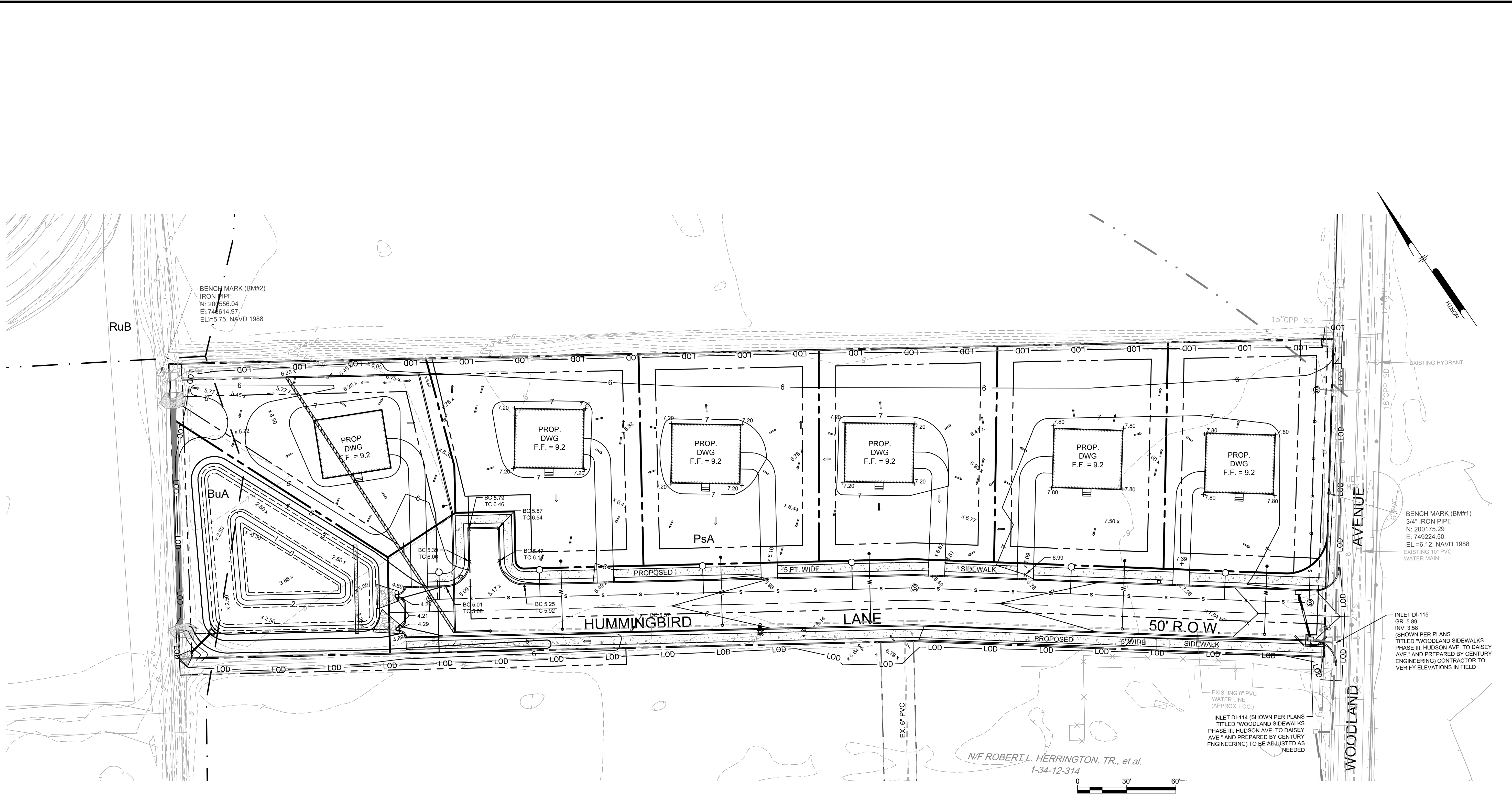




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 PROJECT: STTRUB



**GENERAL NOTES**

- DRAINAGE AND SIDEWALK IMPROVEMENTS ON WOODLAND AVENUE ARE SHOWN PER PLANS TITLED "WOODLAND SIDEWALKS PHASE III, HUDSON AVE TO DAISEY AVE" AND PREPARED BY CENTURY ENGINEERING.
- THE WET POND SHALL BE AERATED IN ACCORDANCE WITH SECTION 140-100-D(16).
- SINGLE LOT GRADINGS PLANS IN ACCORDANCE WITH SECTION 140-100 WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
BuA	BROCKATON/NORTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES	A
PaA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A

- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0512K, EFFECTIVE DATE MARCH 16, 2015 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN.
- FIELD WORK CONDUCTED IN DECEMBER 2021, SOILS REPORT PREPARED BY ACCENT ENVIRONMENTAL, LLC.

**Pennoni**

**PENNONI ASSOCIATES INC.**  
 Christina Executive Campus  
 121 Continental Drive, Suite 207  
 Newark, DE 19713-4310  
 T 302.655.4451 F 302.654.2885

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

**BLUE HERON LANDING**  
 34 WOODLAND AVENUE  
 TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

**GRADING PLAN**

STTIK FOSTER HOMES LLC  
 2 S. GABRIEL DRIVE  
 BEAR, DELAWARE 19701

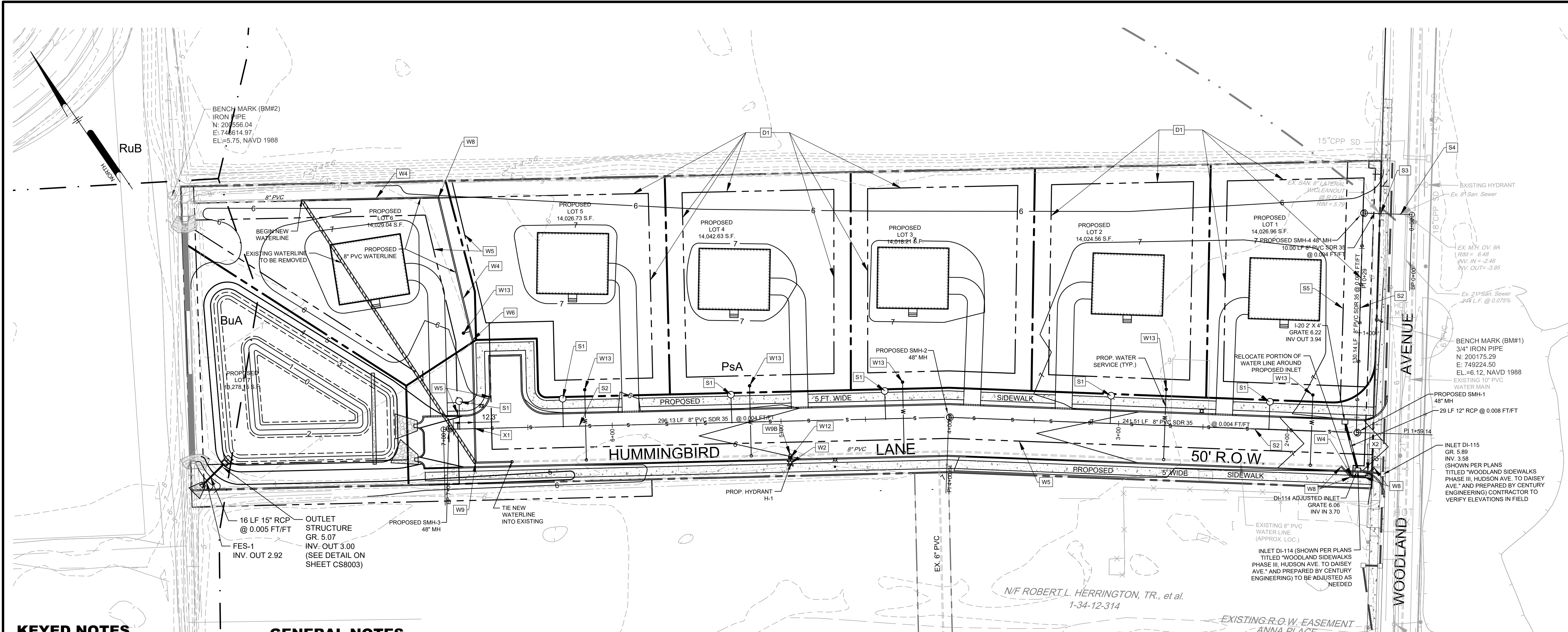
NO.	DATE	REVISIONS	BY
2	2025-03-06	PER TUI COMMENTS	SRA
1	2025-01-06	PER SCED COMMENTS	SRA

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PROJECT: **ASBHM25014**  
 DATE: 2025-12-02  
 DRAWING SCALE: 1"=30'  
 DRAWN BY: SRA  
 APPROVED BY: SRA

**CS1501**

SHEET 2 OF 7



**KEYED NOTES**

- W1 CONNECT TO PROPOSED 8" WATER MAIN WITH A 10" TEE
- W2 FIRE HYDRANT ASSEMBLY
- W3 WATER CURB STOP AND VALVE BOX (TYP.)
- W4 RELOCATED 8" WATER MAIN, C909 235 PVC
- W5 20" WIDE UTILITY EASEMENT DEDICATED TO TIDEWATER UTILITIES
- W6 11.25° BEND
- W7 22.50° BEND
- W8 45.00° BEND
- W9 90.00° BEND
- W8A 8" X 8" TEE (TYP.)
- W8B 8" X 6" TEE (TYP.)
- W8C 10" X 10" TEE (TYP.)
- W8D 10" X 8" TEE (TYP.)
- W10 8" WATER PERMANENT BLOW OFF
- W11 8" DOMESTIC WATER MAIN, C909 235 PVC
- W12 VALVE TO BE INSTALLED FULLY UNDER THE ROAD PAVEMENT
- W13 3/4" WATER METER
- S1 6" SANITARY LATERAL CLEANOUT (TYP.) TO BE INSTALLED OUTSIDE OF SIDEWALK BUT WITHIN THE RIGHT OF WAY
- S2 8" SANITARY SEWER (GRAVITY) MAIN (SDR 35 PVC) PER SUSSEX COUNTY STANDARDS AND SPECIFICATIONS
- S3 CONNECTION TO EXISTING SEWER MAIN
- D1 10' WIDE DRAINAGE EASEMENT DEDICATED TO TOWN OF OCEAN VIEW

**GENERAL NOTES**

1. DRAINAGE AND SIDEWALK IMPROVEMENTS ON WOODLAND AVENUE ARE SHOWN PER PLANS TITLED "WOODLAND SIDEWALKS PHASE III, HUDSON AVE TO DAISEY AVE" AND PREPARED BY CENTURY ENGINEERING.

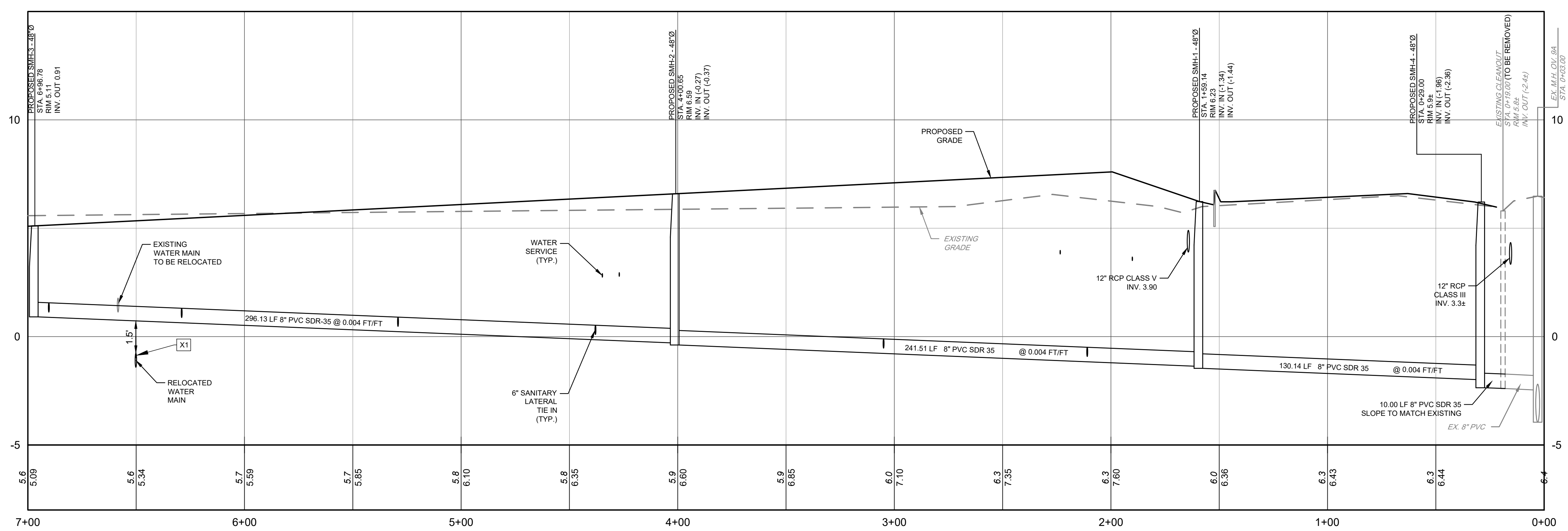
**TIDEWATER CALL OUTS**

- V-# VALVE NUMBER
- H-# HYDRANT NUMBER
- X-# WATER CROSSING

OWNER/DEVELOPER: ANN AND STEVE COLLAZUOL  
 120 1/2 NO. BROADWAY  
 NYACK, NY 10960  
 845-358-1510  
 STEVE@COLLAZUOL.NET

TYPE	DESCRIPTION	HYDROLOGIC SOIL
BuA	BROCKATON/NORTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES	A
PaA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100050512K, EFFECTIVE DATE MARCH 16, 2015 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN  
 FIELD WORK CONDUCTED IN DECEMBER 2021, SOILS REPORT PREPARED BY ACCENT ENVIRONMENTAL, LLC.



