

GENERAL NOTES

- PERMITTING
1. A CONSTRUCTION PERMIT ISSUED BY THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) IS REQUIRED BEFORE ANY WORK IS PERFORMED WITHIN A DELDOT RIGHT-OF-WAY.

COMPLIANCE WITH THE APPROVED SEWER CONSTRUCTION PLAN

- 4. SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT NEW CASTLE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION. SPECIAL PROVISIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARD DETAILS, AND THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES OR STRICTER STANDARDS IDENTIFIED BY THE ENGINEER.

SANITARY SEWER PLAN
BLUE DIAMOND PARK
LOT 2 WAREHOUSE
1380 RIVER ROAD, NEW CASTLE, DE 19720
TAX PARCEL # 10-045.00-021

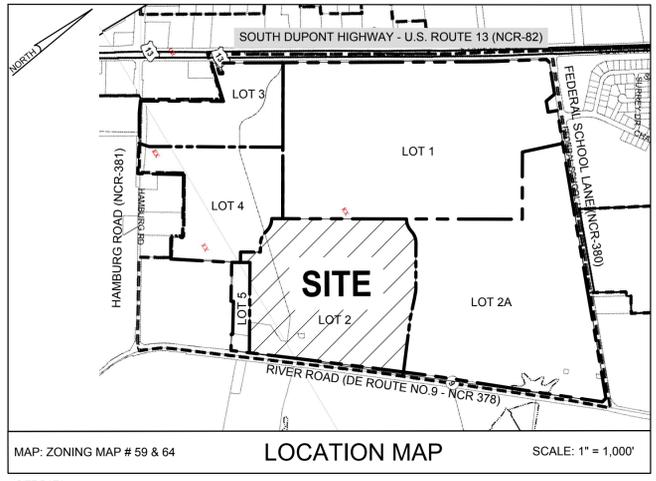
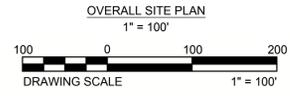
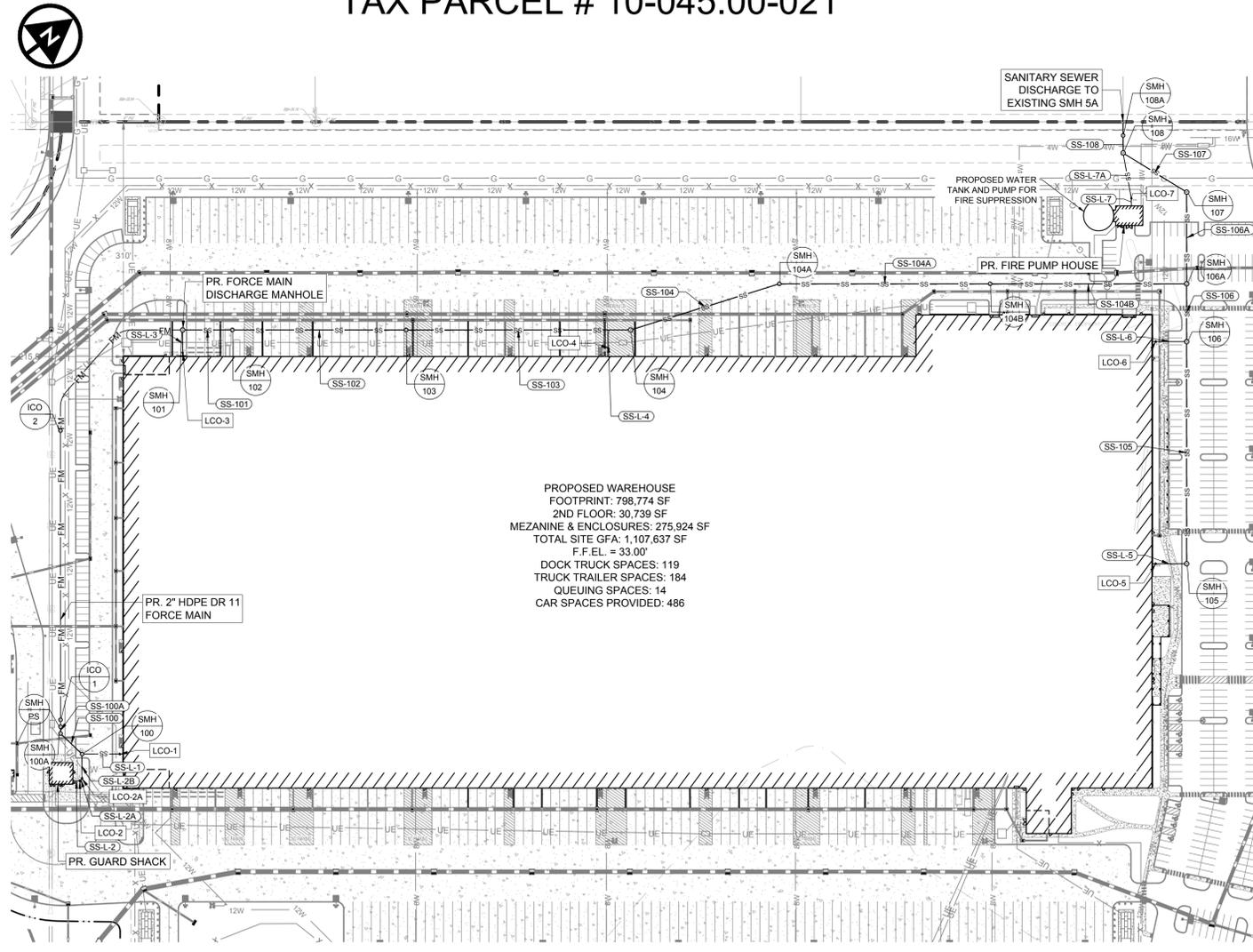


Table with 2 columns: Item Number and Description. Contains site data including application number, tax parcel number, owner information, and zoning details.

Table with 2 columns: Warehouse Building 1st and 2nd Floors, and Additional Mezzanines/Enclosures/Other Buildings. Lists square footages for various building components.

- 17. PARKING RATIONALE: EXISTING PARKING: 0 SPACES; PARKING REQUIRED: 5 P.S. + 0.5 / 1,000 GFA... 569 PARKING SPACES.

Table with 3 columns: WRP Areas (Lots 1, 2, 2A, 3, 4, & 5), Total All Lots, and Total Disturbance. Lists various metrics for wetland and riparian areas.

SUPPLEMENTARY NOTES

- 1. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATION.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO DEPICT CONSTRUCTION OF THE SANITARY SEWER TO PROVIDE SANITARY SEWER SERVICE TO THE PROPOSED WAREHOUSE, GUARD SHACK, AND FIRE PUMP HOUSE ON LOT 2 (TAX PARCEL 10-045.00-21).

CERTIFICATION OF ACCURACY

I RYAN K. MINNICK, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THE SANITARY SEWER DRAWINGS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING AND ENGINEERING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.



CERTIFICATION OF OWNERSHIP (LOT 2)

I, CHRIS GALLIGAN, HEREBY CERTIFY THAT PR-STOLTZ PROPCO BLUE DIAMOND-LOT 2, LLC IS THE OWNER OF TAX PARCEL 10-045.00-021 WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE CONSIDERED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

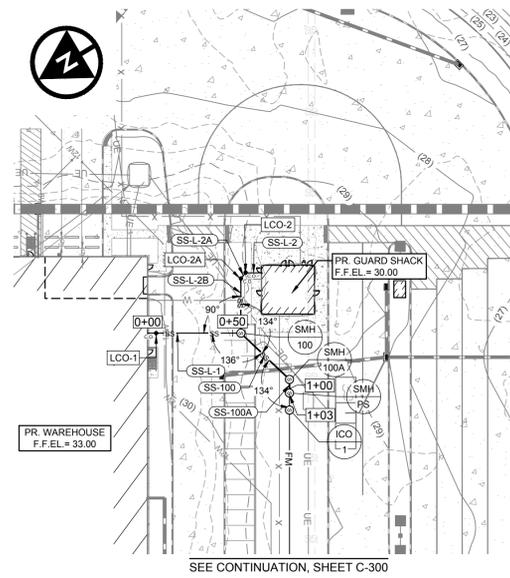
FOR USE BY DEPARTMENT OF PUBLIC WORKS

This New Castle County Department of Public Works has reviewed the documents bearing this stamp and any supporting documents submitted herewith and certifies that the information is true and correct to the best of our knowledge and belief.

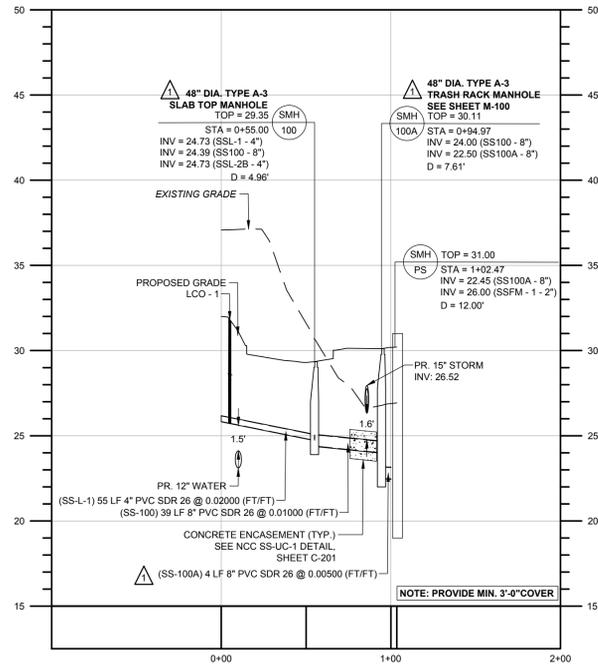
Vertical title block containing project name 'SANITARY SEWER PLAN BLUE DIAMOND PARK - LOT 2 WAREHOUSE', sheet number 'G-100', date 'APRIL 02, 2025', and scale '1" = 100''.

