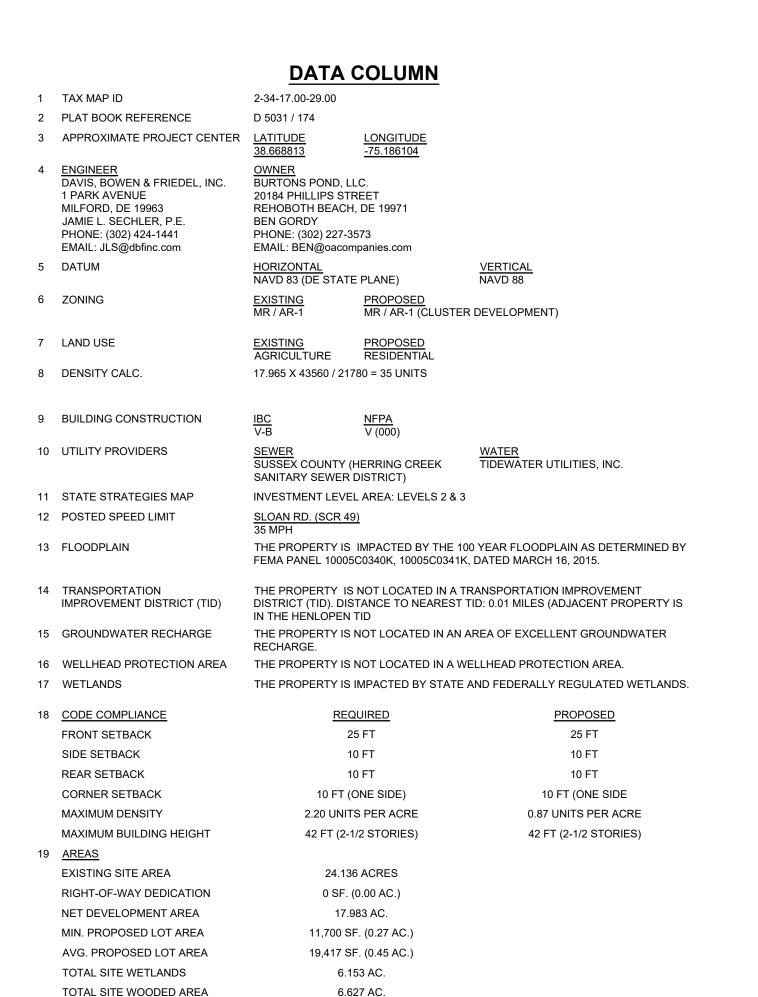


ESTATES AT WALDEN

CONSTRUCTION PLANS INDIAN RIVER WATERSHED INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 0818P004 **JULY 2023 REVISED**:



10.475 AC. (43.40%)

1.683 AC. (6.97%)

JANUARY 2023

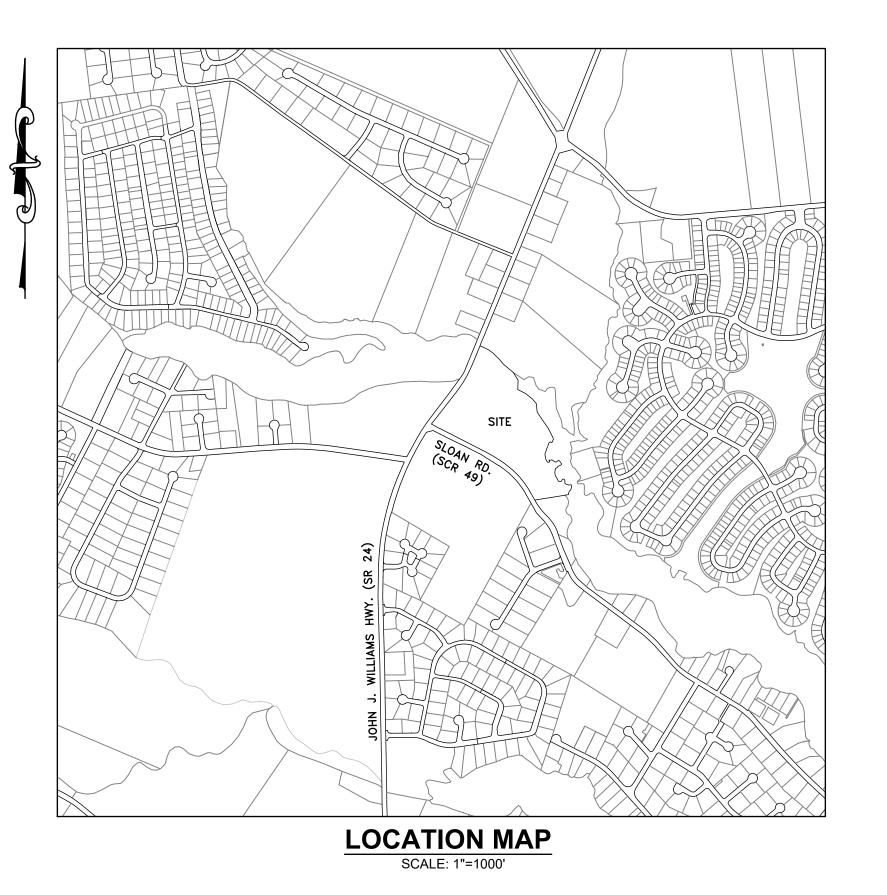
20 PROPOSED LAND USE AREAS

RIGHT-OF-WAY

OPEN SPACE

LOTS

21 SURVEY DATE



WETLAND'S STATEMENT I, <u>Edward M. Launay, SPWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS</u> REGULATORY PROGRAM DELINEATED WITHIN THIS PROPERTY AND AS ILLUSTRATED ON THESE PLANS HAS BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ALL CURRENTLY APPLICABLE SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL MANUAL (VERSION 2.0). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. THE BOUNDARY OF STATE REGULATED WETLANDS WAS DETERMINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) WETLAND MAPS No. DNR-094 & DNR-095. EDWARD M. LAUNAY, SENIOR PWS No. 875 SOCIETY OF WETLANDS SCIENTISTS THE CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR # WDCP93MD0310001A **APPROVED** SUSSEX COUNTY ENGINEER **OWNER'S STATEMENT** I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED BURTONS POND, LLC.

20184 PHILLIPS ST.

REHOBOTH BEACH, DE 19971

by CHAD S. WARREN, P.E. DAVIS, BOWEN & FRIEDEL, INC.

MILFORD, DELAWARE, 19963

1 PARK AVE.

ENGINEER'S STATEMENT

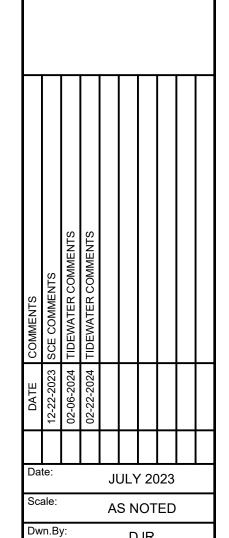
APPLICABLE LAWS OF THE STATE OF DELAWARE

I, JAMIE L. SECHLER, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN

THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF

REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE

C-001 TITLE C-002 GENERAL NOTES C-003 LEGEND C-200 ROAD PLAN & PROFILES OVERVIEW C-201 BRACY DRIVE C-202 LYDIA LANE C-210 INTERSECTIONS C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE V-102 RECORD TITLE		INDEX OF SHEETS
C-003 C-200 ROAD PLAN & PROFILES OVERVIEW C-201 BRACY DRIVE C-202 LYDIA LANE C-210 INTERSECTIONS C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER PROFILES C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-001	TITLE
C-200 ROAD PLAN & PROFILES OVERVIEW C-201 BRACY DRIVE C-202 LYDIA LANE C-210 INTERSECTIONS C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-002	GENERAL NOTES
C-201 BRACY DRIVE C-202 LYDIA LANE C-210 INTERSECTIONS C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-003	LEGEND
C-202 LYDIA LANE C-210 INTERSECTIONS C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-200	ROAD PLAN & PROFILES OVERVIEW
C-210 C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-201	BRACY DRIVE
C-211 CONSTRUCTION DETAILS C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-202	LYDIA LANE
C-220 STORMWATER PIPE PROFILES C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-210	INTERSECTIONS
C-301 GRADING PLAN C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-211	CONSTRUCTION DETAILS
C-401 SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-220	STORMWATER PIPE PROFILES
C-402 CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-504 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-301	GRADING PLAN
C-403 - C-406 CONSTRUCTION SITE DETAILS AND NOTES C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-401	SEDIMENT AND STORMWATER COVERSHEET AND GENERAL NOTES
C-407 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #1 C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-402	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
C-501 SEWER PLAN C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-403 - C-406	CONSTRUCTION SITE DETAILS AND NOTES
C-502 SEWER PROFILES C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-407	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN, FACILITY #11
C-503 SEWER DETAILS C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-501	SEWER PLAN
C-504 SEWER DETAILS C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-502	SEWER PROFILES
C-531 WATER DISTRIBUTION PLAN C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-503	SEWER DETAILS
C-532 WATER PROFILE C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-504	SEWER DETAILS
C-533 WATER DISTRIBUTION DETAILS V-101 RECORD TITLE	C-531	WATER DISTRIBUTION PLAN
V-101 RECORD TITLE	C-532	WATER PROFILE
	C-533	WATER DISTRIBUTION DETAILS
V-102 RECORD OVERVIEW	V-101	RECORD TITLE
	V-102	RECORD OVERVIEW
V-103 - V-104 RECORD PLAN	V-103 - V-104	RECORD PLAN



DJR 0818P004

TITLE

CIVIL PLAN GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
- SUSSEX COUNTY ENGINEERING DEPARTMENT 302-855-7718

 DAVIS, BOWEN & FRIEDEL, INC. 302-424-1441

 SUSSEX CONSERVATION DISTRICT 302-856-2105

 DEPARTMENT OF TRANSPORTATION SOUTH DISTRICT BERMITS SUBERVISOR 302-853-
- DEPARTMENT OF TRANSPORTATION, SOUTH DISTRICT PERMITS SUPERVISOR 302-853-1342 TIDEWATER UTILITIES, INC. 877-720-9272
- 2. ORIGINAL BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. JANUARY 2023.
- 3. CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORM DRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.
- 4. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- 5. ACCORDING TO FEMA FLOOD INVENTORY MAP #10005C0340K, DATED MARCH 16, 2015 AND MAP #10005C0341K, DATED MARCH 16, 2015, THE SITE IS IMPACTED BY THE 100 YEAR FLOODPLAIN.

DRAINAGE, GRADING AND SEDIMENT CONTROL GENERAL NOTES

- 1. ALL STORM DRAIN PIPING, INLET, MANHOLE, AND END SECTION INSTALLATION SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSTRUCTION STANDARDS
- 2. ALL STORM DRAIN DESIGNATED AS RCP IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M 170 SPECIFICATIONS, STORM DRAIN SEE PIPE SCHEDULE FOR PIPE CLASSIFICATION.
- 3. PIPE SPAN LENGTHS ARE MEASURED FROM C/L OF STRUCTURE TO C/L OF STRUCTURE, WHERE APPLICABLE ARE ROUNDED TO THE NEAREST
- 4. ALL SEALS MUST BE WATERTIGHT WITH NON SHRINK GROUT OR RUBBER GASKETS AND CONCRETE STRUCTURES MUST BE PRECAST OR POURED IN PLACE.
- 5. 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.
- 6. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE—GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. 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.
- 7. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIPLINE AREA OF ANY TREE.
- 8. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
- 9. CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH DELDOT SPECIAL PROVISIONS 6125XX,
- 10. ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES CAN BE FOUND ON THE EROSION AND SEDIMENT CONTROL PLANS.
- 11. A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.

DEMOLITION AND SAFETY GENERAL NOTES

- 1. MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- 2. 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 OF DELMARVA.
- 3. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE ROAD WAY, 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. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- 5. 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 TO PERFORM. ADDITIONAL COSTS WILL BE NEGOTIATED WITH THE OWNER.
- 6. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

INTERNAL PAVING / CONCRETE NOTES

- 1. BITUMINOUS CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE 2001 DeIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION INCLUDING SPECIAL PROVISIONS:
- 1.1. SECTION 401 FOR PLACEMENT OF TACK COAT AND BITUMINOUS CONCRETE.