**SANITARY SEWER PROFILE**  
 SCALE: HORIZ. 1"=30'  
 VERT. 1"=3'

**Pennoni**  
**PENNONI ASSOCIATES INC.**  
 Christina Executive Campus  
 121 Continental Drive, Suite 207  
 Newark, DE 19713-4310  
 T 302.655.4451 F 302.654.2895

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**BLUE HERON LANDING**  
 34 WOODLAND AVENUE  
 TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

**UTILITY PLAN**

STTIK FOSTER HOMES LLC  
 2 S. GABRIEL DRIVE  
 BEAR, DELAWARE 19701

NO.	DATE	REVISIONS	BY
1	2025-01-06	PER SCD COMMENTS	SRA
2	2025-02-03	PER SCD COMMENTS	SRA
3	2025-03-06	PER TUI COMMENTS	SRA
4	2025-03-25	PER TUI COMMENTS	SRA

PROJECT: **ASBHM25014**

DATE: 2025-12-02

DRAWING SCALE: 1"=30'

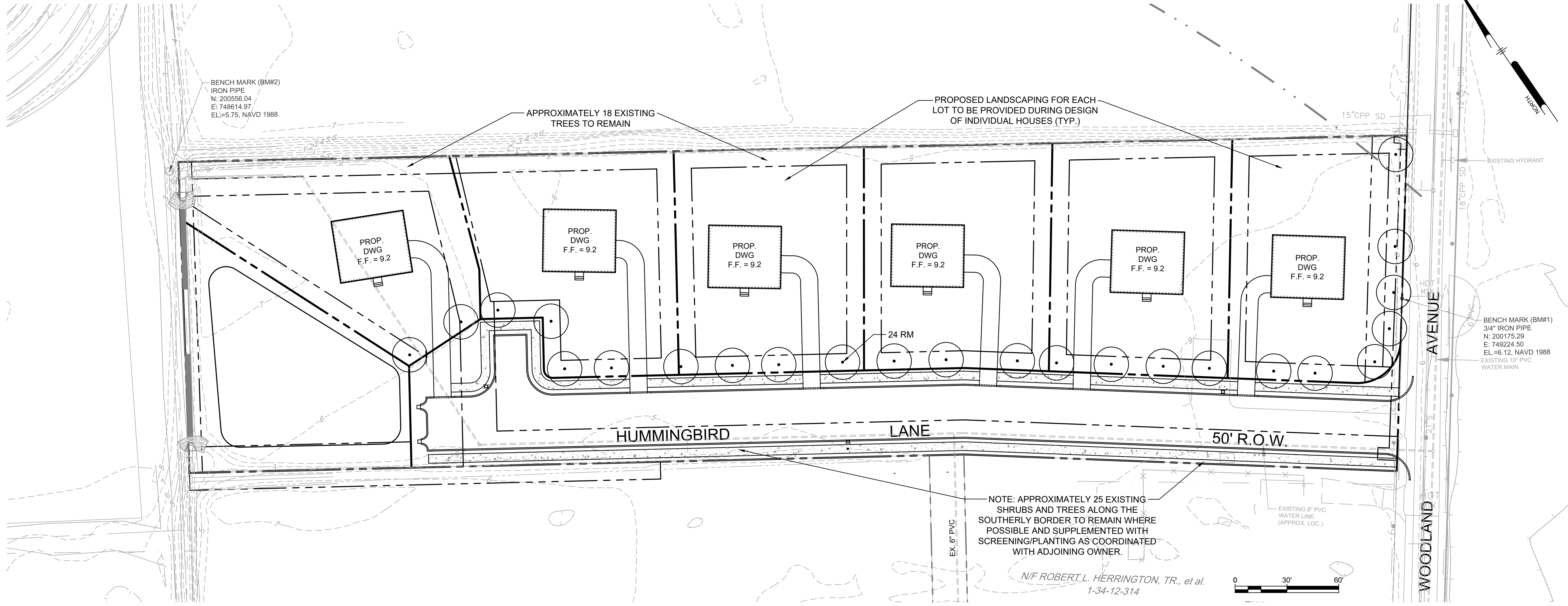
DRAWN BY: SRA

APPROVED BY: SRA

**CS1701**

SHEET 3 OF 7

PROJECT: ASBHM25014 - Blue Heron Landing  
 DRAWN BY: SRA  
 CHECKED BY: SRA  
 DATE: 12/02/2025  
 PLOT: 12/02/2025 10:02 AM BY: SRA  
 PLOT STYLE: Pennoni.rvt  
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**Pennoni**  
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Professional Seal: N. ROBERT L. HERRINGTON, TR., et al. No. 13137

**BLUE HERON LANDING**  
 34 WOODLAND AVENUE  
 TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

**LANDSCAPE PLANS**

STTIK FOSTER HOMES LLC  
 2 S. GABRIEL DRIVE  
 BEAR, DELAWARE 19701

**PLANTING NOTES AND SPECIFICATIONS**

- ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS, 6" IN SEEDBED AREAS AND 8" IN TREE, SHRUB AND GRASS COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS.
- PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
- ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
- LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
- ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
- ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION, AND STATE NURSERY/LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND CUYING.
- ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2) INCHES ABOVE FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED.
- AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
- ALL PLANTING BEDS AND PITS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3".
- SEEDBED PREPARATION:
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
  - WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
  - IN AREAS DESIGNATED AS SOD, FESCUE SOD IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SODDED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDBED AREAS.
- TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
- NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
- SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
- ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
- PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND NEW CASTLE COUNTY.
- DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
- ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
- SEED ALL DISTURBED AREAS WITH GRASS SEED MIX SPECIFIED IN SEDIMENT CONTROL REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FOR A MINIMUM PERIOD OF TWO YEARS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE. ANY PLANT MATERIAL THAT DIES OR PERFORMS POORLY DURING THE WARRANTY PERIOD SHALL BE PROMPTLY REMOVED AND REPLACED IN KIND.

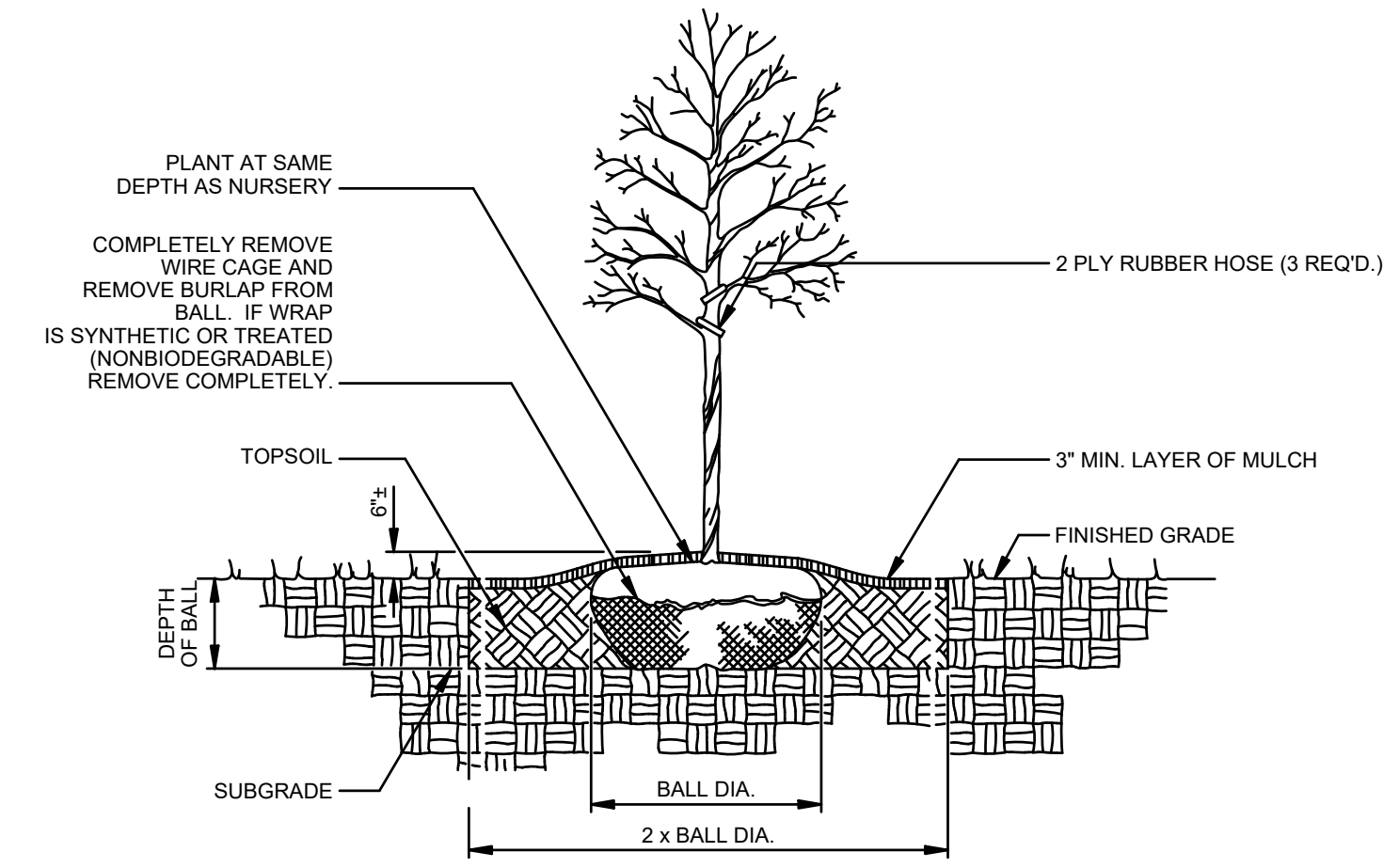
**LANDSCAPE MAINTENANCE NOTES**

- ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED WITH LIKE SPECIES. RECOMMENDED ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
- FERTILIZER:** MOW LAWN - FERTILIZE TWICE PER YEAR.
  - PRUNING:** PRUNING SHALL BE LIMITED OR REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DIFFERENCES/SAFETY REASONS. PRUNING OF SHRUBS AND TREES SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
  - PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
  - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS AND AROUND BASE OF TREES.
  - MOWING:** MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 3 INCHES. MOWER BLADES SHALL BE SET AND 2-1/2 INCHES UNLESS OTHERWISE DIRECTED. WHERE APPLICABLE, RAIN GARDEN AND/OR MEADOW SEED MIXES SHALL BE MOWN ONLY ONCE YEARLY IN LATE WINTER.
  - PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
  - WATERING:** UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

**GENERAL NOTES**

- THE LIGHTING SHOWN ON THIS PLAN IS CONCEPTUAL AND THE LOCATION AND STYLE OF STREETLIGHT WILL BE DETERMINED BY THE UTILITY COMPANY.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	CALIPER
RM	24	ACER RUBRUM 'ARMSTRONG'	'ARMSTRONG' RED MAPLE	B & B	6'-8"	2 1/2"-3"
						REMARKS
						FULL, DENSE FORM



**DETAIL - TREE PLANTING**  
 N.T.S.

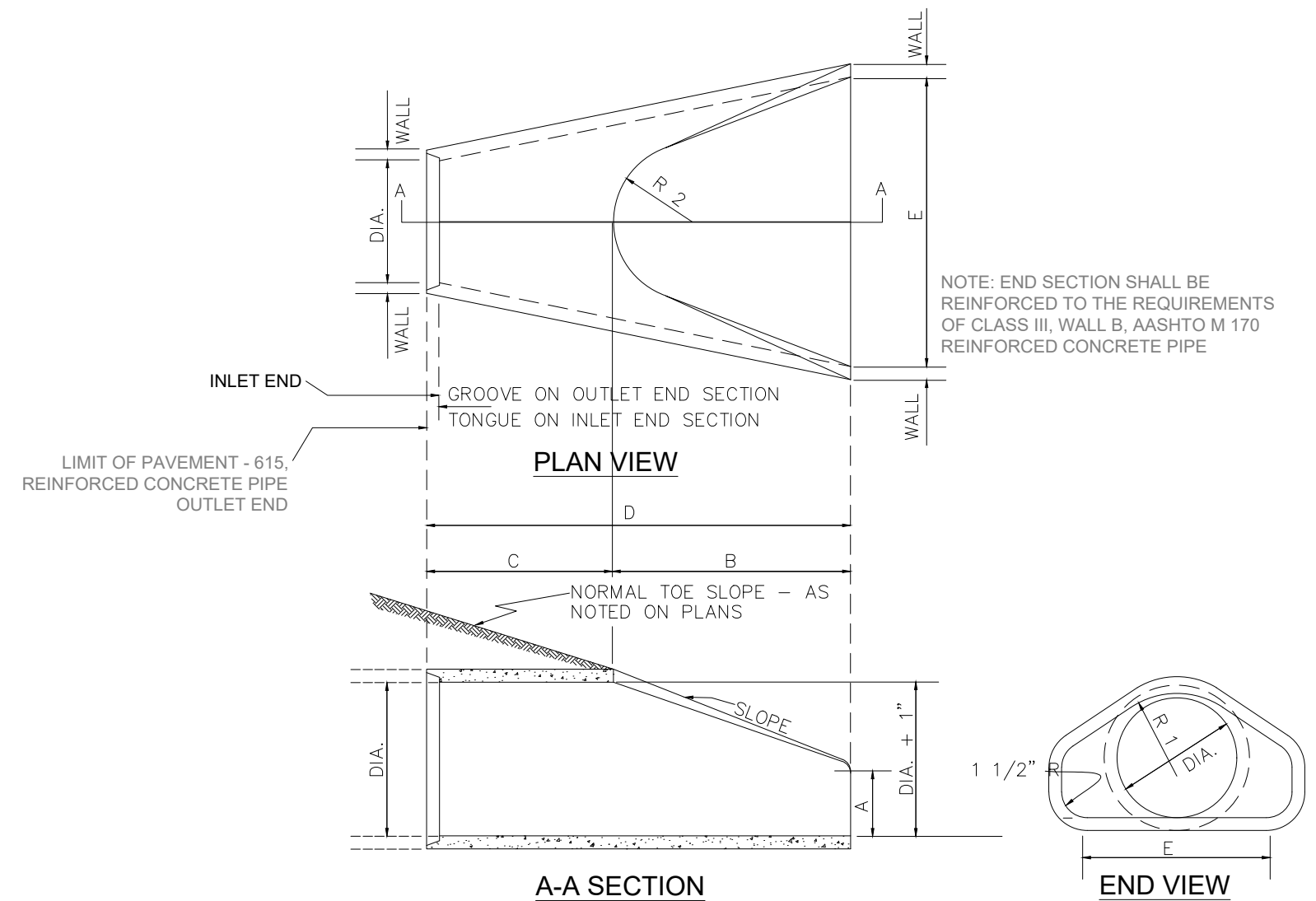
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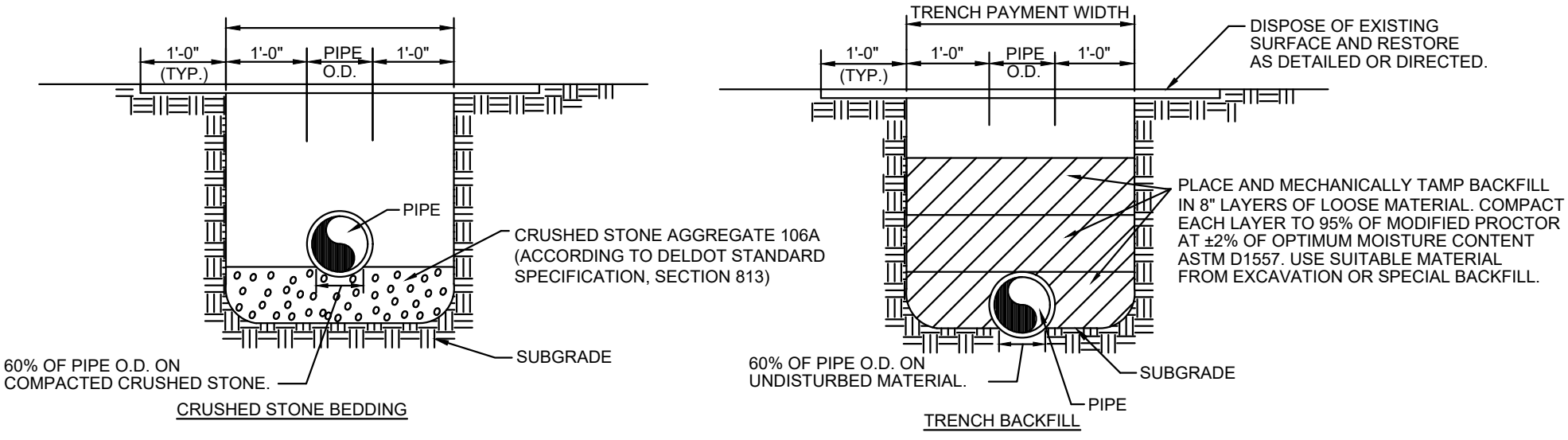
NO.	DATE	REVISIONS	BY
1	2025-01-06	PER SCD COMMENTS	SRA
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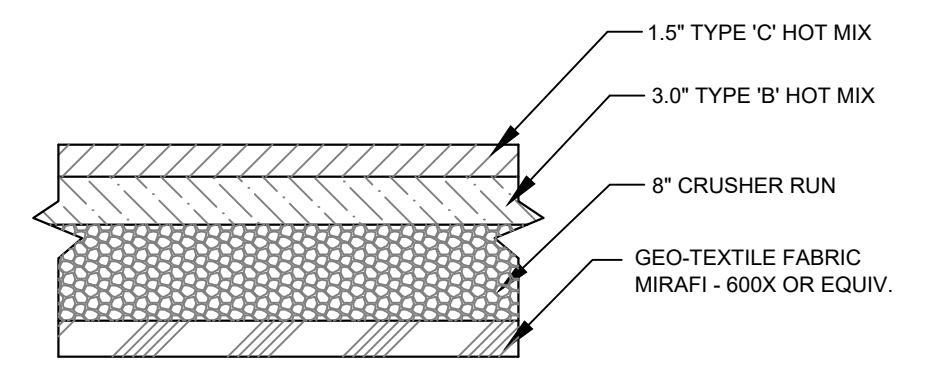
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 DATE: 2025-12-02  
 DRAWING SCALE: 1"=30'  
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 APPROVED BY: SRA



