



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III, Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I and Chase Phillips, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: July 14, 2020

RE: Other Business for July 23<sup>rd</sup>, 2020 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the July 23<sup>rd</sup>, 2020 Planning Commission meeting.

### **Windswept at Lewes RPC (F.K.A. Windswept Meadows)**

BM

Final Site Plan

This is a Final Site Plan for the creation of a Residential Planned Community (RPC) to consist of 201 proposed residential lots and amenities including a community pool, covered pavilion, sports field and tot lot. The property is located on the east side of Angola Beach Road and south side of Angola Road (S.C.R. 277). At their meeting of Tuesday, December 11, 2018, the property was approved by County Council for a Change of Zone (C/Z 1859) from Agricultural Residential (AR-1) to a General Residential, Residential Planned Community (GR-RPC) and adopted through Ordinance No. 2623. Additionally, at their meeting of Thursday, March 28, 2019, the Planning and Zoning Commission approved the Revised Preliminary Site Plan for the community. The Final Site Plan complies with the Sussex County Zoning and Subdivision Code and all RPC Conditions of Approval. Tax Parcels: 234-12.00-3.00 & 6.00. Zoning District: GR-RPC (General Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

### **Generations Welding & Contracting LLC (S-20-08)**

KH

Final Site Plan

This is a Final Site Plan for a proposed 2,800 square foot commercial welding fabrication shop and other site improvements on a 1.605 acre +/- parcel located at 14716 Laurel Rd. Conditional Use 2178 was approved by the Planning and Zoning Commission at their meeting of Thursday, June 27, 2019 and approved by the Sussex County Council at their meeting of Tuesday, July 16, 2019. The Preliminary Site Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, March 26, 2020. Staff has approved a site plan to allow for the location of buildings and hard surfacing. The Applicant has submitted a letter requesting relief from interconnectivity with adjacent parcels. The Final Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 232-19.00-30.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

### **Eco Properties Storage Units (S-20-20)**

KH

Preliminary Site Plan

This is a Preliminary Site Plan for a proposal to construct fourteen (14) 2,840 square foot warehouses and one (1) 256 square foot office building, parking and associated site improvements.



Site improvements include a proposed surface ephemeral wetland stormwater facility on the easternmost side of the site. There is also an existing dwelling and garage on the site which were originally placed in the 1960s and as such are considered legally non-conforming. The site is located on the south side of East Redden Road (S.C.R. 565). The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 135-6.00-10.00. Zoning District: CR-1 (Commercial Residential). Staff are awaiting agency approvals.

**Admiral's Chase (S-19-4) (C/U 2134 & C/Z 1851)**

KS

**Amenities Plan**

This is an Amenities Plan for Admiral's Chase, a development consisting of 24 (14 duplex) units to be located off Gills Neck Road (S.C.R. 267). The Amenities Plan consists of a 160 square foot pool house, 5 parking spaces (including one ADA accessible space), and a 608 square foot pool. As required by the Code, the perimeter of the pool will contain a 3-ft walkway and be enclosed by an aluminum fence which meets the 4-ft minimum height requirement. The site was approved for a Conditional Use (C/U 2134) for the proposed multifamily by County Council at their meeting of Tuesday, August 14, 2018 and adopted through Ordinance No. 2594. The pool complies with C/U 2134 Condition of Approval "P" which requires the swimming pool to be "at least 15 by 30 feet in size." Additionally, the site was approved for a Change of Zone (C/Z 1851) to facilitate a change of zone from an Agricultural Residential (AR-1) Zoning District to a Medium Density Residential (MR) Zoning District by County Council at their meeting of Tuesday, August 14, 2018 and adopted through Ordinance No. 2594. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 335-8.00-44.00. Zoning District: MR (Medium Density Residential Zoning District). Staff are in receipt of all agency approvals.

**Lands of Coulbourne**

BW

**Minor Subdivision off 30' Easement**

This is a Preliminary Subdivision Plan for a minor subdivision of a 22.55-acre parcel into a 1.0-acre lot off a 30-ft easement over an existing drive. The property is located off N. Oak Grove Road (S.C.R. 549) in Seaford, Delaware. The Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 531-8.00-34.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

**Coastal Corner (FKA Fred Hudson Properties) (S-19-12) (CU 2130)**

BM

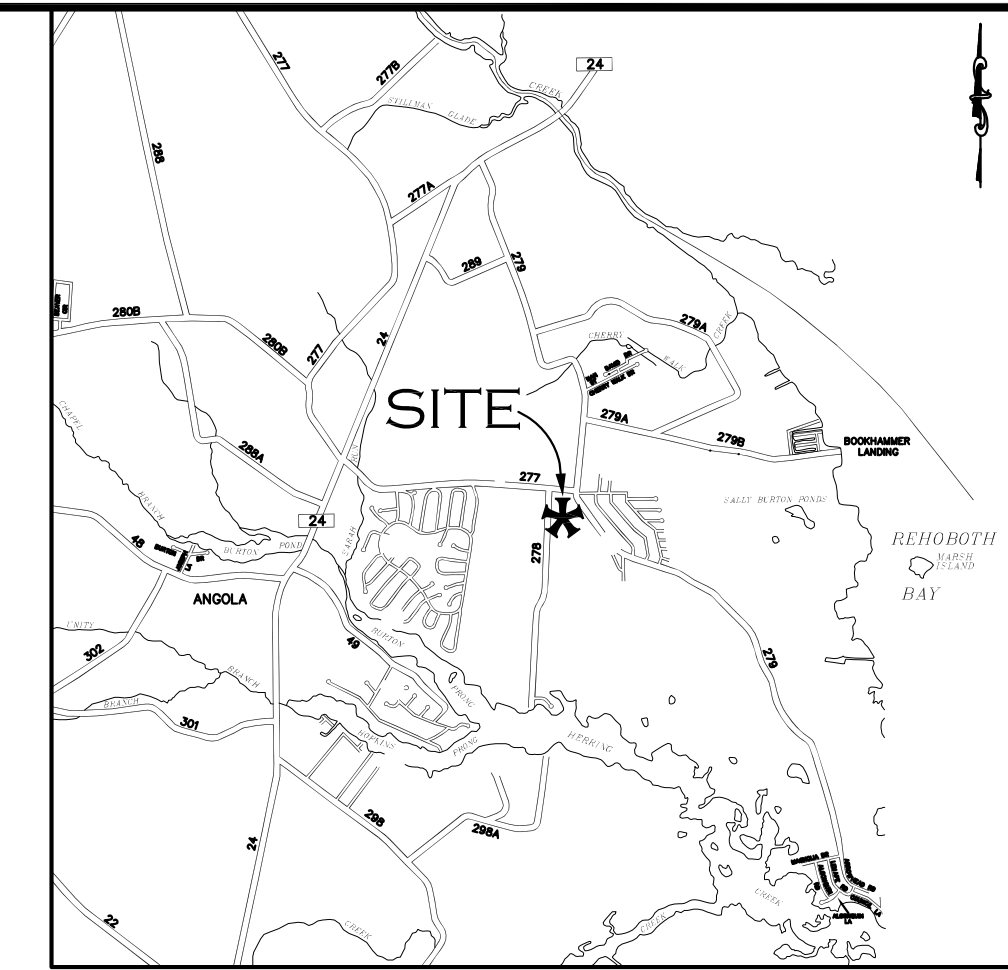
**Request for Clarification of Conditions of Approval**

This is request for clarification of Conditions of Approval associated with Conditional Use 2130 approved by County Council on October 30, 2018. Condition 'B' requires that "*As provided by Section 115-218 of the Zoning Code, there shall be a forested or landscaped buffer installed around the entire perimeter of the project in compliance with Section 99-5 of the Code of Sussex County*". Following discussions with Staff, the Applicant is requesting clarification as to the required location of the forested or landscape buffer. Tax Parcel 134-13.00-72.00 & 72.01. Zoning: MR (Medium-Residential Zoning District).

# WINDSWEPT @ LEWES

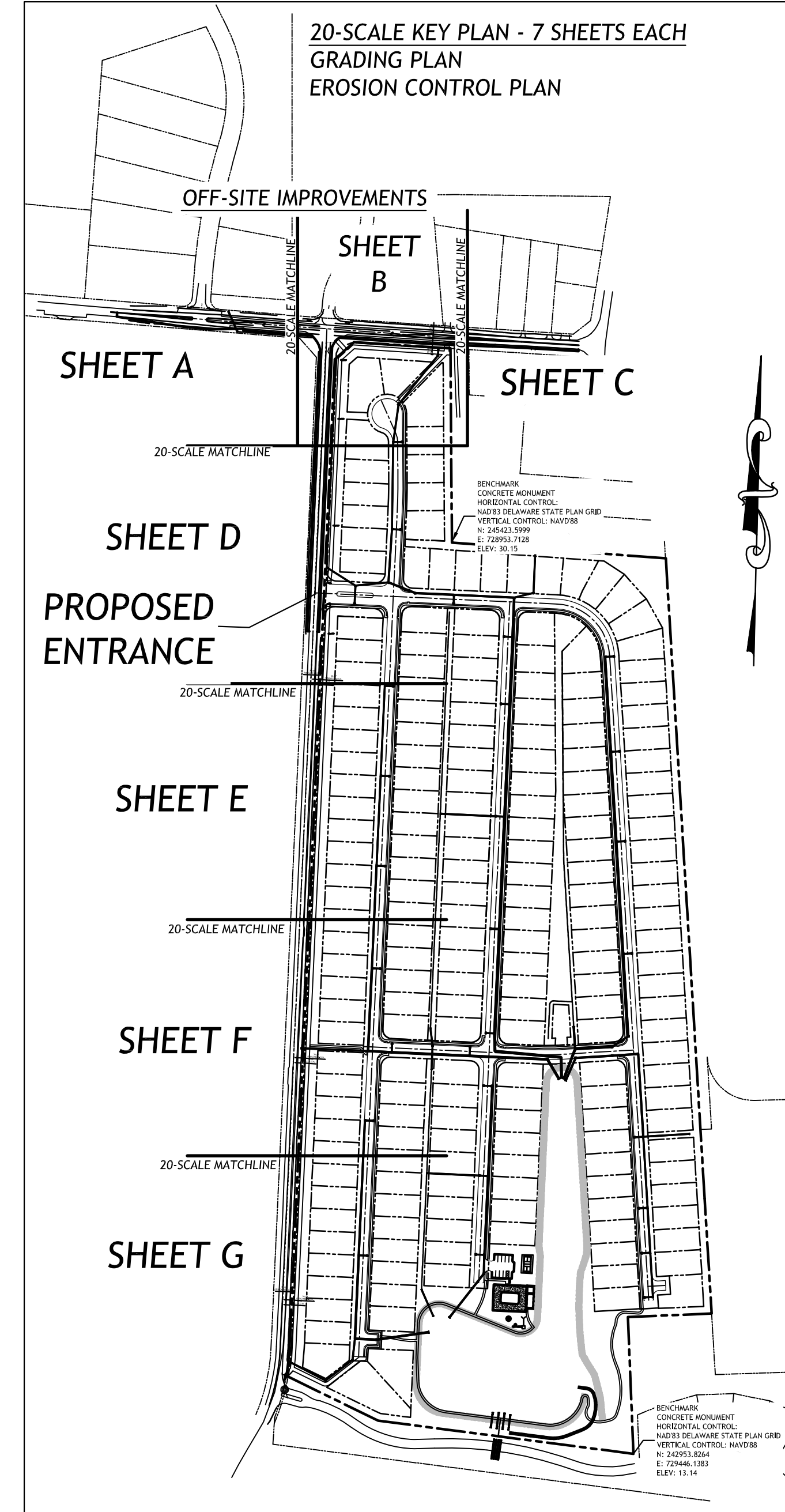
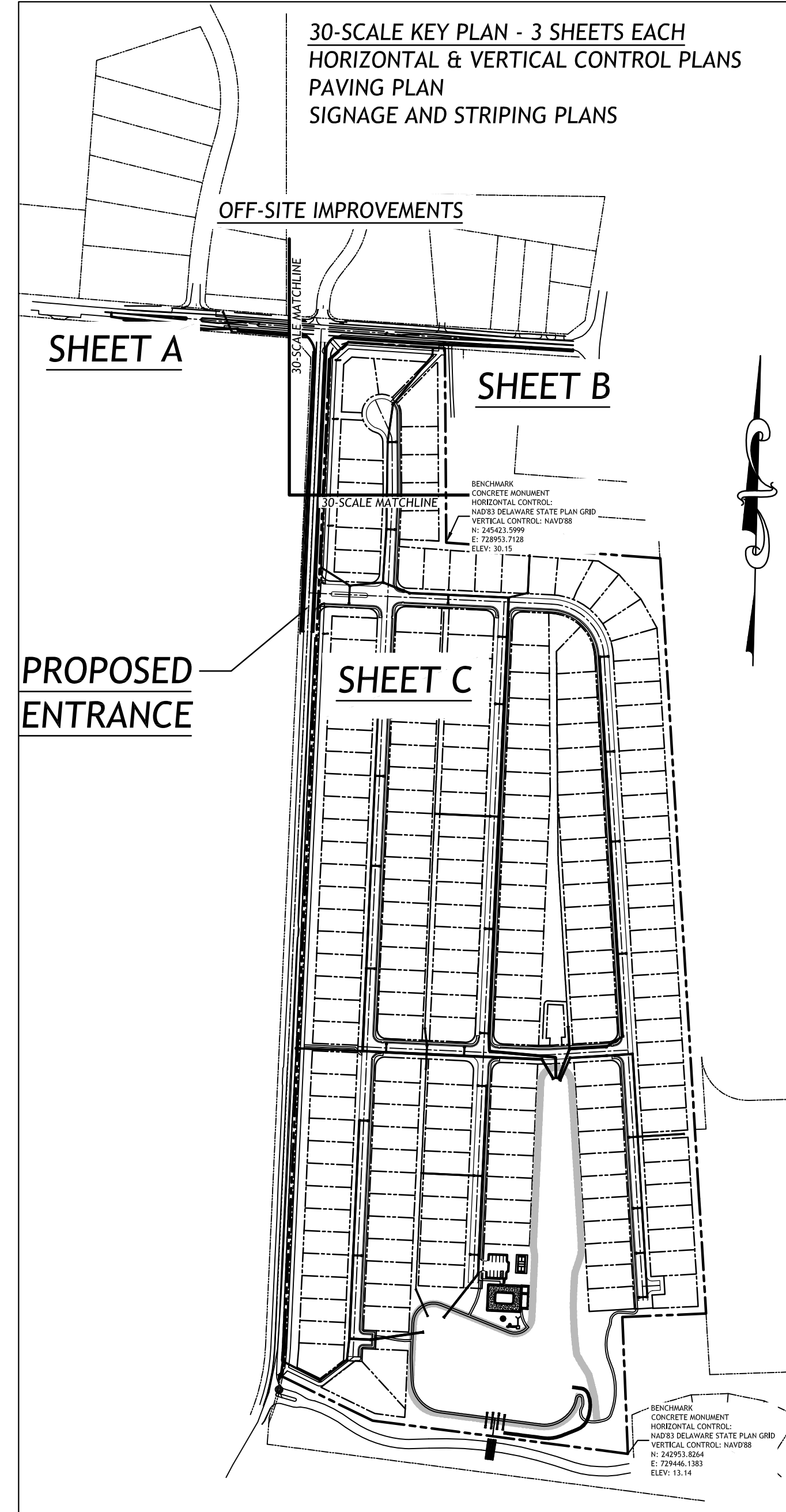
## RESIDENTIAL PLANNED COMMUNITY

### ENTRANCE PLAN



VICINITY MAP  
SCALE: 1" = 1 MILE

ENTRANCE PLAN SHEET INDEX			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
CE-1	ENTRANCE COVER SHEET	11/15/2019	12/20/2019
CE-2	CONSTRUCTION AND MOT NOTES	11/15/2019	12/20/2019
CE-3	ANGOLA ROAD TYPICAL SECTIONS	11/15/2019	12/20/2019
CE-4	ANGOLA BEACH ROAD TYPICAL SECTIONS	11/15/2019	12/20/2019
CE-5	HORIZONTAL & VERTICAL CONTROL PLAN	11/15/2019	12/20/2019
CE-6	ROAD PAVING PLAN	11/15/2019	12/20/2019
CE-7	ROAD PAVING PLAN	11/15/2019	12/20/2019
CE-8	ROAD PAVING PLAN	11/15/2019	12/20/2019
CE-9	GRADING PLAN	11/15/2019	12/20/2019
CE-10	GRADING PLAN	11/15/2019	12/20/2019
CE-11	GRADING PLAN	11/15/2019	12/20/2019
CE-12	GRADING PLAN	11/15/2019	12/20/2019
CE-13	GRADING PLAN	11/15/2019	12/20/2019
CE-14	GRADING PLAN	11/15/2019	12/20/2019
CE-15	GRADING PLAN	11/15/2019	12/20/2019
CE-16	ANGOLA BEACH ROAD CROSS SECTION INDEX	11/15/2019	12/21/2019
CE-17	ANGOLA BEACH ROAD CROSS SECTION INDEX	11/15/2019	12/20/2019
CE-18	ANGOLA BEACH ROAD CROSS SECTION INDEX	11/15/2019	12/20/2019
CE-19	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-20	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-21	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-22	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-23	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-24	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-25	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-26	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-27	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-28	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-29	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-30	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-31	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-32	ANGOLA BEACH ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-33	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-34	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-35	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-36	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-37	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-38	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-39	ANGOLA ROAD CROSS SECTIONS	11/15/2019	12/20/2019
CE-40	ANGOLA ROAD SIGNAGE & STRIPING	11/01/2019	12/20/2019
CE-41	ANGOLA ROAD & ANGOLA BEACH ROAD SIGNAGE & STRIPING	11/15/2019	12/20/2019
CE-42	ANGOLA ROAD SIGNAGE & STRIPING	11/15/2019	12/20/2019
CE-43	ANGOLA ROAD & ANGOLA BEACH ROAD SIGNAGE & STRIPING	11/15/2019	12/20/2019



**SITE DATA:**

OWNER: DAWN DORMAN, KELLY DORMAN, MARLENE HARNON  
22542 JOHN J. WILLIAMS HWY  
LEWES, DE. 19958

EQUITABLE OWNER/DEVELOPER: BOARDWALK DEVELOPMENT, LLC  
C/O JOSEPH REED  
317 REHOBOTH AVENUE  
REHOBOTH BEACH, DE 19971  
jreedr@gmail.com

TAX MAP: 234-12.00-3.00 & 6.00  
DEED REFERENCE: DB 4061 - PG 188

STATE INVESTMENT LEVEL: 3  
TRANSPORTATION IMPROVEMENT DISTRICT: N/A  
HIGHWAY FUNCTIONAL CLASSIFICATION/POSTED SPEED LIMIT: SCR 278-ANGOLA BEACH ROAD-LOCAL-45 MPH  
SCR 277-ANGOLA ROAD - LOCAL- 45 MPH  
SUSSEX COUNTY - GR-RPC (CZ # 1859)

CURRENT ZONING: AGRICULTURAL  
EXISTING USE: SINGLE FAMILY DETACHED HOUSING  
PROPOSED USE: 201 PROPOSED  
PROPOSED RESIDENTIAL LOTS DENSITY: 3.37 DWELLING UNITS/ACRE

REQUIRED LOT SIZE: MIN. WIDTH 60'  
MIN. DEPTH 100'  
MIN. AREA 7,500 SQ. FT.\*

BUILDING SETBACKS: FRONT 25'  
CORNER 15'  
SIDE 8'  
REAR 10'

\* REDUCED LOT WIDTH, LOT AREA AND SETBACKS APPROVED WITH RPC CHANGE OF ZONE (CZ # 1859)

PROPOSED BUILDING HEIGHT: 42' MAX.

**SITE AREA CALCULATIONS:**  
DEDICATION TO STATE OF DELAWARE: 0.322 AC.  
AREA TO TRANSFER TO BAY POINT SUBDIVISION: 0.34 AC.  
PRIVATE ROAD R.O.W.: 9.07 AC.  
LOTS: 35.73 AC.  
OPEN SPACE: 14.51 AC. (24%)  
TOTAL SITE AREA: 59.97 AC.

**OPEN SPACE CALCULATIONS:**  
STORMWATER MANAGEMENT AREA: 4.78 AC.  
EXISTING FOREST TO REMAIN: 0.98 AC.  
FOREST BUFFER TO BE PLANTED: 3.77 AC.  
DEEDLOT PERMANENT EASEMENT (SHARED USE PATH): 1.06 AC.  
OTHER OPEN SPACE: 3.94 AC.

PROPERTY IS PRESENTLY 2% FORESTED  
FOREST TO REMAIN: 1.15 AC.  
FOREST CLEARED: 0.49 AC.  
TOTAL FOREST ON PROPERTY: 1.64 AC.

WATER SUPPLY: TIDEWATER UTILITIES  
SEWAGE DISPOSAL: SUSSEX COUNTY

ENTRANCE COVER SHEET

S.C.R. 278-ANGOLA BEACH ROAD

**WINDSWEPT @ LEWES**

RESIDENTIAL PLANNED COMMUNITY

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
16 CHESTNUT STREET  
LEWES, DE 19947  
TEL: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENGS.COM

ENGINEER: KRC  
DRAFTER: EW  
CHECKED BY: KRC  
DATE: 11/15/2019  
TAX MAP: 234-12.00-3.00 & 6.00

PROJECT NO: 0233-1702  
DRAWING: CE-1  
SHEET: 1 OF 43

SCALE: 24" X 36" 1 inch = 300 ft.  
11" X 17" 1 inch = 600 ft.

SEAL

**ENGINEER'S CERTIFICATION:**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

KENNETH R. CHRISTENBURY, P.E. - DE. LICENSE NO. 11553-EXPIRES 6/30/2020 DATE

**LEGEND**

EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	REBAR FOUND
EX. 404 WETLANDS	REBAR SET
EX. MINOR CONTOUR	BENCHMARK
EX. MAJOR CONTOUR	TERMIN FLOOR/RAIN BOUNDARY
EX. BUILDING RESTRICTION LINES	STATE (TIDAL) WETLANDS
EX. ROAD CENTERLINE	PR. CONTOUR
EX. EASEMENT	PR. BUILDING RESTRICTION LINES
EX. BUILDING	PR. ROAD CENTERLINE
EX. SWALE	PR. EASEMENT
EX. CURB	PR. BUILDING
EX. STORM SEWER	PR. SWIALE
EX. SANITARY SEWER	PR. SIDEWALK
EX. WOODS LINE	PR. CURB
EX. WATER LINE	PR. STORM SEWER CL.
EX. WELL	PR. SANITARY SEWER
TRAFFIC SIGN	PR. WOODS LINE
EX. ZONING BOUNDARY	PR. WATER LINE
EX. ELECTRIC LINES UTILITIES	PR. WELL
EX. UTILITY POLES/LIGHT POLES	PARKING SPACE COUNTS
EX. FENCE	PR. SPOT ELEVATION
PR. DEEDLOT ENTRANCE PAVING	PROPOSED DRAINAGE FLOW
PR. ROTOWALL 1 1/4" B OVERLAY	PR. INLET PROTECTION
SOIL BORING	PR. CULVERT INLET PROTECTION
TEST PIT	PR. FOREBAY
EX. STREAM	CONSTRUCTION ENTRANCE
DRAINAGE DIVIDES	LIMIT OF DISTURBANCE
TIME OF CONCENTRATION	SILT FENCE

**DELDOT NOTES - ENTRANCE PLAN:**

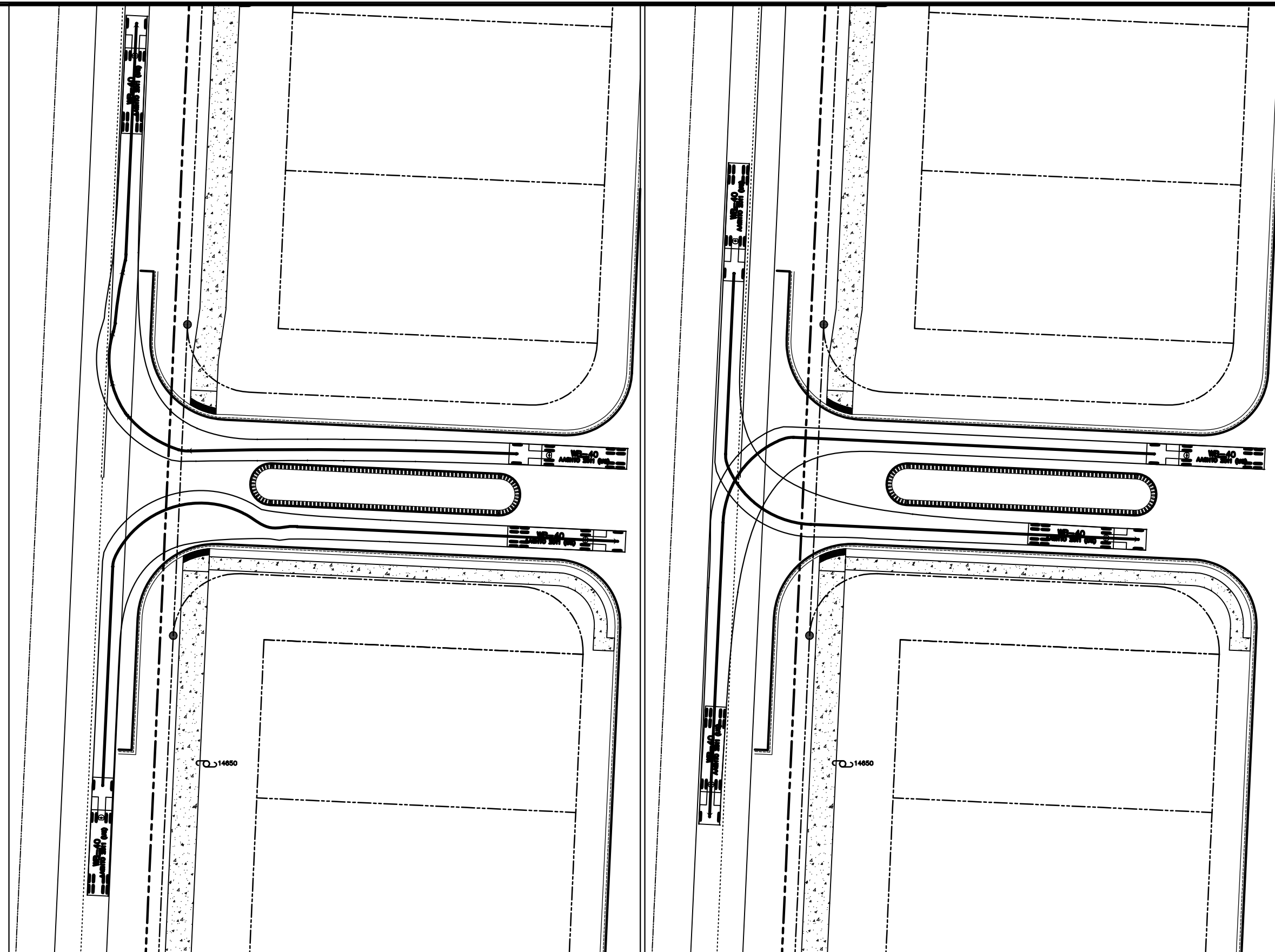
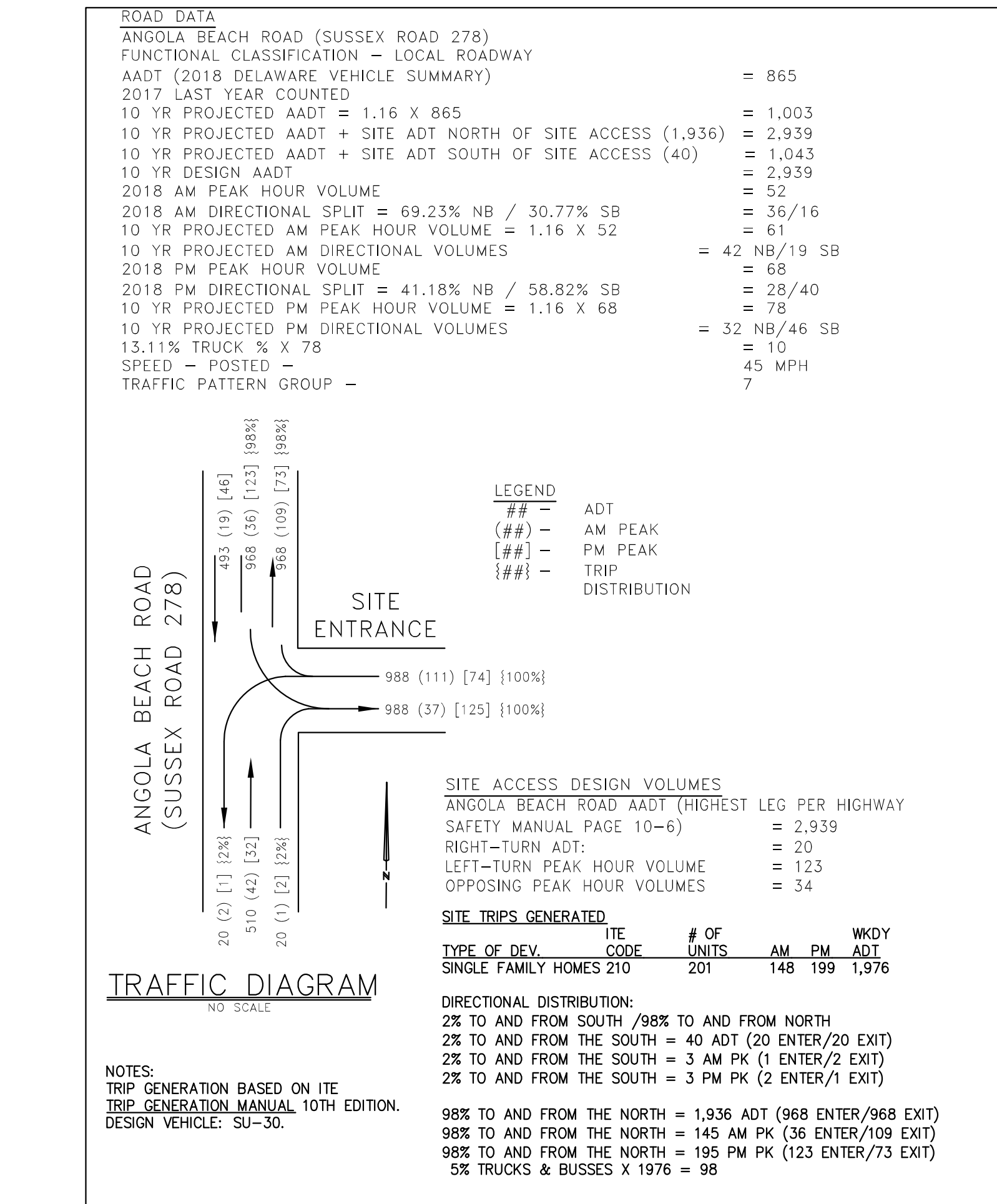
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
- A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- ALL SIGNING, STRIPING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AT THE DATE OF THE ENTRANCE PERMIT APPROVAL). THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
- A COPY OF THE UP-TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
- SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED. THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
- DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A 'NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE' UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
  - EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
  - THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
  - PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII - TRAFFIC, T-15.
- MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
- ALL APPROACH AND EXIT ENDS OF MEDIAN ISLAND AND CURB SHALL ALSO BE TRANSITIONED FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
- WHERE CURB TYPE AND/OR HEIGHT IS BEING VARIED, TAPER CURB PER THE DELDOT INSPECTOR (TYPICAL FOR BOTH SIDES OF THE ENTRANCE).
- A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF ROUTES 277 & 278. STRIPING OF THE CENTERLINE SHALL BE 5-INCH WIDE LINE SEPARATED BY A 6-INCH SPACE.
- ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
- ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
- ALL PROPOSED CLOSED STORMDRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
- THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
- ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
- THE CONTRACTOR SHALL NOTIFY THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND DOT\_DTC\_PROJECTDEVELOPMENT@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6019.
- FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-PUBLIC WORKS AT (302) 853-1345.
- FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-OUTDOOR ADVERTISING & ROADSIDE CONTROL AT (302) 853-1327.

**DELDOT SEQUENCE OF CONSTRUCTION:**

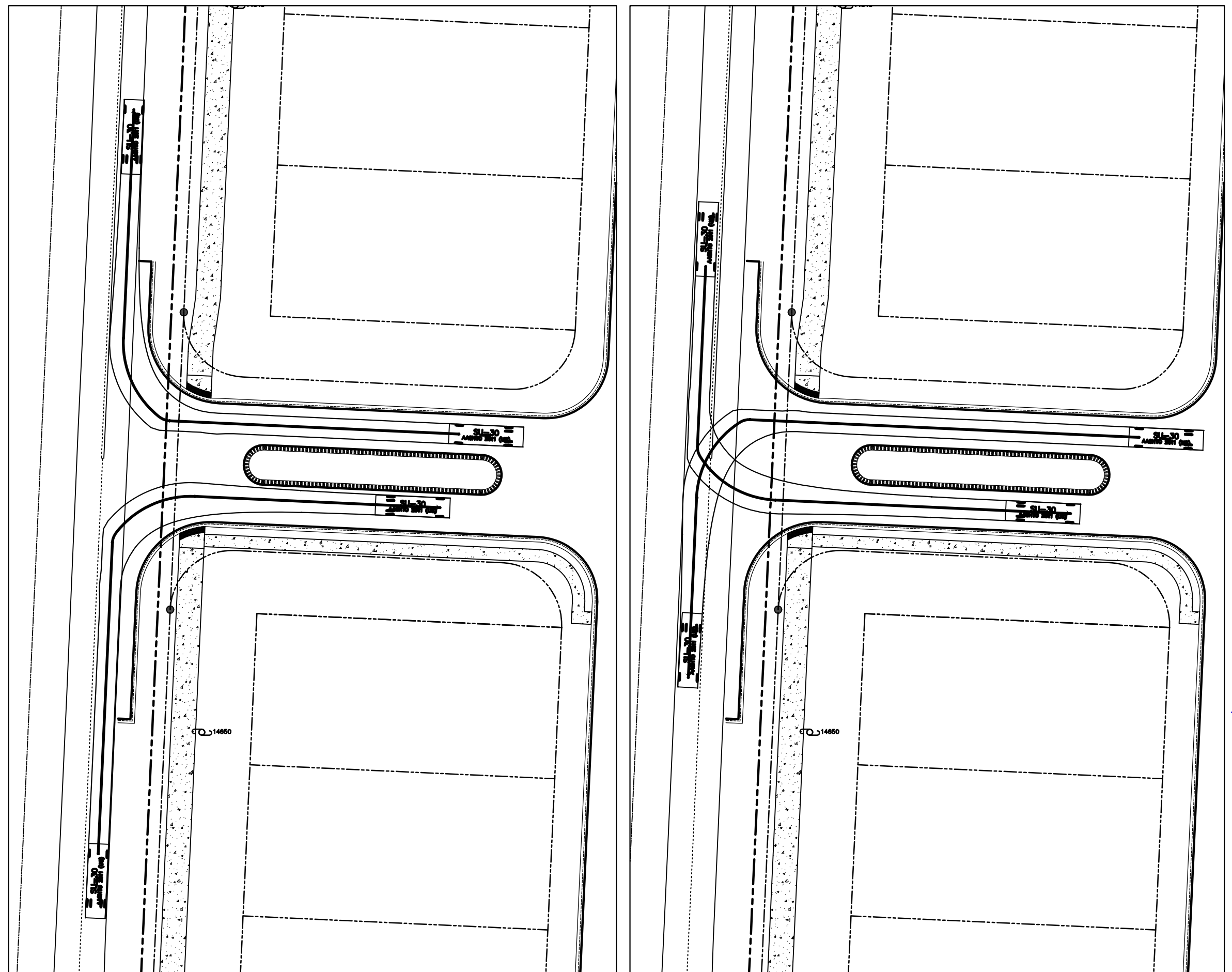
- NOTIFY DELDOT SOUTH DISTRICT AT (302) 853-1340 PRIOR TO BEGINNING ANY ROAD WORK.
- MISS UTILITY OF DELMARVA SHALL BE NOTIFIED BY TELEPHONE THREE CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, TEL. 1-800-282-8555.
- CLEAR AND GRUB AREAS FOR INSTALLATION OF PERIMETER CONTROLS.
- SITE LAYOUT SHOULD BE CHECKED AGAINST THE PLAN. PHYSICAL LAYOUT OF PROPERTY LINES, LIMITS OF DISTURBANCE AND OTHER AREAS TO BE LEFT UNDISTURBED SHOULD BE ACCOMPLISHED. CONTACT ENGINEER IMMEDIATELY IF A DISCREPANCY APPEARS TO EXIST.
- INSTALL PERIMETER CONTROLS: SILT FENCING, STABILIZED CONSTRUCTION ENTRANCES. ONCE IN PLACE AND INSPECTED BY DELDOT, OR CCR, CONSTRUCTION MAY PROCEED.
- REMOVE ANY ITEMS AS NOTED ON ENTRANCE PLANS.
- RELOCATE UTILITIES AS NOTED ON ENTRANCE PLANS.
- INSTALL STORM DRAINS & GRADE SWALE.
- CLEAR, GRUB, AND ROUGH GRADE FOR NEW PAVE AREAS.
- STOCKPILE TOPSOIL WHERE DESIGNATED ON E & S PLAN, AND STABILIZE.
- INSTALL CURBING.
- INSTALL NEW PAVING.
- FINE GRADE, PLACE 6" OF TOPSOIL, AND PERMANENTLY STABILIZE ALL DISTURBED AREAS.
- RESTRIPE ROADWAY.
- INSTALL OR RELOCATE NEW SIGNAGE AS NEEDED.
- AFTER APPROVAL FROM DELDOT, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES, AND STABILIZE PER DELDOT SPECIFICATIONS.
- TOTAL DISTURBED AREA (DELDOT WORK) = 0.55±AC.

**DELDOT NOTES - MAINTENANCE OF TRAFFIC:**

- ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH: THE CONTRACT DOCUMENTS, THE LATEST VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (HEREINAFTER REFERRED TO AS THE "DELAWARE MUTCD"), CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND SUPPLEMENTAL SPECIFICATIONS, INCLUDING ALL REVISIONS AS OF THE DATE OF THE ENTRANCE PERMIT APPROVAL.
- CONTRACTOR SHALL SUPPLY MESSAGE BOARDS THAT ARE TO BE PLACED TEN (10) DAYS PRIOR TO CONSTRUCTION AND/OR TRAFFIC PATTERN CHANGES. THE MESSAGE BOARDS MUST REMAIN IN PLACE FIVE (5) DAYS AFTER WORK HAS STARTED AND/OR AFTER TRAFFIC PATTERN CHANGES. THE NUMBER OF MESSAGE BOARDS, LOCATIONS, AND WORDING ON THE MESSAGE BOARDS SHALL BE COORDINATED WITH THE DISTRICT SAFETY OFFICER.
- THE DEPARTMENT RESERVES THE RIGHT TO STOP THE CONTRACTOR'S OPERATIONS, IF, IN THE OPINION OF THE DEPARTMENT'S REPRESENTATIVE, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE DELAWARE MUTCD, THE SPECIFICATIONS OR THE PLANS OR IF THE CONTRACTOR'S OPERATIONS ARE DEEMED UNSAFE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL 911 CENTER, LOCAL SCHOOLS AND DELDOT COMMUNITY RELATIONS OF ALL ROADS AND LANES TO BE CLOSED A MINIMUM OF SEVEN (7) CALENDAR DAYS BEFORE THE CLOSURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE TRANSPORTATION MANAGEMENT CENTER IS NOTIFIED EACH AND EVERY DAY WHEN WORK IS BEING PERFORMED IN STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL IDENTIFY THE TYPE OF WORK, ANY LANE(S) OR SHOULDER(S) CLOSED, THE LENGTH OF TIME FOR WORK, WHEN THE LANE RESTRICTIONS ARE IN PLACE AND WHEN LANE RESTRICTIONS ARE LIFTED, CONTACT PERSON/PHONE NUMBER AND STATE INSPECTOR. THE TRANSPORTATION MANAGEMENT CENTER CAN BE REACHED AT (302) 659-4600.
- WHEN SIDE ROADS INTERSECT THE WORK ZONE, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERECTED INCLUDING PERMANENT WARNING SIGNS.
- ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH THE DELAWARE MUTCD, SECTION 6G.21.
- ALL PAVEMENT MARKINGS THAT ARE NO LONGER IN USE AND CONFLICT WITH TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED AND COMPLETELY OBLITERATED BY A METHOD APPROVED BY THE ENGINEER. PAINTING OVER THE CONFLICTING PAVEMENT MARKINGS WILL NOT BE ACCEPTED AS A METHOD OF REMOVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EXISTING PAVEMENT WITHIN THE PROJECT LIMITS FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE ENGINEER.
- WITHIN THE MAINLINE WORK AREA, PERMANENT ADVANCE WARNING SIGNS WITH THE LEGENDS ROAD WORK AHEAD SHALL BE INSTALLED IN ADVANCE OF THE WORK AREA IN BOTH DIRECTIONS. AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM FROM THE WORK AREA. ON INTERSECTING ROADWAYS WITHIN THE PROJECT LIMITS, A ROAD WORK AHEAD SIGN SHALL BE PLACED AT A DISTANCE NOT LESS THAN 500 FEET IN ADVANCE OF THE WORK AREA. ALL PERMANENT ADVANCE WARNING SIGNS SHALL BE GROUND MOUNTED ON TWO NCHRP-350 OR MASH APPROVED BREAKAWAY POSTS AND SHALL BE MOUNTED IN COMPLIANCE WITH THE DELAWARE MUTCD. PERMANENT ADVANCE WARNING SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET, MEASURED FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE USE OF SKID MOUNTED SIGN SUPPORTS IS NOT ALLOWED UNLESS THE CONTRACTOR CAN DEMONSTRATE THAT A UTILITY CONFLICT EXISTS, WHICH SHALL BE VERIFIED BY THE DISTRICT SAFETY OFFICER; OR CONCRETE MEDIANS PREVENT THE INSTALLATION OF THE PERMANENT ADVANCE WARNING SIGNS IN THE APPROPRIATE LOCATION.
- THE USE OF MILLINGS AND GRADED AGGREGATE BASE COURSE (GABC) IN THE TRAVEL WAY, TEMPORARY TRAVEL WAY, HIGH VOLUME ENTRANCES AND ACCESS RAMP FOR THE PURPOSE OF PROVIDING A TEMPORARY ROADWAY SURFACE, POTHOLE REPAIR, TAPERED EDGE FOR UTILITIES, BUTT JOINTS, AND LONGITUDINAL DROP-OFFS (MILLING AND PAVING OPERATIONS) IS PROHIBITED UNLESS IT IS OTHERWISE DESIGNATED TO BE USED IN THE CONTRACT PLANS. USE COLD PATCH, BITUMINOUS CONCRETE, BITUMINOUS CONCRETE WEDGE, OR TAPER MILL, AS NOTED IN THE CONTRACT DOCUMENTS OR APPROVED BY THE ENGINEER.
- MILLINGS OR GABC SHALL BE USED AT THE FOLLOWING LOCATIONS WHERE ACCESS TO A BUSINESS, RESIDENCE, OR EDGE DROP OFF NEEDS TO BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE ENGINEER TO USE BITUMINOUS CONCRETE OR COLD PATCH. ALL MILLINGS AND GABC WILL BE ROLLED AND COMPACTED TO HELP PREVENT THE MATERIAL FROM UNRAVELLING:
  - DRIVEWAYS
  - ENTRANCES
  - LOW VOLUME ACCESS RAMPS (IDENTIFIED IN THE CONTRACT DOCUMENTS)
  - EDGE DROP-OFFS ADJACENT TO LIVE ROADWAY (LANES AND SHOULDER) AND THE PROPOSED ROAD CONSTRUCTION
  - EDGE OF ROADWAY DROP-OFF
- THE BASE COURSE MATERIAL SHALL BE PLACED AT NO GREATER THAN THE SLOPE SPECIFIED IN THE DELAWARE MUTCD, TABLE 6G-1 AND SHALL BE COMPACTED.
- VERTICAL DIFFERENCES SHALL BE CORRECTED IN ACCORDANCE WITH THE DELAWARE MUTCD, TABLE 6G-1.
- ACCEPTABLE MATERIALS FOR TEMPORARY PEDESTRIAN PATHS SHALL INCLUDE CONCRETE, HOT-MIX, COMPACTED MILLINGS OR PLYWOOD WALKWAY STRUCTURE. PLYWOOD WALKWAY STRUCTURES SHALL ALSO INCLUDE DETECTABLE EDGING AND RAILINGS IN ACCORDANCE WITH ADA GUIDELINES AND THE DELAWARE MUTCD. STONE OR GRADED AGGREGATE BASE COURSE SHALL NOT BE USED FOR TEMPORARY PEDESTRIAN PATHS.
- TYPICAL APPLICATIONS PER THE DELAWARE MUTCD SHALL BE INCORPORATED TO ACHIEVE REQUIRED TEMPORARY TRAFFIC CONTROL AND SAFETY REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FOLLOWING TYPICAL APPLICATIONS UNLESS DIRECTED OTHERWISE BY THE DELDOT DISTRICT SAFETY OFFICER:
  - TA-3 WORK ON THE SHOULDER OF A TWO-LANE ROAD
  - TA-6 SHOULDER WORK WITH MINOR ENCRoACHMENT ON A TWO LANE, LOW SPEED ≤40 MPH ROAD
  - TA-10 LANE CLOSURE ON A TWO-LANE ROAD USING FLAGGERS



**DESIGN VEHICLE PATH MODELING:**



**DESIGN VEHICLE PATH MODELING:**

REV	DESCRIPTION OF REVISION	DATE	BY	CHKD BY
1		11/15/2019		
2		11/20/2019		

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY AND HEALTH FACT OF 1993 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.

**CONSTRUCTION AND MOT NOTES**

S.C.R. 278-ANGOLA BEACH ROAD

**WINDSWEPT @ LEWES**

RESIDENTIAL PLANNED COMMUNITY

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**

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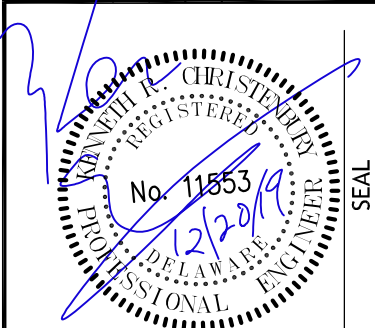
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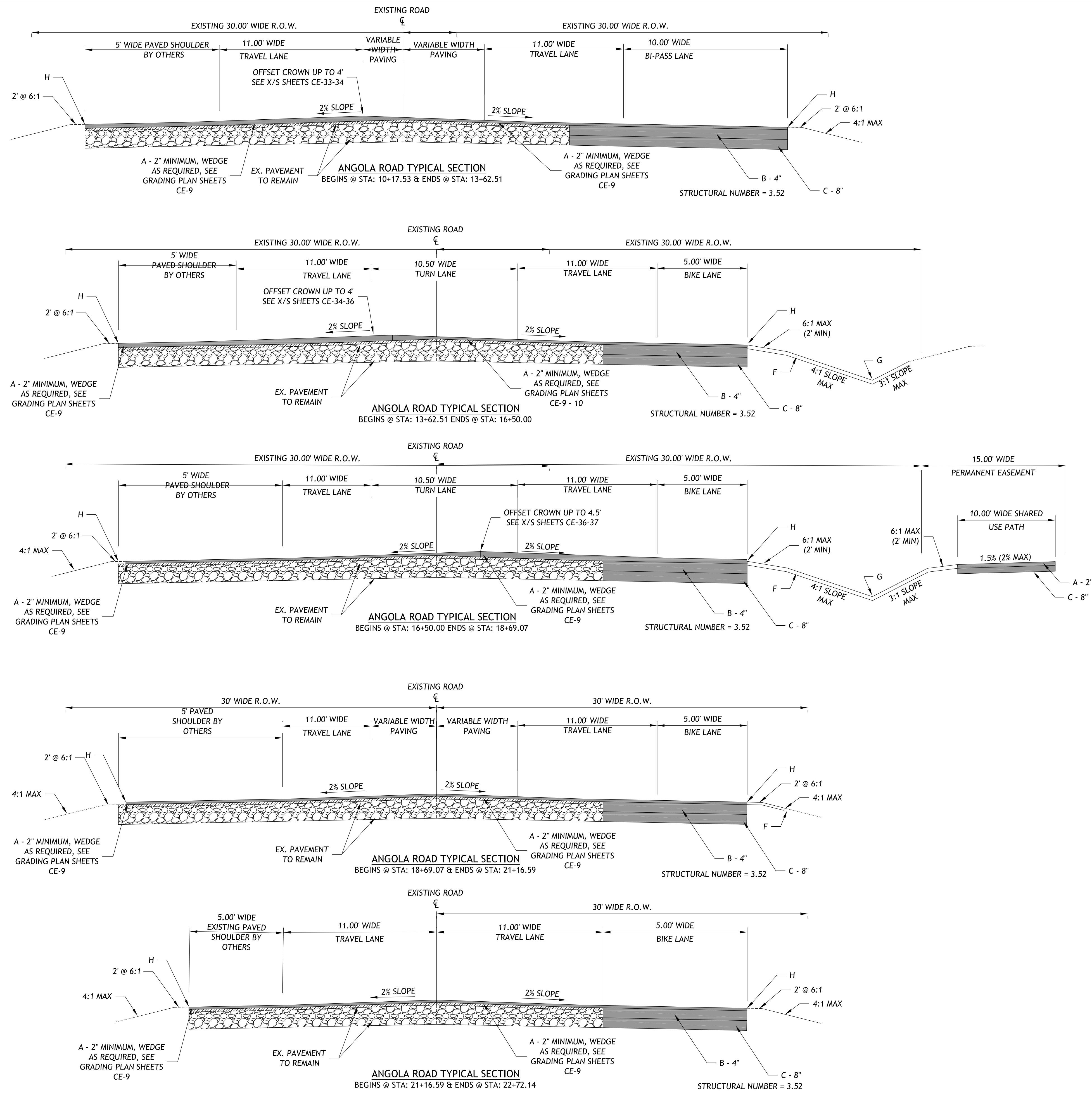
ENGINEER	KBC
DESIGNER	KBC
DRAWN BY	EW
CHECKED BY	KBC
DATE:	11/15/2019
TAX MAP:	234-11-003.00 & 6.00

Scale: 1 inch = 40 ft., 1 inch = 80 ft.

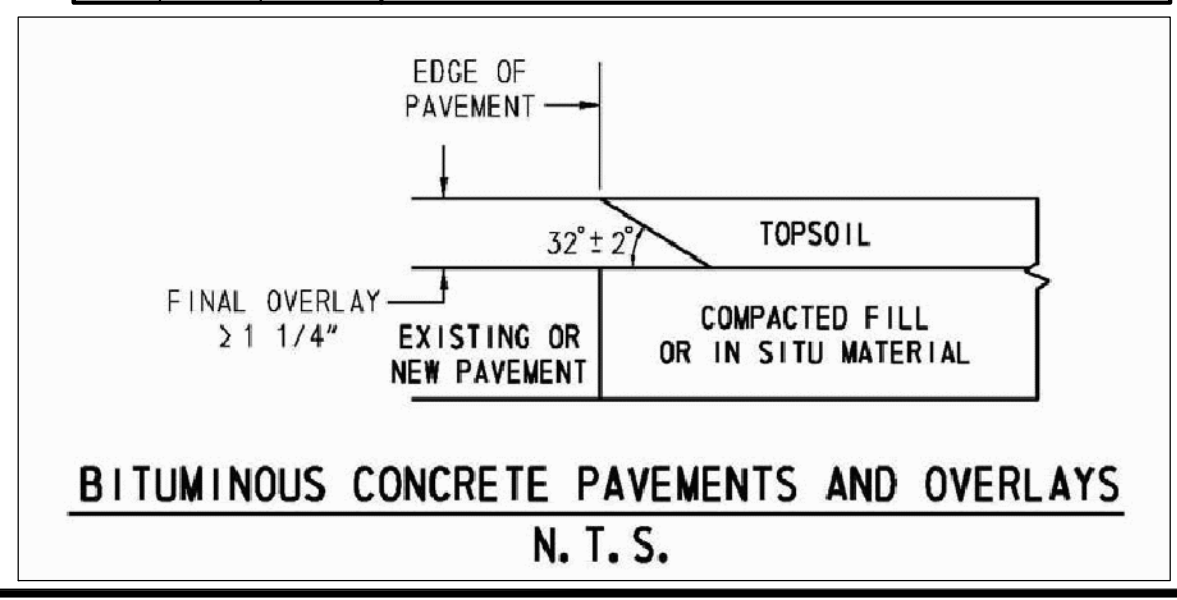
2" x 3" 1/4" x 1/4" 1" x 1/4"



PROJECT NO.	0233-1702
DRAWING:	CE-2
SHEET:	2 OF 43



SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOIL, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
			G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

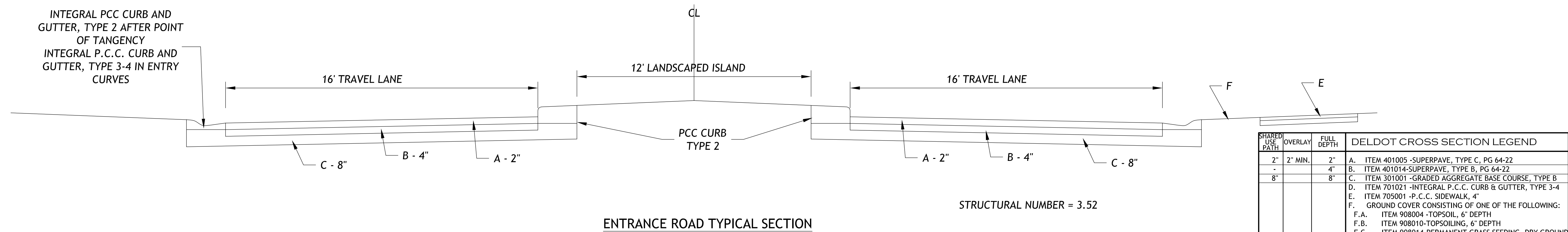
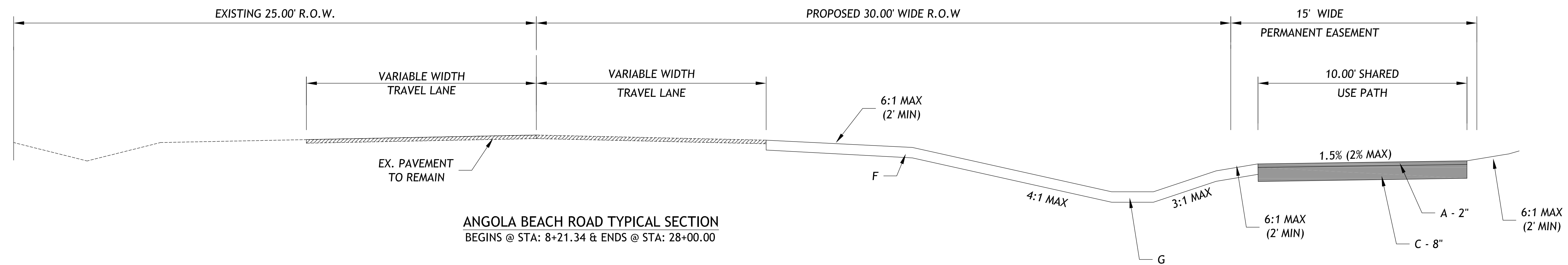
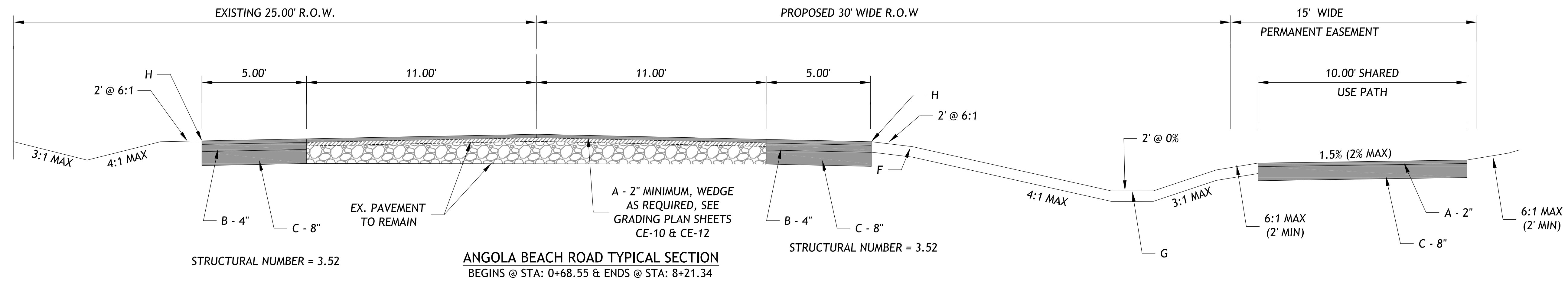


**ANGOLA ROAD TYPICAL SECTIONS**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

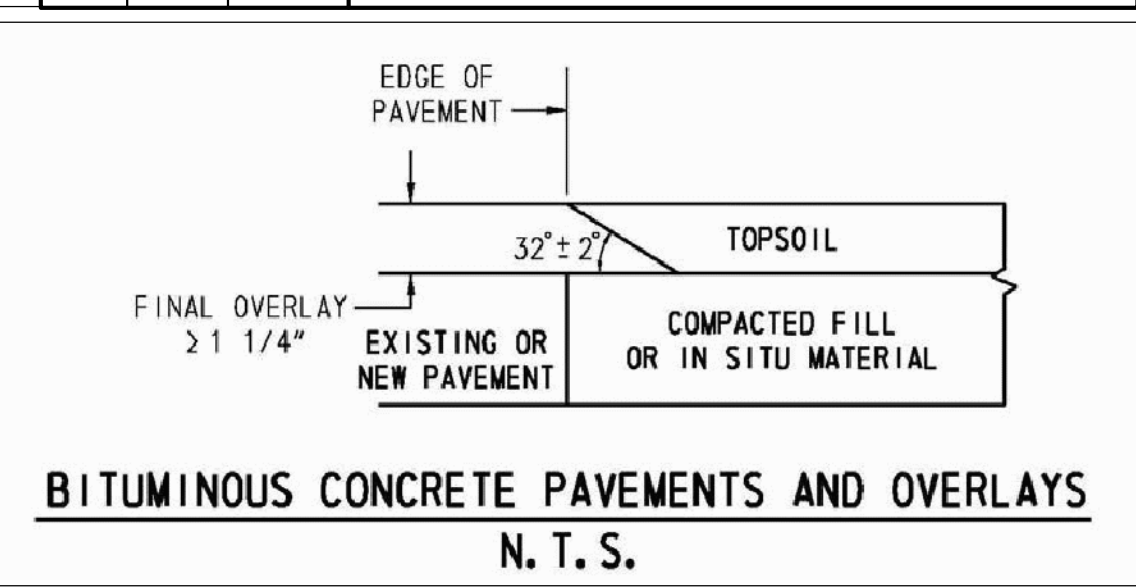
**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DELEWARE CITY, DE 19847  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

DESIGNER:	ENGINEER:	DATE:	11/12/2019
DRAWN BY:	CHECKED BY:	TAX MAP:	234-17-003.00 & 6.00

PROJECT NO: 0233-1702  
 DRAWING: CE-3  
 SHEET: 3 OF 43



SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	4"	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
			G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

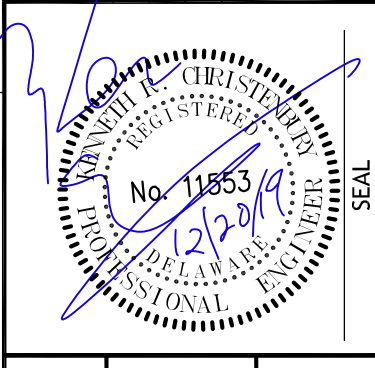


REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	11/12/2019
2	REVISED PER DELDOT COMMENTS	11/12/2019

ANGOLA BEACH ROAD TYPICAL SECTIONS  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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ENGINEER:	DESIGNER:	DATE:	TAX MAP:
DRAFTER:	CHECKED BY:	11/12/2019	234-12.003.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: CE-4  
SHEET: 4 OF 43



HORIZONTAL/VERTICAL CONTROL BENCH MARKS

POINT	STATION	OFFSET	NORTHING	EASTING	ELEVATION
BM-1	15+00.79	-30.02	246039.0966	728530.3353	32.93
BM-2	18+69.99	-29.99	246013.3364	728898.6365	32.95

ANGOLA ROAD CONSTRUCTION CONTROL POINTS

POINT	STATION	OFFSET	NORTHING	EASTING	ELEVATION
10031	19+25.31	29.75	245950.0565	728949.9119	0.00
10032	16+63.56	30.75	245967.1252	728688.4736	0.00
10000	10+00.00	0.00	246048.3745	728028.9966	27.34
10001	10+17.51	11.00	246036.0334	728045.5928	27.47
10002	11+97.64	24.06	246008.8676	728224.1344	0.00
10003	12+72.51	25.73	246001.3315	728298.6495	0.00
10004	13+62.51	16.50	246003.4640	728389.0961	0.00
10005	13+62.51	21.50	245998.4794	728388.7035	31.58
10006	14+90.79	21.50	245988.4080	728516.5876	32.67
10007	15+48.52	21.50	245984.3710	728574.3633	33.13
10008	15+87.80	0.00	246003.0811	728615.0497	33.79
10009	16+23.83	21.50	245979.1224	728649.4948	33.49
10010	18+69.33	21.50	245962.0144	728894.3894	33.79
10011	21+16.77	16.00	245951.9735	729141.8556	32.68
10012	22+72.14	16.00	245942.3920	729296.9352	30.34
10013	22+72.14	11.00	245947.3825	729297.2435	30.44
10014	22+72.14	0.00	245958.3616	729297.9218	30.66

ANGOLA BEACH ROAD CONSTRUCTION CONTROL POINTS

POINT	STATION	OFFSET	NORTHING	EASTING	ELEVATION
10008	15+87.80	0.00	246003.0811	728615.0497	33.79
10015	0+48.36	-16.03	245954.0434	728628.8488	32.92
10016	0+56.43	15.97	245947.4439	728596.5133	33.07
10017	6+36.68	-11.00	245366.5641	728596.9392	32.18
10018	6+36.68	-16.00	245366.3355	728601.9340	32.74
10019	6+62.51	-16.00	245340.5325	728600.7535	32.61
10020	6+92.51	-46.00	245309.1927	728629.3510	30.90
10021	7+16.51	-46.00	245285.2178	728628.2541	31.47
10022	7+16.51	0.00	245287.3202	728582.3022	33.10
10023	7+40.51	-46.00	245261.2429	728627.1572	30.90
10024	7+70.51	-16.00	245232.6454	728595.8174	32.56
10025	8+21.34	-16.00	245181.8686	728593.4943	32.02
10026	8+21.34	-11.00	245182.0971	728588.4995	32.18
10027	8+21.34	0.00	245182.6000	728577.5110	32.61
10028	8+21.34	11.00	245183.1029	728566.5210	32.05
10029	8+21.34	16.00	245183.3315	728561.5262	31.28
10033	16+19.64	75.94	245925.1048	728641.5135	0.00
10034	16+33.57	655.60	245345.8864	728615.0131	0.00
10035	16+36.45	775.56	245226.0118	728609.5286	0.00
10036	16+84.18	2761.95	243241.1307	728518.7160	0.00

**HORIZONTAL & VERTICAL CONTROL PLAN**  
 S.C.R. 278-ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
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PROJECT NO: 0233-1702  
 DRAWING: CE-5  
 SHEET: 5 OF 43

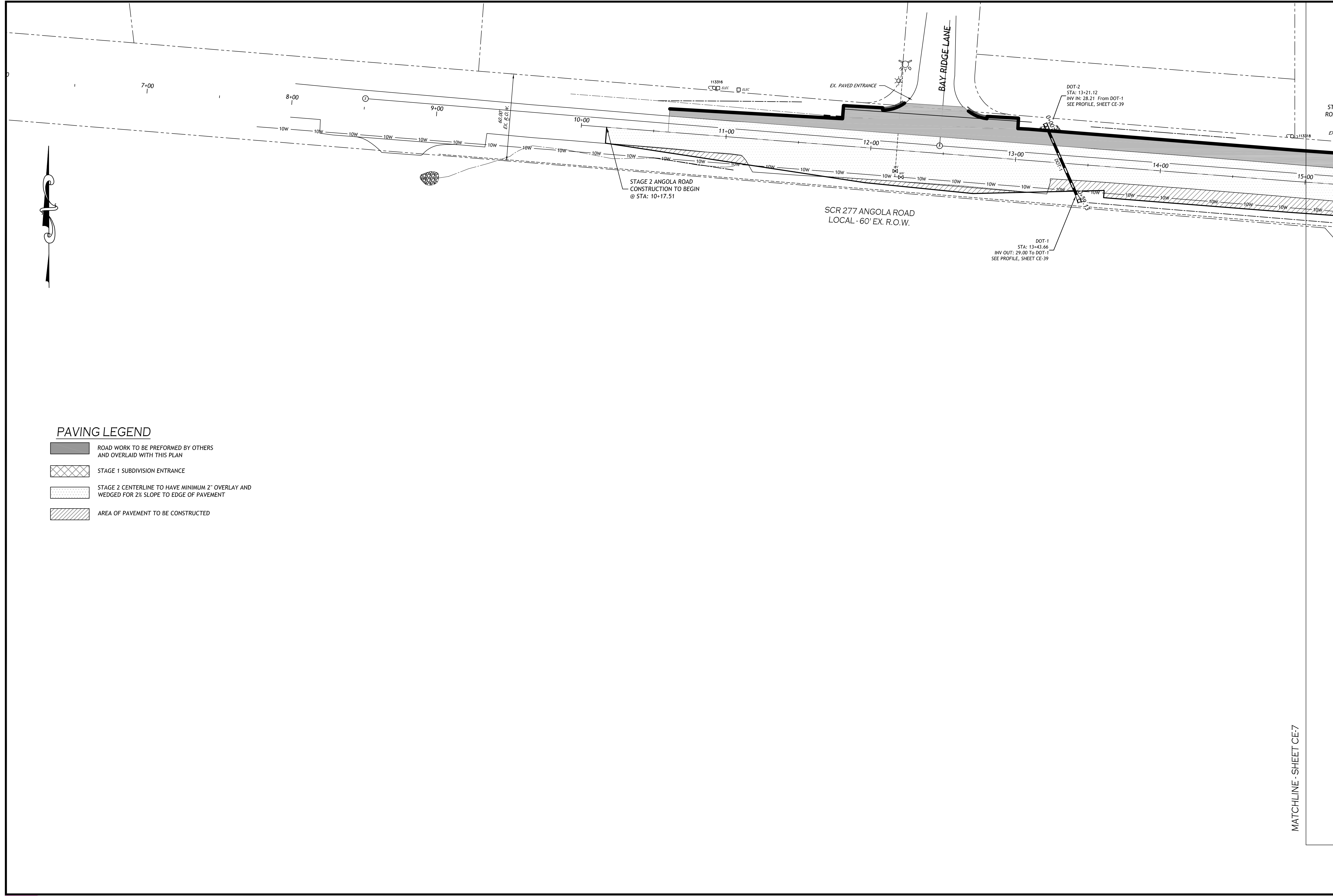
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DATE: 11/12/2019  
 TAX MAP: 23412.003.00 & 6.00


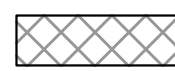


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 1" = 100 FT.

DESIGNER: MKC  
 DRAFTER: EWB  
 CHECKED BY: MKC  
 DATE: 11/12/2019

NO. 11853  
 11/12/2019



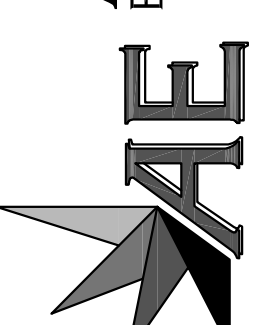
**PAVING LEGEND**

-  ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
-  STAGE 1 SUBDIVISION ENTRANCE
-  STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
-  AREA OF PAVEMENT TO BE CONSTRUCTED

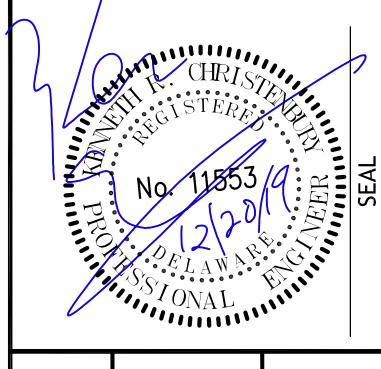
REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER DELOTT COMMENTS	12/22/2019	EW
2			
3			
4			

**ROAD PAVING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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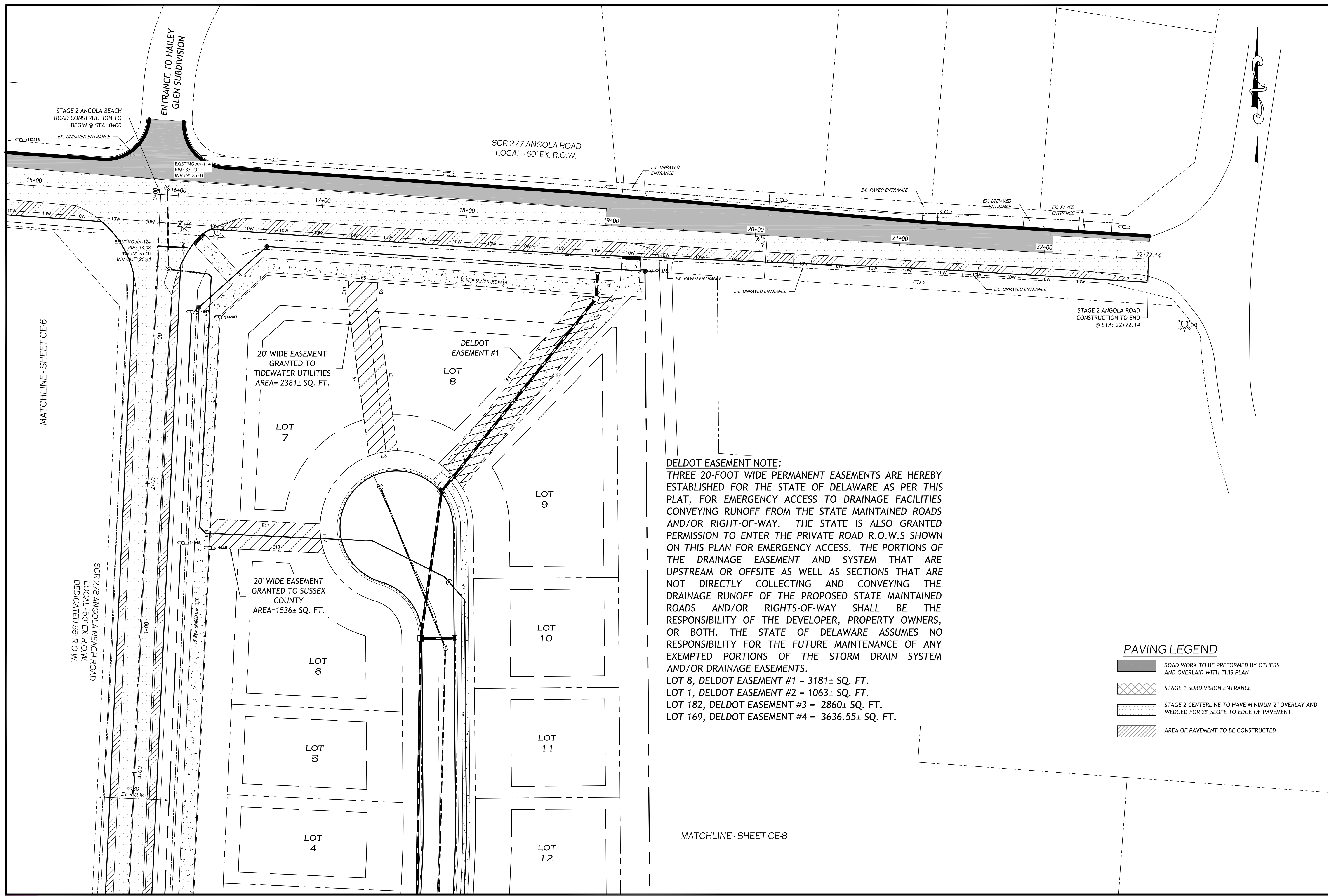
ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	234-17-003.00 & 6.00



PROJECT NO:	0233-1702
DRAWING:	CE-6
SHEET:	6 OF 43

MATCHLINE - SHEET CE-7





**DELDOT EASEMENT NOTE:**  
 THREE 20-FOOT WIDE PERMANENT EASEMENTS ARE HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE STATE IS ALSO GRANTED PERMISSION TO ENTER THE PRIVATE ROAD R.O.W.S SHOWN ON THIS PLAN FOR EMERGENCY ACCESS. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.  
 LOT 8, DELDOT EASEMENT #1 = 3181± SQ. FT.  
 LOT 1, DELDOT EASEMENT #2 = 1063± SQ. FT.  
 LOT 182, DELDOT EASEMENT #3 = 2860± SQ. FT.  
 LOT 169, DELDOT EASEMENT #4 = 3636.55± SQ. FT.

**PAVING LEGEND**

	ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
	STAGE 1 SUBDIVISION ENTRANCE
	STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
	AREA OF PAVEMENT TO BE CONSTRUCTED

REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER DELDOT COMMENTS	11/12/2019
2	REVISED PER DELDOT COMMENTS	11/12/2019
3	REVISED PER DELDOT COMMENTS	11/12/2019
4	REVISED PER DELDOT COMMENTS	11/12/2019

THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS THEREOF AND APPROPRIATE HEALTH ACT OF 1998 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.

**ROAD PAVING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE





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 WEB: WWW.AXIOMSG.COM

ENGINEER:	MKC
DESIGNER:	EW
DRAFTER:	MKC
CHECKED BY:	
DATE:	11/12/2019
TAX MAP:	234-12, 003, 00 & 6, 00

Scale: 1" = 30' (Horizontal), 1" = 60' (Vertical)

PROJECT NO: 0233-1702  
 DRAWING: CE-7  
 SHEET: 7 OF 43

**PAVING LEGEND**

-  ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
-  STAGE 1 SUBDIVISION ENTRANCE
-  STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
-  AREA OF PAVEMENT TO BE CONSTRUCTED

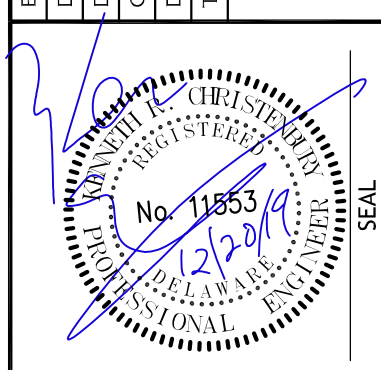


REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER DELDOT COMMENTS	11/19/2019
2		12/22/2019
3		01/20/2020

**ROAD PAVING PLAN**  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

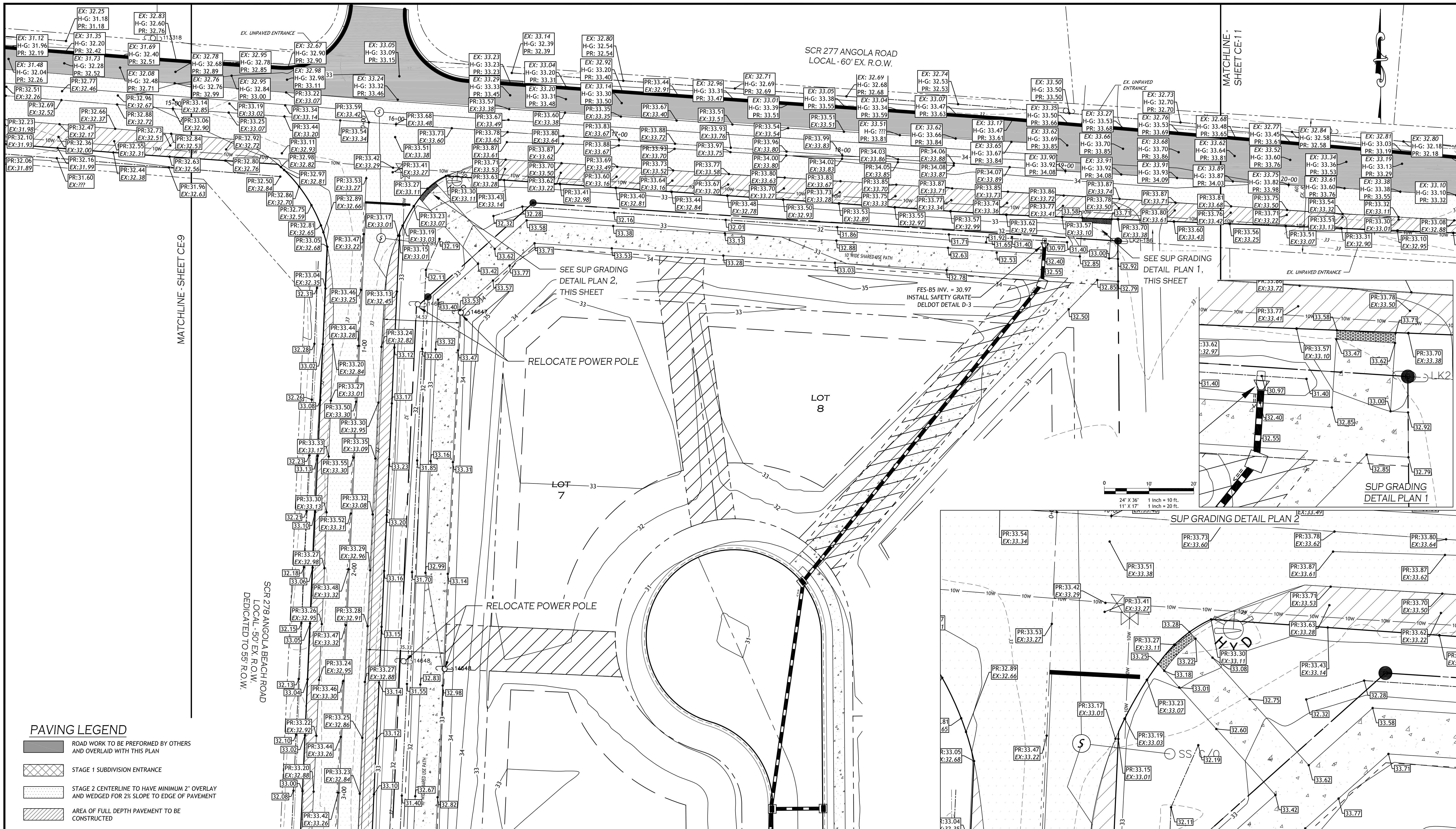
**AXIOM ENGINEERING L.L.C.**  
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DOWNTOWN DELAWARE  
TEL: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENR.COM

ENGINEER:	DESIGNER:	DATE:
DRAFTER:	CHECKED BY:	TAX MAP:
11/19/2019	234-17-003, 006, 008	







PROJECT NO: 0233-1702  
DRAWING: CE-8  
SHEET: 8 OF 43



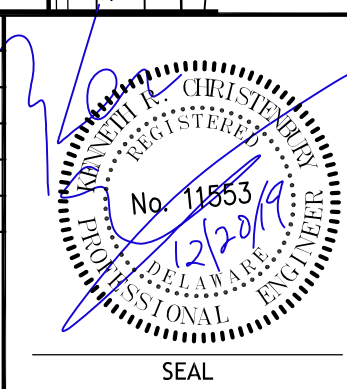


**PAVING LEGEND**

-  ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
-  STAGE 1 SUBDIVISION ENTRANCE
-  STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
-  AREA OF FULL DEPTH PAVEMENT TO BE CONSTRUCTED

REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED
1	REVISED PER DELDOT COMMENTS	12/20/2019	EJW	KRC
2				
3				
4				
5				

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 & 6.00

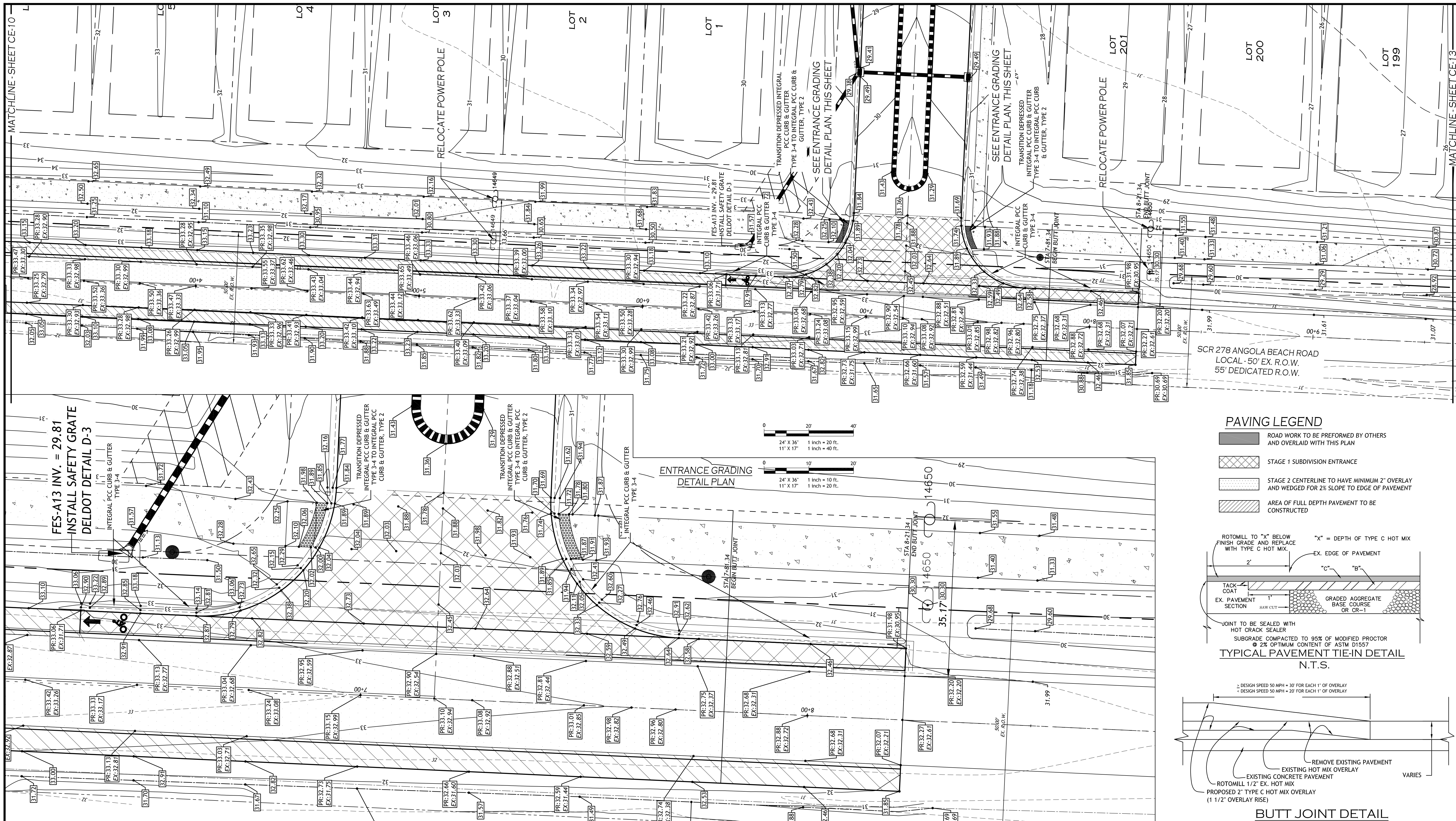


**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: AXIOM@AXIOM.COM  
 WEB: WWW.AXIOM.COM

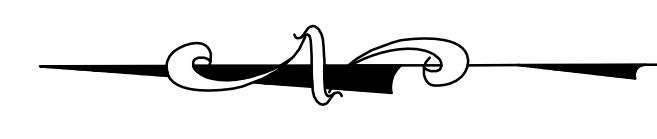
**GRADING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0233-1702
DRAWING:	CE-10
SHEET:	10 OF 43





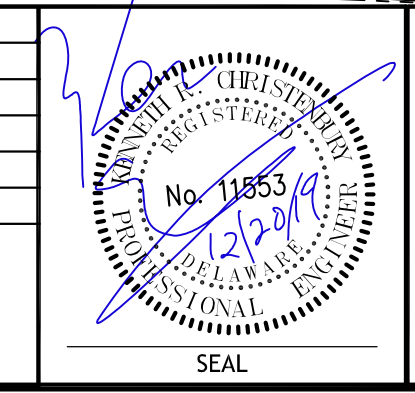
REV	DESCRIPTION OF REVISION	REVISED BY DATE	CHECKED BY DATE
1	REVISED PER DELDOT COMMENTS	EJW 12/20/2019	KRC 12/20/2019



SCR 278 ANGOLA BEACH ROAD  
LOCAL - 50' EX. R.O.W.  
55' DEDICATED R.O.W.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN CONFORMANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.

ENGINEER: KRC  
DESIGNER: KRC  
DRAFTER: EJW  
CHECKED BY: KRC  
DATE: 11/15/2019  
TAX MAP: 234-12.00-3.00 & 6.00



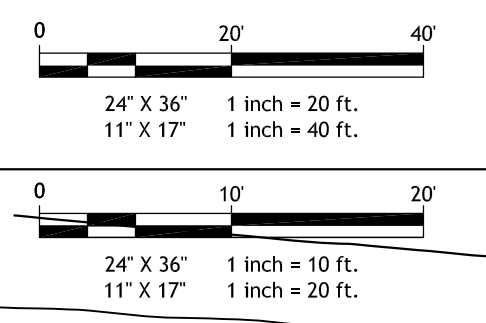
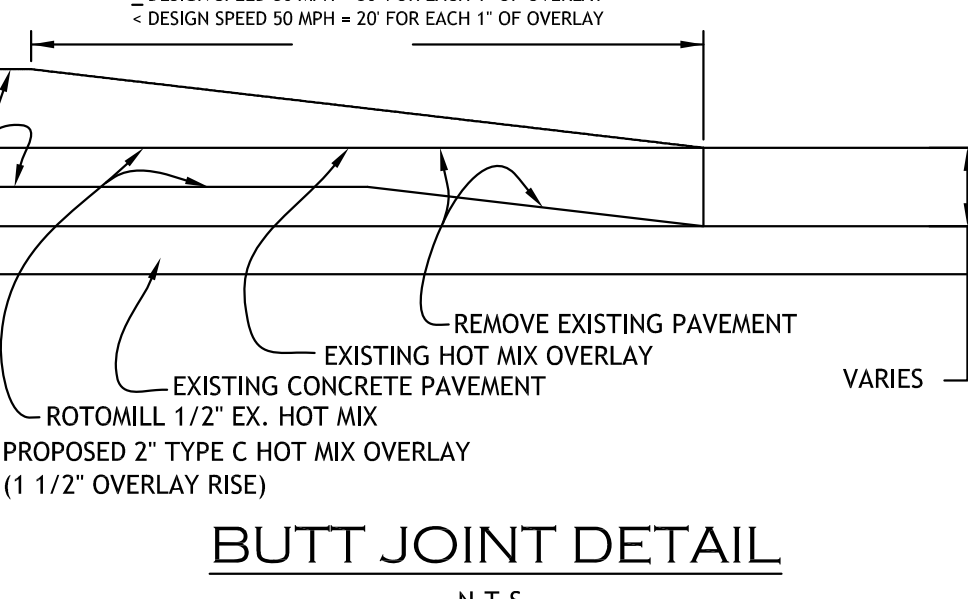
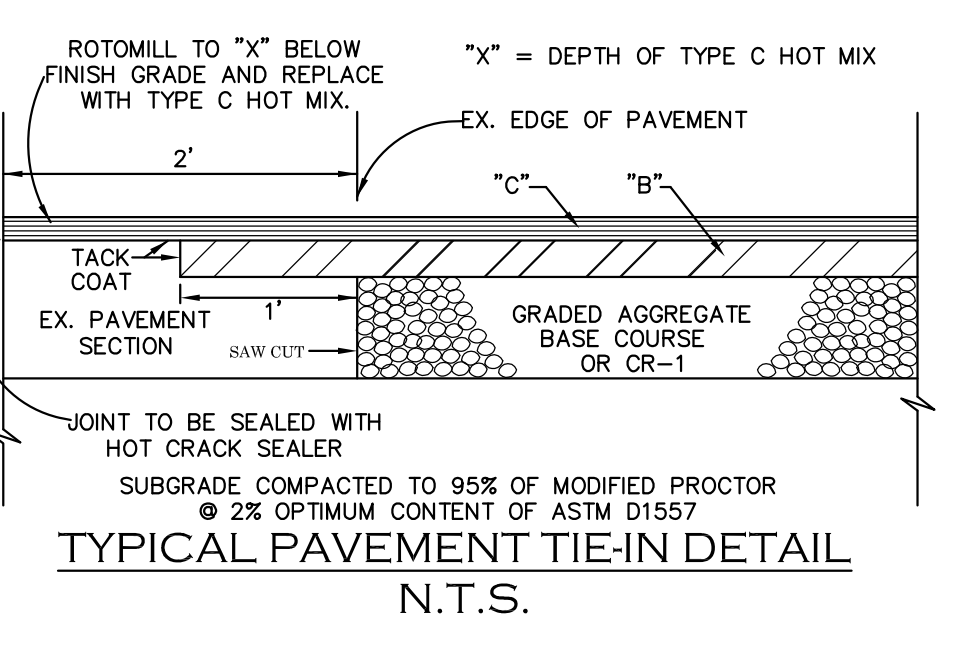
**AXIOM ENGINEERING L.L.C.**  
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WEB: WWW.AXIOM.COM

**GRADING PLAN**  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

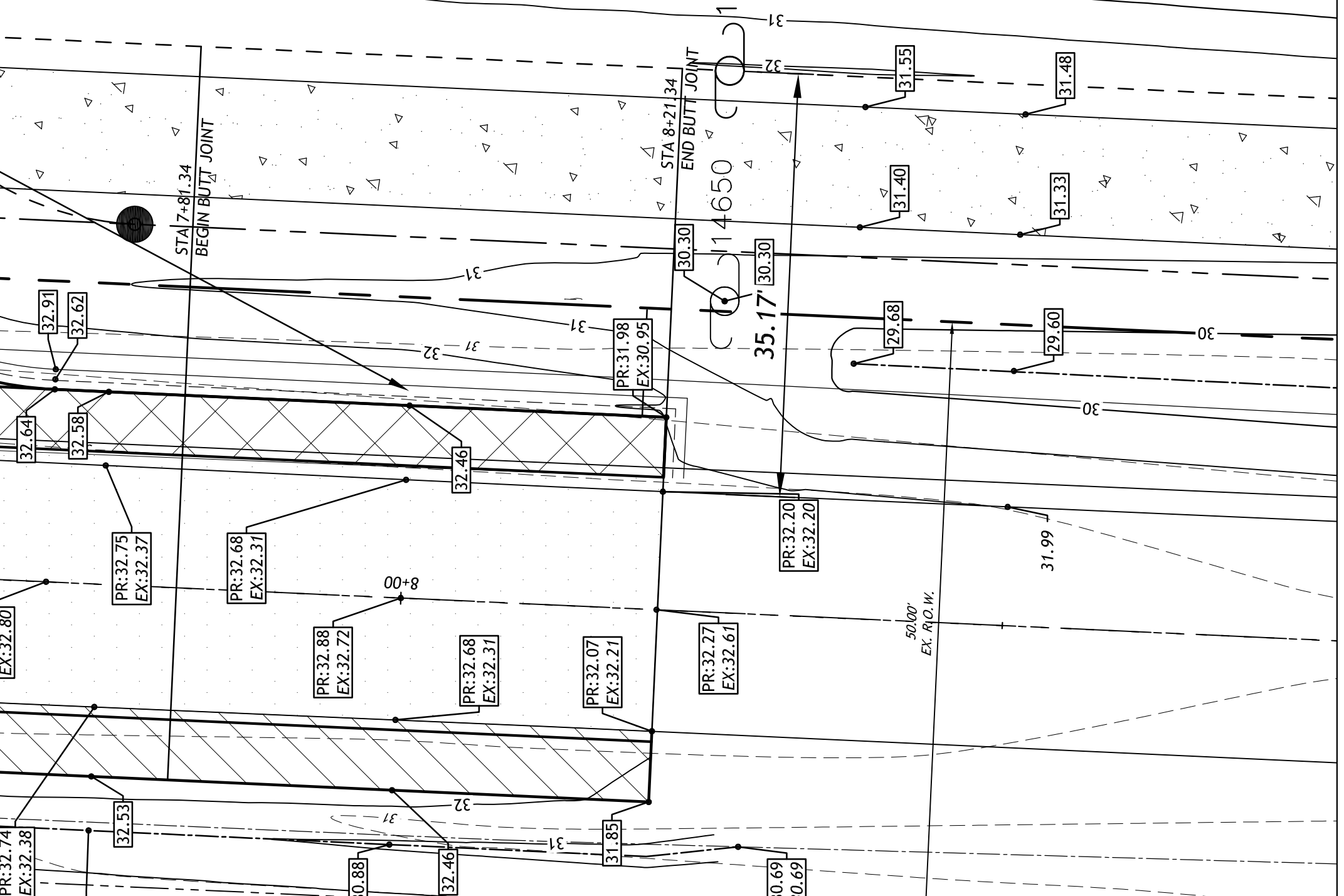
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DRAWING: CE-12  
SHEET: 12 OF 43

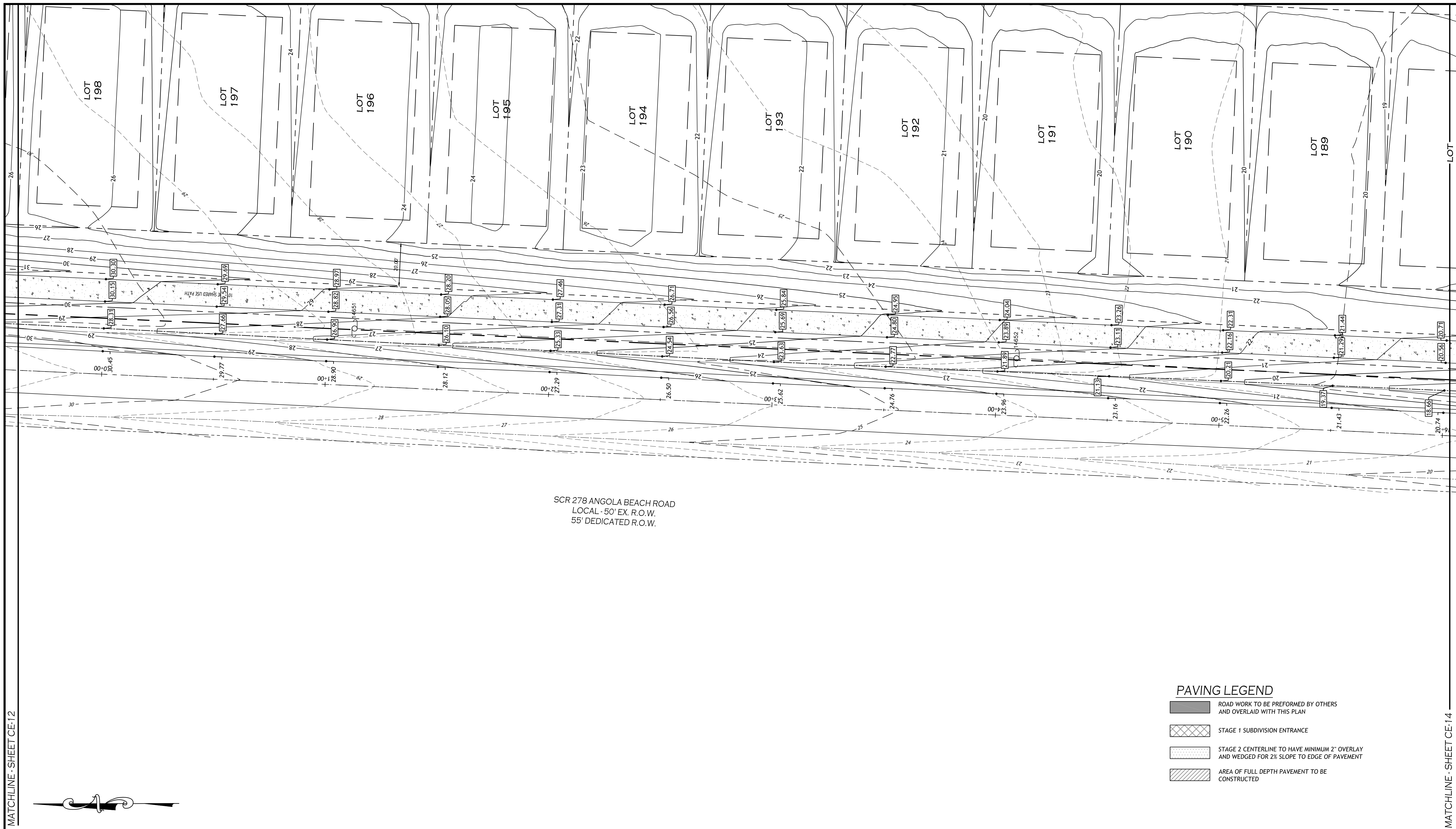
**PAVING LEGEND**

- ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
- STAGE 1 SUBDIVISION ENTRANCE
- STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
- AREA OF FULL DEPTH PAVEMENT TO BE CONSTRUCTED



**ENTRANCE GRADING DETAIL PLAN**





MATCHLINE - SHEET CE-12

MATCHLINE - SHEET CE-14

**PAVING LEGEND**

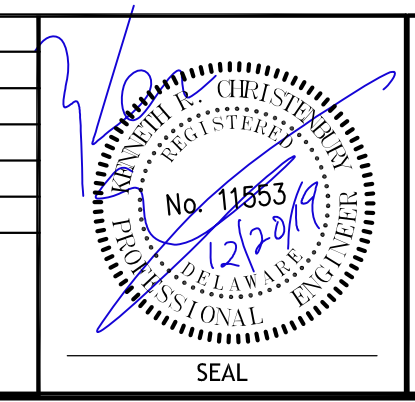
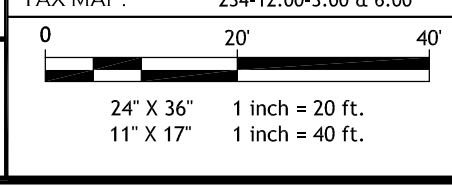
- ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
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- STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
- AREA OF FULL DEPTH PAVEMENT TO BE CONSTRUCTED

SCR 278 ANGOLA BEACH ROAD  
 LOCAL - 50' EX. R.O.W.  
 55' DEDICATED R.O.W.

REV	DESCRIPTION OF REVISION	REVISED BY DATE	CHECKED BY DATE

ENGINEER: KRC  
 DESIGNER: KRC  
 DRAFTER: EJW  
 CHECKED BY: KRC  
 DATE: 11/15/2019  
 TAX MAP: 234-12.00-3.00 B. 6.00

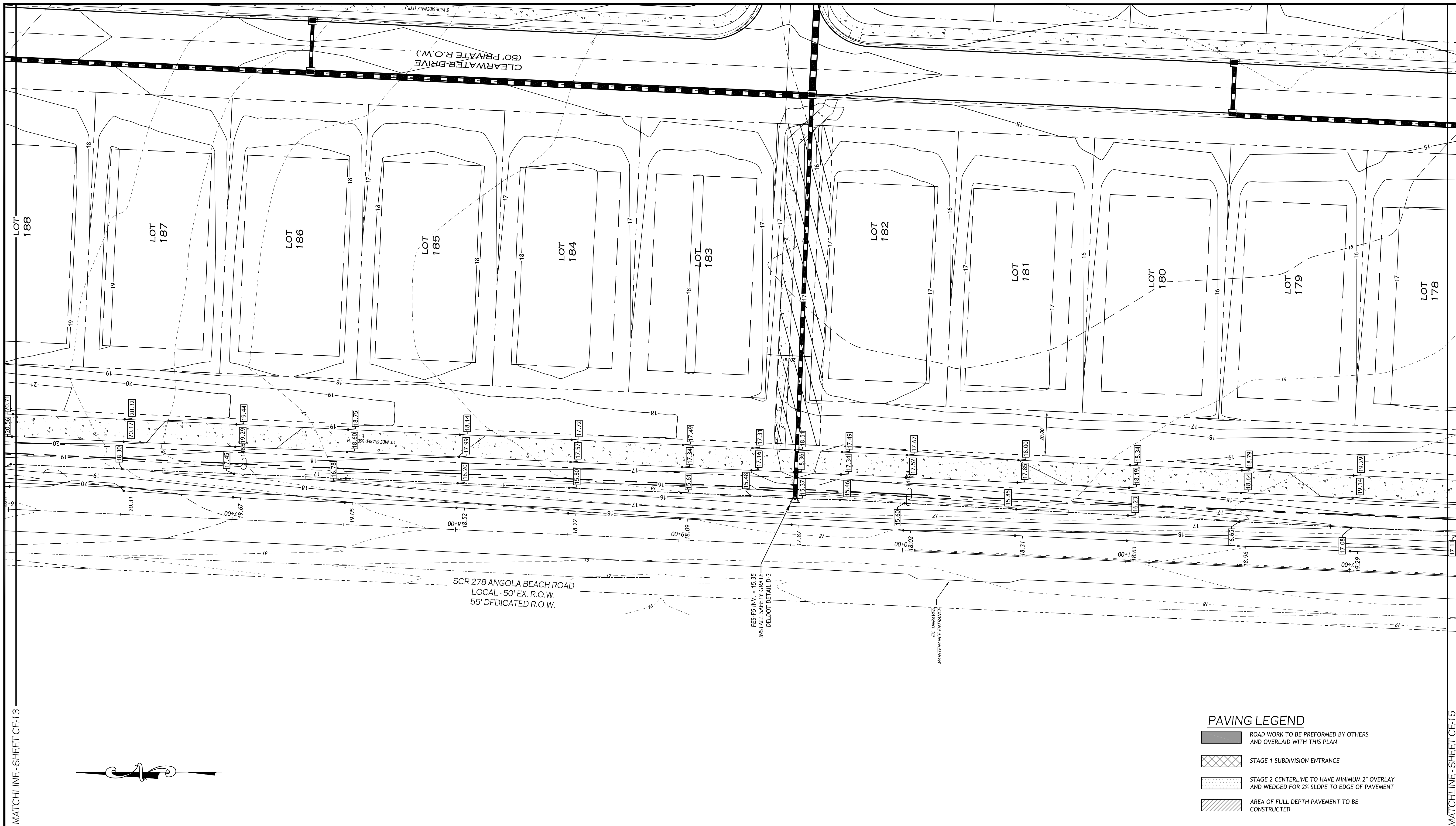
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.



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 WEB: WWW.AXENG.COM

**GRADING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0233-1702  
 DRAWING: CE-13  
 SHEET: 13 OF 43



MATCHLINE - SHEET CE-13

MATCHLINE - SHEET CE-15

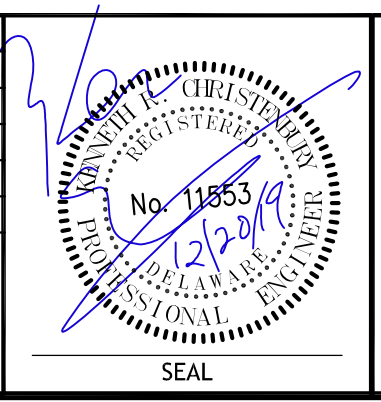
**PAVING LEGEND**

- ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
- STAGE 1 SUBDIVISION ENTRANCE
- STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
- AREA OF FULL DEPTH PAVEMENT TO BE CONSTRUCTED



REV	DESCRIPTION OF REVISION	REVISION BY/DATE	CHECKED BY/DATE

ENGINEER: KRC  
 DESIGNER: KRC  
 DRAFTER: EJW  
 CHECKED BY: KRC  
 DATE: 11/15/2019  
 TAX MAP: 234-12.00-3.00 & 6.00



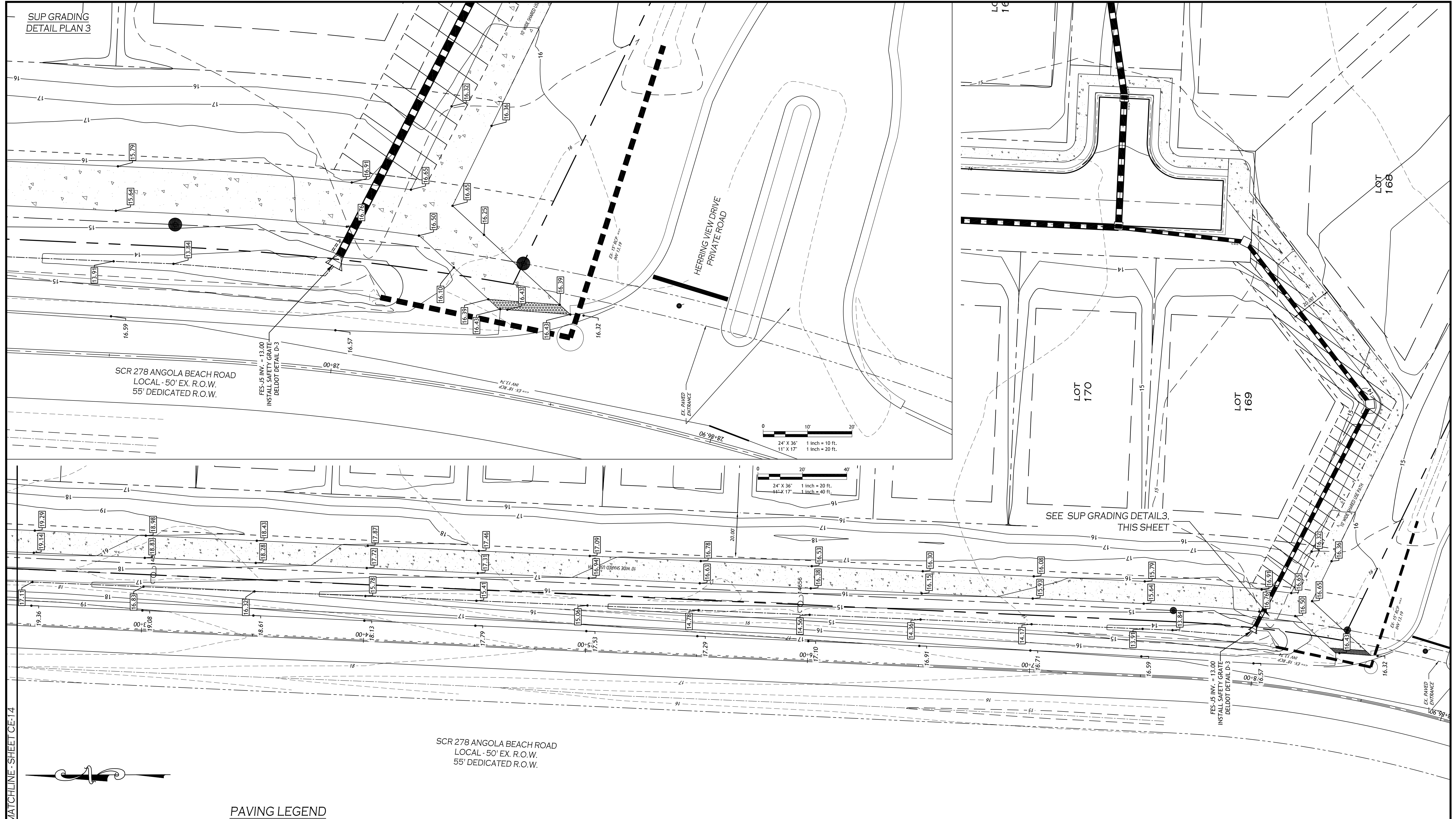
**AXIOM ENGINEERING L.L.C.**  
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 FAX: 855-0812  
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**GRADING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0233-1702  
 DRAWING: CE-14  
 SHEET: 14 OF 43

THIS DRAWING DOES NOT INCLUDE NECESSARY CONDITIONS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.





