

ESTATES AT WALDEN

CONSTRUCTION PLANS

INDIAN RIVER WATERSHED

INDIAN RIVER HUNDRED,

SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 0818P004
 JULY 2023
 REVISED:



LOCATION MAP
 SCALE: 1"=1000'

DATA COLUMN

1 TAX MAP ID	2-34-17.00-29.00		
2 PLAT BOOK REFERENCE	D 5031 / 174		
3 APPROXIMATE PROJECT CENTER	LATITUDE 38.668813	LONGITUDE -75.186104	
4 ENGINEER	OWNER BURTONS POND, LLC 20184 PHILLIPS STREET REHOBOTH BEACH, DE 19971 BEN GORDY PHONE: (302) 227-3573 EMAIL: BEN@osacompanies.com		
5 DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)	VERTICAL NAVD 88	
6 ZONING	EXISTING MR / AR-1	PROPOSED MR / AR-1 (CLUSTER DEVELOPMENT)	
7 LAND USE	EXISTING AGRICULTURE	PROPOSED RESIDENTIAL	
8 DENSITY CALC.	17.965 X 43560 / 21780 = 35 UNITS		
9 BUILDING CONSTRUCTION	IBC V-B	NFPA V(00)	
10 UTILITY PROVIDERS	SEWER SUSSEX COUNTY (HERRING CREEK SANITARY SEWER DISTRICT)	WATER TIDEWATER UTILITIES, INC.	
11 STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: LEVELS 2 & 3		
12 POSTED SPEED LIMIT	SLOAN RD. (SCR 49) 35 MPH		
13 FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0340K, 10005C0341K, DATED MARCH 16, 2015.		
14 TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). DISTANCE TO NEAREST TID: 0.01 MILES (ADJACENT PROPERTY IS IN THE HENLOPEN TID)		
15 GROUNDWATER RECHARGE	THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.		
16 WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
17 WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.		
18 CODE COMPLIANCE	REQUIRED	PROPOSED	
FRONT SETBACK	25 FT	25 FT	
SIDE SETBACK	10 FT	10 FT	
REAR SETBACK	10 FT	10 FT	
CORNER SETBACK	10 FT (ONE SIDE)	10 FT (ONE SIDE)	
MAXIMUM DENSITY	2.20 UNITS PER ACRE	0.87 UNITS PER ACRE	
MAXIMUM BUILDING HEIGHT	42 FT (2-1/2 STORIES)	42 FT (2-1/2 STORIES)	
19 AREAS			
EXISTING SITE AREA	24.136 ACRES		
RIGHT-OF-WAY DEDICATION	0 SF. (0.00 AC.)		
NET DEVELOPMENT AREA	17.983 AC.		
MIN. PROPOSED LOT AREA	11,700 SF. (0.27 AC.)		
AVG. PROPOSED LOT AREA	19,417 SF. (0.45 AC.)		
TOTAL SITE WETLANDS	6.153 AC.		
TOTAL SITE WOODED AREA	6.627 AC.		
20 PROPOSED LAND USE AREAS			
LOTS	10.475 AC. (43.40%)		
RIGHT-OF-WAY	1.683 AC. (6.97%)		
OPEN SPACE	11.902 AC. (49.31%)		
21 SURVEY DATE	JANUARY 2023		

WETLAND'S STATEMENT

I, Edward M. Launay, SPWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS 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 DATE _____
 SOCIETY OF WETLANDS SCIENTISTS
 THE CORPS OF ENGINEERS, CERTIFIED WETLAND
 DELINEATOR # WDCP93MD0310001A

APPROVED
 SUSSEX COUNTY ENGINEER

COUNTY ENGINEER AGREEMENT #711-11 DATE _____

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 ACCORDING TO LAW.

BURTONS POND, LLC. DATE _____
 20184 PHILLIPS ST.
 REHOBOTH BEACH, DE 19971

ENGINEER'S STATEMENT

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 APPLICABLE LAWS OF THE STATE OF DELAWARE.

by CHAD S. WARREN, P.E. DATE _____
 DAVIS, BOWEN & FRIEDEL, INC.
 1 PARK AVE.
 MILFORD, DELAWARE, 19963

INDEX OF SHEETS

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 #11
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
V-102	RECORD OVERVIEW
V-103 - V-104	RECORD PLAN

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

DAVIS
 BOWEN &
 FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS
 1000 N. MARKET ST. SUITE 200
 MILFORD, DE 19963
 410.767.7474

DATE	COMMENTS
12-22-2023	SCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
 Scale: AS NOTED
 Dwn By: DJR
 Proj No.: 0818P004

TITLE

Dwg No.:
C-001

MANMADE ROADSIDE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BOLLARD			
CURB, TYPE 1 AND 3			
CURB OPENING WITH SIDEWALK			
FENCE - CHAINLINK OR STRANDED			
LAMP AND POST - RESIDENTIAL			
MAILBOX			
TRAFFIC SIGN AND POST			
CURB OPENING			

DRAINAGE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
FLARED END SECTION			
DRAINAGE MANHOLE			
DRAINAGE INLET			
DIRECTIONAL FLOW ARROW			
RIPRAP			
DRAINAGE PIPE			
UNDERDRAIN			
UNDERDRAIN OUTLET			
SAFETY END SECTION			
BIOFILTRATION SWALE			
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX			
DRAINAGE PIPE HEADWALL			

IDENTIFIERS	
FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	
ABANDON BY OTHERS	
ADJUST BY CONTRACTOR	
ADJUST BY OTHERS	
CONVERT TO JUNCTION BOX	
CONVERT TO DRAINAGE MANHOLE	
DO NOT DISTURB	
PEDESTRIAN CONNECTION/TYPE	
PEDESTRIAN CONNECTION/TYPE WITHOUT DETECTABLE WARNING SYSTEM	
RELOCATE BY CONTRACTOR	
RELOCATE BY OTHERS	
REMOVE BY CONTRACTOR	
REMOVE BY OTHERS	

UTILITY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - UNDERGROUND		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELECTRIC TRANSFORMER		
GAS - UNDERGROUND		
GAS MANHOLE		
GAS METER		
LIGHT POLE		
GAS VALVE		
RAILROAD TRACKS		
SANITARY MAIN		
SANITARY SEWER MANHOLE		
SOIL BORING LOCATION		
TELEPHONE TEST POINT		
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
WATER MAIN		
WATER - FIRE HYDRANT		
WATER VALVE		
WATER METER/LATERAL		
SANITARY SEWER CLEANOUT/LATERAL		

NATURAL FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE - CONIFEROUS		
TREE - DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION & LABEL		
ELEVATION	44.70 X	21.96

RIGHT-OF-WAY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
PERMANENT EASEMENT		
PROPERTY LINE		
RIGHT-OF-WAY BASELINE		
RIGHT-OF-WAY LINE		
TAX DITCH RIGHT OF WAY		
DELDOT PERMANENT EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		

SURVEY CONTROL & MONUMENTATION		
FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		
CONCRETE MONUMENT		
IRON PIPE FOUND		
IRON ROD FOUND		

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

DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS - ENGINEERS - SURVEYORS
 410 S. MARKET STREET, SUITE 200
 WILMINGTON, DELAWARE 19801
 302.478.1411

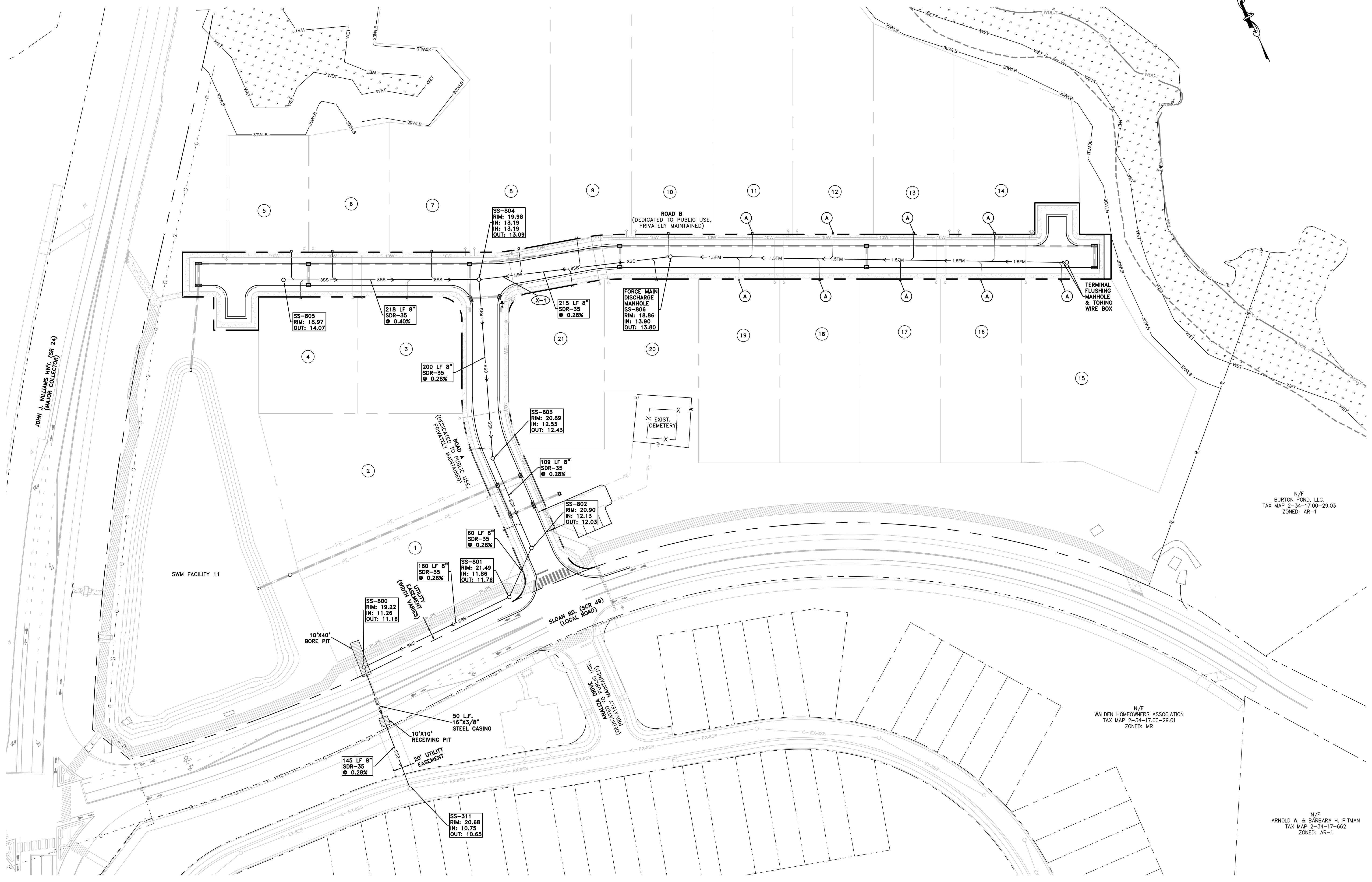
ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
SLOAN RD. (SCR 049)
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS
12-22-2023	SCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
 Scale: AS NOTED
 Dwn By: DJR
 Proj No.: 0818P004

LEGEND

Dwg No.: **C-003**



**ESTATES AT WALDEN
 RESIDENTIAL SUBDIVISION
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE**

DATE	COMMENTS
12-22-2023	BCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date:	JULY 2023
Scale:	1"=50'
Dwn By:	DJR
Proj No.:	0818P004

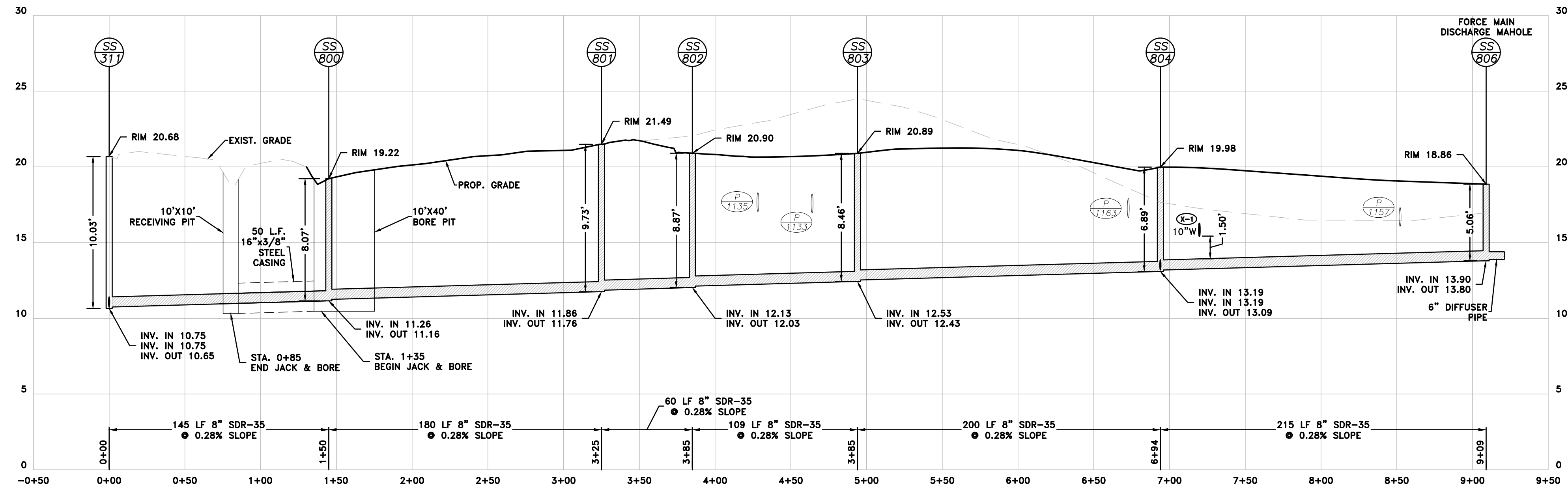
SEWER PLAN

Dwg No.: **C-501**

KEY LEGEND	
LABEL	DESCRIPTION
A	STAINLESS STEEL 1.25" SDR-11 LATERAL KIT. SEE DETAIL ON SHEET C-504 (DETAIL S-5.03)(END OF SUSSEX COUNTY MAINTENANCE)

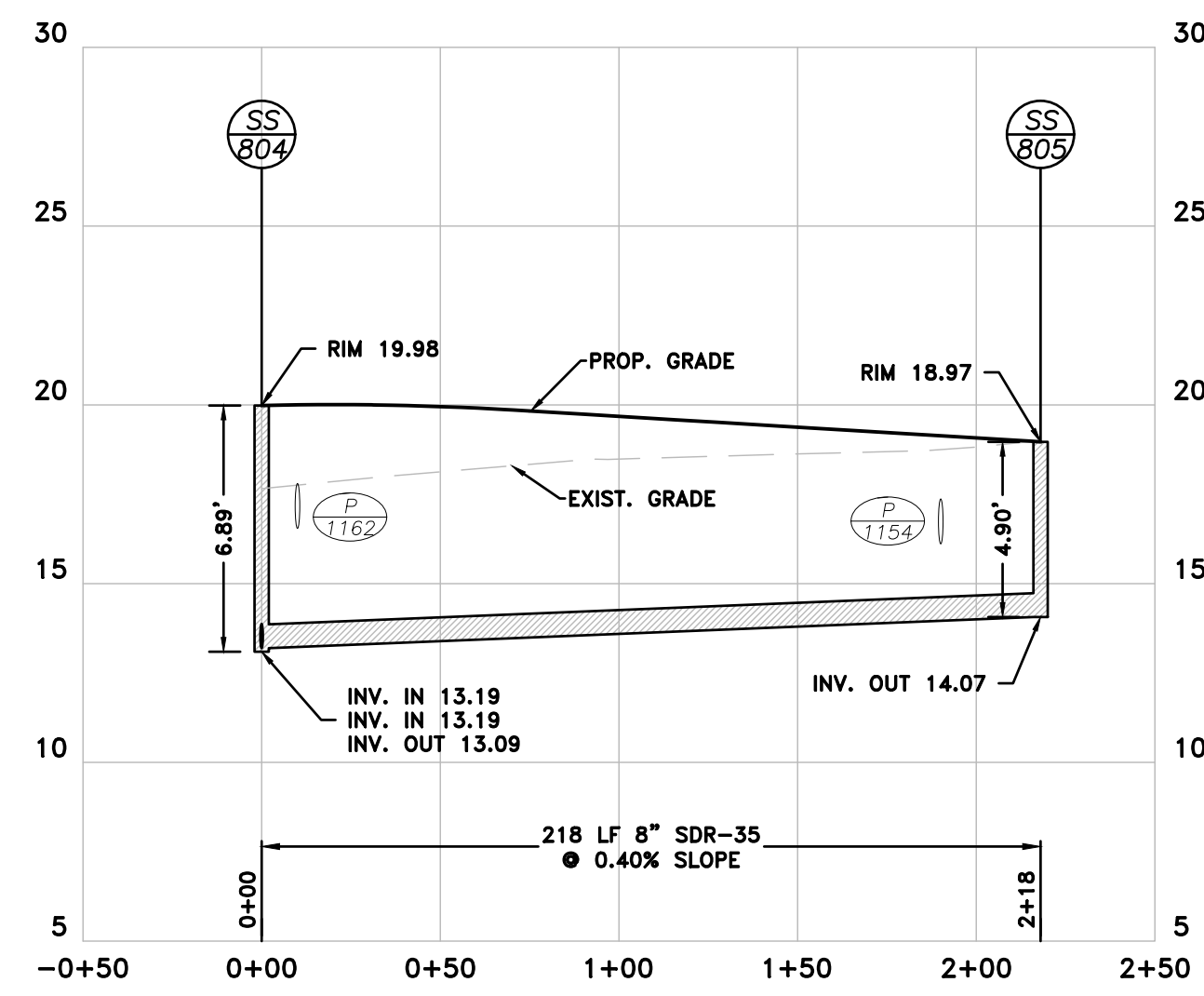


P:\Ocean Atlantic\Business Prod\0818P004 WALDEN\DESIGN\0818P004-SEWER PLAN.dwg Apr 12, 2024, 7:25am read



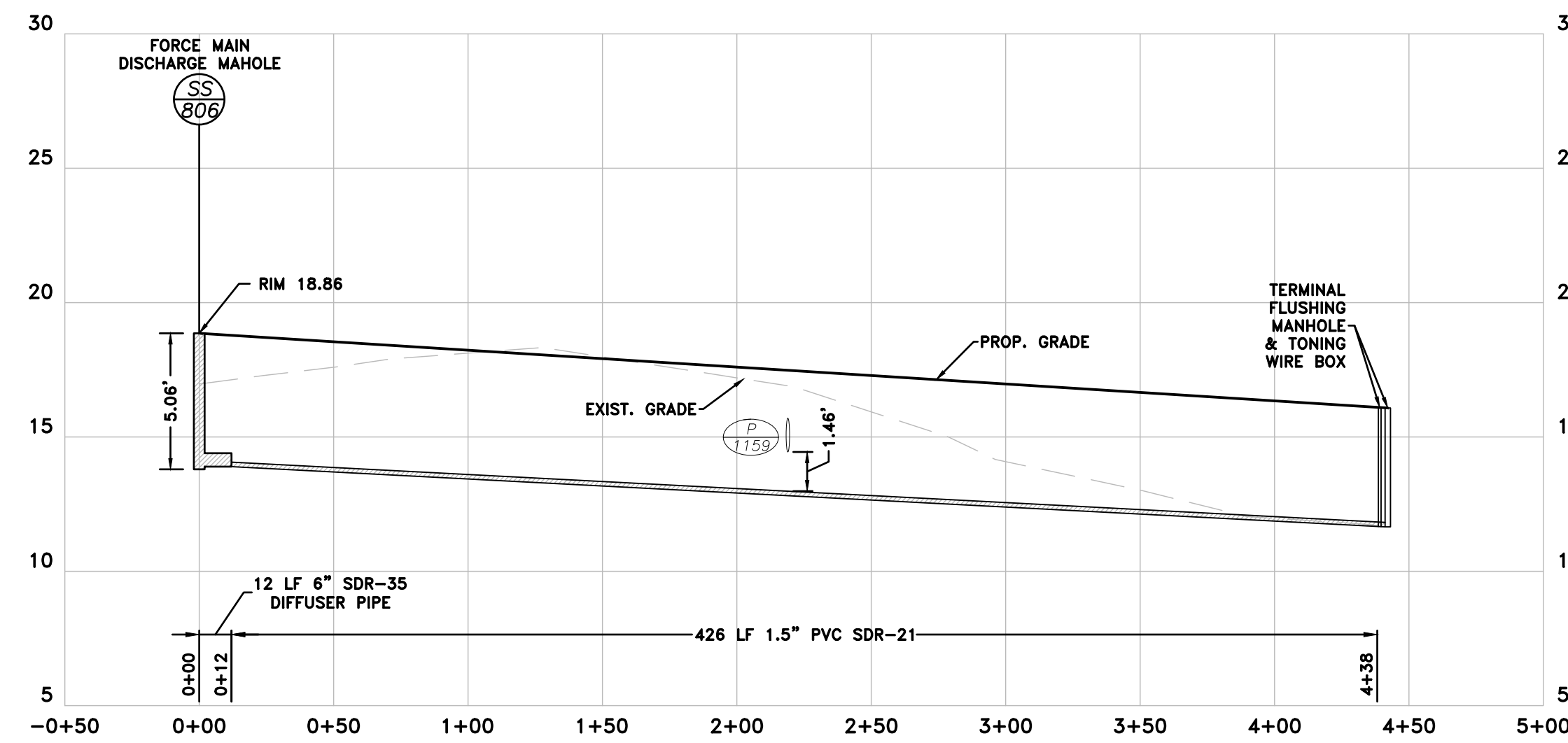
SS-311 - SS-806 PROFILE

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



SS-804 - SS-805 PROFILE

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



FORCE MAIN PROFILE

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

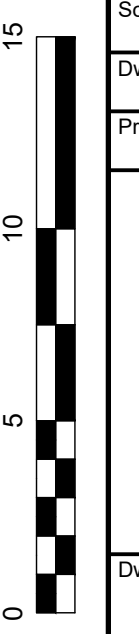
DATE	COMMENTS
12-22-2023	BCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