 1.2. BITUMINOUS CONCRETE SHALL BE FROM A DELDOT APPROVED PLANT.
- 1.3. BITUMIMOUS CONCRETE SHALL NOT BE APPLIED WHEN THE TEMPERATURE IS BELOW 40° F OR ON ANY WET OR FROZEN SURFACE.
- 2. ALL DISTURBED AREAS NOT COVERED WITH IMPERVIOUS MATERIAL, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED.
- 3. ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- 4. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- 5. FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, i.e. SYMBOLS/LEGENDS.
- 6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE 2011 DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), AND SHALL BE NCHRP 350 APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- 7. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. DETAIL CAN BE FOUND IN DELDOT'S STANDARD CONSTRUCTION DETAILS.
- 8. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE. PONDING IS DEFINED AS WATER STANDING IN AN AREA MORE THAN 1 HOUR AFTER A RAINFALL EVENT THAT PRODUCES RUNOFF. ELIMINATION OF PONDING WILL BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 10. OPEN-CUT TRENCHES AND PROVIDE PAVEMENT RESTORATION IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS.
- 11. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH DELDOT STANDARD SPECIFICATIONS.

POTABLE WATER DISTRIBUTION GENERAL NOTES

- 1. TIDEWATER UTILITIES RESIDENT PROJECT REPRESENTATIVE SHALL BE ON-SITE AT ALL TIMES WHEN THE CONTRACTOR IS INSTALLING AND/OR TESTING THE WATER DISTRIBUTION AND HOUSE SERVICE SYSTEM.
- 2. THE DEVELOPER SHALL PURCHASE THE METER PIT FROM TIDEWATER UTILITIES AND INSTALL IT IN ACCORDANCE WITH TIDEWATER UTILITIES STANDARDS AND SPECIFICATIONS.
- 3. ALL WORK MUST BE IN CONFORMANCE WITH TIDEWATER UTILITIES STANDARDS AND SPCIFICATIONS.

THE AREA SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS.

- 4. ALL WORK MUST BE HYDROSTATICALLY TESTED AND THEN DISINFECTED. CONTRACTOR SHALL SUPPLY ALL MATERIALS TO TEST AND DISINFECT THE SYSTEM. CONTRACTOR IS REQUIRED TO OBTAIN A CERTIFICATE TO OPERATED FROM DHSS OFFICE OF DRINKING WATER.
- 5. ALL AREAS DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. IF ADDITIONAL WORK IS REQUIRED IN THE FUTURE THEN
- 6. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM SEWER MAINS. WATER CROSSING SEWER MAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18" TO OUTSIDE OF PIPES. IF AN 18" CLEARANCE CANNOT BE OBTAINED, A 10 LINEAR FOOT
- CONCRETE ENCASEMENT SHALL BE USED ON THE SEWER MAIN.

 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
- ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.

 8. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. THE

CONTRACTOR SHALL ADJUST WATERLINE LOCATIONS AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.

9. THE DEVELOPER SHALL CONFIRM THE LOCATION OF VALVES BETWEEN PHASES OF THE WATER SYSTEM TO FACILITATE CONSTRUCTION OF FUTURE PHASES OF THE DEVELOPMENT.

DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN

- 10. ALL TIDEWATER UTILITIES, INC. WATER MAINS 6" AND UP SHALL BE C-909 CL235. WATER MAINS 4" SHOULD BE C-900 DR18 PVC.
- 11. A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.

SANITARY SEWER GENERAL NOTES

- 1. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE INSTALLATION OF UTILITY WORK AND APPURTENANCES AS REQUIRED PER SUSSEX COUNTY ENGINEERING DEPARTMENT. STANDARDS AND SPECIFICATIONS.
- 2. SANITARY SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH SUSSEX COUNTY ENGINEERING DEPARTMENTS, STANDARDS AND SPECIFICATIONS AND DETAILS.
- 3. ALL SANITARY SEWER MATERIALS AND APPURTENANCES SHALL MEET OR EXCEED THOSE REQUIRED BY SUSSEX COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS AND DETAILS.
- 4. SANITARY SEWER LATERAL SHALL BE 6" SDR-35 PVC. SEWER LATERAL SHALL INCLUDE A 6" CLEANOUT, WYE, AND CAP JUST INSIDE THE RIGHT-OF-WAY LINE OR UTILITY EASEMENT.
- 5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS
- 6. TOP OF MANHOLE ELEVATIONS ARE TOP OF MANHOLE FRAME AND COVER.
- 7. PIPE SPAN LENGTHS ARE MEASURED FROM C/L OF STRUCTURE TO C/L OF STRUCTURE, WHERE APPLICABLE ARE ROUNDED TO THE
- 8. THE CONTRACTOR SHALL FIELD VERIFY INVERTS AND LOCATION OF EXISTING SANITARY SEWER MAINS OR MANHOLES TO WHICH NEW CONSTRUCTION WILL CONNECT.
- 9. THE SEWER LATERAL SHALL HAVE A MINIMUM COVER OF 3.0 FEET FROM PROPOSED GRADE, AS MEASURED FROM THE TOP OF PIPE.
- 10. 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
- 11. FINAL APPROVED SET OF PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- 12. 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.
- 13. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES, EASEMENTS, AND RIGHT-OF-WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO SUSSEX COUNTY ENGINEERING DEPARTMENT. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- 14. ALL TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SUSSEX COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
- 15. ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35 OR DUCTILE IRON (EPOXY COATED) PIPE (DIP), CLASS 52. ALL DIP SHALL HAVE AN BITUMINOUS COATING ON THE OUTSIDE SURFACE. ALL FITTINGS SHALL BE SDR-26.
- 16. ALL PIPE SHALL HAVE DETECTOR TAPE AS REQUIRED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
- 17. SEWER AND FORCE MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM WATER MAINS. SEWER CROSSING WATER MAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18" TO OUTSIDE OF PIPES. IF AN 18" CLEARANCE CANNOT BE OBTAINED, A 10 LINEAR FOOT CONCRETE ENCASEMENT SHALL BE USED ON THE SEWER MAIN.
- 18. A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.

CONDITIONS OF APPROVAL

- A. THERE SHALL BE NO MORE THAN 21 LOTS WITHIN THE SUBDIVISION.
- B. THE FINAL SITE PLAN SHALL CONFIRM THAT APPROXIMATELY 46% OF THE SITE REMAINS AS OPEN SPACE.
- C. THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS. THE HOMEOWNER'S ASSOCIATION SHALL ALSO MAINTAIN THE SMALL CEMETERY LOCATED WITHIN THE DEVELOPMENT AND ALLOW PUBLIC ACCESS TO IT.
- D. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- E. THERE SHALL BE A BUFFER OF AT LEAST 30 FEET FROM ALL WETLANDS. WHERE TREES CURRENTLY EXIST IN THE BUFFER AREA, STUMP REMOVAL OR CONSTRUCTION ACTIVITIES THAT DISTURB THE EXISTING GRADE OF THE AREA WITHIN THE BUFFER SHALL BE PROHIBITED UNLESS INDICATED ON THE FINAL SITE PLAN. ALL SILT FENCING SHALL BE LOCATED ALONG THE INTERIOR LIMIT OF THIS BUFFER AREA (THE EDGE OF THE BUFFER NEAREST THE INTERIOR DEVELOPMENT) AND THE FINAL SITE PLAN SHALL IDENTITY THE "LIMIT OF DISTURBANCE" TO PREVENT DISTURBANCE OF BUFFER AREA EXCEPT AS NOTED ON THE FINAL SITE PLAN.
- F. THE DEVELOPMENT SHALL COMPLY WITH ALL DELDOT ENTRANCE AND ROADWAY IMPROVEMENT REQUIREMENTS.
- G. AS SHOWN ON THE PRELIMINARY SITE PLAN, SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS WITH A CONNECTION TO THE DELDOT MULTI-MODAL PATH. A SYSTEM OF DOWNWARD SCREENED STREETLIGHTING SHALL ALSO BE PROVIDED.
- H. AMENITIES PROPORTIONATE WITH, AND APPROPRIATE FOR, THESE 21 LOTS SHALL BE INSTALLED WITHIN THIS SITE. A SEPARATE AMENITIES PLAN SHALL BE SUBMITTED TO THE COMMISSION DESCRIBING THE TYPE, SIZE, AND LOCATION OF THESE AMENITIES. THE APPLICANT HAS STATED THAT AMENITIES THROUGHOUT THE ENTIRE WALDEN DEVELOPMENT INCLUDING THE WALDEN DEVELOPMENT ACROSS ROUTE 24 AND SLOAN ROAD SHALL BE ACCESSIBLE TO THESE 21 LOT OWNERS. THERE WAS SIGNIFICANT TESTIMONY FROM RESIDENTS WITHIN THESE OTHER AREAS THAT THESE NEW LOTS WOULD OVERBURDEN THE YET—TO—BE FULLY COMPLETED AMENITIES WITHIN THE LARGER WALDEN DEVELOPMENT. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL SHARED AMENITIES WITHIN THE ENTIRE WALDEN DEVELOPMENT ARE COMPLETED.
- I. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
- J. STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
- K. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- L. CONSTRUCTION, SITE WORK, AND DELIVERIES SHALL ONLY OCCUR ON THE SITE BETWEEN THE HOURS OF 7:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH SATURDAY. A 24-INCH BY 36-INCH "NOTICE" SIGN CONFIRMING THESE HOURS IN ENGLISH AND SPANISH SHALL BE PROMINENTLY DISPLAYED AT THE SITE ENTRANCE DURING CONSTRUCTION.
- M. THE APPLICANT SHALL COORDINATE WITH THE LOCAL SCHOOL DISTRICT REGARDING THE LOCATION OF A SCHOOL BUS STOP WITHIN THIS SITE, AND THERE SHALL BE SUFFICIENT OFF— STREET PARKING NEAR THE ENTRANCE TO THIS SITE DEDICATED TO SCHOOL BUS PICKUP AND DROP OFF. IF REQUIRED BY THE SCHOOL DISTRICT, THE LOCATION OF THE BUS STOP AND PARKING AREA SHALL BE SHOWN ON THE FINAL SITE PLAN.
- N. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN DEPICTING ALL LANDSCAPING TO BE PROVIDED OR PRESERVED IN ALL OF THE BUFFER AREAS. THE LANDSCAPE PLAN SHALL ALSO CLEARLY SHOW ALL FORESTED AREAS THAT WILL BE PRESERVED. THE LANDSCAPE PLAN SHALL ALSO IDENTIFY ALL "LIMITS OF DISTURBANCE" WITHIN THE SITE. IN ADDITION, AS PROFFERED BY THE APPLICANT, THERE SHALL BE A CONSERVATION EASEMENT RECORDED WITH THE FINAL SITE PLAN FOR THE UNDISTURBED FOREST AND OPEN SPACE AREAS.
- O. THE FINAL SITE PLAN SHALL INCLUDE A GRADING PLAN FOR THE SITE. NO BUILDING PERMIT SHALL BE ISSUED FOR INDIVIDUAL LOTS UNTIL AN INDIVIDUAL LOT GRADING PLAN HAS BEEN SUPPLIED TO AND APPROVED BY SUSSEX COUNTY. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A GRADING CERTIFICATE IS SUBMITTED TO THE BUILDING CODE DEPARTMENT DEMONSTRATING GENERAL
- CONFORMITY WITH THE INDIVIDUAL SITE GRADING PLAN.

 P. THE DEVELOPER SHALL COORDINATE WITH DELDOT TO INSTALL CROSSWALKS ACROSS SLOAN ROAD AT THE ENTRANCE TO THIS SUBDIVISION AND ANALIZA DRIVE.
- Q. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
- R. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

BOWEN & BOWEN & FRIEDEL, INC.

