Preliminary Land Use Service

Application Form

Submitted Time:
February 21, 2024 8:56 AM

PLUS ID: 2024-03-01

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: 975 E. Masten Circle
County: Kent County **Municipality:** Milford
Description of PLUS project/plan:
Proposed flex space of warehouse and office consisting of four buildings in a limited industrial park.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 5-16-183.00-01-02.00-00001

Project Location: 975 E. Masten Circle, Milford, DE

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

PUGS 2, LLC C/O James Grant
1813 North Franklin Street
Wilmington, DE 19807
Phone: (302) 656-7776
Email: james@grantroofing.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Alan Decktor
Phone: (302) 684-8030
Email: ADecktor@pennoni.com
Fax: (302) 684-8030

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **9.66**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **I-1**
Proposed Zoning for this project: **I-1**

Land Use Information

Present Use for this project area: **vacant**
Proposed Use for this project: **Proposed Flex-Style warehouse and office space**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial:
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **130,024**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	6.32	Yes	6.32

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
collection and conveyance to pre-planned stormwater management area in existing industrial park.

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:

What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
unknown

Road Connectivity Details

Will this project connect to State maintained roads? **No**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
not recommended due to existing zoning designation and use.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

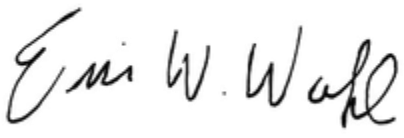
Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

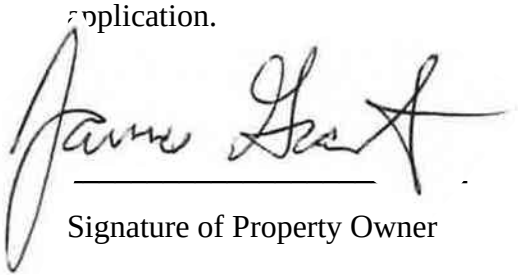
Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: 975 E Masten Circle

Project ID (to be completed by OSPC): 2024-03-01

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.



Signature of Property Owner

2024-02-21

Date

James Grant

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

975 E. MASTEN CIRCLE
PRELIMINARY SITE PLAN SET
TAX MAP: 5-16-18300-01-0200-0001
LOT 15, WEST MILFORD INDUSTRIAL PARK
CITY OF MILFORD, KENT COUNTY, DE

PREPARED FOR:

OWNER/DEVELOPER

PUGS 2, LLC

1813 N. FRANKLIN STREET

WILMINGTON, DE 19899

302-656-7776

SITE DATA TABLE

1.	TAX MAP NUMBER:	5-16-183.00-01-02.00-00001
2.	DEED/PLAT REFERENCE:	DEED REFERENCE: DB 12279, PG 37
3.	OWNER / DEVELOPER NAME:	PUGS 2, LLC
4.	OWNER / DEVELOPER ADDRESS:	1813 N. FRANKLIN STREET WILMINGTON, DE 19899
5.	SITE ADDRESS:	975 E. MASTEN CIRCLE MILFORD, DELAWARE 19963 MILFORD HUNDRED, KENT COUNTY
6.	EXISTING ZONING: PROPOSED ZONING:	I-1 (LIMITED INDUSTRIAL DISTRICT) I-1 (LIMITED INDUSTRIAL DISTRICT)
7.	PRESENT USE:	VACANT - UNDISTURBED LOT
8.	PROPOSED USE:	PROPOSED 'FLEX STYLE' WAREHOUSE SPACE /OFFICE
9.	REQUIRED SETBACKS (B.R.L.): FRONT - SIDE - REAR -	(I-1) 75 FEET 40 FEET 45 FEET
10.	TOTAL AREA (GROSS): MINIMUM LOT AREA: MINIMUM LOT WIDTH:	9.66± ACRES 2 ACRES 150 FT
11.	NET DEVELOPMENT AREA:	9.66± AC.
12.	BUILDING HEIGHT:	50' MAX ALLOWED [PROPOSED 25'±]
13.	PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162.B):	
	REQUIRED SPACES:	INDUSTRIAL, MANUFACTURING OR WHOLESALING ESTABLISHMENT: (1 PER 2 EMPLOYEES ON THE SHIFT OF THE GREATEST EMPLOYMENT, PLUS 1 PER 200 SQUARE FEET OF FLOOR AREA DEVOTED TO SALES) PHASE 1 BUILDING A: 10,088 SQ.FT.- 2 SPACES BUILDING B: 136 SQ.FT. - 1 SPACES PHASE 2 BUILDING C: 42,000 SQ.FT. - 2 SPACES BUILDING D: 42,000 SQ.FT. - 2 SPACES GENERAL OFFICE: 1 SPACE PER 250 SF OF GFA PHASE 1 BUILDING A: 10,000 SQ.FT.- 50 SPACES BUILDING B: 9,800 SQ.FT.- 49 SPACES PHASE 2 BUILDING C: 8,000 SQ.FT.- 40 SPACES BUILDING D: 8,000 SQ.FT.- 40 SPACES
	PROVIDED SPACES:	187 SPACES (8 ADA SPACES INCLUDED)
14.	WATER SUPPLY:	PUBLIC WATER - CITY OF MILFORD
15.	SEWER SUPPLY:	PUBLIC SEWER - CITY OF MILFORD
16.	ELECTRIC PROVIDER:	CITY OF MILFORD (PROPOSED LOADS TO BE DETERMINED)
17.	NATURAL GAS PROVIDER:	TO BE DETERMINED
18.	SOURCE WATER PROTECTION: CHAPTER 4.4	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA
19.	STATE INVESTMENT AREA (2020):	LEVEL 1
20.	LONGITUDE AND LATITUDE: STATE PLANE COORDINATES:	SITE BENCHMARK: CAPPED ROD AT SOUTHWEST PROPERTY CORNER LONGITUDE: W 75° 26' 37.64" W 75° 26' 46.06" LATITUDE: N 38° 55' 28.50" N 38° 55' 26.90" BENCHMARK: 6002 6005
21.	WETLAND AREA:	NO WETLANDS FOUND ONSITE
22.	PROPOSED DISCHARGE LOCATION:	ON SITE STORMWATER MANAGEMENT SHALL BE PROVIDED TO MANAGE ALL IMPERVIOUS COVER ABOVE 60%. STORMWATER SHALL BE CONVEYED TO THE EXISTING REGIONAL STORMWATER FACILITY BY SWALES AND PIPE CONVEYANCE SYSTEMS. THESE PLANS SHOW PHASE 1 WHICH IS UNDER THIS THRESHOLD AND IF PHASE 2 IS BUILT PER THESE PLANS, ADDITIONAL STORMWATER MANAGEMENT MEASURES WILL BE DESIGNED AND INSTALLED AS REQUIRED PER THE INCREASE OF IMPERVIOUS AREAS ABOVE THE 60% THRESHOLD.