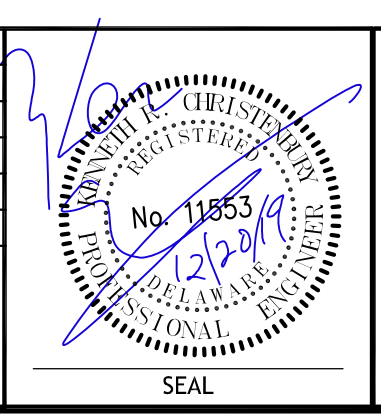
MATCHLINE - SHEET CE-14

REV	DESCRIPTION OF REVISION	REVISED BY DATE	CHECKED BY DATE
1	REVISED PER DELDOT COMMENTS	EJW 12/20/2019	KRC 12/20/2019

- PAVING LEGEND**
- ROAD WORK TO BE PERFORMED BY OTHERS AND OVERLAID WITH THIS PLAN
  - STAGE 1 SUBDIVISION ENTRANCE
  - STAGE 2 CENTERLINE TO HAVE MINIMUM 2" OVERLAY AND WEDGED FOR 2% SLOPE TO EDGE OF PAVEMENT
  - AREA OF FULL DEPTH PAVEMENT TO BE CONSTRUCTED

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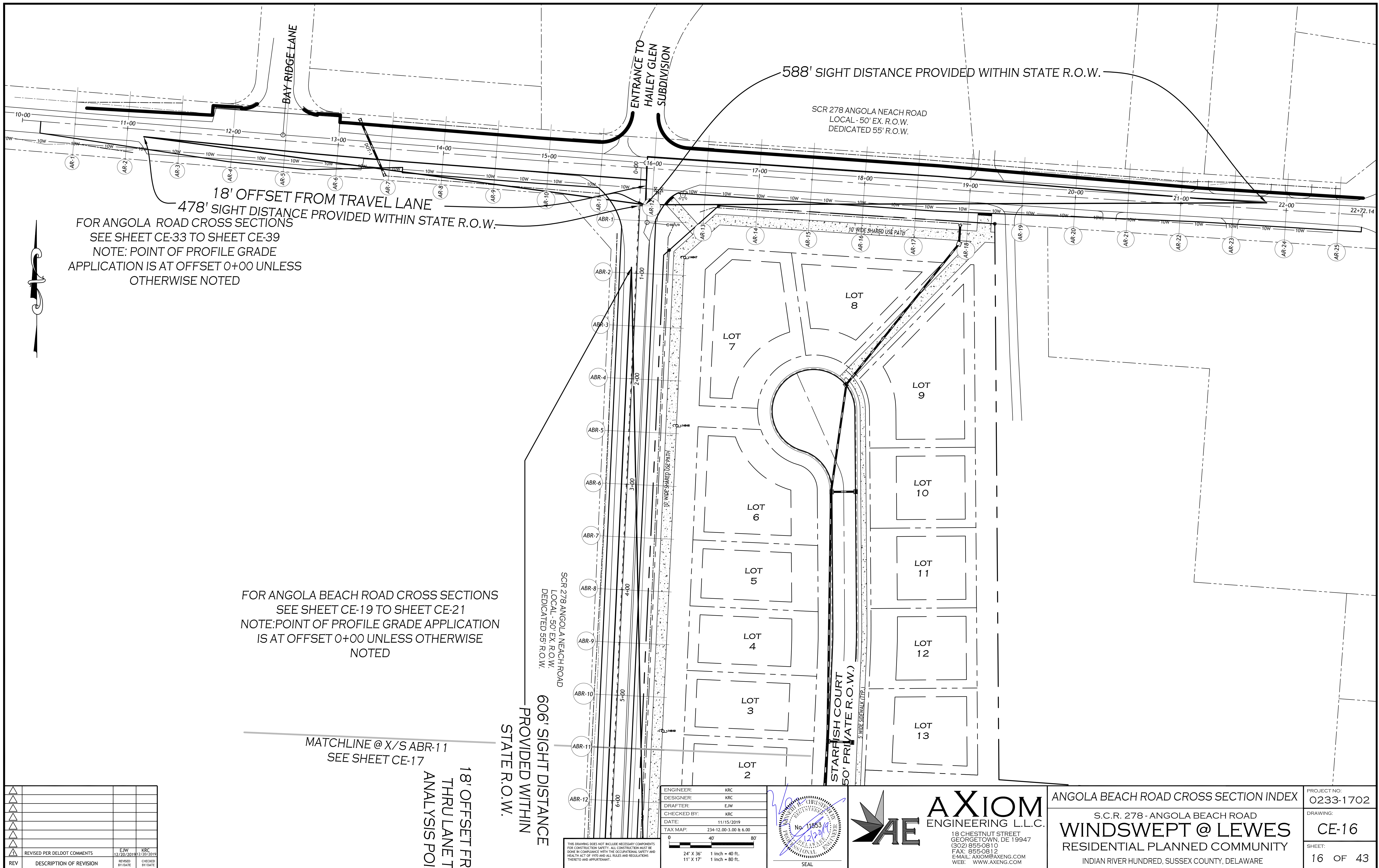
ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 B. 6.00



**AXIOM ENGINEERING L.L.C.**  
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 WEB: WWW.AXENG.COM

**GRADING PLAN**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0233-1702
DRAWING:	CE-15
SHEET:	15 OF 43



FOR ANGOLA ROAD CROSS SECTIONS  
SEE SHEET CE-33 TO SHEET CE-39  
NOTE: POINT OF PROFILE GRADE  
APPLICATION IS AT OFFSET 0+00 UNLESS  
OTHERWISE NOTED

FOR ANGOLA BEACH ROAD CROSS SECTIONS  
SEE SHEET CE-19 TO SHEET CE-21  
NOTE: POINT OF PROFILE GRADE APPLICATION  
IS AT OFFSET 0+00 UNLESS OTHERWISE  
NOTED

MATCHLINE @ X/S ABR-11  
SEE SHEET CE-17

18' OFFSET FR  
THRU LANE T  
ANALYSIS POI

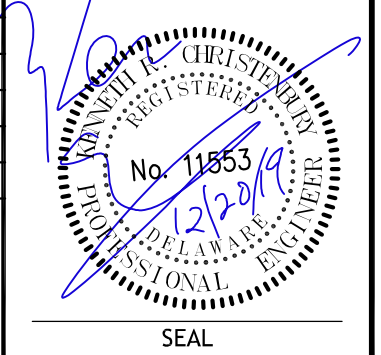
606' SIGHT DISTANCE  
PROVIDED WITHIN  
STATE R.O.W.

SCR 278 ANGOLA BEACH ROAD  
LOCAL - 50' EX. R.O.W.  
DEDICATED 55' R.O.W.

STARFISH COURT  
50' PRIVATE R.O.W.

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 & 6.00

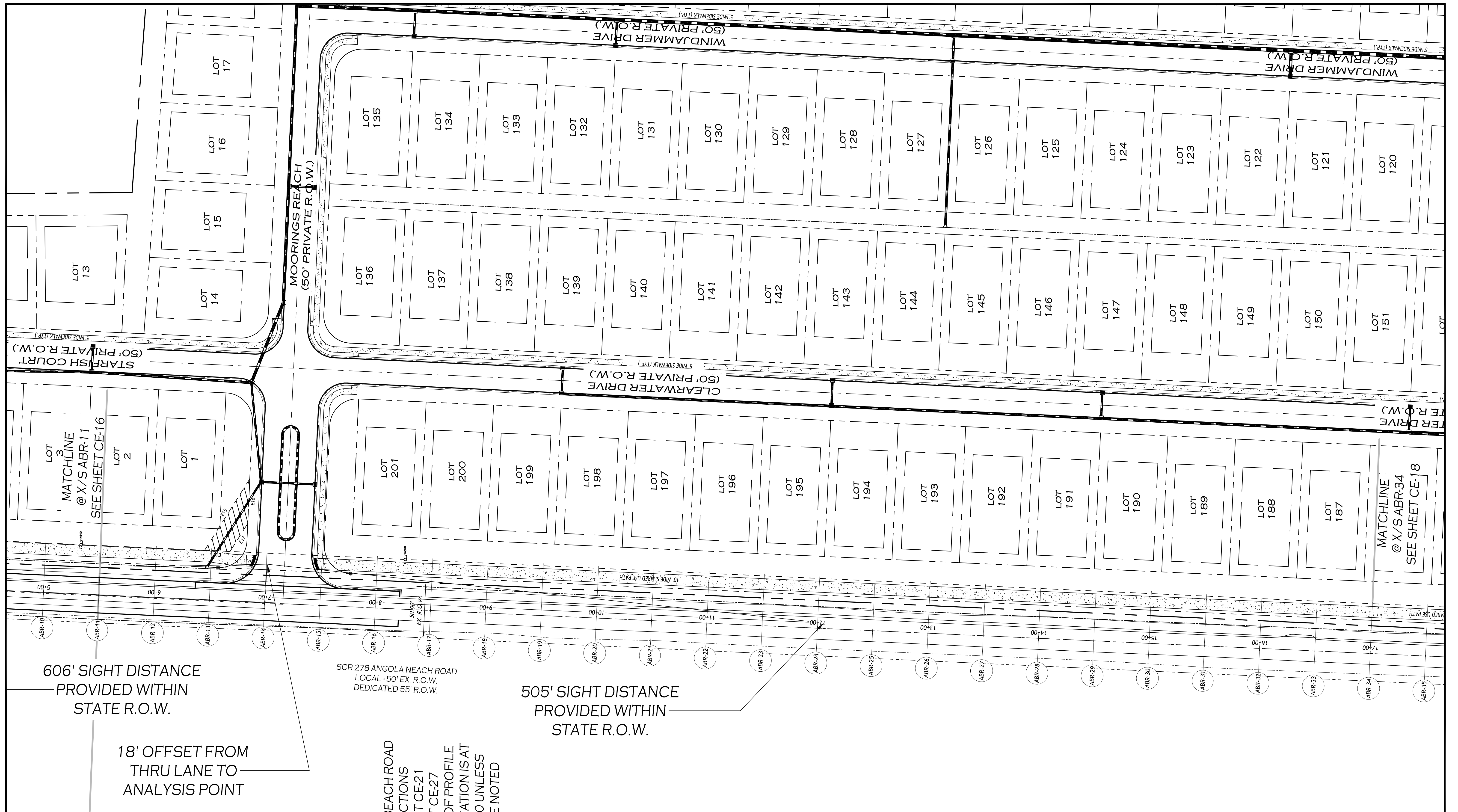


**AXIOM ENGINEERING L.L.C.**  
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ANGOLA BEACH ROAD CROSS SECTION INDEX  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0233-1702
DRAWING:	CE-16
SHEET:	16 OF 43

THIS DRAWING 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 ALL RULES AND REGULATIONS THERE TO AND APPURTENANT.



606' SIGHT DISTANCE  
PROVIDED WITHIN  
STATE R.O.W.

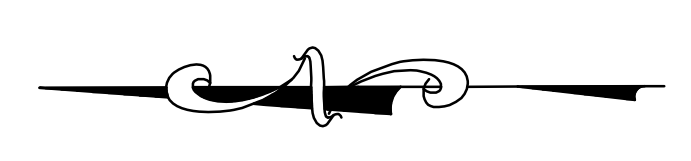
505' SIGHT DISTANCE  
PROVIDED WITHIN  
STATE R.O.W.

18' OFFSET FROM  
THRU LANE TO  
ANALYSIS POINT

SCR 278 ANGOLA BEACH ROAD  
LOCAL - 50' EX. R.O.W.  
DEDICATED 55' R.O.W.

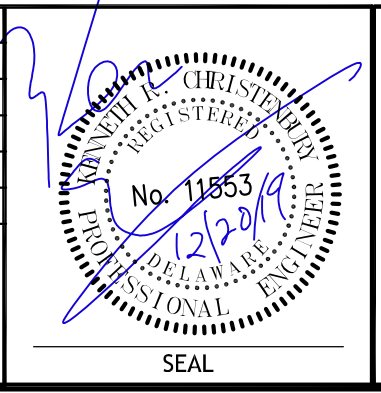
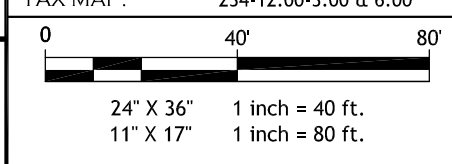
FOR ANGOLA BEACH ROAD  
CROSS SECTIONS  
SEE SHEET CE-21  
TO SHEET CE-27  
NOTE: POINT OF PROFILE  
GRADE APPLICATION IS AT  
OFFSET 0+00 UNLESS  
OTHERWISE NOTED

REV	DESCRIPTION OF REVISION	REVISION DATE	BY	CHECKED BY	CHECKED DATE
▲	REVISOR PER DELDOT COMMENTS	12/20/2019	EJW	KRC	12/20/2019



ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 B. 6.00

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18 CHESTNUT STREET  
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ANGOLA BEACH ROAD CROSS SECTION INDEX  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0233-1702  
DRAWING: CE-17  
SHEET: 17 OF 43



SCR 278 ANGOLA BEACH ROAD  
 LOCAL 50' EX. R.O.W.  
 DEDICATED 55' R.O.W.

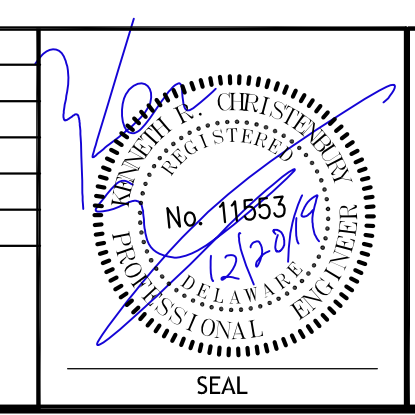
FOR ANGOLA BEACH ROAD  
 CROSS SECTIONS  
 SEE SHEET CE-27  
 TO SHEET CE-32  
 NOTE: POINT OF PROFILE  
 GRADE APPLICATION IS AT  
 OFFSET 0+00 UNLESS  
 OTHERWISE NOTED

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE



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ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 B. 6.00

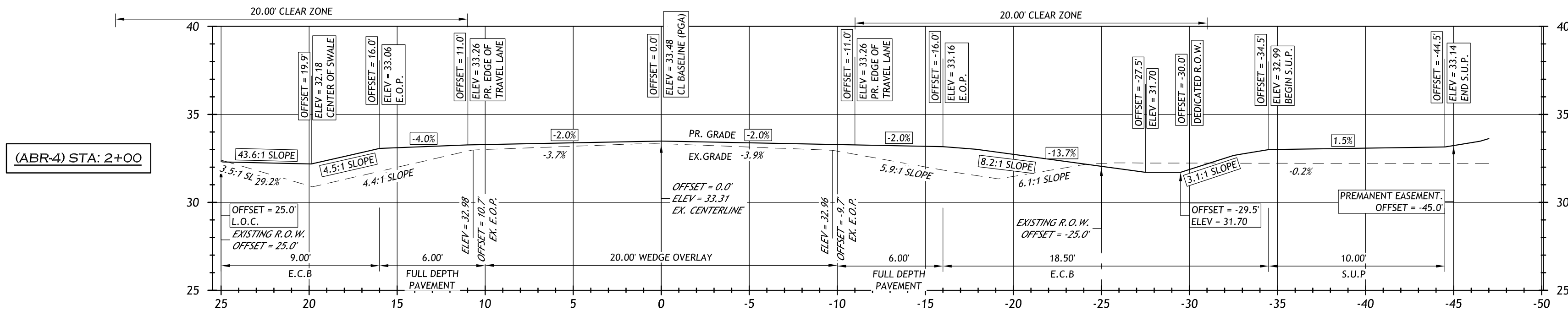
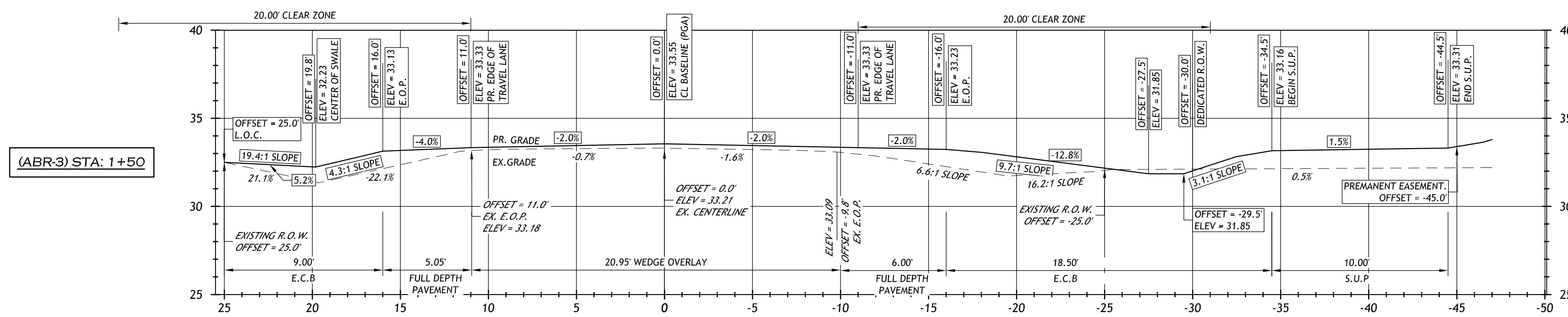
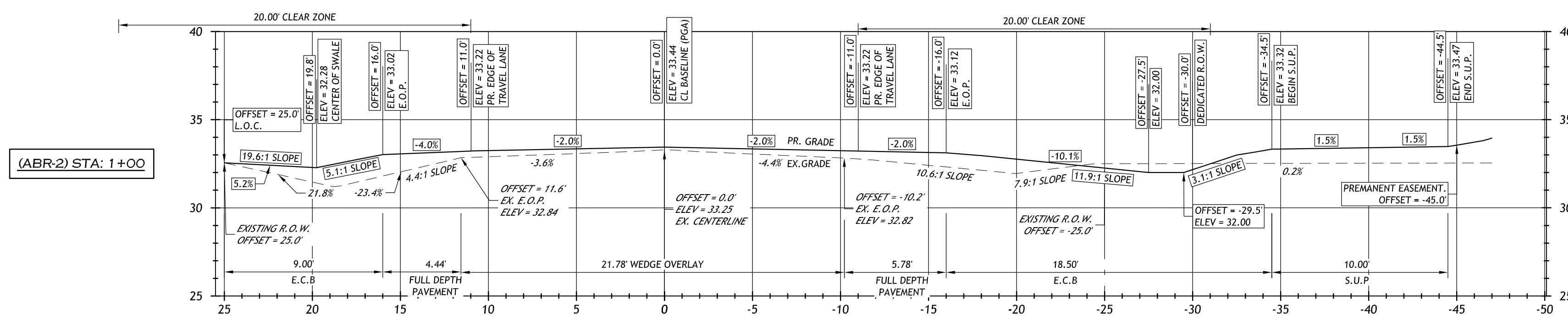
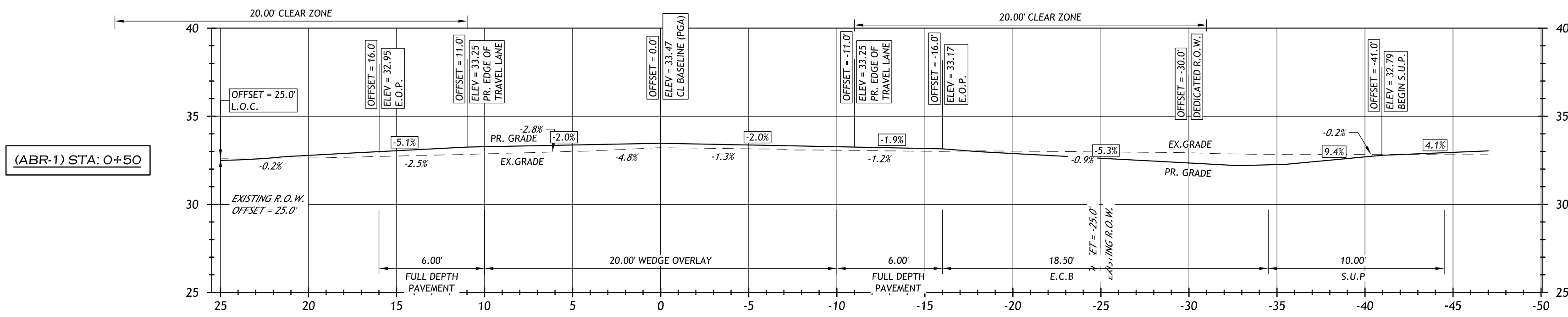


**AXIOM**  
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 (302) 855-0810  
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 E-MAIL: AXIOM@AXENG.COM  
 WEB: WWW.AXENG.COM

PROJECT NO:	0233-1702
DRAWING:	CE-18
SHEET:	18 OF 43

ANGOLA BEACH ROAD CROSS SECTION INDEX  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS F.D. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



SCALE: 1" = 5" HORIZONTAL AND VERTICAL

PROJECT NO: 0233-1702  
DRAWING: CE-19  
SHEET: 19 OF 43

ENGINEER: MKC  
DESIGNER: MKC  
DRAFTER: EW  
CHECKED BY: MKC  
DATE: 11/19/2019  
TAX MAP: 284-12-003.00 & 6.00

SCALE: 1" = 5' HORIZONTAL  
1" = 5' VERTICAL

11/19/2019  
No. 11853  
ANGOLA BEACH ROAD CROSS SECTION  
WINDSWEPT @ LEWES  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

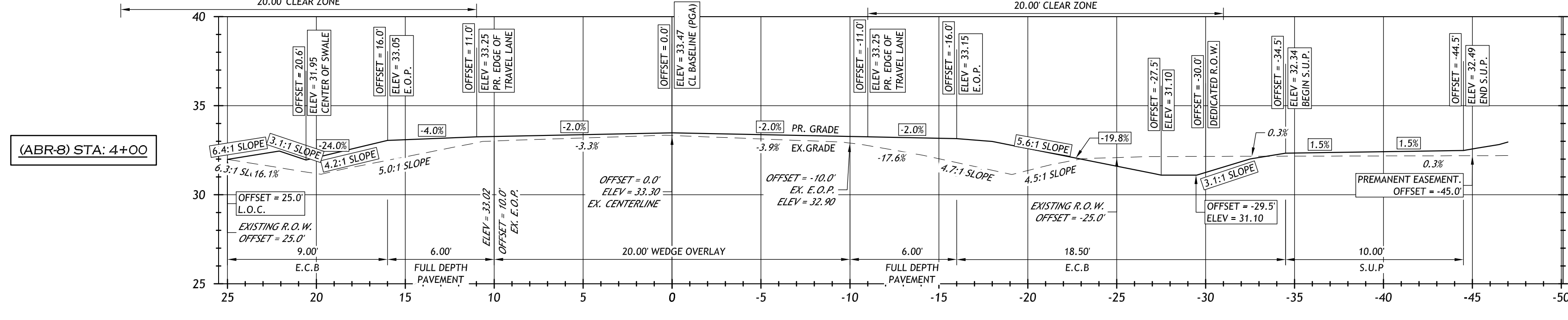
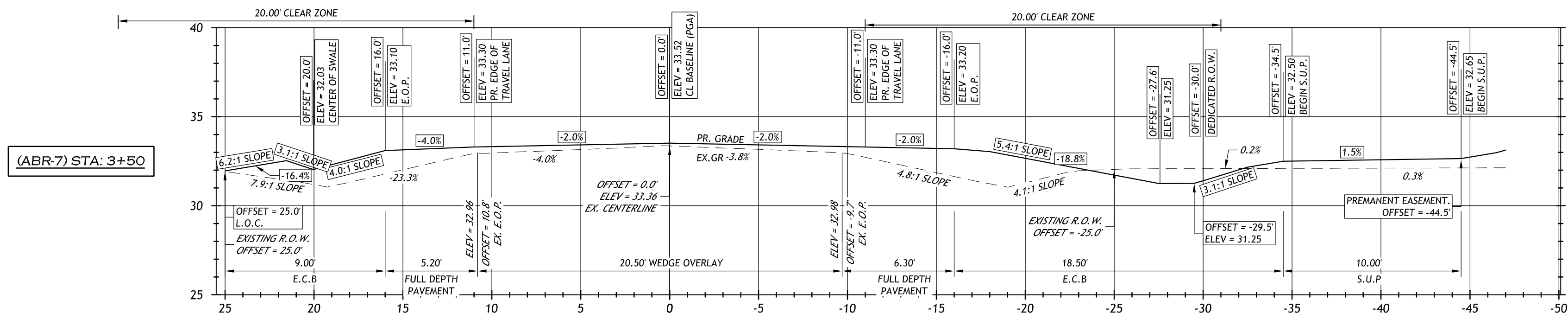
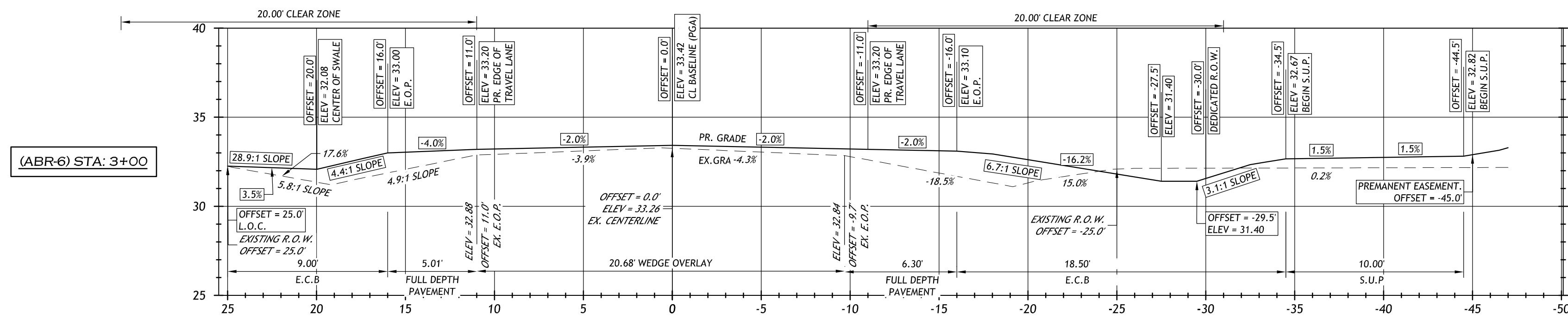
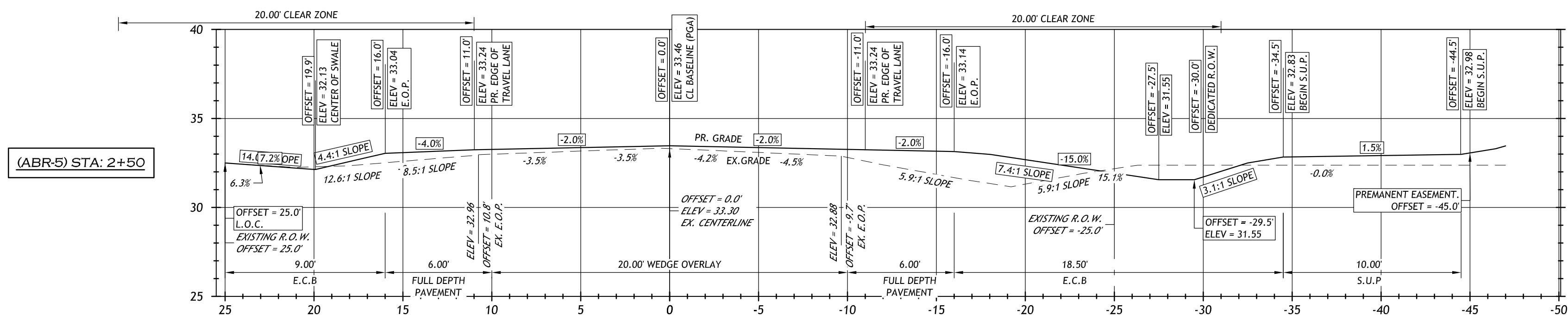
ANGOLA BEACH ROAD CROSS SECTIONS  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

REVISIONS:

REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMITS	11/19/2019
2	REVISED PER DELOIT COMMENTS	12/20/2019

THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND REGULATIONS THEREON AND APPROPRIATE.

**Axiom**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
SUITE 200 DE 19947  
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FAX: 855-0812  
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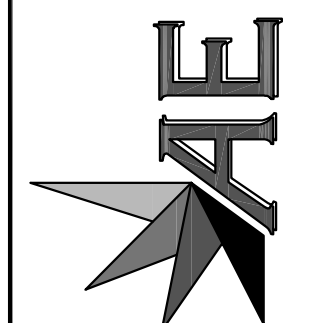


SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOIL, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS F.D. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

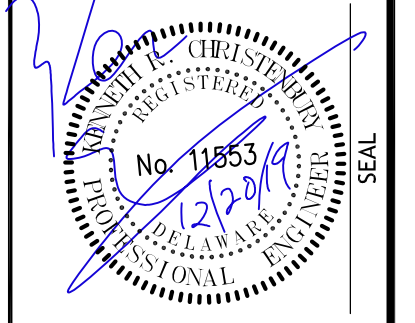
REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR PERMIT	12/20/2019	KMC
2	REVISED PER DELOIT COMMENTS	12/22/2019	KMC

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 300 DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM



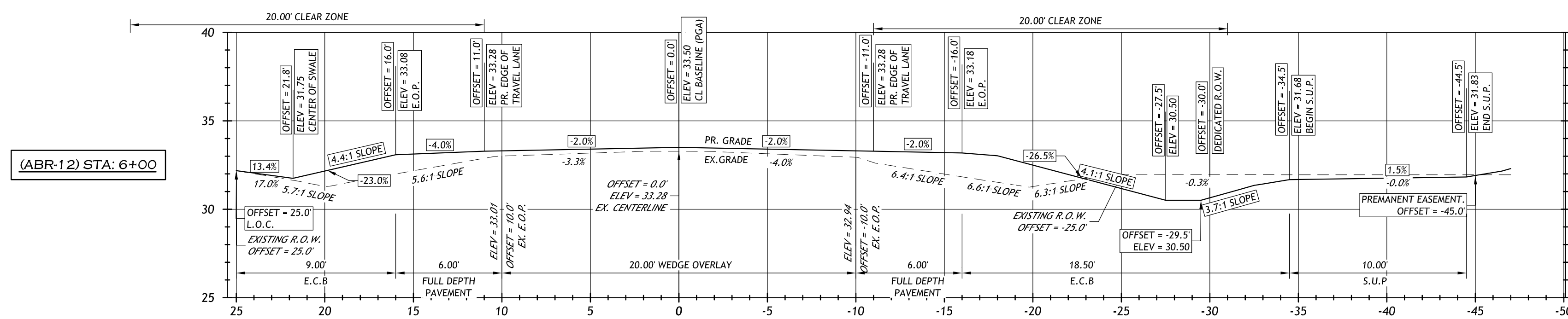
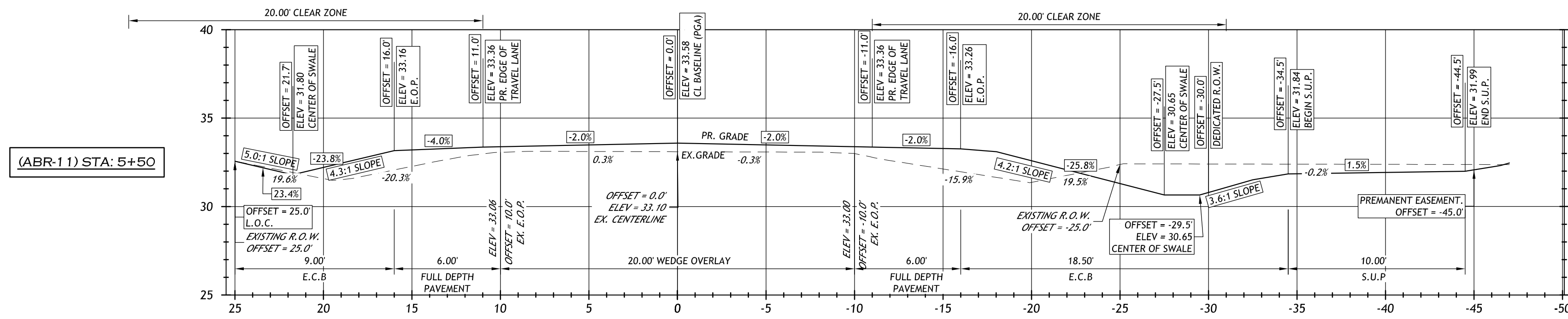
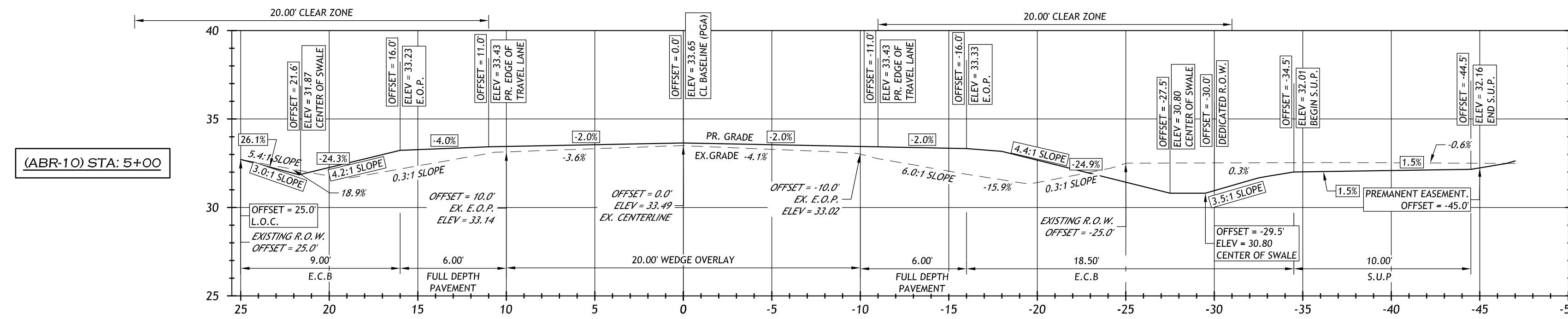
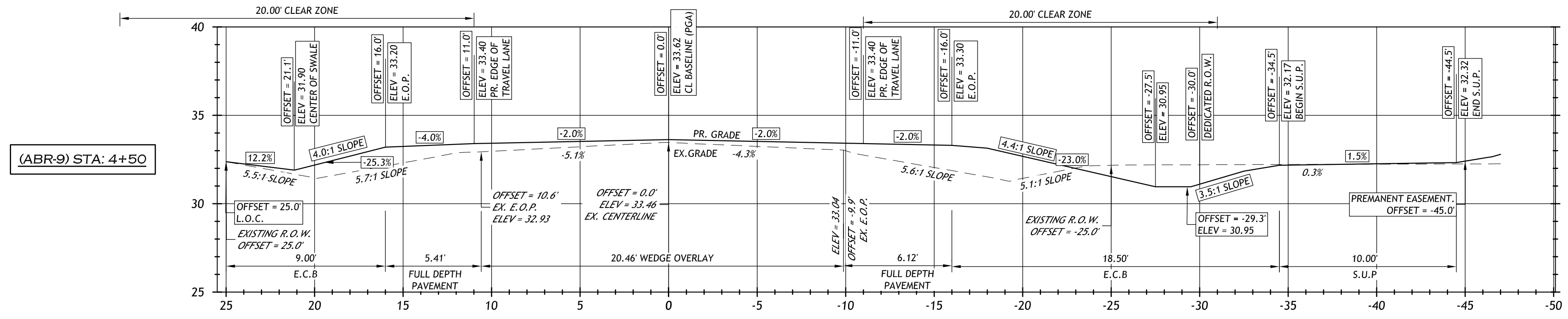
ENGINEER:	KMC
DESIGNER:	KMC
DRAWN BY:	EW
CHECKED BY:	KMC
DATE:	11/19/2019
TAX MAP:	284-17-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-20  
 SHEET: 20 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOIL, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



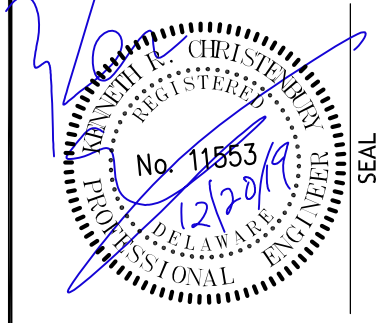
SCALE: 1" = 5" HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	12/22/2019
2	REVISED PER DELOIT COMMENTS	01/22/2020

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

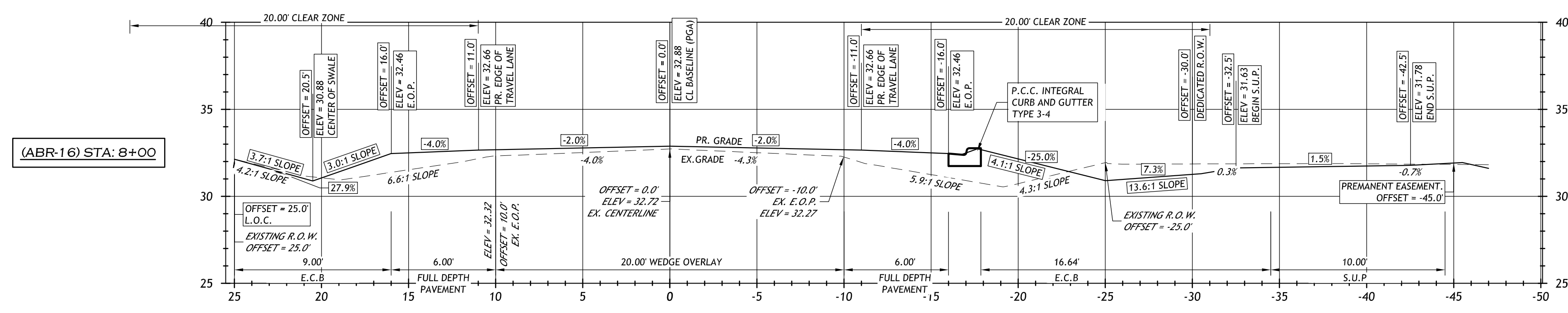
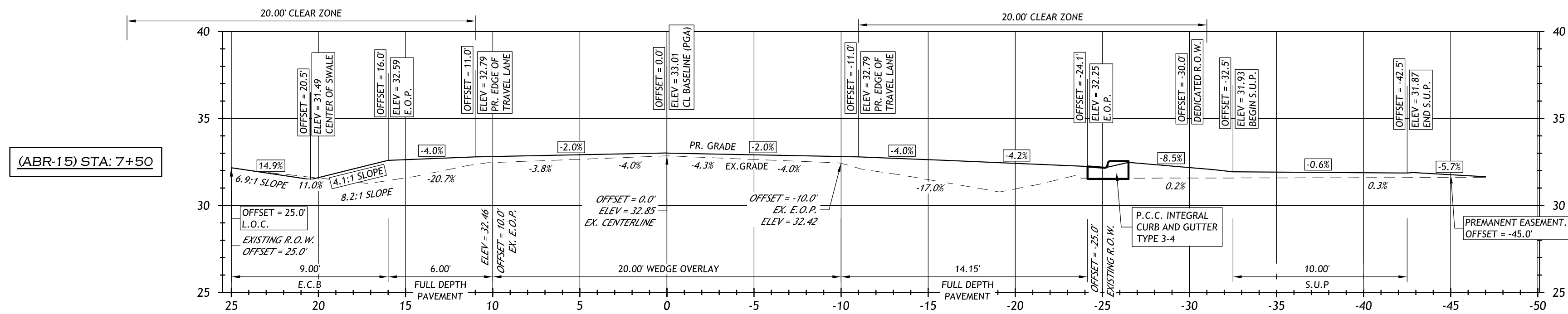
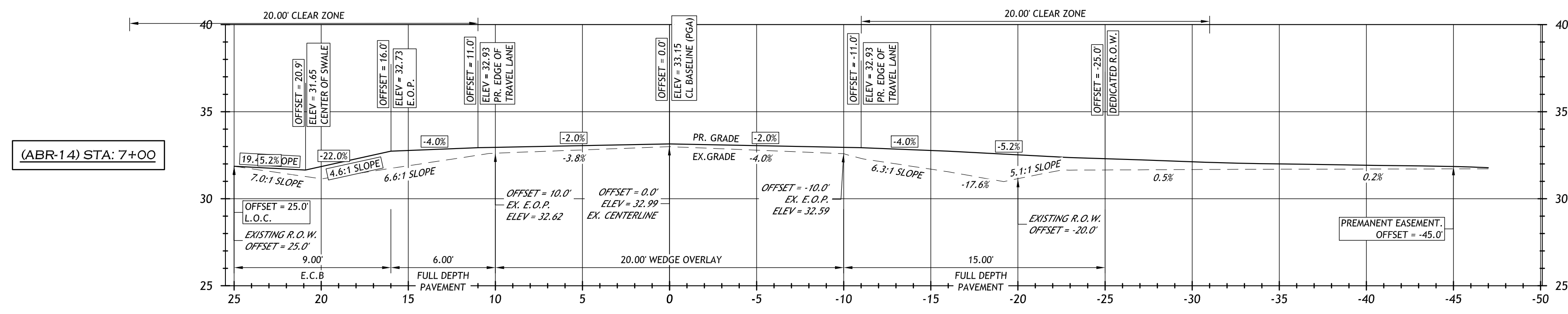
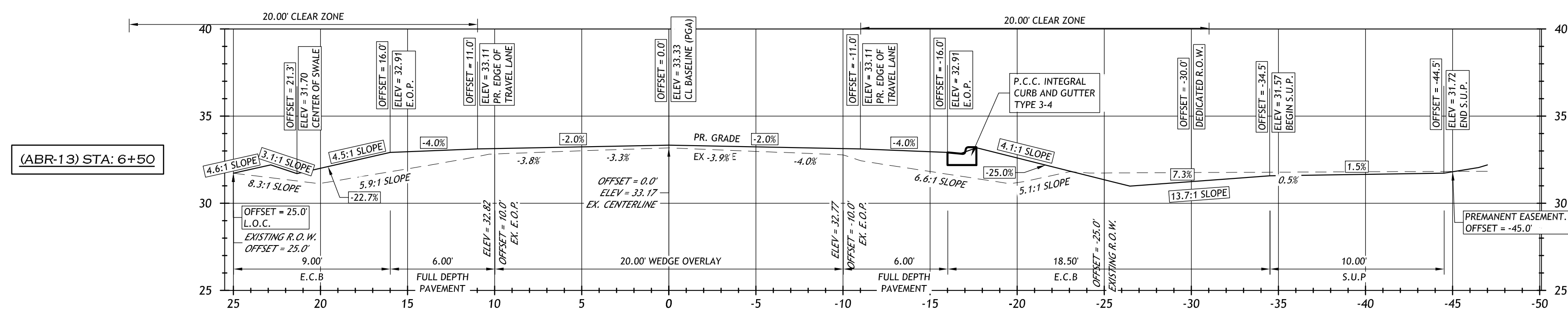
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAWN BY:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	284-12.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-21  
 SHEET: 21 OF 43

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING:
			F.A. ITEM 908004 - TOPSOIL, 6" DEPTH
			F.B. ITEM 908010 - TOPSOILING, 6" DEPTH
			F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS
			F.D. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



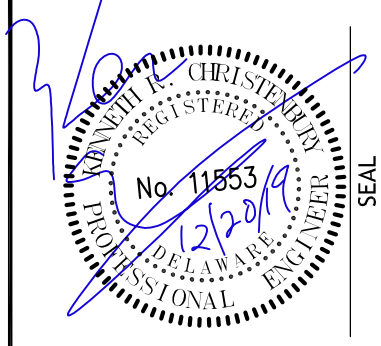
SCALE: 1" = 5" HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER DELDOT COMMENTS	12/22/2019
2	REVISED PER DELDOT COMMENTS	12/22/2019
3	REVISED PER DELDOT COMMENTS	12/22/2019
4	REVISED PER DELDOT COMMENTS	12/22/2019
5	REVISED PER DELDOT COMMENTS	12/22/2019

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
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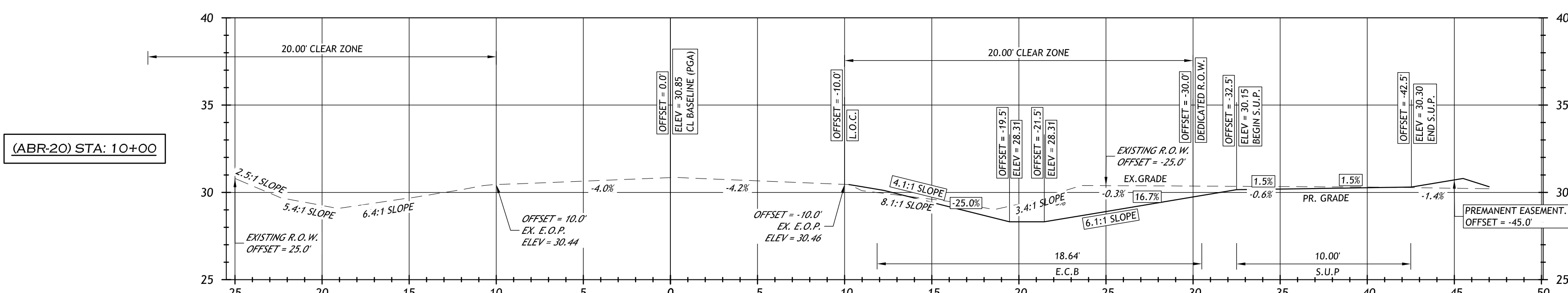
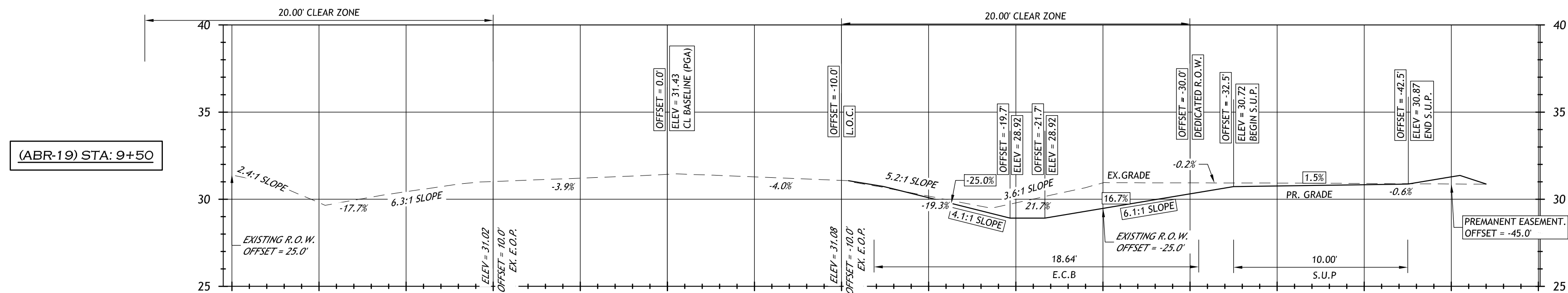
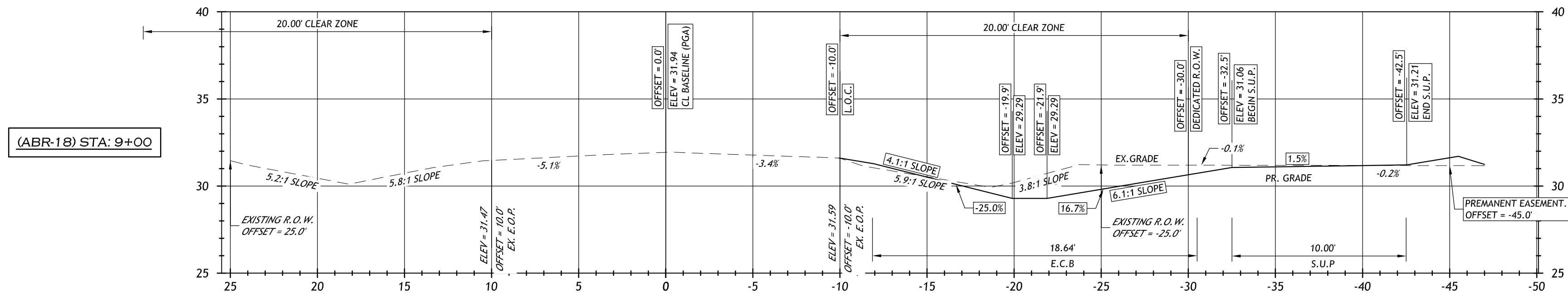
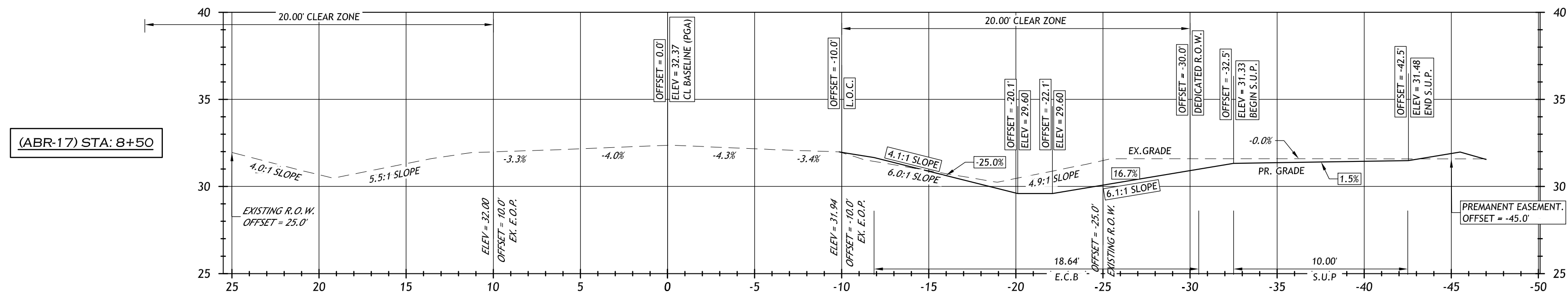
ENGINEER:	MKC
DESIGNER:	MKC
DRAWN BY:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	284-12.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-22  
 SHEET: 22 OF 43



SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
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			F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS
			G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



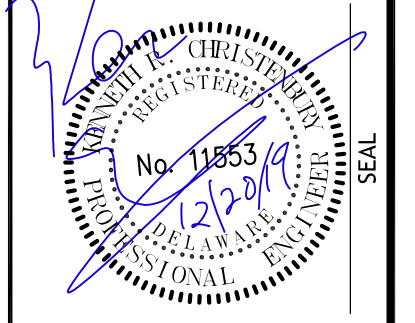
SCALE: 1" = 5" HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER DELDOT COMMENTS	12/20/2019	JKC
2		12/20/2019	JKC

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

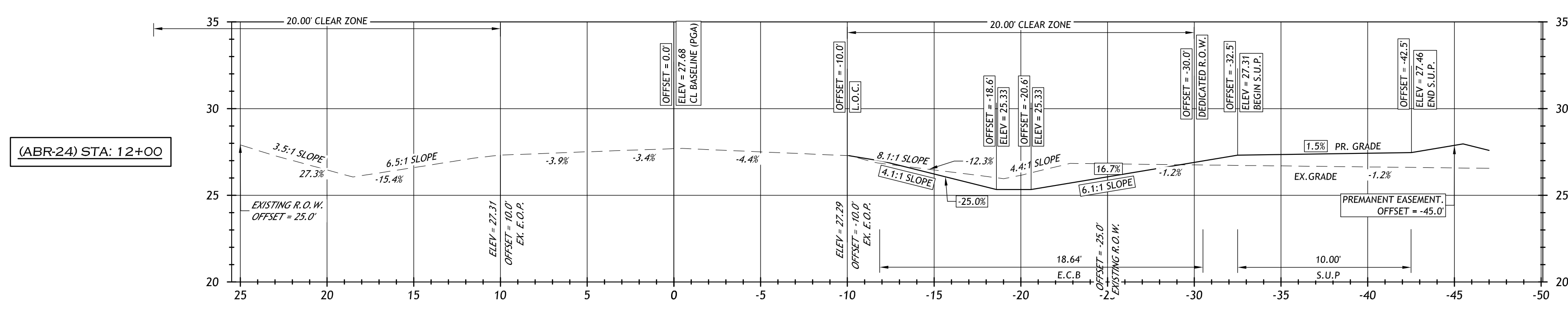
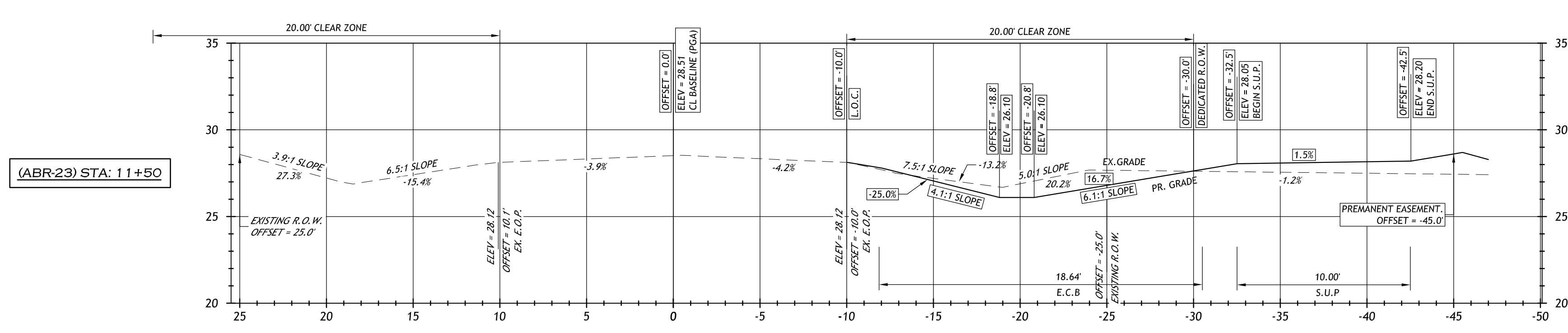
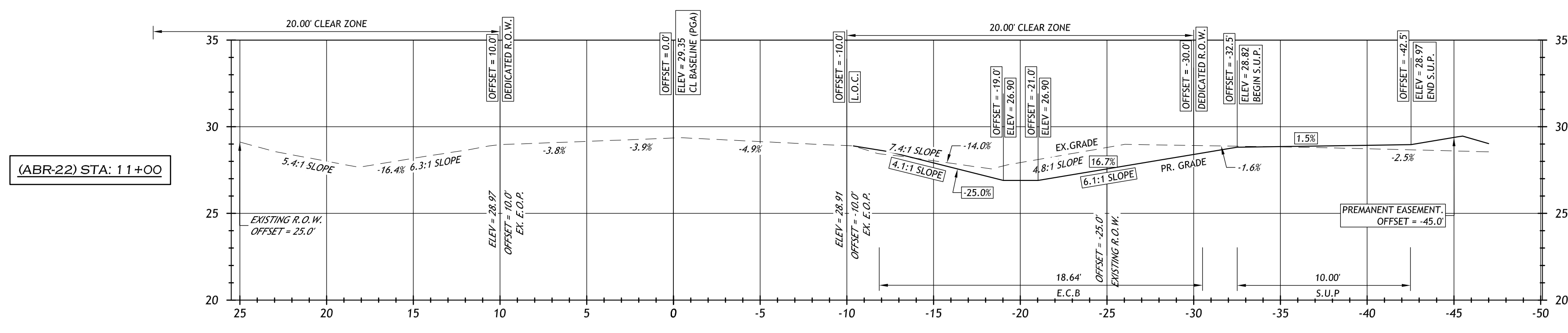
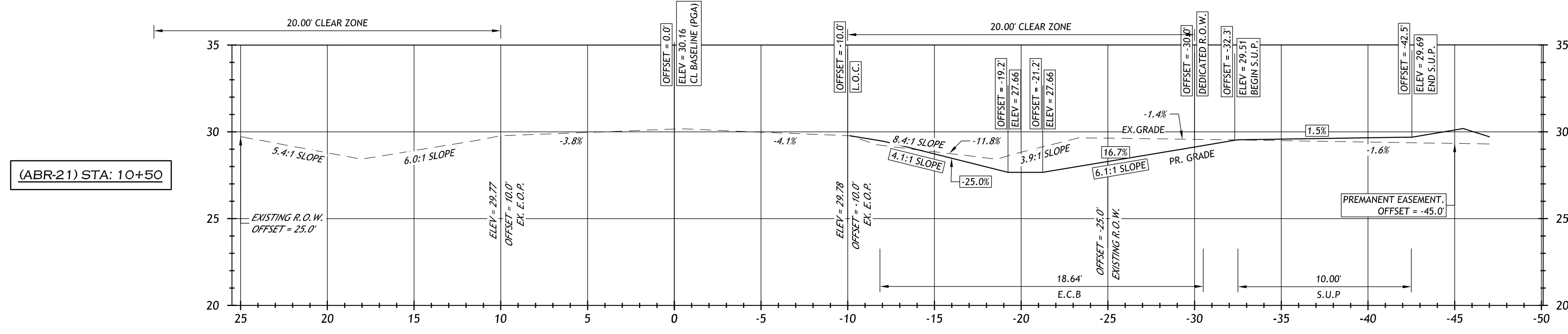
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
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 WWW.AXIOMENGS.COM

ENGINEER:	JKC
DESIGNER:	JKC
DRAFTER:	EW
CHECKED BY:	JKC
DATE:	11/19/2019
TAX MAP:	28417.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-23  
 SHEET: 23 OF 43

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
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			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

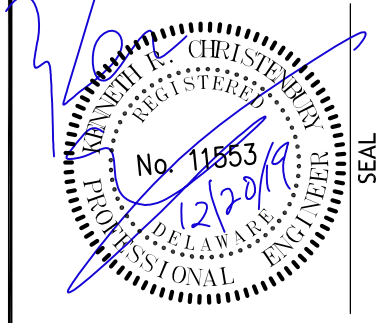


REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER DELDOT COMMENTS	12/20/2019
2		
3		

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

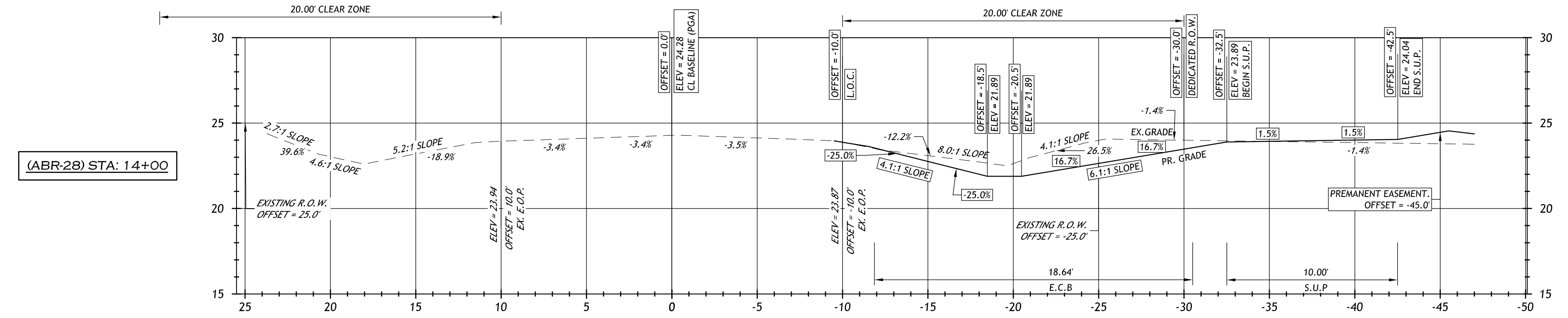
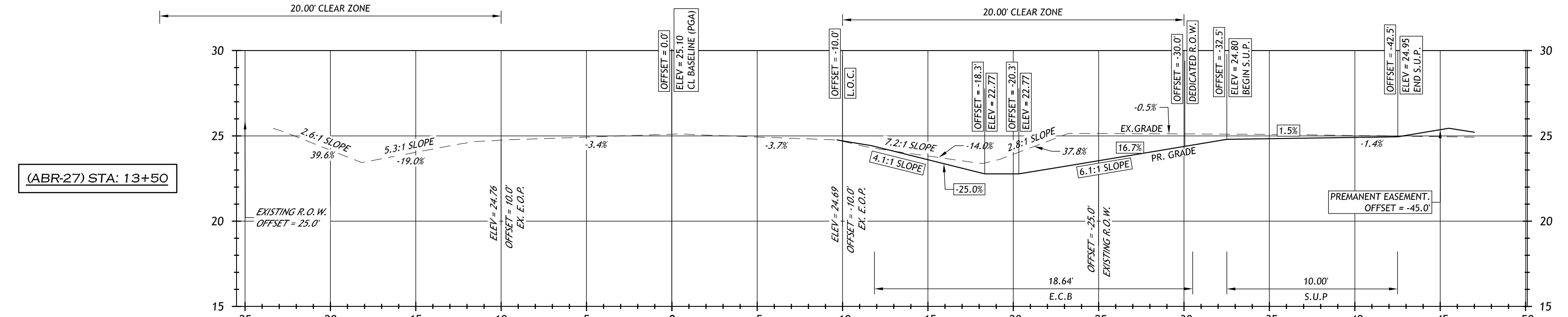
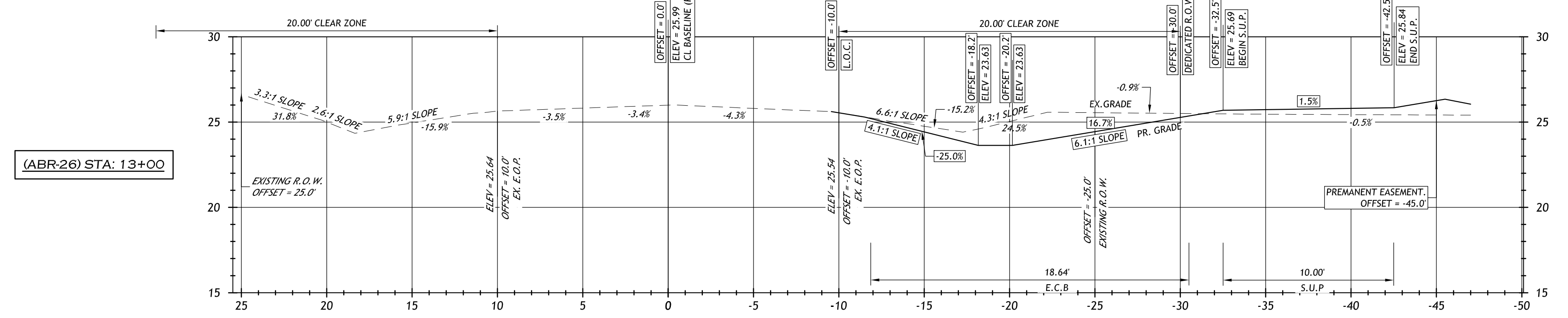
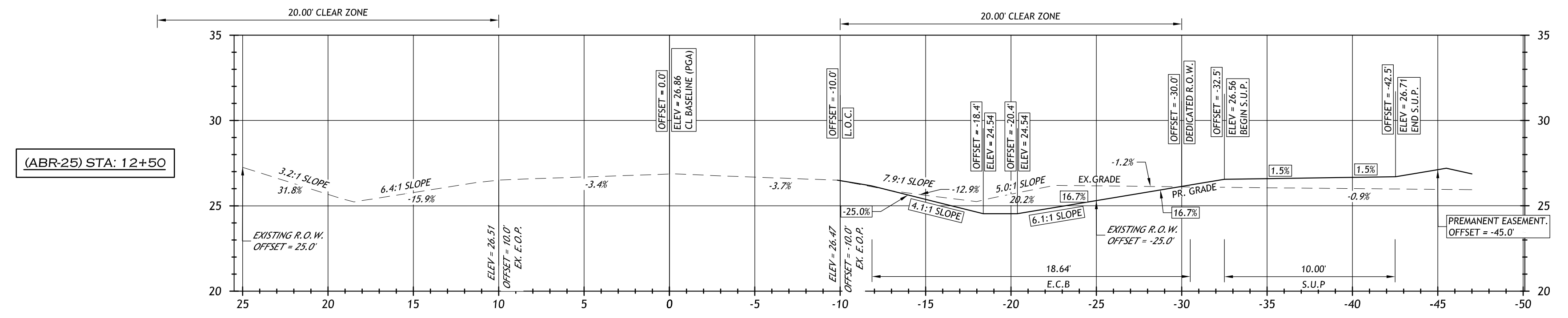
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
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 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	28412.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-24  
 SHEET: 24 OF 43

SCALE: 1" = 5" HORIZONTAL AND VERTICAL



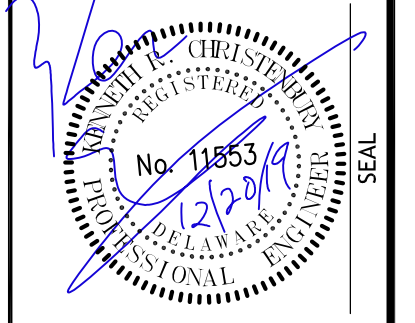
SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
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			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
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			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

REV	DESCRIPTION OF REVISION	DATE
1	ISSUED FOR PERMIT	11/19/2019
2	REVISED PER DELDOT COMMENTS	12/20/2019

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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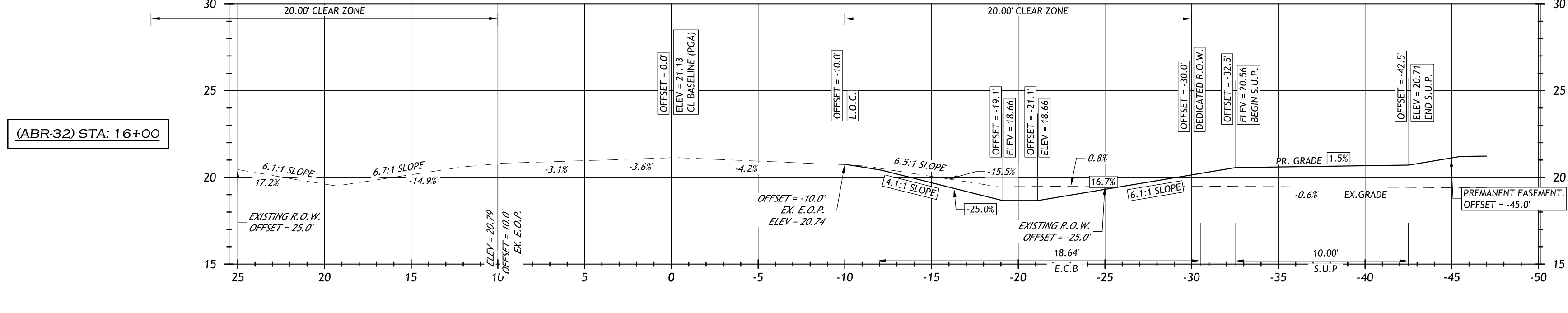
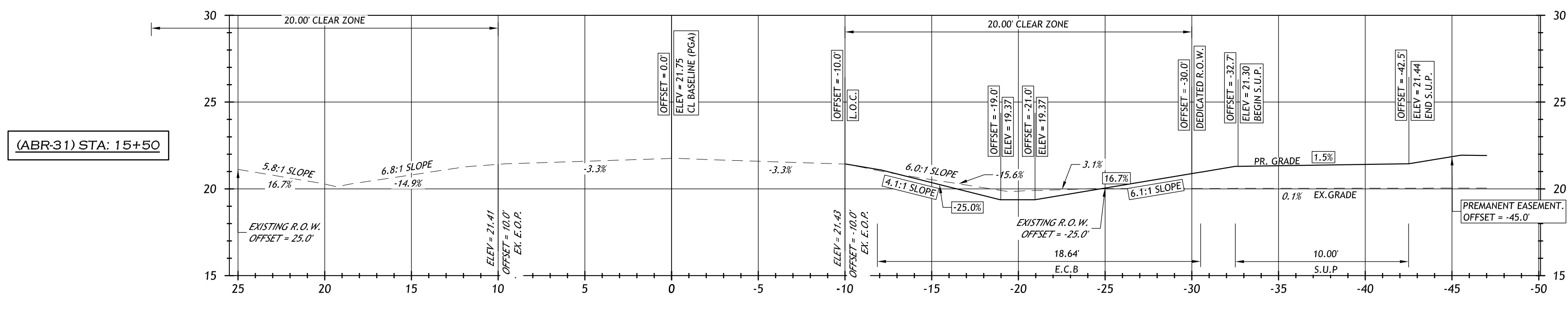
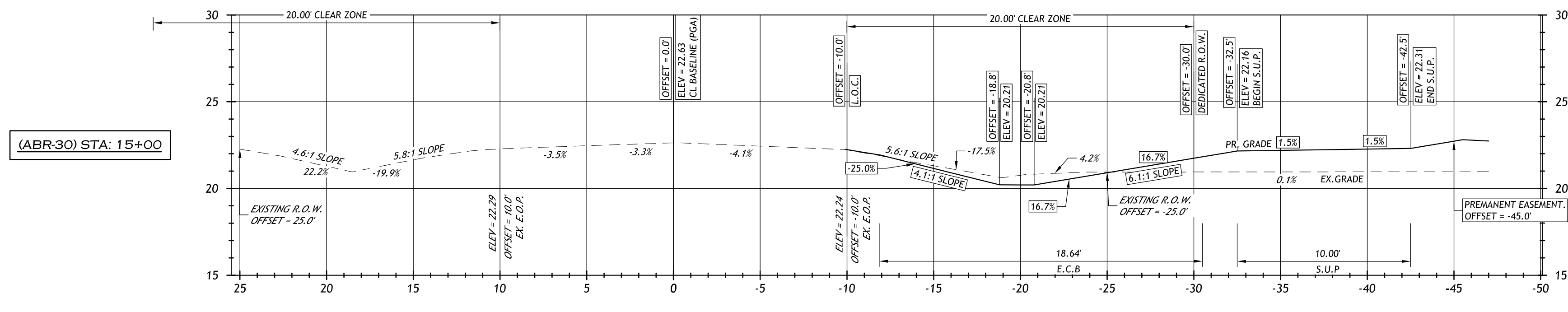
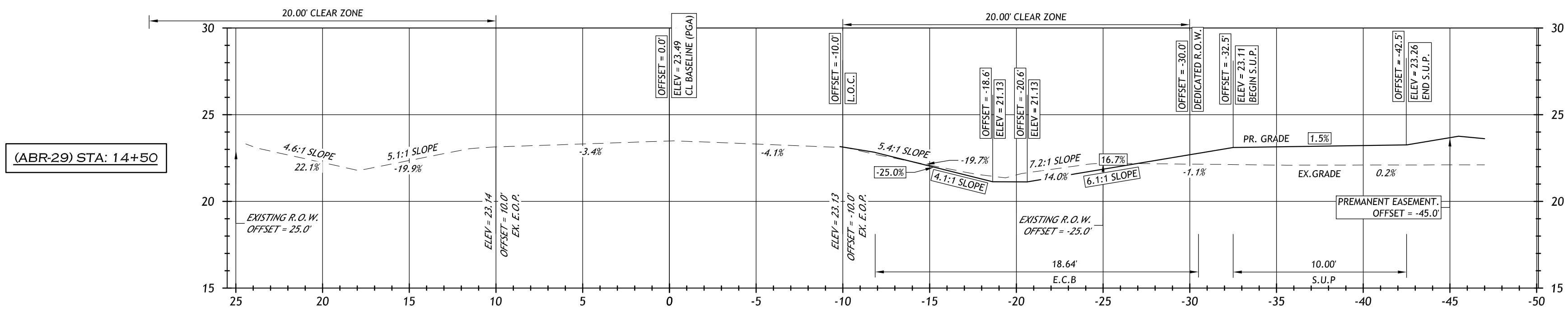
ENGINEER:	MKC
DESIGNER:	MKC
DRAWN BY:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	234-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: CE-25  
 SHEET: 25 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL

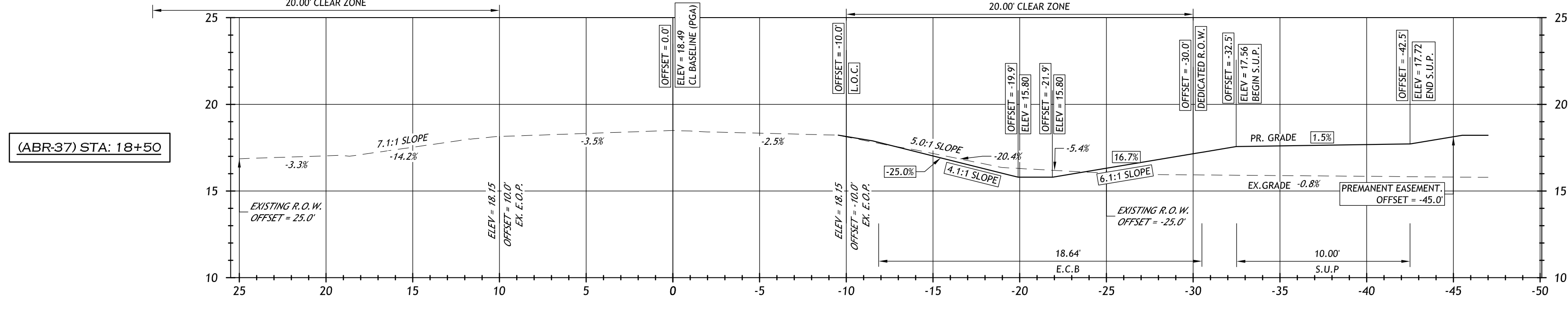
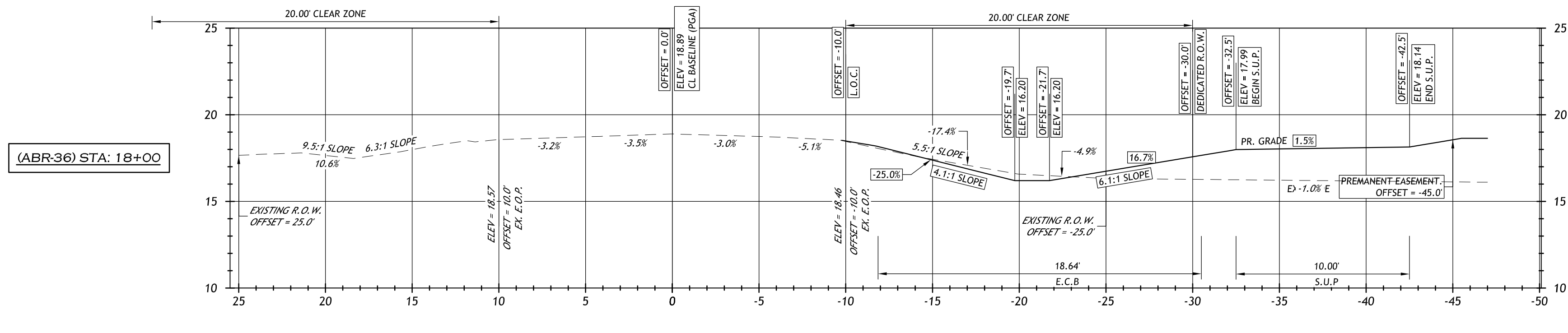
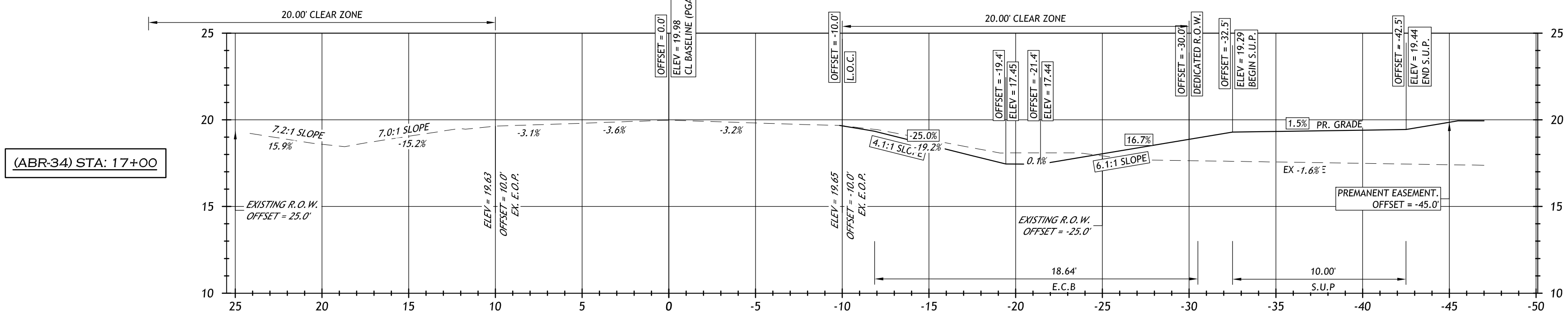
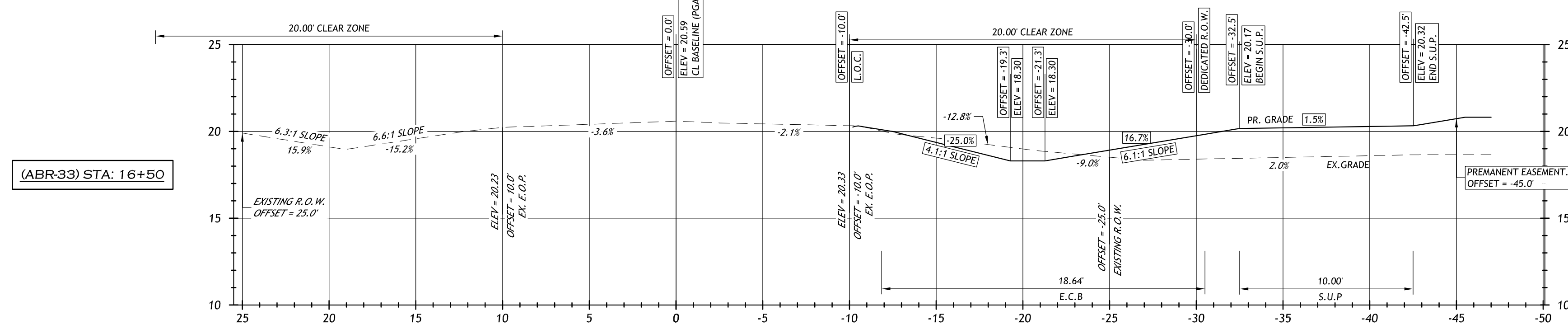
SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
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			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



SCALE: 1" = 5' HORIZONTAL AND VERTICAL

<b>ANGOLA BEACH ROAD CROSS SECTIONS</b> S.C.R. 278 - ANGOLA BEACH ROAD <b>WINDSWEEP @ LEWES</b> INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, NC 27838 (919) 855-0812 FAX: (919) 855-0812 WWW.AXIOMENGINEERING.COM	
PROJECT NO: <b>0233-1702</b>	DRAWING: <b>CE-26</b>
SHEET: <b>26</b>	OF <b>43</b>
ENGINEER: MKC DESIGNER: MKC DRAFTER: MKC CHECKED BY: MKC DATE: 11/10/2019 TAX MAP: 234-17-003.00 & 6.00 	

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
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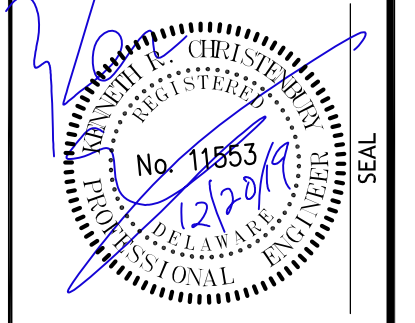
SCALE: 1" = 5' HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUE FOR PERMIT	12/22/2019	JKC
2	REVISED PER DELDOT COMMENTS	12/22/2019	JKC

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

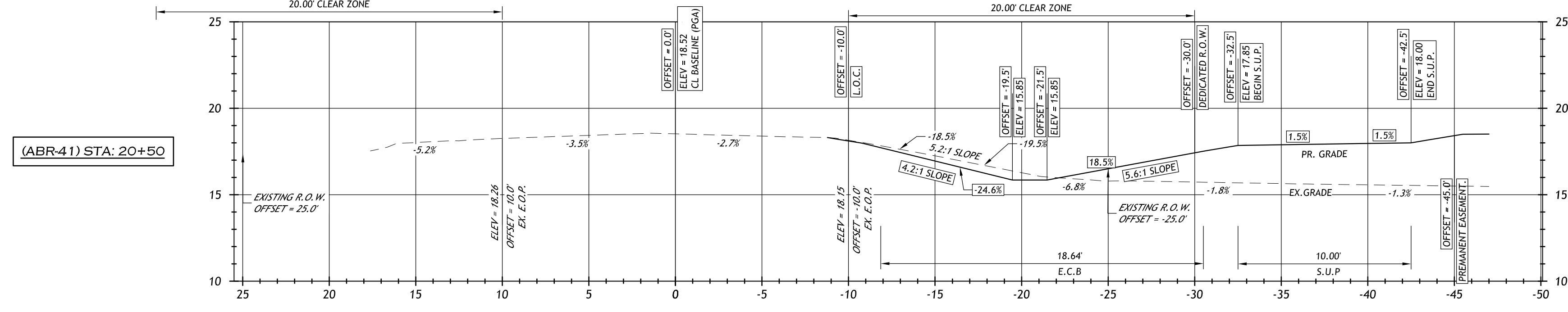
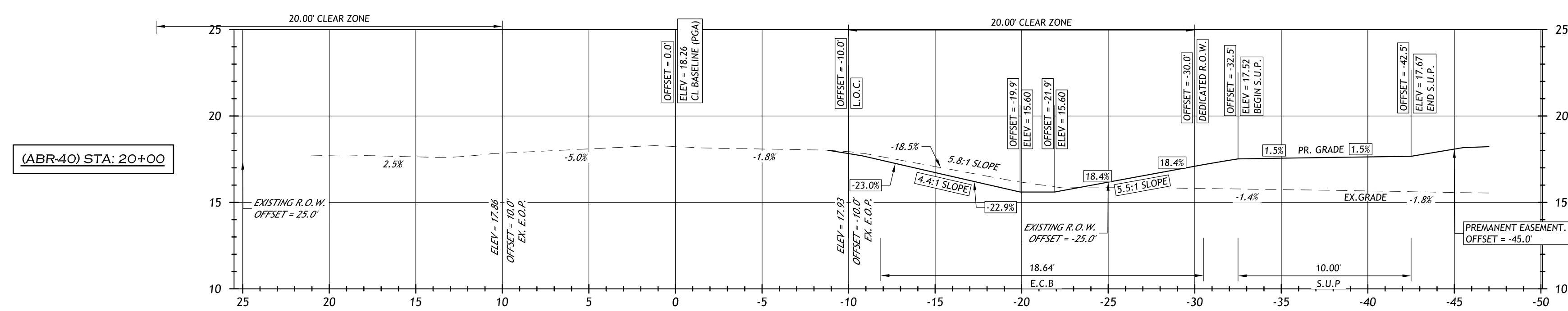
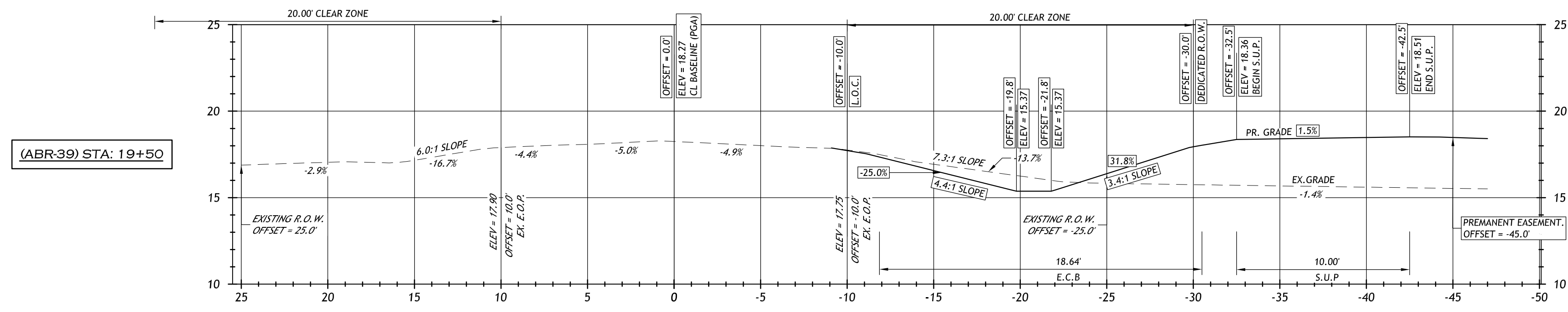
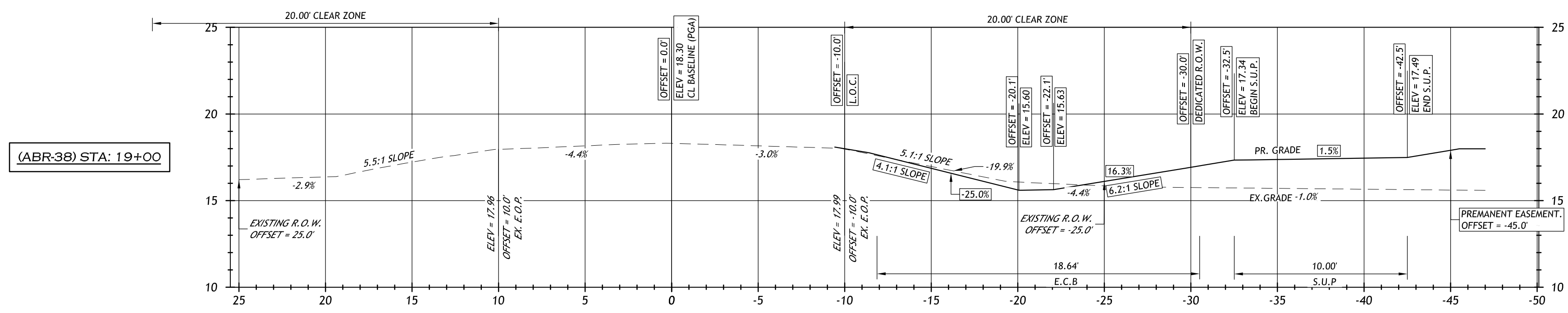
**Axiom Engineering L.L.C.**  
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 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER: JKC  
 DESIGNER: JKC  
 DRAFTER: EW  
 CHECKED BY: JKC  
 DATE: 11/19/2019  
 TAX MAP: 234-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: CE-27  
 SHEET: 27 OF 43

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



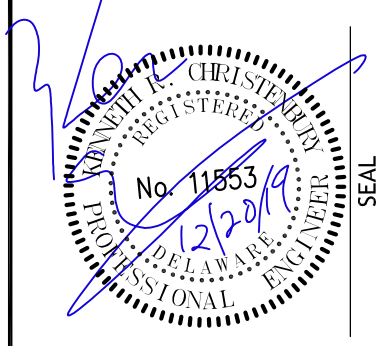
SCALE: 1" = 5' HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	12/22/2019
2	REVISED PER DELDOT COMMENTS	12/22/2019

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

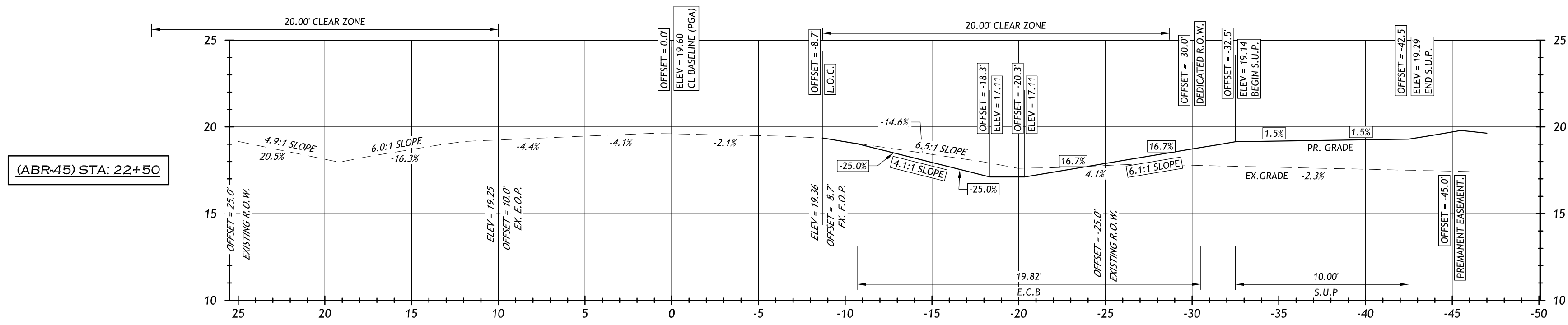
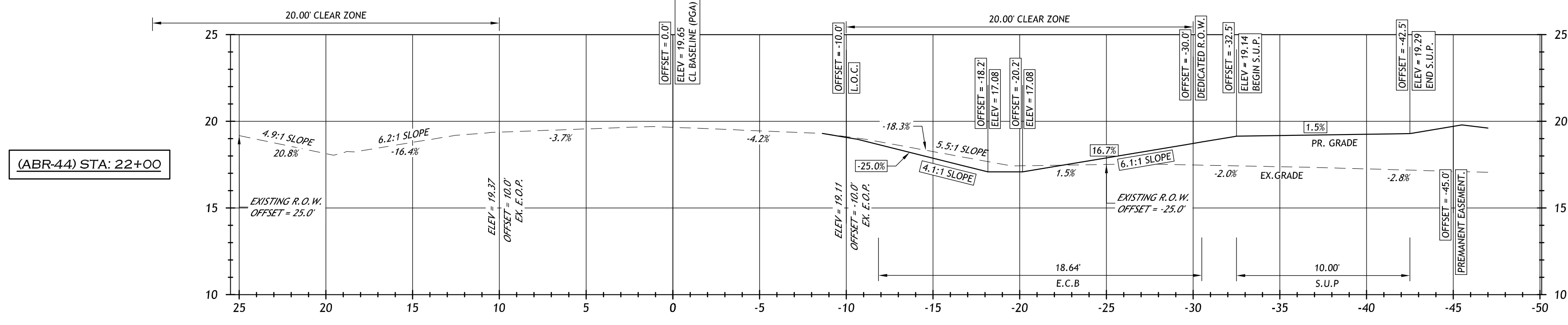
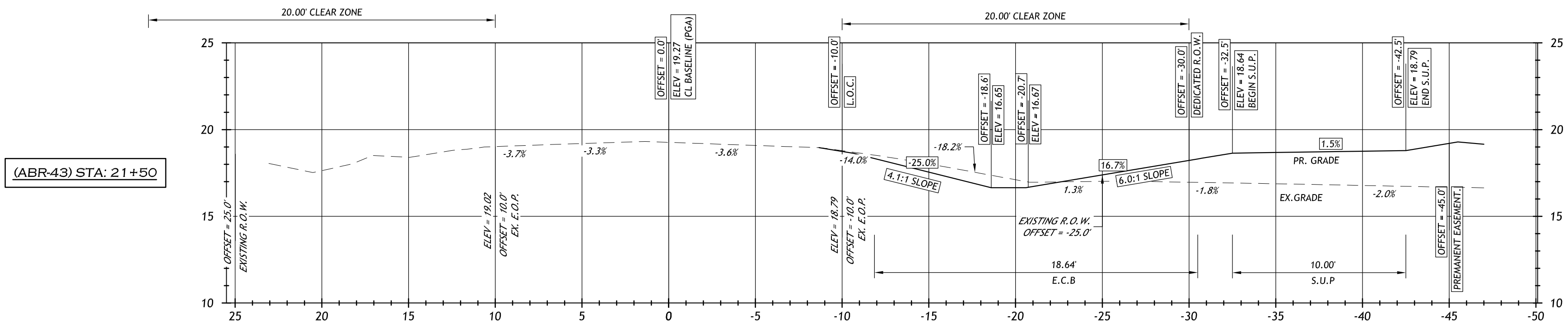
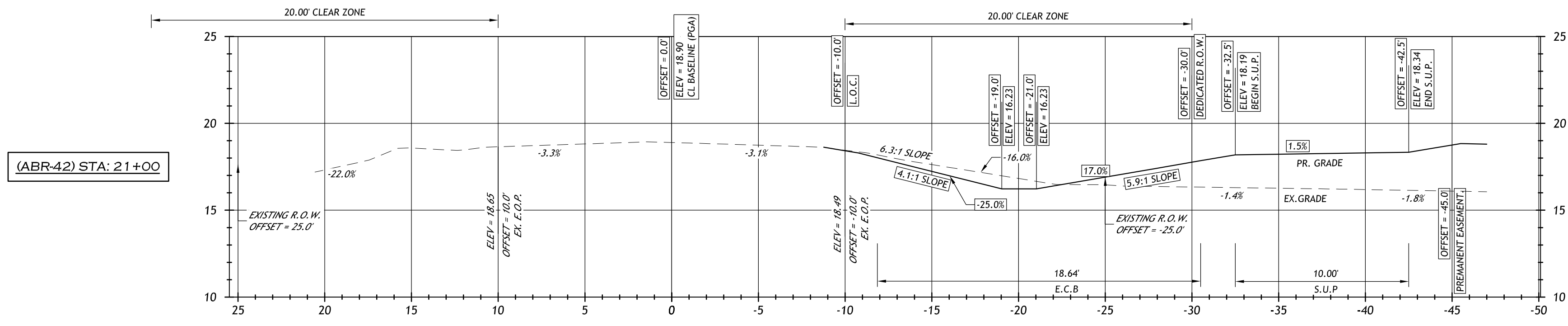
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	284-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: CE-28  
 SHEET: 28 OF 43

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
-	-	-	D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
-	-	-	E. ITEM 705001 - P.C.C. SIDEWALK, 4"
-	-	-	F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
-	-	-	H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



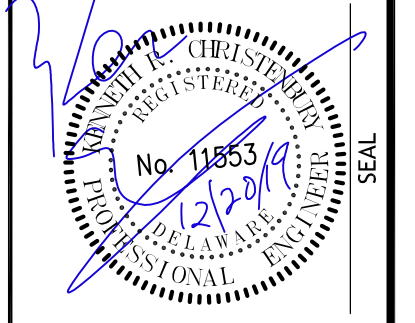
SCALE: 1" = 5' HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUE FOR PERMIT	12/20/2019	MKC
2	REVISED PER DELDOT COMMENTS	12/20/2019	MKC

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

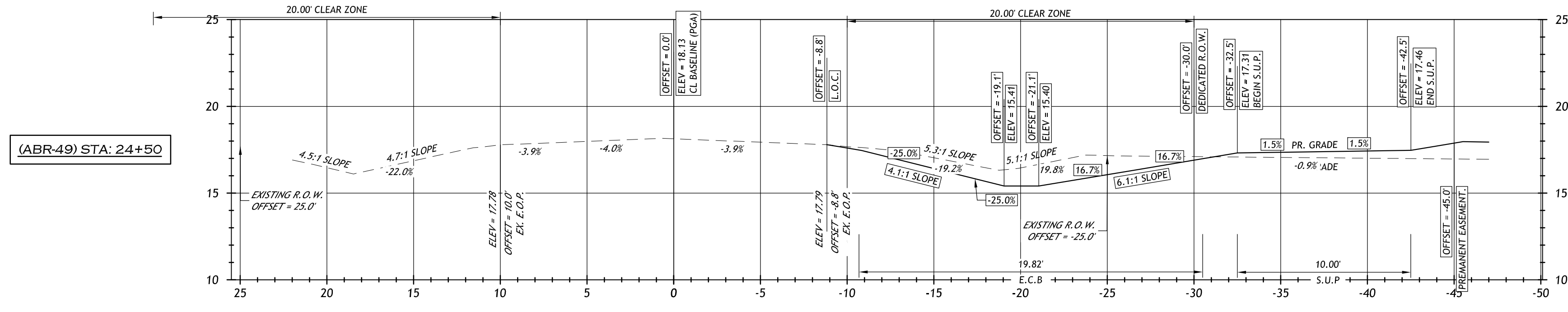
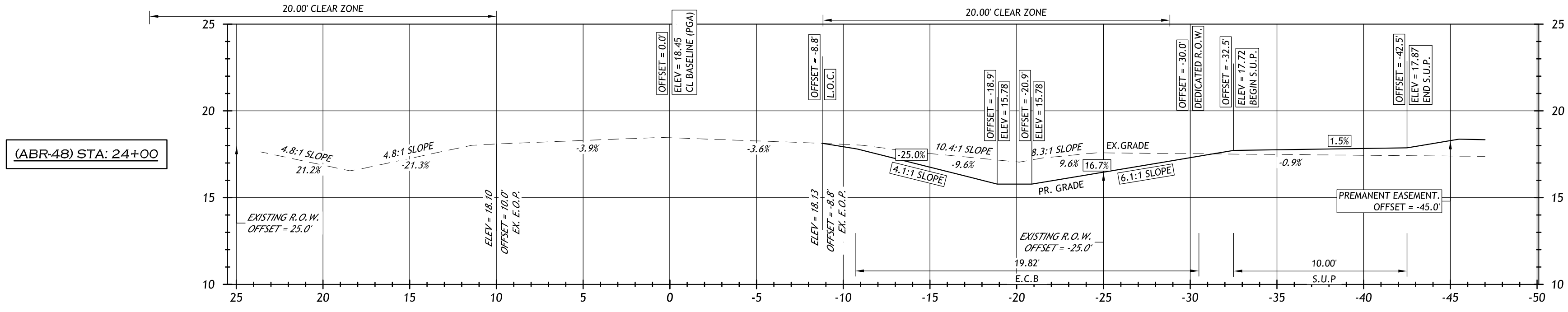
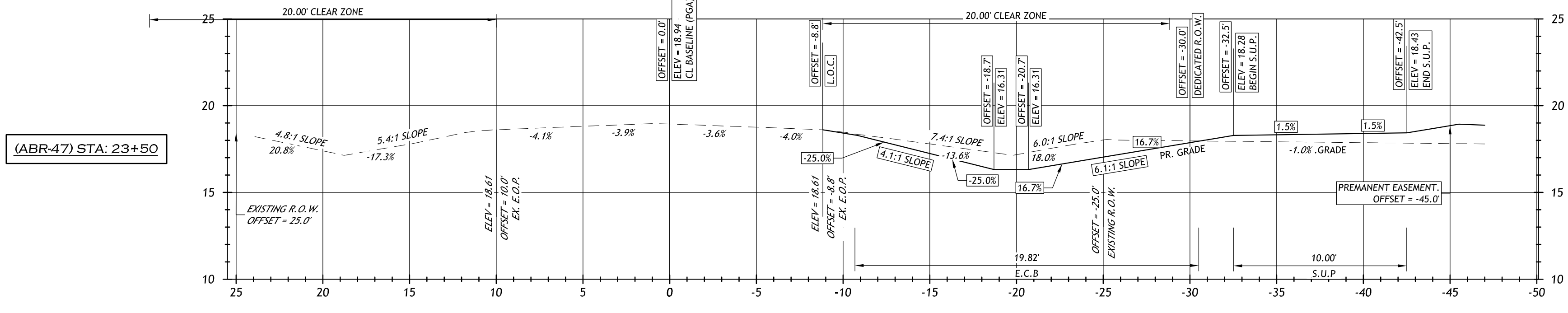
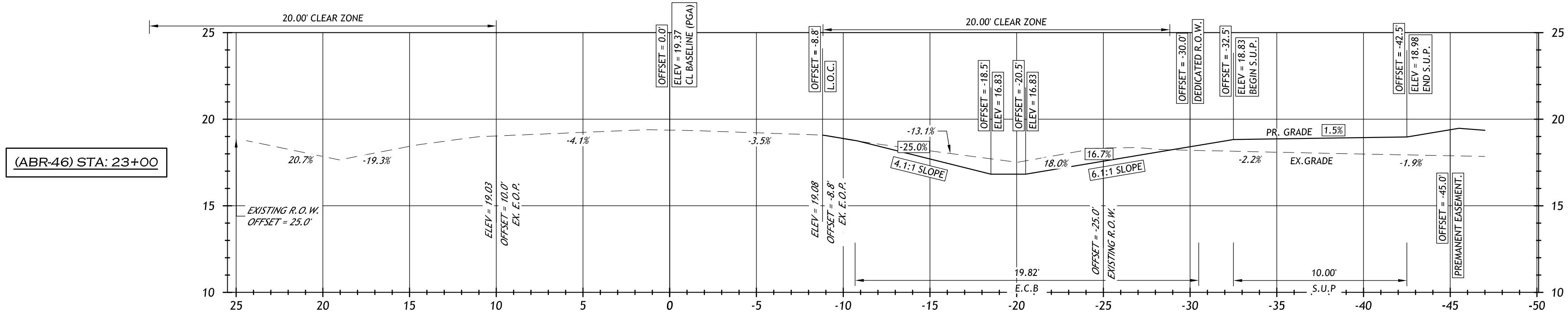
**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0810  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAWN BY:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	234-17-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-29  
 SHEET: 29 OF 43

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6') H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING

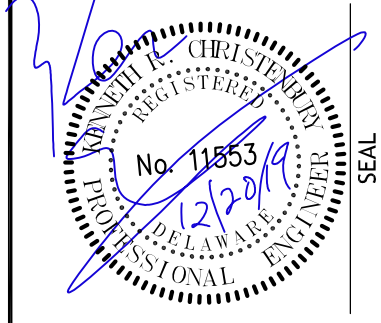


REV	DESCRIPTION OF REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	12/22/2019	JK	JK
2	REVISED PER DELOIT COMMENTS	12/22/2019	JK	JK

ANGOLA BEACH ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
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 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	JK
DESIGNER:	JK
DRAFTER:	EW
CHECKED BY:	JK
DATE:	11/19/2019
TAX MAP:	234-12.003.00 & 6.00

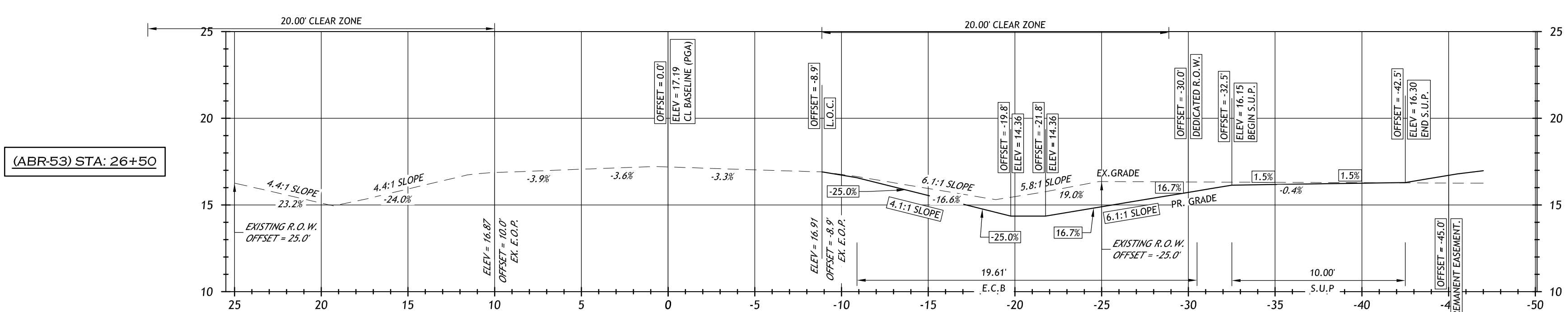
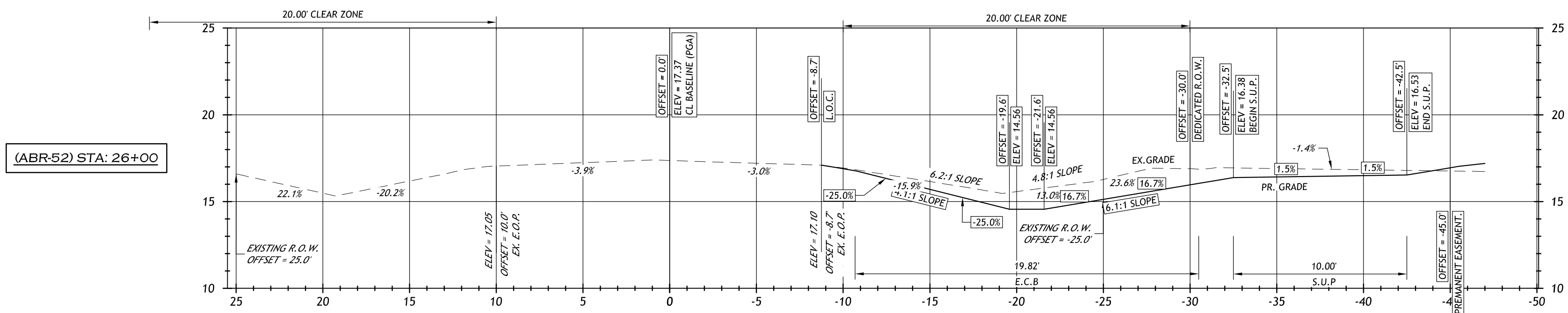
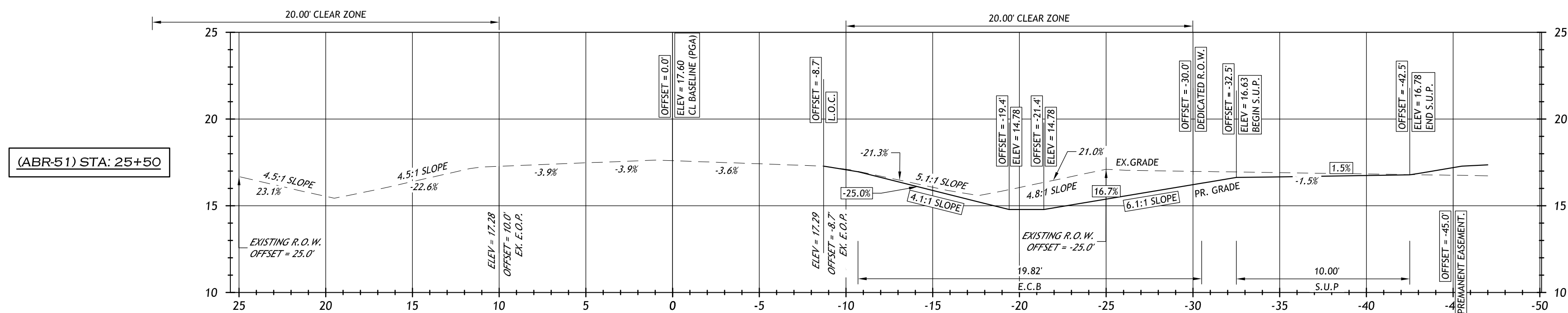
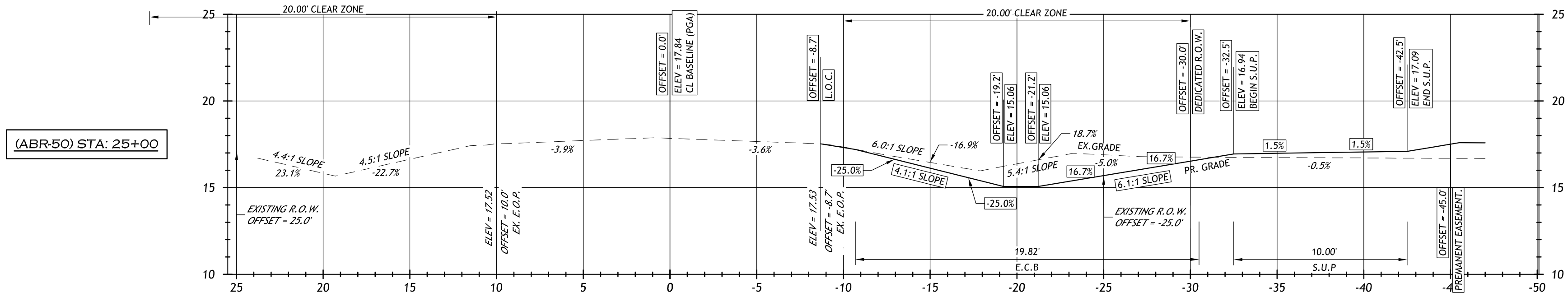


PROJECT NO: 0233-1702  
 DRAWING: CE-30  
 SHEET: 30 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL



SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



SCALE: 1" = 5' HORIZONTAL AND VERTICAL

PROJECT NO: 0233-1702  
DRAWING: CE-31  
SHEET: 31 OF 43

ENGINEER: MKC  
DESIGNER: MKC  
DRAFTER: EW  
CHECKED BY: MKC  
DATE: 11/12/2019  
TAX MAP: 234-12.003.00 & 6.00

SCALE: 1" = 5' HORIZONTAL AND VERTICAL

1" = 5' HORIZONTAL  
1" = 5' VERTICAL

11/12/2019  
No. 11853  
Professional Engineer  
State of Delaware  
M. K. C.