ARCHITECTS - ENGINEERS - 410.770.4744 302.424.1441

RESIDENTIAL SUBDIVISIO SLOAN RD. (SCR 049) INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

Date: COMMENTS

12-22-2023 SCE COMMENTS

02-06-2024 TIDEWATER COMMENTS

Date: JULy 202-3024 TIDEWATER COMMENTS

AS NOTED

Scale: Scale: AS NOTED

GENERAL NOTES

DJR

0818P004

 $C_{-}002$

MANMADE ROADSIDE FEATURES						
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID			
BOLLARD	0	•				
CURB, TYPE 1 AND 3			C			
CURB OPENING WITH SIDEWALK			A C			
FENCE - CHAINLINK OR STRANDED	xxx	-0-0-0-	F			
LAMP AND POST - RESIDENTIAL	X	X				
MAILBOX	мв П	мв П				
TRAFFIC SIGN AND POST	4	6				
CURB OPENING			<u>C</u> <u>0</u>			

DRAINAGE FEATURES						
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID			
FLARED END SECTION			FE			
DRAINAGE MANHOLE	0		MH			
DRAINAGE INLET			DI			
DIRECTIONAL FLOW ARROW		-~ -				
RIPRAP			RR			
DRAINAGE PIPE			P			
UNDERDRAIN			(UD)			
UNDERDRAIN OUTLET		→	DI			
SAFETY END SECTION			DI			
BIOFILTRATION SWALE		x—···—BFS—···→×				
DITCH CENTERLINE	→× →× →×					
DRAINAGE JUNCTION BOX	J.B.		JB			
DRAINAGE PIPE HEADWALL						

IDENTIFIERS				
FEATURE DESCRIPTION	ID			
ABANDON BY CONTRACTOR	A C			
ABANDON BY OTHERS	A C			
ADJUST BY CONTRACTOR	A C			
ADJUST BY OTHERS	AO			
CONVERT TO JUNCTION BOX	CJB			
CONVERT TO DRAINAGE MANHOLE	CMH			
DO NOT DISTURB	DND			
PEDESTRIAN CONNECTION/TYPE	DI			
PEDESTRIAN CONNECTION/TYPE WITHOUT DETECTABLE WARNING SYSTEM	DI			
RELOCATE BY CONTRACTOR	RL C			
RELOCATE BY OTHERS	RL O			
REMOVE BY CONTRACTOR	RM C			
REMOVE BY OTHERS	(RM) O			

UTILITY FEATURES					
FEATURE DESCRIPTION	EXISTING	PROPOSED			
ELECTRIC - UNDERGROUND	UG-E				
ELECTRIC MANHOLE	E				
ELECTRIC METER	EM				
ELECTRIC TRANSFORMER					
GAS - UNDERGROUND	— UGG—— UGG——	— UGG—— UGG——			
GAS MANHOLE	©				
GAS METER	G.M.				
LIGHT POLE		\(\rightarrow \)			
GAS VALVE	G.V.				
RAILROAD TRACKS		 			
SANITARY MAIN					
SANITARY SEWER MANHOLE	<u>S</u>	0			
SOIL BORING LOCATION		*			
TELEPHONE TEST POINT	I				
UTILITY POLE GUY WIRE ANCHOR	0->	0->			
UTILITY POLE	Ø	Ø			
WATER MAIN					
WATER - FIRE HYDRANT	- -	Ξ+ΦΦ-			
WATER VALVE	Ф	ф			
WATER METER/LATERAL		o			
SANITARY SEWER CLEANOUT/LATERAL	©				

NATURAL FEATURES					
FEATURE DESCRIPTION	EXISTING	PROPOSED			
HEDGEROW OR THICKET					
SHRUBBERY	\rightarrow	*			
TREE - CONIFEROUS					
TREE - DECIDOUS					
TREE LINE		~~~~~			
CONTOUR ELEVATION & LABEL		33			
ELEVATION	44.70 ⊁	21.96			

אוטחו-כ	<u> F-WAY FEATUR</u>	LJ		
FEATURE DESCRIPTION	EXISTING	PROPOSED		
PERMANENT EASEMENT		++++		
PROPERTY LINE				
RIGHT-OF-WAY BASELINE	1+00	1+00		
RIGHT-OF-WAY LINE		-		
TAX DITCH RIGHT OF WAY		TAX RW —		
DELDOT PERMANENT EASEMENT	——————————————————————————————————————	——————————————————————————————————————		
TEMPORARY CONSTRUCTION EASEMENT		TCETCE		

SURVEY CONTROL & MONUMENTATION					
FEATURE DESCRIPTION	EXISTING	PROPOSED			
SURVEY BENCHMARK LOCATION		BM#2			
IRON ROD WITH CAP SET		•			
CONCRETE MONUMENT	CMF _D				
IRON PIPE FOUND	IPF O				
IRON ROD FOUND	IRF O				

MISCELLANEOUS FEATURES						
FEATURE DESCRIPTION	EXISTING	PROPOSED				
LIMIT OF DISTURBANCE		LOD				
WETLAND BOUNDARY - DELINEATED	— w — w —	— w — w —				

BOWEN & BOWEN & FRIEDEL, INC.

ARCHITECTS - ENGINEERS - SURVEYORS

A10.770.4744 MULTOND, DELAWINEERS SALISBURY, MARTINAND A10.770.4744 MOS.424.1441 A10.543.9091

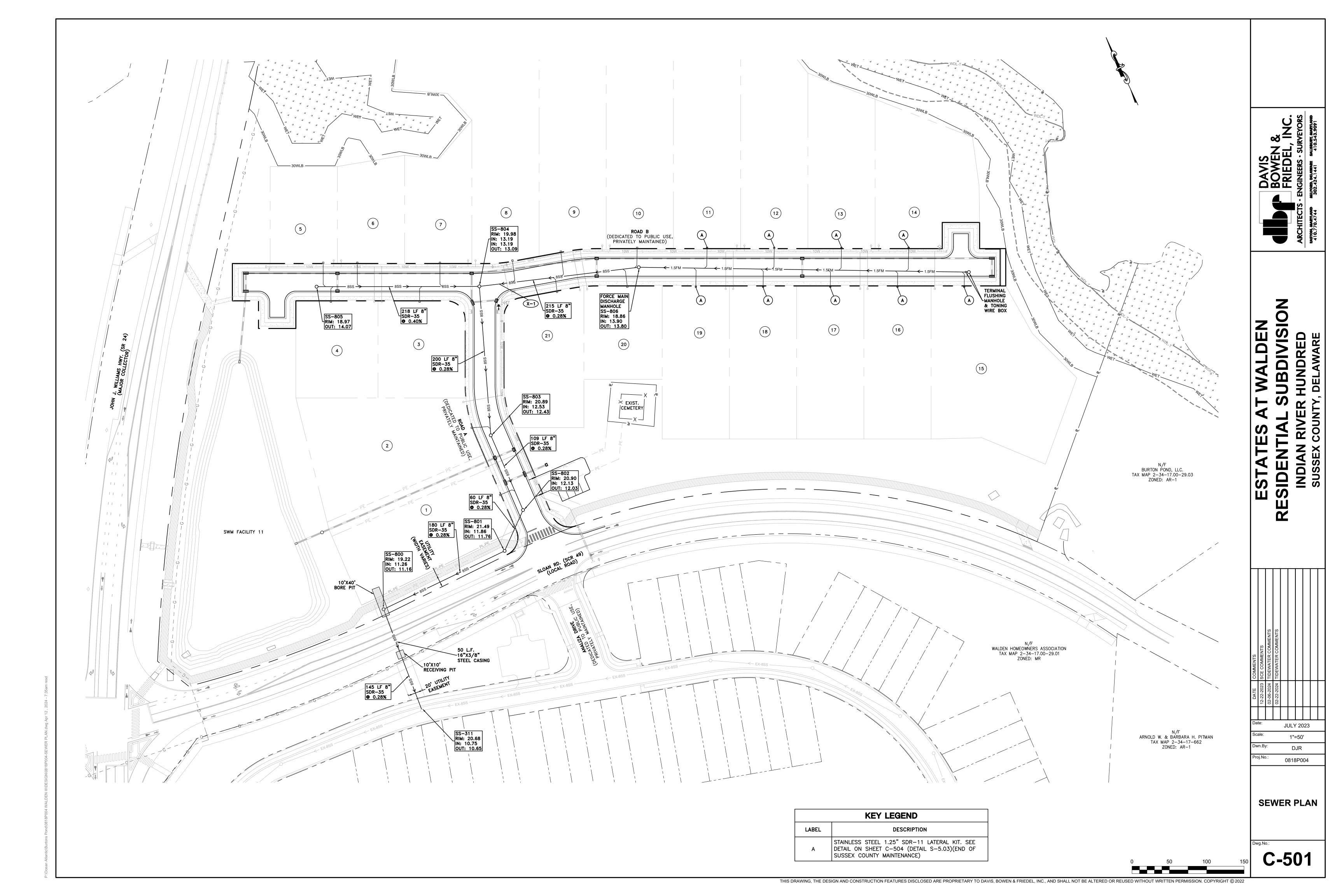
ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
SLOAN RD. (SCR 049)
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

COMMENTS	12-22-2023 SCE COMMENTS	02-06-2024 TIDEWATER COMMENTS	02-22-2024 TIDEWATER COMMENTS					
DATE	12-22-2023	02-06-205	02-22-205					
Da	te: JULY 2023							
Sca	cale: AS NOTED							
DJR DJR								

