PECK FARM

(2022-27)

TAX MAP# ID : 334-9.00-4.00

27458 MARTINS FARM ROAD

MILTON, DE 19968

SUSSEX COUNTY , DE

CONSTRUCTION PLAN SET

03/03/2025

PREPARED FOR:

DEVELOPER

RIBERA DEVELOPMENT, LLC

8684 VETERANS HIGHWAY, SUITE 203

MILLERSVILLE, MD 21108

(443) 871-0486

SITE DATA TABLE:

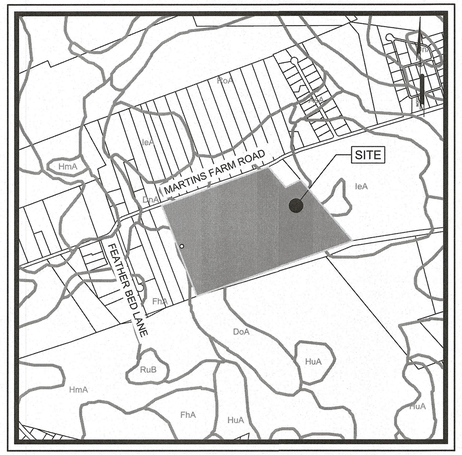
1.	TAX MAP NUMBER:	334-9.00-4.00 D.B. 2142 PAGE.177
2.	OWNERS:	BETTY J. PECK
3.	DEVELOPER:	RIBERA DEVELOPMENT, LLC. 8684 VETERAN'S HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108
4.	SITE LOCATION HUNDRED/ COUNTY:	27458 MARTINS FARM ROAD MILTON, DE 19968 LEWES AND REHOBOTH / SUSSEX COUNTY
5.	CURRENT ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
6.	PRESENT USE:	AGRICULTURAL
7.	PROPOSED USE :	DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS [PROPOSED 128 LOTS]
8.	EXISTING LOTS PROPOSED LOTS	1 128
9.	REQUIRED SETBACKS (B.R.L.): DEPTH OF FRONT YARD (FEET) DEPTH OF CORNER SIDE YARD WIDTH OF SIDE YARD (FEET) DEPTH OF REAR YARD (FEET)	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) 25' 15' 10' 10
10.	REQUIRED LOT AREAS: MINIMUM LOT WIDTH MAXIMUM LOT AREA MINIMUM LOT AREA: AVERAGE LOT AREA	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) 60' 11,188' S.F. 7,500' S.F. 8,273' S.F.
11.	DWELLING UNIT CALCULATIONS: GROSS AREA: MIN. LOT AREA/UNIT: PERMITTED DENSITY (115-25 B3): PROPOSED DENSITY:	64.10 AC. AR-1 ZONING MINIMUM AREA: 7,500 S.F. AR-1 ZONING MAXIMUM DENSITY: 2 UNITS / ACRE (128 UNITS) 128 SINGLE FAMILY DETACHED UNITS: 2.00± UNITS / ACRE
12.	WATER SUPPLIER: SECTION 89: SOURCE WATER PROTECTION	PUBLIC - ARTESIAN WATER COMPANY, INC. A. SUBJECT PROPERTY IS WITHIN A "GOOD" AREA OF GROUND WATER RECHARGE AREA. B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
13.	SANITARY SEWER PROVIDER:	PUBLIC - ARTESIAN WASTEWATER MANAGEMENT, INC. (SUSSEX COUNTY TIER 3 - COORDINATED CPCN AREA)
14.	STREETS:	PRIVATE (99-18 D & E.)
15.	REQUIRED PARKING:	HOUSEHOLDS: 2 PER UNIT REQUIRED: (128x2) = 256 SPACES PROVIDED: 256 SPACES (DRIVEWAY AND GARAGE) CLUBHOUSE: REQUIRED: 0 PROVIDED: 9 TOTAL: REQUIRED: 256 PROVIDED: 265
16.	POSTED SPEED LIMIT (SHINGLE POINT ROAD):	45 MPH
17.	STATE INVESTMENT AREA (2020):	LEVEL 4
18.	FUTURE LAND USE MAP (2019):	LOW DENSITY
19.	MAXIMUM BUILDING HEIGHT (115-25 D.):	42 FEET
20.	SITE AREA AND ACREAGE:	GROSS ACREAGE: 64.10 ± AC LOT AREA 24.10 ± AC DELDOT R.O.W. DEDICATION (SHINGLE POINT ROAD): 0.50 ± AC PRIVATE SUBDIVISION STREETS ROW : 8.24 ± AC IMPERVIOUS - ROAD: 3.91 ± AC IMPERVIOUS - SIDEWALK: 1.44 ± AC OPEN SPACE: 31.26 ± AC TOTAL: 64.10 ± AC
21.	FORESTED AREA:	TOTAL AREA: 12.28 ± AC IMPACTED: 1.03 ± AC REMAINING: 11.25 ± AC (91.61%)
22.	OPEN SPACE AREA BREAKDOWN:	PASSIVE & ACTIVE RECREATION SPACE: 10.30 ± AC FORESTED AREA: 12.27 ± AC STORMWATER MANAGEMENT AREA 8.69 ± AC WETLAND AREA: 0.00 ± AC TOTAL OPEN SPACE AREA: 31.26 ± AC (48.77%) REQUIRED OPEN SPACE: 19.23 ± AC (30.0%)
	TOTAL REQUIRED ADJACENT OPEN SPACE TO EXISTING WOODLANDS (115-25, F-3-A-3-ii):	30% OF REQUIRED OPEN SPACE: 30%(19.23 AC.) = 5.77 AC. PROPOSED OPEN SPACE (OPEN SPACE A): 13.42 AC. (20.93%) (REFER TO OPEN SPACE AREA BREAKDOWN ON SHEET RP1001)
23.	STATE PLAN COORDINATES:	BENCHMARK NO.1 - IRON PIPE FOUND AT PROPERTY NORTH-WEST CORNER - HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83 / 2011) N:260750.09 E: 698120.48 ELEV: 38.73 BENCHMARK NO.2 - IRON PIPE FOUND AT PROPERTY NORTH-EAST CORNER - HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83 / 2011) N:261280.63 E: 699609.51 ELEV: 37.85
24.	PROPOSED LOD DISCHARGE LOCATION: PROPOSED ON SITE INFILTRATION BASINS OFFSITE WATERMAIN ALONG MARTINS FARM ROAD / PARCEL 31.01 OFFSITE SANITARY SEWER MAIN ALONG MARTINS ROAD OFFSITE SANITARY SEWER MAIN ALONG TM# 334-9.00-4.01 DELDOT NORTHSIDE MARTINS FARM ROAD TOTAL	51.52 A.C.± 0.81 A.C.± 0.73 A.C.± 0.28 A.C.± 1.16 A.C.± 54.50 A.C±
25.	WATERSHED:	HERRING CREEK REHOBOTH BAY HUC 10 0204030301 HUC 8 02040303
26.	FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0310L, MAP REVISED JUNE 20, 2018, AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED) ,WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN.
27.	FEDERALLY REGULATED NONTIDAL WETLAND AREA: STATE REGULATED TIDAL WETLAND AREA :	 0.00 ± AC. 0.00 ± AC.
28.	DATUM:	HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD 83/2011) VERTICAL : NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
29.	HENLOPEN TID	NOT INCLUDED
30.	STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS:	NOT INCLUDED
31.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY

SOILS

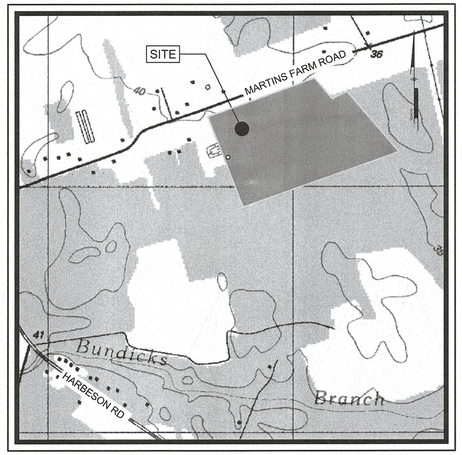
TYPE	DESCRIPTION	HYDROLOGIC SOIL
HuA	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
KIA	KEYPORT FINE SANDY LOAM, O TO 2 PERCENT SLOPES	D
PrA	PEPPERBOX-ROCKAWALKIN COMPLEX, 0 TO 2 PERCENT SLOPES	A
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A

* HuA SOILS WILL BE MODELED AS HYDROLOGIC SOIL D

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 10005C0310L EFFECTIVE DATE JUNE 20, 2018) DESIGNATED AS FLOOD ZONE 'X', (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.



SOILS MAP
Scale: 1" = 1000'



LOCATION MAP
Scale: 1" = 1000'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURB
		EDGE OF PAVEMENT
		PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		PROPERTY LINE/ RIGHT OF WAY
		BUILDING RESTRICTION LINE
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
D D		STORM SEWER, UNDERGROUND
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
x 100.5	35.00	SPOT ELEVATION
		TREE LINE
W W	W W	WATER, UNDERGROUND
		WATER VALVE
	WM	WATER MAIN
		CLEAN OUT
S S	S S	SANITARY SEWER, UNDERGROUND
FM FM	FM FM	SANITARY SEWER, FORCED MAIN
	S	SANITARY SEWER, MANHOLE
UE UE	E	POWER-UNDERGROUND ELECTRIC
		POWER, UTILITY POLE
		STREET LIGHT
		LANDSCAPE BUFFER
		ROADWAY CENTERLINE
		CONCRETE SIDEWALK
	LOD	LIMIT OF DISTURBANCE

OWNERS
BETTY J PECK
27458 MARTINS FARM ROAD
MILTON, DE 19968

DEVELOPER
C/O JOHN STAMATO
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
JOHNSTAMATO@RIBERADEV.COM

ENGINEER/ PLANNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES, INC.

ENVIRONMENTAL CONSULTANT
GEO-TECHNOLOGY ASSOCIATES, INC.
21491 BALTIMORE AVENUE, UNIT 1
GEORGETOWN, DE 19947

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
MILTON STATION (85)

POSTAL DISTRICT
MILTON (19968)

WATER UTILITY
ARTESIAN WATER COMPANY INC.

SEWER UTILITY
ARTESIAN WASTEWATER
MANAGEMENT INC.

Sheet List Table

Sheet Number	Drawing Number	Sheet Title
1	CS0001	COVER PAGE
2	CS0200	EXISTING CONDITIONS PLAN KEY SHEET
3	CS0201	EXISTING CONDITIONS PLAN
4	CS0202	EXISTING CONDITIONS PLAN
5	CS0203	EXISTING CONDITIONS PLAN
6	CS0204	EXISTING CONDITIONS PLAN
7	CS0901	CONSTRUCTION PHASING PLAN
8	CS1500	DETAILED GRADING PLAN KEY SHEET
9	CS1501	DETAILED GRADING AND DRAINAGE PLAN NOTES & DETAILS
10	CS1502	DETAILED GRADING PLAN
11	CS1503	DETAILED GRADING PLAN
12	CS1504	DETAILED GRADING PLAN
13	CS1505	DETAILED GRADING PLAN
14	CS1700	UTILITY PLAN KEY SHEET
15	CS1701	UTILITY PLAN
16	CS1702	UTILITY PLAN
17	CS1703	UTILITY PLAN
18	CS1704	UTILITY PLAN
19	CS2000	OVERALL LANDSCAPE PLAN
20	CS2001	BUFFER LANDSCAPE PLAN
21	CS2002	LANDSCAPE PLAN NOTES &DETAILS
22	CS3500	ROAD PLAN KEY SHEET
23	CS3501	ROAD PROFILES - PECKS WAY
24	CS3502	ROAD PROFILES - PECKS WAY
25	CS3503	ROAD PROFILES - PECKS WAY
26	CS3504	ROAD PROFILES - ROUCHER DRIVE
27	CS3505	ROAD PROFILES - ROUCHER DRIVE
28	CS3506	ROAD PROFILES - ROUCHER DRIVE
29	CS3507	ROAD PROFILES - ROUCHER DRIVE
30	CS3508	ROAD PROFILES - ROUCHER DRIVE
31	CS3509	ROAD PROFILES - LEAGUE ISLAND WAY
32	CS3510	ROAD PROFILES - LEAGUE ISLAND WAY
33	CS3511	ROAD PROFILES - LEAGUE ISLAND WAY
34	CS3512	ROAD PROFILES - LEAGUE ISLAND WAY
35	CS3513	ROAD PROFILES - LEAGUE ISLAND WAY
36	CS3514	ROAD PROFILES - LEDGER LANE
37	CS3515	ROAD PLAN - INTERSECTION DETAILS
38	CS3516	ROAD PLAN - INTERSECTION DETAILS
39	CS3517	ROAD PLAN - INTERSECTION DETAILS
40	CS3518	ROAD PLAN - CUL-DE-SAC DETAILS
41	CS4001	STORM DRAIN PROFILES
42	CS4002	STORM DRAIN PROFILES
43	CS4500	SANITARY SEWER PROFILES
44	CS4501	SANITARY SEWER PROFILES
45	CS4502	SANITARY SEWER PROFILES
46	CS4601	OFF-SITE WATER MAIN PLAN & PROFILE
47	CS4602	OFF-SITE WATER MAIN PLAN & PROFILE
48	CS4603	OFF-SITE WATER MAIN PLAN & PROFILE
49	CS4604	OFF-SITE WATER MAIN PLAN & PROFILE
50	CS4605	OFF-SITE WATER MAIN DETAILS & NOTES
51	CS5001	WATER PROFILES
52	CS5002	WATER PROFILES
53	CS6001	SITE DETAILS
54	CS6002	SANITARY SEWER DETAILS
55	CS6002A	SANITARY SEWER DETAILS
56	CS6003	WATER DETAILS
57	CS6004	DRAINAGE DETAILS
58	CS6005	DRAINAGE DETAILS
59	PS1700	PUMP STATION SITE LOCATION AND DESIGN CRITERIA
60	PS1701	PUMP STATION SITE PLAN
61	PS1702	PUMP STATION PLAN AND SECTIONS
62	PS1703	PUMP STATION DETAILS
63	PS1704	PUMP STATION DETAILS
64	PS1705	ELECTRICAL SITE PLAN
65	PS1706	ELECTRICAL DETAILS
66	PS1707	ELECTRICAL DETAILS
67	PS1708	ELECTRICAL NOTES
68	PS1709	OFF-SITE SEWER FORCE MAIN PLAN & PROFILE
69	PS1710	OFF-SITE SEWER FORCE MAIN PLAN & PROFILE
70	PS1711	OFF-SITE SEWER FORCE MAIN PLAN & PROFILE
71	PS1712	OFF-SITE SEWER FORCE MAIN PLAN & PROFILE
72	PS1713	OFF-SITE SEWER FORCE MAIN PLAN & PROFILE
73	PS1714	OFF-SITE SEWER FORCE MAIN NOTES & DETAILS
74	PS1715	OFF-SITE SEWER FORCE MAIN NOTES & DETAILS

CONDITIONS OF APPROVAL:

PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING ON APRIL 24, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:

