

1. TAX MAP NUMBER:	335-8.12-79.00
2. EQUITABLE OWNER/DEVELOPER	JTJ DE INVESTMENTS LLC 2261 WATERVIEW ROAD LEWES, DE 19958
3. LOCATION: TOWN/COUNTY/HUNDRED:	EAST SIDE OF MONROE AVENUE EXTENDED CITY OF LEWES / SUSSEX COUNTY / LEWES & REHOBOTH HUNDRED
4. GROSS AREA PARCEL 79.00:	± 7.05 AC. (EXISTING) ± 8.20 AC. (REFER TO LOT LINE ADJUSTMENT PLAN / SHEET LL1000)
5. GROSS PARCEL AREA 53.00:	± 43.42 AC. (EXISTING) ± 42.26 AC. (REFER TO LOT LINE ADJUSTMENT PLAN / SHEET LL1000)
6. EXISTING EASEMENT AREA ON PARCEL 80.00:	+/- 0.40 AC.
7. CURRENT ZONING:	R-2
8. NUMBER OF LOTS:	EXISTING = 1 PROPOSED = 13
9. PRESENT USE:	RESIDENTIAL - DETACHED SINGLE FAMILY DWELLINGS
10. PROPOSED USE:	RESIDENTIAL - DETACHED SINGLE FAMILY DWELLINGS
11. REQUIRED SETBACKS: DEPTH OF FRONT YARD (FEET) WIDTH OF SIDE YARD (FEET) DEPTH OF REAR YARD (FEET)	30' 8' 15'
12. DENSITY	R-2 MINIMUM LOT SIZE 10,000 SF 357,192 SF / 10,000 SF = 35.7192 UNITS ALLOWED 13 UNITS PROVIDED (1.58 units PER ACRE)

- | | |
|--|--|
| REQUIRED LOT SIZE (MIN.) (197-ATTACHMENT 2): | |
| WIDTH : | 75 FT. |
| DEPTH : | 100 FT. |
| AREA : | MIN 10,000 SF |
| PROPOSED MIN. LOT SIZE: | 10,117 SF |
| PROPOSED MAXIMUM LOT SIZE: | 23,138 SF |
| MAX LOT COVERAGE FOR THE HOUSE: | 50% |
| MAX LOT COVERAGE FOR TOTAL LOT: | 60% |
| 14. PARKING REQUIREMENTS (197-61):
DWELLING, ONE-FAMILY DETACHED
TOTAL REQUIRED RESIDENTIAL
PARKING PROVIDED RESIDENTIAL: | 2 SPACES PER DWELLING UNIT:
26 SPACES + (GARAGE SPACES PLUS DRIVEWAY) |
| 15. WATER SUPPLIER: | CITY OF LEWES (BPW) |
| 16. SANITARY SEWER PROVIDER: | CITY OF LEWES (BPW) |
| 17. ELECTRIC PROVIDER | PUBLIC - CITY OF LEWES (BPW) |
| 18. GAS PROVIDER | CHESAPEAKE UTILITIES |
| 19. CABLE PROVIDER | COMCAST AND/OR VERIZON |
| 20. PHONE PROVIDER | COMCAST AND/OR VERIZON |
| 21. POSTED SPEED LIMIT (MONROE AVE EXT): | 25 MPH |
| 22. STATE INVESTMENT AREA (2020): | LEVEL 1 |
| 23. MAXIMUM BUILDING HEIGHT: | 30.5 FEET |
| 24. SITE AREA AND ACREAGE: | |
| GROSS ACREAGE | 8.20 AC |
| LOT AREA (13 LOTS): | 3.64 AC |
| ROAD R.O.W. TOTAL AREA: | 0.69 AC |
| TOTAL OPEN SPACE: | 3.87 AC |
| | +/-158,560 SF |
| | (22' WIDE PAVING IMPERVIOUS: +/- 19,800 SF) |
| | +/- 168,557 SF |
| 25. OPEN SPACE BREAKDOWN:
OPEN SPACE REQUIRED 20% OF GROSS AREA: 1.64 AC
20% OF THIS AMOUNT (1.64 AC) TO BE SUITABLE FOR COMMUNITY OPEN SPACE (0.33 AC)
AND 80% OF THIS AMOUNT (1.64 AC) SHALL BE USEABLE OPEN SPACE AREA OUTSIDE OF WETLANDS (0.98 AC) | |
| TOTAL OPEN SPACE PROVIDED: | 3.87 AC |
| COMMUNITY OPEN SPACE | 0.49 AC |
| | +/-168,523 SF (47.2%) |
| | +/-21,539 SF (29.9%) |
| 26. FORESTED AREA BREAKDOWN:
FORESTED AREA:
TOTAL AREA:
IMPACTED/ REMOVED AREA:
REMAINING AREA: | |
| | 1.48 AC |
| | +/-64,491 SF (100.0%) |
| | 0.73 AC |
| | +/-31,774 SF (49.3%) |
| | 0.75 AC |
| | +/-32,717 SF (50.7%) |
| 27. PROPOSED TOTAL LIMIT OF
DISTURBANCE PER DISCHARGE LOCATION: | ANALYSIS POINT 4 - WHITE'S POND:
ANALYSIS POINT 5 - ROUTE 9 ROADSIDE SWALE:
TOTAL: |
| 28. STATE PLAN COORDINATES: | BENCHMARK NO.1 - IRON PIPE FOUND AT PROPERTY CORNER -
NORTH AMERICAN DATUM 1983
(NAD83 / 2011) N:280214.05 E: 736044.51

ELEV. 11.90 |
| 29. WATERSHED/DISCHARGE: | LEWES-REHOBOTH CANAL/DELAWARE BAY
HUC 8: 902040303
HUC 10: 90204030301 |
| 30. FLOOD ZONE: | THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE
NUMBER 1006500194K, MAP REVISED MARCH 16, 2015.
ZONE X: UNSHADED AND ZONE X SHADED (0.2% ANNUAL CHANCE
[SOME PROPOSED LOTS ARE LOCATED IN THE 500 YEAR FLOOD
AFTER MAY 13, 2026 SHALL BE REQUIRED TO PROVIDE 18 INCHES
ZONE X SHADED. |
| 31. WETLANDS AREA:
WETLAND AREA IMPACTED: | +/- 2.68 AC NON-TIDAL FRESHWATER EMERGENT AND FORESTED
0.00 AC |
| 32. WELLHEAD PROTECTION AREA: | THE SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA |
| 33. SOURCE WATER PROTECTION AREA | THE SITE IS LOCATED IN A GOOD RECHARGE AREA |
| 34. DATUM: | HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD1983 / 2011)
VERTICAL : NORTH AMERICAN VERTICAL DATUM 1988 (NAD83 / 2011) |
| 35. LOCAL GOVERNMENT RESPONSIBLE
FOR LAND USE APPROVAL: | CITY OF LEWES |

THE CITY PLANNING COMMISSION APPROVED TWO WAIVERS AS NOTED BELOW ON NOVEMBER 15, 2023; MAYOR AND COUNCIL APPROVED ON FEBRUARY 12, 2024:

- 1. ELIMINATION OF GRASS STRIP. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF A WAIVER FROM THE REQUIREMENT OF A GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- 2. RIGHT-OF-WAY REDUCTION. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF A WAIVER TO ALLOW THE REDUCTION OF THE REQUIRED WIDTH OF THE RIGHT-OF-WAY FROM 50 FT TO 30 FT.
- 3. DEAD END STREET LENGTH. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF A WAIVER TO ALLOW CLARA LN. TO EXCEED 300 FT.
- 4. SIDEWALK WAIVER. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ELIMINATION OF THE SIDEWALK. THE AREA OF SIDEWALK TO BE ELIMINATED WOULD BE THE ENTIRE LENGTH OF CLARA LN. ADJACENT TO THE BIKE PATH AND HALFWAY ALONG CLARA LN. ON THE OPPOSITE SIDE OF THE STREET AS SHOWN ON THE PRELIMINARY PLAN.

Scale: 1" = 600'

Scale: 1" = 2500'



Scale: 1" = 500'

Sheet Number	Drawing Number	Sheet Title
1	CS0001	COVER SHEET
2	CS0201	EXISTING CONDITIONS PLAN
3	CS0202	EXISTING CONDITIONS -BLOW UP
4	CS1001	SITE CONSTRUCTION PLAN
5	CS1002	EASEMENT PLAN
6	CS1500	GRADING PLAN KEY SHEET
7	CS1501	GRADING PLAN
8	CS1502	GRADING PLAN
9	CS1700	UTILITY PLAN KEY SHEET
10	CS1701	UTILITY PLAN
11	CS1702	UTILITY PLAN
12	CS2001	LANDSCAPING PLAN
13	CS2002	LANDSCAPING PLAN
14	CS3500	ROAD CONSTRUCTION KEY PLAN
15	CS3501	ROAD CONSTRUCTION PLAN & PROFILE
16	CS3502	ROAD CONSTRUCTION PLAN & PROFILE
17	CS3503	ROAD CONSTRUCTION PLAN & PROFILE
18	CS4001	STORMWATER PROFILES
19	CS4002	STORMWATER PROFILES
20	CS4501	SEWER PROFILES
21	CS5001	WATER PROFILES
22	CS6001	SITE DETAILS
23	CS6002	WATER DETAILS AND NOTES
24	CS6003	SANITARY SEWER DETAILS AND NOTES
25	CS6004	SANITARY SEWER DETAILS AND NOTES
26	CS6005	DRAINAGE DETAILS AND NOTES

Sheet Number	Drawing Number	Sheet Title
1	E1000	ELECTRIC KEY PLAN
2	E1001	ELECTRIC PLAN
3	E1002	ELECTRIC PLAN
4	CS2201	SITE LIGHTING PLAN
5	CS2202	SITE LIGHTING NOTES & DETAILS

Sheet Number	Drawing Number	Sheet Title
1	PS1701	PUMP STATION PLAN
2	PS1702	PUMP STATION PLAN AND SECTIONS
3	PS1703	
4	PS1704	SANITARY SEWER FORCE MAIN PROFILES
5	PS1705	
6	PS1706	
7	PS1706A	
8	PS1707	ELECTRICAL NOTES

EXISTING	PROPOSED	DESCRIPTION
		CURB
		EDGE OF PAVEMENT
		PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		PROPERTY LINE/ RIGHT OF WAY
		BUILDING RESTRICTION LINE
		PROPERTY CORNER FOUND/ TO
		PROPERTY, ADJOINING LINED
		SITE, MAIL, BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER, HEADWALL
		STORM SEWER, MANHOLE
		STORMPIPE, INLET, MANHOLE, & FLARED END
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TREE LINE
		WATER, UNDERGROUND
		WATER VALVE
		WATER MAIN
		CLEAN OUT
		SEWER, UNDERGROUND
		SANITARY SEWER, FORCED MAIN
		SANITARY SEWER, MANHOLE
		POWER-UNDERGROUND ELECTRIC
		POWER, UTILITY POLE
		STREET LIGHT
		FLOOD PLAIN HAZARD

WHITE'S POND PRESERVE

TM: 335-8.12-79.00

WROE AVE EXTENDED
LINES DE 10050

COVER SHEET

UTJ DE INVESTMENTS LLC

61 WATERVIEW ROAD
LEWIS, DE 19059[illegible]

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

PROJECT	GRNCL22001
DATE	2024-11-01

DRAWING SCALE	AS NOTED
DRAWN BY	RWS

APPROVED BY _____ AMD

CS0001

SHEET 1 OF 26

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555

APPROVED BY _____

CITY OF LEWES - CITY PLANNER

LEWES BOARD OF PUBLIC WORKS

CITY OF LEWES ENGINEER

WETLANDS CERTIFICATION:
THIS PROPERTY, TAX MAP 335-8.12-79.00, HAS BEEN EXAMINED BY MICHAEL A. MARRA, WETLAND SCIENTIST OF PENNONI IN 2023 FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THESE CRITERIA.

SIGNATURE _____ DATE _____
MICHAEL A. MARRA, PROFESSIONAL WETLANDS SCIENTIST #3557
18072 DAVIDSON DRIVE, MILTON, DE 19968
(717) 620-5991 / EMAIL:MMARRA@PENNONI.COM

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE
ALAN DECKTOR, PE (DE PE#17774)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM

OWNER CERTIFICATION PARCEL 80.00

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNER AND DEVELOPERS OF THE LAND SHOWN ON THIS SUBDIVISION SITE PLAN AND THAT THE STREETS, LANES, AVENUES, PARK AREAS AND OTHER AREAS HEREON SHOWN WITH THE SECTION APPROVED FOR DEVELOPMENT ARE DEDICATED FOR THE GENERAL USE OF THE TRAVELING PUBLIC AND FOR THE USE OF THE ABUTTING PROPERTY OWNERS. THIS DEDICATION, UNLESS ACCEPTED BY THE CITY, SHALL IMPOSE NO DUTY NOR OBLIGATION UPON THE CITY OF LEWES RESPECTING THE MAINTENANCE AND IMPROVEMENT OF THE DEDICATED STREETS, LANES, AVENUES AND OTHER AREAS.

SIGNATURE _____ DATE _____

GIBBS COMPANY INC
C/O ROBERT G. GIBBS
PO BOX 585
GEORGETOWN, DE 19947
302-856-0016
RGibbs@morrisjames.com

EQUITABLE OWNER CERTIFICATION PARCEL 79.00

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNER AND DEVELOPERS OF THE LAND SHOWN ON THIS SUBDIVISION SITE PLAN AND THAT THE STREETS, LANES, AVENUES, PARK AREAS AND OTHER AREAS HEREON SHOWN WITH THE SECTION APPROVED FOR DEVELOPMENT ARE DEDICATED FOR THE GENERAL USE OF THE TRAVELING PUBLIC AND FOR THE USE OF THE ABUTTING PROPERTY OWNERS. THIS DEDICATION, UNLESS ACCEPTED BY THE CITY, SHALL IMPOSE NO DUTY NOR OBLIGATION UPON THE CITY OF LEWES RESPECTING THE MAINTENANCE AND IMPROVEMENT OF THE DEDICATED STREETS, LANES, AVENUES AND OTHER AREAS.

