

UTILITY NOTES:

- 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.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- PROPOSED UTILITY SERVICE AND CONNECTIONS (STORM SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN THE STORM AND SEWER MAINS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS. NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS (PARKING) SHALL BE LOCATED WITHIN THE DEMARKATION AREA.
- PROVIDE A FLOW TEST ON NEW HYDRANT TO FIRE MARSHALL ONCE IT HAS BEEN INSTALLED AND PRIOR TO OPERATIONS.
- THE DISTANCE BETWEEN THE FIRE HYDRANT AND THE FIRE LANE SHALL NOT BE GREATER THAN SEVEN FEET.
- THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSTPONED SO AS TO BE FACING THE STREET OR FIRE LANE.
- THE CENTER OF ALL HOSE OUTLETS ON FIRE HYDRANTS SHALL NOT BE LESS THAN 18" ABOVE FINAL GRADE.
- FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE DCFPR.
- TYPICAL RESIDENTIAL HOME CONSTRUCTION IS WOOD FRAME - NFPA TYPE V (000). THE HOUSES WILL BE SPRINKLERED PER CITY OF LEWES REQUIREMENTS.
- ALL GATE VALVES SHALL BE RIGHT-TURN OPENING PER SECTION B, NOTE 8 OF THE LEWES BPW STANDARD UTILITY SPECIFICATIONS AND DETAILS.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE SANITARY SEWER CLEANOUT COVERS, WATER METER PITS AND WATER CURB STOP VALVE BOXES, TO FINAL GRADE AFTER LOTS HAVE BEEN BUILT OUT. THE DEVELOPER SHALL DEVELOP A "DAMAGE DEPOSIT" AGREEMENT WITH EACH LOT OWNER THAT PROVIDES A \$10,000 AMOUNT THE DEVELOPER WILL USE IF THE LOT OWNER DOES NOT BRING THE COVERS AND BOXES TO FINAL GRADE AFTER CONSTRUCTION IS COMPLETE ON THEIR LOT. THE "DAMAGE DEPOSIT" AGREEMENTS SHALL BE COPIED TO THE BOARD OF PUBLIC WORKS AND OMB. THE "DAMAGE DEPOSIT" AGREEMENTS SHALL BE MAINTAINED UNTIL INSPECTION OF EACH LOT BY THE BPW AFTER LOT CONSTRUCTION.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR ALL PROPOSED CITY AND BPW INFRASTRUCTURE FROM ITS CONTRACTOR. THE BPWCITY WILL REVIEW AND UTILIZE THE CONSTRUCTION SCHEDULE TO ESTABLISH ITS ON-SITE INSPECTION, CONSTRUCTION ADMINISTRATION, AND PROJECT ADMINISTRATION FEES RELATED TO THE SUBDIVISION INFRASTRUCTURE CONSTRUCTION. THE DEVELOPER AND BPW WILL COORDINATE TO HAVE THOSE FEES SET UP IN AN ESCROW ACCOUNT THE BPW WILL DRAW UPON DURING CONSTRUCTION - THIS SHALL BE DETAILED IN THE DEVELOPMENT AGREEMENT.

