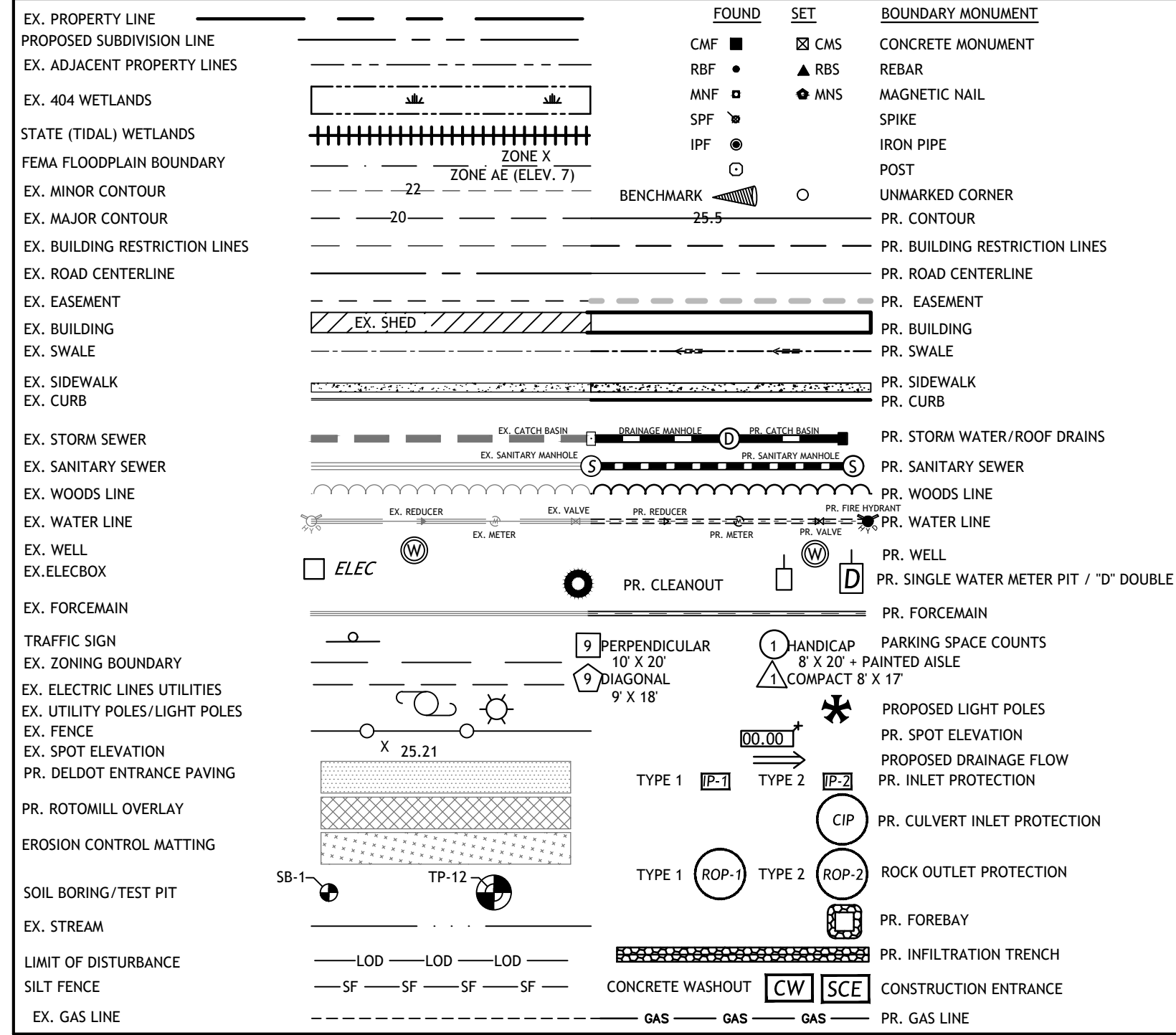


**LEGEND**



# SANITARY SEWER CONSTRUCTION PLANS FOR MULBERRY HEIGHTS TOWNHOMES

## TOWN OF MILTON, SUSSEX COUNTY, DELAWARE

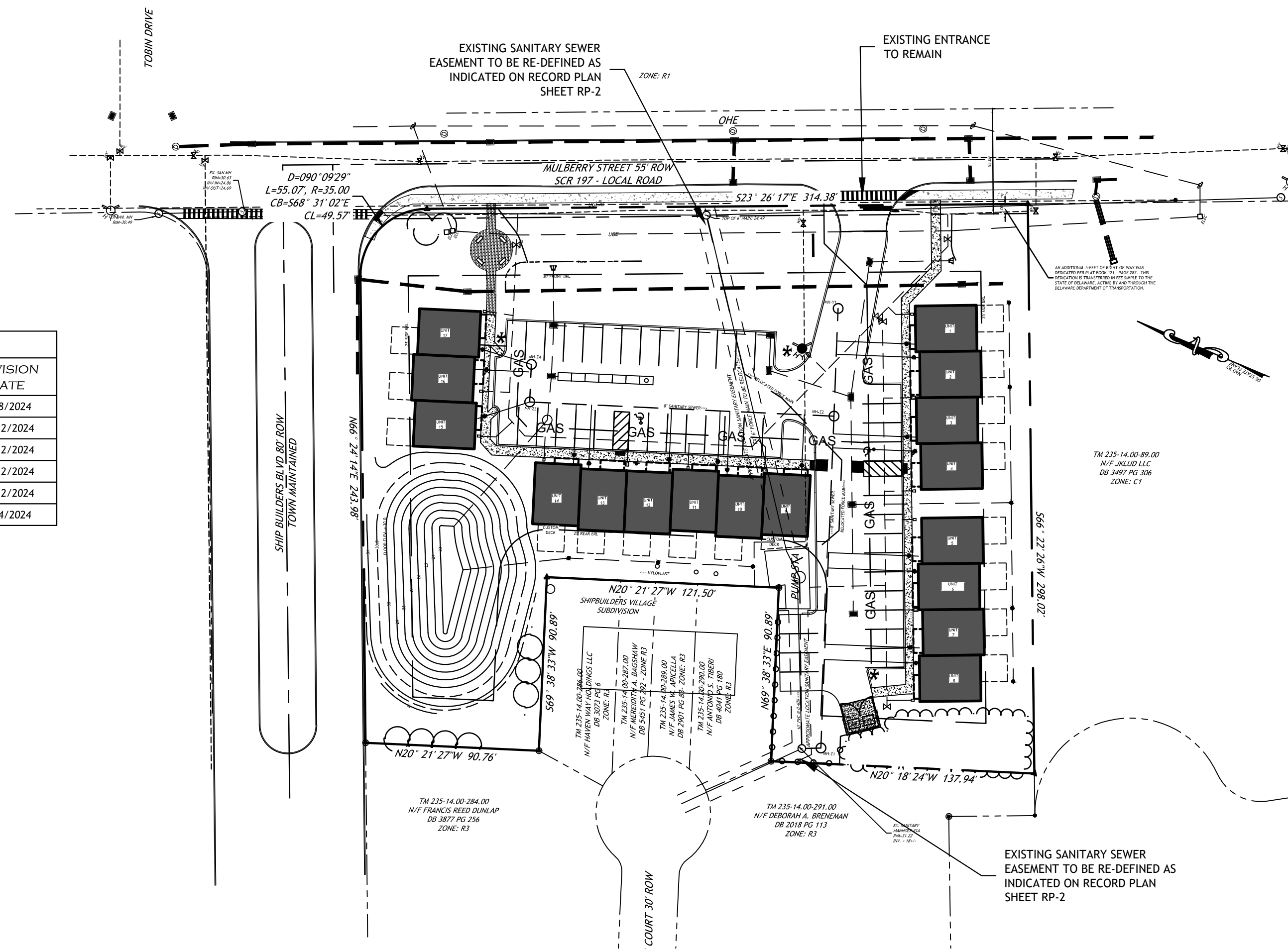


AREA MAP  
SCALE: 1" = 300'

**NOTES:**

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN JANUARY 2023. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, DELAWARE STATE PLANE GRID (U.S. SURVEY FEET), VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS THE TITLE SEARCH PROVIDED DID NOT PROVIDE SPECIFIC GEOMETRY FOR THE 3 EASEMENTS IDENTIFIED:
  - DELAWARE DEPARTMENT OF TRANSPORTATION
  - DELMARVA POWER AND LIGHT
  - ARTESIAN WASTEWATER MANAGEMENT - PUMP STATION TO REMAIN, FORCE MAIN AND ASSOCIATED EASEMENT TO BE RELOCATED AS SHOWN.
- TEN BEARS ENVIRONMENTAL PERFORMED A WETLAND EVALUATION OF THE SUBJECT PROPERTY IN FEBRUARY 2023. THE EVALUATION CONCLUDED: "THE RESULTS OF THE EVALUATION DID NOT IDENTIFY WETLANDS AND/OR WATERS OF THE U.S. AT THE SUBJECT PROPERTY."
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0165J, DATED JANUARY 6, 2005; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- FORESTED BUFFERS, PAVEMENT, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF MILTON AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.

SHEET LIST TABLE			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
SS-1	SANITARY SEWER COVER SHEET	11/13/2023	6/28/2024
SS-2	SANITARY SEWER PLAN	11/13/2023	03/12/2024
SS-3	SANITARY SEWER PROFILES	11/13/2023	03/12/2024
SS-4	SANITARY SEWER NOTES & DETAILS	11/13/2023	03/12/2024
SS-5	SANITARY SEWER DETAILS	11/13/2023	03/12/2024
SS-6	SANITARY FORCEMAIN PROFILE	11/13/2023	6/14/2024



**SITE DATA COLUMN:**

PROPERTY OWNER/APPLICANT	MULBERRY HEIGHTS, LLC 35246 LEESBURG PIKE, SUITE 200 ROUND HILL, VA 20141 ATTN: CAMPBELL LEWIS collierhomesllc@msn.com 540-454-2255 DB 6031 - PG 157 235-14.00-288.00 TOWN OF MILTON R-3 (MULTIFAMILY RESIDENTIAL USE) VACANT (SANITARY SEWER PUMP STATION)	
