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

Council Meeting Agenda
November 24, 2025

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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

Page

1. Public Comment

2. Call to Order - Mayor F. Todd Culotta

3. Roll Call

4. Invocation

5. Pledge of Allegiance

6. Approval of the Agenda

7. Approval of Previous Minutes

a. 2025 10 13 Council Minutes 4 - 14

8. Recognition

9. Public Hearings/Comments/Final Determination ℗

Final Determination/Ordinance 2025-14 Carlisle Lane, LLC/Preliminary Major Subdivision

a. Carlisle Lane - Packet - 112425 15 - 154

b. Carlisle Lane - Applicant Slides 2- 111925 155 - 169

Ordinance 2025-18 Revocable Trust of Pamela Davis Thompson/Annexation

c. Thompson - Public Hearing - Packet 170 - 190

Ordinance 2025-19 609 Walnut LLC/Preliminary Major Subdivision

d. 609 Walnut - Packet 191 - 238

10. Communications & Correspondence

11. Unfinished Business

12. New Business

Authorization/2026 Holiday Trash Collection Schedule Modification**

a. Holiday Trash Collection Proposal 239 - 248

Authorization/Carlisle Fire Company/Funds Request/Public Safety Enhancement Fund

Authorization/Paid Family and Medical Leave Act (FMLA) Backup

Plan

b.	Delaware Paid Leave	249
c.	Employee Flyer-Delaware Paid Leave	250
d.	DPL Employee Presentation	251 - 260

Authorization/IQ Fiber/Fiber Optic Telecom LeaseAgreement

e.	Memo - IQ Fiber 3rd Party Attachment Agreement IQ Fiber Milford Pole Agreement November 2025	261 - 269
f.	Milford 111725 Presentation on 11-24-2025 IQ Fiber	270 - 282

13. 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.

111725

*** 112425 Reordering of agenda items*

CITY OF MILFORD

CITY COUNCIL MEETING MINUTES

October 13, 2025

The City Council of the City of Milford met in the Joseph Ronnie Rogers Council Chambers in Regular Session on Monday, October 13, 2025.

PRESIDING:	Mayor F. Todd Culotta
IN ATTENDANCE:	Councilmembers Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James, Sr.
ABSENT:	Councilmember Lori Connor
STAFF:	City Manager Christopher Coleman, Chief Cecilia Ashe, and Deputy City Clerk Milanie Velazquez
COUNSEL:	Solicitor Gregory Morris, Esquire

Public Comment

There were no public comments.

Call to Order - Mayor F. Todd Culotta

Mayor Culotta called the meeting to order at 6:01 pm.

Roll Call

Roll Call showed that there were eight members present. Councilmember Lori Connor was not present.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

Councilmember Wilson made the motion to approve the agenda as amended. Councilmember Stewart seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried. 7-0

Approval of Previous Minutes

Councilmember Kalesis made the motion to approve September 22, 2025, meeting minutes. Councilmember Zychal seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

2025 09 22_Council_Minutes

Recognition

Building Operations & Refuse Supervisor Brian Jester introduced new city employee, Tyler Weider who began working as a temporary employee in the Solid Waste Department and is now a full-time employee working as a Public Works Equipment Operator in the Solid Waste Department.

Staff Reports

Police Report

Chief Ashe reviewed the September Police report that was submitted in the packet.

Councilmember James made the motion to approve the September Police Report. Councilmember Stewart seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Police Report - September 2025

City Clerk

Deputy City Clerk Velazquez reviewed the September City Clerk's report that was submitted in the packet.

Councilmember James made the motion to approve the September City Clerk's report. Councilmember Zychal seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

City Clerk Report - September 2025

City Manager

The department directors reviewed the September departmental reports that were submitted in the packet.

Councilmember Marabello made the motion to approve the September City Manager's report. Councilmember Wilson seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

City Manager Report - September 2025

Public Works

Public Works Report - September 2025

Electric

Electric Director Tony Chipola announced that there were two promotions within the electric lines group. Gabriel Wagner was promoted to First Class Line Technician and Sean Barnes was promoted to Second Class Line Technician.

Electric Report - September 2025

Scheduled Outage Letter WWG

Scheduled Outage FAQs

City of Milford Electric Dept Cust. Brochure

Planning & Zoning

Planning Report - September 2025

Parks & Recreation

Parks & Recreation Report - September 2025

Human Resources

HR Report-September 2025

Economic Development & Community Engagement

ED & Community Engagement Report - October 2025

Information Technology

IT Report - October 2025

Finance

Finance Report September 2025

Monthly Finance Report

Senior Account Lou Vitola reviewed the Finance Report that was included in the packet.

Councilmember James made the motion to approve the Finance Report. Councilmember Kalesis seconded.

Yes	Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Finance Report - Aug 2025

Communications & Correspondence

Mayor Culotta announced that the November SCAT meeting was scheduled for November 5, 2025.

City Manager Coleman thanked all departments for their work and support of the Riverwalk Freedom Festival and all city events. He noted that these events require a substantial amount of work and preparation, and this effort demonstrates the city's commitment to supporting its local organizations.

SCAT Dinner Meeting - November 5, 2025

Unfinished Business

There was no unfinished business.

Ordinance 2025-14 Carlisle Lane, LLC/Preliminary Major Subdivision

City Manager Coleman reviewed the results of the public hearing for this application, which was held on August 11, 2025. He reported that council heard from the applicant, Carlisle Lane LLC, on the project on Truitt Avenue. As part of that public hearing process, council members heard testimony from the applicant, the public, and team members. At that meeting, the public hearing process was closed, and the Council began its deliberations. As a result, the Council voted to table it. During the Council's deliberation, there was discussion regarding affordable housing and remote housing in a workshop.

He reminded council that any workshop discussion could not be applied to the application that was before them. Workshop discussions could be applied for future applications, but not

this application at this point. He explained that this is back on the agenda and council had two options. One being since the public hearing was closed on August 11, 2025, a vote could be taken based on the testimony that council heard. If there was additional testimony that council would like to hear, or would want to hear, a public hearing notice would need to be posted. Council could have a discussion amongst themselves but would not be able to ask questions of any team members, the applicant or the general public because any response would be considered additional testimony.

Councilmember Wilson made a motion to table the item for a future date for additional information. Councilmember James seconded.

Councilmember Zychal voted yes for the reason that this requires further discussion and testimony.

Councilmember Kalesis voted yes if there is more testimony to hear but thinks the council has heard the testimony that it needed to hear.

Councilmember Marabello voted yes.

Councilmember Wilson voted yes.

Councilmember James voted yes.

Councilmember Perez voted yes.

Councilmember Stewart voted yes.

Yes	Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

City Manager Coleman suggested scheduling it for the November 24, 2025 council meeting to ensure that all public hearing requirements were met.

Carlisle Lane - Packet

New Business

Authorization/DelDOT Agreements/NE Front St

Planning Director stated that the Department of Transportation is doing a project on NE Front Street between S. Rehoboth Boulevard, and SR1. The project would essentially break the road up to functional classification by adding shoulders and a shared use path on the north side of the roadway that'll connect from the red light all the way out to the overpass improvements that were completed a few years ago. As part of that project, DelDOT is requesting a donation of land. The project does cross a property that's owned by the City of Milford that contains the well facility just east of the red light and the old pickle plant on NE Front St. He explained that

they were asking for a donation of that land at no cost to DelDOT. It would be for widening the right-of-way there and allowing the improvements to be constructed. He further explained that in the packet there were a couple of agreements that would allow the project to move forward. He stated that there was also a temporary easement that was required for construction activities along that roadway.

Fee Acquisition

DelDOT T202101201 NE Front St Reh Blvd to SR1 Agreement Letter 2025

Temporary Construction Easement

Councilmember Wilson made a motion to approve the Temporary Construction Easement agreement. Councilmember James seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

DelDOT Temporary Easement Agreement 2025

Right of Entry

Councilmember Wilson made a motion to approve the Right of Entry agreement. Councilmember James seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

DelDOT Right-Of-Entry Agreement 2025

Purchase Contract

Councilmember Wilson made a motion to approve the Temporary Construction Easement agreement. Councilmember James seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

DelDOT Purchase Agreement 2025

Authorization/Memorandum of Understanding/Bayhealth

Director Rob Pierce stated that this was an agreement that was sent by Bayhealth requesting the mayor's signature and appears to be something that supports the Public Services Act in a 340-B program. It is not related to the electric department.

City Manager Coleman stated that this is to participate in the 340-B Program by Bayhealth to enter into an agreement with local government. He said that Bayhealth was committing to provide healthcare services to low-income individuals who are not entitled to benefits under the Social Security Act or assistance under the state plan.

Councilmember Wilson made the motion to authorize the Memorandum of Understanding with Bayhealth to provide those services to the individuals who meet the categories that were stated. Councilmember Zychal seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Milford and Bayhealth MOU 340B

Resolution 2025-12 Lighthouse Phase I ®

Public Works Director Willis Shafer stated that staff is requesting that Council accept Lighthouse Estates Phase 1. Lighthouse Phase 1 was built after 2006 but had never received final acceptance from council. He explained that according to records, public works performed site inspections during construction. In July of 2025, he directed the city's site inspectors, KCI, to do a right-of-way site inspection. They determined that the right-of-way had approximately 10 years of life left before that section needed to be milled and paved.

He further explained that Phase 2 of the site had already been accepted by Council. The portion of Phase 1 to be accepted included utilities within the right-of-way, as depicted on the phasing plan sealed and dated October 25, 2006. The resolution included the roadways, Starlight Lane, Anchor Lane, and Shore Lane. The phase included Lots 1- 11, and 28-58, so it is a total of 42 lots.

The city will be accepting the water, sewer, and pavement within Phase 1 of the Lighthouse Estates Subdivision. So, staff would like Council to accept Phase 1 into the right-of-way system.

There were no public comments.

Councilmember Marabello made the motion to approve Resolution 2025-12 regarding the final acceptance of Lighthouse Estates Subdivision Phase 1 for the water system, sewer system and streets. Councilmember Kalesis seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Council Memo Lighthouse Phase 1 2025

2025 12 Acceptance of Lighthouse Estates Phase 1 Water, Sewer and Streets

Resolution 2025-13 Acceptance of West Shores ℗

Director Shafer stated that staff is requesting Council's acceptance of the West Shore Subdivision. West Shore Subdivision was built in 2015 and the site is built out. He explained that the city had performed all the inspections and was looking for final acceptance approval from Council to accept the utilities, the roadway, and the curbing gutter. The resolution included acceptance of the roadways, Beachfield Lane, Gregory Boulevard, Parkfield Lane, Smithfield Lane, Unionfield Lane. It is approximately 1.42 miles of roadway.

The resolution included the acceptance of public water system, wastewater system, storm drainage system, and concrete curb within the city's right-of-way.

There were no public comments

Councilmember Marabello made the motion to accept Resolution 2025-13 regarding the final acceptance of the West Shores Subdivision water system, sewer system and streets. Councilmember Wilson seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Council Memo West Shores 2025

2025 13 Acceptance of West Shores Subdivision Water, Sewer and Streets.pdf

Resolution 2025-15 DSHA Technical Assistance/Zoning & Land Use Reforms ℗

Director Pierce stated that the city received notice from the Delaware State Housing Authority (DSHA) of an opportunity to receive technical assistance related to Zoning and Land Use Reform. He reviewed the Resolution 2025-15 and the memo that was included in the packet. He stated that staff were recommending adoption of Resolution 2025-15, which would support the submission of a grant application to the DSHA for technical assistance.

Councilmember Marabello asked who would be getting assistance, just the planning department or can the council participate in the discussions. Director Pierce answered that it would be the planning department, the Planning Commission and City Council. The public would also be included and that workshops would be held.

There were no public comments.

Councilmember Wilson asked if what they are offering is within the parameters of what the city already had or is there something additional that is being offered that the city does not provide. Director Pierce stated that the city already had the requirements and it is just to determine if they are restrictive. He stated that there may be one or two new things but the rest would be more modifying what the city already had potentially. He explained that they do allow the city to not move forward with the recommendations as long as the city can document reasons why the adoption did not occur.

Councilmember Zychal made the motion to adopt Resolution 2025-15 in support of Application for Technical Assistance from Delaware State Housing Authority for Zoning and Land Use Reforms. Councilmember Wilson seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

DSHA TA - City Council Memo - 101325

Resolution 2025-16 Downtown Development 5-Year District Renewal Application ℗

Director Pierce reviewed the memo that was included in the packet. He explained that the city was designated a Downtown Development District (DDD) by the State of Delaware in August 2016 for a ten-year term. The city is eligible for a 5-year extension and that application is due by February 1, 2026.

There were no public comments.

Councilmember James made the motion to adopt Resolution 2025-16 supporting submission of the Milford Downtown Development District renewal application and authorizing the district boundary adjustment. Councilmember Zychal seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

DDD Renewal - Application - 092125

Authorization/Public Works Vehicle Purchase/Electric Bucket Truck Replacement

Electric Director Tony Chipola stated that this is a request for a bucket truck replacement for Vehicle E111. Staff are requesting City Council approve the purchase of a 2026 International HV607 which is equipped with the first lift VST40-I Aerial Device. This is to replace the existing 2012 International 7300 Terrex High Ranger which has reached its end of service life. This was approved in the FY26 Capital Improvement Plan, and to be funded through the Vehicle Replacement Reserves.

Councilmember James asked when these type of things are presented and it is being said that they are identified in the budget, give council the budget amount and the amount that it will cost so that council can know what they are looking at.

Councilmember James made the motion for Council to authorize the purchase order in the amount of $268,339 to acquire the truck through Versalift pursuant to the Sourcewell Contract. Councilmember Zychal seconded.

Yes	Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

E-111 Replacement Request

VST-47-MHI 25192N Presentation

Ordinance Introduction:

Ordinance 2025-17 Iglesia Pentecostal/Annexation

Director Pierce introduced Ordinance 2025-17 Iglesia Pentecostal La Senda Antigua - Annexation

The project will be reviewed by the Planning Commission at the October 21, 2025 meeting, and will be brought back to City Council on October 27, 2025, for public comment.

Iglesia Public Hearing Packet

EXECUTIVE SESSION

Motion to Recess into Executive Session

Mayor Culotta asked for a motion to move into executive session at 7:29.

Property Sale/Lease - 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

Legal - 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

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

Councilmember Zychal made the motion to move into executive session. Councilmember James seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Michael Stewart, Danny Perez, Katrina Wilson and Jason James

The motion carried 7-0.

Return to Open Session

Potential Motion/Personnel

Potential Motions/Legal Matters

Potential Motions/Property

There were no motions made as a result of the Executive Session.

Adjournment

Mayor Culotta asked for a motion to adjourn at 8:24 pm.

Councilmember Kalesis made the motion to adjourn. Councilmember Wilson seconded.

Yes Daniel Marabello, Madula Kalesis, Nadia Zychal, Danny Perez, and Katrina Wilson.

The motion carried 5-0.

Council Members James & Stewart, City Manager Coleman & Deputy City Clerk Velazquez were not present at the time of adjournment.

Respectfully submitted,

Katrina L. White, MMC
City Clerk/Recorder

PUBLIC WORKS FACILITY
180 Vickers Drive
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THE CITY of Milford DELAWARE

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

TO: Mayor and City Council

FROM: Rob Pierce, Planning Director

DATE: November 24, 2025

RE: Carlisle Lane, LLC – Preliminary Major Subdivision – Ordinance 2025-14
Planning Commission Recommendation

On August 25, 2025, City Council tabled Ordinance 2025-14 pertaining to the Carlisle Lane, LLC preliminary major subdivision land use application. On October 13, 2025, City Council voted to schedule a second public hearing before City Council on November 24, 2025, to further review and discuss the preliminary major subdivision application.

Enclosed in the packet is a copy of the application material presented to the Planning Commission on August 19, 2025 and to City Council on August 25, 2025 with an updated ordinance that includes the second City Council public hearing date. The updated public notice was readvertised in the Daily State News on October 31, 2025 and all properties within 200 feet of the subject parcels were mailed a copy of the public notice for new public hearing date. The property was also posted with a public notice sign meeting the City advertising requirements.

On August 19, 2025, the Planning Commission provided the following recommendations related to the preliminary major subdivision application and associated waiver requests.

- Chapter 200-8(A)(14)(a) requires a pavement width of 36 feet for local residential streets with parking on both sides. The applicant is seeking permission to reduce the pavement width for Lilac Lane to 30 feet. **The Planning Commission recommended approval of the waiver request upon a vote of 3 to 2.**
- Chapter 200-8(A)(14)(a) requires a right-of-way width of 60 feet for local residential streets. The applicant is seeking permission to reduce the right-of-way width for Lilac Lane to 43.34 feet. **The Planning Commission recommended denial of the waiver request upon a vote of 4-1.**
- Chapter 200-8(E)(8) states "no lots shall be platted on land subject to flooding by the 100-year flood elevation 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." The applicant is seeking permission to allow Lots 24, 37, 38 and 39 to be platted within the 100-year floodplain. **The Planning Commission recommended denial of the waiver request upon a vote of 4-1.**
- Chapter 200-8(E)(9) states "no lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers." The applicant is seeking permission to allow Lots 23, 24, 35, 36, 37, 38 and 39 to be platted within 25 feet of the delineated wetlands. **The Planning Commission recommended denial of the waiver request upon a vote of 5 to 0.**

- Chapter 200-8(G)(1)(f) requires "shade trees 150 feet on center each side of the road." The applicant is seeking a waiver from this requirement. **The Planning Commission recommended <u>approval</u> of the waiver request upon a vote of 5 to 0.**
- The applicant is seeking permission to provide cash-in-lieu of recreational area construction as outlined in Chapter 230-19.7(A)(6). **The Planning Commission recommended <u>denial</u> of the cash-in-lieu of open space request upon a vote of 3 to 2.**

Upon completion of the voting for each waiver request, the Planning Commission recommended denial of the preliminary major subdivision application upon a vote of 5 to 0.

Per Chapter 200-4(A)(3), "in case of an unfavorable recommendation for denial by the Planning Commission, such application shall not be approved except by a favorable vote of ¾ of the City Council."

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THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
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DATA SHEET FOR CARLISLE LANE, LLC

Development Advisory Committee: October 2, 2024

Planning Commission Meeting: August 19, 2025

Application Number / Name	:	MJSP 004-2024 / Carlisle Lane, LLC
Applicant	:	Carlisle Lane, LLC 4330 Big Stone Beach Road Milford, DE 19963
Owner	:	Same
Application Type	:	Preliminary Major Subdivision
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-3 (Garden Apartment & Townhouse District)
Present Use	:	Vacant Land & (2) Single Family-Detached Dwellings
Proposed Use	:	Major Subdivision – 39 Townhouses & 1 Single-family Detached
Area and Location	:	4.59 +/- acres of land located along the west side of Truitt Avenue between NW Third Street and NW Sixth Street.
Property Identification Numbers	:	5-16-18306-01-0700 & 0800 5-16-18310-01-0100, 1200 & 1300

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

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THE CITY of Milford DELAWARE

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STAFF ANALYSIS REPORT
July 29, 2025

Application Number / Name	**:**	MJSP 004-2024 / Carlisle Lane, LLC
Property Identification Numbers	**:**	5-16-18306-01-0700 & 0800 5-16-18310-01-0100, 1200 & 1300
Area and Location	**:**	4.59 +/- acres of land located along the west side of Truitt Avenue between NW Third Street and NW Sixth Street.

I. BACKGROUND INFORMATION:

- The applicant proposes to consolidate five existing parcels and subdivide the land into thirty-nine (39) townhouse lots and one (1) single-family detached dwelling lot as shown on the provided preliminary major subdivision plans.

II. STAFF ANALYSIS:

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

- The applicant is seeking several waivers from Chapter 200 Subdivision of Land, which are outlined below and listed on the cover sheet of the preliminary major subdivision plans.
    - Chapter 200-8(A)(14)(a) requires a pavement width of 36 feet for local residential streets with parking on both sides. The applicant is seeking permission to reduce the pavement width for Lilac Lane to 30 feet.
    - Chapter 200-8(A)(14)(a) requires a right-of-way width of 60 feet for local residential streets. The applicant is seeking permission to reduce the right-of-way width for Lilac Lane to 43.34 feet.
    - Chapter 200-8(E)(8) states "no lots shall be platted on land subject to flooding by the 100-year flood elevation 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." The applicant is seeking permission to allow Lots 24, 37, 38 and 39 to be platted within the 100-year floodplain. It should be noted that the proposed dwellings would be located outside of the 100-year floodplain.
    - Chapter 200-8(E)(9) states "no lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers." The applicant is seeking permission to allow Lots 23, 24, 35, 36, 37, 38 and 39 to be platted within 25 feet of the delineated wetlands.

- Chapter 200-8(G)(1)(f) requires "shade trees 150 feet on center each side of the road." The applicant is seeking a waiver from this requirement.

- The Board of Adjustment reviewed and approved thirty-two (32) variance requests associated with the preliminary major subdivision plan at the March 13, 2025 public hearing. The applicant sought relief from the following;
  - Chapter 230-11(D)(3)(e) states the "minimum front yard setback line shall be 30 feet." The Board granted permission to reduce the front yard setback for Lot 7 from 30 feet to 20.9 feet along Lilac Lane, resulting in a 9.1-foot encroachment into the required front yard setback.
  - Chapter 230-11(D)(3)(e) states the "minimum front yard setback line shall be 30 feet." The Board granted permission to reduce the front yard setback for Lot 8 from 30 feet to 20.9 feet along Lilac Lane, resulting in a 9.1-foot encroachment into the required front yard setback.
  - Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 15 from 30 feet to 24.5 feet, resulting in a 5.5-foot reduction in the required side yard aggregate.
  - Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 16 from 60% to 65%, resulting in a 5% exceedance from the maximum permitted lot coverage.
  - Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 17 from 60% to 65%, resulting in a 5% exceedance from the maximum permitted lot coverage.
  - Chapter 230-11(D)(3)(e) states the "minimum front yard setback line shall be 30 feet." The Board granted permission to reduce the front yard setback for Lot 18 from 30 feet to 14.5 feet along the west side of the lot, resulting in a 15.5-foot reduction in the required front yard setback.
  - Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 19 from 30 feet to 24.5 feet, resulting in a 5.5-foot reduction in the required side yard aggregate.
  - Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 24 from 30 feet to 24.5 feet, resulting in a 5.5-foot reduction in the required side yard aggregate.
  - Chapter 230-43(D) states "No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers. Notwithstanding all of the foregoing, limited cuts into the surface area of this twenty-five-foot setback area in conjunction with the placement of outfall stabilization facilities therein (such as stone rip-rap, turf stabilization, or other geosynthetic materials) may be permitted for the purpose of stabilizing and/or installing stormwater management outfalls, thus providing for a non-erosive flow condition at the outfall, provided that such encroachments into the twenty-five-foot setback area shall be limited to a maximum distance into the wetland buffer of 15 feet measured from the twenty-five-foot wetland buffer line, and shall be limited to a maximum width of 20 feet." The Board granted permission to allow 945 square feet of land disturbance on Lot 24 for grading activities within the 25-foot wetland setback.
  - Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 25 from 30 feet to 24 feet, resulting in a 6-foot reduction in the required side yard aggregate.

- Chapter 230-11(D)(3)(e) states the "minimum front yard setback line shall be 30 feet." The Board granted permission to reduce the front yard setback for Lot 31 from 30 feet to 14 feet along the south side of the lot, resulting in a 16-foot encroachment into the required front yard setback.
- Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 32 from 30 feet to 20 feet, resulting in a 10-foot reduction in the required side yard aggregate.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 32 from 30 feet to 16.3 feet, resulting in a 13.7-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 33 from 60% to 66%, resulting in a 6% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 33 from 30 feet to 18.4, resulting in a 11.6-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 34 from 60% to 65%, resulting in a 5% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 34 from 30 feet to 20.5, resulting in a 9.5-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 35 from 60% to 63%, resulting in a 3% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 35 from 30 feet to 22.7, resulting in a 7.3-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 36 from 60% to 62%, resulting in a 2% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 36 from 30 feet to 24.3, resulting in a 5.7-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 37 from 60% to 62%, resulting in a 2% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 37 from 30 feet to 25.9, resulting in a 4.1-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(c) states the "maximum lot coverage shall be 60%." The Board granted permission to increase the maximum lot coverage for Lot 38 from 60% to 61%, resulting in a 1% exceedance from the maximum permitted lot coverage.
- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 38 from 30 feet to 27.6, resulting in a 2.4-foot reduction in the rear yard setback.
- Chapter 230-11(D)(3)(g) states the "minimum side yard setback shall be 10 feet, aggregate 30 feet." The Board granted permission to reduce the aggregate side yard setback for Lot 39 from 30 feet to 20 feet, resulting in a 10-foot reduction in the required side yard aggregate.

- Chapter 230-11(D)(3)(f) states the "minimum rear yard setback shall be 30 feet." The Board granted permission to reduce the rear yard setback for Lot 39 from 30 feet to 29.2, resulting in a 0.8-foot reduction in the rear yard setback.
- Chapter 230-43(D) states "No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers. Notwithstanding all of the foregoing, limited cuts into the surface area of this twenty-five-foot setback area in conjunction with the placement of outfall stabilization facilities therein (such as stone rip-rap, turf stabilization, or other geosynthetic materials) may be permitted for the purpose of stabilizing and/or installing stormwater management outfalls, thus providing for a non-erosive flow condition at the outfall, provided that such encroachments into the twenty-five-foot setback area shall be limited to a maximum distance into the wetland buffer of 15 feet measured from the twenty-five-foot wetland buffer line, and shall be limited to a maximum width of 20 feet." The Board granted permission to allow 815 square feet of land disturbance on Lot 39 for grading activities within the 25-foot wetland setback.
- Chapter 230-11(D)(1)(a) states the "minimum lot area shall be 7500 square feet." The Board granted permission to reduce the minimum lot area for Lot 40 from 7,500 square feet to 3,986 square feet, resulting in a reduction in the minimum lot area of 3,514 square feet.
- Chapter 230-11(D)(1)(c) states the "minimum lot width shall be 60 feet." The Board granted permission to reduce the minimum lot width for Lot 40 from 60 feet to 46.5 feet, resulting in a reduction in the minimum lot width of 13.5 feet.
- Chapter 230-11(D)(1)(d) states the "minimum front yard setback line shall be 30 feet." The Board granted permission to reduce the front yard setback for Lot 40 from 30 feet to 8.5 feet along the south side of the lot, resulting in a 21.5-foot encroachment into the required front yard setback.
- Chapter 230-43(D) states "No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers. Notwithstanding all of the foregoing, limited cuts into the surface area of this twenty-five-foot setback area in conjunction with the placement of outfall stabilization facilities therein (such as stone rip-rap, turf stabilization, or other geosynthetic materials) may be permitted for the purpose of stabilizing and/or installing stormwater management outfalls, thus providing for a non-erosive flow condition at the outfall, provided that such encroachments into the twenty-five-foot setback area shall be limited to a maximum distance into the wetland buffer of 15 feet measured from the twenty-five-foot wetland buffer line, and shall be limited to a maximum width of 20 feet." The Board granted permission to allow 8600 square feet of land disturbance on Open Space Parcel 1 for grading activities within the 25-foot wetland setback.

- Chapter 230-19.74(A)(5) states "all residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater." The minimum required recreational open space for the proposed subdivision is 0.5 acres. The applicant is seeking permission to provide cash-in-lieu of recreational area construction as outlined in Chapter 230-19.7(A)(6), which states the following;

- Determination of suitability for cash donation. If the City determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the City shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.
- Separate recreation account. The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.
- Amount of cash donation. The total amount of cash-in-lieu of active recreation open space shall be equivalent to the appraised pre-improvement value of the land area required. The appraised pre-improvement value shall be based upon an appraisal of the subject property completed at the applicant's expense within six months prior to the date of request for consideration of cash in lieu of recreation area. If the City and/or the applicant do not agree on the land value estimate established by the appraisal, a new appraisal shall be performed by an independent third-party professional real estate appraiser at the applicant's expense. This appraisal shall be awarded on a competitive bid basis to a qualified, certified appraiser that submits the lowest bid. The City shall manage the bid process.
- Payment of cash donation. One hundred percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.

An appraisal report dated May 5, 2025 is enclosed within the packet for reference. The total land area that was appraised was 4.75 acres with a total value of $520,000, which equates to $110,169.50 per acre. Based on the required recreational open space of 0.5 acres, the applicant would need to provide a cash donation of $55,084.75.

- A FEMA Letter of Map Change (LOMC) will be required prior to final major subdivision approval to correct the location of the 100-year floodplain based on the surveyed topography of the property. The applicant is not proposing to place any fill within the existing 100-year floodplain.

- Other than the aforementioned waiver requests, the thirty-two variance approvals and the recreational open space cash-in-lieu request, the application is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.

- The preliminary major subdivision plans have been reviewed for general compliance with the City's Construction Standards and Specifications. See plan review comment letter dated June 19, 2025 and applicant's responses.

- The following comments must be addressed prior to Final Major Subdivision approval;
  - Obtain approvals or no objection letters from State Fire Marshal's Office, Kent Conservation District, DNREC WPCC and DHSS;
  - Address remaining Preliminary Major Subdivision review comments (copy of which is included in the packet) from the Planning Department;
  - 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:

- **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.

- **Kent Conservation District**
  See attached comments.

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

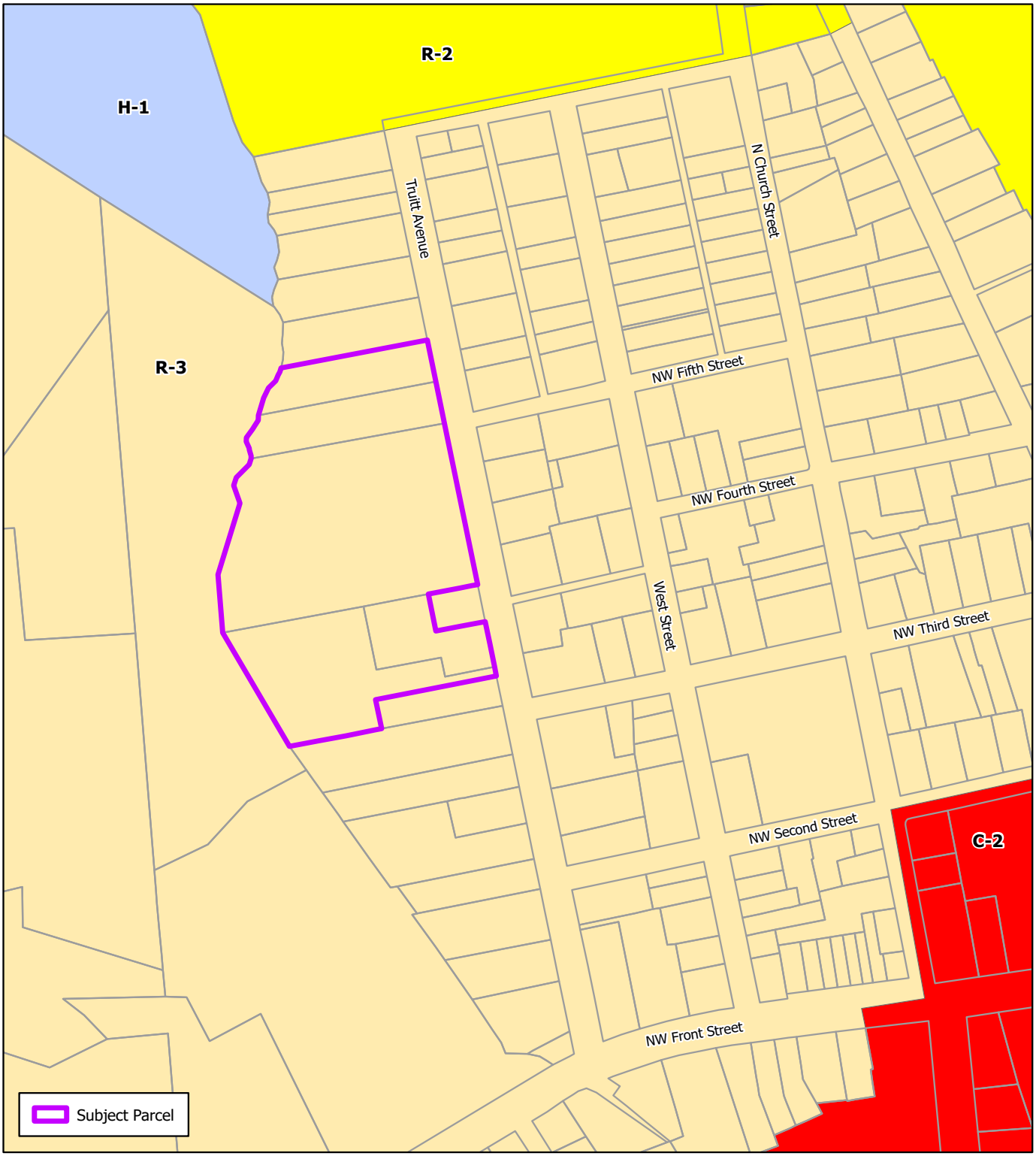
- **Carlisle Fire Company**
  No comments provided.

- **City of Milford Public Works Department, City Engineer**
  See attached Preliminary Major Subdivision and Site Plan review comments dated June 19, 2025.

- **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: 0 120 240 Feet

Drawn by: WRP

Date: 09/16/24

Filepath: MajorSub_CarlisleLane.aprx

Title:

Preliminary Major Subdivision

Carlisle Lane, LLC

Location & Zoning Map

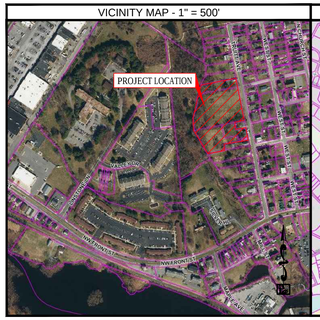
TRUITT TOWNHOMES

PRELIMINARY MAJOR SUBDIVISION PLANS

504 TRUITT AVENUE
MILFORD, DELAWARE, 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID 5-16-18306-01-0700-00001

PRELIMINARY SET
MAY 2025

VICINITY MAP - 1" = 500'


PROJECT LOCATION
SHAWNEE RD
SHAWNEE RD
SHAWNEE RD

GENERAL MAJOR SUBDIVISION NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY CONSTRUCTION LAYOUT SERVICES, ON APRIL 8, 2024.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY CONSTRUCTION LAYOUT SERVICES OF NEWARK, DELAWARE ON APRIL 8, 2024. ELEVATIONS ARE BASED ON CONTROL MONUMENT HU0039, WITH AN ELEVATION OF 19.14 FEET NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENTS HU0039.
4. HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE (KENT OR SUSSEX) COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY MATTHEW HEDGER OF HILLIS-CARNES ENGINEERING ASSOCIATES, A LICENSED WETLANDS SCIENTIST.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
9. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
10. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
11. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
12. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
17. 100-YEAR FLOODPLAIN (ZONE AE) EXISTS WITHIN THE PROPOSED SUBDIVISION BOUNDARY PER FEMA FIRM MAP NUMBER 10005C0041K PANEL 41 OF 660, LAST REVISED MARCH 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. PER KENT COUNTY GEOGRAPHIC INFORMATION SYSTEM MAPPING, THE SITE IS NOT WITHIN A SOURCE WATER PROTECTION AREA.
41. PER WETLANDS INVESTIGATION PERFORMED BY HILLIS-CARNES ENGINEERING ASSOCIATES INC. ON MARCH 5, 2024, THE PRESENCE OF WETLANDS WERE FOUND ON THE SITE. REFER TO DATA COLUMN FOR ACREAGE OF WETLANDS EXISTING AND TO BE DISTURBED.
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.
45. NO BUILDINGS, STRUCTURES, OR PAVED SURFACES, EXCEPT STAIRS AND RAMPS, FENCES, OPEN DECKS, PATIOS OR DOCKS SHALL BE PERMITTED TO BE CONSTRUCTED UNDER NATURALLY OCCURRING RIPARIAN BUFFER CONDITIONS NEARER THAN FIFTY (50) FEET TO THE SHORELINE AS DEFINED BY THE MEAN HIGH-WATER LINE OF ANY NON-TIDAL FRESHWATER WATER BODY, LAKE, POND, OR BLUE-LINE STREAM AS DEPICTED ON THE MOST RECENT REVISIONS OF THE UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC QUADRANGLE MAP.

36

RESIDENTIAL LOT TABLE

LOT NO.	LOT SIZE REQUIRED (SF)	ACTUAL LOT SIZE (SF)	LOT COVERAGE ALLOWED	ACTUAL IMPERVIOUS (SF)	ACTUAL LOT COVERAGE	FRONT YARD REQUIRED (FT)	FRONT YARD ACTUAL (FT)	CORNER LOT?	CORNER YARD REQUIRED (FT)	END UNIT?	SIDE YARD REQUIRED (FT)	L SIDE YARD ACTUAL (FT)	R SIDE YARD ACTUAL (FT)	30' AGG. SIDE YARD APPLIES?	ACTUAL AGGREGATE SIDE YARD (FT)	REAR YARD REQUIRED (FT)	REAR YARD ACTUAL (FT)	PARKING REQUIRED	ACTUAL PARKING	UNITS IN BUILDING
1	2000	3685	60%	1459	0.40	30	30	NO	N/A	YES	10	10	0 - ADJOINS	NO	N/A	30	30	2.5	2	
2	2000	2552	60%	1473	0.58	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
3	2000	2552	60%	1473	0.58	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
4	2000	2552	60%	1473	0.58	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
5	2000	2552	60%	1473	0.58	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
6	2000	2552	60%	1473	0.58	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
7	2000	4903	60%	1455	0.30	30	30	YES	30	YES	30 PREVAILS	0 - ADJOINS	20.95	NO	N/A	30	34	2.5	2	
8	2000	4478	60%	1455	0.32	30	30	YES	30	YES	30 PREVAILS	20.95	0 - ADJOINS	NO	N/A	30	30	2.5	2	
9	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
10	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
11	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
12	2000	2485	60%	1473	0.59	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
13	2000	2489	60%	1473	0.59	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
14	2000	3615	60%	1467	0.41	30	30	NO	N/A	YES	10	0 - ADJOINS	10	NO	N/A	30	30	2.5	2	
15	2000	3551	60%	1459	0.41	30	30	NO	N/A	YES	30 AGG.	0 - ADJOINS	10	YES	10	30	30	2.5	2	
16	2000	2281	60%	1473	0.65	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	4
17	2000	2281	60%	1473	0.65	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
18	2000	2863	60%	1455	0.51	30	30	YES	30	YES	30 PREVAILS	0 - ADJOINS	14.58	NO	N/A	30	30	2.5	2	
19	2000	4000	60%	1459	0.36	30	30	NO	N/A	YES	30 AGG.	0 - ADJOINS	14	YES	14	30	30	2.5	2	
20	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	YES	N/A	30	30	2.5	2	
21	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
22	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
23	2000	2492	60%	1476	0.59	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
24	2000	4128	60%	1520	0.37	30	30	NO	N/A	YES	30 AGG.	10.58	0 - ADJOINS	YES	10.58	30	30	2.5	2	6
25	2000	3551	60%	1459	0.41	30	30	NO	N/A	YES	10	10	0 - ADJOINS	NO	N/A	30	30	2.5	2	
26	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
27	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
28	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
29	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
30	2000	2464	60%	1473	0.60	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	30	2.5	2	
31	2000	4060	60%	1455	0.36	30	30	YES	30	YES	30 PREVAILS	0 - ADJOINS	14.3	NO	N/A	30	30	2.5	2	7
32	2000	3137	60%	1455	0.46	30	30	NO	N/A	YES	30 AGG.	10	0 - ADJOINS	YES	10	30	16.33	2.5	2	
33	2000	2234	60%	1473	0.66	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	18.47	2.5	2	
34	2000	2281	60%	1473	0.65	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	34	20.61	2.5	2	
35	2000	2322	60%	1473	0.63	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	34	22.73	2.5	2	
36	2000	2358	60%	1473	0.62	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	34	24.36	2.5	2	
37	2000	2394	60%	1473	0.62	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	34	25.99	2.5	2	
38	2000	2430	60%	1473	0.61	30	30	NO	N/A	NO	0	0 - ADJOINS	0 - ADJOINS	NO	N/A	30	27.62	2.5	2	
39	2000	3493	60%	1459	0.42	30	30	NO	N/A	YES	30 AGG.	0 - ADJOINS	10	YES	10	30	29.26	2.5	2	
40	7500	3986	40%	1491	0.37	30	30	YES	30	N/A	30	8.58	8.07	NO	N/A	15	15	2.5	2	1

1a

GRAPHIC LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
PAVING SETBACK LINE
RIGHT OF WAY LINE (R/W)
LIMIT OF DISTURBANCE (LOD)
EASEMENT LINE
SOIL DIVISION AND TYPES (MtA, Up)
CURB DEPRESSION

69

EXISTING / PROPOSED

TREELINE
SANITARY SEWER (SS)
STORM SEWER (SD)
WATER (W)
ELECTRIC (E)
CONTOUR
SPOT GRADES (50.97) (54.55)
FENCE LINE
HYDRANT
GAS LINE (GAS)
CURB
CURB AND GUTTER

PIN FOUND
MONUMENT TO BE SET
FIRE DEPARTMENT CONNECTION
STORM SEWER MANHOLE (SD)
STORM SEWER INLET
SANITARY CLEANOUT
SANITARY MANHOLE (S)
WATER METER (WM)
WATER VALVE
UTILITY POLE
SITE LIGHT
OF PARKING SPACES IN A ROW (#)
ADA PARKING SIGN
STABILIZED CONSTRUCTION ENTRANCE (SCE)
CONCRETE WASHOUT (CW)
INLET PROTECTION (P-I)
DEMOLITION AREAS
PROPOSED CONCRETE SIDEWALK
PROPOSED PERVIOUS AREA
PROPOSED FULL-DEPTH PAVEMENT
PROPOSED CONCRETE FLATWORK

REVISION	DATE
-	-

i3 IDE ASSOCIATES

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS

P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

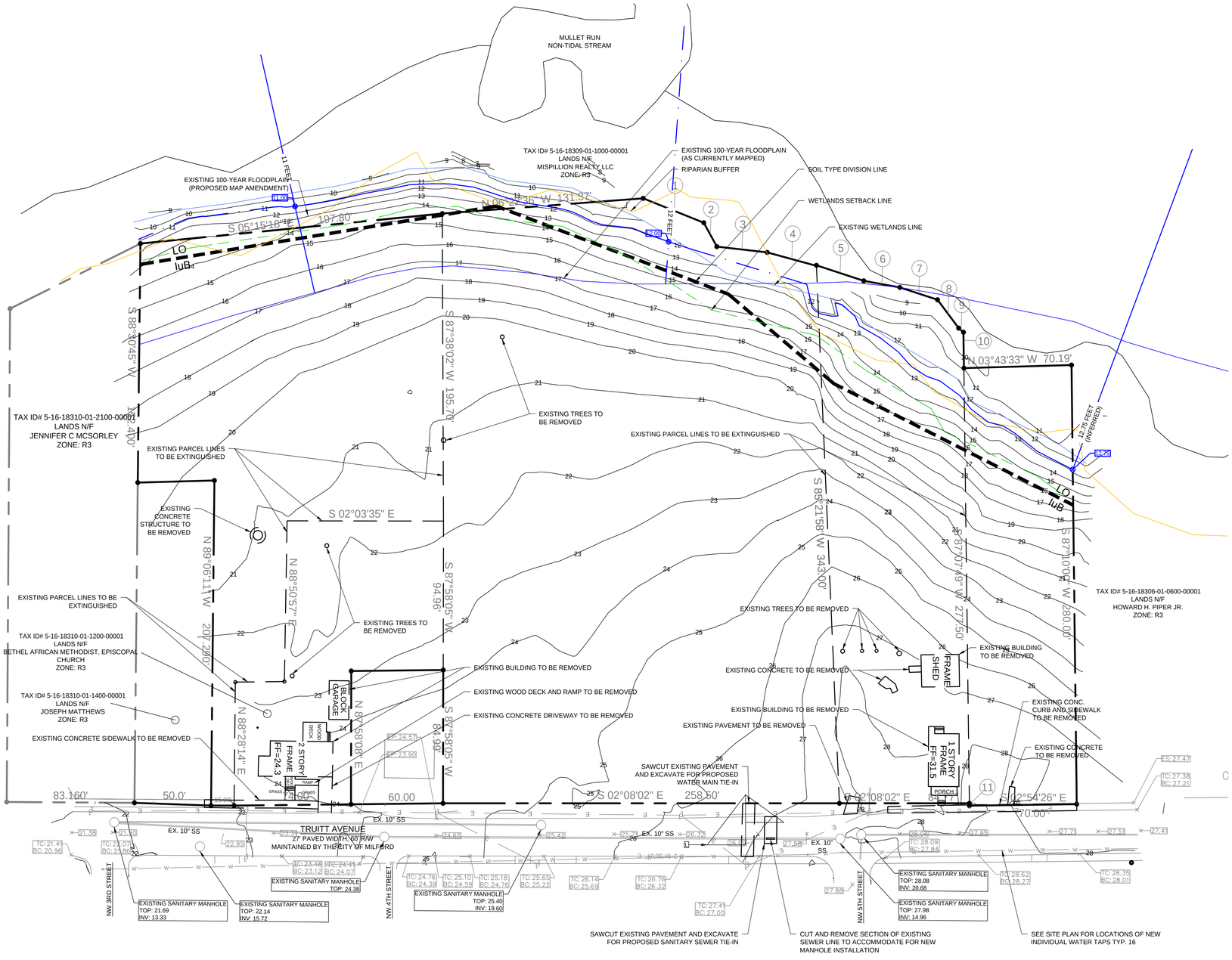
Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER: G1.1



BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED

0' 30' 60' 90'

SCALE: 1"=30'

REVISION	DATE
-	-

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@ialtc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
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Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

EXISTING CONDITIONS PLAN

DRAWING NUMBER: C1.0

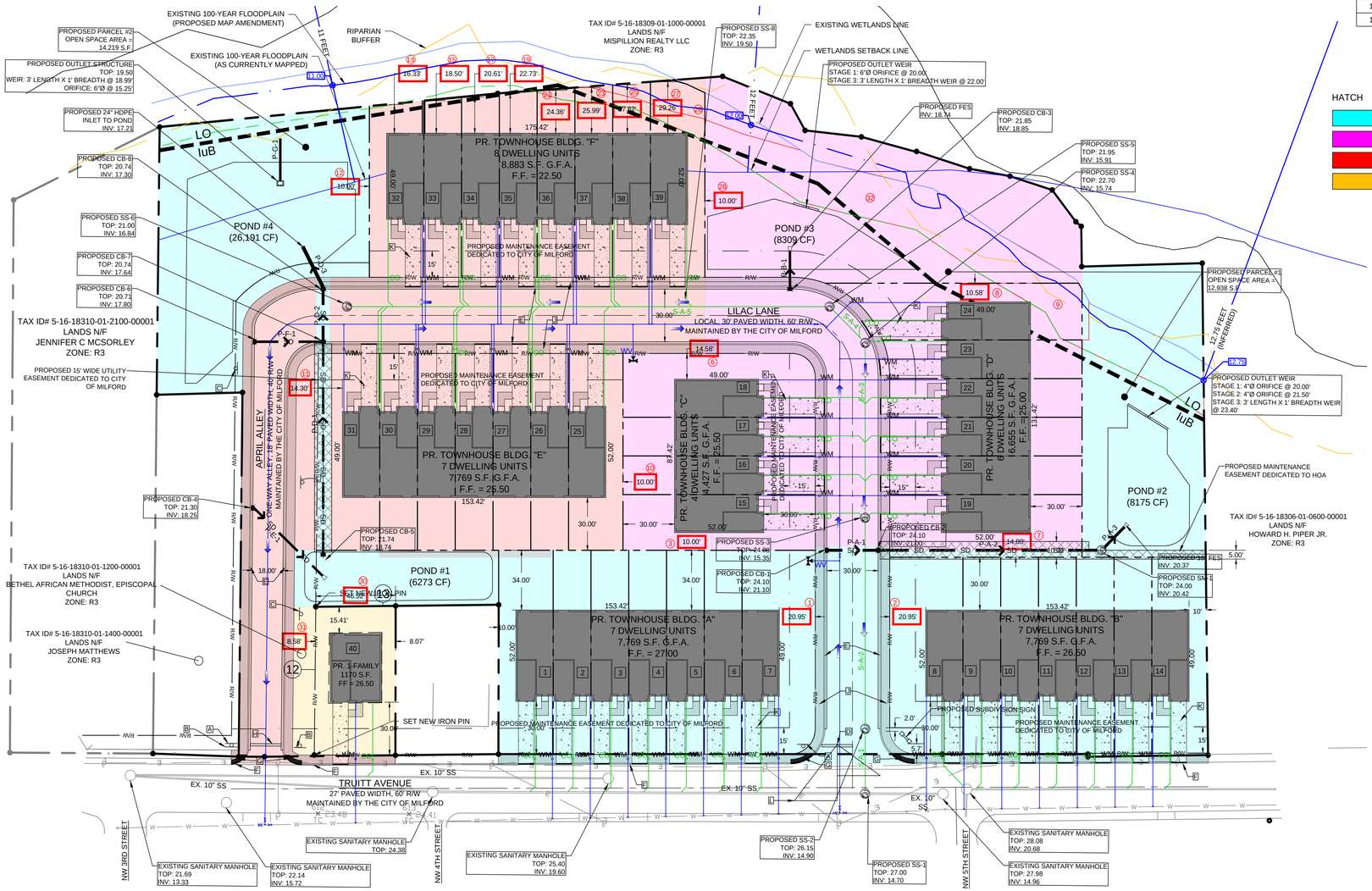
SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	PVC SDR-35	
S-A-2	15.35	15.00	115	8"	0.003	PVC SDR-35	
S-A-3	15.74	15.45	95	8"	0.003	PVC SDR-35	
S-A-4	15.91	15.84	24	8"	0.003	PVC SDR-35	
S-A-5	16.84	16.01	276	8"	0.003	PVC SDR-35	

SANITARY STRUCTURE SCHEDULE					
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)
SS-1	MANHOLE	27.00	14.80	14.70	48"Ø
SS-2	MANHOLE	26.15	15.00	14.90	48"Ø
SS-3	MANHOLE	24.00	15.45	15.35	48"Ø
SS-4	MANHOLE	22.70	15.84	15.74	48"Ø
SS-5	MANHOLE	21.95	16.01	16.84	48"Ø
SS-6	MANHOLE	21.00	16.94	16.84	48"Ø

STORM STRUCTURE SCHEDULE							
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)	GRATE	TOP UNIT
CB-1	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-2	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-3	CATCH BASIN	21.85	18.95	18.85	34"X24"	TYPE 1	TYPE C
CB-4	CATCH BASIN	21.30	18.25	18.25	34"X24"	TYPE 1	TYPE C
CB-5	CATCH BASIN	21.74	18.74	18.74	34"X24"	TYPE 1	TYPE C
CB-6	CATCH BASIN	20.71	17.80	17.80	34"X24"	TYPE 1	TYPE C
CB-7	CATCH BASIN	20.74	17.74	17.64	34"X24"	TYPE 1	TYPE C
CB-8	CATCH BASIN	20.74	17.40	17.30	34"X24"	TYPE 1	TYPE C
SM-1	STORM MANHOLE	24.00	20.52	20.42	48"Ø		

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	18.85	18.74	28	15	0.0039	HDPE	
P-D-1	18.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.30	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	18.25	55	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	15.25	15.00	24	6	0.0104	PVC	

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED



LEGEND (APPLIES TO PLAN)

- A "STOP" SIGN, POST MOUNTED
- B "DO NOT ENTER" SIGN, POST MOUNTED
- C "ONE WAY" SIGN, POST MOUNTED
- D 16" X 15' PAINTED STOP BAR
- E TYPE 3-6 P.C.C. CURB AND GUTTER
- F TYPE 1-6 P.C.C. CURB
- G TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
- H 16" X 18' PAINTED STOP BAR
- J 5' WIDE CONCRETE SIDEWALK
- K 9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)
- L 25' SIGHT TRIANGLE PER CITY OF MILFORD 230-24.23(C)(1)

PROJECT PHASING

HATCH	PHASE NO.	LOD AREA
	1	1.88 AC.
	2	1.30 AC.
	3	1.37 AC.
	4	0.11 AC.
	TOTAL LOD =	4.66 AC.

0' 30' 60' 90'

SCALE: 1"=30'

REVISION	DATE

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
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PROJECT#: MATT FEINDT
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PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

PHASING PLAN

DRAWING NUMBER: C1.1

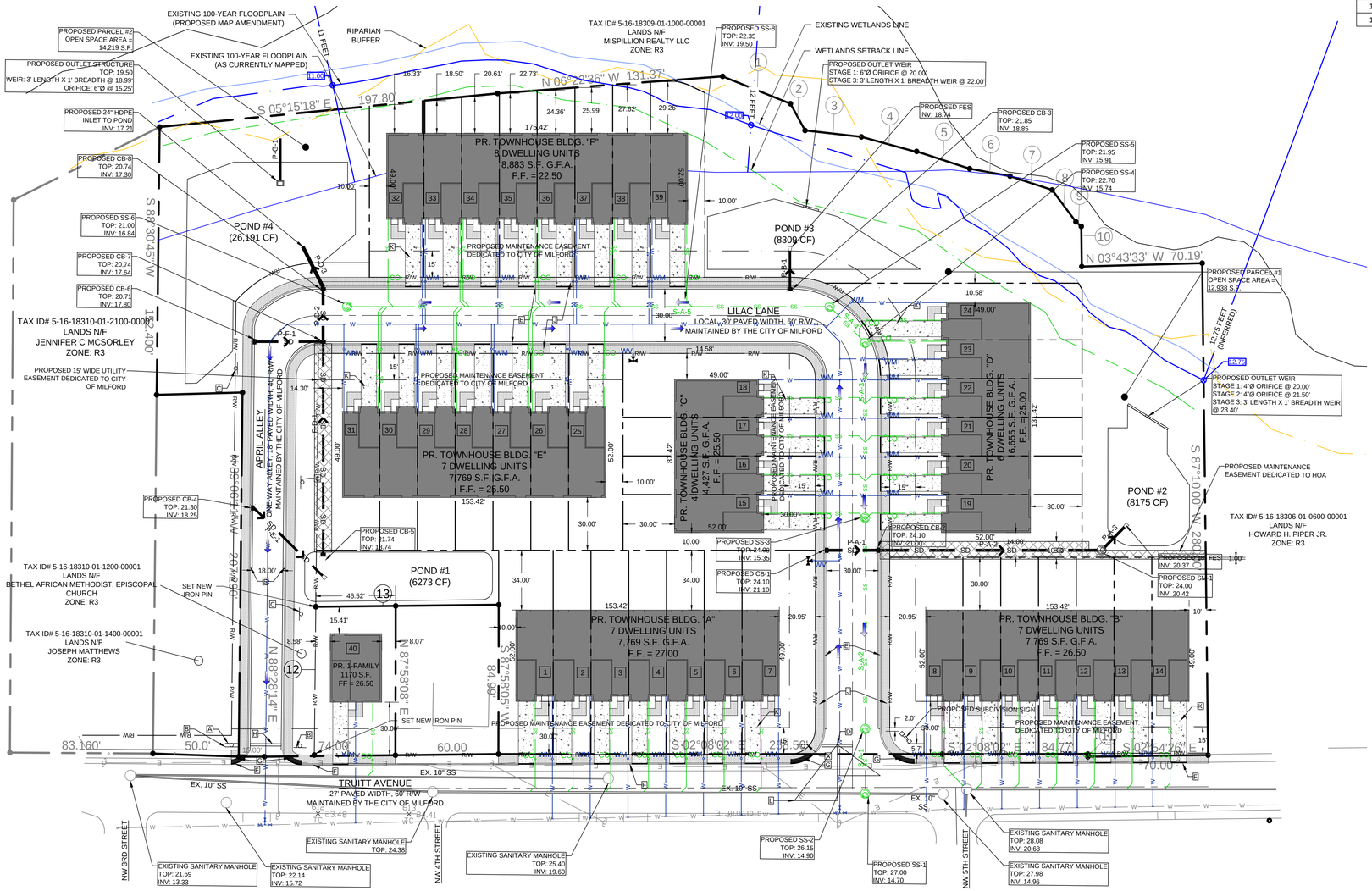
SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	PVC SDR-35	
S-A-2	15.35	15.00	115	8"	0.003	PVC SDR-35	
S-A-3	15.74	15.45	95	8"	0.003	PVC SDR-35	
S-A-4	15.91	15.84	24	8"	0.003	PVC SDR-35	
S-A-5	16.84	16.01	276	8"	0.003	PVC SDR-35	

SANITARY STRUCTURE SCHEDULE					
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)
SS-1	MANHOLE	27.00	14.80	14.70	48"Ø
SS-2	MANHOLE	26.15	15.00	14.90	48"Ø
SS-3	MANHOLE	24.00	15.45	15.35	48"Ø
SS-4	MANHOLE	22.70	15.84	15.74	48"Ø
SS-5	MANHOLE	21.95	16.01	16.84	48"Ø
SS-6	MANHOLE	21.00	16.94	16.84	48"Ø

STORM STRUCTURE SCHEDULE							
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)	GRATE	TOP UNIT
CB-1	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-2	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-3	CATCH BASIN	21.85	18.95	18.85	34"X24"	TYPE 1	TYPE C
CB-4	CATCH BASIN	21.30	18.25	18.25	34"X24"	TYPE 1	TYPE C
CB-5	CATCH BASIN	21.74	18.74	18.74	34"X24"	TYPE 1	TYPE C
CB-6	CATCH BASIN	20.71	17.80	17.80	34"X24"	TYPE 1	TYPE C
CB-7	CATCH BASIN	20.74	17.74	17.64	34"X24"	TYPE 1	TYPE C
CB-8	CATCH BASIN	20.74	17.40	17.30	34"X24"	TYPE 1	TYPE C
SM-1	STORM MANHOLE	24.00	20.52	20.42	48"Ø		

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	18.85	18.74	28	15	0.0039	HDPE	
P-D-1	18.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.30	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	18.25	55	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	15.25	15.00	24	6	0.0104	PVC	

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED



LEGEND (APPLIES TO PLAN)

- A "STOP" SIGN, POST MOUNTED
- B "DO NOT ENTER" SIGN, POST MOUNTED
- C "ONE WAY" SIGN, POST MOUNTED
- D 16" X 15' PAINTED STOP BAR
- E TYPE 3-6 P.C.C. CURB AND GUTTER
- F TYPE 1-6 P.C.C. CURB
- G TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
- H 16" X 18' PAINTED STOP BAR
- J 5' WIDE CONCRETE SIDEWALK
- K 9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)
- L 25' SIGHT TRIANGLE PER CITY OF MILFORD 230-24.23(C)(1)

REVISION	DATE

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER: C1.2

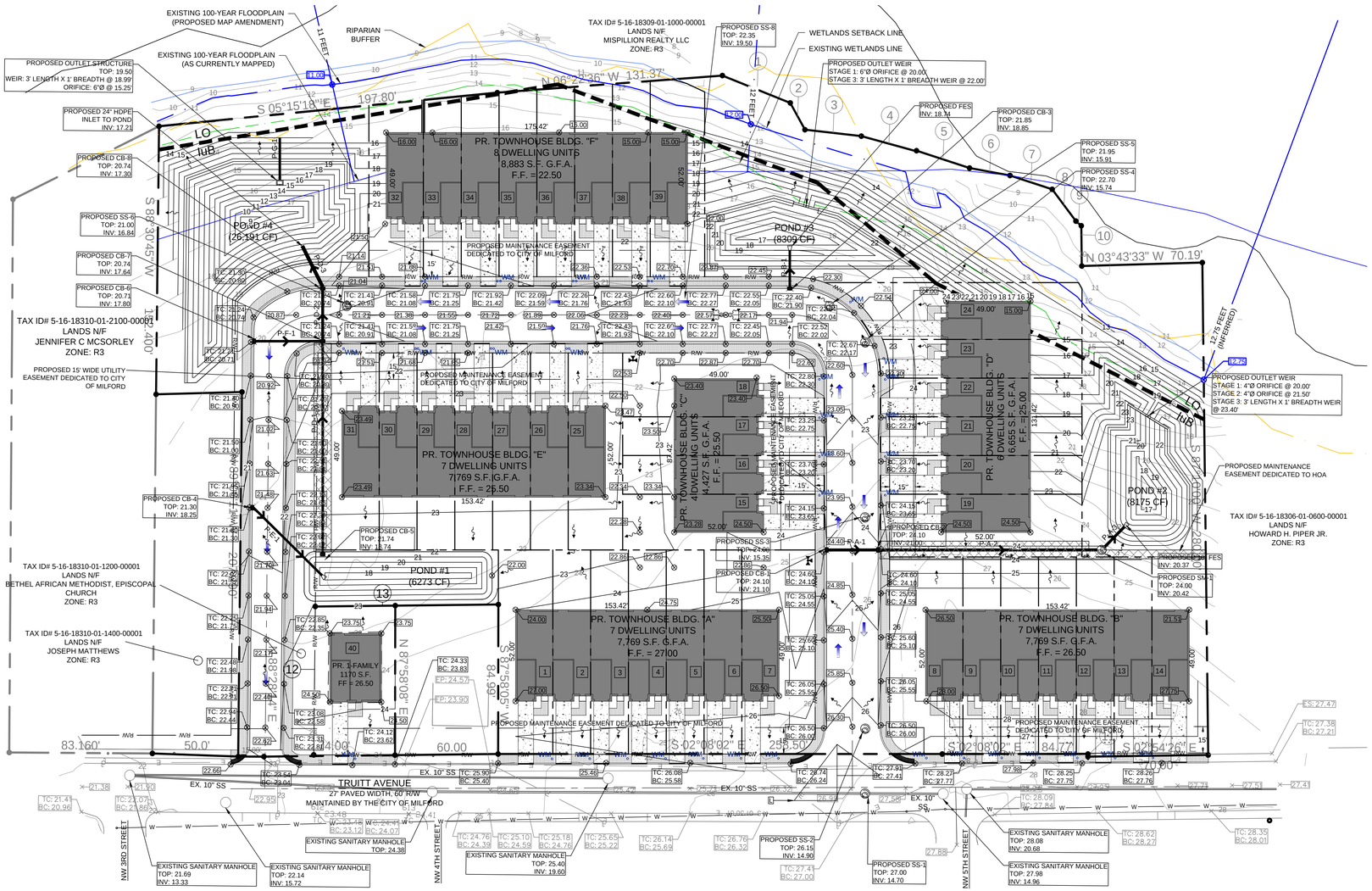
SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	PVC SDR-35	
S-A-2	15.35	15.00	115	8"	0.003	PVC SDR-35	
S-A-3	15.74	15.45	95	8"	0.003	PVC SDR-35	
S-A-4	15.91	15.84	24	8"	0.003	PVC SDR-35	
S-A-5	16.84	16.01	276	8"	0.003	PVC SDR-35	

SANITARY STRUCTURE SCHEDULE					
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)
SS-1	MANHOLE	27.00	14.80	14.70	48"Ø
SS-2	MANHOLE	26.15	15.00	14.90	48"Ø
SS-3	MANHOLE	24.00	15.45	15.35	48"Ø
SS-4	MANHOLE	22.70	15.84	15.74	48"Ø
SS-5	MANHOLE	21.95	16.01	16.84	48"Ø
SS-6	MANHOLE	21.00	16.94	16.84	48"Ø

STORM STRUCTURE SCHEDULE							
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)	GRATE	TOP UNIT
CB-1	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-2	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-3	CATCH BASIN	21.85	18.95	18.85	34"X24"	TYPE 1	TYPE C
CB-4	CATCH BASIN	21.30	18.25	18.25	34"X24"	TYPE 1	TYPE C
CB-5	CATCH BASIN	21.74	18.74	18.74	34"X24"	TYPE 1	TYPE C
CB-6	CATCH BASIN	20.71	17.80	17.80	34"X24"	TYPE 1	TYPE C
CB-7	CATCH BASIN	20.74	17.74	17.64	34"X24"	TYPE 1	TYPE C
CB-8	CATCH BASIN	20.74	17.40	17.30	34"X24"	TYPE 1	TYPE C
SM-1	STORM MANHOLE	24.00	20.52	20.42	48"Ø		

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	18.85	18.74	28	15	0.0039	HDPE	
P-D-1	18.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.30	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	18.25	55	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	15.25	15.00	24	6	0.0104	PVC	

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED



REVISION	DATE

i3 IDE ASSOCIATES

CONSULTING ENGINEERS

CONSTRUCTION MANAGERS

P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

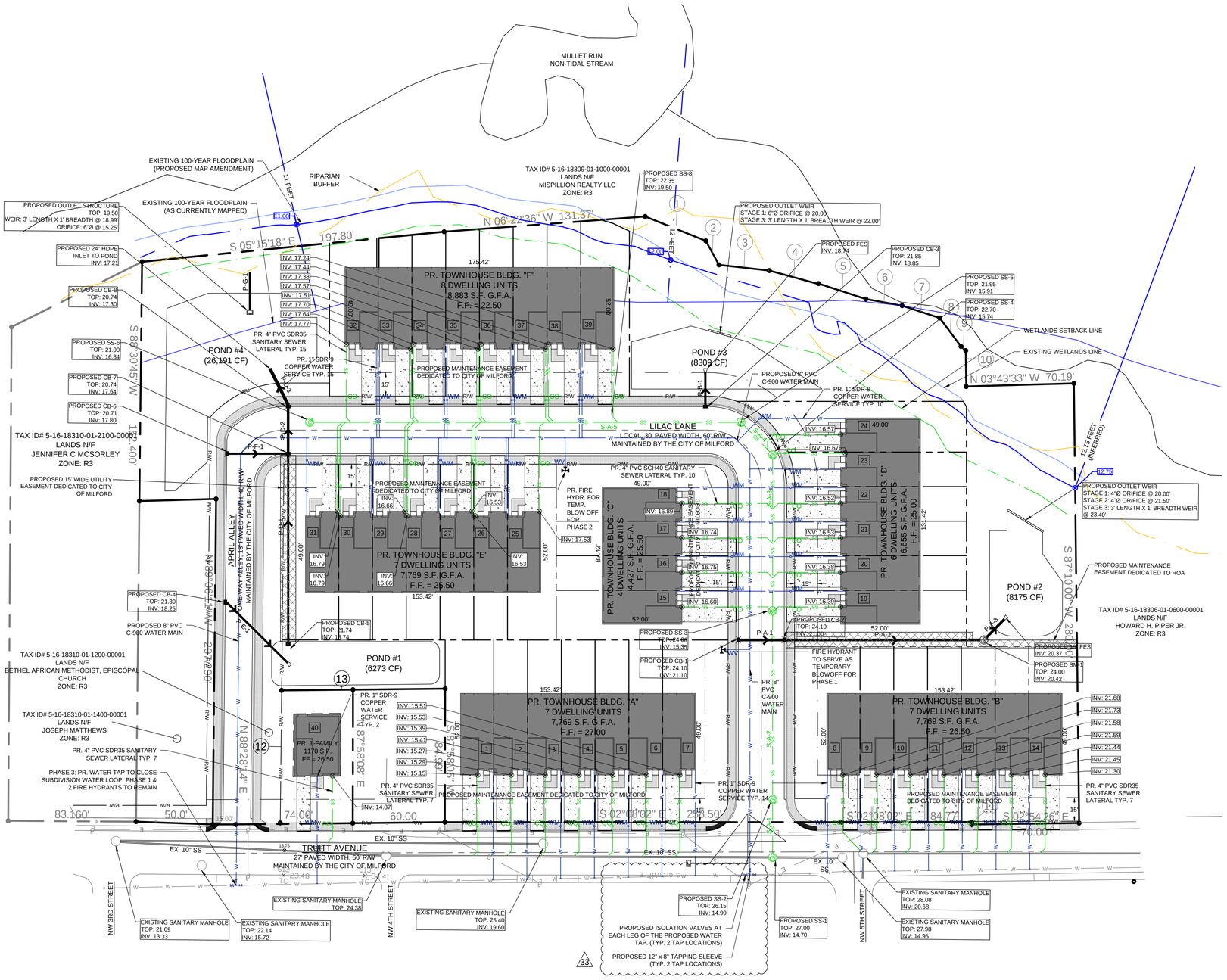
Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

GRADING PLAN

DRAWING NUMBER: C1.3



BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED

UTILITY PLAN NOTE:
ALL PROPOSED SERVICE LINES SHALL CONFORM TO AWWA C901 AND ASTM D-2737

0' 30' 60' 90'
SCALE: 1"=30'

REVISION	DATE
-	-

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

UTILITY PLAN

DRAWING NUMBER: C2.0

SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	PVC SDR-35	
S-A-2	15.35	15.00	115	8"	0.003	PVC SDR-35	
S-A-3	15.74	15.45	95	8"	0.003	PVC SDR-35	
S-A-4	15.91	15.84	24	8"	0.003	PVC SDR-35	
S-A-5	16.84	16.01	276	8"	0.003	PVC SDR-35	

SANITARY STRUCTURE SCHEDULE					
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)
SS-1	MANHOLE	27.00	14.80	14.70	48"Ø
SS-2	MANHOLE	26.15	15.00	14.90	48"Ø
SS-3	MANHOLE	24.00	15.45	15.35	48"Ø
SS-4	MANHOLE	22.70	15.84	15.74	48"Ø
SS-5	MANHOLE	21.95	16.01	16.84	48"Ø
SS-6	MANHOLE	21.00	16.94	16.84	48"Ø

STORM STRUCTURE SCHEDULE							
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)	GRATE	TOP UNIT
CB-1	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-2	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-3	CATCH BASIN	21.85	18.95	18.85	34"X24"	TYPE 1	TYPE C
CB-4	CATCH BASIN	21.30	18.25	18.25	34"X24"	TYPE 1	TYPE C
CB-5	CATCH BASIN	21.74	18.74	18.74	34"X24"	TYPE 1	TYPE C
CB-6	CATCH BASIN	20.71	17.80	17.80	34"X24"	TYPE 1	TYPE C
CB-7	CATCH BASIN	20.74	17.74	17.64	34"X24"	TYPE 1	TYPE C
CB-8	CATCH BASIN	20.74	17.40	17.30	34"X24"	TYPE 1	TYPE C
SM-1	STORM MANHOLE	24.00	20.52	20.42	48"Ø		

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	18.85	18.74	28	15	0.0039	HDPE	
P-D-1	18.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.30	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	18.25	55	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	15.25	15.00	24	6	0.0104	PVC	

SANITARY SEWER LATERAL SCHEDULE							
LATERAL TO UNIT #	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
1	15.15	14.10	52.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
2	15.29	14.16	56.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
3	15.27	14.22	52.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
4	15.41	14.28	56.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
5	15.39	14.34	52.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
6	15.53	14.40	56.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
7	15.51	14.46	52.25	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
8	21.68	20.68	50	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
9	21.73	20.65	54	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
10	21.58	20.58	50	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
11	21.59	20.51	54	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
12	21.44	20.44	50	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
13	21.45	20.37	54	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
14	21.30	20.30	50	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
15	16.60	15.42	59.07	4"	0.02	PVC SDR-35	
16	16.75	15.49	63.07	4"	0.02	PVC SDR-35	
17	16.74	15.56	59.07	4"	0.02	PVC SDR-35	
18	16.89	15.63	63.07	4"	0.02	PVC SDR-35	
19	16.39	15.42	48.27	4"	0.02	PVC SDR-35	
20	16.38	15.49	44.27	4"	0.02	PVC SDR-35	
21	16.53	15.56	48.27	4"	0.02	PVC SDR-35	
22	16.52	15.63	44.27	4"	0.02	PVC SDR-35	
23	16.67	15.70	48.27	4"	0.02	PVC SDR-35	
24	16.57	15.77	40.27	4"	0.02	PVC SDR-35	
25	17.53	16.40	56.67	4"	0.02	PVC SDR-35	
26	17.73	16.53	59.67	4"	0.02	PVC SDR-35	
27	17.67	16.53	56.67	4"	0.02	PVC SDR-35	
28	17.85	16.66	59.67	4"	0.02	PVC SDR-35	
29	17.79	16.66	56.67	4"	0.02	PVC SDR-35	
30	17.98	16.79	59.67	4"	0.02	PVC SDR-35	
31	17.92	16.79	56.67	4"	0.02	PVC SDR-35	
32	17.77	16.78	49.67	4"	0.02	PVC SDR-35	
33	17.64	16.65	46.67	4"	0.02	PVC SDR-35	
34	17.70	16.65	49.67	4"	0.02	PVC SDR-35	
35	17.51	16.52	46.67	4"	0.02	PVC SDR-35	
36	17.57	16.52	49.67	4"	0.02	PVC SDR-35	
37	17.38	16.39	46.67	4"	0.02	PVC SDR-35	
38	17.44	16.39	49.67	4"	0.02	PVC SDR-35	
39	17.24	16.25	46.67	4"	0.02	PVC SDR-35	
40	14.69	13.75	46.85	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.
41	14.87	13.81	53.10	4"	0.02	PVC SDR-35	VERIFY ELEVATION OF EX. SEWER IN THE FIELD. PR. LATERAL 2% SLOPE MIN.