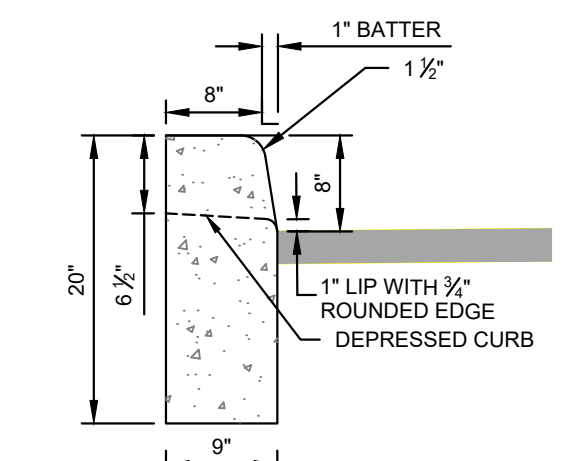
**FLARED END SECTION**  
N.T.S.  
DIMENSIONS AS REQUIRED BY MANUFACTURER



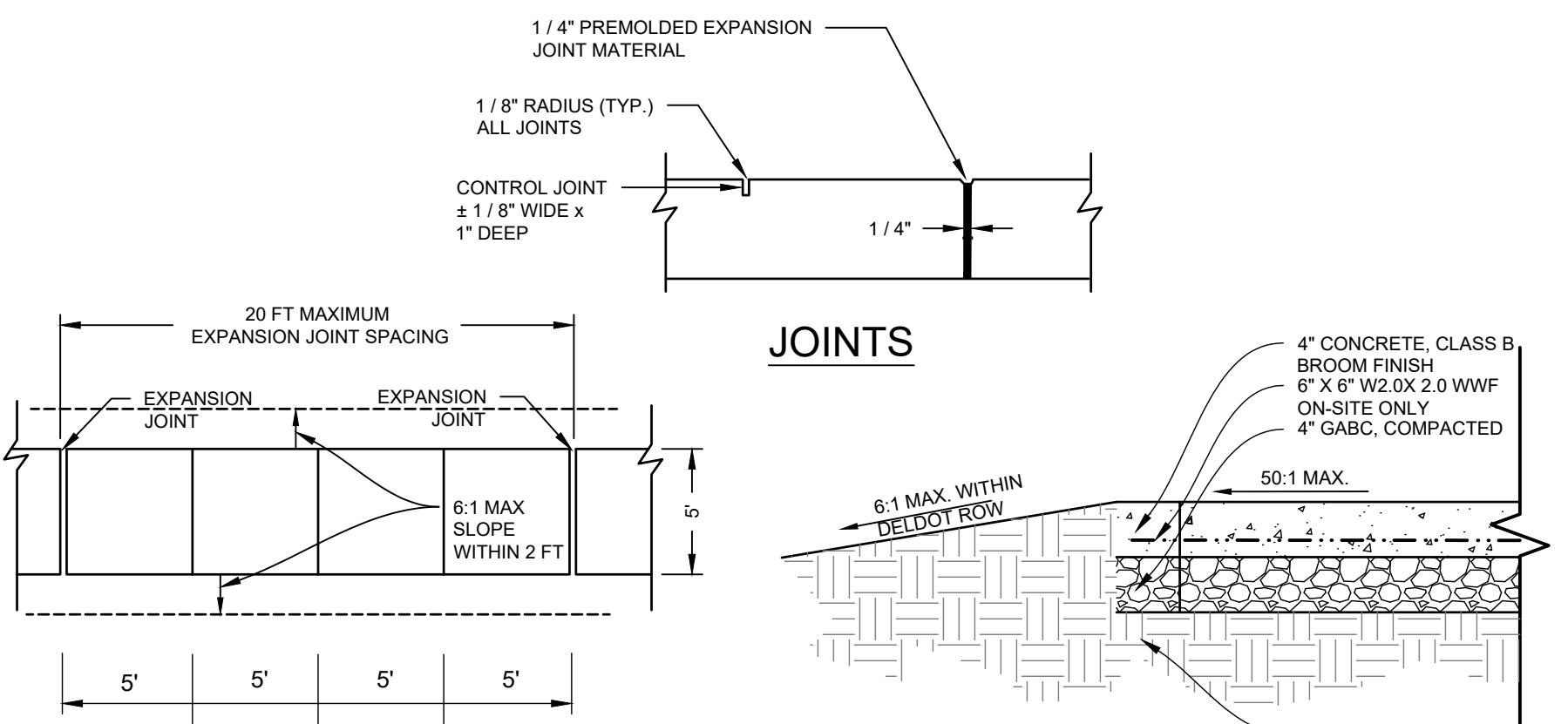
**TRENCH BACKFILL AND PIPE BEDDING**  
N.T.S.



**PAVEMENT SECTION**  
SCALE: N.T.S.



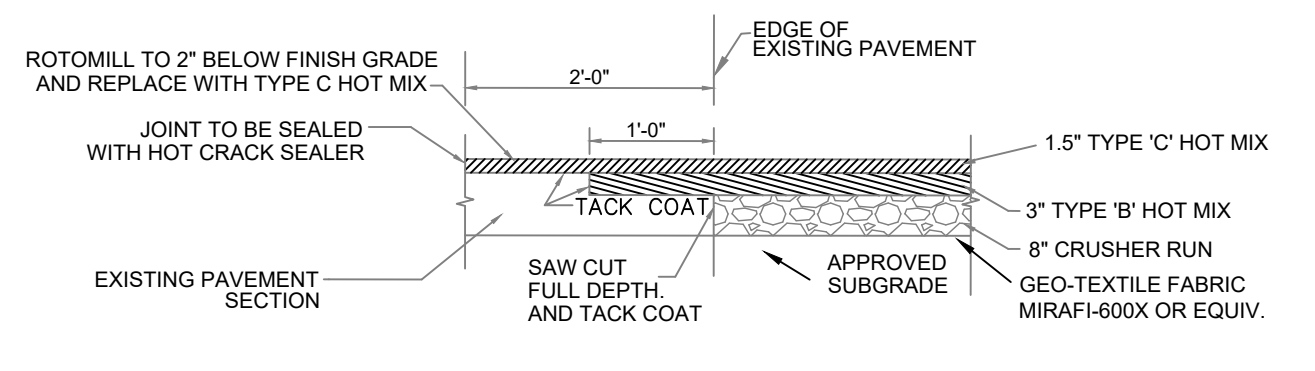
**UPRIGHT CURB DETAIL**  
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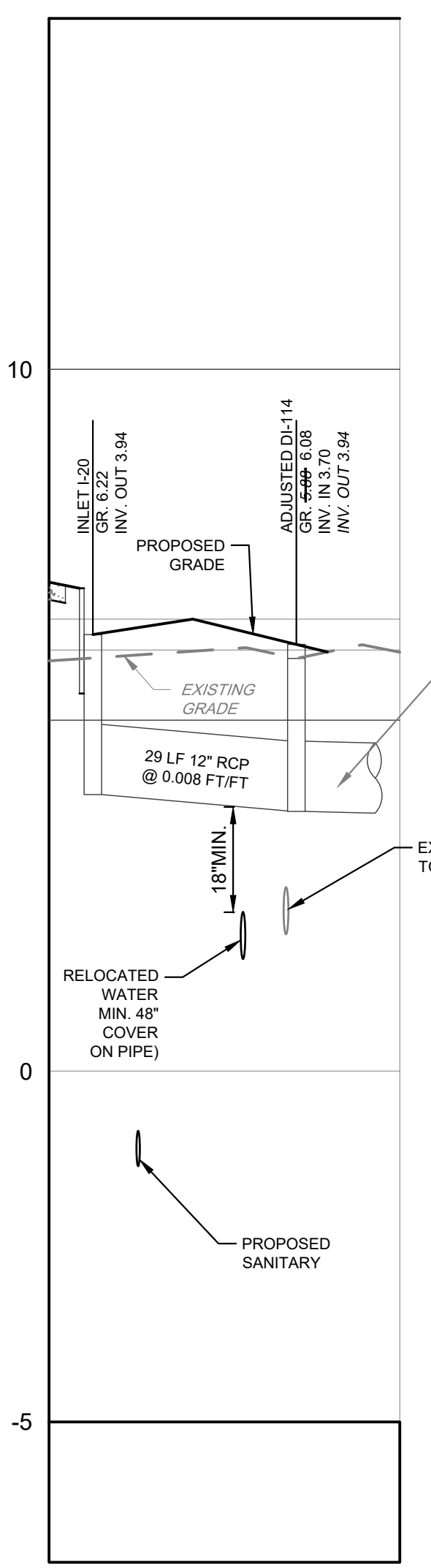
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**SIDEWALK SECTION**