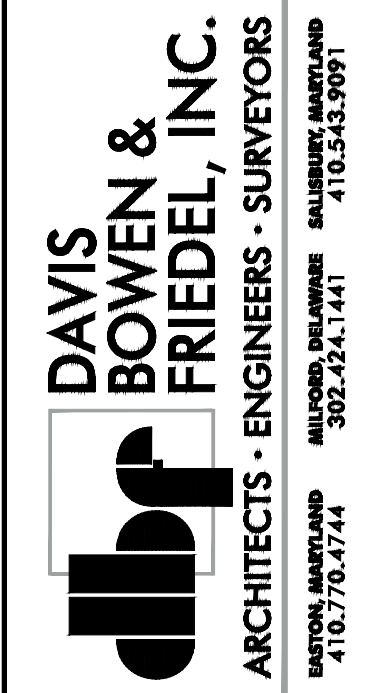
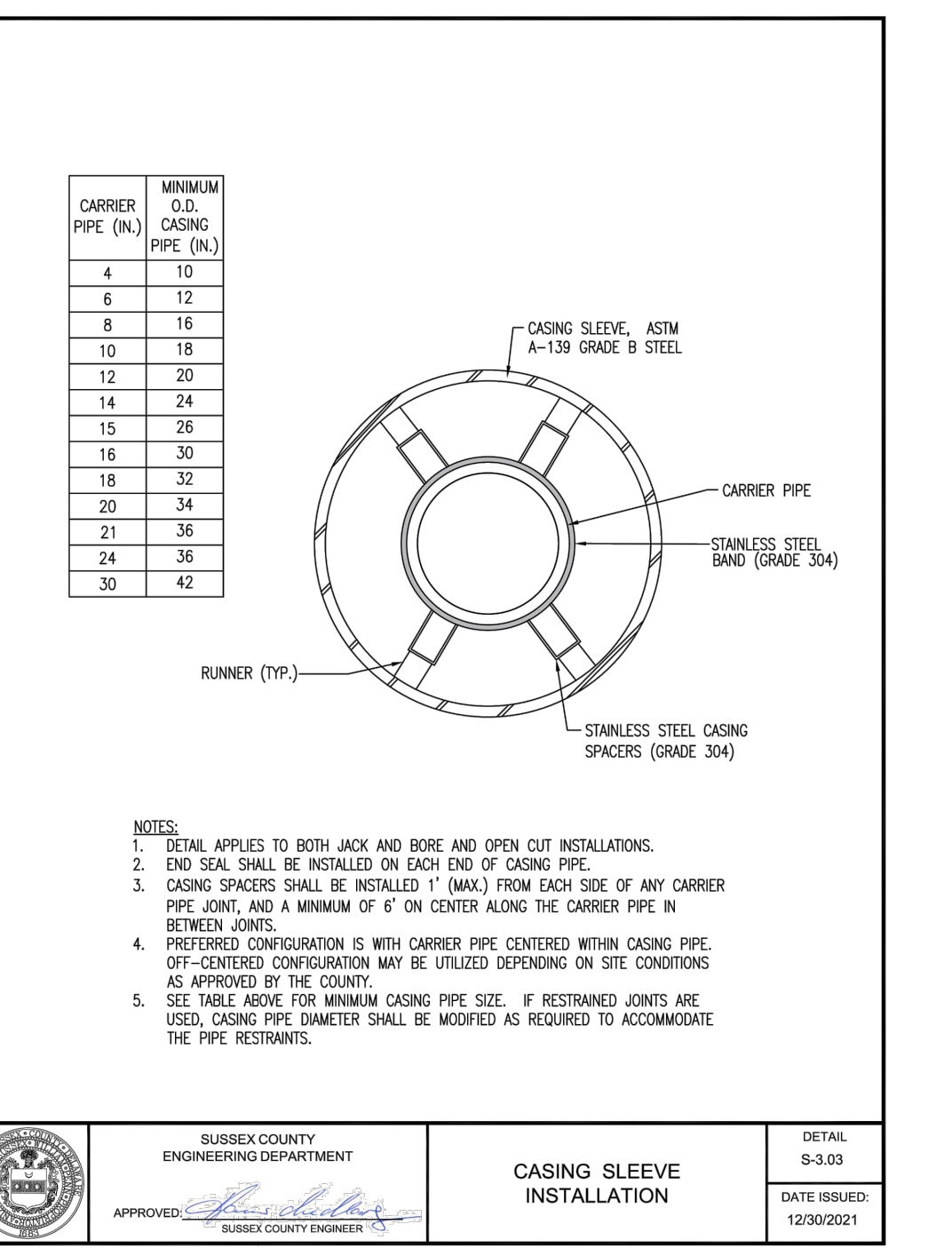
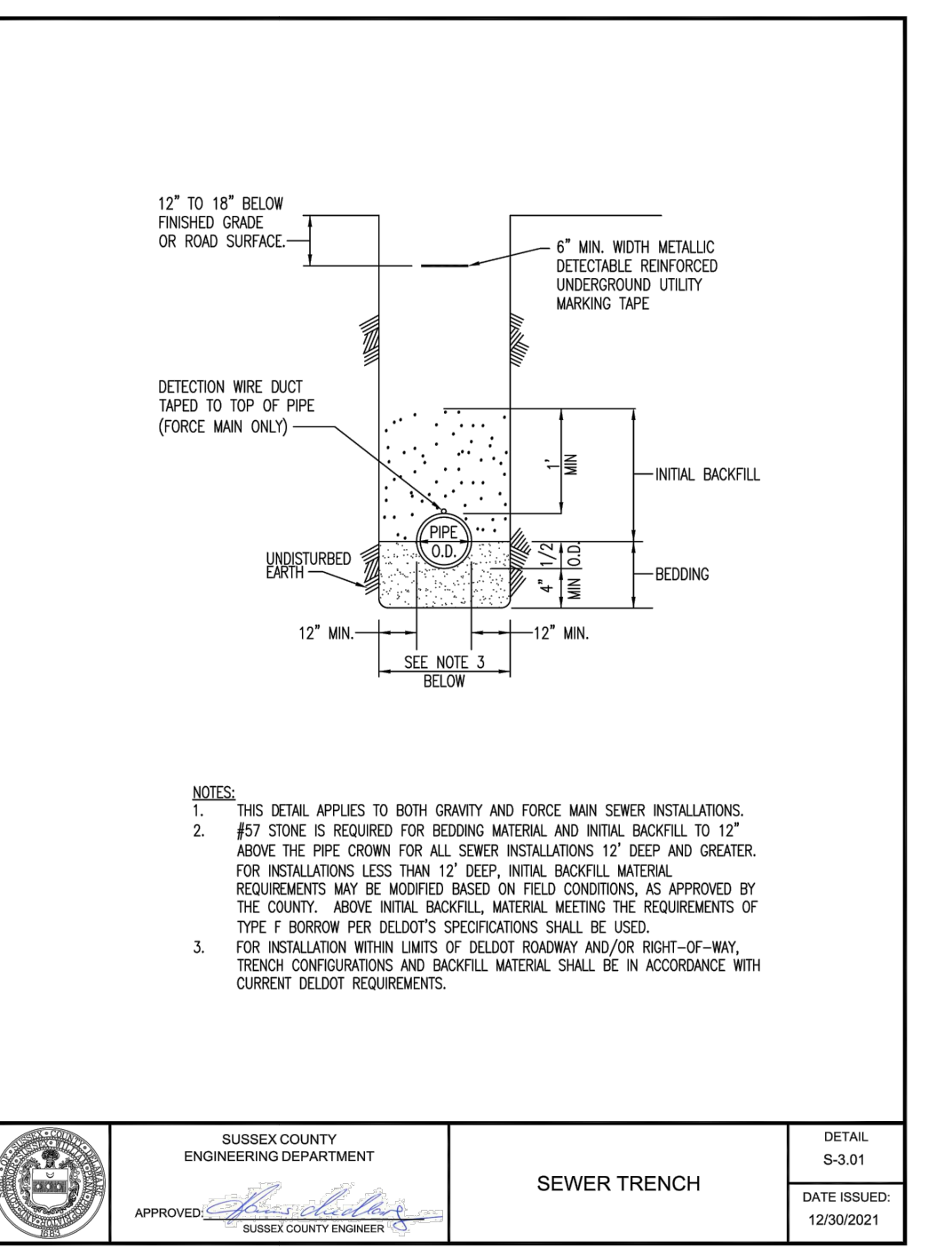
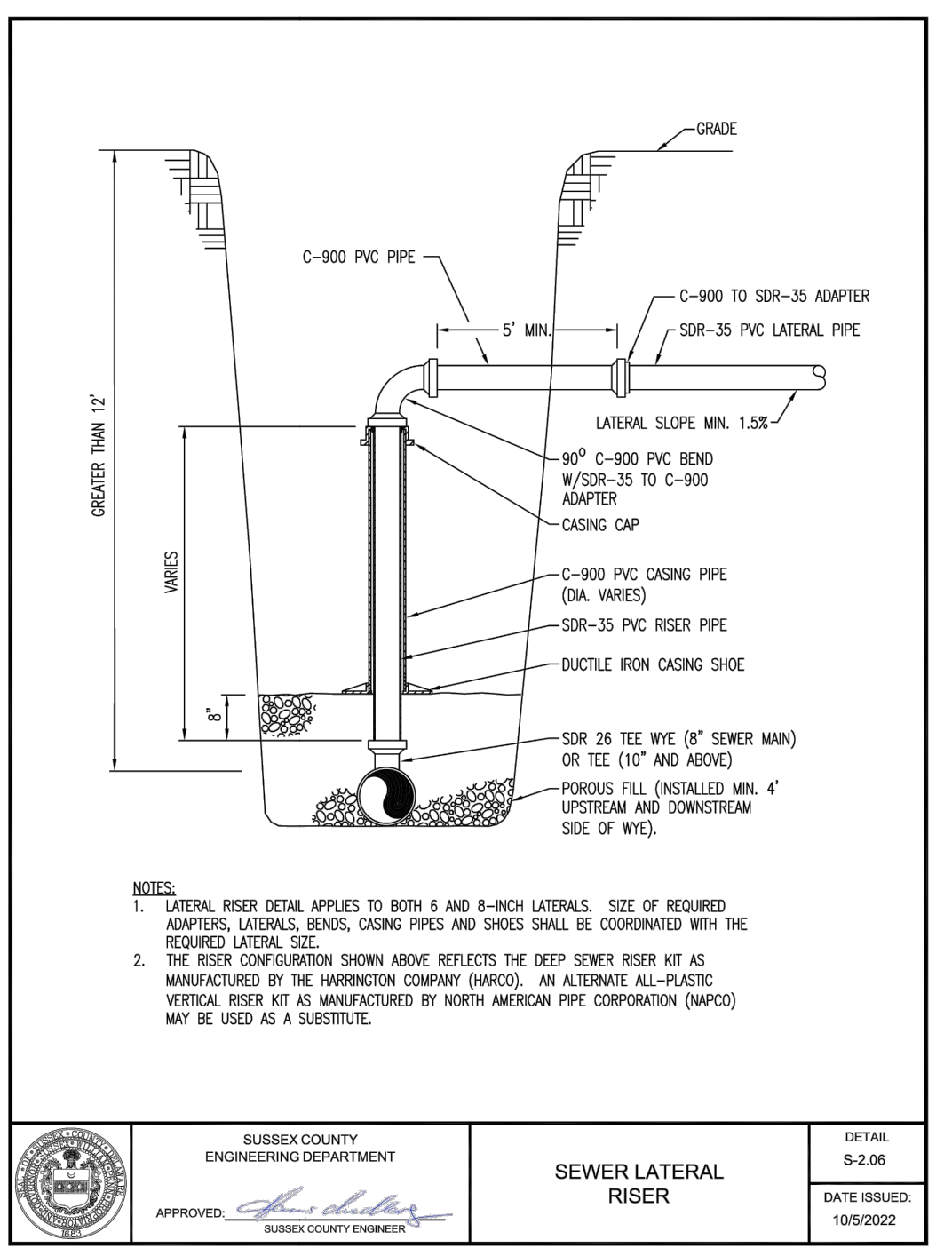
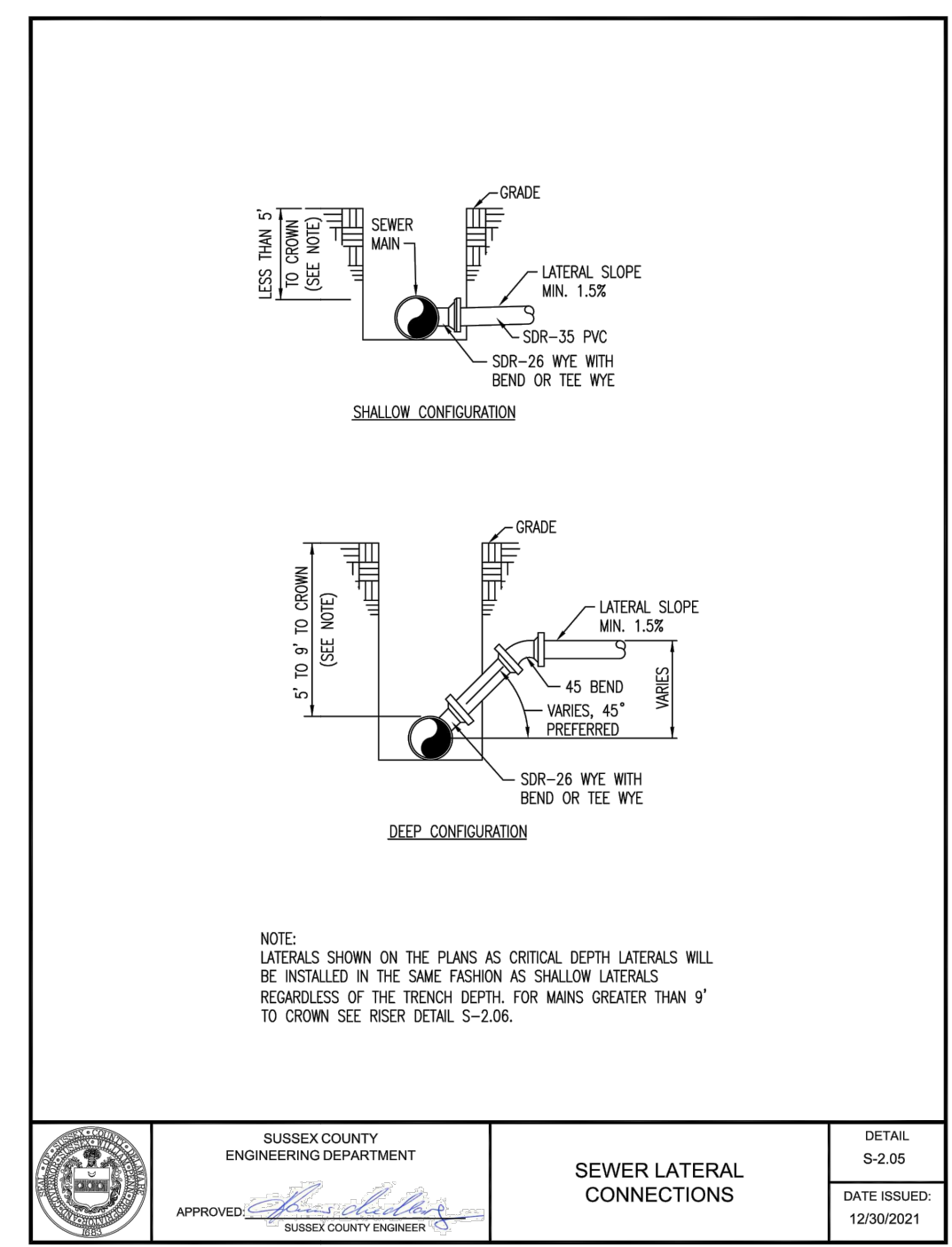
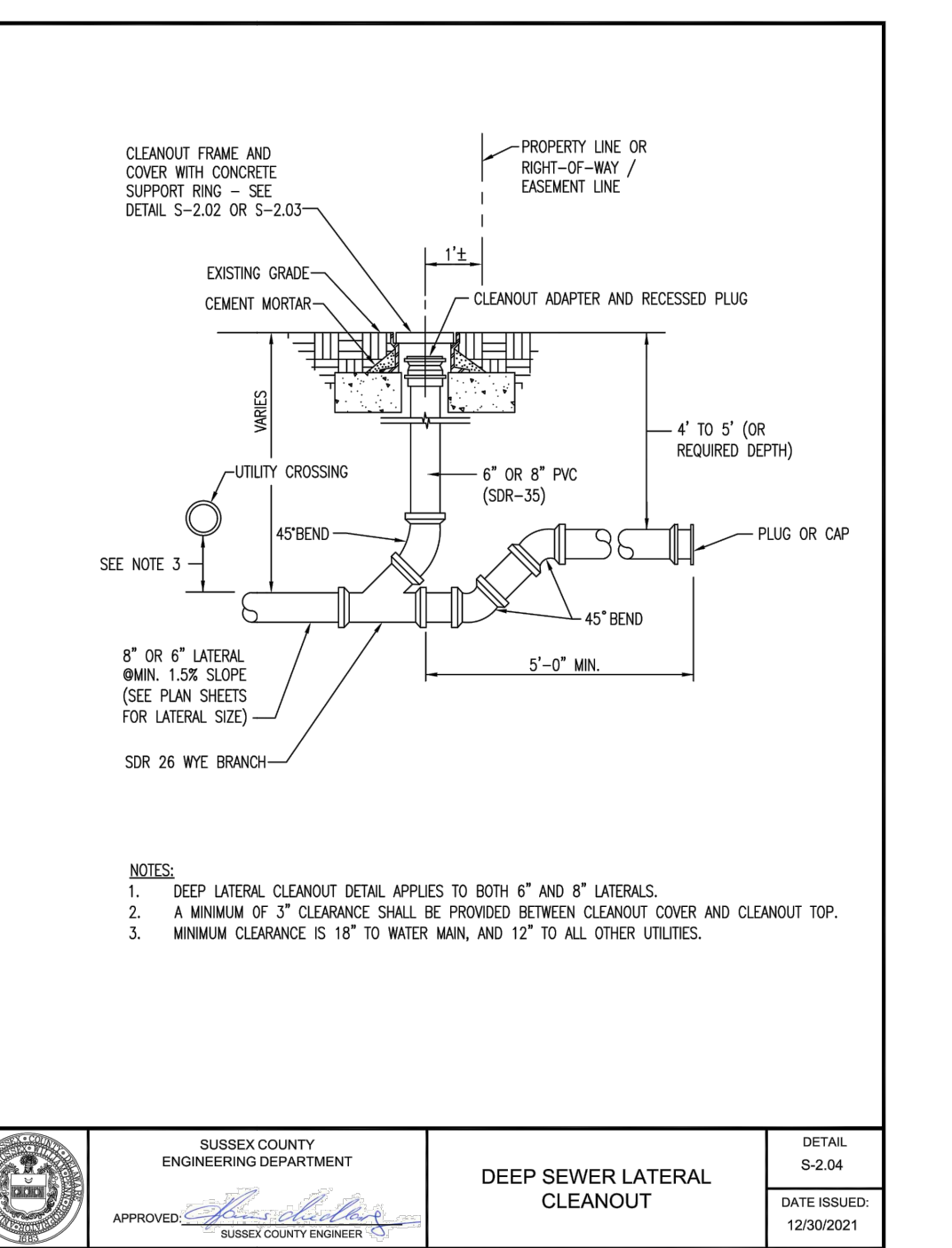
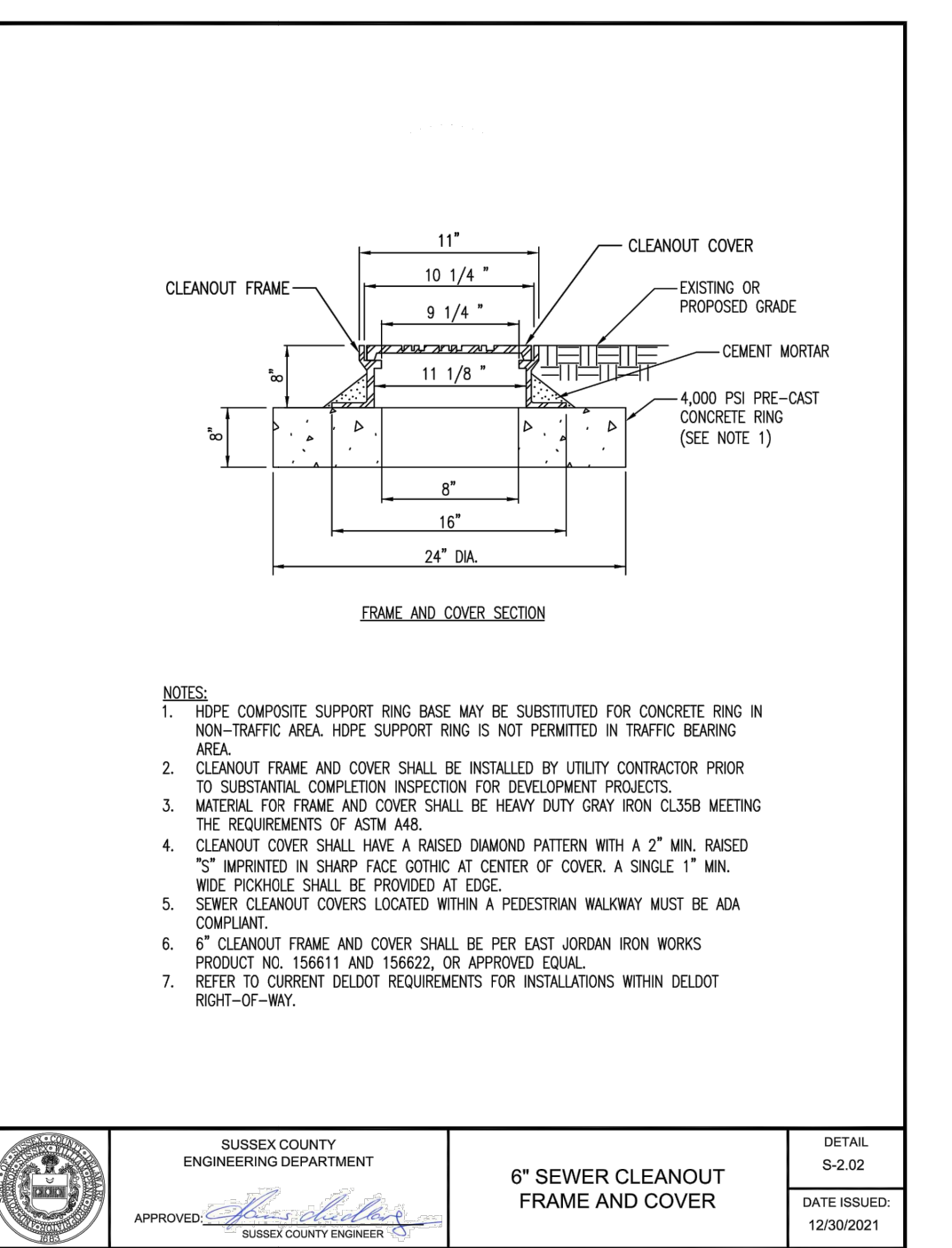
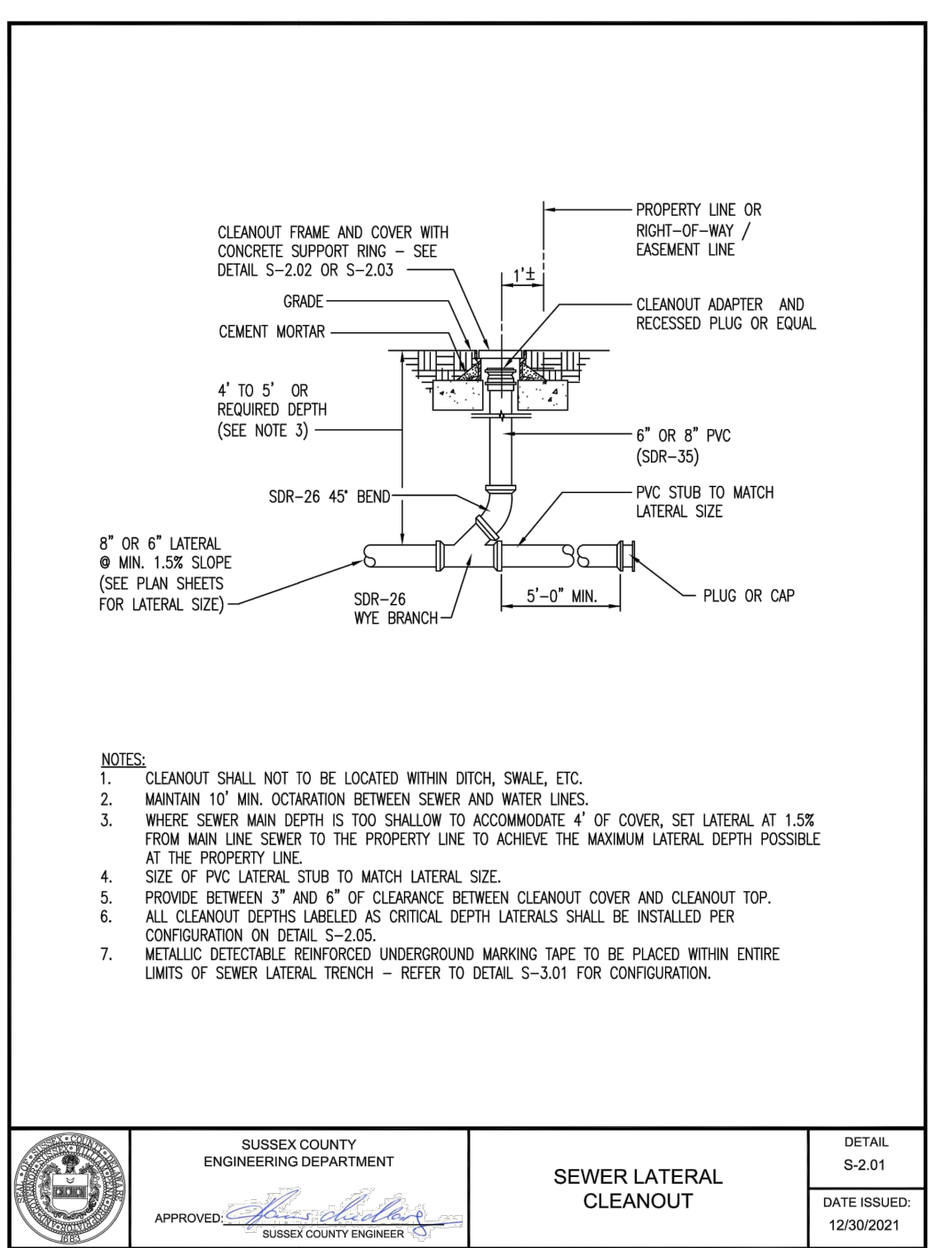
