

SITE DATA:

1. TAX MAP NUMBER:

334-6.00- PARCELS (134,1015-1024,1052-1056,1096-1098)
DEED B.K.: 2832, PAGE.: 272
2. OWNERS:

ELMER AND MARY ANN FANNIN
3. DEVELOPER NAME:

KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963
4. SITE LOCATION:

DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971
LEWES & REHOBOTH HUNDRED / SUSSEX COUNTY
5. EXISTING GROSS ACREAGE:

1,282.836 ± S.F. (29.45 ± AC.)
6. CURRENT ZONING:

AR-1 RESIDENTIAL DISTRICT
7. PRESENT USE:

AGRICULTURAL / RESIDENTIAL
8. PROPOSED USE:

DETACHED SINGLE FAMILY DWELLINGS (115-20 A. (1))
STANDARD DEVELOPMENT (115-25 A. (2))
18 LOTS PER PLAT BOOK 56 PAGE 255-256
DATED MAY 20, 1996
9. DWELLING UNIT CALCULATIONS: (115-25 B(1))

GROSS AREA: 15.66 AC.
EXISTING PERMITTED LOTS: 18 / 0.75 = 24 LOTS
10. EXISTING LOTS:

18 LOTS
11. PROPOSED LOTS:

18 LOTS
12. 2019 FUTURE LAND USE AREA:

COASTAL AREA
13. 2020 STATE INVESTMENT AREA:

LEVEL 2 & 3
14. EXISTING AND PROPOSED LOTS
REQUIRED SETBACKS (B.R.L.):

FRONT YARD (FEET): 40'
CORNER SIDE YARD: 15'
SIDE YARD (FEET): 15'
REAR YARD (FEET): 20'
15. REQUIRED LOT SIZE (MIN.) (115-25 B(1)):

WIDTH : 100 FT.
DEPTH : 100 FT.
AREA : 20,000 S.F.
PROPOSED MIN. LOT SIZE: 20,000 S.F.
PROPOSED AVERAGE LOT SIZE: 37,899 S.F.
16. MAXIMUM BUILDING HEIGHT (115-25D):

35' PER FIRE MARSHALL NOTES
17. SITE AREA AND ACREAGE:

GROSS ACREAGE: EX. 29.45 ±AC. PR. 29.45 ±AC.
LOT AREA (18 LOTS): EX. 13.74 ±AC. PR. 15.66 ±AC.
PUBLIC ROAD R.O.W.: EX. 1.55 ±AC. PR. 1.55 ±AC.
IMPERVIOUS: EX. 0.00 ±AC. PR. 0.76 ±AC.
GRASS: EX. 1.55 ±AC. PR. 0.79 ±AC.
SIDEWALK: EX. 0.00 ±AC. PR. 0.13 ±AC.
OPEN SPACE: EX. 14.16 ±AC. PR. 12.11 ±AC.
TOTAL: EX. 29.45 ±AC. PR. 29.45 ±AC.
18. OPEN SPACE AREA BREAKDOWN:

FORESTED AREA: PR. 3.27 ±AC.
STORMWATER: PR. 0.67 ±AC.
TIDAL WETLANDS: PR. 6.84 ±AC.
NON-TIDAL WETLANDS: PR. 1.33 ±AC.
TOTAL OPEN SPACE AREA: PR. 12.11 ±AC.
(REFER TO OPEN SPACE AREA BREAKDOWN ON SHEET RP1001)
19. FORESTED AREA:

TOTAL EXISTING WOODS AREA: 29.38 ± AC.
IMPACTED: 12.91 ± AC.
REMAINING: 16.47 ± AC.
20. STREETS:

PUBLIC - STATE MAINTAINED
21. WATER SUPPLIER:

PROPOSED PRIVATE ON-SITE WELL WATER IS SUBJECT TO THE
APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL
RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE
DIVISION OF PUBLIC HEALTH
22. SANITARY SEWER PROVIDER:

PUBLIC - SUSSEX COUNTY
23. SECTION 89:

SOURCE WATER PROTECTION

A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUND WATER
RECHARGE
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION
AREA
24. LONGITUDE AND LATITUDE
STATE PLANE COORDINATES:

BENCHMARK #1: IRON PIPE FOUND
LONGITUDE: W 75.074945°
LATITUDE: N 38.444311°
ELEVATION: 8.31'

BENCHMARK #2: IRON ROD FOUND
LONGITUDE: W 75.080264°
LATITUDE: N 38.443581°
ELEVATION: 22.71'
25. POSTED SPEED LIMIT (DOVE KNOLL DR):

25 MPH
26. DELDOT TID:

NOT INCLUDED
27. FIRE DISTRICT:

82 (LEWES)
28. SCHOOL DISTRICT:

CAPE HENLOPEN SCHOOL DISTRICT
29. PROPOSED LOD DISCHARGE LOCATION:
POT HOOK CREEK ALONG NORTH AND EAST OF PROPERTY BOUNDARY

12.84 A.C. ±
30. WATERSHED:

LEWES & REHOBOTH CANAL
31. STATE TAX DITCH:

NOT INCLUDED
32. STATE REGULATED TIDAL WETLAND
EXISTING WETLAND AREA:
EXISTING IMPACTED:

6.84 AC.
0.00 AC.
- FEDERALLY REGULATED NON-TIDAL
EXISTING WETLAND:
EXISTING IMPACTED:

1.33 AC.
0.00 AC.
33. FLOOD ZONE:

THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP
NUMBER 1005C332K, MAP REVISED MARCH 16, 2015 DESIGNATED AS
FLOOD ZONE "X" AND ZONE "AE" (SEE GENERAL NOTE 3)
34. DATUM:

HORIZONTAL = NAD83
VERTICAL = NAVD88
35. LOCAL GOVERNMENT RESPONSIBLE
FOR LAND USE APPROVAL:

SUSSEX COUNTY

REVISED AND AMENDED DOVE
KNOLL SUBDIVISION PHASE 2
CONSTRUCTION PLAN SET

TM# 334-6.00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY, DE 19971

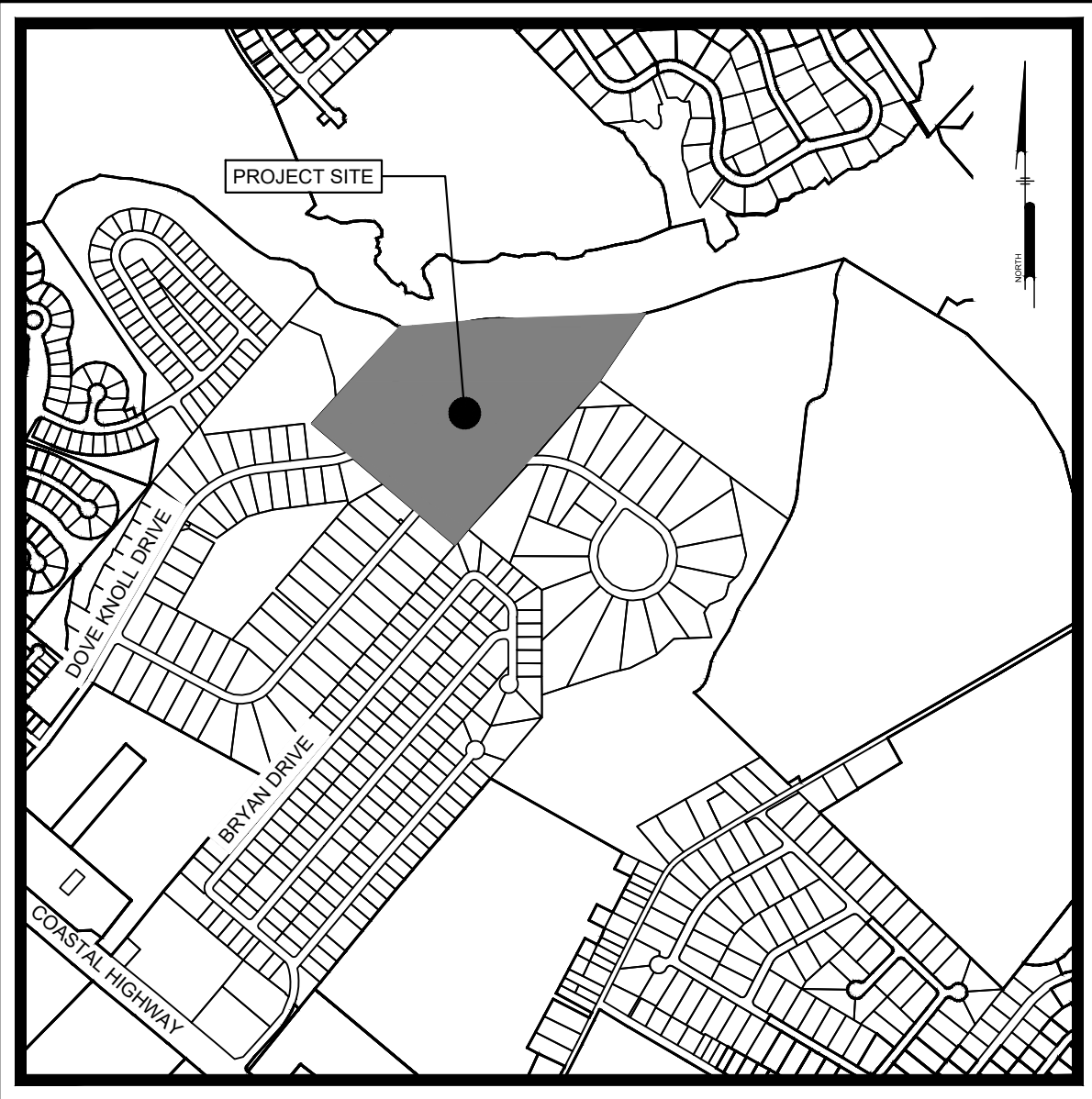
PREPARED FOR:
OWNER/DEVELOPER

KEY PROPERTIES GROUP, LLC

701 MCCOLLEY ST

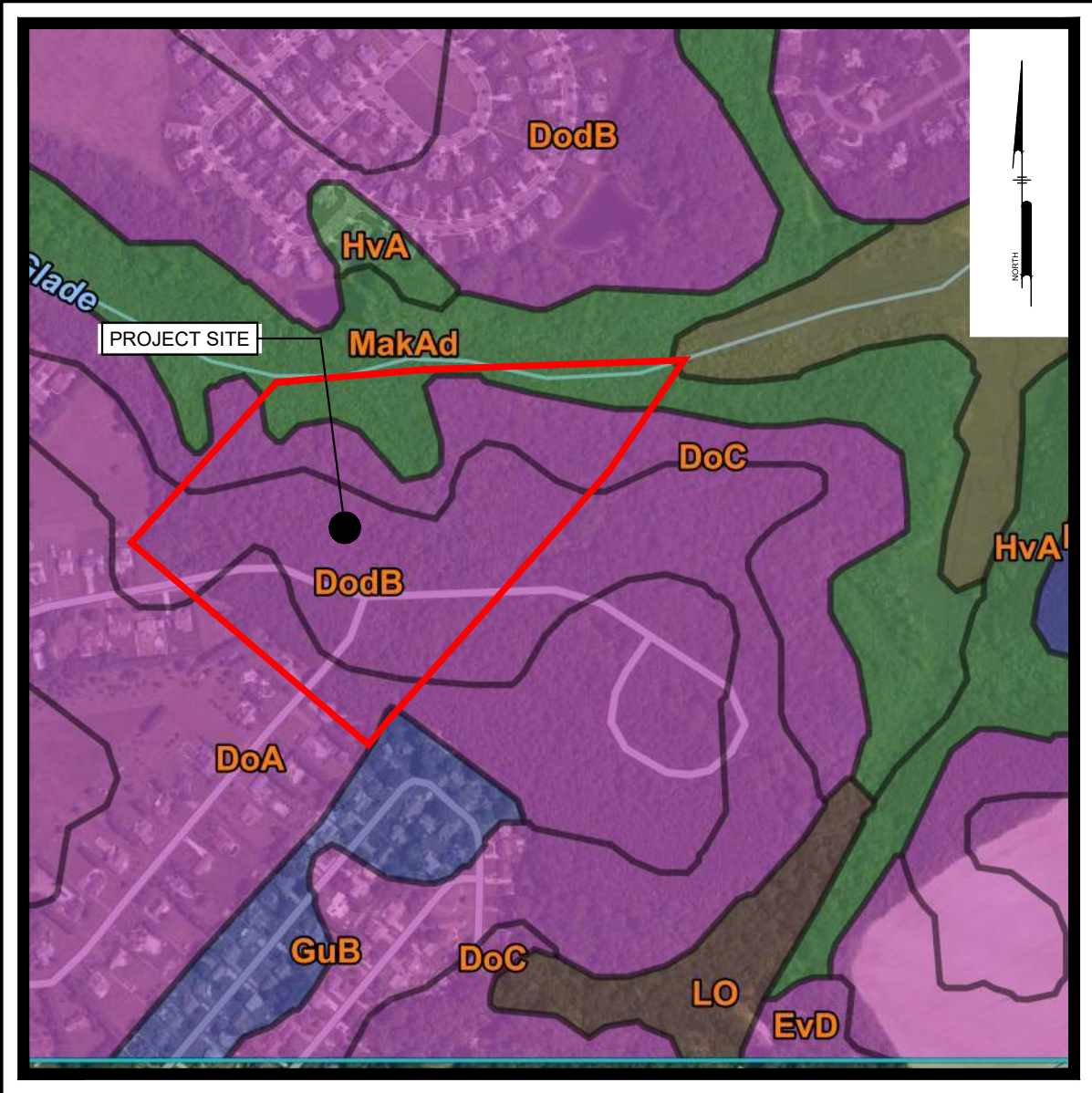
MILFORD, DE 19963

(302) 265-2257



LOCATION MAP

Scale: 1" = 1000'



