

2008-02-05

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Wickersham

2. Location (please be specific): Proposed entrance is on Johnson Rd (Rd 207) approx. ¼ mi south/west of Coastal Highway (Rt 1) Milford, DE. The site borders Rt. 1 for approx. 1,220 ft between Johnson Rd and Lady Slipper Ln.

3. Parcel Identification #: 3-30-16.00-5.00

4. County or Local Jurisdiction Name: City of Milford

5. Owner's Name: CCM-Koelig L. L. C

Address: 4600 New Linden Hill Rd

City: Wilmington

State: DE

Zip: 19808

Phone: 302-998-9463

Fax: 302-998-2926

Email: ksfarrar@aol.com

6. Applicant's Name: CCM-Koelig L. L. C

Address: 4600 New Linden Hill Rd

City: Wilmington

State: DE

Zip: 19808

Phone: 302-998-9463

Fax: 302-998-2926

Email: ksfarrar@aol.com

7. Project Designer/Engineer: Ramesh C. Batta Associates, P. A.

Address: 4600 New Linden Hill Rd

City: Wilmington

State: DE

Zip: 19808

Phone: 302-998-9463

Fax: 302-998-2926

Email: rbatta@rcbatta.com

8. Please Designate a Contact Person, including phone number, for this Project: Ramesh Batta PE, PLS 302-998-9463

Information Regarding Site:

9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Subdivision of single property to 205 lots with townhomes and other improvements associated with residential development	
11. Area of Project(Acres +/-): 40.69	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. None known	
14. Present Zoning: R-3	15. Proposed Zoning: N/A
16. Present Use: farm	17. Proposed Use: Townhouse district
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: As of 2005 most of the property was being actively farmed with some undisturbed forested areas.	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 30,750 GPD How will this demand be met? City of Milford system	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 205 Gross Density of Project: 5.04 Net Density 16.87 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:
Number of renter-occupied units: 0
Number of owner-occupied units: 205

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units 205

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 1%
Square Feet: 16,070+/-

Proposed Use: % of Impervious Surfaces: 33%
Square Feet: 577,390+/-

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 10.5714 acres How much forest land will be removed? 5.6850 acres

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres 3.4650+/-

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : There will be a stormwater management pond constructed within 100' of the centerline of the stream.</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Vegetated swales, wet stormwater ponds and an infiltration basin</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Existing perennial stream</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 19.1117+/- Acres 832,736+/- Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 15.7784+/- acres What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? There is space provided for both active and passive recreation, stormwater management, and habitat preservation (buffering the wetlands).</p> <p>Where is the open space located? Much of it is around the perimeter of the site, with an additional large parcel in the center of the site. There are also a few small parcels scattered throughout the site.</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Necessary road improvements, extension of utilities</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1180

What percentage of those trips will be trucks, excluding vans and pick-up trucks? approx 3%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. There is a single connection to Johnson Rd (DE Road 207), which is currently a 2-lane road with approx 16' lanes.

40. Will the street rights of way be public, private, or town? Town

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. The property is bounded on the N/E by Route 1 and on the S/W by wetlands; there can not be any connection to future development beyond those boundaries. The developer is willing to attempt connections to future developments on the other boundaries.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

Buildings/Structures (house, barn, bridge, etc.)

Sites (archaeological)

Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Start construction in 2009

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

- LEGEND**
- ☐ STAPLEFORD BRANCH
 - WETLAND BOUNDARY/WETLANDS
 - WETLANDS BUFFER (50' TYP)
 - EXISTING TOPOGRAPHY/CONTOURS
 - PROPOSED TOPOGRAPHY/CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - TREELINE TO BE REMOVED
 - ⊕ EXISTING TREE TO BE REMOVED
 - EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - BUILDING RESTRICTION LINE
 - SWALE LINE
 - 55 PROPOSED LOT NUMBER
 - 5 NUMBER OF PROPOSED PARKING SPACE
 - PROPOSED CURB, SIDEWALK AND RAMP
 - PROPOSED SANITARY SEWER

SANITARY SEWER SCHEDULE						
MH ID	TOP ELEV.	INV. ELEV.	TO MH	PIPE ID	PIPE LENGTH	PIPE SLOPE
9	22.25	13.01				
		18.11	SP 9-1	8	9	239
9-1	24.66	19.42	9	9-1	264	0.00552
9-1-1	25.01	19.68	9-1	9-1-1	49	0.00510
9-1-2	28.00	20.68	9-1-1	9-1-2	200	0.00500
9-2	25.33	19.83	9-1	9-2	80	0.00500
9-2-1	28.26	23.83	9-2	9-2-1	400	0.01000
9-3	26.80	20.71	9-2	9-3	175	0.00500
9-4	26.61	21.36	9-3	9-4	130	0.00500
9-5	28.20	22.51	9-4	9-5	230	0.00500
9-6	28.33	24.01	9-5	9-6	300	0.00500
10	22.35	14.20	9	10	200	0.00595
11	20.06	16.20	10	11	399	0.00501
12	23.23	19.00	11	12	279	0.01003
12-1	25.94	21.00	12	12-1	400	0.00500
13	26.72	22.10	12	13	307	0.01010
13-1	27.29	22.60	13	13-1	100	0.00500
13-2	28.28	23.50	13-1	13-2	180	0.00500
14	27.42	23.52	13	14	284	0.00500
14-1	28.01	22.80	14	14-1	138	0.00500
15	28.36	24.52	14	15	200	0.00500