SIGNATURE _____ DATE _____

JTJ DE INVESTMENTS LLC
C/O JON HORNER
22261 WATERVIEW ROAD
LEWES, DE 19958
443-614-9447
Jon.Horner@schellbrothers.com

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.
- PROPOSED UTILITY SERVICE AND CONNECTIONS (STORM SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN THE STORM AND SEWER MAINS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS (PARKING) SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
- 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 POSTPONED 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 DSFPR.
- TYPICAL RESIDENTIAL HOME CONSTRUCTION IS WOOD FRAME - NFPA TYPE V (000). THE HOUSES WILL BE SPRINKLERED PER CITY OF LEWES REQUIREMENTS.
- ALL GATE VALVES SHALL BE RIGHT-TURN OPENING PER SECTION B, NOTE 8 OF THE LEWES BPW STANDARD UTILITY SPECIFICATIONS AND DETAILS.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE SANITARY SEWER CLEANOUT COVERS, WATER METER PITS AND WATER CURB STOP VALVE BOXES, TO FINAL GRADE AFTER LOTS HAVE BEEN BUILT OUT. THE DEVELOPER SHALL DEVELOP A "DAMAGE DEPOSIT" AGREEMENT WITH EACH LOT OWNER THAT PROVIDES A \$10,000 AMOUNT THE DEVELOPER WILL USE IF THE LOT OWNER DOES NOT BRING THE COVERS AND BOXES TO FINAL GRADE AFTER CONSTRUCTION IS COMPLETE ON THEIR LOT. THE "DAMAGE DEPOSIT" AGREEMENTS SHALL BE COPIED TO THE BOARD OF PUBLIC WORKS AND GMB. THE "DAMAGE DEPOSIT" AGREEMENTS SHALL BE MAINTAINED UNTIL INSPECTION OF EACH LOT BY THE BPW AFTER LOT CONSTRUCTION.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR ALL PROPOSED CITY AND BPW INFRASTRUCTURE FROM ITS CONTRACTOR. THE BPW WILL REVIEW AND UTILIZE THE CONSTRUCTION SCHEDULE TO ESTABLISH ITS ON-SITE INSPECTION, CONSTRUCTION ADMINISTRATION, AND PROJECT ADMINISTRATION FEES RELATED TO THE SUBDIVISION INFRASTRUCTURE CONSTRUCTION. THE DEVELOPER AND BPW WILL COORDINATE TO HAVE THOSE FEES SET UP IN AN ESCROW ACCOUNT THE BPW WILL DRAW UPON DURING CONSTRUCTION - THIS SHALL BE DETAILED IN THE DEVELOPMENT AGREEMENT.

335-8-12-78.00
N/F-PHILLIP I. CUNNINGHAM &
SARAH E. CUNNINGHAM
DEED BOOK 2876 PAGE 347

THEODORE C. FREEMAN HIGHWAY
(RIGHT OF WAY)
EXISTING SHOULDER

SITE
BENCHMARK
#1
IRON PIPE
ROUND
N 260214.05
E 736044.51
ELEV. 11.98

335-8-12-78.01
N/F-BONNIE CUNNINGHAM
DEED BOOK 2876 PAGE 345
PLOT BOOK 80 PAGE 26
ZONING R-2 / USE: RESIDENTIAL

OS
1,918 SF

OS
907 SF

OS
12,101 SF

OS
503 SF

335-8-00-53.00
N/F-SHOWFIELD L.L.C.
DEED BOOK 3321 PAGE 58
PLOT BOOK 377 PAGE 97
ZONING R-2 / USE: RESIDENTIAL
43.42 ± AC.
42.26 ± AC.

EXISTING 30' ACCESS EASEMENT
FROM MONROE AVENUE EXTENDED
REFER TO DEED BOOK 597 PG 252

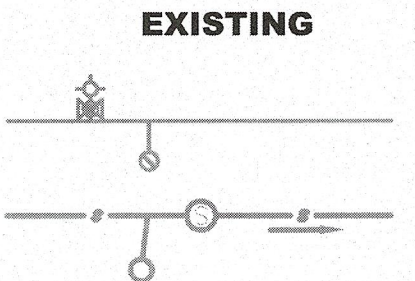
REMOVE EXISTING BLOW OFF
AND CONNECT 10" WATER TO EXISTING 10" WATER

INFORMATION SHOWN FOR
PARCEL 80.00 IS TAKEN FROM
PLANS CALLED GIBBS
CENTER, PREPARED BY DBF,
INC., PROJECT # 3387A002,
DATED JANUARY 2024, LAST
REVISED OCTOBER 31, 2024.

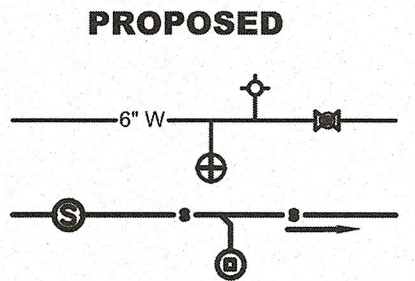
SANITARY SEWER STRUCTURE TABLE				
ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
MH-1	12.14	2.07 (8" SDR-35 @ 0.278%) MH-2	1.97 (8" SDR-35) PS-1	48" MH
MH-2	11.78	2.37 (8" SDR-35 @ 0.245%) MH-3	2.27 (8" SDR-35) MH-1	48" MH
MH-3	11.31	2.68 (8" SDR-35 @ 0.286%) MH-4	2.58 (8" SDR-35) MH-2	48" MH
MH-4	9.82	3.80 (8" SDR-35 @ 0.280%) MH-5 3.80 (8" SDR-35 @ 0.280%) MH-7	3.70 (8" SDR-35) MH-3	48" MH
MH-5	9.45	4.01 (8" SDR-35 @ 0.400%) MH-6	3.91 (8" SDR-35) MH-4	48" MH
MH-6	9.30		4.18 (8" SDR-35) MH-5	48" MH
MH-7	9.45	4.01 (8" SDR-35 @ 0.281%) MH-8	3.91 (8" SDR-35) MH-4	48" MH
MH-8	9.34	4.21 (8" SDR-35 @ 0.391%) MH-9	4.11 (8" SDR-35) MH-7	48" MH
MH-9	9.43		4.34 (8" SDR-35) MH-8	48" MH
PS-1	13.10	1.87 (8" SDR-35 @ 0.284%) MH-1		E-ONE DH 272 DUPLEX

SANITARY SEWER PIPE TABLE									
ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE	
SS-1	MH-1	1.97	PS-1	1.87	8"	SDR-35	37.37'	0.284%	
SS-2	MH-2	2.27	MH-1	2.07	8"	SDR-35	72.01'	0.278%	
SS-3	MH-3	2.58	MH-2	2.37	8"	SDR-35	85.63'	0.245%	
SS-4	MH-4	3.70	MH-3	2.68	8"	SDR-35	356.77'	0.286%	
SS-5	MH-5	3.91	MH-4	3.80	8"	SDR-35	40.86'	0.280%	
SS-6	MH-6	4.18	MH-5	4.01	8"	SDR-35	42.98'	0.400%	
SS-7	MH-7	3.91	MH-4	3.80	8"	SDR-35	37.54'	0.280%	
SS-8	MH-8	4.11	MH-7	4.01	8"	SDR-35	36.97'	0.281%	
SS-9	MH-9	4.34	MH-8	4.21	8"	SDR-35	33.18'	0.391%	

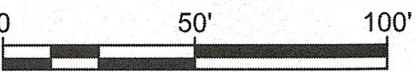
LEGEND



WATER MAIN, VALVE, HYDRANT
& METER PIT

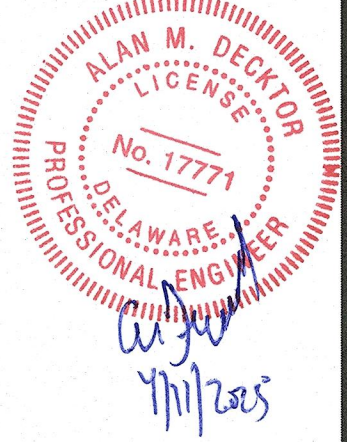


SEWER MAIN, MANHOLE,
DIRECTIONAL FLOW ARROW &
CLEAN OUT



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

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



WHITE'S POND PRESERVE
TM: 335-8-1279.00
MONROE AVE EXTENDED
LEWES, DE 19958

UTILITY PLAN KEY SHEET

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19958

NO.	DATE	REVISIONS	BY
1	2025-03-04	REVISED PER CITY OF LEWES AND SCD COMMENTS	TOU

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PROJECT GRNCL22001

DATE 2024-11-01

DRAWING SCALE 1"=50'

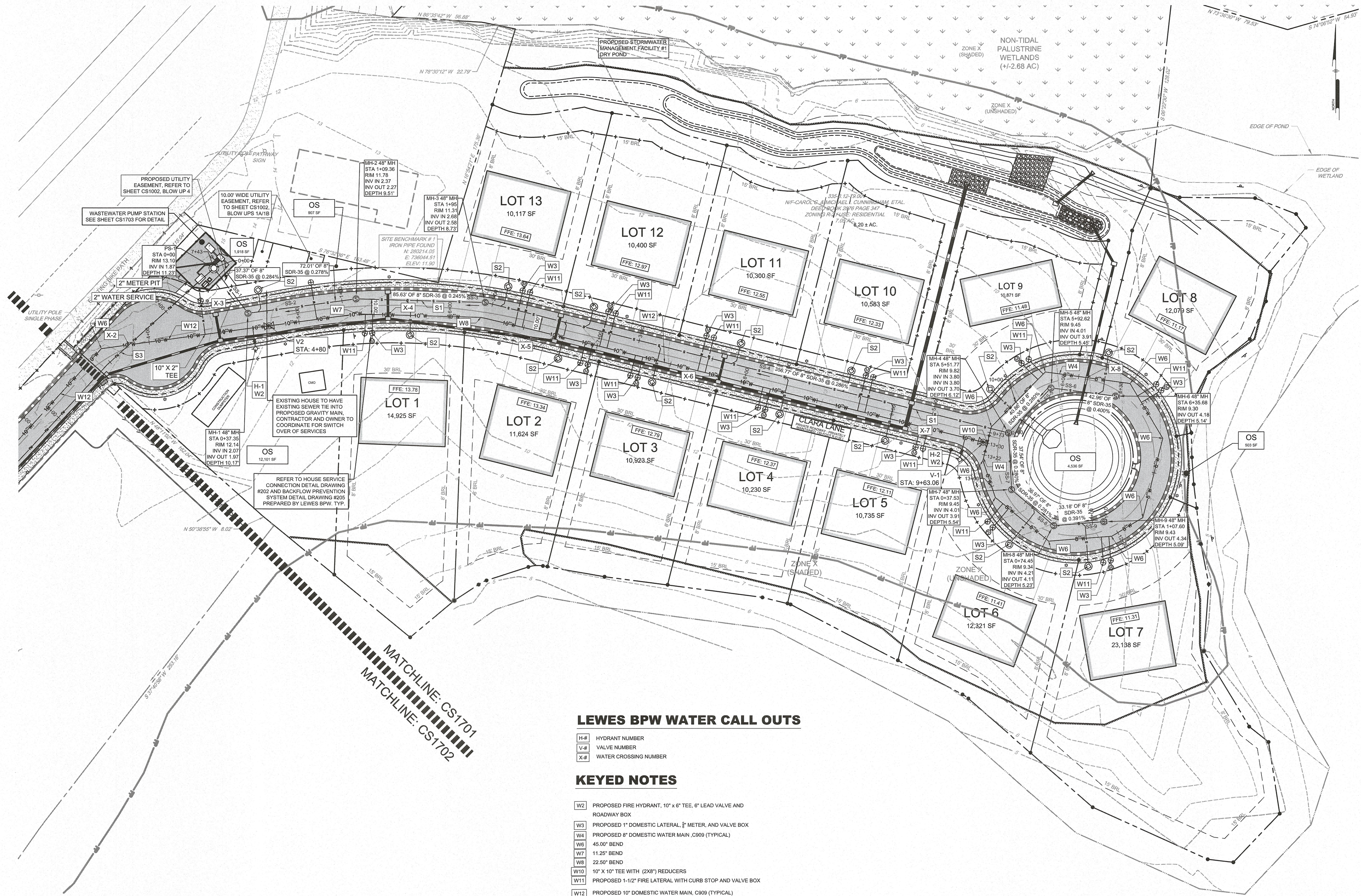
DRAWN BY EWW

APPROVED BY AMD

CS1700

SHEET 9 OF 26

U:\Account\GRNCL\GRNCL 22001 - White Pond Preserve Subdivision\DESIGN - SHEET\CS1701.dwg PLOTTED: 3/28/2025 12:49 PM BY: Tami Uda PLOTTYPE: Pensoft MCS.dwg PROJECT STATUS: —



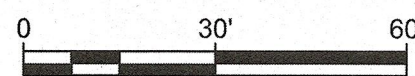
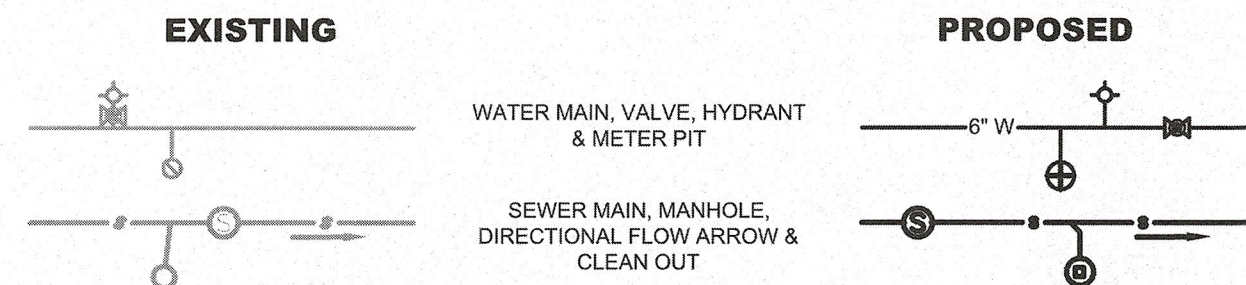
LEWES BPW WATER CALL OUTS

- H# HYDRANT NUMBER
V# VALVE NUMBER
X# WATER CROSSING NUMBER

KEYED NOTES

- W2 PROPOSED FIRE HYDRANT, 10" x 6" TEE, 6" LEAD VALVE AND ROADWAY BOX
W3 PROPOSED 1" DOMESTIC LATERAL, 3" METER, AND VALVE BOX
W4 PROPOSED 8" DOMESTIC WATER MAIN (C909 (TYPICAL))
W6 45.00" BEND
W7 11.25" BEND
W8 22.50" BEND
W10 10" X 10" TEE WITH (2X8") REDUCERS
W11 PROPOSED 1-1/2" FIRE LATERAL WITH CURB STOP AND VALVE BOX
W12 PROPOSED 10" DOMESTIC WATER MAIN, C909 (TYPICAL)
S1 PROPOSED 8" SANITARY SEWER (GRAVITY) MAIN (SDR 35 OR 26 PVC) PER LEWES BPW STANDARDS AND SPECIFICATIONS
S2 PROPOSED 6" SANITARY SEWER LATERAL & CLEANOUT CONNECTION WITH MIN. 2% SLOPE (TYP.)
S3 PROPOSED 1-1/2" SANITARY SEWER FORCE MAIN HDPE SDR II