SOILS MAP

Scale: 1" = 600'

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
DoA	DOWER SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A
DodB	DOWER SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A
DoC	DOWER SANDY LOAM, 5 TO 10 PERCENT SLOPES	A
GuB	GREENWICH-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
MakAd	MANAHAWKIN MUCK, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED, MID ATLANTIC COASTAL PLAIN	A/D
TP	TRANSQUARKING AND MISPELLION SOILS, 0 TO 1 PERCENT SLOPES, VERY FREQUENTLY FLOODED, TIDAL	C/D

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

OWNER/DEVELOPER
KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963

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

SURVEYOR
PENNONI ASSOCIATES, INC.
LANDSCAPE ARCHITECT
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
CAPE HENLOPEN SCHOOL DISTRICT

FIRE DISTRICT
LEWES FIRE CO. (82)

POSTAL DISTRICT
REHOBOTH BEACH (19971)

WATER UTILITY
PRIVATE - ON-SITE WELLS

SEWER UTILITY
PUBLIC - SUSSEX COUNTY

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

SUSSEX COUNTY ENGINEERING DEPARTMENT
APPROVAL AGREEMENT No: 698-2

COUNTY ENGINEER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		GRAVEL ACCESS WAY
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		POWER, UTILITY POLE
		POWER, LIGHT
		PROPERTY, LINE
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		STORM SEWER, INLET
		STORM SEWER, UNDERGROUND
		FLARED END SECTION
		SWALE
		VEGETATION, TREE LINE
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		FLOOD BOUNDARY LINE
		SOIL BOUNDARY
		SOIL LABEL
		50' TIDAL WETLANDS BUFFER
		NON-TIDAL WETLANDS AREA
		SEWER FORCE MAIN
		SANITARY SEWER PIPE
		SANITARY SEWER, MANHOLE
		WELL

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0201	EXISTING CONDITIONS PLAN
3	CS1501	GRADING PLAN KEY SHEET
4	CS1501A	GRADING AND DRAINAGE PLAN NOTES & DETAILS
5	CS1502	DETAILED GRADING PLAN
6	CS1701	UTILITY PLAN KEY SHEET
7	CS1702	UTILITY PLAN
8	CS3500	ROAD PLAN KEY SHEET
9	CS3501	ROAD PROFILE (DOVE KNOLL DRIVE)
10	CS3502	ROAD PROFILE (DOVE KNOLL DRIVE)
11	CS3503	ROAD PROFILE (TURTLE DOVE DRIVE)
12	CS3504	ROAD PLAN - DOVE KNOLL DRIVE & TURTLE DOVE DRIVE INTERSECTION
13	CS0701	CROSS SECTIONS (DOVE KNOLL DRIVE)
14	CS0702	CROSS SECTIONS (DOVE KNOLL DRIVE)
15	CS0703	CROSS SECTIONS (DOVE KNOLL DRIVE)
16	CS0704	CROSS SECTIONS (DOVE KNOLL DRIVE)
17	CS0705	CROSS SECTIONS (DOVE KNOLL DRIVE)
18	CS0706	CROSS SECTIONS (DOVE KNOLL DRIVE)
19	CS0707	CROSS SECTIONS (DOVE KNOLL DRIVE)
20	CS0708	CROSS SECTIONS (TURTLE DOVE DRIVE)
21	CS0709	CROSS SECTIONS (TURTLE DOVE DRIVE)
22	CS4001	STORM DRAIN PROFILES
23	CS4002	STORM DRAIN PROFILES
24	CS4501	SANITARY SEWER PROFILES
25	CS6001	SITE DETAILS
26	CS6002	SANITARY SEWER DETAILS
27	CS6003	SANITARY SEWER DETAILS
28	CS6004	SANITARY SEWER DETAILS
29	CS6003	DRAINAGE DETAILS
30	CS6004	DRAINAGE DETAILS

WETLAND STATEMENT
ENVIRONMENTAL RESOURCES INSIGHTS (ERI) INITIALLY REVIEWED UNDEVELOPED PORTIONS OF THE DOVE KNOLL SUBDIVISION, SUSSEX COUNTY, DELAWARE, FOR THE PRESENCE OF NONTIDAL WETLANDS ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND ASSOCIATED DOCUMENTS AT THAT TIME. THE WETLAND BOUNDARY WAS REVIEWED IN THE FIELD BY THE CORPS OF ENGINEERS AND A VERIFICATION LETTER FOR THIS PROJECT, CENAP-OP-R-200300478-26, WAS ISSUED ON JANUARY 31, 2004.

ERI REVIEWED THIS VERIFIED WETLAND DELINEATION FOR PHASE 2 AND 3 OF THE DOVE KNOLL SUBDIVISION PLAN IN THE FIELD DURING THE FALL OF 2025, AND PREVIOUSLY IN THE LATE WINTER AND EARLY SPRING OF 2020, ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN SUPPLEMENT (2010), ASSOCIATED GUIDANCE IN AFFECT AT THAT TIME AND BEST PROFESSIONAL JUDGMENT. DELINEATED WETLANDS SHOWN ON THIS PLAN, OVER A REVIEW AREA OF APPROXIMATELY 77 ACRES, ARE SIMILAR IN EXTENT TO WETLANDS MAPPING PROVIDED ON THE NATIONAL WETLANDS INVENTORY. AS OF THIS DATE A NEW JURISDICTIONAL DETERMINATION VERIFICATION HAS NOT BEEN REQUESTED FROM THE CORPS OF ENGINEERS.

STATE OF DELAWARE MAPPED WETLANDS OR WATERS (1988 MAP INDEX) EXIST ON THIS PROJECT. MAPPING ON SHEET DNR63 ILLUSTRATES TIDAL FORESTED SWAMP (F) ON THE NORTH SIDE OF THIS PROJECT IN ASSOCIATION WITH POT HOOK CREEK AND MARSH (M) WITH WOLFE GLADE TO THE EAST SIDE.

SIGNATURE
THOMAS D. NOBILE, PWS #000389
SENIOR ENVIRONMENTAL SCIENTIST
CERTIFIED WETLAND DELINEATOR THROUGH THE CORPS OF ENGINEERS
#WDCP93MD0310001A
DAVIS, BOWEN & FRIEDEL, INC.
OFFICE: (302) 424-1441

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.

KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963
(302) 265-2257



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



REVISED AND AMENDED DOVE KNOLL
SUBDIVISION PHASE 2

TM# 334-6.00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)
LEWES REHOBOTH HUNDRED
DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971

COVER SHEET
KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963

NO.	DATE	REVISIONS	BY	LFS
1	2026-06-06	REVISED PER SCD COMMENTS		

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	KYPGX25002
DATE	2026-05-01
DRAWING SCALE	AS SHOWN
DRAWN BY	ASM
APPROVED BY	AMD

CS0001
SHEET 1 OF 30

U:\Account\KYPG\KYPG25002 - Phase 2 Dove Knoll RESUBDIVISION - SHEET CS0201.dwg PLOTTED: 8/8/2025 10:52 AM BY: Ligan Shindler PROJECT STATUS: —

WETLAND LINE TABLE		
LINE #	BEARING	DISTANCE
WL1	S 82°55'45" W	18.05'
WL2	N 83°41'15" W	58.72'
WL3	N 56°33'59" W	39.82'
WL4	N 68°44'21" W	48.07'
WL5	N 84°16'19" W	55.39'
WL6	N 78°50'19" W	51.79'
WL7	N 81°48'27" W	60.56'
WL8	N 81°24'58" W	45.25'
WL9	N 80°15'04" W	36.10'
WL10	N 76°28'36" W	54.41'
WL11	N 76°34'25" W	52.22'
WL12	N 81°02'27" W	60.13'
WL13	N 89°23'00" W	49.73'
WL14	S 85°33'10" W	36.94'
WL15	N 71°50'18" W	52.62'
WL16	S 70°33'52" W	30.38'
WL17	S 25°20'44" W	51.77'
WL18	S 09°28'10" E	32.16'
WL19	S 43°17'51" E	35.66'
WL20	S 65°35'39" E	48.74'
WL21	S 78°45'11" E	40.24'
WL22	S 53°04'25" E	41.58'
WL23	S 64°43'59" E	44.89'
WL24	S 17°31'12" W	37.69'
WL25	S 70°53'29" W	28.43'
WL26	N 76°29'39" W	48.01'
WL27	S 41°10'03" W	36.01'
WL28	S 33°26'46" E	24.47'
WL29	S 52°44'33" E	48.13'
WL30	S 30°01'50" E	32.26'
WL31	S 11°22'52" W	51.87'
WL32	S 03°48'15" E	34.58'
WL33	S 07°14'32" E	38.51'
WL34	S 13°55'37" E	33.90'
WL35	S 23°59'17" E	43.43'

WETLAND LINE TABLE		
LINE #	BEARING	DISTANCE
WL36	S 03°50'34" E	42.79'
WL37	S 01°03'29" E	32.02'
WL38	S 84°47'17" W	40.02'
WL39	N 82°04'43" W	37.78'
WL40	N 14°27'14" E	21.38'
WL41	N 21°20'50" E	23.54'
WL42	N 00°08'23" E	27.50'
WL43	N 14°42'10" W	36.69'
WL44	N 24°23'12" W	28.10'
WL45	N 48°17'13" W	37.06'
WL46	N 43°41'26" W	38.22'
WL47	N 66°44'48" W	37.84'
WL48	N 49°44'25" W	47.11'
WL49	N 28°41'56" W	48.82'
WL50	N 14°42'30" W	46.38'
WL51	N 46°40'17" W	45.68'
WL52	N 60°00'09" W	39.50'
WL53	N 60°19'56" W	31.28'
WL54	N 69°53'18" W	48.28'
WL55	N 69°56'31" W	37.00'
WL56	N 66°24'17" W	30.34'
WL57	N 63°32'04" W	31.28'
WL58	N 89°22'05" W	37.84'
WL59	N 59°56'13" W	34.23'
WL60	N 80°30'58" W	28.99'
WL61	S 48°54'35" W	31.96'
WL62	S 68°05'21" W	34.84'
WL63	S 59°52'36" W	55.50'
WL64	N 64°03'42" W	42.53'
WL65	N 19°11'33" W	43.47'
WL66	N 61°40'10" E	26.19'
WL67	N 51°24'09" E	40.03'
WL68	N 15°46'19" E	49.25'
WL69	N 46°56'31" W	38.78'
WL70	N 71°57'15" W	72.13'

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
DoA	DOWER SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A
DodB	DOWER SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A
DoC	DOWER SANDY LOAM, 5 TO 10 PERCENT SLOPES	A
GuB	GREENWICH-JURBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
MaAd	MANAHAWKIN MUCK, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED, MID ATLANTIC COASTAL PLAIN	A/D
TP	TRANSQUAKING AND MISPELLION SOILS, 0 TO 1 PERCENT SLOPES, VERY FREQUENTLY FLOODED, TIDAL	C/D

EXISTING CONDITION NOTES:

- ELEVATIONS ARE BASED ON NAVD 88, AND DE STATE PLANE COORDINATE SYSTEM NAD 83 HORIZONTAL DATUM.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
 - RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY
 - BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- THIS SITE IS ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
- WETLANDS HAVE BEEN IDENTIFIED ON SITE AS VERIFIED BY AN ON-SITE INVESTIGATION BY PENNONI ASSOCIATES, INC. ON MAY 18, 2023.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD, DEED REFERENCE: 2832, PG. 272, A TOPOGRAPHICAL SURVEY WAS PERFORMED FOR THIS PROPERTY, BY PENNONI ON SEPTEMBER 2023.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED, OTHER THAN THOSE SHOWN.

REFERENCE:
1. SURVEY PERFORMED BY PENNONI ASSOCIATES INC. IN NOVEMBER 2025.

FLOOD ZONE INFORMATION:
1. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C332K, MAP REVISED MARCH 16, 2015, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED).