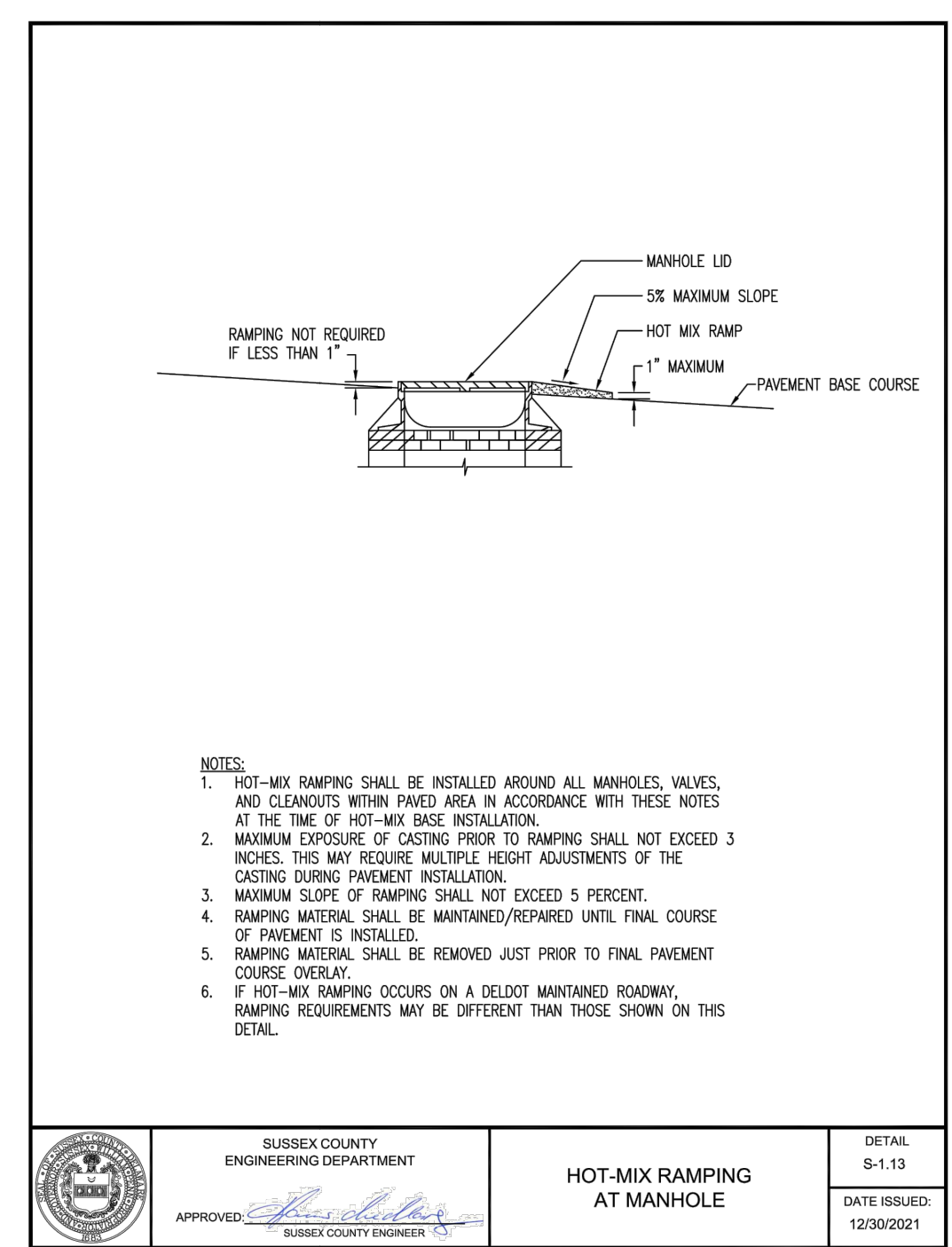
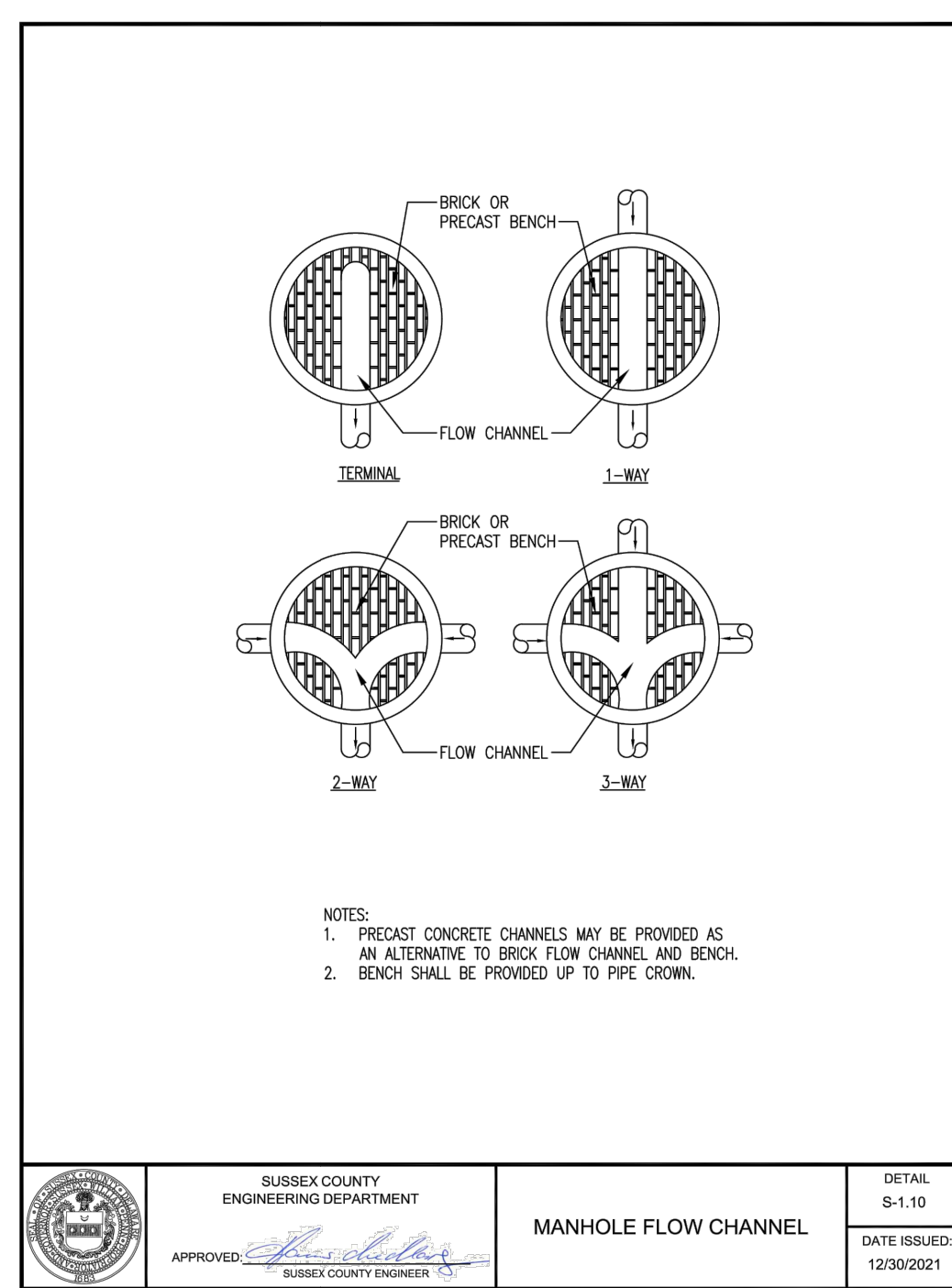
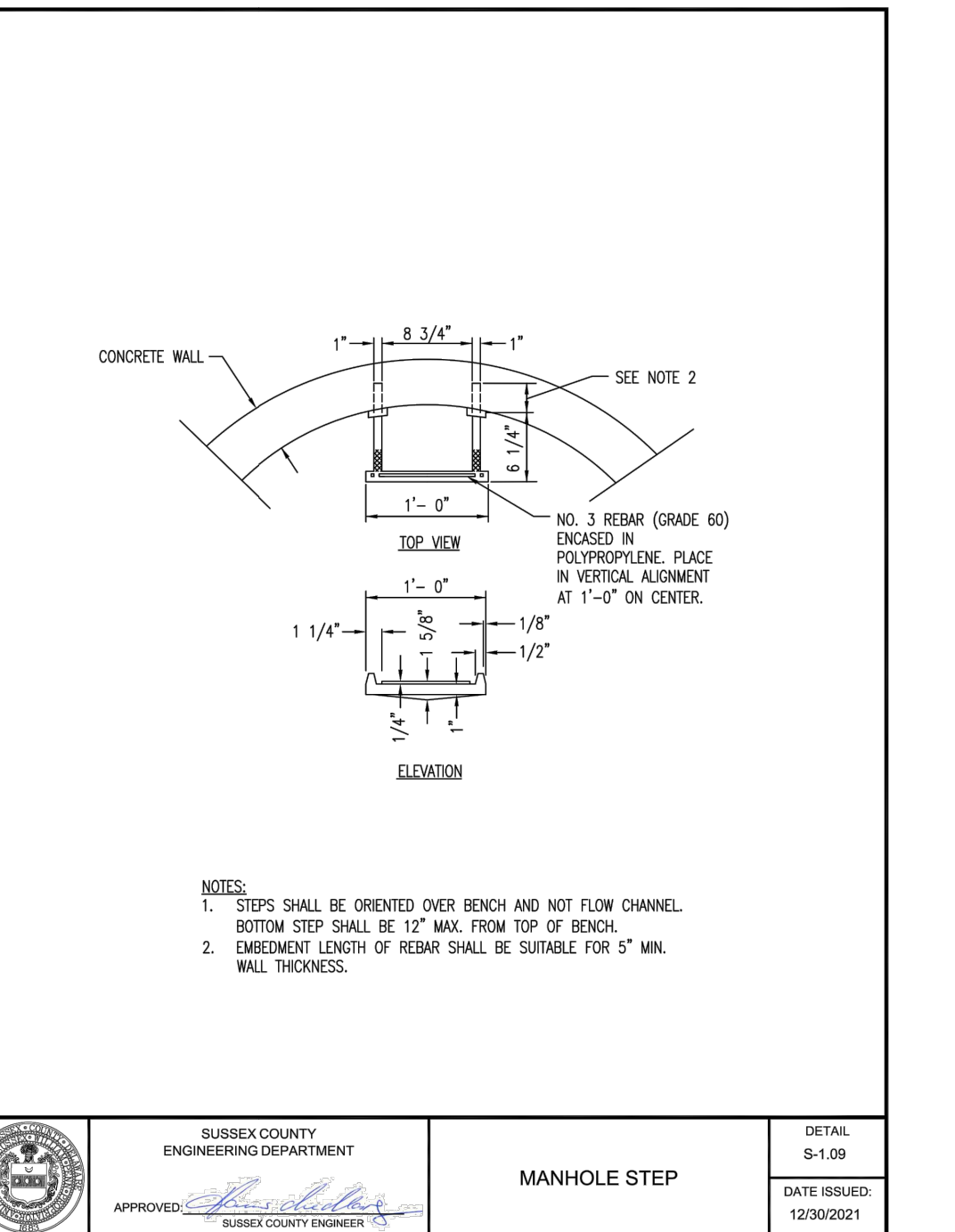
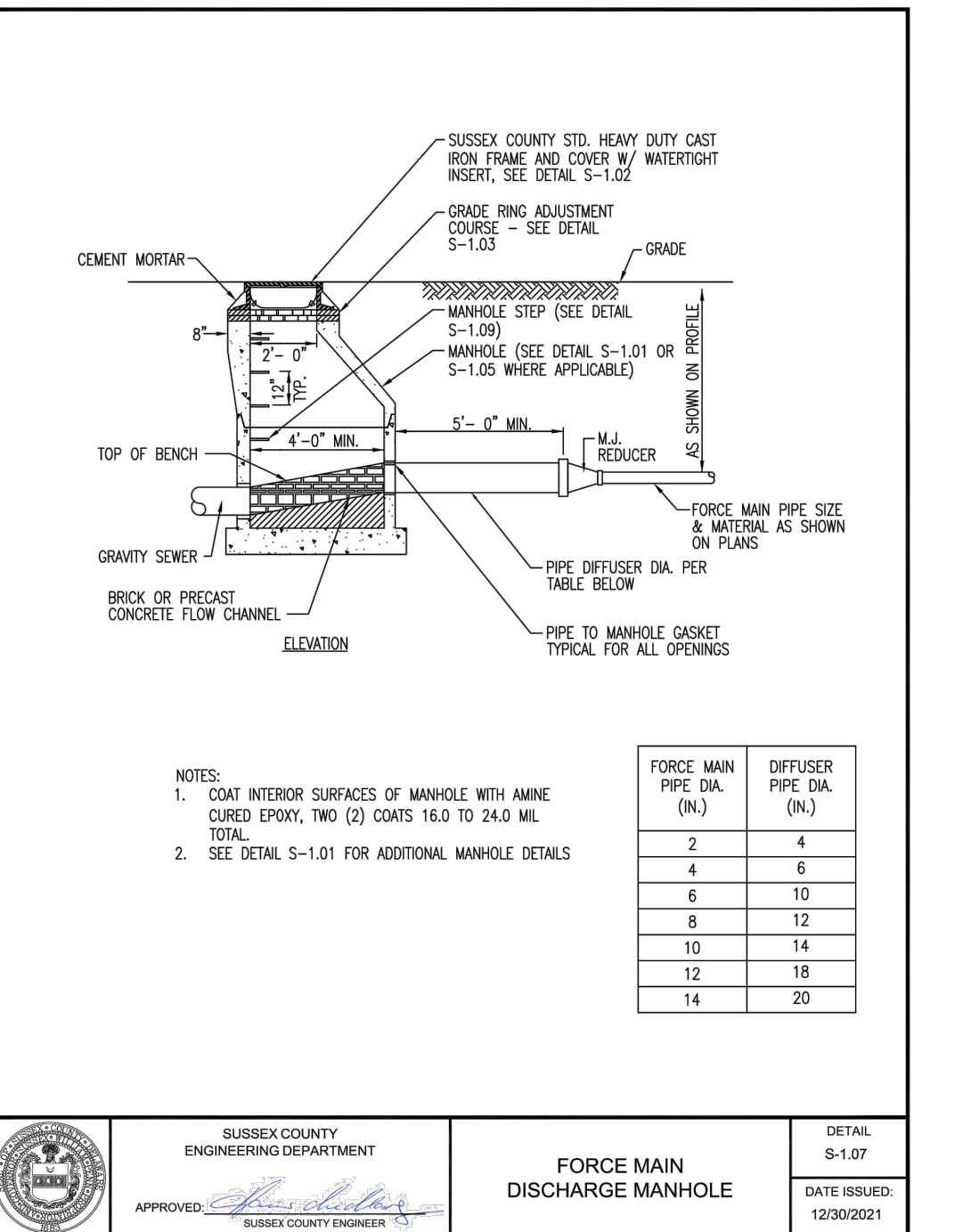
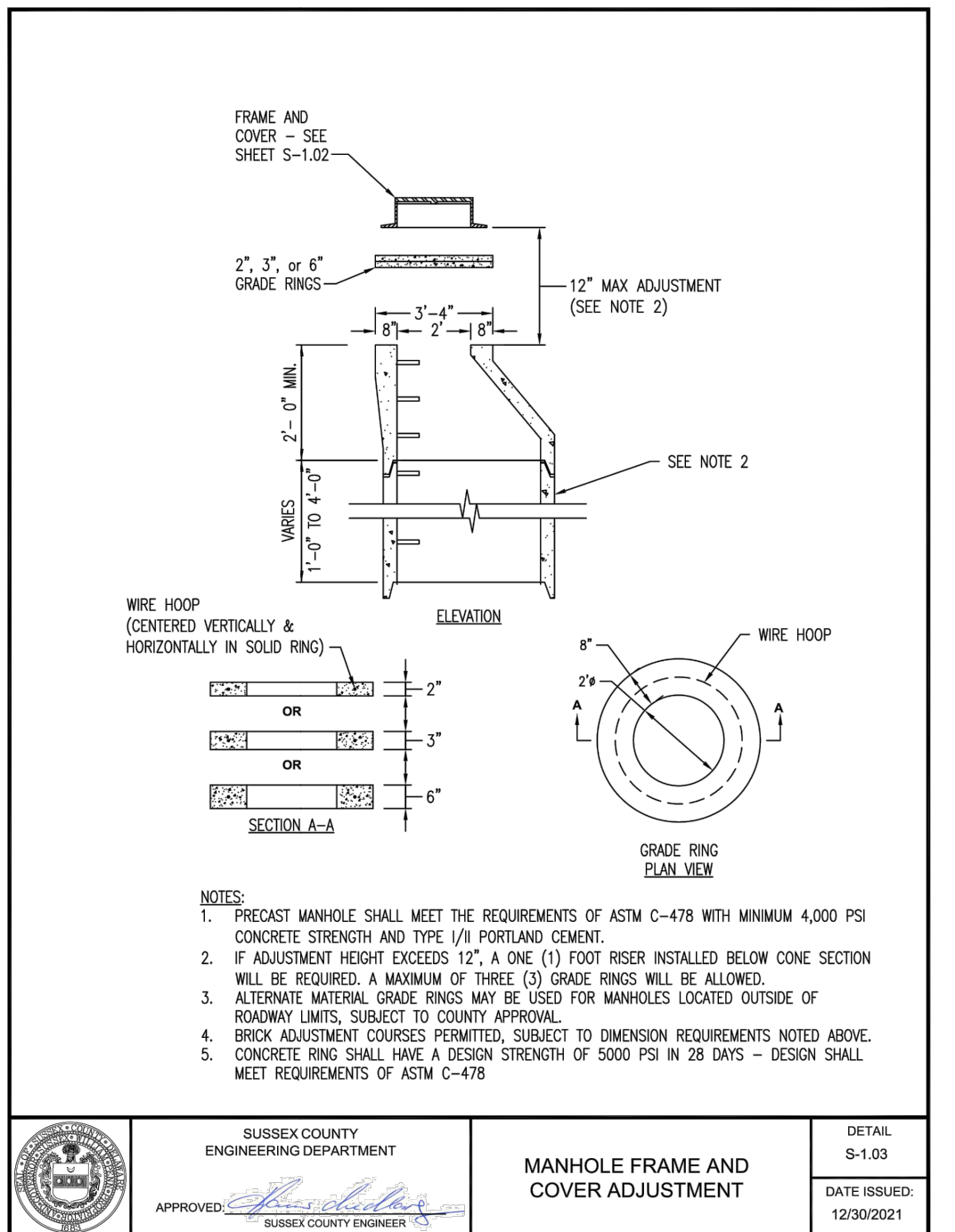
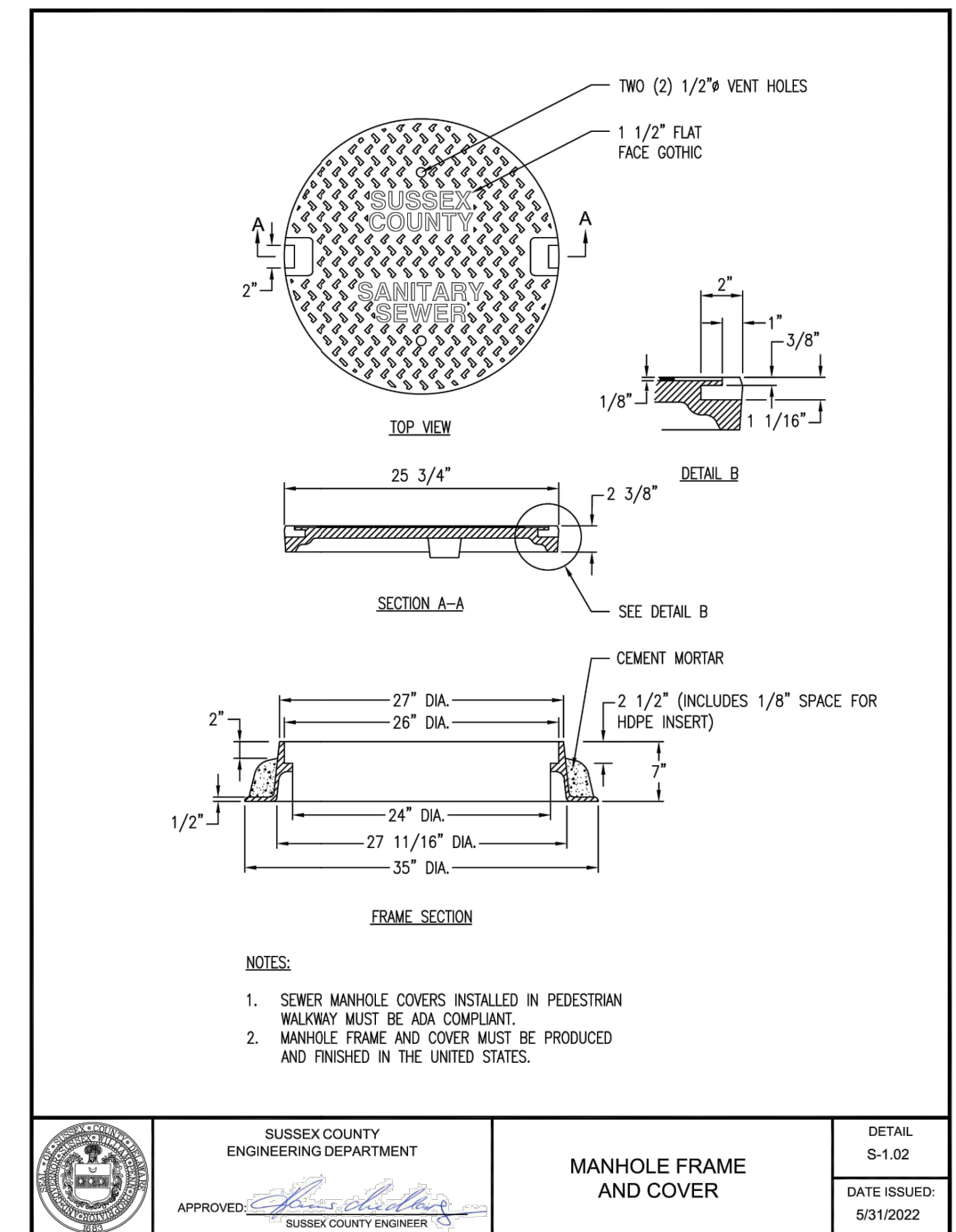
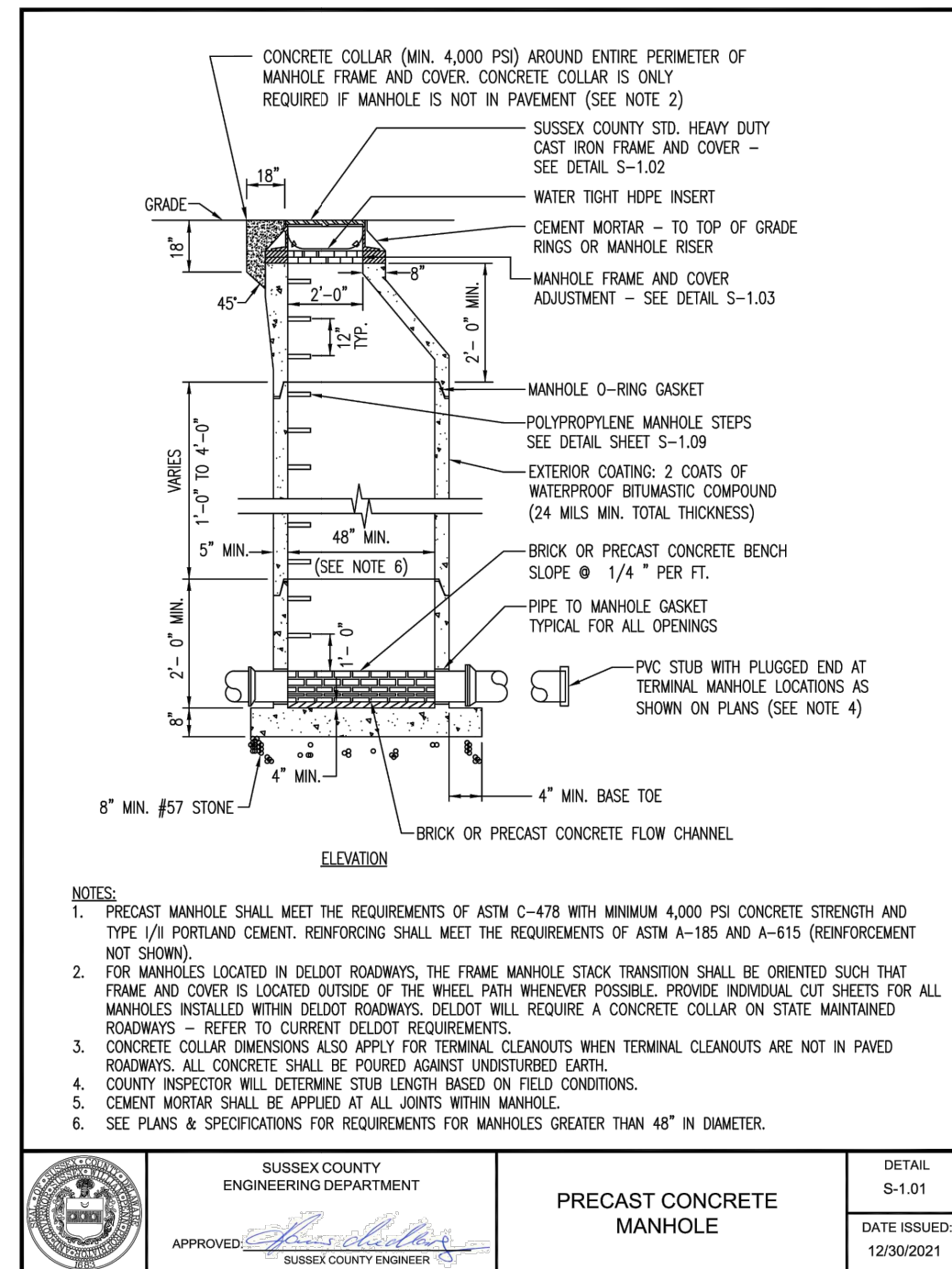
Date: JULY 2023
Scale: AS NOTED
Dwn By: DJR
Proj No.: 0818P004