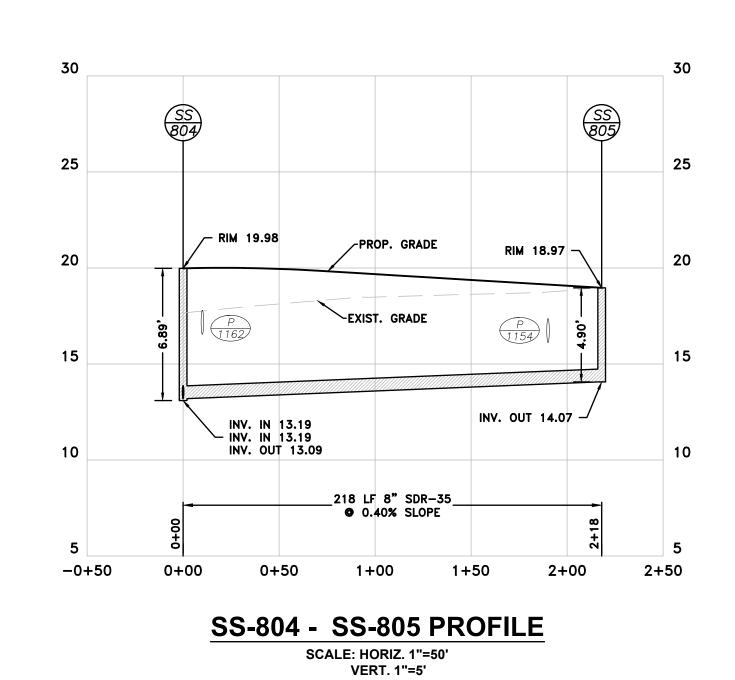
LEGEND

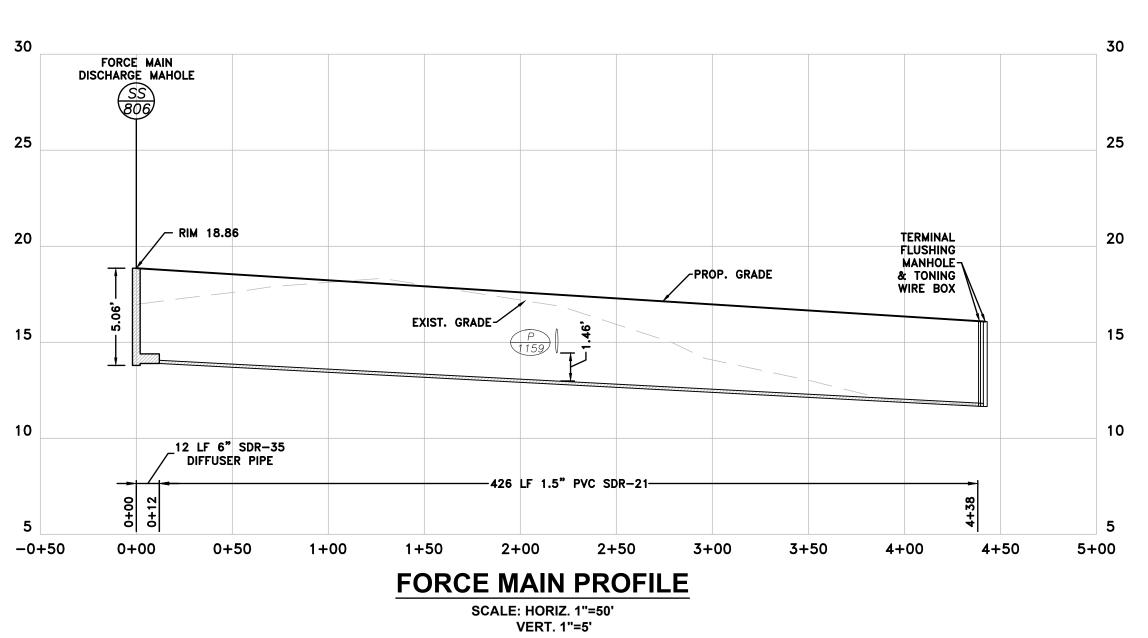
0818P004

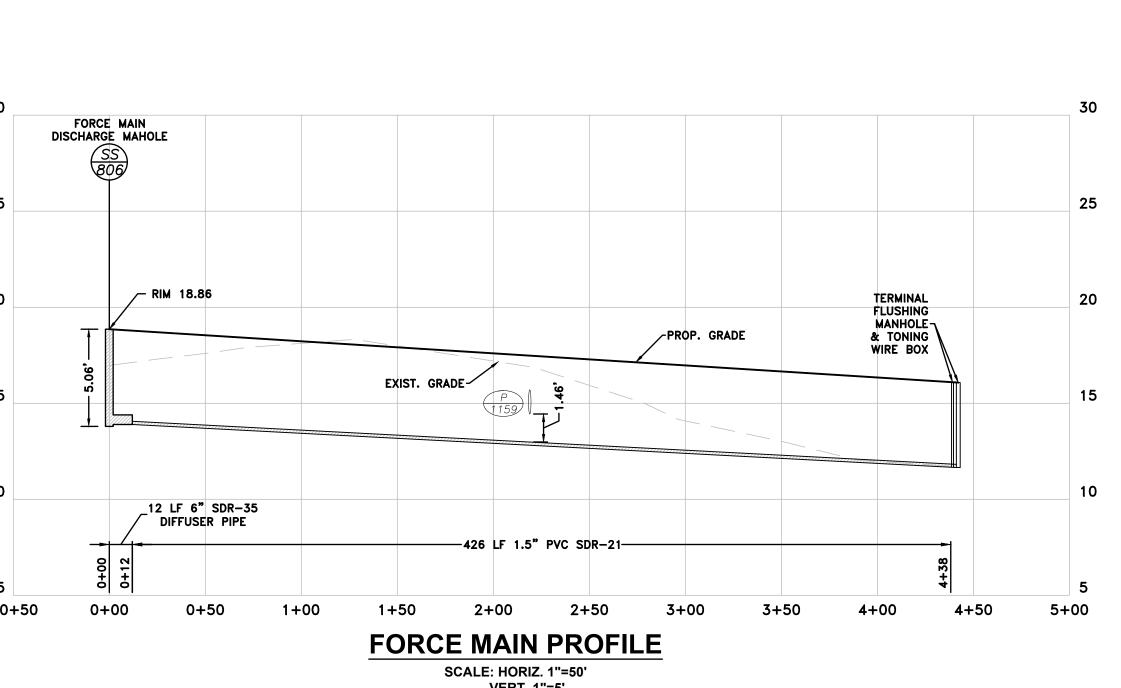
C-003



SS-311 - SS-806 PROFILE SCALE: HORIZ. 1"=50' VERT. 1"=5'







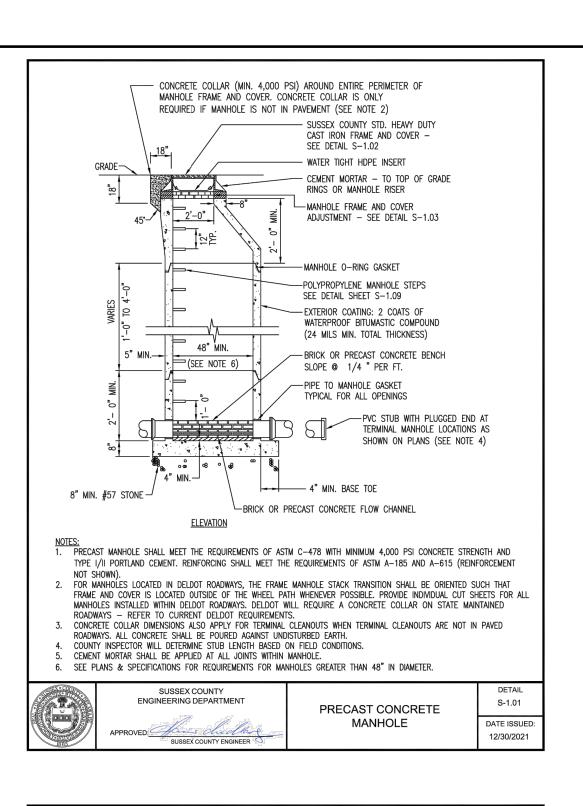
SUBDIVISION THUNDRED T, DELAWARE WALDEN ESTATES AT

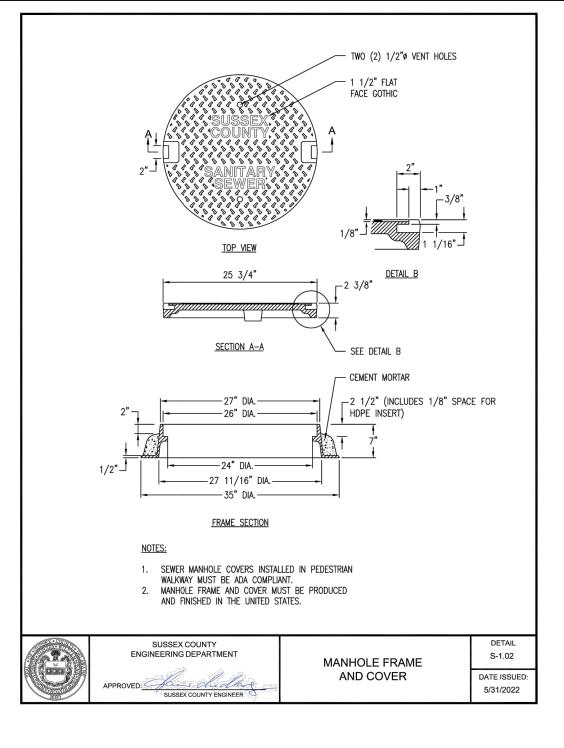
SIDENTIAL SI
INDIAN RIVER I
SUSSEX COUNTY,

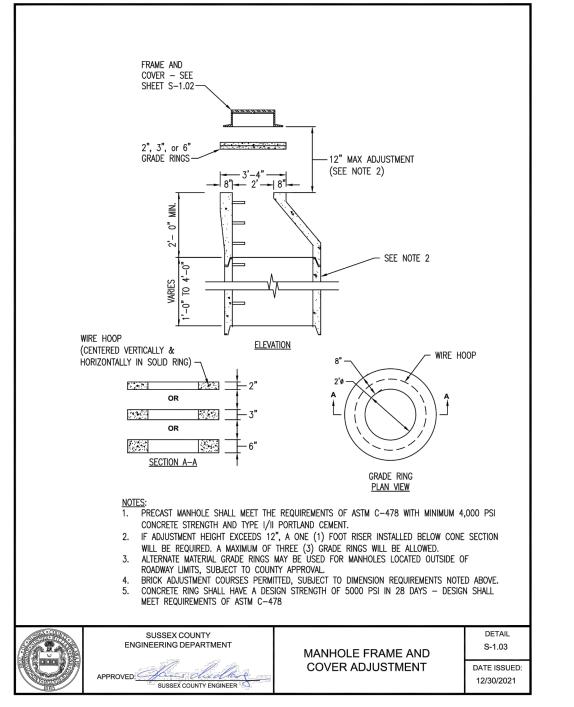
JULY 2023 AS NOTED DJR 0818P004

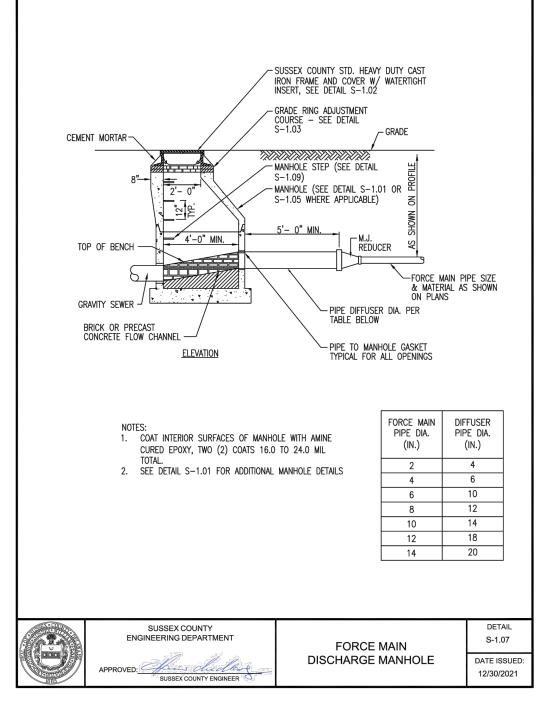
SEWER PROFILES

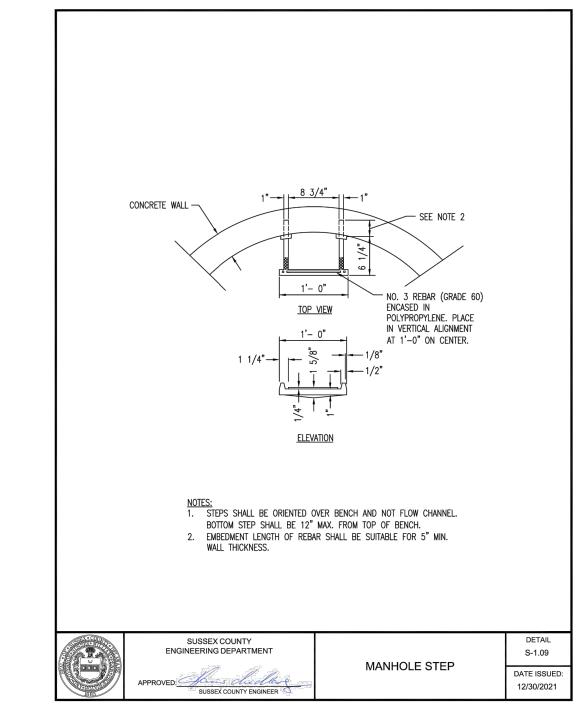
THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2022