Project file: blue-diamond-park-lot-2 - a - m - king - 2024-04-02 - 10:57 AM

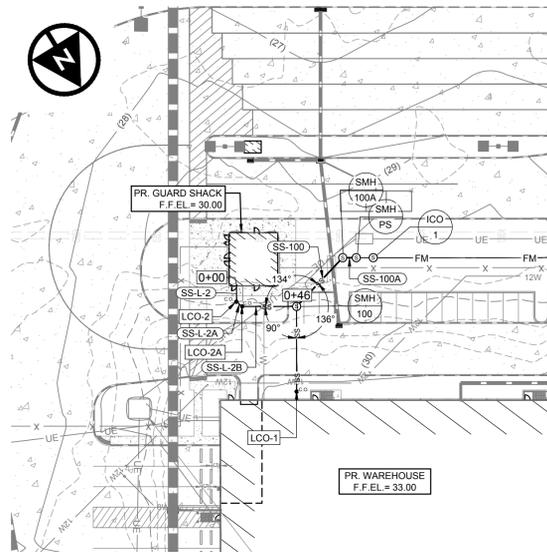
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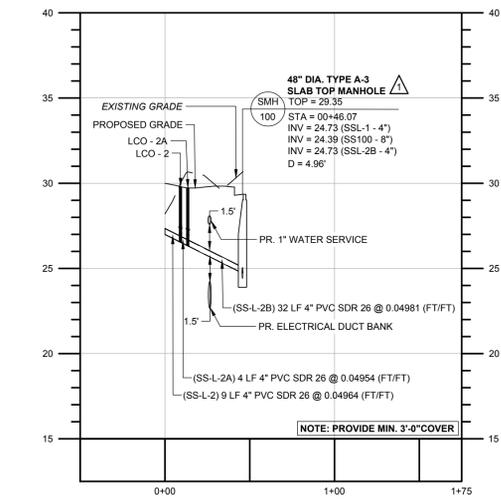
PLAN: SS-L-1 TO PS
SCALE: 1" = 50'



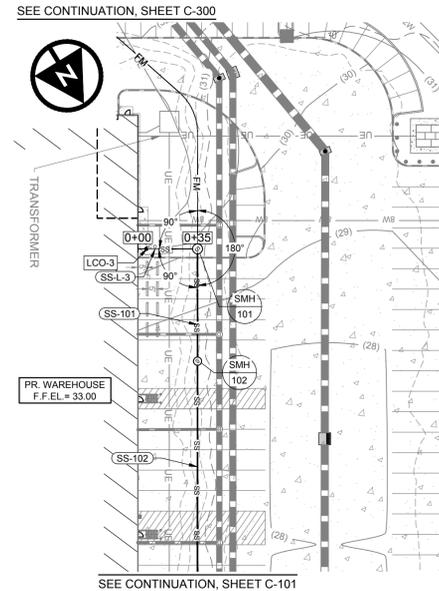
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VERT: 1" = 5'



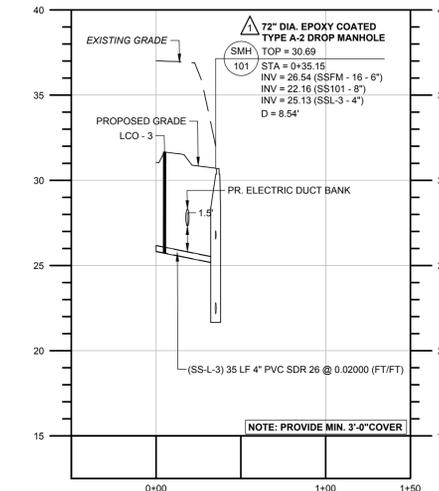
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SCALE: 1" = 50'



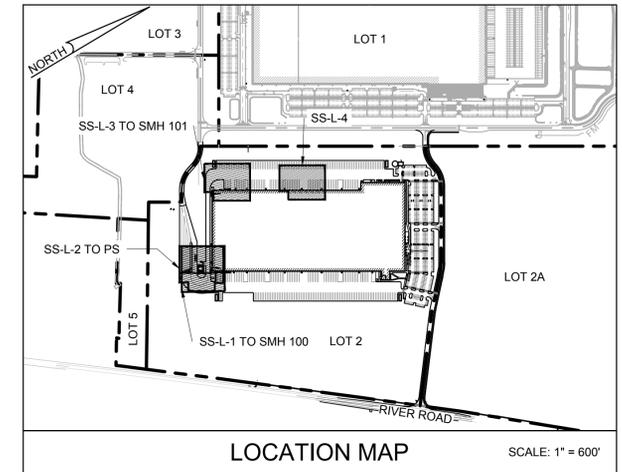
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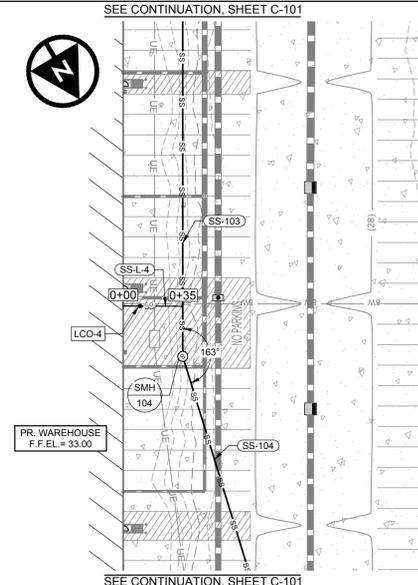
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SCALE: 1" = 50'



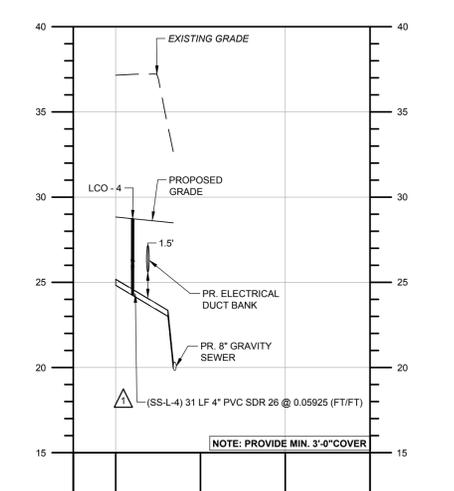
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LOCATION MAP
SCALE: 1" = 60'



PLAN: SS-L-4
SCALE: 1" = 50'

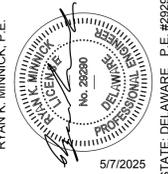


PROFILE: SS-L-4
SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'



The New Castle County Department of Public Works has reviewed the document bearing this stamp and any supporting documents submitted therewith solely for compliance with applicable New Castle County standards and specifications pertaining to the sanitary sewer design. New Castle County is not responsible for the accuracy of the design or engineering and shall not be responsible for damages or losses of any kind arising from errors or omissions in this document or any other documents submitted or relied on as the design or construction of the project's sanitary sewer.

Bryan Ammerman
Bryan Ammerman

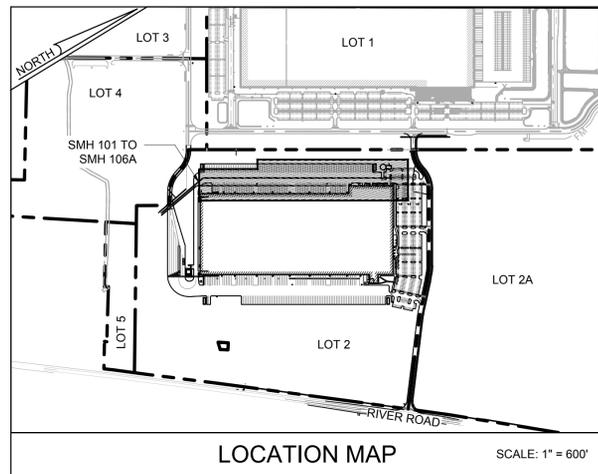


DESIGNED BY	RKM
DRAWN BY	JTL
CHECKED BY	RKM
PROJECT NO.	25449

CHK'D BY	DATE	REVISION
RKM	05-07-2025	1

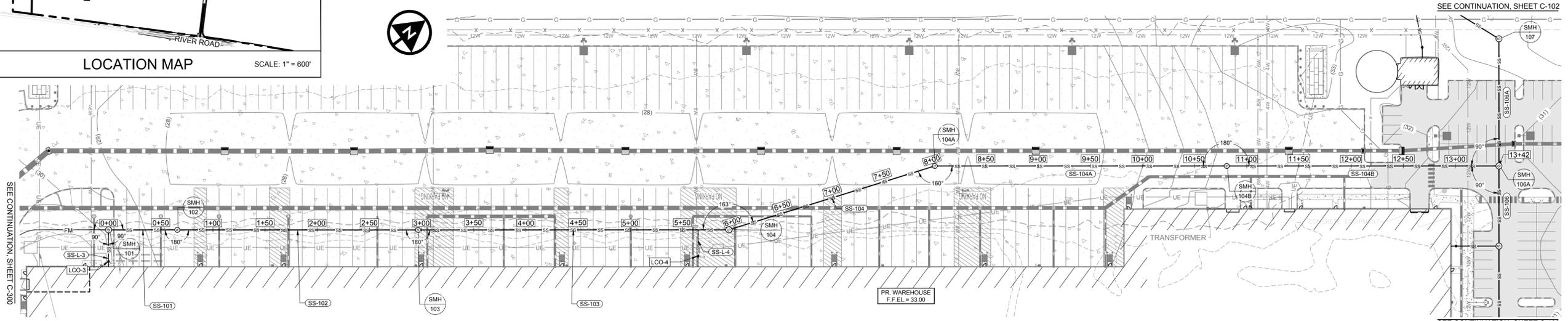
NEW CASTLE HUNDRED-NEW CASTLE COUNTY-DELAWARE
SANITARY SEWER PLAN
BLUE DIAMOND PARK - LOT 2 WAREHOUSE
GRAVITY SEWER PLAN AND PROFILE
1380 RIVER ROAD, NEW CASTLE, DE 19720

