

THE SUBDIVISION OF
HUNTER'S CREEK
AT OMAR ROAD
**ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS**
INDIAN RIVER BAY WATERSHED, BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
T.M. #134-11.00-102.00 & 134-11.00-103.00
AGREEMENT #1212

PLAN DATA:

TAX MAP NO. 134-11.00-102.00 & 103.00
TOTAL SITE AREA: +/- 28.78 ACRES
CURRENT ZONING: MR (CLUSTER)
PROJECT DATUMS: HORIZONTAL: NAD 83 DE STATE PLANE
VERTICAL: NAVD 88
TIDAL WETLANDS AREA: N/A
NON-TIDAL (Section 404) WETLANDS AREA: N/A
TOTAL WETLANDS AREA: N/A
FLOOD ZONE: ZONE X
FLOOD INSURANCE MAP NUMBER: 10005C0495K
SANITARY SEWER: SUSSEX COUNTY SEWER
WATER SUPPLIED BY: ARTESIAN
SETBACKS: FRONT YARD: 30'
SIDE YARD: 10'
CORNER SIDE YARD: 15'
REAR YARD: 10'
MAX BLDG HEIGHT: 42'

CONTACT DATA:

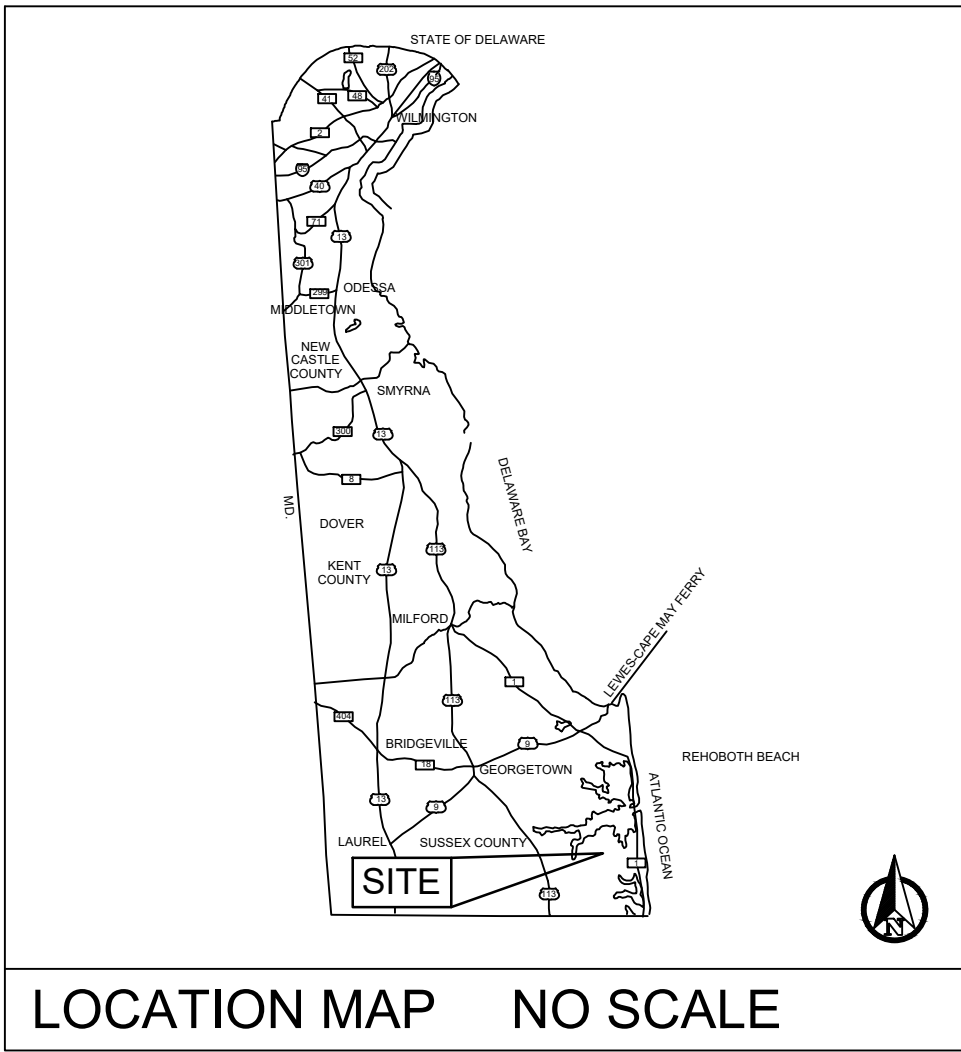
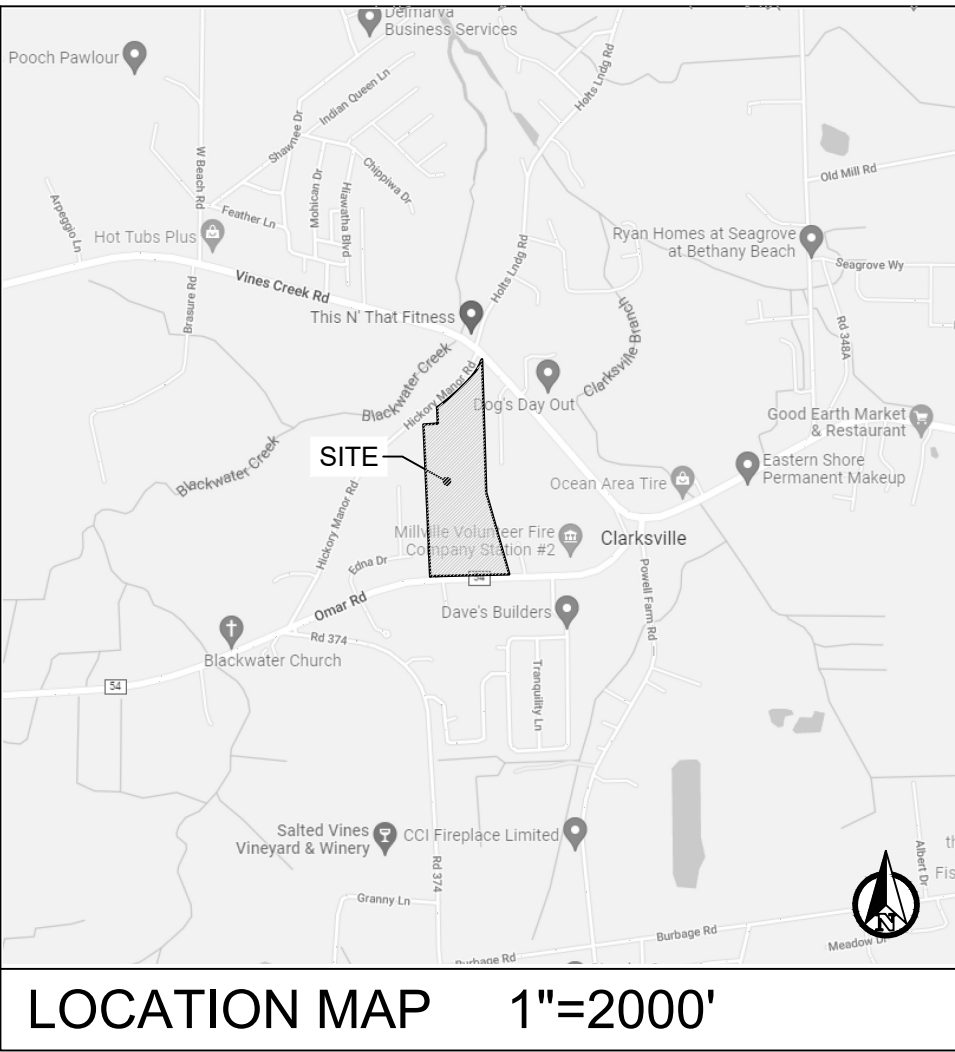
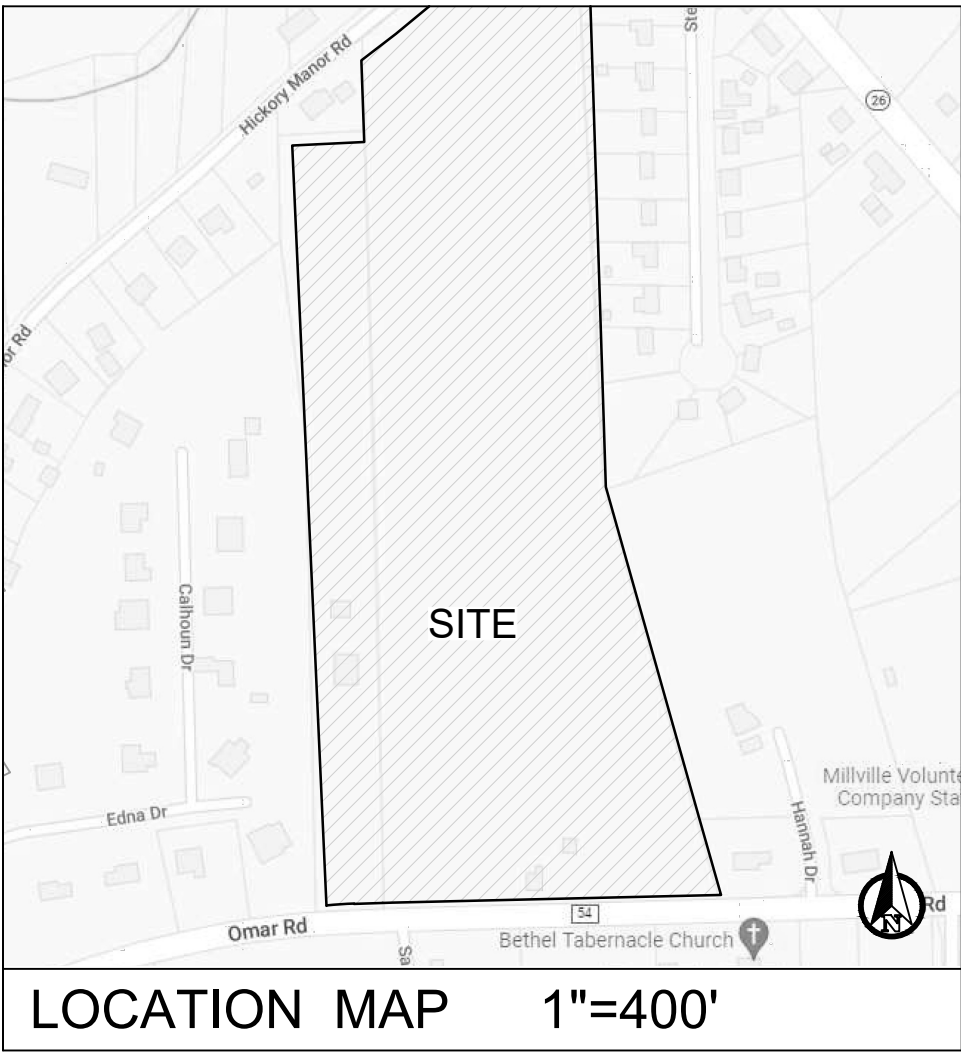
1. OWNER ADDRESS: SALT AIR PROPERTIES, LLC
2500 WRANGLE HILL ROAD, STE. 101
BEAR, DE 19701
ATTN: BOB SIPP
EMAIL: bob@rfsdevelopment.com
(302)-838-8830
3. DESIGNER DATA: PLITKO, L.L.C.
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
EMAIL: rplitko@plitko.com
(302)-222-2075
2. DEVELOPER ADDRESS: SALT AIR PROPERTIES, LLC
2500 WRANGLE HILL ROAD, STE. 101
BEAR, DE 19701
ATTN: BOB SIPP
EMAIL: bob@rfsdevelopment.com
(302)-838-8830

GENERAL NOTES:

1. SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION (CHAPTERS 99 & 110), OSHA REQUIREMENTS, AND DELDOT STANDARD SPECIFICATIONS. ALL SPECIFICATIONS, STANDARDS AND DETAILS SHALL BE THE LATEST REVISION. IN THE EVENT OF ANY DEVIATION AMONG THE SPECIFICATIONS, THE ENGINEER'S DECISION SHALL PREVAIL.
2. SEPARATION OF SANITARY SEWERS FROM WATER MAINS SHALL BE IN ACCORDANCE WITH THE "TEN STATES RULE STANDARDS". 10' MINIMUM HORIZONTAL, 18" VERTICAL. ALL OTHER UTILITIES SHALL HAVE A 5' HORIZONTAL AND 12" VERTICAL SEPARATION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND ACCEPTANCE OF ALL SANITARY SEWERS AND RELATED ITEMS BY SUSSEX COUNTY UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH THE AGREEMENT.
4. ALL 8" SANITARY SEWER 4' TO 12' IN DEPTH SHALL BE SDR-35, 8" SANITARY SEWER 12' IN DEPTH OR GREATER SHALL BE SDR-26. ALL FITTINGS SHALL BE SDR-26 AS WELL.

PROJECT NOTES:

1. TOPOGRAPHIC SURVEY:
A. FIELD GENERATED BY CYPRESS SURVEYS, LLC IN JANUARY 2019.
B. SITE BENCHMARK IS A CONCRETE MONUMENT AT THE SOUTHWEST PROPERTY CORNER OF THE OVERALL PARCEL. ELEVATION: 12.75' NAVD 88.
2. BOUNDARY SURVEY PERFORMED BY CYPRESS SURVEYS, LLC IN JANUARY 2019. SITE BOUNDARY BASED ON DEED OF RECORD FOR SUBJECT AND ADJACENT PARCELS.
3. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE CITY, OWNER, AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK. THE PROVISION OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE CITY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE BUILDING CONSTRUCTION, PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.
5. CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES SLATED TO REMAIN DURING CONSTRUCTION ACTIVITIES. DAMAGE TO TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
6. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
7. NON-TIDAL WETLANDS ARE NOT PRESENT ON THE PROPOSED DEVELOPMENT BUT WETLANDS EXIST AT THE STORMWATER OUTFALL ON PROPERTY OF OTHERS BEING USED PER EASEMENT AS SHOWN ON THE PLAN. USGS QUAD MAP SHOW THAT THERE ARE NO BLUE LINE STREAMS ON THIS SITE.
8. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE SUSSEX CONSERVATION DISTRICT CODE.
9. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. ALL SIGNS SHALL BE INSTALLED ON BREAKAWAY POSTS.



EXISTING CONDITIONS LEGEND	
---	PROPERTY LINES / RIGHT OF WAY
---	ADJACENT RIGHT OF WAY
---	ADJOINING PROPERTY LINES
----- 12' -----	EXISTING 1 FOOT CONTOUR
----- 10' -----	EXISTING 5 FOOT CONTOUR
---	FLOOD ZONE LINE
---	EXISTING CENTERLINE OF DITCH
---	EXISTING TOP OF BANK
NTWL NTWL	NON-TIDAL WETLANDS LINE
---	BUILDING SETBACK LINE
=====	EXISTING STORM CULVERT
SS	EXISTING SANITARY SEWER PIPE
OHE OHE	EXISTING OVERHEAD ELECTRIC
DOT TS DOT TS	EXISTING UNDERGROUND DOT
E E	EXISTING UNDERGROUND ELECTRIC
---	EXISTING BLOCK WALL
---	EXISTING TREELINE
U	EXISTING UTILITY POLE
G	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
P	EXISTING TELEPHONE PEDESTAL
S	EXISTING SIGN
TL	EXISTING TRAFFIC LIGHT POLE
MB	EXISTING MAIL BOX
SS	EXISTING SANITARY SEWER MH
W	EXISTING WELL
CM	CONCRETE MONUMENT FOUND
*	CAPPED PIN FOUND
*	IRON PIPE FOUND
*	CAPPED IRON PIPE FOUND
*	IRON ROD FOUND
*	MAG NAIL FOUND
T	T-BAR FOUND
+	SOIL BORING LOCATION
MUA	SOIL MAP UNIT SYMBOL
---	SOIL BOUNDARY LINE

PROPOSED CONDITIONS LEGEND	
---	PROPOSED LOT LINES
---	PROPOSED RIGHT OF WAY
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED UTILITY EASEMENT
----- 12' -----	PROPOSED 1 FOOT CONTOUR
----- 10' -----	PROPOSED 5 FOOT CONTOUR
---	PROPOSED PHASE LINE
8"W	PROPOSED 8" PVC WATERLINE
12"W	PROPOSED 12" DIP WATERLINE
W	PROPOSED WELL
W	PROPOSED WATER VALVE
W	PROPOSED FIRE HYDRANT
W	PROPOSED SERVICE & METER
8"SS	PROPOSED SANITARY SEWER PIPE
FM-2"	PROPOSED SANITARY FORCE MAIN
SS	PROPOSED SANITARY SEWER MH
---	PROPOSED LATERAL & CLEANOUT
---	PROPOSED STORM SEWER INLET
---	PROPOSED STORM PIPE
---	PROPOSED CONCRETE WALK
---	PROPOSED PAVEMENT
---	PROPOSED SHARES USE PATH
---	PROPOSED ACCESS ROAD
---	PROPOSED MAINTENANCE EASEMENT

SHEET #	SHEET INDEX
ROADWAY & SANITARY SEWER CONSTRUCTION PLANS	
G002	SCED SUBMITTAL TITLE SHEET
C100	EXISTING CONDITIONS
ROADWAY GRADING PLANS, PROFILES & DETAILS	
C120	STREET INDEX / OVERALL PHASING PLAN
C121	ROAD PLAN AND PROFILE
C122	ROAD PLAN AND PROFILE
C123	ROAD PLAN AND PROFILE
C124	INTERSECTION DETAILS
C125	SITE DETAILS
C126	SITE DETAILS
C127	SITE DETAILS
GRADING AND DRAINAGE PLANS	
C130	OVERALL DRAINAGE LAYOUT
C131	STORM STRUCTURE & PIPE TABLES
C132	STORM PLAN & PROFILES NETWORK A
C133	STORM PLAN & PROFILES NETWORK A / CULVERT TO POND
C134	STORM PLAN & PROFILES NETWORK B
C135	STORM STRUCTURE DETAILS
C136	STORM STRUCTURE DETAILS
C137	STORM STRUCTURE DETAILS
C137A	STORM STRUCTURE DETAILS
C138	BULK GRADING PLAN SOUTH
C139	BULK GRADING PLAN NORTH
SANITARY SEWER PLANS, PROFILES & DETAILS	
C140	OVERALL SEWER LAYOUT
C141	UTILITY PHASE PLAN
C142	PLAN & PROFILE LINE A - STA 0+00 TO 18+96
C143	PLAN & PROFILE LINE B - STA 0+00 TO 9+00 AND LINE C
C144	PLAN & PROFILE LINE B - STA 9+00 TO 15+35 AND LINE D
C145	SEWER DETAILS & PIPE AND STRUCTURE TABLES
C146	SEWER DETAILS
C147	SEWER DETAILS
C148	MH-23 GRINDER STATION DETAILS
SEWAGE PUMP STATION, FORCEMAIN, & GRAVITY SEWER EXTENSION PLANS, PROFILES, & DETAILS	
C150	PUMP STATION SITE PLAN
C151	PUMP STATION MECHANICAL PLAN
C152	PUMP STATION STRUCTURAL PLAN
C153	PUMP STATION DETAILS
C154	PUMP STATION DETAILS
C155	PUMP STATION DETAILS
C156	PUMP STATION DETAILS
C157	PUMP STATION DETAILS
C158	PUMP STATION DETAILS
C159	PUMP STATION DETAILS
C160	PUMP STATION DETAILS
C161	GRAVITY SEWER EXTENSION / FORCE MAIN PLAN & PROFILE
C162	GRAVITY SEWER EXTENSION / FORCE MAIN PLAN & PROFILE

HUNTER'S CREEK SUBDIVISION 2022-11
CONDITIONS OF APPROVAL, REVISED PER P&Z
COMMISSION MEETING 8/21/24

- a) THERE SHALL BE NO MORE THAN 95 LOTS WITHIN THE SUBDIVISION.
b) THE FINAL SITE PLAN SHALL CONFIRM THAT APPROXIMATELY 24% OF THE SITE SHALL BE PRESERVED AS OPEN SPACE.
c) THE DEVELOPER SHALL ESTABLISH A HOMEOWNERS' ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, AND OTHER COMMON AREAS.
d) THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
e) THERE SHALL BE A VEGETATED OR FORESTED BUFFER THAT IS AT LEAST 20 FEET WIDE INSTALLED ALONG THE PERIMETER OF THIS SUBDIVISION. THIS BUFFER SHALL UTILIZE EXISTING FOREST OR SIMILAR VEGETATION THAT EXISTS WITHIN THE BUFFER AREA, WHERE TREES CURRENTLY EXIST WITHIN THE BUFFER AREA. STUMP REMOVAL OR CONSTRUCTION ACTIVITIES THAT DISTURB THE EXISTING GRADE OF THE AREA WITHIN THE BUFFER SHALL BE PROHIBITED. ALL SILT FENCING SHALL BE LOCATED ALONG THE INTERIOR LIMIT OF THE BUFFER AREA (THE EDGE OF THE BUFFER NEAREST THE INTERIOR DEVELOPMENT), AND THE FINAL SITE PLAN SHALL IDENTIFY THE "LIMIT OF DISTURBANCE" TO PREVENT DISTURBANCE OF THE BUFFER AREA.
f) THE PROPOSED LOTS WITH FRONTAGE UPON OMAR ROAD ARE SET VERY CLOSE TO OMAR ROAD AND ARE WITHIN JUST A FEW FEET OF A DELAWARE POWER & LIGHT EASEMENT. THERE IS NO REAL SEPARATION FROM THE EASEMENT, THE MULTI-MODAL PATH, OR THE ROAD RIGHT OF WAY. THERE IS NOT SUFFICIENT AREA OUTSIDE OF THE EASEMENT TO ALLOW FOR DRAINAGE SWALES, OTHER UTILITIES, OR ACCESS NEEDS. LOTS 1 THROUGH 6 SHALL BE SET BACK AT LEAST 30 FEET FROM THE EDGE OF THE DELAWARE POWER & LIGHT EASEMENT LINE TO ALLOW FOR GREATER SEPARATION BETWEEN THE LOTS AND THE EASEMENT TO CREATE MORE SEPARATE FROM THE OMAR ROAD RIGHT OF WAY.
g) THERE SHALL BE A VEHICULAR ENTRANCE VIA OMAR ROAD AND THERE SHALL BE AN UNOBSTRUCTED EMERGENCY ACCESS VIA HICKORY MANOR ROAD THAT REMAINS OPEN AND AVAILABLE TO USE BY EMERGENCY VEHICLES, BUT NOT PAVED.
h) SIDEWALKS AND WALKWAYS SHALL BE INSTALLED AS SHOWN ON THE PRELIMINARY SITE PLAN WITH A CONNECTION TO THE DELDOT MULTI-MODAL PATH. A STREET LIGHTING SYSTEM THAT PROVIDES LIGHTING IN A DOWNWARD DIRECTION WITH MINIMAL UP-LIGHTING SHALL BE PROVIDED.
i) AMENITIES INCLUDING A POOL AND PICKLEBALL COURTS SHALL BE CONSTRUCTED AND OPEN TO USE BY RESIDENTS OF THIS DEVELOPMENT ON OR BEFORE THE ISSUANCE OF THE 5TH RESIDENTIAL BUILDING PERMIT. THE FINAL SITE PLAN SHALL CONTAIN DETAILS AS TO THE SIZE AND LOCATION OF THESE AMENITIES.
j) THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
k) STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
l) ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
m) CONSTRUCTION, SITE WORK, AND DELIVERIES SHALL ONLY OCCUR ON THE SITE BETWEEN THE HOURS OF 7:00A.M. THROUGH 6:00P.M., MONDAY THROUGH FRIDAY, AND 7:00A.M. THROUGH 2:00P.M. ON SATURDAY. NO SUNDAY HOURS ARE PERMITTED. A 24-INCH BY 36-INCH "NOTICE" SIGN CONFIRMING THESE HOURS IN ENGLISH AND SPANISH SHALL BE PROMINENTLY DISPLAYED AT THE SITE ENTRANCE DURING CONSTRUCTION.
n) THE APPLICANT SHALL COORDINATE WITH THE LOCAL SCHOOL DISTRICT REGARDING THE LOCATION OF A SCHOOL BUS STOP WITHIN THE SUBDIVISION, IF REQUIRED BY THE SCHOOL DISTRICT, THE LOCATION OF THE BUS STOP AREA SHALL BE SHOWN ON THE FINAL SITE PLAN.
o) THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN DEPICTING ALL LANDSCAPING TO BE PROVIDED OR PRESERVED IN ALL OF THE BUFFER AREAS. THE LANDSCAPE PLAN SHALL ALSO CLEARLY SHOW ALL FORESTED AREAS THAT WILL BE PRESERVED. THE LANDSCAPE PLAN SHALL ALSO IDENTIFY ALL "LIMITS OF DISTURBANCE" WITHIN THE SITE.
p) THE FINAL SITE PLAN SHALL INCLUDE A GRADING PLAN FOR THE SITE. NO BUILDING PERMIT SHALL BE ISSUED FOR THE INDIVIDUAL LOTS UNTIL AN INDIVIDUAL LOT GRADING PLAN HAS BEEN SUPPLIED TO AND APPROVED BY SUSSEX COUNTY. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A GRADING CERTIFICATE IS SUBMITTED TO THE BUILDING CODE DEPARTMENT DEMONSTRATING GENERAL CONFORMITY WITH THE INDIVIDUAL SITE GRADING PLAN.
q) A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
r) THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

NOTE: THE PRELIMINARY SUBDIVISION PLAN FOR THIS USE WAS APPROVED BY THE SUSSEX COUNTY PLANNING & ZONING COMMISSION ON 9/8/22.

OWNER'S PLAN DEVELOPMENT APPROVAL

I, AS OWNER/ DEVELOPER OF THE PROJECT SHOWN, HEREBY APPROVE THESE PLANS AS SHOWN OR OTHERWISE NOTED.

BOB SIPP

6/2/25
DATE

SITE DESIGNER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

ROB PLITKO P.E. LIC. NO. 14093

6/2/25
DATE

COUNTY ENGINEER CERTIFICATION

SUSSEX COUNTY ENGINEERING DEPARTMENT

SUSSEX COUNTY ENGINEER
AGREEMENT # 1212

DATE

SCED SUBMITTAL TITLE SHEET

REVISIONS

1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2
3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

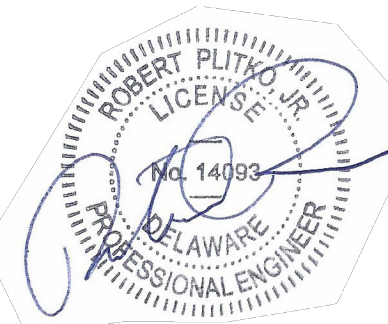
ROADWAY & SANITARY SEWER

CONSTRUCTION PLANS

HUNTER'S CREEK

OMAR ROAD (SCR 54)

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

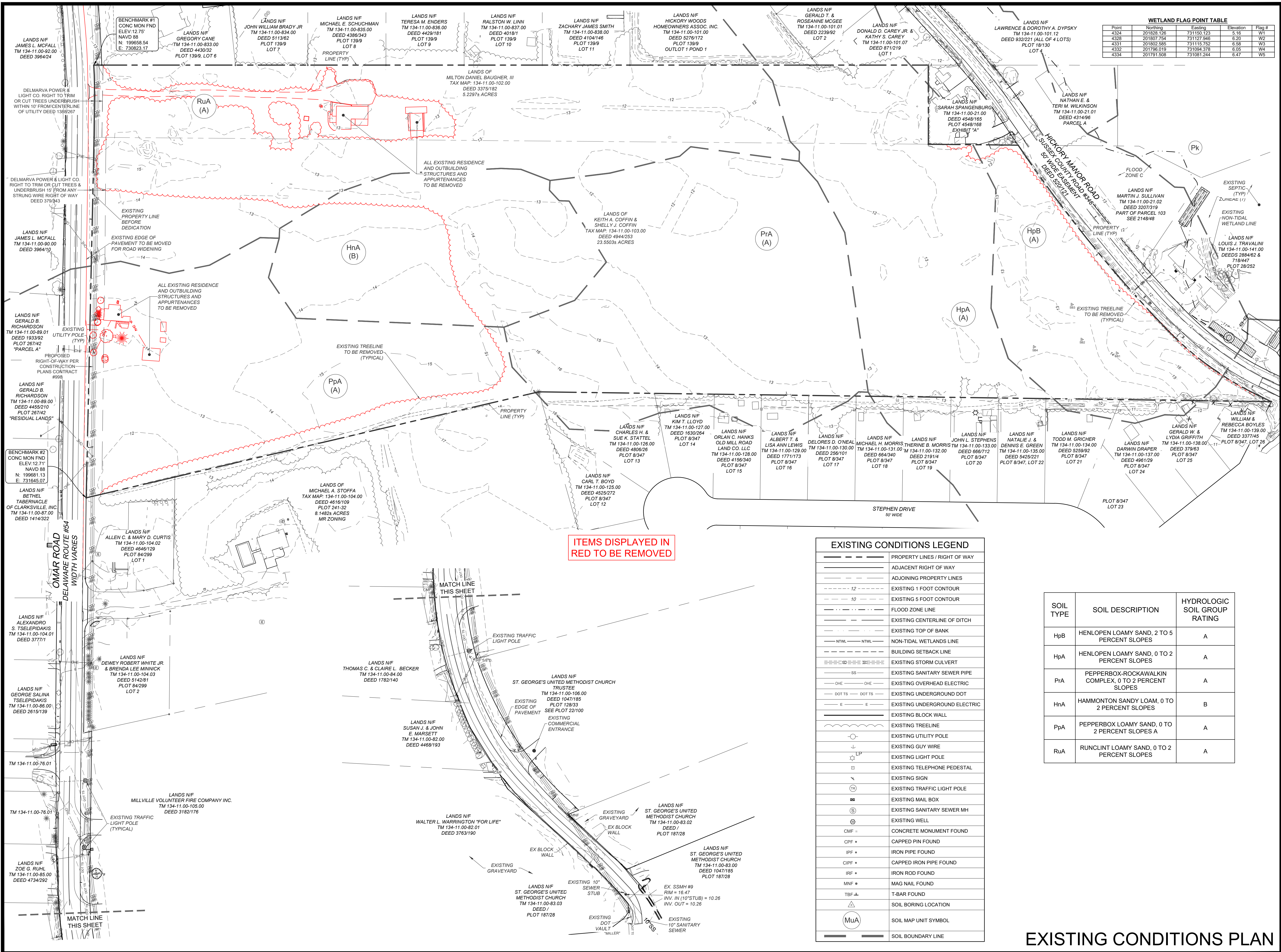
SITE PLAN: DATE

DRAWING: 6/5/25

REVIEW: RP

SHEET

G002



WETLAND FLAG POINT TABLE				
Point	Northing	Eastings	Elevation	Flag #
4324	201828.126	731150.123	5.16	W1
4328	201807.754	731127.946	6.20	W2
4331	201802.385	731115.752	6.58	W3
4332	201796.019	731084.378	6.05	W4
4334	201791.508	731081.244	6.47	W5

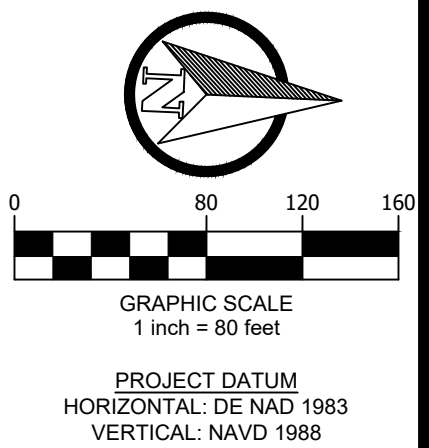
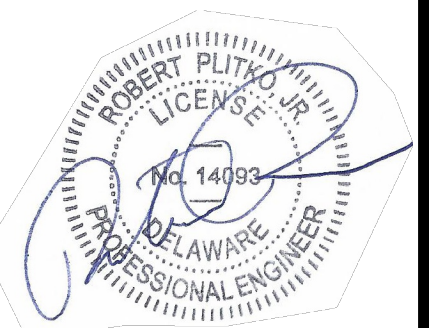
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

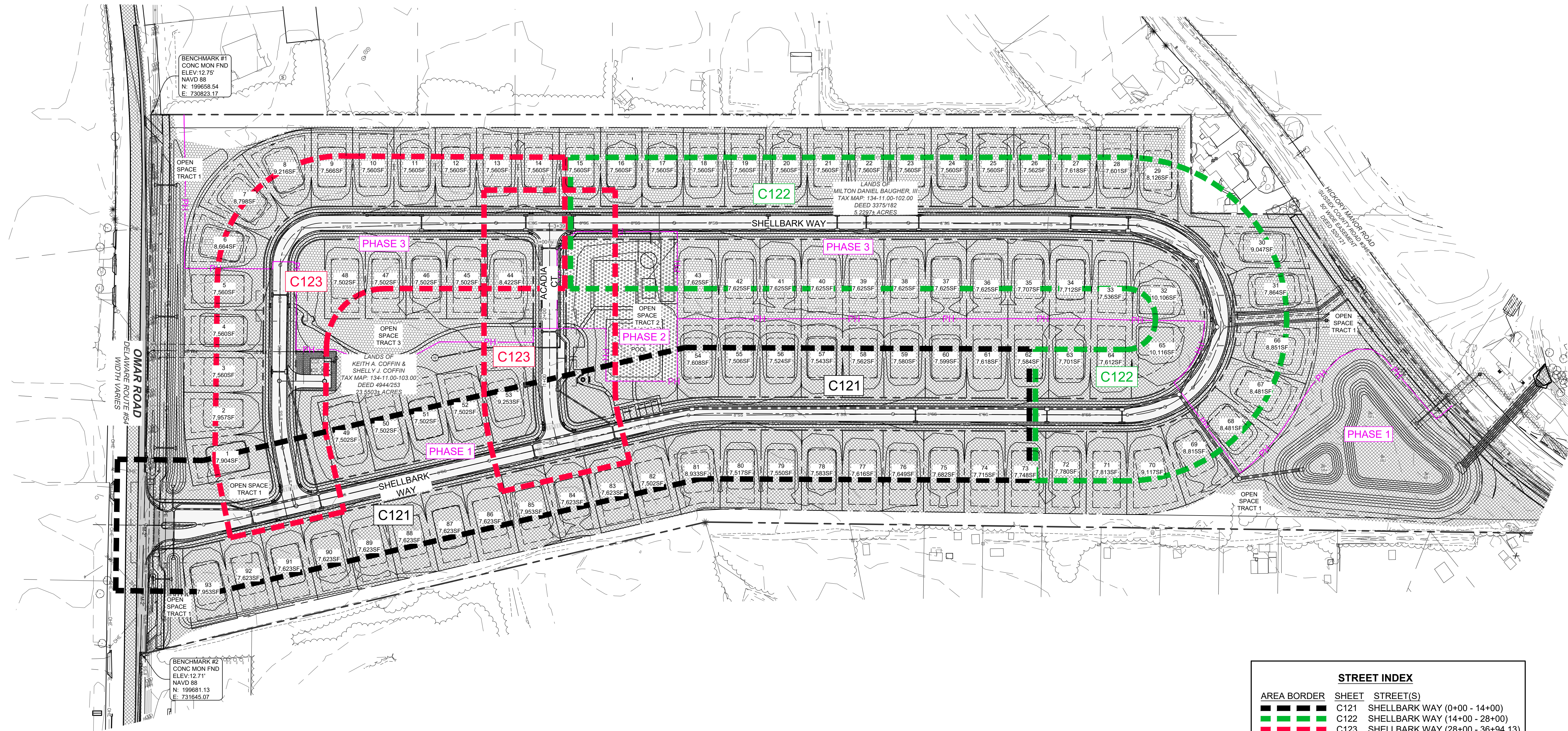
ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN: DATE
DRAWING: 6/5/25
REVIEW: RP
SHEET

C100

EXISTING CONDITIONS PLAN



STREET INDEX

AREA BORDER	SHEET	STREET(S)
	C121	SHELLBARK WAY (0+00 - 14+00)
	C122	SHELLBARK WAY (14+00 - 28+00)
	C123	SHELLBARK WAY (28+00 - 36+94.13) & ACADIA COURT (0+00 - 3+39.14)

PHASING LEGEND

	PHASE LINE
	PHASE ONE LOT IMPROVEMENTS
	PHASE TWO (AMENITY) IMPROVEMENTS
	PHASE THREE LOT IMPROVEMENTS

STREET INDEX / OVERALL PHASING PLAN

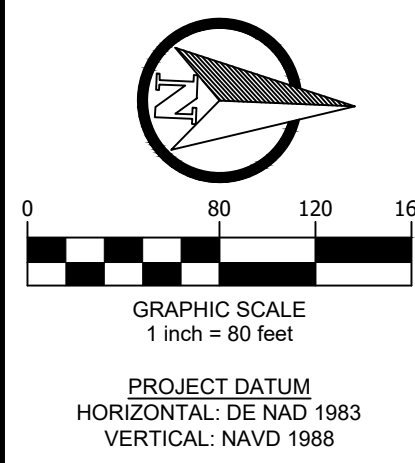
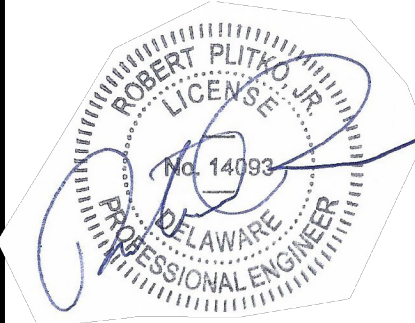
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension

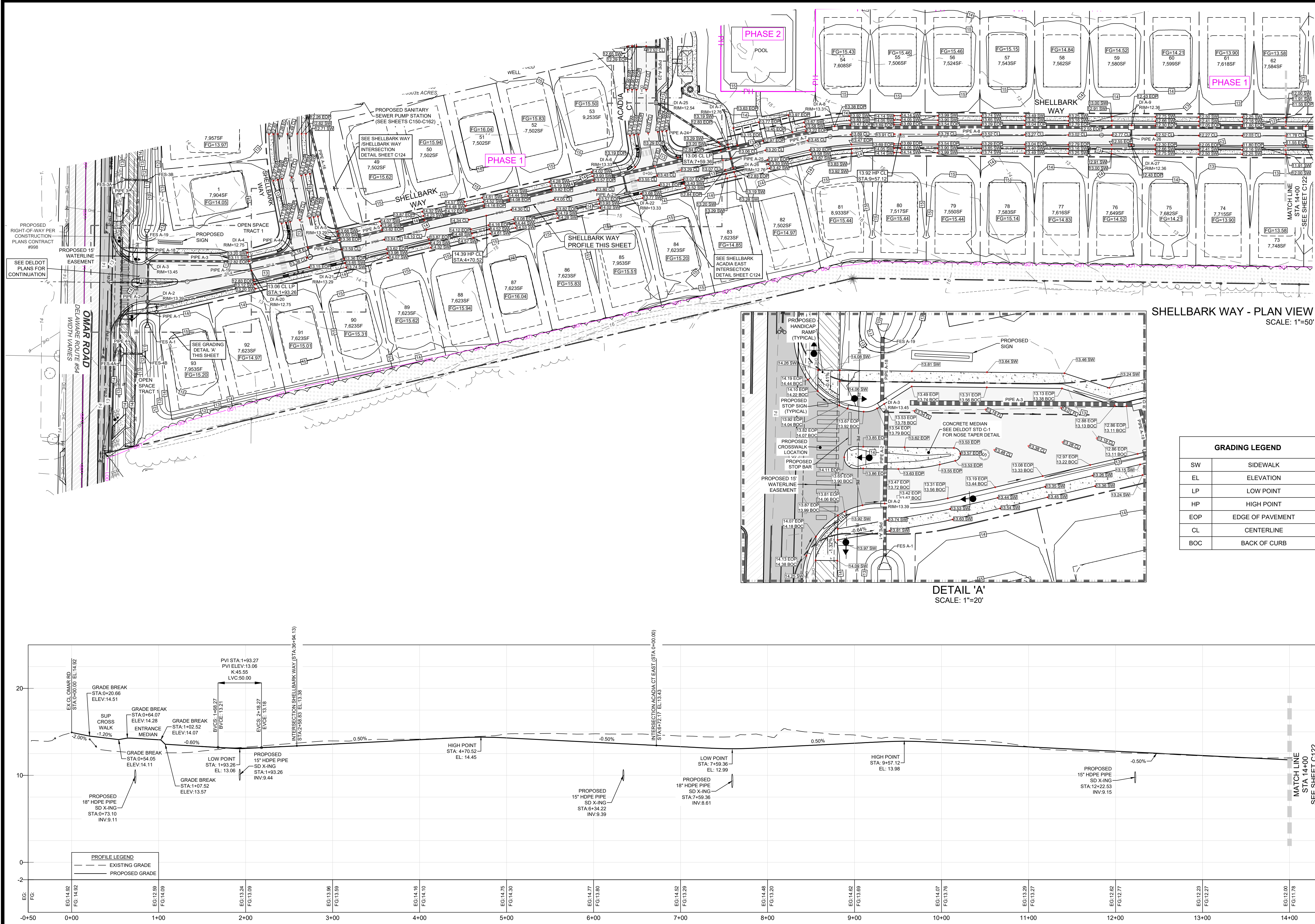
ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C120



SHELLBARK WAY - PLAN VIEW
SCALE: 1"=50'

DETAIL 'A'
SCALE: 1"=20'

SHELLBARK WAY - PROFILE
HOR SCALE: 1"=50'
VERT SCALE 1"=5'

ROAD PLAN AND PROFILE

REVISIONS

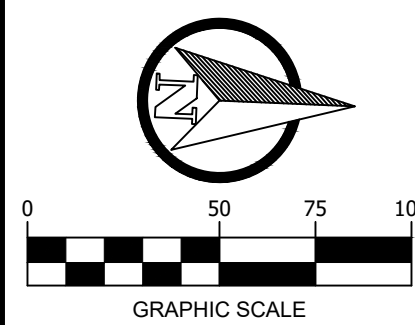
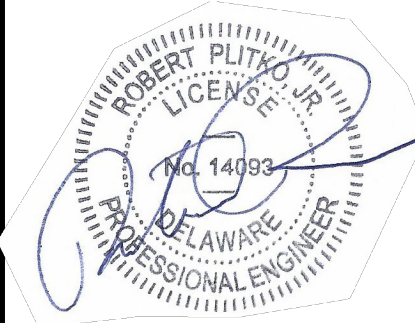
1	12/20/23	SCED Review #1
2	11/27/24	SCED Review #2
3	5/30/25	Sewer Extension

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

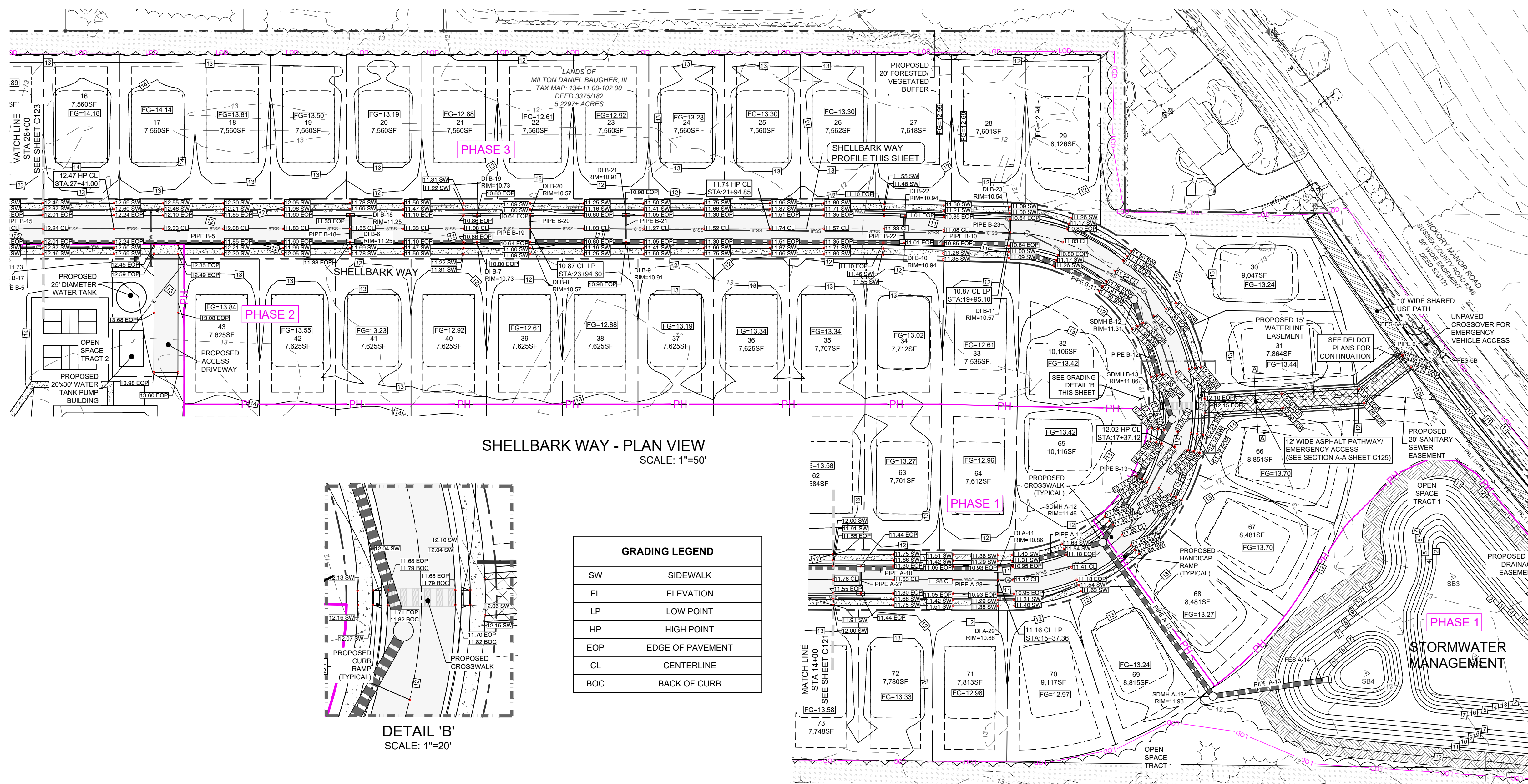
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

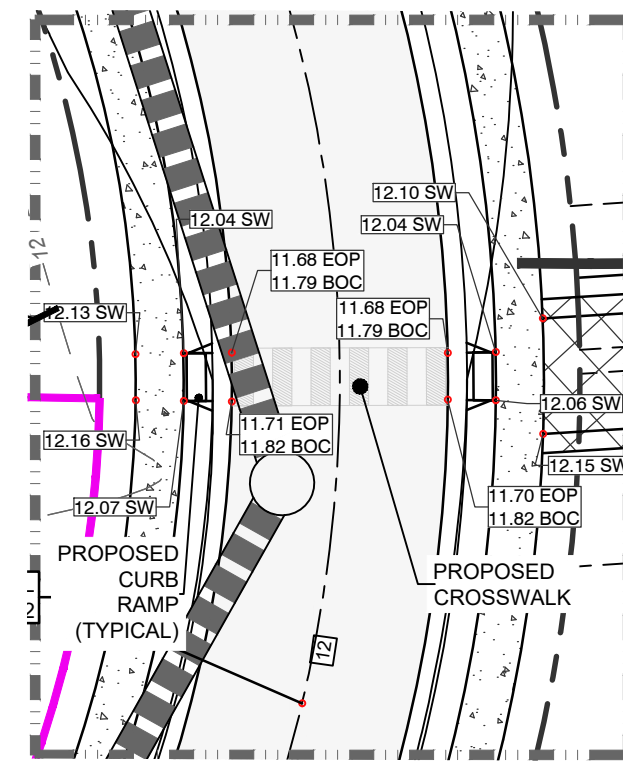


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C121

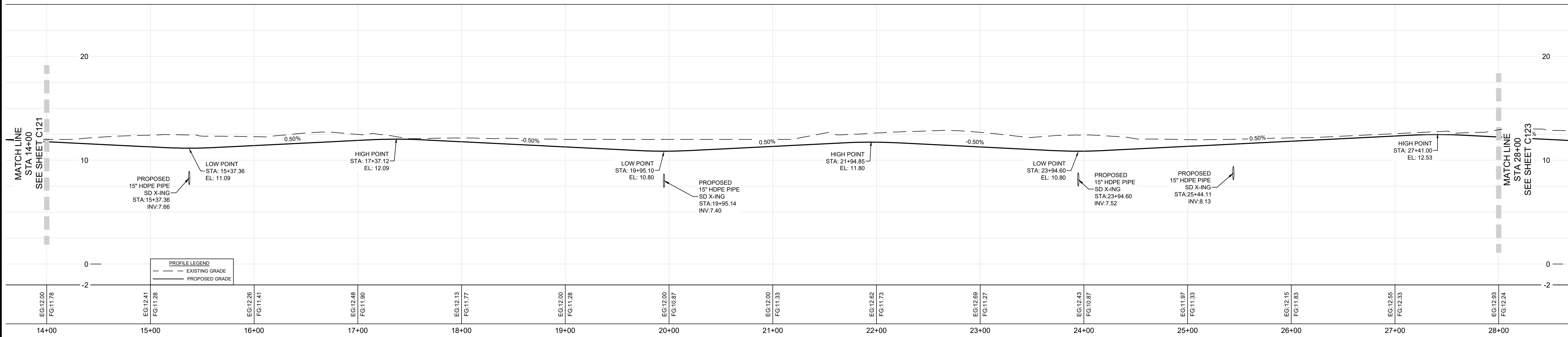


SHELLBARK WAY - PLAN VIEW
SCALE: 1"=50'



DETAIL 'B'
SCALE: 1"=20'

GRADING LEGEND	
SW	SIDEWALK
EL	ELEVATION
LP	LOW POINT
HP	HIGH POINT
EOP	EDGE OF PAVEMENT
CL	CENTERLINE
BOC	BACK OF CURB

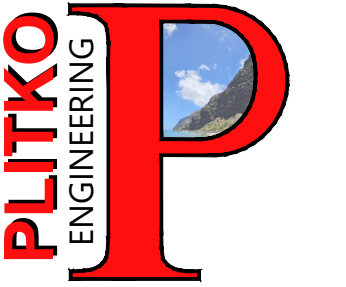


SHELLBARK WAY - PROFILE
HOR SCALE: 1"=50'
VERT SCALE 1"=5'

ROAD PLAN AND PROFILE

REVISIONS

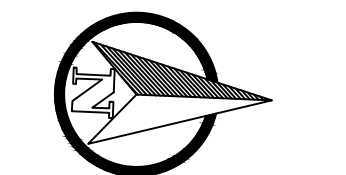
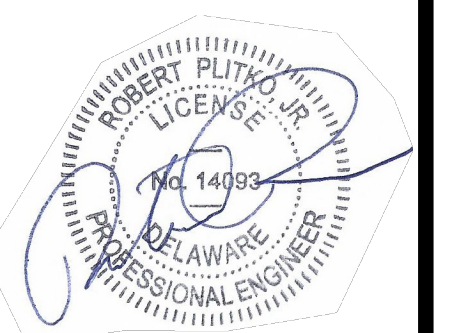
- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

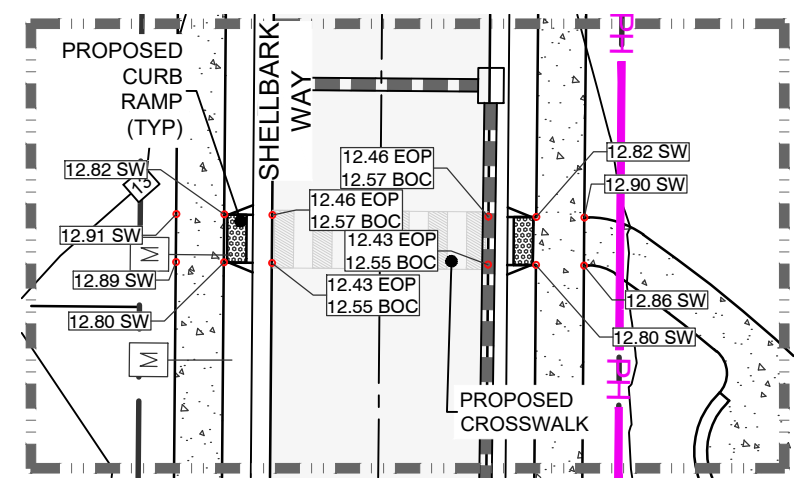


GRAPHIC SCALE
1 inch = 50 feet

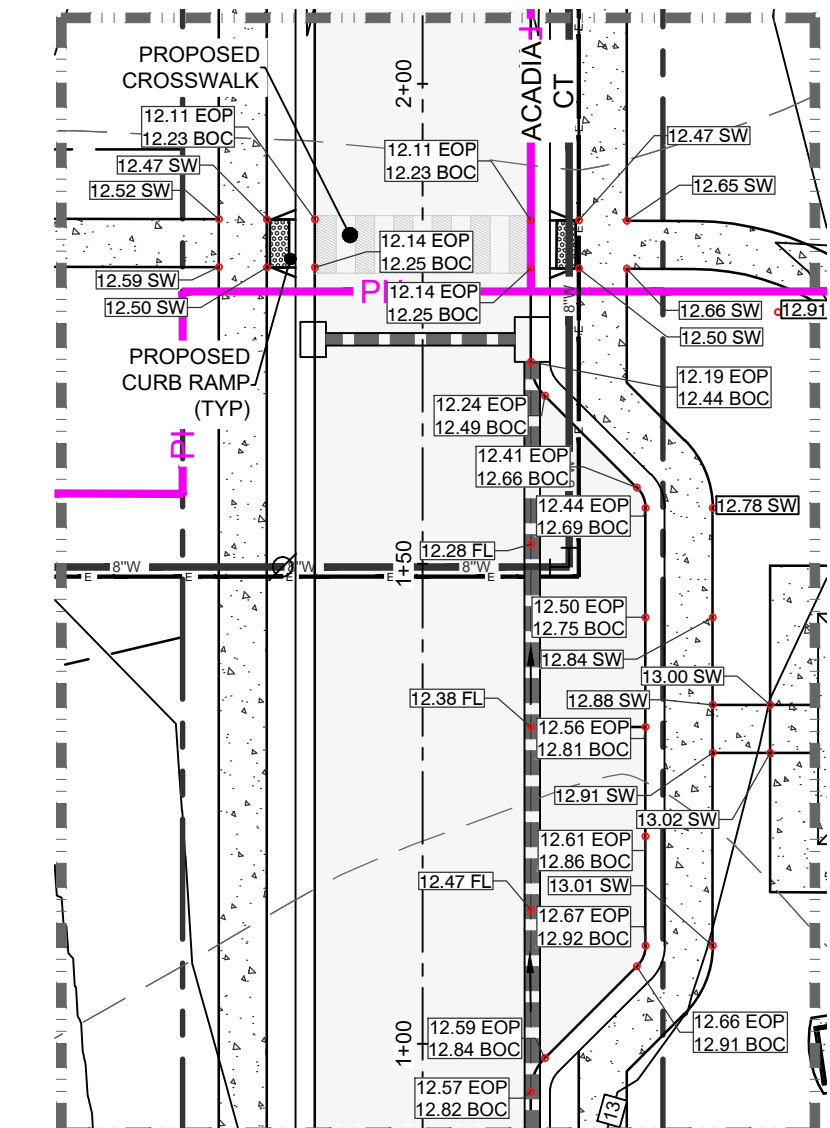
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: DATE
DRAWING: 6/5/25
REVIEW: RP
SHEET

C122



DETAIL 'C'
SCALE: 1"=20'

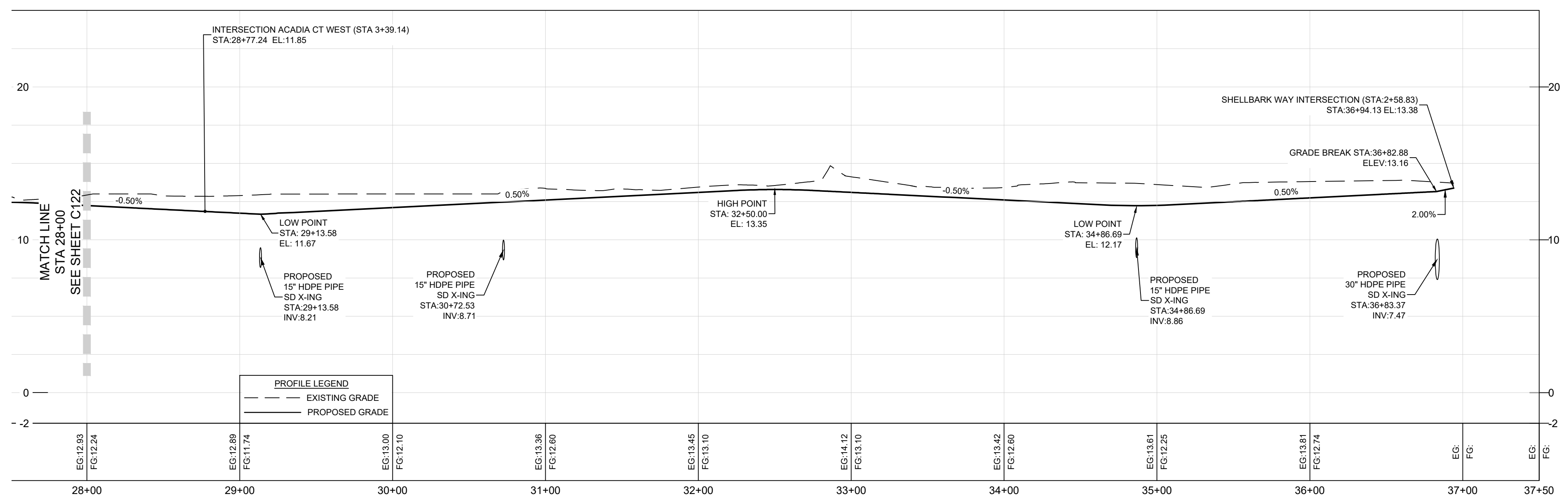


DETAIL 'E'
SCALE: 1"=20'

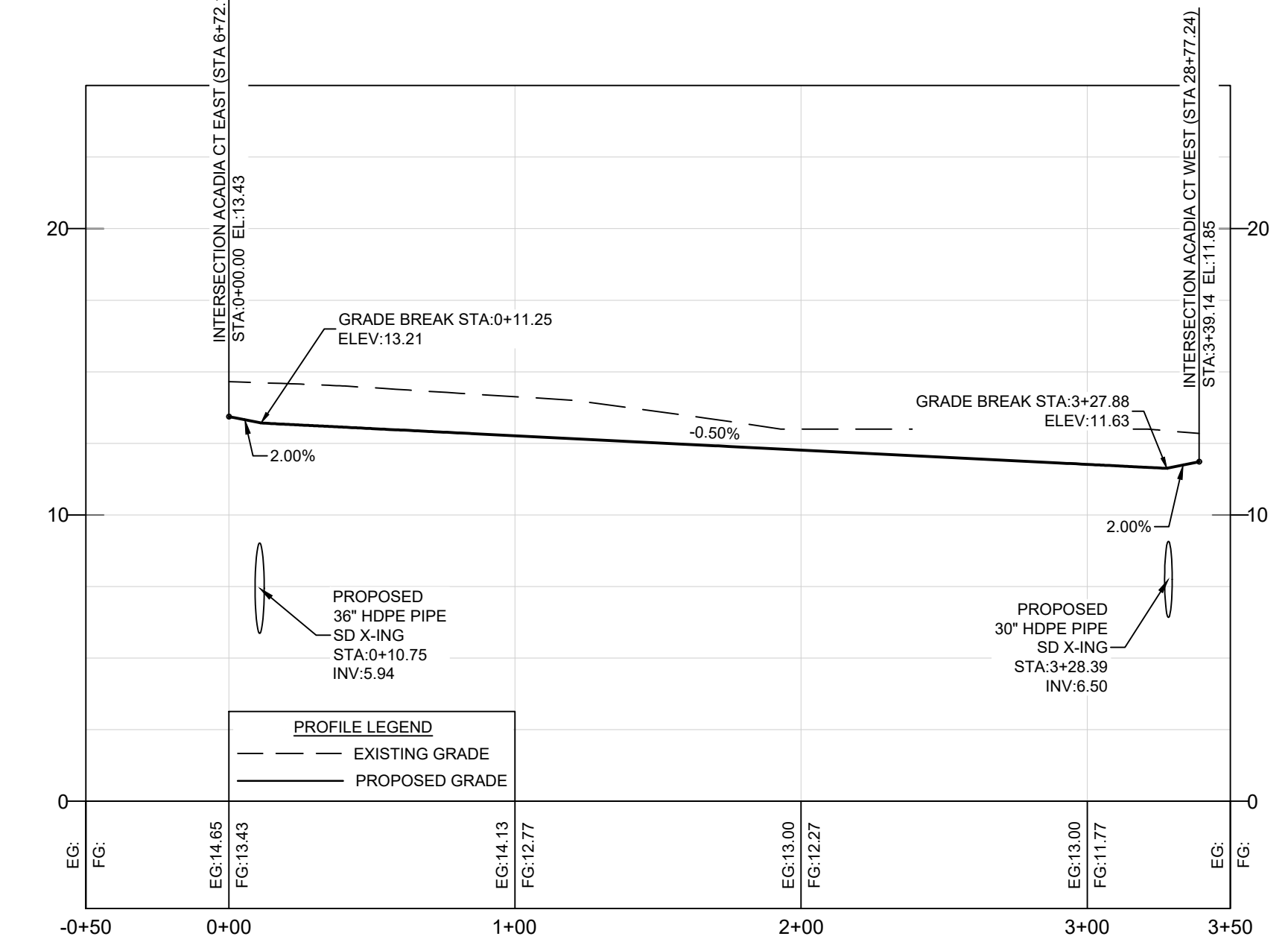
SHELLBARK WAY - PLAN VIEW
SCALE: 1"=50'