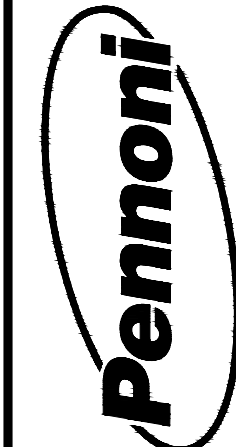


SITE INFORMATION:

SITE ADDRESS:
DOVE KNOLL DRIVE
REHOBOTH, DELAWARE 19960
TAX MAP: 334-6-00-PARCELS (1015-1024,
1052-1056, 1096-1098)

OWNER/DEVELOPER:
KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-8030



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



REVISED AND AMENDED DOVE KNOLL SUBDIVISION PHASE 2

TW# 334-6-00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)
LEWES REHOBOTH HUNDRED
DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971

EXISTING CONDITIONS PLAN

KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963

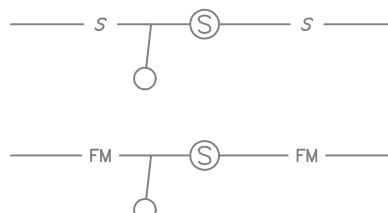
NO.	DATE	REVISIONS	BY	LFS
1	2025-05-01	REVISED PER SCD COMMENTS		

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

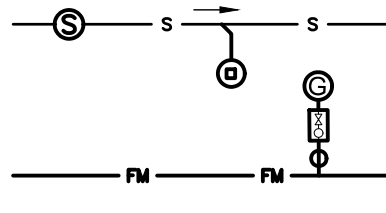
PROJECT	KYPGX25002
DATE	2026-05-01
DRAWING SCALE	1" = 80'
DRAWN BY	ASM
APPROVED BY	AMD

CS0201
SHEET 2 OF 30

EXISTING



SEWER MAIN, MANHOLE &
CLEAN OUT

PROPOSED

TORMPIPE, INLET, MANHOLE &
FLARED END

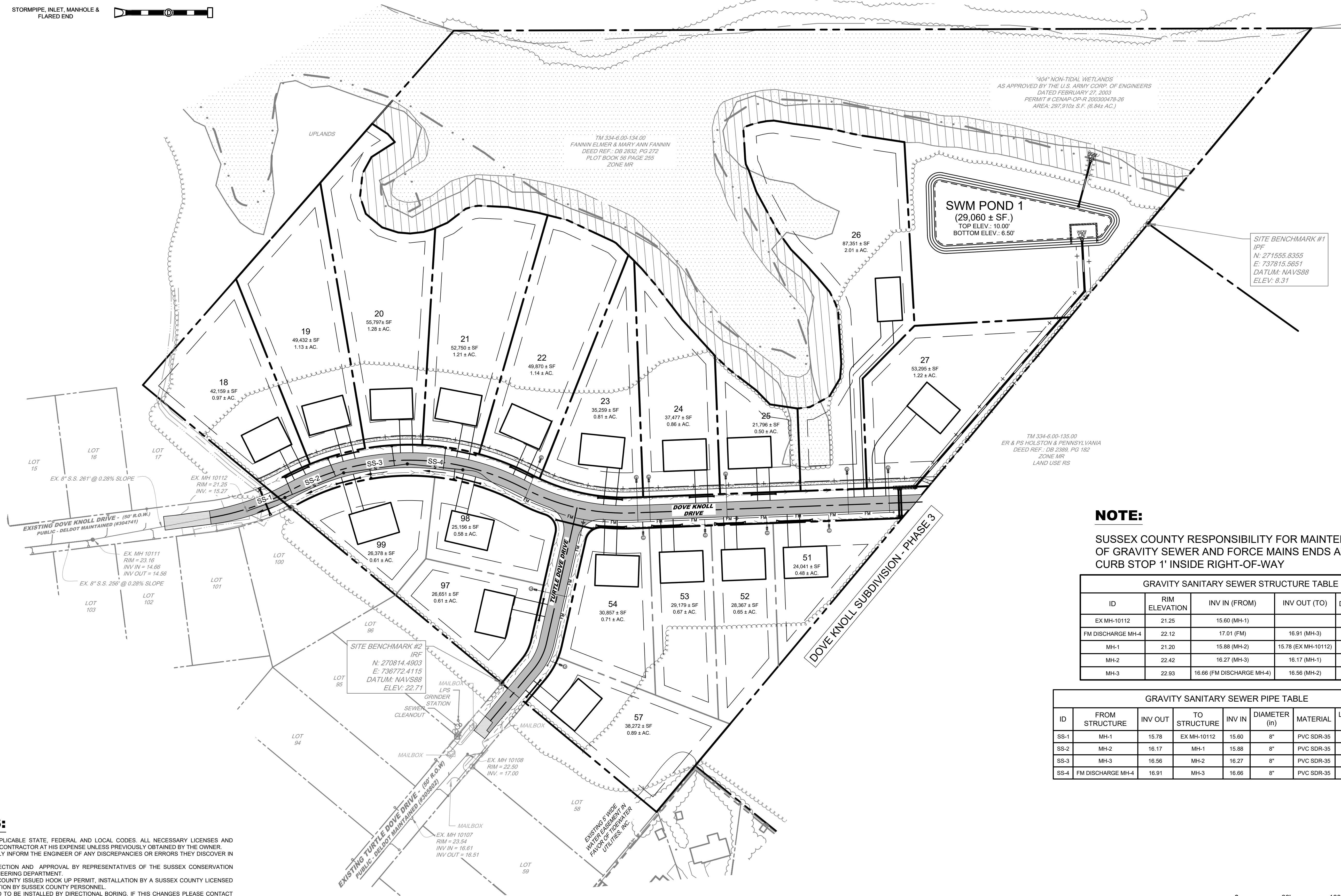


SITE ADDRESS:
DOVE KNOLL DRIVE
REHOBOTH, DELAWARE 19960
TAX MAP: 334-6.00-PARCELS (1015-1024,
1052-1056,1096-1098)

OWNER/DEVELOPER:
KEY PROPERTIES GROUP, LLC
701 MCCOLLEY ST
MILFORD, DE 19963

ENGINEER / SURVEYOR:
PENNONI ASSOCIATES INC
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
(302) 684-8030

NOR



SUSSEX COUNTY RESPONSIBILITY FOR MAINTENANCE OF GRAVITY SEWER AND FORCE MAINS ENDS AT THE CURB STOP 1' INSIDE RIGHT-OF-WAY

GRAVITY SANITARY SEWER STRUCTURE TABLE					
ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	DEPTH	TYPE
EX MH-1012	21.25	15.60 (MH-1)		5.97	48" MH (4)
FM DISCHARGE MH-4	22.12	17.01 (FM)	16.91 (MH-3)	5.18	48" MH (4)
MH-1	21.20	15.88 (MH-2)	15.78 (EX MH-10112)	5.42	48" MH (4)
MH-2	22.42	18.27 (MH-3)	16.17 (MH-1)	6.25	48" MH (4)
MH-3	22.93	16.66 (FM DISCHARGE MH-4)	16.56 (MH-2)	6.37	48" MH (4)

GRAVITY SANITARY SEWER PIPE TABLE								
ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-1	MH-1	15.78	EX MH-10112	15.60	8"	PVC SDR-35	64.81'	0.28%
SS-2	MH-2	16.17	MH-1	15.88	8"	PVC SDR-35	102.77'	0.28%
SS-3	MH-3	16.56	MH-2	16.27	8"	PVC SDR-35	103.77'	0.28%
SS-4	FM DISCHARGE MH-4	16.91	MH-3	16.66	8"	PVC SDR-35	90.04'	0.28%

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 PROJECT.

3. THIS PROJECT IS SUBJECT TO INSPECTION AND APPROVAL BY REPRESENTATIVES OF THE SUSSEX CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING DEPARTMENT.

4. ONSITE WORK REQUIRES A SUSSEX COUNTY ISSUED HOURLY USE PERMIT. INSTALLATION BY A SUSSEX COUNTY LICENSED PLUMBER AND OPEN TRENCHING BY A SUSSEX COUNTY LICENSED PERSONNEL.

5. PROPOSED FORCE MAIN IS DESIGNED TO BE INSTALLED BY DIRECTIONAL BORING. IF THIS CHANGES PLEASE CONTACT THE ENGINEER.

6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN STORM AND SEWER MAINS.

7. ALL FACILITIES TO MEET SUSSEX COUNTY STANDARDS AND SPECIFICATIONS.

8. ALL GRAVITY SEWER SERVICE (LATERALS) SHALL BE 6" PVC SDR-35, FOR LOTS ON GRAVITY SERVICE.

9. NO OBJECTS, STANCHES, DISPLAYS, OR OTHER IMPEDIMENTS SHALL BE LOCATED WITHIN THE DEMARCATION AREA.

10. PROPOSED ELECTRIC AND TELECOMMUNICATION CONNECTIONS TO BE DETERMINED WITH COORDINATION FROM UTILITY COMPANIES.

11. THE PROPOSED RESIDENTIAL DWELLINGS ARE NOT PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

12. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHT OF WAYS.

13. PROPOSED SEWER SERVICE AND CONNECTIONS ARE SUBJECT TO FINAL UTILITY DESIGN.

14. ALL SEWER SERVICES SHALL BE LOCATED A MINIMUM OF 5' FROM LOT CORNERS.

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



**REVISED AND AMENDED DOVE KNOLL
SUBDIVISION PHASE 2**

TTM# 334-6.00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)

LEWES REHOBOTH HUNDRED
DOVE KNOLL DRIVE

UTILITY PLAN KEY SHEET

KEY PROPERTIES GROUP, LLC

701 MCCOLLEY ST
MIL FORD DE 19963

[illegible]

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PROJECT KYPGX25002

DATE 2026-05-01

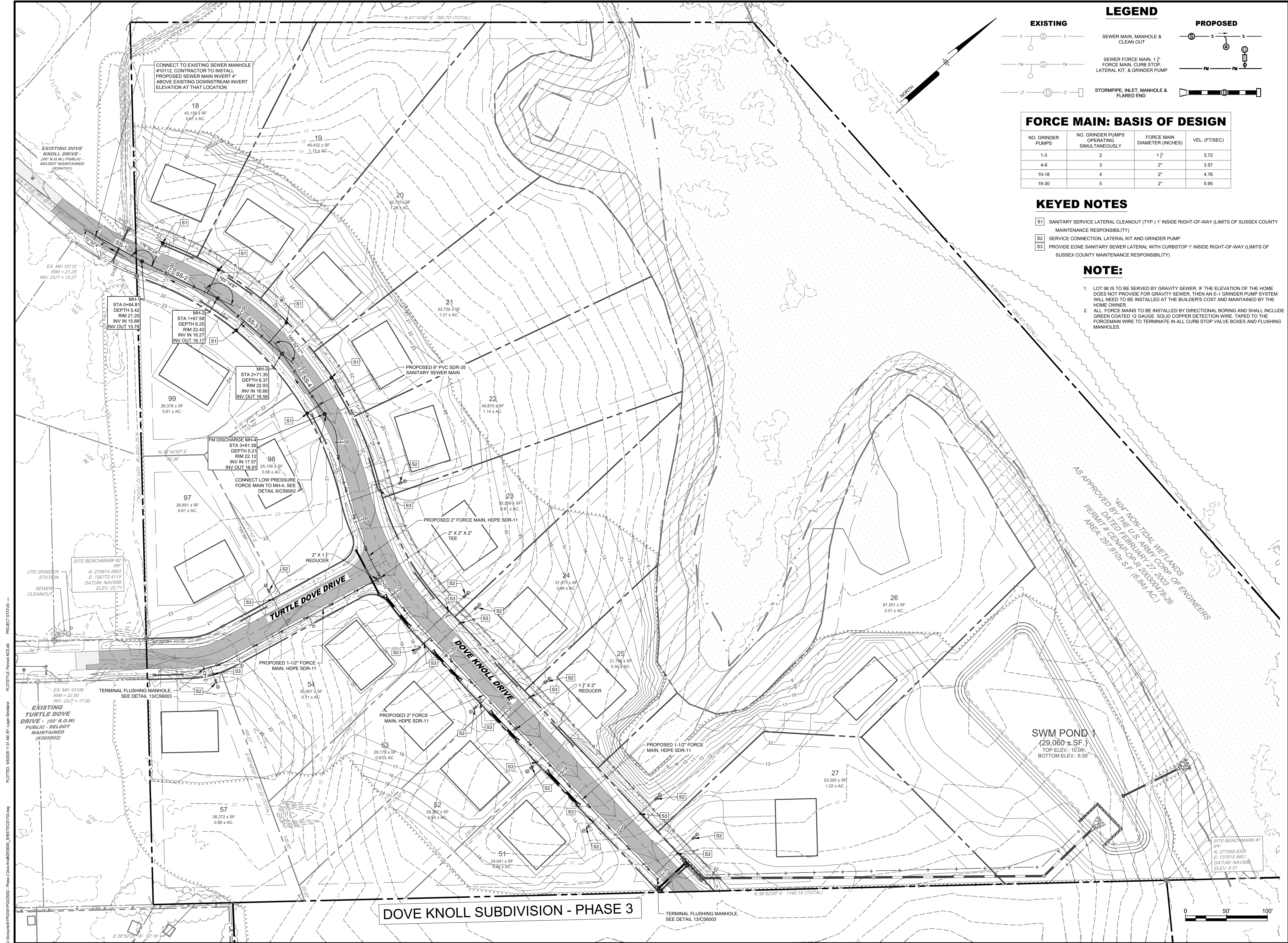
DRAWING SCALE 1" = 80'