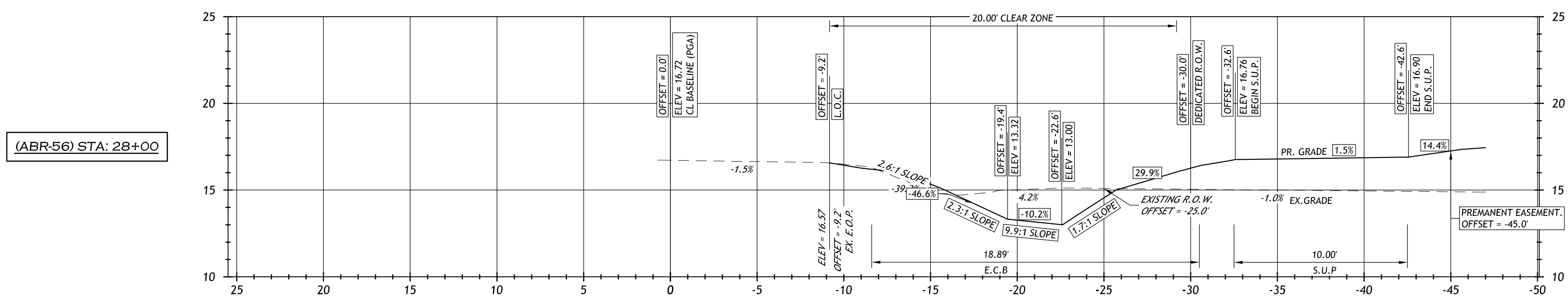
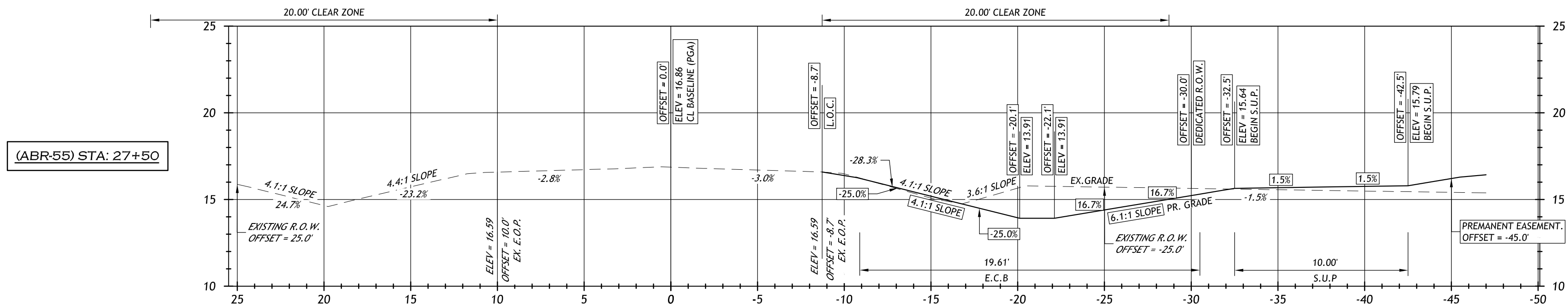
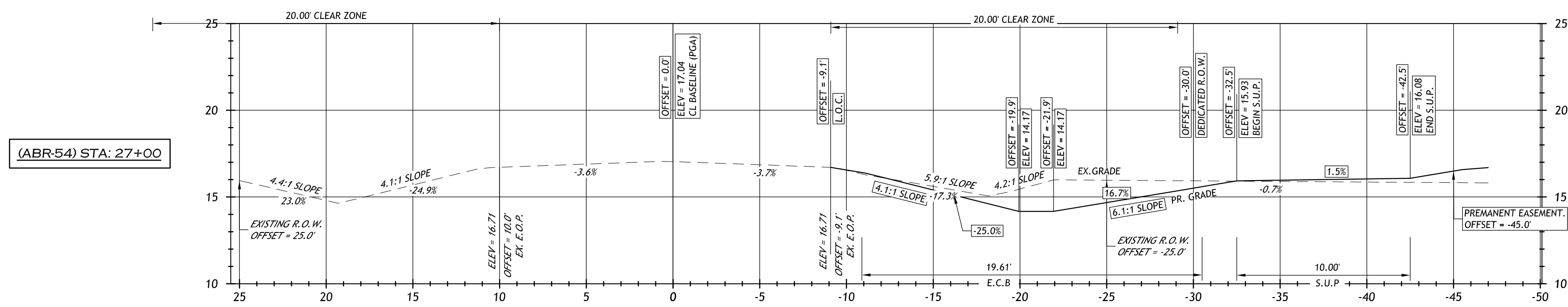
**AXIOM ENGINEERING L.L.C.**  
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(302) 855-0812  
FAX: 855-0812  
WWW.AXIOMENR.COM

ANGOLA BEACH ROAD CROSS SECTIONS  
S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
RESIDENTIAL PLANNED COMMUNITY  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	DATE	BY	CHKD
1	REVISED PER DELOIT COMMENTS	11/12/2019	MKC	MKC
2	REVISED PER DELOIT COMMENTS	11/12/2019	MKC	MKC
3	REVISED PER DELOIT COMMENTS	11/12/2019	MKC	MKC
4	REVISED PER DELOIT COMMENTS	11/12/2019	MKC	MKC
5	REVISED PER DELOIT COMMENTS	11/12/2019	MKC	MKC

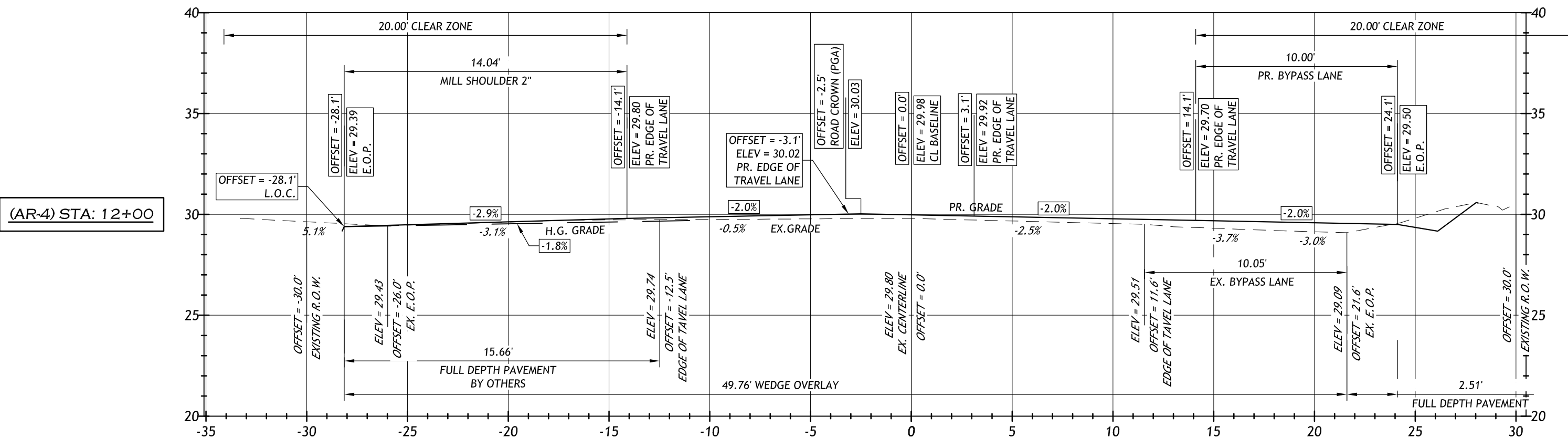
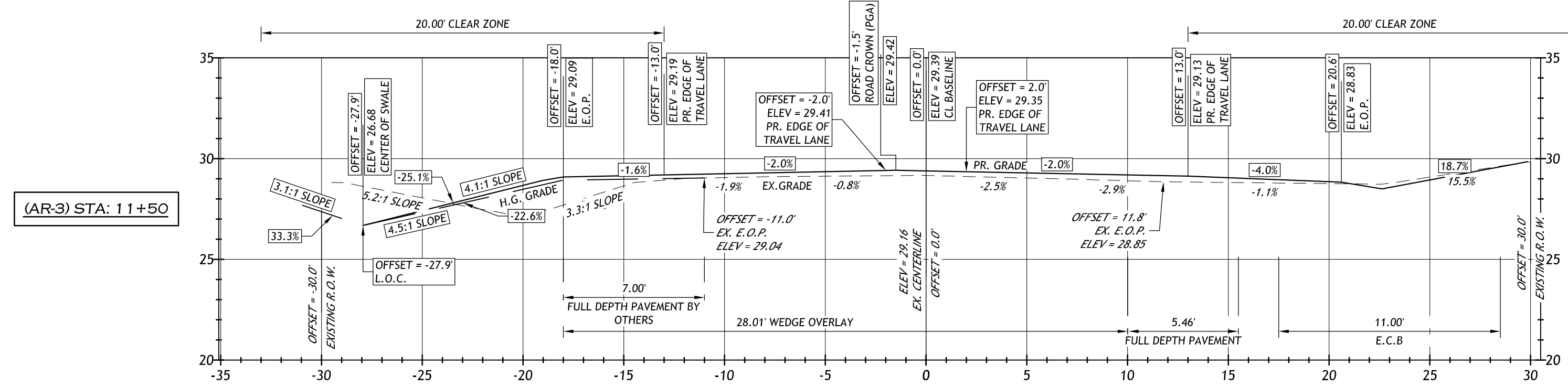
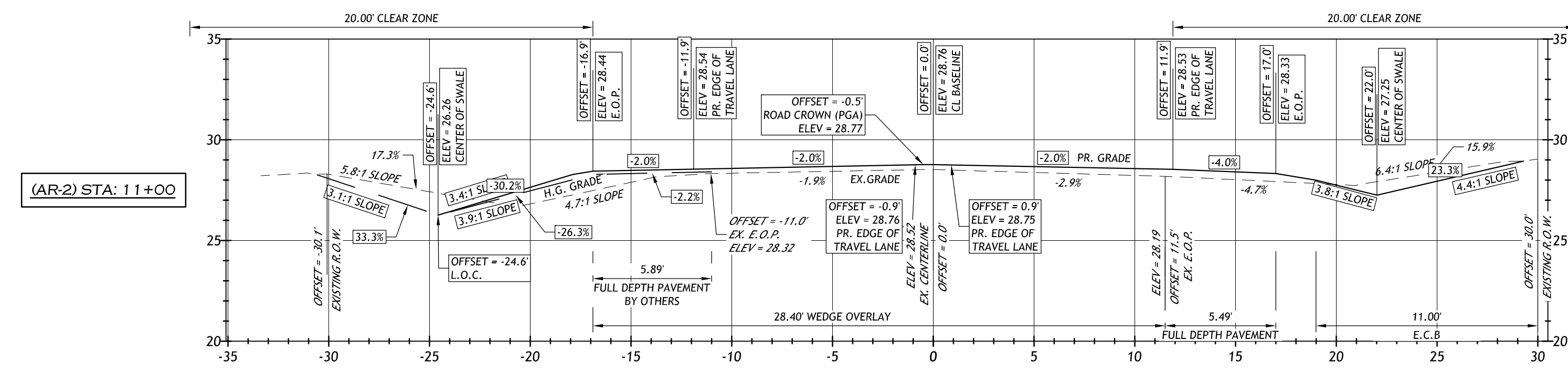
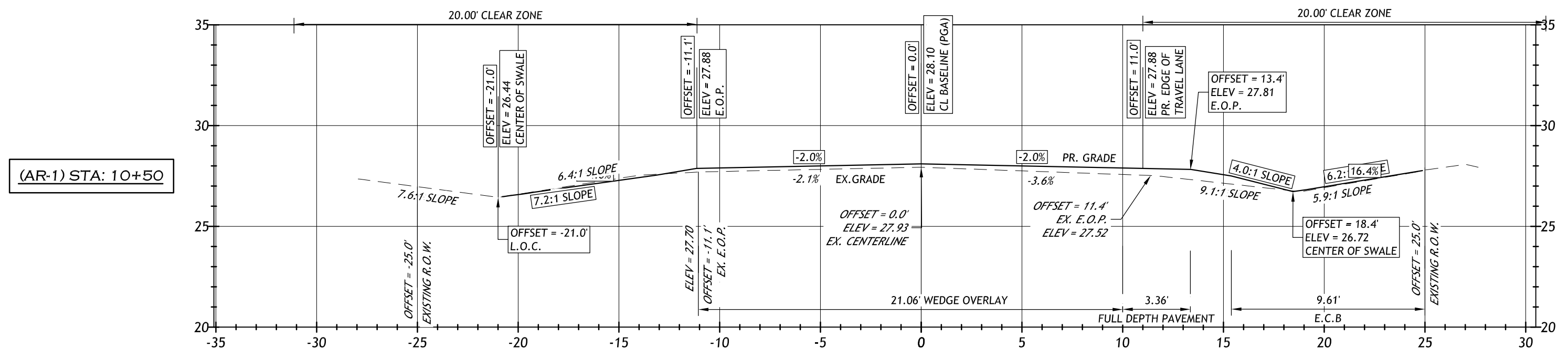
THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REGULATIONS THEREON AND APPROPRIATE HEALTH AND SAFETY REGULATIONS.

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
	2"	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
	8"	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
			D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
			E. ITEM 705001 - P.C.C. SIDEWALK, 4"
			F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING:
			F.A. ITEM 908004 - TOPSOIL, 6" DEPTH
			F.B. ITEM 908010 - TOPSOILING, 6" DEPTH
			F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GRASS
			G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
			H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



SCALE: 1" = 5' HORIZONTAL AND VERTICAL

<b>ANGOLA BEACH ROAD CROSS SECTIONS</b> S.C.R. 278 - ANGOLA BEACH ROAD <b>WINDSWEPT @ LEWES</b> RESIDENTIAL PLANNED COMMUNITY INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, NC 27838 (919) 855-0812 FAX: 855-0812 WWW.AXIOMENGINEERING.COM	
ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 11/19/2019 TAX MAP: 234-12.003.00 & 6.00	
PROJECT NO: 0233-1702 DRAWING: CE-32 SHEET: 32 OF 43	



SCALE: 1" = 5' HORIZONTAL AND VERTICAL

PROJECT NO:	0233-1702
DRAWING:	CE-33
SHEET:	33 OF 43

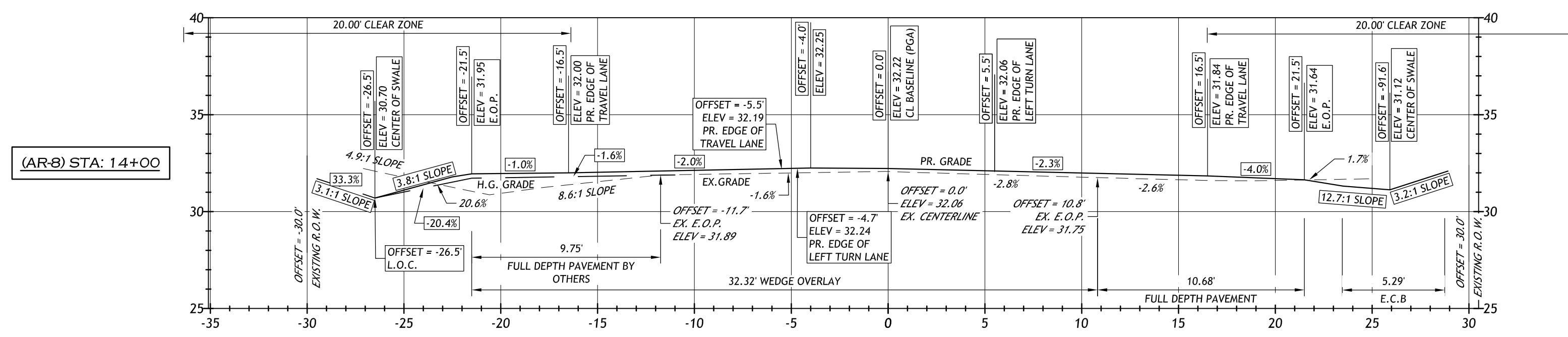
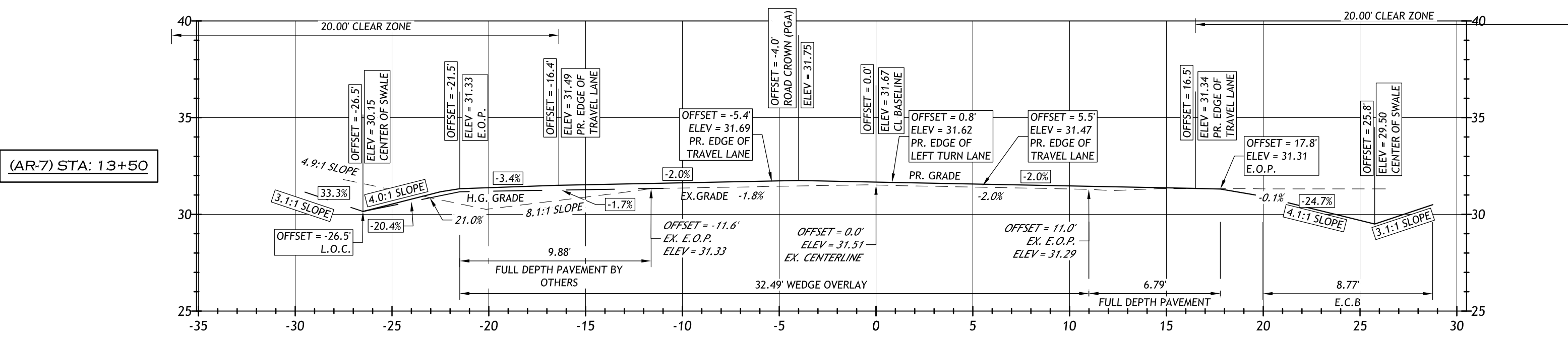
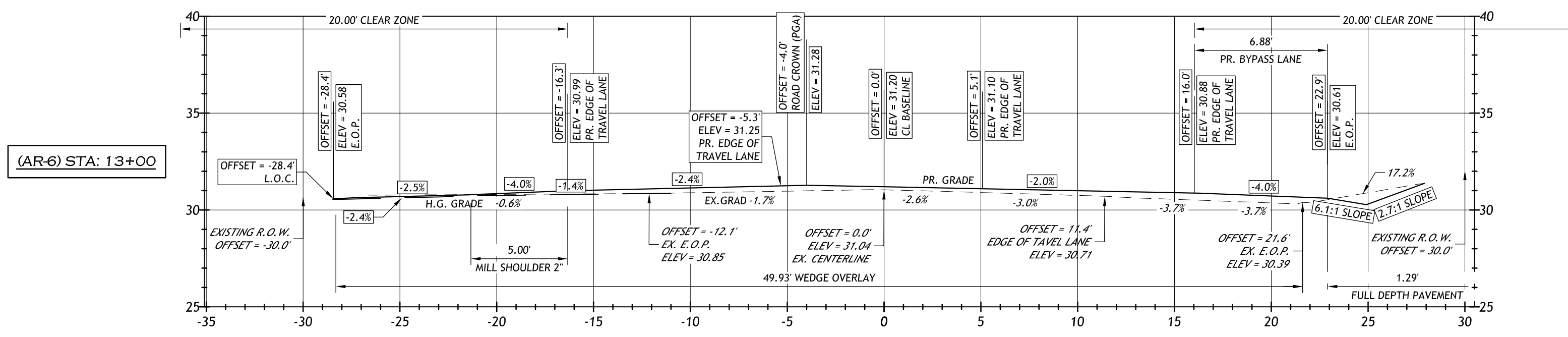
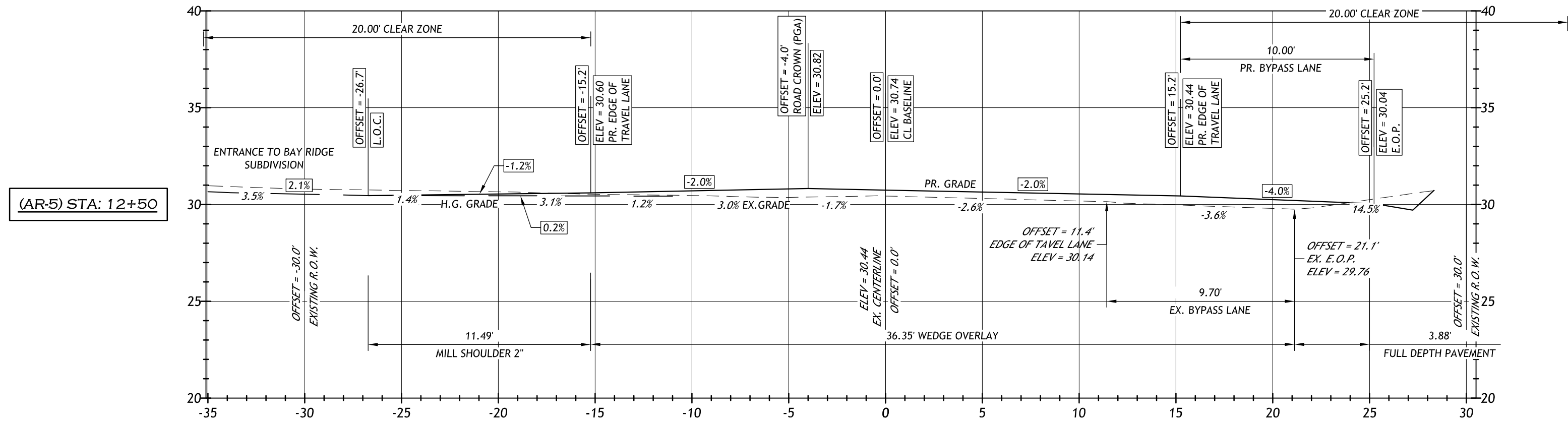
  

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	11/12/2019
TAX MAP:	234-12-003.00 & 6.00

ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278- ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 E-MAIL: WWW.AXIOMENGS.COM  
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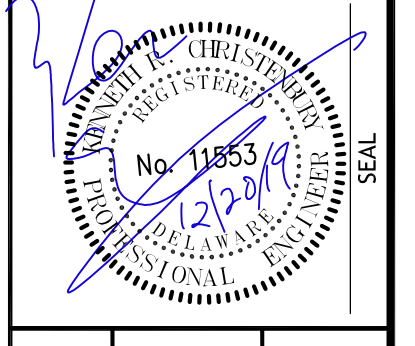


REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	12/22/2019
2	REVISED PER DELOIT COMMENTS	01/20/2020

ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278- ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

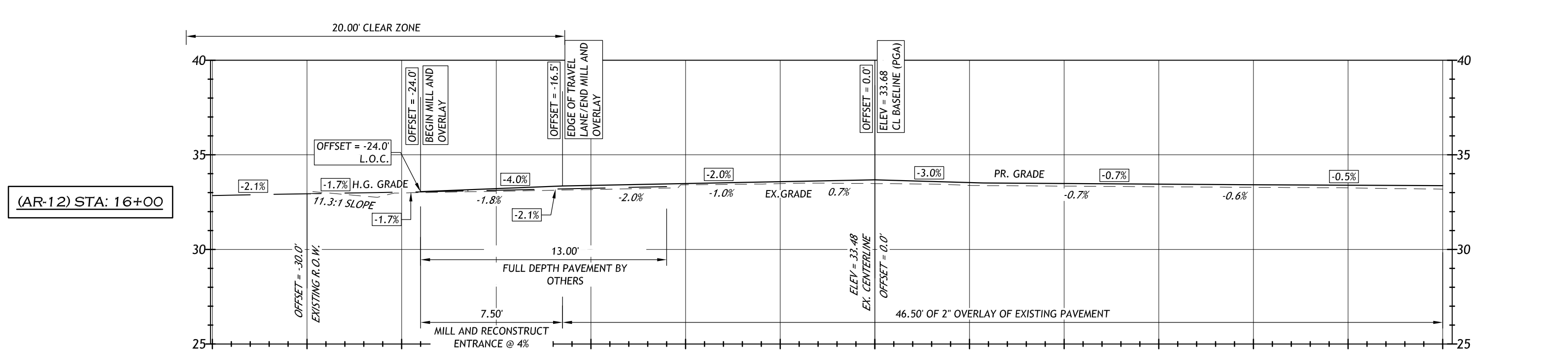
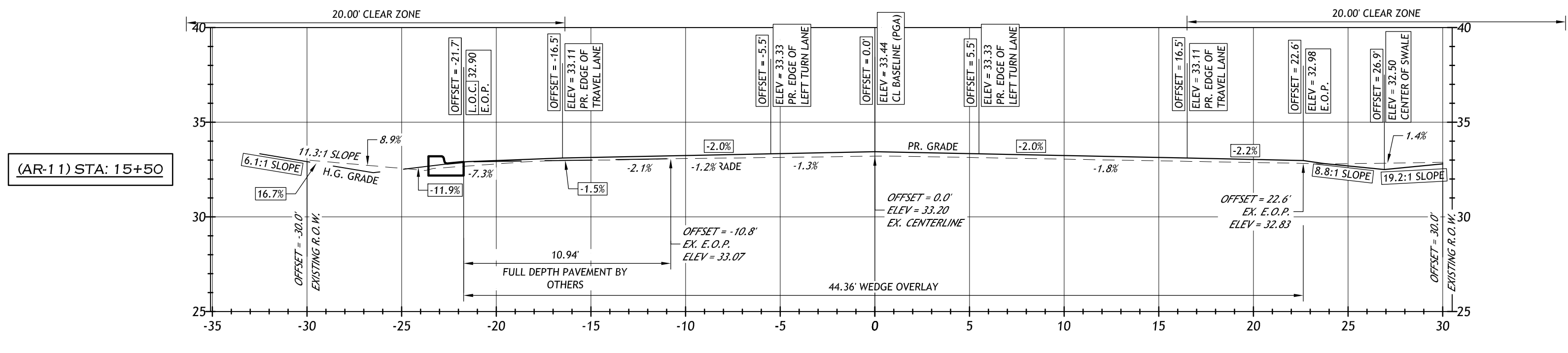
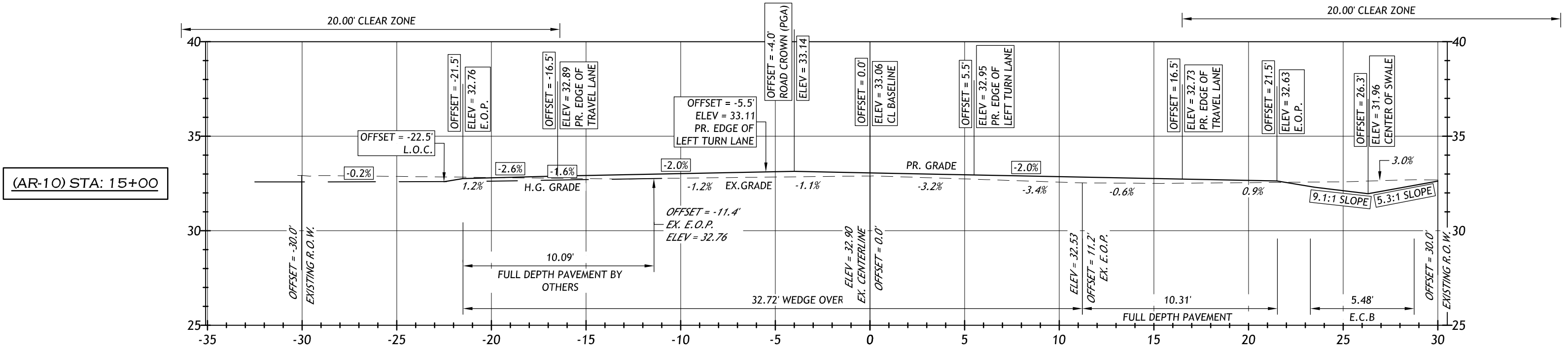
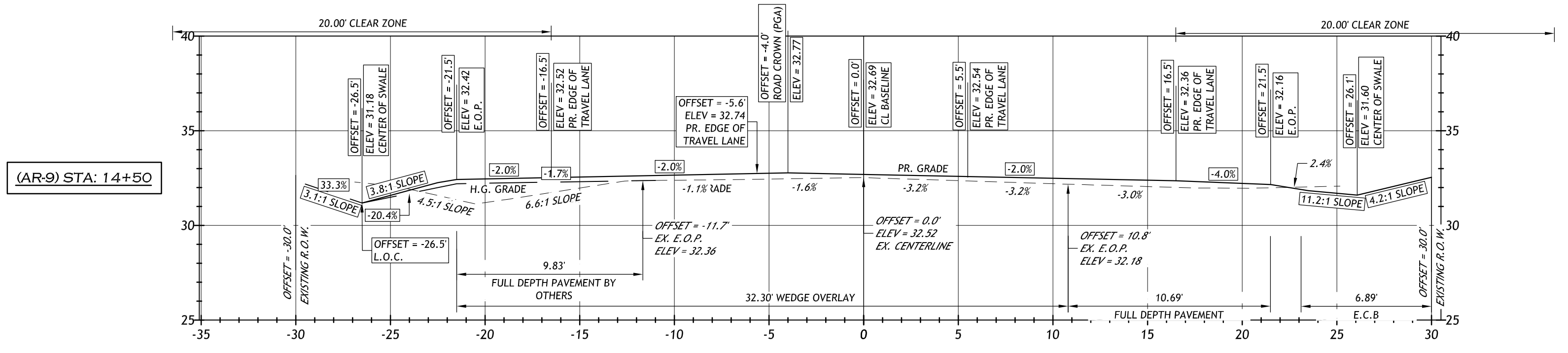
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	MKC
DESIGNER:	EW
DRAWN BY:	MKC
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	284-12.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-34  
 SHEET: 34 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL

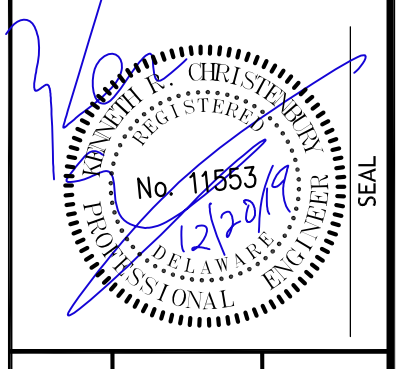


REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/19/2019
2	REVISED PER DELOIT COMMENTS	12/20/2019
3	REVISED PER DELOIT COMMENTS	1/22/2020
4	REVISED PER DELOIT COMMENTS	2/10/2020
5	REVISED PER DELOIT COMMENTS	2/10/2020

ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278- ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 LEWES, DE 19558  
 TEL: 855-081-1234  
 FAX: 855-081-1234  
 WEB: WWW.AXIOMENGS.COM

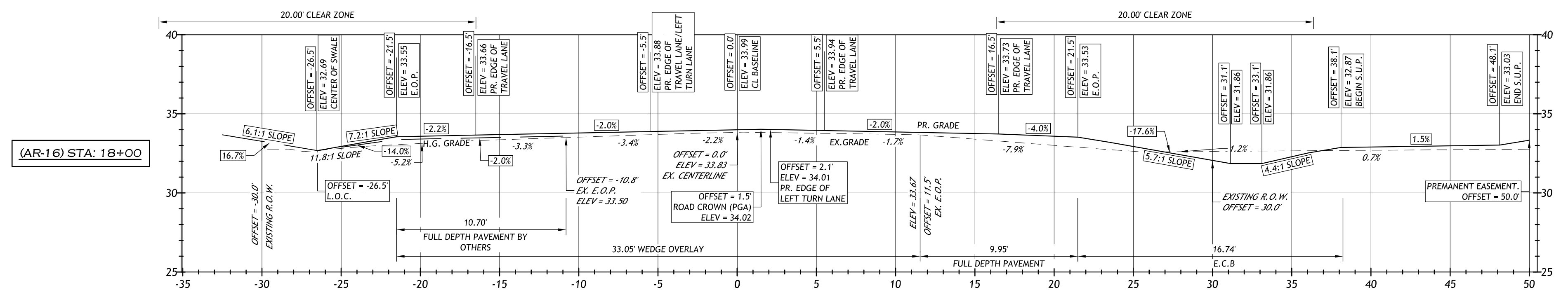
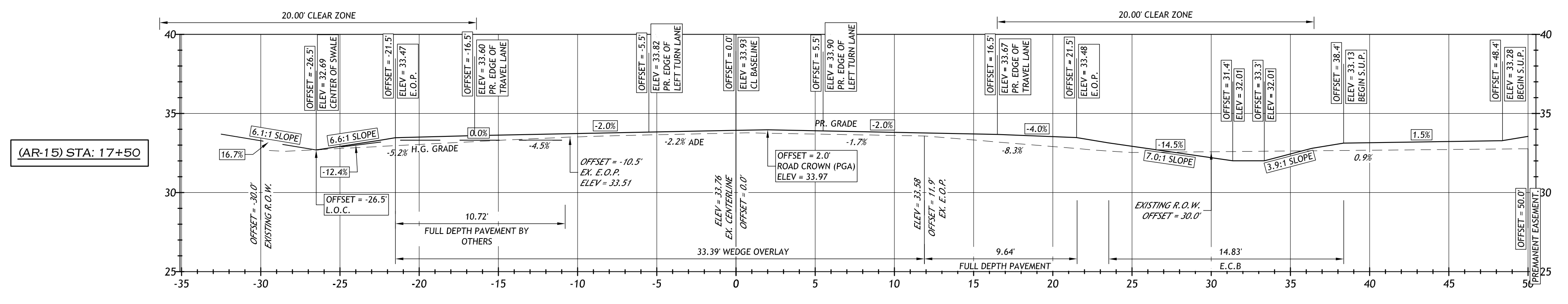
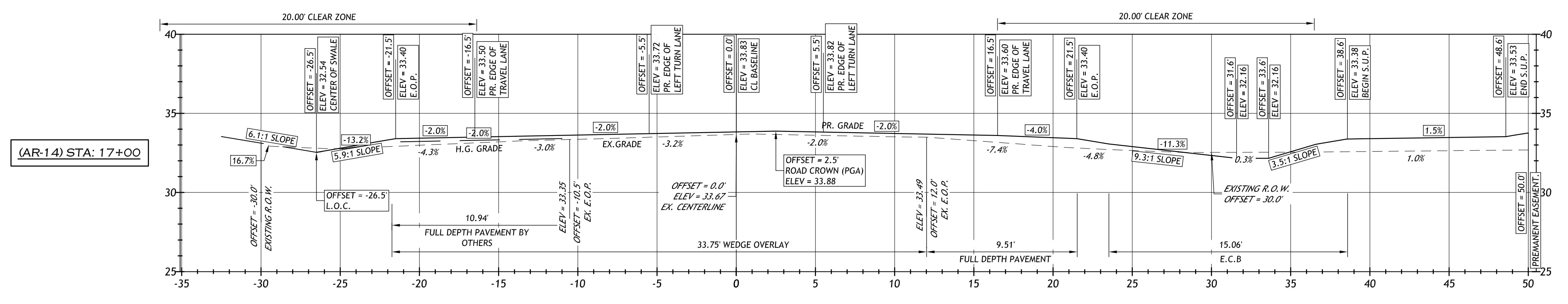
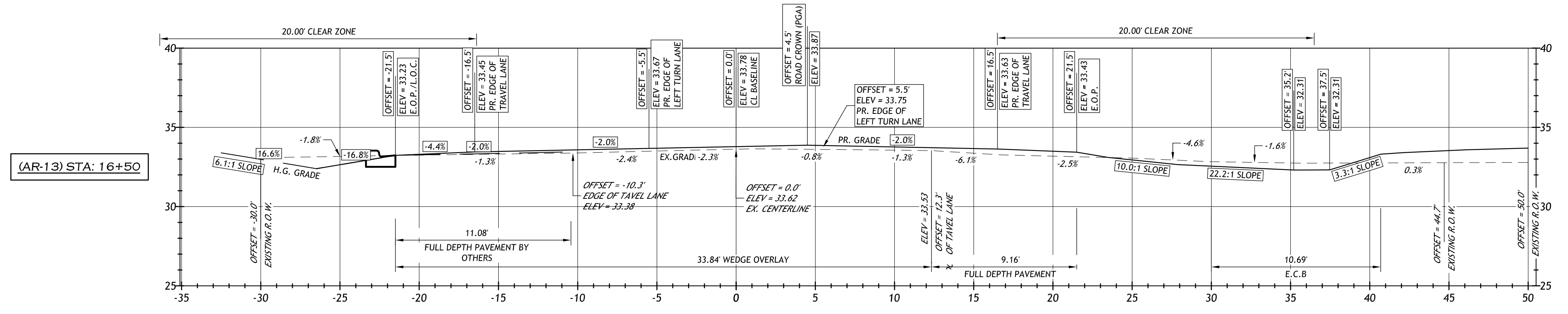
ENGINEER:	MKC
DESIGNER:	EW
DRAWN BY:	MKC
CHECKED BY:	
DATE:	11/19/2019
TAX MAP:	284-17-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-35  
 SHEET: 35 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL

SHARED USE PATH	OVERLAY	FULL DEPTH	DELDOT CROSS SECTION LEGEND
2"	2" MIN.	2"	A. ITEM 401005 - SUPERPAVE, TYPE C, PG 64-22
-	-	4"	B. ITEM 401014 - SUPERPAVE, TYPE B, PG 64-22
8"	-	8"	C. ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
-	-	-	D. ITEM 701021 - INTEGRAL P.C.C. CURB & GUTTER, TYPE 3-4
-	-	-	E. ITEM 705001 - P.C.C. SIDEWALK, 4"
-	-	-	F. GROUND COVER CONSISTING OF ONE OF THE FOLLOWING: F.A. ITEM 908004 - TOPSOIL, 6" DEPTH F.B. ITEM 908010 - TOPSOILING, 6" DEPTH F.C. ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND G. ITEM 908020 - EROSION CONTROL BLANKET MULCH (MIN. WIDTH SHALL BE 6')
-	-	-	H. CONTRACTOR TO INSTALL SAFETY EDGE WHERE THERE IS NO CURBING



SCALE: 1" = 5' HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE	BY	CHK
1	REVISED PER DELOIT COMMENTS	12/20/2019	JK	JK
2	REVISED PER DELOIT COMMENTS	12/20/2019	JK	JK
3	REVISED PER DELOIT COMMENTS	12/20/2019	JK	JK

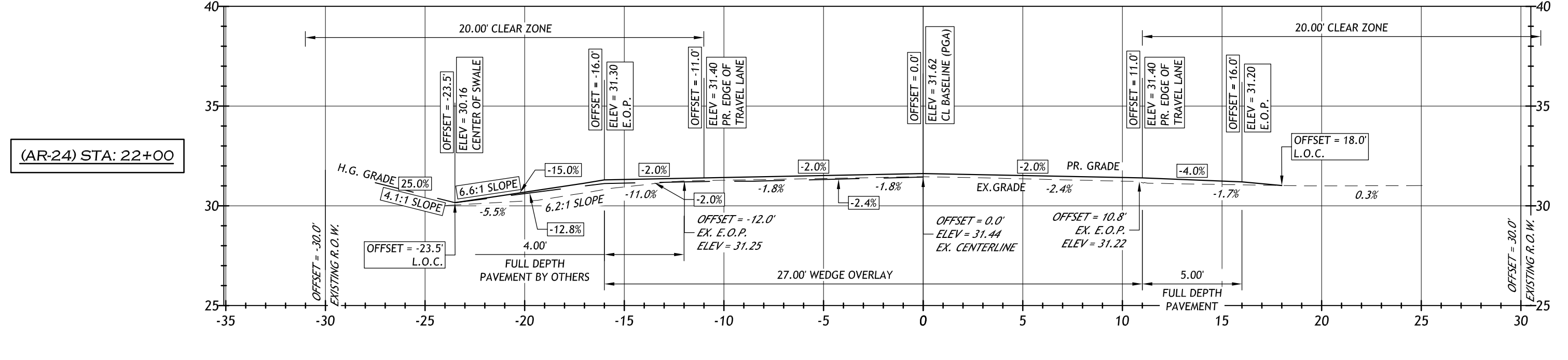
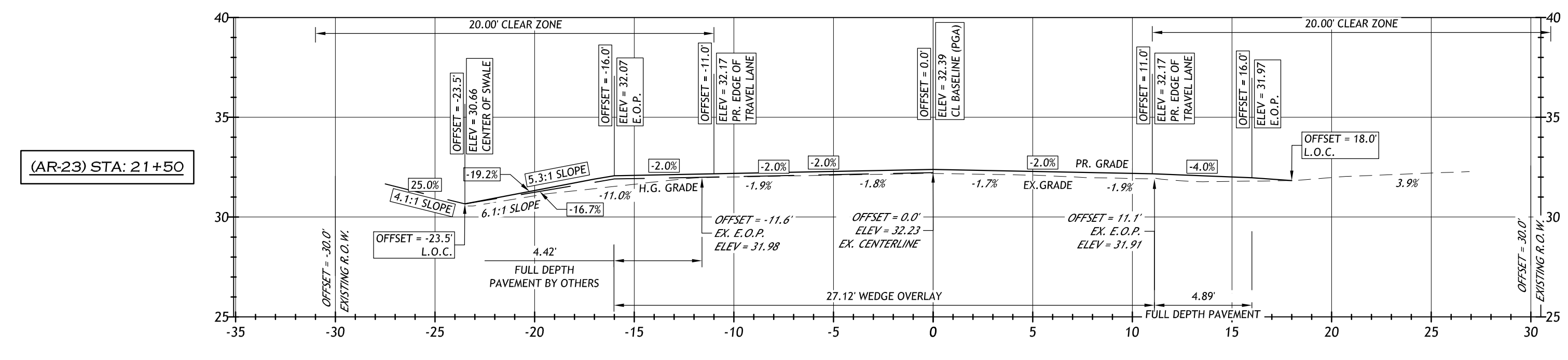
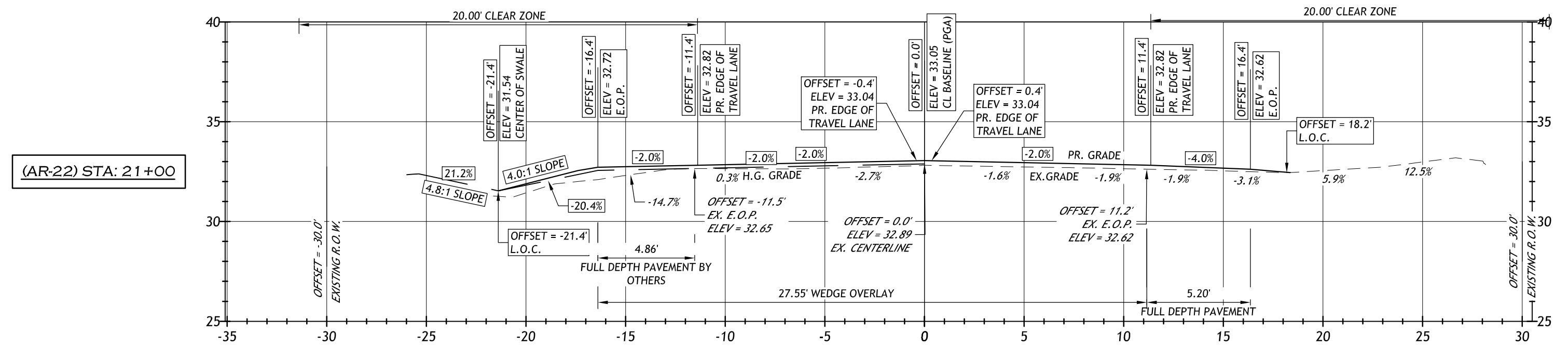
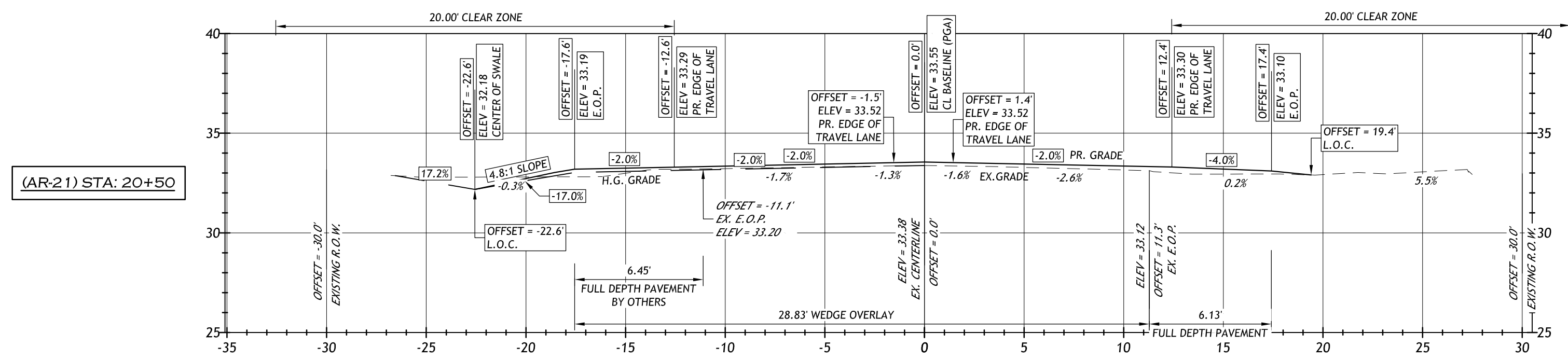
ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 11/19/2019  
 TAX MAP: 284-17-003.00 & 00

PROJECT NO: 0233-1702  
 DRAWING: CE-36  
 SHEET: 36 OF 43





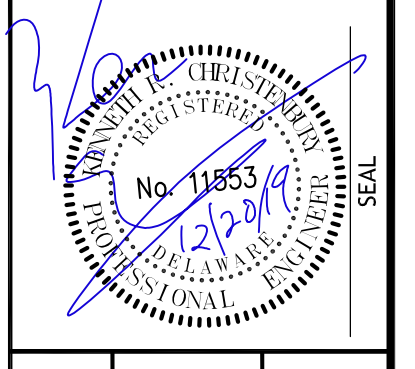
SCALE: 1" = 5' HORIZONTAL AND VERTICAL

REV	DESCRIPTION OF REVISION	DATE
1	ISSUED FOR PERMITS	11/19/2019
2	REVISED PER DELOIT COMMENTS	12/20/2019
3	REVISED PER DELOIT COMMENTS	12/20/2019
4	REVISED PER DELOIT COMMENTS	12/20/2019
5	REVISED PER DELOIT COMMENTS	12/20/2019

ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

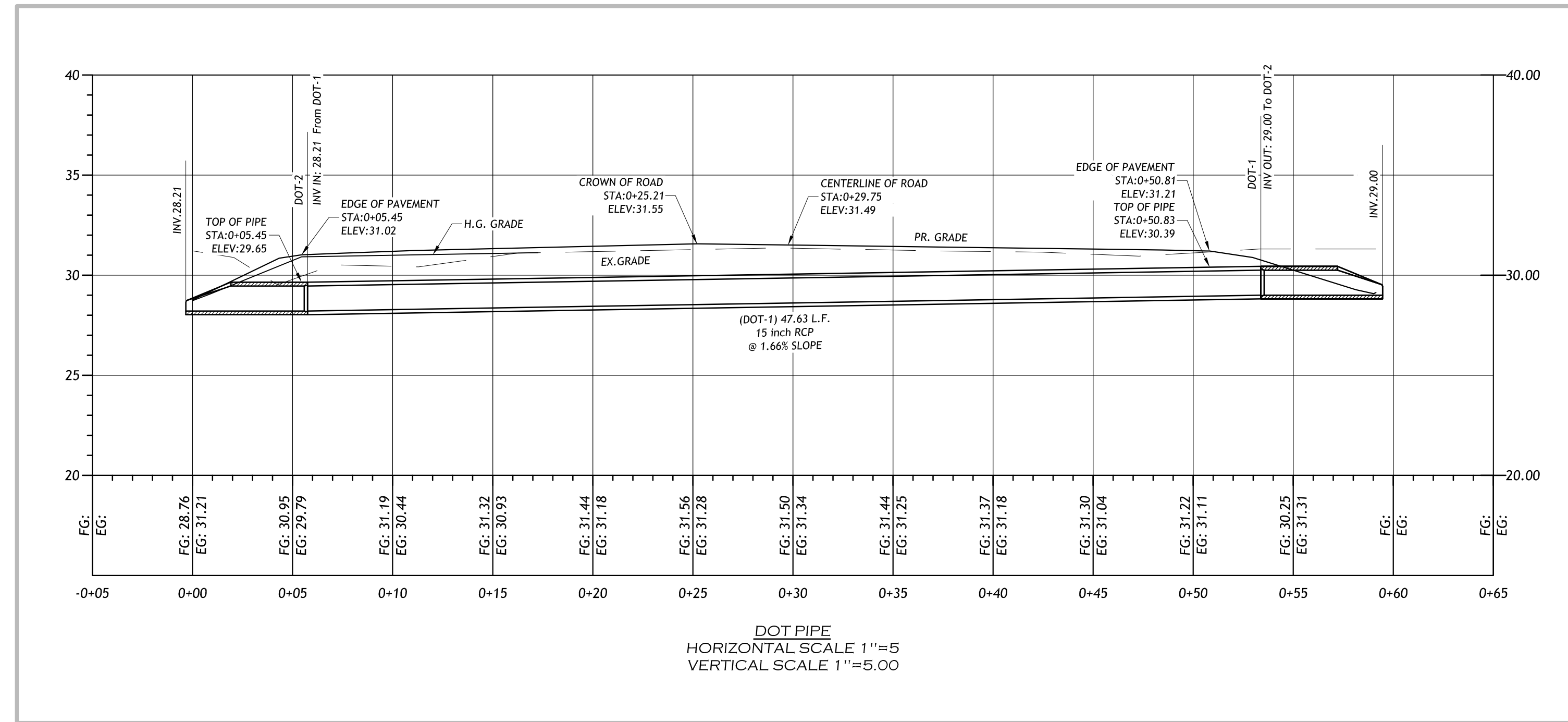
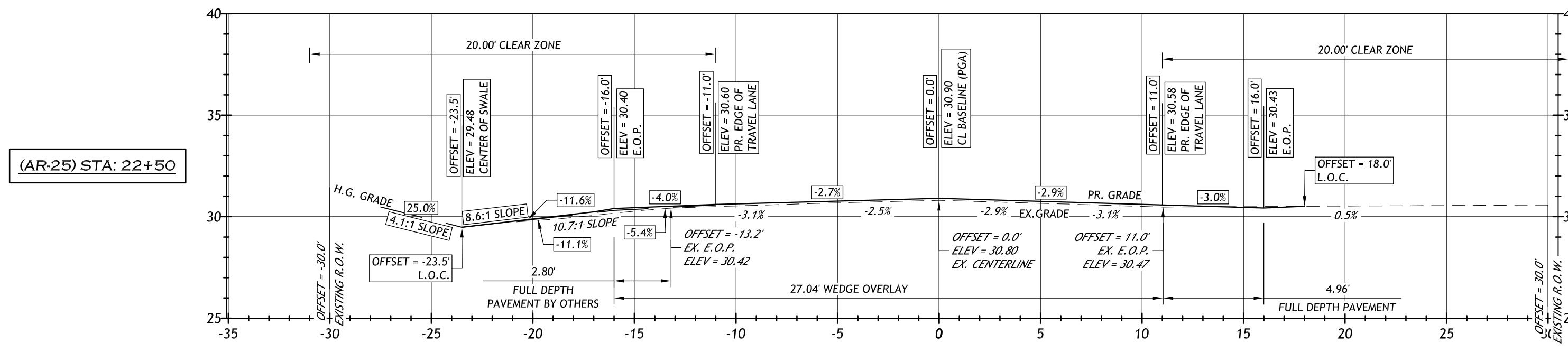
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 DEWESBORO, DE 19847  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	11/19/2019
TAX MAP:	284-17-003.00 & 6.00



PROJECT NO:	0233-1702
DRAWING:	CE-38
SHEET:	38 OF 43



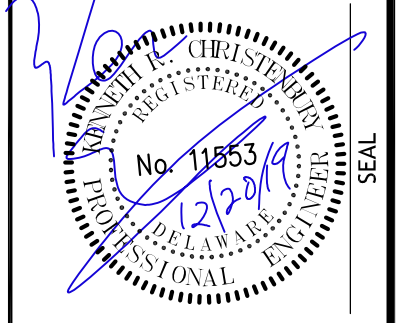


REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER DELOIT COMMENTS	12/20/2019
2		12/20/2019
3		12/20/2019

ANGOLA ROAD CROSS SECTIONS  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

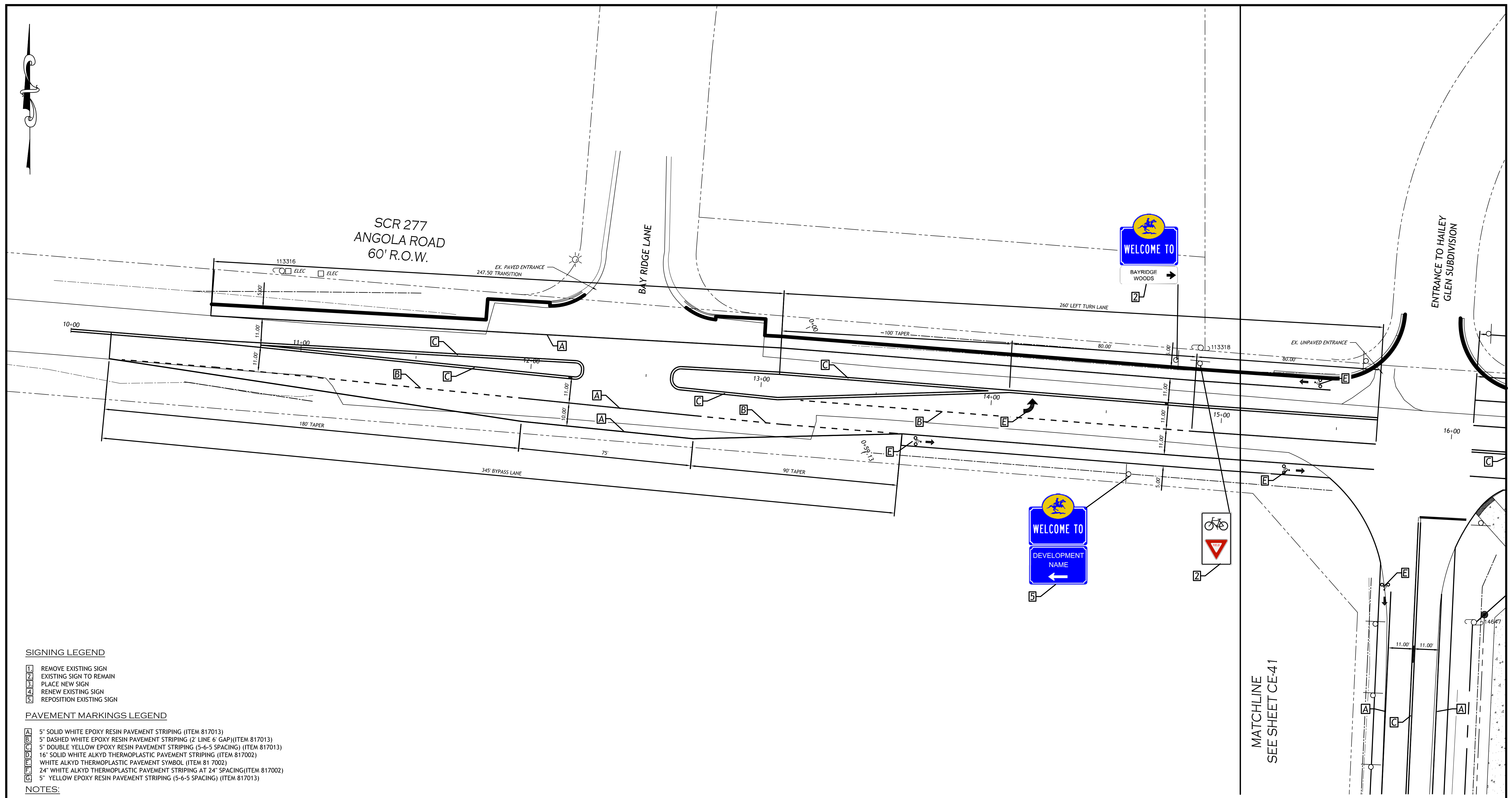
**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 11/19/2019  
 TAX MAP: 234-17-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: CE-39  
 SHEET: 39 OF 43

SCALE: 1" = 5' HORIZONTAL AND VERTICAL



**SIGNING LEGEND**

- 1 REMOVE EXISTING SIGN
- 2 EXISTING SIGN TO REMAIN
- 3 PLACE NEW SIGN
- 4 RENEW EXISTING SIGN
- 5 REPOSITION EXISTING SIGN

**PAVEMENT MARKINGS LEGEND**

- A 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
- B 5" DASHED WHITE EPOXY RESIN PAVEMENT STRIPING (2' LINE 6' GAP)(ITEM 817013)
- C 5" DOUBLE YELLOW EPOXY RESIN PAVEMENT STRIPING (5-6-5 SPACING) (ITEM 817013)
- D 16" SOLID WHITE ALKYD THERMOPLASTIC PAVEMENT STRIPING (ITEM 817002)
- E WHITE ALKYD THERMOPLASTIC PAVEMENT SYMBOL (ITEM 817002)
- F 24" WHITE ALKYD THERMOPLASTIC PAVEMENT STRIPING AT 24" SPACING(ITEM 817002)
- G 5" YELLOW EPOXY RESIN PAVEMENT STRIPING (5-6-5 SPACING) (ITEM 817013)

**NOTES:**

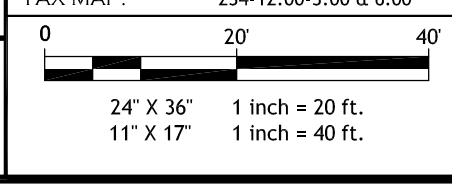
1. FOR FINAL AND PERMANENT MARKINGS, EPOXY RESIN PAINT SHALL REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR ALL STOP BARS, ALL DIRECTIONAL ARROWS AND SYMBOLS/LEGENDS.
2. BREAKAWAY POSTS (DELDOT STANDARD DETAIL 5-1) WILL BE REQUIRED WHEN INSTALLING ALL SIGNS.
3. ALL STOP BARS SHALL BE 16" WIDE WHITE LINE.

MATCHLINE  
SEE SHEET CE-41

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 B 6.00

THIS DRAWING 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 ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.

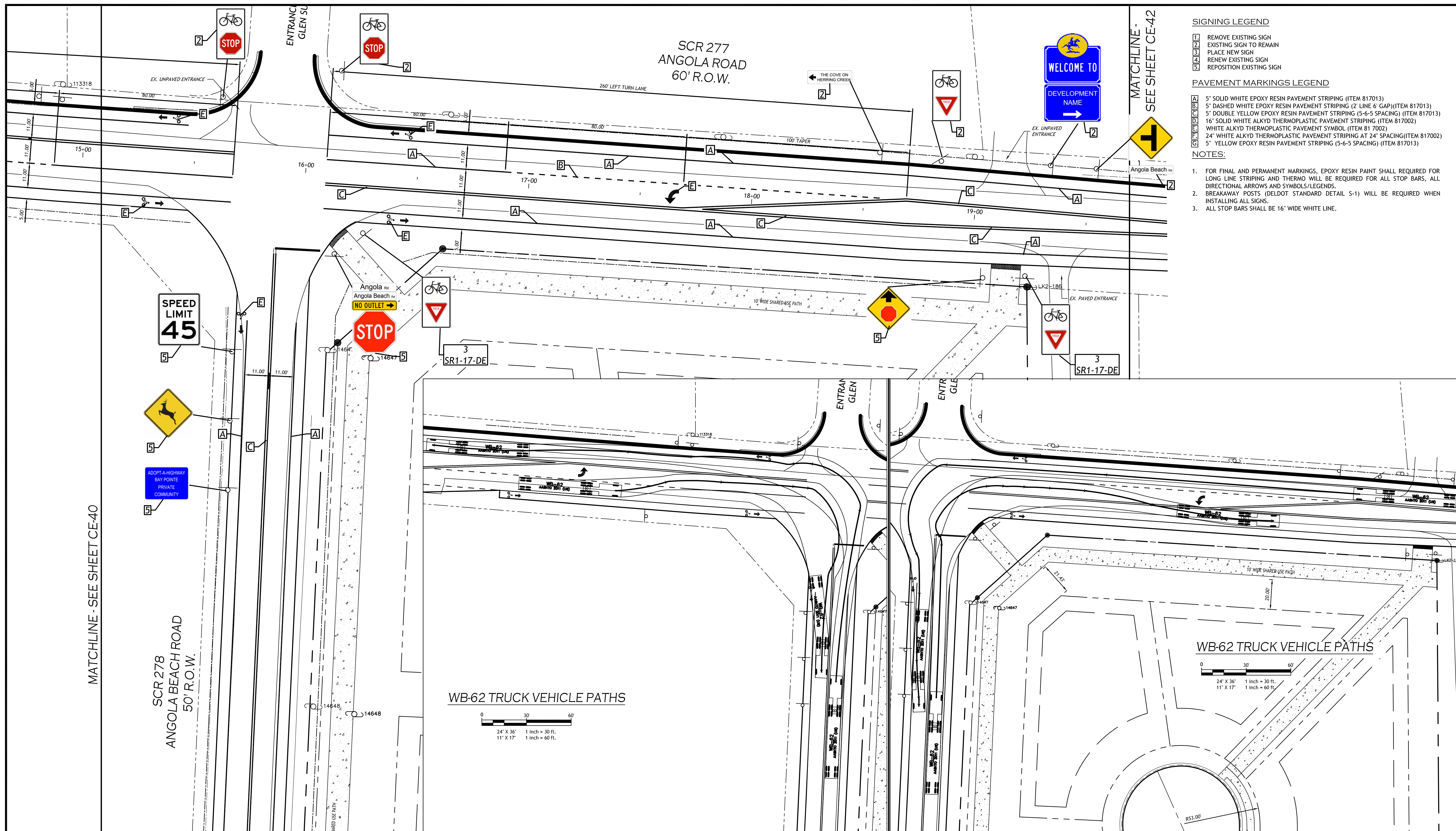


SEAL

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: AXIOM@AXENG.COM  
 WEB: WWW.AXENG.COM

**ANGOLA ROAD SIGNAGE & STRIPING**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0233-1702
DRAWING:	CE-40
SHEET:	40 OF 43



- SIGNING LEGEND**
- 1 REMOVE EXISTING SIGN
  - 2 EXISTING SIGN TO REMAIN
  - 3 PLACE NEW SIGN
  - 4 RENEW EXISTING SIGN
  - 5 REPOSITION EXISTING SIGN
- PAVEMENT MARKINGS LEGEND**
- A 5' SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - B 5' DASHED WHITE EPOXY RESIN PAVEMENT STRIPING (2' LINE & GAP) (ITEM 817013)
  - C 5' DOUBLE YELLOW EPOXY RESIN PAVEMENT STRIPING (5-6-5 SPACING) (ITEM 817013)
  - D 16' SOLID WHITE ALKYD THERMOPLASTIC PAVEMENT STRIPING (ITEM 817002)
  - E WHITE ALKYD THERMOPLASTIC PAVEMENT SYMBOL (ITEM 817002)
  - F 24" WHITE ALKYD THERMOPLASTIC PAVEMENT STRIPING AT 24" SPACING (ITEM 817002)
  - G 5" YELLOW EPOXY RESIN PAVEMENT STRIPING (5-6-5 SPACING) (ITEM 817013)
- NOTES:**
1. FOR FINAL AND PERMANENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR ALL STOP BARS, ALL DIRECTIONAL ARROWS AND SYMBOLS/LEGENDS.
  2. BREAKAWAY POSTS (DELDOT STANDARD DETAIL S-1) WILL BE REQUIRED WHEN INSTALLING ALL SIGNS.
  3. ALL STOP BARS SHALL BE 16" WIDE WHITE LINE.

REV	DESCRIPTION OF REVISION	DESIGNED BY	CHECKED BY	DATE

REVISIONS:

REVISOR: EJV

DATE: 12/20/2019

DESCRIPTION: REVISED PER DELDOT COMMENTS

DESIGNED BY: KRC

CHECKED BY: EJV

DATE: 11/15/2019

TAX MAP: 234-12.00-3.00 B 6.00

ENGINEER: KRC

DESIGNER: KRC

DRAFTER: EJV

CHECKED BY: KRC

DATE: 11/15/2019

TAX MAP: 234-12.00-3.00 B 6.00

SCALE: 24" X 36" 1 inch = 30 ft. 11" X 17" 1 inch = 60 ft.

24" X 36" 1 inch = 30 ft. 11" X 17" 1 inch = 60 ft.

24" X 36" 1 inch = 20 ft. 11" X 17" 1 inch = 40 ft.

THE DRAWING 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 ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.

LOT 6

MATCHLINE SEE SHEET CE-43

**AXIOM ENGINEERING L.L.C.**

18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXIOM.COM  
WEB: WWW.AXIOM.COM

SEAL

ANGOLA ROAD & ANGOLA BEACH ROAD SINGAGE & STRIPING

PROJECT NO: 0233-1702

S.C.R. 278 - ANGOLA BEACH ROAD

**WINDSWEEP @ LEWES**

RESIDENTIAL PLANNED COMMUNITY

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DRAWING: CE-41

SHEET: 41 OF 43



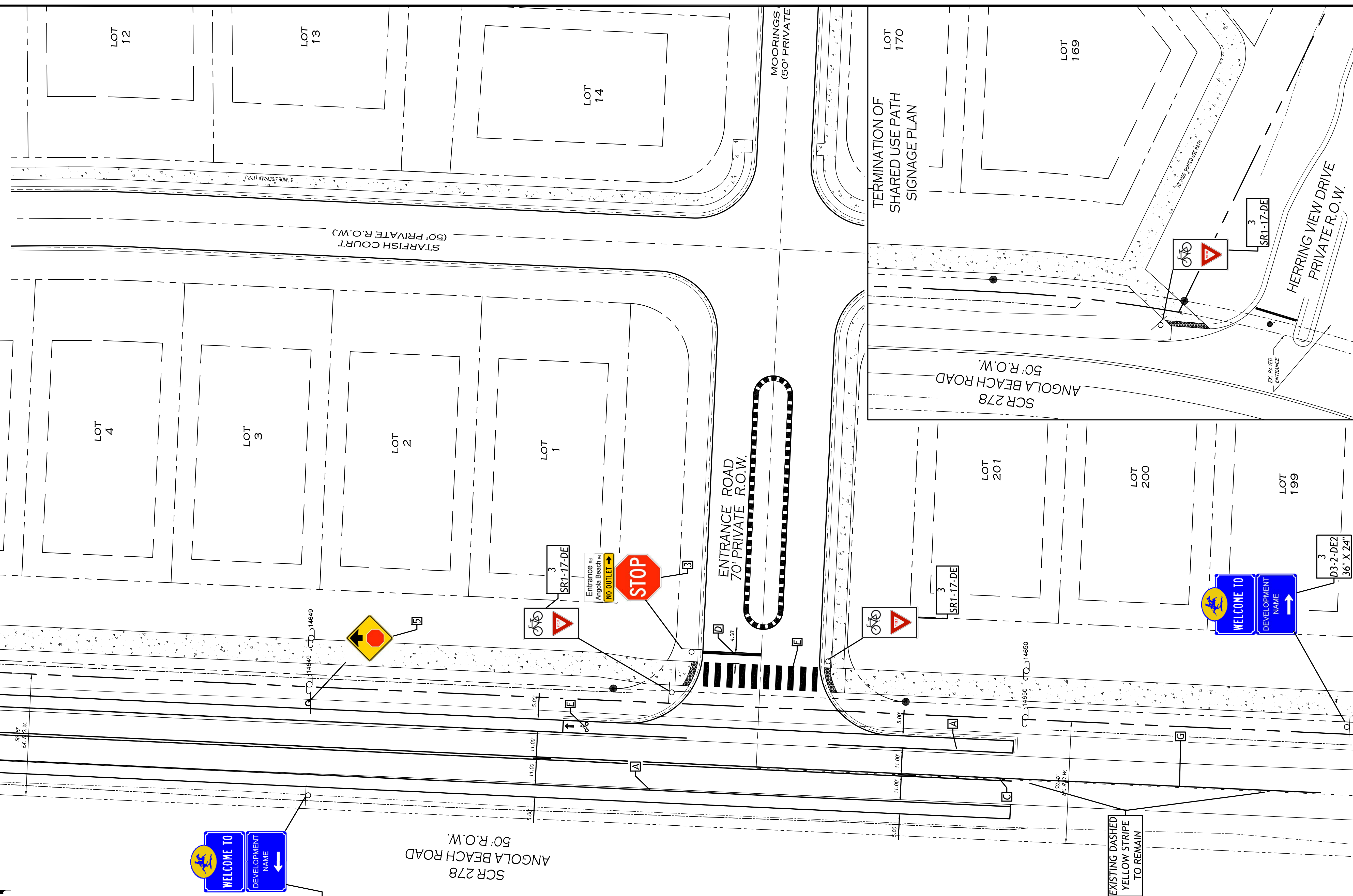
MATCHLINE, SEE SHEET CE-41

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

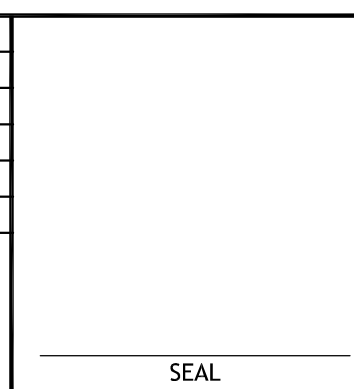
- SIGNING LEGEND**
- 1 REMOVE EXISTING SIGN
  - 2 EXISTING SIGN TO REMAIN
  - 3 PLACE NEW SIGN
  - 4 RENEW EXISTING SIGN
  - 5 REPOSITION EXISTING SIGN

- PAVEMENT MARKINGS LEGEND**
- A 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
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  - C 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - D 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
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  - F 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - G 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - H 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - I 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - J 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - K 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - L 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - M 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - N 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - O 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - P 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - Q 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - R 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - S 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - T 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - U 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - V 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - W 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - X 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - Y 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)
  - Z 5" SOLID WHITE EPOXY RESIN PAVEMENT STRIPING (ITEM 817013)

- NOTES:**
- FOR FINAL AND PERMANENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR ALL STOP BARS, ALL DIRECTIONAL ARROWS AND SYMBOLS/LEGENDS.
  - BREAKAWAY POSTS (DELDOT STANDARD DETAIL S-1) WILL BE REQUIRED WHEN INSTALLING ALL SIGNS.
  - ALL STOP BARS SHALL BE 16" WIDE WHITE LINE.



ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EJW
CHECKED BY:	KRC
DATE:	11/15/2019
TAX MAP:	234-12.00-3.00 & 6.00



**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
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 E-MAIL: AXIOM@AXIOM.COM  
 WEB: WWW.AXIOM.COM

ANGOLA ROAD & ANGOLA BEACH ROAD SINGAGE & STRIPING  
 S.C.R. 278 - ANGOLA BEACH ROAD  
**WINDSWEEP @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0233-1702
DRAWING:	CE-43
SHEET:	43 OF 43

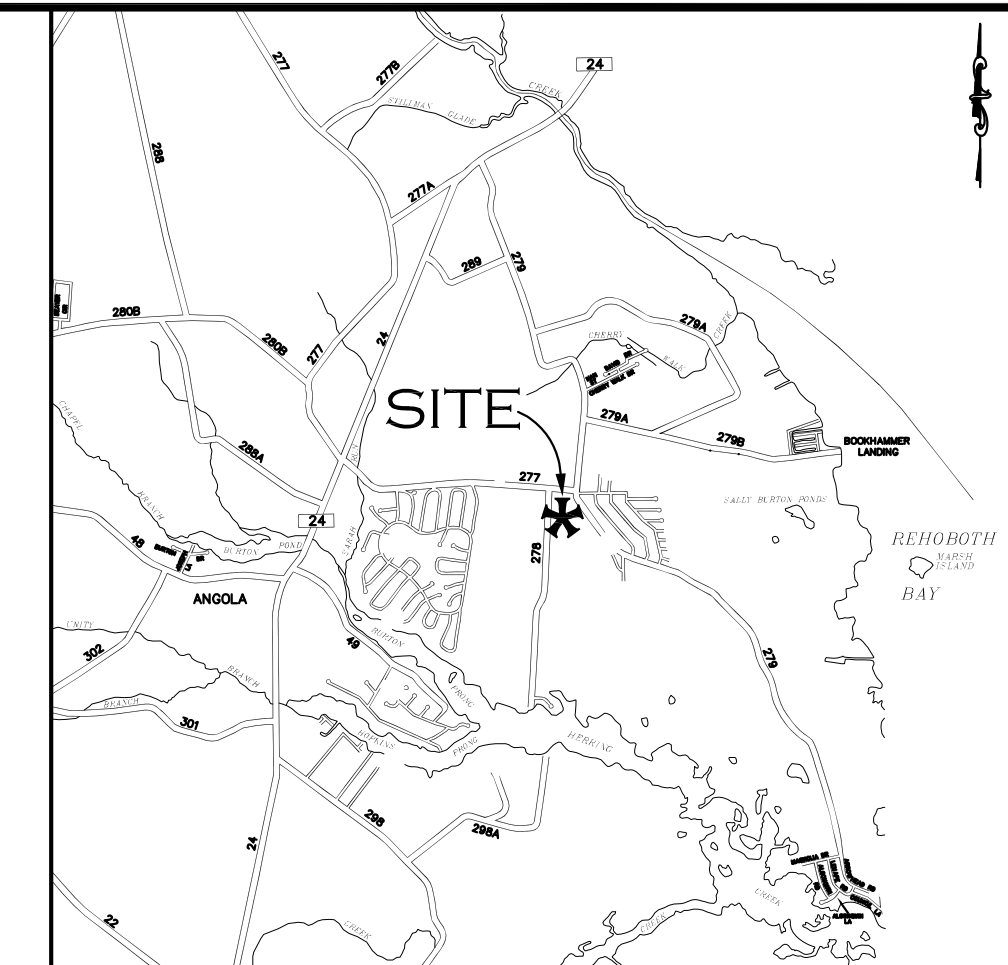
**NOTES:**

- FORESTED BUFFERS, STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- ACCESS TO LOTS SHALL BE PROVIDED FROM THE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0431K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN MARCH 2018. HORIZONTAL CONTROL IS REFERENCED TO NAD 83 STATE PLANE GRID, VERTICAL CONTROL IS REFERENCED TO NAVD 88.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED IN ANY EASEMENT.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE LANDSCAPE PLAN FOREST AND/OR LANDSCAPE BUFFER PLANS SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE. IF THE SUBDIVISION IS TO BE CONSTRUCTED IN PHASES, THE BUFFER FOR EACH PHASE MUST BE COMPLETED BEFORE COUNTY APPROVALS OR PERMITS WILL BE GRANTED TO CONSTRUCT THE NEXT PHASE.
- BUS STOPS SHALL BE LOCATED AT THE DISCRETION OF THE CAPE HENLOPEN SCHOOL DISTRICT.

# WINDSWEPT @ LEWES

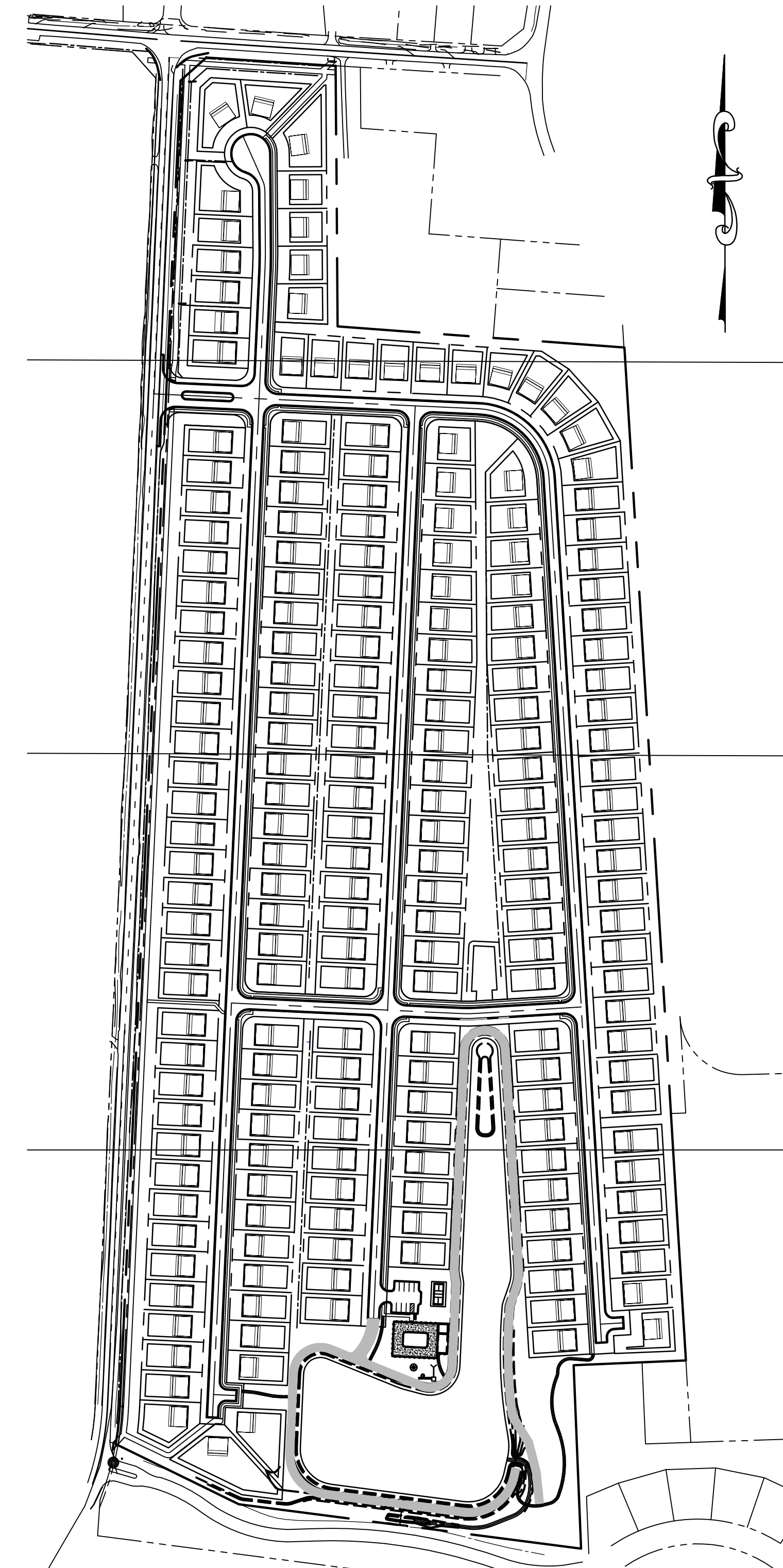
## RESIDENTIAL PLANNED COMMUNITY

### DETAIL GRADING PLAN SET



VICINITY MAP  
SCALE: 1" = 1 MILE

DETAIL GRADING PLAN SHEET INDEX			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
DGP-1	DETAIL GRADING PLAN COVER SHEET	4/1/2020	4/21/2020
DGP-2	DETAIL GRADING PLAN	4/1/2019	4/21/2020
DGP-3	DETAIL GRADING PLAN	4/1/2020	4/21/2020
DGP-4	DETAIL GRADING PLAN	4/1/2019	4/21/2020
DGP-5	DETAIL GRADING PLAN	4/1/2019	4/21/2020



**SITE DATA:**

**OWNER:** DAWN DORMAN, KELLY DORMAN, MARLENE HARNOY  
22542 JOHN J WILLIAMS HWY  
LEWES, DE, 19958

**EQUITABLE OWNER/DEVELOPER:** BOARDWALK DEVELOPMENT, LLC  
C/O JOSEPH REED  
317 REHOBOTH AVENUE  
REHOBOTH BEACH, DE 19971  
jreedre@gmail.com

**TAX MAP DEED REFERENCE:** 234-12.00-3.00 & 6.00  
08 4061 - PG 188

**STATE INVESTMENT LEVEL:** 3

**TRANSPORTATION IMPROVEMENT DISTRICT:** N/A

**HIGHWAY FUNCTIONAL CLASSIFICATION/POSTED SPEED LIMIT:** SCR 278-ANGOLA BEACH ROAD-LOCAL-45 MPH  
SCR 277-ANGOLA ROAD - LOCAL - 45 MPH  
SUSSEX COUNTY / GR-RPC (CZ # 1859)

**ZONING JURISDICTION/CURRENT ZONING:** AGRICULTURAL

**EXISTING USE:** SINGLE FAMILY DETACHED HOUSING

**PROPOSED USE:** 201 PROPOSED

**PROPOSED RESIDENTIAL LOTS DENSITY:** 3.37 DWELLING UNITS/ACRE

**REQUIRED LOT SIZE:** 60' MIN. WIDTH  
100' MIN. DEPTH  
7,500 SQ. FT. MIN. AREA

**BUILDING SETBACKS:** FRONT 25'  
CORNER 15'  
SIDE 8'  
REAR 10'

\* REDUCED LOT WIDTH, LOT AREA AND SETBACKS APPROVED WITH RPC CHANGE OF ZONE (CZ # 1859)

**PROPOSED BUILDING HEIGHT:** 42' MAX.

**SITE AREA CALCULATIONS:** DEDICATION TO STATE OF DELAWARE 0.32± AC.  
AREA TO TRANSFER TO BAY POINT SUBDIVISION 0.34± AC.  
PRIVATE ROAD R.O.W. 9.07± AC.  
LOTS 35.73± AC.  
OPEN SPACE 14.51± AC. (24%)  
TOTAL SITE AREA 59.97± AC.

**OPEN SPACE CALCULATIONS:** STORMWATER MANAGEMENT AREA 4.78± AC.  
EXISTING FOREST TO REMAIN 0.98± AC.  
FOREST BUFFER TO BE PLANTED 3.77± AC.  
DELDOT PERMANENT EASEMENT (SHARED USE PATH) 1.06± AC.  
OTHER OPEN SPACE 3.94± AC.

**PROPERTY IS PRESENTLY 2% FORESTED:** FOREST TO REMAIN 1.15± AC.  
FOREST CLEARED 0.49± AC.  
TOTAL FOREST ON PROPERTY 1.64± AC.

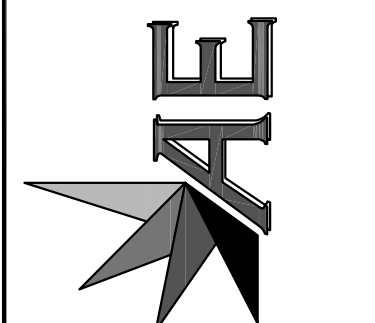
**WATER SUPPLY:** TIDEWATER UTILITIES

**SEWAGE DISPOSAL:** SUSSEX COUNTY

REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER AGENCY COMMENTS	04/21/2020
2	REVISED PER AGENCY COMMENTS	04/21/2020
3	REVISED PER AGENCY COMMENTS	04/21/2020
4	REVISED PER AGENCY COMMENTS	04/21/2020
5	REVISED PER AGENCY COMMENTS	04/21/2020
6	REVISED PER AGENCY COMMENTS	04/21/2020
7	REVISED PER AGENCY COMMENTS	04/21/2020
8	REVISED PER AGENCY COMMENTS	04/21/2020
9	REVISED PER AGENCY COMMENTS	04/21/2020
10	REVISED PER AGENCY COMMENTS	04/21/2020
11	REVISED PER AGENCY COMMENTS	04/21/2020
12	REVISED PER AGENCY COMMENTS	04/21/2020
13	REVISED PER AGENCY COMMENTS	04/21/2020
14	REVISED PER AGENCY COMMENTS	04/21/2020
15	REVISED PER AGENCY COMMENTS	04/21/2020
16	REVISED PER AGENCY COMMENTS	04/21/2020
17	REVISED PER AGENCY COMMENTS	04/21/2020
18	REVISED PER AGENCY COMMENTS	04/21/2020
19	REVISED PER AGENCY COMMENTS	04/21/2020
20	REVISED PER AGENCY COMMENTS	04/21/2020

DETAIL GRADING PLAN COVER SHEET  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
LEWES, DE 19947  
(302) 855-0811  
FAX: (302) 855-0812  
WWW.AXIOMENGS.COM



**LEGEND**

EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	REBAR FOUND
EX. 404 WETLANDS	REBAR SET
EX. MINOR CONTOUR	BENCHMARK
EX. MAJOR CONTOUR	FEMA FLOODPLAIN BOUNDARY
EX. BUILDING RESTRICTION LINES	STATE (TIDAL) WETLANDS
EX. ROAD CENTERLINE	PR. CONTOUR
EX. EASEMENT	PR. BUILDING RESTRICTION LINES
EX. BUILDING	PR. ROAD CENTERLINE
EX. SWALE	PR. EASEMENT
EX. SIDEWALK	PR. BUILDING
EX. CURB	PR. SWALE
EX. STORM SEWER	PR. SIDEWALK
EX. SANITARY SEWER	PR. CURB
EX. WOODS LINE	PR. STORM SEWER CL.
EX. WATER LINE	PR. SANITARY SEWER
EX. WELL	PR. WOODS LINE
TRAFFIC SIGN	PR. WATER LINE
EX. ZONING BOUNDARY	PR. WELL
EX. ELECTRIC LINES UTILITIES	PR. PARKING SPACE COUNTS
EX. UTILITY POLES/LIGHT POLES	PR. SPOT ELEVATION
EX. FENCE	PROPOSED DRAINAGE FLOW
EX. SPOT ELEVATION	PR. INLET PROTECTION
PR. DELDOT ENTRANCE PAVING	PR. CULVERT INLET PROTECTION
PR. ROTOMILL 1 1/4" & OVERLAY	ROCK OUTLET PROTECTION
SOIL BORING	PR. FOREBAY
TEST PIT	CONSTRUCTION ENTRANCE
EX. STREAM	LIMIT OF DISTURBANCE
DRAINAGE DIVIDES	SILT FENCE
TIME OF CONCENTRATION	

**EQUITABLE OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

I, THE UNDERSIGNED, FURTHER CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ONSITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON SHEET ESC-1 OF THESE PLANS.

BOARDWALK DEVELOPMENT, LLC - C/O JOSEPH REED DATE  
317 REHOBOTH AVENUE - REHOBOTH BEACH, DE 19971 - (302) 430-4060 - jreedre@gmail.com

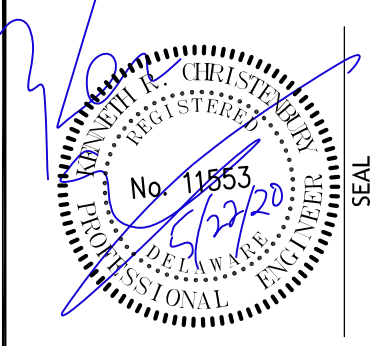
**ENGINEER'S CERTIFICATION:**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

KENNETH R. CHRISTENBURY, P.E. - DE. LICENSE NO. 11553-EXPIRES 6/30/2020 DATE

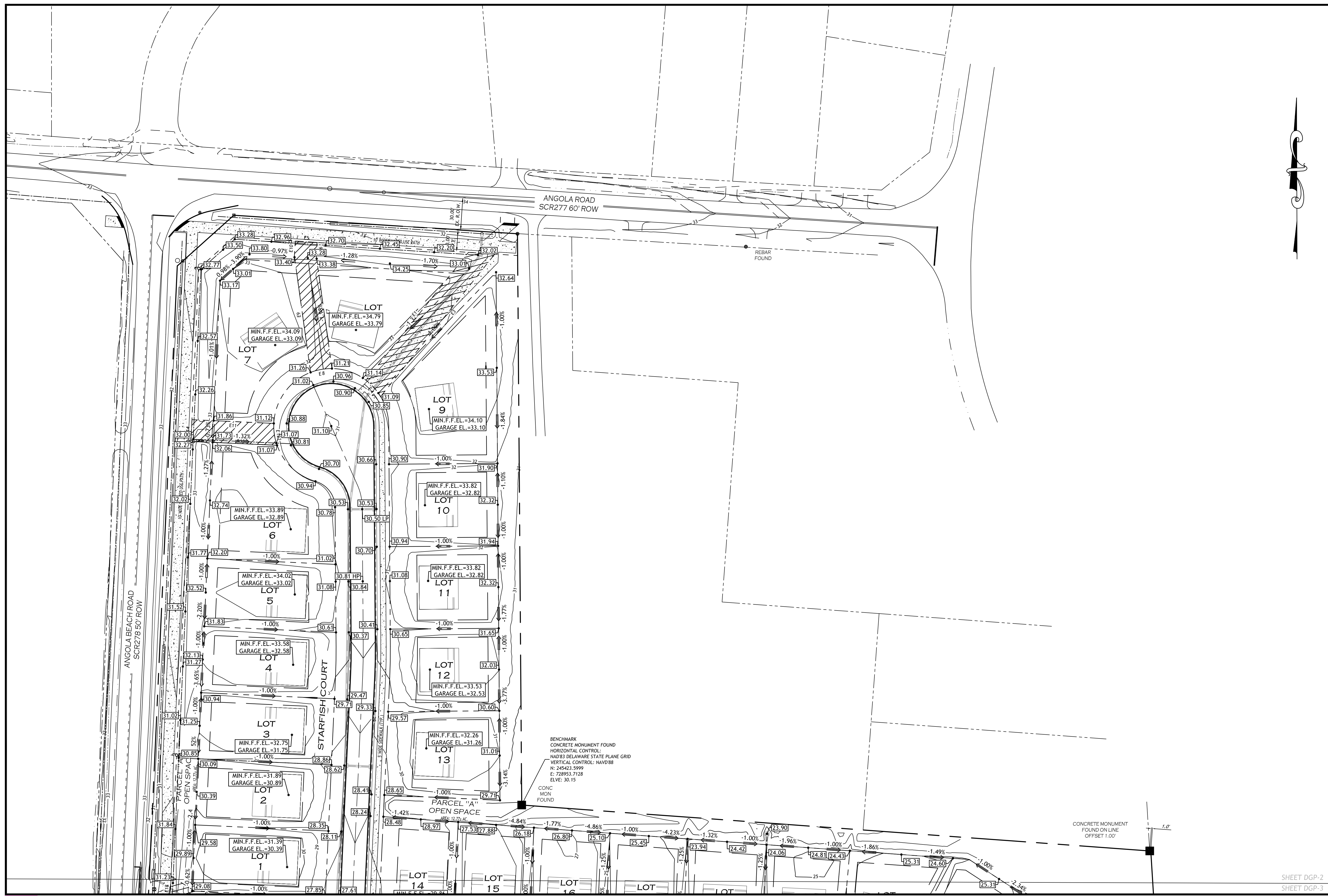
SUSSEX COUNTY ENGINEERING DEPARTMENT APPROVAL - AGREEMENT #1099

HANS MEDLARZ, P.E. - SUSSEX COUNTY ENGINEER DATE

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EW
CHECKED BY:	KRC
DATE:	4/1/2020
TAX MAP:	234-12.00-3.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: DGP-1  
SHEET: 1 OF 5

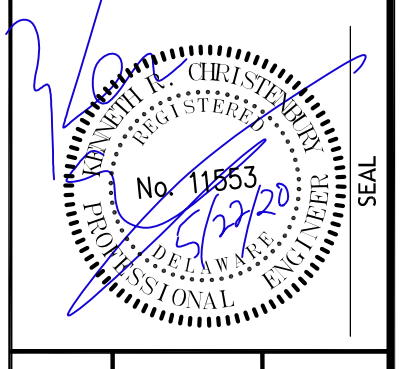


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3	REVISED PER AGENCY COMMENTS	02/17/2020	JK
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18	REVISED PER AGENCY COMMENTS	02/17/2020	JK
19	REVISED PER AGENCY COMMENTS	02/17/2020	JK
20	REVISED PER AGENCY COMMENTS	02/17/2020	JK

**DETAIL GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

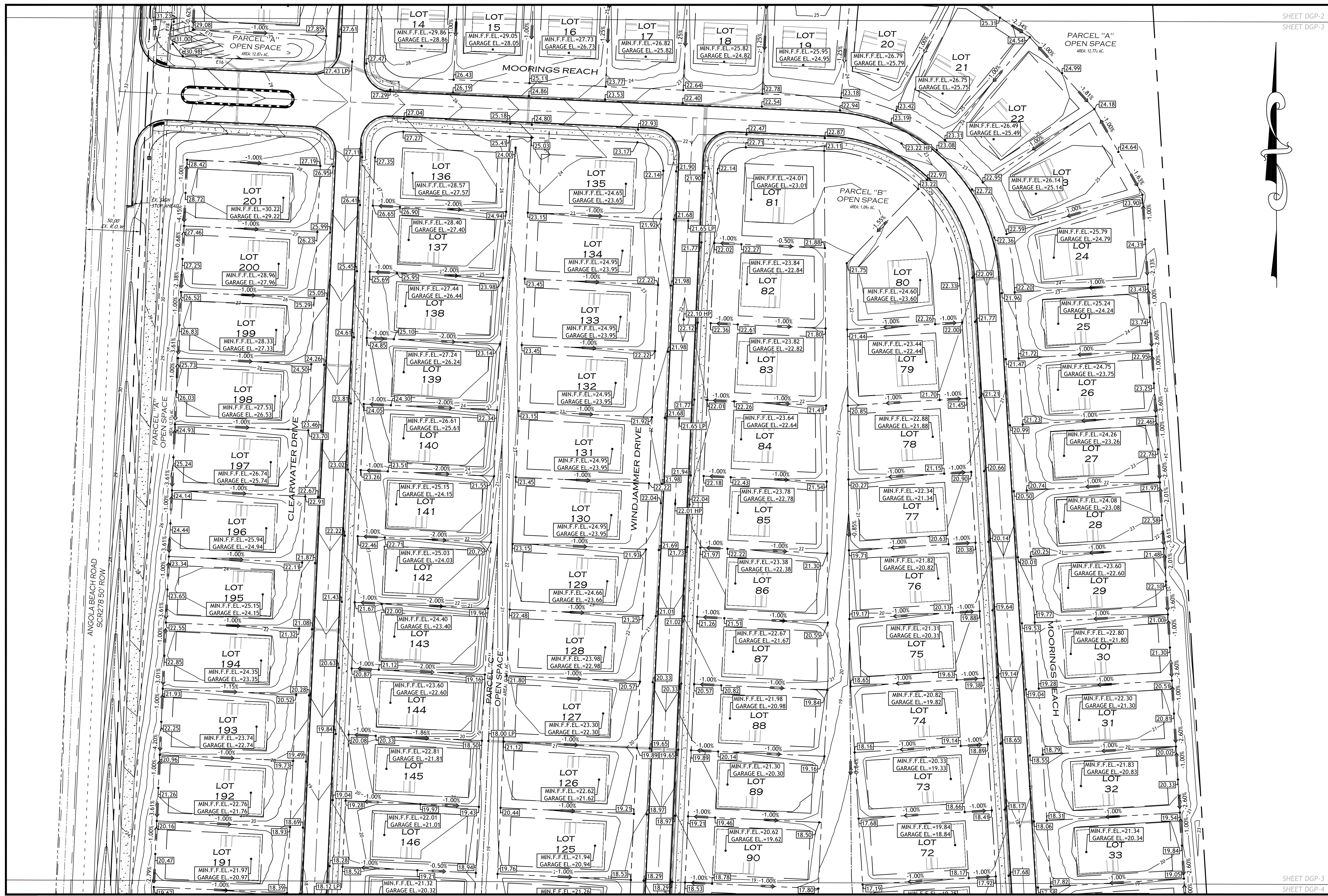
**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DEW 19847  
 (302) 855-0810  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	JK
DESIGNER:	JK
DRAWN BY:	EW
CHECKED BY:	JK
DATE:	4/1/2019
TAX MAP:	284-12-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: DGP-2  
 SHEET: 2 OF 5

SHEET DGP-2  
 SHEET DGP-3



SHEET DGP-2  
SHEET DGP-3

REV	DESCRIPTION OF REVISION
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9	REVISED PER AGENCY COMMENTS
10	REVISED PER AGENCY COMMENTS

**DETAIL GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 100 DE 19947  
 LEWES, DE 19558  
 TEL: 302.855.0812  
 FAX: 302.855.0813  
 WWW.AXIOMENR.COM

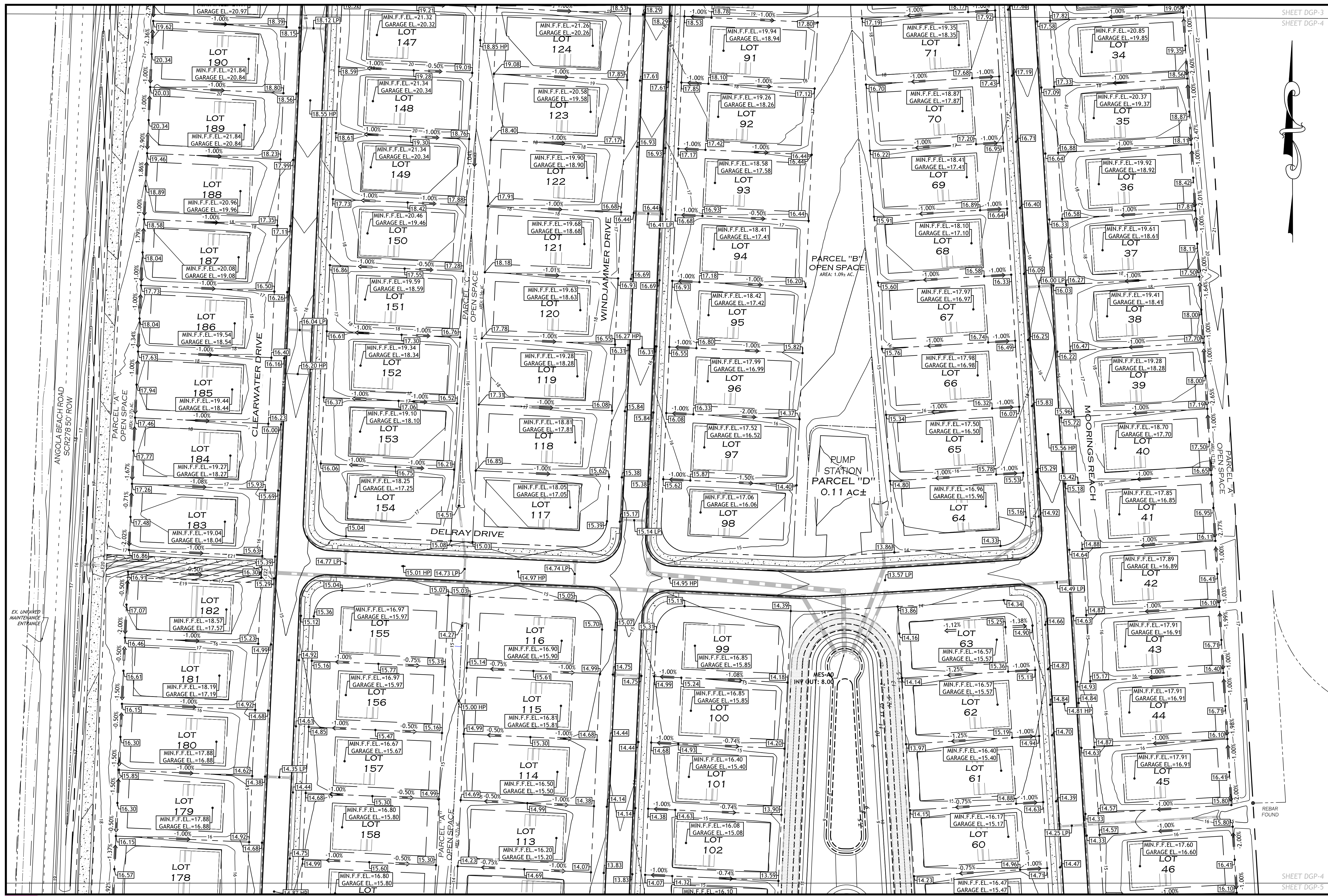
ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 6/1/2019  
 TAX MAP: 234-12,003.00 & 6.00

24" x 36" 1 inch = 40' ft.  
 11" x 17" 1 inch = 80' ft.

