

1. THIS PLAN AND APPROVAL IS FOR DOMESTIC WASTE WATER ONLY.
2. ALL FACILITIES TO MEET ARTESIAN WASTEWATER MANAGEMENT INC. STANDARDS AND SPECIFICATIONS.

1. THE PROPERTY LINES SHOWN ON THIS PLAN WERE TAKEN FROM DOCUMENTS OF PUBLIC RECORDS AS WELL AS ACTUAL FIELD SURVEY PREPARED BY PENNONI ASSOCIATES.
2. THE TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY PENNONI ASSOCIATES, VERTICAL DATUM NAVD83, HORIZONTAL DATUM NAD83.
3. SANITARY SEWER SERVICE FOR THE SUBDIVISION WILL BE HANDLED BY ARTESIAN WASTE WATER MANAGEMENT, INC..
4. WATER FOR THE SITE WILL BE PROVIDED BY ARTESIAN WATER COMPANY, INC..
5. WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10 FEET OF HORIZONTAL AND A MINIMUM OF 18 INCHES VERTICAL CLEARANCE BETWEEN THEM.
6. IF THE SITE CONTAINS WETLANDS CONFINED TO THE TAD DITCHES, ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.
7. THE SITE IS LOCATED IN ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0310L, MAP REVISED JUNE 20, 2018 AND IS DETERMINED TO NOT BE INSIDE THE 500 YEAR FLOODPLAIN
8. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
9. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
10. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELOIST DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
11. MISS UTILITY (811) OR 1-800-282-8555 SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
12. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
13. DAMAGE TO EXISTING SIGNS SHALL BE REPAIRED OR REPLACED AS PER THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
14. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE CONTRACTOR.
15. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

Peck Subdivision: Flow Generation					
		Phase 1	Phase2	Phase 3	All Phases
		Peck Farm	Mahoney 1	Mahoney 2	Combined
Sub Division	units	Flow	Flow	Flow	Flow
Houses (Peck)	128	30720		30720	gpd
Houses: (Maloney 1)	80		19200	19200	gpd
Houses (Maloney 2)	218			52320	52320 gpd
Clubhouse Peck 6500sf	4 edu @240	960		960	gpd
Clubhouse (Maloney 2)	4 edu @240			960	960 gpd
Infiltration (Peck)	6.4 miles	12800		12800	gpd
Infiltration (Maloney, ¹)	EST 4 miles		8000	8000	gpd
Infiltration (Maloney 2)	EST 10.9 Miles			21800	21800 gpd
Total Daily flow		44480	27200	75080	146760 gpd
		30.9	18.9	52.1	101.9 gpm
Peak Hour Flow	factor 4.0/3.75	177920		550350	gpd
	Design Flow	123.6			382.2 gpm

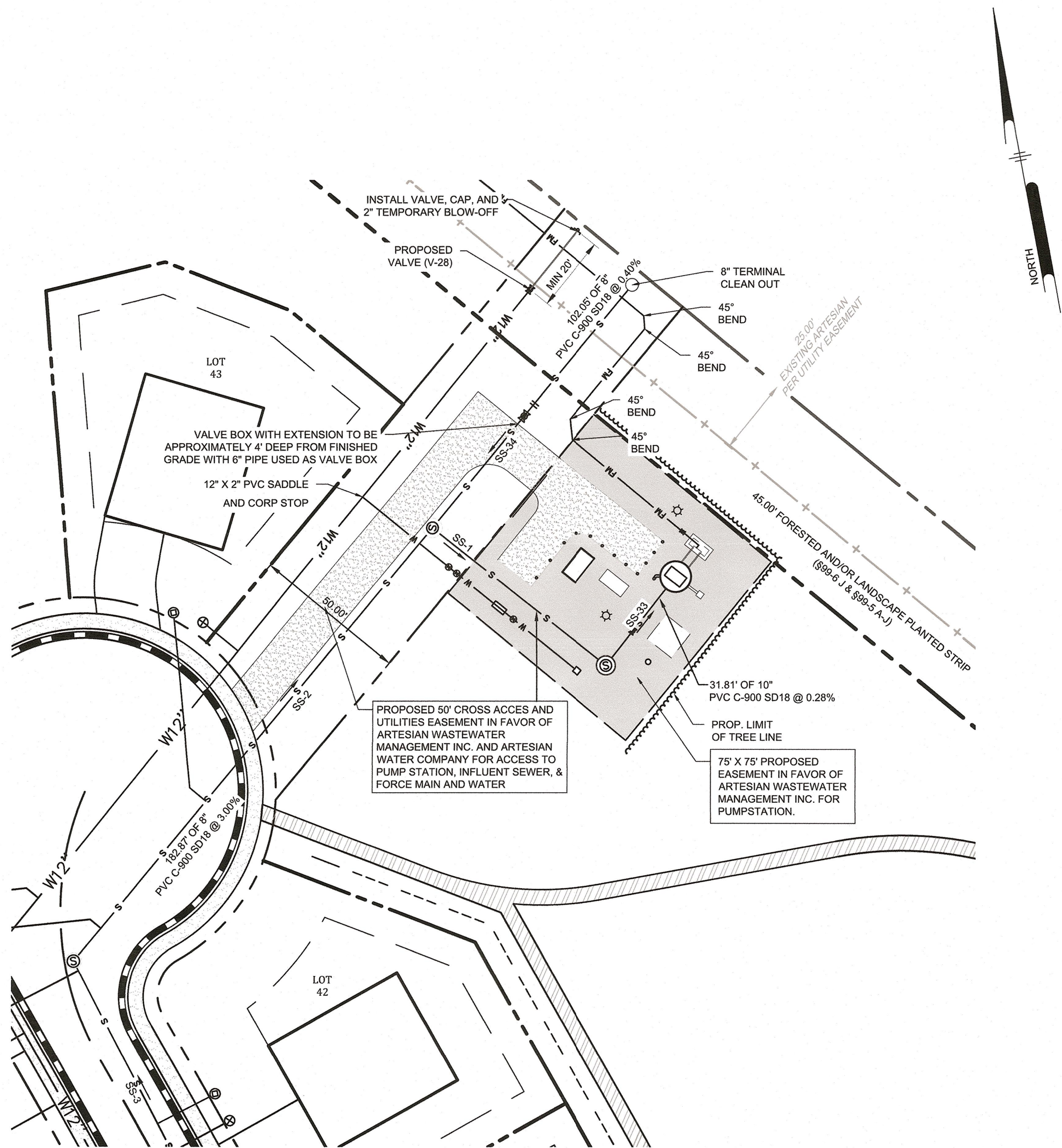
PECK PROPERTY PUMPING STATION: SYSTEM CURVE

Y-axis: HEAD (FT) (0.00 to 250.00)
X-axis: FLOW (GPM) (0.00 to 500.00)

Key Points and Curves:

- Worst Case & No Flow in ART FM (123.6 (PHASE 1))
- Best Case & No Flow in ART FM
- Worst Case (DUTY POINT 382.2 GPM @ 134.1 FT.)
- Best Case MAX FLOW (DUTY POINT 382.2 GPM @ 128.7 FT.)
- PUMP @ 60 HZ
- PUMP @ 55 HZ
- PUMP @ 40 HZ
- Worst Case (DUTY POINT 382.2 GPM @ 71.7 FT.)
- Best Case (DUTY POINT 382.2 GPM @ 66.4 FT.)
- PUMP @ 45 HZ
- PUMP @ 50 HZ
- 382.2 (PHASE 2 & 3)

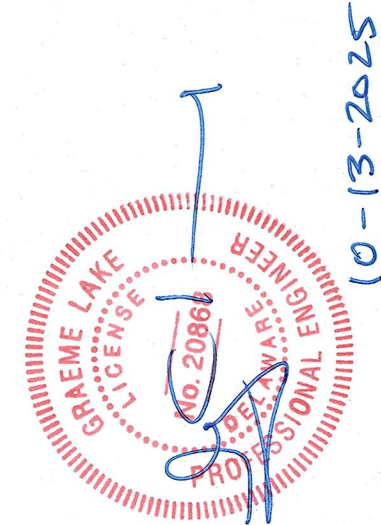
Stored Wastewater Elevation	Accumulated wetwell storage (gal)	Accumulated MH Vol (gal)	Accumulated pipe vol (gal)	Total stored Volume (gal)	Phase 1 Time (hours)
14	511	0	0	511	0.3
16	1263	188	272	1723	0.9
18	2015	564	272	2851	1.5
20	2767	940	272	3979	2.1
22	3519	1316	272	5107	2.7
24	4271	2140	2122	8533	4.6
26	5023	3362	4355	12740	6.9
28	5775	5524	8629	19928	10.7
30	6527	9378	13774	29679	16
32	7279	15112	15915	38306	20.7
34	8031	21316	15915	45262	24.4



PLAN - PUMPSTATION SITE LOCATION
SCALE: 1" = 30'

1. INFLUENT GRAVITY SEWER SHOWN ON SITE DEVELOPMENT PLANS
2. EQUIPMENT PAD & WETWELL SLAB TO BE MINIMUM 5" ABOVE ADJACENT GRAVEL SURFACE

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



PECK FARM
TAX MAP# ID : 334-9-00-4.00
27458 MARTINS FARM ROAD
MILTON, DE 19668

PUMP STATION SITE LOCATION AND
DESIGN CRITERIA

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

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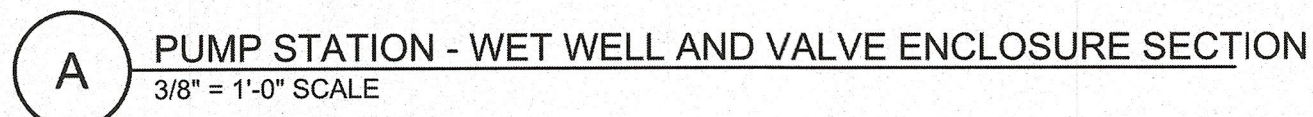
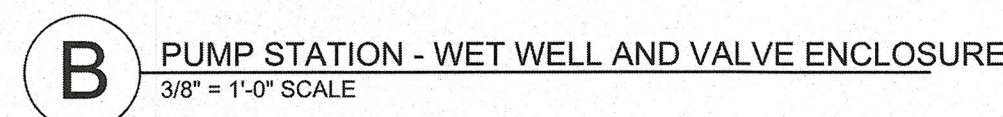
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PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU
APPROVED BY	AMD

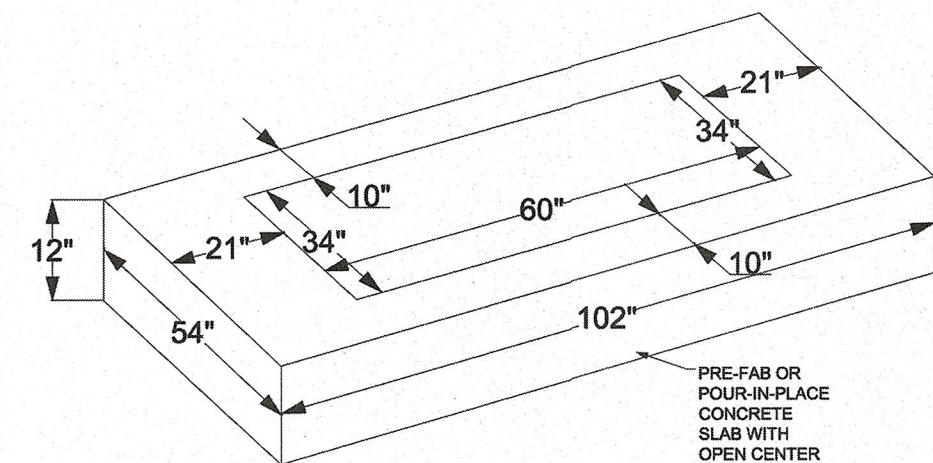
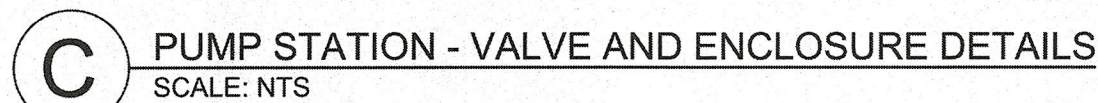
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SHEET 59 OF 74

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1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ARTESIAN WASTEWATER MANAGEMENT, INC. STANDARDS AND SPECIFICATIONS.
2. THE STRUCTURAL DESIGN OF THE WET WELL AND VALVE CHAMBER, INCLUDING ANTI-FLOATATION CALCULATIONS, SHALL BE PROVIDED BY THE PRECAST CONCRETE MANUFACTURER AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ADDITIONAL CONCRETE IS TO BE PLACED IN THE FIELD TO OVERCOME BUOYANCY.
3. CONCRETE EDGES ABOVE FINISHED GRADE SHALL HAVE 3/4" CHAMFER.
4. WALLS AND TOP OF VALUITS SHALL HAVE A MINIMUM THICKNESS OF 8" AND THE BOTTOM SHALL HAVE A MINIMUM THICKNESS OF 10" OR AS INDICATED ON PLAN AND SHALL BE DESIGNED FOR A LIVE LOAD OF 300 PSF, UNLESS OTHERWISE NOTED.
5. WET WELL TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
6. ALUMINUM LADDERS, ACCESS DOORS, ETC. IN CONTACT WITH CONCRETE SHALL BE COATED WITH AN 24 MIL TAR EPOXY.
7. ALL EXTERIOR PRECAST CONCRETE BELOW FINISH GRADE SHALL RECEIVE A COATING OF EPOXY WATERPROOFING COMPOUND.
8. EXACT DIMENSIONS FOR LOCATION OF PUMPS, GUIDERAILS, ACCESS DOORS, ETC. SHALL BE OBTAINED FROM PUMP MANUFACTURER'S APPROVED SHOP DRAWINGS.
9. FORCE MAIN PIPING SHALL BE ANCHORED WITH THRUST BLOCKS AT ALL BENDS, IF FUSED HDPE IS NOT USED.
10. ALL PIPING WORK SHALL INCLUDE MISCELLANEOUS PIPING MATERIALS AND FITTINGS, INCLUDING, BUT NOT LIMITED TO, FLANGE FILLERS, BEVELED AND PLAIN SPACERS, SPOOLS, UNI-FLANGES, COUPLINGS AND ALL OTHER MATERIALS AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
11. ALL PIPING SHALL BE INSTALLED WITH PIPE SUPPORTS, INCLUDING, BUT NOT LIMITED TO, HANGERS AND FLOOR STANDS. ALL HARDWARE SHALL BE STAINLESS STEEL.



DESIGN FLOW	
HOUSES (PECK) 128 EDU	30,720 GBD
HOUSES: (MALONEY 1 FUTURE) 80 EDU	19,200 GBD
HOUSES (MALONEY 2 FUTURE) 218 EDU	52,320 GBD
CLUBHOUSE (PECK 6,500 SF)	960 GBD
CLUBHOUSE (MALONEY 2)	960 GBD
INFILTRATION (PECK) EST. 6.4 MILES	12,800 GBD
INFILTRATION (MALONEY) EST. 4 MILES	8,000 GBD
INFILTRATION (MALONEY 2) EST.10.9 MILES	21,800 GBD
<u>AVERAGE DAILY FLOW</u>	
TOTAL DAILY FLOW =	146,760 GPD
OR	101.9 GPM
<u>PEAK FLOW</u>	
PEAK FACTOR (PF) =	3.75
PEAK DAILY FLOW =	550,360 GPD
DESIGN FLOW =	382.2 GPM
<u>PUMP CYCLE TIME</u>	
WET WELL DIAMETER (FT) :	8 FT
CROSS SECTIONAL AREA (SF):	50.27 SF
VOLUME PER V.F. (GAL):	376.02 GAL
PUMP RATE (GPM):	382.2 GPM
TDH:	
BEST CASE : NO FLOW IN HOST FM	66.4 FT
WORST CASE: MAX FLOW IN HOST FM	134.5 FT
AVERAGE FLOW IN (GPM):	101.9 GPM
PUMP DOWN TIME (MIN.):	7.50
PUMP RUN TIME (MIN.):	2.50
TOTAL CYCLE TIME (MIN.):	10.00
NUMBER STARTS PER HOUR:	6.00
<u>FORCE MAIN VELOCITY (MINIMUM)</u>	
MINIMUM VELOCITY REQUIRED (FPS):	2.50 FPS
ACTUAL VELOCITY: 8" PVC	2.45 FPS
<u>HORSEPOWER REQUIRED</u>	
DESIGN OPERATING POINT (BEST CASE NO FLOW IN HOST FM):	382.2 GPM @ 66.4 FT
DESIGN OPERATING POINT (WORST CASE MAX FLOW IN HOST FM) :	382.2 GPM@134.5 FT
PUMP EFFICIENCY @ D.O.P.	57.6%
REQUIRED HORSEPOWER =	35 HP.
<u>PUMP STATION DATA</u>	
ACTUAL PUMP RATE =	382.2 GPM
STATIC HEAD =	30.61 FT
TOTAL HEAD (TDH) (BEST CASE) =	66.40 FT
WET WELL DIAMETER =	8 FT
TOP OF PUMP STATION ELEVATION (10' SLAB) =	37.5 FT
INFLUENT PIPE ELEV. =	15.34 FT
HW ALARM =	14.84 FT
LAMP PUMP ON ELEV. =	14.34 FT
LEAD PUMP ON =	13.84 FT
PUMP OFF ELEVATION =	12.64 FT
LOW LEVEL ALARM ELEV. =	12.14 FT
BOTTOM OF WET WELL ELEVATION =	10.60 FT
TOTAL DEPTH OF WET WELL =	26.07 FT
<u>PUMPS:</u>	
PUMP:	FLYGT NP 3171 SH3 275
CONTROL PANEL:	PROVIDED BY FLYGT
MOTORS:	3 PHASE, 240 VOLT. 3550 RPM MAX, 35 HORSEPOWER 25-18-2AA35
IMPELLER:	195 MM
STARTER:	VARIABLE FREQUENCY DRIVES
CONTROLS:	PRESSURE TRANSDUCER WITH BACKUP FLOAT SWITCHES
POWER:	AUXILIARY STANDBY GENERATOR CUMMINS 125 KW
EXTERNAL ALARMS:	SCADA PER ARTESIAN WASTEWATER MANAGEMENT, INC. REQUIREMENTS
BLOWER	250 CFM $\frac{1}{2}$ HP 120V (MIN 12 AIR EXCHANGES PER HOUR)

PENNONI ASSOCIATES INC.
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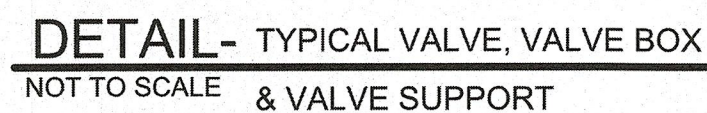
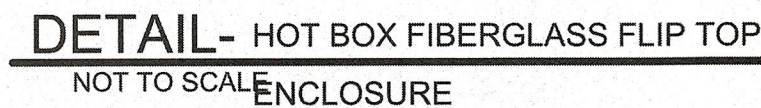
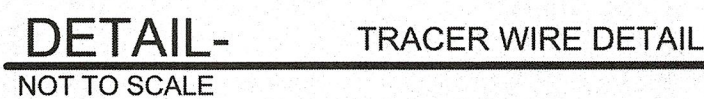
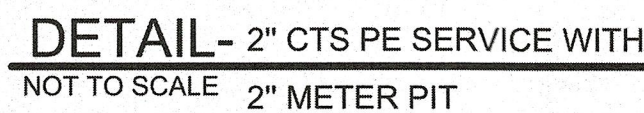
TAX MAP# ID : 334-9.00-4.00
27458 MARTINS FARM ROAD

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

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APPROVED BY _____ AMD

SHEET 61 OF 74



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PS1703

PENNONI ASSOCIATES INC.
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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PECK FARM