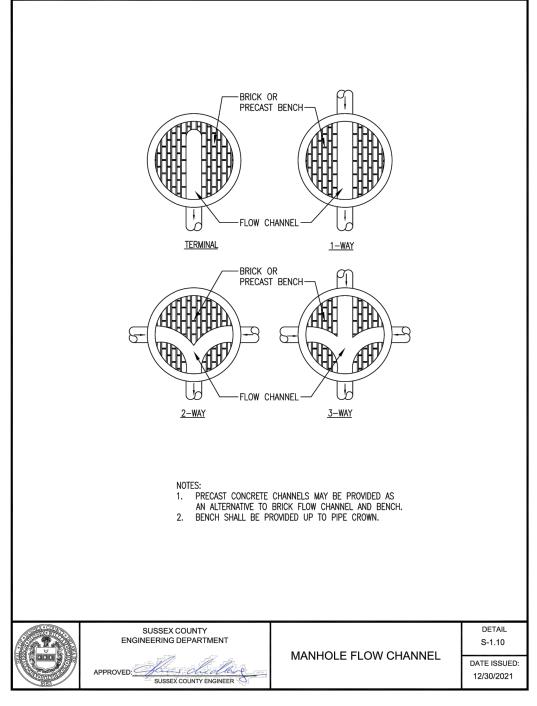


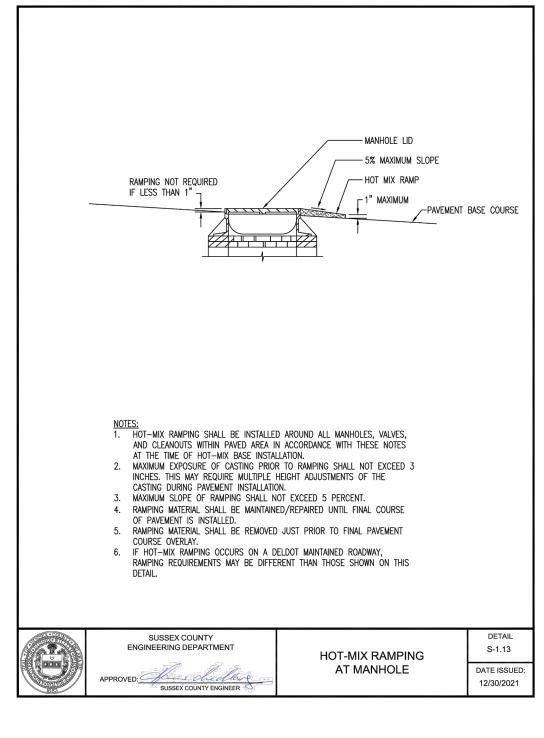


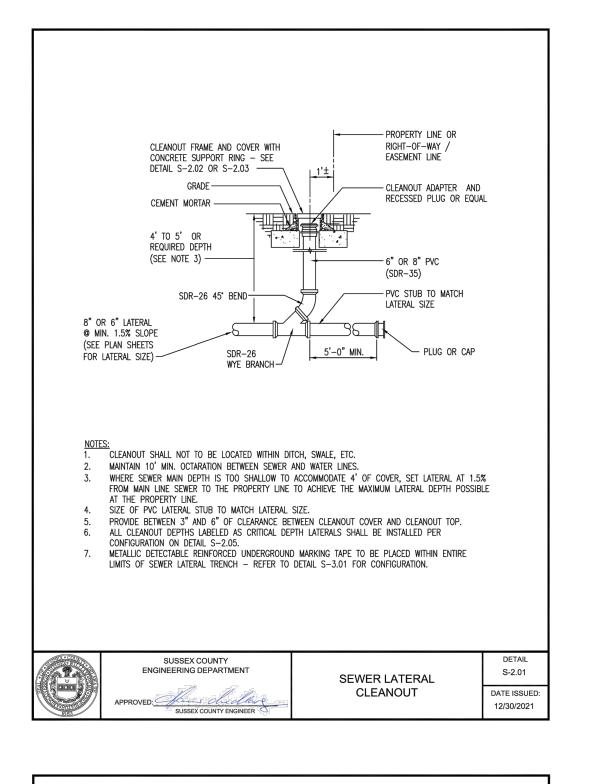


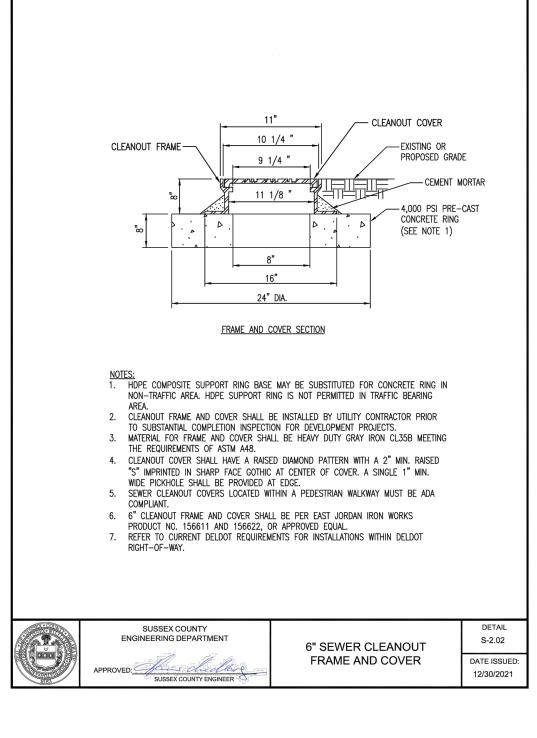


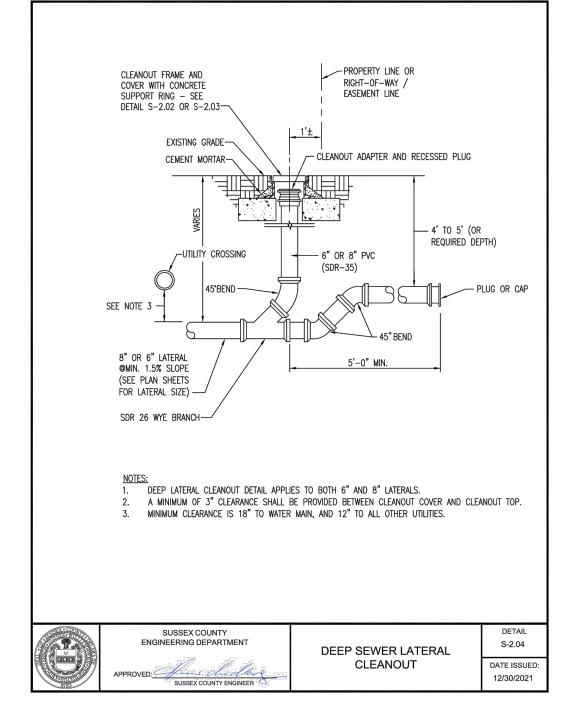


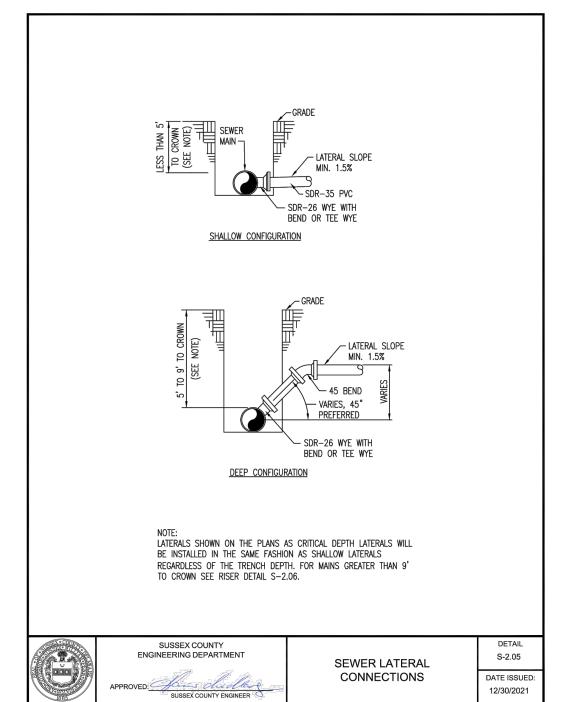


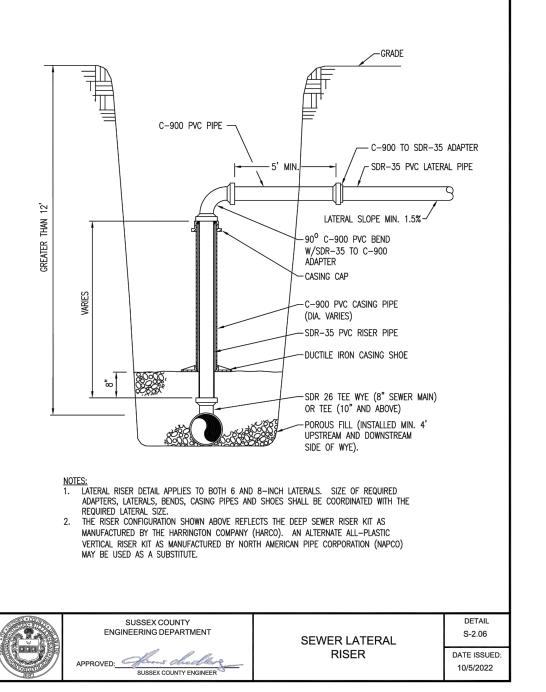


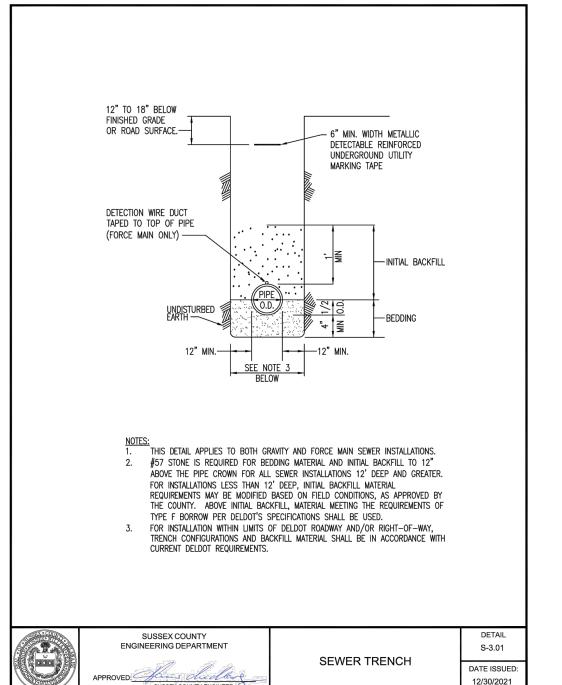


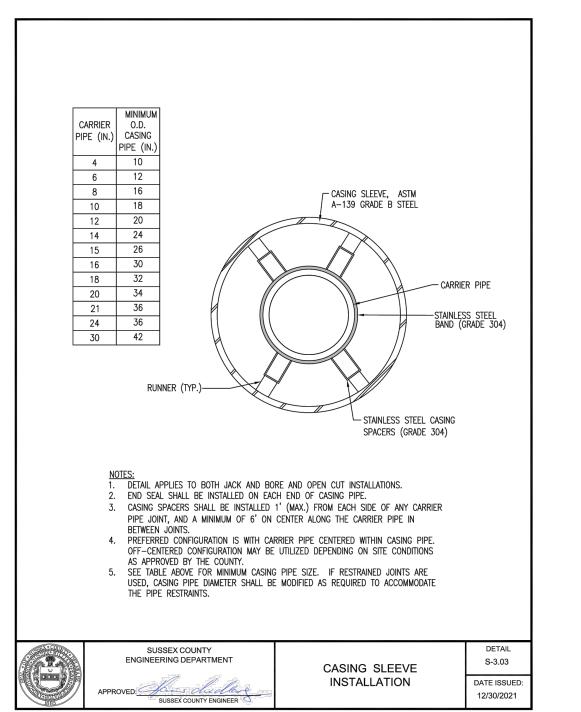


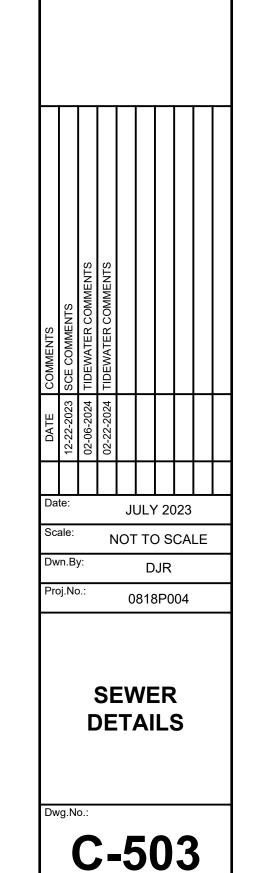






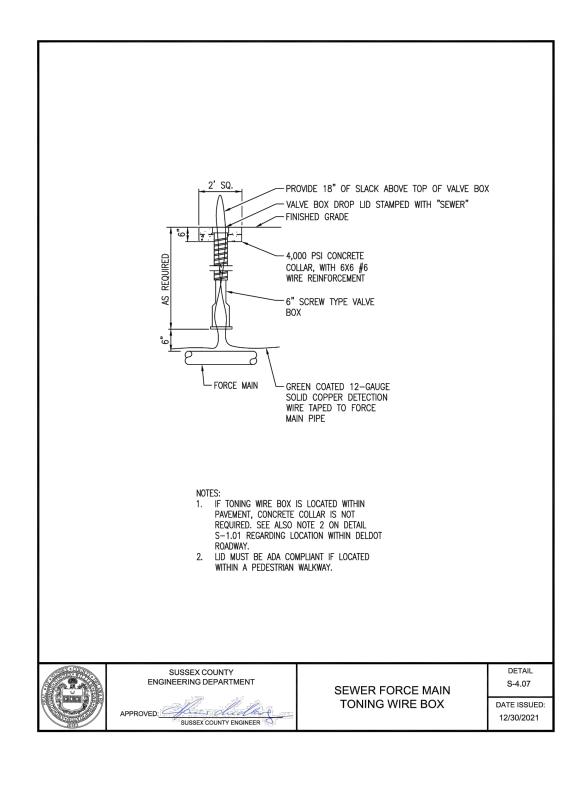


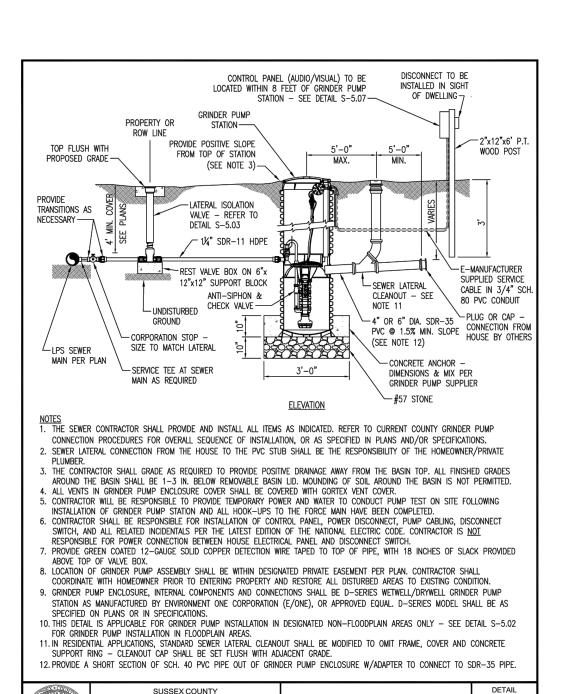




ESTASIDE INDI

Ш





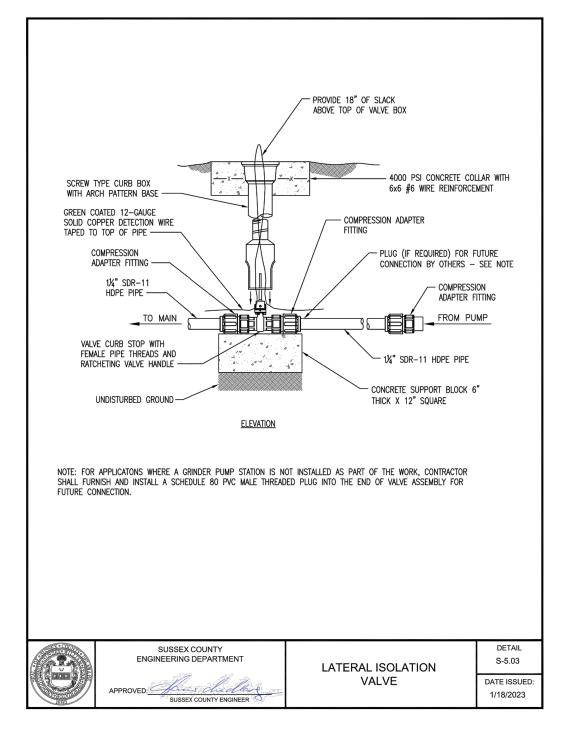
S-5.01

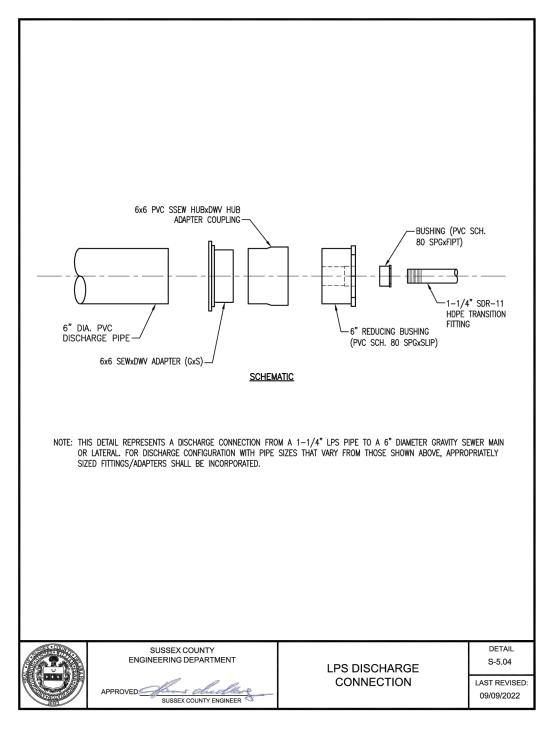
DATE ISSUED

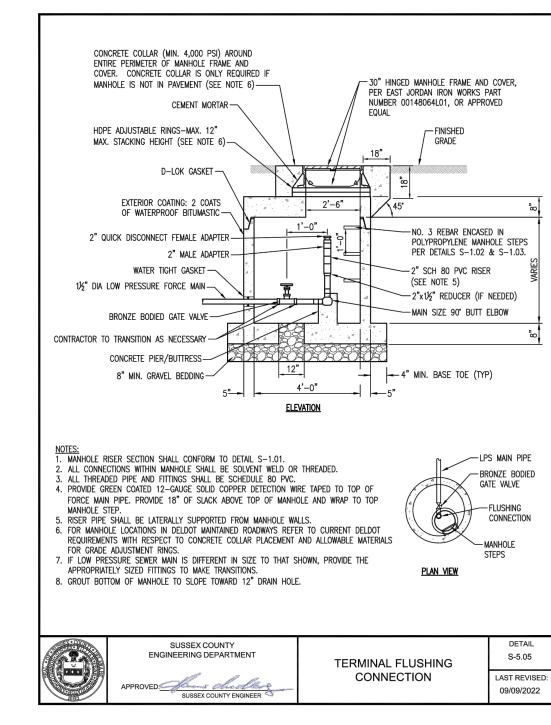
1/18/2023

STANDARD GRINDER

PUMP ASSEMBLY

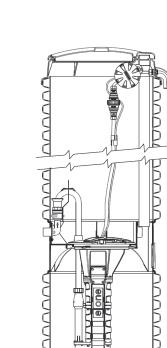








DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

Rated for flows of 700 gpd (2650 lpd)
70 gallons (265 liters) of capacity
Indoor or outdoor installation

Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