PROJECT NO: 0233-1702  
 DRAWING: DGP-3  
 SHEET: 3 OF 5

SHEET DGP-3  
SHEET DGP-4



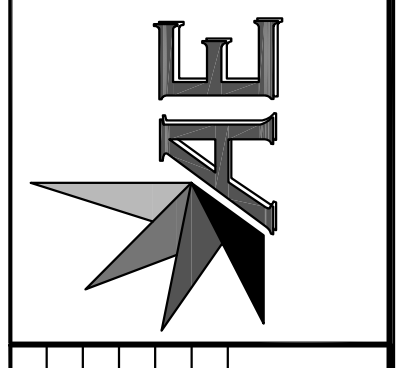


SHEET DGP-3  
SHEET DGP-4

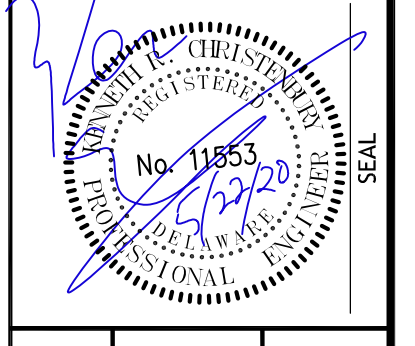
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**DETAIL GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 200  
 WILMINGTON, DE 19804  
 TEL: 302.855.0812  
 FAX: 302.855.0812  
 WWW.AXIOMENR.COM

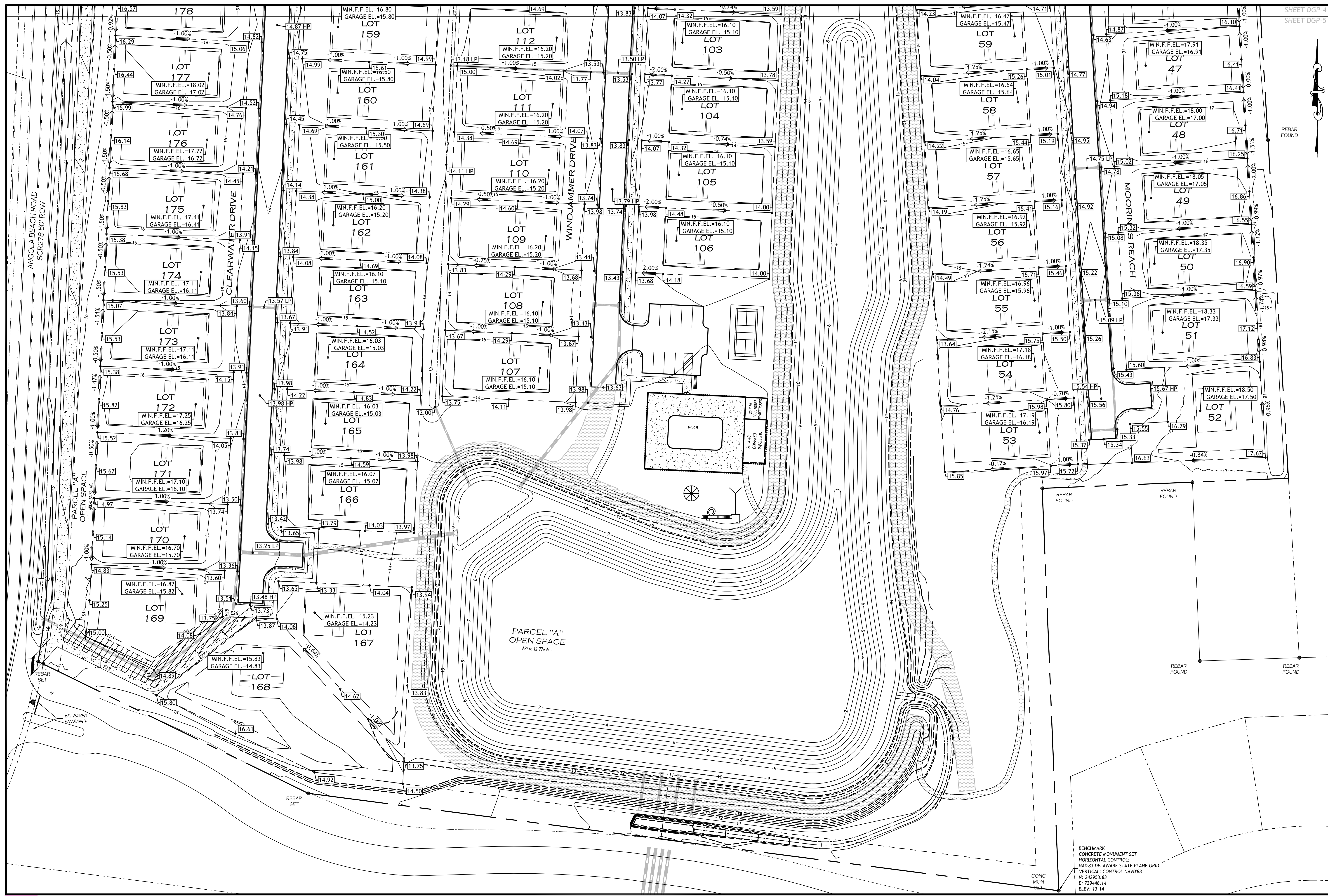


ENGINEER:	KBC
DESIGNER:	EW
DRAWN BY:	KBC
CHECKED BY:	EW
DATE:	6/11/2019
TAX MAP:	28412.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: DGP4  
 SHEET: 4 OF 5

SHEET DGP-4  
SHEET DGP-5



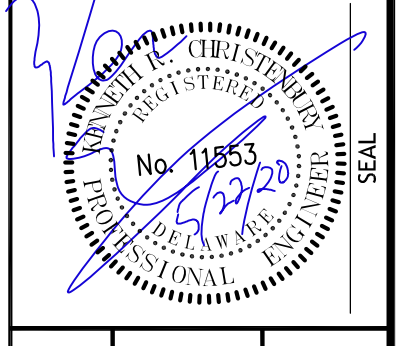
SHEET DGP-4  
SHEET DGP-5

REV	DESCRIPTION OF REVISION
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100	REVISED PER AGENCY COMMENTS

**DETAIL GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENR.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/1/2019
TAX MAP:	284-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: DGP-5  
 SHEET: 5 OF 5

BENCHMARK  
 CONCRETE MONUMENT SET  
 HORIZONTAL CONTROL:  
 NAD83 DELAWARE STATE PLANE GRID  
 VERTICAL: CONTROL NAVD88  
 N: 242953.83  
 E: 727946.14  
 ELEV: 13.14

**PROJECT PHASING NOTES (SEE SHEET SWM-1 FOR PHASE BOUNDARIES):**

1. BUILDING PERMITS MAY BE ISSUED IN PHASE 1-A UPON COMPLETION OF THE FOLLOWING TO THE SATISFACTION OF THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT:
  - 1.1. TEMPORARY CONSTRUCTION ENTRANCE AT LOT 178
  - 1.2. STORMWATER MANAGEMENT POND/SEDIMENT TRAP INCLUDING ALL FOREBAYS, FLARED ENDS AND STUBS OF INLET PIPES
  - 1.3. ROUGH GRADING AND STABILIZATION OF PHASE 1-B
  - 1.4. SANITARY SEWER PUMP STATION
  - 1.5. UPON SCD APPROVAL OF STABILIZATION OF PHASE 1-B COMMENCE THE FOLLOWING:
    - 1.5.1. GRAVITY SEWER FROM THE PUMP STATION THROUGH PHASES 2-A, 1-A & 2-B.
    - 1.5.2. SANITARY SEWER FORCE MAIN
    - 1.5.3. STORM SEWER FROM THE POND THROUGH PHASES 2-A, 1-A & 2-B
    - 1.5.4. WATER MAIN AND OTHER UTILITY INSTALLATION THROUGH PHASES 1-A & 2-B
    - 1.5.5. DETAILED GRADING OF PHASE 1-A
    - 1.5.6. FOREST BUFFERS ADJACENT TO PHASE 1-A LOTS
- 1.6. PHASE 1 ENTRANCE INCLUDING ITEMS A & B LISTED IN THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) PHASING NOTES BELOW, CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE PHASE 1 ENTRANCE IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT).
2. PHASE 2-A AND/OR 2-B CONSTRUCTION MAY COMMENCE AS SOON AS ADEQUATE PORTIONS OF PHASE 1 HAVE BEEN FULLY STABILIZED, AT THE DISCRETION OF THE SCD INSPECTOR.
3. THE REMAINING PHASES MAY BE MOBILIZED CONCURRENTLY PROVIDED NO MORE THAN 20 ACRES ARE DESTABILIZED AT ONE TIME. CONTRACTOR TO COORDINATE COMMENCEMENT OF ADDITIONAL PHASES WITH THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT INSPECTORS.
4. ALL AMENITIES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 75TH BUILDING PERMIT, INCLUDING THE POOL HOUSE, SWIMMING POOL, PAVILION, BIKE RACK, TOT LOT, SPORTS FIELD, & WALKING TRAILS.

**DELDOT PHASING NOTES**

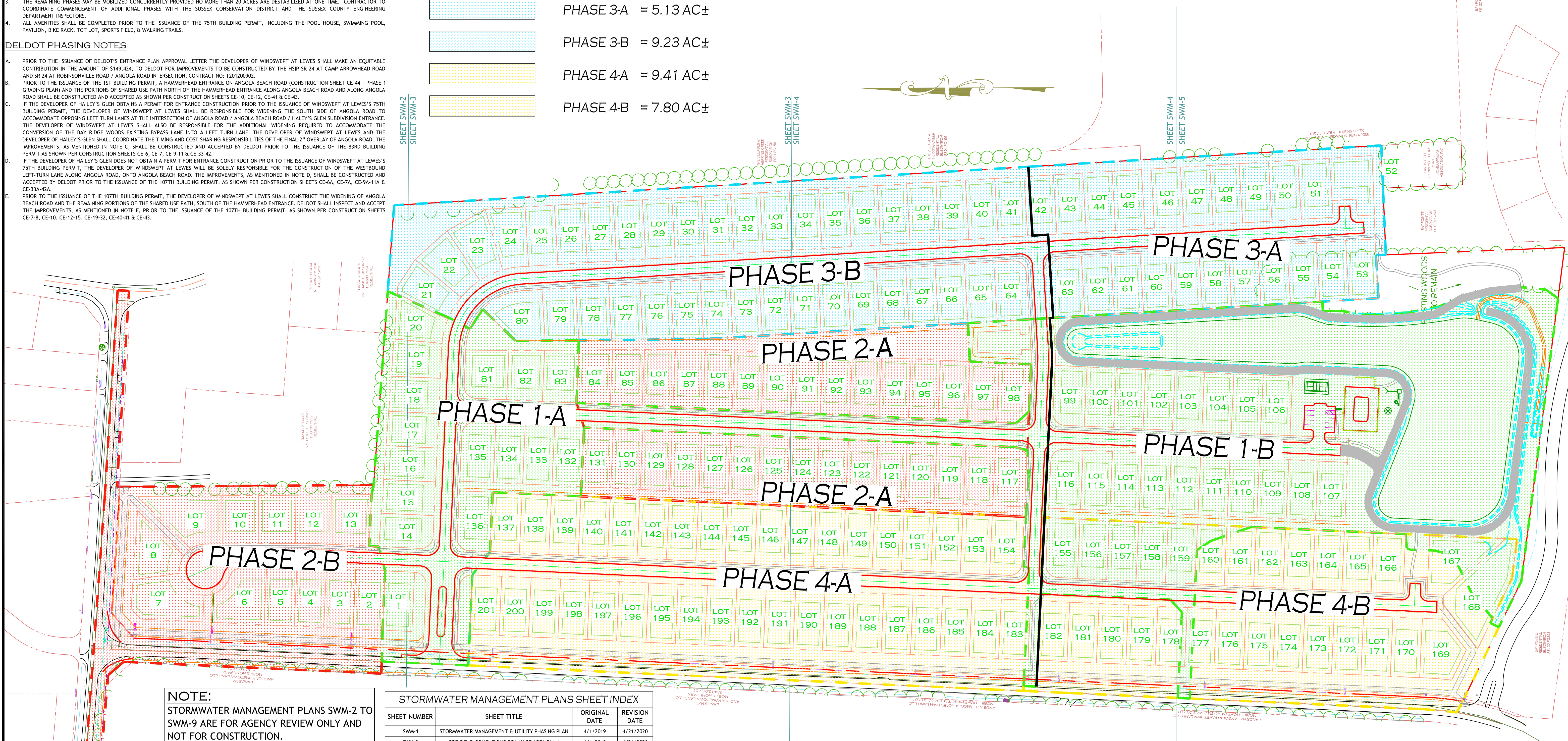
- A. PRIOR TO THE ISSUANCE OF DELDOT'S ENTRANCE PLAN APPROVAL LETTER THE DEVELOPER OF WINDSWEPT AT LEWES SHALL MAKE AN EQUITABLE CONTRIBUTION IN THE AMOUNT OF \$149,424, TO DELDOT FOR IMPROVEMENTS TO BE CONSTRUCTED BY THE HSP SR 24 AT CAMP ARROWHEAD ROAD AND SR 24 AT ROBINSONVILLE ROAD / ANGOLA ROAD INTERSECTION, CONTRACT NO: T201200902.
- B. PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT, A HAMMERHEAD ENTRANCE ON ANGOLA BEACH ROAD (CONSTRUCTION SHEET CE-44 - PHASE 1 GRADING PLAN) AND THE PORTIONS OF SHARED USE PATH NORTH OF THE HAMMERHEAD ENTRANCE ALONG ANGOLA BEACH ROAD AND ALONG ANGOLA ROAD SHALL BE CONSTRUCTED AND ACCEPTED AS SHOWN PER CONSTRUCTION SHEETS CE-10, CE-12, CE-41 & CE-43.
- C. IF THE DEVELOPER OF WINDSWEPT AT LEWES OBTAINS A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL BE RESPONSIBLE FOR WIDENING THE SOUTH SIDE OF ANGOLA ROAD TO ACCOMMODATE OPPOSING LEFT TURN LANES AT THE INTERSECTION OF ANGOLA ROAD / ANGOLA BEACH ROAD / HALEY'S GLEN SUBDIVISION ENTRANCE. THE DEVELOPER OF WINDSWEPT AT LEWES SHALL ALSO BE RESPONSIBLE FOR THE ADDITIONAL WIDENING REQUIRED TO ACCOMMODATE THE CONVERSION OF THE BAY RIDGE WOODS EXISTING BYPASS LANE INTO A LEFT TURN LANE. THE DEVELOPER OF WINDSWEPT AT LEWES AND THE DEVELOPER OF HALEY'S GLEN SHALL COORDINATE THE TIMING AND COST SHARING RESPONSIBILITIES OF THE FINAL 2" OVERLAY OF ANGOLA ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE C, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 83RD BUILDING PERMIT AS SHOWN PER CONSTRUCTION SHEETS CE-6, CE-7, CE-9-11 & CE-33-42.
- D. IF THE DEVELOPER OF HALEY'S GLEN DOES NOT OBTAIN A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES WILL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE WESTBOUND LEFT-TURN LANE ALONG ANGOLA ROAD, ONTO ANGOLA BEACH ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE D, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-6A, CE-7A, CE-9A-11A & CE-33A-42A.
- E. PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL CONSTRUCT THE WIDENING OF ANGOLA BEACH ROAD AND THE REMAINING PORTIONS OF THE SHARED USE PATH, SOUTH OF THE HAMMERHEAD ENTRANCE. DELDOT SHALL INSPECT AND ACCEPT THE IMPROVEMENTS, AS MENTIONED IN NOTE E, PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-7-8, CE-10, CE-12-15, CE-19-32, CE-40-41 & CE-43.

- PHASE 1-A = 7.03 AC±
- PHASE 1-B = 12.67 AC±
- PHASE 2-A = 7.74 AC±
- PHASE 2-B = 5.45 AC±
- PHASE 3-A = 5.13 AC±
- PHASE 3-B = 9.23 AC±
- PHASE 4-A = 9.41 AC±
- PHASE 4-B = 7.80 AC±

# WINDSWEPT @ LEWES

## INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

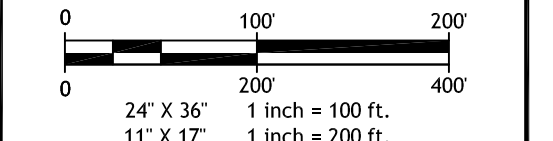
### STORMWATER MANAGEMENT PLANS



**NOTE:**  
STORMWATER MANAGEMENT PLANS SWM-2 TO SWM-9 ARE FOR AGENCY REVIEW ONLY AND NOT FOR CONSTRUCTION.

STORMWATER MANAGEMENT PLANS SHEET INDEX			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
SWM-1	STORMWATER MANAGEMENT & UTILITY PHASING PLAN	4/1/2019	4/21/2020
SWM-2	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-3	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-4	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-5	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-6	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-7	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-8	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-9	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020

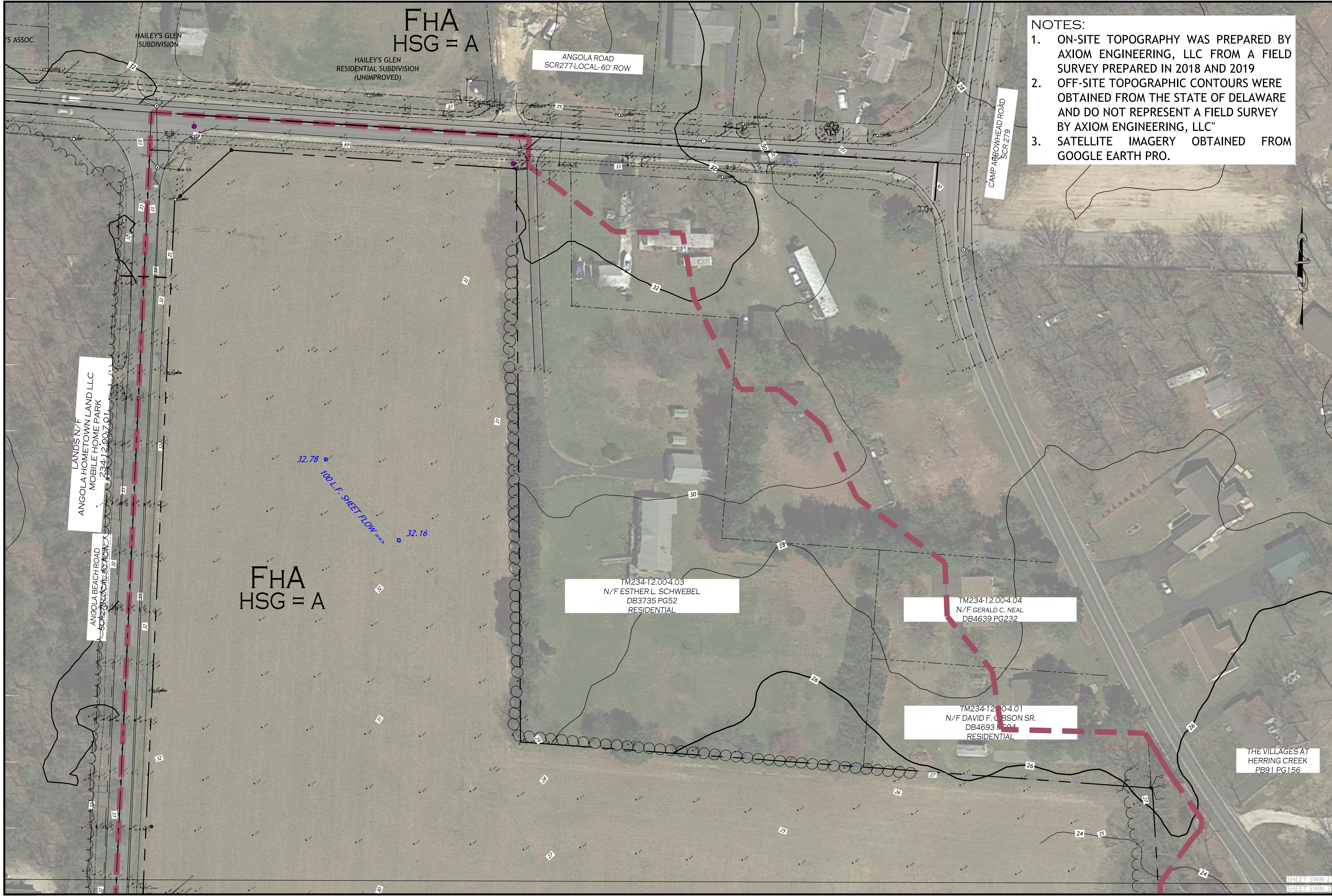
ENGINEER: KRC  
 DESIGNER: MH  
 DRAFTER: EJW  
 CHECKED BY: KRC  
 DATE: 4/1/2019



**AXIOM**  
ENGINEERING L.L.C.

18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: AXIOM@AXENG.COM  
 WEB: WWW.AXENG.COM

STORMWATER MANAGEMENT & UTILITY PHASING PLAN CZ #1859 - COUNTY AGREEMENT #1099 <b>WINDSWEPT @ LEWES</b> RESIDENTIAL PLANNED COMMUNITY INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	PROJECT NO: O233-1701 DRAWING: SWM-1 SHEET: 1 OF 9
---	--



- NOTES:
1. ON-SITE TOPOGRAPHY WAS PREPARED BY AXIOM ENGINEERING, LLC FROM A FIELD SURVEY PREPARED IN 2018 AND 2019
  2. OFF-SITE TOPOGRAPHIC CONTOURS WERE OBTAINED FROM THE STATE OF DELAWARE AND DO NOT REPRESENT A FIELD SURVEY BY AXIOM ENGINEERING, LLC"
  3. SATELLITE IMAGERY OBTAINED FROM GOOGLE EARTH PRO.

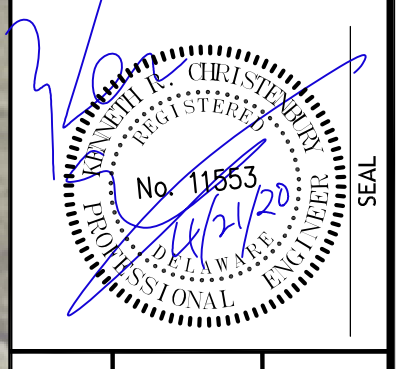
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5	REVISED PER AGENCY COMMENTS	04/27/2020	KSC

THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE HEALTH ACT OF 1993 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE

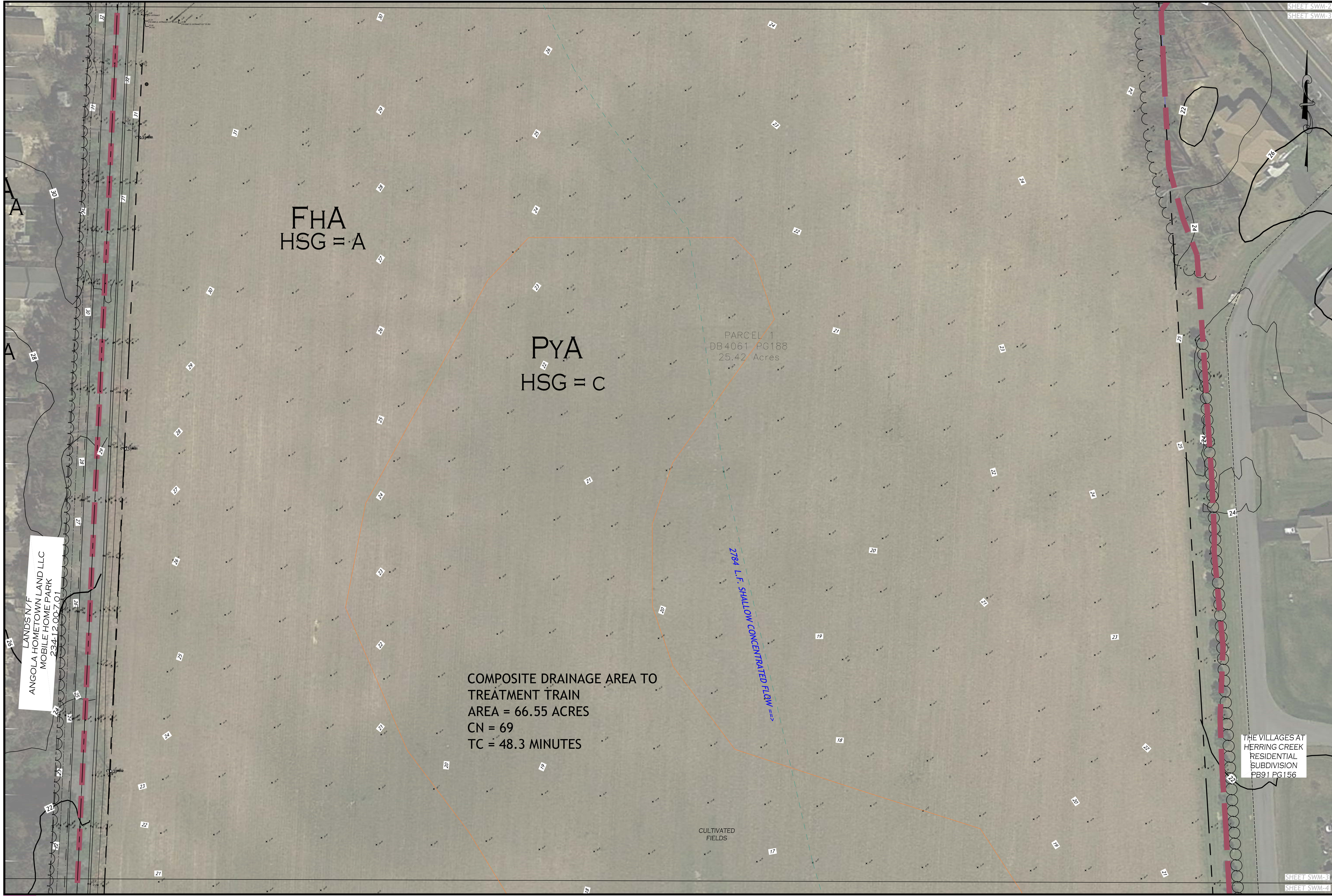
PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DEWESBORO, DE 19847  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: INFO@AXIOMENGS.COM  
 WEB: WWW.AXIOMENGS.COM

ENGINEER:	KSC
DESIGNER:	KSC
DRAWN BY:	EW
CHECKED BY:	KSC
DATE:	4/17/2019
TAX MAP:	284-12.00-3.00 & 6.00



PROJECT NO:	0233-1702
DRAWING:	SWM-2
SHEET:	2 OF 9



FFA  
HSG = A

PVA  
HSG = C

PARCEL 1  
DB4061 PG188  
25.42 Acres

COMPOSITE DRAINAGE AREA TO  
TREATMENT TRAIN  
AREA = 66.55 ACRES  
CN = 69  
TC = 48.3 MINUTES

2784 L.F. SHALLOW CONCENTRATED FLOW

CULTIVATED  
FIELDS

LANDS N/F  
ANGOLA HOMETOWN LAND LLC  
MOBILE HOME PARK  
234-12-007-01

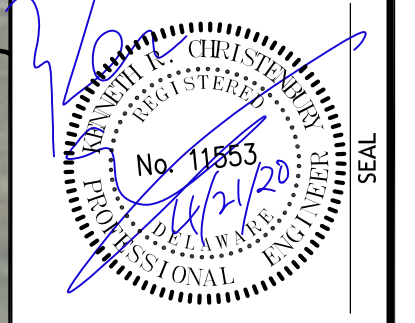
THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

REV	DESCRIPTION OF REVISION	DATE	BY
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3	REVISED PER AGENCY COMMENTS	02/12/2019	EW
4	REVISED PER AGENCY COMMENTS	02/12/2019	EW
5	REVISED PER AGENCY COMMENTS	02/12/2019	EW

PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELEWARE  
302 855-0812  
302 855-0812  
WWW.AXIOMENR.COM

ENGINEER: MKC  
DESIGNER: MKC  
DRAFTER: EW  
CHECKED BY: MKC  
DATE: 4/1/2019  
TAX MAP: 234-12-003,006 & 008



PROJECT NO: 0233-1702  
DRAWING: SWM-3  
SHEET: 3 OF 9

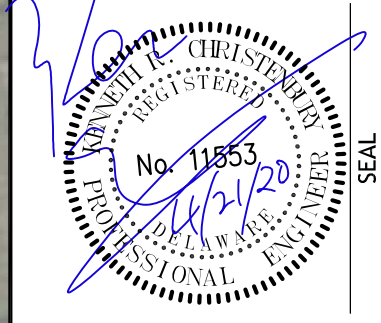


REV	DESCRIPTION OF REVISION	DATE	BY
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2	REVISED PER AGENCY COMMENTS	04/17/2020	KBC
3	REVISED PER AGENCY COMMENTS	04/17/2020	KBC
4	REVISED PER AGENCY COMMENTS	04/17/2020	KBC

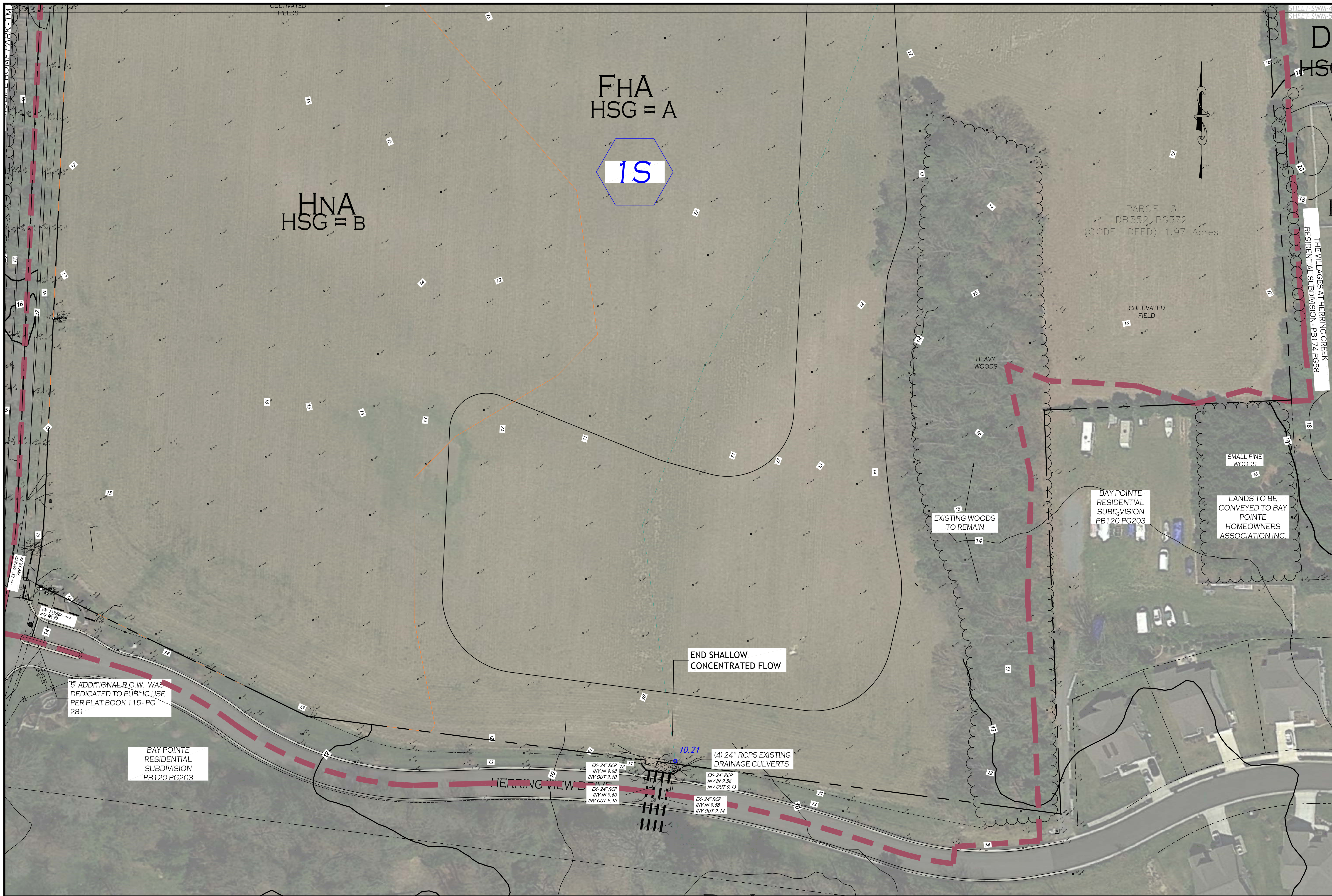
PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER:	KBC
DESIGNER:	KBC
DRAFTER:	EW
CHECKED BY:	KBC
DATE:	4/1/2019
TAX MAP:	234-12.003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: SWM-4  
 SHEET: 4 OF 9



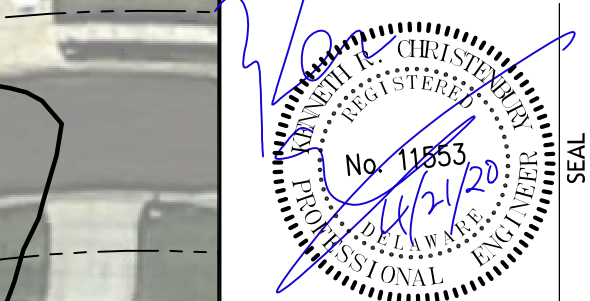
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2	REVISED PER AGENCY COMMENTS	10/27/2024	JKS
3	REVISED PER AGENCY COMMENTS	11/13/2024	JKS
4	REVISED PER AGENCY COMMENTS	11/20/2024	JKS

THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. HEALTH ACT OF 1978 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE HEALTH ACT OF 1978 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE

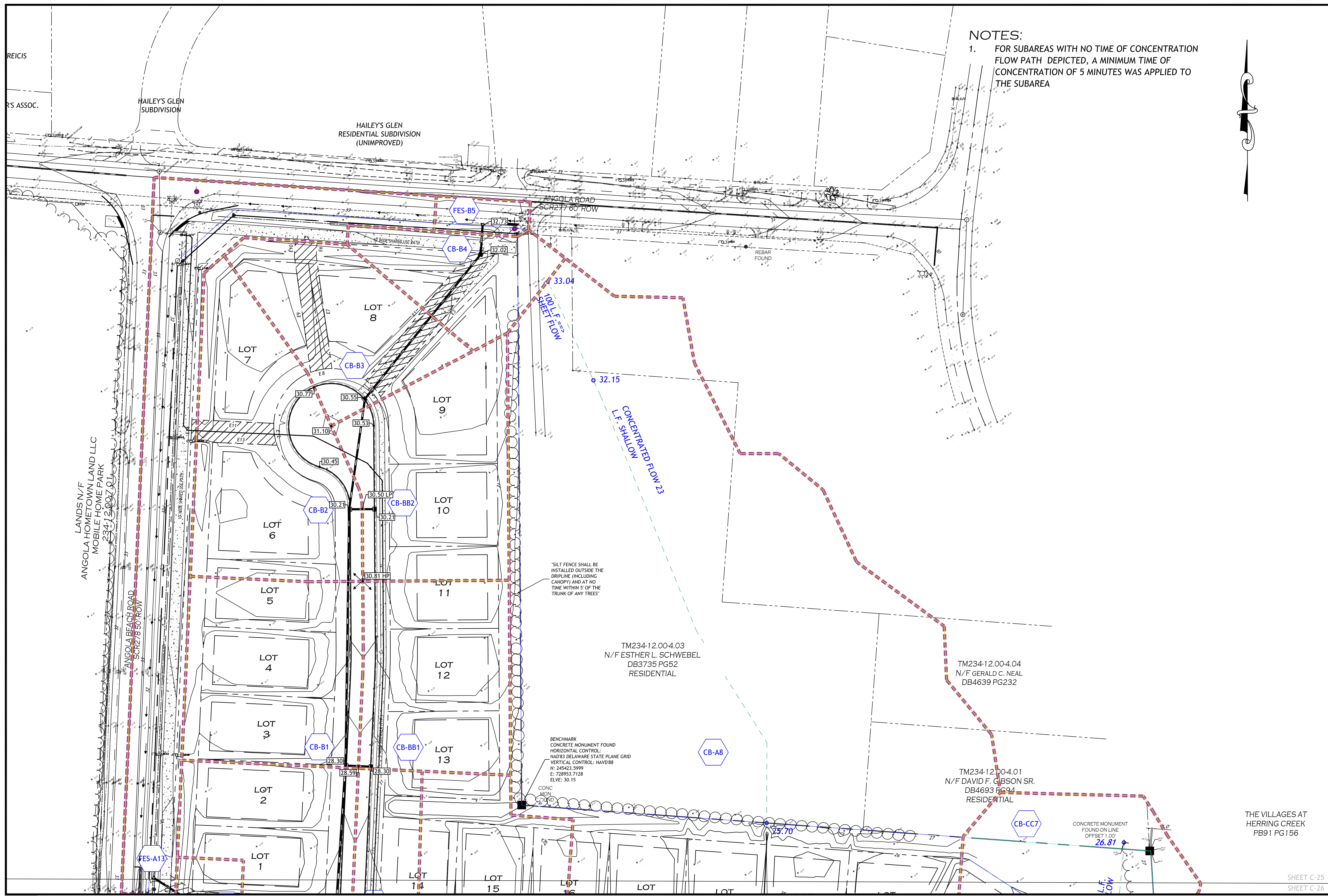
PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET, SUITE 100 DE 19947  
 (302) 855-0810 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	JKS
DESIGNER:	JKS
DRAWN BY:	JKS
CHECKED BY:	JKS
DATE:	4/1/2024
TAX MAP:	284-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: SWM-5  
 SHEET: 5 OF 9



**NOTES:**  
 1. FOR SUBAREAS WITH NO TIME OF CONCENTRATION FLOW PATH DEPICTED, A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES WAS APPLIED TO THE SUBAREA

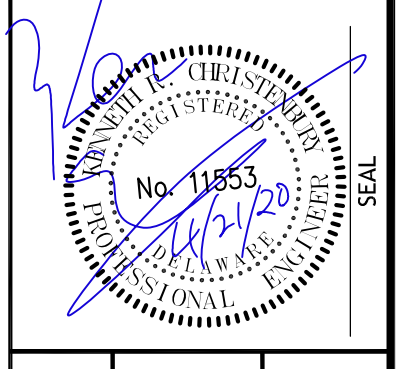


REV	DESCRIPTION OF REVISION	DATE	BY

**BMP DRAINAGE AREA PLAN**  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
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 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

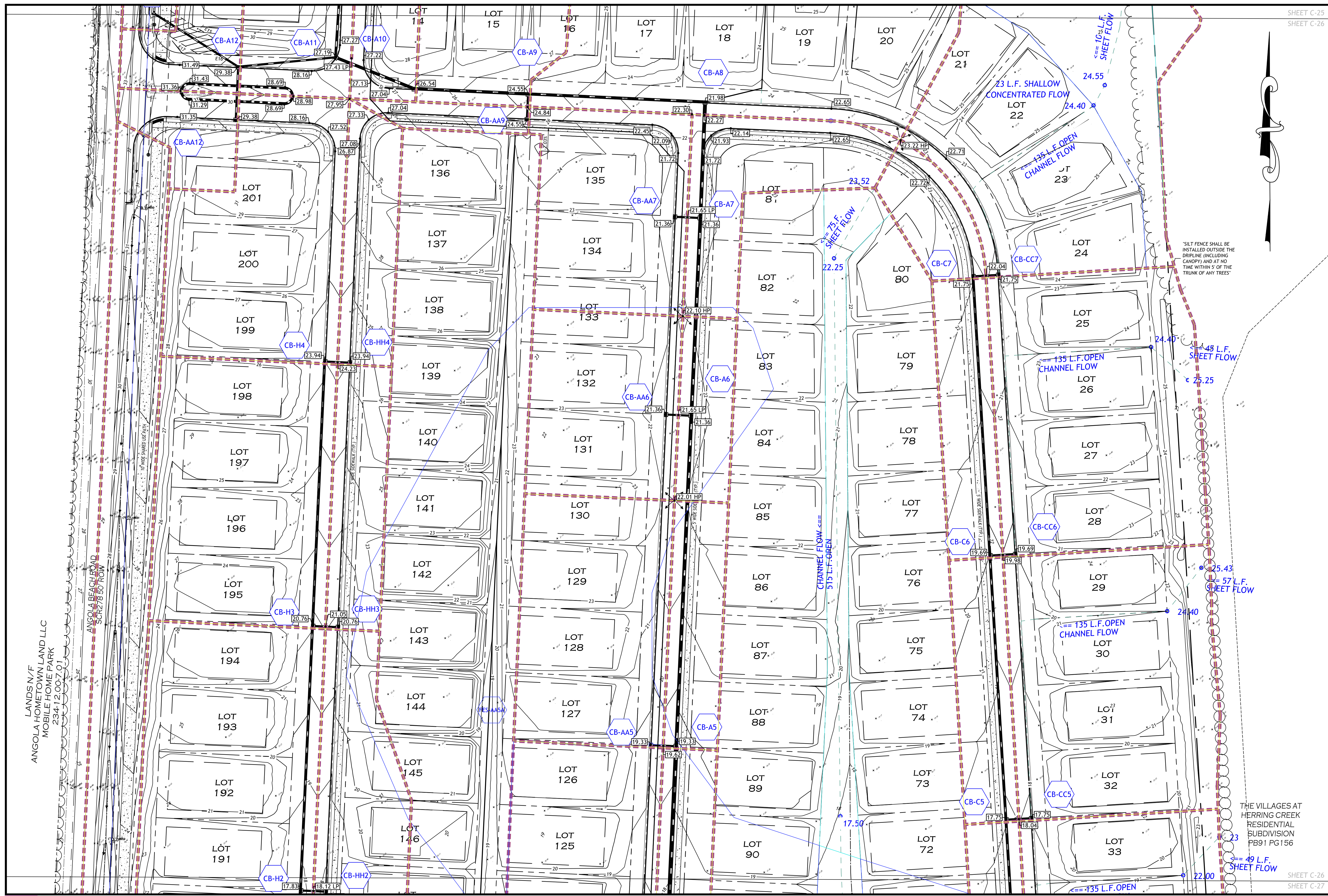
ENGINEER:	KRC
DESIGNER:	KRC
DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/1/2019
TAX MAP:	284-12-003.00 & 6.00



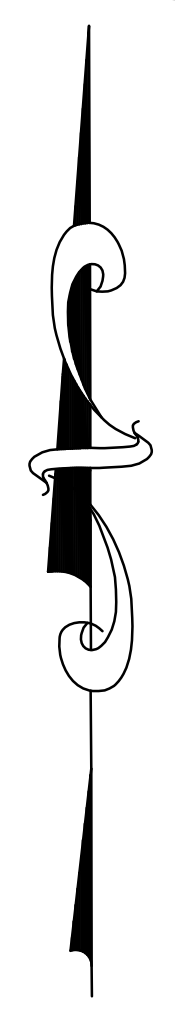
PROJECT NO: 0233-1702  
 DRAWING: SWM-6  
 SHEET: 6 OF 9

SHEET C-25  
 SHEET C-26





SHEET C-25  
SHEET C-26



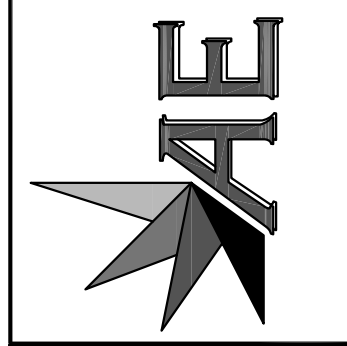
LANDS N/F  
ANGOLA HOMETOWN LAND LLC  
MOBILE HOME PARK  
234-12-007.01

ANGOLA BEACH ROAD  
SCR 278 80 ROW

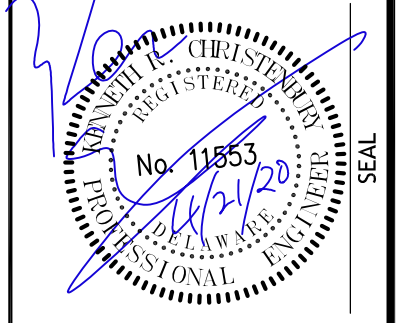
REV	DESCRIPTION OF REVISION	DATE	BY
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**BMP DRAINAGE AREA PLAN**  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELRAND, DE 19947  
TEL: 302.855.0811  
FAX: 302.855.0812  
WWW.AXIOMENR.COM

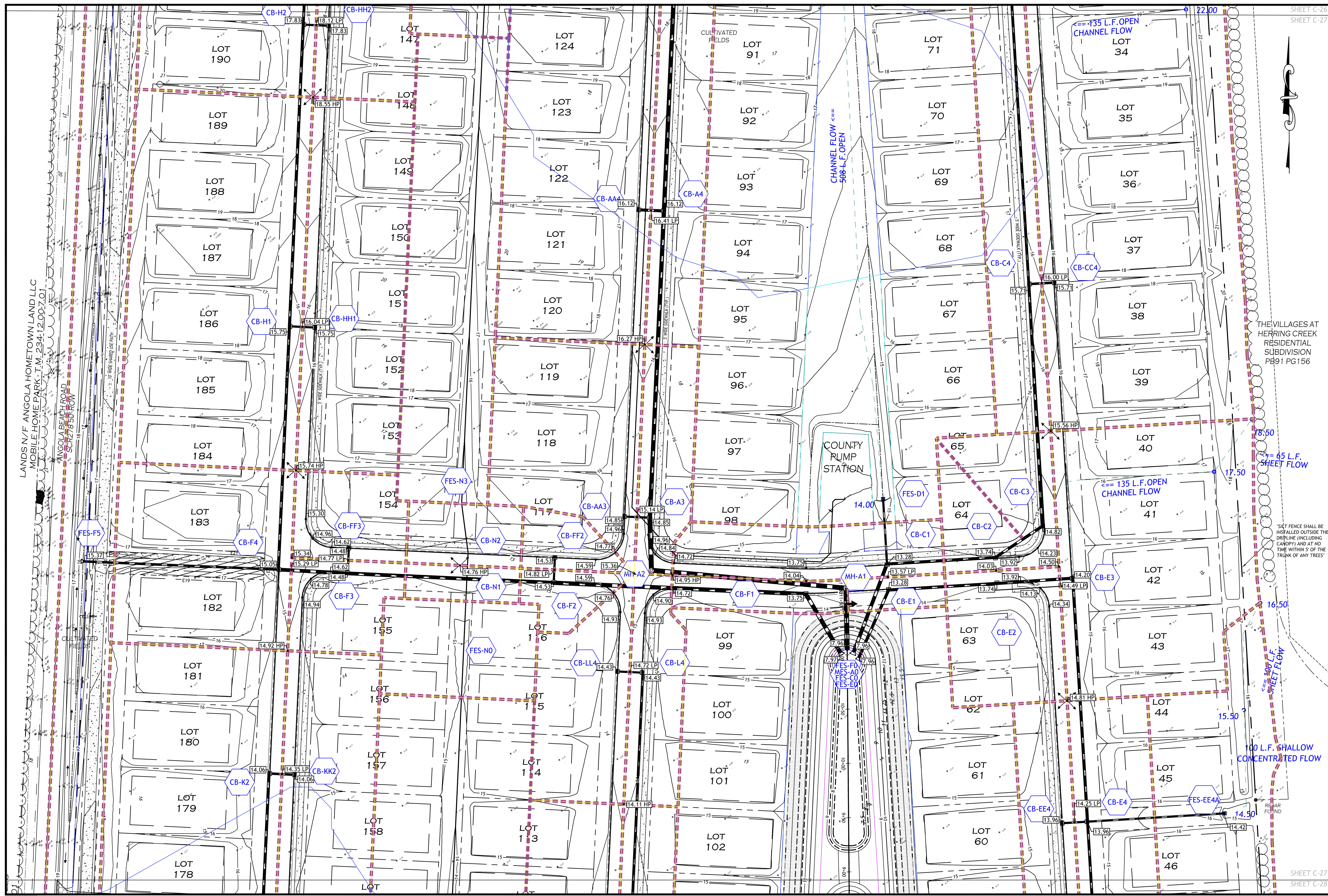


ENGINEER:	KKC
DESIGNER:	KKC
DRAWN BY:	EW
CHECKED BY:	KKC
DATE:	4/11/2024
TAX MAP:	234-12-003.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: SWM-7  
SHEET: 7 OF 9

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156



SHEET C-26  
SHEET C-27

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

SHEET FENCE SHALL BE  
INSTALLED OUTSIDE THE  
DRIP LINE (INCLUDING  
CANOPY) AND AT NO  
TIME WITHIN 5' OF THE  
TRUNK OF ANY TREES

REVISIONS:

REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER AGENCY COMMENTS	09/27/2024	JKC
2	REVISED PER AGENCY COMMENTS	10/27/2024	JKC

THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE HEALTH ACT OF 1990 AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE

**BMP DRAINAGE AREA PLAN**

CZ # 1859 - COUNTY AGREEMENT # 1099

**WINDSWEEP @ LEWES R.P.C.**

S.C.R. 278 - ANGOLA BEACH ROAD

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.

18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
TEL: 302.855.0812  
FAX: 855.508.1122  
WWW.AXIOMENR.COM

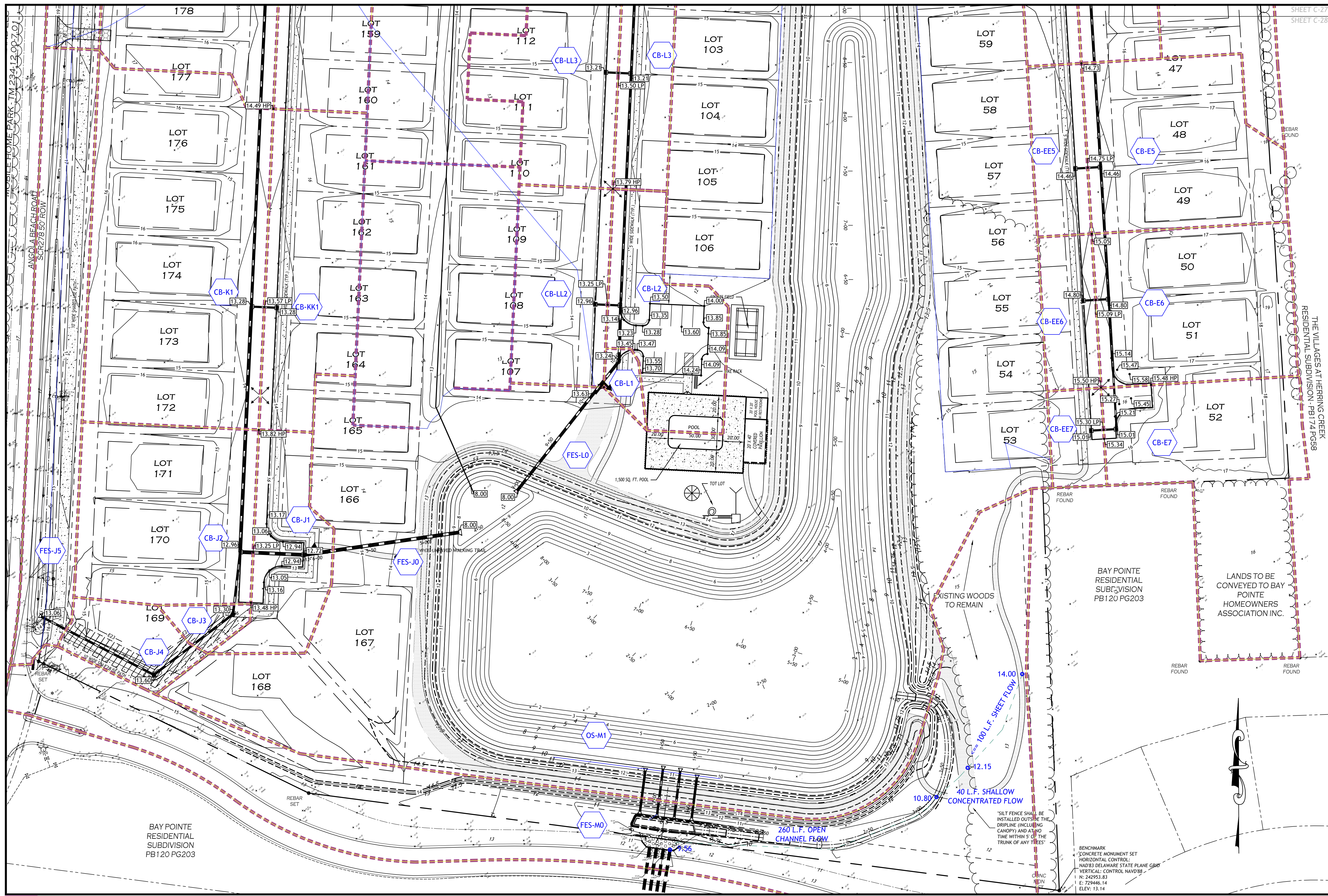
**AE**

ENGINEER: JKC  
DESIGNER: JKC  
DRAFTER: EW  
CHECKED BY: JKC  
DATE: 6/1/2019  
TAX MAP: 234-12,003,00 & 6,00

24" X 36" 1 inch = 40' FL.  
11" X 17" 1 inch = 80' FL.

PROJECT NO: 0233-1702  
DRAWING: SWM-8  
SHEET: 8 OF 9

SHEET C-27  
SHEET C-28



SHEET C-27  
SHEET C-28

<p><b>BMP DRAINAGE AREA PLAN</b> CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEEP @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE</p>	<p style="text-align: center;">THE VILLAGES AT HERRING CREEK RESIDENTIAL SUBDIVISION - PB174 PG58</p>						
<p><b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET, SUITE 100 DE 19947 GOSPORT, DE 19947 TEL: 302.855.0812 FAX: 302.855.0812 WWW.AXIOMENR.COM</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>ENGINEER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/11/2019 TAX MAP: 28412.003.00 &amp; 6.00</p> </td> <td style="width: 50%;"> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table> </td> </tr> </table>		<p>ENGINEER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/11/2019 TAX MAP: 28412.003.00 &amp; 6.00</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REV	DESCRIPTION OF REVISION		
<p>ENGINEER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/11/2019 TAX MAP: 28412.003.00 &amp; 6.00</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REV	DESCRIPTION OF REVISION				
REV	DESCRIPTION OF REVISION						
<p>PROJECT NO: 0233-1702 DRAWING: SWM-9 SHEET: 9 OF 9</p>							

BENCHMARK: CONCRETE MONUMENT SET  
 HORIZONTAL CONTROL: NAD83 DELAWARE STATE PLANE GSD  
 VERTICAL CONTROL: NAVD83  
 N: 242953.83  
 E: 729446.14  
 ELEV: 13.14

SILT FENCE SHALL BE INSTALLED OUTSIDE THE DRIPLINE (INCLUDING CANOPY) AND AT NO TIME WITHIN 5' OF THE TRUNK OF ANY TREES

**PROJECT PHASING NOTES (SEE SHEET SWM-1 FOR PHASE BOUNDARIES):**

1. BUILDING PERMITS MAY BE ISSUED IN PHASE 1-A UPON COMPLETION OF THE FOLLOWING TO THE SATISFACTION OF THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT:
  - 1.1. TEMPORARY CONSTRUCTION ENTRANCE AT LOT 178
  - 1.2. STORMWATER MANAGEMENT POND/SEDIMENT TRAP INCLUDING ALL FOREBAYS, FLARED ENDS AND STUBS OF INLET PIPES
  - 1.3. ROUGH GRADING AND STABILIZATION OF PHASE 1-B
  - 1.4. SANITARY SEWER PUMP STATION
  - 1.5. UPON SCD APPROVAL OF STABILIZATION OF PHASE 1-B COMMENCE THE FOLLOWING:
    - 1.5.1. GRAVITY SEWER FROM THE PUMP STATION THROUGH PHASES 2-A, 1-A & 2-B.
    - 1.5.2. SANITARY SEWER FORCE MAIN
    - 1.5.3. STORM SEWER FROM THE POND THROUGH PHASES 2-A, 1-A & 2-B
    - 1.5.4. WATER MAIN AND OTHER UTILITY INSTALLATION THROUGH PHASES 1-A & 2-B
    - 1.5.5. DETAILED GRADING OF PHASE 1-A
    - 1.5.6. FOREST BUFFERS ADJACENT TO PHASE 1-A LOTS
- 1.6. PHASE 1 ENTRANCE INCLUDING ITEMS A & B LISTED IN THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) PHASING NOTES BELOW, CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE PHASE 1 ENTRANCE IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT).
2. PHASE 2-A AND/OR 2-B CONSTRUCTION MAY COMMENCE AS SOON AS ADEQUATE PORTIONS OF PHASE 1 HAVE BEEN FULLY STABILIZED, AT THE DISCRETION OF THE SCD INSPECTOR.
3. THE REMAINING PHASES MAY BE MOBILIZED CONCURRENTLY PROVIDED NO MORE THAN 20 ACRES ARE DESTABILIZED AT ONE TIME. CONTRACTOR TO COORDINATE COMMENCEMENT OF ADDITIONAL PHASES WITH THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT INSPECTORS.
4. ALL AMENITIES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 75TH BUILDING PERMIT, INCLUDING THE POOL HOUSE, SWIMMING POOL, PAVILION, BIKE RACK, TOT LOT, SPORTS FIELD, & WALKING TRAILS.

**DELDOT PHASING NOTES**

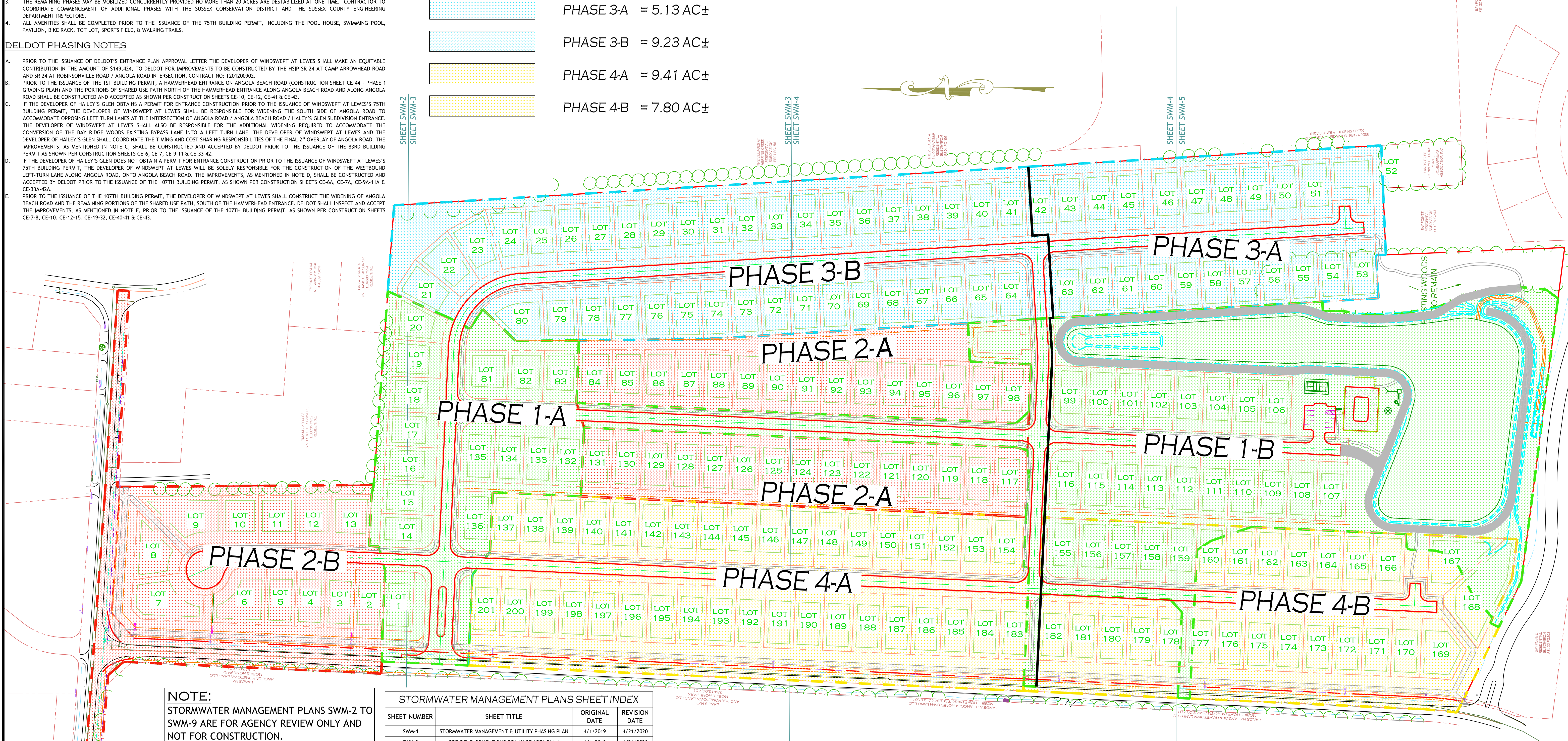
- A. PRIOR TO THE ISSUANCE OF DELDOT'S ENTRANCE PLAN APPROVAL LETTER THE DEVELOPER OF WINDSWEPT AT LEWES SHALL MAKE AN EQUITABLE CONTRIBUTION IN THE AMOUNT OF \$149,424, TO DELDOT FOR IMPROVEMENTS TO BE CONSTRUCTED BY THE HSP SR 24 AT CAMP ARROWHEAD ROAD AND SR 24 AT ROBINSONVILLE ROAD / ANGOLA ROAD INTERSECTION, CONTRACT NO: T201200902.
- B. PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT, A HAMMERHEAD ENTRANCE ON ANGOLA BEACH ROAD (CONSTRUCTION SHEET CE-44 - PHASE 1 GRADING PLAN) AND THE PORTIONS OF SHARED USE PATH NORTH OF THE HAMMERHEAD ENTRANCE ALONG ANGOLA BEACH ROAD AND ALONG ANGOLA ROAD SHALL BE CONSTRUCTED AND ACCEPTED AS SHOWN PER CONSTRUCTION SHEETS CE-10, CE-12, CE-41 & CE-43.
- C. IF THE DEVELOPER OF WINDSWEPT AT LEWES OBTAINS A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL BE RESPONSIBLE FOR WIDENING THE SOUTH SIDE OF ANGOLA ROAD TO ACCOMMODATE OPPOSING LEFT TURN LANES AT THE INTERSECTION OF ANGOLA ROAD / ANGOLA BEACH ROAD / HALEY'S GLEN SUBDIVISION ENTRANCE. THE DEVELOPER OF WINDSWEPT AT LEWES SHALL ALSO BE RESPONSIBLE FOR THE ADDITIONAL WIDENING REQUIRED TO ACCOMMODATE THE CONVERSION OF THE BAY RIDGE WOODS EXISTING BYPASS LANE INTO A LEFT TURN LANE. THE DEVELOPER OF WINDSWEPT AT LEWES AND THE DEVELOPER OF HALEY'S GLEN SHALL COORDINATE THE TIMING AND COST SHARING RESPONSIBILITIES OF THE FINAL 2" OVERLAY OF ANGOLA ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE C, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 83RD BUILDING PERMIT AS SHOWN PER CONSTRUCTION SHEETS CE-6, CE-7, CE-9-11 & CE-33-42.
- D. IF THE DEVELOPER OF HALEY'S GLEN DOES NOT OBTAIN A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES WILL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE WESTBOUND LEFT-TURN LANE ALONG ANGOLA ROAD, ONTO ANGOLA BEACH ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE D, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-6A, CE-7A, CE-9A-11A & CE-33A-42A.
- E. PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL CONSTRUCT THE WIDENING OF ANGOLA BEACH ROAD AND THE REMAINING PORTIONS OF THE SHARED USE PATH, SOUTH OF THE HAMMERHEAD ENTRANCE. DELDOT SHALL INSPECT AND ACCEPT THE IMPROVEMENTS, AS MENTIONED IN NOTE E, PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-7-8, CE-10, CE-12-15, CE-19-32, CE-40-41 & CE-43.

- PHASE 1-A = 7.03 AC±
- PHASE 1-B = 12.67 AC±
- PHASE 2-A = 7.74 AC±
- PHASE 2-B = 5.45 AC±
- PHASE 3-A = 5.13 AC±
- PHASE 3-B = 9.23 AC±
- PHASE 4-A = 9.41 AC±
- PHASE 4-B = 7.80 AC±

# WINDSWEPT @ LEWES

## INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

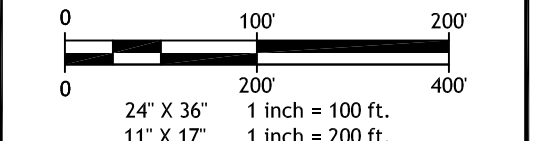
### STORMWATER MANAGEMENT PLANS



**NOTE:**  
STORMWATER MANAGEMENT PLANS SWM-2 TO SWM-9 ARE FOR AGENCY REVIEW ONLY AND NOT FOR CONSTRUCTION.

STORMWATER MANAGEMENT PLANS SHEET INDEX			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
SWM-1	STORMWATER MANAGEMENT & UTILITY PHASING PLAN	4/1/2019	4/21/2020
SWM-2	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-3	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-4	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-5	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-6	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-7	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-8	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-9	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020

ENGINEER: KRC  
 DESIGNER: MH  
 DRAFTER: EJW  
 CHECKED BY: KRC  
 DATE: 4/1/2019

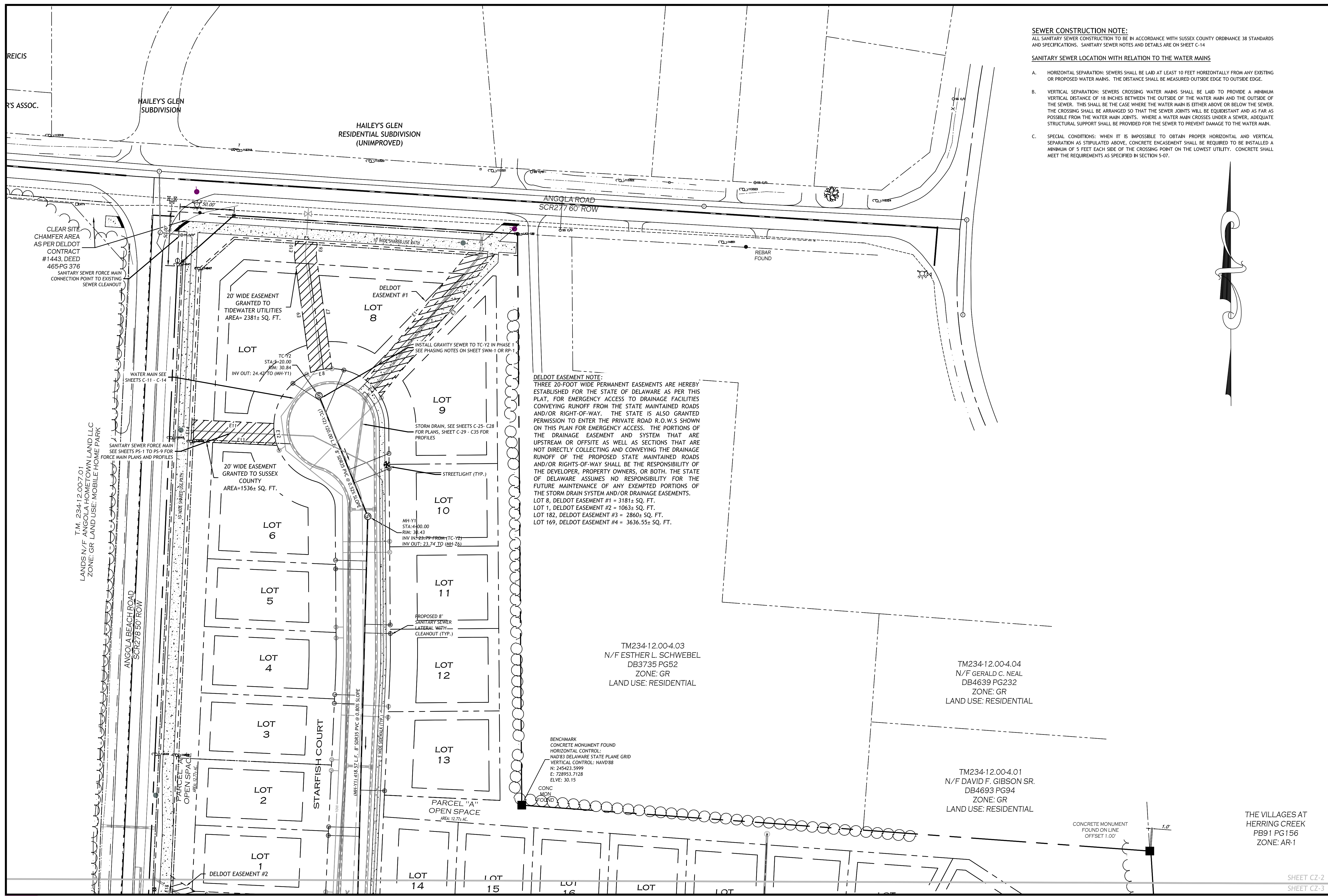


SEAL

STORMWATER MANAGEMENT & UTILITY PHASING PLAN  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES**  
 RESIDENTIAL PLANNED COMMUNITY  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: O233-1701  
 DRAWING: SWM-1  
 SHEET: 1 OF 9





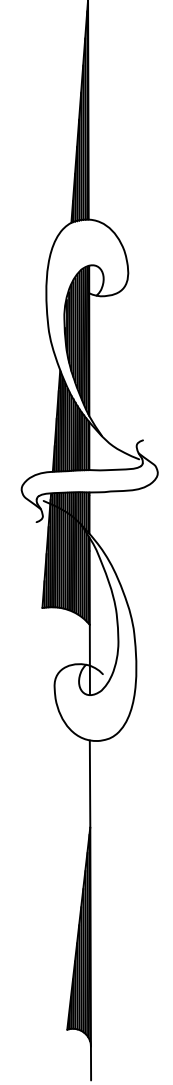
**SEWER CONSTRUCTION NOTE:**  
 ALL SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38 STANDARDS AND SPECIFICATIONS. SANITARY SEWER NOTES AND DETAILS ARE ON SHEET C-14

**SANITARY SEWER LOCATION WITH RELATION TO THE WATER MAINS**

A. HORIZONTAL SEPARATION: SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.

B. VERTICAL SEPARATION: SEWERS CROSSING WATER MAINS 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. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIBIBAL AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

C. SPECIAL CONDITIONS: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, CONCRETE ENCASEMENT SHALL BE REQUIRED TO BE INSTALLED A MINIMUM OF 5 FEET EACH SIDE OF THE CROSSING POINT ON THE LOWEST UTILITY. CONCRETE SHALL MEET THE REQUIREMENTS AS SPECIFIED IN SECTION 5-07.



**DELDOT EASEMENT NOTE:**  
 THREE 20-FOOT WIDE PERMANENT EASEMENTS ARE HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE STATE IS ALSO GRANTED PERMISSION TO ENTER THE PRIVATE ROAD R.O.W.S SHOWN ON THIS PLAN FOR EMERGENCY ACCESS. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

LOT 8, DELDOT EASEMENT #1 = 3181± SQ. FT.  
 LOT 1, DELDOT EASEMENT #2 = 1063± SQ. FT.  
 LOT 182, DELDOT EASEMENT #3 = 2860± SQ. FT.  
 LOT 169, DELDOT EASEMENT #4 = 3636.55± SQ. FT.

TM234-12.00-4.03  
 N/F ESTHER L. SCHWEBEL  
 DB3735 PG52  
 ZONE: GR  
 LAND USE: RESIDENTIAL

TM234-12.00-4.04  
 N/F GERALD C. NEAL  
 DB4639 PG232  
 ZONE: GR  
 LAND USE: RESIDENTIAL

TM234-12.00-4.01  
 N/F DAVID F. GIBSON SR.  
 DB4693 PG94  
 ZONE: GR  
 LAND USE: RESIDENTIAL

THE VILLAGES AT  
 HERRING CREEK  
 PB91 PG156  
 ZONE: AR-1

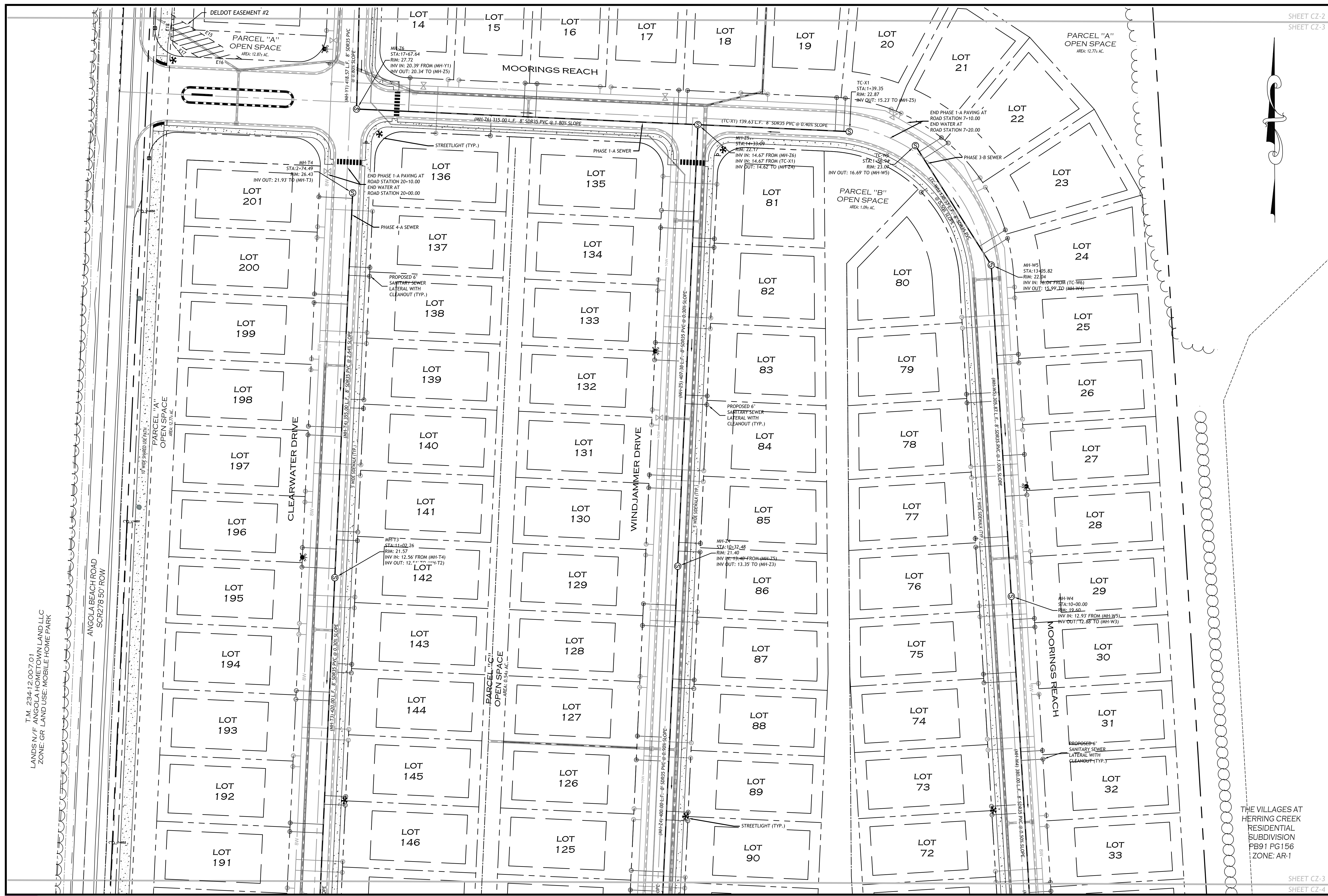
ENGINEER:	KKC
DESIGNER:	KKC
DRAFTER:	EW
CHECKED BY:	KKC
DATE:	4/1/2019
TAX MAP:	234-12.00-3.00 6. 6.00

**SANITARY SEWER PLANS**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET, SUITE 119  
 DEWESBORO, DE 19847  
 (302) 855-0811  
 FAX: 855-0812  
 WWW.AXIOMENGG.COM

PROJECT NO: 0233-1702  
 DRAWING: C-2  
 SHEET: 2 OF 36

SHEET CZ-2  
 SHEET CZ-3



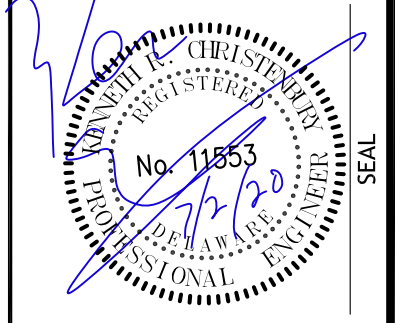
SHEET CZ-2  
SHEET CZ-3

NO.	DATE	DESCRIPTION OF REVISION
1	11/12/2019	ISSUED FOR PERMITS
2	11/12/2019	REVISED PER AGENCY COMMENTS
3	11/12/2019	REVISED PER AGENCY COMMENTS
4	11/12/2019	REVISED PER AGENCY COMMENTS
5	11/12/2019	REVISED PER AGENCY COMMENTS

**SANITARY SEWER PLANS**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
SUITE 100 DE 19947  
(302) 855-0812  
FAX: 855-0812  
WWW.AXIOMSG.COM

ENGINEER:	KAC
DESIGNER:	EW
DRAFTER:	KAC
CHECKED BY:	4/1/2019
DATE:	284-11-003.00 6.00
TAX MAP:	

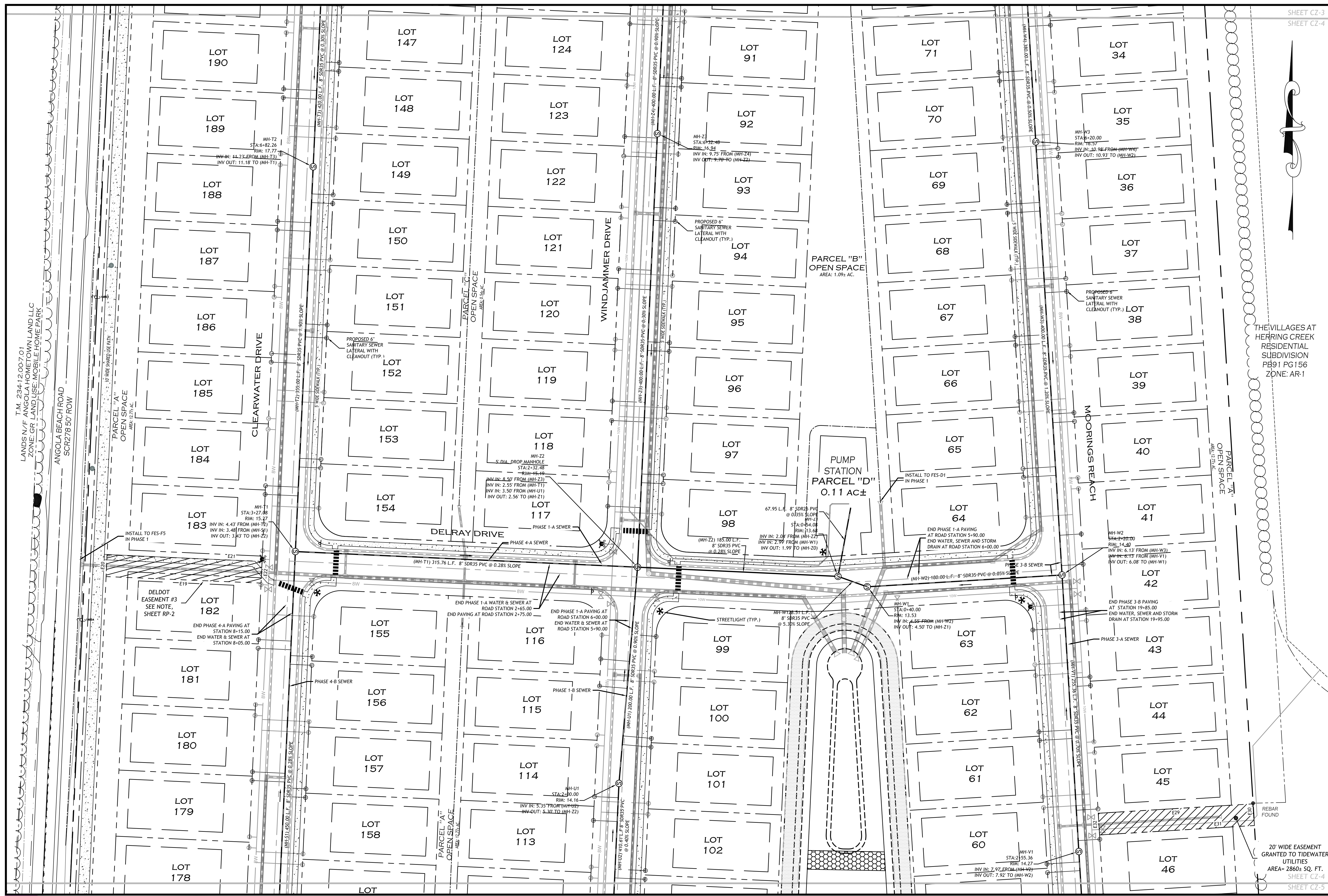


THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156  
ZONE: AR-1

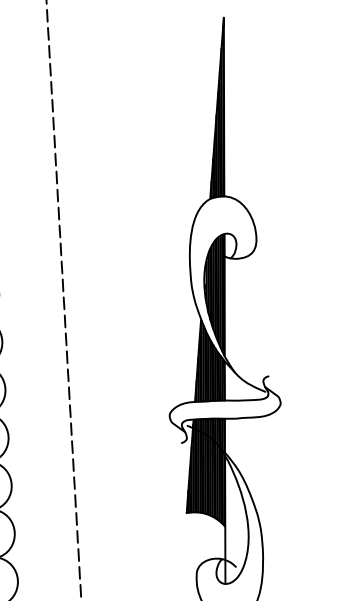
SHEET CZ-3  
SHEET CZ-4

PROJECT NO:	0233-1702
DRAWING:	C-3
SHEET:	3 OF 36

T.M. 23412.007.01  
LANDS/N/F ANGOLA HOMETOWN LAND LLC  
ZONE: GR LAND USE: MOBILE HOME PARK



SHEET CZ-3  
SHEET CZ-4



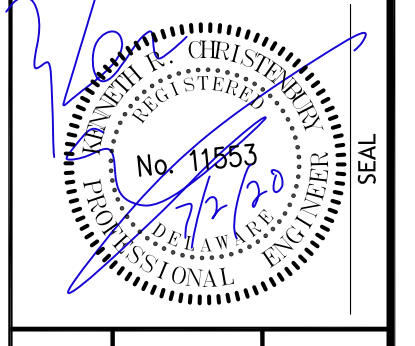
THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156  
ZONE: AR-1

RESPONSE TO AGENCY COMMENTS	EW	KAC
RESPONSE TO TIDWATER COMMENTS	EW	KAC
REVISED PER AGENCY COMMENTS	EW	KAC
REVISED PER AGENCY COMMENTS	EW	KAC
REVISED PER AGENCY COMMENTS	EW	KAC
DESCRIPTION OF REVISION	REV	EW

**SANITARY SEWER PLANS**  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
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18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
PHONE: 302.855.0812  
FAX: 855.581.1212  
WWW.AXIOMENG.COM

ENGINEER:	KAC
DESIGNER:	KAC
DRAFTER:	EW
CHECKED BY:	KAC
DATE:	4/1/2019
TAX MAP:	284-10-03.00 6.00



PROJECT NO:	0233-1702
DRAWING:	C-4
SHEET:	4 OF 36

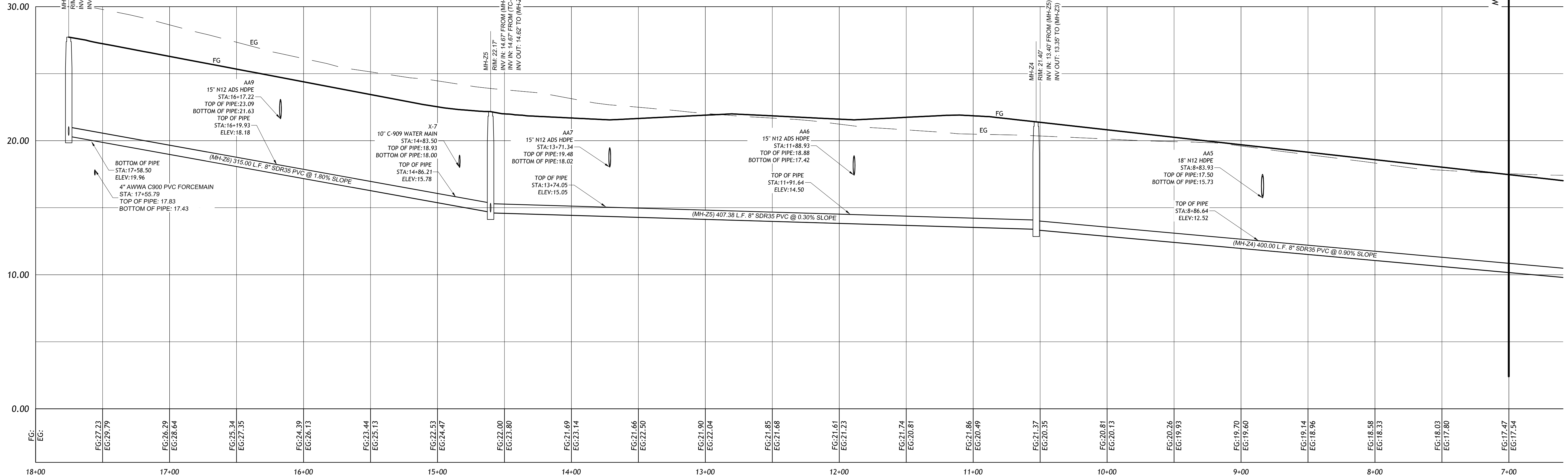
20' WIDE EASEMENT  
GRANTED TO TIDWATER  
UTILITIES  
AREA= 2860± SQ. FT.  
SHEET CZ-5  
SHEET CZ-5

T.M. 234-12-00-07-01  
LANDS N/F ANGOLA HOMETOWN LAND LLC  
ZONE: GR LAND USE: MOBILE HOME PARK  
ANGOLA BEACH ROAD  
SCR278 50' ROW

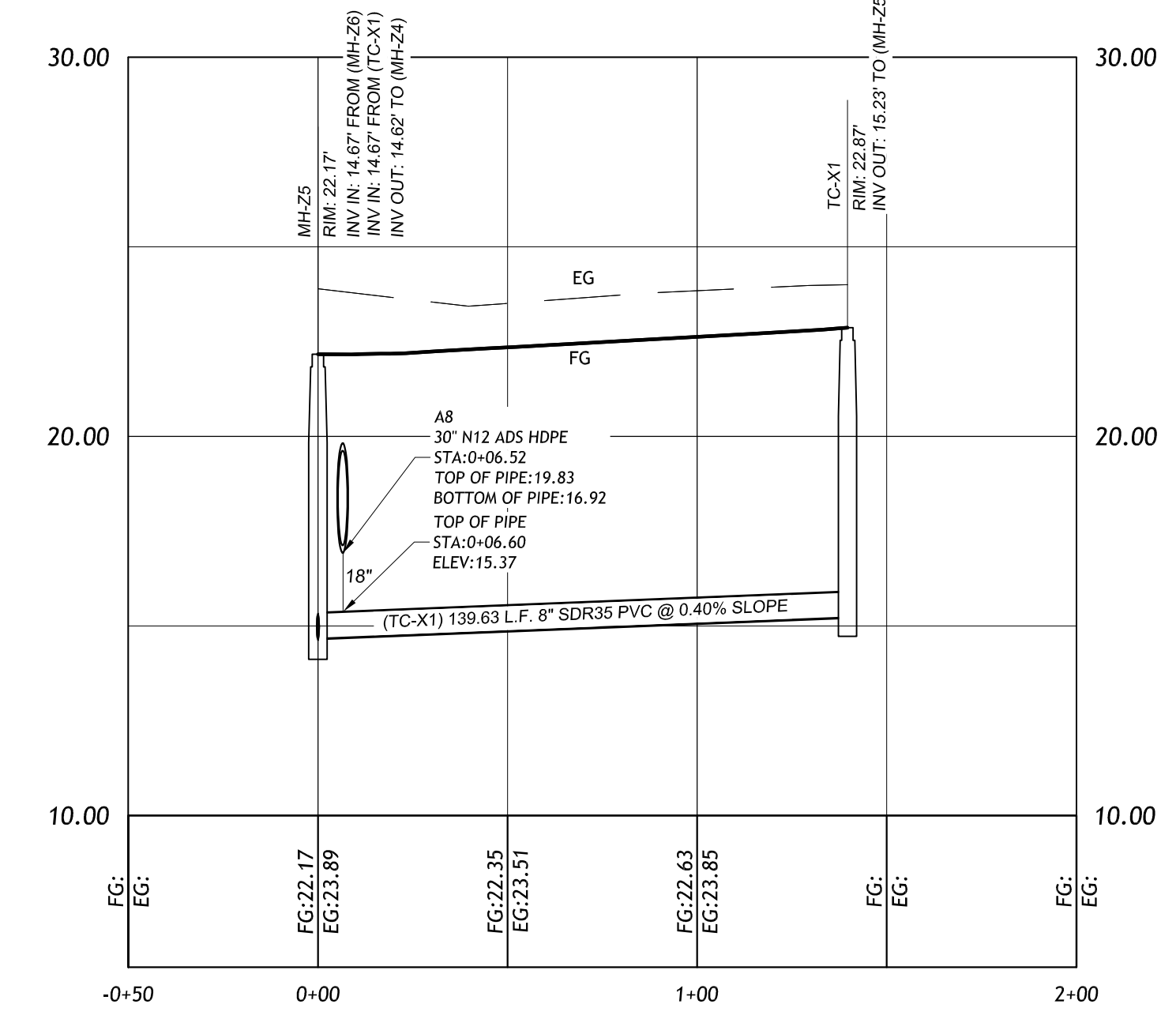
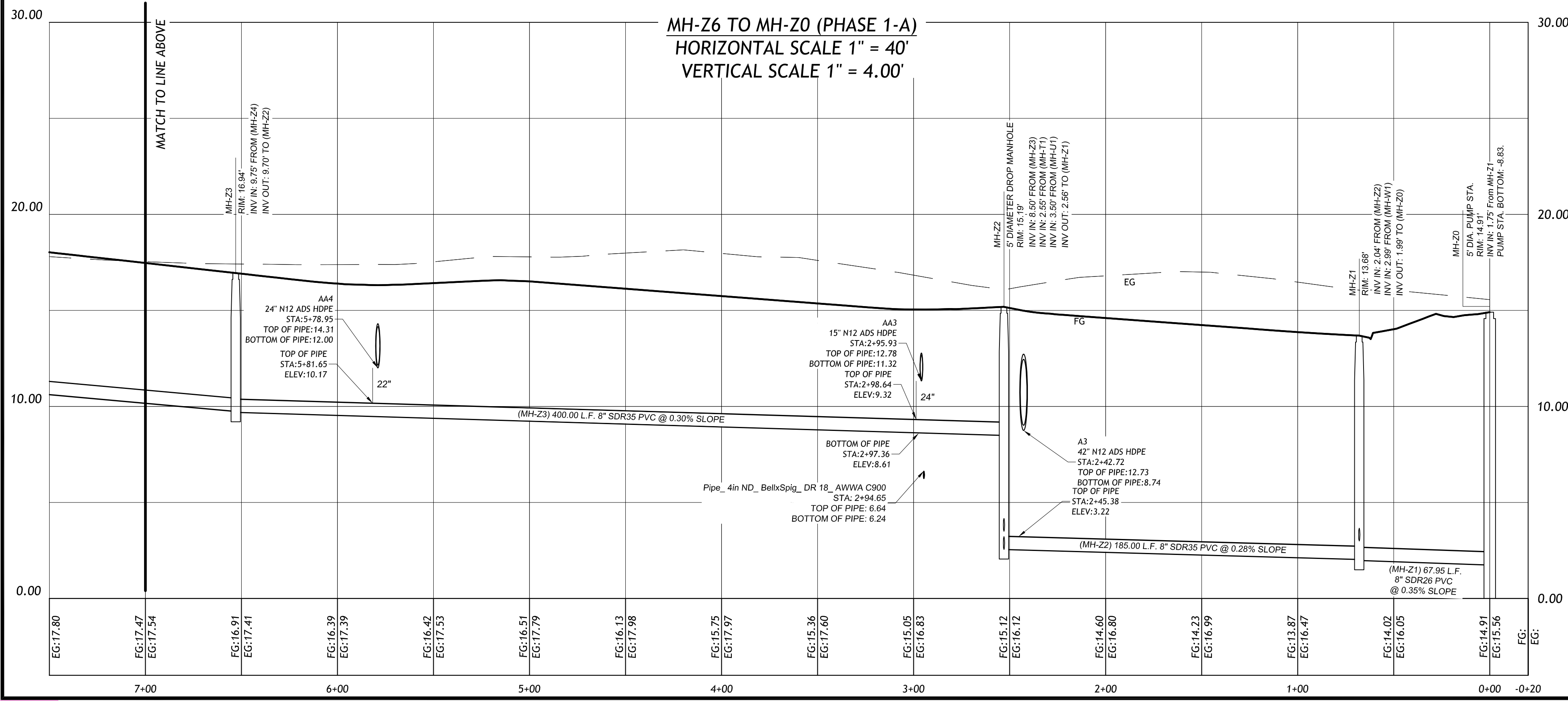




MH-Z6 TO MH-Z0 (PHASE 1-A)  
HORIZONTAL SCALE 1" = 40'  
VERTICAL SCALE 1" = 4.00'

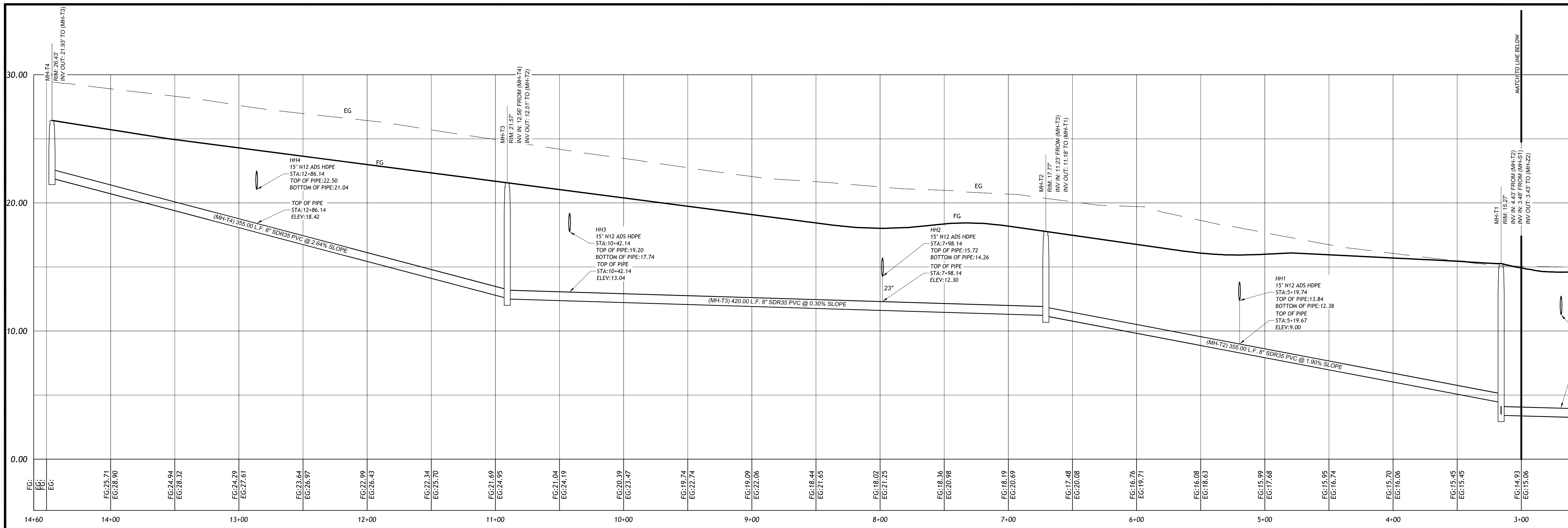


MH-Z6 TO MH-Z0 (PHASE 1-A)  
HORIZONTAL SCALE 1" = 40'  
VERTICAL SCALE 1" = 4.00'

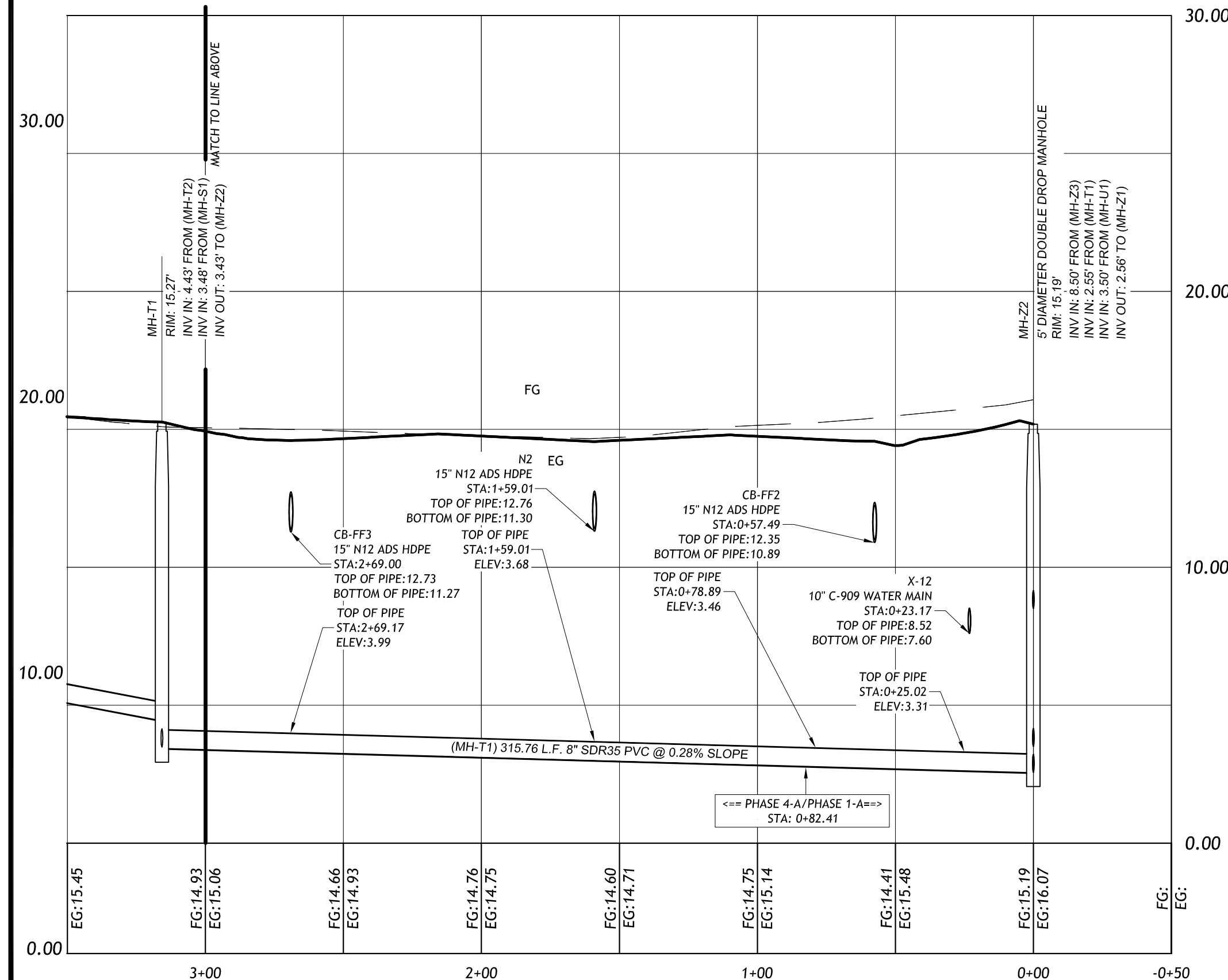


MH-Z5 TO TC-X1 (PHASE 1-A)  
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VERTICAL SCALE 1"=4.00'

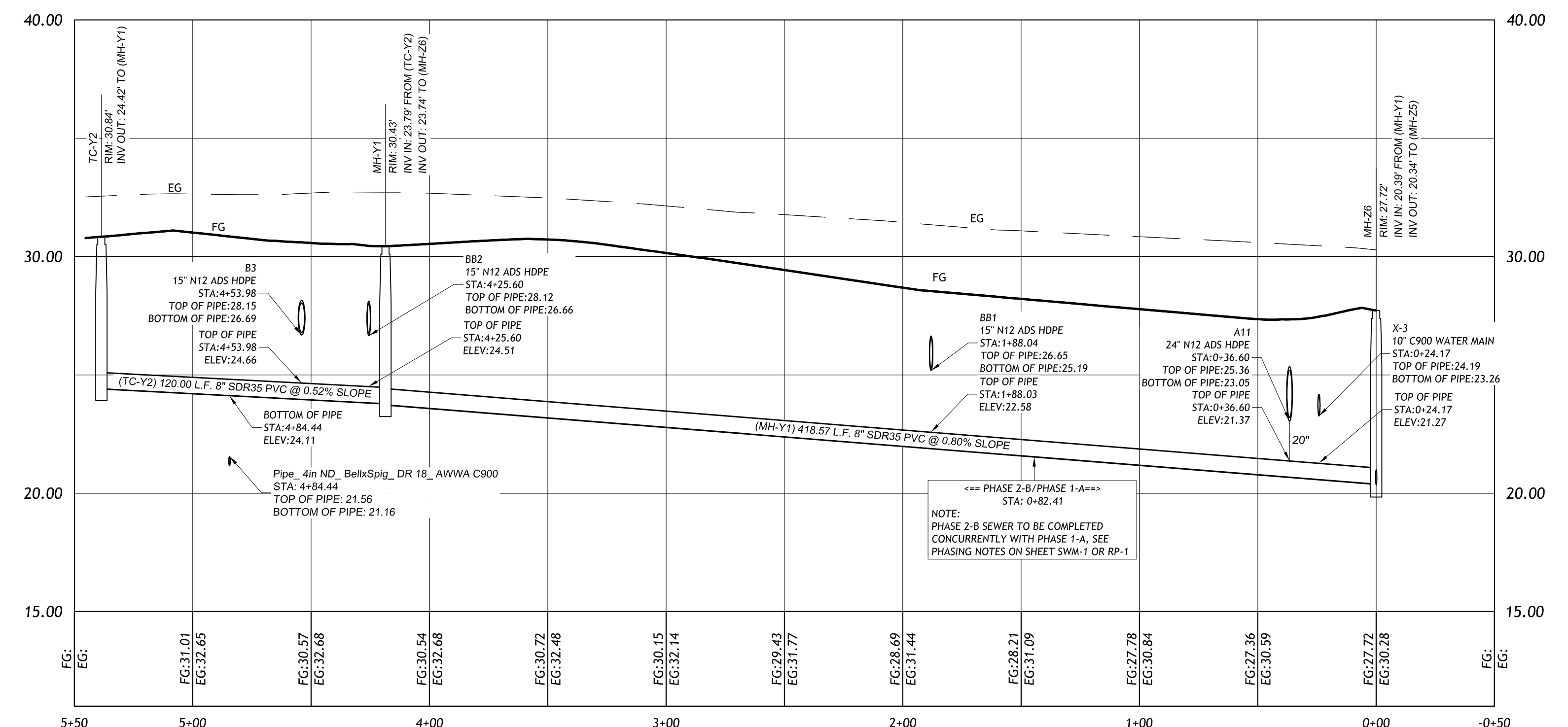
<b>SANITARY SEWER PROFILES</b> CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	
PROJECT NO: <b>0233-1702</b>	DRAWING: <b>C-6</b>
SHEET: <b>6 OF 36</b>	REVISIONS: REV. NO.   DATE   DESCRIPTION OF REVISION 1   02/12/2019   04/27/2020 2   02/12/2019   04/27/2020 3   02/12/2019   04/27/2020 4   02/12/2019   04/27/2020 5   02/12/2019   04/27/2020 6   02/12/2019   04/27/2020 7   02/12/2019   04/27/2020 8   02/12/2019   04/27/2020 9   02/12/2019   04/27/2020 10   02/12/2019   04/27/2020 11   02/12/2019   04/27/2020 12   02/12/2019   04/27/2020 13   02/12/2019   04/27/2020 14   02/12/2019   04/27/2020 15   02/12/2019   04/27/2020 16   02/12/2019   04/27/2020 17   02/12/2019   04/27/2020 18   02/12/2019   04/27/2020 19   02/12/2019   04/27/2020 20   02/12/2019   04/27/2020 21   02/12/2019   04/27/2020 22   02/12/2019   04/27/2020 23   02/12/2019   04/27/2020 24   02/12/2019   04/27/2020 25   02/12/2019   04/27/2020 26   02/12/2019   04/27/2020 27   02/12/2019   04/27/2020 28   02/12/2019   04/27/2020 29   02/12/2019   04/27/2020 30   02/12/2019   04/27/2020 31   02/12/2019   04/27/2020 32   02/12/2019   04/27/2020 33   02/12/2019   04/27/2020 34   02/12/2019   04/27/2020 35   02/12/2019   04/27/2020 36   02/12/2019   04/27/2020 37   02/12/2019   04/27/2020 38   02/12/2019   04/27/2020 39   02/12/2019   04/27/2020 40   02/12/2019   04/27/2020 41   02/12/2019   04/27/2020 42   02/12/2019   04/27/2020 43   02/12/2019   04/27/2020 44   02/12/2019   04/27/2020 45   02/12/2019   04/27/2020 46   02/12/2019   04/27/2020 47   02/12/2019   04/27/2020 48   02/12/2019   04/27/2020 49   02/12/2019   04/27/2020 50   02/12/2019   04/27/2020 51   02/12/2019   04/27/2020 52   02/12/2019   04/27/2020 53   02/12/2019   04/27/2020 54   02/12/2019   04/27/2020 55   02/12/2019   04/27/2020 56   02/12/2019   04/27/2020 57   02/12/2019   04/27/2020 58   02/12/2019   04/27/2020 59   02/12/2019   04/27/2020 60   02/12/2019   04/27/2020 61   02/12/2019   04/27/2020 62   02/12/2019   04/27/2020 63   02/12/2019   04/27/2020 64   02/12/2019   04/27/2020 65   02/12/2019   04/27/2020 66   02/12/2019   04/27/2020 67   02/12/2019   04/27/2020 68   02/12/2019   04/27/2020 69   02/12/2019   04/27/2020 70   02/12/2019   04/27/2020 71   02/12/2019   04/27/2020 72   02/12/2019   04/27/2020 73   02/12/2019   04/27/2020 74   02/12/2019   04/27/2020 75   02/12/2019   04/27/2020 76   02/12/2019   04/27/2020 77   02/12/2019   04/27/2020 78   02/12/2019   04/27/2020 79   02/12/2019   04/27/2020 80   02/12/2019   04/27/2020 81   02/12/2019   04/27/2020 82   02/12/2019   04/27/2020 83   02/12/2019   04/27/2020 84   02/12/2019   04/27/2020 85   02/12/2019   04/27/2020 86   02/12/2019   04/27/2020 87   02/12/2019   04/27/2020 88   02/12/2019   04/27/2020 89   02/12/2019   04/27/2020 90   02/12/2019   04/27/2020 91   02/12/2019   04/27/2020 92   02/12/2019   04/27/2020 93   02/12/2019   04/27/2020 94   02/12/2019   04/27/2020 95   02/12/2019   04/27/2020 96   02/12/2019   04/27/2020 97   02/12/2019   04/27/2020 98   02/12/2019   04/27/2020 99   02/12/2019   04/27/2020 100   02/12/2019   04/27/2020
THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. HEALTH, AND WELFARE OF THE PUBLIC. ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.	



