



LEGEND

- PROPOSED TOWNHOUSE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SIDEWALK
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER & MH
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER LINE
- PROPOSED WATER
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING MONUMENT
- PROPOSED INTEGRAL PCC CURB & GUTTER, TYPE 2
- PROPOSED PCC CURB TYPE 1-8
- PROPOSED NUMBER OF PARKING SPACES
- CENTERLINE OF EXISTING STREAM
- PROPOSED FIRE HYDRANT

GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS WILL BE IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) STANDARD SPECIFICATIONS, DATED JULY 1985, AND THE DELDOT STANDARD DETAILS, LATEST REVISION, OR AS MODIFIED BY THESE PLANS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, APRIL 2016.
3. MATCH PROPOSED PAVING AND CURBING ELEVATIONS TO EXISTING PAVING AND CURBING ELEVATIONS WHEREVER THEY ADJOIN.
4. SAW CUT AT THE JUNCTION FOR ALL EXISTING PAVEMENT, AND FOR ALL PAVEMENT REMOVAL.
5. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. ALL RADII AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-282-8555 A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION OR CONSTRUCTION.
8. MCBRIDE & ZIEGLER, INC. MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE, LOCATION, DEPTH, SIZE OR CONDITION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN NOT ACCESSIBLE FROM THE SURFACE OF THE GROUND. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AT THE TIME THE PLAN WAS PREPARED. IT IS THE RESPONSIBILITY OF THE OWNER, OR HIS CONTRACTOR TO VERIFY AND ALLOW FOR THE LOCATION AND DEPTH OF THE UNDERGROUND UTILITIES WITHIN THE WORK AREA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOT BEGIN ANY EXCAVATION OR OTHER CONSTRUCTION AROUND OR IMMEDIATELY ADJACENT TO EXISTING UTILITIES WITHOUT NOTIFYING THE UTILITY OWNER(S) AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE START OF EXCAVATION OR CONSTRUCTION. TEST PITS FOR UTILITY LOCATIONS, MAY OR MAY NOT BE REQUIRED. PRIOR TO ANY CONSTRUCTION, IT IS RECOMMENDED THE CONTRACTOR EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE.
9. THE CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES INVOLVED.
10. EXISTING AERIAL UTILITIES ARE NOT SHOWN.
11. STORM DRAINAGE PIPE: ALL CORRUGATED PLASTIC DRAINAGE PIPE SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE HAVING A MANNINGS (N) VALUE OF 0.012 (HDPE, N-12) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. ALL PIPE LENGTHS INCLUDE FLARED END SECTION (HDP) WHEN APPLICABLE. PIPE JOINTS SHALL BE WATERTIGHT.
12. ALL PIPE BEDDING SHALL MEET THE REQUIREMENTS OF CLASS "C" UNLESS OTHERWISE NOTED.

13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.
14. ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MARKED WITH 6-INCH WIDE MINIMUM METALLIC MARKING TAPE OF APPROPRIATE COLOR AND MESSAGE TO CONFORM TO UTILITY BURIED BENEATH IT AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
15. ALL UTILITY EXCAVATION SHALL BE KEPT DRY AT ALL TIMES.
16. ALL AREAS NOT COVERED BY PAVING OR BUILDING SHALL RECEIVE 6" MINIMUM OF TOPSOIL, SEED, AND MULCH AS SOON AS FINAL GRADING IS COMPLETE.
17. DISPOSITION OF ANY EXCESS EXCAVATION AND TOPSOIL TO BE AT THE DISCRETION OF THE OWNER.
18. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER. ALL EARTHEN SLOPES WITH A SLOPE GREATER THAN 3:1 SHALL BE CONSIDERED NON-MOWABLE AND SHALL BE VEGETATIVELY STABILIZED AS SUCH, AND SHALL BE MATTED WITH THE APPROPRIATE STABILIZATION MATTING.
19. ALL NECESSARY PERMITS, LICENSES, BONDS, INSURANCE POLICIES, ETC. REQUIRED BY LOCAL STATE AND/OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
20. MINIMUM COMPACTION AS DEFINED BY STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D-698) SHALL BE: BUILDING SUBGRADE: 95 PERCENT PAVEMENT SUBGRADE: 95 PERCENT SIDEWALK AND LAWN SUBGRADE: 90 PERCENT.
21. THIS PLAN SET DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERE TO APPURTENANT.
22. ACREAGE OF DISTURBED AREA: 8.50+ ACRES.
23. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND STORMWATER MANAGEMENT FACILITIES DURING CONSTRUCTION INCLUDING THOSE DAMAGED DURING UTILITY INSTALLATION.
24. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, PERMANENT SITE STABILIZATION AND PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE IN PLACE AND APPROVED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
25. ANY FILL REQUIRED FOR THIS SITE TO BE OBTAINED BY CONTRACTOR.
26. NO DEBRIS SHALL BE BURIED ON SITE.
27. ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MARKED WITH 6" WIDE (MIN.) METALLIC MARKING TAPE OF APPROPRIATE COLOR AND MESSAGE TO CONFORM TO UTILITY BURIED BENEATH IT AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

REV. NO.	DATE	REVISION

DNREC #2021-0
POST-CONSTRUCTION
SEDIMENT & STORMWATER MANAGEMENT PLAN
 OF
MILL 6
 PREPARED FOR
MILL 6 REDEVELOPMENT, LLC
 RED CLAY CREEK WATERSHED
 MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

OWNER:
 MILL 6 REDEVELOPMENT, LLC
 P.O. BOX 732
 MONTCHANIN, DE 19710
 (302) 545-8575

McBRIDE & ZIEGLER, INC.
 LAND SURVEYORS • PLANNERS • ENGINEERS
 2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
 PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY:

SURVEY BY: M&Z **CHECKED BY:** M.Z.
DESIGN BY: L.E.H. **SCALE:** 1" = 30'
DRAWN BY: L.E.H. **DATE:** OCTOBER 16, 2017
DWG. NO.: 20144682-9363 SHEET 5 of 11