A. THERE SHALL BE NO MORE THAN 128 LOTS WITHIN THE SUBDIVISION.
B. THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION RESPONSIBLE FOR MAINTENANCE OF THE STREETS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, AND OTHER COMMON AREAS.
C. AS SHOWN ON THE PRELIMINARY SITE PLAN, APPROXIMATELY 50% OF THE SITE SHALL REMAIN AS OPEN SPACE.
D. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT. THE SYSTEM SHALL BE MAINTAINED AND OPERATED USING BEST MANAGEMENT PRACTICES.
E. THERE SHALL BE A FORESTED AND/OR VEGETATED BUFFER STRIP THAT IS AT LEAST 30 FEET WIDE ALONG THE PERIMETER OF THE SUBDIVISION. THIS BUFFER SHALL UTILIZE EXISTING FOREST OR SIMILAR VEGETATION WHERE IT EXISTS IN THE BUFFER AREA. WHERE TREES CURRENTLY EXIST IN 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 DEVELOPMENT SHALL COMPLY WITH DELDOT ENTRANCE ROADWAY IMPROVEMENT REQUIREMENTS.
G. STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
H. THE SUBDIVISION SHALL BE SERVED BY CENTRAL SEWER AND CENTRAL WATER.
I. CONSTRUCTION, SITE WORK, AND DELIVERIES SHALL ONLY OCCUR ON THE SITE BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH 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. DURING SITE WORK AND INITIAL CONSTRUCTION, ALL DUMPSTERS AND ROLL-OFF CONTAINERS SHALL BE COVERED TO PREVENT CONSTRUCTION MATERIALS AND DEBRIS FROM BLOWING ACROSS THE SITE OR ONTO NEIGHBORING PROPERTIES.
J. THE APPLICANT SHALL COORDINATE WITH THE LOCAL SCHOOL DISTRICT FOR 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.
K. THERE SHALL BE ON-SITE AMENITIES INCLUDING A CLUBHOUSE, SWIMMING POOL, AND WALKING TRIAL. THESE AMENITIES SHALL BE COMPLETED AND OPEN TO USE AS REQUIRED BY SECTION 99-21E OF THE SUBDIVISION CODE.
L. THERE SHALL BE AT LEAST 11 ACRES OF THE EXISTING FOREST PRESERVED WITHIN THIS DEVELOPMENT. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN DEPICTING ALL LANDSCAPING TO BE PROVIDED AND ALL OF THE FORESTED AREAS THAT WILL BE PRESERVED. THE LANDSCAPE PLAN SHALL ALSO IDENTIFY ALL "LIMITS OF DISTURBANCE" WITHIN THE SITE.
M. THE FINAL SITE PLAN SHALL INCLUDE AN UNOBSTRUCTED AREA SET ASIDE FOR VEHICULAR ACCESS IN THE VICINITY OF LOT 62 TO THE SUBDIVISION IN EMERGENCY SITUATIONS FROM MARTINS FARM ROAD. THIS AREA DOES NOT NEED TO BE IMPROVED WITH PAVING OR STONES. INSTEAD, IT MUST BE AN AREA OUTSIDE OF ANY LOTS OR STRUCTURES AND FREE FROM OBSTRUCTIONS SO THAT THE DEVELOPMENT IS NOT ISOLATED IN THE EVENT THAT THE MAIN ENTRANCE IS IMPASSABLE.
N. THE FINAL SITE PLAN AND RECORDED DECLARATION SHALL STATE THAT AGRICULTURAL AND HUNTING ACTIVITIES MAY EXIST ON NEARBY PROPERTIES. THE AGRICULTURAL USE PROTECTION NOTICE AND A SIMILAR NOTICE ABOUT HUNTING ACTIVITIES SHALL BE INCLUDED IN THESE RECORDED DOCUMENTS AS WELL.
O. THE FINAL SITE PLAN SHALL INCLUDE A GRADING PLAN FOR THE SITE. NO BUILDING PERMIT SHALL BE ISSUED FOR INDIVIDUAL LOTS UNTIL AND 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.
P. AS REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
Q. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

NOTES:

1. THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE ISSUANCE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED.
2. THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE RELEASE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED. THE CONSTRUCTION OF THE FULL MOVEMENT HAMMERHEAD SITE ENTRANCE SHALL BEGIN AND SHALL BE SUBSTANTIALLY COMPLETE, AS DEFINED PER THE DEPARTMENT'S STANDARD SPECIFICATIONS, PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT AND SHALL BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 5TH BUILDING PERMIT. THE REMAINING CONSTRUCTION OF THE FULL MOVEMENT SITE ENTRANCE AND ALL ASSOCIATED ROADWAY AND PEDESTRIAN IMPROVEMENTS, AS DEPICTED IN THE DELDOT-APPROVED PLANS, SHALL BEGIN PRIOR TO THE ISSUANCE OF THE 6TH BUILDING PERMIT AND BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 36TH BUILDING PERMIT.
3. ARTESIAN WATER COMPANY INC. & ARTESIAN WASTEWATER MANAGEMENT INC ARE HERE BY GRANTED UNINTERRUPTED AND PERPETUAL EASEMENT WITHIN THE PRIVATE COMMUNITY STREET RIGHT-OF-WAY.

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s): 2408660970
2408661001
2408611026
2408611043
2408611048

SUSSEX COUNTY ENGINEERING DEPARTMENT ,
APPROVAL AGREEMENT No: 1226

COUNTY ENGINEER DATE

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

SIGNATURE DATE
ALAN DECKTOR, PE (DE #17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM

DELAWARE LICENSED PROFESSIONAL ENGINEER No. 17771

DEVELOPER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

RIBERA DEVELOPMENT, LLC DATE
C/O JOHN STAMATO
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
(443) 871-0486
JOHNSTAMATO@RIBERADEV.COM

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

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

PECK FARM
(2022-27)
TAX MAP ID: 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

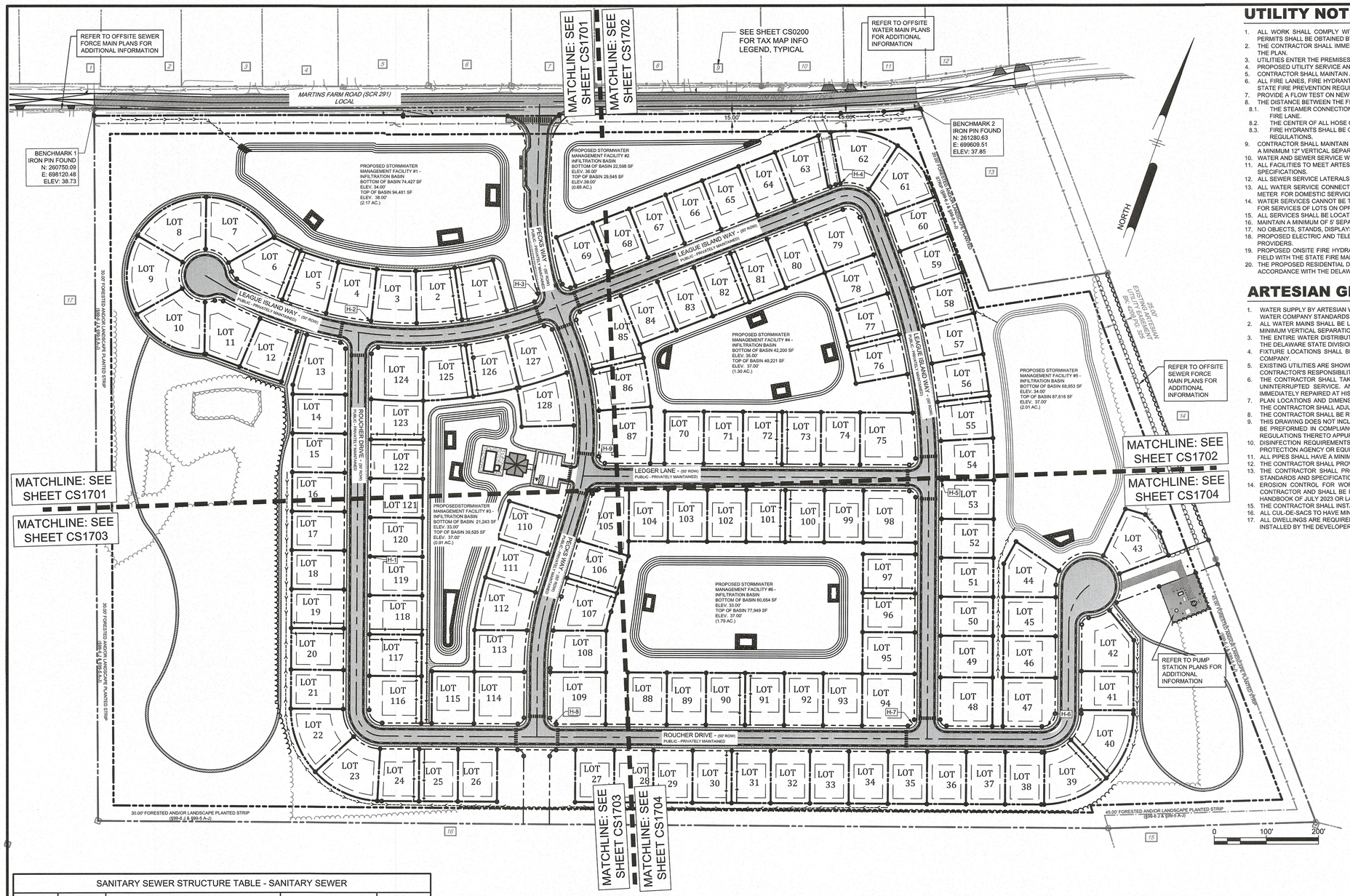
COVER PAGE

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

NO.	DATE	REVISIONS	BY
2	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
1	2025-07-23	REVISED PER SCED COMMENTS	LFS

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU
APPROVED BY	AMD

CS0001



UTILITY NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
4. PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
6. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
7. PROVIDE A FLOW TEST ON NEW HYDRANT TO FIRE MARSHALL ONCE IT HAS BEEN INSTALLED AND PRIOR TO OPERATIONS.
8. THE DISTANCE BETWEEN THE FIRE HYDRANT AND THE FIRE LANE SHALL NOT BE GREATER THAN SEVEN FEET.
   - 8.1. THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSITIONED SO AS TO BE FACING THE STREET OR FIRE LANE.
   - 8.2. THE CENTER OF ALL HOSE OUTLETS ON FIRE HYDRANTS SHALL NOT BE LESS THAN 18" ABOVE FINAL GRADE.
   - 8.3. FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN STORM AND SEWER MAINS.
10. WATER AND SEWER SERVICE WILL BE INSTALLED IN PHASES. REFER TO PHASING CONSTRUCTION PLAN, SHEET CS0901
11. ALL FACILITIES TO MEET ARTESIAN WATER COMPANY AND ARTESIAN WASTEWATER MANAGEMENT, INC. STANDARDS AND SPECIFICATIONS.
12. ALL SEWER SERVICE LATERALS SHALL BE 6".
13. ALL WATER SERVICE CONNECTIONS FOR THE RESIDENTIAL LOTS TO BE SERVICED WITH A MINIMUM OF $\frac{3}{4}$" LATERAL AND METER FOR DOMESTIC SERVICES AND A 2" LATERAL AND METER FOR THE PUMP STATION AND CLUBHOUSE.
14. WATER SERVICES CANNOT BE TAPPED AT SAME LOCATION ON THE WATER MAIN. MAINTAIN 18" HORIZONTAL SEPARATION FOR SERVICES OF LOTS ON OPPOSITE SIDES OF THE ROAD AND ALL PIPE JOINTS.
15. ALL SERVICES SHALL BE LOCATED 5' MINIMUM FROM LOT CORNER.
16. MAINTAIN A MINIMUM OF 5' SEPARATION BETWEEN THE WATER AND SEWER SERVICE LATERALS.
17. NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
18. PROPOSED ELECTRIC AND TELECOMMUNICATION CONNECTIONS TO BE DETERMINED WITH COORDINATION FROM UTILITY PROVIDERS.
19. PROPOSED ONSITE FIRE HYDRANT LOCATIONS AND FIRE WATER SUPPLY LINE LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE STATE FIRE MARSHALL.
20. THE PROPOSED RESIDENTIAL DWELLINGS AND CLUBHOUSE SHALL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

ARTESIAN GENERAL NOTES:

1. WATER SUPPLY BY ARTESIAN WATER COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
3. THE ENTIRE WATER DISTRIBUTION SYSTEM MUST BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
4. FIXTURE LOCATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF ARTESIAN WATER COMPANY.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR UTILITY LOCATION.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT HIS/HER EXPENSE.
7. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE SPECIFIED BY ENGINEER. THE CONTRACTOR SHALL ADJUST WATERLINE LOCATIONS AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE.
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PREFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. DISINFECTION REQUIREMENTS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE STATE ENVIRONMENTAL PROTECTION AGENCY OR EQUIVALENT TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C60-08.
11. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
12. THE CONTRACTOR SHALL PROVIDE PRESSURE REDUCING VALVES IN UNITS, IF NECESSARY.
13. THE CONTRACTOR SHALL PROVIDE BUTTRESSES FOR ALL HORIZONTAL AND VERTICAL BENDS AS REQUIRED PER STANDARDS AND SPECIFICATIONS OF THE ARTESIAN WATER COMPANY.
14. EROSION CONTROL FOR WORK RELATED TO THE INSTALLATION OF WATERLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PREFORMED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK OF JULY 2023 OR LATEST ISSUE.
15. THE CONTRACTOR SHALL INSTALL AIR RELEASE VALVES AS SPECIFIED IN FIELD.
16. ALL CUL-DE-SACS TO HAVE MINIMUM 38 FOOT CLEAR PAVED RADIUS.
17. ALL DWELLINGS ARE REQUIRED TO HAVE METER PITS WHICH ARE TO BE PURCHASED FROM ARTESIAN WATER CO. AND INSTALLED BY THE DEVELOPER AT HIS COST.