MH-T4 TO MH-Z2 (PHASE 4-A)  
HORIZONTAL SCALE 1"=40'  
VERTICAL SCALE 1"=4.00'

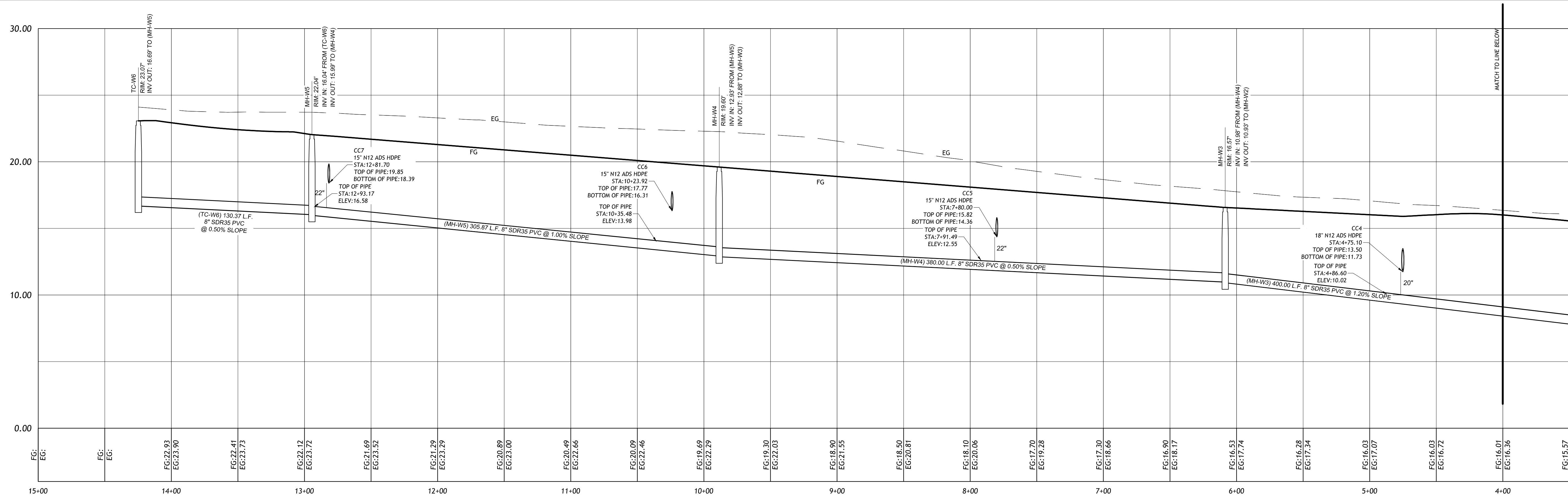


MH-T4 TO MH-Z2 (PHASE 4-A)  
HORIZONTAL SCALE 1" = 40'  
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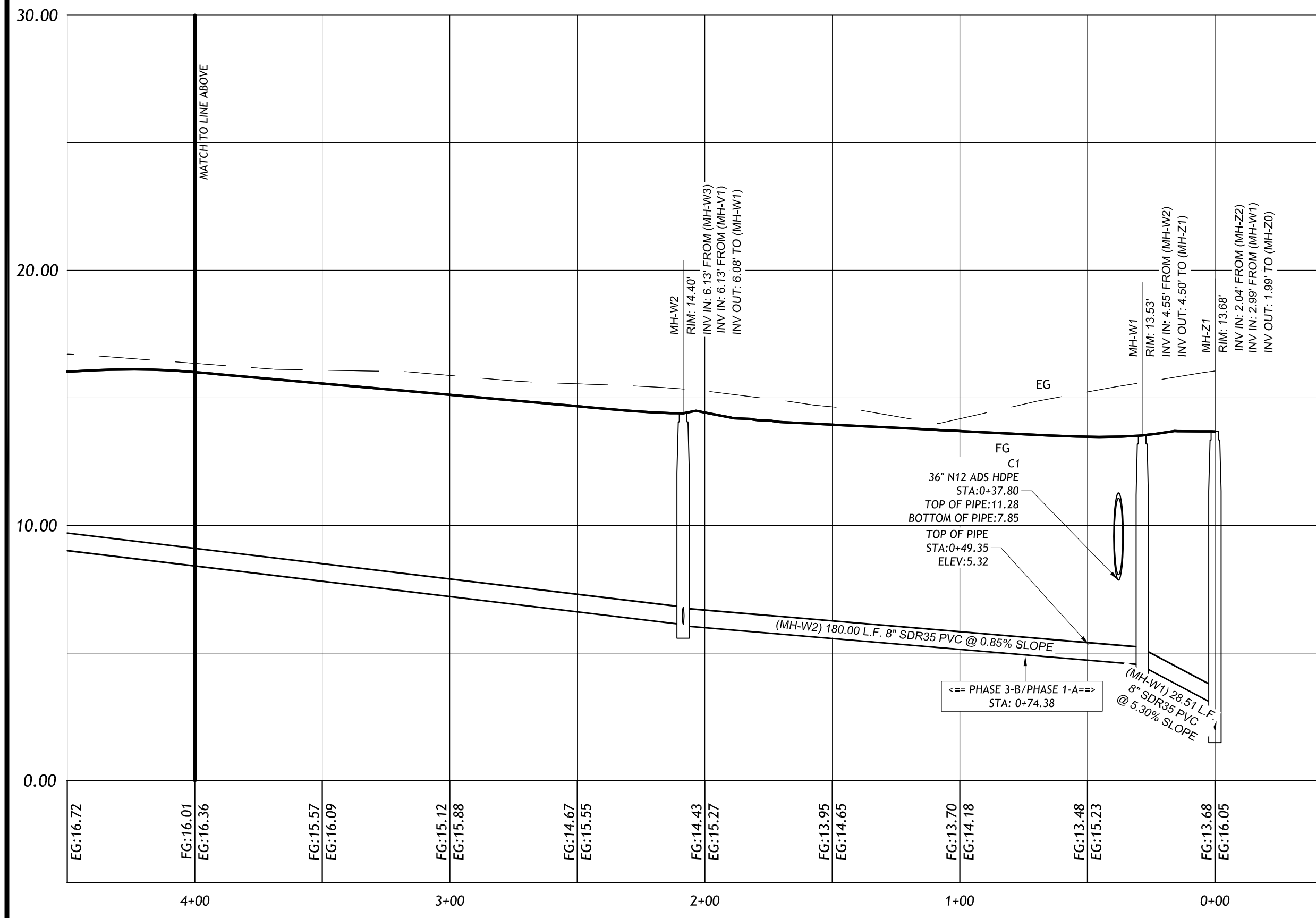


MH-Z6 TO TC-Y2  
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VERTICAL SCALE 1"=4.00'

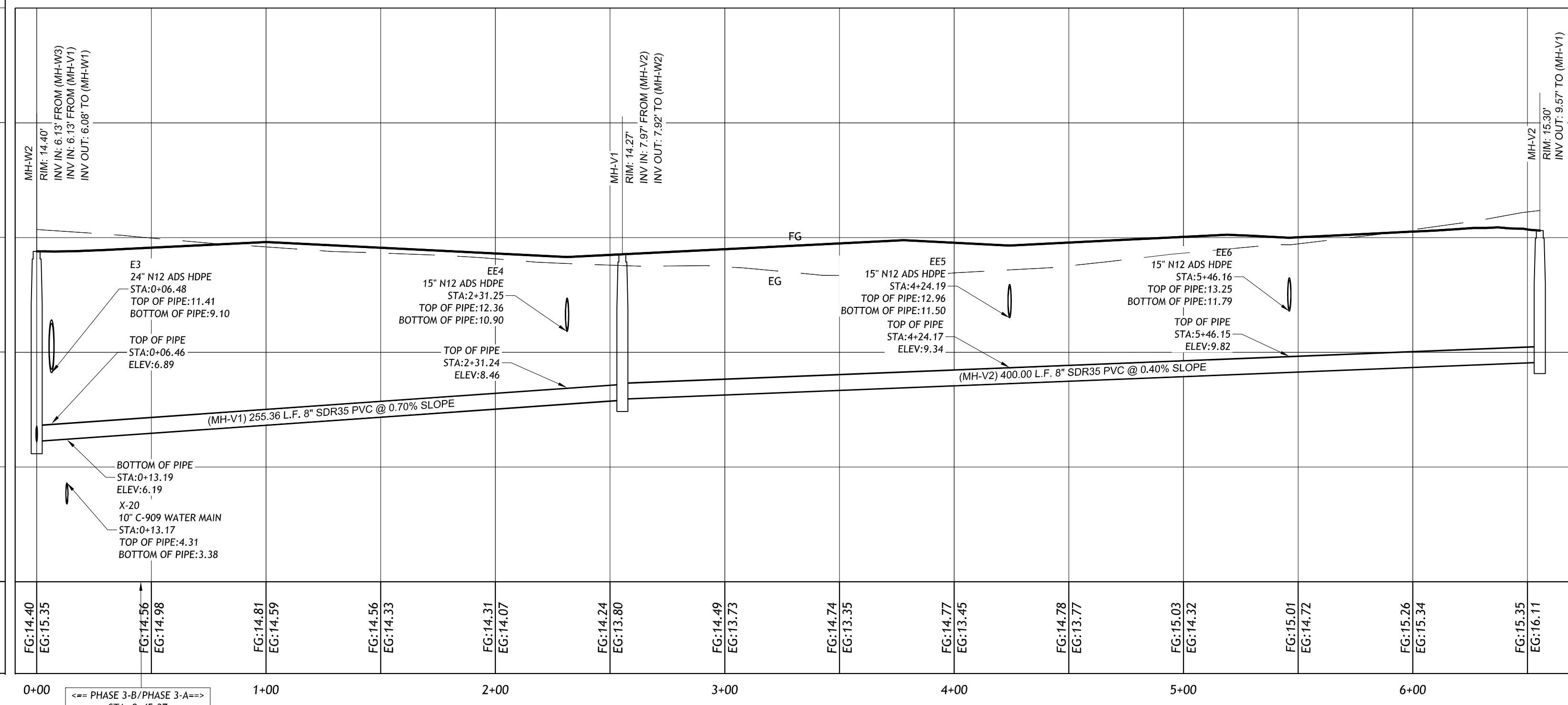
<b>SANITARY SEWER PROFILES</b> CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE											
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, DE 19947 (302) 855-0812 FAX: 855-0812 WWW.AXIOMENR.COM											
PROJECT NO: <b>0233-1702</b>	DRAWING: <b>C-7</b>										
SHEET: <b>7 OF 36</b>	REVISIONS: <table border="1"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REV	DESCRIPTION OF REVISION								
REV	DESCRIPTION OF REVISION										



MH-Z1 TO TC-W6 (PHASE 3-B)  
HORIZONTAL SCALE 1"=40  
VERTICAL SCALE 1"=4.00



MH-Z1 TO MH-W2 (PHASE 3-B)  
HORIZONTAL SCALE 1"=40  
VERTICAL SCALE 1"=4.00



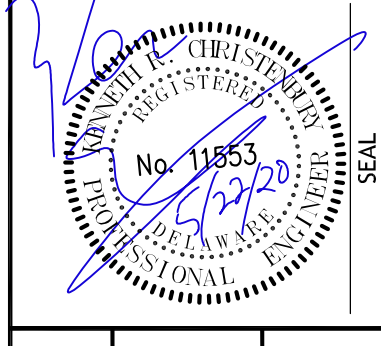
MH-W2 TO MH-V2  
HORIZONTAL SCALE 1"=40  
VERTICAL SCALE 1"=4.00

REV	DESCRIPTION OF REVISION

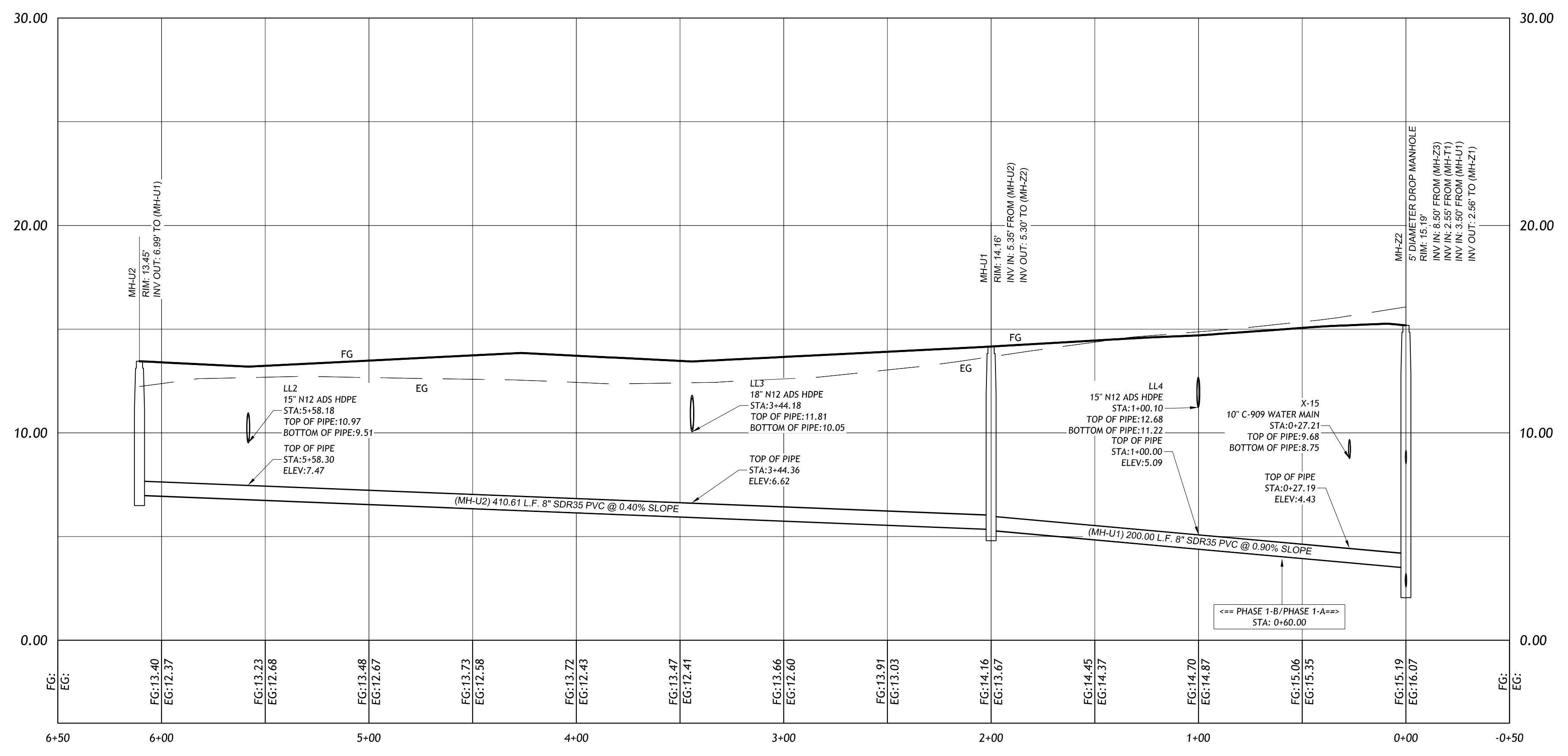
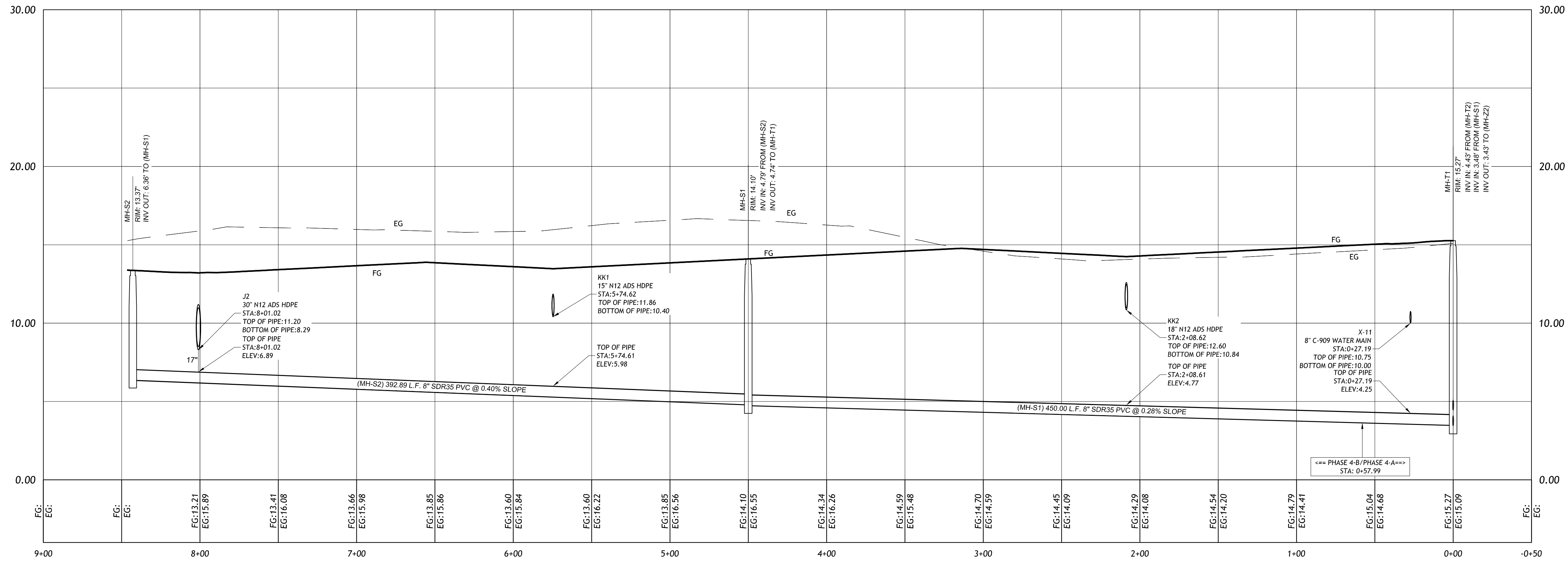
**SANITARY SEWER PROFILES**  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
SUITE 200  
DELEWARE CITY, DE 19847  
PHONE: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENGINEERING.COM

ENGINEER:	DKC
DESIGNER:	DKC
DRAWN BY:	EW
CHECKED BY:	DKC
DATE:	4/1/2019
TAX MAP:	234-12.00-3.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: C-8  
SHEET: 8 OF 36



PROJECT NO:	0233-1702
DRAWING:	C-9
SHEET:	9 OF 36

ENGINEER:	KBC
DESIGNER:	KBC
DRAFTER:	EW
CHECKED BY:	KBC
DATE:	4/1/2019
TAX MAP:	234-12,003,00 & 6,00

Scale: 24" x 36" 1 inch = 40 ft. 11" x 17" 1 inch = 80 ft.

SEAL

PROJECT: 0233-1702  
DRAWING: C-9  
SHEET: 9 OF 36

**SANITARY SEWER PROFILES**  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 DELEWARE CITY, DE 19847  
 (302) 855-0810  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

REVISIONS:

REV	DESCRIPTION OF REVISION

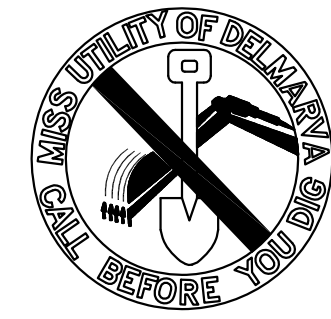
**FIRE MARSHAL NOTES:**

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. PROPOSED BUILDINGS WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS UNLESS DEEMED NECESSARY BY THE OFFICE OF THE STATE FIRE MARSHAL.
3. PARKING SHALL BE PROHIBITED IN THE TURN AROUND AND CUL-DE-SACS.

**WATER NOTES:**

1. WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY TIDEWATER UTILITIES.
2. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO TIDEWATER UTILITIES LATEST CONSTRUCTION SPECIFICATIONS. SEE TIDEWATER DETAILS ON SHEET C-15.
3. WATER MAIN MUST MAINTAIN A MINIMUM DEPTH OF 48" FROM TOP OF PIPE TO GRADE.
4. ALL WATER SERVICES SHALL BE A CONTINUOUS 1" SDR-9 POLY PVC TUBING FROM THE WATER MAIN TO THE METER PIT. WATER LINES AFTER METER ARE RESPONSIBILITY OF OWNER/DEVELOPER.
5. WATER MAIN TYPE SHALL BE C909 CI 235 PVC FOR ANY MAIN 6" AND LARGER AND C900 DR25 PVC FOR 4" MAINS.

MISS UTILITY  
OF  
DELMARVA

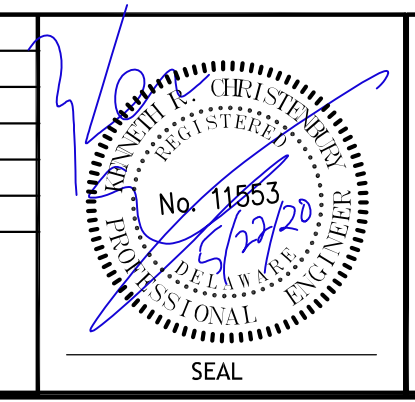


BEFORE YOU DIG CALL  
1-800-282-8555 (in Del.)  
1-800-441-8355 (Md., Va.)  
PROTECT YOURSELF. GIVE TWO  
WORKING DAYS NOTICE



REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED BY

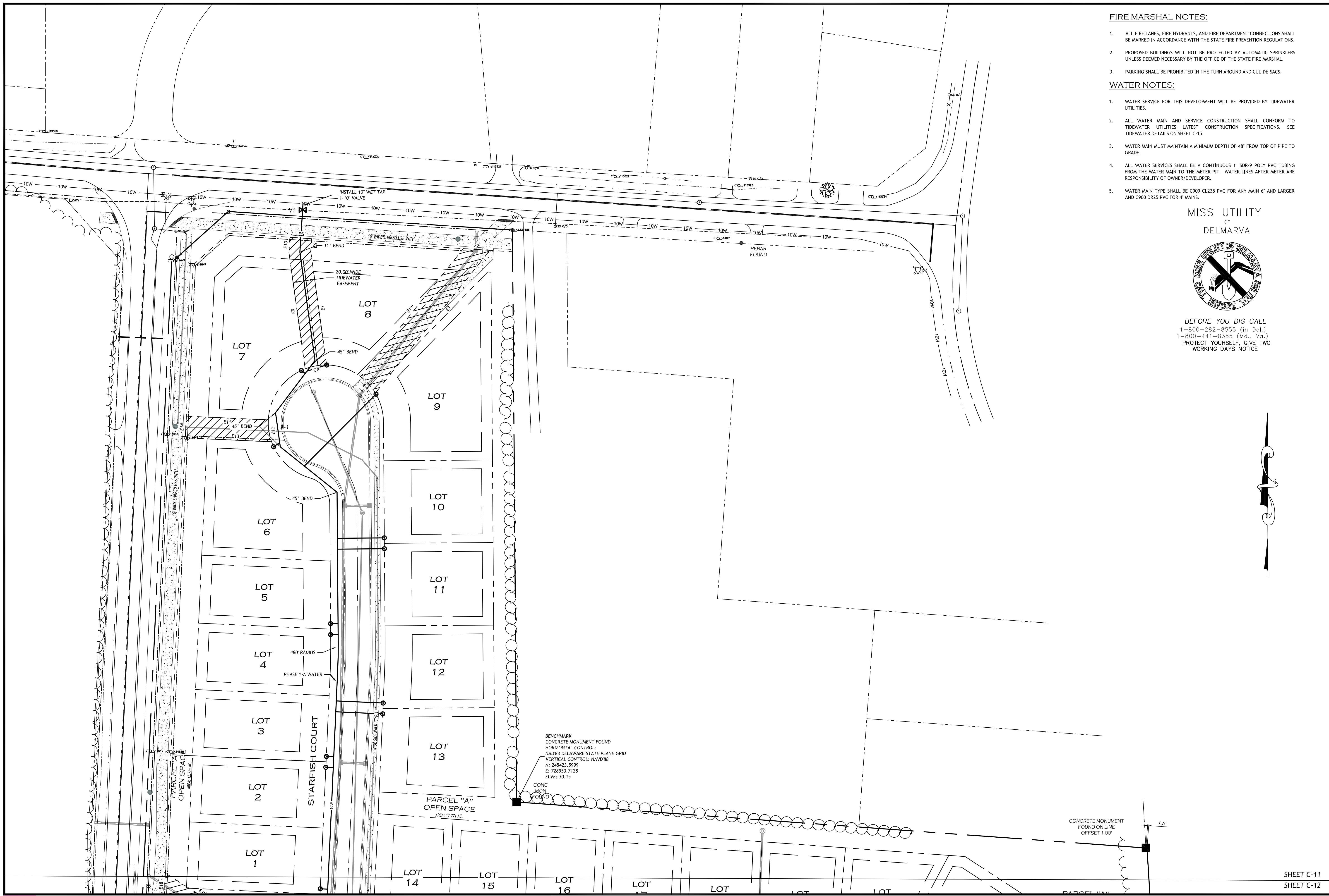
ENGINEER: KRC  
DESIGNER: MH  
DRAFTER: EJV  
CHECKED BY: KRC  
DATE: 01/28/2019  
TAX MAP: 234-12.00-3.00 & 6.00



**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXENG.COM  
WEB: WWW.AXENG.COM

FIRE HYDRANT LOCATION PLAN  
CHANGE OF ZONE #1859  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0233-1701  
DRAWING: C-10  
SHEET: 10 OF 36



- FIRE MARSHAL NOTES:**
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
  - PROPOSED BUILDINGS WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS UNLESS DEMAILED NECESSARY BY THE OFFICE OF THE STATE FIRE MARSHAL.
  - PARKING SHALL BE PROHIBITED IN THE TURN AROUND AND CUL-DE-SACS.
- WATER NOTES:**
- WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY TIDEWATER UTILITIES.
  - ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO TIDEWATER UTILITIES LATEST CONSTRUCTION SPECIFICATIONS. SEE TIDEWATER DETAILS ON SHEET C-15.
  - WATER MAIN MUST MAINTAIN A MINIMUM DEPTH OF 48" FROM TOP OF PIPE TO GRADE.
  - ALL WATER SERVICES SHALL BE A CONTINUOUS 1" SDR-9 POLY PVC TUBING FROM THE WATER MAIN TO THE METER PIT. WATER LINES AFTER METER ARE RESPONSIBILITY OF OWNER/DEVELOPER.
  - WATER MAIN TYPE SHALL BE C909 CL235 PVC FOR ANY MAIN 6" AND LARGER AND C900 DR25 PVC FOR 4" MAINS.

MISS UTILITY  
OF  
DELMARVA

BEFORE YOU DIG CALL  
1-800-282-8555 (in Del.)  
1-800-441-8355 (Md., Va.)  
PROTECT YOURSELF. GIVE TWO  
WORKING DAYS NOTICE

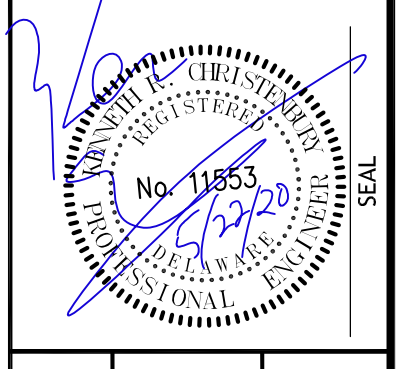
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19	REVISED PER AGENCY COMMENTS	01/20/25	EW
20	REVISED PER AGENCY COMMENTS	01/20/25	EW

**WATER PLAN**

CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
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DELEWARE CITY, DE 19847  
(302) 855-0810  
FAX: 855-0812  
WWW.AXIOMENGG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	EW
CHECKED BY:	KRC
DATE:	4/1/2025
TAX MAP:	284-12,003,00 & 6,00



PROJECT NO: 0233-1702  
DRAWING: C-11  
SHEET: 11 OF 36

SHEET C-11  
SHEET C-12



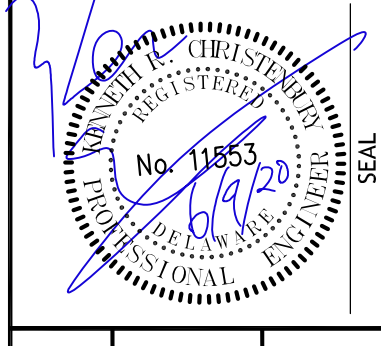
SHEET C-11  
SHEET C-12

REV	DESCRIPTION OF REVISION
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**WATER PLAN**  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
(302) 855-0812  
FAX: 855-0812  
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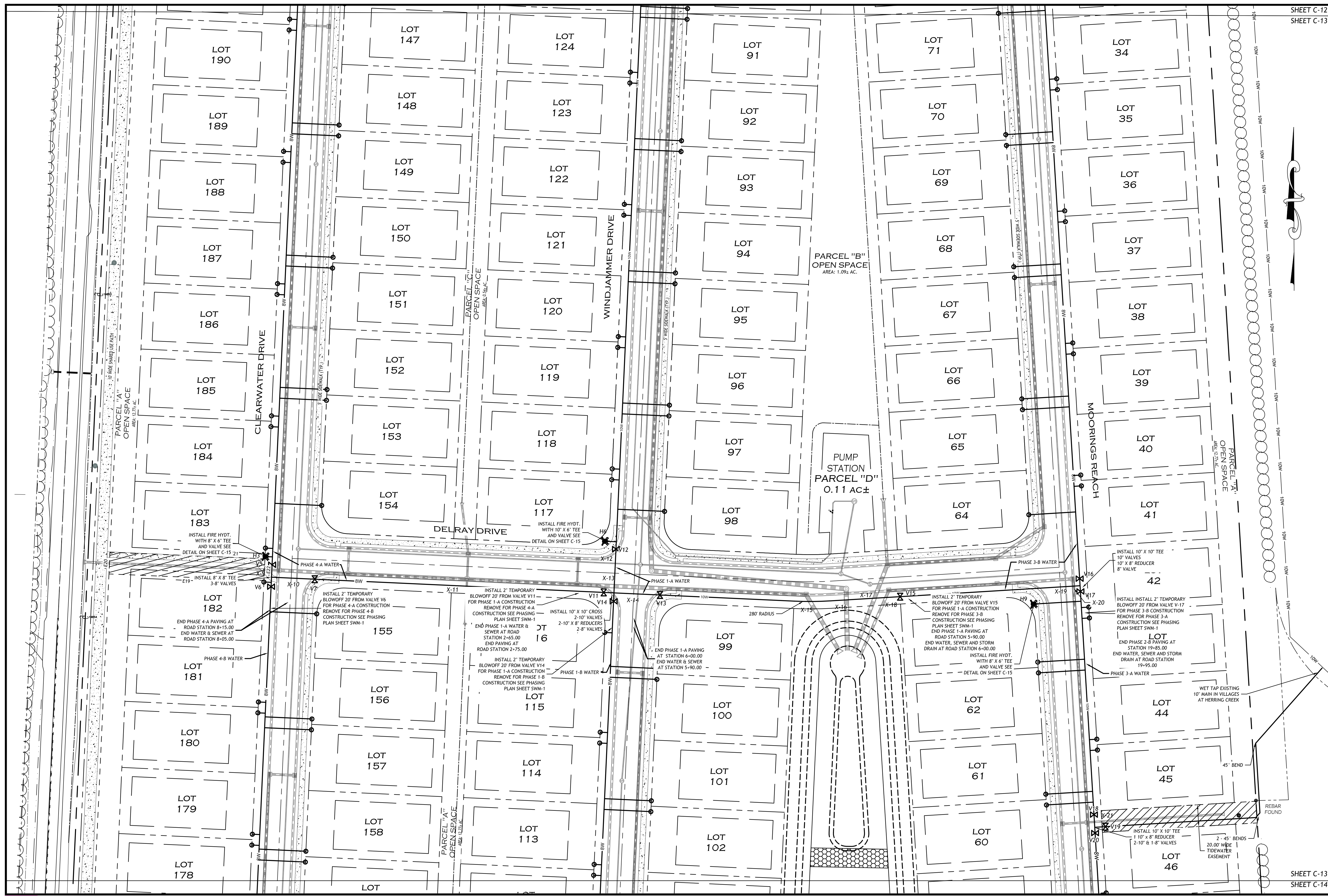
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DATE:	4/1/2019
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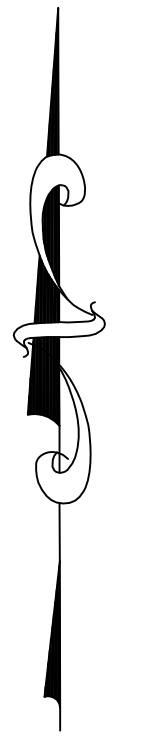
PROJECT NO: 0233-1702  
DRAWING: C-12  
SHEET: 12 OF 36

SHEET C-12  
SHEET C-13





SHEET C-12  
SHEET C-13



REV	DESCRIPTION OF REVISION
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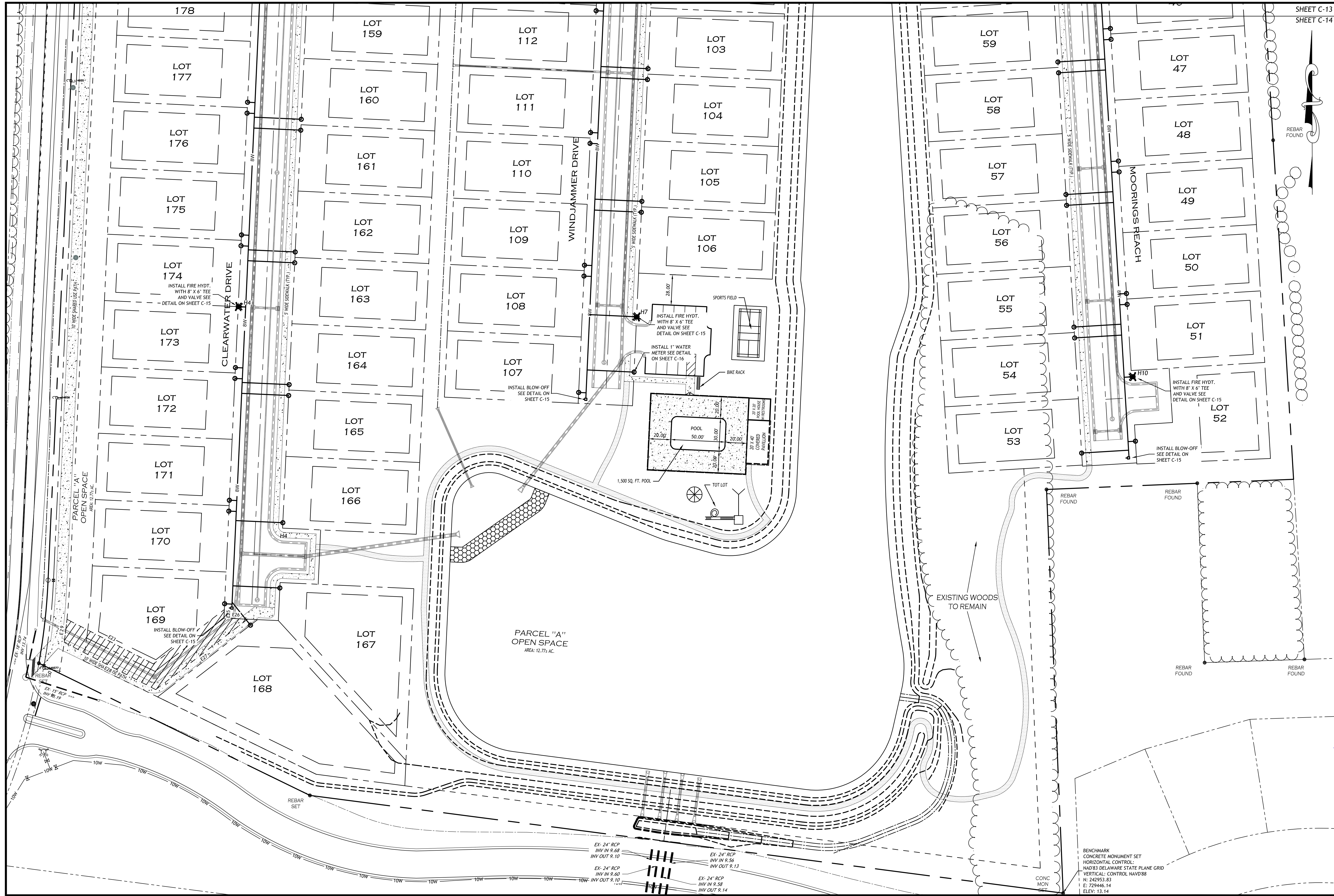
**WATER PLAN**  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DELEWARE CITY, DE 19847  
 (302) 855-0810  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	KBC
DESIGNER:	KBC
DRAWN BY:	KBC
CHECKED BY:	KBC
DATE:	4/1/2019
TAX MAP:	234-12, 003, 006, 007, 008
SCALE:	1" = 40'
SCALE:	1" = 80'
SCALE:	1" = 160'
SCALE:	1" = 320'
SCALE:	1" = 640'
SCALE:	1" = 1280'

PROJECT NO: 0233-1702  
 DRAWING: C-13  
 SHEET: 13 OF 36

SHEET C-13  
SHEET C-14



SHEET C-13  
SHEET C-14

REV	DESCRIPTION OF REVISION
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WATER PLAN  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
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18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
PHONE: 302.855.0812  
FAX: 855.081.1234  
WWW.AXIOMENR.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	4/11/2019
TAX MAP:	28412.003.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: C-14  
SHEET: 14 OF 36

BENCHMARK  
CONCRETE MONUMENT SET  
HORIZONTAL CONTROL:  
NAD83 DELAWARE STATE PLANE GRID  
VERTICAL CONTROL: NAVD83  
N: 242953.83  
E: 72946.14  
ELEV: 13.14

**SANITARY SEWER DESIGN CALCS:**

1. SITE SURVEY WITH HORIZONTAL CONTROLS NAD83 DATUM AND VERTICAL CONTROL NAVD 88 DATUM ON THE DELAWARE STATE COORDINATE SYSTEM.
2. 201 LOTS + POOL HOUSE (5 EDUS)
3. TOTAL NUMBER OF LATERALS CONNECTING = 202
4. 1 EDU = 250 GPD
5. AVERAGE DAILY FLOW = 250 GPD X 206 EDUS = 51,500 GPD
6. PEAK FLOW = 3.5 X 51,500 = 180,250 GPD / 1440 = 125 GPM
7. 8" SEWER CAPACITY = 321,348 GPD = 223 GPM

ALL SANITARY SEWER PIPE TO HAVE A DIMENSION RATIO OF 35

TYPE OF PIPE:	SDR 35 PVC 8 SDR 26
LENGTH:	7,495'
DIAMETER:	8"
NUMBER OF MANHOLES:	23
NUMBER OF TERMINAL CLEANOUTS:	3
NUMBER OF LATERALS:	202
MAXIMUM DISTANCE BETWEEN MANHOLES:	450'
MINIMUM SLOPE:	0.28 FT/FT
MINIMUM VELOCITY:	2 FT/SEC
MINIMUM GROUND COVER FOR PIPE:	3'

NOTE: DISTANCES AND SLOPES SHOWN FOR SEWER PLAN & PROFILES ARE MEASURED FROM CENTER OF MANHOLE STRUCTURE TO CENTER OF MANHOLE STRUCTURE

**SANITARY SEWER NOTES:**

1. ALL SANITARY SEWER WORK PERFORMED SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38, AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT.
2. ALL LOTS ARE SUBJECT TO UTILITY EASEMENTS AS IDENTIFIED ON THE RECORD PLAN AND AS PER THE SUSSEX COUNTY ENGINEERING DEPARTMENT.
3. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA AT 1-800-282-8555.
4. ALL PIPING GOING UNDER DITCHES, SWALES AND WATER LINES WILL NEED TO BE ENCASED IF THE MINIMUM SEPARATION CANNOT BE MET: 10' SPACING HORIZONTALLY AND 18" SPACING VERTICALLY.
5. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO SUSSEX COUNTY ORDINANCE 38. PERPETUAL MAINTENANCE OF THE LATERALS WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUSSEX COUNTY. MAINTENANCE OF THE PRIVATE LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PARCEL SERVED BY SAID LATERAL.
6. SUSSEX COUNTY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING AT LEAST (5) DAYS PRIOR TO COMMENCING CONSTRUCTION.
7. REVIEW AND/OR APPROVAL OF THE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF SUSSEX COUNTY ORDINANCE 38, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
8. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL MATERIALS/PRACTICES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT.
9. DURING THE PLACEMENT OF THE CENTRAL SEWER SYSTEM SHOWN ON THE PLANS, FIELD ADJUSTMENTS MAY BE MADE TO ENSURE THAT PROPER PLACEMENT HAS BEEN MADE TO ARREST AND CONTROL ANY DIFFICULTIES THAT MIGHT OCCUR ONCE THE SYSTEM IS OPERATIONAL.
10. ANYTIME A PROBLEM OCCURS REGARDING THE CENTRAL SEWER SYSTEM THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO CORRECT THE PROBLEM, AT NO ADDITIONAL EXPENSE TO THE OWNER, AND IN ACCORDANCE WITH DNREC, DIVISION OF WATER RESOURCES AND THE ENGINEER.
11. PIPELINE DETECTABLE TAPE SHALL BE INSTALLED CONTINUOUSLY ALONG ALL GRAVITY SEWERS. THE TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE GRAVITY SEWER AND TWELVE INCHES FROM THE GROUND SURFACE. THE TAPE SHALL BE LINEGUARD TYPE III DETECTABLE TAPE AS MANUFACTURED BY LINEGUARD, INC. OF WHEATON, ILLINOIS, OR EQUAL. THE TAPE SHALL BE MINIMUM OF TWO INCHES WIDE, GREEN IN COLOR, IMPRINTED WITH THE WORDS "CAUTION - SEWER LINE BELOW", AND BE CAPABLE OF BEING DETECTED WITH INDUCTIVE METHODS.
12. PIPE SHALL BE CAREFULLY HANDLED AND LOWERED INTO THE TRENCH. IN LAYING PIPE, SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT EACH LENGTH SHALL ABUT THE NEXT IN SUCH A MANNER THAT THERE SHALL BE NO SHOULDER OR UNEVENNESS OF ANY KIND ALONG THE INSIDE OF THE BOTTOM HALF OF THE PIPE LINE.
13. NO WEDGING OR BLOCKING WILL BE PERMITTED IN LAYING ANY PIPE.
14. BEFORE JOINTS ARE MADE, EACH PIPE SHALL BE WELL BEDDED ON A SOLID FOUNDATION, AND NO PIPE SHALL BE BROUGHT INTO POSITION UNTIL THE PRECEDING LENGTH HAS BEEN THOROUGHLY EMBEDDED AND SECURED IN PLACE.
15. ANY DEFECTS DUE TO SETTLEMENT SHALL BE MADE GOOD BY THE CONTRACTOR.
16. THE PIPES SHALL BE THOROUGHLY CLEANED BEFORE THEY ARE LAID AND SHALL BE KEPT CLEAN UNTIL THE ACCEPTANCE OF THE COMPLETED WORK.
17. THE OPEN ENDS OF ALL PIPE LINES SHALL BE PROVIDED WITH A STOPPER CAREFULLY FITTED, SO AS TO KEEP DIRT AND OTHER SUBSTANCES FROM ENTERING. THIS STOPPER SHALL BE KEPT IN THE END OF THE PIPE LINE AT ALL TIMES WHEN LAYING IS NOT IN ACTUAL PROGRESS.
18. THE EXCAVATION IN WHICH PIPE IS BEING LAID SHALL BE KEPT FREE FROM WATER AND NO JOINT SHALL BE MADE UNDER WATER. WATER SHALL NOT BE ALLOWED TO RISE IN THE EXCAVATION UNTIL THE JOINT MATERIAL HAS RECEIVED ITS SET.
19. THE GREATEST CARE SHALL BE USED TO SECURE WATER TIGHTNESS AND TO PREVENT DAMAGE TO, OR DISTURBING OF, THE JOINTS DURING THE REFILLING PROCESS, OR AT ANY TIME.
20. AFTER PIPES HAVE BEEN LAID AND THE JOINTS HAVE BEEN MADE, THERE SHALL BE NO WALKING ON OR WORKING OVER THEM EXCEPT SUCH AS MAY BE NECESSARY IN TAMPING, UNTIL THERE IS A COVERING AT LEAST TWO (2) FEET IN DEPTH, OVER THEIR TOP.
21. THE PVC PIPE SHALL BE PLACED IN ACCORDANCE WITH THE INSTALLATION RECOMMENDATION OF THE PIPE MANUFACTURER.
22. NO PIPE SHALL BE LAID UPON A FOUNDATION INTO WHICH FROST HAS PENETRATED NOR AT ANY TIME THAT THERE IS DANGER OF THE FORMATION OF ICE.
23. CONSTRUCTION OF SANITARY SEWER LINES SHALL NOT BEGIN UNTIL GRADING IN THE PROXIMITY OF THE SEWER LINES IS WITHIN SIX (6) INCHES OF FINISHED GRADE.
24. PIPE SHALL BE MANUFACTURED IN STANDARD LENGTHS NOT EXCEEDING TWENTY (20) FEET.
25. PVC PIPE FITTINGS SHALL UTILIZE AN ELASTOMETRIC O-RING GASKETED JOINT ASSEMBLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PVC WYE BRANCHES, PIPE STOPPERS AND OTHER FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SAME SPECIFICATIONS AND SHALL HAVE THE SAME THICKNESS, DEPTH OF SOCKET, AND ANNULAR SPACE AS THE PIPE.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL WATER THAT MAY BE PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ALL EXCAVATION MADE. ALL SLIDES AND CAVES SHALL BE REMOVED, AT WHATEVER TIME AND UNDER WHATEVER CIRCUMSTANCES THEY MAY OCCUR.
28. ALL WORK SHALL BE CONDUCTED IN SUCH MANNER AS TO PROTECT PERSONS AND PROPERTY AGAINST INJURY.
29. BACKFILLING OF THE PIPE SHALL BE MADE WITH MATERIAL MEETING THE REQUIREMENTS OF BORROW TYPE "C". IF THE EXISTING MATERIAL MEETS THOSE REQUIREMENTS, IT SHALL BE USED FOR PIPE BACKFILL.
30. THE CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS AS RAPIDLY AS PRACTICABLE AFTER THE COMPLETION OF CONSTRUCTION WORK THEREIN OR AFTER THE EXCAVATIONS HAVE SERVED THEIR PURPOSE.
31. ALL UNAUTHORIZED EXCAVATIONS MADE BY THE CONTRACTOR SHALL BE IMMEDIATELY BACKFILLED.

**MISS UTILITY OF DELMARVA**



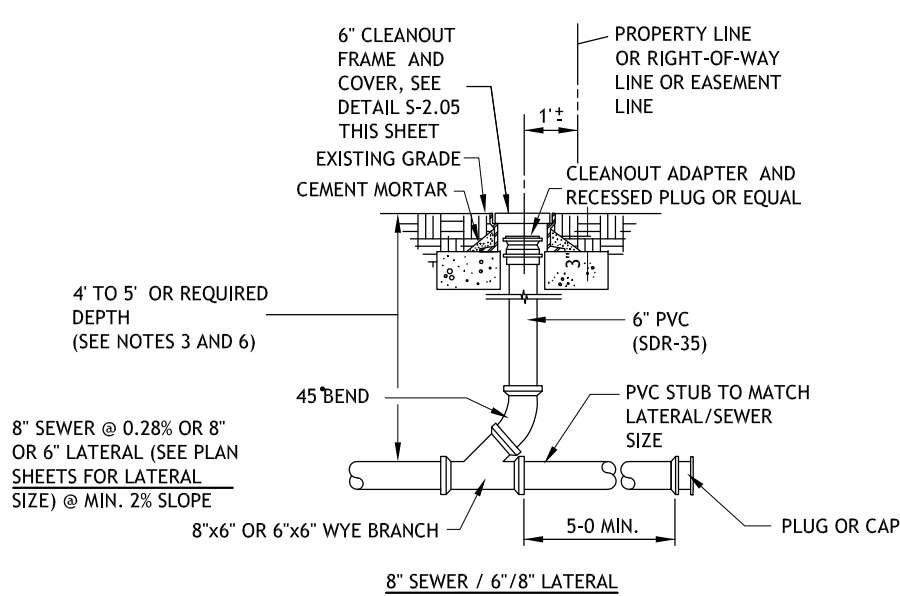
**BEFORE YOU DIG CALL**  
1-800-282-8555 (in Del.)  
1-800-441-8355 (Md., Va.)  
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

**SEWER CONSTRUCTION NOTE:**

ALL SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38 STANDARDS AND SPECIFICATIONS.

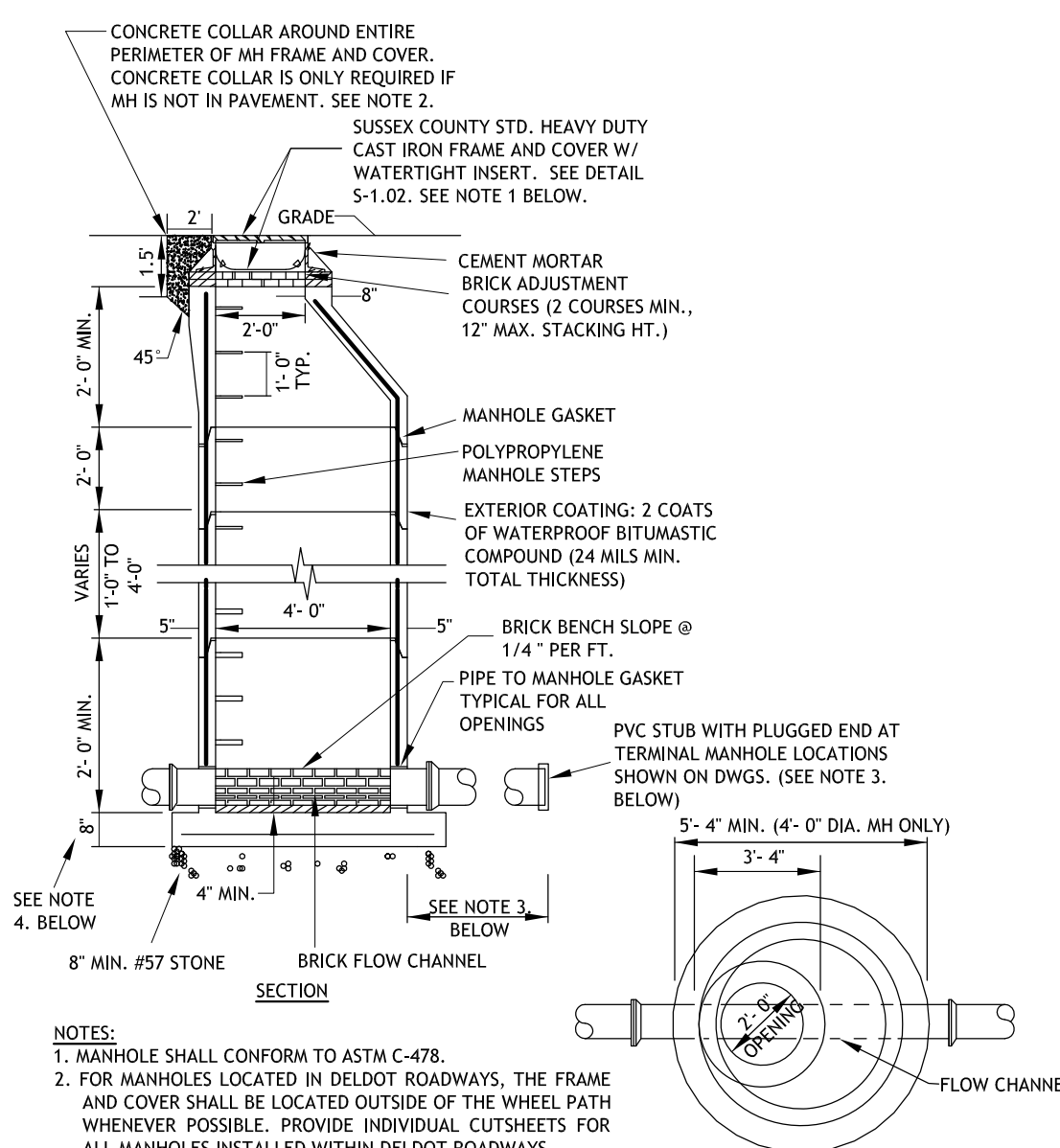
**SANITARY SEWER LOCATION WITH RELATION TO THE WATER MAINS**

- A. HORIZONTAL SEPARATION: SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- B. VERTICAL SEPARATION: SEWERS CROSSING WATER MAINS 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. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- C. SPECIAL CONDITIONS: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, CONCRETE ENCASUREMENT SHALL BE REQUIRED TO BE INSTALLED A MINIMUM OF 5 FEET EACH SIDE OF THE CROSSING POINT ON THE LOWEST UTILITY. CONCRETE SHALL MEET THE REQUIREMENTS AS SPECIFIED IN SECTION 5-07.



1. NOTES:
2. C.O. NOT TO BE LOCATED IN DITCH, SWALE, ETC.
3. WHERE SEWER MAIN DEPTH IS TOO SHALLOW TO ACCOMMODATE 4" OF COVER SET LATERAL AT 2% FROM MAIN LINE SEWER TO THE PROPERTY LINE TO ACHIEVE THE MAXIMUM LATERAL DEPTH POSSIBLE AT THE PROPERTY LINE.
4. SIZE OF PVC LATERAL STUB TO MATCH LATERAL SIZE.
5. A MINIMUM OF 3" CLEARANCE SHALL BE PROVIDED BETWEEN CLEANOUT COVER AND CLEANOUT TOP.
6. ALL CLEANOUT DEPTHS LABELED AS CRITICAL DEPTH LATERALS SHALL BE INSTALLED AT THE DEPTH SCHEDULED ON THE PLAN SHEETS.

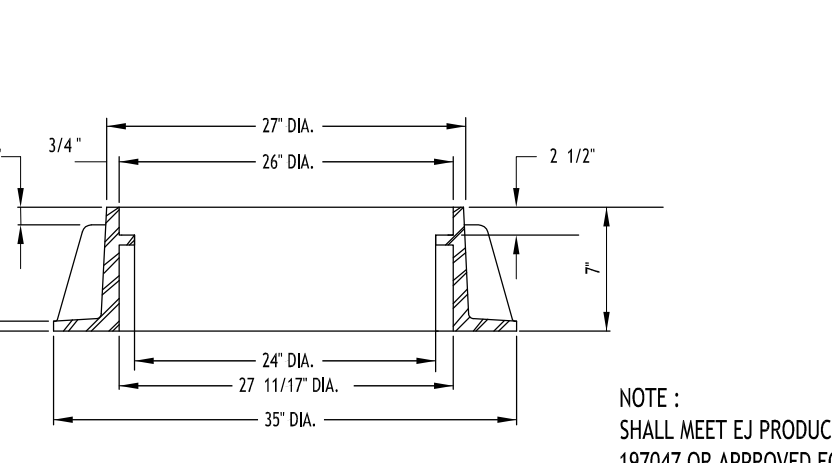
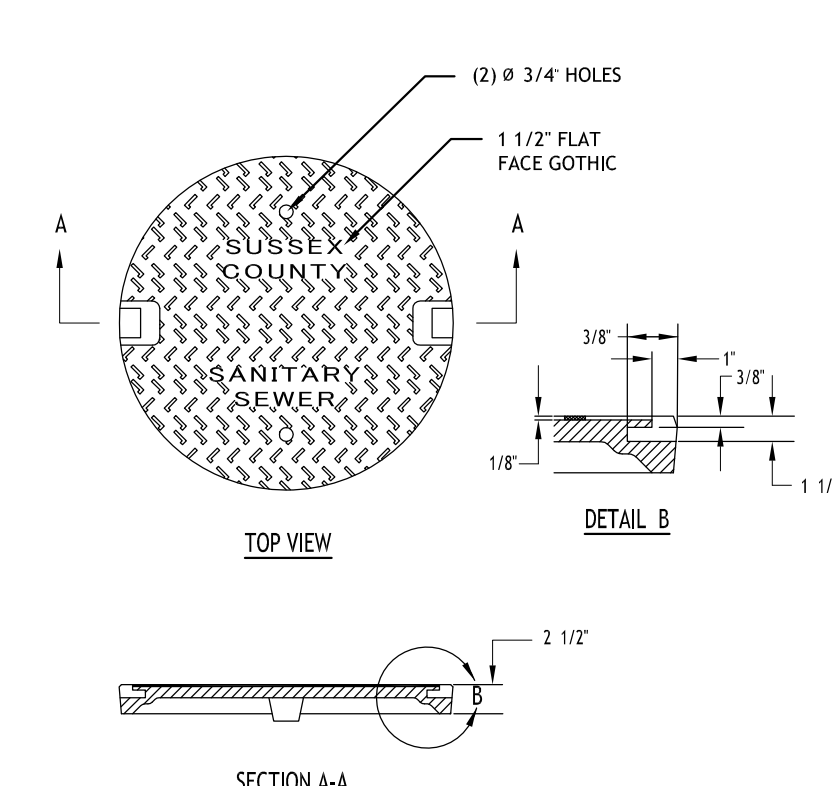
**1 SEWER CLEANOUT DETAIL**  
SCALE: NONE



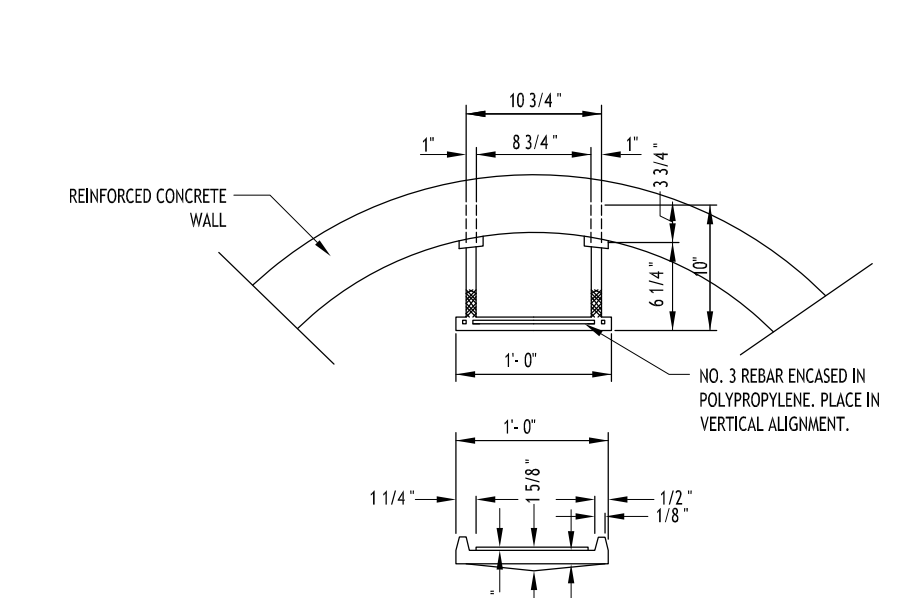
1. MANHOLES SHALL CONFORM TO ASTM C-478.
2. FOR MANHOLES LOCATED IN DELDOT ROADWAYS, THE FRAME AND COVER SHALL BE LOCATED OUTSIDE OF THE WHEEL PATH WHENEVER POSSIBLE. PROVIDE INDIVIDUAL CUTSHEETS FOR ALL MANHOLES INSTALLED WITHIN DELDOT ROADWAYS.
3. CONCRETE PAD DIMENSIONS ALSO APPLY FOR TERMINAL CLEANOUTS WHEN TERMINAL CLEANOUTS ARE NOT IN PAVED ROADWAYS. ALL CONCRETE SHALL BE POURED AGAINST UNDISTURBED EARTH.
4. COUNTY INSPECTOR WILL DETERMINE STUB LENGTH BASED ON FIELD CONDITIONS.
5. MANHOLE BASE CAN BE 6-INCHES IF CONCRETE FLOW CHANNEL IS USED.

**1 PRECAST CONCRETE MANHOLE DETAIL**  
SCALE: NONE

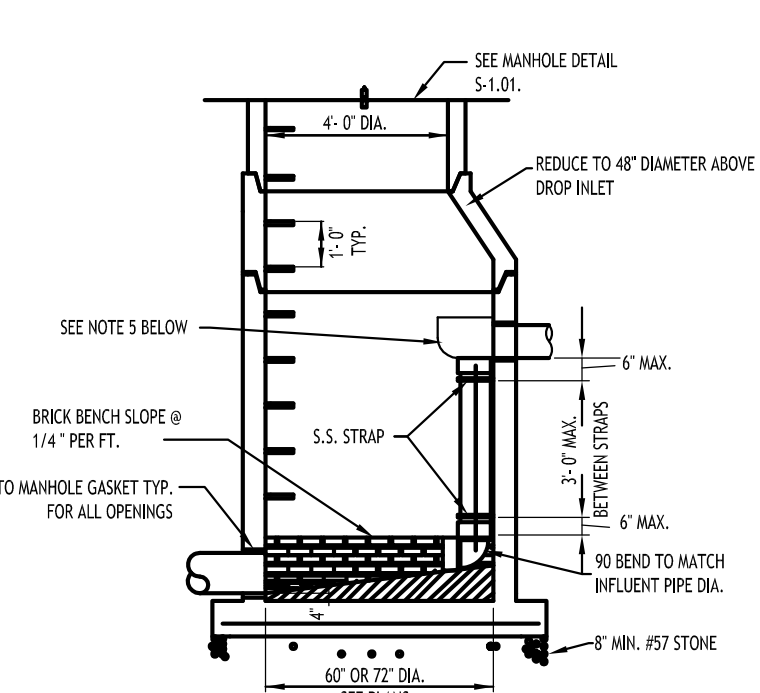
**1 TERMINAL CLEANOUT DETAIL**  
SCALE: NONE  
REVISED 9-30-93



**5 MANHOLE FRAME AND COVER**  
SCALE: NONE

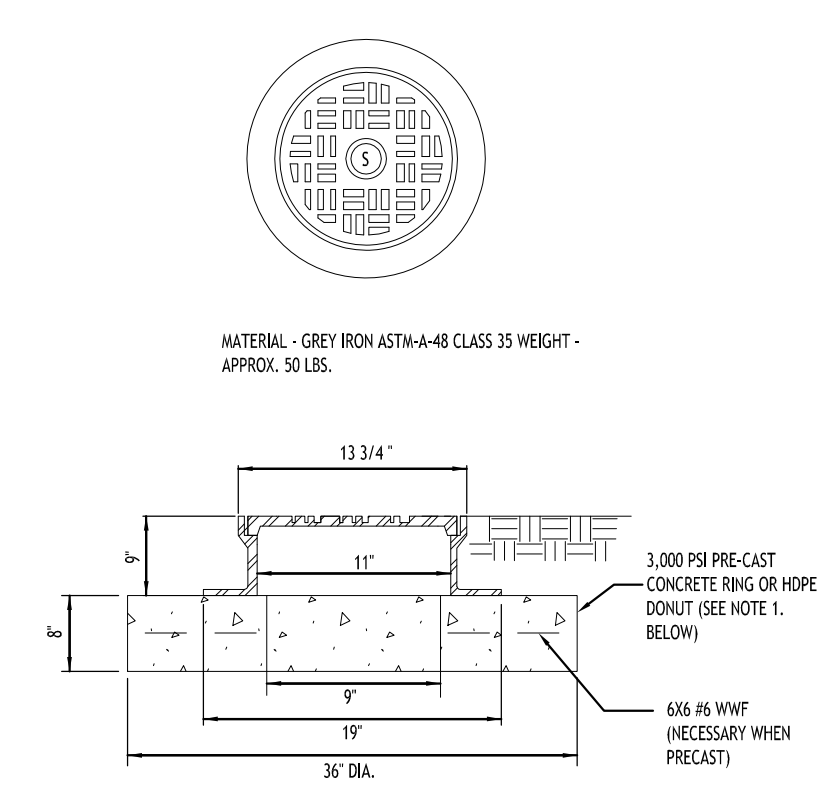


**4 MANHOLE STEP DETAIL**  
SCALE: NONE



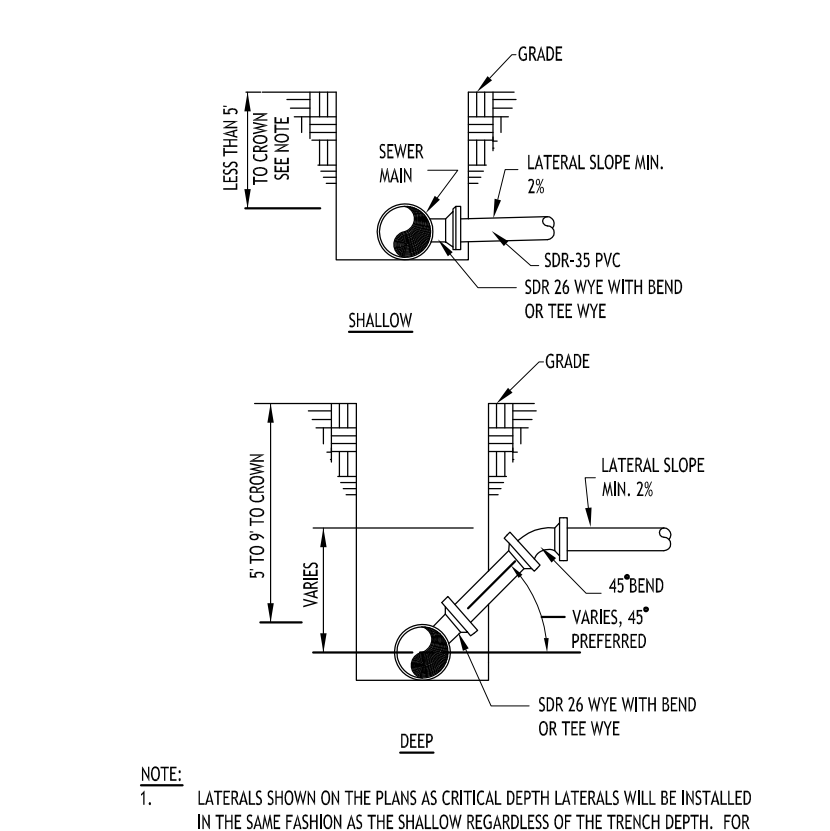
1. STAINLESS STEEL STRAPS SHALL BE 1 1/8" X 1" MIN.
2. S.S. STRAP CONNECTORS SHALL BE EXPANSION BOLTS OR APPROVED EQUAL.
3. PROVIDE 7/2" DIAMETER MANHOLE WHEN TWO DROP CONNECTIONS OCCUR IN ONE MANHOLE.
4. A DROP MANHOLE IS NOT REQUIRED WHEN THE DIFFERENCE IN INVERTS IS 2' OR LESS. FOR DIFFERENCES IN INVERTS OF 2' OR LESS, PROVIDE A SMOOTH TRANSITION WITH THE FLOW CHANNEL.
5. INSTALL AN INSIDE DROP BOWL AND HOOD (SECURED WITH STAINLESS STEEL FASTENERS).
6. A SECOND DROP SHALL NOT BE PERMITTED IN AN EXISTING 60" DIAMETER MANHOLE.

**INSIDE DROP MANHOLE DETAIL**  
SCALE: NONE



1. HOPE COMPOSITE DONUT BASE SHALL BE SUBSTITUTED FOR CONCRETE RING IN NON-TRAFFIC AREA. HOPE DONUT IS NOT ALLOWED IN TRAFFIC BEARING AREA.
2. METAL CLEANOUT FRAME AND COVER SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.

**8" CLEANOUT FRAME AND COVER DETAIL**  
SCALE: NONE



**1 STANDARD HOUSE CONNECTIONS**  
SCALE: NONE

ENGINEER:	KBC
DESIGNER:	EW
DRAWN BY:	KBC
CHECKED BY:	4/17/2019
DATE:	234-11-00-3.00 B. 6.00
TAX MAP:	

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
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WWW.AXIOMENR.COM

**PROJECT NO: 0233-1702**  
**DRAWING: C-15**  
**SHEET: 15 OF 36**

**SANITARY SEWER NOTES & DETAILS**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**FIRE MARSHAL NOTES:**

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. PROPOSED BUILDINGS WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS UNLESS DEEMED NECESSARY BY THE OFFICE OF THE STATE FIRE MARSHAL.
3. PARKING SHALL BE PROHIBITED IN THE TURN AROUND AND CUL-DE-SACS.

**WATER NOTES:**

1. WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY TIDEWATER UTILITIES.
2. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO TIDEWATER UTILITIES LATEST CONSTRUCTION SPECIFICATIONS. SEE TIDEWATER DETAILS ON SHEET C-15.
3. WATER MAIN MUST MAINTAIN A MINIMUM DEPTH OF 48" FROM TOP OF PIPE TO GRADE.
4. ALL WATER SERVICES SHALL BE A CONTINUOUS 1" SDR-9 POLY PVC TUBING FROM THE WATER MAIN TO THE METER PIT. WATER LINES AFTER METER ARE RESPONSIBILITY OF OWNER/DEVELOPER.
5. WATER MAIN TYPE SHALL BE C909 CL235 PVC FOR ANY MAIN 6" AND LARGER AND C900 DR25 PVC FOR 4" MAINS.

MISS UTILITY  
OF  
DELMARVA



BEFORE YOU DIG CALL  
1-800-282-8555 (In Del.)  
1-800-441-8355 (Md., Va.)  
PROTECT YOURSELF, GIVE TWO  
WORKING DAYS NOTICE

DESCRIPTION	SIZE	MANUFACTURER	SERVICE TYPE	MODEL NUMBER	SIZE
A	4"	FRANK	FRANK	FRANK-100-014	4"
B	4"	FRANK	FRANK	FRANK-100-014	4"
C	1/2" TO 2"	FRANK	FRANK	FRANK-100-014	4"
D	1/2"	FRANK	FRANK	FRANK-100-014	4"
E	1/2"	FRANK	FRANK	FRANK-100-014	4"
F	1/2"	FRANK	FRANK	FRANK-100-014	4"
G	1/2"	FRANK	FRANK	FRANK-100-014	4"
H	1/2"	FRANK	FRANK	FRANK-100-014	4"

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
METER PIT DETAIL  
A-1

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
4" BLOW OFF DETAIL  
A-4

DESCRIPTION	SIZE	MANUFACTURER	SERVICE TYPE	MODEL NUMBER	SIZE
A	4"	FRANK	FRANK	FRANK-100-014	4"
B	4"	FRANK	FRANK	FRANK-100-014	4"
C	1/2" TO 2"	FRANK	FRANK	FRANK-100-014	4"
D	1/2"	FRANK	FRANK	FRANK-100-014	4"
E	1/2"	FRANK	FRANK	FRANK-100-014	4"
F	1/2"	FRANK	FRANK	FRANK-100-014	4"
G	1/2"	FRANK	FRANK	FRANK-100-014	4"
H	1/2"	FRANK	FRANK	FRANK-100-014	4"

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
END CAP DETAIL  
A-6

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
FIRE HYDRANT ASSEMBLY DETAIL  
A-7

**NOTES:**

1. PORTLAND CEMENT CONCRETE FOR BRIDGES SHALL BE 3000 P.S.I. MINIMUM.
2. ALL REINFORCING BARS AND ANCHORS SHALL BE 60,000 P.S.I. MINIMUM.
3. REINFORCING BARS SHALL BE 1/2" OR LARGER UNLESS OTHERWISE SPECIFIED.
4. ALL REINFORCING BARS SHALL BE 1/2" OR LARGER UNLESS OTHERWISE SPECIFIED.
5. ALL REINFORCING BARS SHALL BE 1/2" OR LARGER UNLESS OTHERWISE SPECIFIED.

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E	1/2"	FRANK	FRANK	FRANK-100-014	4"
F	1/2"	FRANK	FRANK	FRANK-100-014	4"
G	1/2"	FRANK	FRANK	FRANK-100-014	4"
H	1/2"	FRANK	FRANK	FRANK-100-014	4"

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
THRUST BLOCK DETAIL  
A-13

**NOTES:**

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H	1/2"	FRANK	FRANK	FRANK-100-014	4"

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
THRUST BLOCK DETAIL  
A-14

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
PRE-INSTALLATION SERVICE PROFILE AND LOCATION DETAIL  
A-18

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
TRACER WIRE & VALVE BOX DETAIL  
A-19

**TIDEWATER UTILITIES INC.**  
TYPICAL DESIGN DETAILS  
WATER MAIN CROSSING UTILITY DETAIL  
A-11

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	04/17/2019
2	REVISED PER AGENCY COMMENTS	04/17/2019
3	REVISED PER AGENCY COMMENTS	04/17/2019
4	REVISED PER AGENCY COMMENTS	04/17/2019

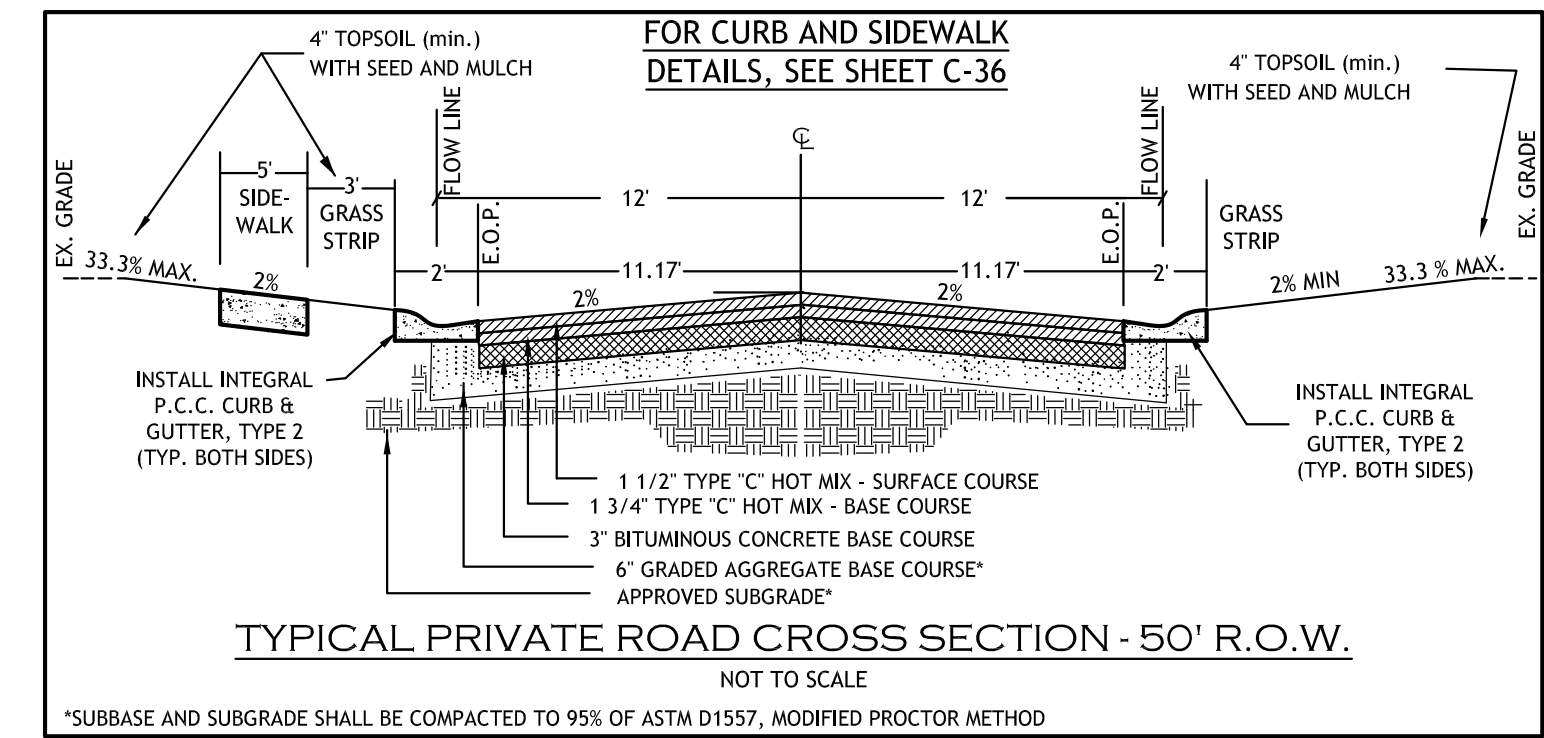
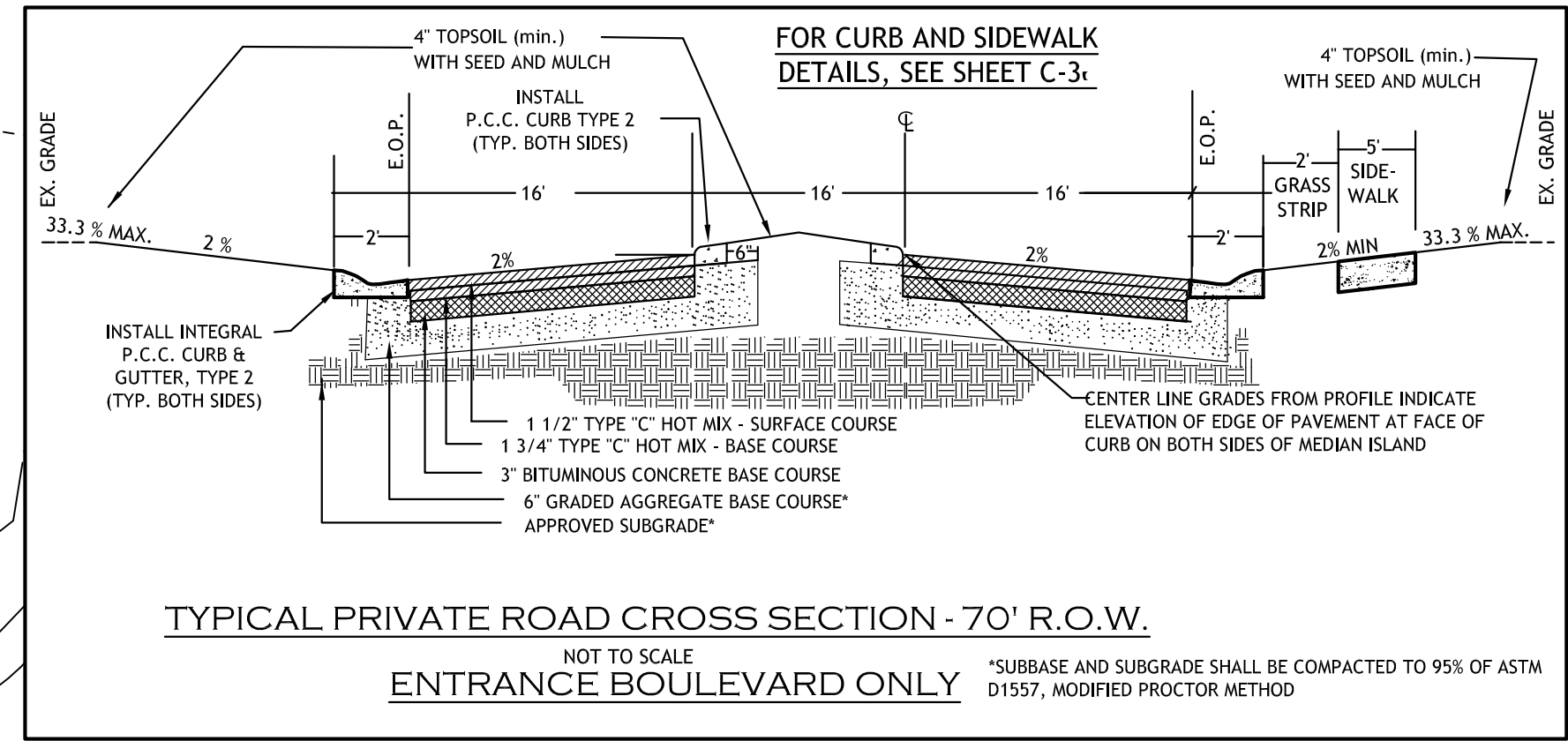
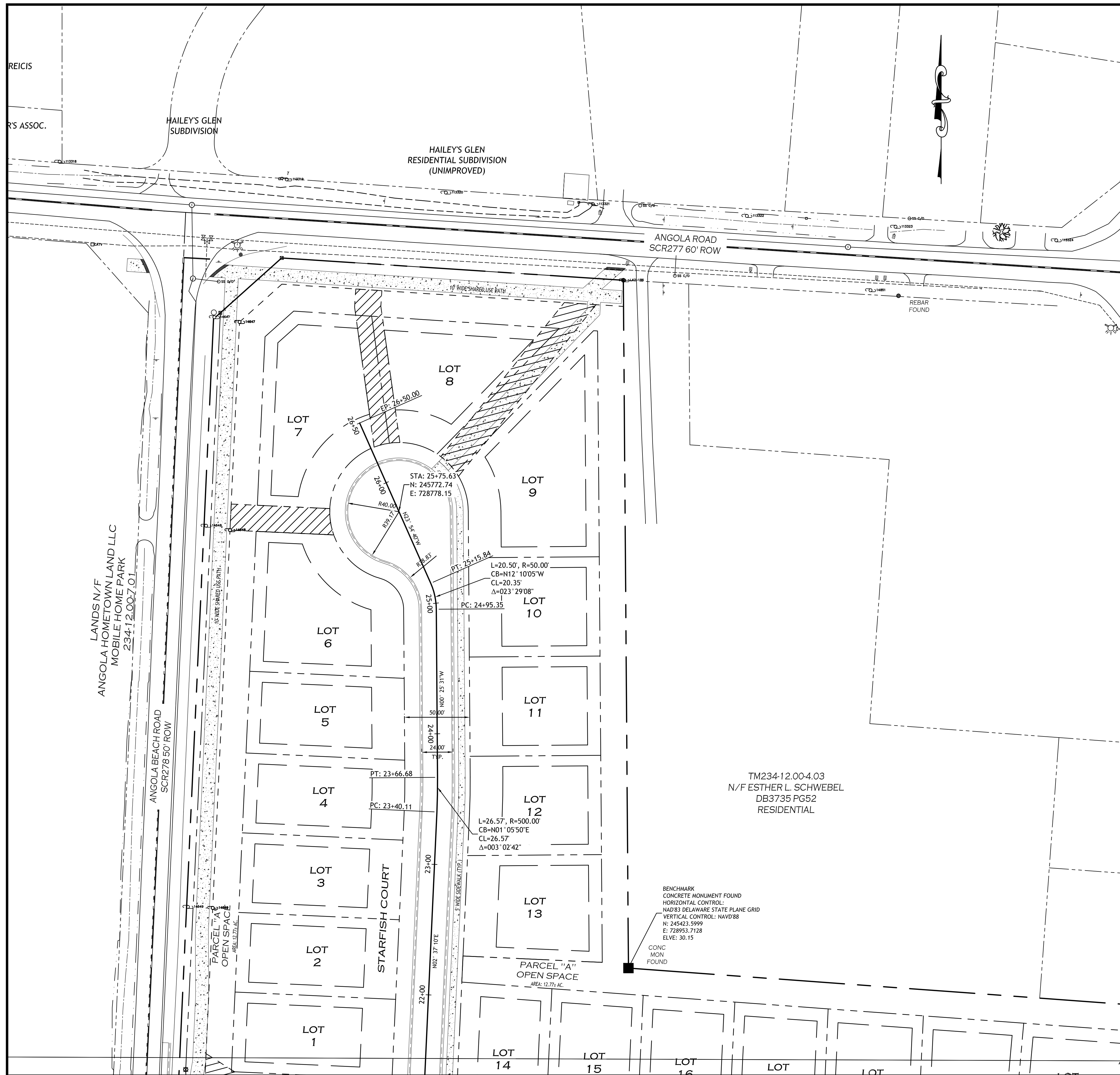
WATER NOTES & DETAILS  
CZ # 1859 - COUNTY AGREEMENT # 1099  
WINDSWEPT @ LEWES R.P.C.  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
SUITE 200  
DELEWARE  
FA: 302.855.0812  
TEL: 302.855.0812  
WWW.AXIOMENGS.COM

ENGINEER: MKC  
DESIGNER: MKC  
DRAFTER: EWB  
CHECKED BY: MKC  
DATE: 4/17/2019  
TAX MAP: 234-12,003,00 & 6,00



PROJECT NO: 0233-1702  
DRAWING: C-16  
SHEET: 16 OF 36

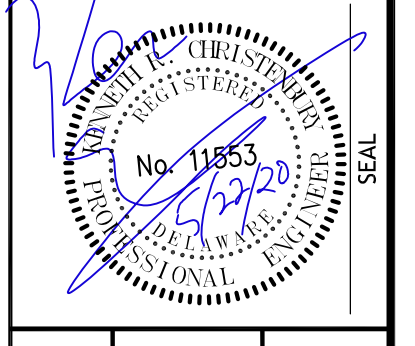


REV	DESCRIPTION OF REVISION	DATE	BY
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2	ISSUED PER AGENCY COMMENTS	04/27/2020	EW
3	ISSUED PER AGENCY COMMENTS	04/27/2020	EW
4	ISSUED PER AGENCY COMMENTS	04/27/2020	EW

**ROAD GEOMETRY PLANS**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Axiom Engineering L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 100  
 LEWES, DE 19947  
 (302) 855-0811  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

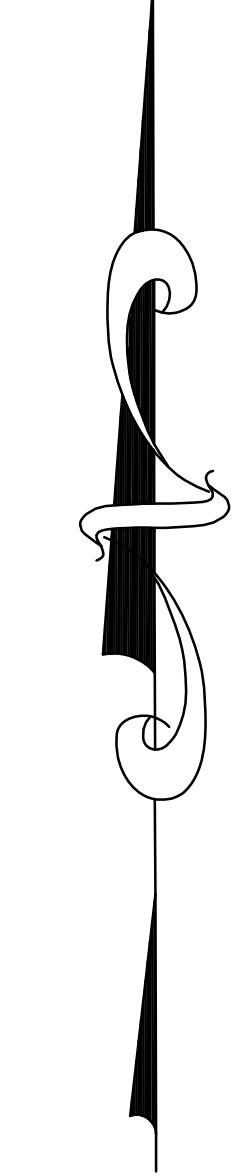
ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	4/1/2019
TAX MAP:	284-12.00-3.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: C-17  
 SHEET: 17 OF 35



SHEET C-17  
SHEET C-18



LANDS N/F  
ANGOLA HOMETOWN LAND LLC  
MOBILE HOME PARK  
234-12-00-7.01

ANGOLA BEACH ROAD  
SCR278 50' ROW

PARCEL "A"  
OPEN SPACE  
AREA: 12.83 AC

CLEARWATER DRIVE

PARCEL "C"  
OPEN SPACE  
AREA: 0.34 AC

WINDJAMMER DRIVE

PARCEL "B"  
OPEN SPACE  
AREA: 1.09 AC

MOORING'S REACH

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

SHEET C-18  
SHEET C-19

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> <tr> <td>2</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> <tr> <td>3</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> </tbody> </table>		REV	DESCRIPTION OF REVISION	1	REVISED PER AGENCY COMMENTS	2	REVISED PER AGENCY COMMENTS	3	REVISED PER AGENCY COMMENTS	<p>ROAD GEOMETRY PLANS</p> <p>CZ # 1859 - COUNTY AGREEMENT # 1099</p> <p><b>WINDSWEPT @ LEWES R.P.C.</b></p> <p>S.C.R. 278 - ANGOLA BEACH ROAD</p> <p>INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE</p>
REV	DESCRIPTION OF REVISION									
1	REVISED PER AGENCY COMMENTS									
2	REVISED PER AGENCY COMMENTS									
3	REVISED PER AGENCY COMMENTS									
<p>PROJECT NO: 0233-1702</p> <p>DRAWING: C-18</p> <p>SHEET: 18 OF 35</p>										
<p>ENGINEER: KRC</p> <p>DESIGNER: KRC</p> <p>DRAFTER: EW</p> <p>CHECKED BY: KRC</p> <p>DATE: 4/1/2019</p> <p>TAX MAP: 234-12-00-3.00 &amp; 6.00</p>		<p><b>AXIOM</b> ENGINEERING L.L.C.</p> <p>18 CHESTNUT STREET DELEWARE CITY, DE 19847 (302) 855-0812 FAX: 855-0812 WWW.AXIOMENR.COM</p>								
<p>SCALE: 1" = 40' / 1" = 80'</p> <p>24" X 36" / 11" X 17"</p>										



SHEET C-18  
SHEET C-19

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER AGENCY COMMENTS	02/12/2020	EW
2	REVISED PER AGENCY COMMENTS	02/17/2020	EW
3	REVISED PER AGENCY COMMENTS	02/17/2020	EW
4	REVISED PER AGENCY COMMENTS	02/17/2020	EW
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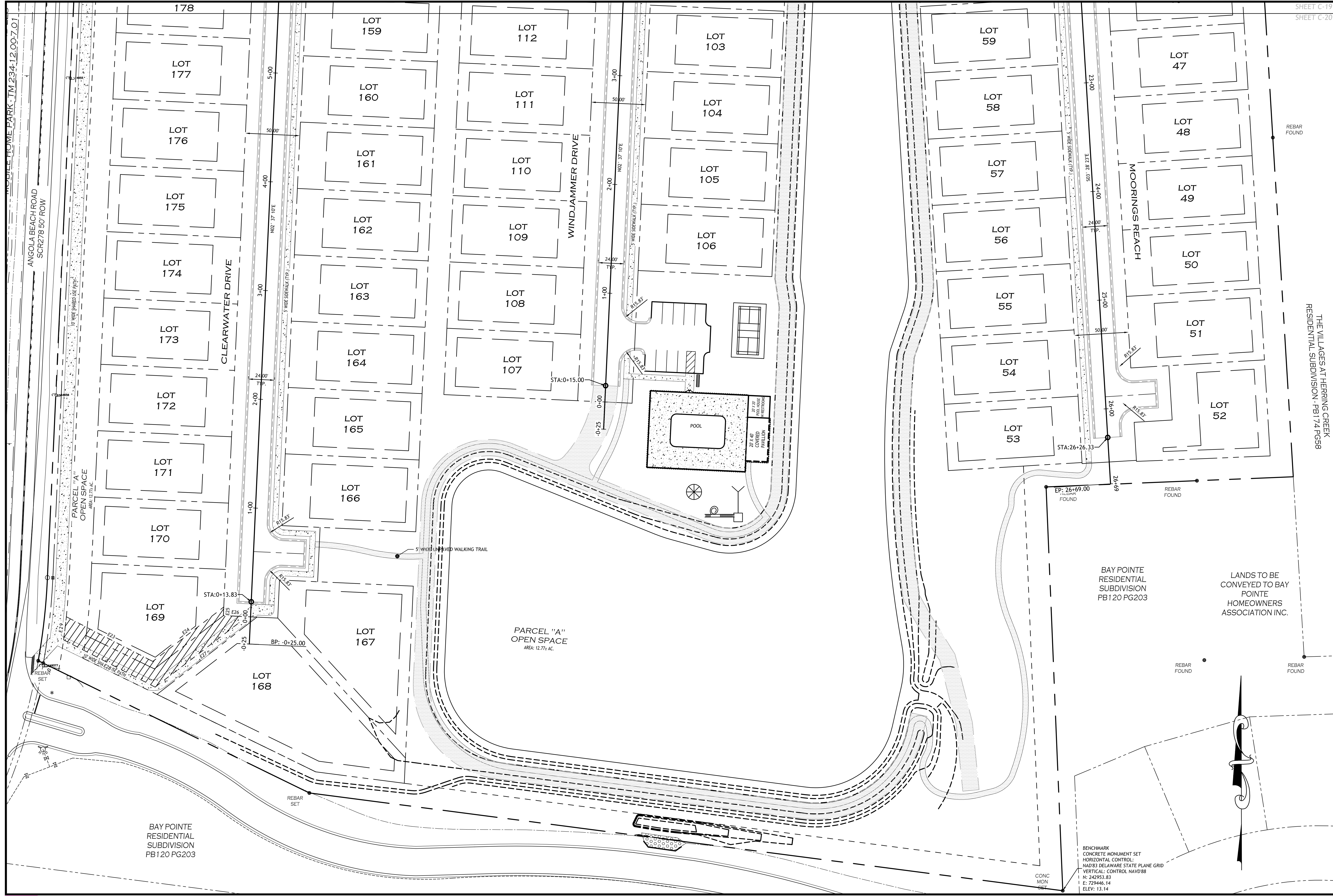
**ROAD GEOMETRY PLANS**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELSWATER, DE 19847  
TEL: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENGS.COM

ENGINEER: MKC  
DESIGNER: MKC  
DRAWN BY: EW  
CHECKED BY: MKC  
DATE: 4/1/2019  
TAX MAP: 234-12-003.00 & 6.00  
SCALE: 1" = 40' / 1" = 80' / 1" = 160'

PROJECT NO: 0233-1702  
DRAWING: C-19  
SHEET: 19 OF 35

SHEET C-19  
SHEET C-20



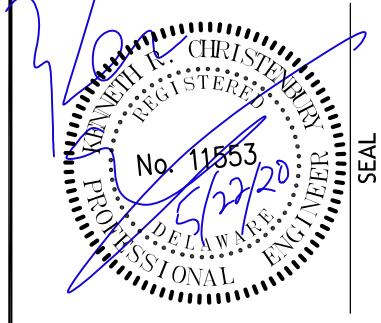
SHEET C-19  
SHEET C-20

REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER AGENCY COMMENTS	04/17/2019	KRC
2	REVISED PER AGENCY COMMENTS	04/27/2019	KRC
3	REVISED PER AGENCY COMMENTS	05/17/2019	KRC
4	REVISED PER AGENCY COMMENTS	06/17/2019	KRC

**ROAD GEOMETRY PLANS**  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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 FAX: 302.855.0812  
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ENGINEER:	KRC
DESIGNER:	KRC
DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/17/2019
TAX MAP:	284-12,003,00 & 6,00



PROJECT NO: 0233-1702  
 DRAWING: C-20  
 SHEET: 20 OF 35

THE VILLAGES AT HERRING CREEK  
 RESIDENTIAL SUBDIVISION - PB174 PG58

LANDS TO BE  
 CONVEYED TO BAY  
 POINT  
 HOMEOWNERS  
 ASSOCIATION INC.

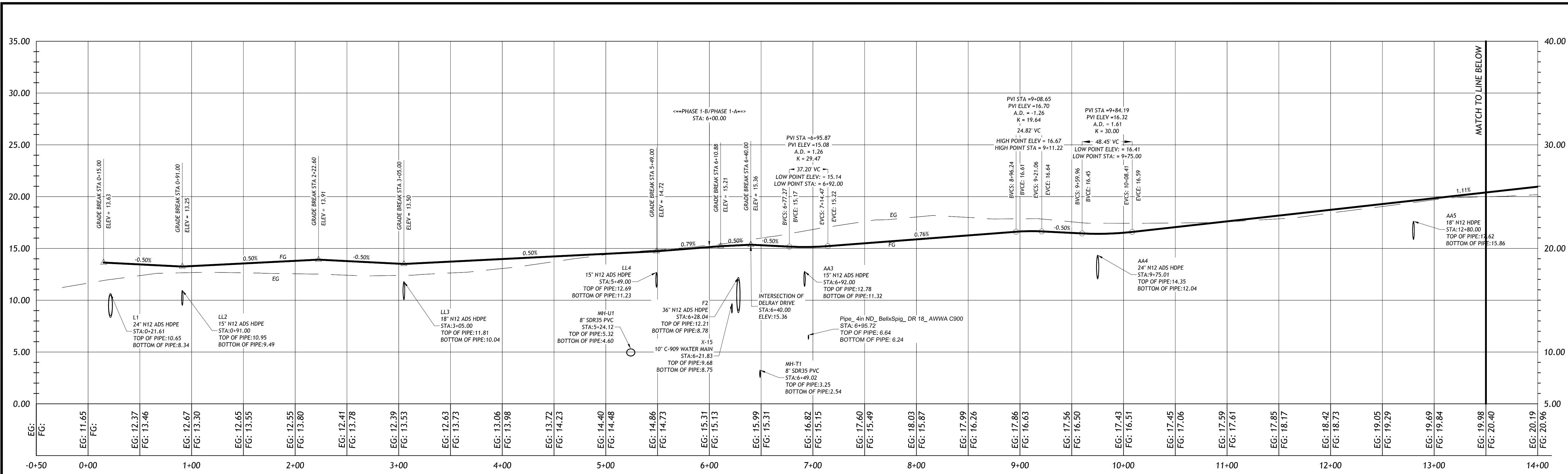
BAY POINT  
 RESIDENTIAL  
 SUBDIVISION  
 PB120 PG203

BENCHMARK  
 CONCRETE MONUMENT SET  
 HORIZONTAL CONTROL:  
 NAD83 DELAWARE STATE PLANE GRID  
 VERTICAL: CONTROL NAVD88  
 N: 242953.83  
 E: 727946.14  
 ELEV: 13.14

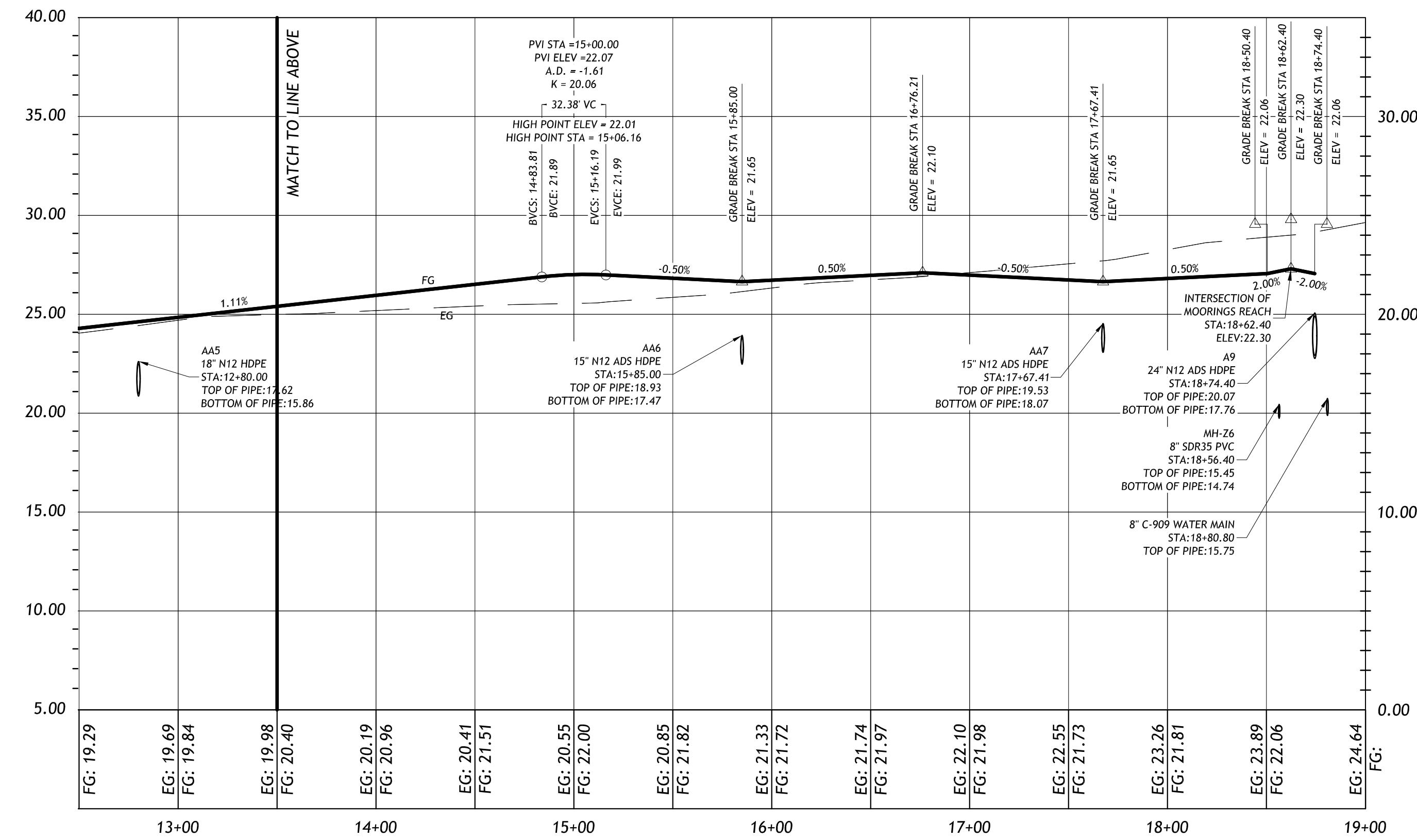








WINDJAMMER DRIVE  
HORIZONTAL SCALE 1"=50'  
VERTICAL SCALE 1"=5'



WINDJAMMER DRIVE  
HORIZONTAL SCALE 1"=50'  
VERTICAL SCALE 1"=5'

PROJECT NO:	0233-1702
DRAWING:	C-23
SHEET:	23 OF 36

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	4/1/2019
TAX MAP:	234-12-003.00 6.00

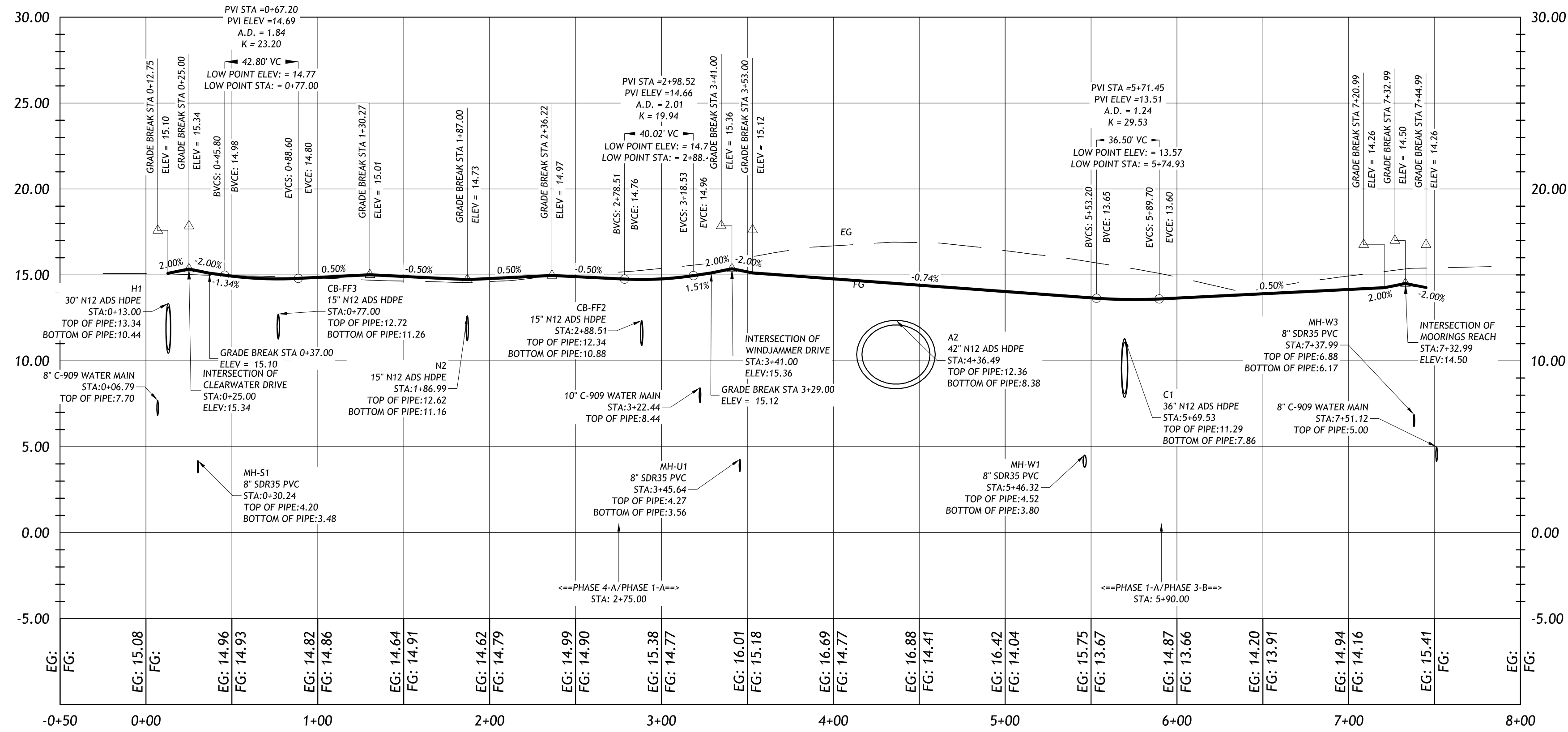
SCALE: 1 inch = 50 ft.  
1 inch = 100 ft.

