

INDEX OF SHEETS	
MINOR SUBDIVISION PLAN	C-101
ENTRANCE DETAILS & UTILITY PROFILES	C-102
UTILITY DETAILS	C-103 - C-104
E-ONE GRINDER PUMP & DETAILS	C-105
STANDARD SEDIMENT & STORMWATER PLAN	C-400
SEDIMENT CONTROL DETAILS	C-420 - C-421

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
2. NO STRUCTURES ARE TO BE LOCATED IN PERMANENT ACCESS EASEMENT.
3. A SHARED USE MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR PERMANENT ACCESS EASEMENT.
4. LOT A OPEN SPACE AND LOT B OPEN SPACE LOCATED ON THE NORTHEAST SIDE OF GILLS NECK ROAD CANNOT BE SUBDIVIDED FROM THE LARGER TRACTS. LOT A OPEN SPACE AND LOT B OPEN SPACE SHALL NOT BE SOLD INDEPENDENTLY FROM THE MAIN LOTS.
5. LOT A OPEN SPACE AND LOT B OPEN SPACE SHALL COMPLY WITH THE PERMITTED USES FOR THE OS ZONING DISTRICT.
6. LEWES BPW IS RESPONSIBLE FOR THE FORCE MAIN FROM THE DISCHARGE POINT TO THE VALVE OUTSIDE OF THE E-ONE STATION. THE HOMEOWNER MAINTAINS ALL RESPONSIBILITY FOR THE E-ONE STATION.
7. THE 20-FOOT WIDE CROSS-ACCESS EASEMENT IS ALSO FOR USE OF THE CITY OF LEWES AND BOARD OF PUBLIC WORKS (BPW) TO ACCESS THE 20-FOOT-WIDE UTILITY EASEMENT FOR MAINTENANCE AND INSPECTION AND FOR INGRESS/EGRESS TO LOT C. NOTHING CAN BE BUILT TO IMPEDE, HINDER, OR RESTRICT ACCESS BY THE CITY OF LEWES AND/OR BPW FOR MAINTENANCE AND INSPECTION OF THE SANITARY SEWER FORCE MAIN OR LOT C INGRESS/EGRESS.

FIRE PROTECTION NOTES:

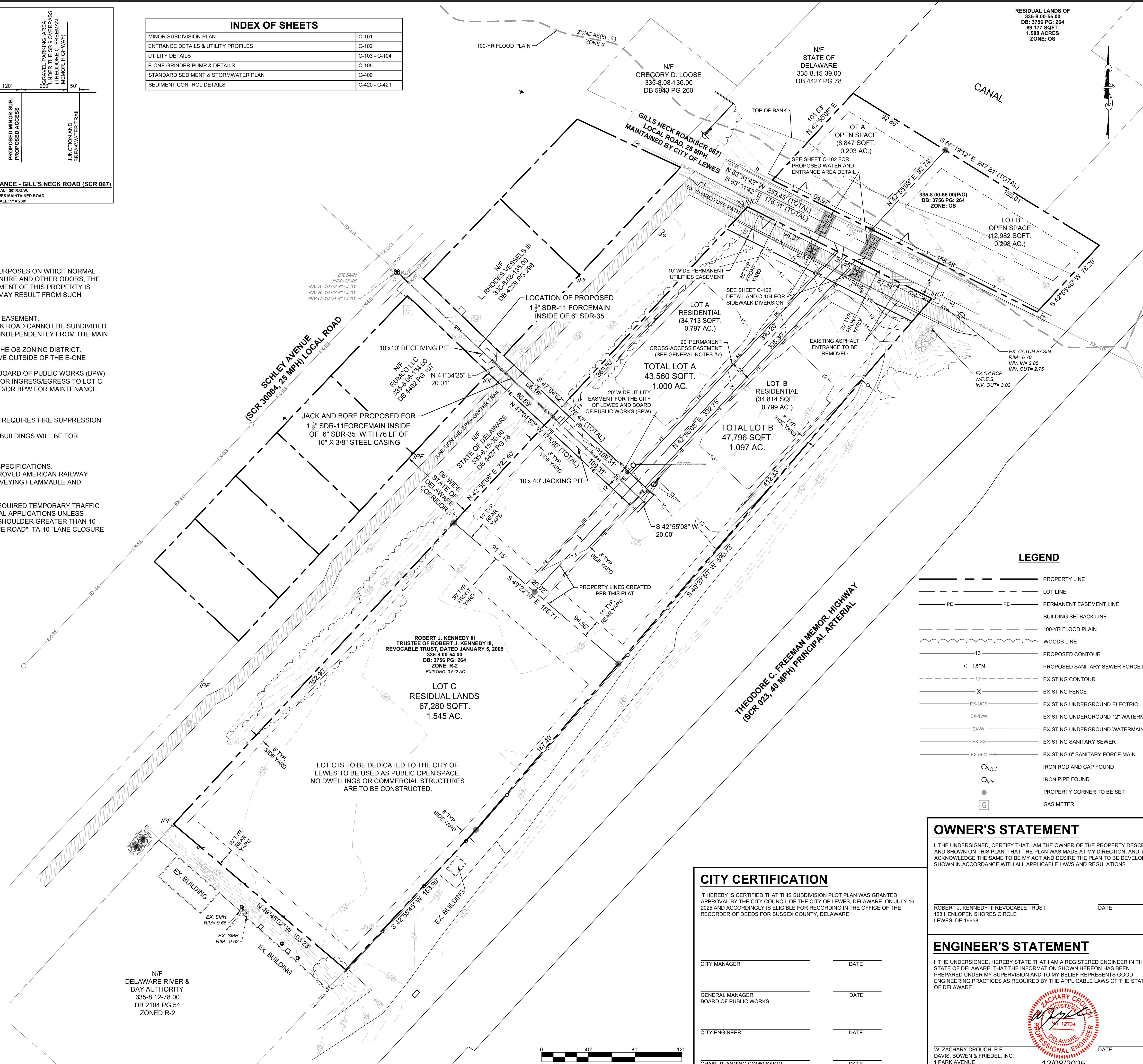
1. PROPOSED BUILDINGS WILL BE PROTECTED BY AUTOMATIC SPRINKLERS. THE CITY OF LEWES REQUIRES FIRE SUPPRESSION SYSTEMS IN ALL NEW RESIDENTIAL HOMES.
2. THE PROPOSED CONSTRUCTION SHOULD COMPLY WITH THEIRC. V-B(IBC), V(000)(NFPA). THE BUILDINGS WILL BE FOR RESIDENTIAL USE ONLY.

DeIDOT GENERAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF "DELDOT'S" CURRENT CONSTRUCTION SPECIFICATIONS.
2. PIPELINE AND CROSSING TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LAST APPROVED AMERICAN RAILWAY ENGINEERING AND MAINTENANCE OF WAY ASSOCIATION SPECIFICATIONS FOR PIPELINES CONVEYING FLAMMABLE AND NON-FLAMMABLE SUBSTANCES.
3. BLASTING NOT PERMITTED.
4. TYPICAL APPLICATIONS PER THE DELAWARE MUTCD SHALL BE INCORPORATED TO ACHIEVE REQUIRED TEMPORARY TRAFFIC CONTROL AND SAFETY REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FOLLOWING TYPICAL APPLICATIONS UNLESS DIRECTED OTHERWISE BY THE DEIDOT DISTRICT SAFETY OFFICER: TA-1 "WORK BEYOND THE SHOULDER GREATER THAN 10 FEET FROM THE EDGE OF THE TRAVELED WAY"; TA-3 "WORK ON THE SHOULDER OF A TWO-LANE ROAD"; TA-10 "LANE CLOSURE ON A TWO-LANE ROAD USING FLAGGERS"; TA-28 "SIDEWALK DETOUR OR DIVERSION".

DATA COLUMN

1 TAX MAP ID	335-8-00-54-00, 335-8-00-55-00(PART OF)	
2 DEED REFERENCE	BOOK 3756, PAGE: 264	
3 APPROXIMATE PROJECT CENTER	LATITUDE 38.772159 LONGITUDE -75.134932	
4 ENGINEER	DAVIS, BOWEN & FRIEDEL, INC.	PROPERTY ADDRESS SOUTHWEST CORNER OF GILLS NECK ROAD @ THEODORE C. FREEMAN HIGHWAY, LEWES, DE 19958
5 DATUM	HORIZONTAL NAV 83 (DE STATE PLANE)	VERTICAL NAV 88
6 ZONING	EXISTING R-2 & OS	PROPOSED R-2 & OS
7 LAND USE	EXISTING VACANT	PROPOSED OPEN SPACE/RESIDENTIAL
8 TOTAL NUMBER OF LOTS	EXISTING 2 LOTS	PROPOSED 4 LOTS WITH RESIDUAL
9 BUILDING CONSTRUCTION	IBC V-B	NEPA V(000)
10 UTILITY PROVIDERS	SEWER LEWES BOARD OF PUBLIC WORKS	WATER LEWES BOARD OF PUBLIC WORKS
11 STATE STRATEGIES MAP	INVESTMENT LEVEL AREA 1 & 2	
12 POSTED SPEED LIMIT	GILLS NECK ROAD (SCR 30031)	25 MPH
13 FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN, AS DETERMINED BY FEMA PANEL 10005C0194K, DATED MARCH 16, 2015. PORTIONS OF THE PROPERTY NORTH OF GILLS NECK ROAD ARE WITHIN FLOOD ZONE A(E) 6'.	
14 GROUNDWATER RECHARGE	A PORTION OF THE PROPERTY IS LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.	
15 WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.	
16 WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS. PORTIONS OF THE PROPERTY NORTH OF GILLS NECK ROAD CONTAINS STATE AND FEDERALLY REGULATED WETLANDS.	
17 COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE RESIDENTIAL FUTURE LAND USE.	
18 CODE COMPLIANCE	REQUIRED	PROPOSED
FRONT SETBACK	30 FT	30 FT
SIDE SETBACK	8 FT	8 FT
REAR SETBACK	15 FT	15 FT
MINIMUM LOT WIDTH/DEPTH	75 FT/100 FT	75 FT/100 FT
MINIMUM LOT AREA	10,000 SQFT	10,000 SQFT
MAXIMUM BUILDING HEIGHT	35.5 FT	35.5 FT
19 AREAS	EXISTING	PROPOSED
LOT #A	1.000 AC.	
LOT #B	1.097 AC.	
LOT #C	1.545 AC.	
TOTAL SITE AREA	3.642 AC.	3.642 AC.