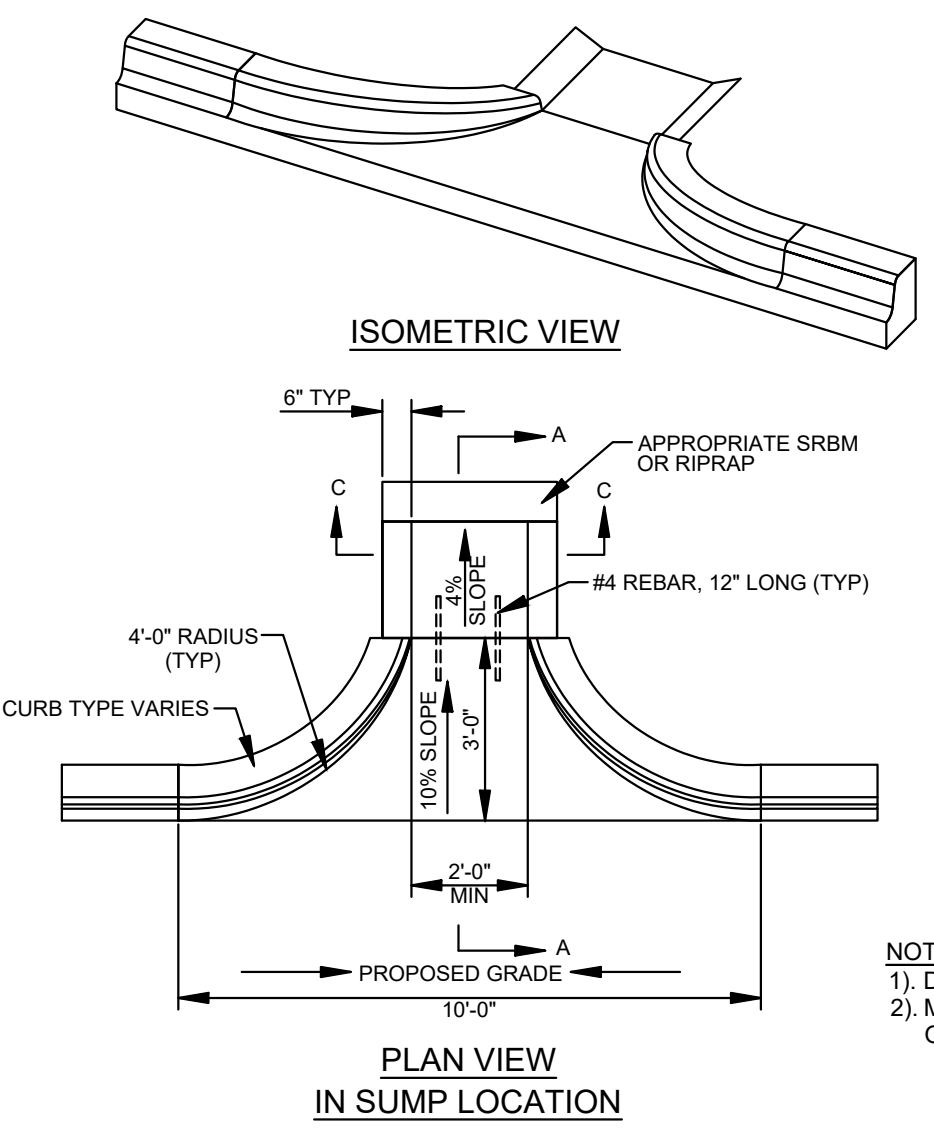
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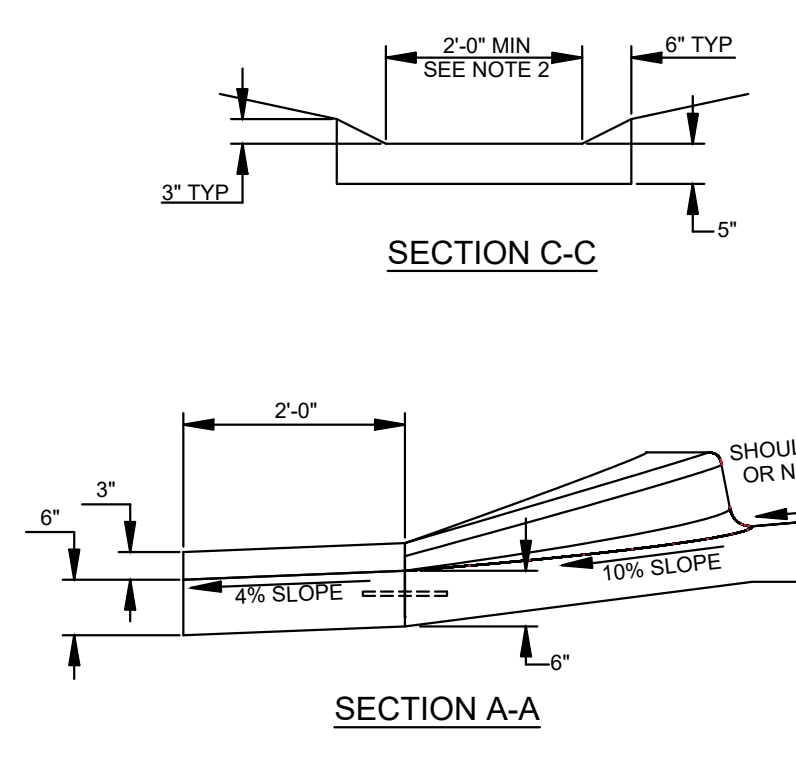
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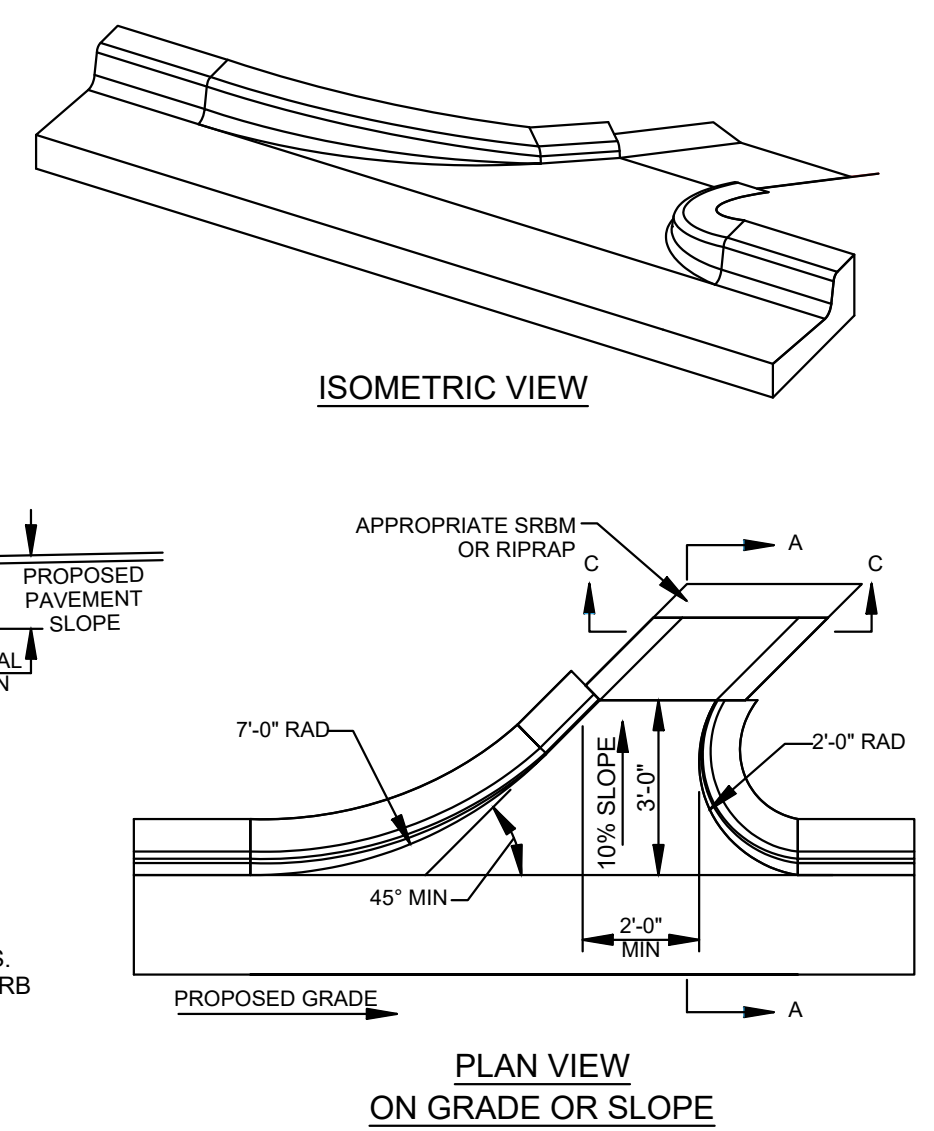
**STORM SEWER PROFILE**  
SCALE: HORZ.: 1\"/>



**PLAN VIEW IN SUMP LOCATION**



**CURB OPENING DETAIL**  
SCALE: N.T.S.



**PLAN VIEW ON GRADE OR SLOPE**

NOTES:  
1) DESIGNER SHALL ESTABLISH WIDTH OF OPENING BASED ON DRAINAGE CALCULATIONS.  
2) MATCH THE WIDTH OF THE APRON (SHOWN IN SECTION C-C) TO THE WIDTH OF THE CURB OPENING (SHOWN IN PLAN VIEW).

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**BLUE HERON LANDING**  
34 WOODLAND AVENUE  
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

**SITE DETAILS**

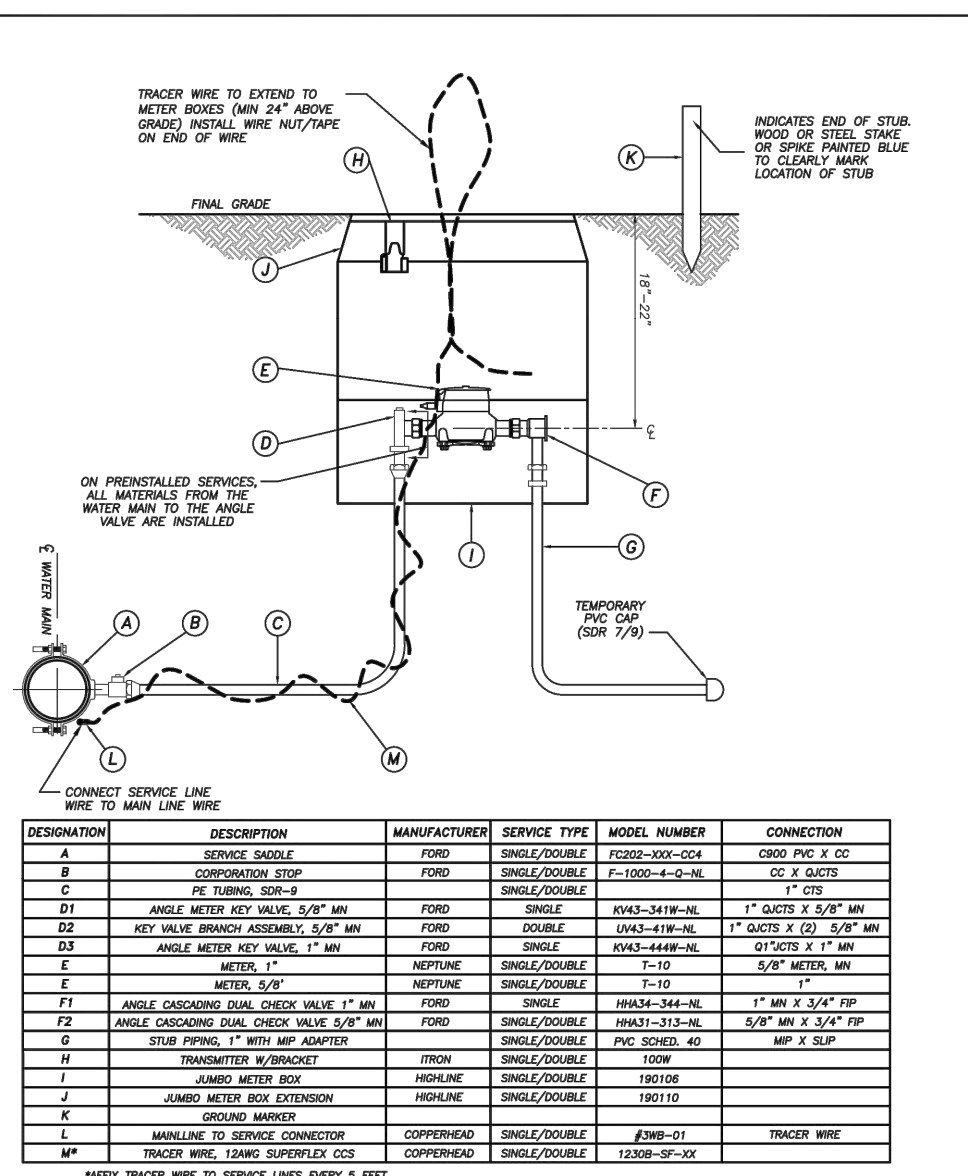
**STTIK FOSTER HOMES LLC**  
2 S. GABRIEL DRIVE  
BEAR, DELAWARE 19701

NO.	DATE	REVISIONS	BY
1	2026-03-06	PER TUI COMMENTS	SRA

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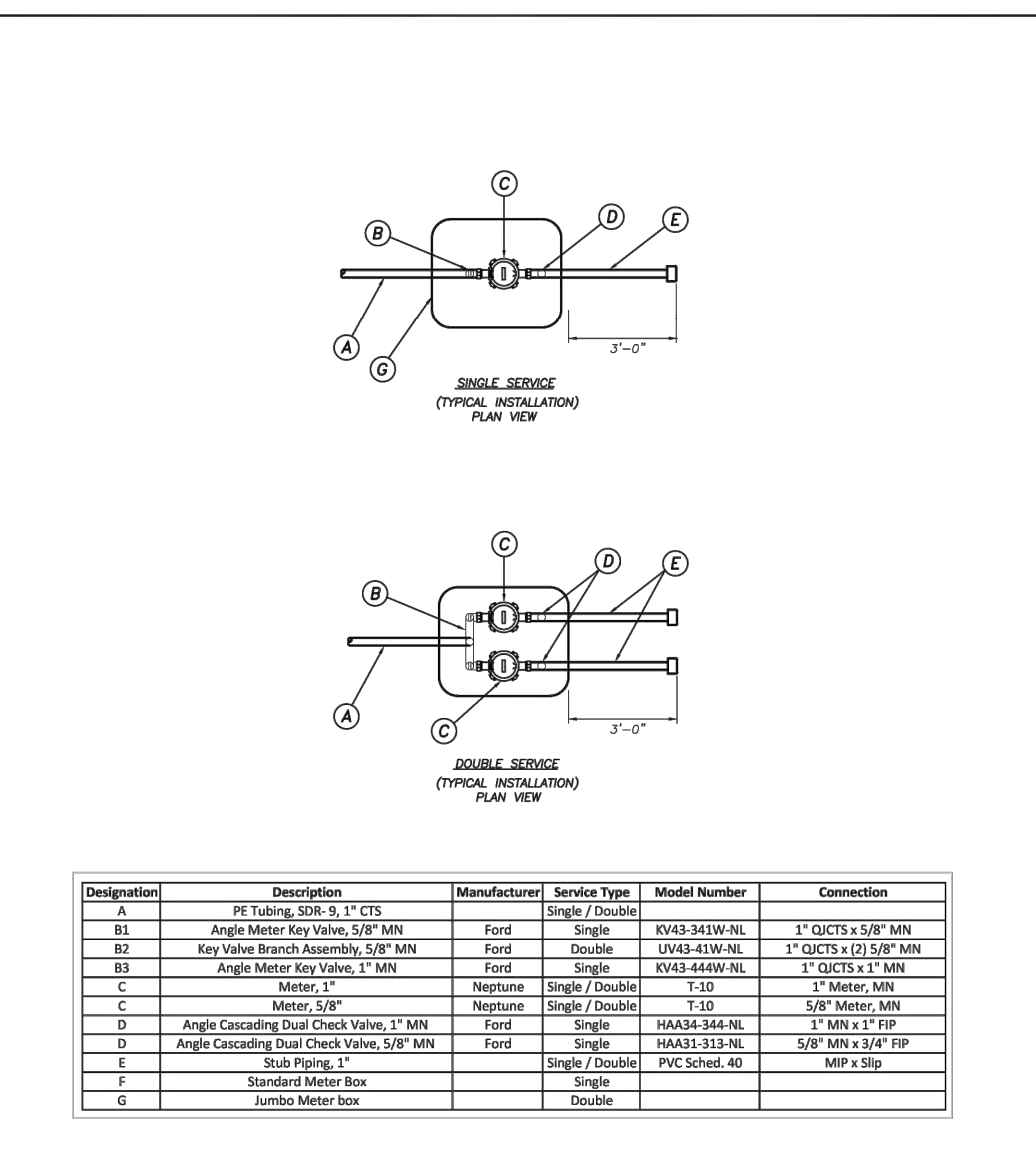
PROJECT: **ASBHM25014**  
DATE: 2025-12-02  
DRAWING SCALE: N.T.S.  
DRAWN BY: SRA  
APPROVED BY: SRA