TAX MAP# ID : 334-9.00-4.00

B MARTINS FARM R
MILTON DE 19968

PUMP STATION DETAILS

TRIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203

MILLERSVILLE, MD 21108

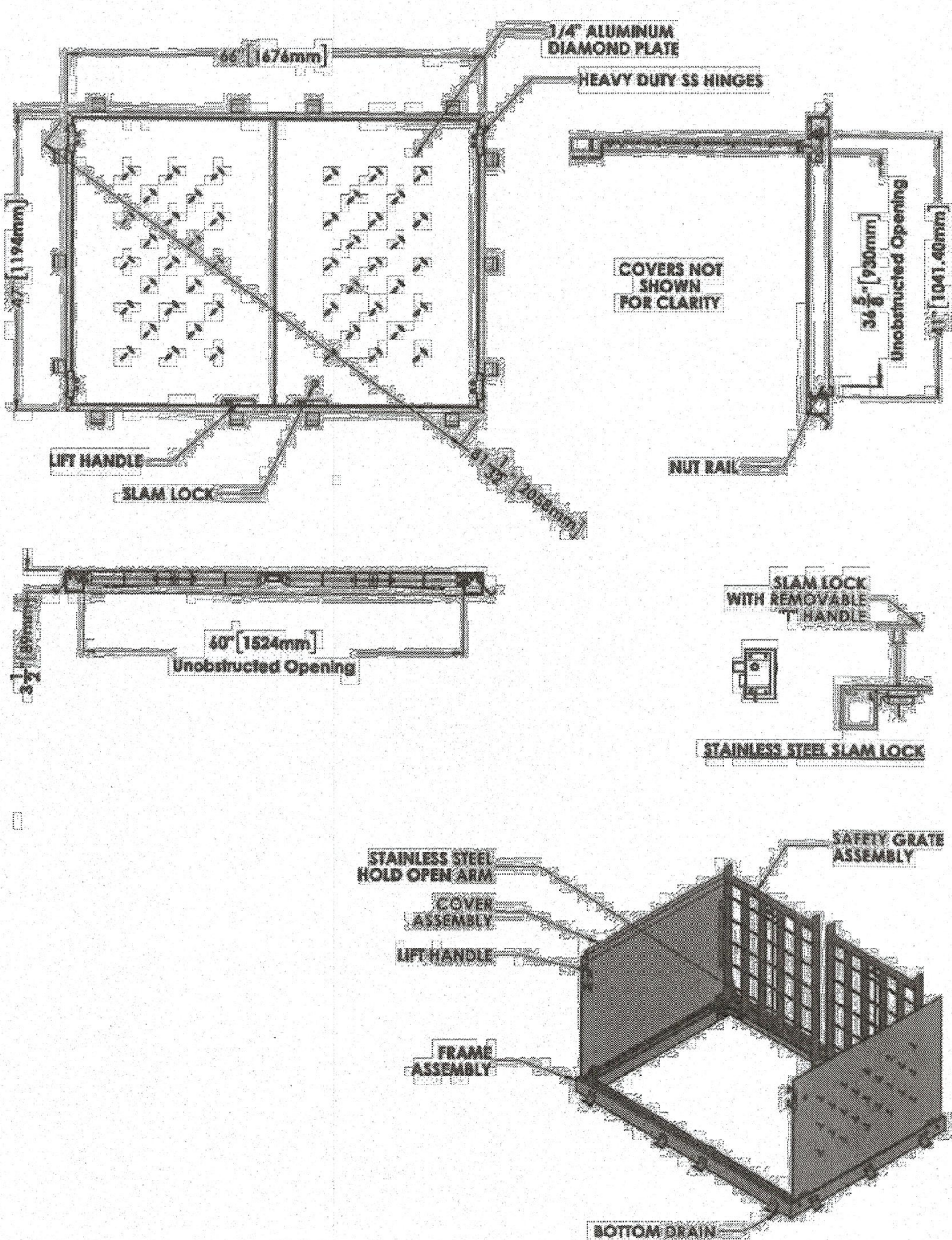
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PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU
APPROVED BY	AMD

PS1703

SHEET 62 OF 74

CLN2 Pedestrian Rated Aluminum SAFE HATCH



STYLE "CLN2" ACCESS HATCH, AS MANUFACTURED BY E.I. PRODUCT NUMBER H36601591

DESIGN FEATURES: Materials: Aluminum; Design Load: 300 psf; Open Area: 100%; Coating: Mill Finish; Designated Machined Surface.

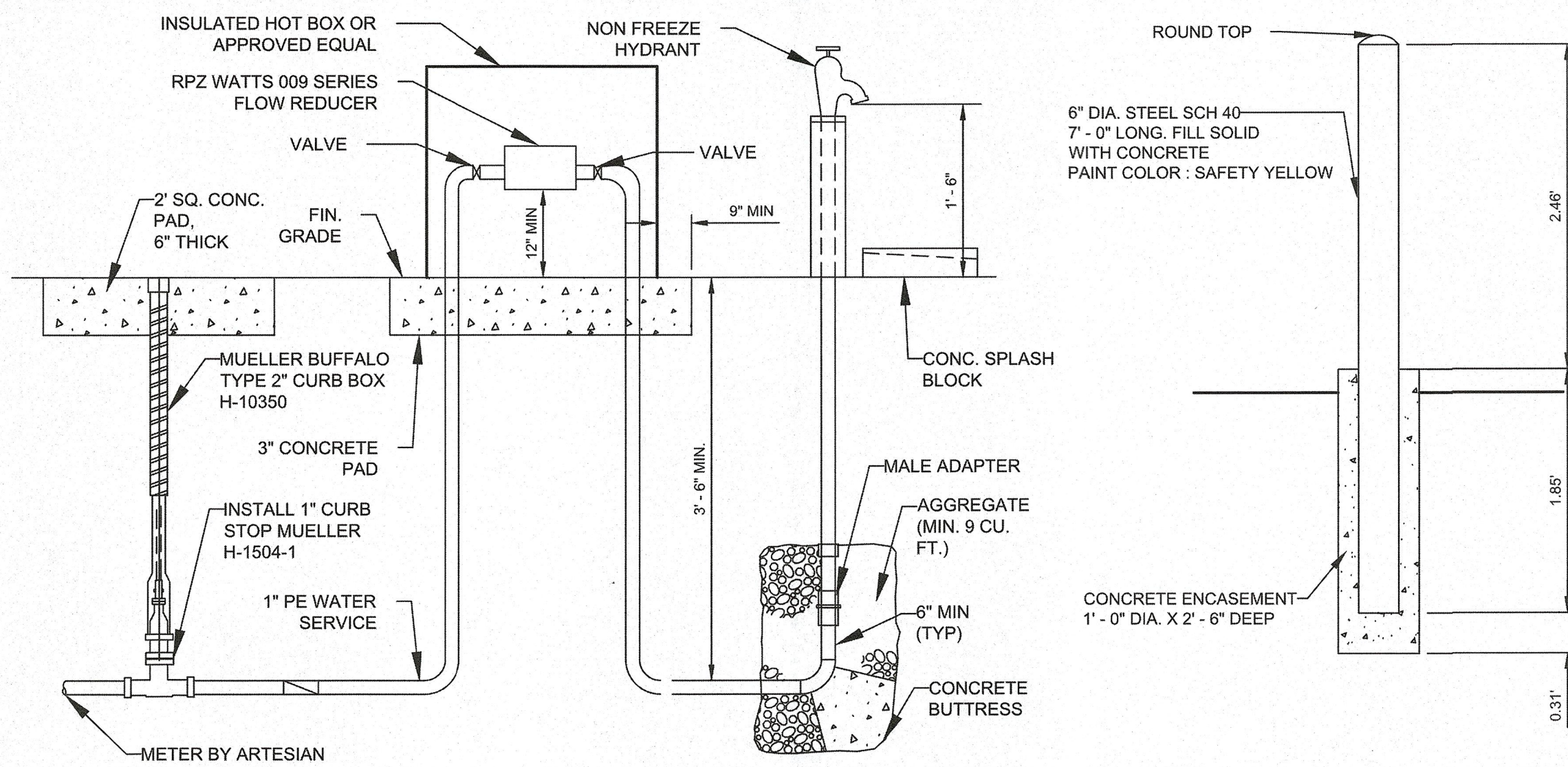
CERTIFICATION: NPS 18-000000; 201810-000000; Estimated Weight: 197 LBS; Country of Origin: USA; Revision Level: 2.

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CONTACT: 800 626 4553; ejoo.com

DETAIL- AHS2 HEAVY DUTY HATCH NOT TO SCALE

1 PS1704



DETAIL- YARD HYDRANT NOT TO SCALE

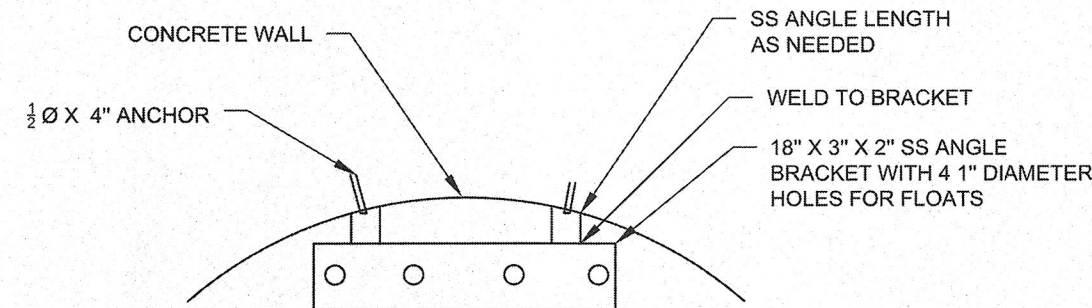
2 PS1704

DETAIL- STANDARD BOLLARD NOT TO SCALE

3 PS1704

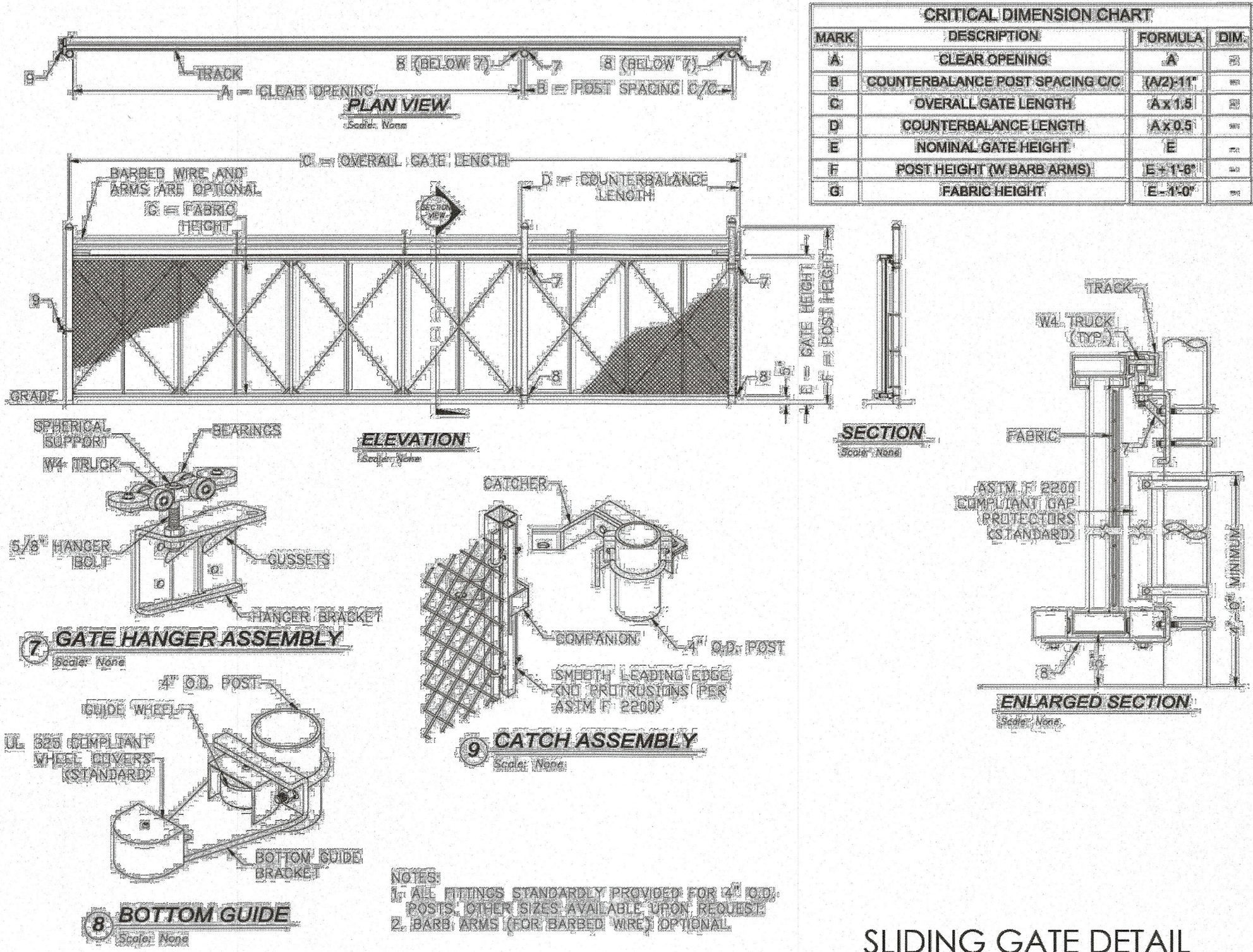
DETAIL- BRACKET AND PIPE SUPPORT DETAIL NOT TO SCALE

4 PS1704



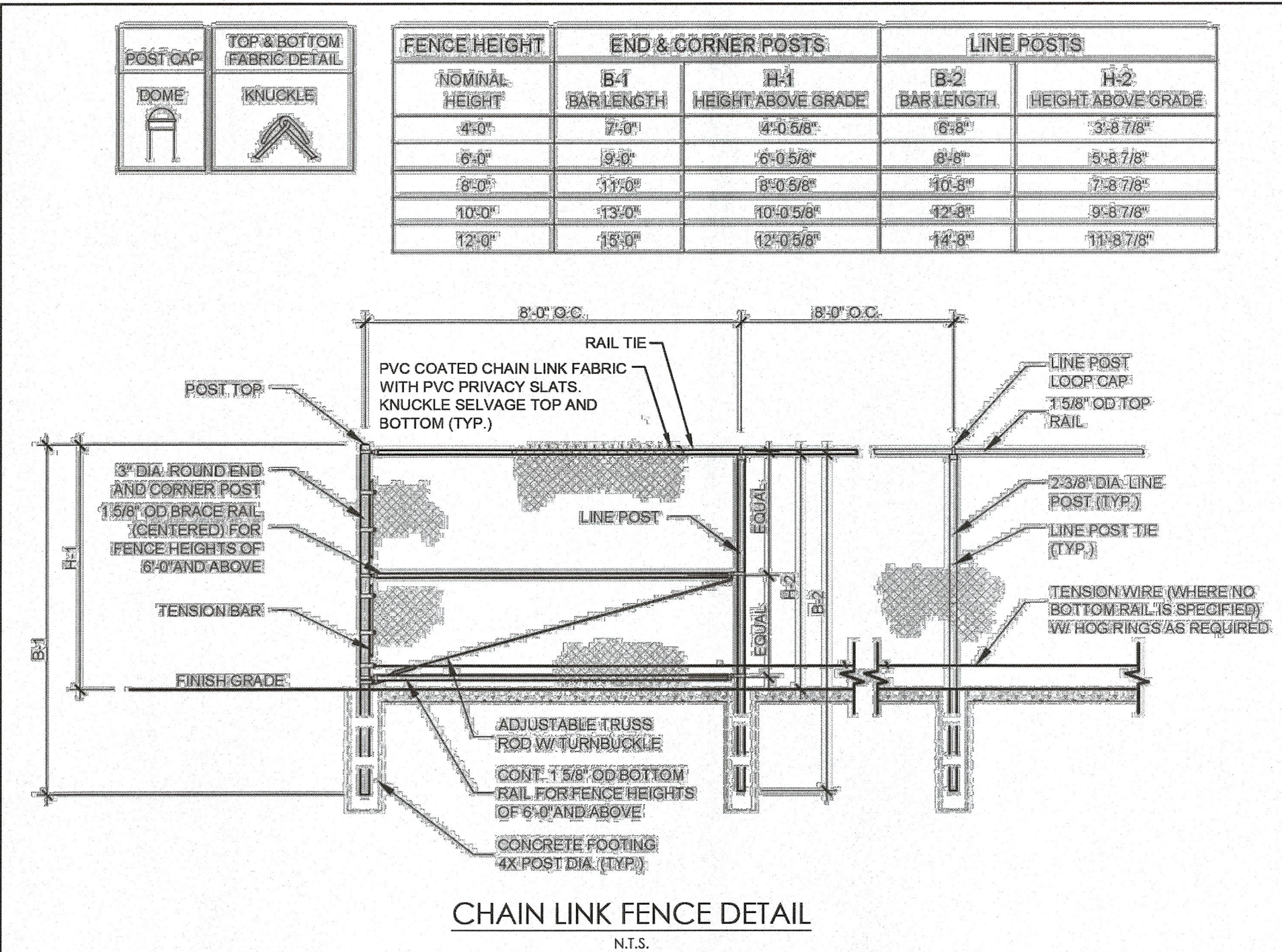
DETAIL-FLOAT SUPPORT BRACKET DETAIL NOT TO SCALE

5 PS1704



DETAIL- 8' HIGH CHAINLINK FENCE SLIDING GATE NOT TO SCALE

6 PS1704



DETAIL- 8' HIGH CHAINLINK FENCE NOT TO SCALE

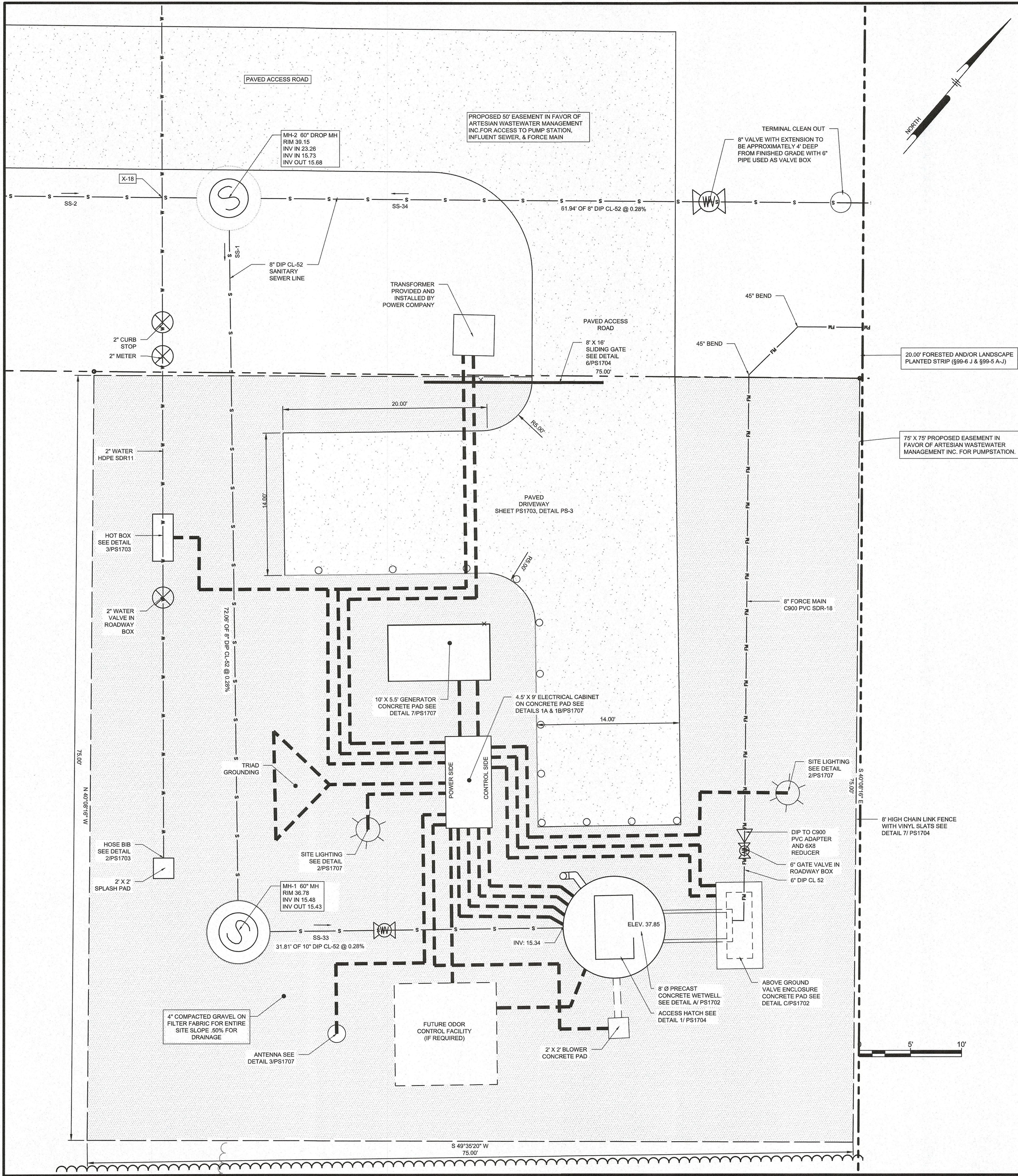
7 PS1704

REV	DATE	BY	REVISIONS
1	2025-05-23	VPL	REVISED PER AWM & AWC COMMENTS
2	2025-09-11	ASM	REVISED PER ARTESIAN COMMENTS

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

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PLOTTED: 04/23/2025 7:28 PM BY: Ahmed Mohamed
PLOT STYLE: Penmon VCL.ctb



ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH THE REQUIREMENTS / REGULATIONS OF THE FOLLOWING CODES / AGENCIES / UTILITIES:
 - THE NATIONAL ELECTRICAL CODE (NEC)
 - LOCAL BUILDING AND FIRE CODES
 - ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS
 - ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PROTECTION REGULATIONS
 - DESIGN SAFETY STANDARDS FOR ELECTRICAL SYSTEMS (OSHA)
 - ANY OTHER PUBLIC AGENCIES HAVING JURISDICTION
 - DELAWARE ELECTRICAL CO-OP
 - ARTESIAN WASTEWATER MANAGEMENT, INC.
 - THE LOCATION OF TRANSFORMER AND METER TO BE DECIDED IN CONJUNCTION WITH POWER COMPANY/SUPPLIER
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT HIS WORK SHALL BE PERFORMED IN A MANNER THAT SHALL PROVIDE SAFE CONDITIONS FOR OTHER PERSONS EMPLOYED ON THE PROJECT. EMPLOYEES OF THE OWNER, AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC.
- THE ELECTRICAL DRAWINGS DO NOT INDICATE ALL OF THE EXISTING EQUIPMENT, DEVICES, WIRING, STRUCTURES, PIPING, ETC., EITHER EXPOSED OR CONCEALED. PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN OR VERIFY THE EXACT LOCATION OF ALL THE EXISTING ITEMS THAT AFFECT THE WORK.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF THE VARIOUS SYSTEMS AND THE APPROXIMATE / RELATIVE LOCATIONS OF THE EQUIPMENT / DEVICES / ITEMS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THAT THERE IS ADEQUATE SPACE AT THE LOCATIONS INDICATED FOR ALL THE EQUIPMENT / DEVICES / ITEMS PRIOR TO INSTALLATION OF SAME.
- ALL WORK SHALL BE GROUNDED AS INDICATED ON THE DRAWINGS AND / OR AS REQUIRED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL USE WHERE APPROPRIATE A MECHANICAL STRUT SYSTEM (1-5/8" CHANNEL WIDTH SERIES) AS A MEANS OF SUPPORT FOR THE INSTALLATION AND MOUNTING OF EQUIPMENT / DEVICES.
- ALL EQUIPMENT SHALL BE INSTALLED AND WIRED IN STRICT COMPLIANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURER.
- UPON COMPLETION OF THE INSTALLATION THE CONTRACTOR SHALL BALANCE THE LOAD ON ALL PARTS OF THE DISTRIBUTION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL DAMAGE CAUSED BY THE INSTALLATION OF EQUIPMENT / DEVICES / MATERIALS AT THE PROJECT. REPAIRS OR REPLACEMENT WORK SHALL CONFORM TO THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY / ALL CORE DRILLING AS REQUIRED FOR THE COMPLETION OF HIS WORK. COORDINATE CORE DRILLING WITH REBAR PLACEMENT AND/OR REINFORCEMENT ELEMENTS OF THE PRECAST STRUCTURES TO AVOID DAMAGE TO THESE ITEMS.
- CONTRACTOR SHALL PROVIDE ARC FLASH LABELS FOR ALL EQUIPMENT BEING INSTALLED. LABELS SHALL INDICATE HAZARD LEVEL AND PPE REQUIREMENTS AS REQUIRED BY NFPA 70E AND IEEE 1584

SPECIAL NOTE:

THE WET WELL SHALL BE CONSIDERED CLASSIFIED AREAS - CLASS I, DIVISION 1, GROUPS C AND D. ALL EQUIPMENT AND WIRING INSTALLED IN THESE AREAS SHALL MEET THE REQUIREMENTS FOR THIS TYPE OF HAZARDOUS LOCATION.



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Milton, DE 19968
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PECK FARM

TAX MAP# ID - 334-9-00-4-00
27468 MARTIN FARM ROAD
MILTON, DE 19968

ELECTRICAL SITE PLAN

RIBERA DEVELOPMENT, LLC
8884 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	BY	REVISIONS
2	2025-09-11	ASM	REVISED PER ARTESIAN COMMENTS
1	2025-05-23	VPL	REVISED PER AMM & AWC COMMENTS

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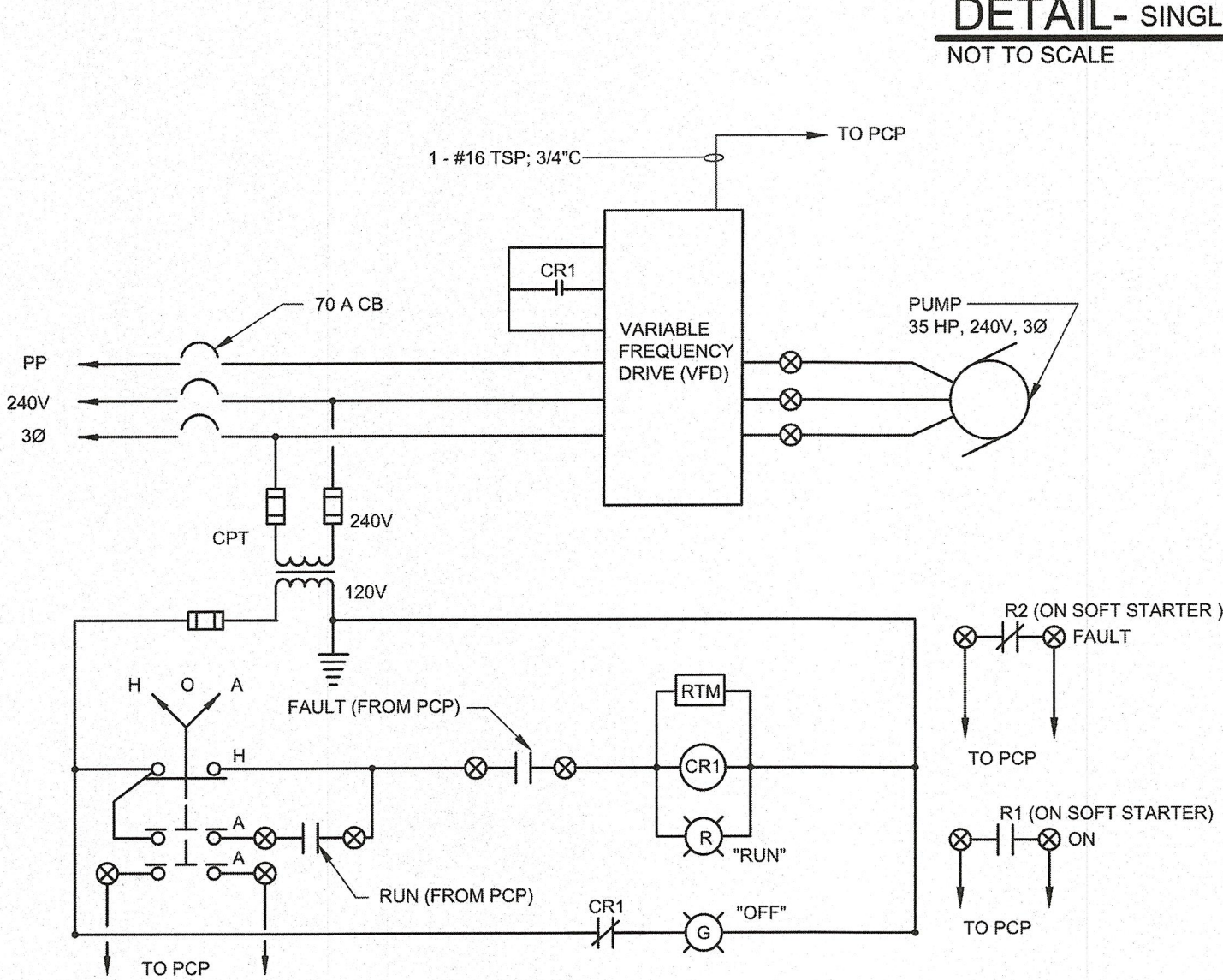
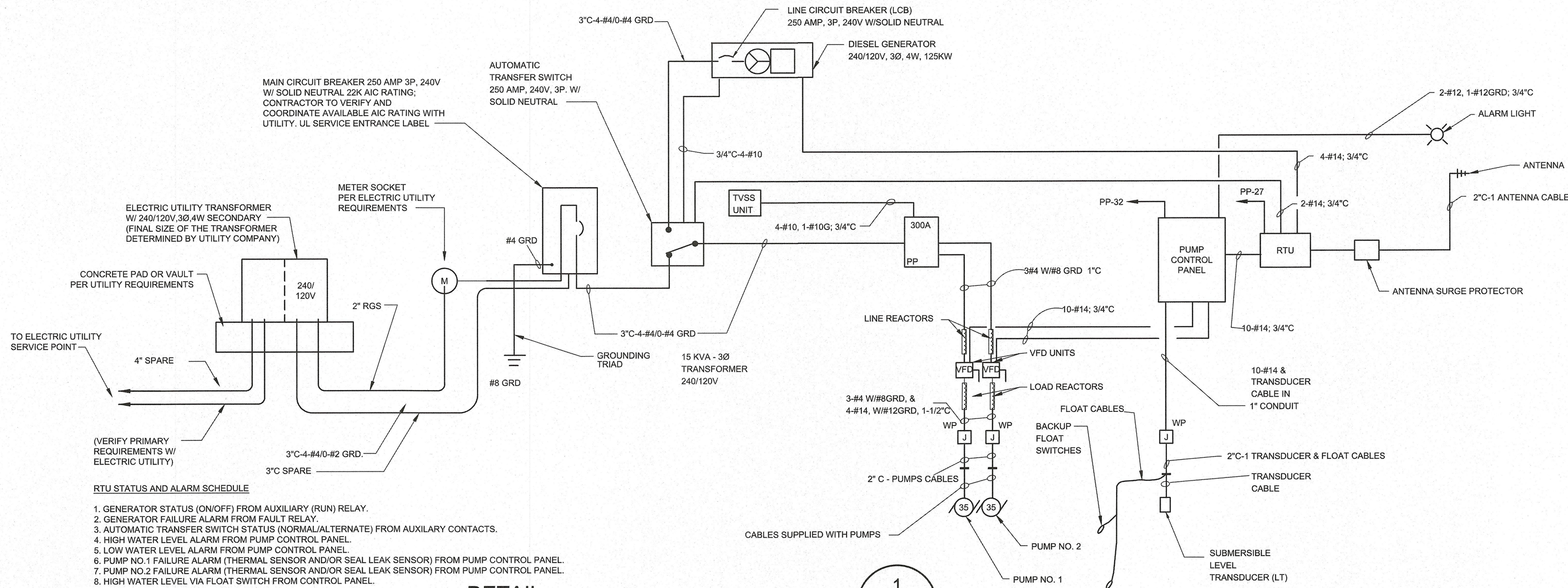
PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU
APPROVED BY	AMD

PS1705

SHEET 64 OF 74

B-PHASE HIGH LEG										PANEL SCHEDULE										PANEL SHALL HAVE COPPER BUS AND COPPER GROUND BUS									
PANEL: PP					INTERRUPTING RATING:					22,000 AMP RMS SYM.					MOUNTING: SURFACE														
VOLTAGE: 240/120V					AMP: 300A					PHASE: 3Ø					WIRE: 4					MAIN: MLO									
CIRCUIT	DESCRIPTION	WIRE	POLES	BKR SIZE	VA/PHASE						BKR SIZE	POLES	WIRE	DESCRIPTION	CIRCUIT														
					A		B		C																				
					LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT																			
1	SPARE		1	20	-	10946	-	10946	-	10946	100	3	4	PUMP NO. 1 STARTER	2														
3	↓		↑	↑	↑	↑	-	10946	↑	↑	↑	↑	↑	↑	4														
5	SPARE		1	20	-	10946	-	10946	-	10946	100	3	4	PUMP NO. 2 STARTER	6														
7	SPARE		1	20	-	10946	-	10946	-	10946	100	3	4		8														
9	WP CABINET RECP *	12	1	20	-	-	-	-	180	10946	↑	↑	↑	↑	10														
11	SPARE		1	20	-	-	-	-	-	-	30	3	10	TVSS	12														
13	↓		↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	14														
15			↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	16														
17	↓		↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	18														
19	CABINET LIGHTING TYPE "A"	12	1	20	72	-	-	-	-	-	20	1		SPARE	20														
21	SPACE		1	20	-	-	-	-	-	-	20	1		SPACE	22														
23	CABINET RECEPTACLE *	12	1	20	-	-	-	-	360	240	20	1	12	BATTERY CHARGER	24														
25	RTU	1	1	20	40	25	-	-	-	-	20	1	12	FLOW METER	26														
27	SPACE		1	20	-	-	-	-	-	-	20	1		SPACE	28														
29	JACKET HEATER	12	2	20	-	-	-	-	500	140	20	1	12	SITE LIGHT	30														
31	↓		↑	↑	↑	↑	↑	↑	500	600	20	1	12	PCP	32														
33	SPACE		1	20	-	-	-	-	-	-	20	1		SPACE	34														
35	WET WELL FAN	12	1	20	-	-	-	-	864	200	20	1	12	CABINET HEATER	36														
37	HOT BOX HEATING	12	1	20	30	-	-	-	-	-	60	3	6	SPARE	38														
39	SPACE		1	20	-	-	-	-	-	-	200	-			40														
41	CABINET HEATER	12	1	20	-	-	-	-	-	-	↑	↑		↑	42														
TOTALS					23159	21892	24576	69627																					
1. NEMA TYPE 1 ENCLOSURE * INDICATES GFI TYPE CIRCUIT BREAKER																													

1. NEMA TYPE 1 ENCLOSURE
• INDICATES GFI TYPE CIRCUIT BREAKER



DETAIL- PUMP ENCLOSED VFD UNIT ELEMENTARY DIAGRAM
NOT TO SCALE

LIGHTING FIXTURE AND POLE SCHEDULE							
TYPE	MANUFACTURER/CATALOG NO.	LAMP			MOUNTING		REMARKS
		NO.	TYPE	WATT	TYPE	HEIGHT	
A	COLUMBIA FEM L48 MD MVOLT 35K E10WMC	4	LED	18	SURFACE	TOP OF CABINET	120 VOLT ONE IN EACH FOR POWER AND CONTROL CABINET
B	HUBBELL SPAULDING RAR1-160L-70-4K7-4W-UNV-ASQU-DBT-7PR-TL SSA-S-14-40-A-1-S2-DB	2	LED	70	POLE	14'-0"	MOUNTING ARM; ALL ITEMS SHALL HAVE DARK BRONZE FINISH 120 VOLT
C	SPAULDING SSA-S-20-40-B-OT-DB	N/A	N/A	N/A	POLE	20'-0"	ANTENNA MTG POLE; DARK BRONZE FINISH W/ POLE CAP

GENERATOR LOAD CALCULATIONS

PENNONI ASSOCIATES, INC. CONSULTING ENGINEERS				JOB NO. RIBER22001				
				SHEET NO. 1		of 1		
PROJECT PECK FARM								
SUBJECT PECK FARM SUBDIVISION								
		BY: SPS						
" 1.732=3 "								
ITEM	VOLTS	AMPS	PHASE	VA	HP	QTY	NOTE	TOTAL
Pump 1&2	240	79	1.732	32838	35 HP	2	NEMA-J	65676
Lights "A"	120	0.15	1	18.0		4	Cabinets	72
Lights "B"	120	0.58	1	69.6		2	Site	140
Receptacles	120	1.5	1	180.0		3		540
PCP	120	5.0	1	600.0		1		600
RTU	120	0.33	1	40.0		1		40
Jkt Htr	240	4.17	1	1000.0	1KW	1	Genset	1000
Batt Chgr	120	2.0	1	240.0		1	Genset	240
FM/SC	120	0.21	1	25.0		1	Flowmeter	25
Cabinet Heater	120	1.67	1	200.0		2	Cabinets	400
WW Supply Fan	120	7.2	1	864.0	1/3HP	1	Wet Well	864
Hot Box Heat Trace	120	0.25	1	30.0		1		30
Connected Load in VA								69627
167.50 A at 240V-3Phase								
Base Load=	3951	9.5A						
Pump 1 Load=	32838	79RLA	387.30LRA					
Pump 2 Load=	32838	79RLA	387.30LRA					
Generator Size	125KW	156KVA	at 0.8PF	AMP				

ELECTRICAL ABBREVIATIONS

A, AMP	AMPERE	MFR	MANUFACTURER
ATD	AUTOMATIC TELEPHONE DIALER	MLO	MAIN LUG ONLY
ATS	AUTOMATIC TRANSFER SWITCH	OC	ON CENTER
BC	BATTERY CHARGER	P	POLE
C, CND	CONDUIT	PCP	PUMP CONTROL PANEL
CCR	CIRCULAR CHART RECORDER	PF	POWER FACTOR
CKT	CIRCUIT	PP	POWER PANEL
CONC	CONCRETE	RECP	RECEPTACLE
CPT	CONTROL POWER TRANSFORMER	RTM	RUNNING TIME METER
ELEC	ELECTRICAL	RTU	REMOTE TELEMETRY UNIT
FLUOR	FLUORESCENT	SC	SIGNAL CONVERTER
G, GRD	GROUND GEN GENERATOR	T	TRANSFORMER
GFI	GROUND FAULT CIRCUIT INTERRUPTER	TSP	TWISTED SHIELDED PAIR
HOA	HAND-OFF-AUTOMATIC	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
HP	HORSEPOWER HP	UL	UNDERWRITERS LABORATORIES
HPS	HIGH PRESSURE SODIUM	V	VOLT
J, JB	JUNCTION BOX	VA	VOLT AMPERES
KVA	KILOVOLT AMPERES	VFD	VARIABLE FREQUENCY DRIVE
KW	KILOWATT	W	WATT, WIRE
LP	LIGHTING PANELBOARD	W/	WITH
M	METER	WW	WIREFRAY
MCB	MAIN CIRCUIT BREAKER	WP	WEATHERPROOF
		XP	EXPLOSION PROOF