LEGEND



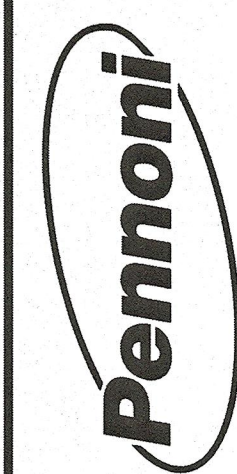
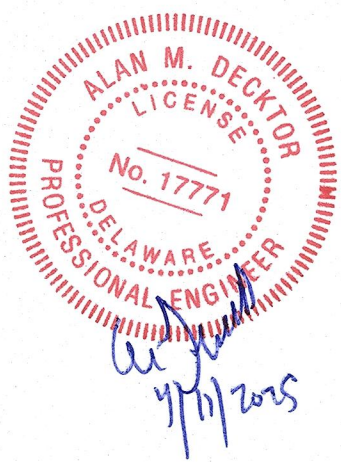
WHITE'S POND PRESERVE

TM: 335-8-1279.00
MONROE AVE EXTENDED
LEWES, DE 19958

UTILITY PLAN

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19958

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



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

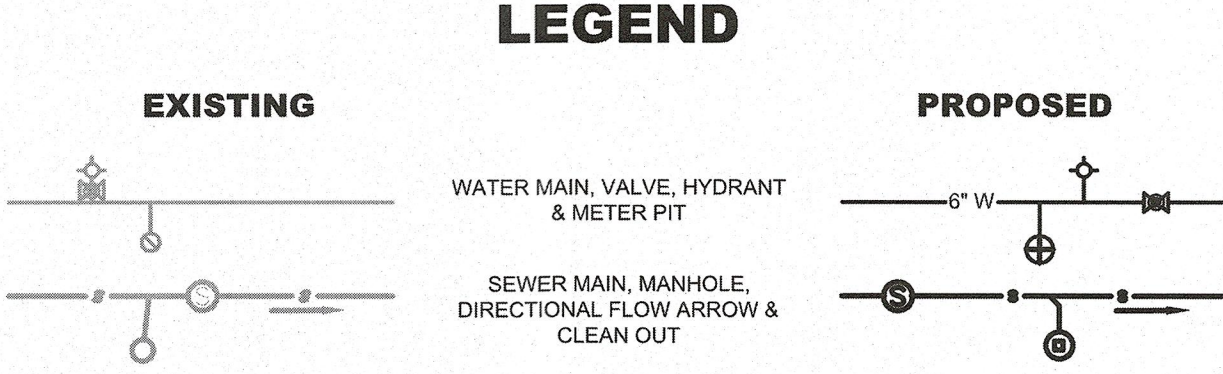
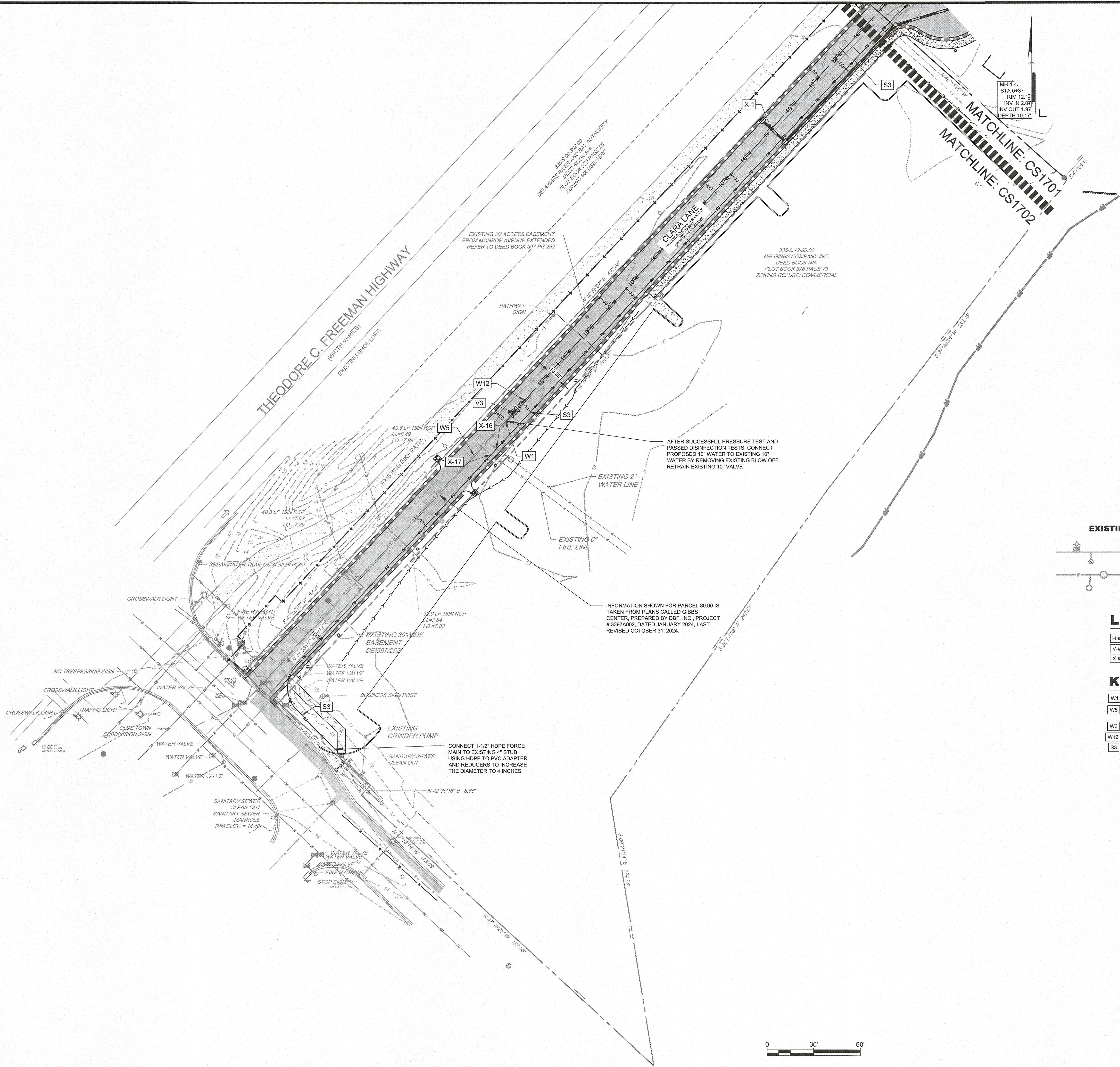
NO.	DATE	REVISIONS	BY
1	2025-03-24	REVISED PER CITY OF LEWES AND SCD COMMENTS	TOU

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PROJECT	GRNCL22001
DATE	2024-11-01
DRAWING SCALE	1"=30'
DRAWN BY	RWS
APPROVED BY	AMD

CS1701

SHEET 10 OF 26



LEWES BPW WATER CALL OUTS

- H-# HYDRANT NUMBER
V-# VALVE NUMBER
X-# WATER CROSSING NUMBER

KEYED NOTES

- W1 TIE PROPOSED 10" WATER MAIN TO EXISTING 10" WATER MAIN
W5 EXISTING 10" WATER MAIN (INSTALLED AS PART OF THE GIBBS CENTER PROJECT)
W6 45.00' BEND
W12 PROPOSED 10" DOMESTIC WATER MAIN, C900 (TYPICAL)
S3 PROPOSED 1-1/2" SANITARY SEWER FORCE MAIN HDPE SDR II

Pennoni

PENNONI ASSOCIATES INC.
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ALAN M. DECK, P.E.
No. 17771
PROFESSIONAL ENGINEER
DELAWARE

WHITE'S POND PRESERVE
TM: 335-8-12-79.00
MONROE AVE EXTENDED
LEWES, DE 19958

UTILITY PLAN

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19958

REVISIONS		TOU	BY
NO.	DATE	COMMENTS	
1	2025-03-24	REVISED PER CITY OF LEWES AND SCD COMMENTS	

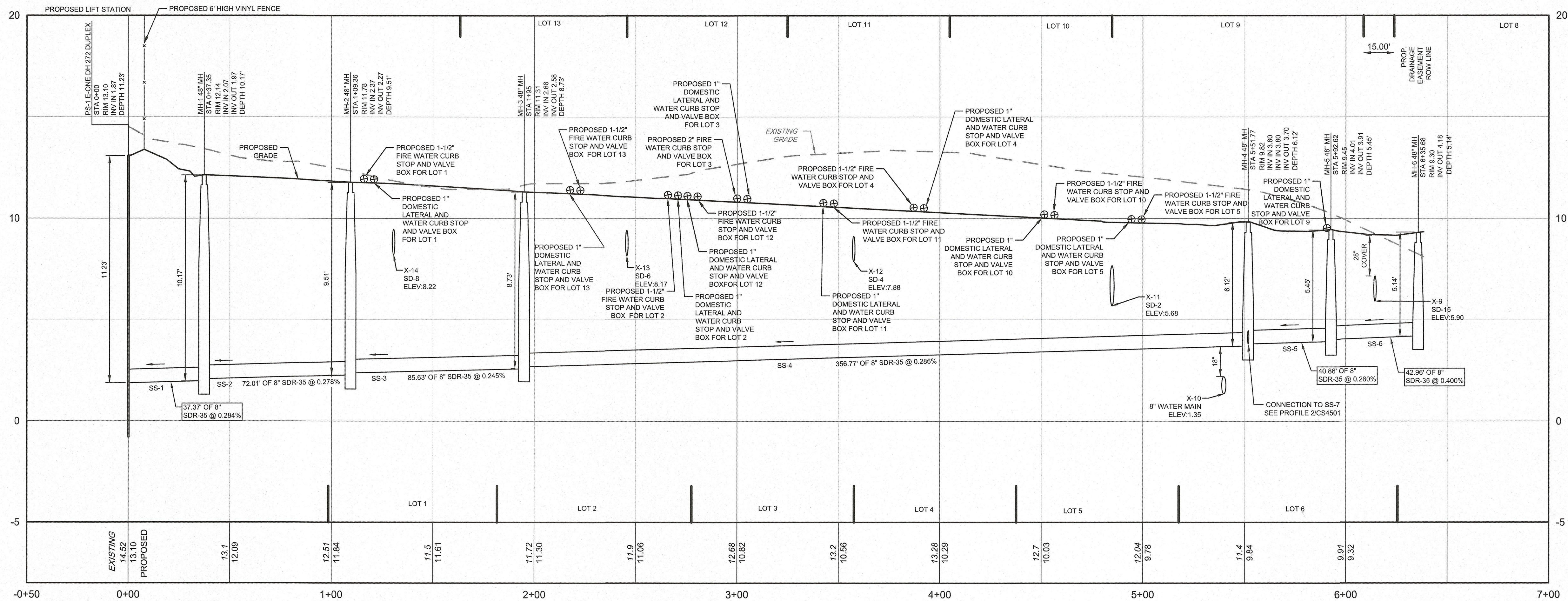
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PROJECT	GRNCL22001
DATE	2024-11-01
DRAWING SCALE	1"= 30'
DRAWN BY	RWS
APPROVED BY	AMD

CS1702

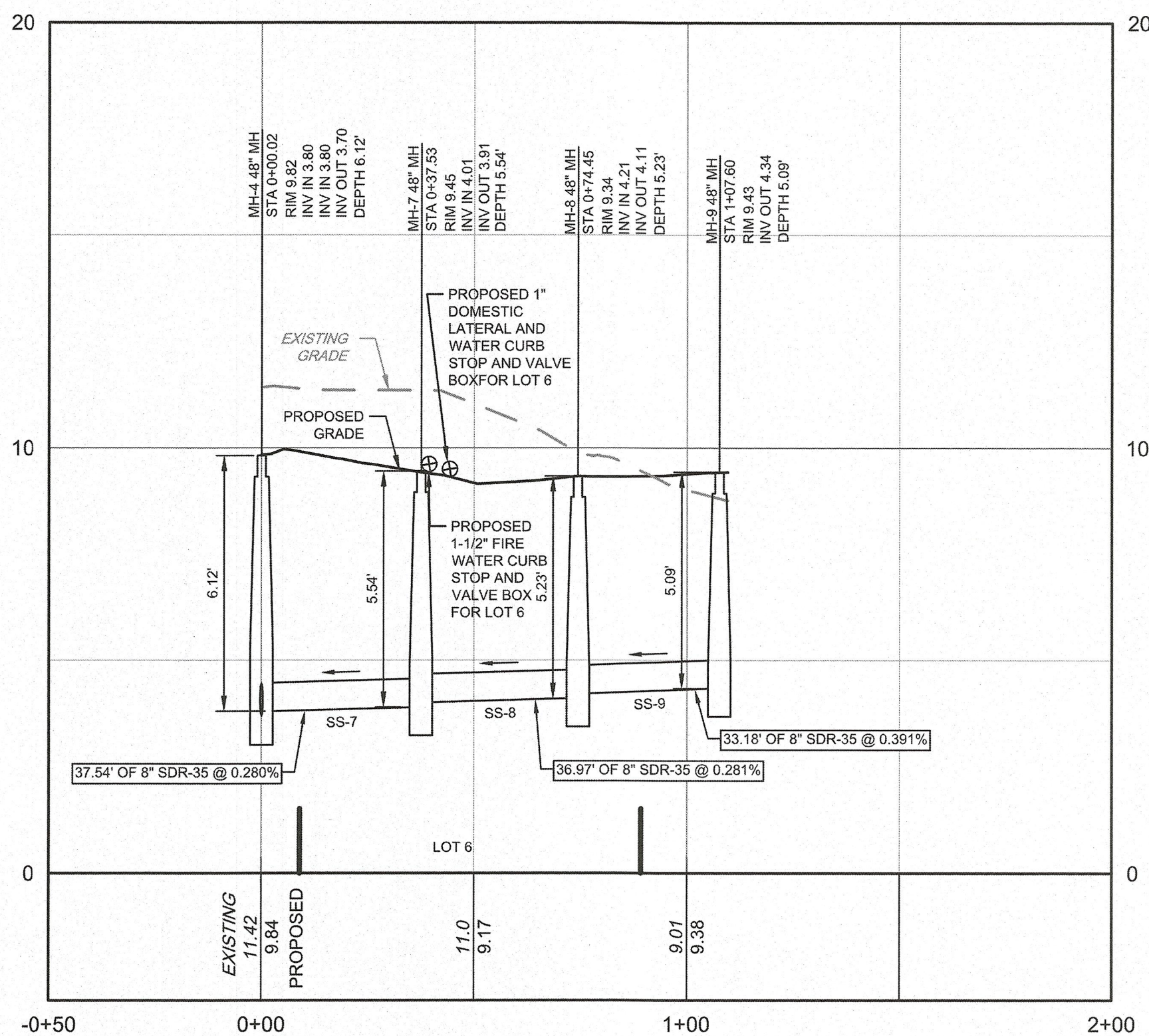
SHEET 11 OF 26

U:\Account\GRNCL\GRNCL22001 - White Pond Preserve Subdivision\DESIGN_SHEET\CS4501.dwg PLOTTED: 10/20/2025 12:20 PM BY: Taylor Uda PLOTSTYLE: Pennant MCR.ctb PROJECT STATUS: —