REVISION	DATE
-	-

CONSULTING ENGINEERS

CONSTRUCTION MANAGERS

P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
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Email: ed@i3allc.com

PROJECT#: MATT FEINDT

DRAWN: G.P.C

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SCALE: AS NOTED

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PROJECT DATA:

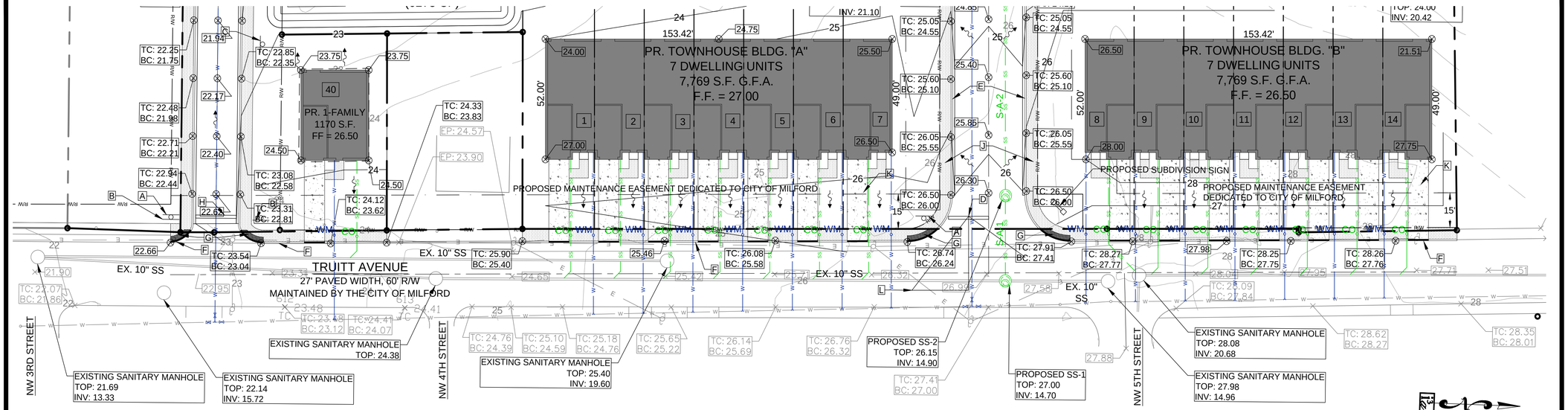
Truitt Townhomes

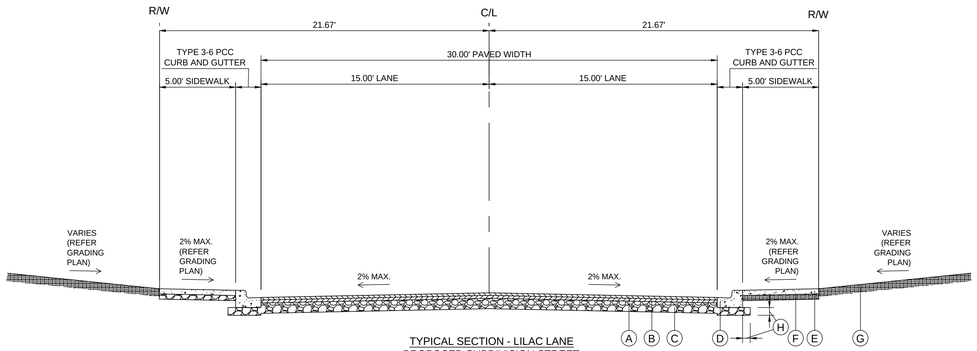
504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

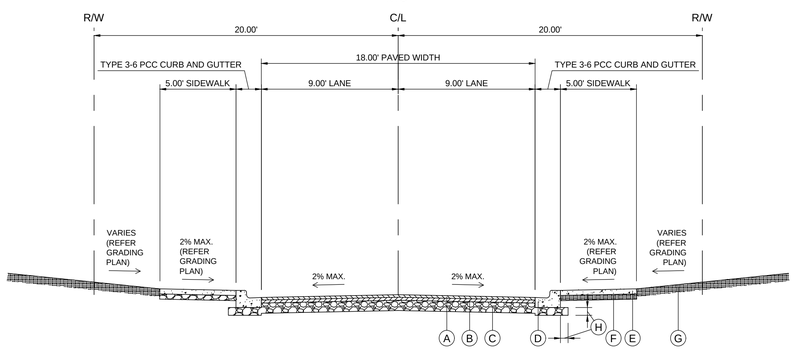
PIPE SCHEDULES & STRUCTURE TABLES

DRAWING NUMBER: C2.1





TYPICAL SECTION - LILAC LANE
PROPOSED SUBDIVISION STREET
NTS



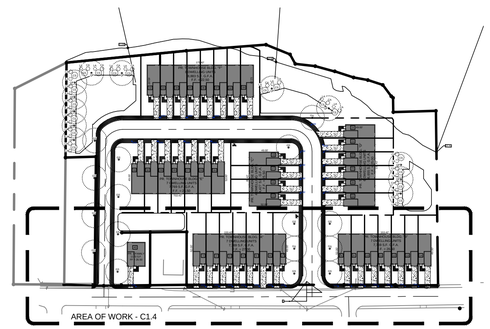
TYPICAL SECTION - APRIL ALLEY
PROPOSED SUBDIVISION STREET
NTS

LEGEND (APPLIES TO CROSS SECTIONS)

- (A) 2" SUPERPAVE TYPE C, PG 64-22 (SN CONTRIBUTION PER INCH = 0.40)
- (B) 2.25" SUPERPAVE TYPE B, PG 64-22 (SN CONTRIBUTION PER INCH = 0.40)
- (C) 8" COMPACTED CRUSHER RUN (SN CONTRIBUTION PER INCH = 0.14)
- (D) TYPE 3-6 PORTLAND CEMENT CONCRETE CURB AND GUTTER
- (E) 4000 PSI CONCRETE SIDEWALK. STANDARD THICKNESS SHALL BE 4". FOR DEPRESSED AND TRANSITION AREAS, SIDEWALK SHALL BE 6" THICK
- (F) 4" COMPACTED SELECT FILL. FOR DEPRESSED AND TRANSITION AREAS, 6" THICKNESS SHALL BE USED. COMPACT TO 95% OF ASTM D 1557
- (G) MIN. 6" TOPSOIL AND GRASS SEEDING
- (H) 6" GABC FROM BOTTOM OF CURB AND 6" FROM BACK FACE OF CURB PER DELDOT STANDARD CONSTRUCTION DETAILS

LEGEND (APPLIES TO PLAN)

- [A] "STOP" SIGN, POST MOUNTED
- [B] "DO NOT ENTER" SIGN, POST MOUNTED
- [C] "ONE WAY" SIGN, POST MOUNTED
- [D] 16" X 15' PAINTED STOP BAR
- [E] TYPE 3-6 P.C.C. CURB AND GUTTER
- [F] TYPE 1-6 P.C.C. CURB
- [G] TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
- [H] 16" X 18' PAINTED STOP BAR
- [J] 5' WIDE CONCRETE SIDEWALK
- [K] 9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)
- [L] 25' SIGHT TRIANGLE PER CITY OF MILFORD 230-24.23(C)(1)



KEY PLAN
SCALE: 1" = 100'

0' 20' 40' 60'
SCALE: 1"=20'

REVISION	DATE
-	-

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
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DRAWN: G.P.C
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PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

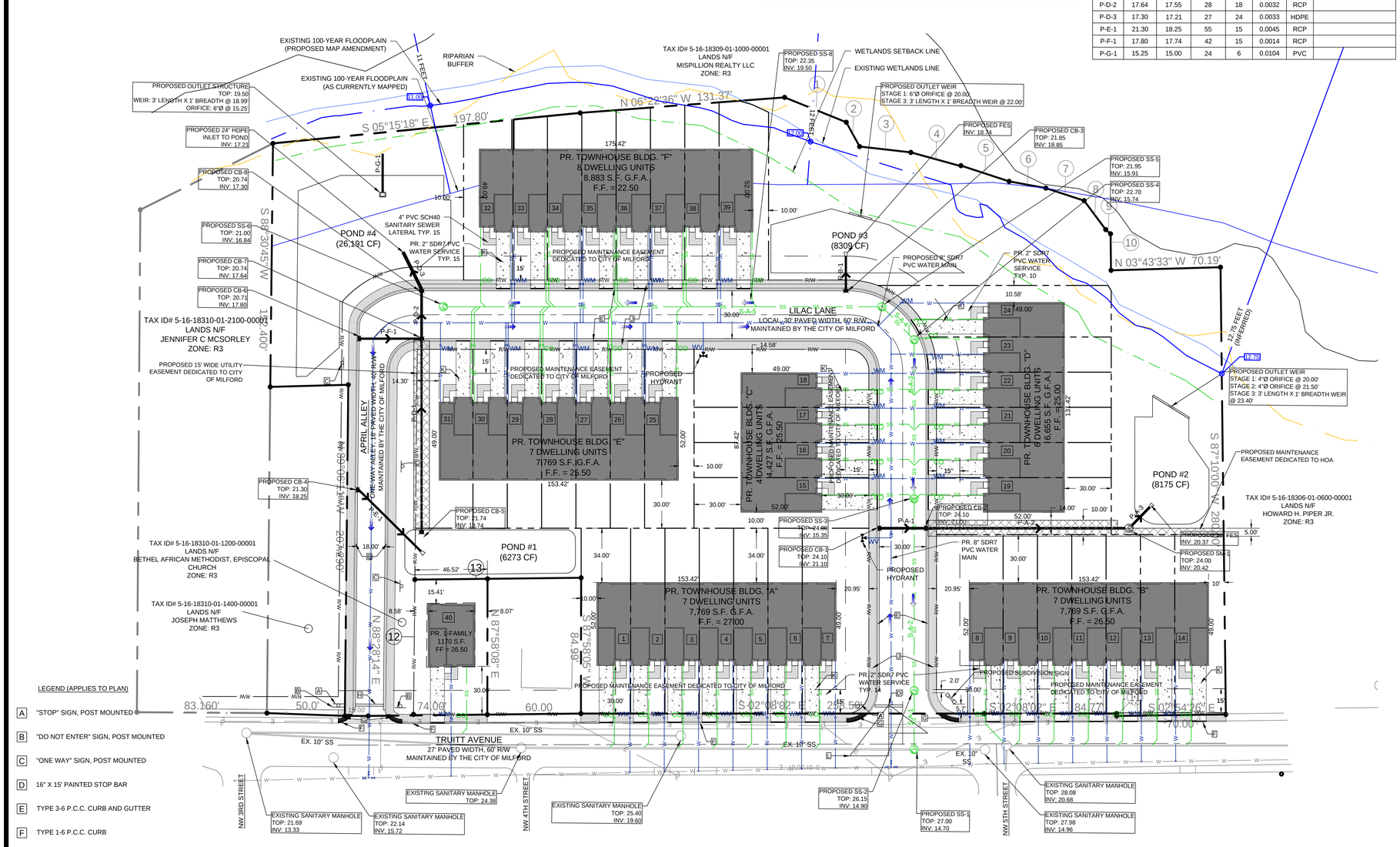
ENTRANCE PLAN

DRAWING NUMBER: C3.0

SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	PVC SDR-35	
S-A-2	15.35	15.00	115	8"	0.003	PVC SDR-35	
S-A-3	15.74	15.45	95	8"	0.003	PVC SDR-35	
S-A-4	15.91	15.84	24	8"	0.003	PVC SDR-35	
S-A-5	16.84	16.01	276	8"	0.003	PVC SDR-35	

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	18.85	18.74	28	15	0.0039	HDPE	
P-D-1	18.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.30	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	18.25	55	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	15.25	15.00	24	6	0.0104	PVC	

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED



LEGEND (APPLIES TO PLAN)

- A "STOP" SIGN, POST MOUNTED
- B "DO NOT ENTER" SIGN, POST MOUNTED
- C "ONE WAY" SIGN, POST MOUNTED
- D 16" X 15' PAINTED STOP BAR
- E TYPE 3-6 P.C.C. CURB AND GUTTER
- F TYPE 1-6 P.C.C. CURB
- G TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
- H 16" X 18' PAINTED STOP BAR
- J 5' WIDE CONCRETE SIDEWALK
- K 9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)
- L 25' SIGHT TRIANGLE PER CITY OF MILFORD 230-24.23(C)(1)

REVISION	DATE
-	-

i3 IDE ASSOCIATES

CONSULTING ENGINEERS

CONSTRUCTION MANAGERS

P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

FIRE MARSHAL PLAN

DRAWING NUMBER: F1.0

PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
GS	16	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B&B	2 - 2-1/2"
QP	12	QUERCUS PHELLOS	WILLOW OAK	B&B	2 - 2-1/2"
CS	18	CORNUS SERICEA	RED TWIG DOGWOOD	B&B	7 - 10 FEET
CA	18	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	B&B	4 - 6 FEET
LA	18	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE	B&B	3 - 5 FEET

CITY OF MILFORD LANDSCAPING REQUIREMENTS:
1. CHAPTER 200-8(G)(1)(f): SHADE TREES AT 150' O.C. ON EACH SIDE OF STREET
   ACTUAL: PROVIDED AS POSSIBLE GIVEN SITE CONSTRAINTS; SEE PLAN
2. CHAPTER 230-19.8(F)(2): ONE (1) TREE PER 10,000 S.F. OF LOT AREA FOR RESIDENTIAL DEVELOPMENT REQUIRED.
   REQUIRED: 199,905 S.F. / 10,000 S.F./TREE = 20 TREES REQUIRED
   ACTUAL: 28 TREES PROVIDED; SEE PLAN

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED

MULLET RUN
NON-TIDAL STREAM

EXISTING 100-YEAR FLOODPLAIN (PROPOSED MAP AMENDMENT)
EXISTING 100-YEAR FLOODPLAIN (AS CURRENTLY MAPPED)
RIPARIAN BUFFER
11 FEET
PROPOSED PARCEL #2 OPEN SPACE AREA = 14,219 S.F.

TAX ID# 5-16-18309-01-1000-00001
LANDS N/F
MISPILLION REALTY LLC
ZONE: R3

S 05°15'18" E 197.80'
N 06°29'36" W 131.37'
12 FEET
P-2.00
P-2.76
12.75 FEET (INFERRED)

PR. TOWNHOUSE BLDG. "F"
8 DWELLING UNITS
8,883 S.F. G.F.A.
F.F. = 22.50
175.42'
49.00'
52.00'

POND #4
(26,191 CF)
POND #3
(8309 CF)
POND #2
(8475 CF)
POND #1
(6273 CF)

PROPOSED MAINTENANCE EASEMENT DEDICATED TO CITY OF MILFORD
15'
R/W

LILAC LANE
LOCAL, 30' PAVED WIDTH, 60' R/W
MAINTAINED BY THE CITY OF MILFORD

PROPOSED 15' WIDE UTILITY EASEMENT DEDICATED TO CITY OF MILFORD

TAX ID# 5-16-18310-01-2100-00001
LANDS N/F
JENNIFER C MCSORLEY
ZONE: R3

APRIL ALLEY
ONE-WAY ALLEY, 12' PAVED WIDTH, 40' R/W
MAINTAINED BY THE CITY OF MILFORD

PR. TOWNHOUSE BLDG. "E"
7 DWELLING UNITS
7769 S.F.G.F.A.
F.F. = 26.50
153.42'
52.00'

PR. TOWNHOUSE BLDG. "C"
4 DWELLING UNITS
4,427 S.F. G.F.A.
F.F. = 25.50
81.42'

PR. TOWNHOUSE BLDG. "D"
8 DWELLING UNITS
16,655 S.F. G.F.A.
F.F. =25.00
131.42'
49.00'

PROPOSED MAINTENANCE EASEMENT DEDICATED TO CITY OF MILFORD

PROPOSED PARCEL #1 OPEN SPACE AREA = 12,938 S.F.

PROPOSED MAINTENANCE EASEMENT DEDICATED TO HOA

TAX ID# 5-16-18306-01-0600-00001
LANDS N/F
HOWARD H. PIPER JR.
ZONE: R3

TAX ID# 5-16-18310-01-1200-00001
LANDS N/F
BETHEL AFRICAN METHODIST, EPISCOPAL CHURCH
ZONE: R3

TAX ID# 5-16-18310-01-1400-00001
LANDS N/F
JOSEPH MATTHEWS
ZONE: R3

PR. 1-FAMILY
1170 S.F.
FF = 26.50

N 88°28'14" E 83.160'
N 87°58'08" E 84.90'
S 87°58'05" W 84.90'
S 02°08'02" E 285.50'
S 02°08'02" E 84.77'
S 02°54'26" E 70.00'
S 87°10'00" W 280.00'
N 03°43'33" W 70.19'

PROPOSED SUBDIVISION SIGN

PROPOSED MAINTENANCE EASEMENT DEDICATED TO CITY OF MILFORD

TRUITT AVENUE
27' PAVED WIDTH, 60' R/W
MAINTAINED BY THE CITY OF MILFORD

NW 3RD STREET
NW 4TH STREET
NW 5TH STREET

LEGEND (APPLIES TO PLAN)

A "STOP" SIGN, POST MOUNTED
B "DO NOT ENTER" SIGN, POST MOUNTED
C "ONE WAY" SIGN, POST MOUNTED
D 16" X 15' PAINTED STOP BAR

0' 30' 60' 90'
SCALE: 1"=30'

REVISION	DATE
-	-

LANDSCAPE CERTIFICATION

Debora Mulholland CLP
Deborah Mulholland
May 30, 2025
Jos Wick Nursery
Dover, DE

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9000
Fax: 302 659-0909
Email: ed@3allc.com

PROJECT#: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE#: MAY 29, 2025

PROJECT DATA:

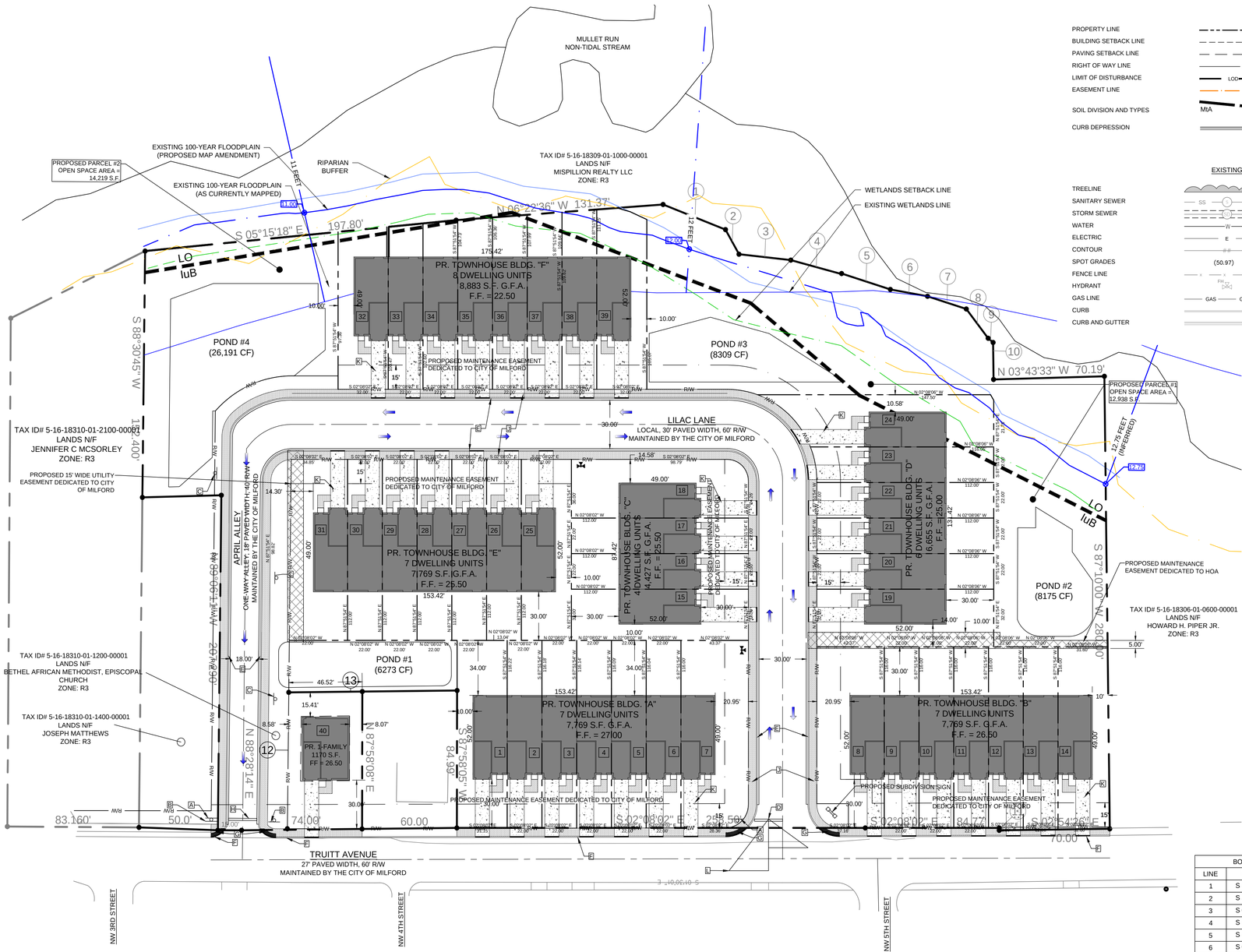
Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NUMBER: L1.0



GRAPHIC LEGEND

PROPERTY LINE	PIN FOUND
BUILDING SETBACK LINE	MONUMENT TO BE SET
PAVING SETBACK LINE	FIRE DEPARTMENT CONNECTION
RIGHT OF WAY LINE	STORM SEWER MANHOLE
LIMIT OF DISTURBANCE	STORM SEWER INLET
EASEMENT LINE	SANITARY CLEANOUT
SOIL DIVISION AND TYPES	SANITARY MANHOLE
CURB DEPRESSION	WATER METER
	WATER VALVE
	UTILITY POLE
	SITE LIGHT
	# OF PARKING SPACES IN A ROW
	ADA PARKING SIGN
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	INLET PROTECTION
	DEMOLITION AREAS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PERVIOUS AREA
	PROPOSED FULL-DEPTH PAVEMENT
	PROPOSED CONCRETE FLATWORK

	EXISTING	PROPOSED
TREELINE		
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
WATER	W	W
ELECTRIC	E	E
CONTOUR		
SPOT GRADES	(50.97)	54.55
FENCE LINE		
HYDRANT		
GAS LINE	GAS	GAS
CURB		
CURB AND GUTTER		

0' 30' 60' 90'

SCALE: 1"=30'

LEGEND (APPLIES TO PLAN)

A	"STOP" SIGN, POST MOUNTED
B	"DO NOT ENTER" SIGN, POST MOUNTED
C	"ONE WAY" SIGN, POST MOUNTED
D	16" X 15' PAINTED STOP BAR
E	TYPE 3-6 P.C.C. CURB AND GUTTER
F	TYPE 1-6 P.C.C. CURB
G	TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
H	16" X 18' PAINTED STOP BAR
J	5' WIDE CONCRETE SIDEWALK
K	9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)

BOUNDARY SCHEDULE

LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 15°35'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 15°38'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.87	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'35" E	46.52	PROPOSED

REVISION	DATE
-	-

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-9090
Fax: 302 659-0909
Email: ed@i3allc.com

PROJECT#:	MATT FEINDT
DRAWN:	G.P.C
CHECKED:	E.H.I.
SCALE:	AS NOTED
SUBMISSION:	PRELIMINARY
DATE#:	MAY 29, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

RECORD PLAN

DRAWING NUMBER: R1.0

IDE³ ASSOCIATES
Consulting Engineers Construction Management
P.O. Box 498 Smyrna, DE 19977 Ph: 302-659-9090 Fax: 302-659-0909

July 25, 2025

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

REF: Truitt Townhomes – Waiver Requests

Dear Rob,

We are representing the developer in this application for the Planning Commission and City Council meetings for the above-mentioned project. We respectfully request the following waivers from the City of Milford Code to be granted. The waivers and our justification for their approval are:

1. TO PERMIT A 30 FOOT STREET WIDTH AT THE NORTH AND WEST OF THE SUBDIVISION, TO BE KNOWN AS LILAC LANE (36 FEET STREET WIDTH REQUIRED PER 200-8(A)(14)(a)).

   The proposed subdivision meets the City of Milford off-street parking requirements through each unit having enough driveway space for 1.5 cars and a garage space for 1 car, totaling 2.5 parking spaces per unit. Therefore, the proposed subdivision street width of 30’ accounts for two-way traffic with street parking on one side. At the same time, a 36’ wide street would physically prohibit a balanced development of the townhouses due to the size and irregular shape of the subdivision boundary.

   An important factor is each lot’s conformity with the City’s bulk regulations for the R-3 zone uniformity with one another, and impact to the surrounding area. We have addressed the balance through our testimony and approval from the Board of Adjustment on lot-related variances.

2. TO PERMIT A 43.34 FOOT RIGHT-OF-WAY AT THE NORTH AND WEST OF THE SUBDIVISION, TO BE KNOWN AS LILAC LANE (60 FEET RIGHT-OF-WAY WIDTH REQUIRED PER 200-8(A)(14)(a)).

On a 30’ paved width street, a 43.34’ ROW places the ROW line on the back edge of the proposed sidewalk, as shown on the plan. Beyond said line, a 15’ wide maintenance easement dedicated to the City of Milford is proposed.

In this subdivision layout, this configuration is appropriate since it allows for front yard conformity to the City of Milford code while allowing ample space for the City’s access to the ROW.

3. TO PERMIT THE EXISTING RIGHT-OF-WAY WIDTH TO REMAIN AT THE EAST OF THE SUBDIVISION, KNOWN AS TRUITT AVENUE (60 FEET RIGHT-OF-WAY WIDTH REQUIRED PER 200-8(A)(14)(a)).

   The alignment of the centerline with respect to the existing front property lines and existing edge of pavement / curb line varies throughout Truitt Avenue, so establishing a new ROW without significant alterations to the physical alignment of Truitt Avenue would be unfeasible, especially for the existing single-family parcel between lot 1 and lot 40, which is not owned by Carlisle Lane LLC and has frontage along Truitt Avenue. Therefore, we propose letting the existing frontage property lines on Truitt Avenue define the ROW, which inherently varies in width. Beyond said line, there is a proposed maintenance easement dedicated to the City of Milford.

4. TO PERMIT LOT 24 TO BE PLATTED WITHIN THE 100-YEAR FLOODPLAIN (RESIDENTIAL LOTS OR ANY OTHER USES WHERE DANGER TO LIFE OR PROPERTY OR AN AGGRAVATION OF FLOOD HAZARD MAY RESULT MAY NOT BE PLATTED WITHIN THE FLOODPLAIN PER 200-8(E)(8)).

   The encroachment of the floodplain is minimal and outside of the proposed building footprint.

5. TO PERMIT LOT 37 TO BE PLATTED WITHIN THE 100-YEAR FLOODPLAIN (RESIDENTIAL LOTS OR ANY OTHER USES WHERE DANGER TO LIFE OR PROPERTY OR AN AGGRAVATION OF FLOOD HAZARD MAY RESULT MAY NOT BE PLATTED WITHIN THE FLOODPLAIN PER 200-8(E)(8)).

   The encroachment of the floodplain is marginal and outside of the proposed building footprint.

6. TO PERMIT LOT 38 TO BE PLATTED WITHIN THE 100-YEAR FLOODPLAIN (RESIDENTIAL LOTS OR ANY OTHER USES WHERE DANGER TO LIFE OR PROPERTY OR AN AGGRAVATION OF FLOOD HAZARD MAY RESULT MAY NOT BE PLATTED WITHIN THE FLOODPLAIN PER 200-8(E)(8)).

   The encroachment of the floodplain is marginal and outside of the proposed building footprint.

7. TO PERMIT LOT 39 TO BE PLATTED WITHIN THE 100-YEAR FLOODPLAIN (RESIDENTIAL LOTS OR ANY OTHER USES WHERE DANGER TO LIFE OR PROPERTY OR AN AGGRAVATION OF FLOOD HAZARD MAY RESULT MAY NOT BE PLATTED WITHIN THE FLOODPLAIN PER 200-8(E)(8)).

The encroachment of the floodplain is marginal and outside of the proposed building footprint.

8. TO PERMIT LOT 23 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

   Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

9. TO PERMIT LOT 24 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

   Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

10. TO PERMIT LOT 35 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

    Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

11. TO PERMIT LOT 36 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

    Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

12. TO PERMIT LOT 37 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

    Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

13. TO PERMIT LOT 38 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

    Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

14. TO PERMIT LOT 39 TO BE PLATTED WITHIN 25 FEET OF LAND UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS (PRIVATE LOTS MAY NOT BE PLATTED WITHIN 25 FEET OF SAID JURISDICTION PER 200-8(E)(9)).

    Grading activities in this section of the wetland buffer were previously approved by the Board of Adjustment. These activities and the proposed building will not encroach the delineated wetlands.

15. TO PERMIT RELIEF FROM THE MINIMUM STREET TREE SPACING ALONG THE STREET TO BE KNOWN AS LILAC LANE (150 FOOT MINIMUM SPACING BETWEEN STREET TREES ON EACH SIDE OF THE ROAD REQUIRED PER 200-8(G)(1)(f)).

    The landscape plan meets the minimum tree spacing requirements along the subdivision street at most points, but due to the spacing of the driveways and the sewer and water laterals parallel and proximity to them, placing trees there would be prohibitive to the maintenance capabilities. Therefore, the plan calls for a tighter spacing along the street where it can be achieved with clusters of trees around the proposed stormwater management ponds so that the total tree requirement can be met.

If you have any questions or comments, please do not hesitate to contact Gary Cimaglia at (302) 659-9090.

Respectfully Submitted,



Edward H. Ide, III, P.E.
President
i3a Consulting Engineers . Construction Managers

APPRAISAL OF REAL PROPERTY

Land Only
w/Extraordinary Assumption



LOCATED AT

504 Truitt Ave
Milford, DE 19963

W. SD. TRUITT AVE., MILFORD, LOT + #1-W. LINE TRUITT AVE., LOT #2:#2-LOT ADJ. #1 + W. TRUITT AVE., #1- LOT #31:#2-LOT #12 TO 17, 22-26,32 TO 34 + 304 TRUITT AVE + W. SIDE TRUITT AVE., MILFORD, 41,733 SQ. F

FOR

Carlisle Lane LLC
4330 Big Stone Beach Rd
Milford, DE 19963

OPINION OF VALUE

520,000

$520,000 / 4.72 acres
$110,169.50 / acre
0.5 acres = $55,084.75

AS OF

May 5, 2025

BY

Mark D McDaniel
Masten Realty LLC
6103 South Rehoboth Blvd
Milford, DE 19963
Office: (302)422-1850
Cell: (302)270-1003
MacksREA@outlook.com

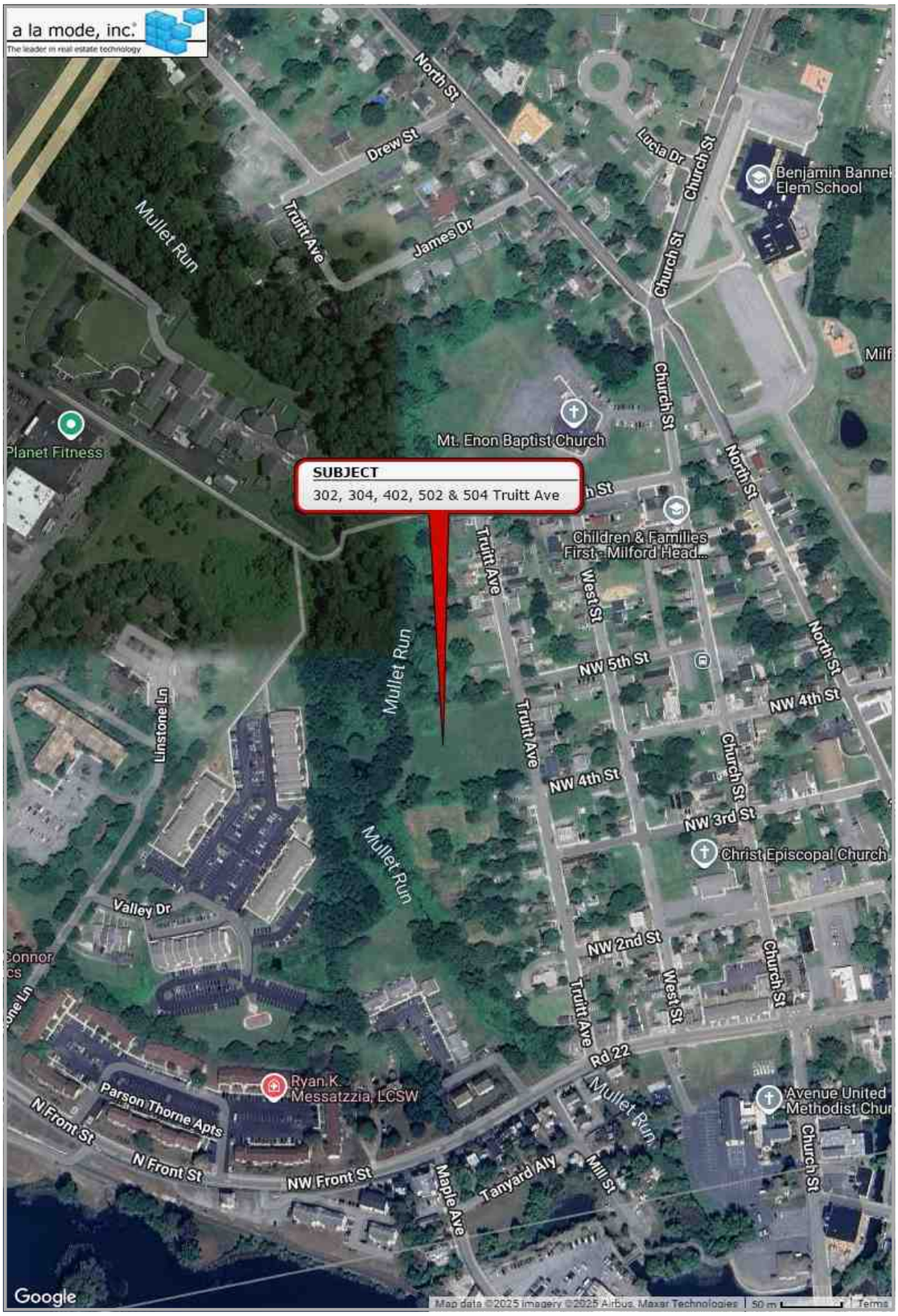
Client	Carlisle Lane LLC				File No.		
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						

TABLE OF CONTENTS

Cover Page 1
Table of Contents 2
Location Map 3
Land Subject Photos 4
Land Subject Photos 5
FIRREA/USPAP Addendum 6
GP Land 7
Additional Comparables 4-6 9
Land Comparable Photos 1-3 10
Comparable Sales Map 11
GP Land Certifications Addendum 12
Flood Map 14
Comparable Photos 4-6 15

Location Map

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



Subject Land Photo Page

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



504 Truitt Ave

302,304,402,502,504 Truitt Ave
Sales Price
Date of Sale
Site Area 4.72
Location Residential
Zoning R-3



502 Truitt Ave



402 Truitt Ave

Subject Land Photo Page

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



304 Truitt Ave

302,304,402,502,504 Truitt Ave

Sales Price	
Date of Sale	
Site Area	4.72
Location	Residential
Zoning	R-3



302 Truitt Ave



Subject Street

FIRREA / USPAP ADDENDUM

Client	Carlisle Lane LLC				File No.		
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						

Purpose

The purpose of this appraisal is to develop an independent, objective, opinion of market value for the fee simple interest of the subject real property as unimproved land.

Scope of Work

The scope of this appraisal involves a detailed review of the property, local marketplace, and surrounding areas. This includes but is not limited to interviews with local appraisers, property owners, buyers, sellers, realtors, contractors, tax assessors, city and county planning/zoning, public records, and other related city/county officials. The highest and best use of the property is concluded and the appropriate approaches to value are employed. The value of the property is then reconciled by judging the most appropriate valuation approach or approaches.

Intended Use / Intended User

Intended Use: **The intended use of this appraisal is to provide an independent, objective, opinion of market value for the "land only" fee simple interest of the subject real property in connection with determining the "cash-in-lieu of recreational area" for the City of Milford.** There is no other intended use. This report is prepared specifically to meet the needs of the client. The report should not be relied upon for any other purpose. No other use of the appraisal is intended, contemplated, or authorized by the appraiser.

Intended User(s): **Carlisle Lane LLC**. No party other than the intended user should rely upon this appraisal for any purpose whatsoever. The fact that some party other than the client paid for the appraisal, either directly or indirectly, does not make them an intended user.

History of Property

Current listing information: Not for sale in MLS as of effective date of appraisal.

Prior sale: 302 Truitt: 2/5/24 @ $75,000; 304 Truitt (Improved) 8/8/24 @ $120,000; 402/502 Truitt (Improved) 10/8/24 @ $320,000; 504 Truitt 3/17/23 @ $55,000.

Exposure Time / Marketing Time

The reasonable exposure time for the subject property as proposed is 60-150 days when listed within 10% of the reported market value.

Personal (non-realty) Transfers

None during the three years prior to the effective date.

Additional Comments

The information gathered from the sources is believed to be reliable and has been verified by the parties in the various transactions. When conflicting information is presented the source deemed most reliable is used. The data believed to be unreliable is not included in the report and not used in the valuation process.

The appraiser, Mark D. McDaniel, is a Certified Residential Real Property Appraiser. Your appraiser has no financial or other interest in the subject property/transaction.

The appraiser has performed no services as an appraiser regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

This is a restricted appraisal report as set forth in Standard 2 of USPAP. The use of this report is limited to the client only. The rational for how the appraiser arrived at the opinions and conclusions set forth in the report may not be fully understood properly without consulting with the appraiser.

The comparable sales pictures used in this report may be from the realtor's MLS system or a satellite mapping system to best reflect the condition of the property at the time of the sale. Your appraiser inspected each comparable sale property by performing a drive-by visual inspection.

The appraiser has been engaged to form an opinion of value. If subsequent developments or disagreements should arise, users of this appraisal agree that the appraiser may not be held liable for damages in excess of the amount paid for doing the appraisal. Acceptance of and/or use of this appraisal report constitutes acceptance of the aforementioned conditions.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.



Appraiser:	Mark D McDaniel	Supervisory Appraiser:	
Signed Date:	05/10/2025	Signed Date:	
Certification or License #:	X2-0010749	Certification or License #:	
Certification or License State:	DE Expires: 10/31/2025	Certification or License State:	Expires:
Effective Date of Appraisal:	May 5, 2025	Inspection of Subject:	☐ Did Not ☐ Exterior Only ☐ Interior and Exterior

LAND APPRAISAL REPORT

File No.:

SUBJECT

Property Address: 504 Truitt Ave City: Milford State: DE Zip Code: 19963

County: Kent Legal Description: W. SD. TRUITT AVE., MILFORD, LOT + #1-W. LINE TRUITT AVE., LOT #2:#2-LOT ADJ. #1 + W. TRUITT AVE., #1- LOT #31:#2-LOT #12 TO 17, 22-26,32 TO 34 + 304 TRUITT AVE + W. SIDE TRUITT AVE., MILFORD, 41,733 SQ. FT.

Assessor's Parcel #: MD-16-183.10-01-1.00-000 + 7.00-000 + 8.00-000 +12.00-000 + 13.00-0(Tax Year: 2024 R.E. Taxes: $ 2,756 Special Assessments: $

Market Area Name: City of Milford Map Reference: 20100 Census Tract: 0425.00

Current Owner of Record: Carlisle Lane LLC Borrower (if applicable):

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) HOA: $ ☐ per year ☐ per month

Are there any existing improvements to the property? ☐ No ☒ Yes If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☒ Not habitable

If Yes, give a brief description: 304 Truitt Ave is improved by a house that is not habitable. However, this appraisal is developed with the Extraordinary Assumption that improvements do not exist.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: **The intended use of this appraisal is to provide an independent, objective, opinion of market value for the "land only" fee simple interest of the subject real property in connection with determining the "cash-in-lieu of recreational area" for the City of Milford.**

Intended User(s) (by name or type): **Carlisle Lane LLC**. No party other than the intended user should rely upon this appraisal for any purpose whatsoever. The fact that some party other than the client paid for the appraisal, either directly or indirectly, does not make them an intended user.

Client: Carlisle Lane LLC Address: 4330 Big Stone Beach Road, Milford, DE 19963

Appraiser: Mark D McDaniel Address: Masten Realty LLC, 6103 Rehoboth Blvd., Milford, DE 19963

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
Location:	☒ Urban	☐ Suburban	☐ Rural		PRICE		AGE	One-Unit	~89 %	☒ Not Likely
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%	☒ Owner ~64	$(000)		(yrs)	2-4 Unit	<2 %	☐ Likely * ☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant ~27	100	Low	0	Multi-Unit	<1 %	* To:
Property values:	☐ Increasing	☒ Stable	☐ Declining	☐ Vacant (0-5%)	760	High	244	Comm'l	~8 %	
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☒ Vacant (>5%)	330	Pred	37		%	
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.						%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☒	☐	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☒	☐	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☒	☐	☐	☐	☐
Adequacy of Public Transportation	☐	☐	☒	☐	☐	General Appearance of Properties	☐	☐	☒	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: As of the effective date of appraisal, supply and demand are approaching equilibrium in the market environment. Interest rates have nearly doubled during the two years prior to the effective date which has driven some buyers from the market. The market area is considered to be the City of Milford. Similar properties in the market area sell in 60-150 days when listed within 10% of the estimated market value. According to an analysis of single family home sales published in the PenFed Realty Market Watch the median price of single family homes in the Milford market increased 4% during the year prior to the effective date of appraisal.

SITE DESCRIPTION

Dimensions: 407' x 71' x 61' x71' x 75' x 196' x 48' x 150' x 655' Site Area: +/-4.72a

Zoning Classification: R3 Description: Townhouse & Garden Apartments

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: Two-family dwelling, Townhouses, Garden Apartments

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) $ /

Comments:

Highest & Best Use as improved: ☒ Present use, or ☒ Other use (explain) The highest and best use of these properties is bundled as appraised. The larger site provides more robust opportunities/flexibility for development.

Actual Use as of Effective Date: Vacant Residential Land Use as appraised in this report: Vacant Residential Land

Summary of Highest & Best Use: As Appraised - Bundle of 302, 304, 402, 502 & 504 Truitt Ave as one property. As aggregated, the subject properties provide more opportunities and flexibility for development as permitted in R3 zoning.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	City of Milford
Gas	☐	☒	Private
Water	☒	☐	City of Milford
Sanitary Sewer	☒	☐	City of Milford
Storm Sewer	☒	☐	City of Milford
Telephone	☐	☒	Private
Multimedia	☐	☒	Private

Off-site Improvements	Type	Public	Private
Street	Two Lane/Asphalt	☒	☐
Width	Typical 2-Lane		
Surface	Asphalt		
Curb/Gutter	Typical	☒	☐
Sidewalk	Typical	☒	☐
Street Lights	Typical	☒	☐
Alley	NA	☐	☐

Frontage	~407'
Topography	Gently Sloping/Mostly Clear
Size	+/-4.72a
Shape	Irregular (five parcels)
Drainage	Adequate
View	Residential

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 10005C0041K FEMA Map Date 3/16/2015

Site Comments: The appraised subject is a combination of five parcels: 302,304, 402, 502 & 504 Truitt Ave. They are located on the west side of the street and are bounded on the west by a stream, Mullet Run and open space that adjacent to Silver Hill Apartments. Vacant R3 parcels of this size are scarce within the Milford City boundaries.

GP LAND

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LAND APPRAISAL REPORT

File No.:

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): BrightMLS/City of Milford

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The individual parcels comprising the subject property as appraised were purchased on a variety of dates as follows: 302 Truitt: 2/5/24 @ $75,000; 304 Truitt (Improved) 8/8/24 @ $120,000; 402/502 Truitt (Improved) 10/8/24 @ $320,000; 504 Truitt 3/17/23 @ $55,000.
Date: Multiple Dates	
Price: Multiple Prices	
Source(s): BrightMLS/Sussex County	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	302,304,402,502,504 Truitt Ave Milford, DE 19963	11 S Dupont Hwy Milford, DE 19963		800 Airport Rd Milford, DE 19963		15 17& 20 Pennsylvania Ave Milford, DE 19963	
Proximity to Subject		0.50 miles W		1.00 miles NW		1.30 miles S	
Sale Price	$		$ 975,000		$ 435,000		$ 120,000
Price/	$	$ 104,055.50		$ 103,818.62		$ 78,947.37	
Data Source(s)	BrightMLS/Inspection	BrightMLS		BrightMLS		BrightMLS	
Verification Source(s)	Kent County/City of Milford	Kent County		Kent County		SussexCounty	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Unknown		Cash		Cash	
Date of Sale/Time		12/23	+50,000	12/23	+25,000	01/24	+6,000
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Hwy Comm	0	Office/Comm	0	Residential/Comm	0
Site Area	4.72	9.37	-510,000	4.19	+60,000	1.52	+370,000
Zoning	R-3	C-3	0	OC1	0	R-1	0
Net Adjustment (Total, in $)		☐ + ☒ −	$ -460,000	☒ + ☐ −	$ 85,000	☒ + ☐ −	$ 376,000
Adjusted Sale Price (in $)			$ 515,000		$ 520,000		$ 496,000

Summary of Sales Comparison Approach: The search for comparables with characteristics similar to the subject includes sale during the two years prior to the effective date and located less than 15 miles from the subject. The sales best representing the subject property are selected for inclusion in the Sales Comparison Approach. All selected comps are within the boundaries of the City of Milford. When examining land sales in the search area, the per acre value of properties with "in-town" settings were similar regardless of the zoning. Therefore, multiple zoning types are used in the analysis without adjustments. All Comps have a parcel size that significantly differs from the subject an require Site Area adjustments based on land sales data within the search parameters. All Comps also receive a Time adjustment that reflects the change in the market since their date of sale. Comp 3 is a similar assemblage of multiple lots. Comp 2 has the most similar Site Area and has the lowest gross adjustment percentage. Comp 1 brackets Site Area and is located approx. 1/2 mile from the subject. Because it is the most similar size, Comp 2 is given greatest consideration when developing the value conclusion. The range of comparables is $496,000 - $520,000.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 520,000

Final Reconciliation: The Sales Comparison approach is typically the best measure of value for vacant residential properties. The cost and income approach are usually not applicable measures of value for vacant parcels. The subject property is given the value of $520,000 as of the effective date of appraisal.

This appraisal is made ☐ "as is", or ☒ subject to the following conditions: This appraisal is for the "land only" value of the combined five individual parcels.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 520,000 , as of: May 5, 2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Matt Feindt Client Name: Carlisle Lane LLC

E-Mail: Address: 4330 Big Stone Beach Road, Milford, DE 19963

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Mark D McDaniel	Supervisory or Co-Appraiser Name:
Company: Masten Realty LLC	Company:
Phone: Office: (302)422-1850 Fax:	Phone: Fax:
E-Mail: Cell: (302)270-1003	E-Mail:
Date of Report (Signature): 05/10/2025	Date of Report (Signature):
License or Certification #: X2-0010749 State: DE	License or Certification #: State:
Designation: Certified Residential Real Property Appraiser	Designation:
Expiration Date of License or Certification: 10/31/2025	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: May 5, 2025	Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.:

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	302,304,402,502,504 Truitt Ave Milford, DE 19963	402 & 502 Truitt Ave Milford, DE 19963					
Proximity to Subject		0.04 miles N					
Sale Price	$		$ 320,000		$		$
Price/	$	$ 110,344.83		$		$	
Data Source(s)	BrightMLS/Inspection	BrightMLS					
Verification Source(s)	Kent County/City of Milford	Kent County					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Cash					
Date of Sale/Time		07/24	+10,000				
Rights Appraised	Fee Simple	Fee Simple					
Location	Residential	Residential	0				
Site Area	4.72	2.9	+210,000				
Zoning	R-3	R-3	0				
Net Adjustment (Total, in $)		☒ + ☐ −	$ 220,000	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 540,000		$		$

Summary of Sales Comparison Approach: Comp 4 is the most recent sale and is a portion (two parcels) of the aggregated subject properties. Comp 4 lends additional support to the value conclusion.

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Comparable Land Photo Page

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



Comparable 1

11 S Dupont Hwy

Prox. to Subj.	0.50 miles W
Sales Price	975,000
Date of Sale	12/23
Site Area	9.37
Location	Hwy Comm
Zoning	C-3



Comparable 2

800 Airport Rd

Prox. to Subject	1.00 miles NW
Sales Price	435,000
Date of Sale	12/23
Site Area	4.19
Location	Office/Comm
Zoning	OC1



Comparable 3

15 17& 20 Pennsylvania Ave

Prox. to Subject	1.30 miles S
Sales Price	120,000
Date of Sale	01/24
Site Area	1.52
Location	Residential/Comm
Zoning	R-1

Comparable Photo Page

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



Comparable 4

402 & 502 Truitt Ave

Prox. to Subject	0.04 miles N
Sale Price	320,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Residential
View	
Site	2.9
Quality	
Age	

Location Map

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						



Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address:	504 Truitt Ave	City: Milford	State: DE	Zip Code: 19963	
Client:	Carlisle Lane LLC	Address:	4330 Big Stone Beach Road, Milford, DE 19963		
Appraiser:	Mark D McDaniel	Address:	Masten Realty LLC, 6103 Rehoboth Blvd., Milford, DE 19963		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

– Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

EXTRAORDINARY ASSUMPTION:
For the purpose of this appraisal the Extraordinary Assumption is made that the subject has no improvements. The value appraised is for "Land Only."

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Certifications & Definitions

File No.:

Property Address: 504 Truitt Ave City: Milford State: DE Zip Code: 19963
Client: Carlisle Lane LLC Address: 4330 Big Stone Beach Road, Milford, DE 19963
Appraiser: Mark D McDaniel Address: Masten Realty LLC, 6103 Rehoboth Blvd., Milford, DE 19963

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three–year period immediately preceding acceptance of this assignment.

– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

– My engagement in this assignment was not contingent upon developing or reporting predetermined results.

– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

SIGNATURES

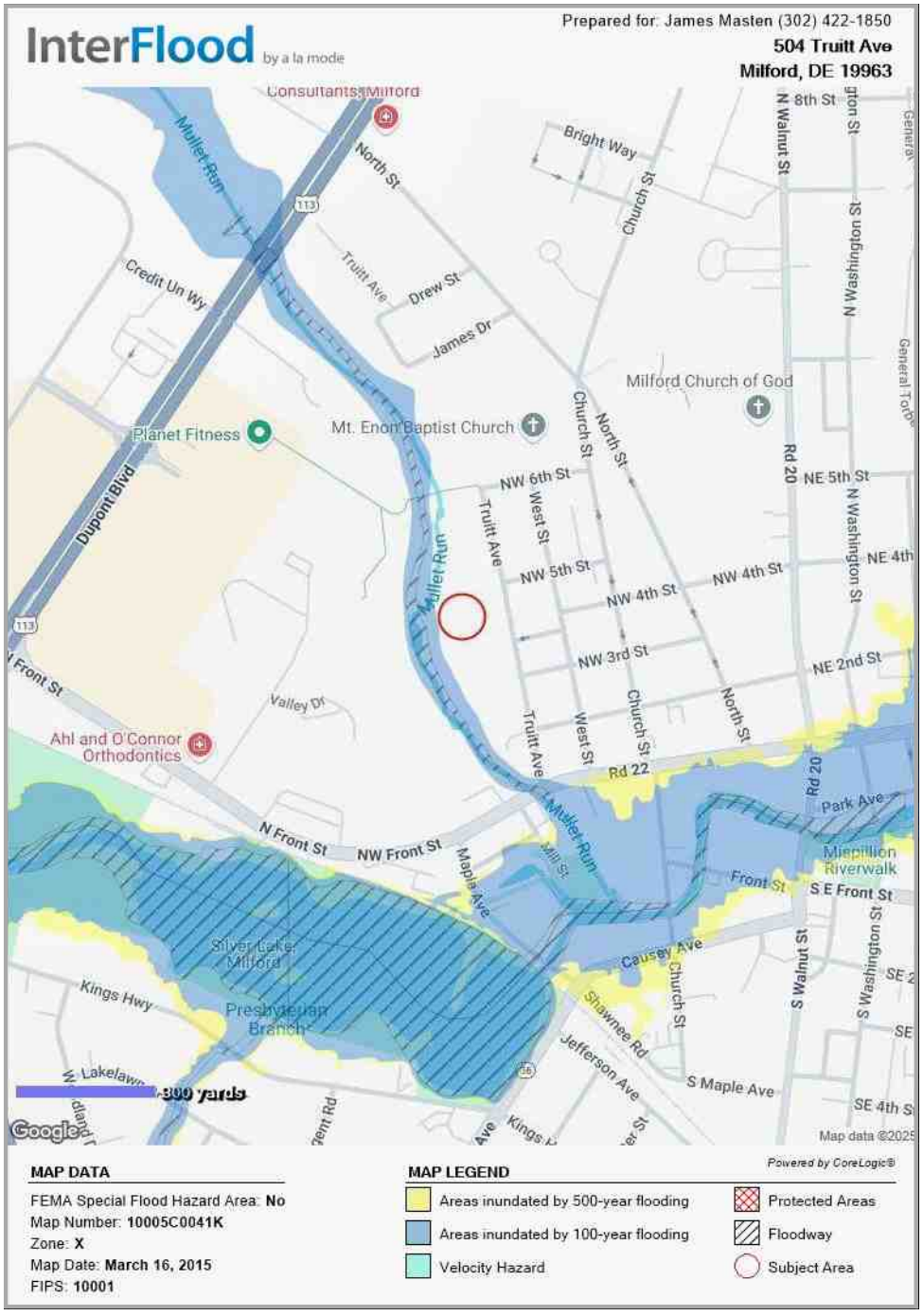
Client Contact: Matt Feindt Client Name: Carlisle Lane LLC
E-Mail: Address: 4330 Big Stone Beach Road, Milford, DE 19963

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Mark D McDaniel	Supervisory or Co-Appraiser Name:
Company: Masten Realty LLC	Company:
Phone: Office: (302)422-1850 Fax:	Phone: Fax:
E-Mail: Cell: (302)270-1003	E-Mail:
Date Report Signed: 05/10/2025	Date Report Signed:
License or Certification #: X2-0010749 State: DE	License or Certification #: State:
Designation: Certified Residential Real Property Appraiser	Designation:
Expiration Date of License or Certification: 10/31/2025	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: May 5, 2025	Date of Inspection:

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Flood Map

Client	Carlisle Lane LLC						
Property Address	504 Truitt Ave						
City	Milford	County	Kent	State	DE	Zip Code	19963
Owner	Carlisle Lane LLC						




40'
40'


WEST ST
NW 5TH ST
TRUITT AVE
40'
30'
01
02
02.01
03
04
05
06
07
08
09
10
11
12
13
14
17
18
20
20.01
24
25
26
27
2.1A
1.0A
4.9A

KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 302 TRUITT AVE, MILFORD - (5 16 18310 01 1300 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Parcel Information

Map Number: 5 16 18310 01 1300 000
Location ID/User Account#: 25484
Property Type: R - Residential - Vacant Land
Account Type:
Lot#:
Subdivision:
Legal Description:
W. SIDE TRUITT AVE., MILFORD, 41,733 SQ. FT.

Tax Account ID: 25484
GIS Coord: E-494850 N-333414
Deed BVP: D12856/252
Plat Book: 00000
Acres: 1.00
Total Living Area: 0 SQFT
Total Bedrooms: **Full BA:** **Half BA:**

District Information

Levy Court District: 4TH
(https://www.kentcountyde.gov/Elected-Officials/Fourth-District-Commissioner)
Fire: 42_F Carlisle (Milford)
School District: SC40 MILFORD
Ambulance: 42_A Carlisle (Milford)
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
CARLISLE LANE LLC
Owners Mailing Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Location Information

Location Addresses:
302 TRUITT AVE, MILFORD, DE 19963

Zoning Information

Zone:
R3 - Garden Apt. and Townhouse

Assessed Values

Land : $116,500
Buildings: $0
Total: $116,500

« Back | New Search »

© 2025 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 302 TRUITT AVE, MILFORD - (5 16 18310 01 1300 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Tax Account Contact Number: 302-744-2341
Sewer Account Contact Number: 302-744-2391

Current Tax Account Information

Map Number: 5 16 18310 01 1300 000
Tax ID: 25484
User Account: 25484
Pending: $0.00
Base Tax: $0.00
Penalty/Interest: $0.00
Other: $0.00

Account Type: R
Improvement Status: VACANT

Billing Address

Billing To: CARLISLE LANE LLC
Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Sewer Billing

Sewer Account #:
Sewer Customer #:
Sewer Units: 0.0
Current Bal: $0.00

Tax Credit Legend

S/C = School Credit Adjustment
V/SC = Veteran School Credit
V/CC = Veteran County Credit

Tax Billing Details

Entity Code	Tax description	Tax Amount
CNTY	COUNTY TAX	66.64
LI40	LIBRARY DISTRICT	14.10
S 40	MILFORD SCHOOL	327.02
VOCA	VOCATIONAL SCHOOL	31.22
	TOTAL TAX FOR YEAR 2024	**438.98**

Tax Billing History

Date	Type	Code	Tax Year	Roll	Period	Amount	Tax Receipt
9/27/24	PAYMENT	TX				438.98-	0051518
6/01/24	BILL		2024	P	1	438.98	2616980
2/06/24	PAYMENT	TX				417.62-	0000203
6/01/23	BILL		2023	P	1	188.74	2527688
6/01/22	BILL		2022	P	1	184.46	2438902
3/30/22	PAYMENT	TX				185.73-	0001096
9/30/21	PAYMENT	TX				200.00-	0000350
6/01/21	BILL		2021	P	1	187.67	2350747
3/08/21	PAYMENT	TX				200.00-	0000414
6/01/20	BILL		2020	P	1	353.51	2262241
4/29/20	PAYMENT	TX				894.44-	0000674
3/17/20	ADDED M	AMC	2017	P	1	80.00	GINA
6/01/19	BILL		2019	P	1	355.31	2173684
10/03/18	PAYMENT	TX				500.00-	0002486
6/01/18	BILL		2018	P	1	356.48	2085230
3/28/18	PAYMENT	TX				300.00-	0001128

« Back | New Search »

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Milford, DE : Residential Property Record Card

[Back to Search Results] [Start a New Search][Help with Printing]

Search For Properties

Parcel ID

Street Name

TRUITT AVE

Search | Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
MD-16-183.10-01-13.00-000	1	1121	302 TRUITT AVE	R3	R00	1.000

Owner Information

Matthews, Joseph
300 Truitt Ave
Milford DE 19963

Property Picture



Deed Information

Book/Page:	0
Sale Date:	n/a

Dwelling Information

Living Units:	0
Style:	
Story Height:	0
Exterior Wall:	
Attic Living:	
Basement:	
Year Built:	0
Ground Floor Area:	0
Fin BSMT Living:	0
Tot Living Area:	0
Rec Room:	0 x 0
Tot Rooms:	0
Bedrooms:	0
Full Baths:	0
Half Baths:	0
Mas Fire Place	0
Frame Fire Place	0
Heating Type:	

Valuation

Land:	$28,100
Building:	$0
Total:	$28,100

Sales History

Document No	Date	Price	Type	Validity

Permit History

Date	Purpose	Price
2017/03/15	DEMO HOUSE	$1,500
2017/01/24	DEMO BARN	$0

Out Building Information

Type	Qty	Year	Size1	Size2

Building Sketch

Real Estate | City of Milford

Sign In

← 302 TRUITT AVE | 51618310011300000

Bill: 6442 | Year: 2024 | Type: REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	09/30/2024	$165.79	$165.79	$0.00	**Paid**

Payments

Posted date	Reference / paid by	Amount
09/27/2024	CARLISLE LANE LLC	$165.79

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
ANNUAL PROPERTY TAX	$28,100.00	0.59	$165.79

Print Page

Okay

KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 304 TRUITT AVE, MILFORD - (5 16 18310 01 1200 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Parcel Information

Map Number: 5 16 18310 01 1200 000
Location ID/User Account#: 59068
Property Type: R - Single Family Dwelling
Account Type:
Lot#:
Subdivision:
Legal Description:
304 TRUITT AVE

Tax Account ID: 113227
GIS Coord: E-494981 N-333483
Deed BVP: D13130/302
Plat Book: 00000
Acres: 0.40
Total Living Area: 1552 SQFT
Total Bedrooms: 3 **Full BA:** 1 **Half BA:** 1

District Information

Levy Court District: 4TH
(https://www.kentcountyde.gov/Elected-Officials/Fourth-District-Commissioner)
Fire: 42_F Carlisle (Milford)
School District: SC40 MILFORD
Ambulance: 42_A Carlisle (Milford)
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
CARLISLE LANE LLC
Owners Mailing Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Location Information

Location Addresses:
304 TRUITT AVE, MILFORD, DE 19963

Zoning Information

Zone:
R3 - Garden Apt. and Townhouse

Assessed Values

Land : $74,200
Buildings: $145,200
Total: $219,400

« Back | New Search »

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KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 304 TRUITT AVE, MILFORD - (5 16 18310 01 1200 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Tax Account Contact Number: 302-744-2341
Sewer Account Contact Number: 302-744-2391

Current Tax Account Information

Map Number: 5 16 18310 01 1200 000
Tax ID: 113227
User Account: 59068
Pending: $0.00
Base Tax: $0.00
Penalty/Interest: $0.00
Other: $0.00

Account Type: R
Improvement Status: IMPROVED

Billing Address

Billing To: CARLISLE LANE LLC
Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Sewer Billing

Sewer Account #:
Sewer Customer #:
Sewer Units: 0.0
Current Bal: $0.00

Tax Credit Legend

S/C = School Credit Adjustment
V/SC = Veteran School Credit
V/CC = Veteran County Credit

Tax Billing Details

Entity Code	Tax description	Tax Amount
CNTY	COUNTY TAX	125.50
LI40	LIBRARY DISTRICT	26.55
S 40	MILFORD SCHOOL	615.86
VOCA	VOCATIONAL SCHOOL	58.80
	TOTAL TAX FOR YEAR 2024	**826.71**

Tax Billing History

Date	Type	Code	Tax Year	Roll	Period	Amount	Tax Receipt
9/27/24	PAYMENT	TX				826.71-	0051518
6/01/24	BILL		2024	P	1	826.71	2616979
9/11/23	PAYMENT	TX				683.06-	0004553
6/01/23	BILL		2023	P	1	683.06	2527687
8/29/22	PAYMENT	TX				667.56-	0008496
6/01/22	BILL		2022	P	1	667.56	2438901
9/14/21	PAYMENT	TX				679.17-	0007008
6/01/21	BILL		2021	P	1	679.17	2350746
9/11/20	PAYMENT	TX				684.52-	0005852
6/01/20	BILL		2020	P	1	684.52	2262240
9/03/19	PAYMENT	TX				687.98-	0000500
6/01/19	BILL		2019	P	1	687.98	2173683
6/01/18	BILL		2018	P	1	.00	2085229
6/01/17	BILL		2017	P	1	.00	1996492
6/01/16	BILL		2016	P	1	.00	1907592
6/01/15	BILL		2015	P	1	.00	1818102

« Back | New Search »

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Milford, DE : Residential Property Record Card

[Back to Search Results] [Start a New Search][Help with Printing]

Search For Properties

Parcel ID

Street Name
TRUITT AVE

Search | Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
MD-16-183.10-01-12.00-000	1	1120	304 TRUITT AVE	R3	R12	0.383

Owner Information
Bethel African Methodist Church
205 Nw Fourth St
Milford DE 19963

Property Picture



Deed Information
Book/Page: 0
Sale Date: n/a

Dwelling Information
Living Units: 1
Style: Old Style
Story Height: 2
Exterior Wall: Asbestos
Attic Living: None
Basement: Full
Year Built: 1920
Ground Floor Area: 976
Fin BSMT Living: 0
Tot Living Area: 1592
Rec Room: 0 x 0
Tot Rooms: 6
Bedrooms: 3
Full Baths: 1
Half Baths: 0
Mas Fire Place 0
Frame Fire Place 0
Heating Type: Basic

Valuation
Land: $27,000
Building: $43,200
Total: $70,200

Sales History

Document No	Date	Price	Type	Validity

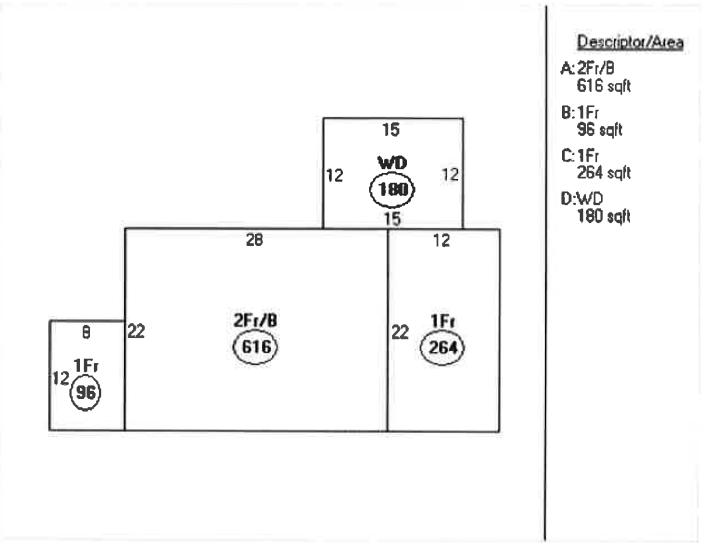
Permit History

Date	Purpose	Price
2020/06/08	RAMP	$725

Out Building Information

Type	Qty	Year	Size1	Size2
Garage-1/2s	1	1930	13	24

Building Sketch



Comparable Sales Information

Parcel ID	Location	Sale Date	Price	Area Style	Grade	Year	Bedrooms	FB	HB	Acres
3-30-7.17-223.00	804 SE FRONT ST	2011/02/28	$98,300	1624 OLD STYLE	C	1940	3	2	0	0.154
MD-16-183.06-04-31.00-000	411 EAST ST	2010/08/31	$159,900	1708 OLD STYLE	C	1920	3	1	1	0.165
3-30-7.17-189.00	108 FISHER AVE	2011/08/15	$135,500	1452 OLD STYLE	C	1940	3	1	0	0.137
3-30-11.05-192.00	519 MCCOLLEY ST	2011/05/26	$142,000	1638 CONVENTIONAL	C	1925	5	2	0	0.260
3-30-10.08-080.00	531 S WASHINGTON ST	2011/03/04	$170,000	1572 RANCH	C	1955	3	2	0	0.262

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Comments regarding this service should be directed to: sfrederick@milford-de.gov

BUILT BY
Big Room
STUDIOS

Bill: 6441 | Year: 2024 | Type: REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	09/30/2024	$414.18	$414.18	$0.00	**Paid**

Payments

Posted date	Reference / paid by	Amount
09/27/2024	CARLISLE LANE LLC	$414.18

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
ANNUAL PROPERTY TAX	$70,200.00	0.59	$414.18

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KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 402 TRUITT AVE, MILFORD - (5 16 18310 01 0100 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Parcel Information

Map Number: 5 16 18310 01 0100 000
Location ID/User Account#: 23418
Property Type: R - Residential - Vacant Land
Account Type:
Lot#:
Subdivision:
Legal Description:
W. TRUITT AVE., #1- LOT #31:#2-LOT #12 TO 17, 22-26,32 TO 34

Tax Account ID: 23418
GIS Coord: E-494872 N-333661
Deed BVP: D13093/242
Plat Book: 00000
Acres: 2.14
Total Living Area: 0 SQFT
Total Bedrooms: **Full BA:** **Half BA:**

District Information

Levy Court District: 4TH
(https://www.kentcountyde.gov/Elected-Officials/Fourth-District-Commissioner)
Fire: 42_F Carlisle (Milford)
School District: SC40 MILFORD
Ambulance: 42_A Carlisle (Milford)
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
CARLISLE LANE LLC
Owners Mailing Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Location Information

Location Addresses:
402 TRUITT AVE, MILFORD, DE 19963

Zoning Information

Zone:
R3 - Garden Apt. and Townhouse

Assessed Values

Land : $159,600
Buildings: $0
Total: $159,600

« Back | New Search »

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KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 402 TRUITT AVE, MILFORD - (5 16 18310 01 0100 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Tax Account Contact Number: 302-744-2341
Sewer Account Contact Number: 302-744-2391

Current Tax Account Information

Map Number: 5 16 18310 01 0100 000
Tax ID: 23418
User Account: 23418
Pending: $0.00
Base Tax: $0.00
Penalty/Interest: $0.00
Other: $0.00

Account Type: R
Improvement Status: VACANT

Billing Address

Billing To: CARLISLE LANE LLC
Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Sewer Billing

Sewer Account #:
Sewer Customer #:
Sewer Units: 0.0
Current Bal: $0.00

Tax Credit Legend

S/C = School Credit Adjustment
V/SC = Veteran School Credit
V/CC = Veteran County Credit

Tax Billing Details

Entity Code	Tax description	Tax Amount
CNTY	COUNTY TAX	91.29
LI40	LIBRARY DISTRICT	19.31
S 40	MILFORD SCHOOL	448.00
VOCA	VOCATIONAL SCHOOL	42.77
	TOTAL TAX FOR YEAR 2024	**601.37**

Tax Billing History

Date	Type	Code	Tax Year	Roll	Period	Amount	Tax Receipt
9/27/24	PAYMENT	TX				599.56-	0051518
8/02/24	CREDIT	CRED	2023	P	1	1.81	TX421U
6/01/24	BILL		2024	P	1	601.37	2616969
8/29/23	PAYMENT	TX				159.38-	0005894
8/16/23	PAYMENT	TX				200.00-	0000455
6/01/23	BILL		2023	P	1	170.76	2527677
6/01/22	BILL		2022	P	1	166.88	2438891
8/27/21	PAYMENT	TX				169.79-	0008446
6/01/21	BILL		2021	P	1	169.79	2350736
8/27/20	PAYMENT	TX				171.13-	0008035
6/01/20	BILL		2020	P	1	171.13	2262230
9/11/19	PAYMENT	TX				171.99-	0004226
6/01/19	BILL		2019	P	1	171.99	2173673
8/31/18	PAYMENT	TX				172.56-	0000362
6/01/18	BILL		2018	P	1	172.56	2085220
10/02/17	PAYMENT	TX				176.18-	0000768

