

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



## Abbey Creek Narrative Summary

The intended purpose of the proposed facilities is to provide sanitary sewer service to 254 single family lots and 154 single family (semi detached) lots and a clubhouse. The proposed subdivision is on Green Giant Road, approximately 450' +/- southwest of Wiggins Mill Road. The project is being developed by Mckee Builders, LLC. Under this contract, approximately 17,652 feet of 8" PVC gravity sewer, 392 feet of 8" DIP gravity sewer, 956 feet of 10" PVC gravity sewer, 20 feet of 10" DIP gravity sewer and 127 manholes will be constructed. The gravity sewer flows to a proposed onsite Pump Station that will discharge a proposed 10" HDPE forcemain to existing 18" sewer line which outlets into the Towns pump station on Tax Parcel 23-042.00-011.

The site will use 8" PVC SDR 26, 8" DIP, 10" PVC and 10" DIP pipes. The manholes are Town of Middletown standard 60" manholes. Internal drop structures were used for new manholes. Slopes on the gravity sewer varies, but a minimum of 0.50% was used for the 8" lines. Each lot is serviced by lateral and a sewer lateral chart is provided on the plans.

The plans have been reviewed by the Town of Middletown. We are seeking the approval of the Wastewater Construction Permit. The Town of Middletown has advised us that there is adequate capacity in their system for this proposal as stated in their letter dated May 9, 2025.