SEWER PROFILES

Dwg No.:

C-502





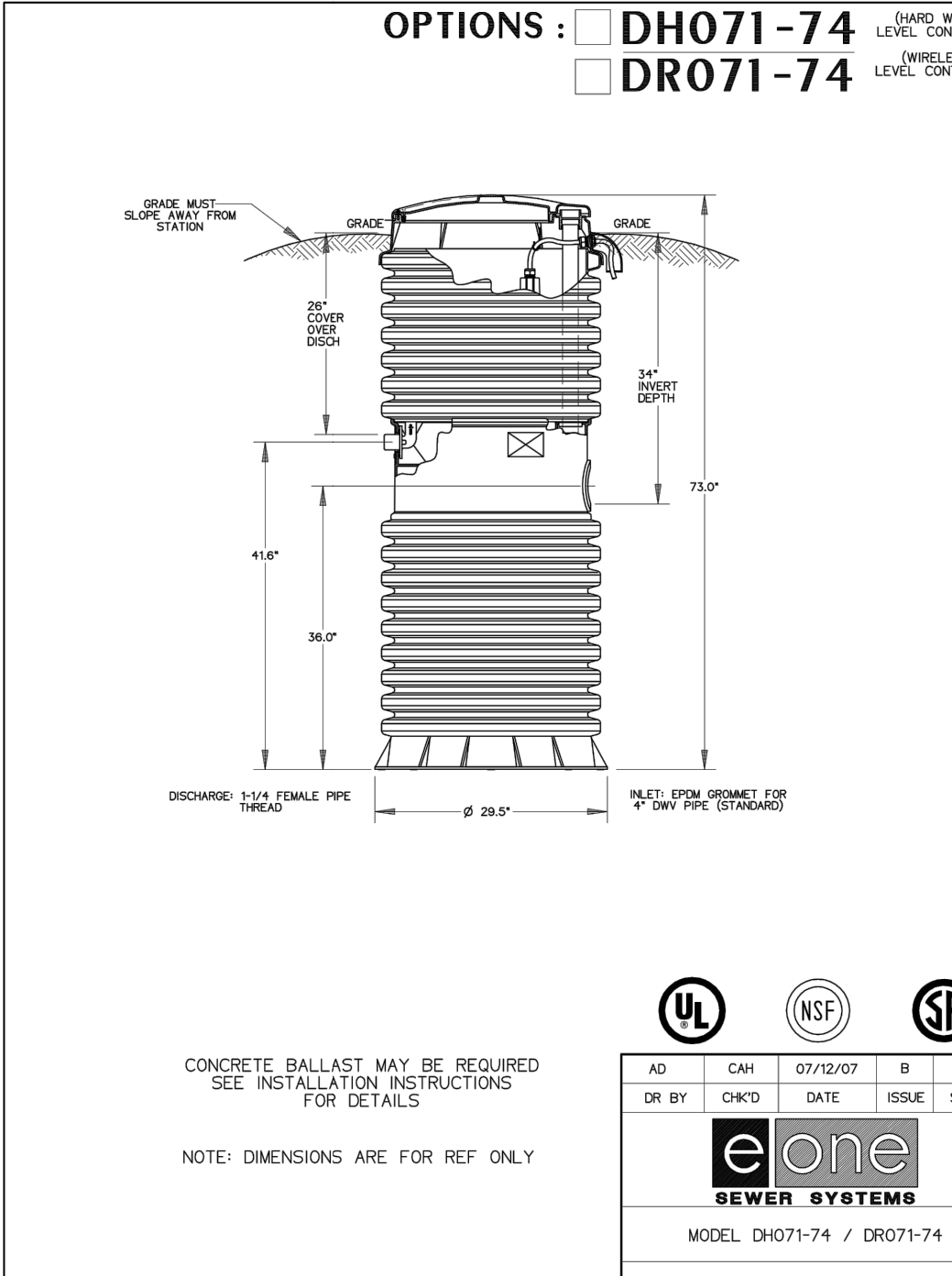
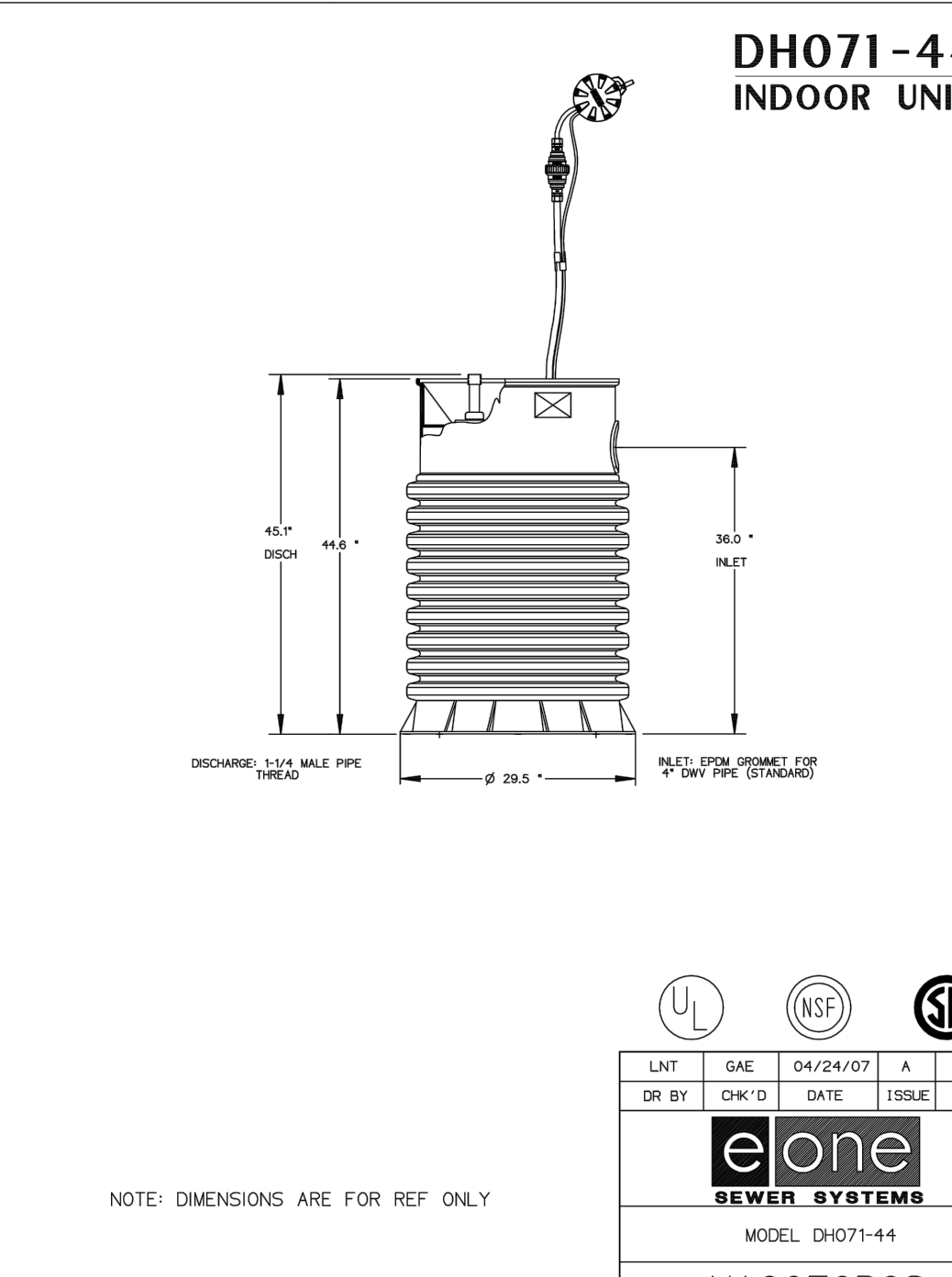
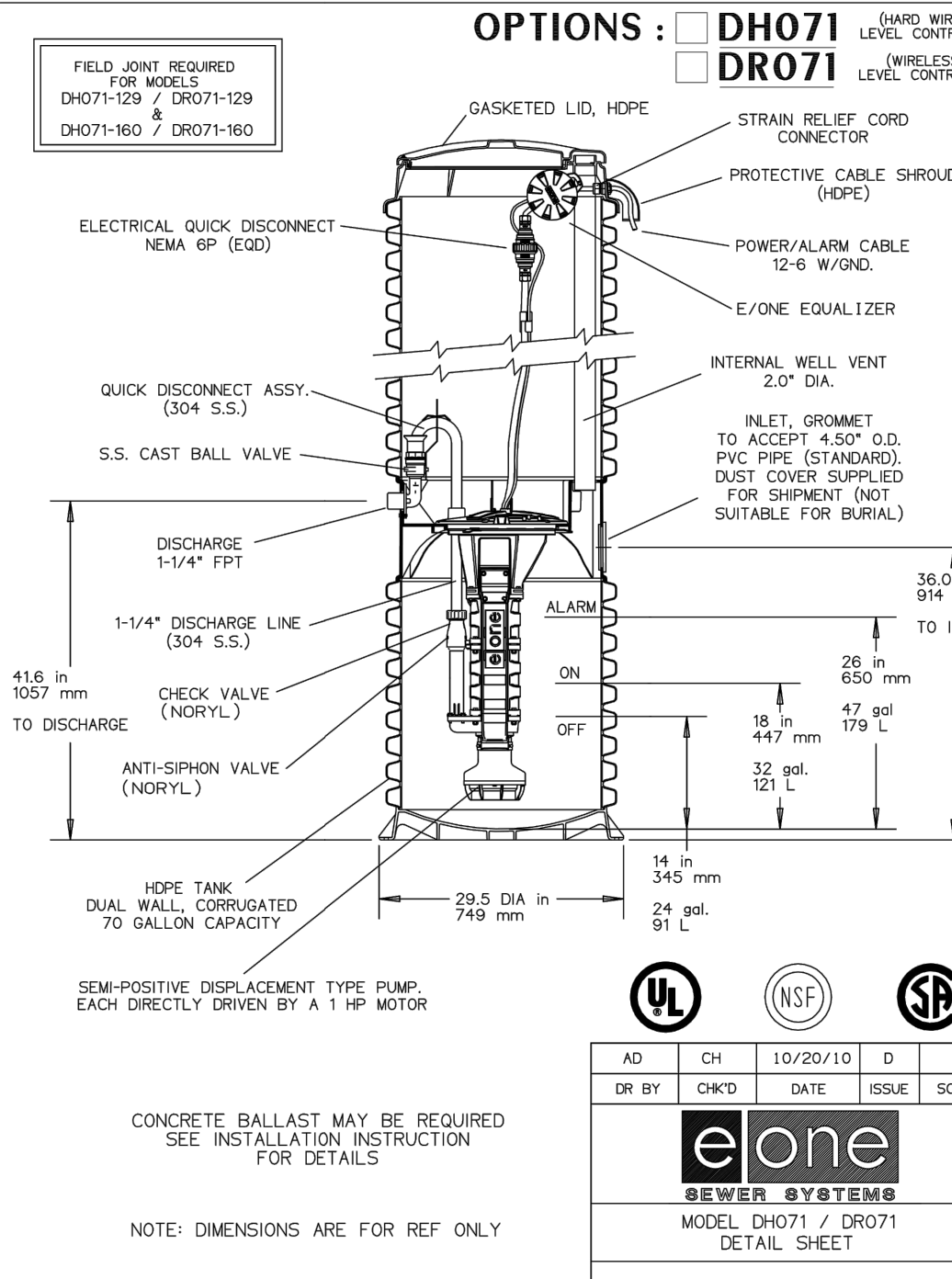
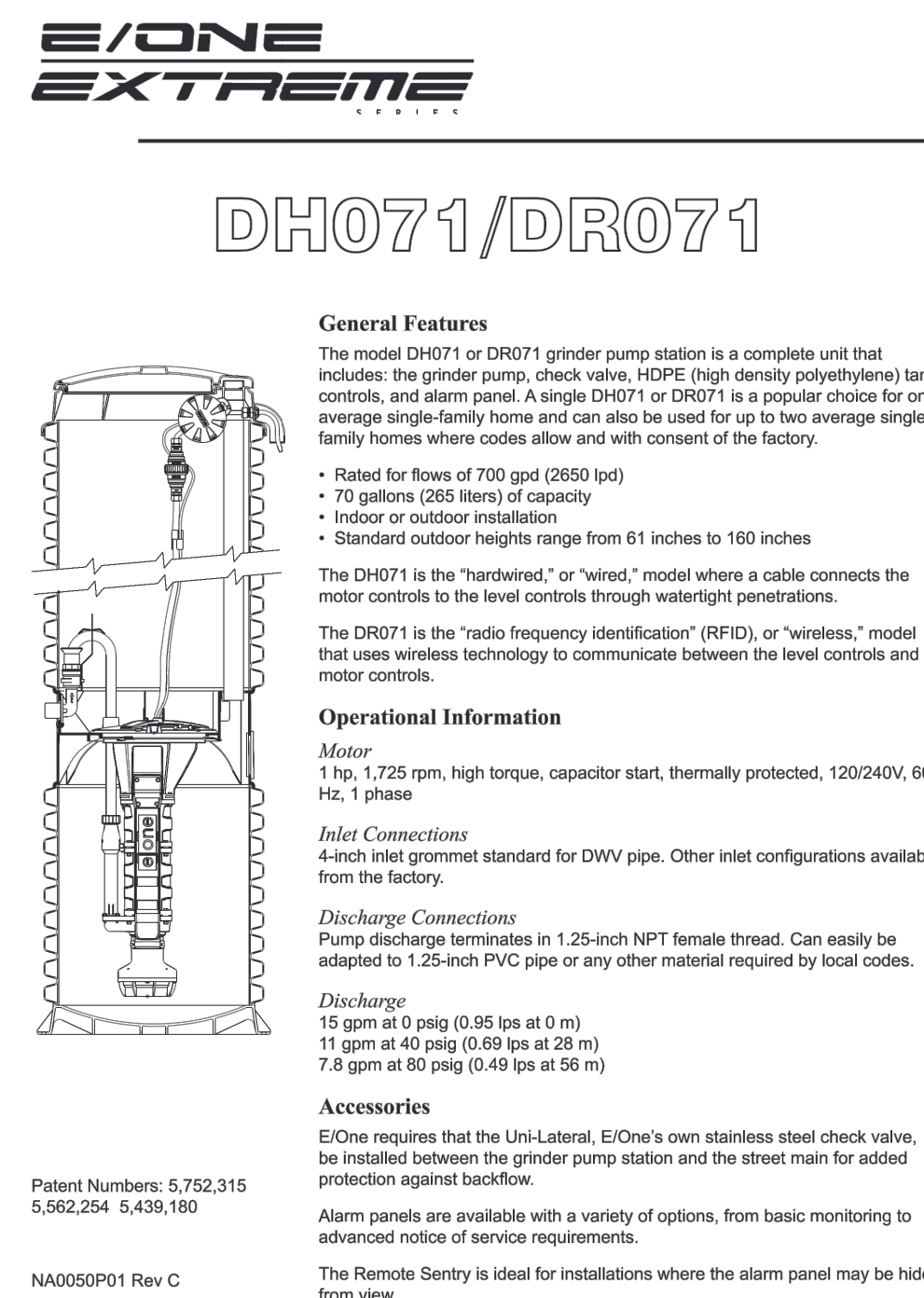
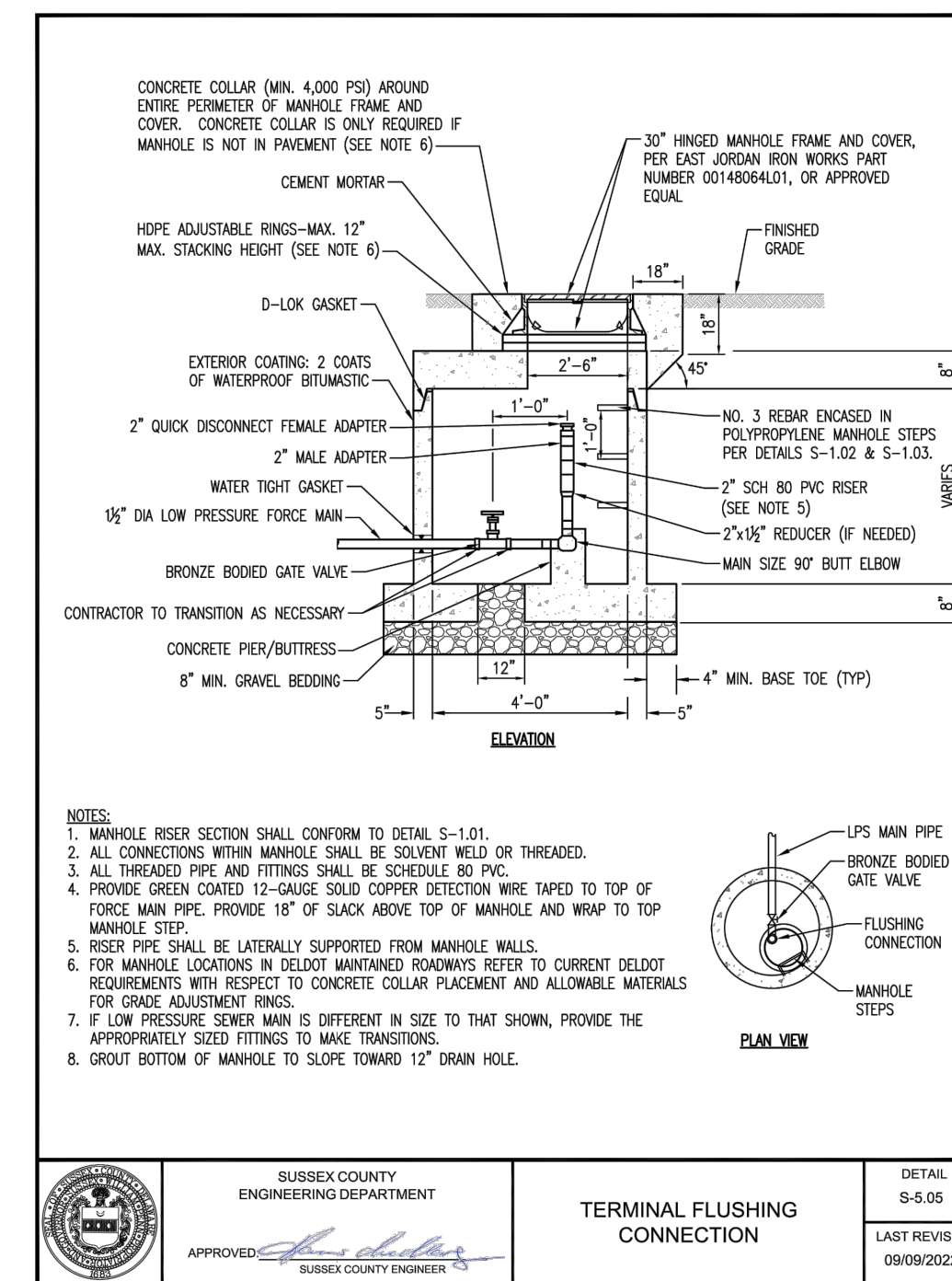