FIRE HYDRANT LOCATION (WITHIN PECK FARM SUBDIVISION)

HYDRANT #	LOCATION
H-1	BETWEEN LOTS 119 & 120, ROUCHER DRIVE
H-2	BETWEEN LOTS 3 & 4, LEAGUE ISLAND WAY
H-3	NEXT TO LOT 1 ON CORNER OF ENTRANCE
H-4	BETWEEN LOTS 62 & 63, LEAGUE ISLAND WAY
H-5	BETWEEN LOTS 53 & 54, LEAGUE ISLAND WAY
H-6	CORNER OF LOT 47, ROUCHER DRIVE
H-7	CORNER OF LOT 94 BY INTERSECTION, LEAGUE ISLAND WAY & ROUCHER DRIVE
H-8	CORNER OF LOT 109 BY INTERSECTION, ROUCHER DRIVE & PECKS WAY
H-9	CORNER OF LOT 87 BY INTERSECTION, LEDGER LANE & PECKS WAY

SANITARY SEWER STRUCTURE TABLE - SANITARY SEWER

ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
CLEANOUT-2	37.66		27.34 (8" SDR-26) MH-9	8" CONNECTION
MH-1	36.69	15.53 (8" PVC C-900 SD18 @ 0.28%) MH-2	15.43 (10" PVC C-900 SD18)	60" MH
MH-2	37.50	15.83 (8" PVC C-900 SD18 @ 3.00%) MH-3 15.83 (8" PVC C-900 SD18 @ 0.40%) TERMINAL CLEANOUT-1	15.73 (8" PVC C-900 SD18) MH-1	60" MH
MH-3	38.08	21.41 (8" SDR-26 @ 1.04%) MH-4	21.31 (8" PVC C-900 SD18) MH-2	48" MH
MH-4	37.44	23.87 (8" SDR-26 @ 0.28%) MH-5	23.77 (8" SDR-26) MH-3	48" MH
MH-5	37.55	24.08 (8" SDR-26 @ 0.28%) MH-6	23.98 (8" SDR-26) MH-4	48" MH
MH-6	38.25	24.88 (8" SDR-26 @ 0.53%) MH-24 24.88 (8" SDR-26 @ 0.28%) MH-7	24.78 (8" SDR-26) MH-5	48" MH
MH-7	36.29	26.07 (8" SDR-26 @ 0.28%) MH-8	25.97 (8" SDR-26) MH-6	48" MH
MH-8	36.83	26.67 (8" SDR-26 @ 0.28%) MH-9	26.57 (8" SDR-26) MH-7	48" MH
MH-9	37.31	27.27 (8" SDR-26 @ 0.28%) MH-10 27.27 (8" SDR-26 @ 0.28%) MH-19 27.27 (8" SDR-26 @ 0.40%) CLEANOUT-2	27.17 (8" SDR-26) MH-8	48" MH
MH-10	36.94	28.22 (8" SDR-26 @ 0.28%) MH-11	28.12 (8" SDR-26) MH-9	48" MH
MH-11	36.94	28.45 (8" SDR-26 @ 0.28%) MH-12	28.35 (8" SDR-26) MH-10	48" MH
MH-12	37.02	29.45 (8" SDR-26 @ 0.28%) MH-13	29.35 (8" SDR-26) MH-11	48" MH
MH-13	36.58	30.17 (8" SDR-26 @ 0.28%) MH-14	30.07 (8" SDR-26) MH-12	48" MH
MH-14	38.29	30.86 (8" SDR-26 @ 0.28%) MH-15 30.86 (8" SDR-26 @ 0.28%) MH-17	30.76 (8" SDR-26) MH-13	48" MH
MH-15	37.85	31.38 (8" SDR-26 @ 0.78%) MH-16	31.28 (8" SDR-26) MH-14	48" MH
MH-16	38.82		32.90 (8" SDR-26) MH-15	48" MH
MH-17	37.70	31.38 (8" SDR-26 @ 0.40%) MH-18	31.28 (8" SDR-26) MH-14	48" MH

SANITARY SEWER STRUCTURE TABLE - SANITARY SEWER

ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
MH-18	37.55		31.71 (8" SDR-26) MH-17	48" MH
MH-19	36.46	28.03 (8" SDR-26 @ 0.81%) MH-20	27.93 (8" SDR-26) MH-9	48" MH
MH-20	37.75		29.75 (8" SDR-26) MH-19	48" MH
MH-21	38.31	29.57 (8" SDR-26 @ 0.28%) MH-22	29.47 (8" SDR-26) MH-33	48" MH
MH-22	37.39	30.01 (8" SDR-26 @ 0.40%) MH-23	29.91 (8" SDR-26) MH-21	48" MH
MH-23	37.64		30.27 (8" SDR-26) MH-22	48" MH
MH-24	38.69	26.60 (8" SDR-26 @ 0.28%) MH-25	26.50 (8" SDR-26) MH-6	48" MH
MH-25	38.46	27.25 (8" SDR-26 @ 0.28%) MH-32 27.25 (8" SDR-26 @ 0.28%) MH-26	27.15 (8" SDR-26) MH-24	48" MH
MH-26	38.00	27.85 (8" SDR-26 @ 0.28%) MH-27	27.75 (8" SDR-26) MH-25	48" MH
MH-27	37.80	28.39 (8" SDR-26 @ 0.28%) MH-28	28.29 (8" SDR-26) MH-26	48" MH
MH-28	38.58	29.10 (8" SDR-26 @ 0.28%) MH-29	29.00 (8" SDR-26) MH-27	48" MH
MH-29	38.33	29.34 (8" SDR-26 @ 0.28%) MH-30	29.24 (8" SDR-26) MH-28	48" MH
MH-30	37.49	29.99 (8" SDR-26 @ 0.40%) MH-31	29.89 (8" SDR-26) MH-29	48" MH
MH-31	38.17		31.10 (8" SDR-26) MH-30	48" MH
MH-32	37.46	28.28 (8" SDR-26 @ 0.28%) MH-33	28.18 (8" SDR-26) MH-25	48" MH
MH-33	38.63	29.30 (8" SDR-26 @ 0.28%) MH-21	29.20 (8" SDR-26) MH-32	48" MH
TERMINAL CLEANOUT-1	38.22		16.24 (8" PVC C-900 SD18) MH-2	8" CONNECTION

SANITARY SEWER PIPE TABLE SANITARY SEWER

ID	FROM STRUCTURE	INV IN	TO STRUCTURE	INV OUT	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-1	MH-2	15.73	MH-1	15.53	8"	PVC C-900 SD18	72.06'	0.28%
SS-2	MH-3	21.31	MH-2	15.83	8"	PVC C-900 SD18	182.87'	3.00%
SS-3	MH-4	23.77	MH-3	21.41	8"	SDR-26	226.44'	1.04%
SS-4	MH-5	23.98	MH-4	23.87	8"	SDR-26	38.57'	0.28%
SS-5	MH-6	24.78	MH-5	24.08	8"	SDR-26	247.50'	0.28%
SS-6	MH-7	25.97	MH-6	24.88	8"	SDR-26	395.26'	0.28%
SS-7	MH-8	26.57	MH-7	26.07	8"	SDR-26	179.10'	0.28%
SS-8	MH-9	27.17	MH-8	26.67	8"	SDR-26	179.10'	0.28%
SS-9	MH-10	28.12	MH-9	27.27	8"	SDR-26	304.53'	0.28%
SS-9B	CLEANOUT-2	27.34	MH-9	27.27	8"	SDR-26	19.00'	0.40%
SS-10	MH-11	28.35	MH-10	28.22	8"	SDR-26	47.13'	0.28%
SS-11	MH-12	29.35	MH-11	28.45	8"	SDR-26	314.26'	0.28%
SS-12	MH-13	30.07	MH-12	29.45	8"	SDR-26	216.97'	0.28%
SS-13	MH-14	30.76	MH-13	30.17	8"	SDR-26	207.88'	0.28%
SS-14	MH-15	31.28	MH-14	30.86	8"	SDR-26	147.98'	0.28%
SS-15	MH-16	32.90	MH-15	31.38	8"	SDR-26	195.44'	0.78%
SS-16	MH-17	31.28	MH-14	30.86	8"	SDR-26	152.02'	0.28%
SS-17	MH-18	31.71	MH-17	31.38	8"	SDR-26	83.99'	0.40%
SS-18	MH-19	27.93	MH-9	27.27	8"	SDR-26	234.09'	0.28%
SS-19	MH-20	29.75	MH-19	28.03	8"	SDR-26	213.42'	0.81%

SANITARY SEWER PIPE TABLE SANITARY SEWER

ID	FROM STRUCTURE	INV IN	TO STRUCTURE	INV OUT	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-20	MH-21	29.47	MH-33	29.30	8"	SDR-26	61.22'	0.28%
SS-21	MH-22	29.91	MH-21	29.57	8"	SDR-26	122.24'	0.28%
SS-22	MH-23	30.27	MH-22	30.01	8"	SDR-26	65.26'	0.40%
SS-23	MH-24	26.50	MH-6	24.88	8"	SDR-26	307.21'	0.53%
SS-24	MH-25	27.15	MH-24	26.60	8"	SDR-26	193.28'	0.28%
SS-25	MH-26	27.75	MH-25	27.25	8"	SDR-26	179.54'	0.28%
SS-26	MH-27	28.29	MH-26	27.85	8"	SDR-26	154.76'	0.28%
SS-27	MH-28	29.00	MH-27	28.39	8"	SDR-26	219.14'	0.28%
SS-28	MH-29	29.24	MH-28	29.10	8"	SDR-26	48.90'	0.28%
SS-29	MH-30	29.89	MH-29	29.34	8"	SDR-26	195.62'	0.28%
SS-30	MH-31	31.10	MH-30	29.99	8"	SDR-26	276.81'	0.40%
SS-31	MH-32	28.18	MH-25	27.25	8"	SDR-26	333.55'	0.28%
SS-32	MH-33	29.20	MH-32	28.28	8"	SDR-26	330.83'	0.28%
SS-33	MH-1	15.43	WETWELL	15.34	10"	PVC C-900 SD18	31.81'	0.28%
SS-34	TERMINAL CLEANOUT-1	16.24	MH-2	15.83	8"	PVC C-900 SD18	102.05'	0.40%

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

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

ALAN M. DECKTON LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

10/15/2025

PECK FARM

2022-231
TAX MAP: 230-19.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

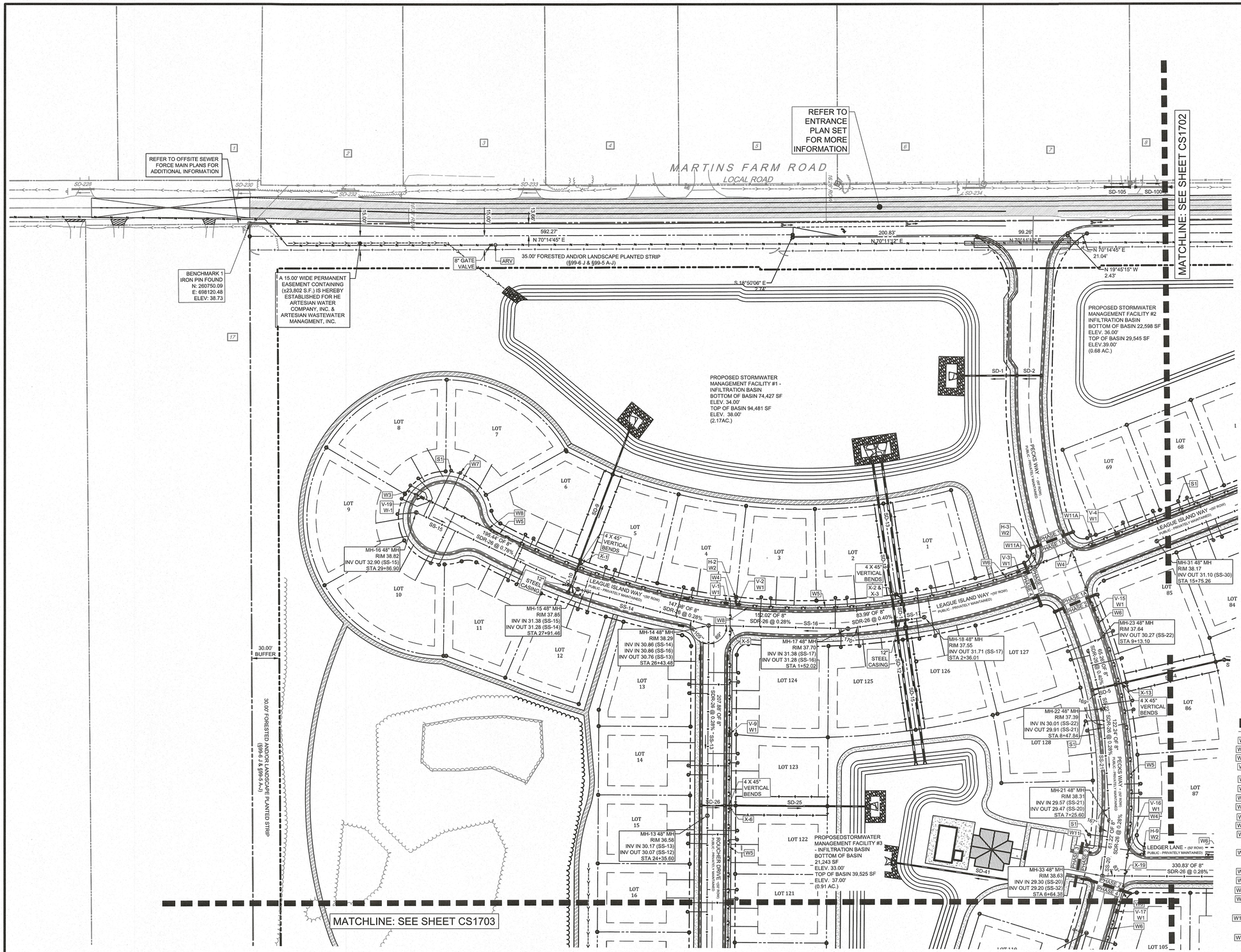
UTILITY PLAN KEY SHEET

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=100'
DRAWN BY	RWS
APPROVED BY	AMD

CS1700



SEE SHEET CS6003 FOR WATER DETAILS

SEE SHEET CS6002 FOR SANITARY SEWER DETAILS

SEE SHEET CS4501 & CS4502 FOR SANITARY SEWER PROFILES

SEE SHEET CS5001 & CS5002 FOR WATER PROFILES

NOTES:

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

KEYED NOTES

- W1 8" WATER VALVE
- W1B 12" WATER VALVE
- W1C 2" CURB STOP
- W2 PROPOSED FIRE HYDRANT ASSEMBLY, (SEE DETAIL 3/ CS6003)
- W3 8" CAP & 2" PERMANENT BLOW OFF, (SEE DETAIL 5/ CS6003)
- W4 8" X 8" WATER TEE
- W4B 12" X 8" WATER TEE
- W4C 12" X 12" WATER TEE
- W5 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W5B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- W6 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W7 3/4" WATER SERVICE WITH CURBSTOP AND 5/8" METER, (SEE DETAIL 4/ CS6003)
- W8 11.25" BEND
- W9 22.50" BEND
- W10 45° BEND
- W11 2" WATER SERVICE, CURBSTOP, & 2" METER, (SEE DETAIL 2/ CS6003)
- W11A 2" WATER SERVICE, CURBSTOP, & 2" METER FOR IRRIGATION AT ENTRANCE
- W12 WATER MAIN TO BE INSTALLED IN 20" DIA, $\frac{1}{4}$" THICK, ±43' LONG STEEL SLEEVE USING JACK AND BORE, COMPLETE WITH SPACERS AND BRICK AND MORTAR, PER DELDOT UTILITY PERMIT APPROVAL PROCESS. SLEEVE TO EXTEND 5' PAST THE EDGE OF PAVING.
- S1 6" SANITARY LATERAL CONNECTION (TYP.), 8" FOR CLUBHOUSE
- S2 VALVE WITH EXTENSION TO BE APPROXIMATELY 4' DEEP FROM FINISHED GRADE WITH 6" PIPE USED AS VALVE BOX (TO BE INSTALLED AT EACH PHASE BREAK)

ARTESIAN CALL OUTS

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

LEGEND

EXISTING		PROPOSED
	WATER MAIN, VALVE, HYDRANT ASSEMBLY & WATER SERVICE CURB STOP	12" W — 8" W
	SANITARY SEWER FLOW ARROW, MAIN, & CLEANOUT	
	STORMPIPE, INLET, MANHOLE & FLARED END	

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

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

ALAN M. DEKKTIR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

10/13/2025

PECK FARM

(2022-27)
TAX MAP: 235-34.00-49.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