KENNEDY PROPERTY MINOR SUBDIVISION PLAN LEWES AND REHOBOTH HENDED CITY OF LEWES, SUSSEX COUNTY, DELAWARE

DAVIS & BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
d&f

BALTIMORE, MARYLAND
410.542.1441
EASTON, MARYLAND
302.424.1441
410.770.4744

RESIDUAL LANDS OF
335-8-00-55-00
DB: 3756 PG: 264
69,177 SQFT.
1.886 ACRES
ZONE: OS



12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

12/08/2025

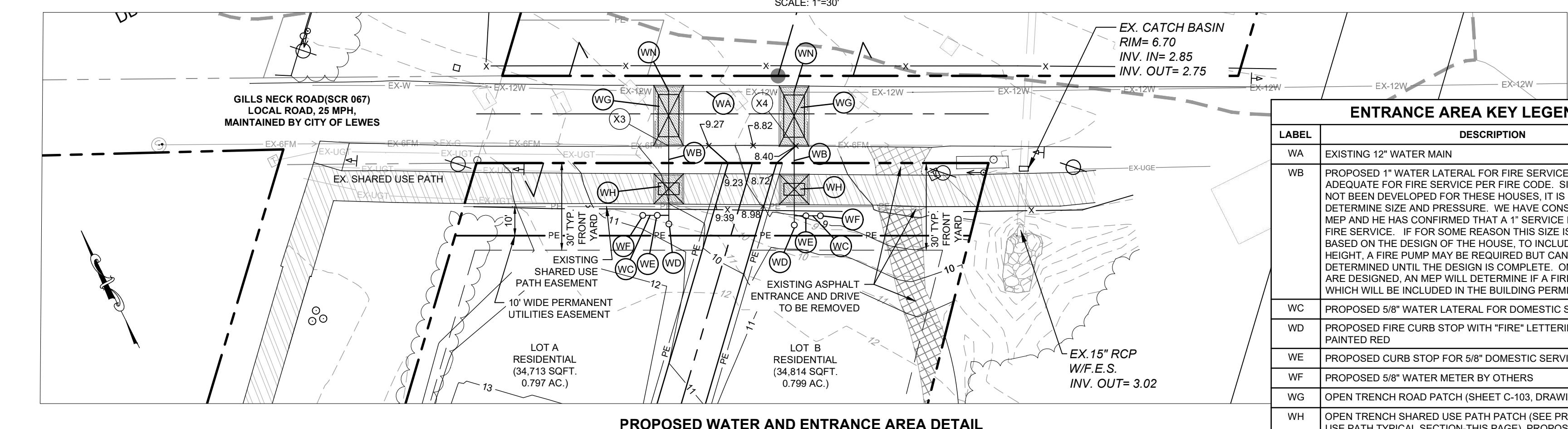
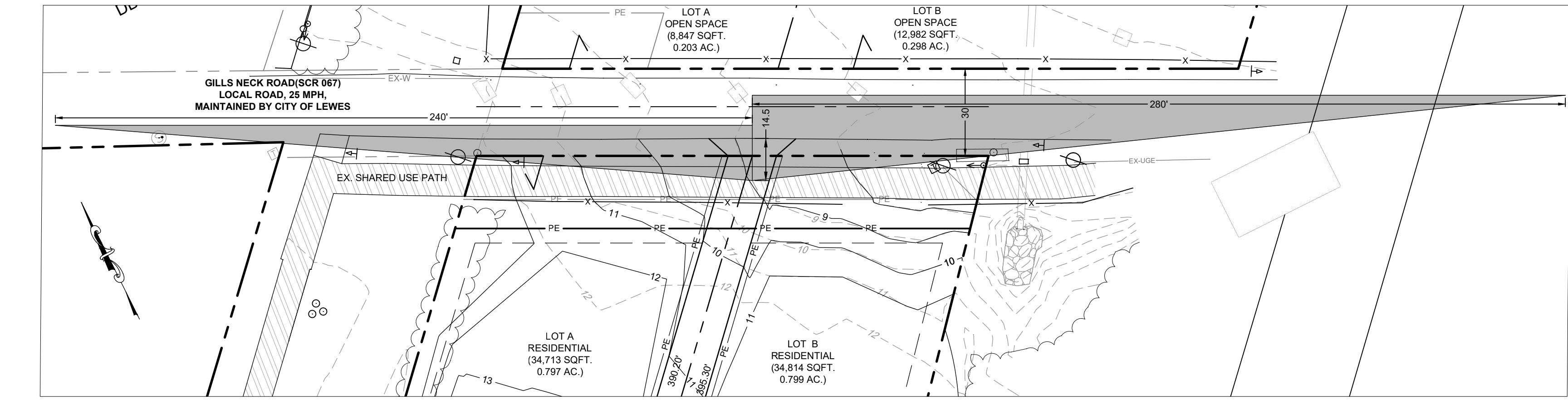
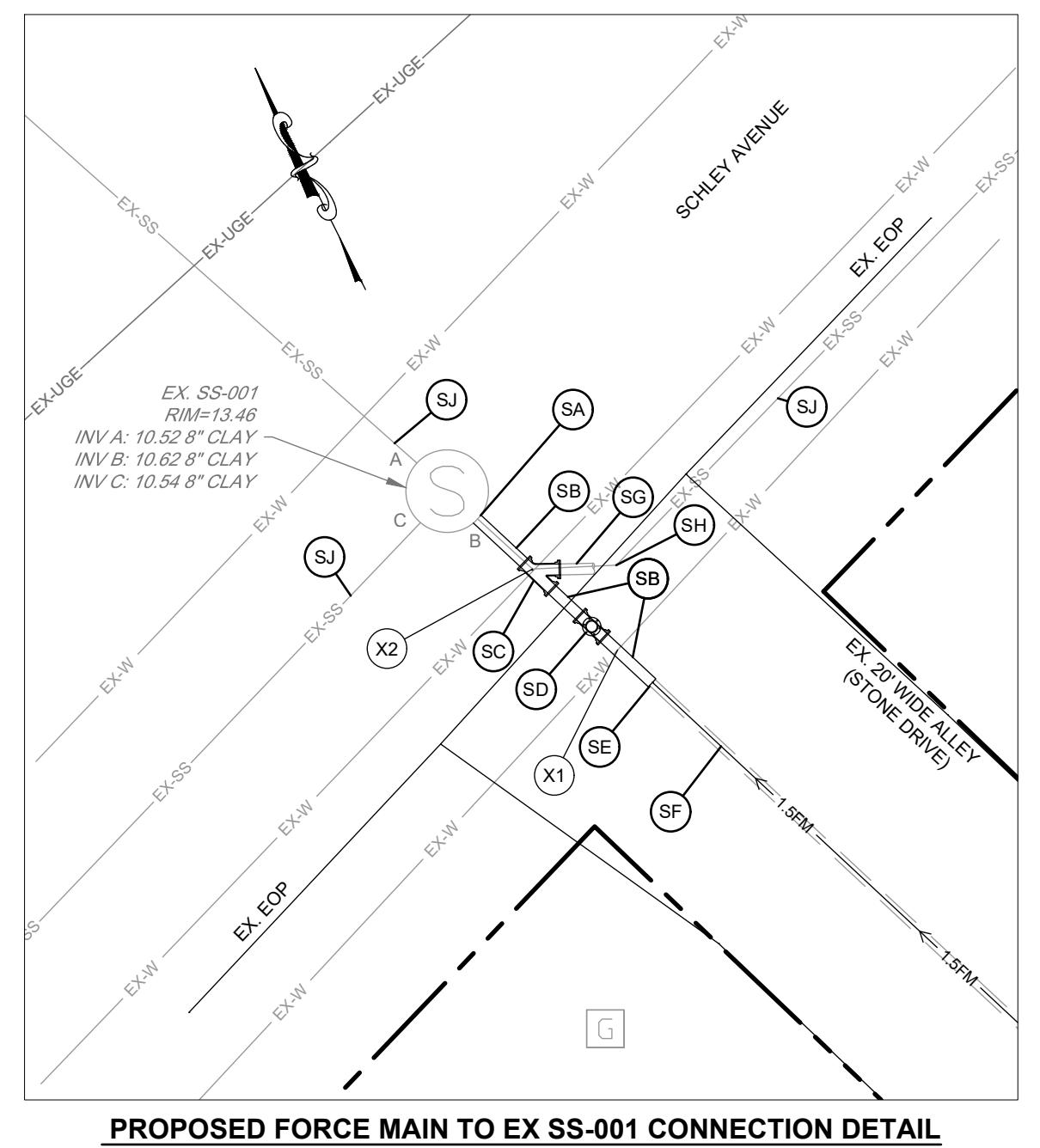
12/08/2025