APPLICATION NO.	2024-0727
DATE	APRIL 02, 2025
SCALE	1" = 50'
SHEET	C-100

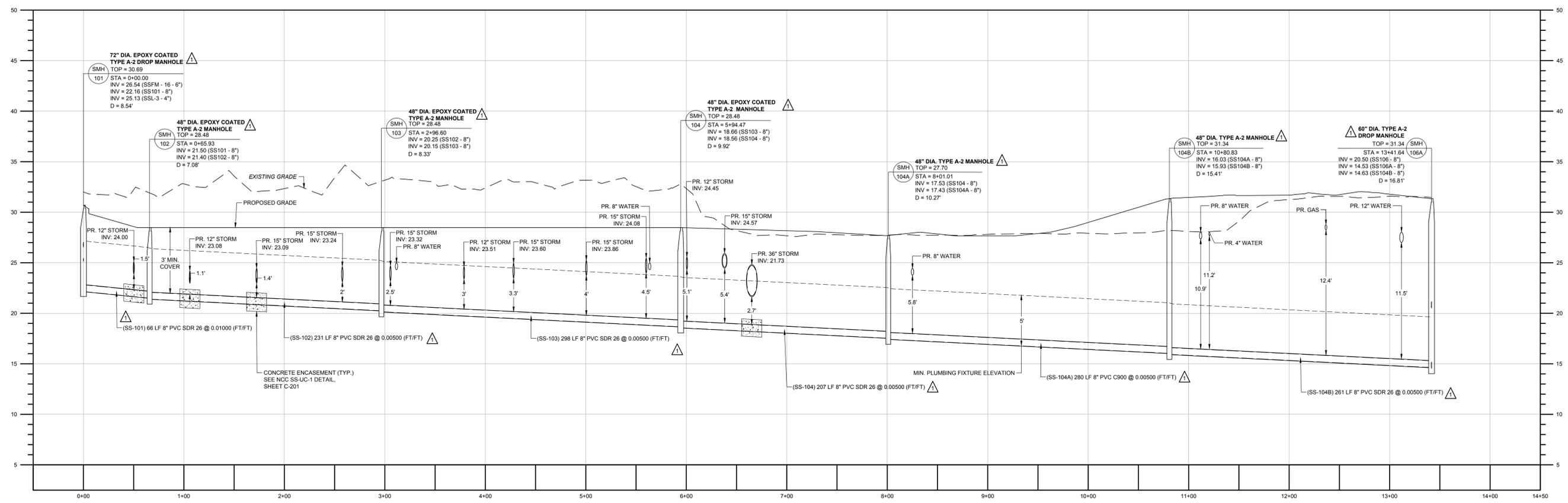


The New Castle County Department of Public Works has reviewed the document bearing this stamp and any supporting documents submitted (hereinafter referred to as "submittals") and has approved the design, construction and installation of the sanitary sewer system shown on the drawings. New Castle County is not responsible for the design or engineering and shall not be responsible for damages or losses of any kind arising from errors or omissions in this document or any other documents submitted or related to the design or installation of the proposed sanitary sewer system.

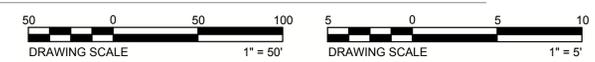
Bryan Ammerman
Bryan Ammerman



PLAN: SMH 101 TO SMH 106A
SCALE: 1" = 50'



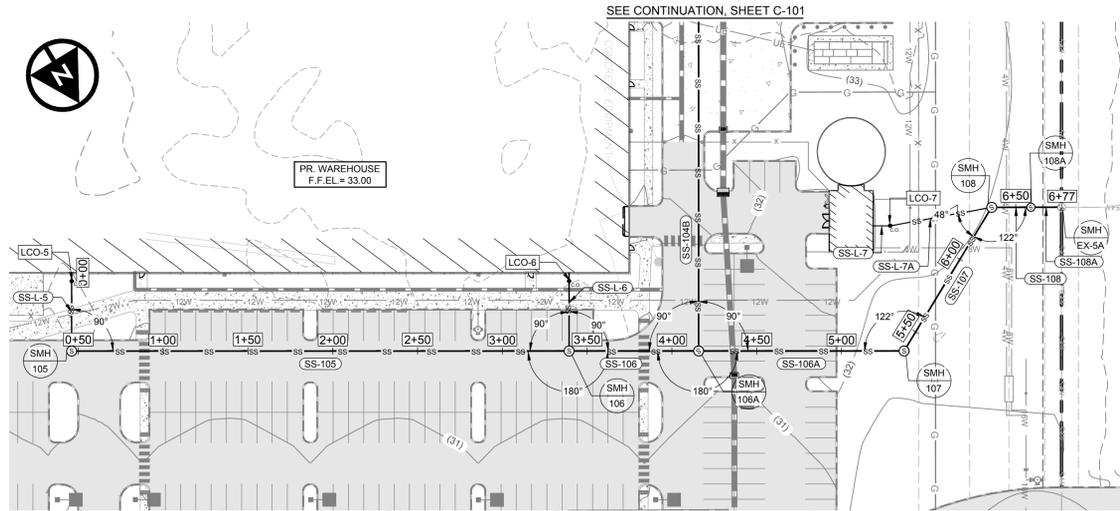
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SCALE: HORIZ: 1" = 50'
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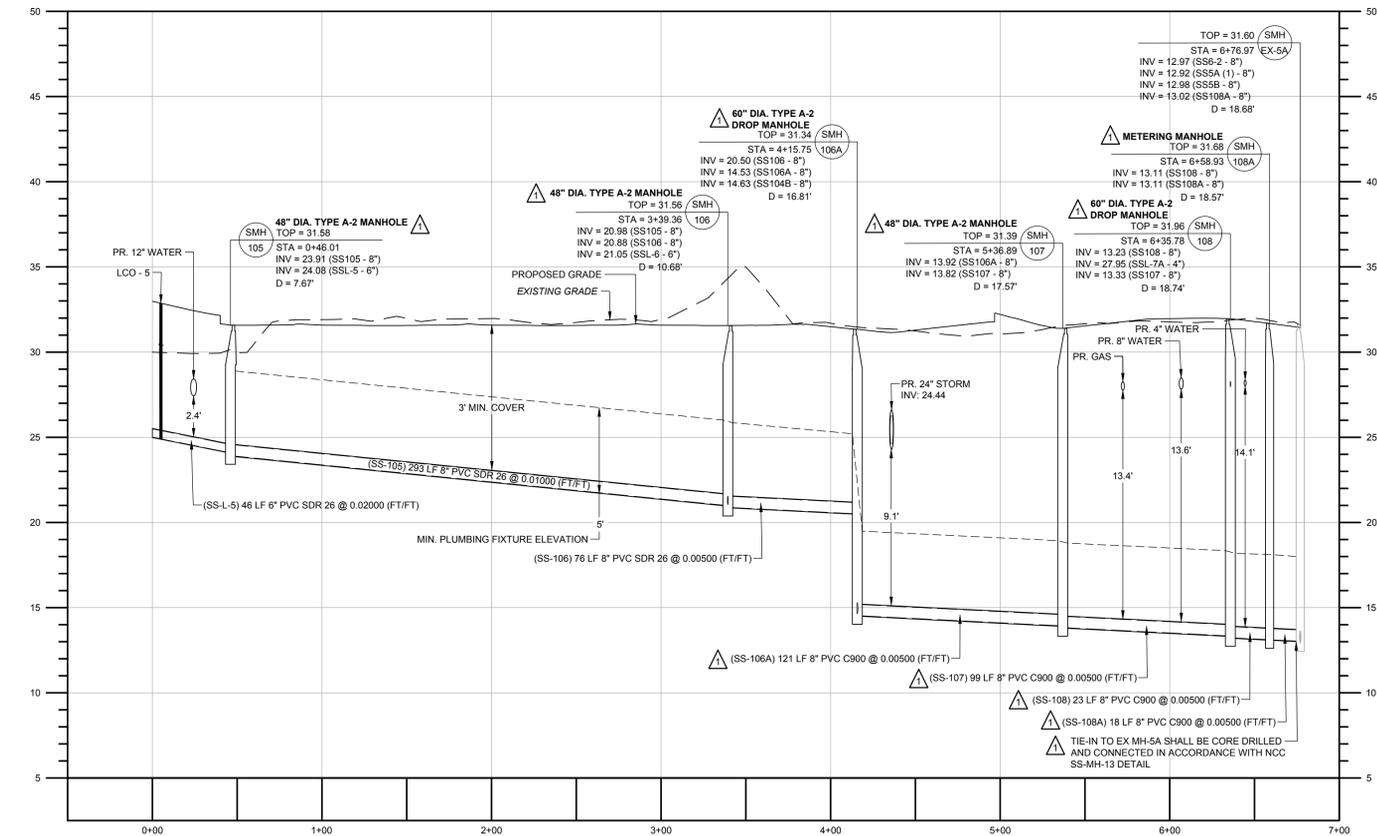
DESIGNED BY	CHK'D BY	REVISION	No.
RKM	RKM	1	1
DRAWN BY	DATE	REVISION	
JTL	05-07-2025	1	
CHECKED BY			
RKM			
PROJECT NO.			
25449			

NEW CASTLE HUNDRED-NEW CASTLE COUNTY-DELAWARE
SANITARY SEWER PLAN
BLUE DIAMOND PARK - LOT 2 WAREHOUSE
GRAVITY SEWER PLAN AND PROFILE
1380 RIVER ROAD, NEW CASTLE, DE 19720

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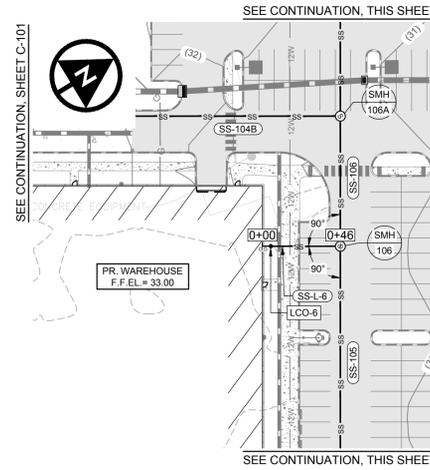
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SCALE: 1" = 50'



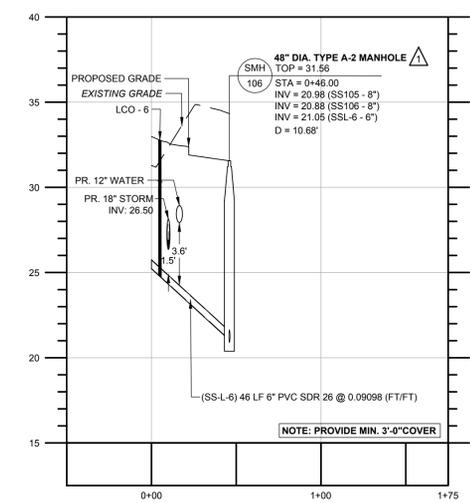
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SCALE: HORZ: 1" = 50'
VERT: 1" = 5'

The New Castle County Department of Public Works has reviewed the documents showing this design and any supporting documents submitted hereon solely for compliance with applicable New Castle County ordinances and specifications pertaining to the sanitary sewer design contract. New Castle County is not assuming the liability of the design or engineering and shall not be responsible for damages or losses of any kind arising from errors or omissions in this document or any other documents submitted or related to the design or installation of the proposed sanitary sewer.