DRAWN BY JMM

APPROVED BY _____ AMD

CS1701

SHEET 6 OF 30



LEGEND

EXISTING

S

S

S

SEWER MAIN, MANHOLE & CLEAN OUT

FM

S

FM

SEWER FORCE MAIN, 1 1/2" FORCE MAIN, CURB STOP, LATERAL KIT, & GRINDER PUMP

D

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D

STORMPIPE, INLET, MANHOLE & FLARED END

PROPOSED

S

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SEWER MAIN, MANHOLE & CLEAN OUT

FM

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FM

SEWER FORCE MAIN, 1 1/2" FORCE MAIN, CURB STOP, LATERAL KIT, & GRINDER PUMP

D

D

D

STORMPIPE, INLET, MANHOLE & FLARED END

FORCE MAIN: BASIS OF DESIGN

NO. GRINDER PUMPS	NO. GRINDER PUMPS OPERATING SIMULTANEOUSLY	FORCE MAIN DIAMETER (INCHES)	VEL. (FT/SEC)
1-3	2	1 1/2"	3.72
4-9	3	2"	3.57
10-18	4	2"	4.76
19-30	5	2"	5.95

KEYED NOTES

S1

SANITARY SERVICE LATERAL CLEANOUT (TYP.) 1' INSIDE RIGHT-OF-WAY (LIMITS OF SUSSEX COUNTY MAINTENANCE RESPONSIBILITY)

S2

SERVICE CONNECTION, LATERAL KIT AND GRINDER PUMP

S3

PROVIDE EONE SANITARY SEWER LATERAL WITH CURBSTOP 1' INSIDE RIGHT-OF-WAY (LIMITS OF SUSSEX COUNTY MAINTENANCE RESPONSIBILITY)

NOTE:

1.

LOT 98 IS TO BE SERVED BY GRAVITY SEWER. IF THE ELEVATION OF THE HOME DOES NOT PROVIDE FOR GRAVITY SEWER, THEN AN E-1 GRINDER PUMP SYSTEM WILL NEED TO BE INSTALLED AT THE BUILDER'S COST AND MAINTAINED BY THE HOME OWNER

2.

ALL FORCE MAINS TO BE INSTALLED BY DIRECTIONAL BORING AND SHALL INCLUDE GREEN COATED 12 GAUGE SOLID COPPER DETECTION WIRE. TAPED TO THE FORCEMAIN WIRE TO TERMINATE IN ALL CURB STOP VALVE BOXES AND FLUSHING MANHOLES.

Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

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PLAN M. DECK OF LICENSE
No. 17771
PENNSYLVANIA
PROFESSIONAL ENGINEER

[Signature]

REVISED AND AMENDED DOVE KNOLL SUBDIVISION PHASE 2
TW# 334-6-00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)
LEWIS REHOBOTH HUNDRED
DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971

UTILITY PLAN
KEY PROPERTIES GROUP, LLC
701 MCCOLEY ST
MILFORD, DE 19963

NO.	DATE	REVISIONS	BY
1	2026-05-01	REVISED PER SCD COMMENTS	LFS

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PROJECT

KYPGX25002

DATE

2026-05-01

DRAWING SCALE

1" = 50'

DRAWN BY

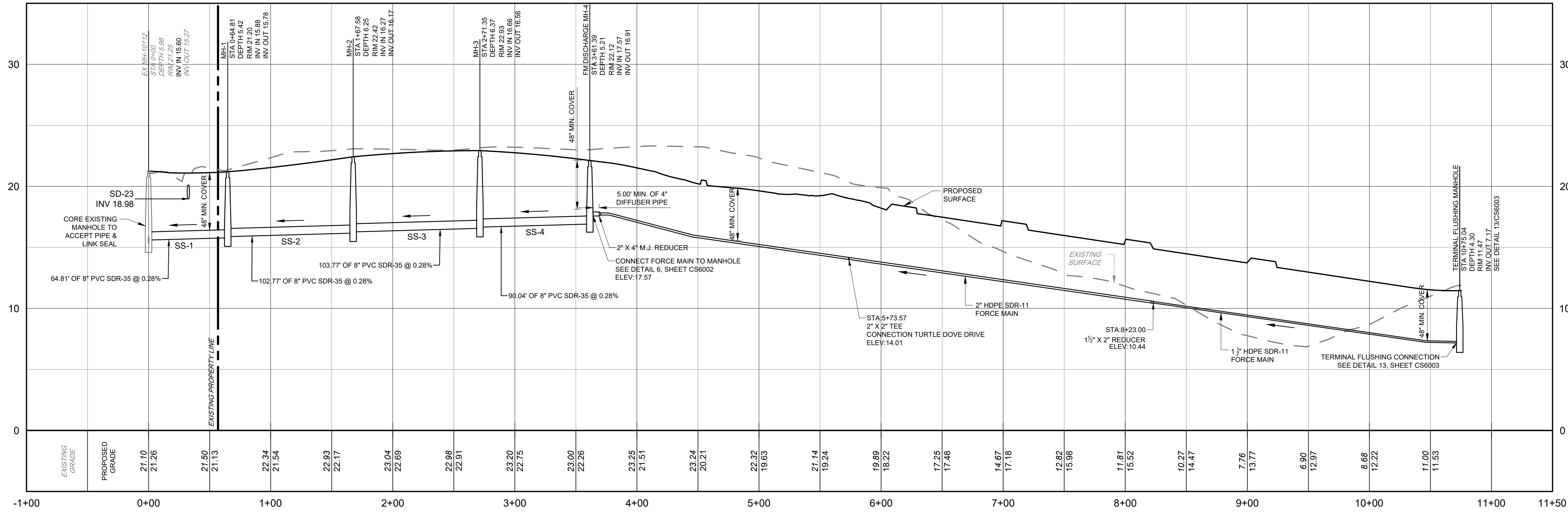
JMM

APPROVED BY

AMD

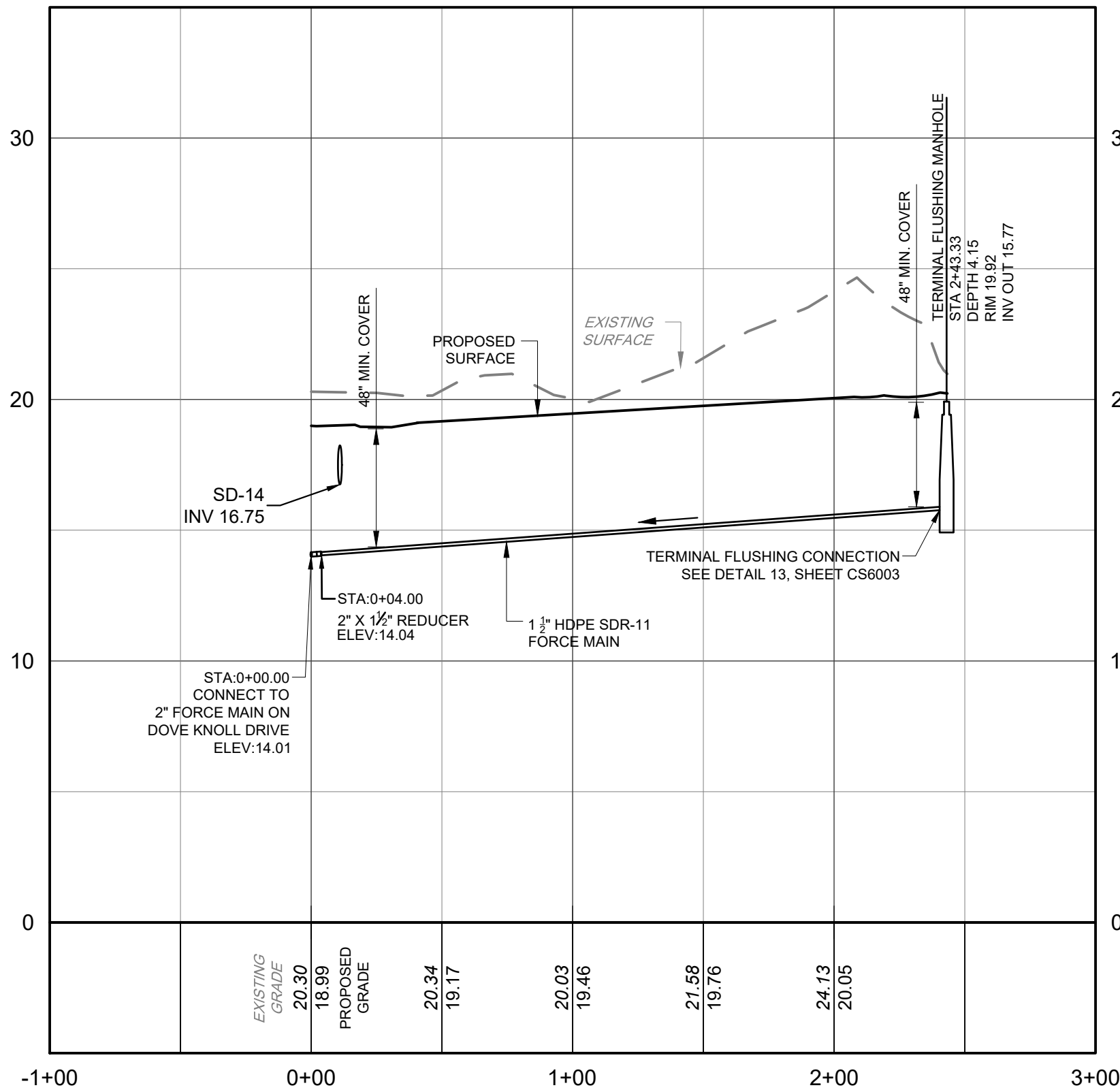
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SHEET 7 OF 30



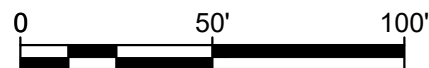
PROFILE - DOVE KNOLL DRIVE SEWER MAIN
H: 1" = 50' , V: 1" = 5'

1
CS4501



PROFILE - TURTLE DOVE DRIVE SEWER MAIN
H: 1" = 50' , V: 1" = 5'

2
CS4501



REVISED AND AMENDED DOVE KNOLL
SUBDIVISION PHASE 2

TW# 334-6-00- PARCELS (134, 1015-1024, 1052-1056, 1096-1098)

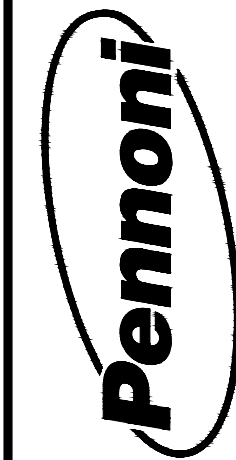
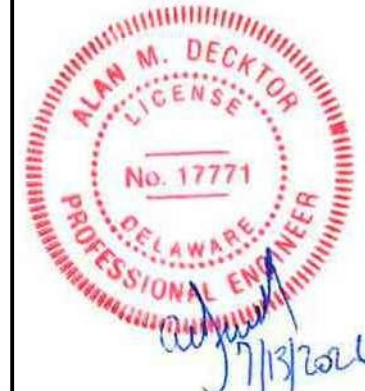
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DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971