« Back | New Search »

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Milford, DE : Residential Property Record Card

[Back to Search Results] [Start a New Search][Help with Printing]

Search For Properties

Parcel ID **Street Name**

TRUITT AVE Search Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
MD-16-183.10-01-01.00-000	1	1111	402 TRUITT AVE	R3	R00	2.400

Owner Information

Larrimore, Joseph Knowles - Rev Trust Larrimore, Linda D
15159 Hudson Rd
Milton DE 19968

Property Picture



Deed Information

Book/Page: 11707/170
Sale Date: 2022/01/24

Dwelling Information

Living Units: 0
Style:
Story Height: 0
Exterior Wall:
Attic Living:
Basement:
Year Built: 0
Ground Floor Area: 0
Fin BSMT Living: 0
Tot Living Area: 0
Rec Room: 0 x 0
Tot Rooms: 0
Bedrooms: 0
Full Baths: 0
Half Baths: 0
Mas Fire Place 0
Frame Fire Place 0
Heating Type:

Valuation

Land: $44,900
Building: $0
Total: $44,900

Sales History

Document No	Date	Price	Type	Validity

Permit History

Date	Purpose	Price
2009/01/23	DEMO	$10

Out Building Information

Type	Qty	Year	Size1	Size2

Building Sketch

Real Estate | City of Milford

Sign In

← 402 TRUITT AVE | 51618310010100000

Bill: 6431 | Year: 2024 | Type: REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	09/30/2024	$264.91	$264.91	$0.00	**Paid**

Payments

Posted date	Reference / paid by	Amount
09/27/2024	CARLISLE LANE LLC	$262.70
08/26/2024	Transferred from 20 2023 32930	$2.21

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
ANNUAL PROPERTY TAX	$44,900.00	0.59	$264.91

Print Page

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KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 502 TRUITT AVE, MILFORD - (5 16 18306 01 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Parcel Information

Map Number: 5 16 18306 01 0800 000
Location ID/User Account#: 24876
Property Type: R - Single Family Dwelling
Account Type:
Lot#:
Subdivision:
Legal Description:
#1-W. LINE TRUITT AVE., LOT #2:#2-LOT ADJ. #1 502 TRUITT AVENUE

Tax Account ID: 24876
GIS Coord: E-494851 N-333845
Deed BVP: D13093/242
Plat Book: 00000
Acres: 0.50
Total Living Area: 870 SQFT
Total Bedrooms: 1 **Full BA:** 1 **Half BA:** 0

District Information

Levy Court District: 4TH
(https://www.kentcountyde.gov/Elected-Officials/Fourth-District-Commissioner)
Fire: 42_F Carlisle (Milford)
School District: SC40 MILFORD
Ambulance: 42_A Carlisle (Milford)
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
CARLISLE LANE LLC
Owners Mailing Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Location Information

Location Addresses:
502 TRUITT AVE, MILFORD, DE 19963

Zoning Information

Zone:
R3 - Garden Apt. and Townhouse

Assessed Values

Land : $81,300
Buildings: $77,800
Total: $159,100

« Back | New Search »

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KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 502 TRUITT AVE, MILFORD - (5 16 18306 01 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Tax Account Contact Number: 302-744-2341
Sewer Account Contact Number: 302-744-2391

Current Tax Account Information

Map Number: 5 16 18306 01 0800 000
Tax ID: 24876
User Account: 24876
Pending: $0.00
Base Tax: $0.00
Penalty/Interest: $0.00
Other: $0.00

Account Type: R
Improvement Status: IMPROVED

Billing Address

Billing To: CARLISLE LANE LLC
Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Sewer Billing

Sewer Account #:
Sewer Customer #:
Sewer Units: 0.0
Current Bal: $0.00

Tax Credit Legend

S/C = School Credit Adjustment
V/SC = Veteran School Credit
V/CC = Veteran County Credit

Tax Billing Details

Entity Code	Tax description	Tax Amount
CNTY	COUNTY TAX	91.01
LI40	LIBRARY DISTRICT	19.25
S 40	MILFORD SCHOOL	446.59
VOCA	VOCATIONAL SCHOOL	42.64
	TOTAL TAX FOR YEAR 2024	**599.49**

Tax Billing History

Date	Type	Code	Tax Year	Roll	Period	Amount	Tax Receipt
9/27/24	PAYMENT	TX				599.49-	0051518
6/01/24	BILL		2024	P	1	599.49	2616521
12/12/23	PAYMENT	TX				484.77-	0000657
8/14/23	PAYMENT	TX				500.00-	0000346
6/01/23	BILL		2023	P	1	462.86	2527228
6/01/22	BILL		2022	P	1	452.36	2438445
1/07/22	PAYMENT	TX				111.01-	0000261
12/21/21	PAYMENT	TX				130.00-	0001095
10/27/21	PAYMENT	TX				230.00-	0003742
6/01/21	BILL		2021	P	1	460.23	2350289
3/05/21	PAYMENT	TX				80.94-	0000342
2/18/21	PAYMENT	TX				100.00-	0000607
12/31/20	PAYMENT	TX				100.00-	0000138
11/30/20	PAYMENT	TX				200.00-	0000097
6/01/20	BILL		2020	P	1	463.86	2261780
1/04/20	PAYMENT	TX				279.39-	0000135

« Back | New Search »

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Milford, DE : Residential Property Record Card

[Back to Search Results] [Start a New Search][Help with Printing]

Search For Properties

Parcel ID

Street Name

TRUITT AVE

Search | Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
MD-16-183.06-01-08.00-000	1	730	502 TRUITT AVE	R3	R10	0.504

Owner Information

Larrimore, Joseph Knowles - Rev Trust Larrimore, Linda D
15159 Hudson Road
Milton DE 19968

Property Picture



Deed Information

Book/Page:	11707/170
Sale Date:	2022/01/24

Dwelling Information

Living Units:	1
Style:	Bungalow
Story Height:	1
Exterior Wall:	Alum/Vinyl
Attic Living:	Unfin
Basement:	Part
Year Built:	1940
Ground Floor Area:	696
Fin BSMT Living:	0
Tot Living Area:	696
Rec Room:	0 x 0
Tot Rooms:	5
Bedrooms:	1
Full Baths:	1
Half Baths:	0
Mas Fire Place	0
Frame Fire Place	0
Heating Type:	Basic

Valuation

Land:	$28,600
Building:	$15,300
Total:	$43,900

Sales History

Document No	Date	Price	Type	Validity
n/a	2011/12/15	$35,000	Land + Bldg	0

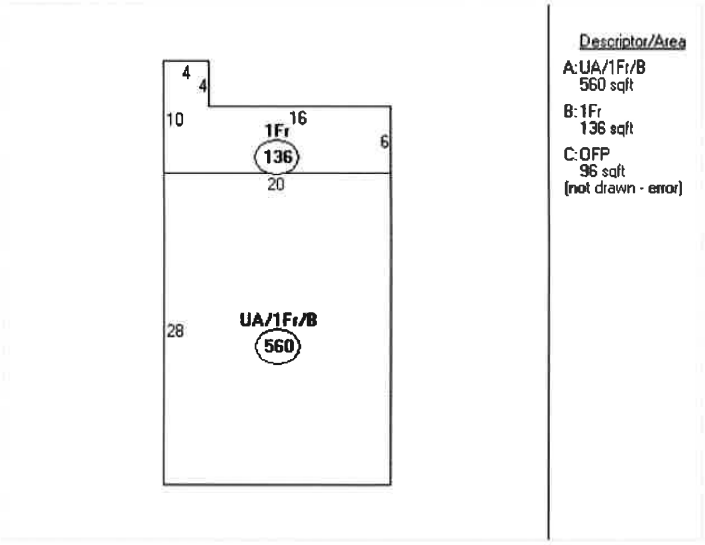
Permit History

Date	Purpose	Price

Out Building Information

Type	Qty	Year	Size1	Size2

Building Sketch



Comparable Sales Information

Parcel ID	Location	Sale Date	Price	Area	Style	Grade	Year	Bedrooms	FB	HB	Acres
3-30-11.05-036.00	204 LOVERS LANE	2011/08/29	$139,000	750	COTTAGE	C	1945	2	1	0	0.195
MD-16-183.06-04-15.00-000	10 NE FIFTH ST	2010/01/15	$90,000	864	RANCH	C-	1996	2	1	1	0.116
MD-16-174.14-01-43.00-000	203 NE TENTH ST	2011/08/26	$90,000	720	CAPE	C	1950	2	1	0	0.165
3-30-11.05-024.00	905 SE THIRD ST	2010/10/08	$86,000	973	RANCH	C-	1960	3	1	0	0.196
MD-16-174.18-01-08.00-000	16 NW TENTH ST	2010/02/15	$110,000	1008	CAPE	C	1950	3	1	0	0.196

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BUILT BY
big Room
STUDIOS

Real Estate | City of Milford

Sign In

← 502 TRUITT AVE | 51618306010800000

Bill: 5985 | Year: 2024 | Type: REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	09/30/2024	$259.01	$259.01	$0.00	**Paid**

Payments

Posted date	Reference / paid by	Amount
09/27/2024	CARLISLE LANE LLC	$260.11
03/14/2025	Transferred to 20 2023 28270	-$1.10

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
ANNUAL PROPERTY TAX	$43,900.00	0.59	$259.01

Print Page

Okay

KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 504 TRUITT AVE, MILFORD - (5 16 18306 01 0700 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment

PRINT BACK NEW SEARCH

Parcel Information

Map Number: 5 16 18306 01 0700 000
Location ID/User Account#: 26495
Property Type: R - Residential - Vacant Land
Account Type:
Lot#:
Subdivision:
Legal Description:
W. SD. TRUITT AVE., MILFORD, LOT 504 TRUITT AVENUE

Tax Account ID: 26495
GIS Coord: E-494869 N-333918
Deed BVP: D12411/292
Plat Book: 00000
Acres: 0.44
Total Living Area: 0 SQFT
Total Bedrooms: **Full BA:** **Half BA:**

District Information

Levy Court District: 4TH
(https://www.kentcountyde.gov/Elected-Officials/Fourth-District-Commissioner)
Fire: 42_F Carlisle (Milford)
School District: SC40 MILFORD
Ambulance: 42_A Carlisle (Milford)
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
CARLISLE LANE LLC
Owners Mailing Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Location Information

Location Addresses:
504 TRUITT AVE, MILFORD, DE 19963

Zoning Information

Zone:
R3 - Garden Apt. and Townhouse

Assessed Values

Land : $77,100
Buildings: $0
Total: $77,100

« Back | New Search »

© 2025 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

KENT COUNTY
LEVY COURT

Hi,

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 504 TRUITT AVE, MILFORD - (5 16 18306 01 0700 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment | PRINT | BACK | NEW SEARCH

Tax Account Contact Number: 302-744-2341
Sewer Account Contact Number: 302-744-2391

Current Tax Account Information

Map Number: 5 16 18306 01 0700 000
Tax ID: 26495
User Account: 26495
Pending: $0.00
Base Tax: $0.00
Penalty/Interest: $0.00
Other: $0.00

Account Type: R
Improvement Status: VACANT

Billing Address

Billing To: CARLISLE LANE LLC
Address:
4330 BIG STONE BEACH RD
MILFORD, DE 19963

Sewer Billing

Sewer Account #:
Sewer Customer #:
Sewer Units: 0.0
Current Bal: $0.00

Tax Credit Legend

S/C = School Credit Adjustment
V/SC = Veteran School Credit
V/CC = Veteran County Credit

Tax Billing Details

Entity Code	Tax description	Tax Amount
CNTY	COUNTY TAX	44.10
LI40	LIBRARY DISTRICT	9.33
S 40	MILFORD SCHOOL	216.42
VOCA	VOCATIONAL SCHOOL	20.66
	TOTAL TAX FOR YEAR 2024	**290.51**

Tax Billing History

Date	Type	Code	Tax Year	Roll	Period	Amount	Tax Receipt
9/27/24	PAYMENT	TX				290.51-	0051518
6/01/24	BILL		2024	P	1	290.51	2616520
12/29/23	PAYMENT	TX				185.67-	0001510
6/01/23	BILL		2023	P	1	179.75	2527227
9/30/22	PAYMENT	TX				175.67-	0050411
6/01/22	BILL		2022	P	1	175.67	2438444
9/27/21	PAYMENT	TX				178.73-	0039951
6/01/21	BILL		2021	P	1	178.73	2350288
9/30/20	PAYMENT	TX				180.13-	0046861
8/27/20	PAYMENT	TX				509.52-	0007562
7/17/20	ADDED M	AMC	2018	P	1	80.00	GINA
6/01/20	BILL		2020	P	1	180.13	2261779
6/01/19	BILL		2019	P	1	181.04	2173222
6/01/18	BILL		2018	P	1	181.65	2084787
1/17/18	PAYMENT	TX				2,213.59-	0000646
1/12/18	ADDED M	AMC	2012	P	1	75.00	LISA

« Back | New Search »

© 2025 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

Milford, DE : Residential Property Record Card

[Back to Search Results] [Start a New Search][Help with Printing]

Search For Properties

Parcel ID

Street Name

TRUITT AVE

Search | Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
MD-16-183.06-01-07.00-000	1	729	504 TRUITT AVE	R3	R00	0.434

Owner Information

Carlisle Lane Llc
4330 Big Stone Road
Milford DE 19963

Property Picture



Deed Information

Book/Page: 12411/292
Sale Date: 2023/03/22

Dwelling Information

Living Units: 0
Style:
Story Height: 0
Exterior Wall:
Attic Living:
Basement:
Year Built: 0
Ground Floor Area: 0
Fin BSMT Living: 0
Tot Living Area: 0
Rec Room: 0 x 0
Tot Rooms: 0
Bedrooms: 0
Full Baths: 0
Half Baths: 0
Mas Fire Place 0
Frame Fire Place 0
Heating Type:

Valuation

Land: $27,700
Building: $0
Total: $27,700

Sales History

Document No	Date	Price	Type	Validity
12411/292	2023/03/22	$55,000	Land Only	

Permit History

Date	Purpose	Price
2009/01/28	DEMO	$10

Out Building Information

Type	Qty	Year	Size1	Size2

Building Sketch

Real Estate | City of Milford

Sign In

← 504 TRUITT AVE | 51618306010700000

Bill: 5984 | Year: 2024 | Type: REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	09/30/2024	$163.43	$163.43	$0.00	**Paid**

Payments

Posted date	Reference / paid by	Amount
09/27/2024	CARLISLE LANE LLC	$166.72
03/14/2025	Transferred to 20 2023 28260	-$3.29

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
ANNUAL PROPERTY TAX	$27,700.00	0.59	$163.43

Print Page

Okay



Kent County
Eugenia Thornton
Recorder of Deeds
DOVER, DE 19901

Instrument Number: 2024-488317

Recorded On: February 07, 2024 **As-Deed**

Parties: MATTHEWS JOSEPH E

To CARLISLE LANE LLC **# of Pages: 3**

Comment:

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Deed		61.00
# of Pages	2	
# of Parcel IDs	1	
Total:		61.00

Realty Tax Information

Affidavit Attached-No

Milford - NEW 2017 RATE

	Value	75,000.00
State of Delaware		1,875.00
Munic-Milford		1,125.00
		3,000.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

File Information:

Document Number: 2024-488317
Receipt Number: 492074
Recorded Date/Time: February 07, 2024 07:58:11A
Book-Vol/Pg: BK-RE VL-12856 PG-252
User / Station: B Beck - Cashier4

Record and Return To:

WALTER G FEINDT
PO BOX 1184
MILFORD DE 19963

Eugenia Thornton

$61

Accepted for Filing in:
Kent County
Doc# 488317
On: Feb 07,2024 at 07:58A

TAX MAP NO: 5-16-183.10-01-13.00/000

PREPARED BY AND
RETURN TO: WALTER G. FEINDT, P.A.
P.O. Box 1184
Milford, De. 19963

THIS DEED, made this 5th day of February 2024, BETWEEN **JOSEPH E. MATTHEWS,** 300 Truitt Avenue, Milford, Delaware 19963, Party of the first part, **-AND-CARLISLE LANE, LLC**, a Delaware Limited Liability Company, 4330 Big Stone Beach Road, Milford, Delaware 19963, Party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION, current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns,

ALL that certain lot, piece or parcel of land in the Town of Milford, Kent County, State of Delaware, lying on the west side of Truitt Avenue, being more particularly described in a survey of McCann Surveyors, Inc., dated May 30, 1984 as follows, to-wit:

BEGINNING at an iron pipe situate on the westerly right-of-way of Truitt Avenue, said iron pipe being 100 feet, more or less, southerly from the centerline of Fourth Street, said iron pipe being a corner of these lands and lands now or formerly of Bethel African Methodist Episcopal Church; thence by and with the westerly right-of-way line of Truitt Avenue(1) South 00 degrees 22 minutes 00 seconds West 15.0 feet to an iron pipe, said iron pipe being a corner of these lands, lands now or formerly of Stella A. Mills and being located on the westerly right-of-way line of Truitt Avenue; thence by and with lands now or formerly of Stella A. Mills (2) North 89 degrees 06 minutes 11 seconds West, 207.29 feet to a point, said point being a corner of these lands and lands now or formerly of Stella A. Mills; thence by and with lands now or formerly of Stella A. Mills (3) South 01 degrees 13 minutes 40 seconds East 1.87 feet to an iron pipe; thence continuing the same course 48.13 feet (in all measuring a total distance of 50.0 feet) to an iron pipe, said iron pipe being a corner of these lands, lands now or formerly of Stella A. Mills and lands now or formerly of James C. Sipple, Jr.; thence by and with lands now or formerly of James C. Sipple, Jr., (4) North 89 degrees 03 minutes 40 seconds West, 152.40 feet to a fence post, said fence post being a corner of these lands, lands now or formerly of James. C. Sipple, Jr., and being a point on line of lands now or formerly of Violet C. Marvel; thence by and with lands now or formerly of Violet C. Marvel (5) North 05 degrees 15 minutes 18 seconds West, 197.80 feet to a pump pipe, said pump pipe being a corner of these lands and being a point on line of lands now or formerly of Violet C. Marvel and being a corner of lands now or formerly of John D. Betts; thence by and with lands now or formerly of John D. Betts (6) South 89 degrees 56 minutes 23 seconds East, 196.06 feet to an iron pipe, said iron pipe being a corner of these lands

and being a point on line of lands now or formerly of John D. Betts and being a corner of lands now or formerly of Bethel African Methodist Episcopal Church; thence by and with lands now or formerly of Bethel African Methodist Episcopal Church the following four courses and distances; (7) South 00 degrees 22 minutes 00 seconds West, 102.00 feet to an iron stob found, (8) South 88 degrees 43 minutes 28 seconds East, 102.46 feet to an iron pipe; thence (9) South 00 degrees 22 minutes 00 seconds West 32.0 feet to an iron pipe; thence (10) South 89 degrees 06 minutes 11 seconds East, 79.15 feet to an iron pipe being the place of beginning. The above described parcel of lands contains 41,733 square feet of land, be the same more or less.

BEING the same lands conveyed unto **JOSEPH E. MATTHEWS** by deed of **ALBERT J. LEBO, JR.** and **DEBORAH A. LEBO**, his wife, dated May 31, 1984, recorded May 31, 1984 in the Kent County, Delaware Recorder of Deeds Office **in Deed Record I, Volume 39, at Page 336.**

THE GRANTOR reserving a 15 foot wide easement for purposes of ingress, egress and regress along the southerly border of said property (adjacent to 300 Truitt Avenue) for himself, but not his successors, heirs and/or assigns.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his Hand and Seal on the day and year first aforesaid.

Sealed and Delivered
In the Presence Of:

WITNESS

_____(SEAL)
JOSEPH E. MATTHEWS

STATE OF DELAWARE :
: SS.
COUNTY OF Kent :

BE IT REMEMBERED, that on this 5th day of February in the year of our Lord two thousand twenty four personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, **JOSEPH E. MATTHEWS**, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his Act and Deed.

GIVEN under my Hand and Seal of Office on the day and year aforesaid.

WALTER G. FEINDT ESQUIRE
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323
ATTORNEY AT LAW
DELAWARE

NOTARIAL OFFICER

70 2024 00498470

Kent County
Eugenia Thornton
Recorder of Deeds
DOVER, DE 19901

Instrument Number: 2024-498470

Recorded On: August 14, 2024 As-Deed

Parties: CH-BETHEL AFRICAN METHODIST EPISCOPAL CHURCH

To CARLISLE LANE LLC

# of Pages: 4

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Deed		71.00
# of Pages	3	
# of Parcel IDs	1	
Total:		71.00

Realty Tax Information

Affidavit Attached-No

Milford - NEW 2017 RATE

	Value	120,000.00
State of Delaware		3,000.00
Munic-Milford		1,800.00
		4,800.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Document Number: 2024-498470
Receipt Number: 500171
Recorded Date/Time: August 14, 2024 11:53:05A
Book-Vol/Pg: BK-RE VL-13130 PG-302
User / Station: C Moore - DEE-DT-9ZVGDZ3

Record and Return To:

WALTER G FEINDT
PO BOX 1184
MILFORD DE 19963

Eugenia Thornton

Accepted for Filing in:
Kent County
Doc# 498470
On: Aug 14,2024 at 11:53A

PARCEL #: MD-16-183.10-01-12.00-000
PREPARED BY & RETURN TO:
Bonnie M. Benson, P.A.
2116 S. DuPont Highway
Unit 2
Camden, DE 19934
File No. 24-1962/CK

NO NEW TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 8th day of August, 2024,

- BETWEEN -

BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, MILFORD, DELAWARE, INC. A/K/A BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, MILFORD, DELAWARE, a Delaware Corporation, of 205 NW 4th Street, Milford, DE 19963, party of the first part,

- AND -

CARLISLE LANE, LLC, of 4330 Big Stone Beach Road, Milford, DE 19963, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Kent County, State of Delaware:

PARCEL 1

ALL that certain lot, piece and parcel of land on the west side of Truitt Avenue in the City of Milford, Kent County and State of Delaware, together with improvements thereon erected, and more fully described as follows, to-wit:

BEGINNING at a point on the west line of Truitt Avenue, a corner for lands formerly of Philip R. Jacobs and Helen T. Lynn, now of Delbert McColley; thence westerly with line of said McColley lot eighty-five (85) feet to a stake for a corner; thence southerly and parallel with

Truitt Avenue, seventy-four (74) feet to a stake for a corner; thence easterly and parallel with the line of said McColley lot eight-five (85) feet to the west line of Truitt Avenue; thence northerly with west line of Truitt Avenue seventy-four (74) feet, home to the place of beginning, containing 6,290 superficial square feet of land, be the same more or less.

PARCEL 2

ALL that certain lot, piece and parcel of land lying at the rear and adjoining Tract No. 1 above described, and more fully described as follows, to-wit:

BEGINNING at a stake for a corner with the northwest corner of lot formerly of Philip R. Jacobs and Helen T. Lynn, now of Delbert McColley, and John D. Hill lot; thence westerly with line of John D. Hill lot one hundred two (102) feet to a stake for a corner; thence southerly one hundred two (102) feet and parallel with Truitt Avenue to a stake for a corner; thence easterly and parallel with John D. Hill line one hundred two (102) feet to a stake for a corner; thence northerly and parallel with Truitt Avenue one hundred two (102) feet home to the place of beginning, containing 10,404 superficial square feet of land, be the same more or less;

The Grantors, their heirs and assigns, give unto the Grantee, its successors and assigns, the perpetual right of ingress and egress through a 15 foot alley adjoining the southside of tract No. 1 herein conveyed.

BEING the same lands conveyed to Bethel African Methodist Episcopal Church Milford, Delaware, a Religious Corporation of the State of Delaware from William Earl Messick and Beulah H. Messick, his wife, by deed dated October 29, 1965 and recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware on October 29, 1965 in Deed Book Y 23, Page 461.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Kent County, Delaware.

IN WITNESS WHEREOF, the said Bethel African Methodist Episcopal Church, Milford, Delaware, Inc. A/K/A Bethel African Methodist Episcopal Church, Milford, Delaware, has caused this deed to be executed by Larry Potts, Authorized Signer, the day and year first above written.

BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, MILFORD, DELAWARE, INC. A/K/A BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, MILFORD, DELAWARE

Witness

By: Larry Potts (SEAL)
Larry Potts, Authorized Signer

STATE OF DELAWARE, COUNTY OF Sussex : to-wit

BE IT REMEMBERED, that on this 8th day of August, 2024, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Larry Potts, Authorized Signer for Bethel African Methodist Episcopal Church, Milford, Delaware, Inc., A/K/A Bethel African Methodist Episcopal Church, Milford, Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed and the act and deed of said corporation.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

WALTER G. FEINDT ESQUIRE
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323
ATTORNEY AT LAW
DELAWARE

Notary Public

My Commission Expires: _____



Kent County
Eugenia Thornton
Recorder of Deeds
DOVER, DE 19901

Instrument Number: 2024-497042

Recorded On: July 22, 2024 **As-Deed**

Parties: LARRIMORE JOSEPH KNOWLES

To CARLISLE LANE LLC **# of Pages: 4**

Comment:

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Deed		76.00
# of Pages	3	
# of Parcel IDs	2	
Total:		**76.00**

Realty Tax Information

Affidavit Attached-No

Milford - NEW 2017 RATE

Value	320,000.00
State of Delaware	8,000.00
Munic-Milford	4,800.00
	12,800.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

File Information:

Document Number. 2024-497042
Receipt Number: 499063
Recorded Date/Time: July 22, 2024 09:16:31A
Book-Vol/Pg: BK-RE VL-13093 PG-242
User / Station: C Moore - DEE-DT-9ZVGDZ3

Record and Return To:

WALTER G FEINDT
PO BOX 1184
MILFORD DE 19963

Eugenia Thornton

3
2 pages
$76

Accepted for Filing in:
Kent County
Doc# 497042
On: Jul 22,2024 at 09:16A

TAX MAP NO: MD-16-183.10-01-01.00/000 &
MD-16-183.06-01-08.00/000

PREPARED BY AND
RETURN TO: WALTER G. FEINDT, P.A.
P.O. Box 1184
Milford, De. 19963

THIS DEED, made this 16th day of July, 2024, BETWEEN **JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22**, 15159 Hudson Road, Milton, Delaware 19968, Parties of the first part, **-AND- CARLISLE LANE, LLC,** a Delaware Limited Liability Company, 4330 Big Stone Beach Road, Milford, Delaware 19963, Party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION, current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, its successors and assigns:

PARCEL ONE:

ALL that certain lot, piece or parcel of land with any improvements thereon erected, situated in the City of Milford, Kent County and State of Delaware as shown on a recent survey performed by Douglas J. Annand, PLS, dated July 24, 2008 as follows, to wit: BEGINNING at a st pipe on the westerly right-of-way line of Truitt Avenue (40' wide), said point being a corner of these lands and lands of Harvey W. Riley (Deed Book C-55-221), said point being distant South 02 deg. 08 min. 02 sec. East 8' +/- from the point of intersection of said right-of-way line and the extended centerline of N.W. Fifth Street; thence with said right-of-way line (1) South 02 deg. 08 min. 02 sec. East a distance of 258.50 feet to a set iron pipe at the corner of lands of Ernest Curry (Deed Book R-47-210); thence with said Curry and the lands of Bethel African Methodist Episcopal Church of Milford/Delaware (Deed Book Y-23-461), (2) South 87 deg. 58 min. 05 sec. West, a distance of 180.31 feet to a found iron pipe at a corner of lands of Joseph E. Matthews, passing over a found iron pipe at 78.15 feet from the beginning of this line; thence with said Matthews (3) South 87 deg. 38 min. 02 sec. West, a distance of 195.70 feet to a found well point in line of lands of Harvey G. Marvel, Jr. (Deed Book A-46-283); thence with said Marvel (4) North 06 deg. 22 min. 36 sec. West a distance of 131.37 feet to a point in the centerline of Mullet Run, passing over a set iron pipe at 106.7 feet from the beginning of this line; thence continuing with said Marvel and the centerline of Mullet Run the following four courses and distances: (5) North 19 deg. 20 min. 41 sec. East a distance of 42.46 feet; (6) North 58 deg. 37 min. 57 sec. East a distance of 17.46 feet; (7) North 04 deg. 13 min. 02 sec. East a distance of 33.02 feet; (8) North 12 deg. 52 min. 36 sec. East a distance of 33.28 feet to a point at a corner for lands of

aforesaid Riley; thence with said Riley (9) North 85 deg. 21 min. 58 sec. East a distance of 343.00 feet to the point and place of beginning, passing over a set iron pipe at 22.63 feet from the beginning of this line. Containing within these metes and bounds are 2.136 acres of land, more or less.

BEING PARCEL ONE of lands conveyed unto **JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22** by deed of **JOSEPH KNOWLES LARRIMORE, a/k/a JOSEPH K. LARRIMORE, a/k/a JOSEPH K. LARIMORE** and **LINDA D. LARRIMORE, a/k/a LINDA LARRIMORE**, husband and wife, dated January 19, 2022 as filed for record in the Recorder of Deeds Office, in and for Kent County, at Dover, Delaware, in **Deed Record Book 11707, at Page 170.**

PARCEL TWO:

ALL that certain lot, piece or parcel of land situated in the City of Milford, Kent County, State of Delaware located on the westerly side of Truitt Avenue, more particularly described as follows, to wit: BEGINNING at a found iron pipe on the westerly right-of-way line of Truitt Avenue (40 feet wide), said point being a corner of these lands and other lands of Joseph K. Larrimore (Deed Book 5016, Page 172), said point located South 02 deg. 08 min. 02 sec. East, a distance of 64 feet from the point of intersection of the westerly right-of-way line of Truitt Avenue and the centerline extended of North West Fifth Street; thence with said other lands of Joseph K. Larrimore (1) South 85 deg. 21 min. 58 sec. West, a distance of 343.00 feet to a point in line of lands now or formerly of Harvey G. Marvel, Jr. (Deed Book A-46-283) and the centerline of Mullet Run, passing over a found iron pipe at 320.47 feet from the beginning of this line; thence with said Marvel and following the centerline of Mullet Run (2) North 15 deg. 35 min. 15 sec. East a distance of 32.40 feet, (3) North 08 deg. 00 min. 44 sec. East 23.92 feet, (4) North 15 deg. 38 min. 42 sec. East 25.77 feet, (5) North 50 deg. 29 min. 33 sec. East 22.77 feet, (6) North 37 deg. 57 min. 07 sec. East 4.08 feet to a pint at a corner for lands now or formerly of Harry E. Thayer; thence with line of lands of Thayer North 87 deg. 07 min. 49 sec. East 298.82 feet to set iron pipe on the aforesaid westerly right-of-way line of Truitt Avenue, passing over a set iron pipe at 98.82 feet from the beginning of this line; thence with said westerly right-of-way line of Truitt Avenue South 02 deg. 08 min. 02 sec. East such distance as will reach the place of beginning, be the contents thereof what they may.

BEING PARCEL TWO of lands conveyed unto **JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22** by deed of **JOSEPH KNOWLES LARRIMORE, a/k/a JOSEPH K. LARRIMORE, a/k/a JOSEPH K. LARIMORE** and **LINDA D. LARRIMORE, a/k/a LINDA LARRIMORE**, husband and wife, dated January 19, 2022 as filed for record in the Recorder of Deeds Office, in and for Kent County, at Dover, Delaware, in **Deed Record Book 11707, at Page 170.**

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their Hands and Seals on the day and year first aforesaid.

Sealed and Delivered
In the Presence Of:

WITNESS

Joseph K. Larrimore TRUSTEE (SEAL)

JOSEPH KNOWLES LARRIMORE, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22

WITNESS

Linda D. Larrimore Trustee (SEAL)

LINDA D. LARRIMORE, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 16th day of July in the year of our Lord two thousand twenty four personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, **JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH KNOWLES LARRIMORE AND LINDA D. LARRIMORE DATED 1/19/22**, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their Act and Deed.

GIVEN under my Hand and Seal of Office on the day and year aforesaid.

WALTER G. FEINDT ESQUIRE
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323
ATTORNEY AT LAW
DELAWARE

NOTARIAL OFFICER



Kent County
Eugenia Thornton
Recorder of Deeds
DOVER, DE 19901

Instrument Number: 2023-470888

Recorded On: March 22, 2023 **As-Deed**

Parties: STEWART SIMEONETTE

To CARLISLE LANE LLC **# of Pages: 6**

Comment:

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Deed		91.00
# of Pages	5	
# of Parcel IDs	1	
Total:		91.00

Realty Tax Information

Affidavit Attached-No

Milford - NEW 2017 RATE

	Value	55,000.00
State of Delaware		1,375.00
Munic-Milford		*825.00*
		2,200.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

File Information:

Document Number: 2023-470888
Receipt Number: 479205
Recorded Date/Time: March 22, 2023 09:25:34A
Book-Vol/Pg: BK-RE VL-12411 PG-292
User / Station: B Beck - BBECK-967

Record and Return To:

WALTER G FEINDT
PO BOX 1184
MILFORD DE 19963

Eugenia Thornton

Accepted for Filing in:
Kent County
Doc# 470888
On: Mar 22,2023 at 09:25A

Parcel #5-16-18306-01-0700-000
Prepared by:
Fuqua, Willard & Schab, P.A.
P.O. Box 755, 9 Chestnut Street
Georgetown, DE 19947
File No. 230069

Return to:
Carlisle Lane, LLC
4330 Big Stone Road
Milford, DE 19963

THIS DEED is made this 17th day of March, 2023, between:

Simeonette Stewart, of 226 Persimmon Circle, Reistertown, MD 21236, Julian F. Thayer, of 17 Kahlo Court, Irvine, CA 92617, Leon W. Thayer, of 14 S. Bradford Street, Apartment 7, Dover, DE 19904, and Harry E. Thayer, Jr., of 1260 S. Farmview Drive, Dover, DE 19904, parties of the first part,

and

Carlisle Lane, LLC, a Delaware limited liability company, of 4330 Big Stone Road, Milford, DE 19963, party of the second part.

WITNESSETH: That the parties of the first part, for and in consideration of the sum of Fifty-Five Thousand and 00/100 Dollars ($55,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, the following described lands, situate, lying and being in Kent County, State of Delaware;

All that certain lot, piece or parcel of land situate, lying and being in the City of Milford, Kent County, State of Delaware, together with any improvements located thereon, lying on the west side of Truitt Avenue and being more particularly described as follows, to wit:

BEGINNING at a stake in the westerly edge of Truitt Avenue at the back edge of the sidewalk, a corner for this lot and lands now or late of Howard Piper; then with the same, South 3 degrees 9 minutes East a distance of 70 feet to a stake at the back edge of the sidewalk, a corner for this lot and lands now or late of Causey Ross; then with the lands now or late of Causey Ross and an old fence line, South 87 degrees 10 minutes West a distance of 279 feet to the run of Cullen's Branch and lands now or late of James R. Draper; then northerly with the run of Cullen's Branch a distance of 78 feet, more or less, to a stake being

a corner for this lot and lands now or formerly of Howard Piper; then, with Piper lands, North 87 degrees 10 minutes East a distance of 280 feet and passing over an old marker 2 feet from the sidewalk to the point and place of beginning, containing 19,400 square feet of land, be the same more or less.

BEING the same land conveyed unto Harry E. Thayer and Armetea M. Thayer, by Deed of Harvey Tunnell, Jr. and Frances H. Tunnell, dated April 13, 1966, and recorded in the Office of the Recorder of Deeds, in and for Kent County, Delaware in Deed Book H-24, Page 267. Harry E. Thayer died on September 16, 1973, at which time title vested solely in Armetea M. Thayer as surviving tenant by the entirety. Armetea M. Thayer died intestate on December 20, 1991. Under the Delaware laws of intestate succession, her estate passed to her four children, being Simeonette Stewart, Julian F. Thayer, Leon W. Thayer, and Harry E. Thayer, Jr., grantors herein.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Kent County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below.

Witness

Simeonette Stewart (SEAL)

State of Delaware :
: S.S.
County of Sussex :

BE IT REMEMBERED, that on this 17th day of March, 2023, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Simeonette Stewart, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

WALTER G. FEINDT ESQUIRE
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323
ATTORNEY AT LAW
DELAWARE

Notary Public
Printed Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below.

Witness _____ Julian F. Thayer _____(SEAL)

State of : CALIFORNIA
: S.S.
County of : ORANGE

BE IT REMEMBERED, that on this 13 day of March, 2023, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Julian F. Thayer, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

CAITLYN HANNAH TIMOTIUS
Commission # 2433700
Notary Public - California
ORANGE County
My Comm. Expires JAN 9, 2027

_____
Notary Public
Printed Name: CAITLYN HANNAH TIMOTIUS
My Commission Expires: JAN 9, 2027

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below.

Witness _____ Leon W. Thayer _____ (SEAL)

State of Delaware :
: S.S.
County of Kent :

BE IT REMEMBERED, that on this 17th day of March, 2023, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Leon W. Thayer, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

_____
Notary Public
Printed Name: Leanna Rochelle Beachy
My Commission Expires: 2/6/25

LEANNA ROCHELLE BEACHY
Notary Public
State of Delaware
My Commission Expires On
February 06, 2025

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below.

Witness _____ Harry E. Thayer, Jr. _____ (SEAL)

State of Delaware :
: S.S.
County of Kent :

BE IT REMEMBERED, that on this 14 day of March, 2023, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Harry E. Thayer, Jr., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

LEANNA ROCHELLE BEACHY
Notary Public
State of Delaware
My Commission Expires On
February 06, 2025

_____
Notary Public
Printed Name: Leanna Rochelle Beachy
My Commission Expires: 2/6/25

APPRAISER RESUME

Mark D. McDaniel
Delaware Licensed Real Property Appraiser
License #: X3-0000305
Masten Realty, LLC
6103 S. Rehoboth Blvd.
Milford, DE 19963
Office: (302)422-1850
Cell: (302)270-1003
MacksREA@outlook.com

EDUCATION

2004	Ed.D. Education Innovation & Leadership Wilmington College
1994	Master of Business Administration Wilmington College
1987	B.A. Music Merchandising Mansfield University

APPRAISAL COURSEWORK

Basic Appraisal Principals
Residential Sales Comparison and Income Approaches
Residential Report Writing and Case Studies
Delaware Laws and Regulations
Complex Properties
Residential Market Analysis and Highest & Best Use
Advanced Residential Applications and Case Studies
Basic Appraisal Procedures
Residential Site Valuation and Cost Approach
Real Estate Finance, Statistics, and Valuation Modeling
Uniform Standards of Professional Appraisal Practice
Appraisal of 24 Unit Properties
Supervisor-Trainee Course

EXPERIENCE

2015 – Present	**Masten Realty, Milford, DE - Residential Real Property Appraiser** Over 2200 hours of experience including Complex Properties, Rural Residential Properties, 2-4 Unit Homes, Single Family Homes, Land, New Construction, and Mobile/Manufactured Homes.
1997 – 2020	**Milford School District, Milford, DE - Education Administration** Multiple positions including: Marketing Teacher, Assistant Principal (HS/MS), Principal (MS), and Career & Tech Education Supervisor.
1992 – 1997	**Jobs for DE Graduates, Dover, DE – School to Work Transition Teacher**
1989 – 2000	**Mack's Ice Cream of Delaware Inc, Rehoboth Beach, DE – President/Owner**

VOLUNTEER / COMMUNITY INVOLVEMENT

Member Rehoboth Concert Band 2015 - Present
Member Milford Community Bands 1998 – Present
Member Milford School District Citizens Oversight Budget Committee 2010 - 2017
Chair/Member of CSS-MSA School Validation Teams 2000-2008
Board of Directors for Greater Milford Boys & Girls Club 2008-2015
2009 Delaware DECA Honorary Life Membership Award
2001 Delaware DECA Business Person of the Year

NOT TRANSFERABLE

STATE OF DELAWARE
DIVISION OF PROFESSIONAL REGULATION

CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

PROFESSIONAL LICENSE

PROFESSION:	Real Estate Appraisers
LICENSE TYPE:	Cert. Residential Real Property Appr
LICENSE NUMBER:	X2-0010749
LICENSE STATUS:	Active
ISSUE DATE:	03/29/2022
EXPIRATION DATE:	10/31/2025
ISSUED TO:	MARK D MCDANIEL
SIGNATURE:	Mark D McDaniel

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE.
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE

Department of State
Division of Professional Regulation
Our mission is to credential qualified professionals to ensure the protection of the public's health, safety, and welfare

Online Services

The Division of Professional Regulation is proud of our professional and responsive customer service. To receive renewal notices and other critical information, be sure to keep your professional license contact information up-to-date.

To manage your license, log into DELPROS. Visit our web site at dpr.delaware.gov for essential reference information and 24/7 access to online services.

Can't find what you need online? Send an email to customerservice.dpr@delaware.gov and let us know what you need.

IDE³ ASSOCIATES
Consulting Engineers | Construction Management
P.O. Box 498 Smyrna, DE 19977 Ph: 302-659-9090 Fax: 302-659-0909

May 29, 2025

Ardalan Faghri & Thomas Fruehstorfer
KCI Technologies
1352 Marrows Road, Suite 100
Newark, Delaware 19711

REF: Truitt Townhomes – Preliminary Site and Record Plan
Response to February 26, 2025 Review Comments

Dear Project Review Team:

Below you will find the list of comments provided by your office referencing the preliminary plans for this project. Bolded responses are our additions/revisions to satisfy the comment. Items with strikethroughs were previously addressed. Underlined are new comments or remaining conditions of previous comments

1. Add the following to the Data Column on the cover sheet:
    a. Provide the actual lot coverage. Comment Remains. Lot coverage for townhouses is 60%. In addition, add a note that specific variances to exceed can be found in the variance request notes. Comment Remains – Confirm that the lot coverage for the proposed single-family detached dwelling does not exceed 40%.
    Please refer to the Residential Lot Table on sheet G1.1; actual lot coverage for Lot 40 is 37%, which complies.
    ~~b. Currently, the proposed use lists 41 townhouses; however, 39 units are listed for the provided parking calculation. Revise the number of required parking so it reflects the correct number of dwelling units. Comment Remains. Provide the variance approvals with the final plan submission. Each parking reduction for each lot would be a separate variance application.~~
    ~~**Addressed.**~~
    ~~c. Currently, the proposed use lists 41 townhouses; however, the estimated number of EDUs takes 39 units into account. Revise the estimated number of EDUs so it reflects the correct number of dwelling units. Comment Remains. Indicate the number of units in the Data Column that 41 EDUs is accounted for.~~
    ~~**Addressed.**~~
    ~~d. Provide a note for the 100-year flood plain based on FEMA Flood Map for the site.~~
    ~~**Addressed.**~~

~~e. Existing use for the entire project area is not vacant. update the existing use.~~
~~Addressed.~~
~~f. The proposed use appears to be 39 townhouses and one duplex. Update the proposed use.~~
~~Addressed.~~
g. Update the required amount of recreational open space to reflect the requirements of Chapter 230-19.7(4)(a) (5), which is 275 square feet per dwelling unit. Comment Remains. Per Chapter 230-19.7(A)(5) "all residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land whichever is greater." The minimum required recreational open space in this instance is 0.5 acres. Revise the data column accordingly. Comment Remains – The applicant must provide 0.5 acres of recreational open space or submit a request for the cash-in-lieu option. See Chapter 230-19.7(E)(2) for cash in lieu option. The city will need an appraisal provided by the applicant indicating the pre-improvement value of the property within six months prior to the date of the request for consideration of cash-in-lieu of recreational area.
Appraisal submitted to the City of Milford on 5/14/2025.
~~h. Add the minimum project area requirement of one acre.~~
~~Addressed.~~
~~i. Add the proposed maximum lot coverage for the townhouse properties.~~
~~Addressed.~~
~~j. Add the requirement of 3 to 8 units per townhouse building per Chapter 230-11(D)(3)~~
~~Addressed.~~
~~h. Add the minimum project area requirement of one acre.~~
~~Addressed.~~
~~k. Add the architectural requirements per Chapter 230-11(D)(3) j.~~
~~Addressed.~~
~~l. Add the maximum allowed density of 12 units per acre and the actual density being sought. Comment Remains. Currently, the proposed duplex is not included in the density calculations.~~
~~Addressed.~~
m. Incorporate the R-3 requirements for duplexes into the data column similar to what was done for the townhouses. Determine if a lot coverage variance is required for the two duplex lots. Comment Remains – Since there are multiple unit types proposed, the data column needs to be organized in a way that shows what the required and provided area standards are for both townhouses and single-family detached dwellings. This could be accomplished by something similar to the below. Note that example information is from an older version of the zoning code. In addition, lot coverage is not listed in the variances requested under lot 40.
"City of Milford Zoning Requirements" block added to G1.0, listing standards in the R-3 zone for single-family and townhouses.

2. In the requested waivers note, update waiver requests 1 and 3 to be more specific. Note 3 appears to request 18-foot wide throughout the subdivision. Ensure all waiver and variance requests are listed on the cover sheet. Only items from Chapter 200 can be waived by the Planning Commission and City Council. Any variances from Chapter 230 zoning require variance applications and approval from the

board of adjustment. Comment Remains. Move the variance notes from multiple sheets to the cover sheet and remove from other sheets. Make an application for each variance sought from Chapter 230 Zoning Code for each lot. Comment remains – see below:

a. Waiver 4 is not required since the city permits a paved one-way alley width of 18 feet.

Waiver 4 removed.

b. Waiver 3 should be to keep the Truitt Avenue right-of-way width at its current width.

Waiver 3 revised to request the existing right-of-way width to remain.

c. Waivers 5 through 12 are incorrectly labeled. Section 200-8(E)(8) states "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." This section does not pertain to the 25-foot wetland buffer.

Lots 24, 37, 38, and 39 each request an individual waiver regarding the floodplain.

Be aware that if the Planning Commission and City Council do not grant the right-of-way width reduction waivers, variances from the Board of Adjustment would be required for encroachment into the front yard setback.

Comment noted.

~~3. Change the Title of the plan set on the cover sheet to Preliminary Major Subdivision Plans.~~

~~Addressed.~~

~~4. In the sheet index and on the corresponding sheet, change the site plan sheet to phasing plan.~~

~~Addressed.~~

5. Sheets ES1.0 through ES4.2 are not included in the packet for review. Comment Remains.

These sheets have been removed from the Major Subdivision Plans and will be provided under a Sediment and Stormwater Management Plan when it is produced.

~~6. Provide a statement regarding presence or absence of state or federal wetland. In addition, provide a wetland certification statement on the cover sheet.~~

~~Addressed.~~

7. Update the General Site Plan Notes with the attached. Make sure all General Notes are completed. Comment Remains. Updated the General Major Subdivision Notes with the attached and make sure all notes are completed. Move the notes to a separate sheet so that all of the waiver and variance requests can be listed on the cover sheet.

General notes updated and completed. Waiver and variance requests moved to cover sheet.

~~8. Change the title of sheet C1.1 to Phasing Plan.~~

~~Addressed.~~

~~9. Include the proposed duplex as part of the phasing plan, utility plan, and record plan and revise the plans accordingly.~~

~~Addressed.~~

10. Label all curbing, sidewalk, sidewalk width, crosswalk, and handicap ramps locations on the site plan. Comment Remains. Clarify if upright to depressed curb transitions will be provided between each townhouse driveway. The City Code requires a grass buffer between the curb and sidewalk when upright curbing is not provided.

Curb depressions will be provided at each driveway. Curb depressions are shown on the graphic legend and imposed on the site plans.

11. Show the location of the proposed new subdivision sign with dimensions to the front property line. In addition, ensure the sign is setback from the property lines per Chapter 230-24.11. The sign must be placed in an easement dedicated to the HOA for long term maintenance. Comment Remains. Per City of Milford's zoning code Section 230-24.12 B(1)(C), freestanding signs shall have a minimum setback of 10 feet from the front lot line and a minimum setback of 15 feet from adjacent property line. Revise the location of the sign accordingly so it meets this requirement or seek a variance from the zoning code.

After discussion with Rob Pierce, the sign has been situated per the requirements of 230-24.23(C)(1) regarding sightline clearance.

~~12. There are labels pointing to signs and pavement markings on the site plan; however, there is no legend to describe the labels. Provide a legend and revise the plans accordingly.~~

~~Addressed.~~

~~13. Label the buildings with letter A, B, C, or lot numbers.~~

~~Addressed.~~

14. Show the existing flood plain. Per Chapter 200-8(E)(8), no lots shall be created within the floodplain. Remove any flood plain areas from private lots and add this space to the proposed open space. Comment Remains. Show the mapped floodplain limits along with the proposed floodplain map amendment limits on the plan sheets. The applicant has the option to request a waiver from Chapter 200 related to 200- 8(E)(8). Waiver should be listed on the cover sheet.

Existing mapped floodplain limits and the proposed floodplain map amendment limits shown and called out on the site plans.

15. Per Chapter 200-8(E)(9), no lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers. Remove the wetland buffers from private lots and place this area in the open space. Comment Remains. The requested waivers should include lots 23 and 24 since these 2 lots are within the City of Milford's 25' wetland buffer.

All private lots to be platted on the wetland buffer now have individual waiver requests.

~~16. Driveways only fit one car. If a second car is added, the vehicle would block the sidewalk. Each parcel must be able to accommodate at least two vehicles. Will the units have garages?~~

~~Addressed.~~

~~17. Label the street types per Chapter 200-8(A)(14)(a).~~

~~Addressed.~~

~~18. Per Chapter 200-8(B)(2), reserve grass strips are required between rolled curbing and the sidewalk. Adjust plan accordingly. Comment Remains - Clarify if upright to depressed transitions will be provided between each townhouse driveway. The City code requires a grass buffer between the curb and sidewalk when upright curbing is not provided.~~

~~Addressed.~~

~~19. Eliminate the 90-degree curb intersection adjacent to Lot 24 and provide a curved curb radius.~~

~~Addressed.~~

~~20. Label the 18' wide road as one-way and indicate the direction. In addition, add appropriate signs.~~

~~Addressed.~~

~~21. Provide spot grades and arrows so the drainage can be verified. Comment Remains. Provide spot grades behind building F and show how the proposed contours are tied into the existing contours. In addition, provide spot grades between buildings A, C, and E to verify positive drainage.~~

~~Addressed.~~

~~22. Provide grading (contours) for the road in the south of the subdivision.~~

~~Addressed.~~

~~23. Show easement areas and add note related to maintenance responsibilities. Comment Remains. Easement shall be provided for pipe P-D-1 next to lot 31.~~

~~Addressed.~~

~~24. How will the HOA access pond #2 for maintenance? There doesn't appear to be enough room for maintenance.~~

~~Addressed.~~

~~25. Storm drain pipe P-D-1 is very close to dwelling unit 31, revise accordingly to provide at least 10 ft of clearance for maintenance.~~

~~Addressed.~~

~~26. How will drainage in the rear yard areas be handled to minimize flooding issues on the residential lots?~~

~~Addressed.~~

~~27. Contour 22 (see image below) stops abruptly. Revise the grading so the contours continue or tie-in to existing.~~

~~Addressed.~~

~~28. The location below is showing the flow toward the building. Revise the grading so the flow is always away from the building.~~

~~Addressed.~~

~~29. See the image below, grading is such that the flow is going toward the building. Revise the grading so the flow is away from the building.~~

~~Addressed.~~

~~30. Currently, the 21 contour does not continue (see image below).~~

~~Addressed.~~

~~31. Add additional labels to all existing contours so the proposed contour tie-ins can be confirmed.~~

~~Addressed.~~

~~32. Provide spot elevation at each corner of the buildings on the grading plan.~~

~~Addressed.~~

~~33. Show the proposed water connection on the utility plan and specify the connection type. Comment Remains. The water connection shall be a 12" X 8" tapping sleeve. Revise label accordingly.~~

~~Addressed.~~

~~34. Verify if the water line that is shown along the east of Truitt Avenue is existing or proposed. If this is an existing water main, show in gray scale.~~

~~Addressed.~~

~~35. Loop the water line down the 18" wide roadway and connect into Truitt Avenue. In addition, install temporary blow-off or a fire hydrant at any location the water line ends at the end of each phase.~~

~~**Addressed.**~~

~~36. Show the 50' riparian buffer per Chapter 230-44(B)(2). Comment Remains – Add a note to the cover sheet that no buildings, structure, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks shall be permitted to be constructed under naturally occurring riparian buffer conditions nearer than fifty feet to the shoreline as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revisions of the United States Geological Survey Topographic Quadrangle Map. This primarily applies to lot 24.~~

~~**Addressed.**~~

~~37. Per City of Milford's Standard Specifications, sanitary sewer laterals and water services must maintain a minimum of ten feet (10') of separation. Revise the plans accordingly.~~

~~**Addressed.**~~

~~38. Currently, the size of the water main and services are not labeled. Provide the water size and material on the utility plan and revise the plan accordingly. Comment Remains. Per City of Milford's Standard Specifications, the water main shall be PVC C-900. In addition, water service lines shall be polyethylene, 1-inch diameter SDR-9 copper tube size. Service line shall conform to AWWA C901 and ASTM D-2737. Revise accordingly.~~

~~**Addressed.**~~

~~39. Per City of Milford's Standard Specifications, there shall be a sanitary cleanout 5' from each residential lot. Revise the plans accordingly.~~

~~**Addressed.**~~

~~40. Place all proposed water meters and sanitary sewer cleanouts centered in the sidewalk. Water meter pits cannot be located within the driveways. Comment Remains. Sanitary sewer cleanouts shall be in the sidewalk and not in the driveways.~~

~~**Addressed.**~~

~~41. Provide P-G-1 in the storm pipe schedule and revise the plan accordingly.~~

~~**Addressed.**~~

42. Currently, the storm drain pipes P-C-1 and P-C-2 are marked to be fill 6" in the Storm Drain Schedule. Clarify why these pipes need to fill 6". Comment Remains. Comment Remains – The outlet pipe for pond #3 shall be attached to a structure with multi-stage flow discharge to regulate the in-flow to pond #4. Half-filling P-C-1 and P-C-2 pipes is not practical and will create more problems like blockage down the road. We will be looking to KCD to comment on the situation as the pipe is part of a SWM facility. In addition, the direction of the arrow for pipe P-C-1 should be reversed to show the correct flow direction.

Comment noted. P-C-1 and P-C-2 were removed and a multi-stage weir was added to Pond #3 to discharge to the rear of the site instead of Pond #4. The preliminary weir design regulates the discharge to pre-development flow rates and volume.

~~43. Specify the size and material of the sewer lateral in the plan.~~

~~**Addressed.**~~

~~44. Provide the slope for all sanitary sewer laterals. In addition, provide the inverts for the laterals so the slopes can be verified. Sanitary sewer laterals shall not be less than 2%.~~

~~**Addressed.**~~

~~45. For lots 1-14, water and sewer services shall come straight out into the street and connect to the existing main. A new parallel main or joint service line will not be permitted on private property as shown, revise accordingly.~~

~~Addressed.~~

~~46. Loop the water line down the 18' wide roadway and connect into Truitt Avenue.~~

~~Addressed.~~

~~47. Provide a cross-section for the 18' wide roadway.~~

~~Addressed.~~

~~48. Label the duplex residual lot on Truitt Avenue and show the water and sewer services to the property.~~

~~Addressed.~~

~~49. Currently, the water main is shown to be very close to sanitary sewer manhole SS-2. Revise the plans so the water main is at least 10' from the sanitary sewer line.~~

~~Addressed.~~

~~50. Provide isolation valves at the Tee at the junction of Truitt Ave. and Lilac Lane. Comment Remains. See the image below for water main layout.~~

~~Addressed.~~

~~51. Identify all features with labels or show in the legend in the Fire Marshall Plan. For example, the water main and the storm drain piping are not clearly identified.~~

~~Addressed.~~

52. Townhomes must be separated by internal two-hour rated assemblies (Class "C" Fire Barrier). Provide sectional detail of fire assembly between dwellings in Fire Marshall Plan. Comment Remains.

Comment previously noted. We will coordinate with the architect of record to determine the appropriate fire assembly for this construction.

53. Provide a tree planting and preservation plan meeting the requirements of Chapter 230-19.8(F). The code requires a rate of 1 tree per 10,000 square feet. Street trees count towards this ratio. Additionally, show all landscape buffers, recreational amenities, etc. Cash in lieu option is also available. Comment Remains. Comment Remains – A Landscape plan is required as part of the preliminary major subdivision review. Chapter 200-8(G)(1)(f) requires shade trees 150 feet on center on each side of the road. Add trees to the Landscaping plan or request a waiver from this requirement. In addition, Chapter 230-19.8(F)(2) requires one tree per 10,000 square feet of lot area for residential development. Provide the required tree planting or request a variance from this requirement. The city code does not provide for a cash-in-lieu option for tree planting.

Landscape plan signed by a DE certified nurserymen provided in resubmission set.

54. Per Chapter 200-8(G)(f), show the required street trees or request a waiver. Comment Remains.

Landscape plan signed by a DE certified nurserymen provided in resubmission set.

~~55. Label any proposed curbing on the Record Plan and revise the plan accordingly.~~

~~Addressed.~~

~~56. Turn-off the utilities layer in the record plan. Only show the proposed utility easements.~~

~~Addressed.~~

~~57. Label the width of the proposed sidewalk on the record plan.~~

~~**Addressed.**~~

~~58. Currently, the Record Plan does not show the location of ADA ramps. Revise the plans to show the location of all the ADA ramps. In addition, show detectable warning surfaces for the ADA ramps and revise the plans accordingly.~~

~~**Addressed.**~~

~~59. Provide the metes and bounds for the proposed properties in the record plan.~~

~~**Addressed.**~~

~~60. Provide a unique identifier for each open space parcel and add a list of open space parcels with their areas to the Data Column on the cover sheet.~~

~~**Addressed.**~~

61. Adjust the plans or submit individual variance applications for the following lots. All variance and waiver requests need to be added to the cover sheet. The waiver and variance approval dates will need to be added with the final plans if they are approved. Comment Remains. Provide approval from the Board of Adjustment. In addition, the variance note should include the code requirement and the requested reduction or exceedance from the zoning code requirement. Corner lots have two front setbacks, not a front and a side setback. Any corner lot that does not meet the setback requirement will need variance approval from the Board of Adjustment. Some of the variance notes listed are incorrect and refer to a side setback reduction. Comment Remains – There are variances that are not listed in the front page, see comment 1.m and 11.

a. Lot 7 – front along Lilac Lane.
b. Lot 8 – front along Lilac Lane.
c. Lot 18 – front along Lilac Lane.
d. Lot 31 – front – along 18-foot-wide Lilac Lane.
e. Lot 15 – Side – aggregate not 30 feet.
f. Lot 19 – Side – aggregate not 30 feet.
g. Lot 24 – Side – aggregate not 30 feet.
h. Lot 32 – Side – aggregate not 30 feet.
i. Lot 39 – Side – aggregate not 30 feet.
j. Lot 32 through 39 – rear (individual applications for each).

On March 13, 2025, the City of Milford Board of adjustment reviewed and approved all variances listed on the attached plan submission.

~~62. Show the building restriction line for the proposed two-family dwelling. Comment Remains – The building restriction line is shown incorrectly. The setbacks are 30 feet from the front property line. Corner lots have two front yards. Provide setback dimensions for the duplex lots.~~

~~**Addressed.**~~

~~63. Label the proposed road types per Chapter 200-8(A)(14)(a) in the record plan.~~

~~**Addressed.**~~

~~64. Will the developer be providing fire lines to each building? If so, show these on the preliminary utility plan.~~

~~**Addressed.**~~

65. Coordinate electric design with the Electric Department.

Comment noted.

~~66. Currently the City is reviewing the water and sewer system impacts and may require capacity improvements.~~

~~Addressed. UFC was completed and we have received a copy.~~

67. Submit the following for final approval:

a. Kent Conservation District Approval for the Stormwater and Erosion & Sediment Control Plans. Comment Remains

b. Fire Marshal Approval. Comment Remains

c. DHSS Office of Engineering. Comment Remains

Comment noted. Approvals will be provided prior to City final approval.

~~68. Lot breakdown table to show the actual lot areas is not shown on the plan. Provide lot breakdown table.~~

~~Addressed.~~

69. Depressed curb shall be proposed in front of ADA ramps and driveways. Add depressed curb to the legend and labels in the plan that shows the location of depressed curb. Comment Remains – Label a typical depressed curb in the plan view.

Typical depressed curb labeled in graphic legend.

70. Provide storm drain and sanitary sewer profiles with the final submission.

Comment noted. Profiles will be provided with the final submission.

~~71. Provide flow arrows for the storm drain pipes.~~

~~Addressed.~~

~~72. There needs to be a consistent curb line and right-of-way cross section for Truitt Avenue along the entire extents of the project. The curb line appears to follow the current edge of pavement which is inconsistent through this area.~~

~~Addressed.~~

~~73. The front setbacks for all lots appear to be dimensioned from the back of sidewalk instead of the edge of the public right-of-way. Update the plan to meet the setback requirements or request variances for each front setback individually.~~

~~Addressed.~~

~~74. Chapter 230-43(D) states:~~

~~"No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated closer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers." There is significant grading proposed within the wetland buffer area. Revise the grading plan or submit a variance application to the Board of Adjustment indicating the proposed amount of disturbance. Also, the wetland buffer appears to be extremely close to the proposed townhouses on Lots 24 & 39. During the construction of these two units, grading activities would likely occur within the required wetland buffer area and a variance should be sought.~~

~~Addressed.~~

~~75. How will the interior lots access their rear yards?~~

~~**Addressed**~~

76. A FEMA LOMC (Letter of Map Change) will be required prior to final major subdivision approval.

Comment noted. The line of floodplain has been corrected and will be submitted to FEMA to obtain approval a LOMC.

77. Currently, the materials for sanitary sewer main and services are not listed correctly on the utility plans and on the sanitary sewer schedule. Pipe material for all proposed sanitary sewer main and services are PVC pipe and shall equal or exceed the requirement of ASTM-D-3034 and shall have a minimum standard dimension ratio (SDR) of 35. Revise the labels on the utility plan and the type on the sanitary sewer tables on sheet C2.1.

Sanitary sewer main and laterals are listed as PVC SDR-35.

78. We recommend revising the water and sewer services to lots 25-31 and 32 to 39 to have adequate (10') horizontal separation. This can be achieved by having a water-water-sewer-sewer connection pattern.

Water and sewer services revised for lots 25-39 to have water-water-sewer-sewer connection pattern.

If you have any questions or comments, please do not hesitate to contact Gary Cimaglia at (302) 659-9090.

Respectfully Submitted,



Edward H. Ide, III, P.E.
President
i3a Consulting Engineers . Construction Managers

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
600 White Clay Center Drive, Suite 200 • Newark, DE, 19711 • Phone 302.731.9176

June 19, 2025

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce

Subject: **Truitt Townhomes – Preliminary Site and Record Plan**
KCI Job No. 00006472_00001.014 - Task 71P

Dear Mr. Pierce:

As requested, KCI Technologies reviewed the Preliminary Plans for Truitt Townhomes per the City of Milford's Standard Specifications, codes, and general engineering best practices. These plans were submitted by IDE[3] Associates and are dated May 29, 2025.

We offer the following comments for your consideration. Submit Final Site Plan with your next submission. Provide a point-by-point reply as to how each comment was addressed.