**KENNEDY PROPERTY
MINOR SUBDIVISION PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

ENTRANCE DETAILS & SANITARY PROFILES

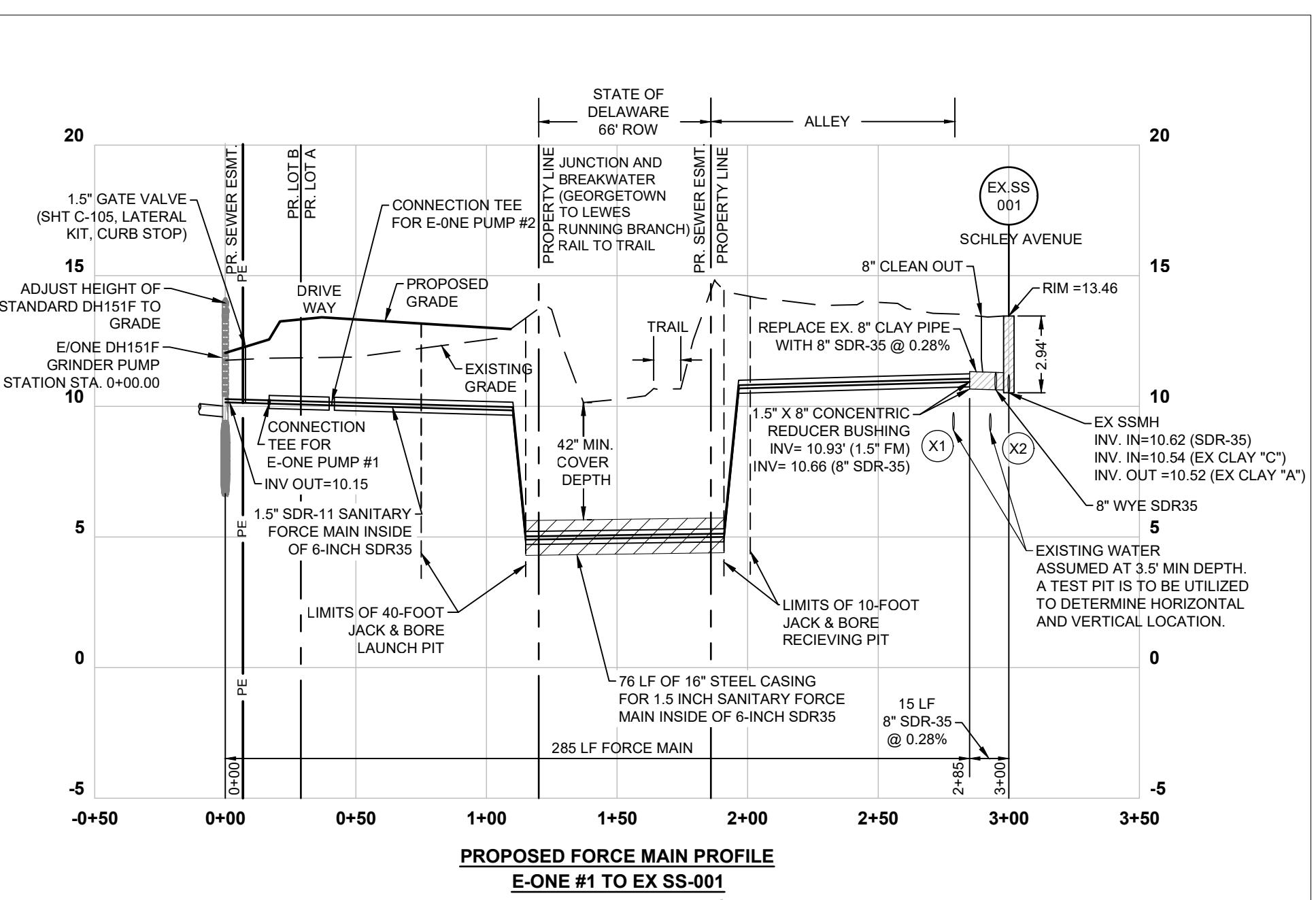
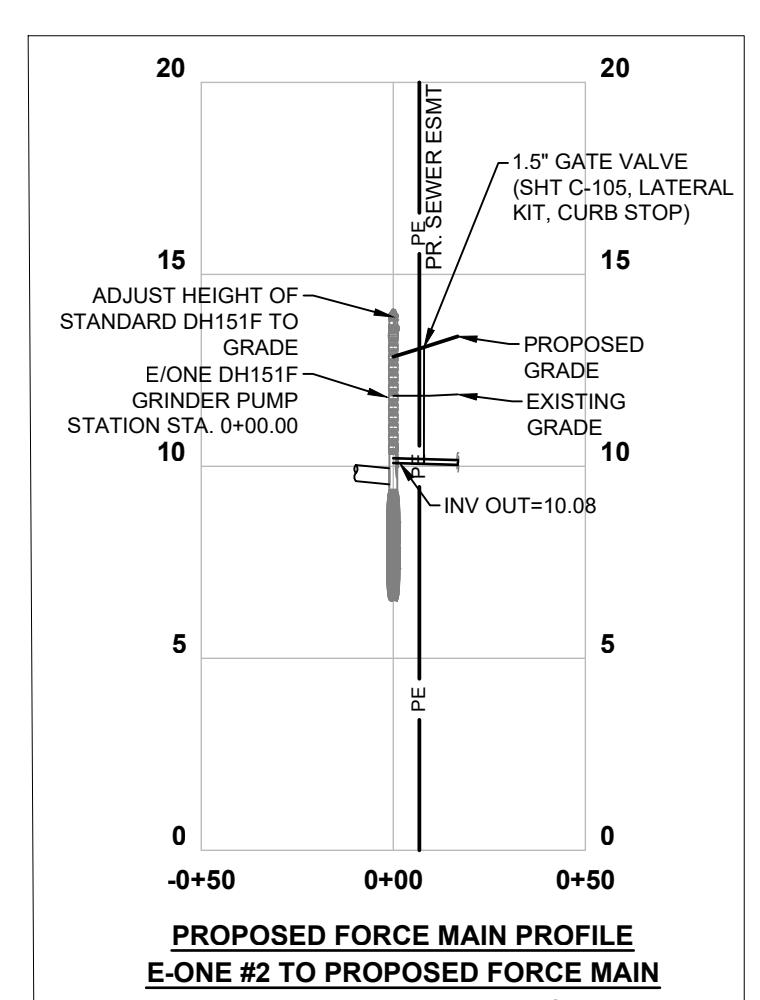
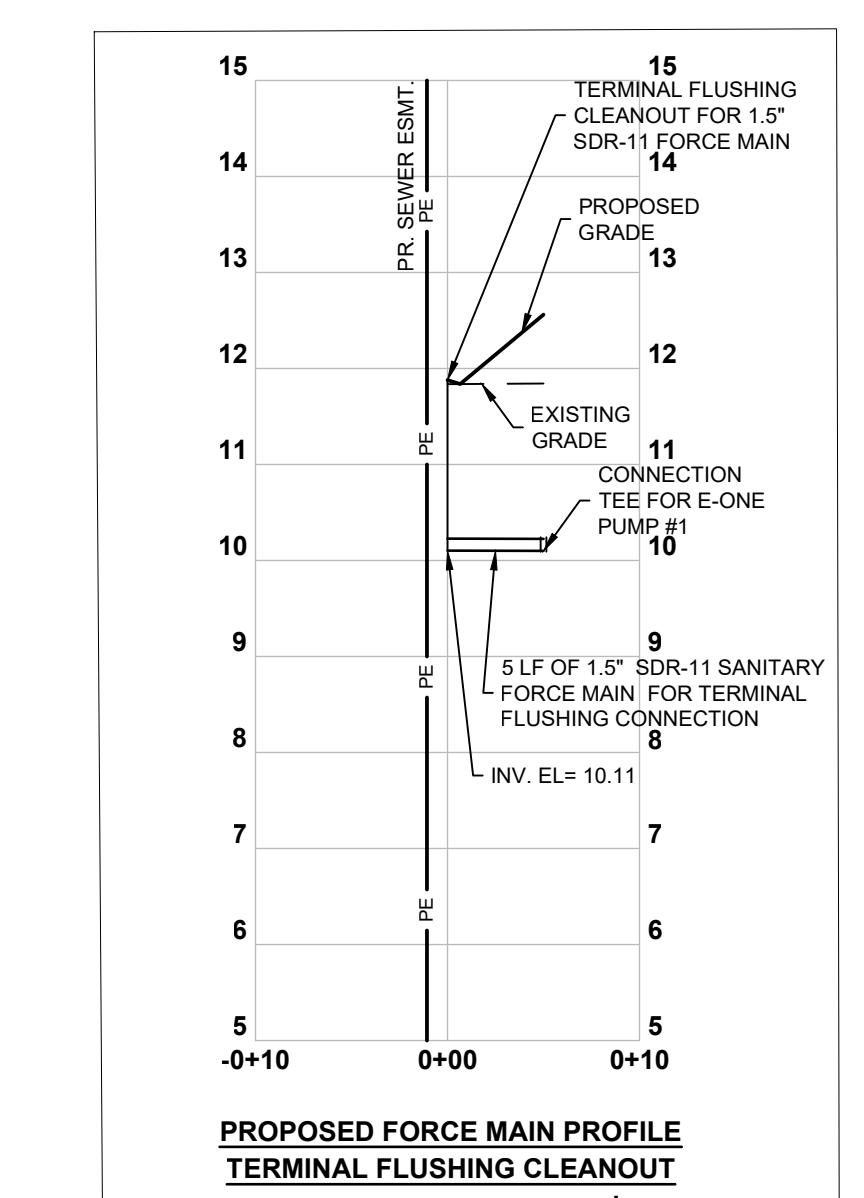
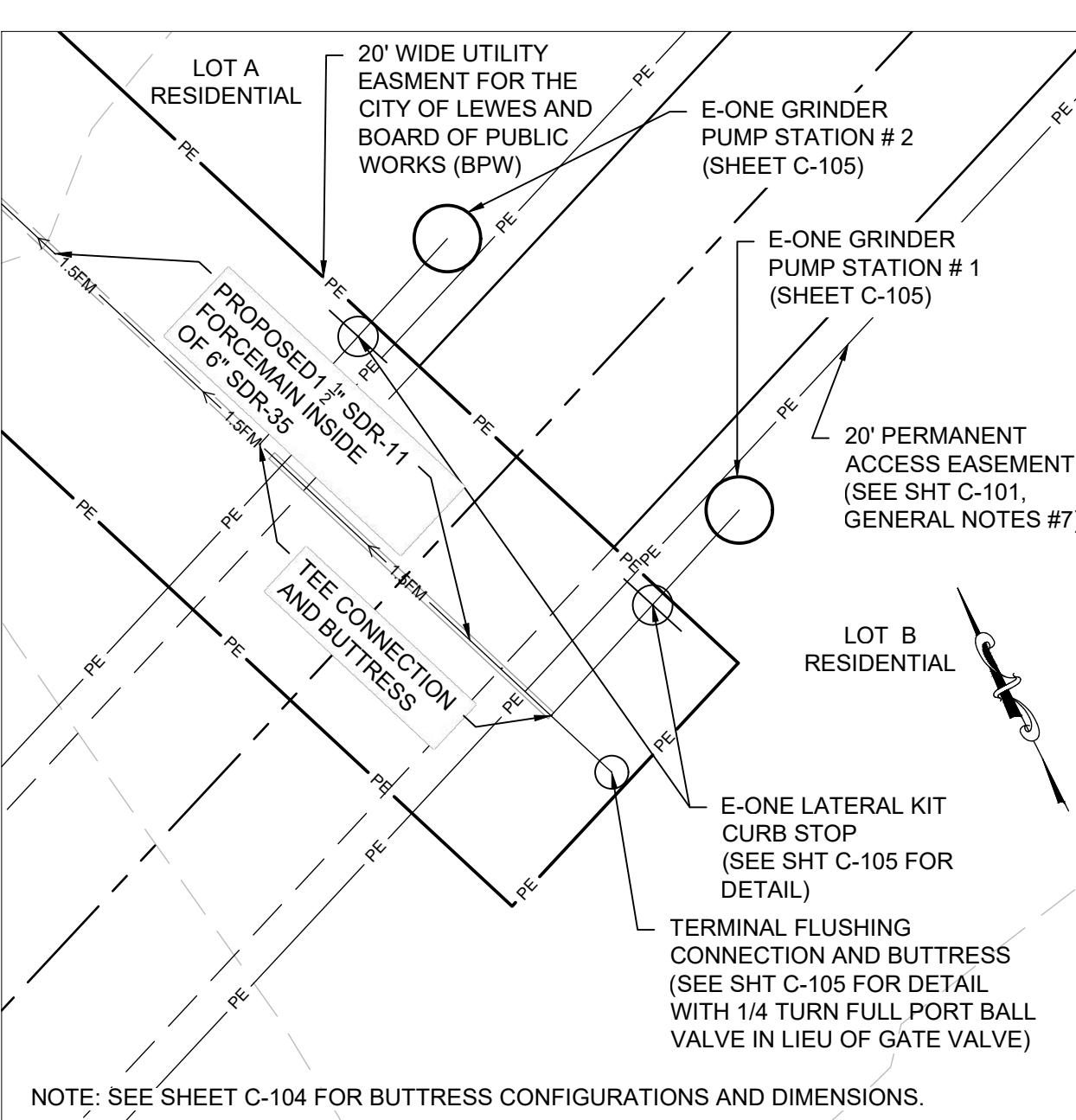
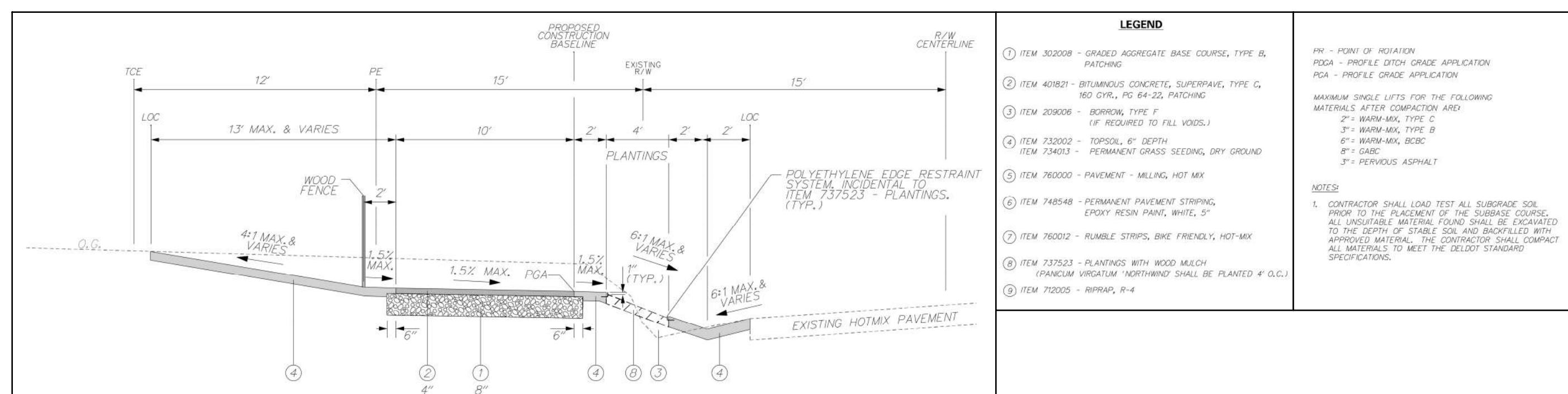
C-102

