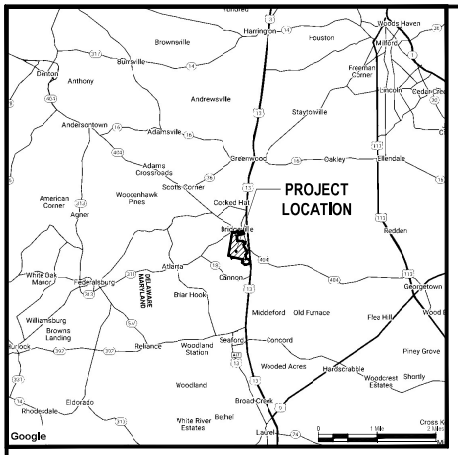
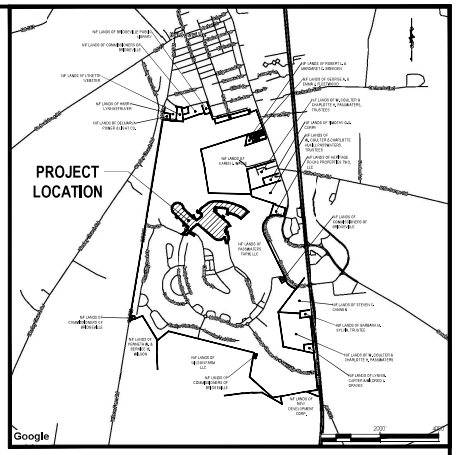
Final Development Plan

Heritage Shores - Phase 4F



LOCATION MAP



VICINITY MAP

Site Information

Owner & Applicant: Passwaters Farm, LLC
3201 Jermantown Rd, Ste. 150
Fairfax, VA 22030
phone: (703) 270 - 1400

Tax Map/Parcel: 131-14.00-44.00

Engineer: RAUCH inc.
106 N. Harrison St.
Easton, MD 21601
phone: (410) 770 - 9081 | fax: (410) 770 - 3667
email: design@raucheng.com | website: www.raucheng.com

Proposed # of Lots: 120
Zoning: RPC
Setbacks: Varies: See Subdivision Plats

GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:
   MISS UTILITY 410-712-0056
   RAUCH inc. 410-770-9081
   SUSSEX CONSERVATION DISTRICT 302-856-3990
   TOWN OF BRIDGEVILLE 302-337-7135
3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "TOWN OF BRIDGEVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER, AND STREETS" DATED OCTOBER 1995 & REVISED FEBRUARY 2008
6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS SHOWN HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
8. ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF SUSSEX CONSERVATION DISTRICT AND ENGINEER.
9. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
10. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 6" LIFTS
11. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF BEARING TRAFFIC, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
12. WATER AND SEWER TO THE SITE WILL BE PROVIDED BY THE TOWN OF BRIDGEVILLE.
13. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
14. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. AT CROSSINGS ON FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED
15. THERE SHALL BE AT LEAST A 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS. THERE WILL BE AN 18 INCH VERTICAL SEPARATION AT CROSSINGS
16. MINIMUM DEPTH OF WATER MAIN SHALL BE 3.5 FEET AS MEASURED FROM TOP OF PIPE TO FINISHED GRADE. ANY PIPE NOT MEETING THESE REQUIREMENTS SHALL BE ENCASED IN CONCRETE
17. A MINIMUM OF 3 FEET COVER IS REQUIRED FOR ALL SEWER MAINS.
18. THE WATER MAIN MAY ONLY BE DEFLECTED AT EACH JOINT WITHIN ONE HALF THE MANUFACTURER'S LIMITS
19. WATER LINES SHALL BE APPROPRIATELY IDENTIFIED BY THE PLACEMENT OF DETECTION TAPE OVER THE PIPE AS WELL AS DETECTION WIRE ADJACENT TO THE PIPE
20. CONTRACTOR SHALL MANDREL TEST ALL SEWERS.
21. NO WATER METERS OR SEWER CLEANOUTS SHALL BE INSTALLED UNDER RESIDENTIAL DRIVEWAYS AND SIDEWALKS
22. MANHOLE INSERTS SHALL BE INSTALLED ON ALL SEWER MANHOLES IN SUMP