THEODORE C. FREEMAN HIGHWAY
EXISTING SHOULDER

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MATCHLINE: CS1702

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ALAN M. DECKTOR
NO. 17771
PROFESSIONAL ENGINEER
DELAWARE

WHITE'S POND PRESERVE
TM: 335-8-12-79.00
MONROE AVE EXTENDED
LEWES, DE 19958

UTILITY PLAN KEY SHEET

JTJ DE INVESTMENTS LLC
22261 WATERVIEW ROAD
LEWES, DE 19958

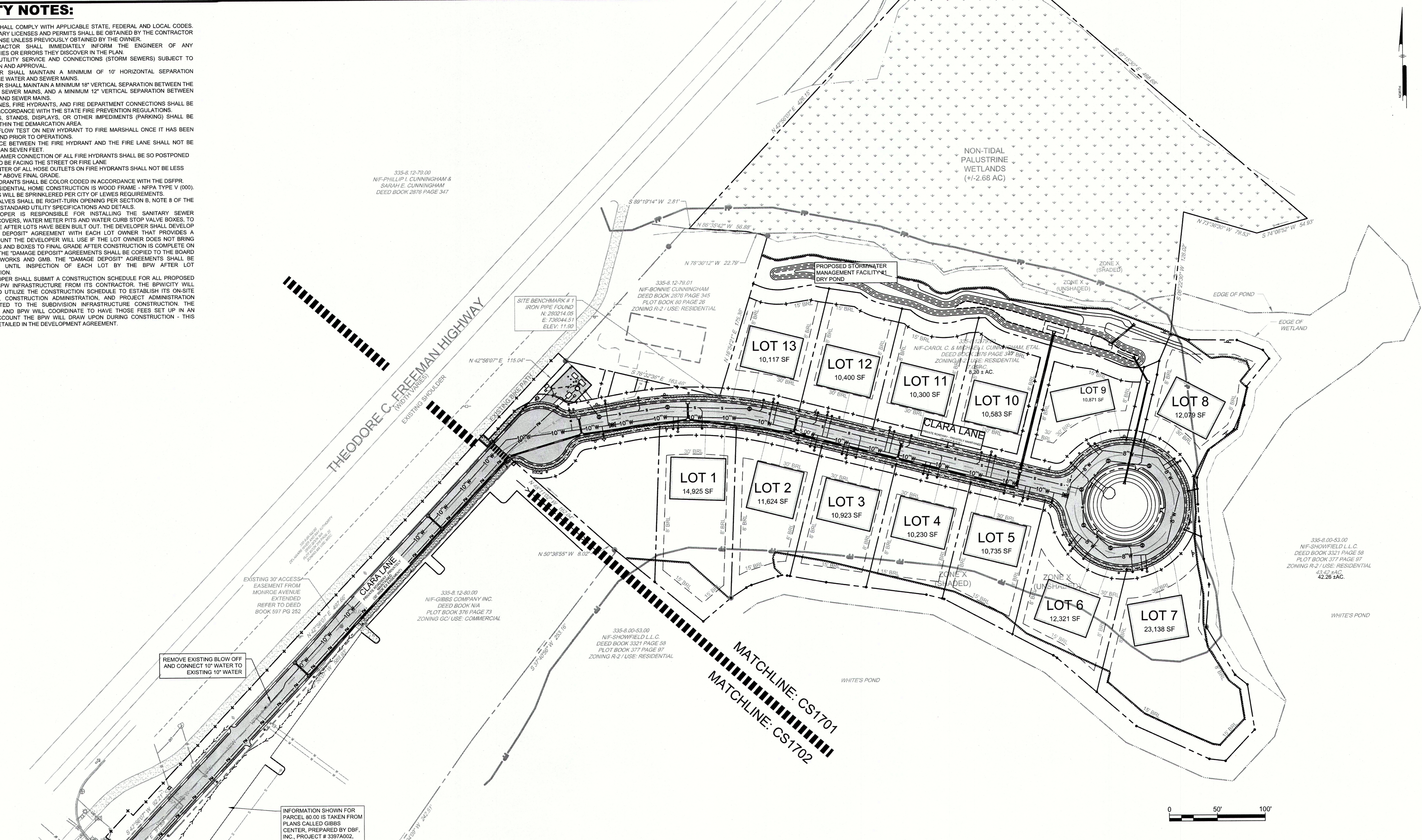
NO.	DATE	REVISIONS	BY
5	02/25/24	REVISED PER LEWES BPW COMMENTS	RWS
4	02/25/24	REVISED PER CITY OF LEWES & LEWES BPW COMMENTS	RWS
3	02/25/24	REVISED PER ODW COMMENTS	TOU
2	02/25/24	REVISED PER SCD COMMENTS	TOU
1	02/25/24	REVISED PER CITY OF LEWES AND SCD COMMENTS	TOU

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PROJECT: GRNLC22001
DATE: 2024-11-01
DRAWING SCALE: 1"=50'
DRAWN BY: EWW
APPROVED BY: AMD