ELECTRICAL LEGEND

A a	LED LIGHTING FIXTURE UPPER CASE LETTER DENOTES TYPE IN SCHEDULE, LOWER CASE LETTER DENOTES SWITCH LEG	EXPOSED CONDUIT
WP GFI	DUPLEX RECEPTACLE, 120V, 20A	CONCEALED CONDUIT
⌋ k	TOGGLE SWITCH, 120V, 20A, LOWER CASE LETTER DENOTES FIXTURES TO BE SWITCHED	CONDUIT SEAL
10/	MOTOR, NUMBER DENOTES HP	GROUND ROD
J JB	JUNCTION BOX	GROUND CONDUCTOR
⊗ E	DIESEL GENERATOR	FIRE EXTINGUISHER
8	WIRING, ARROW INDICATES HOMERUN TO PANEL NUMBER "8" INDICATES CIRCUIT	GROUND CONNECTION
⌋	CIRCUIT BREAKER	TELEPHONE OUTLET
⊗	METER	COMBINATION MOTOR STARTER
⌋	AUTOMATIC TRANSFER SWITCH	DISCONNECT SWITCH
∅	PHASE, DIAMETER	ELECTRIC LINES
⌋	CONTACT	TELEPHONE LINES
⊗	PILOT LIGHT; R = RED, G = GREEN	HEAT TRACE
⊗	EXTERNAL WIRING TERMINAL	VARIABLE FREQUENCY DRIVE



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

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AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



PECK FARM

TAX MAP# ID : 334-9-00-4-00
27458 MARTINS FARM ROAD
MILTON, DE 19968

ELECTRICAL DETAILS

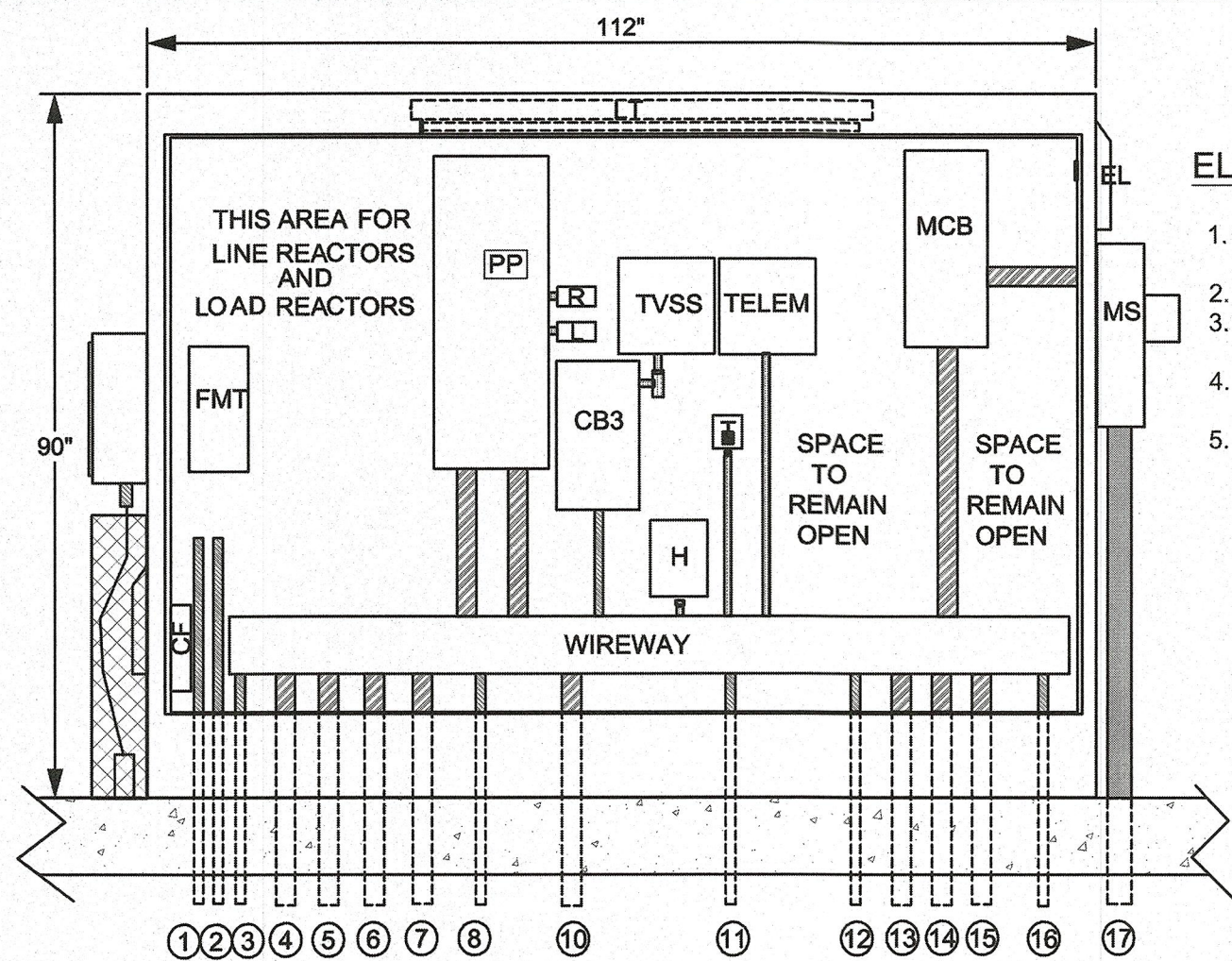
RIBERA DEVELOPMENT, LLC
8604 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	BY	REVISIONS
2	2025-09-11	ASM	REVISED PER ARTISAN COMMENTS
1	2025-05-23	VFL	REVISED PER AWM & AWC COMMENTS

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ARISING OUT OF OR RESULTING THEREFROM.

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

PROJECT STATUS: — PLOTTED: 9/23/2025 2:28 PM BY: Ahmed Mohamed PLT STYLE: Pennoni NCS.B0 U:\Account\BIBER\BIBER22001 - 27468 Martin Farm Road\DESIGN - SHEET PS1707.dwg



- ELECTRICAL CABINET NOTES**
1. ELECTRICAL CABINET SHALL BE MANUFACTURED BY HOFFMAN
 2. CABINET SHALL BE 90" HIGH, 48" WIDE, AND 112" LONG
 3. CABINET SHALL HOUSE 3 DOORS ON THE FRONT AND 3 DOORS ON THE REAR SIDE
 4. CABINET SHALL BE STEEL PAINTED WHITE ON THE INSIDE AND OUTSIDE
 5. LOWER SUPPORT CHANNEL SHALL BE C304 STAINLESS STEEL

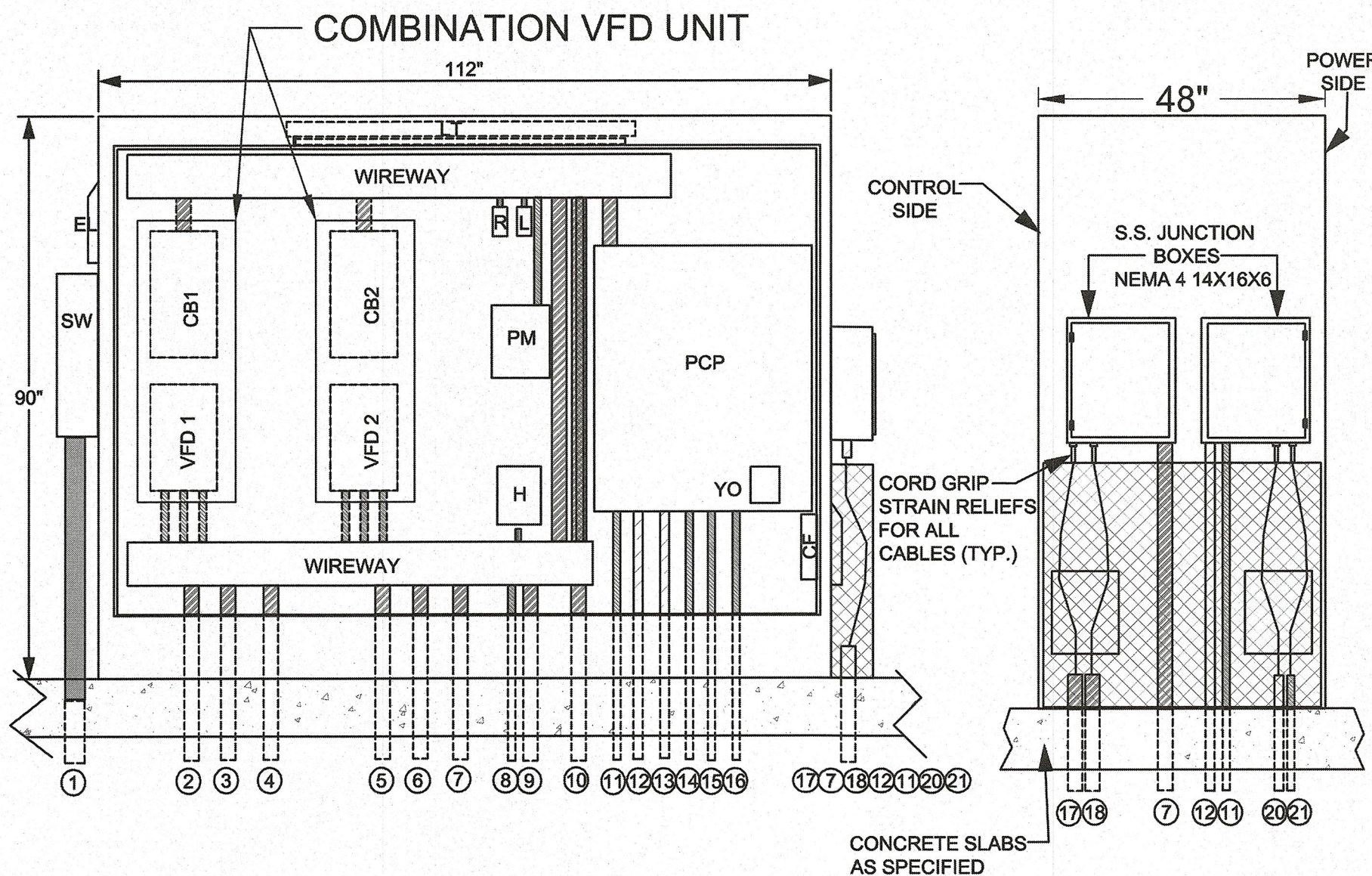
ELECTRICAL CONDUIT DESIGN LEGEND

- 3 IN. SCH. 80 PVC CONDUIT
 - 2 IN. SCH. 80 PVC CONDUIT
 - 1 1/4 IN. SCH. 80 PVC CONDUIT
 - 1 IN. SCH. 80 PVC CONDUIT
 - 3/4 IN. SCH. 80 PVC CONDUIT
- T - CABINET COOLING THERMOSTAT
 - EL - EXHAUST LOUVER
 - H - 400 WATT CABINET HEATER
 - CF - CABINET COOLING FAN
 - MCB - SQUARE D, 250 AMP, 240 V, 3 PH. MAIN CIRCUIT BREAKER
 - PP - POWER PANEL
 - TVSS - TRANSIENT VOLTAGE SURGE SUPPRESSOR, 240 V, 3 PH., 4 WIRE SQUARE D EMA SERIES, 160 KA
 - MS - METER SOCKET, 240/120 V, 3 PH., 300 AMP, 4 WIRE
 - R - RECEPTACLE
 - L - LIGHT SWITCH
 - LT - CABINET LIGHT
 - CB3 - SQUARE D, 30 AMP CIRCUIT BREAKER, 240 V, 3 PH.
 - FMT - FLOW METER TOTALIZER ELECTRONICS
 - TELEM - TELEMETRY UNIT

- 1 1 IN. SCH. 80 PVC TO FLOW METER.
- 2 1 IN. SCH. 80 PVC TO PCP.
- 3 1 IN. SCH. 80 PVC TO FLOW METER.
- 4 2 IN. SCH. 80 PVC TO LINE REACTOR NO.1 (FOR FUTURE USE).
- 5 2 IN. SCH. 80 PVC FEED TO VFD NO.1 (FOR FUTURE USE).
- 6 2 IN. SCH. 80 PVC TO LINE REACTOR NO.2. (FOR FUTURE USE).
- 7 2 IN. SCH. 80 PVC FEED TO VFD NO.2 (FOR FUTURE USE).
- 8 1 IN. SCH. 80 PVC TO YARD LIGHT.
- 9 2 IN. SCH. 80 PVC TO CONTROL SIDE (2 0/120 V.FEED OUT).
- 10 1 IN. SCH. 80 PVC TO CONTROL SIDE.
- 11 1 IN. SCH. 80 PVC TO FUTURE ODOR CONTROL.
- 12 2 IN. SCH. 80 PVC TO FUTURE ODOR CONTROL AREA.
- 13 2 IN. SCH. 80 PVC TO FUTURE ODOR CONTROL AREA.
- 14 2 IN. SCH. 80 PVC TO FUTURE ODOR CONTROL AREA.
- 15 2 IN. SCH. 80 PVC TO CONTROL SIDE (240 V. FEED OUT TO CS1 & CS2).
- 16 1 IN. SCH. 80 PVC TO PCP.
- 17 3 IN. SCH. 40 PVC TO TRANSFORMER, SCH. 80 PVC ABOVE CONCRETE SLAB.

ELECTRICAL CABINET - REAR VIEW POWER SIDE

1A
PS1707



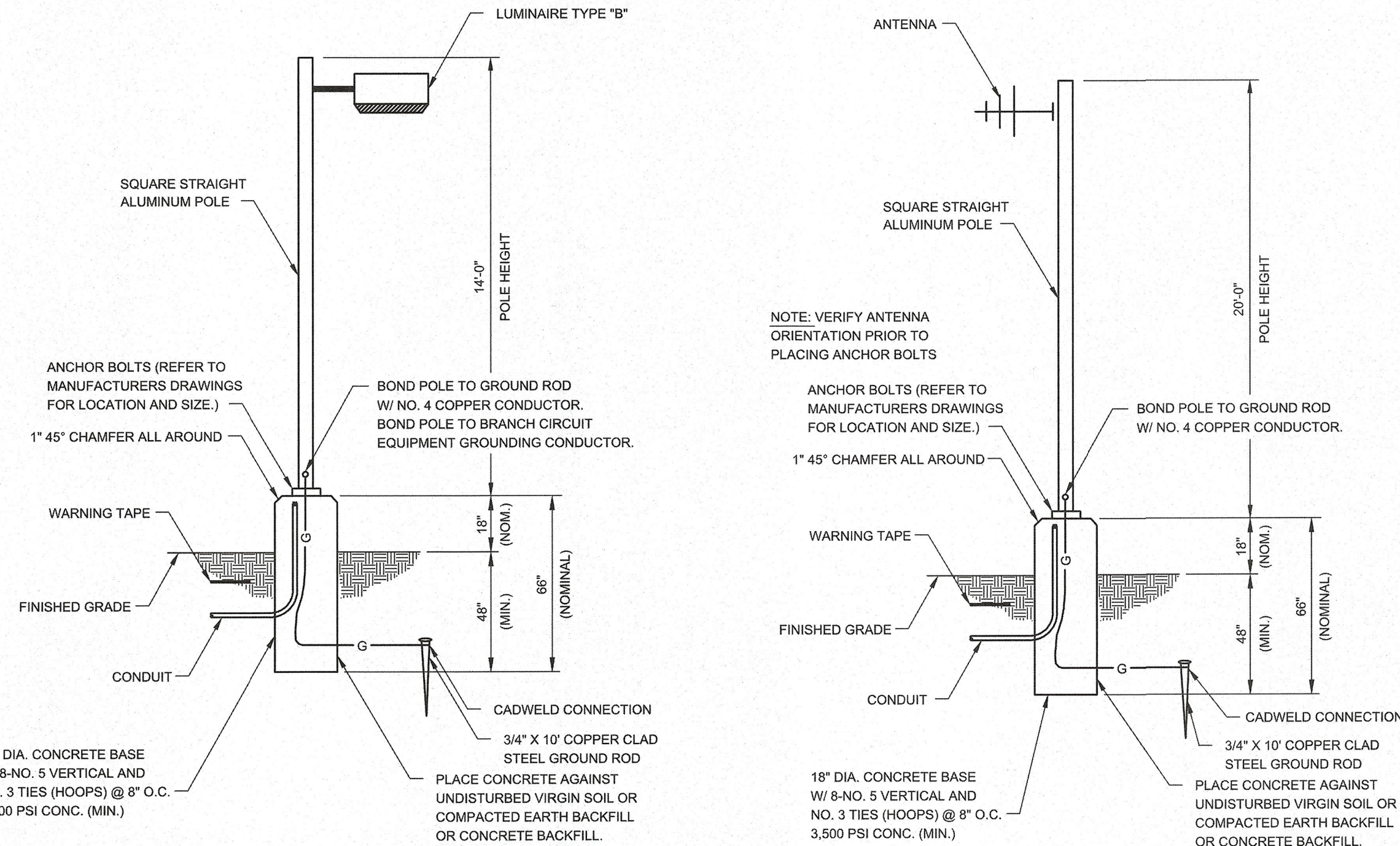
ELECTRICAL CONDUIT DESIGN LEGEND

- 3 IN. SCH. 80 PVC CONDUIT
 - 2 IN. SCH. 80 PVC CONDUIT
 - 1 1/4 IN. SCH. 80 PVC CONDUIT
 - 1 IN. SCH. 80 PVC CONDUIT
 - 3/4 IN. SCH. 8-PVC CONDUIT
- T - CABINET COOLING THERMOSTAT
 - EL - EXHAUST LOUVER
 - PCP - SCADA CONTROL PANEL
 - PM - PHASE MONITOR
 - H - 400 WATT CABINET HEATER
 - CF - CABINET COOLING FAN
 - SW - 125 AMP SQUARE D, NEMA 3R, 3 PH. NON-FUSIBLE SAFETY SWITCH
 - R - RECEPTACLE
 - L - LIGHT SWITCH
 - LT - CABINET LIGHT
 - CS1 - SQUARE D COMBINATION STARTER W/ THERMAL MAGNETIC BREAKER, 120 V, COIL, W/O CONTROL TRANSFORMER
 - CS2 - SQUARE D COMBINATION STARTER W/ THERMAL MAGNETIC BREAKER, 120 V, COIL, W/O CONTROL TRANSFORMER
 - YO - YOKAGAWA

- 1 3 IN. SCH. 80 PVC TO SERVICE TRANSFORMER.
- 2 2 IN. SCH. 80 PVC FEED TO LINE REACTOR NO.1 (FOR FUTURE USE).
- 3 2 IN. SCH. 80 PVC FEED FROM LINE REACTOR NO.1 (FOR FUTURE USE).
- 4 2 IN. SCH. 80 PVC TO FUTURE ODOR CONTROL.
- 5 2 IN. SCH. 80 PVC FEED TO LINE REACTOR NO.2 (FOR FUTURE USE).
- 6 2 IN. SCH. 80 PVC FEED FROM LINE REACTOR NO.2 (FOR FUTURE USE).
- 7 1 IN. SCH. 80 PVC TO STAINLESS STEEL JUNCTION BOX (PUMP NO. 1 & 2).
- 8 1 IN. SCH. 80 PVC TO POWER SIDE
- 9 2 IN. SCH. 80 PVC TO POWER SIDE (240/120 V.FEED IN).
- 10 2 IN. SCH. 80 PVC TO POWER SIDE (240 V3 PH.FEED IN FOR CS1 & CS2).
- 11 1 IN. SCH. 80 PVC TO STAINLESS STEEL JUNCTION BOX (TRANSUCER).
- 12 1 1/4 IN. SCH. 80 PVC TO STAINLESS STEEL JUNCTION BOX (REDUNDANT ON/OFF FLOATS).
- 13 1 1/4 IN. SCH. 80 PVC TO ANTENNA POLE.
- 14 1 IN. TO FUTURE ATS ON POWER SIDE.
- 15 1 IN. TO BLOWER.
- 16 1 IN. TO FLOW METER ELECTRONICS ON POWER SIDE.
- 17 2 IN. SCH. 80 PVC CONDUIT TO WET WELL (PUMP NO. 1).
- 18 2 IN. SCH. 80 PVC CONDUIT TO WET WELL (PUMP NO. 2).
- 19 2 IN. SCH. 80 PVC CONDUIT (CONDUIT NO. 7 CONTROL SIDE TERMINATES AT NO. 7 UNDER STAINLESS STEEL JUNCTION BOX, FEED IN TO OUTSIDE S.S. JUNCTION BOX FROM EACH COMBINATION STARTER).
- 20 1 1/4 IN. SCH. 80 PVC CONDUIT TO WET WELL (REDUNDANT ON/OFF FLOATS).
- 21 1 IN. SCH. 80 PVC CONDUIT TO WET WELL (TRANSDUCER).