PROFILE - SANITARY SEWER PS-1 THROUGH MH-6
H: 1" = 30', V: 1" = 3'

1
CS4501



PROFILE - SANITARY SEWER MH-4 THROUGH MH-9
H: 1" = 30', V: 1" = 3'

2
CS4501

WHITE'S POND PRESERVE

TM: 335-8.12-79.00
MONROE AVE EXTENDED
LEWES, DE 19958

SEWER PROFILES

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19958

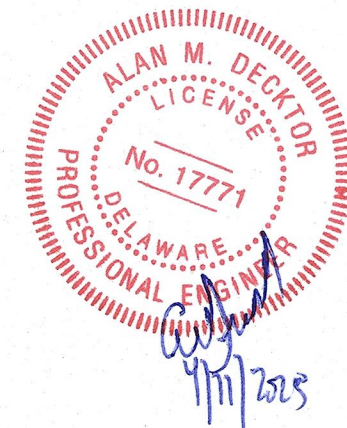
NO.	DATE	REVISIONS	BY
1	2025-03-04	REVISED PER CITY OF LEWES AND SCD COMMENTS	TOU

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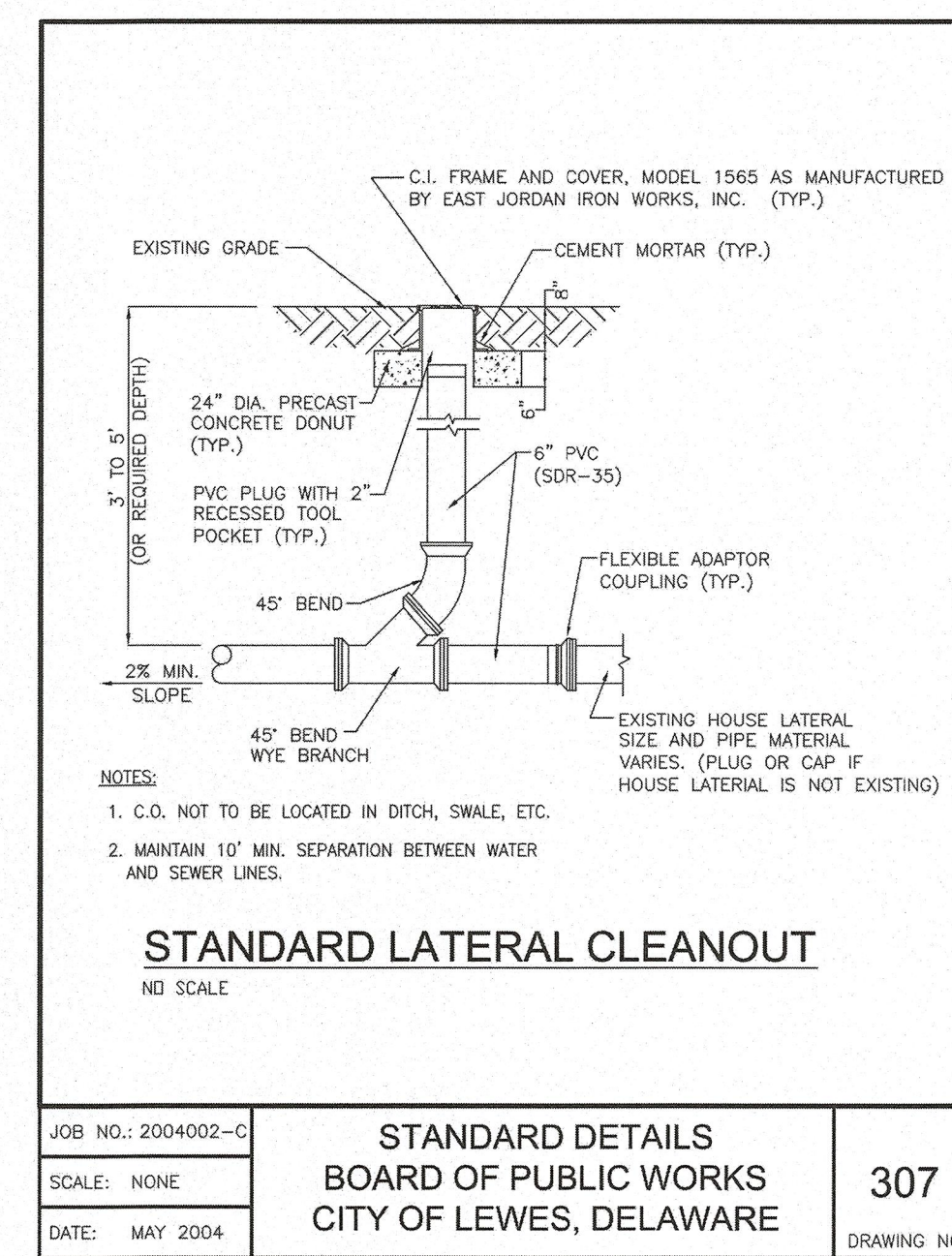
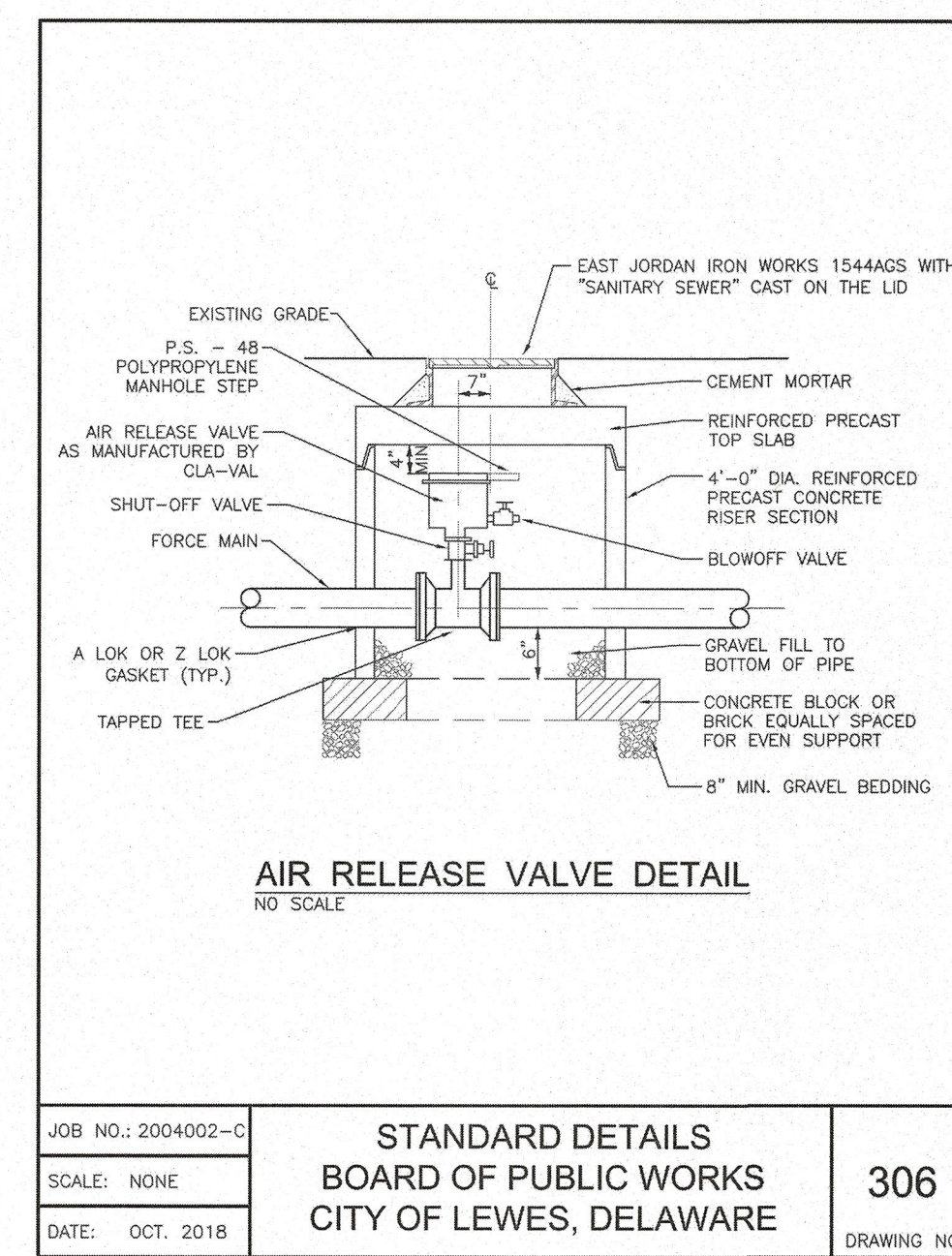
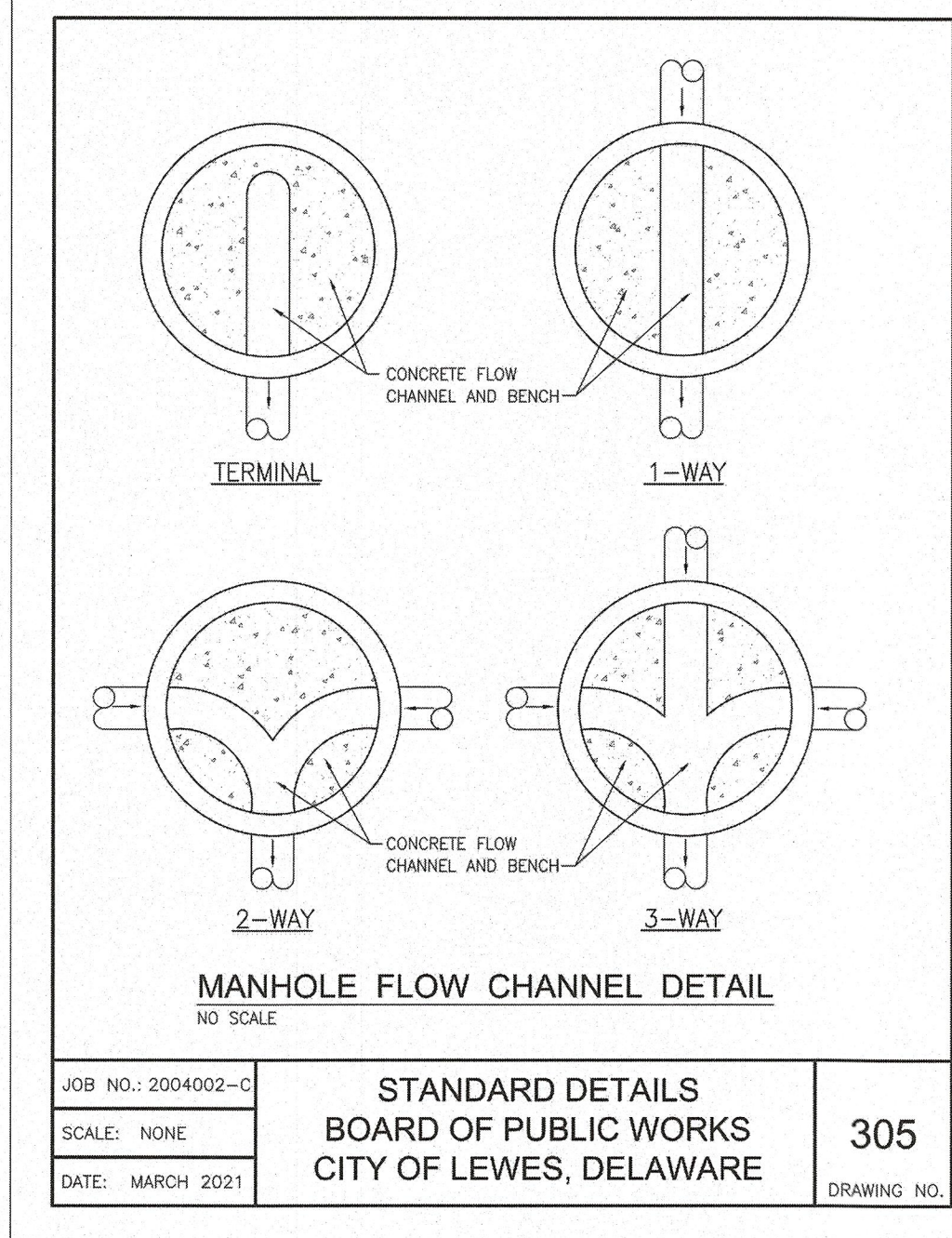
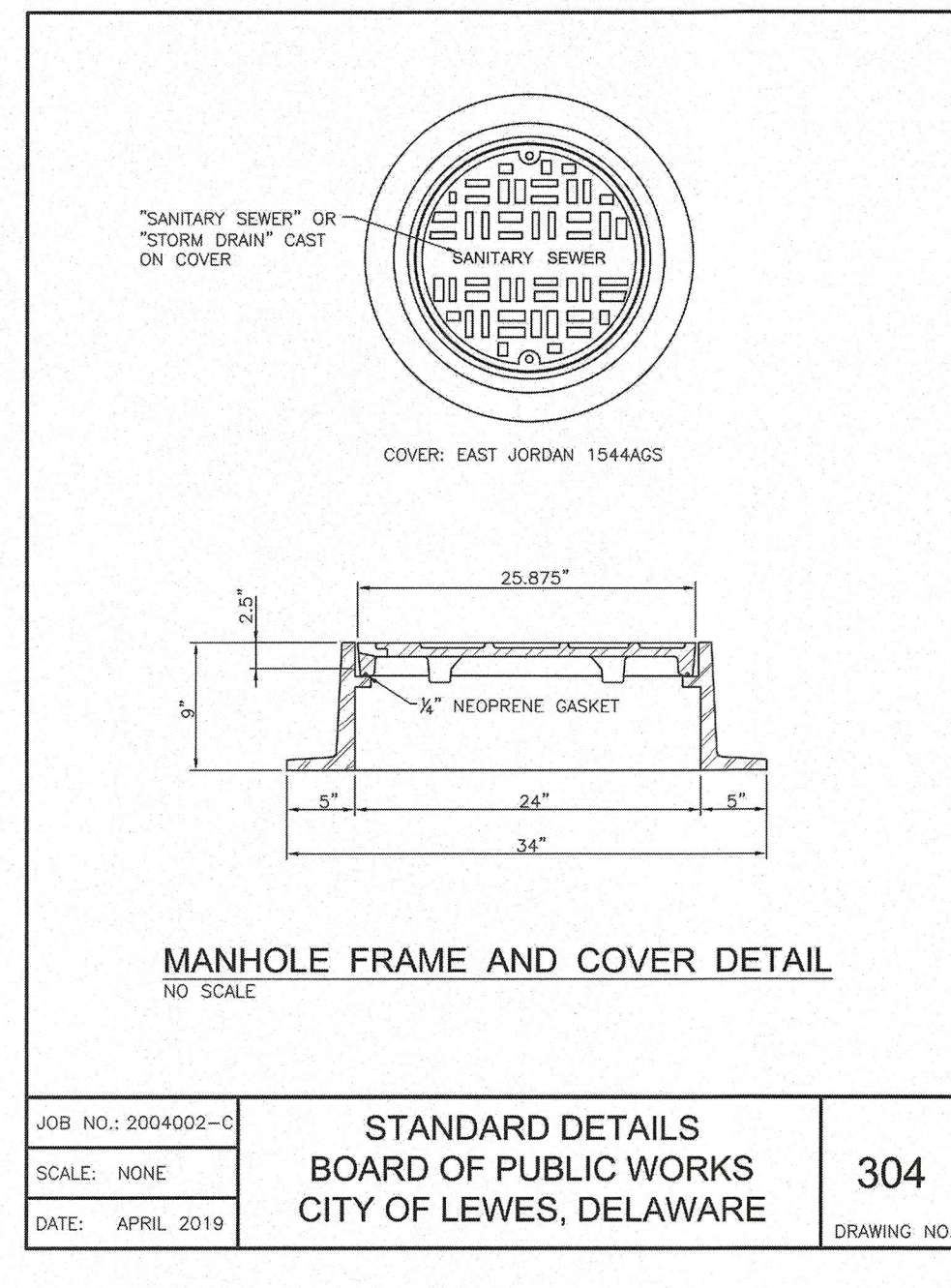
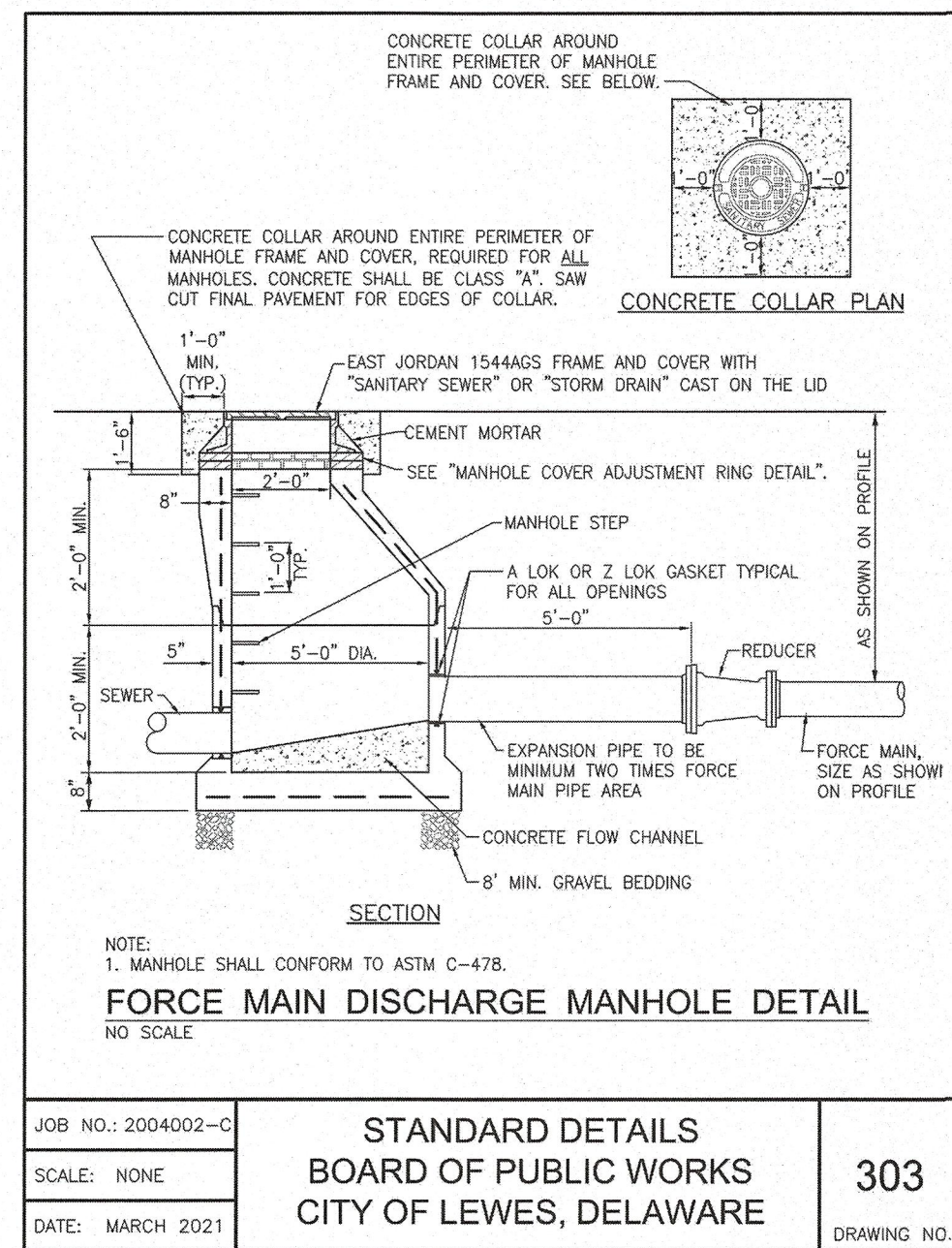
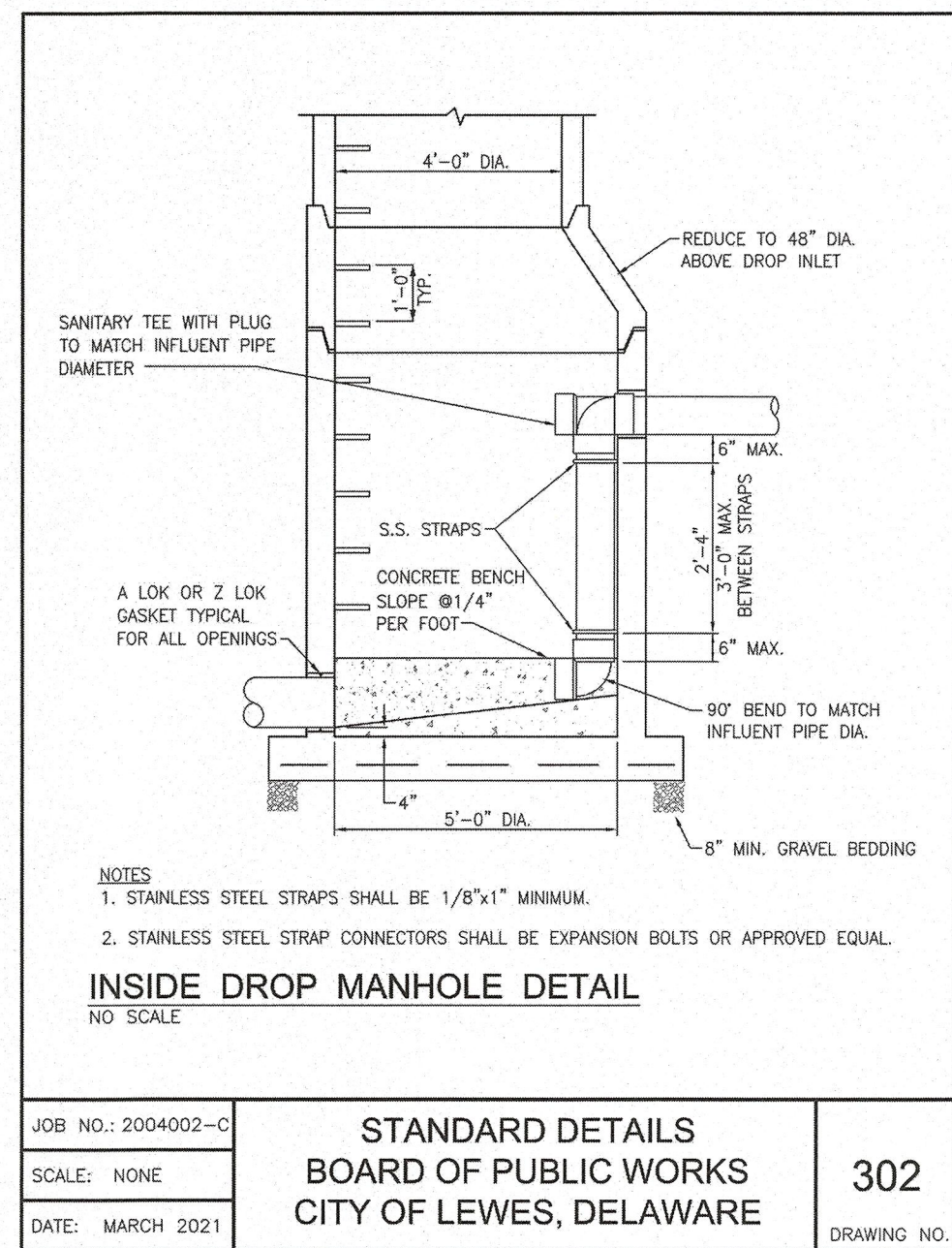
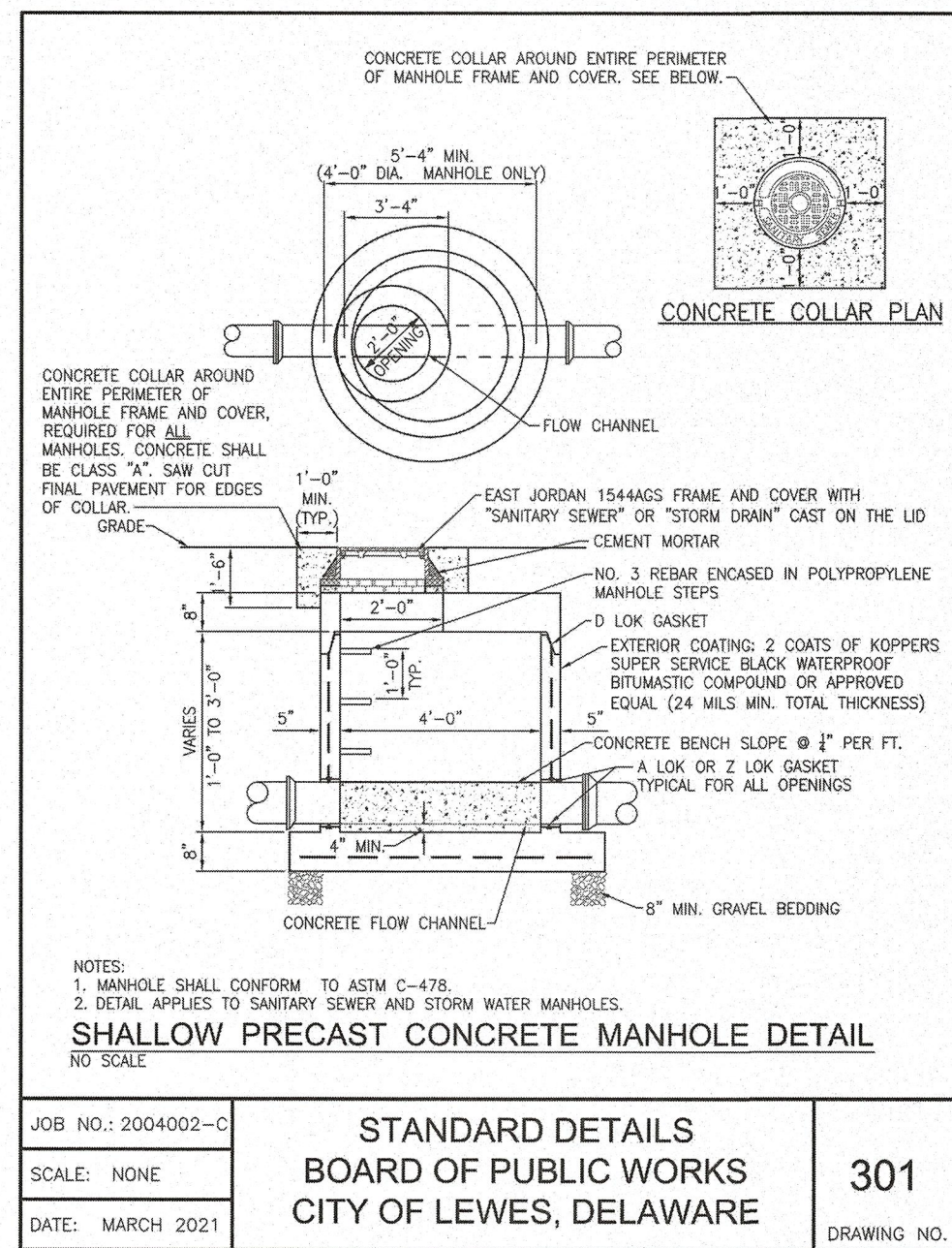
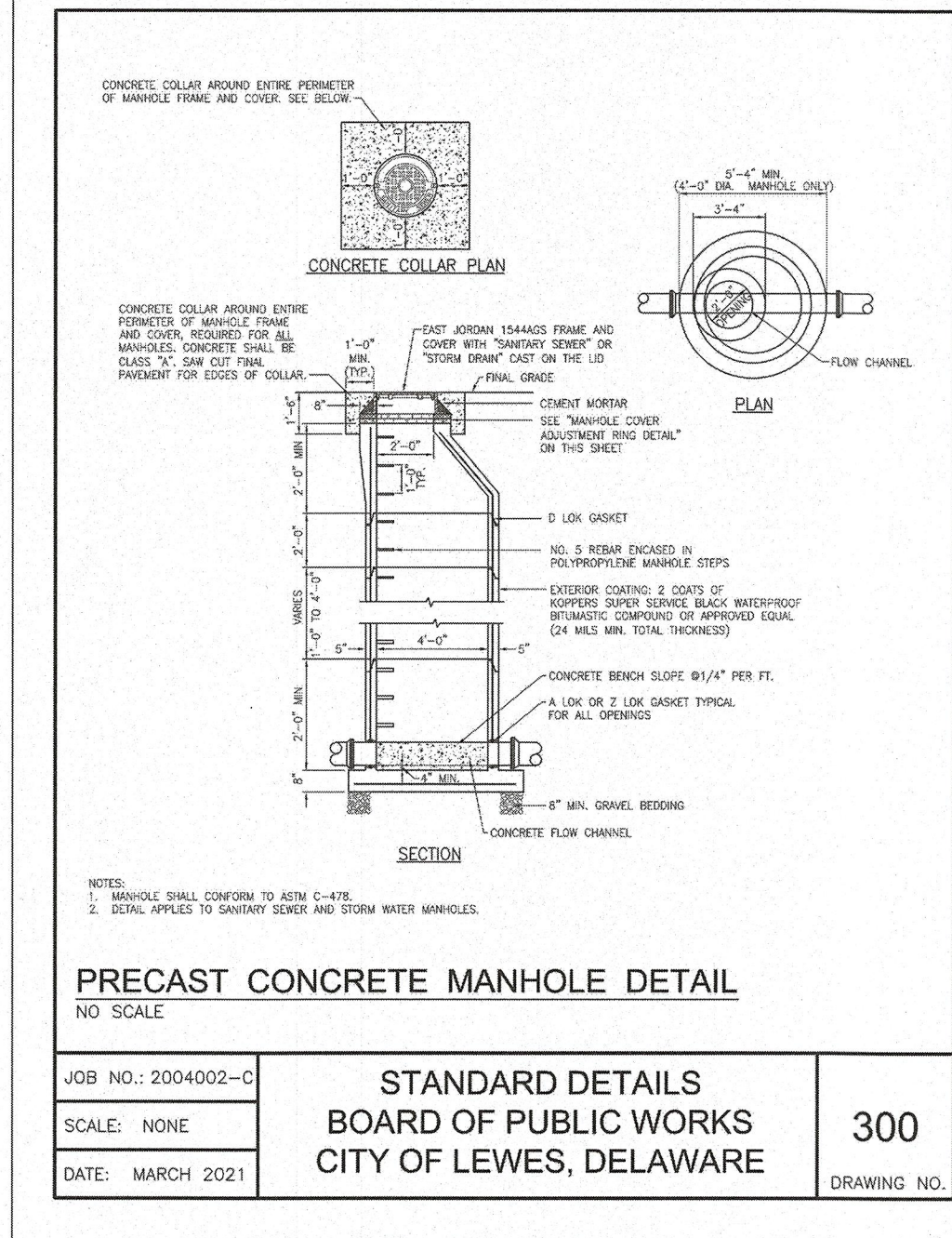
PROJECT	GRNCL22001
DATE	2024-11-01
DRAWING SCALE	1" = 30'
DRAWN BY	RWS
APPROVED BY	AMD