1. Add the following to the Data Column on the cover sheet:
    a. Provide the actual lot coverage. Comment Remains. Lot coverage for townhouses is 60%. In addition, add a note that specific variances to exceed can be found in the variance request notes. Comment Remains – Confirm that the lot coverage for the proposed single-family detached dwelling does not exceed 40%. **Addressed.**
    b. Currently, the proposed use lists 41 townhouses; however, 39 units are listed for the provided parking calculation. Revise the number of required parking so it reflects the correct number of dwelling units. Comment Remains. Provide the variance approvals with the final plan submission. Each parking reduction for each lot would be a separate variance application. **Addressed.**
    c. Currently, the proposed use lists 41 townhouses; however, the estimated number of EDUs takes 39 units into account. Revise the estimated number of EDUs so it reflects the correct number of dwelling units. Comment Remains. Indicate the number of units in the Data Column that 41 EDUs is accounted for. **Addressed.**
    d. Provide a note for the 100-year flood plain based on FEMA Flood Map for the site. **Addressed.**
    e. Existing use for the entire project area is not vacant. update the existing use. **Addressed.**

f. The proposed use appears to be 39 townhouses and one duplex. Update the proposed use. **Addressed.**

g. Update the required amount of recreational open space to reflect the requirements of Chapter 230-19.7(4)(a) (5), which is 275 square feet per dwelling unit. Comment Remains. Per Chapter 230-19.7(A)(5) "all residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land whichever is greater." The minimum required recreational open space in this instance is 0.5 acres. Revise the data column accordingly. Comment Remains – The applicant must provide 0.5 acres of recreational open space or submit a request for the cash-in-lieu option. See Chapter 230-19.7(E)(2) for cash in lieu option. The city will need an appraisal provided by the applicant indicating the pre-improvement value of the property within six months prior to the date of the request for consideration of cash-in-lieu of recreational area. **Addressed with comment. Per engineer's response, appraisal submitted to the city of Milford on 5/14/2025.**

h. Add the minimum project area requirement of one acre. **Addressed.**

i. Add the proposed maximum lot coverage for the townhouse properties. **Addressed.**

j. Add the requirement of 3 to 8 units per townhouse building per Chapter 230-11(D)(3) h. **Addressed.**

k. Add the architectural requirements per Chapter 230-11(D)(3) j. **Addressed.**

l. Add the maximum allowed density of 12 units per acre and the actual density being sought. Comment Remains. Currently, the proposed duplex is not included in the density calculations. **Addressed.**

m. Incorporate the R-3 requirements for duplexes into the data column similar to what was done for the townhouses. Determine if a lot coverage variance is required for the two duplex lots. Comment Remains – Since there are multiple unit types proposed, the data column needs to be organized in a way that shows what the required and provided area standards are for both townhouses and single-family detached dwellings. This could be accomplished by something similar to the below. Note that example information is from an older version of the zoning code. In addition, lot coverage is not listed in the variances requested under lot 40. **Addressed.**

R-3 ZONING SINGLE FAMILY DETACHED	REQUIRED	PROPOSED
LOT SIZE	7,500 S.F.	7,800 S.F.
LOT WIDTH	60'	60'
FRONT YARD SETBACK	30'	30'
SIDE YARD SETBACK	8'	8'
REAR YARD SETBACK	15'	15'
MAXIMUM LOT COVERAGE	45%	
MAXIMUM HEIGHT	35' OR 3 STORIES	
OPEN SPACE REQUIRED	400 S.F. PER DWELLING UNIT	

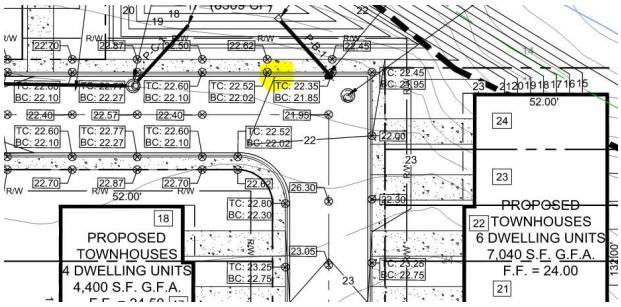
R-3 ZONING REQUIREMENTS TOWNHOUSES	
MINIMUM LOT SIZE ALLOWED	2,000 S.F.
MINIMUM LOT WIDTH	20'
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	60%
MAXIMUM HEIGHT	35' OR 3 STORIES
OPEN SPACE REQUIRED	400 S.F. PER DWELLING UNIT
MAXIMUM DENSITY	12 UNITS PER ACRE

2. In the requested waivers note, update waiver requests 1 and 3 to be more specific. Note 3 appears to request 18-foot wide throughout the subdivision. Ensure all waiver and variance requests are listed on the cover sheet. Only items from Chapter 200 can be waived by the Planning Commission and City Council. Any variances from Chapter 230 zoning require variance applications and approval from the board of adjustment. Comment Remains. Move the variance notes from multiple sheets to the cover sheet and remove them from other sheets. Make an application for each variance sought from Chapter 230 Zoning Code for each lot. Comment remains. See below: **Addressed.**
    a. Waiver 4 is not required since the city permits a paved one-way alley width of 18 feet. **Addressed.**
    b. Waiver 3 should be to keep the Truitt Avenue right-of-way width at its current width. **Addressed.**
    c. Waivers 5 through 12 are incorrectly labeled. Section 200-8(E)(8) states "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." This section does not pertain to the 25-foot wetland buffer. **Addressed.**

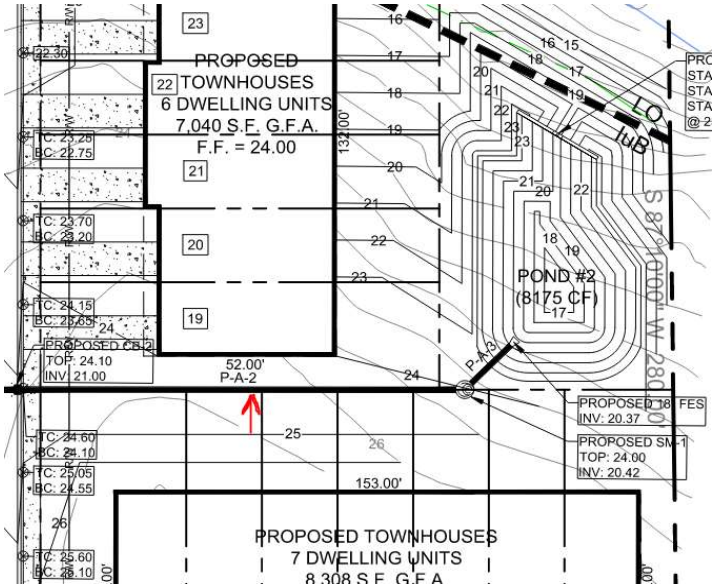
    Be aware that if the Planning Commission and City Council do not grant the right-of-way width reduction waivers, variances from the Board of Adjustment would be required for encroachment into the front yard setback.
3. Change the Title of the plan set on the cover sheet to Preliminary Major Subdivision Plans. **Addressed.**
4. In the sheet index and on the corresponding sheet, change the site plan sheet to phasing plan. **Addressed.**
5. Sheets ES1.0 through ES4.2 are not included in the packet for review. Comment Remains. **Addressed with comment. Per engineer's response, these sheets will be provided under the Sediment and Stormwater Management Plan.**

6. Provide a statement regarding the presence or absence of state or federal wetlands. In addition, provide a wetland certification statement on the cover sheet. **Addressed.**
7. Update the General Site Plan Notes with the attached. Make sure all General Notes are completed. Comment Remains. Updated the General Major Subdivision Notes with the attached and make sure all notes are completed. Move the notes to a separate sheet so that all of the waiver and variance requests can be listed on the cover sheet. Addressed with comment – Some notes are not completed. Complete all the notes and revise the plan accordingly. **Addressed.**
8. Change the title of sheet C1.1 to Phasing Plan. **Addressed.**
9. Include the proposed duplex as part of the phasing plan, utility plan, and record plan and revise the plans accordingly. **Addressed.**
10. Label all curbing, sidewalk, sidewalk width, crosswalk, and handicap ramps locations on the site plan. Comment Remains. Clarify if upright to depressed curb transitions will be provided between each townhouse driveway. The City Code requires a grass buffer between the curb and sidewalk when upright curbing is not provided. **Addressed.**
11. Show the location of the proposed new subdivision sign with dimensions to the front property line. In addition, ensure the sign is setback from the property lines per Chapter 230-24.11. The sign must be placed in an easement dedicated to the HOA for long term maintenance. Comment Remains. Per City of Milford's zoning code Section 230-24.12 B(1)(C), freestanding signs shall have a minimum setback of 10 feet from the front lot line and a minimum setback of 15 feet from adjacent property line. Revise the location of the sign accordingly so it meets this requirement or seek a variance from the zoning code. Comment Remains – The subdivision sign shall meet the requirement of city of Milford zoning section 230-24.23(C)(1). Add the variance (if required) for the placement of the subdivision sign on the cover sheet. **Comment Remains. Provide an easement for the sign.**
12. There are labels pointing to signs and pavement markings on the site plan; however, there is no legend to describe the labels. Provide a legend and revise the plans accordingly. **Addressed.**
13. Label the buildings with letter A, B, C, or lot numbers. **Addressed.**
14. Show the existing flood plain. Per Chapter 200-8(E)(8), no lots shall be created within the floodplain. Remove any flood plain areas from private lots and add this space to the proposed open space. Comment Remains. Show the mapped floodplain limits along with the proposed floodplain map amendment limits on the plan sheets. The applicant has the option to request a waiver from Chapter 200 related to 200-8(E)(8). Waivers should be listed on the cover sheet. Comment Remains – Add waiver request to cover sheets for lots 37, 38, and 39. In addition, on sheet C1.0, the existing 100-year Floodplain (As currently mapped) does not appear to match information provided by FEMA. Also, the existing 100-year Floodplain (Proposed Map Amendment) should continue near the 13 contour through the project area. **Comment Remains. A FEMA LOMC (Letter of Map Change) will be required prior to final major subdivision approval.**

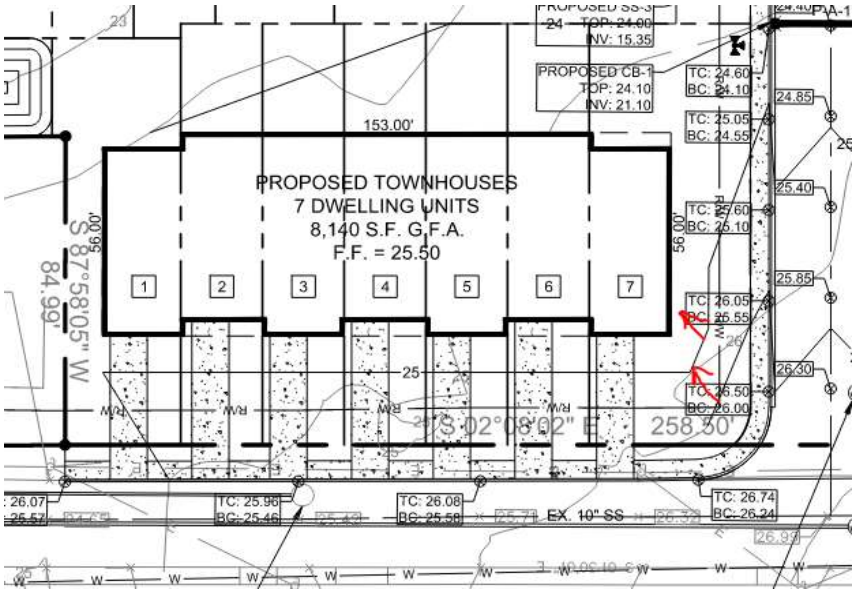
15. Per Chapter 200-8(E)(9), no lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers. Remove the wetland buffers from private lots and place this area in open space. Comment Remains. The requested waivers should include lots 23 and 24 since these 2 lots are within the City of Milford's 25' wetland buffer. **Addressed.**
16. Driveways only fit one car. If a second car is added, the vehicle would block the sidewalk. Each parcel must be able to accommodate at least two vehicles. Will the units have garages? **Addressed.**
17. Label the street types per Chapter 200-8(A)(14)(a). **Addressed.**
18. Per Chapter 200-8(B)(2), reserve grass strips are required between rolled curbing and the sidewalk. Adjust plan accordingly. Comment Remains - Clarify if upright to depressed transitions will be provided between each townhouse driveway. The City code requires a grass buffer between the curb and sidewalk when upright curbing is not provided. **Addressed.**
19. Eliminate the 90-degree curb intersection adjacent to Lot 24 and provide a curved curb radius. **Addressed.**
20. Label the 18' wide road as one-way and indicate the direction. In addition, add appropriate signs. **Addressed.**
21. Provide spot grades and arrows so the drainage can be verified. Comment Remains. Provide spot grades behind building F and show how the proposed contours are tied into the existing contours. In addition, provide spot grades between buildings A, C, and E to verify positive drainage. **Addressed.**
22. Provide grading (contours) for the road in the south of the subdivision. **Addressed.**
23. Show easement areas and add note related to maintenance responsibilities**.** Comment Remains. Easement shall be provided for pipe P-D-1 next to lot 31. **Addressed.**
24. How will the HOA access pond #2 for maintenance? There doesn't appear to be enough room for maintenance. **Addressed.**
25. Storm drain pipe P-D-1 is very close to dwelling unit 31. Revise accordingly to provide at least 10 ft of clearance for maintenance. **Addressed.**
26. How will drainage in the rear yard areas be handled to minimize flooding issues on the residential lots? **Addressed.**
27. Contour 22 (see image below) stops abruptly. Revise the grading so the contours continue or tie-in to existing. **Addressed.**



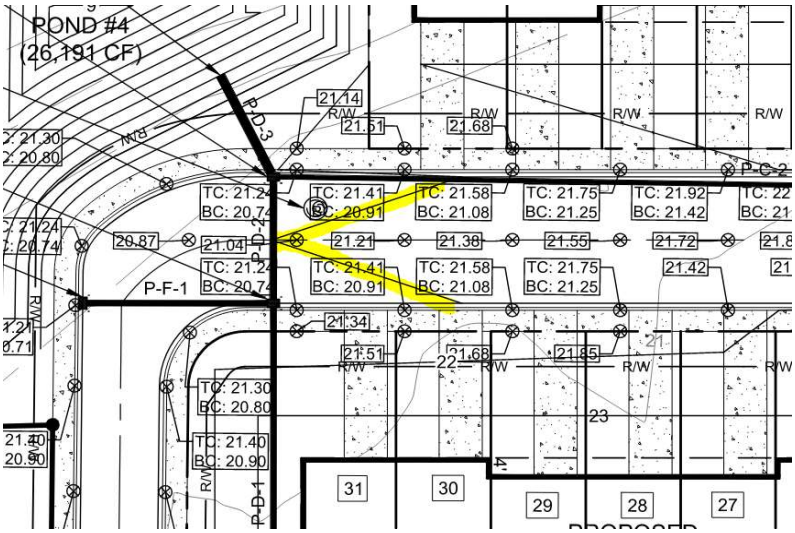
28. The location below is showing the flow toward the building. Revise the grading so the flow is always away from the building. **Addressed.**



29. See the image below, grading is such that the flow is going toward the building. Revise the grading so the flow is away from the building. **Addressed.**



30. Currently, the 21 contour does not continue (see image below). **Addressed.**

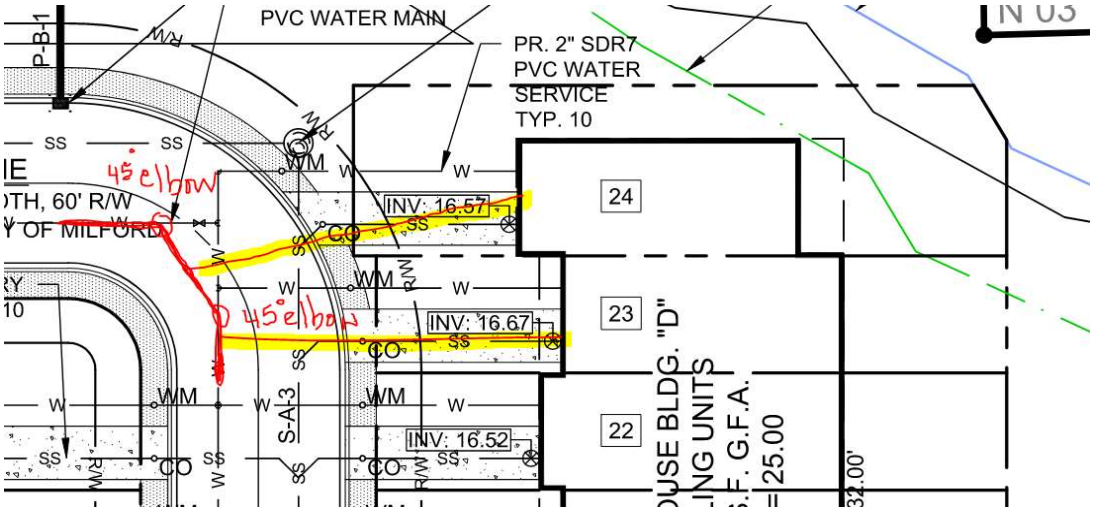


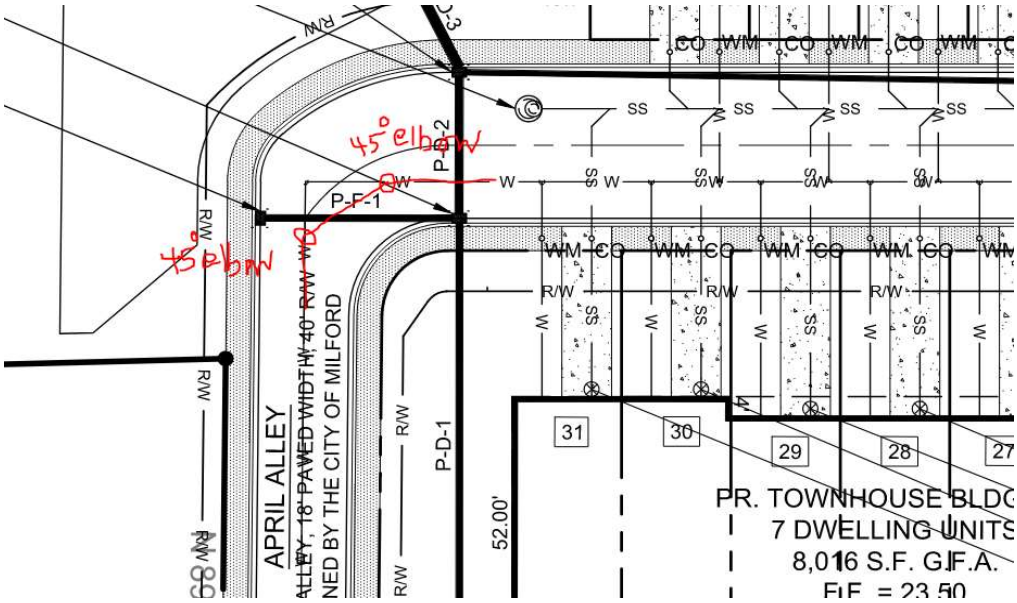
31. Add additional labels to all existing contours so the proposed contour tie-ins can be confirmed. **Addressed.**

32. Provide spot elevation at each corner of the buildings on the grading plan. **Addressed.**

33. Show the proposed water connection on the utility plan and specify the connection type. Comment Remains. The water connection shall be a 12" X 8" tapping sleeve. Revise label accordingly. **Addressed.**
34. Verify if the water line that is shown along the east of Truitt Avenue is existing or proposed. If this is an existing water main, show in gray scale. **Addressed.**
35. Loop the water line down the 18" wide roadway and connect into Truitt Avenue. In addition, install temporary blow-off or a fire hydrant at any location where the water line ends at the end of each phase. **Addressed.**
36. Show the 50' riparian buffer per Chapter 230-44(B)(2). Comment Remains – Add a note to the cover sheet that no buildings, structure, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks shall be permitted to be constructed under naturally occurring riparian buffer conditions nearer than fifty feet to the shoreline as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revisions of the United States Geological Survey Topographic Quadrangle Map. This primarily applies to lot 24. **Addressed.**
37. Per City of Milford's Standard Specifications, sanitary sewer laterals and water services must maintain a minimum of ten feet (10') of separation. Revise the plans accordingly. **Addressed.**
38. Currently, the size of the water main and services are not labeled. Provide the water size and material on the utility plan and revise the plan accordingly. Comment Remains. Per City of Milford's Standard Specifications, the water main shall be PVC C-900. In addition, water service lines shall be polyethylene, 1-inch diameter SDR-9 copper tube size. The service line shall conform to AWWA C901 and ASTM D-2737. Revise accordingly. **Addressed.**
39. Per City of Milford's Standard Specifications, there shall be a sanitary cleanout 5' from each residential lot. Revise the plans accordingly. **Addressed.**
40. Place all proposed water meters and sanitary sewer cleanouts centered in the sidewalk. Water meter pits cannot be located within the driveways. Comment Remains. Sanitary sewer cleanouts shall be in the sidewalk and not in the driveways. **Addressed.**
41. Provide P-G-1 in the storm pipe schedule and revise the plan accordingly. **Addressed.**
42. Currently, the storm drain pipes P-C-1 and P-C-2 are marked to be fill 6" in the Storm Drain Schedule. Clarify why these pipes need to fill 6". Comment Remains. Comment Remains – The outlet pipe for pond #3 shall be attached to a structure with multi-stage flow discharge to regulate the in-flow to pond #4. Half-filling P-C-1 and P-C-2 pipes is not practical and will create more problems like blockage down the road. We will be looking to KCD to comment on the situation as the pipe is part of a SWM facility. In addition, the direction of the arrow for pipe P-C-1 should be reversed to show the correct flow direction. **Comment Remains. Provide KCD approval.**
43. Specify the size and material of the sewer lateral in the plan. **Addressed.**
44. Provide the slope for all sanitary sewer laterals. In addition, provide the inverts for the laterals so the slopes can be verified. Sanitary sewer laterals shall not be less than 2%. **Addressed.**

45. For lots 1-14, water and sewer services shall come straight out into the street and connect to the existing main. A new parallel main or joint service line will not be permitted on private property as shown, revise accordingly. **Addressed.**
46. Loop the water line down the 18’ wide roadway and connect into Truitt Avenue. **Addressed.**
47. Provide a cross-section for the 18’ wide roadway. **Addressed.**
48. Label the duplex residual lot on Truitt Avenue and show the water and sewer services to the property. **Addressed.**
49. Currently, the water main is shown to be very close to sanitary sewer manhole SS-2. Revise the plans so the water main is at least 10’ from the sanitary sewer line. **Addressed.**
50. Provide isolation valves at the Tee at the junction of Truitt Ave. and Lilac Lane. Comment Remains. See the image below for water main layout. **Addressed.**





51. Identify all features with labels or show in the legend in the Fire Marshall Plan. For example, the water main and the storm drain piping are not clearly identified. **Addressed.**
52. Townhomes must be separated by internal two-hour rated assemblies (Class "C" Fire Barrier). Provide sectional detail of fire assembly between dwellings in Fire Marshall Plan. Comment Remains. **Comment Remains. Per engineer's response, they will coordinate with the architect of record to determine the appropriate fire assembly.**
53. Provide tree planting and preservation plan meeting the requirements of Chapter 230-19.8(F). The code requires a rate of 1 tree per 10,000 square feet. Street trees count towards this ratio. Additionally, show all landscape buffers, recreational amenities, etc. Cash in lieu option is also available. Comment Remains. Comment Remains – A Landscape plan is required as part of the preliminary major subdivision review. Chapter 200-8(G)(1)(f) requires shade trees 150 feet on center on each side of the road. Add trees to the Landscaping plan or request a waiver from this requirement. In addition, Chapter 230-19.8(F)(2) requires one tree per 10,000 square feet of lot area for residential development. Provide the required tree planting or request a variance from this requirement. The city code does not provide for a cash-in-lieu option for tree planting. **Comment Remains. A waiver shall be requested if shade trees cannot be located 150 feet on center on both sides of the street.**
54. Per Chapter 200-8(G)(f), show the required street trees or request a waiver. Comment Remains. Comment Remains. Comment Remains – Per engineer's response, the owner will either retain a landscape architect or negotiate a cash-in-lieu option with the city. **Comment Remains. A waiver shall be requested if shade trees cannot be located 150 feet on center on both sides of the street.**

55. Label any proposed curbing on the Record Plan and revise the plan accordingly. **Addressed.**
56. Turn off the utilities layer in the record plan. Only show the proposed utility easements. **Addressed.**
57. Label the width of the proposed sidewalk on the record plan. **Addressed.**
58. Currently, the Record Plan does not show the location of ADA ramps. Revise the plans to show the location of all the ADA ramps. In addition, show detectable warning surfaces for the ADA ramps and revise the plans accordingly. **Addressed.**
59. Provide the metes and bounds for the proposed properties in the record plan. **Addressed.**
60. Provide a unique identifier for each open space parcel and add a list of open space parcels with their areas to the Data Column on the cover sheet. **Addressed.**
61. Adjust the plans or submit individual variance applications for the following lots. All variance and waiver requests need to be added to the cover sheet. The waiver and variance approval dates will need to be added with the final plans if they are approved. Comment Remains. Provide approval from the Board of Adjustment. In addition, the variance note should include the code requirement and the requested reduction or exceedance from the zoning code requirement. Corner lots have two front setbacks, not a front and a side setback. Any corner lot that does not meet the setback requirement will need variance approval from the Board of Adjustment. Some of the variance notes listed are incorrect and refer to a side setback reduction. Comment Remains – There are variances that are not listed in the front page, see comment 1.m and 11. **Addressed.**
    a. Lot 7 – front along Lilac Lane.
    b. Lot 8 – front along Lilac Lane.
    c. Lot 18 – front along Lilac Lane.
    d. Lot 31 – front – along 18-foot-wide Lilac Lane.
    e. Lot 15 – Side – aggregate not 30 feet.
    f. Lot 19 – Side – aggregate not 30 feet.
    g. Lot 24 – Side – aggregate not 30 feet.
    h. Lot 32 – Side – aggregate not 30 feet.
    i. Lot 39 – Side – aggregate not 30 feet.
    j. Lot 32 through 39 – rear (individual applications for each).

62. Show the building restriction line for the proposed two-family dwelling. Comment Remains – The building restriction line is shown incorrectly. The setbacks are 30 feet from the front property line. Corner lots have two front yards. Provide setback dimensions for the duplex lots. **Addressed with comment. Per engineer's response "After deliberation with the owner, a single-family dwelling is more achievable in place of a two-family dwelling."**

63. Label the proposed road types per Chapter 200-8(A)(14)(a) in the record plan. **Addressed.**
64. Will the developer be providing fire lines to each building? If so, show these on the preliminary utility plan. **Acknowledged.**
65. Coordinate electric design with the Electric Department. **Comment noted by the engineer.**
66. Currently the City is reviewing the water and sewer system impacts and may require capacity improvements. **Addressed with comment. The UFC was completed, and a copy was provided to the applicant.**
67. Submit the following for final approval:
    a. Kent Conservation District Approval for the Stormwater and Erosion & Sediment Control Plans. **Comment Remains.**
    b. Fire Marshal Approval. **Comment Remains.**
    c. DHSS Office of Engineering. **Comment Remains.**
68. Lot breakdown table to show the actual lot areas is not shown on the plan. Provide lot breakdown table. **Addressed.**
69. Depressed curb shall be proposed in front of ADA ramps and driveways. Add depressed curb to the legend and labels in the plan that shows the location of depressed curb. Comment Remains – Label a typical depressed curb in the plan view. **Addressed.**
70. Provide storm drain and sanitary sewer profiles with the final submission. **Comment Remains.**
71. Provide flow arrows for the storm drain pipes. **Addressed.**
72. There needs to be a consistent curb line and right-of-way cross section for Truitt Avenue along the entire extents of the project. The curb line appears to follow the current edge of pavement which is inconsistent through this area. **Addressed.**
73. The front setbacks for all lots appear to be dimensioned from the back of sidewalk instead of the edge of the public right-of-way. Update the plan to meet the setback requirements or request variances for each front setback individually. **Addressed.**
74. Chapter 230-43(D) states:

    "No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated closer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers." There is significant grading proposed within the wetland buffer area. Revise the grading plan or submit a variance application to the Board of Adjustment indicating the proposed amount of disturbance. Also, the wetland buffer appears to be extremely close to the proposed townhouses on Lots 24 & 39. During the

construction of these two units, grading activities would likely occur within the required wetland buffer area and a variance should be sought. **Addressed.**

75. How will the interior lots access their rear yards? **Addressed.**
76. A FEMA LOMC (Letter of Map Change) will be required prior to final major subdivision approval. **Comment Remains.**
77. Currently, the materials for sanitary sewer main and services are not listed correctly on the utility plans and on the sanitary sewer schedule. Pipe material for all proposed sanitary sewer main and services are PVC pipe and shall equal or exceed the requirement of ASTM-D-3034 and shall have a minimum standard dimension ratio (SDR) of 35. Revise the labels on the utility plan and the type on the sanitary sewer tables on sheet C2.1. **Addressed.**
78. We recommend revising the water and sewer services to lots 25-31 and 32 to 39 to have adequate (10') horizontal separation. This can be achieved by having a water-water-sewer-sewer connection pattern. **Addressed.**

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

Sincerely,

Ardalan Faghri,
Senior Design Engineer

Thomas K. Fruehstorfer
Senior Project Manager

City of Milford, Delaware
Development Advisory Committee

Comment Sheet
****

DATE OF REVIEW: September 17, 2024

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

INDIVIDUAL REVIEWERS: **William C. Kelly, CFI, Asst. Chief Technical Services**
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist

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

RE: MJSP 004-2024 / Carlisle Lane, LLC

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

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

a. **Fire Protection Water Requirements**:
   - Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
   - Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
   - Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
     - One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.
   - Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**
   - All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
   - Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
   - Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
   - Show Fire Lanes and Sign Detail as shown in DSFPR

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

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

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

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

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

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

KENT CONSERVATION DISTRICT

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

CITY OF MILFORD
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
OCTOBER 2024

APPLICATION: Carlisle Lane, LLC
APPLICATION #: MJSP 004-2024
REVIEWING AGENCY: Kent Conservation District
CONTACT PERSON: Cullen Baker
PHONE: (302) 608 – 5370
EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

REQUIREMENTS:

1. As the disturbance for this site will exceed 1 acre, a detailed sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). A completed application, review fee, stormwater report, site plans, and review checklist are due at the time of submittal to the District's office.
2. A pre-application meeting must occur prior to submitting a sediment and stormwater detailed plan application.
3. The following notes must appear on the record plan:
   - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
   - The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
   - A clear statement of defined maintenance responsibility for stormwater management facilities.

ADVISORY COMMENTS TO THE APPLICANT:

1. The 100-year flood zone is missing from the plans. It appears that the proposed townhomes on the west side of the property, as well as pond 4 are placed within the floodplain. These should be relocated.
2. The 6 unit townhomes to the NW of the property encroach into the wetland setback area. These should be adjusted.
3. There is no maintenance access to pond 2. Please add a permanent 15ft easement behind lots 8-14 to access the stormwater pond.
4. Most current forms, fee schedules, and checklists may be accessed from KCD's website https://www.kentcd.org/services/sediment-stormwater/design-permitting/
5. A letter of no objection to recordation will be provided upon approval of a Sediment and Stormwater Management Plan.

May 5, 2025

To: City of Milford, Delaware

Planning Commission and
City Council

Here on Truitt Ave, some of us recently became aware of a proposal to allow 38 townhomes to be built in a vacant lot in the 300-500 area

I live at 510 Truitt Ave and am disabled. I have tried to walk the neighborhood and knock on doors to get signatures to encourage both the Planning Commission and the City Council to reconsider the scope of this proposed work.

A few items became clear.

1) Most of the people in this neighborhood were unaware of this proposal and the scope of this proposal

2) Upon realizing the extent of the building project, the lack of quest parking, the number of potential cars that would be added to the neighborhood and local traffic many were opposed to this plan as it was proposed

I am sure I did not follow some preset rules about collecting signatures, but I have tried.
I am giving you the one original and a copy of the original.

We generally object to this proposal for the following reasons:

1) Not enough notificaion to the current owners and residents
2) not enough parking and guest parking in the planning. Increase in traffic
3) A vision that will enrich the owner but it is perceived it will not contribute to the local community in a positive manner.
4) The concern that many of these units will end up as rentals and crime will increase.

I encourage the City Council and Planning Commision to review this proposal carefully and to think of the people living in this small neighborhood. Also I think it would be wise to create a package clearly spelling out the scope of work, time frame, numbef of units etc., and send this to all families in this area and allow a vote to be taken.

Sincerely

Moira Cleary
510 Truitt Ave
Milford, DE 19963
661-309-2520
moiracleary@ymail.com

Stop or Amend the Proposed Development of 39 Town homes on Truitt Ave

We live in a quiet neighborhood on Truitt Ave that we love and value. Over the years, it has become a sanctuary for us, an escape from the hustle and bustle of the world. But now, our peace is threatened by a proposal to develop 39 town homes in our street.

This development would not only disrupt our tranquility but would also put an immense strain on our local infrastructure and might even disrupt our local flora and fauna. According to the U.S. Census Bureau, such heavy intensification endeavors can lead to a 30-40% increase in noise pollution (U.S. Census Bureau, 2020). Not to mention the probable traffic problems due to the increase in the number of residents.

We ask the city council and the planning department of the City of Milford to reconsider this decision. Preserve the character of our neighborhood on Truitt Ave and stop or reduce the proposed town home development from 39 units down to a maximum of 20.

Our main concerns are as follows:

a) The town homes not being owner occupied but end up as rental units;

b) Increase in crime;

c) Substantial increase in traffic;

d) Street parking as the current plan has no guest parking and a bare minimum of 2 spaces per unit but the units are to be 3 bedrooms each;

e) Reduction in the value of our single residential homes.

Please, sign the petition and lend your voice to our cause.

NAME	ADDRESS	Milford	SIGNATURE
Violet E Sorden	507 Truitt Ave.	Milford	Violet E Sorden
Hank Pyle	506 Truitt Ave	Milford	Hank Pyle

Stop or Amend the Proposed Development of 39 Town homes on Truitt Ave

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c) Substantial increase in traffic
d) Street parking as the current plan has no guest parking and a bare minimum of 2 spaces per unit but the units are to be 3 bedrooms each
e) Reduction in the value of our single residental homes

Please, sign the petition and lend your voice to our cause.

PRINT NAME	ADDRESS	CITY	SIGNATURE
Joseph Reed Jr.	501 Truitt Ave	Milford DE 19963	
Miriam Carrillo	407 Truitt Ave	MILFORD	
Everett Warner	303 Truitt Ave	MILFORD	
Jasroney	502 West St	MILFORD	Jasmon Gray
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	
		MILFORD	

Print	Address		Signature
Shelaine Wright	306 Truitt Avenue	Milford	(302) 382-7183
Lorraine Riddick	318 Northwest 5th St.	Milford	302-682-1531
Vanessa Riddick	310 Northwest 5th St.	Milford	302-682-1527
Sandy Saldana	306 West St.	Milford	
Luis A Saldana	306 West St	Milford	Luis Saldana 6
Gina Scott	518 Truitt Ave.	Milford	Gina Scott
Elaine Lofland	512 Truitt AVE	Milford	Elaine Lofland
Eric Smith	517 Truitt AVE	Milford	
Brianna Chorder	517 Truitt AVE	Milford	
		Milford	
		Milford	
		Milford	



THE CITY of Milford DELAWARE

Scale: 0 120 240 Feet

Drawn by: WRP | Date: 09/16/24

Filepath: MajorSub_CarlisleLane.aprx

Title:

Preliminary Major Subdivision

Carlisle Lane, LLC

Location & Zoning Ma

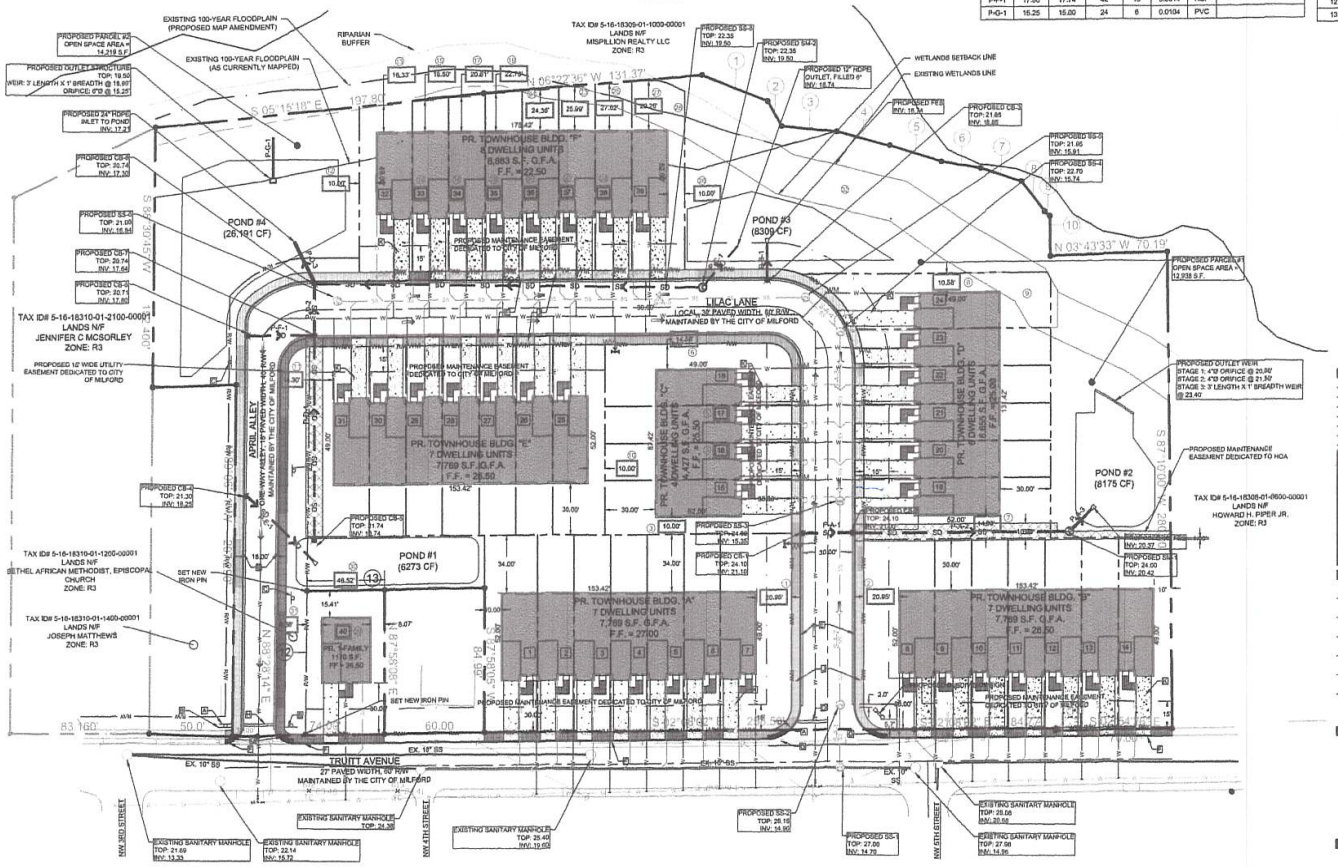
SANITARY SEWER PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
S-A-1	14.90	14.80	32	8"	0.003	SCH40 PVC	
S-A-2	15.35	15.00	119	8"	0.003	SCH40 PVC	
S-A-3	15.74	15.45	95	8"	0.003	SCH40 PVC	
S-A-4	15.91	15.84	24	8"	0.003	SCH40 PVC	
S-A-5	16.84	16.01	278	8"	0.003	SCH40 PVC	

SANITARY STRUCTURE SCHEDULE					
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)
SS-1	MANHOLE	27.00	14.80	14.70	48"Ø
SS-2	MANHOLE	26.15	15.00	14.80	48"Ø
SS-3	MANHOLE	24.00	15.45	15.35	48"Ø
SS-4	MANHOLE	22.70	15.84	15.74	48"Ø
SS-5	MANHOLE	21.95	16.01	15.84	48"Ø
SS-6	MANHOLE	21.00	16.94	16.84	48"Ø

STORM STRUCTURE SCHEDULE							
TAG	STRUCTURE	TOP	INVERT IN	INVERT OUT	BOX SIZE (I.D.)	GRATE	TOP UNIT
CB-1	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-2	CATCH BASIN	24.10	21.10	21.10	34"X24"	TYPE 1	TYPE C
CB-3	CATCH BASIN	21.85	18.95	18.85	34"X24"	TYPE 1	TYPE C
CB-4	CATCH BASIN	21.30	18.25	18.25	34"X24"	TYPE 1	TYPE C
CB-5	CATCH BASIN	21.74	18.74	18.74	34"X24"	TYPE 1	TYPE C
CB-6	CATCH BASIN	20.71	17.80	17.80	34"X24"	TYPE 1	TYPE C
CB-7	CATCH BASIN	20.74	17.74	17.64	34"X24"	TYPE 1	TYPE C
CB-8	CATCH BASIN	20.74	17.40	17.30	34"X24"	TYPE 1	TYPE C
SM-1	STORM MANHOLE	24.00	20.52	20.42	48"Ø		
SM-2	STORM MANHOLE	22.35	19.80	19.50	48"Ø		

STORM PIPE SCHEDULE							
TAG	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN.)	SLOPE (FT./FT.)	TYPE	REMARKS
P-A-1	21.10	21.00	28	18	0.0036	HDPE	
P-A-2	20.90	20.52	127	18	0.003	HDPE	
P-A-3	20.42	20.37	16	18	0.0031	HDPE	
P-B-1	16.85	16.74	28	15	0.0039	HDPE	
P-C-1	19.87	19.69	39	12	0.020	HDPE	FILL PIPE 6"
P-C-2	19.50	17.40	235	12	0.0093	HDPE	FILL PIPE 6"
P-D-1	16.74	17.74	123	15	0.0081	HDPE	
P-D-2	17.64	17.55	28	18	0.0032	RCP	
P-D-3	17.36	17.21	27	24	0.0033	HDPE	
P-E-1	21.30	16.25	95	15	0.0045	RCP	
P-F-1	17.80	17.74	42	15	0.0014	RCP	
P-G-1	16.25	15.00	24	8	0.0104	PVC	

BOUNDARY SCHEDULE			
LINE	BEARING	DISTANCE (FT)	
1	S 19°20'41" W	42.46	
2	S 58°37'57" W	17.46	
3	S 04°13'02" W	33.02	
4	S 12°52'36" W	33.28	
5	S 16°32'15" W	32.40	
6	S 08°00'44" W	23.92	
7	S 16°36'42" W	25.77	
8	S 50°29'33" W	22.77	
9	S 37°57'07" W	4.08	
10	S 87°07'49" W	22.67	
11	S 87°10'00" W	1.50	
12	N 87°14'02" E	84.41	PROPOSED
13	S 02°47'58" E	48.52	PROPOSED



LEGEND (APPLIES TO PLAN)

- A "STOP" SIGN, POST MOUNTED
- B "DO NOT ENTER" SIGN, POST MOUNTED
- C "ONE WAY" SIGN, POST MOUNTED
- D 18" X 15' PAINTED STOP BAR
- E TYPE 3-6 P.C.C. CURB AND GUTTER
- F TYPE 1-6 P.C.C. CURB
- G TACTILE PAVERS IN ACCESSIBLE SIDEWALK RAMP
- H 18" X 15' PAINTED STOP BAR
- J 5' WIDE CONCRETE SIDEWALK
- K 9' WIDE CONCRETE DRIVEWAY (TYP. ALL PR. DWELLING UNITS)

39°

0' 30' 60' 90'

SCALE: 1"=30'

REVISION	DATE

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 488
SMYRNA, DE 19977
Tel: 302 659-9000
Fax: 302 659-0309
Email: eb@3allc.com

PROJECT#	MATT FEINDT
DRAWN	G.P.C
CHECKED	E.H.I.
SCALE	AS NOTED
SUBMISSION	PRELIMINARY
DATE#	FEBRUARY 6, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER: C1.2

IDE³ ASSOCIATES
Consulting Engineers | Construction Management
P.O. Box 498 Smyrna, DE 19977 Ph: 302-659-9090 Fax: 302-659-0909

February 27, 2025

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

REF: Truitt Townhomes – Variance Application BOA-087-2025

Dear Rob,

We are representing the developer in this application to the Board of Adjustment for the above-mentioned project. We are seeking relief from the zoning code for the following variances and our reasoning, respectively:

Variance #1
Chapter 230-11(D)(3)(e) states the "minimum front yard setback line shall be 30 feet." For Proposed Lot 7, the applicant is seeking a variance to reduce the front yard setback from 30 feet to 20.9 feet along Lilac Lane, resulting in a 9.1-foot reduction in the front yard setback.

1. **The nature of the zone where the property lies.**
   Lot 7 is in the R-3 Garden Apartment and Townhouse zoning district. The proposed townhouse is a permitted used in this zoning district.
2. **The character and use of the immediate vicinity and the contained uses therein.**
   Lot 7 is part of the Truitt Townhouses subdivision under an active land development application with the City of Milford. Along Truitt Avenue, there are existing single-family dwellings that are within 30 feet from the street frontage.
3. **Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect such neighboring properties and uses.**
   In this case, the removal of the restriction would not seriously affect the neighboring properties because the lot is uniform with the rest of the proposed lots regarding bulk coverage, bulk area, and rear and front yard setbacks.
4. **Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in relation to his efforts to make normal**

TRUITT TOWNHOMES

PRELIMINARY MAJOR SUBDIVISION PLANS

504 TRUITT AVENUE
MILFORD, DELAWARE, 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID 5-16-18306-01-0700-00001

PRELIMINARY SET
NOVEMBER 13, 2024

VARIANCES REQUESTED

LOT 7
1. VARIANCE FROM 230-11(D)(3)(E) TO PERMIT A 20.8' FRONT YARD SETBACK AT CORNER LOT (30 FEET REQUIRED)

LOT 8
2. VARIANCE FROM 230-11(D)(3)(E) TO PERMIT A 20.9' FRONT YARD SETBACK AT CORNER LOT (30 FEET REQUIRED)

LOT 15
3. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 10' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)

LOT 16
4. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 65% LOT COVERAGE (60% MAXIMUM ALLOWED)

LOT 17
5. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 65% LOT COVERAGE (60% MAXIMUM ALLOWED)

LOT 18
6. VARIANCE FROM 230-11(D)(3)(E) TO PERMIT A 14.5' FRONT YARD SETBACK AT CORNER LOT (30 FEET REQUIRED)

LOT 18
7. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 14.0' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)

LOT 24
8. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 10.5' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)
9. VARIANCE FROM 230-43(D) TO PERMIT 945 SQUARE FEET OF LAND DISTURBANCE FOR GRADING ACTIVITIES IN THE WETLAND BUFFER

LOT 25
10. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 10.0' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)

LOT 31
11. VARIANCE FROM 230-11(D)(3)(E) TO PERMIT A 14.0' FRONT YARD SETBACK AT CORNER LOT (30 FEET REQUIRED)

LOT 32
12. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 10.0' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)
13. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 16.30' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 33
14. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 66% LOT COVERAGE (60% MAXIMUM ALLOWED)
15. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 19.4' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 34
16. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 65% LOT COVERAGE (60% MAXIMUM ALLOWED)
17. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 20.8' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 35
18. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 63% LOT COVERAGE (60% MAXIMUM ALLOWED)
19. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 22.7' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 36
20. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 62% LOT COVERAGE (60% MAXIMUM ALLOWED)
21. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 24.3' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 37
22. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 62% LOT COVERAGE (60% MAXIMUM ALLOWED)
23. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 25.8' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 38
24. VARIANCE FROM 230-11(D)(3)(C) TO PERMIT 61% LOT COVERAGE (60% MAXIMUM ALLOWED)
25. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 27.6' REAR YARD SETBACK (30 FEET REQUIRED)

LOT 39
26. VARIANCE FROM 230-11(D)(3)(G) TO PERMIT A 10' AGGREGATE SIDE YARD SETBACK (30 FEET REQUIRED)
27. VARIANCE FROM 230-11(D)(3)(F) TO PERMIT A 29.2' REAR YARD SETBACK (30 FEET REQUIRED)
28. VARIANCE FROM 230-43(D) TO PERMIT 815 SQUARE FEET OF LAND DISTURBANCE FOR GRADING ACTIVITIES IN THE WETLAND BUFFER

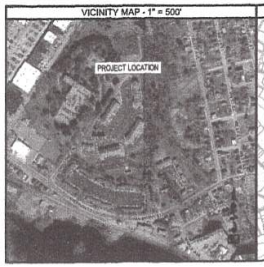
LOT 40
29. VARIANCE FROM 230-11(D)(1)(A) TO PERMIT A 3686 SQUARE FEET LOT AREA (7500 SQUARE FEET MINIMUM REQUIRED)
30. VARIANCE FROM 230-11(D)(1)(C) TO PERMIT A 46.5' LOT WIDTH (60 FEET MINIMUM REQUIRED)
31. VARIANCE FROM 230-11(D)(1)(D) TO PERMIT A 8.5' FRONT YARD SETBACK AT CORNER LOT (30 FEET REQUIRED)

PARCEL #1
32. VARIANCE FROM 230-43(D) TO PERMIT 8600 SQUARE FEET OF LAND DISTURBANCE FOR GRADING ACTIVITIES IN THE WETLAND BUFFER

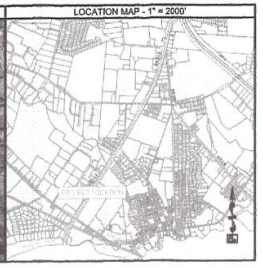
REQUESTED WAIVERS

1. TO PERMIT A 30 FOOT STREET WIDTH AT THE NORTH AND WEST OF THE SUBDIVISION, TO BE KNOWN AS LILAC LANE. (36 FEET STREET WIDTH REQUIRED PER 200-8(A)(14)(a))
2. TO PERMIT A 43.34 FOOT RIGHT-OF-WAY AT THE NORTH AND WEST OF THE SUBDIVISION, TO BE KNOWN AS LILAC LANE. (60 FEET RIGHT-OF-WAY WIDTH REQUIRED PER 200-8(A)(14)(a))
3. TO PERMIT A 38.34 FOOT RIGHT-OF-WAY AT THE EAST OF THE SUBDIVISION, KNOWN AS TRUITT AVENUE. (60 FEET RIGHT-OF-WAY WIDTH REQUIRED PER 200-8(A)(14)(a))
4. TO PERMIT AN 18 FOOT STREET WIDTH AT THE SOUTH OF THE SUBDIVISION, TO BE KNOWN AS APRIL ALLEY (36 FEET STREET WIDTH REQUIRED PER 200-8(A)(14)(a))
5. TO PERMIT LOT 23 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
6. TO PERMIT LOT 24 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
7. TO PERMIT LOT 32 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
8. TO PERMIT LOT 35 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
9. TO PERMIT LOT 36 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
10. TO PERMIT LOT 37 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
11. TO PERMIT LOT 38 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))
12. TO PERMIT LOT 39 TO BE PLATTED WITHIN THE 25 FOOT WETLAND BUFFER (PRIVATE LOTS MAY NOT BE PLATTED WITHIN THE BUFFER PER 200-8(E)(8))

VICINITY MAP - 1" = 500'



LOCATION MAP - 1" = 2000'



SHEET LIST TABLE

SHEET INDEX	SHEET NUMBER	SHEET TITLE
GENERAL		
1A	G1.0	COVER SHEET / INDEX
1B	G1.1	GENERAL NOTES
SITE CONSTRUCTION		
2	C1.0	EXISTING CONDITIONS PLAN
3	C1.1	PHASING PLAN
4	C1.2	SITE PLAN
5	C1.3	GRADING PLAN
6	C2.0	UTILITY PLAN
7	C2.1	PIPE SCHEDULES & STRUCTURE TABLES
8	C3.0	ENTRANCE PLAN
9	F1.0	FIRE MARSHAL PLAN
10	L1.0	LANDSCAPE PLAN
11	R1.0	RECORD PLAN

DATA COLUMN - SUBDIVISION

TAX PARCEL ID:	5-16-18306-01-0700-00001 5-16-18306-01-0800-00001 5-16-18310-01-0100-00001 5-16-18310-01-1300-00001 5-16-18310-01-1200-00001
PROPERTY OWNER / DEVELOPER:	CARLISLE LANE LLC 4330 BIG STONE BEACH ROAD MILFORD, DELAWARE 19963 (302) 745-0793
EXISTING ZONING:	R3 - GARDEN APARTMENT AND TOWNHOUSE
PROPOSED ZONING:	R3 - GARDEN APARTMENT AND TOWNHOUSE
EXISTING USE:	1 SINGLE FAMILY RESIDENCE AND 1 CHURCH
PROPOSED USE:	RESIDENTIAL SUBDIVISION W/ 39 TOWNHOUSE LOTS AND 1 SINGLE-FAMILY LOT
SITE AREA WITH BOUNDARIES:	4.59 AC [199,908 S.F.]
MINIMUM PROJECT AREA REQUIRED:	1.0 AC
EXISTING WETLAND AREA:	0.18 AC ON MARCH 5, 2024, HILLIS-CARNES ENGINEERING ASSOCIATES, INC. PERFORMED A WETLAND STUDY AND SITE EVALUATION AND DETERMINED WETLANDS EXIST ON THE SITE
WETLAND AREA DISTURBANCE:	0.00 AC
MINIMUM LOT AREAS:	2000 SF
ACTUAL LOT AREAS:	SEE RESIDENTIAL LOT BREAKDOWN TABLE
MINIMUM LOT WIDTHS:	20 FEET
ACTUAL LOT WIDTHS:	22 FEET
REQUIRED BUILDING SETBACKS:	FRONT: 30 FEET SIDE: 10 FEET, 30 FEET AGGREGATE REAR: 30 FEET
MAXIMUM LOT COVERAGE:	60% (1a)
ACTUAL LOT COVERAGE:	60% - REFER VARIANCE REQUEST NOTES FOR LOTS THAT EXCEED.
MAXIMUM BUILDING HEIGHT:	36 FEET
PROPOSED BUILDING HEIGHT:	35 FEET
REQUIRED OPEN SPACE:	275 SQUARE FEET PER DWELLING UNIT OR 0.5 AC (WHICHEVER IS GREATER) 40 D.U. X 275 S.F./D.U. = 11,000 S.F. THEREFORE, 0.5 ACRES PREVAILS (1b)
PROVIDED OPEN SPACE:	27,157 S.F. CITY TO DETERMINE CASH-IN-LIEU FOR RECREATION AREA PARCEL #1 = 12,936 S.F. PARCEL #2 = 14,219 S.F.
REQUIRED PARKING:	2.5 SPACES PER DWELLING UNIT 40 UNITS x 2.5 SPACES/UNIT = 100 SPACES
PROVIDED PARKING:	2 SPACES PER DWELLING UNIT 40 UNITS x 2 SPACES/UNIT = 80 SPACES (1 DRIVEWAY SPACE, 1 GARAGE SPACE PER UNIT) (1b)
UTILITY PROVIDERS:	WATER: CITY OF MILFORD SEWER: CITY OF MILFORD ELECTRIC: CITY OF MILFORD (1c)
ESTIMATED NUMBER OF EDUs:	39 TOWNHOUSE UNITS + 1 SINGLE-FAMILY UNIT = 40 EDUs
FLOODPLAIN:	100-YEAR FLOODPLAIN ZONE AE) EXISTS WITHIN THE PROPOSED SUBDIVISION BOUNDARY PER FEMA FIRM MAP NUMBER 10003C0041K PANEL 41 OF 880, LAST REVISED MARCH 18, 2015.
TOWNHOUSE REQUIREMENTS:	3 TO 8 DWELLING UNITS PER BUILDING
ARCHITECTURAL REQUIREMENTS:	CHAPTER 230-11(D)(3): 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.
MAXIMUM DENSITY:	12 UNITS PER ACRE (1l)
PROPOSED DENSITY:	40 UNITS / 4.59 AC = 8.7 UNITS PER ACRE

DATA COLUMN - SINGLE-FAMILY DWELLING (1m)

TAX PARCEL ID:	5-16-18310-01-1200-00001
EXISTING ZONING:	R3 - GARDEN APARTMENT AND TOWNHOUSE
PROPOSED ZONING:	R3 - GARDEN APARTMENT AND TOWNHOUSE
EXISTING USE:	1 SINGLE-FAMILY DWELLING
PROPOSED USE:	1 NEW SINGLE-FAMILY DWELLING
MINIMUM LOT AREA:	7500 SF
ACTUAL LOT AREAS:	7500 SF - REFER VARIANCE REQUEST NOTES FOR LOTS THAT EXCEED
MINIMUM LOT WIDTHS:	60 FEET
ACTUAL LOT WIDTHS:	60 FEET - REFER VARIANCE REQUEST NOTES FOR LOTS THAT EXCEED
REQUIRED BUILDING SETBACKS:	FRONT: 30 FEET SIDE: 6 FEET, 0 FEET FOR SHARED WALL IN SEMI-DETACHED BUILDINGS REAR: 15 FEET
MAXIMUM LOT COVERAGE:	40%
ACTUAL LOT COVERAGE:	40% - REFER VARIANCE REQUEST NOTES FOR LOTS THAT EXCEED

CITY ENGINEER APPROVAL

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

CITY ENGINEER DATE

CITY OF MILFORD APPROVAL

MARK WHITFIELD CITY MANAGER DATE

CERTIFICATION OF PLAN ACCURACY

I, EDWARD H. IDE, III, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF MILFORD CODE OF ORDINANCES.

EDWARD H. IDE, III, P.E. LICENSE NO. 9691 DATE

CERTIFICATION OF OWNERSHIP

I, CARLISLE LANE LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE CITY OF MILFORD CODE OF ORDINANCES.

CARLISLE LANE LLC 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 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.

REVISION	DATE
-	

CONSULTING ENGINEERS
CONSTRUCTION MANAGERS
P.O. BOX 498
SMYRNA, DE 19977
Tel: 302 659-0500
Fax: 302 659-0503
Email: ed@i3ellc.com

PROJECT: MATT FEINDT
DRAWN: G.P.C
CHECKED: E.H.I.
SCALE: AS NOTED
SUBMISSION: PRELIMINARY
DATE: FEBRUARY 6, 2025

PROJECT DATA:

Truitt Townhomes

504 TRUITT AVENUE
MILFORD, DE 19963
CITY OF MILFORD
KENT COUNTY, DELAWARE
TAX ID# 5-16-18306-01-0700-00001

DRAWING TITLE:

COVER SHEET / INDEX

DRAWING NUMBER: G1.0

§ 200-4. Application procedure.

A. Preliminary Major Subdivision Review.

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

(2) The Development Advisory Committee (DAC) shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the Planning Director. The application shall be reviewed by the Planning Department and the City Engineer for general compliance with Chapter 230 Zoning, Chapter 200 Subdivision of Land, the Comprehensive Plan, the City Standard Construction Specifications and other City ordinances. Upon confirmation by the Planning Director that all DAC issues and plan review comments have been addressed satisfactorily, the application will then be scheduled to be heard by the Planning Commission. A preliminary application shall be considered withdrawn if plan review comments are not satisfactorily addressed and preliminary approval is not obtained within twelve (12) months of initial preliminary submission.

(3) A public hearing on the preliminary plan shall be conducted by the Planning Commission. The Planning Commission shall review the application and shall recommend to City Council the approval of the application with or without conditions, denial of the application, or table the application. In case of an unfavorable recommendation for denial by the Planning Commission, such application shall not be approved except by a favorable vote of 3/4 of the City Council.

(4) No hearing shall be held by the Commission until notice of time and place thereof has been provided to the applicant, property owners within 200 feet of the subject property, and to such other interested parties as may be determined by the Planning Director at least 10 days before the date of said hearing. Notice shall be provided as follows:

(a) The Planning Department shall notify by mail all property owners within 200 feet of the extreme limits of the subject parcel as their names appear in the City or County tax record at least 10 days prior to the hearing.

(b) The Planning Department shall provide notice to the general public of the public hearing before the Planning Commission by publishing the date, time, place and nature of the hearing at least 10 days before the hearing in a newspaper of general circulation in the City and posting the same information in City Hall and on the City website.

(c) The Planning Department will also post a notice outlining the date, time, place, and nature of the hearing in a conspicuous location on the property. The published and posted notices shall contain reference to the time and place within the City where text, maps and plans for the proposal may be examined.

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

(6) Preliminary approval from City Council shall be void after 24 months unless final major subdivision approval is obtained or an extension is requested by the owner and approved for good cause by the City Council prior to the expiration.

B. Final Major Subdivision Review.

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

(2) The application shall be reviewed by the Planning Department and the City Engineer for compliance with Chapter 230 Zoning, Chapter 200 Subdivision of Land, the Comprehensive Plan, the City Standard Construction Specifications and other City ordinances. At this time, the applicant shall provide a digital copy of the subdivision plan to the City electric division in order for the City to begin designing the electric infrastructure for the subdivision.

(3) Upon confirmation by the City Planner and City Engineer that all agency approvals have been obtained and all plan review comments have been addressed satisfactorily, the application may be administratively approved by the Planning Director.

(4) Within 90 days of final approval from the City, the subdivider shall record the plat at the County Recorder of Deeds office and provide the Planning Director a receipt of the recordation including the deed book and page number. Prior to recording the plat, at least three copies of the record plat and three copies of the final construction plans must be submitted to the Planning Director for stamping and signing. Two sets will be retained by the City. The City Manager, Planning Director and City Engineer shall sign the approved record plats and construction plans.

(5) Failure to record the approved plat within 90 days from the date of City approval shall void the final approval. In order to obtain final approval after it has been voided, the subdivider must make application for preliminary approval again.

C. Construction Procedures.

(1) Prior to commencement of construction, the developer shall request a pre-construction meeting with the City Engineer. Payment of the required development inspection fee, as adopted by City Council and found in the City Fee Schedule, shall be made prior to the scheduling of the pre-construction meeting.

(2) Improvements within the development shall be constructed per the approved construction plans and the City's Standard Construction Specifications. Any deviations from the construction plans must be submitted to the City Engineer in writing for review and approval.

(3) A performance bond in the amount of 125% of the cost of installation shall be required for the construction of recreational and open space amenities, including but not limited to community buildings, playgrounds, walking paths, landscaping and landscape screening. The performance bond shall be posted prior to the issuance of the first building permit.

(4) Conditional Acceptance of Infrastructure by City Engineer.

(a) Prior to the issuance of building permits, the developer shall obtain conditional acceptance from the City Engineer as outlined in the City's Standard Construction Specifications.

(b) A maintenance bond shall be provided by the developer in the amount of 10% of the improvements to be taken over and maintained by the City.

(c) A performance bond shall be provided by the developer in the amount of 125% of the cost of the top coat and any other item that has not been satisfactorily completed as approved by the City Engineer.

(5) Final Acceptance of Infrastructure by City Council.

(a) Final top coat shall be paved after 75% of building permits have been issued for a project or phase of a project and prior to 90% of building permits having been issued for a project or phase of a project.

(b) Final acceptance of utilities shall not occur until after the paving top coat has been completed.

(c) Upon completion of the top coat paving, the City Engineer may release the top coat performance bond. The 10% maintenance bond will remain in place until one-year after acceptance of the final top coat paving.

(d) Upon completion of the required one-year maintenance period, the right-of-way improvements may be accepted by City Council by resolution.

(e) Upon acceptance by City Council, the maintenance bond shall be released by the City Engineer in its entirety.

[Ord. No. 2022-05, § 3, 1-24-2022; Ord. No. 2023-27, § 3, 7-24-2023]

§ 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.

[Ord. No. 2013-7, § 1, 9-23-2013; Ord. No. 2019-13, § 1, 7-22-2019; Ord. No. 2022-05, § 3, 1-24-2022]

§ 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.

[Ord. No. 2019-13, § 2, 7-22-2019]

§ 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.

[Ord. No. 2022-06, 1-24-2022; Ord. No. 2023-28, § 4, 8-14-2023]

§ 230-19.7. Open space, recreation and other public facilities.

The City of Milford shall require the reservation of open space, recreation and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring major subdivision or site plan approval from the City Planning Commission or City Council.

A. Recreation areas.

(1) Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

(2) Dedication required. The City shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

(3) Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

(4) Design guidelines.

(a) Accessible. Recreation areas shall be accessible within the development and arranged in a manner which affords reasonable access to all residents within the development. When warranted, recreation areas can be dispersed throughout the development, provided that each remote location is accessible.

(b) Pedestrian oriented. Recreation areas shall be pedestrian oriented and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

(c) Age oriented. The nature and scope of planned recreation areas shall reflect an awareness of, and sensitivity toward, the anticipated age groups that would reside within the proposed development.

(d) Parking. Designs consider the need for parking facilities associated with recreation areas.

(e) Walking, jogging and biking trails. Recreation trails shall only be counted toward the recreation area requirement when constructed as an accessory to central recreation facilities. The developed trail shall be the only area counted toward the area requirement.

(f) Setbacks. No structure, equipment or game court surface required under this section shall be located nearer than 30 feet to any lot line of a lot to be used for residential purposes, nor nearer than 25 feet from any right-of-way line.

(g) Landscaping. Where warranted, visual screening of parking areas, game courts, playground areas and other features as necessary to preserve and protect the interests of adjoining residential properties may be required.

(h) Area. The minimum area of a remote recreation area shall be 2,000 square feet.

(5) Area required. All residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater. In no case shall the City require that more than 10% of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.

(6) Cash in lieu of recreation area construction.

(a) Determination of suitability for cash donation. If the City determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the City shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.

(b) Separate recreation account. The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

(c) Amount of cash donation. The total amount of cash-in-lieu of active recreation open space shall be equivalent to the appraised pre-improvement value of the land area required. The appraised pre-improvement value shall be based upon an appraisal of the subject property completed at the applicant's expense within six months prior to the date of request for consideration of cash in lieu of recreation area. If the City and/or the applicant do not agree on the land value estimate established by the appraisal, a new appraisal shall be performed by an independent third-party professional real estate appraiser at the applicant's expense. This appraisal shall be awarded on a competitive bid basis to a qualified, certified appraiser that submits the lowest bid. The City shall manage the bid process.

(d) Payment of cash donation. One hundred percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.

B. Passive Open space.

(1) Purpose. The purpose of this [sub]section is to preserve areas of open space within residential developments which are designed to provide buffer spaces between developing areas, to preserve existing natural and historic features and to establish a network of open spaces within the built environment to provide a balance between developed and undeveloped lands, wildlife

habitat conservation, the preservation of scenic view corridors, and to provide residents opportunities to engage in passive recreation activities.

(2) Dedication required. The City shall require the dedication of open space for the purpose of buffering, landscaping and preservation of natural features which add value to the residential development and to the surrounding community.

(3) Definition. Open space shall include land or an area of water, or combination of land and water, within a development site, and designed and available for the use and enjoyment of residents of the development, not including off-street parking, areas set aside for public facilities and rights-of-way, and areas to be preserved as wetlands and floodplains as required. The following are illustrative of the types of open space areas that shall be deemed to serve buffering and preservation of natural features to count toward satisfaction of the open space requirements of this [sub]section: mature forests and groves, hedge rows, water courses, riparian buffers, historic landmarks and resources, landscaped buffers and berming designed to promote privacy, open landscaped areas suitable for being used and enjoyed for purposes of informal and unstructured recreation and relaxation, stormwater detention ponds when suitably designed to emulate natural features by incorporating irregular shapes, gradual slopes (no greater than 1:4) and appropriate landscape plantings, and irreplaceable environmental assets with values that have been adequately documented.

(4) Design guidelines.

(a) Width. Land areas shall be at least 20 feet in width.

(b) Clearing. Selective clearing of natural vegetation may be permitted to form trails and clearings within woodland areas in accordance with the provisions of Chapter 230-19.8 (tree planting and preservation).

(c) Linked. Open spaces shall attempt to be contiguous and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

(5) Area required. In no case shall the City require that more than five percent of the gross area of the development be so dedicated or reserved.

C. Public facilities.

(1) Purpose. The purpose of this [sub]section is to afford the City the opportunity to reserve lands within developing areas which represent important and strategic locations for the distribution of essential public goods and services, such as potential educational facilities, emergency services, and recreational facilities. The Parks and Recreation Department shall advise City Council of any proposed subdivision or site plan that includes lands proposed for use as public parks to be operated by the City.

(2) Dedication optional. Where public facilities are shown or proposed in the City comprehensive plan, or in any other plan or study accepted by the City Council or other public body, and are located in whole or in part in a proposed subdivision or site plan, the City may require the dedication or reservation of the area required in lieu of the requirements of [sub]section 19.7(A).

(3) Definition. The following are illustrative of the types of public facilities that may be considered for reservation or dedication by this [sub]section: schools, utility service lines, future road rights-of-way (other than those planned to serve the proposed development), public buildings, parks, public trails, and recreation facilities.

(4) Area required. In no case shall the City require that more than five percent of the gross area of the development be dedicated for the public facility. Area dedications shall only be allowed when the facility is to be dedicated to the City of Milford for facilities to be operated by the City.

(5) Reservation. Any areas required by any other public bodies or any remaining areas beyond the five percent dedicated to the City under this [sub]section may be set aside by the City for a period of one year to allow the proper authority the opportunity to purchase the area. Upon failure of the proper authorities to purchase such site within one year after the date of the final approval of the project, the developer, upon application, shall be relieved of the responsibility of reserving such land for public purposes.

D. Management and maintenance of common open space and recreational areas.

(1) Management and maintenance required. There shall be provisions which ensure that the common open space land and all public facilities not dedicated to the City of Milford shall continue as such and be properly maintained. These provisions shall be in a form acceptable to the City of Milford. The developer shall either (a) retain ownership and responsibility for maintenance of such open land; or (b) provide for and establish one or more organizations for the ownership and maintenance of all common open space. In the case of (b) above, each organization shall be a nonprofit homeowners' corporation, unless the developer demonstrates that a community open space trust is a more appropriate form of organization.

(2) Homeowners' association requirements. If a homeowners' association or open space trust is formed, it shall be governed according to the following:

(a) Membership mandatory. Membership in the organization is mandatory for all purchasers of homes therein and their successors. The members of the organization shall share equitably the costs of maintaining and developing common open space and recreation areas, in accordance with procedures established by them.

(b) Responsibilities. The organization shall be responsible for maintenance, insurance and taxes on common open space, recreation facilities and open public facilities, including but not limited to roads, gutters, sidewalks, curbs, drainage systems, water distribution systems and sewer facilities not dedicated to the City of Milford.

E. Exemption to recreation area and open space dedication.

(1) Exemptions for small developments.

(a) Residential developments with less than five acres of land and less than ten dwelling units. These developments shall be exempt from the land requirements set forth in [sub]sections A and B, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

(b) Residential developments with less than five acres of land and between 10 and 20 dwelling units. These developments may be exempt from the one-half acre minimum requirement for recreation areas, but may be required to provide a lesser amount as recommended by the City Council. The City shall require a full or partial donation in lieu of a full or partial dedication of land.

(c) Residential phases. Phases or sections within developments that are commonly owned or commonly proposed for development shall not be considered as individual residential developments qualified for exemptions under this [sub]section.

(2) Amount of cash donation. The total amount of cash-in-lieu of active recreation open space shall be equivalent to the appraised pre-improvement value of the land area required. The appraised pre-improvement value shall be based upon an appraisal of the subject property completed at the applicant's expense within six months prior to the date of request for consideration of cash in lieu of recreation area. If the City and/or the applicant do not agree on the land value estimate established by the appraisal, a new appraisal shall be performed by an independent third-party

professional real estate appraiser at the applicant's expense. This appraisal shall be awarded on a competitive bid basis to a qualified, certified appraiser that submits the lowest bid. The City shall manage the bid process.

(3) Separate recreation account. The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

(4) Payment of cash donation. One hundred percent cash donation provided under this [sub]section shall be collected prior to issuing the first building permit for the development.

F. Construction phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that 100% of the recreation and open space areas shall be completed prior to issuing building permits for the final 20% of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

[Ord. No. 2022-06, 1-24-2022]

§ 230-19.8. Tree Planting and Preservation.

A. Purpose. The purpose of this section is to establish standards and requirements for the protection and planting of trees and woodlands because it is recognized that woodlands and trees are not only desirable, but are essential to the health, safety, and welfare of the population in that they provide oxygen, reduce carbon dioxide, stabilize soil, cleanse the air by transpiring clean water into the atmosphere, cleanse water passing into the ground through the root system, provide protection for wildlife and their habitats, provide shade, reduce noise and glare, increase property values, and provide an important physical, aesthetic, and psychological balance to the built environment.

B. Definitions.

CALIPER DIMENSION — The term "caliper dimension" means an outside diameter measurement of the trunk of a tree measured at a vertical distance of three feet above grade.

CLEARING — The removal of trees from an area of 5,000 square feet or greater, whether by cutting or other means. The term "clearing" shall not include the removal of trees for landscaping purposes by individual lot owners.

DESIGN PROFESSIONAL — The term "design professional" shall be any person licensed as a landscape architect or architect, or Delaware certified nursery professional.

DEVELOPMENT AREA — The area containing all new site features (buildings, parking and drive areas, pedestrian walks, stormwater management areas, buffer areas etc. but not underground utilities) proposed by a plan. The development area shall be delineated using property lines and lines run straight across the property from one property line to another without bending or curving.

DRIPLINE — A line on the ground established by a vertical plane extending from a tree's outermost branch tips to the ground, i.e., the line enclosing the area directly beneath the tree's crown, from which rainfall would drip.

TREE — Any self-supporting, woody perennial plant, usually having a main stem or trunk and many branches and at maturity normally attaining a trunk diameter greater than three inches at any point and height of over ten feet.

TREE PROTECTION AREA — Any portion of a site wherein are located existing trees which are proposed to be retained in order to comply with the requirements of this section. The tree protection area shall include no

less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

WOODLAND — An area of contiguous wooded vegetation (7,500 square feet or greater), where trees exist at a density of at least one tree with a caliper dimension of six inches or greater per 375 square feet of land and where the tree branches form a contiguous canopy.

C. Applicability. The terms and provisions of this section shall apply to any activity on real property which requires conditional use, site plan or subdivision approval of the Planning Commission or City Council as set forth in Chapter 200 and Chapter 230, except the provisions in [sub]section 19.8(D) which shall apply to all real property.

D. Tree preservation.

(1) Trees required by the City to be replaced. Trees required by the City as a part of a conditional use, subdivision, or site plan approval shall not be removed unless they are diseased or infested, or present a danger to life and property. In cases where such trees are removed, they must be replaced with a tree planting in accordance with the table of trees standards kept in the Planning Department.

(2) Trees of special value. Trees having a historic value, as determined by the state historic preservation officer, or that are of an outstanding nature due to type or species, age, or other professional criteria, may be required by the City to be preserved. Such trees may be prohibited from being removed by the Planning Director until such time that the City has granted approval to remove such trees.

(3) Tree preservation in wetlands. No portions of wetland areas shall be developed or cleared of vegetation unless granted permission under state and/or federal permit; and they shall remain as essentially undisturbed areas protected under the provisions set forth in Chapter 230.

(4) Clearing prohibited without approval. Clearing, as defined by this section, for any purpose whatsoever, except the establishment of trails and pathways (not greater than eight feet in width) and open yard areas, shall be prohibited unless approved by the City through the site plan, conditional use, or subdivision review process.

E. Woodland preservation.

(1) Tree preservation and selective clearing plan required. All site development proposals which involve the development of woodland areas and require City approval shall include a tree preservation and selective clearing plan as part of the preliminary submission plan. The tree preservation and selective clearing plan shall be prepared in accordance with the provisions of subsection 19.8(E), subsection 19.8(G) and subsection 19.8(H) of this section.

(2) Limited clearing for site development allowed. Generally, site development plans for the construction of a new building within existing woodland areas shall limit clearing of the land to those areas necessary to provide for the placement of the building or group of buildings, adequate access onto the property and to the proposed building or group of buildings, utility placement, off-street parking and yard areas to allow for daylight infiltration and building maintenance. When woodland areas are proposed to be cleared to allow for new construction, clearing within the area of the proposed construction shall be limited to an area of 30 feet from proposed building foundation, and 15 feet from off-street parking lots, and utility placement.

(3) Maximum clearing requirement. Specifically, no more than 50 percent of a lot, parcel or tract of land occupied by woodland vegetation may be cleared for any purpose.

F. Tree preservation and planting in nonwoodlands.

(1) Tree preservation and planting plan required. All developments requiring approval of the City shall be required to submit, with its application and plans, a tree preservation and planting plan as set forth in subsection 19.8(H), and shall conform with the following provisions.

(2) Tree density. For each property required to submit a tree preservation and planting plan, a development area as defined in this section shall be delineated within the nonwoodland area of the property. Within this development area, existing trees may be retained and new trees shall be planted such that the development area shall attain or exceed a tree density of one tree per 10,000 square feet of lot area for residential land development and one tree per 5,000 square feet of nonresidential land development.

(3) Minimum standards for new trees. For new trees to be counted toward the required tree density, they must be of a species and size as set forth in the table of trees approved by the City and kept on file in the office of the Planning Director, or be of an alternate species found acceptable by the City.

(4) Minimum standards for existing trees. For existing trees to be counted toward the required tree density, the tree shall have a minimum caliper dimension of two inches. No trees over eight inches in caliper dimension shall be removed unless within an area of 30 feet from the proposed building foundation, off-street parking lot, and utility placement.

G. Tree protection and planting requirements.

(1) Application. The following guidelines and standards shall apply to activities regulated under Chapter 200 or Chapter 230:

(2) Protection required. To protect the required trees or woodland and their critical root zone, a tree protection area delineated by the dripline of a tree or group of trees to be retained, shall be established. The protection area shall not be disturbed by site utility and grading work, by construction activities such as parking, material storage, concrete washout, sedimentation intrusion or erosion, or other activity. Damage to trees or woodlands and their critical root zones shall require tree plans to be revised to compensate for the loss as determined by the City Arborist or a qualified professional/consultant.

(3) Protection measures. Tree protection areas shall be protected by fencing, staking, or continuous ribbon and, where necessary, silt screens which shall be situated to coincide with the dripline of the tree or group of trees to be preserved. Protection measures shall be erected prior to construction, and must remain until final landscaping is installed.

(4) Planting requirements. New trees proposed to be planted for credit toward the density requirement shall have spacing that is compatible with the spatial site limitations and with responsible consideration toward species size when mature. Species selected for planting must be ecologically compatible with the specifically intended growing site. Trees selected for planting shall be free from injury, pest, disease, and disorders.

H. Tree preservation, planting and selective clearing plans.

(1) Plan specifications. A tree preservation and planting plan or a preservation and selective clearing plan, prepared by or in conjunction with a design professional, shall be shown on a copy of a preliminary major subdivision plat, or site plan, as appropriate to the proposed development, drawn to the same scale and covering the same area as the other plan documents prepared for the Planning Commission or City Council meeting. The plan may be combined with a required buffer and landscape plan for the project, at the option of the developer. The plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this section will be fully satisfied.

I. Tree mitigation.

(1) City Council or Planning Commission waiver. The City Council or Planning Commission may waive the provisions of subsections 19.8(E)(2), 19.8(E)(3), and 19.8(F)(2), and require replacement planting for mitigation purposes should the City Council or Planning Commission determine, after demonstration by the applicant, that due to physical limitations of the land which would otherwise prohibit the reasonable use of the land, or for purposes of preserving, protecting and promoting the interest of public health, safety, welfare and/or public convenience. All tree mitigation plantings must occur within the corporate limits of the City of Milford. Tree mitigation may occur off-site in accordance with the provisions listed below in this ordinance:

(a) If a waiver is sought from the provisions of subsection 19.8(F)(2), new tree plantings are required at a rate of 1:1. All new tree plantings shall meet the minimum size at planting requirements of the City of Milford table of trees.