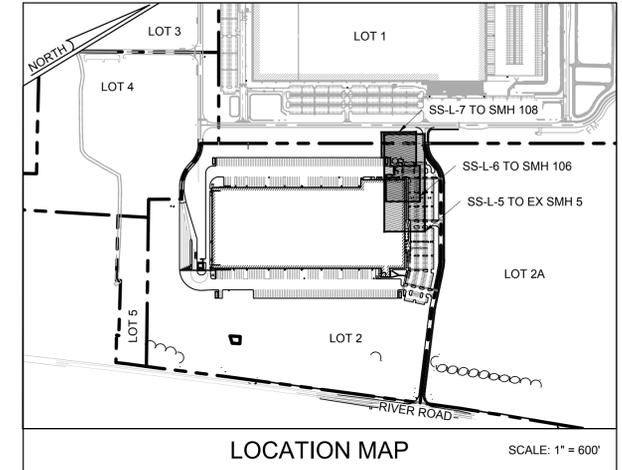
Bryan Ammerman
Bryan Ammerman



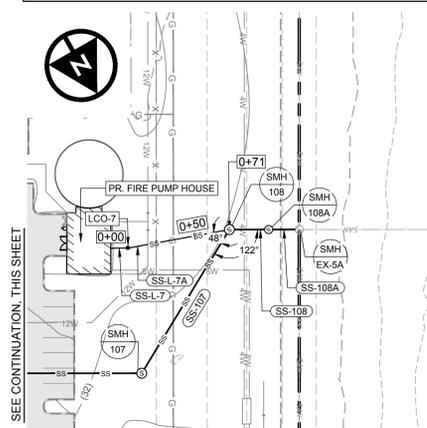
PLAN: SS-L-6 TO SMH 106
SCALE: 1" = 50'



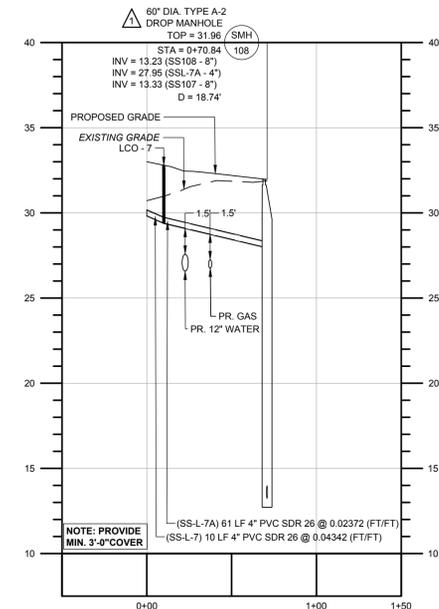
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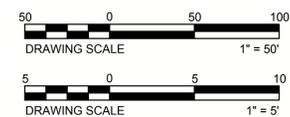
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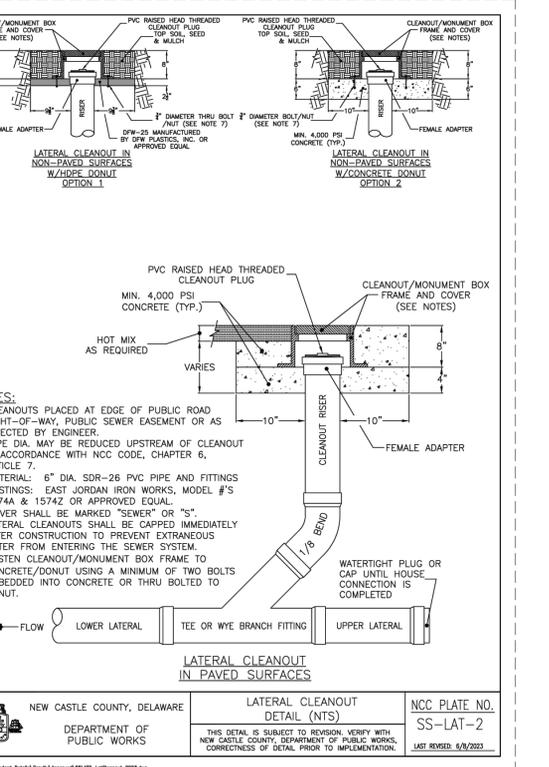
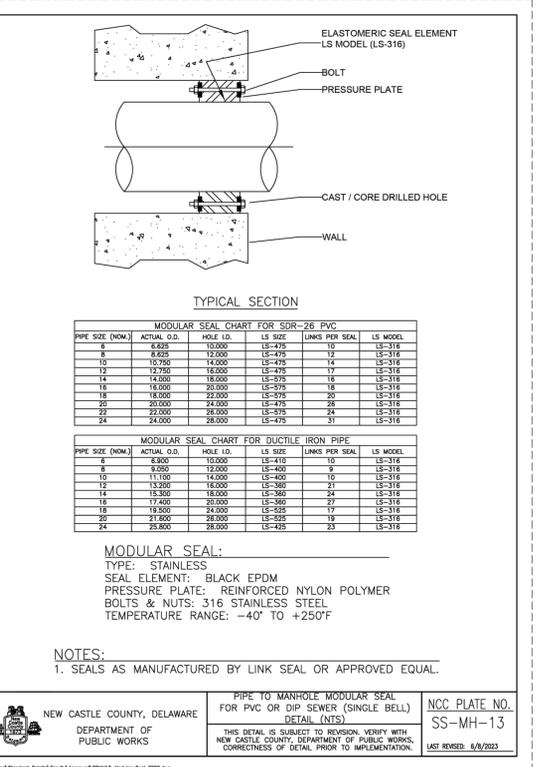
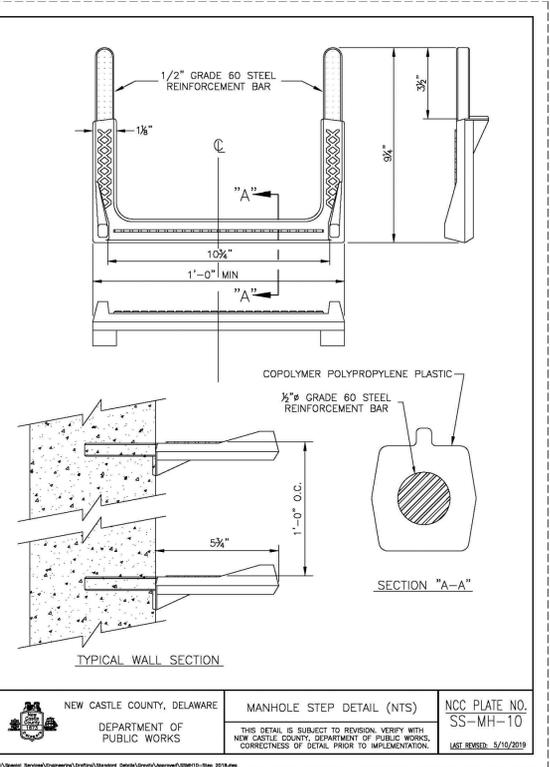
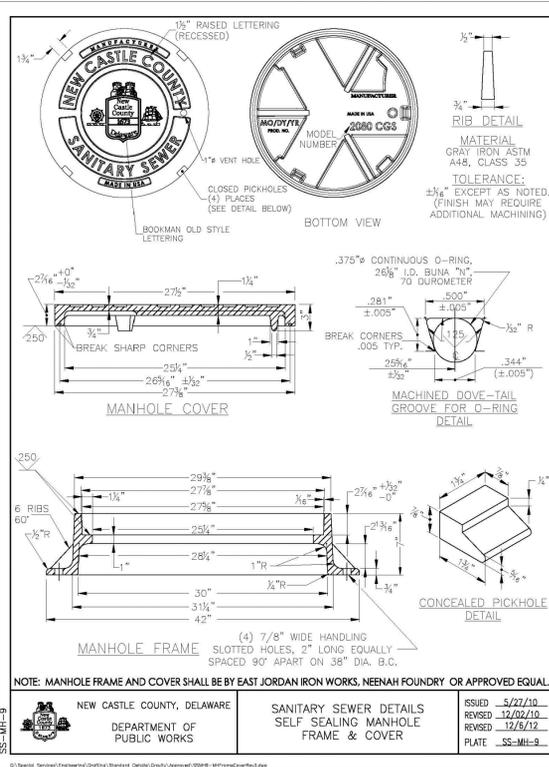
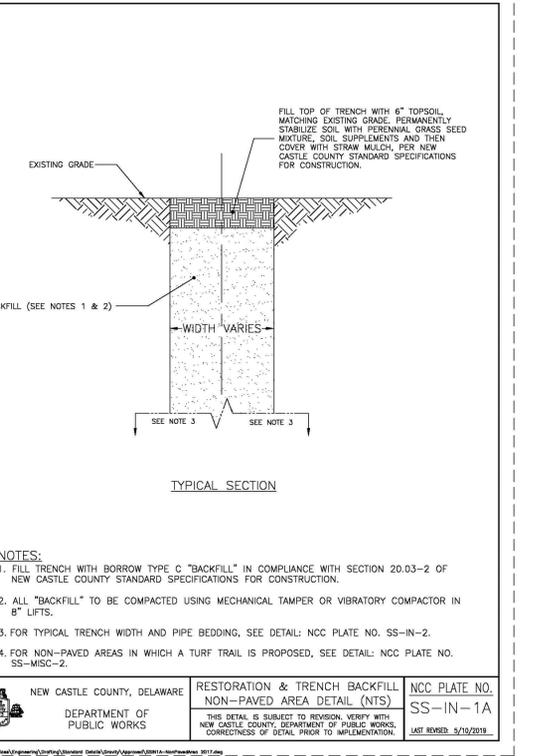
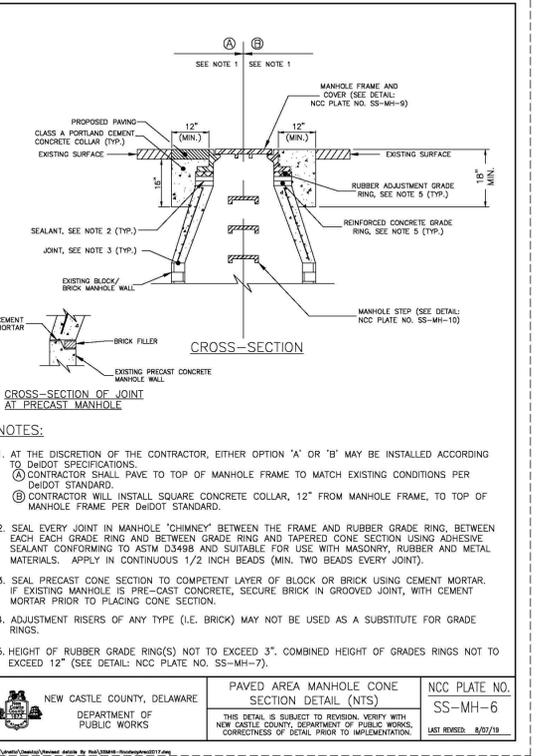
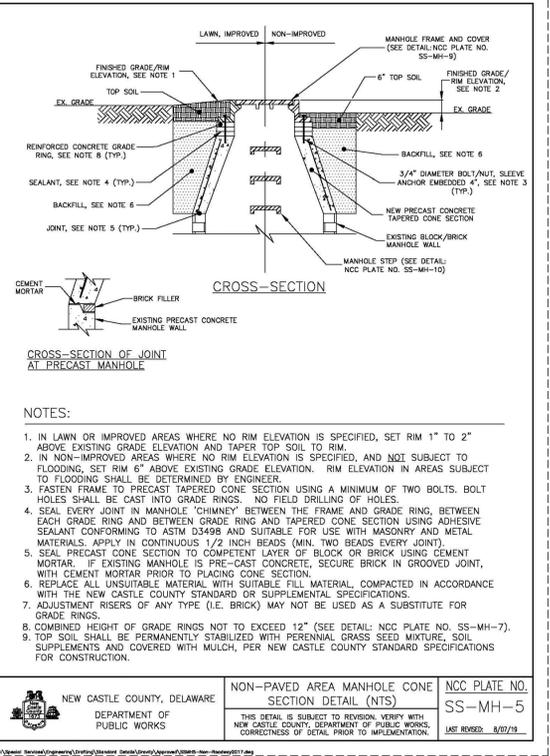
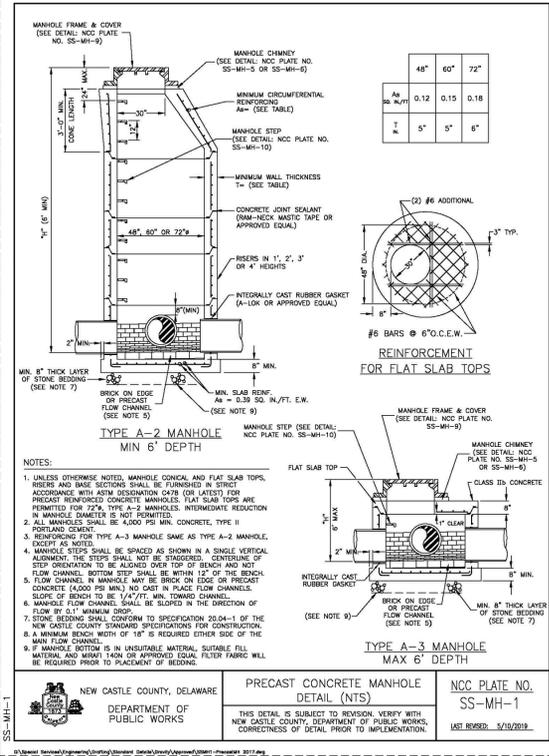