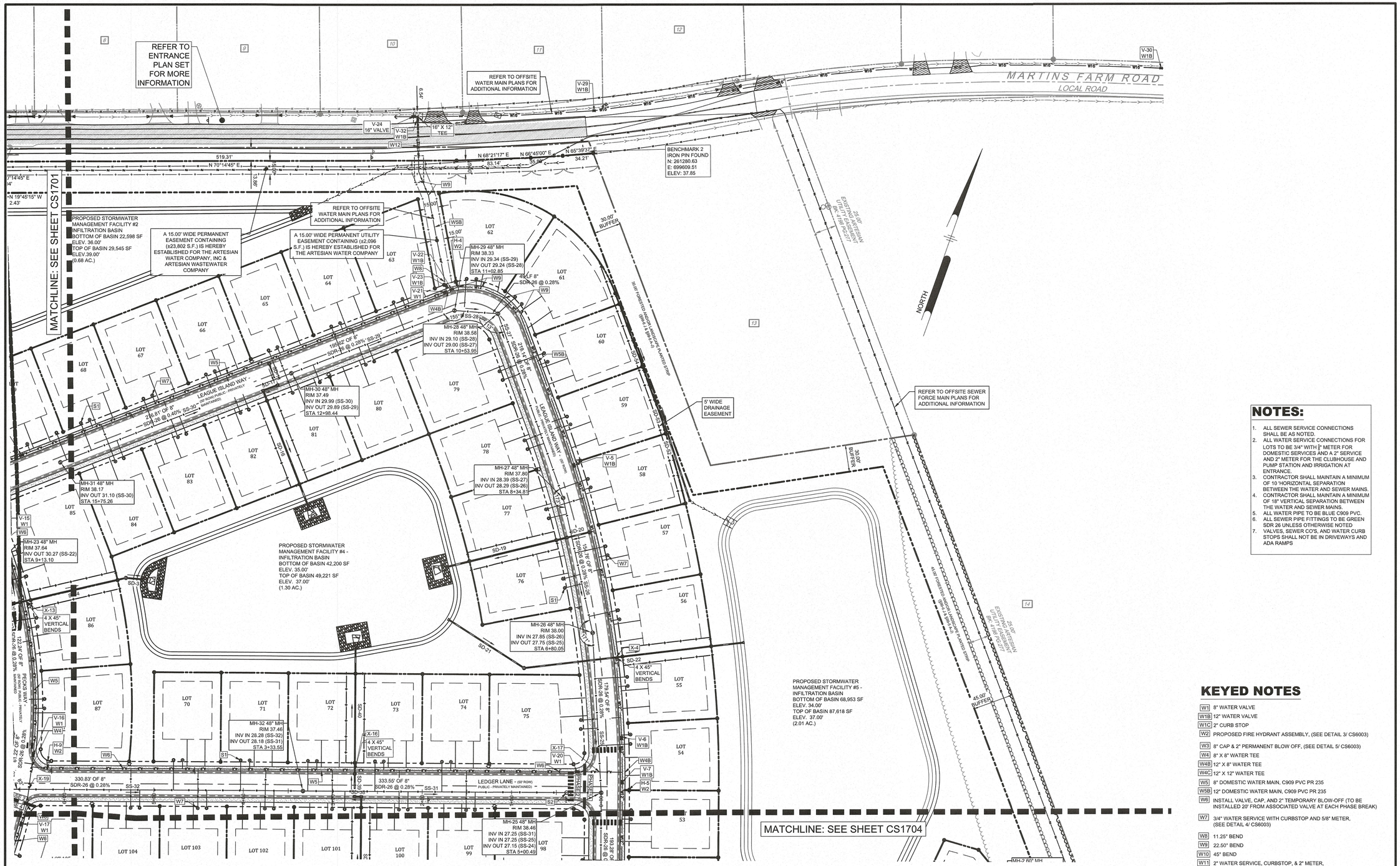
UTILITY PLAN

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWMI AND AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

CS1701



NOTES:

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

KEYED NOTES

- W1 8" WATER VALVE
- W1B 12" WATER VALVE
- W1C 2" CURB STOP
- W2 PROPOSED FIRE HYDRANT ASSEMBLY, (SEE DETAIL 3/ CS6003)
- W3 8" CAP & 2" PERMANENT BLOW OFF, (SEE DETAIL 5/ CS6003)
- W4 8" X 8" WATER TEE
- W4B 12" X 8" WATER TEE
- W4C 12" X 12" WATER TEE
- W5 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W5B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- W6 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W7 3/4" WATER SERVICE WITH CURBSTOP AND 5/8" METER, (SEE DETAIL 4/ CS6003)
- W8 11.25° BEND
- W9 22.50° BEND
- W10 45° BEND
- W11 2" WATER SERVICE, CURBSTOP, & 2" METER, (SEE DETAIL 2/ CS6003)
- W11A 2" WATER SERVICE, CURBSTOP, & 2" METER FOR IRRIGATION AT ENTRANCE
- W12 WATER MAIN TO BE INSTALLED IN 20" DIA. $\frac{3}{8}$" THICK, ±43' LONG STEEL SLEEVE USING JACK AND BORE, COMPLETE WITH SPACERS AND BRICK AND MORTAR, PER DELDOT UTILITY PERMIT APPROVAL PROCESS. SLEEVE TO EXTEND 5' PAST THE EDGE OF PAVING.
- S1 6" SANITARY LATERAL CONNECTION (TYP.), 8" FOR CLUBHOUSE
- S2 VALVE WITH EXTENSION TO BE APPROXIMATELY 4' DEEP FROM FINISHED GRADE WITH 6" PIPE USED AS VALVE BOX (TO BE INSTALLED AT EACH PHASE BREAK)

ARTESIAN CALL OUTS

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

LEGEND

EXISTING		PROPOSED
	WATER MAIN, VALVE, HYDRANT ASSEMBLY & WATER SERVICE CURB STOP	12" W 8" W
	SANITARY SEWER FLOW ARROW, MAIN, & CLEANOUT	
	STORMPIPE, INLET, MANHOLE & FLARED END	

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

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

ALAN M. DECKTOR "LICENSE" No. 17771 DELAWARE PROFESSIONAL ENGINEER

PECK FARM

(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

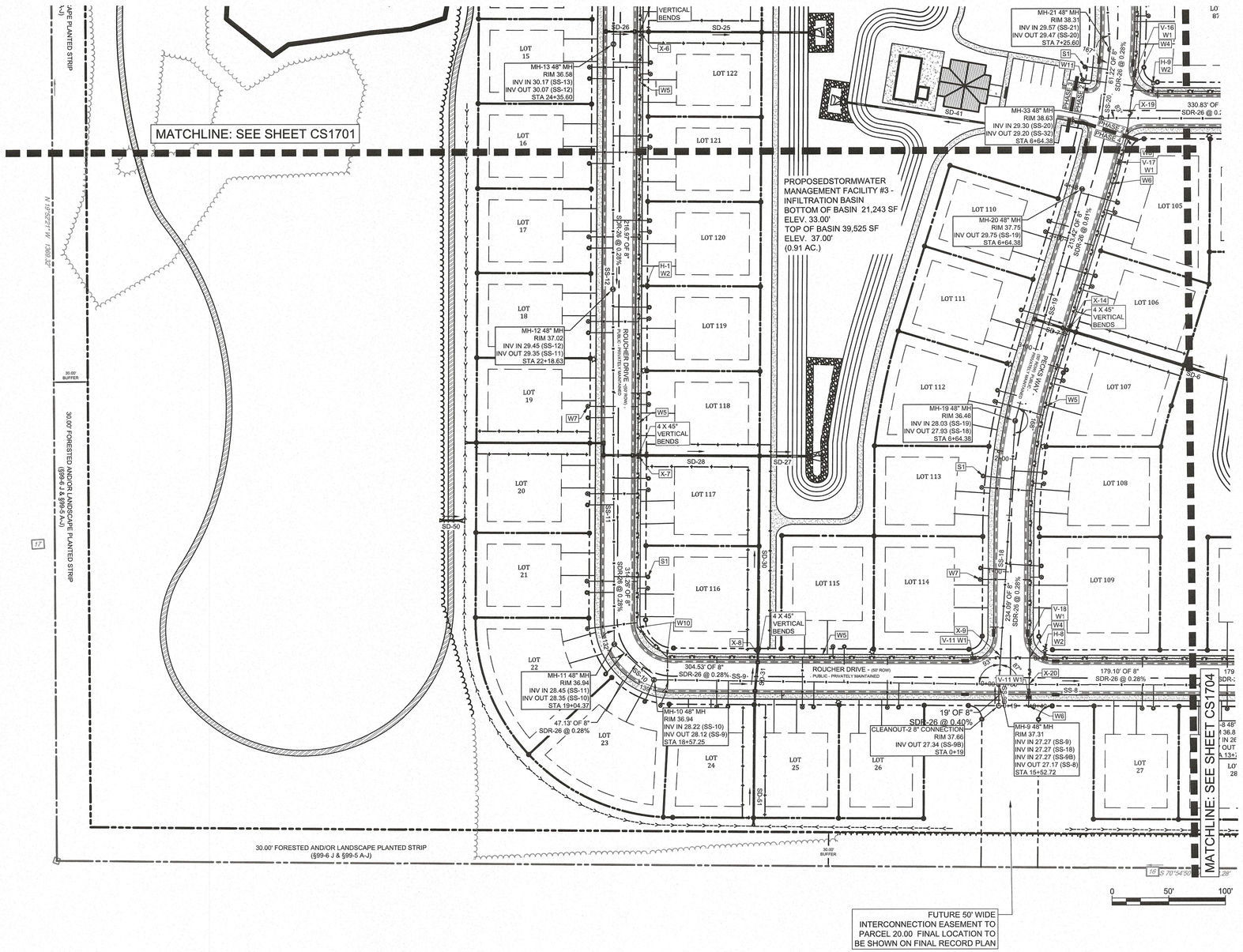
UTILITY PLAN

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

NO.	DATE	REVISIONS	BY
3	2025-05-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

CS1702



NOTES:

1. ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED.
2. ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH ⅝" METER FOR DOMESTIC SERVICES AND A 2" SERVICE AND 2" METER FOR THE CLUBHOUSE AND PUMP STATION AND IRRIGATION AT ENTRANCE.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 'HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
5. ALL WATER PIPE TO BE BLUE C909 PVC.
6. ALL SEWER PIPE FITTINGS TO BE GREEN SDR 26 UNLESS OTHERWISE NOTED
7. VALVES, SEWER CO'S, AND WATER CURB STOPS SHALL NOT BE IN DRIVEWAYS AND ADA RAMPS

KEYED NOTES

- W1 8" WATER VALVE
- W1B 12" WATER VALVE
- W1C 2" CURB STOP
- W2 PROPOSED FIRE HYDRANT ASSEMBLY, (SEE DETAIL 3/ CS6003)
- W3 8" CAP & 2" PERMANENT BLOW OFF, (SEE DETAIL 5/ CS6003)
- W4 8" X 8" WATER TEE
- W4B 12" X 8" WATER TEE
- W4C 12" X 12" WATER TEE
- W5 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W5B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- W6 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W7 3/4" WATER SERVICE WITH CURBSTOP AND 5/8" METER, (SEE DETAIL 4/ CS6003)
- W8 11.25° BEND
- W9 22.50° BEND
- W10 45° BEND
- W11 2" WATER SERVICE, CURBSTOP, & 2" METER, (SEE DETAIL 2/ CS6003)
- W11A 2" WATER SERVICE, CURBSTOP, & 2" METER FOR IRRIGATION AT ENTRANCE
- W12 WATER MAIN TO BE INSTALLED IN 20" DIA, ⅜" THICK, ±43' LONG STEEL SLEEVE USING JACK AND BORE, COMPLETE WITH SPACERS AND BRICK AND MORTAR, PER DELDOT UTILITY PERMIT APPROVAL PROCESS. SLEEVE TO EXTEND 5' PAST THE EDGE OF PAVING.
- S1 6" SANITARY LATERAL CONNECTION (TYP.), 8" FOR CLUBHOUSE
- S2 VALVE WITH EXTENSION TO BE APPROXIMATELY 4' DEEP FROM FINISHED GRADE WITH 6" PIPE USED AS VALVE BOX (TO BE INSTALLED AT EACH PHASE BREAK)

ARTESIAN CALL OUTS

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

LEGEND

EXISTING		PROPOSED
	WATER MAIN, VALVE, HYDRANT ASSEMBLY & WATER SERVICE CURB STOP	12" W — 8" W
	SANITARY SEWER FLOW ARROW, MAIN, & CLEANOUT	
	STORMPIPE, INLET, MANHOLE & FLARED END	

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

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 10/3/2025

PECK FARM

TAX MAP# 1-00-22027-01-34-0.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

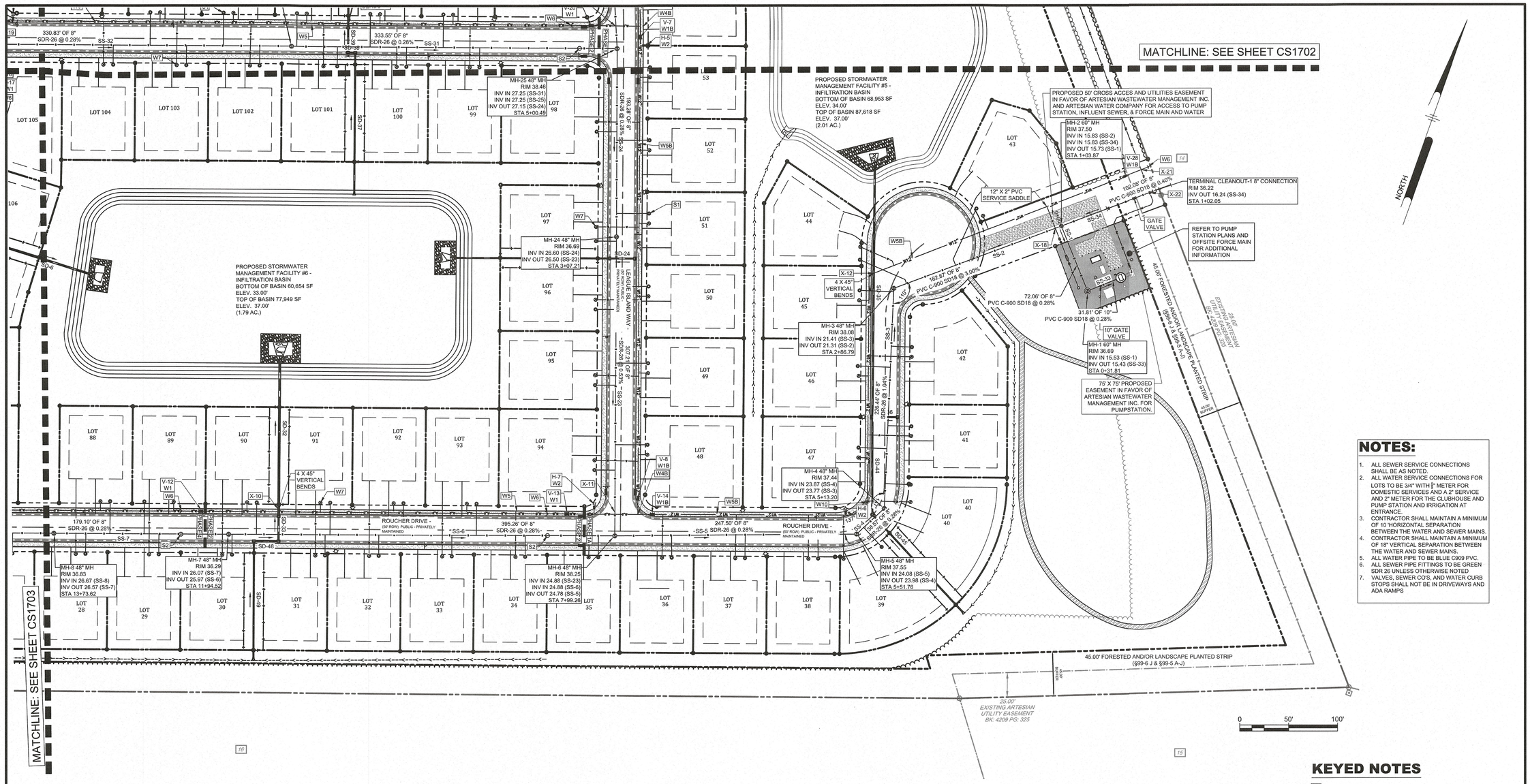
UTILITY PLAN

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWMI & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

CS1703



NOTES:

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

KEYED NOTES

- W1 8" WATER VALVE
- W1B 12" WATER VALVE
- W1C 2" CURB STOP
- W2 PROPOSED FIRE HYDRANT ASSEMBLY, (SEE DETAIL 3/ CS6003)
- W3 8" CAP & 2" PERMANENT BLOW OFF, (SEE DETAIL 5/ CS6003)
- W4 8" X 8" WATER TEE
- W4B 12" X 8" WATER TEE
- W4C 12" X 12" WATER TEE
- W5 8" DOMESTIC WATER MAIN, C909 PVC PR 235
- W5B 12" DOMESTIC WATER MAIN, C909 PVC PR 235
- W6 INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
- W7 3/4" WATER SERVICE WITH CURBSTOP AND 5/8" METER, (SEE DETAIL 4/ CS6003)
- W8 11.25° BEND
- W9 22.50° BEND
- W10 45° BEND
- W11 2" WATER SERVICE, CURBSTOP, & 2" METER, (SEE DETAIL 2/ CS6003)
- W11A 2" WATER SERVICE, CURBSTOP, & 2" METER FOR IRRIGATION AT ENTRANCE
- W12 WATER MAIN TO BE INSTALLED IN 20" DIA, ∫" THICK, ±43' LONG STEEL SLEEVE USING JACK AND BORE, COMPLETE WITH SPACERS AND BRICK AND MORTAR, PER DELDOT UTILITY PERMIT APPROVAL PROCESS. SLEEVE TO EXTEND 5' PAST THE EDGE OF PAVING.
- S1 6" SANITARY LATERAL CONNECTION (TYP.), 8" FOR CLUBHOUSE
- S2 VALVE WITH EXTENSION TO BE APPROXIMATELY 4' DEEP FROM FINISHED GRADE WITH 6" PIPE USED AS VALVE BOX (TO BE INSTALLED AT EACH PHASE BREAK)

LEGEND

EXISTING		PROPOSED
	WATER MAIN, VALVE, HYDRANT ASSEMBLY & WATER SERVICE CURB STOP	12" W — 8" W
	SANITARY SEWER FLOW ARROW, MAIN, & CLEANOUT	
	STORMPIPE, INLET, MANHOLE & FLARED END	

ARTESIAN CALL OUTS

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

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

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 10/13/2025

PECK FARM

(2022-27)
TAX MAP# ID - 334-9.00-4.00
27459 & 27461 NATIONAL ROAD
MILTON, DE 19968

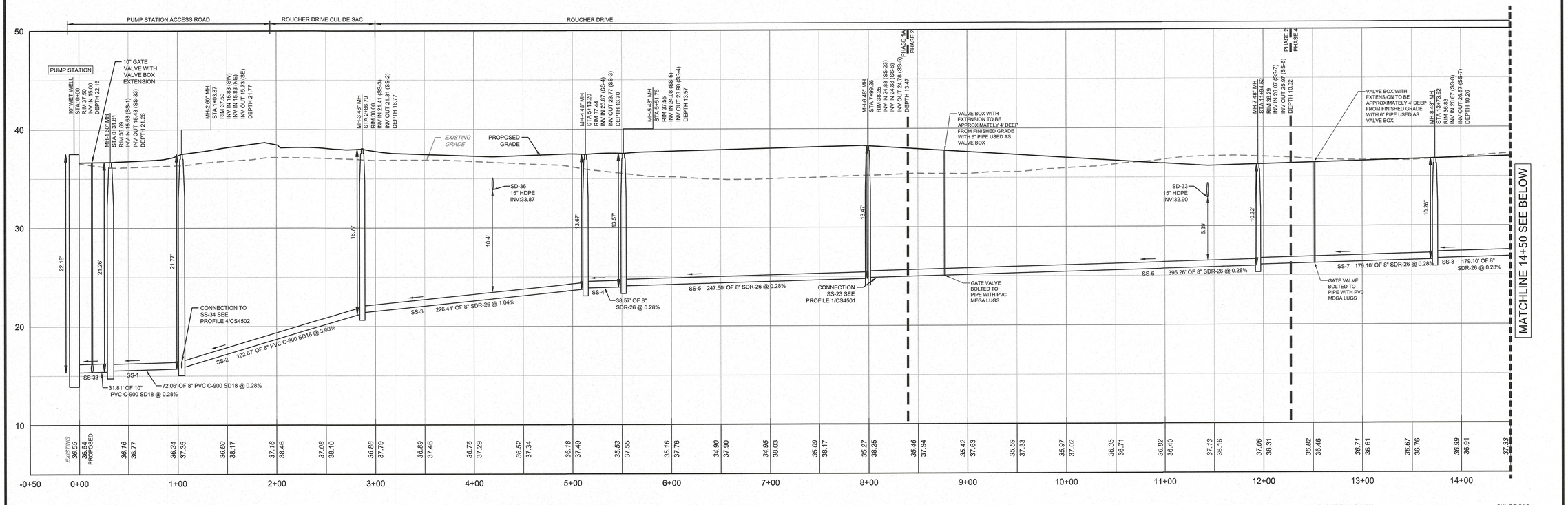
UTILITY PLAN

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWMI & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

CS1704



PROFILE - MH-16 TO WET WELL

H: 1" = 50' , V: 1" = 5'

1
CS4500

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

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

ALAN M. DECKTOR
LICENSE
No. 17771
DELAWARE
PROFESSIONAL ENGINEER
10/3/2025

PECK FARM

(2022-27)
TAX MAP# ID - 334-8.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

SANITARY SEWER PROFILES

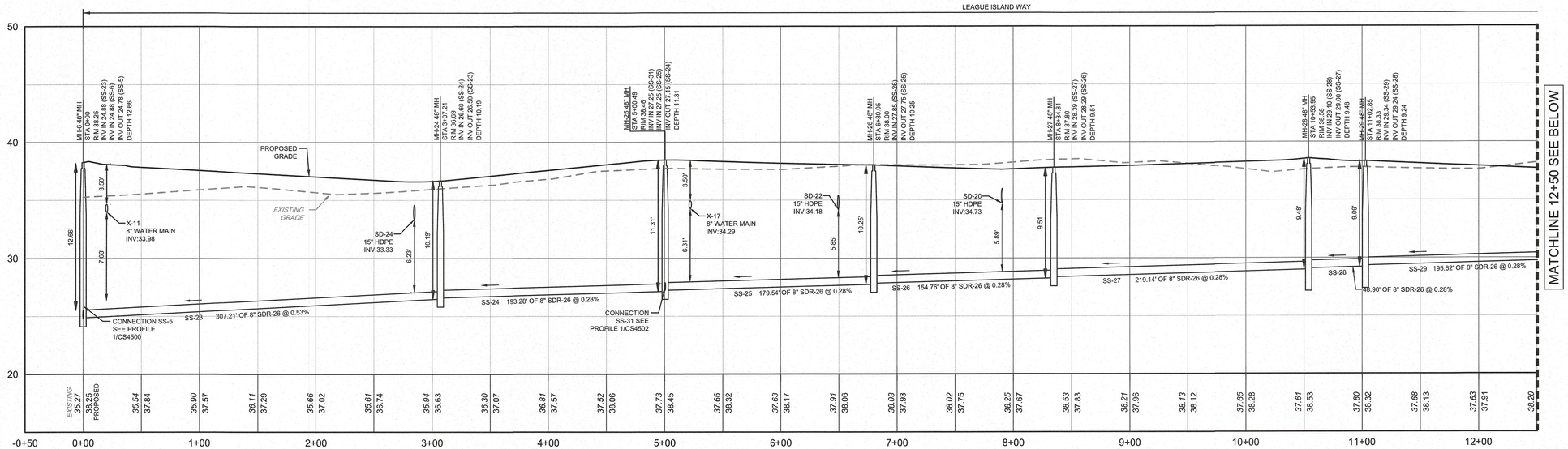
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

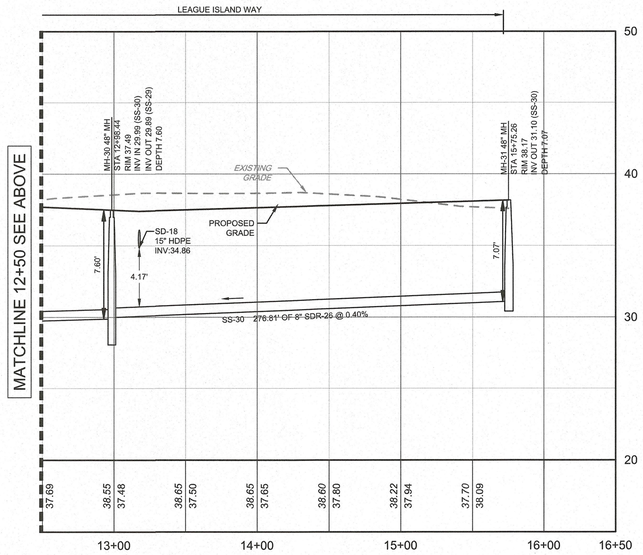
NO.	REVISIONS	BY	DATE
3	REVISED PER ARTESIAN COMMENTS	ASM	2025-09-08
2	REVISED PER SCED COMMENTS	LFS	2025-07-23
1	REVISED PER AWMI & AWC COMMENTS	VPL	2025-05-23

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

CS4500

SHEET 43 OF 74





PROFILE - MH-31 TO MH-6

H: 1" = 50' , V: 1" = 5'

1
CS4501

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER'S USE WITHOUT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR
LICENSE
No. 17771
DELAWARE
PROFESSIONAL ENGINEER
10/13/2025

PECK FARM

(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

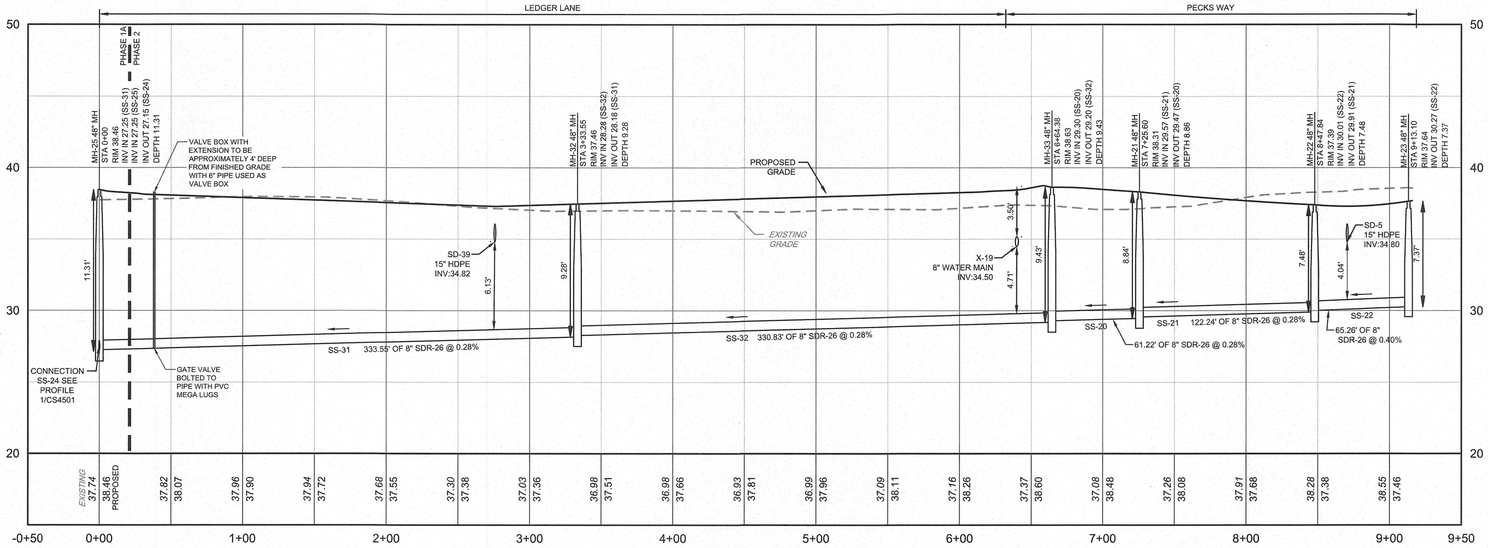
SANITARY SEWER PROFILES

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

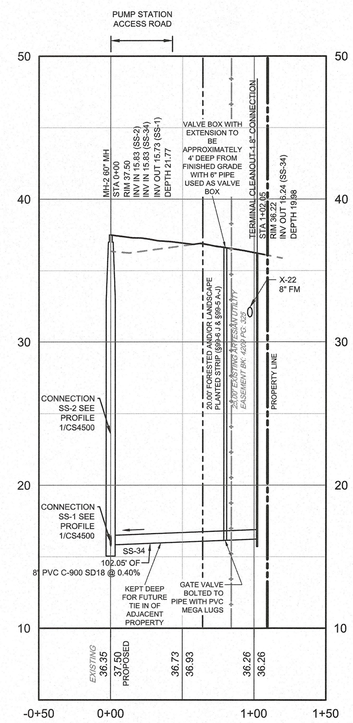
CS4501



PROFILE - MH-23 TO MH-25

H: 1" = 50' , V: 1" = 5'

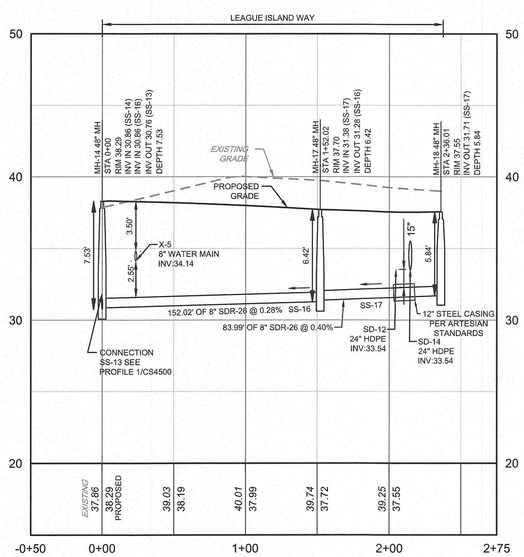
1 CS4502



PROFILE - 8" CAP TO MH-2

H: 1" = 50' , V: 1" = 5'

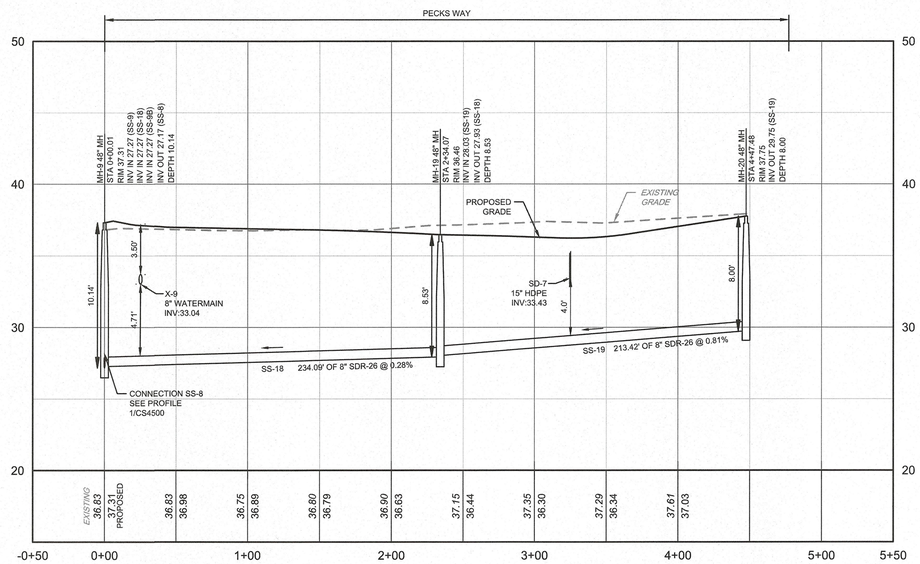
4 CS4502



PROFILE - MH-18 TO MH-14

H: 1" = 50' , V: 1" = 5'