DEED REFERENCE	1 / 1	
TAX MAP REFERENCE	17 TOWNHOMES / 8.3 DU/AC.	
ZONING JURISDICTION	R-3 (MULTIFAMILY RESIDENTIAL USE)	
ZONING DISTRICT	VACANT (SANITARY SEWER PUMP STATION)	
EXISTING USE	1 / 1	
EXISTING LOTS / PROPOSED LOTS	17 TOWNHOMES / 8.3 DU/AC.	
PROPOSED DWELLINGS / DENSITY	17 TOWNHOMES / 8.3 DU/AC.	
BUILDING SETBACKS	<ul style="list-style-type: none"> <li>•• FRONT 30'</li> <li>•• SIDE 25'</li> <li>•• REAR 25'</li> </ul>	
TOTAL SITE AREA	2.056± AC.	
DEDICATION TO THE STATE OF DELAWARE	0.037± AC.	
REMAINING LANDS	2.019± AC.	
IMPERVIOUS SURFACE FROM PAVEMENT	0.554± AC.	26.9%
IMPERVIOUS SURFACE FROM BUILDING	0.319± AC.	15.5%
TOTAL PROPOSED IMPERVIOUS GROUND COVER	0.873± AC.	42.5%
OPEN SPACE (NON-IMPERVIOUS, MAINTAINED BY HOA)	1.146± AC.	55.7%
WETLANDS & WATERS OF U.S.	0.000± AC.	0.00%
STATE STRATEGIES INVESTMENT LEVEL	1	
THIS PROJECT WAS SUBMITTED TO DELDOT BEFORE THE FORMATION OF THE MILTON TRANSPORTATION IMPROVEMENT DISTRICT & IS NOT SUBJECT TO TID REQUIREMENTS		
HIGHWAY FUNCTIONAL CLASS/POSTED SPEED	SCR 0197 - MULBERRY STREET - LOCAL 25 MPH	
EXISTING CORNER MONUMENTS	4 CRBS (CAPPED REBAR SET) 3 IPF (IRON PIPE FOUND)	
PROPOSED CORNER MONUMENTS	0	
WELLHEAD PROTECTION AREAS	NONE	
GROUNDWATER RECHARGE POTENTIAL	FAIR	
CENTRAL SEWER PROVIDER	TESI dba ARTESIAN WASTEWATER MANAGEMENT, INC.	
CENTRAL WATER PROVIDER	TOWN OF MILTON	
BUILDING SPRINKLERS PROVIDED	YES (PER TOWN OF MILTON CODE)	
PROPOSED CONSTRUCTION TYPE	V(000)	
MAXIMUM BUILDING HEIGHT	40'	
PROPOSED BUILDING HEIGHT	33' (2 STORY)	
BUILDING USE	DWELLINGS	PARKING REQUIRED
TOWNHOUSES	17	34
TOTAL PARKING SPACES REQUIRED		34
PARKING SPACES PROVIDED		
HANDICAP		2 (4')
DIAGONAL (9'x18')		0
PERPENDICULAR (10' X 20')		44 (42')
COMPACT		0
TOTAL PARKING SPACES PROVIDED		46*
* SEE TOWN OF MILTON NOTE G		