PROJECT: WINDJAMMER DRIVE ROAD PROFILE  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
 WINDSWEPT @ LEWES R.P.C.  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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 18 CHESTNUT STREET  
 WILMINGTON, DE 19847  
 (302) 855-0812  
 FAX: 855-0812  
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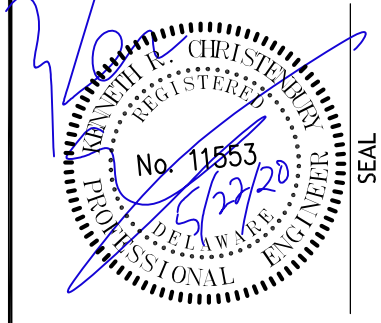
DELRAY DRIVE  
 HORIZONTAL SCALE 1"=50'  
 VERTICAL SCALE 1"=5'

REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER AGENCY COMMENTS	02/17/2019	EW
2	REVISED PER AGENCY COMMENTS	02/27/2019	EW
3	REVISED PER AGENCY COMMENTS	03/11/2019	EW
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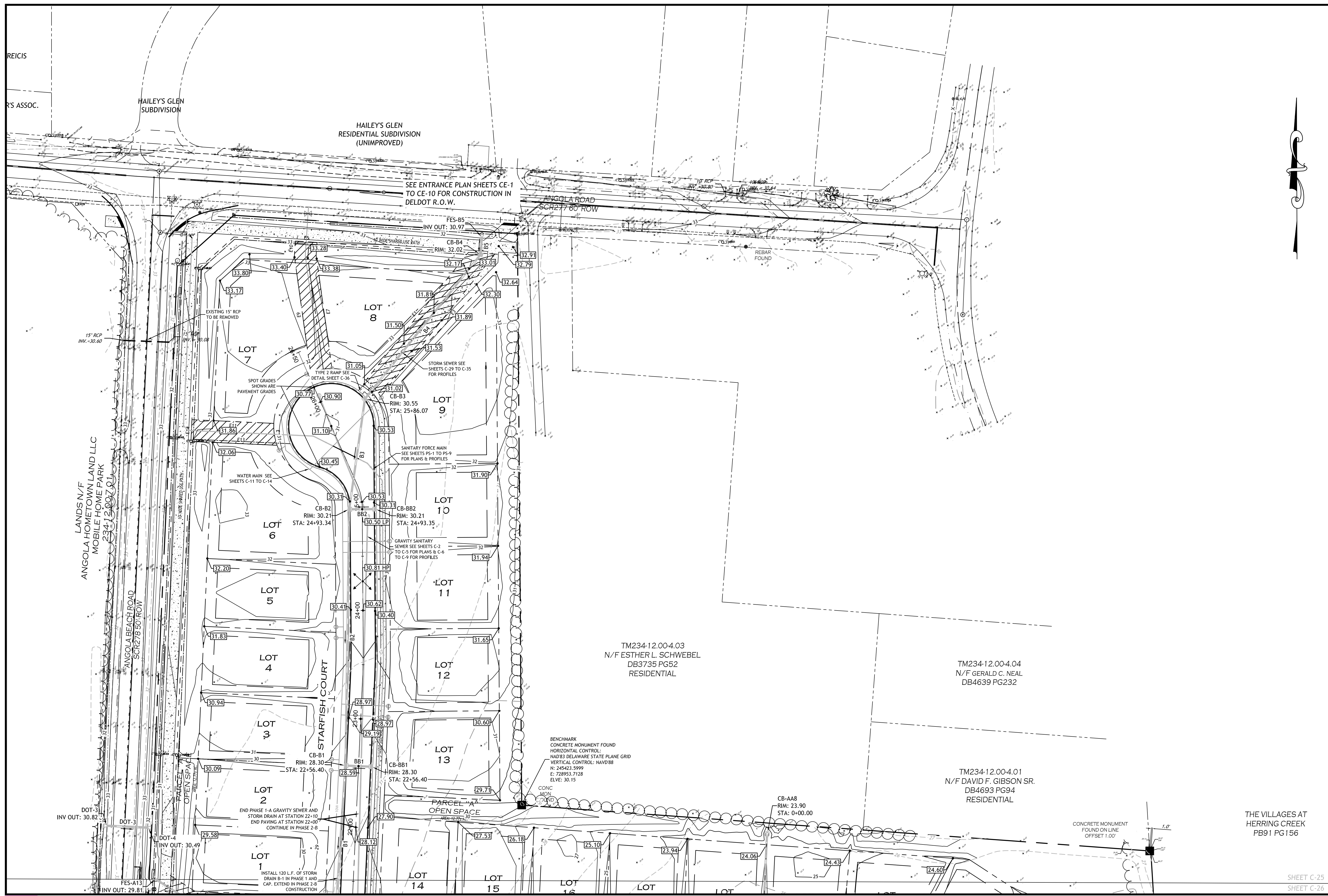
DELRAY DRIVE PROFILE & DETAILS  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 SUITE 200 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 4/1/2019  
 TAX MAP: 284-12,003,000 & 6,000



PROJECT NO: 0233-1702  
 DRAWING: C-24  
 SHEET: 24 OF 36

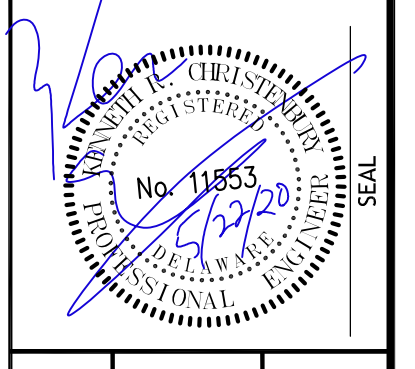


REV	DESCRIPTION OF REVISION	DATE	BY
1	REVISED PER AGENCY COMMENTS	04/11/2019	EW
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3	REVISED PER AGENCY COMMENTS	04/27/2020	EW
4	REVISED PER AGENCY COMMENTS	04/27/2020	EW
5	REVISED PER AGENCY COMMENTS	04/27/2020	EW

**BULK GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

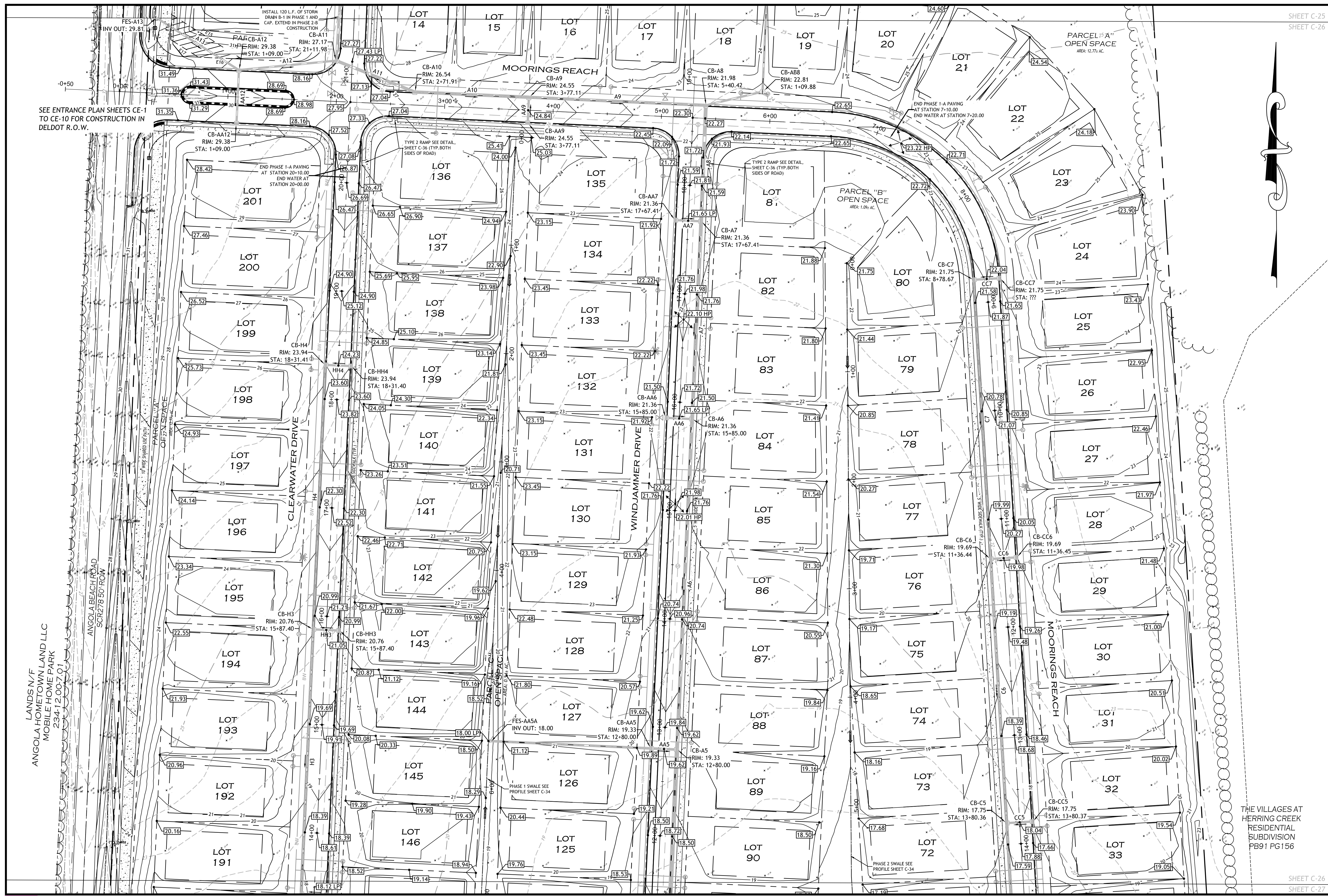
**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DELEWARE  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/11/2019
TAX MAP:	234-12.00-3.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: C-25  
 SHEET: 25 OF 36

SHEET C-25  
 SHEET C-26



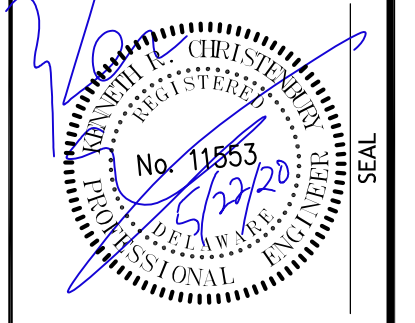
SHEET C-25  
SHEET C-26

REV	DESCRIPTION OF REVISION
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2	REVISED PER AGENCY COMMENTS
3	REVISED PER AGENCY COMMENTS
4	REVISED PER AGENCY COMMENTS
5	REVISED PER AGENCY COMMENTS

**BULK GRADING PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DELEWARE CITY, DE 19847  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENR.COM

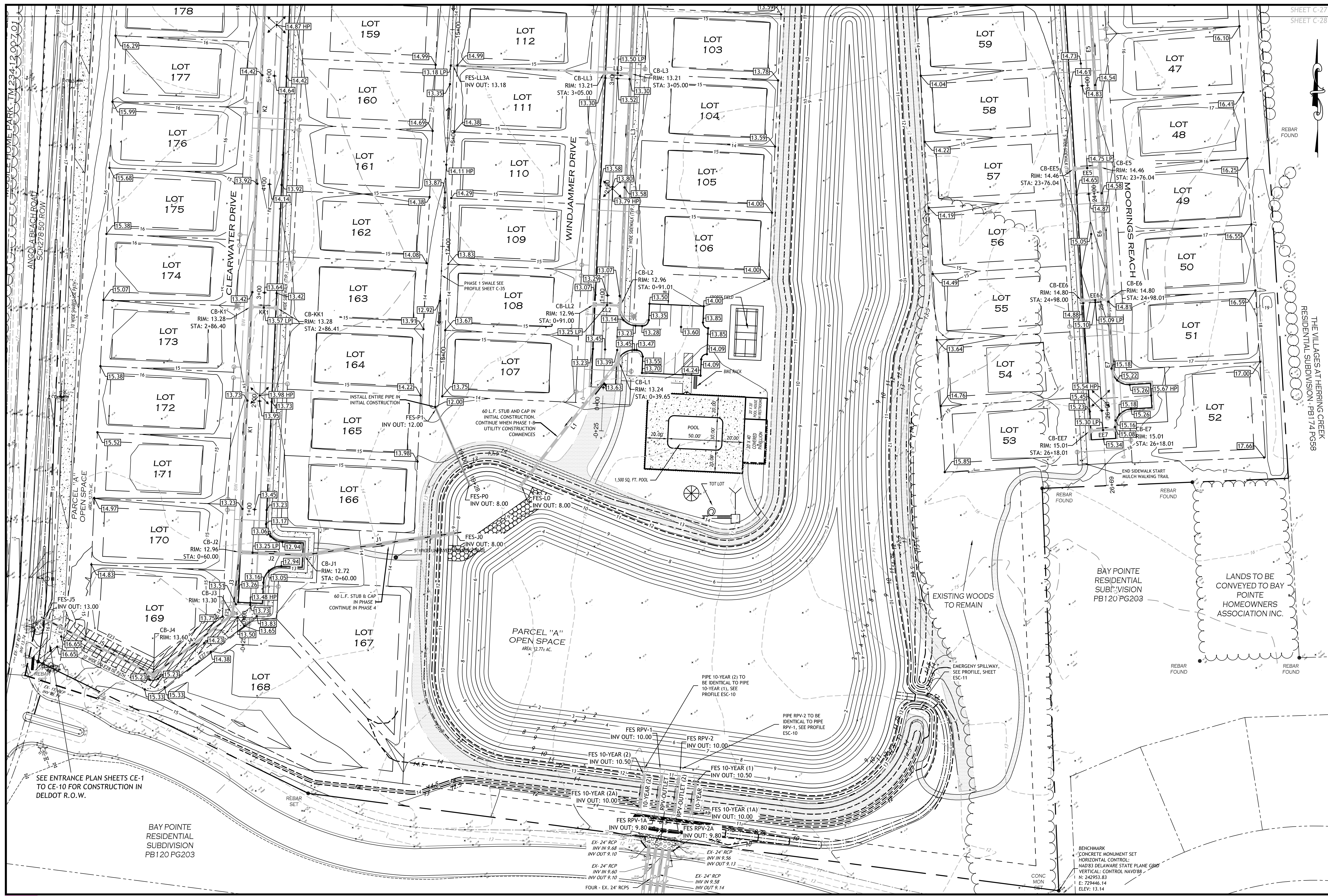
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DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/1/2019
TAX MAP:	234-12-003.00 & 6.00



PROJECT NO: 0233-1702  
 DRAWING: C-26  
 SHEET: 26 OF 36

SHEET C-26  
SHEET C-27





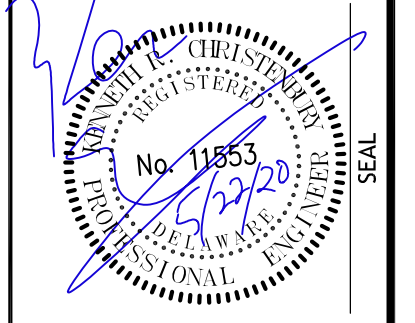
SHEET C-27  
SHEET C-28

**BULK GRADING PLAN**

CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET, SUITE 100 DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGINEERING.COM

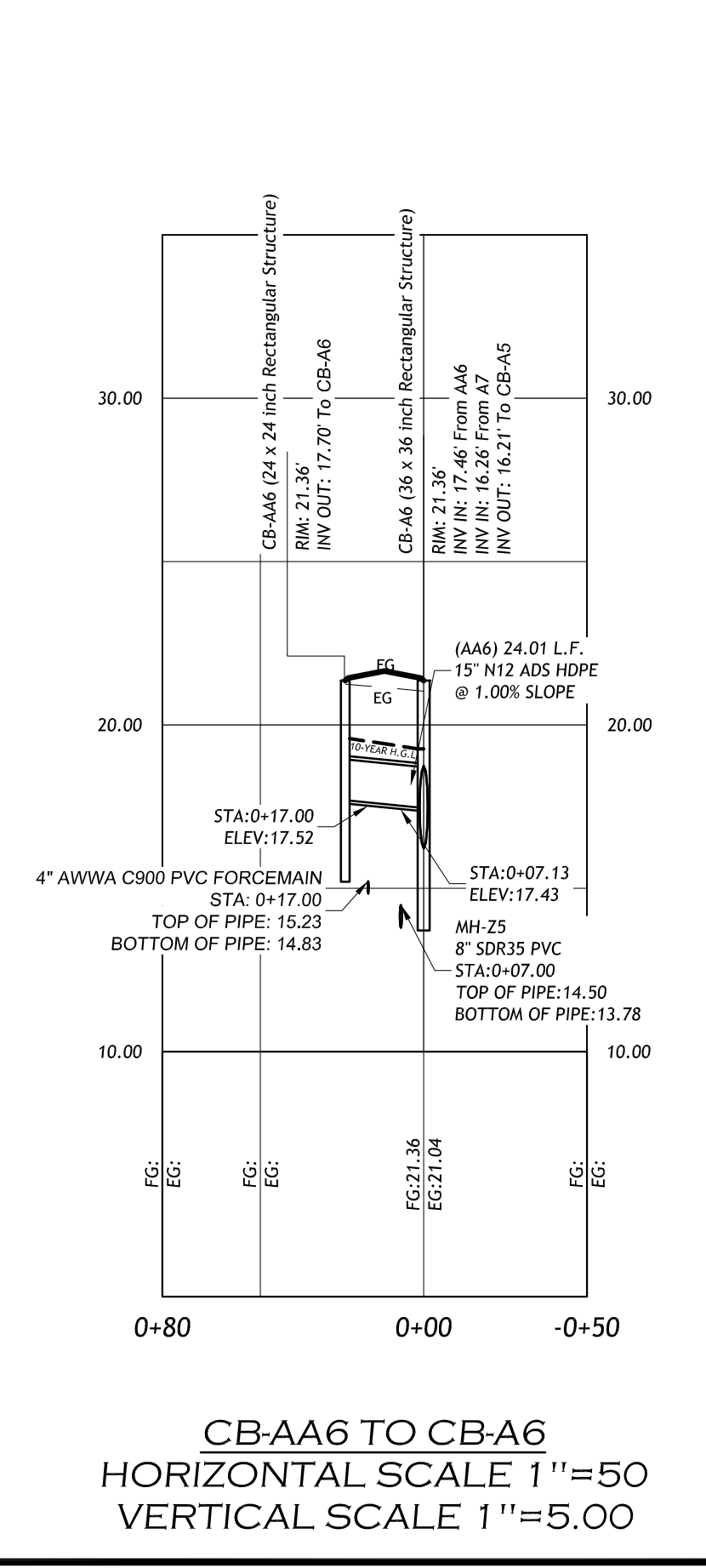
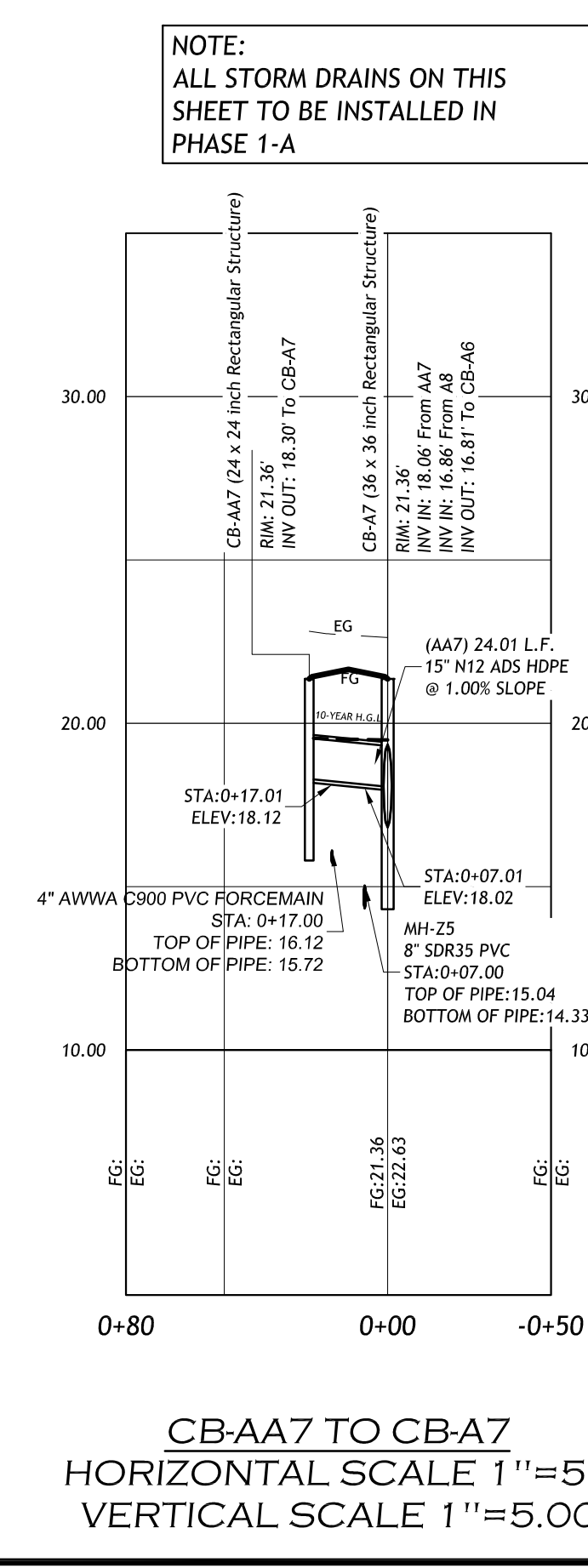
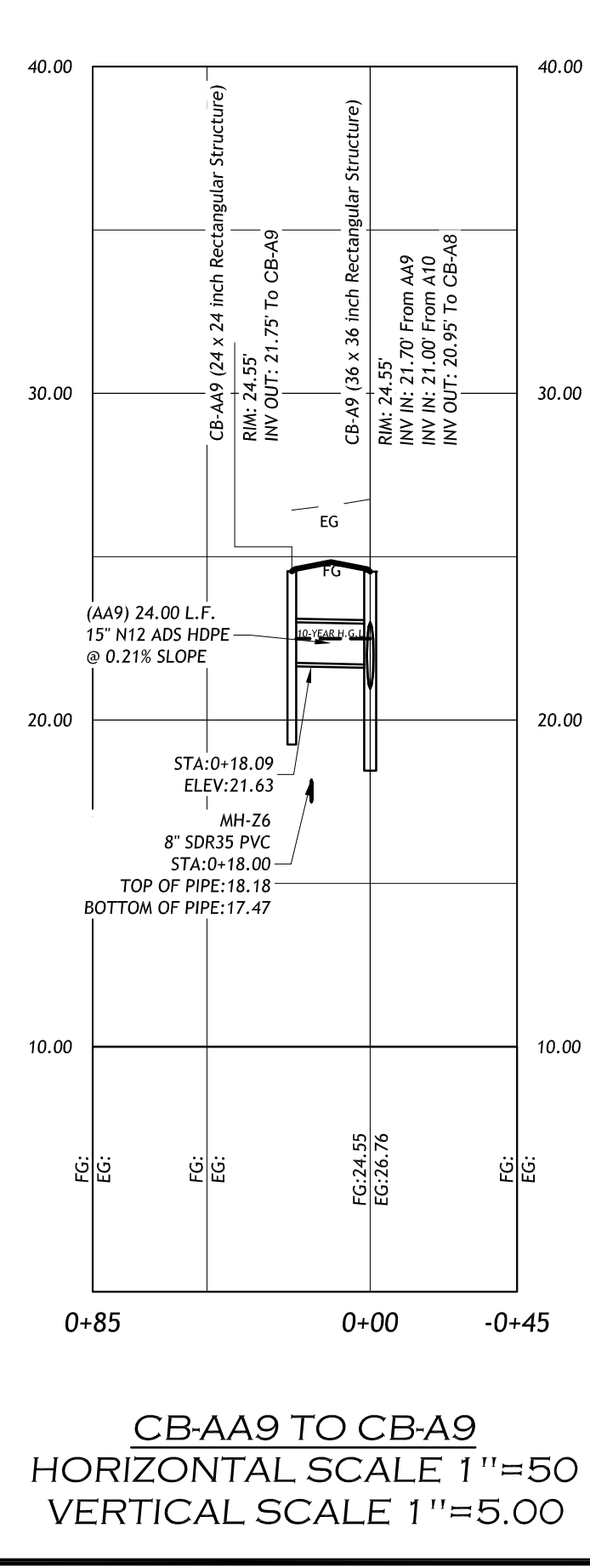
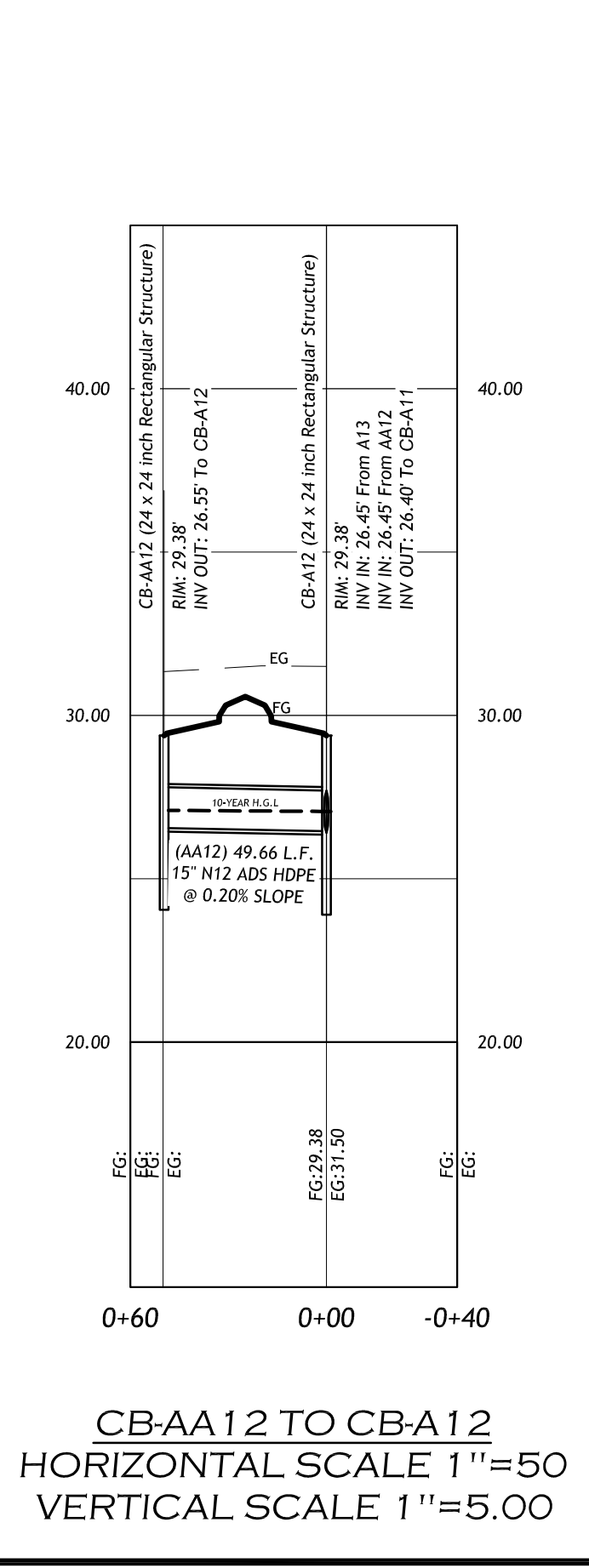
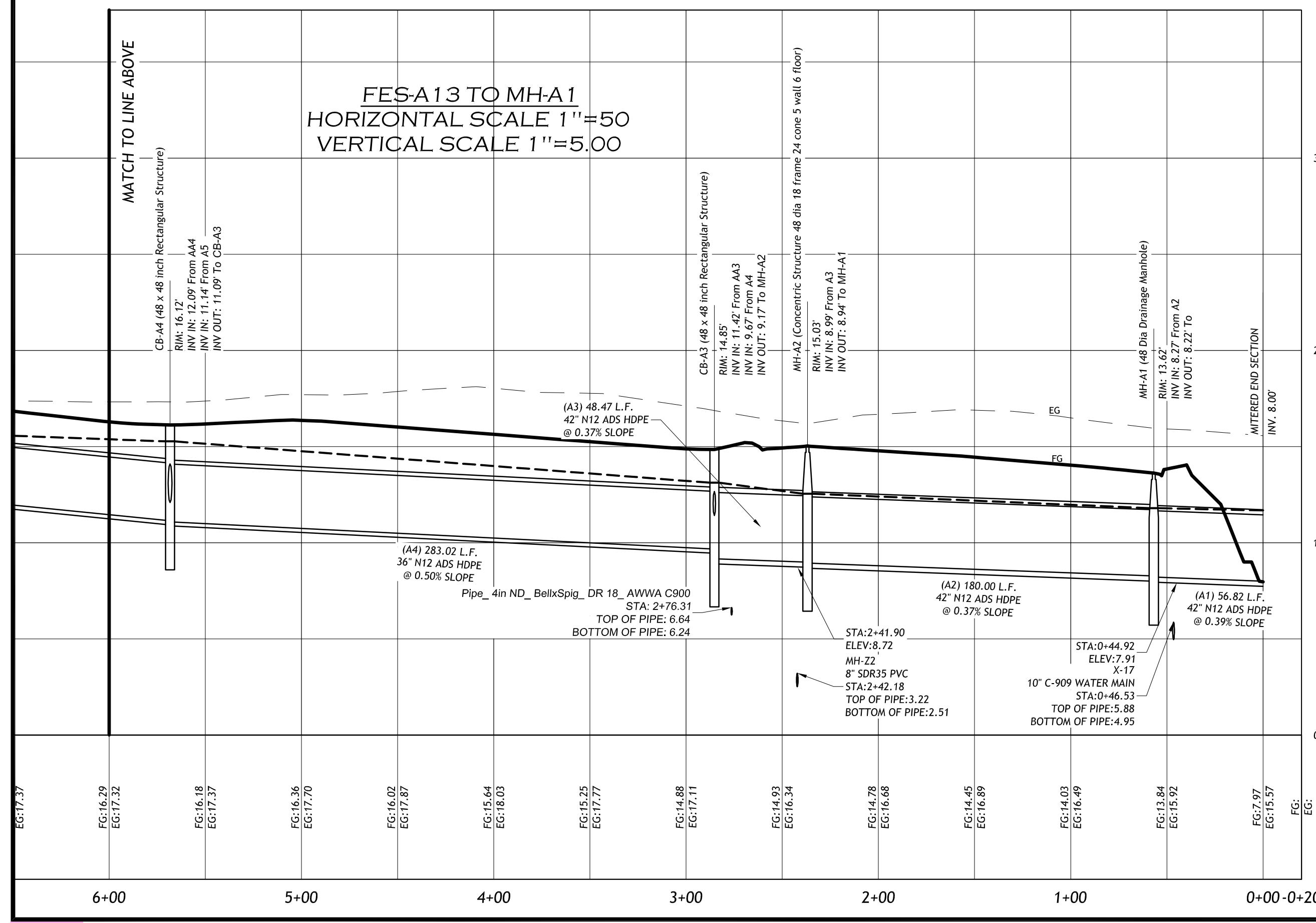
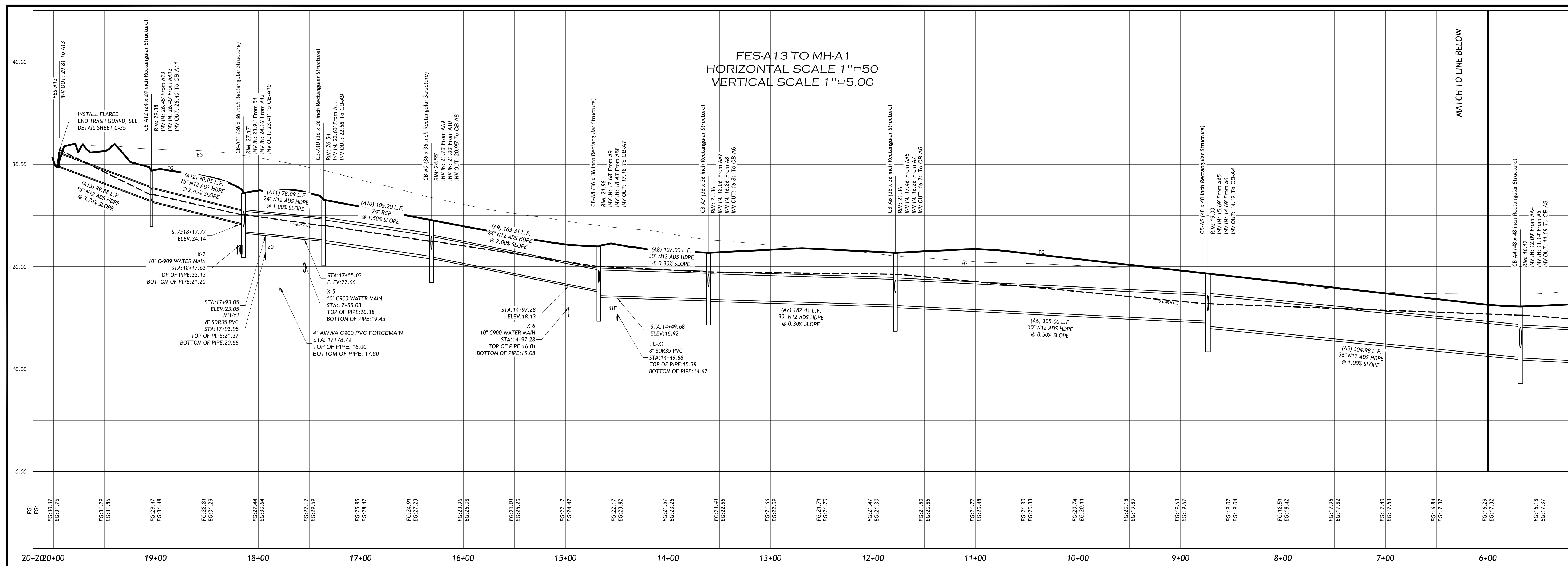
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CHECKED BY:	KBC
DATE:	4/1/2019
TAX MAP:	234-12,003,00 & 00



PROJECT NO: 0233-1702  
 DRAWING: C-28  
 SHEET: 28 OF 36

BENCHMARK  
 CONCRETE MONUMENT SET  
 HORIZONTAL CONTROL:  
 NAD83 DELAWARE STATE PLANE GRID  
 VERTICAL: CONTROL NAVD83  
 N: 242953.83  
 E: 727946.14  
 ELEV: 13.14





FESA13 TO MHA1  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

FESA13 TO MHA1  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

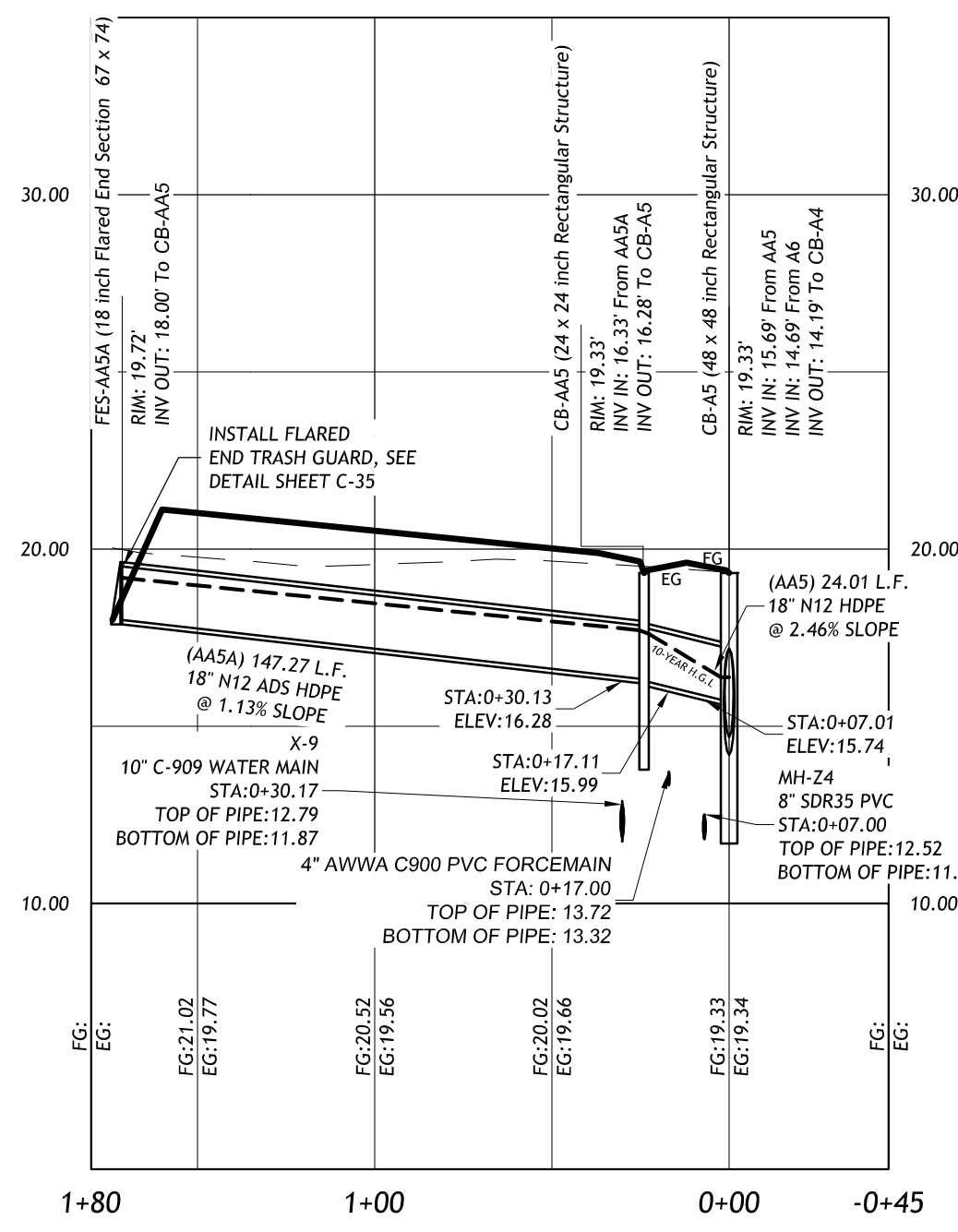
CB-AA12 TO CBA12  
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VERTICAL SCALE 1"=5.00

CB-AA9 TO CBA9  
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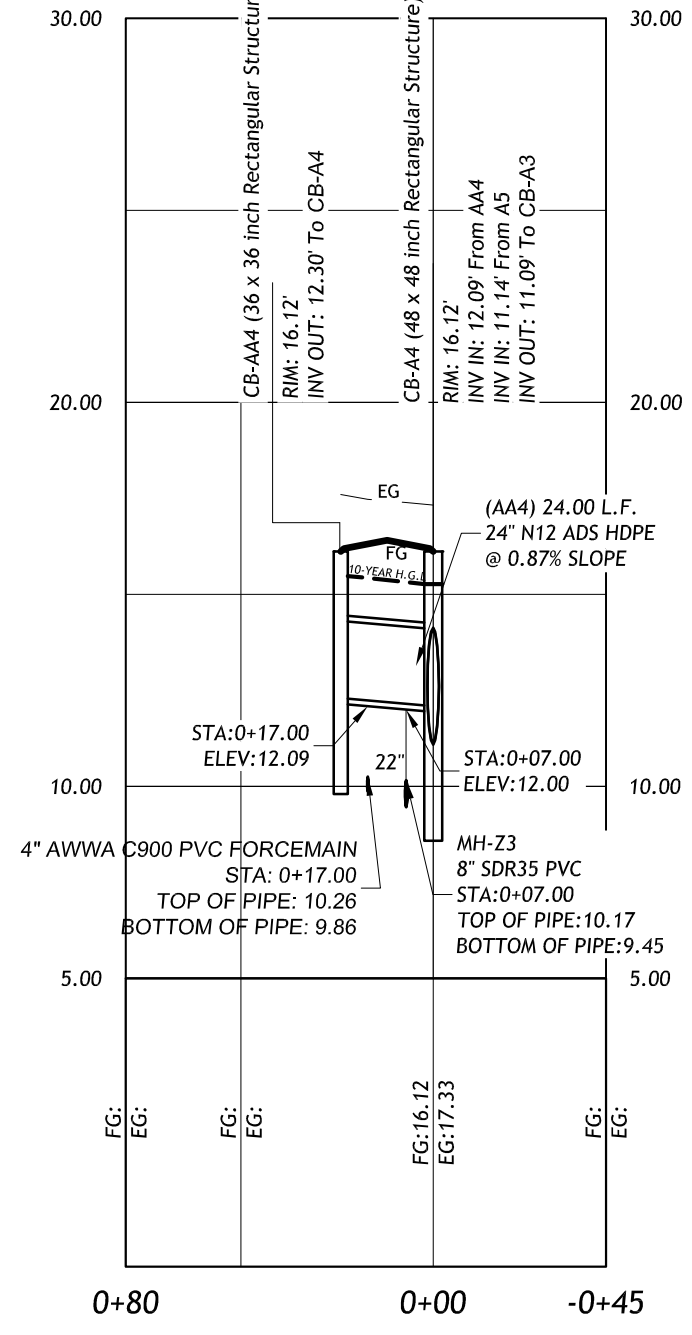
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CB-AA6 TO CBA6  
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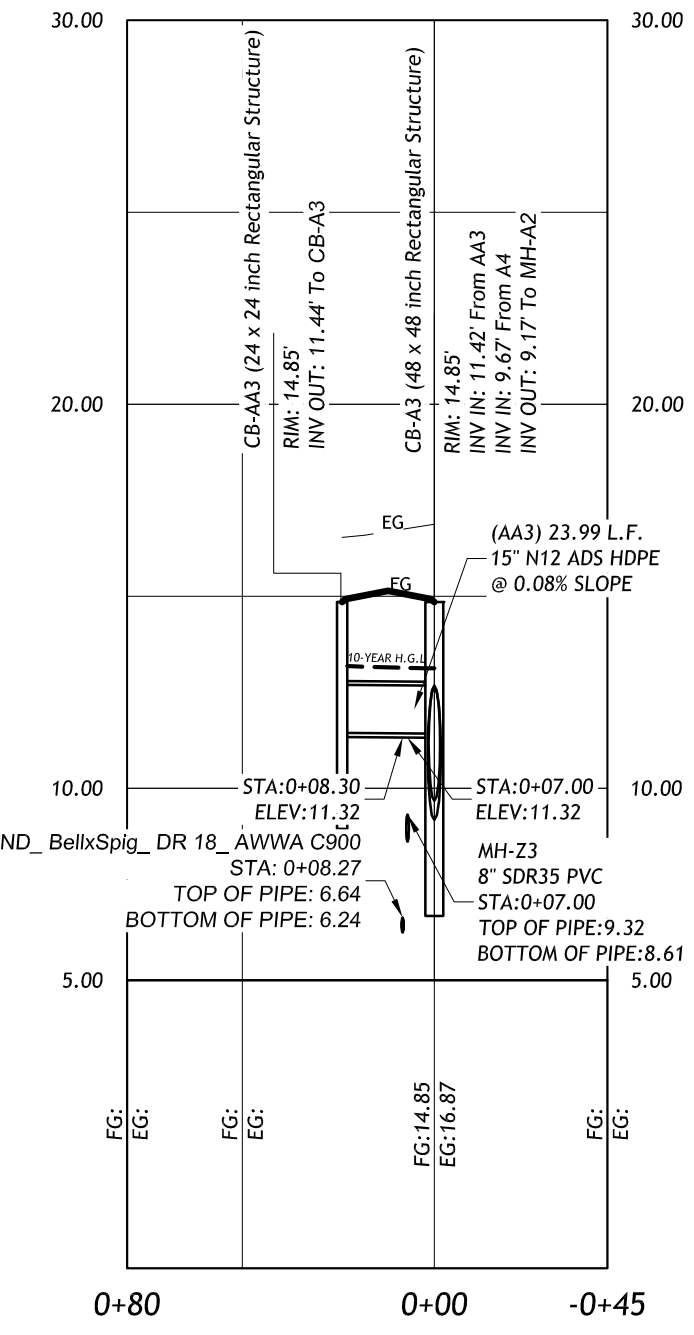
<b>STORMWATER PROFILES</b> CZ #1859 - COUNTY AGREEMENT #1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE													
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET SUITE 200 DE 19947 (302) 855-0812 FAX: 855-0812 WWW.AXIOMENGIN.COM	<b>REVISIONS</b> <table border="1"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/27/2020</td> </tr> <tr> <td>2</td> <td>REVISED PER AGENCY COMMENTS</td> <td>05/11/2020</td> </tr> <tr> <td>3</td> <td>REVISED PER AGENCY COMMENTS</td> <td>05/11/2020</td> </tr> </table>	REV	DESCRIPTION OF REVISION	DATE	1	REVISED PER AGENCY COMMENTS	04/27/2020	2	REVISED PER AGENCY COMMENTS	05/11/2020	3	REVISED PER AGENCY COMMENTS	05/11/2020
REV	DESCRIPTION OF REVISION	DATE											
1	REVISED PER AGENCY COMMENTS	04/27/2020											
2	REVISED PER AGENCY COMMENTS	05/11/2020											
3	REVISED PER AGENCY COMMENTS	05/11/2020											
PROJECT NO: 0233-1702 DRAWING: C-29 SHEET: 29 OF 36	ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12.003.00 & 6.00 SCALE: 24" x 36" 1 inch = 50 ft. 11" x 17" 1 inch = 100 ft.												



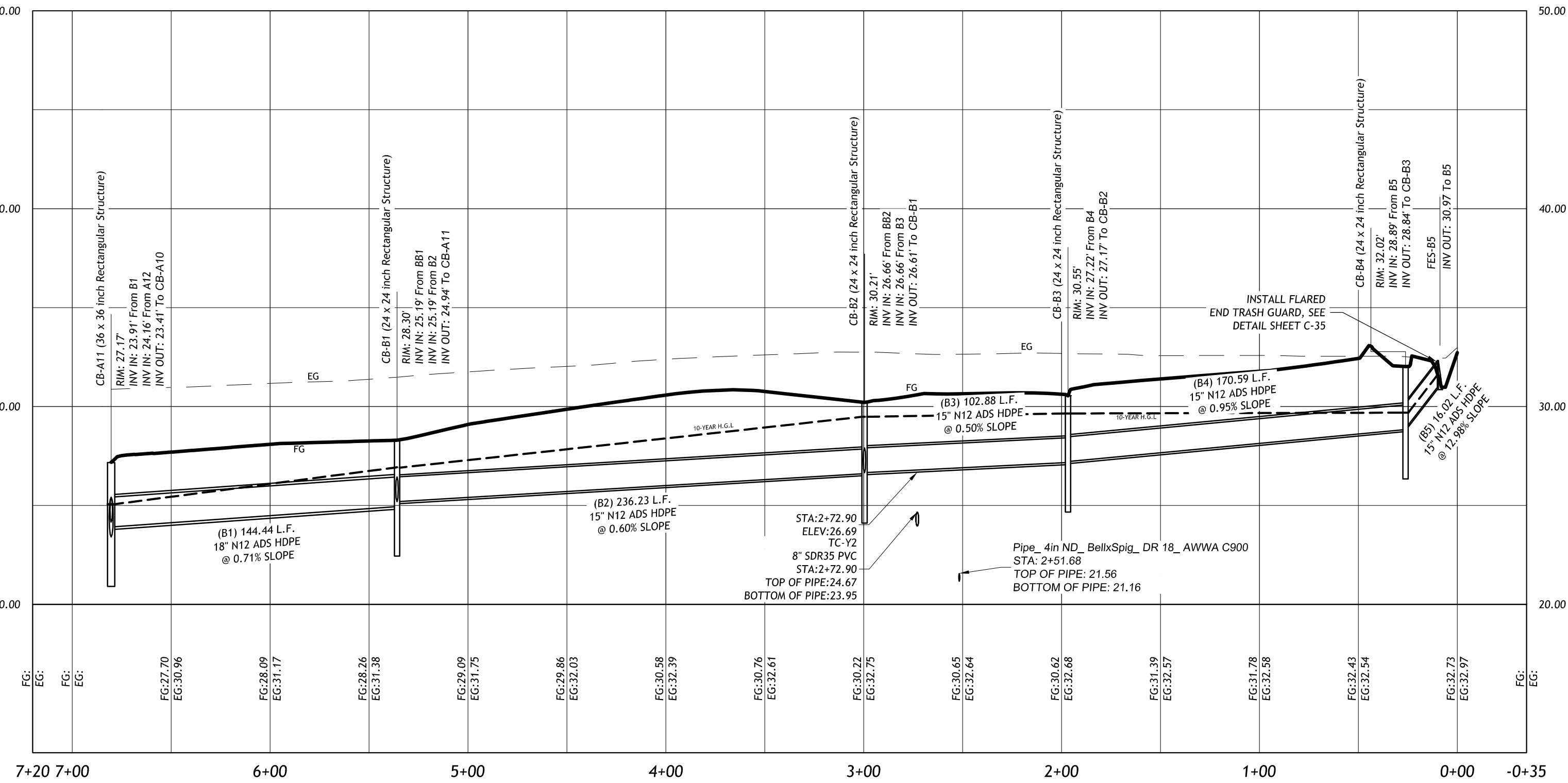
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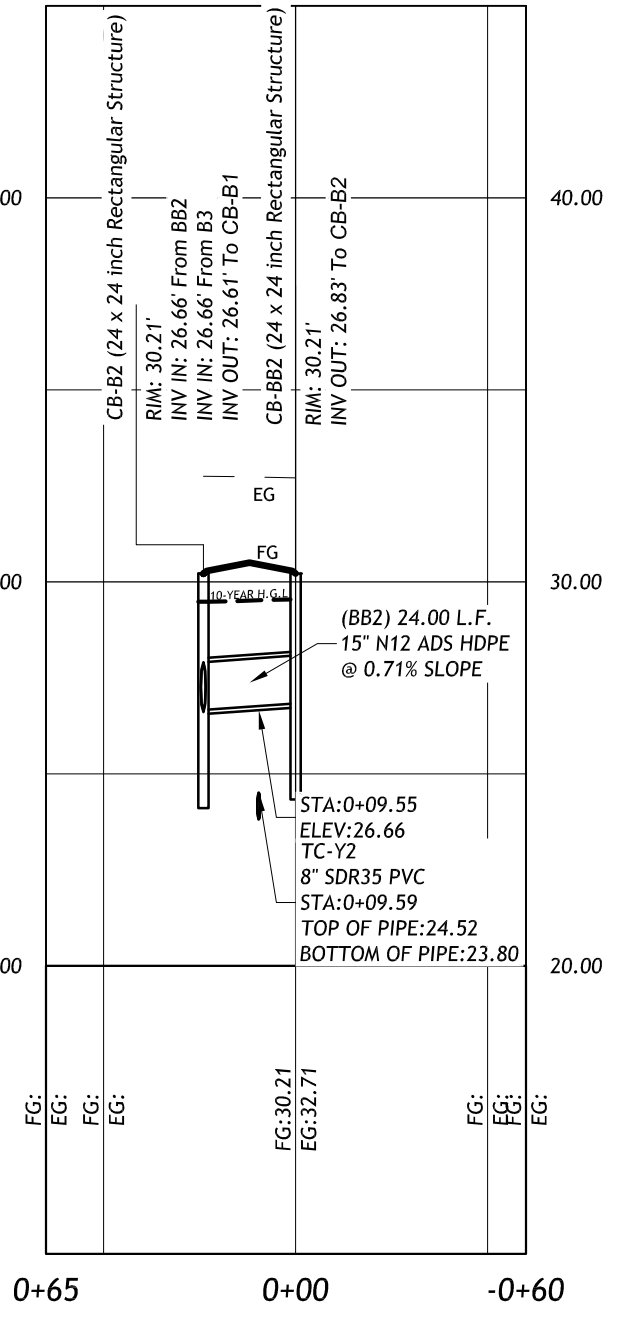
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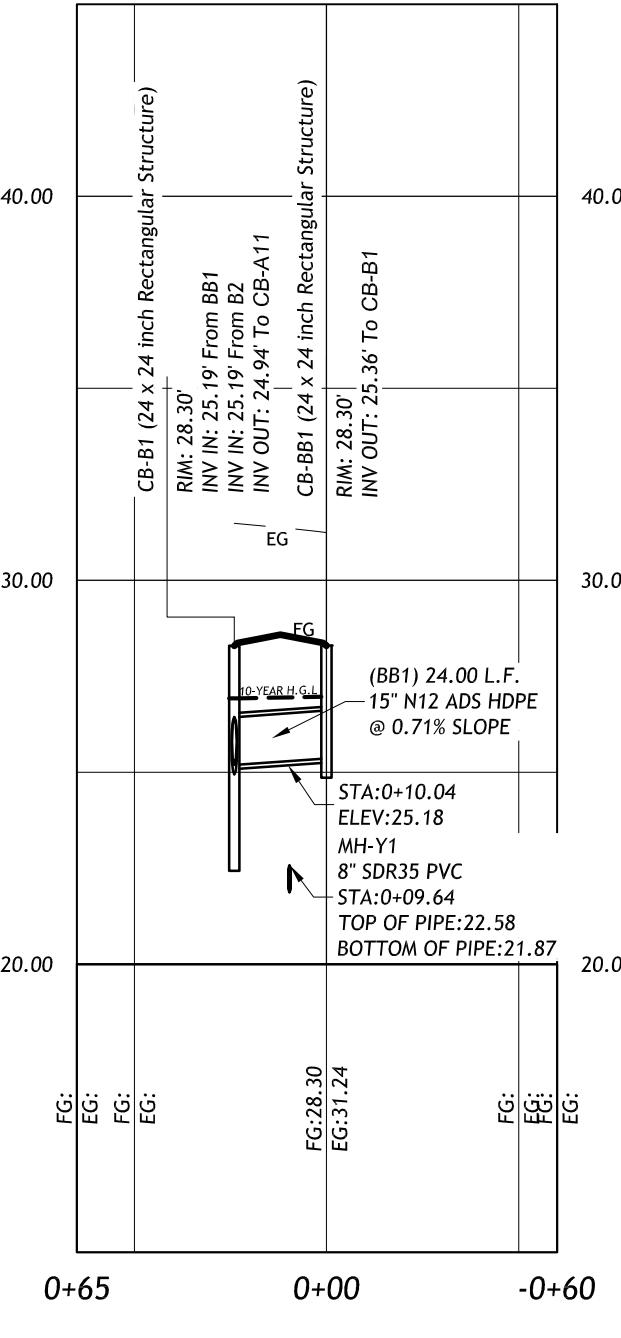
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CB-AA3 TO CB-A3  
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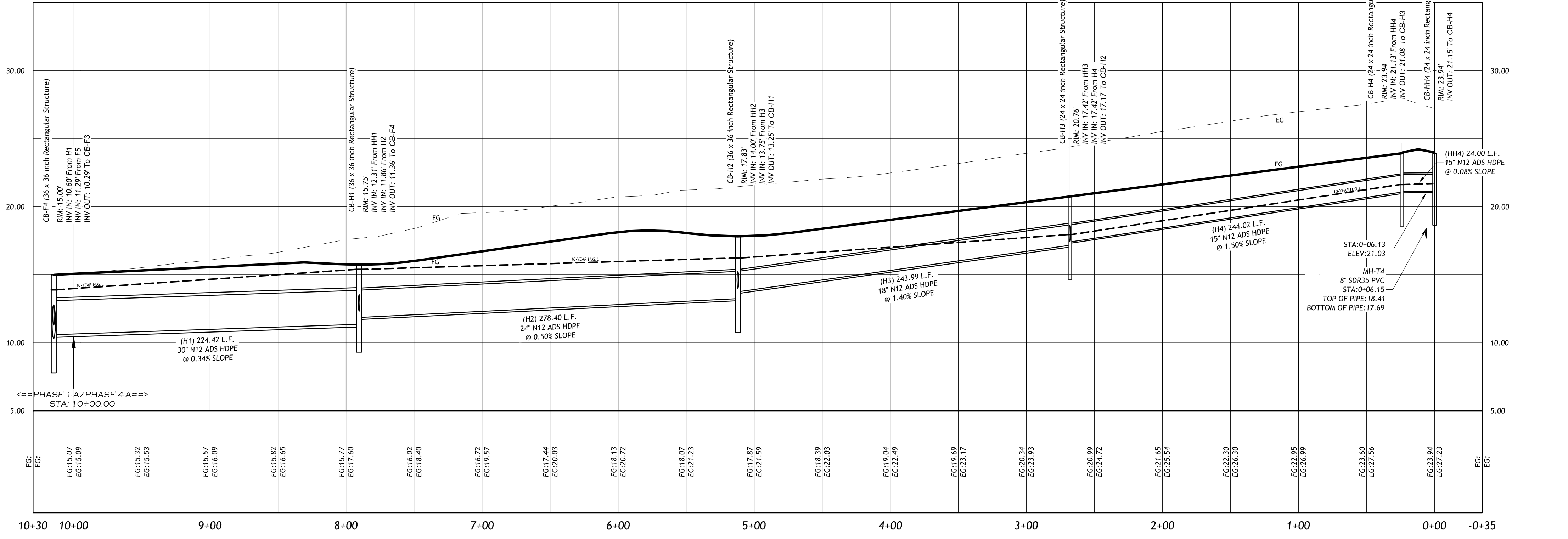
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HORIZONTAL SCALE 1"=50  
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(PHASE 1-A)  
CBB2 TO CB-B2  
HORIZONTAL SCALE 1"=50  
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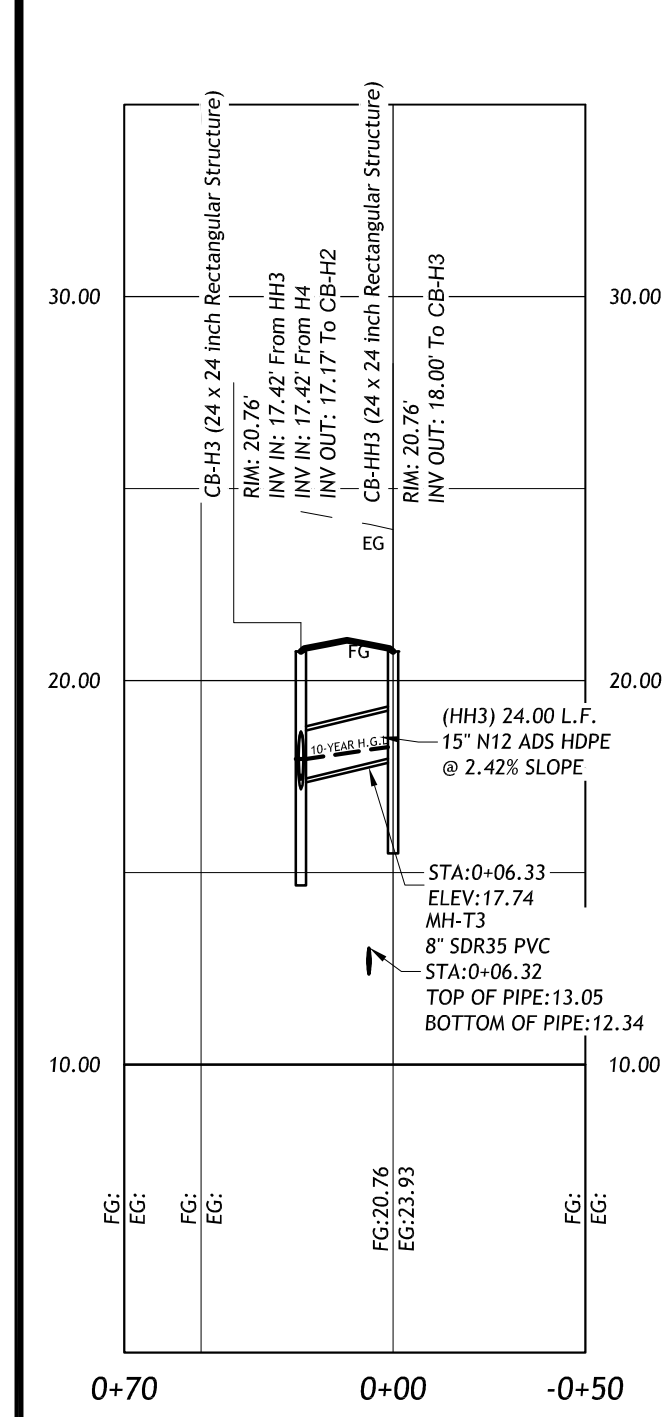


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VERTICAL SCALE 1"=5.00

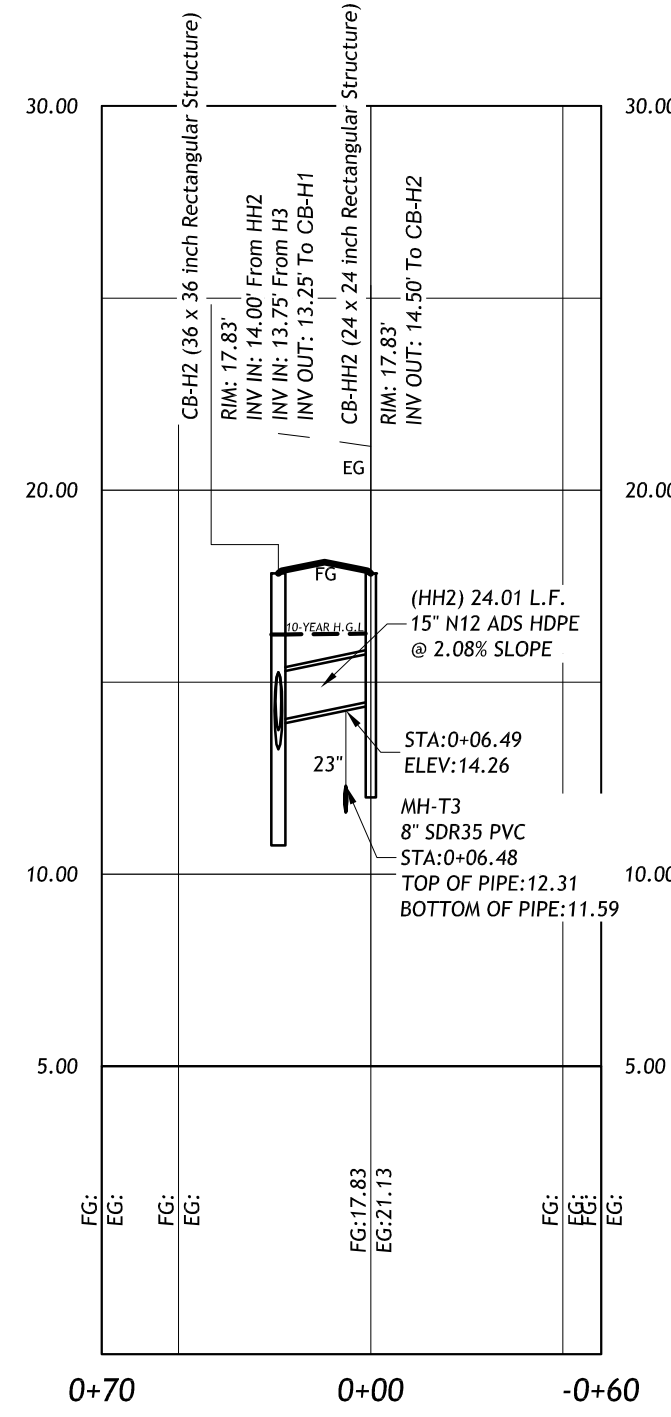


CB-HH4 TO CB-F4  
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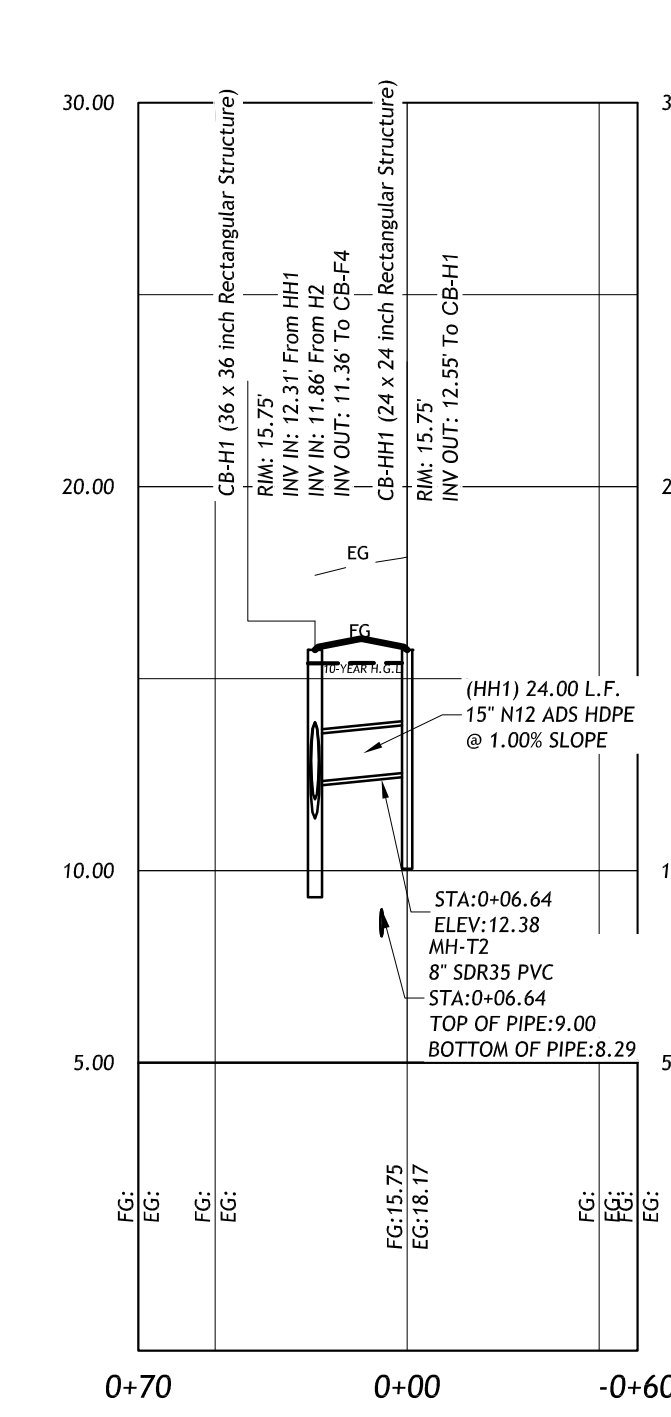
<b>STORMWATER PROFILES</b> CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE		
PROJECT NO: <b>0233-1702</b>	DRAWING: <b>C-30</b>	SHEET: <b>30 OF 36</b>
ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12,003,00 & 6,00 		
 18 CHESTNUT STREET DELEWARE, DE 19847 FAX: 855-081-1234 WEBSITE: WWW.AXIOMENGS.COM		



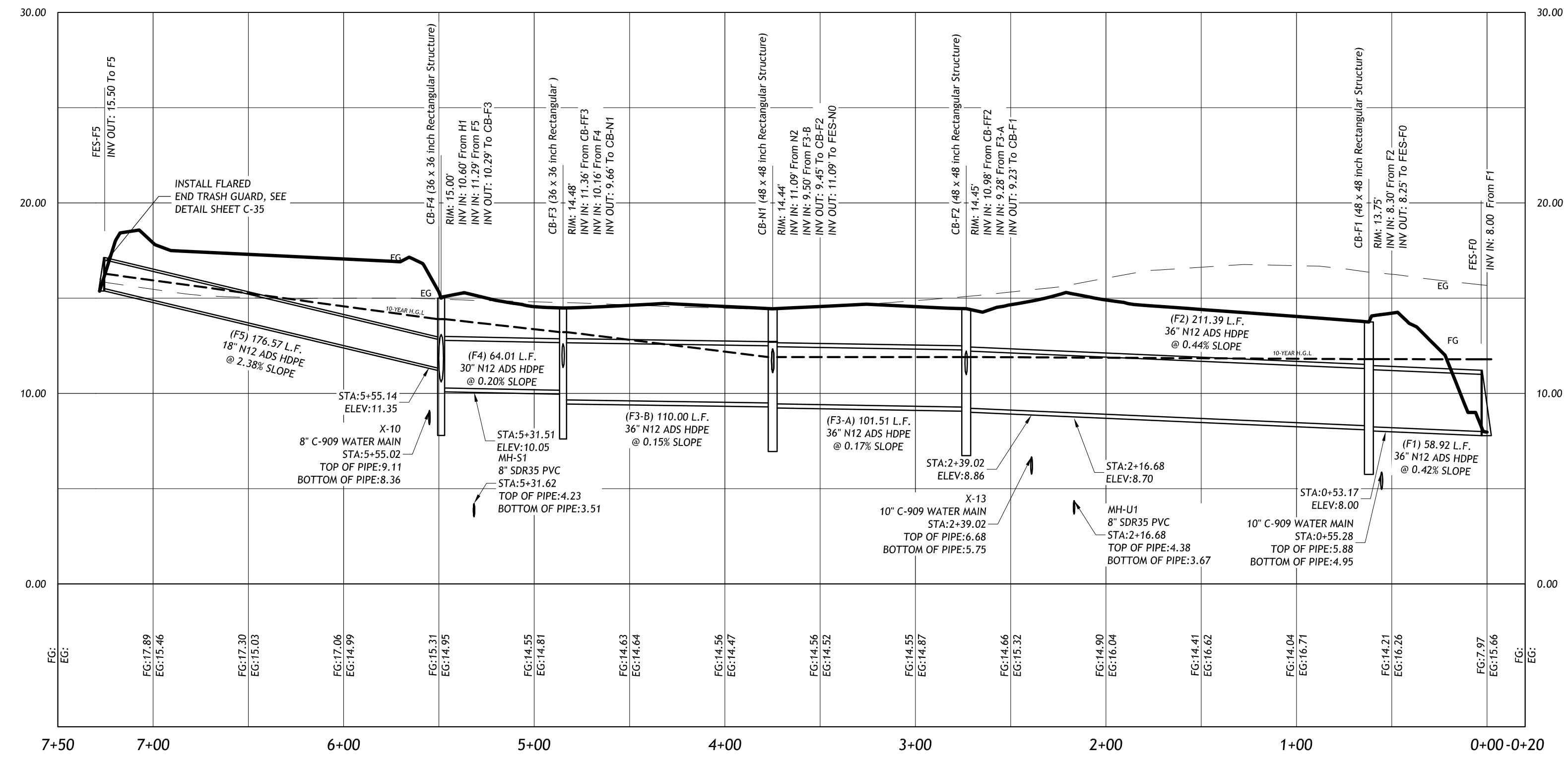
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**CB-HH3 TO CB-H3**  
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 VERTICAL SCALE 1"=5.00



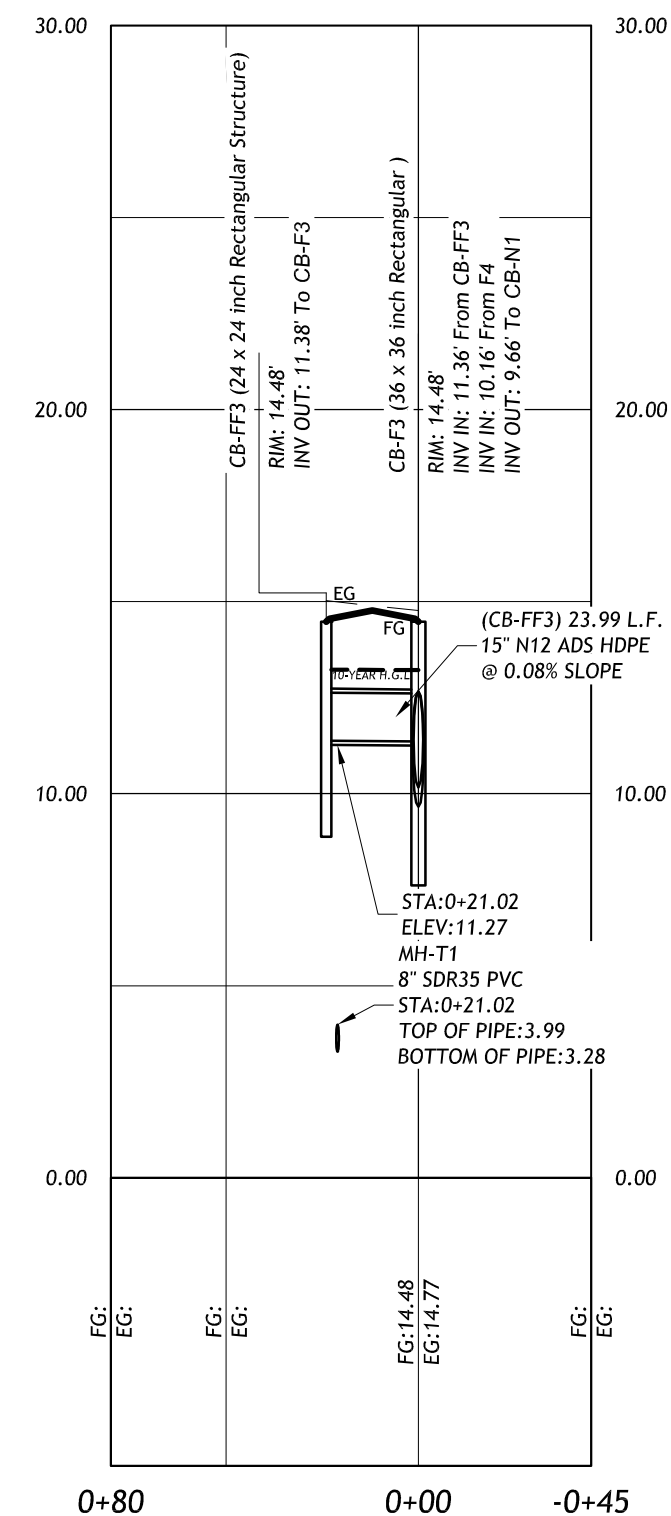
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**CB-HH2 TO CB-H2**  
 HORIZONTAL SCALE 1"=50  
 VERTICAL SCALE 1"=5.00



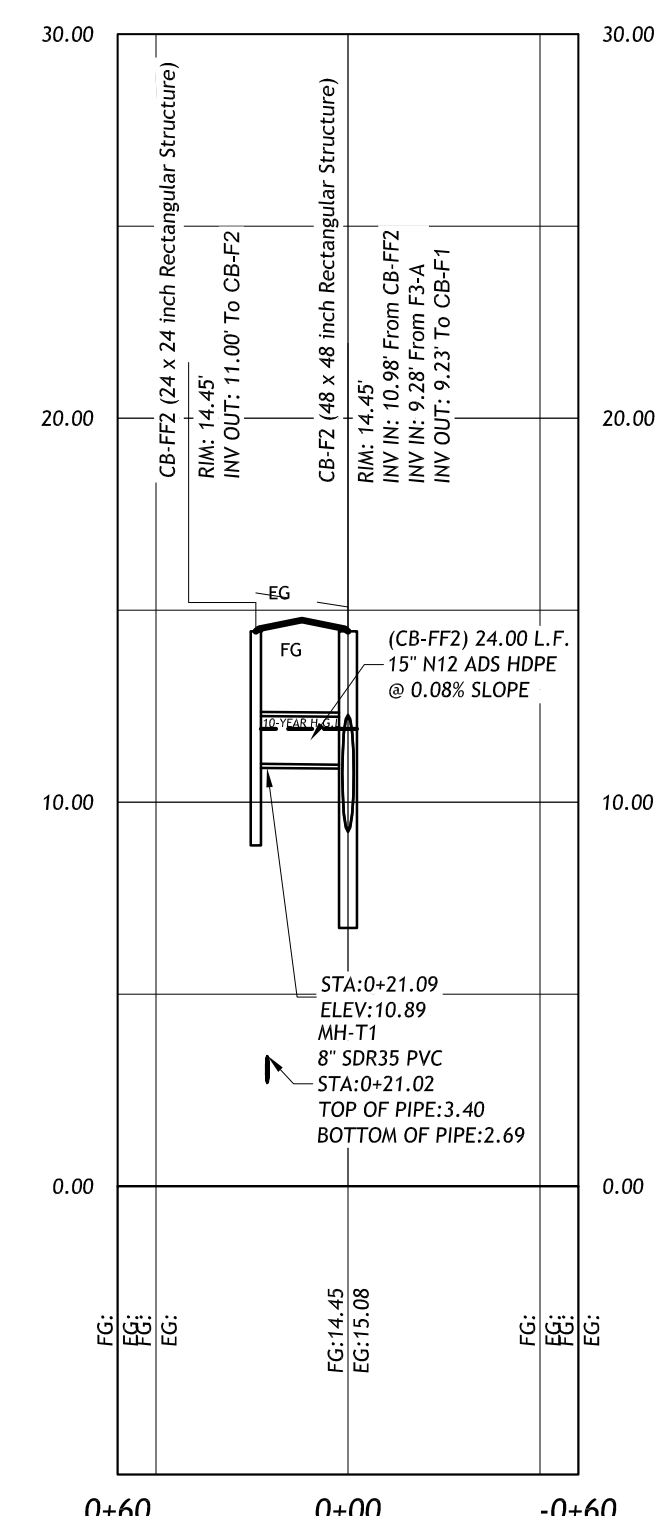
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 VERTICAL SCALE 1"=5.00



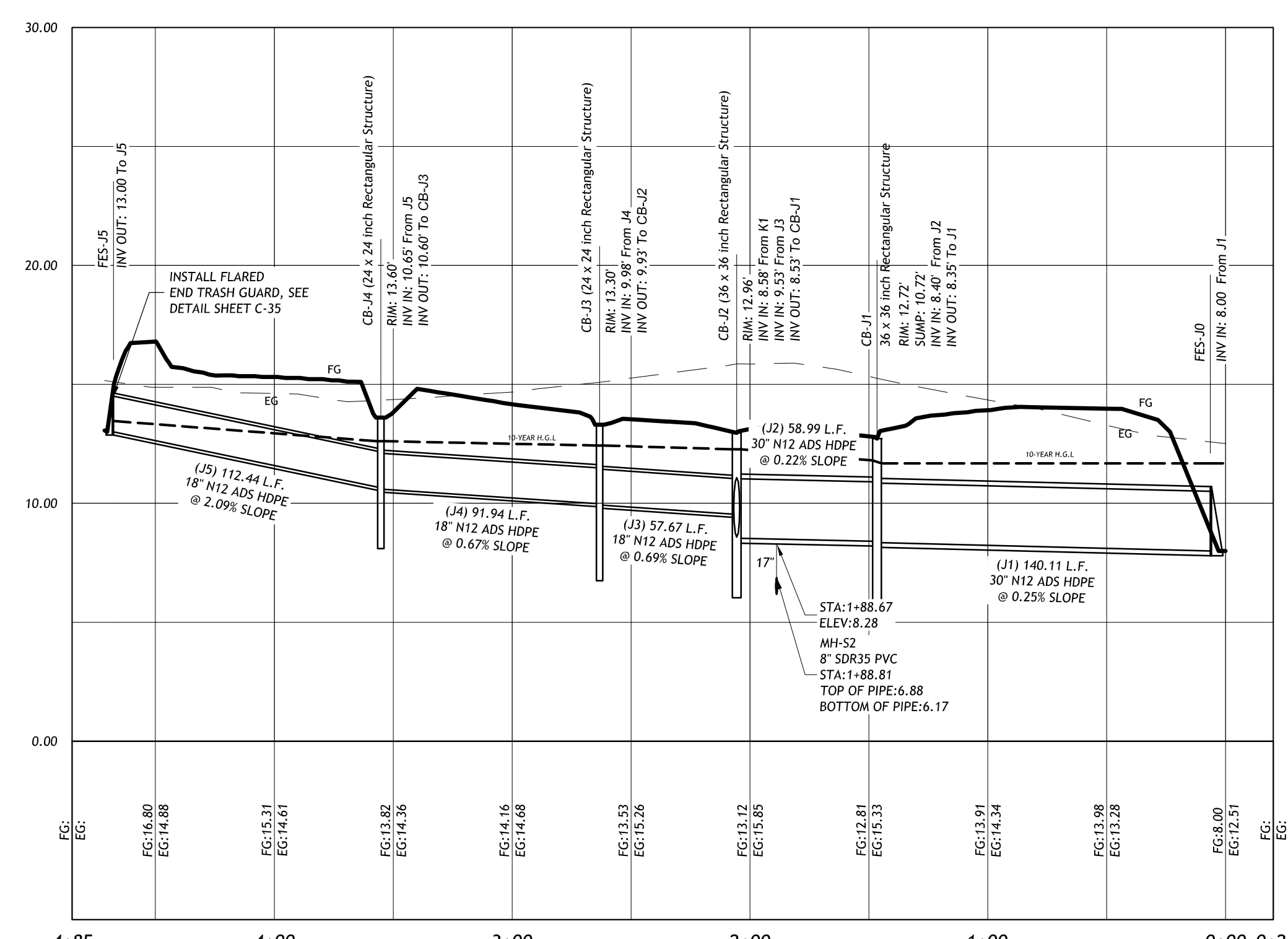
(PHASE 1-A)  
**FES-F5 TO FES-F0**  
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 VERTICAL SCALE 1"=5.00



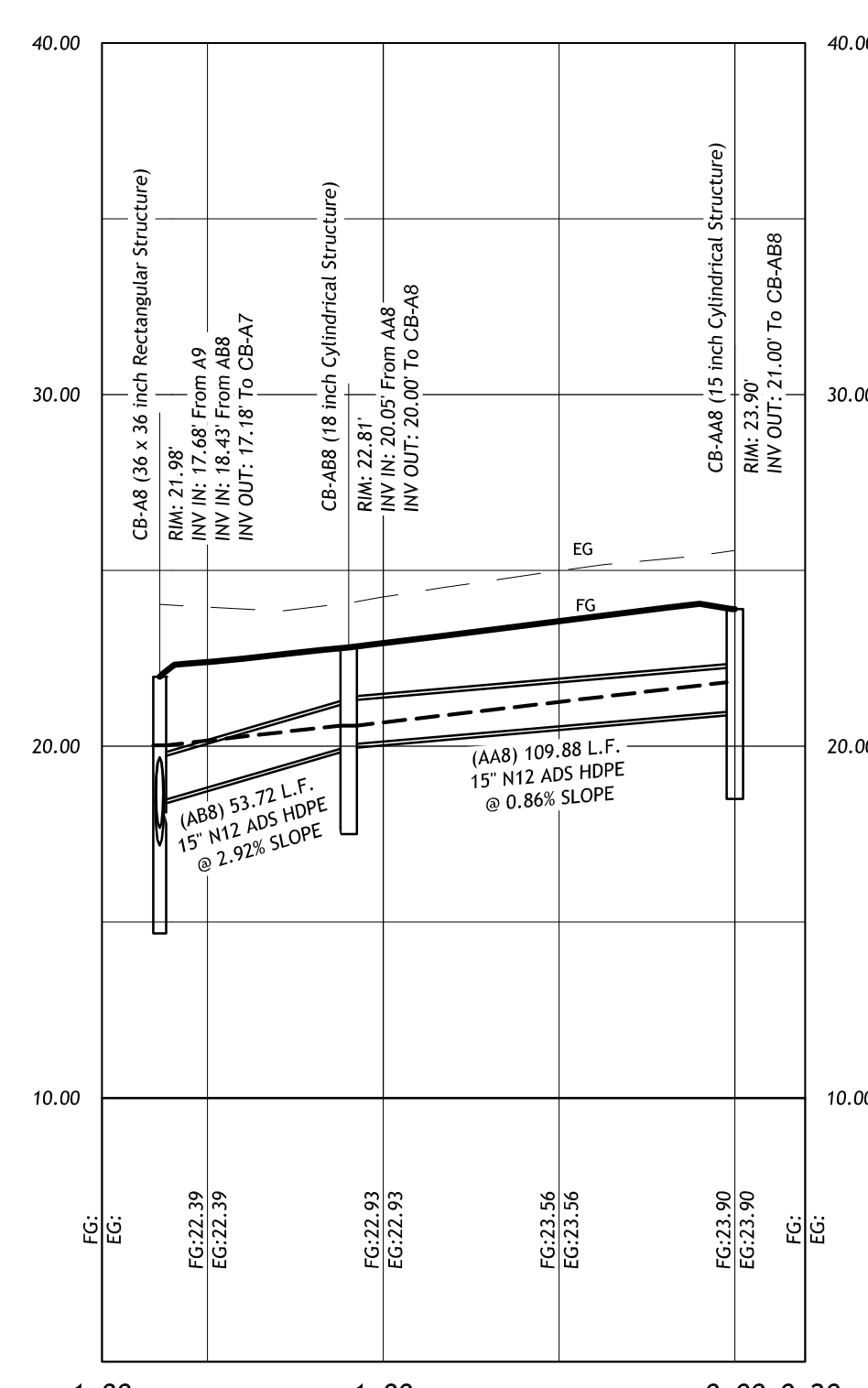
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**CB-FF3 TO CB-F3**  
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 VERTICAL SCALE 1"=5.00



(PHASE 1-A)  
**CB-FF2 TO CB-F2**  
 HORIZONTAL SCALE 1"=50  
 VERTICAL SCALE 1"=5.00



(PHASE 4-B)  
**FES-J5 TO FES-J0**  
 HORIZONTAL SCALE 1"=50  
 VERTICAL SCALE 1"=5.00



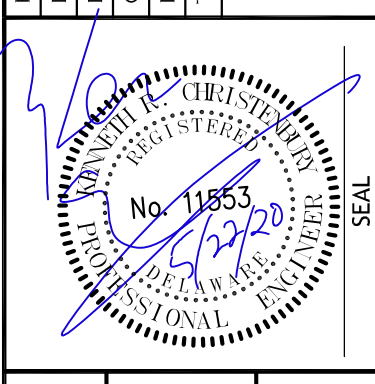
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**CB-A8 TO CB-AA8**  
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REV	DESCRIPTION OF REVISION
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2	REVISED PER AGENCY COMMENTS

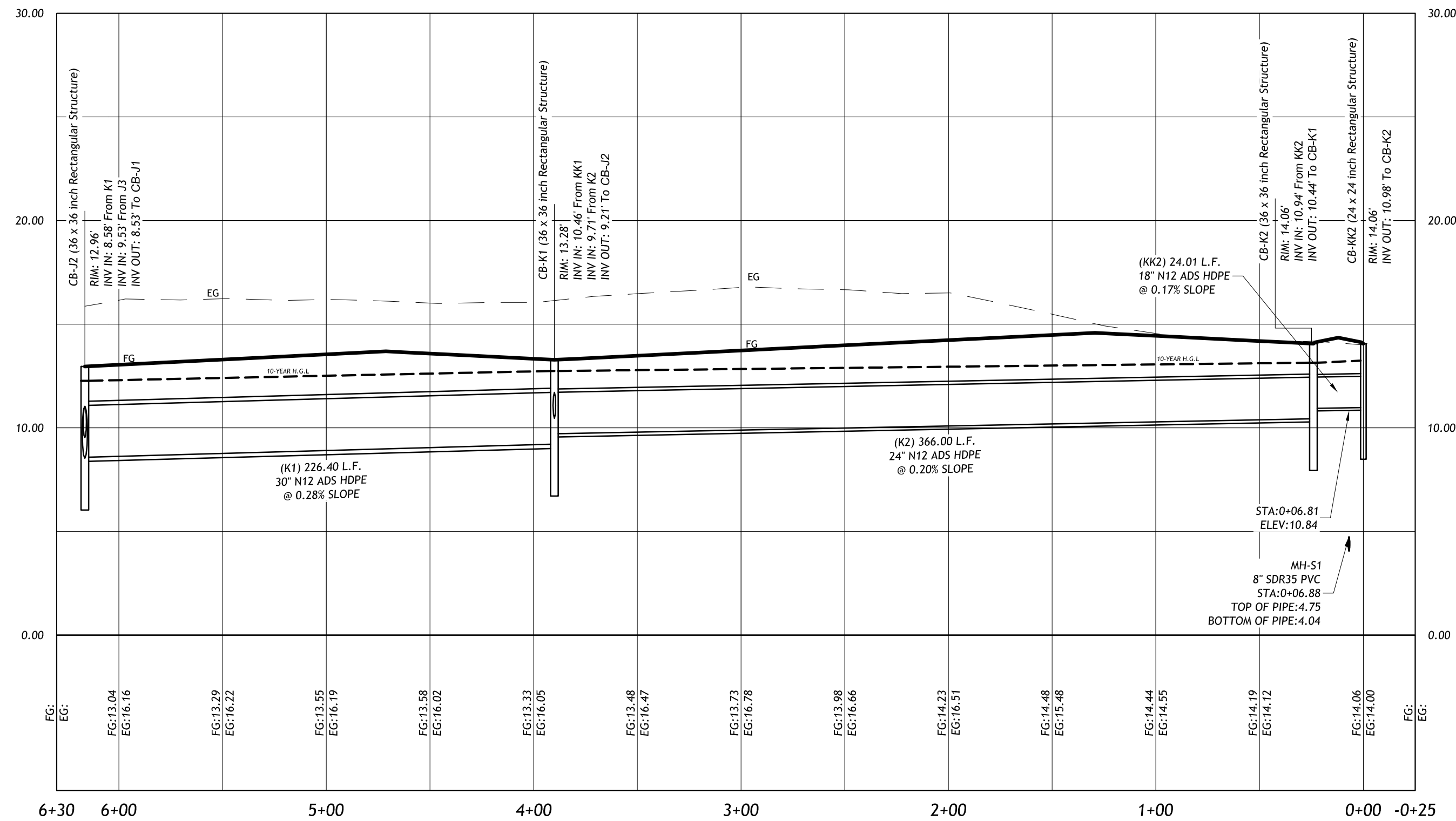
**STORMWATER PROFILES**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
 ENGINEERING L.L.C.  
 18 CHESTNUT STREET  
 DEWESBORO, DE 19947  
 (302) 855-0812  
 FAX: 855-0812  
 WWW.AXIOMENGS.COM

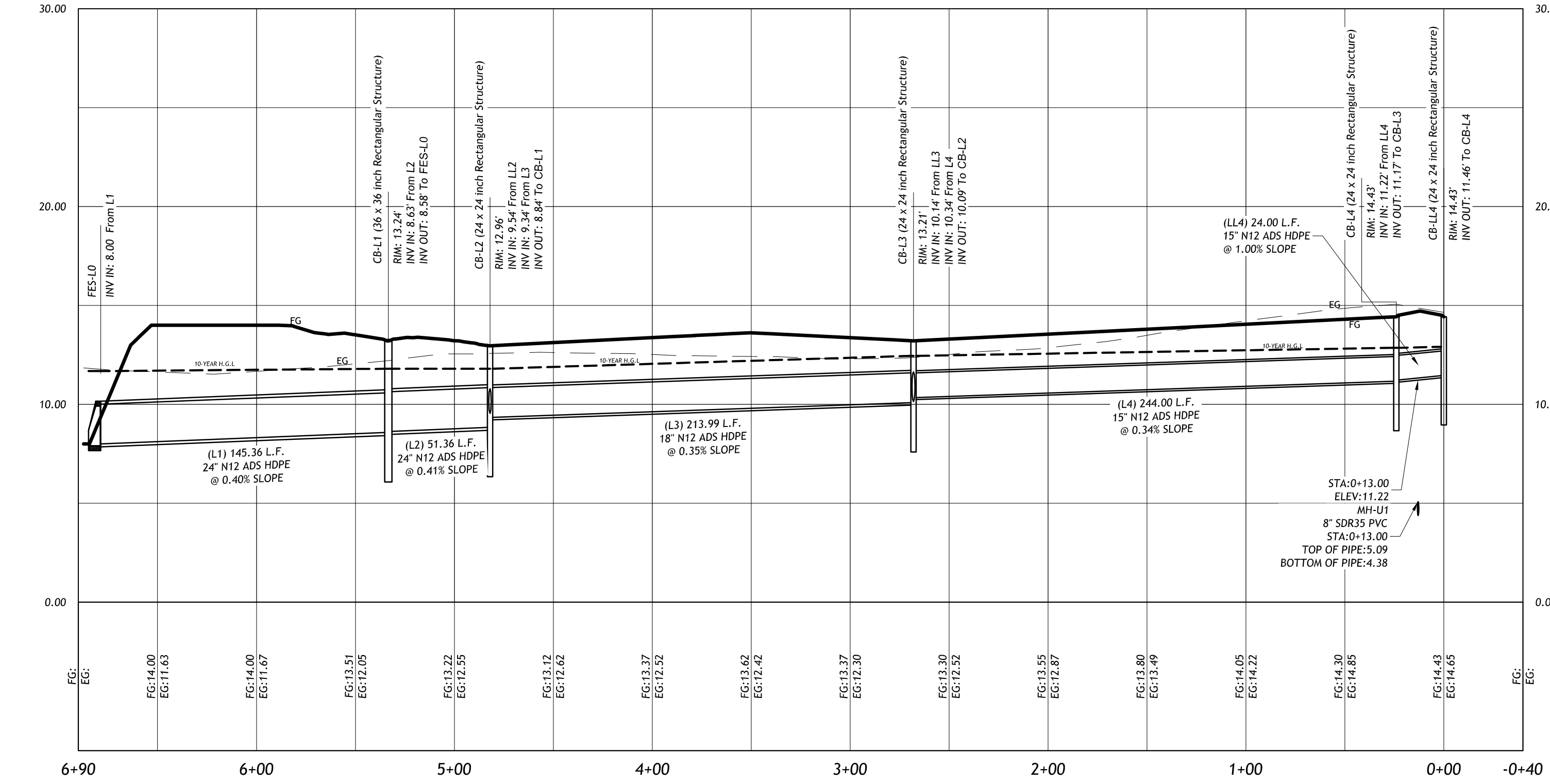
ENGINEER:	MBC
DESIGNER:	MBC
DRAWN BY:	EW
CHECKED BY:	MBC
DATE:	4/1/2019
TAX MAP:	234-12.003.00 & 6.00



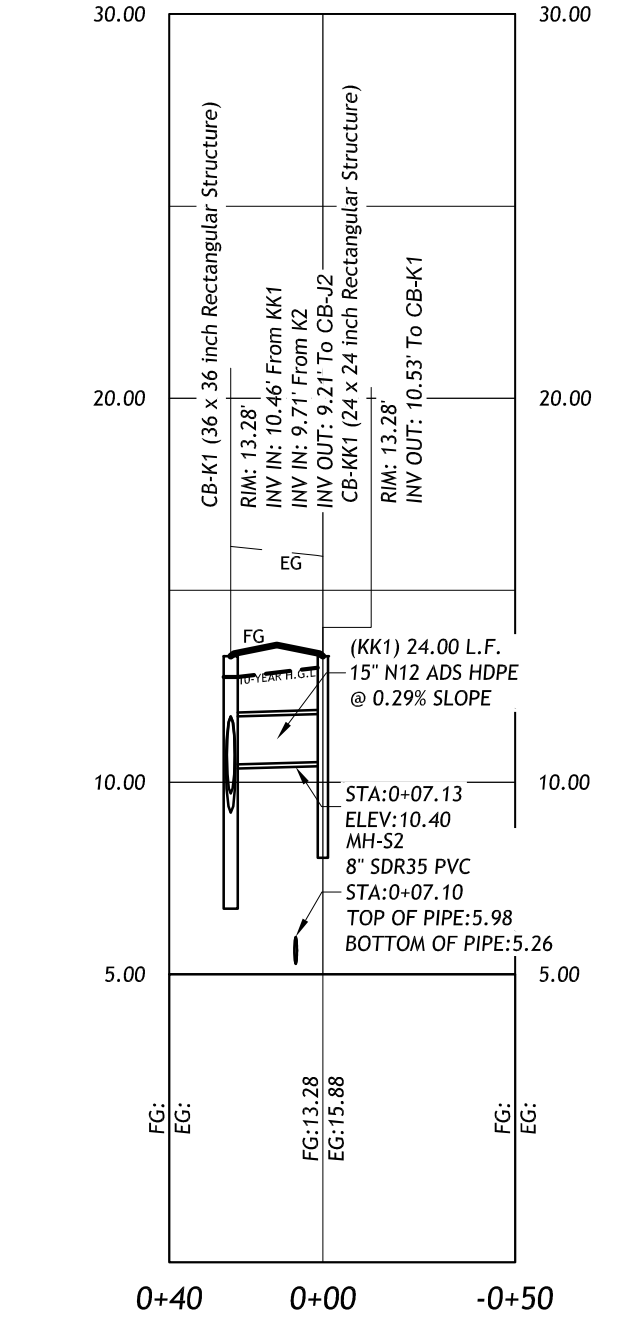
PROJECT NO: 0233-1702  
 DRAWING: C-31  
 SHEET: 31 OF 36



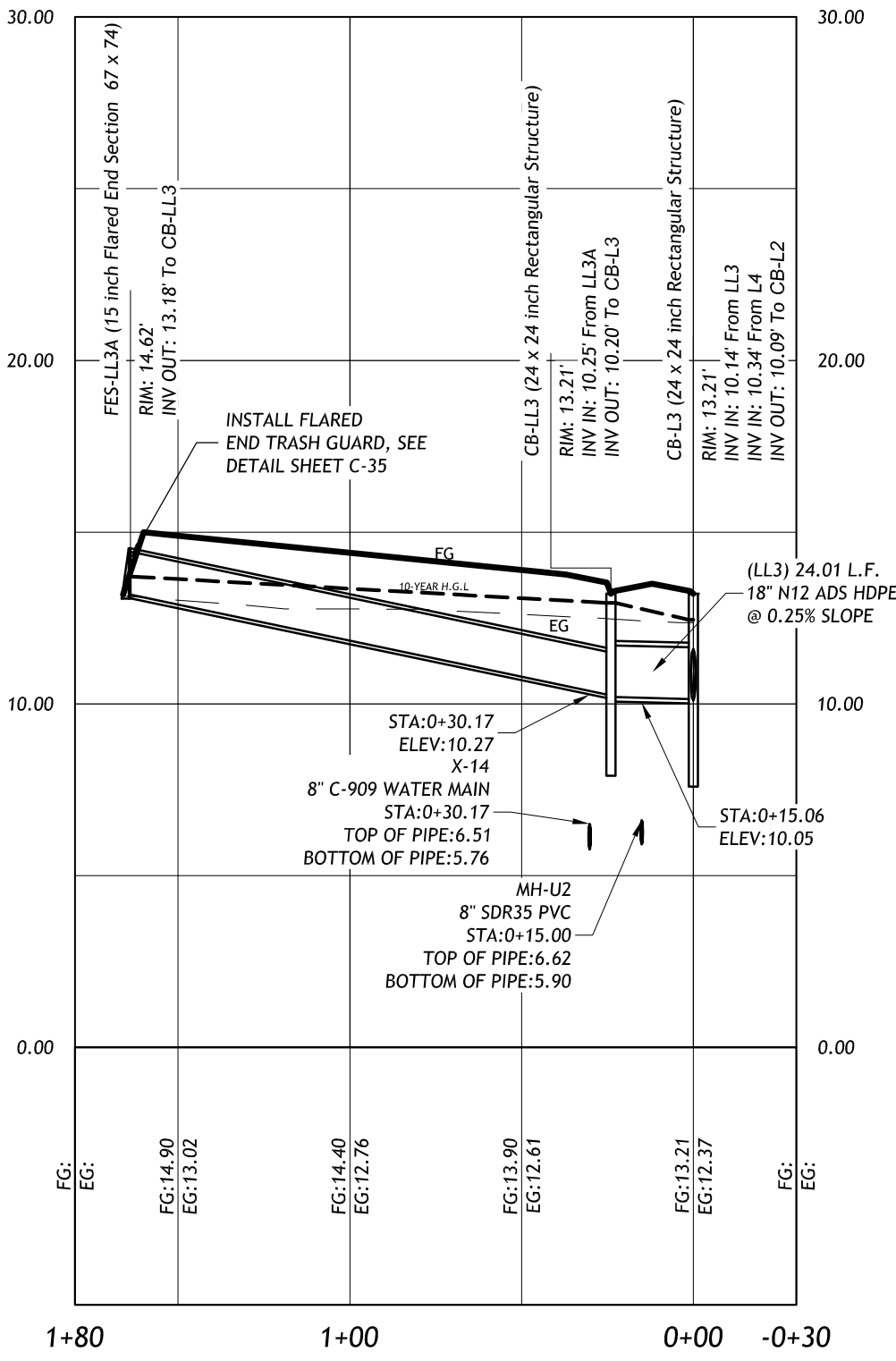
(PHASE 4-B)  
**CB-KK2 TO CB-J2**  
 HORIZONTAL SCALE 1"=50  
 VERTICAL SCALE 1"=5.00



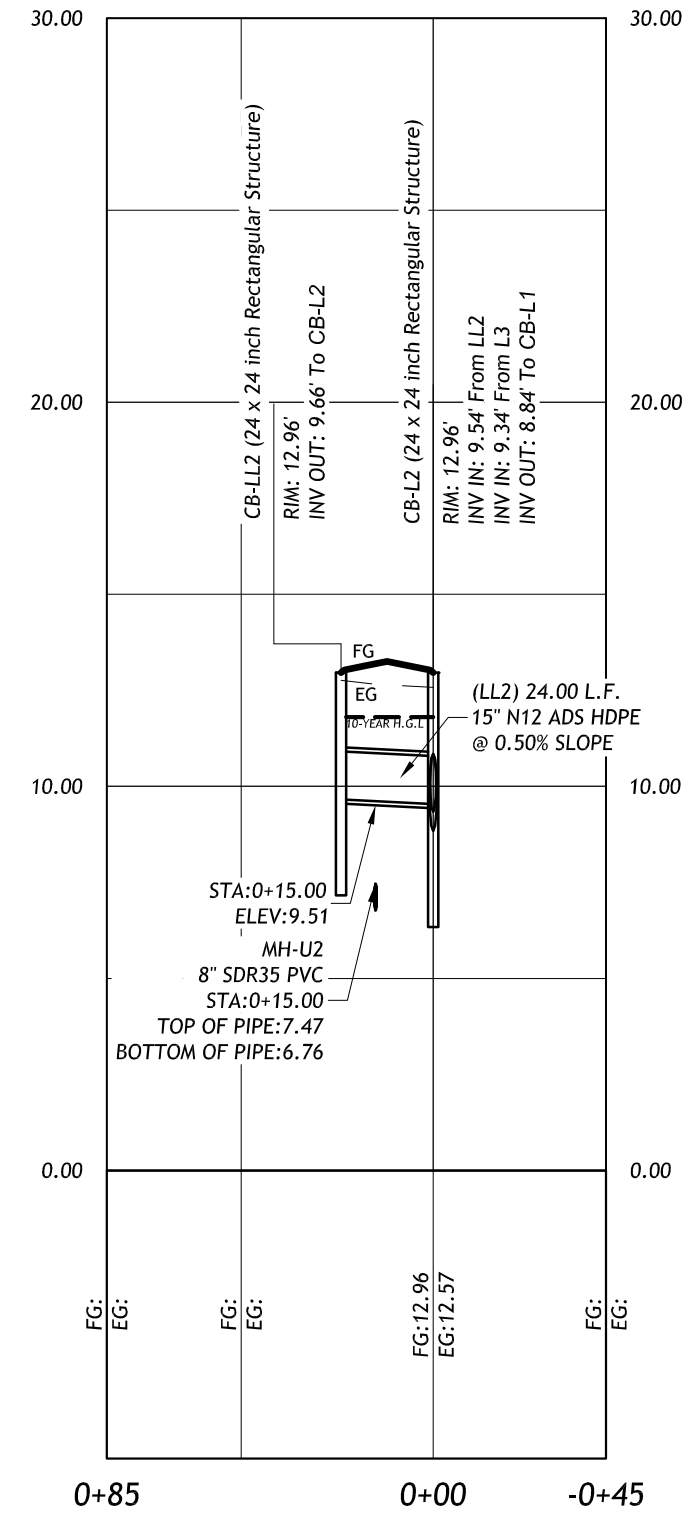
(PHASE 1-B)  
**CB-LL4 TO FES-L0**  
 HORIZONTAL SCALE 1"=50  
 VERTICAL SCALE 1"=5.00