LANDS OF DELAWARE
 STATE TAX MAP NO. 3-30-16.00-4.00
 JUST AGREEMENT OF D.R. 647-455 526.64
 11.00-11.00-6.00

N.O.F. THOMAS W. BENNETT, Sr.
 TAX MAP NO. 3-30-16.00-1.02
 D.R. 2747-263

N.O.F. MICHAEL A. WHALEY
 TAX MAP NO. 3-30-16.00-6.00
 D.R. 1902-145

N.O.F. EFREM R. & JANE E. JONES
 TAX MAP NO. 3-30-16.00-6.01
 D.R. 2864-066

N.O.F. HENRY H. HOUGHENS
 TAX MAP NO. 3-30-16.00-7.00
 D.R. 2521-073

PRELIMINARY GENERAL DEVELOPMENT PLAN WICKERSHAM

CITY OF MILFORD SUSSEX COUNTY DELAWARE
 SCALE: 1" = 50'
 DECEMBER 7, 2007

BATTA

RAMESH C. BATTA ASSOCIATES, P.A.
 CONSULTING ENGINEERS PLANNERS LAND SURVEYORS

4600 NEW LINDEN HILL ROAD SUITE 102 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808
 PHONE: (302) 998-9463 FAX: (302) 998-2926

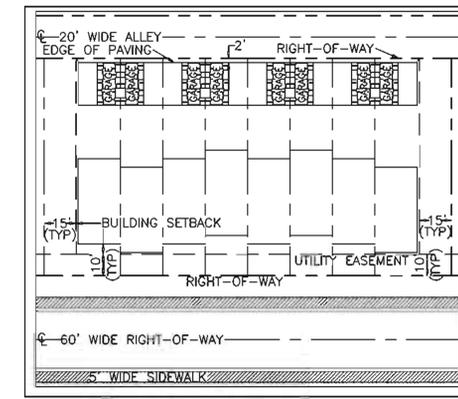
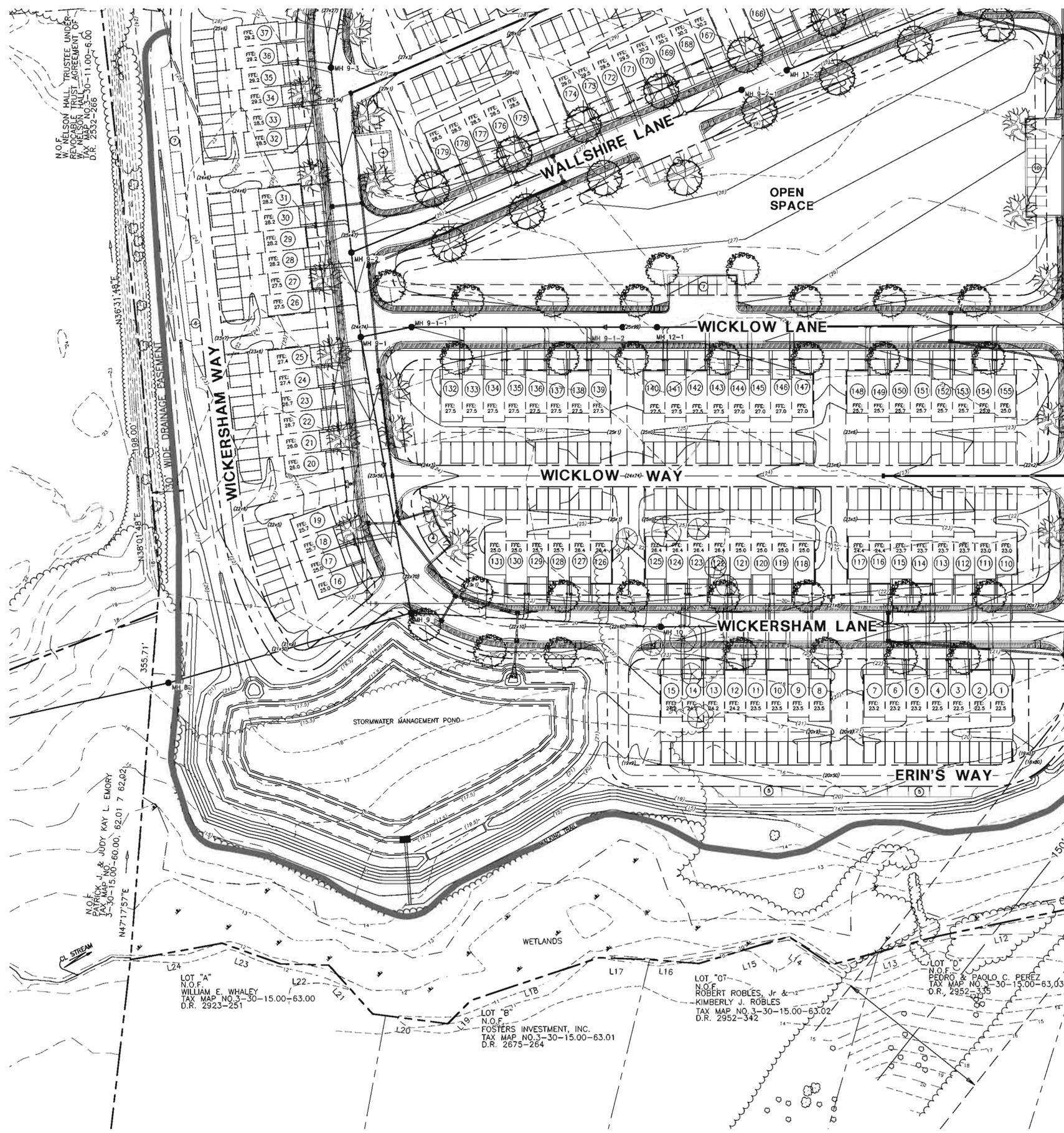
20169 OFFICE CIRCLE SUITE 112 GEORGETOWN PROFESSIONAL PARK GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-2581 FAX: (302) 856-0974