from the factory.

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase
Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available

Discharge Connections

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

mbers: 5,752,315

Patent Numbers: 5,752,315 5,562,254 5,439,180

NA0050P01 Rev C

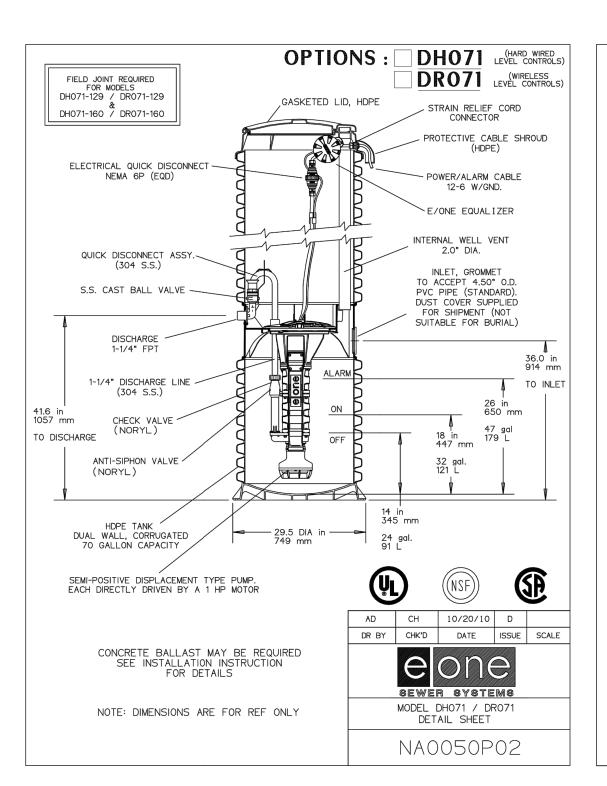
Accessories

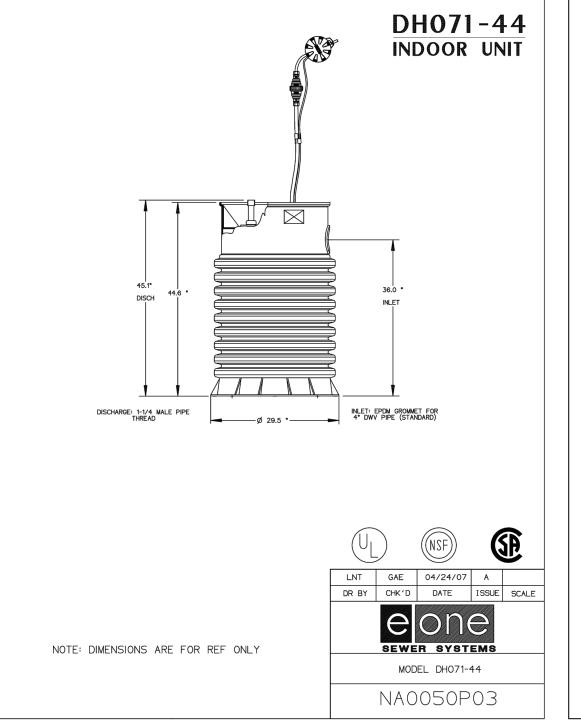
E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

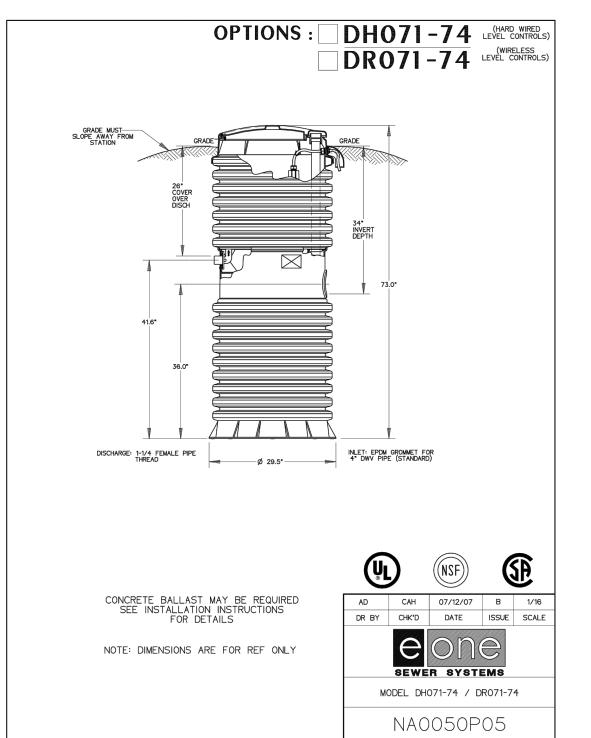
Alarm panels are available with a variety of options, from basic monitoring to

advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.







RESIDENTIAL SUBDIVISION INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

DAVIS BOWEN & FRIEDEL, INC.

Date COMMENTS

12-22-2023 SCE COMMENTS

02-06-2024 TIDEWATER COMMENTS

DATE TIDEWATER COMMENTS

NOT TO SCAPE

Scale: NOT TO SCALE

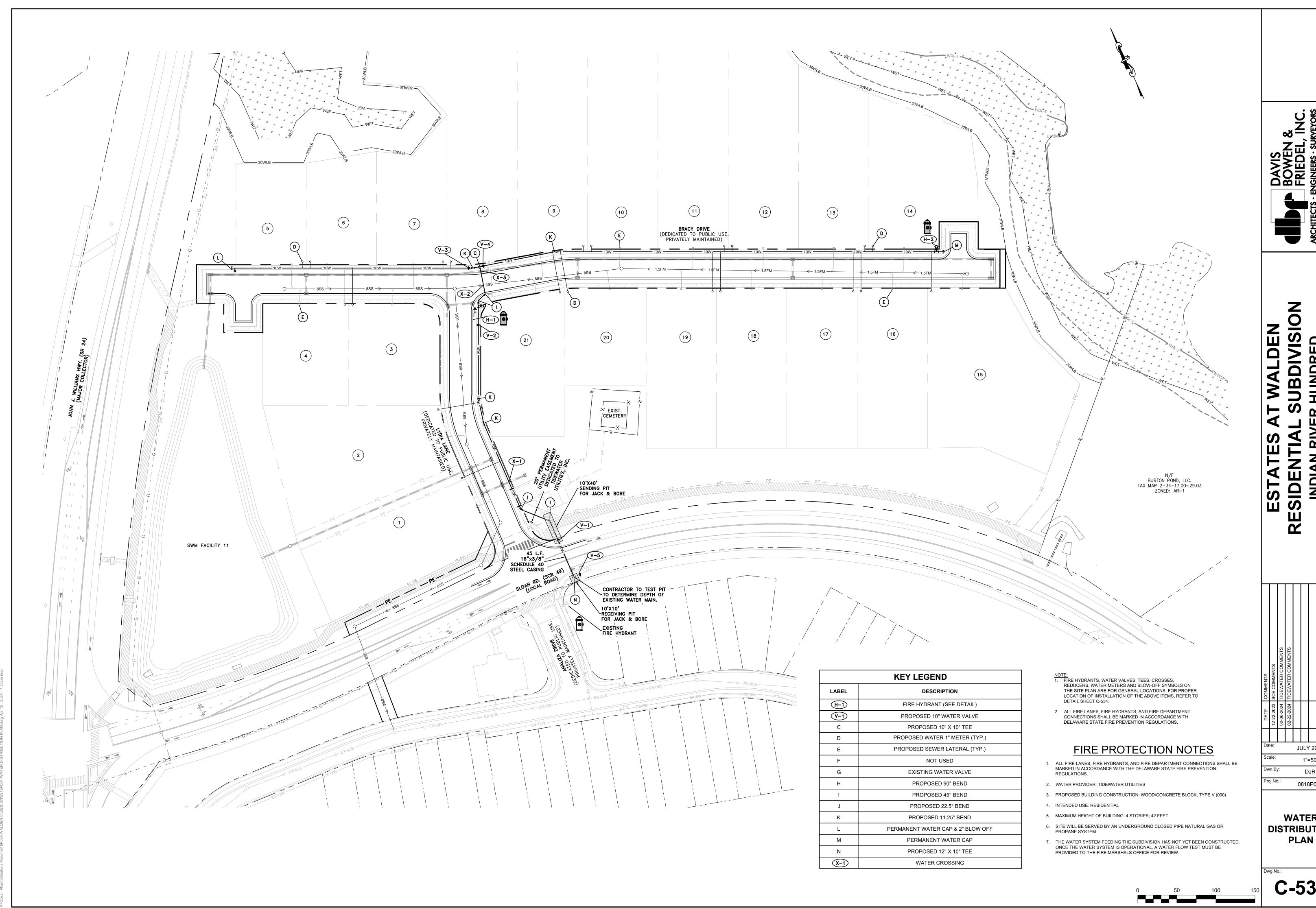
SEWER DETAILS

DJR

0818P004

Dwg.No.:

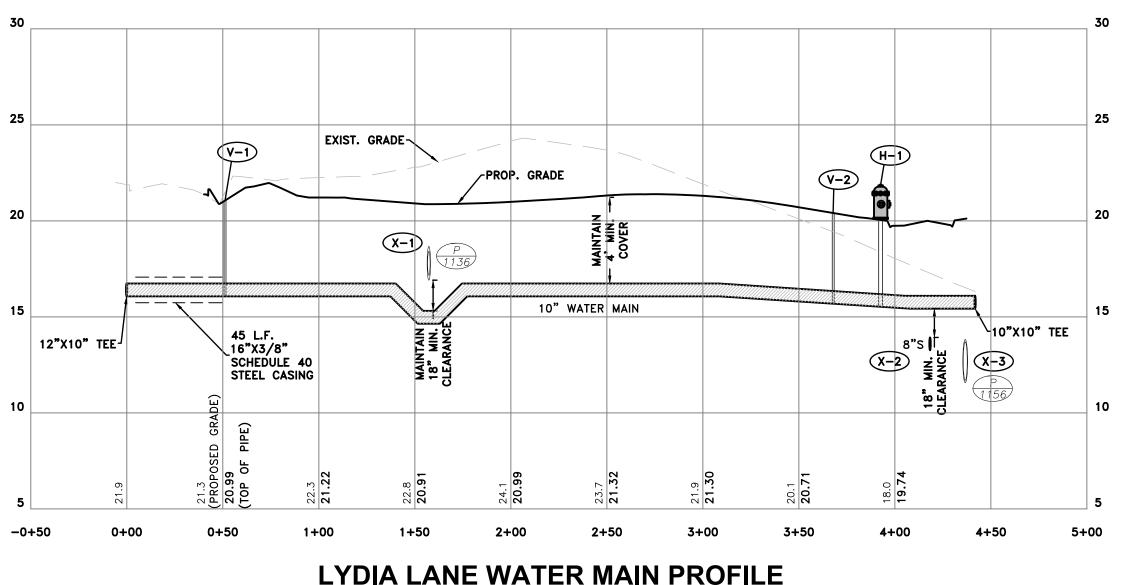
THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2022



JULY 2023 1"=50' DJR

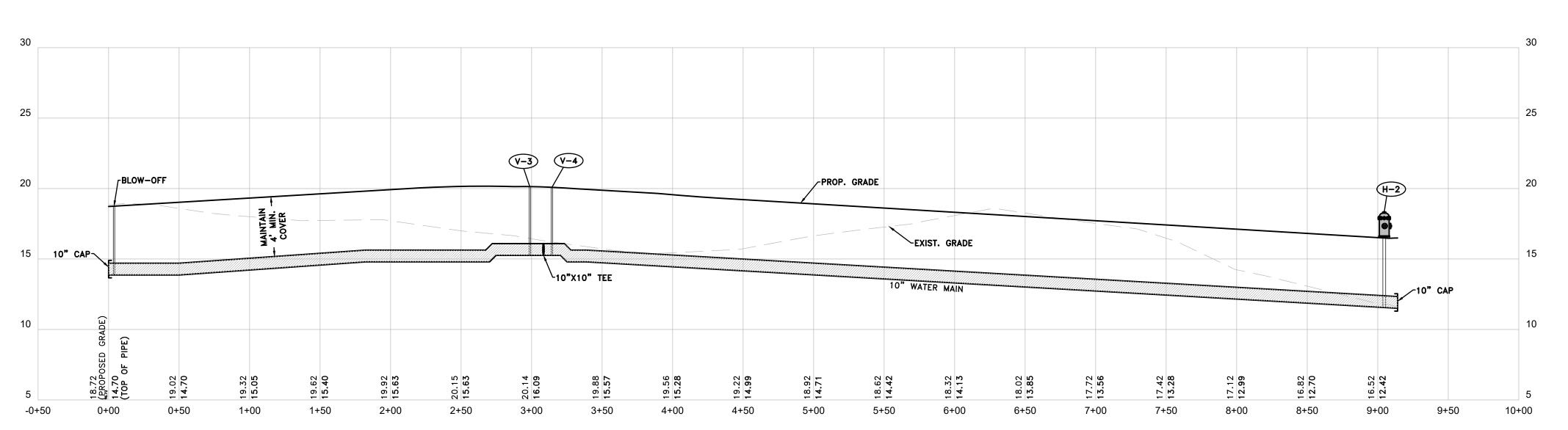
0818P004

WATER DISTRIBUTION



LYDIA LANE WATER MAIN PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



BRACY DRIVE WATER MAIN PROFILE

SCALE: HORIZ. 1"=50' VERT. 1"=5' ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
INDIAN RIVER HUNDRED

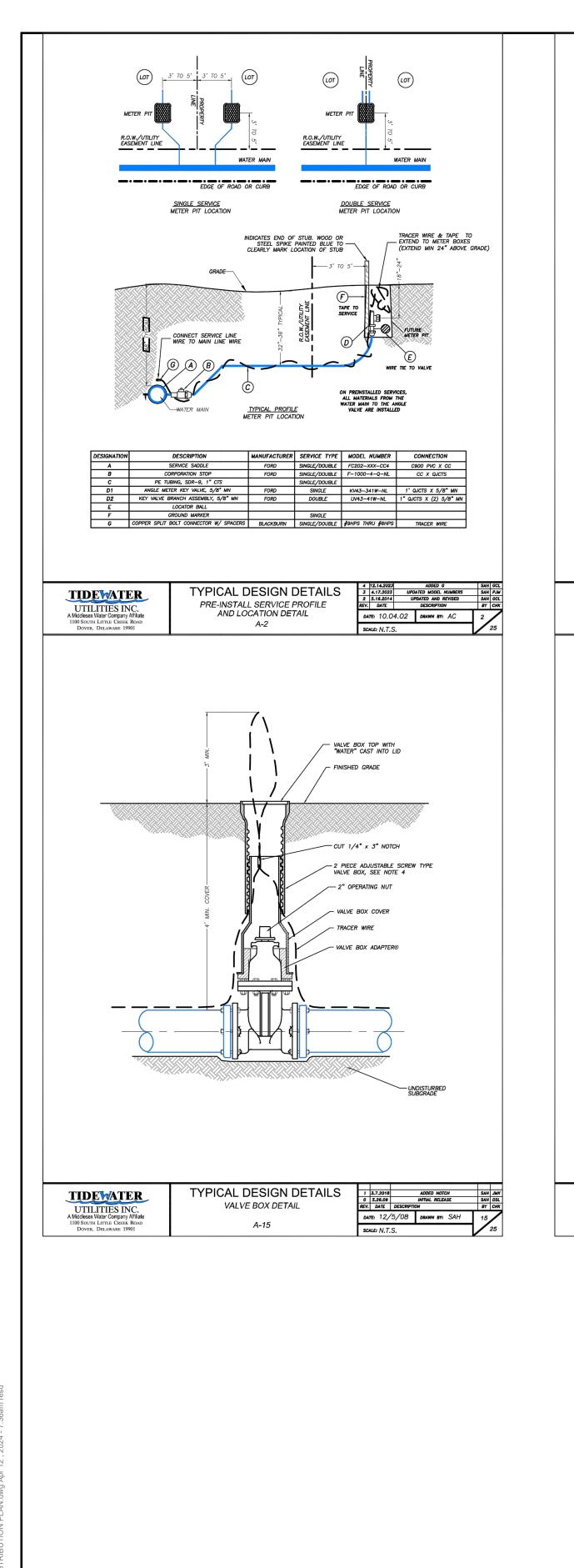
DATE: COMMENTS
Date: JUS-22-2024 TIDEWATER COMMENTS
Date: JUS-25-2024 TIDEWATER COMMENTS
DATE: DATE DEWATER COMMENTS
DATE: DATE DATE
DATE: DATE COMMENTS
DATE: DATE
DATE: DATE COMMENTS