(PHASE 4-B)  
**CB-KK1 TO CB-K1**  
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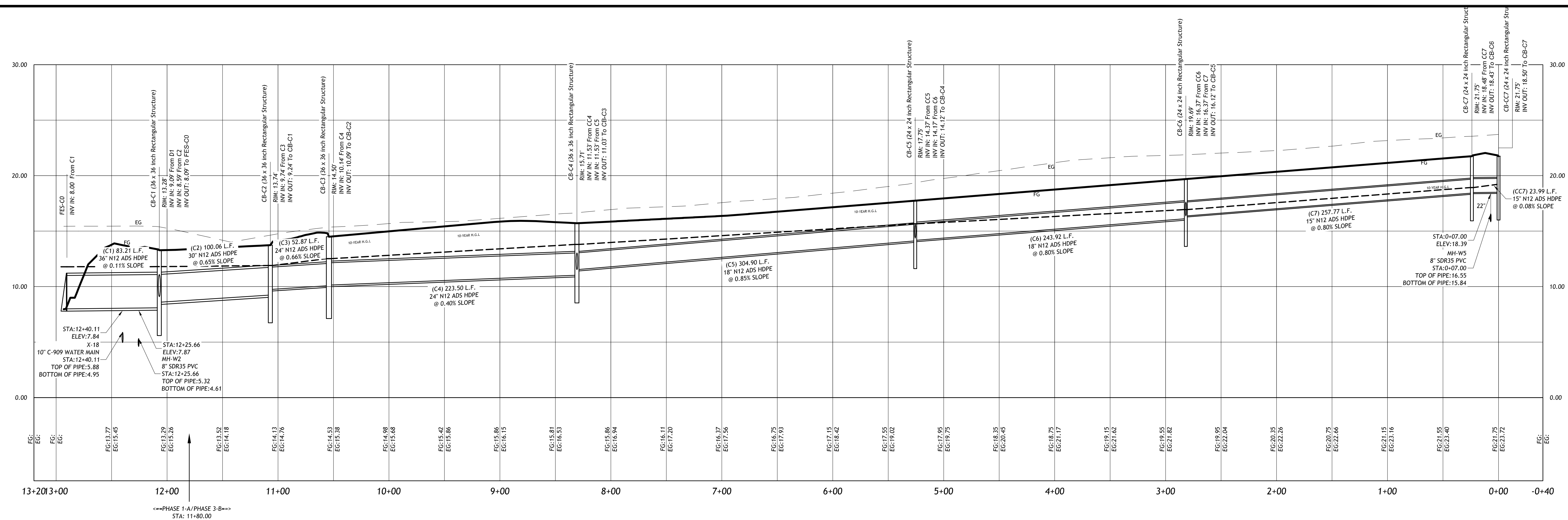


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**CB-LL3 TO CB-L3**  
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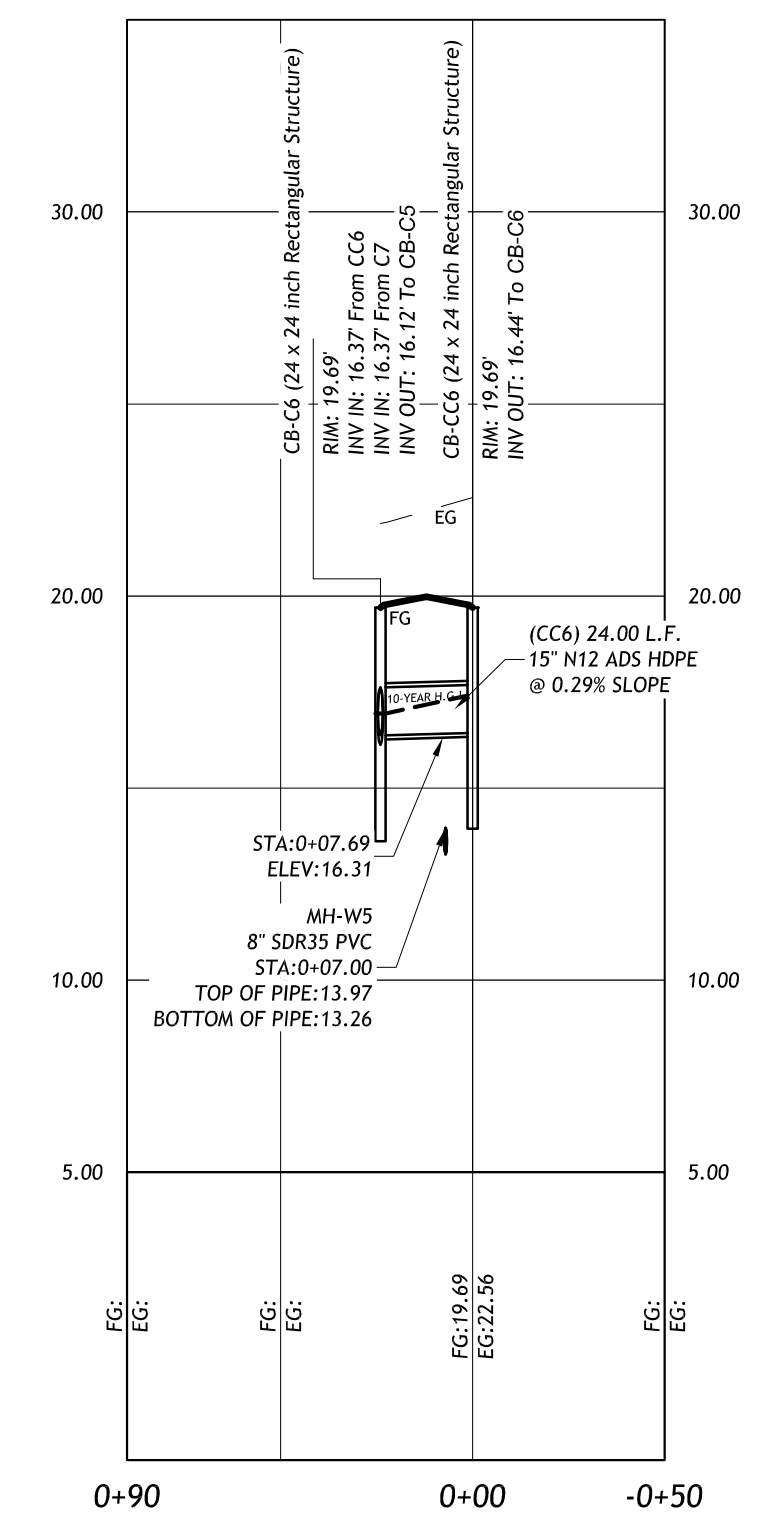


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**CB-LL2 TO CB-L2**  
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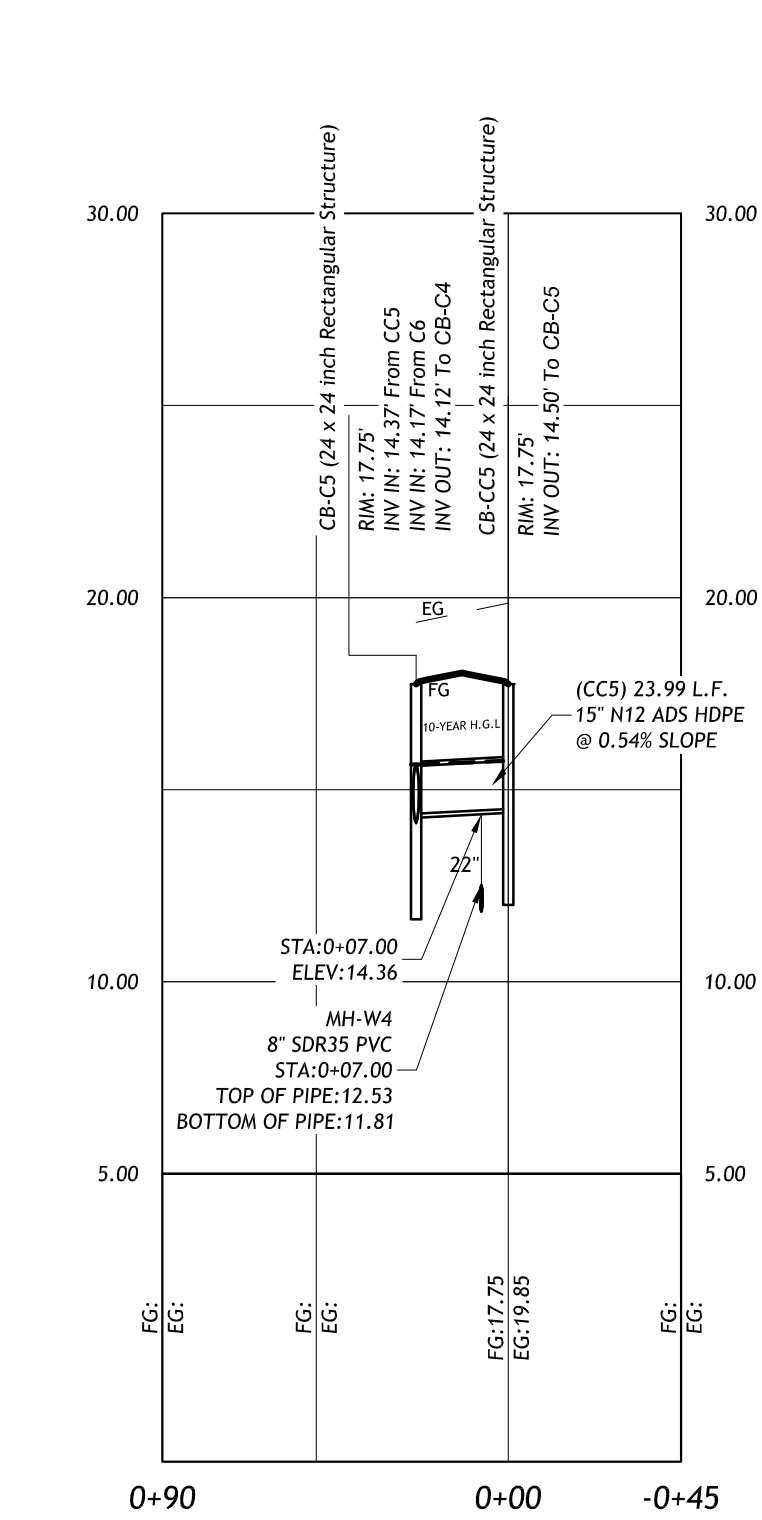
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DRAWING: <b>C-32</b>	DRAFTER: EW	CHECKED BY: MKC	DATE: 4/1/2019	TAX MAP: 234-12-003.00 & 6.00	SCALE: 24" x 36" = 60 FT. 11" x 17" = 100 FT.
SHEET: <b>32 OF 36</b>	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS	SCALE: 24" x 36" = 60 FT. 11" x 17" = 100 FT.
<p>STORMWATER PROFILES</p> <p>CZ #1859 - COUNTY AGREEMENT #1099</p> <p><b>WINDSWEPT @ LEWES R.P.C.</b></p> <p>S.C.R. 278 - ANGOLA BEACH ROAD</p> <p>INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE</p>					
<p><b>AXIOM ENGINEERING L.L.C.</b></p> <p>18 CHESTNUT STREET        DEWESBORO, DE 19847        (302) 855-0812        FAX: 855-0812        WWW.AXIOMENGS.COM</p>					



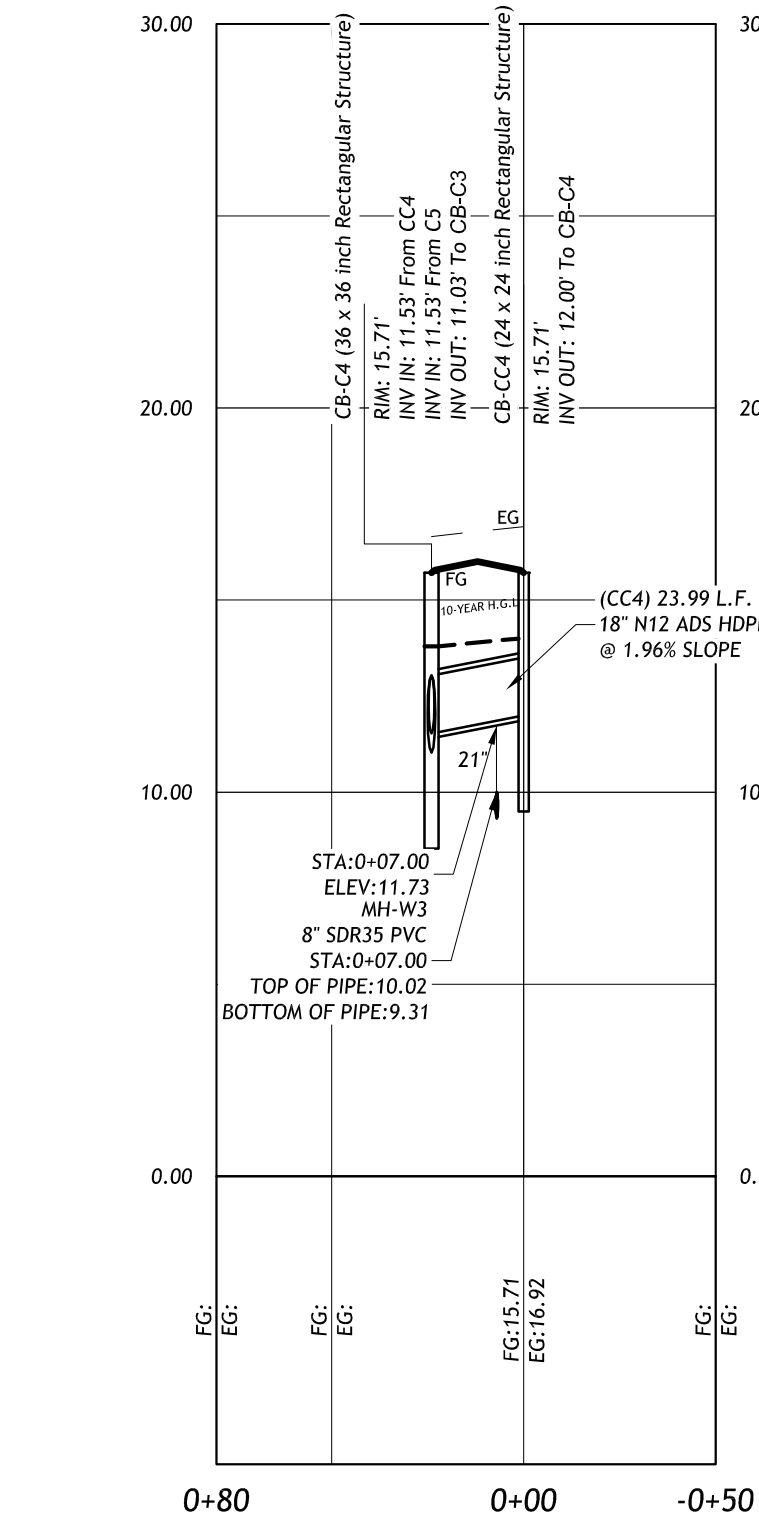
CB-CC7 TO FES-CO  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



(PHASE 3-B)  
CB-CC6 TO CB-C6  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



(PHASE 3-B)  
CB-CC5 TO CB-C5  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



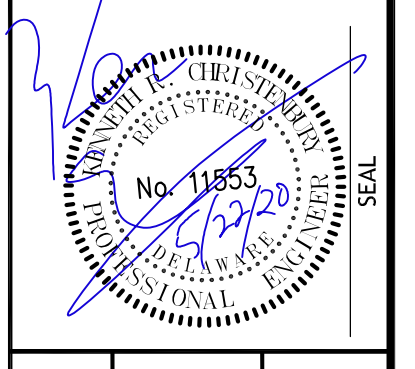
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CB-CC4 TO CB-C4  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED PER AGENCY COMMENTS	04/17/2019	JKC
2	ISSUED PER AGENCY COMMENTS	04/27/2020	JKC
3	ISSUED PER AGENCY COMMENTS	04/27/2020	JKC
4	ISSUED PER AGENCY COMMENTS	04/27/2020	JKC

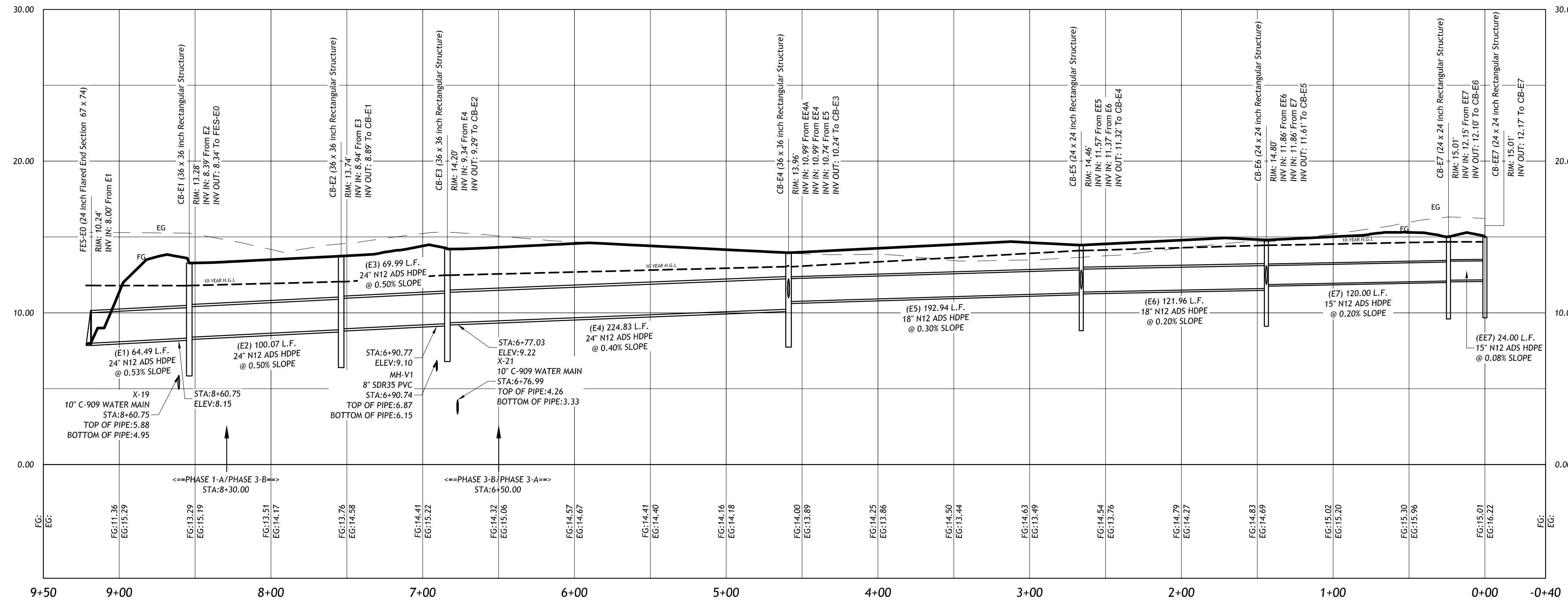
**STORMWATER PROFILES**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
TEL: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENGS.COM

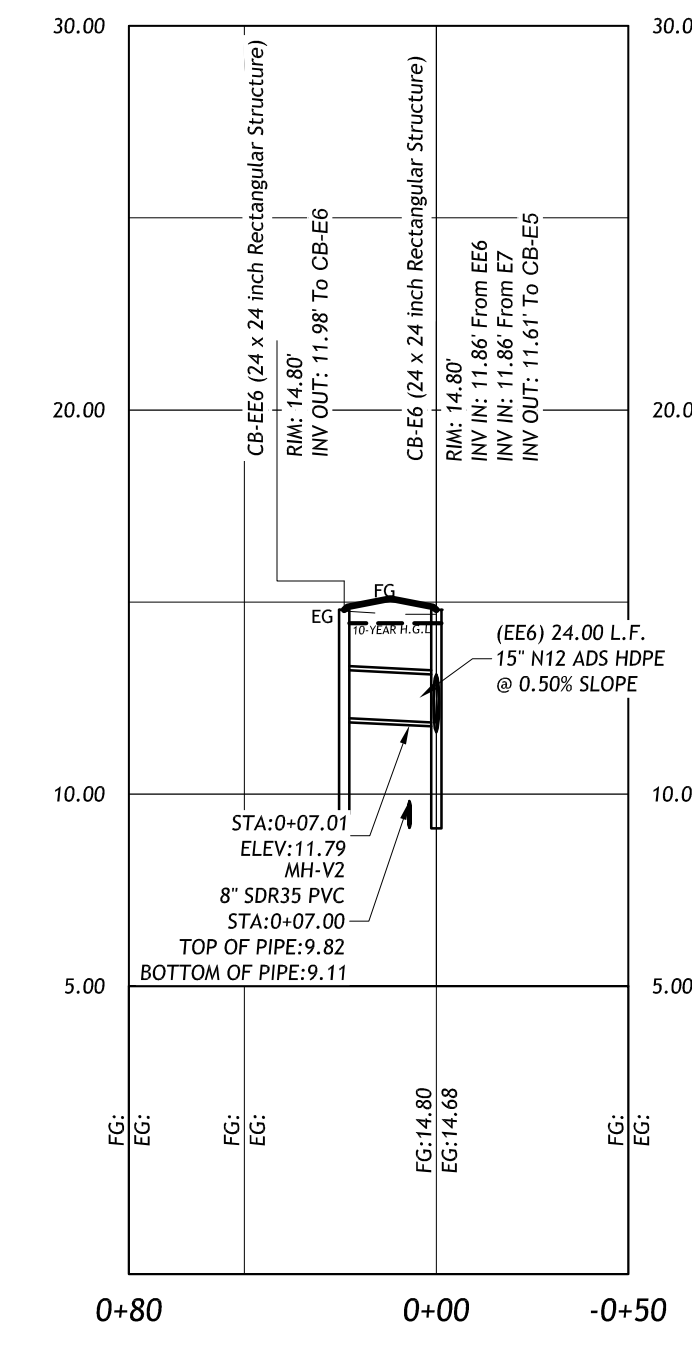
ENGINEER:	JKC
DESIGNER:	JKC
DRAWN BY:	EW
CHECKED BY:	JKC
DATE:	4/17/2019
TAX MAP:	234-12-003.00 & 00



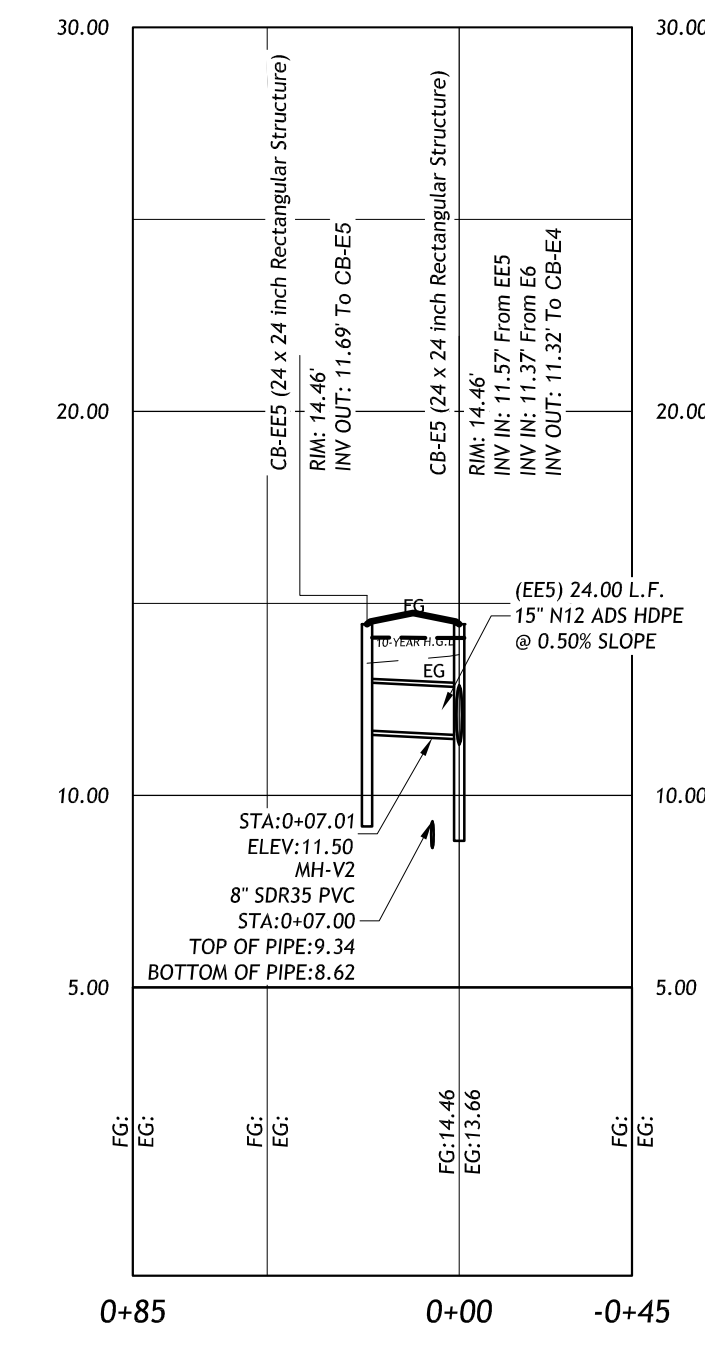
PROJECT NO: 0233-1702  
DRAWING: C-33  
SHEET: 33 OF 36



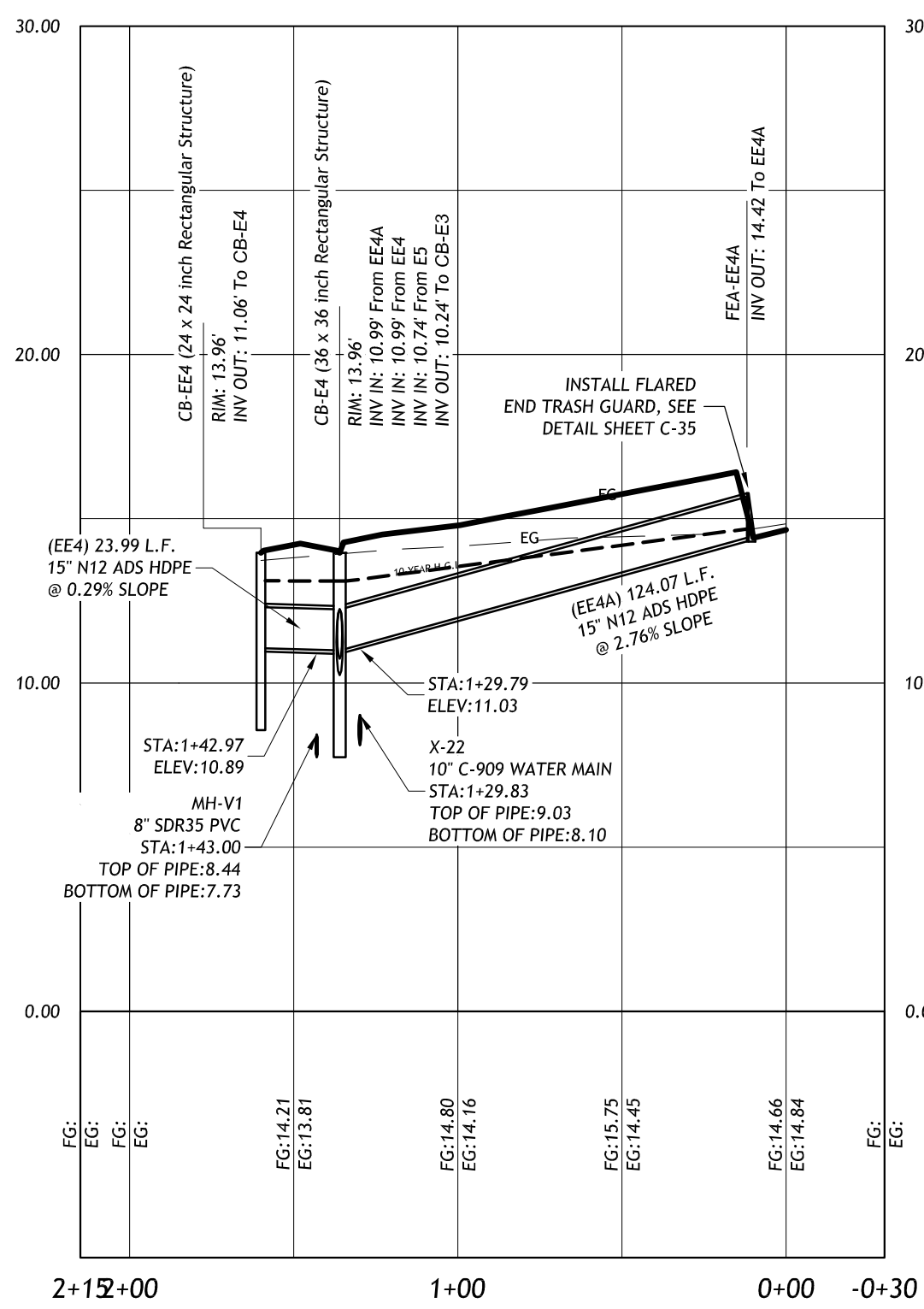
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VERTICAL SCALE 1"=5.00



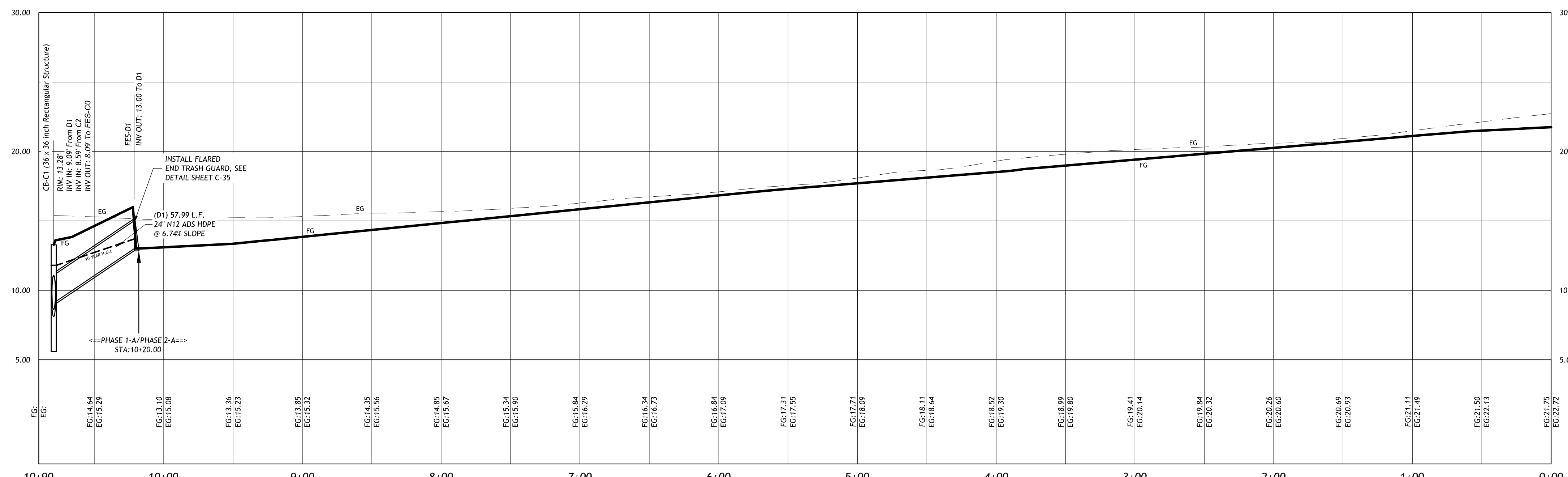
(PHASE 3-A)  
CB-EE6 TO CB-E6  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



(PHASE 3-A)  
CB-EE5 TO CB-E5  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



(PHASE 3-A)  
FES-EE4 TO CB-EE4  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00



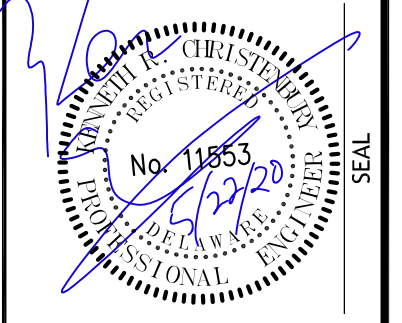
PHASE 2 SWALE  
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REV	DESCRIPTION OF REVISION	DATE
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2	REVISED PER AGENCY COMMENTS	02/17/2020
3	REVISED PER AGENCY COMMENTS	02/17/2020
4	REVISED PER AGENCY COMMENTS	02/17/2020
5	REVISED PER AGENCY COMMENTS	02/17/2020

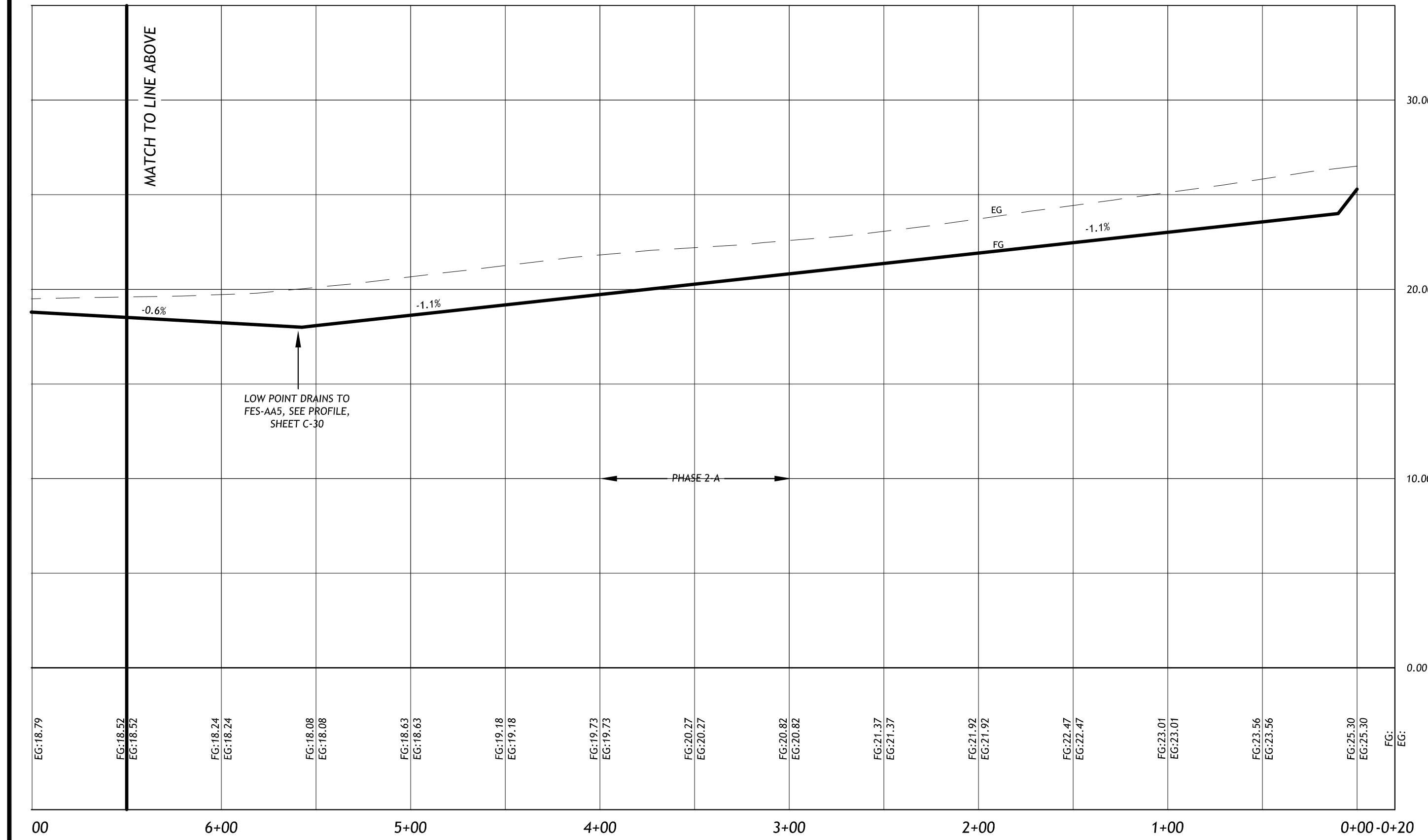
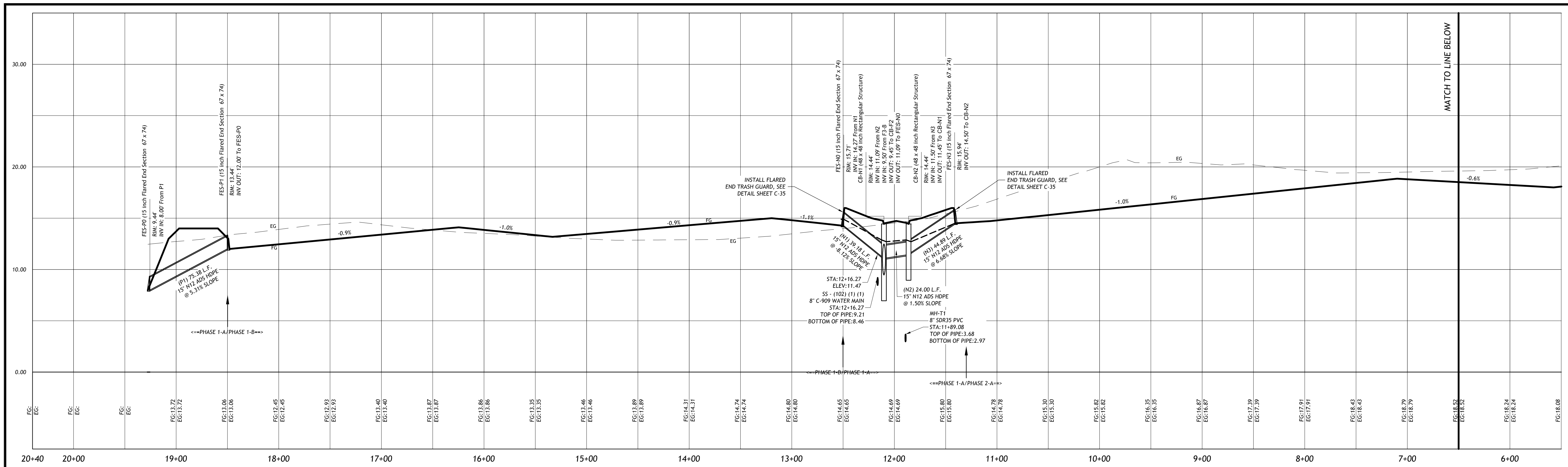
**STORMWATER PROFILES**  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
(302) 855-0812  
FAX: 855-0812  
WWW.AXIOMENGG.COM

ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	4/1/2019
TAX MAP:	23412.003.00 & 6.00



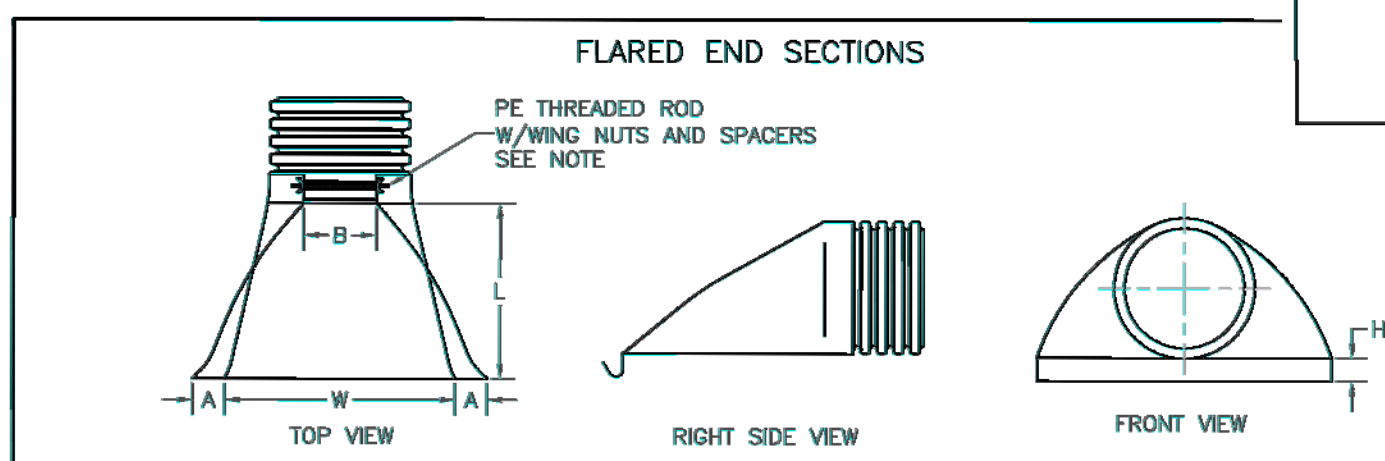
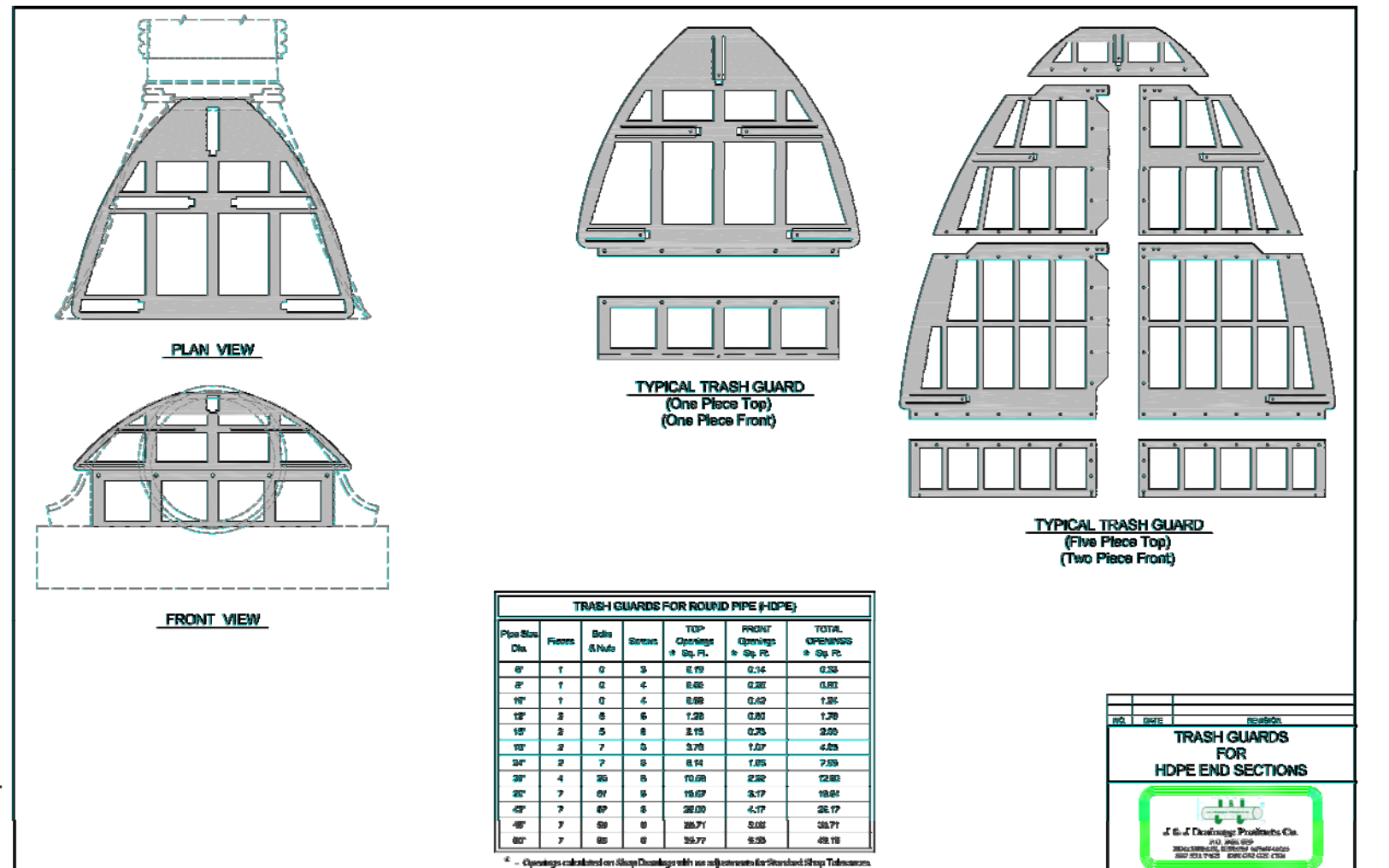
PROJECT NO: 0233-1702  
DRAWING: C-34  
SHEET: 34 OF 36



PHASE 1 SWALE  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

PHASE 1 SWALE  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

NOTE:  
SAFETY GRATES TO  
BE INSTALLED ON  
ALL UPSTREAM ADS  
FLARED ENDS



PART #	PIPE SIZE	A	B (MAX)	H	L	W
1210NP	12 in (300 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1510NP	15 in (375 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1810NP	18 in (450 mm)	7.50 in (191 mm)	15.00 in (381 mm)	6.50 in (165 mm)	32.00 in (813 mm)	35.00 in (889 mm)
2410NP	24 in (600 mm)	7.50 in (191 mm)	18.00 in (457 mm)	6.50 in (165 mm)	36.00 in (914 mm)	45.00 in (1143 mm)
3015NP	30 in (750 mm)	7.50 in (191 mm)	12.00 in (305 mm)	8.60 in (218 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)
3615NP	36 in (900 mm)	7.50 in (191 mm)	25.00 in (635 mm)	8.60 in (218 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.

REVISIONS	
BY	DATE
AWM	07.21.09

**STORMWATER PROFILE**

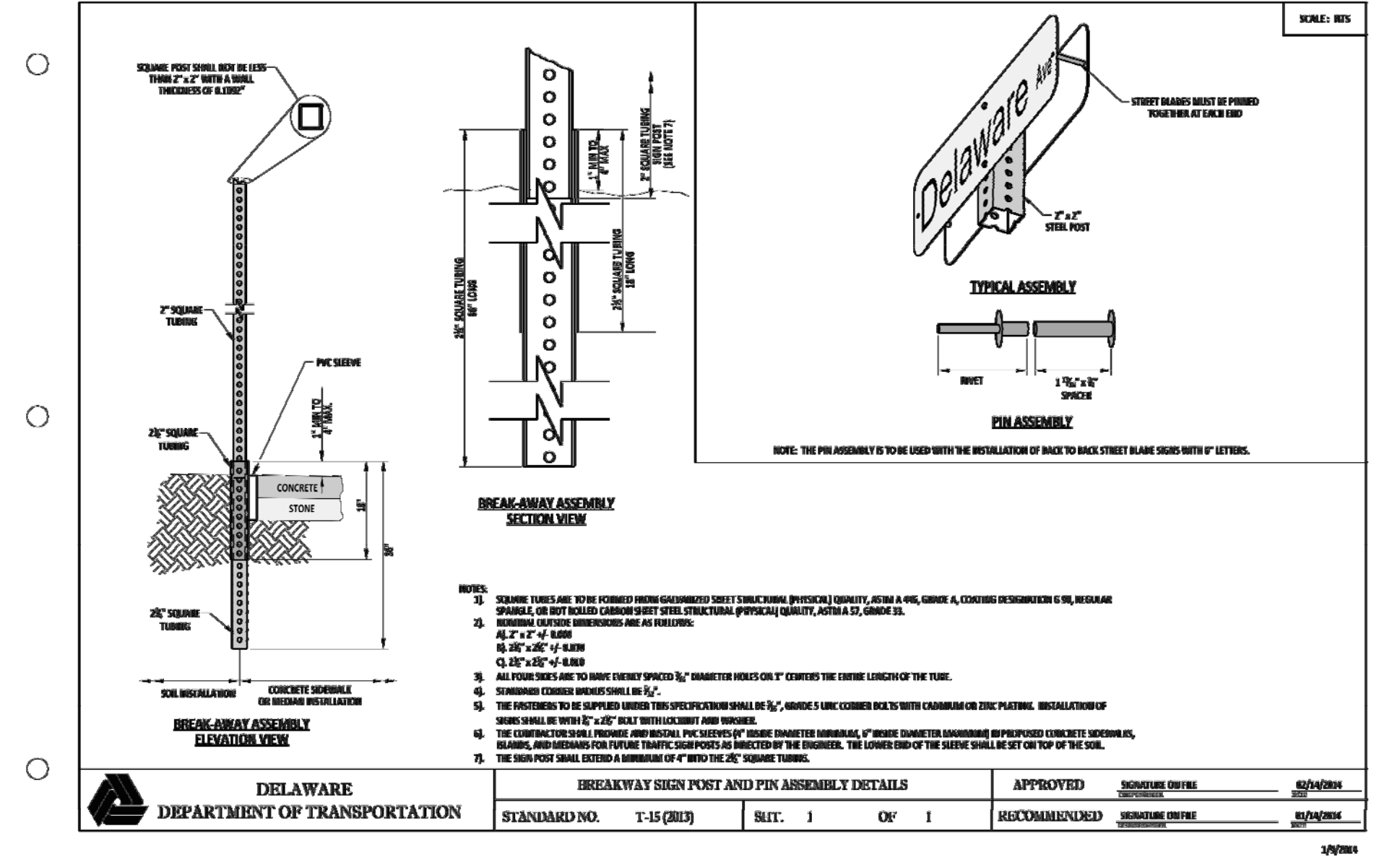
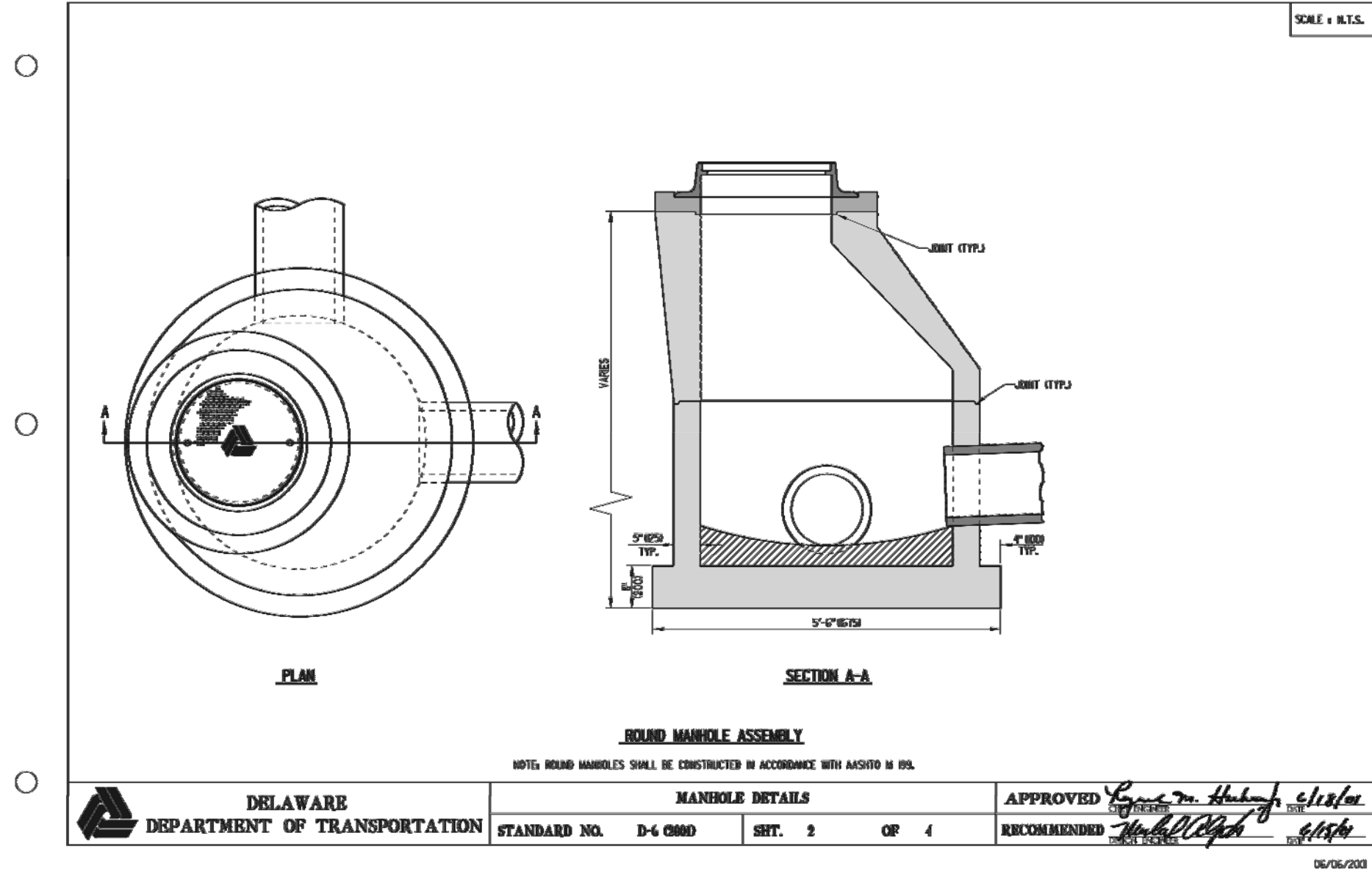
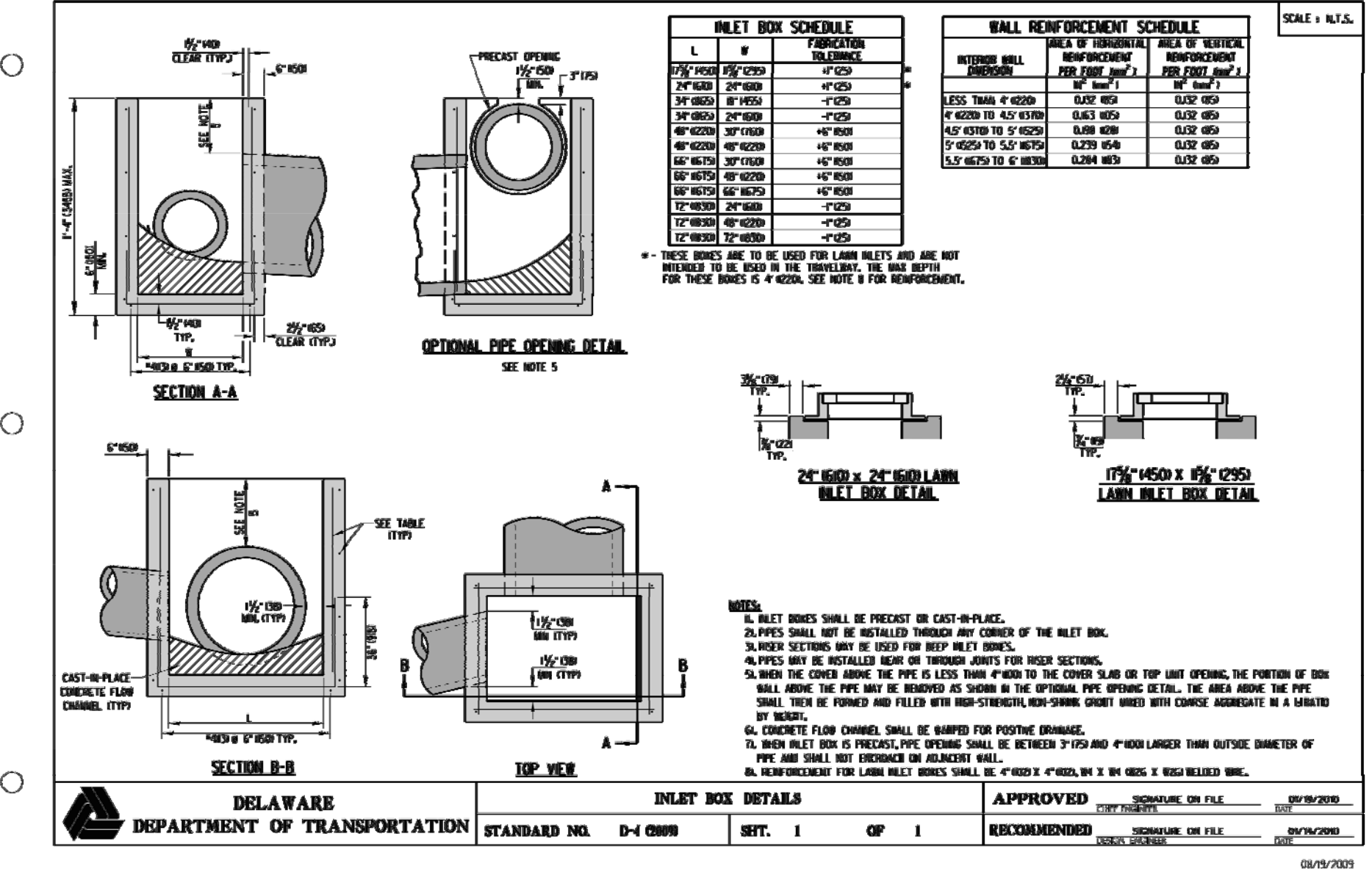
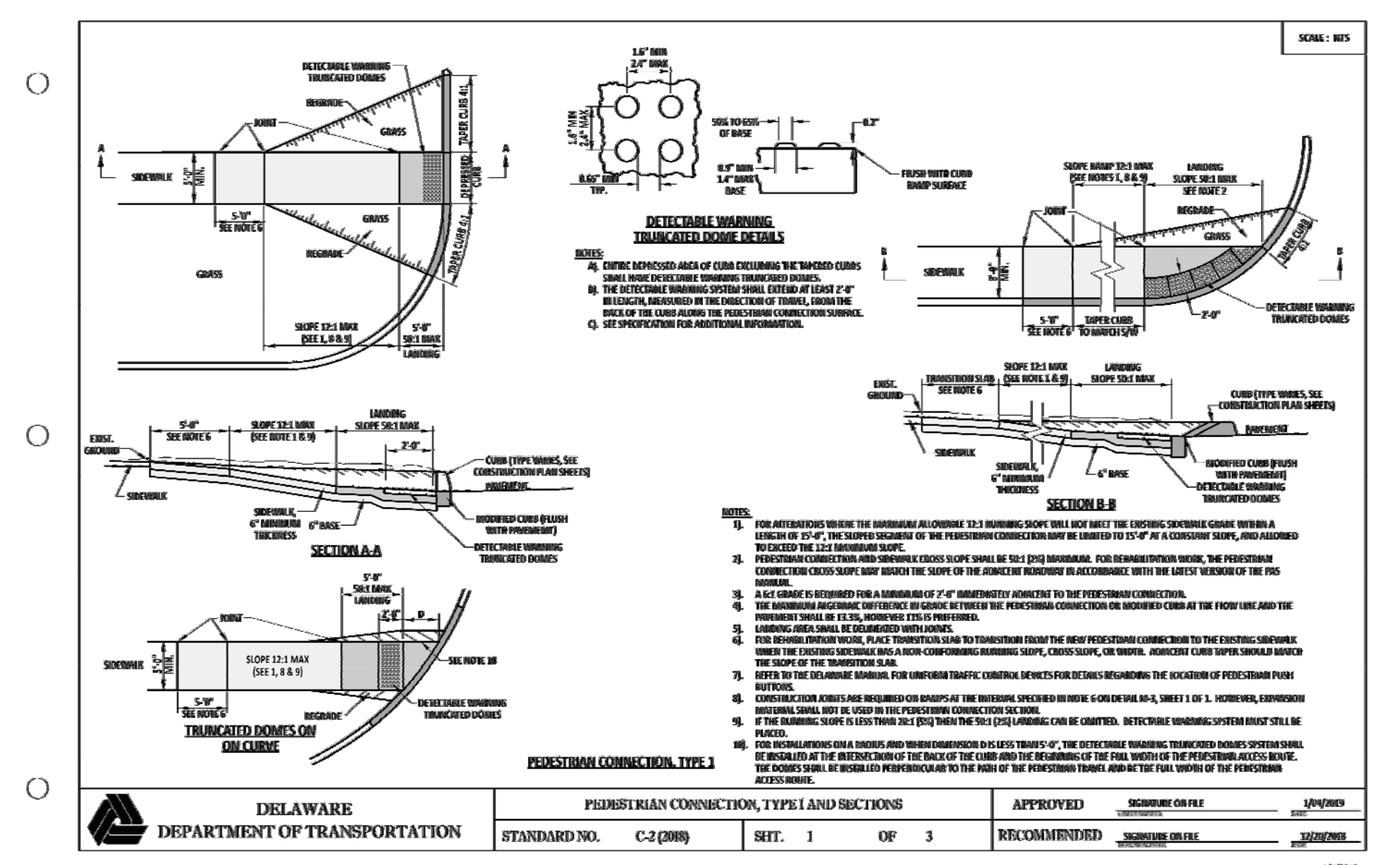
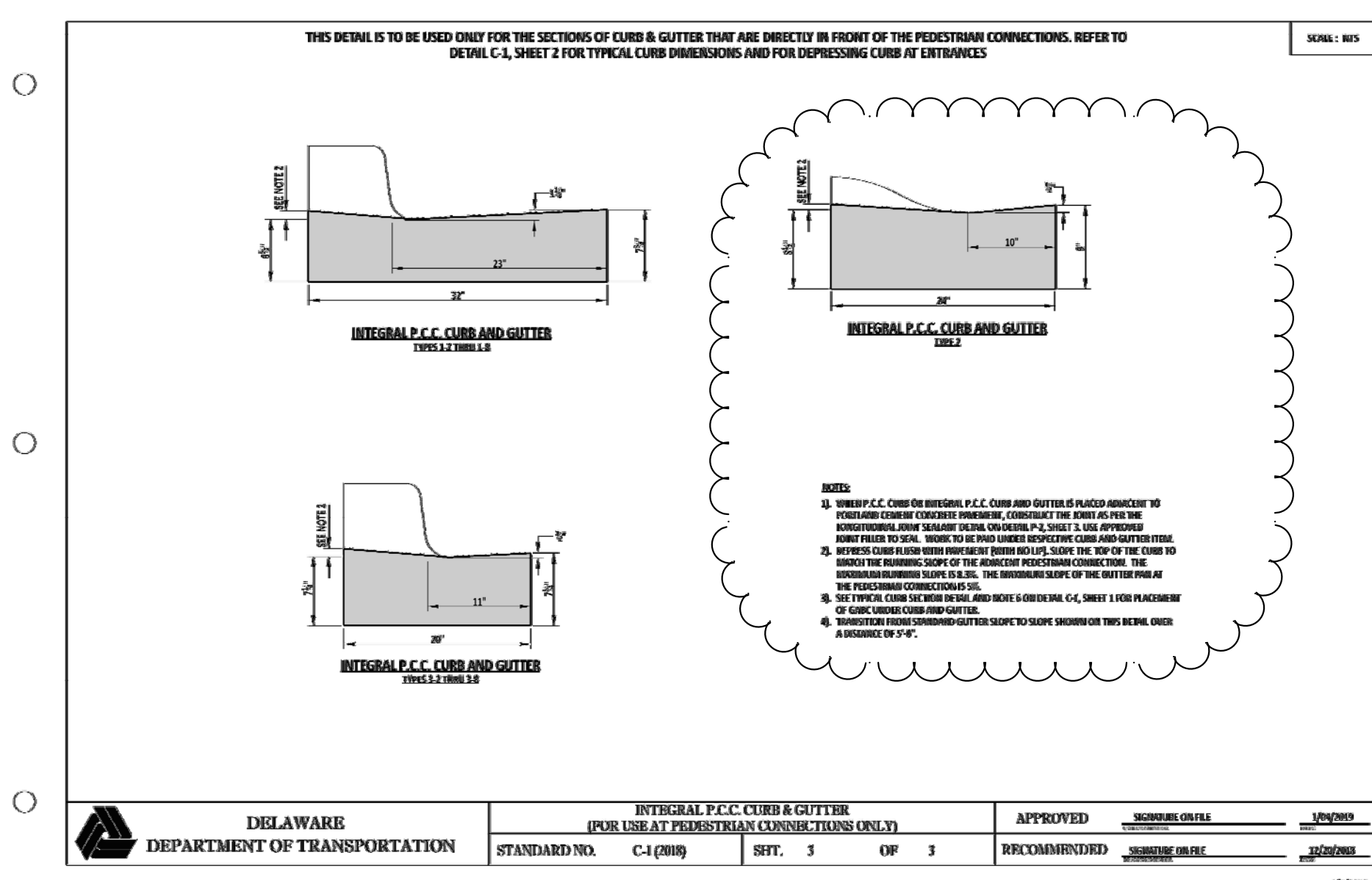
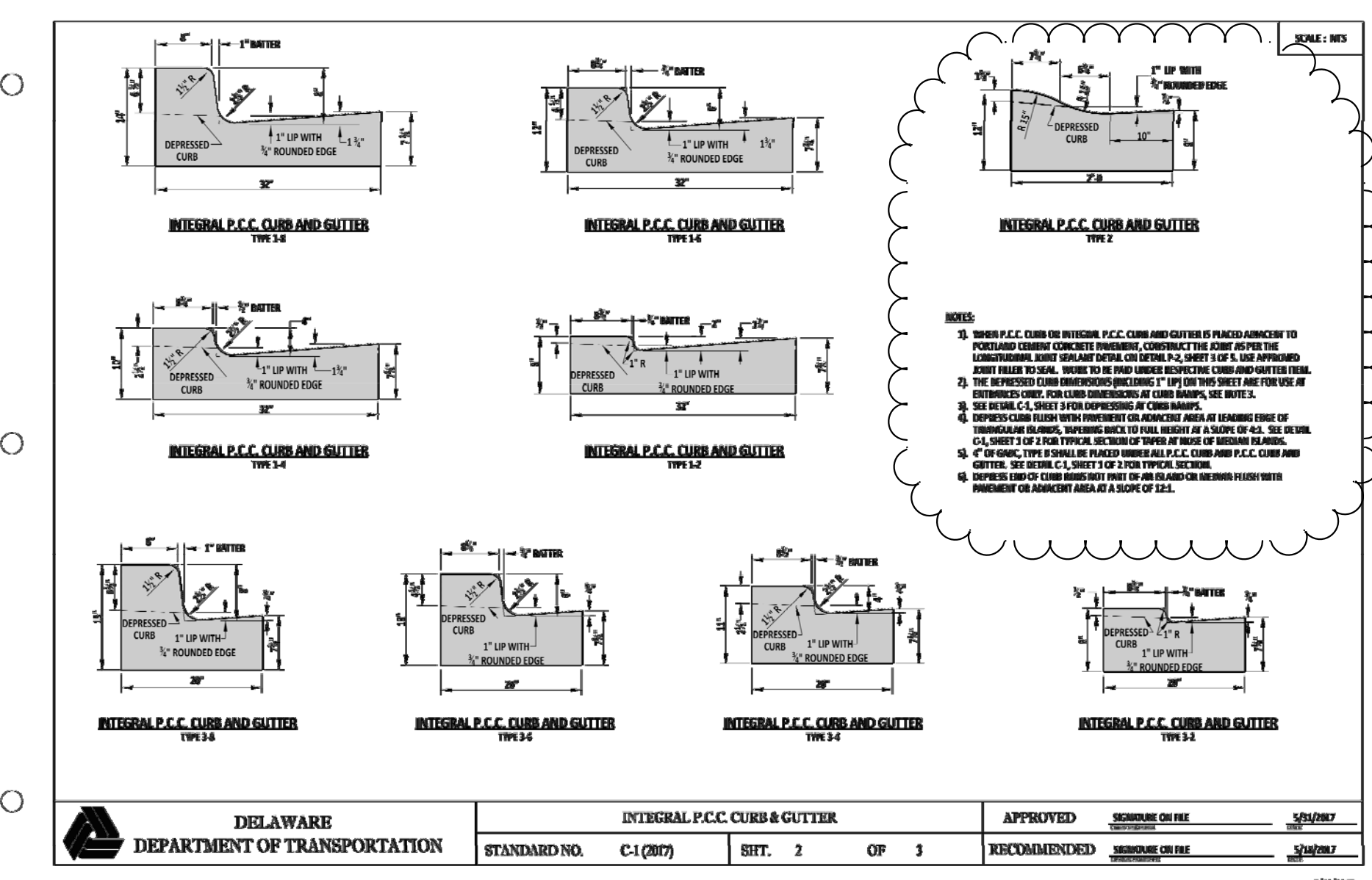
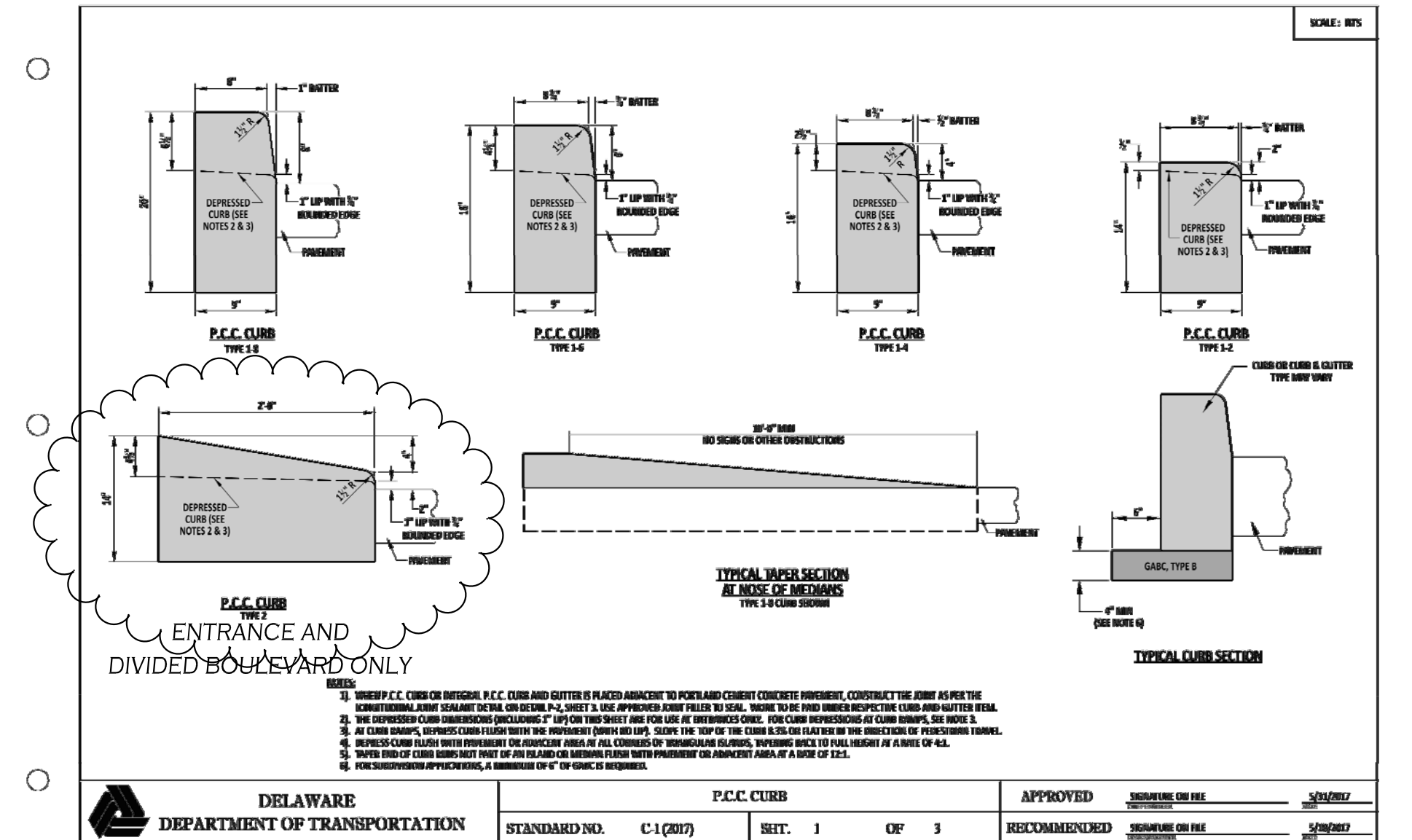
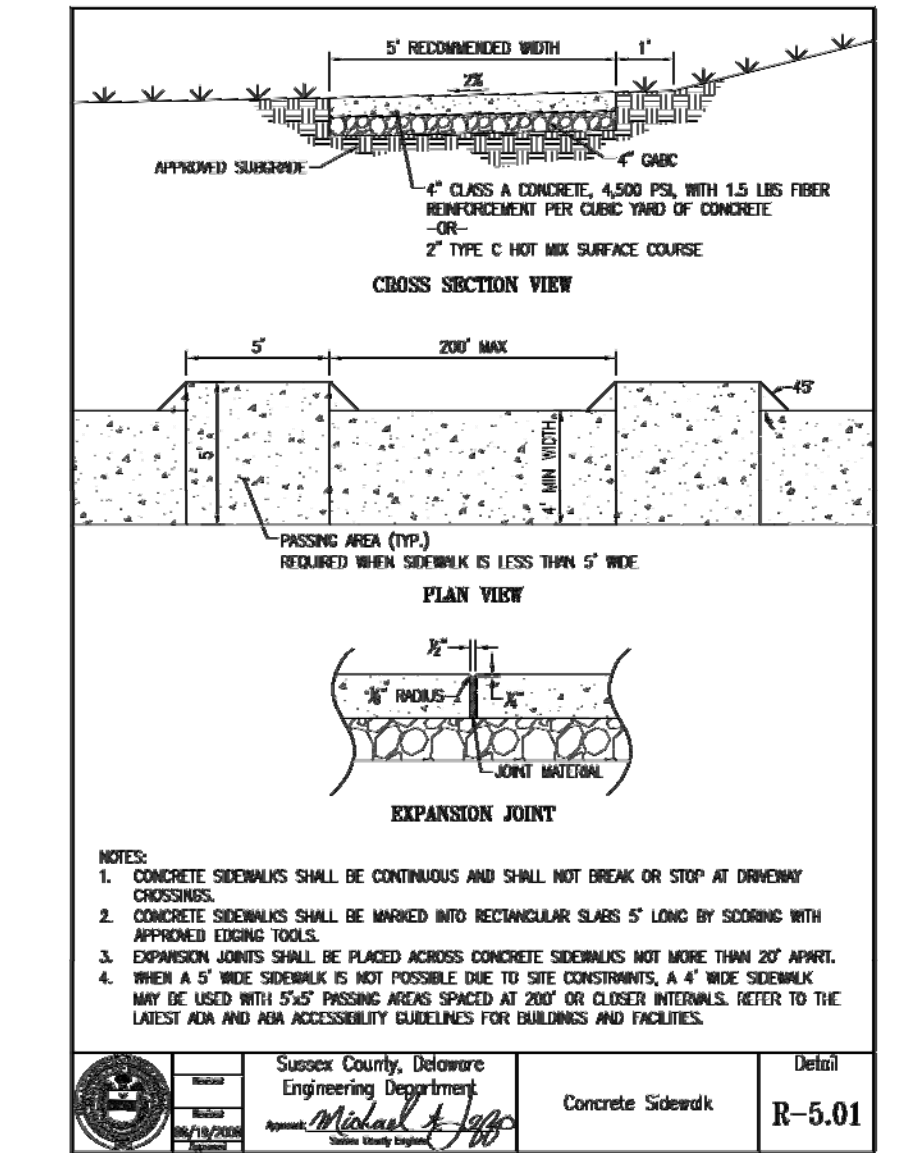
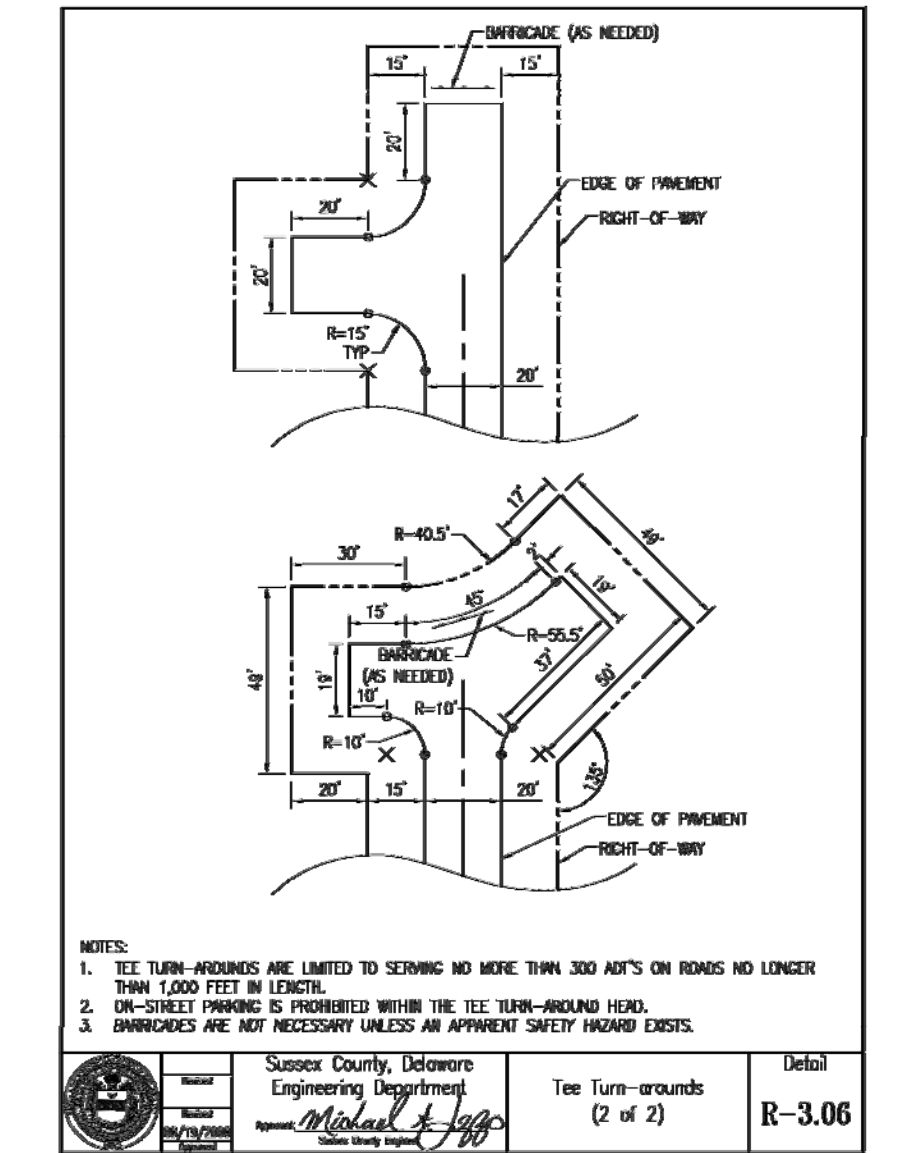
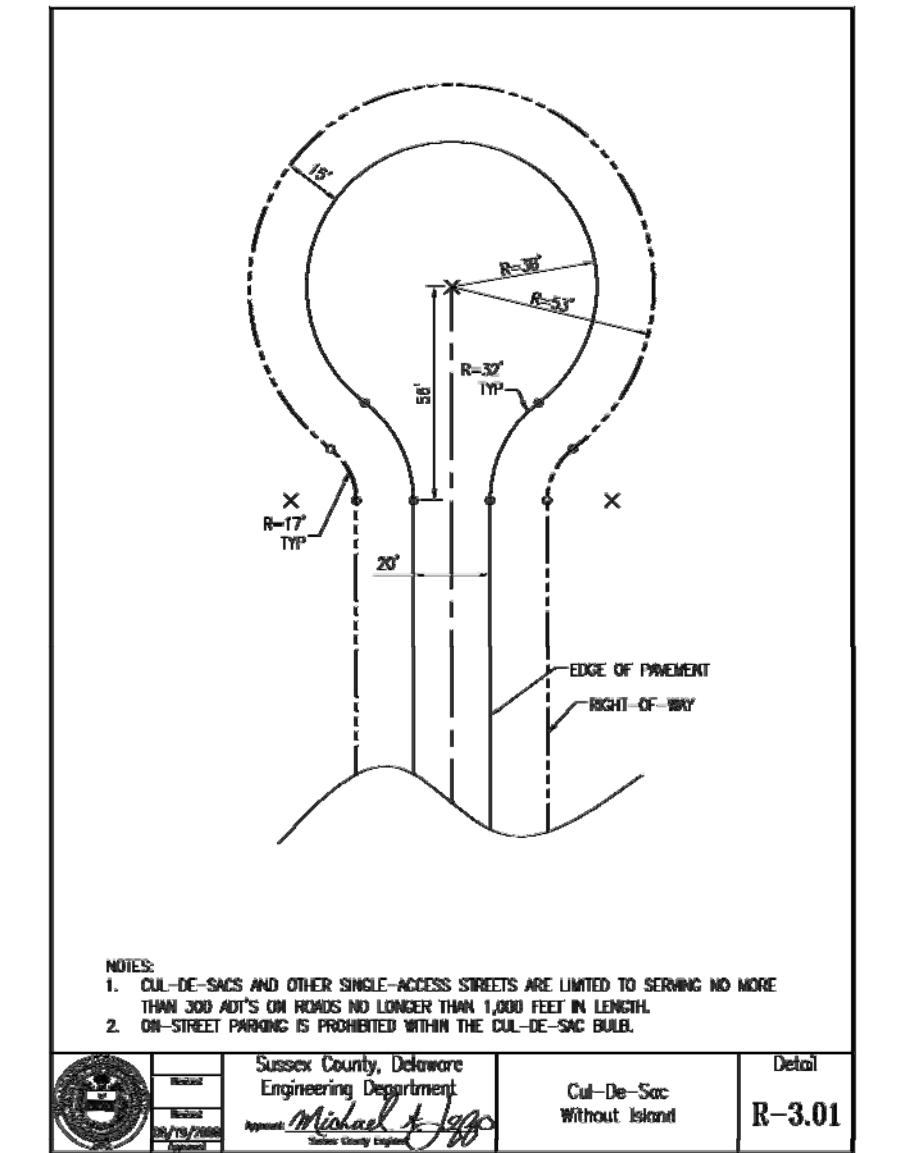
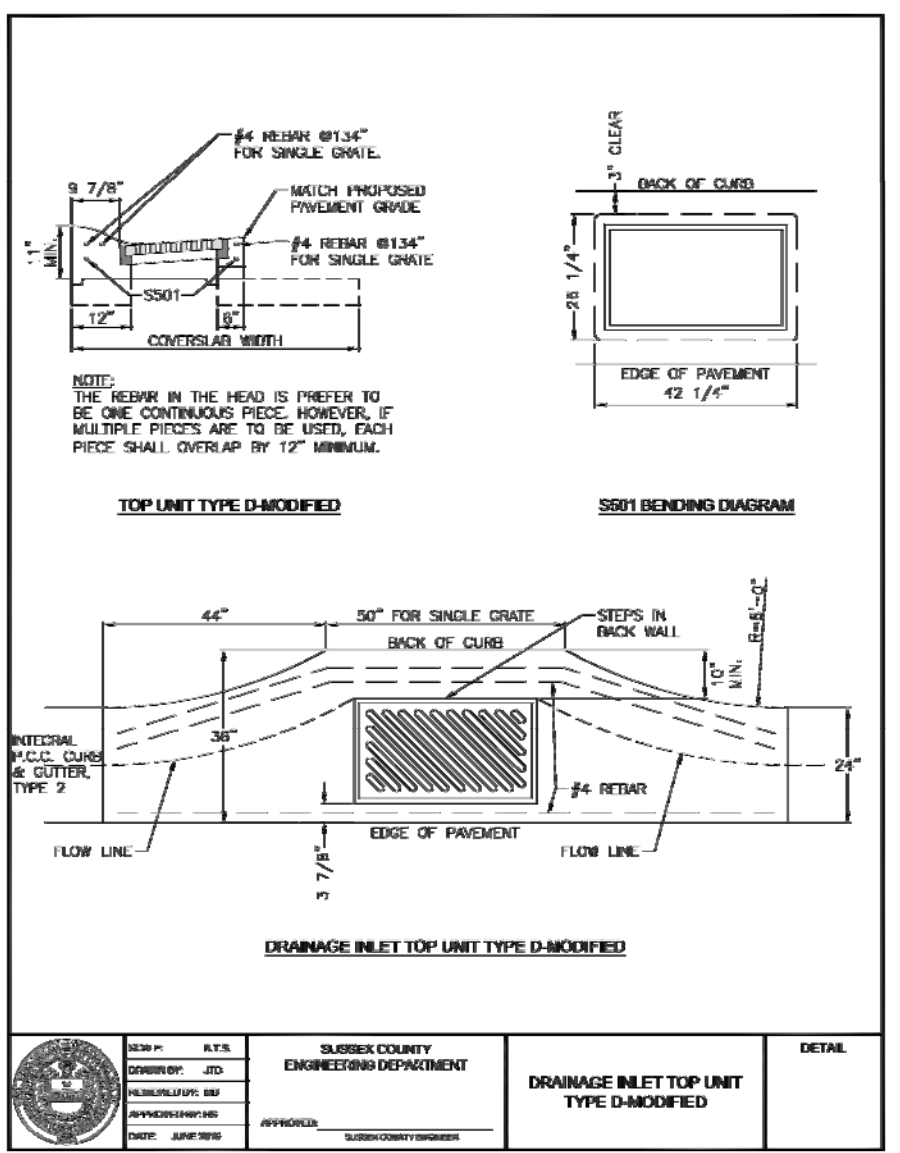
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 DEWESBORO, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: WWW.AXIOMENGG.COM  
 WEB: WWW.AXIOMENGG.COM

ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 4/1/2019  
 TAX MAP: 284-12-003.00 & 6.00

PROJECT NO: 0233-1702  
 DRAWING: C-35  
 SHEET: 35 OF 36

SCALE: 24" x 36" 1 inch = 50 ft.  
 11" x 17" 1 inch = 100 ft.



**CONSTRUCTION DETAILS**

CZ # 1859 - COUNTY AGREEMENT # 1099

**WINDSWEPT @ LEWES R.P.C.**

S.C.R. 278 - ANGOLA BEACH ROAD

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**

16 CHESTNUT STREET  
DELEWARE, DE 19847  
TEL: 302.855.0812  
FAX: 302.855.0812  
WWW.AXIOMENGS.COM

**AE**

ENGINEER: KBC  
DESIGNER: EWB  
CHECKED BY: KBC  
DATE: 4/11/2019  
TAX MAP: 234-12.003.00 6.00

PROJECT NO: 0233-1702  
DRAWING: C-36  
SHEET: 36 OF 36

SCALE: 1 inch = 1 ft.  
1/4" = 2 ft.  
1/8" = 4 ft.  
1/16" = 8 ft.

REVISIONS:

REV	DESCRIPTION OF REVISION	DATE
1	REVISED PER AGENCY COMMENTS	04/11/2019
2	REVISED PER AGENCY COMMENTS	04/11/2019
3	REVISED PER AGENCY COMMENTS	04/11/2019
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49	REVISED PER AGENCY COMMENTS	04/11/2019
50	REVISED PER AGENCY COMMENTS	04/11/2019



**SEDIMENT AND STORMWATER CONSTRUCTION NOTES:**

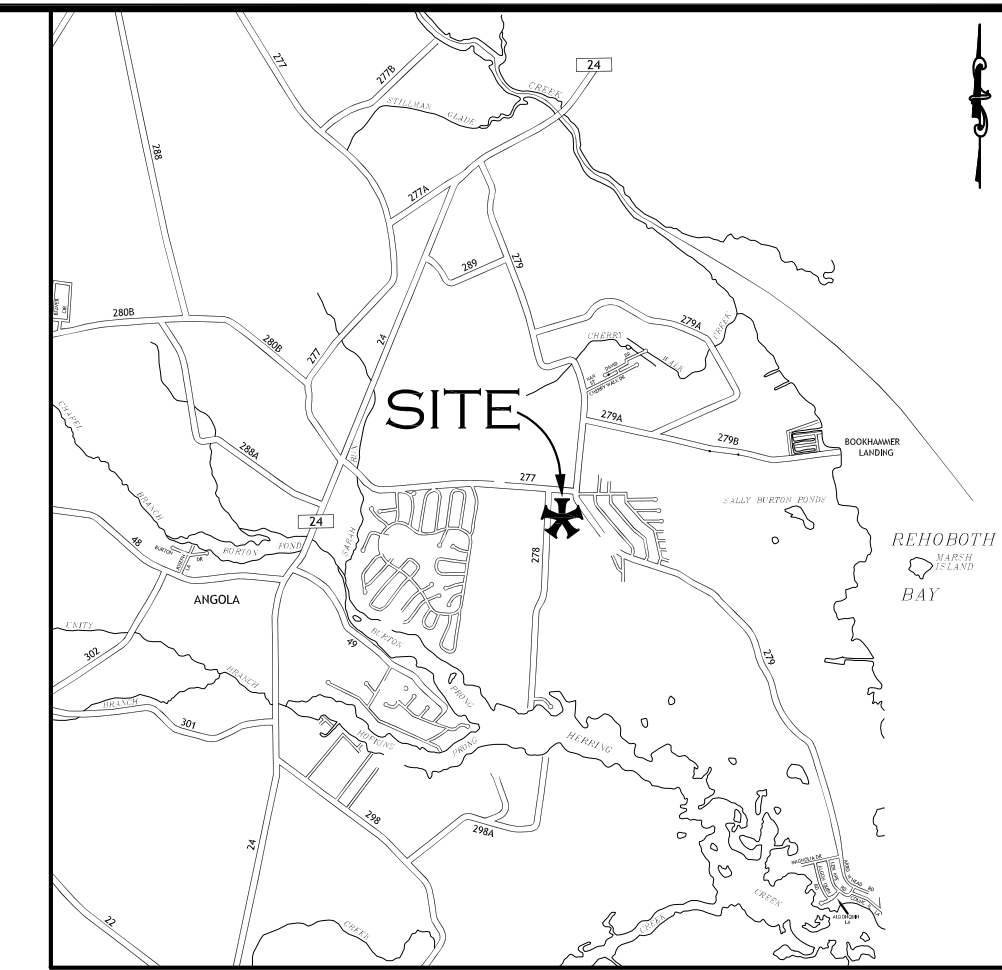
1. THE DNREC SEDIMENT AND STORMWATER MANAGEMENT PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
8. POST CONSTRUCTION VERIFICATION DRAWINGS ARE TO BE SUBMITTED TO THE DISTRICT WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
9. APPROVAL OF A SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE REGULATIONS AND OTHER APPLICABLE LAWS.
10. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #5991. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.
11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT ASSOCIATED WITH THE PROJECT, INCLUDING, BUT NOT LIMITED TO, PERFORMING WEEKLY SITE INSPECTIONS DURING CONSTRUCTION AND AFTER RAIN EVENTS, AND MAINTAINING WRITTEN LOGS OF THESE INSPECTIONS.
12. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
13. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OF DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SIDE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY SITE REVIEWER. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL. C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
14. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
15. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCE.

**NOTE:**  
SHEETS SWM-2 TO SWM-9 ARE FOR AGENCY REVIEW ONLY, AND NOT FOR CONSTRUCTION.

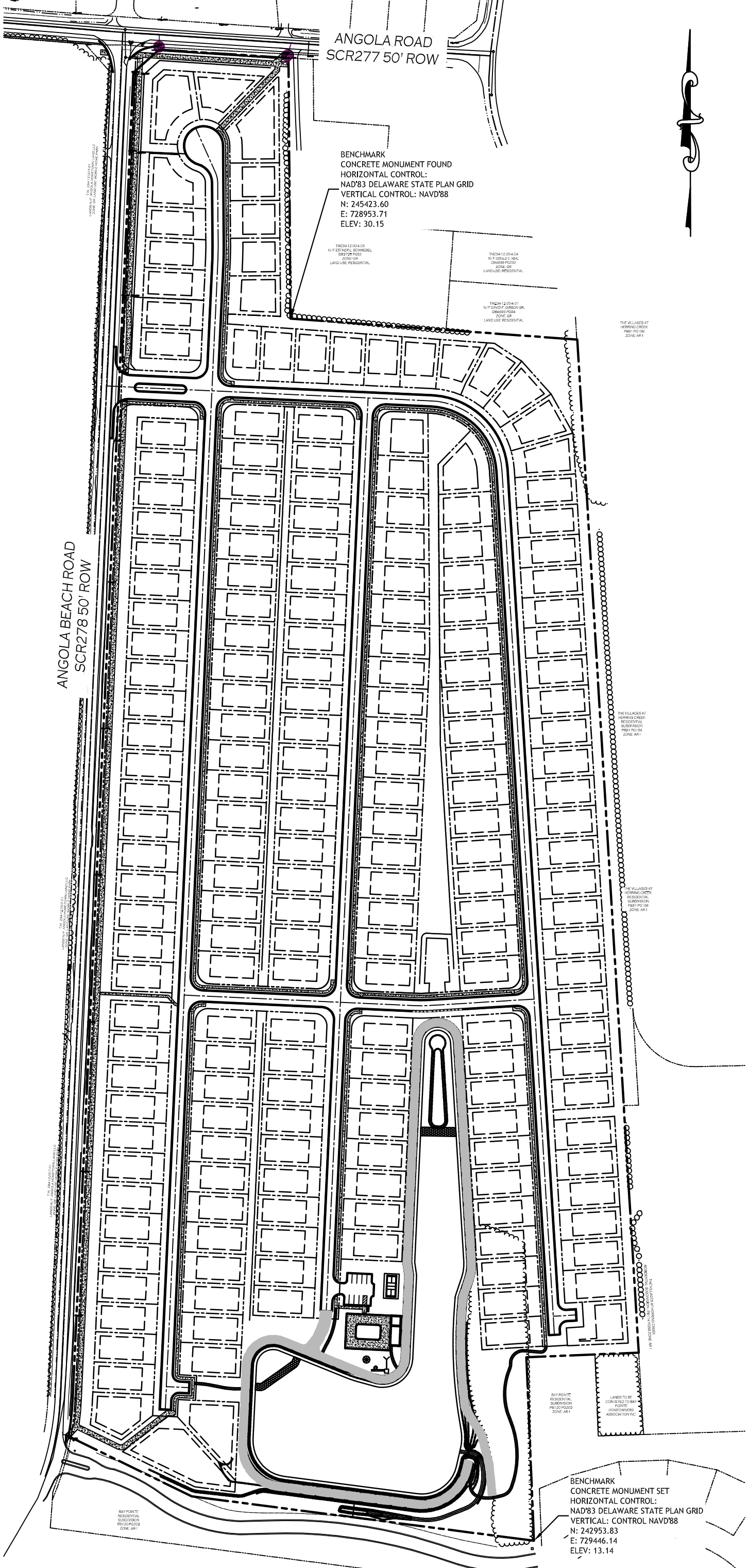
# WINDSWEPT @ LEWES

## INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SEDIMENT AND STORMWATER MANAGEMENT PLANS  
INDIAN RIVER HUNDRED  
REHOBOTH BAY WATER SHED  
TAX MAP 234-12.00 PARCEL 3.00 & 6.00



VICINITY MAP  
SCALE: 1" = 1 MILE



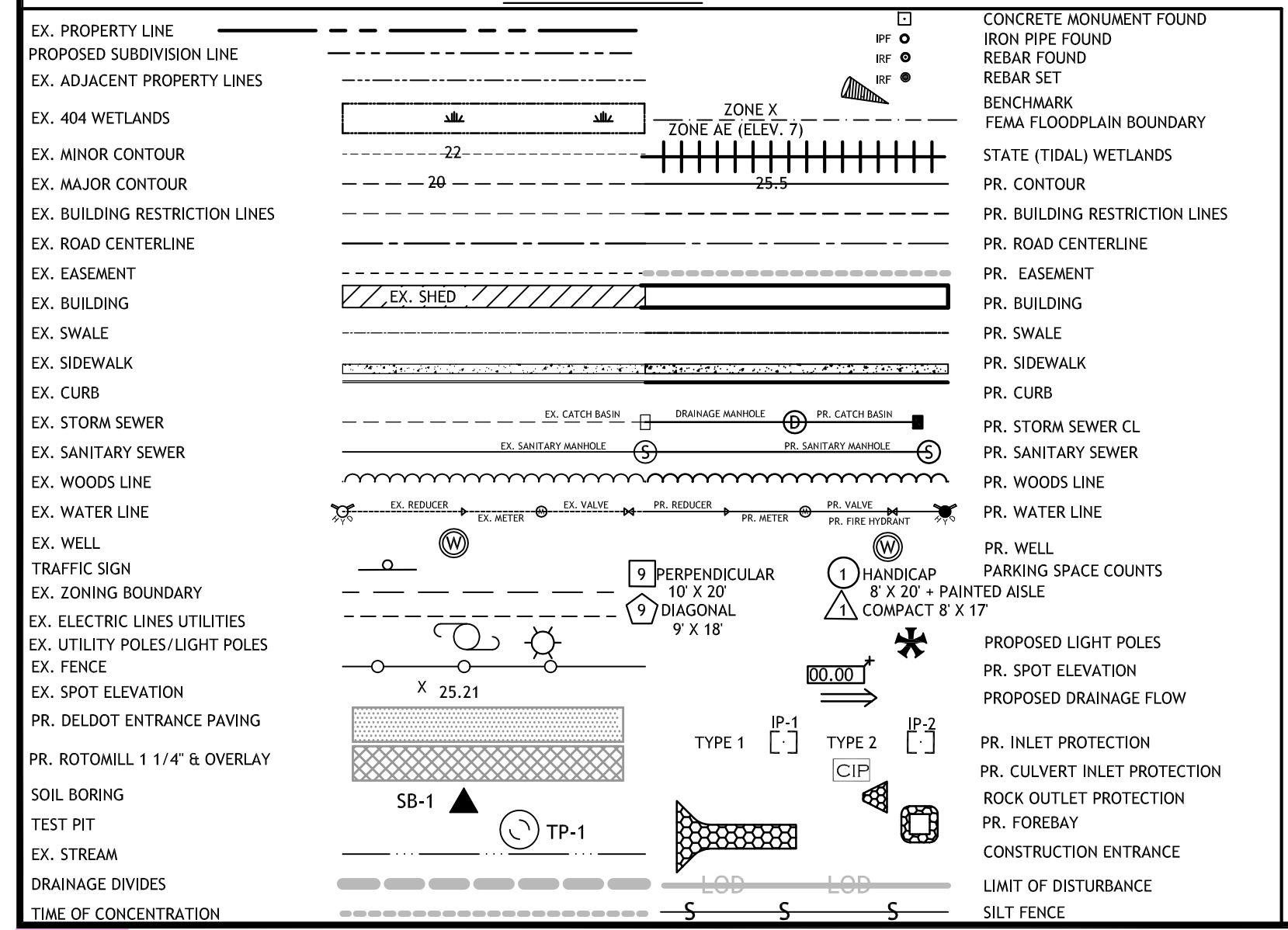
**EROSION & SEDIMENT CONTROL PLANS SHEET INDEX**

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
ESC-1	COVER SHEET	4/1/2019	7/2/2020
ESC-2	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-3	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-4	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-5	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	7/2/2020
ESC-6	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-7	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-8	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	4/21/2020
ESC-9	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	4/1/2019	7/2/2020
ESC-10	STORMWATER MANAGEMENT POND CROSS SECTION	4/1/2019	4/21/2020
ESC-11	STORMWATER MANAGEMENT POND CROSS SECTION	4/1/2019	4/21/2020
ESC-12	STORMWATER POND CONSTRUCTION PLAN	4/1/2019	4/21/2020
ESC-13	EROSION & SEDIMENT CONTROL DETAILS	4/1/2019	4/21/2020
ESC-14	EROSION & SEDIMENT CONTROL DETAILS	4/1/2019	4/21/2020
ESC-15	EROSION & SEDIMENT CONTROL DETAILS	4/1/2019	4/21/2020
ESC-16	EROSION & SEDIMENT CONTROL NOTES	4/1/2019	4/21/2020

**STORMWATER MANAGEMENT PLANS SHEET INDEX**

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
SWM-1	STORMWATER MANAGEMENT & UTILITY PHASING PLAN	4/1/2019	4/21/2020
SWM-2	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-3	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-4	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-5	PRE-DEVELOPMENT BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-6	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-7	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-8	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020
SWM-9	BMP DRAINAGE AREA PLAN	4/1/2019	4/21/2020

**LEGEND**



**PROJECT NOTES:**

1. TAX MAP: 234-12.00-3.00 & 6.00  
PRELIMINARY LAND USE SERVICE REFERENCE: 2018-05-12 HEN-OPEN MEADOWS (NAME CHANGED FOR COUNTY MAPPING APPROVAL)  
NEAREST INTERSECTION: 2018-05-12 HEN-OPEN MEADOWS (NAME CHANGED FOR COUNTY MAPPING APPROVAL)  
LATITUDE/LONGITUDE OF SITE BMP: POINT 1: 38.66752 N, 75.16183 W
2. TOTAL SITE AREA: 59.66 AC  
EXISTING WETLAND AREA: 0.00 AC  
PROPOSED USE: 201 SINGLE FAMILY DETACHED DWELLINGS  
PROPOSED LIMIT OF DISTURBANCE: 59.69 AC
3. OWNER DATA - SEE SIGNATURE BLOCK
4. DEVELOPER DATA - SEE SIGNATURE BLOCK
5. REVIEW AGENCY DATA - SEE SIGNATURE BLOCK

**EQUITABLE OWNER'S CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

I, THE UNDERSIGNED, FURTHER CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ONSITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON SHEET ESC-1 OF THESE PLANS.