ELECTRICAL CABINET - FRONT VIEW CONTROL SIDE

1B
PS1707

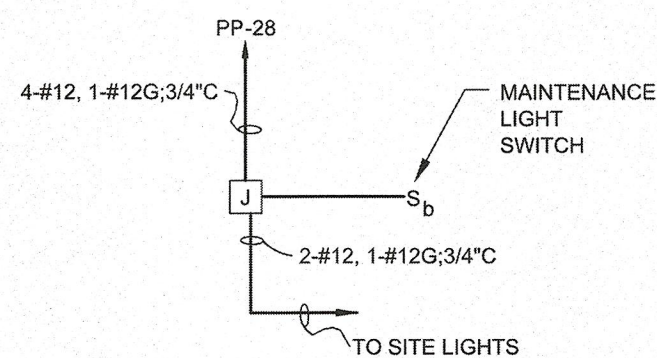


DETAIL- LIGHT POLE

2
PS1707

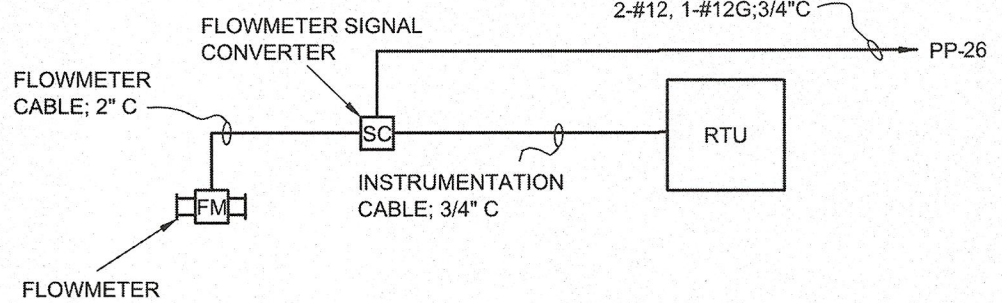
DETAIL- ANTENNA POLE

3
PS1707



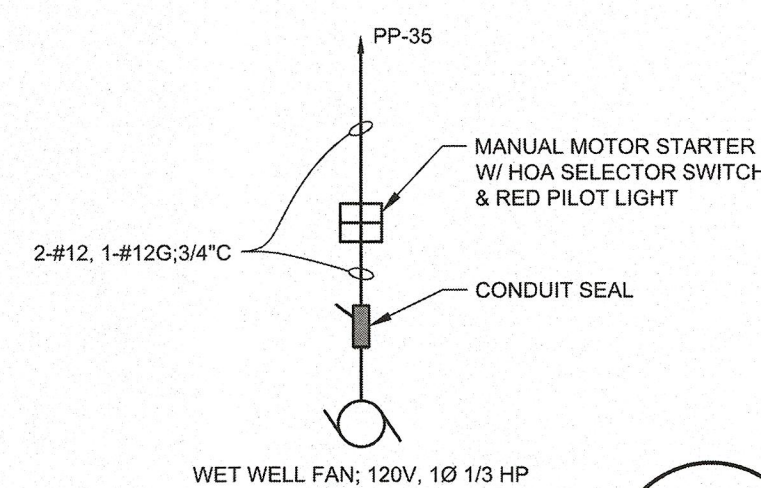
DETAIL- SITE LIGHTING SCHEMATIC

4
PS1707



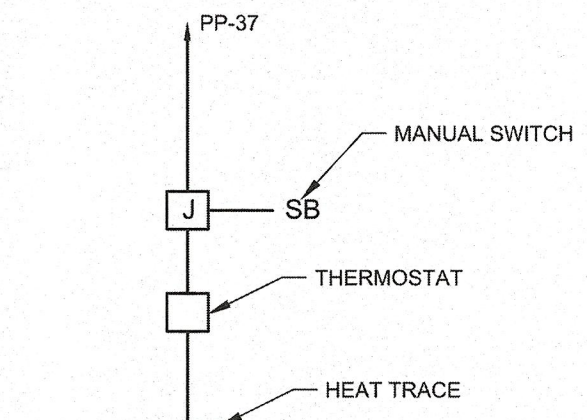
DETAIL- FLOWMETER SCHEMATIC DIAGRAM

5
PS1707



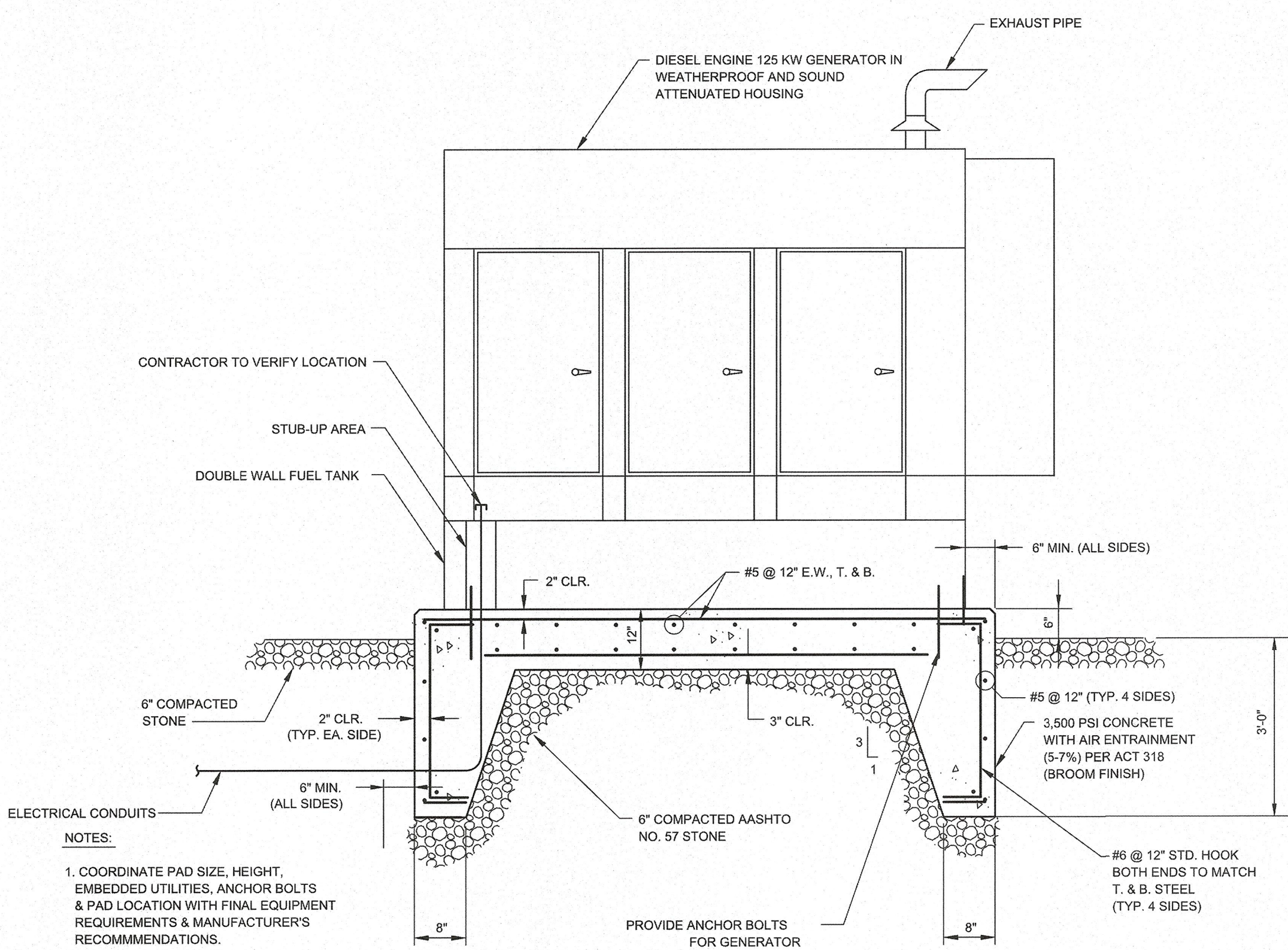
DETAIL- FAN SCHEMATIC DIAGRAM

6
PS1707



DETAIL- HOT BOX HEAT TRACE DIAGRAM

8
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DETAIL- GENERATOR FOUNDATION

7
PS1707



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PECK FARM

TAX MAP# D: 334-9-00-4-00
27468 MARTINS FARM ROAD
MILTON, DE 19968

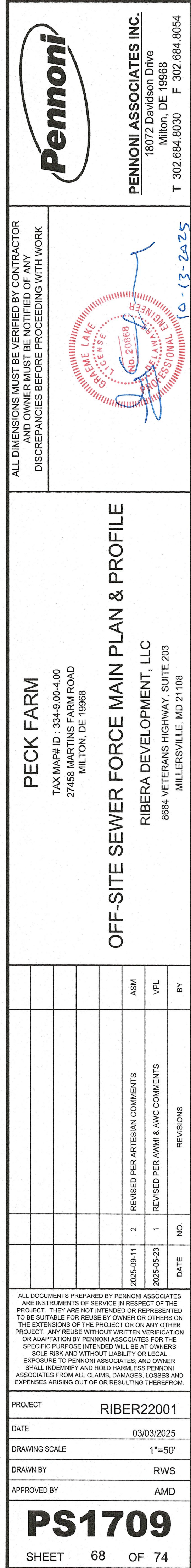
ELECTRICAL DETAILS

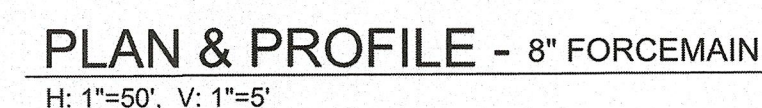
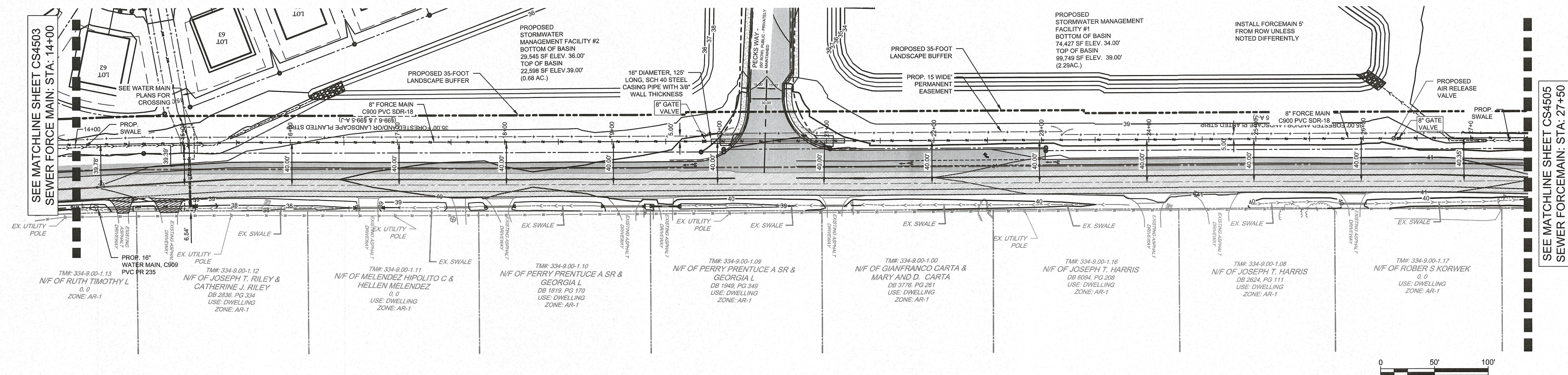
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8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

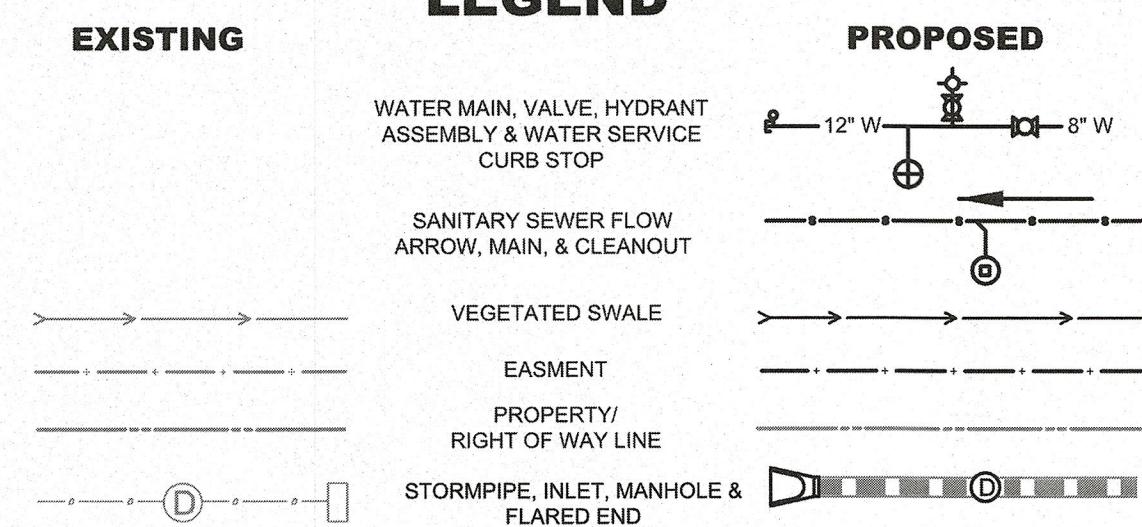
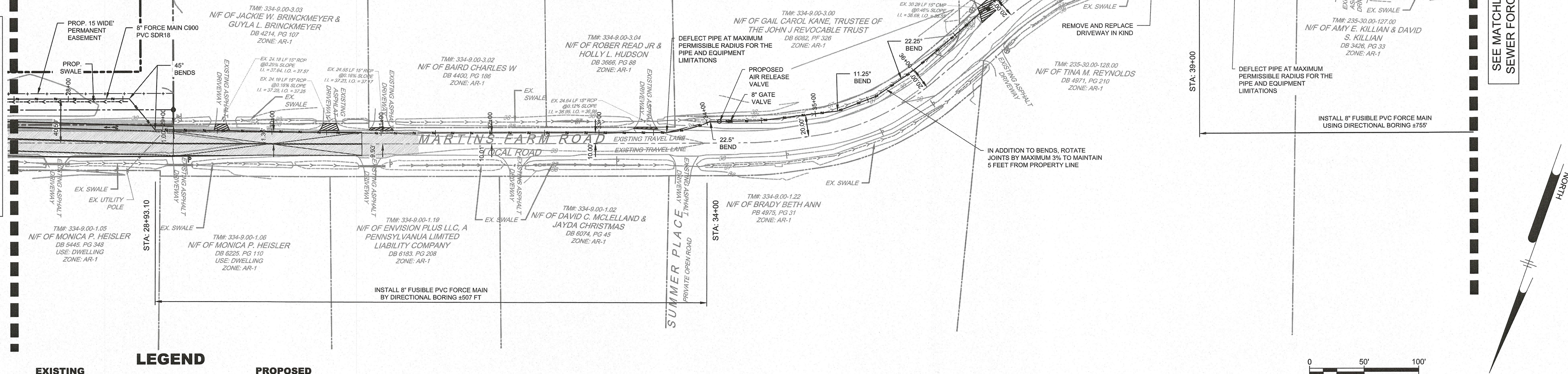
NO.	DATE	REVISIONS	BY
2	2025-09-11	REVISED PER ARTISIAN COMMENTS	ASM
1	2025-05-23	REVISED PER AWM & AWC COMMENTS	VPL

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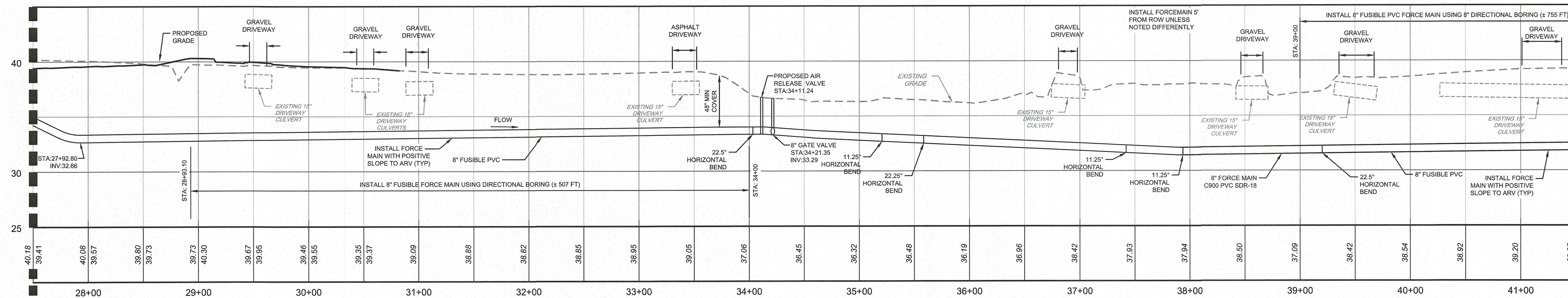
PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU
APPROVED BY	AMD







SEE MATCHLINE SHEET CS4506
SEWER FORCE MAIN: STA: 41+50



NOTE:


CONTRACTOR SHALL
REPAIR/REPLACE DRIVEWAYS
THAT MAY BE DAMAGED BY
DIRECTIONAL BORING
OPERATIONS.