CS1700
SHEET 9 OF 26

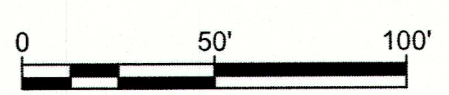
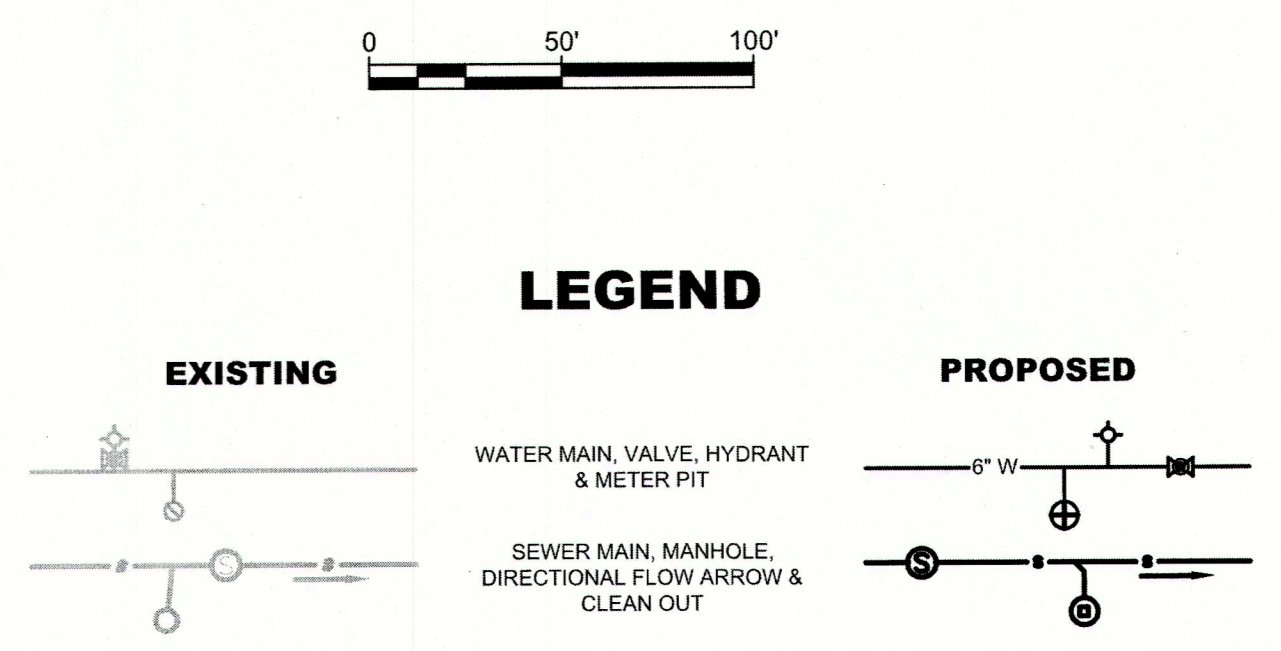
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PLOTTED: 10/20/25 5:44 PM BY: Ryan Stead PROJECT STATUS: PLOT STYLE: Pennoni.ncs