LEGEND

SPOT ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
EASEMENTS
LIMITS OF DISTURBANCE
LIGHT POLE
SANITARY SEWER SERVICE LATERAL & CLEANOUT
WATER SERVICE LATERAL & METER VAULT
WATER VALVE & FIRE HYDRANT
STORM DRAIN PIPE & MANHOLE
STORM DRAIN PIPE & INLET
SANITARY SEWER MAIN & MANHOLE
WATER MAIN

SHEET INDEX

CIVIL ENGINEERING DRAWINGS

T-1	TITLE SHEET
T-2 → T-5	CONSTRUCTION SPECIFICATIONS
GSD-KEY	GRADING & STORM DRAINAGE KEY
GSD-1 → GSD-8	GRADING & STORM DRAINAGE
WS-KEY	WATER & SEWER KEY
WS-1 → WS-14	WATER & SEWER
D-1	CLEARING & DEMOLITION PLAN
R-1 → R-5	ROAD DETAILS
SEC-KEY	SEDIMENT & EROSION CONTROL KEY
SEC-1 → SEC-8	SEDIMENT & EROSION CONTROL

ADDITIONAL REQUIRED APPROVALS

- SUSSEX CONSERVATION DISTRICT - SEDIMENT & STORMWATER PLAN
- STATE OF DELAWARE FIRE MARSHAL - SITE PLAN - FIRE
- DIVISION OF PUBLIC HEALTH, OFFICE OF DRINKING WATER - SITE PLAN - WATER
- DELAWARE DEPARTMENT OF TRANSPORTATION - ENTRANCE PLAN
- SUSSEX COUNTY - SITE PLAN - SANITARY SEWER

Date of Current Survey: January 2021

OWNER'S/DEVELOPER'S CERTIFICATION

I/We hereby certify that all construction including and not limited drainage, grading, stormwater management, roads, and water & sewer will be done pursuant to this plan, all local, state and federal codes and requirements, Town of Bridgeville Construction Standards and Specifications for Water, Sewer & Streets, and any other requirements imposed by the Town of Bridgeville. I/We hereby authorize a right-of-entry to any Town of Bridgeville, local, state of federal personnel for the purpose of inspection evaluation, or observation of any construction activity related to the project.

Signed _____ Date 02/25/22

Title VP OF LAND DEVELOPMENT

ENGINEER'S CERTIFICATION STATEMENT

I hereby certify that I am a registered Professional Engineer in the State of Delaware. This plan has been prepared to meet or exceed the requirements set forth by the Town of Bridgeville Construction Standards and Specifications for Water, Sewer & Streets, and other State Design documents.

_____ Date 02/25/22

Delaware Registered Professional Engineer

License Number 8359

ABBREVIATION LIST

FP	FLOODPLAIN	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	R	REDUCER
FM	FORCE MAIN	SD	STORM DRAIN
HB	HORIZONTAL BEND	SS	SEWER
HDPE	HIGH DENSITY POLYETHYLENE PIPE	V	VALVE
MH	MANHOLE	VB	VERTICAL BEND
PC	POINT OF CURVATURE	VAC	VACUUM SEWER
PT	POINT OF TANGENCY	W	WATER

SITE CHARACTERISTICS

Total Site Area:	736.30	AC
Disturbed Area:	35.78	AC
Fill Quantity:	19,681	CY
Cut Quantity:	20,361	CY
Net Cut:	680	CY

HORIZ. CONTROL: Delaware State Grid NAD-83
VERT. CONTROL: NAVD 1988

STREET LOCATION: INTERSECTION OF US ROUTE 13 & HERITAGE SHORES DRIVE

Sussex County Official

_____ _____
Approved By: *Date:*

Agreement #

TOWN ENGINEER

Construction improvements plans have been reviewed and are found to be in general conformance with the Town of Bridgeville Construction Standards and Specifications for Water, Sewer, and Streets. The owner and his engineer and/or surveyor assume all responsibility for the design and accuracy of information shown hereon

_____ _____
Approved By: *Date:*

Town of Bridgeville

_____ _____
Approved By: *Date:*

RAUCH

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Delaware.
License No. 8359
Expiration Date: June 30, 2022
ROBERT D. RAUCH II LICENSED PROFESSIONAL ENGINEER DELAWARE
02/25/22

Revisions

INITIAL SUBMISSION - 02/25/22	

Heritage Shores - Phase 4F

Bridgeville, Delaware	02/25/22
First Election District - Sussex County	Scale As Shown
Title Sheet	T-1