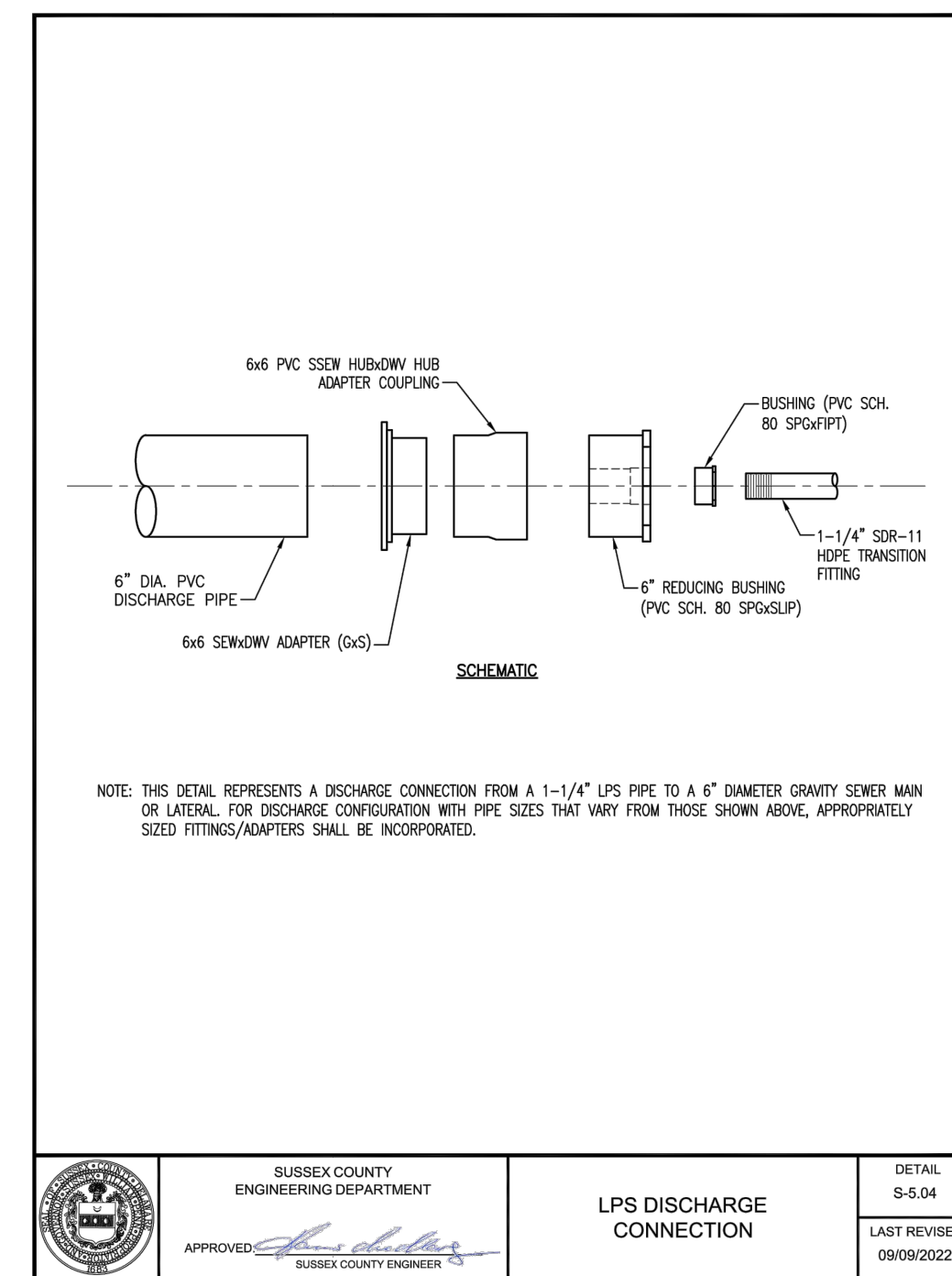
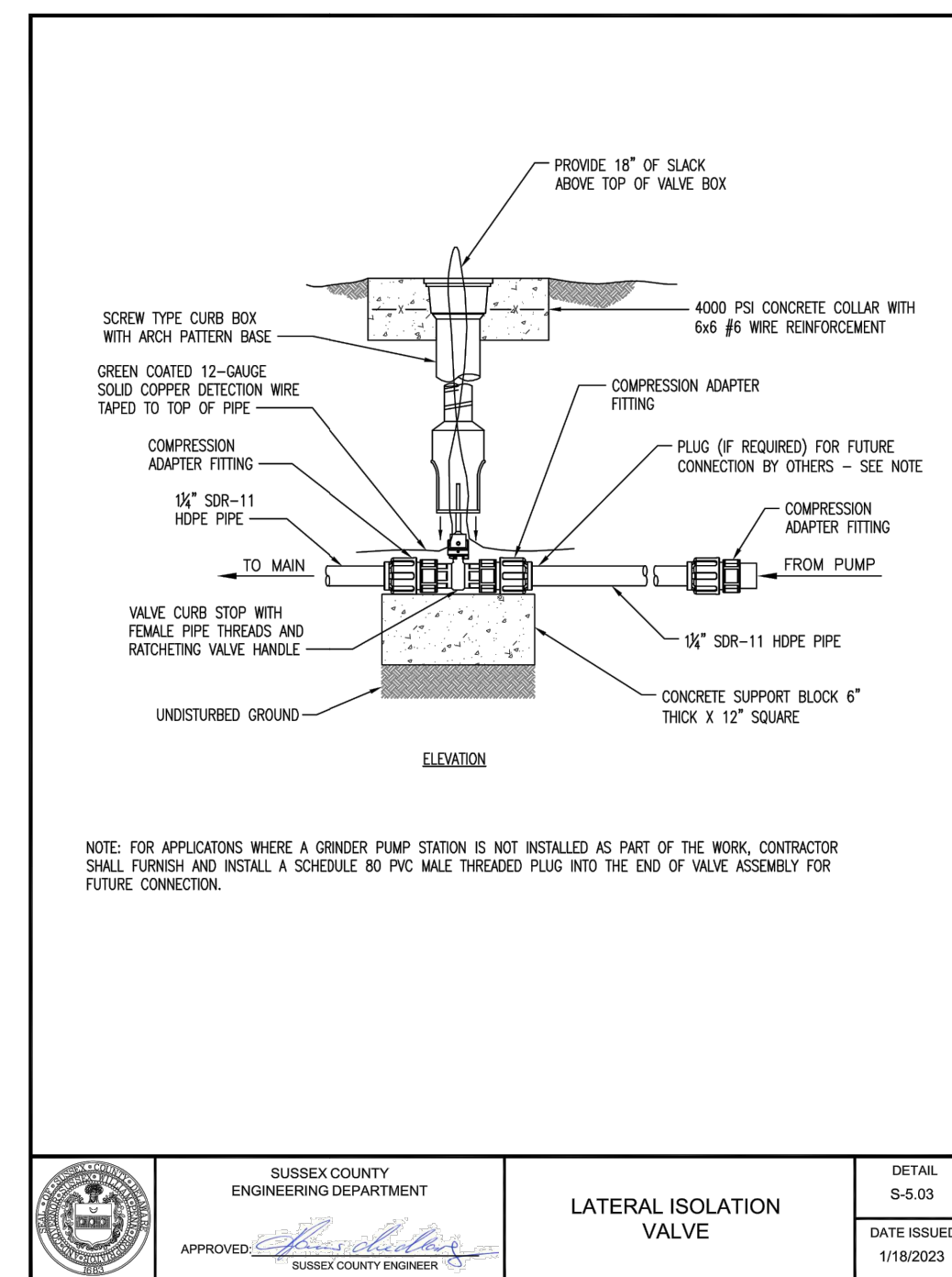
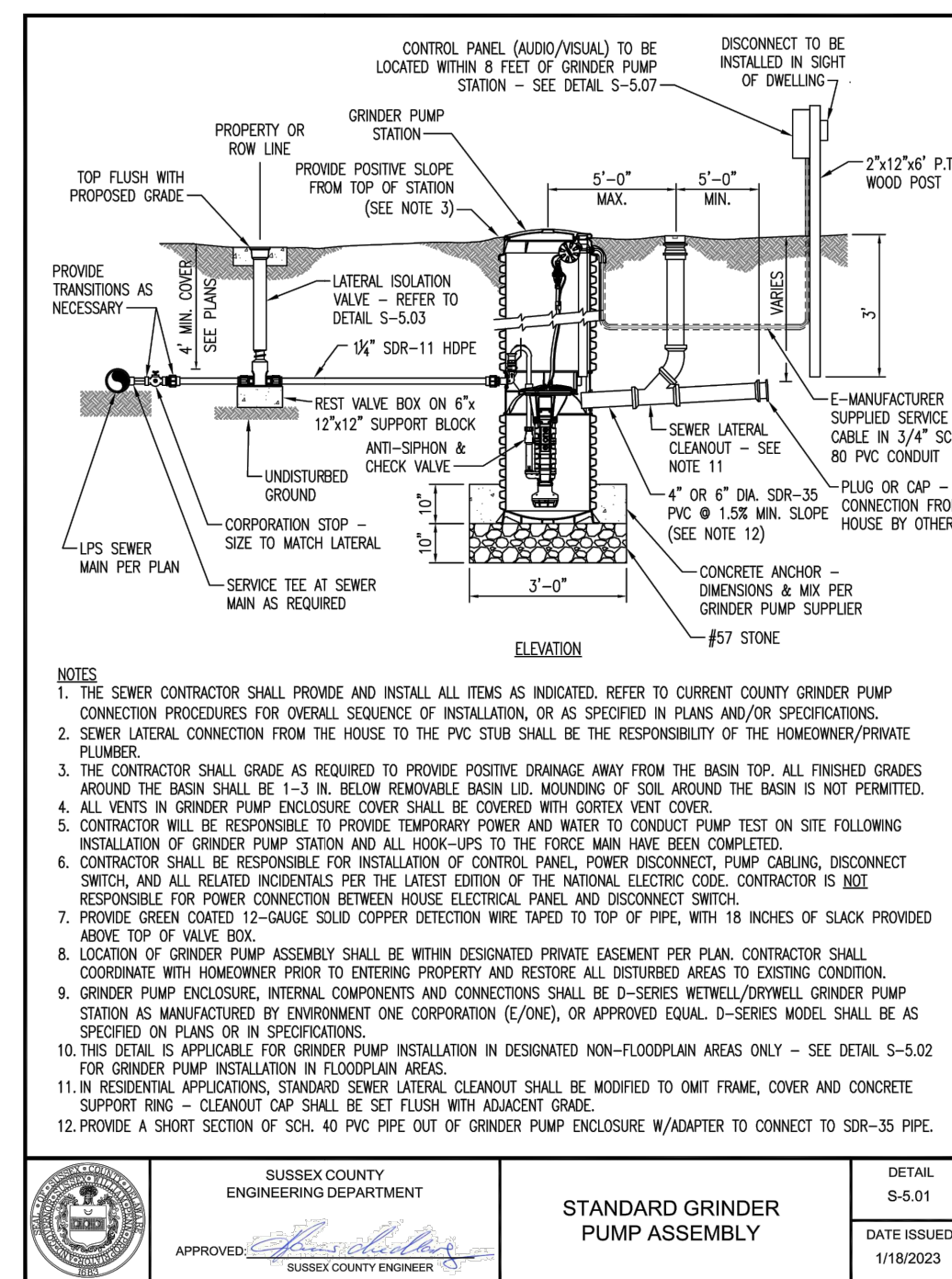
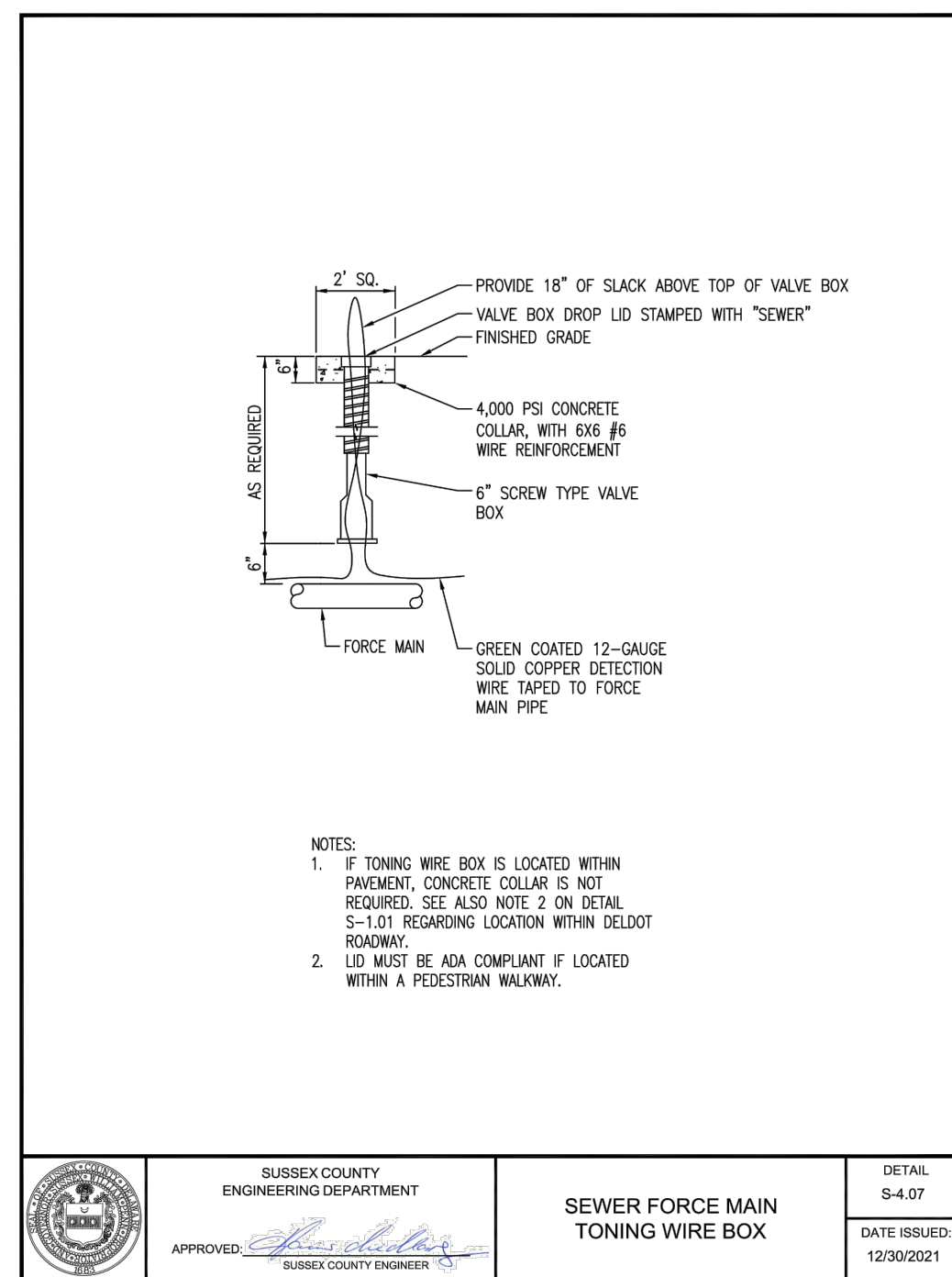
**ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE**

