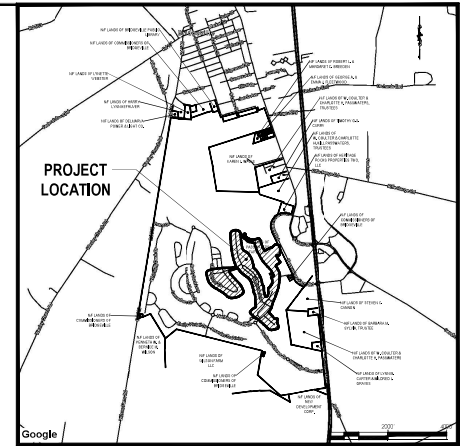
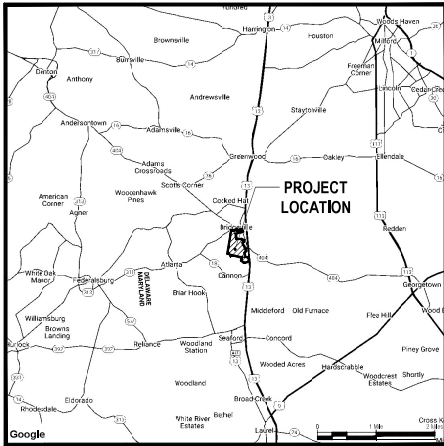


Final Development Plan Heritage Shores - Phase 3B



LOCATION MAP

VICINITY MAP

Site Information

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

Engineer:

RAUCH inc.
106 N. Harrison St.
Easton, MD 21601
phone: (410) 770 - 3681 fax: (410) 770 - 3667
email: design@raucheng.com | website: www.raucheng.com

Tax Map/Parcel: 131-14,00-44,00

Proposed # of Lots: 172
Zoning: RPC
Setbacks: Varies: See Subdivision Plats

RAUCH inc.
106 N. Harrison St.
Easton, MD 21601
phone: (410) 770 - 3681 fax: (410) 770 - 3667
email: design@raucheng.com | website: www.raucheng.com

GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:
WESSEX UTILITY 410-772-0069
RAUCH inc. 410-770-3661
SUSSEX CONSERVATION DISTRICT 302-855-3660
TOWN OF BRIDGEVILLE 302-337-7135
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
- 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 1996 & REVISED FEBRUARY 2008
- 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 PLANS IS NECESSARY.
- 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).
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF SUSSEX CONSERVATION DISTRICT AND ENGINEER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- 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
- 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.
- WATER AND SEWER TO THE SITE WILL BE PROVIDED BY THE TOWN OF BRIDGEVILLE.
- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- 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
- 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
- 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
- A MINIMUM OF 3 FEET COVER IS REQUIRED FOR ALL SEWER MAINS.
- THE WATER MAINS MAY ONLY BE DEFLECTED AT EACH JOINT WITHIN THE MANUFACTURER'S LIMITS
- WATER LINES SHALL BE APPROPRIATELY IDENTIFIED BY THE PLACEMENT OF DETECTION TAPE OVER THE PIPE AS WELL AS DETECTION WIRE ADJACENT TO THE PIPE
- CONTRACTOR SHALL MANDREL TEST ALL SEWERS.
- NO WATER METERS OR SEWER CLEANOUTS SHALL BE INSTALLED UNDER RESIDENTIAL DRIVEWAYS AND SIDEWALKS
- MANHOLE INSERTS SHALL BE INSTALLED ON ALL SEWER MANHOLES IN SUMP

LEGEND

| | |
|---|-------------------------------------|
| SPOT ELEVATION | PROPOSED CONTOUR |
| PROPERTY LINE | EASEMENTS |
| DEPTH OF DISTURBANCE | LIGHT POLE |
| SAFETY SEWER SERVICE LATERAL & CLEANOUT | WATER SERVICE LATERAL & METER VAULT |
| WATER VAULT & FIRE HYDRANT | STORM SEWER PIPE & MANHOLE |
| STORM SEWER PIPE & MANHOLE | SAFETY SEWER MAINS MANHOLE |
| WATER MAIN | |

SHEET INDEX

CIVIL ENGINEERING DRAWINGS

| | |
|----------------------------------|--|
| T-1 GSD-KEY GSD-1 → GSD-14 | TITLE SHEET GRADING & STORM DRAINAGE KEY GRADING & STORM DRAINAGE |
| WS-KEY WS-1 → WS-18 | WATER & SEWER KEY WATER & SEWER |
| R-1 SEC-KEY SEC-1 → SEC-11 | ROAD DETAILS SEDIMENT & EROSION CONTROL KEY 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

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 |

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 or federal personnel for the purpose of inspection evaluation, or observation of any construction activity related to the project.

Signed: *[Signature]* Date: 05/23/22
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.

Signed: *[Signature]* Date: 05/23/22
Delaware Registered Professional Engineer
License Number: 8359

SITE CHARACTERISTICS

| | | |
|------------------|---------|----|
| Total Site Area: | 744,285 | AC |
| Disturbed Area: | 67.28 | AC |
| Fill Quantity: | 63,194 | CY |
| Cut Quantity: | 58,788 | CY |
| Net Fill: | 7,406 | CY |

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

STREET LOCATION: HERITAGE SHORES CIRCLE

Heritage Shores - Phase 3B

| | |
|---|----------------|
| Bridgeville, Delaware | 05/23/22 |
| First Election District - Sussex County | Scale As Shown |
| Title Sheet | T-1 |

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 herein.
Approved By: _____ Date: _____
Approved By: _____ Date: _____

Town of Bridgeville
Approved By: _____ Date: _____



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

Revisions

| | |
|----------------------------|------------------------------|
| First Revision - 08/11/14 | Sixth Revision - 07/31/17 |
| Second Revision - 09/10/14 | Eighth Revision - 08/11/17 |
| Third Revision - 01/14/15 | Ninth Revision - 09/25/17 |
| Fourth Revision - 03/06/15 | Tenth Revision - 10/06/17 |
| Fifth Revision - 02/05/16 | Eleventh Revision - 05/23/22 |
| Sixth Revision - 06/28/17 | |