(b) If a waiver is sought from the provisions of subsection 19.8(E)(2) and/or subsection 19.8(E)(3), then mitigation must be in the form of newly created woodland areas. New woodlands shall be created at a rate of 1.25 times the amount of woodlands to be removed. A woodland mitigation plan shall be prepared by a licensed forester, landscape architect, or certified nursery professional, for the consideration of the City Council or Planning Commission.

(c) All tree mitigation must occur on-site unless an off-site location is specifically approved by the City Council or Planning Commission. When considering off-site locations for tree mitigation, the City Council or Planning Commission shall consider:

[1] A physical hardship related to the land which would otherwise prohibit compliance on the subject site.

[2] Whether the mitigation plan proposed by the applicant is superior in terms of environmental benefits, tree quality, or aesthetic qualities compared to strict compliance with the ordinance on-site.

(2) Tree mitigation required for unauthorized clearing. In the event that trees or woodland areas to be preserved under this ordinance or as a condition of a site plan, subdivision, or conditional use approval are illegally removed, tree mitigation shall be required. All tree mitigation plantings must be placed on the same lot, parcel, or tract on which the illegal clearing occurred. All replacement trees must be of the same or a similar variety as the trees illegally removed.

(a) If trees have been removed from non-woodland areas, new tree plantings shall be provided in accordance with the table below:

Caliper Dimension of Trees Removed	Number of Trees Required	Caliper dimension at Planting
25" or larger	5 trees	3"
17" to 24"	3 trees	3"
9" to 16"	3 trees	3"
8" or less	2 trees	3"

* Note—All trees replanted must be guaranteed to survive a minimum of one year.

(b) If trees have been removed from woodland areas, then mitigation must be in the form of newly created woodland areas. New woodlands shall be created at a rate of 1.75 times the amount of woodlands that were illegally removed. The woodland unlawfully removed must be replanted to satisfy a portion of this requirement. A woodland mitigation plan shall be prepared by a licensed forester, landscape architect, or certified nursery professional, for review and approval by the Planning Director.

(c) If the applicant wishes to provide replacement plantings on any property other than the one on which illegal clearing occurred, the mitigation plan must be reviewed and approved by the City Council or Planning Commission. When considering off-site locations for tree mitigation, the City Council or Planning Commission shall consider:

[1] A physical hardship related to the land which would otherwise prohibit compliance on the subject site.

[2] Whether the mitigation plan proposed by the applicant is superior in terms of environmental benefits, tree quality, or aesthetic qualities compared to strict compliance with the ordinance on-site.

(3) The City Council or Planning Commission may require tree mitigation areas to be planted in permanent conservation through deed restrictions, conservation easements, or donations to land trusts.

[Ord. No. 2022-06, 1-24-2022; Ord. No. 2023-28, § 4, 8-14-2023]

§ 230-43. Wetland areas.

A. A wetlands investigation shall be performed by a qualified wetlands specialist at the expense of the applicant in preparation for any activity on real property, which requires conditional use, site plan or subdivision plan approval by the Planning Commission and/or City Council as set forth in this chapter and Chapter 200, Subdivision of Land.

B. The limits of all wetlands determined to be present on the subject property shall be flagged by the wetlands specialist and identified on the subject property by customary survey markers and shall be delineated on the plan. Wetlands areas shall be tabulated on the plan in acres.

C. No portions of wetland areas shall be subdivided, filled, developed, or cleared of vegetation unless granted permission to fill and/or eliminate the wetlands area under state and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers; they shall remain as essentially undisturbed natural areas.

D. No buildings, structures, impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25 feet to a delineated wetlands area. The placement of fill, regrading, or other obstructions to surface sheet flow, or the clearing or removal of natural vegetation within this setback area, shall be prohibited, unless in conjunction with a permit to fill and/or eliminate the wetland areas under State and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers. Notwithstanding all of the foregoing, limited cuts into the surface area of this twenty-five-foot setback area in conjunction with the placement of outfall stabilization facilities therein (such as stone rip-rap, turf stabilization, or other geosynthetic materials) may be permitted for the purpose of stabilizing and/or installing stormwater management outfalls, thus providing for a non-erosive flow condition at the outfall, provided that such encroachments into the twenty-five-foot setback area shall be limited to a maximum distance into the wetland buffer of 15 feet measured from the twenty-five-foot wetland buffer line, and shall be limited to a maximum width of 20 feet.

[Ord. No. 2022-06, 1-24-2022]

§ 230-44. Water bodies, streams and other watercourses; riparian buffers.

A. Lakes, ponds, rivers, and streams shall be left as permanent open space. No filling, piping or diverting of water bodies, lakes, ponds, or streams shall be permitted except for required roads, to be approved by the U.S. Army Corps of Engineers, DelDOT, and/or DNREC as appropriate.

B. No buildings, structures, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks shall be permitted to be constructed under naturally occurring riparian buffer conditions nearer than:

   (1) Twenty-five feet to the shoreline, as defined by the mean high-water line, of any tidal water body, tidal stream, or tidal marsh; or

   (2) Fifty feet to the shoreline, as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revision of the United States Geological Survey Topographic Quadrangle Maps.

C. No buildings, structures, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks with a combined area of 200 square feet or less, shall be permitted to be constructed under redevelopment conditions in previously disturbed or removed riparian buffers nearer than:

   (1) Ten feet to the shoreline, as defined by the mean high-water line, of any tidal water body, tidal stream, or tidal marsh; or

   (2) Ten feet to the shoreline, as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revision of the United States Geological Survey Topographic Quadrangle Maps.

D. For projects located within a promulgated total maximum daily load basin, the preservation or reestablishment of riparian buffers facilitating the reduction of nutrients and other pollutants to the level necessary to ensure compliance with promulgated load reductions shall be required. The clearing or removal of natural vegetation within this setback area shall be prohibited. Existing riparian buffers shall either be preserved or planted to the limits as provided above under paragraphs B. or C. respectively.

[Ord. No. 2022-06, 1-24-2022]

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, August 19, 2025 @ 6:00 p.m.
City Council Hearing: Monday, August 25, 2025 @ 6:00 p.m.
City Council Hearing: Monday, November 24, 2025 @ 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.

City Council has the option to approve or deny the application. All ordinances under consideration shall be written in the affirmative whereby the Council votes to approve the measure by voting yes (adopts the Ordinance) or not approve the measure by voting no (denial). This form of writing is not intended to influence any decision of City Council:

ORDINANCE 2025-14
Application MJSP 004-2024 / Carlisle Lane, LLC
Applicant & Owner: Carlisle Lane, LLC
4330 Big Stone Beach Road
Milford, DE 19963
Application Type: Preliminary Major Subdivision
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-3 Garden Apartment & Townhouse District
Present Use: Vacant Land & (2) Single Family-Detached Dwellings
Proposed Use: Major Subdivision – 39 Townhouses & 1 Single-family Detached
Area and Location: 4.59 +/- acres of land located along the west side of Truitt Avenue between NW Third Street and NW Sixth Street.
Tax Map & Parcel: 5-16-18306-01-0700 & 0800 5-16-18310-01-0100, 1200 & 1300

WHEREAS, the applicant/owners of the property as above described propose to consolidate five existing parcels and subdivide the land into thirty-nine (39) townhouse lots and one (1) single-family detached dwelling lot as shown on the provided preliminary major subdivision plans; and

WHEREAS, the application is consistent with the requirements of the Code of the City of Milford Zoning and Subdivision Chapters and the Construction Standards and Specifications; and

WHEREAS, the City of Milford Planning Commission has considered the application at a Public Hearing where public comment was permitted on Tuesday, August 19, 2025; and

WHEREAS, Milford City Council held a Public Hearing on Monday, August 25, 2025, and deferred a decision on the application until a later date;

WHEREAS, Milford City Council held an additional Public Hearing on Monday, November 24, 2025, allowing for additional review and public comment, at which time a final determination was made.

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:

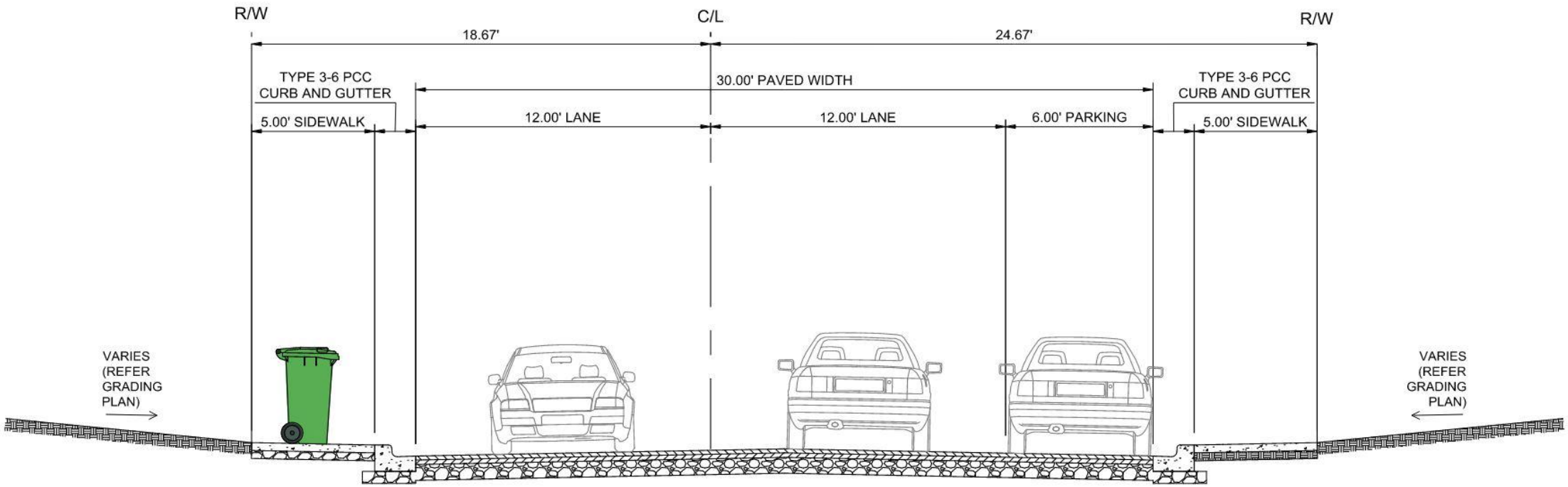
Section 1. The Application for a Preliminary Major Subdivision is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.
Section 2. The Application is compliant with the City's construction Standards and Specifications; and
Section 3. Agency and Department Comments shall be addressed 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: August 11, 2025
Planning Commission Review & Public Hearing: August 19, 2025
City Council Public Hearing: August 25, 2025
City Council Public Hearing: November 24, 2025
Effective: Ten Days Following Adoption by City Council

Additional information may be obtained by contacting Rob Pierce in the Planning Department at either 302.424.8396 or RPierce@milford-de.gov.

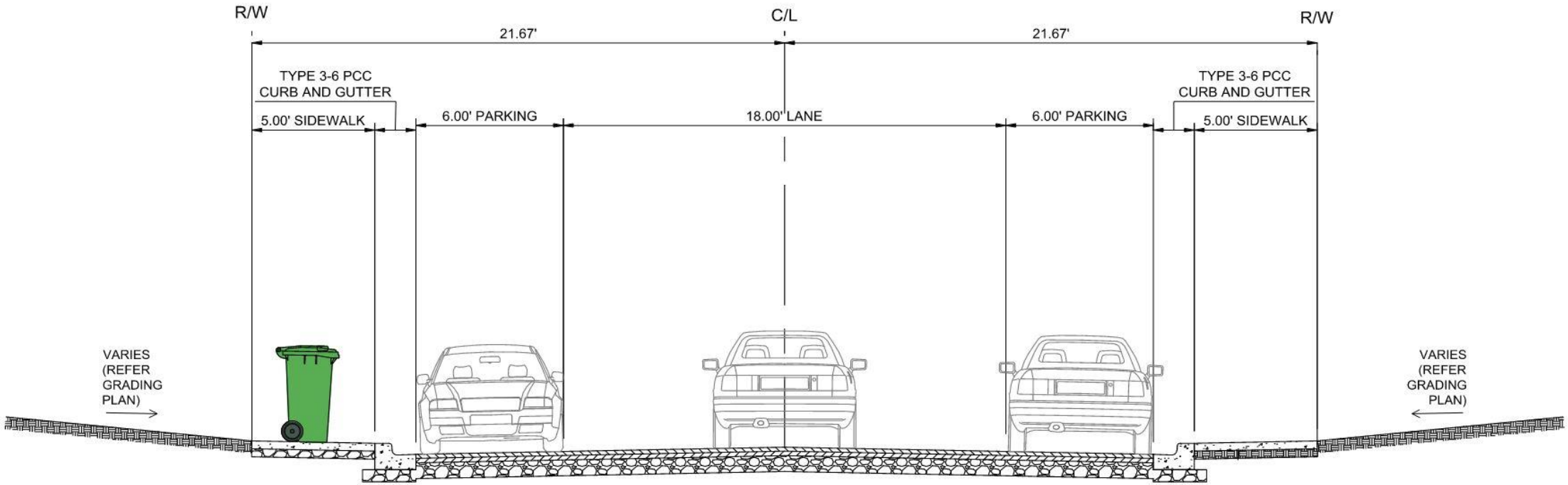
073125
102725

Published: Delaware State News 08-03-2025
Republished: Delaware State News 10-31-2025

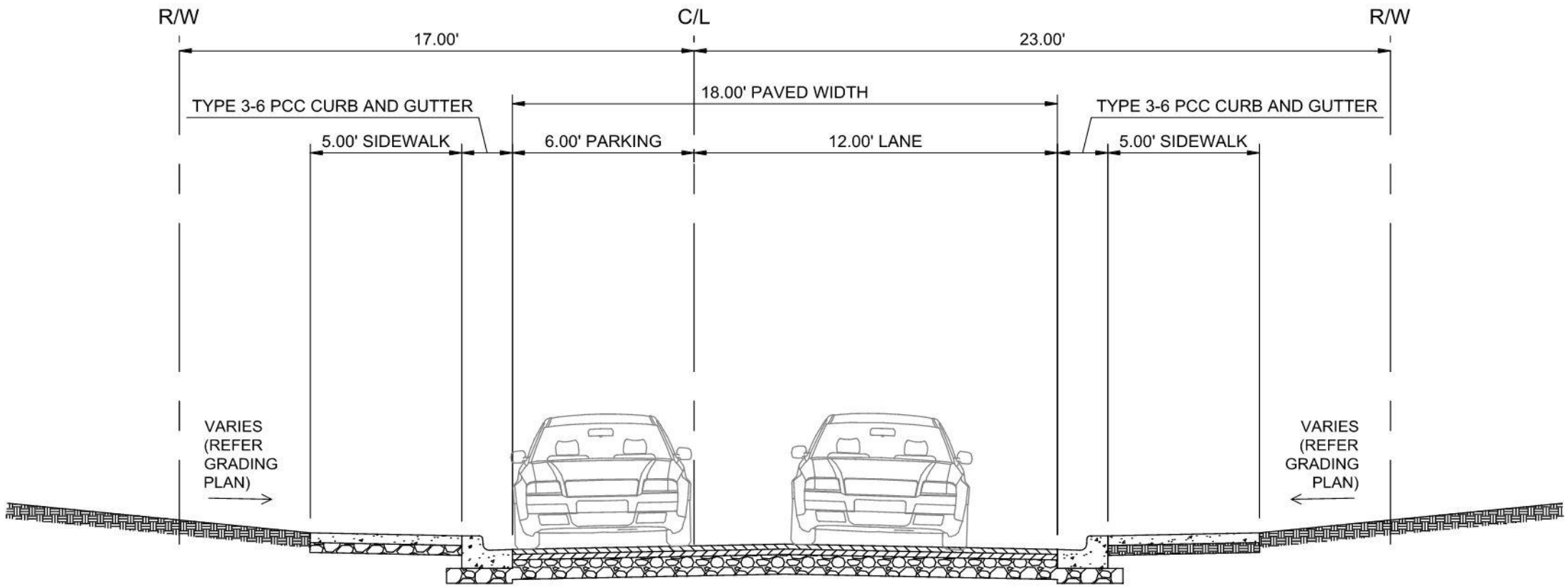

PR. TOWNHOUSE BLDG. "F"
8 DWELLING UNITS
8,883 S.F. G.F.A.
F.F. = 22.50
POND #4
(26,191 CF)
POND #3
(8309 CF)
PROPOSED MAINTENANCE EASEMENT
DEDICATED TO CITY OF MILFORD
LILAC LANE
LOCAL, 30' PAVED WIDTH, 43.34' R/W
MAINTAINED BY THE CITY OF MILFORD
APRIL ALLEY
ONE-WAY ALLEY, 18' PAVED WIDTH, 40' R/W
MAINTAINED BY THE CITY OF MILFORD
PR. TOWNHOUSE BLDG. "E"
7 DWELLING UNITS
7,769 S.F. G.F.A.
F.F. = 26.50
PR. TOWNHOUSE BLDG. "C"
4 DWELLING UNITS
4,427 S.F. G.F.A.
F.F. = 25.50
PR. TOWNHOUSE BLDG. "D"
6 DWELLING UNITS
6,655 S.F. G.F.A.
F.F. = 25.00
POND #2
(8175 CF)
POND #1
(6273 CF)
PR. TOWNHOUSE BLDG. "A"
7 DWELLING UNITS
7,769 S.F. G.F.A.
F.F. = 27.00
PR. TOWNHOUSE BLDG. "B"
7 DWELLING UNITS
7,769 S.F. G.F.A.
F.F. = 26.50
PR. 1-FAMILY
1170 S.F.
FF = 26.50
SET NEW IRON PIN
PROPOSED SUBDIVISION SIGN
TRUITT AVENUE
PAVED WIDTH VARIES, R/W VARIES
MAINTAINED BY THE CITY OF MILFORD
EX. 10" SS
S 88°30'45" W 193.400'
N 88°28'14" E 200.000'
N 87°58'08" E 84.99'
S 87°58'05" W 84.99'
N 03°43'33" W 70.19'
S 87°10'00" W 280.00'
S 02°08'02" E 253.50'
S 02°08'02" E 84.77'
S 02°54'26" E 70.00'
12.75 FEET (INFERRED)



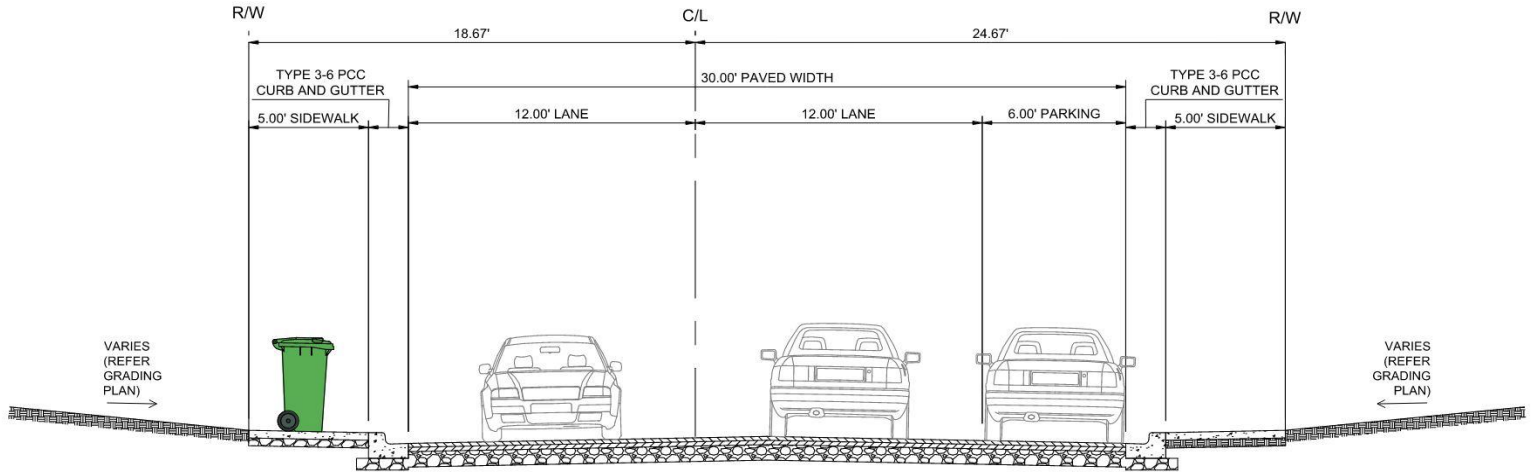
TYPICAL SECTION - LILAC LANE
TWO WAY TRAFFIC
ONE WAY PARKING
NTS



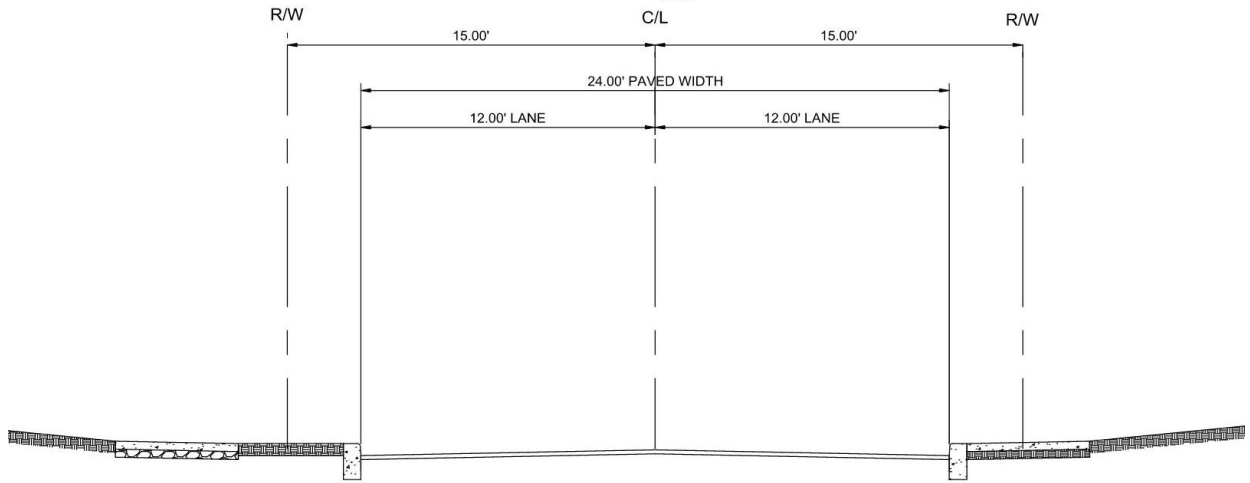
TYPICAL SECTION - LILAC LANE
ONE WAY TRAFFIC
TWO WAY PARKING
NTS



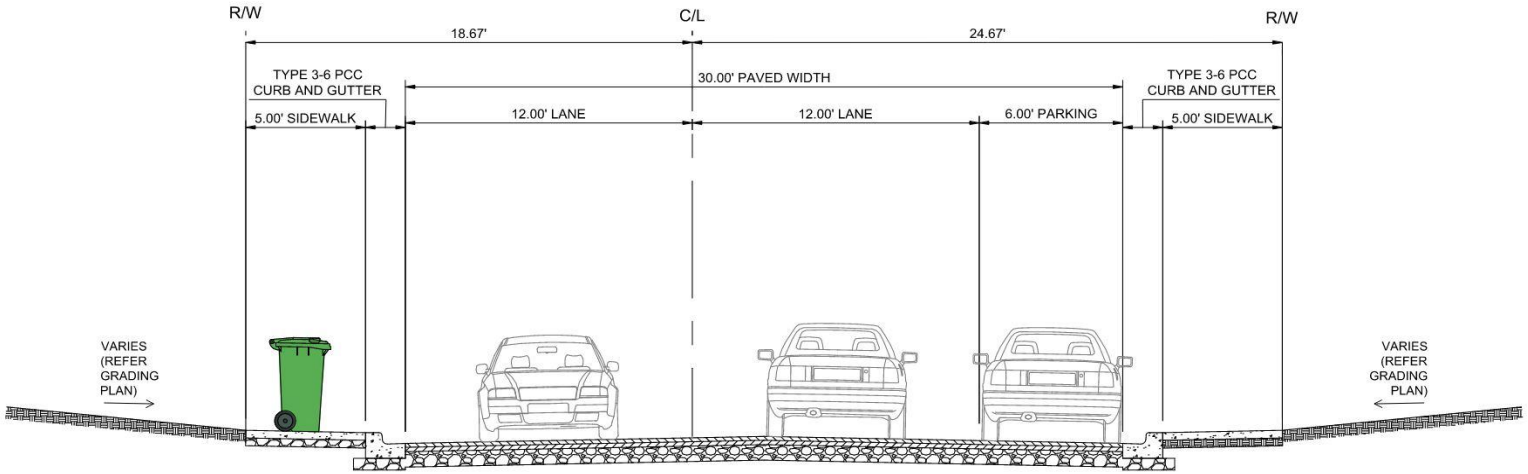
TYPICAL SECTION - APRIL ALLEY
ONE WAY TRAFFIC
ONE WAY PARKING
NTS



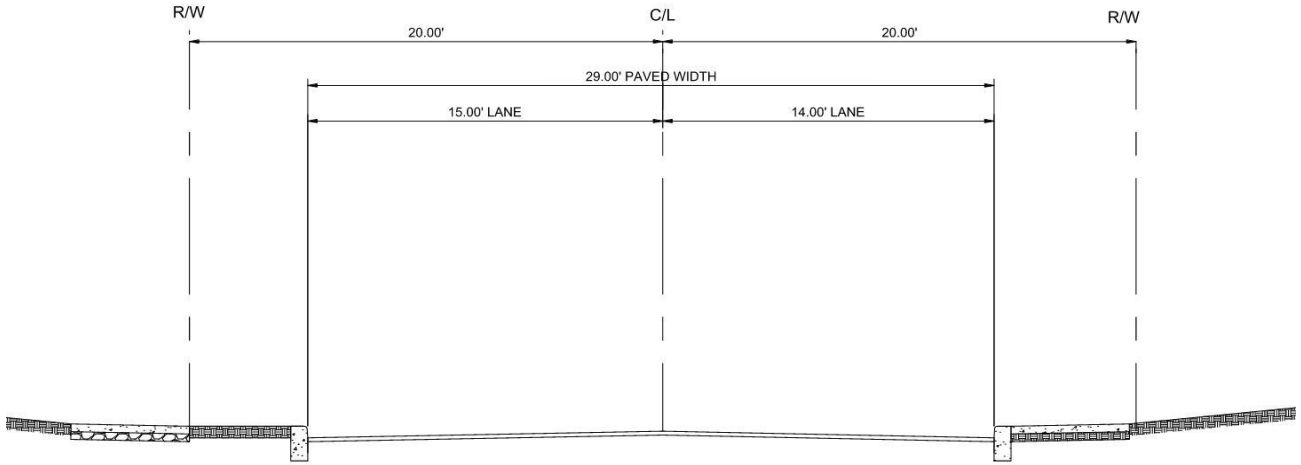
TYPICAL SECTION - LILAC LANE
TWO WAY TRAFFIC
ONE WAY PARKING
NTS



TYPICAL SECTION - MISPILLION STREET
NTS

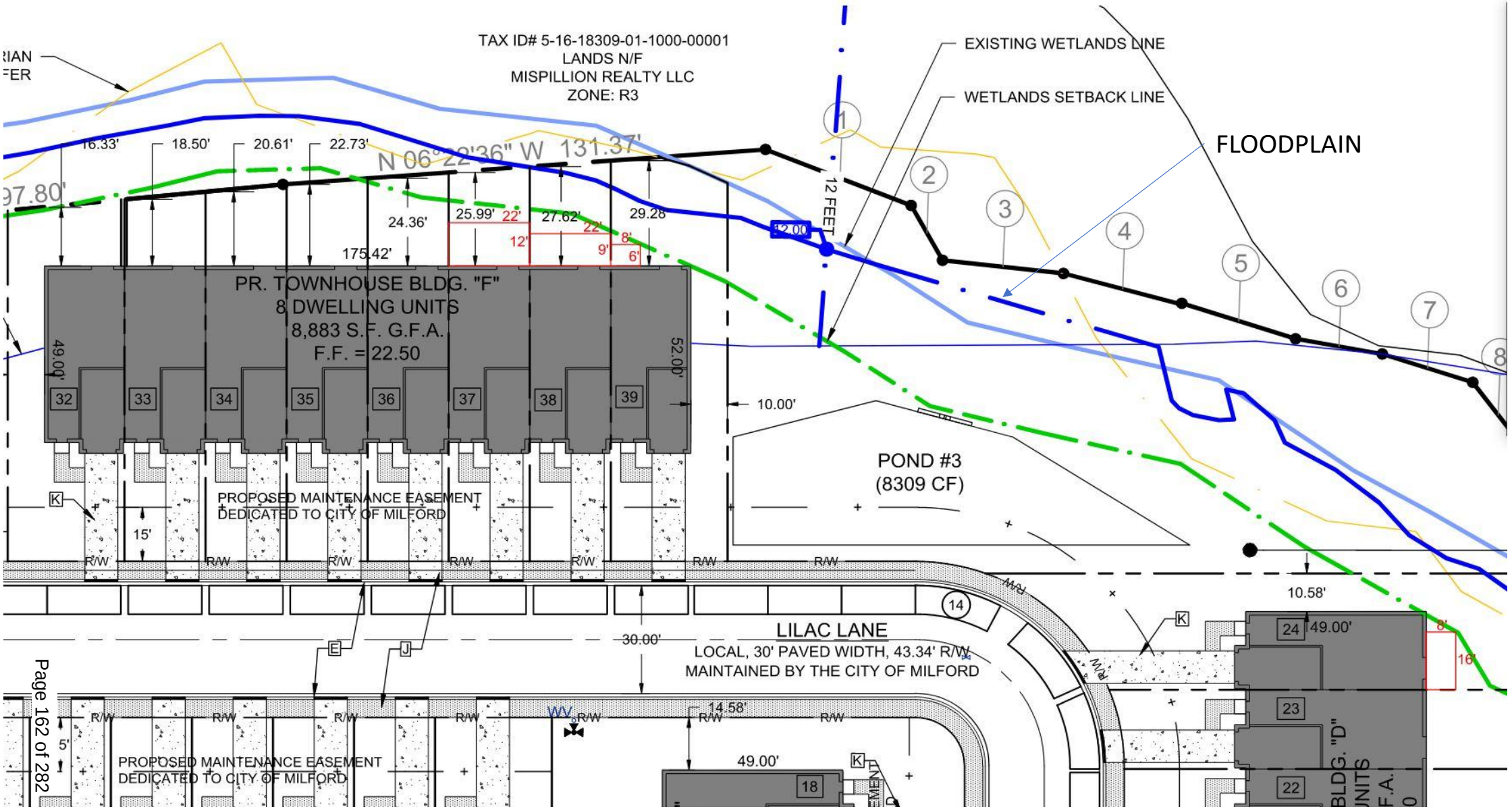


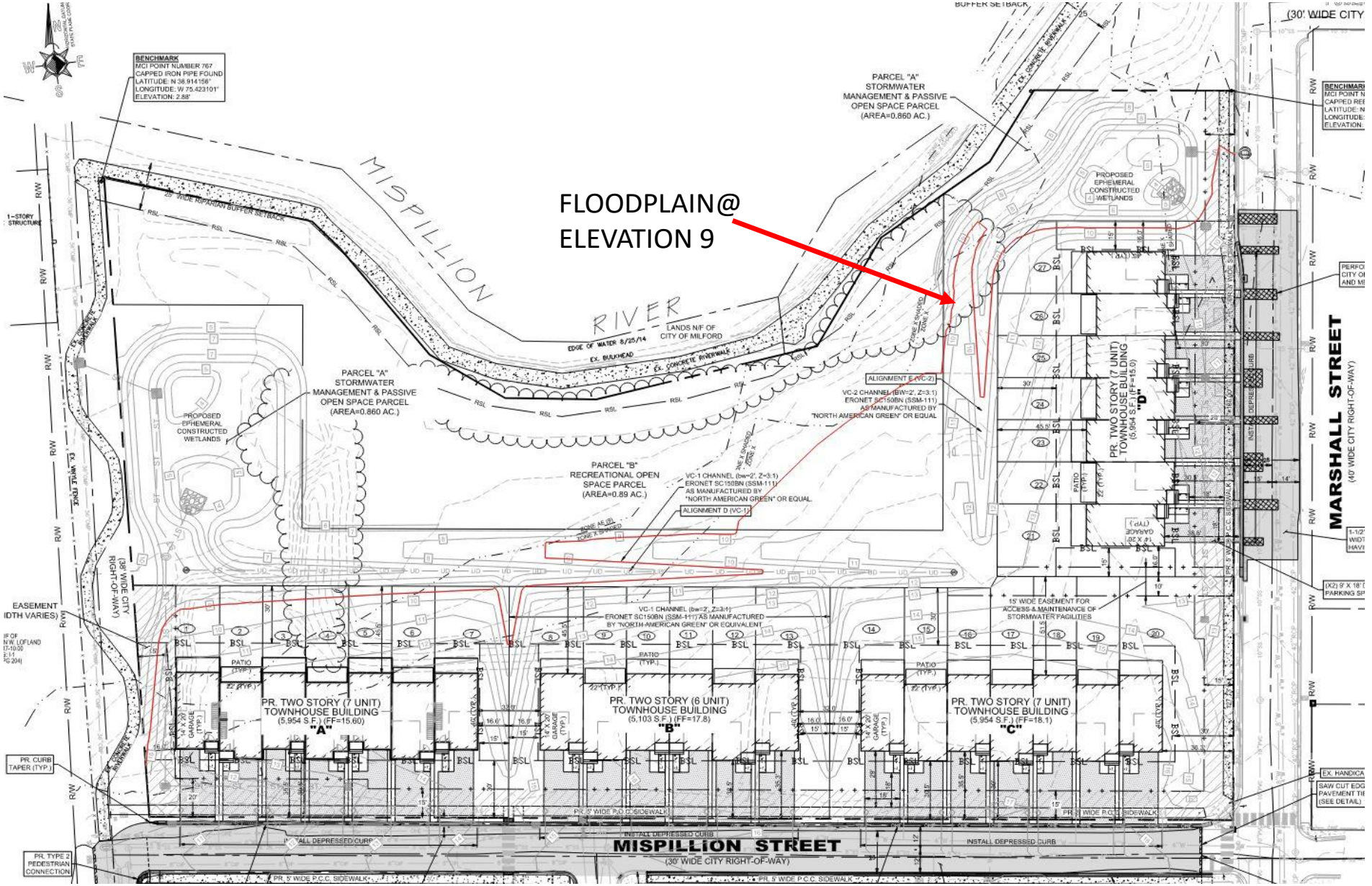
TYPICAL SECTION - LILAC LANE
TWO WAY TRAFFIC
ONE WAY PARKING
NTS

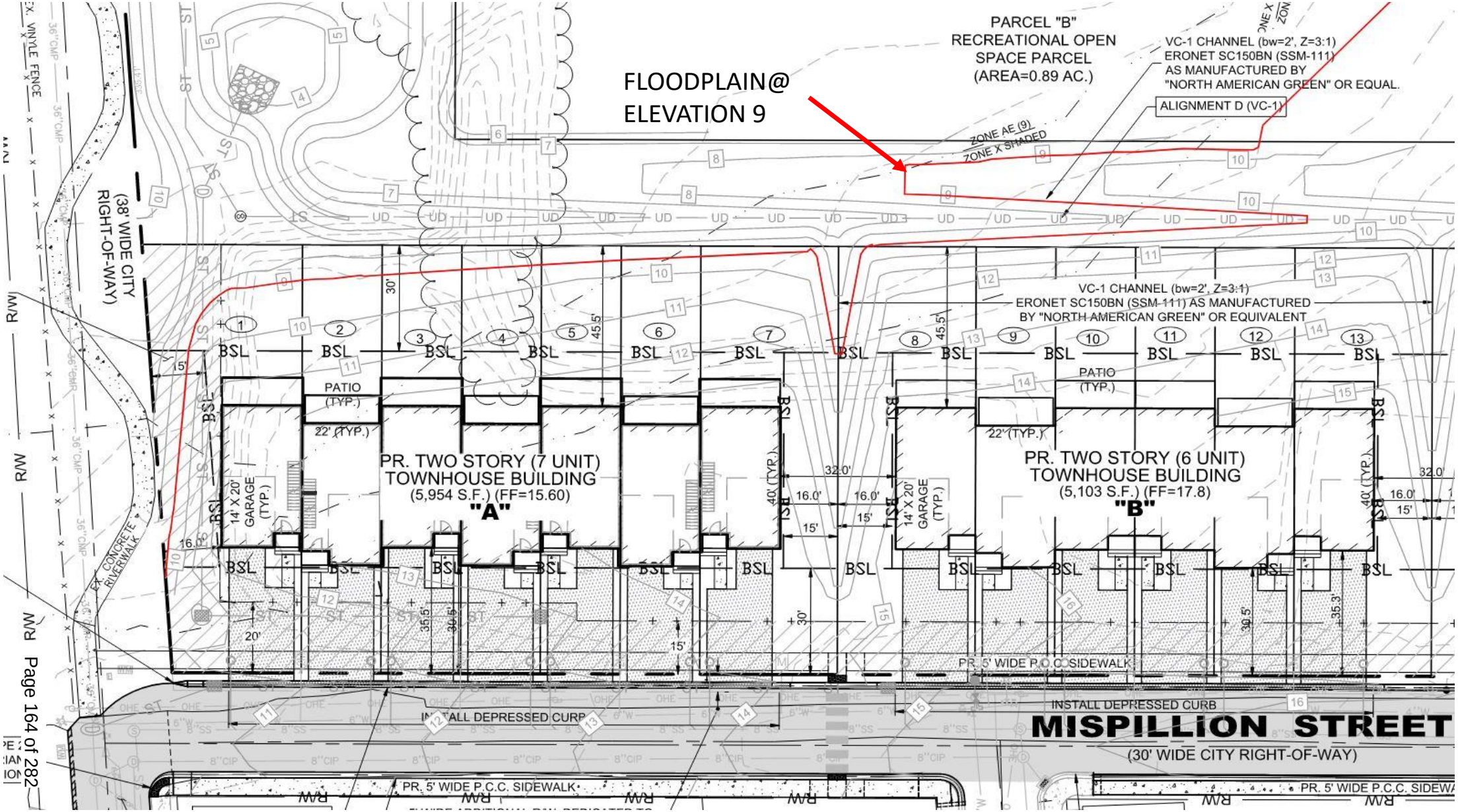


TYPICAL SECTION - MARSHALL STREET
NTS

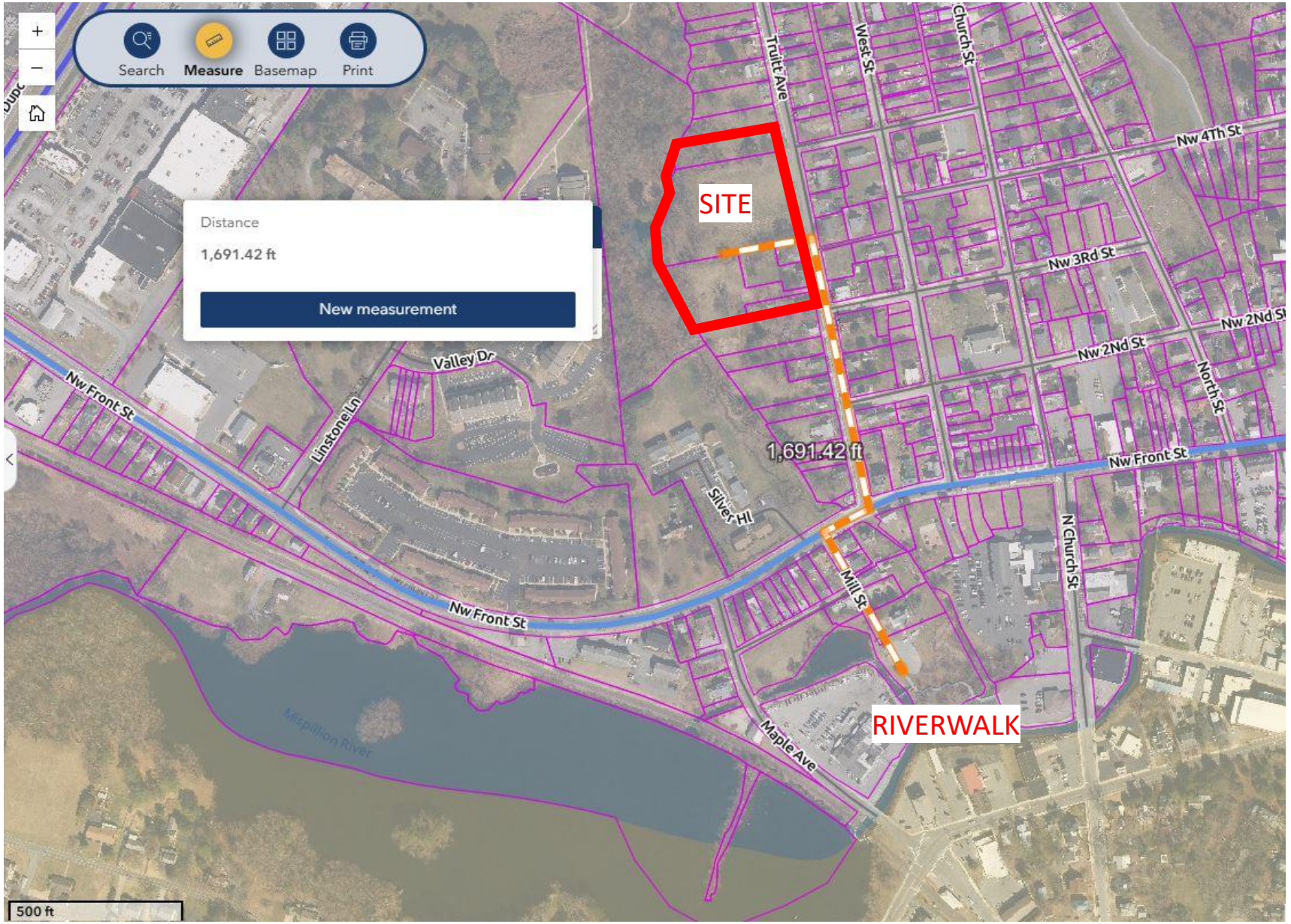

PR. TOWNHOUSE BLDG. "F"
8 DWELLING UNITS
8,883 S.F. G.F.A.
F.F. = 22.50
POND #4
(26,191 CF)
POND #3
(8309 CF)
PROPOSED MAINTENANCE EASEMENT
DEDICATED TO CITY OF MILFORD
LILAC LANE
LOCAL, 30' PAVED WIDTH, 43.34' R/W
MAINTAINED BY THE CITY OF MILFORD
APRIL ALLEY
ONE-WAY ALLEY, 18' PAVED WIDTH, 40' R/W
MAINTAINED BY THE CITY OF MILFORD
PR. TOWNHOUSE BLDG. "E"
7 DWELLING UNITS
7,769 S.F. G.F.A.
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4 DWELLING UNITS
4,427 S.F. G.F.A.
F.F. = 25.50
PR. TOWNHOUSE BLDG. "D"
6 DWELLING UNITS
6,655 S.F. G.F.A.
F.F. = 25.00
POND #2
(8175 CF)
POND #1
(6273 CF)
PR. TOWNHOUSE BLDG. "A"
7 DWELLING UNITS
7,769 S.F. G.F.A.
F.F. = 27.00
PR. TOWNHOUSE BLDG. "B"
7 DWELLING UNITS
7,769 S.F. G.F.A.
F.F. = 26.50
PR. 1-FAMILY
1170 S.F.
FF = 26.50
SET NEW IRON PIN
PROPOSED SUBDIVISION SIGN
TRUITT AVENUE
PAVED WIDTH VARIES, R/W VARIES
MAINTAINED BY THE CITY OF MILFORD
EX. 10" SS
S 88°30'45" W 193.400'
N 89°30'41" W 207.990'
N 88°28'14" E
N 87°58'08" E
S 87°58'05" W 84.99'
N 03°43'33" W 70.19'
S 87°10'00" W 280.00'
S 02°08'02" E 253.50'
S 02°08'02" E 84.77'
S 02°54'26" E 70.00'
12.75 FEET (INFERRED)

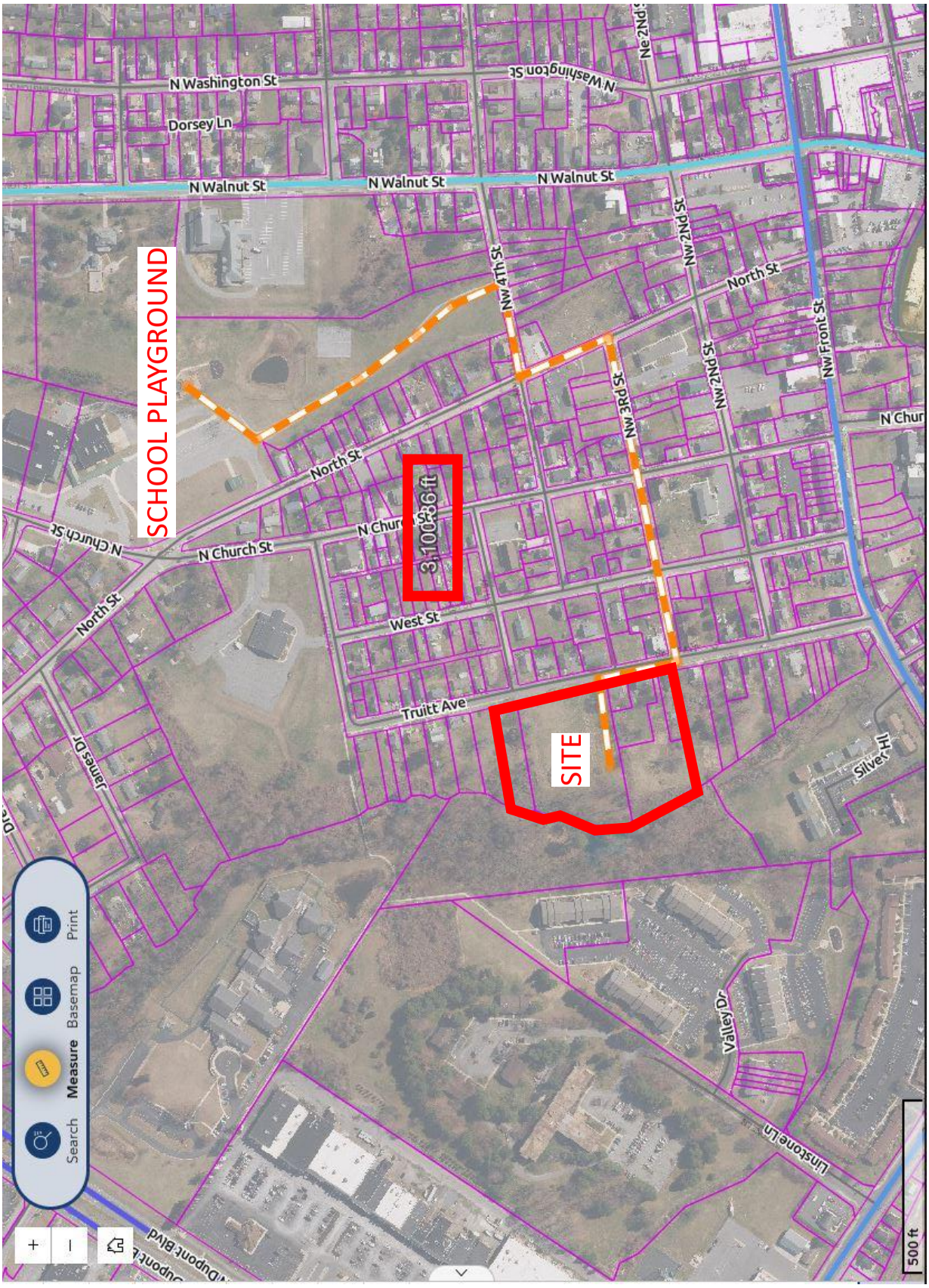

TAX ID# 5-16-18309-01-1000-00001
LANDS N/F
MISPILLION REALTY LLC
ZONE: R3
EXISTING WETLANDS LINE
WETLANDS SETBACK LINE
FLOODPLAIN
N 06°22'36" W 131.37'
16.33'
18.50'
20.61'
22.73'
24.36'
25.99'
27.62'
29.28'
175.42'
12 FEET
PR. TOWNHOUSE BLDG. "F"
8 DWELLING UNITS
8,883 S.F. G.F.A.
F.F. = 22.50
49.00'
52.00'
32
33
34
35
36
37
38
39
10.00'
POND #3
(8309 CF)
PROPOSED MAINTENANCE EASEMENT
DEDICATED TO CITY OF MILFORD
15'
R/W
10.58'
LILAC LANE
LOCAL, 30' PAVED WIDTH, 43.34' R/W
MAINTAINED BY THE CITY OF MILFORD
30.00'
14.58'
49.00'
18
24
23
22
PROPOSED MAINTENANCE EASEMENT
DEDICATED TO CITY OF MILFORD
5'

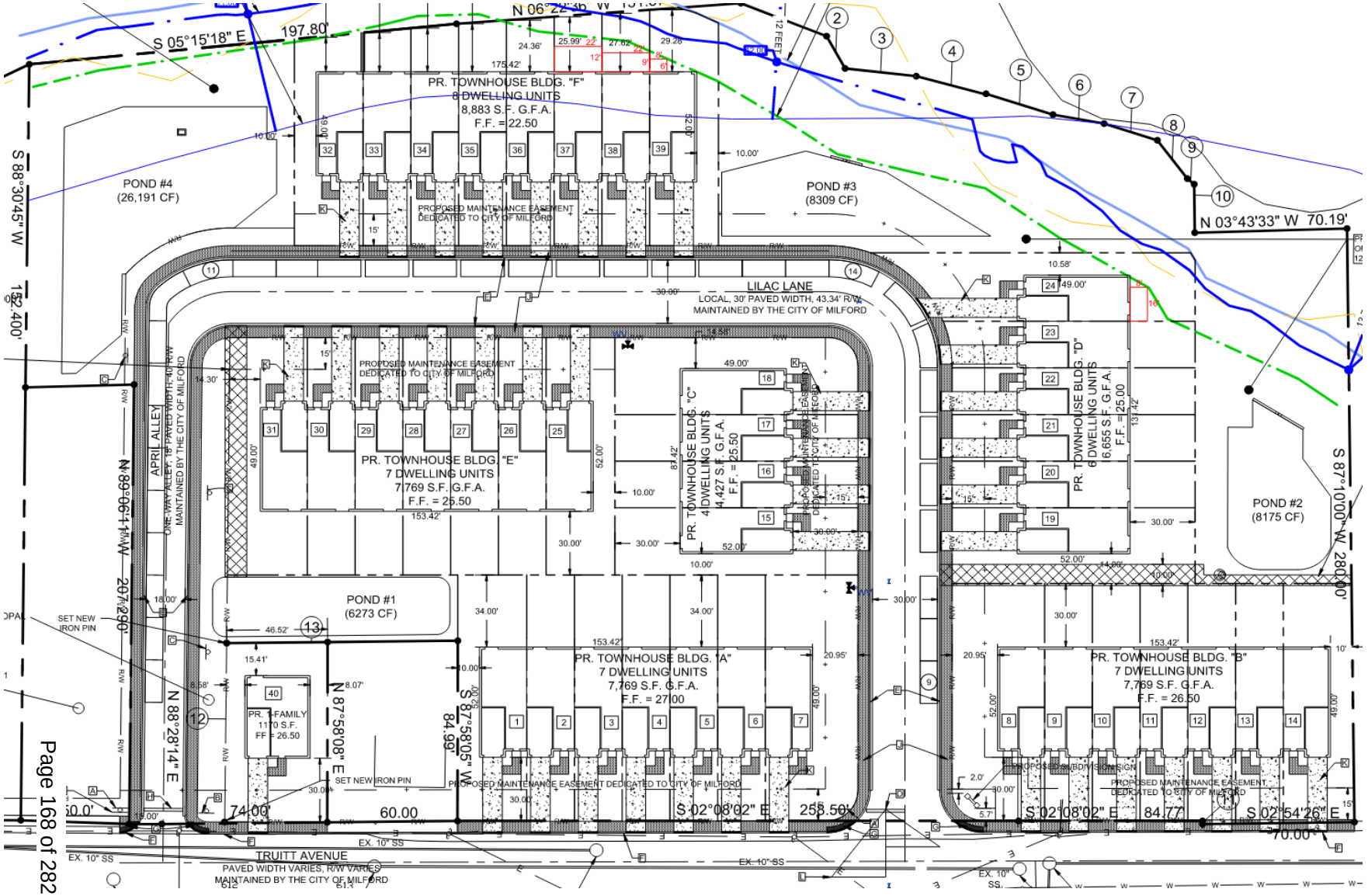

FLOODPLAIN@
ELEVATION 9
MISPILLION RIVER
MISPILLION STREET
(30' WIDE CITY RIGHT-OF-WAY)
MARSHALL STREET
(40' WIDE CITY RIGHT-OF-WAY)
PARCEL "A"
STORMWATER
MANAGEMENT & PASSIVE
OPEN SPACE PARCEL
(AREA=0.860 AC.)
PARCEL "B"
RECREATIONAL OPEN
SPACE PARCEL
(AREA=0.89 AC.)
PROPOSED
EPHEMERAL
CONSTRUCTED
WETLANDS
PR. TWO STORY (7 UNIT)
TOWNHOUSE BUILDING
(5,954 S.F.) (FF=15.60)
"A"
PR. TWO STORY (6 UNIT)
TOWNHOUSE BUILDING
(5,103 S.F.) (FF=17.8)
"B"
PR. TWO STORY (7 UNIT)
TOWNHOUSE BUILDING
(5,954 S.F.) (FF=18.1)
"C"
PR. TWO STORY (7 UNIT)
TOWNHOUSE BUILDING
(5,954 S.F.) (FF=15.0)
"D"
BENCHMARK
MCI POINT NUMBER 767
CAPPED IRON PIPE FOUND
LATITUDE: N 38.914156°
LONGITUDE: W 75.423101°
ELEVATION: 2.88'
EDGE OF WATER 8/25/14
EX. BULKHEAD
EX. CONCRETE RIVERWALK
LANDS N/F OF
CITY OF MILFORD
ALIGNMENT E (VC-2)
ALIGNMENT D (VC-1)
VC-2 CHANNEL (bw=2', Z=3:1)
ERONET SC150BN (SSM-111)
AS MANUFACTURED BY
"NORTH AMERICAN GREEN" OR EQUAL
VC-1 CHANNEL (bw=2', Z=3:1)
ERONET SC150BN (SSM-111)
AS MANUFACTURED BY
"NORTH AMERICAN GREEN" OR EQUAL
15' WIDE EASEMENT FOR
ACCESS & MAINTENANCE OF
STORMWATER FACILITIES
PR. 5' WIDE P.C.C. SIDEWALK
INSTALL DEPRESSED CURB
PR. CURB
TAPER (TYP.)
PR. TYPE 2
PEDESTRIAN
CONNECTION
EASEMENT
WIDTH VARIES)
PATIO
(TYP.)
GARAGE
(TYP.)
BSL
R/W


FLOODPLAIN@
ELEVATION 9
PARCEL "B"
RECREATIONAL OPEN
SPACE PARCEL
(AREA=0.89 AC.)
VC-1 CHANNEL (bw=2', Z=3:1)
ERONET SC150BN (SSM-111)
AS MANUFACTURED BY
"NORTH AMERICAN GREEN" OR EQUAL.
ALIGNMENT D (VC-1)
ZONE AE (9)
ZONE X SHADED
VC-1 CHANNEL (bw=2', Z=3:1)
ERONET SC150BN (SSM-111) AS MANUFACTURED
BY "NORTH AMERICAN GREEN" OR EQUIVALENT
(38' WIDE CITY
RIGHT-OF-WAY)
PR. TWO STORY (7 UNIT)
TOWNHOUSE BUILDING
(5,954 S.F.) (FF=15.60)
"A"
PR. TWO STORY (6 UNIT)
TOWNHOUSE BUILDING
(5,103 S.F.) (FF=17.8)
"B"
PATIO
(TYP.)
22' (TYP.)
14' X 20'
GARAGE
(TYP.)
BSL
PR. 5' WIDE P.C.C. SIDEWALK
INSTALL DEPRESSED CURB
MISPILLION STREET
(30' WIDE CITY RIGHT-OF-WAY)
EX. CONCRETE
RIVERWALK
EX. VINYL FENCE

FLOODPLAIN@
ELEVATION 9

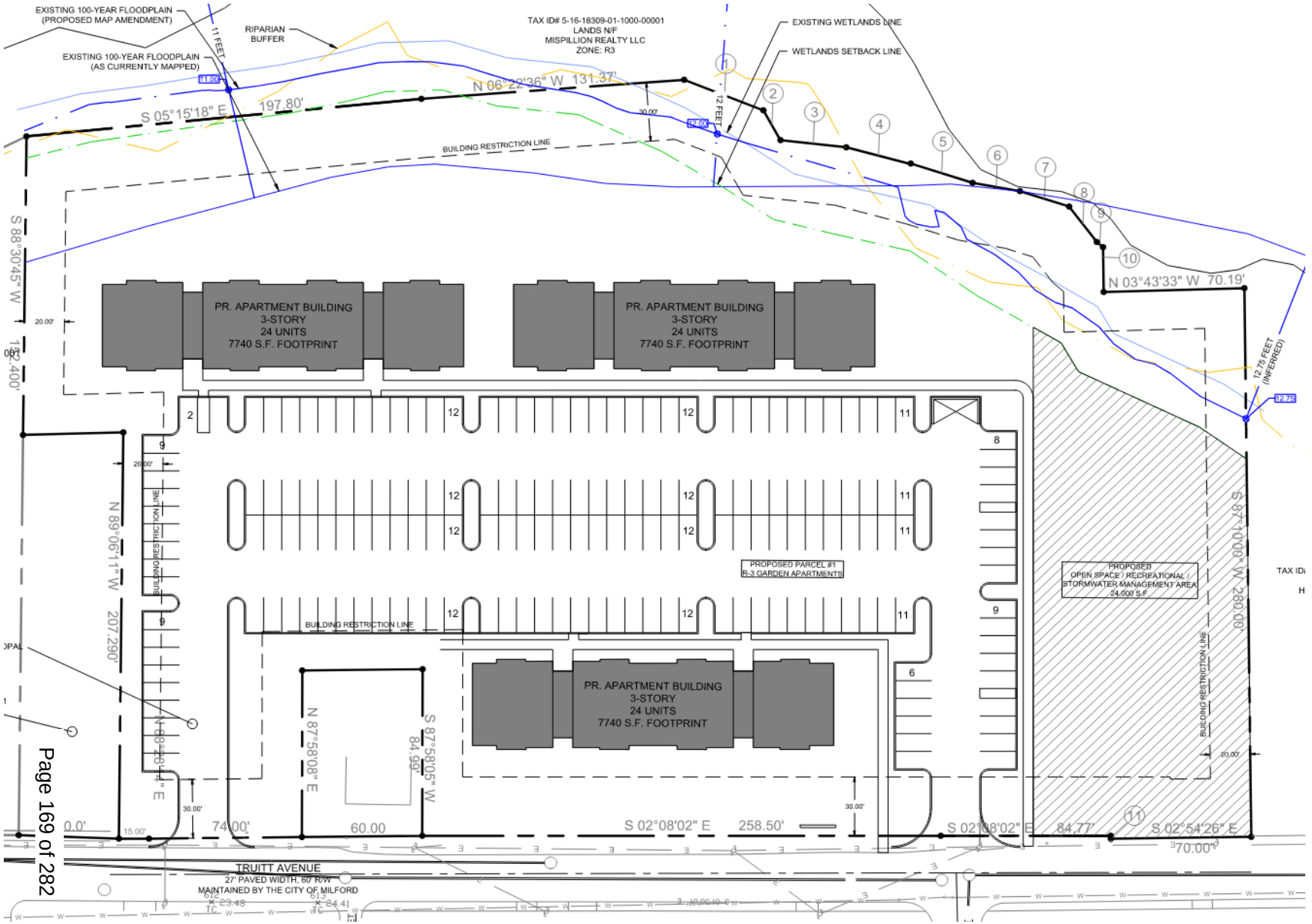

Search
Measure
Basemap
Print
Distance
1,691.42 ft
New measurement
SITE
RIVERWALK
1,691.42 ft
Truitt Ave
West St
Church St
Nw 4Th St
Nw 3Rd St
Nw 2Nd St
North St
Nw Front St
Valley Dr
Linstone Ln
Silver Hl
Mill St
N Church St
Maple Ave
Mispillion River
500 ft


SCHOOL PLAYGROUND
3,100.36 ft
SITE
N Washington St
Dorsey Ln
N Walnut St
N Walnut St
N Walnut St
Nw 4Th St
Nw 2Nd St
North St
Nw 3Rd St
Nw 2Nd St
Nw Front St
North St
N Church St
N Church St
West St
Truitt Ave
North St
James Dr
Silver H
Valley Dr
Linstone Ln
Print
Basemap
Measure
Search
500 ft



Townhouses

- 40 dwelling units
- Site area = 4.59 ac
- Proposed Density = 8.7 units/ac
- Proposed Parking = 114 spaces



Apartments

- 72 dwelling units
- Site area = 4.59 ac
- Proposed Density = 15.7 units/ac
- Proposed Parking = 183 spaces

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 REVOCABLE TRUST OF PAMELA DAVIS THOMPSON

Annexation Committee: August 25, 2025
Planning Commission Meeting: November 18, 2025
City Council Meeting: November 24, 2025

Application Number / Name	:	ANNEX-166-2025 / Revocable Trust of Pamela Davis Thompson
Applicant	:	Revocable Trust of Pamela Davis Thompson 2 N. Brandywine Rd Milford, DE 19963
Owner	:	Same
Application Type	:	Annexation
Comprehensive Plan Designation	:	Proposed Low Density Residential
Current Zoning District	:	AR-1 (Agricultural Residential)
Proposed Zoning District	:	R-1 (Single-family Detached)
Present Use	:	Single-family Detached Dwelling
Proposed Use	:	Single-family Detached Dwelling
Area and Location	:	0.53 +/- acres of land located along the north side of the entrance to Shawnee Acres along Rehoboth Boulevard, addressed as 2 N. Brandywine Road.
Property Identification Numbers	:	3-30-11.00-007.00

ENC: Annexation Committee Report
Exhibit A - Location & Zoning Map
Exhibit B – Comprehensive Plan Land Use Map
Exhibit C – Written Petition
Exhibit D – Annexation Agreement
Exhibit E – OSPC Approval

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 & Council Members

FROM: Annexation Committee

DATE: August 25, 2025

RE: Annexation Committee Report – Revocable Trust of Pamela Davis Thompson

---

A public meeting was held in Council Chambers on August 25, 2025 to consider the annexation request for lands described as:

Property Owner:	Revocable Trust of Pamela Davis Thompson
Location:	2 N. Brandywine Rd
Size:	0.53 +/- acres
Existing Zoning:	AR-1 – Agricultural Residential (Sussex County)
Proposed Zoning:	R-1 (Single-family Residential)
Tax Map and Parcel Number:	3-30-11.00-007.00

APPLICANT
A petition by the property owners and applicant was submitted on July 9, 2025 to annex 0.53 +/- acres of land into the City of Milford.

LOCATION
The property is identified as Sussex County Tax Parcel(s) 3-30-11.00-007.00 and is located at 2 N. Brandywine Road within the Shawnee Acres residential development.

STREETS
N. Brandywine Road is a State maintained roadway and the property contains an existing single-family detached dwelling with a residential driveway.

DRAINAGE
The property is currently improved with a single-family detached dwelling within an existing residential subdivision.

ZONING
The area proposed to be annexed is currently zoned AR-1 (Agricultural Residential) in Sussex County. The applicant requests the property be zoned R-1 (Single-family Residential District) under the City of Milford zoning ordinance.

SEWER
The property owner would be required to connect to the existing sanitary sewer system located adjacent to the property. The sewer ultimately flows to the existing Shawnee Acres pump station, which conveys the sewage to downtown Milford and the Kent County regional pump station located on NE Front Street. The property owner would be responsible for obtaining a utility permit from the City in order to connect to the sewer system. All costs associated with the design and construction of the sewer connection would be borne by the applicant.

WATER
The property owner would be required to connect to the existing water infrastructure located adjacent to the property. The property owner would be responsible for obtaining a utility permit from the City in order to connect to the water system. All costs associated with the design and construction of the water connection would be borne by the applicant.

ELECTRIC
The property is already served by City of Milford electric utility.

TRAFFIC
The property is located along N. Brandywine Road which is a State maintained roadway. The property contains an existing single-family detached dwelling and residential driveway.

ENVIRONMENTAL ISSUES
The U.S. Army Corp of Engineers and/or DNREC would control provisions related to existing wetlands on the parcel. According to the DNREC GIS information, the property does not contain wetlands. Additionally, the property is not located within the 100-year floodplain according to the most recent FEMA Flood Insurance Rate Maps (FIRMs). The property does not contain areas of excellent groundwater recharge according to DNREC GIS information.

AREA LAND USES
The properties to the north, west and south contain existing single-family detached dwellings zoned AR-1 and located within the unincorporated areas of Sussex County. The properties to the east, located across Rehoboth Boulevard, contain single-family detached dwellings zoned R-1 and located within the City of Miflord.

FIRE AND POLICE
Carlisle Volunteer Fire Company provides fire and EMS coverage to this area. EMS is also currently provided by Kent County Levy Court. Milford Police Department will provide police service.

COMPREHENSIVE LAND USE PLAN
The annexation request is consistent with the amended 2018 Comprehensive Plan Future Land Use Plan and is designated as Low Density Residential. R-1 is an allowable zone in the comprehensive plan's future land use and zoning link table.

PROPERTY TAXES AND OTHER ECONOMIC CONSIDERATIONS
Development of the property would provide additional property tax, electric, water and sewer revenue.

ADVANTAGES TO THE CITY

1. The property is within the planning area of the City of Milford.
2. The City would receive revenues (property tax, etc.).
3. Potential for additional water and sewer users.
4. The annexation would eliminate a failing septic system within Sussex County.
5. Identified within the Urban Growth Boundary of the 2018 Comprehensive Plan.
6. The proposed zoning is consistent with the 2018 Comprehensive Plan Future Land Use exhibits.

DISADVANTAGES TO THE CITY

1. None.

RECOMMENDATION

Based on the issues and comments discussed in this report, the Annexation Committee of the City of Milford recommends approval of the application, following a unanimous vote, with the following comments:

1. Annexation is consistent with the "Comprehensive Land Use Plan."
2. Property is contiguous to existing City Limits.
3. Any changes to the property are subject to review by the City of Milford Planning Commission and/or City Council.
4. Property will be served by City water, sewer and electric.
5. An executed Annexation Agreement is required prior to final City Council approval.
6. Upon approval of the annexation committee report, a Municipal Annexation Plan of Services will be submitted to the Office of State Planning for their approval.