DATE	COMMENTS
12-22-2023	ISE COMMENTS
02-08-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
Scale: NOT TO SCALE
Dwn By: DJR
Proj No.: 0818P004

SEWER DETAILS

Dwg No.: **C-503**



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE
410.766.1441
410.766.1441

**ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE**

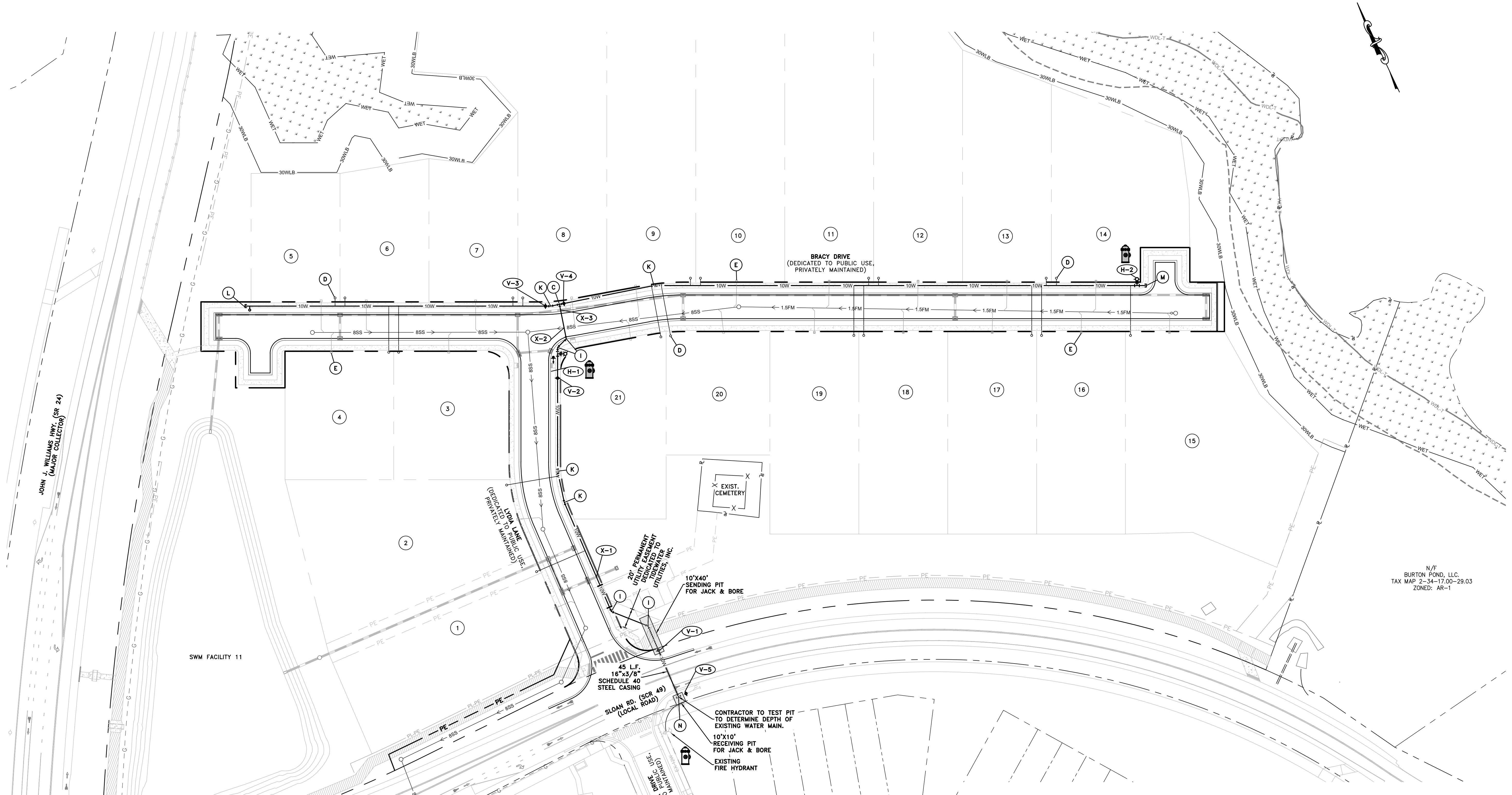
DATE	COMMENTS
12-22-2023	SCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
Scale: NOT TO SCALE
Dwn By: DJR
Proj No.: 0818P004

SEWER DETAILS

Dwg No.: **C-504**

P:\Ocean Atlantic\Business Plans\0818P004 WALDEN\DESIGN\0818P004 WALDEN WATER DISTRIBUTION PLAN.dwg Apr 12, 2024, 7:35am read



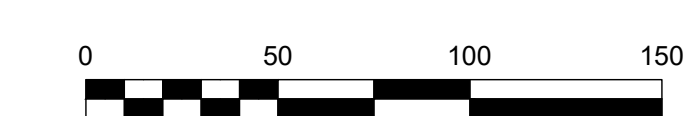
N/F
BURTON FOND, LLC.
TAX MAP: 2-34-17.00-29.03
ZONED: AR-1

KEY LEGEND	
LABEL	DESCRIPTION
(H-1)	FIRE HYDRANT (SEE DETAIL)
(V-1)	PROPOSED 10" WATER VALVE
C	PROPOSED 10" X 10" TEE
D	PROPOSED WATER 1" METER (TYP.)
E	PROPOSED SEWER LATERAL (TYP.)
F	NOT USED
G	EXISTING WATER VALVE
H	PROPOSED 90° BEND
I	PROPOSED 45° BEND
J	PROPOSED 22.5° BEND
K	PROPOSED 11.25° BEND
L	PERMANENT WATER CAP & 2' BLOW OFF
M	PERMANENT WATER CAP
N	PROPOSED 12" X 10" TEE
(X-1)	WATER CROSSING

NOTE:
 1. FIRE HYDRANTS, WATER VALVES, TEES, CROSSES, REDUCERS, WATER METERS AND BLOW-OFF SYMBOLS ON THE SITE PLAN ARE FOR GENERAL LOCATIONS. FOR PROPER LOCATION OF INSTALLATION OF THE ABOVE ITEMS, REFER TO DETAIL SHEET C-534.
 2. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.

FIRE PROTECTION NOTES

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- WATER PROVIDER: TIDEWATER UTILITIES
- PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK, TYPE V (000)
- INTENDED USE: RESIDENTIAL
- MAXIMUM HEIGHT OF BUILDING: 4 STORIES; 42 FEET
- SITE WILL BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
- THE WATER SYSTEM FEEDING THE SUBDIVISION HAS NOT YET BEEN CONSTRUCTED. ONCE THE WATER SYSTEM IS OPERATIONAL, A WATER FLOW TEST MUST BE PROVIDED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW.



DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS
 4101/761744
 4101/761744
 4101/761744

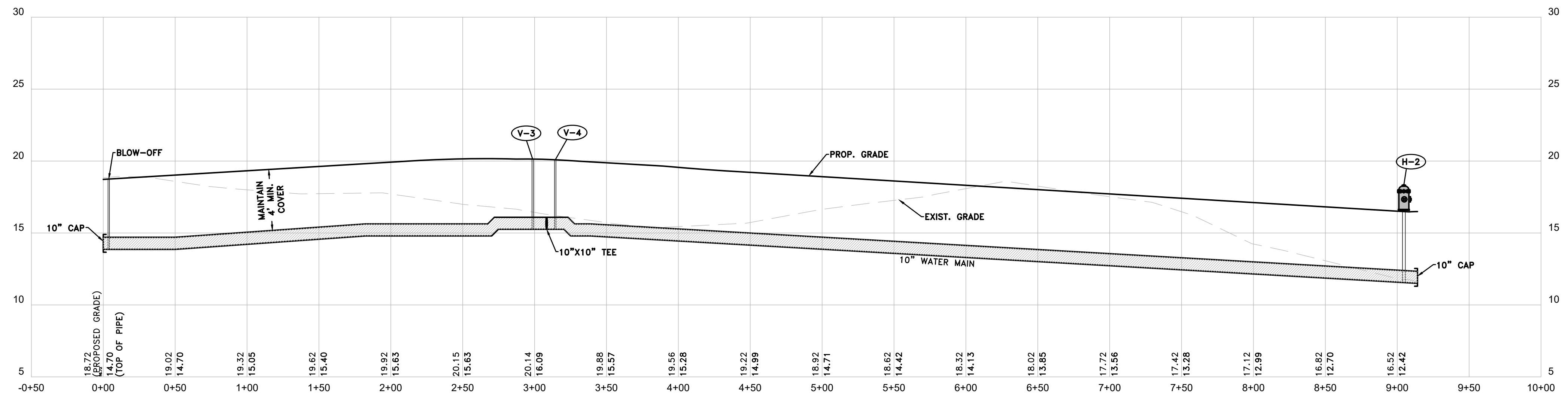
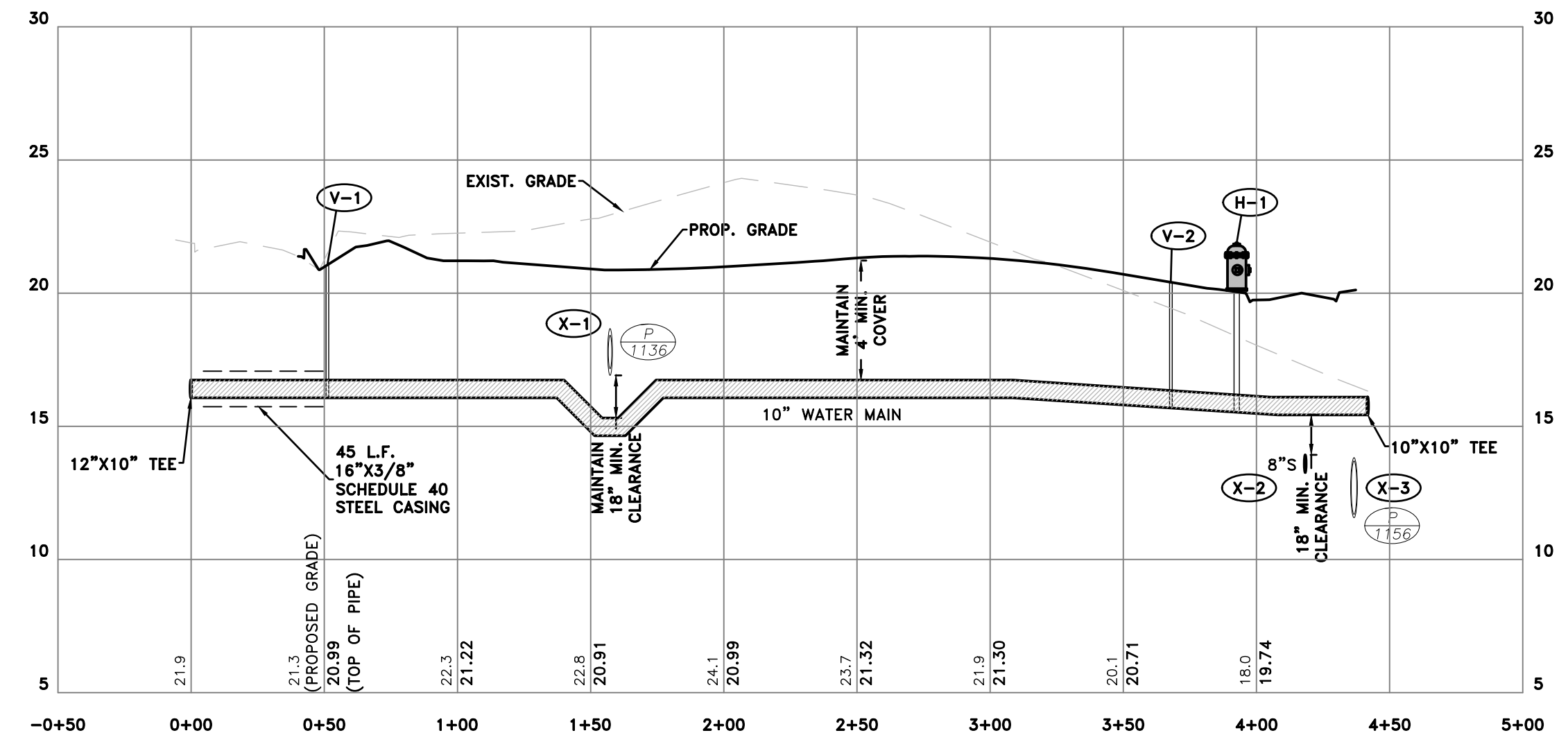
**ESTATES AT WALDEN
 RESIDENTIAL SUBDIVISION
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE**

DATE	COMMENTS
12-22-2023	SCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
 Scale: 1"=50'
 Dwn By: DJR
 Proj No.: 0818P004

WATER DISTRIBUTION PLAN

Dwg No.: **C-531**

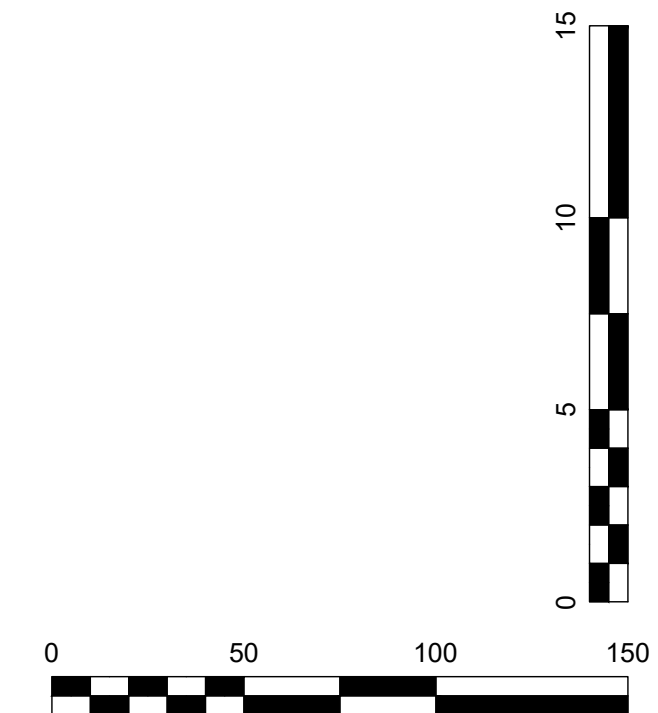


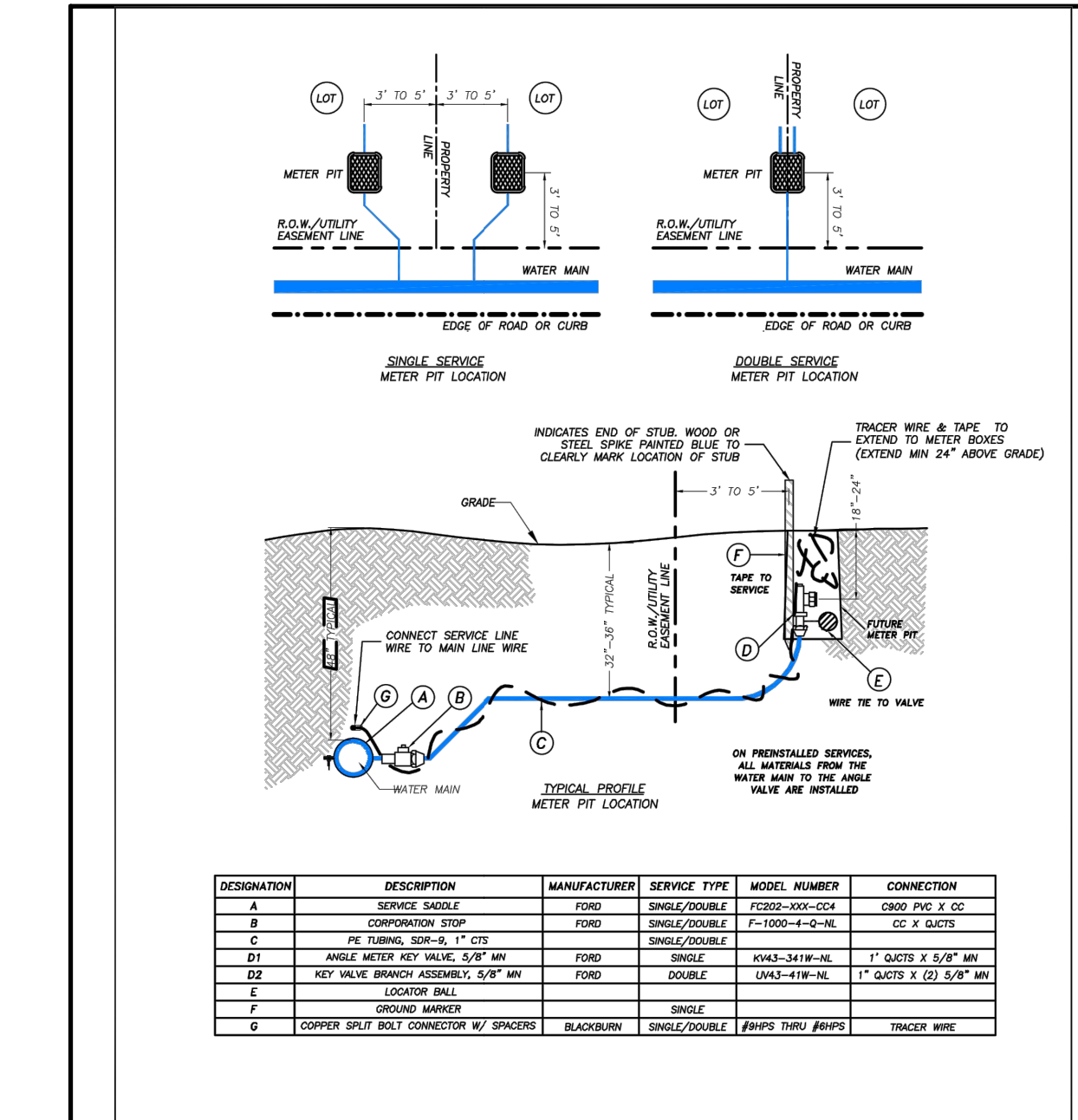
DATE	COMMENTS
12-22-2023	SCE COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
 Scale: AS NOTED
 Dwn By: DJR
 Proj No.: 0818P004

WATER PROFILE

Dwg No.: **C-532**



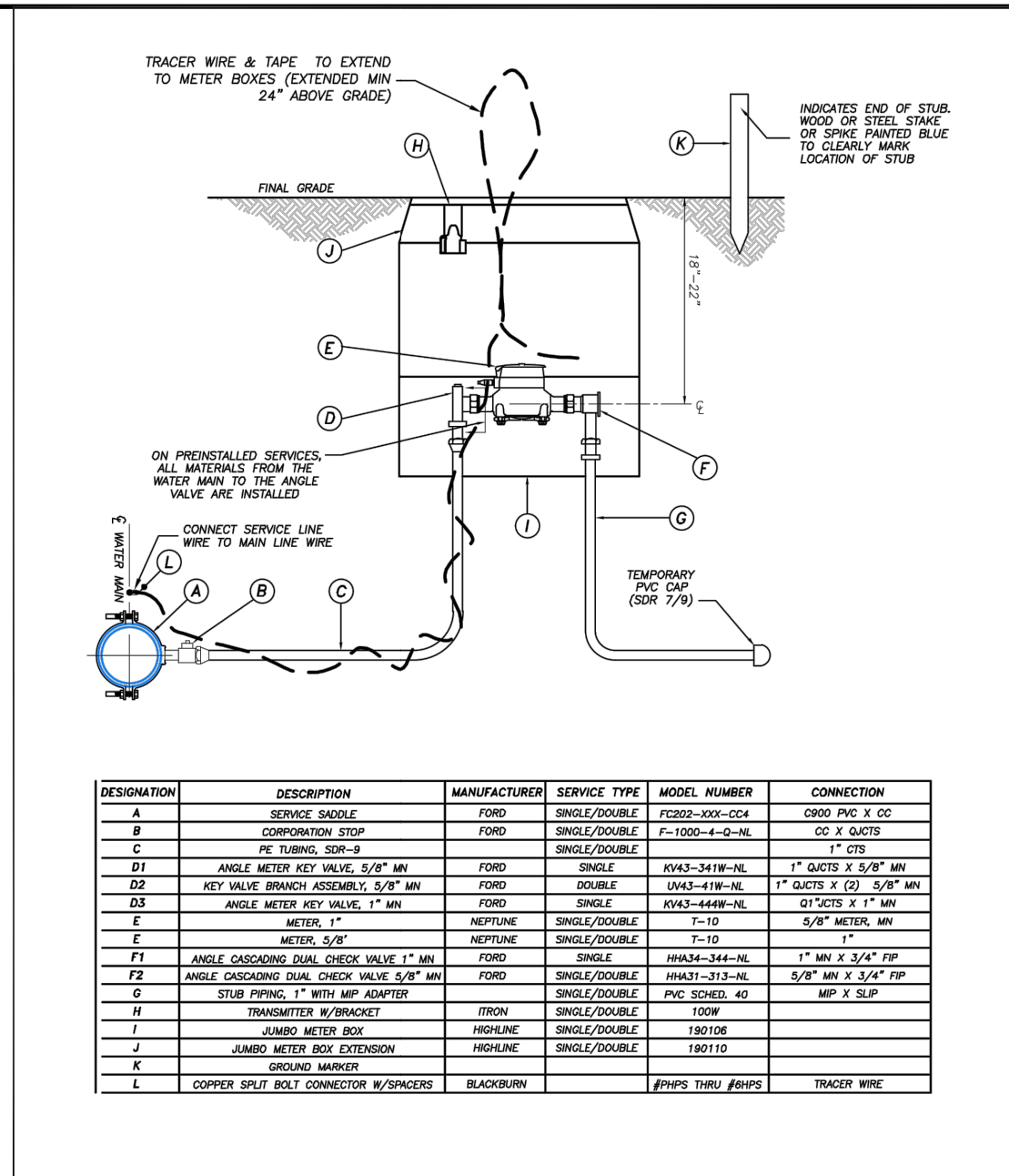


DESIGNATION	DESCRIPTION	MANUFACTURER	SERVICE TYPE	MODEL NUMBER	CONNECTION
A	SERVICE SADDLE	FORD	SINGLE/DOUBLE	F3030-002-024	COOP PVC 3" OC
B	CONCRETE STOP	FORD	SINGLE/DOUBLE	F-1000-4-0-0-0-0	OC 3" SADDL
C	PC TUBING 2.5" x 3"	FORD	SINGLE/DOUBLE	7-1000-4-0-0-0-0	OC 3" SADDL
D	WIRE METER KEY VALVE 5/8" M	FORD	SINGLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
E	KEY VALVE BRANCH ANGLE 5/8" M	FORD	DOUBLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
F	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
G	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
H	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
I	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
J	TRACER WIRE	FORD	SINGLE/DOUBLE	WV43-517-0-0	1" M
K	GROUND WIRE	FORD	SINGLE/DOUBLE	WV43-517-0-0	1" M
L	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	SINGLE/DOUBLE	PHYS THRU #8/8	TRACER WIRE

TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
PRE-INSTALL SERVICE PROFILE AND LOCATION DETAIL
A-2

DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.