SANITARY SEWER DETAIL KEY LEGEND	
LABEL	DESCRIPTION
SA	CORE DRILL EXISTING 8" INVERT TO FIT PROPOSED 8" SDR-35
SB	PROPOSED 8" SDR-35 (REPLACE EXISTING 8" CLAY PIPE)
SC	PROPOSED 8" SDR-35 WYE
SD	PROPOSED 8" SDR-35 CLEAN OUT
SE	PROPOSED 1.5" SDR-11 x 8" SDR-35 REDUCER BUSHING
SF	PROPOSED 1.5" SDR-11 FORCE MAIN INSIDE 6" SDR-35
SG	3.5' TRANSITION FITTING TO EXISTING 8" CLAY PIPE. A TEST PIT IS TO BE UTILIZED TO DETERMINE HORIZONTAL AND VERTICAL LOCATION AND THAT THE 45-DEGREE PIPE ANGLE LOCATION MAY NEED TO BE ADJUSTED.
SH	EXISTING 45° ELBOW
SJ	EXISTING 8" CLAY PIPE
X1; X2	EXISTING DOMESTIC WATER MAIN CROSSING. EXISTING WATER SERVICE TO RUN UNDER THE PROPOSED 8" SDR-35 SANITARY SEWER A MINIMUM OF 18". A TEST PIT IS TO BE UTILIZED TO DETERMINE HORIZONTAL AND VERTICAL LOCATION.



ENTRANCE AREA KEY LEGEND

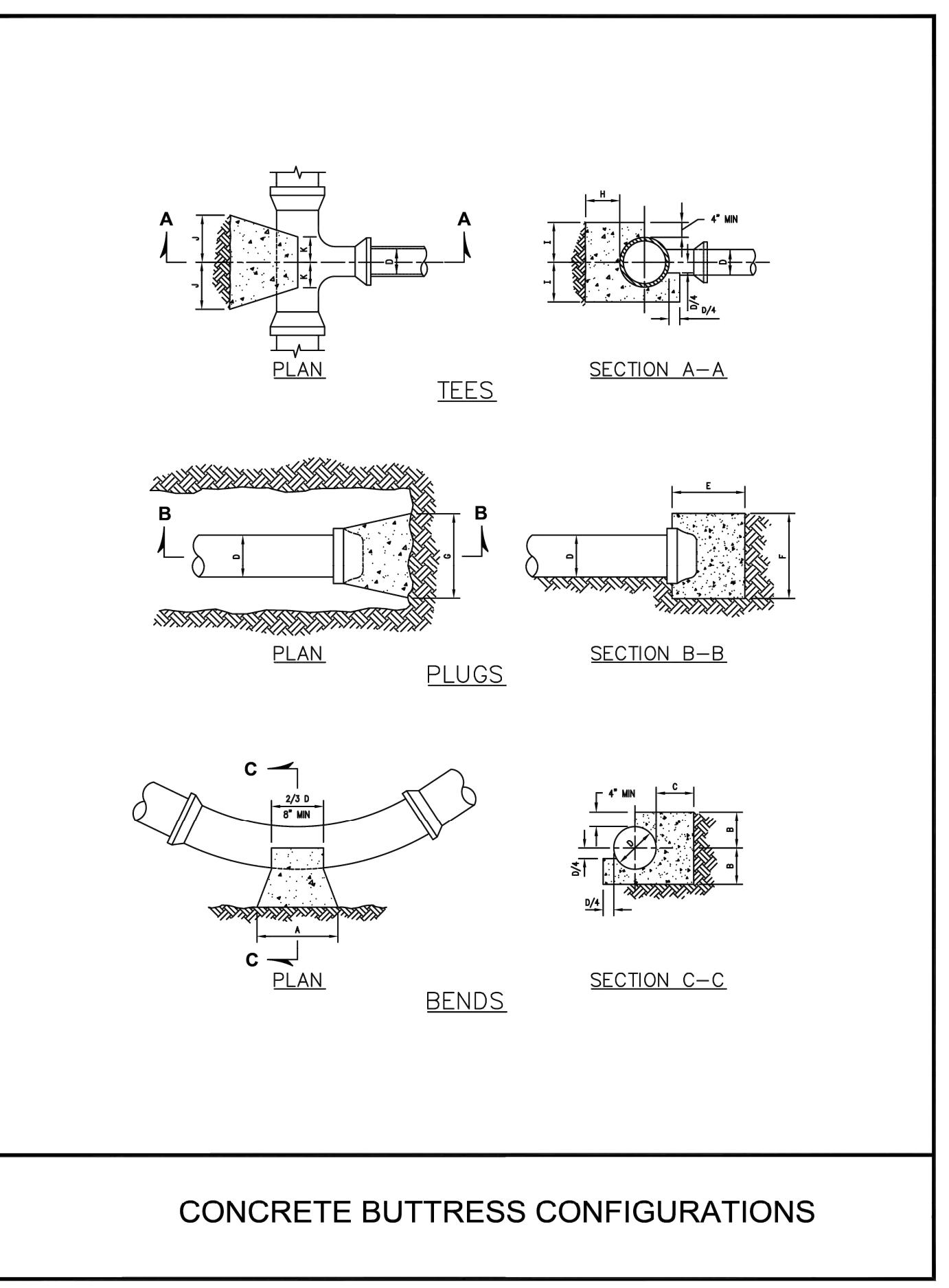
EL	DESCRIPTION
A	EXISTING 12" WATER MAIN
B	PROPOSED 1" WATER LATERAL FOR FIRE SERVICE. A 1" SERVICE IS ADEQUATE FOR FIRE SERVICE PER FIRE CODE. SINCE PLANS HAVE NOT BEEN DEVELOPED FOR THESE HOUSES, IT IS HARD TO DETERMINE SIZE AND PRESSURE. WE HAVE CONSULTED WITH AN MEP AND HE HAS CONFIRMED THAT A 1" SERVICE IS ADEQUATE FOR FIRE SERVICE. IF FOR SOME REASON THIS SIZE IS NOT ADEQUATE BASED ON THE DESIGN OF THE HOUSE, TO INCLUDE SIZE AND HEIGHT, A FIRE PUMP MAY BE REQUIRED BUT CANNOT BE DETERMINED UNTIL THE DESIGN IS COMPLETE. ONCE THE HOUSES ARE DESIGNED, AN MEP WILL DETERMINE IF A FIRE PUMP IS NEEDED WHICH WILL BE INCLUDED IN THE BUILDING PERMIT PROCESS.
C	PROPOSED 5/8" WATER LATERAL FOR DOMESTIC SERVICE
D	PROPOSED FIRE CURB STOP WITH "FIRE" LETTERING ON LID PAINTED RED
E	PROPOSED CURB STOP FOR 5/8" DOMESTIC SERVICE
F	PROPOSED 5/8" WATER METER BY OTHERS
G	OPEN TRENCH ROAD PATCH (SHEET C-103, DRAWING. NO. 106)
H	OPEN TRENCH SHARED USE PATH PATCH (SEE PROPOSED SHARED USE PATH TYPICAL SECTION-THIS PAGE), PROPOSED REPAIR PATCH TO BE PERFORMED DURING OFF-PEAK SEASON (NO SUMMER MONTHS), NOTIFY PARK STAFF A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK, AND ENSURE THE TRAIL IS PASSABLE THE SAME DAY, AS THIS IS CONSIDERED MINOR REPAIR WORK. SEE DETAIL ON SHEET C-104 OF MUTCD 6H-28 (TA-28 DELAWARE REV) FOR SIDEWALK DIVERSION.
I	CONNECT TO EXIST. 12" WATER MAIN (WET TAP)
#	WATER / SEWER CROSSING IDENTIFICATION NUMBER



**KENNEDY PROPERTY
MINOR SUBDIVISION PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

CONFIGURATION	BUTTRESS DIMENSIONS PIPE DIAMETER (D) IN INCHES (I.D.)											
	1.5	2	3	4	6	8	10	12	14	16	18	
90°	A 12	12	15	24	24	30	49	69				
	B 3	3	4	6	6	9	13	18				
	C 12	18	18	22	22	21	24	24				
45°	A 6	8	11	15	15	20	37	51				
	B 2	4	6	7	7	8	19	26				
	C 9	12	12	8	8	9	22	22				
22.5°	A 4	6	8	9	9	12	26	37				
	B 1	3	4	7	7	8	13	19				
	C 6	9	9	8	8	9	12	12				
11.25°	A 3	4	6	6	6	8	10	13				
	B 1	2	3	7	7	8	10	13				
	C 6	9	9	7	7	7	10.5	10.5				
PLUG	E 6	9	9	6	6	8	10.5	10.5				
	F 7	9	13	12	12	16	42	58				
	G 4	5	7	15	17	23	21	29				
TEE	H 12	18	18	8	8	9	21	21				
	I 4	5	7	8	8	10	21	28				
	J 2	3	4	7	7	9	11	15				
	K 2	2	4	6	6	8	12	14				

NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. BUTTRESS DIMENSIONS ARE NOMINAL DIMENSIONS BASED UPON 3000 PSI MINIMUM SOIL BEARING CAPACITY AND 150 PSI MAXIMUM INTERNAL PIPE PRESSURE. PARAMETERS OUTSIDE OF THESE TOLERANCES WILL REQUIRE A SPECIAL BUTTRESS DESIGN APPROVED BY THE COUNTY.
3. ALL CONCRETE SHALL BE POURED AGAINST UNDISTURBED EARTH.
4. TEE DIMENSIONS IN TABLE SHALL BE USED FOR WYES.