**OWNER/DEVELOPER'S CERTIFICATION:**

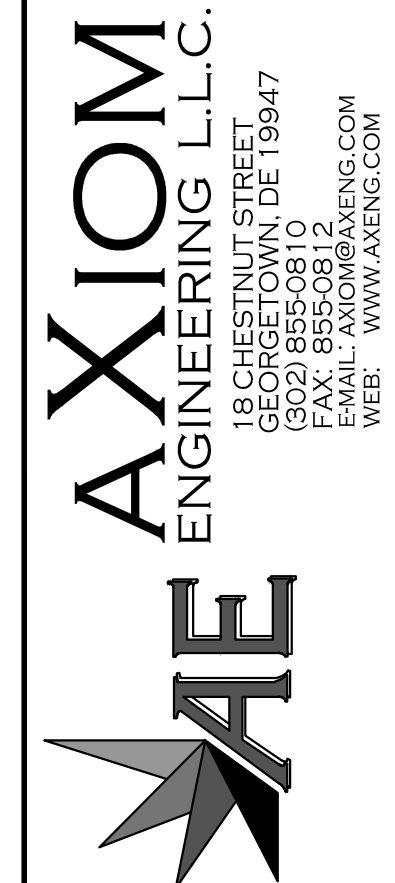
I, CAMPBELL LEWIS, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

MULBERRY HEIGHTS, LLC  
CAMPBELL LEWIS  
35246 LEESBURG PIKE - SUITE 200 - ROUND HILL, VA, 20141  
COLLIERHOMESLLC@MSN.COM - 540-454-2255

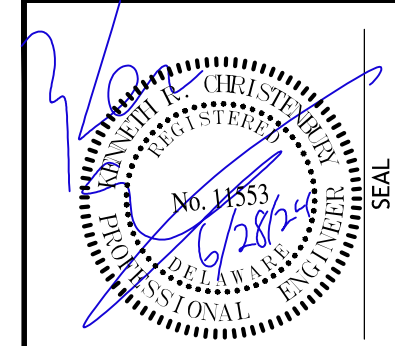
**ENGINEER'S CERTIFICATION**  
I, KENNETH R. CHRISTENBURY, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING AND SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KENNETH R. CHRISTENBURY - DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2024) DATE  
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET - GEORGETOWN, DE 19947  
(302) 855-0810 - KEN@AXIOM.COM

SANITARY SEWER COVER SHEET  
SANITARY SEWER CONSTRUCTION PLANS  
MULBERRY HEIGHTS TOWNHOMES  
ARTESIAN WASTEWATER MANAGEMENT, INC.  
TOWN OF MILTON, SUSSEX COUNTY, DELAWARE