ACADIA COURT - PLAN VIEW
SCALE: 1"=50'

GRADING LEGEND	
SW	SIDEWALK
EL	ELEVATION
LP	LOW POINT
HP	HIGH POINT
EOP	EDGE OF PAVEMENT
CL	CENTERLINE
BOC	BACK OF CURB



SHELLBARK WAY - PROFILE
HOR SCALE: 1"=50'
VERT SCALE 1"=5'



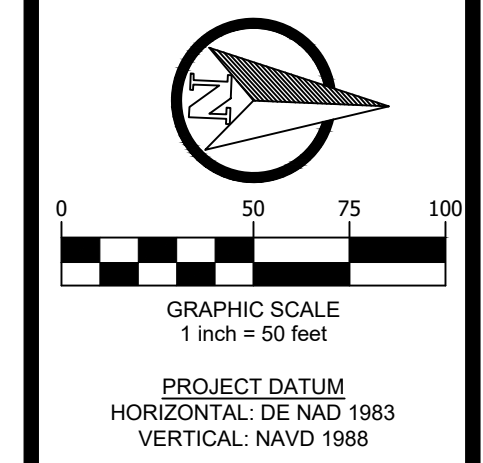
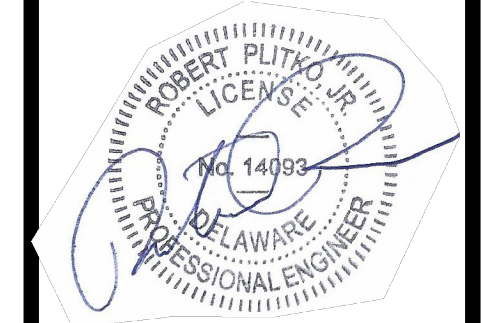
ACADIA COURT - PROFILE
HOR SCALE: 1"=50'
VERT SCALE 1"=5'

ROAD PLAN AND PROFILE

REVISIONS	
1	12/20/23 SCED Review #1
2	11/27/24 SCED Review #2
3	5/30/25 Sewer Extension

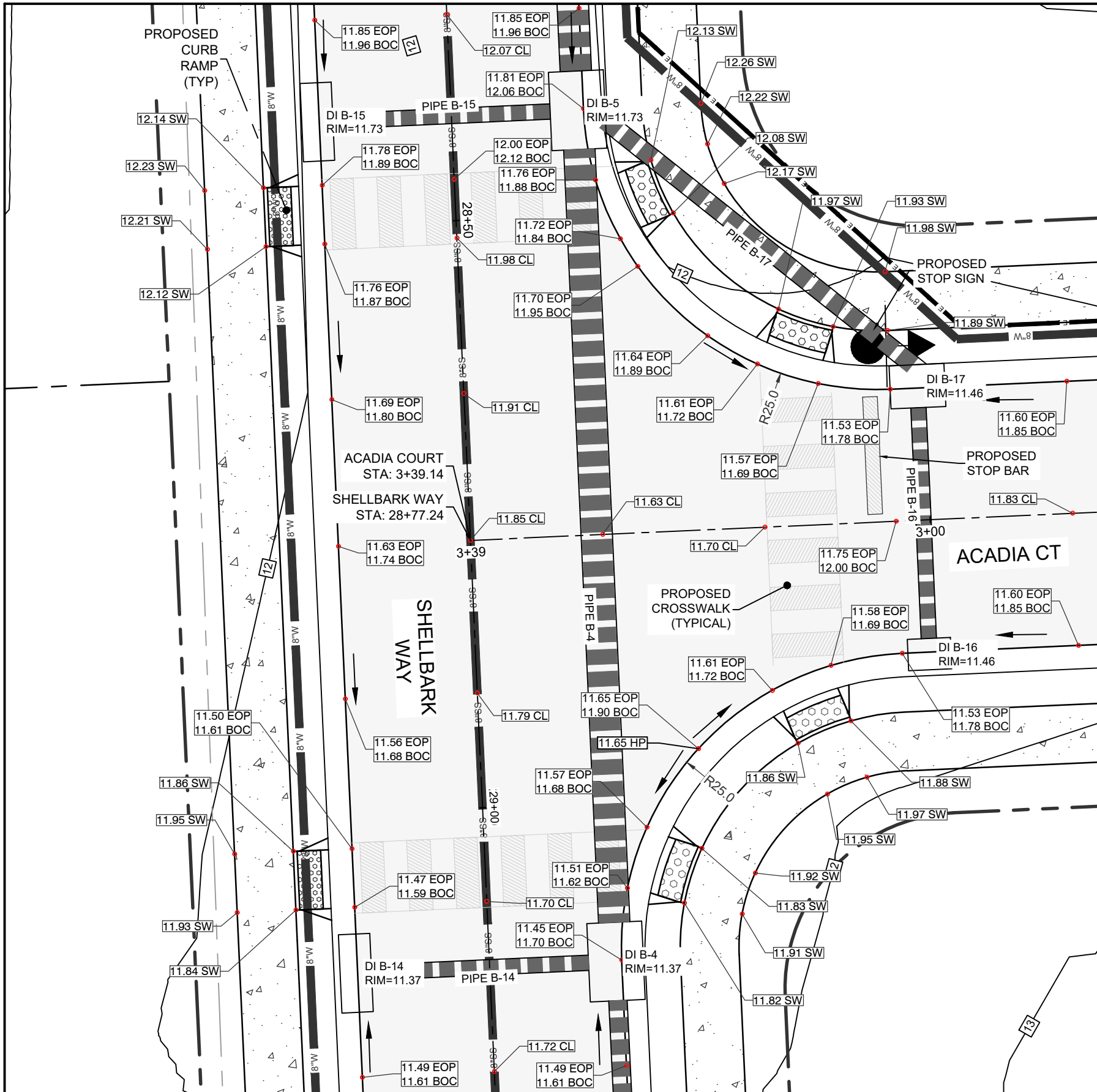
PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

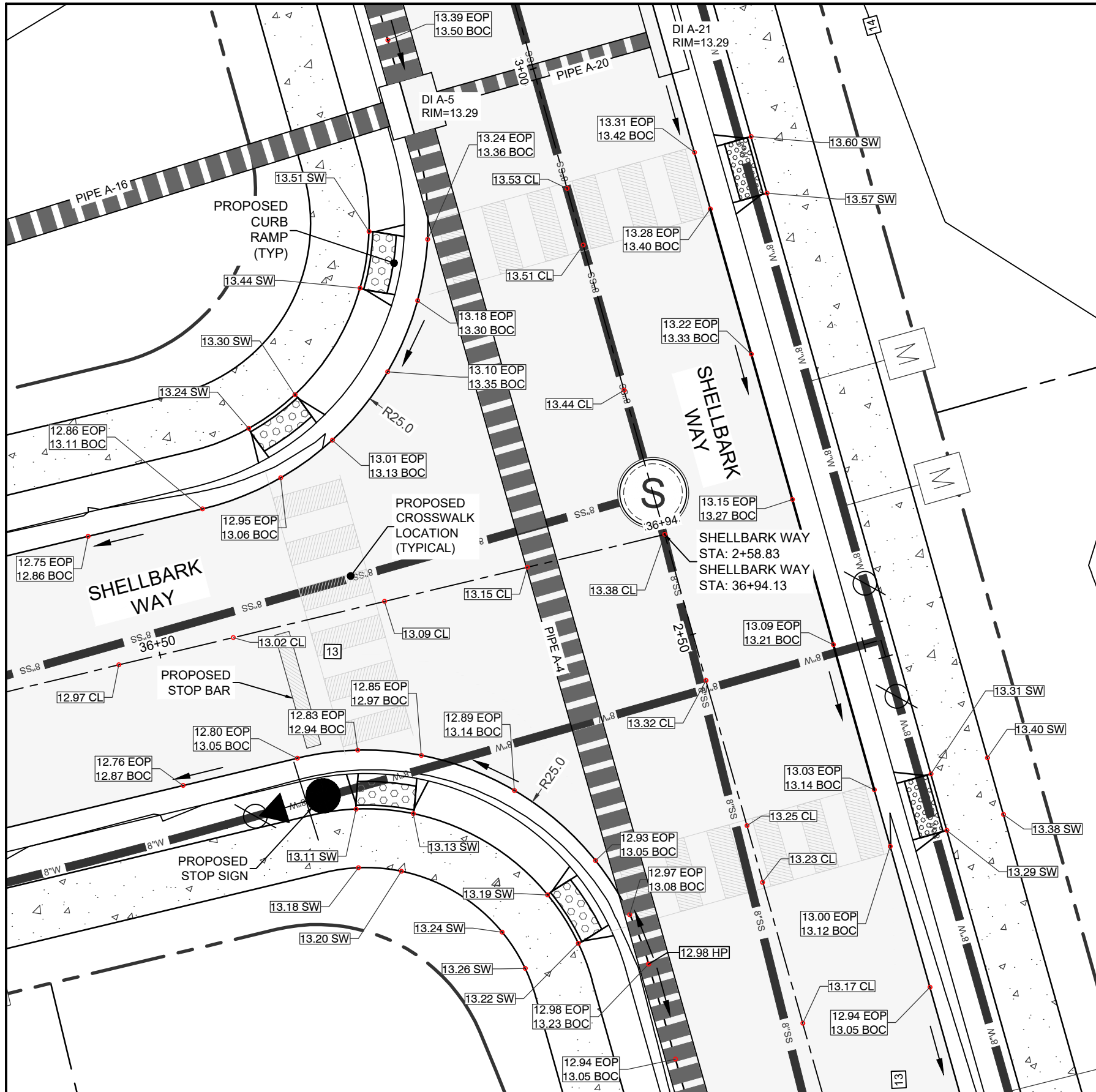


SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	

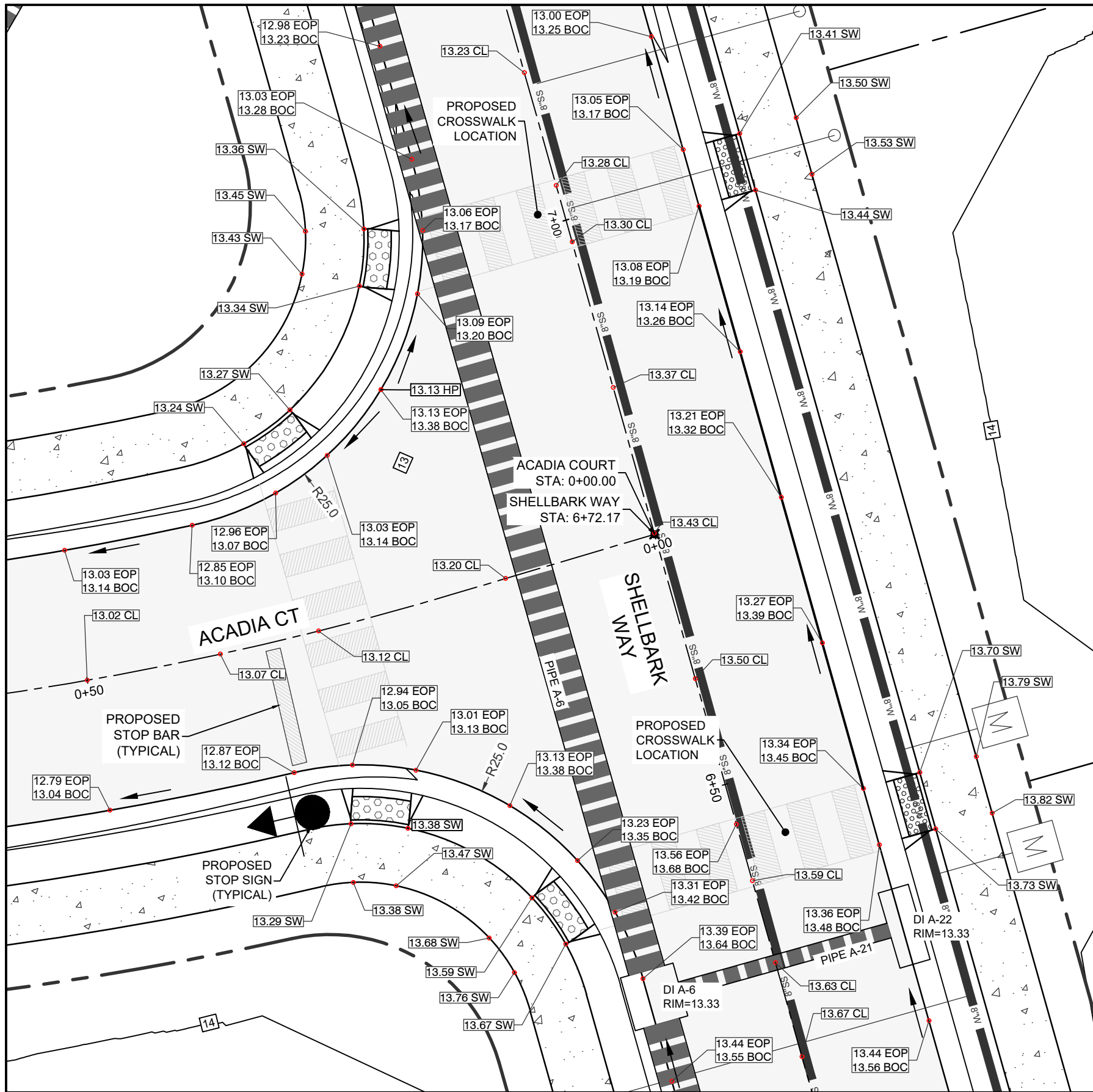
C123



SHELLBARK-ACADIA WEST INTERSECTION
SCALE: 1"=10'



SHELLBARK-SHELLBARK INTERSECTION
SCALE: 1"=10'



SHELLBARK-ACADIA EAST INTERSECTION
SCALE: 1"=10'

INTERSECTION DETAILS

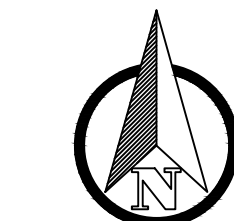
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



GRAPHIC SCALE
1 inch = 10 feet

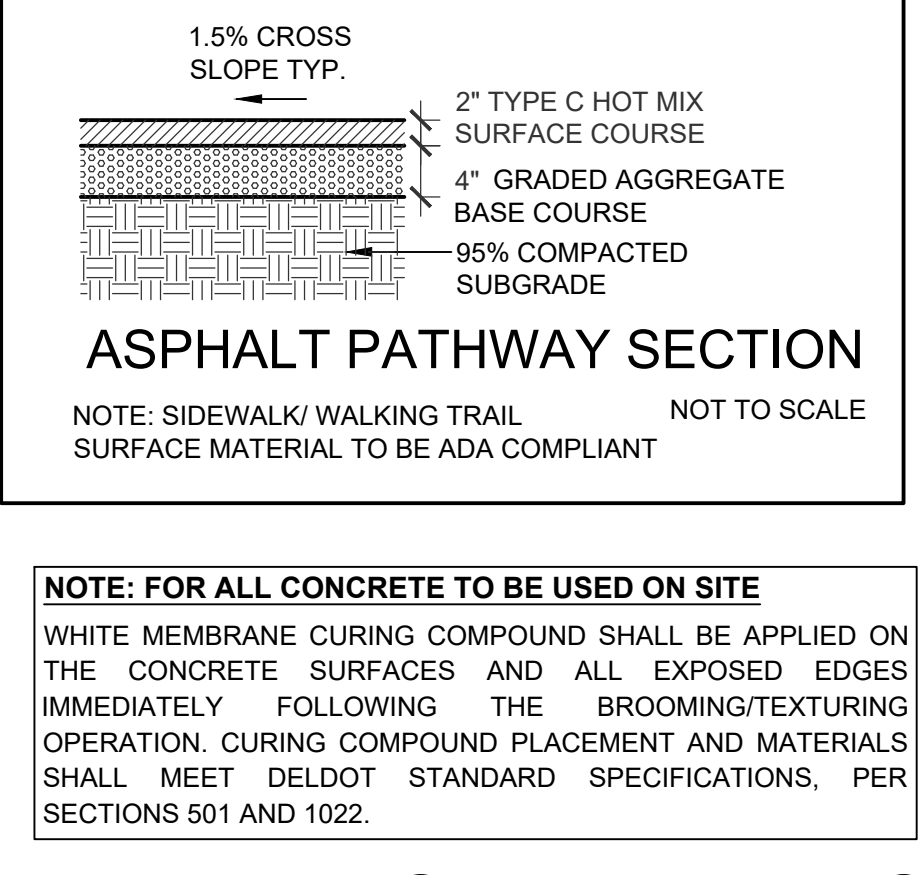
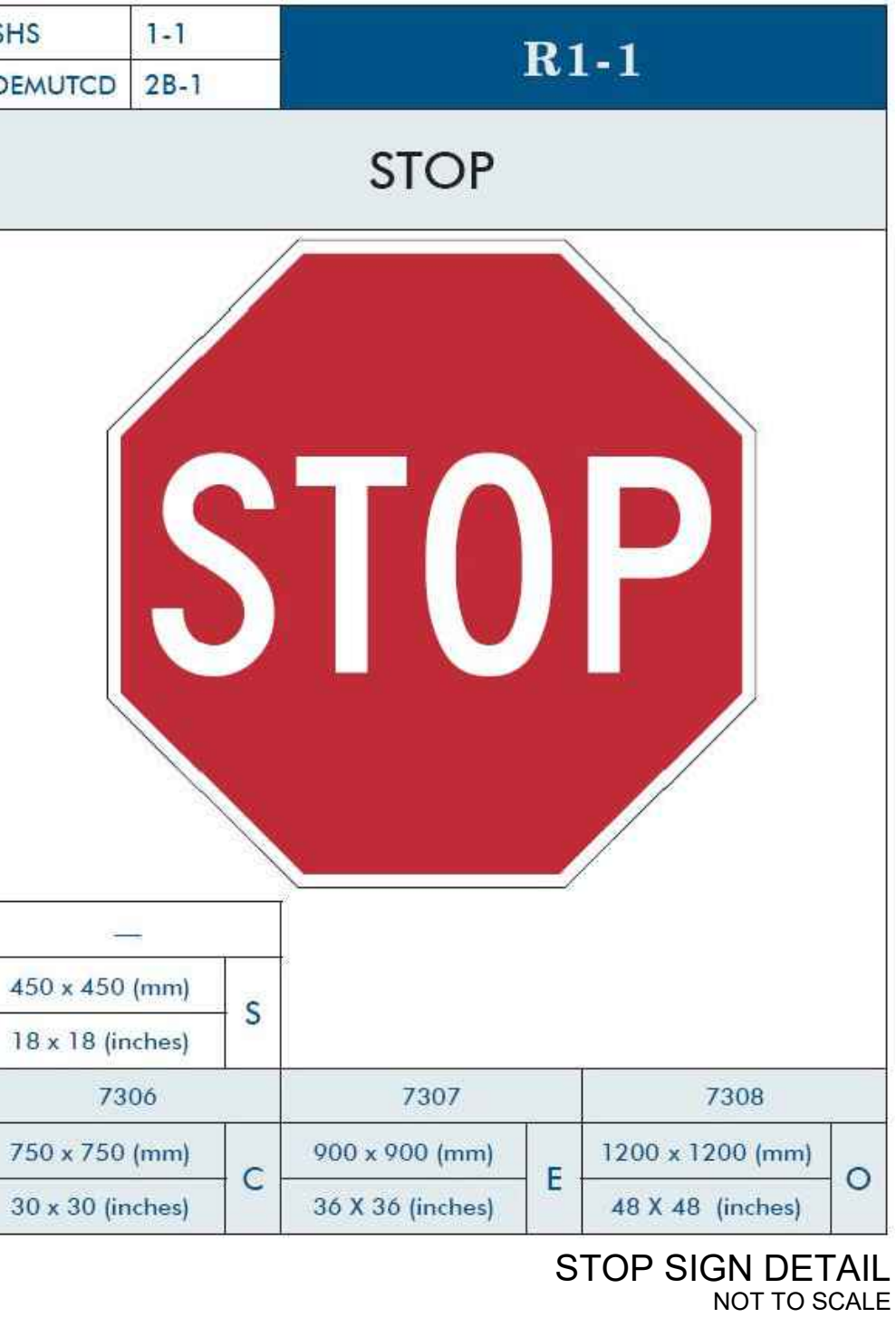
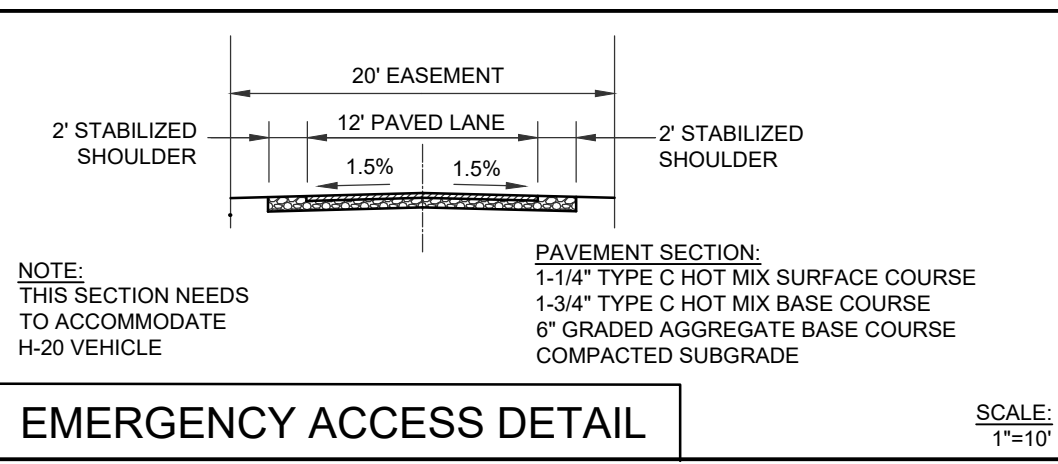
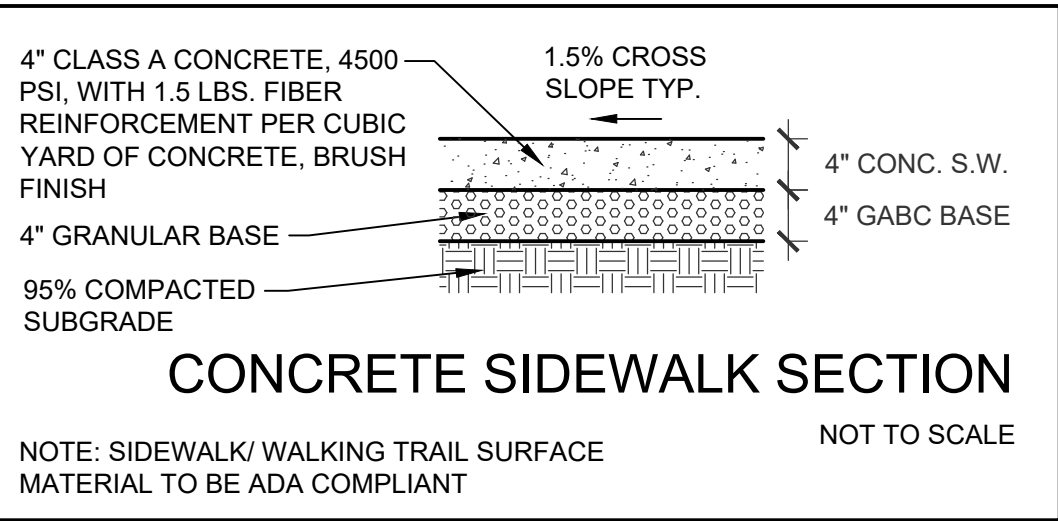
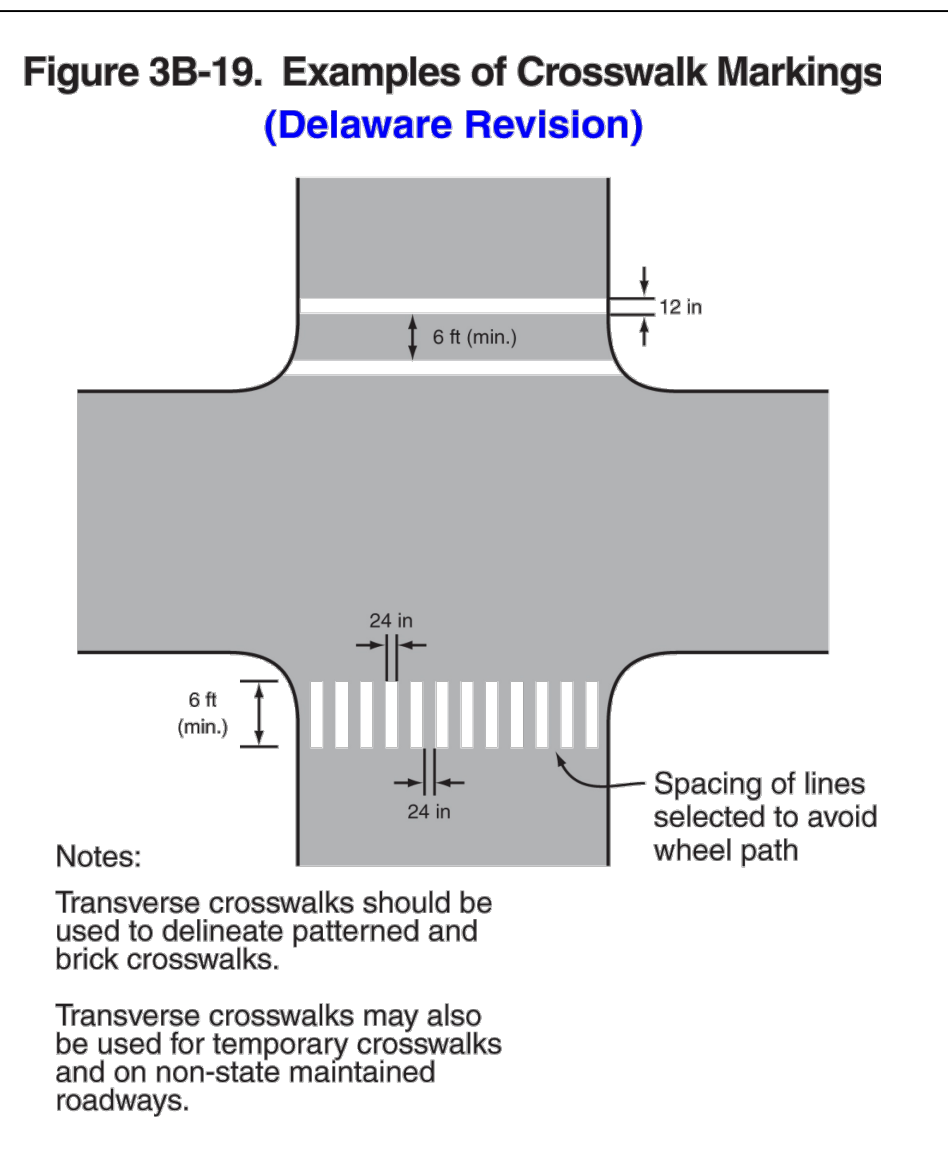
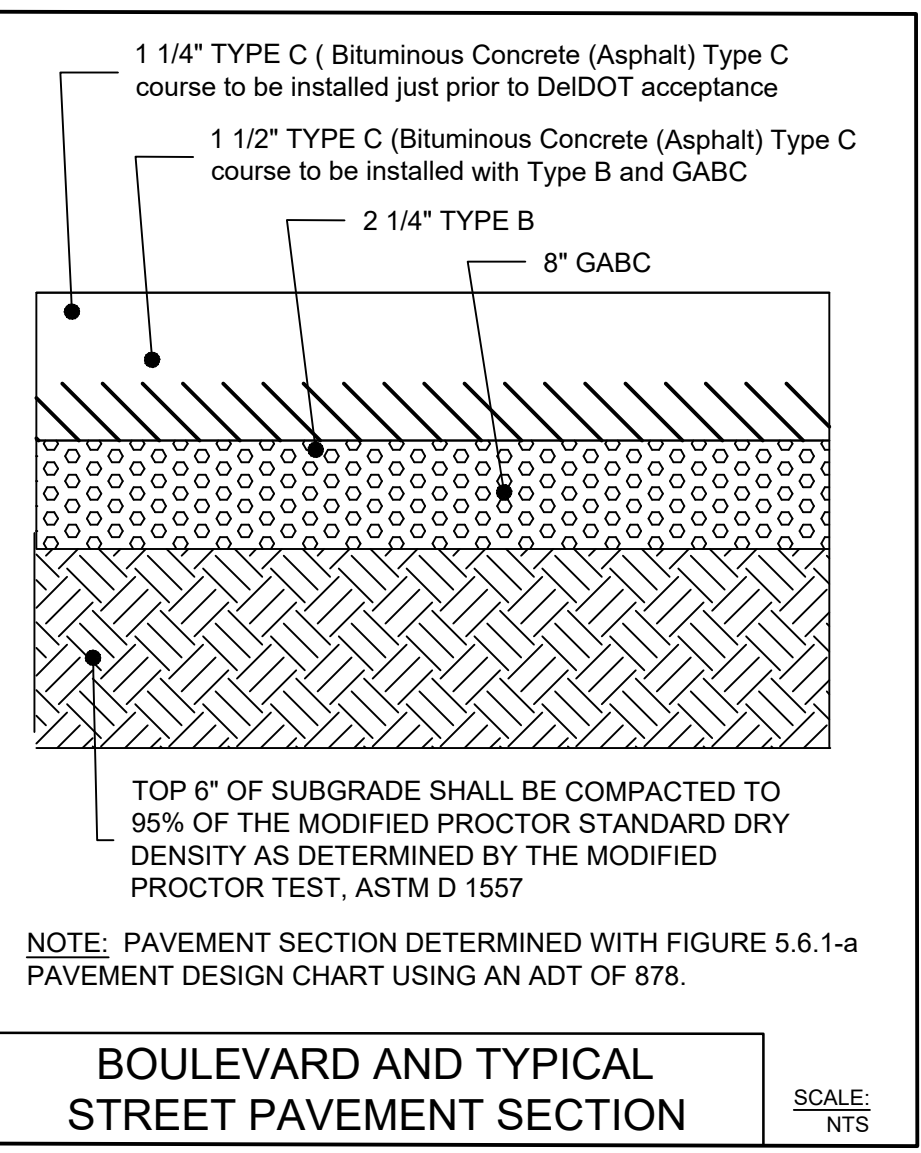
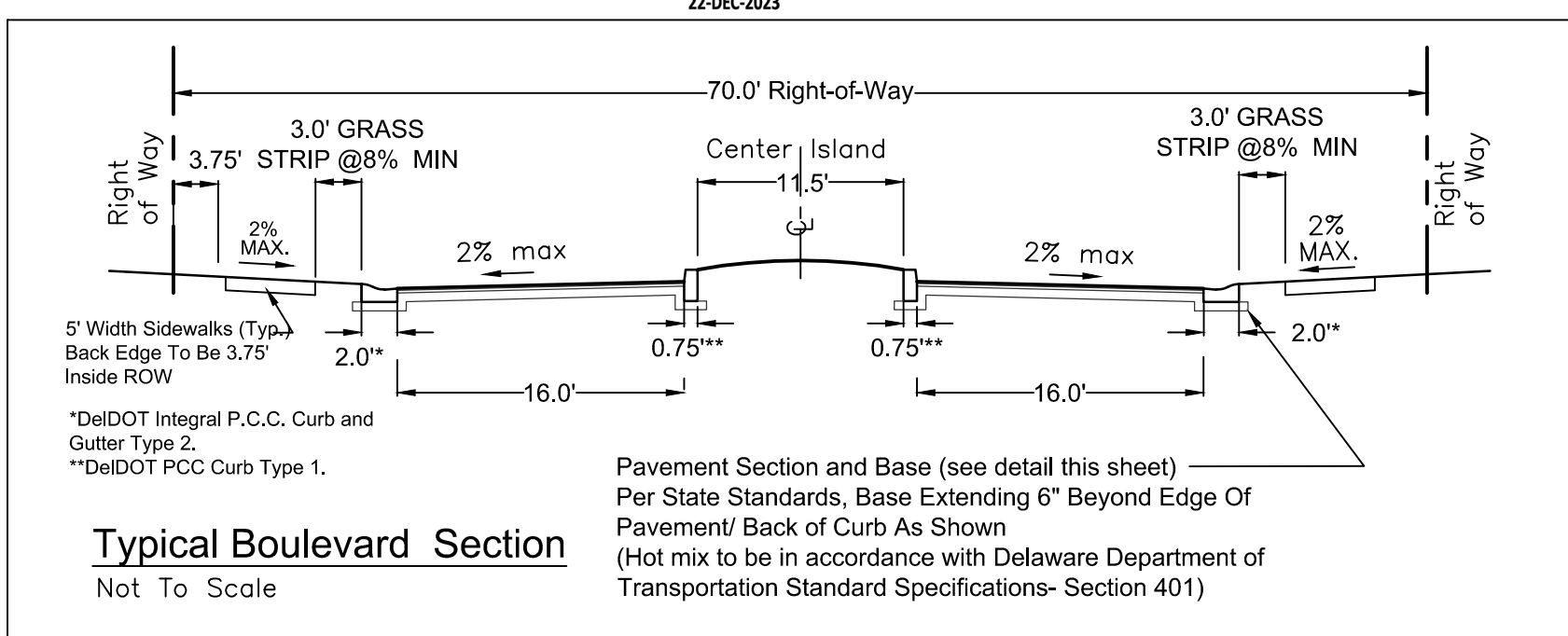
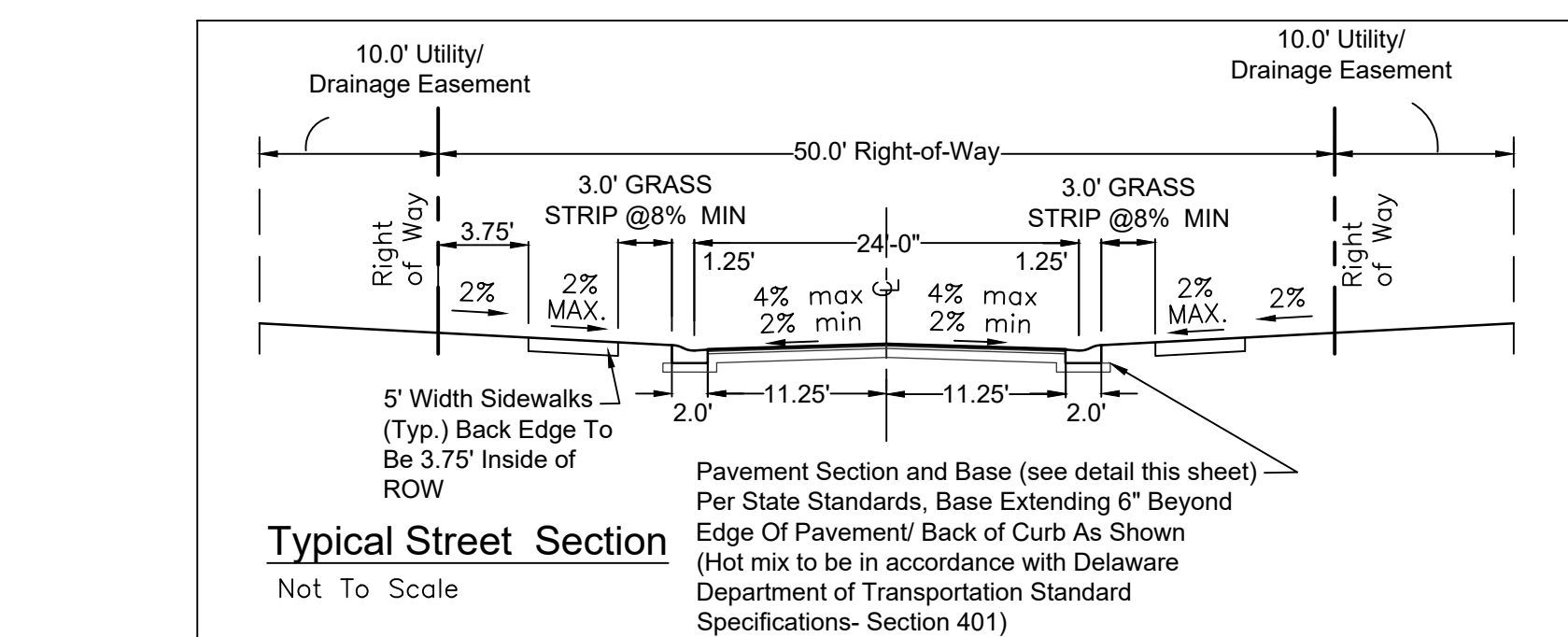
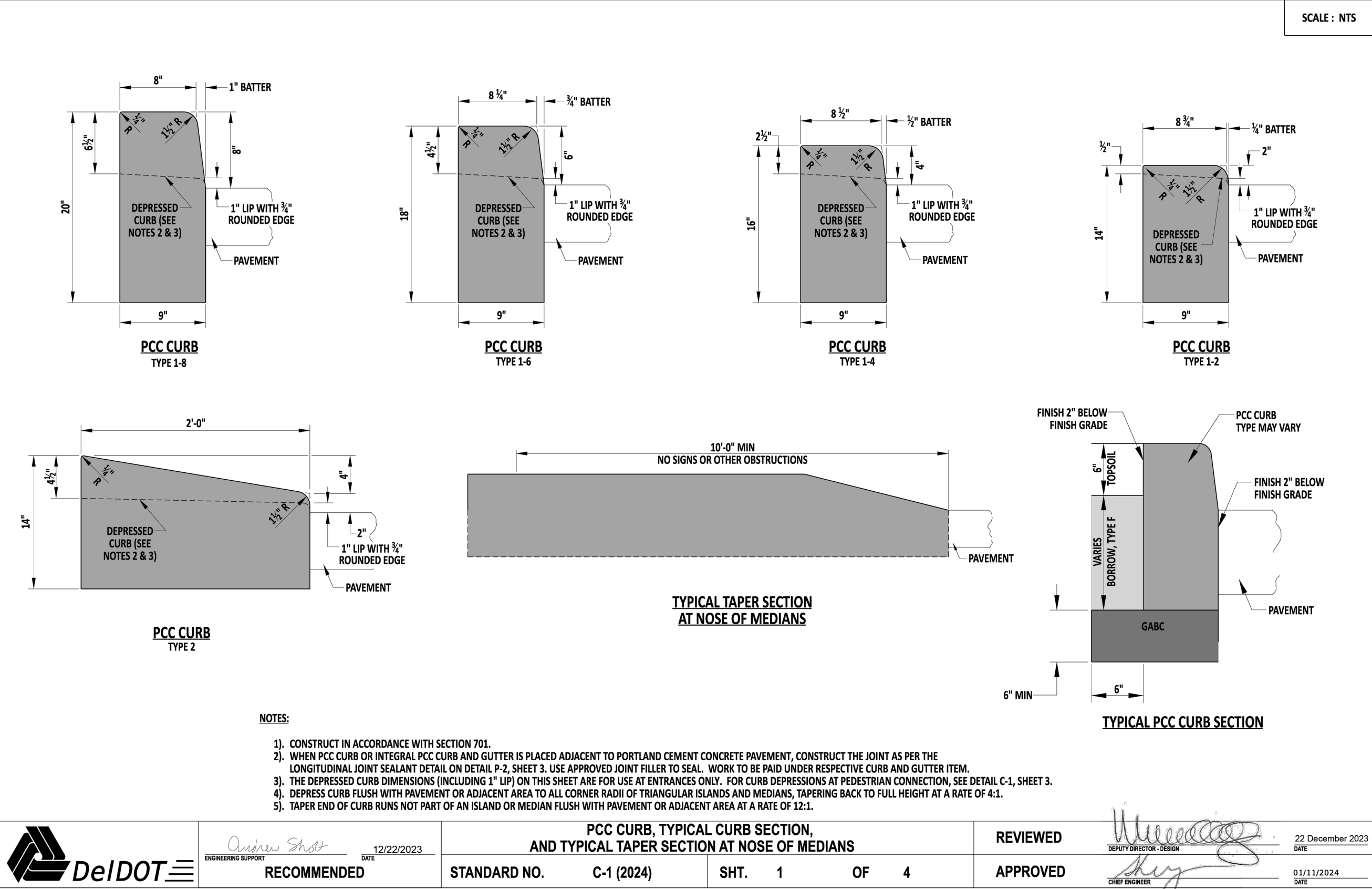
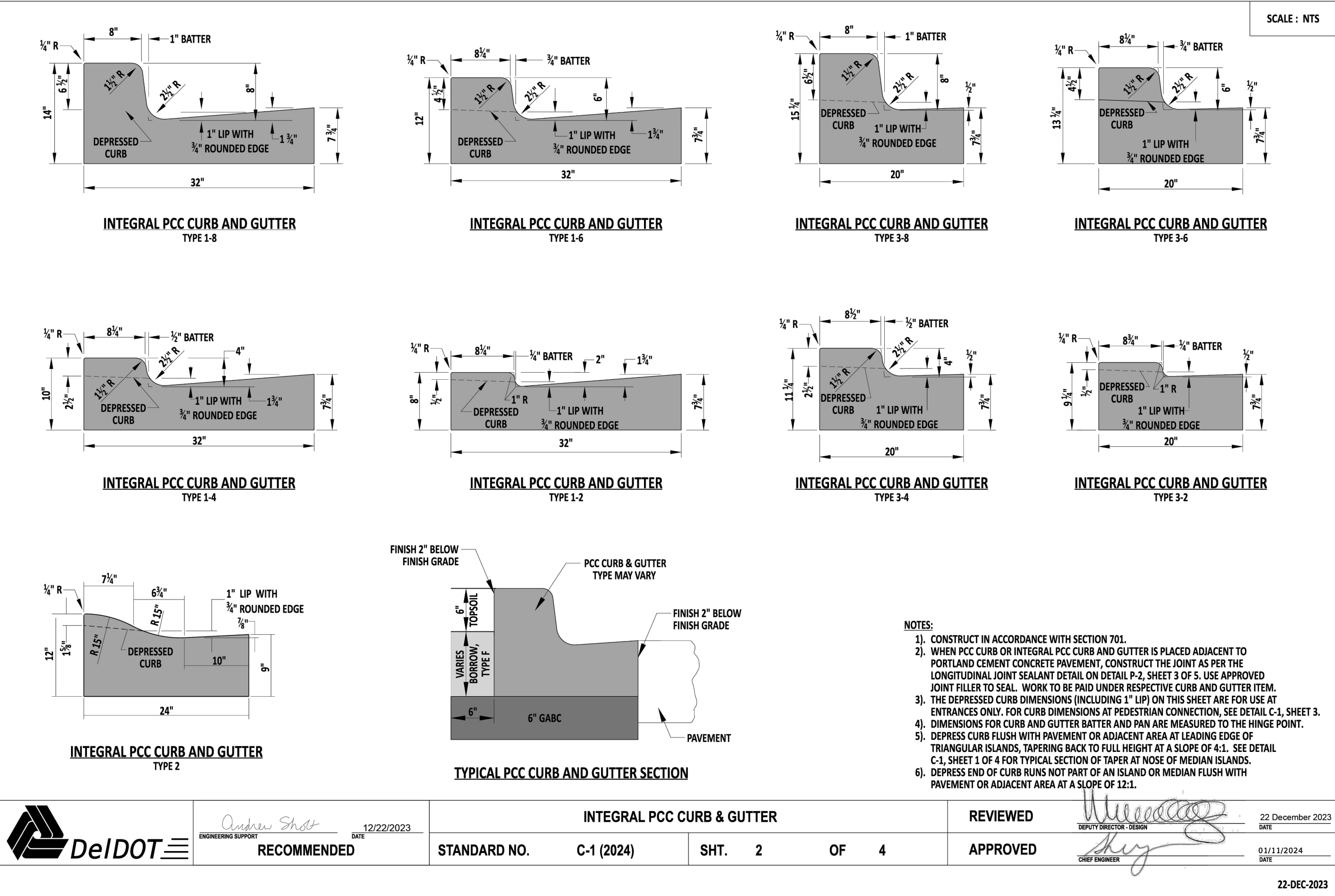
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET

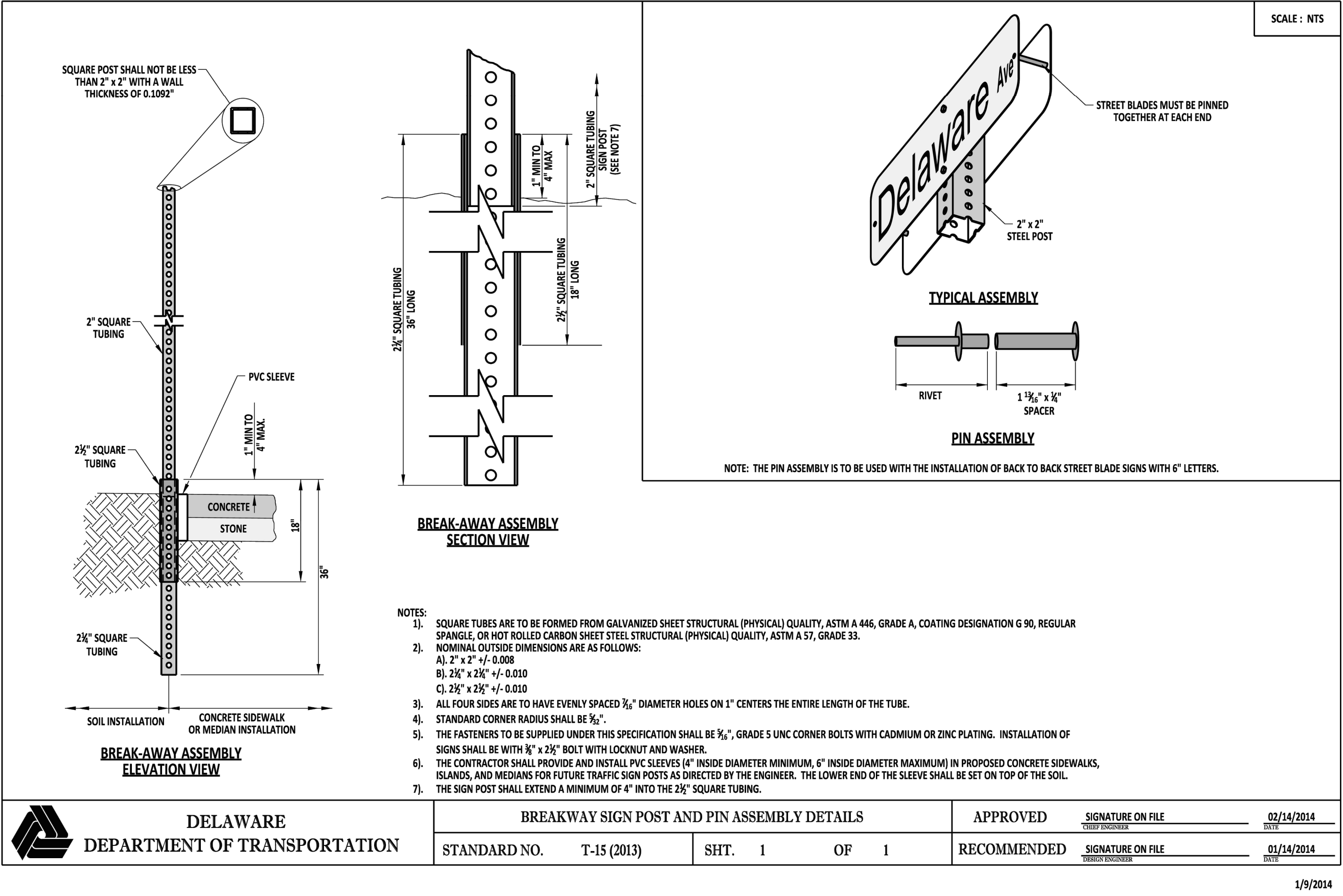
C124



NOTE: FOR ALL CONCRETE TO BE USED ON SITE

WHITE MEMBRANE CURING COMPOUND SHALL BE APPLIED ON THE CONCRETE SURFACES AND ALL EXPOSED EDGES IMMEDIATELY FOLLOWING THE BROOMING/TEXTURING OPERATION. CURING COMPOUND PLACEMENT AND MATERIALS SHALL MEET DELDOT STANDARD SPECIFICATIONS, PER SECTIONS 501 AND 1022.

SITE DETAILS



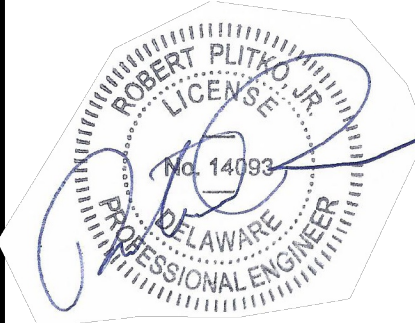
REVISIONS	
1 -	12/20/23 SCED Review #1
2 -	11/27/24 SCED Review #2
3 -	5/30/25 Sewer Extension

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

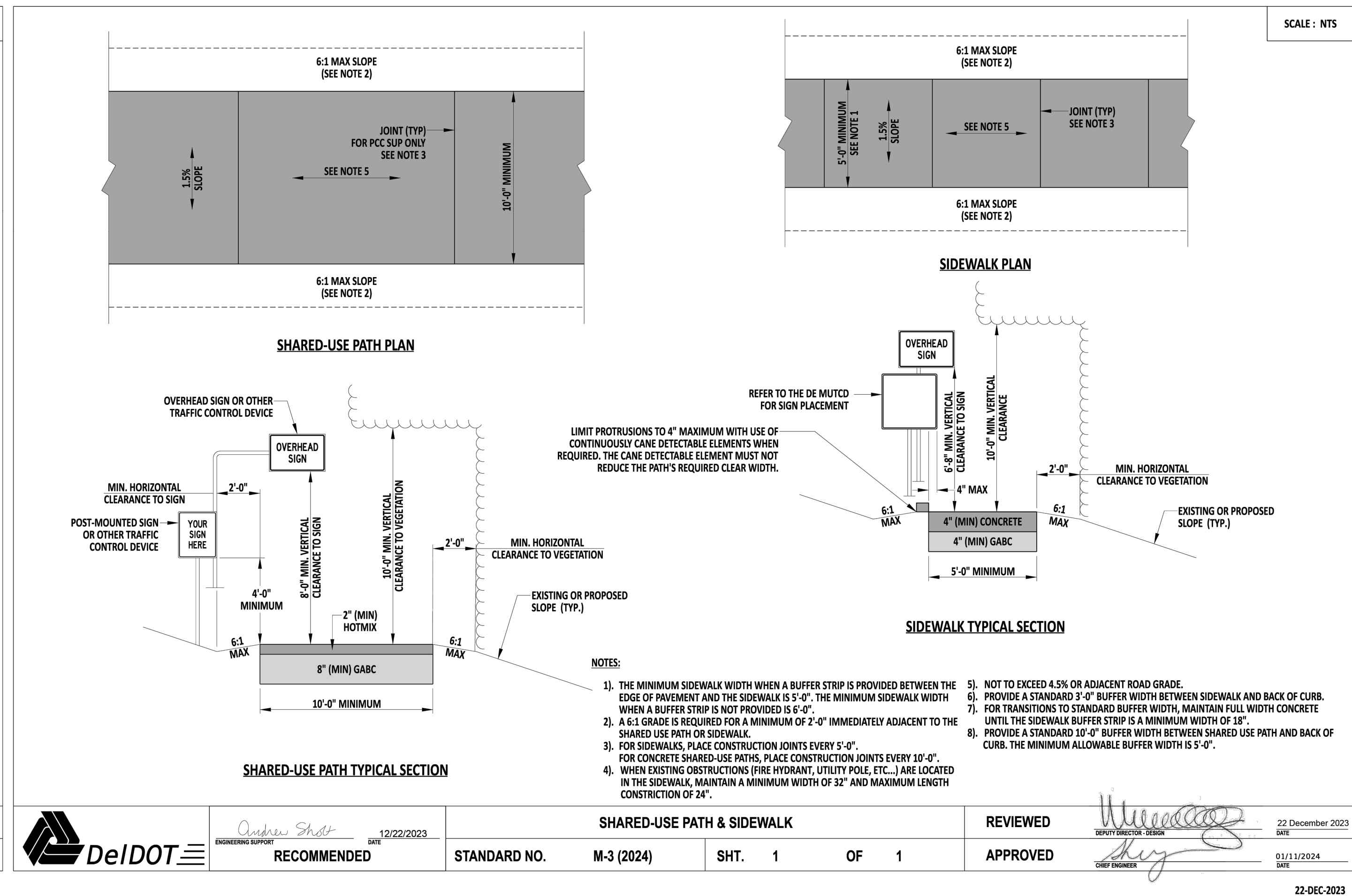
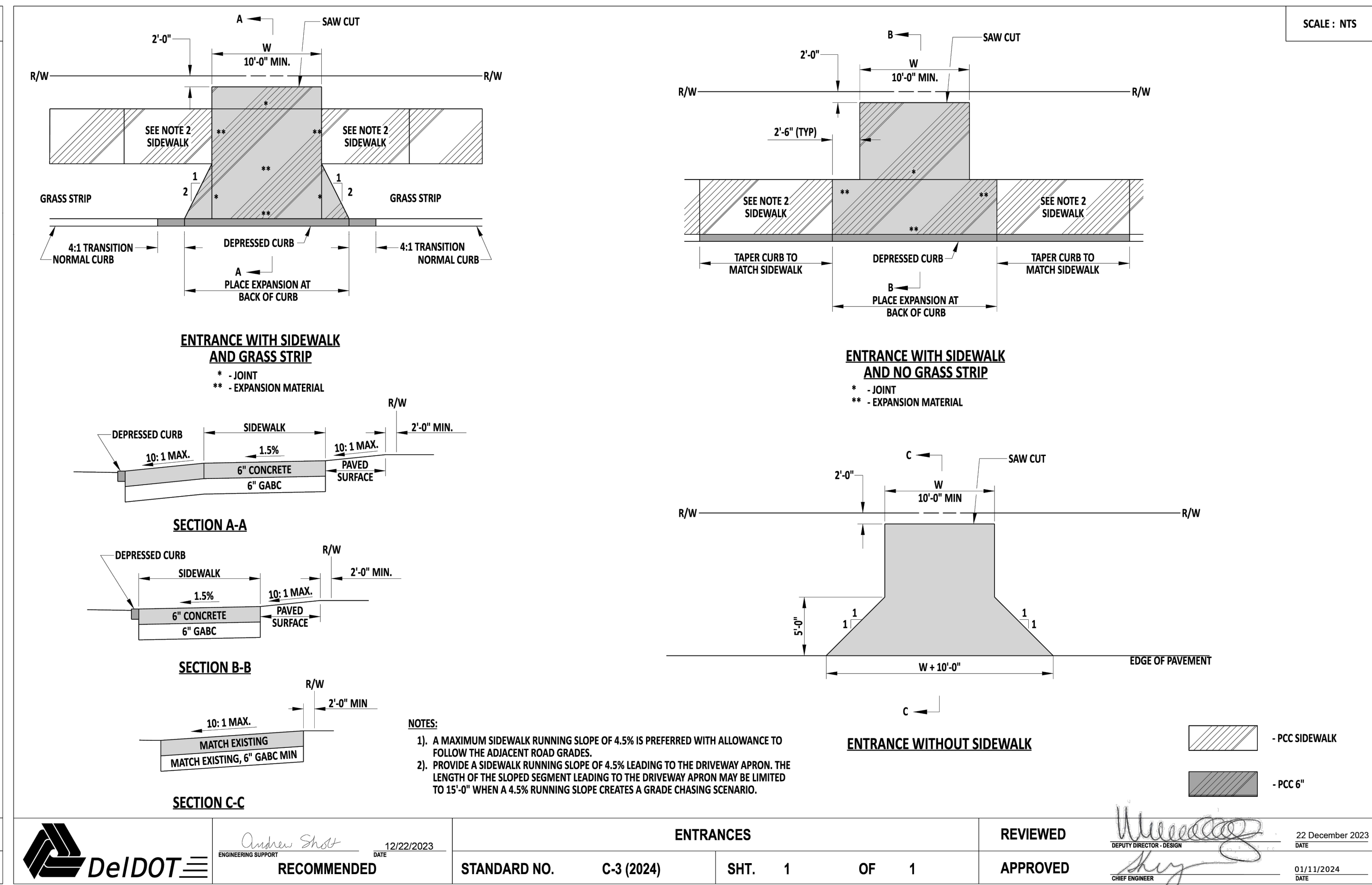
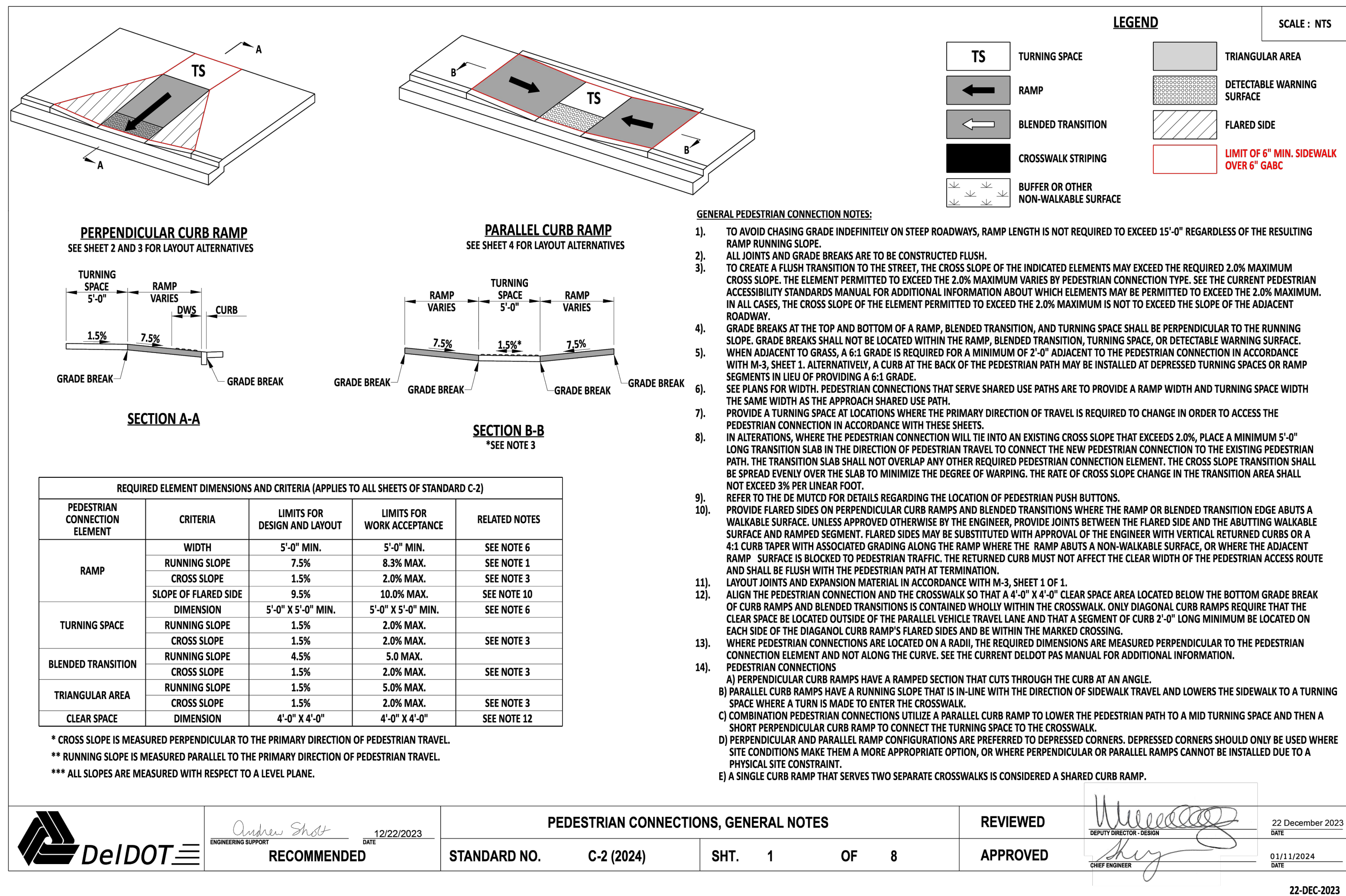
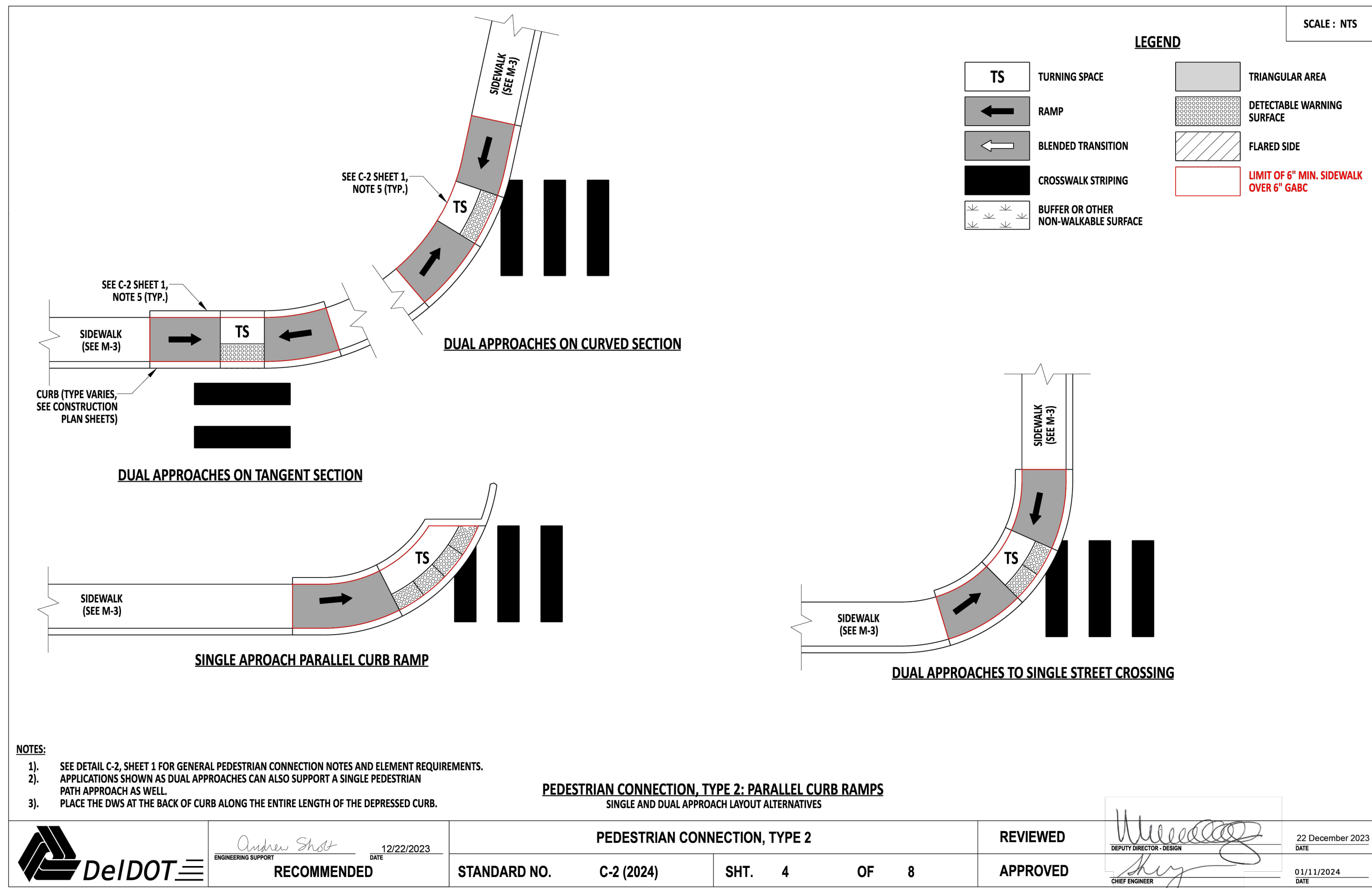
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER CONSTRUCTION PLANS HUNTER'S CREEK OMAR ROAD (SCR 54) BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM HORIZONTAL: DE NAD 1983 VERTICAL: NAVD 1988	
SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	

C125



NOTE: FOR ALL CONCRETE TO BE USED ON SITE

WHITE MEMBRANE CURING COMPOUND SHALL BE APPLIED ON THE CONCRETE SURFACES AND ALL EXPOSED EDGES IMMEDIATELY FOLLOWING THE BROOMING/TEXTURING OPERATION. CURING COMPOUND PLACEMENT AND MATERIALS SHALL MEET DELDOT STANDARD SPECIFICATIONS, PER SECTIONS 501 AND 1022.