23. SITE CALCULATIONS

		PHASE 2	PHASE 1
BUILDING AREA	EX. = 0.00 AC.	PR. = 2.30 AC.(23.80%)	PR. = 0.69 AC.(7.14%)
GRASS AREA	EX. = 3.12 AC.	PR. = 0.71 AC.(7.34%)	PR. = 1.85 AC.(19.15%)
ASPHALT/ CONCRETE	EX. = 0.21 AC.	PR. = 2.06 AC.(21.32%)	PR. = 2.05 AC.(21.22%)
FORESTED	EX. = 6.32 AC.	PR. = 0.00 AC.(00.00%)	PR. = 0.00 AC.(00.00%)
TOTAL	EX. = 9.66 AC.	PR. = 5.07 AC.(52.48%)	PR. = 4.59 AC.(47.51%)

24.	EXISTING FORESTED AREA:	6.32 AC. (65.42%)
	FORESTED AREA TO REMAIN PHASE 1:	5.06 AC. (52.38%)
	FORESTED AREA IMPACTED PHASE 1:	1.26 AC. (13.04%)
	FORESTED AREA TO REMAIN PHASE 2:	0.00 AC. (0.00%)
	FORESTED AREA IMPACTED PHASE 2:	5.06 AC. (52.38%)
	FORESTED AREA TO REMAIN FINAL:	0.00 AC. (0.00%)
25.	SPECIFIC IMPERVIOUS BREAKDOWN:	
	MAXIMUM LOT COVERAGE:	7.25 AC. (75.00%)
	IMPERVIOUS PHASE 1:	2.74 AC. (28.36%)
	IMPERVIOUS PHASE 2:	7.10 AC. (73.49%)
	OVERALL IMPERVIOUS:	7.10 AC. (73.49%)
26.	LIMIT OF DISTURBANCE TOTAL:	9.66 ± AC.
	LIMIT OF DISTURBANCE PHASE 1:	4.59 ± AC.
	LIMIT OF DISTURBANCE PHASE 2:	5.07 ± AC.
27.	DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD88
28.	SURVEY:	BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES ON AUGUST 2022 THROUGH AUGUST 2023.
29.	FIRE DISTRICT:	CARLISLE FIRE CO. (STATION 42)
30.	FLOOD ZONE:	FIRM NUMBER 10005C0037J, DATED JANUARY 6, 2005, ZONE "X", UNSHADED
31.	WATERSHED:	UPPER MISPILLION RIVER
32.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	CITY OF MILFORD

33.	PROPOSED EDU'S:	WAREHOUSE/STORAGE BUILDING = 1 EDU + #FU'S/9
		TOILET = 2 FU, WASHSTAND = 1 FU
		WE HAVE 24 TOILETS AND 24 WASHSTANDS = 72 FU
		72/9 = 8 EDU'S
		TOTAL = 8 EDU'S

34.	PROPOSED WATER USAGE:	TO BE DETERMINED

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
HbB	HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES	B
IgA	INGLESIDE SANDY LOAM, 0 TO 2 PERCENT SLOPES	A
WddA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A