SANITARY SEWER PROFILES

KEY PROPERTIES GROUP, LLC

701 MCCOLLEY ST
MILFORD, DE 19863

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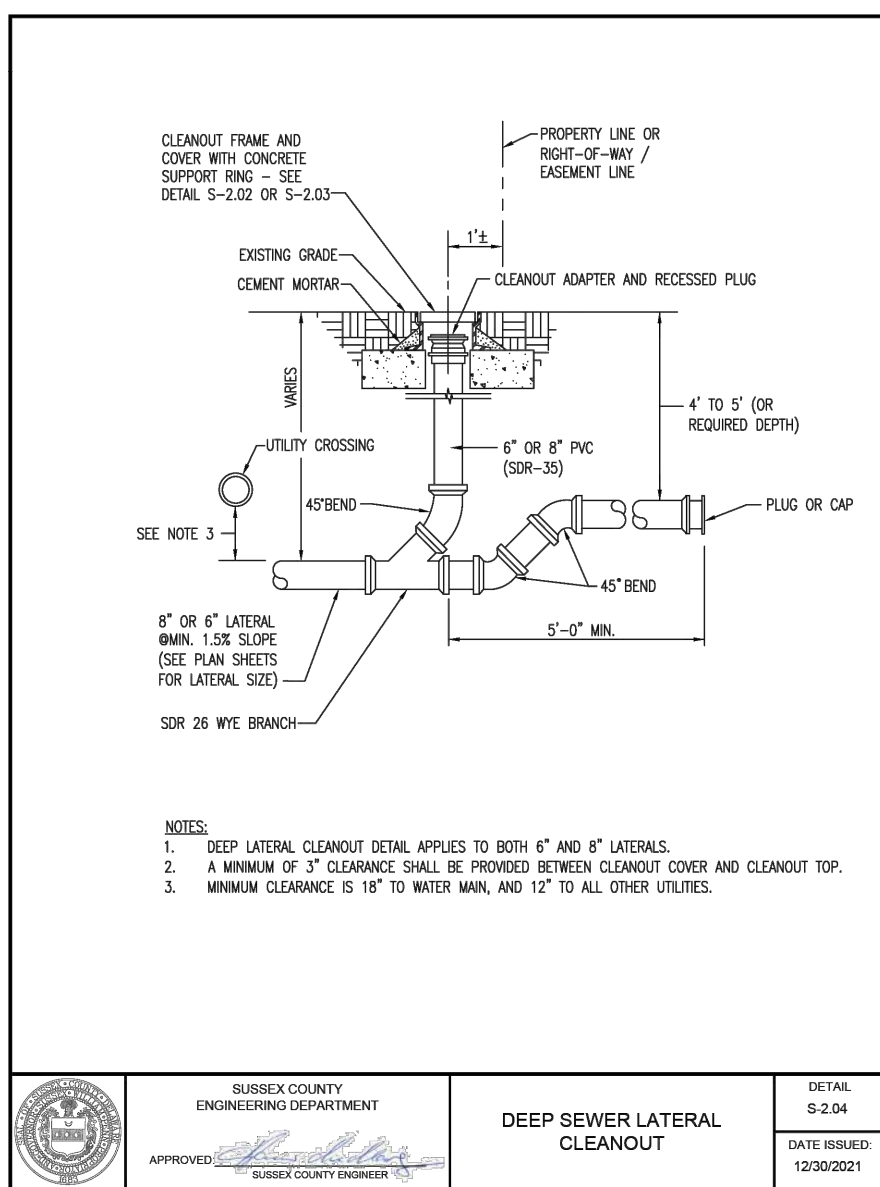
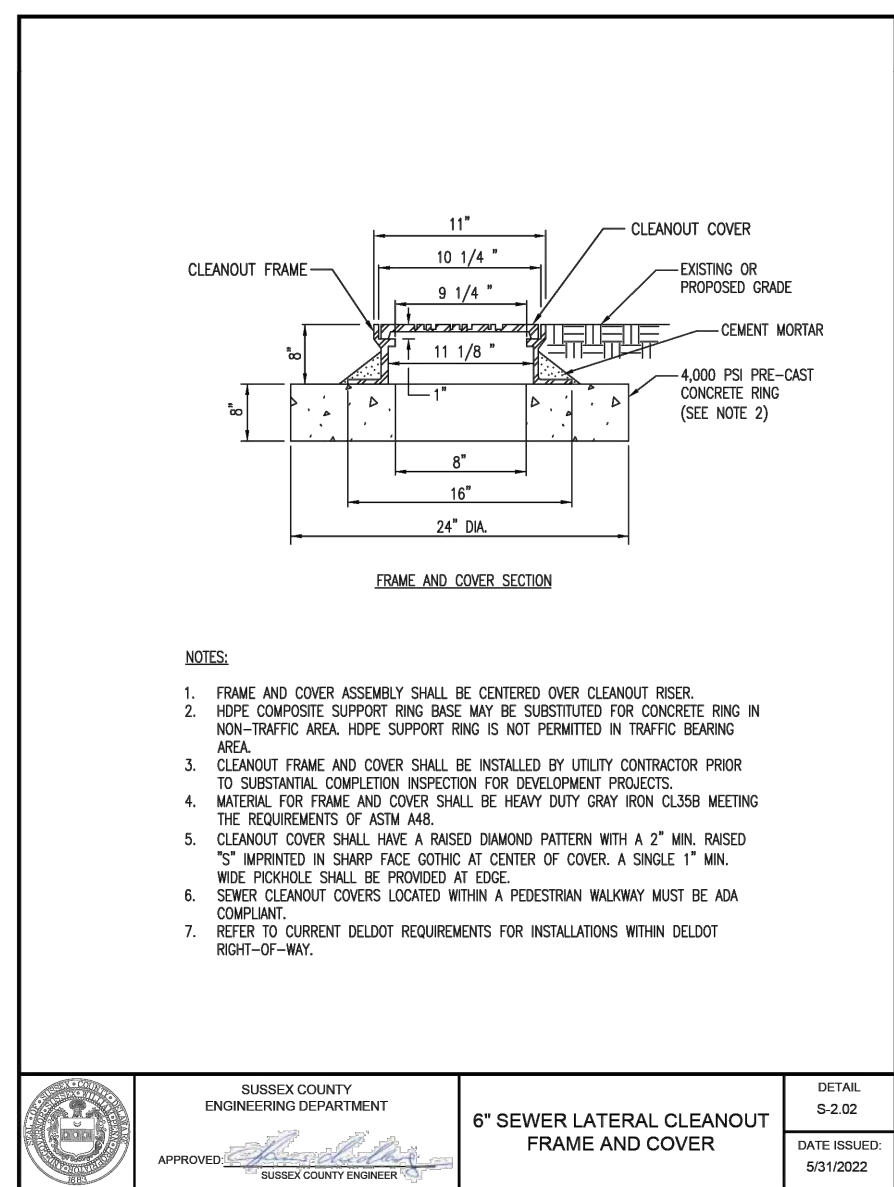
