



CONSTRUCTION PHASING DATA				
PHASE	# OF LOTS	LOT #	ACRES	ROADWAY FRONTAGE
1A	29	55-73, 76-85	15.40	2780
1B	0	DELDOT ROADWAY IMPROVEMENT	4.04	1,997
1C	18	39-54, 74-75	3.78	0
1D	0	CLUBHOUSE	0.70	0
2	59	1-38, 86-106	13.96	2,010
TOTAL	106		37.88	6787

- NOTES:**
- PER CONDITION L, THERE SHALL BE ON SITE ACTIVE AND PASSIVE AMENITIES INCLUDING A PLAYGROUND, CLUBHOUSE, SWIMMING POOL AND WALKING TRAIL. THESE AMENITIES SHALL BE COMPLETED AND OPEN TO USE AS REQUIRED BY SECTION 99-21E OF THE SUBDIVISION CODE.
 - THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE RELEASE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED. THE CONSTRUCTION OF THE FULL MOVEMENT HAMMERHEAD SITE ENTRANCE SHALL BEGIN AND SHALL BE SUBSTANTIALLY COMPLETE, AS DEFINED PER THE DEPARTMENT'S STANDARD SPECIFICATIONS, PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT AND SHALL BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 5TH BUILDING PERMIT. THE REMAINING CONSTRUCTION OF THE FULL MOVEMENT SITE ENTRANCE AND ALL ASSOCIATED ROADWAY AND PEDESTRIAN IMPROVEMENTS, AS DEPICTED IN THE DELDOT-APPROVED PLANS, SHALL BEGIN PRIOR TO THE ISSUANCE OF THE 6TH BUILDING PERMIT AND BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 26TH BUILDING PERMIT.
 - UTILITY LATERALS FOR THE CLUBHOUSE AND LOTS IN PHASE 1C WILL BE INSTALLED IN PHASE 1A, BUT THE CLUBHOUSE AND LOTS WON'T BE CONSTRUCTED UNTIL THEIR RESPECTIVE PHASES.

Pennoni

PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054

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BALLENGER SUBDIVISION
 234-11.00-103.00 & 234-11.00-103.01
 HOLLYMOUNT ROAD (SCR 048)
 HARBESON, DE 19951

CONSTRUCTION PHASING PLAN

RIBERA DEVELOPMENT, LLC
 8694 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

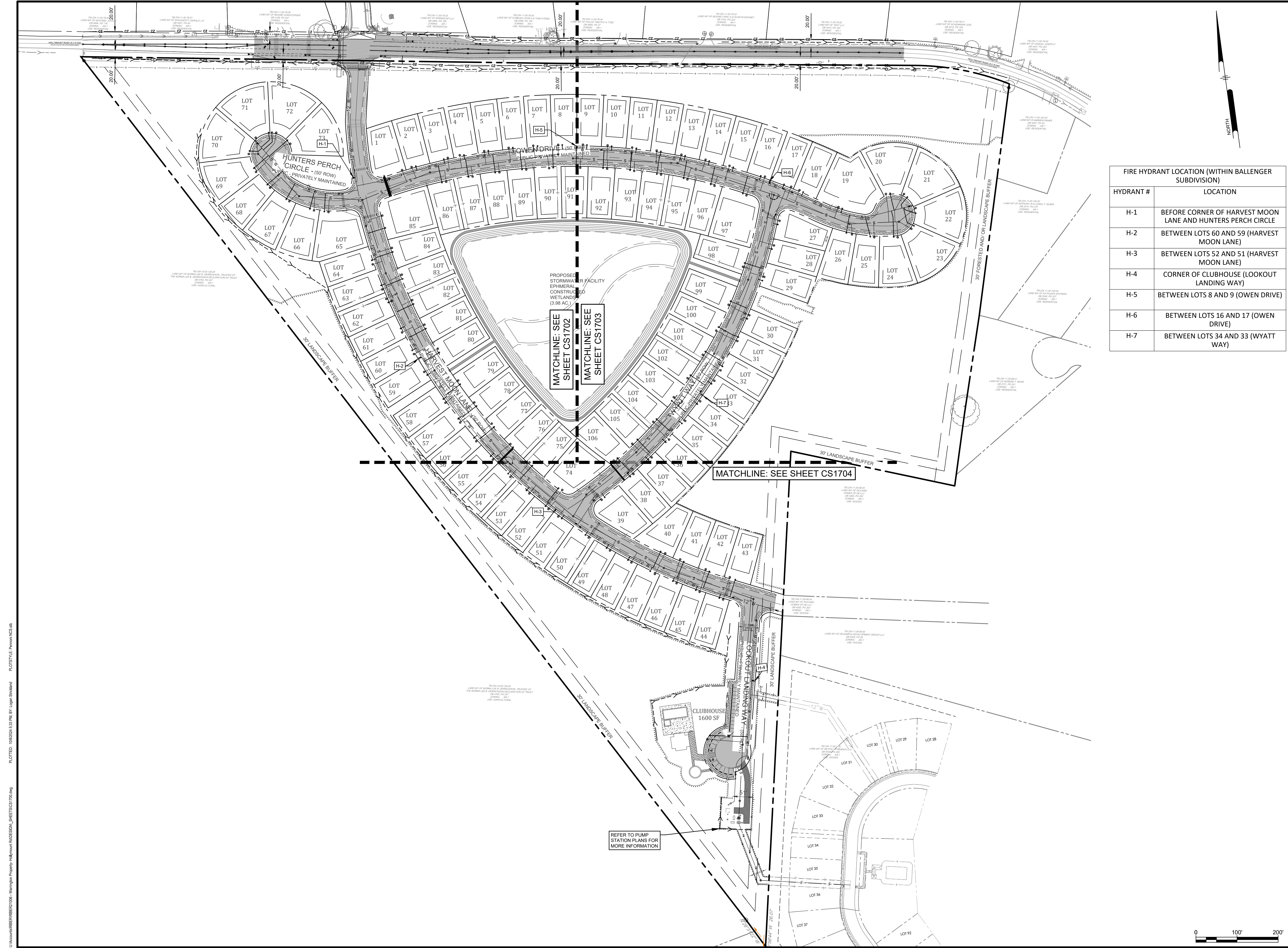
NO.	DATE	REVISIONS	BY
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1	2024-07-29	REVISED PER AWWA COMMENTS	VPL

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PROJECT: RIBER21006
 DATE: 2024-05-29
 DRAWING SCALE: 1" = 100'
 DRAWN BY: DTR
 APPROVED BY: AMD

CS0901

SHEET 6 OF 44



FIRE HYDRANT LOCATION (WITHIN BALLENGER SUBDIVISION)	
HYDRANT #	LOCATION
H-1	BEFORE CORNER OF HARVEST MOON LANE AND HUNTERS PERCH CIRCLE
H-2	BETWEEN LOTS 60 AND 59 (HARVEST MOON LANE)
H-3	BETWEEN LOTS 52 AND 51 (HARVEST MOON LANE)
H-4	CORNER OF CLUBHOUSE (LOOKOUT LANDING WAY)
H-5	BETWEEN LOTS 8 AND 9 (OWEN DRIVE)
H-6	BETWEEN LOTS 16 AND 17 (OWEN DRIVE)
H-7	BETWEEN LOTS 34 AND 33 (WYATT WAY)

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BALLENGER SUBDIVISION
 234-11.00-103.00 & 234-11.00-103.01
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UTILITY PLAN KEY SHEET
RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
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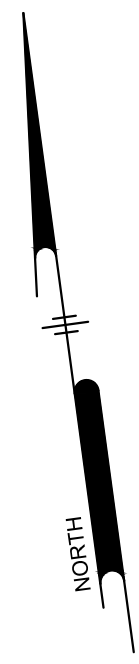
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 DRAWN BY: EWW
 APPROVED BY: AMD

CS1700
 SHEET 12 OF 44

PLOTTED: 10/8/2024 10:03 AM BY: Legat Stelmach PL02511E Pennoni NCS.dwg
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SANITARY SEWER STRUCTURE TABLE				
ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
MH-1	23.00	8.96 (8" DIP CL52 @ 0.28%) MH-2	8.86 (10" DIP) WW-1	48" MH
MH-2	25.84	9.44 (8" DIP CL52 @ 0.28%) MH-3	9.34 (8" DIP) MH-1	48" MH
MH-3	24.44	10.52 (8" SDR-26 PVC @ 0.28%) MH-4	10.42 (8" DIP) MH-2	48" MH
MH-4	23.83	11.26 (8" SDR-26 PVC @ 0.28%) MH-5	11.16 (8" SDR-26) MH-3	48" MH
MH-5	23.29	12.07 (8" SDR-26 PVC @ 0.28%) MH-6 12.08 (8" SDR-26 PVC @ 0.28%) MH-14	11.97 (8" SDR-26) MH-4	48" MH
MH-6	22.07	12.75 (8" SDR-26 PVC @ 0.28%) MH-7	12.65 (8" SDR-26) MH-5	48" MH
MH-7	23.03	13.65 (8" SDR-26 PVC @ 0.28%) MH-8	13.55 (8" SDR-26) MH-6	48" MH
MH-8	22.53	14.49 (8" SDR-26 PVC @ 0.28%) MH-9	14.39 (8" SDR-26) MH-7	48" MH
MH-9	23.34	15.11 (8" SDR-26 PVC @ 0.28%) MH-10 15.11 (8" SDR-26 PVC @ 0.28%) MH-12	15.01 (8" SDR-26) MH-8	48" MH
MH-10	23.23	15.54 (8" SDR-26 PVC @ 0.40%) MH-11	15.54 (8" SDR-26) MH-9	48" MH
MH-11	23.72		16.11 (8" SDR-26) MH-10	48" MH
MH-12	22.45	15.71 (8" SDR-26 PVC @ 0.40%) MH-13	15.61 (8" SDR-26) MH-9	48" MH
MH-13	22.31		16.97 (8" SDR-26) MH-12	48" MH
MH-14	22.51	12.35 (8" SDR-26 PVC @ 0.28%) MH-15	12.25 (8" SDR-26) MH-5	48" MH
MH-15	21.83	12.90 (8" SDR-26 PVC @ 0.28%) MH-16	12.80 (8" SDR-26) MH-14	48" MH
MH-16	21.85	13.37 (8" SDR-26 PVC @ 0.28%) MH-17	13.37 (8" SDR-26) MH-15	48" MH
MH-17	21.37	13.86 (8" SDR-26 PVC @ 0.28%) MH-18	13.76 (8" SDR-26) MH-16	48" MH
MH-18	21.28	14.54 (8" SDR-26 PVC @ 0.28%) MH-19	14.42 (8" SDR-26) MH-17	48" MH
MH-19	22.29	15.24 (8" SDR-26 PVC @ 0.28%) MH-20 15.24 (8" SDR-26 PVC @ 0.96%) MH-22	15.14 (8" SDR-26) MH-18	48" MH
MH-20	21.43	16.03 (8" SDR-26 PVC @ 0.40%) MH-21	15.93 (8" SDR-26) MH-19	48" MH
MH-21	22.17		17.05 (8" SDR-26) MH-20	48" MH
MH-22	22.50	17.23 (8" SDR-26 PVC @ 0.59%) MH-23	17.13 (8" SDR-26) MH-19	48" MH
MH-23	22.99		17.94 (8" SDR-26) MH-22	48" MH
MH-24	24.07		14.12 (8" SDR-26)	48" MH
WW-1	23.08	8.25 (10" DIP CL52 @ 1.46%) MH-1		60" MH

SANITARY SEWER PIPE TABLE SANITARY SEWER								
ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-1	MH-11	16.11	MH-10	15.54	8"	SDR-26 PVC	142.98'	0.40%
SS-2	MH-10	15.54	MH-9	15.11	8"	SDR-26 PVC	154.21'	0.28%
SS-3	MH-9	15.01	MH-8	14.49	8"	SDR-26 PVC	187.29'	0.28%
SS-4	MH-8	14.39	MH-7	13.65	8"	SDR-26 PVC	264.24'	0.28%
SS-5	MH-7	13.55	MH-6	12.75	8"	SDR-26 PVC	284.90'	0.28%
SS-6	MH-6	12.65	MH-5	12.07	8"	SDR-26 PVC	206.96'	0.28%
SS-7	MH-5	11.97	MH-4	11.26	8"	SDR-26 PVC	253.79'	0.28%
SS-8	MH-4	11.16	MH-3	10.52	8"	SDR-26 PVC	230.37'	0.28%
SS-9	MH-3	10.42	MH-2	9.44	8"	DIP CL52	355.27'	0.28%
SS-10	MH-2	9.34	MH-1	8.96	8"	DIP CL52	136.64'	0.28%
SS-11	MH-1	8.86	WW-1	8.25	10"	DIP CL52	41.71'	1.46%
SS-12	MH-21	17.05	MH-20	16.03	8"	SDR-26 PVC	253.93'	0.40%
SS-13	MH-20	15.93	MH-19	15.24	8"	SDR-26 PVC	246.96'	0.28%
SS-14	MH-19	15.14	MH-18	14.54	8"	SDR-26 PVC	215.53'	0.28%
SS-15	MH-18	14.42	MH-17	13.86	8"	SDR-26 PVC	198.00'	0.28%
SS-16	MH-17	13.76	MH-16	13.37	8"	SDR-26 PVC	140.98'	0.28%
SS-17	MH-16	13.37	MH-15	12.90	8"	SDR-26 PVC	165.33'	0.28%
SS-18	MH-15	12.80	MH-14	12.35	8"	SDR-26 PVC	159.08'	0.28%
SS-19	MH-14	12.25	MH-5	12.08	8"	SDR-26 PVC	61.47'	0.28%
SS-20	MH-23	17.94	MH-22	17.23	8"	SDR-26 PVC	120.34'	0.59%
SS-21	MH-22	17.13	MH-19	15.24	8"	SDR-26 PVC	197.09'	0.96%
SS-22	MH-13	16.97	MH-12	15.71	8"	SDR-26 PVC	314.66'	0.40%
SS-23	MH-12	15.61	MH-9	15.11	8"	SDR-26 PVC	177.49'	0.28%
SS-24	MH-24	14.12		13.81	8"	C900 PVC FM	48.63'	0.64%



SITE INFORMATION:

SITE ADDRESS:
30558 HOLLYMOUNT ROAD
HARBESON, DE 19951

OWNER ADDRESS:
WARRINGTON ALTON F. HEIRS
31160 EDGEWATER DRIVE
LEWES, DE 19958

DEVELOPER ADDRESS:
RIBERA DEVELOPMENT, LLC.
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

UTILITY NOTES:

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
- PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- PROVIDE A FLOW TEST ON NEW HYDRANT TO FIRE MARSHALL ONCE IT HAS BEEN INSTALLED AND PRIOR TO OPERATIONS.
- THE DISTANCE BETWEEN THE FIRE HYDRANT AND THE FIRE LANE SHALL NOT BE GREATER THAN SEVEN FEET.
 - THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSITIONED SO AS TO BE FACING THE STREET OR FIRE LANE.
 - THE CENTER OF ALL HOSE OUTLETS ON FIRE HYDRANTS SHALL NOT BE LESS THAN 18" ABOVE FINAL GRADE.
 - FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN STORM AND SEWER MAINS.
- WATER AND SEWER SERVICE WILL BE INSTALLED IN PHASES, REFER TO PHASING CONSTRUCTION PLAN, SHEET CS0901
- ALL FACILITIES TO MEET ARTESIAN WATER COMPANY AND ARTESIAN WASTEWATER MANAGEMENT, INC. STANDARDS AND SPECIFICATIONS.
- THE PROPOSED FORCE MAIN SHALL BE INSTALLED BY OPEN CUT.
- ALL WATER SERVICE CONNECTIONS FOR THE RESIDENTIAL LOTS TO BE SERVICED WITH A MINIMUM OF 8" LATERAL AND METER FOR DOMESTIC SERVICES AND A 2" LATERAL AND METER FOR THE PUMP STATION AND CLUBHOUSE.
- WATER SERVICES CANNOT BE TAPPED AT SAME LOCATION ON THE WATER MAIN. MAINTAIN 18" HORIZONTAL SEPARATION FOR SERVICES OF LOTS ON OPPOSITE SIDES OF THE ROAD AND ALL PIPE JOINTS.
- ALL SERVICES SHALL BE LOCATED 5' MINIMUM FROM LOT CORNER.
- MAINTAIN A MINIMUM OF 5' SEPARATION BETWEEN THE WATER AND SEWER SERVICE LATERALS.
- NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
- PROPOSED ELECTRIC AND TELECOMMUNICATION CONNECTIONS TO BE DETERMINED WITH COORDINATION FROM UTILITY PROVIDERS.
- PROPOSED ONSITE FIRE HYDRANT LOCATIONS AND FIRE WATER SUPPLY LINE LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE STATE FIRE MARSHALL.
- THE PROPOSED RESIDENTIAL DWELLINGS AND CLUBHOUSE SHALL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

ARTESIAN GENERAL NOTES:

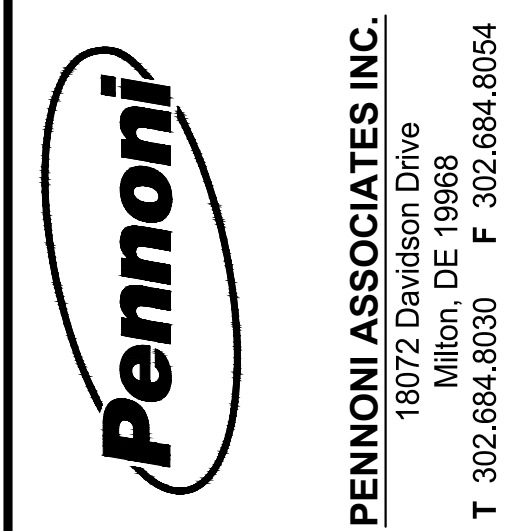
- WATER SUPPLY BY ARTESIAN WATER COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
- ALL WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
- THE ENTIRE WATER DISTRIBUTION SYSTEM MUST BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
- FIXTURE LOCATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF ARTESIAN WATER COMPANY.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR UTILITY LOCATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT HIS/HER EXPENSE.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE SPECIFIED BY ENGINEER. THE CONTRACTOR SHALL ADJUST WATERLINE LOCATIONS AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- DISINFECTION REQUIREMENTS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE STATE ENVIRONMENTAL PROTECTION AGENCY OR EQUIVALENT TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C601-08.
- ALL PIPES SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
- THE CONTRACTOR SHALL PROVIDE PRESSURE REDUCING VALVES IN UNITS, IF NECESSARY.
- THE CONTRACTOR SHALL PROVIDE BUTTRESSES FOR ALL HORIZONTAL AND VERTICAL BENDS AS REQUIRED PER STANDARDS AND SPECIFICATION OF THE ARTESIAN WATER COMPANY.
- EROSION CONTROL FOR WORK RELATED TO THE INSTALLATION OF WATERLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK OF JULY 2023 OR LATEST ISSUE.
- THE CONTRACTOR SHALL INSTALL ALL AIR RELEASE VALVES AS SPECIFIED IN FIELD.
- ALL CUL-DE-SACS TO HAVE MINIMUM 38 FOOT CLEAR PAVED RADIUS.
- ALL DWELLINGS ARE REQUIRED TO HAVE METER PITS WHICH ARE TO BE PURCHASED FROM ARTESIAN WATER CO. AND INSTALLED BY THE DEVELOPER AT HIS COST.

SEE SHEET CS6002 FOR WATER DETAILS

SEE SHEET CS4501 FOR WATER PROFILES

SEE SHEET CS6003 FOR SANITARY SEWER DETAILS

SEE SHEET CS4601 FOR SANITARY SEWER PROFILES



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UTILITY PLAN NOTES AND DETAILS

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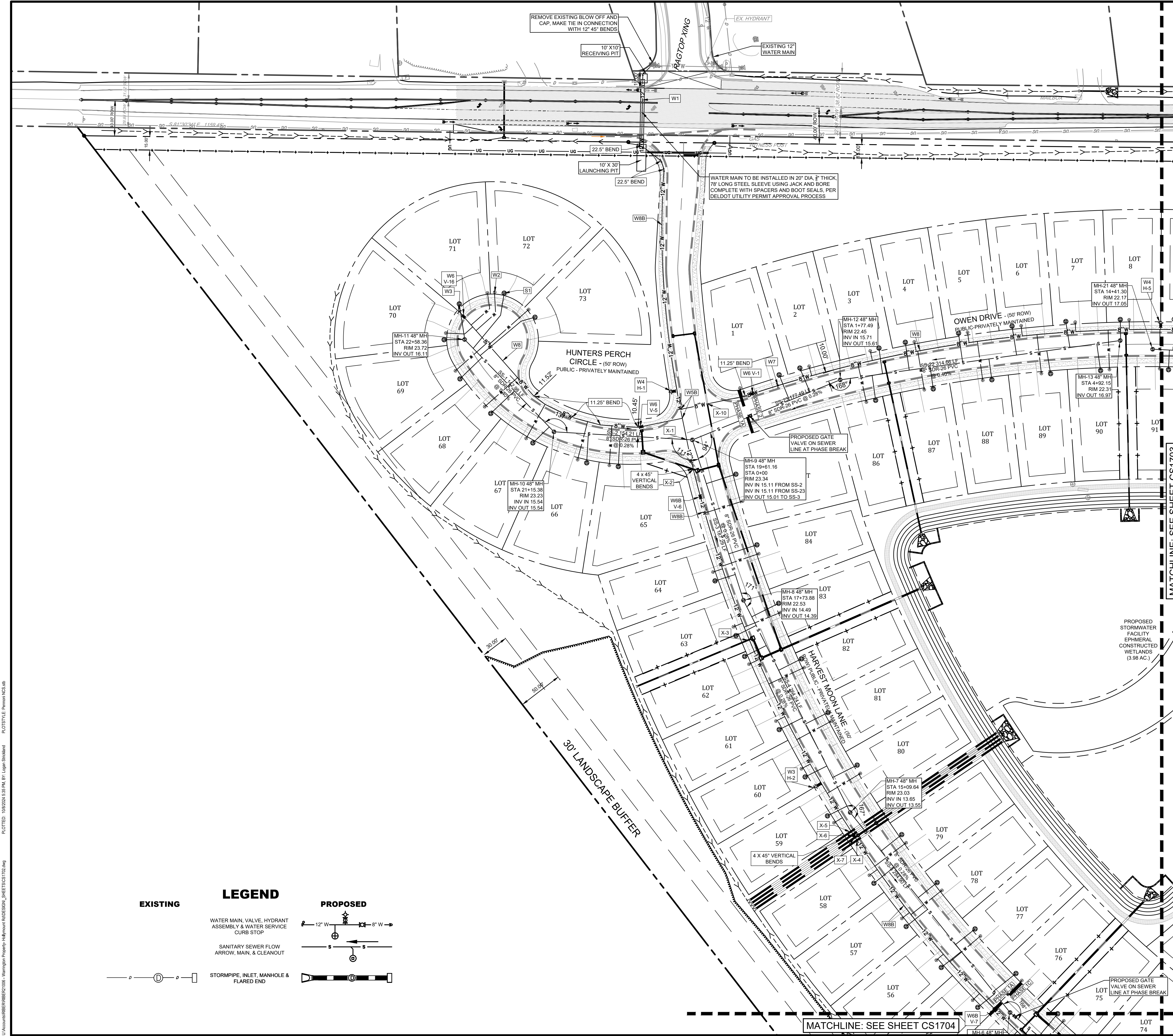
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DATE	2024-05-29
DRAWING SCALE	AS SHOWN
DRAWN BY	EWW
APPROVED BY	AMD

CS1701

SHEET 13 OF 44



KEYED NOTES

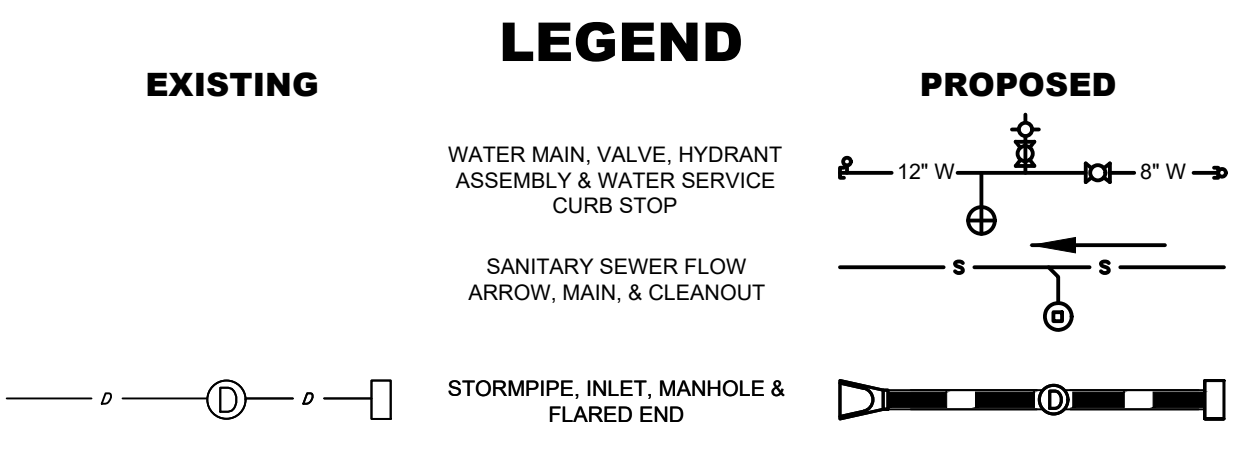
- W1 20" DIAMETER, 78" LONG, SCH 40 STEEL CASING PIPE WITH 3/4" WALL THICKNESS FOR JACK AND BORE CROSSING UNDER HOLLYMOUNT ROAD
- W2 3/4" WATER SERVICE WITH CURBSTOP AND 8" METER (SEE SHEET CS6003 DETAIL 4)
- W2A 2" WATER CONNECTION WITH CURB STOP AND VALVE BOX (SEE SHEET CS6003 DETAIL 2)
- W3 2" PERMANENT BLOW OFF (SEE SHEET CS6003 DETAIL 5)
- W4 PROPOSED FIRE HYDRANT ASSEMBLY
- W5 8" X 8" WATER TEE
- W5B 12" X 8" WATER TEE
- W5C 12" X 12" WATER TEE
- W6 8" WATER VALVE
- W6B 12" WATER VALVE
- W7 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W8 8" DOMESTIC WATER MAIN, C909 PVC R 235
- W8B 12" DOMESTIC WATER MAIN, C909 PVC R 235
- S1 6" SANITARY LATERAL CONNECTION (TYP.)

ARTESIAN CALL OUTS

- HA HYDRANT ASSEMBLY NUMBER
- VA VALVE NUMBER
- XC WATER CROSSING NUMBER

NOTES:

1. ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED
2. ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH 1/2" METER FOR DOMESTIC SERVICES AND A 2" SERVICE AND METER FOR THE CLUBHOUSE AND PUMP STATION
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
5. WATER AND SEWER SERVICE LATERALS SHALL BE 5' FROM THE LOT CORNER.
6. ALL WATER PIPE TO BE BLUE C909 PVC.
7. ALL SEWER PIPE FITTINGS TO BE GREEN SDR 26 UNLESS OTHERWISE NOTED
8. VALVES, SEWER CO'S, AND WATER CURB STOPS SHALL NOT BE IN DRIVEWAYS AND ADA RAMPS



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UTILITY PLAN SHEET

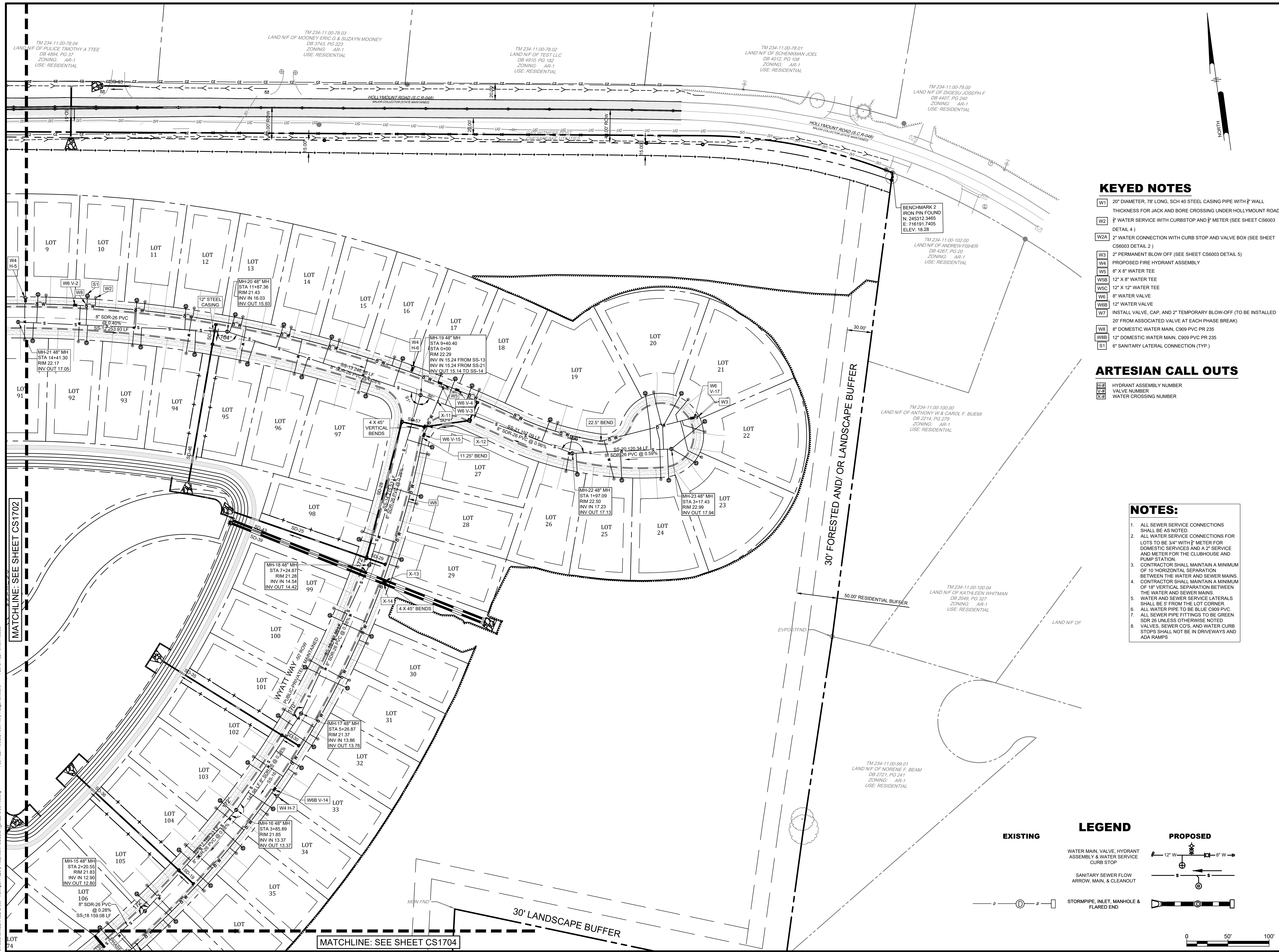
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PROJECT **RIBER21006**
 DATE 2024-05-29
 DRAWING SCALE 1" = 50'
 DRAWN BY EWWW/VPL
 APPROVED BY AMD