PLAN: SS-L-7 TO SMH 108
SCALE: 1" = 50'



PROFILE: SS-L-7 TO SMH 108
SCALE: HORZ: 1" = 50'
VERT: 1" = 5'



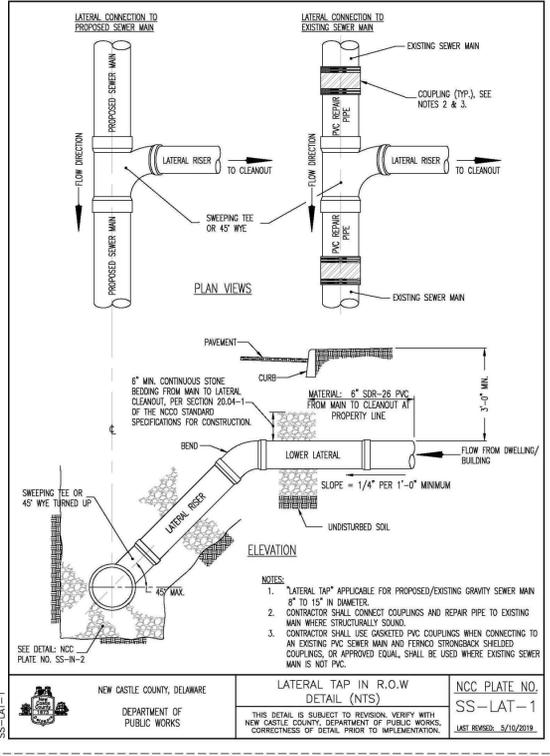
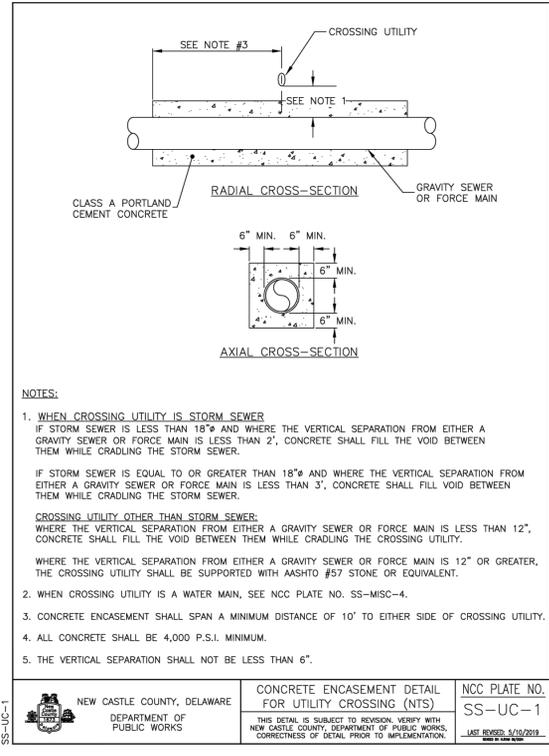
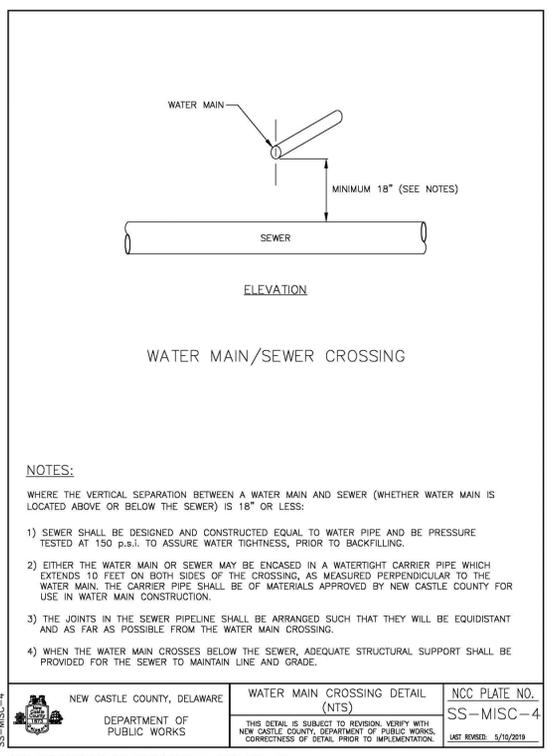
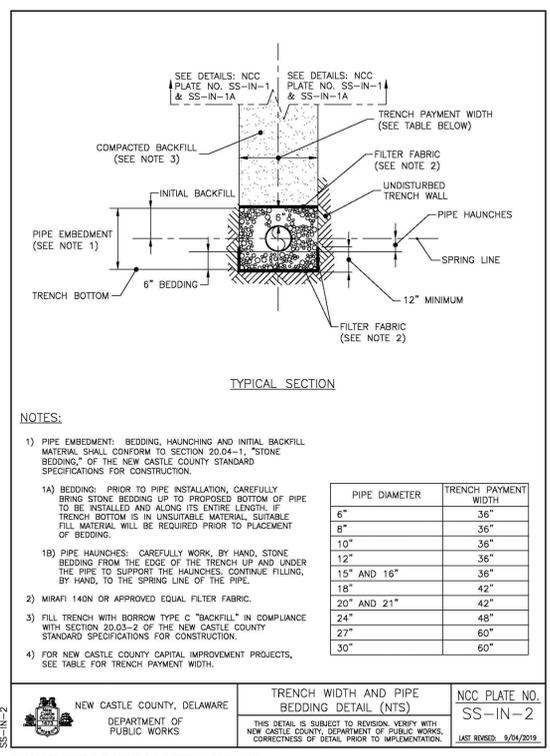
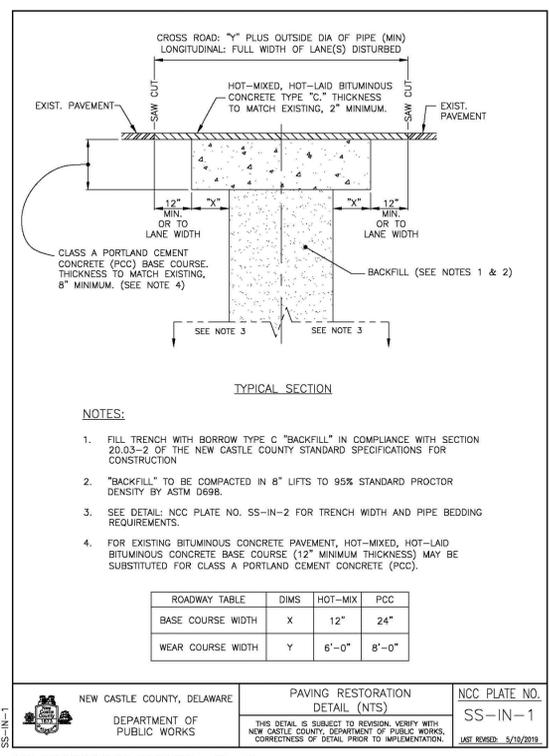
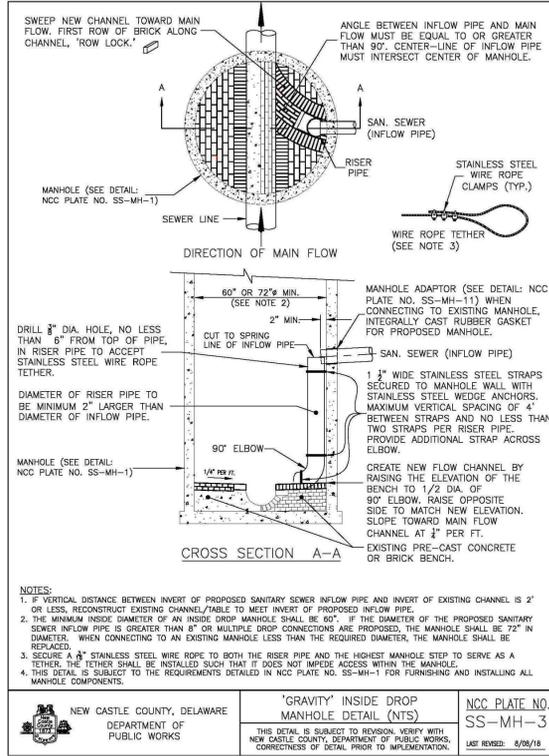


DESIGNED BY	RYM	CHECKED BY	RYM	PROJECT NO.	25449
DRAWN BY	JTL	DATE			

REVISION					
No.					

