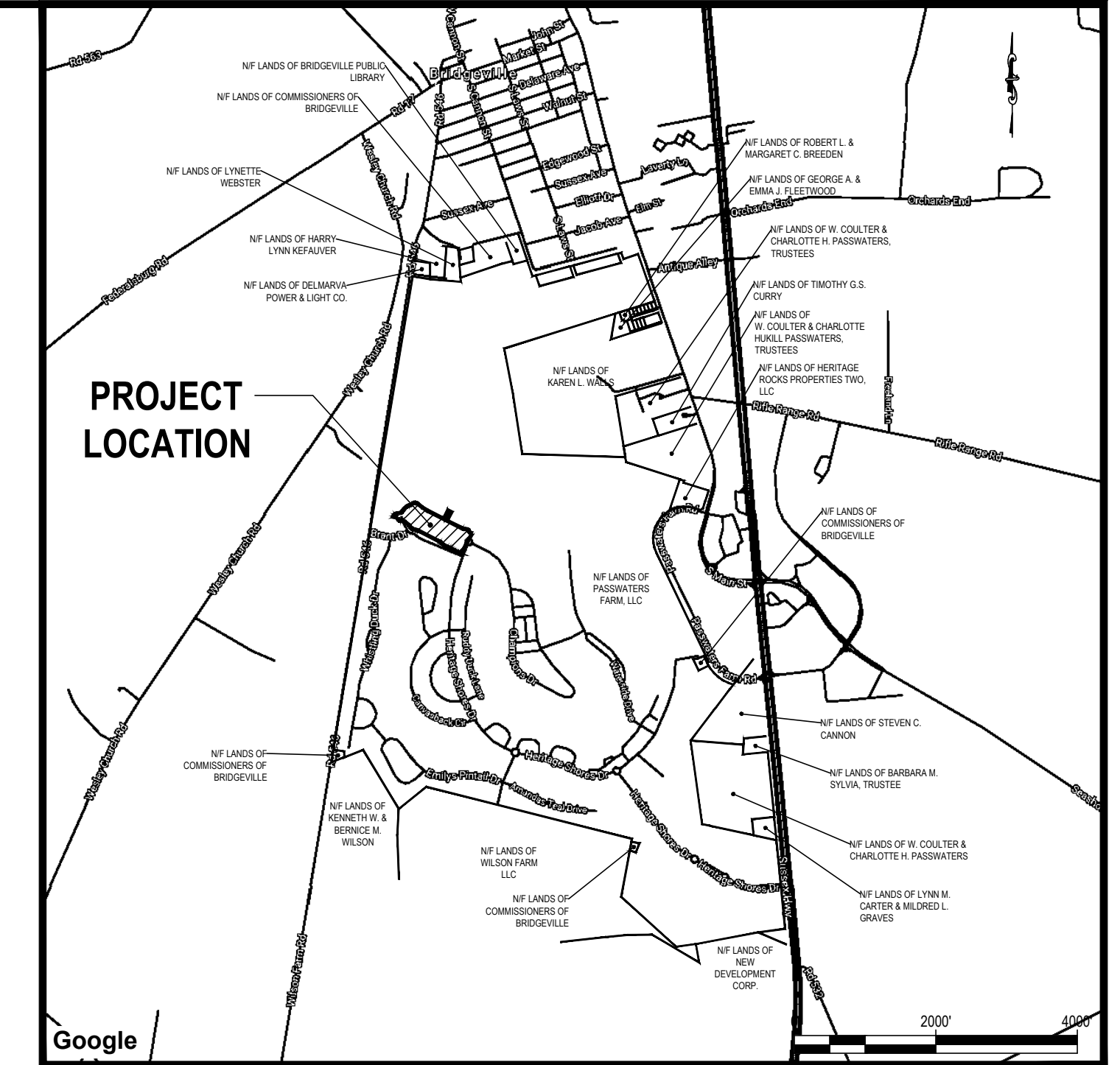
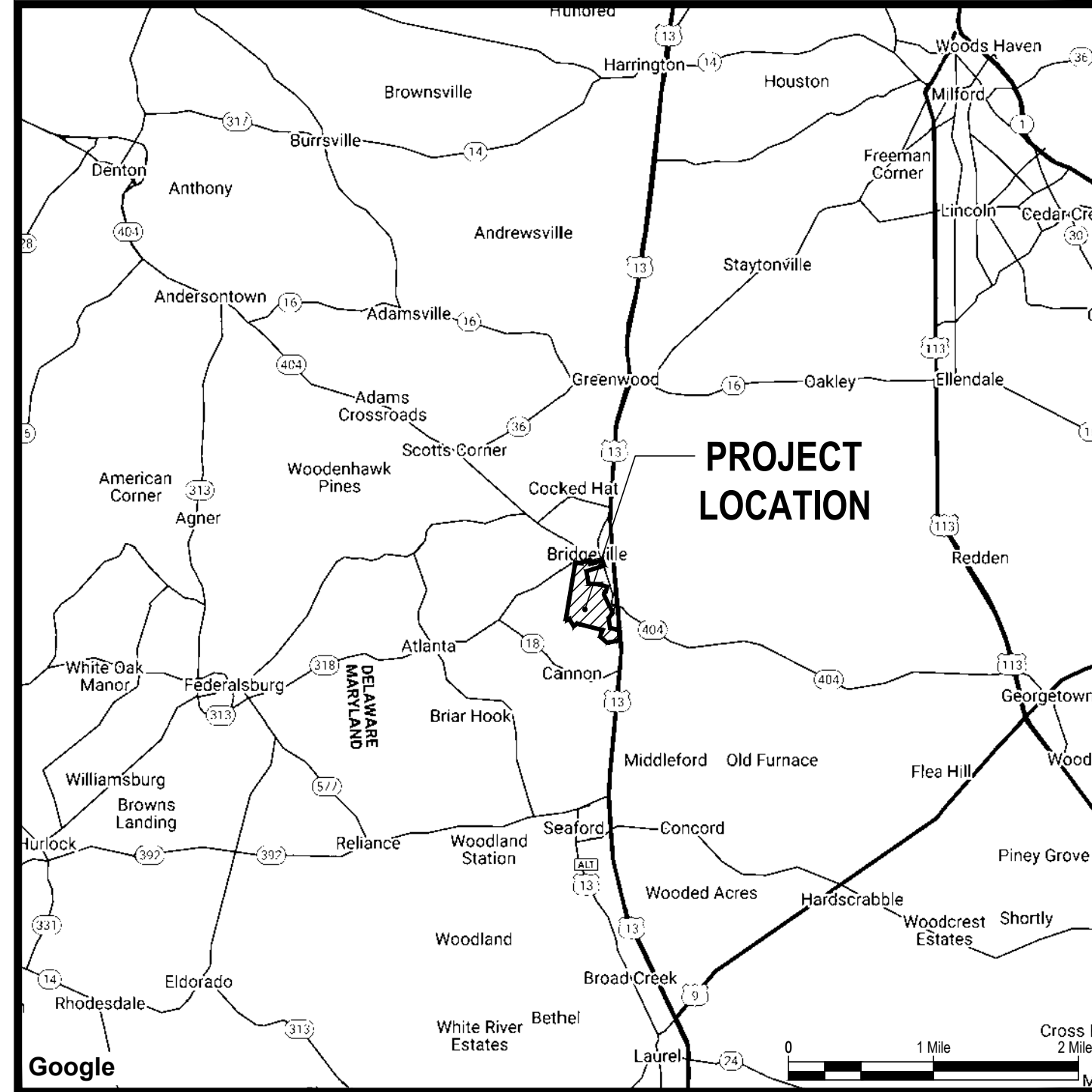