CONCRETE BUTTRESS DIMENSIONS												
SEE DETAILS FOR CONCRETE BUTTRESS CONFIGURATIONS												

Page 6H-34 DE MUTCD

Notes for Figure 6H-10—Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers
(Delaware Revision)

Standard:

- For low-volume situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).
- The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
- A BE PREPARED TO STOP sign may be added to the sign series.

Guidance:

- The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.

Standard:

- At night, flagger stations shall be illuminated, except in emergencies.

Guidance:

- When used, the BE PREPARED TO STOP sign should be located between the Flagger symbol (or FLAGGER AHEAD) sign and the ONE LANE ROAD sign.
- Where drivers emerging from an intersecting roadway will not encounter an advance warning sign prior to the work zone, additional signs should be placed on the intersecting road.
- When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing (see Figure 6H-16).
- When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices (see Figure 6H-46).
- When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line (see Figure 6H-46).
- Early coordination with the railroad company or light rail transit agency should occur before work starts (see Figure 6H-46).

Option:

- A flagger or a uniformed law enforcement officer may be used at the upstream side of the grade crossing to minimize the probability that vehicles are stopped within 50 feet of the grade crossing, measured from both sides of the outside rails (see Figure 6H-46).

Standard:

- For long-term, intermediate-term, and short-term operations, a truck-mounted attenuator shall be used on roadways with a posted speed limit or 85th-percentile speed greater than 40 mph.

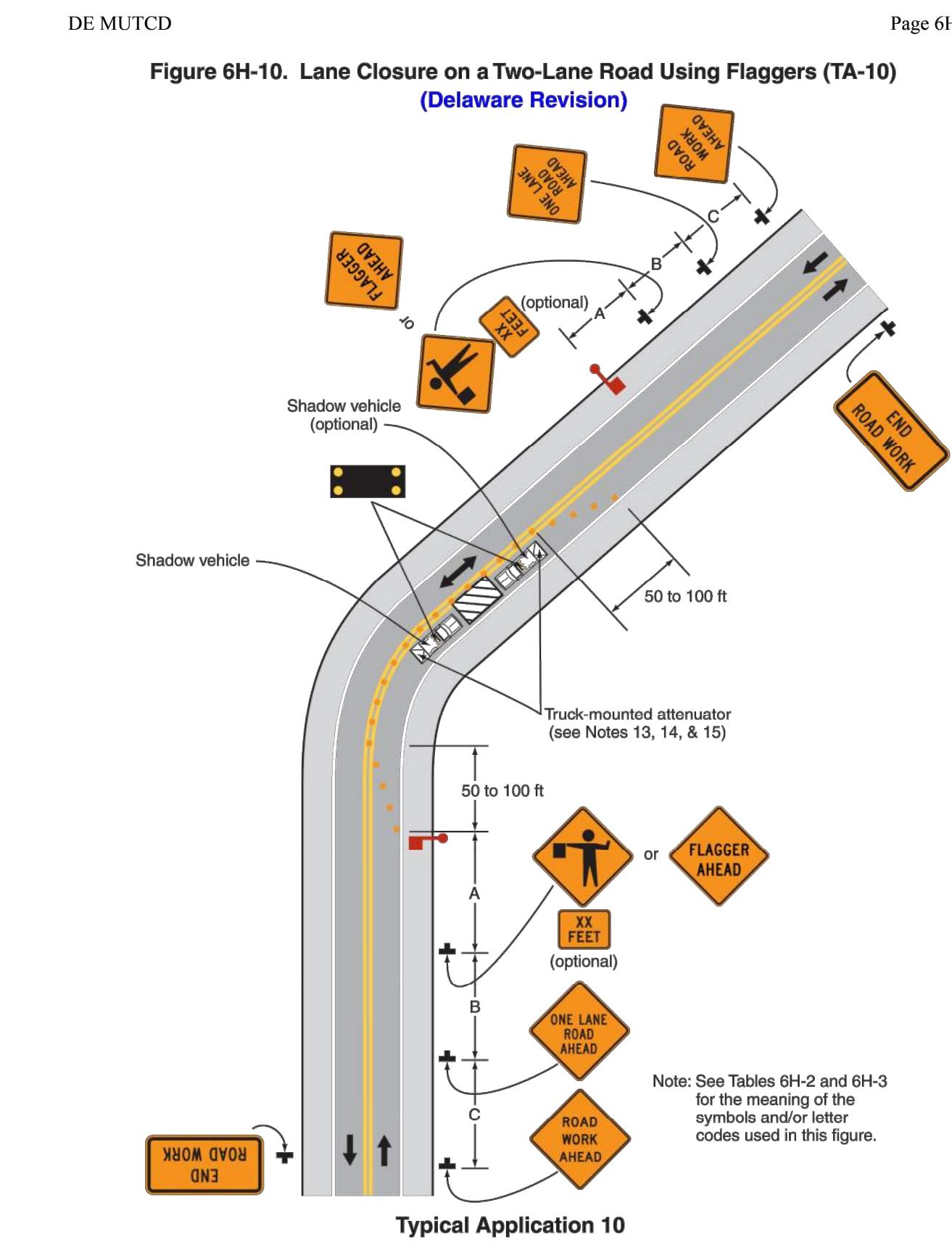
Option:

- For short duration operations along roadways with a posted speed limit or 85th-percentile speed greater than 40 mph, a truck-mounted attenuator may be omitted if a vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.

Standard:

- Truck-mounted attenuators may be used for all operations along roadways with a posted speed limit or 85th-percentile speed less than or equal to 40 mph.

Revision 3, May 2018



Page 6H-35 DE MUTCD

Revision 3, May 2018

Page 6H-78 DE MUTCD

Notes for Figure 6H-28—Typical Application 28
Sidewalk Detour or Diversion
(Delaware Revision)

Standard:

- When crosswalks or other pedestrian facilities are closed or relocated, temporary facilities shall be detectable and shall include accessibility features consistent with the features present in the existing pedestrian facility.
- Pedestrian detours along state-maintained roadways shall have a pedestrian detour plan approved by DelDOT Traffic.

Guidance:

- Where high speeds are anticipated, a temporary traffic barrier and, if necessary, a crash cushion should be used to separate the temporary sidewalks from vehicular traffic.
- Audible information devices should be considered where midblock closings and changed crosswalk areas cause inadequate communication to be provided to pedestrians who have visual disabilities.

Option:

- Street lighting may be considered.

If establishing or maintaining an alternate pedestrian route is not feasible during the project, an alternate means of providing for pedestrians may be used, such as adding free bus service around the project or assigning someone the responsibility to assist pedestrians with disabilities through the project limits.