APPROVED BY: _____ PROJECT NUMBER: 89560 PLAN NUMBER: C-18013 SHEET: 3 of 24

NOTE: SEE SHEET 5 FOR LATERAL SCHEDULE

NO.	DATE	REVISION (COMMENT)	BY

RAMESH C. BATTA ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN AND/OR ELECTRONIC FILE WITHOUT WRITTEN AUTHORIZATION.



- LEGEND**
- STAPLEFORD BRANCH
 - WETLAND BOUNDARY/WETLANDS
 - WETLANDS BUFFER (50' TYP)
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 - BUILDING RESTRICTION LINE
 - SWALE LINE
 - ⊙ 55 PROPOSED LOT NUMBER
 - ⊙ 5 NUMBER OF PROPOSED PARKING SPACES
 - PROPOSED CURB, SIDEWALK AND RAMP
 - PROPOSED SANITARY SEWER
 - PROP. WATER MAIN, VALVE, HYDRANT

SANITARY SEWER SCHEDULE

MH ID	TOP ELEV.	INV. ELEV.	TO MH	PIPE ID	PIPE LENGTH	PIPE SLOPE
9	22.25	13.01	8	9	239	0.00502
9-1	24.66	19.42	9	9-1	264	0.00552
9-1-1	25.01	19.68	9-1	9-1-1	49	0.00510
9-1-2	26.00	20.68	9-1-1	9-1-2	200	0.00500
9-2	25.33	19.83	9-1	9-2	80	0.00500
9-2-1	28.26	23.83	9-2	9-2-1	400	0.01000
9-3	26.80	20.71	9-2	9-3	175	0.00500
9-4	26.61	21.36	9-3	9-4	130	0.00500
9-5	28.20	22.51	9-4	9-5	230	0.00500
9-6	28.33	24.01	9-5	9-6	300	0.00500
10	22.35	14.20	9	10	200	0.00595
11	20.06	16.20	10	11	399	0.00501
12	23.23	19.00	11	12	279	0.01003
12-1	25.94	21.00	12	12-1	400	0.00500
13	26.72	22.10	12	13	307	0.01010
13-1	27.29	22.60	13	13-1	100	0.00500
13-2	28.28	23.50	13-1	13-2	180	0.00500
14	27.42	23.52	13	14	284	0.00500
14-1	28.01	22.80	14	14-1	138	0.00500
15	28.36	24.52	14	15	200	0.00500