2 CS4502



PROFILE - MH-20 TO MH-9

H: 1" = 50' , V: 1" = 5'

3 CS4502

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

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
19/3/2025

PECK FARM

(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

SANITARY SEWER PROFILES

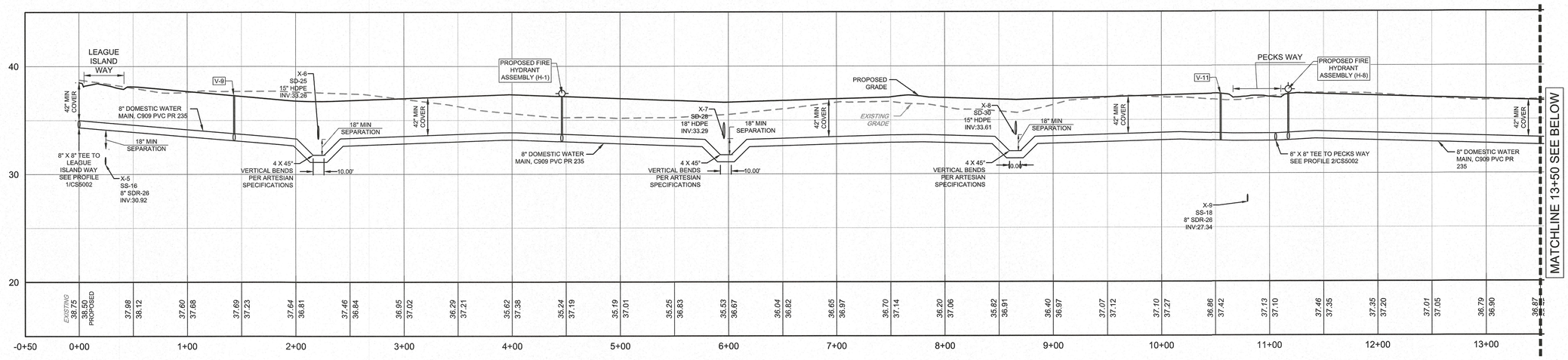
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

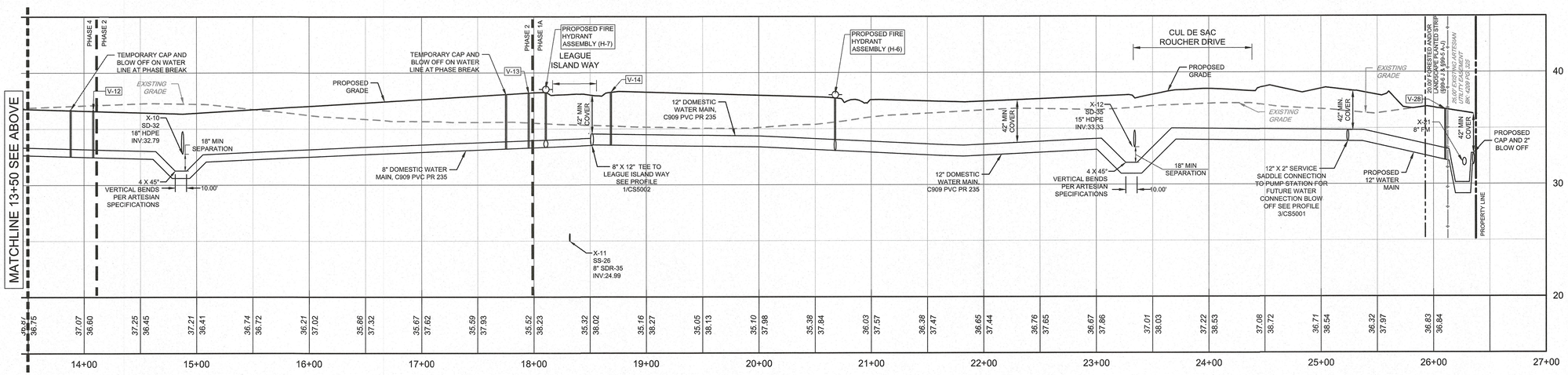
NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWMI & AVC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

CS4502

SHEET 45 OF 74

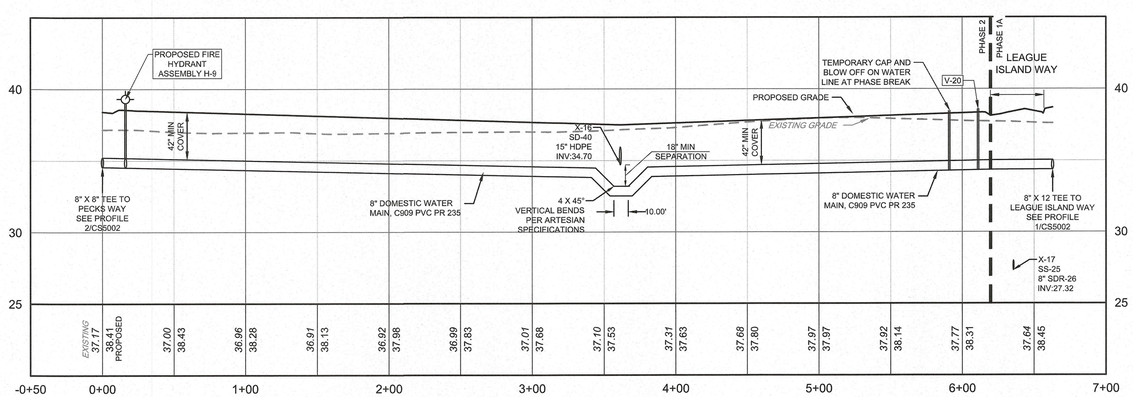




PROFILE - ROUCHER DRIVE & LEDGER LANE 8" & 12" WATER MAIN

H: 1" = 50' , V: 1" = 5'

1 / CS5001



PROFILE - LEDGER LANE 8" WATER MAIN

H: 1" = 50' , V: 1" = 5'

2 / CS5001

ARTESIAN CALL OUTS

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

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

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

ALAN M. DECLTON LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

10/8/2025

PECK FARM

(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

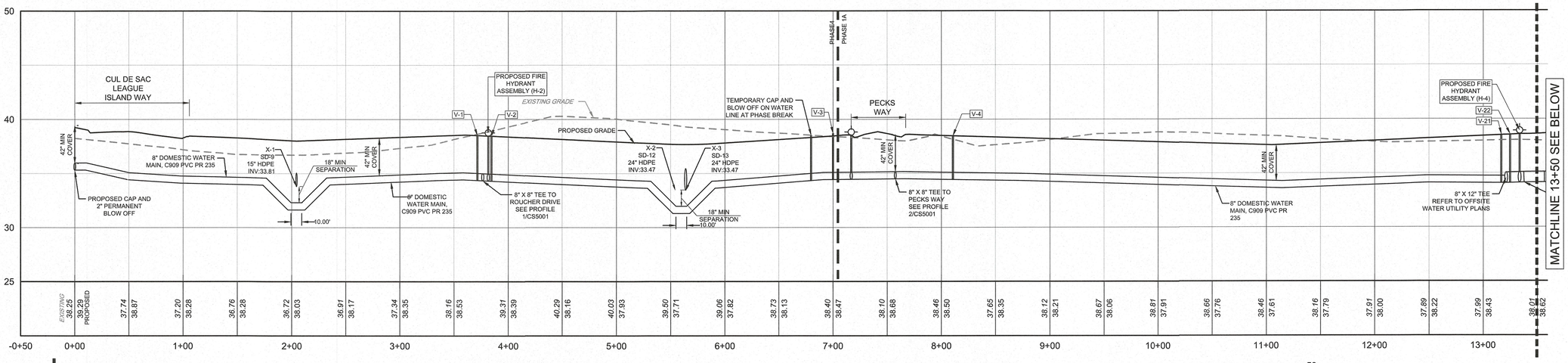
WATER PROFILES

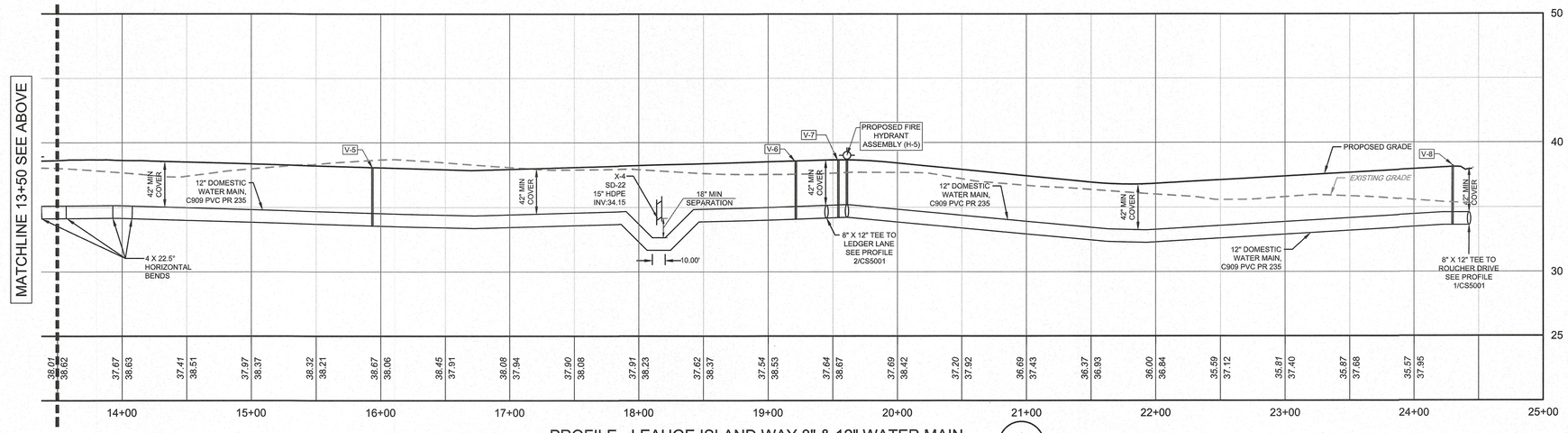
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

CS5001





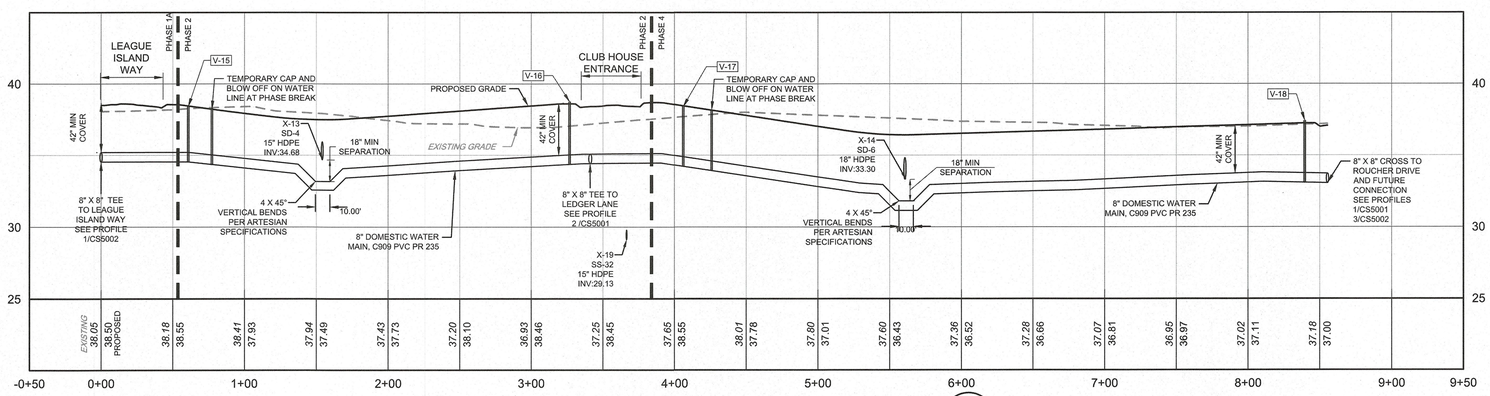
ARTESIAN CALL OUTS

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

PROFILE - LEAUGE ISLAND WAY 8" & 12" WATER MAIN

H: 1" = 50' , V: 1" = 5'

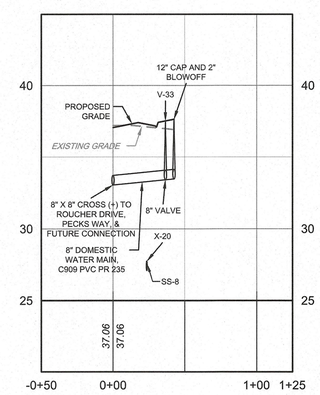
1 / CS5002



PROFILE - PECKS WAY 8" WATER MAIN

H: 1" = 50' , V: 1" = 5'

2 / CS5002



PROFILE - FUTURE WATER MAIN CONNECTION

H: 1" = 50' , V: 1" = 5'

3 / CS5002

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

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
10/13/2025

PECK FARM
(2022-27)
TAX MAP# ID : 334-9.00-4.00
27456 MARTINS FARM ROAD
MILTON, DE 19968

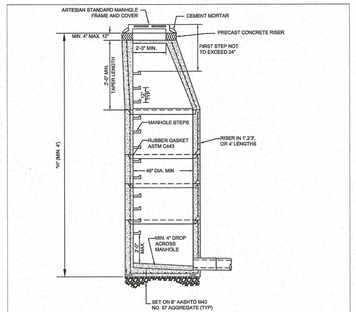
WATER PROFILES

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AVMI & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

CS5002

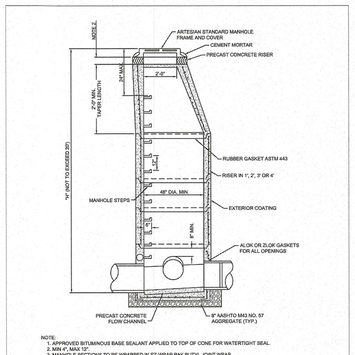


Note:
1. APPROVED BITUMINOUS BASE SEALANT APPLIED TO TOP OF CONE FOR WATERTIGHT SEAL.
2. MANHOLE SECTIONS TO BE WRAPPED IN EZ-WRAP PAK BUTYL JOINT WRAP.

STANDARD DETAILS
TERMINAL MANHOLE

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-02

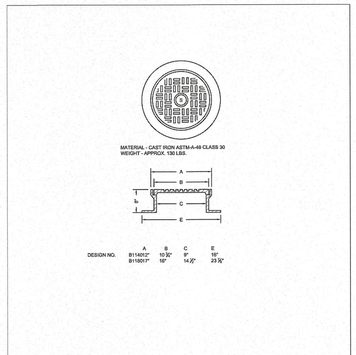


NOTE:
1. APPROVED BITUMINOUS BASE SEALANT APPLIED TO TOP OF CONE FOR WATERTIGHT SEAL.
2. MIN 4", MAX 12".
3. MANHOLE SECTIONS TO BE WRAPPED IN EZ-WRAP PAK BUTYL JOINT WRAP.

STANDARD DETAILS
PRECAST MANHOLE

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-01



STANDARD DETAILS
RICHARD FOUNDRY CORP. CLEANOUT FRAME AND COVER B-1140 & B-1180

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 28, 2014	
REVISED:	PLATE: CO-05

MANHOLE NOTES:

1. ALL PRECAST CONCRETE MANHOLE TAPERS, RISERS, AND BASES SHALL CONFORM TO THE LATEST REVISION OF ASTM C478.

2. CONCRETE SHALL BE 4000 PSI AT 28 DAYS MINIMUM.

3. STEEL REINFORCEMENT SHALL BE GRADE 40 BILLET STEEL CONFORMING TO THE LATEST REVISION OF ASTM-A-185 FOR WALL REINFORCEMENT THE LATEST REVISION OF ASTM A615 FOR BASE REINFORCEMENT.