SITE DETAILS

REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/23	SCED Review #1
2	11/27/24	SCED Review #2
3	5/30/25	Sewer Extension

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

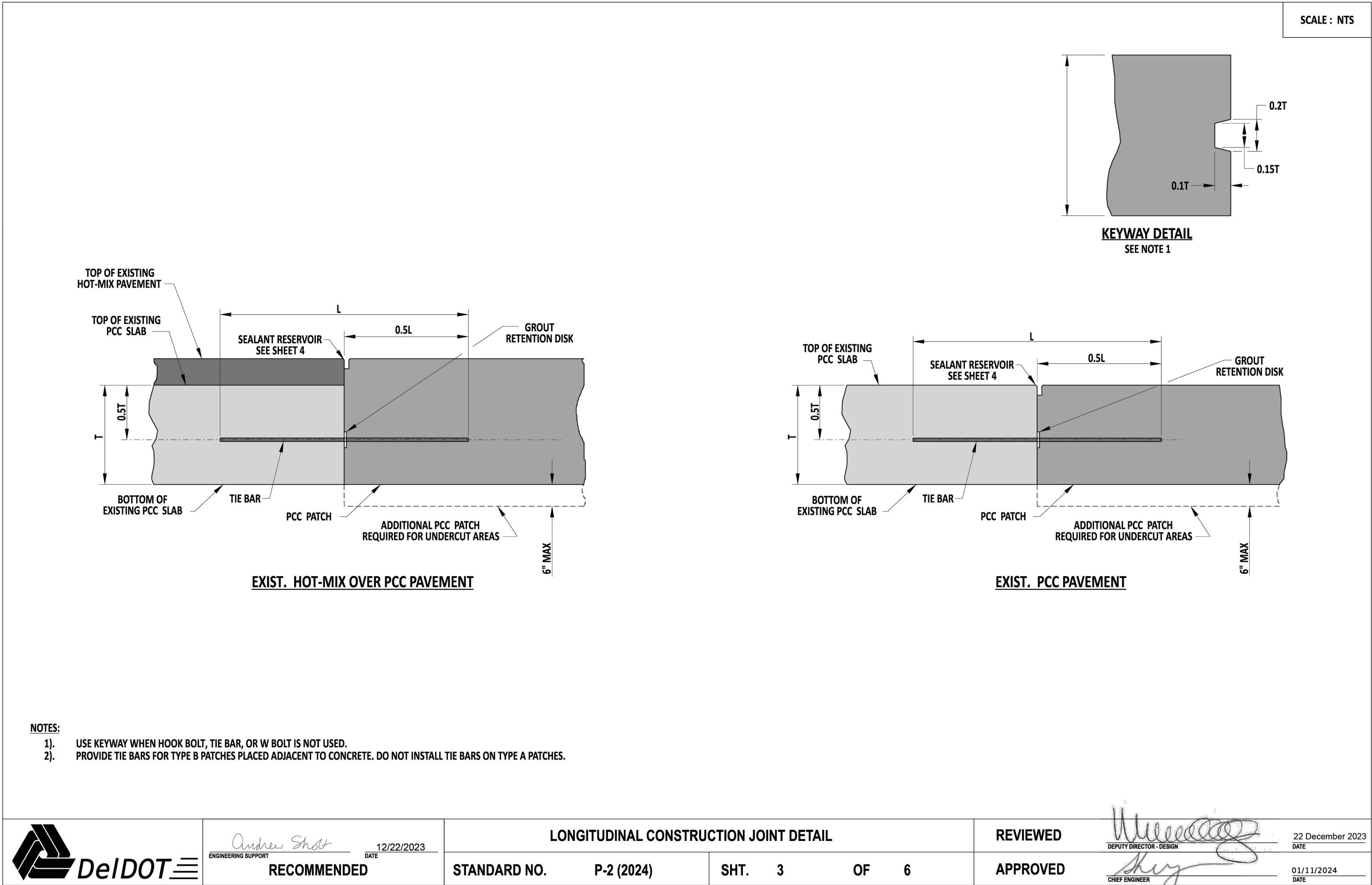
ROBERT PLITKO, JR.
LICENSED PROFESSIONAL ENGINEER
NO. 14993
STATE OF DELAWARE

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW:	RP

SHEET

C126



NOTE: FOR ALL CONCRETE TO BE USED ON SITE

WHITE MEMBRANE CURING COMPOUND SHALL BE APPLIED ON THE CONCRETE SURFACES AND ALL EXPOSED EDGES IMMEDIATELY FOLLOWING THE BROOMING/TEXTURING OPERATION. CURING COMPOUND PLACEMENT AND MATERIALS SHALL MEET DELDOT STANDARD SPECIFICATIONS, PER SECTIONS 501 AND 1022.

SITE DETAILS

REVISIONS

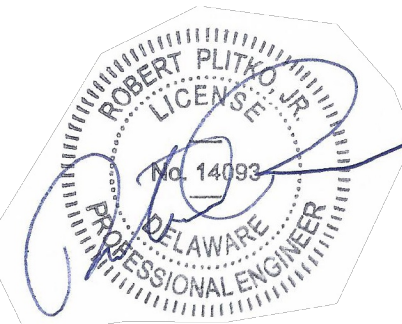
1	-	12/20/23	SCED Review #1
2	-	11/27/24	SCED Review #2
3	-	5/30/25	Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

ROADWAY & SANITARY SEWER
CONSTRUCTION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

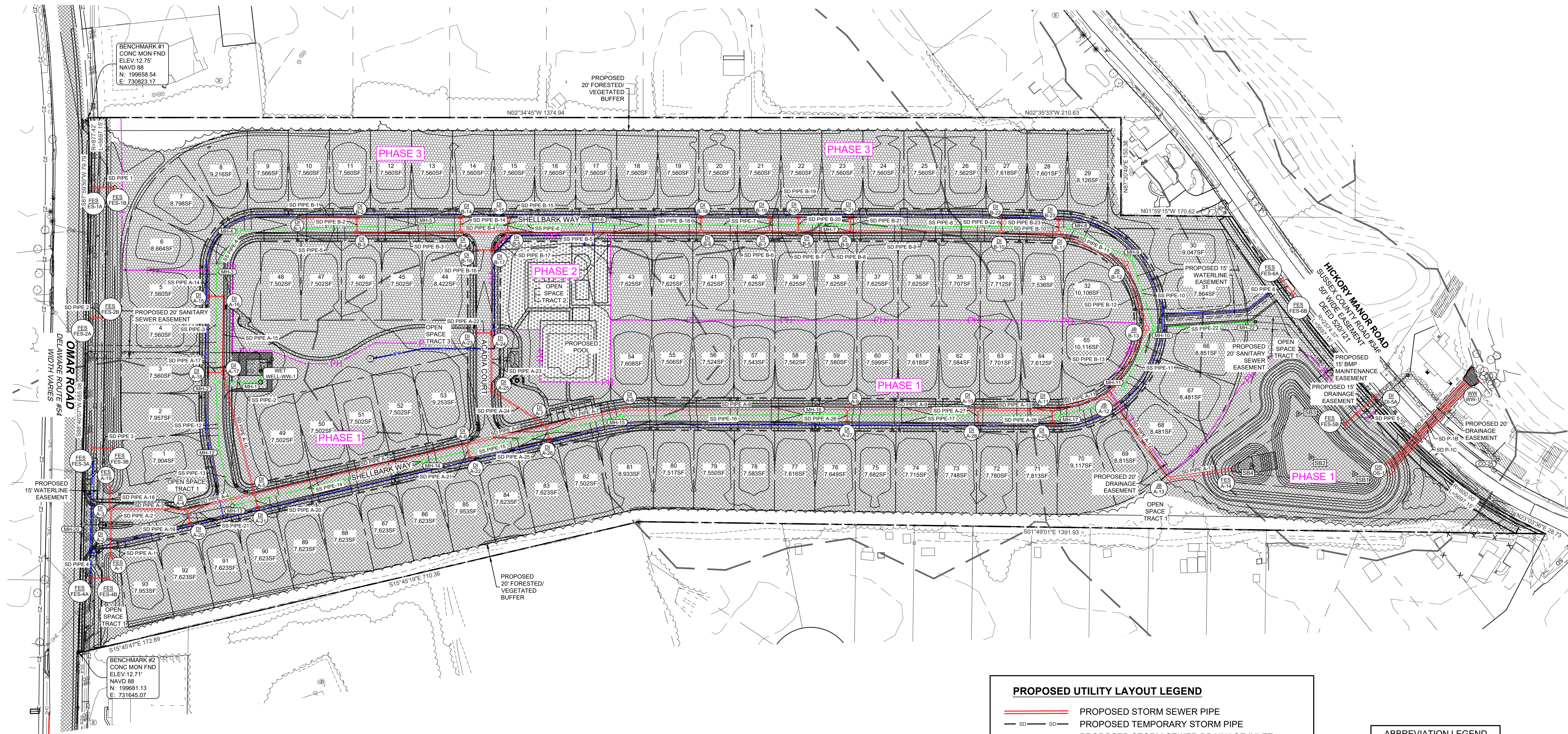


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE 6/5/25
DRAWING:	
REVIEW: RP	

SHEET

C127



PROPOSED UTILITY LAYOUT LEGEND

— SD PIPE — PROPOSED STORM SEWER PIPE
— SD — PROPOSED TEMPORARY STORM PIPE
□ PROPOSED STORM SEWER DRAINAGE INLET
○ PROPOSED STORM SEWER MANHOLE
— SS — PROPOSED SANITARY SEWER PIPE
— FM — PROPOSED SANITARY SEWER FORCEMAIN (4")
⊙ PROPOSED SANITARY SEWER MANHOLE
— W — PROPOSED WATERLINE
— PH — PHASE LINE

Phase One On-Site Improvements
Phase Two (Amenity) On-Site Improvements
Phase Three On-Site Improvements

ABBREVIATION LEGEND	
MH	MANHOLE
DI	DRAINAGE INLET
JB	JUNCTION BOX
OS	OUTFALL STRUCTURE
FES	FLARED END SECTION
WW	WINGWALL

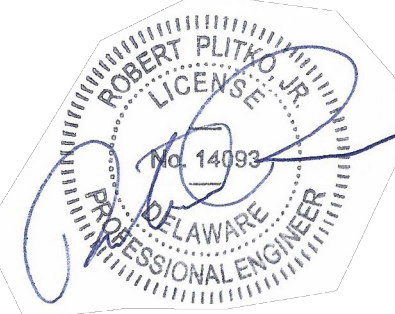
REVISIONS	
1	12/20/23 SCED Review #1
2	11/27/24 SCED Review #2

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



GRAPHIC SCALE
1 inch = 80 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	

SHEET
C130

OVERALL DRAINAGE LAYOUT

LINE A STRUCTURE TABLE		
NAME	DETAILS	FRAME & BOX *
A-1	PIPE A-1 INV OUT =10.85	HDPE FLARED END SECTION/ SAFETY GRATE REQ'D
A-2	RIM=13.39 PIPE A-1 INV IN = 10.70 PIPE A-2 INV OUT =9.22	34"x24" BOX (INLET)
A-3	RIM=13.45 PIPE A-2 INV IN = 8.99 PIPE A-18 INV IN = 9.06 PIPE A-3 INV OUT =8.49	48"x48" BOX (INLET)
A-4	RIM=12.75 PIPE A-19 INV IN = 9.34 PIPE A-3 INV IN = 8.14 PIPE A-4 INV OUT =7.64	72"x48" BOX (DOUBLE INLET)
A-5	RIM=13.29 PIPE A-4 INV IN = 7.37 PIPE A-16 INV IN = 7.69 PIPE A-20 INV IN = 9.34 PIPE A-5 INV OUT =6.87	48"x48" BOX (INLET)
A-6	RIM=13.33 PIPE A-5 INV IN = 6.03 PIPE A-21 INV IN = 9.28 PIPE A-6 INV OUT =6.03	48"x48" BOX (INLET)
A-7	RIM=12.76 PIPE A-6 INV IN = 5.72 PIPE A-25 INV IN = 8.50 PIPE A-24 INV IN = 7.22 PIPE A-7 INV OUT =5.72	72"x48" BOX (DOUBLE INLET)
A-8	RIM=13.31 PIPE A-7 INV IN = 5.41 PIPE A-8 INV OUT =4.91	72"x72" BOX (DOUBLE INLET)
A-9	RIM=12.36 PIPE A-8 INV IN = 4.06 PIPE A-26 INV IN = 8.95 PIPE A-9 INV OUT =4.06	72"x72" BOX (DOUBLE INLET)
A-10	RIM=11.37 PIPE A-27 INV IN = 8.08 PIPE A-9 INV IN = 3.56 PIPE A-10 INV OUT =3.56	72"x72" BOX (DOUBLE INLET)
A-11	RIM=10.86 PIPE A-10 INV IN = 3.27 PIPE A-28 INV IN = 7.57 PIPE A-11 INV OUT =2.77	72"x72" BOX (DOUBLE INLET)
A-12	RIM=11.46 PIPE A-11 INV IN = 2.57 PIPE B-13 INV IN = 2.25 PIPE A-12 INV OUT =1.75	72" ROUND MANHOLE ASSEMBLY
A-13	RIM=11.93 PIPE A-12 INV IN = 1.35 PIPE A-13 INV OUT =1.35	72" ROUND MANHOLE ASSEMBLY
A-14	PIPE A-13 INV IN = 1.15	48" ADS MITERED FLARED END SECTION
A-15	RIM=12.45 PIPE A-14 INV OUT =9.60	72"x24" BOX (DOUBLE INLET)

* UNLESS NOTED OTHERWISE FOR ALL DRAINAGE INLETS SEE DELDOT
STANDARD DETAIL D-5 AND STORMWATER MANHOLES SEE DELDOT
STANDARD DETAIL D-6. ALL GRATE INLETS IN CURB AND GUTTER TO
HAVE TYPE D TOP UNITS AND TYPE 1 GRATES.

** CUSTOM BOX REQUIRED FOR TRIPLE INLET.

LINE A STRUCTURE TABLE		
NAME	DETAILS	FRAME & BOX *
A-16	RIM=12.45 PIPE A-14 INV IN = 9.40 PIPE A-15 INV OUT =9.40	34"x24" BOX (INLET)
A-17	RIM=11.94 PIPE A-17 INV IN = 8.80 PIPE A-15 INV IN = 8.96 PIPE A-16 INV OUT =8.21	72"x48" BOX (DOUBLE INLET)
A-18	RIM=11.93 PIPE A-17 INV OUT =8.92	72"x24" BOX (DOUBLE INLET)
A-19	PIPE A-18 INV OUT =9.39	HDPE FLARED END SECTION/ SAFETY GRATE REQ'D
A-20	RIM=12.75 PIPE A-19 INV OUT =9.56	72"x24" BOX (DOUBLE INLET)
A-21	RIM=13.29 PIPE A-20 INV OUT =9.56	72"x24" BOX (DOUBLE INLET)
A-22	RIM=13.33 PIPE A-21 INV OUT =9.50	72"x24" BOX (DOUBLE INLET)
A-23	RIM=12.10 PIPE A-22 INV OUT =9.14	34"x24" BOX (INLET)
A-24	RIM=12.10 PIPE A-22 INV IN = 8.91 PIPE A-23 INV OUT =8.66	48"x30" BOX (INLET)
A-25	RIM=12.54 PIPE A-23 INV IN = 7.99 PIPE A-24 INV OUT =7.99	48"x30" BOX (INLET)
A-26	RIM=12.76 PIPE A-25 INV OUT =8.72	72"x24" BOX (DOUBLE INLET)
A-27	RIM=12.36 PIPE A-26 INV OUT =9.38	72"x24" BOX (DOUBLE INLET)
A-28	RIM=11.37 PIPE A-27 INV OUT =8.51	72"x24" BOX (DOUBLE INLET)
A-29	RIM=10.86 PIPE A-28 INV OUT =7.77	108"x24" BOX (TRIPLE INLET **)

* UNLESS NOTED OTHERWISE FOR ALL DRAINAGE INLETS SEE DELDOT
STANDARD DETAIL D-5 AND STORMWATER MANHOLES SEE DELDOT
STANDARD DETAIL D-6. ALL GRATE INLETS IN CURB AND GUTTER TO
HAVE TYPE D TOP UNITS AND TYPE 1 GRATES.

** CUSTOM BOX REQUIRED FOR TRIPLE INLET.

LINE A PIPE TABLE				
PIPE NAME	SIZE (IN)	LENGTH (FT)	SLOPE (%)	MATERIAL
PIPE A-1	15	24.00	0.62%	HDPE PIPE
PIPE A-2	18	44.64	0.49%	HDPE PIPE
PIPE A-3	24	115.77	0.31%	HDPE PIPE
PIPE A-4	30	106.45	0.25%	HDPE PIPE
PIPE A-5	36	334.50	0.25%	HDPE PIPE
PIPE A-6	36	125.15	0.25%	HDPE PIPE
PIPE A-7	36	124.58	0.25%	HDPE PIPE
PIPE A-8	42	340.74	0.25%	HDPE PIPE
PIPE A-9	42	200.39	0.25%	HDPE PIPE
PIPE A-10	42	114.44	0.25%	HDPE PIPE
PIPE A-11	48	89.72	0.23%	HDPE PIPE
PIPE A-12	48	157.62	0.25%	HDPE PIPE
PIPE A-13	48	91.53	0.22%	HDPE PIPE
PIPE A-14	15	22.82	0.88%	HDPE PIPE
PIPE A-15	15	116.94	0.38%	HDPE PIPE
PIPE A-16	24	191.86	0.27%	HDPE PIPE
PIPE A-17	15	22.16	0.54%	HDPE PIPE
PIPE A-18	18	30.33	1.10%	HDPE PIPE
PIPE A-19	15	22.16	1.00%	HDPE PIPE
PIPE A-20	15	22.16	1.00%	HDPE PIPE
PIPE A-21	15	22.16	1.00%	HDPE PIPE
PIPE A-22	15	22.80	1.00%	HDPE PIPE
PIPE A-23	18	88.18	0.77%	HDPE PIPE
PIPE A-24	18	99.28	0.77%	HDPE PIPE
PIPE A-25	18	22.16	1.00%	HDPE PIPE
PIPE A-26	15	21.16	2.00%	HDPE PIPE
PIPE A-27	15	21.16	2.03%	HDPE PIPE
PIPE A-28	15	21.16	0.95%	HDPE PIPE

LINE B STRUCTURE TABLE		
NAME	DETAILS	FRAME & BOX *
B-1	RIM=12.58 PIPE B-1 INV OUT =9.18	34"x24" BOX (INLET)
B-2	RIM=12.17 PIPE B-1 INV IN = 8.76 PIPE B-2 INV OUT =8.76	72"x24" BOX (DOUBLE INLET)
B-3	RIM=12.17 PIPE B-2 INV IN = 8.65 PIPE B-3 INV OUT =8.40	72"x48" BOX (INLET)
B-4	RIM=11.37 PIPE B-3 INV IN = 7.61 PIPE B-14 INV IN = 8.10 PIPE B-4 INV OUT =6.61	72"x48" BOX (DOUBLE INLET)
B-5	RIM=11.73 PIPE B-4 INV IN = 6.39 PIPE B-17 INV IN = 7.84 PIPE B-15 INV IN = 8.10 PIPE B-5 INV OUT =6.39	72"x48" BOX (DOUBLE INLET)
B-6	RIM=11.25 PIPE B-5 INV IN = 5.53 PIPE B-18 INV IN = 8.03 PIPE B-6 INV OUT =5.53	72"x48" BOX (DOUBLE INLET)
B-7	RIM=10.73 PIPE B-19 INV IN = 7.60 PIPE B-6 INV IN = 4.88 PIPE B-7 INV OUT =4.88	72"x48" BOX (DOUBLE INLET)
B-8	RIM=10.57 PIPE B-7 INV IN = 4.75 PIPE B-20 INV IN = 7.40 PIPE B-8 INV OUT =4.75	72"x48" BOX (DOUBLE INLET)
B-9	RIM=10.91 PIPE B-8 INV IN = 4.52 PIPE B-21 INV IN = 7.80 PIPE B-9 INV OUT =4.52	72"x48" BOX (DOUBLE INLET)
B-10	RIM=10.94 PIPE B-9 INV IN = 3.72 PIPE B-22 INV IN = 7.80 PIPE B-10 INV OUT =3.72	72"x48" BOX (DOUBLE INLET)
B-11	RIM=10.57 PIPE B-10 INV IN = 3.41 PIPE B-23 INV IN = 7.31 PIPE B-11 INV OUT =3.41	72"x72" BOX (DOUBLE INLET)
B-12	RIM=11.31 PIPE B-11 INV IN = 3.02 PIPE B-12 INV OUT =3.02	72" ROUND MANHOLE ASSEMBLY 72" DIAMETER COVER SLAB
B-13	RIM=11.86 PIPE B-12 INV IN = 2.66 PIPE B-13 INV OUT =2.66	72" ROUND MANHOLE ASSEMBLY 72" DIAMETER COVER SLAB
B-14	RIM=11.37 PIPE B-14 INV OUT =8.32	72"x24" BOX (DOUBLE INLET)
B-15	RIM=11.73 PIPE B-15 INV OUT =8.32	72"x24" BOX (DOUBLE INLET)
B-16	RIM=11.46 PIPE B-16 INV OUT =8.78	34"x24" BOX (INLET)
B-17	RIM=11.46 PIPE B-16 INV IN = 8.55 PIPE B-17 INV OUT =8.03	48"x30" BOX (INLET)
B-18	RIM=11.25 PIPE B-18 INV OUT =8.25	72"x24" BOX (DOUBLE INLET)
B-19	RIM=10.73 PIPE B-19 INV OUT =7.85	72"x24" BOX (DOUBLE INLET)
B-20	RIM=10.57 PIPE B-20 INV OUT =7.65	72"x24" BOX (DOUBLE INLET)
B-21	RIM=10.91 PIPE B-21 INV OUT =8.05	72"x24" BOX (DOUBLE INLET)
B-22	RIM=10.94 PIPE B-22 INV OUT =8.05	72"x24" BOX (DOUBLE INLET)
B-23	RIM=10.54 PIPE B-23 INV OUT =7.51	72"x24" BOX (DOUBLE INLET)

* UNLESS NOTED OTHERWISE FOR ALL DRAINAGE INLETS SEE DELDOT
STANDARD DETAIL D-5 AND STORMWATER MANHOLES SEE DELDOT
STANDARD DETAIL D-6. ALL GRATE INLETS IN CURB AND GUTTER TO
HAVE TYPE D TOP UNITS AND TYPE 1 GRATES.

** CUSTOM BOX REQUIRED FOR TRIPLE INLET.

LINE B PIPE TABLE				
PIPE NAME	SIZE (IN)	LENGTH (FT)	SLOPE (%)	MATERIAL
PIPE B-1	15	83.04	0.51%	HDPE PIPE
PIPE B-2	15	22.82	0.50%	HDPE PIPE
PIPE B-3	18	158.95	0.50%	HDPE PIPE
PIPE B-4	30	72.50	0.30%	HDPE PIPE
PIPE B-5	30	296.97	0.29%	HDPE PIPE
PIPE B-6	30	105.21	0.62%	HDPE PIPE
PIPE B-7	30	44.29	0.29%	HDPE PIPE
PIPE B-8	36	80.15	0.29%	HDPE PIPE
PIPE B-9	42	231.28	0.35%	HDPE PIPE
PIPE B-10	42	87.80	0.35%	HDPE PIPE
PIPE B-11	42	113.39	0.35%	HDPE PIPE
PIPE B-12	42	104.84	0.35%	HDPE PIPE
PIPE B-13	42	117.81	0.35%	HDPE PIPE
PIPE B-14	15	22.15	1.00%	HDPE PIPE
PIPE B-15	15	22.16	1.00%	HDPE PIPE
PIPE B-16	15	22.81	1.00%	HDPE PIPE
PIPE B-17	18	37.11	0.50%	HDPE PIPE
PIPE B-18	15	22.15	1.00%	HDPE PIPE
PIPE B-19	15	22.16	1.13%	HDPE PIPE
PIPE B-20	15	22.16	1.13%	HDPE PIPE
PIPE B-21	15	22.16	1.13%	HDPE PIPE
PIPE B-22	15	22.16	1.13%	HDPE PIPE
PIPE B-23	15	21.16	0.92%	HDPE PIPE

ENTRANCE CULVERT STRUCTURE TABLE		
NAME	DETAILS	FRAME & BOX
DI-5A	PIPE 5 INV OUT =8.31	24"x24" LAWN INLET BOX TYPE 6 GRATE
FES-1A	PIPE 1 INV OUT =11.68	HDPE FLARED END SECTION
FES-1B	PIPE 1 INV IN = 11.60	HDPE FLARED END SECTION
FES-2A	PIPE 2 INV OUT =12.80	HDPE FLARED END SECTION
FES-2B	PIPE 2 INV IN = 10.60	HDPE FLARED END SECTION
FES-3A	PIPE 3 INV OUT =12.58	HDPE FLARED END SECTION
FES-3B	PIPE 3 INV IN = 9.78	HDPE FLARED END SECTION
FES-4A	PIPE 4 INV OUT =12.74	HDPE FLARED END SECTION
FES-4B	PIPE 4 INV IN = 11.20	HDPE FLARED END SECTION
FES-5B	PIPE 5 INV IN = 7.99	HDPE FLARED END SECTION
FES-6A	PIPE 6 INV OUT =10.90	HDPE FLARED END SECTION
FES-6B	PIPE 6 INV IN = 10.80	HDPE FLARED END SECTION

ENTRANCE CULVERT PIPE TABLE				
PIPE NAME	SIZE (IN)	LENGTH (FT)	SLOPE (%)	MATERIAL
PIPE 1	15	25.27	0.32%	RCP CL IV
PIPE 2	15	24.76	8.88%	RCP CL IV
PIPE 3	15	25.91	10.81%	RCP CL IV
PIPE 4	15	21.08	7.31%	RCP CL IV
PIPE 5	15	63.62	0.50%	RCP CL III
PIPE 6	15	22.08	0.44%	RCP CL V

REVISIONS

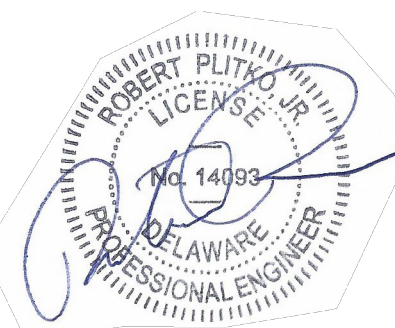
1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

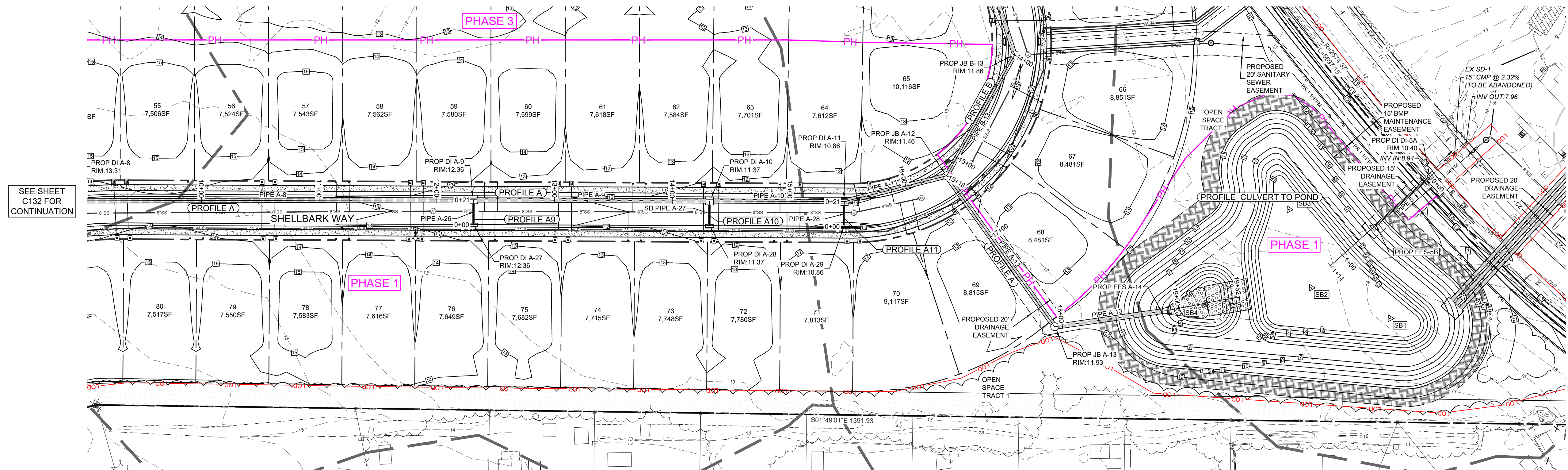
DATE
6/5/25

SHEET

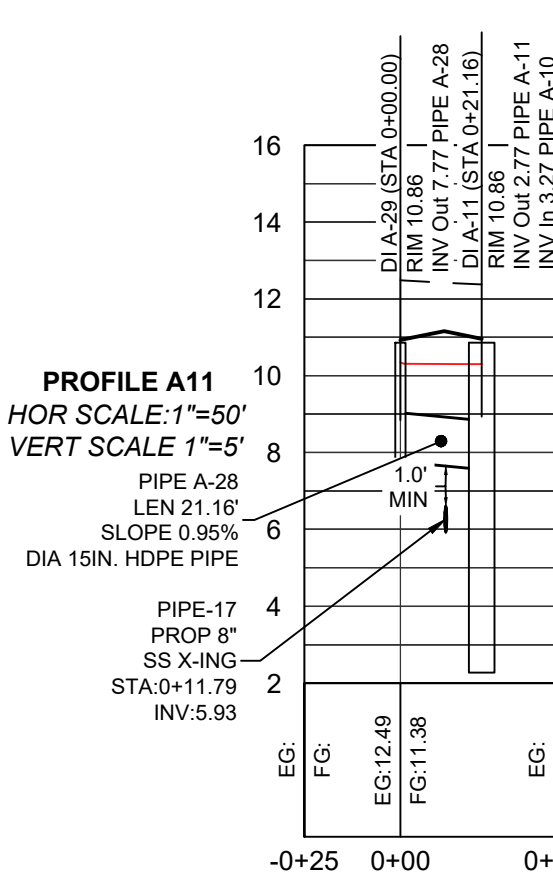
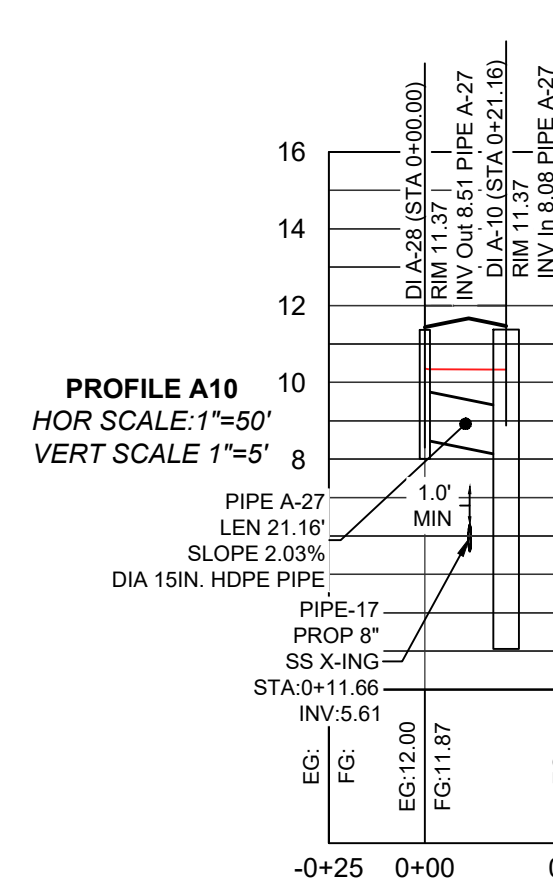
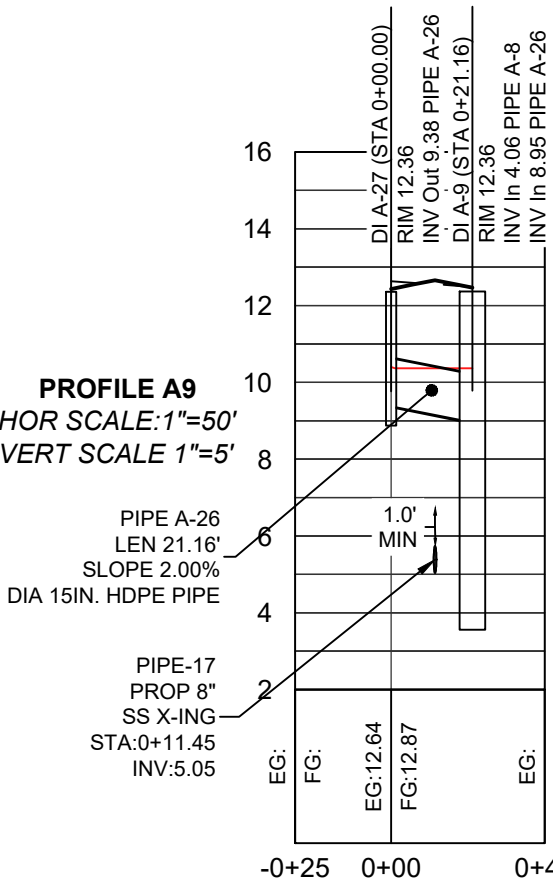
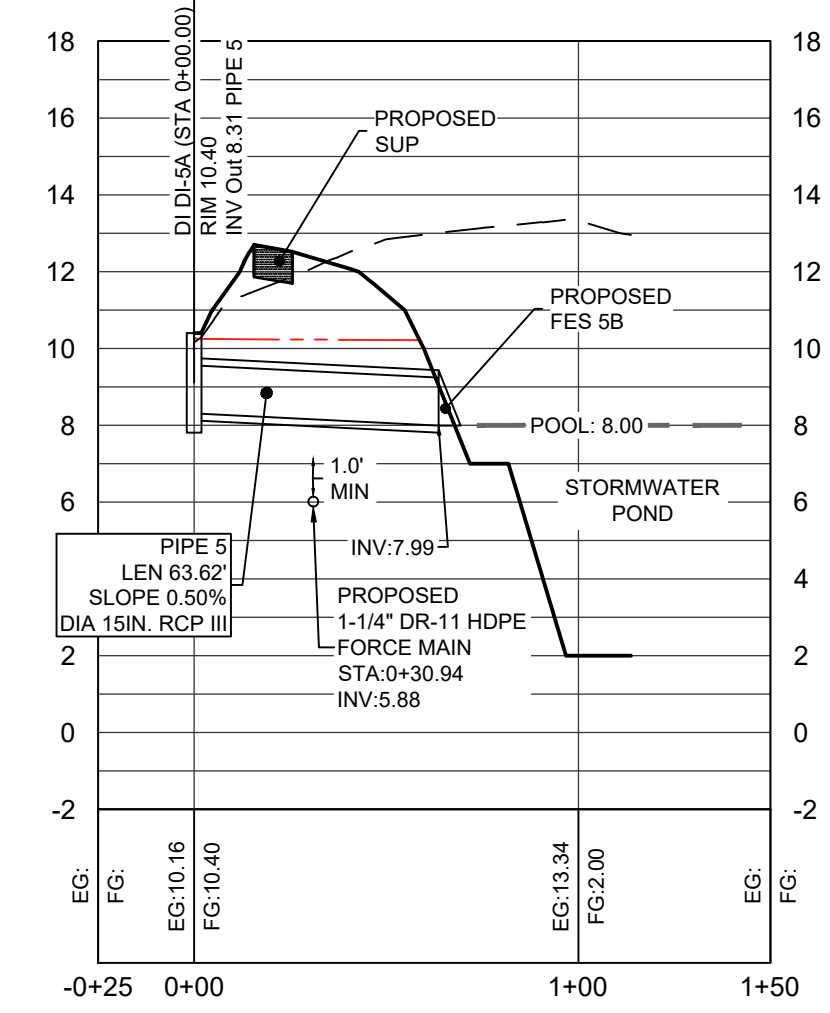
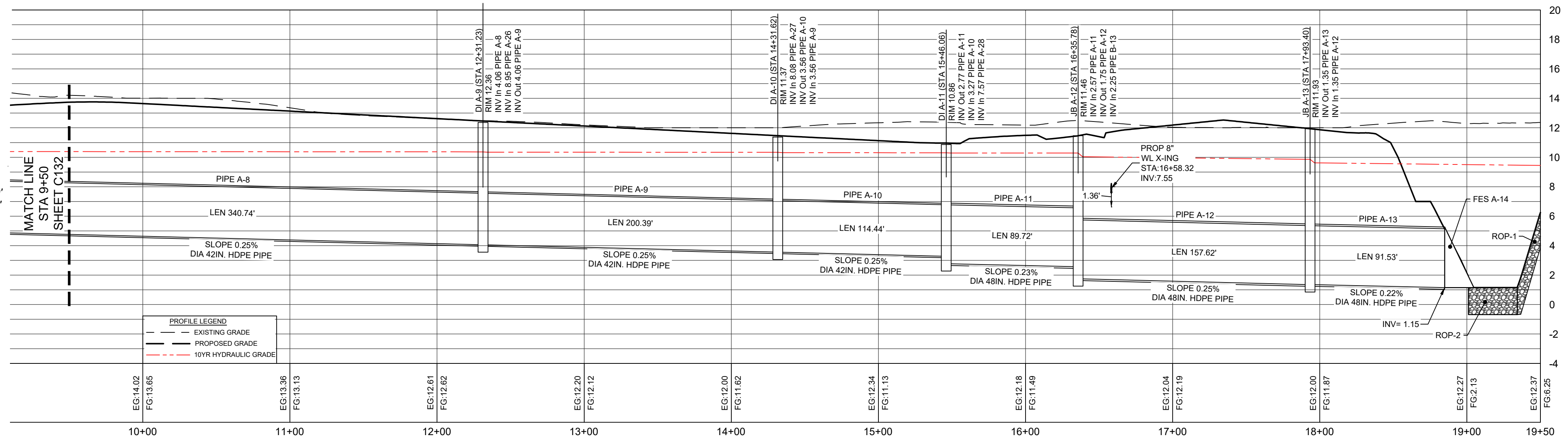
C131

STORM STRUCTURE & PIPE TABLES

STORM LINE A



PROFILE A
HOR SCALE: 1"=50'
VERT SCALE: 1"=5'



PROFILE LEGEND
— EXISTING GRADE
— PROPOSED GRADE
--- 10YR HYDRAULIC GRADE

STORM PLAN & PROFILES
NETWORK A / CULVERT TO POND

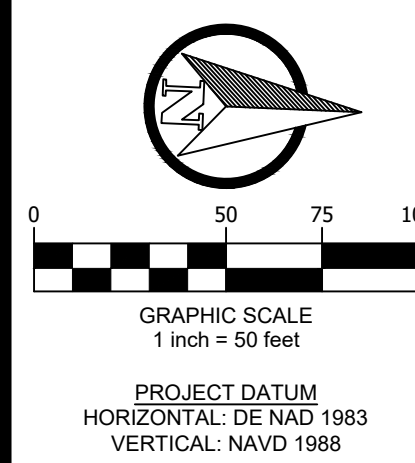
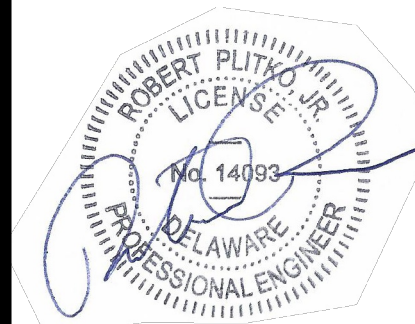
REVISIONS	
1 - 12/20/23	SCED Review #1
2 - 11/27/24	SCED Review #2

PLITKO
ENGINEERING

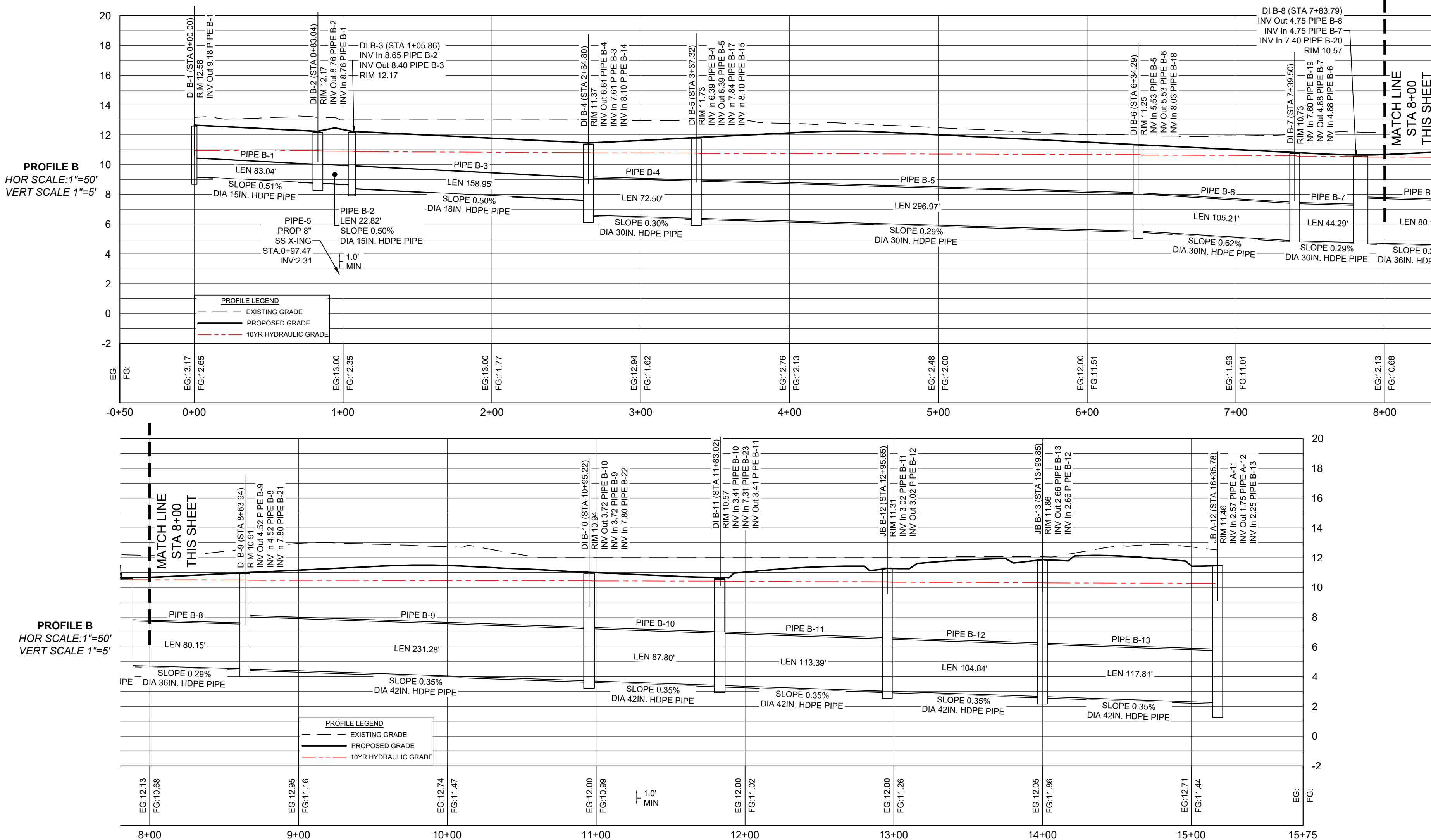
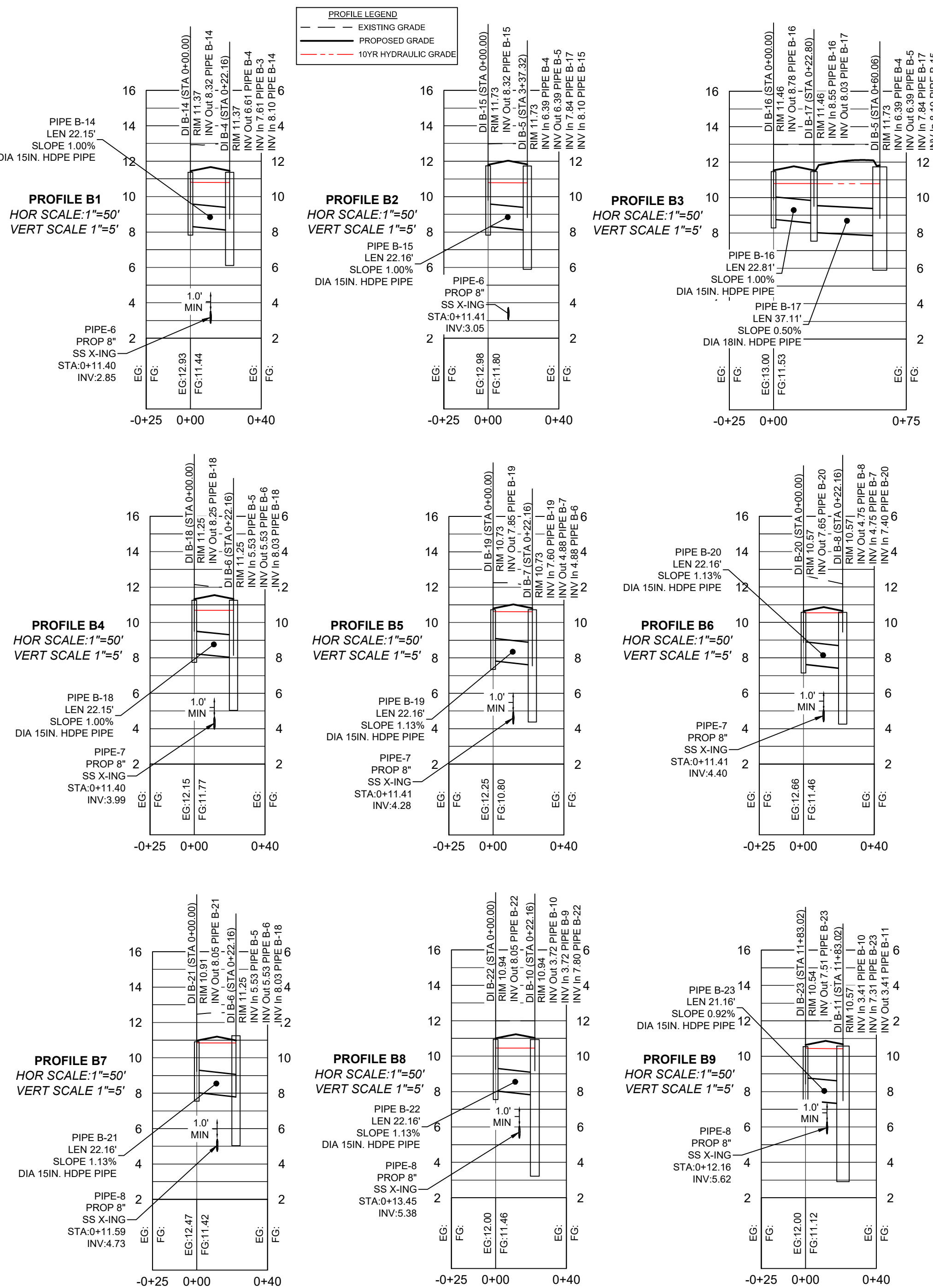
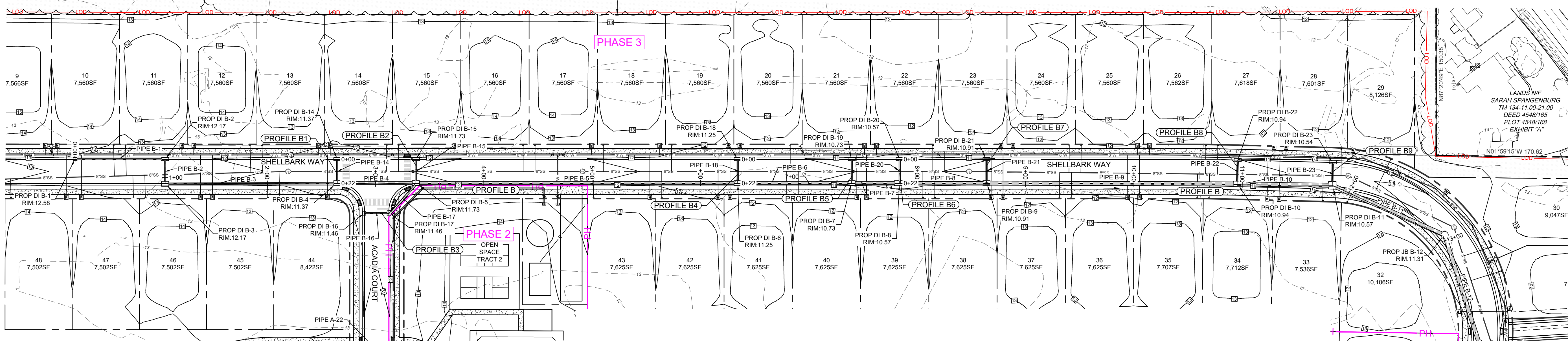
ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C133



STORM PLAN & PROFILES NETWORK B

REVISIONS

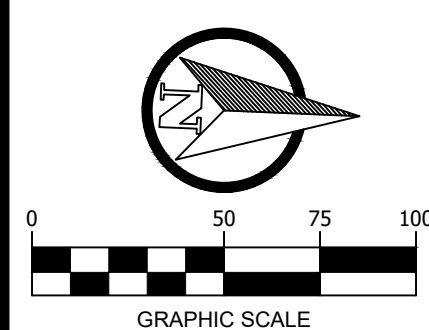
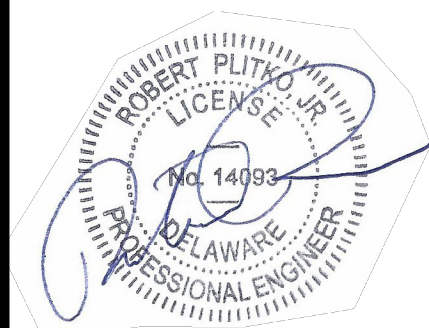
- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW:	RP

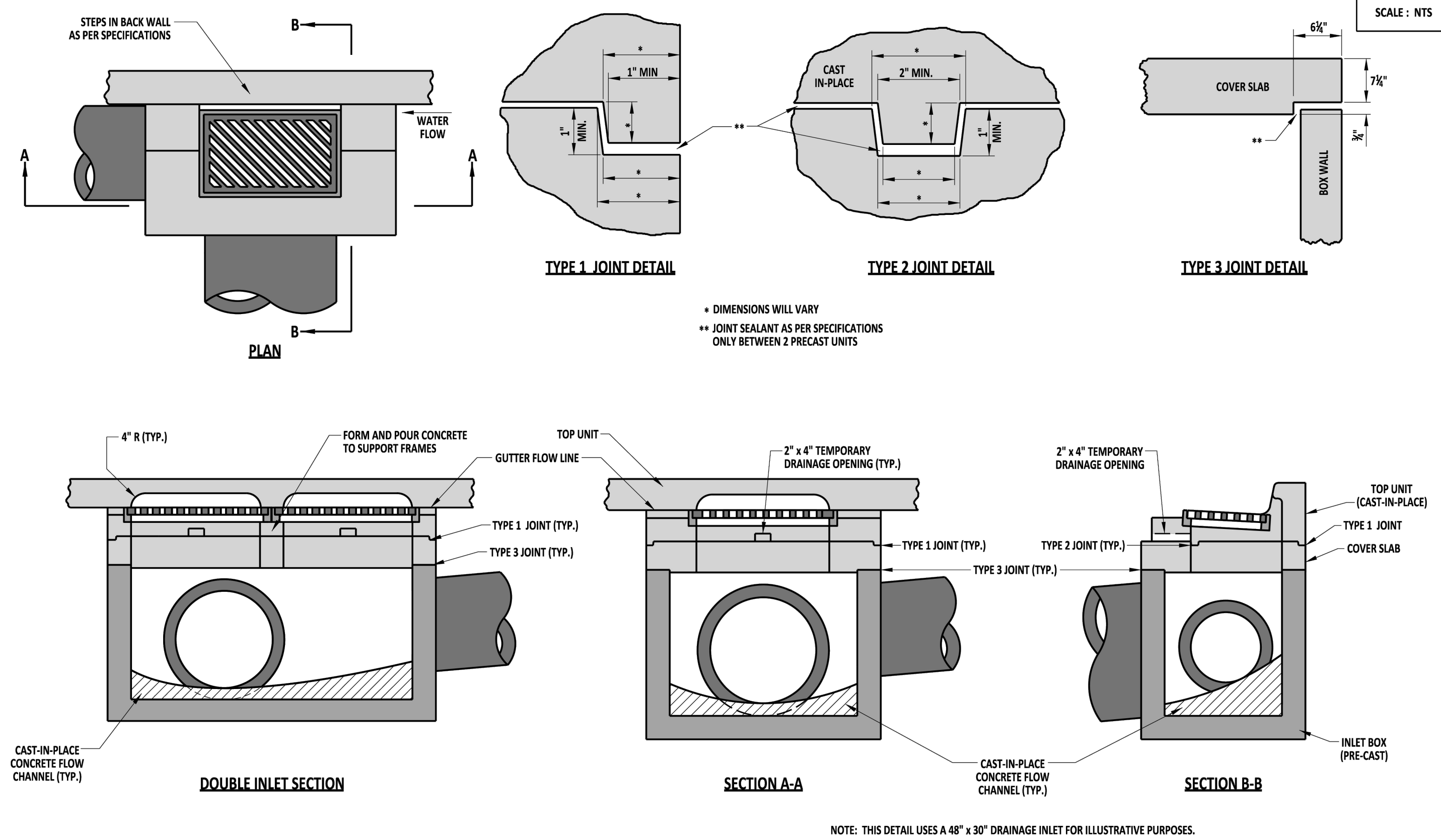
SHEET
C134

INLET BOX SIZE		COVER SLAB SIZE (L X W)	DRAINAGE INLET TOP UNIT	INLET TOP UNIT REBAR LENGTH	INLET TOP UNIT LIMIT OF PAYMENT	INLET TOP UNIT BAR BENDING DIAGRAM	FRAME & GRATE (SEE DETAIL D-5, SHEET 2) SEE NOTE 6	MAXIMUM PIPE SIZE (SEE NOTE 1)		MAXIMUM HEIGHT (INVERT TO TOP OF GRATE)
L	W							L	W	
17 1/2"	11 1/2"	NO COVER SLAB	TYPE 5 (FRAME & GRATE COMBO)	N/A	N/A	N/A	TYPE 6 (FRAME & GRATE COMBO)	N/A	N/A	4'-0"
24"	24"	NO COVER SLAB	TYPE 6 (FRAME & GRATE COMBO)	N/A	N/A	N/A	TYPE 6 (FRAME & GRATE COMBO)	15"	15"	4'-0"
34"	18"	NO COVER SLAB (D-5, SHEET 7)	TYPES A, C, D, & E (D-5, SHEET 7)	79"	82"	S504 (D-5, SHEET 7)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	24"	N/A	4'-0"
34"	24"	NO COVER SLAB (D-5, SHEET 6)	TYPES A, B, C, D, E, & S (SEE NOTE 4)	79"	82"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	24"	15"	11'-4"
48"	30"	60" x 42" (D-5, SHEET 4)	TYPES A, B, C, D, E & S (SEE NOTE 5)	93"	96"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	36"	21"	11'-4"
48"	48"	60" x 60" (D-5, SHEET 4)	TYPES A, B, C, D, E & S (SEE NOTE 5)	93"	96"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	36"	36"	11'-4"
66"	30"	78" x 42" (D-4, SHEET 4)	TYPES A, B, C, D, E & S (SEE NOTE 5)	111"	114"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	48"	21"	11'-4"
66"	48"	78" x 60" (D-5, SHEET 4)	TYPES A, B, C, D, E & S (SEE NOTE 5)	111"	114"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	48"	36"	11'-4"
66"	66"	78" x 78" (D-5, SHEET 4)	TYPES A, B, C, D, E & S (SEE NOTE 5)	111"	114"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	48"	48"	11'-4"
72"	24"	84" x 36" (D-5, SHEET 5)	TYPES A, B, C, D, E & S (SEE NOTE 5)	117"	120"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	54"	15"	11'-4"
72"	48"	84" x 60" (D-5, SHEET 5)	TYPES A, B, C, D, E & S (SEE NOTE 5)	117"	120"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	54"	36"	11'-4"
72"	72"	84" x 84" (D-5, SHEET 5)	TYPES A, B, C, D, E & S (SEE NOTE 5)	117"	120"	S501 (SEE NOTE 5)	TYPES 1 THRU 4 AND 7 GRATE STANDARD DRAINAGE INLET FRAME	54"	54"	11'-4"

NOTES:

- 1). MAXIMUM PIPE SIZES ARE CALCULATED USING REINFORCED CONCRETE PIPE PERPENDICULAR TO THE BOX WALL. FOR OTHER PIPE SIZES, TYPES AND SKEW ANGLES OTHER THAN PERPENDICULAR, SEE CHART ON DELDOT DESIGN RESOURCE CENTER. THESE PIPE SIZES ARE NOT APPLICABLE FOR DOGHOUSE BOX INLET SHOWN ON DETAIL D-5, SHEET 9.
- 2). STEPS ARE REQUIRED ON ALL DRAINAGE INLETS WHOSE DEPTH IS 4'-0" OR GREATER.
- 3). SEE D-4 OR APPROPRIATE DETAIL SHEET FOR ADDITIONAL NOTES.
- 4). FOR A 34" X 24" DRAINAGE INLET, SEE D-5, SHEET 6 FOR INLET TOP UNIT TYPES A, B, C, D, & E. FOR INLET TOP UNIT TYPE S, SEE D-5, SHEET 8.
- 5). FOR MORE INFORMATION ON DRAINAGE INLET TOP UNIT TYPES A, B, C, D, & E SEE D-5, SHEET 3 AND FOR DRAINAGE INLET TOP UNIT, TYPE S, SEE D-5, SHEET 8.
- 6). ONLY USE THE TYPE 7 DRAINAGE INLET GRATE WHEN SPECIFIED ON THE PLANS OR WITH APPROVAL OF THE ENGINEER.