N.O.F. SOBY HALL TRUSTEE UNDER REV. NELSON HALL AGREEMENT OF TAX MAP NO. 3-30-11.00-6.00 D.R. 2532-268

N.O.F. PAVICKS, J. & JUDY KAY L. ENORY TAX MAP NO. 3-30-15.00-60.00, 62.01 7 62.02 D.R. 2923-251

LOT "A" N.O.F. WILLIAM E. WHALEY TAX MAP NO. 3-30-15.00-63.00 D.R. 2923-251

LOT "B" N.O.F. POSTERS INVESTMENT, INC. TAX MAP NO. 3-30-15.00-63.01 D.R. 2675-264

LOT "07" N.O.F. ROBERT ROBLES, JR. & KIMBERLY J. ROBLES TAX MAP NO. 3-30-15.00-63.02 D.R. 2952-342

LOT "08" N.O.F. PEDRO & PAOLO C. PEREZ TAX MAP NO. 3-30-15.00-63.03 D.R. 2952-335

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PRELIMINARY GENERAL DEVELOPMENT PLANS WICKERSHAM

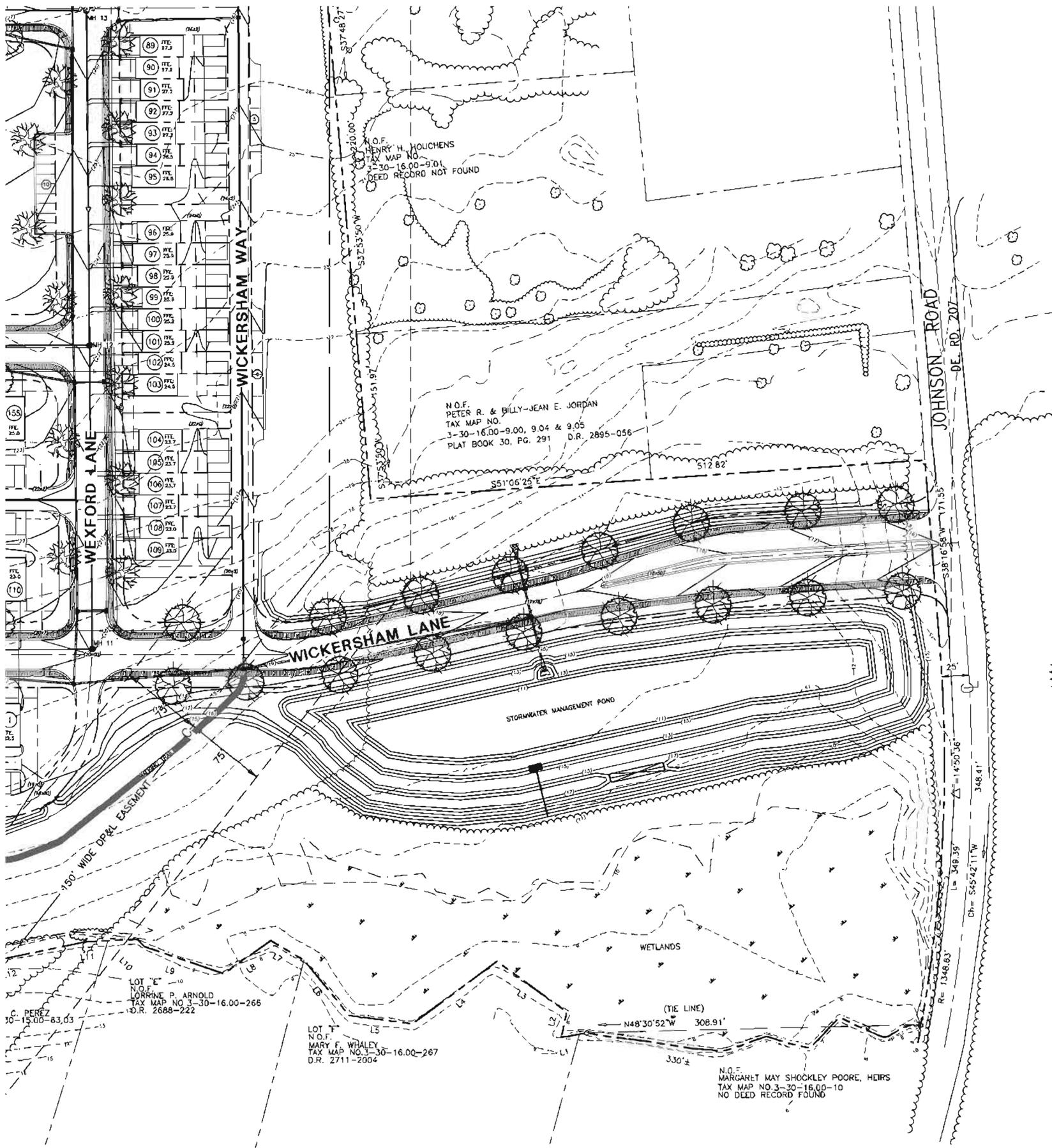
CITY OF MILFORD SUSSEX COUNTY DELAWARE
SCALE: 1" = 50'
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APPROVED BY: PROJECT NUMBER: 89560 PLAN NUMBER: C-18013 SHEET: 4 of 24