Revision 3, May 2018

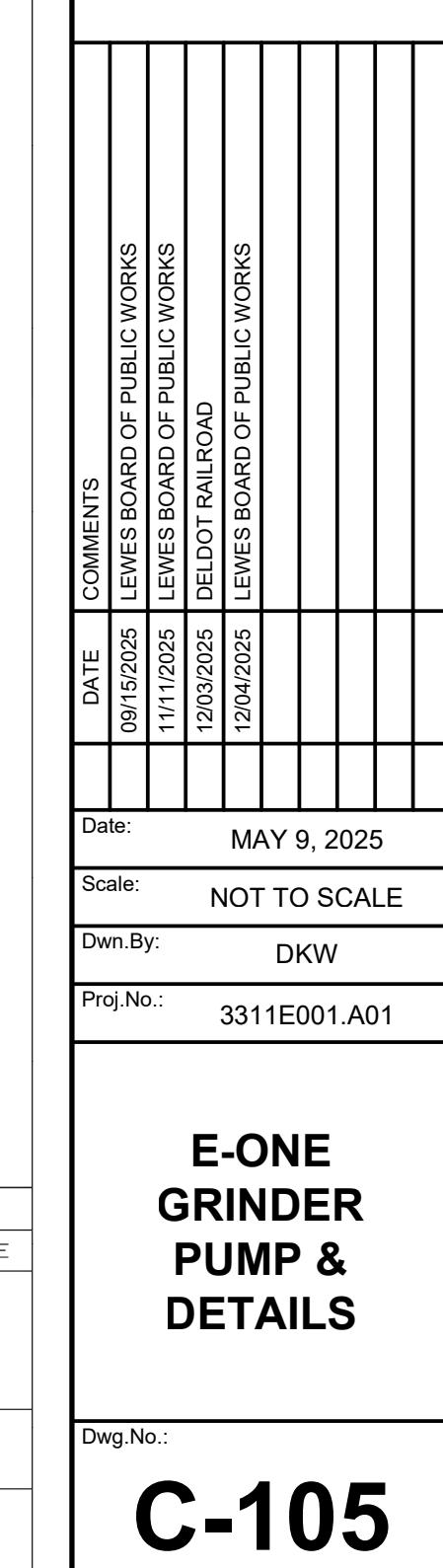
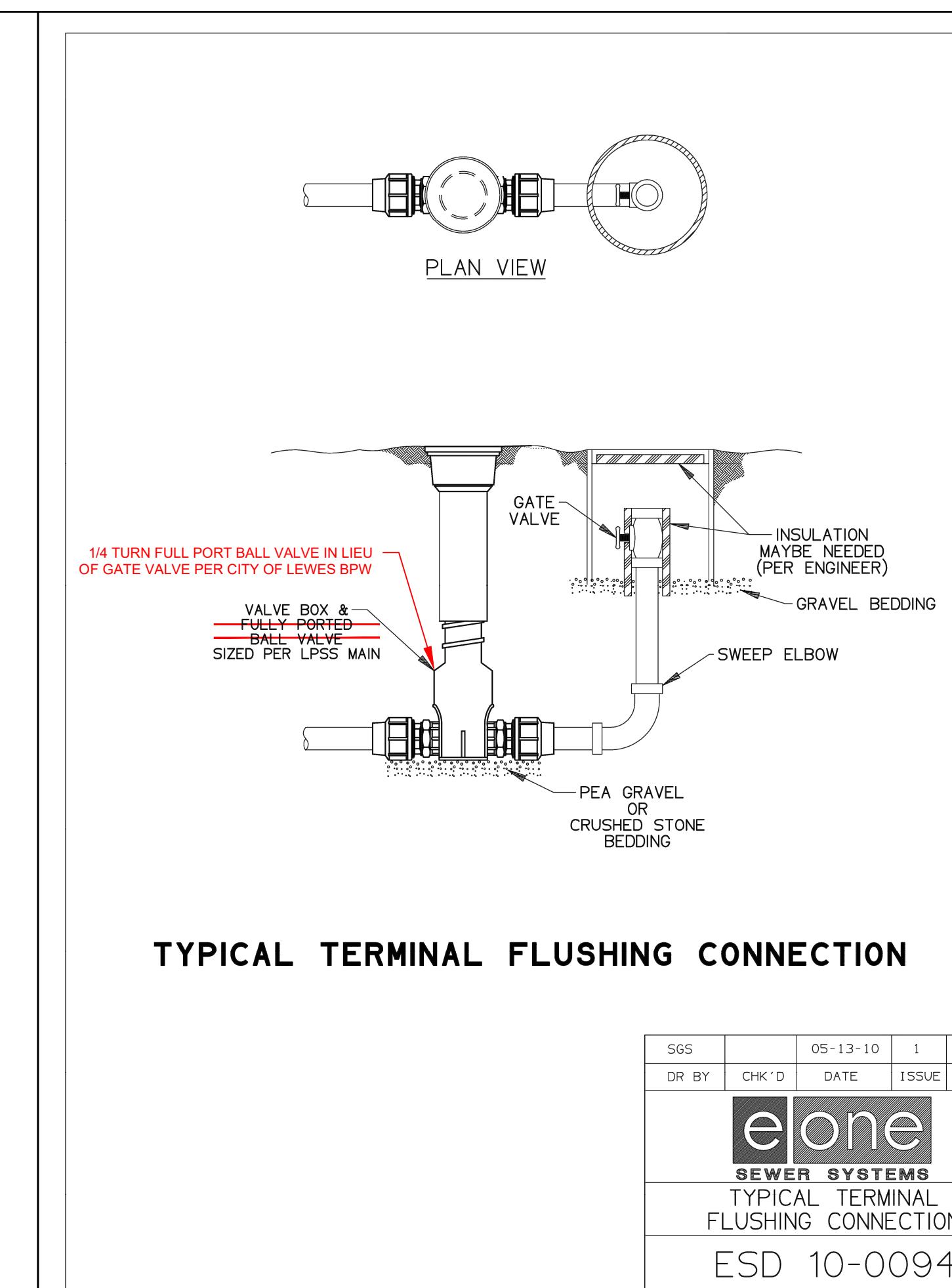
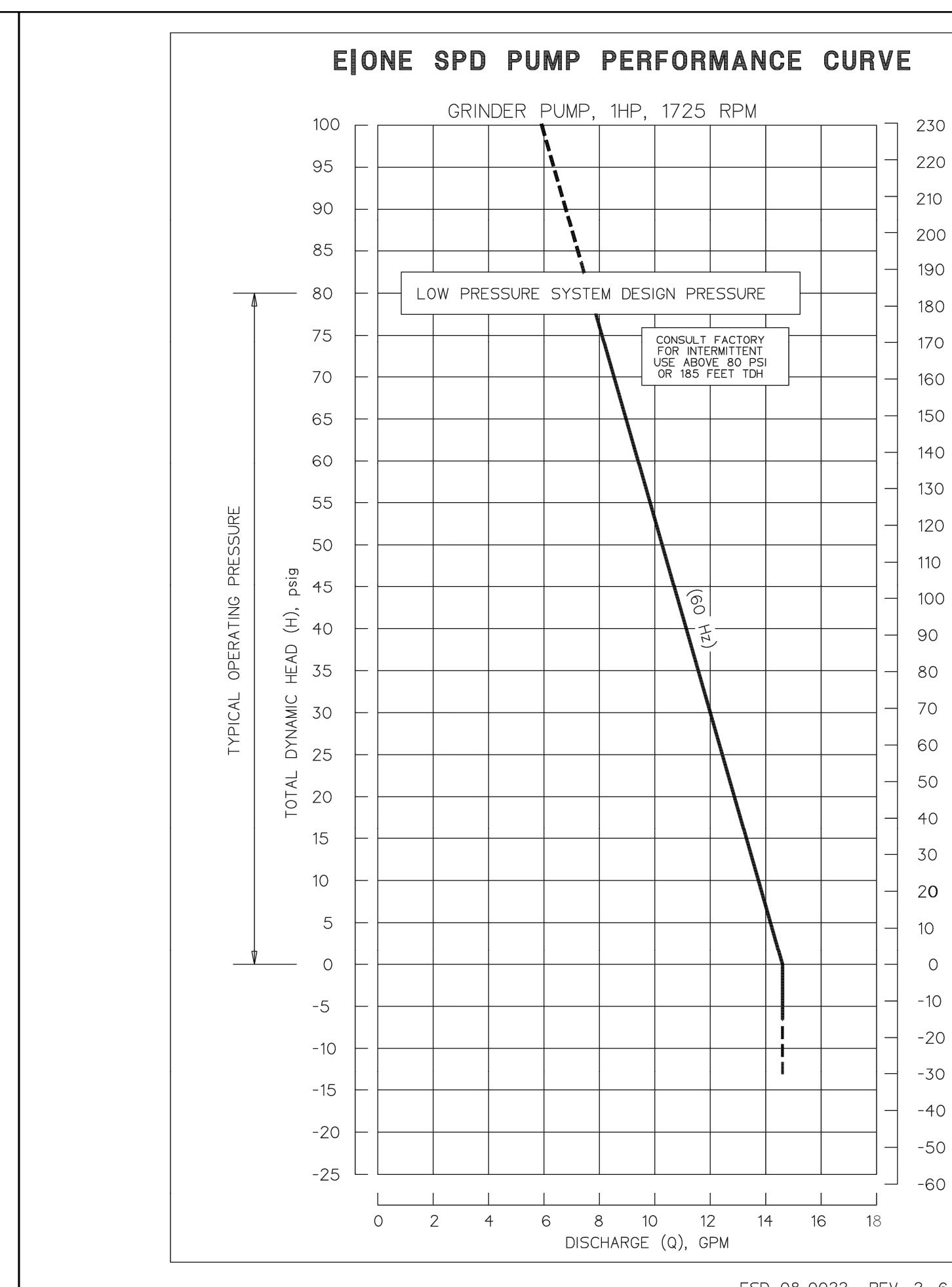
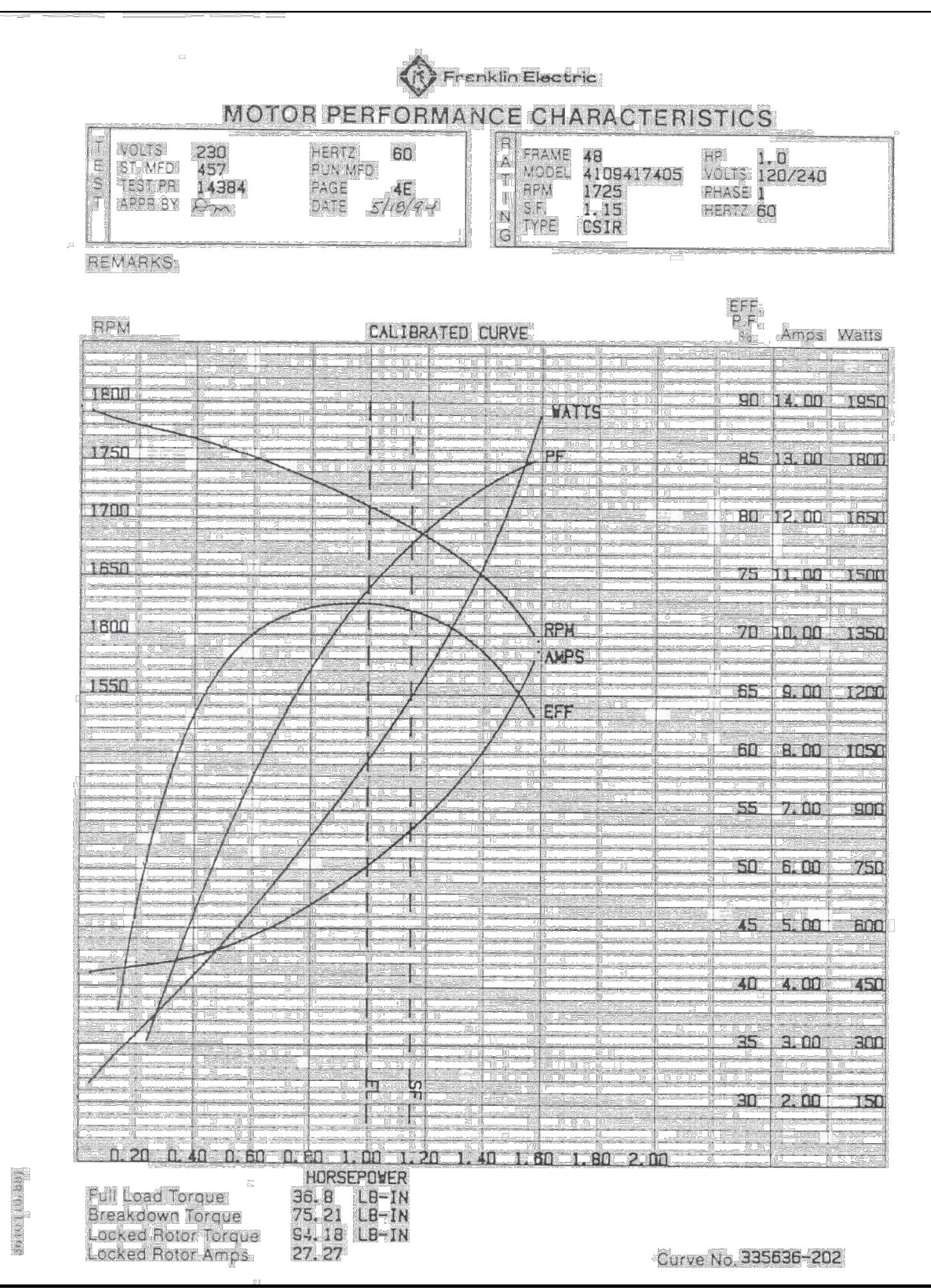
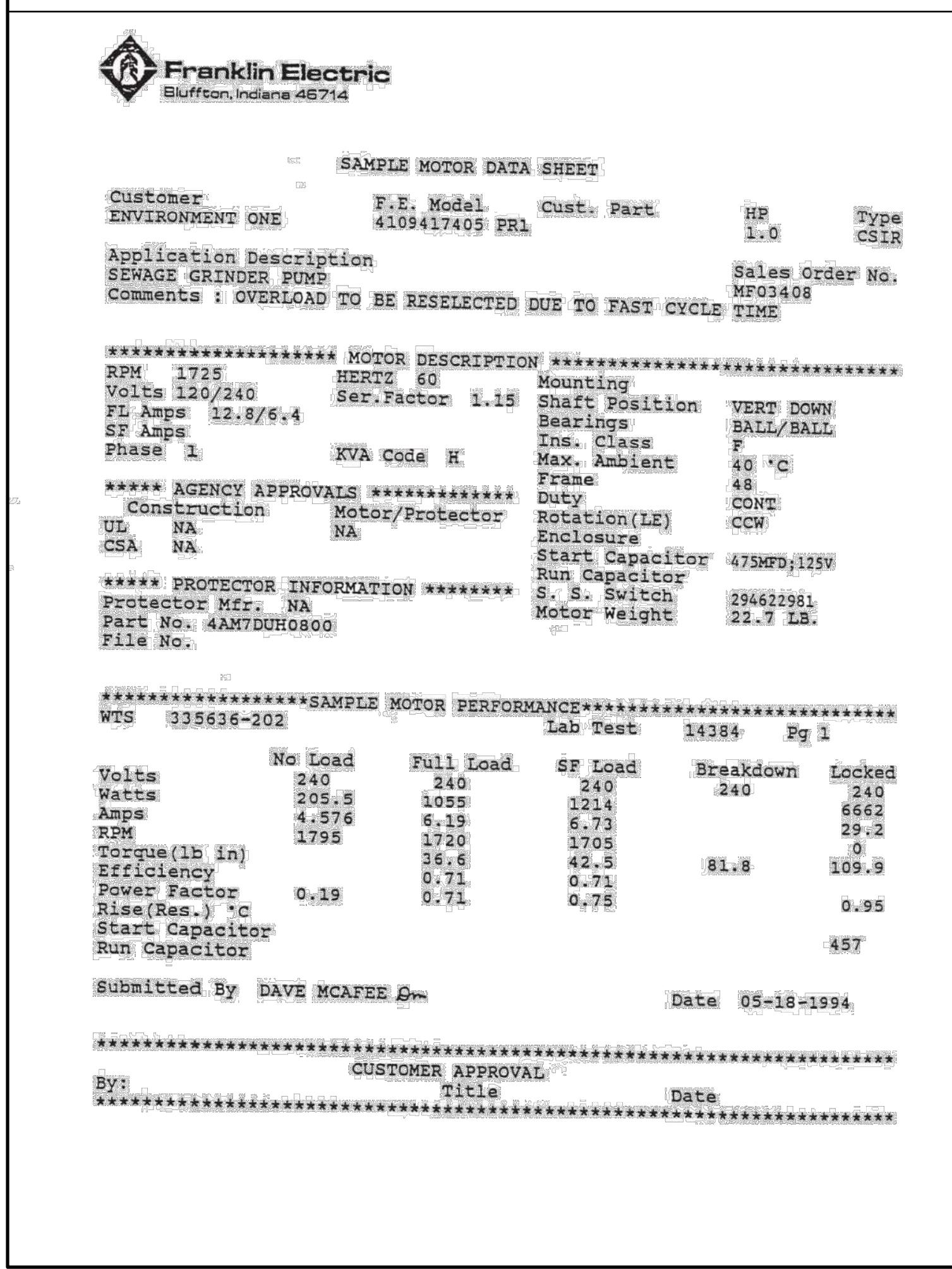
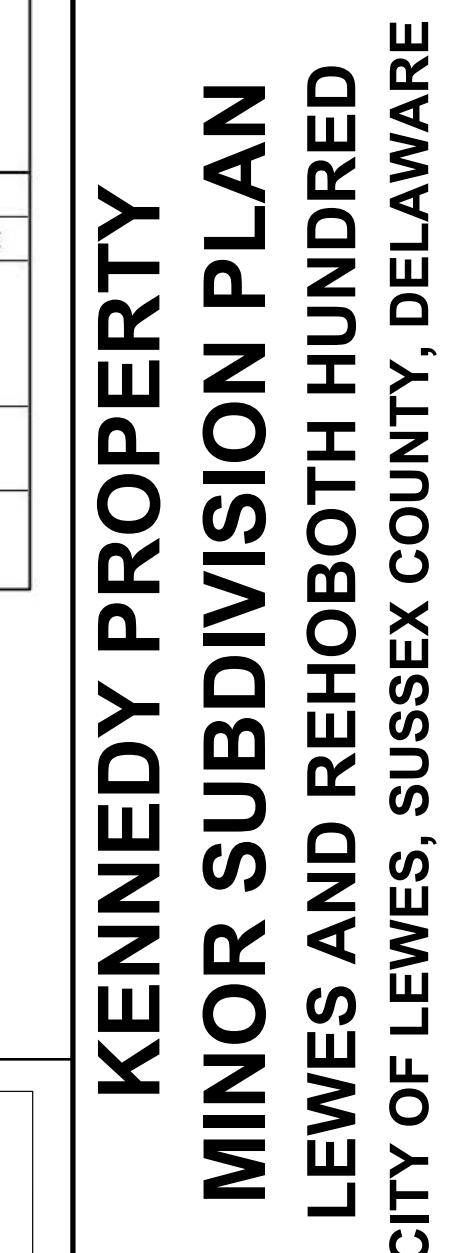