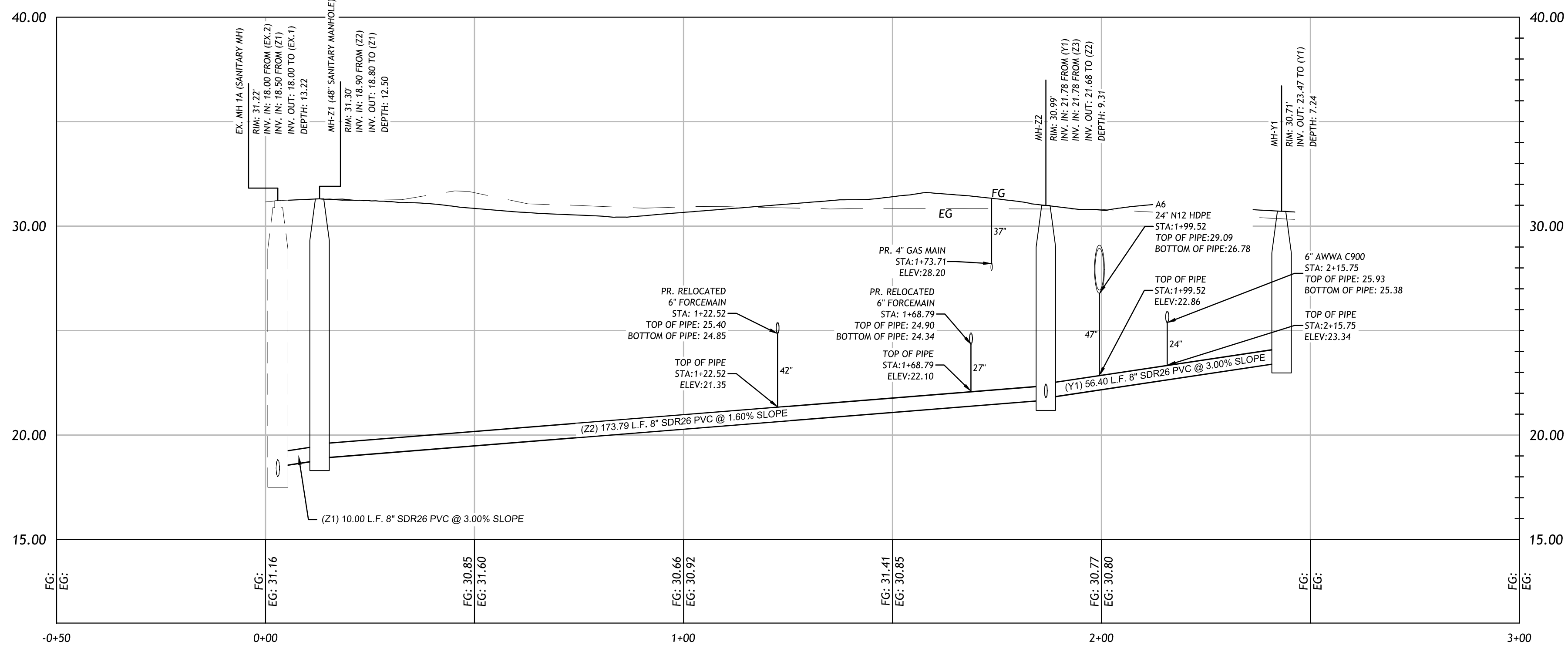


ENGINEER:	KRC
DESIGNER:	MLP
DRAFTER:	EWJ
CHECKED BY:	KRC
DATE:	11/13/2023
TAX MAP:	235-14.00-288.00

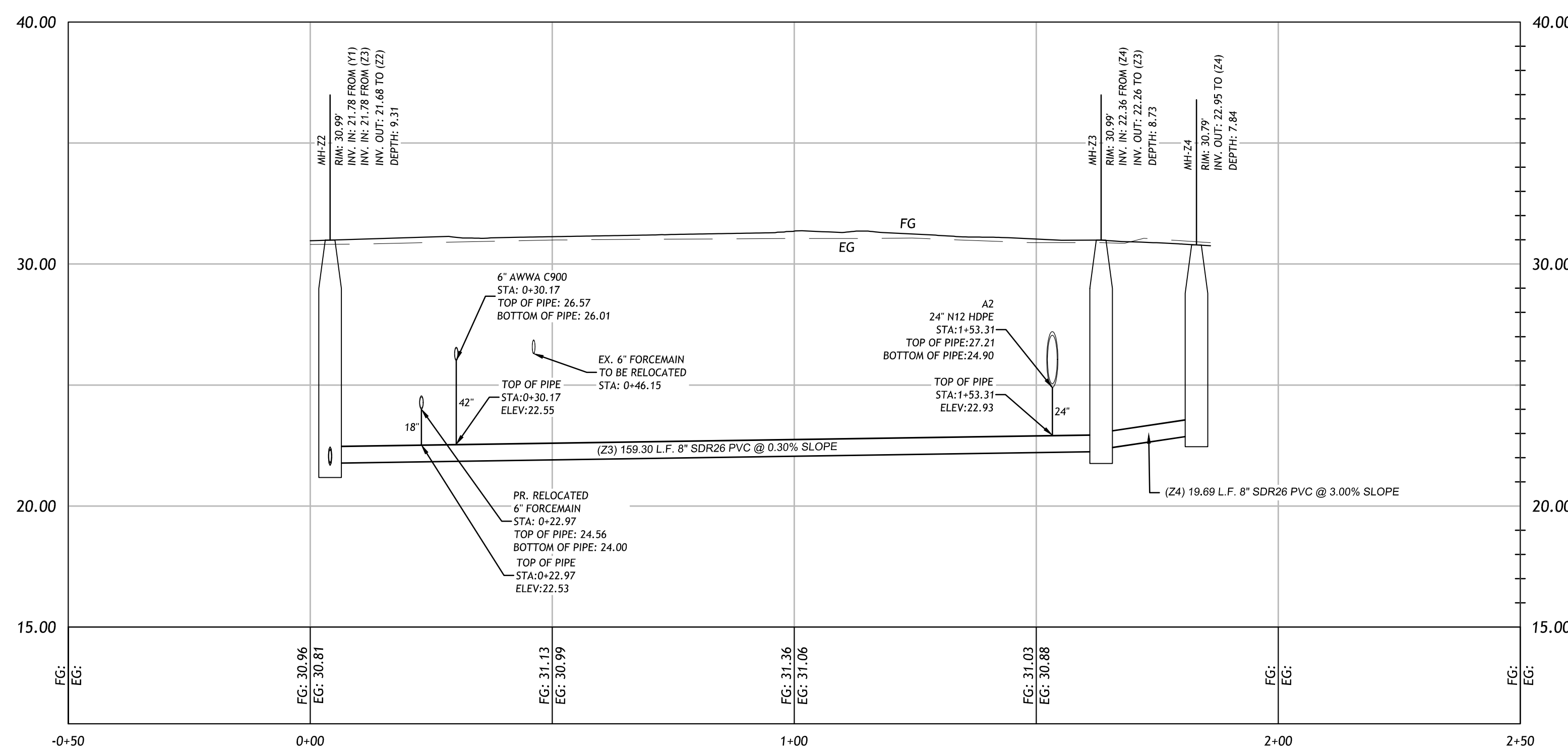


PROJECT NO: 0596-2201  
DRAWING: SS-1  
SHEET: 1 OF 6





EX. MH-1A TO MH-Y1  
HORIZONTAL SCALE 1"=20  
VERTICAL SCALE 1"=4.00



MH-Z2 TO MH-Z4  
HORIZONTAL SCALE 1"=20  
VERTICAL SCALE 1"=4.00

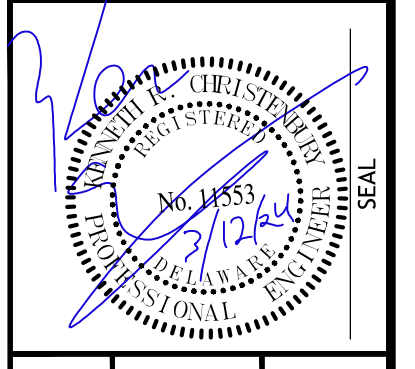
NOTE:  
SANITARY SEWER MAINS, LATERALS, AND  
FITTINGS TO BE GREEN SDR-26 PVC

REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR PERMITS	11/22/2023	JK
2	ISSUED FOR PERMITS	11/22/2023	JK
3	ISSUED FOR PERMITS	11/22/2023	JK

SANITARY SEWER PROFILES  
MULBERRY HEIGHTS TOWNHOMES  
SCR 197 - MULBERRY STREET  
TOWN OF MILTON, SUSSEX COUNTY, DELAWARE