SANITARY SEWER LATERAL SCHEDULE

LOT NO.	F.F. ELEV.	LATERAL INVERT @ MAIN	STATION TO D/S MH
1	22.5	15.70	2+99
2	22.5	15.88	2+95
3	22.5	15.50	2+59
4	22.5	15.48	2+55
5	23.2	15.30	2+19
6	23.2	15.28	2+15
7	23.2	15.10	1+79
8	23.5	14.92	1+43
9	23.5	14.74	1+07
10	23.5	14.72	1+03
11	23.5	14.54	0+67
12	24.2	14.52	0+63
13	24.2	14.34	0+27
14	24.2	14.32	0+23
15	24.2	14.13	2+24
16	25.0	13.23	0+19
17	25.0	13.42	0+74
18	25.7	13.44	0+78
19	25.7	13.64	1+14
20	26.0	13.81	1+45
21	26.9	14.01	1+81
22	26.7	14.03	1+85
23	26.7	14.23	2+21
24	27.4	14.25	2+25
25	27.4	14.45	2+61
26	27.5	14.36	1+06
27	27.5	14.22	0+32
28	27.5	14.03	1+85
29	28.2	19.97	0+28
30	28.2	19.99	0+31
31	28.2	20.17	0+68
32	28.5	20.36	1+06
33	28.5	20.54	1+42
34	29.2	20.56	1+46
35	29.2	20.69	1+71
36	29.2	20.73	0+04
37	29.2	20.90	0+37
38	29.5	21.05	0+67
39	29.5	21.23	1+03
40	29.5	21.25	1+07
41	29.5	21.34	1+25
42	29.0	21.64	0+55
43	29.0	21.66	0+59
44	29.0	21.84	0+95
45	29.0	21.86	0+99
46	29.0	22.04	1+35
47	29.0	22.06	1+39
48	29.5	22.40	2+07
49	29.5	22.42	2+11
50	29.5	22.60	0+17
51	29.5	22.62	0+21
52	30.2	22.80	0+57
53	30.2	22.82	0+61
54	30.2	23.00	0+97
55	30.2	23.02	1+01
56	30.0	23.36	1+69
57	30.0	23.38	1+73
58	30.0	23.56	2+09
59	30.0	23.58	2+13
60	30.0	23.76	2+49
61	30.0	23.78	2+53
62	30.0	23.96	2+89
63	30.0	23.98	2+93
64	31.0	24.28	1+51
65	31.0	24.14	1+23
66	31.0	24.12	1+19
67	31.0	23.92	0+80
68	31.0	23.90	0+76
69	30.2	24.51	1+98
70	30.2	24.49	1+94
71	30.2	24.31	1+58
72	30.2	24.29	1+54
73	29.5	24.11	1+18
74	29.5	24.09	1+14
75	29.5	23.91	0+78
76	29.5	23.89	0+74
77	29.0	23.55	0+06
78	29.0	23.50	2+79
79	29.0	23.35	2+50
80	29.0	23.33	2+46
81	29.7	23.15	2+10
82	29.7	23.13	2+06
83	29.7	22.79	1+38
84	29.7	22.77	1+34
85	29.7	23.59	0+98
86	29.7	22.57	0+94
87	29.0	22.39	0+58
88	29.0	22.37	0+54
89	27.2	21.74	2+71
90	27.2	21.70	2+67
91	27.2	21.11	2+11
92	27.2	21.26	2+27
93	27.2	20.93	1+91
94	26.5	20.89	1+87
95	26.5	20.53	1+51
96	25.3	20.17	1+15
97	25.9	19.81	0+80
98	25.9	19.77	0+76
99	25.9	19.40	0+40
100	25.2	19.36	0+36
101	25.2	19.06	0+06
102	24.5	18.95	2+75