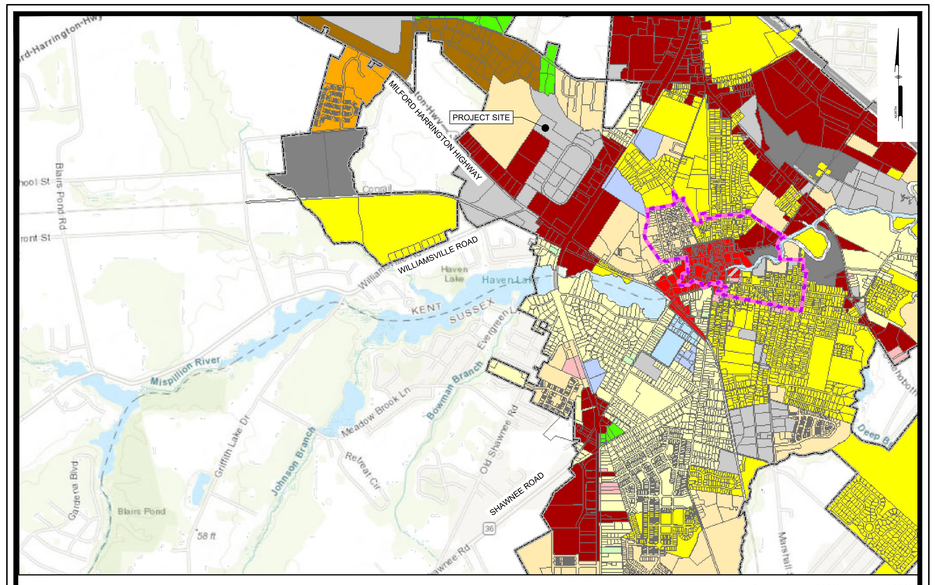
CITY OF MILFORD WAIVER:

THE PROPOSED PROJECT IS SEEKING A WAIVER FROM ZONING CODE REFERENCE 230-16-D(2) WHICH STATES THAT NO STRUCTURE SHALL BE LOCATED CLOSER THAN 200 FEET TO ANY NON-INDUSTRIAL DISTRICT BOUNDARY.

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CONCRETE SIDEWALK
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		POWER, UTILITY POLE
		POWER, LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		R.O.W. MONUMENTATION
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
D	D	STORM SEWER, UNDERGROUND
		SWALE
		VEGETATION, TREE LINE
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
X 100.5	35.00	SPOT ELEVATION



LOCATION MAP
SCALE:1"=2000'

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	PP0001	PRELIMINARY COVER SHEET
2	PP1001	PRELIMINARY SITE PLAN
3	PP1002	NOTES AND DETAILS

WETLAND STATEMENT

I, MIKE MARRA, PWS, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE PLANS SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENVIRONMENTAL PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM

THERE WERE NO WETLANDS IDENTIFIED ON SUBJECT PROPERTY.

MIKE MARRA, PWS No. 3557 Date

CITY OF MILFORD APPROVAL

MARK WHITFIELD CITY MANAGER DATE

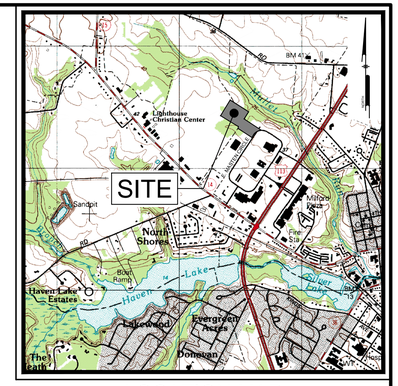
CITY PLANNING DEPARTMENT APPROVAL

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

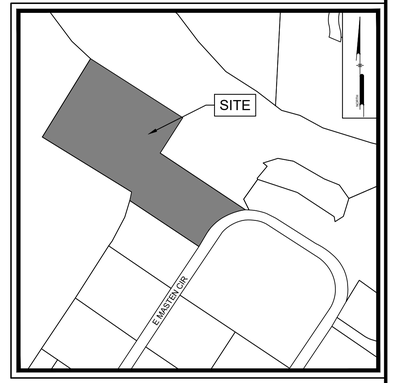
CITY ENGINEER APPROVAL

CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE CITY OF MILFORD'S STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN. THE OWNER AND THEIR ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR THE DESIGN AS CONTEMPLATED HEREIN AND ACCURACY OF ALL INFORMATION SHOWN HEREON.

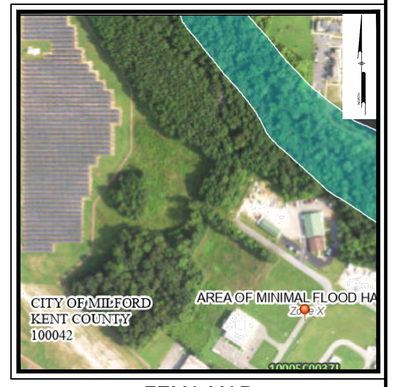
CITY ENGINEER DATE



LOCATION MAP
Scale: 1" = 2000'



VICINITY MAP
Scale: 1" = 400'



FEMA MAP
Scale: 1" = 2000'