The property should be annexed with the following zoning classification: R-1 (Single-family Residential)

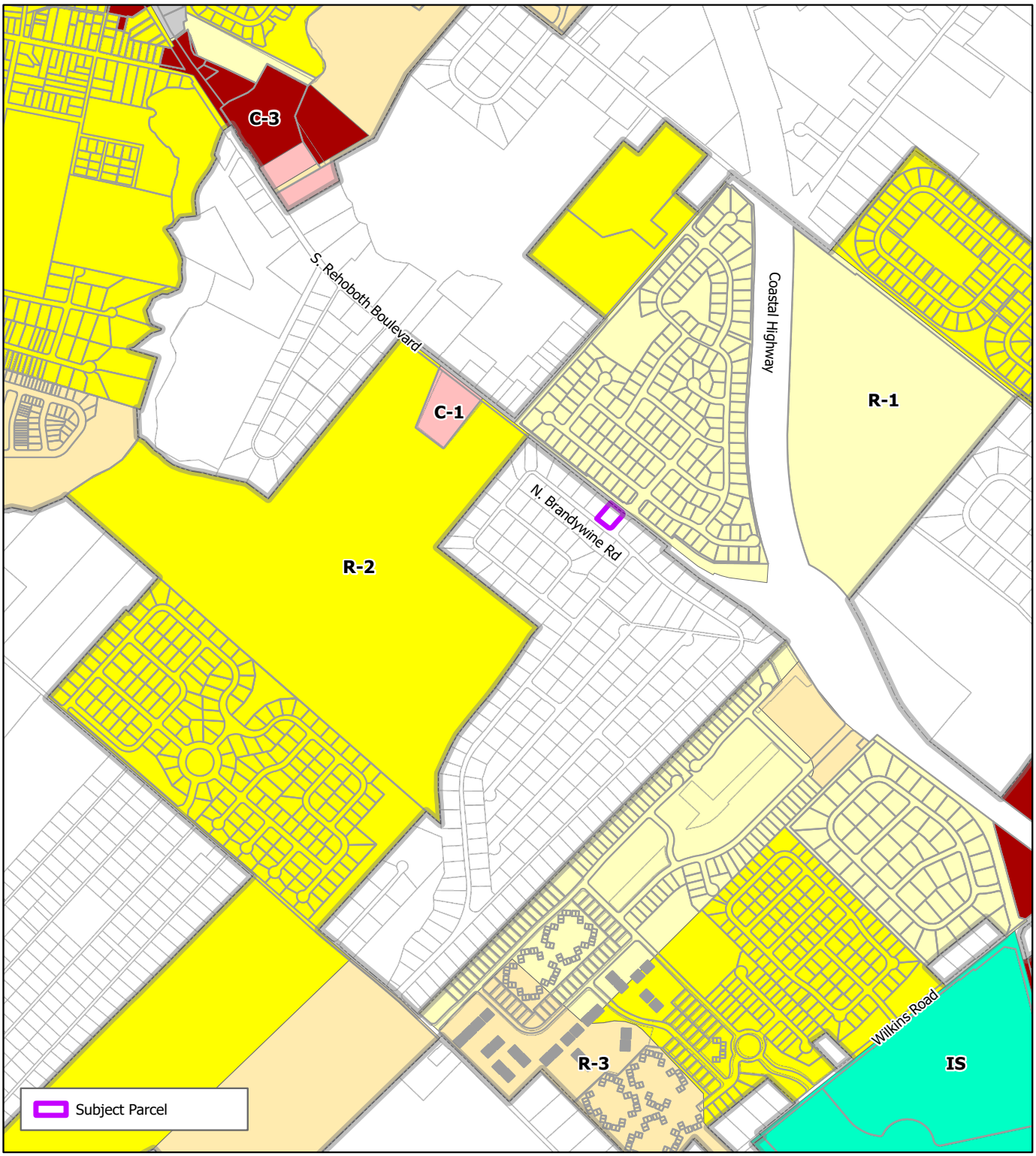
Katrina E. Wilson — 8/25/2025
Council Representative/Committee Chairman — Date

Michael J. Stewart — 8/25/2025
Council Representative — Date

Zachary Sechler — 8/25/2025
Council Representative — Date

Daniel Marabello — 8/25/2025
Council Representative — Date

Planning Commission Chairman — Date



THE CITY of Milford DELAWARE

Scale: 0 500 1,000 Feet

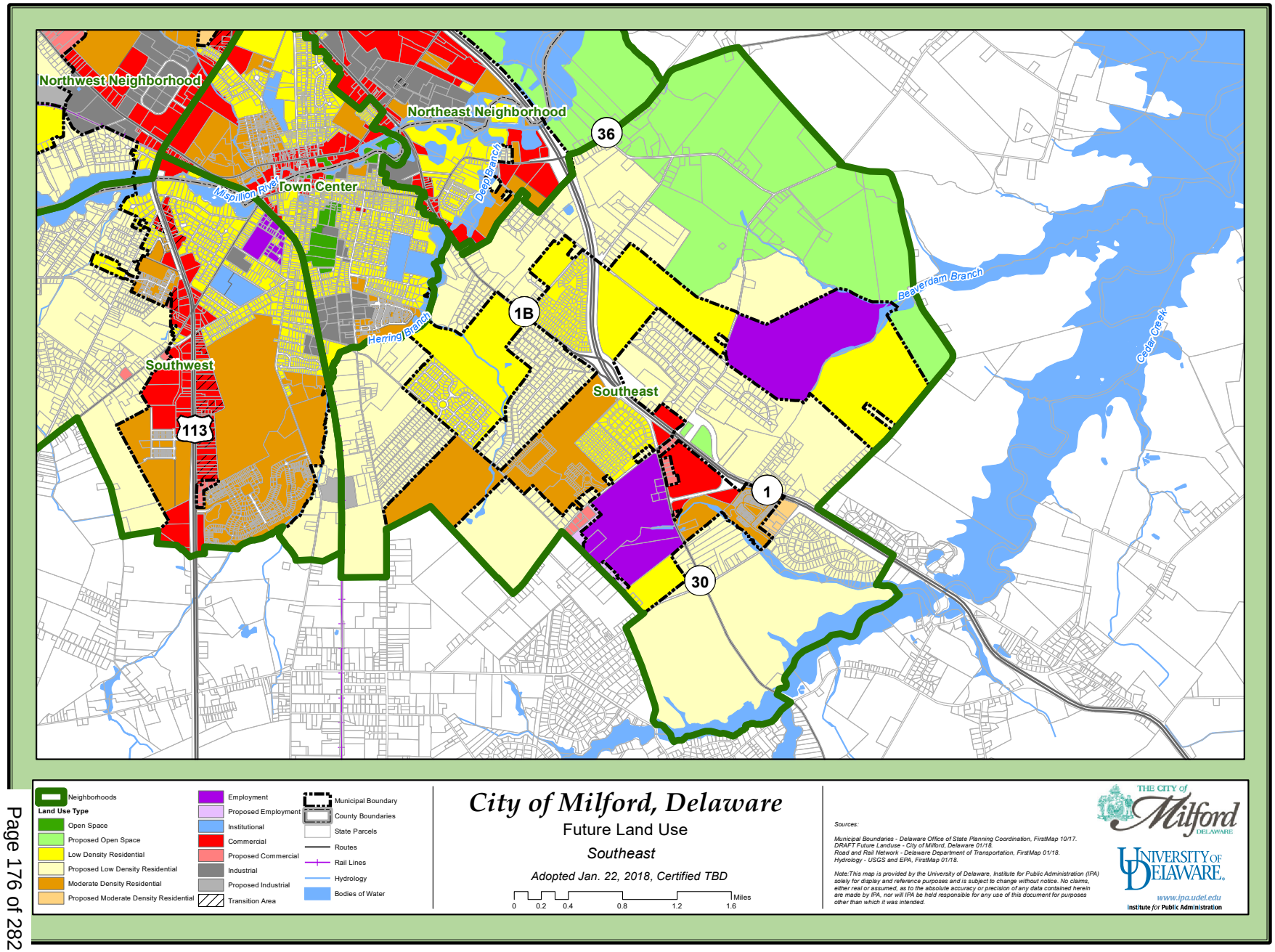
Drawn by: WRP

Date: 07/17/25

Filepath: Annexation_Thompson.aprx

Title:

Annexation
Revocable Trust of
Pamela Davis Thompson
Location & Zoning M


Northwest Neighborhood
Northeast Neighborhood
Town Center
Southwest
Southeast
Mispillion River
Deep Branch
Herring Branch
Beaverdam Branch
Cedar Creek
36
1B
113
1
30
Neighborhoods
Land Use Type
Open Space
Proposed Open Space
Low Density Residential
Proposed Low Density Residential
Moderate Density Residential
Proposed Moderate Density Residential
Employment
Proposed Employment
Institutional
Commercial
Proposed Commercial
Industrial
Proposed Industrial
Transition Area
Municipal Boundary
County Boundaries
State Parcels
Routes
Rail Lines
Hydrology
Bodies of Water
City of Milford, Delaware
Future Land Use
Southeast
Adopted Jan. 22, 2018, Certified TBD
0 0.2 0.4 0.8 1.2 1.6
Miles
Sources:
Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 10/17.
DRAFT Future Landuse - City of Milford, Delaware 01/18.
Road and Rail Network - Delaware Department of Transportation, FirstMap 01/18.
Hydrology - USGS and EPA, FirstMap 01/18.
Note:This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.
THE CITY of Milford DELAWARE
UNIVERSITY OF DELAWARE
www.ipa.udel.edu
Institute for Public Administration

Pamela Davis Thompson, Trustee
7195 Main Bayview Road
Southold, NY 11971

July 9, 2025

City of Milford
City Council
201 South Walnut Street
Milford, Delaware 19963

Re: **Petition for Annexation**
Sussex County Tax Map No. 330-11.00-7.00, .50 Acre ±
Property Address: 2 N. Brandywine Rd. Milford, DE 19963, on the North side of the Rehoboth Boulevard entrance to Shawnee Acres, in Shawnee Acres Addition, Lot 1.

Dear Mayor and City Council,

Please accept this letter as my formal request for annexation of the above referenced parcel into the City of Milford. This parcel, currently zoned AR-1, contains a 3 bedroom, 2 bathroom, 2 car garage home with a recently failed septic system. Per an agreement put in place when water and sewer connections were made available in 2003, with the City of Milford and Shawnee Acres and Shawnee Acres Addition, as private septic systems failed to function appropriately, the properties that have public water and public sewer available and the City of Milford allows, must then connect. Those properties that are contiguous with City of Milford parcels must also be annexed to the same. The purpose of this request is to seek annexation for this parcel and utilize all the services and resources that the City has to offer as well as provide support to the nearby hospital and medial offices.

If you should have any questions, please contact me at 516-971-9792.

Sincerely,

7/9/25

Pamela Davis Thompson 7/9/25 Jennifer M. Mudd

Pamela Davis Thompson, Trustee Date ~~Witness~~ Notary Public

STATE OF NEW YORK }
COUNTY OF SUFFOLK } SS:

On the 9 day of July 2025, before me personally came Pamela Davis Thompson, to me known to be the Acknowledgments and Proofs of Execution individual described in, and who executed, the foregoing instrument, and acknowledged that he/she executed the same.

Jennifer M. Mudd
Notary Public

JENNIFER M MUDD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MU6429053
Qualified in Suffolk County
My Commission Expires February 07, 2026

Tax Parcel No. 3-30-11.00-007.00
Prepared by: Planning & Zoning
City of Milford
201 S. Walnut St.
Milford, DE 19963
Return to: The Honorable F. Todd Culotta, Mayor
City of Milford, 201 S. Walnut St.
Milford, DE 19963

REVOCABLE TRUST OF PAMELA DAVIS THOMPSON
PLAN OF SERVICES AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2025, by and between REVOCABLE TRUST OF PAMELA DAVIS THOMPSON (hereinafter "THOMPSON") located at 2 N. Brandywine Road, Milford, DE 19963, and the City of Milford, a municipal corporation of the State of Delaware, with its principal offices located at 201 South Walnut Street, Milford Delaware, 19963 (hereinafter "City").

RECITALS

A. WHEREAS, THOMPSON is the record title owner of a parcel of land consisting of 0.53 acres, more or less, lying contiguous to the City of Milford, said tract identified on the Sussex County, Delaware tax maps as Tax Parcel No. 3-30-11.00-007.00, said tract hereinafter referred to as "THOMPSON PROPERTY".

   THOMPSON is desirous of having the THOMPSON PROPERTY annexed into the City of Milford and requested the land use to be low density residential in nature.

B. WHEREAS the City, through its City Council (in consultation with the City Solicitor and Planning Director), has duly considered the proposed annexation and has determined that the proposed annexation would be in the City's overall best interest for the following reasons among others:

   1. The property would be within the planning area of the City of Milford.
   2. Identified within the Urban Growth Boundary Area of the 2018 Comprehensive Plan.
   3. Consistent with the Future Land Use Maps of the 2018 Comprehensive Plan, as amended.

C. Recognizing that THOMPSON'S request for annexation is unilateral (in that the City cannot annex the THOMPSON PROPERTY unless THOMPSON desires the property to be annexed) and further recognizing that the intended land use is consistent with the

City's Land Use Plan, and can be accommodated within the City's long range Comprehensive Plan, the City Council has determined that it is in the City's best interest to provide THOMPSON with binding assurances to proceed with annexation.

D. Article I, Section 1.04 of the City Charter of the City of Milford (pursuant to Chapter 148, Volume 72, Laws of Delaware {as amended}) authorizes and empowers the Mayor of the City of Milford to appoint a Committee composed of not less than three (3) of the elected members of the City Council and one member of the City Planning Commission to investigate the possibility of annexation.

NOW THEREFORE, in consideration of the premises, and in consideration of THOMPSON'S request to be annexed into the City of Milford, in consideration of the annexation filing fee for administrative expenses, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. Annexation Contingency. This Agreement is expressly contingent upon the annexation, by the City, of the THOMPSON PROPERTY. In the event that such annexation does not occur, this Agreement shall be null, void, and of no legal force or effect.

2. Land Subject to Annexation. The land subject to this Agreement consists of 0.53 acres, more or less, said tract identified on the Sussex County, Delaware tax maps as Tax Parcel No. 3-30-11.00-007.00.

   The hereinabove described parcel of land is more fully depicted on that certain Survey "Survey Plan" dated June 21, 2025, prepared by Richard K. Vetter, P.E. a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference; metes and bounds description for parcel is attached hereto as **Exhibit "B"** and incorporated herein by specific reference.

3. Water Distribution System and Sanitary Sewer. Notwithstanding any other provision or requirement under any City ordinance or regulation, THOMPSON agrees that the THOMPSON PROPERTY will be connected to the City water distribution system and to the City's sanitary sewer system, treatment of which is provided by Kent County, if and when the property is developed. The parties agree that THOMPSON would be responsible for the costs to design and construct any utility extensions and service connections needed to serve the THOMPSON PROPERTY. THOMPSON agrees to execute any documents needed for the City to obtain Certificate of Public Convenience and Necessity (CPCN) rights.

4. Electric Distribution System. Notwithstanding any other provisions or requirements under any City ordinance or regulation, THOMPSON agrees that the THOMPSON PROPERTY will be connected to the City electric distribution system if and when the property is developed. The parties agree that

THOMPSON would be responsible for the costs to design and construct any utility extensions and service connections needed to serve the THOMPSON PROPERTY. THOMPSON agrees to execute any documents needed for the City to obtain Certificate of Public Convenience and Necessity (CPCN) rights.

5. Natural Features. The U.S. Army Corp of Engineers will control provisions under Section 404 of wetlands on the parcel.

6. Zoning. The THOMSPON PROPERTY shall be annexed as City district R-1 Single-family Residential and shall be developed in accordance with said district. Nothing in this agreement shall remove or eliminate the owner from the necessary site plan reviews, fees, public hearings and all other requirements under the City's Land Use Ordinance.

5. City Not Responsible for Infrastructure Improvements; THOMPSON Right to Assign.

Anything herein to the contrary notwithstanding:

a) The City shall have no obligation or responsibility (financial or otherwise) for providing, installing, or constructing any of the required infrastructure improvements;

b) THOMSPON may, with the City's prior written consent, which shall not be unreasonably withheld, conditioned or delayed, sell, lease, or convey all or any portion of THOMPSON PROPERTY to any third party and, as part of such sale, lease, or conveyance, assign all or any of its rights and *corresponding obligations* hereunder to such third party.

6. Except as Modified, All Other City Ordinances and Regulations to Control. Except as specifically provided herein, once finally annexed into the City of Milford, all lands subject to this Agreement shall be subject to and governed by all provisions of the City Charter and all City ordinances and regulations as they now exist or may hereafter be amended, revised, or repealed, as well as any new ordinances or regulations adopted by the City Council, to the same effect and degree as all other lands within the City boundaries of the City of Milford.

7. Annexation Agreement to be a Material Part of Annexation Proceedings. Pursuant to Title 22, Delaware Code §101 Plan of Services Reporting, this Agreement shall be deemed to be a material part of the annexation proceedings conducted pursuant hereto; that is to say:

a. The resolutions and notices adopted by the City Council, including any resolution and notices for public hearings, proposing the aforesaid annexation shall recite that the proposed annexation includes, and is subject to, an annexation agreement, shall briefly summarize the

terms of this annexation agreement, and shall state that copies of the annexation agreement are available upon request at the City Hall.

b. If the results of the annexation hearings are favorable to the proposed annexation, the final resolution annexing the territory shall recite that the annexation is subject to an annexation agreement and shall incorporate the terms of such annexation agreement by specific reference.

8. Land Use Planning Act. The City of Milford shall notify the Delaware State Planning Office, Kent County Department of Public Works, Milford Police Department and Carlisle Fire Department of the proposed annexation contemplated by this Agreement and the parties shall comply with the requirements of the Delaware Land Use Planning of Title 29 of Delaware Code, Chapter 92 (Land Use Planning Act effective until February 14, 2004; Preliminary Land Use Services effective February 14, 2004), as amended.

9. Governing Law. This Agreement shall be governed by the laws of the State of Delaware (notwithstanding the fact that one or more parties may now or later become a resident of another state) and the parties hereto agree that the courts of the State of Delaware shall have jurisdiction over any case or controversy and hereby consent to such jurisdiction.

10. Separability. If any section, paragraph, sentence or clause of this Agreement is determined or declared to be invalid or unenforceable by any court of competent jurisdiction, the remainder hereof shall remain in full force and effect.

11. Entire Agreement. This Agreement constitutes the entire understanding of the parties. It supersedes any and all prior agreements between them. There are no representations or warranties other than those herein contained.

12. Amendments. This Agreement shall not be amended except in writing executed by all parties hereto.

13. Binding Effect. This Agreement shall be binding upon the parties hereto, their administrators, successors, successors in interest and assigns.

14. Contra Proferentum. The fact that one party has drafted this Agreement shall in no way be used against that party in construing the terms, condition, and obligations hereunder.

15. Headings. Headings and captions used herein are solely for the convenience of the parties and shall have no legal significance in construing the terms of this Agreement.

16. Non-Waiver. The failure of either party to exercise any of its rights under this Agreement for a breach thereof shall not be deemed to be a waiver of such rights

or a waiver of any subsequent breach.

17. Enforcement. In the event of a breach, this Agreement shall be enforced through a decree of specific performance, the parties agreeing that monetary damages would not provide an adequate remedy.

18. Recording. This agreement, duly executed by the City and THOMPSON, shall be recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware. The cost of recording shall be paid by THOMPSON.

19. Plan of Services Requirement. This Agreement shall not be considered or deemed to be contract zoning. The parties hereto acknowledge their respective obligations to enter into a Plan of Services Agreement as part of the annexation process according to 22 Del.C., §101(3) and Milford City Charter Article 1.04(a)(3).

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

REVOCABLE TRUST OF PAMELA DAVIS THOMPSON

Attest: _____ By: _____
Pamela Davis Thompson

STATE OF DELAWARE :
:
COUNTY OF :

Signed and sworn to before me this _____ day of _____, 2025, by Pamela Davis Thompson.

_____
Signature of Notary Public

CITY OF MILFORD

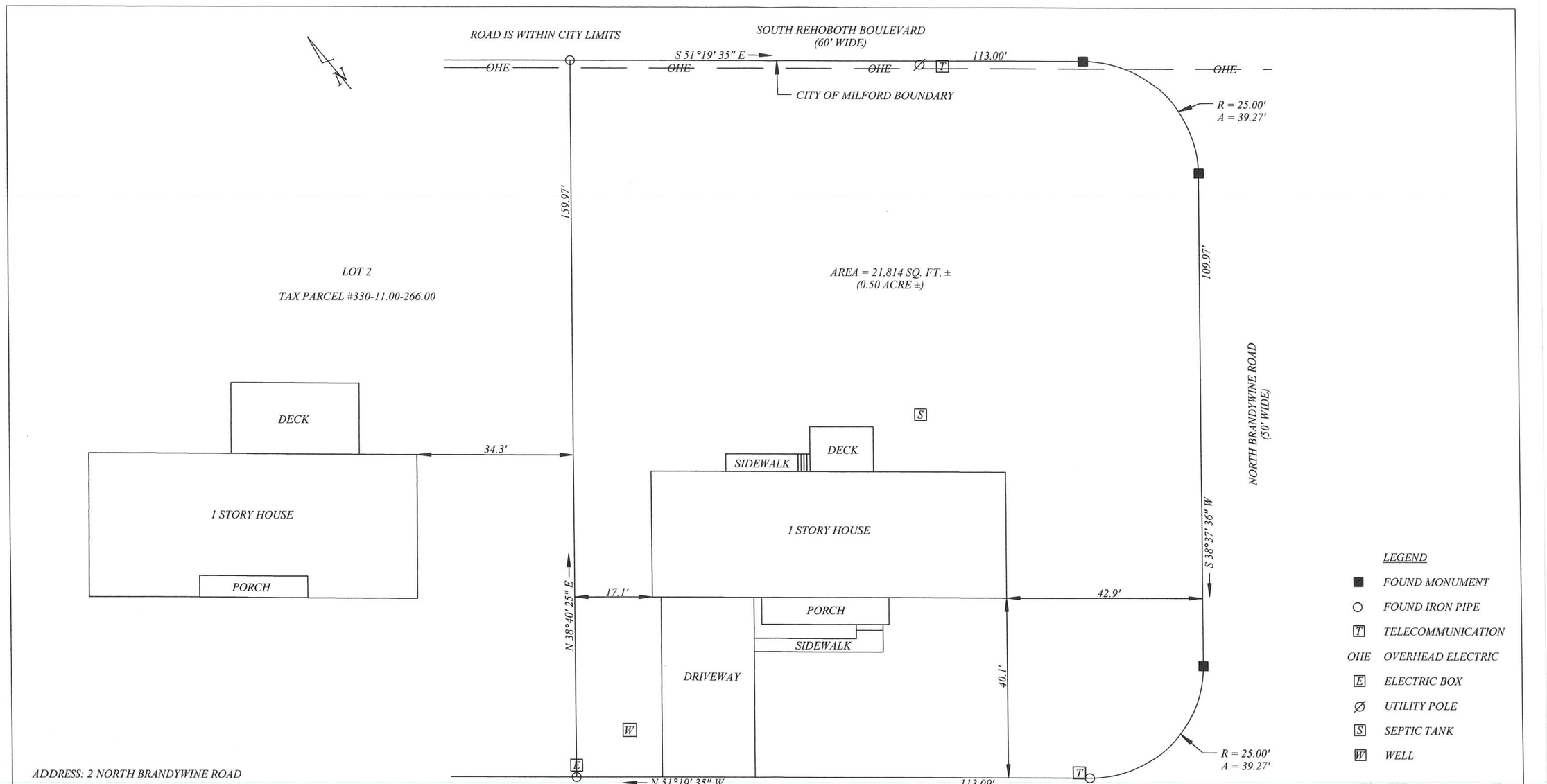
Attest: _____ By: _____ (Seal)
City Clerk F. Todd Culotta, Mayor

STATE OF DELAWARE :
:
COUNTY OF SUSSEX :

Signed and sworn to before me this _____ day of _____, 2025, by F. Todd Culotta, Mayor of the City of Milford.

_____
Signature of Notary Public

Exhibit A



LEGEND

- FOUND MONUMENT
- FOUND IRON PIPE
- T TELECOMMUNICATION
- OHE OVERHEAD ELECTRIC
- E ELECTRIC BOX
- UTILITY POLE
- S SEPTIC TANK
- W WELL

ADDRESS: 2 NORTH BRANDYWINE ROAD

TAX PARCEL #: 330-11.00-7.00

OWNER: PAMELA D. THOMPSON, TRUSTEE

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

Richard K. Vetter

RICHARD K. VETTER, P.E. #10329

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 5958, PAGE 314.

SURVEY PLAN

LOT 1
SHAWNEE ACRES ADDITION

CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

RICHARD K. VETTER, P.E.
307 BAYBERRY DRIVE
LEWES, DE 19958

SCALE: 1" = 20' | JUNE 21, 2025

Exhibit B

Legal Description

ADDRESS: 2 North Brandywine Road
OWNER: Pamela Thompson, Trustee

ALL that certain lot, piece or parcel of land with the improvements thereon erected, situated in Cedar Creek Hundred, Sussex County, State of Delaware, lying on the northeast and northwest sides of North Brandywine Road, and the southwest side of South Rehoboth Boulevard, being all of Lot 1 as shown on a Plot of "Shawnee Acres Addition", as recorded in the Office of the Recorder of Deeds in Plot Book 38, Page 294, and being more particularly described in accordance with a survey by Richard Vetter, P.E., dated June 21, 2025, as follows, to wit:

BEGINNING at a found iron pipe at the westerly end of a 25.00-foot radius junction curve joining the northeast and northwest lines of North Brandywine Road (50 feet wide); thence running from said point of beginning with the northeast line of North Brandywine Road, North 51 degrees 19 minutes 35 seconds West, 113.09 feet to a found iron pipe at a corner for this lot and Lot 2; thence turning and running with Lot 2, North 38 degrees 40 minutes 25 seconds East, 159.97 feet to a found iron pipe in the southwest line of South Rehoboth Boulevard at a corner for this lot; thence turning and running with the southwest line of South Rehoboth Boulevard, South 51 degrees 19 minutes 35 seconds East, 113.00 feet to a found concrete monument at the northerly end of a 25.00-foot radius junction curve joining the southwest line of South Rehoboth Boulevard and the northwest line of North Brandywine Road; thence turning and running with said 25.00-foot radius junction curve to the right, an arc distance of 39.27 feet to a found concrete monument in the northwest line of North Brandywine Road; thence running with the northwest line of North Brandywine Road, South 38 degrees 37 minutes 36 seconds West, 109.97 feet to a found concrete monument at the easterly end of a 25.00-foot radius junction curve joining the northeast and northwest lines of North Brandywine Road; thence turning and running with said 25.00-foot radius junction curve to the right, an arc distance of 39.27 feet to the point and place of beginning, and containing 21,814 square feet of land (by subdivision plot), be the same more or less.

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

October 23, 2025

Mr. Rob Pierce
Planning Director
City of Milford
201 S. Walnut Street
Milford, DE 19963

RE: Plan of Services 2025-12, Lands of Pamela Davis Thompson
Tax Parcel(s): 330-11.00-7.00

Dear Mr. Pierce,

This letter is to confirm that we have received and accepted the completed Plan of Services for the above referenced annexation. The City has completed all relevant annexation requirements of Title 22, Section 101, and subsection (3) of the Delaware Code.

After this property has been annexed, please notify our office in writing so that we may update our records and maps. A copy of the annexation committee report and the official annexation resolution should accompany this notification. Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

Joshua Thomas, AICP
Principal Planner

122 Martin Luther King Jr. Blvd · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www. stateplanning.delaware.gov

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, November 18, 2025
City Council Hearing: Monday, November 24, 2025

NOTICE IS HEREBY GIVEN that the Planning Commission and City Council will hold Public Hearings at 6:00 p.m., or as soon thereafter as possible, in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street to allow interested parties to participate in the discussion and consideration of the following zoning matter:

ORDINANCE 2025-18

Having met all requirements of Article I: Incorporation, Territory, and Annexation of the Charter of the City of Milford, this Ordinance Authorizes the Annexation of Lands owned by Revocable Trust of Pamela Davis Thompson, and the Change of Zone from AR-1 (Agricultural Residential) to R-1 (Single-family Detached).
Property is located along the north side of the entrance to Shawnee Acres along Rehoboth Boulevard, addressed as 2 N. Brandywine Road.
Present Use: Single-family Detached Dwelling
Proposed Use: Single-family Detached Dwelling
Tax Map 3-30-11.00-007.00

WHEREAS, the owners of the property above have petitioned the City of Milford for an amendment of the zoning map of the City of Milford by annexing and rezoning land, as above described herein; and

WHEREAS, in accordance with Title 22 of the Delaware State Code and Chapter 230 of the City of Milford Code, the City provided public notice by advertisement in the Daily State News and by mailing public notices to property owners within a 200-foot radius of the site of the property; and

WHEREAS, in accordance with the City of Milford Charter, annexation includes and is subject to an annexation agreement; and

WHEREAS, the City of Milford Planning Commission will consider the petition/Ordinance at a Public Hearing and hear public comments on November 18, 2025; and

WHEREAS, Milford City Council will hold a Public Hearing on November 24, 2025 to allow for public comment and further review of the Ordinance.

WHEREAS, it was deemed in the best interest of the City of Milford to authorize the annexation with the updated change of zone, as herein described.

NOW, THEREFORE, THE CITY OF MILFORD HEREBY ORDAINS:
Section 1. The boundary of the City of Milford, as presently established, is hereby extended to include by annexation, all that certain tract of land consisting of 0.53 +/- acres, described in the legal description referred to as Exhibit A, attached hereto and made a part hereof, and as shown on the plan denoted as Exhibit B.

Section 2. The newly annexed land(s) shall be designated R-1 (Single-family Detached) as outlined in Chapter 230 of the City of Milford Code.

Section 3. A Plan of Services has been completed in accordance with Delaware Code and accepted by all necessary agencies.

Section 4. Following a favorable vote by City Council on November 24, 2025, property should be included in the geographical and political subdivision of the City of Milford known as Ward 1, beginning on the effective date of this Ordinance.

Section 4. As a result of this action, the City Planner shall secure a plot of the territory, legal description of the property, and associated Ordinances, as certified by the City Clerk, for recording purposes in the Sussex County Office of the Recorder of Deeds, as directed by the Charter of the City of Milford.

Dates.
City Council Introduction: November 10, 2025
Planning Commission Review & Public Hearing: November 18, 2025
City Council Public Hearing: November 24, 2025
Effective Ten Days Following Adoption

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

Attachment (s): Exhibit A, Exhibit B

Advertised: *Daily State News 11/05/2025*

10312025

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 609 WALNUT LLC

Planning Commission Meeting: November 18, 2025

Development Advisory Committee: June 18, 2025

Application Number / Name	:	MJSP-126-2025 / 609 Walnut LLC
Applicant	:	609 Walnut, LLC 872 Walker Road, Suite A Dover, DE 19904
Owner	:	Same
Application Type	:	Preliminary Major Subdivision
Comprehensive Plan Designation	:	Low Density Residential
Zoning District	:	R-2 (Residential District)
Present Use	:	One (1) Single-family Detached Dwelling and Vacant Land
Proposed Use	:	Six (6) Single-family Semi-Detached Dwellings Two (2) Single-family Detached Dwellings
Area and Location	:	1.44 +/- acres located along the east side of N. Walnut Street between NE Sixth Street and NE Seventh Street.
Property Identification Numbers	:	MD-16-183.06-03-02.00, 03.00 & 04.00

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

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

THE CITY of Milford DELAWARE

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

STAFF ANALYSIS REPORT
October 27, 2025

Application Number / Name	**:**	MJSP-126-2025 / 609 Walnut LLC
Property Identification Numbers	**:**	MD-16-183.06-03-02.00, 03.00 & 04.00
Area and Location	**:**	1.44 +/- acres located along the east side of N. Walnut Street between NE Sixth Street and NE Seventh Street.

I. BACKGROUND INFORMATION:

- The applicant proposes to subdivide three existing parcels containing a single-family detached dwelling, vacant land and a planned duplex into eight (8) parcels containing two (2) single-family detached dwellings and six (6) single-family semi-detached dwellings as shown on the provided preliminary major subdivision plans.

- Per Chapter 230-10(B), single-family detached dwellings and single-family semi-detached dwellings are permitted uses subject to the area regulations of the R-2 zoning district.

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 Preliminary Major Subdivision approval:

- The applicant sought a variance from Chapter 230-10(D)(1)(c) which states the "minimum lot width shall be 80 feet" for single-family detached lots. The Board of Adjustment approved a variance to reduce the lot width for proposed Lot 10 from 80 feet to 56.45 feet at their September 11, 2025 meeting.

- Chapter 230-19.7(E)(1) states "residential developments with less than five acres of land and less than ten dwellings. These developments **shall be exempt** from the land requirements set forth in [sub]section A and B, but **shall require a full cash donation** to be made by the developer in lieu of a dedication of land." Payment of the cash donation will be required prior to the issuance of the first building permit for development as outlined in Chapter 230-19.7(E)(4) and will be calculated as required by Chapter 230-19.7(E)(2).

- Other than the variance approval for a reduced lot width of proposed Lot 10, the application is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.

- 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, and Kent Conservation District;
    - 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**
  See below comments;
    1. No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.
    2. DelDOT held a coordination meeting for April 28, 2025 to discuss access.
    3. DelDOT had follow-up discussion with the City of Milford
    4. The project will be required to obtain Record Plan and Entrance Plan approval through DelDOT Subdivisions.

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

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

- **Kent Conservation District**
  See provided comments.

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

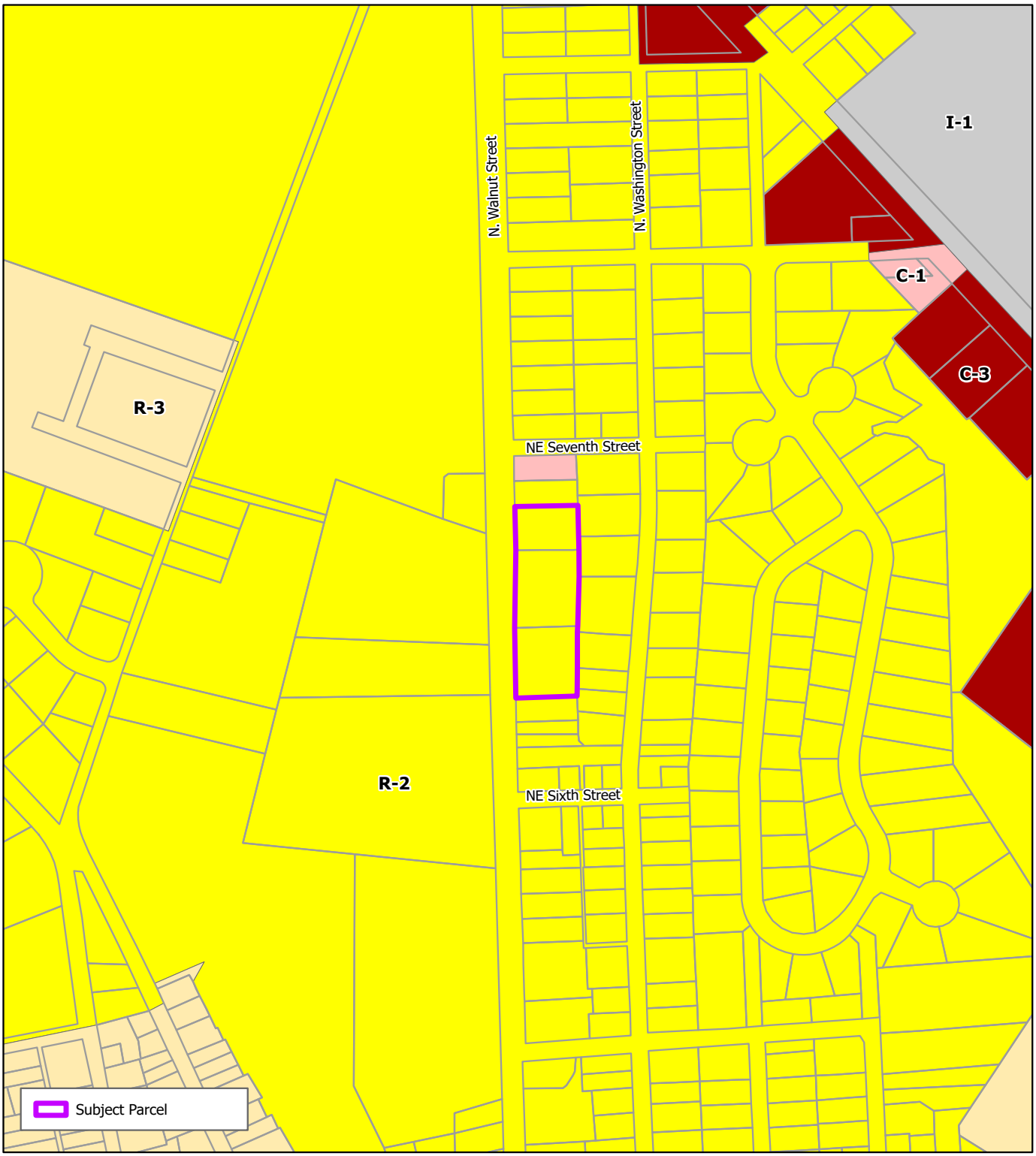
- **Carlisle Fire Company**
  No comments provided.

- **City of Milford Public Works Department, City Engineer**
  See plan review comments from KCI dated October 1, 2025 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: 0 150 300 Feet

Drawn by: WRP

Date: 06/04/2025

Filepath: Major_609WalnutLLC.aprx

Title:

Major Subdivision

609 Walnut, LLC

Location & Zoning Map

SITE DATA TABLE

1. TAX MAP NUMBER: 5-16-183.06-03-02.00-00001
   5-16-183.06-03-03.00-00001
   5-16-183.06-03-04.00-00001

2. DEED/PLAT REFERENCE: DEED REFERENCE: DB 12784, PG 344

3. OWNER / DEVELOPER NAME: 609 WALNUT, LLC
   872 WALKER RD SUITE A
   DOVER, DE 19904

4. SITE ADDRESS: 609 N. WALNUT ST
   MILFORD, DELAWARE 19963

5. EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)

6. PROPOSED ZONING: R-2 (RESIDENTIAL DISTRICT)

7. PRESENT USE: RESIDENTIAL SINGLE FAMILY DWELLING / VACANT LOT

8. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DWELLING / SINGLE FAMILY DETACHED SEPARATELY OWNED

9. REQUIRED SETBACKS (B.R.L.): (R-2: RESIDENTIAL) (§ 230-10)
   FRONT - 30 FEET
   SIDE - 8 FEET
   REAR - 15 FEET *FOR LOWER LOTS THE REAR YARD MAY BE REDUCED 20% IN DEPTH TO ALLOW FOR THE SKEWING OF A RESIDENTIAL DWELLING ON ITS LOT.

10. EXISTING TOTAL AREA (GROSS): 02.00: 9,642± SQ.FT. 0.22± ACRES
    03.00: 28,740± SQ.FT. 0.66± ACRES
    04.00: 25,024± SQ.FT. 0.57± ACRES

    MINIMUM LOT AREA:
    NOT SEPARATELY OWNED- 8,000 SQ.FT.(INTERIOR LOT) & 13,000 SQ.FT. (CORNER LOT)
    SEPARATELY OWNED- 4,000 SQ.FT.(INTERIOR LOT) & 6,500 SQ.FT. (CORNER LOT)

11. PROPOSED TOTAL AREA (GROSS): LOT 2: 6,030± SQ.FT. 0.14± ACRES
    LOT 3: 6,032± SQ.FT. 0.14± ACRES
    LOT 4: 6,033± SQ.FT. 0.14± ACRES
    LOT 5: 6,036± SQ.FT. 0.14± ACRES
    LOT 6: 6,040± SQ.FT. 0.14± ACRES
    LOT 7: 6,045± SQ.FT. 0.14± ACRES
    LOT 8: 6,048± SQ.FT. 0.14± ACRES
    LOT 9: 12,933± SQ.FT. 0.30± ACRES
    LOT 10: 8,208± SQ.FT. 0.19± ACRES
    TOTAL: 63,405± SQ.FT. 1.46± ACRES

12. EXISTING LOT WIDTH: 02.00: 63.42 FT
    03.00: 190.64 FT
    04.00: 169.65 FT

    MINIMUM LOT WIDTH:
    NOT SEPARATELY OWNED: 80 FT
    SEPARATELY OWNED: 40 FT

13. PROPOSED LOT WIDTH: LOT 2: 40 FT
    LOT 3: 40 FT
    LOT 4: 40 FT
    LOT 5: 40 FT
    LOT 6: 40 FT
    LOT 7: 40 FT
    LOT 8: 40 FT
    LOT 9: 87.32 FT
    LOT 10: 56.45 FT (PENDING VARIANCE APPROVAL)

14. EX. SITE CALCULATIONS

	EX. PARCEL 02.00	EX. PARCEL 03.00	EX. PARCEL 04.00
BUILDING AREA	0.04± AC.(11.11%)	0.12± AC.(18.18%)	0.03± AC.(5.17%)
GRASS AREA	0.30± AC.(83.34%)	0.36± AC.(54.55%)	0.53± AC.(91.38%)
ASPHALT/ CONCRETE	0.02± AC.(5.55%)	0.18± AC.(27.27%)	0.02± AC.(3.45%)
TOTAL	0.36± AC.(100%)	0.66± AC.(100%)	0.58± AC.(100%)

15. PROP. SITE CALCULATIONS

	BUILDING AREA	GRASS AREA	ASPHALT/ CONCRETE	TOTAL
LOT 2	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 3	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 4	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 5	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 6	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 7	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 8	0.02± AC.(15.38%)	0.10± AC.(76.92%)	0.01± AC.(7.70%)	0.14± AC.(100%)
LOT 9	0.03± AC.(10.34%)	0.23± AC.(79.32%)	0.03± AC.(10.34%)	0.30± AC.(100%)
LOT 10	0.05± AC.(26.32%)	0.13± AC.(68.42%)	0.01± AC.(5.26%)	0.19± AC.(100%)

16. SPECIFIC IMPERVIOUS BREAKDOWN:
    MAXIMUM LOT COVERAGE: (40.00%)
    OVERALL IMPERVIOUS: LOT 2 - 0.03 AC. (21.43%)
    LOT 3 - 0.03 AC. (21.43%)
    LOT 4 - 0.03 AC. (21.43%)
    LOT 5 - 0.03 AC. (21.43%)
    LOT 6 - 0.03 AC. (21.43%)
    LOT 7 - 0.03 AC. (21.43%)
    LOT 8 - 0.03 AC. (21.43%)
    LOT 9 - 0.06 AC. (20.68%)
    LOT 10 - 0.06 AC. (31.58%)

17. LIMIT OF DISTURBANCE TOTAL: 1.42 ± AC.

18. BUILDING HEIGHT: 35' MAX ALLOWED (ACCESSORY 15')
    PROPOSED HEIGHT: 30' ± MAX

19. PARKING (§ 230-21-PARKING AND LOADING STANDARDS):
    REQUIRED SPACES: SINGLE-FAMILY DETACHED & SEMI-DETACHED DWELLING: (2 ½ SPACES PER DWELLING UNIT)
    PROVIDED SPACES: 23 SPACES PROPOSED

20. WATER SUPPLY: PUBLIC WATER - CITY OF MILFORD

21. SEWER SUPPLY: PUBLIC SEWER - CITY OF MILFORD

22. ELECTRIC PROVIDER: CITY OF MILFORD (PROPOSED LOADS TO BE DETERMINED)

23. SOURCE WATER PROTECTION A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD & FAIR" GROUNDWATER RECHARGE POTENTIAL.
    B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA

24. STATE INVESTMENT AREA (2020): LEVEL 1

25. LONGITUDE AND LATITUDE:
    STATE PLANE COORDINATES: BENCHMARK #1: SURVEY NAIL - NORTHWEST OF PROPERTY ACROSS N. WALNUT ST. (NAD83/ NAVD88) N: 335698.04 E: 652710.42, LAT: N 038°55'43.73" LONG: W 075°25'43.73
    BENCHMARK #2: CAPPED PIPE - SOUTHEAST CORNER OF PROPERTY (NAD83/ NAVD88) N: 335284.02 E: 652911.59, LAT: N 038°55'14.28" LONG: W 075°25'41.19

26. WETLAND AREA: NO WETLANDS FOUND ONSITE

27. DATUM: HORIZONTAL = NAD83
    VERTICAL = NAVD88

28. SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES ON APRIL 2024 THROUGH MAY 2024.

29. FIRE DISTRICT: CARLISLE FIRE CO. (STATION 42)

30. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0041K, DATED MARCH 16, 2015. 100 YEAR FLOODPLAIN ZONE X-UNSHADED WHICH LIES OUTSIDE THE 500 YEAR FLOODPLAIN.

31. WATERSHED: MISPILLION RIVER - DELAWARE BAY
    HUC8:02040207, HUC10: 0204020705

32. TOTAL EDU'S: 1 EXISTING EDU AND 7 PROPOSED EDU'S

33. LANDSCAPE: REQUIRED TREE DENSITY PER SECTION 230-19.8(F)(2)
    REQUIRED: 10
    PROVIDED: 8 PROP. 2 EXISTING

34. OPEN SPACE: PER CITY OF MILFORD ZONING CODE SECTION 230-19.7(E)(1)(a) A FULL CASH DONATION IS REQUIRED TO BE MADE BY THE DEVELOPER IN LIEU OF A DEDICATION OF LAND. THE AMOUNT OF THE DONATION IS PER SECTION 230-19.7 (E)(2).

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

N. WALNUT STREET

RECORD PLAN SET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001

LOTS 2-4 NORTH WALNUT STREET, KCR 020

MILFORD, DE 19963

PREPARED FOR:

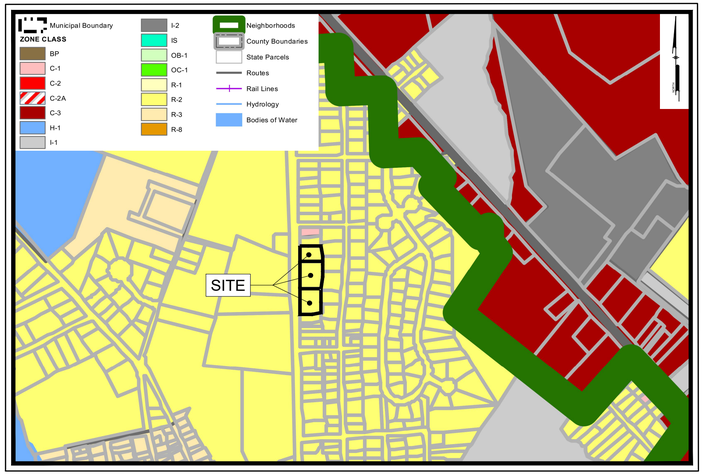
OWNER/DEVELOPER

609 WALNUT, LLC

872 WALKER ROAD, SUITE A

DOVER, DE 19904

(302) 677-1940



ZONING MAP

SCALE: NOT TO SCALE

LEGEND

- EXISTING PROPERTY, LINE
- PROPOSED PROPERTY, LINE
- PROPERTY, ADJOINING LINE
- BUILDING RESTRICTION LINE
- EXISTING DRIVEWAY
- EXISTING CENTER LINE
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPERTY, IRON PIPE FOUND (CIPF)
- PROPERTY, CONCRETE MONUMENT FOUND
- PROPOSED PROPERTY CORNER (CIPF)
- PROPERTY BEND POINT
- EXISTING WATER METER
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING MONITORING WELL
- EXISTING SIDEWALK
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED EASEMENT LINE
- EXISTING BUILDING
- PROPOSED DUPLEX TO BE CONSTRUCTED



LOCATION MAP

Scale: 1" = 2500'



VICINITY MAP

Scale: 1" = 400'



SOILS MAP

Scale: 1" = 200'

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

OWNERS/DEVELOPER
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

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

SURVEYOR
PENNONI ASSOCIATES, INC.

LANDSCAPE ARCHITECT
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
CITY OF MILFORD

FIRE DISTRICT
CARLISLE FIRE CO. (42)

POSTAL DISTRICT
MILFORD (19963)

WATER UTILITY
PUBLIC - CITY OF MILFORD

SEWER UTILITY
PUBLIC - CITY OF MILFORD

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s): 243470805

Sheet List Table		
Sheet Number	Drawing #	Sheet Title
1	RP0001	COVER SHEET
2	RP1000	NOTES, DETAILS & SIGHT DISTANCE TRIANGLE
3	RP1001	RECORD PLAN

VARIANCE REQUEST:

1. THE PROPOSED PROJECT IS SEEKING A VARIANCE FROM ZONING CODE REFERENCE 230-110-D(1)(c) WHICH STATES THAT IN THE R-2 RESIDENTIAL DISTRICT, FOR A SINGE FAMILY HOME THE MINIMUM LOT WIDTH SHALL BE 80 FEET.

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

SIGNATURE — DATE
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904
(302) 677-1940
JORDANASHBURN@ME.COM JAMES@GRANTROOFING.COM

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

SIGNATURE — DATE
ROBERT HURWITZ, PE (DE PE# 13979)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
(302) 684-8248
RHURWITZ@PENNONI.COM

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND/OR BUILDER PRIOR TO BEGINNING ANY WORK. DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

COVER SHEET

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

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

PROJECT	ASBHM24001
DATE	2025-05-22
DRAWING SCALE	AS SHOWN
DRAWN BY	ASM
APPROVED BY	RLH

RP0001

SHEET 1 OF 3

PLOTTED: 8/1/2025 3:07 PM BY: Jesse Morgan PLOTSTYLE: Pennoni.NCS.ctb

CITY OF MILFORD GENERAL MAJOR SUBDIVISION AND SITE PLAN NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES ON APRIL 2024 THROUGH MARCH 2025.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY PENNONI ASSOCIATES, INC. IN MILTON, DELAWARE IN APRIL 2024 THROUGH MARCH 2025. ELEVATIONS ARE BASED ON DATUM NAVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83.
4. HYDRAULIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE KENT 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 LOCATION.
13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEM(S).
14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
17. THE PROPERTY IS LOCATED IN ZONE X UNSHADED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10050C0041K REVISED MARCH 16, 2015.
18. ALL ROADWAYS ARE TO BE SWEPT FREE OF ANY SEDIMENT ON A DAILY BASIS.
19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDED, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND GUIDE INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
20. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
21. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
24. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
25. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
26. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
27. THE OWNER SHALL BE RESPONSIBLE FOR THE SHORT-TERM MAINTENANCE OF THE ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SYSTEMS UNTIL SUCH TIME THAT THE LONG-TERM MAINTENANCE RESPONSIBILITIES CAN BE TRANSFERRED TO A LEGALLY-ESTABLISHED HOMEOWNERS ASSOCIATION OR OTHER RESPONSIBLE ENTITY.

28. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES INSTALLED WITHIN CITY RIGHT-OF-WAY, AND EASEMENTS DEDICATED TO THE CITY; STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET
    A. ALL ITEMS HAVE PASSED CITY INSPECTION
    B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS
    C. THE RIGHTS-OF-WAY AND/OR EASEMENT HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.

29. SEWER AND WATER CAPACITY ARE NOT GUARANTEED UNTIL BUILDING PERMITS ARE ISSUES, ALL FEES ARE PAID, AND SUITABLE UTILITIES ARE IN PLACE FOR PROPER CONVEYANCE, TREATMENT, AND DISPOSAL.
30. PRELIMINARY APPROVAL FROM PLANNING COMMISSION SHALL BE VOID AFTER ONE (1) YEAR, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED FOR GOOD CAUSE BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.
31. THE APPROVAL FOR A CONDITIONAL USE IS VALID FOR ONE YEAR. UNLESS PERMITS ARE OBTAINED OR CONSTRUCTION OR USE IS SUBSTANTIALLY UNDERWAY, ALL PROVISIONS OF THE CONDITIONAL USE ARE AUTOMATICALLY RESCINDED.
32. WITHIN 90 DAYS OF FINAL APPROVAL FROM CITY COUNCIL, THE SUBDIVIDER SHALL RECORD THE PLAT AT THE COUNTY RECORDER OF DEEDS OFFICE. FAILURE TO RECORD THE APPROVED PLAT WITHIN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL SHALL VOID THE FINAL APPROVAL. IN ORDER TO OBTAIN FINAL APPROVAL AFTER IT HAS BEEN VOIDED, THE SUBDIVIDER MUST MAKE APPLICATION FOR FINAL APPROVAL AGAIN. FAILURE TO RECORD THE APPROVED PLAT IN MORE THAN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL SHALL VOID THE PRELIMINARY APPROVAL AND FINAL APPROVAL. IN ORDER TO OBTAIN PRELIMINARY AND FINAL APPROVAL AFTER THEY HAVE BEEN VOIDED, THE SUBDIVIDER MUST MAKE APPLICATION FOR AND RECEIVE PRELIMINARY APPROVAL, THEN MAKE APPLICATION FOR AND RECEIVE FINAL APPROVAL.
33. IF CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE RECORDED SUBDIVISION PLANS DO NOT COMMENCE WITHIN FIVE YEARS OF THE ORIGINAL RECORDATION DATE, AND CONTINUE PROGRESSING TOWARDS COMPLETION, THE SUBDIVISION IS SUBJECT TO EXPIRATION PER CHAPTER 200-9 OF THE CITY CODE
34. FINAL APPROVAL FROM THE CITY SHALL BECOME VOID IF THE FINAL RECORD PLAN IS NOT RECORDED WITHIN 90 DAYS OF THE DATE OF PLANNING COMMISSION'S GRANTING OF FINAL APPROVAL. IF CONSTRUCTION OF THE APPROVED IMPROVEMENTS IS NOT SUBSTANTIALLY UNDERTAKEN WITHIN ONE (1) YEAR OF FINAL SITE PLAN APPROVAL, THE SITE PLAN APPROVAL SHALL BE VOID. THE APPLICANT MAY REQUEST A ONE (1) YEAR EXTENSION FROM THE PLANNING COMMISSION FOR GOOD CAUSE.
35. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT AND/OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
36. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT MAY BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED.
37. A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE AMOUNT OF THE COMPLETION GUARANTY PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS AND RELEASE OF THE COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR. AN AGREEMENT REVIEWED AND APPROVED BY THE CITY SOLICITOR SHALL ACCOMPANY THE BOND AND SHALL DESCRIBE TOE TERMS OF THE BOND.

38. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR. ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING;
    A. ALL PROPERTY MONUMENTS/MARKERS;
    B. SEWER MANHOLE RIM AND INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED, PUMP STATION RIM, BOTTOM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM AND INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM AND INVERT ELEVATIONS;
    C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;
    D. STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED; AND
    E. ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY.

39. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.
40. THE PROPERTY IS LOCATED IN AN AREA OF "GOOD & FAIR" GROUNDWATER RECHARGE AND IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA ACCORDING TO THE STATE SOURCE WATER PROTECTION AREAS.
41. PER A SITE REVIEW BY PENNONI ASSOCIATES, INC. AND PROFESSIONAL WETLAND SCIENTIST (NO. 3557) MIKE MARRA, NO WETLANDS WERE IDENTIFIED ON THE SUBJECT PROPERTY.
42. ALL RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
5. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
7. 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.
8. 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.
9. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
10. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0041K, EFFECTIVE DATE MARCH 16, 2015, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
11. SUBJECT PROPERTY IS CURRENTLY 'R-2' (RESIDENTIAL DISTRICT).
12. THE SUBJECT SITE WILL BE DEVELOPED AS A SINGLE PHASE.
13. THE BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A FIELD SURVEY BY PENNONNI, DATED APRIL 2024 THROUGH MARCH 2025. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
14. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD88
15. DEED REFERENCE : DEED BOOK 12784, PAGE 344.
16. NO WETLANDS WERE OBSERVED AT THE TIME OF FIELD SURVEY APRIL 2024 THROUGH MARCH 2025.
17. STORM WATER WILL BE HANDLED BY OVERLAND FLOW TO THE EXISTING REGIONAL STORMWATER MANAGEMENT FACILITIES.
18. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL BUILDINGS WILL BE WOOD CONSTRUCTION AND NOT HAVE SPRINKLERS.
19. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
20. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
21. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
22. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE MUTCD.
23. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
24. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    a) EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    b) THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    c) PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
25. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
26. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    -- THE OWNER
    -- CITY OF MILFORD
    -- DELDOT
27. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.
28. 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 INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
29. THE DEVELOPER WILL COORDINATE ELECTRIC SERVICE WITH THE ELECTRIC DEPARTMENT DURING THE BUILDING PERMIT SUBMISSION

FIRE MARSHAL SITE DATA:

1. SITE NAME/ADDRESS : LOTS 2-4 N. WALNUT STREET MILFORD, DELAWARE 19963
2. OWNER INFORMATION :

CURRENT OWNER	TAX MAP/PARCEL #	GROSS ACREAGE
609 WALNUT, LLC	5-16-183.06-03-02.00-00001	0.22± ACRES
872 WALKER ROAD, SUITE A DOVER, DE 19904	5-16-183.06-03-03.00-00001	0.68± ACRES
	5-16-183.06-03-04.00-00001	0.58± ACRES

3. WATER SUPPLIER: CITY OF MILFORD
4. MAXIMUM BUILDING HEIGHT: 35'
5. AUTOMATIC SPRINKLERS: NO
6. FIRE DISTRICT: CARLISLE FIRE CO. (42)
7. TYPE OF CONSTRUCTION: 2 STORY TYPE V

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. AN EXISTING FIRE HYDRANT LOCATED ON N. WALNUT STREET IS ACROSS THE STREET FROM THE PROPOSED ENTRANCES.
3. THESE STRUCTURES WILL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

CITY OF MILFORD RECORD PLAN NOTES:

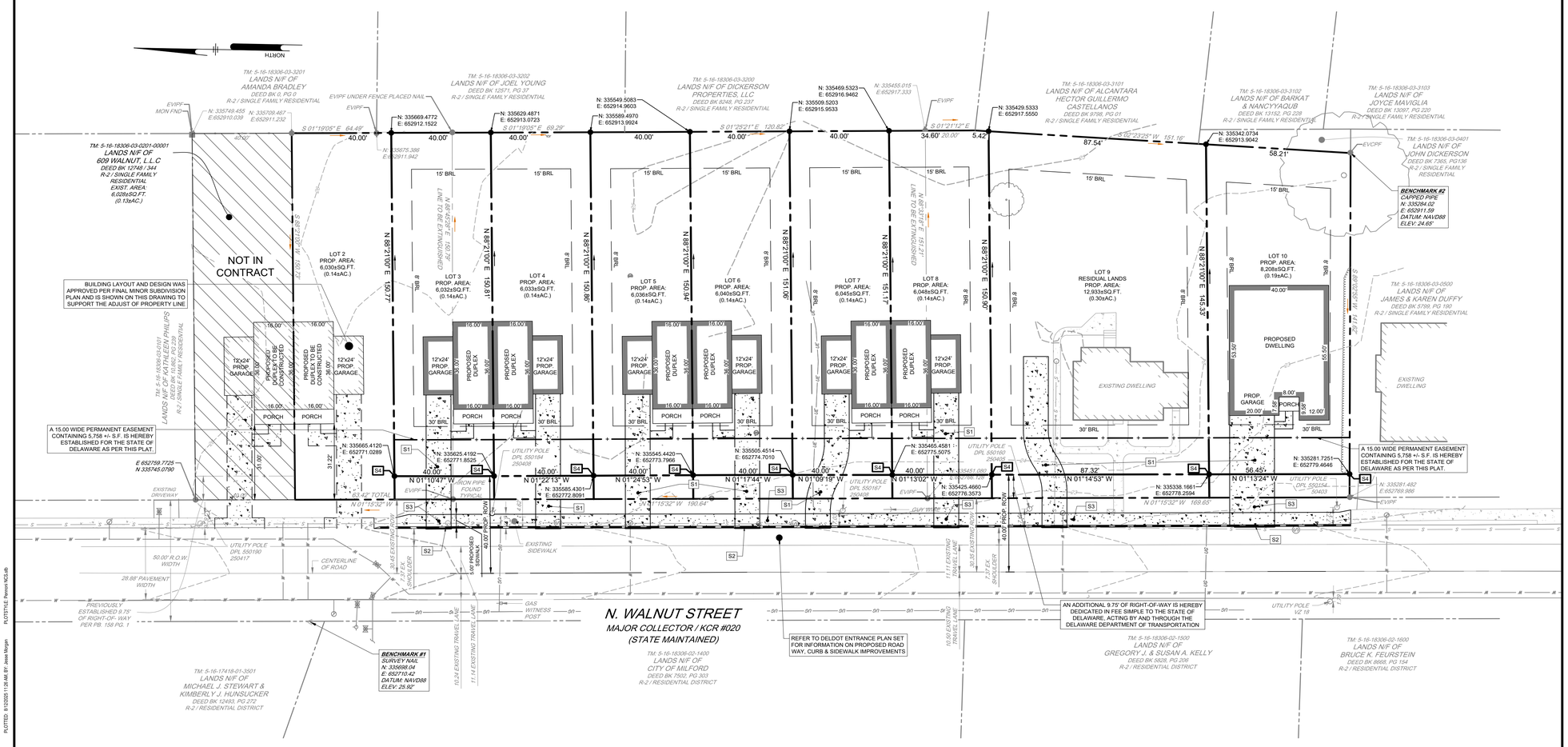
1. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT FOR VERIFICATION.
2. HYDRIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY.
3. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS. (GN33)
4. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT MAY BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND/OR TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND THE GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED. (GN34)
5. A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE CONSTRUCTION VALUE FOR ANY CONSTRUCTED IMPROVEMENTS AND A PERFORMANCE BOND IN THE AMOUNT OF 125% OF THE CONSTRUCTION VALUE FOR ANY UNCOMPLETED WORK SHALL BE PROVIDED IN ORDER TO ACHIEVE FINAL COMPLETION OF THE IMPROVEMENTS AND RELEASE OF ANY COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR AND ALL CONSTRUCTION VALUES MUST BE SUBMITTED TO, REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BONDS. (GN35)
6. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR. ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING;
    A. ALL PROPERTY MONUMENTS/MARKERS;
    B. SEWER MANHOLE RIM & INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, PUMP STATION RIM, BOTTOM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM & INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM & INVERT ELEVATIONS;
    C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;
    D. STORM SEWER CATCH BASIN AND/OR MANHOL

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6218
RHURWITZ@Pennoni.com



KEY NOTES

S1 PROPOSED CONCRETE DRIVEWAY

S2 PROPOSED PCC CURB TYPE 1-4, REFER TO DELDOT STANDARD DETAIL

S3 PROPOSED 5' WIDE CONCRETE SIDEWALK

S4 MONUMENTATION TO BE INSTALLED, REFER TO DELDOT STANDARD CONSTRUCTION DETAIL M-2

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

RECORD PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

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

PROJECT	ASBHM24001
DATE	2025-05-22
DRAWING SCALE	1"=20'
DRAWN BY	ASM
APPROVED BY	RLH

RP1001

SHEET 3 OF 3

U:\Accounts\ASBHM\ASBHM001 - 1st Z N. Walk-s Dover\DESIGN_SHEETS\RP1001.dwg PLOTTED: 8/13/2025 11:26 AM BY: Jesse Morgan PLOTSTYLE: Pennoni ACS.ctb

N. WALNUT STREET

PRELIMINARY SITE PLAN SET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001

LOTS 2-4 NORTH WALNUT STREET, KCR 020

MILFORD, DE 19963

PREPARED FOR:

OWNER/DEVELOPER

609 WALNUT, LLC

872 WALKER ROAD, SUITE A

DOVER, DE 19904

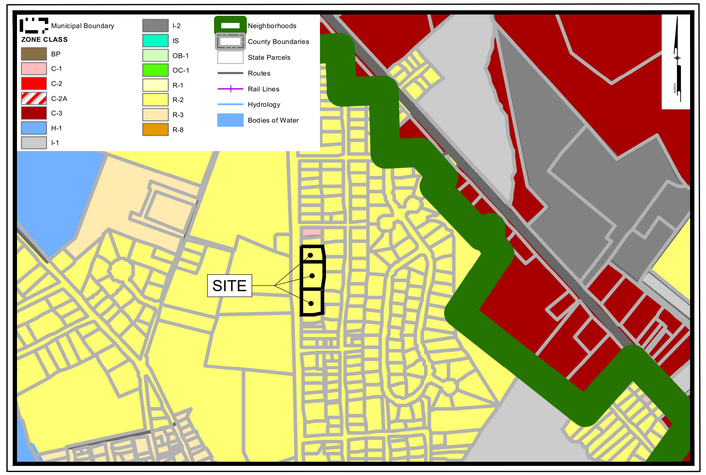
(302) 677-1940

SITE DATA TABLE

1. TAX MAP NUMBER: 5-16-183.06-03-02.00-00001; 5-16-183.06-03-03.00-00001; 5-16-183.06-03-04.00-00001
2. DEED/PLAT REFERENCE: DEED REFERENCE: DB 12784, PG 344
3. OWNER / DEVELOPER NAME: 609 WALNUT, LLC; 872 WALKER RD SUITE A; DOVER, DE 19904
4. SITE ADDRESS: 609 N. WALNUT ST; MILFORD, DELAWARE 19963
5. EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
6. PROPOSED ZONING: R-2 (RESIDENTIAL DISTRICT)
7. PRESENT USE: RESIDENTIAL SINGLE FAMILY DWELLING / VACANT LOT
8. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DWELLING / SINGLE FAMILY DETACHED SEPARATELY OWNED
9. REQUIRED SETBACKS (B.R.L.): (R-2: RESIDENTIAL) (§ 230-10)
   FRONT - 30 FEET
   SIDE - 8 FEET
   REAR - 15 FEET *FOR LOWER LOTS THE REAR YARD MAY BE REDUCED 20% IN DEPTH TO ALLOW FOR THE SKEWING OF A RESIDENTIAL DWELLING ON ITS LOT.
10. EXISTING TOTAL AREA (GROSS): 02.00: 9,642± SQ.FT. 0.22± ACRES; 03.00: 28,740± SQ.FT. 0.66± ACRES; 04.00: 25,024± SQ.FT. 0.57± ACRES
    MINIMUM LOT AREA:
    NOT SEPARATELY OWNED- 8,000 SQ.FT.(INTERIOR LOT) & 13,000 SQ.FT. (CORNER LOT)
    SEPARATELY OWNED- 4,000 SQ.FT.(INTERIOR LOT) & 6,500 SQ.FT. (CORNER LOT)
11. PROPOSED TOTAL AREA (GROSS): LOT 2: 6,030± SQ.FT. 0.14± ACRES; LOT 3: 6,032± SQ.FT. 0.14± ACRES; LOT 4: 6,033± SQ.FT. 0.14± ACRES; LOT 5: 6,036± SQ.FT. 0.14± ACRES; LOT 6: 6,040± SQ.FT. 0.14± ACRES; LOT 7: 6,045± SQ.FT. 0.14± ACRES; LOT 8: 6,048± SQ.FT. 0.14± ACRES; LOT 9: 12,933± SQ.FT. 0.30± ACRES; LOT 10: 8,208± SQ.FT. 0.19± ACRES; TOTAL: 63,405± SQ.FT. 1.46± ACRES
12. EXISTING LOT WIDTH: 02.00: 63.42 FT; 03.00: 190.64 FT; 04.00: 169.65 FT
    MINIMUM LOT WIDTH:
    NOT SEPARATELY OWNED: 80 FT
    SEPARATELY OWNED: 40 FT
13. PROPOSED LOT WIDTH: LOT 2: 40 FT; LOT 3: 40 FT; LOT 4: 40 FT; LOT 5: 40 FT; LOT 6: 40 FT; LOT 7: 40 FT; LOT 8: 40 FT; LOT 9: 87.32 FT; LOT 10: 56.45 FT (PENDING VARIANCE APPROVAL)
14. EX. SITE CALCULATIONS — EX. PARCEL 02.00 / EX. PARCEL 03.00 / EX. PARCEL 04.00
    BUILDING AREA: 0.04± AC.(11.11%) / 0.12± AC.(18.18%) / 0.03± AC.(5.17%)
    GRASS AREA: 0.30± AC.(83.34%) / 0.36± AC.(54.55%) / 0.53± AC.(91.38%)
    ASPHALT/ CONCRETE: 0.02± AC.(5.55%) / 0.18± AC.(27.27%) / 0.02± AC.(3.45%)
    TOTAL: 0.36± AC.(100%) / 0.66± AC.(100%) / 0.58± AC.(100%)
15. PROP. SITE CALCULATIONS

	BUILDING AREA	GRASS AREA	ASPHALT/ CONCRETE	TOTAL
LOT 2	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 3	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 4	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 5	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 6	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 7	0.02± AC.(14.29%)	0.11± AC.(78.57%)	0.01± AC.(7.14%)	0.14± AC.(100%)
LOT 8	0.02± AC.(15.38%)	0.10± AC.(76.92%)	0.01± AC.(7.70%)	0.14± AC.(100%)
LOT 9	0.03± AC.(10.34%)	0.23± AC.(79.32%)	0.03± AC.(10.34%)	0.30± AC.(100%)
LOT 10	0.05± AC.(26.32%)	0.13± AC.(68.42%)	0.01± AC.(5.26%)	0.19± AC.(100%)

16. SPECIFIC IMPERVIOUS BREAKDOWN:
    MAXIMUM LOT COVERAGE: (40.00%)
    OVERALL IMPERVIOUS: LOT 2 - 0.03 AC. (21.43%); LOT 3 - 0.03 AC. (21.43%); LOT 4 - 0.03 AC. (21.43%); LOT 5 - 0.03 AC. (21.43%); LOT 6 - 0.03 AC. (21.43%); LOT 7 - 0.03 AC. (21.43%); LOT 8 - 0.03 AC. (21.43%); LOT 9 - 0.06 AC. (20.68%); LOT 10 - 0.06 AC. (31.58%)
17. LIMIT OF DISTURBANCE TOTAL: 1.42 ± AC.
18. BUILDING HEIGHT: 35' MAX ALLOWED (ACCESSORY 15')
    PROPOSED HEIGHT: 30' ± MAX
19. PARKING (§ 230-21-PARKING AND LOADING STANDARDS):
    REQUIRED SPACES: SINGLE-FAMILY DETACHED & SEMI-DETACHED DWELLING: (2 ½ SPACES PER DWELLING UNIT)
    PROVIDED SPACES: 23 SPACES PROPOSED
20. WATER SUPPLY: PUBLIC WATER - CITY OF MILFORD
21. SEWER SUPPLY: PUBLIC SEWER - CITY OF MILFORD
22. ELECTRIC PROVIDER: CITY OF MILFORD (PROPOSED LOADS TO BE DETERMINED)
23. SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD & FAIR" GROUNDWATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA
24. STATE INVESTMENT AREA (2020): LEVEL 1
25. LONGITUDE AND LATITUDE:
    STATE PLANE COORDINATES: BENCHMARK #1: SURVEY NAIL - NORTHWEST OF PROPERTY ACROSS N. WALNUT ST. (NAD83/ NAVD88) N: 335698.04 E: 652710.42, LAT: N 038°55'43.73" LONG: W 075°25'43.73; BENCHMARK #2: CAPPED PIPE - SOUTHEAST CORNER OF PROPERTY (NAD83/ NAVD88) N: 335284.02 E: 652911.59, LAT: N 038°55'14.28" LONG: W 075°25'41.19
26. WETLAND AREA: NO WETLANDS FOUND ONSITE
27. DATUM: HORIZONTAL = NAD83; VERTICAL = NAVD88
28. SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES ON APRIL 2024 THROUGH MAY 2024.
29. FIRE DISTRICT: CARLISLE FIRE CO. (STATION 42)
30. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0041K, DATED MARCH 16, 2015. 100 YEAR FLOODPLAIN ZONE X-UNSHADED WHICH LIES OUTSIDE THE 500 YEAR FLOODPLAIN.
31. WATERSHED: MISPILLION RIVER - DELAWARE BAY HUC8 02040207, HUC10: 0204020705
32. TOTAL EDU'S: 1 EXISTING EDU AND 7 PROPOSED EDU'S
33. LANDSCAPE: REQUIRED TREE DENSITY PER SECTION 230-19.8(F)(2) REQUIRED: 10; PROVIDED: 8 PROP. 2 EXISTING
34. OPEN SPACE: PER CITY OF MILFORD ZONING CODE SECTION 230-19.7(E)(1)(a) A FULL CASH DONATION IS REQUIRED TO BE MADE BY THE DEVELOPER IN LIEU OF A DEDICATION OF LAND. THE AMOUNT OF THE DONATION IS PER SECTION 230-19.7 (E)(2).
35. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: CITY OF MILFORD



ZONING MAP

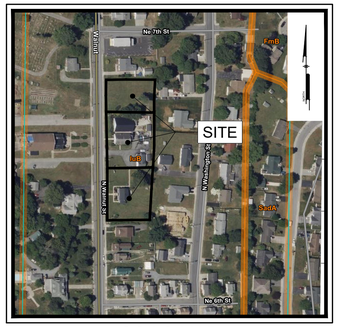
SCALE: NOT TO SCALE

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A



LOCATION MAP

Scale: 1" = 2500'



SOILS MAP

Scale: 1" = 200'

OWNERS/DEVELOPER
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

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

SURVEYOR
PENNONI ASSOCIATES, INC.