ALL LATERALS SHALL BE 6" P.V.C. WITH A 2% MINIMUM SLOPE

SANITARY SEWER LATERAL SCHEDULE

LOT NO.	F.F. ELEV.	LATERAL INVERT @ MAIN	STATION TO D/S MH
103	24.5	18.59	2+39
104	23.7	18.24	2+04
105	23.7	17.88	1+68
106	23.7	17.84	1+64
107	23.7	17.68	1+28
108	23.0	17.44	1+24
109	23.0	17.08	0+88
110	23.0	16.89	3+37
111	23.0	16.72	3+04
112	23.7	15.79	3+00
113	23.7	15.52	2+64
114	23.7	15.30	2+60
115	23.7	15.32	2+24
116	24.4	15.30	2+20
117	24.4	15.12	1+84
118	25.0	14.94	1+48
119	25.0	14.76	1+12
120	25.0	14.74	1+08
121	25.0	14.56	0+72
122	26.4	14.54	0+68
123	26.4	14.22	0+32
124	26.4	14.20	0+28
125	26.4	14.16	2+29
126	26.4	13.97	1+91
127	26.4	13.79	1+55
128	25.7	13.77	1+51
129	25.7	13.59	1+15
130	25.0	13.57	1+11
131	25.0	13.39	0+75
132	27.5	19.94	0+51
133	27.5	19.96	0+55
134	27.5	20.14	0+91
135	27.5	20.16	0+95
136	27.5	20.34	1+31
137	27.5	20.36	1+35
138	27.5	20.54	1+71
139	27.5	20.56	1+75
140	27.5	20.95	3+90
141	27.5	20.93	3+86
142	27.5	20.75	3+50
143	27.5	20.73	3+46
144	27.0	20.55	3+10
145	27.0	20.53	3+06
146	27.0	20.35	2+70
147	27.0	20.33	2+66
148	25.7	19.99	1+98
149	25.7	19.97	1+94
150	25.7	19.79	1+58
151	25.7	19.77	1+54
152	25.7	19.59	1+18
153	25.7	19.57	1+14
154	25.0	19.39	0+78
155	25.0	19.37	0+74
156	30.0	22.39	0+58
157	30.0	22.57	0+94
158	30.0	22.59	0+98
159	30.2	22.91	0+61
160	30.2	22.93	0+65
161	30.2	23.11	1+01
162	30.2	23.13	1+05
163	29.5	23.31	1+41
164	29.5	23.33	1+45
165	29.5	23.51	1+81
166	29.5	23.53	1+85
167	30.2	23.84	3+81
168	30.2	23.80	3+77
169	30.2	23.24	3+41
170	30.2	23.20	3+37
171	29.5	22.84	3+01
172	29.5	22.80	2+97
173	29.5	22.44	2+61
174	29.0	22.40	2+57
175	28.5	21.88	2+05
176	28.5	21.52	1+69
177	28.5	21.48	1+65
178	28.5	21.12	1+29
179	28.5	21.08	1+25
180	28.5	21.44	0+16
181	28.5	21.63	0+53
182	28.5	21.65	0+57
183	28.5	21.83	0+93
184	28.2	21.85	0+97
185	28.2	22.03	1+33
186	28.2	22.05	1+37
187	28.2	22.23	1+73
188	29.5	22.41	2+09
189	29.5	22.59	0+15
190	29.5	22.61	0+19
191	29.5	22.79	0+55
192	30.2	22.81	0+59
193	30.2	22.99	0+95
194	30.2	23.01	0+99
195	30.2	23.19	1+35
196	30.5	23.37	1+71
197	30.5	23.55	2+07
198	30.5	23.57	2+11
199	30.5	23.75	2+47
200	30.5	23.77	2+51
201	30.2	24.29	1+54
202	30.2	24.11	1+18
203	29.5	24.09	1+14
204	29.5	23.91	0+78
205	29.5	23.89	0+74

ALL LATERALS SHALL BE 6" P.V.C. WITH A 2% MINIMUM SLOPE

- LEGEND**
- STAPLEFORD BRANCH
 - WETLAND BOUNDARY/WETLANDS
 - WETLANDS BUFFER (50' TYP)
 - EXISTING TOPOGRAPHY/CONTOURS
 - PROPOSED TOPOGRAPHY/CONTOURS
 - EXISTING TIE LINE
 - PROPOSED TIE LINE
 - TIE LINE TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - BUILDING RESTRICTION LINE
 - SMALL LINE
 - PROPOSED LOT NUMBER
 - NUMBER OF PROPOSED PARKING SPACE
 - PROPOSED CURB, SIDEWALK AND RAMP
 - PROPOSED SANITARY SEWER
 - PROP. WATER MAIN, VALVE, HYDRANT

SANITARY SEWER SCHEDULE

MH ID	TOP ELEV.	INV. ELEV.	TO MH	PIPE ID	PIPE LENGTH	PIPE SLOPE	
9	22.25	13.01	18 11 SP 9-1	8	9	239	0.005502
9-1	24.68	19.42	9	9-1	264	0.00552	
9-1-1	25.01	19.68	9-1	9-1-1	49	0.00510	
9-1-2	26.00	20.68	9-1-1	9-1-2	200	0.005500	
9-2	25.33	19.83	9-1	9-2	80	0.005000	
9-2-1	28.28	23.83	9-2	9-2-1	400	0.010000	
9-3	26.80	20.71	9-2	9-3	175	0.005500	
9-4	26.81	21.36	9-3	9-4	130	0.005500	
9-5	26.20	22.51	9-4	9-5	230	0.005500	
9-6	28.33	24.01	9-5	9-6	300	0.005500	
10	22.35	14.20	9	10	200	0.00595	
11	20.06	16.20	10	11	399	0.00501	
12	23.23	19.00	11	12	279	0.01003	
12-1	25.84	21.00	12	12-1	400	0.005000	
13	26.72	22.10	12	13	307	0.01010	
13-1	27.29	22.60	13	13-1	100	0.005000	
13-2	26.28	23.50	13-1	13-2	180	0.005000	
14	27.42	23.52	13	14	284	0.005000	
14-1	28.01	22.60	14	14-1	138	0.005000	
15	28.36	24.52	14	15	200	0.005000	

PRELIMINARY GENERAL DEVELOPMENT PLAN WICKERSHAM

CITY OF MILFORD SUSSEX COUNTY DELAWARE
 SCALE: 1" = 50'
 DECEMBER 7, 2007

BATTA

RAMESH C. BATTA ASSOCIATES, P.A.
 CONSULTING ENGINEERS PLANNERS LAND SURVEYORS

4600 NEW LINDEN HILL ROAD SUITE 102 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808
 PHONE: (302) 586-9463 FAX: (302) 586-2926