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

PUGS 2, LLC
C/O JAMES GRANT
1813 NORTH FRANKLIN STREET
WILMINGTON, DE 19807
(302) 656-7776
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

ALAN DECKTOR, PE (DE PE# 17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
(302) 684-8030
ADECKTOR@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 OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

975 E. MASTEN CIRCLE
TM: 5-16-18300-01-0200-00001
LOT 15, WEST MILFORD INDUSTRIAL PARK, MILFORD, DE 19963
CITY OF MILFORD, MILFORD HUNDRED, KENT COUNTY, DE

PRELIMINARY COVER SHEET

PUGS 2, LLC
1813 NORTH FRANKLIN STREET
WILMINGTON, DE 19802

NO.	DATE	REVISIONS	BY

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	JGRNT22001
DATE	2024-01-03
DRAWING SCALE	AS SHOWN
DRAWN BY	LAC
APPROVED BY	AMD

PP0001

SHEET 1 OF 3

PLOTTED: 2/16/2024 1:02 PM, BY: Logan Strickland PLOTSTYLE: Pennoni NCS.stb

U:\Accounts\JGRNT\JGRNT22001 - 975 E. Masten Circle\DESIGN_SHEETS\PP0001.dwg

BUILDING USE AND CONSTRUCTION

BUILDING	USE	CONSTRUCTION TYPE	SF FOOTPRINT	SPRINKLER
A	PROPOSED FLEX STYLE WAREHOUSE	1-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	20,088	YES
B	PROPOSED FLEX STYLE WAREHOUSE	1-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	9,936	NO
C	PROPOSED FLEX STYLE WAREHOUSE	1-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	50,000	YES
D	PROPOSED FLEX STYLE WAREHOUSE	1-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	50,000	YES

NORTH

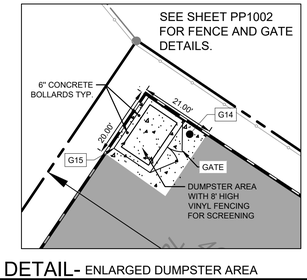
SITE INFORMATION:

SITE ADDRESS:
975 EAST MASTEN CIRCLE
MILFORD, DE 19963
KENT COUNTY
OWNER/DEVELOPER:
PUGS 2, LLC
JAMES GRANT
1813 NORTH FRANKLIN STREET
WILMINGTON, DE 19802
(302) 656-7776
ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-8030

KEYED NOTES

- G1 STOP SIGN (R1-1) 36" X 36" BLADE
- G2 LIGHT DUTY PAVEMENT
- G3 16" WIDE THERMOPLASTIC STOP BAR
- G4 EXISTING 6' FENCE
- G5 PROPOSED FIRE HYDRANT
- G6 EXISTING PAVED AREA
- G7 ADA SPACE WITH SIGN POST
- G8 5' WIDE CONC. SIDEWALK
- G9 DELDOT PCC CURB TYPE 1-6 , TYP.
- G10 MAIN DOOR ACCESS
- G11 REQUIRED CITY LOADING ZONES, TYP. 9
- G12 PROPOSED STORM DRAIN
- G13 PROPOSED PARKING BUMPER (TYP.)
- G14 HEAVY DUTY CONCRETE
- G15 DUMPSTER SCREENING
- G16 PROPOSED GRASS SWALE
- G17 PROPOSED DELDOT ADA RAMP TYPE 2 WITH DETECTABLE WARNING STRIP
- G18 PROPOSED LIGHT POLES TYP. (SEE SHEET CS2201)
- G19 PROPOSED BUSINESS SIGN

UTILITY ACCESS EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 55°57'20" W	51.00'
L2	S 32°05'23" W	33.00'
L3	S 55°57'20" E	51.00'
L4	N 32°05'23" E	33.00'



DETAIL- ENLARGED DUMPSTER AREA
SCALE: 1" = 20'
1 / PP1001

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

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

975 E. MASTEN CIRCLE
TM: 5-16-18300-01-0200-00001
LOT 15, WEST MILFORD INDUSTRIAL PARK, MILFORD, DE 19963
CITY OF MILFORD, MILFORD HUNDRED, KENT COUNTY, DE

PRELIMINARY SITE PLAN

PUGS 2, LLC
1813 NORTH FRANKLIN STREET
WILMINGTON, DE 19802

NO.	DATE	REVISIONS	BY

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

PROJECT	JGRNT22001
DATE	2024-01-03
DRAWING SCALE	1"=50'
DRAWN BY	LAC
APPROVED BY	AMD

PP1001
SHEET 2 OF 3

U:\Accounts\JGRNT\JGRNT22001 - 975 E. Masten Circle\ENGR\SIGN_SHEETS\PP0003.dwg PLOTTED: 2/16/2024 1:03 PM BY: Logan Strickland PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

CITY OF MILFORD GENERAL NOTES:

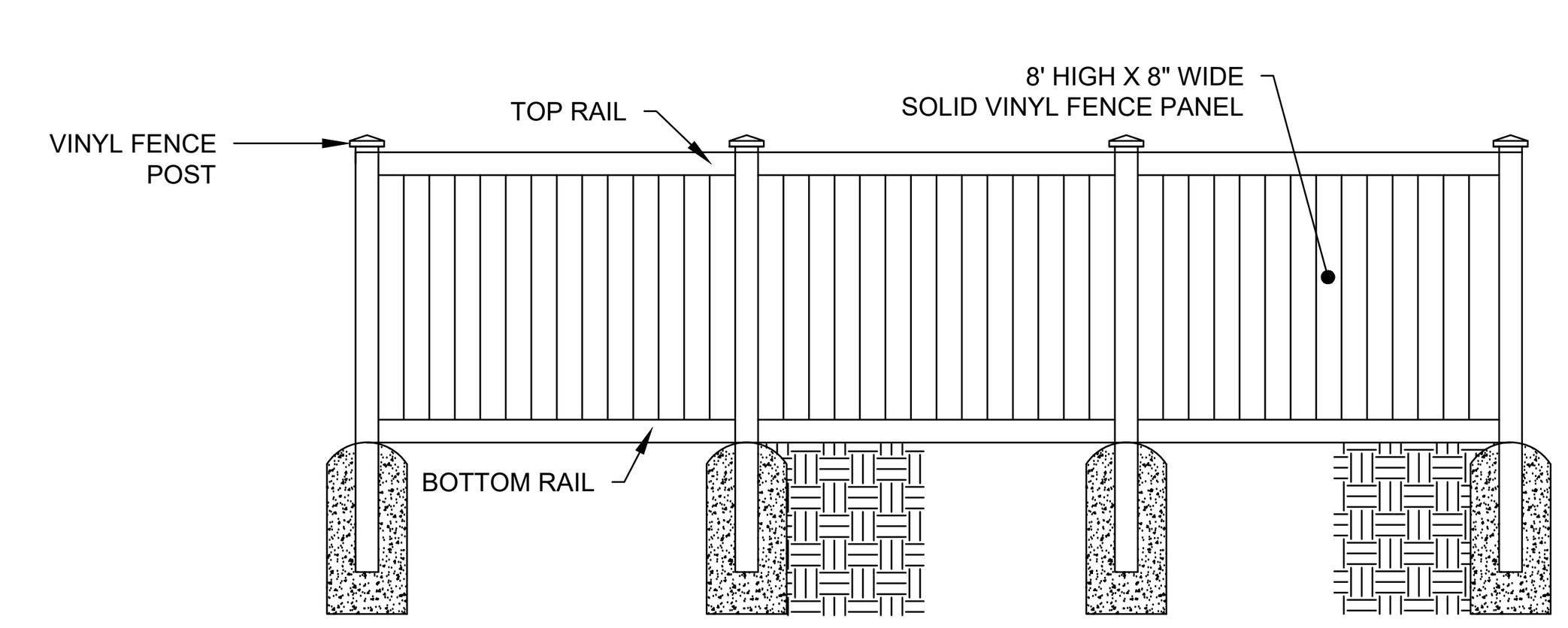
1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. IN AUGUST 2022 THROUGH AUGEST 2023.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY PENNONI ASSOCIATES, INC. IN MILTON, DELAWARE ON AUGUST 2022 and 2023. ELEVATIONS ARE BASED ON DATUM NAVD88. BENCHMARK #6002 N:336723.50, E: 648451.62 ELEV. 33.05'
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83.
4. HYDRIC SOILS ARE NOT PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED PER A WETLAND INVESTIGATION BY MIKE MARRA, PWS NO. 3557 IN SEPTEMBER 2023.
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. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0037J, EFFECTIVE DATE JANAURY 6, 2005, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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 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; AND
   C. THE RIGHTS-OF-WAY AND/OR EASEMENTS 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 ISSUED, 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 TWENTY-FOUR (24) MONTHS, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED, FOR GOOD CAUSE, BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.
31. THE APPROVAL OF A CONDITIONAL USE IN CONJUNCTION WITH A SITE PLAN APPLICATION SHALL EXPIRE UPON EXPIRATION OF THE ASSOCATED SITE PLAN.
32. FINAL APPROVAL FROM THE CITY SHALL BECOME VOID IF THE FINAL RECORD PLAT 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 EIGHTEEN (18) MONTHS 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. THE PROPERTY IS LOCATED IN AN AREA OF "GOOD " GROUNDWATER RECHARGE AND IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA ACCORDING TO THE STATE SOURCE WATER PROTECTION AREAS.
39. PER A SITE REVIEW BY PENNONI ASSOCIATES, INC. AND PROFESSIONAL WETLAND SCIENTIST (NO. 3557) MIKE MARRA, NO WETLANDS WERE IDENTIFIED ON THE SUBJECT PROPERTY.