4. STANDARD JOINTS SHALL BE RUBBER D-RING GASKET PER ASTM-C443.

5. MANHOLE INLETS AND OUTLETS SHALL BE PRECAST WITH ALOK OR ZLOK GASKETS.

6. THE MINIMUM SEPARATION OF INVERT IN TO INVERT OUT WITHIN A MANHOLE IS 0.05 FEET. WHEN THE SEPARATION IS GREATER THAN 24 INCHES A DROP MANHOLE MUST BE USED.

7.MANHOLES GREATER THAN 19 FEET IN DEPTH SHALL HAVE AN INSIDE DIAMETER OF 5'. FOR SANITARY SEWER MAINS GREATER THAN 18 INCHES IN DIAMETER, MANHOLES SHALL BE A MINIMUM OF 5' IN DIAMETER.

8.RIM ELEVATIONS SHALL BE AT GRADE IN STREETS & PARKING LOTS.

9. RIM ELEVATIONS ALONG OUTFALLS SHALL BE A MINIMUM OF 3' ABOVE EXISTING GROUND ELEVATIONS. IF THE OUTFALL IS LOCATED WITHIN THE FLOOD PLAIN, RIM ELEVATIONS SHALL BE 2' ABOVE THE 100-YEAR FLOOD ELEVATION (WHILE STILL MAINTAINING THE 3' ABOVE THE EXISTING GROUND ELEVATION MINIMUM REQUIREMENT). THE 100-YEAR FLOOD ELEVATION SHALL BE NOTED ON THE CONSTRUCTION DRAWINGS.

10. MANHOLE STEPS TO BE NO. 3 REBAR ENCASED IN POLYPROPYLENE, SPACED AS SHOWN IN A SINGLE VERTICAL ALIGNMENT.

11. EXTERIOR COATING TO BE 2 COATS OF WATERPROOF BITUMASTIC COMPOUND.

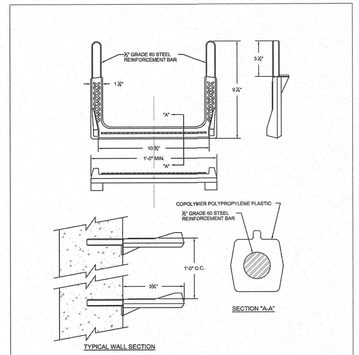
12. APPROVED BITUMINIOUS BASE SEALANT TO BE APPLIED TO TOP OF CONE FOR WATERTIGHT SEAL.

13. MANHOLE SECTIONS TO BE WRAPPED IN EZ-WRAP BUTYL JOINT WRAP.

STANDARD DETAILS
MANHOLE NOTES

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

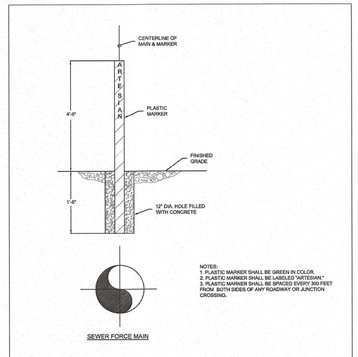
ISSUED: JUNE 15, 2012	REVISED: AUGUST 31, 2015
REVISED: FEBRUARY 28, 2014	SCALE: NOT TO SCALE
REVISED: AUGUST 7, 2015	PLATE: MH-NOTES



STANDARD DETAILS
SANITARY SEWER MANHOLE STEP

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-12

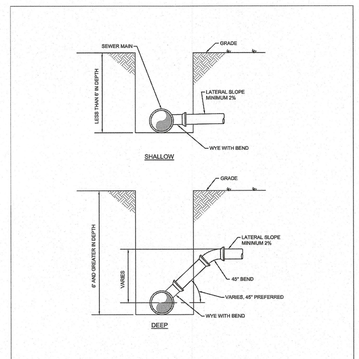


NOTES:
1. PLASTIC MARKER SHALL BE GREEN IN COLOR.
2. PLASTIC MARKER SHALL BE LABELED "ARTESIAN."
3. PLASTIC MARKER SHALL BE SPACED EVERY 300 FEET FROM BOTH SIDES OF ANY ROADWAY OR JUNCTION ORDERING.

STANDARD DETAILS
STANDARD MARKER FOR SEWER FORCE MAINS IN EASEMENTS

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

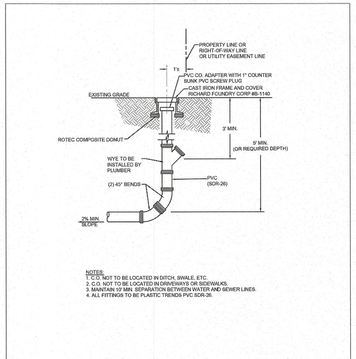
ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: BD-03



STANDARD DETAILS
STANDARD LATERAL CONNECTIONS

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 28, 2014	
REVISED:	PLATE: CO-03

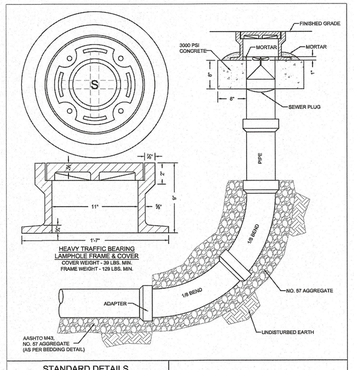


NOTES:
1. C.O. NOT TO BE LOCATED IN DITCH, SWALE, ETC.
2. C.O. NOT TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
3. MAINTAIN 10' MIN. SEPARATION BETWEEN WATER AND SEWER LINES.
4. ALL FITTINGS TO BE PLASTIC: TRENCO PVC SDR-26.

STANDARD DETAILS
STANDARD LATERAL CLEANOUT

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: MAY 2, 2019	SCALE: NOT TO SCALE
REVISED:	
REVISED:	PLATE: CO-01

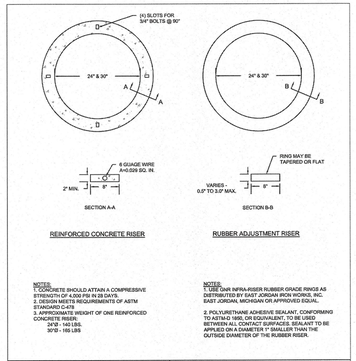


HEAVY TRAFFIC BEARING LAMPHOLE FRAME & COVER
COVER WEIGHT - 39 LBS. MIN.
FRAME WEIGHT - 129 LBS. MIN.

STANDARD DETAILS
TERMINAL CLEANOUT

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: LP-01



NOTES:
1. CONCRETE SHOULD ATTAIN A COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
2. DESIGN MEETS REQUIREMENTS OF ASTM STANDARD C-478.
3. APPROXIMATE WEIGHT OF ONE REINFORCED CONCRETE RISER:
30"Ø - 140 LBS.
36"Ø - 195 LBS

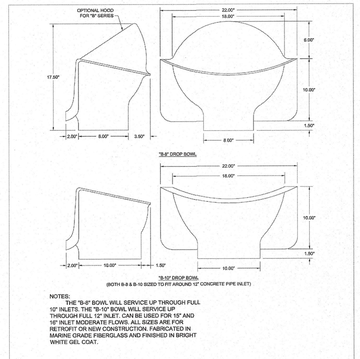
NOTES:
1. USE DAR INFRA-RISER RUBBER GRADE RINGS AS DISTRIBUTED BY EAST JORDAN IRON WORKS, INC. EAST JORDAN, MICHIGAN OR APPROVED EQUAL.

2. POLYURETHANE ADHESIVE SEALANT, CONFORMING TO ASTM-D 1850, OR EQUIVALENT, TO BE USED BETWEEN ALL CONTACT SURFACES. SEALANT TO BE APPLIED ON A DIAMETER 1" SMALLER THAN THE OUTSIDE DIAMETER OF THE RUBBER RISER.

STANDARD DETAILS
GRADE RING

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-11

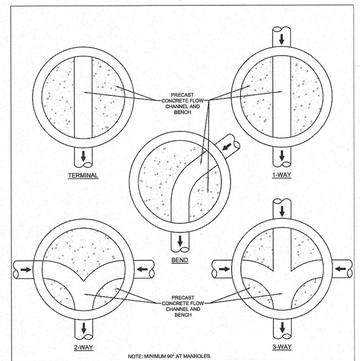


NOTES:
THE "B-8" BOWL WILL SERVICE UP THROUGH FULL 12" INLETS. THE "B-10" BOWL WILL SERVICE UP THROUGH FULL 12" INLET. CAN BE USED FOR 15" AND 18" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

STANDARD DETAILS
B-8 & B-10 DROP BOWLS 2 OF 2

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-08



NOTE: MINIMUM 60" AT MANHOLES.

STANDARD DETAILS
TYPICAL MANHOLE FLOW CHANNEL PATTERNS

ARTESIAN — ARTESIAN ENVIRONMENTAL GROUP, INC.
664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-6800

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED:	PLATE: MH-13

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

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
10/3/2025

PECK FARM
2022-321
TAX MAP 130-19.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

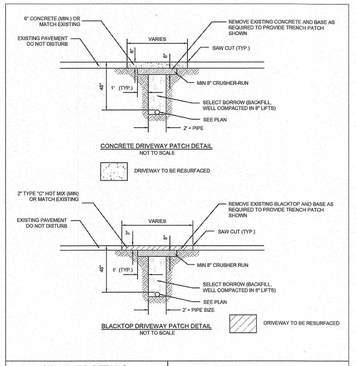
SANITARY SEWER DETAILS

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

DATE	NO.	REVISIONS	BY
2025-05-08	3	REVISED PER ARTESIAN COMMENTS	ASM
2025-07-23	2	REVISED PER SCED COMMENTS	LFS
2025-05-23		REVISED PER AWMI & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	RWS
APPROVED BY	AMD

CS6002

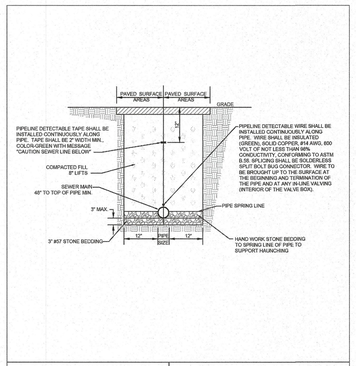


STANDARD DETAILS

DRIVEWAY PATCH

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900

ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	
REVISED: SEPTEMBER 1, 2015	PLATE: PP-01

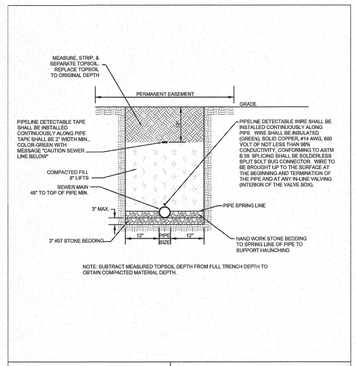


STANDARD DETAILS

TRENCH DETAIL FOR PAVED AREAS

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900

ISSUED: JUNE 15, 2012	REVISED: SEPTEMBER 1, 2015
REVISED: FEBRUARY 20, 2014	SCALE: NOT TO SCALE
REVISED: MARCH 17, 2015	PLATE: TR-01

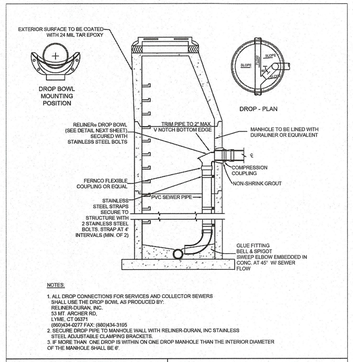


STANDARD DETAILS

TRENCH DETAILS FOR UNPAVED AREAS

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900

ISSUED: JUNE 15, 2012	REVISED: SEPTEMBER 1, 2015
REVISED: FEBRUARY 20, 2014	SCALE: NOT TO SCALE
REVISED: MARCH 17, 2015	PLATE: TR-02



NOTES:

1. ALL DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (800) 634-9377 FAX: (860)434-3105
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. IF MORE THAN ONE DROP IS WITHIN ON ONE DROP MANHOLE THAN THE INTERIOR DIAMETER OF THE MANHOLE SHALL BE 6'

STANDARD DETAILS

INSIDE DROP CONNECTION 1 OF 2

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900

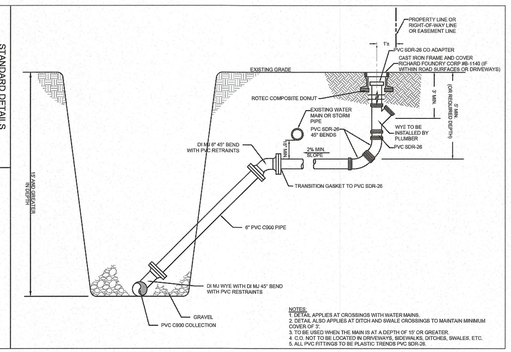
ISSUED: JANUARY 31, 2019	
REVISED:	SCALE: NOT TO SCALE
REVISED	PLATE: MH-05

STANDARD DETAILS

DEEP LATERAL RISER & CLEANOUT - PVC C900

ISSUED:	
REVISED: FEBRUARY 20, 2014	
REVISED: SEPTEMBER 1, 2015	
REVISED:	SCALE: NOT TO SCALE
PLATE: CI-02A	

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900



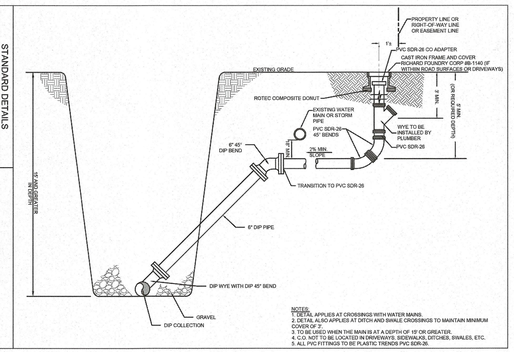
NOTES:
1. DETAIL APPLIES AT CROSSINGS WITH WATER MAINS.
2. DETAIL ALSO APPLIES AT DITCH AND SWALE CROSSINGS TO MAINTAIN MINIMUM COVER OF 3'.
3. TO BE USED WHEN THE MAIN IS AT A DEPTH OF 10' OR GREATER.
4. C.O. NOT TO BE LOCATED IN DRIVEWAYS, SIDEWALKS, DITCHES, SWALES, ETC.
5. ALL PVC FITTINGS TO BE PLASTIC TREND® PVC SDR-26.

STANDARD DETAILS

DEEP LATERAL RISER & CLEANOUT - DIP

ISSUED: MAY 2, 2019	
REVISED:	
REVISED:	
REVISED:	SCALE: NOT TO SCALE
PLATE: CI-02	

ARTESIAN — 664 Churchmans Road, Newark, Delaware 19702; P.O. Box 1778, Dover, Kent County, Delaware 19902; Phone: (302) 453-9200 Fax: (302) 453-9900



NOTES:
1. DETAIL APPLIES AT CROSSINGS WITH WATER MAINS.
2. DETAIL ALSO APPLIES AT DITCH AND SWALE CROSSINGS TO MAINTAIN MINIMUM COVER OF 3'.
3. TO BE USED WHEN THE MAIN IS AT A DEPTH OF 10' OR GREATER.
4. C.O. NOT TO BE LOCATED IN DRIVEWAYS, SIDEWALKS, DITCHES, SWALES, ETC.
5. ALL PVC FITTINGS TO BE PLASTIC TREND® PVC SDR-26.