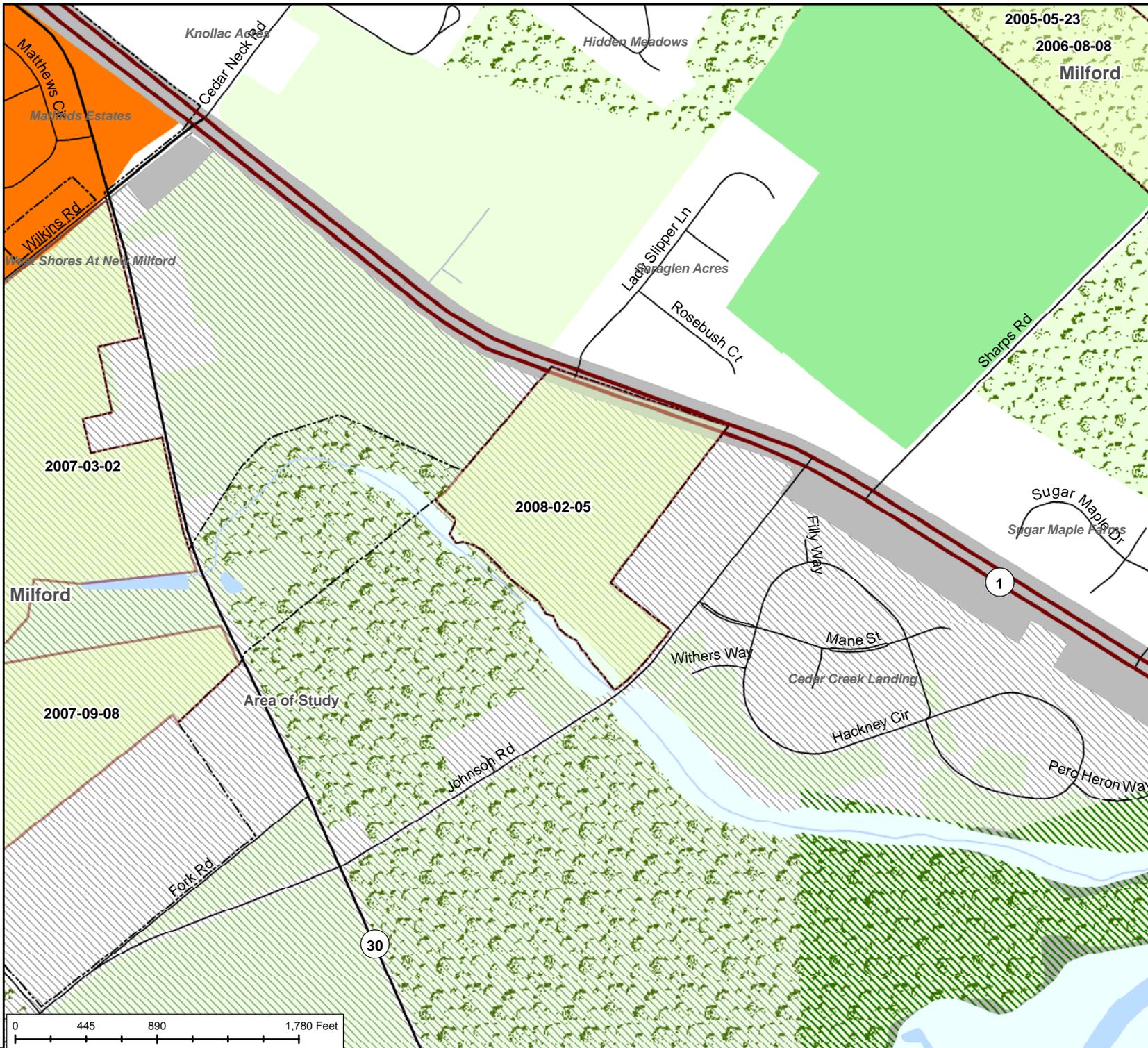
20169 OFFICE CIRCLE SUITE 112 GEORGETOWN PROFESSIONAL PARK GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-2581 FAX: (302) 856-0974

APPROVED BY: PROJECT NUMBER: 89560 PLAN NUMBER: C-18013 SHEET: 5 OF 24

NO.	DATE	REVISION (COMMENT)	BY

Preliminary Land Use Service (PLUS)

Wickersham
2008-02-05



- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

2005-05-23

2006-08-08

Milford

2007-03-02

2008-02-05

Milford

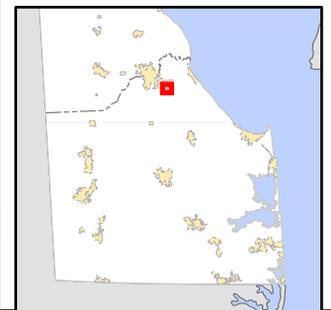
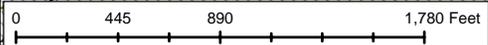
2007-09-08