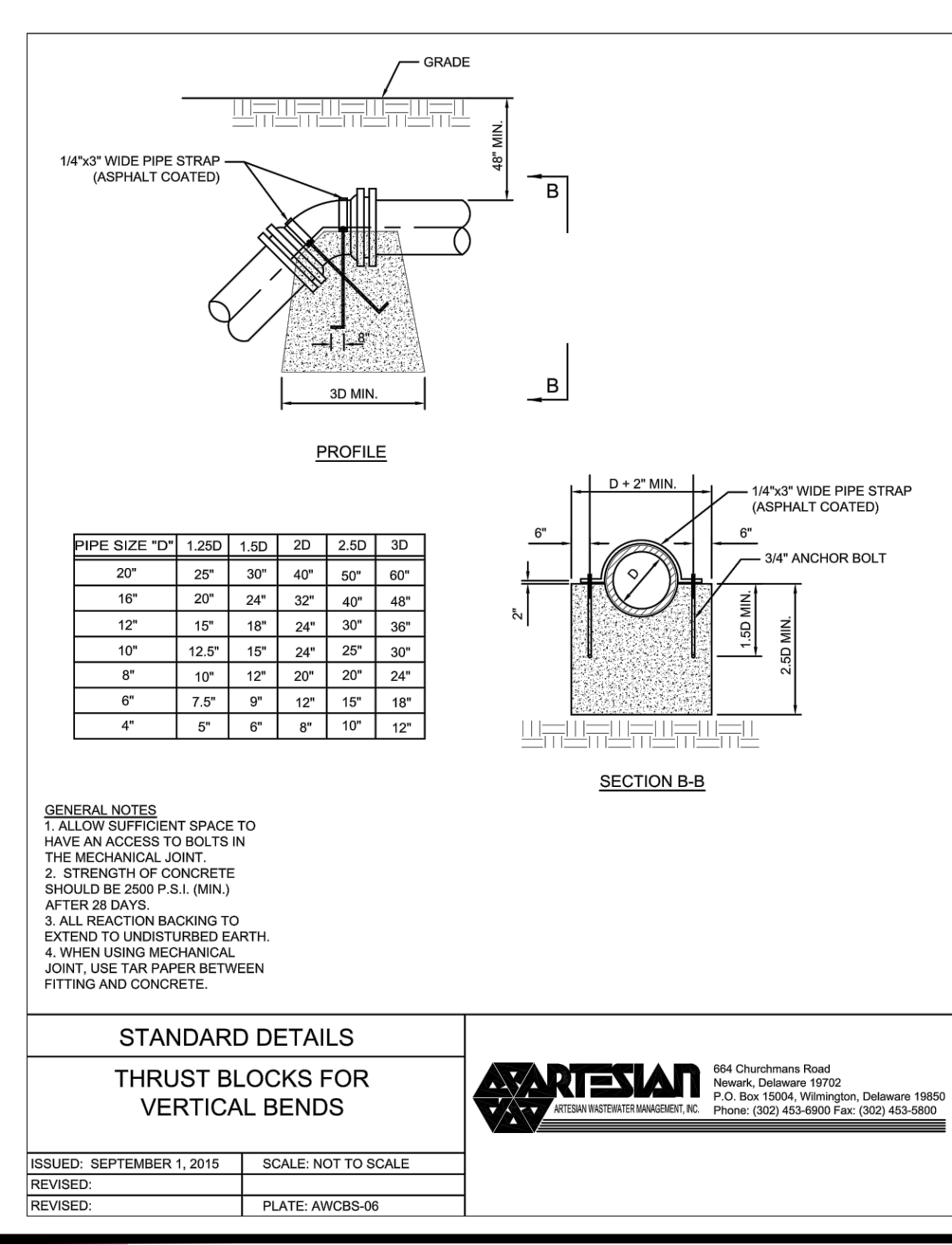
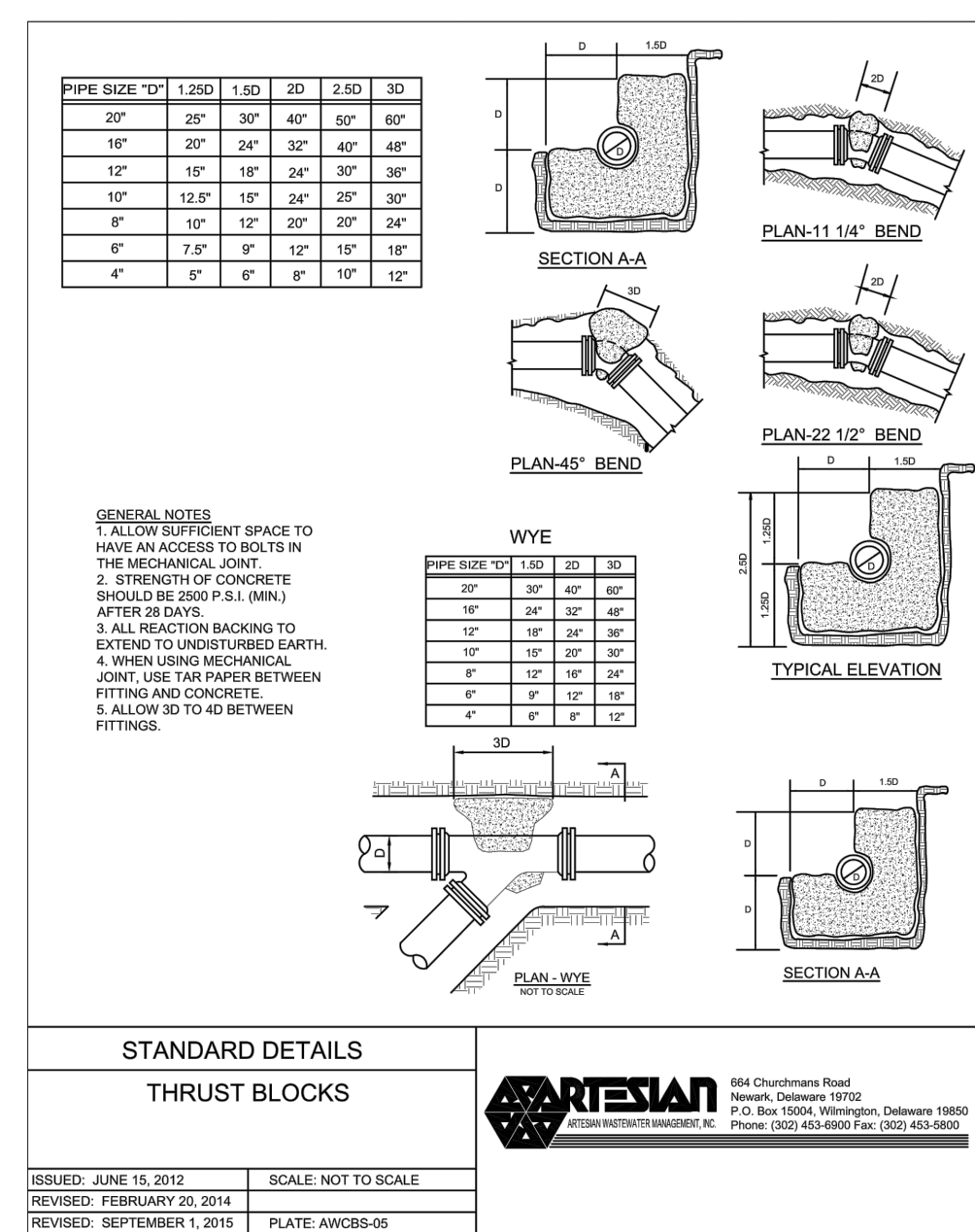
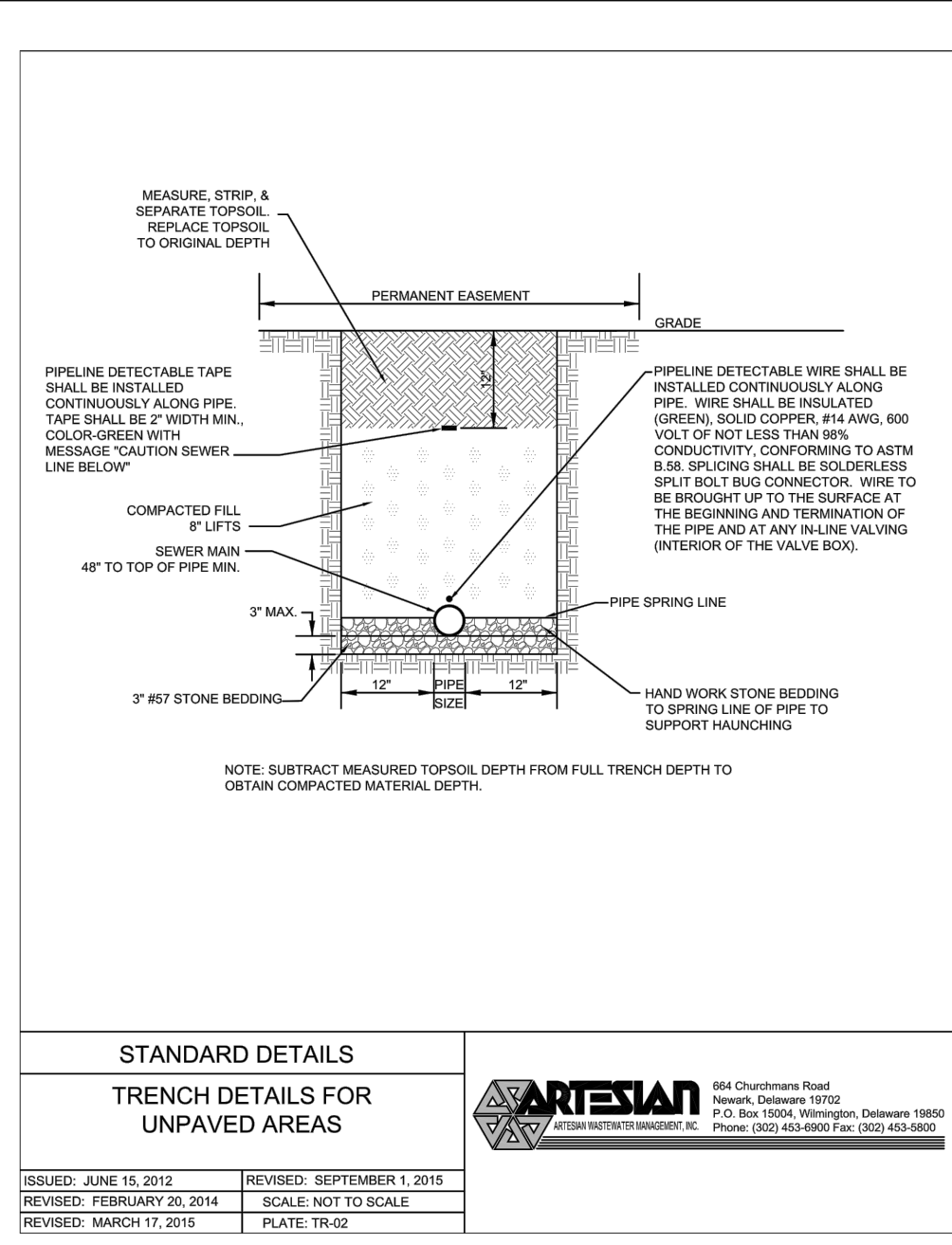