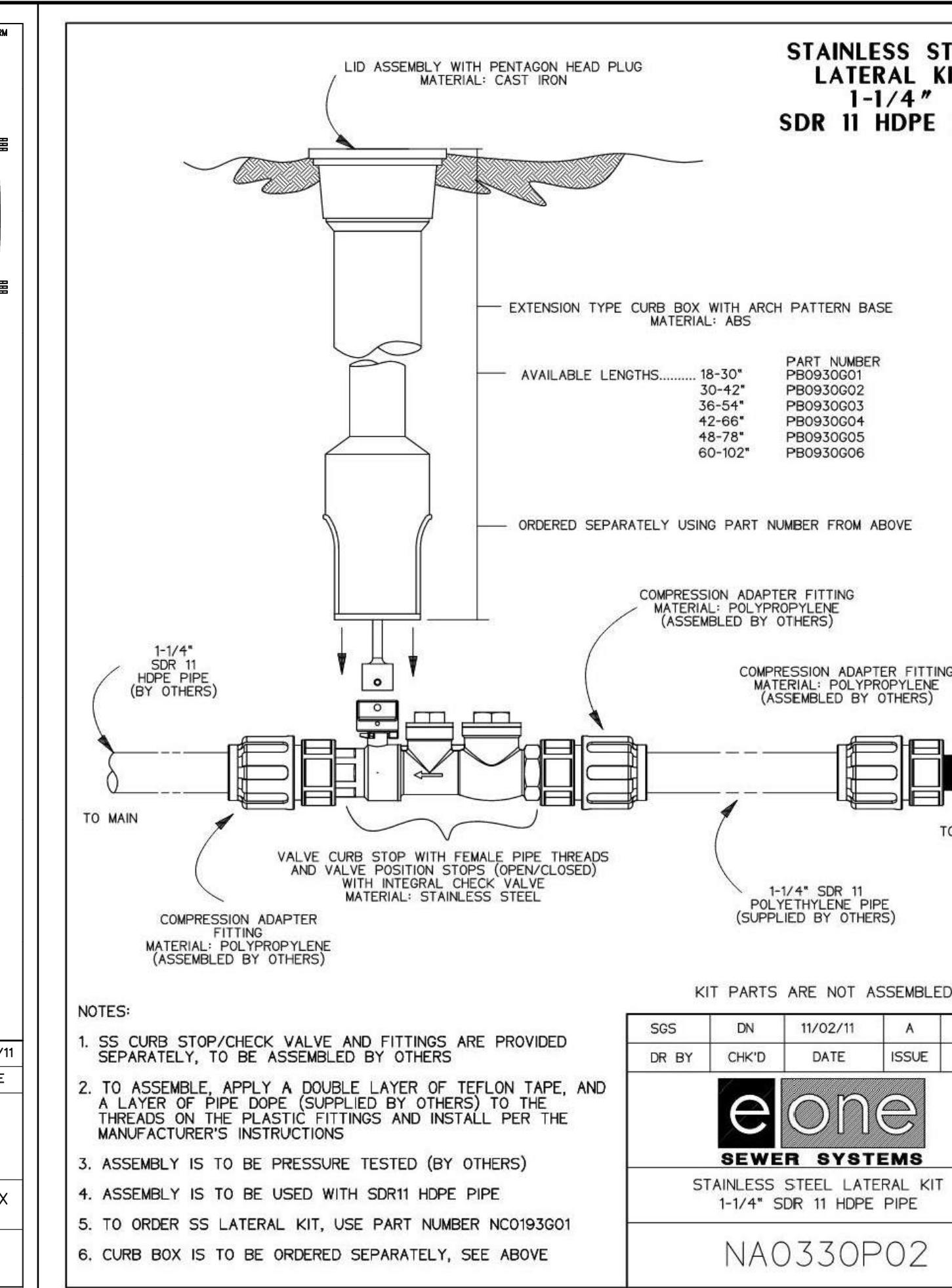
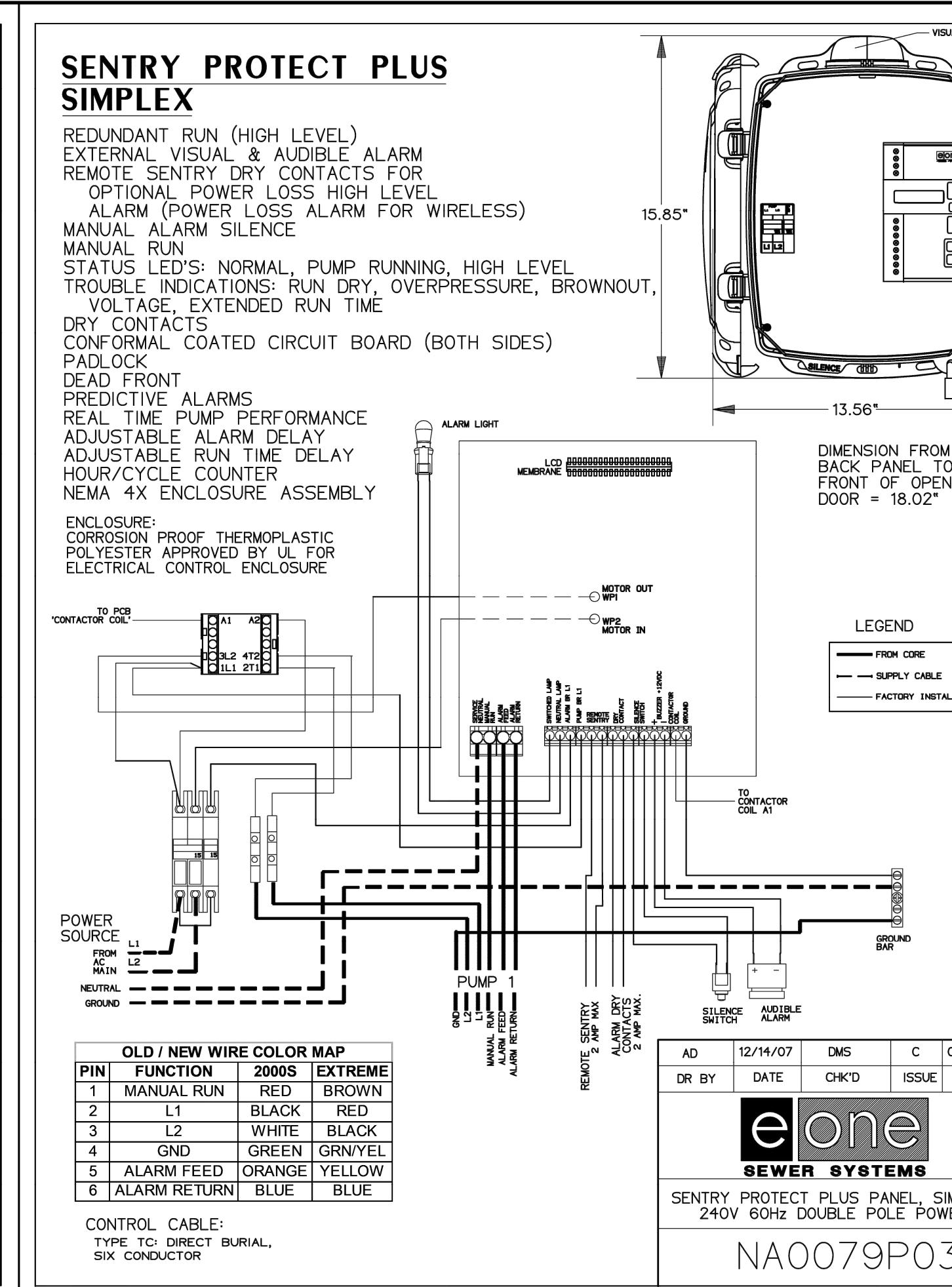
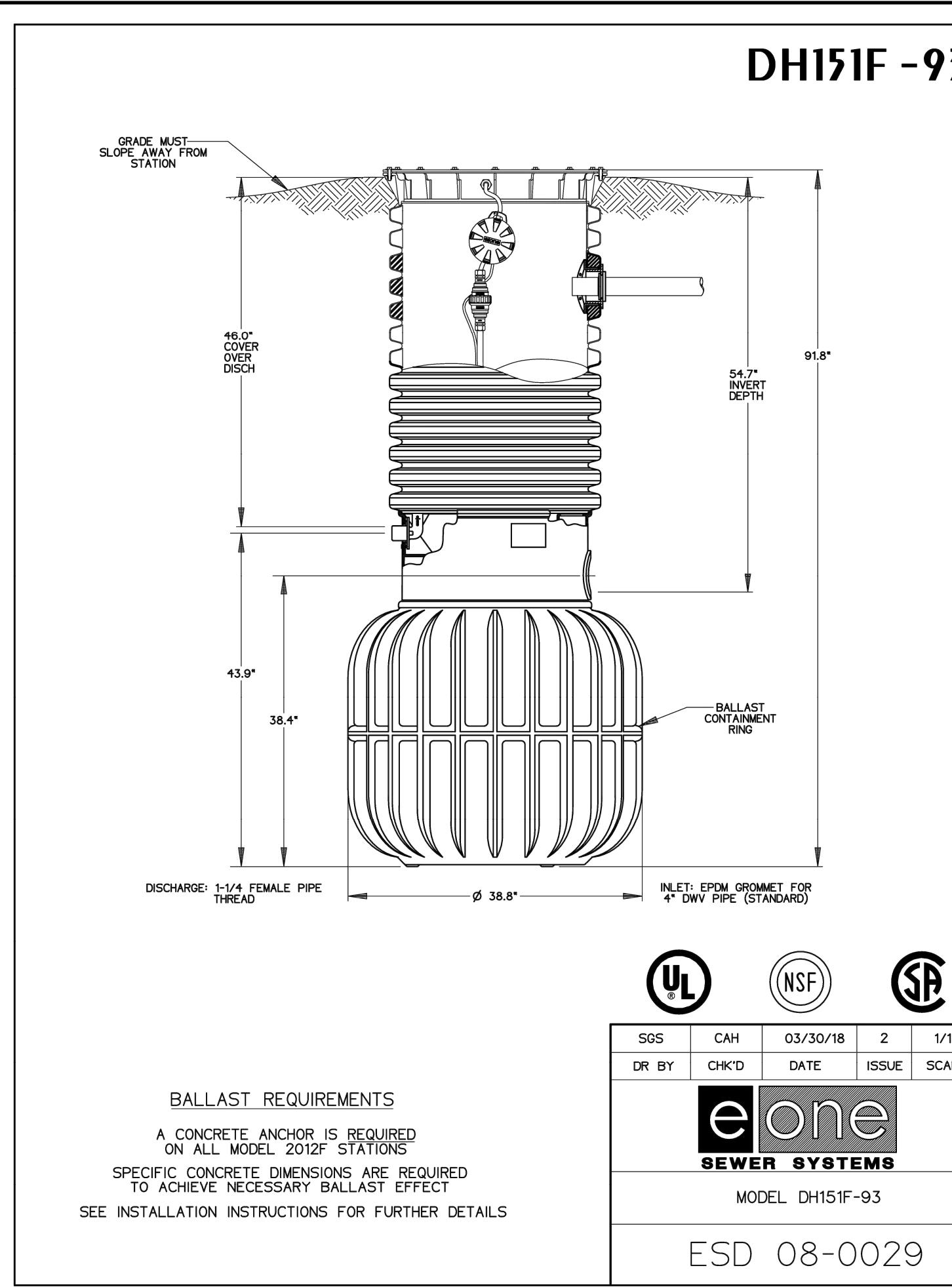
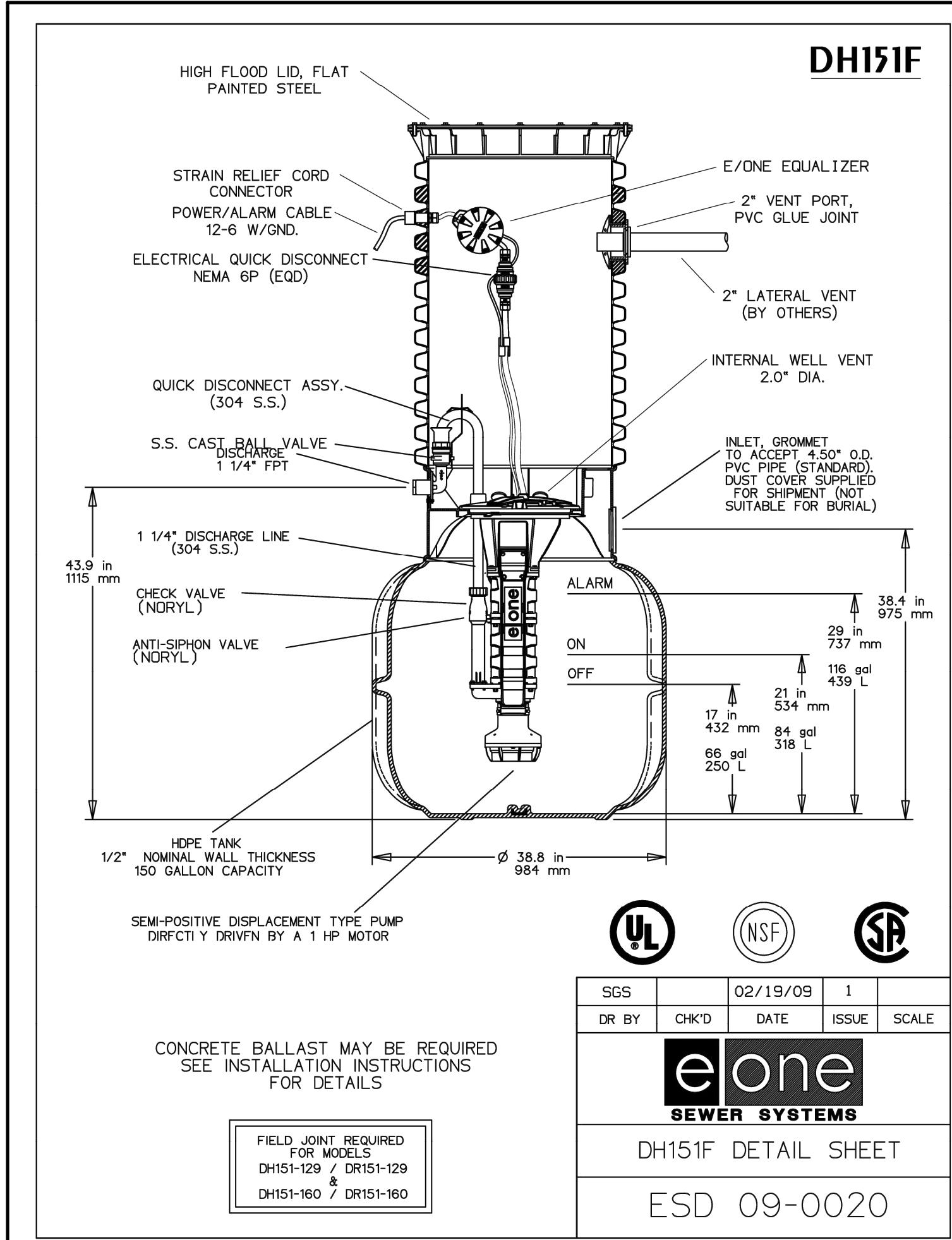
DE MUTCD

Figure 6H-28. Sidewalk Detour or Diversion (TA-28)
(Delaware Revision)

Typical Application 28

Utilities & MOT Details

Revision 3, May 2018



P:\Sugrue\3311E001 Kennedy Property\Design\3311E001 C-101 Minor Subdivision.dwg Dec 08 , 2025 - 12:14pm WIND

**KENNEDY PROPERTY
MINOR SUBDIVISION PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

E-ONE GRINDER PUMP & DETAILS

wg.No.: **C-105**