The New Castle County Department of Public Works has reviewed the documents bearing the stamps and any supporting documents submitted herewith solely for compliance with applicable New Castle County standards and specifications pertaining to the sanitary sewer design contract. New Castle County is not responsible for the accuracy or completeness of any design or construction documents submitted or for any errors or omissions in the design or construction documents submitted or for any errors or omissions in the design or construction documents submitted or for any errors or omissions in the design or construction documents submitted.

Bryan Annemmer
Bryan Annemmer

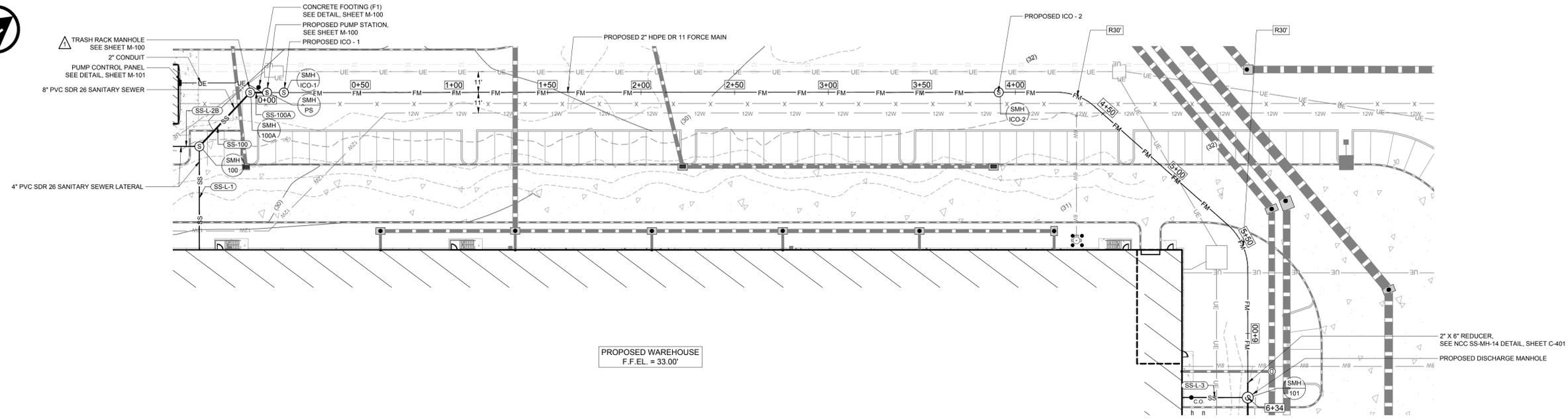


DESIGNED BY	RM	DRAWN BY	JTL	CHECKED BY	RM	PROJECT NO.	25449
CHK'D BY	DATE	REVISION					

NEW CASTLE HUNDRED-NEW CASTLE COUNTY-DELAWARE
SANITARY SEWER PLAN
BLUE DIAMOND PARK - LOT 2 WAREHOUSE
GRAVITY SEWER DETAILS
1380 RIVER ROAD, NEW CASTLE, DE 19720

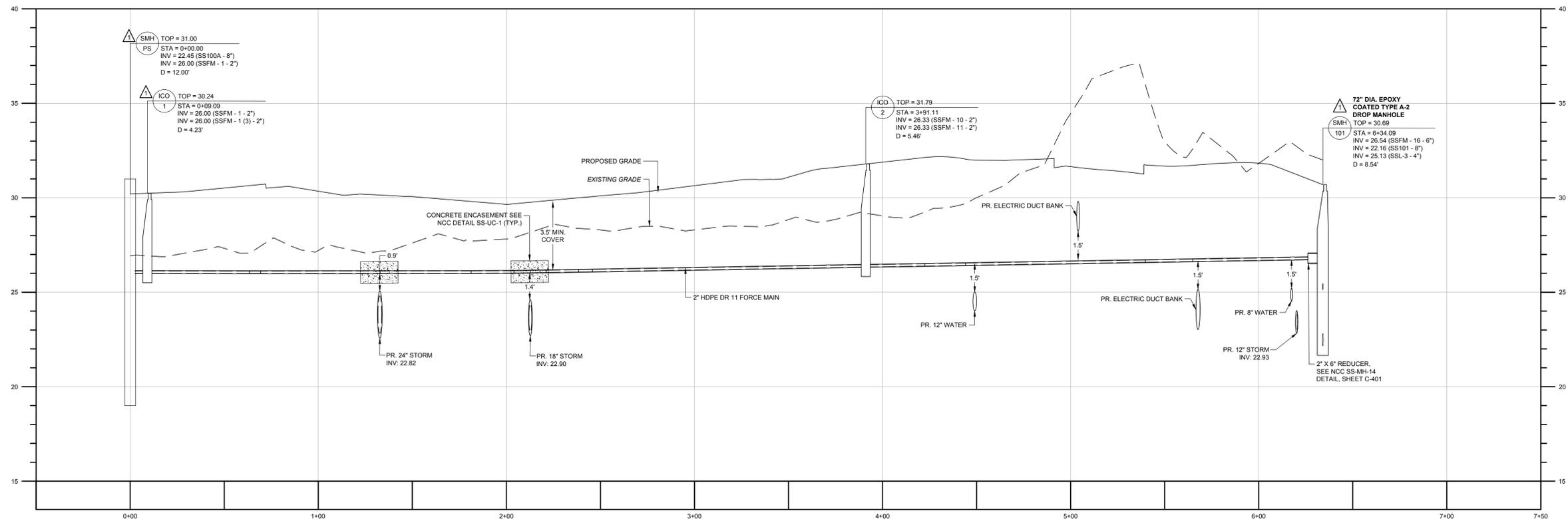
APPLICATION NO. 2024-0727
DATE APRIL 02, 2025
SCALE AS NOTED
SHEET **C-201**

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PLAN: FORCE MAIN - STA 0+00 TO 6+34

SCALE: 1" = 30'

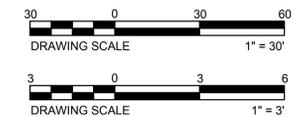


PROFILE: FORCE MAIN - STA 0+00 TO 6+34

SCALE: HORZ: 1" = 30'
VERT: 1" = 3'

"The New Castle County Department of Public Works has reviewed the documents bearing this stamp and any supporting documents submitted therewith, solely for compliance with applicable New Castle County standards and specifications pertaining to the sanitary sewer design component. New Castle County is not guaranteeing the quality of the design or engineering and shall not be held liable for damages or costs of any kind arising from errors or omissions in this document or any other documents submitted or related to the design or installation of the proposed sanitary sewer."

Bryan Ammeron
Bryan Ammeron



DESIGNED BY	CHK'D BY
RKM	RKM
DRAWN BY	DATE
JTL	05-07-2025
CHECKED BY	REVISION
RKM	1
PROJECT NO.	NCC REVIEW COMMENTS #1
25449	