SEE MATCHLINE SHEET CS4504
SEWER FORCE MAIN: STA: 27+50

SEE MATCHLINE SHEET CS4506
SEWER FORCE MAIN: STA 41+50

PLAN & PROFILE - 8" FORCEMAIN
H: 1"=50', V: 1"=5'

1
PS1711



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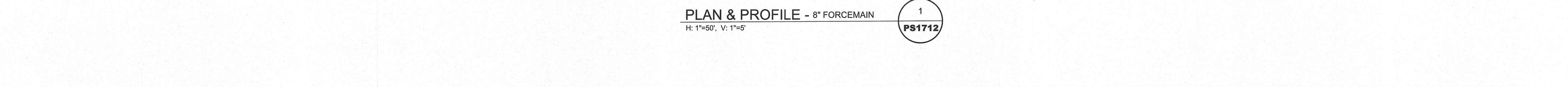
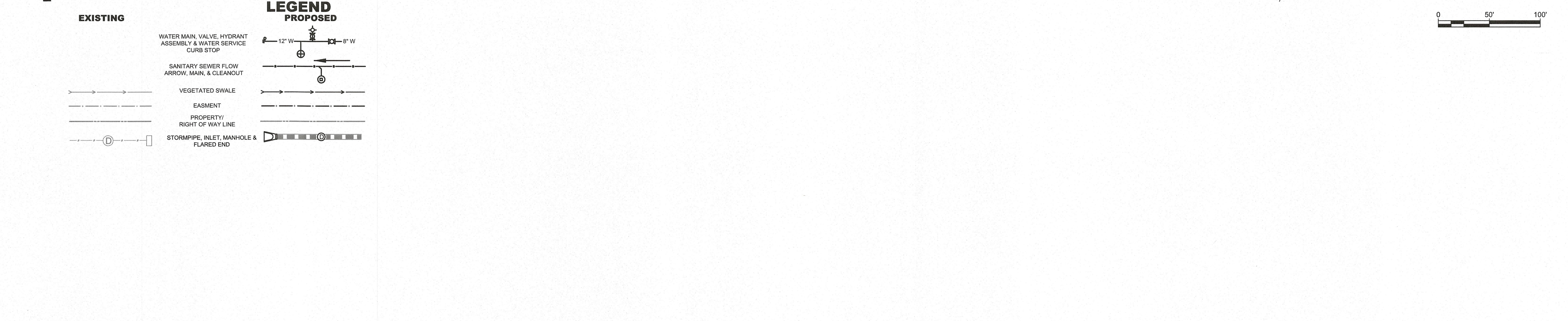
PECK FARM
TAX MAP# ID : 334-9 004-00
274569 MARTINS FARM ROAD
MILTON, DE 19968

[illegible]

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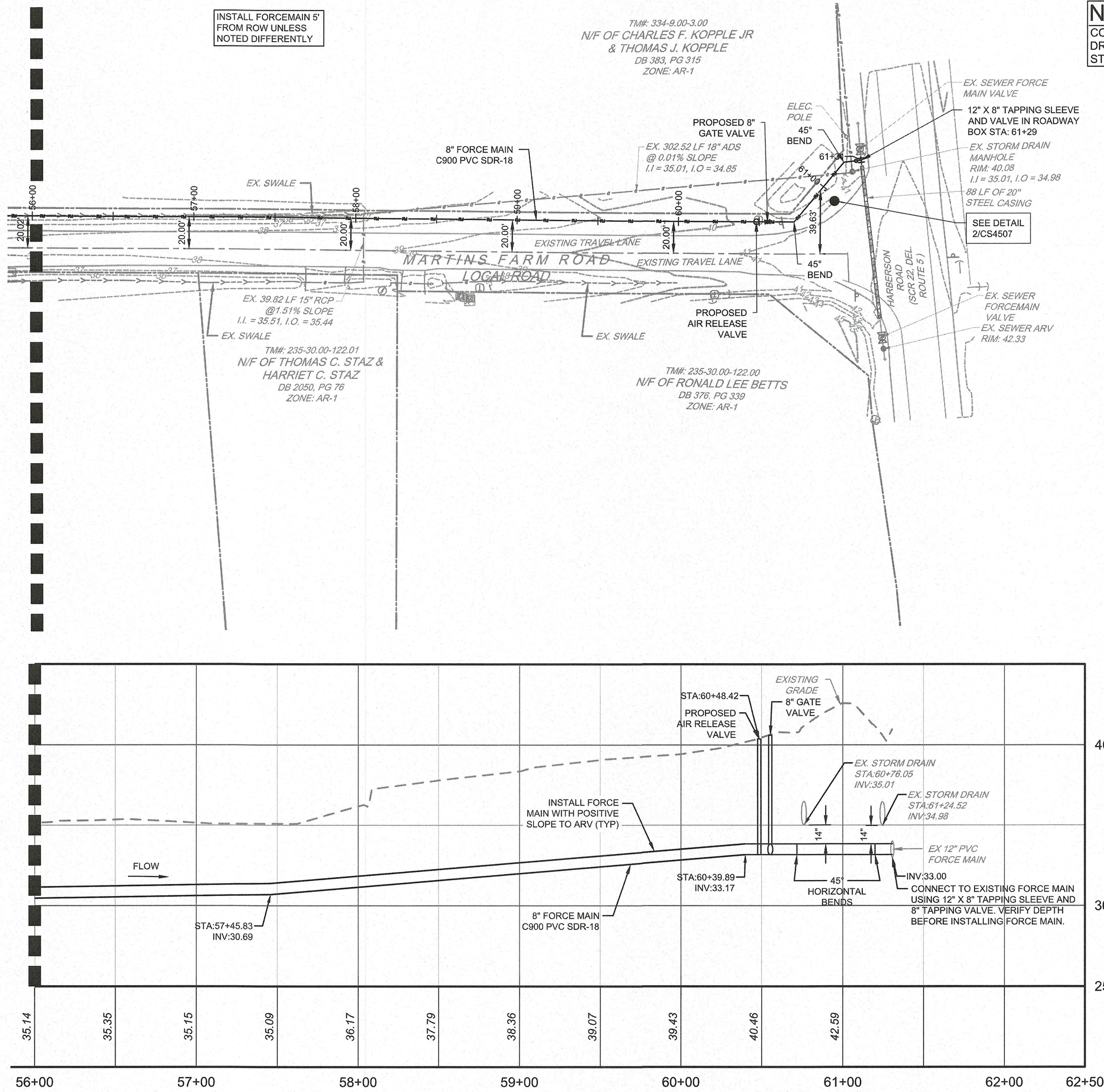
PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	1"=50'
DRAWN BY	RWS
APPROVED BY	AMD

PS1711
SHEET 70 OF 74

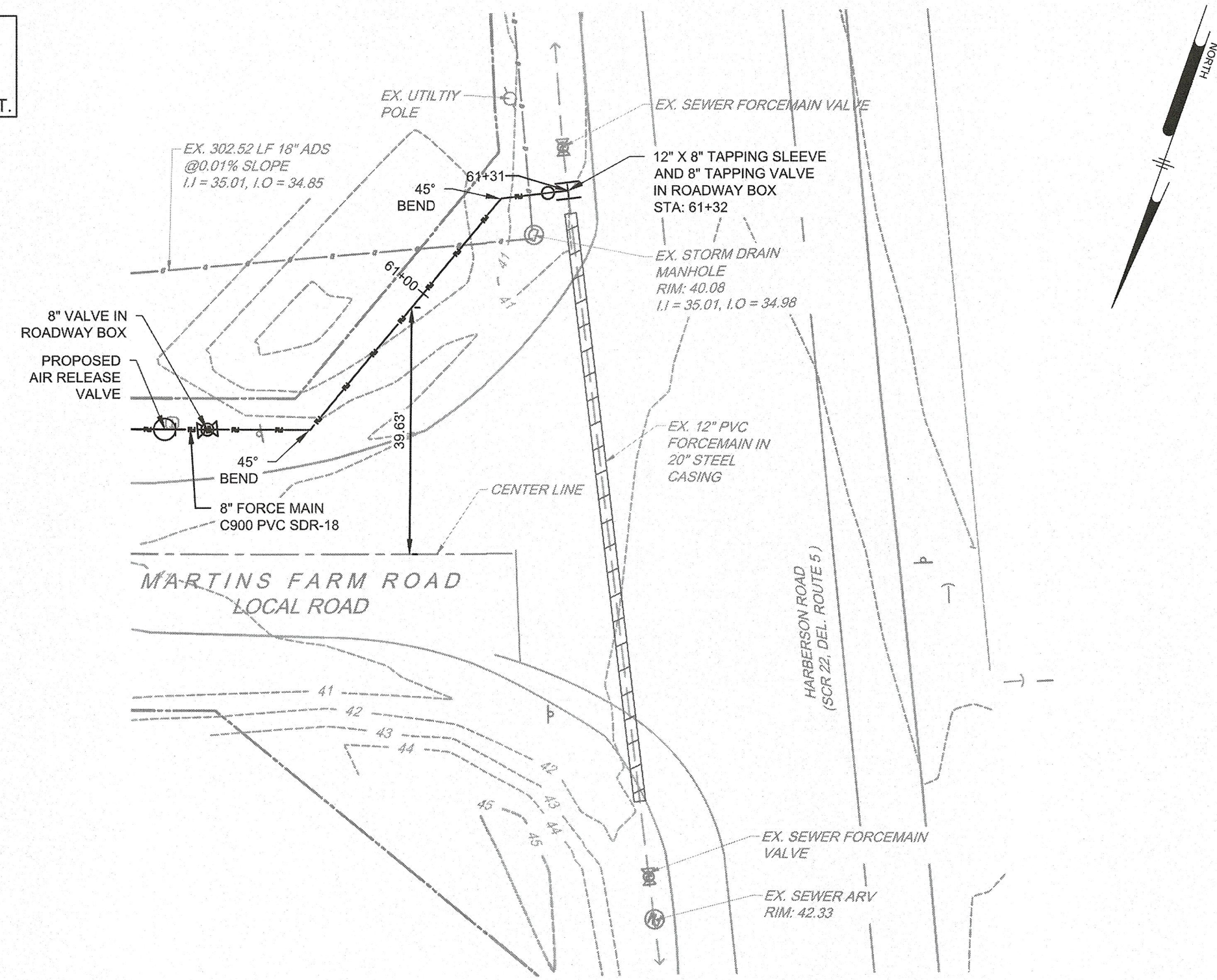


SEE MATCHLINE SHEET CS4506
SEWER FORCE MAIN: STA 56+00

SEE MATCHLINE SHEET CS4506
SEWER FORCE MAIN: STA 56+00



NOTE:
CONTRACTOR TO PROTECT STORM DRAIN AS CLEARANCE UNDER THE STORMDRAIN IS LESS THAN ONE FOOT.



EXISTING

WATER MAIN, VALVE, HYDRANT ASSEMBLY & WATER SERVICE CURB STOP

SANITARY SEWER FLOW ARROW, MAIN, & CLEANOUT

VEGETATED SWALE

EASEMENT

PROPERTY/ RIGHT OF WAY LINE

STORMPIPE, INLET, MANHOLE & FLARED END

LEGEND

PROPOSED

12" W

8" W

NOTES:

- GENERALLY INSTALL FORCE MAIN 5 FOOT OFF RIGHT OF WAY LINE USING DIRECTIONAL BORING ALONG WEBB ROAD.
- ROTATE PIPE JOINTS NO MORE THAN 1° PER JOINT TO ACHIEVE CHANGE OF VERTICAL AND HORIZONTAL DIRECTION
- LOCATE FORCE MAIN TO AVOID DITCH LOW POINTS ALONG SHINGLE POINT ROAD
- CONTRACTOR TO LOCATE ALL UTILITIES AT CROSSING AND VERIFY DEPTH PRIOR TO INSTALLATION OF FORCE MAIN.
- JACK AND BORE DEPTH TO BE VERIFIED ONCE EDGES OF DRIVEWAYS AND ROAD PAVEMENT IDENTIFIED AND ALL UTILITIES DEPTH ARE IDENTIFIED.
- ANY DAMAGE TO DRIVEWAYS, MAILBOXES, AND SIGNS TO BE REPAIRED AT CONTRACTORS COST.
- CONTRACTOR TO INSTALL TRACER WIRE WITH THE FORCEMAIN PER ARTESIAN REQUIREMENTS

INSTALL STANDARD MARKERS FOR FORCE MAIN PER THE FOLLOWING LOCATIONS. REFER TO ARTESIAN DETAIL ON SHEET PS1710.

- STATION: 1+05
- STATION: 1+55
- STATION: 10+55
- STATION: 19+80
- STATION: 21+80
- STATION: 26+60
- STATION: 33+72
- STATION: 36+45
- STATION: 37+35
- STATION: 39+20
- STATION: 39+75
- STATION: 46+40
- STATION: 52+50



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 PRIOR TO PROCEEDING WITH WORK
DISCREPANCIES BE FORE PROCEEDING WITH WORK



PECK FARM

TAX MAP# ID : 334-9.00-4.00
27488 MARTINS FARM ROAD
MILTON, DE 19968

OFF-SITE SEWER FORCE MAIN PLAN & PROFILE

RIBERA DEVELOPMENT, LLC
8884 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

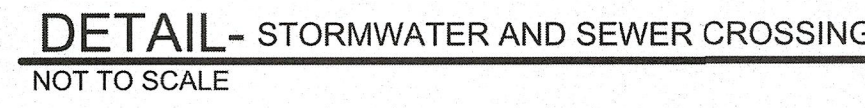
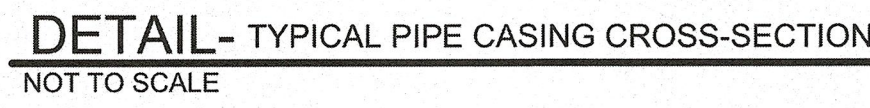
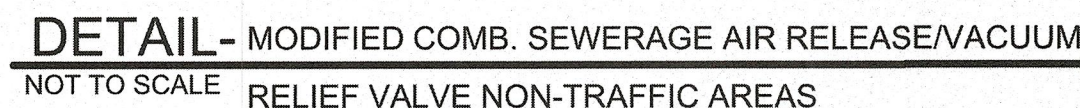
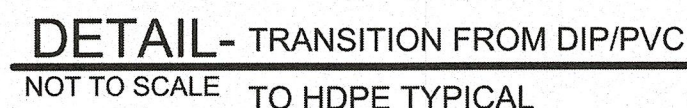
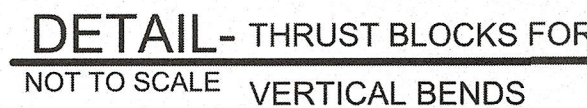
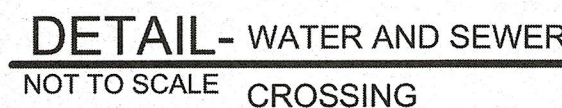
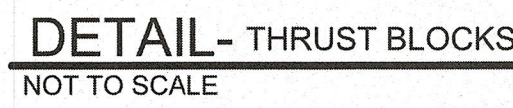
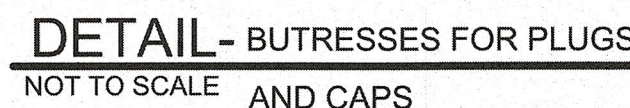
NO.	DATE	BY	REVISIONS
2	2025-09-11	ASM	REVISED PER ARTESIAN COMMENTS
1	2025-05-23	VPL	REVISED PER AWM & AWC COMMENTS
NO			