PROJECT: 24022026.010.PAL BY: Steven R. Johnson PLOTTED: 12/22/2025 10:02 AM



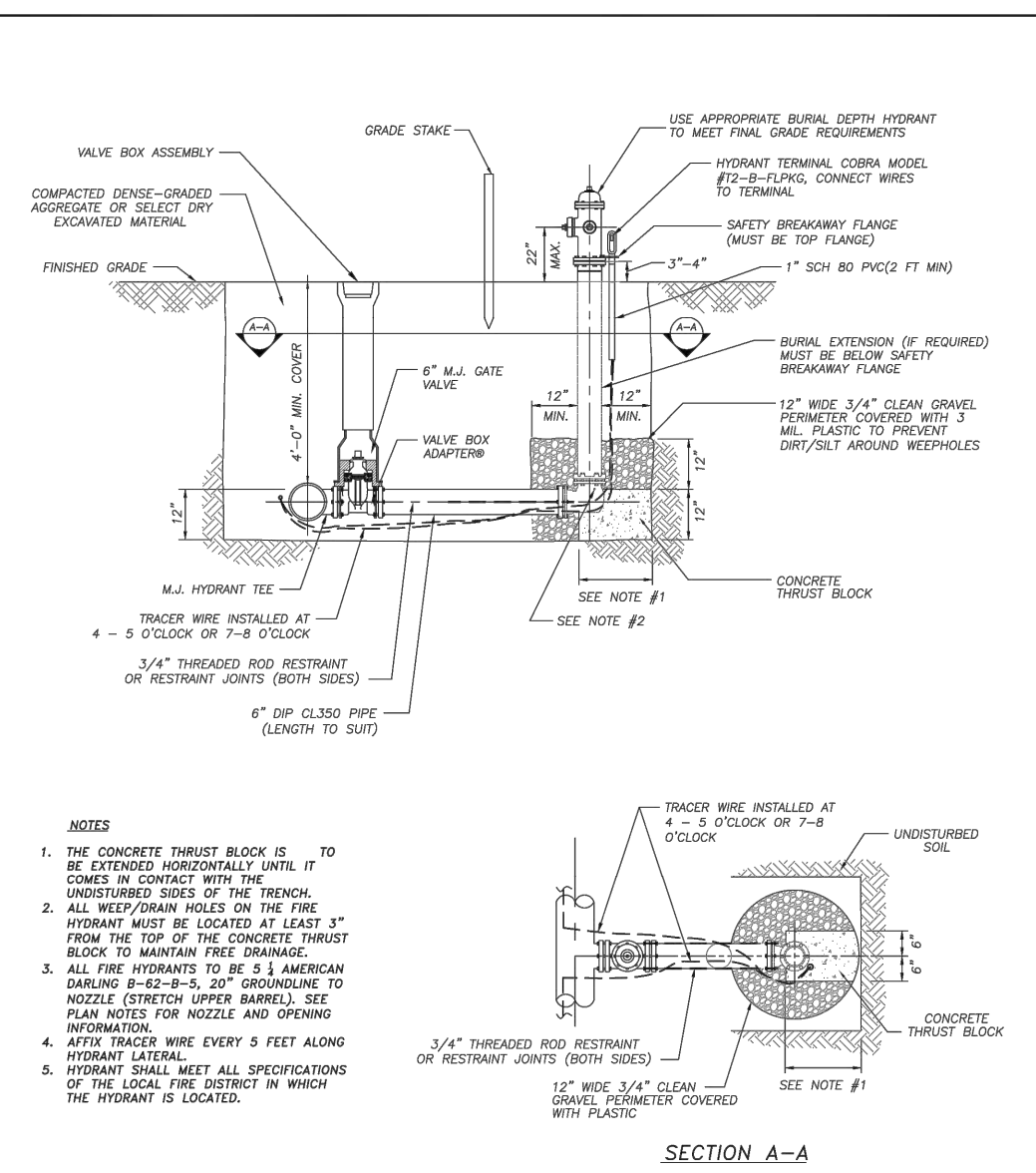
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C	CONCRETE	CONCRETE	CONCRETE	CONCRETE
D	CONCRETE	CONCRETE	CONCRETE	CONCRETE
E	CONCRETE	CONCRETE	CONCRETE	CONCRETE
F	CONCRETE	CONCRETE	CONCRETE	CONCRETE
G	CONCRETE	CONCRETE	CONCRETE	CONCRETE
H	CONCRETE	CONCRETE	CONCRETE	CONCRETE
I	CONCRETE	CONCRETE	CONCRETE	CONCRETE
J	CONCRETE	CONCRETE	CONCRETE	CONCRETE
K	CONCRETE	CONCRETE	CONCRETE	CONCRETE
L	CONCRETE	CONCRETE	CONCRETE	CONCRETE
M	CONCRETE	CONCRETE	CONCRETE	CONCRETE
N	CONCRETE	CONCRETE	CONCRETE	CONCRETE
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**TIDEWATER UTILITIES INC.**  
 118 South Latta Creek Road  
 Dover, Delaware 19901



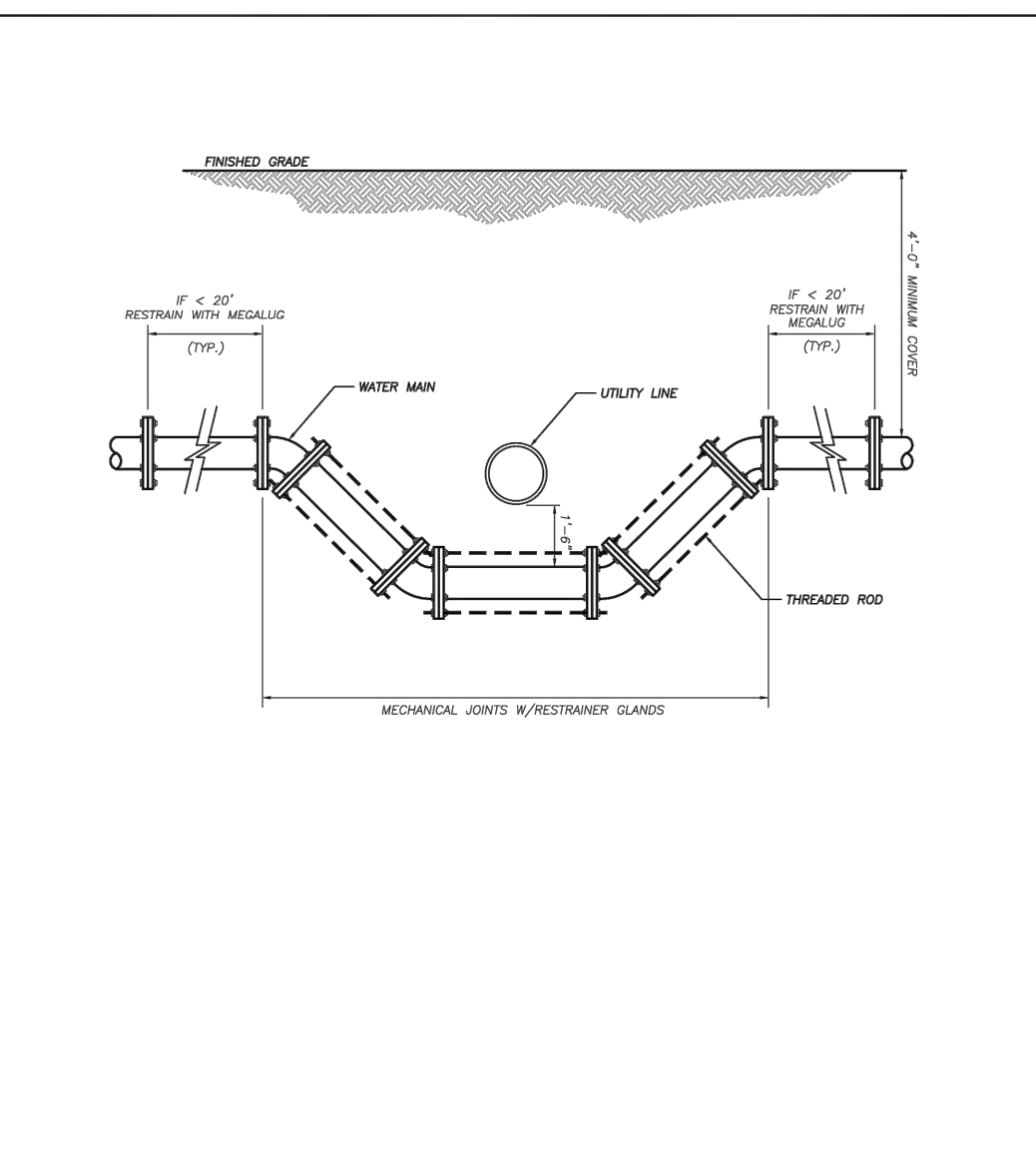
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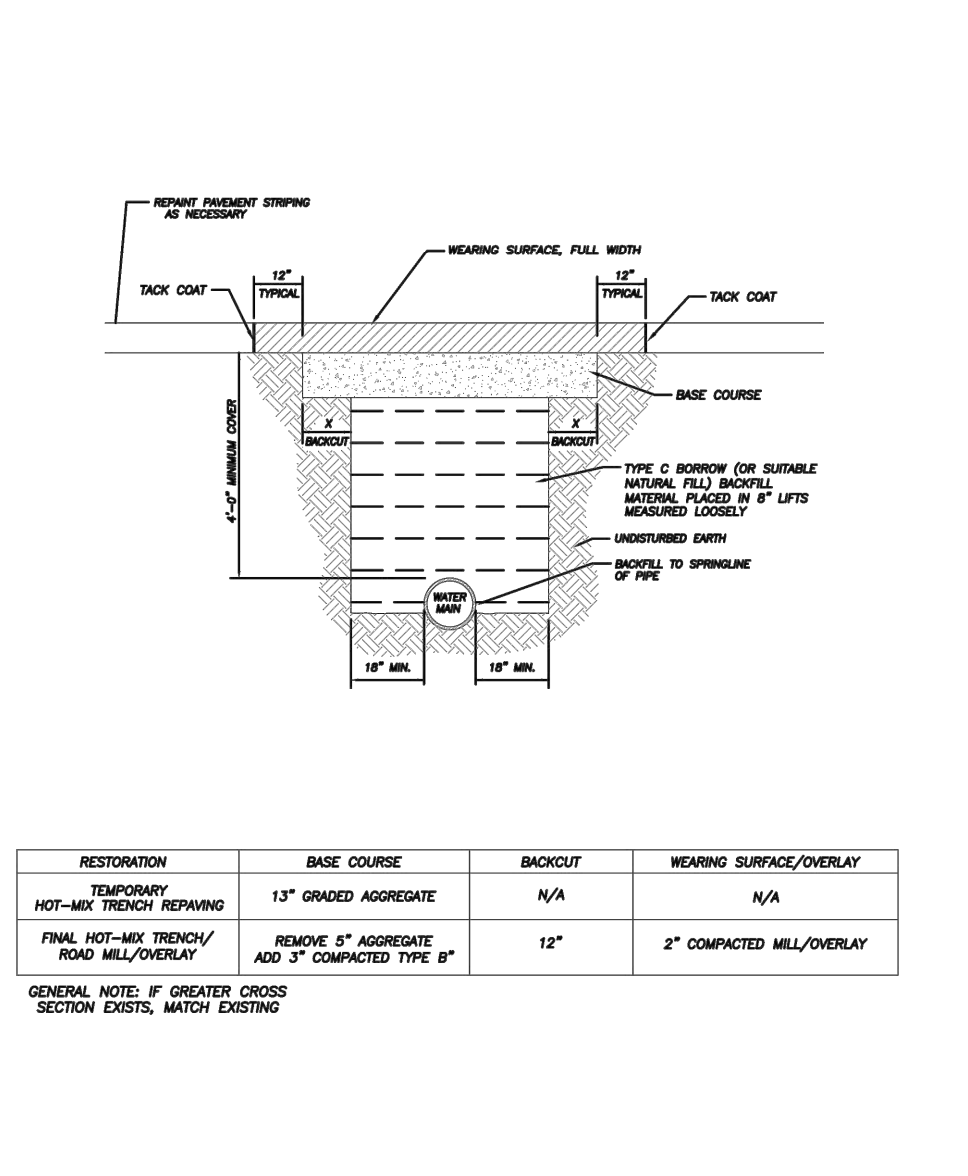
**TIDEWATER UTILITIES INC.**  
 118 South Latta Creek Road  
 Dover, Delaware 19901

- ### WATER SYSTEM NOTES:
- FITTINGS - DOMESTICALLY MANUFACTURED DUCTILE IRON, MECHANICAL JOINT WITH 'TEE' TYPE BOLTS. JOINTS FOR DUCTILE IRON PIPE SHALL BE MECHANICAL OR TYTON TYPE PUSH-IN IN ACCORDANCE WITH AWWA C110 AND C111 OR FLANGE JOINT IN ACCORDANCE WITH AWWA C110.
  - POLYVINYL CHLORIDE (PVC) PRESSURE WATER PIPE (8" - 18" DIA.) - AWWA C909 CLASS 235 (16" CLASS 165), (20" & GREATER DIA.) - C905 DR25, (4" DIA.) - C900 DR25, 30 FOOT LENGTHS, INTEGRAL BELLS, NSF-PW APPROVED.
  - FITTINGS FOR PVC PIPE SHALL BE FABRICATED OR MOLDED FROM THE SAME MATERIAL AS THE PIPE IN WHICH THEY ARE INSTALLED. OR DUCTILE IRON FITTINGS MAY BE USED.
  - POLYETHYLENE (PE) WATER SERVICE PIPE SHALL BE HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AWWA C901, FABRICATED FROM MATERIAL HAVING A CLASSIFICATION OF ASTM D1248. THE PIPE SHALL BE IRON PIPE I.D., SDR 8, CLASS 160 IN ACCORDANCE WITH ASTM D2239.
  - GATE VALVES (4" OR GREATER) - AWWA C509, AD885 RESILIENT SEAT TYPE, KENNEDY KENSEAL II, MUELLER OR EQUIVALENT DOMESTICALLY MANUFACTURED PRODUCT APPROVED BY TUI.
  - VALVE BOXES - CAST IRON TYLER UNION MODEL 564-S INCLUDING VALVE BOX ADAPTOR FOR BOX CENTERING.
  - FIRE HYDRANTS - AWWA C502 AMERICAN-DARLING MODEL B-42-B.
  - CORPORATION STOPS - (LESS THAN 2" DIA.) - FORD F1001 SERIES, (2" OR GREATER DIA.) - FORD FB1701 SERIES.
  - SADDLES - FORD STAINLESS STEEL BANDED SADDLES F5202 SERIES.
  - CURB STOPS (LESS THAN 2" DIA.) - FORD FB 1700 SERIES, (2" OR GREATER DIA.) - FORD FB1700 SERIES.
  - SC4-40 STEEL CASING FOR ROAD CROSSING.
  - TRACING WIRE - #12 SOLID COPPER BLUE COLOR, WITH THHN OR EQUAL INSULATION.
  - DETECTOR TAPE - METAL CONDUCTOR TYPE BY ALLEN SYSTEMS, TERRA-TAPE OR EQUAL; COLOR - SAFETY/PRE-CAUTION BLUE.
  - TAPPING SLEEVE - FORD FT55.
  - PE STIFFENER INSERT - (1" DIA.) FORD 52 SERIES, (2" OR GREATER DIA.) - FORD 55 SERIES.
  - MARKER BALL - 3M COMPANY.
  - MARKING STAKE - 3 WOODEN STAKE.
  - CONTRACTOR TO CONTACT TIDEWATER UTILITIES FOR WATER METER AND METER BOX SPECIFICATIONS.
  - METER BOXES SHALL BE PREFABRICATED AND PRE-NOTCHED PLASTIC AND COMPATIBLE FRAME LIDS EQUIPPED WITH A WORM TYPE LIFTER LOCK AND THE WORD "WATER" CAST ON THE COVER. METER PITS SHALL BE IN BLOCK CONSTRUCTION WITH 4" THICK CONCRETE SLAB FOUNDATION AND FRAME AND COVERS SHALL BE CAST ON TOP OF THE PIT.
  - BACKFLOW PREVENTERS, WHERE REQUIRED BY THE TIDEWATER UTILITIES, SHALL UTILIZE THE REDUCED PRESSURE PRINCIPLE AND SHALL CONSIST PRIMARILY OF A PRESSURE DIFFERENTIAL RELIEF VALVE LOCATED IN A ZONE BETWEEN TWO (2) POSITIVE SEATING CHECK VALVES. THE RELIEF VALVE SHALL CONTAIN A SEPARATE MEANS WHEREBY FREE AIR WILL ENTER THE ZONE, AND CONTAINED WATER WILL BE DISCHARGED TO ATMOSPHERE WHEN THE VALVE IS FULLY OPEN. THE ASSEMBLY SHALL INCLUDE TWO TIGHTLY CLOSING SHUT-OFF VALVES, ONE BEFORE AND ONE AFTER THE DEVICE, AND TEST COCKS. THE DEVICE SHALL MEET ALL REQUIREMENTS OF ASSE STANDARD 1013 AND AWWA C506, LATEST REVISION. BACKFLOW PREVENTERS SHALL BE WATTS SERIES 909 HW, CONBRACO, SERIES 40-200 OR EQUAL.
  - OWNER SHALL BE REQUIRED TO PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (RPBP) FOR EACH DOMESTIC AND FIRE SERVICE AT ALL APARTMENT BUILDINGS AND THE CLUBHOUSE FOR THE DOMESTIC SERVICE. THE RPBP IS TO BE INSTALLED AFTER THE WATER METER AND PRIOR TO THE FIRST BRANCH LINE IN THE PLUMBING SYSTEM. FOR THE FIRE SERVICE, THE RPBP IS TO BE INSTALLED AFTER THE FIRE SERVICE SHUT-OFF VALVE AND PRIOR TO THE FIRST BRANCH LINE IN THE PLUMBING SYSTEM.
  - ALL WATER SYSTEM PIPE, HYDRANTS, FITTINGS, VALVES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TIDEWATER UTILITIES STANDARDS, AND APPLICABLE AWWA STANDARDS.
  - DETECTION AND WARNING TAPE SHALL BE PLACED BETWEEN 18 AND 24 INCHES ABOVE THE WATER LINE BEING MARKED WHEN PVC PIPE IS BEING INSTALLED. AT NO TIME SHALL IT BE PLACED AT A DEPTH LESS THAN 6 INCHES.
  - NEW PIPE SYSTEMS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 STANDARDS PRIOR TO CONNECTION TO THE EXISTING PIPE NETWORK.
  - WATER MAINS SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION FROM SANITARY SEWER, WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, THE OFFICE OF DRINKING WATER MUST SPECIFICALLY APPROVE ANY VARIANCE BY DATA FROM THE DESIGN ENGINEER.
  - ALL WATER MAINS MUST HAVE A MINIMUM OF 48 INCHES OF COVER.