U:\Account\BIBER\BIBER\008 - Harbeson Property - Hollymount Rd\CS1702.dwg PLOTTED: 10/8/2024 10:16 AM BY: Eagan Steinhilber PLOTTSTYLE: Pennoni MCD.ctb



KEYED NOTES

- W1 20" DIAMETER, 78" LONG, SCH 40 STEEL CASING PIPE WITH 2" WALL THICKNESS FOR JACK AND BORE CONNECTION UNDER HOLLYMOUNT ROAD
- W2 2" WATER SERVICE WITH CURBSTOP AND 2" METER (SEE SHEET CS6003 DETAIL 4)
- W2A 2" WATER CONNECTION WITH CURB STOP AND VALVE BOX (SEE SHEET CS6003 DETAIL 2)
- W3 2" PERMANENT BLOW OFF (SEE SHEET CS6003 DETAIL 5)
- W4 PROPOSED FIRE HYDRANT ASSEMBLY
- W5 8" X 8" WATER TEE
- W5B 12" X 8" WATER TEE
- W5C 12" X 12" WATER TEE
- W6 8" WATER VALVE
- W6B 12" WATER VALVE
- W7 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W8 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W8B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- S1 6" SANITARY LATERAL CONNECTION (TYP.)

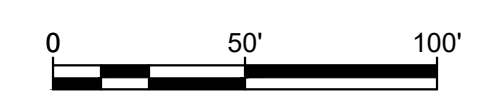
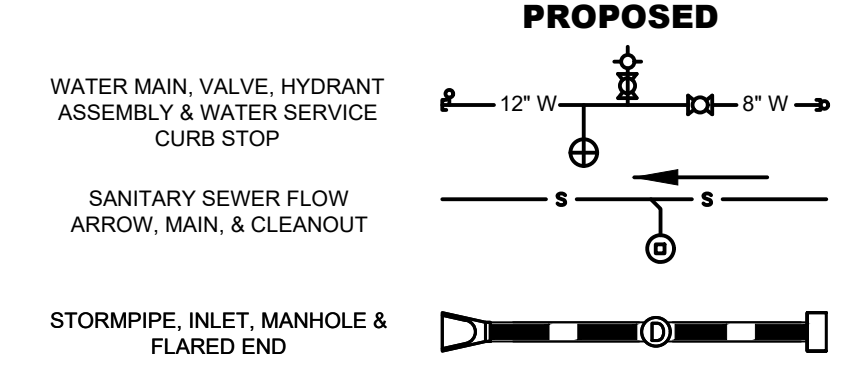
ARTESIAN CALL OUTS

- 2# HYDRANT ASSEMBLY NUMBER
- W# VALVE NUMBER
- X# WATER CROSSING NUMBER

NOTES:

1. ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED.
2. ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH 2" METER FOR DOMESTIC SERVICES AND A 2" SERVICE AND METER FOR THE CLUBHOUSE AND PUMP STATION.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
5. WATER AND SEWER SERVICE LATERALS SHALL BE 5' FROM THE LOT CORNER.
6. ALL WATER PIPE TO BE BLUE C909 PVC.
7. ALL SEWER PIPE FITTINGS TO BE GREEN SDR 26 UNLESS OTHERWISE NOTED.
8. VALVES, SEWER COVS, AND WATER CURB STOPS SHALL NOT BE IN DRIVEWAYS AND ADA RAMPS.

LEGEND



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

BALLENGER SUBDIVISION
234-11.00-103.00 & 234-11.00-103.01
HOLLYMOUNT ROAD (S.C.R. 048)
HARBESON, DE 19951

UTILITY PLAN SHEET
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-10-07	REVISED PER ARTESIAN COMMENTS	LFS
2	2024-08-08	REVISED PER SCED COMMENTS	LFS
1	2024-07-29	REVISED PER AWM COMMENTS	VPL

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PROJECT: RIBER21006
DATE: 2024-05-29
DRAWING SCALE: 1" = 50'
DRAWN BY: EWW
APPROVED BY: AMD

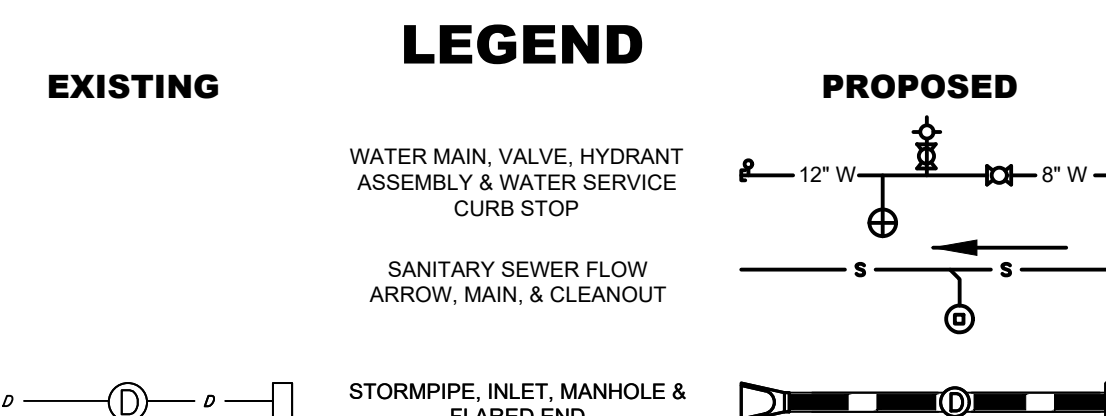
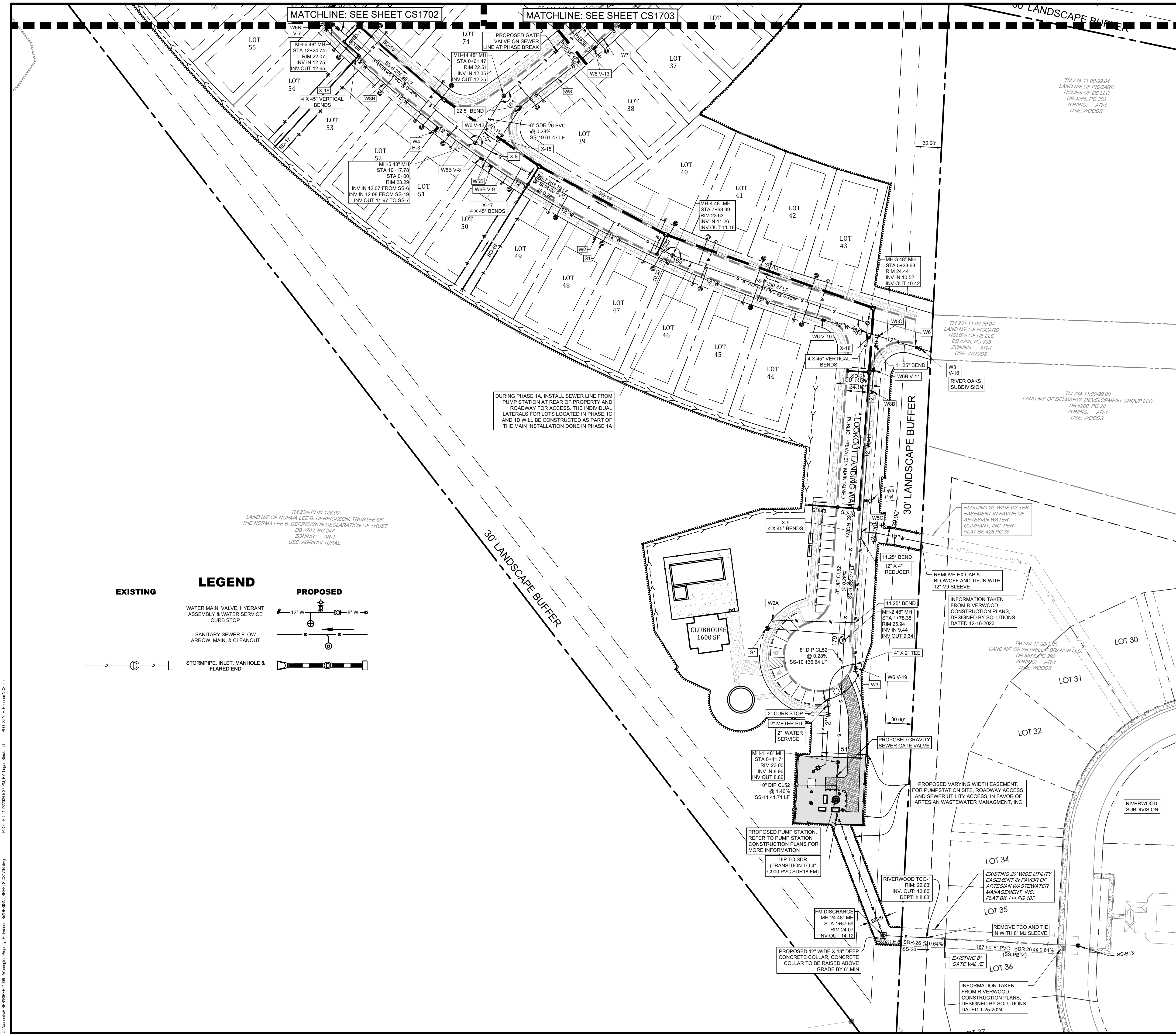
CS1703
SHEET 15 OF 44

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

MATCHLINE: SEE SHEET CS1702

MATCHLINE: SEE SHEET CS1704

PLOTTED: 10/8/2024 8:08 AM BY: Lyle B. Stelmach PLOTTED BY: Pennoni NCS, Inc.



KEYED NOTES

- W1 20" DIAMETER, 78' LONG, SCH 40 STEEL CASING PIPE WITH 3/4" WALL THICKNESS FOR JACK AND BORE CROSSING UNDER HOLLYMOUNT ROAD
- W2 3/4" WATER SERVICE WITH CURBSTOP AND 6" METER (SEE SHEET CS6003 DETAIL 4)
- W2A 2" WATER CONNECTION WITH CURB STOP AND VALVE BOX (SEE SHEET CS6003 DETAIL 2)
- W3 2" PERMANENT BLOW OFF (SEE SHEET CS6003 DETAIL 5)
- W4 PROPOSED FIRE HYDRANT ASSEMBLY
- W5 8" X 8" WATER TEE
- W5B 12" X 8" WATER TEE
- W5C 12" X 12" WATER TEE
- W6 8" WATER VALVE
- W6B 12" WATER VALVE
- W7 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W8 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W8B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- S1 6" SANITARY LATERAL CONNECTION (TYP.)

ARTESIAN CALL OUTS

- W.P. HYDRANT ASSEMBLY NUMBER
- V.P. VALVE NUMBER
- X.P. WATER CROSSING NUMBER

NOTES:

- ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED.
- ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH 6" METER FOR DOMESTIC SERVICES AND A 2" SERVICE AND METER FOR THE CLUBHOUSE AND PUMP STATION.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- WATER AND SEWER SERVICE LATERALS SHALL BE 5' FROM THE LOT CORNER.
- ALL WATER PIPE TO BE BLUE C909 PVC.
- ALL SEWER PIPE FITTINGS TO BE GREEN SDR 26 UNLESS OTHERWISE NOTED.
- VALVES, SEWER CO'S, AND WATER CURB STOPS SHALL NOT BE IN DRIVEWAYS AND ADA RAMPS.

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

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

BALLENGER SUBDIVISION
234-11.00-103.00 & 234-11.00-103.01
HOLLYMOUNT ROAD (SCR 048)
HARBESON, DE 19951

UTILITY PLAN SHEET
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-10-07	REVISED PER ARTESIAN COMMENTS	LFS
2	2024-08-08	REVISED PER SCEE COMMENTS	LFS
1	2024-07-29	REVISED PER AWWA COMMENTS	VPL