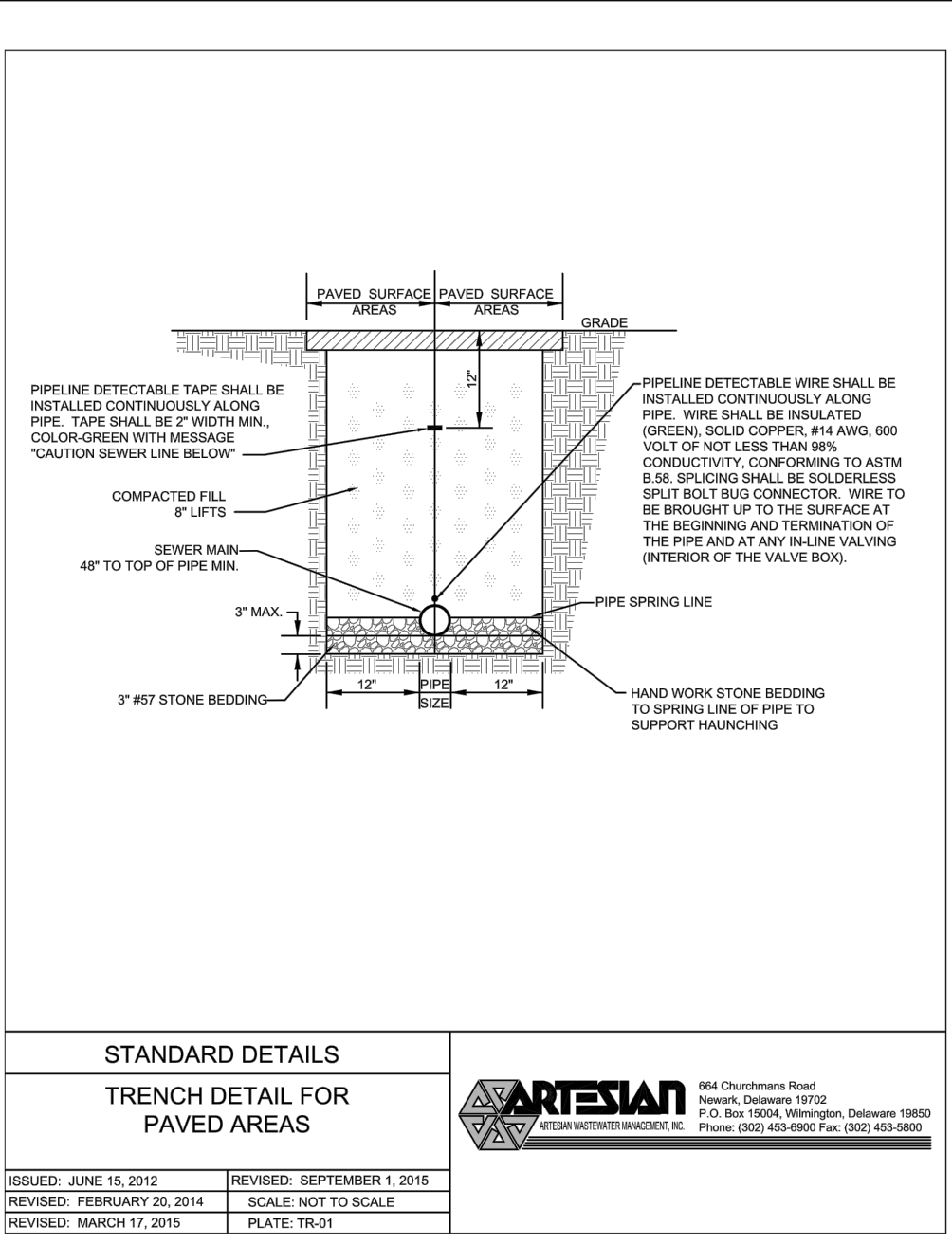
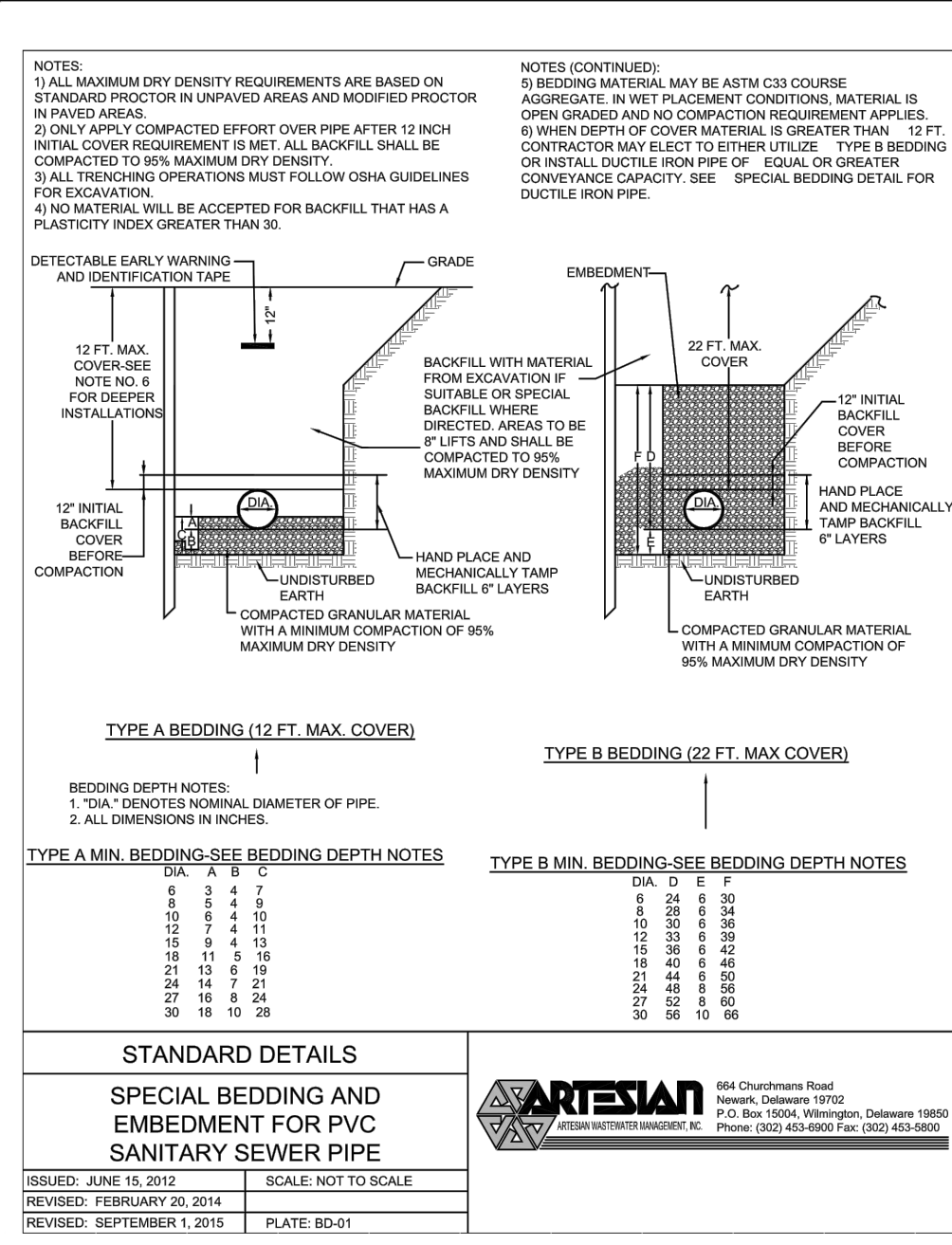
**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
MILFORD, DE 19947  
(302) 855-0810  
FAX: 855-0812  
WWW.AXIOMENR.COM