Pennoni

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

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

ALAN M. DECKTOR LICENSED No. 17771 DELAWARE PROFESSIONAL ENGINEER
10/13/2025

PECK FARM

(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

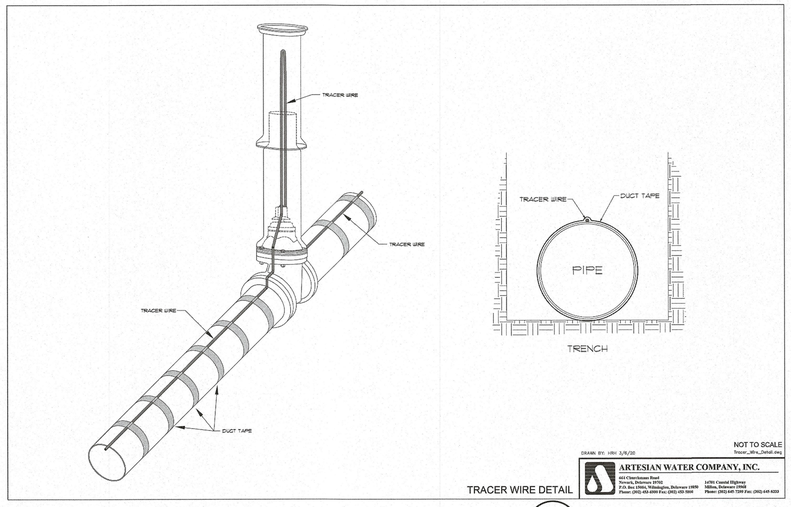
SANITARY SEWER DETAILS

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

DATE	NO.	REVISIONS	BY
2025-08-08	3	REVISED PER ARTESIAN COMMENTS	ASM
2025-07-23	2	REVISED PER SCED COMMENTS	LFS
2025-05-23	1	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	RWS
APPROVED BY	AMD

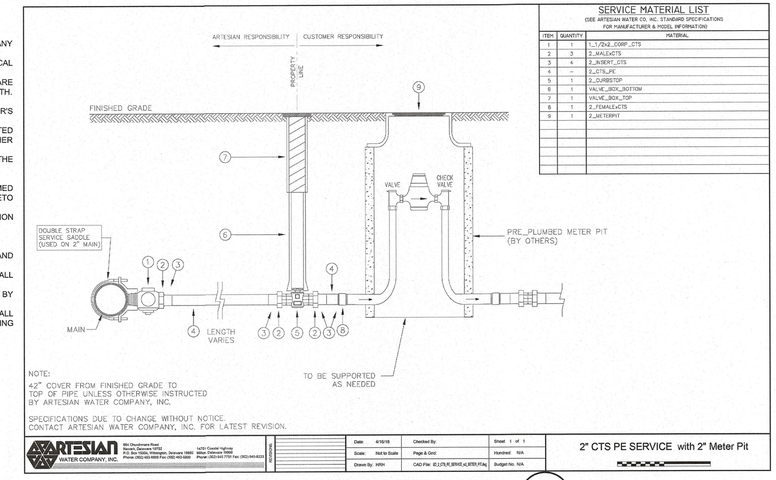
CS6002A



DETAIL - WIRE TRACER DETAIL
NOT TO SCALE
CS6003

WATER SYSTEM NOTES:

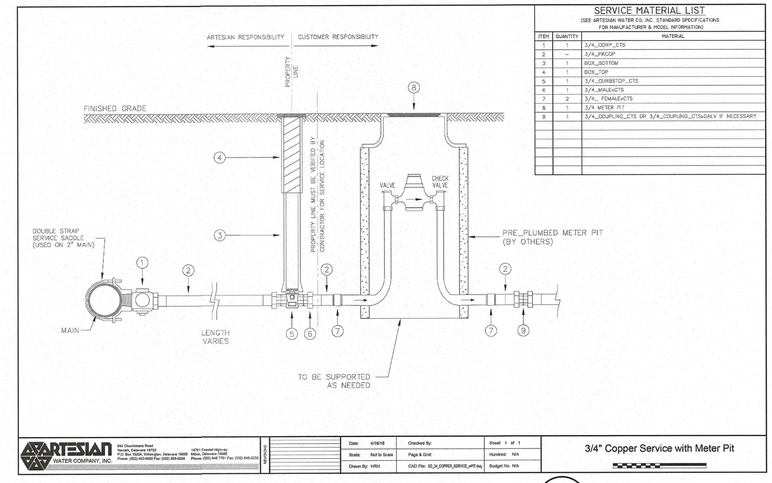
1. WATER SUPPLY BY ARTESIAN WATER COMPANY. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
3. THE ENTIRE WATER DISTRIBUTION SYSTEM MUST BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
4. FIXTURE LOCATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF ARTESIAN WATER COMPANY.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR UTILITY LOCATION.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT HIS/HER EXPENSE.
7. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL ADJUST WATERLINE LOCATIONS AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE.
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. DISINFECTION REQUIREMENTS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE STATE ENVIRONMENTAL PROTECTION AGENCY OR EQUIVALENT TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C60-08.
11. ALL PIPES SHALL HAVE A MINIMUM COVER OF 4 FEET.
12. THE CONTRACTOR SHALL PROVIDE PRESSURE REDUCING VALVES IN UNITS, IF NECESSARY.
13. THE CONTRACTOR SHALL PROVIDE BUTTRESSES FOR ALL HORIZONTAL AND VERTICAL BENDS AS REQUIRED PER STANDARDS AND SPECIFICATIONS OF THE ARTESIAN WATER COMPANY.
14. EROSION CONTROL FOR WORK RELATED TO THE INSTALLATION OF WATERLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PREFORMED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK OF 1989 OR LATEST EDITION.
15. ALL DWELLINGS ARE REQUIRED TO HAVE METER PITS WHICH ARE TO BE PURCHASED FROM ARTESIAN WATER CO. AND INSTALLED BY THE DEVELOPER AT HIS COST.
16. ALL SERVICE CONNECTIONS FOR UNITS TO BE INSTALLED SHALL BE INSTALLED BY THE CONTRACTOR. SERVICE CONTRACTOR SHALL INCLUDE SERVICE SADDLE, CORPORATE STOP, CURB STOP INCLUDING STP BOX, METER PIT, METER HARNESS, AND ASSOCIATED PIPING AS DEPICTED IN ATTACHED EXHIBIT TITLED ¾ IN COPPER SERVICE WITH METER PIT.



SERVICE MATERIAL LIST
(SEE ARTESIAN WATER CO. INC. STANDARD SPECIFICATIONS FOR MANUFACTURER & MODEL INFORMATION)

ITEM	QUANTITY	MATERIAL
1	1	1_1/2x2_CORP_CTS
2	3	2_MALE×CTS
3	4	2_INSERT_CTS
4	–	2_CTS_PE
5	1	2_CURBSTOP
6	1	VALVE_BOX_BOTTOM
7	1	VALVE_BOX_TOP
8	1	2_FEMALE×CTS
9	1	2_METERPIT

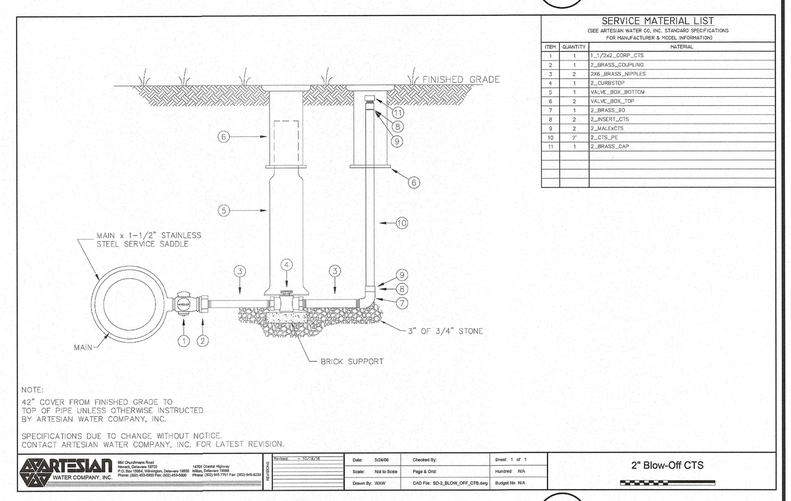
DETAIL - 2" CTS PE SERVICE WITH 2" METER PIT
NOT TO SCALE
2
CS6003



SERVICE MATERIAL LIST
(SEE ARTESIAN WATER CO. INC. STANDARD SPECIFICATIONS FOR MANUFACTURER & MODEL INFORMATION)

ITEM	QUANTITY	MATERIAL
1	1	3/4_CORP_CTS
2	–	3/4_PKCOP
3	1	BOX_BOTTOM
4	1	BOX_TOP
5	1	3/4_CURBSTOP_CTS
6	1	3/4_MALE×CTS
7	2	3/4_ FEMALE×CTS
8	1	3/4 METER PIT
9	1	3/4_COUPLING_CTS OR 3/4_COUPLING_CTSx0ALV IF NECESSARY

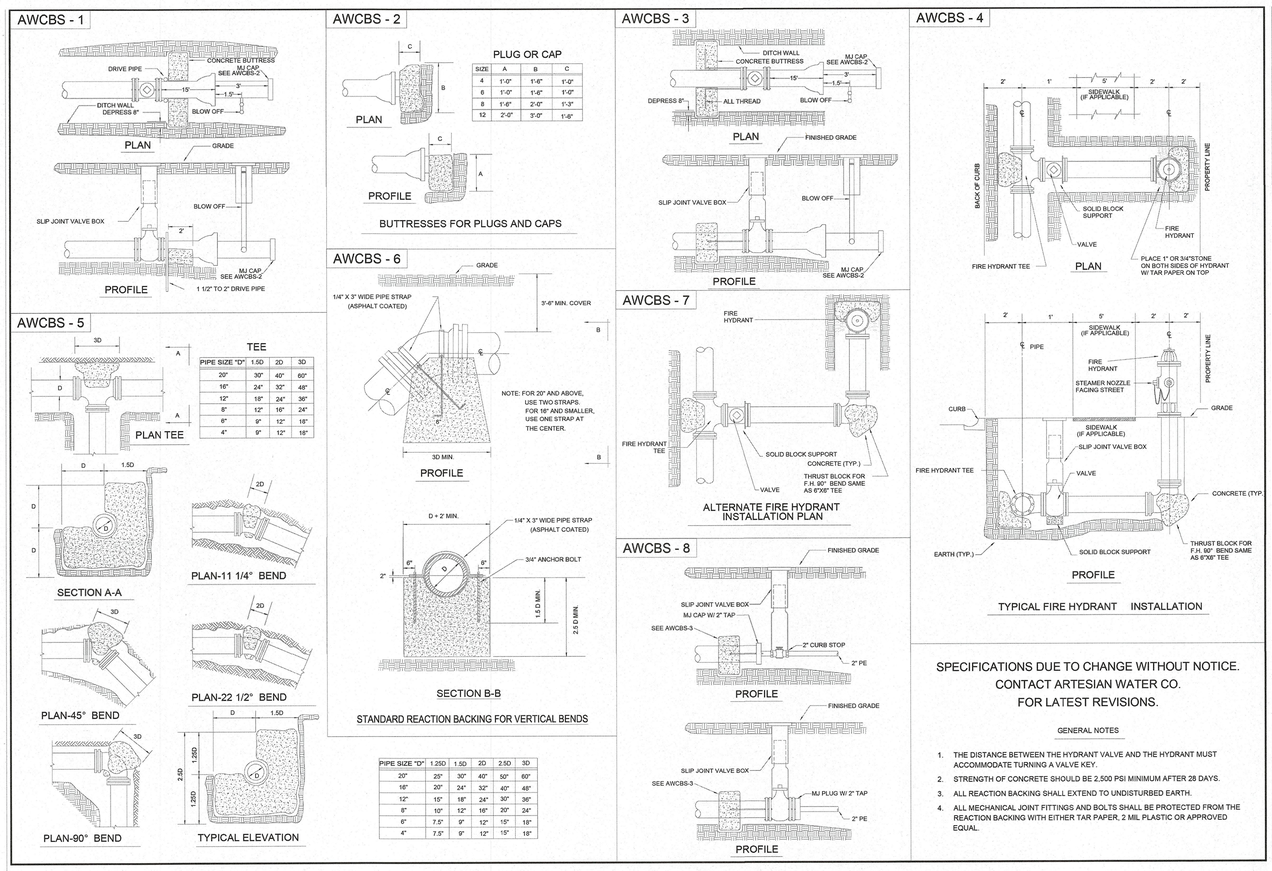
DETAIL - 3/4" COPPER SERVICE WITH METER PIT
NOT TO SCALE
4
CS6003



SERVICE MATERIAL LIST
(SEE ARTESIAN WATER CO. INC. STANDARD SPECIFICATIONS FOR MANUFACTURER & MODEL INFORMATION)

ITEM	QUANTITY	MATERIAL
1	1	1_1/2x2_CORP_CTS
2	1	2_BRASS_COUPLING
3	2	2X6_BRASS_NIPPLES
4	1	2_CURBSTOP
5	1	VALVE_BOX_BOTTOM
6	2	VALVE_BOX_TOP
7	1	2_BRASS_BO
8	2	2_INSERT_CTS
9	2	2_MALE×CTS
10	7'	2_CTS_PE
11	1	2_BRASS_CAP

DETAIL - 2" BLOW-OFF CTS
NOT TO SCALE
5
CS6003



PIPE SIZE "D"	1.25D	1.5D	2D	2.5D	3D
20"	25"	30"	40"	50"	60"
16"	20"	24"	32"	40"	48"
12"	15"	18"	24"	30"	36"
8"	10"	12"	16"	20"	24"
6"	7.5"	9"	12"	15"	18"
4"	7.5"	9"	12"	15"	18"

SPECIFICATIONS DUE TO CHANGE WITHOUT NOTICE.
CONTACT ARTESIAN WATER CO.
FOR LATEST REVISIONS.

GENERAL NOTES

1. THE DISTANCE BETWEEN THE HYDRANT VALVE AND THE HYDRANT MUST ACCOMMODATE TURNING A VALVE KEY.
2. STRENGTH OF CONCRETE SHOULD BE 2,500 PSI MINIMUM AFTER 28 DAYS.
3. ALL REACTION BACKING SHALL EXTEND TO UNDISTURBED EARTH.
4. ALL MECHANICAL JOINT FITTINGS AND BOLTS SHALL BE PROTECTED FROM THE REACTION BACKING WITH EITHER TAR PAPER, 2 MIL PLASTIC OR APPROVED EQUAL.

DETAIL - STANDARD REACTION BACKING
NOT TO SCALE
3
CS6003

REVISIONS
3/18/06 – ADG
8/21/06 – ADG
8/1/25 – ADG

STANDARD REACTION BACKING AT BENDS, TEES, PLUGS, AND FIRE HYDRANTS
NEW CASTLE COUNTY DELAWARE

ARTESIAN WATER COMPANY, INC.
664 CHURCHMANS ROAD NEWARK, DE 19702 (302) 453-6900

SCALE	NONE
DATE	10/14/88
DRAWN	JTP / AMD
DESIGN	
CHECKED	
SPEC	
PUNCHED	
FILE	
SHEET	1
OF	1 SHEETS

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO PROCEEDING WITH WORK. ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
10/3/2025

PECK FARM
(2022-27)
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19968

WATER DETAILS

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

NO.	DATE	REVISIONS	BY
3	2025-09-08	REVISED PER ARTESIAN COMMENTS	ASM
2	2025-07-23	REVISED PER SCED COMMENTS	LFS
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	RWS
APPROVED BY	AMD

CS6003