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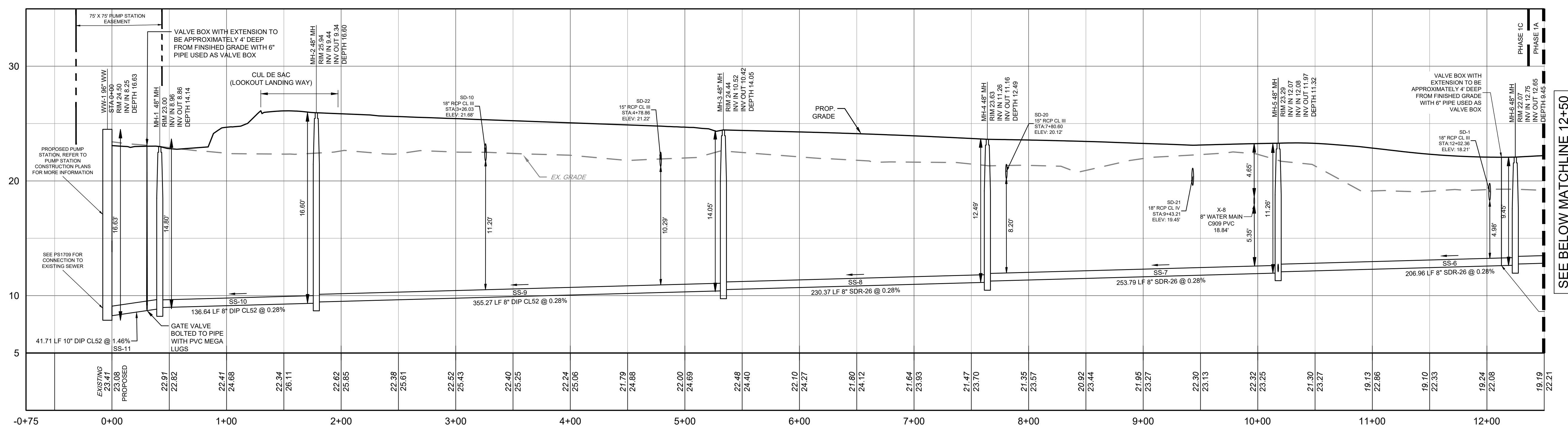
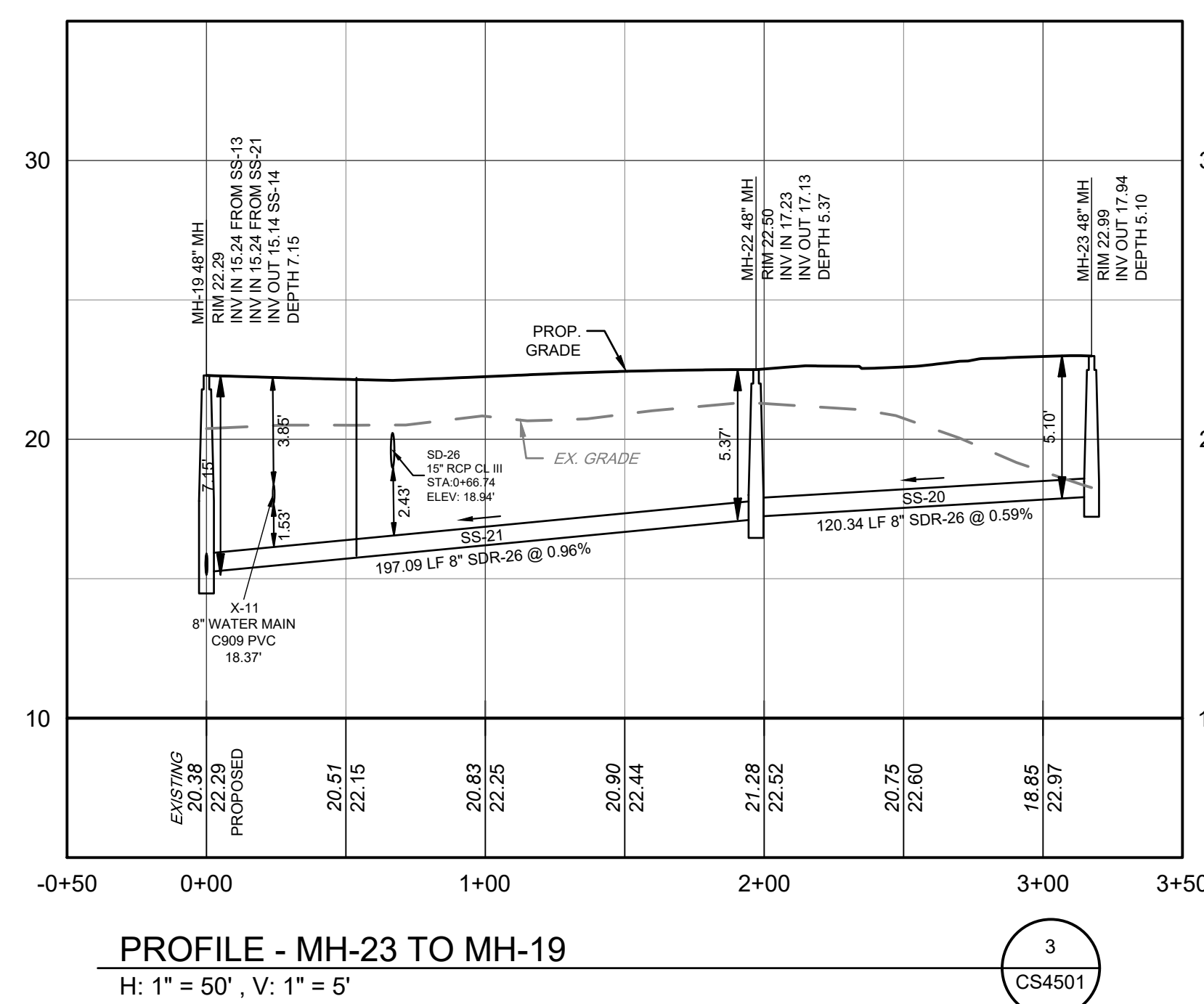
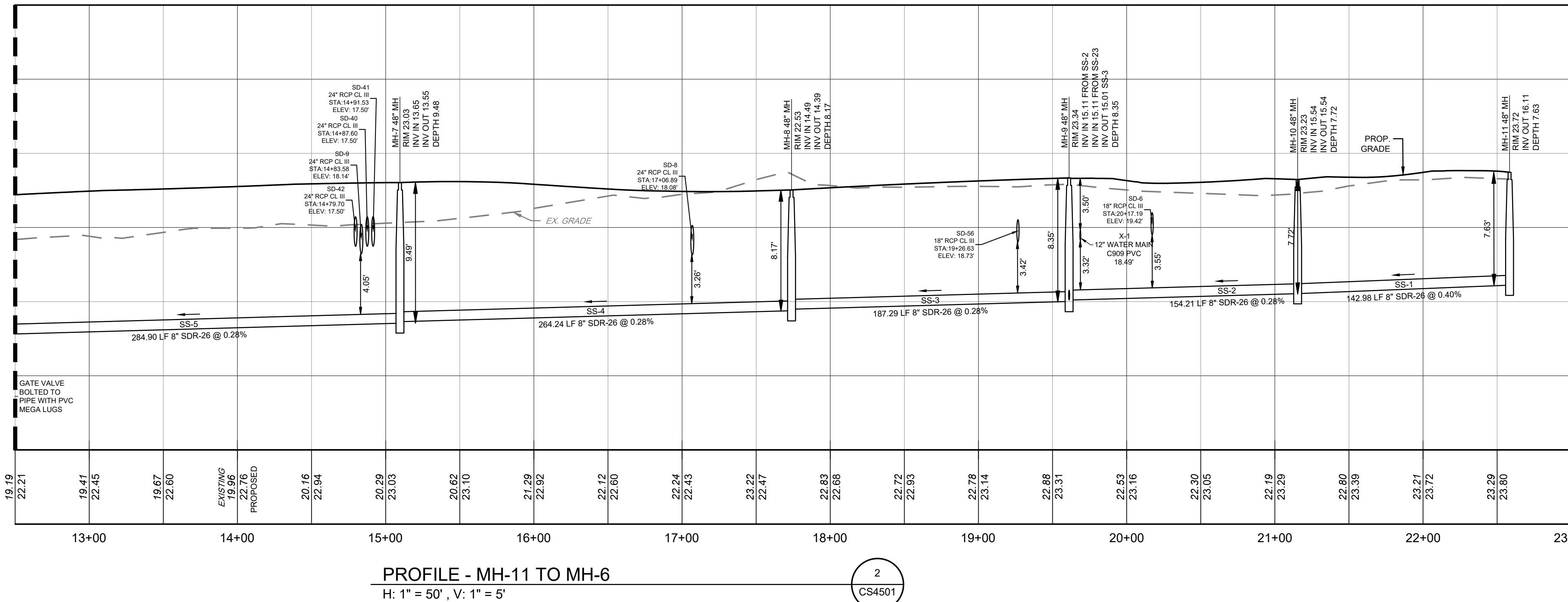
PROJECT: **RIBER21006**
DATE: 2024-05-29
DRAWING SCALE: 1"= 50'
DRAWN BY: EWWW/VPL
APPROVED BY: AMD

CS1704

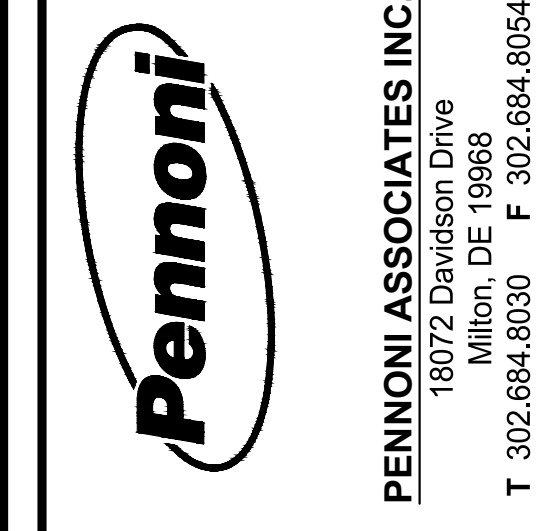
SHEET 16 OF 44

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 PLOTTED: 10/20/24 10:37 AM BY: ligars@pennoni.com
 PLOTTED: 10/20/24 10:37 AM BY: ligars@pennoni.com

SEE ABOVE MATCHLINE 12+50



SEE BELOW MATCHLINE 12+50



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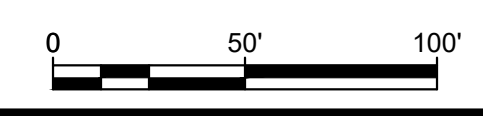
BALLENGER SUBDIVISION
 234-11.00-103.00 & 234-11.00-103.01
 HOLLYMOUNT ROAD (SCR 048)
 HARBESON, DE 19951

SANITARY SEWER PROFILES
RIBERA DEVELOPMENT, LLC
 868A VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

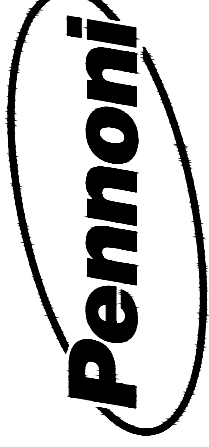
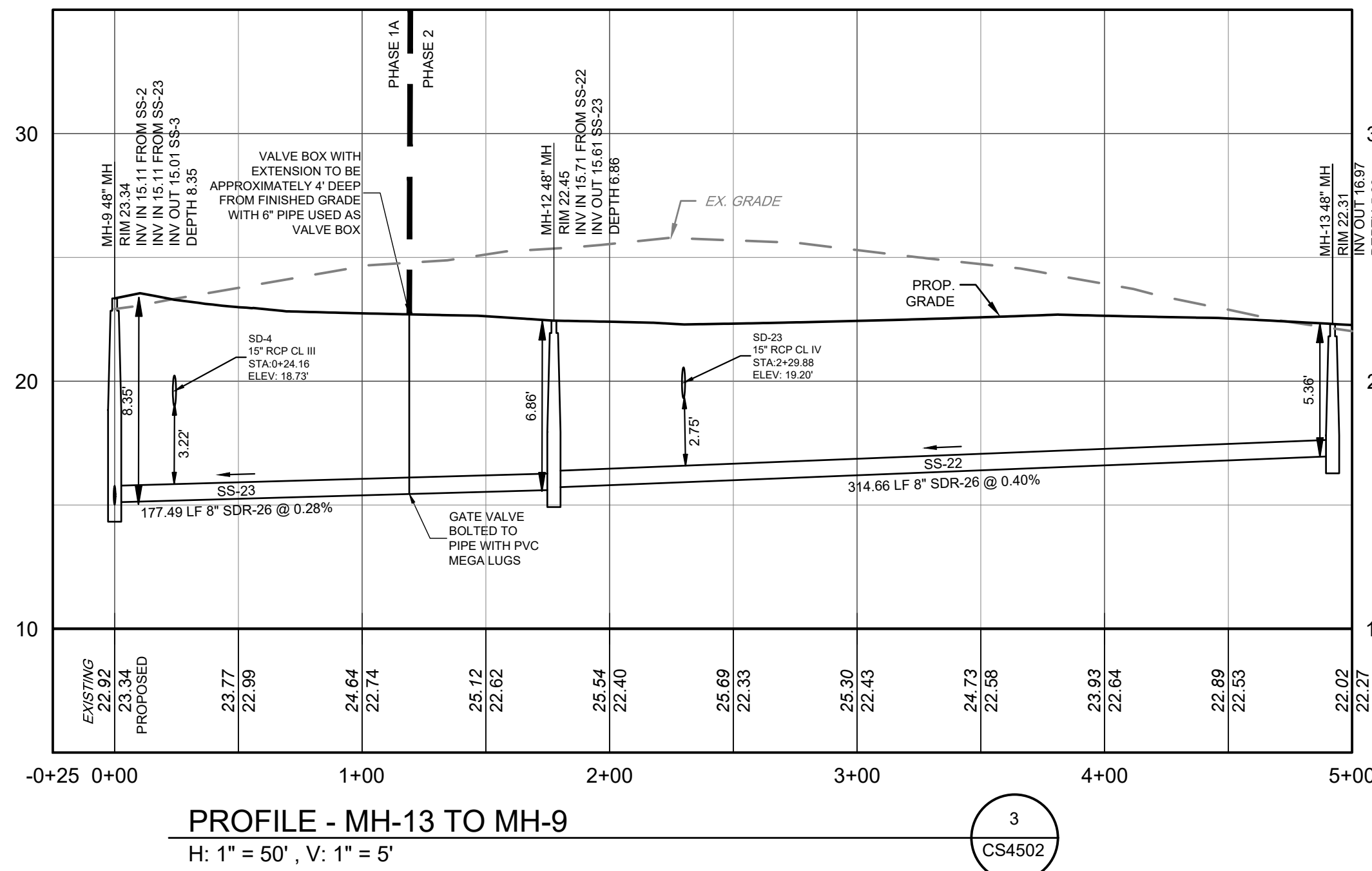
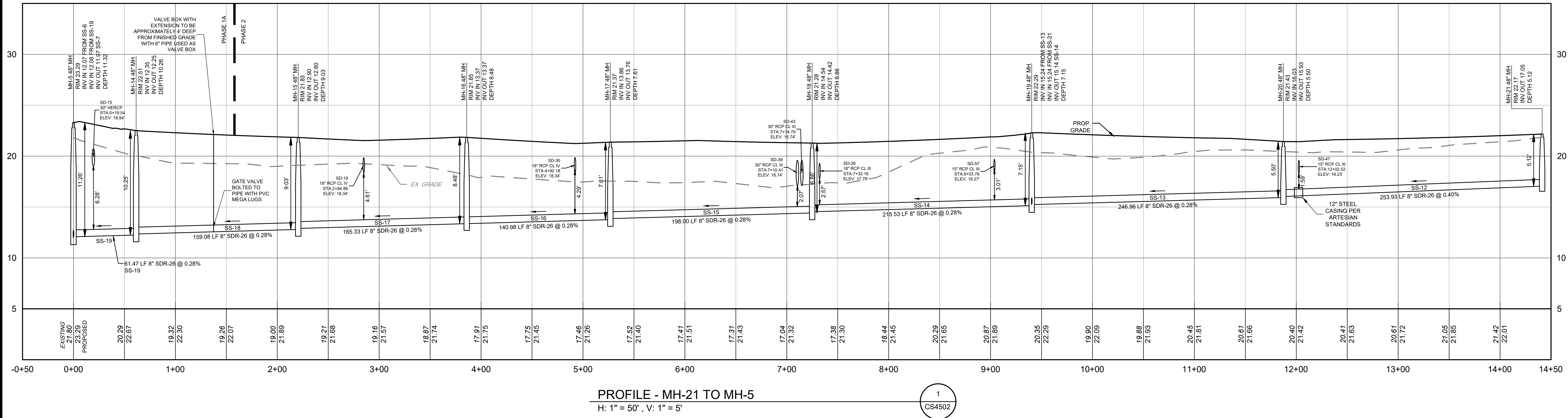
NO.	DATE	REVISIONS	BY
3	2024-10-07	REVISED PER ARTESIAN COMMENTS	LFS
2	2024-08-08	REVISED PER GED COMMENTS	LFS
1	2024-07-29	REVISED PER AWM COMMENTS	VPL