ENGINEER:	JK
DESIGNER:	JK
DRAFTER:	JK
CHECKED BY:	JK
DATE:	11/22/2023
TAX MAP:	235-14-00-288.00



PROJECT NO: 0596-2201  
DRAWING: SS-3  
SHEET: 3 OF 6





PROJECT NO:	0596-2201
DRAWING:	SS-5
SHEET:	5 OF 6

ENGINEER: [Signature]  
 DESIGNER: [Signature]  
 DRAFTER: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 11/3/2013  
 TAX MAP: 235-14-00-288.00

SCALE: 1" = 1'-0"  
 1" X 1" = 1'-0"  
 1/4" X 1/4" = 1'-0"

REVISIONS:  
 REV. 1: 11/3/2013  
 REV. 2: 11/20/2013

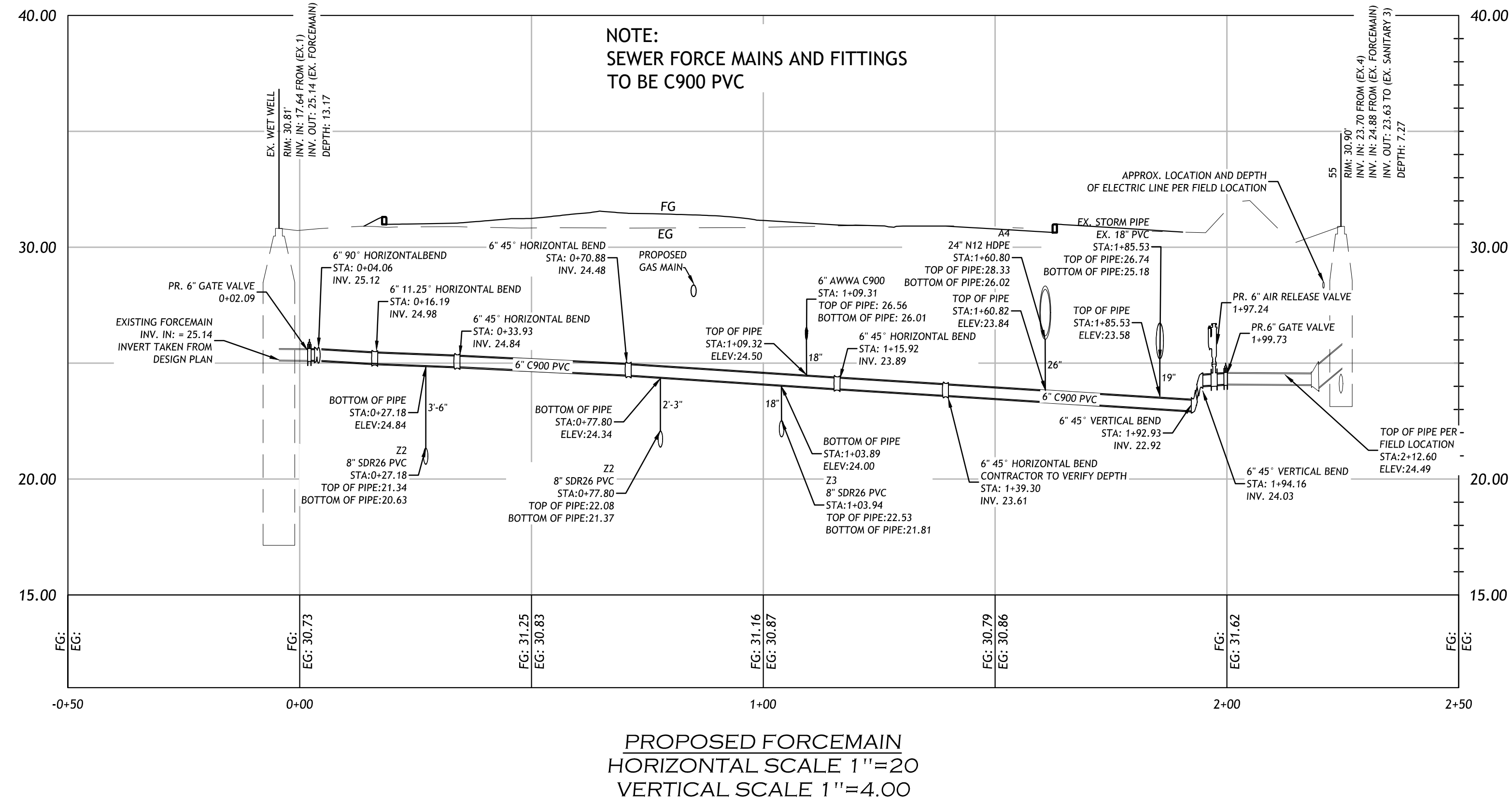
REVISIONS PER TOWN COMMENTS:  
 REV. 1: 11/20/2013  
 REV. 2: 11/20/2013

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. HEALTH, AND REGULATIONS. THE DRAWING IS THE PROPERTY OF ARTESIAN WASTEWATER MANAGEMENT, INC. AND SHALL BE KEPT IN CONFIDENCE.

**ARTESIAN**  
 664 Chubburns Road  
 Newark, Delaware 19702  
 P.O. Box 10004, Wilmington, Delaware 19800  
 Phone: (302) 483-9900 Fax: (302) 483-9900

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 WILMINGTON, DE 19847  
 (302) 855-0810  
 FAX: 855-0812  
 EMAIL: AXIOM@AXIOM-ENG.COM  
 WEB: WWW.AXIOM-ENG.COM

**SANITARY SEWER DETAILS**  
 SANITARY SEWER CONSTRUCTION PLANS  
**MULBERRY HEIGHTS TOWNHOMES**  
 ARTESIAN WASTEWATER MANAGEMENT, INC.  
 TOWN OF MILTON, SUSSEX COUNTY, DELAWARE



REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER TOWN COMMENTS	11/22/2024	JKS
2	REVISED PER TOWN COMMENTS	11/22/2024	JKS

**SANITARY FORCEMAIN PROFILE**  
**MULBERRY HEIGHTS TOWNHOMES**  
**SCR 197 - MULBERRY STREET**  
 TOWN OF MILTON, SUSSEX COUNTY, DELAWARE

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 18 CHESTNUT STREET  
 MILFORD, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	JKS
DESIGNER:	JKS
DRAFTER:	JKS
CHECKED BY:	JKS
DATE:	11/07/2023
TAX MAP:	258-14.00-288.00



PROJECT NO:  
**0596-2201**

DRAWING:  
**SS-6**

SHEET:  
**6 OF 6**