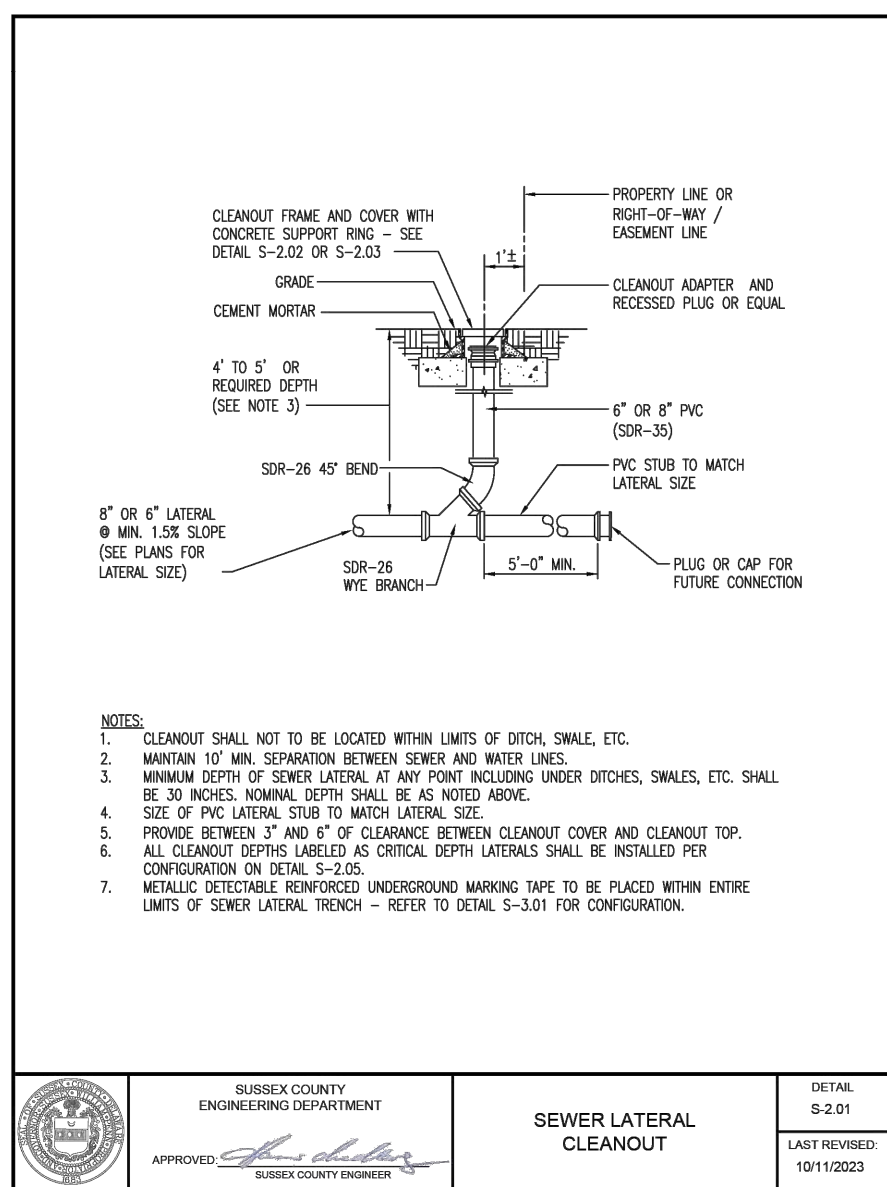
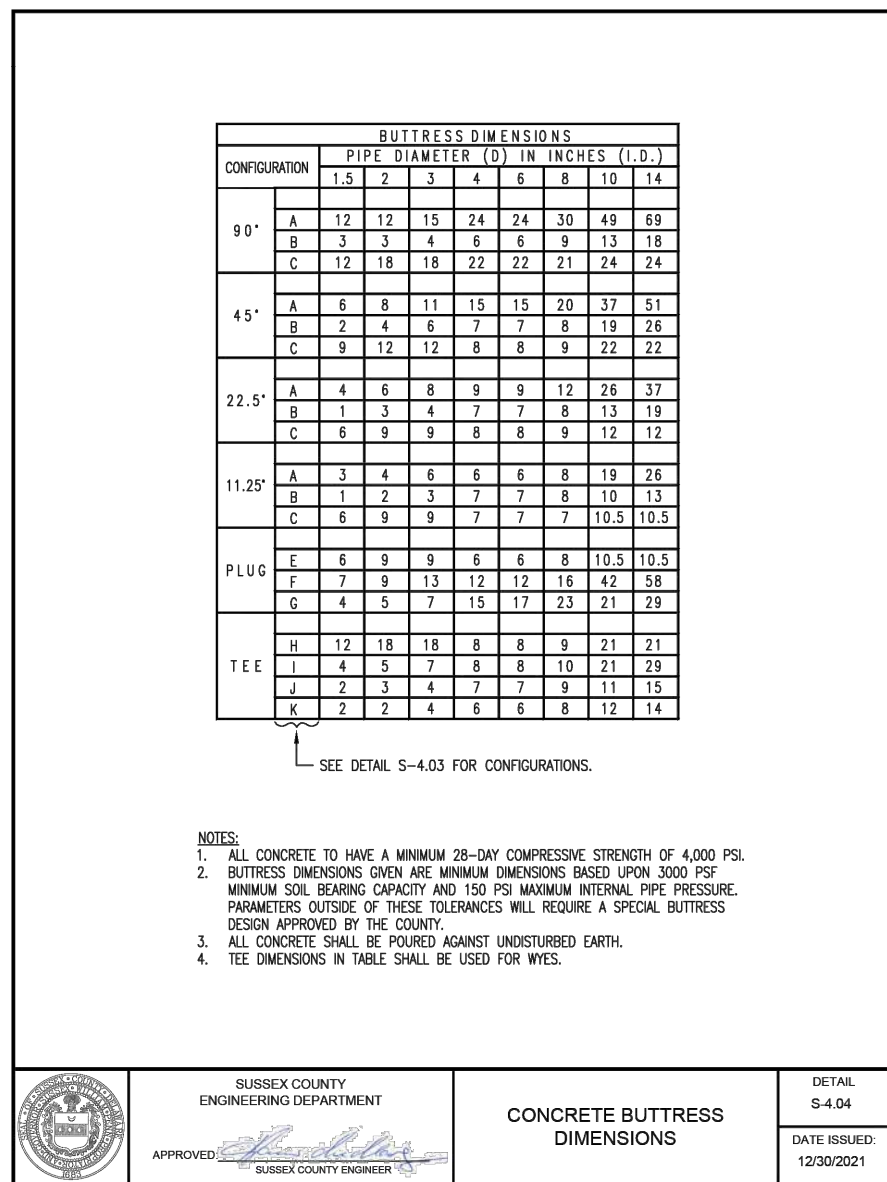
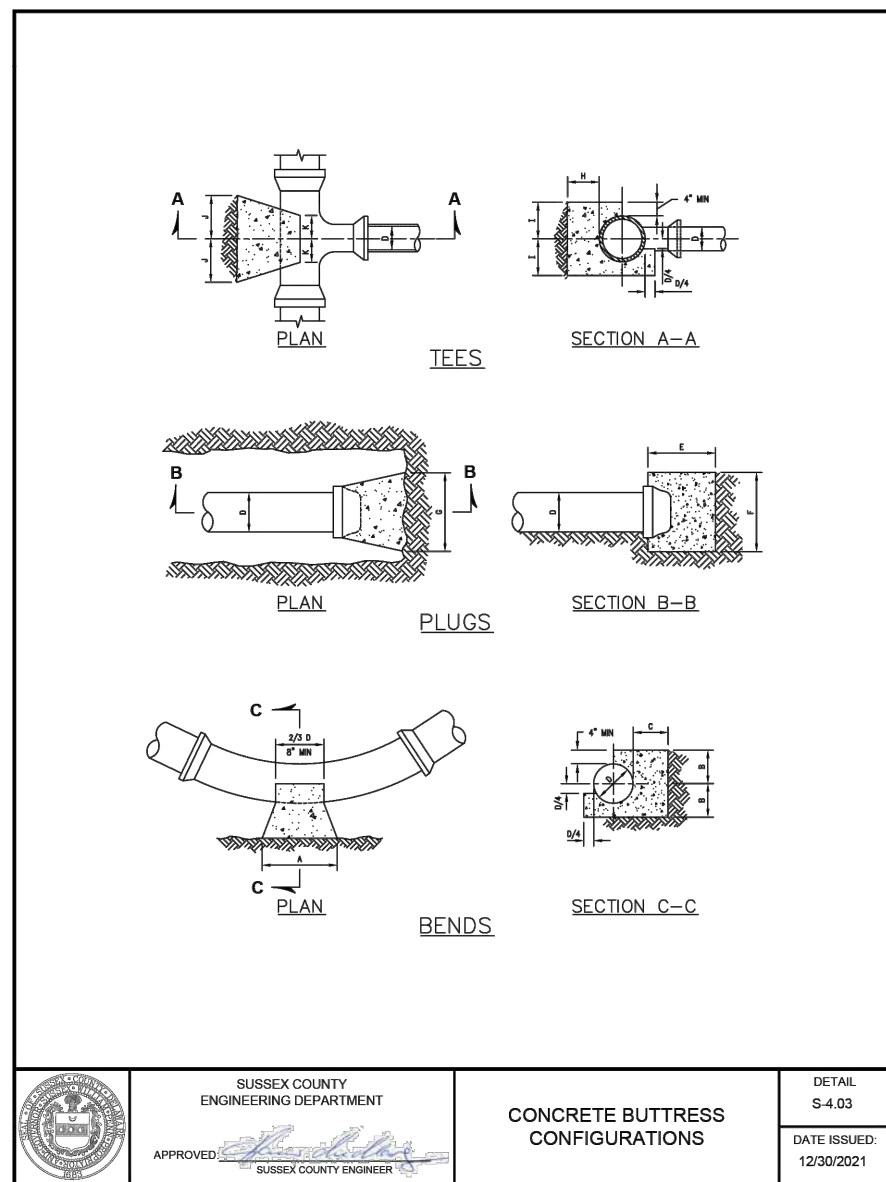
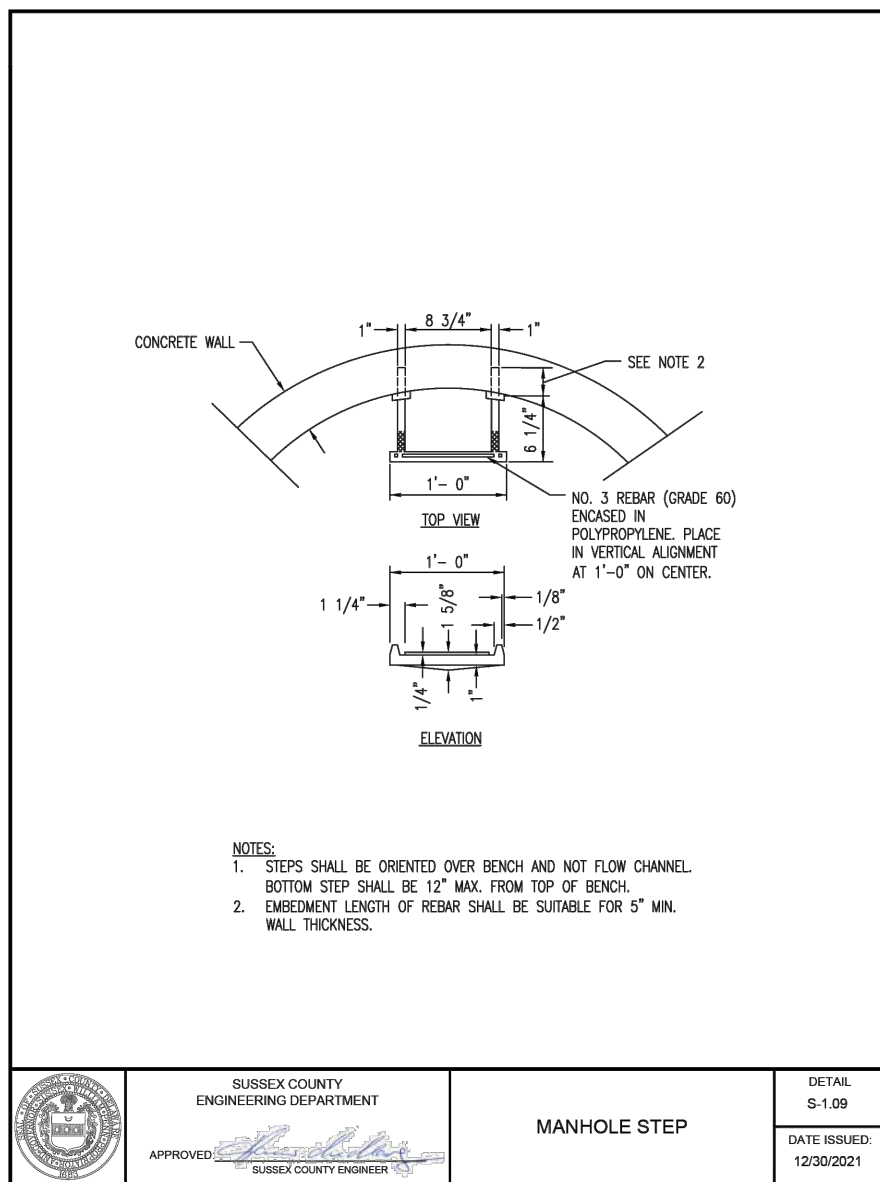
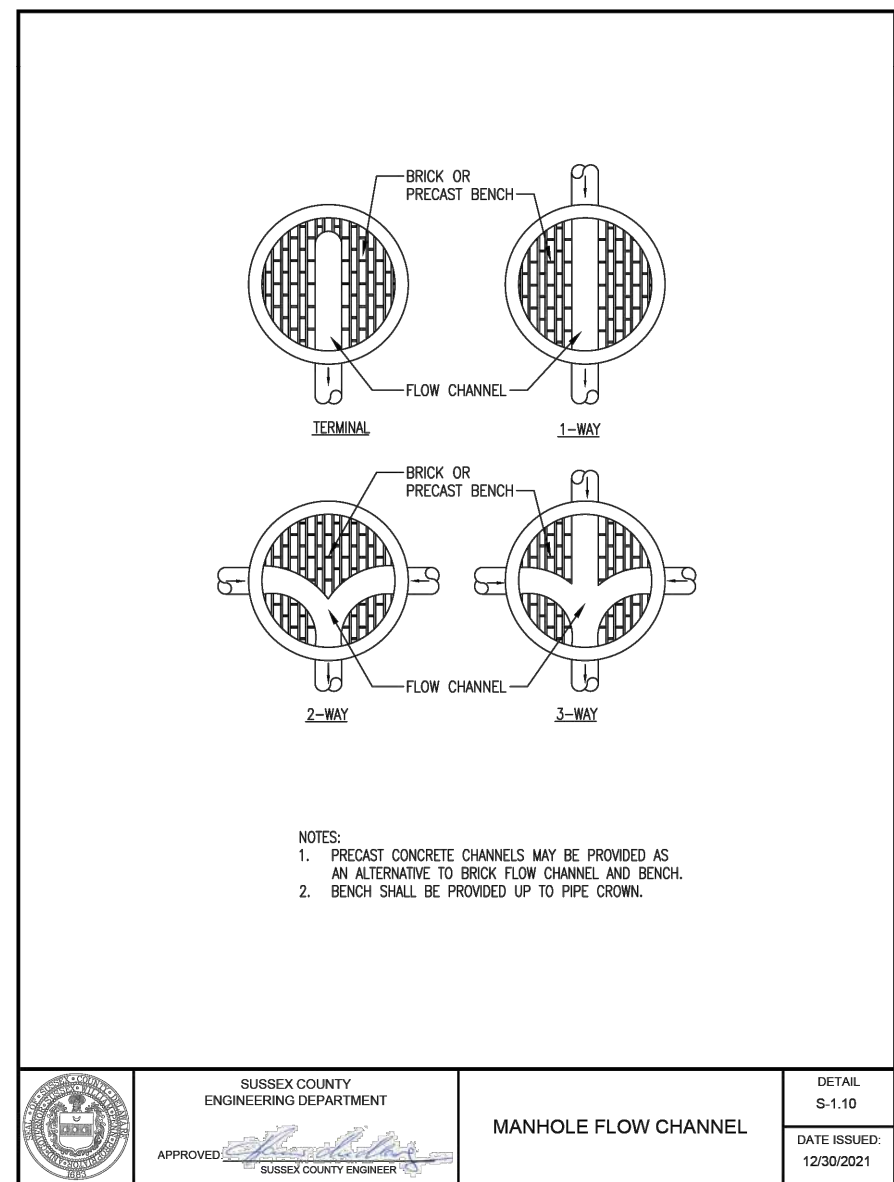
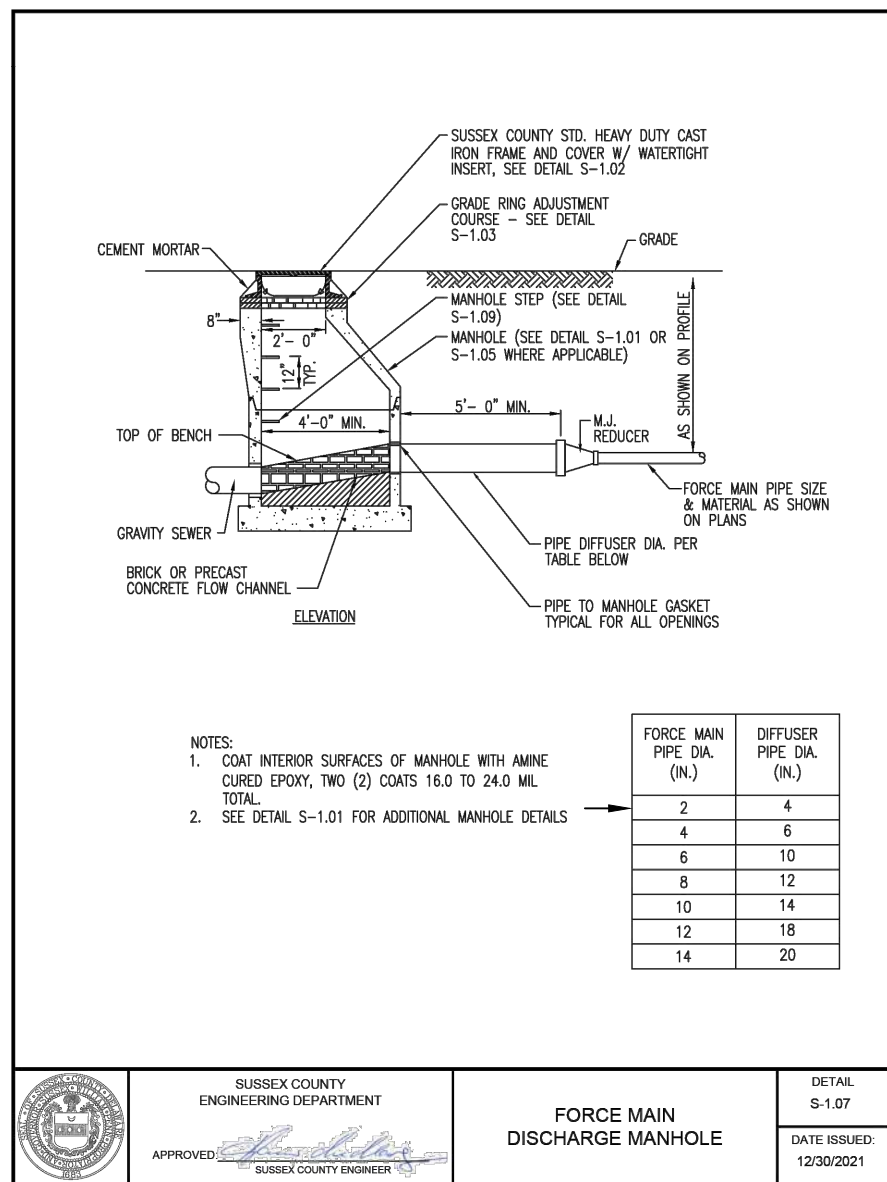