LANDSCAPE ARCHITECT
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
CITY OF MILFORD

FIRE DISTRICT
CARLISLE FIRE CO. (42)

POSTAL DISTRICT
MILFORD (19963)

WATER UTILITY
PUBLIC - CITY OF MILFORD

SEWER UTILITY
PUBLIC - CITY OF MILFORD

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		PROPERTY LINE/ RIGHT OF WAY
		BUILDING RESTRICTION LINE
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
		STORM/PIPE, INLET, MANHOLE, & FLARED END
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
100.5	35.00	SPOT ELEVATION
W	W	WATER, UNDERGROUND
		WATER VALVE
		WATER MAIN
		MONITORING WELL
		WATER METER
		CLEAN OUT
S	S	SANITARY SEWER, UNDERGROUND
FM	FM	SANITARY SEWER, FORCED MAIN
		SANITARY SEWER, MANHOLE
UE	E	POWER-UNDERGROUND ELECTRIC
		POWER, UTILITY POLE

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

Sheet List Table		
Sheet Number	Drawing #	Sheet Title
1	CS0001	COVER SHEET
2	CS0201	EXISTING CONDITIONS KEY SHEET
3	CS0202	EXISTING CONDITIONS PLAN
4	CS0203	EXISTING CONDITIONS PLAN
5	CS0501	DEMOLITION PLAN
6	CS1501	DETAILED GRADING PLAN KEY SHEET
7	CS1502	DETAILED GRADING PLAN
8	CS1503	DETAILED GRADING PLAN
9	CS1701	UTILITY PLAN KEY SHEET
10	CS1702	UTILITY PLAN
11	CS1703	UTILITY PLAN
12	CS2001	LANDSCAPE PLAN
13	CS6001	SITE DETAILS

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s): 243470805

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

SIGNATURE — DATE
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904
(302) 677-1940
JORDANASHBURN@ME.COM JAMES@GRANTROOFING.COM

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

SIGNATURE — DATE
ROBERT HURWITZ, PE (DE PE# 13979)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
(302) 684-8248
RHURWITZ@PENNONI.COM

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

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

COVER SHEET

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

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

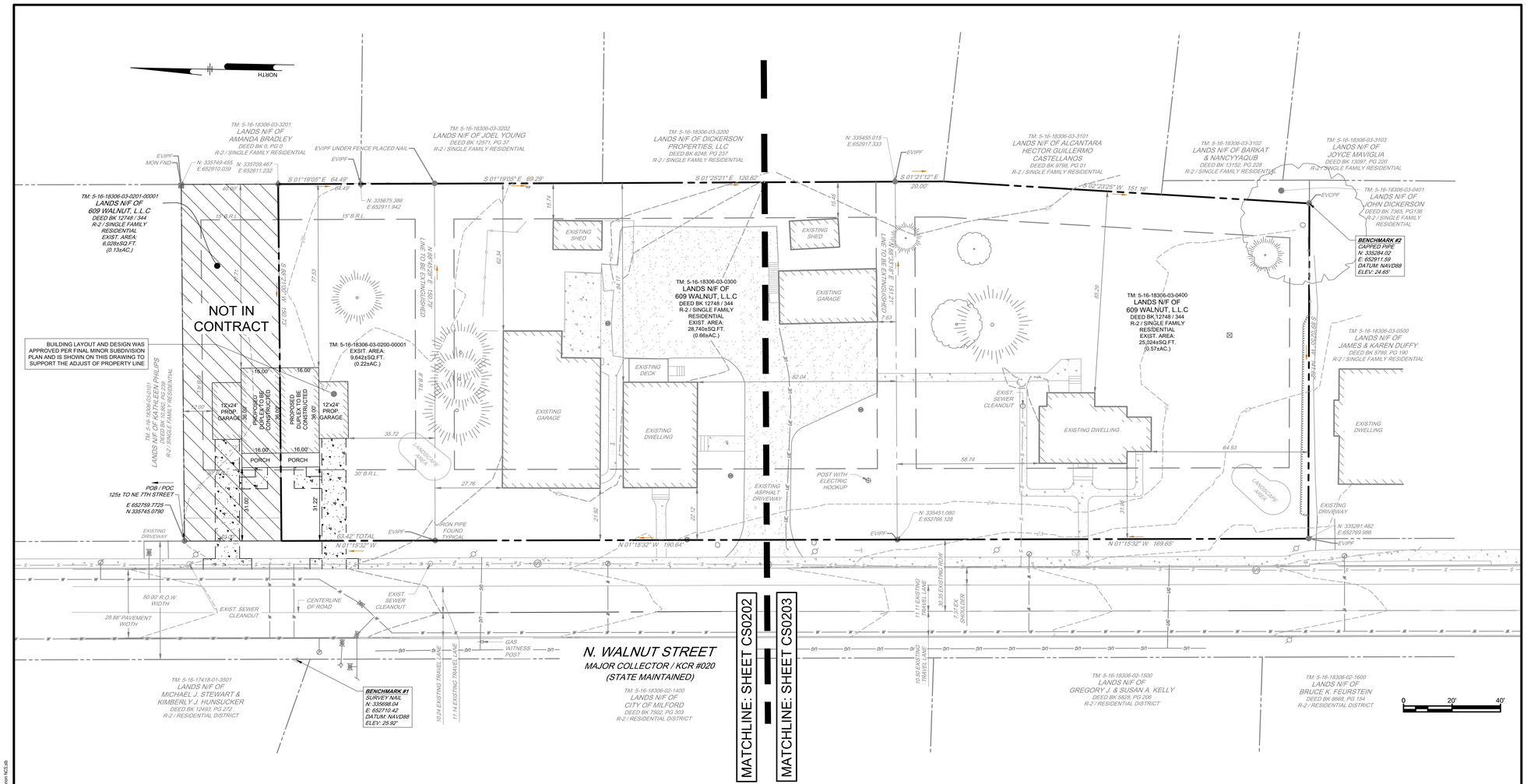
PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	AS SHOWN
DRAWN BY	ASM
APPROVED BY	RLH

CS0001

SHEET 1 OF 13

PLOTTED: 6/13/2025 9:53 AM BY: Jesse Morgan PLOTSTYLE: Pennoni NCS.ctb

U:\Accounts\ASBHM\ASBHM24001 - Lot 2-4, Walnut Street\DESIGN\...SHEETS\CS0001.dwg



SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

EXISTING CONDITION NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88, AND DE STATE PLANE COORDINATE SYSTEM NAD 83 HORIZONTAL DATUM.
   1.1. DEED REFERENCE: DB 1279A, PG. 344
2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   2.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
   2.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   2.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
3. UTILITY NOTES:
   3.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
   3.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   3.3. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
   3.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   3.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
4. THIS SITE IS CURRENTLY ZONED R-2 (RESIDENTIAL DISTRICT).
5. STORMWATER IS HANDLED BY OVERLAND FLOW.

REFERENCE:
1. EXISTING CONDITIONS SURVEY PERFORMED BY PENNONI ASSOCIATES INC. ON MARCH 2024 THROUGH APRIL 2025.

FLOOD ZONE INFORMATION:
1. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0041K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED).
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES REPORTED BEFORE PROCEEDING WITH WORK

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

EXISTING CONDITIONS KEY SHEET

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CIT OF MILFORD	JMM

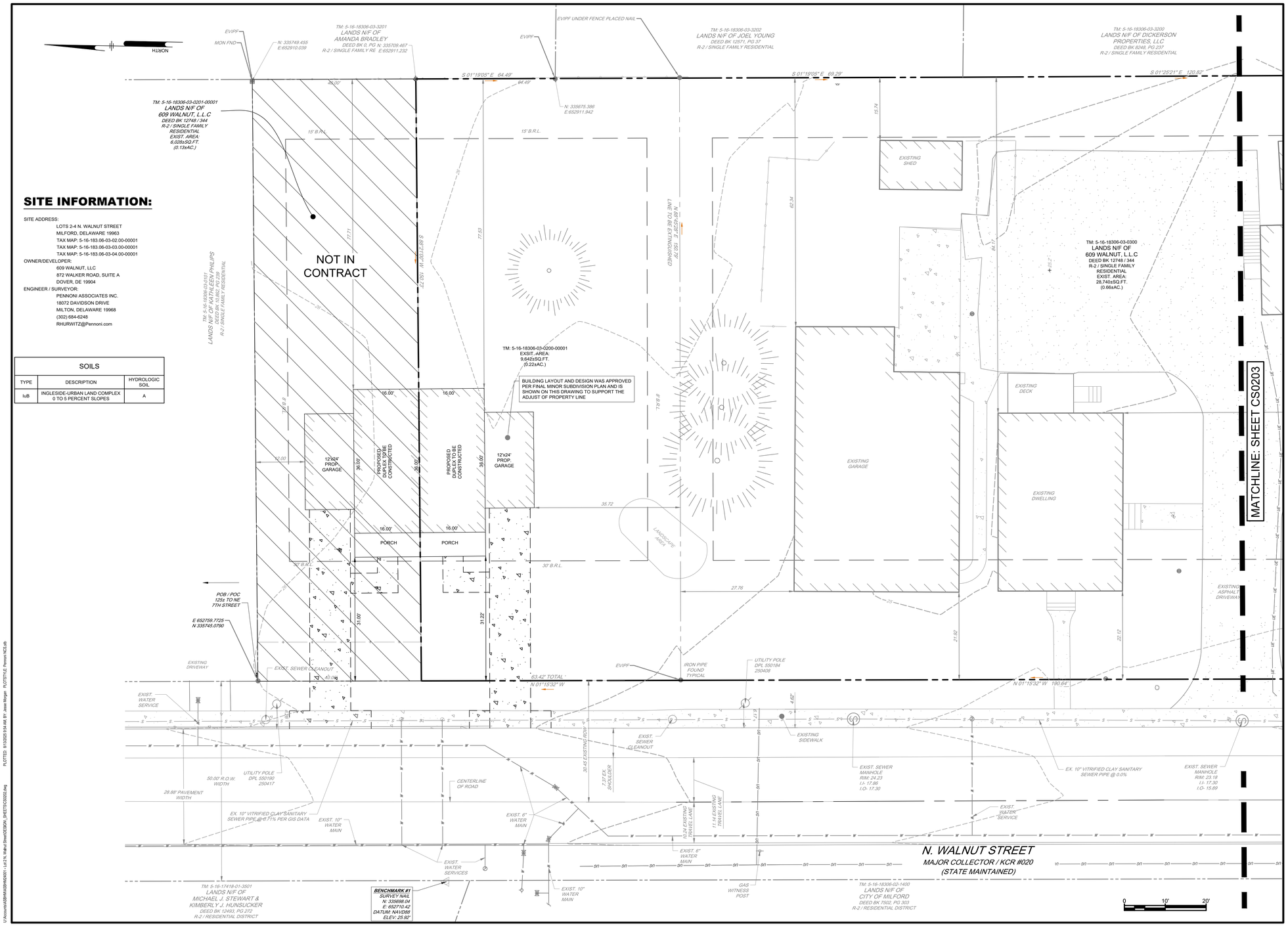
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=20
DRAWN BY	ASM
APPROVED BY	RLH

CS0201

SHEET 2 OF 13

PLOTTED: 8/13/2025 9:54 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni NCS.ctb
I:\Accounts\ASBHM\ASBHM24001 - Ltd Z N. Walnut Street\DESIGN_SHEETS\CS0201.dwg



SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

BUILDING LAYOUT AND DESIGN WAS APPROVED PER FINAL MINOR SUBDIVISION PLAN AND IS SHOWN ON THIS DRAWING TO SUPPORT THE ADJUST OF PROPERTY LINE

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND APPROVED BY ENGINEER AS NEEDED AND ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

EXISTING CONDITIONS PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

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

PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=20'
DRAWN BY	ASM
APPROVED BY	RLH

CS0202

SHEET 3 OF 13

PLOTTED: 8/13/2025 9:54 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni NCS.ctb

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SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KOR 020
MILFORD, DE 19963

EXISTING CONDITIONS PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

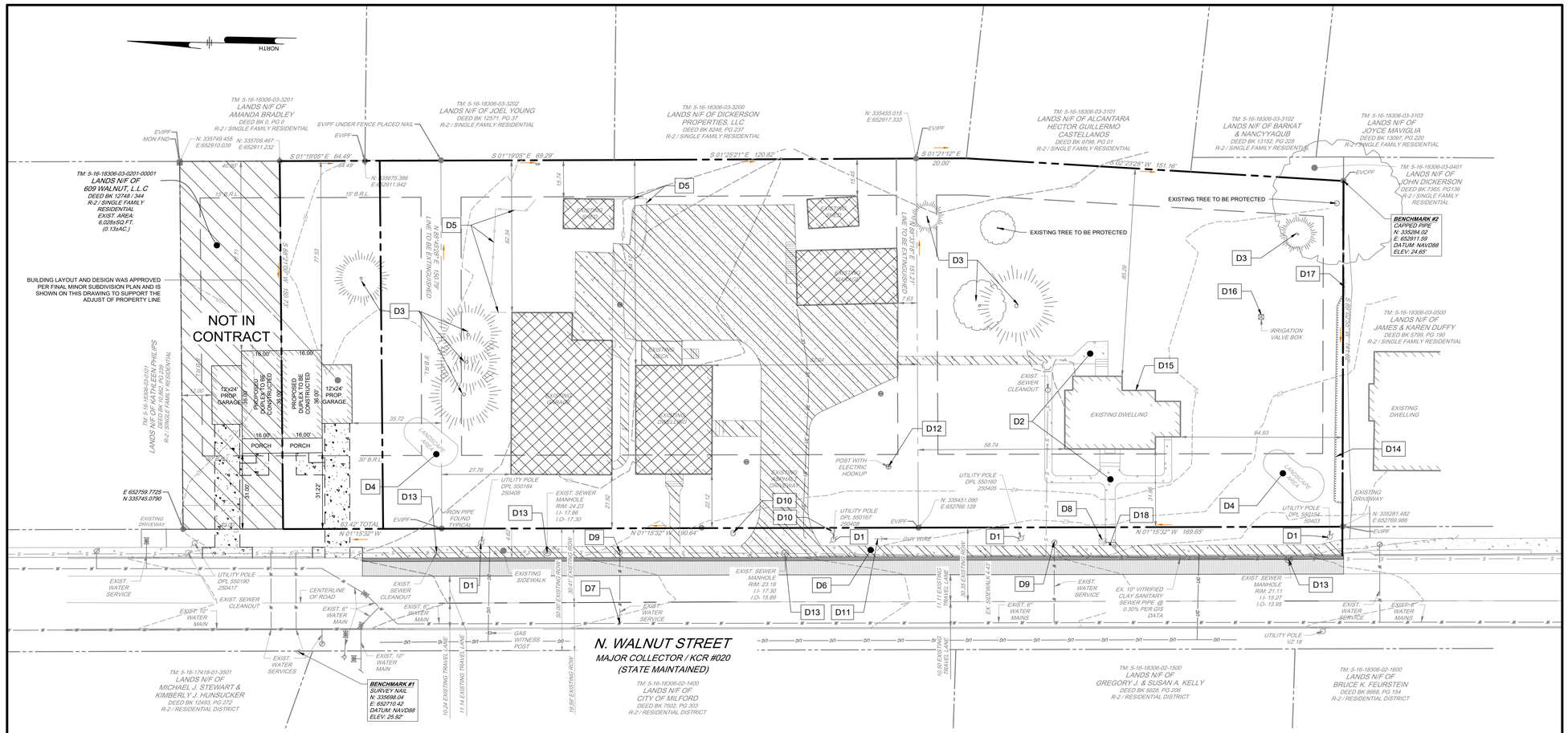
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=10'
DRAWN BY	ASM
APPROVED BY	RLH

CS0203

SHEET 4 OF 13

PLOTTED: 8/13/2025 9:54 AM BY: Jesse Morgan PLOTSTYLE: Pennoni.NCS.ctb
I:\Accounts\ASBHM\ASBHM24001 - I-95 & N. Walker Street\DESIGN_SHEETS\CS0203.dwg



DEMOLITION NOTES:

1. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
2. ON-SITE STORAGE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
3. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
4. SITE CLEARING INCLUDES, BUT IS NOT LIMITED TO:
   - 4.1. PROTECT EXISTING TREES TO REMAIN.
   - 4.2. CLEAR AND GRUB ALL TREES AND VEGETATION WHERE CONSTRUCTION ACTIVITIES OF THE PROJECT WILL BE CONDUCTED.
   - 4.3. TOPSOIL STRIPPING AND STOCKPILING ON SITE.
   - 4.4. DISPOSE OF VEGETATION AND OTHER DEBRIS RESULTING FROM CLEARING OPERATIONS.
   - 4.5. REMOVE EXISTING PAVEMENTS AND BASES AS SHOWN ON THE DRAWINGS.
   - 4.6. DISPOSE OF ALL TREE STUMPS RESULTING FROM THE CLEARING OPERATIONS.
   - 4.7. REMOVE EXISTING OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
5. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE. AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. PROTECT BENCH MARKS AND EXISTING STRUCTURES, ROADS, SIDEWALKS, PAVING AND CURBS AGAINST DAMAGE FROM VEHICULAR OR FOOT TRAFFIC.
7. MAINTAIN DESIGNATED TEMPORARY ROADWAYS, WALKWAYS AND DETOURS, FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
8. ALL STUMPS, BRUSH, PAVEMENT AND WASTE MATERIAL GENERATED BY CLEARING OPERATIONS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE FOR SAFE, LEGAL, OFF-SITE DISPOSAL.
9. MAINTAIN UTILITY, ELECTRICAL AND MECHANICAL SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.
10. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
11. SEWER SERVICE LATERAL & CLEAN-OUT LOCATIONS ARE SHOWN ON THE PLANS. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.
12. WATER SERVICE LATERAL LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.
13. 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 CONTRACTOR.

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

LEGEND

- EXISTING BUILDING DEMOLITION
- EXISTING CONCRETE/DECK DEMOLITION
- PAVEMENT REMOVAL/ 18" CURB PATCH
- 2" MILLING AND OVERLAY

KEY NOTES

D1	EXISTING UTILITY POLE TO BE PROTECTED AND MAINTAINED
D2	EXISTING WALKWAY TO BE MAINTAINED
D3	EXISTING TREE TO BE REMOVED
D4	EXISTING LANDSCAPE AREA TO BE REMOVED
D5	EXISTING FENCE TO BE REMOVED
D6	EXISTING SIDEWALK TO BE REPLACED
D7	EXISTING WATER SERVICE TO BE ABANDONED AT WATER MAIN
D8	EXISTING MAILBOX TO BE REMOVED AND PLACED BACK INTO ORIGINAL LOCATION
D9	EXISTING WATER METER TO BE ADJUSTED IN CONJUNCTION WITH PROPOSED GRADING
D10	EXISTING SHRUB TO BE REMOVED
D11	EXISTING GUY WIRE TO BE PROTECTED AND MAINTAINED
D12	EXISTING POLE WITH ELECTRICAL HOOKUP TO BE REMOVED
D13	EXISTING SEWER MANHOLE/ CLEANOUT TO BE ADJUSTED IN CONJUNCTION WITH PROPOSED GRADING
D14	EXISTING HEDGE TO REMAIN
D15	EXISTING BUILDING TO BE PROTECTED AND MAINTAINED
D16	EXISTING IRRIGATION SYSTEM TO BE REMOVED
D17	EXISTING FENCE TO REMAIN
D18	EXISTING SIDEWALK TO BE REMOVED AND REPLACED UP TO THE NEXT CONCRETE JOINT, IN CONJUNCTION WITH FINAL SIDEWALK GRADING

0 20' 40'

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

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

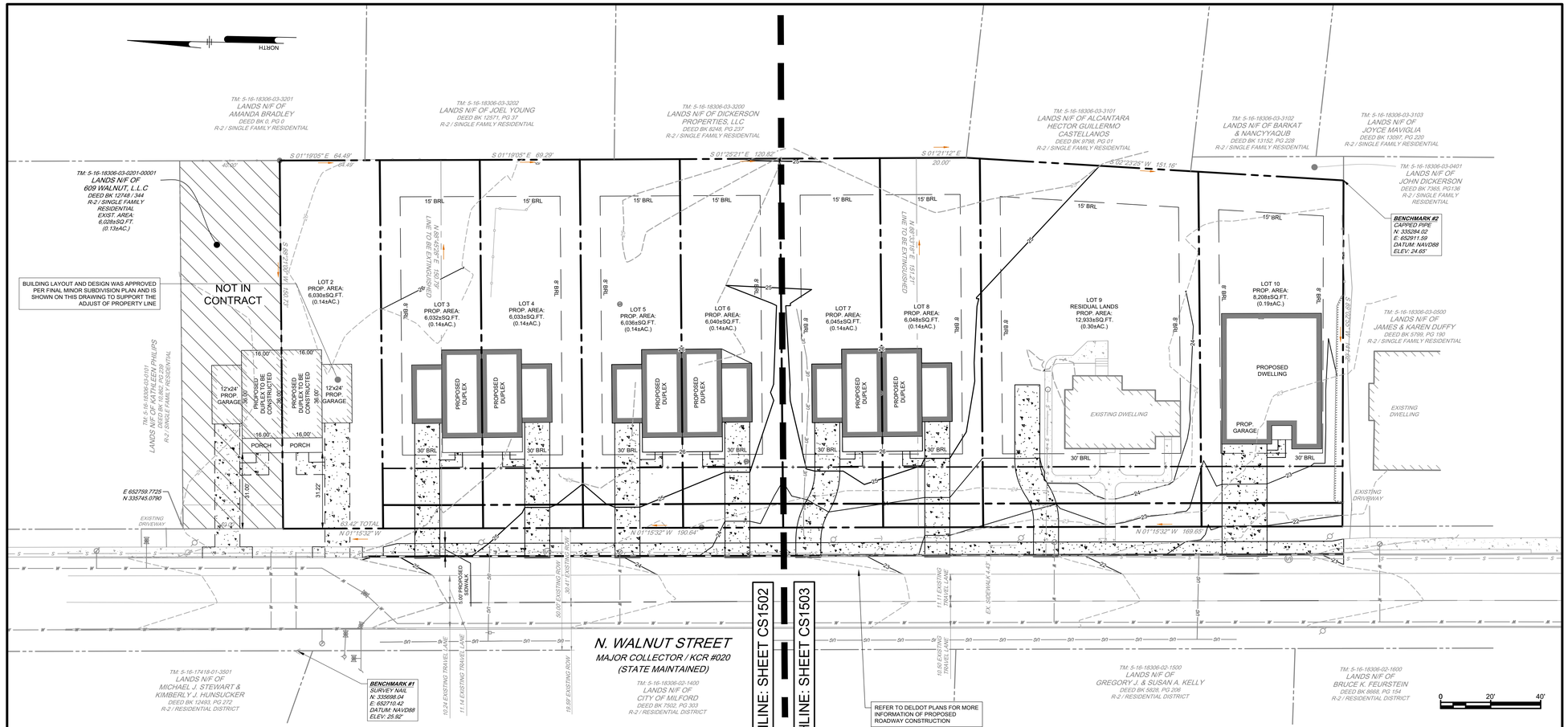
N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

DEMOLITION PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

									BY	ΔMM



GRADING NOTES:

1. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
2. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIAL THAT CANNOT BE COMPACTED AS REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF A GEOTECHNICAL ENGINEER, OVER EXCAVATED, AND THEN REPLACED WITH SUITABLE FILL.
3. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
4. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET BUILDING STANDARDS.
6. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
7. MAXIMUM SIDEWALK CROSS SLOPE IS 2% AND MINIMUM SIDEWALK CROSS SLOPE IS 1% FOR ADA ACCESSIBLE AREAS.
8. VERTICAL ELEVATIONS ARE BASED ON NAVD 88.
9. ALL SLOPES MAXIMUM 3:1 UNLESS OTHERWISE NOTED.
10. DRAINAGE INLETS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST STANDARDS OF DELDOT'S STANDARD CONSTRUCTION DETAILS UNLESS NOTED OTHERWISE ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TOWARDS OUTLET AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER, EXCLUDING STORMWATER MANAGEMENT PONDS, AND LACK OF POSITIVE DRAINAGE WITHIN THE PROPERTY DURING GRADING, FILLING OR EXCAVATION, NO MATTER OF THE DESIGN OR THE STAKEOUT, IS FORBIDDEN WITHOUT THE PERMISSION OF THE DESIGN ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE TO DISCUSS ALL GRADING AND DRAINAGE CONCERNS WITH THE DESIGN ENGINEER, PRIOR AND DURING APPLICATION TO ENSURE THAT POSITIVE DRAINAGE TOWARDS OUTLETS ARE ADDRESSED APPROPRIATELY AND SAFELY. DESIGN ENGINEER WILL BE HELD HARMLESS FROM CONCERNS ARISING FROM THE LACK OF POSITIVE DRAINAGE IF NOT NOTIFIED PRIOR TO ITS APPLICATION
12. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF EXCESS DIRT FROM THE SITE. THIS CAN BE COORDINATED WITH OWNER TO DETERMINE IF LONG TERM STORAGE ON SITE IS APPLICABLE.
13. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
14. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-8248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND PENNONI ASSOCIATES MUST BE NOTIFIED OF DISCREPANCIES BEFORE PROCEEDING WITH WORK

DETAILED GRADING PLAN KEY SHEET

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

BY	DESCRIPTION	NO.	DATE
JMM	REVISED PER CITY OF MILFORD	1	2025-07-02

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

PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=20'
DRAWN BY	ASM
APPROVED BY	RLH

CS1501

SHEET 6 OF 13

PLOTTED: 6/4/2025 8:52 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni-NCS.ctb
U:\Accounts\ASBHM\ASBHM24001 - 1st Tri, Walnut Street\DESIGN\...\SHEETS\CS1501.dwg

KEY NOTES

S1 PROPOSED DEPRESSED CURB (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-2) AND DELDOT PCC CURB TYPE 1-4

S2 SIDEWALK (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-1) AND DELDOT PCC CURB TYPE 1-4

S3 PROPOSED CURB (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-2) AND DELDOT PCC CURB TYPE 1-4

S4 EXISTING CURB TO PROTECTED AND MAINTAINED

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
iuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

NORTH

TM: 5-16-18306-03-3201
LANDS N/F OF
AMANDA BRADLEY
DEED BK 0, PG 0
R-2 / SINGLE FAMILY RESIDENTIAL

TM: 5-16-18306-03-3202
LANDS N/F OF JOEL YOUNG
DEED BK 12571, PG 37
R-2 / SINGLE FAMILY RESIDENTIAL

TM: 5-16-18306-03-3200
LANDS N/F OF DICKERSON
PROPERTIES, LLC
DEED BK 6248, PG 237
R-2 / SINGLE FAMILY RESIDENTIAL

TM: 5-16-18306-03-0201-00001
LANDS N/F OF
609 WALNUT, L.L.C
DEED BK 12749 / 344
R-2 / SINGLE FAMILY RESIDENTIAL
EXIST. AREA:
6,028±SQ.FT.
(0.13±AC.)

TM: 5-16-18306-03-0101
LANDS N/F OF KATHLEEN PHILIPS
DEED BK 1997 / 70
R-2 / SINGLE FAMILY RESIDENTIAL

S 01°19'05" E 64.49'
S 01°19'05" E 69.29'
S 01°25'21" E 120.82'
S 87°43'12" W 152.51'
N 01°15'32" W 63.42' TOTAL
N 01°15'32" W 190.64'
E 652759.7725
N 335745.0790

NOT IN CONTRACT

BUILDING LAYOUT AND DESIGN WAS APPROVED PER FINAL MINOR SUBDIVISION PLAN AND IS SHOWN ON THIS DRAWING TO SUPPORT THE ADJUST OF PROPERTY LINE

LOT 2
PROP. AREA:
6,030±SQ.FT.
(0.14±AC.)

LOT 3
PROP. AREA:
6,032±SQ.FT.
(0.14±AC.)

LOT 4
PROP. AREA:
6,033±SQ.FT.
(0.14±AC.)

LOT 5
PROP. AREA:
6,036±SQ.FT.
(0.14±AC.)

LOT 6
PROP. AREA:
6,040±SQ.FT.
(0.14±AC.)

12'x24' PROP. GARAGE
PROPOSED DUPLEX TO BE CONSTRUCTED
PROPOSED DUPLEX
FFE = 26.80
FFE = 27.00
PORCH
16.00'
36.00'
31.00'
15' BRL
30' BRL
8' BSW
10.00' PROP. ROW
40.00' PROP. ROW
5.00' PROPOSED SIDEWALK
HP 25.50

MATCHLINE: SHEET CS1503

EXISTING DRIVEWAY
EXIST. WATER SERVICE
UTILITY POLE DPL 550190 250417
UTILITY POLE DPL 550184 250408
CENTERLINE OF ROAD
EX. 10" VITRIFIED CLAY SANITARY SEWER PIPE @ 0.71% PER GIS DATA
EXIST. 10" WATER MAIN
EXIST. 6" WATER MAIN
EXIST. WATER SERVICES
EXIST. 10" WATER MAIN
GAS WITNESS POST
4.5E EXISTING SIDEWALK
10.0E EXISTING ROW
19.6E EXISTING ROW
10.2E EXISTING 7SX1/2E LANE
11.1E EXISTING 7SX1/2E LANE
28.4E PAVEMENT WIDTH
EX. SIDEWALK 4.2E
EXIST. SEWER MANHOLE RIM: 24.23 I.I- 17.86 I.O- 17.30
EX. 10" VITRIFIED CLAY SANITARY SEWER PIPE @ 0.0%
EXIST. SEWER MANHOLE RIM: 23.18 I.O- 15.89
EXIST. WATER SERVICE
11.0E EX. 7SX1/2E LANE
16.5E EX. 7SX1/2E LANE

TC 25.32
BC 24.99
TC 25.09
BC 24.76
TC 24.82
BC 24.49
TC 24.59
BC 24.26
TC 24.42
BC 24.09
TC 24.20
BC 23.87
TC 23.98
BC 23.62
TC 23.74
BC 23.41

BENCHMARK #1
SURVEY NAIL
N: 335698.04
E: 652710.42
DATUM: NAVD88
ELEV. 25.92'

N. WALNUT STREET
MAJOR COLLECTOR / KCR #020
(STATE MAINTAINED)

TM: 5-16-17418-01-3501
LANDS N/F OF
MICHAEL J. STEWART &
KIMBERLY J. HUNSUCKER
DEED BK 12493, PG 272
R-2 / RESIDENTIAL DISTRICT

TM: 5-16-18306-02-1400
LANDS N/F OF
CITY OF MILFORD
DEED BK 7932, PG 303
R-2 / RESIDENTIAL DISTRICT

0 10' 20'

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO PENNONI DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

DETAILED GRADING PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

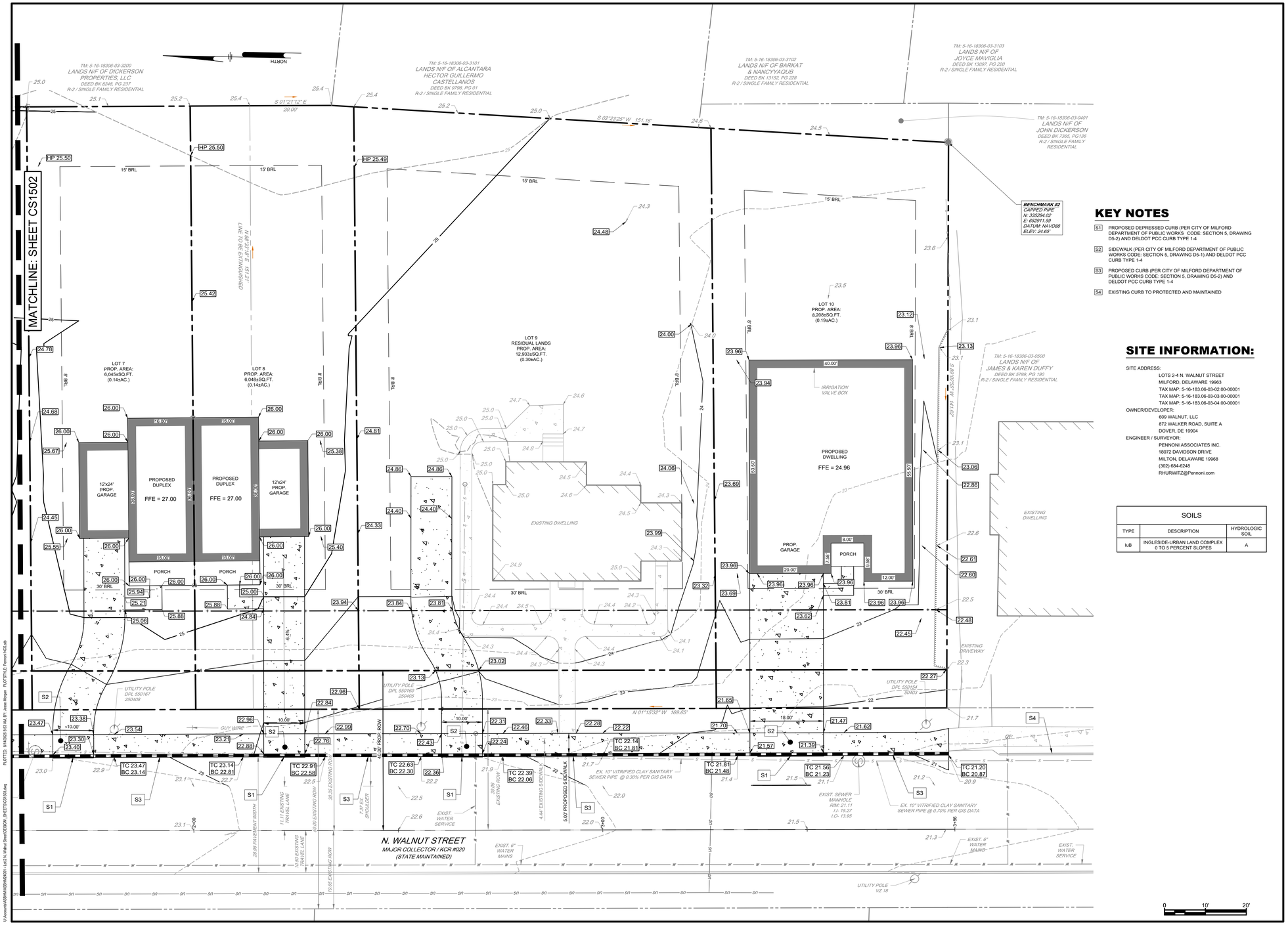
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=10'
DRAWN BY	ASM
APPROVED BY	RLH

CS1502

SHEET 7 OF 3

PLOTTED: 8/14/2025 8:52 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni NCS.ctb
U:\Accounts\ASBHM\ASBHM24001 - Ltd Z-N. Walnut Street\CS\ASBHM_SHEETSCS1502.dwg



KEY NOTES

- S1 PROPOSED DEPRESSED CURB (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-2) AND DELDOT PCC CURB TYPE 1-4
- S2 SIDEWALK (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-1) AND DELDOT PCC CURB TYPE 1-4
- S3 PROPOSED CURB (PER CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS CODE: SECTION 5, DRAWING D5-2) AND DELDOT PCC CURB TYPE 1-4
- S4 EXISTING CURB TO PROTECTED AND MAINTAINED

SITE INFORMATION:

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MILFORD, DELAWARE 19963
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TAX MAP: 5-16-183.06-03-04.00-00001

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SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

PENNONI ASSOCIATES INC.
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N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

DETAILED GRADING PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

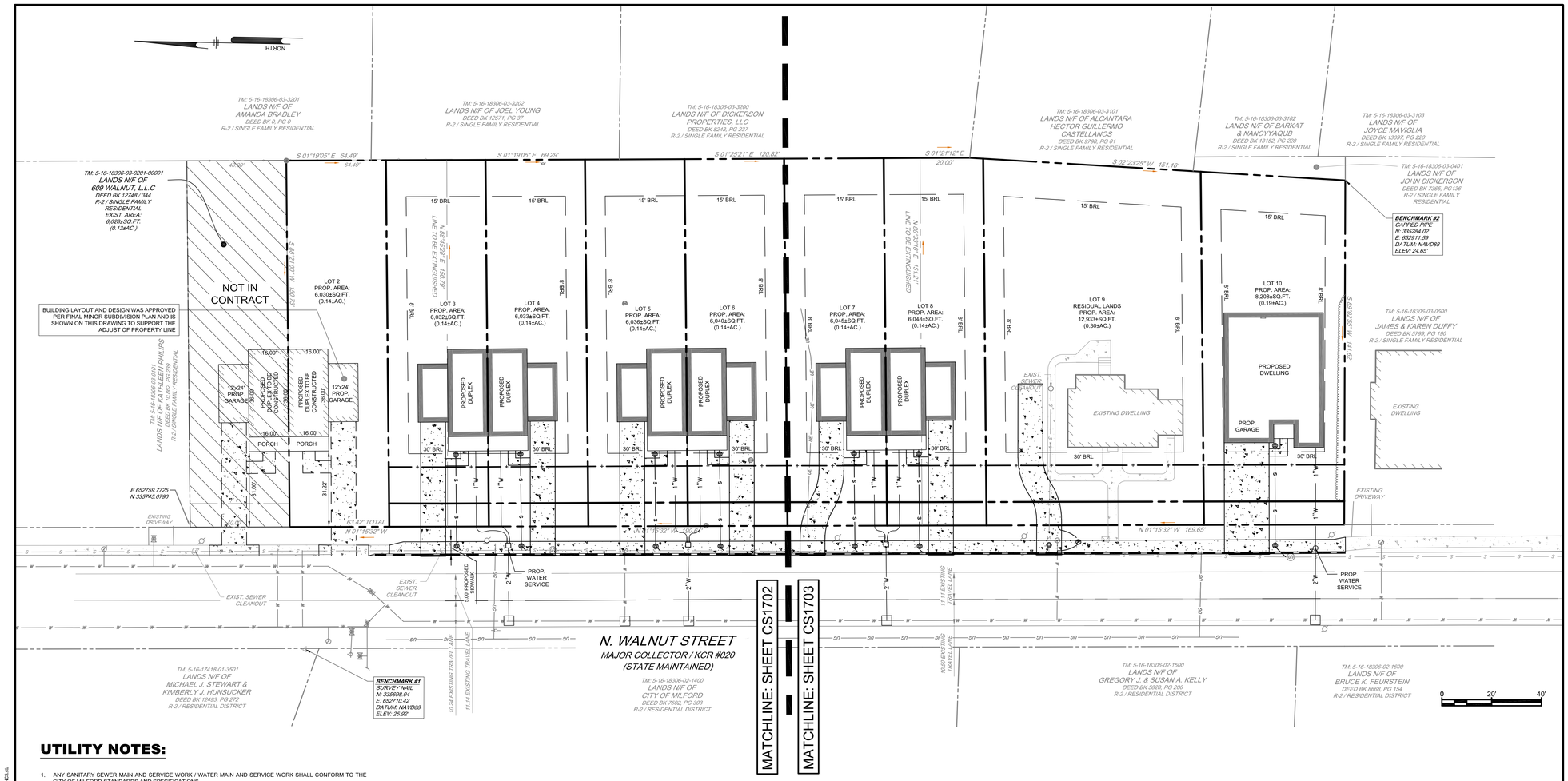
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"= 10'
DRAWN BY	ASM
APPROVED BY	RLH

CS1503

SHEET 8 OF 13

PLOTTED: 8/14/2025 8:53 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni NCS.ctb
U:\Accounts\ASBHM\ASBHM24001 - Ltd Z.N. Walnut Street\DESIGN_SHEETS\CS1503.dwg



UTILITY NOTES:

1. ANY SANITARY SEWER MAIN AND SERVICE WORK / WATER MAIN AND SERVICE WORK SHALL CONFORM TO THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED SEWER CLEANOUTS AND WATER METER PITS SHALL BE PLACED IN THE CENTER OF THE SIDEWALK AND CONFORM TO THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
5. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
6. PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
8. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN STORM AND SEWER MAINS.
10. ALL FACILITIES TO MEET THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
11. ALL SEWER SERVICE LATERALS SHALL BE 6".
12. ALL WATER SERVICE CONNECTIONS FOR THE RESIDENTIAL LOTS TO BE SERVICED WITH A MINIMUM OF 1" LATERAL AND METER FOR DOMESTIC SERVICES.
13. WATER SERVICES CANNOT BE TAPPED AT SAME LOCATION ON THE WATER MAIN. MAINTAIN 18" HORIZONTAL SEPARATION FOR SERVICES OF LOTS ON OPPOSITE SIDES OF THE ROAD AND ALL PIPE JOINTS.
14. ALL SERVICES SHALL BE LOCATED 3' MINIMUM FROM LOT CORNER.
15. MAINTAIN A MINIMUM OF 5' SEPARATION BETWEEN THE WATER AND SEWER SERVICE LATERALS.
16. NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
17. PROPOSED ELECTRIC AND TELECOMMUNICATION CONNECTIONS TO BE DETERMINED WITH COORDINATION FROM UTILITY PROVIDERS.
18. PROPOSED ONSITE FIRE WATER SUPPLY LINE LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE STATE FIRE MARSHALL.
19. THE PROPOSED RESIDENTIAL DWELLINGS SHALL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

WATER NOTE:

- TO INSTALL WATER SERVICE LINES USING A NEUMATIC MISSLE MOLE TO SAW CUT PAVING TO EXCAVATE AND EXPOSE THE MAIN TO INSTALL CORP STOP AND CONNECT 2" SERVICE LINE, REPAIR THE ROADWAY PER DELDOT STANDARD DETAIL

LEGEND

EXISTING		PROPOSED
W / W	WATER MAIN, VALVE, HYDRANT & METER PIT / GANG METER PIT	W W OR S S
S / S	SEWER FORCE MAIN, CLEANOUT, & CONNECTION	

SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

UTILITY PLAN KEY SHEET

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

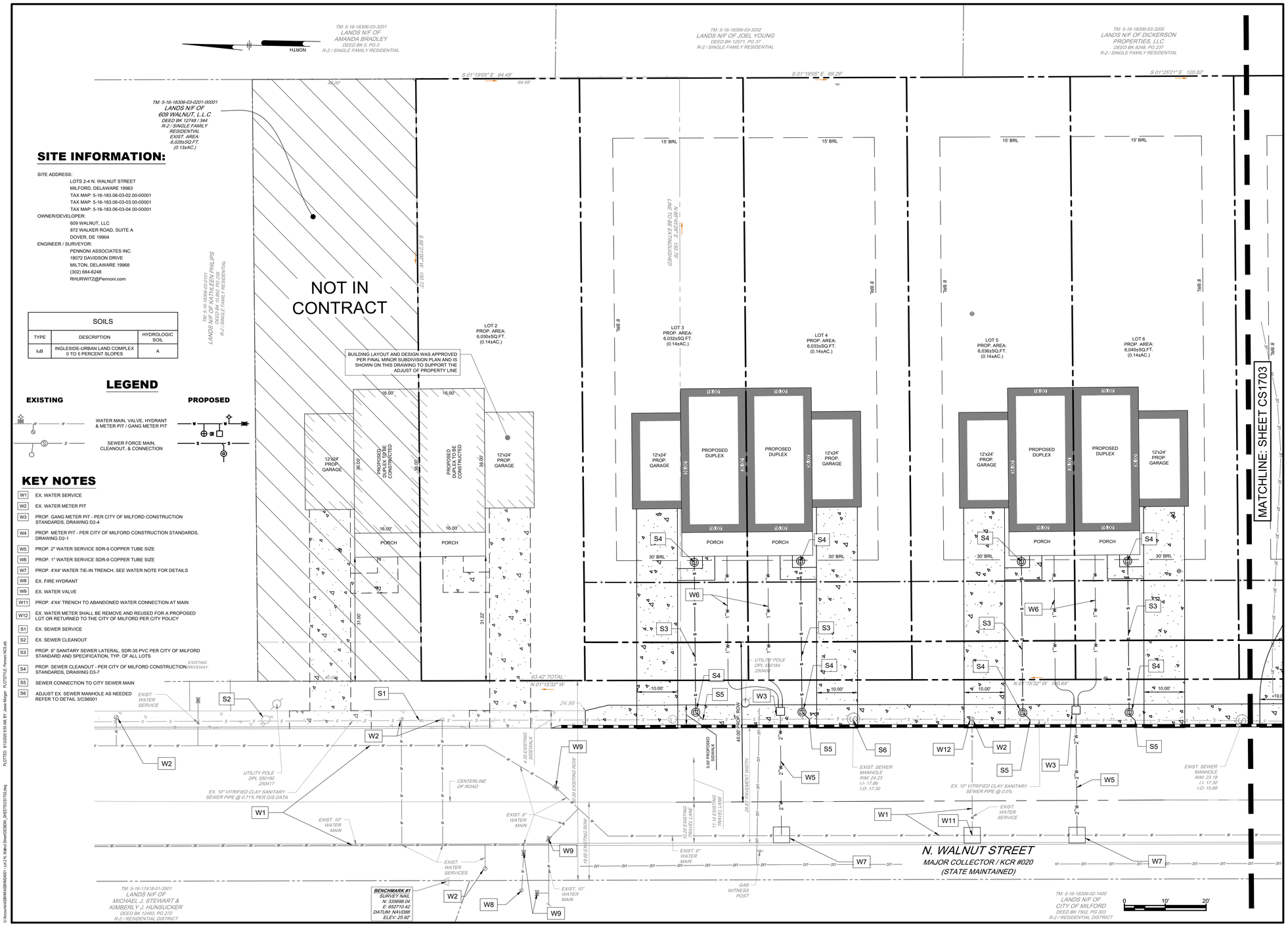
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=20'
DRAWN BY	ASM
APPROVED BY	RLH

CS1701

SHEET 9 OF 13

PLOTTED: 9/5/2025 10:37 AM, BY: Alec M. Dexter PLOTTED BY: Pennoni MCS.ctb
U:\Accounts\ASBHM\ASBHM24001 - Lot 2-4 N Walnut Street\CS\ASBHM_SHEETSCS1701.dwg



SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
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18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-6248
RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

LEGEND

EXISTING / PROPOSED

WATER MAIN, VALVE, HYDRANT & METER PIT / GANG METER PIT

SEWER FORCE MAIN, CLEANOUT, & CONNECTION

KEY NOTES

W1	EX. WATER SERVICE
W2	EX. WATER METER PIT
W3	PROP. GANG METER PIT - PER CITY OF MILFORD CONSTRUCTION STANDARDS, DRAWING D2-4
W4	PROP. METER PIT - PER CITY OF MILFORD CONSTRUCTION STANDARDS, DRAWING D2-1
W5	PROP. 2" WATER SERVICE SDR-9 COPPER TUBE SIZE
W6	PROP. 1" WATER SERVICE SDR-9 COPPER TUBE SIZE
W7	PROP. 4'X4' WATER TIE-IN TRENCH, SEE WATER NOTE FOR DETAILS
W8	EX. FIRE HYDRANT
W9	EX. WATER VALVE
W11	PROP. 4'X4' TRENCH TO ABANDONED WATER CONNECTION AT MAIN
W12	EX. WATER METER SHALL BE REMOVE AND REUSED FOR A PROPOSED LOT OR RETURNED TO THE CITY OF MILFORD PER CITY POLICY
S1	EX. SEWER SERVICE
S2	EX. SEWER CLEANOUT
S3	PROP. 6" SANITARY SEWER LATERAL, SDR-35 PVC PER CITY OF MILFORD STANDARD AND SPECIFICATION, TYP. OF ALL LOTS
S4	PROP. SEWER CLEANOUT - PER CITY OF MILFORD CONSTRUCTION STANDARDS, DRAWING D3-7
S5	SEWER CONNECTION TO CITY SEWER MAIN
S6	ADJUST EX. SEWER MANHOLE AS NEEDED REFER TO DETAIL 3/CS6001

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES NOTED TO ENGINEER PRIOR TO PROCEEDING WITH WORK

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

UTILITY PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

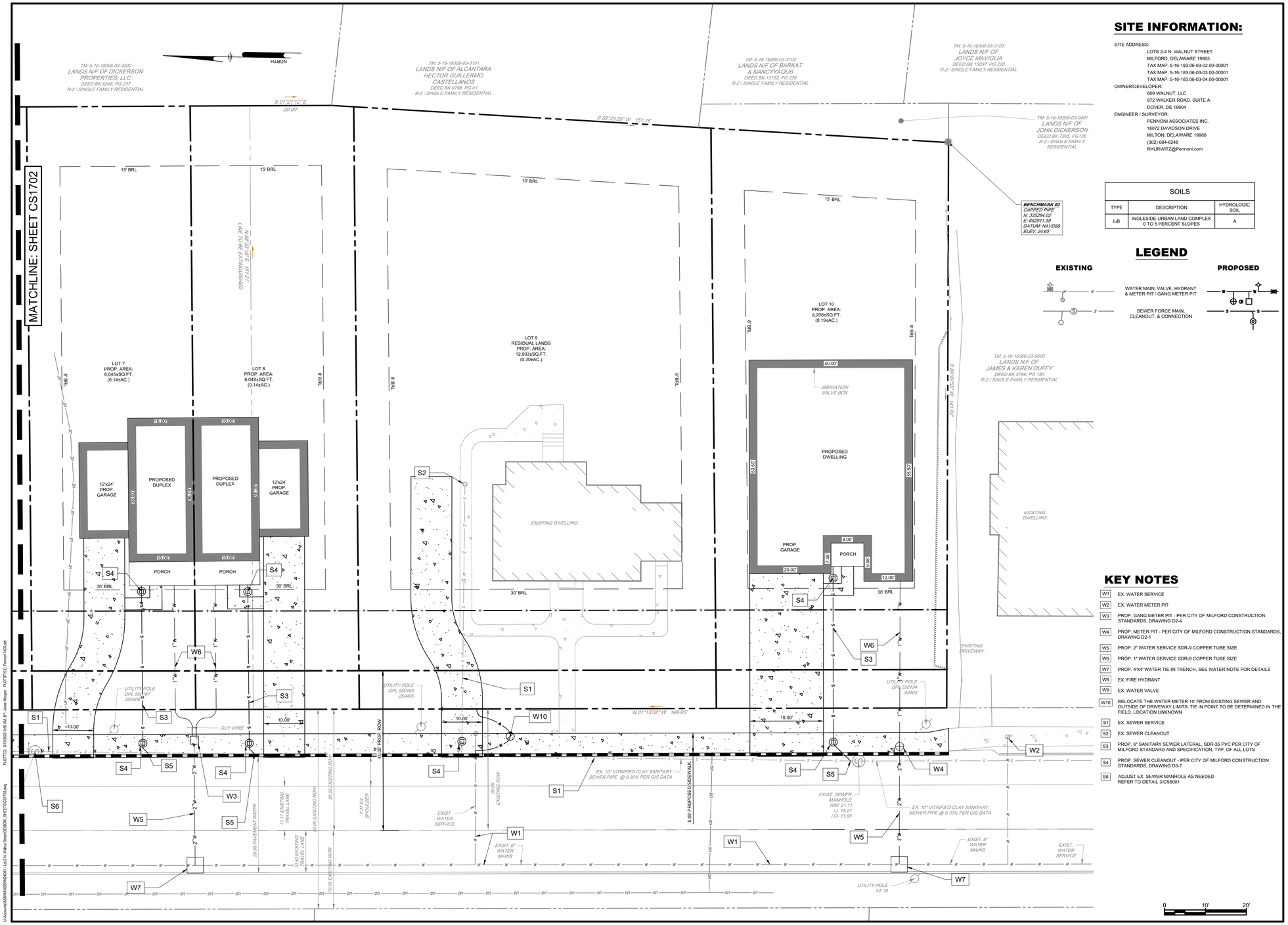
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=10'
DRAWN BY	ASM
APPROVED BY	RLH

CS1702

SHEET 10 OF 3

PLOTTED: 8/1/2025 8:55 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni-NCS.ctb
U:\Accounts\ABM\ASBHM24001 - Lot 2 N. Walnut Street\DESIGN\...SHEETS\CS1702.dwg



SITE INFORMATION:

SITE ADDRESS:
LOTS 2-4 N. WALNUT STREET
MILFORD, DELAWARE 19963
TAX MAP: 5-16-183.06-03-02.00-00001
TAX MAP: 5-16-183.06-03-03.00-00001
TAX MAP: 5-16-183.06-03-04.00-00001

OWNER/DEVELOPER:
609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
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RHURWITZ@Pennoni.com

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IuB	INGLESIDE-URBAN LAND COMPLEX 0 TO 5 PERCENT SLOPES	A

LEGEND

EXISTING		PROPOSED
W	WATER MAIN, VALVE, HYDRANT & METER PIT / GANG METER PIT	W GV
S	SEWER FORCE MAIN, CLEANOUT, & CONNECTION	S S

KEY NOTES

W1	EX. WATER SERVICE
W2	EX. WATER METER PIT
W3	PROP. GANG METER PIT - PER CITY OF MILFORD CONSTRUCTION STANDARDS, DRAWING D2-4
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W6	PROP. 1" WATER SERVICE SDR-9 COPPER TUBE SIZE
W7	PROP. 4"X4" WATER TIE-IN TRENCH, SEE WATER NOTE FOR DETAILS
W8	EX. FIRE HYDRANT
W9	EX. WATER VALVE
W10	RELOCATE THE WATER METER 10' FROM EXISTING SEWER AND OUTSIDE OF DRIVEWAY LIMITS. TIE IN POINT TO BE DETERMINED IN THE FIELD. LOCATION UNKNOWN
S1	EX. SEWER SERVICE
S2	EX. SEWER CLEANOUT
S3	PROP. 6" SANITARY SEWER LATERAL, SDR-35 PVC PER CITY OF MILFORD STANDARD AND SPECIFICATION, TYP. OF ALL LOTS
S4	PROP. SEWER CLEANOUT - PER CITY OF MILFORD CONSTRUCTION STANDARDS, DRAWING D3-7
S6	ADJUST EX. SEWER MANHOLE AS NEEDED REFER TO DETAIL 3/CS6001

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR OR ANY DISCREPANCIES MUST BE REPORTED IN WRITING DISCREPANCIES BEFORE PROCEEDING WITH WORK

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

N. WALNUT STREET

TAX MAP: 5-16-183.06-03-02.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KOR 020
MILFORD, DE 19963

UTILITY PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

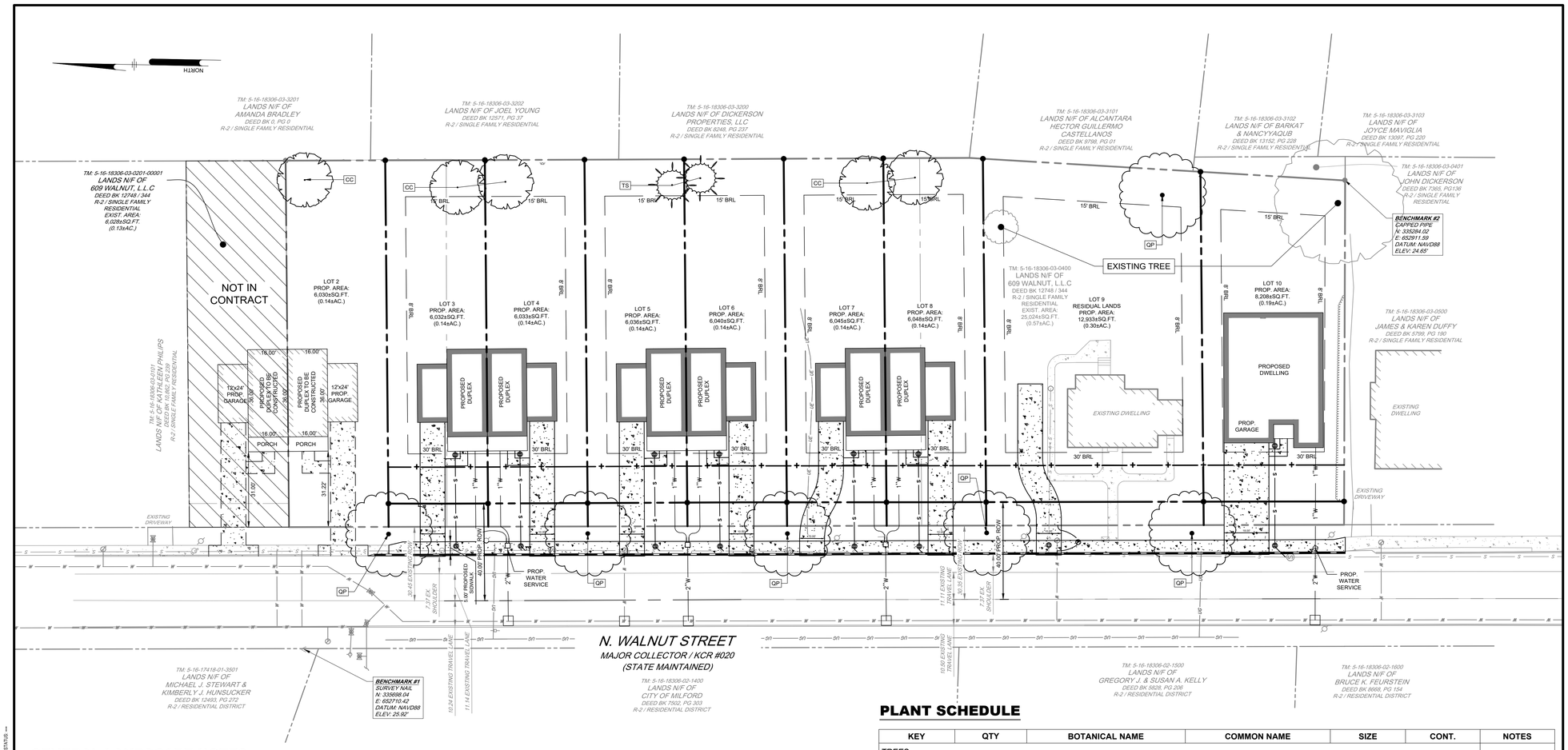
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PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1"=10'
DRAWN BY	ASM
APPROVED BY	RLH

CS1703

SHEET 11 OF 13

PLOTTED: 8/13/2025 9:56 AM BY: Jesse Morgan XLOTSTYLE: Pennoni WCSLetb
U:\Accounts\ASBHM\ASBHM2401 - Lot 2 N. Walnut Street\DESIGN_SHEETS\CS1703.dwg



GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN INSURANCE REQUIRED BY THE OWNER OR GENERAL CONTRACTOR. IF NOT SPECIFICALLY CALLED OUT, THE CONTRACTOR SHALL ALSO HAVE "BUILDER'S RISK" INSURANCE TO COVER LOSSES DURING CONSTRUCTION AND PLANT INSTALLATION AND THROUGH THE MAINTENANCE PERIOD UP TO SUBSTANTIAL COMPLETION. COVERAGE MINIMUM SHALL BE 200% OF CONTRACT VALUE.
2. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER.
3. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONNEL OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
4. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. . THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
5. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMAN (AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. REFERENCE "ANS1Z60.1-2004 (OR MOST CURRENT DOCUMENT AVAILABLE AT WWW.ANLA.ORG).
6. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS, SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROTECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNER.
9. ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
11. THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
12. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
13. NO INVASIVE SPECIES ALLOWED, NATIVE SPECIES PREFERRED.
14. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH HARDWOOD MULCH AS SPECIFIED, EXCEPT WHERE NOTED ON PLANS.
16. UPON COMPLETION OF ALL LANDSCAPING FOR EACH PHASE OF WORK, AN INSPECTION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
17. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE MONTHS FROM THE DATE OF ACCEPTANCE . WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION. UPON COMPLETION, THE CONTRACTOR SHALL INFORM THE OWNER OF WATERING REQUIREMENTS AND GENERAL MAINTENANCE OF THE INSTALLED LANDSCAPING IN ORDER TO REALIZE HIGHER ESTABLISHMENT RATES.
18. PLANTING BEDS AND TREE PITS SHALL BE AMENDED AND TILLED TO A MINIMUM 6 INCH DEPTH. ALL PLANTING BEDS SHALL BE $\frac{1}{3}$ PARENT MATERIAL, $\frac{1}{3}$ ORGANIC MATERIAL, AND $\frac{1}{3}$ TOP SOIL, FREE OF DEBRIS AND STONES LARGER THAN $\frac{1}{2}$" DIA.

PLANT SCHEDULE

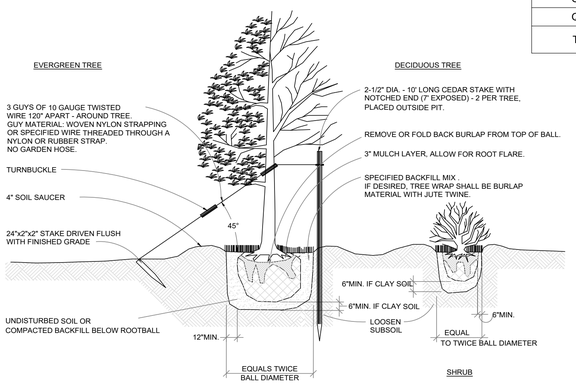
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	NOTES
TREES						
CC	5	CERIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	NATIVE
QP	6	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL	B&B	NATIVE
TS	2	THUJA STANDISHII X PLICATA 'GREEN GIANT'	'GREEN GIANT' ARBORVITAE	5'-6' HGT	B&B	NATIVE HYBRID

LANDSCAPE CODE NOTES:

REQUIRED TREE DENSITY PER SECTION 230-19.8 (F):

TREE DENSITY. FOR EACH PROPERTY REQUIRED TO SUBMIT A TREE PRESERVATION AND PLANTING PLAN, A DEVELOPMENT AREA AS DEFINED IN THIS SECTION SHALL BE DELINEATED WITHIN THE NONWOODLAND AREA OF THE PROPERTY. WITHIN THIS DEVELOPMENT AREA, EXISTING TREES MAY BE RETAINED AND NEW TREES SHALL BE PLANTED SUCH THAT THE DEVELOPMENT AREA SHALL ATTAIN OR EXCEED A TREE DENSITY OF ONE TREE PER 10,000 SQUARE FEET OR FRACTION THEREOF FOR RESIDENTIAL LAND DEVELOPMENT.

LOT #	GROSS AREA	REQUIRED TREES	PROVIDED TREES
2	6,030 SF	1	1
3	6,032 SF	1	1
4	6,033 SF	1	1
5	6,036 SF	1	1
6	6,040 SF	1	1
7	6,045 SF	1	1
8	6,048 SF	1	1
9	12,933 SF	2	1 EXISTING, 1 PROPOSED
10	8,208 SF	1	1 EXISTING



1 PLANTING DETAILS

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

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

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR OR SUBCONTRACTOR BEFORE ANY WORK IS STARTED. DISCREPANCIES BEFORE PROCEEDING WITH WORK

N. WALNUT STREET
TAX MAP: 5-16-183.06-03-92.00-00001, 03.00-00001, & 04.00-00001
LOTS 2-4 NORTH WALNUT STREET, KCR 020
MILFORD, DE 19963

LANDSCAPE PLAN

609 WALNUT, LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2025-07-02	REVISED PER CITY OF MILFORD	JMM

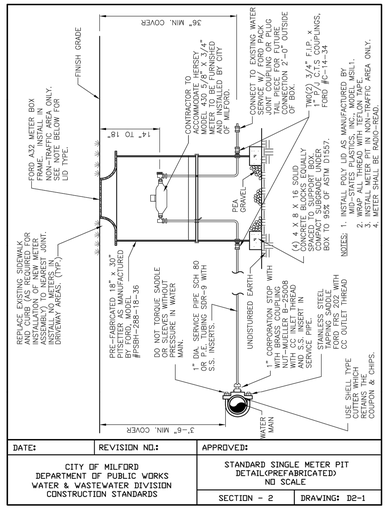
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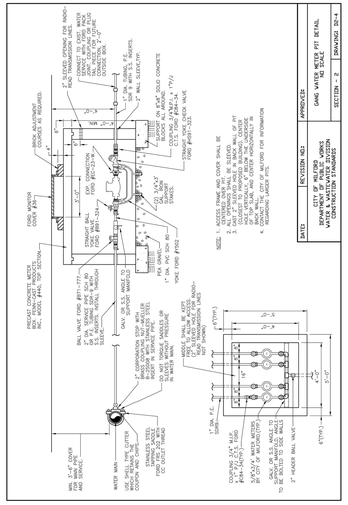
PROJECT	ASBHM24001
DATE	2025-05-28
DRAWING SCALE	1" = 20'
DRAWN BY	EWW
APPROVED BY	RLH

CS2001

SHEET 12 OF 13

PLOTTED: 8/13/2025 8:56 AM, BY: Jesse Morgan PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: ---
U:\Accounts\ASBHM\ASBHM24001 - Lot 2 N. Walnut Street\DESIGN_SHEETS\CS2001.dwg




FORD #BOX-1827-18-36 (OR EQUAL) WITH FORD #1827-12-A COVER
FORD #1827-12-A COVER
FORD #1827-12-A BOX
FORD #1827-12-A BOX
FORD #1827-12-A COVER
FORD #1827-12-A BOX
FORD #1827-12-A COVER
FORD #1827-12-A BOX
FORD #1827-12-A COVER

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

www.pennoni.com

August 28, 2025
ASBHM24001

City of Milford
201 South Walnut Street
Milford, Delaware 19963

RE: Revised Preliminary Site Plan Submission
N. Walnut Street Major Subdivision- Preliminary Site
KCI Job No. 00006472_00001.027 – Task 79P
Tax Map # 5-16-18300-01-0200-00001
Milford Hundred
Milford, DE 19963

Dear Mr. Pierce,

On behalf of 609 Walnut, LLC., Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Plans for your consideration of review and approval. We have addressed the following comments per your letter received on June 13, 2025.

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

Item	***Description***	***Last Revised***
Drawings Prepared by Pennoni Associates Inc.		
	Revised Preliminary Site Plan & Details, Preliminary Site Plans & Preliminary Record Plan set.	7/2/2025

We offer the following comments for your consideration. Comments 11, 12, 13,14, 15, 16 23, 30, 31, 32, and 36 can be addressed in the final plan submission. Provide a point-by-point response letter with your next submission.

1. *Data Column: Update the parcel numbers based on the recorded minor subdivision for shown lots 1 and 2. Kent County has updated their online mapping. Make changes throughout the plan set*.

   Pennoni Response: We have undated the parcel numbers on cover and all appropriate sheets. Lot 1 is not part of this plan set, so we did not add the updated Tax Map Number to the Site Data Table but we added it to the plan sheets.

2. *Data Column: Provide the proposed maximum building height.*

   Pennoni Response: We added maximum building height to data column. Refer to # 18.

3. *Data Column: Change the site address to 609 N Walnut St.*

   Pennoni Response: The site address has been changed to 609 N. Walnut St. as requested.

4. *Data Column: Change the number of EDUs to 1 existing and 7 proposed. The other duplex was approved as separate minor subdivision.*

   Pennoni Response: Updated as noted above.

5. *Data Column: Add the required number and provided number of trees per the planting requirements found under Chapter 230-19.8(F)(2).*

   Pennoni Response: We added the required and provided trees to the Data Column. Also, refer to the Landscaping Plan. Refer to Note # 33.

6. *Data Column: Per city of Milford Zoning Code Section 230-19.7(E)(a), a full cash donation is required to be made by the developer in lieu of a dedication of land.*

   Pennoni Response: The note has been added to Data Column. Refer to Note # 34.

7. *Provide a preliminary landscaping plan complying with Chapter 230-19.8(F)(2). The plan shall include the required shade trees per Chapter 200-8(G)(f) or a waiver request must be added to the cover sheet.*

   Pennoni Response: The preliminary landscape plan has been added to the preliminary site plan sheet set.

8. *General Note 13 does not match the City of Milford General Note 1 and 2. Revise the notes accordingly so the date of survey and description match.*

   Pennoni Response: The date of survey and description have been revised to match.

9. *Change the title to Preliminary Major Subdivision Plans.*

   Pennoni Response: Title has been updated.

10. *Remove the site plan notes and incorporate the attached Major Subdivision Notes.*

    Pennoni Response: The city of Milford Major Subdivision notes have been updated.

11. *Provide details for the Gang Meter.*

    Pennoni Response: Understood, added to plans. Refer to Sheet CS6001.

12. *Provide the size, slope, and material for the existing sanitary sewer main.*

    Pennoni Response: The size and slope have been added to the plans.

13. *Provide the material for the proposed sanitary sewer laterals.*

    Pennoni Response: Understood, The material for the proposed sanitary sewer laterals have been added to the key notes on sheet CS1702 and CS1703.

14. *Provide the material for the proposed water service.*

    Pennoni Response: Understood, the material for the connection for the water service has been added to the key notes on sheet CS1702 and CS1703

15. *Verify what method will be used to connect the water service to the water main.*

    Pennoni Response: Understood, Per City of Milford detail D2-4 a stainless steel tapping saddle Ford FRS 202 with CC outlet thread will be used to connect to ex water main.

16. *Per City of Milford's Standard Specifications, a sanitary sewer cleanout shall be placed on the sanitary sewer lateral within five feet of the building to be serviced.*

    Pennoni Response: Understood, an additional cleanout has been added within 5' of bldg.

17. *Fix the keynote C3 on sheet PP0004 to say "sidewalk" instead of "driveway sidewalk."*

    Pennoni Response: Understood, the keynote C-3 was updated on all plans.

18. *Provide upright curbing across the front of all lots. The curb in front of the driveways will be depressed. The proposed upright curb shall match the adjacent existing curbing. In addition, provide a detail for the upright curbing.*

    Pennoni Response: Understood, the detail for the curb has been added to the preliminary site plan set sheet CS6001 and the key notes have been adjusted the comment. Per DelDOT coordination we are providing a 4" upright curb to best match existing curbing along this roadway. It will be depressed for driveway access.

19. *Label the existing and proposed public sidewalk widths throughout the plan set.*
    Pennoni Response: Understood, the existing and proposed sidewalk widths have been added to the drawings. Per coordination with City and DelDOT, we will be providing a 5' wide sidewalk.

20. *Update the utilities on page PP0004 and page PP0005 based on utility plan comments.*
    Pennoni Response: Understood, the utilities have been updated based on comments in this review.

21. *Label N. Walnut Street as State Maintained, provide the right-of-way width, and provide the pavement width throughout the plan set.*
    Pennoni Response: Understood, this information has been added to all plan sets.

22. *Lots 1 and 2 are part of a recorded minor subdivision. Remove proposed improvements in front of these properties since they are on the minor subdivision plans. Update throughout the plan set.*
    Pennoni Response: Understood, We added a hatching and note stating that this was per the minor subdivision. The lot 5-16-18306-03-0200-00001 is having the side yard property line adjusted and felt this will help show the full scope but overall improvements do stop between Lots 2 and 3.

23. *The water and sewer lateral connections will require a Utility Construction Permit from DelDOT. Provide a plan showing the limits of excavation and pavement restoration along with a traffic control diagram for the proposed work.*
    Pennoni Response: Understood, we will delay this plan and coordinate with the DelDOT drawing set. Usually you take the approved DelDOT Entrance Plans and mark up the Utility information on them for the City of Milford to submit for the Utility Permit as the

Utility owner.

24. *Utility Note No. 12 does not apply to this project, remove this note and revise the plans accordingly.*

    Pennoni Response: Understood, Note No. 12 was removed.

25. *The proposed sewer cleanouts do not appear to be connected to the City sewer main. Revise the plans so all cleanouts are shown to be connected to the City sewer main.*

    Pennoni Response: Understood, we added an additional key note (S-5) at the tie in point to the existing City sewer main. The proposed cleanouts are shown near the proposed right-of-way line.

26. *The proposed water meters do not appear to be connected to the City water main. Revise the plans so all water meters are shown to be connected to the water main.*

    Pennoni Response: Understood, the water meters and 2" connection are shown on sheet CS1701, CS1702 and CS1703.

27. *The water meter for the existing house cannot be located within the driveway. Move the driveway or shift the water meter outside of the driveway area.*

    Pennoni Response: Understood, the water meter has been adjusted outside of the driveway and 10' from ex sewer.

28. *The existing water service for lot 5 will have to be abandoned back to the water main if it is not going to be used.*

    Pennoni Response: Understood, the information is added to sheet CS1701 in the Preliminary Site Plan Set. Refer to Key Note W12.

29. *Show existing sewer connection and sewer cleanout for the existing house. Add a cleanout in the sidewalk if one doesn't exist.*

    Pennoni Response: Understood, a cleanout has been added to existing sewer at the proposed right of way within the driveway and will utilize a traffic bearing cap.

30. *A DelDOT entrance permit will be required prior to the issuance of a building permit from the city.*

    Pennoni Response: Understood, we are working with DelDOT which is requiring full entrance plan approval. The construction permit comes after final plan approval and recordation.

31. *Coordinate electric service with the Electric Department as part of the building permit submission.*

    Pennoni Response: Understood, a note has been added to the general notes.

32. *Show all proposed and existing monuments including northing and easting in the plan.*

    Pennoni Response: Understood, the proposed and existing monuments with northing and easting have been added to the Record Plans and labeled specific ones as benchmarks.

33. *Provide preliminary record plats with metes and bounds.*

    Pennoni Response: Understood, this information is shown on the Record Plans.

34. *Add any variance and waiver requests to the cover sheet. This would include a lot width variance for lot 10.*

    Pennoni Response: Understood, this information is shown on the cover sheet and variance package has been submitted to the City.

35. *The drawing scale doesn't match the scale bar on sheet PP0006.*

    Pennoni Response: Understood, the drawing scale has been fixed.

36. *Submit the following for Final Plan Approval*

    a. *Kent Conservation District.*
    b. *Fire Marshal Approval.*
    c. *DHSS approval*

    Pennoni Response: Understood, we are working through DelDOT approval but have attached FM and KCD approvals.

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

Sincerely,
PENNONI ASSOCIATES INC.



Alan Decktor, PE, ENV SP
Senior Engineer

CC.
U:\Accounts\ASBHM\ASBHM24001 - Lot 2 N. Walnut Street\DELIVERABLES\Major Sub\City Of Milford\2025-08-28 City of Milford\2025-08-28 Response Letter.docx

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
600 White Clay Center Drive, Suite 200 • Newark, DE, 19711 • Phone 302.731.9176

October 01, 2025

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce

Subject: **N. Walnut Street Major Subdivision – Preliminary Site**
KCI Job No. 00006472_00001.027 – Task 79P

Dear Mr. Pierce:

As requested, KCI Technologies reviewed the Preliminary Site Plans for Walnut Street Major Subdivision per the City of Milford's Standard Specifications, codes, and general engineering best practices. These plans were submitted by Pennoni Associates Inc. and are dated May 28, 2025 with the most recent revision dated July 02, 2025.