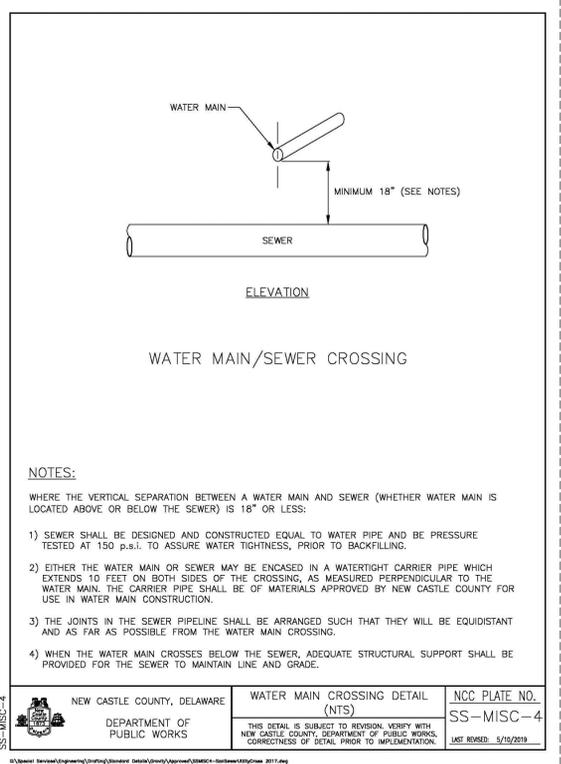
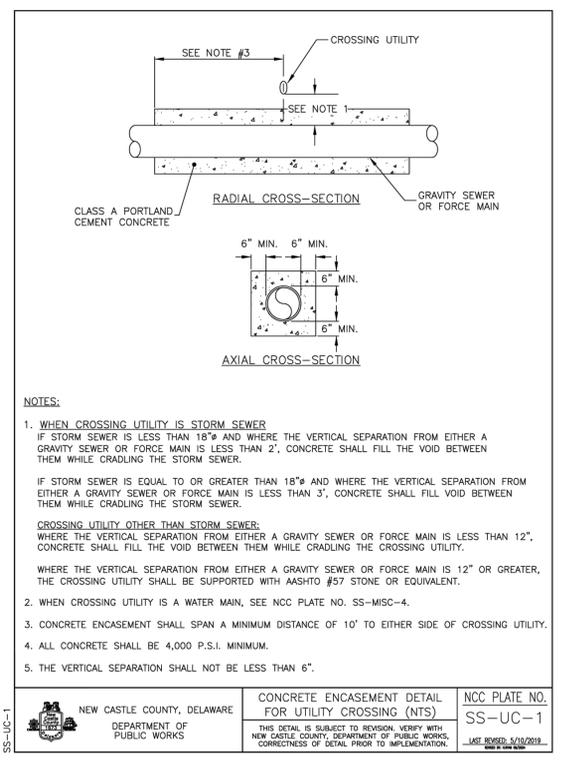
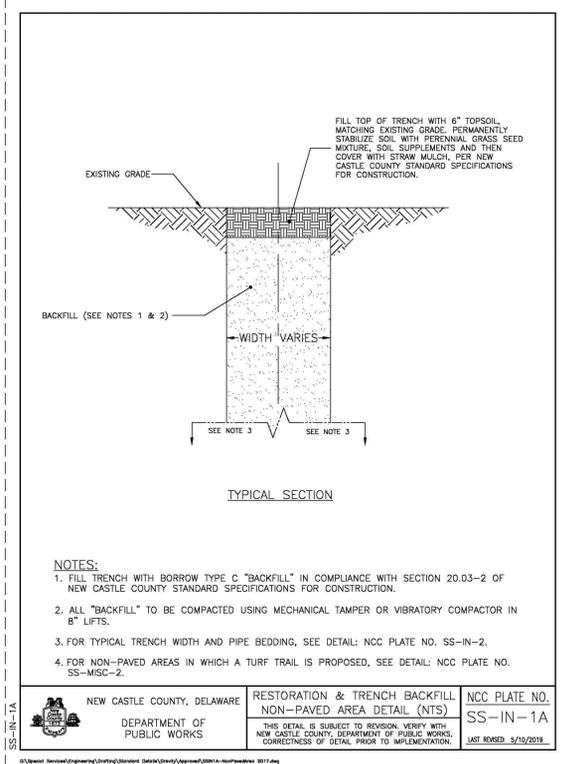
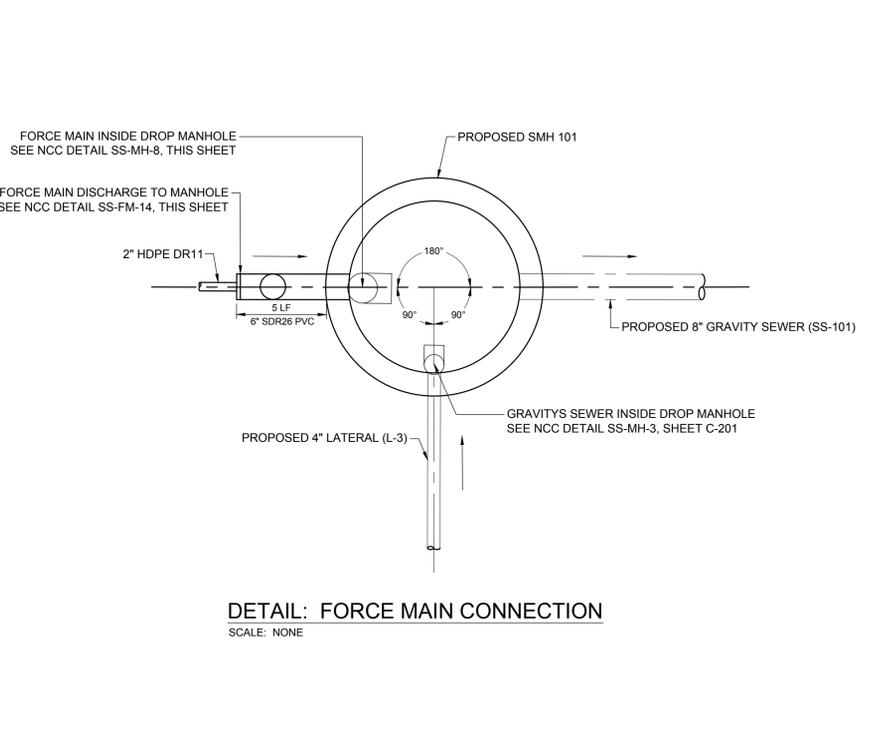
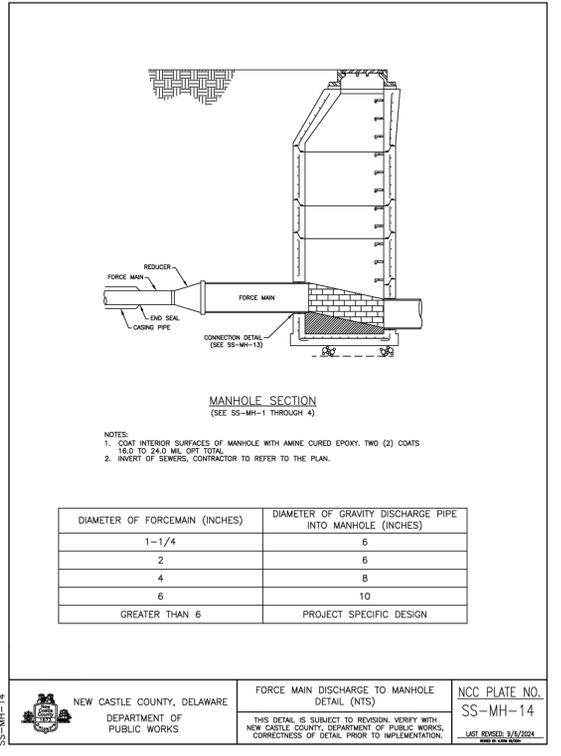
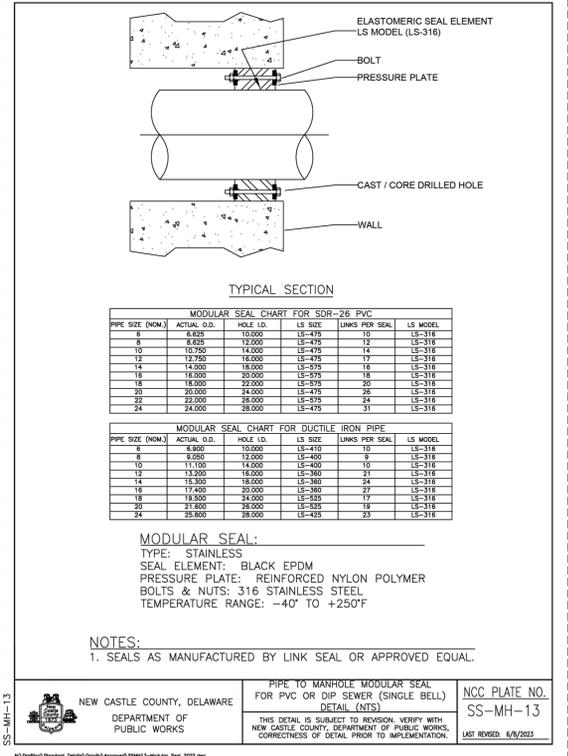
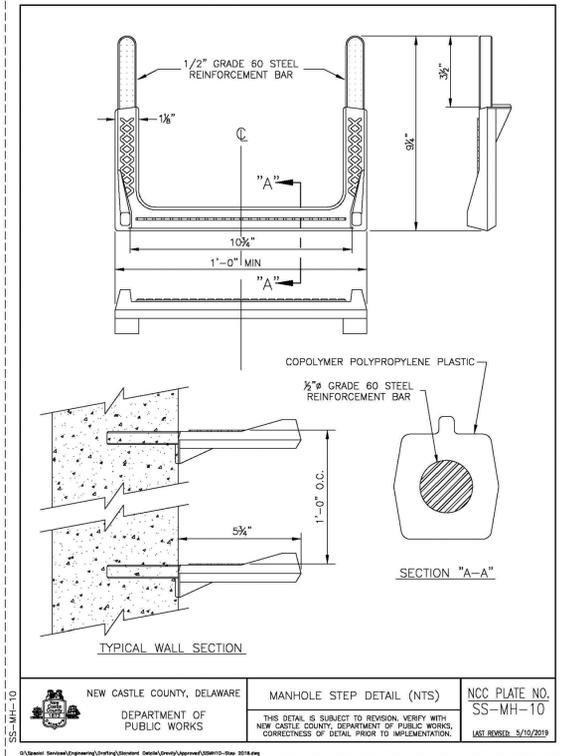
NEW CASTLE HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE
SANITARY SEWER PLAN
BLUE DIAMOND PARK - LOT 2 WAREHOUSE
FORCE MAIN PLAN AND PROFILE
1380 RIVER ROAD, NEW CASTLE, DE 19720

APPLICATION NO. 2024-0727

DATE APRIL 02, 2025

SCALE 1" = 30'

SHEET **C-300**



verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302.239.6634

RYAN K. MINNICK, P.E.
STATE OF DELAWARE PROFESSIONAL ENGINEER
No. 29290
5/7/2025

DESIGNED BY
RKM

DRAWN BY
JTL

CHECKED BY
RKM

PROJECT NO.
25449

STATE: DELAWARE P.E. #29290

NEW CASTLE HUNDRED-NEW CASTLE COUNTY-DELAWARE
SANITARY SEWER PLAN
BLUE DIAMOND PARK - LOT 2 WAREHOUSE
FORCE MAIN DETAILS
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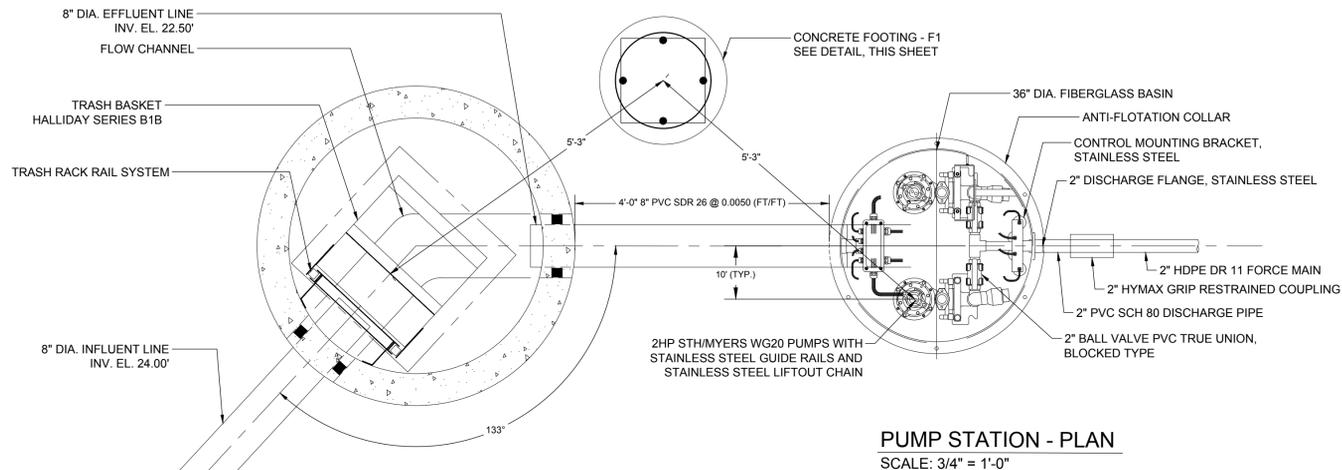
APPLICATION NO. 2024-0727