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PROJECT: **RIBER21006**
 DATE: 2024-05-29
 DRAWING SCALE: 1" = 50'
 DRAWN BY: DTR
 APPROVED BY: AMD



U:\Account\BIBER21006 - Main\pump - Millersville\CS4502.dwg PLOTTED: 10/20/24 10:37 AM BY: Lupton, S. Plot Date: 10/20/24 10:37 AM



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

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BALLENGER SUBDIVISION
234-11.00-103.00 & 234-11.00-103.01
HOLLYMOUNT ROAD (SCR 048)
HARBESON, DE 19951

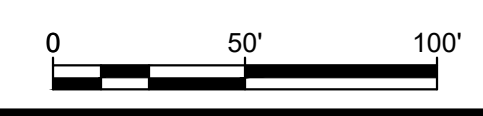
SANITARY SEWER PROFILES
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-10-07	REVISED PER ARTESIAN COMMENTS	LFS
2	2024-08-08	REVISED PER SCD COMMENTS	LFS
1	2024-07-29	REVISED PER AWM COMMENTS	VPL

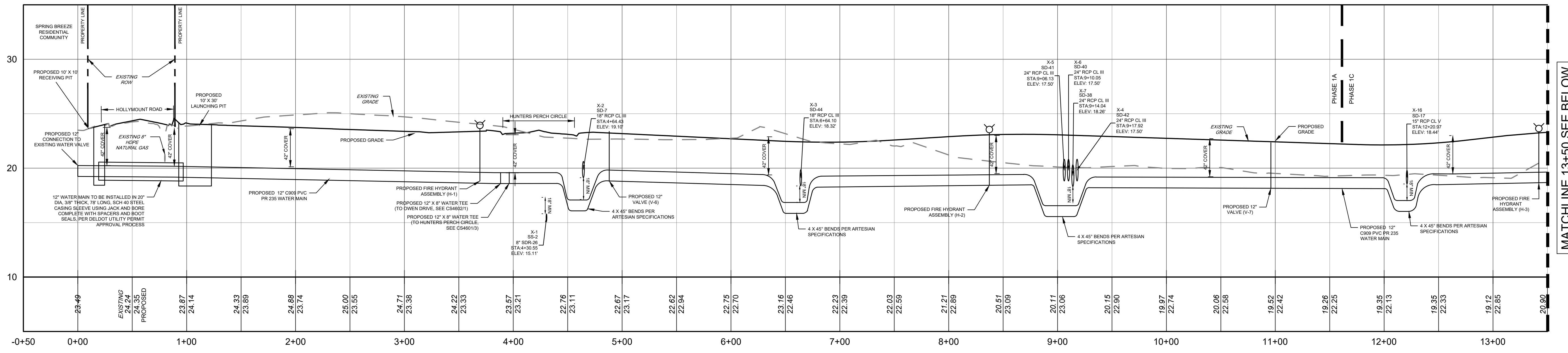
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PROJECT: RIBER21006
DATE: 2024-05-29
DRAWING SCALE: 1" = 50'
DRAWN BY: DTR
APPROVED BY: AMD

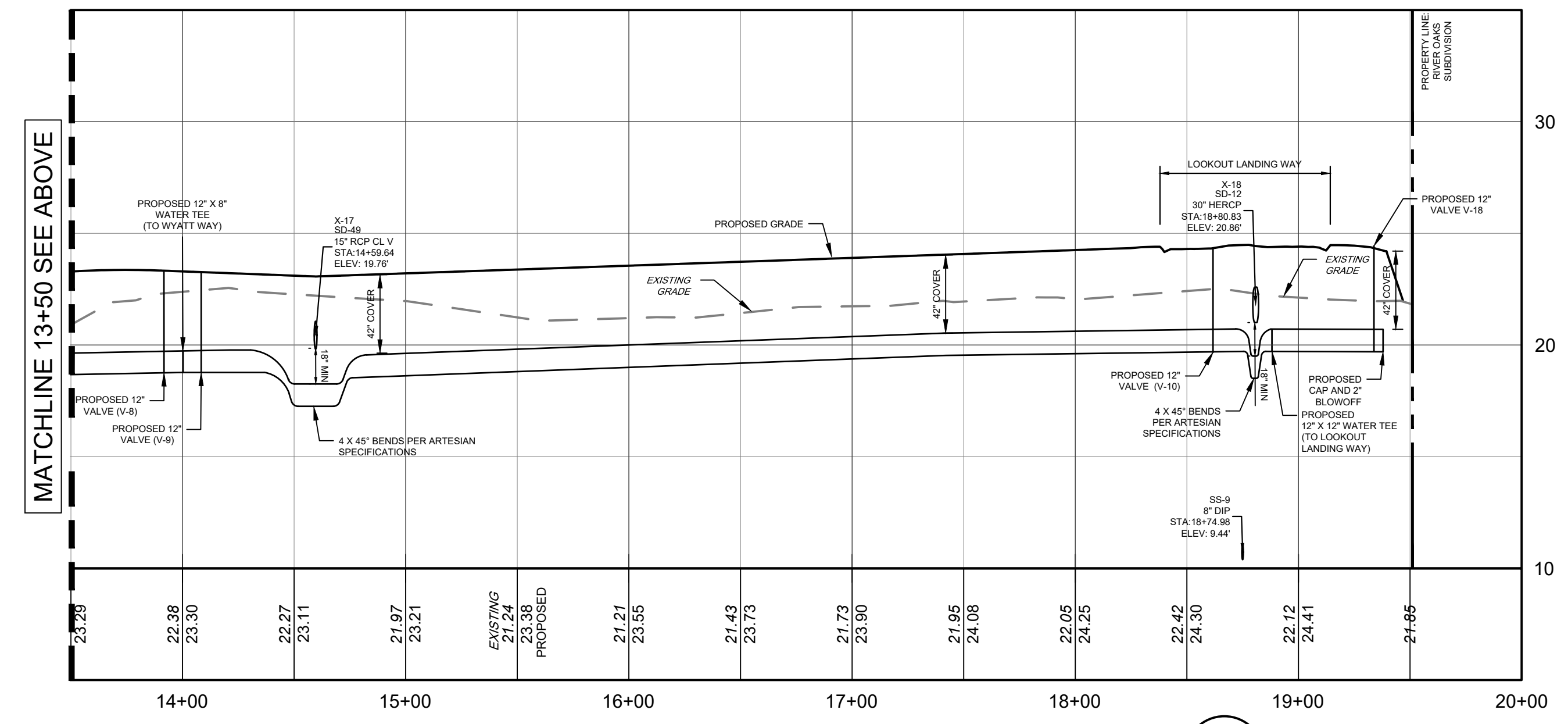
CS4502
SHEET 37 OF 44



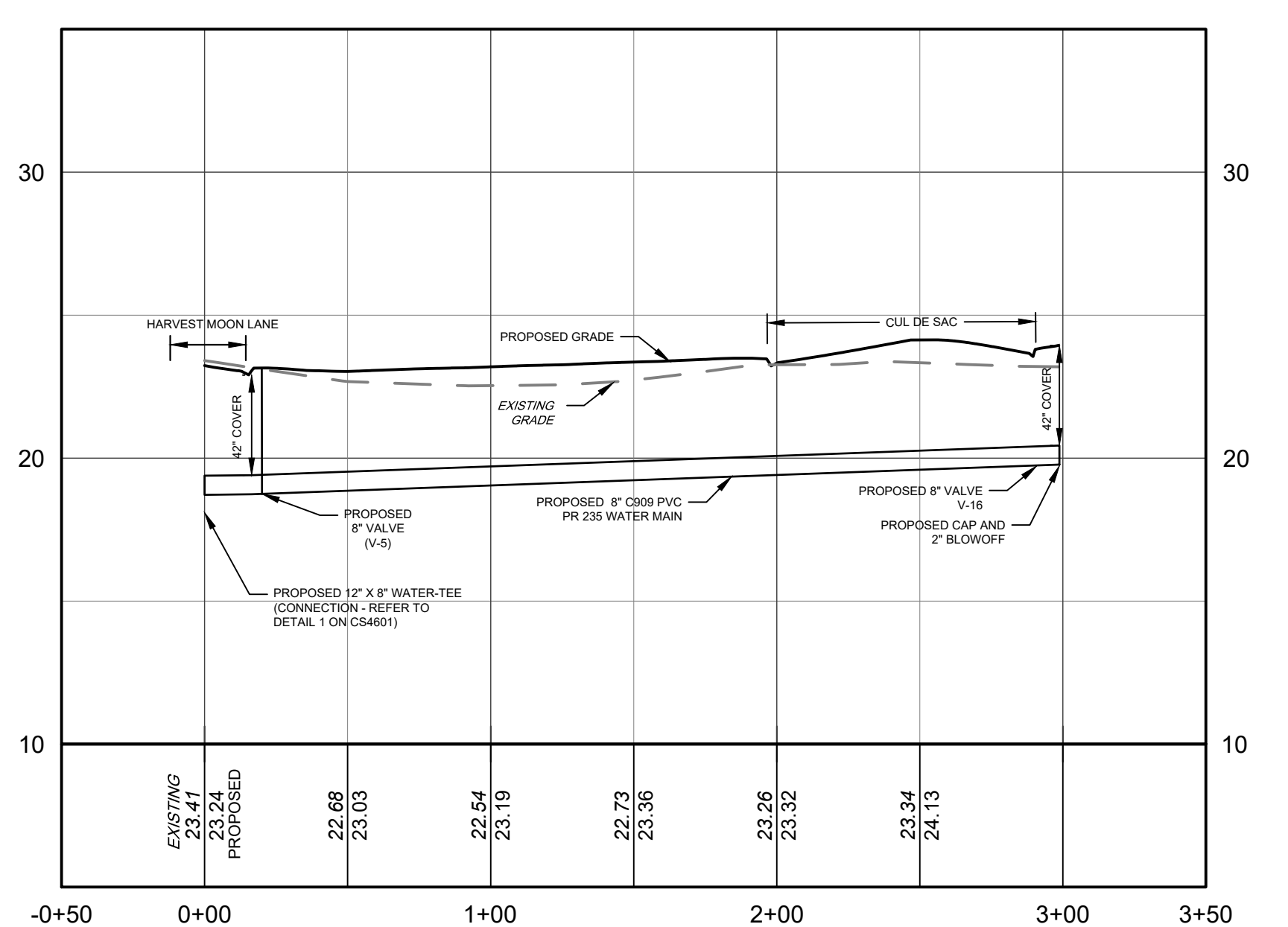
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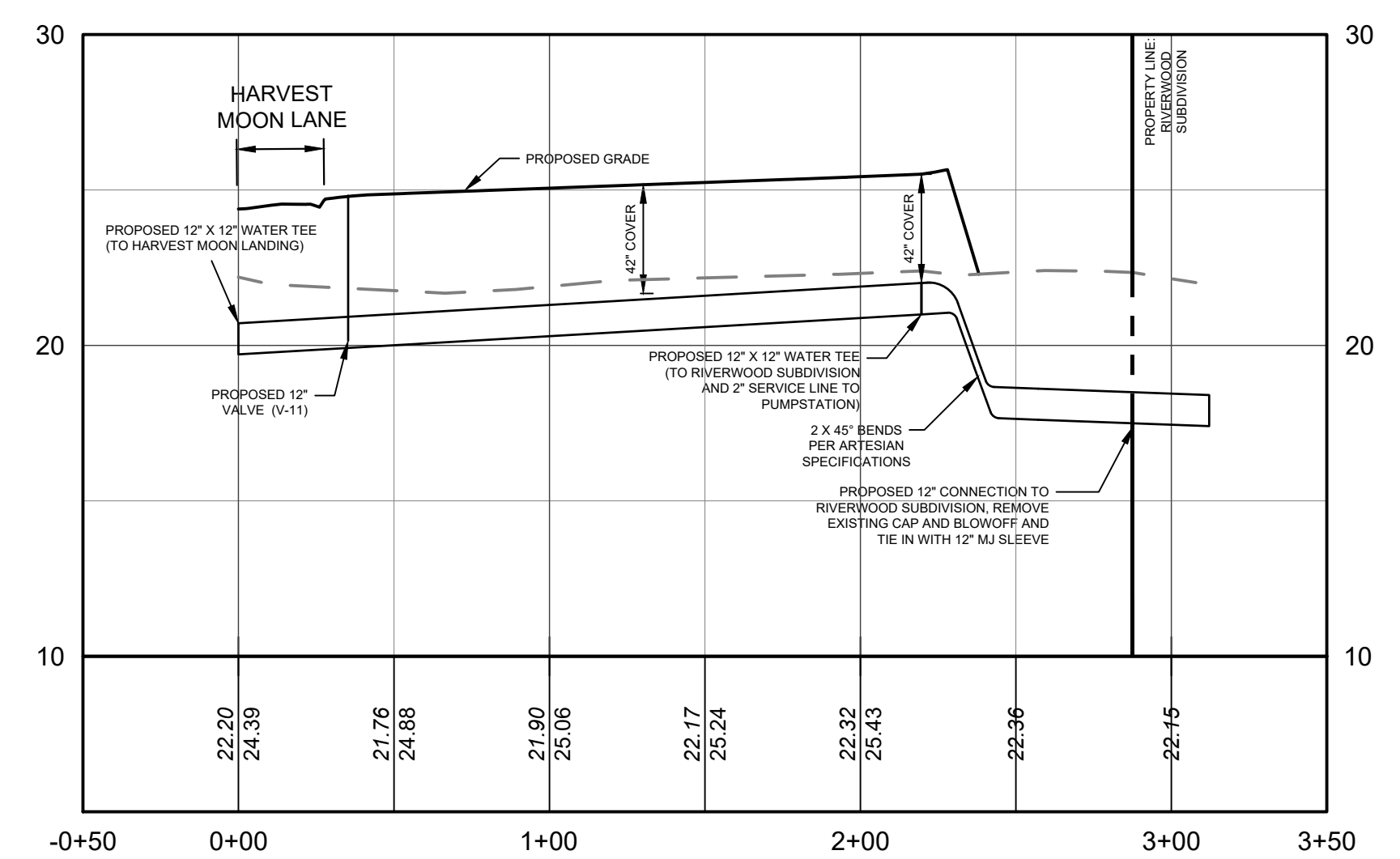
PROFILE - 12" WATERLINE ALONG HARVEST MOON LANE
H: 1" = 50', V: 1" = 5'



PROFILE - 12" WATERLINE ALONG HARVEST MOON LANE
H: 1" = 50', V: 1" = 5'



PROFILE - 8" WATERLINE ALONG HUNTERS PERCH CIRCLE
H: 1" = 50', V: 1" = 5'



PROFILE - 12" WATERLINE ALONG LOOKOUT LANDING TO RIVERWOOD SUBDIVISION TIE-IN
H: 1" = 50', V: 1" = 5'