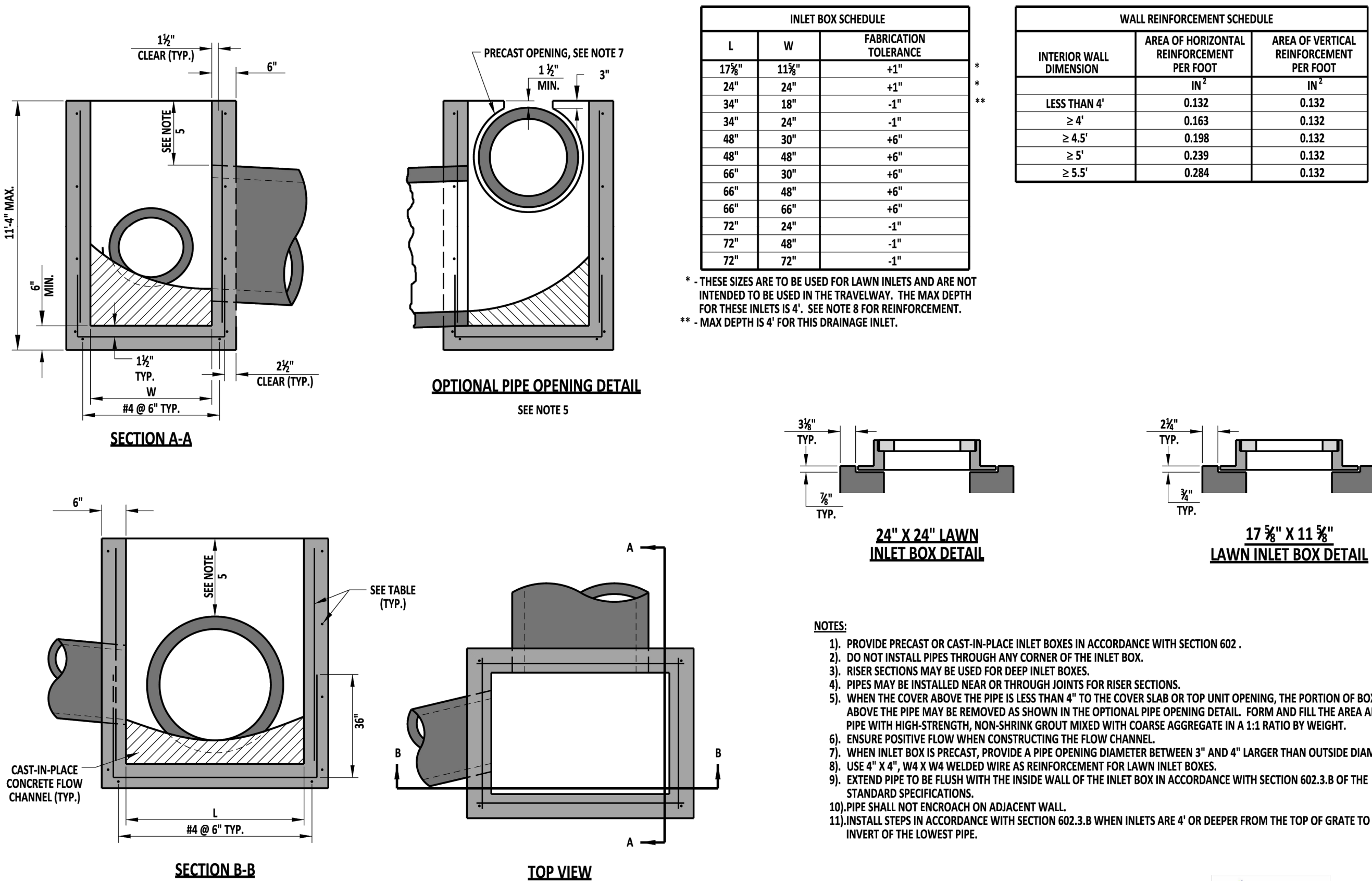
SCALE: NTS



	RECOMMENDED	DRAINAGE INLET REFERENCE SHEET				REVIEWED	09/01/2020
		STANDARD NO.	D-R (2020)	SHT.	1 OF 1		
	RECOMMENDED	DRAINAGE INLET ASSEMBLY				REVIEWED	09/01/2020
		STANDARD NO.	D-5 (2020)	SHT.	1 OF 9		

08/20/2020

08/20/2020

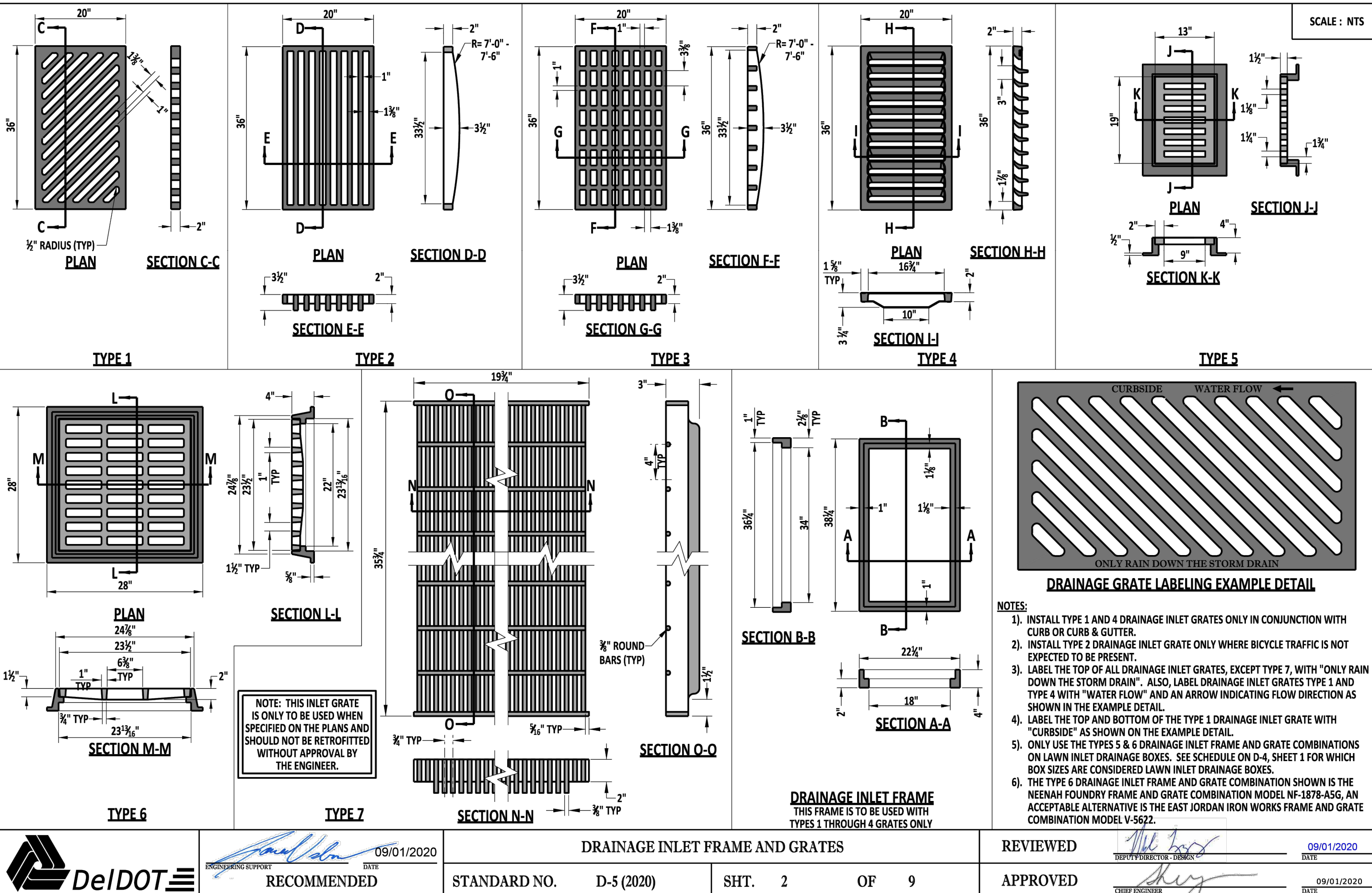


SCALE: NTS

	RECOMMENDED	INLET BOX				REVIEWED	09/01/2020
		STANDARD NO.	D-4 (2020)	SHT.	1 OF 1		
	RECOMMENDED	DRAINAGE INLET FRAME AND GRATES				REVIEWED	09/01/2020
		STANDARD NO.	D-5 (2020)	SHT.	2 OF 9		

08/20/2020

08/20/2020



SCALE: NTS

	RECOMMENDED	DRAINAGE INLET FRAME AND GRATES				REVIEWED	09/01/2020
		STANDARD NO.	D-5 (2020)	SHT.	2 OF 9		
	RECOMMENDED	DRAINAGE INLET FRAME AND GRATES				REVIEWED	09/01/2020
		STANDARD NO.	D-5 (2020)	SHT.	2 OF 9		

08/20/2020

08/20/2020

STORM STRUCTURE DETAILS

REVISIONS

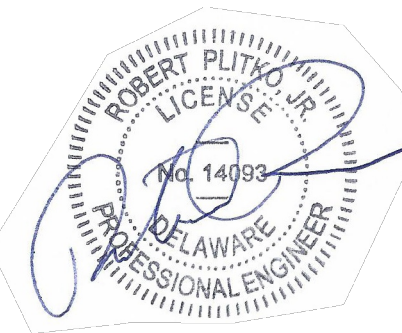
- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

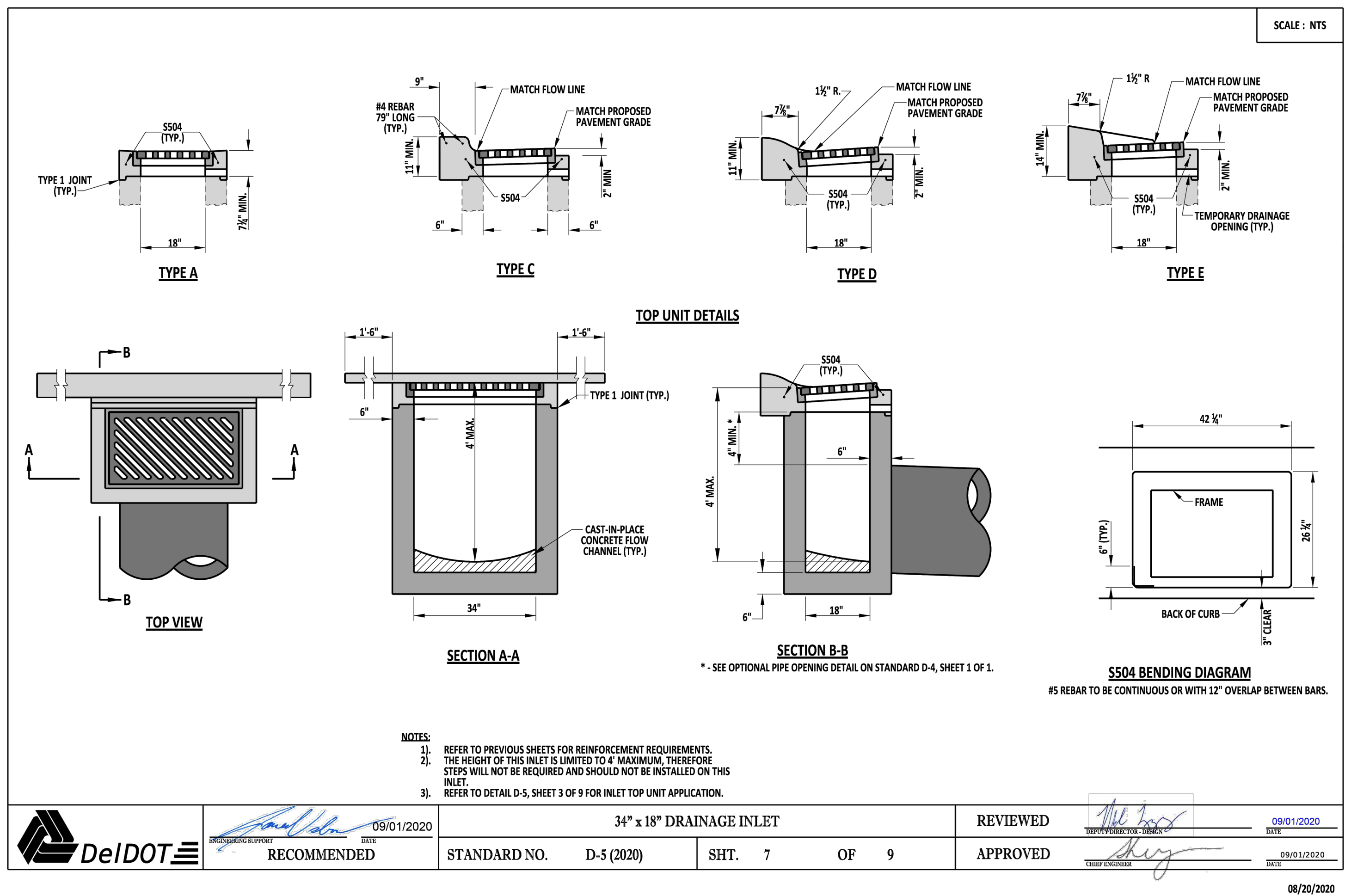
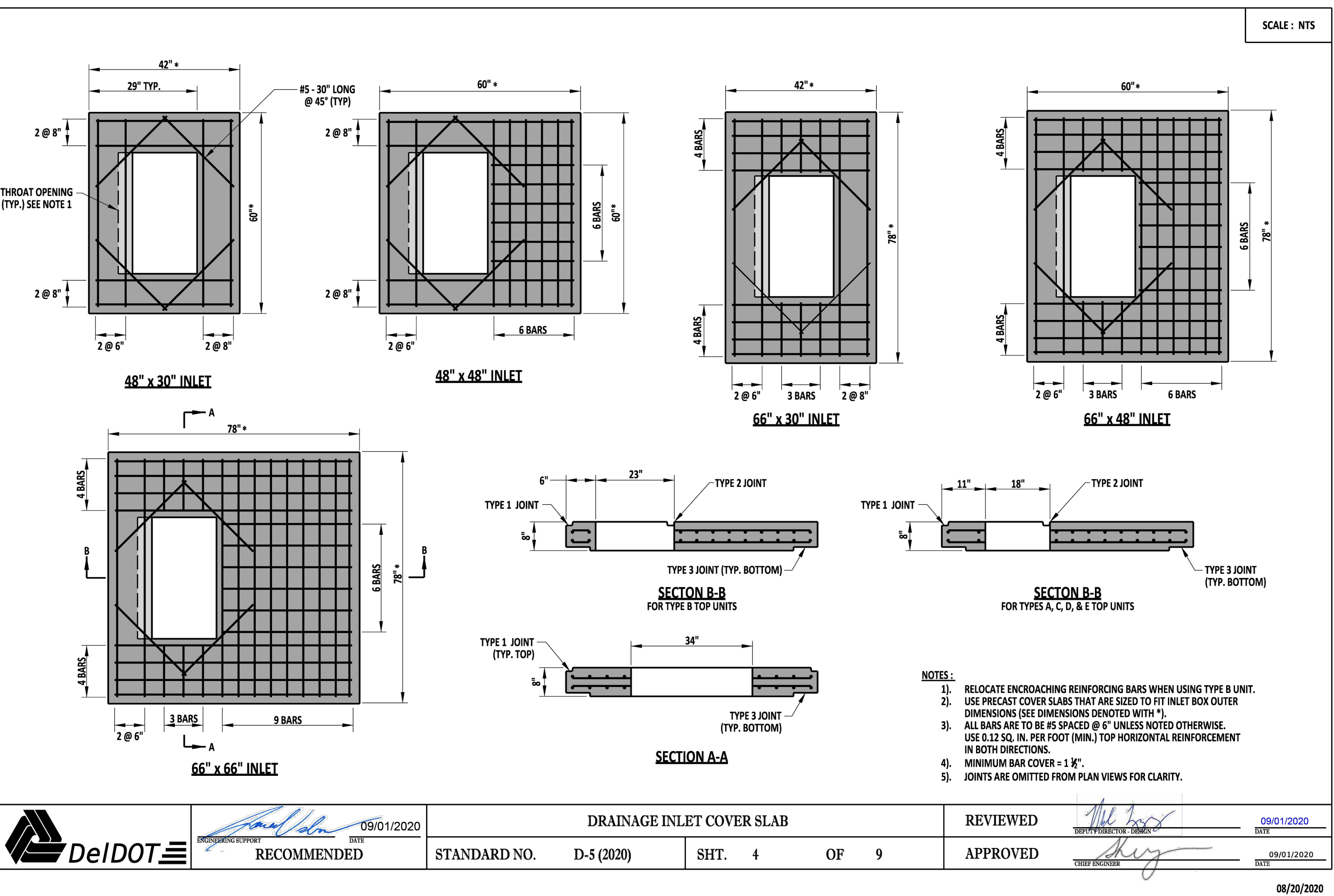
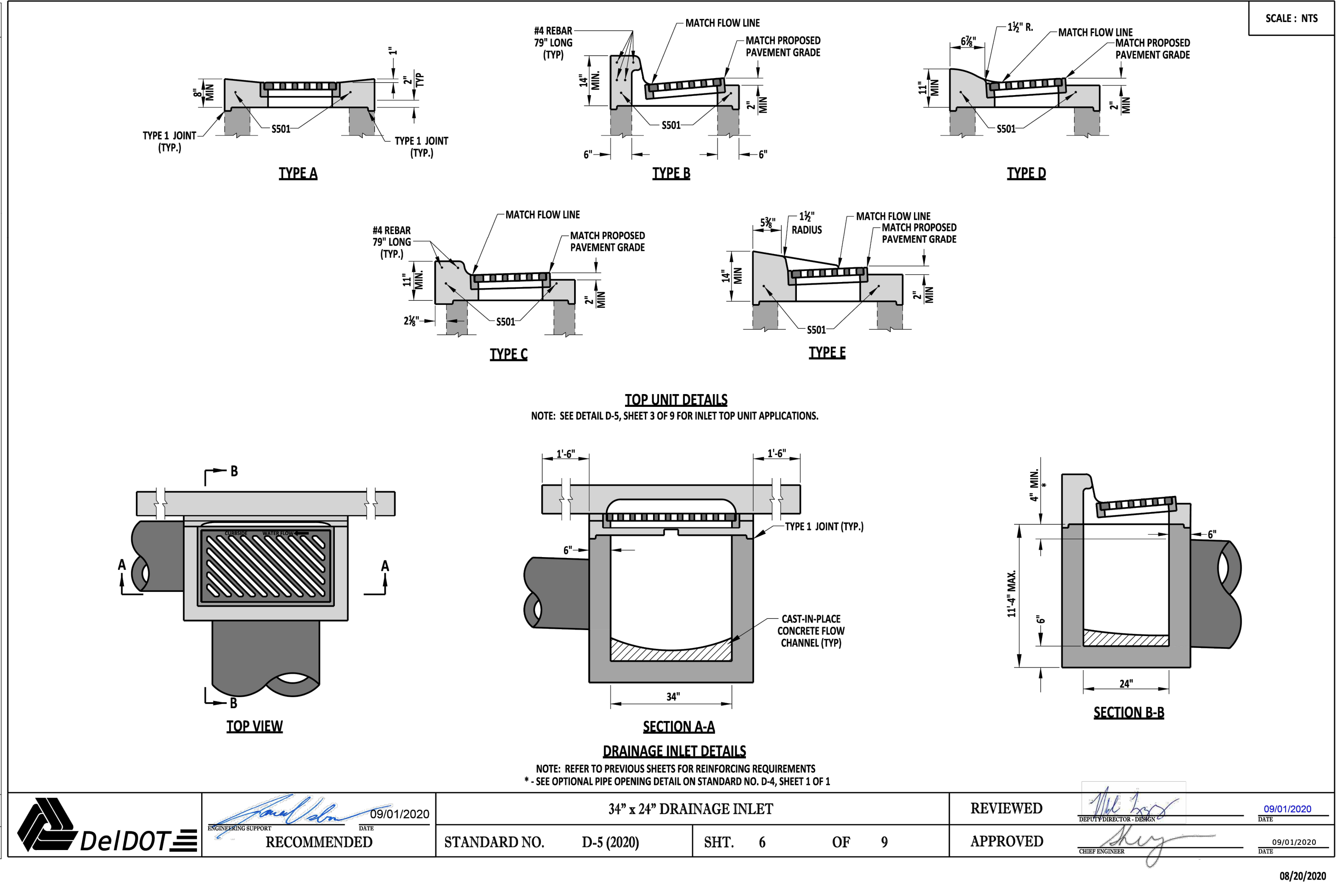
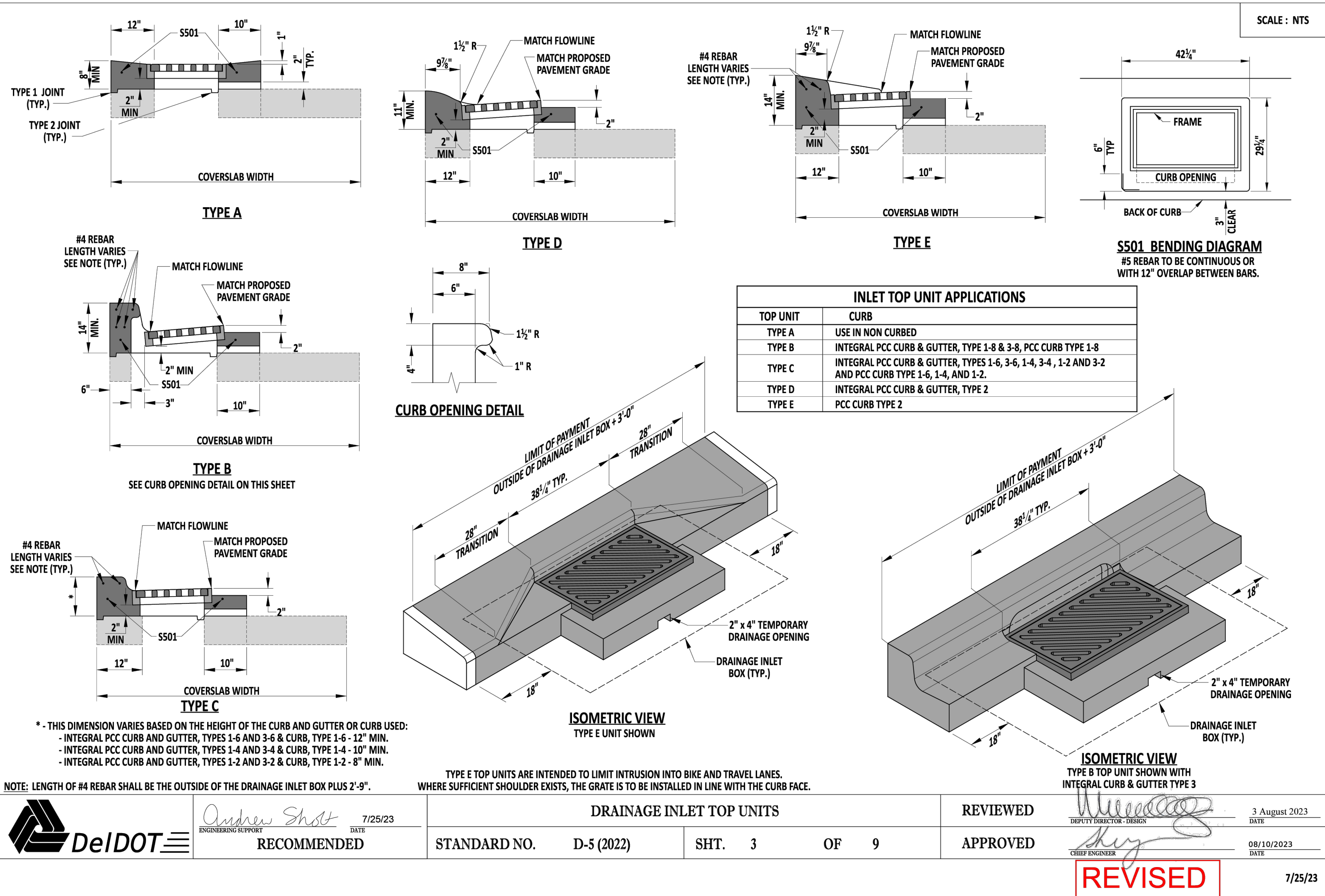


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING: DATE
REVIEW: RP 6/5/25

SHEET

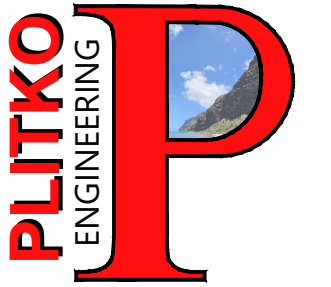
C135



STORM STRUCTURE DETAILS

REVISIONS

1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2

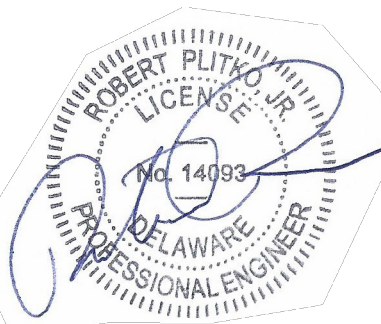


ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

REVIEWED: [Signature]
DATE: 09/01/2020

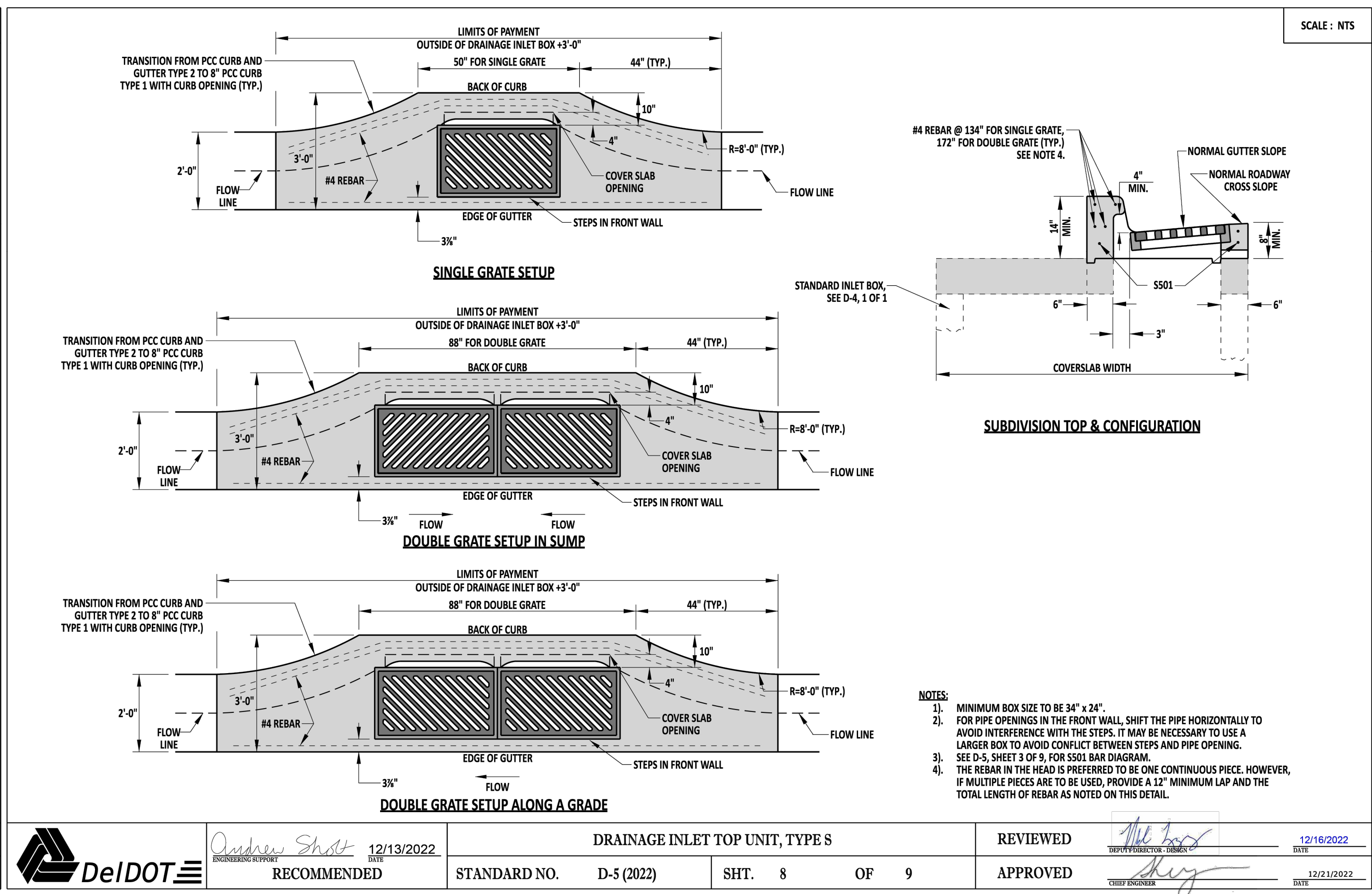
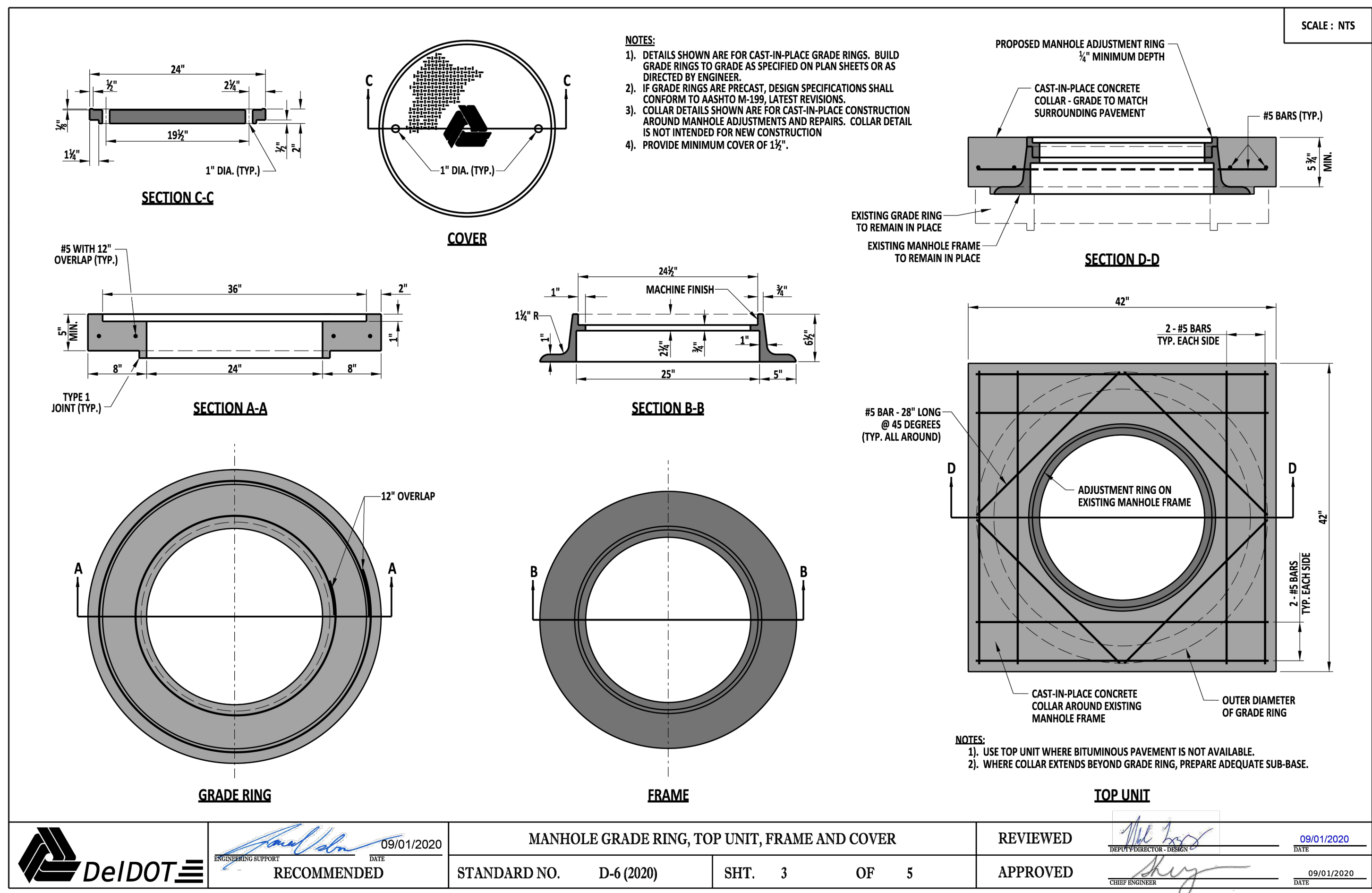
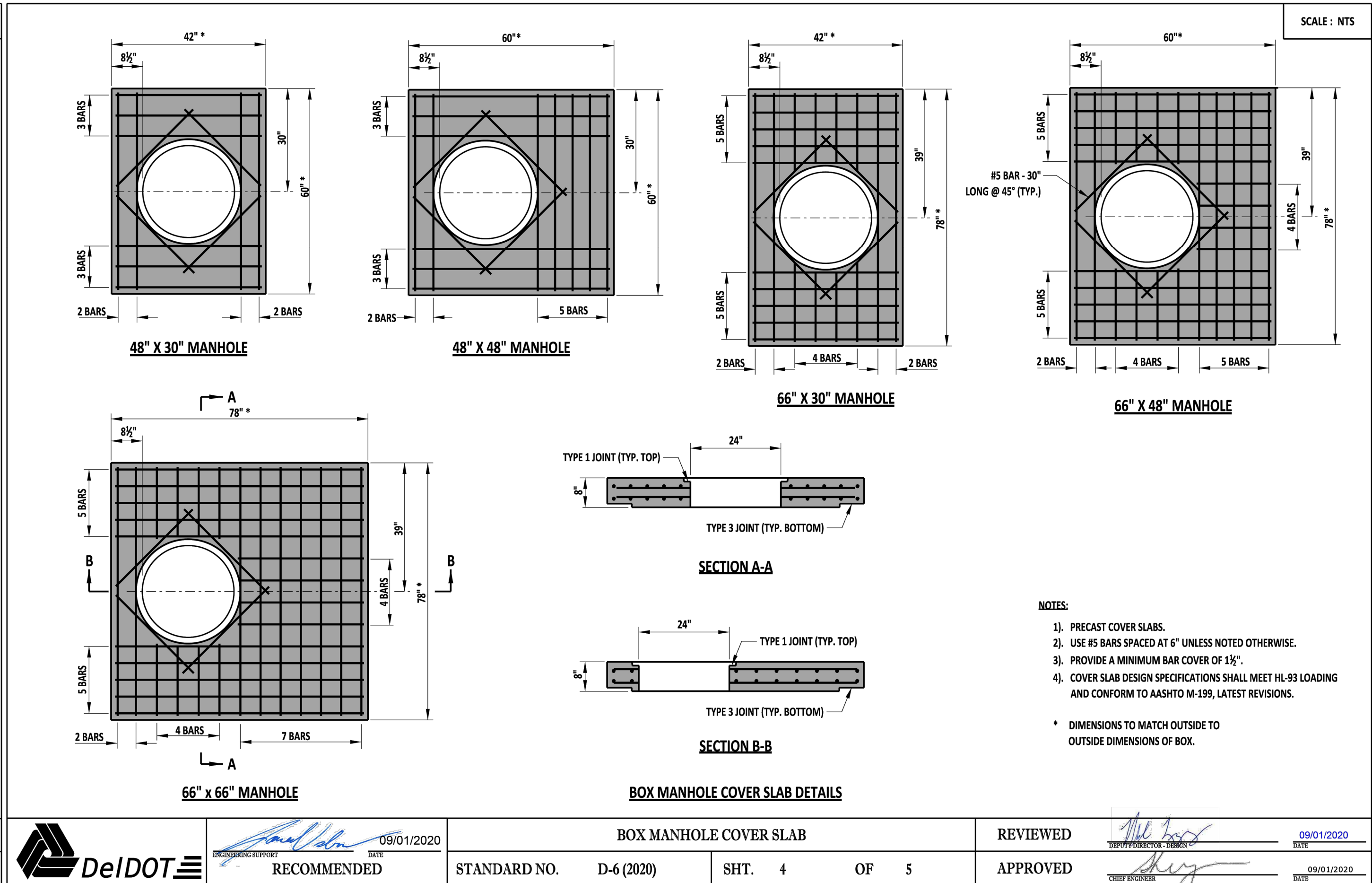
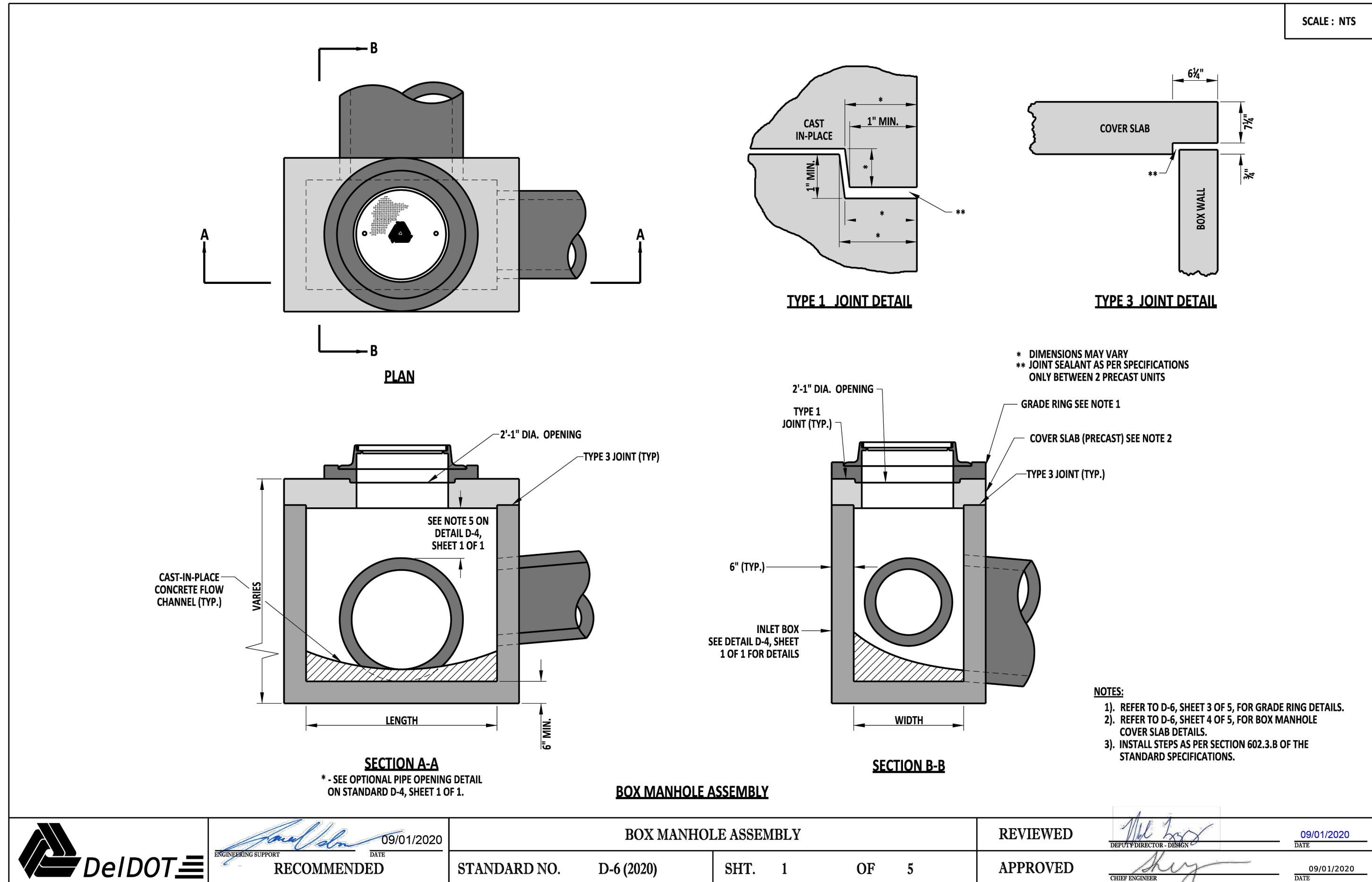
GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING: 6/5/25
REVIEW: RP
SHEET

C136



STORM STRUCTURE DETAILS

REVISIONS	
1 -	12/20/23 SCED Review #1
2 -	11/27/24 SCED Review #2

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

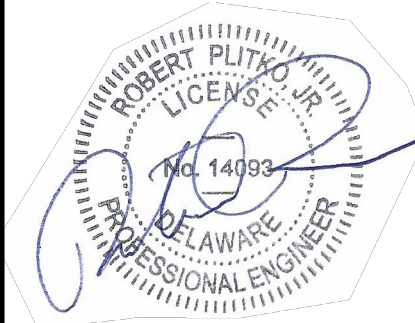
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND DRAINAGE PLANS

HUNTER'S CREEK

OMAR ROAD (SCR 54)

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM HORIZONTAL: DE NAD 1983 VERTICAL: NAVD 1988	
SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C137

FLARED END SECTION SPECIFICATION

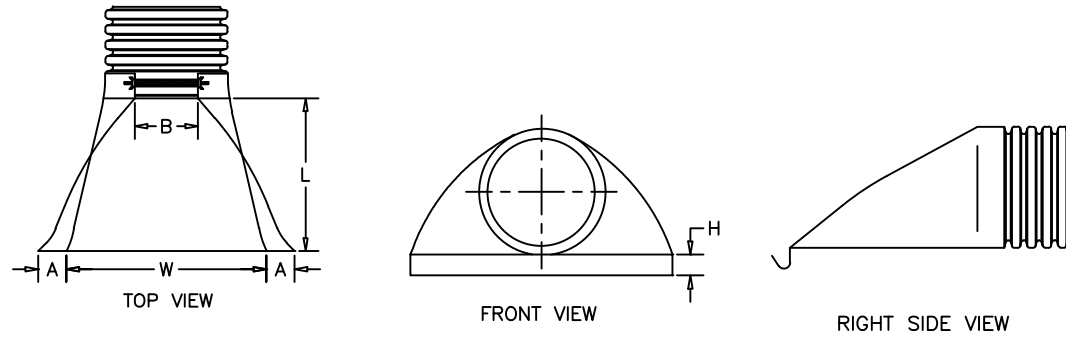
Scope
This specification describes 12- through 36-inch (300 to 900mm) Flared End Sections for use in culvert and drainage outlet applications.

Requirements
The Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.adspipe.com for the latest installation instructions.

Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	15.0 (381)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)

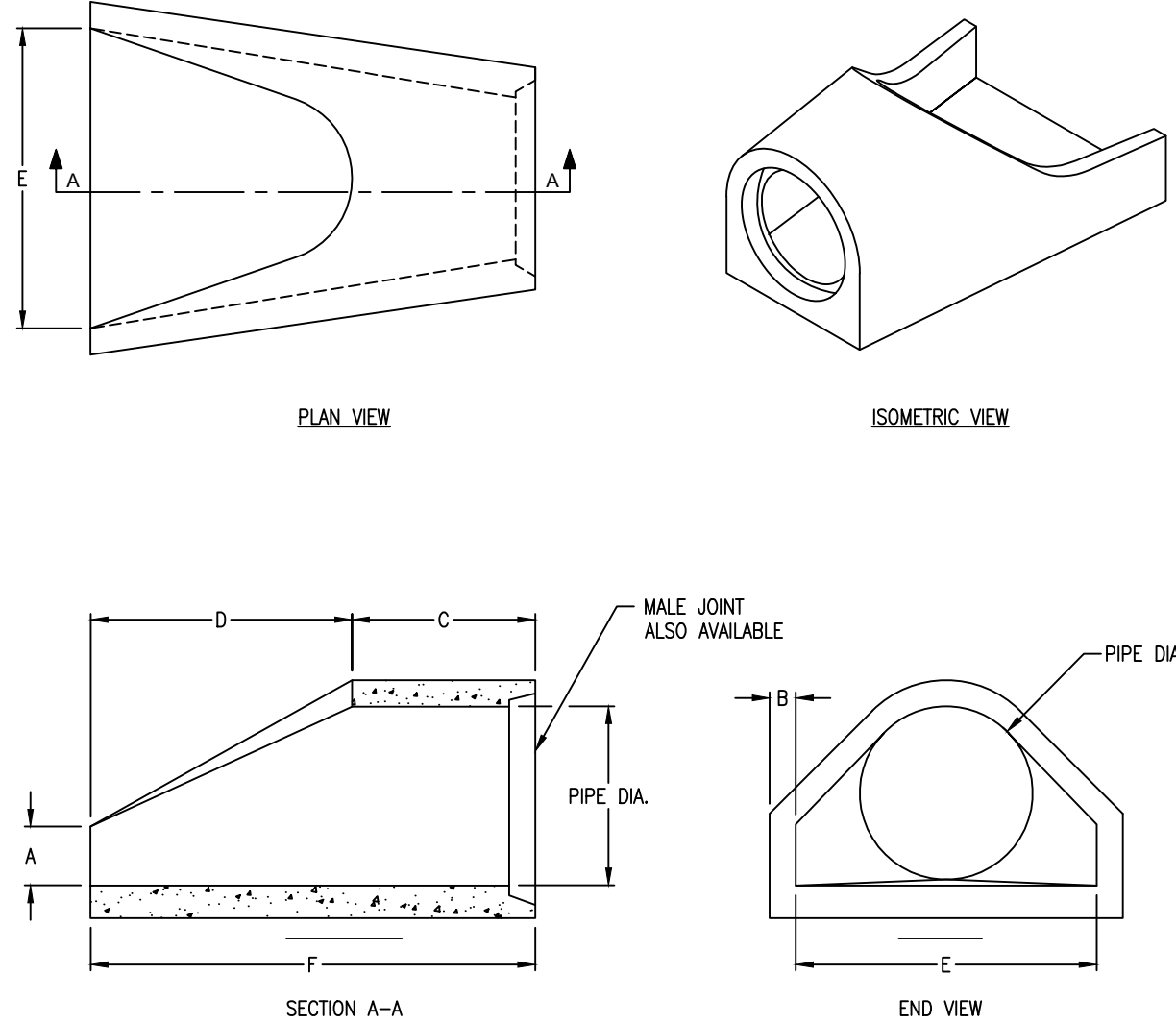
*Product detail may differ slightly from actual product appearance



© ADS, Inc., August 2023

PIPE DIA.	A	B	C	D	E	F	WEIGHTS LBS.
12"	4"	2"	13"	24"	24"	37"	400
18"	5"	2 1/2"	13"	27"	36"	40"	900
24"	9 1/2"	3"	16"	42"	48"	56"	1,400
30"	12"	3 1/2"	18"	54"	60"	72"	2,300
36"	15"	4"	18"	63"	72"	81"	4,100
42"	21"	5"	18"	63"	78"	81"	5,200
48"	24"	5"	18"	72"	84"	90"	6,500
54"	27"	6"	18"	66"	90"	83"	7,400

NOTE:
REINFORCEMENT SHALL BE EQUAL TO THAT REQUIRED FOR CLASS III RCP OF CORRESPONDING DIAMETER PER DELDOT SPECIFICATIONS.

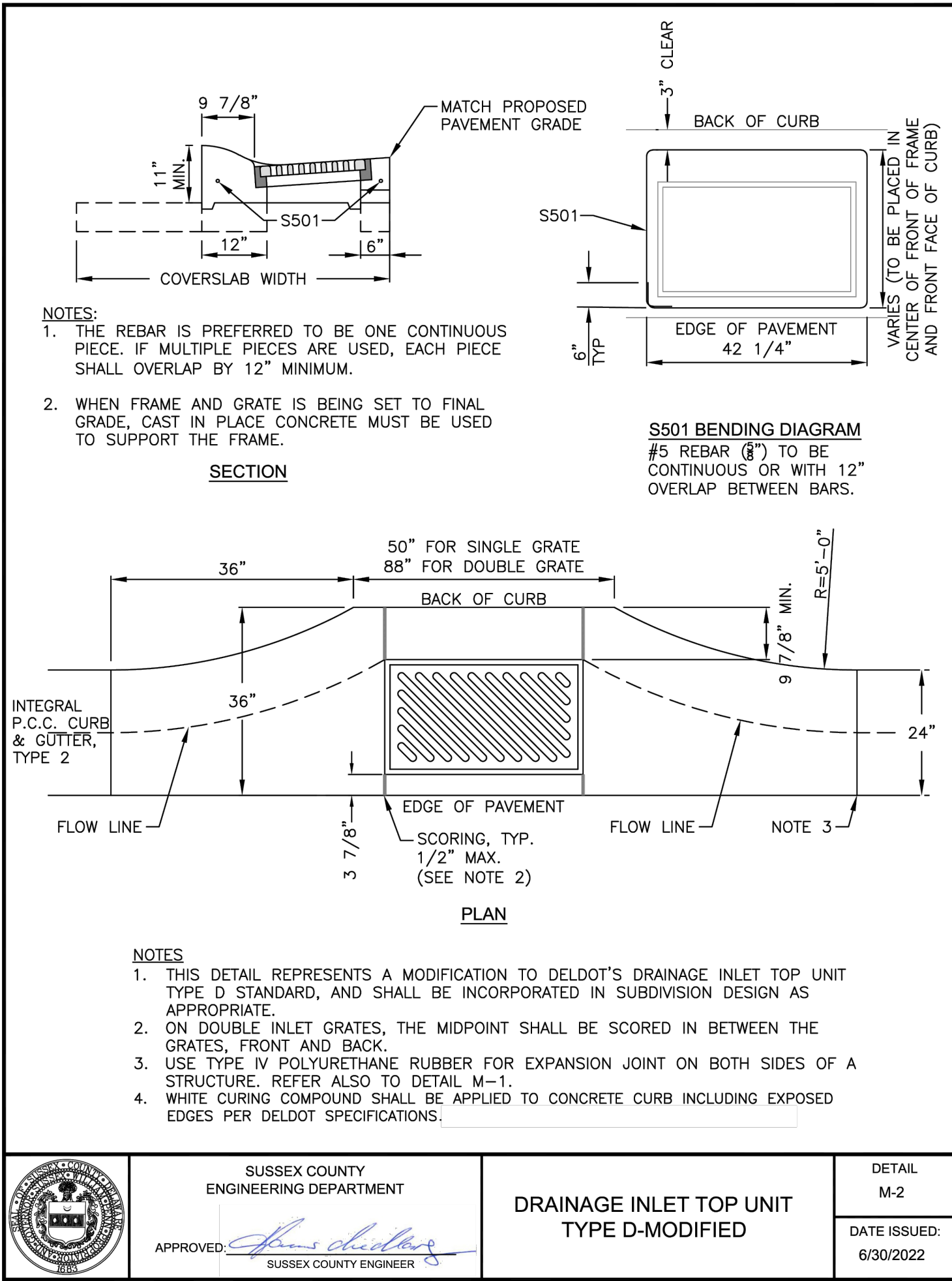


FLARED ENDS

CONCRETE FLARED
END SECTIONS

FILE NAME:

REVISED: MARCH 2016



STORM STRUCTURE DETAILS

REVISIONS

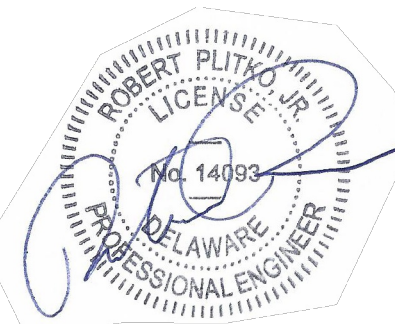
1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

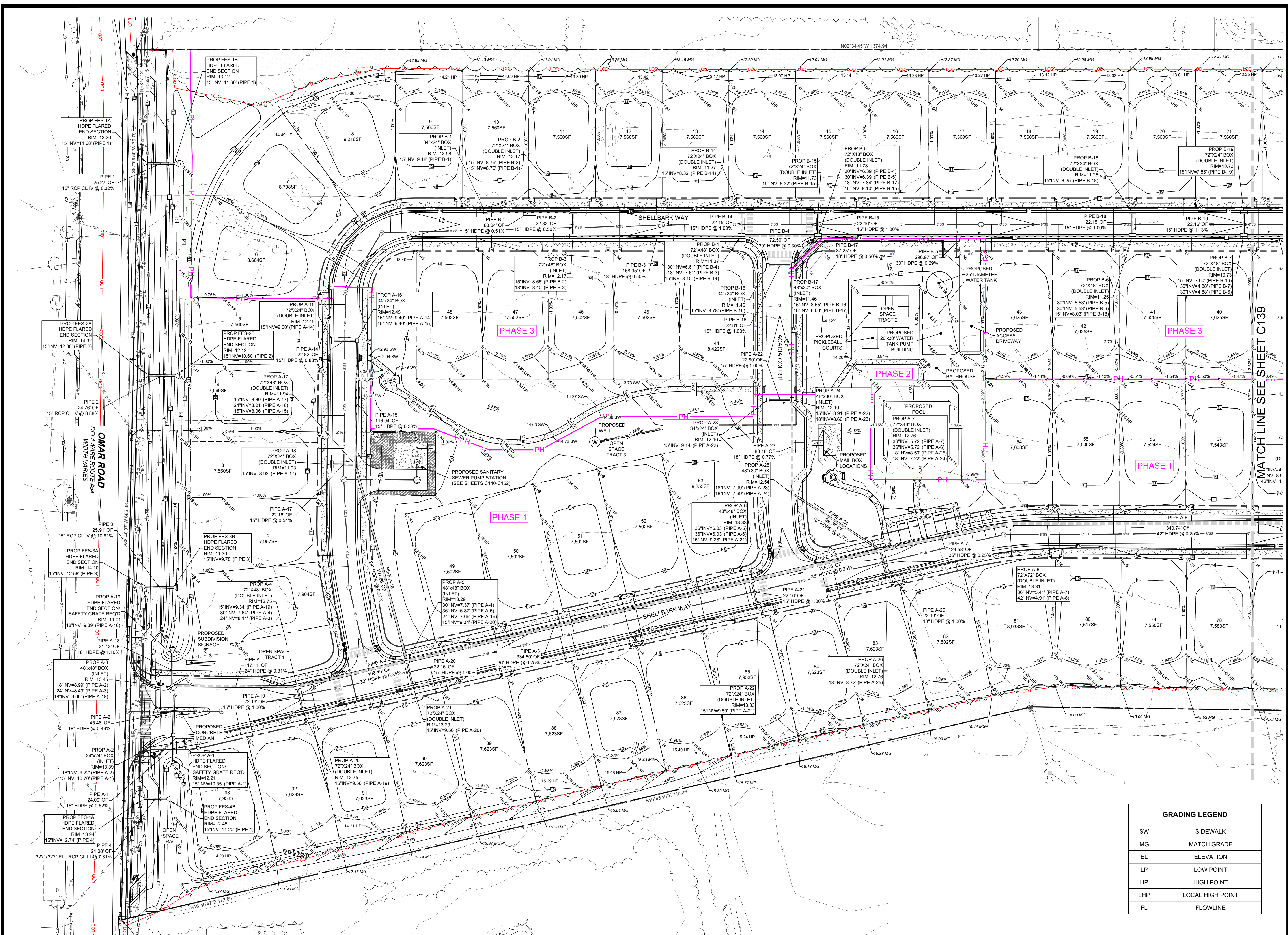


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET
C137A



GRADING LEGEND	
SW	SIDEWALK
MG	MATCH GRADE
EL	ELEVATION
LP	LOW POINT
HP	HIGH POINT
LHP	LOCAL HIGH POINT
FL	FLOWLINE

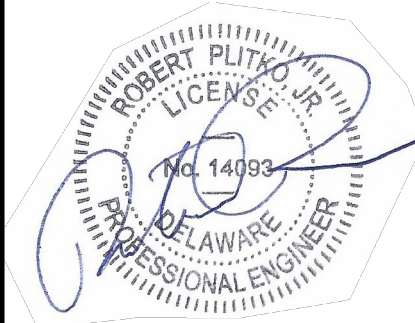
REVISIONS	
1	12/20/23 SCED Review #1
2	11/27/24 SCED Review #2