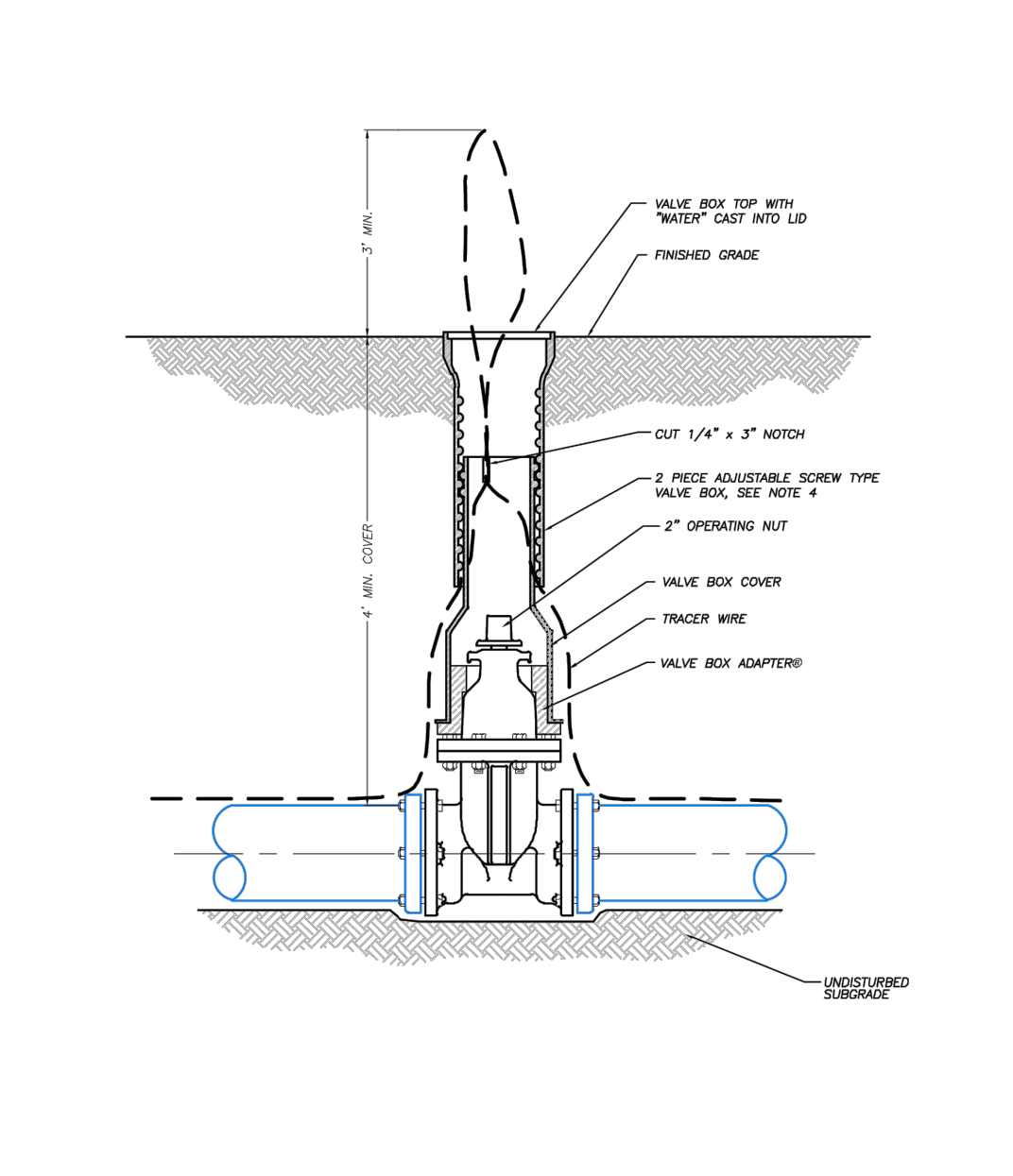


DESIGNATION	DESCRIPTION	MANUFACTURER	SERVICE TYPE	MODEL NUMBER	CONNECTION
A	SERVICE SADDLE	FORD	SINGLE/DOUBLE	F3030-002-024	COOP PVC 3" OC
B	CONCRETE STOP	FORD	SINGLE/DOUBLE	F-1000-4-0-0-0-0	OC 3" SADDL
C	PC TUBING 2.5" x 3"	FORD	SINGLE/DOUBLE	7-1000-4-0-0-0-0	OC 3" SADDL
D	WIRE METER KEY VALVE 5/8" M	FORD	SINGLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
E	KEY VALVE BRANCH ANGLE 5/8" M	FORD	DOUBLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
F	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
G	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
H	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
I	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
J	TRACER WIRE	FORD	SINGLE/DOUBLE	WV43-517-0-0	1" M
K	GROUND WIRE	FORD	SINGLE/DOUBLE	WV43-517-0-0	1" M
L	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	SINGLE/DOUBLE	PHYS THRU #8/8	TRACER WIRE

TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
METER PIT DETAIL PROFILE
A-3

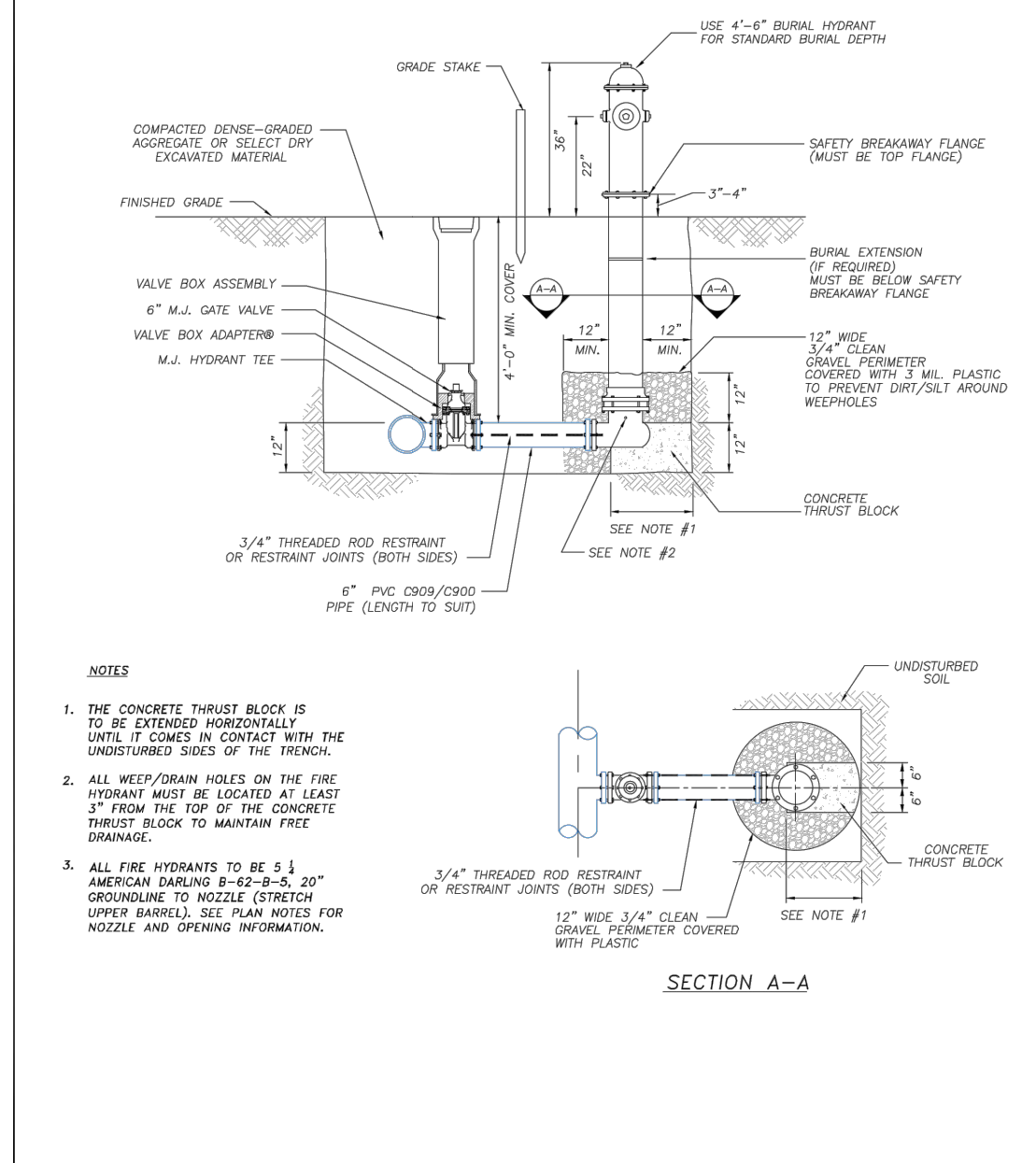
DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
VALVE BOX DETAIL
A-15

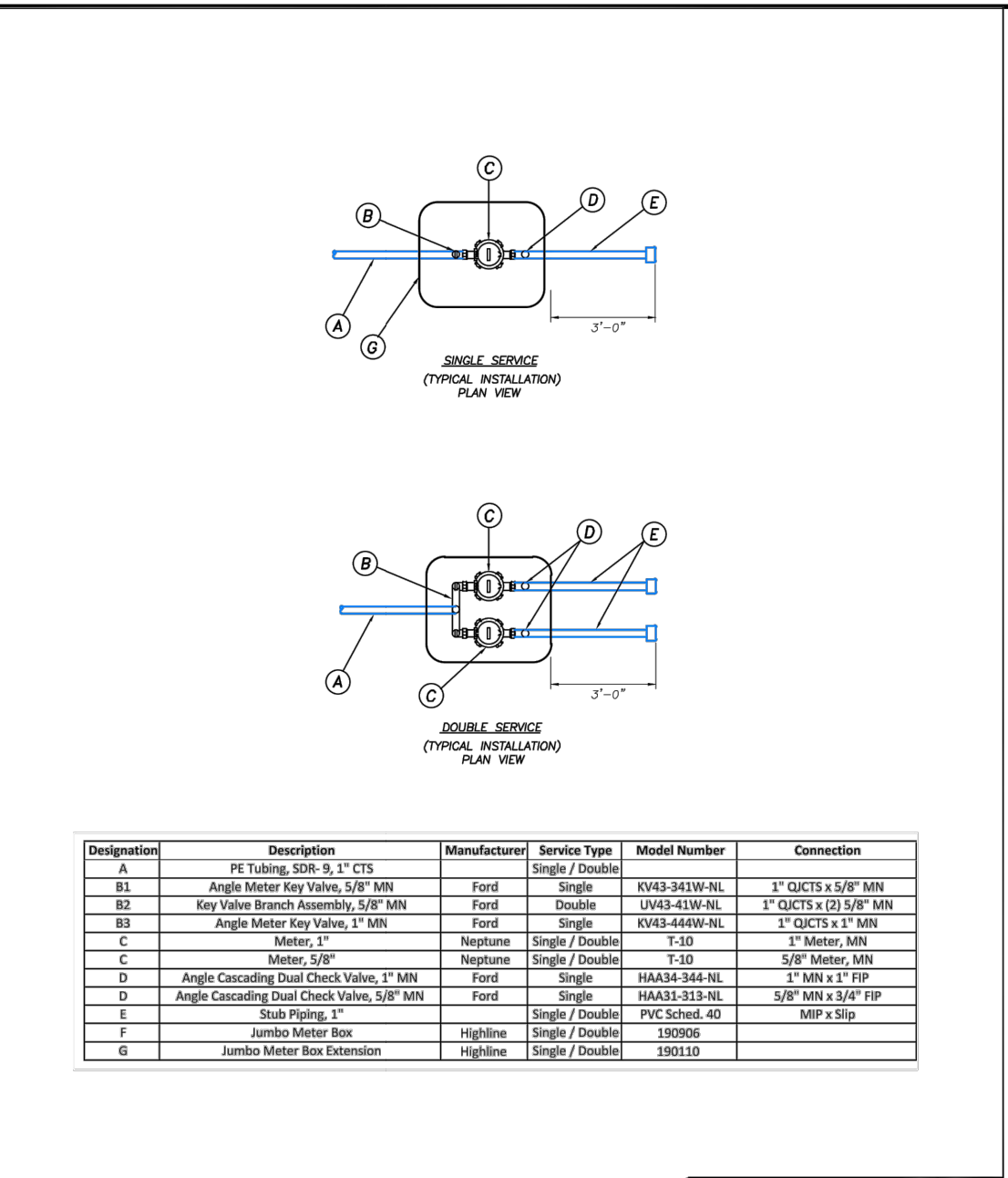
DATE: 12/2/08
ISSUED BY: SAH
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
FIRE HYDRANT ASSEMBLY DETAIL
A-16

DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.

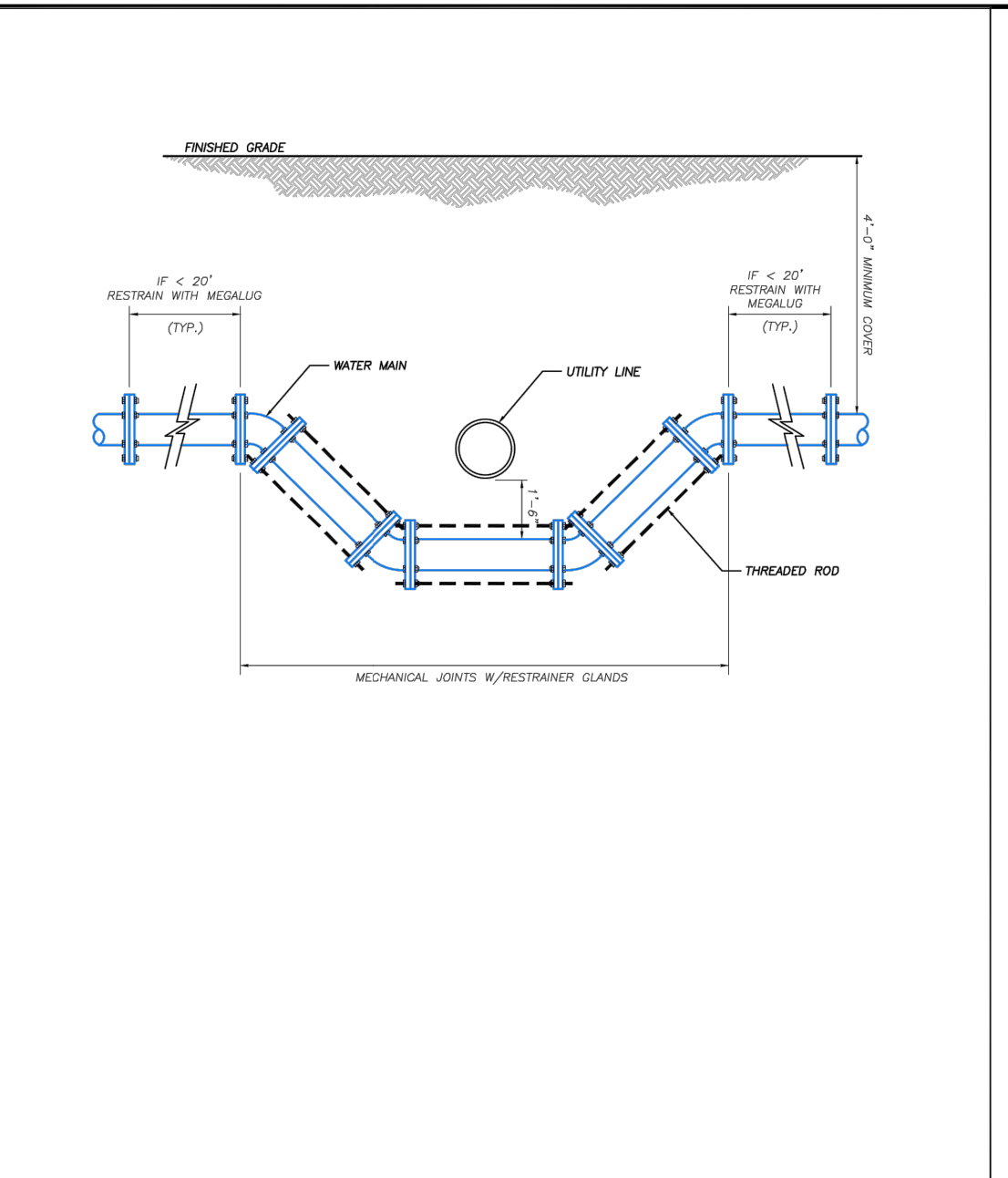


DESIGNATION	DESCRIPTION	MANUFACTURER	SERVICE TYPE	MODEL NUMBER	CONNECTION
A	PC TUBING 2.5" x 3"	FORD	SINGLE/DOUBLE	7-1000-4-0-0-0-0	OC 3" SADDL
B	WIRE METER KEY VALVE 5/8" M	FORD	SINGLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
C	KEY VALVE BRANCH ANGLE 5/8" M	FORD	DOUBLE	WV43-517-0-0	1" GUNTS 2" 5/8" M
D	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
E	WIRE METER KEY VALVE 1" M	NEPTUNE	SINGLE/DOUBLE	WV-10	1" M
F	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
G	ANGLE CASING/SHOULDER VALVE 1" M	FORD	SINGLE	WV43-517-0-0	1" M
H	TRACER WIRE	FORD	SINGLE/DOUBLE	WV43-517-0-0	1" M
I	Jumbo Meter Box	HIGHLINE	Single / Double	130000	MIP a Slip
J	Jumbo Meter Box Extension	HIGHLINE	Single / Double	130110	
K	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	SINGLE/DOUBLE	PHYS THRU #8/8	TRACER WIRE

TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
METER PIT DETAIL PLAN
A-4

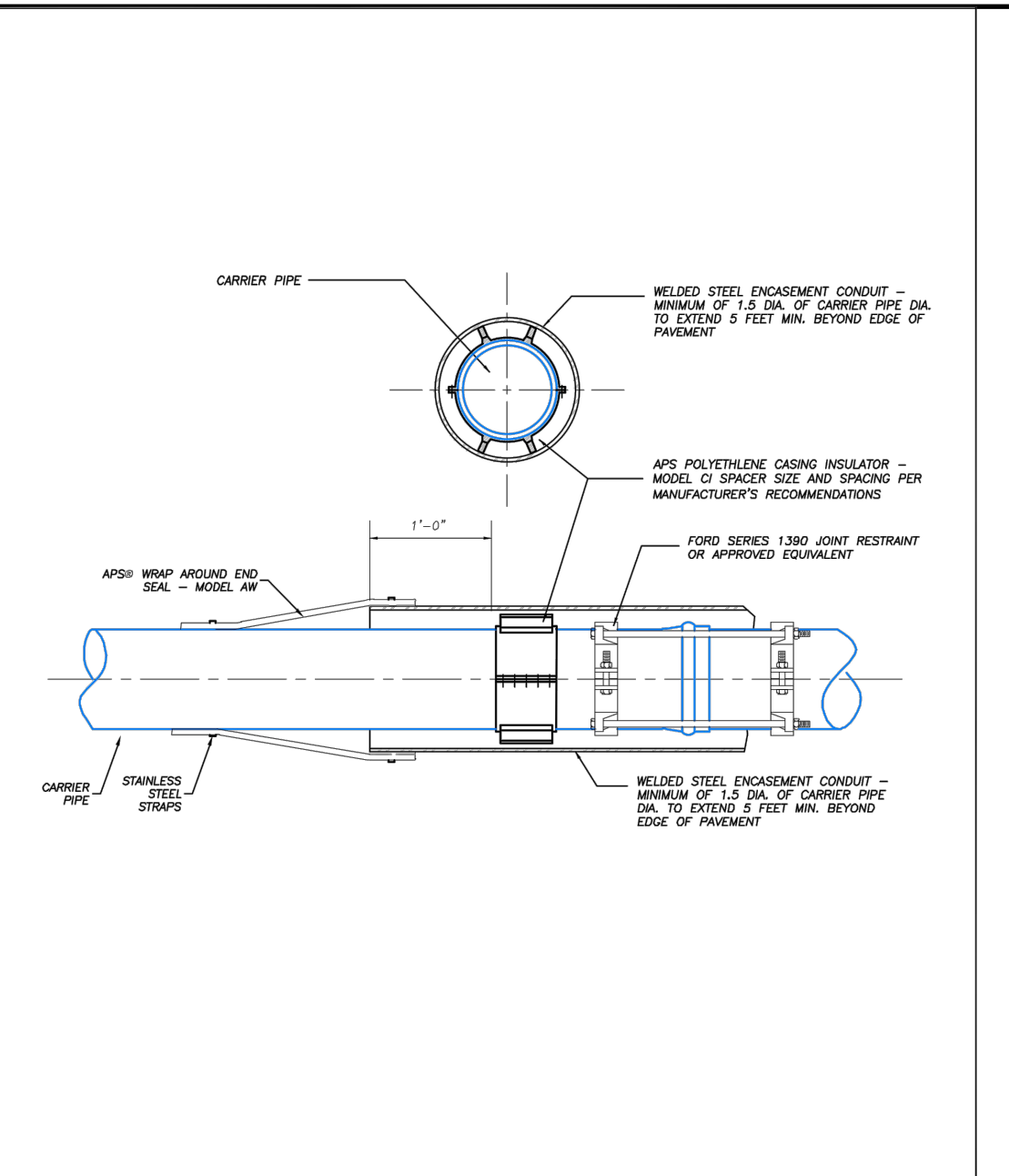
DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
WATER MAIN CROSSING UTILITY DETAIL
A-10