CS4501
SHEET 20 OF 26

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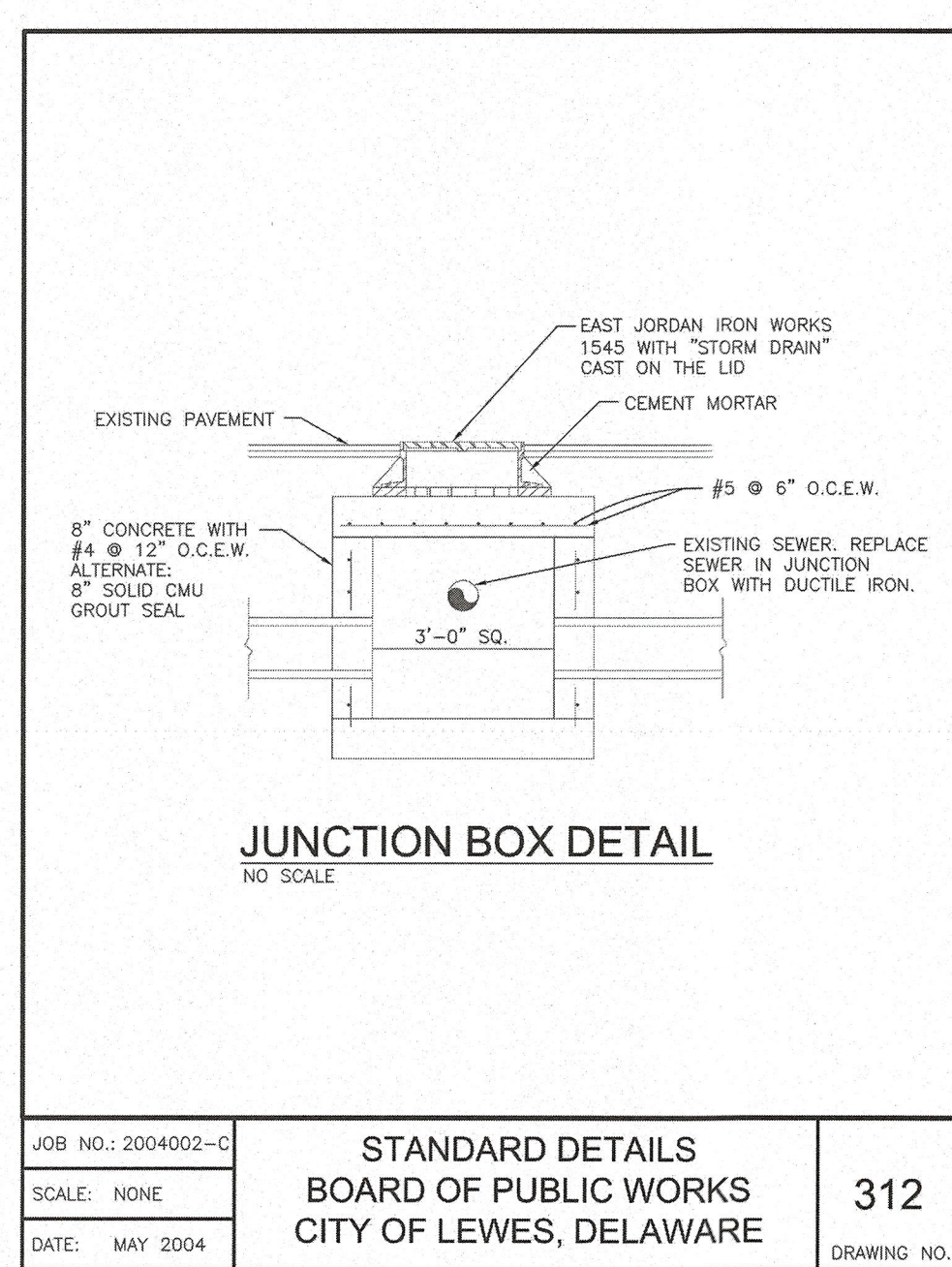
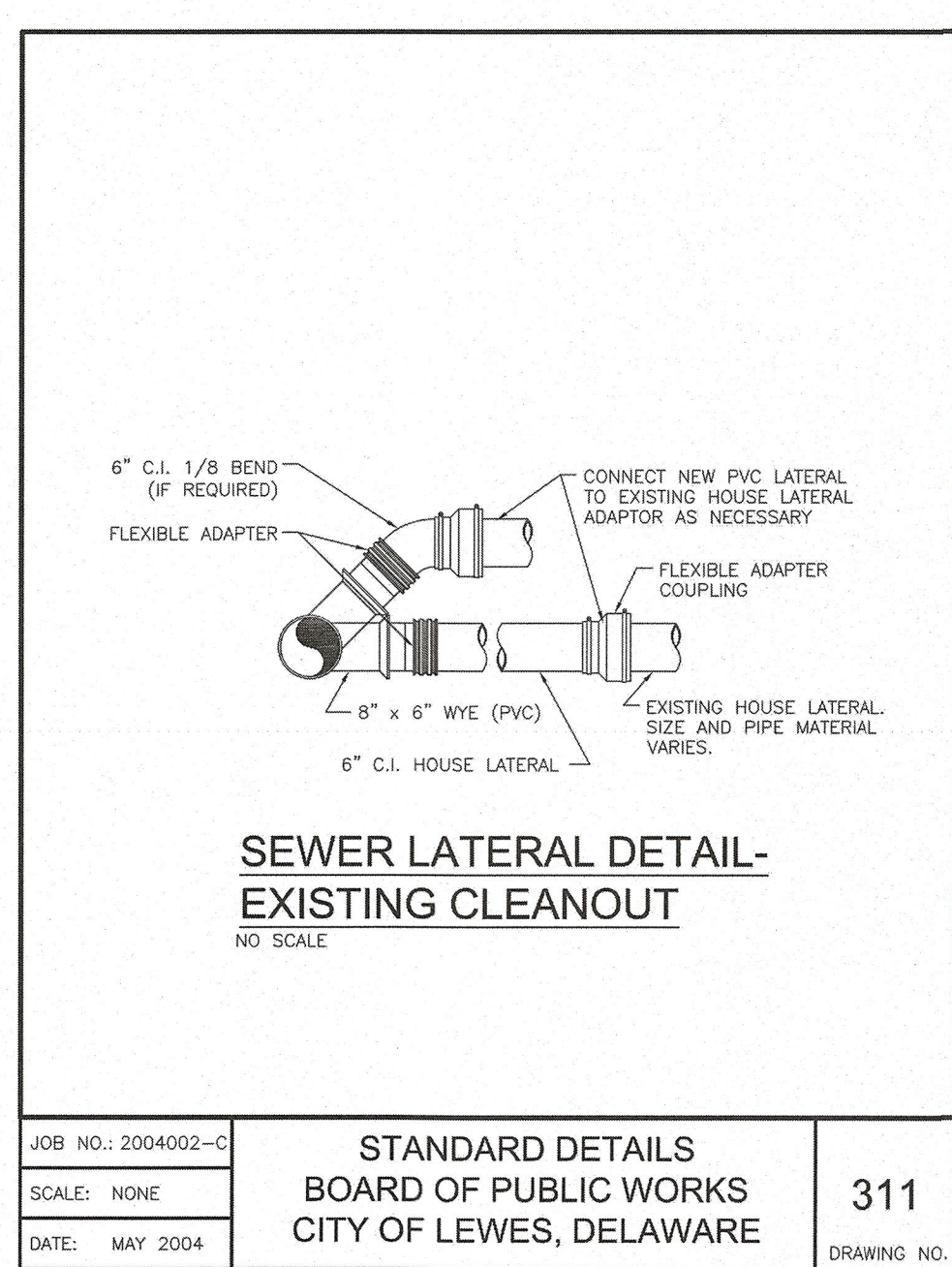
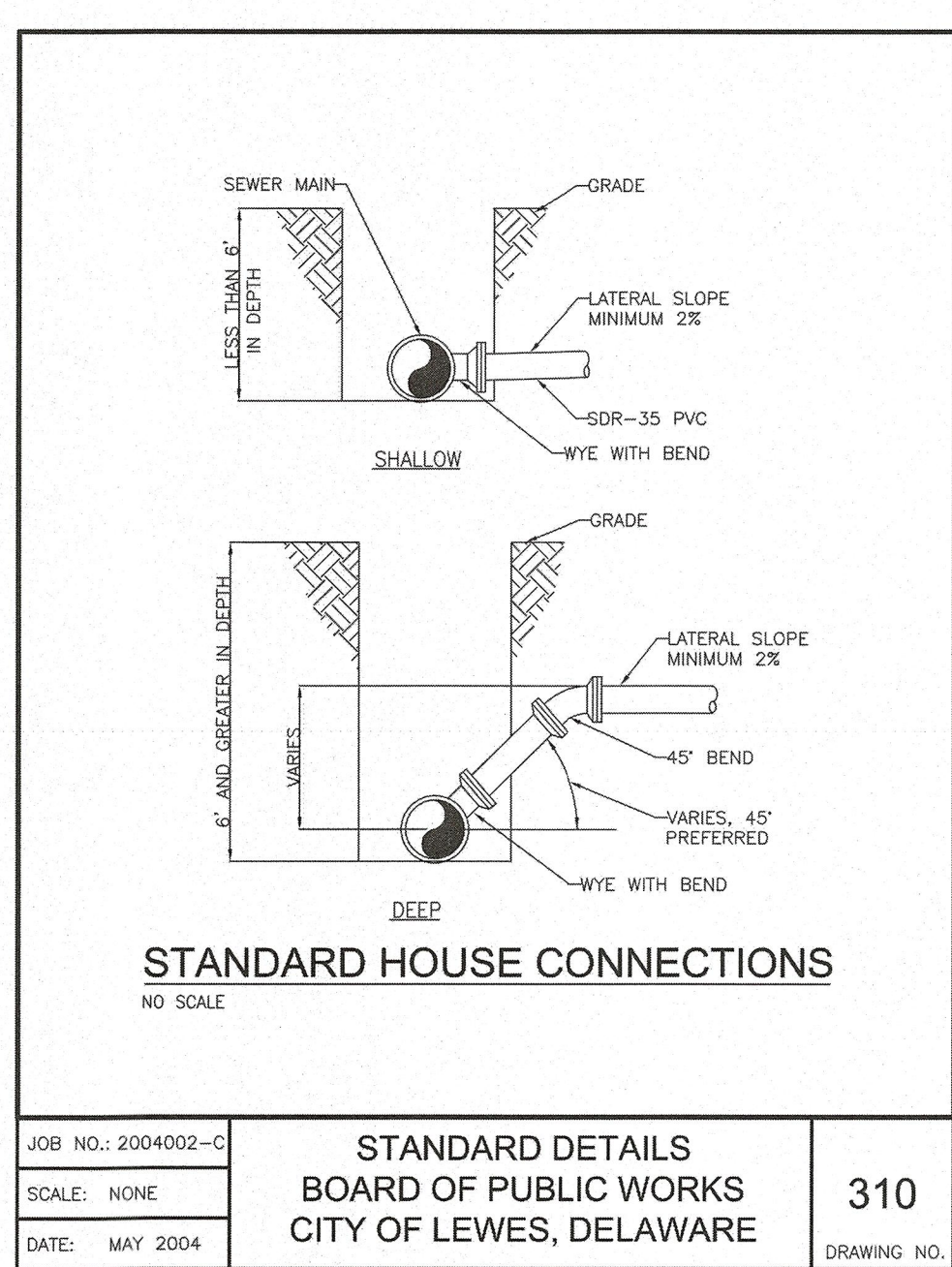
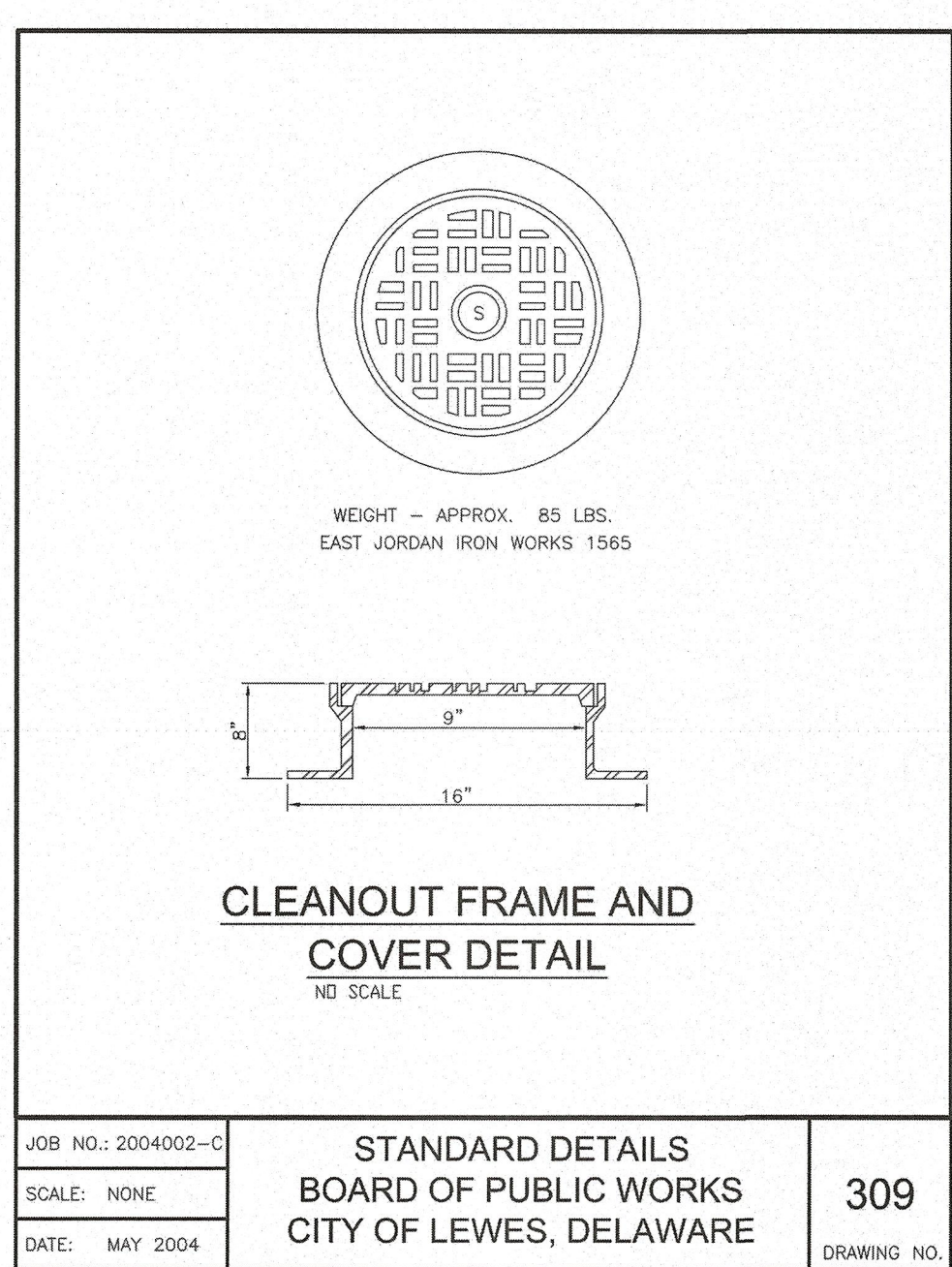
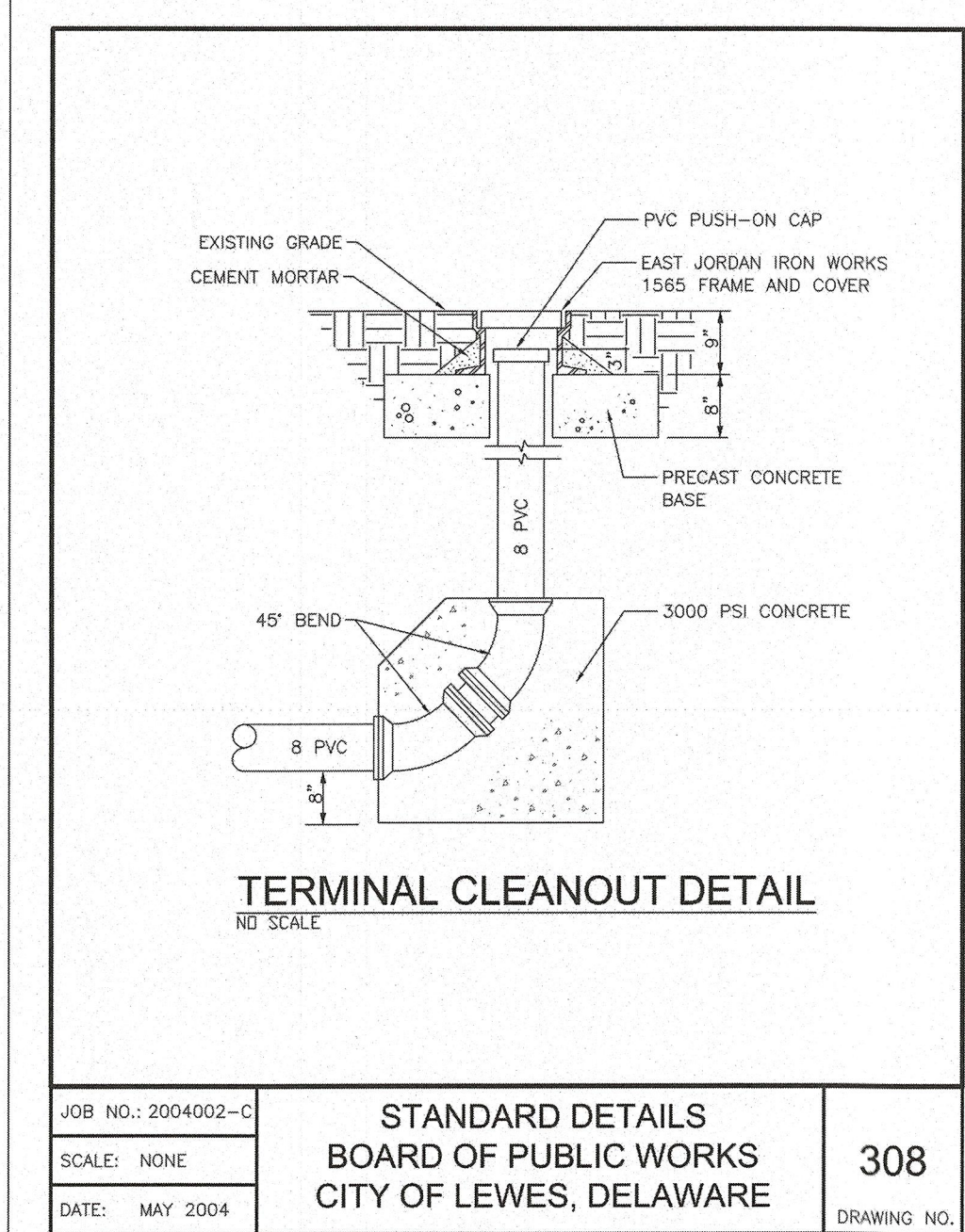