MATCHLINE 13+50 SEE BELOW

MATCHLINE 13+50 SEE ABOVE

Penioni
PENIONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054

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

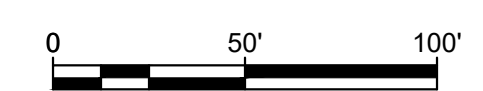
BALLENGER SUBDIVISION
 234-11.00-103.00 & 234-11.00-103.01
 HOLLYMOUNT ROAD (SCR 048)
 HARBESON, DE 19951

WATER PROFILES
 RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-10-07	REVISED PER ARTESIAN COMMENTS	LFS
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1	2024-07-29	REVISED PER AWM COMMENTS	VPL

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PROJECT: RIBER21006
 DATE: 2024-05-29
 DRAWING SCALE: 1" = 50'
 DRAWN BY: DTR
 APPROVED BY: AMD





PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054

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

BALLENGER SUBDIVISION
 234-11.00-103.00 & 234-11.00-103.01
 HOLLYMOUNT ROAD (SCR 048)
 HARBESON, DE 19951

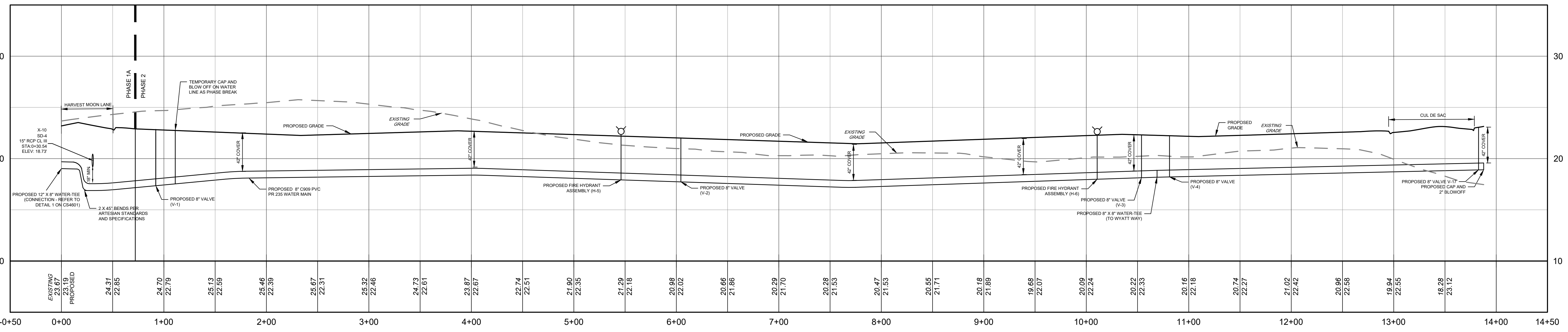
WATER PROFILES
RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
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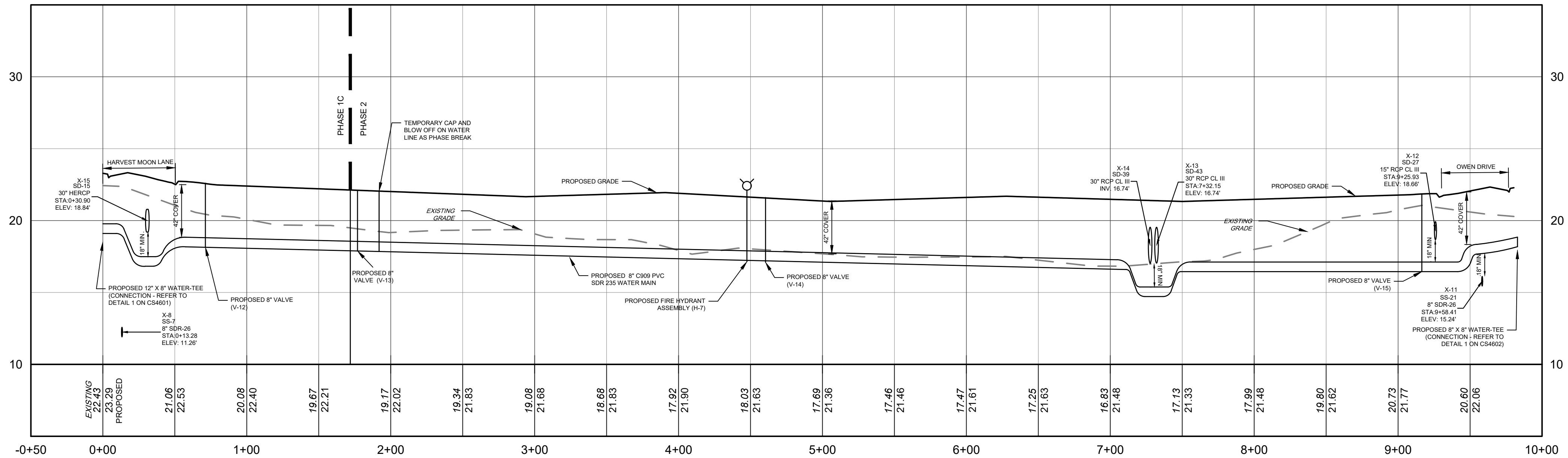
PROJECT: **RIBER21006**
 DATE: 2024-05-29
 DRAWING SCALE: 1" = 50'
 DRAWN BY: DTR
 APPROVED BY: AMD

CS4602
 SHEET 39 OF 44



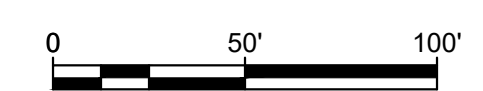
PROFILE - 8" WATERLINE ALONG OWEN DRIVE
 H: 1" = 50', V: 1" = 5'

1
CS4602

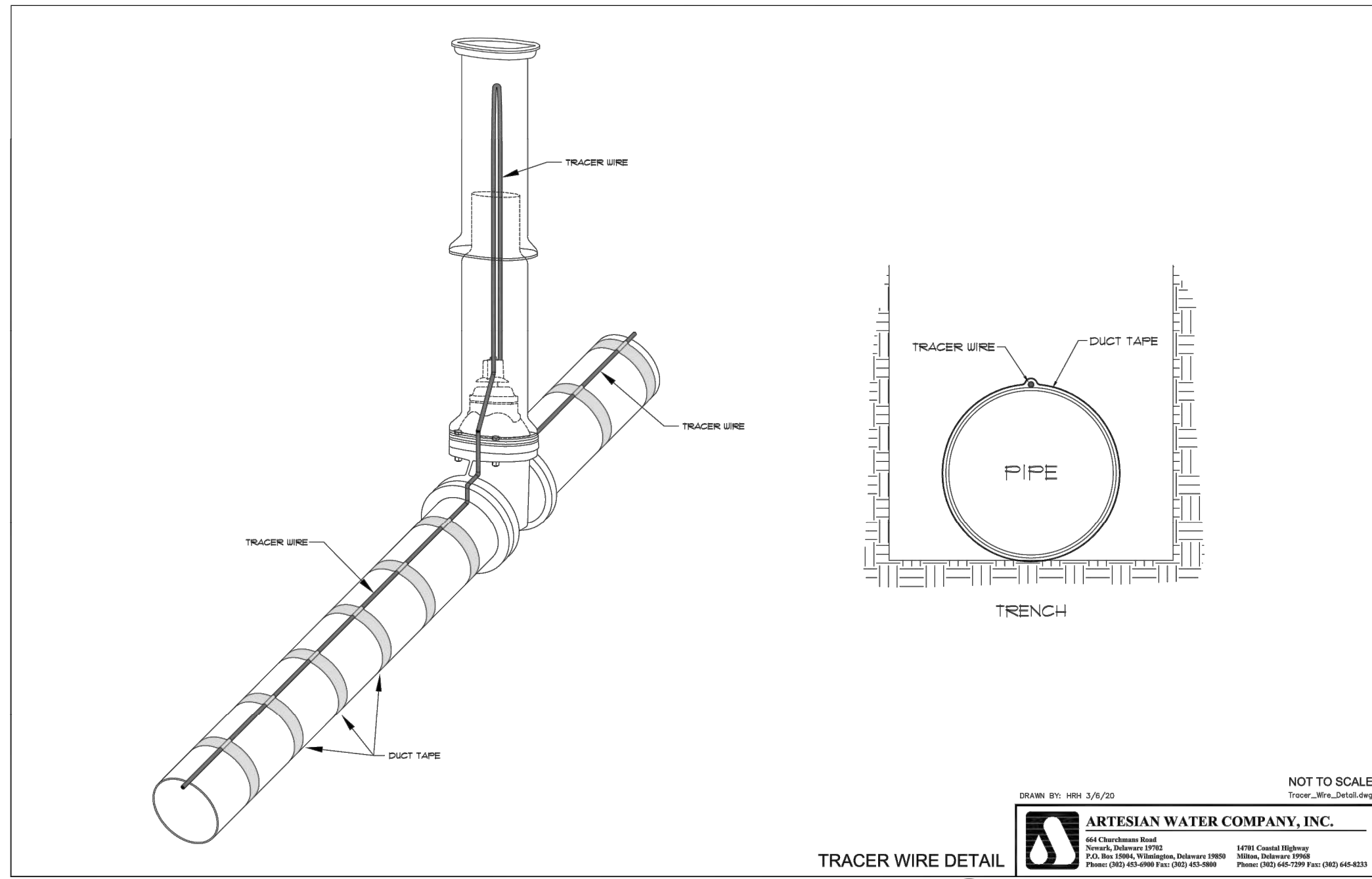


PROFILE - 8" WATERLINE ALONG WYATT WAY
 H: 1" = 50', V: 1" = 5'