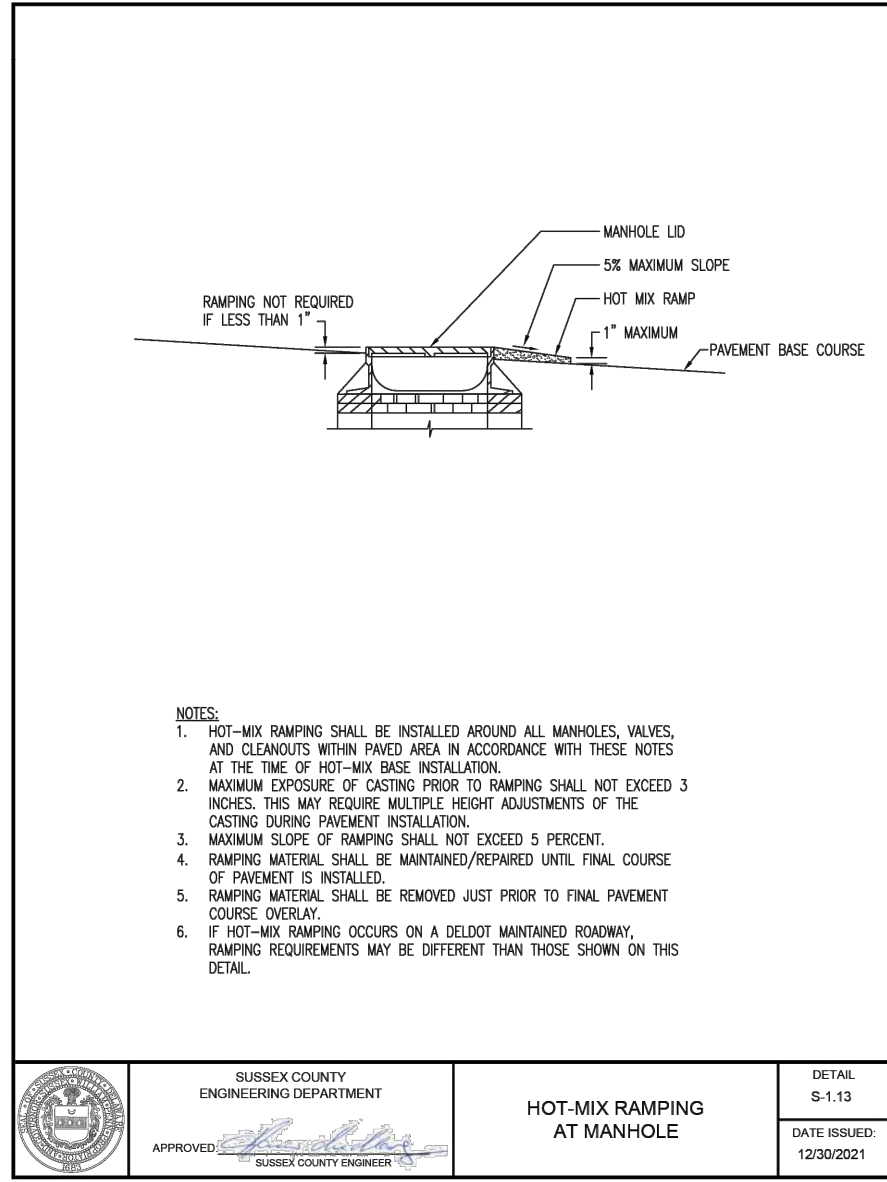
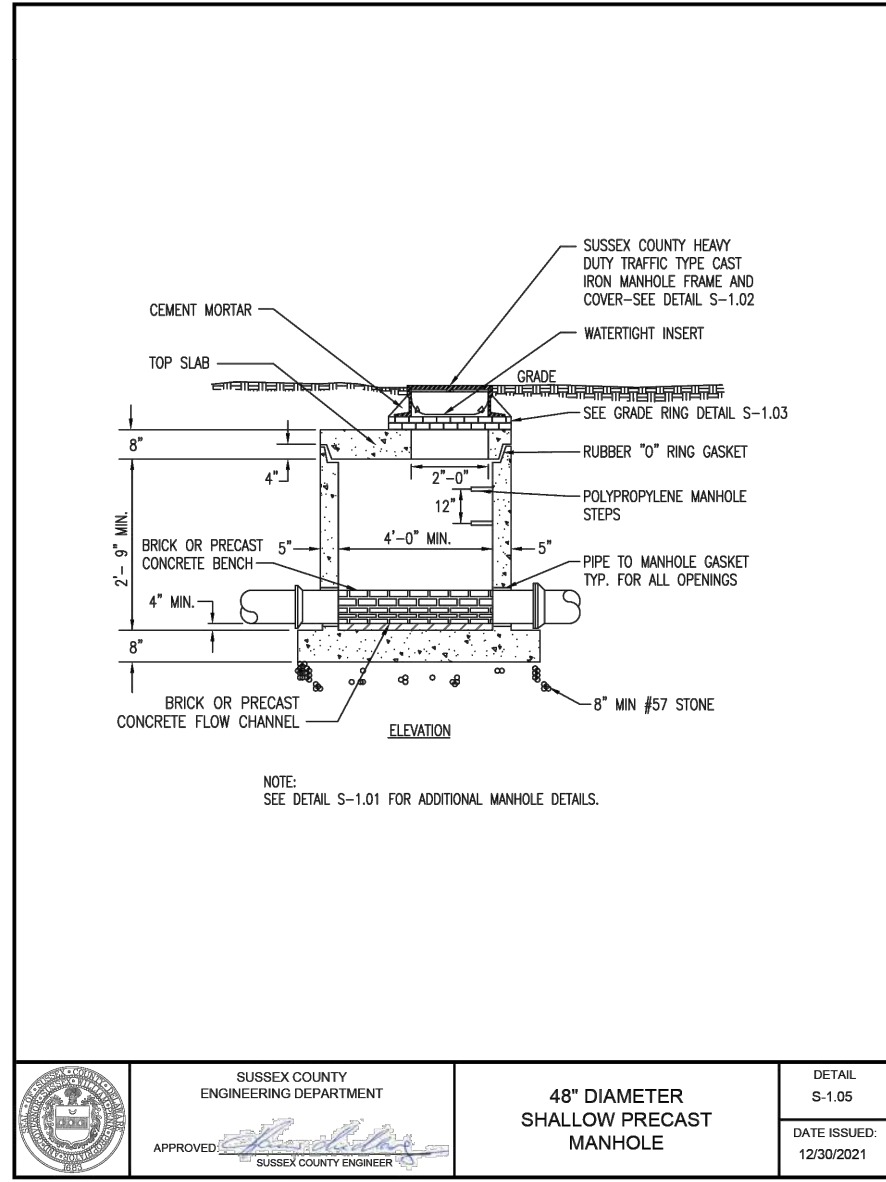
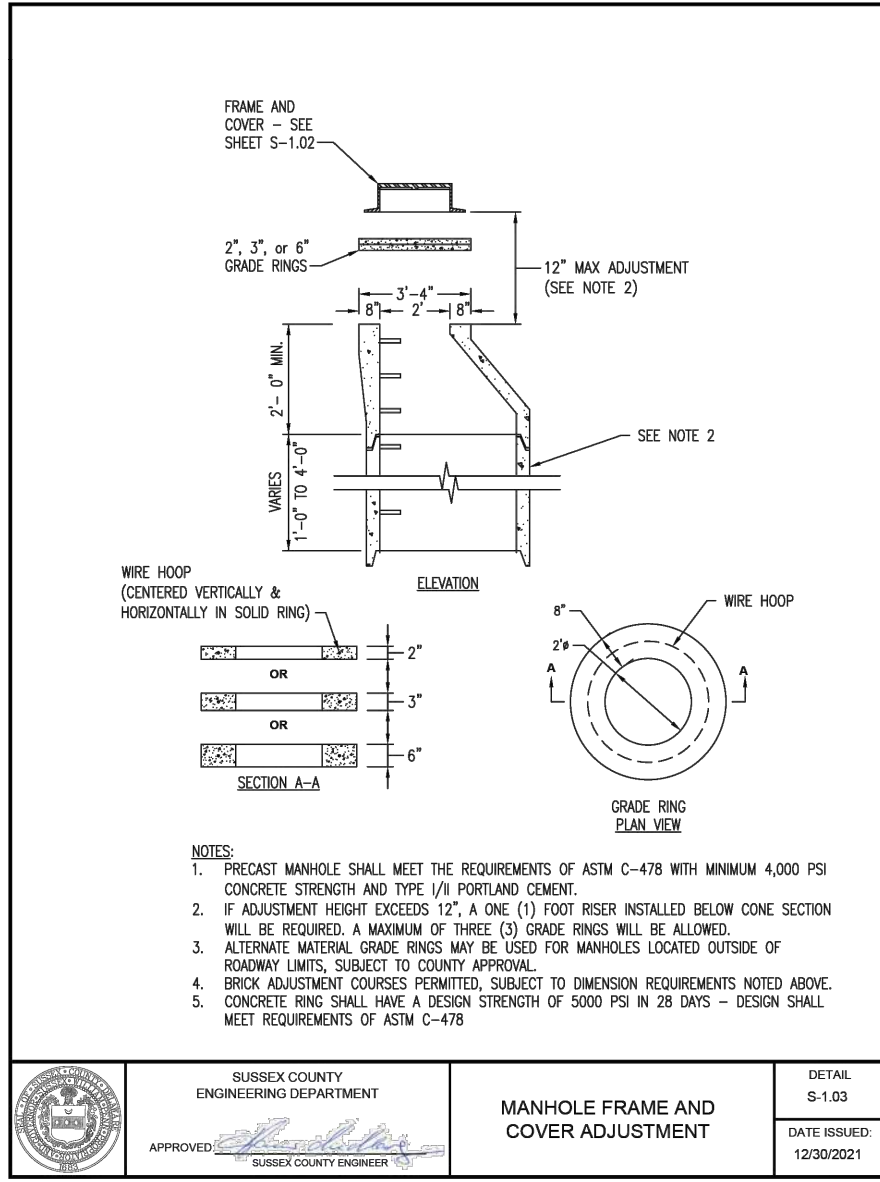
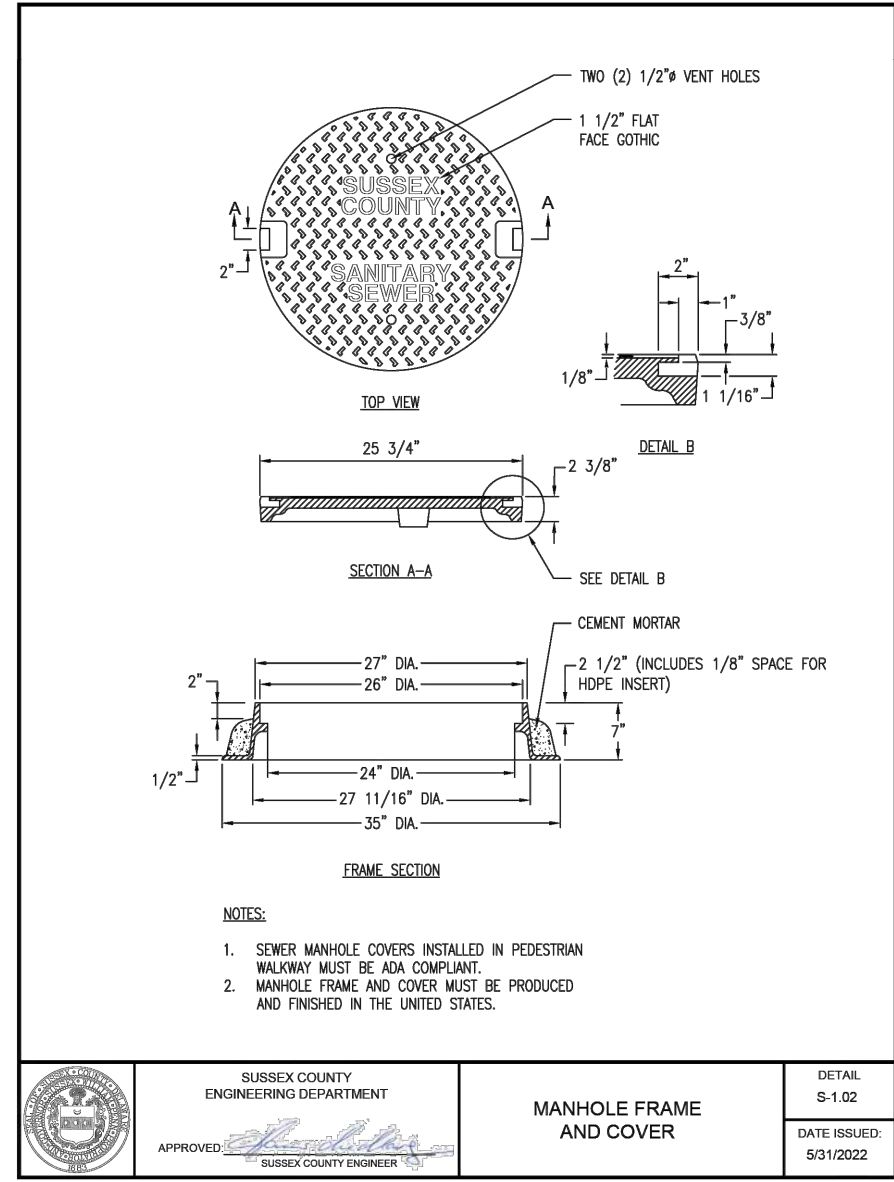
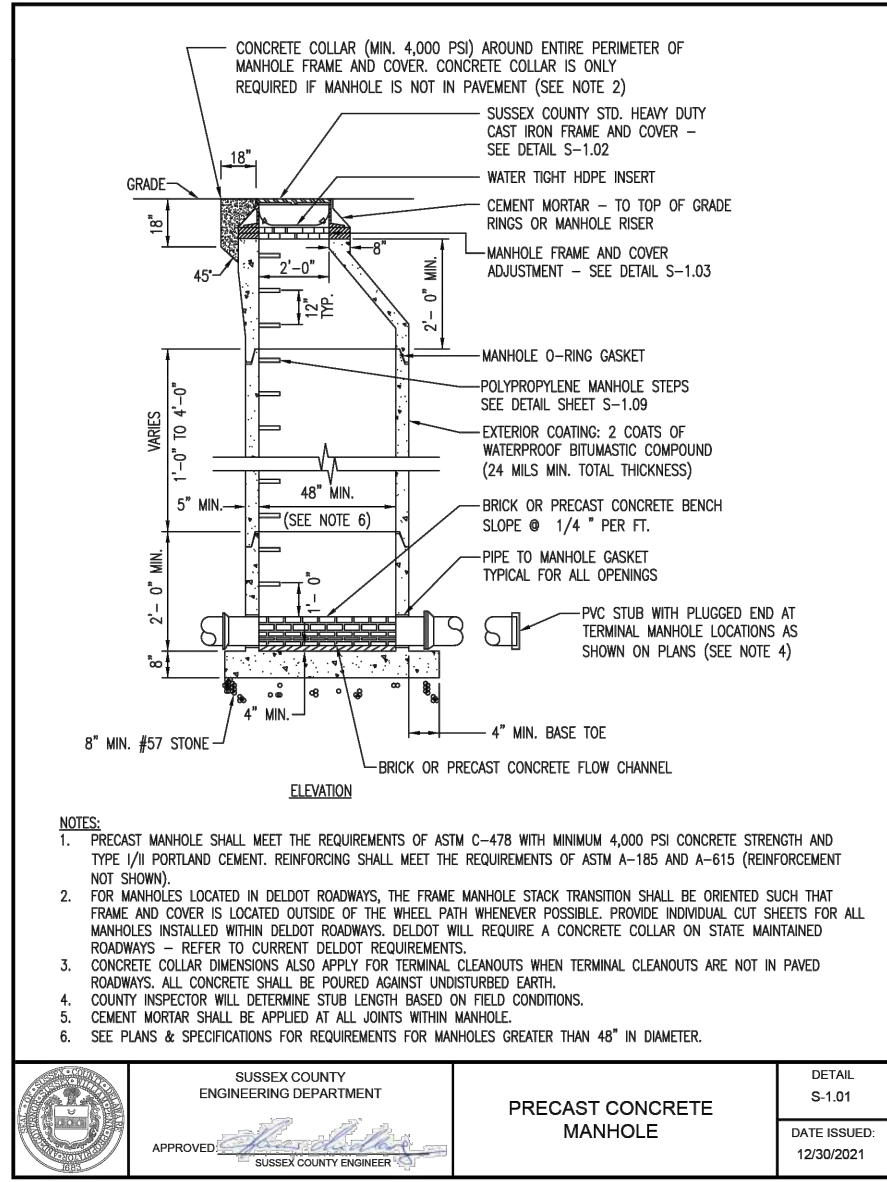