Area of Study

1:10,000



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Preliminary Land Use Service (PLUS)

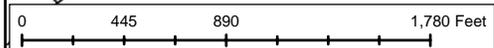
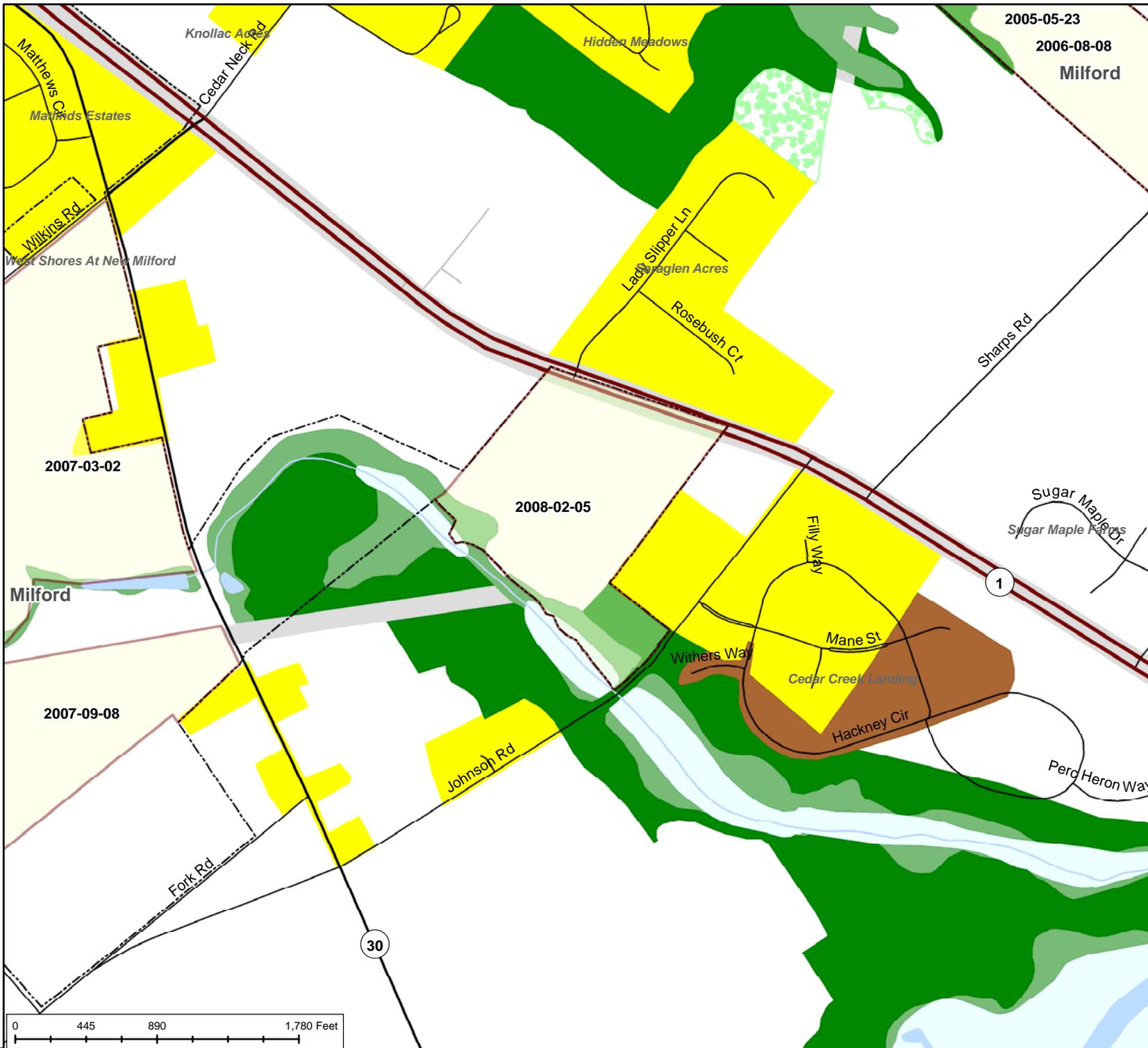
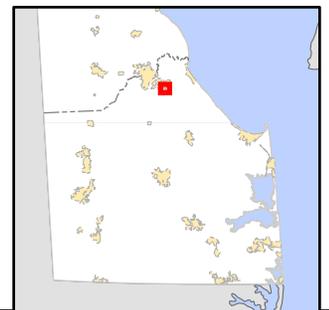
Wickersham
2008-02-05

-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

1:10,000



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Preliminary Land Use Service (PLUS)

Wickersham
2008-02-05

-  Project Areas
-  Municipalities

2006 Orthophotography
courtesy of USDA NAIP.



1:3,489



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