GENERAL NOTES:

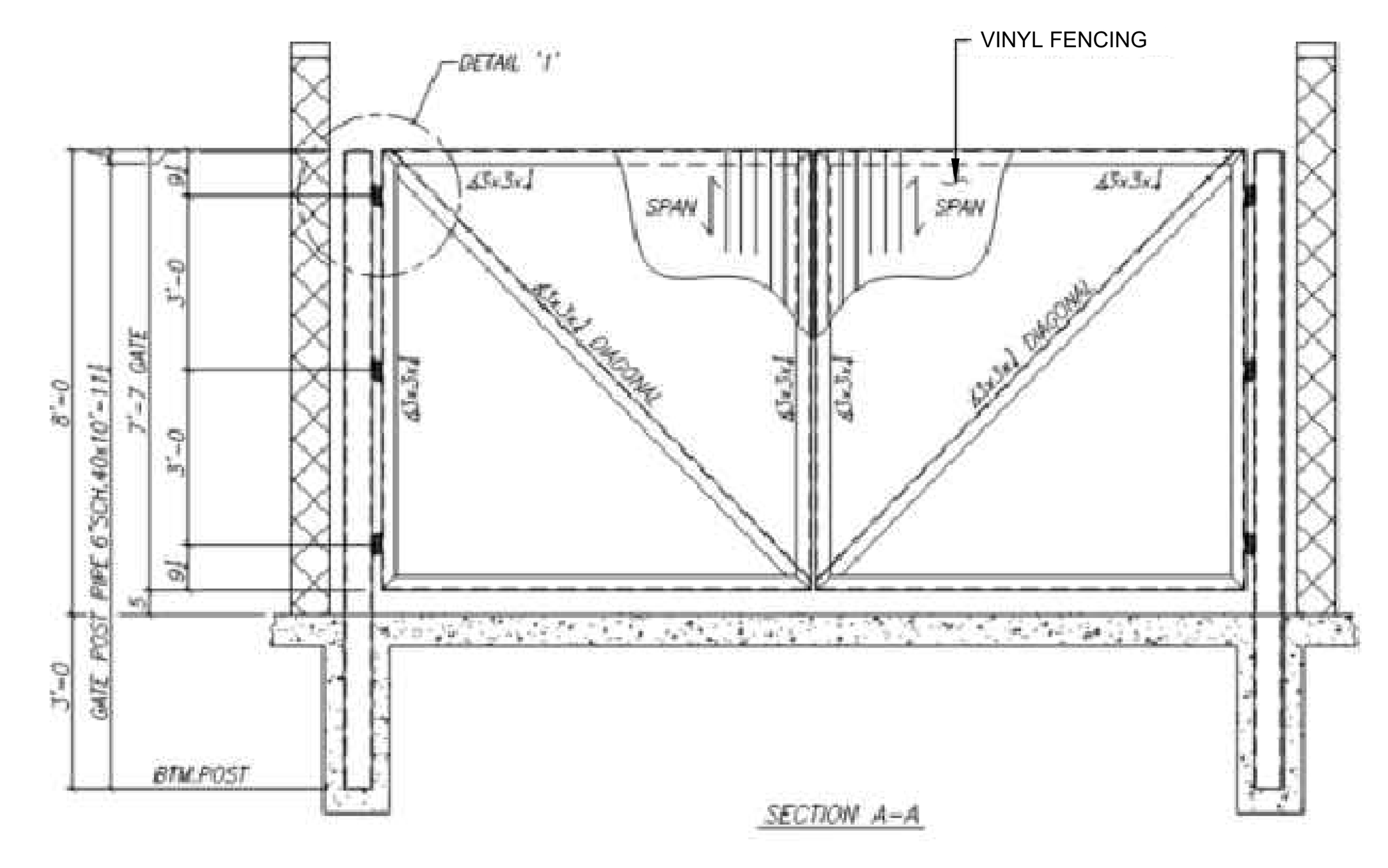
1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL 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 10005C0037J, EFFECTIVE DATE JANUARY 6, 2005, 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 'I-1' (LIMITED INDUSTRIAL DISTRICT).
12. THE SUBJECT SITE WILL BE CONSTRUCTED AS A TWO PHASES.
13. TOTAL AREA FOR SUBJECT SITE IS 9.66 ACRES±.
14. THE BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A FIELD SURVEY BY PENNONI ASSOCIATES, DATED AUGUST OF 2022 THROUGH 2023. ALL PROVIDED EASEMENTS ARE SHOWN ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
15. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD88
16. DEED REFERENCE : DEED BOOK 12279, PAGE 37.
17. BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
18. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS. REFER TO SITE LIGHTING PLAN CS2201.
19. THERE ARE NO WETLANDS ON THIS PROPERTY PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE AND MIKE MARRA, PWS NO. 3557 WETLAND INVESTIGATION IN SEPTEMBER 2023.
20. STORM WATER WILL BE HANDLED BY OVERLAND FLOW TO THE EXISTING REGIONAL STORMWATER MANAGEMENT FACILITIES.
21. 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 BUILDINGS A, C, AND D WILL HAVE SPRINKLERS. ONLY BUILDING B WILL NOT HAVE SPRINKLERS.
22. LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION. LOCK BOXES WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE DOOR.
23. FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION. WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW.
24. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
25. 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.
26. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
27. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE MUTCD.
28. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
29. 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.
29. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
30. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
   -- THE OWNER
   -- CITY OF MILFORD
31. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.
32. 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.
33. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROPOSED SIGN. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.
34. THE ONSITE STORM DRAIN SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