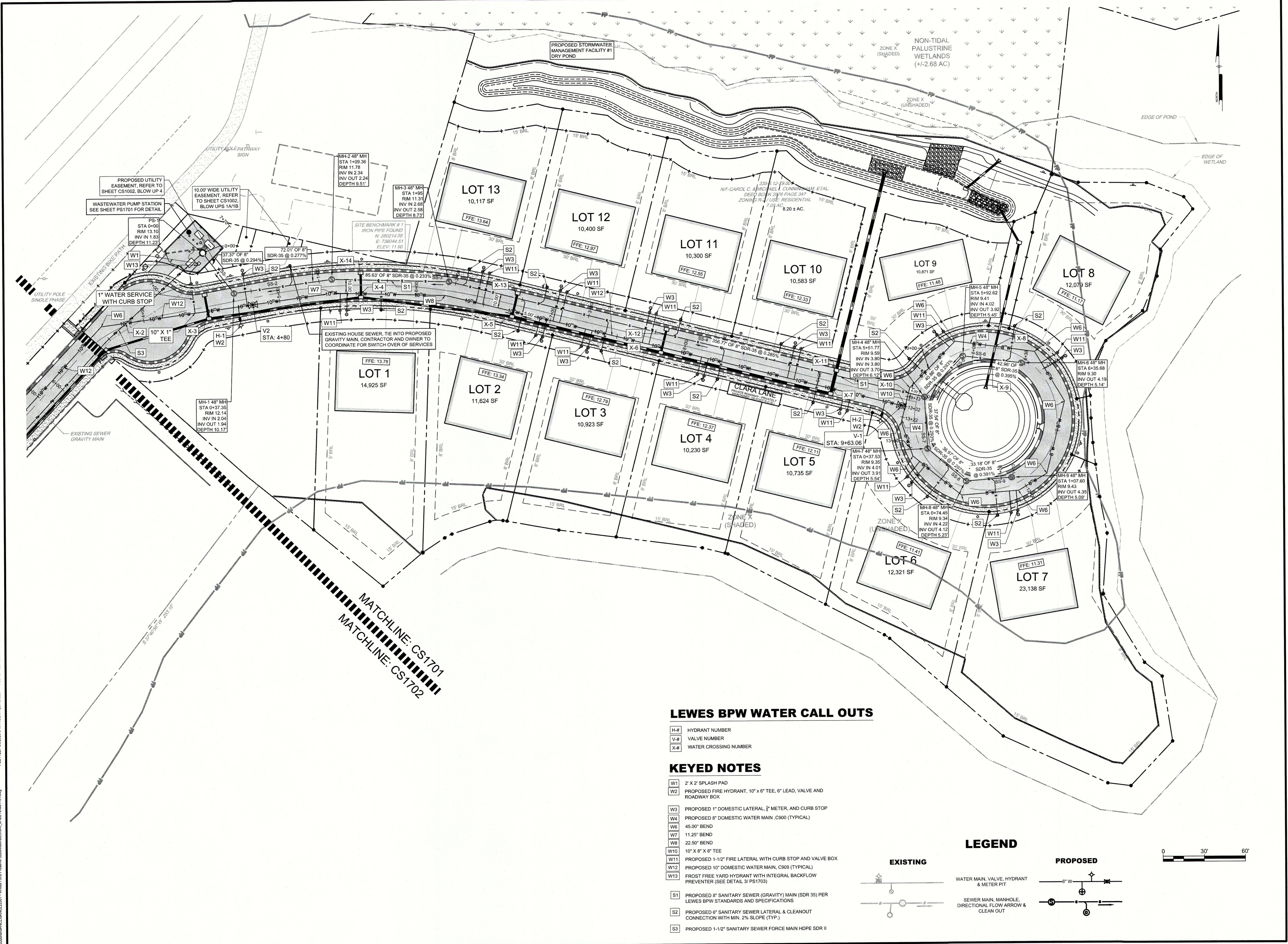


INFORMATION SHOWN FOR PARCEL 80.00 IS TAKEN FROM PLANS CALLED GIBBS CENTER, PREPARED BY DBF, INC., PROJECT # 3397A002, DATED JANUARY 2024, LAST REVISED OCTOBER 31, 2024.

ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
MH-1	12.14	2.04 (8" SDR-35 @ 0.277%) MH-2	1.94 (8" SDR-35) PS-1	48" MH
MH-2	11.78	2.34 (8" SDR-35 @ 0.233%) MH-3	2.24 (8" SDR-35) MH-1	48" MH
MH-3	11.31	2.68 (8" SDR-35 @ 0.285%) MH-4	2.58 (8" SDR-35) MH-2	48" MH
MH-4	9.59	3.80 (8" SDR-35 @ 0.293%) MH-5 3.80 (8" SDR-35 @ 0.293%) MH-7	3.70 (8" SDR-35) MH-3	48" MH
MH-5	9.41	4.02 (8" SDR-35 @ 0.398%) MH-6	3.92 (8" SDR-35) MH-4	48" MH
MH-6	9.30	4.19 (8" SDR-35) MH-5	4.19 (8" SDR-35) MH-5	48" MH
MH-7	9.35	4.01 (8" SDR-35 @ 0.297%) MH-8	3.91 (8" SDR-35) MH-4	48" MH
MH-8	9.34	4.22 (8" SDR-35 @ 0.391%) MH-9	4.12 (8" SDR-35) MH-7	48" MH
MH-9	9.43	4.35 (8" SDR-35) MH-8	4.35 (8" SDR-35) MH-8	48" MH
PS-1	13.10	1.83 (8" SDR-35 @ 0.294%) MH-1		60" FIBERGLASS WETWELL

ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-1	MH-1	1.94	PS-1	1.83	8"	SDR-35	37.37'	0.294%
SS-2	MH-2	2.24	MH-1	2.04	8"	SDR-35	72.01'	0.277%
SS-3	MH-3	2.58	MH-2	2.34	8"	SDR-35	85.63'	0.233%
SS-4	MH-4	3.70	MH-3	2.68	8"	SDR-35	356.77'	0.285%
SS-5	MH-5	3.92	MH-4	3.80	8"	SDR-35	40.86'	0.293%
SS-6	MH-6	4.19	MH-5	4.02	8"	SDR-35	42.96'	0.395%
SS-7	MH-7	3.91	MH-4	3.80	8"	SDR-35	37.54'	0.293%
SS-8	MH-8	4.12	MH-7	4.01	8"	SDR-35	36.97'	0.297%
SS-9	MH-9	4.35	MH-8	4.22	8"	SDR-35	33.18'	0.391%





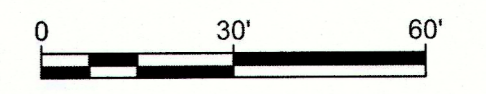
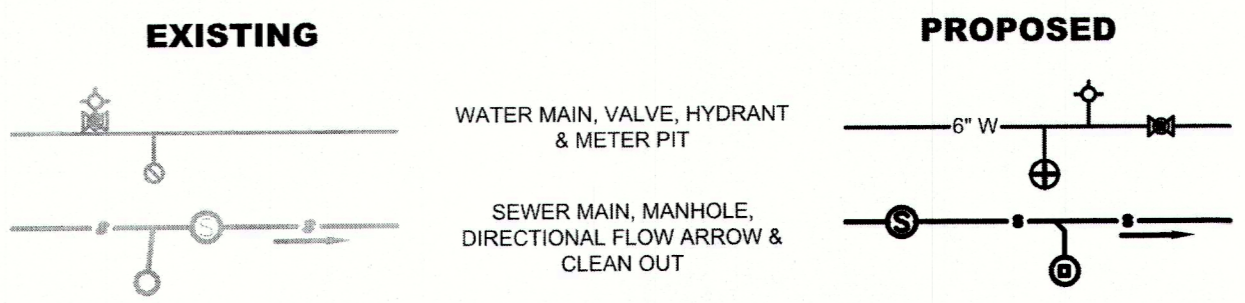
LEWES BPW WATER CALL OUTS

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

KEYED NOTES

- W1 2' X 2' SPLASH PAD
- W2 PROPOSED FIRE HYDRANT, 10" X 6" TEE, 6" LEAD, VALVE AND ROADWAY BOX
- W3 PROPOSED 1" DOMESTIC LATERAL, 3" METER, AND CURB STOP
- W4 PROPOSED 8" DOMESTIC WATER MAIN, C900 (TYPICAL)
- W6 45.00' BEND
- W7 11.25' BEND
- W8 22.50' BEND
- W10 10" X 8" X 8" TEE
- W11 PROPOSED 1-1/2" FIRE LATERAL WITH CURB STOP AND VALVE BOX
- W12 PROPOSED 10" DOMESTIC WATER MAIN, C900 (TYPICAL)
- W13 FROST FREE YARD HYDRANT WITH INTEGRAL BACKFLOW PREVENTER (SEE DETAIL 3/ PS1703)
- S1 PROPOSED 8" SANITARY SEWER (GRAVITY) MAIN (SDR 35) PER LEWES BPW STANDARDS AND SPECIFICATIONS
- S2 PROPOSED 6" SANITARY SEWER LATERAL & CLEANOUT CONNECTION WITH MIN. 2% SLOPE (TYP.)
- S3 PROPOSED 1-1/2" SANITARY SEWER FORCE MAIN HOPE SDR II

LEGEND



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 PROFESSIONAL ENGINEER

WHITE'S POND PRESERVE
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 MONROE AVE EXTENDED
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UTILITY PLAN

JTJ DE INVESTMENTS LLC
 22261 WATERVIEW ROAD
 LEWES, DE 19958

NO.	DATE	REVISIONS
5	2025-07-31	REVISED PER LEWES BPW COMMENTS
4	2025-06-10	REVISED PER CITY OF LEWES & LEWES BPW COMMENTS
3	2025-05-21	REVISED PER ODV COMMENTS
2	2025-04-18	REVISED PER SCID COMMENTS
1	2025-03-04	REVISED PER CITY OF LEWES AND SCID COMMENTS

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PROJECT: GRNCL22001
 DATE: 2024-11-01
 DRAWING SCALE: 1"=30'
 DRAWN BY: RWS
 APPROVED BY: AMD