2
CS4602

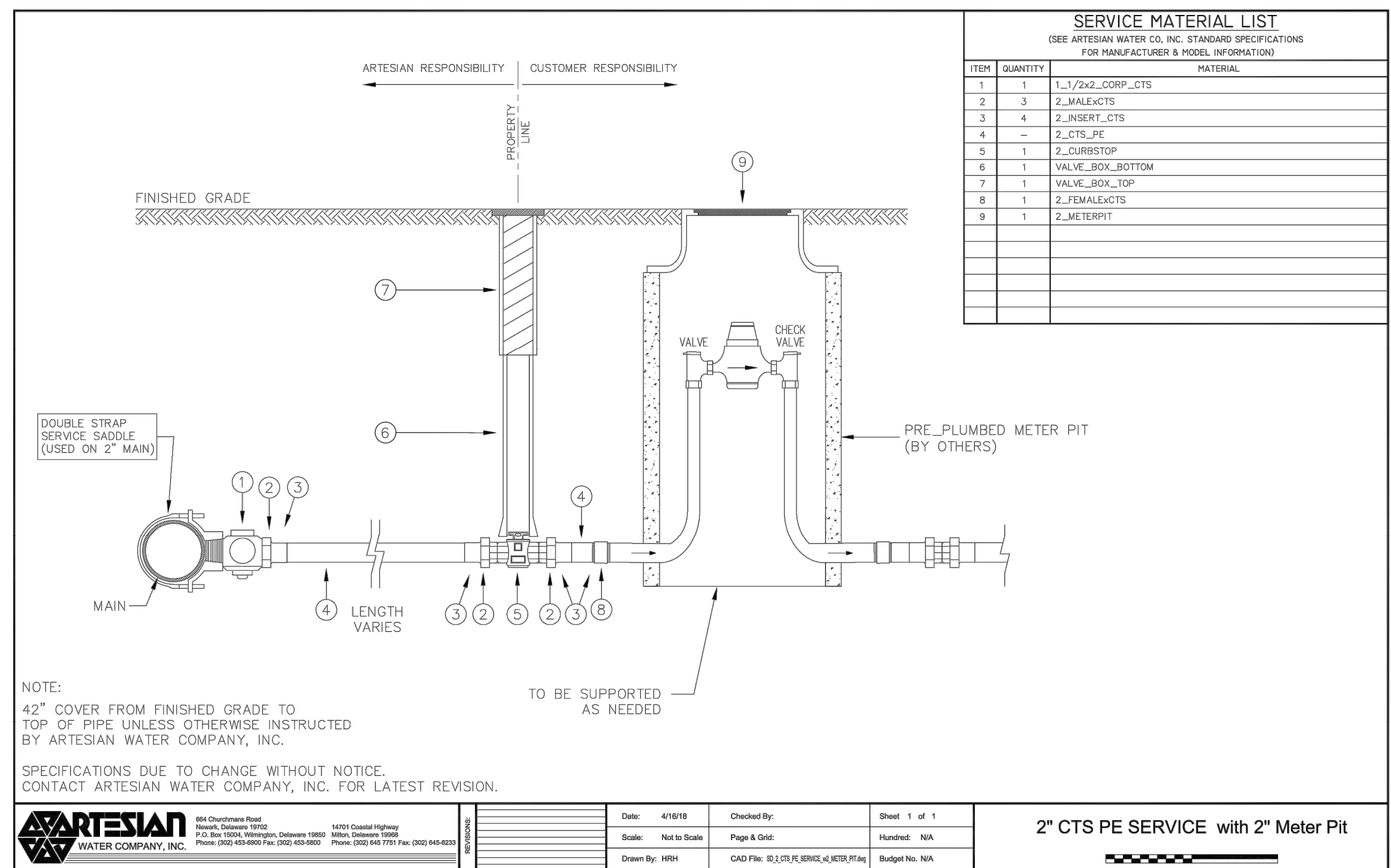


PLOTTED: 10/20/24 8:08 PM BY: ligars@pennoni.com
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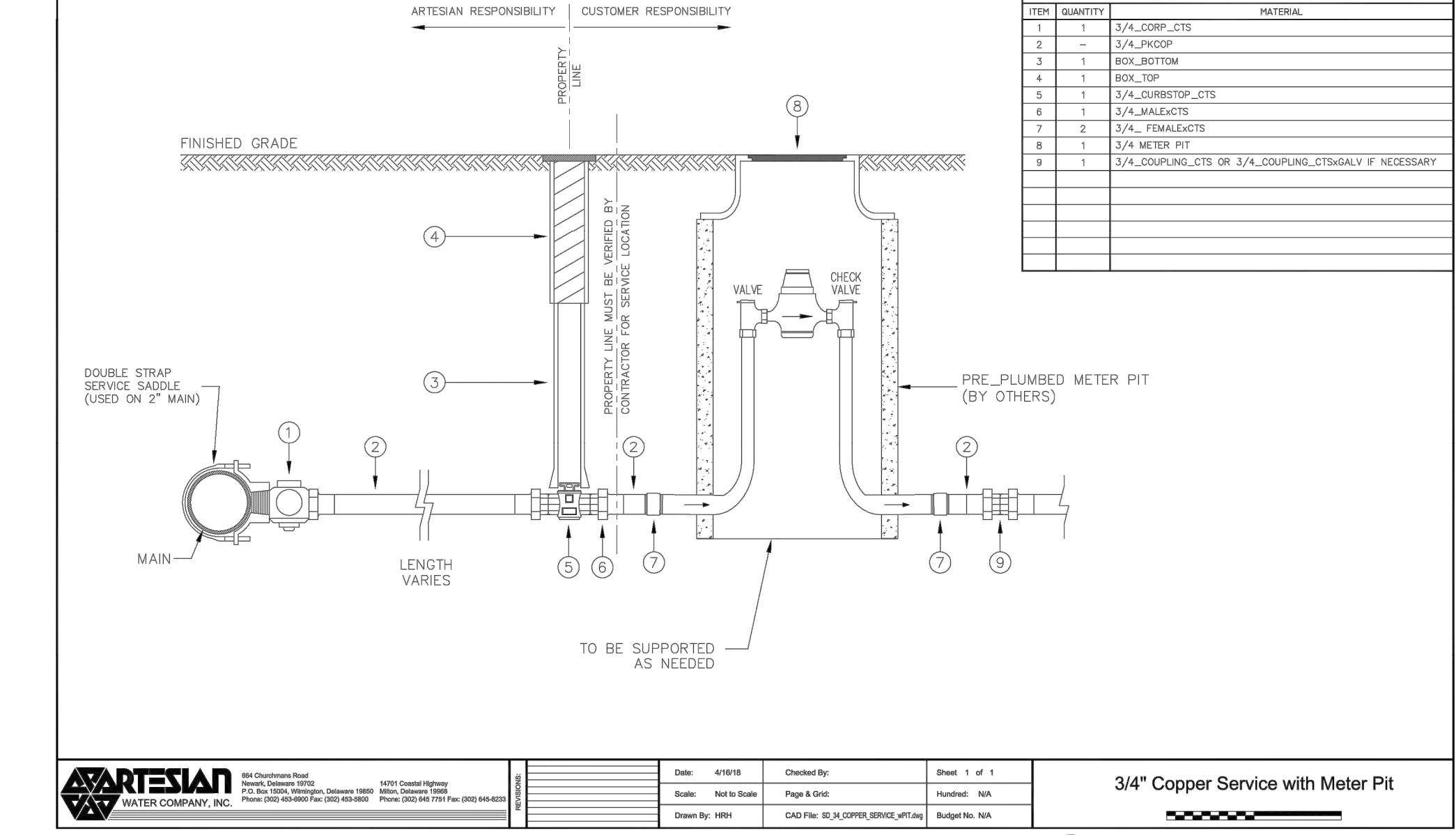
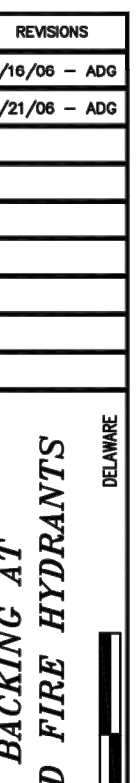
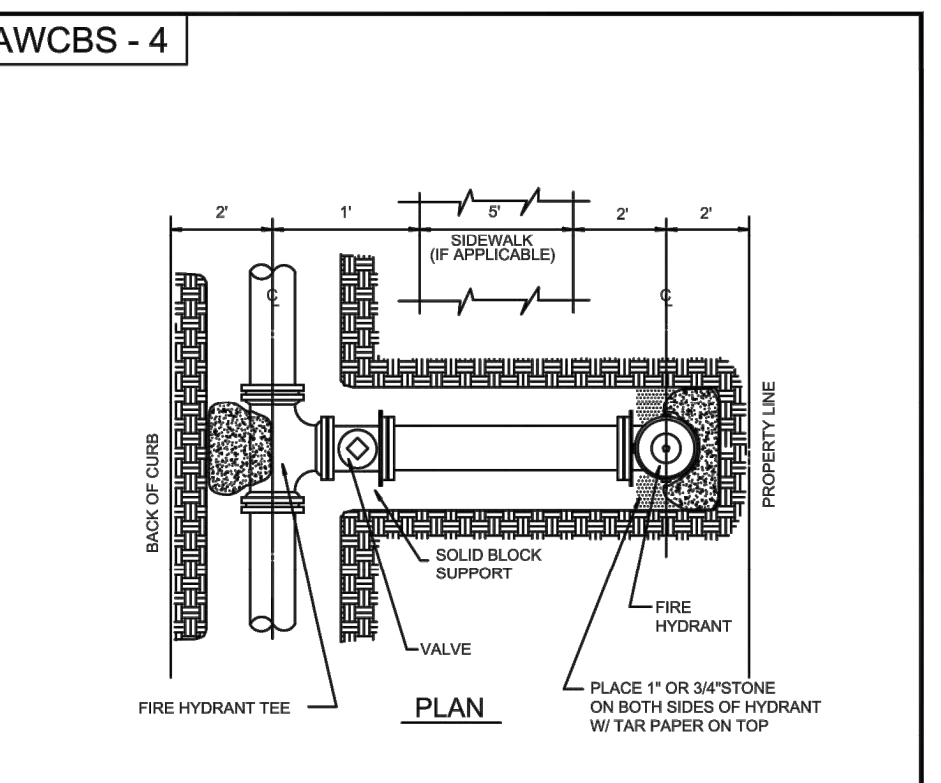
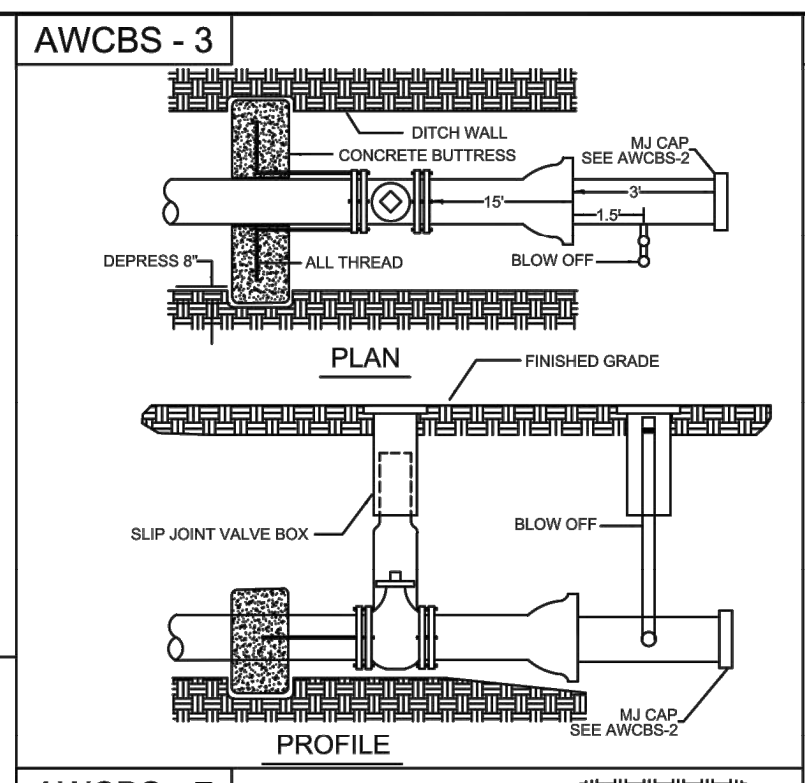
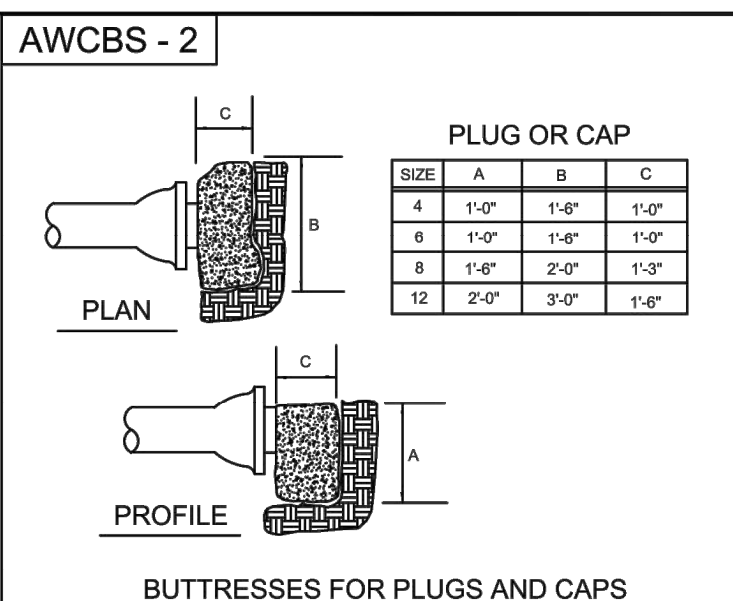
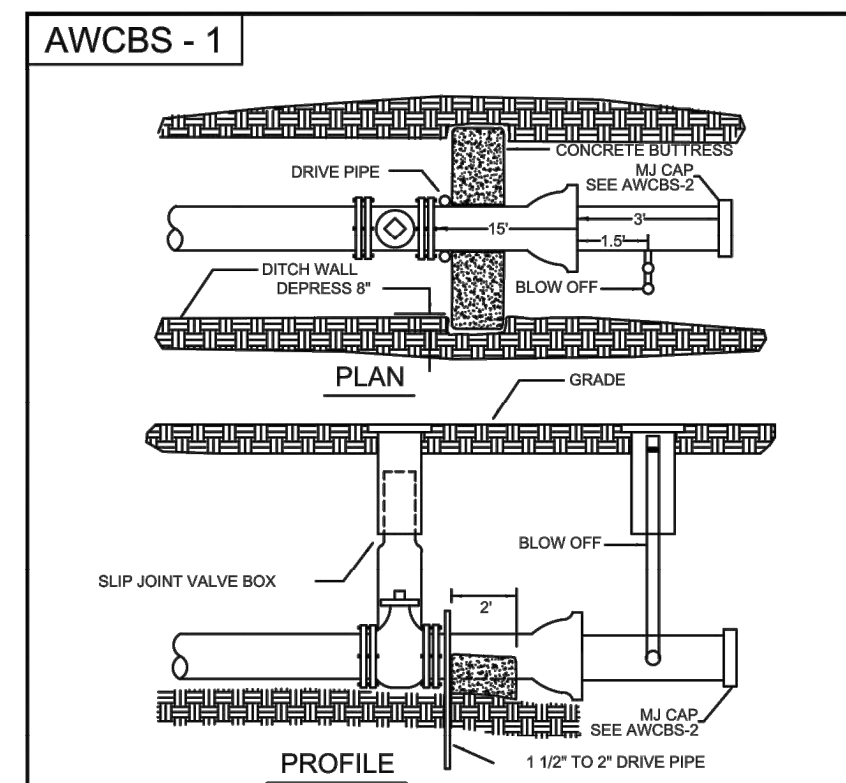
DETAIL - WIRE TRACER DETAIL
NOT TO SCALE