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

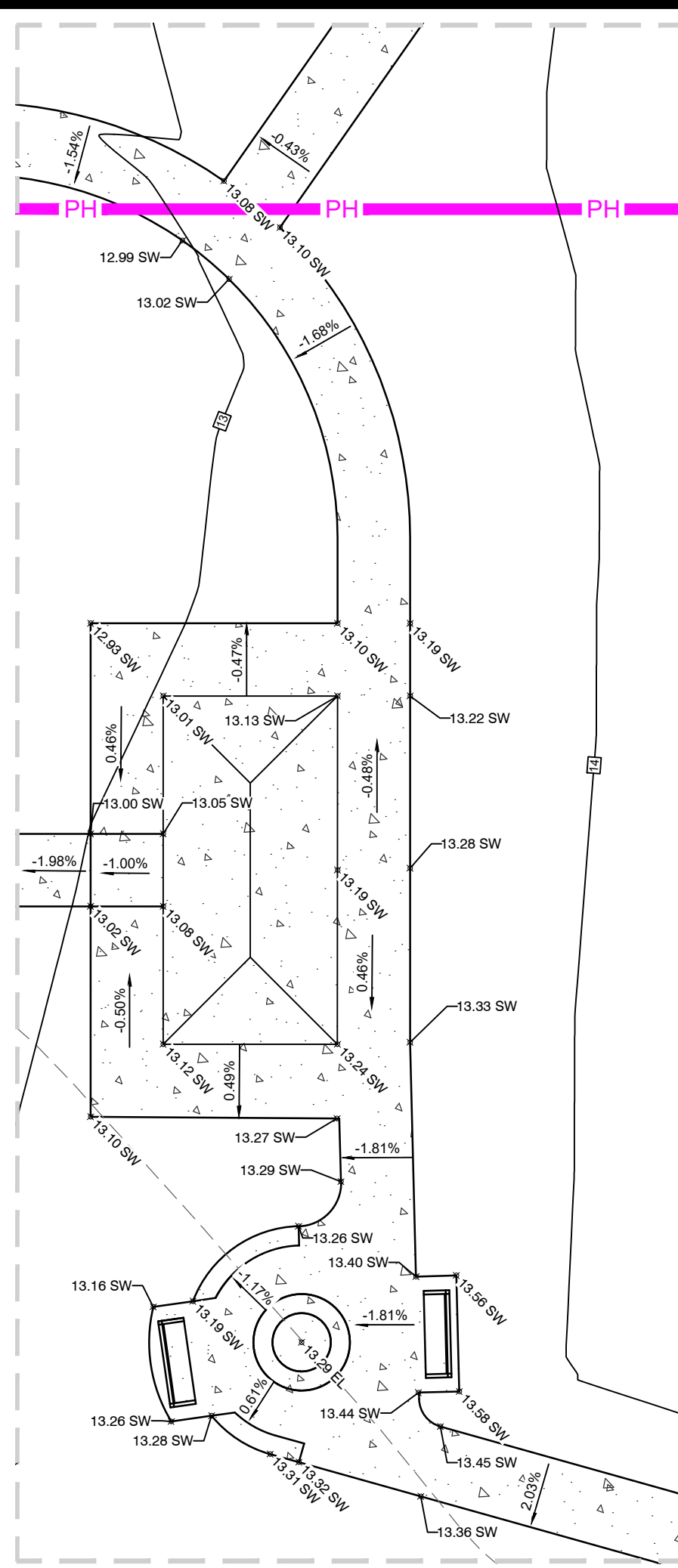


0 40 60 80
GRAPHIC SCALE
1 inch = 40 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C138

BULK GRADING PLAN SOUTH



GRADING LEGEND	
SW	SIDEWALK
MG	MATCH GRADE
EL	ELEVATION
LP	LOW POINT
HP	HIGH POINT
LHP	LOCAL HIGH POINT
FL	FLOWLINE

AMENITY GRADING DETAIL

REVISIONS

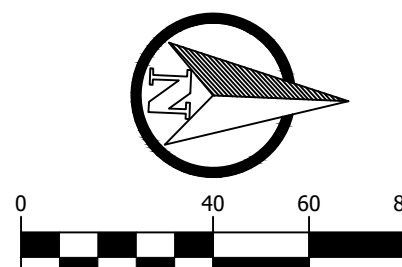
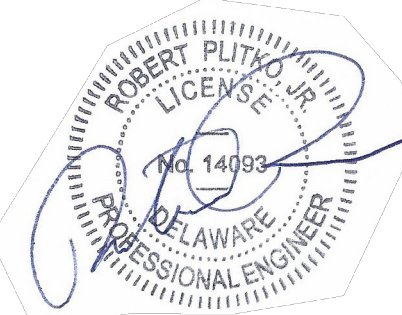
1 - 12/20/23	SCED Review #1
2 - 11/27/24	SCED Review #2



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

GRADING AND
DRAINAGE PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY
DELAWARE



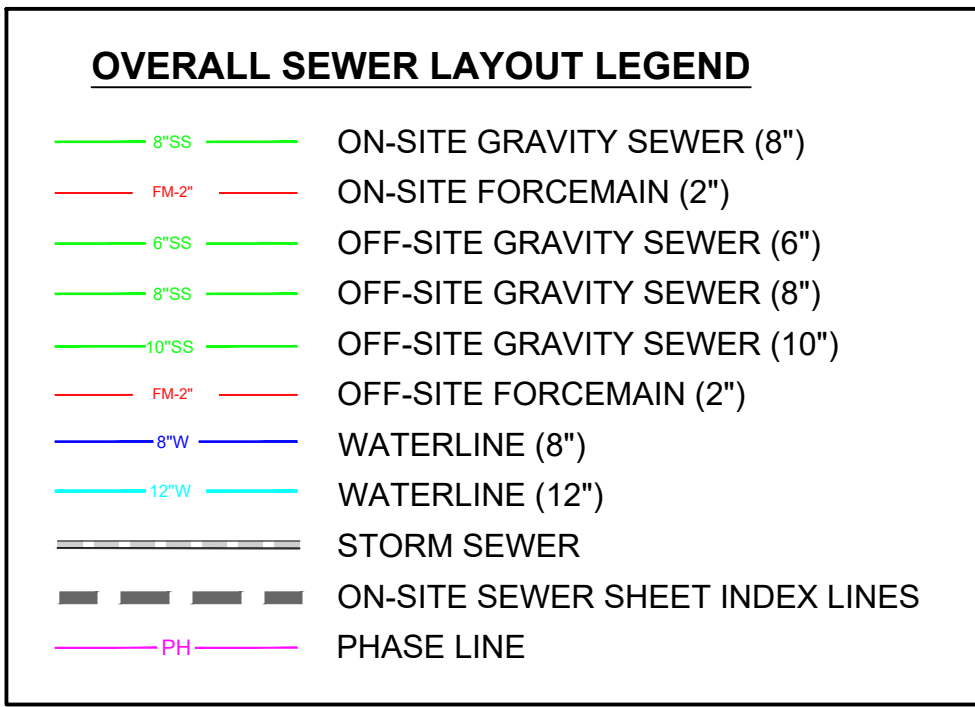
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE 6/5/25
DRAWING:	
REVIEW: RP	

SHEET

C139

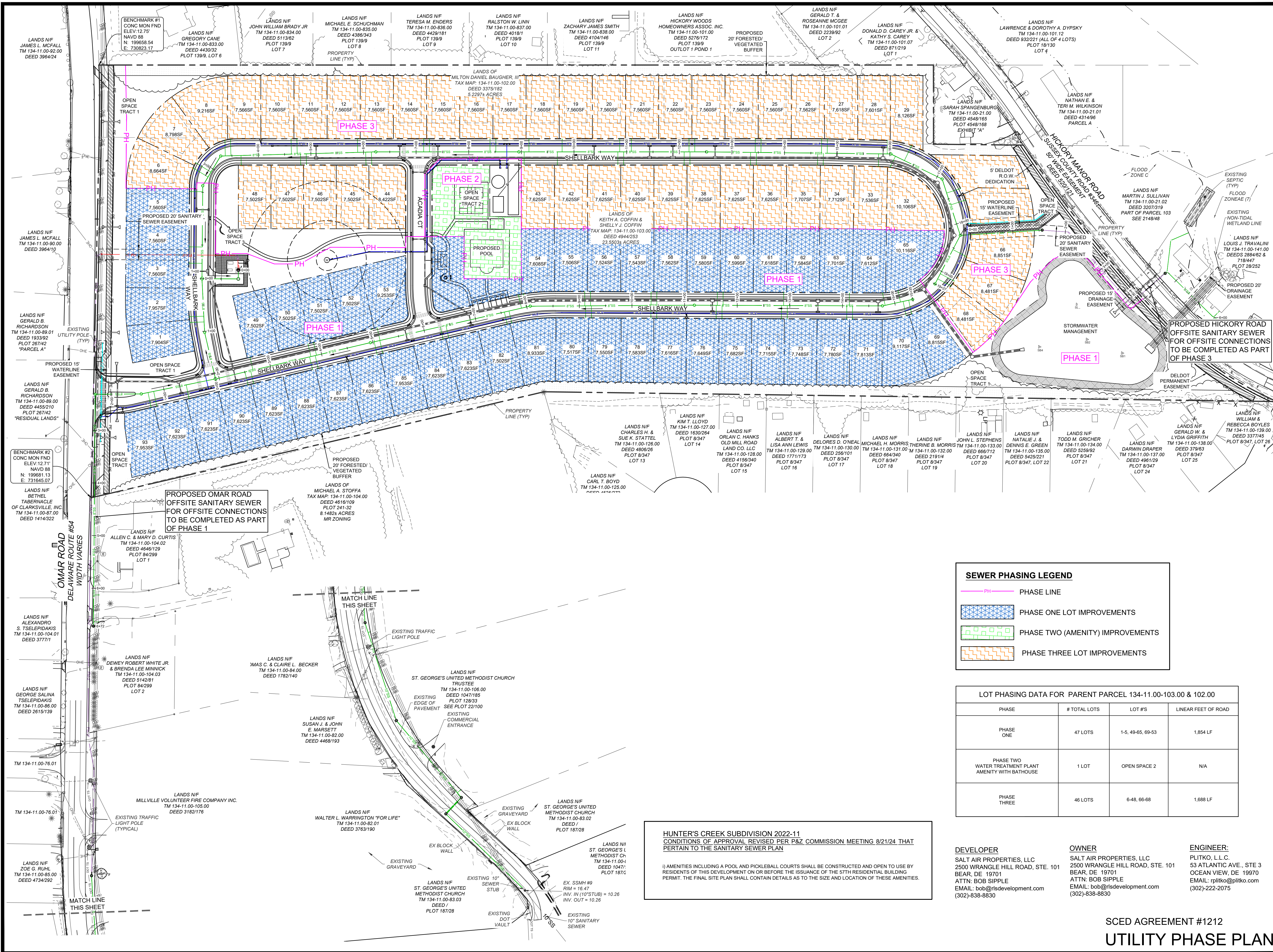
BULK GRADING PLAN NORTH



ENGINEER:
PLITKO, L.L.C.
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
EMAIL: rplitko@plitko.com
(302)-222-2075

SITE PLAN:	DATE 6/5/25
DRAWING:	
REVIEW: RP	
SHEET	

C140



PROPOSED OMAR ROAD
OFFSITE SANITARY SEWER
FOR OFFSITE CONNECTIONS
TO BE COMPLETED AS PART
OF PHASE 1

SEWER PHASING LEGEND

- PH PHASE LINE
- PHASE ONE LOT IMPROVEMENTS
- PHASE TWO (AMENITY) IMPROVEMENTS
- PHASE THREE LOT IMPROVEMENTS

LOT PHASING DATA FOR PARENT PARCEL 134-11.00-103.00 & 102.00			
PHASE	# TOTAL LOTS	LOT #'S	LINEAR FEET OF ROAD
PHASE ONE	47 LOTS	1-5, 49-65, 69-53	1,854 LF
PHASE TWO WATER TREATMENT PLANT AMENITY WITH BATHHOUSE	1 LOT	OPEN SPACE 2	N/A
PHASE THREE	46 LOTS	6-48, 66-68	1,688 LF

HUNTER'S CREEK SUBDIVISION 2022-11
CONDITIONS OF APPROVAL REVISED PER P&Z COMMISSION MEETING 8/21/24 THAT
PERTAIN TO THE SANITARY SEWER PLAN

i) AMENITIES INCLUDING A POOL AND PICKLEBALL COURTS SHALL BE CONSTRUCTED AND OPEN TO USE BY RESIDENTS OF THIS DEVELOPMENT ON OR BEFORE THE ISSUANCE OF THE 57TH RESIDENTIAL BUILDING PERMIT. THE FINAL SITE PLAN SHALL CONTAIN DETAILS AS TO THE SIZE AND LOCATION OF THESE AMENITIES.

DEVELOPER
SALT AIR PROPERTIES, LLC
2500 WRANGLE HILL ROAD, STE. 101
BEAR, DE 19701
ATTN: BOB SIPLE
EMAIL: bob@saltdevelopment.com
(302)-838-8830

OWNER
SALT AIR PROPERTIES, LLC
2500 WRANGLE HILL ROAD, STE. 101
BEAR, DE 19701
ATTN: BOB SIPLE
EMAIL: bob@saltdevelopment.com
(302)-838-8830

ENGINEER:
PLITKO, L.L.C.
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
EMAIL: rplitko@plitko.com
(302)-222-2075

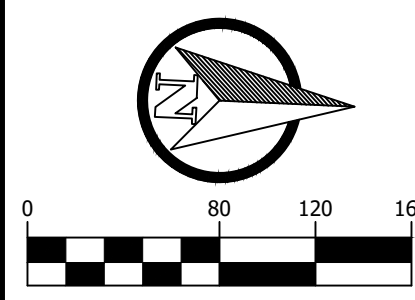
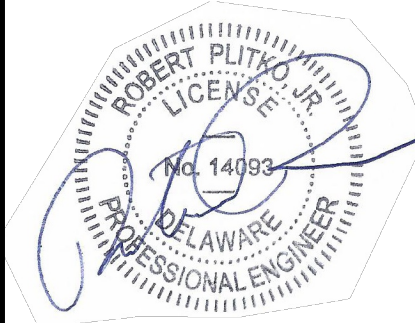
REVISIONS	
1 -	12/20/23 SCED Review #1
2 -	11/27/24 SCED Review #2
3 -	5/30/25 Sewer Extension

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

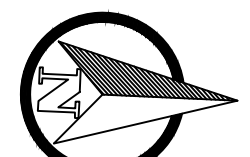
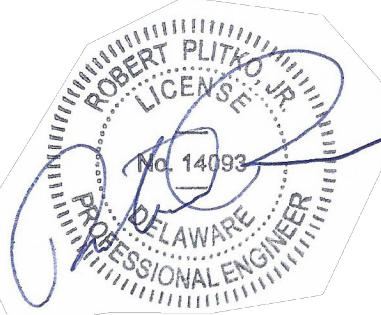


SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	
SHEET	C141



53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

**SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY
DELAWARE**



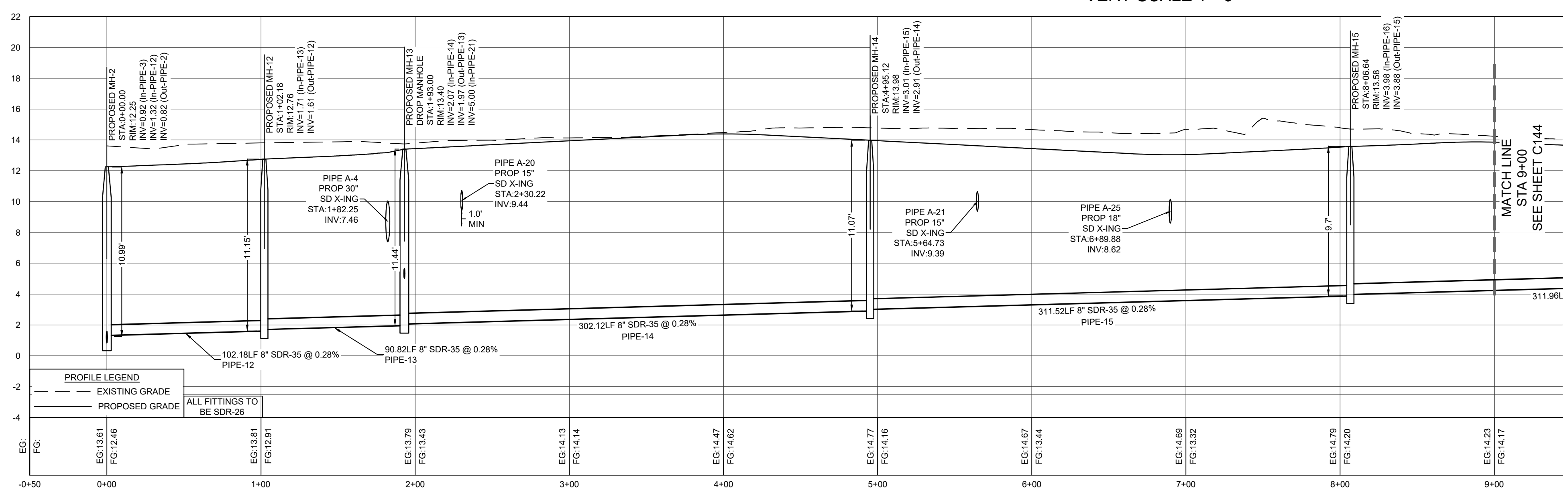
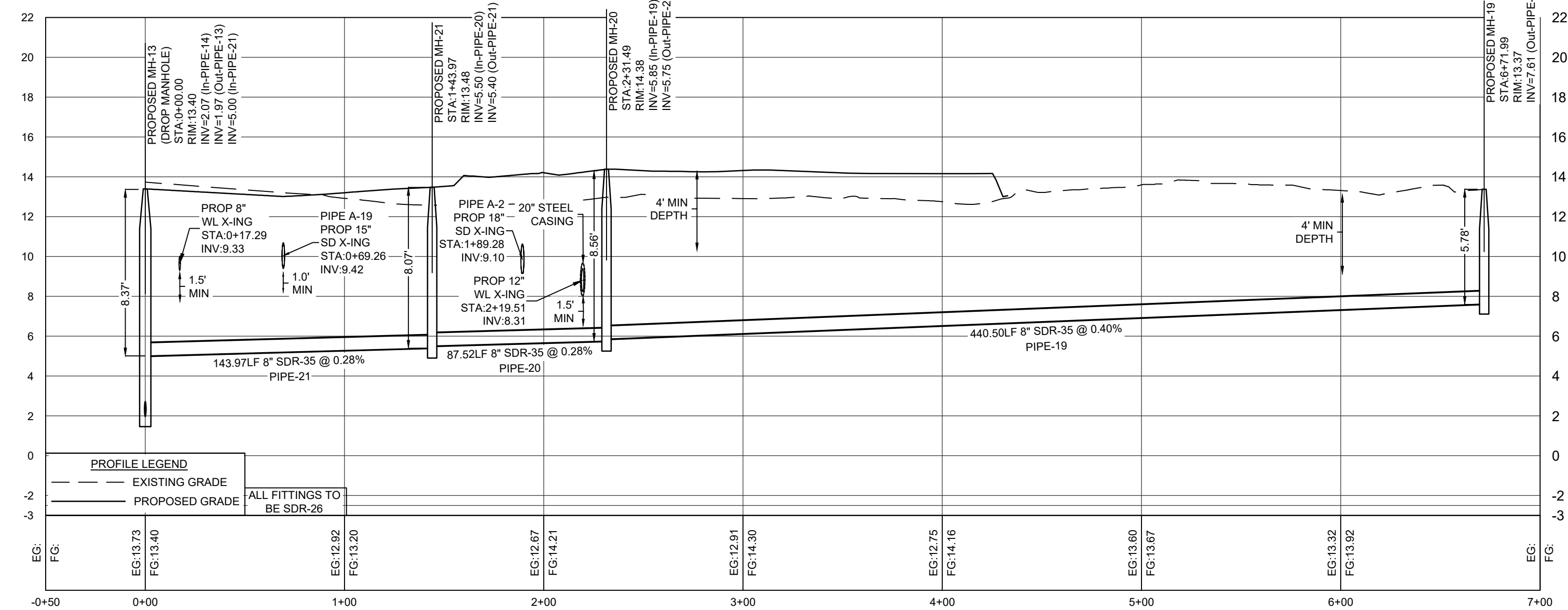
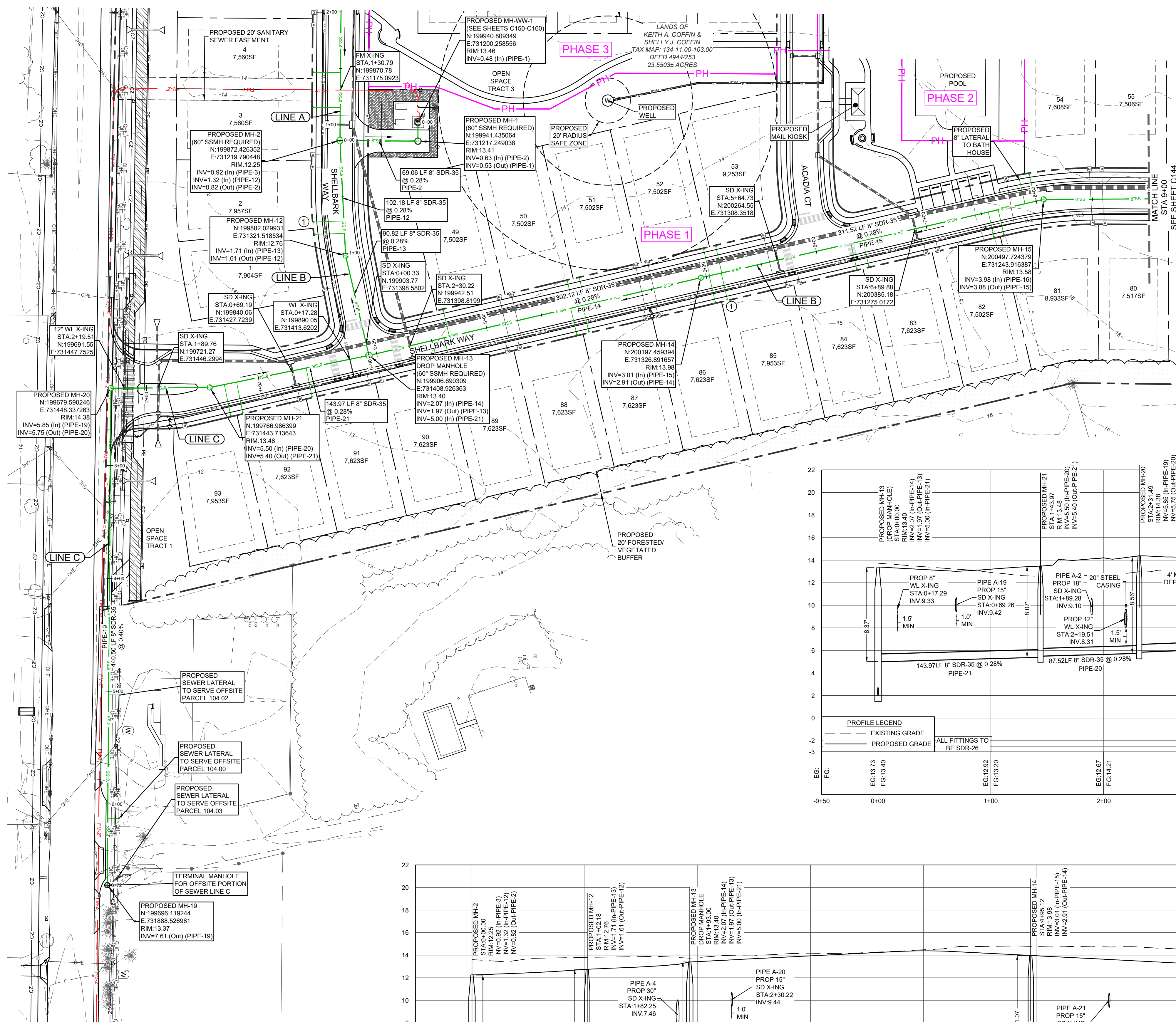
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: _____ DATE: _____

DRAWING: 6/5/25

REVIEW:	RP	
---------	----	--

C142



① INSTALL SANITARY SEWER LATERAL AND CLEANOUT (TYP.).
SEE DETAILS ON SHEET C147

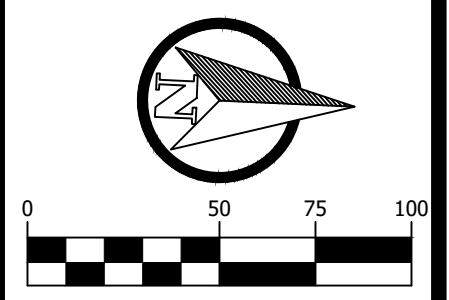
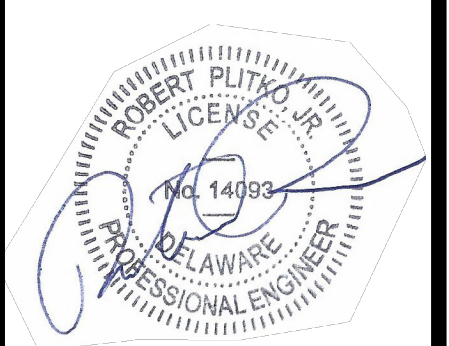
LINE B PROFILE
HOR SCALE: 1"=50
VERT SCALE 1"=5'

PLAN & PROFILE LINE B (STA 0+00 TO 9+00) AND LINE C

REVISIONS	
1	12/20/23 SCED Review #1
2	11/27/24 SCED Review #2
3	5/30/25 Sewer Extension

PLITKO
ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

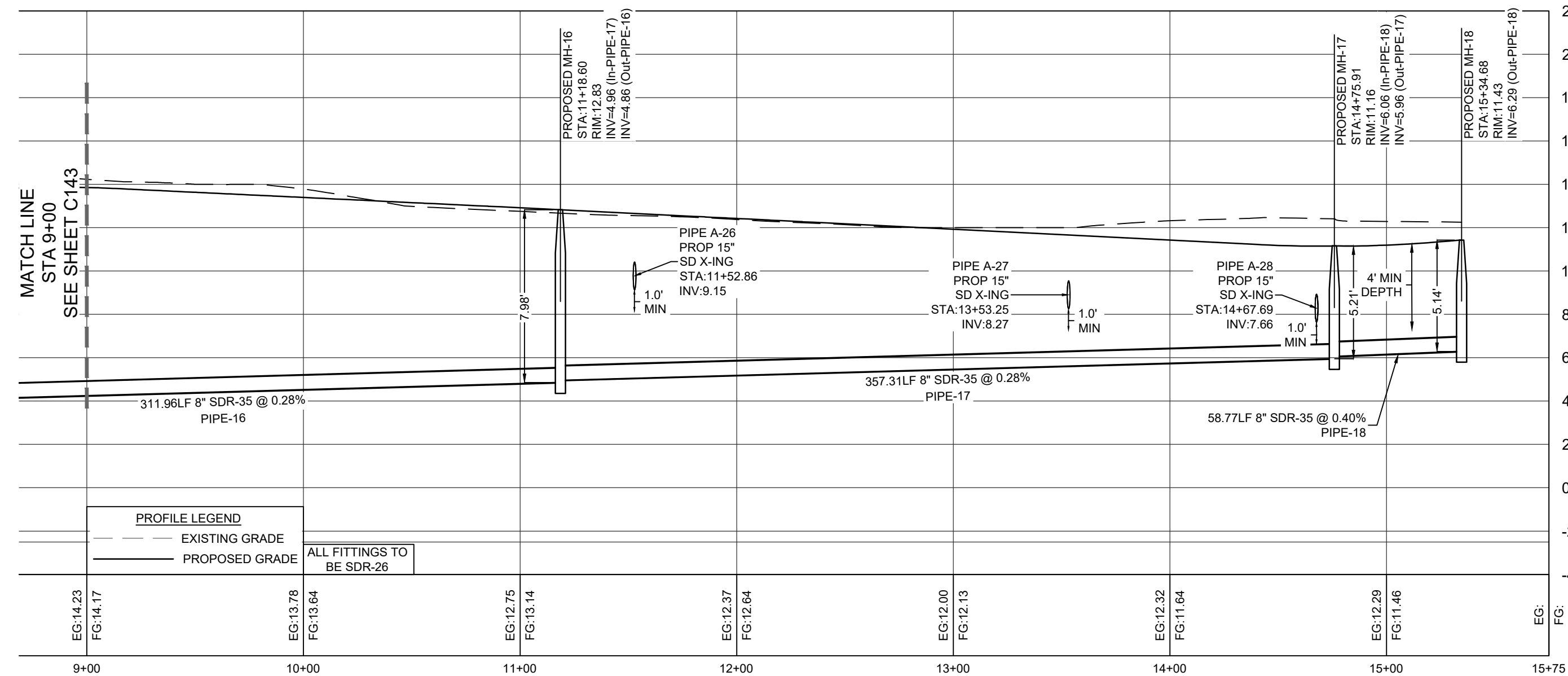
SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



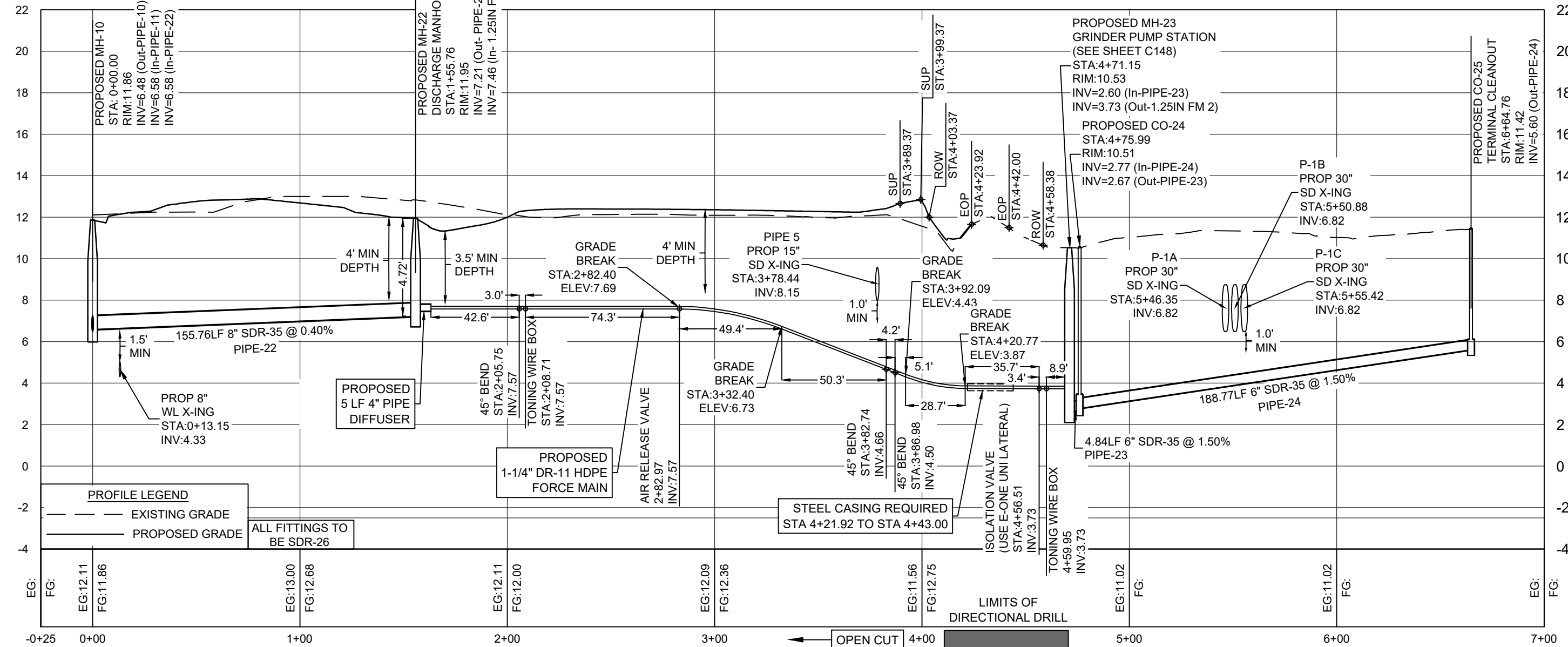
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW:	RP
SHEET	

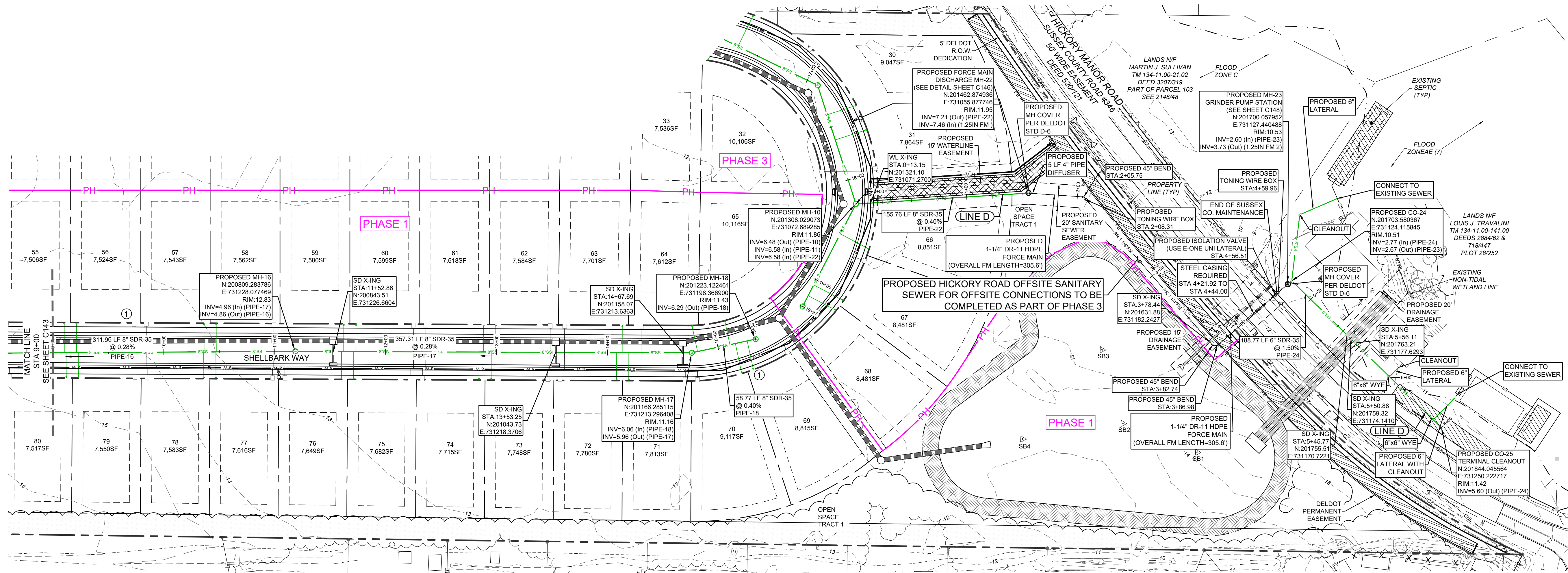
C143



LINE B PROFILE
HOR SCALE: 1"=50
VERT SCALE 1"=5'



LINE D PROFILE
HOR SCALE: 1"=50
VERT SCALE 1"=5'

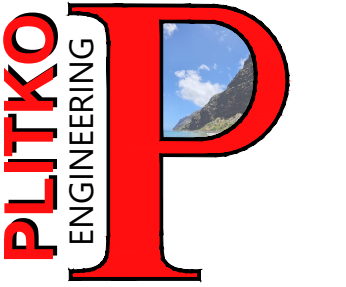


① INSTALL SANITARY SEWER LATERAL AND CLEANOUT (TYP.).
SEE DETAILS ON SHEET C147

PLAN & PROFILE LINE B (STA 9+00 TO 15+35) AND LINE D

REVISIONS

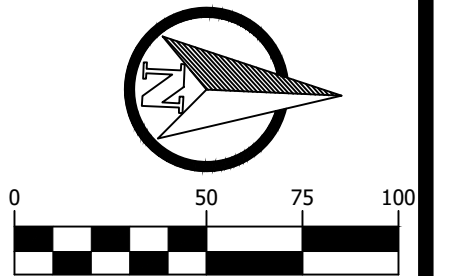
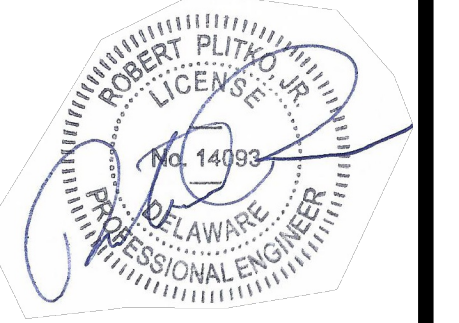
- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

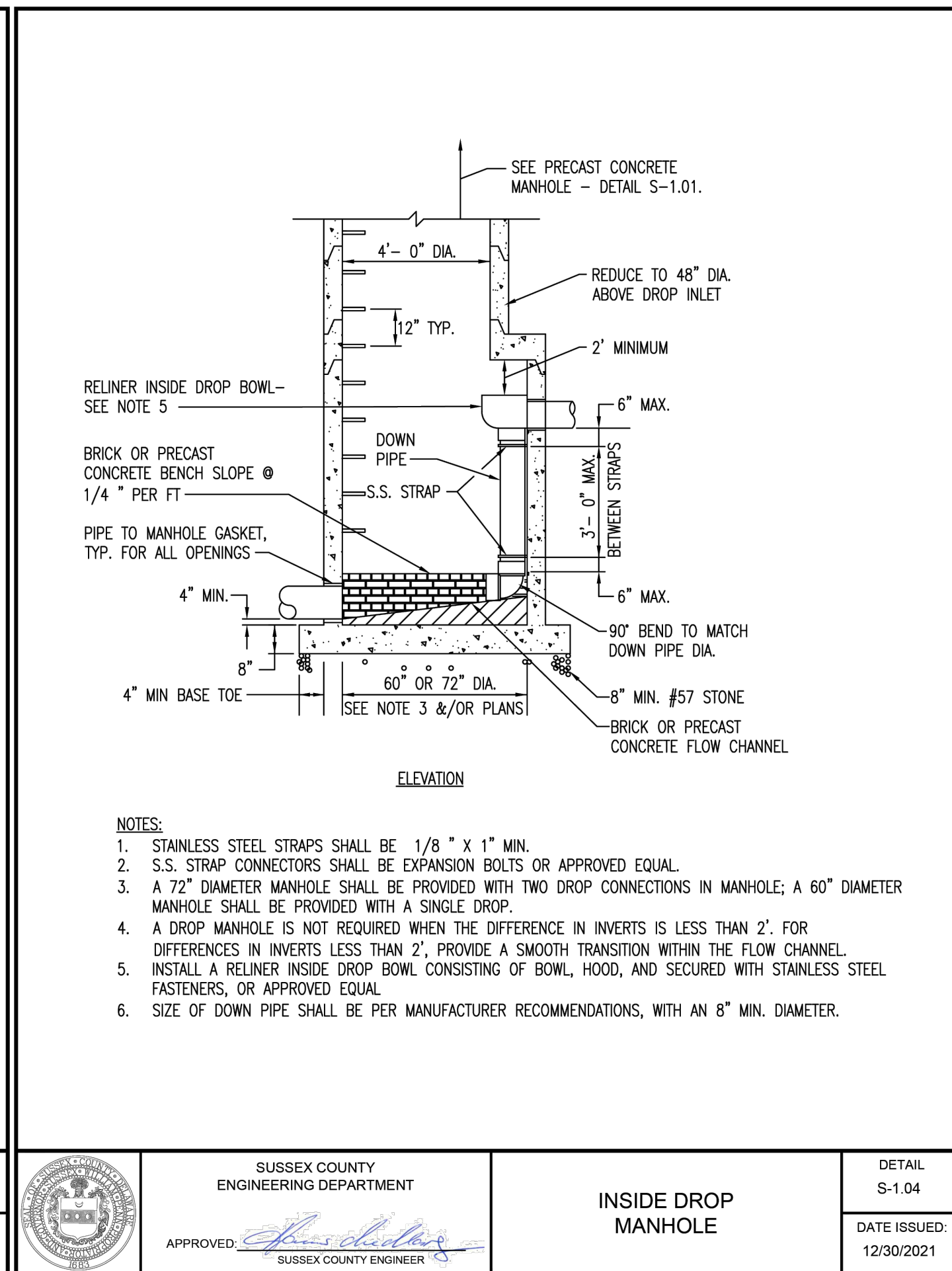
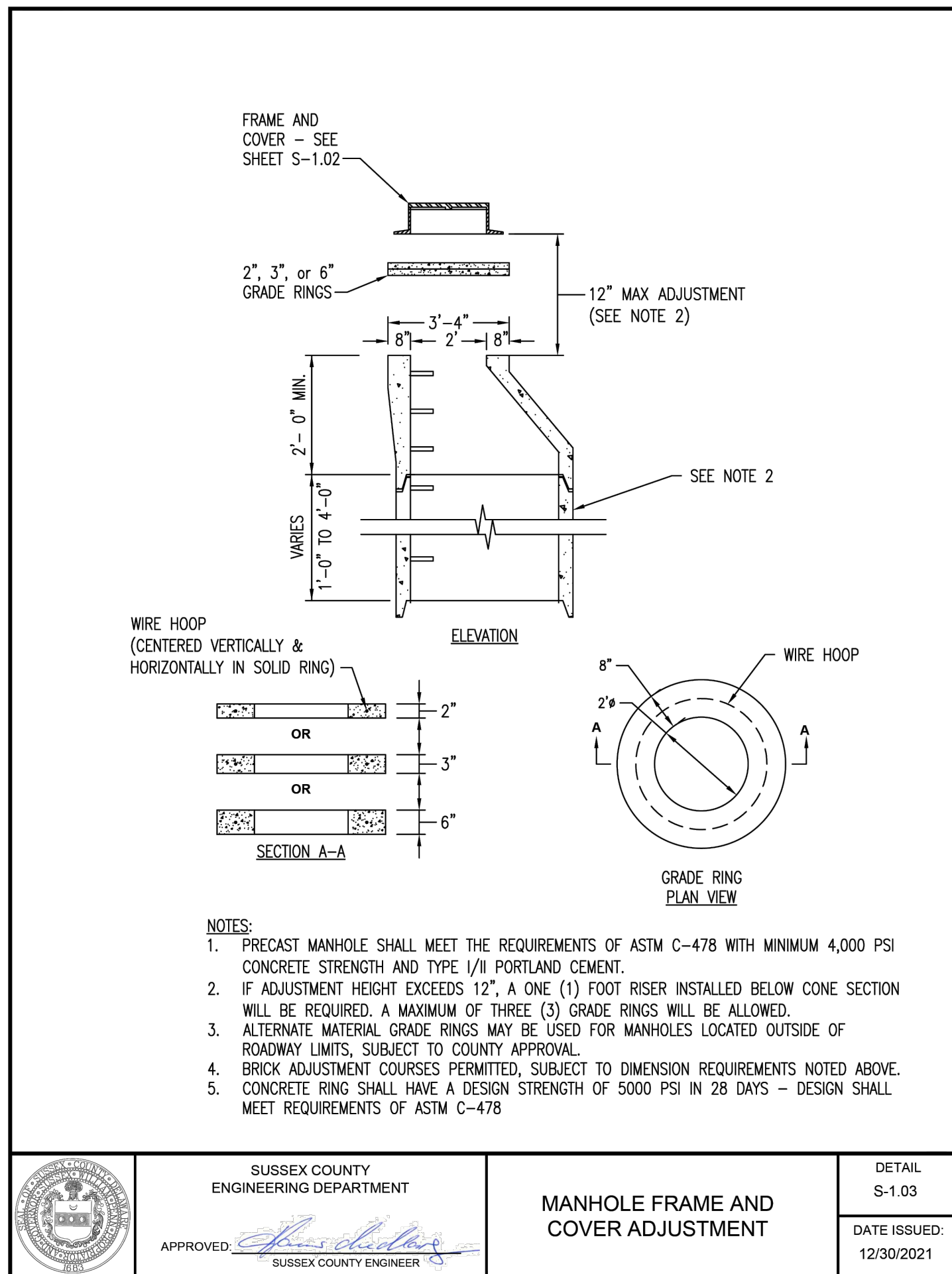
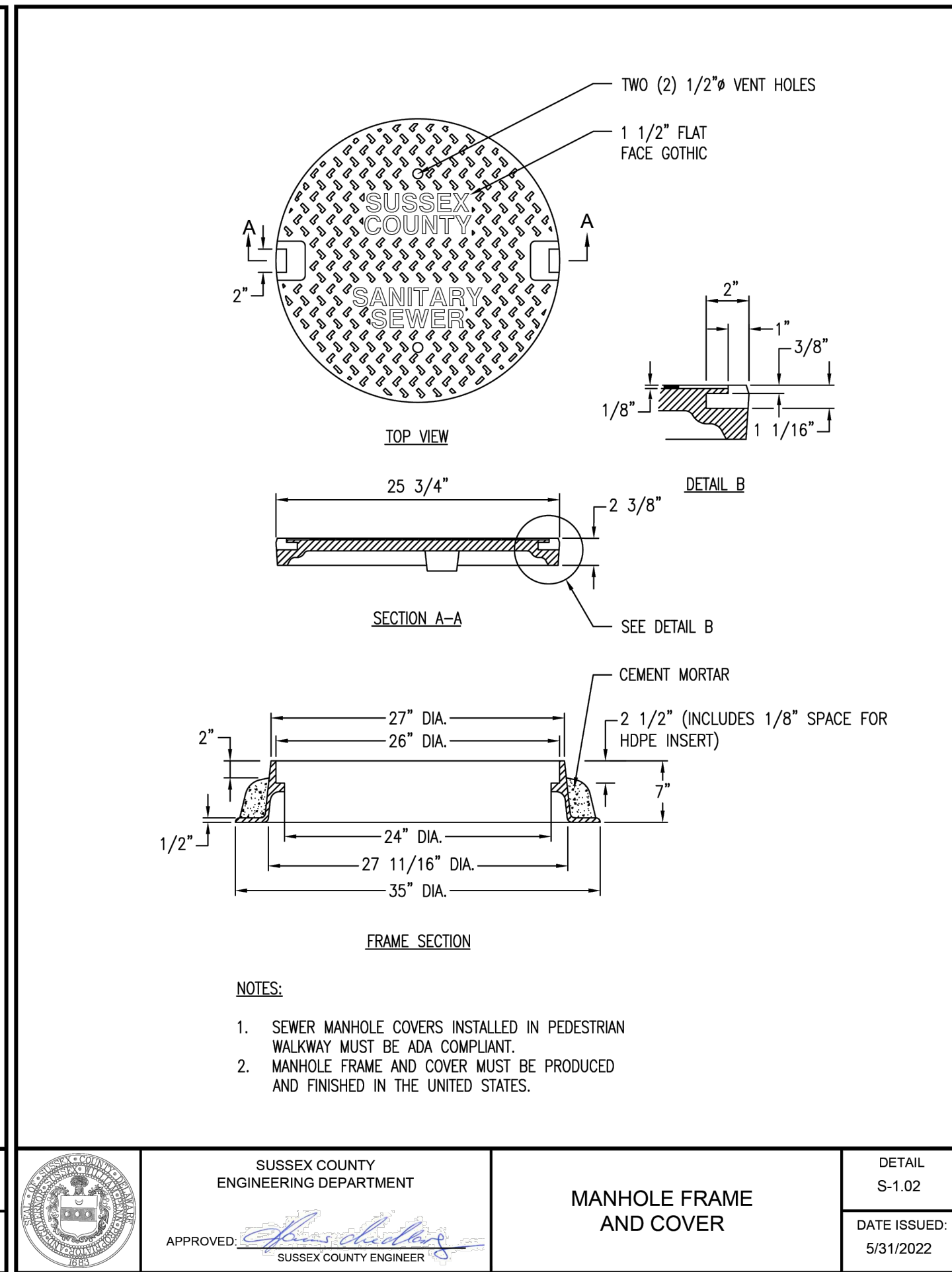
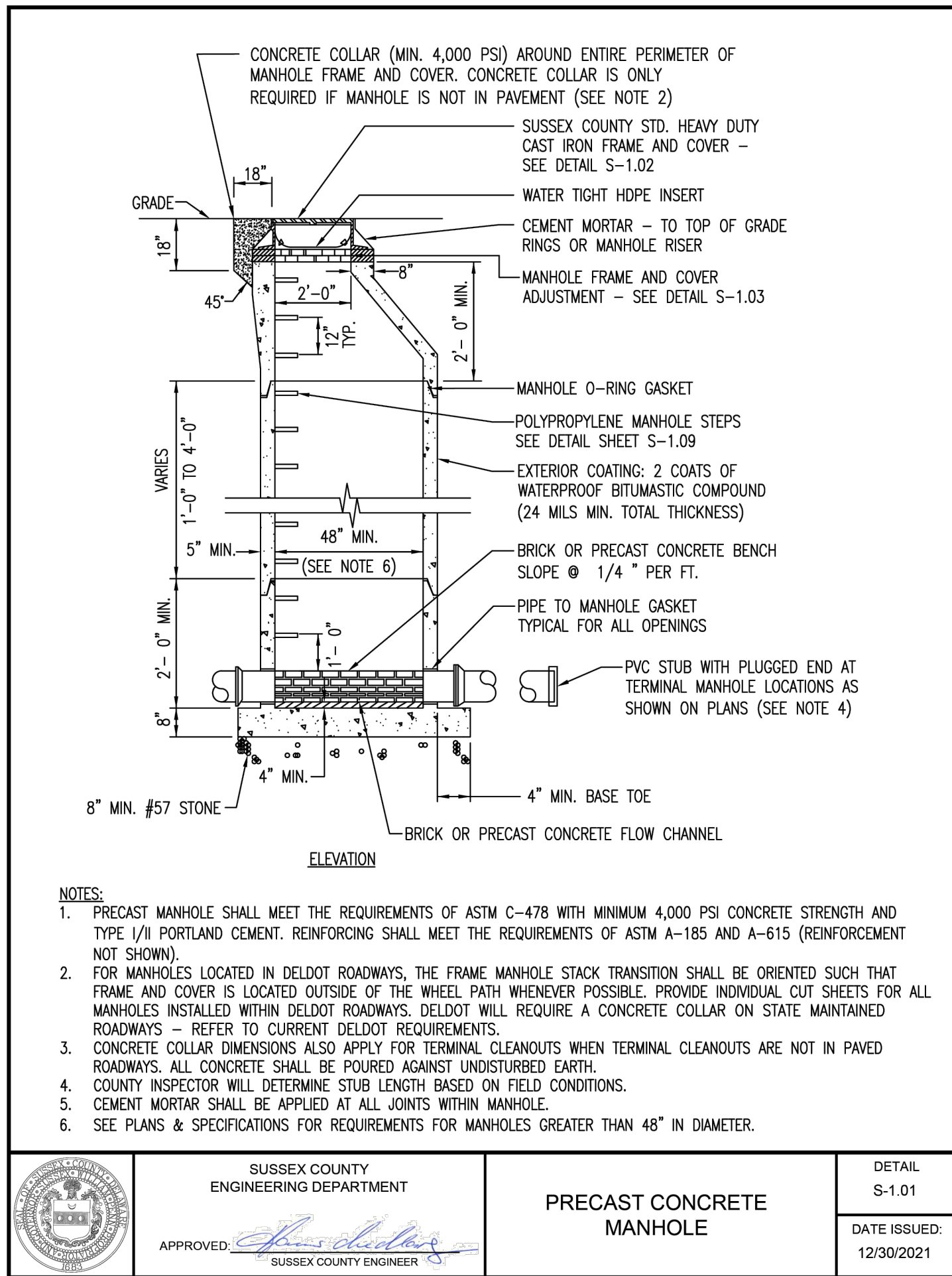
SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: DATE
DRAWING: 6/5/25
REVIEW: RP
SHEET

C144



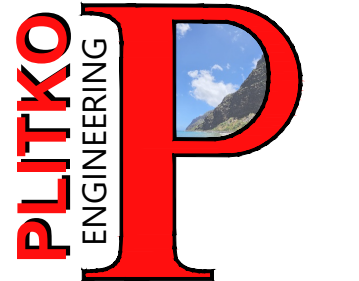
SS STRUCTURE SCHEDULE						
STRUCTURE	STRUCTURE TYPE	RIM ELEVATION	NORTHING	EASTING	CONNECTED PIPES	DEPTH
MH-1	60 INCH PRECAST MANHOLE	13.41'	199941.44	731217.25	PIPE-2 INV.IN = 0.63 PIPE-1 INV.OUT = 0.53	12.89'
MH-2	60 INCH PRECAST MANHOLE	12.25'	199872.43	731219.79	PIPE-3 INV.IN = 0.92 PIPE-12 INV.IN = 1.32 PIPE-2 INV.OUT = 0.82	11.43'
MH-3	48 INCH PRECAST MANHOLE	12.98'	199865.94	731043.53	PIPE-4 INV.IN = 1.51 PIPE-3 INV.OUT = 1.41	11.57'
MH-4	48 INCH PRECAST MANHOLE	13.28'	199897.38	730985.44	PIPE-5 INV.IN = 1.80 PIPE-4 INV.OUT = 1.70	11.59'
MH-5	48 INCH PRECAST MANHOLE	11.90'	200191.62	730964.33	PIPE-6 INV.IN = 2.72 PIPE-5 INV.OUT = 2.62	9.27'
MH-6	48 INCH PRECAST MANHOLE	12.26'	200463.04	730952.10	PIPE-6 INV.OUT = 3.48 PIPE-7 INV.IN = 3.58	8.78'
MH-7	48 INCH PRECAST MANHOLE	11.12'	200819.37	730936.05	PIPE-8 INV.IN = 4.68 PIPE-7 INV.OUT = 4.58	6.54'
MH-8	48 INCH PRECAST MANHOLE	10.88'	201169.17	730924.20	PIPE-8 INV.OUT = 5.66 PIPE-9 INV.IN = 5.76	5.22'
MH-9	48 INCH PRECAST MANHOLE	11.31'	201268.76	730967.44	PIPE-10 INV.IN = 6.17 PIPE-9 INV.OUT = 6.07	5.24'
MH-10	48 INCH PRECAST MANHOLE	11.86'	201308.03	731072.69	PIPE-10 INV.OUT = 6.48 PIPE-11 INV.IN = 6.58 PIPE-22 INV.IN = 6.58	5.37'
MH-11	48 INCH PRECAST MANHOLE	11.69'	201264.09	731167.17	PIPE-11 INV.OUT = 7.00	4.69'
MH-12	48 INCH PRECAST MANHOLE	12.76'	199882.03	731321.52	PIPE-13 INV.IN = 1.71 PIPE-12 INV.OUT = 1.61	11.15'
MH-13	60 INCH PRECAST DROP MANHOLE	13.40'	199906.69	731408.93	PIPE-14 INV.IN = 2.07 PIPE-13 INV.OUT = 1.97 PIPE-21 INV.IN = 5.00	11.43'
MH-14	48 INCH PRECAST MANHOLE	13.98'	200197.46	731326.89	PIPE-15 INV.IN = 3.01 PIPE-14 INV.OUT = 2.91	11.06'
MH-15	48 INCH PRECAST MANHOLE	13.58'	200497.72	731243.92	PIPE-16 INV.IN = 3.98 PIPE-15 INV.OUT = 3.88	9.69'
MH-16	48 INCH PRECAST MANHOLE	12.83'	200809.28	731228.08	PIPE-17 INV.IN = 4.96 PIPE-16 INV.OUT = 4.86	7.97'
MH-17	48 INCH PRECAST MANHOLE	11.16'	201166.29	731213.30	PIPE-18 INV.IN = 6.06 PIPE-17 INV.OUT = 5.96	5.20'
MH-18	48 INCH PRECAST MANHOLE	11.43'	201223.12	731198.37	PIPE-18 INV.OUT = 6.29	5.13'
MH-19	48 INCH PRECAST MANHOLE	13.37'	199696.12	731888.53	PIPE-19 INV.OUT = 7.61	5.76'
MH-20	48 INCH PRECAST MANHOLE	14.38'	199679.59	731448.34	PIPE-19 INV.IN = 5.85 PIPE-20 INV.OUT = 5.75	8.63'
MH-21	48 INCH PRECAST MANHOLE	13.48'	199766.99	731443.71	PIPE-20 INV.IN = 5.50 PIPE-21 INV.OUT = 5.40	8.07'
MH-22	48 INCH DISCHARGE MH	11.95'	201462.87	731055.88	PIPE-22 INV.OUT = 7.21 1.25IN FM INV.IN = 7.46	4.75'
MH-23	48 INCH PRECAST MANHOLE	10.53'	201700.06	731127.44	PIPE-23 INV.IN = 2.60 1.25IN FM 2 INV.OUT = 3.73	7.93'
CO-24	18 INCH CLEANOUT	10.51'	201703.58	731124.12	PIPE-24 INV.IN = 2.77 PIPE-23 INV.OUT = 2.67	7.84'
CO-25	18 INCH CLEANOUT	11.42'	201844.05	731250.22	PIPE-24 INV.OUT = 5.60	5.81'
WET WELL-1	48 INCH PRECAST MANHOLE	13.46'	199940.81	731200.26	PIPE-1 INV.IN = 0.48	12.99'

SS PIPE SCHEDULE							
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	DS STRUCTURE	DS INVERT	US STRUCTURE
PIPE-1	8"	17.00	0.28%	SDR-26	VW-1	0.48'	1
PIPE-2	8"	69.06	0.28%	SDR-26	1	0.63'	2
PIPE-3	8"	176.38	0.28%	SDR-35	2	0.92'	3
PIPE-4	8"	66.05	0.28%	SDR-35	3	1.51'	4
PIPE-5	8"	295.00	0.28%	SDR-35	4	1.80'	5
PIPE-6	8"	271.70	0.28%	SDR-35	5	2.72'	6
PIPE-7	8"	356.68	0.28%	SDR-35	6	3.58'	7
PIPE-8	8"	350.00	0.28%	SDR-35	7	4.68'	8
PIPE-9	8"	108.58	0.28%	SDR-35	8	5.76'	9
PIPE-10	8"	112.33	0.28%	SDR-35	9	6.17'	10
PIPE-11	8"	104.20	0.40%	SDR-35	10	6.58'	11
PIPE-12	8"	102.18	0.28%	SDR-35	2	1.32'	12
PIPE-13	8"	90.82	0.28%	SDR-35	12	1.71'	13
PIPE-14	8"	302.12	0.28%	SDR-35	13	2.07'	14
PIPE-15	8"	311.52	0.28%	SDR-35	14	3.01'	15
PIPE-16	8"	311.96	0.28%	SDR-35	15	3.98'	16
PIPE-17	8"	357.31	0.28%	SDR-35	16	4.96'	17
PIPE-18	8"	58.77	0.40%	SDR-35	17	6.06'	18
PIPE-19	8"	440.50	0.40%	SDR-35	20	5.85'	19
PIPE-20	8"	87.52	0.28%	SDR-35	21	5.50'	20
PIPE-21	8"	143.97	0.28%	SDR-35	13	5.00'	21
PIPE-22	8"	155.76	0.40%	SDR-35	10	6.58'	22
PIPE-23	6"	4.84	1.50%	SDR-35	23	2.60'	24
PIPE-24	6"	188.79	1.50%	SDR-35	24	2.77'	25

SEWER DETAILS & PIPE AND STRUCTURE TABLES

REVISIONS

1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2
3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