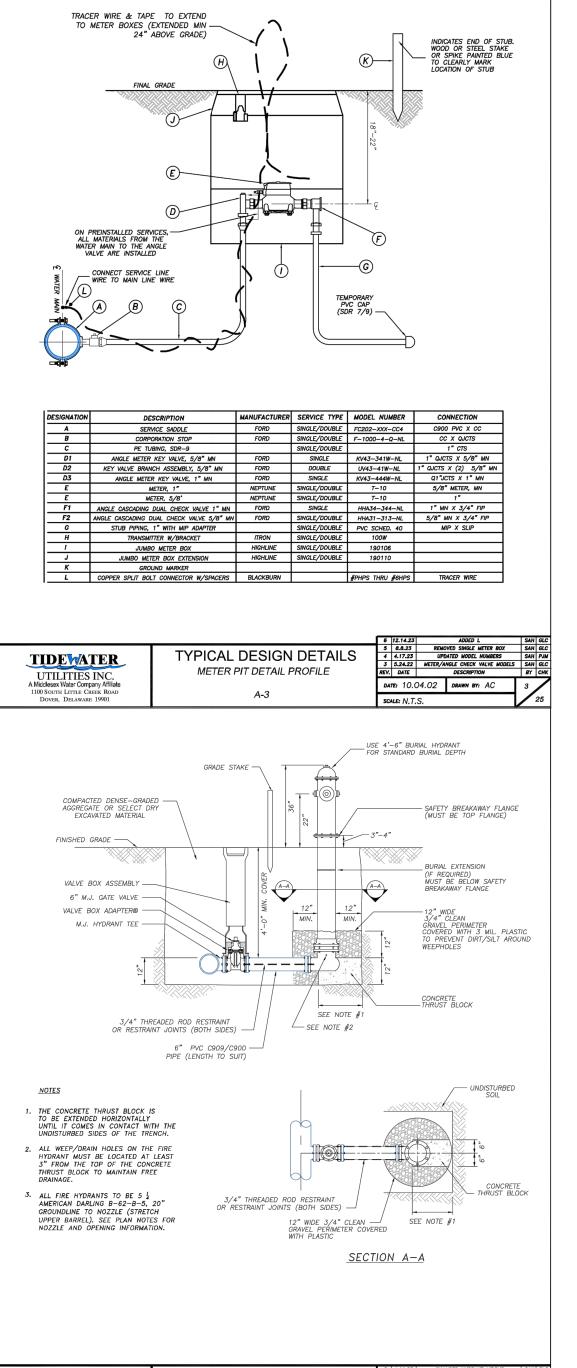
WATER
PROFILE

C-532

150

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2022





TYPICAL DESIGN DETAILS

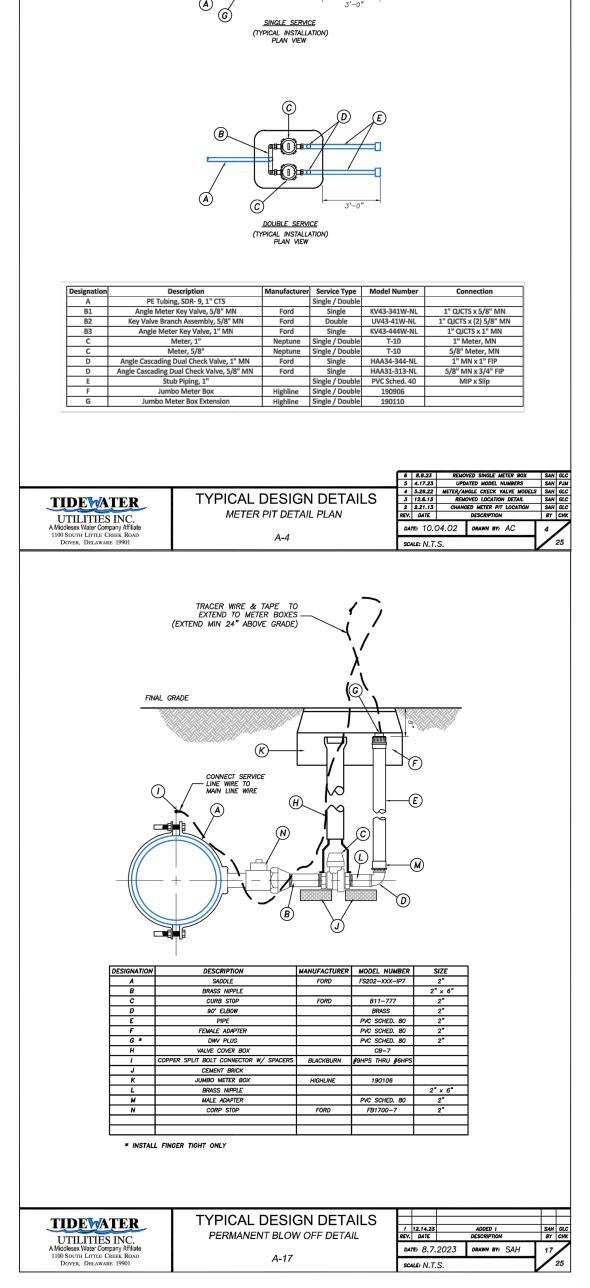
10.04.02 DRAWN BY: AC

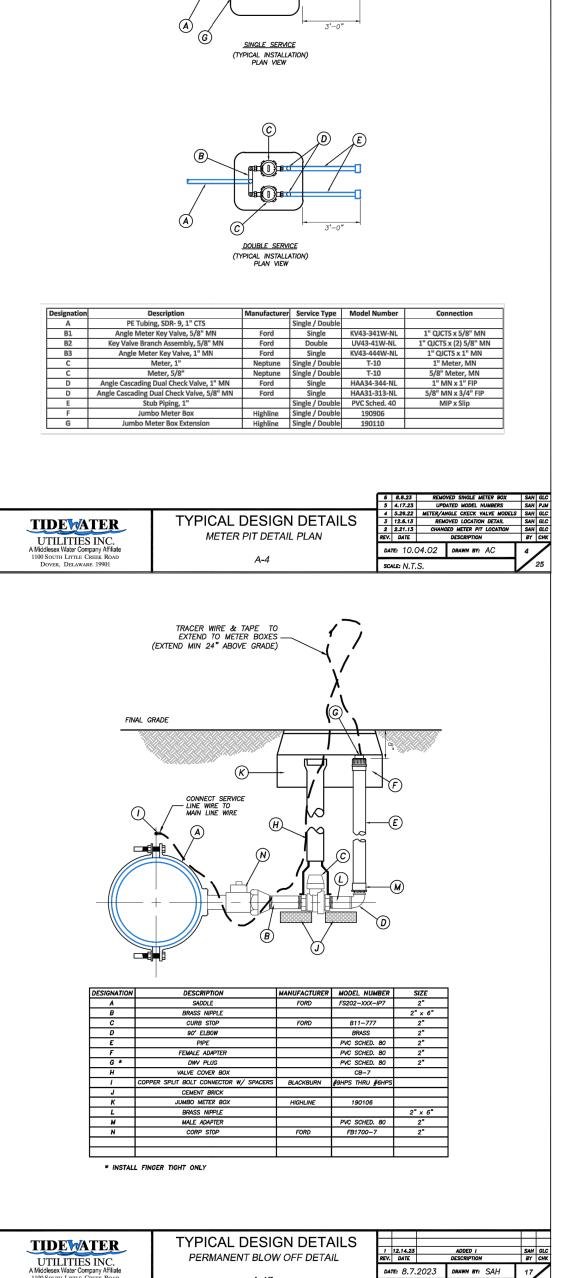
FIRE HYDRANT ASSEMBLY DETAIL

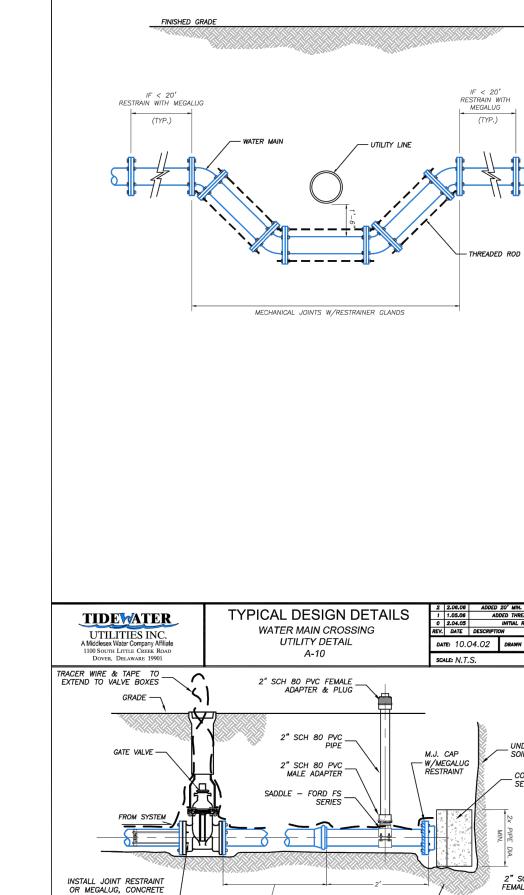
A-16

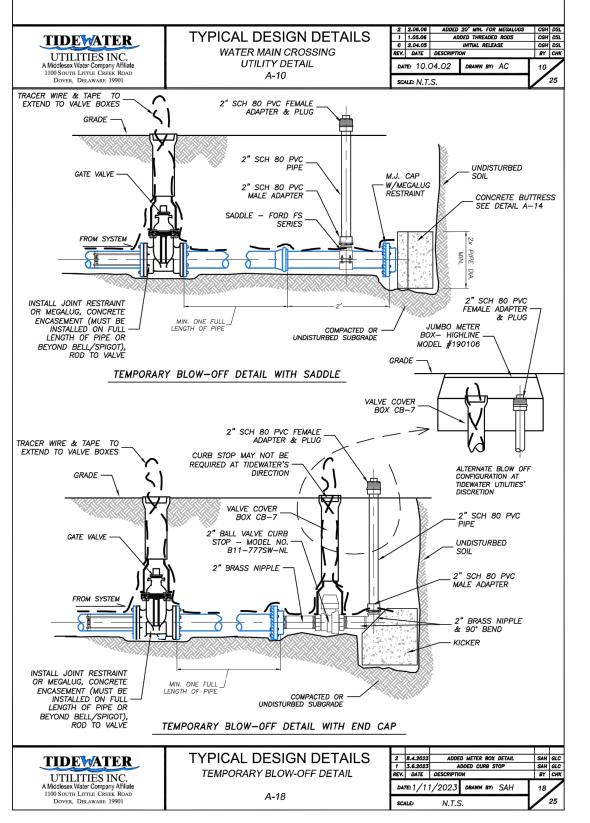
TIDE WATER

UTILITIES INC. A Middlesex Water Company Affiliate 1100 SOUTH LITTLE CREEK ROAD DOVER, DELAWARE 19901









. PORTLAND CEMENT CONCRETE FOR BUTRESSES SHALL BE 3000 P.S.I. MINIMUM.

MODIFICATIONS TO BUTTRESS DIMENSIONS IS TO BE AT THE SOLE DISCRETION OF TIDEWATER UTILITIES, INC. AND ANY CHANGES TO BUTTRESS DIMENSIONS SHALL. BE APPROVED BY TIDEWATER UTILITIES, INC. BEFORE ANY CHANGE IS PERFORMED.

- MEGALUG FLANGES

CONCRETE BUTTRESSES FOR HORIZONTAL BENDS AND TEES

TYPICAL DESIGN DETAILS

THRUST BLOCK DETAIL

SECTION A-A

SECTION B-B

| 1 | 1.17.17 | REVISED DRAWINGS, ADDED MJ & DIM SAN JIM | 0 | 2.04.05 | INITIAL RELEASE | CGH | DSL | REV. | DATE | DESCRIPTION | BY CHK

DATE: 10.04.02 DRAWN BY: AC

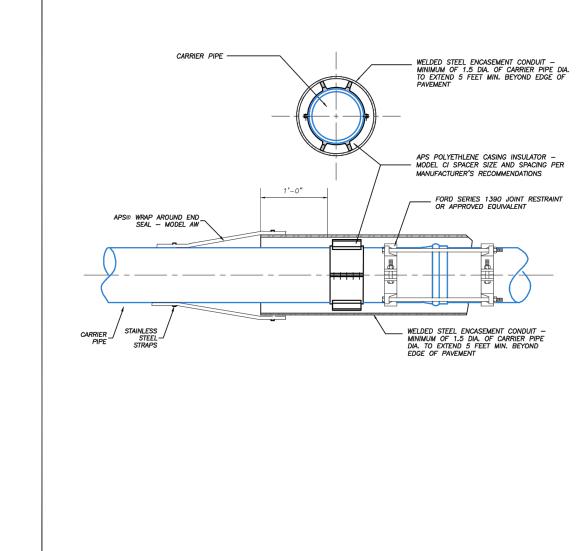
5. FITTINGS TO BE WRAPPED IN 3 MIL. PLASTIC WHERE CONCRETE IS PRESENT.

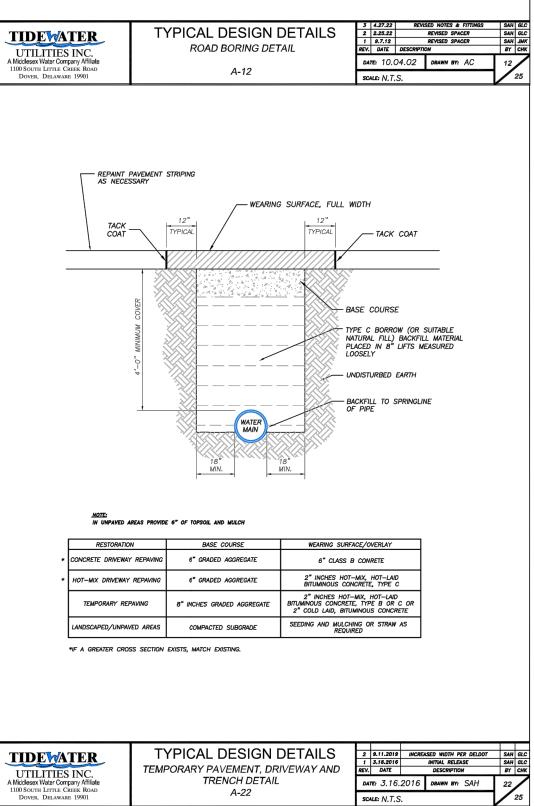
4. ALL CONCRETE TO MEET UNDISTURBED EARTH.

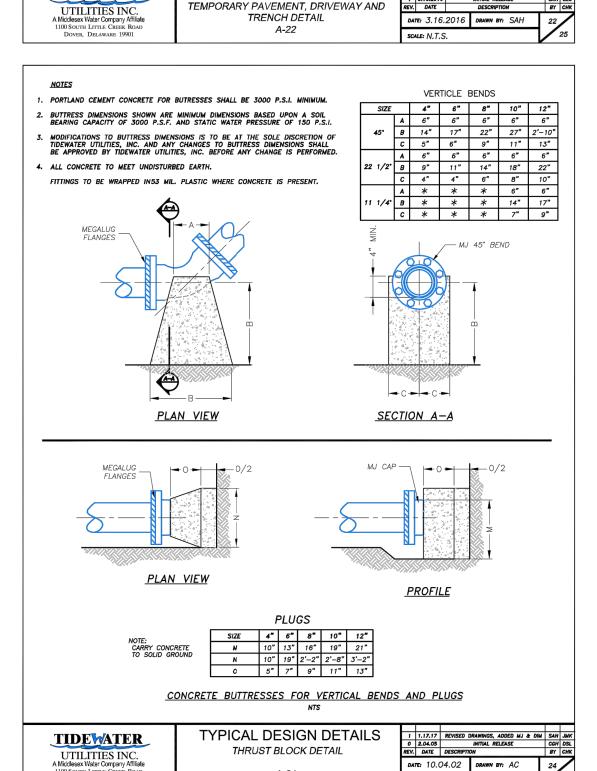
PLAN VIEW

TIDE ATER

UTILITIES INC. A Middlesex Water Company Affiliate

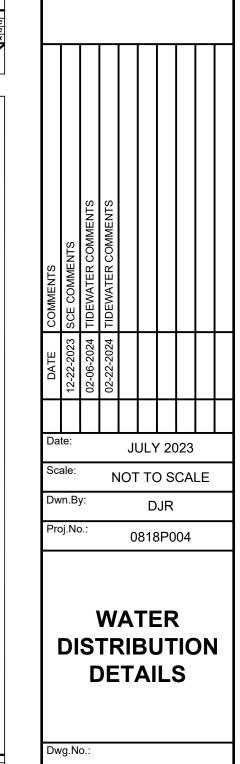






A-24

DATE: 10.04.02 DRAWN BY: AC 24



DAVIS BOWEN FRIEDEL,

ED

IND SUS

Ш