Pennon
PENNONI ASSOCIATES INC.
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Milton, DE 19968
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BPW STANDARD SANITARY SYSTEM NOTES:

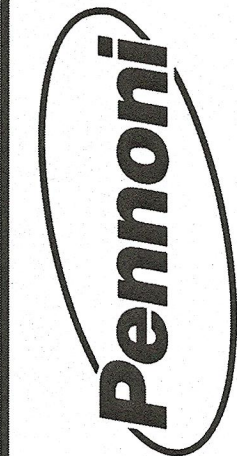
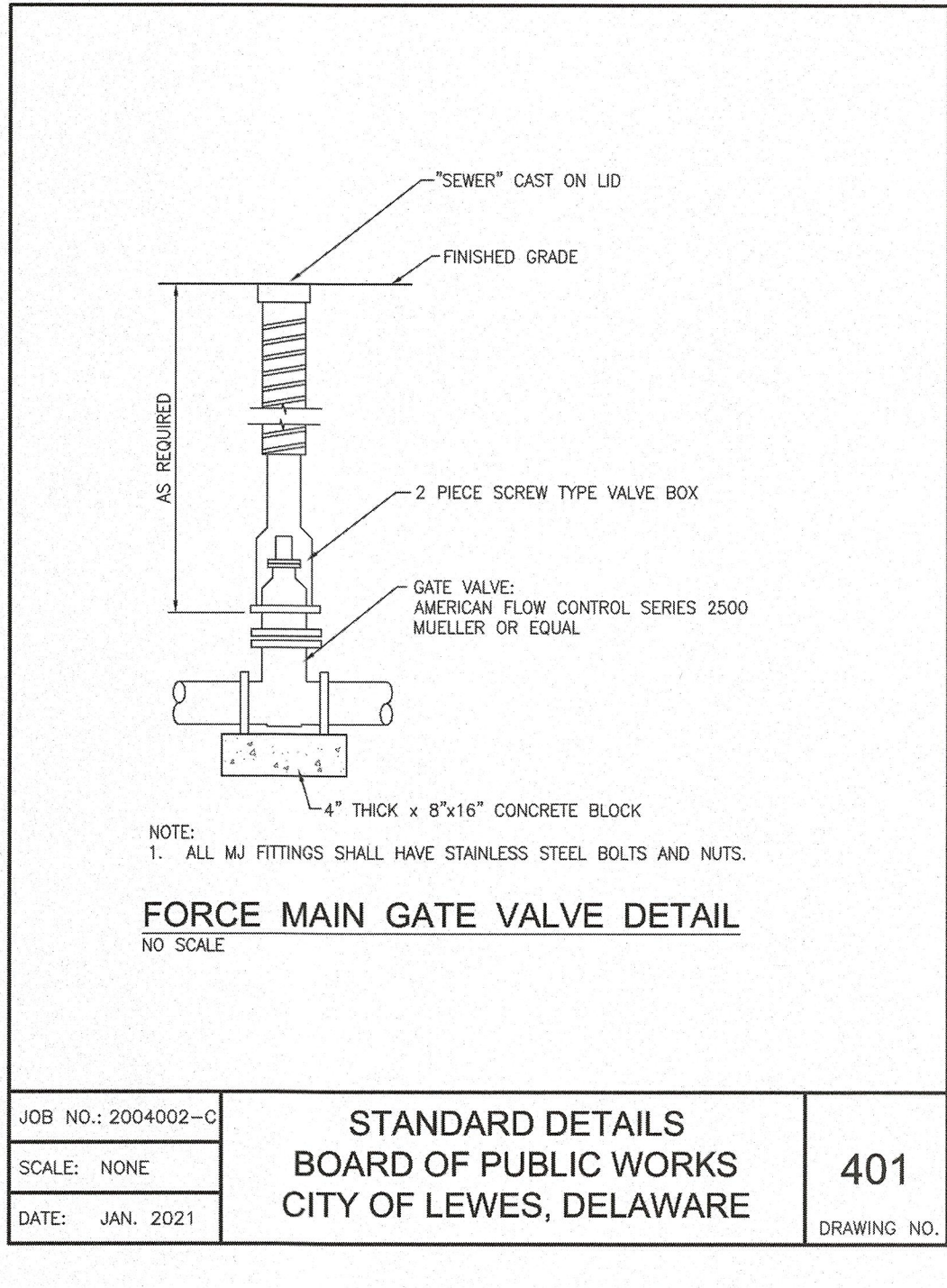
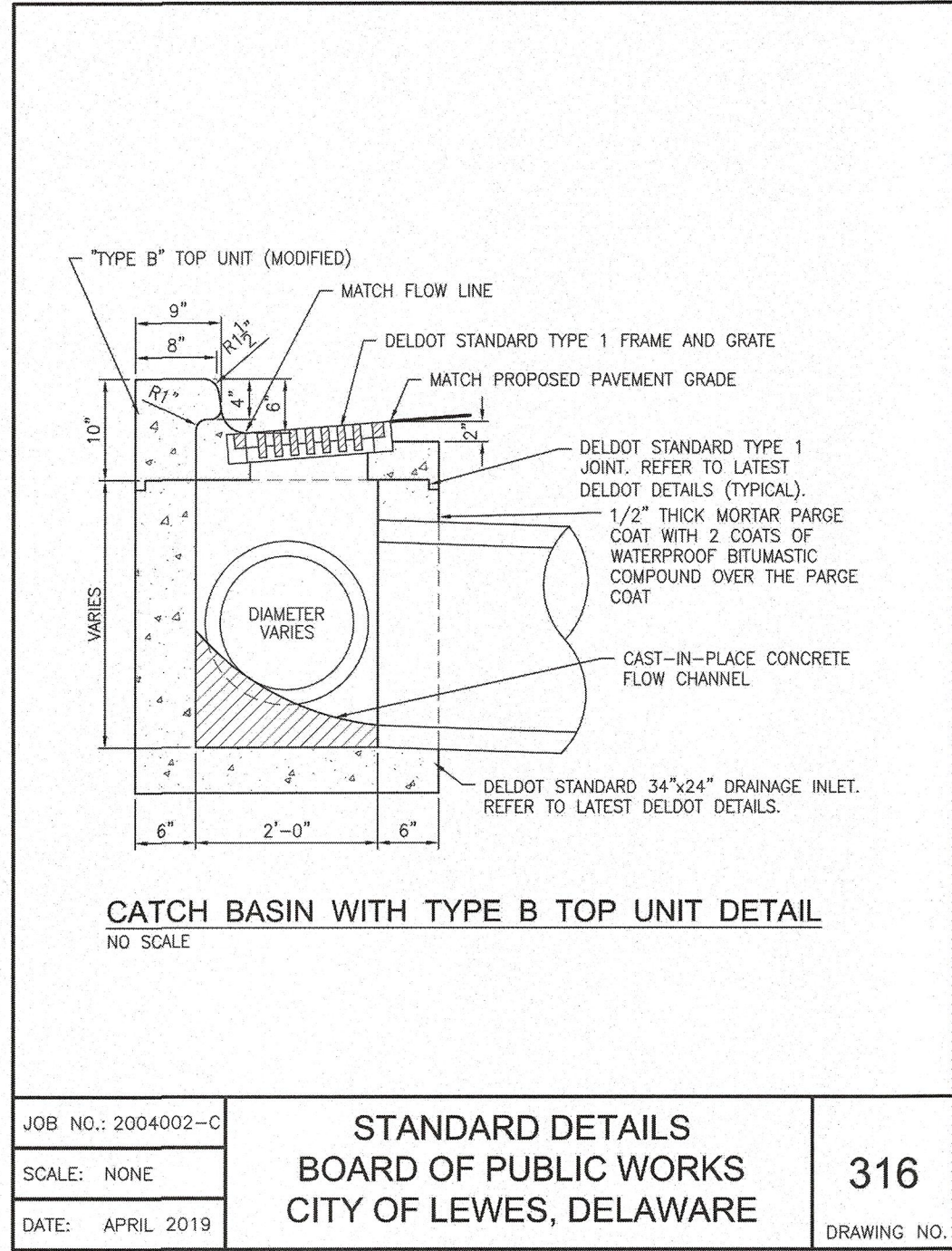
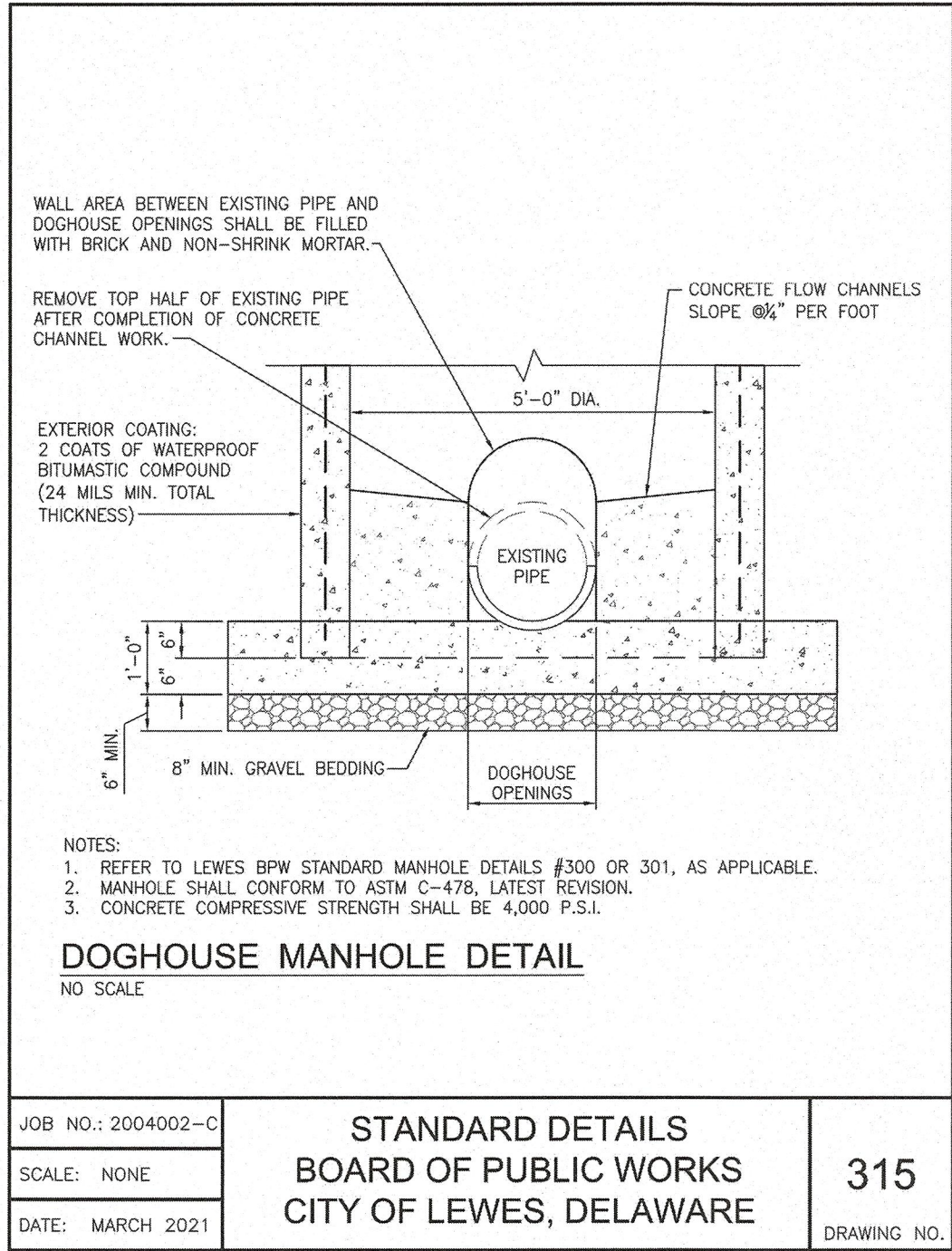
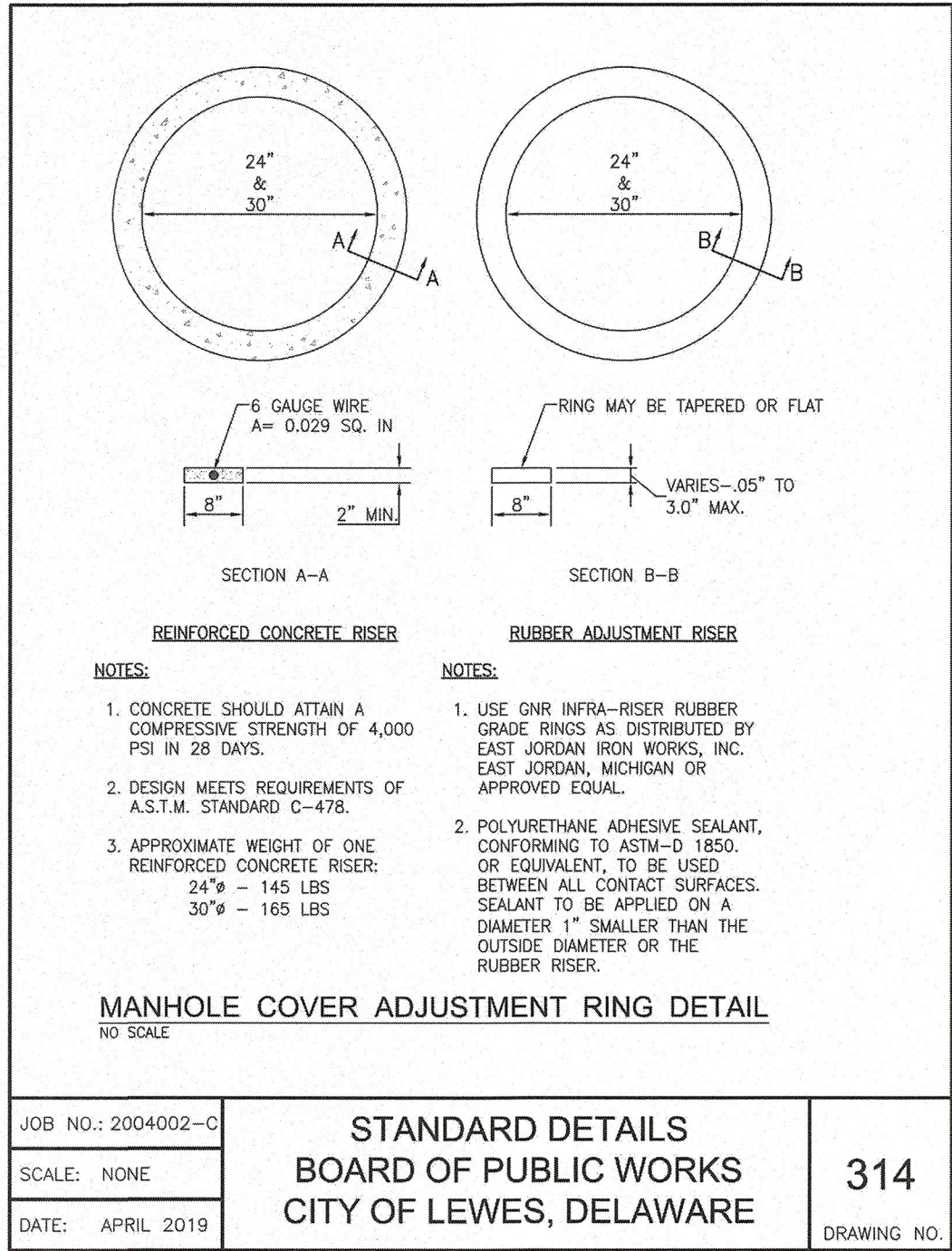
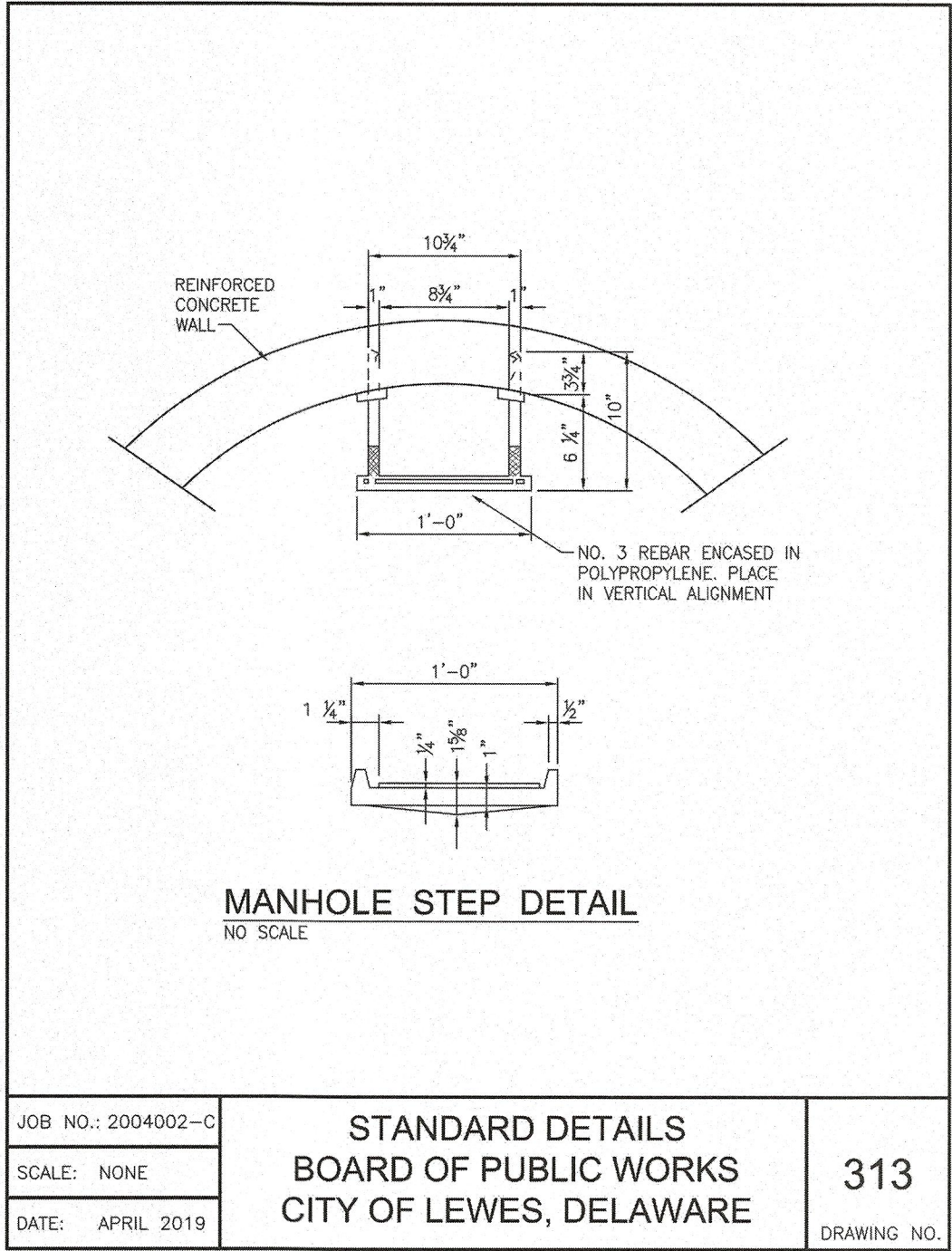
- SANITARY SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH LEWES BOARD OF PUBLIC WORKS, STANDARDS AND SPECIFICATIONS AND DETAILS, UPDATED EDITION.
- ALL SANITARY SEWER MATERIALS AND APPURTENANCES SHALL MEET OR EXCEED THOSE REQUIRED BY LEWES BOARD OF PUBLIC WORKS, STANDARDS AND SPECIFICATIONS AND DETAILS.
- SANITARY SEWER LATERAL SHALL BE 6" SDR-35 PVC. SEWER LATERAL SHALL INCLUDE A 6" CLEANOUT, WYE, AND CAP.
- TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- TOP OF MANHOLE ELEVATIONS ARE TOP OF MANHOLE FRAME AND COVER.
- PIPE SPAN LENGTHS ARE MEASURED FROM C.I. OF STRUCTURE TO C.I. OF STRUCTURE, WHERE APPLICABLE ARE ROUNDED TO THE NEAREST FOOT.
- THE CONTRACTOR SHALL FIELD VERIFY INVERTS AND LOCATION OF EXISTING SANITARY SEWER MAINS OR MANHOLES TO WHICH NEW CONSTRUCTION WILL CONNECT.
- THE SEWER LATERAL SHALL HAVE A MINIMUM COVER OF 3.5 FEET FROM PROPOSED GRADE, AS MEASURED FROM THE TOP OF PIPE.
- 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.
- 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.
- 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.
- 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 LEWES BOARD OF PUBLIC WORKS. 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.