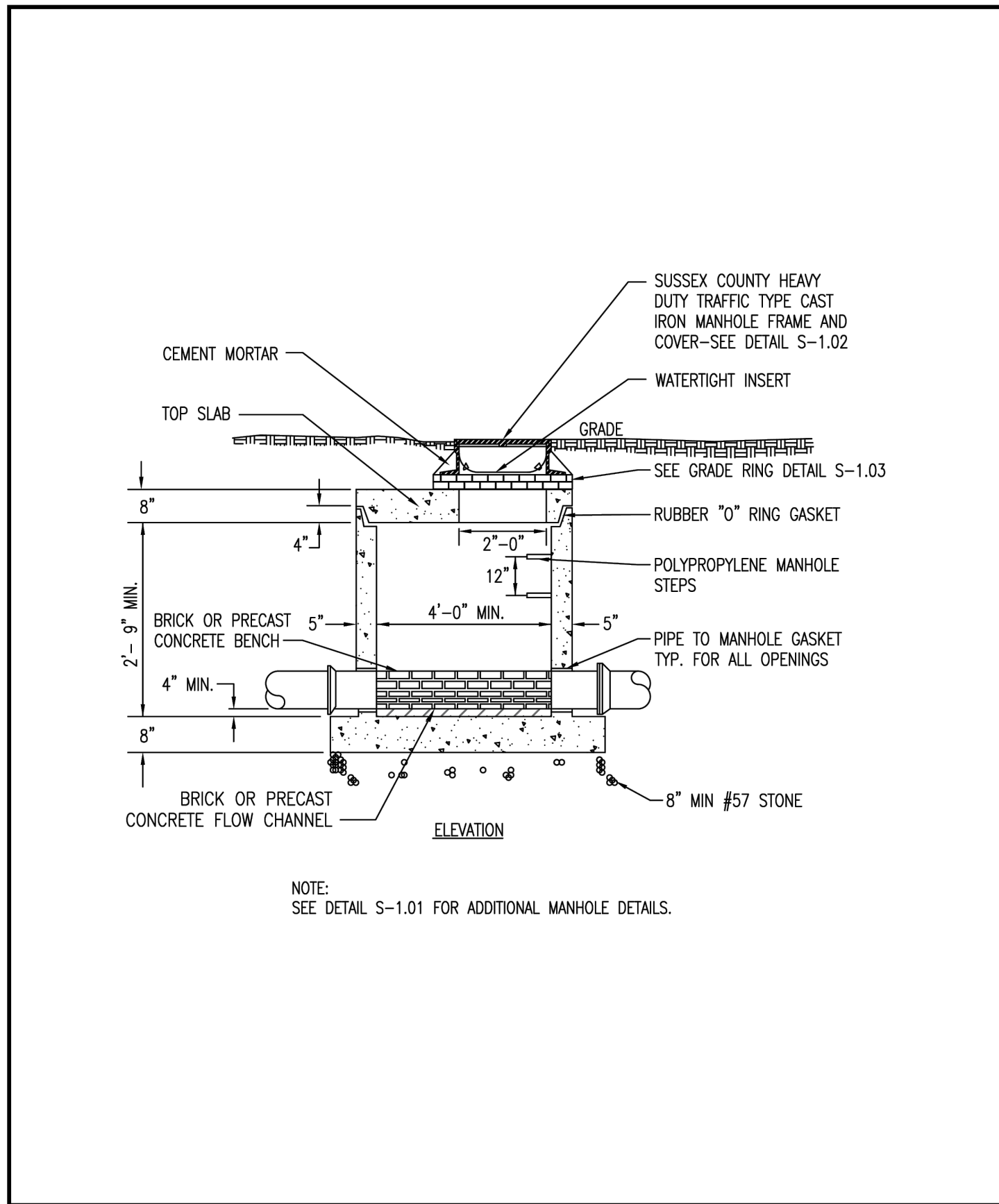
SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



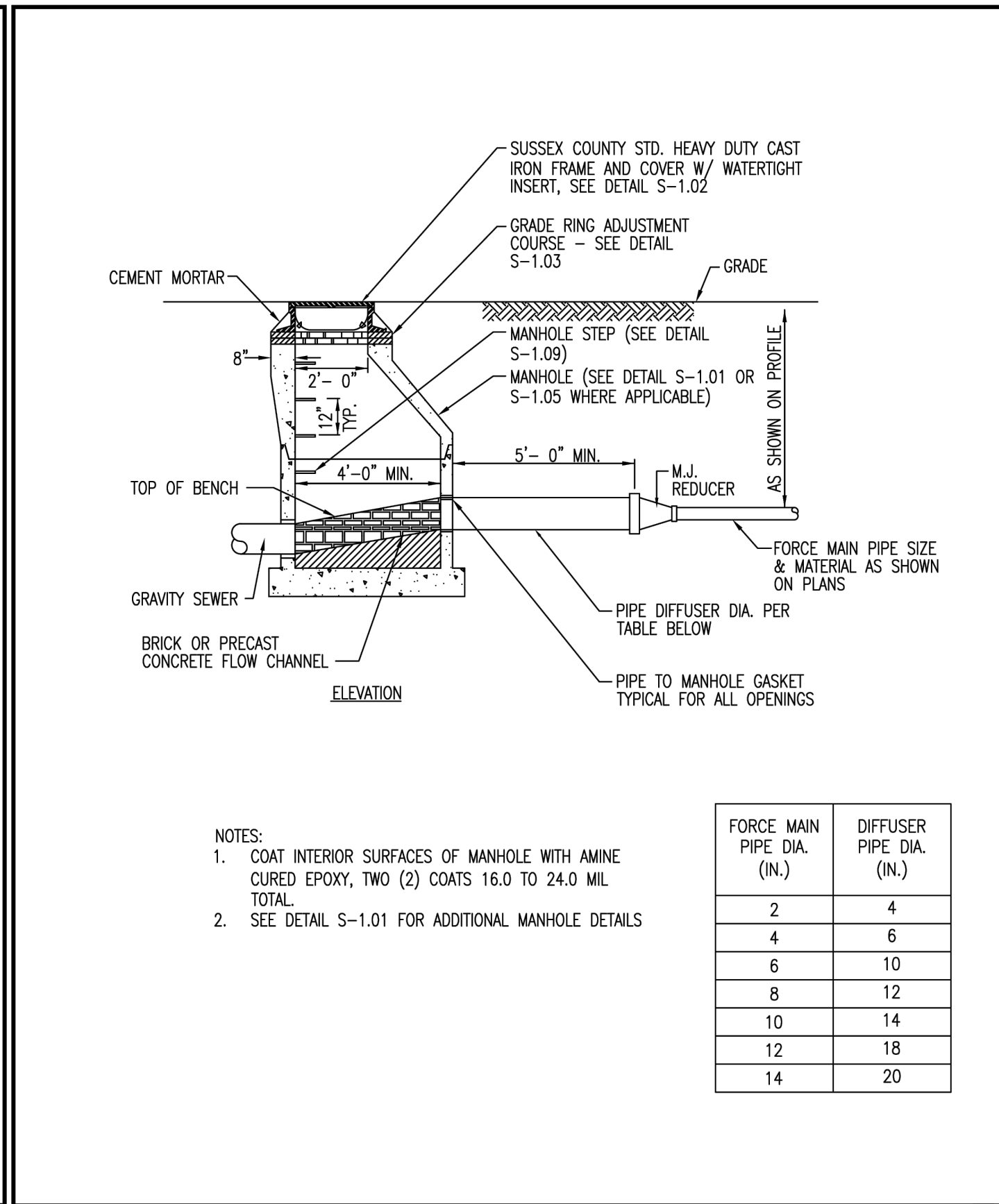
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP
DATE: 6/5/25
SHEET

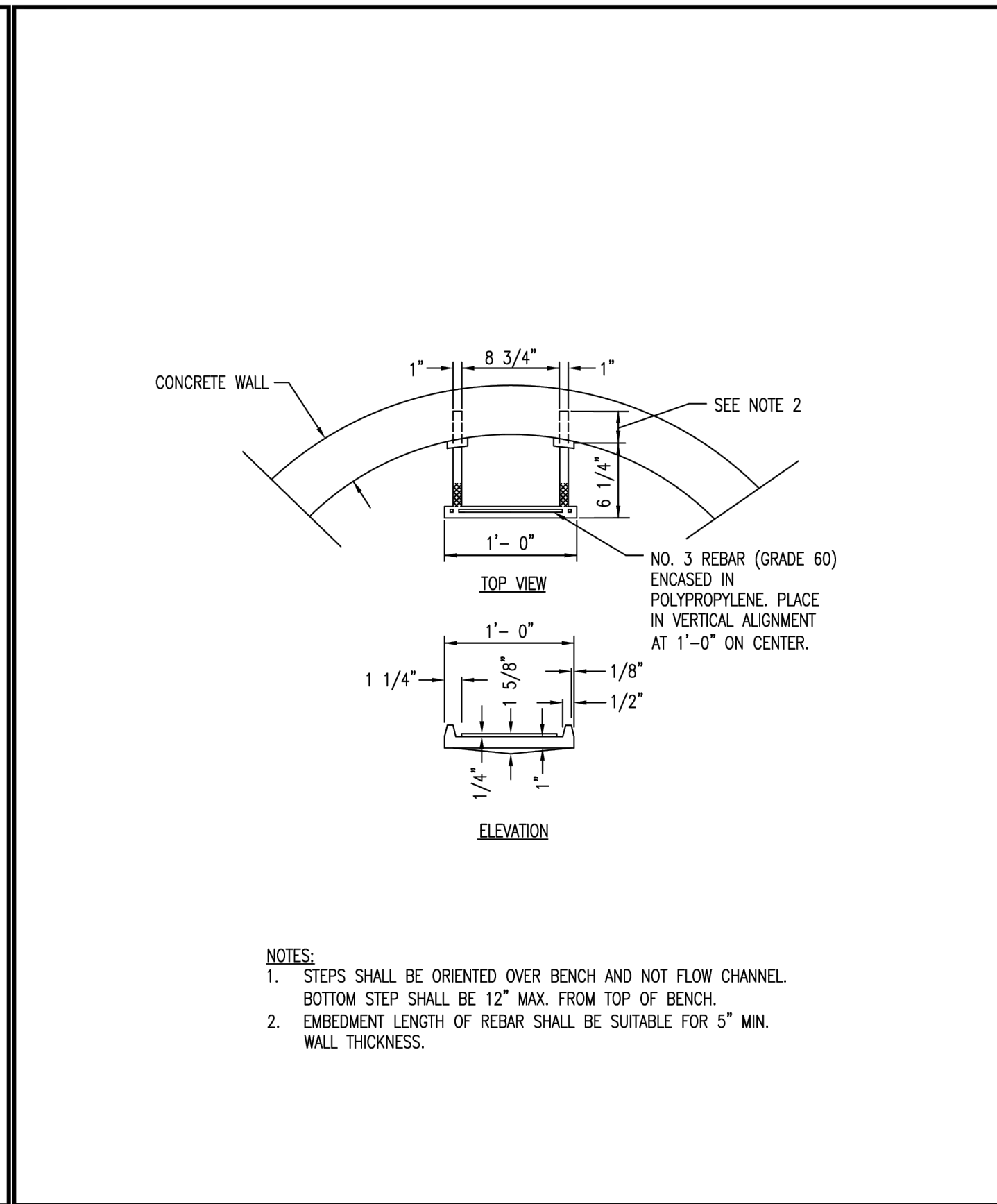
C145



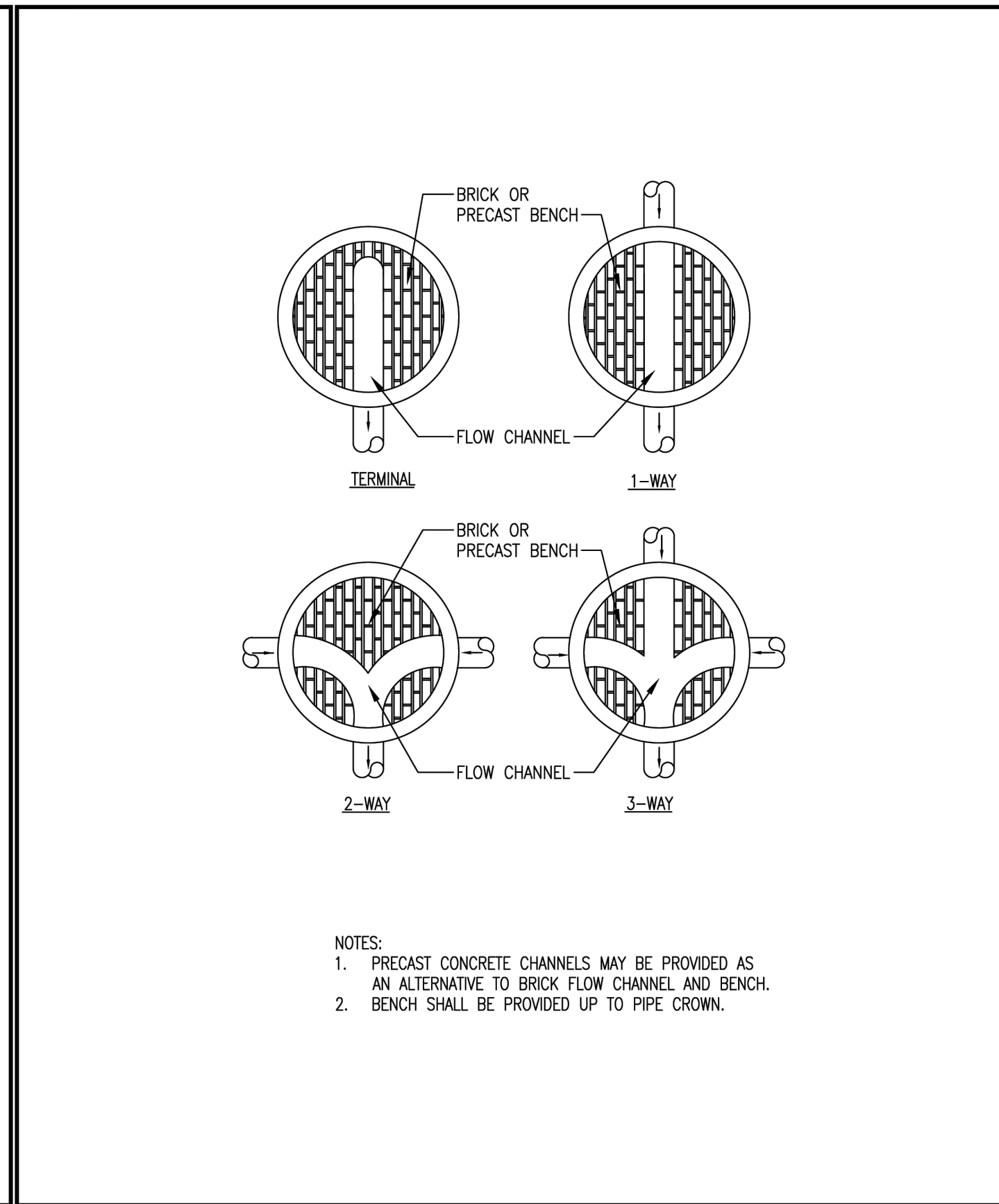
	SUSSEX COUNTY ENGINEERING DEPARTMENT	48" DIAMETER SHALLOW PRECAST MANHOLE	DETAIL S-1.05
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 12/30/2021



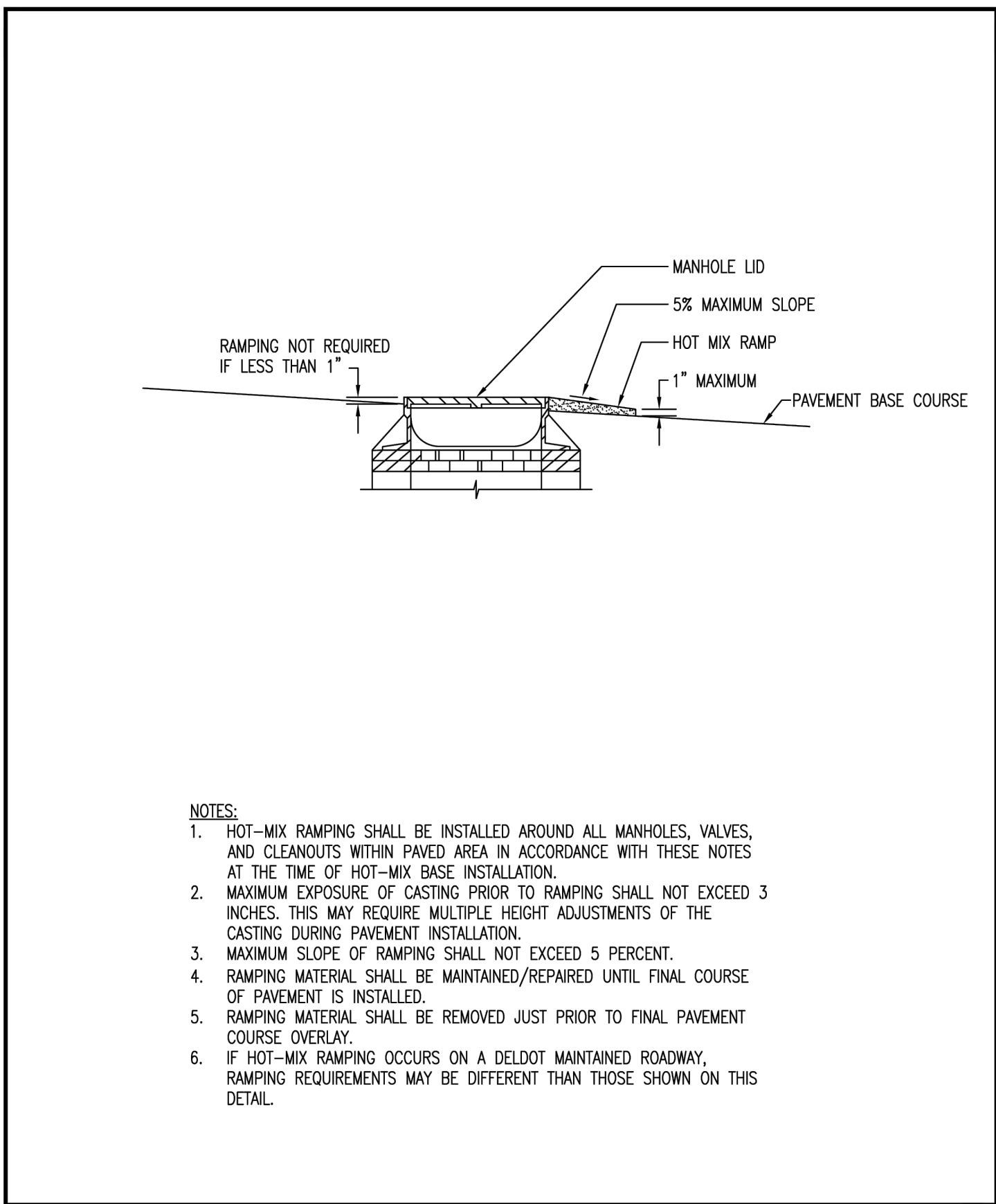
	SUSSEX COUNTY ENGINEERING DEPARTMENT	FORCE MAIN DISCHARGE MANHOLE	DETAIL S-1.07
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 12/30/2021



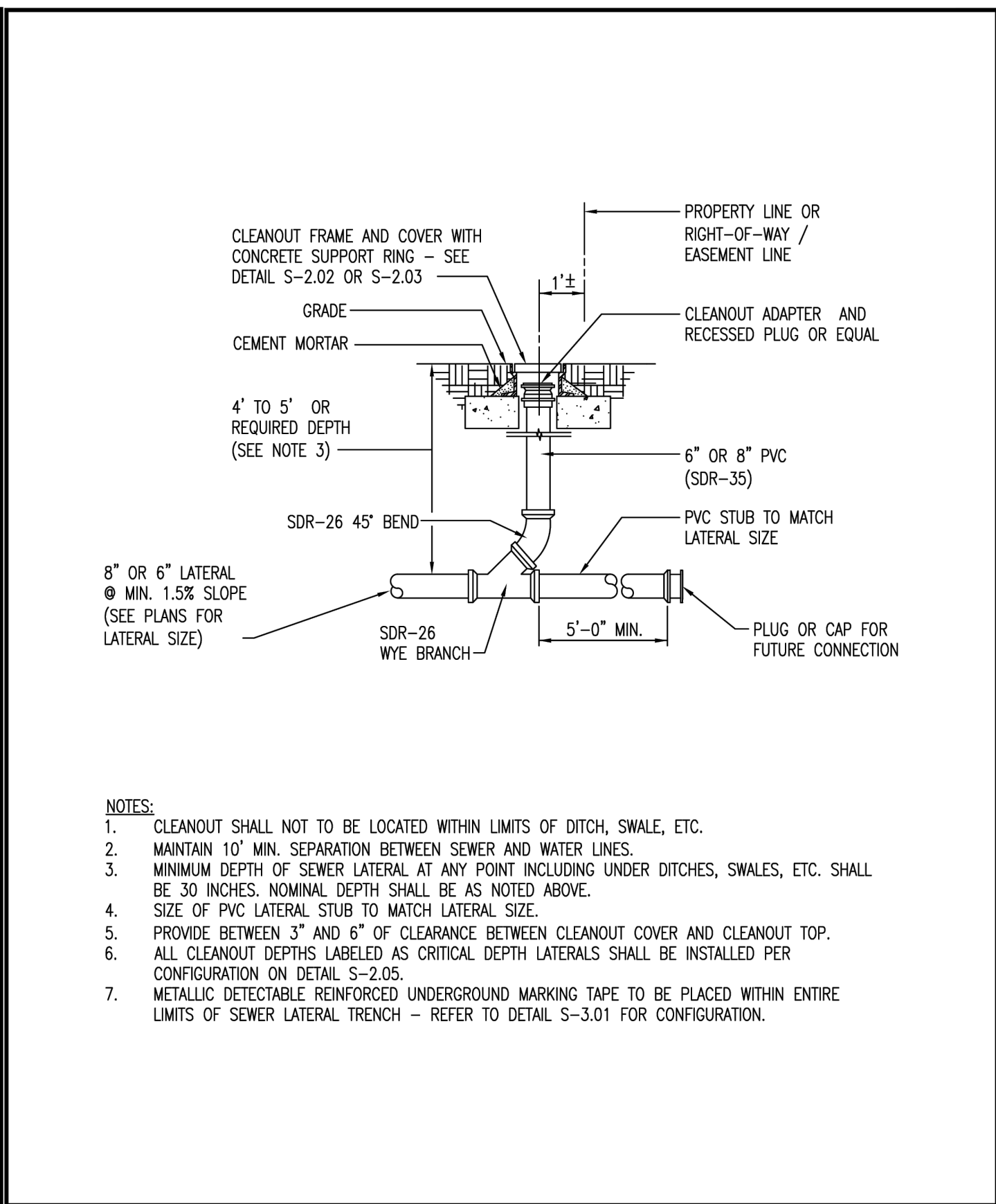
	SUSSEX COUNTY ENGINEERING DEPARTMENT	MANHOLE STEP	DETAIL S-1.09
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 12/30/2021



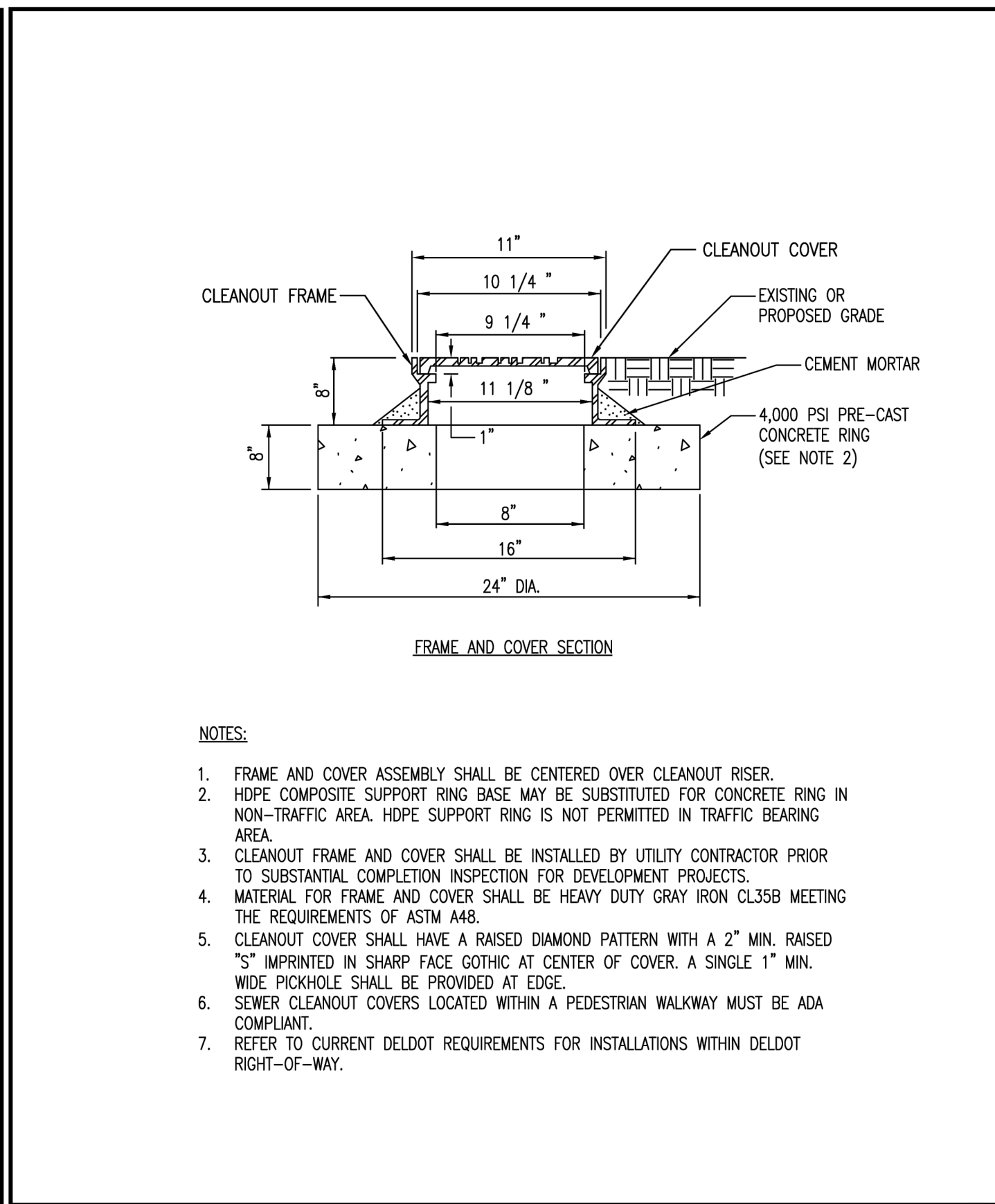
	SUSSEX COUNTY ENGINEERING DEPARTMENT	MANHOLE FLOW CHANNEL	DETAIL S-1.10
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 12/30/2021



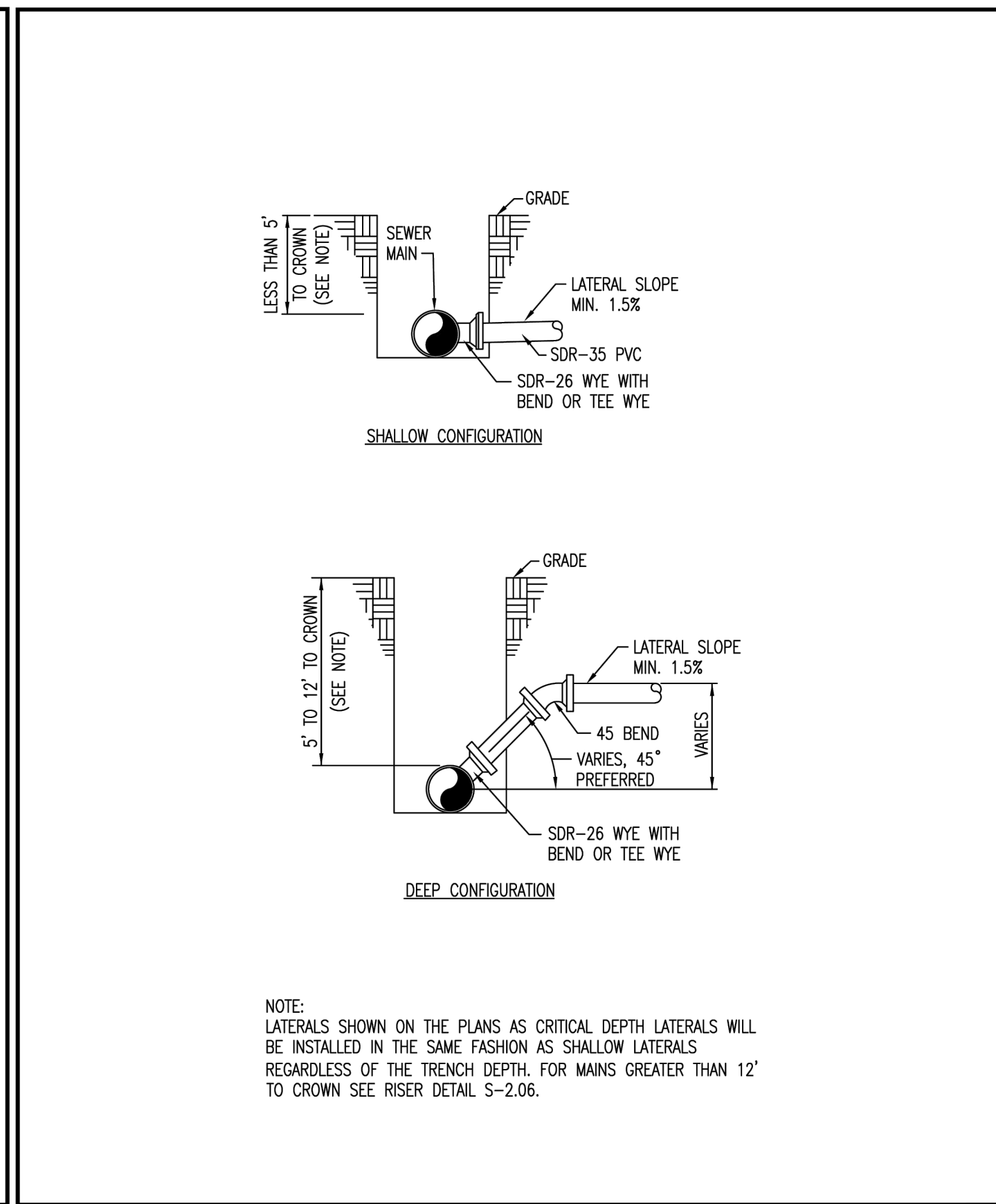
	SUSSEX COUNTY ENGINEERING DEPARTMENT	HOT-MIX RAMPING AT MANHOLE	DETAIL S-1.13
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 12/30/2021



	SUSSEX COUNTY ENGINEERING DEPARTMENT	SEWER LATERAL CLEANOUT	DETAIL S-2.01
APPROVED:	SUSSEX COUNTY ENGINEER		LAST REVISED: 10/11/2023



	SUSSEX COUNTY ENGINEERING DEPARTMENT	6" SEWER LATERAL CLEANOUT FRAME AND COVER	DETAIL S-2.02
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 5/31/2022



	SUSSEX COUNTY ENGINEERING DEPARTMENT	SEWER LATERAL CONNECTIONS	DETAIL S-2.05
APPROVED:	SUSSEX COUNTY ENGINEER		DATE ISSUED: 10/5/2022

SEWER DETAILS

REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



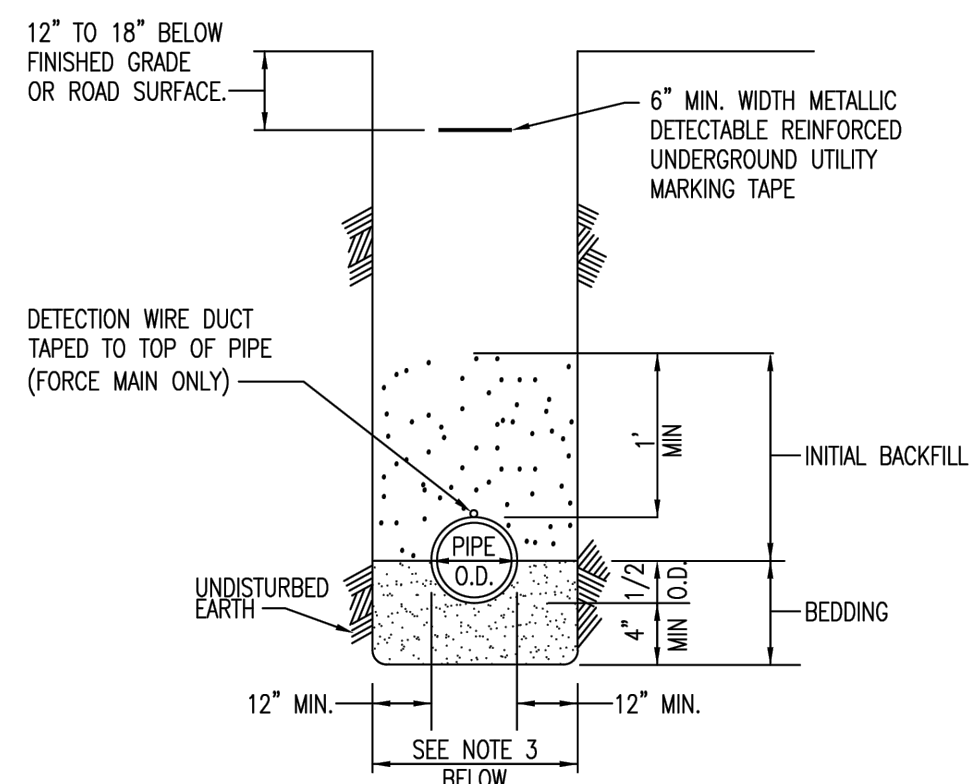
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

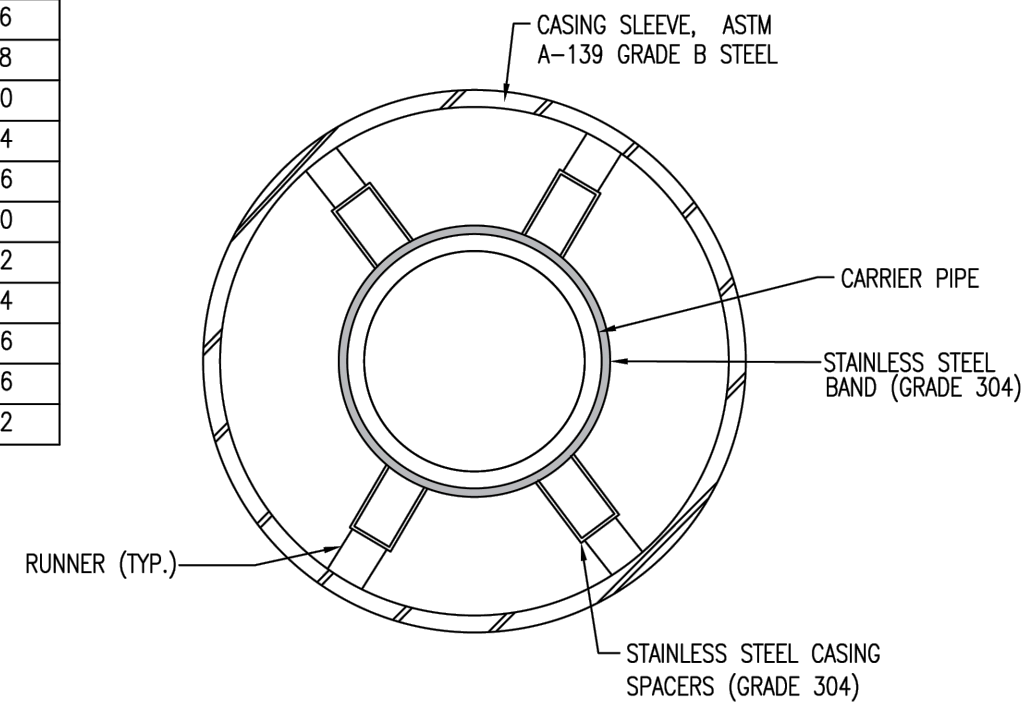
SHEET

C146

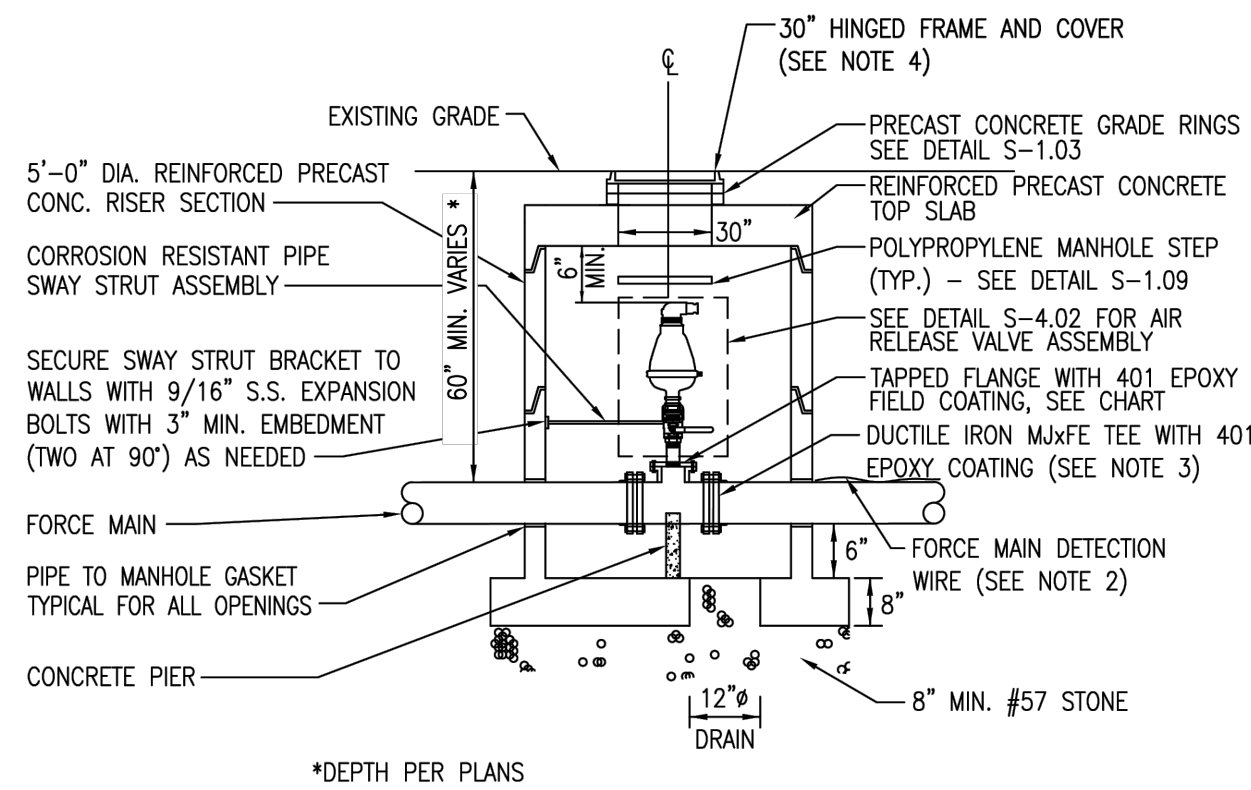


- NOTES:**
1. THIS DETAIL APPLIES TO BOTH GRAVITY AND FORCE MAIN SEWER INSTALLATIONS.
 2. #57 STONE IS REQUIRED FOR BEDDING MATERIAL AND INITIAL BACKFILL TO 12" ABOVE THE PIPE CROWN FOR ALL SEWER INSTALLATIONS 12" DEEP AND GREATER. FOR INSTALLATIONS LESS THAN 12" DEEP, INITIAL BACKFILL MATERIAL REQUIREMENTS MAY BE MODIFIED BASED ON FIELD CONDITIONS, AS APPROVED BY THE COUNTY. ABOVE INITIAL BACKFILL, MATERIAL MEETING THE REQUIREMENTS OF TYPE F BORROW PER DELDOT'S SPECIFICATIONS SHALL BE USED.
 3. FOR INSTALLATION WITHIN LIMITS OF DELDOT ROADWAY AND/OR RIGHT-OF-WAY, TRENCH CONFIGURATIONS AND BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT DELDOT REQUIREMENTS.

CARRIER PIPE (IN.)	MINIMUM O.D. CASING PIPE (IN.)
4	10
6	12
8	16
10	18
12	20
14	24
15	26
16	30
18	32
20	34
21	36
24	36
30	42

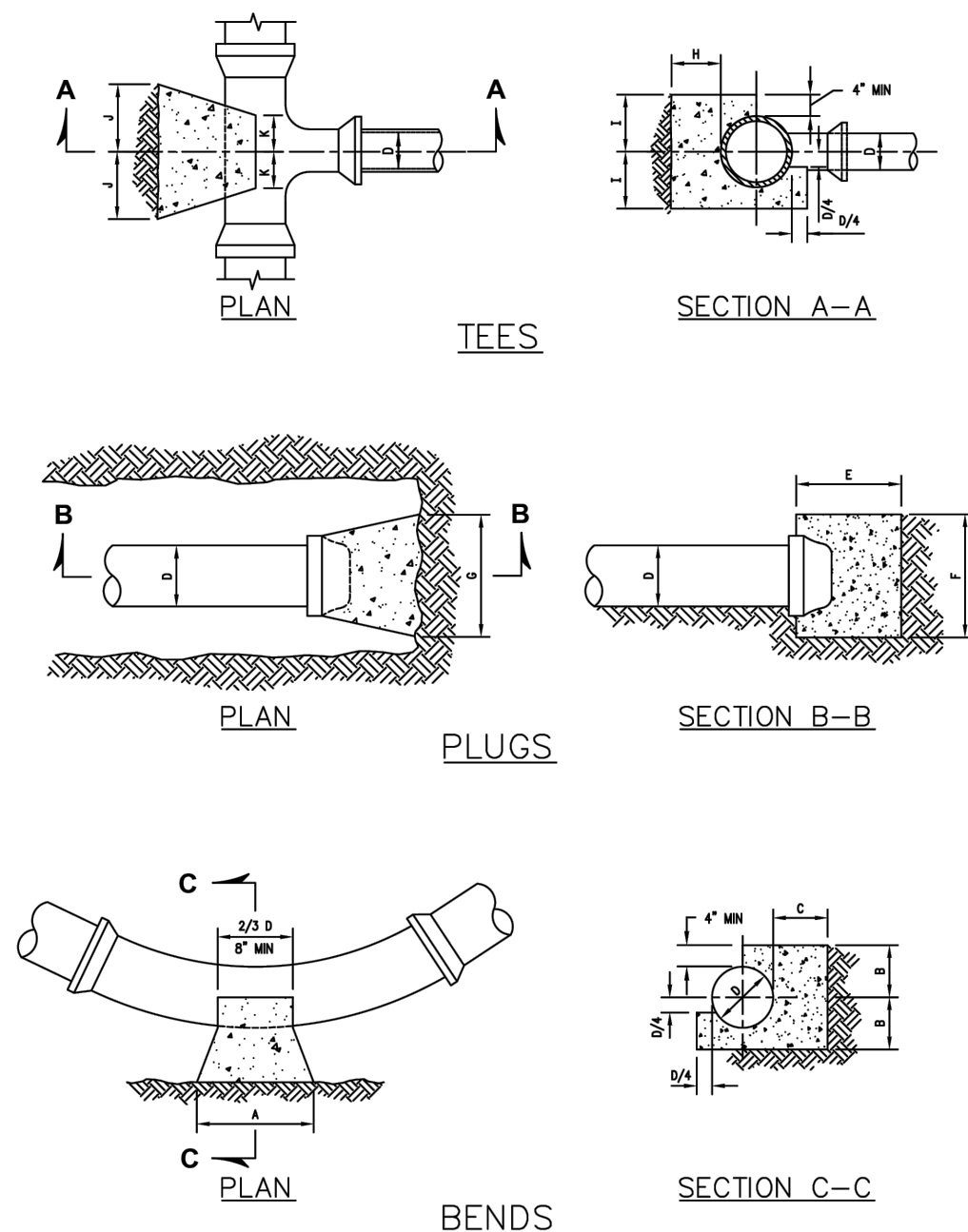


- NOTES:**
1. DETAIL APPLIES TO BOTH JACK AND BORE AND OPEN CUT INSTALLATIONS.
 2. END SEAL SHALL BE INSTALLED ON EACH END OF CASING PIPE.
 3. CASING SPACERS SHALL BE INSTALLED 1" (MAX.) FROM EACH SIDE OF ANY CARRIER PIPE JOINT, AND A MINIMUM OF 6" ON CENTER ALONG THE CARRIER PIPE IN BETWEEN JOINTS.
 4. PREFERRED CONFIGURATION IS WITH CARRIER PIPE CENTERED WITHIN CASING PIPE. OFF-CENTERED CONFIGURATION MAY BE UTILIZED DEPENDING ON SITE CONDITIONS AS APPROVED BY THE COUNTY.
 5. SEE TABLE ABOVE FOR MINIMUM CASING PIPE SIZE. IF RESTRAINED JOINTS ARE USED, CASING PIPE DIAMETER SHALL BE MODIFIED AS REQUIRED TO ACCOMMODATE THE PIPE RESTRAINTS.



- NOTES:**
1. CONCRETE COLLAR NOT SHOWN FOR CLARITY. FOR CONCRETE COLLAR REQUIREMENTS, REFER TO DETAIL S-1.01.
 2. ROUTE DETECTION WIRE OUTSIDE OF ARV AND PROVIDE TONING WIRE VALVE BOX ADJACENT TO ARV STRUCTURE. SEE DETAIL S-4.07.
 3. DUCTILE IRON FLANGE TEE WILL BE FORCE MAIN SIZE x 4" TEE.
 4. HINGED FRAME AND COVER SHALL BE PER EAST JORDAN IRON WORKS PRODUCT NO. 00148064L01, OR APPROVED EQUAL.

FORCE MAIN DIA.	ARV	TAP FLANGE
≤ 16"	2"	4"x2"
> 16"	3"	4"x3"



SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

SEWER TRENCH

DETAIL S-3.01

DATE ISSUED: 12/30/2021

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

CASING SLEEVE INSTALLATION

DETAIL S-3.03

DATE ISSUED: 12/30/2021

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

SEWER FORCE MAIN AIR RELEASE VALVE

DETAIL S-4.01

DATE ISSUED: 05/31/2022

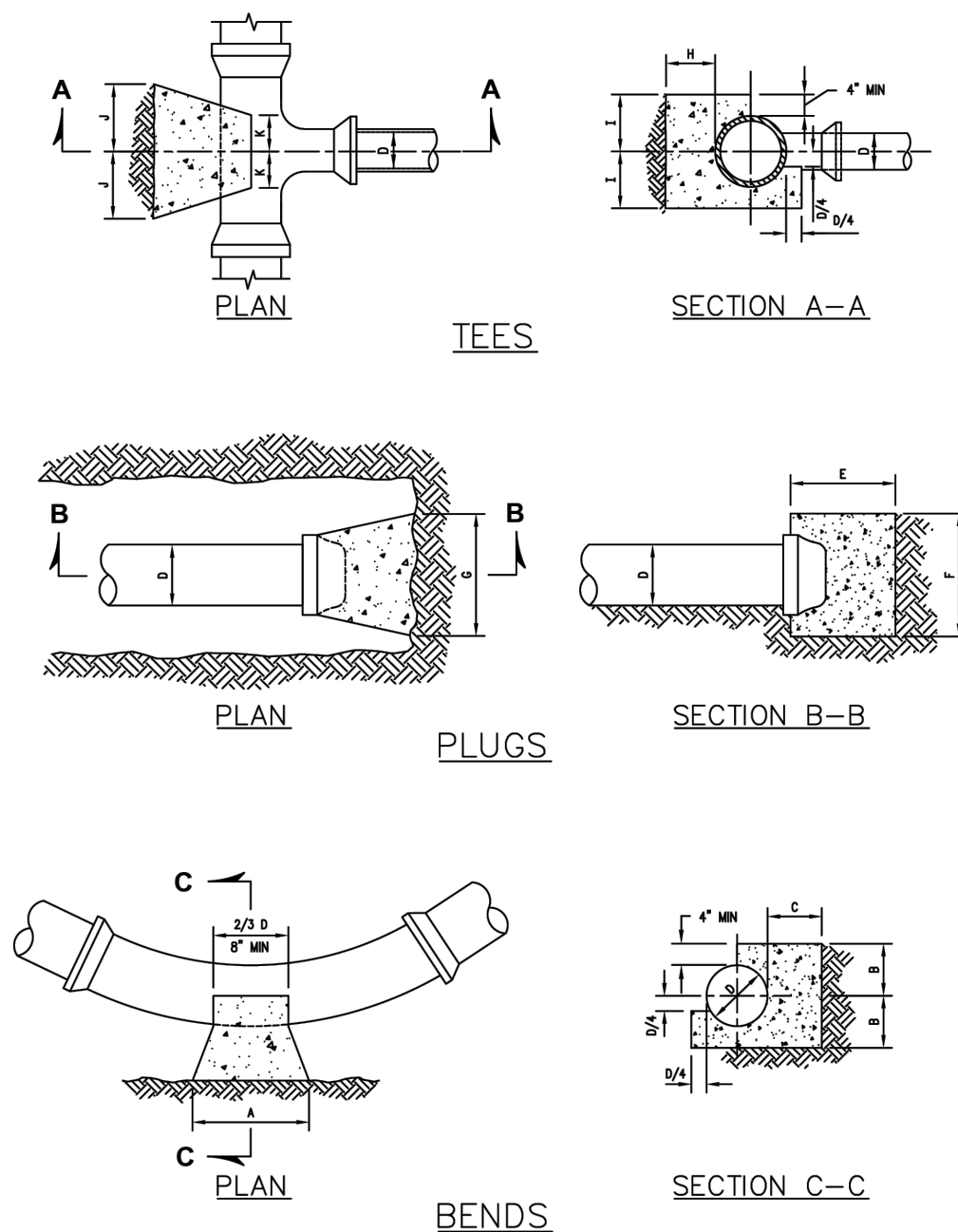
SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

CONCRETE BUTTRESS CONFIGURATIONS

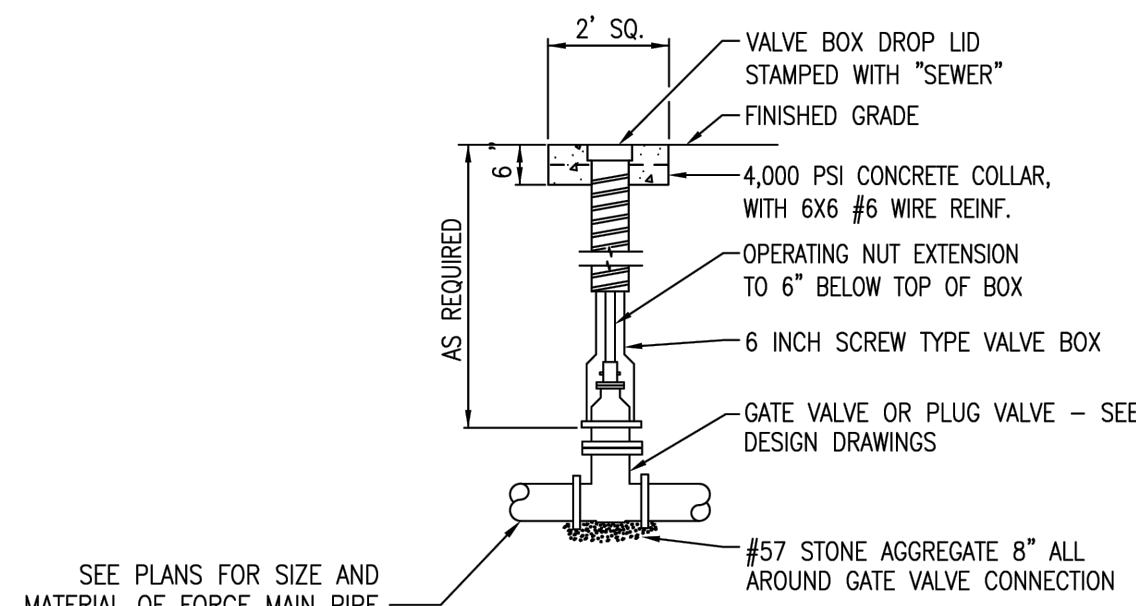
DETAIL S-4.03

DATE ISSUED: 12/30/2021

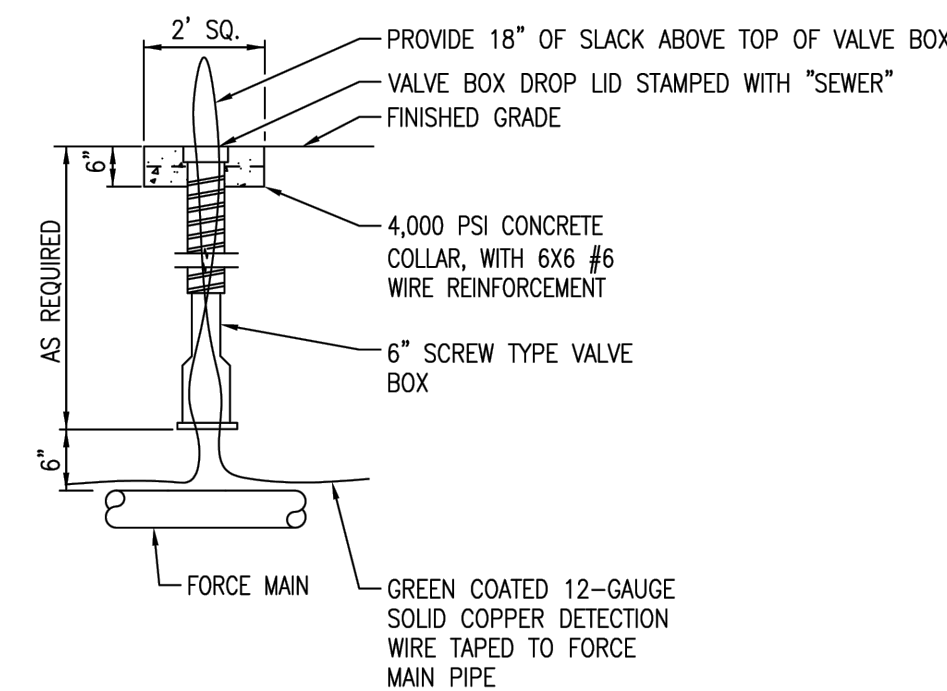


CONFIGURATION		PIPE DIAMETER (D) IN INCHES (I.D.)									
		1.5	2	3	4	6	8	10	14		
90°	A	12	12	15	24	24	30	49	69		
	B	3	3	4	6	6	9	13	18		
	C	12	18	18	22	22	21	24	24		
45°	A	6	8	11	15	15	20	37	51		
	B	2	4	6	7	7	8	19	26		
	C	9	12	12	8	8	9	22	22		
22.5°	A	4	6	8	9	9	12	26	37		
	B	1	3	4	7	7	8	13	19		
	C	6	9	9	8	8	9	12	12		
11.25°	A	3	4	6	6	6	8	19	26		
	B	1	2	3	7	7	8	10	13		
	C	6	9	9	7	7	7	10.5	10.5		
PLUG	E	6	9	9	6	6	8	10.5	10.5		
	F	7	9	13	12	12	16	42	58		
	G	4	5	7	15	17	23	21	29		
TEE	H	12	18	18	8	8	9	21	21		
	I	4	5	7	8	8	10	21	29		
	J	2	3	4	7	7	9	11	15		
	K	2	2	4	6	6	8	12	14		

- NOTES:**
1. ALL CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 2. BUTTRESS DIMENSIONS GIVEN ARE MINIMUM DIMENSIONS BASED UPON 3,000 PSF MINIMUM SOIL BEARING CAPACITY AND 150 PSI MAXIMUM INTERNAL PIPE PRESSURE. PARAMETERS OUTSIDE OF THESE TOLERANCES WILL REQUIRE A SPECIAL BUTTRESS DESIGN APPROVED BY THE COUNTY.
 3. ALL CONCRETE SHALL BE POURED AGAINST UNDISTURBED EARTH.
 4. TEE DIMENSIONS IN TABLE SHALL BE USED FOR WYES.



- NOTES:**
1. IF VALVE IS LOCATED WITHIN PAVEMENT, CONCRETE COLLAR IS NOT REQUIRED. SEE ALSO NOTE 2 ON DETAIL S-1.01.
 2. EXTEND TONING WIRE INTO VALVE BOX. SEE DETAIL S-4.07.
 3. LID MUST BE ADA COMPLIANT IF LOCATED WITHIN A PEDESTRIAN WALKWAY.



- NOTES:**
1. IF TONING WIRE BOX IS LOCATED WITHIN PAVEMENT, CONCRETE COLLAR IS NOT REQUIRED. SEE ALSO NOTE 2 ON DETAIL S-1.01 REGARDING LOCATION WITHIN DELDOT ROADWAY.
 2. LID MUST BE ADA COMPLIANT IF LOCATED WITHIN A PEDESTRIAN WALKWAY.