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 MANHOLE GRATE, RIM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; AND
   ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY. (GN36)
7. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE. (GN37)



DETAIL- SOLID VINYL FENCE
NOT TO SCALE
1
PP1002



DETAIL- DUMPSTER DETAIL
NOT TO SCALE
2
PP1002

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

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

975 E. MASTEN CIRCLE
TM: 5-16-18300-01-0200-00001
LOT 15, WEST MILFORD INDUSTRIAL PARK, MILFORD, DE 19963
CITY OF MILFORD, MILFORD HUNDRED,KENT COUNTY, DE

NOTES AND DETAILS

PUGS 2, LLC
1813 NORTH FRANKLIN STREET
WILMINGTON, DE 19802

DATE	NO.	REVISIONS	BY

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

PROJECT	JGRNT22001
DATE	2024-01-03
DRAWING SCALE	1"=50'
DRAWN BY	LAC
APPROVED BY	AMD

PP1002

SHEET 3 OF 3

U:\Accounts\JGRNT\JGRNT22001 - 975 E. Masten Circle\DESIGN_SHEETS\PP0004.dwg PLOTTED: 2/16/2024 1:03 PM, BY: Logan Strickland PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---

PUBLIC PRE CHECK Results for State Parcel(s): 5-16-18300-01-0200-00001

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Underground Storage Tanks: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

SIRB Project Areas: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Aglands Preservation Districts: No Issues Found

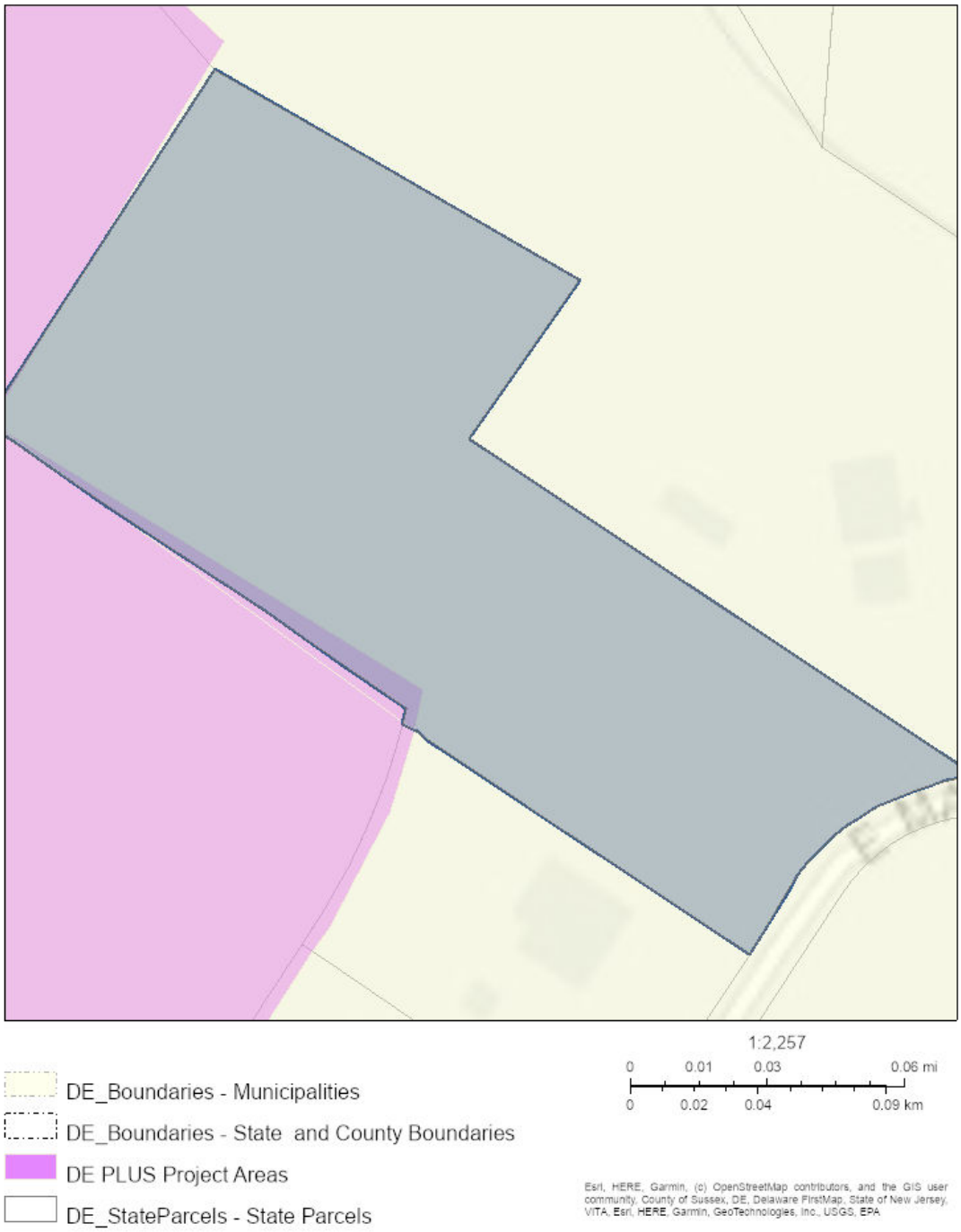
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 432,393.56 ft²