We offer the following comments for your consideration. The remaining comments can be addressed with the final submission. Provide a point-by-point response letter with your next submission.

1. Data Column: Update the parcel numbers based on the recorded minor subdivision for shown lots 1 and 2. Kent County has updated their online mapping. Make changes throughout the plan set. **Addressed.**
2. Data Column: Provide the proposed maximum building height. **Addressed.**
3. Data Column: Change the site address to 609 N Walnut St. **Addressed.**
4. Data Column: Change the number of EDUs to 1 existing and 7 proposed. The other duplex was approved as separate minor subdivision. **Addressed.**
5. Data Column: Add the required number and provided number of trees per the planting requirements found under Chapter 230-19.8(F)(2). **Addressed.**
6. Data Column: Per city of Milford Zoning Code Section 230-19.7(E)(a), a full cash donation is required to be made by the developer in lieu of a dedication of land. **Addressed.**
7. Provide a preliminary landscaping plan complying with Chapter 230-19.8(F)(2). The plan shall include the required shade trees per Chapter 200-8(G)(f) or a waiver request must be added to the cover sheet. **Addressed.**

8. General Note 13 does not match the City of Milford General Note 1 and 2. Revise the notes accordingly so the date of survey and description match. **Addressed.**
9. Change the title to Preliminary Major Subdivision Plans. **Addressed.**
10. Remove the site plan notes and incorporate the attached Major Subdivision Notes. **Addressed.**
11. Provide details for the Gang Meter. **Comment Remains – the City of Milford will no longer accept the use of gang meters. Provide a dual meter pit to serve the properties as manufactured by Ford Meter Box or equal. Update key notes and detail as required.**
12. Provide the size, slope, and material for the existing sanitary sewer main. **Addressed.**
13. Provide the material for the proposed sanitary sewer laterals. **Addressed.**
14. Provide the material for the proposed water service. **Addressed.**
15. Verify what method will be used to connect the water service to the water main. **Comment Remains – Specify a stainless steel Ford tapping sleeve to connect water services to the water main (general note).**
16. Per City of Milford's Standard Specifications, a sanitary sewer cleanout shall be placed on the sanitary sewer lateral within five feet of the building to be serviced. **Addressed.**
17. Fix the keynote C3 on sheet PP0004 to say "sidewalk" instead of "driveway sidewalk." **Addressed.**
18. Provide upright curbing across the front of all lots. The curb in front of the driveways will be depressed. The proposed upright curb shall match the adjacent existing curbing. In addition, provide a detail for the upright curbing. **Comment Remains – provide a label to indicate proposed curb type to match existing curb.**
19. Label the existing and proposed public sidewalk widths throughout the plan set. **Addressed.**
20. Update the utilities on page PP0004 and page PP0005 based on utility plan comments. **Addressed.**
21. Label N. Walnut Street as State Maintained, provide the right-of-way width, and provide the pavement width throughout the plan set. **Addressed.**
22. Lots 1 and 2 are part of a recorded minor subdivision. Remove proposed improvements in front of these properties since they are on the minor subdivision plans. Update throughout the plan set. **Addressed.**
23. The water and sewer lateral connections will require a Utility Construction Permit from DelDOT. Provide a plan showing the limits of excavation and pavement restoration along with a traffic control diagram for the proposed work. **Comment Remains.**
24. Utility Note No. 12 does not apply to this project, remove this note and revise the plans accordingly. **Addressed.**

25. The proposed sewer cleanouts do not appear to be connected to the City sewer main. Revise the plans so all cleanouts are shown to be connected to the City sewer main. **Addressed.**
26. The proposed water meters do not appear to be connected to the City water main. Revise the plans so all water meters are shown to be connected to the water main. **Addressed.**
27. The water meter for the existing house cannot be located within the driveway. Move the driveway or shift the water meter outside of the driveway area. **Comment remains, show the water meter centered in the width of the sidewalk (to match the other water meter locations).**
28. The existing water service for lot 5 will have to be abandoned back to the water main if it is not going to be used. **Comment Remains – Provide a plan view note on the Demo plan to abandon the existing water service.**
29. Show existing sewer connection and sewer cleanout for the existing house. Add a cleanout in the sidewalk if one doesn't exist. **Addressed.**
30. A DelDOT entrance permit will be required prior to the issuance of a building permit from the city. **Comment Remains.**
31. Coordinate electric service with the Electric Department as part of the building permit submission. **Addressed.**
32. Show all proposed and existing monuments including northing and easting in the plan. **Addressed.**
33. Provide preliminary record plats with metes and bounds. **Addressed.**
34. Add any variance and waiver requests to the cover sheet. This would include a lot width variance for lot 10. **Comment Remains – Correct the code reference in the variance request box on the cover sheet.**
35. The drawing scale doesn't match the scale bar on sheet PP0006. **Addressed.**
36. Submit the following for the final approval:
    a) Kent Conservation District. **Addressed.**
    b) DelDOT. **Comment Remains.**
    c) Office of the State Fire Marshall. **Addressed.**
37. **Correct the date on Site Data Table note number 28.**
38. **Revise demolition plans key note D9 to match the utility key note W10 for the existing dwelling.**
39. **Revise Utility note number 15 to state the separation between sanitary sewer lateral and water service to be 10' (instead of 5'). This is per City of Milford Standard Specifications.**
40. **The water service note indicates to connect 2" service line; however, the key note "W6" is calling for 1" water service. Verify which one is correct and revise the plans accordingly.**

41. **The Key Notes in the construction plans are different from the Key Notes in the Record Plans. Revise accordingly so they are consistent.**
42. **Some labels in the Record Plan are pointed to the wrong feature. For example, "S3" (proposed 5' wide concrete sidewalk) is pointing to the concrete driveway in lot 10, revise accordingly.**
43. **For lot 9, the horizontal separation between the proposed water service and sanitary sewer cleanout is less than 10', revise accordingly.**

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

Sincerely,

Ardalan Faghri,
Senior Design Engineer

Paul Gutmann, P.E.
Senior Project Manager

KENT CONSERVATION DISTRICT

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

CITY OF MILFORD
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
JUNE 2025

APPLICATION: 609 Walnut, LLC
APPLICATION #: MJSP-126-2025
REVIEWING AGENCY: Kent Conservation District
CONTACT PERSON: Cullen Baker
PHONE: (302) 608 – 5370
EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

REQUIREMENTS:

1. As the disturbance for this site will exceed 1 acre, a detailed sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). A completed application, review fee, stormwater report, site plans, and review checklist are due at the time of submittal to the District's office.
2. A pre-application meeting must occur prior to submitting a sediment and stormwater detailed plan application.
3. The following notes must appear on the record plan:
    - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
    - The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
    - A clear statement of defined maintenance responsibility for stormwater management facilities.

ADVISORY COMMENTS TO THE APPLICANT:

1. Most current forms, fee schedules, and checklists may be accessed from KCD's website https://www.kentcd.org/services/sediment-stormwater/design-permitting/
2. A letter of no objection to recordation will be provided upon approval of a Sediment and Stormwater Management Plan.

City of Milford, Delaware
Development Advisory Committee

Comment Sheet
****

DATE OF REVIEW: June 6, 2025

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

INDIVIDUAL REVIEWERS: **William C. Kelly, CFI, Asst. Chief Technical Services**
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist
Edward R. Morris, Fire Protection Specialist

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

RE: 609 Walnut, LLC - Preliminary Major Subdivision Plan

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

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

a. **Fire Protection Water Requirements**:
- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
  - One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**
- All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

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

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

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

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

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

§ 200-4. Application procedure.

A. Preliminary Major Subdivision Review.

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

(2) The Development Advisory Committee (DAC) shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the Planning Director. The application shall be reviewed by the Planning Department and the City Engineer for general compliance with Chapter 230 Zoning, Chapter 200 Subdivision of Land, the Comprehensive Plan, the City Standard Construction Specifications and other City ordinances. Upon confirmation by the Planning Director that all DAC issues and plan review comments have been addressed satisfactorily, the application will then be scheduled to be heard by the Planning Commission. A preliminary application shall be considered withdrawn if plan review comments are not satisfactorily addressed and preliminary approval is not obtained within twelve (12) months of initial preliminary submission.

(3) A public hearing on the preliminary plan shall be conducted by the Planning Commission. The Planning Commission shall review the application and shall recommend to City Council the approval of the application with or without conditions, denial of the application, or table the application. In case of an unfavorable recommendation for denial by the Planning Commission, such application shall not be approved except by a favorable vote of 3/4 of the City Council.

(4) No hearing shall be held by the Commission until notice of time and place thereof has been provided to the applicant, property owners within 200 feet of the subject property, and to such other interested parties as may be determined by the Planning Director at least 10 days before the date of said hearing. Notice shall be provided as follows:

(a) The Planning Department shall notify by mail all property owners within 200 feet of the extreme limits of the subject parcel as their names appear in the City or County tax record at least 10 days prior to the hearing.

(b) The Planning Department shall provide notice to the general public of the public hearing before the Planning Commission by publishing the date, time, place and nature of the hearing at least 10 days before the hearing in a newspaper of general circulation in the City and posting the same information in City Hall and on the City website.

(c) The Planning Department will also post a notice outlining the date, time, place, and nature of the hearing in a conspicuous location on the property. The published and posted notices shall contain reference to the time and place within the City where text, maps and plans for the proposal may be examined.

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

(6) Preliminary approval from City Council shall be void after 24 months unless final major subdivision approval is obtained or an extension is requested by the owner and approved for good cause by the City Council prior to the expiration.

B. Final Major Subdivision Review.

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

(2) The application shall be reviewed by the Planning Department and the City Engineer for compliance with Chapter 230 Zoning, Chapter 200 Subdivision of Land, the Comprehensive Plan, the City Standard Construction Specifications and other City ordinances. At this time, the applicant shall provide a digital copy of the subdivision plan to the City electric division in order for the City to begin designing the electric infrastructure for the subdivision.

(3) Upon confirmation by the City Planner and City Engineer that all agency approvals have been obtained and all plan review comments have been addressed satisfactorily, the application may be administratively approved by the Planning Director.

(4) Within 90 days of final approval from the City, the subdivider shall record the plat at the County Recorder of Deeds office and provide the Planning Director a receipt of the recordation including the deed book and page number. Prior to recording the plat, at least three copies of the record plat and three copies of the final construction plans must be submitted to the Planning Director for stamping and signing. Two sets will be retained by the City. The City Manager, Planning Director and City Engineer shall sign the approved record plats and construction plans.

(5) Failure to record the approved plat within 90 days from the date of City approval shall void the final approval. In order to obtain final approval after it has been voided, the subdivider must make application for preliminary approval again.

C. Construction Procedures.

(1) Prior to commencement of construction, the developer shall request a pre-construction meeting with the City Engineer. Payment of the required development inspection fee, as adopted by City Council and found in the City Fee Schedule, shall be made prior to the scheduling of the pre-construction meeting.

(2) Improvements within the development shall be constructed per the approved construction plans and the City's Standard Construction Specifications. Any deviations from the construction plans must be submitted to the City Engineer in writing for review and approval.

(3) A performance bond in the amount of 125% of the cost of installation shall be required for the construction of recreational and open space amenities, including but not limited to community buildings, playgrounds, walking paths, landscaping and landscape screening. The performance bond shall be posted prior to the issuance of the first building permit.

(4) Conditional Acceptance of Infrastructure by City Engineer.

(a) Prior to the issuance of building permits, the developer shall obtain conditional acceptance from the City Engineer as outlined in the City's Standard Construction Specifications.

(b) A maintenance bond shall be provided by the developer in the amount of 10% of the improvements to be taken over and maintained by the City.

(c) A performance bond shall be provided by the developer in the amount of 125% of the cost of the top coat and any other item that has not been satisfactorily completed as approved by the City Engineer.

(5) Final Acceptance of Infrastructure by City Council.

(a) Final top coat shall be paved after 75% of building permits have been issued for a project or phase of a project and prior to 90% of building permits having been issued for a project or phase of a project.

(b) Final acceptance of utilities shall not occur until after the paving top coat has been completed.

(c) Upon completion of the top coat paving, the City Engineer may release the top coat performance bond. The 10% maintenance bond will remain in place until one-year after acceptance of the final top coat paving.

(d) Upon completion of the required one-year maintenance period, the right-of-way improvements may be accepted by City Council by resolution.

(e) Upon acceptance by City Council, the maintenance bond shall be released by the City Engineer in its entirety.

[Ord. No. 2022-05, § 3, 1-24-2022; Ord. No. 2023-27, § 3, 7-24-2023]

§ 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.

[Ord. No. 2013-7, § 1, 9-23-2013; Ord. No. 2019-13, § 1, 7-22-2019; Ord. No. 2022-05, § 3, 1-24-2022]

§ 230-10. R-2 Residential District.

In an R-2 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

A. Purpose. The purpose of the R-2 District is to permit housing at a greater density than in the R-1 District by providing for the orderly development of low- to medium-density residential housing into those areas where public services are available. This district also allows for professional home occupations. Finally, it protects existing developments of this nature and excludes noncompatible ones.

B. Permitted uses: Permitted uses of the R-2 District shall be as follows:

(1) All permitted uses in an R-1 District.

(2) Single-family semi-detached dwelling.

C. Conditional uses: all uses specified as conditional uses in the R-1 District subject to its area regulations, may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with Article IX of this chapter.

D. Area regulations.

(1) For permitted uses and single-family semi-detached dwellings not separately owned:

(a) Minimum interior lot area shall be 8,000 square feet and minimum corner lot area shall be 13,000 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 80 feet.

(d) Height of buildings shall not exceed 35 feet. Accessory buildings shall not exceed 15 feet in height.

(e) Minimum front yard setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.

(g) Side yards shall be provided as follows: each lot shall have two side yards a minimum width of eight feet on each side.

(2) For single-family semi-detached dwellings separately owned:

(a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 40 feet.

(d) Height of buildings shall not exceed 35 feet. Accessory buildings shall not exceed 15 feet in height.

(e) Minimum front yard setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.

(g) Side yard shall be provided as follows: each lot shall have one side yard a minimum width of eight feet.

(3) Parking shall comply with the requirements provided in Article IV of this chapter.

(4) Signs shall comply with the requirements of Article VI of this chapter.

(5) Landscape screening shall comply with the requirements of Article V of this chapter.

(6) Open space and recreational amenities shall comply with Chapter 230-19.7.

(7) 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.

(8) Accessory structures for non-residential uses shall be located in the side and rear lot areas.

(9) 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.

[Ord. No. 2022-06, 1-24-2022; Ord. No. 2023-28, § 4, 8-14-2023]

§ 230-19.7. Open space, recreation and other public facilities.

The City of Milford shall require the reservation of open space, recreation and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring major subdivision or site plan approval from the City Planning Commission or City Council.

A. Recreation areas.

(1) Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

(2) Dedication required. The City shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

(3) Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

(4) Design guidelines.

(a) Accessible. Recreation areas shall be accessible within the development and arranged in a manner which affords reasonable access to all residents within the development. When warranted, recreation areas can be dispersed throughout the development, provided that each remote location is accessible.

(b) Pedestrian oriented. Recreation areas shall be pedestrian oriented and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

(c) Age oriented. The nature and scope of planned recreation areas shall reflect an awareness of, and sensitivity toward, the anticipated age groups that would reside within the proposed development.

(d) Parking. Designs consider the need for parking facilities associated with recreation areas.

(e) Walking, jogging and biking trails. Recreation trails shall only be counted toward the recreation area requirement when constructed as an accessory to central recreation facilities. The developed trail shall be the only area counted toward the area requirement.

(f) Setbacks. No structure, equipment or game court surface required under this section shall be located nearer than 30 feet to any lot line of a lot to be used for residential purposes, nor nearer than 25 feet from any right-of-way line.

(g) Landscaping. Where warranted, visual screening of parking areas, game courts, playground areas and other features as necessary to preserve and protect the interests of adjoining residential properties may be required.

(h) Area. The minimum area of a remote recreation area shall be 2,000 square feet.

(5) Area required. All residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater. In no case shall the City require that more than 10% of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.

(6) Cash in lieu of recreation area construction.

(a) Determination of suitability for cash donation. If the City determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the City shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.

(b) Separate recreation account. The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

(c) Amount of cash donation. The total amount of cash-in-lieu of active recreation open space shall be equivalent to the appraised pre-improvement value of the land area required. The appraised pre-improvement value shall be based upon an appraisal of the subject property completed at the applicant's expense within six months prior to the date of request for consideration of cash in lieu of recreation area. If the City and/or the applicant do not agree on the land value estimate established by the appraisal, a new appraisal shall be performed by an independent third-party professional real estate appraiser at the applicant's expense. This appraisal shall be awarded on a competitive bid basis to a qualified, certified appraiser that submits the lowest bid. The City shall manage the bid process.

(d) Payment of cash donation. One hundred percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.

B. Passive Open space.

(1) Purpose. The purpose of this [sub]section is to preserve areas of open space within residential developments which are designed to provide buffer spaces between developing areas, to preserve existing natural and historic features and to establish a network of open spaces within the built environment to provide a balance between developed and undeveloped lands, wildlife habitat conservation, the preservation of scenic view corridors, and to provide residents opportunities to engage in passive recreation activities.

(2) Dedication required. The City shall require the dedication of open space for the purpose of buffering, landscaping and preservation of natural features which add value to the residential development and to the surrounding community.

(3) Definition. Open space shall include land or an area of water, or combination of land and water, within a development site, and designed and available for the use and enjoyment of residents of the development, not including off-street parking, areas set aside for public facilities and rights-of-way, and areas to be preserved as wetlands and floodplains as required. The following are illustrative of the types of open space areas that shall be deemed to serve buffering and preservation of natural features to count toward satisfaction of the open space requirements of this [sub]section: mature forests and groves, hedge rows, water courses, riparian buffers, historic landmarks and resources, landscaped buffers and berming designed to promote privacy, open landscaped areas suitable for being used and enjoyed for purposes of informal and unstructured recreation and relaxation, stormwater detention ponds when suitably designed to emulate natural features by incorporating irregular shapes, gradual slopes (no greater than 1:4) and appropriate landscape plantings, and irreplaceable environmental assets with values that have been adequately documented.

(4) Design guidelines.

(a) Width. Land areas shall be at least 20 feet in width.

(b) Clearing. Selective clearing of natural vegetation may be permitted to form trails and clearings within woodland areas in accordance with the provisions of Chapter 230-19.8 (tree planting and preservation).

(c) Linked. Open spaces shall attempt to be contiguous and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

(5) Area required. In no case shall the City require that more than five percent of the gross area of the development be so dedicated or reserved.

C. Public facilities.

(1) Purpose. The purpose of this [sub]section is to afford the City the opportunity to reserve lands within developing areas which represent important and strategic locations for the distribution of essential public goods and services, such as potential educational facilities, emergency services, and recreational facilities. The Parks and Recreation Department shall advise City Council of any proposed subdivision or site plan that includes lands proposed for use as public parks to be operated by the City.

(2) Dedication optional. Where public facilities are shown or proposed in the City comprehensive plan, or in any other plan or study accepted by the City Council or other public body, and are located in whole or in part in a proposed subdivision or site plan, the City may require the dedication or reservation of the area required in lieu of the requirements of [sub]section 19.7(A).

(3) Definition. The following are illustrative of the types of public facilities that may be considered for reservation or dedication by this [sub]section: schools, utility service lines, future road rights-of-way (other than those planned to serve the proposed development), public buildings, parks, public trails, and recreation facilities.

(4) Area required. In no case shall the City require that more than five percent of the gross area of the development be dedicated for the public facility. Area dedications shall only be allowed when the facility is to be dedicated to the City of Milford for facilities to be operated by the City.

(5) Reservation. Any areas required by any other public bodies or any remaining areas beyond the five percent dedicated to the City under this [sub]section may be set aside by the City for a period of one year to allow the proper authority the opportunity to purchase the area. Upon failure of the proper authorities to purchase such site within one year after the date of the final approval of the project, the developer, upon application, shall be relieved of the responsibility of reserving such land for public purposes.

D. Management and maintenance of common open space and recreational areas.

(1) Management and maintenance required. There shall be provisions which ensure that the common open space land and all public facilities not dedicated to the City of Milford shall continue as such and be properly maintained. These provisions shall be in a form acceptable to the City of Milford. The developer shall either (a) retain ownership and responsibility for maintenance of such open land; or (b) provide for and establish one or more organizations for the ownership and maintenance of all common open space. In the case of (b) above, each organization shall be a nonprofit homeowners' corporation, unless the developer demonstrates that a community open space trust is a more appropriate form of organization.

(2) Homeowners' association requirements. If a homeowners' association or open space trust is formed, it shall be governed according to the following:

(a) Membership mandatory. Membership in the organization is mandatory for all purchasers of homes therein and their successors. The members of the organization shall share equitably the costs of maintaining and developing common open space and recreation areas, in accordance with procedures established by them.

(b) Responsibilities. The organization shall be responsible for maintenance, insurance and taxes on common open space, recreation facilities and open public facilities, including but not limited to roads, gutters, sidewalks, curbs, drainage systems, water distribution systems and sewer facilities not dedicated to the City of Milford.

E. Exemption to recreation area and open space dedication.

(1) Exemptions for small developments.

(a) Residential developments with less than five acres of land and less than ten dwelling units. These developments shall be exempt from the land requirements set forth in [sub]sections A and B, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

(b) Residential developments with less than five acres of land and between 10 and 20 dwelling units. These developments may be exempt from the one-half acre minimum requirement for recreation areas, but may be required to provide a lesser amount as recommended by the City Council. The City shall require a full or partial donation in lieu of a full or partial dedication of land.

(c) Residential phases. Phases or sections within developments that are commonly owned or commonly proposed for development shall not be considered as individual residential developments qualified for exemptions under this [sub]section.

(2) Amount of cash donation. The total amount of cash-in-lieu of active recreation open space shall be equivalent to the appraised pre-improvement value of the land area required. The appraised pre-improvement value shall be based upon an appraisal of the subject property completed at the applicant's expense within six months prior to the date of request for consideration of cash in lieu of recreation area. If the City and/or the applicant do not agree on the land value estimate established by the appraisal, a new appraisal shall be performed by an independent third-party professional real estate appraiser at the applicant's expense. This appraisal shall be awarded on a competitive bid basis to a qualified, certified appraiser that submits the lowest bid. The City shall manage the bid process.

(3) Separate recreation account. The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

(4) Payment of cash donation. One hundred percent cash donation provided under this [sub]section shall be collected prior to issuing the first building permit for the development.

F. Construction phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that 100% of the recreation and open space areas shall be completed prior to issuing building permits for the final 20% of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

[Ord. No. 2022-06, 1-24-2022]

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, November 18, 2025 @ 6:00 p.m.
City Council Hearing: Monday, November 24, 2025 @ 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.

City Council has the option to approve or deny the application. All ordinances under consideration shall be written in the affirmative whereby the Council votes to approve the measure by voting yes (adopts the Ordinance) or not approve the measure by voting no (denial). This form of writing is not intended to influence any decision of City Council:

ORDINANCE 2025-19
Application MJSP 126-2025 / 609 Walnut, LLC
Applicant & Owner: 609 Walnut, LLC
872 Walker Road, Suite A
Dover, DE 19904
Application Type: Preliminary Major Subdivision
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 Residential District
Present Use: One (1) Single-family Detached Dwelling and Vacant Land
Proposed Use: Major Subdivision – Six (6) Single-family Semi-Detached Dwellings
Two (2) Single-family Detached Dwellings
Area and Location: 1.44 +/- acres located along the east side of N.
Walnut Street between NE Sixth Street and NE Seventh Street.
Tax Map & Parcel: MD-16-183.06-03-02.00, 03.00 & 04.00

WHEREAS, the applicant/owners of the property as above described propose to subdivide three existing parcels containing a single-family detached dwelling, vacant land, and a planned duplex into eight (8) parcels containing two (2) single-family detached dwellings and six (6) single-family semi-detached dwellings as shown on the provided preliminary major subdivision plans; and

WHEREAS, the application is consistent with the requirements of the Code of the City of Milford Zoning and Subdivision Chapters and the Construction Standards and Specifications; and

WHEREAS, the City of Milford Planning Commission has considered the application at a Public Hearing where public comment was permitted on Tuesday, November 18, 2025; and

WHEREAS, Milford City Council held a Public Hearing on Monday, November 24, 2025, allowing for additional review and public comment at which time a final determination was made.

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 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: November 10, 2025
Planning Commission Review & Public Hearing: November 18, 2025
City Council Public Hearing: November 24, 2025
Effective: Ten Days Following Adoption by City Council

Additional information may be obtained by contacting Rob Pierce in the Planning Department at either 302.424.8396 or RPierce@milford-de.gov.

103125

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THE CITY of Milford DELAWARE

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TO: Mayor and Council

VIA: Christopher Coleman, City Manager

FROM: Willis Shafer, Public Works Director and Brian Jester, Refuse Supervisor

DATE: November 12, 2025

RE: Proposed Holiday Refuse Collection Change

Background

Currently, the City of Milford provides holiday yard waste, trash and recycling collection. This requires paying staff both their holiday pay and overtime wages. This practice cost the City of Milford taxpayers $27,720 in 2024, and this amount will continue to increase every year. Most municipalities have eliminated bulk, yard waste, trash and recycle collection on holidays to save resources and allow staff to observe holidays with their family members. The following municipalities, Dover, Lewes, Harrington and Kent County have eliminated holiday collections from their programs.

Proposal

The following is the holiday collection proposal which would eliminate collection on a holiday but would not reduce service:

Yard waste collection on a Monday holiday would be collected the following day, on Tuesday. Bulk pick-up would not be scheduled for a Monday holiday, which is our current practice.

Trash and recycling on a scheduled City holiday would be collected the following day. Example, if a holiday falls on a Wednesday, collection will occur the following day, on a Thursday. If a holiday falls on a Friday, collection will occur on Saturday, Saturday collection would require overtime.

Plan for approval and implementation

Received Public Works and Utilities Committee approval

City Council discussion and seeking approval

Public education and awareness through a mailer, Utility Newsletter, social media, website postings and City council meetings.

2026 Schedule

Type of collection	Scheduled collection date	Revised collection date	# of routes	Cost savings
Refuse/recycle	January 1 (Thurs)	January 2 (Fri)	2	$2,500
Yard waste	January 19 (Mon)	January 20 (Tues)	2	$2,500
Yard waste	February 16 (Mon)	February 17 (Tues)	2	$2,500
Refuse/recycle	April 3 (Fri)	April 4 (Sat)	1	no savings
Yard waste	May 25 (Mon)	May 26 (Tues)	2	$2,500
Refuse/recycle	June 19 (Fri)	June 20 (Sat)	1	no savings
Yard waste	September 7 (Mon)	September 8 (Tues)	2	$2,500
Refuse/recycle	November 11 (Wed)	November 12 (Thurs)	2	$2,500
Refuse/recycle	November 26/27 (Thurs/Fri)	November 28 (Sat)	2	no savings
Refuse/recycle	December 24/25(Thurs/Fri)	December 26 (Sat)	2	no savings

Proposed annual savings

There will be a cost savings of $2,500 with every holiday collection that is deferred to the following day, unless the following day falls on a Saturday. For this proposal during the 2026 calendar year, the estimated savings is approximately $15,000

Staff recommendation

Staff recommend that City Council approve the elimination of holiday collection with the understanding that there will be no reduction of service and that yard waste and refuse/recycle will be picked up the following day after any City holiday.

Public Works Department

November 24th, 2025

Holiday Refuse Collection Schedule Modification



ılate by Matheus Casella Santis

Without Reduction in Service



The City of Milford provides holiday yard waste, trash and recycling collection. This requires paying both their holiday pay and overtime wages.

late by Matheus Casella Santis



This practice costs the City of Milford taxpayers $27,720 in 2024 and this amount will increase every year.



The Following municipalities have eliminated holiday collections from their programs:

Dover, Lewes, Harrington and Kent County.

Template by Matheus Casella Santis

Proposal



The following is the holiday collection proposal which would eliminate collection on holidays, but would not reduce service:

- Yard waste collection on a Monday would be collected the next day on Tuesday.
- Trash and recycling on a scheduled City holiday would be collected the following day.

plate by Matheus Casella Santis

2026 Schedule



Type of Collection	Scheduled Collection Date	Revised Collection Date	# of Routes to be Collected	Cost Savings
Refuse/Recycle	January 1 (Thurs)	January 2 (Fri)	2	$2,500
Yard Waste	January 19 (Mon)	January 20 (Tues)	2	$2,500
Yard Waste	February 16 (Mon)	February 17 (Tues)	2	$2,500
Refuse/recycle	Apil 3 (Fri)	April 4 (Sat)	1	No Savings
Yard Waste	May 25 (Mon)	May 26 (Tues)	2	$2,500
Refuse/recycle	June 19 (Fri)	June 20 (Sat)	1	No Savings
Yard Waste	September 7 (Mon)	September 8 (Tues)	2	$2,500
Refuse/recycle	November 11 (Wed)	November 12 (Thurs)	2	$2,500
Refuse/recycle	November 26 (Thurs/Fri)	November 27 (Sat)	2	No Savings
Refuse/recycle	December 24/25 (Thurs/Fri)	December 26 (Sat)	2	No Savings

plate by Matheus Casella Santis

Plan

Public Information & awareness methods:

- Mailer
- Utility Newsletter
- Social Media
- Website Posting
- City Council Meetings



Questions?



CHRISTOPHER T. COLEMAN, ICMA-CM
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: Mayor and City Council
From: Christopher T. Coleman
Jamesha C. Williams
Date: November 13, 2025
Re: Delaware Paid Leave – Family and Medical Leave Insurance Program

EXECUTIVE SUMMARY

Staff recommend that City Council approve the City to pay employees 80% of wages (up to $900 per week) in accordance with State law for Delaware Paid Leave in the event the Family and Medical Leave Insurance Program (the "Program") has a delay accepting claim applications on January 1, 2026.

BACKGROUND AND DETAIL

The City hosted a presentation by the Division of Paid Leave (the "Division") on Tuesday, October 7, 2025, for all Milford employees. During the presentation, the Division expressed uncertainty with respect to questions raised on timing and development of the claims portal, advertised to begin on January 1, 2026. The Program has committed to financial support for Delaware workers when the program "goes into full effect when employees are able to submit claims applications on January 1, 2026," though mandatory contributions began on January 1, 2025. If the claims portal is unable to accept claims on time, the Program will not provide financial support, which will adversely impact several employees who have family medical leave approved starting January 2026.

Under the new State law, employees will be required to initiate their claim via the portal which has a workflow feature to route to the various agencies for review and to make a claim decision.

PROGRAM OVERVIEW

Delaware Paid Leave, which is often called Paid Family Medical Leave (or "PFML" for short), helps ensure Delaware workers have financial support if they need to take a leave of absence from their job due to the following:

- A serious health condition that impacts them (medical leave) or a family member (family caregiver leave)
- A family member's overseas military deployment (qualified exigency leave)
- Welcoming a new child to their family (parental leave)

Delaware Paid Leave allows employees to take paid time off with peace of mind—knowing that they have a job to return to and that their employer cannot retaliate against them for taking leave.

RECOMMENDATION

Staff recommend that City Council approve the interim solution if the claims portal is not available on January 1, 2026. If the claims portal is not available by March 1, 2026, the City may entertain quotes from two private insurance plans approved by the State to administer Delaware Paid Leave as a permanent solution in accordance with State law.

Sincerely,

Christopher T. Coleman, ICMA-CM
City Manager

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

What is Delaware Paid Leave?

This program offers paid leave to workers who have been employed at their current company for:

- At least one year, and
- Have worked at least 1,250 hours in the past year.

It's an insurance policy that provides paid leave, based on the federal Family Medical Leave Act (FMLA). Under this new program, employees will get up to 80% of their wages (up to $900 per week) for the following events:



Parental Leave

Care for a new child.
(Up to 12 weeks per year)

Medical Leave

Address your own serious illness or injury.
(Up to six weeks every 24 months)



Family Caregiver Leave

Care for a close family member with a serious health condition.
(Up to six weeks every 24 months)

Qualified Exigency

Assist while a loved one is on an overseas military deployment.
(Up to six weeks every 24 months)



Employees are limited to a maximum of 12 total weeks per year for any type of leave.



Call 302-761-8375 or visit de.gov/paidleave for more information.

DELAWARE DEPARTMENT OF LABOR
Division of Paid Leave

Paid Family and Medical Leave

PFML Insurance Program

Employee Presentation

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

DELAWARE DEPARTMENT OF LABOR
Division of Paid Leave

Why:



Why:

No Leave or Unpaid Leave

The federal Family and Medical Leave Act (FMLA) started in 1993. It provides:

- **Unpaid Leave:** there is no income-replacement benefit in FMLA
- **Job Protections**: you are guaranteed a job "like yours" when you return
- **Anti-Retaliation**: your boss can not retaliate because you took leave
- **50 or more Employees**: businesses with less than 50 employees are excluded

Back in 1993, it was more common for families to have "emergency savings". Today, 1 in 3 Americans do not have anything set aside for a "rainy day".

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

What:

4 types of leave, 3 lines of coverage

Paid Family Medical Leave is really a bundle of separate categories of Leave:

- **Parental Leave**: To care for a new child (Birth, adoption, or fostering)
- **Medical Leave**: To address the employee's own serious health condition
- **Family Caregiver Leave**: To care for a family member (Child, spouse, or parent)
- **Qualified Exigency**: To deal with issues from an overseas military deployment

Family Caregiver and QE Coverage are packaged together.

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

How Much:

Delaware Paid Leave offers workers 80% of weekly wages (up to $900) for:

- Bonding with a new child (up to 12 weeks every year)
- Care for a family member with a serious illness or injury (6 weeks every 2 years)
- The employee's own serious health condition (6 weeks every 2 years)
- Issues that arise from an overseas military deployment (6 weeks every 2 years)

No more than 12 weeks of combined Leave in 12 months.

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

How:

3 Ways to Take Paid Leave

Employees can take their available weeks of coverage in three different ways:

- **Consecutive Leave**: Taking the whole leave at one time
- **Reduced Schedule Leave**: When the employee takes leave in a different pattern than they normally work (for instance, instead of 5 days / 40 hours per week, 4 hours / day every other day)
- **Intermittent Leave**: To care for a family member (Child, spouse, or parent)

FMLA allows employees to take intermittent leave up to one hour.
Our plan requires a minimum of one full day for intermittent leave.

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

Cost:

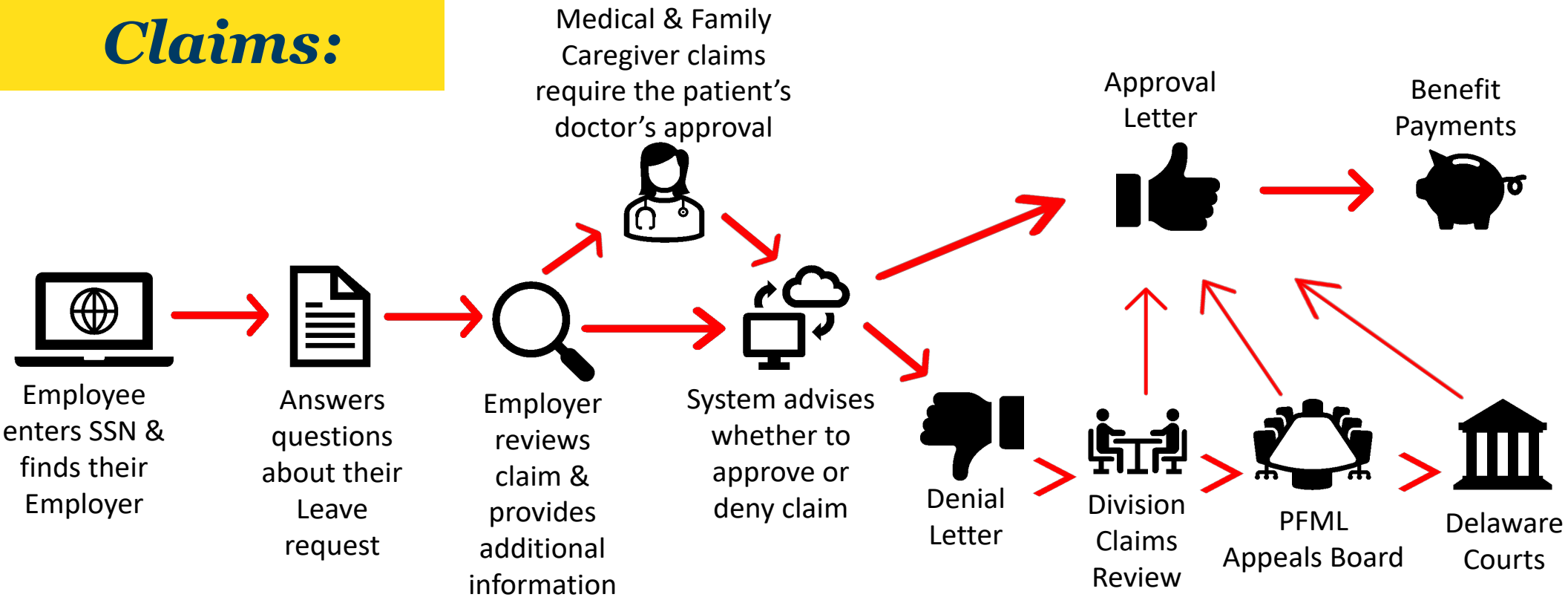
0.8% of covered wages

- Employers can have employees contribute up to 50% of that 0.8% of FICA wages, as a paycheck deduction.
  - For every $50k in salary, it comes out to $400 per year ($200 per year if you split the contribution with the employee).
- Employers are responsible for the full amount.

Medical Leave	0.40%
Parental Leave	0.32%
Family Caregiver/QE	0.08%
All Lines	**0.80%**

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

Claims:

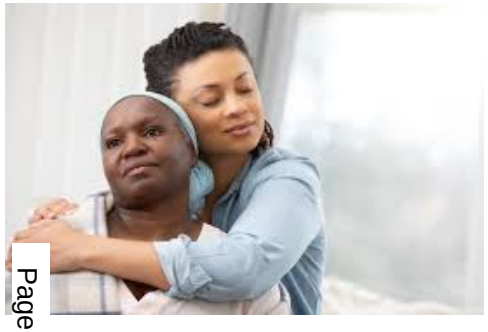


DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

Result:

Let's you breathe a little easier

Paid Leave is not going to make things easier, but we hope that it makes the big changes in your life a little less stressful.









DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

Questions:

Division of Paid Leave

Christopher.Counihan@Delaware.gov
302-338-8430

General Information

302-761-8375
PFML@Delaware.gov
DE.gov/PaidLeave or DE.gov/LaborFirst

DELAWARE
Paid Leave
Family and Medical Leave Insurance Program

PUBLIC WORKS DEPARTMENT
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 City Councilmembers
From: Tony Chipola, Electric Director
Subject: Pole Attachment Agreement with IQ Fiber (OpCo DE), LLC
Date: November 18, 2025

This memorandum requests the Council's authorization, via Resolution, for the Mayor to execute the finalized Pole Attachment Agreement (the "Agreement") between the City of Milford Electric Utility and IQ Fiber (OpCo DE), LLC.

Background
The City of Milford Electric Utility owns and maintains a network of utility poles that support the distribution of electricity throughout our service area. Recently, **IQ Fiber (OpCo DE), LLC** (hereinafter referred to as "the Applicant"), a fiber optic telecommunications company, approached the Utility seeking authorization to place its fiber optic communication lines on our poles.

In accordance with best practices and regulatory guidance, the Utility drafted a comprehensive Pole Attachment Agreement to govern this relationship. The Agreement is designed to:

1. Ensure the continued safety and operational reliability of the Utility's electric distribution system.
2. Establish clear procedures and standards for the Applicant's installation, maintenance, and removal of its attachments.
3. Create a standardized, non-discriminatory, and compensatory fee structure for the use of public assets.

FINANCIAL AND COMMUNITY BENEFITS
The execution of this Agreement provides significant benefits to both the Utility and the community:

1. Revenue Generation: The pole rental fees will provide a new, passive revenue source, helping to offset the operational costs of maintaining the pole infrastructure.
2. Infrastructure Support: Authorizing this attachment supports the expansion of high-speed fiber optic services within Milford, contributing to local economic development and enhancing essential communications access for residents and businesses.
3. Risk Mitigation: Formalizing the terms via a robust agreement minimizes the Utility's legal and operational risk by ensuring safety standards, liability protection, and clear right-of-way management.

RECOMMENDATION
Staff recommends that the Council authorize the Mayor to execute the Pole Attachment Agreement with IQ Fiber (OpCo DE), LLC

LICENSE AGREEMENT
FIBER OPTIC TELECOMMUNICATIONS CABLE

THIS LICENSE AGREEMENT, made this _____ day of _____, 2025, by and between THE CITY OF MILFORD (MILFORD), an incorporated municipality located in the State of Delaware and IQ Fiber (OpCo DE), LLC, created under the laws of the State of Delaware, hereinafter called Licensee.

WITNESSETH THAT:

WHEREAS, Licensee proposes to install certain facilities in the City of Milford and will need to erect and maintain aerial fiber optic communication facilities and associated appliances for the telecommunications facilities only (referred to collectively herein as Licensee's facilities) throughout said areas in order to furnish such service, and desires to attach said cables and appliances to certain of Milford's poles and

WHEREAS, to the extent that it may lawfully do so, Milford is willing to permit Licensee to attach its facilities to Milford's poles where, in the sole judgment of Milford, such use will not interfere with Milford's own requirements, including considerations of safety and economy, and will not interfere with the terms of licenses previously granted by Milford to other parties for the use of City of Milford's poles.

NOW THEREFORE, in consideration of the premises and of the payments to be made by Licensee to Milford as hereinafter set forth, Milford hereby gives its permission to Licensee to attach its facilities upon certain of Milford's poles, subject to the terms, conditions, and covenants contained in this Agreement all of which are hereby specifically agreed to by Licensee namely:

1. Procedure For Attachment of Licensee's Facilities

When Licensee desires to attach to poles owned by Milford, Licensee will request permission from Milford by submitting a pole attachment application via the online portal. Such application will include drawings showing location, numbers, and type of proposed attachments to said Milford poles as well as preliminary inspection drawings depicting current attached equipment per pole. The preliminary inspection will indicate equipment type, owner, height from ground, and any other relevant data for all equipment below the system neutral.

Upon receiving a completed pole attachment application by Licensee to Milford of Licensee's desire to install facilities on a pole or poles of Milford, Milford will determine the changes, if any, required to make each pole accommodate the proposed Licensee's facilities thereon and an estimate the cost of such changes to be paid by Licensee. The decision to replace an existing pole as part of such change will be within Milford's sole discretion, with due regard for the requirements of Paragraph #3 of this agreement.

(a) An application fee of $200 shall be paid with the application and shall include an additional fee of $10.50 per pole for a Milford representative to compile a preliminary inspection of the poles in order to determine any make-ready requirements. The inspection fee shall be paid in advance and included with the application for attachment to Milford's poles.

(b) Milford shall complete its make-ready inspection in accordance with a work schedule mutually agreed to between the parties and notify Licensee of the estimated cost of such changes. The estimated cost of such changes shall be paid to Milford prior to the make-ready being completed.

(c) Upon completion of the changes, Milford shall deliver to Licensee a statement of the actual cost of making such changes. If the actual cost is greater than the estimated cost, Licensee shall promptly pay Milford the difference between the estimated and the actual cost. If the actual cost is less than the estimated cost, Milford shall promptly refund to Licensee the difference.

(d) "Cost", as used in this section and elsewhere in this Agreement, shall include:

(i) all expenses incurred by Milford in performing the work required, including without limitation, the cost of preliminary survey and inspections, materials, labor, engineering, supervision, and other charges, both direct and indirect, customarily charged to any work project under the standard accounting practices of Milford, and

(ii) all costs of replacement, if any, relocation and rearrangement of poles and the facilities of Milford thereon, together with the cost of relocation and rearrangement of the facilities of others, if any, at that time lawfully occupying such poles, in order to accommodate Licensee's facilities. If a pole must be replaced in making changes necessary to accommodate Licensee's facilities, the cost of replacement shall be calculated by Milford according to the following formula:

Cost of new pole in place, plus cost of removal of existing pole, plus cost of transferring existing facilities from old pole to new pole, minus the calculated credit for the used life value of the old pole replace, minus salvage value of the old pole, if any. Poles that are 15 years or more in age shall be deemed to have no salvage value.

2. Licensee's Equipment

(a) Description: Licensee shall file with Milford a written memorandum describing each item of equipment for which Licensee desires approval from Milford for attachment to Milford's poles. No equipment may be attached without Milford's consent, and Licensee specifically agrees that the use of any item of equipment shall be subject to all the terms, conditions and covenants of this agreement.

(b) Attachment of Licensee's Facilities: Licensee shall have the right to attach its facilities to Milford's poles solely in accordance with the terms and conditions of this Agreement, the facilities attached to any of Milford's poles is limited to not more than one cable, associated equipment, and appliances for its telecommunication facilities. Licensee shall reapply, as provided for in Paragraph 1, and pay an additional pole attachment rental, for any additional cables or future attachments including but not limited to, over-lashing or the use of standoff brackets, to Milford's poles. Licensee will be responsible for tagging each attachment to ensure proper identification of said fiber optic facility.

3. Regulation of Licensee's Facilities

Licensee's facilities shall be used and its attachments shall be made and maintained by Licensee in accordance with the requirements and specifications of the latest edition of the National Electrical Safety Code in effect from time to time, with Milford's regulations and specifications, and those of any public regulatory body having jurisdiction over Milford, and in a manner that will not conflict with Milford's use of its poles and facilities or with the use of Milford's pole by other parties under present or future licenses to use such poles.

4. Annual Payment Per Pole

The Annual Payment per pole payable by Licensee to Milford shall be $23.77. Licensee shall pay Milford the Annual Payment per Pole for the first year hereunder prorated through December 31 from the effective date of this Agreement. Payment shall be made based on the number of poles for which Licensee has permission to attach on the date of the effective agreement and each anniversary date hereof.

(a) Annual pole rental fee prorated for each full month from permit date to December 31. In the event the Licensee shall default in the payment of the Annual Rent per Pole or in any other terms and conditions of this Agreement, and said default shall continue for a period of thirty days past the date License receives written notification for Licensee to cure said default, Milford may terminate this Agreement forthwith by notifying the Licensee in writing of such termination. Payments are subject to a penalty of 1 1/2% per month on the amount due but not paid within 30 calendar days from the date of invoice. In the event collection of any past due payment requires Milford to bring legal action, Milford shall be entitled to recover all reasonable costs and expenses of the suit, including, but not limited to, all attorney fees.

5. Surrender by Licensee

If Licensee gives up and surrenders the use of any pole or poles prior to the expiration of any one year period under this Agreement, the entire rental for such pole or poles for the year shall be considered earned and shall be retained by Milford.

6. Removal at Milford's Request

Should the use of any pole or poles by Licensee be discontinued at the request of Milford, a proportionate abatement of any rent paid in advance for the use of such pole or poles shall be made as of the end of the month in which such use is discontinued at the request of Milford, and Licensee shall have no other or further claim or right against Milford by reason of any discontinued use.

7. Term

The term of this Agreement shall be for one year after the effective date, and thereafter on a year-to-year basis unless cancelled by either party giving the other party 3 months advance written notice.

8. Termination Upon Action of Third Party

During the first year or at any time, upon notice from Milford to Licensee that the use of Milford's poles is forbidden by municipal or other public authorities, or that property owners on whose land the poles are located object to Milford's or Licensee's use, or upon notice from any public regulatory body that it has acquired jurisdiction of the operations of Licensee, the Agreement shall immediately terminate, and Licensee shall forthwith discontinue the occupancy of all poles and shall remove its facilities there from at its own expense, and upon Licensee's failure to do so, Milford shall have the right to cause such discontinuance and removal at Licensee's expense, and no liability shall inure to Milford on account of such discontinuance and/or removal. In the event of a termination of this Agreement pursuant to this Paragraph, rent paid in advance shall be abated as provided in Paragraph #6.

9. Changes in Licensee's Facilities

Licensee shall not at any time make any changes in the location, size, or number of its attachments on Milford's poles without applying for a permit and obtaining Milford's written approval.

10. Facilities of Milford and Third Parties

Licensee shall not interfere with nor disturb the facilities of Milford or the facilities of any other person or company occupying any pole or poles of Milford, under present or future grants for such occupancy, unless permission in writing is first obtained from Milford, and all other licensees with attachments on the poles.

11. Assignment

Licensee shall not assign, transfer nor sublet any of the privileges described in this Agreement without prior consent in writing of Milford. However, that Licensee may by providing written notice to Milford assign this entire Agreement to any wholly owned subsidiary of Licensee.

12. Licenses and Permits

Nothing herein contained shall be construed to confer upon Licensee any rights of property in the poles of Milford, nor to constitute a guarantee to Licensee of permission from municipal or other public authorities or property owners to occupy the poles of Milford. On the contrary, prior to installing its facilities as herein provided, Licensee shall obtain (and shall maintain for as long as required) any or all necessary permits and permission from each municipal or public authority having jurisdiction in the premises and from all property owners affected, giving Licensee (and Milford where necessary) permission to install.

13. Indemnification

Licensee agrees to indemnify and save harmless Milford from and against any and all claims, expenses, losses and liability for damage, including destruction to any property (including Milford's property) or injuries (including death) to any person that results from, arises out of or is connected in any way with Licensee's occupancy of Milford's poles or any act including negligent acts, of Licensee, its employees or agents. The claims, expenses, losses and liability for which Licensee hereby indemnifies Milford shall include those for worker's compensation, those brought against Licensee by its own employees or agents and those for personal injury, including death or property damage, including destruction, resulting directly or indirectly from the proximity or contact of Licensee's facilities with energized facilities of Milford.

14. Insurance

Licensee shall at all times maintain in force liability insurance, with an insurance company satisfactory to Milford, in an amount not less than one million dollars ($1,000,000.00) per occurrence, combined single limit for bodily injury and property damage, three million dollars ($3,000,000.00) aggregate. This insurance shall be suitably endorsed to reflect the interest of Milford therein. Licensee shall also carry such insurance as will protect it from all claims under any worker's compensation laws in effect that may apply to Licensee. All insurance companies shall submit to Milford certificates confirming the insurance coverage of Licensee and state that the company will not cancel or change any policy of insurance issued to Licensee except after thirty days prior notice to Milford. Collectively the certificates shall show that such companies have insured Licensee for all liabilities of Licensee under this agreement, specifically including those set forth in Paragraph #13 above.

15. Inspections

Milford shall have the right at any time and from time to time inspect Licensee's facilities for the purpose of determining that Licensee is fully complying with this Agreement and that Licensee's facilities are not interfering with the facilities of Milford or of any other person lawfully occupying the poles of Milford. Licensee shall reimburse Milford for all expenses incurred by Milford in making said inspections. Milford shall be under no obligation to make any such inspections nor shall any liability or responsibility attach to Milford for not making such inspections or for the failure of Milford to discover or to correct conditions discovered during such inspections or to notify Licensee of such conditions.

16. Pole Counts

In addition to its right to conduct inspections under Paragraph #15 above, Milford shall have the right at any time and from time-to-time conduct periodic pole counts to identify the number of and specifically to which of Milford's poles Licensee's facilities are attached. The entire cost of the pole count shall be borne by the Licensee.

If Licensee has attached its facilities to a pole or poles of Milford not identified pursuant to Paragraphs #1 and 2, Milford shall have the right to require Licensee to remove its facilities from said pole or poles within ten (10) business days. If Milford so directs Licensee, and Licensee fails immediately to remove its facilities from said poles at Licensee's expense and Licensee shall prompt reimburse Milford for its costs in doing so. Milford shall have no liability to Licensee with respect to Licensee's facilities removed by Milford under this Paragraph. Regardless of which party removes such unauthorized facilities, Licensee shall make immediate payment to Milford of back rent for prior unauthorized use of Milford's pole or poles as set forth below.

Alternatively, if Licensee has attached its facilities to a pole or poles of Milford not identified pursuant to Paragraphs #1 and 2, Milford shall have the right to permit Licensee's facilities to remain attached to said pole or poles subject to immediate payment of a $50.00 service fee for each such pole plus back rent for prior use of said pole or poles calculated as set forth below. Additionally, Licensee must, within ten business days of notification of such unauthorized attachment, make application to Milford as outlined in the aforementioned Section I and all the terms and conditions of this agreement shall be met.

Back rent shall be calculated for purposes of this agreement as the total of the Annual Payment per Pole that Licensee would have made for use of Milford's pole or poles, if such use had been authorized hereunder, retroactive to the date such use began if known, or if not known, then to the date of the most recent pole count conducted by Milford or the date of this Agreement whichever is later. Licensee shall pay interest on this back rent to the extent permitted by law. If Milford elects to permit Licensee to leave its facilities attached to said poles but Licensee fails to make the payments of the service fee and back rent required under this Paragraph within a reasonable period

of time, Milford shall then have the option to exercise its rights under this Paragraph either to require Licensee to remove its facilities from said pole or poles, or to remove the facilities itself, at Licensee's expense and without liability to Licensee. Exercise by Milford of this right shall not relieve Licensee of the obligation to make such payment.

17. Default

If Licensee shall fail to comply with any of the provisions of this Agreement or default in any of its obligations hereunder, including, without limitation, the failure to pay the Annual Payment per Pole as provided herein, or any fees or penalties and shall fail within thirty calendar days after written notice from Milford to correct any such failure to comply or default, Milford may, at its option, forthwith cancel this Agreement. In such event, Milford shall have the right to cause the removal of Licensee's facilities from Milford's poles. Milford shall bill the costs of removal to Licensee and Licensee shall promptly reimburse Milford for such costs. Prepaid rentals of Licensee shall be retained by Milford as liquidated damages in part for such failure to comply or default and shall not be applied against costs of removal.

18. Removal or Abandonment by Licensee

Licensee agrees to notify Milford in writing immediately upon the removal by Licensee of any of its facilities from any pole or poles of Milford. If Licensee abandons its use of any or all of its facilities covered by this agreement, Licensee shall immediately remove from Milford's poles all of the facilities so abandoned. If Licensee fails to do so, Milford may remove the abandoned facilities at Licensee's expense and Licensee shall promptly reimburse Milford for its costs in doing so. Milford shall have no liability to Licensee with respect to Licensee's facilities removed by Milford under this Paragraph.

19. Succession

This agreement shall extend to and bind the successors and assigns of the parties hereto.

20. No Waiver

The Failure of Milford to enforce or insist upon compliance with any of the terms or conditions of this agreement shall not constitute a waiver of relinquishment of any failure to comply or default, and Milford shall have the right at any time to enforce strictly any and all of the terms, conditions and covenants of this agreement, regardless of its prior failure to do so.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

ATTEST:

_____
Katrina White
City Clerk

CITY OF MILFORD

BY:_____
F. Todd Culotta
Mayor, City of Milford

ATTEST:

_____
Corporate Secretary

IQ FIBER (OPCO DE), LLC

BY: _____
Ted Schremp
President and CEO

HELLO

Milford, DE Presentation
November 24, 2025



IQ FIBER

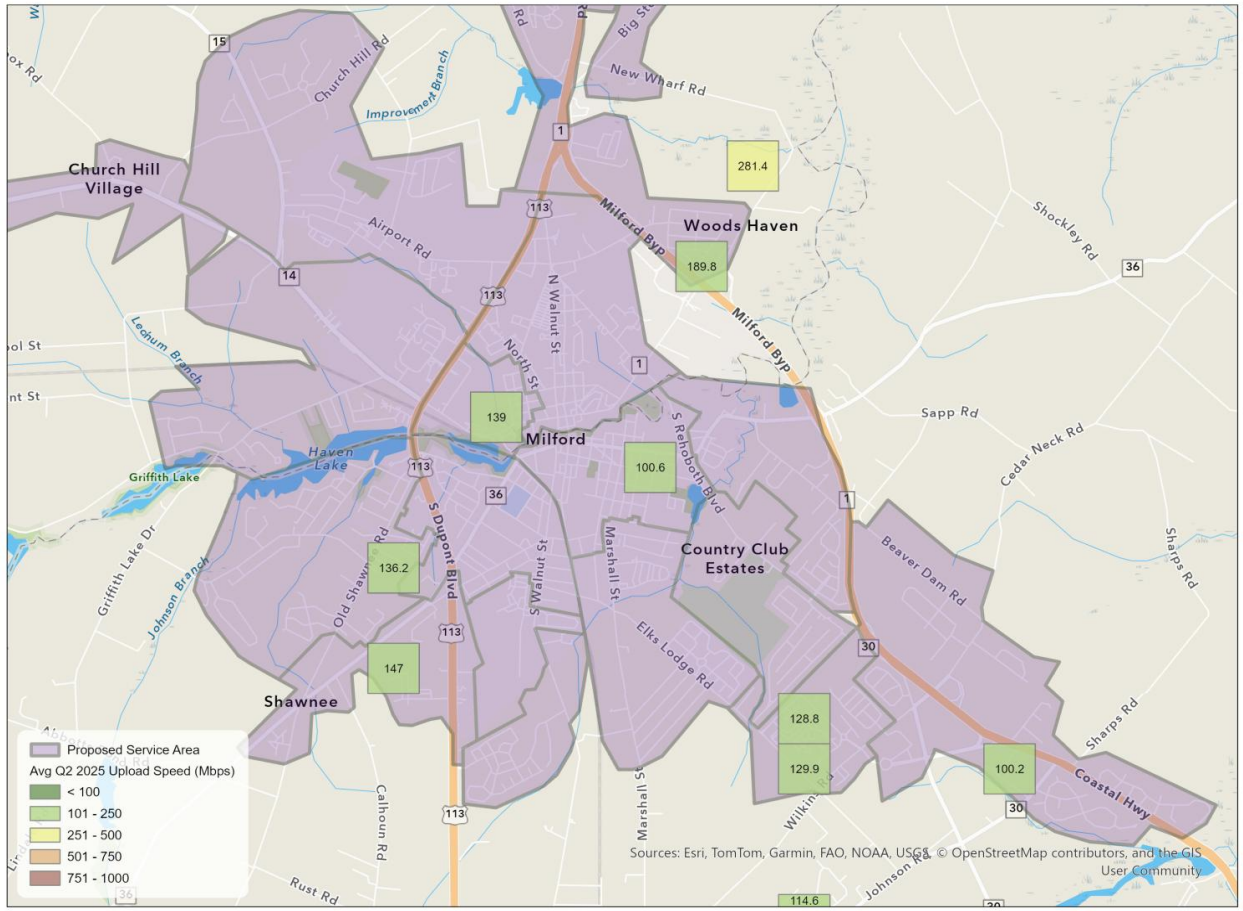
IQ FIBER PROPRIETARY AND CONFIDENTIAL

Bringing Highspeed Fiber Optic Internet to the Residents of Milford, DE



IQ FIBER

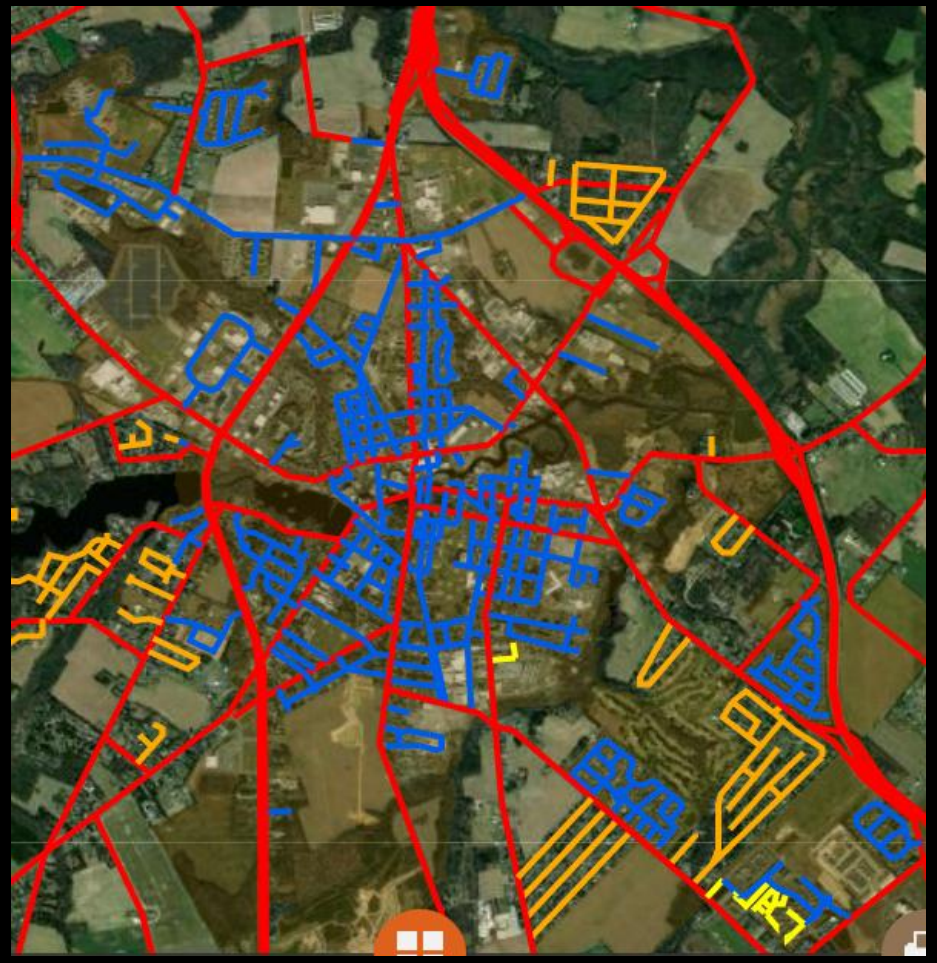
Milford, DE Upload Speeds



Highlighted Speed Tests:
Show upload speeds of less than 100Mbs for Milford, DE

IQ FIBER

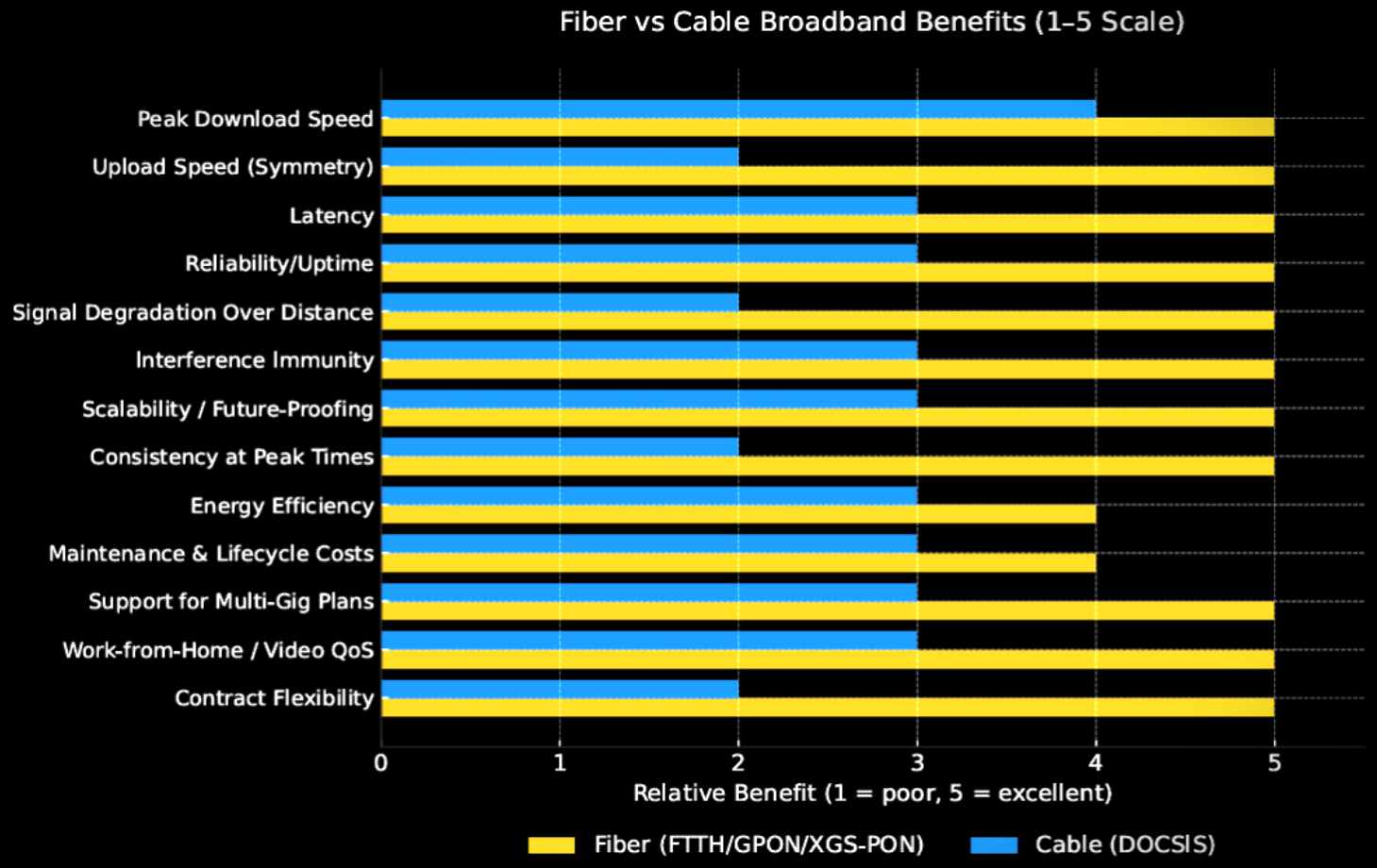
IQ Fiber Milford Construction



- Buried fiber optic cable
- Ability to service 100% passed homes
- Will compete for all customers
- Locally supported
- Community partnership
- Best practices – State of the Art Network

IQ FIBER

Nothing Beats an IQ Fiber Optic Connection



IQ FIBER

Switching to Fiber Broadband

Comcast Pricing = ***No Synchronous Bandwidth, Teaser Pricing, Install Fees***

Speed (Down/Up)	Install Fee	Monthly Price	Teaser Price	Notes
300 / 41 Mbps	$100	$80	$50	Teaser 1st 12 months
500 / 41 Mbps	$100	$95	$65	Teaser 1st 12 months
1000 / 41 Mbps	$100	$110	$80	Teaser 1st 12 months
1200 / 41 Mbps	$100	$140	$110	Teaser 1st 12 months

IQ FIBER

IQ Fiber The Smarter Choice in Bandwidth

IQ Fiber Pricing = ***Fully Synchronous Bandwidth, No Teaser Pricing, No Install Fees***

Speed (Down/Up)	Install Fee	Monthly Price	Teaser Price	Notes
250 / 250 Mbps	$0	$65	None	No contract
500 / 500 Mbps	$0	$75	None	No contract
1000 / 1000 Mbps	$0	$85	None	No contract
2000 / 2000 Mbps	$0	$95	None	No contract
5000 / 5000 Mbps	$0	$125	None	No contract

IQ FIBER

Milford NOTIFICATION OF PRE-CONSTRUCTION

- Engage with the Community
- Pre-Construction Door Hangers
- IQ Fiber team in the Neighborhood
- Construction is the first impression – we make it a great one!



IQ FIBER

A Smarter Internet Choice

CONSTRUCTION STARTS SOON

IQ Fiber is a 100% fiber-optic network that offers super fast, whole-home WiFi for one flat price and no surprises.

During Construction Phase:

We will make every effort to minimize the disruption to your neighborhood.

Our construction crews will install either underground or aerial fiber cables in the utility right-of-way easement and access vaults during daylight hours. This work will require digging access holes and directional underground boring to install the conduit paths. We've worked with local authorities to obtain permits and permissions to deploy network in the utility easements.

Underground utility locating firms will be painting lines and placing small flags to mark utilities. Please do not remove the flags, as it is state law that they remain in place during construction. The paint is water-based and will fade away, and all flags will be removed at the completion of construction. We suggest watering the sod after construction crews leave so that it may grow back. We appreciate your patience and understanding.

For more information and FAQs, please visit IQFiber.com/construction.



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The fastest speeds available, no matter how many devices in your household are connected

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IQ Fiber Optic Construction Methods





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IQ is a community partner

IQ builds trust and positive brand recognition through community partnerships

Some Recent Examples from around the IQ communities

- Bulle Rock Veterans Appreciation Brunch
- Havre de Grace First Friday Sponsor
- Chesapeake Beach Customer Appreciation and Information Event
- Rock Hall Pirates and Wenches Sponsor
- Havre de Grace Christmas Parade Participant and Sponsor
- Elkton Maryland Christmas Parade Participant and Sponsor
- Elkton Maryland Cookie Contest – *First Prize*

IQ FIBER

Milford has a new fiber-optic internet solution.

- Strong executive team with deep telecom experience and proven ability to deliver a superb customer experience.
- Backed by a powerful financial partner:

SDC CAPITAL PARTNERS

- Building a Delaware based team to run operations locally.
- We will partner with Milford for key sponsorships and community engagement





IQ FIBER

IQ FIBER PROPRIETARY AND CONFIDENTIAL

We’re making headlines

IQ Fiber bringing residential fiber optic internet service to Atlantic Beach, San Marco

Alexandria Mansfield
Florida Times-Union

COMMUNITY CALENDAR | PHOTO GALLERIES | ISSUE ARCHIVES | VIRTUAL NEWSPAPER | ADVERTI

IQ Fiber announces residential internet deployment in San Marco

BUSINESS



JAX DAILY RECORD

Atlantic Beach to be serviced by 10 gigabit internet service

Yahoo! News
News | US | Oct 21, 2023 · 3:57 PM

IQ Fiber launches 5 Gigabit service for Jacksonville customers

... IQ Fiber launches 5 Gigabit service for Jacksonville customers



Clay Today
News | US | Nov 22, 2023 · 9:26 AM

IQ Fiber celebrates offering service in Orange Park with ‘Smarter Choice Cavalcade’

... , popcorn and IQ Fiber swag. IQ Fiber is celebrating the activation of its 100% fiber-optic network in the Town of Orange Park. IQ Fiber ...



Mainstreet Daily News

IQ Fiber to celebrate start of customer service with Fiberhood event

IQ Fiber to celebrate start of customer service with Fiberhood event ... IQ Fiber will hold a Gainesville Fiberhood celebration on May 6 to mark...

Apr 29, 2024



Capacity Media

IQ Fiber boosts footprint with ThinkBig Networks acquisition

IQ Fiber, a provider of 100% fibre-optic internet, has entered into a definitive agreement to acquire ThinkBig Networks, a Maryland-based...

1 month ago

World News
News | US | Sep 20, 2023 · 12:48 PM

Jax-based IQ Fiber named fastest internet on First Coast

Jax-based IQ Fiber named fastest internet on First Coast ...

MAGAZINE

IQ Fiber Gives Underserved Jacksonville, Florida, Market New Gigabit Hope

May/June 2022 •

By Sean Buckley | Broadband Communities

STORIES / NEWS

Jax-based IQ Fiber announces first neighborhood for service

Gainesville Sun
https://www.gainesville.com · Apr 12, 2024

IQ Fiber fiber-optic internet service Gainesville Florida

IQ Fiber's new **fiber-optic internet** service in Gainesville to go live later this month. Alan Festo. **Gainesville Sun**. A Jacksonville-based ...

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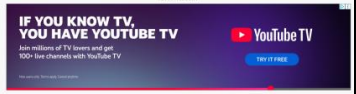
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IQ Fiber Launches Service in Savannah, Georgia $50 Million Fiber Internet Project to Serve First Customers

Staff Report From Georgia CEO

Friday, July 11th, 2025

Tampa Bay Times



NEWS / BUSINESS

Fiber optic internet provider launches $50M network in St. Petersburg

IQ Fiber believes it can help customers avoid internet outages during storms by burying the cables underground.

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