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

CONCRETE BUTTRESS CONFIGURATIONS

DETAIL S-4.03

DATE ISSUED: 12/30/2021

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

CONCRETE BUTTRESS DIMENSIONS

DETAIL S-4.04

DATE ISSUED: 12/30/2021

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

SEWER FORCE MAIN ISOLATION VALVE

DETAIL S-4.06

DATE ISSUED: 12/30/2021

SUSSEX COUNTY ENGINEERING DEPARTMENT

APPROVED: *[Signature]* SUSSEX COUNTY ENGINEER

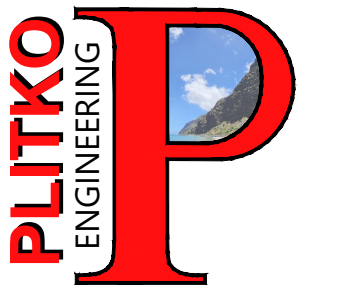
SEWER FORCE MAIN TONING WIRE BOX

DETAIL S-4.07

DATE ISSUED: 12/30/2021

REVISIONS

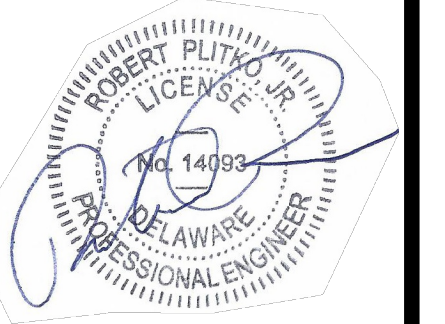
- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

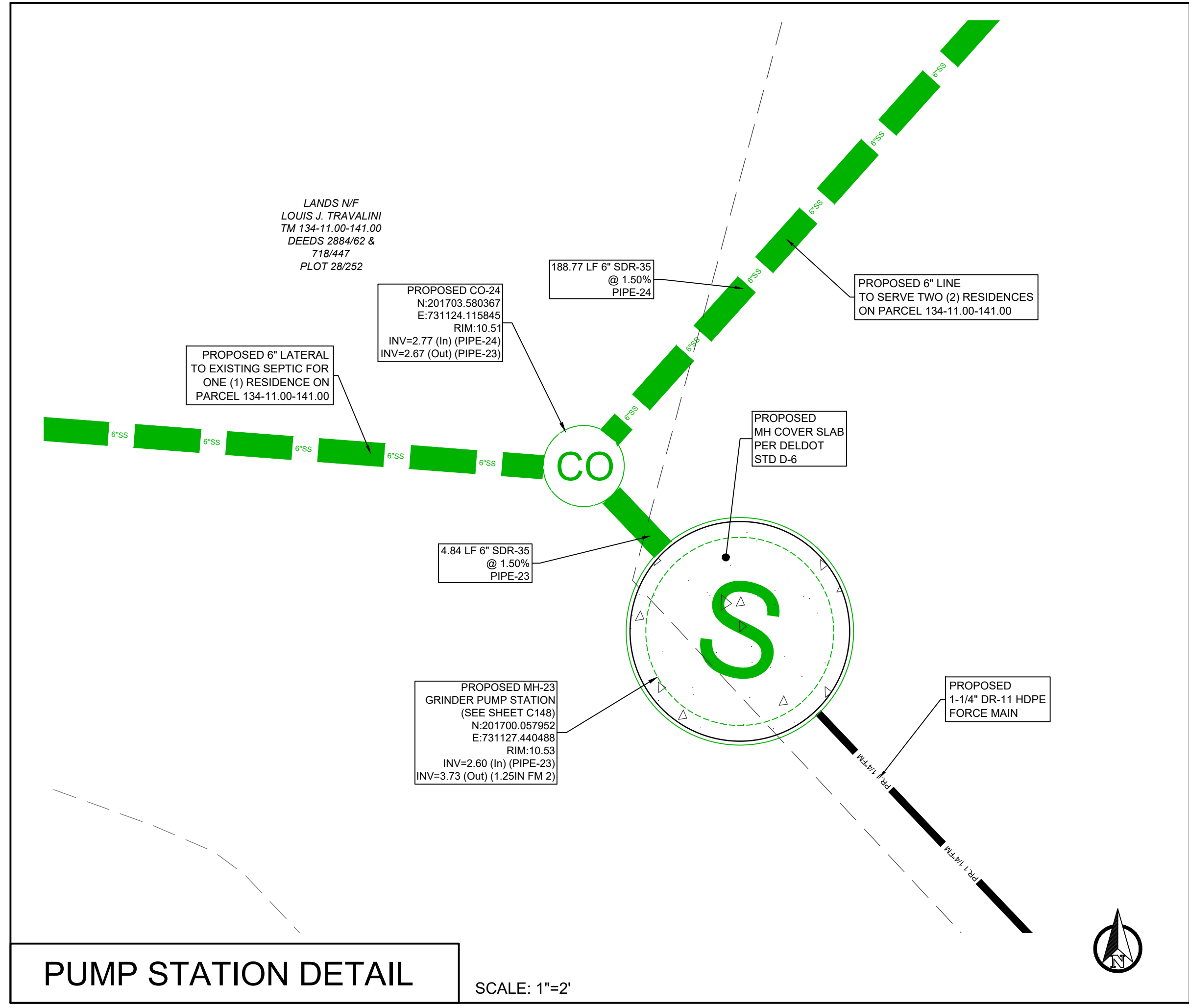
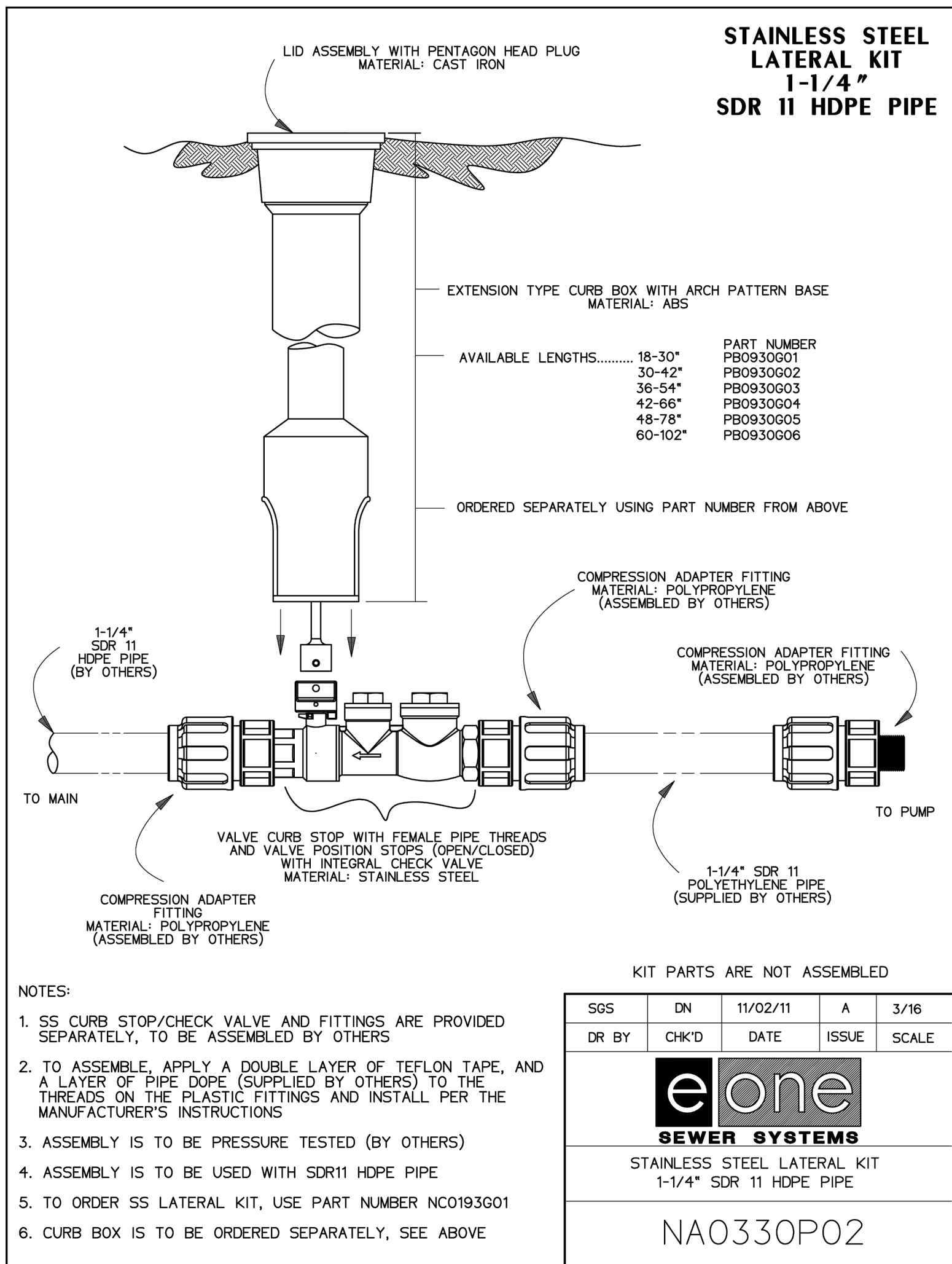


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: ☐ DATE: 6/5/25
DRAWING: ☐
REVIEW: RP

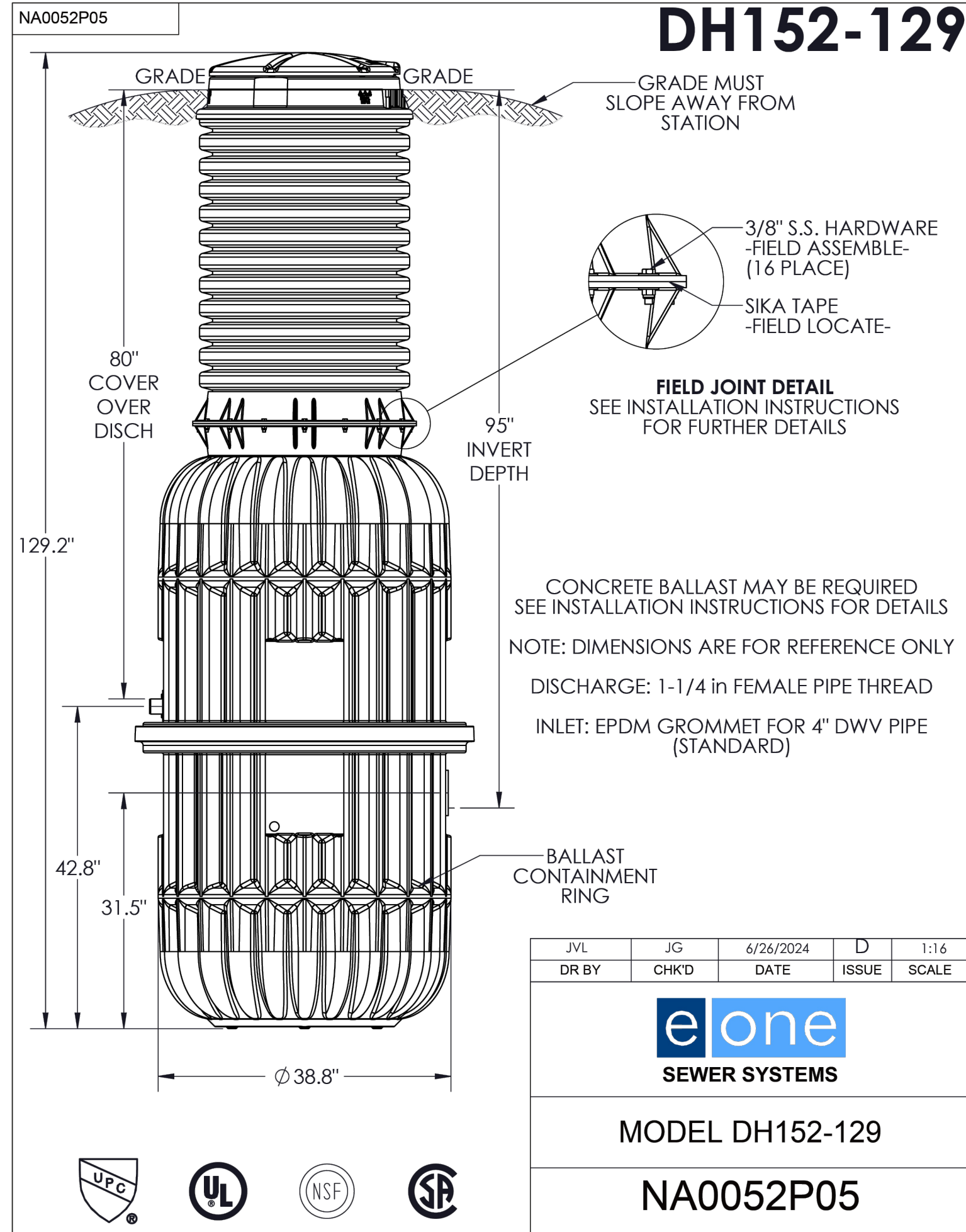
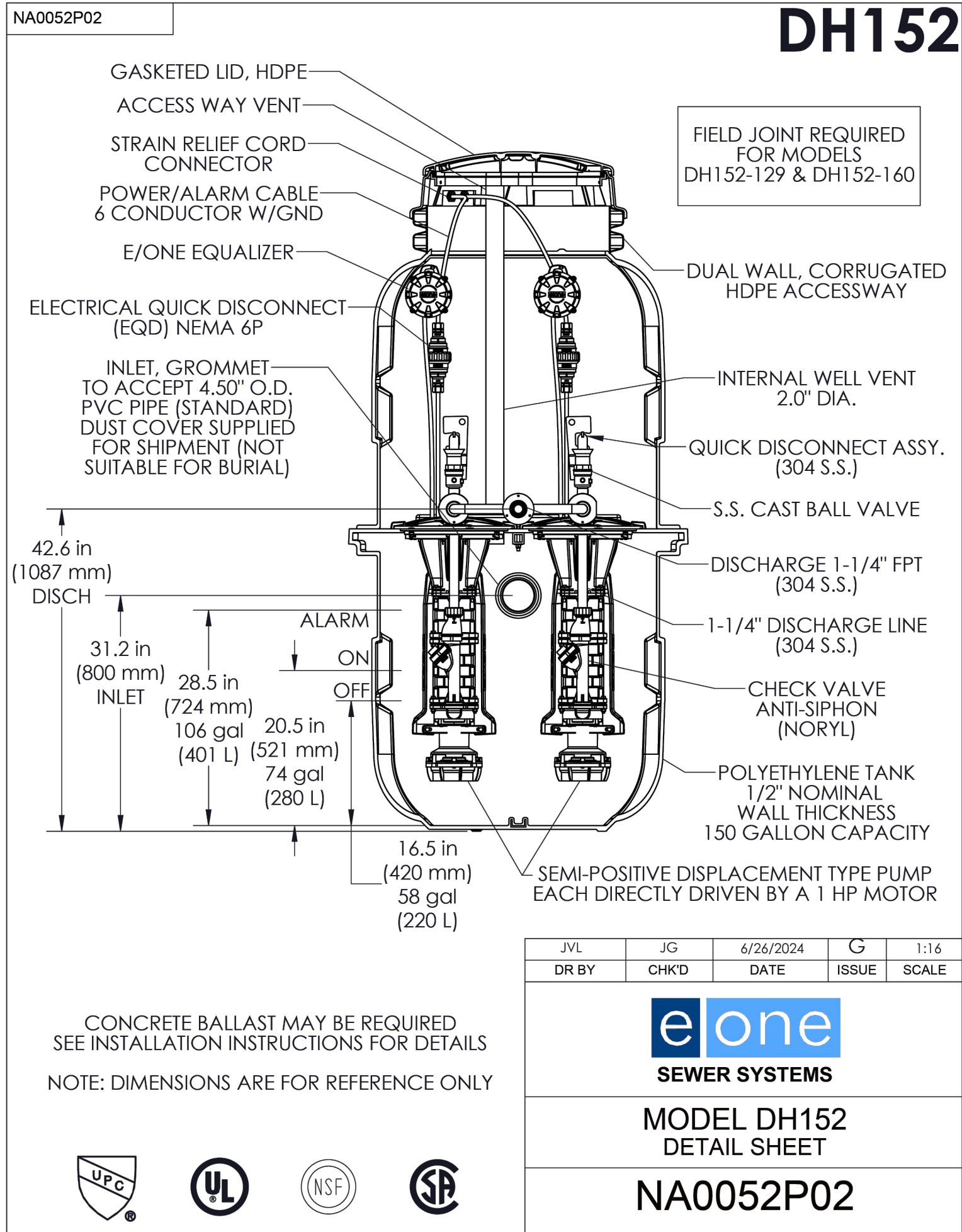
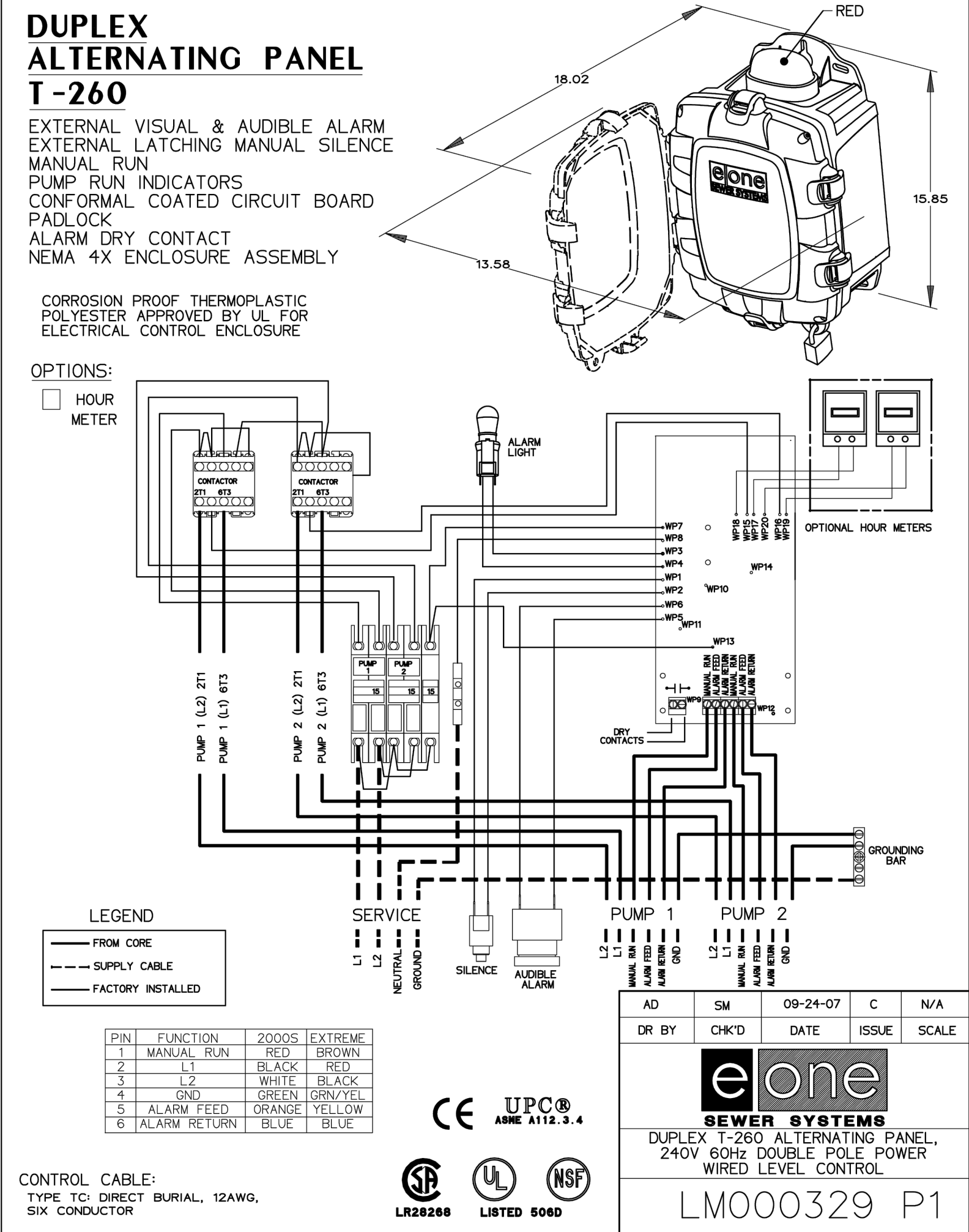
SHEET
C147

SEWER DETAILS



PUMP STATION DESIGN DATA:

RESIDENTIAL FLOW RATE:	250 GPD PER EDU
TOTAL EXISTING RESIDENTIAL:	3 EDU'S (4,776 SF)
TOTAL PROPOSED FLOW:	750 GPD
E-ONE DH502 PUMP CAPACITY:	6,000 GPD
PEAK FACTOR:	2.5
PEAK FLOW:	0.52 GPM
PUMP STATION INVERT:	0.00 FT
PUMP STOP ELEV:	1.38 FT
MH 22 INVERT:	7.46 FT
STATIC HEAD (H _s):	7.46 FT
FRICTION HEAD (H _f):	
- C:	140
- 1.25" DIA. PIPE LENGTH:	320 FT
- TOTAL H _f :	0.03 FT
TDH:	7.49 FT



MH-23 GRINDER STATION DETAILS

REVISIONS

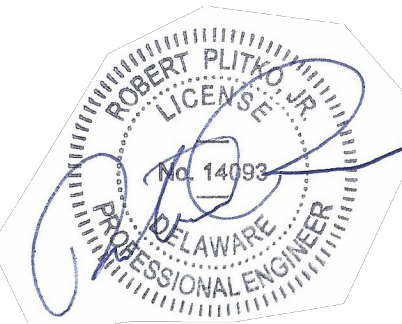
1	12/20/23	SCED Review #1
2	11/27/24	SCED Review #2
3	5/30/25	Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SANITARY SEWER PLANS,
PROFILES & DETAILS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN:

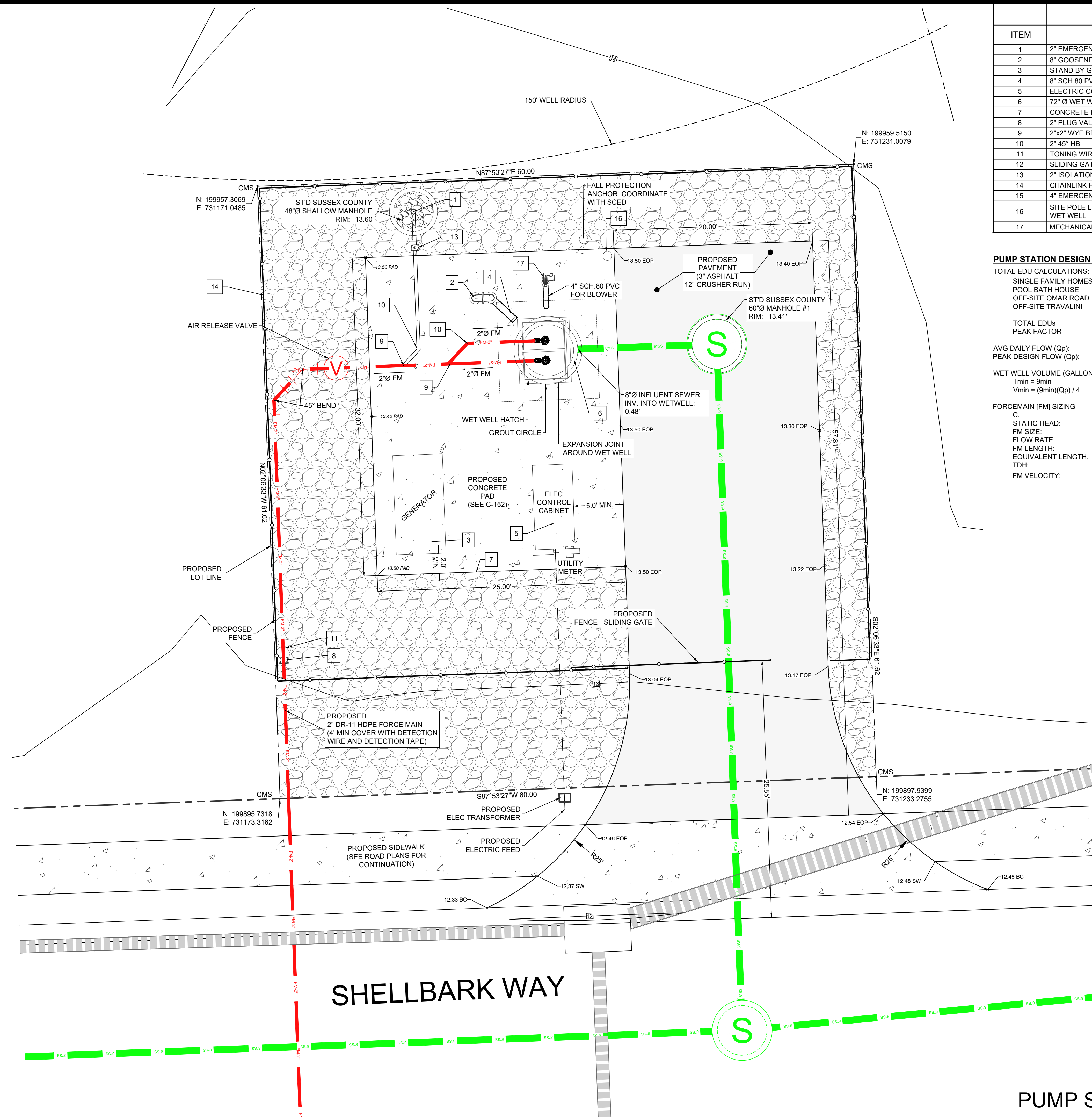
DRAWING:

REVIEW: RP

DATE: 6/5/25

SHEET

C148



PARTS LIST	
ITEM	DESCRIPTION
1	2" EMERGENCY PUMPING CONNECTION. SEE DETAIL (S 5.05) C 151
2	8" GOOSENECK
3	STAND BY GENERATOR ON 6" ELEVATED CONCRETE SLAB
4	8" SCH 80 PVC
5	ELECTRIC CONTROL PANEL ON CONCRETE SLAB
6	72" Ø WET WELL. SEE DETAIL 1 / C151
7	CONCRETE PAD. SEE SHEET C 152
8	2" PLUG VALVE W/ VALVE BOX
9	2"x2" WYE BRANCH
10	2" 45° HB
11	TONING WIRE BOX
12	SLIDING GATE
13	2" ISOLATION GATE VALVE
14	CHAINLINK FENCE WITH SCREENING
15	4" EMERGENCY SUCTION CONNECTION
16	SITE POLE LIGHT - SWITCH ACTIVATED - 90% OF LIGHT DIRECTED TO WET WELL
17	MECHANICAL BLOWER

PUMP STATION DESIGN DATA:

TOTAL EDU CALCULATIONS:

SINGLE FAMILY HOMES	93 EDUs
POOL BATH HOUSE	3 EDUs
OFF-SITE OMAR ROAD	5 EDUs
OFF-SITE TRAVALINI	3 EDUs
TOTAL EDUs	104 EDUs
PEAK FACTOR	2.46

AVG DAILY FLOW (Qp): (EDU)(250) => (104)(250) = 26,000 GPD [18.06 GPM]
PEAK DESIGN FLOW (Qp): (2.46)(Qp) => 63,960 GPD [44.43 GPM]

WET WELL VOLUME (GALLONS) = 100 GALLONS
Tmin = 9min
Vmin = (9min)(Qp) / 4

FORCEMAIN [FM] SIZING

C:	140
STATIC HEAD:	17.66'
FM SIZE:	2 INCH
FLOW RATE:	44.43 GPM
FM LENGTH:	1315.1'
EQUIVALENT LENGTH:	1479.1'
TDH:	73.03'
FM VELOCITY:	4.54 FPS

LEGEND:

S.S.:	STAINLESS STEEL
HB:	HORIZONTAL BEND
FLG:	FLANGE
DIP:	DUCTILE IRON PIPE
FM:	FORCE MAIN
FT.:	FEET
MJ:	MECHANICAL JOINT
DI:	DUCTILE IRON
CMS:	CONCRETE MONUMENT SET
PAD:	CONCRETE PAD
SW:	SIDEWALK
BC:	BACK OF CURB
EOP:	EDGE OF PAVEMENT

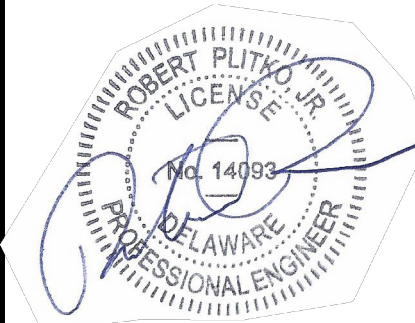
REVISIONS	
1	12/20/23 SCED Review #1
2	11/27/24 SCED Review #2
3	5/30/25 Sewer Extension

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



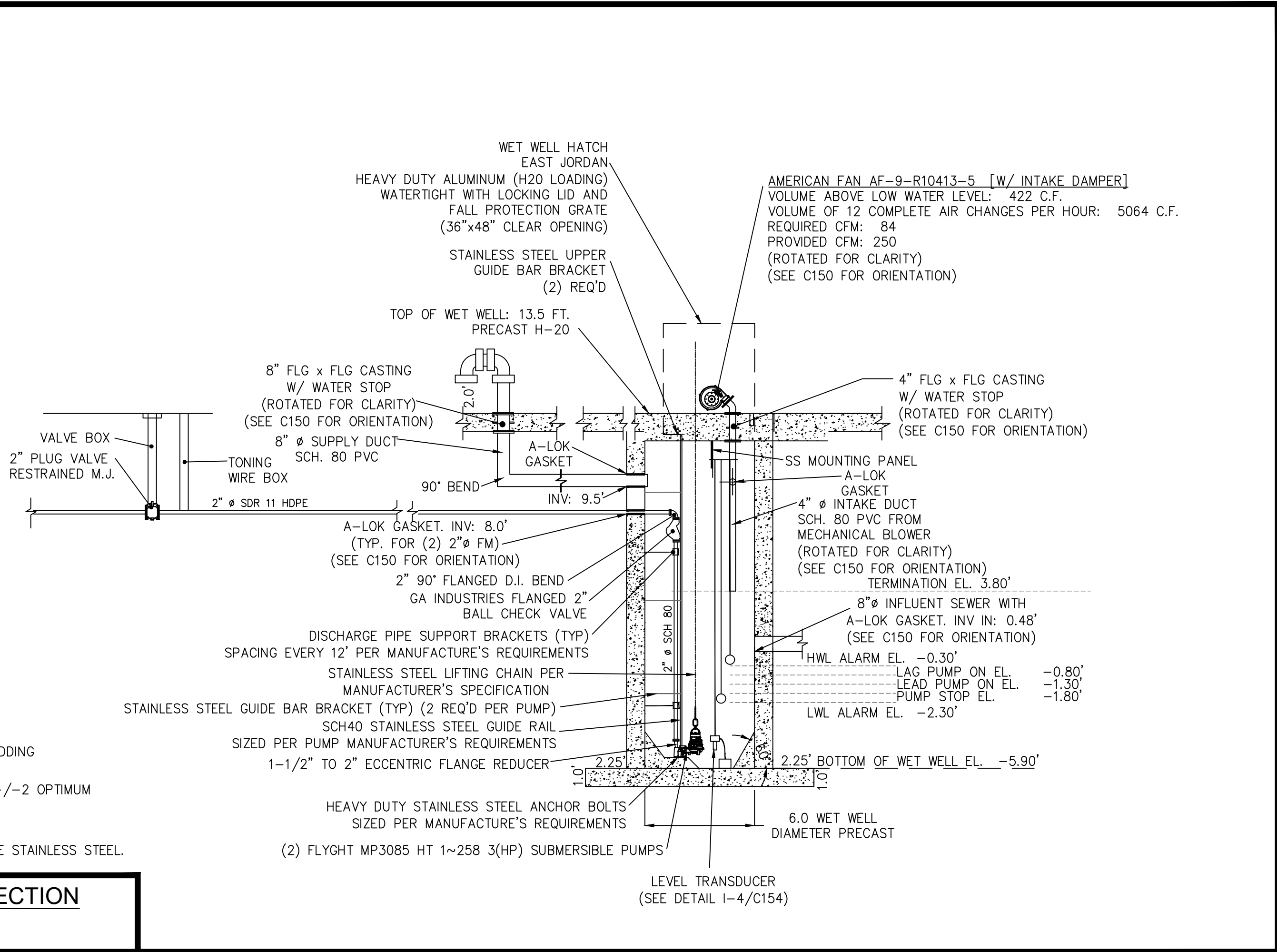
LEGEND:

GRAPHIC SCALE
1 inch = 5 feet

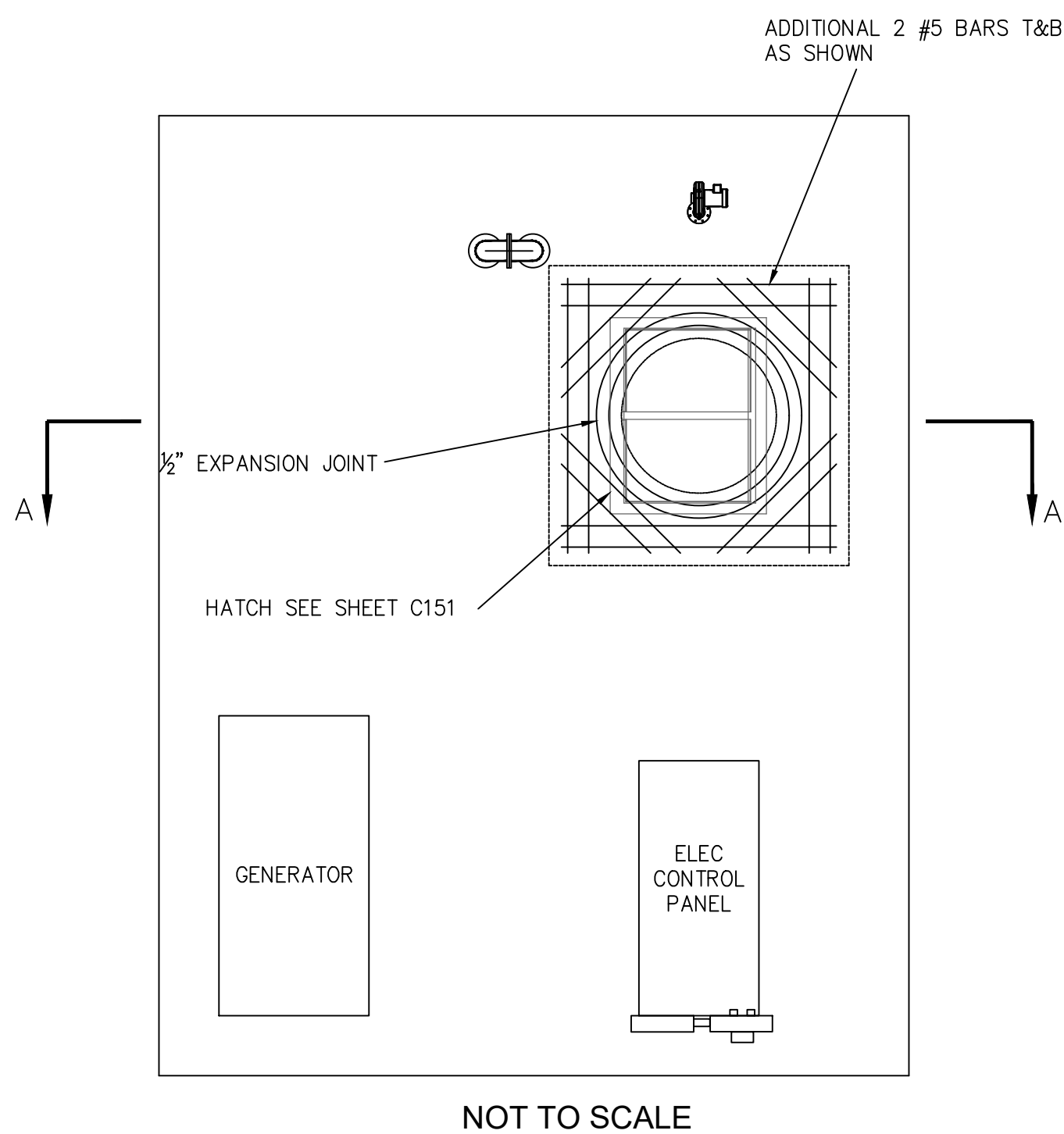
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW:	RP
SHEET	C150

PUMP STATION SITE PLAN

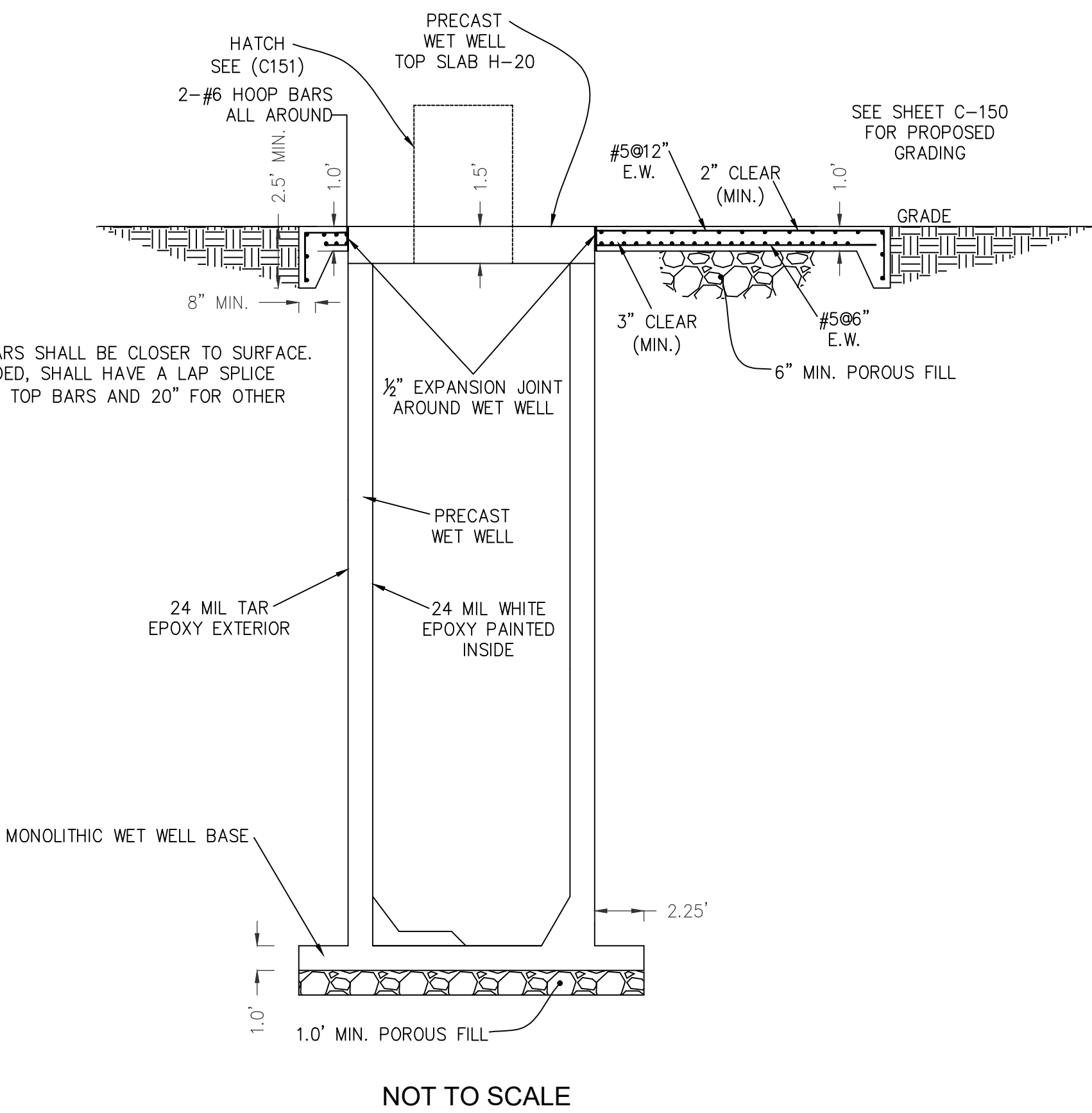


C151



NOTES:

1. SHORT DIRECTION BARS SHALL BE CLOSER TO SURFACE.
2. SPLICES, WHEN NEEDED, SHALL HAVE A LAP SPLICE LENGTH OF 24" FOR TOP BARS AND 20" FOR OTHER BARS.



GENERAL NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL MANUALS AND SPECIFICATIONS REFERENCED IN THESE NOTES AND DRAWINGS SHALL BE THE CURRENT EDITION.
2. THE CONTRACT DRAWINGS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THE SIZES AND LOCATIONS OF EQUIPMENT PADS AND PEDESTALS, AS WELL AS EQUIPMENT RELATED FLOOR AND SLAB OPENINGS ARE DEPENDENT UPON THE ACTUAL EQUIPMENT FURNISHED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL SUCH ITEMS. NO DIMENSIONS INDICATED ON THESE DRAWINGS SHALL BE ALTERED WITHOUT THE ENGINEER'S APPROVAL. ALL EQUIPMENT PADS AND OTHER EQUIPMENT SUPPORTS REQUIRED MAY NOT HAVE BEEN SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZES AND LOCATIONS OF SUCH PADS AND SUPPORTS.

FOUNDATION NOTES:

1. FOR MECHANICAL AND ELECTRICAL WORK TO BE INCORPORATED IN FOUNDATION WORK, SEE MECHANICAL AND ELECTRICAL DRAWINGS.
2. ALL EXCAVATION SHALL BE KEPT DRY. STANDING WATER SHALL NOT BE ALLOWED IN EXCAVATIONS.
3. BEFORE PLACING ANY POROUS FILL OR CONCRETE ON SUBGRADE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
4. A SIX INCH LAYER OF POROUS FILL STONE SHALL BE PROVIDED UNDER ALL SLABS ON GRADE.
5. DEWATERING SYSTEM SHALL KEEP THE GROUND WATER BELOW BASE SLAB UNTIL THE BACKFIELD IS COMPLETED.

CONCRETE NOTES:

1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. FOR POURED IN PLACE CONCRETE, 5000 PSI FOR PRECAST CONCRETE.
2. REINFORCED CONCRETE SHALL BE DETAILED AND CONSTRUCTED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE, (ACI 301) "SPECIFICATION FOR STRUCTURAL CONCRETE."
3. ALL REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A615, DEFORMED, GRADE 60.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOW:
A. UNFORMED CONCRETE BOTTOM BARS IN FOOTINGS AND SLABSON EARTH, OR POROUS FILL.....3"
B. SLABS EXPOSED TO GROUND, WEATHER OR PROCESS LIQUID AFTER THE REMOVAL OF FORMS.....2"
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL SUBMIT SHOP DETAILS OF REINFORCING STEEL BEFORE PROCEEDING WITH FABRICATION.
7. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI DETAILING MANUAL.
8. ANCHOR BOLTS AND EQUIPMENT PEDESTALS SHALL BE SIZED AND LOCATED AS REQUIRED TO SUIT EQUIPMENT FURNISHED.
9. SEE CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL EMBEDDED ITEMS SUCH AS SLEEVES, ANCHORS, ELECTRICAL CONDUITS, OPENINGS, WHICH MAY INTERFERE WITH CONCRETE CONSTRUCTION. ALL PIPING AND OTHER EMBEDDED ITEMS ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
10. REINFORCEMENT IS IN ENGLISH DESIGNATIONS.

CODES:

1. AMERICAN CONCRETE INSTITUTE, (ACI-318) "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. AMERICAN CONCRETE INSTITUTE, (ACI-360) "ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES.

DESIGN LOADS:

1. DEAD LOADS - ACTUAL WEIGHT OF STRUCTURE.
WEIGHT OF SOIL - 100 PCF TO RESIST UPLIFT
120 PCF DEAD LOAD
2. LIVE LOADS - FLOOR - AASHTO H20 LOADING FOR SLAB
EQUIPMENT - ACTUAL WEIGHT - 250 PSF MINIMUM
3. SNOW LOAD - GROUND SNOW LOAD - 25 PSF

PUMP STATION STRUCTURAL PLAN

REVISIONS

- | | | |
|---|------------|-----------------|
| 1 | - 12/20/23 | SCED Review #1 |
| 2 | - 11/27/24 | SCED Review #2 |
| 3 | - 5/30/25 | Sewer Extension |



ENGINEER - SURVEY - HYDROGRAPHIC

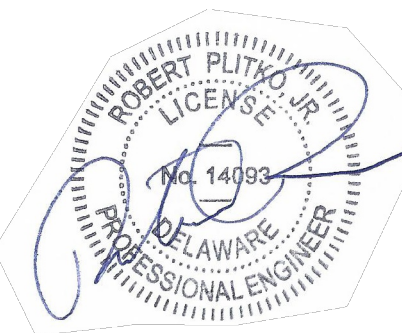
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS

HUNTER'S CREEK

OMAR ROAD (SCR 54)

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

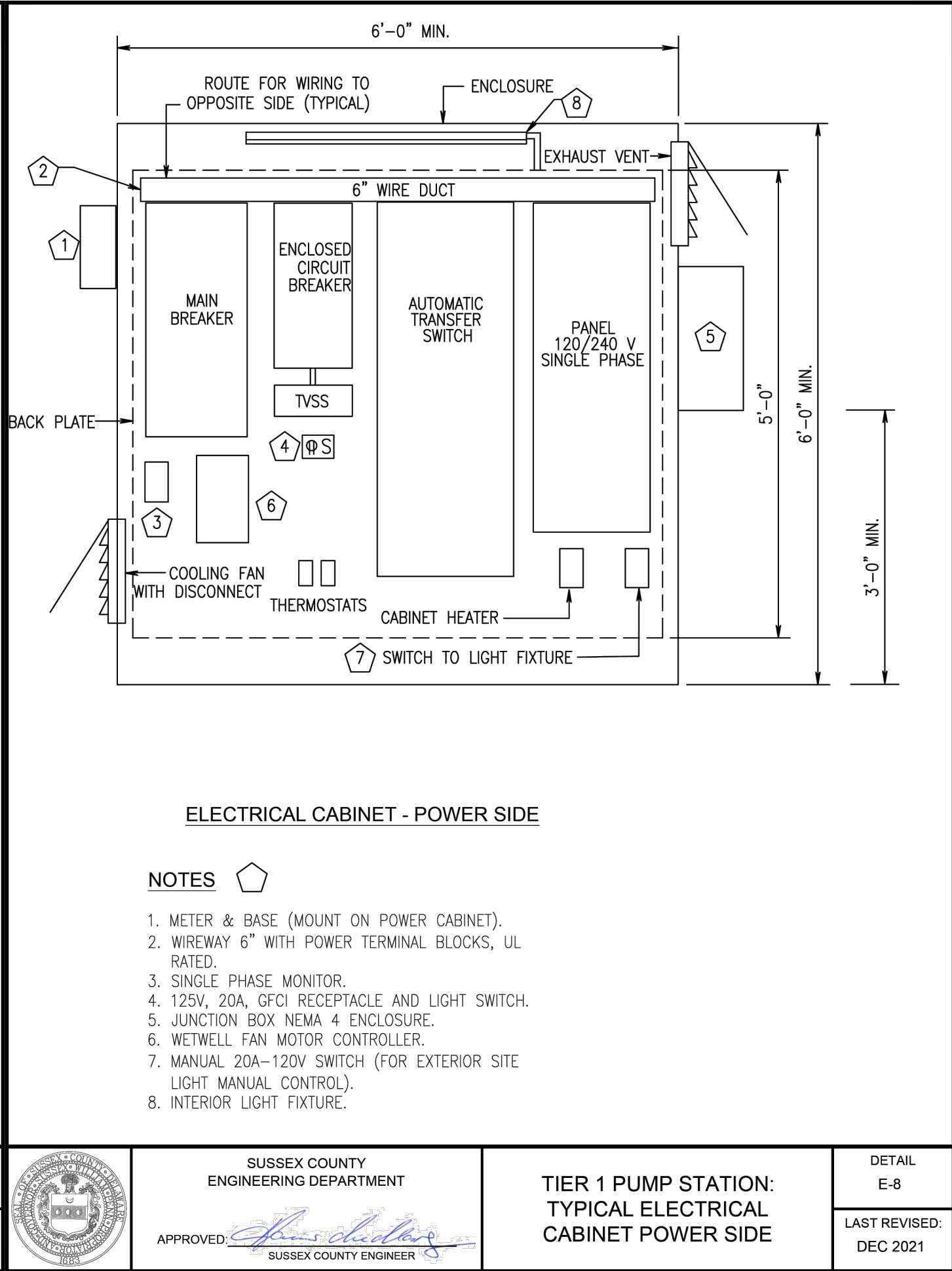
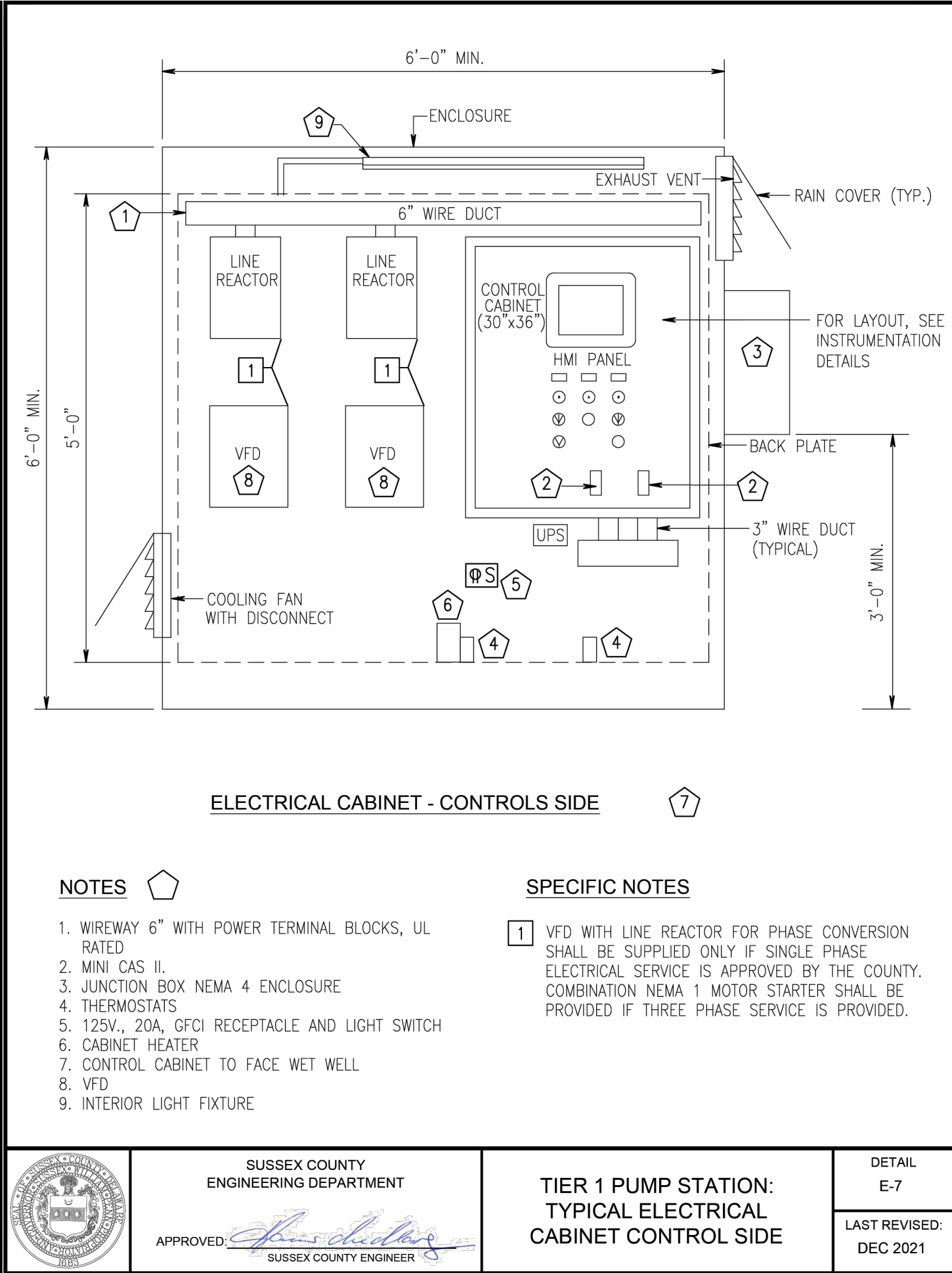
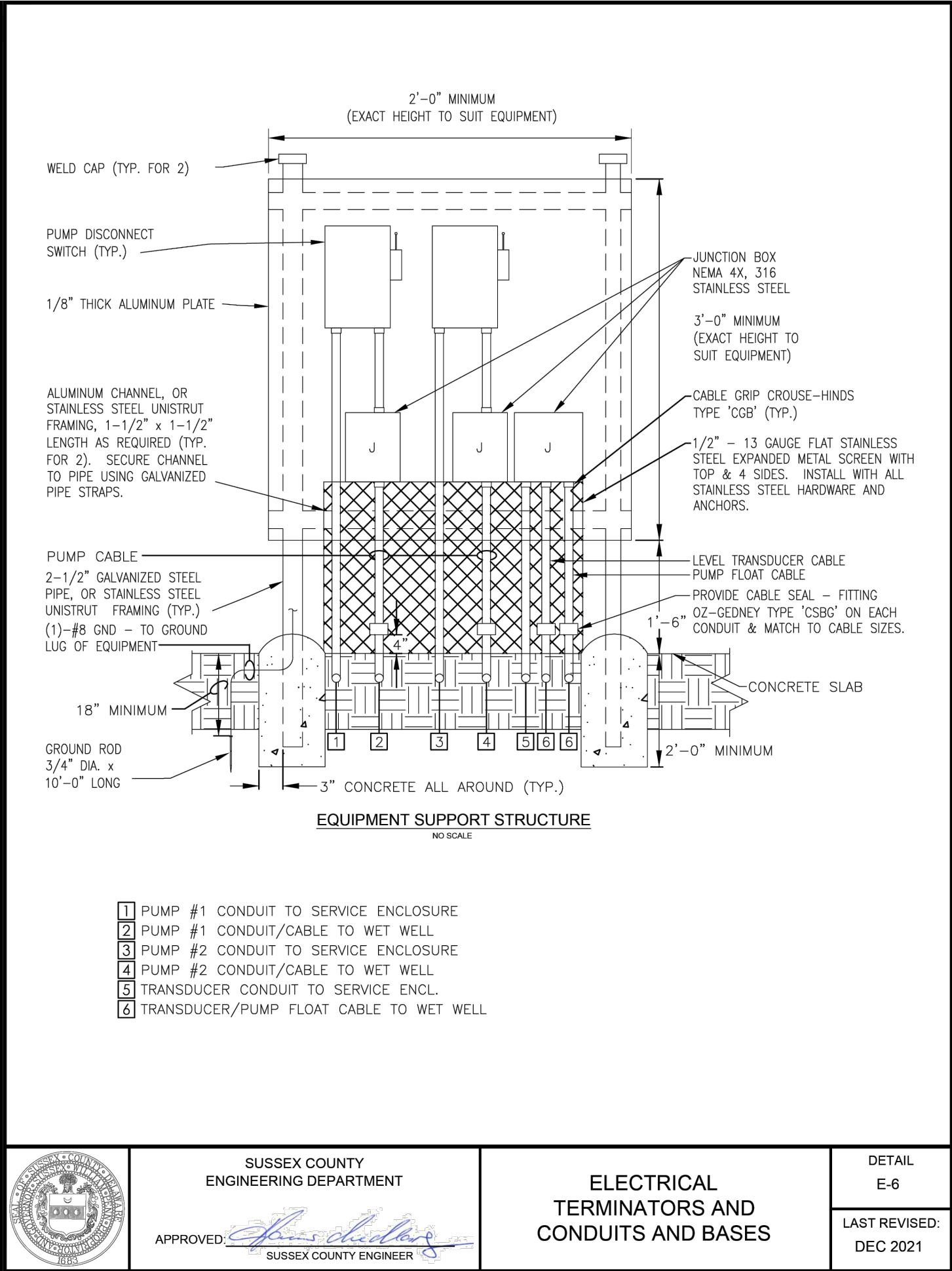
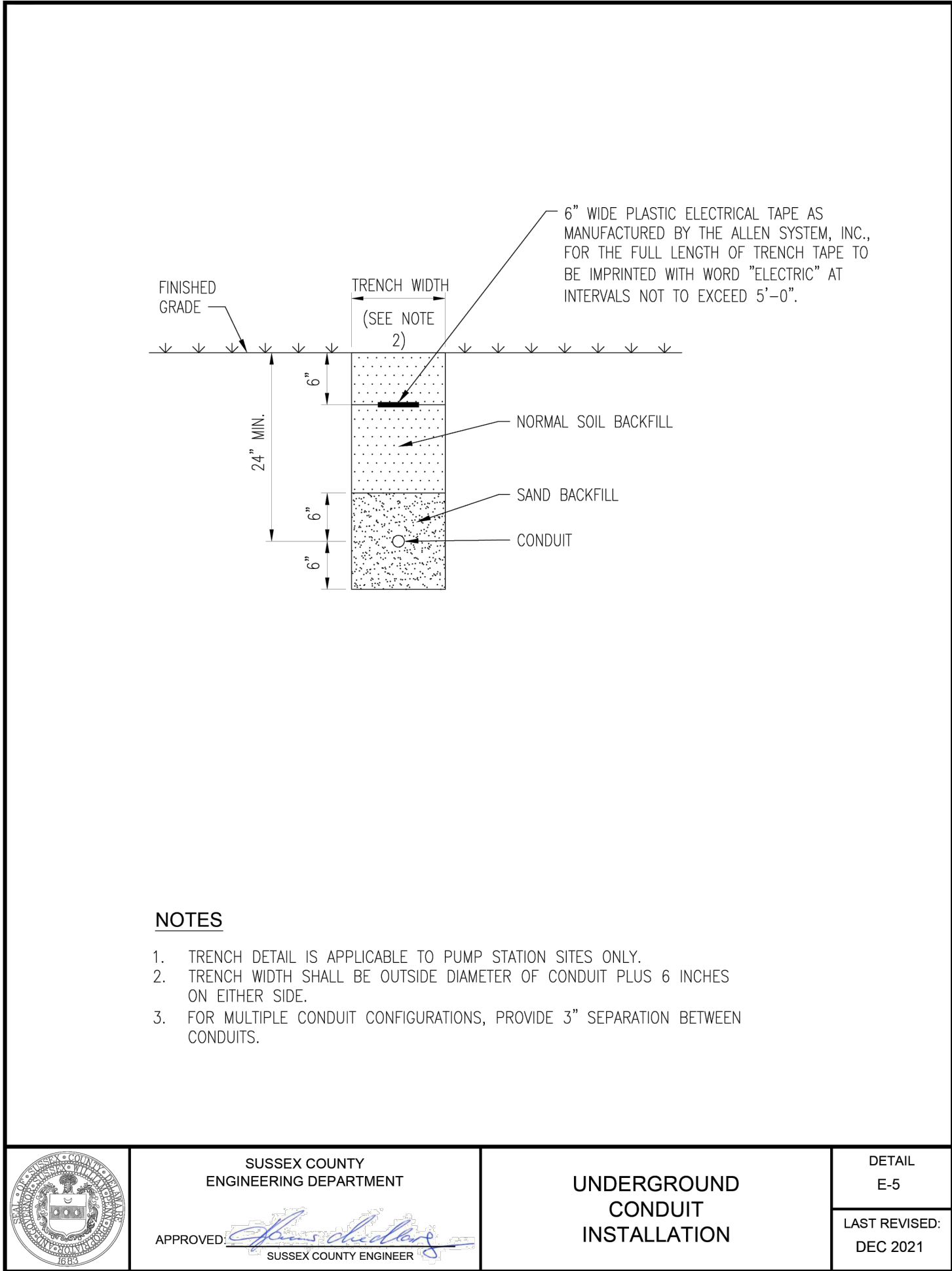
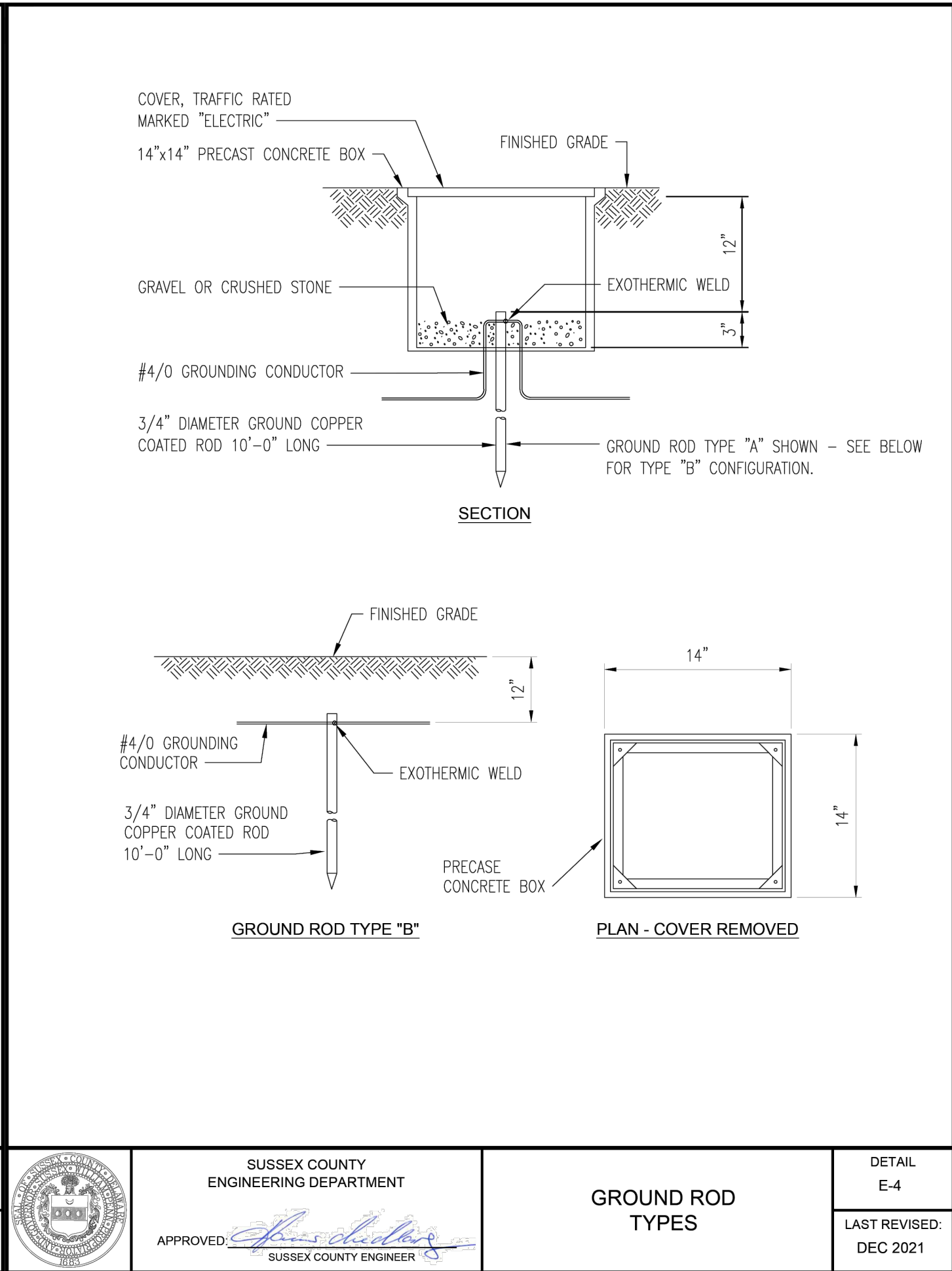
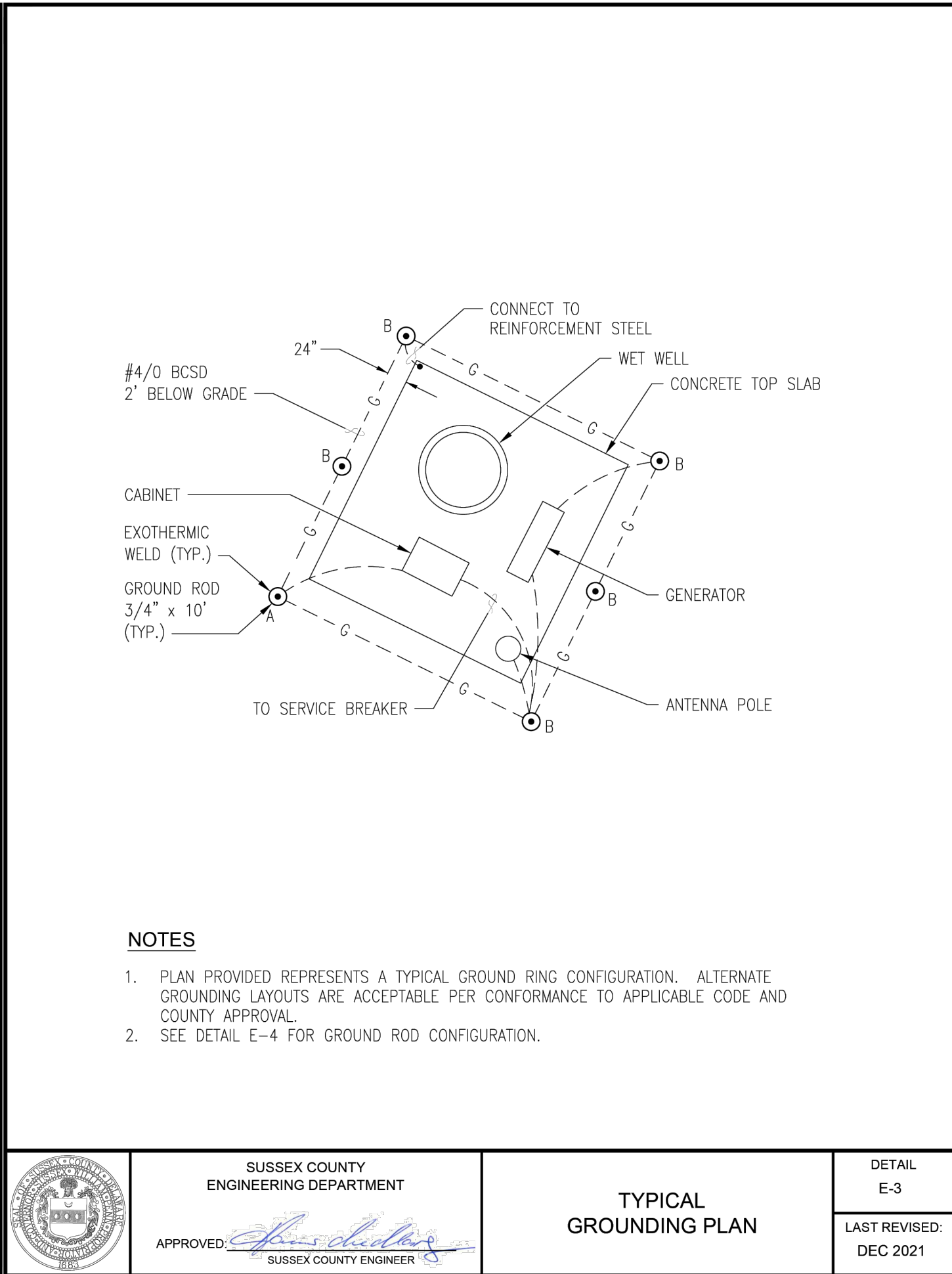
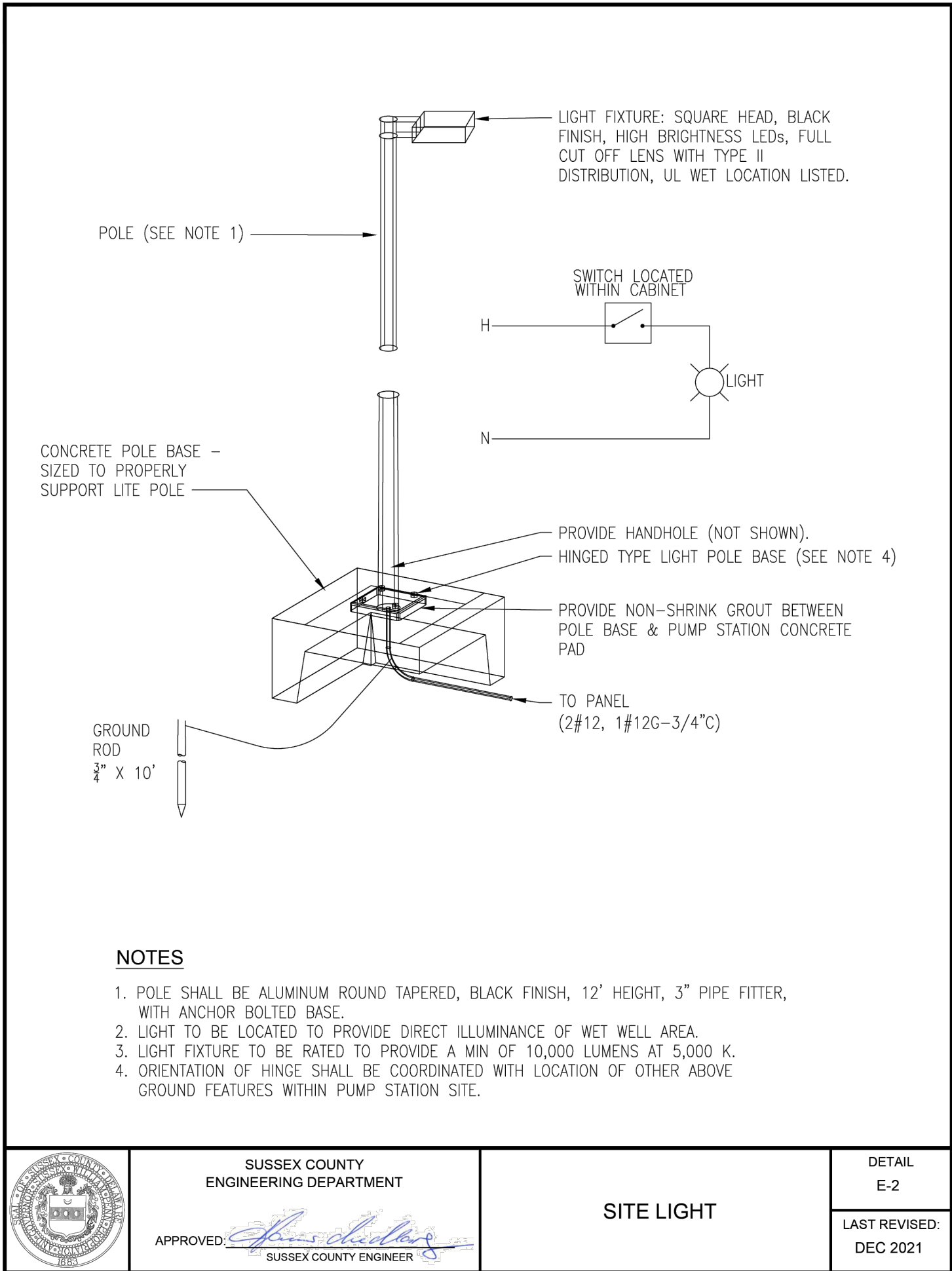