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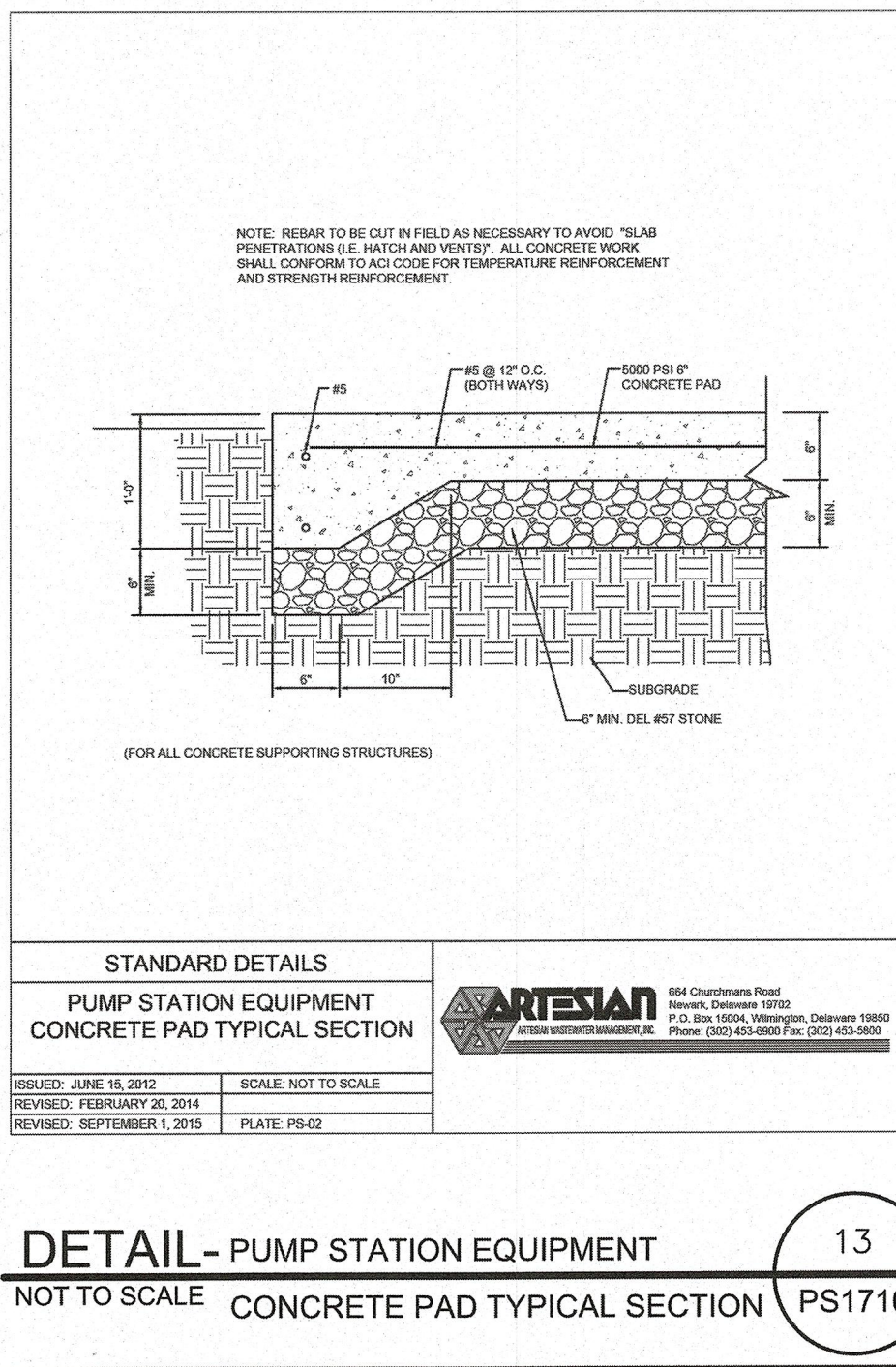
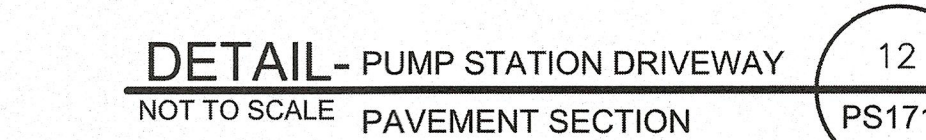
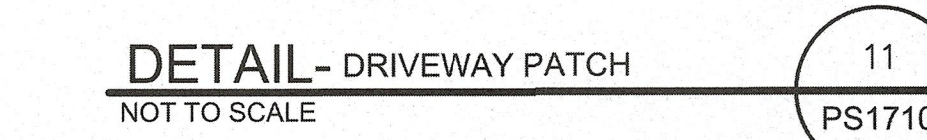
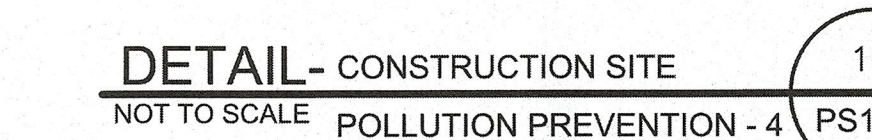
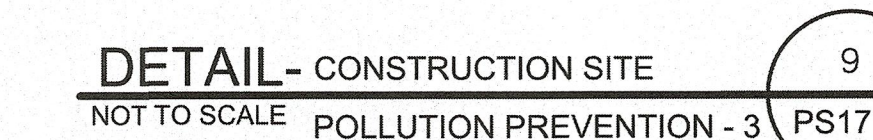
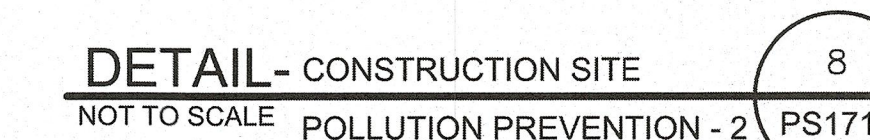
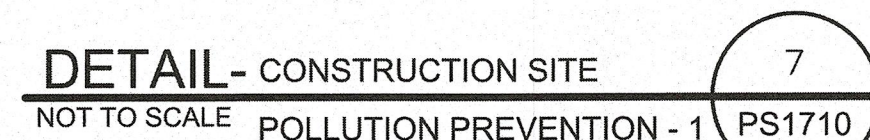
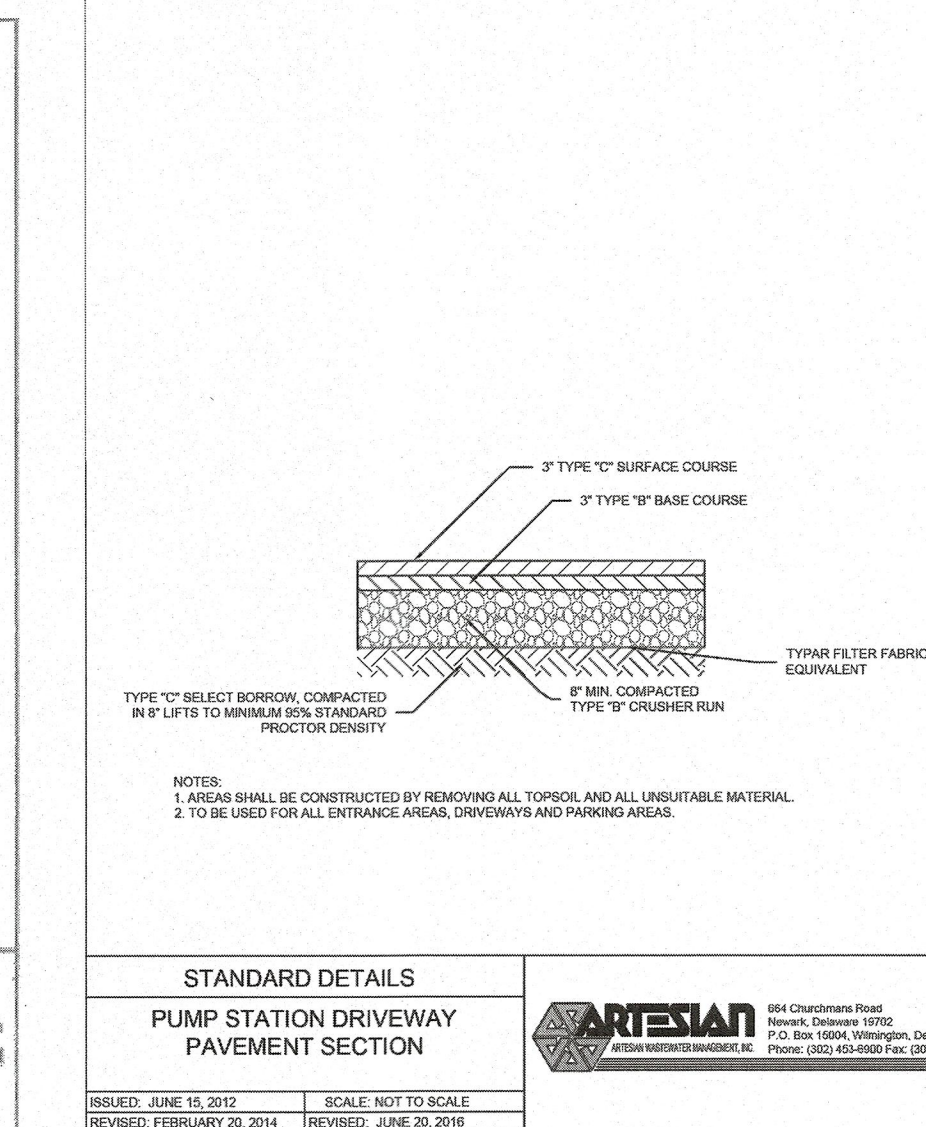
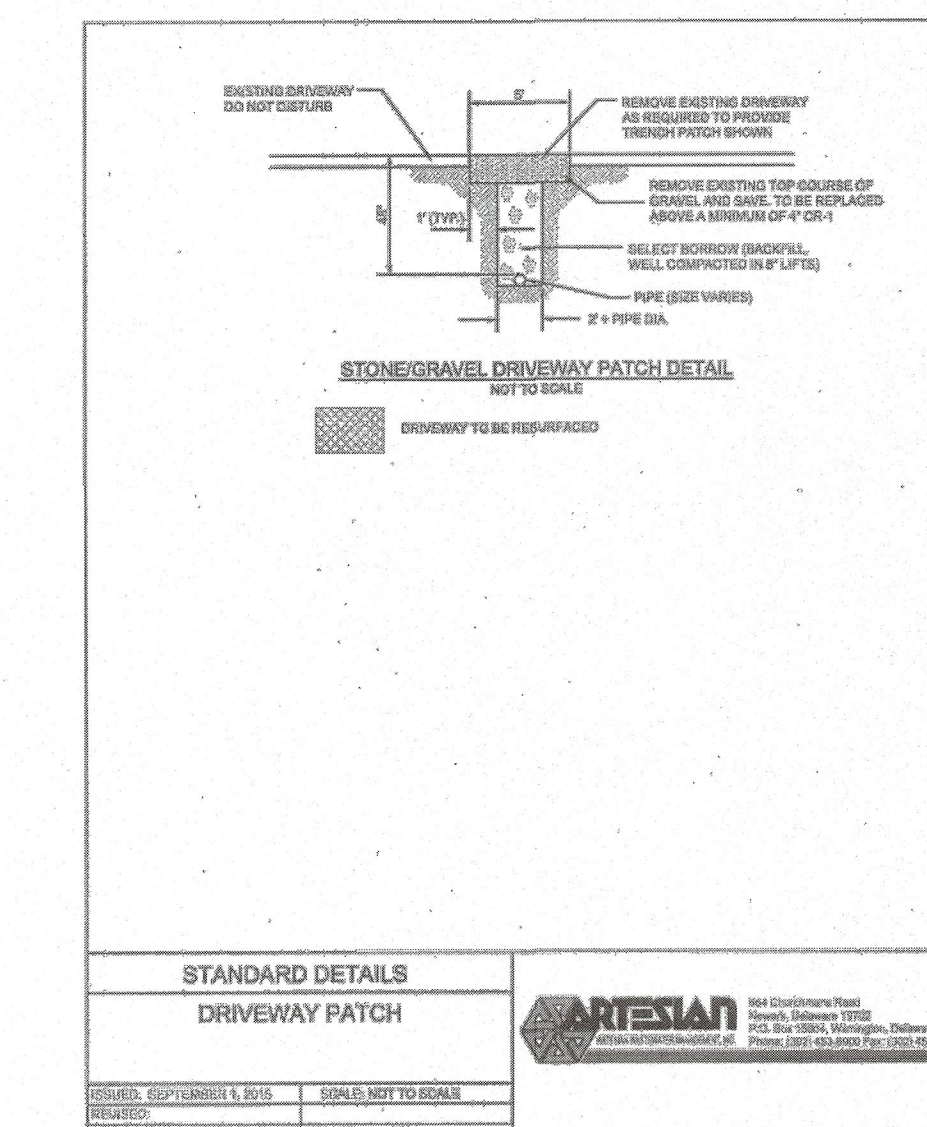
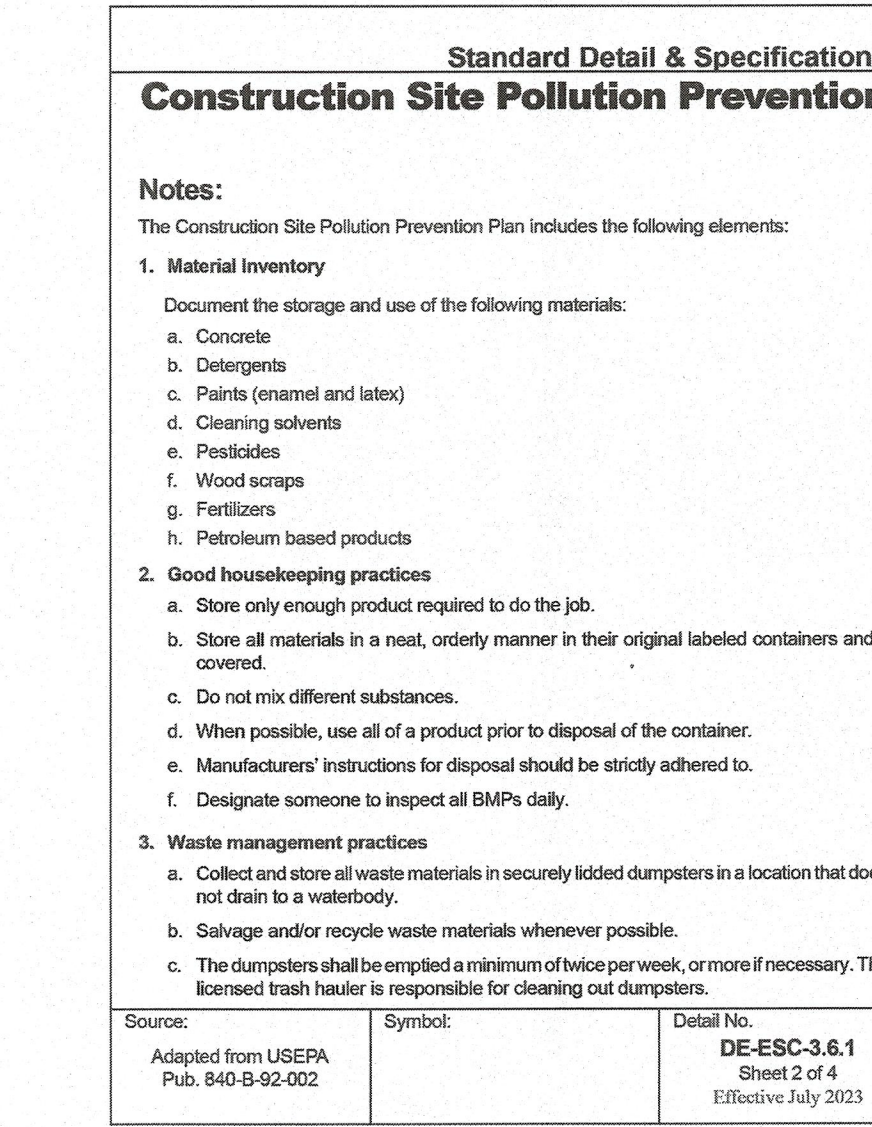
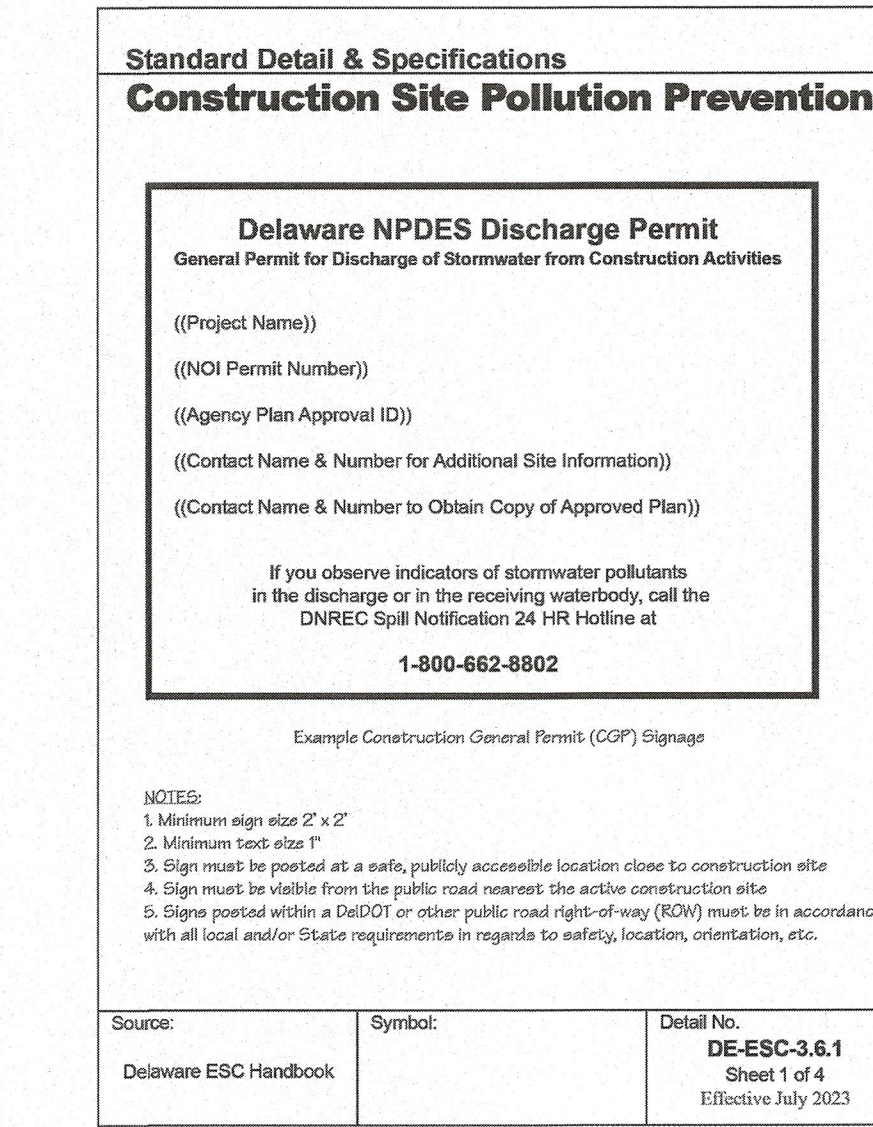
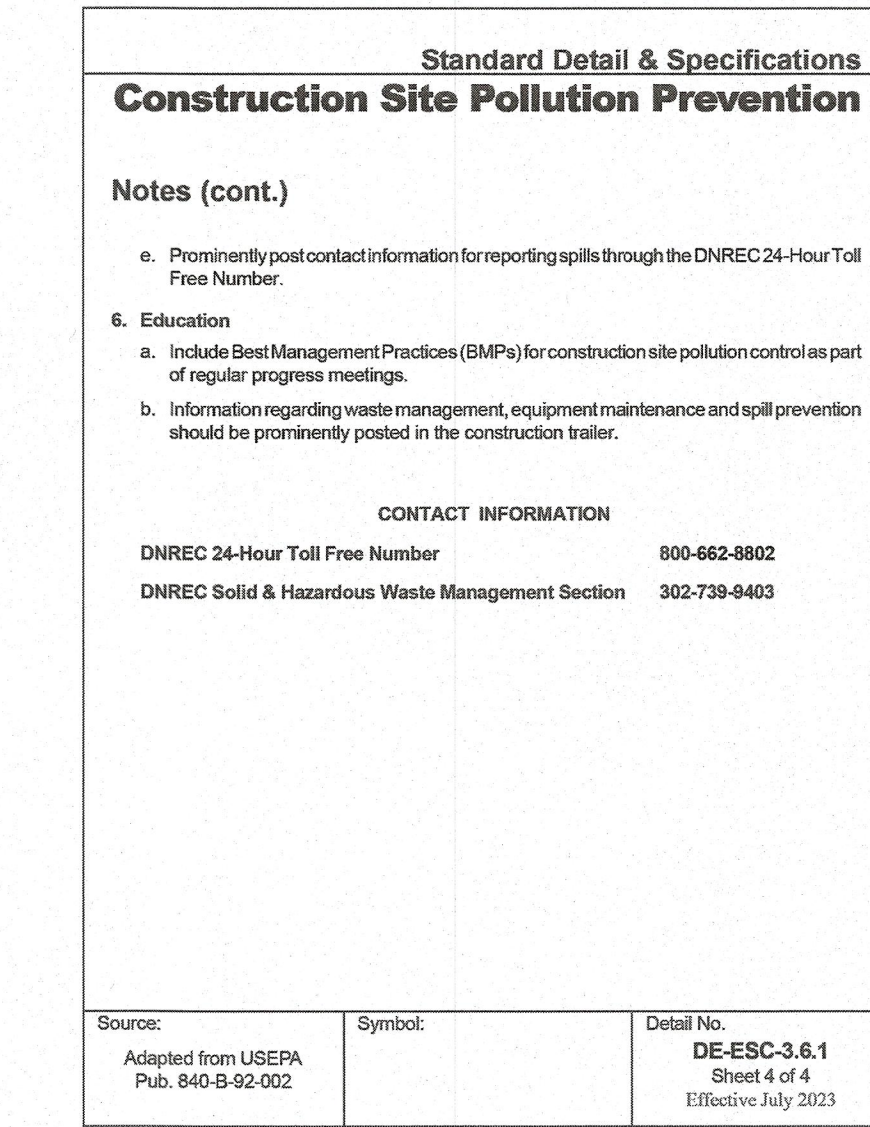
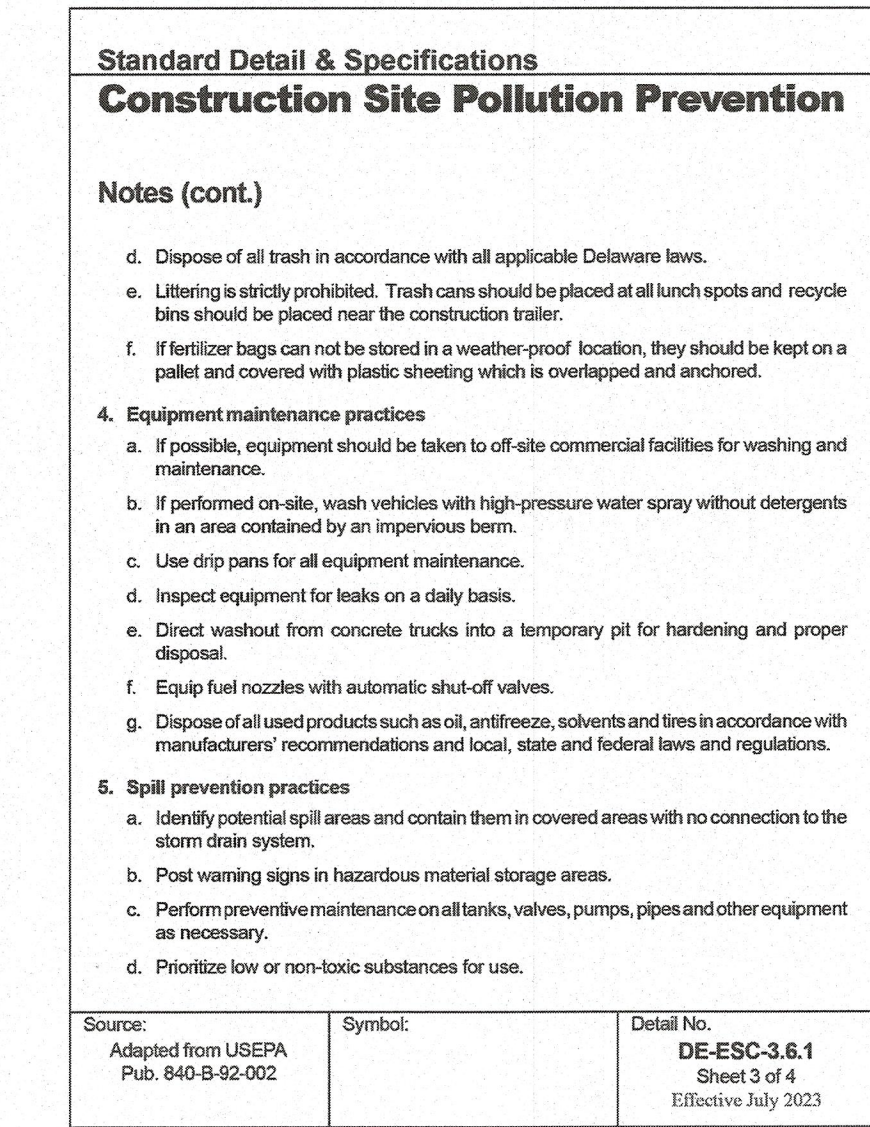
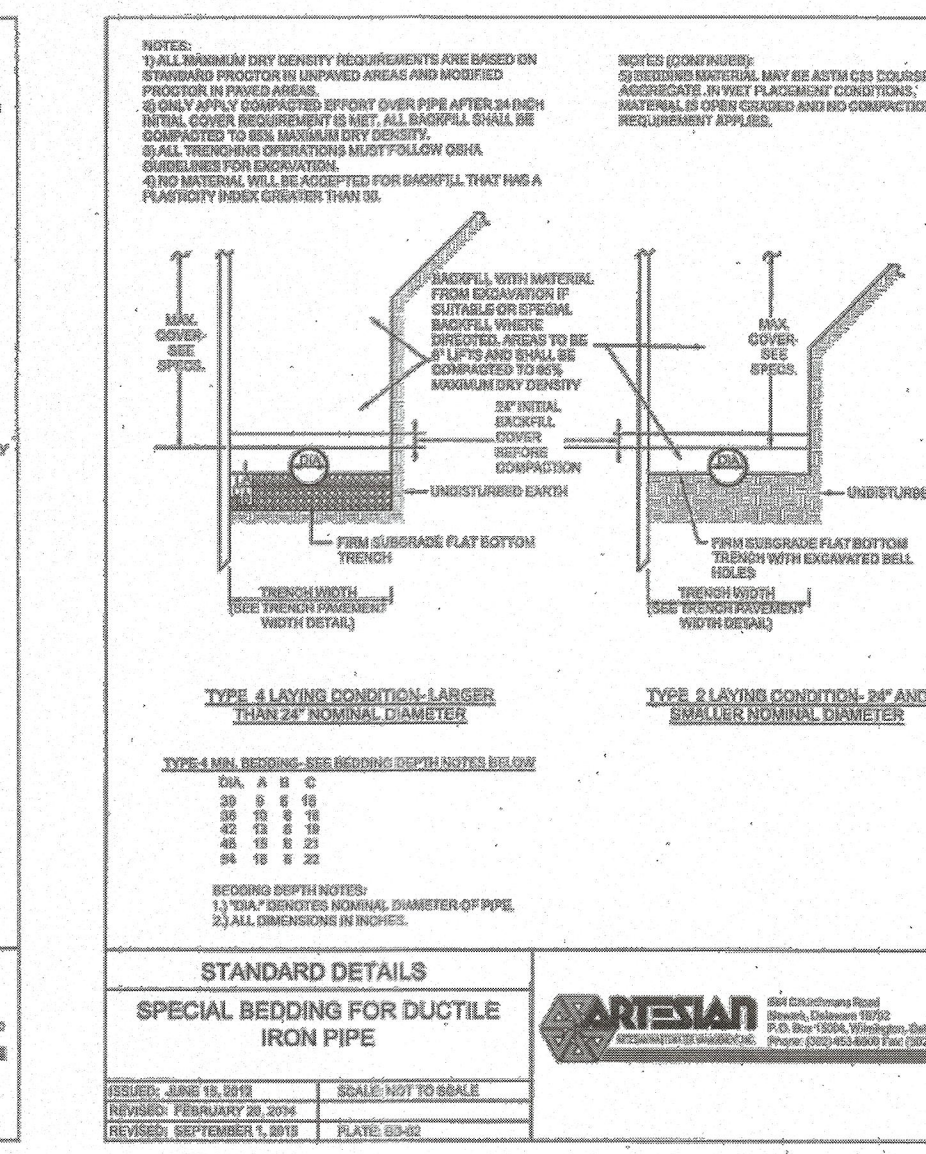
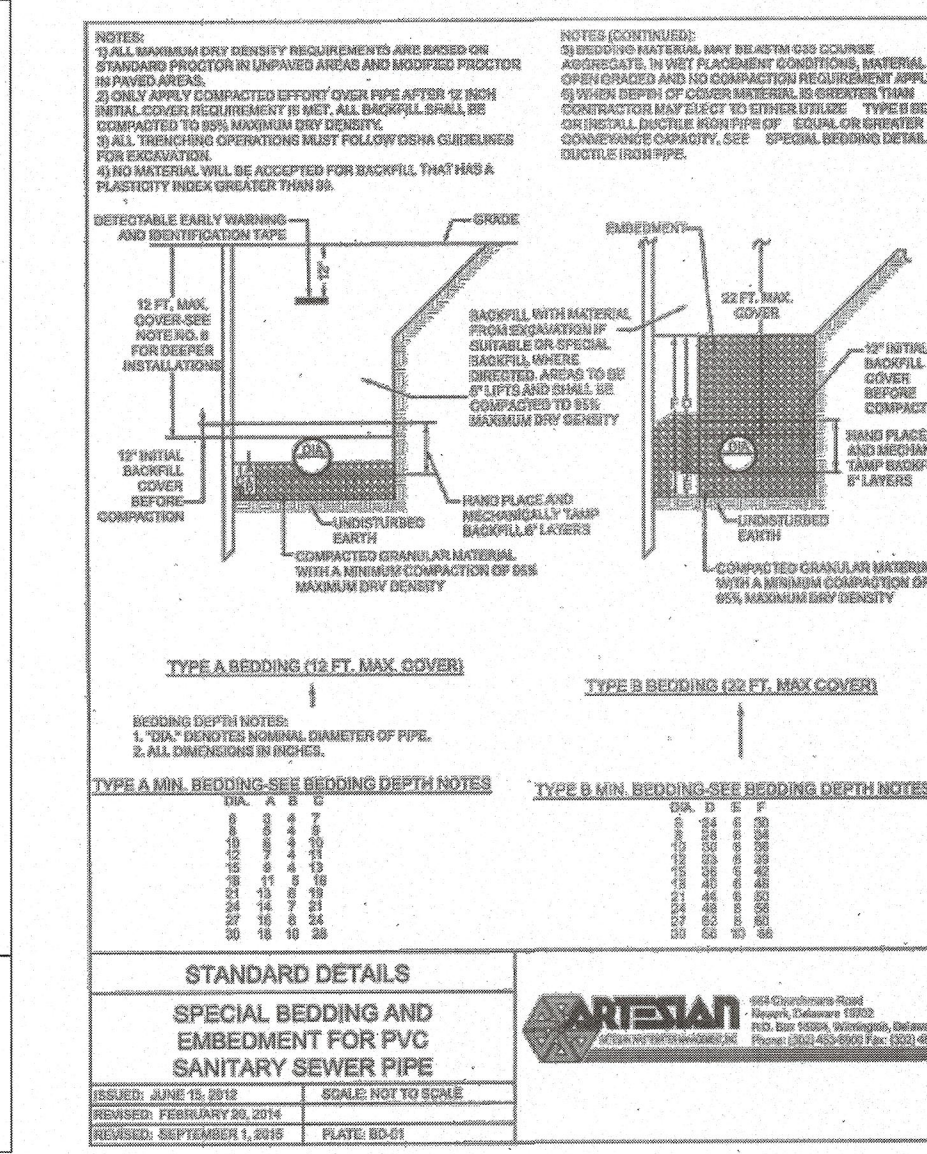