PENNONI ASSOCIATES INC.
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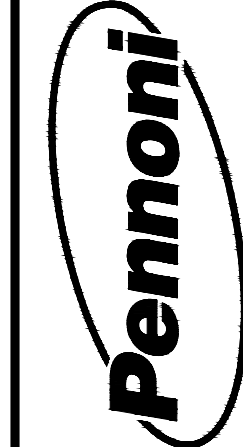
PROJECT KYPGX25002
DATE 2026-05-01
DRAWING SCALE 1" = 50'
DRAWN BY JMM
APPROVED BY AMD

CS4501
SHEET 24 OF 30



SANITARY SEWER NOTES:

- 1) ALL SEWER WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY STANDARDS AND SPECIFICATIONS. TRENCH RESTORATION SHALL BE IN ACCORDANCE WITH THE APPROVED UTILITY PERMIT.
- 2) ALL LOTS ARE SUBJECT TO UTILITY EASEMENTS AS SPELLED OUT ON THE RECORD PLAN AND AS PER SUSSEX COUNTY PLANNING AND ZONING.
- 3) EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA AT 1-800-282-8555.
- 4) ALL PIPING CROSSING DITCHES, SWALES AND WATER LINES WILL NEED TO BE EPOXY COATED (PROTECTO 401 OR APPROVED EQUAL) DUCTILE IRON PIPE (DIP) CLASS 52 MANHOLE TO MANHOLE IF THE MINIMUM SEPARATION CANNOT BE MET: 10' SPACING HORIZONTALLY AND 18" SPACING VERTICALLY.
- 5) ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO SUSSEX COUNTY PERPETUAL MAINTENANCE OF THE LATERALS WITHIN THE STATE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUSSEX COUNTY. MAINTENANCE OF THE PRIVATE LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PARCEL SERVED BY SAID LATERAL.
- 6) SUSSEX COUNTY SHALL BE NOTIFIED IN WRITING AT LEAST (5) DAYS PRIOR TO COMMENCING CONSTRUCTION.
- 7) REVIEW AND/OR APPROVAL OF THE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF SUSSEX COUNTY, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- 8) IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL MATERIAL SUPPLIERS MAY BE REQUIRED AS DEEMED NECESSARY BY SUSSEX COUNTY ENGINEERING DEPARTMENT.
- 9) DURING THE PLACEMENT OF THE CENTRAL SEWER SYSTEM SHOWN ON THE PLANS, FIELD ADJUSTMENTS MAY BE MADE TO ENSURE THAT PROPER PLACEMENT HAS BEEN MADE TO ARREST AND CONTROL ANY DIFFICULTIES THAT MIGHT OCCUR ONCE THE SYSTEM IS UP AND RUNNING.
- 10) ANYTIME A PROBLEM OCCURS REGARDING THE CENTRAL SEWER SYSTEM THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO CORRECT THE PROBLEM, AT NO ADDITIONAL EXPENSE TO THE OWNER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SUSSEX COUNTY AND THE ENGINEER.
- 11) PIPELINE DETECTABLE TAPE SHALL BE INSTALLED CONTINUOUSLY ALONG ALL GRAVITY SEWERS AND FORCE MAINS. THE TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER AND TWELVE INCHES FROM THE GROUND SURFACE. THE TAPE SHALL BE LINEGUARD TYPE II DETECTABLE TAPE AS MANUFACTURED BY LINEGUARD, INC. OF WHEATON, ILLINOIS, OR EQUAL. THE TAPE SHALL BE MINIMUM OF TWO INCHES WIDE, GREEN IN COLOR, IMPRINTED WITH THE WORDS "CAUTION - SEWER LINE BELOW", AND BE CAPABLE OF BEING DETECTED WITH INDUCTIVE METHODS.
- 12) TONING WIRE SHALL BE INSTALLED PER SUSSEX COUNTY REQUIREMENTS. SEE DETAIL 8, SHEET CS6003.
- 13) PIPE SHALL BE CAREFULLY HANDLED AND LOWERED INTO THE TRENCH. IN LAYING PIPE, SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT EACH LENGTH SHALL ABUT THE NEXT IN SUCH A MANNER THAT THERE SHALL BE NO SHOULDER OR UNEVENNESS OF ANY KIND ALONG THE INSIDE OF THE BOTTOM HALF OF THE PIPE LINE.
- 14) NO WEDGING OR JACKING WILL BE PERMITTED IN LAYING ANY PIPE.
- 15) BEFORE JOINTS ARE MADE, EACH PIPE SHALL BE WELL BEDDED ON A SOLID FOUNDATION, AND NO PIPE SHALL BE BROUGHT INTO POSITION UNTIL THE PRECEDING LENGTH HAS BEEN THOROUGHLY EMBEDDED AND SECURED IN PLACE.
- 16) ANY DEFECTS DUE TO SETTLEMENT SHALL BE MADE GOOD BY THE CONTRACTOR.
- 17) THE PIPES SHALL BE THOROUGHLY CLEANED BEFORE THEY ARE LAID AND SHALL BE KEPT CLEAN UNTIL THE ACCEPTANCE OF THE COMPLETED WORK.
- 18) THE OPEN ENDS OF ALL PIPE LINES SHALL BE PROVIDED WITH A STOPPER CAREFULLY FITTED, SO AS TO KEEP DIRT AND OTHER SUBSTANCES FROM ENTERING. THIS STOPPER SHALL BE KEPT IN THE END OF THE PIPE LINE AT ALL TIMES WHEN LAYING IS NOT IN ACTUAL PROGRESS.
- 19) THE EXCAVATION IN WHICH PIPE IS BEING LAID SHALL BE KEPT FREE FROM WATER AND NO JOINT SHALL BE MADE UNDER WATER. WATER SHALL NOT BE ALLOWED TO RISE IN THE EXCAVATION UNTIL THE JOINT MATERIAL HAS RECEIVED ITS SET.
- 20) THE GREATEST CARE SHALL BE USED TO SECURE WATER TIGHTNESS AND TO PREVENT DAMAGE TO, OR DISTURBING OF, THE JOINTS DURING THE REFILLING PROCESS, OR AT ANY TIME.
- 21) AFTER PIPES HAVE BEEN LAID AND THE JOINTS HAVE BEEN MADE, THERE SHALL BE NO WALKING ON OR WORKING OVER THEM EXCEPT SUCH AS MAY BE NECESSARY IN TAMPING, UNTIL THERE IS A COVERING AT LEAST TWO (2) FEET IN DEPTH OVER THEIR TOP.
- 22) THE PVC PIPE SHALL BE PLACED IN ACCORDANCE WITH THE INSTALLATION RECOMMENDATION OF THE PIPE MANUFACTURER.
- 23) NO PIPE SHALL BE LAID UPON A FOUNDATION INTO WHICH FROST HAS PENETRATED NOR AT ANY TIME THAT THERE IS DANGER OF THE FORMATION OF ICE.
- 24) CONSTRUCTION OF SANITARY SEWER LINES SHALL NOT BEGIN UNTIL GRADING IN THE VICINITY OF THE SEWER LINES IS WITHIN SIX (6) INCHES OF FINISHED GRADE.
- 25) SEWER PIPE SHALL BE MANUFACTURED IN STANDARD LENGTHS NOT EXCEEDING TWENTY (20) FEET.
- 26) PVC PIPE FITTINGS SHALL UTILIZE AN ELASTOMETRIC O-RING GASKETED JOINT ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PVC WYE BRANCHES, PIPE STOPPERS AND OTHER FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SAME SPECIFICATIONS AND SHALL HAVE THE SAME THICKNESS, DEPTH OF SOCKET, AND ANNUAL SPACE AS THE PIPE.
- 27) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL WATER THAT MAY BE PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS.
- 28) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ALL EXCAVATION MADE. ALL SLIDES AND CAVES SHALL BE REMOVED, AT WHATEVER TIME AND UNDER WHATEVER CIRCUMSTANCES THEY MAY OCCUR.
- 29) ALL WORK SHALL BE CONDUCTED IN SUCH MANNER AS TO PROTECT PERSONS AND PROPERTY AGAINST INJURY.
- 30) BACKFILLING OF THE PIPE SHALL BE MADE WITH MATERIAL MEETING THE REQUIREMENTS OF BORROW TYPE "C". IF THE EXISTING MATERIAL MEETS THOSE REQUIREMENTS, IT SHALL BE USED FOR PIPE BACKFILL.
- 31) THE CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS AS RAPIDLY AS PRACTICABLE AFTER THE COMPLETION OF CONSTRUCTION WORK THEREIN OR AFTER THE EXCAVATIONS HAVE SERVED THEIR PURPOSE.
- 32) ALL UNAUTHORIZED EXCAVATIONS MADE BY THE CONTRACTOR SHALL BE IMMEDIATELY BACKFILLED.



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

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REVISED AND AMENDED DOVE KNOLL
SUBDIVISION PHASE 2

TW# 334-6-00- PARCELS (134, 1015-1024, 1052-1056, 1086-1088)
LEVES REHOBOTH HUNDR
DOVE KNOLL DRIVE
REHOBOTH BEACH, DE 19971

SANITARY SEWER DETAILS
KEY PROPERTIES GROUP, LLC
701 MCCOLEY ST
MILFORD, DE 19963

NO.	DATE	REVISION
1	2026-05-01	REVISED PER SCD COMMENTS

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PROJECT	KYPGX25002
DATE	2026-05-01
DRAWING SCALE	AS SHOWN
DRAWN BY	JMM
APPROVED BY	AMD

CS6002

SHEET 26 OF 30