DATE
APRIL 02, 2025

SCALE
AS NOTED

SHEET
C-401

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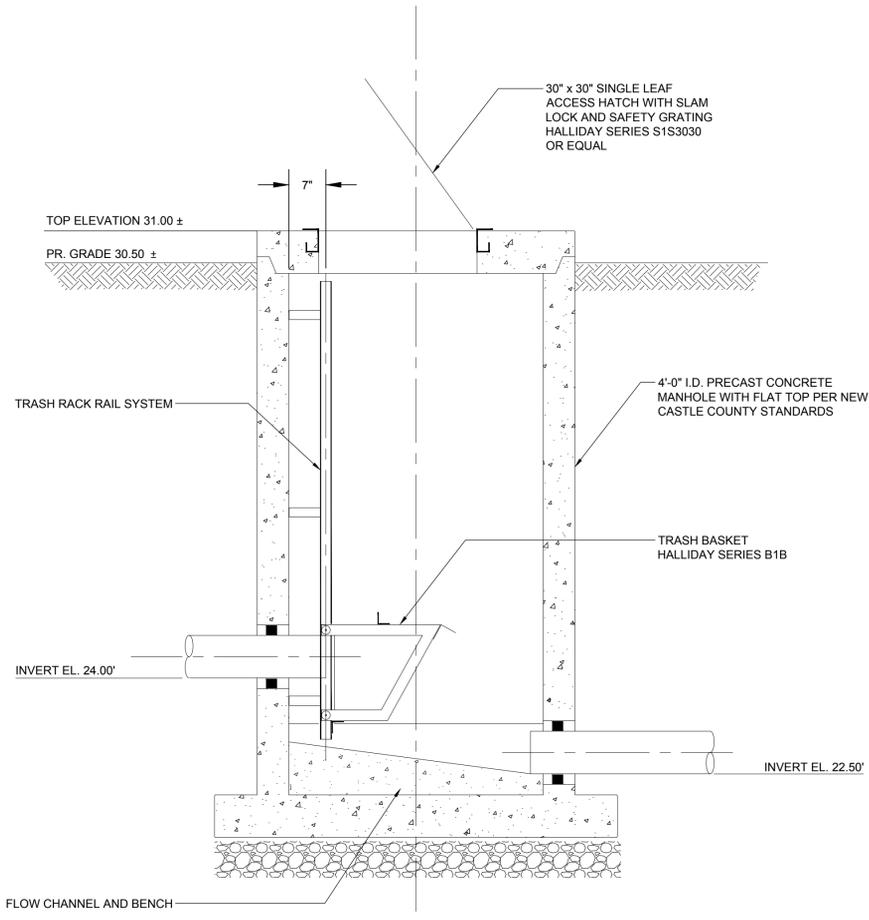


PUMP STATION - PLAN
SCALE: 3/4" = 1'-0"

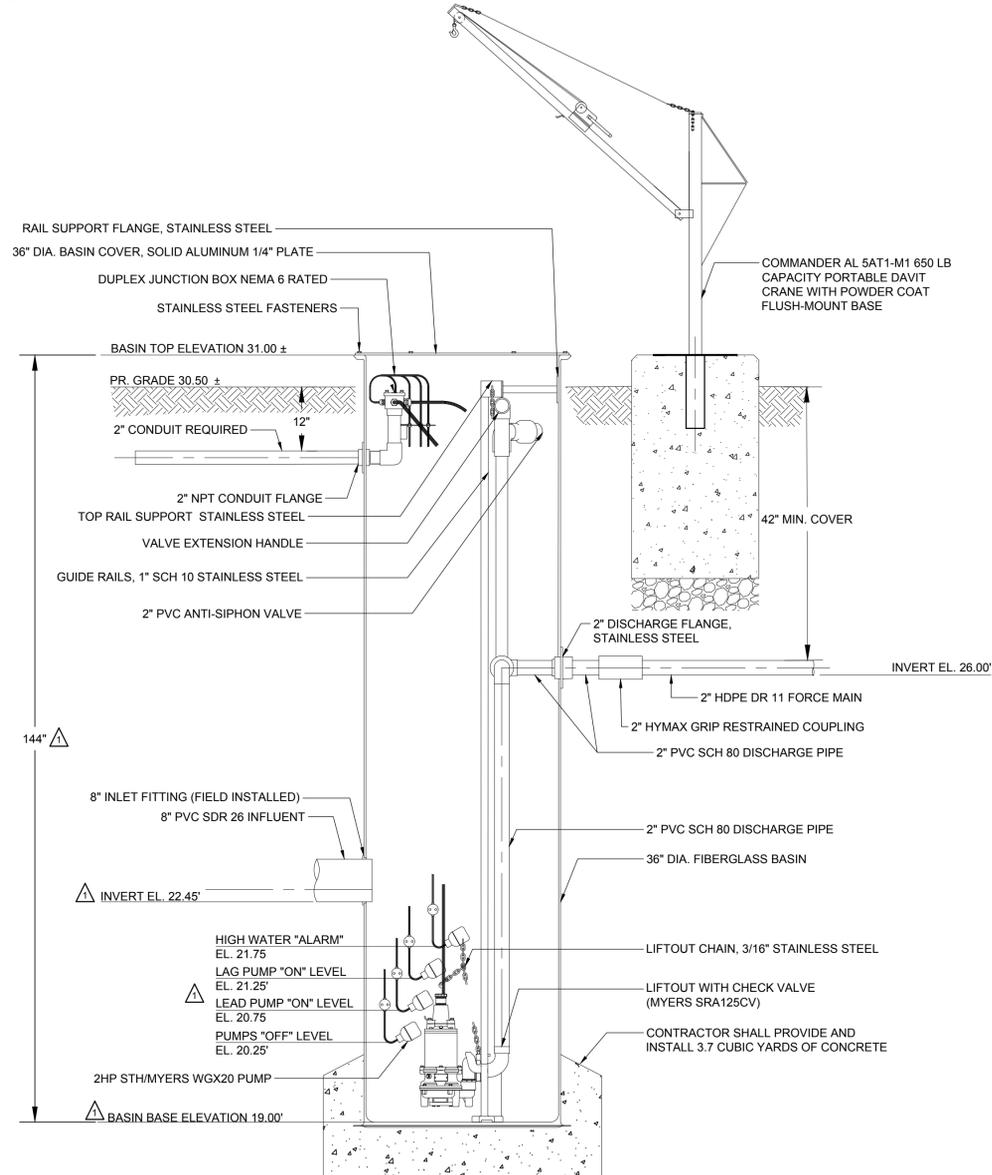
"The New Castle County Department of Public Works has reviewed the documents bearing the date and any supporting documents submitted (hereinafter referred to as "submittals") for compliance with applicable New Castle County standards and specifications pertaining to the sanitary sewer design project. New Castle County is not approving the suitability of the design or engineering and shall not be held liable for damages or losses of any kind arising from errors or omissions in the documents or any other documents submitted or related to the design or installation of the project's sanitary sewer."

Bryan Ammerman
Bryan Ammerman

TRASH RACK MANHOLE - PLAN
SCALE: 3/4" = 1'-0"

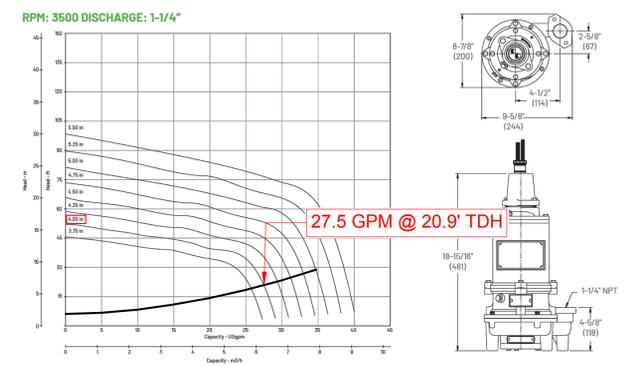


TRASH RACK MANHOLE - SECTION VIEW
SCALE: 3/4" = 1'-0"



PUMP STATION - SECTION VIEW
SCALE: 3/4" = 1'-0"

PERFORMANCE DATA AND DIMENSIONS



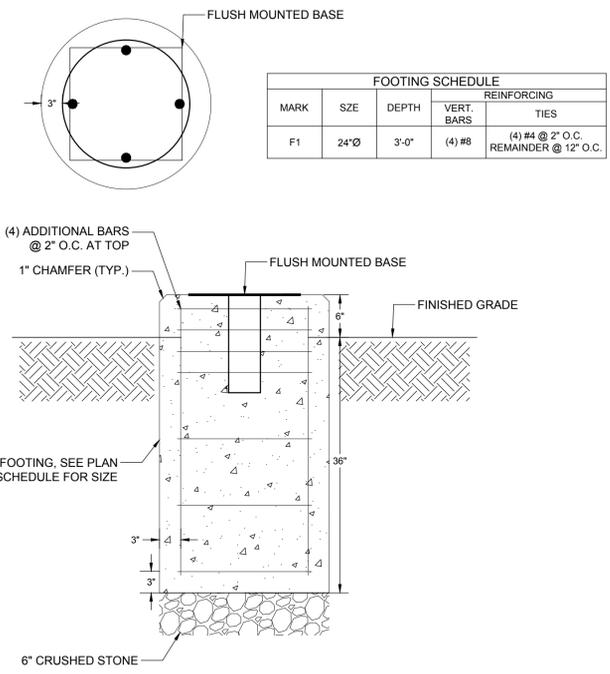
AVAILABLE MODELS		MOTOR ELECTRICAL DATA										
Standard	Hazardous Location	HP	Voltage	Phase	Hertz	RPM	Start Amps	FLA	Full Load KW	Start KVA	NEC Code Letter	Service Factor
WG20-01	WG20-01	2	208	1	60	3500	52.9	15	2.6	11.0	F	1.25
WG20-03	WG20-03	2	208	3	60	3500	34.7	8.5	2.5	12.5	F	1.25
WG20-21	WG20-21	2	230	1	60	3500	81.5	13.5	3.0	14.1	F	1.25*
WG20-23	WG20-23	2	230	3	60	3500	35	8.4	2.9	13.8	F	1.25*
WG20-43	WG20-43	2	460	3	60	3500	17.7	4.2	2.9	14.1	F	1.25
WG20-53	WG20-53	2	575	3	60	3500	13.4	3.4	2.6	13.4	F	1.25

*1.15 SF on WG20-21 only



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CONCRETE FOOTING DETAIL
NO SCALE

NO.	REVISION	DATE	COMMENTS
1	NCC REVIEW	05-07-2025	COMMENTS #1

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