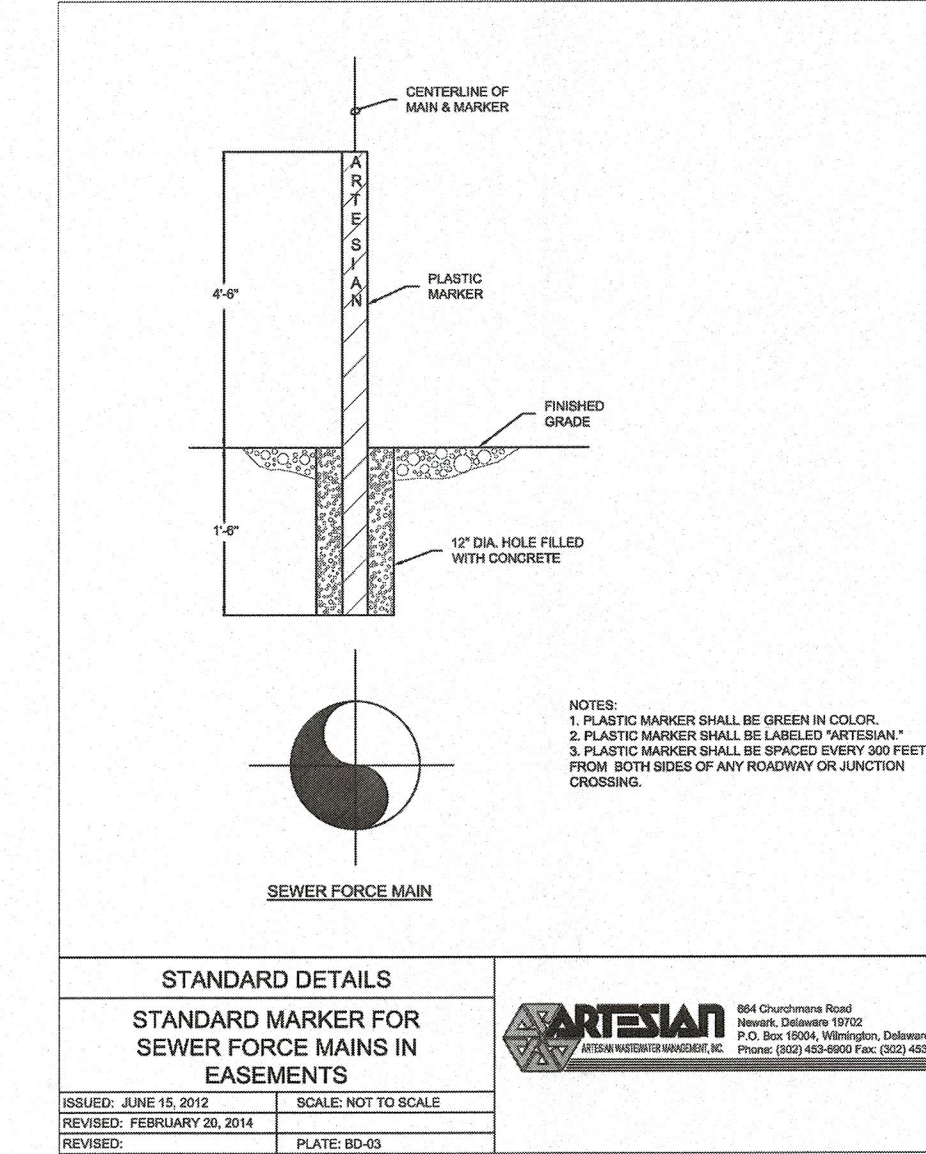
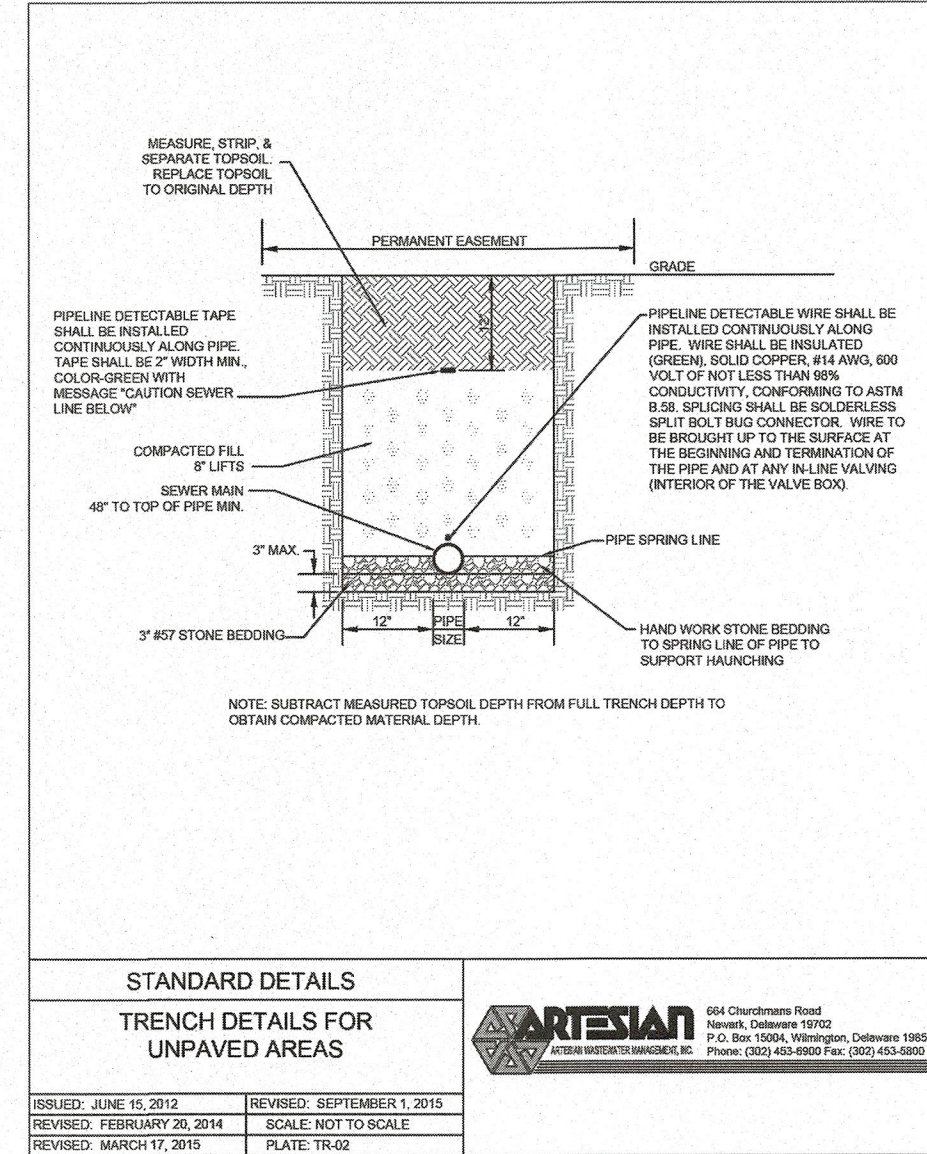
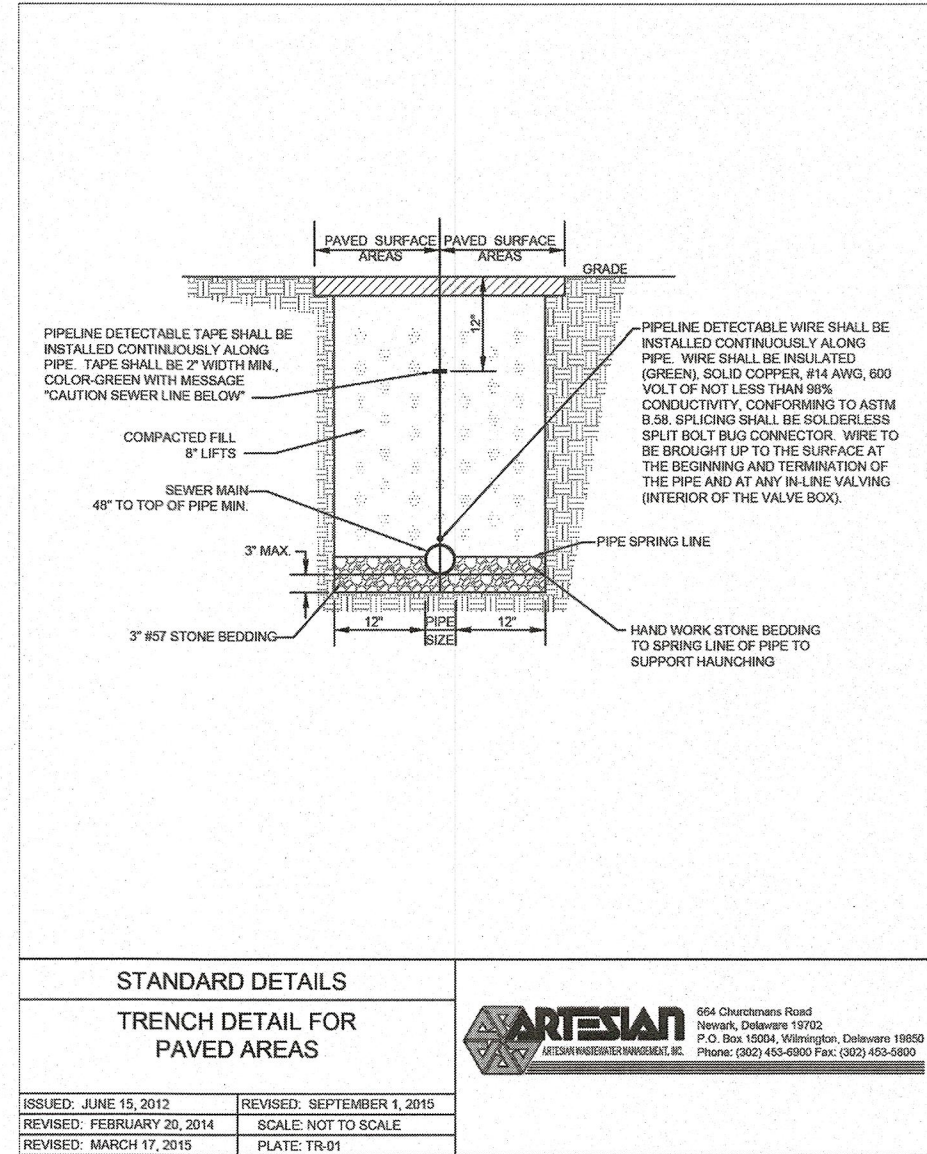
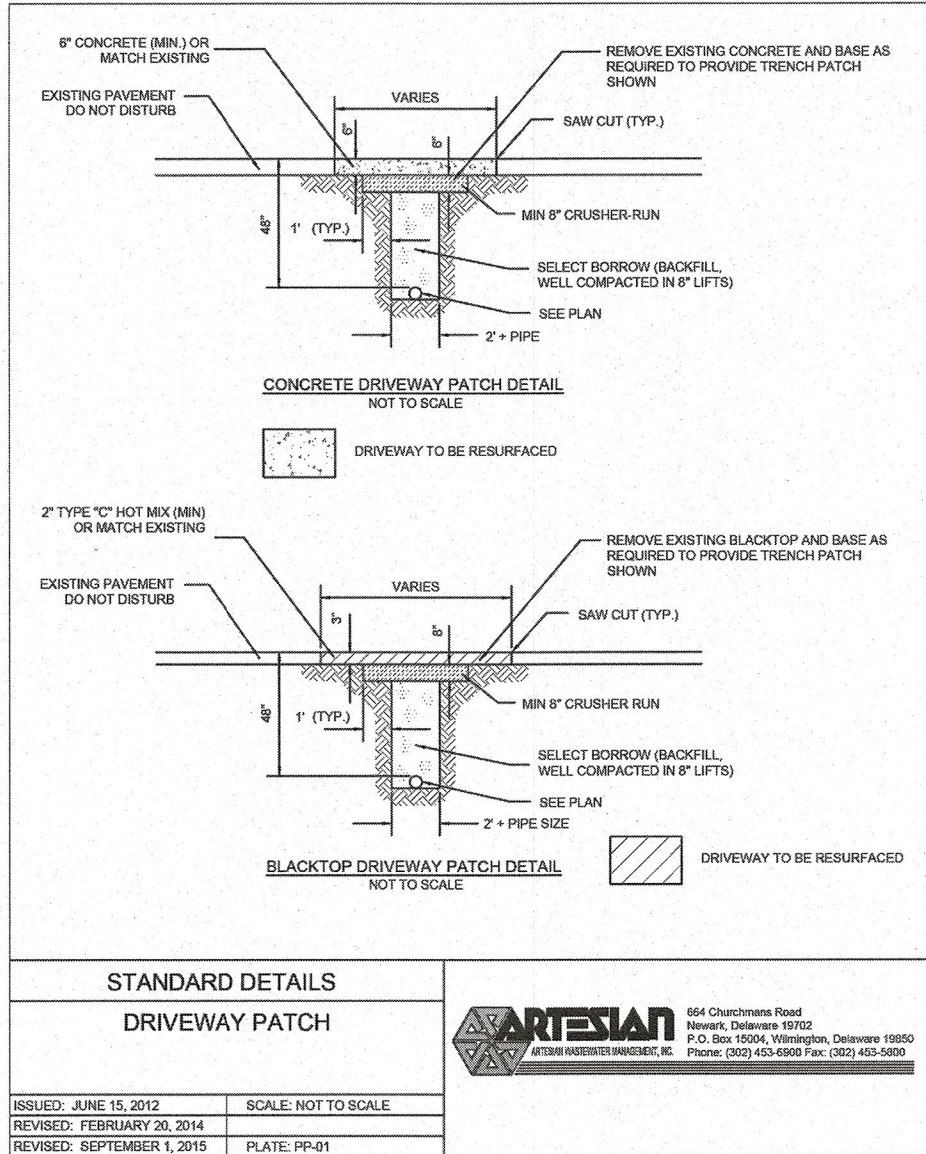
PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS NOTED
DRAWN BY	RWS
APPROVED BY	AMD

PS1713

SHEET 72 OF 74



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PECK FARM
TAX MAP# ID - 334-9-004-00
27458 MARTINS FARM ROAD
MILTON, DE 19968

OFF-SITE SEWER FORCE MAIN NOTES & DETAILS
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PROJECT	RIBER22001
DATE	03/03/2025
DRAWING SCALE	AS NOTED
DRAWN BY	RWS
APPROVED BY	AMD

PS1715
SHEET 74 OF 74

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