- ALL TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH LEWES BOARD OF PUBLIC WORKS, STANDARDS AND SPECIFICATIONS, UPDATED EDITION.
- ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR35 OR DUCTILE IRON PIPE (DIP), CLASS 52. ALL DIP SHALL HAVE INTERIOR CEMENT LINING AND BITUMINOUS COATING ON THE INSIDE AND OUTSIDE SURFACE.
- ALL PIPE SHALL HAVE DETECTOR TAPE AS REQUIRED BY THE LEWES BOARD OF PUBLIC WORKS, STANDARDS AND SPECIFICATIONS, UPDATED EDITION.
- SEWER 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 ENCASUREMENT SHALL BE USED ON THE SEWER MAIN.
- THE LEWES BOARD OF PUBLIC WORKS RESIDENT PROJECT REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES WHEN THE CONTRACTOR IS INSTALLING AND/OR TESTING THE SANITARY SEWER SYSTEM.



NO.	DATE	REVISIONS	BY
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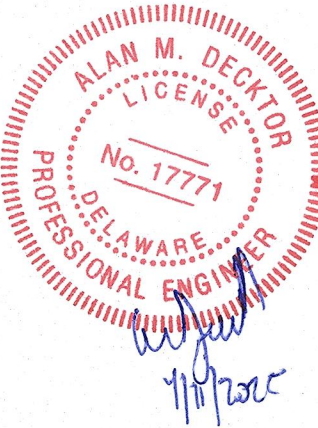
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PROJECT	GRNCL22001
DATE	2024-11-01
DRAWING SCALE	AS NOTED
DRAWN BY	RWS
APPROVED BY	AMD



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19668
T 302.684.8030 F 302.684.8054

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WHITE'S POND PRESERVE

TM: 335-8-1279.00
MONROE AVE EXTENDED
LEWES, DE 19658

SANITARY SEWER DETAILS AND NOTES

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19658

NO.	DATE	NO.	REVISIONS	TOU	BY
1	2025-03-04				

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PROJECT	GRNCL22001
DATE	2024-11-01
DRAWING SCALE	AS NOTED
DRAWN BY	RWS
APPROVED BY	AMD

CS6005
SHEET 25 OF 26