**Pennoni Associates Inc.**  
 Christiana Executive Campus  
 121 Continental Drive, Suite 207  
 Newark, DE 19713-4310  
 T 302.655.4451 F 302.654.2895

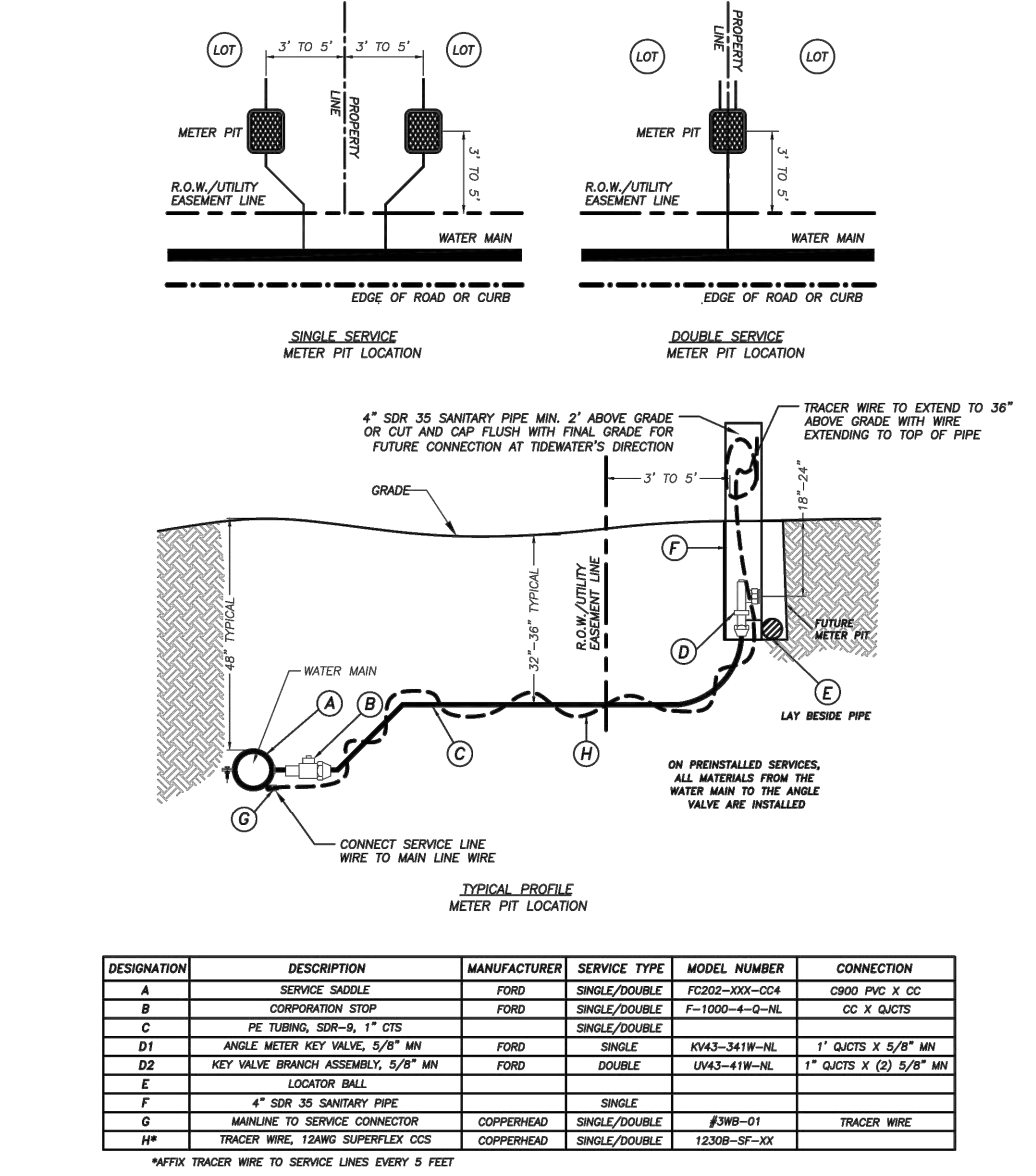
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REGISTERED PROFESSIONAL ENGINEER  
 No. 13137  
 PROFESSIONAL ENGINEERING BOARD OF DELAWARE