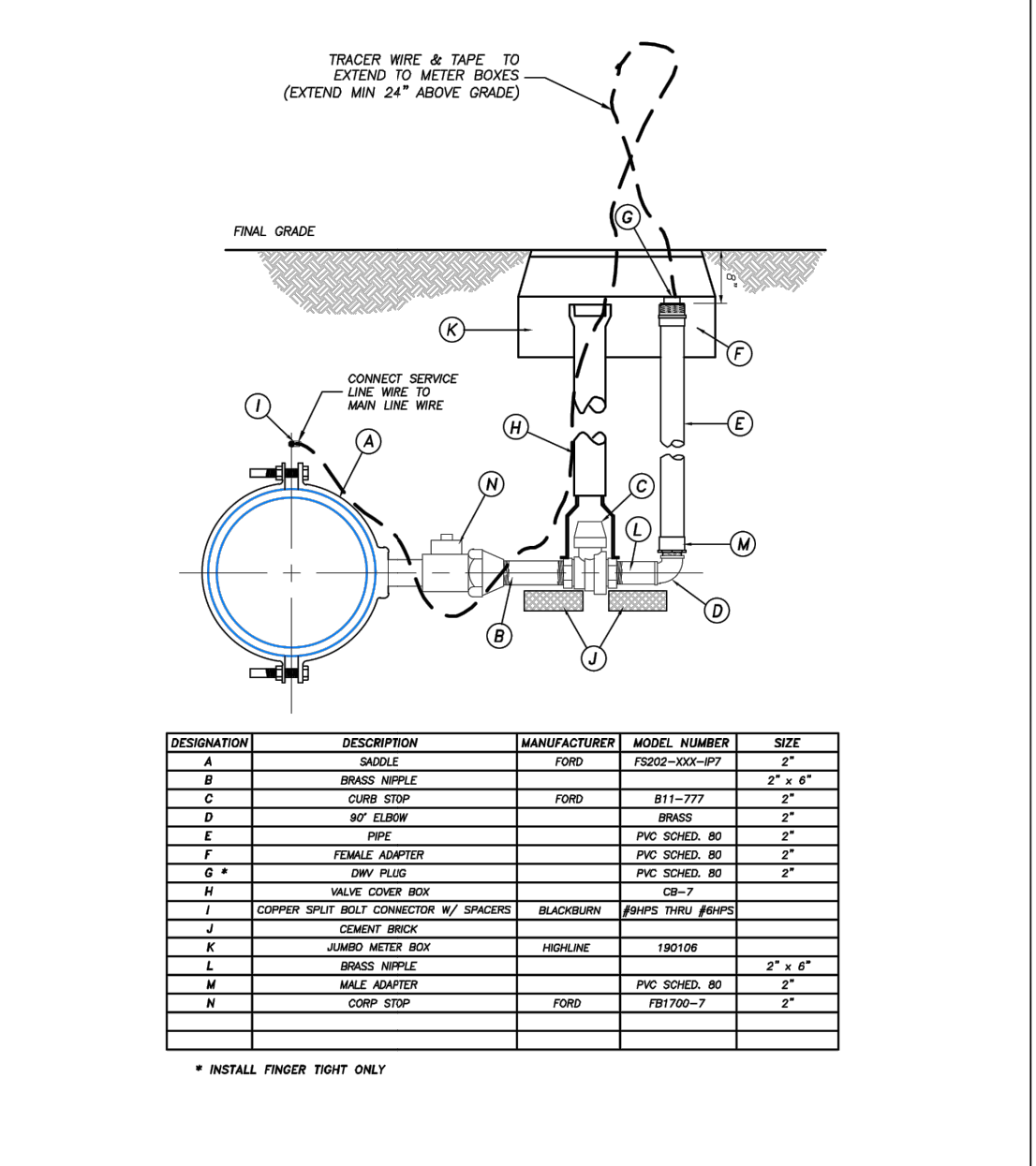
DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
ROAD BORING DETAIL
A-12

DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.

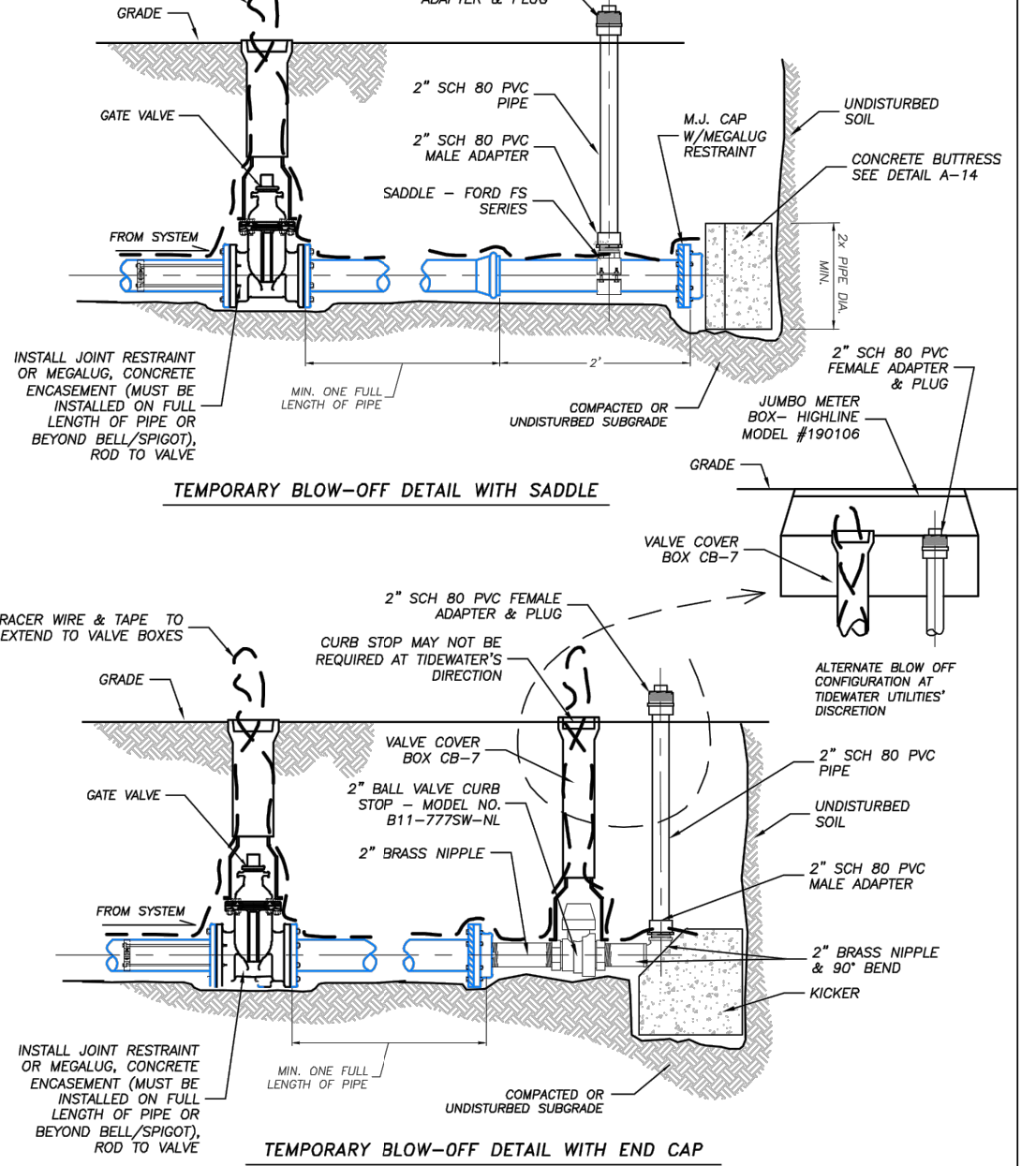


DESIGNATION	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SIZE
A	BRASS NIPPLE	FORD	B11-777	2" x 8"
B	CURB STOP	BRAND	BR800	2"
C	PC SCHEDULE 80	FORD	PC SCHED 80	2"
D	FEMALE ADAPTER	FORD	PC SCHED 80	2"
E	VALVE COVER NUT	BRAND	GN-7	2"
F	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
G	BRASS NIPPLE	FORD	B11-775N	2" x 8"
H	VALVE COVER NUT	FORD	GN-7	2"
I	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
J	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
K	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
L	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
M	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	
N	COVER SPLIT BELT CONNECTION W/ SPACERS	BLACKIRON	PHYS THRU #8/8	

TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
PERMANENT BLOW OFF DETAIL
A-17

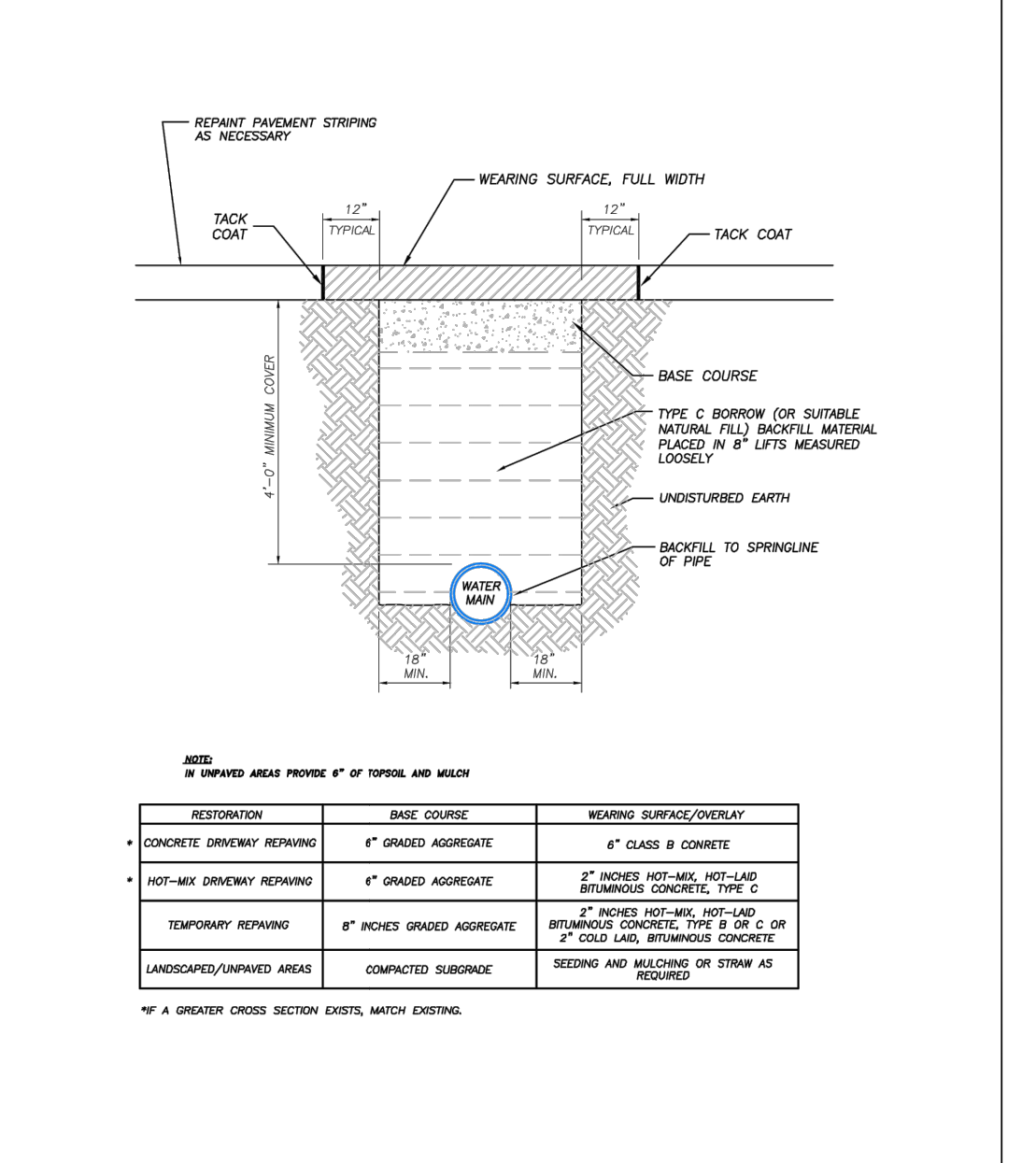
DATE: 8/7/2023
ISSUED BY: SAH
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
TEMPORARY BLOW-OFF DETAIL
A-18

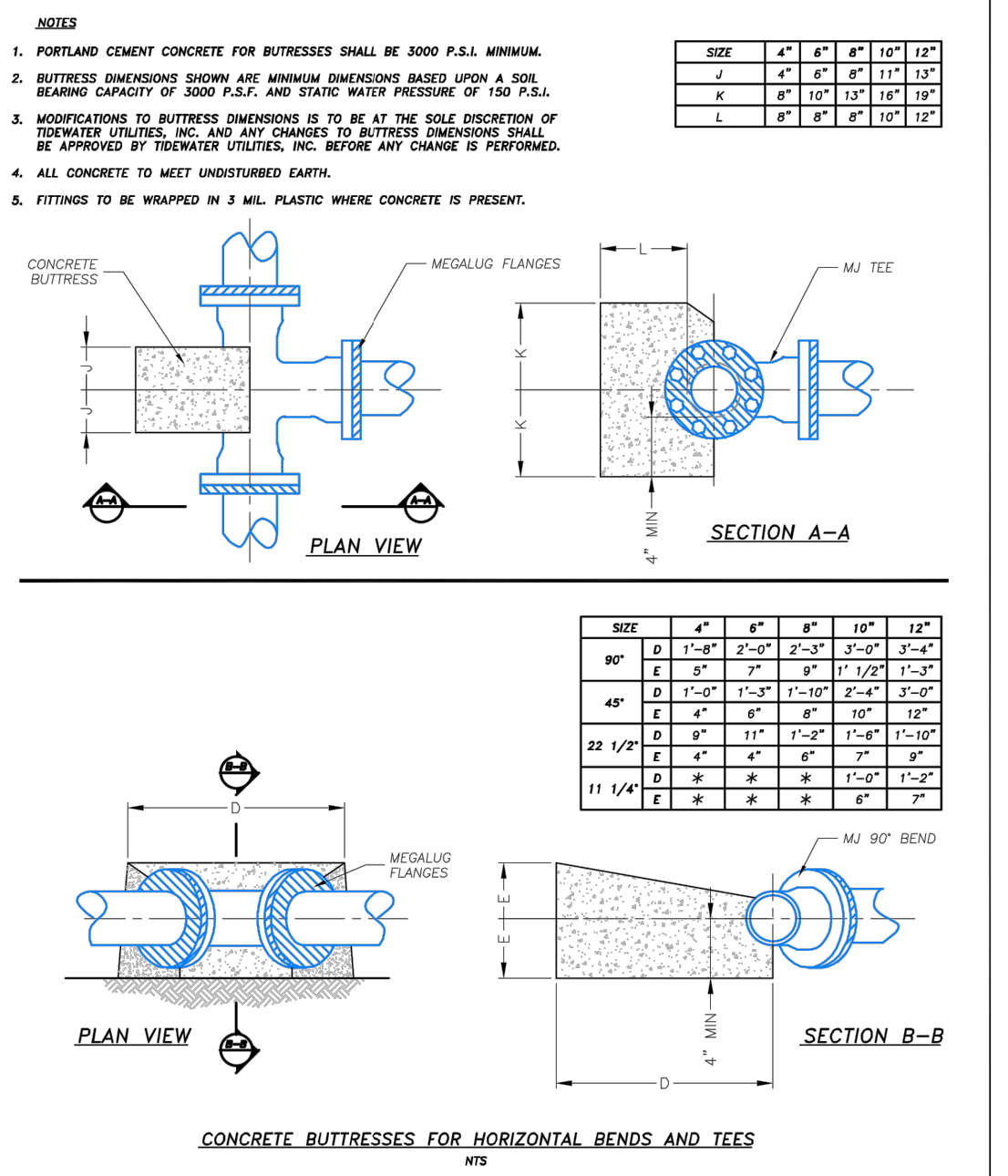
DATE: 11/1/2023
ISSUED BY: SAH
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
TEMPORARY PAVEMENT, DRIVEWAY AND TRENCH DETAIL
A-22

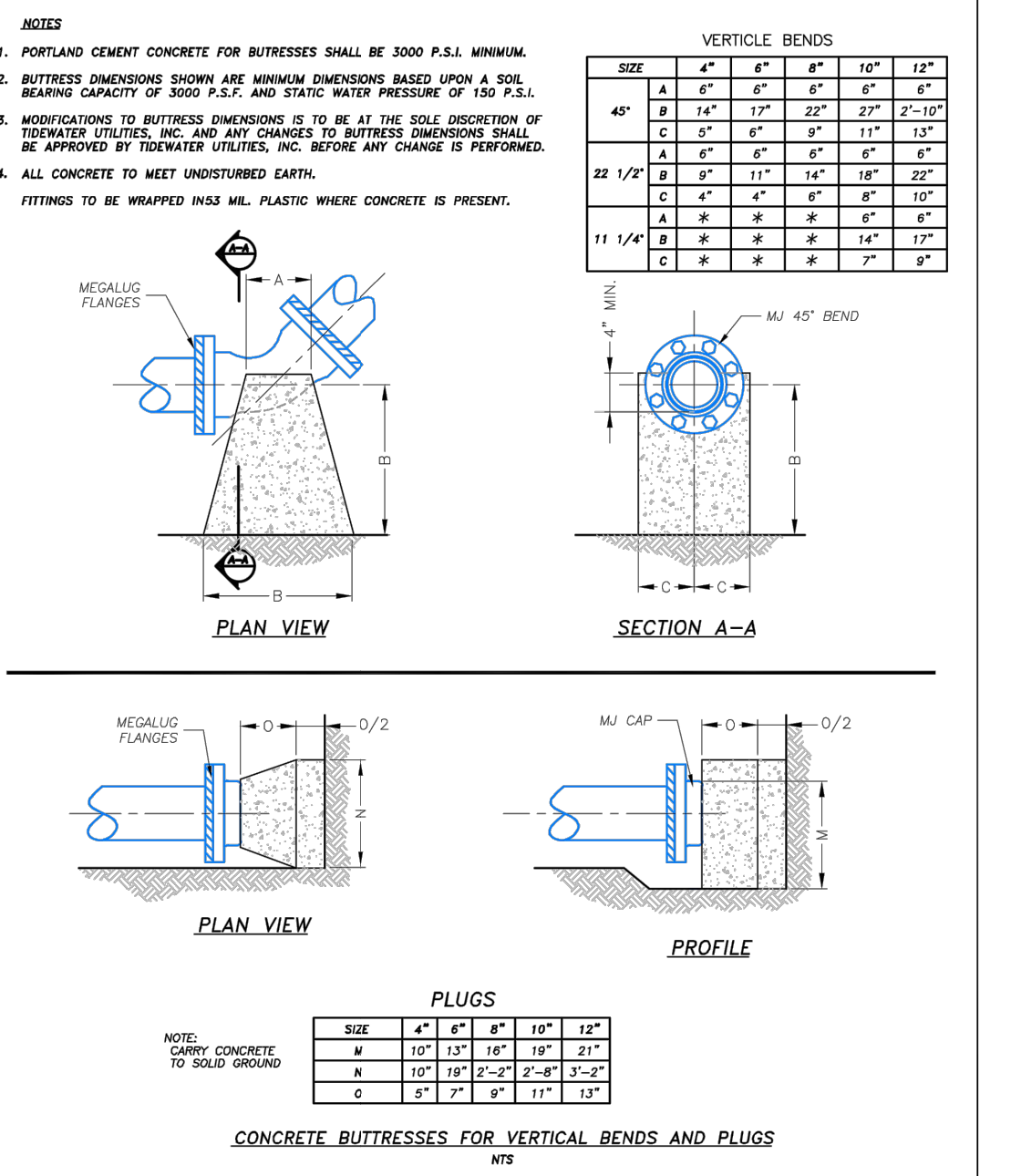
DATE: 3/16/2016
ISSUED BY: SAH
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
CONCRETE BUTTRESSES FOR HORIZONTAL BENDS AND TEES
A-23

DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.



TIDEWATER UTILITIES INC. A Midstream Trust Company Member

TYPICAL DESIGN DETAILS
CONCRETE BUTTRESSES FOR VERTICAL BENDS AND PLUGS
A-24

DATE: 10/04/02
ISSUED BY: AC
SCALE: N.T.S.

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
1100 S. MARKET STREET
DOVER, DELAWARE 19901
PHONE: 302.441.1471
FAX: 302.441.1471

ESTATES AT WALDEN
RESIDENTIAL SUBDIVISION
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS
12-22-2023	SIC COMMENTS
02-06-2024	TIDEWATER COMMENTS
02-22-2024	TIDEWATER COMMENTS

Date: JULY 2023
Scale: NOT TO SCALE
Dwn By: DJR
Proj No.: 0818P004
Dwg No.: **C-533**