Feb 21 2024 8:14:44 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	10,798.75	N/A
DE_StateParcels - State Parcels	1	432,393.56	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	261,673.42	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	3	432,394.00	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	864,787.15	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-07-01	10,157.79
2	2007-06-05	640.96

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	5-16-18300-01-0200-00001	9.93	432,393.56

Delaware Ecological Network

#	ID	Area(ft²)
1	6,050.00	261,673.42

Soils Kent County

#	SOILNAME	Area(ft²)
1	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	232,332.07
2	Ingleside sandy loam, 0 to 2 percent slopes	106,678.03
3	Hambrook sandy loam, 2 to 5 percent slopes	93,383.90

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	432,393.58
2	10005C	432,393.58

Preliminary Land Use Service (PLUS)

2024-03-01 975 E. Masten Circle



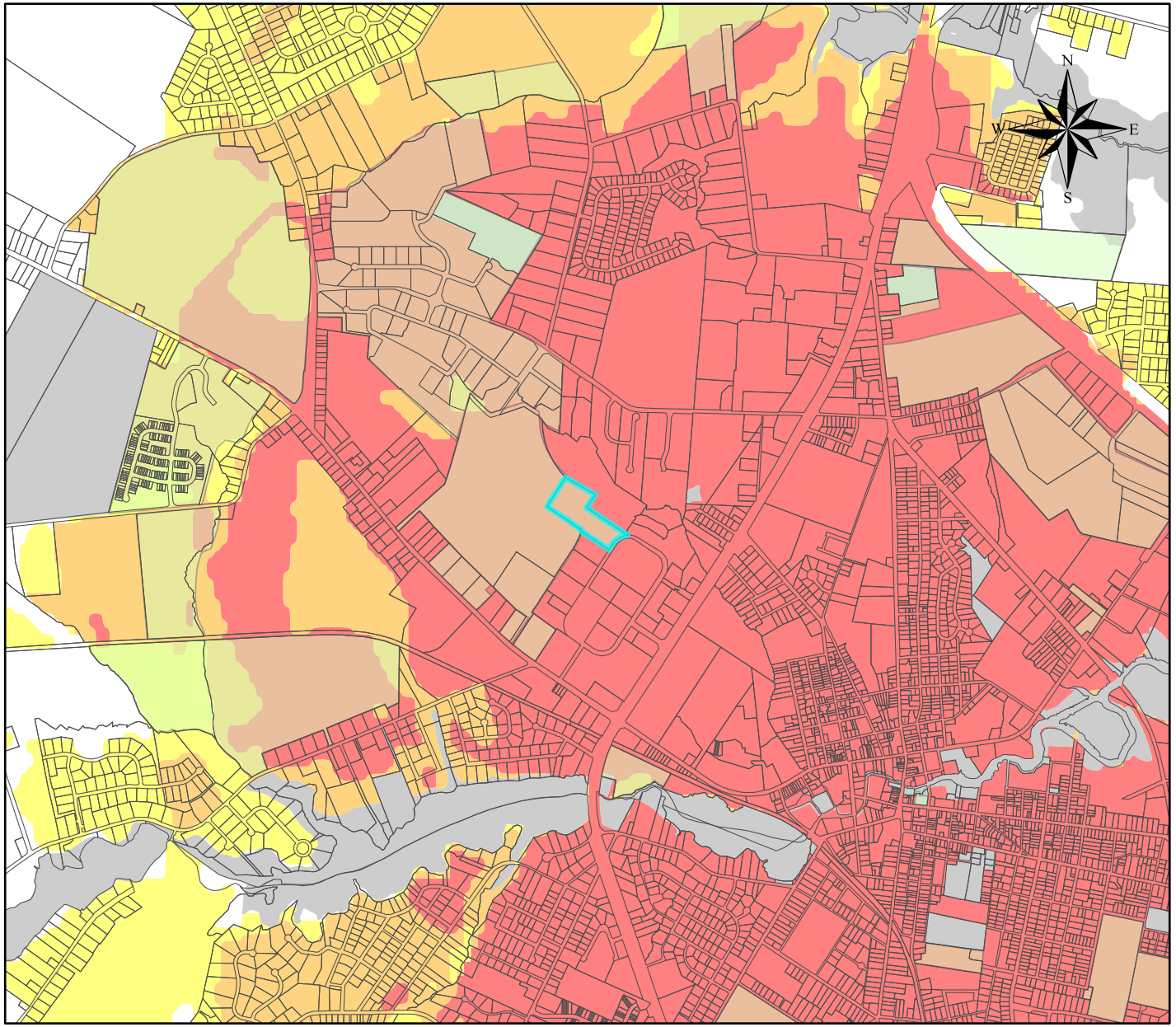
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-03-01 975 E. Masten Circle



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