Final Development Plan

Heritage Shores - Phase 7A



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 - 9081 | fax: (410) 770 - 3667
 email: design@raucheng.com | website: www.raucheng.com

Tax Map/Parcel: 131-14.00-44.00

Proposed # of Lots: 38
Zoning: RPC
Setbacks: Front Yard: 10 ft
 Rear Yard: 15 ft
 Side Yard: 5 ft

LOCATION MAP

VICINITY MAP

SHEET INDEX

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:
 MISS UTILITY 410-712-0056
 RAUCH inc. 410-770-9081
 SUSSEX CONSERVATION DISTRICT 302-856-3990
 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 1995 & 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 PLAN 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 TO THE SITE WILL BE PROVIDED BY THE TOWN OF BRIDGEVILLE. SANITARY SEWER WILL BE PROVIDED BY SUSSEX COUNTY.
- ALL FIRE LANES, 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 MAIN MAY ONLY BE DEFLECTED AT EACH JOINT WITHIN ONE HALF 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

24.81	SPOT ELEVATION
--- 25 ---	EXISTING CONTOUR
--- 25 ---	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

CIVIL ENGINEERING DRAWINGS

T-1	TITLE SHEET
T-2 → T-5	CONSTRUCTION SPECIFICATIONS
G-1 → G-3	GRADING
W-1 → W-4	WATER
S-1	SEWER PLAN
S-2	SEWER PROFILE
S-3 → S-4	SEWER DETAILS
CD-1	CLEARING & DEMOLITION PLAN
R-1 → R-2	ROAD DETAILS

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
- SUSSEX COUNTY - SITE PLAN - SANITARY SEWER
- DNREC - SANITARY SEWER CONVEYANCE

Date of Current Survey: February 2023

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:	7.58	AC
Fill Quantity:	4,989	CY
Cut Quantity:	3,213	CY
Net Fill:	1,776	CY

HORIZ. CONTROL: NAD-83 DE State Plane
VERT. CONTROL: NAVD 1988

STREET LOCATION: INTERSECTION OF HERITAGE SHORES CIRCLE & CHAMPIONS DRIVE

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 Date 08/30/23
 Title VP Land Development, Passwaters Farm, LLC

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 Date 08/30/23
 Delaware Registered Professional Engineer
 License Number 8359

WETLAND CERTIFICATION

This property, tax map 131-14.00-44.00, has been examined by RAUCH inc. for the presence of waters of the united states, including wetlands (section 404 and section 10), state subaqueous lands and state regulated wetlands as established by the reviewing agencies in the form of manuals, policies and procedures in place at the time that the investigation was conducted. The wetland information contained in this plan set is in accordance with this criteria.

Signed Date 08/30/23
 Title LICENSED ENVIRONMENTAL HEALTH SCIENTIST

Sussex County Engineer

Approved By: _____ Date: _____

Agreement # 1246

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, 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: _____



Main Office: 106 N Harrison St - Easton, MD 21601
 Web: www.rauch-inc.com | Email: design@raucheng.com
 Phone: 410.770.9081 | Fax: 410.770.3667

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, 2024



Revisions

INITIAL SUBMISSION - 06/13/23	
FIRST REVISION - 08/08/23	
SECOND REVISION - 08/30/23	

Heritage Shores - Phase 7A

Bridgeville, Delaware	08/30/23
First Election District - Sussex County	Scale: As Shown
Title Sheet	T-1