CS1701
 SHEET 10 OF 26

PLOTTED: 8/20/25 5:48 PM BY: Ryan Smith PROJECT STATUS: PLOT TITLE: Penmoni.ncb
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 LICENSE No. 17771
 PROFESSIONAL ENGINEER

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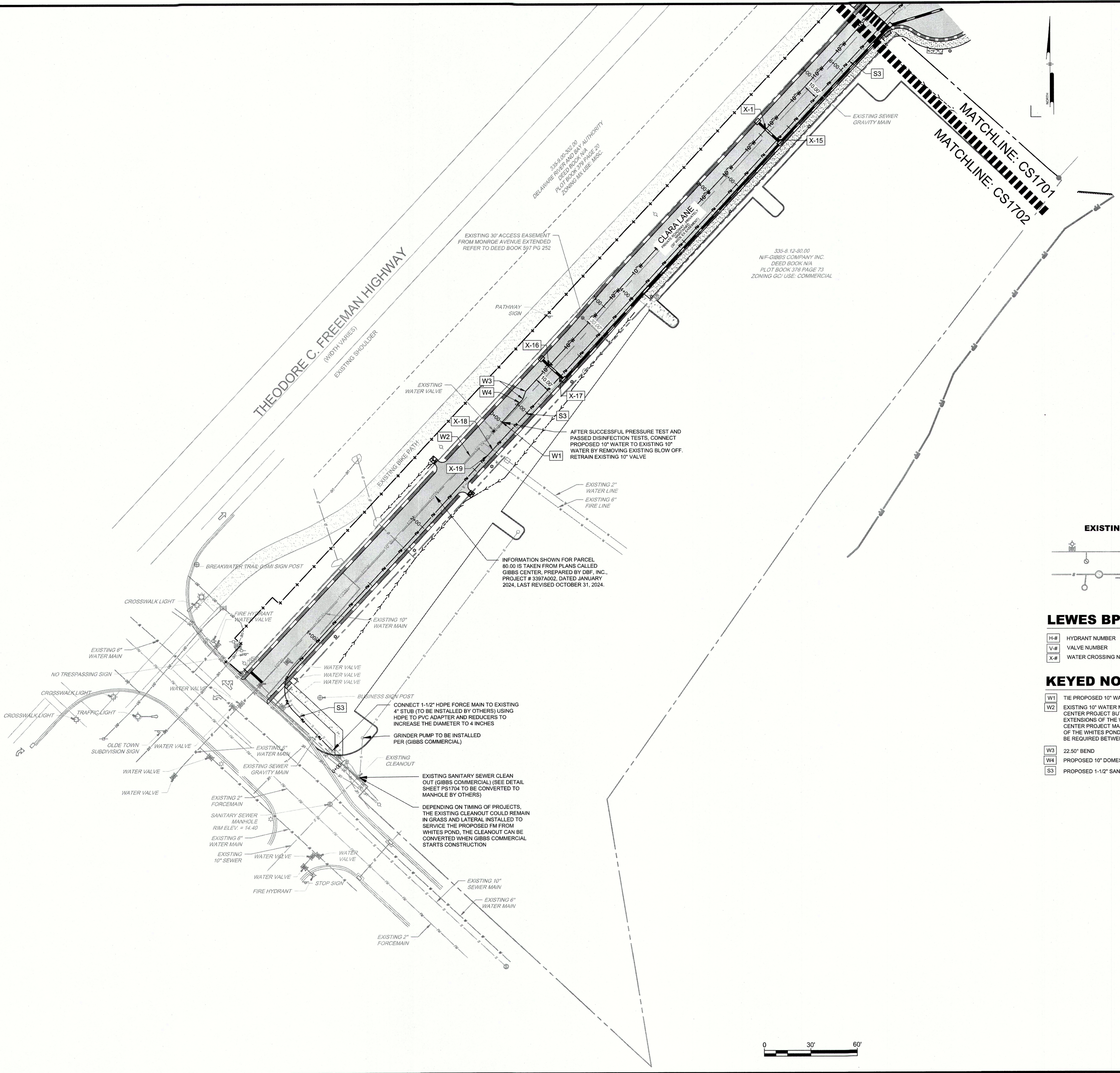
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DRAWN BY	RWS
APPROVED BY	AMD



SEE SHEET CS5001 FOR WATER MAIN PROFILES

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