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE 6/5/25
DRAWING:	
REVIEW: RP	

SHEET

C152



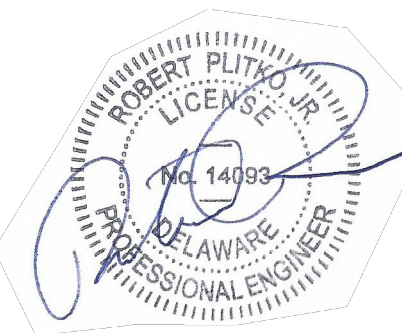
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



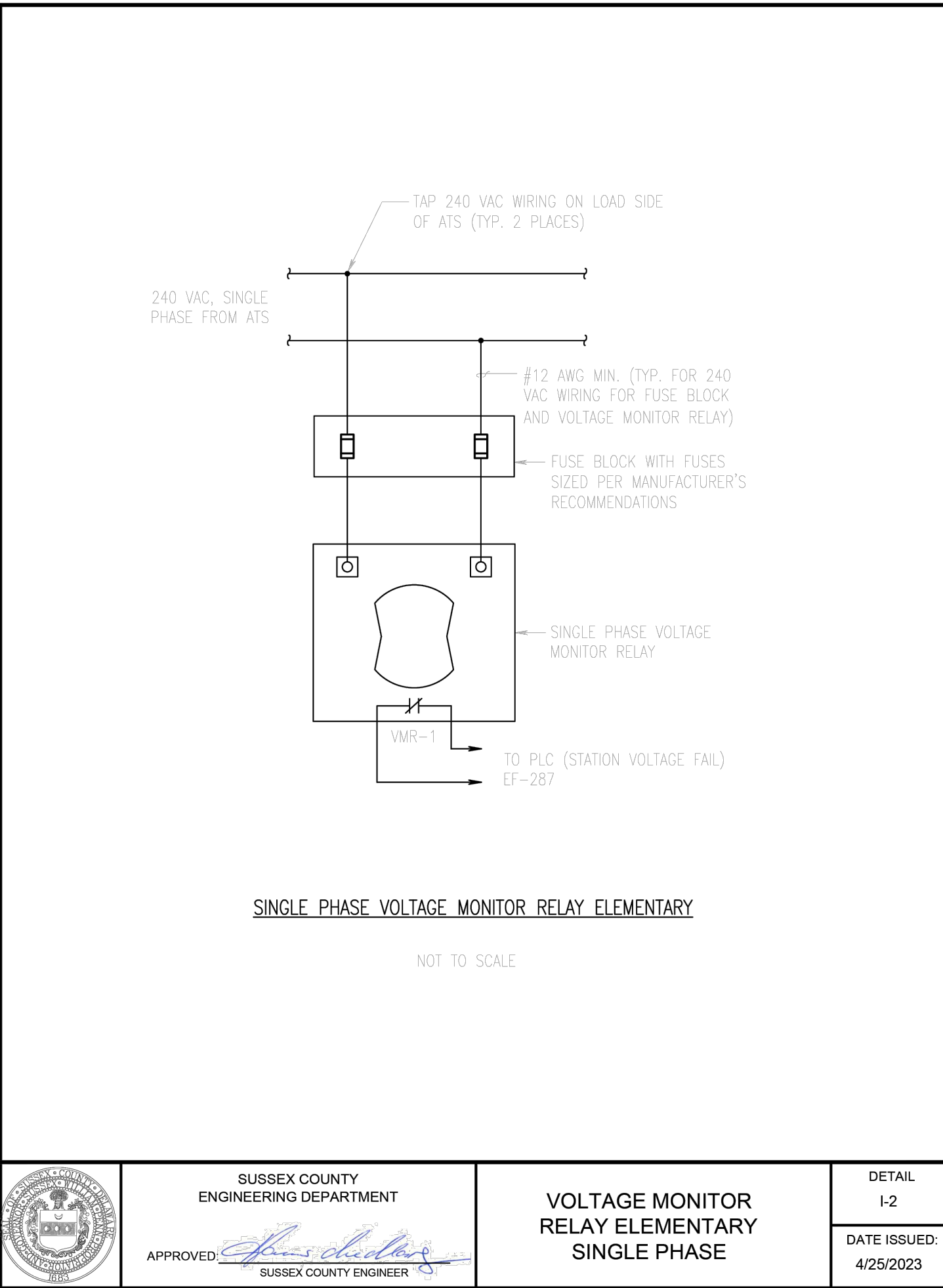
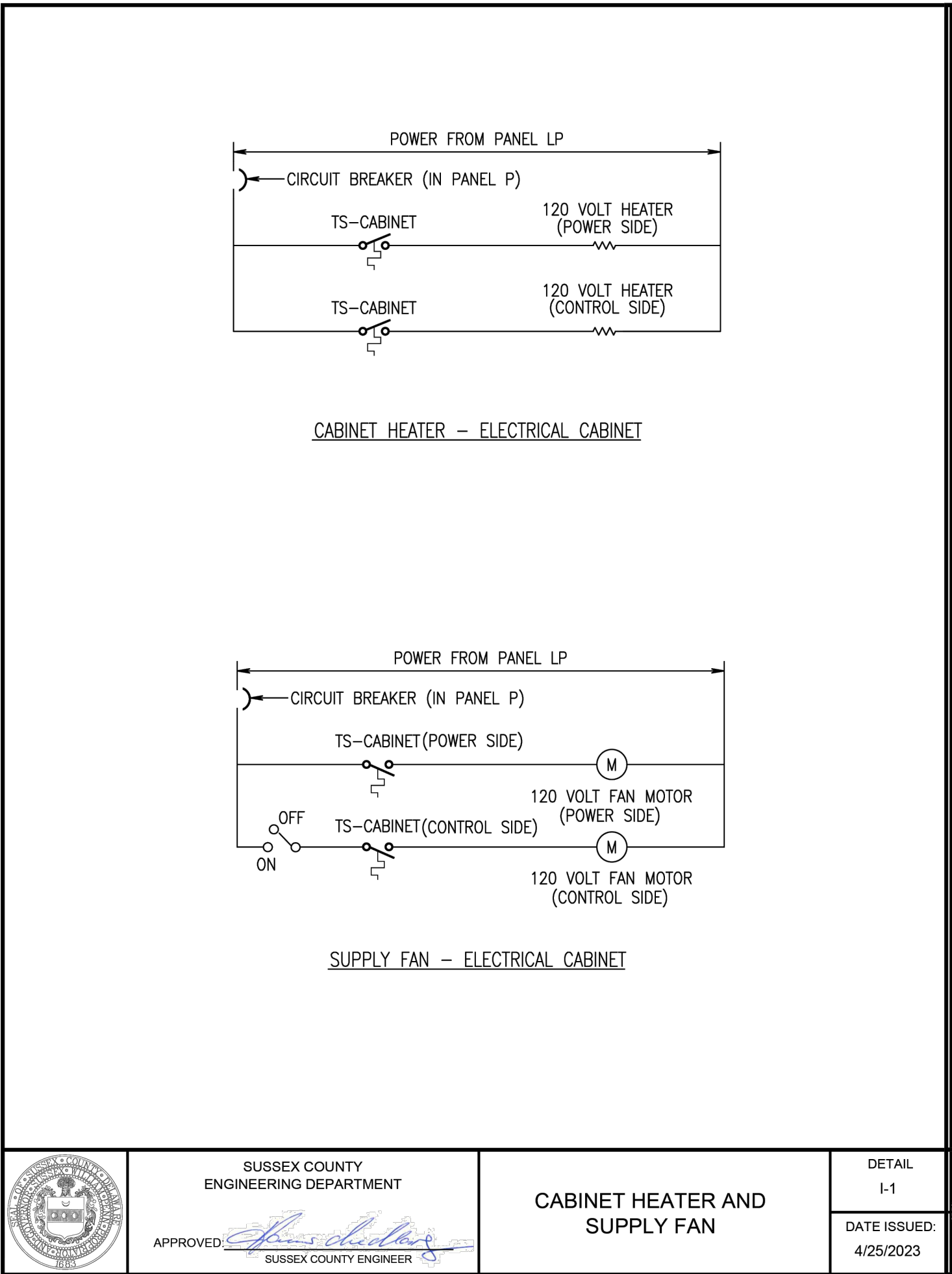
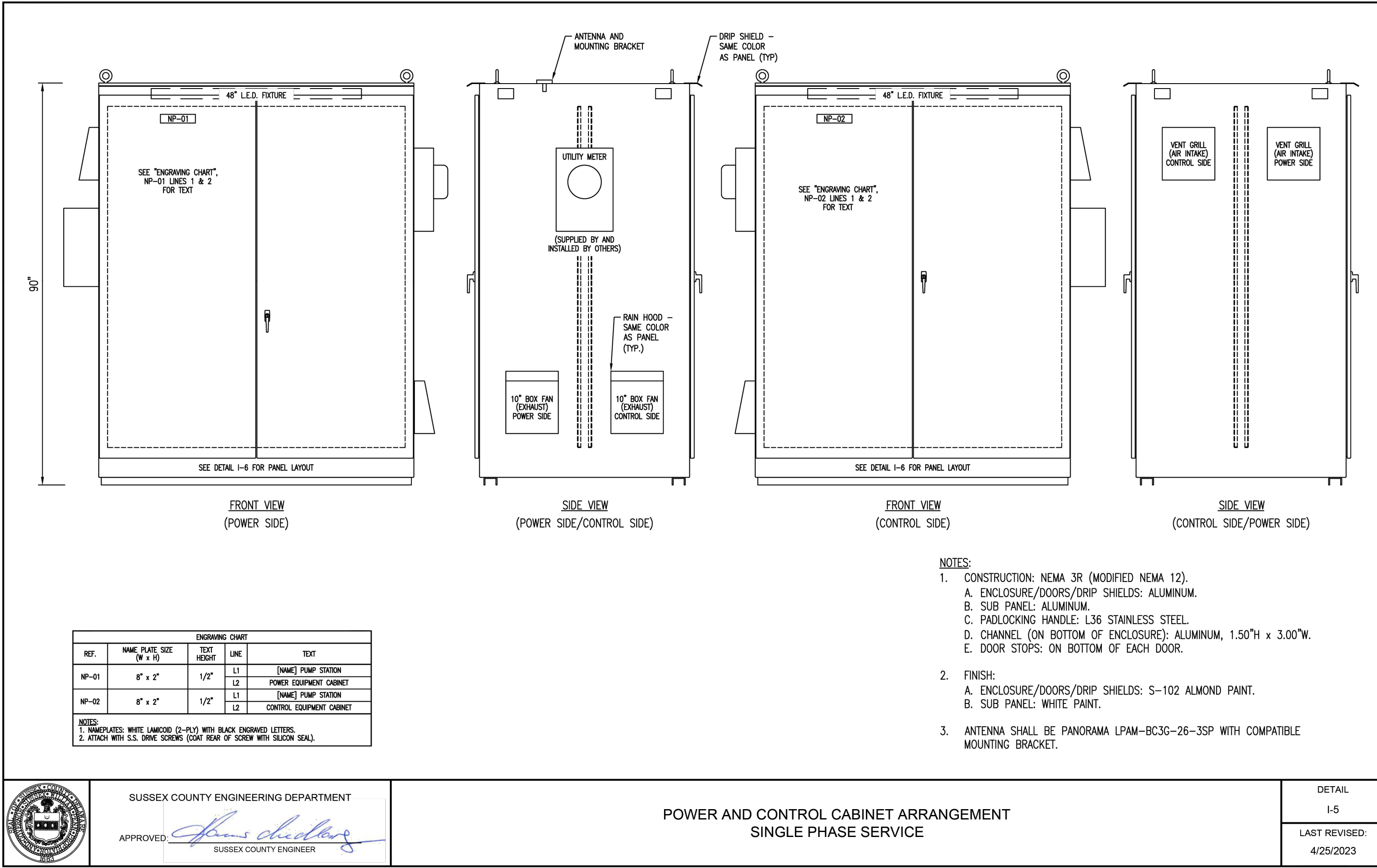
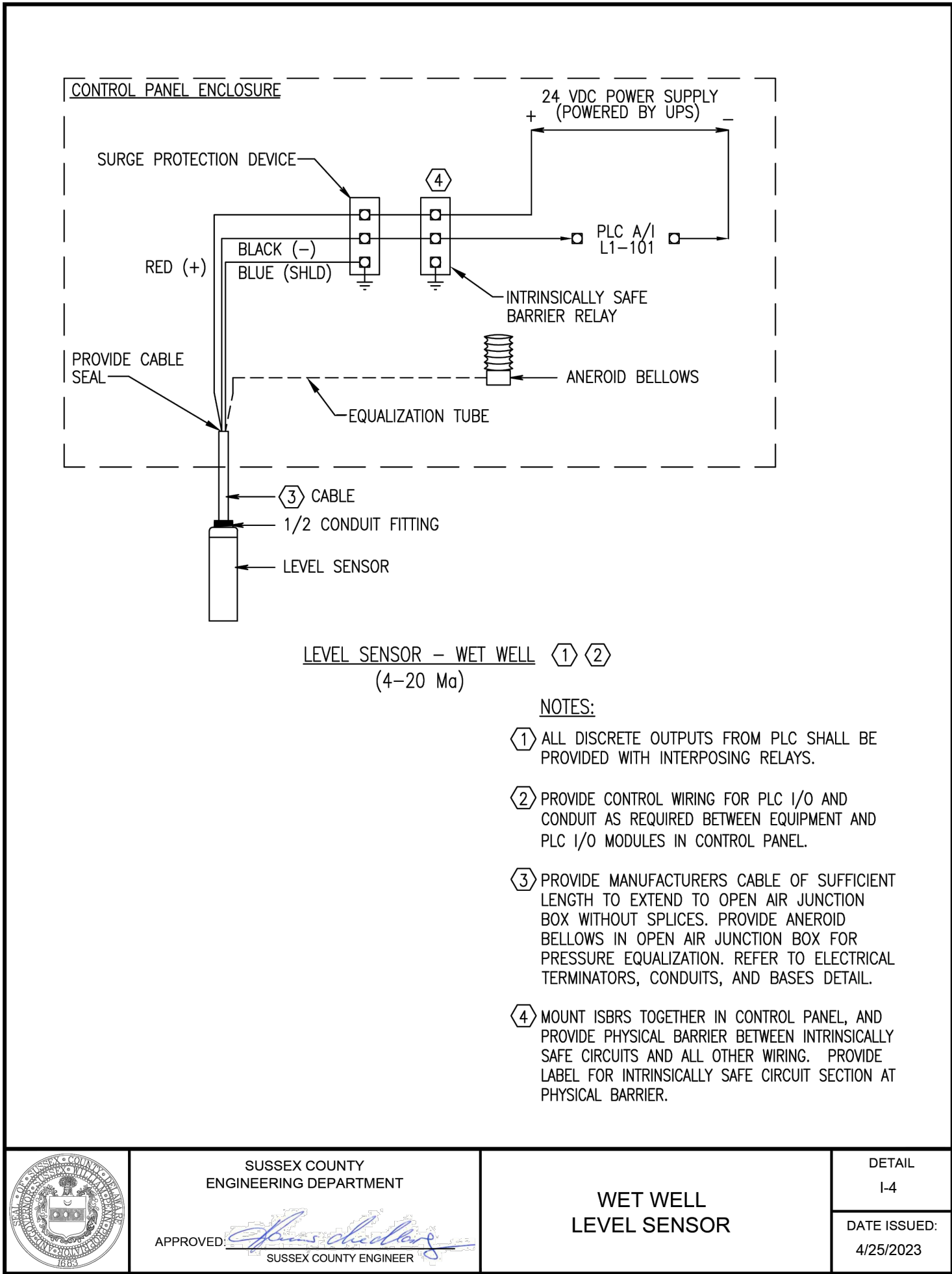
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET
C153

PUMP STATION DETAILS



REVISIONS

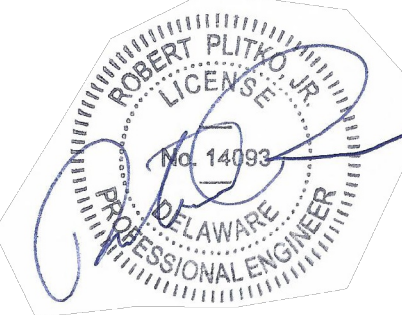
1	- 12/20/23	SCED Review #1
2	- 11/27/24	SCED Review #2
3	- 5/30/25	Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

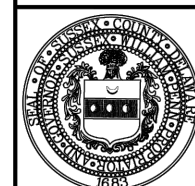
SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET

C154

PUMP STATION DETAILS



APPROVED: *James Chedoke*
SUSSEX COUNTY ENGINEER

DETAIL
I-8
LAST REVISED
4/25/2023

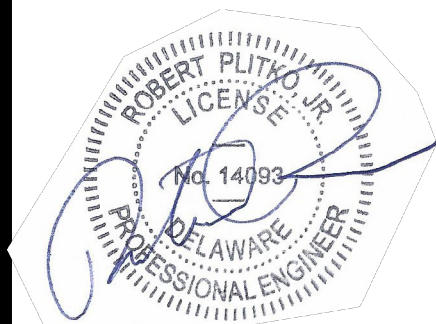


APPROVED: *James Chedoke*
SUSSEX COUNTY ENGINEER

DETAIL
I-9
LAST REVISED
4/25/2023

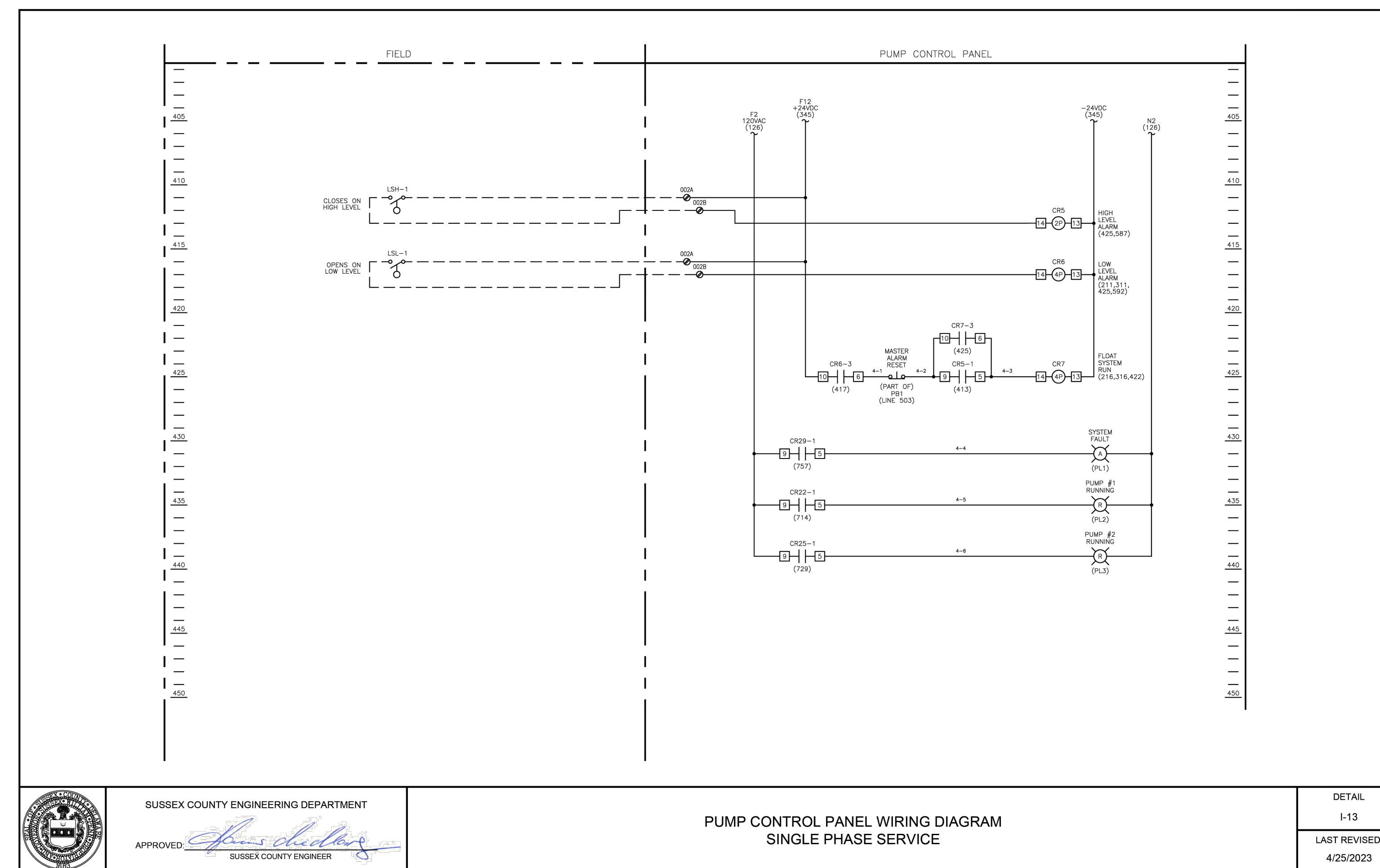


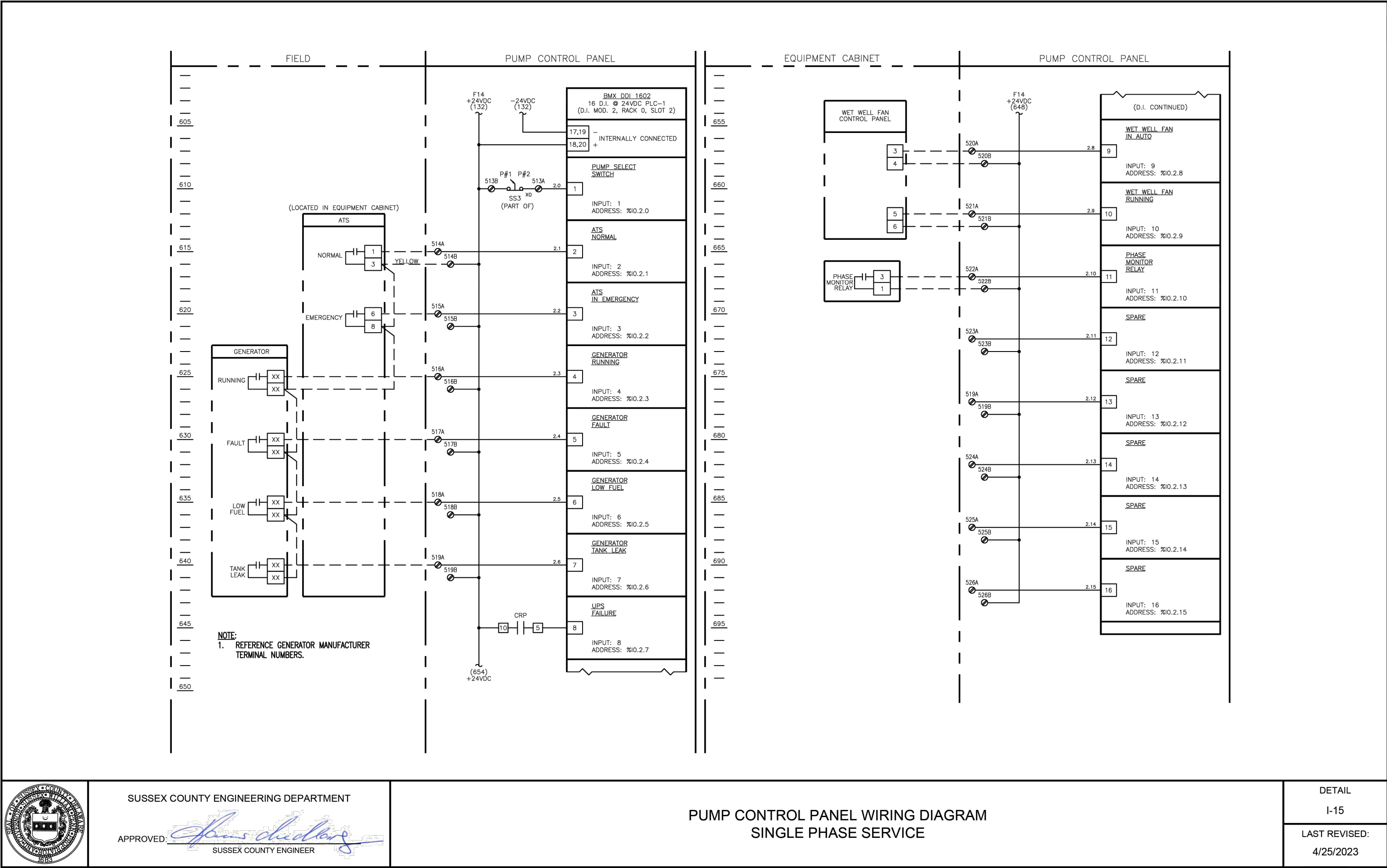
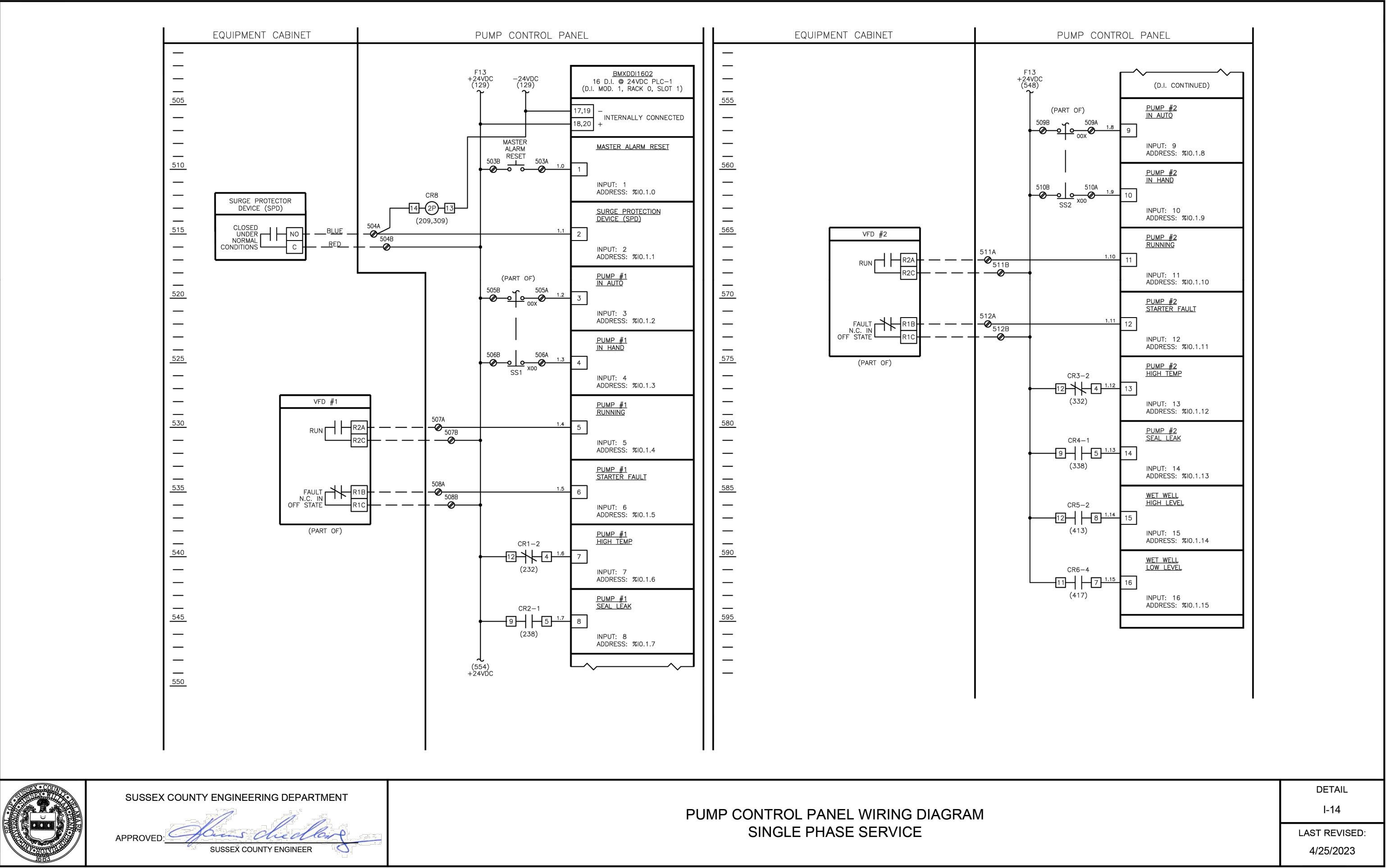
SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE 6/5/25
DRAWING:	
REVIEW: RP	

SHEET
C156





PUMP STATION DETAILS

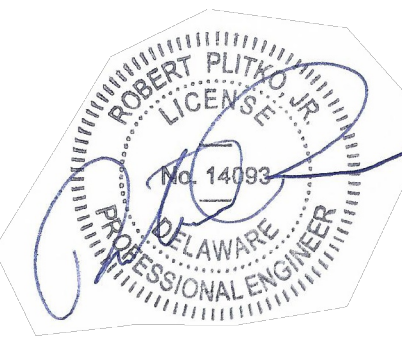
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



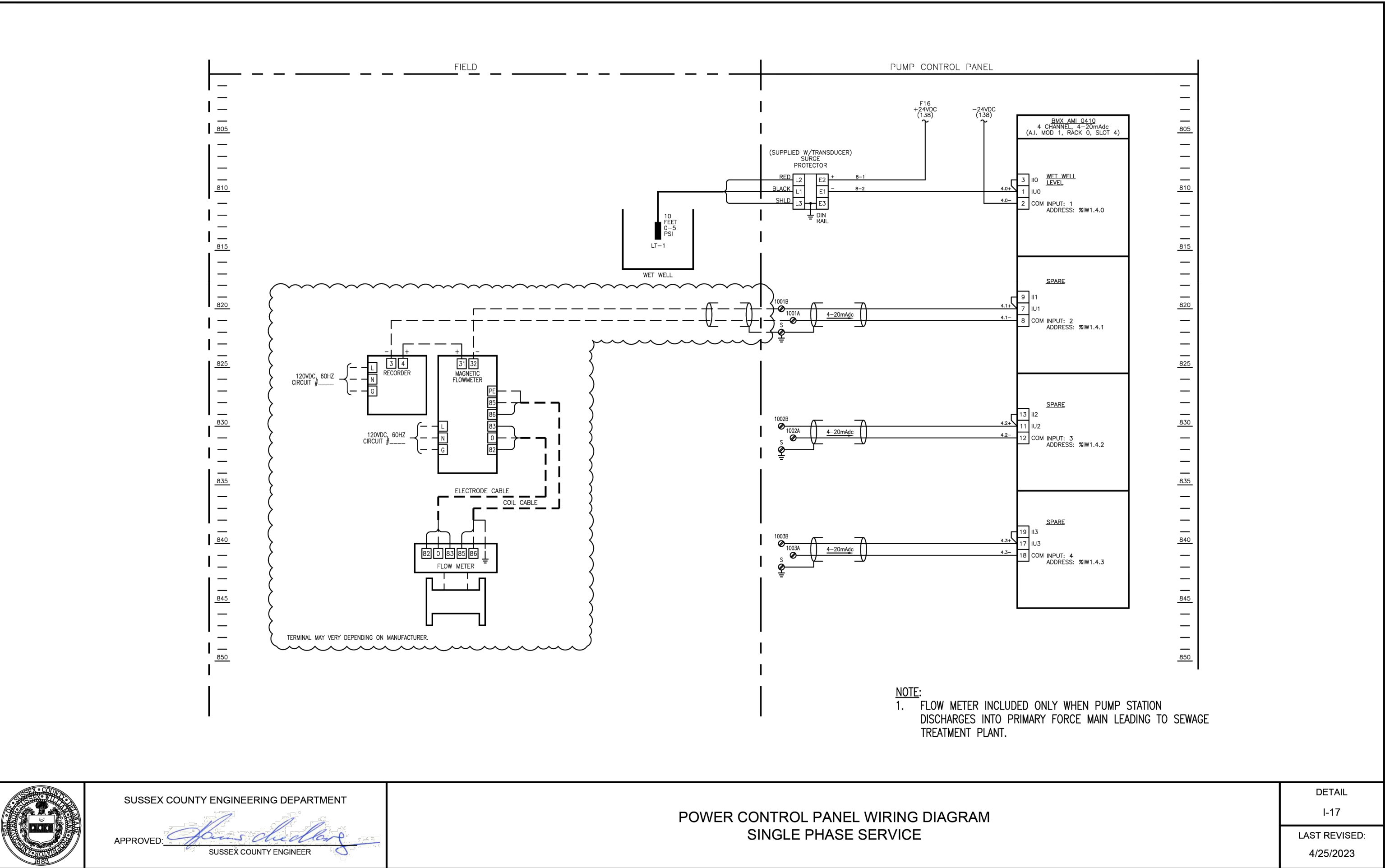
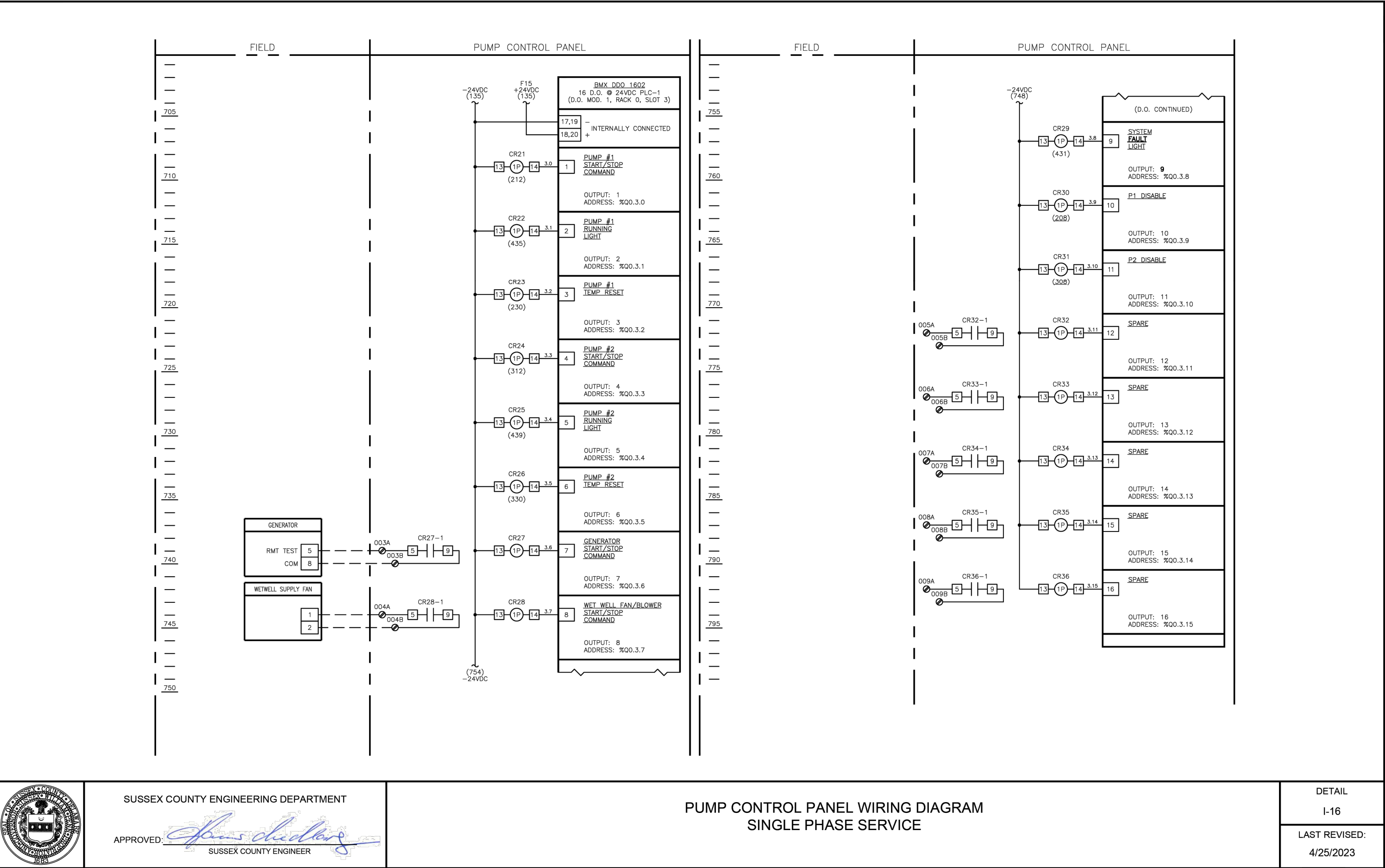
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET

C159



PUMP STATION DETAILS

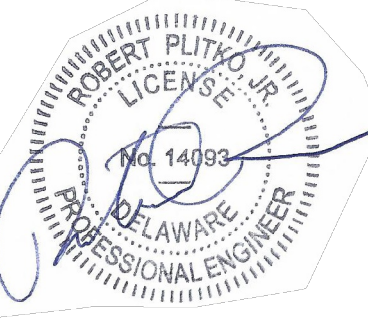
REVISIONS

- 1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2
3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



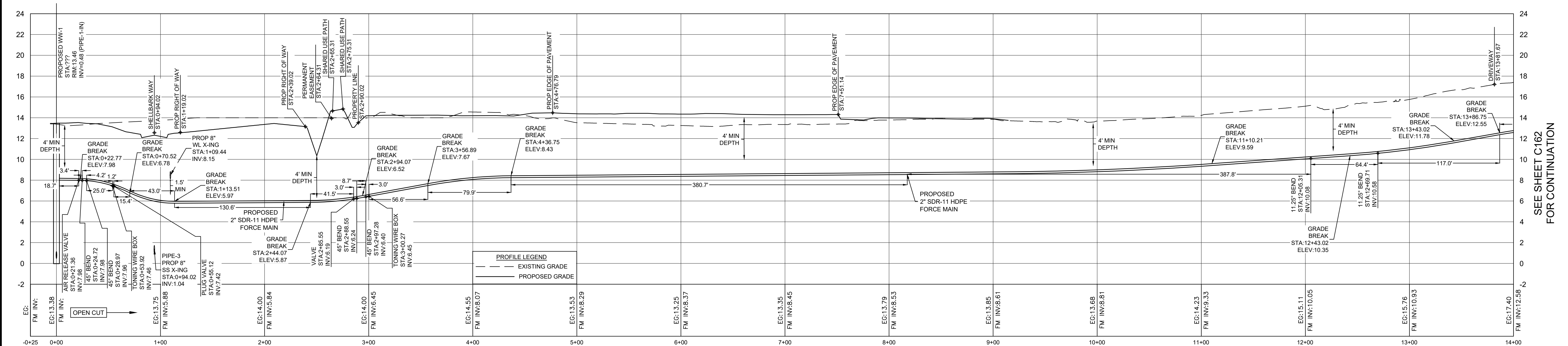
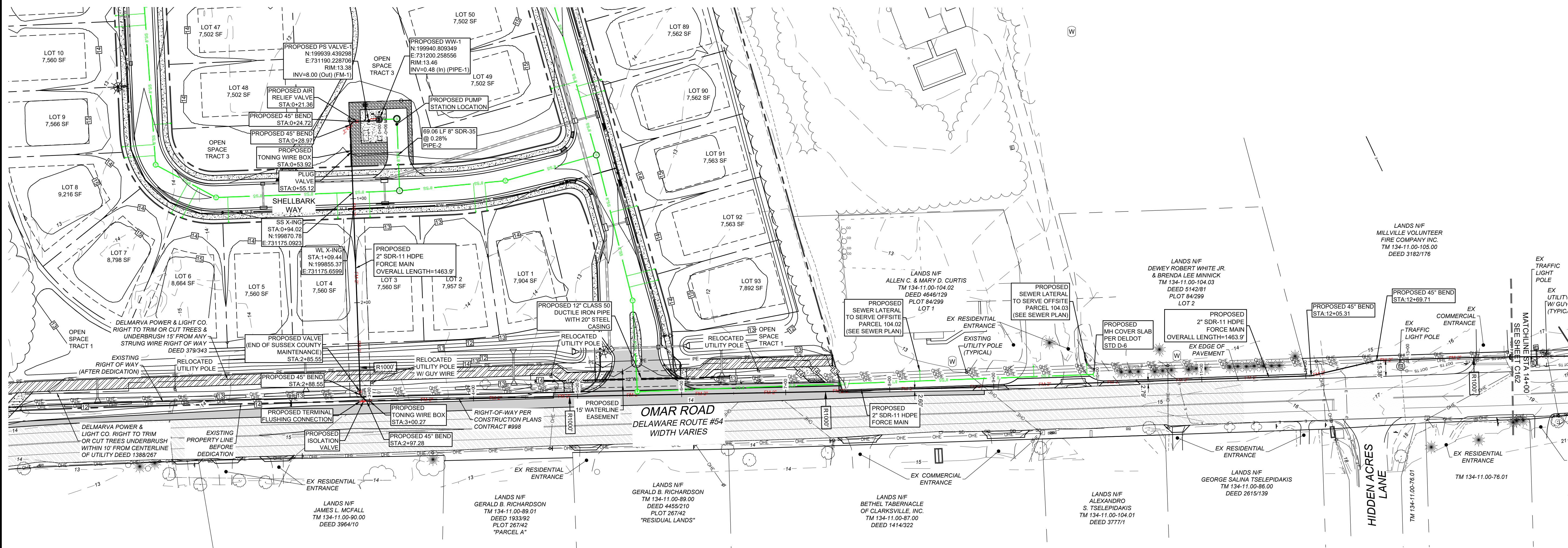
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP

DATE
6/5/25

SHEET

C160



FORCE MAIN & GRAVITY SEWER EXTENSION PROFILE
HOR SCALE: 1"=50
VERT SCALE 1"=5'

GRAVITY SEWER EXTENSION /
FORCE MAIN PLAN & PROFILE

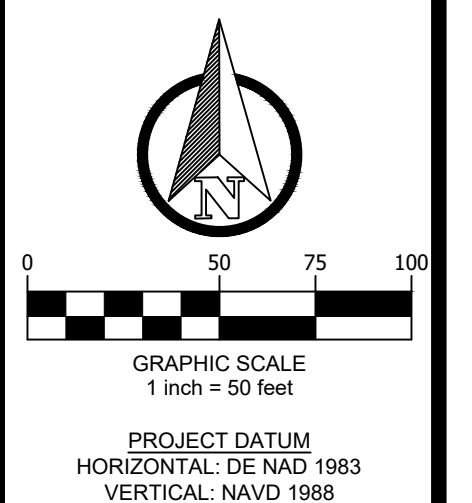
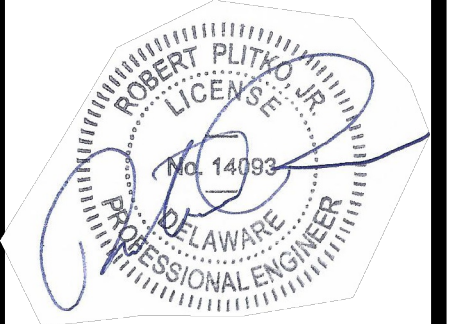
REVISIONS

1 - 12/20/23 SCED Review #1
2 - 11/27/24 SCED Review #2
3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

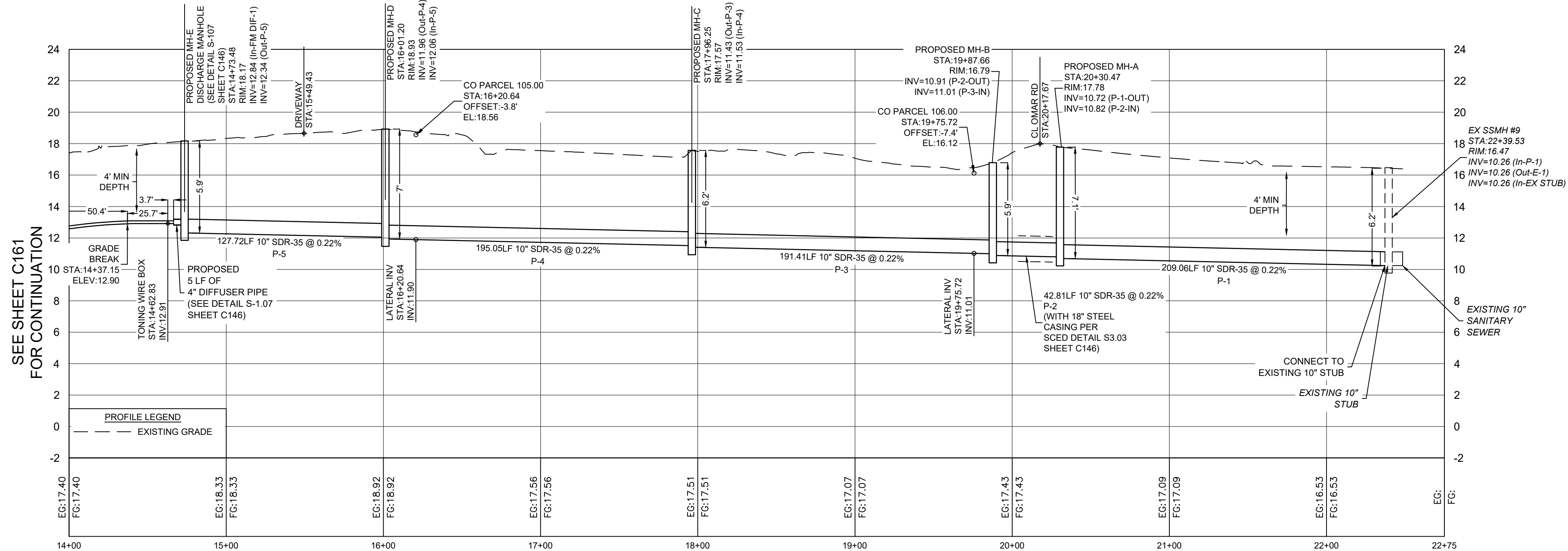
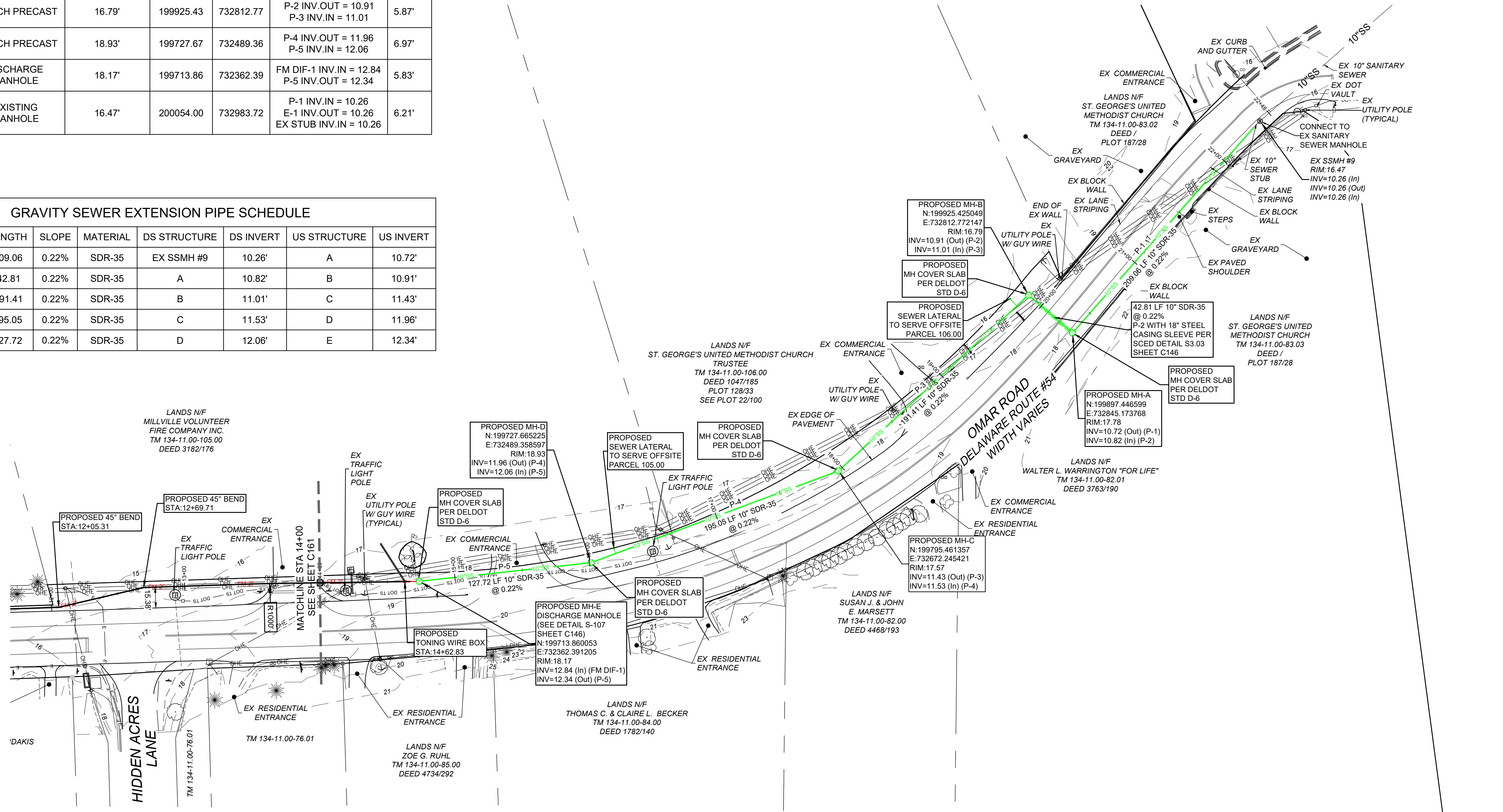
SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



SITE PLAN: DATE
DRAWING: 6/5/25
REVIEW: RP
SHEET C161

GRAVITY SEWER EXTENSION STRUCTURE SCHEDULE						
STRUCTURE	STRUCTURE TYPE	RIM ELEVATION	NORTHING	EASTING	CONNECTED PIPES	DEPTH
A	48 INCH PRECAST	17.78'	199897.45	732845.17	P-1 INV.OUT = 10.72 P-2 INV.IN = 10.82	7.06'
B	48 INCH PRECAST	16.79'	199925.43	732812.77	P-2 INV.OUT = 10.91 P-3 INV.IN = 11.01	5.87'
D	48 INCH PRECAST	18.93'	199727.67	732489.36	P-4 INV.OUT = 11.96 P-5 INV.IN = 12.06	6.97'
E	DISCHARGE MANHOLE	18.17'	199713.86	732362.39	FM DIF-1 INV.IN = 12.84 P-5 INV.OUT = 12.34	5.83'
EX SSMH #9	EXISTING MANHOLE	16.47'	200054.00	732983.72	P-1 INV.IN = 10.26 E-1 INV.OUT = 10.26 EX STUB INV.IN = 10.26	6.21'

GRAVITY SEWER EXTENSION PIPE SCHEDULE							
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	DS STRUCTURE	DS INVERT	US STRUCTURE
P-1	10"	209.06	0.22%	SDR-35	EX SSMH #9	10.26'	A
P-2	10"	42.81	0.22%	SDR-35	A	10.82'	B
P-3	10"	191.41	0.22%	SDR-35	B	11.01'	C
P-4	10"	195.05	0.22%	SDR-35	C	11.53'	D
P-5	10"	127.72	0.22%	SDR-35	D	12.06'	E

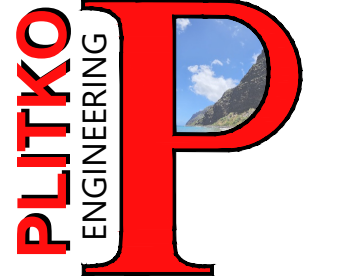


FORCE MAIN & GRAVITY SEWER EXTENSION PROFILE
HOR SCALE: 1"=50'
VERT SCALE 1"=5'

GRAVITY SEWER EXTENSION /
FORCE MAIN PLAN & PROFILE

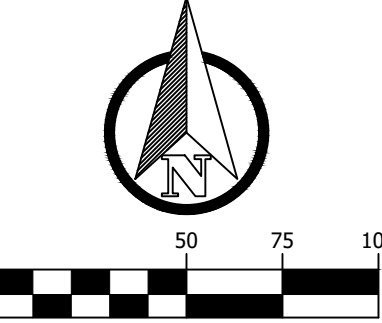
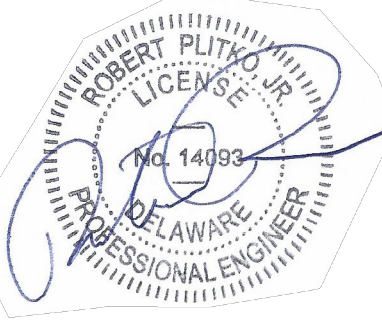
REVISIONS

- 1 - 12/20/23 SCED Review #1
- 2 - 11/27/24 SCED Review #2
- 3 - 5/30/25 Sewer Extension



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

SEWAGE PUMP STATION, FORCEMAIN,
& GRAVITY SEWER EXTENSION PLANS
HUNTER'S CREEK
OMAR ROAD (SCR 54)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/5/25
REVIEW: RP	

SHEET
C162