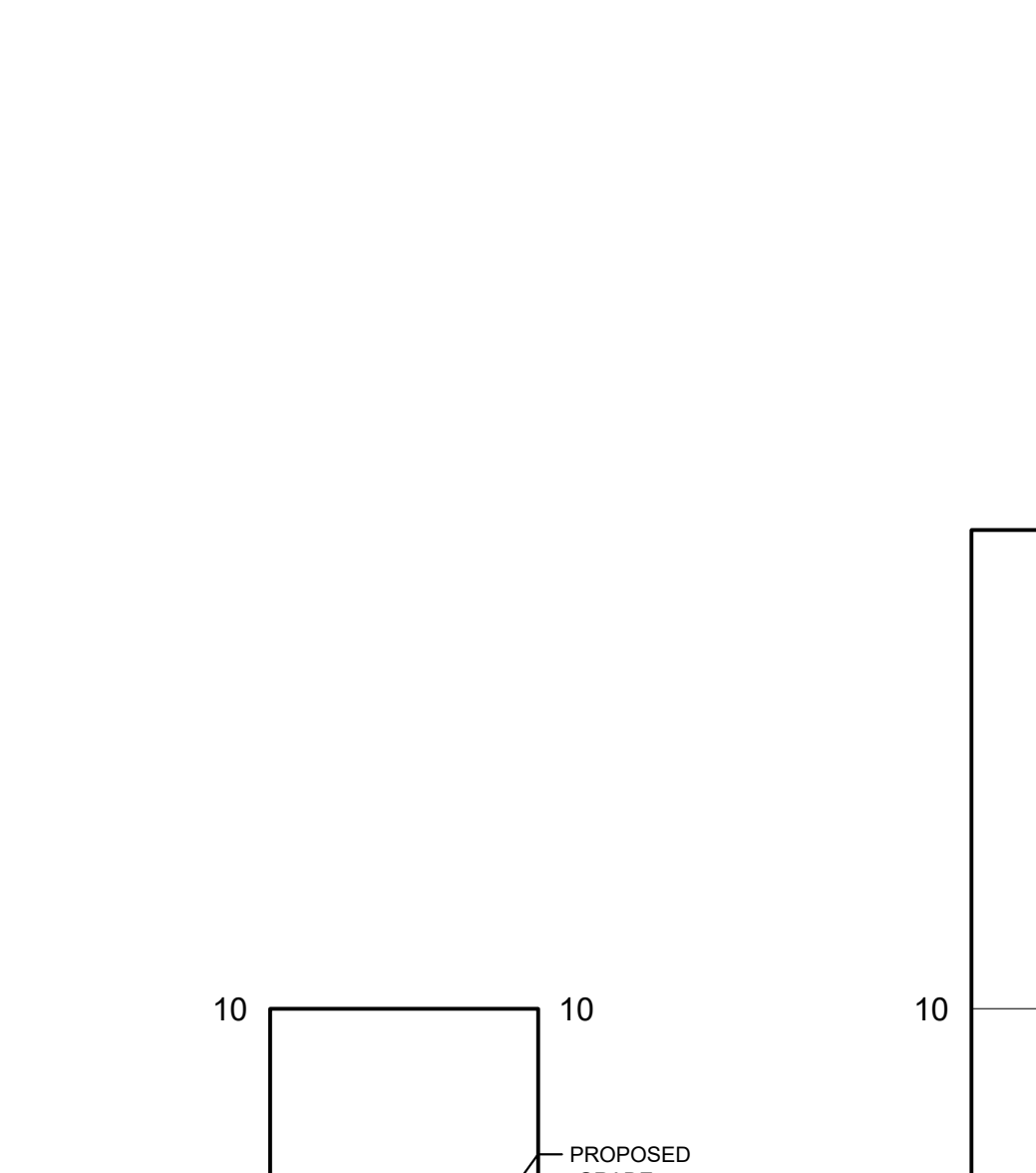
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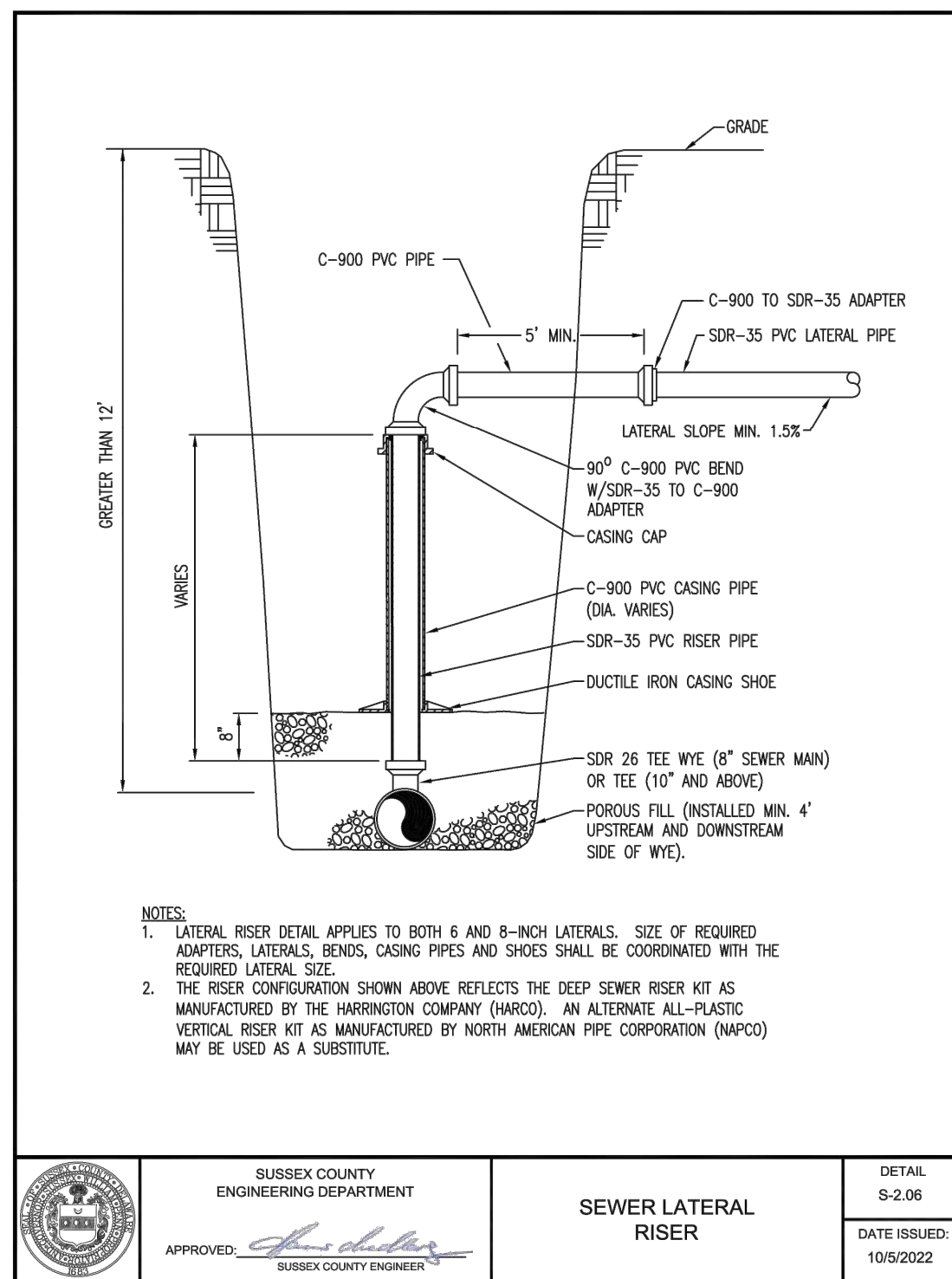
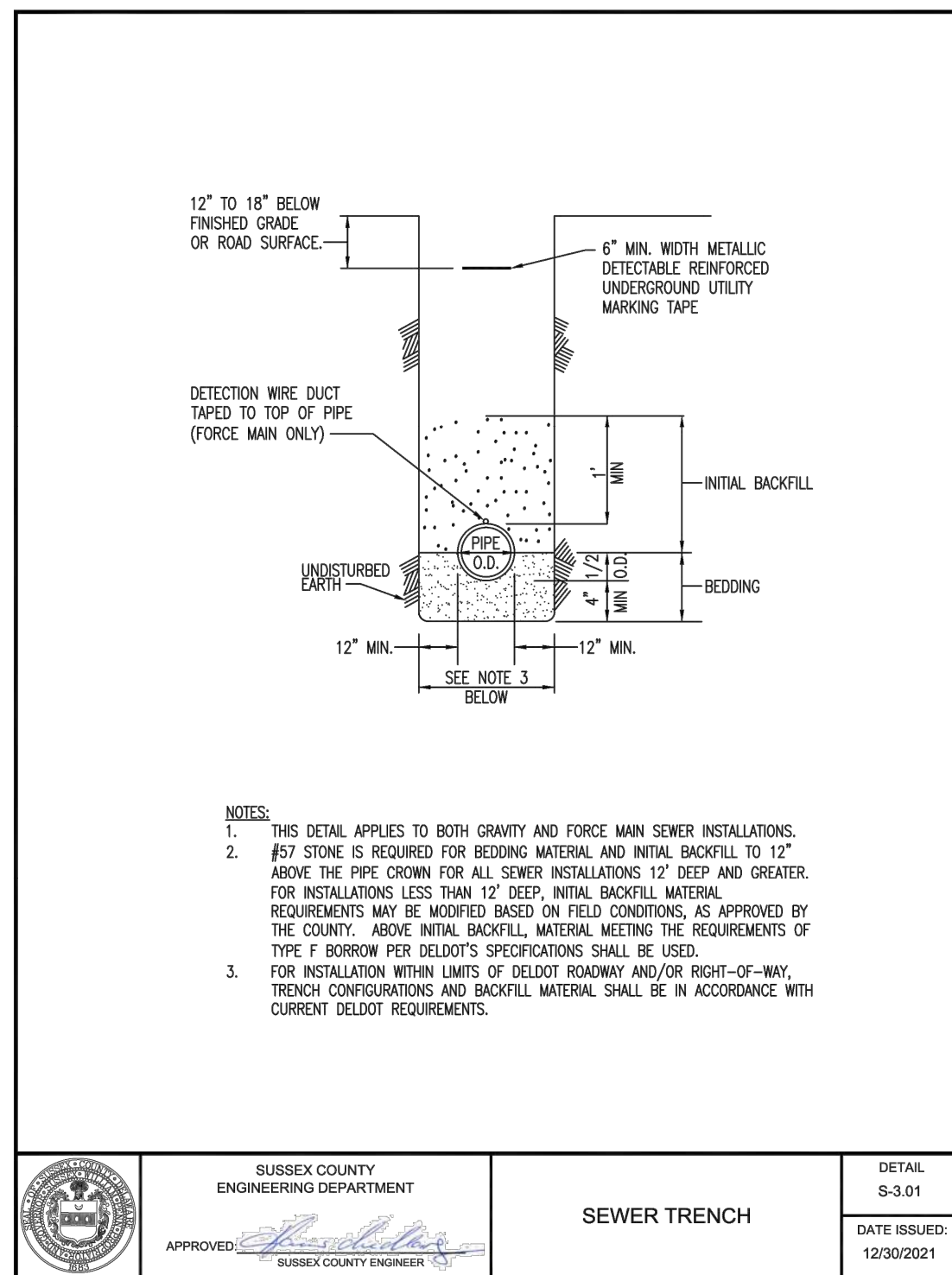
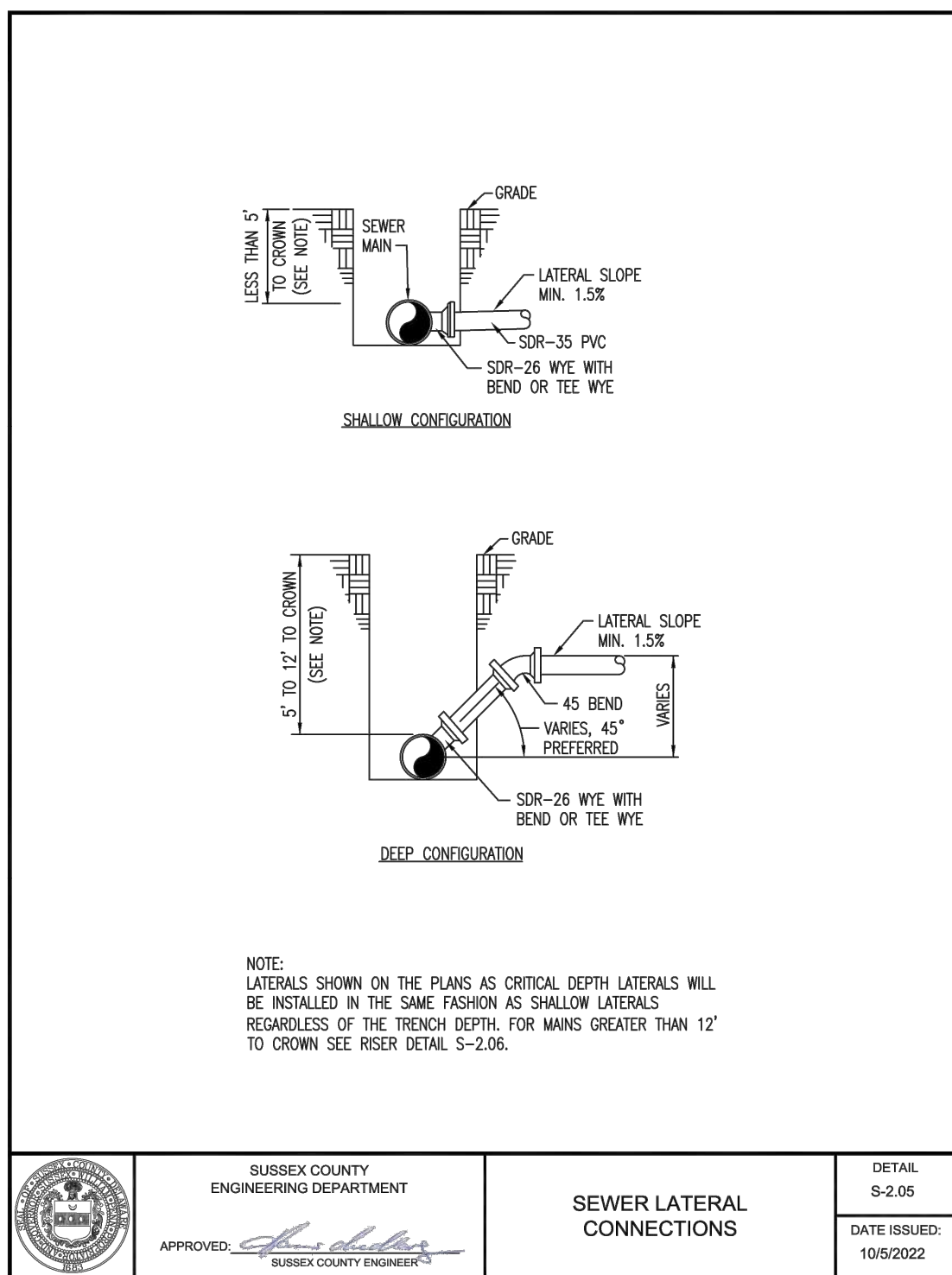
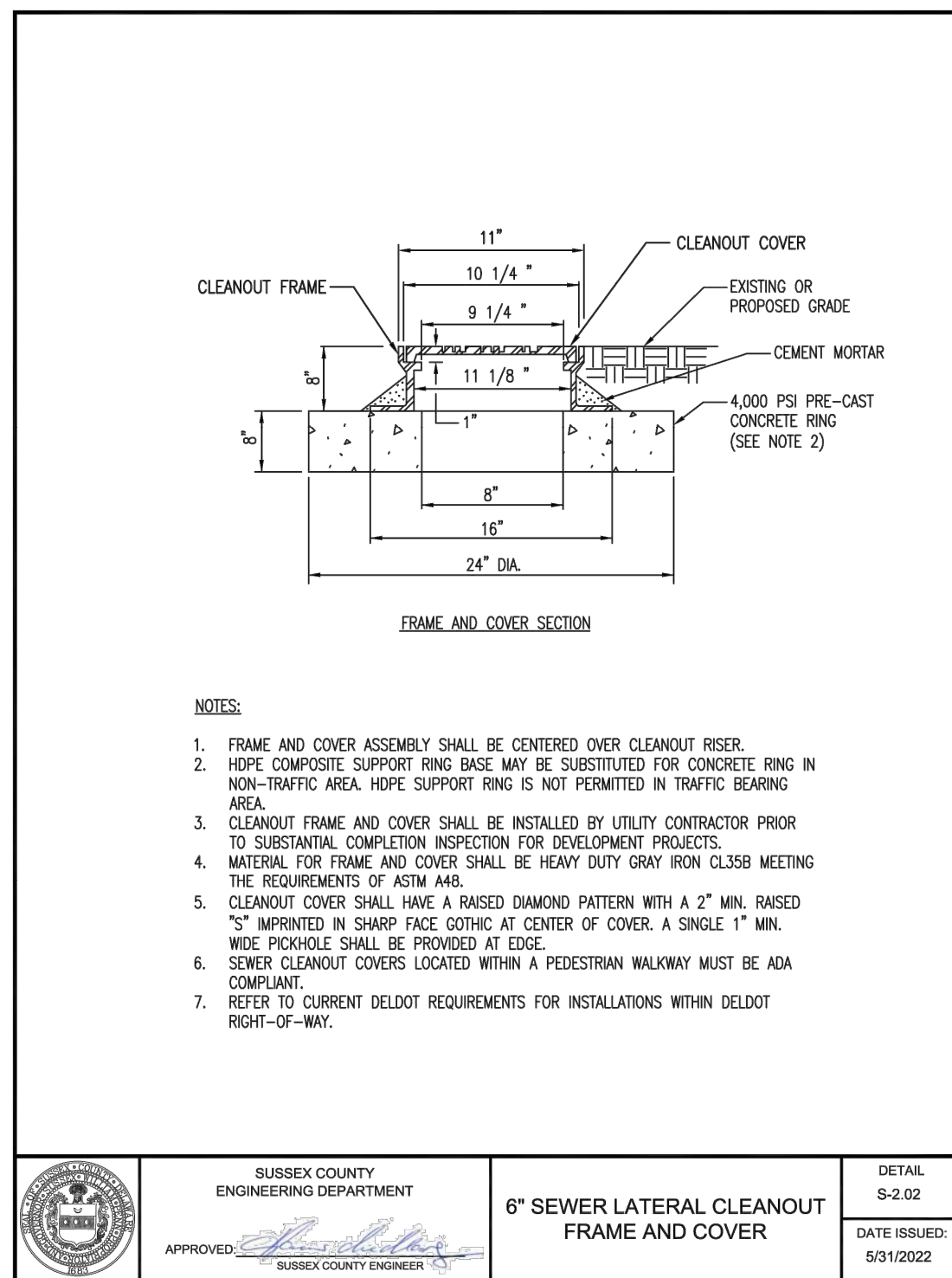
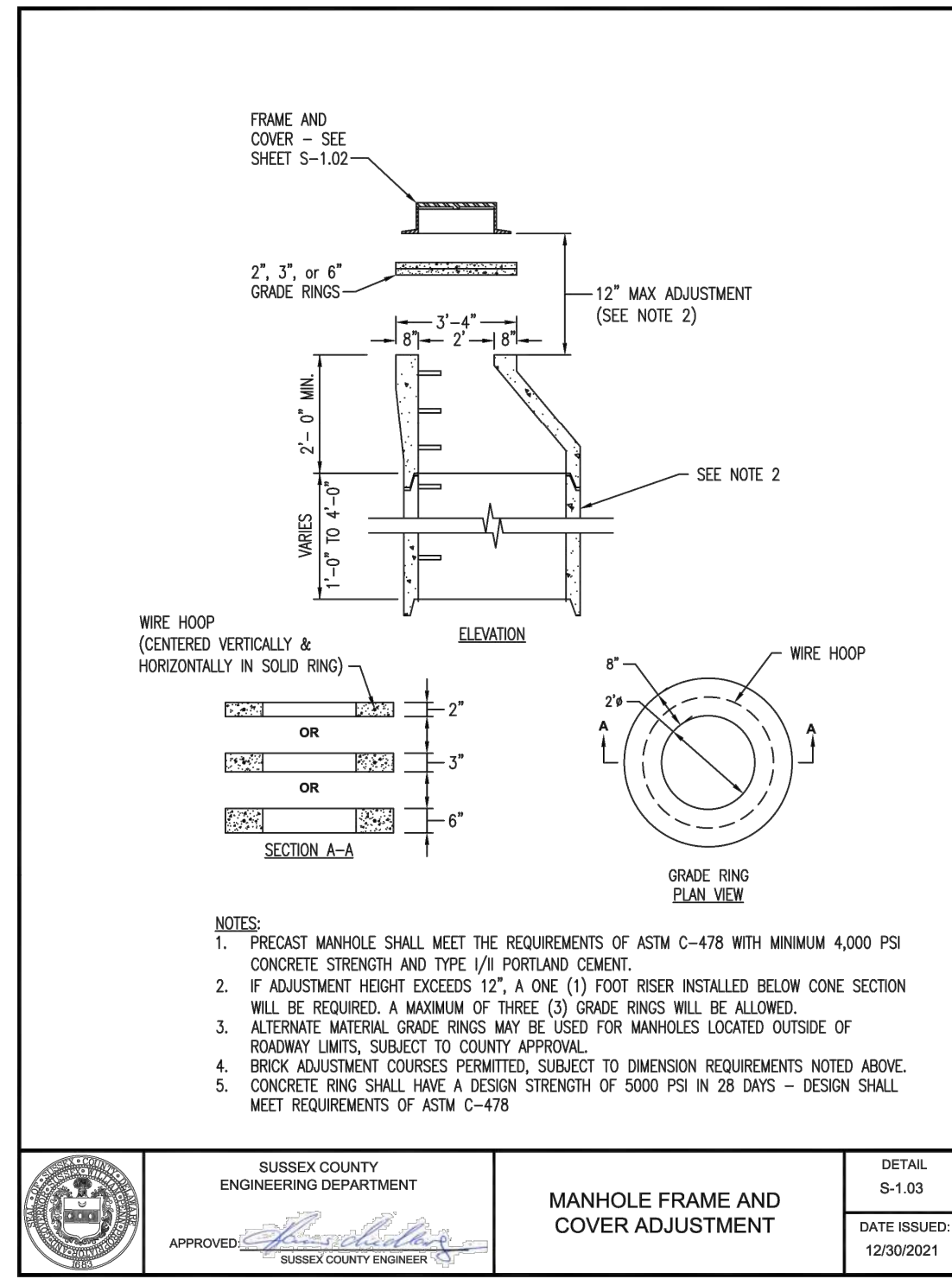
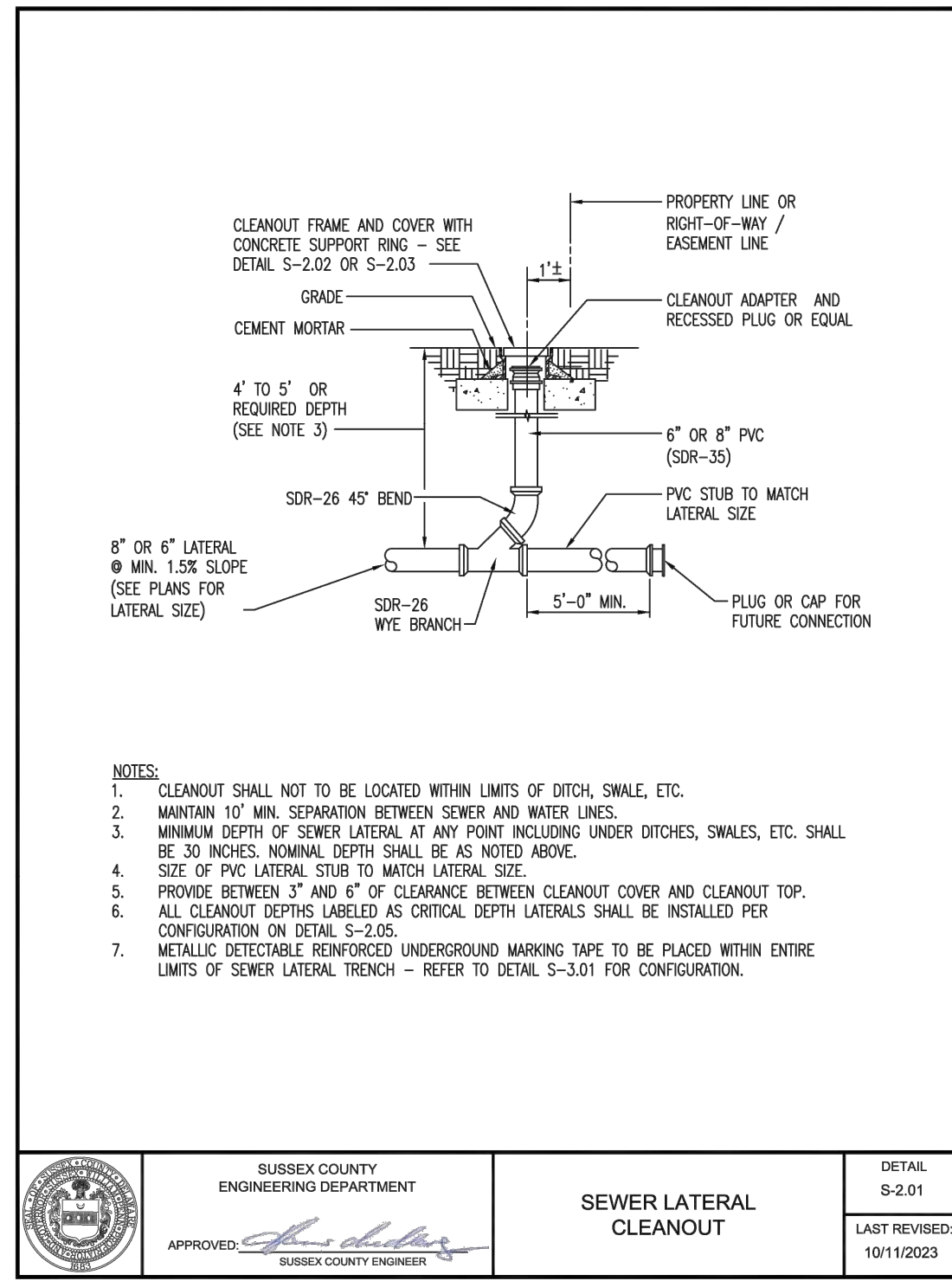
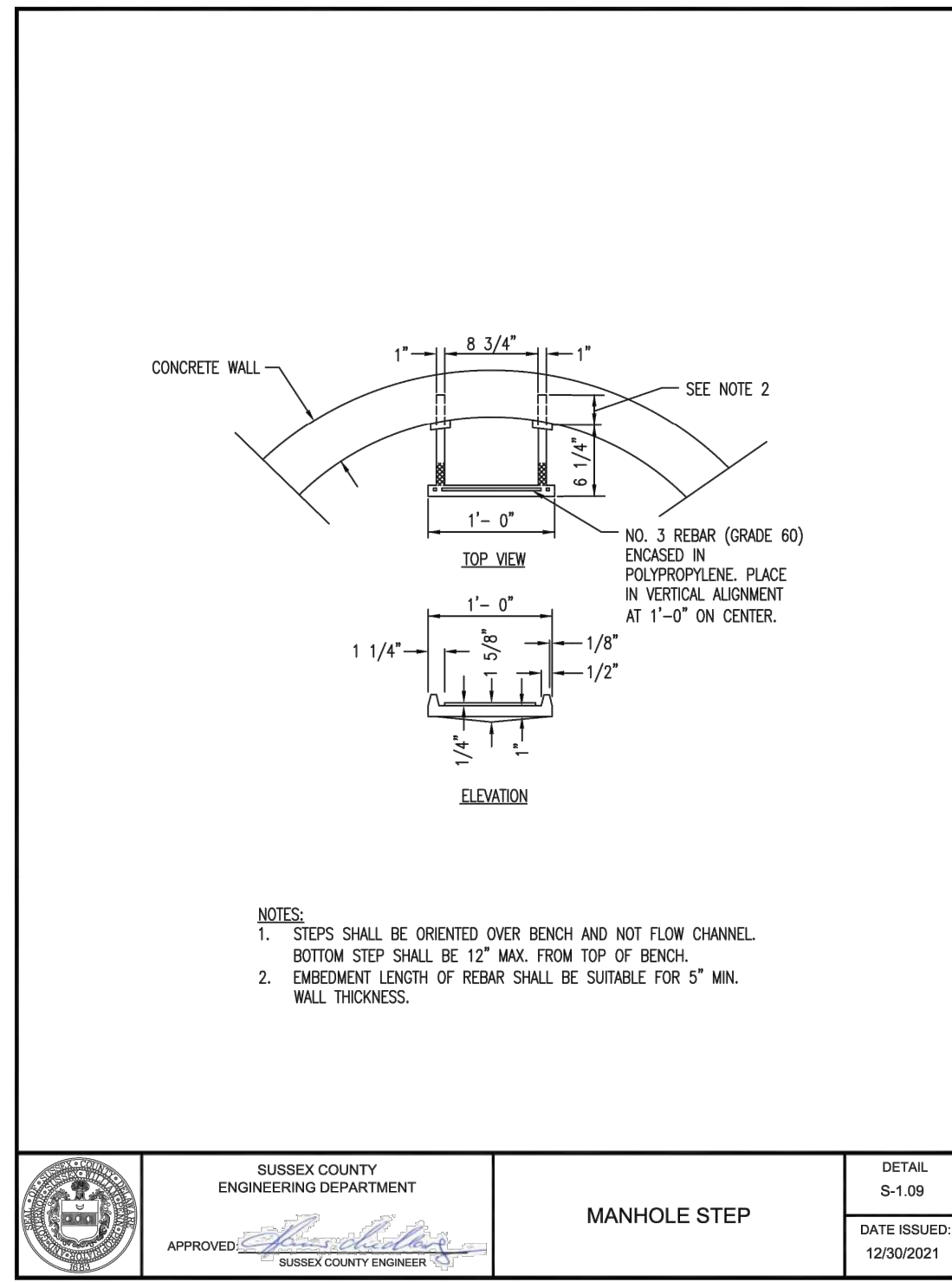
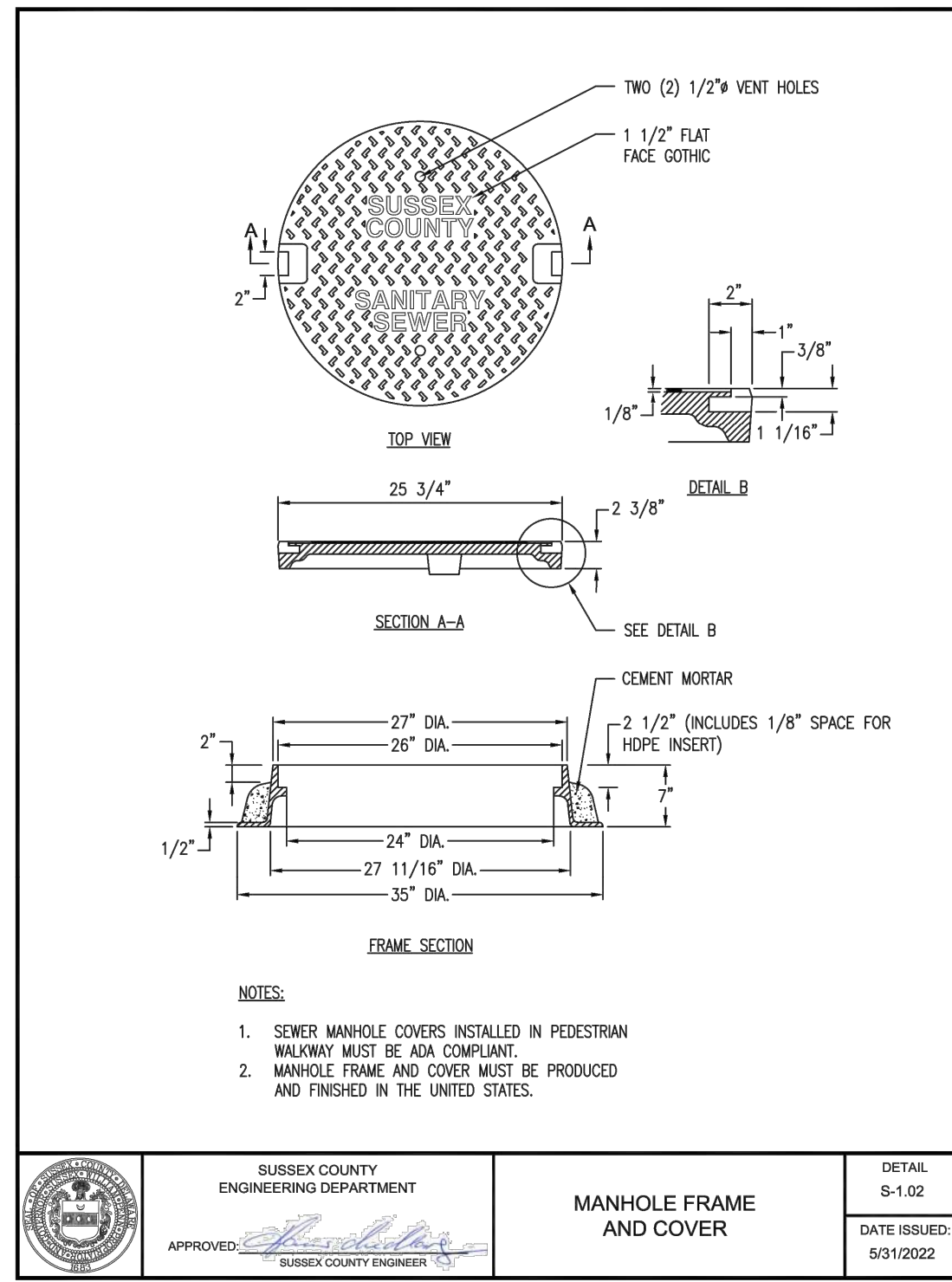
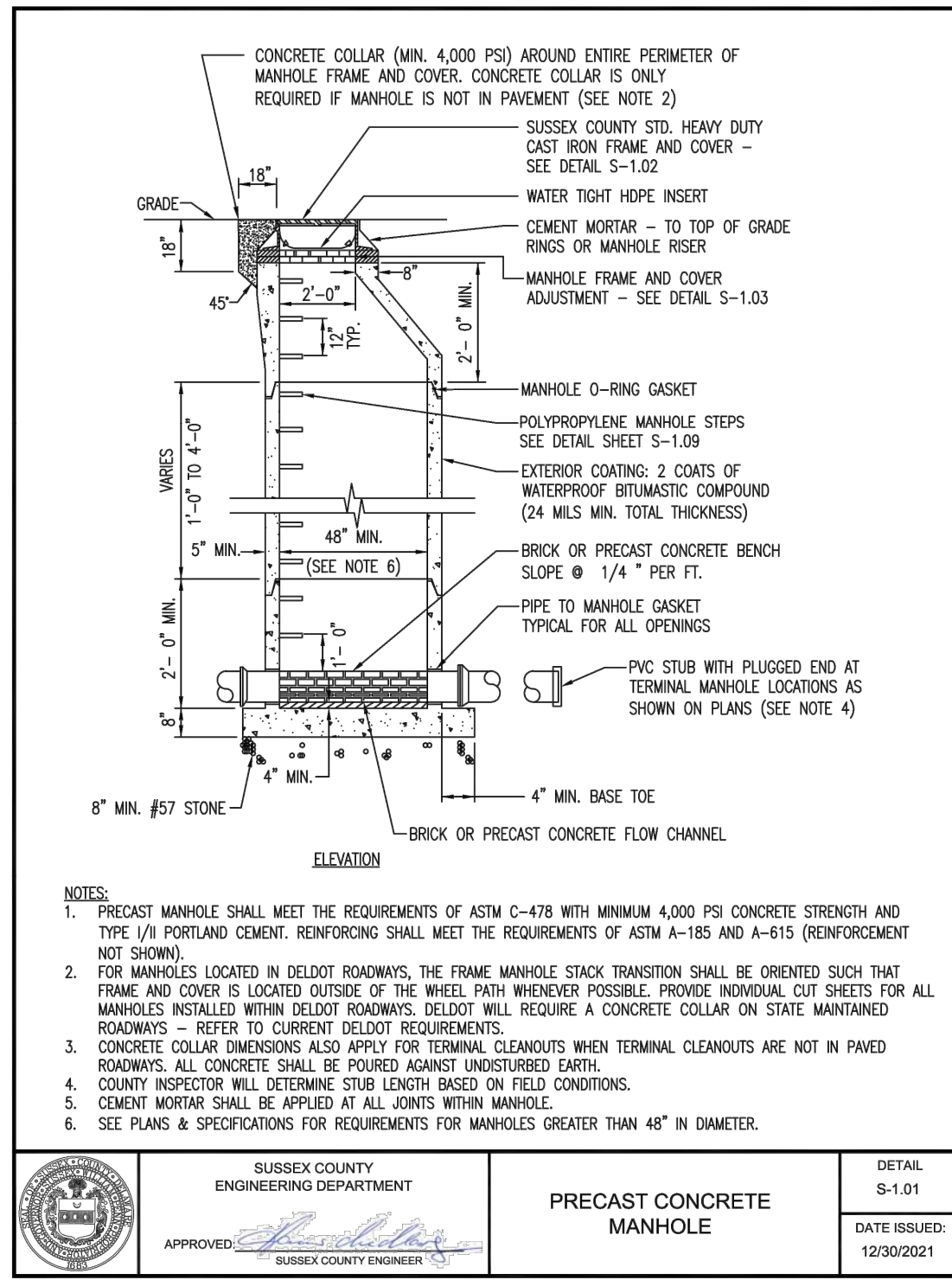


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**PENNONI ASSOCIATES INC.**  
 Christina Executive Campus  
 121 Continental Drive, Suite 207  
 Newark, DE 19713-4310  
 T 302.655.4451 F 302.654.2895

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BLUE HERON LANDING  
 34 WOODLAND AVENUE  
 TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

SANITARY SEWER DETAILS

STTIK FOSTER HOMES LLC  
 2 S. GABRIEL DRIVE  
 BEAR, DELAWARE 19701

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NO.	DATE	REVISIONS	BY
2	2025-03-06	PER TUI COMMENTS	SRA
1	2025-01-06	PER SCED COMMENTS	SRA

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PROJECT	ASBHM25014
DATE	2025-12-02
DRAWING SCALE	1"=40'
DRAWN BY	SRA
APPROVED BY	SRA

CS6003

SHEET 7 OF 7