1
CS6003



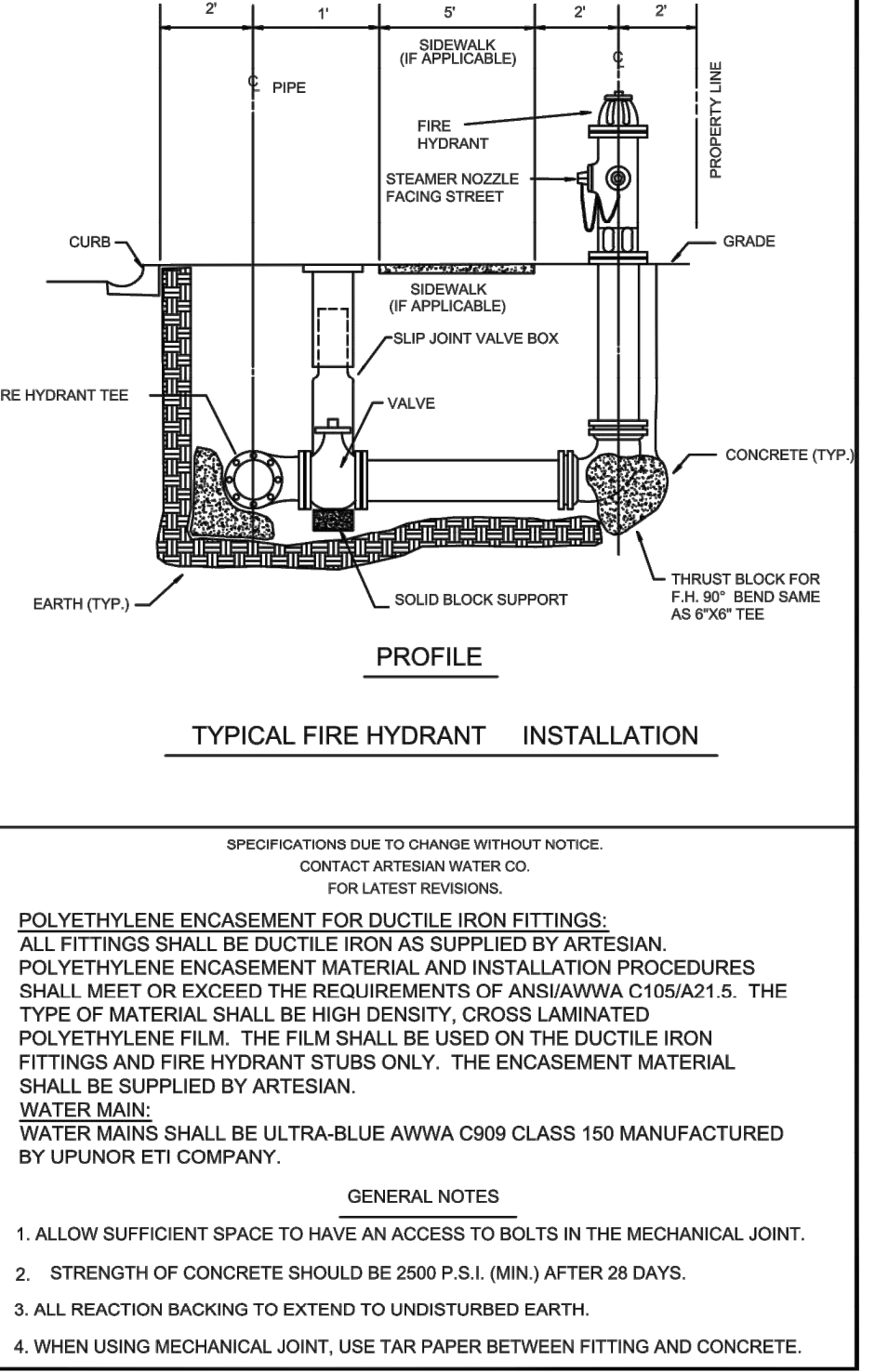
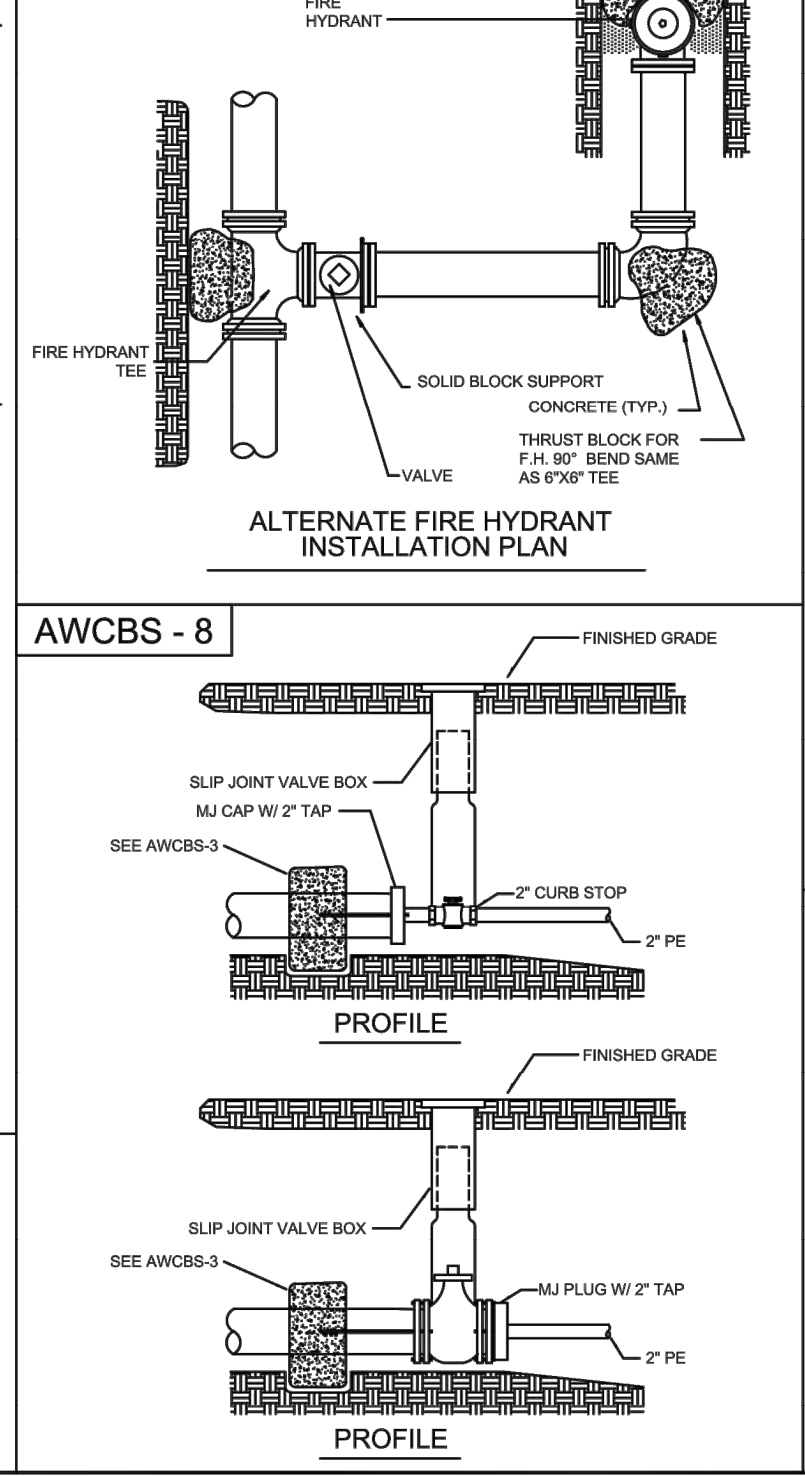
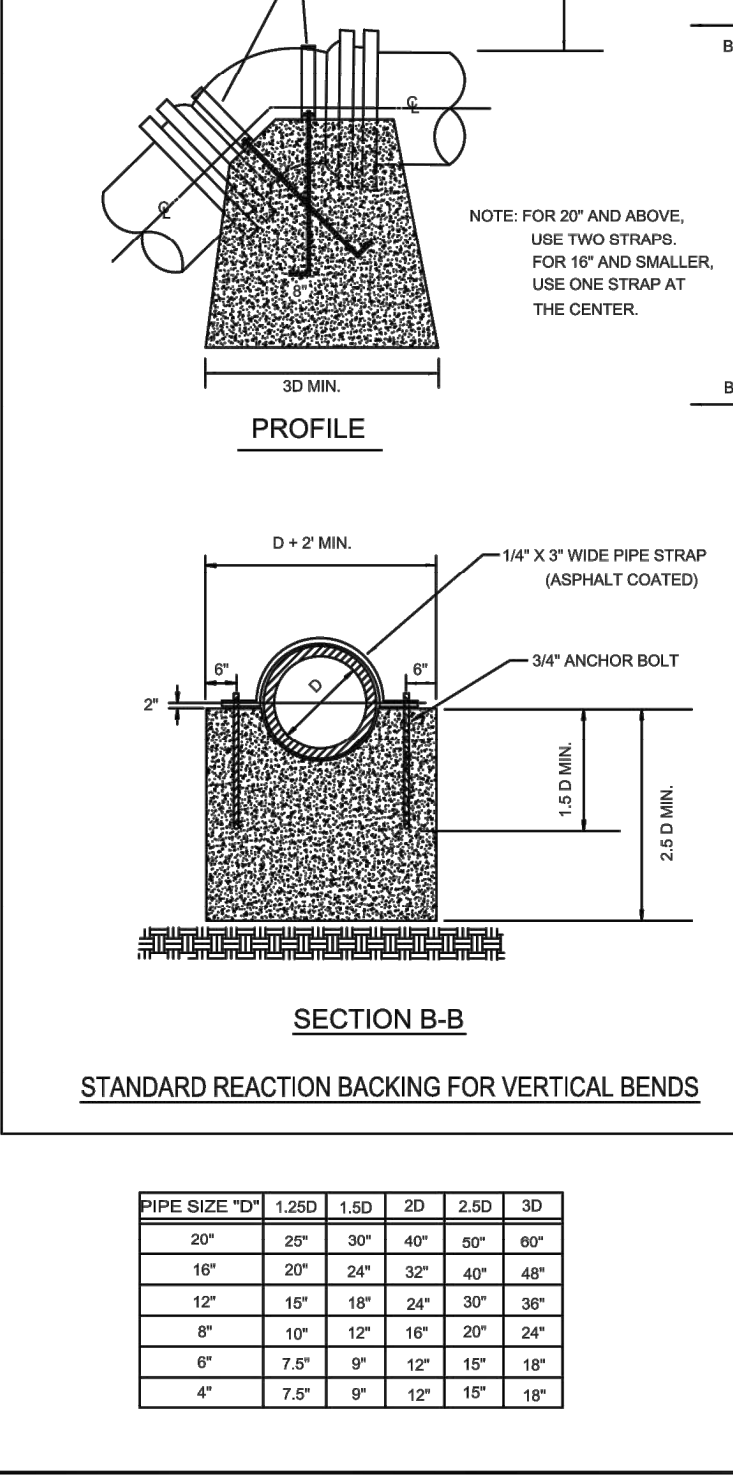
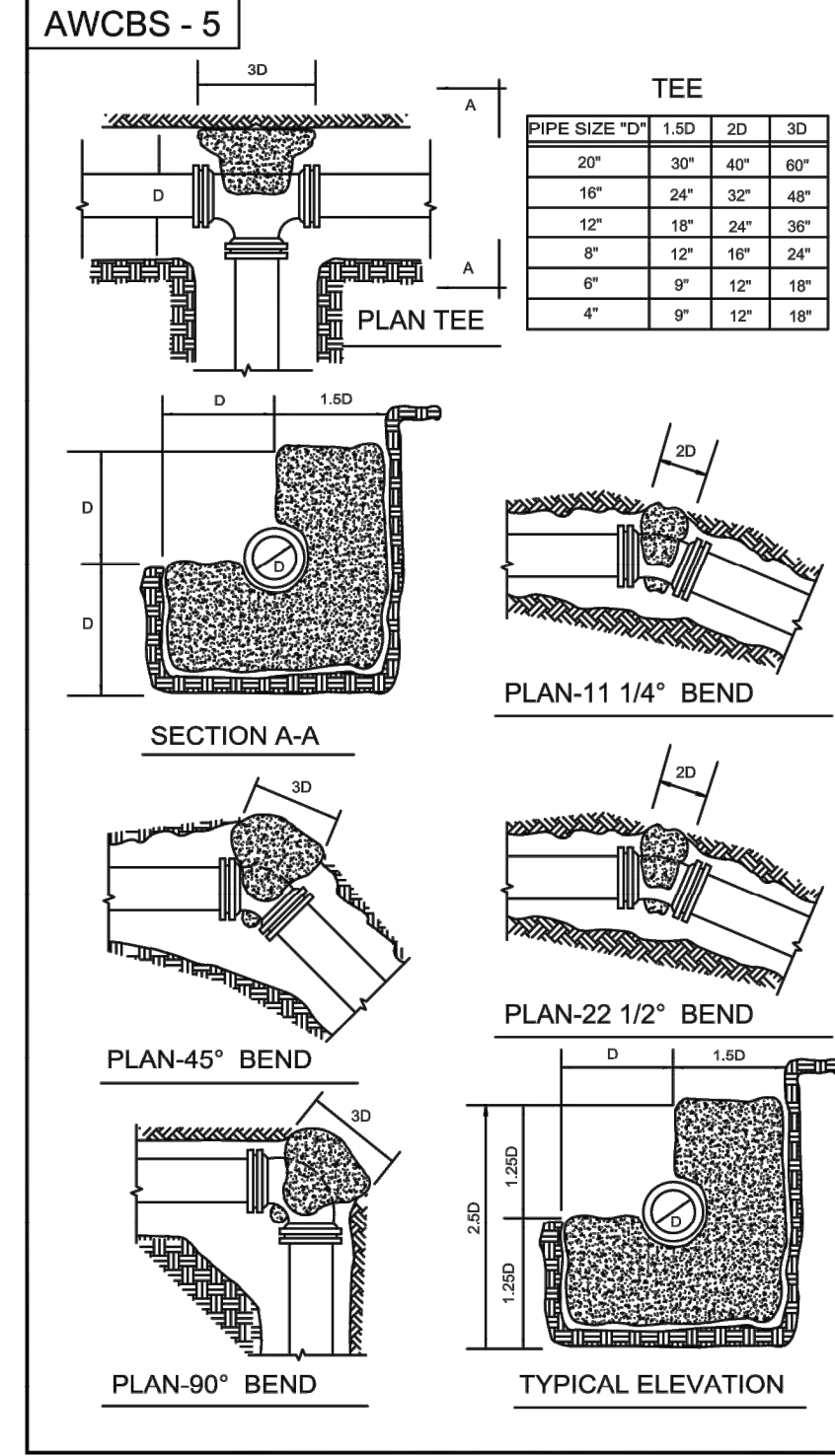
DETAIL - 2" CTS PE SERVICE WITH 2" METER PIT
NOT TO SCALE

2
CS6003



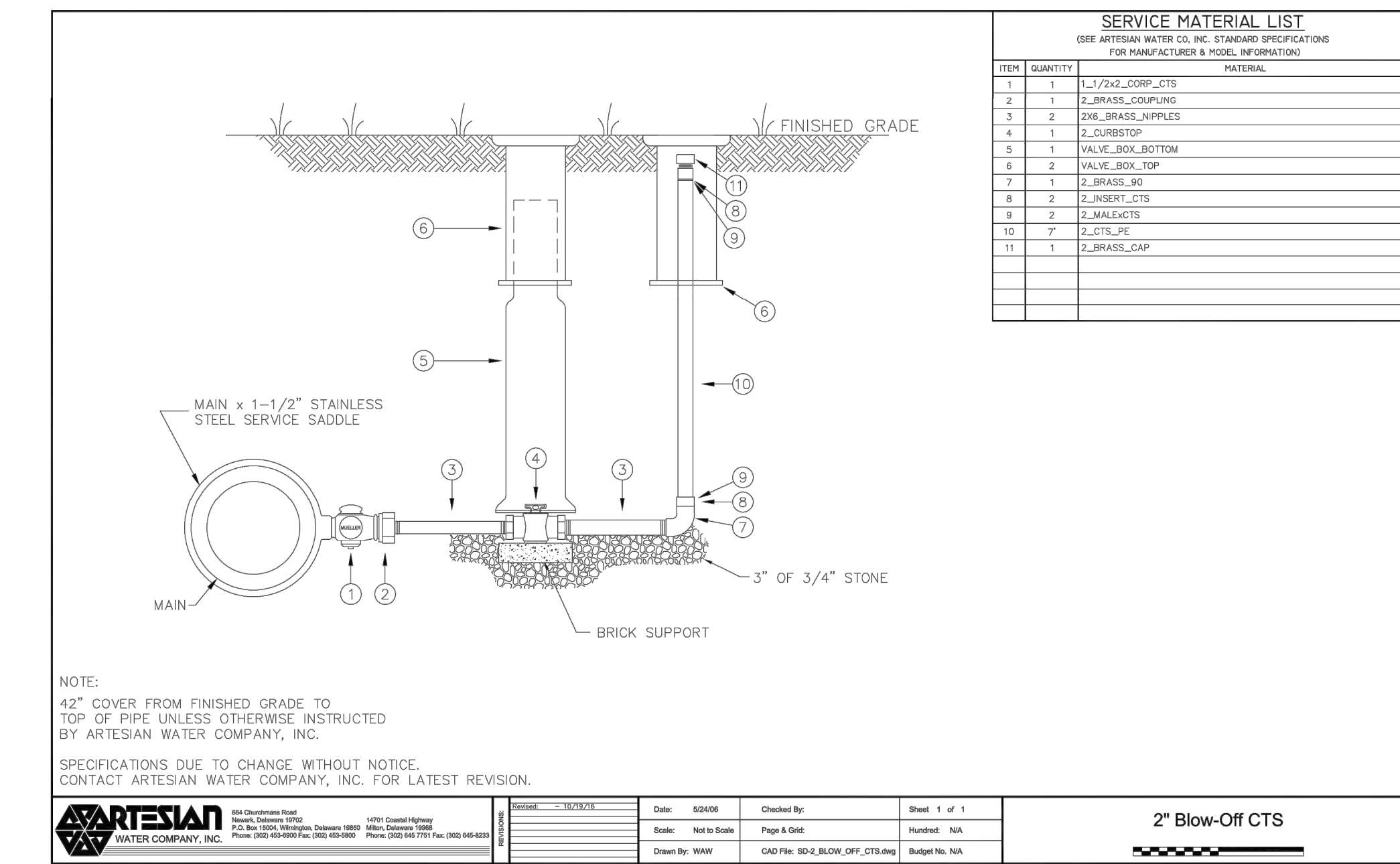
DETAIL - 3/4" COPPER SERVICE WITH METER PIT
NOT TO SCALE

4
CS6003



DETAIL - STANDARD REACTION BACKING
NOT TO SCALE

3
CS6003



DETAIL - 2" BLOW-OFF CTS
NOT TO SCALE

5
CS6003

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

BALLENGER SUBDIVISION
234-11.00-03.00 & 234-11.00-03.01
HOLLYMOUNT ROAD (SCR 048)
HARBESON, DE 19951

WATER DETAILS
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2024-08-06	REVISED PER AISC COMMENTS	LFS
2	2024-08-06	REVISED PER SDC COMMENTS	LFS

PROJECT: RIBER21006
DATE: 2024-05-29
DRAWING SCALE: AS SHOWN
DRAWN BY: DTR
APPROVED BY: AMD