BOARDWALK DEVELOPMENT, LLC - C/O JOSEPH REED DATE  
317 REHOBOTH AVENUE - REHOBOTH BEACH, DE 19971 - (302) 430-4060 - jreedreg@gmail.com

**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

KENNETH R. CHRISTENBURY, P.E. - DE. LICENSE NO. 11553 - EXPIRES 6/30/2022 DATE

**WETLANDS CERTIFICATION:**

THIS PROPERTY HAS BEEN EXAMINED BY COASTAL SOILS CONSULTANTS FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

JAY DUKE - CLASS D SOIL SCIENTIST DATE  
COASTAL SOIL CONSULTANTS  
25092 OAK ROAD - SEAFORD, DE 19973  
302-629-2989 - jayduke@comcast.net

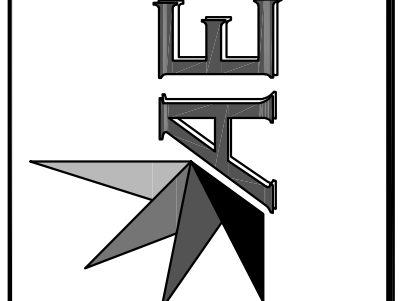
**SUSSEX CONSERVATION DISTRICT APPROVAL:**

23818 SHORTLY ROAD - GEORGETOWN, DE 19947 302-856-7219 FAX 856-0951

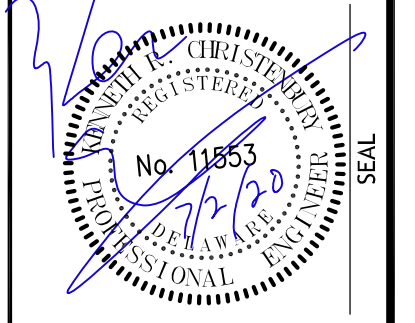
REV	DESCRIPTION OF REVISION	DATE	BY
1	RESPONSE TO AGENCY COMMENTS	7/2/2020	EW
2	RESPONSE TO TIBERWATER COMMENTS	6/07/2020	MBC
3	REVISED PER AGENCY COMMENTS	4/27/2020	MBC
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99	REVISED PER AGENCY COMMENTS	4/27/2020	MBC
100	REVISED PER AGENCY COMMENTS	4/27/2020	MBC

SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS  
COVER SHEET  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

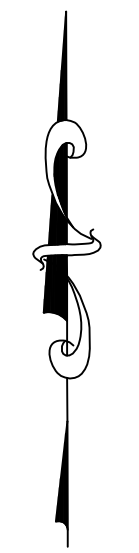
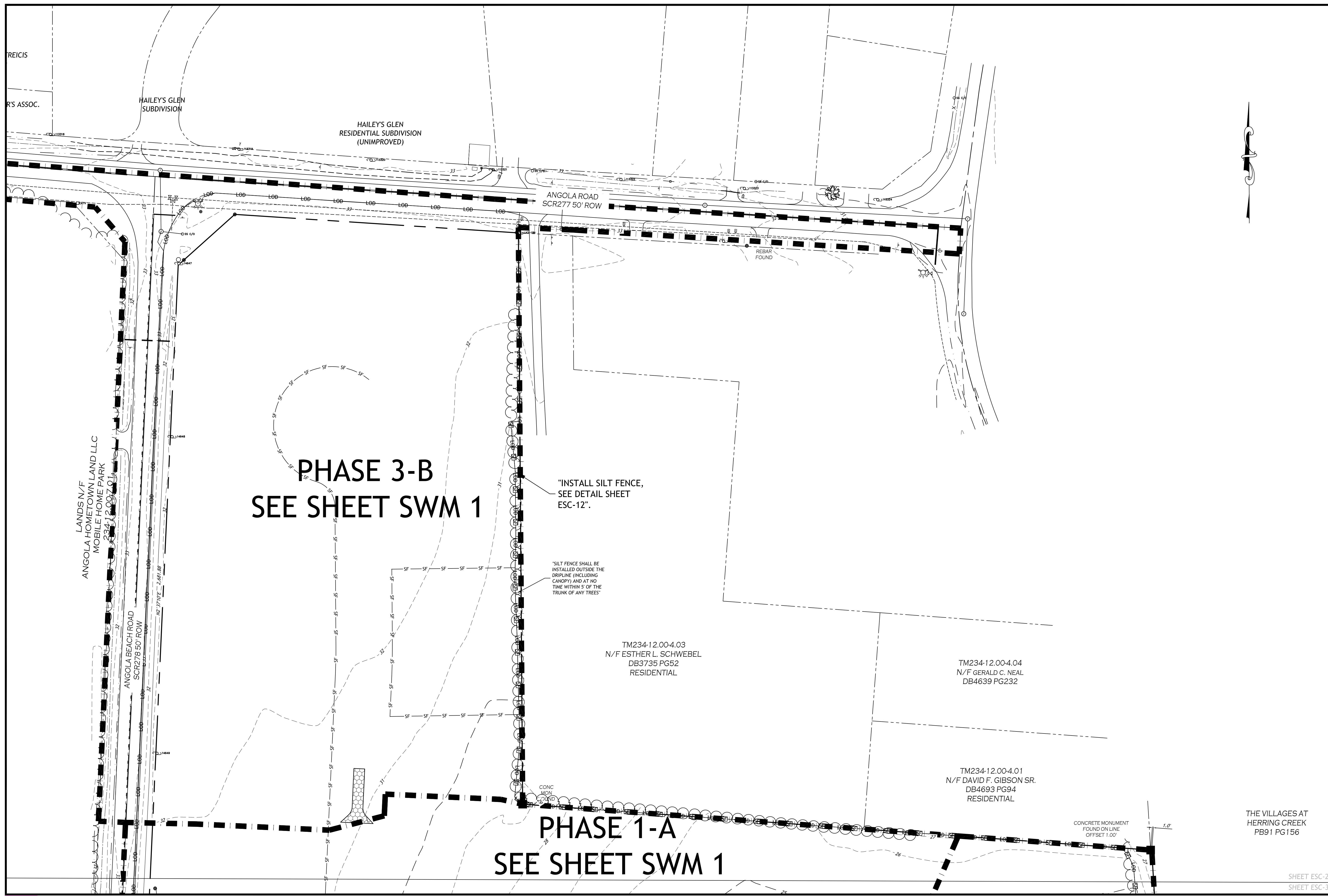
**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
LEWES, DE 19947  
(302) 855-0812  
FAX: 855-0812  
WWW.AXIOMENGG.COM



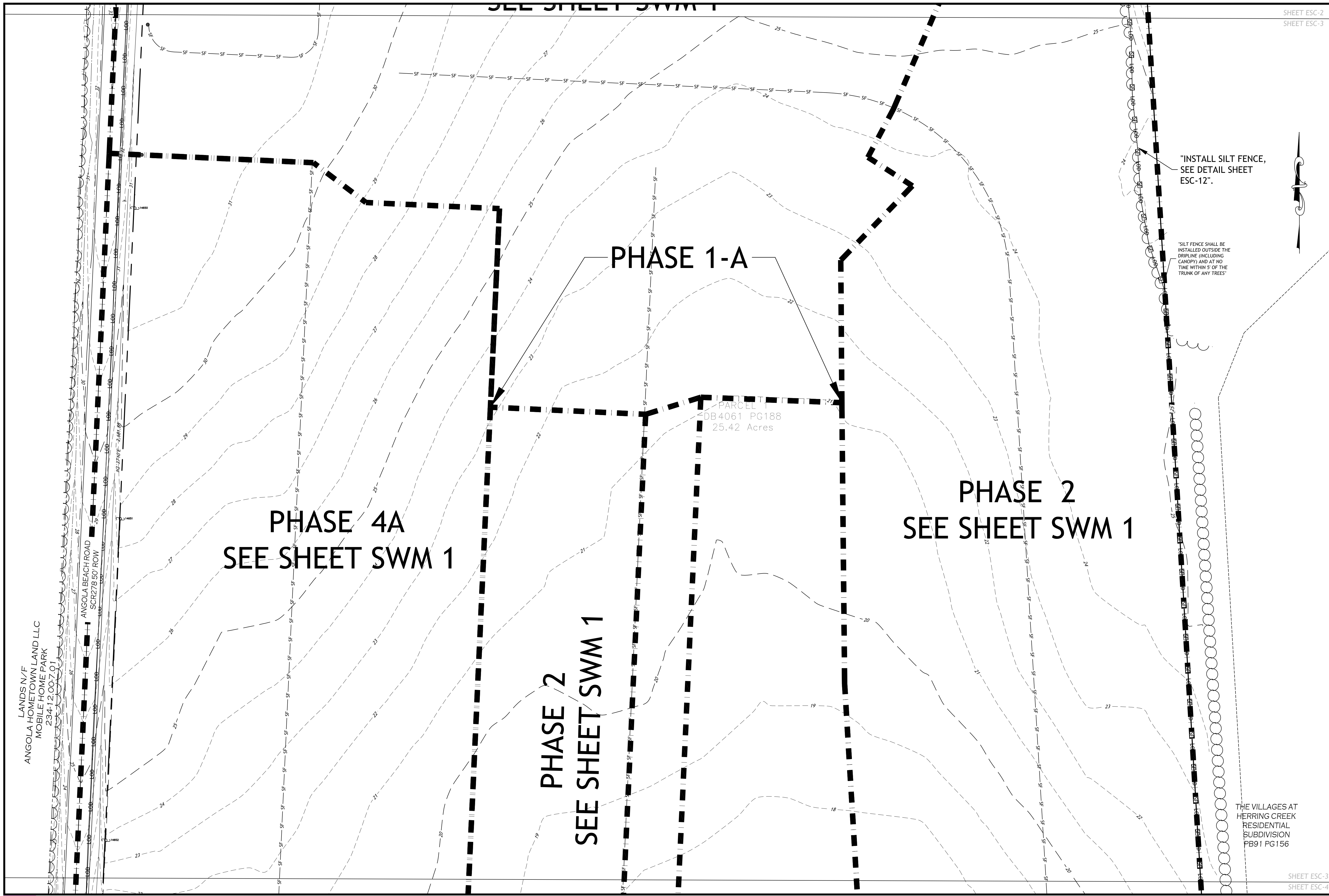
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KBC	KBC	EW	MBC	4/1/2019	234-12.00-3.00 & 6.00



PROJECT NO: 0233-1702  
DRAWING: ESC-1  
SHEET: 1 OF 16



SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEEP @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	
<b>Axiom Engineering L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, DE 19847 (302) 855-0812 FAX: 855-0812 WWW.AXIOMENGG.COM	
ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12.00-3.00 & 6.00	PROJECT NO: 0233-1702 DRAWING: ESC-2 SHEET: 2 OF 16
THE VILLAGES AT HERRING CREEK PB91 PG156 SHEET ESC-2 SHEET ESC-3	
PROJECT NO: 0233-1702 DRAWING: ESC-2 SHEET: 2 OF 16	
REVISIONS: REV. 1: 02/11/2019 REV. 2: 02/11/2019 REV. 3: 02/11/2019 REV. 4: 02/11/2019 REV. 5: 02/11/2019 REV. 6: 02/11/2019 REV. 7: 02/11/2019 REV. 8: 02/11/2019 REV. 9: 02/11/2019 REV. 10: 02/11/2019 REV. 11: 02/11/2019 REV. 12: 02/11/2019 REV. 13: 02/11/2019 REV. 14: 02/11/2019 REV. 15: 02/11/2019 REV. 16: 02/11/2019 REV. 17: 02/11/2019 REV. 18: 02/11/2019 REV. 19: 02/11/2019 REV. 20: 02/11/2019 REV. 21: 02/11/2019 REV. 22: 02/11/2019 REV. 23: 02/11/2019 REV. 24: 02/11/2019 REV. 25: 02/11/2019 REV. 26: 02/11/2019 REV. 27: 02/11/2019 REV. 28: 02/11/2019 REV. 29: 02/11/2019 REV. 30: 02/11/2019 REV. 31: 02/11/2019 REV. 32: 02/11/2019 REV. 33: 02/11/2019 REV. 34: 02/11/2019 REV. 35: 02/11/2019 REV. 36: 02/11/2019 REV. 37: 02/11/2019 REV. 38: 02/11/2019 REV. 39: 02/11/2019 REV. 40: 02/11/2019 REV. 41: 02/11/2019 REV. 42: 02/11/2019 REV. 43: 02/11/2019 REV. 44: 02/11/2019 REV. 45: 02/11/2019 REV. 46: 02/11/2019 REV. 47: 02/11/2019 REV. 48: 02/11/2019 REV. 49: 02/11/2019 REV. 50: 02/11/2019 REV. 51: 02/11/2019 REV. 52: 02/11/2019 REV. 53: 02/11/2019 REV. 54: 02/11/2019 REV. 55: 02/11/2019 REV. 56: 02/11/2019 REV. 57: 02/11/2019 REV. 58: 02/11/2019 REV. 59: 02/11/2019 REV. 60: 02/11/2019 REV. 61: 02/11/2019 REV. 62: 02/11/2019 REV. 63: 02/11/2019 REV. 64: 02/11/2019 REV. 65: 02/11/2019 REV. 66: 02/11/2019 REV. 67: 02/11/2019 REV. 68: 02/11/2019 REV. 69: 02/11/2019 REV. 70: 02/11/2019 REV. 71: 02/11/2019 REV. 72: 02/11/2019 REV. 73: 02/11/2019 REV. 74: 02/11/2019 REV. 75: 02/11/2019 REV. 76: 02/11/2019 REV. 77: 02/11/2019 REV. 78: 02/11/2019 REV. 79: 02/11/2019 REV. 80: 02/11/2019 REV. 81: 02/11/2019 REV. 82: 02/11/2019 REV. 83: 02/11/2019 REV. 84: 02/11/2019 REV. 85: 02/11/2019 REV. 86: 02/11/2019 REV. 87: 02/11/2019 REV. 88: 02/11/2019 REV. 89: 02/11/2019 REV. 90: 02/11/2019 REV. 91: 02/11/2019 REV. 92: 02/11/2019 REV. 93: 02/11/2019 REV. 94: 02/11/2019 REV. 95: 02/11/2019 REV. 96: 02/11/2019 REV. 97: 02/11/2019 REV. 98: 02/11/2019 REV. 99: 02/11/2019 REV. 100: 02/11/2019	

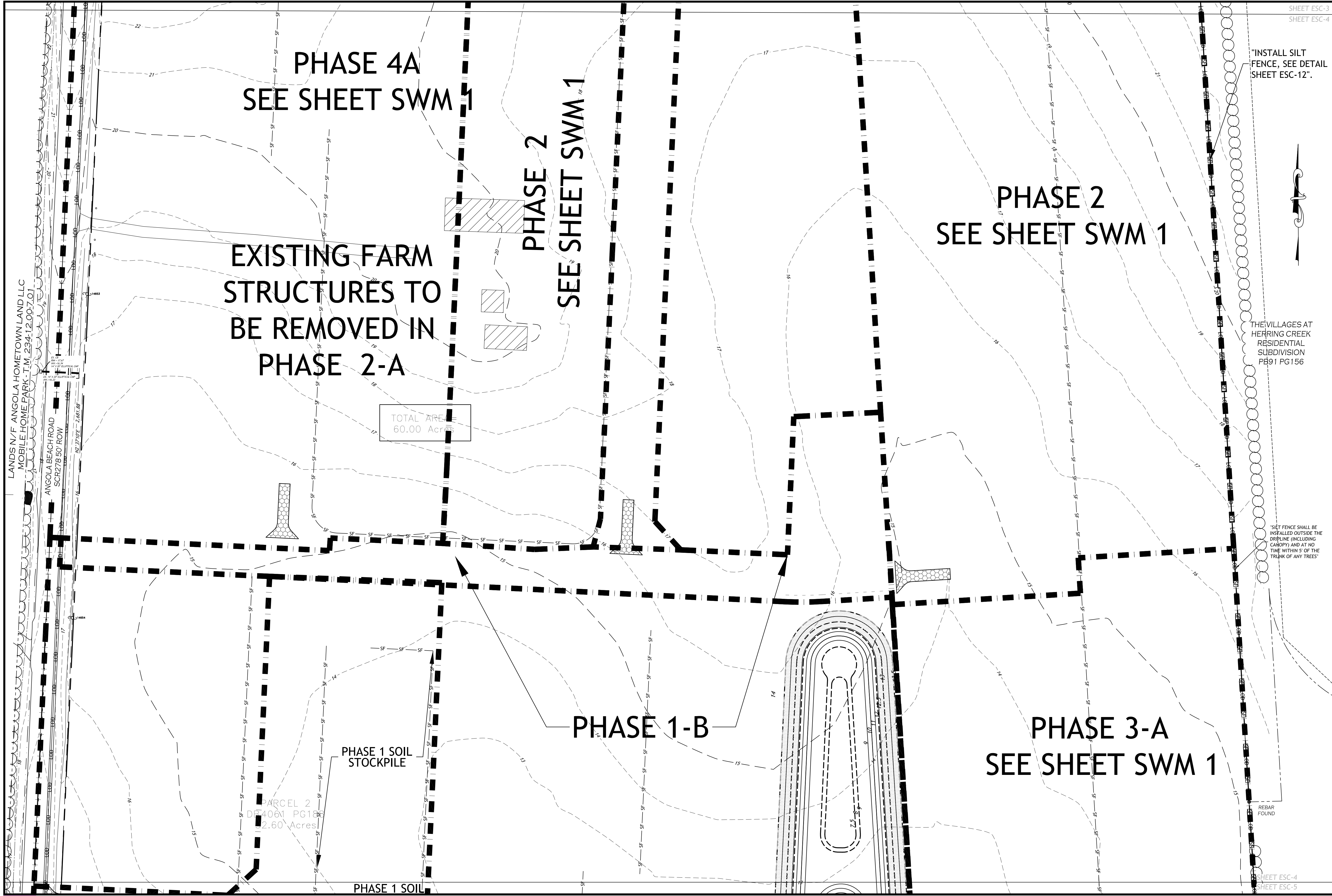


SHEET ESC-2  
SHEET ESC-3

PROJECT NO: 0233-1702 DRAWING: ESC-3 SHEET: 3 OF 16		ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12-003.00 & 6.00															
SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE		<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, DE 19947 (302) 855-0812 FAX: 855-0812 WWW.AXIOMSG.COM		REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/27/2019</td> </tr> <tr> <td>2</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/27/2019</td> </tr> <tr> <td>3</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/27/2019</td> </tr> </tbody> </table> <p>THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC IS THE PRIMARY CONCERN OF THE ENGINEER AND ALL RULES AND REGULATIONS THEREOF AND APPROPRIATE.</p>		REV	DESCRIPTION OF REVISION	DATE	1	REVISED PER AGENCY COMMENTS	04/27/2019	2	REVISED PER AGENCY COMMENTS	04/27/2019	3	REVISED PER AGENCY COMMENTS	04/27/2019
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3	REVISED PER AGENCY COMMENTS	04/27/2019															

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

SHEET ESC-3  
SHEET ESC-4



SHEET ESC-3  
SHEET ESC-4

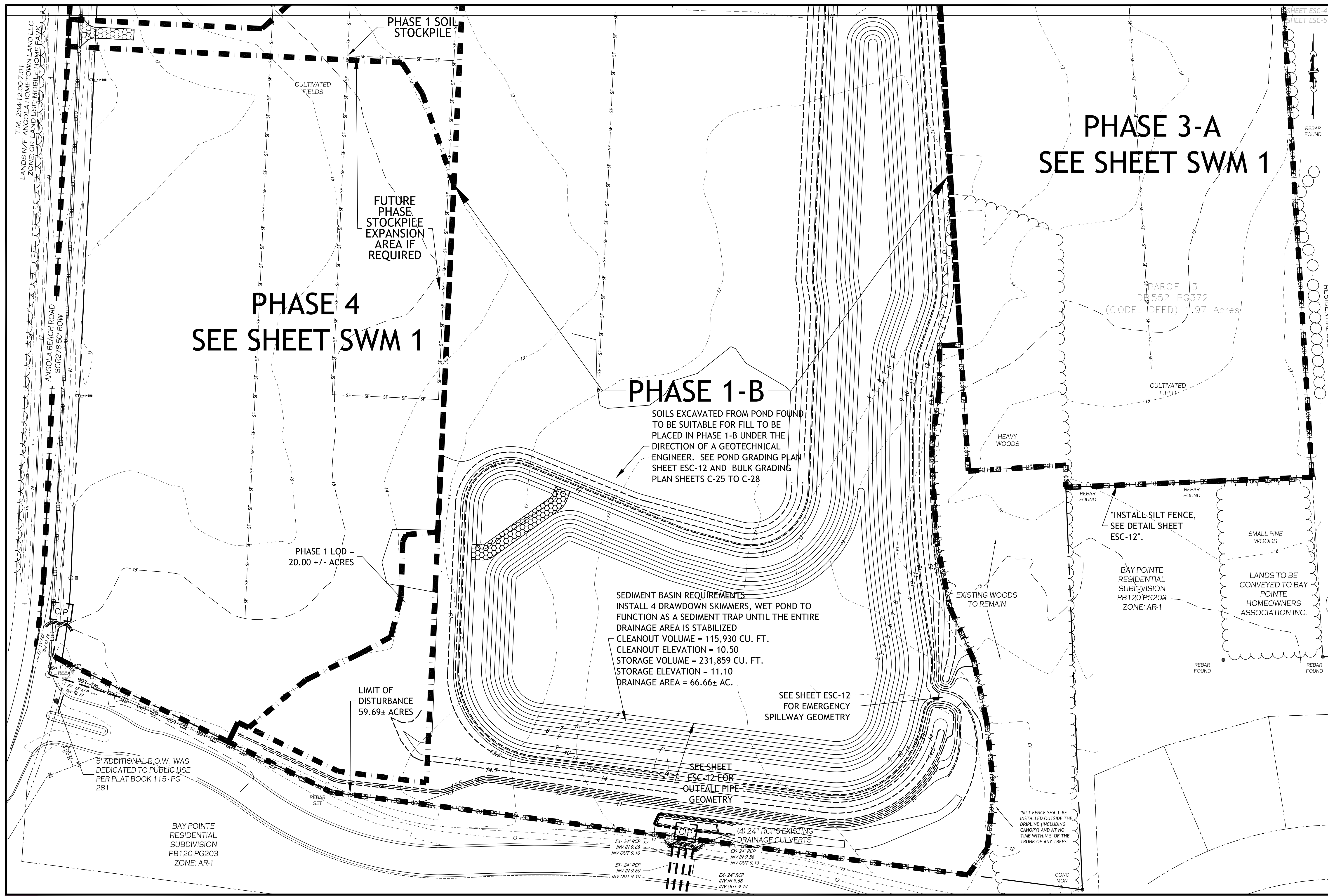
"INSTALL SILT FENCE, SEE DETAIL SHEET ESC-12".

THE VILLAGES AT HERRING CREEK RESIDENTIAL SUBDIVISION PB91 PG156

"SILT FENCE SHALL BE INSTALLED OUTSIDE THE DRIPLINE (INCLUDING CANOPY) AND AT NO TIME WITHIN 5' OF THE TRUNK OF ANY TREES"

REBAR FOUND

PROJECT NO: 0233-1702		DRAWING: ESC-4		SHEET: 4 OF 16	
ENGINEER: KBC		DESIGNER: KBC		CHECKED BY: KBC	
DATE: 4/1/2019		TAX MAP: 284-12,003,00 & 6,00			
SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLAN PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLANS CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE					
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DELEWARE, DE 19847 TEL: 302.855.0812 FAX: 302.855.0812 WWW.AXIOMENGS.COM					



**PHASE 4**  
SEE SHEET SWM 1

**PHASE 1 SOIL STOCKPILE**

**FUTURE PHASE STOCKPIEE EXPANSION AREA IF REQUIRED**

**PHASE 1-B**

SOILS EXCAVATED FROM POND FOUND TO BE SUITABLE FOR FILL TO BE PLACED IN PHASE 1-B UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER. SEE POND GRADING PLAN SHEET ESC-12 AND BULK GRADING PLAN SHEETS C-25 TO C-28

**SEDIMENT BASIN REQUIREMENTS**  
INSTALL 4 DRAWDOWN SKIMMERS, WET POND TO FUNCTION AS A SEDIMENT TRAP UNTIL THE ENTIRE DRAINAGE AREA IS STABILIZED  
CLEANOUT VOLUME = 115,930 CU. FT.  
CLEANOUT ELEVATION = 10.50  
STORAGE VOLUME = 231,859 CU. FT.  
STORAGE ELEVATION = 11.10  
DRAINAGE AREA = 66.66± AC.

SEE SHEET ESC-12 FOR EMERGENCY SPILLWAY GEOMETRY

SEE SHEET ESC-12 FOR OUTFALL PIPE GEOMETRY

**PHASE 3-A**  
SEE SHEET SWM 1

PHASE 1 LOD = 20.00 +/- ACRES

LIMIT OF DISTURBANCE 59.69± ACRES

"INSTALL SILT FENCE, SEE DETAIL SHEET ESC-12".

BAY POINT RESIDENTIAL SUBDIVISION PB120 PG203 ZONE: AR-1

LANDS TO BE CONVEYED TO BAY POINT HOMEOWNERS ASSOCIATION INC.

5' ADDITIONAL R.O.W. WAS DEDICATED TO PUBLIC USE PER PLAT BOOK 115-PG 281

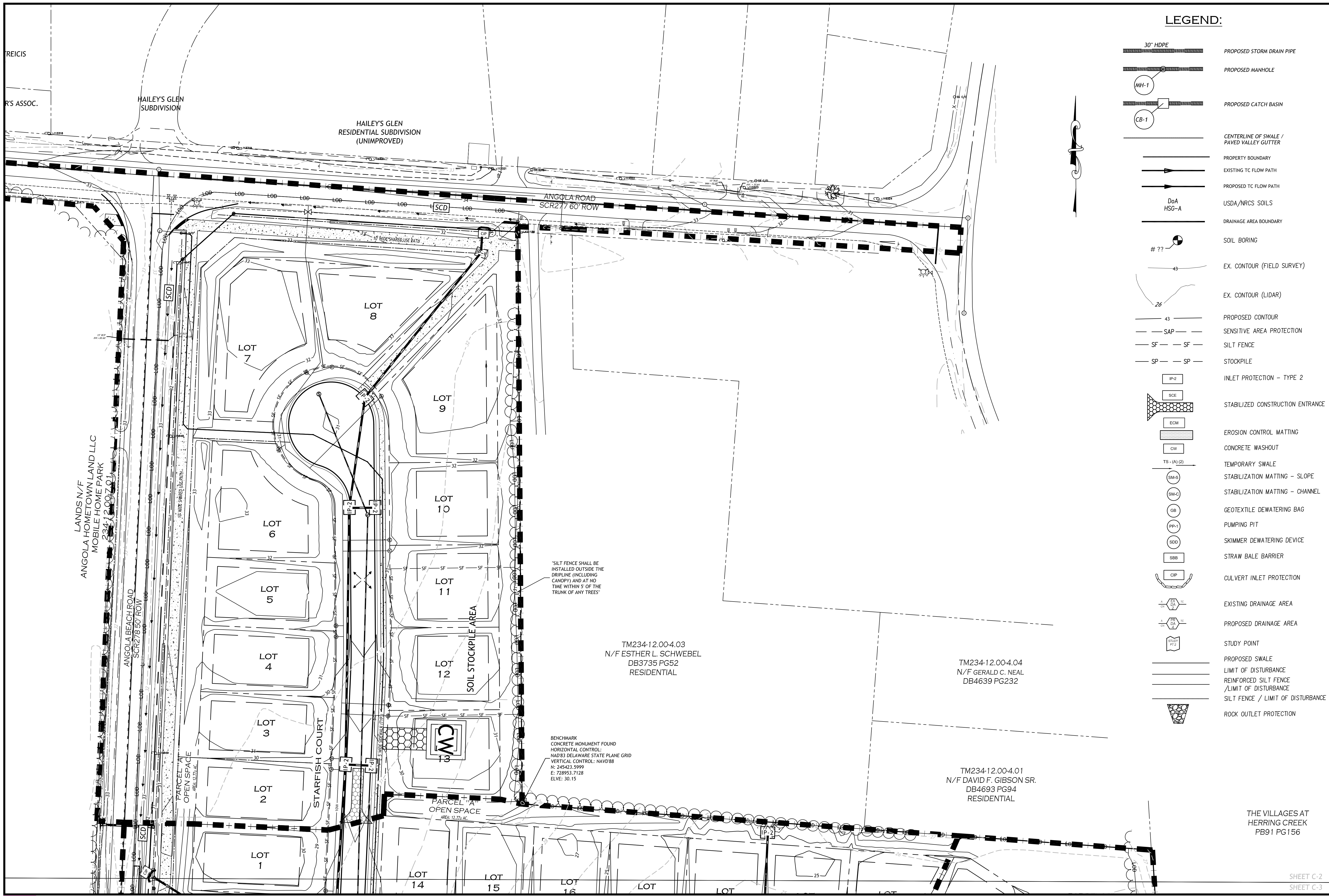
BAY POINT RESIDENTIAL SUBDIVISION PB120 PG203 ZONE: AR-1

(4) 24" RCP'S EXISTING DRAINAGE CULVERTS  
 EX-24" RCP 12 INV IN 9.68 INV OUT 9.10  
 EX-24" RCP INV IN 9.60 INV OUT 9.10  
 EX-24" RCP INV IN 9.56 INV OUT 9.13  
 EX-24" RCP INV IN 9.58 INV OUT 9.14

"SILT FENCE SHALL BE INSTALLED OUTSIDE THE DRIPLINE (INCLUDING CANOPY) AND AT NO TIME WITHIN 5' OF THE TRUNK OF ANY TREES"

CONC MON

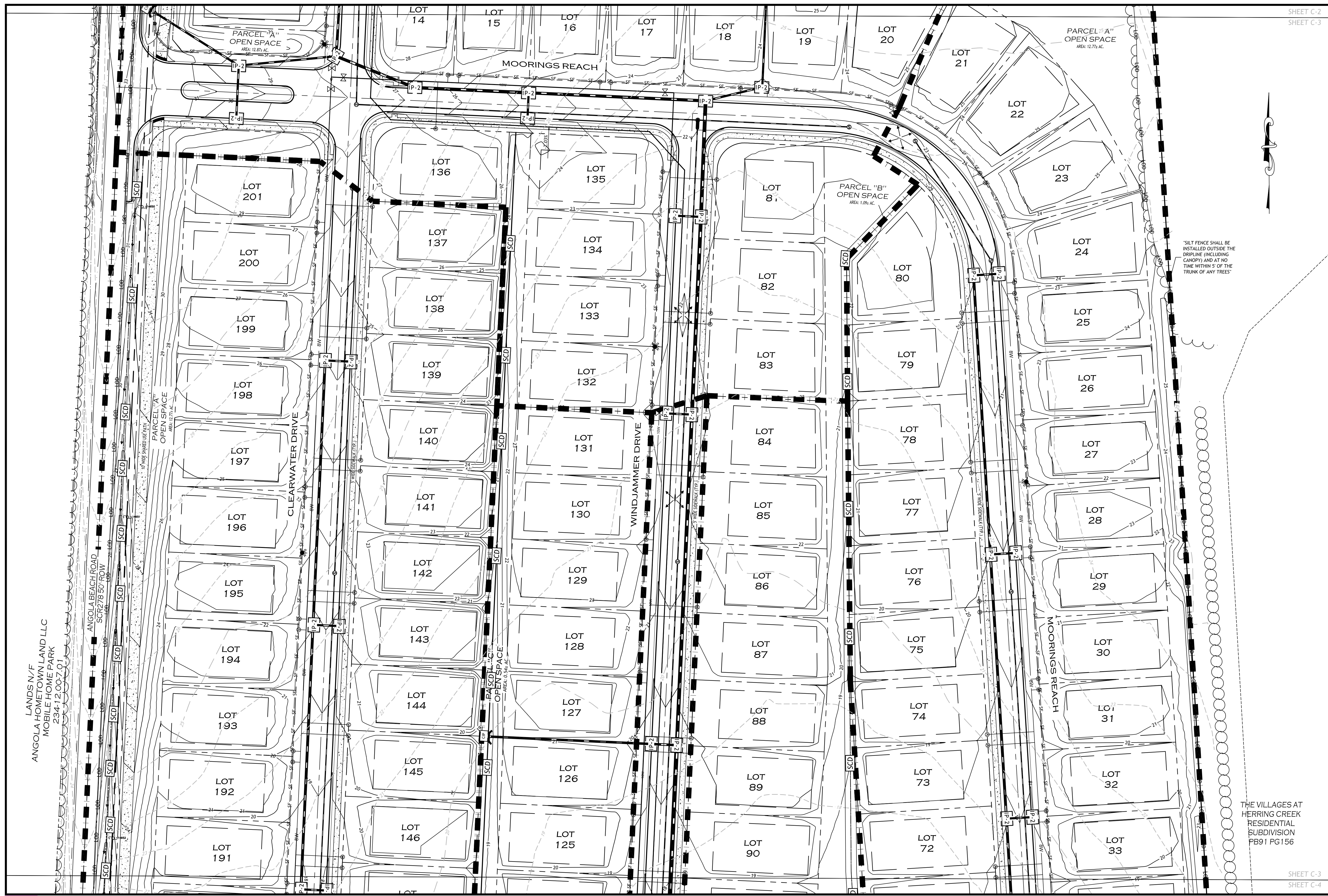
PROJECT NO: 0233-1702 DRAWING: ESC-5 SHEET: 5 OF 16			ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12,003,00 & 6,00	24" x 36" 1 inch = 40 ft. 11" x 17" 1 inch = 80 ft.																	
Axiom Engineering L.L.C. 18 CHESTNUT STREET SUITE 100 DE 19947 (302) 855-0810 FAX: 855-0812 WWW.AXIOMENGG.COM			SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN CZ #1859 - COUNTY AGREEMENT #1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	REVISIONS: <table border="1"> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>RESPONSE TO AGENCY COMMENTS</td> <td>2/1/2020</td> </tr> <tr> <td>2</td> <td>RESPONSE TO TIBERWATER COMMENTS</td> <td>4/9/2020</td> </tr> <tr> <td>3</td> <td>REVISED PER AGENCY COMMENTS</td> <td>4/17/2020</td> </tr> <tr> <td>4</td> <td>REVISED PER AGENCY COMMENTS</td> <td>4/17/2020</td> </tr> <tr> <td>5</td> <td>REVISED PER AGENCY COMMENTS</td> <td>4/17/2020</td> </tr> </table>	REV	DESCRIPTION OF REVISION	DATE	1	RESPONSE TO AGENCY COMMENTS	2/1/2020	2	RESPONSE TO TIBERWATER COMMENTS	4/9/2020	3	REVISED PER AGENCY COMMENTS	4/17/2020	4	REVISED PER AGENCY COMMENTS	4/17/2020	5	REVISED PER AGENCY COMMENTS
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5	REVISED PER AGENCY COMMENTS	4/17/2020																			



**LEGEND:**

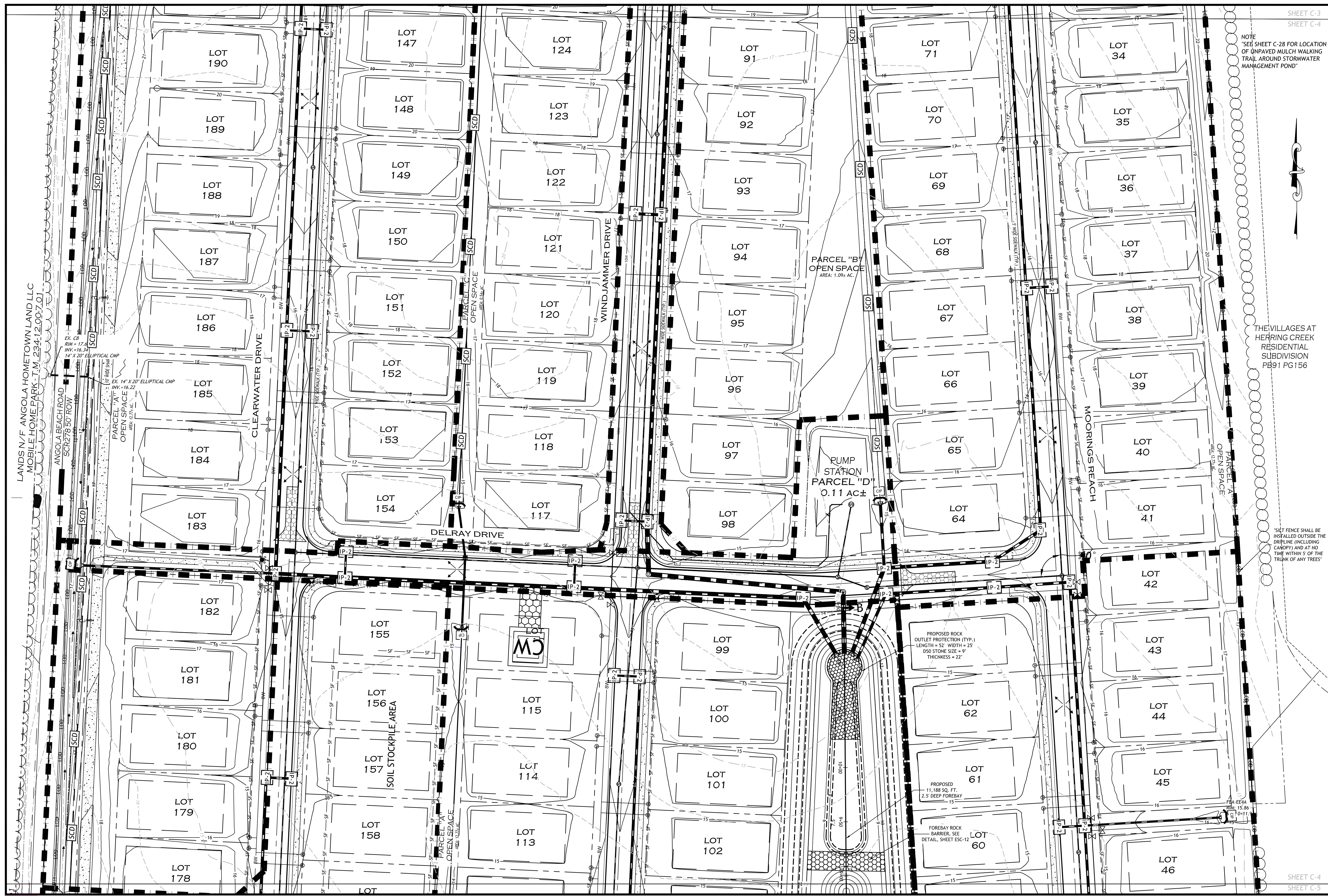
- 30" HDPE PROPOSED STORM DRAIN PIPE
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- CENTERLINE OF SWALE / PAVED VALLEY GUTTER
- PROPERTY BOUNDARY
- EXISTING TC FLOW PATH
- PROPOSED TC FLOW PATH
- DoA HSG-A
- DRAINAGE AREA BOUNDARY
- SOIL BORING
- EX. CONTOUR (FIELD SURVEY)
- EX. CONTOUR (LIDAR)
- PROPOSED CONTOUR
- SENSITIVE AREA PROTECTION
- SILT FENCE
- STOCKPILE
- INLET PROTECTION - TYPE 2
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- CONCRETE WASHOUT
- TEMPORARY SWALE
- STABILIZATION MATTING - SLOPE
- STABILIZATION MATTING - CHANNEL
- GEOTEXTILE DEWATERING BAG
- PUMPING PIT
- SKIMMER DEWATERING DEVICE
- STRAW BALE BARRIER
- CULVERT INLET PROTECTION
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- STUDY POINT
- PROPOSED SWALE
- LIMIT OF DISTURBANCE
- REINFORCED SILT FENCE /LIMIT OF DISTURBANCE
- SILT FENCE / LIMIT OF DISTURBANCE
- ROCK OUTLET PROTECTION

SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	
<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DEWESBORO, DE 19847 (302) 855-0812 FAX: 855-0812 E-MAIL: WWW.AXIOMENR.COM WEB: WWW.AXIOMENR.COM	
ENGINEER: MKC DESIGNER: MKC DRAFTER: EW CHECKED BY: MKC DATE: 4/1/2019 TAX MAP: 234-12.00-3.00 & 6.00	PROJECT NO: 0233-1702 DRAWING: ESC-6 SHEET: 6 OF 16
THE VILLAGES AT HERRING CREEK PB91 PG156	



SHEET C-2  
SHEET C-3

SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN																																		
CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE																																		
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PROJECT NO: 0233-1702	DRAWING: ESC-7																																	
SHEET: 7 OF 16	SHEET C-3 SHEET C-4																																	
<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>2</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>3</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>4</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>5</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>6</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>7</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>8</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>9</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> <tr> <td>10</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2020</td> </tr> </tbody> </table>		REV	DESCRIPTION OF REVISION	DATE	1	REVISED PER AGENCY COMMENTS	04/17/2020	2	REVISED PER AGENCY COMMENTS	04/17/2020	3	REVISED PER AGENCY COMMENTS	04/17/2020	4	REVISED PER AGENCY COMMENTS	04/17/2020	5	REVISED PER AGENCY COMMENTS	04/17/2020	6	REVISED PER AGENCY COMMENTS	04/17/2020	7	REVISED PER AGENCY COMMENTS	04/17/2020	8	REVISED PER AGENCY COMMENTS	04/17/2020	9	REVISED PER AGENCY COMMENTS	04/17/2020	10	REVISED PER AGENCY COMMENTS	04/17/2020
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SHEET C-3  
SHEET C-4

NOTE  
"SEE SHEET C-28 FOR LOCATION  
OF UNPAVED MULCH WALKING  
TRAIL AROUND STORMWATER  
MANAGEMENT POND"

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156

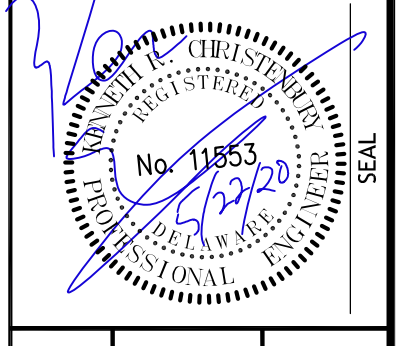
"SILT FENCE SHALL BE  
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REV	DESCRIPTION OF REVISION	DATE	BY
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3	REVISED PER AGENCY COMMENTS	02/12/2020	EW
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5	REVISED PER AGENCY COMMENTS	02/12/2020	EW

SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS  
POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELEWARE CITY, DE 19847  
TEL: 302.855.0812  
FAX: 855.081.212  
WWW.AXIOMENR.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAWN BY:	EW
CHECKED BY:	KRC
DATE:	4/1/2019
TAX MAP:	284-12, 003, 006 & 600



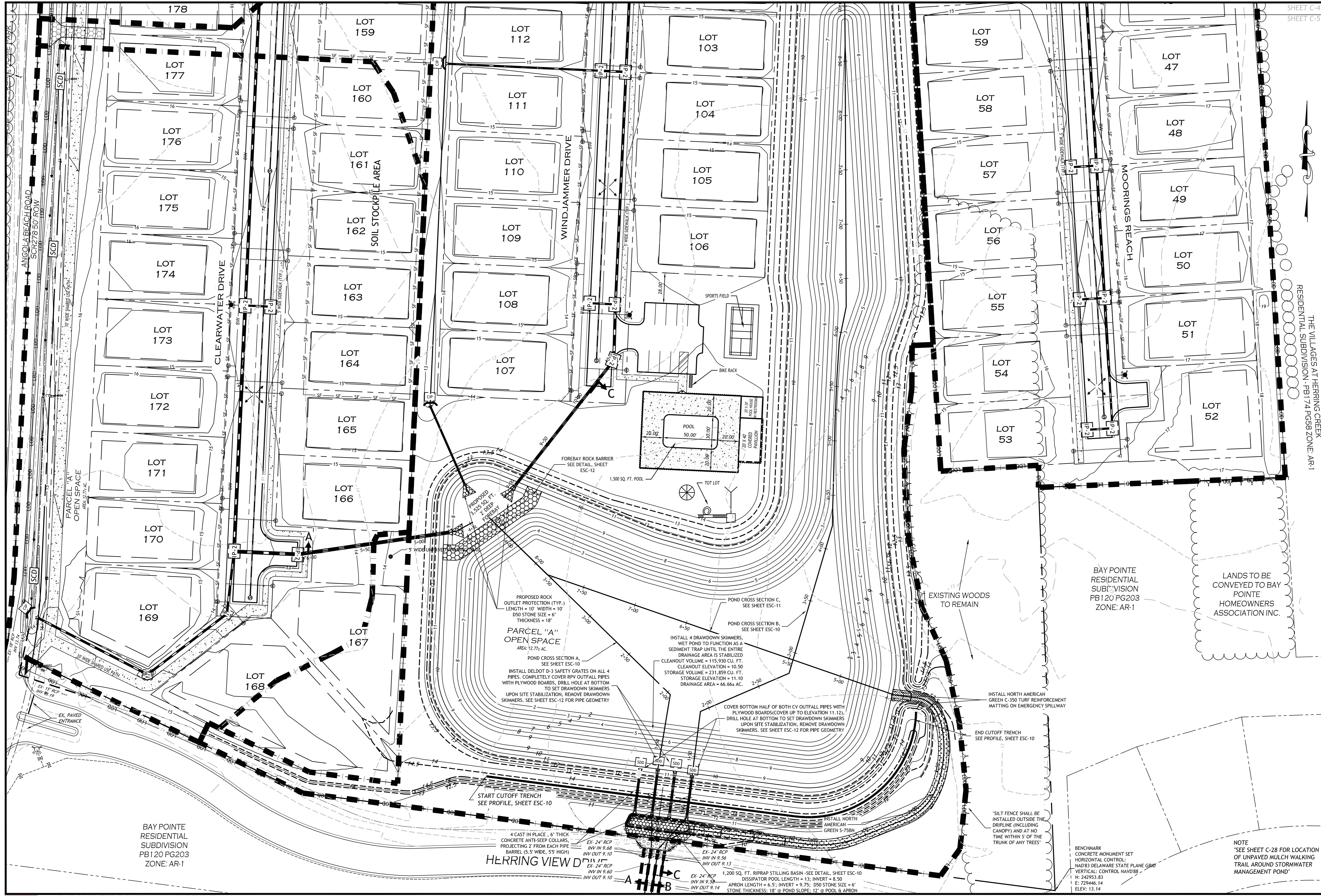
PROJECT NO: 0233-1702  
DRAWING: ESC-8  
SHEET: 8 OF 16

SHEET C-4  
SHEET C-5

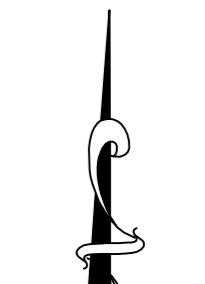
LANDS N/F ANGOLA HOMETOWN LAND LLC  
MOBILE HOME PARK - T.M. 234-12,007,701

13-B-66





SHEET C-4  
 SHEET C-5

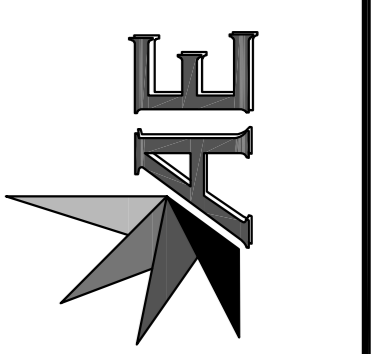


THE VILLAGES AT HERRING CREEK  
 RESIDENTIAL SUBDIVISION - PB174 PG58 ZONE: AR-1

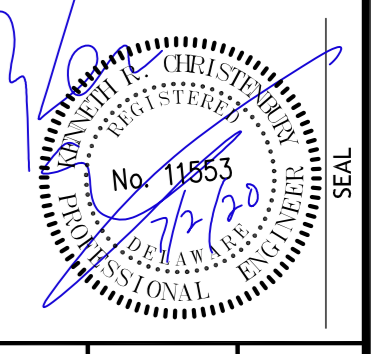
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SEDIMENT & STORMWATER MANAGEMENT CONSTRUCTION PLANS  
 POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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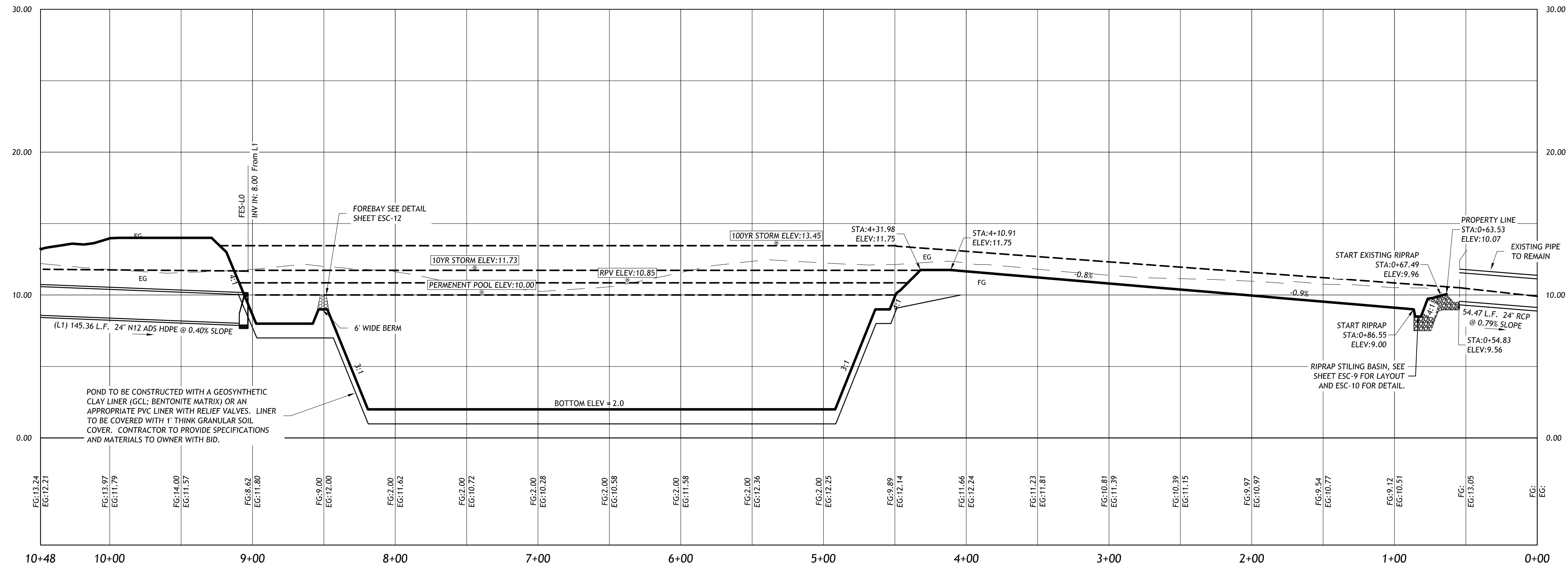


ENGINEER	KRC
DESIGNER	KRC
DRAWN BY	EW
CHECKED BY	KRC
DATE	4/17/2019
TAX MAP	234-12.06.3.00 & 6.00



PROJECT NO:  
**0233-1702**  
 DRAWING:  
**ESC-9**  
 SHEET:  
**9 OF 16**





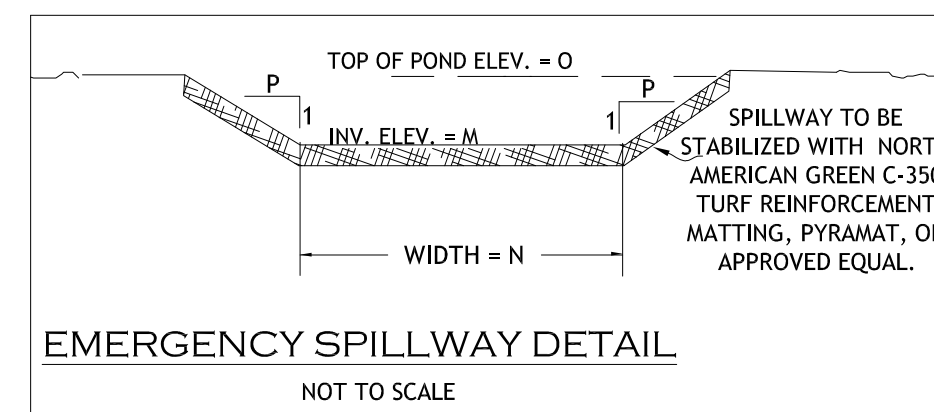
SECTION-C  
HORIZONTAL SCALE 1"=50  
VERTICAL SCALE 1"=5.00

**WET POND SEQUENCE OF CONSTRUCTION:**

1. SUBMIT LINER SPECIFICATIONS TO THE ENGINEER, GEOTECHNICAL ENGINEER, AND THE SUSSEX CONSERVATION DISTRICT FOR REVIEW AND APPROVAL.
2. ASSEMBLE CONSTRUCTION MATERIALS ON-SITE, MAKE SURE THEY MEET DESIGN SPECIFICATIONS, AND PREPARE ANY STAGING AREAS. ENSURE THAT APPROPRIATE COMPACTION AND DEWATERING EQUIPMENT IS AVAILABLE. LOCATE THE PROJECT BENCHMARK AND IF NECESSARY TRANSFER A BENCHMARK NEARER TO THE WET POND LOCATION FOR USE DURING CONSTRUCTION.
3. INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO CONSTRUCTION, INCLUDING TEMPORARY DE-WATERING DEVICES AND STORMWATER DIVERSION PRACTICES. ALL AREAS SURROUNDING THE WET POND THAT ARE GRADED OR DENUDED DURING CONSTRUCTION MUST BE PLANTED WITH TURF GRASS, NATIVE PLANTINGS, OR OTHER APPROVED METHODS OF SOIL STABILIZATION.
4. CLEAR AND STRIP THE EMBANKMENT AREA TO THE DESIRED SUB-GRADE.
5. CONSTRUCTION REVIEW BY THE THIRD PARTY CCR, THE GEOTECHNICAL ENGINEER AND THE SCD INSPECTOR SHALL BE REQUIRED DURING:
  - 5.1. EMBANKMENT CONSTRUCTION
  - 5.2. INSTALLATION OF PRIMARY CULVERTS AND CONCRETE CRADLE
  - 5.3. AFTER TEMPORARY STABILIZATION
  - 5.4. AFTER PERMANENT STABILIZATION
6. INSTALL CORE TRENCH AND CONSTRUCT EMBANKMENT.
7. INSTALL THE PRINCIPAL SPILLWAY PIPE IN ACCORDANCE WITH CONSTRUCTION SPECIFICATION OF NRCS SMALL POND CODE 378.
8. INSTALL THE OUTFLOW PIPES AND ENSURE THE INVERT OF THE OUTFLOW PIPES ARE CONSTRUCTED AT THE CORRECT DESIGN ELEVATION. INSTALL DRAWDOWN SKIMMERS FOR DURATION OF SITE DISTURBANCE.
9. EXCAVATE/GRADE UNTIL THE APPROPRIATE ELEVATION AND DESIRED CONTOURS ARE ACHIEVED FOR THE BOTTOM AND SIDE SLOPES OF THE WET POND. CONSTRUCT FOREBAYS AT THE PROPOSED INFLOW POINTS.
10. INSTALL POND LINER 1' BELOW FINAL GRADE. LINER TO BE SECURED BY A MINIMUM OF 1' OF GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER.
11. STABILIZE EXPOSED SOILS ADJACENT TO WALKING TRAIL WITH SEED MIXTURE NUMBER 7, AND STABILIZE POND SLOPES WITH SEED MIXTURE NUMBER 4. SEE DETAIL, SHEET 13. ALL AREAS ABOVE THE NORMAL POOL ELEVATION MUST BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION SPECIFICATIONS ON THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

**OPERATION & MAINTENANCE NOTES:**

- A) THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE REVIEWS.
- B) THE DNREC SEDIMENT AND STORMWATER PROGRAM OR SUSSEX CONSERVATION DISTRICT SHALL BE NOTIFIED WITHIN 30 BUSINESS DAYS IF THE PROPERTY OWNERSHIP IS TRANSFERRED TO A NEW PERSON OR ENTITY.
- C) THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE SUSSEX CONSERVATION DISTRICT MAY SEEK ENFORCEMENT ACTION AGAINST ANY OWNER DEEMED NEGLIGENT IN FULFILLING THE OPERATION AND MAINTENANCE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS.
- D) THE DNREC SEDIMENT AND STORMWATER PROGRAM SUSSEX CONSERVATION DISTRICT SHALL BE CONTACTED IF A CONCERN ARISES REGARDING A STORMWATER MANAGEMENT FACILITY, BEFORE ANY NON-ROUTINE MAINTENANCE, OR IF MODIFICATIONS TO THE FACILITY ARE DESIRED.
- E) ANY DESIGN MODIFICATIONS MADE TO THE STORMWATER SYSTEM SHALL REQUIRE THE CREATION OF A NEW POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND/OR OPERATIONS AND MAINTENANCE PLAN, WITH APPROVAL OF THE PLAN(S) BY THE SUSSEX CONSERVATION DISTRICT SEDIMENT AND STORMWATER PROGRAM.
- F) FOR ALL STORMWATER EASEMENT AREAS (I.E., ACCESS, MAINTENANCE, OR OFFSITE) AND THE MINIMUM 15-FOOT WIDE ACCESSWAYS TO ALL STORMWATER FACILITIES AND THEIR STRUCTURAL COMPONENTS, REGULAR MOWING SHALL BE PERFORMED TO KEEP THE GRASS 6" OR LESS; NO TREES OR SHRUBS SHALL BE PLANTED, AND ANY FOUND GROWING SHALL BE REMOVED; AND NO PERMANENT STRUCTURES, SUCH AS FENCES OR SHEDS, SHALL BE LOCATED WITHIN THE EASEMENT OR ACCESSWAY.
- G) TREES SHALL NOT BE PLANTED, AND SHALL BE REMOVED IF FOUND GROWING, ON AND WITHIN 15 FEET OF ALL POND EMBANKMENTS, ON POND SLOPES OR SAFETY BENCHES, AND WITHIN 10 FEET OF STRUCTURAL COMPONENTS, SUCH AS PIPE INLETS.
- H) WHEN THE FACILITY IS EXCAVATED TO REMOVE ACCUMULATED SEDIMENT, THE DISPOSAL AREA SHALL BE PERMANENTLY STABILIZED SO THAT IT DOES NOT RECREATE AN EROSION PROBLEM. ANY MATERIAL TAKEN OFF-SITE SHALL STILL BE UTILIZED OR DISPOSED OF IN A DNREC APPROVED MANNER.
- I) BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ON-SITE.



NOTE: AS-BUILT SURVEY OF EMERGENCY SPILLWAY IS REQUIRED, VERTICAL GRADE ELEVATION MUST BE CONSTRUCTED TO WITHIN 0.10' OF DESIGN GRADE

POND NUMBER	EMERGENCY SPILLWAY			
	INVERT M	WIDTH N	TOP OF BANK O	SIDE SLOPES P
1	11.75	6'	14.50	4

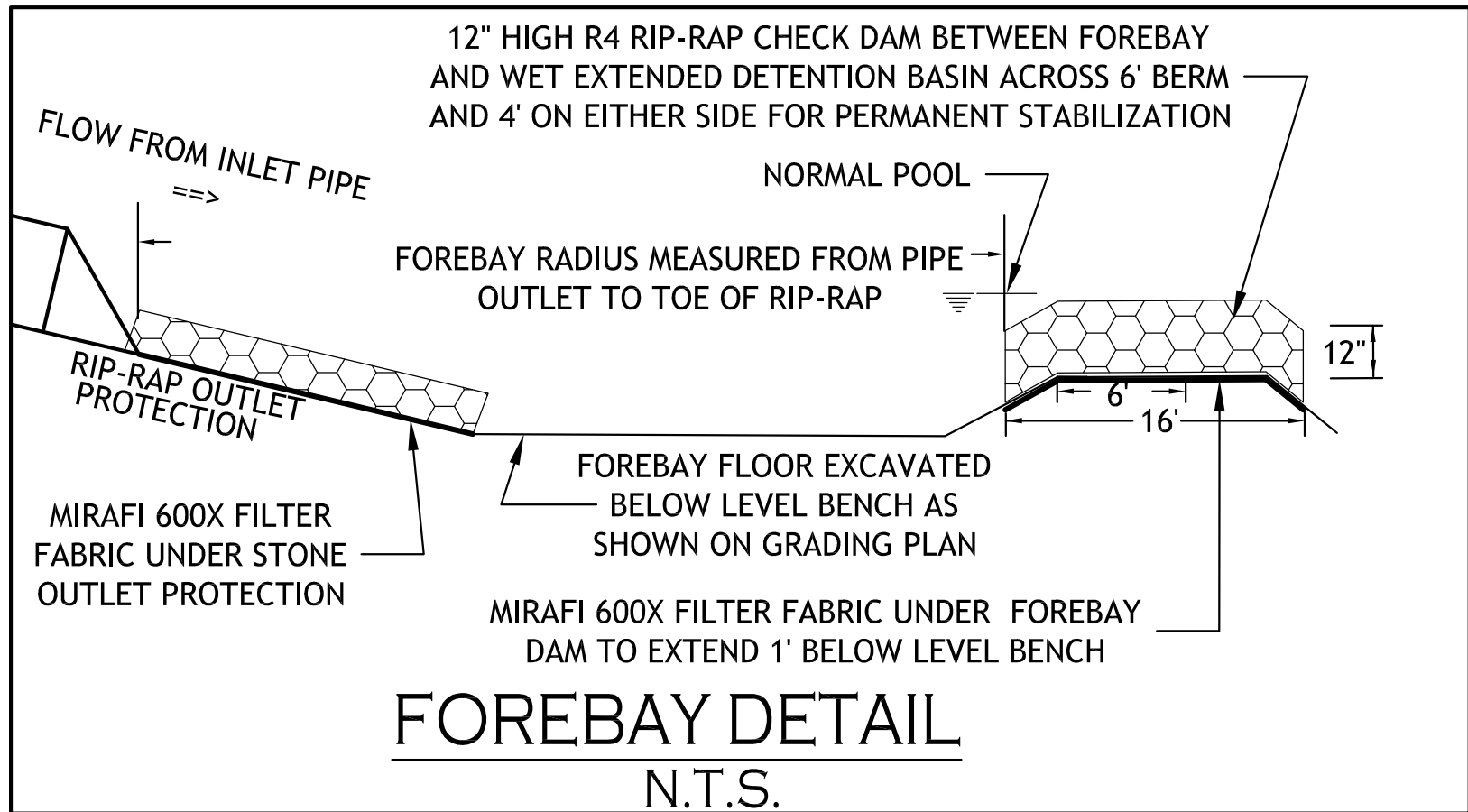
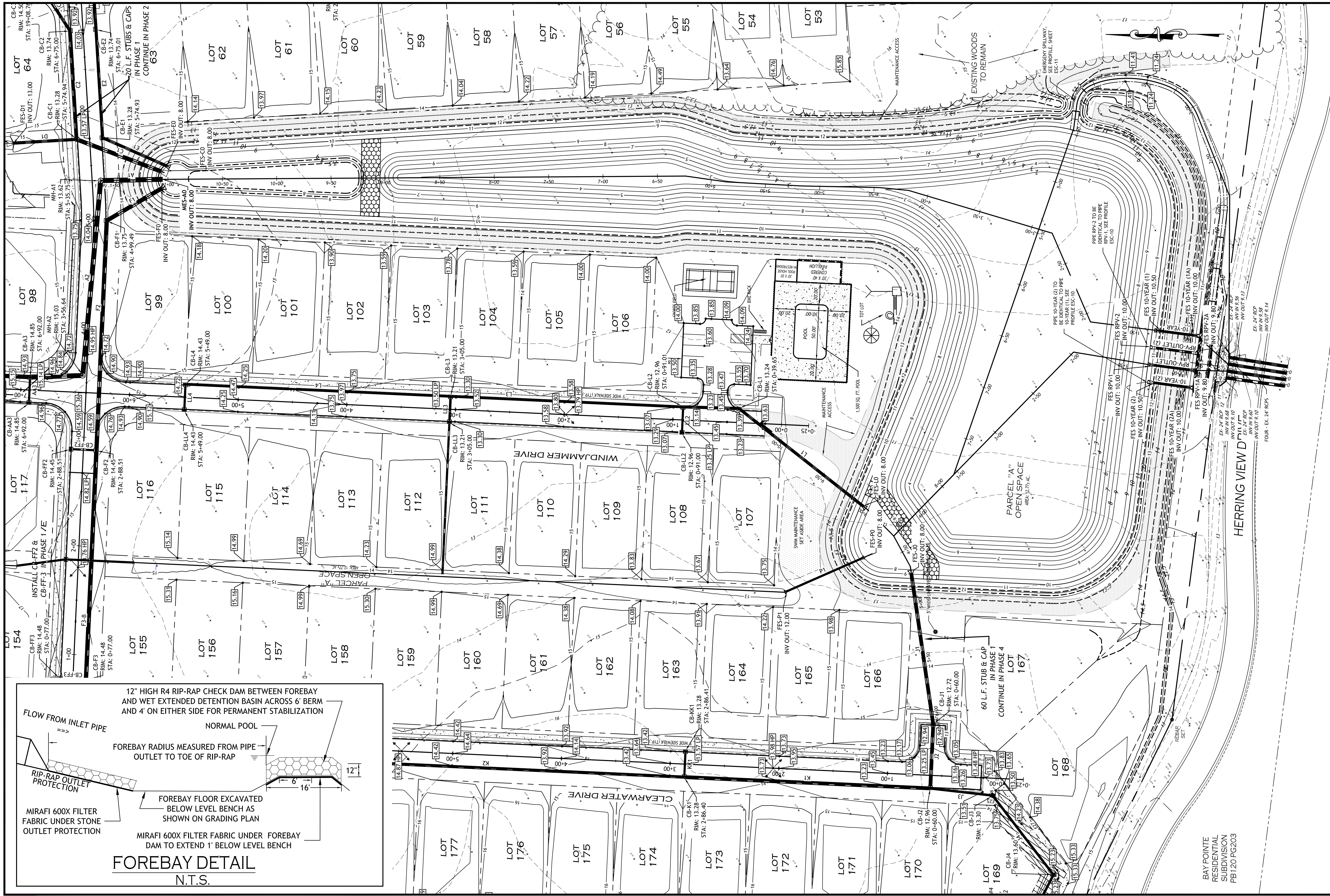
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2	REVISED PER AGENCY COMMENTS	04/17/2019	JKC
3	REVISED PER AGENCY COMMENTS	04/17/2019	JKC

STORMWATER MANAGEMENT POND CROSS SECTION  
CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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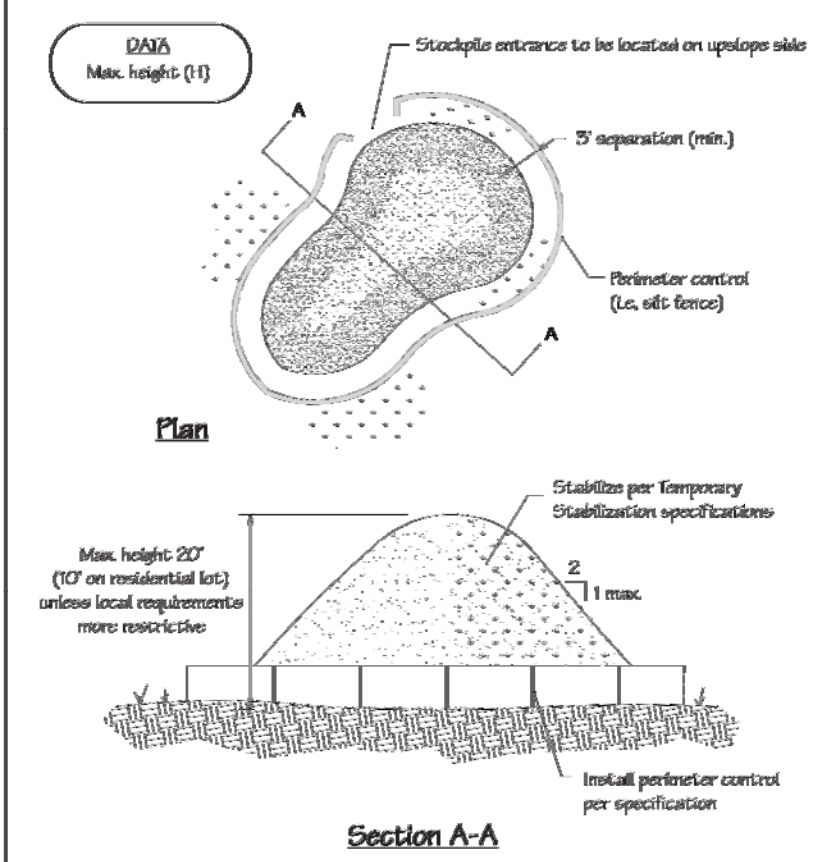
ENGINEER: MKC  
DESIGNER: MKC  
DRAWN: EW  
CHECKED BY: MKC  
DATE: 4/17/2019  
TAX MAP: 234-12,003,00 & 6,00

PROJECT NO: 0233-1702  
DRAWING: ESC-11  
SHEET: 11 OF 16



<b>PROJECT NO:</b> 0233-1702 <b>DRAWING:</b> ESC-12 <b>SHEET:</b> 12 OF 16		<b>ENGINEER:</b> KRC <b>DESIGNER:</b> KRC <b>DRAFTER:</b> EW <b>CHECKED BY:</b> KRC <b>DATE:</b> 4/1/2019 <b>TAX MAP:</b> 23412.003.00 & 6.00		<b>REVISIONS:</b> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2019</td> </tr> <tr> <td>2</td> <td>REVISED PER AGENCY COMMENTS</td> <td>04/17/2019</td> </tr> </tbody> </table>		REV	DESCRIPTION OF REVISION	DATE	1	REVISED PER AGENCY COMMENTS	04/17/2019	2	REVISED PER AGENCY COMMENTS	04/17/2019
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2	REVISED PER AGENCY COMMENTS	04/17/2019												
<b>STORMWATER POND CONSTRUCTION PLAN</b> CZ # 1859 - COUNTY AGREEMENT # 1099 <b>WINDSWEPT @ LEWES R.P.C.</b> S.C.R. 278 - ANGOLA BEACH ROAD INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE		<b>AXIOM ENGINEERING L.L.C.</b> 18 CHESTNUT STREET DELEWARE CITY, DE 19847 (302) 855-0810 FAX: 855-0812 WWW.AXIOMENGS.COM WEB: WWW.AXIOMENGS.COM												

Standard Detail & Specifications  
Soil Stockpile



Source: Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3  
Symbol: SP  
Detail No. DE-ESC-3.7.3  
Sheet of 2

Effective February 2019

Standard Detail & Specifications  
Soil Stockpile

Construction Notes:  
1. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland or waterbody. Redirect any concentrated flow around the stockpile using an approved erosion and sediment control measure.  
2. Secure the perimeter of the stockpile with an approved erosion and sediment control perimeter device.  
3. Stockpiles to remain inactive for more than 14 calendar days, the stockpile must be vegetated. Follow the temporary vegetation specifications. The vegetation crown shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary vegetation dies or erosion results.

Source: Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3  
Symbol: SP  
Detail No. DE-ESC-3.7.3  
Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications  
Mulching

1. Methods and Amounts  
a. Straw - Straw shall be applied at a rate of 1-1.75 to 2 tons per acre, or 20 to 30 pounds per 1000 square feet. Straw shall be applied in a layer 2-4 inches thick. Straw shall be applied to a uniform distribution of 1000 square feet section and placed 20-40 pounds per 1000 square feet section.  
b. Wood Chips - Apply the rate of approximately 3 tons per acre or 275 pounds per 1000 square feet area available and when feasible. These are particularly well suited for utility and road rights-of-way. If wood chips are used, increase the application rate of nitrogen fertilizer by 20 pounds of per acre (200 pounds of 10-10-10 or 66 pounds of 30-0-0 per acre).  
c. Hydrolytically applied mulch - The following conditions apply to hydrolytically applied mulch:  
i. Mulch - Mulch shall consist of specially prepared wood that has been processed to a uniform state, is packaged for sale as a hydrolytic mulch for use with hydraulic seeding equipment, and consists of a minimum of 70% weight or recycled wood fiber combined with 30% paper fiber and additives.  
ii. Banded fiber mulch shall consist of any hydrolytic mulch that contains greater than 30% paper fiber. The paper component must consist of specially prepared paper that has been processed to a uniform state and is packaged for sale as hydrolytic mulch for use with hydraulic seeding equipment.  
iii. A banded fiber mulch (BFM) consists of long strands, specially prepared wood fibers that have been processed to a uniform state and are packaged for sale as hydrolytic mulch for use with hydraulic seeding equipment. Field mixing of mulch components is acceptable, but must be done per manufacturer recommendations to ensure proper results.  
iv. Hydraulic mulches shall be applied with a suitable spreader or manufacturer's recommended rates. Increased rates may be necessary based on site conditions.  
v. Hydrolytically applied mulches and additives shall be mixed according to manufacturer recommendations.  
vi. Mulch shall be applied only to areas that have been hydrolytically applied mulch has been specified for use on the approved Standard and Specification, or supplemental approval from the plan approval agency has been obtained in writing for a specific case.

Source: Delaware ESC Handbook & Filternet International  
Symbol: DE-ESC-3.4.5  
Sheet 1 of 3

Effective February 2019

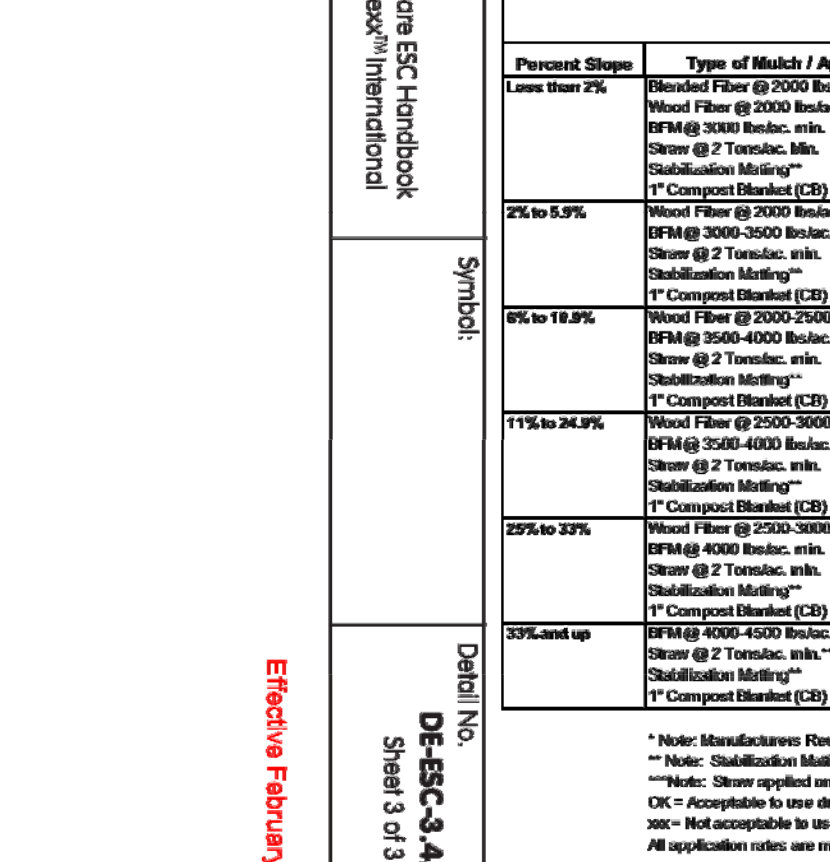
Standard Detail & Specifications  
Mulching

v. Application  
a. Apply product to geotextile stabilized slopes that have been designed and constructed to direct runoff away from the face of the slope.  
b. Do not apply to saturated soils, or if precipitation is anticipated within 24-48 hours.  
c. During the application process, the mulch shall be applied to a uniform distribution of 1000 square feet section. The mulch shall be applied to a uniform distribution of 1000 square feet section and placed 20-40 pounds per 1000 square feet section.  
d. During the summer (June to August 31) and winter (December 1 to February 28) seasons, the following two-step process is required:  
Step One - Mix and apply seed and soil amendments with a small amount of mulch for wind erosion control.  
Step Two - Mix and apply mulch at manufacturer's recommended rates over freshly seeded surfaces. Apply from opposing directions to achieve optimum soil coverage.  
e. Minimum curing temperature is 60°F (15°C). The best results are achieved using one treatment of temperatures exceeding 60°F (15°C). Curing times may be accelerated in high temperatures, but humidity conditions are dry soil.  
f. Recommended application rates for individual purposes only. Conformance with this standard and specifications shall be performance based and require 100% soil coverage. Any areas with bare soil showing shall be top dressed until full coverage is obtained.  
g. Compost Mulch (CM) - Compost mulch shall be applied to a uniform distribution of 1000 square feet section and placed 20-40 pounds per 1000 square feet section. The compost mulch shall be applied to a uniform distribution of 1000 square feet section and placed 20-40 pounds per 1000 square feet section.  
h. Anchoring mulch - Mulch used to anchor individual plants to minimize loss by wind or water. This may be done by one of the following methods, depending upon site of use, erosion hazard, and cost:  
i. Category A - A driver or tractor down slope to place mulch on the slope. The mulch shall be placed on the slope to a depth of 2 inches. This practice allows maximum erosion control but is limited to flatter slopes where equipment can operate safely. On steeply banked, eroding slopes, mulch should be placed by hand.  
ii. Category B - Mulch shall be placed on the slope by hand. The mulch shall be placed on the slope to a depth of 2 inches. This practice allows maximum erosion control but is limited to flatter slopes where equipment can operate safely. On steeply banked, eroding slopes, mulch should be placed by hand.  
iii. Category C - Mulch shall be placed on the slope by hand. The mulch shall be placed on the slope to a depth of 2 inches. This practice allows maximum erosion control but is limited to flatter slopes where equipment can operate safely. On steeply banked, eroding slopes, mulch should be placed by hand.  
d. Paper Mulch - Paper mulch shall be applied at a rate of 250 lbs/acre. The wood mulch layer shall be placed with water, and mulch shall contain a maximum of 50% by weight of paper mulch per 1000 sq ft.  
e. Hedges - Synthetic or organic mulches may be used to secure slope mulch. Install and secure according to the manufacturer's recommendations.

Source: Delaware ESC Handbook & Filternet International  
Symbol: DE-ESC-3.4.5  
Sheet 2 of 3

Effective February 2019

Standard Detail & Specifications  
Riprap Outlet Protection - 1



Source: Adapted from MD Skils. & Specs. for ESC  
Symbol: ROP-1  
Detail No. DE-ESC-3.3.10.1  
Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications  
Riprap Outlet Protection - 1

Construction Notes:  
1. The subgrade for the riprap shall be prepared to the required firm and grades as shown on the plan. Any fill required to bring the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.  
2. The riprap shall conform to the grading limits as shown on the plan.  
3. Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of cloth over the damaged area. All connecting joints should overlap a minimum of 1ft. If the damage is extensive, replace the entire filter cloth.  
4. Stone for the riprap or gabion outlets may be placed by equipment. Riprap shall be placed in a manner to prevent damage to the filter cloth. Hand placement will be required to the extent necessary to prevent damage to the curbside structures, etc.

Source: Adapted from MD Skils. & Specs. for ESC  
Symbol: ROP-1  
Detail No. DE-ESC-3.3.10.1  
Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications  
Vegetative Stabilization

Table with columns: Species, Seeding Rate, Germination, Establishment, etc. Includes notes on seeding rates and application methods.

Source: Delaware ESC Handbook  
Symbol: DE-ESC-3.4.3  
Sheet 1 of 4

Effective February 2019

Standard Detail & Specifications  
Vegetative Stabilization

Table with columns: Seeding Rate, Germination, Establishment, etc. Includes notes on seeding rates and application methods.

Source: Delaware ESC Handbook  
Symbol: DE-ESC-3.4.3  
Sheet 2 of 4

Effective February 2019

Standard Detail & Specifications  
Vegetative Stabilization

Table with columns: Seeding Rate, Germination, Establishment, etc. Includes notes on seeding rates and application methods.

Source: Delaware ESC Handbook  
Symbol: DE-ESC-3.4.3  
Sheet 3 of 4

Effective February 2019

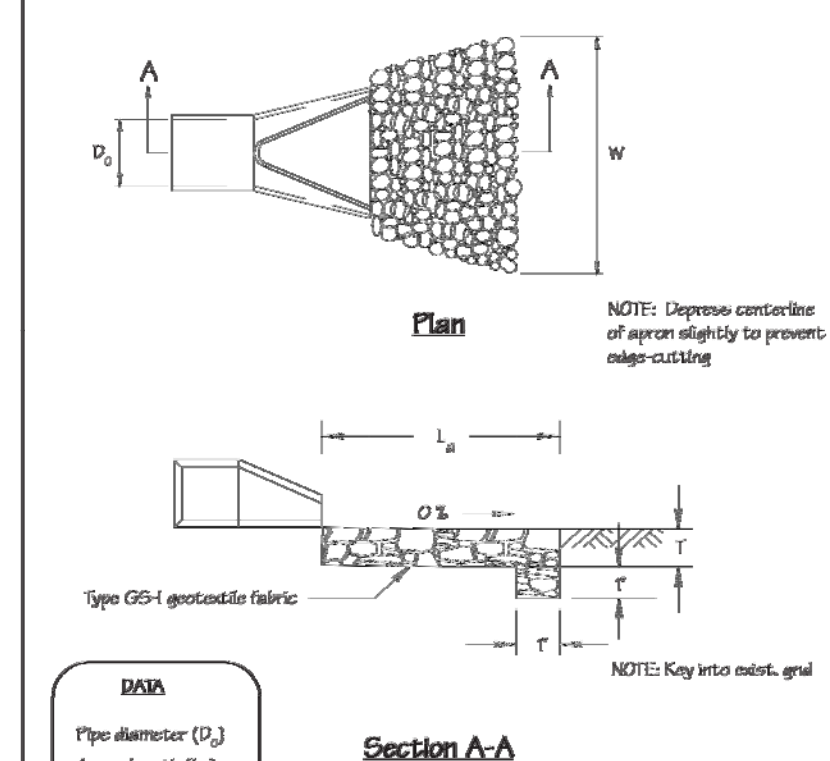
Standard Detail & Specifications  
Vegetative Stabilization

Table with columns: Seeding Rate, Germination, Establishment, etc. Includes notes on seeding rates and application methods.

Source: Delaware ESC Handbook  
Symbol: DE-ESC-3.4.3  
Sheet 4 of 4

Effective February 2019

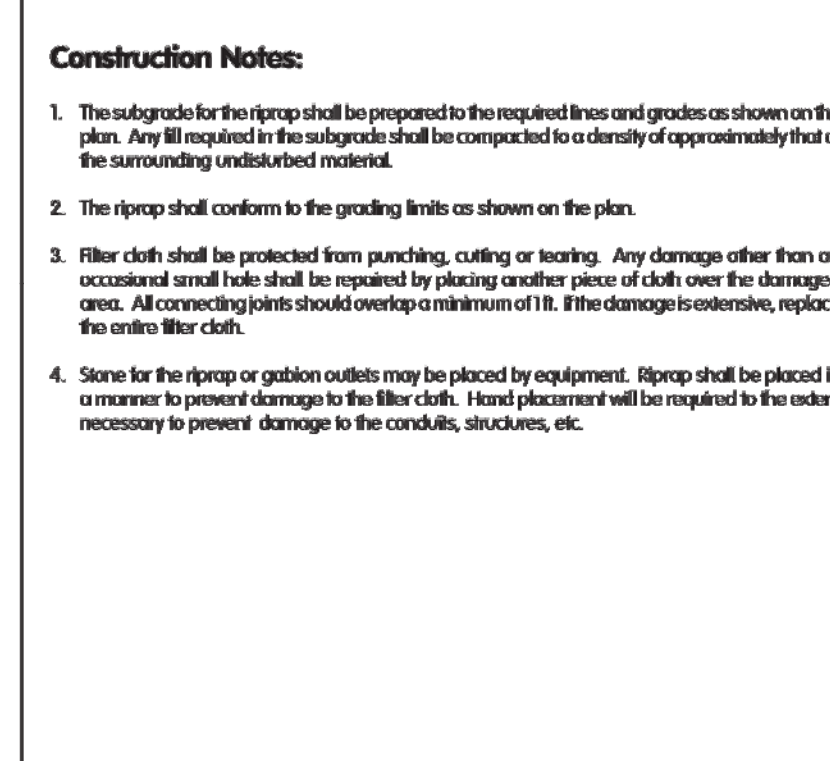
Standard Detail & Specifications  
Riprap Outlet Protection - 2



Source: Adapted from MD ESC Manual  
Symbol: ROP-2  
Detail No. DE-ESC-3.3.10.2  
Sheet 1 of 2

Effective February 2019

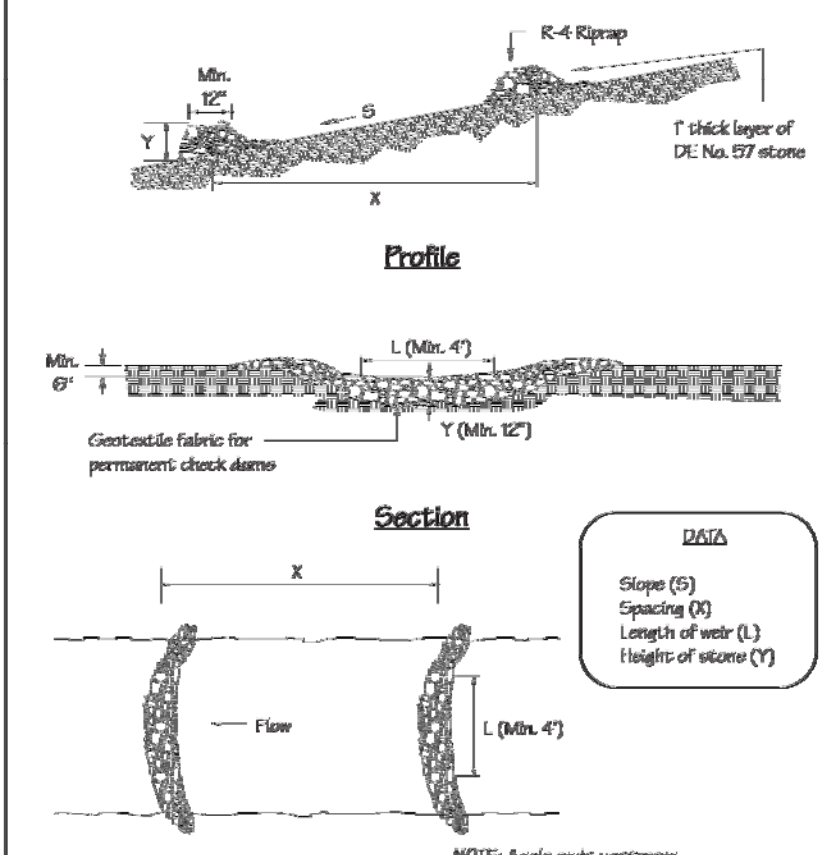
Standard Detail & Specifications  
Riprap Outlet Protection - 2



Source: Adapted from MD ESC Manual  
Symbol: ROP-2  
Detail No. DE-ESC-3.3.10.2  
Sheet 1 of 2

Effective February 2019

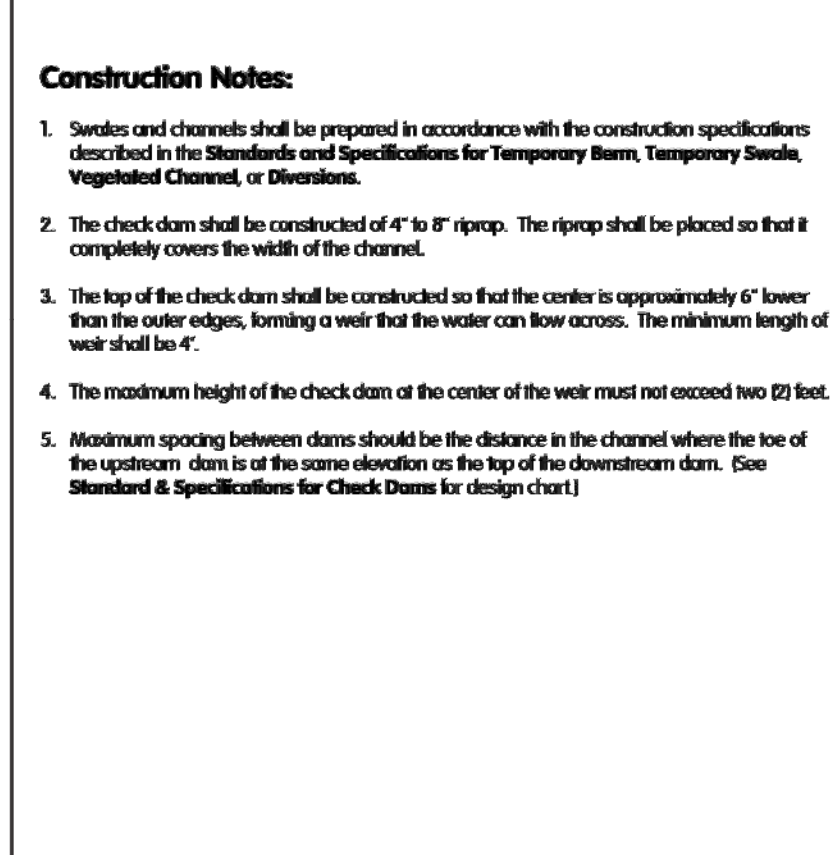
Standard Detail & Specifications  
Stone Check Dam



Source: Adapted from MD Skils. & Specs. for ESC  
Symbol: SCD  
Detail No. DE-ESC-3.3.6.1  
Sheet 1 of 2

Effective February 2019

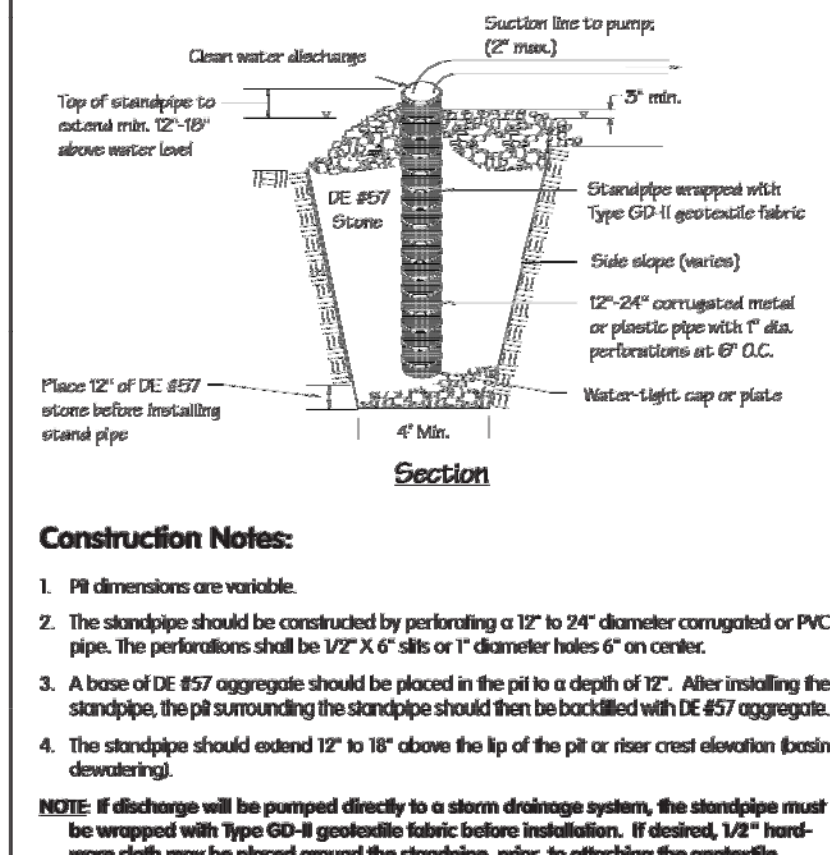
Standard Detail & Specifications  
Stone Check Dam



Source: Adapted from MD Skils. & Specs. for ESC  
Symbol: SCD  
Detail No. DE-ESC-3.3.6.1  
Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications  
Pumping Pit - Type 1



Source: Adapted from MD Skils. & Specs. for ESC  
Symbol: PP-1  
Detail No. DE-ESC-3.2.2.1  
Sheet 1 of 1

Effective February 2019

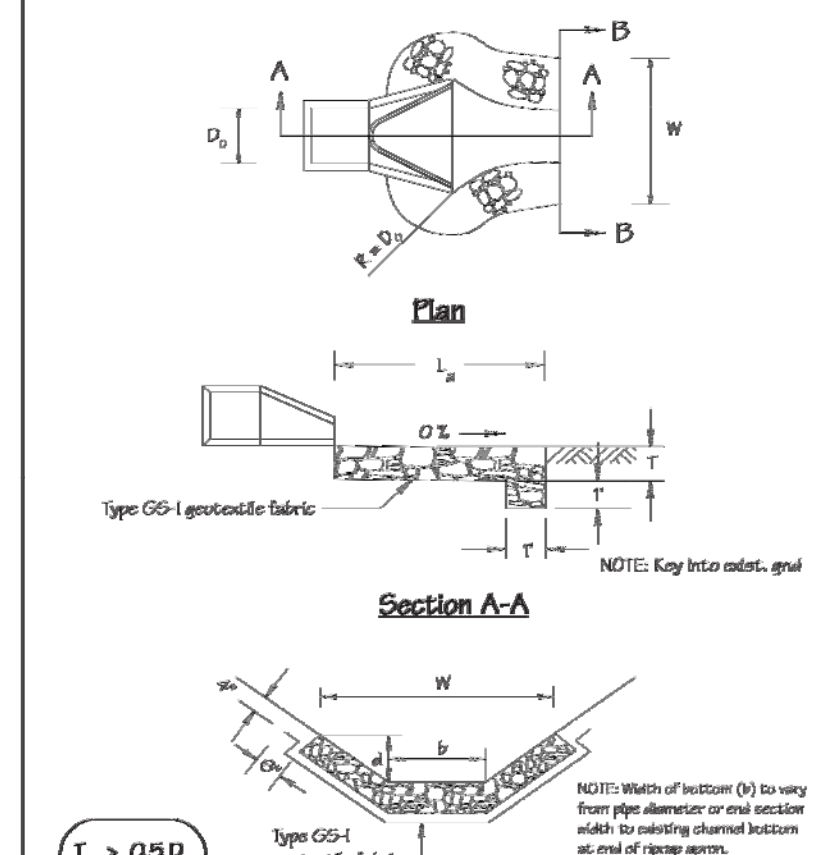
Standard Detail & Specifications  
Dust Control

Table with columns: Type of Emission, Water Dilution, Type of Nozzle, Apply Gals./Ac.

Source: Adapted from VA ESC Handbook  
Symbol: DE-ESC-3.4.8  
Sheet 1 of 1

Effective February 2019

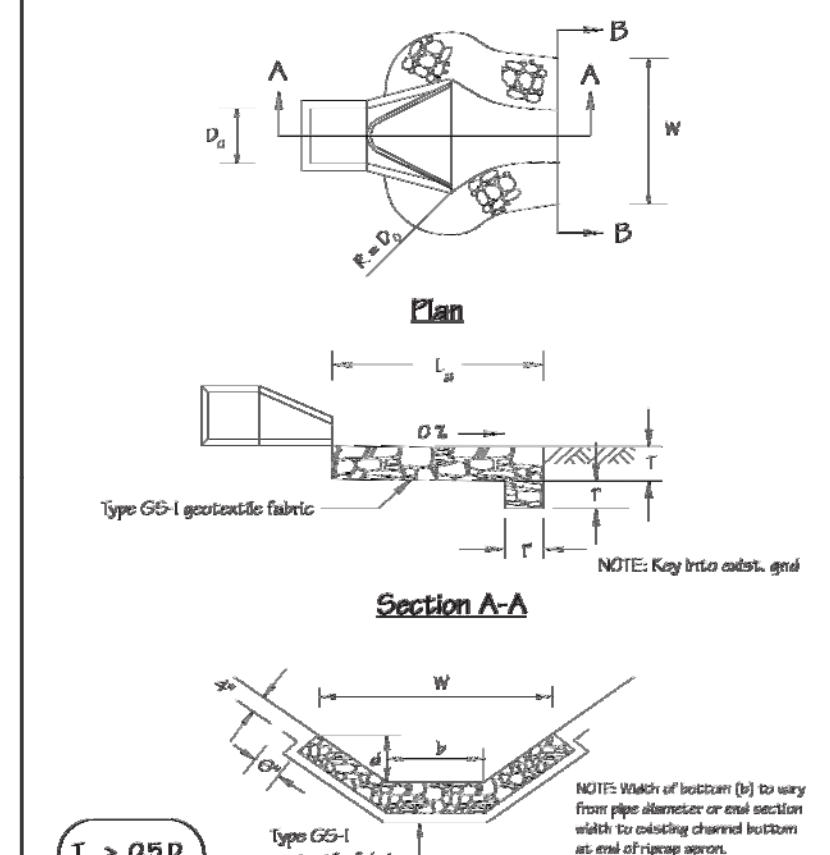
Standard Detail & Specifications  
Riprap Outlet Protection - 2



Source: Adapted from MD ESC Manual  
Symbol: ROP-2  
Detail No. DE-ESC-3.3.10.2  
Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications  
Riprap Outlet Protection - 2



Source: Adapted from MD ESC Manual  
Symbol: ROP-2  
Detail No. DE-ESC-3.3.10.2  
Sheet 1 of 2

Effective February 2019

AXIOM ENGINEERING L.L.C. logo and contact information. Includes project number 0233-1702, drawing number ESC-13, and sheet number 13 of 16. Also includes a professional seal for the engineer.

### Standard Detail & Specifications Geotextile Dewatering Bag

**Construction Notes:**

- The dewatering bag should be placed so the incoming water flows into and through the bag, and then flows off the side without creating more erosion. The sock should be tied off tightly to stop the water from flowing out of the bag without going through the walls. The dewatering bag should be placed on a gravel bed to allow water to flow in all directions.
- The dewatering bag is considered full and should be disposed when it is impractical for the bag to filter the sediment out at a reasonable rate. At this point, it should be replaced with a new bag.
- Disposal may be accomplished as directed by the construction reviewer. If the site allows, the bag may be buried on site and sealed, while fabric, removed and recycled or removed from site to a proper disposal area.

**Materials:**

- The geotextile fabric shall be a Type GD-II.
- The dewatering bag shall be sewn with a double needle machine using high strength thread. All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average test values:

Type	TEST METHOD	TEST RESULT
Heavy duty	ASTM D-4894	100 lb / in

3. The dewatering bag shall have an opening large enough to accommodate a four (4) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the bag without being filtered.

NOTE: Pre-manufactured products installed in accordance with manufacturer's recommendations may be used as an equivalent substitute with Department approval.

Source: Adapted from ACF Products, Inc. Symbol: GB Detail No. DE-ESC-3.2.1.2 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications Geotextile Dewatering Bag

**Construction Notes:**

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- Disposal may be accomplished as directed by the construction reviewer. If the site allows, the bag may be buried on site and sealed, while fabric, removed and recycled or removed from site to a proper disposal area.

**Materials:**

- The geotextile fabric shall be a Type GD-II.
- The dewatering bag shall be sewn with a double needle machine using high strength thread. All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average test values:

Type	TEST METHOD	TEST RESULT
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NOTE: Pre-manufactured products installed in accordance with manufacturer's recommendations may be used as an equivalent substitute with Department approval.

Source: Adapted from ACF Products, Inc. Symbol: GB Detail No. DE-ESC-3.2.1.2 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications ESC for Minor Development

**Construction Notes:**

- Develop the Site.
  - Identify Vegetation to be Saved
  - Protect trees and Sensitive Areas
- Install Perimeter Erosion And Sediment Controls.
  - Protect down-slope areas with vegetative filter strips.
  - Protect down-slope areas with silt fence.
  - Restrict all lot access to stabilized construction entrance to prevent vehicles from tracking mud onto roadways.
  - Install inlet protection on nearby storm drain inlets.
- Prepare the Site for Construction.
- Sealage and Stockpile the Topsoil/Subsoil
- Build the Structures and install the Utilities.
- Install Downspout Extenders
- Maintain the Control Practices.
  - Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
  - Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
- Revegetate the Building Site.
  - Rehabilitate the stockpiled subsoil and topsoil.
  - Seed or soil bank areas.
  - Mulch newly seeded areas.
- Remove Remaining Temporary Control Measures.

**LEGEND:**

- Flow
- Silt Fence
- Sensitive Area Protection
- Stabilized Construction Entrance
- Inlet Protection - Type 1
- Inlet Protection - Type 2

Source: Adapted from IN DNR, "Erosion Control for the Home Builder" Symbol: SCE Detail No. DE-ESC-3.7.1 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications ESC for Minor Development

**Construction Notes:**

- Develop the Site.
  - Identify Vegetation to be Saved
  - Protect trees and Sensitive Areas
- Install Perimeter Erosion And Sediment Controls.
  - Protect down-slope areas with vegetative filter strips.
  - Protect down-slope areas with silt fence.
  - Restrict all lot access to stabilized construction entrance to prevent vehicles from tracking mud onto roadways.
  - Install inlet protection on nearby storm drain inlets.
- Prepare the Site for Construction.
- Sealage and Stockpile the Topsoil/Subsoil
- Build the Structures and install the Utilities.
- Install Downspout Extenders
- Maintain the Control Practices.
  - Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
  - Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
- Revegetate the Building Site.
  - Rehabilitate the stockpiled subsoil and topsoil.
  - Seed or soil bank areas.
  - Mulch newly seeded areas.
- Remove Remaining Temporary Control Measures.

Source: Adapted from IN DNR, "Erosion Control for the Home Builder" Symbol: SCE Detail No. DE-ESC-3.7.1 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 1

**Construction Notes:**

- Excavate completely around inlet to a depth of 18" below grade elevation.
- Drive 2" x 4" post 7 into ground at four corners of inlet. Place nail strips between posts on excavated. Assemble top portion of 12" x 4" frame using post-to-post. Top of frame level must be 6" below edge of roadway adjacent to inlet.
- Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
- Stretch geotextile fabric tightly over wire mesh. The cloth must extend from top of frame to 18" below inlet grade elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
- Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
- If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame level.
- This structure must be inspected frequently and the filter fabric replaced when clogged.

**Materials:**

- Wooden frame to be constructed of 2" x 4" construction grade lumber.
- Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
- Geotextile fabric: Type GD-II

Source: Adapted from Erosion Draw Manual J. McCullough & Assoc. Symbol: IP-1 Detail No. DE-ESC-3.1.5.1 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 1

**Construction Notes:**

- Excavate completely around inlet to a depth of 18" below grade elevation.
- Drive 2" x 4" post 7 into ground at four corners of inlet. Place nail strips between posts on excavated. Assemble top portion of 12" x 4" frame using post-to-post. Top of frame level must be 6" below edge of roadway adjacent to inlet.
- Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
- Stretch geotextile fabric tightly over wire mesh. The cloth must extend from top of frame to 18" below inlet grade elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
- Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
- If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame level.
- This structure must be inspected frequently and the filter fabric replaced when clogged.

**Materials:**

- Wooden frame to be constructed of 2" x 4" construction grade lumber.
- Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
- Geotextile fabric: Type GD-II

Source: Adapted from Erosion Draw Manual J. McCullough & Assoc. Symbol: IP-1 Detail No. DE-ESC-3.1.5.3 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 2

**Notes:**

- This product shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
- For areas where there is a concern for run-off or spills, insert shall meet one of the above specifications with an oil-absorbent pillow or shall be made completely from an oil-absorbent material with a woven pillow.

**Materials:**

The geotextile inlet insert shall meet or exceed the specifications of Type GD-II geotextile in accordance with Appendix A-3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACF Products, Inc. Symbol: IP-2 Detail No. DE-ESC-3.1.5.2 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 2

**Notes:**

- This product shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
- For areas where there is a concern for run-off or spills, insert shall meet one of the above specifications with an oil-absorbent pillow or shall be made completely from an oil-absorbent material with a woven pillow.

**Materials:**

The geotextile inlet insert shall meet or exceed the specifications of Type GD-II geotextile in accordance with Appendix A-3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACF Products, Inc. Symbol: IP-2 Detail No. DE-ESC-3.1.5.2 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 3

**Notes:**

- This product shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- The filter sock fabric shall be high durability netting material to resist puncture and wear in the traffic areas. If compact needs to be used to fill the sock it must meet the Standards and Specifications for Compact Material in the Appendix, except that the maximum pass through for a 3/8" screen shall be 20% to allow for higher flow through. Additives, such as soluble phosphorus and potassium hydroxides, can be mixed with the compact media to aid in pollution removal, if desired. Reference the Compact Filter Log design guidelines for additional requirements on the high durability netting material, compact media, and sock lining and installation procedures. Reference the design alternatives below for additional log media options.
- The maximum contributing drainage area shall be 3 acres, or as recommended by the manufacturer. 18" diameter socks shall be used for standard roadway applications. If a highly disturbed area, the Engineer or Site Reviewer may opt for larger socks, either 24" or 30" depending on the need. If used as a replacement for Type 1 Inlet Protection with special approval, minimum 12" diameter socks shall be used. The top of the log may need to be finished with 1/2" concrete below the top of curb elevation with a minimum 1" opening in order to prevent localized flooding.
- Concrete blocks shall be used to seal in the log shape and prevent it from entering into the throat. They should be placed between the log and the throat opening, and used to secure the ends of the log against the throat. The end of the log shall extend a minimum of 2 feet past the end of the throat opening. If a grate is also present in addition to the throat opening, the concrete blocks can either be laid perpendicular to the curb recommended so that the log lies on the outside of the grate, or parallel to the curb so that the log lies on top of the grate. Type 2 Inlet Protection is also used in conjunction with Type 3 if a grate is present. Some logs can be used on an alternate to the concrete blocks at the end of the log to secure the log against the curb.

Source: Adapted from Fibromax International Symbol: IP-3 Detail No. DE-ESC-3.1.5.3 Sheet 1 of 3

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 3

**Notes:**

- This product shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- The filter sock fabric shall be high durability netting material to resist puncture and wear in the traffic areas. If compact needs to be used to fill the sock it must meet the Standards and Specifications for Compact Material in the Appendix, except that the maximum pass through for a 3/8" screen shall be 20% to allow for higher flow through. Additives, such as soluble phosphorus and potassium hydroxides, can be mixed with the compact media to aid in pollution removal, if desired. Reference the Compact Filter Log design guidelines for additional requirements on the high durability netting material, compact media, and sock lining and installation procedures. Reference the design alternatives below for additional log media options.
- The maximum contributing drainage area shall be 3 acres, or as recommended by the manufacturer. 18" diameter socks shall be used for standard roadway applications. If a highly disturbed area, the Engineer or Site Reviewer may opt for larger socks, either 24" or 30" depending on the need. If used as a replacement for Type 1 Inlet Protection with special approval, minimum 12" diameter socks shall be used. The top of the log may need to be finished with 1/2" concrete below the top of curb elevation with a minimum 1" opening in order to prevent localized flooding.
- Concrete blocks shall be used to seal in the log shape and prevent it from entering into the throat. They should be placed between the log and the throat opening, and used to secure the ends of the log against the throat. The end of the log shall extend a minimum of 2 feet past the end of the throat opening. If a grate is also present in addition to the throat opening, the concrete blocks can either be laid perpendicular to the curb recommended so that the log lies on the outside of the grate, or parallel to the curb so that the log lies on top of the grate. Type 2 Inlet Protection is also used in conjunction with Type 3 if a grate is present. Some logs can be used on an alternate to the concrete blocks at the end of the log to secure the log against the curb.

Source: Adapted from Fibromax International Symbol: IP-3 Detail No. DE-ESC-3.1.5.3 Sheet 2 of 3

Effective February 2019

### Standard Detail & Specifications Inlet Protection - Type 3

**Notes:**

- This product shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- The filter sock fabric shall be high durability netting material to resist puncture and wear in the traffic areas. If compact needs to be used to fill the sock it must meet the Standards and Specifications for Compact Material in the Appendix, except that the maximum pass through for a 3/8" screen shall be 20% to allow for higher flow through. Additives, such as soluble phosphorus and potassium hydroxides, can be mixed with the compact media to aid in pollution removal, if desired. Reference the Compact Filter Log design guidelines for additional requirements on the high durability netting material, compact media, and sock lining and installation procedures. Reference the design alternatives below for additional log media options.
- The maximum contributing drainage area shall be 3 acres, or as recommended by the manufacturer. 18" diameter socks shall be used for standard roadway applications. If a highly disturbed area, the Engineer or Site Reviewer may opt for larger socks, either 24" or 30" depending on the need. If used as a replacement for Type 1 Inlet Protection with special approval, minimum 12" diameter socks shall be used. The top of the log may need to be finished with 1/2" concrete below the top of curb elevation with a minimum 1" opening in order to prevent localized flooding.
- Concrete blocks shall be used to seal in the log shape and prevent it from entering into the throat. They should be placed between the log and the throat opening, and used to secure the ends of the log against the throat. The end of the log shall extend a minimum of 2 feet past the end of the throat opening. If a grate is also present in addition to the throat opening, the concrete blocks can either be laid perpendicular to the curb recommended so that the log lies on the outside of the grate, or parallel to the curb so that the log lies on top of the grate. Type 2 Inlet Protection is also used in conjunction with Type 3 if a grate is present. Some logs can be used on an alternate to the concrete blocks at the end of the log to secure the log against the curb.

Source: Adapted from Fibromax International Symbol: IP-3 Detail No. DE-ESC-3.1.5.3 Sheet 3 of 3

Effective February 2019

### Standard Detail & Specifications Topsoiling

**Construction Notes:**

- Site Preparation (Where Topsoil is to be added)**

Note: When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.

  - Grading - Grades on the areas to be topsoiled which have been previously established shall be maintained.
  - Lining - Where the topsoil is either highly acid or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
  - Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by digging or by scarifying to a depth of at least 3 inches to permit bonding of the topsoil to the subsoil. Puck by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check-dike to prevent topsoil from sliding down the slope.
- Topsoil Material and Application**

Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-NRCS in cooperation with Delaware Agricultural Experiment Station.

  - Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting layered subsoil and contain no more than 5% percent by volume of stones, stones, slag, coarse fragment, gravel, shells, rocks, twigs or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bromeliads, grasses, weeds, mosses, mushrooms, nutshells, poison ivy, fielders, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 tons shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.
  - Note: No soil or soil shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic materials.
  - Grading - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed where it is stream or muddy conditions, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of Appendix 3.0B.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 3.0B.2.2.2 Amendments.

Source: USDA - NRCS Symbol: DE-ESC-3.4.1 Detail No. DE-ESC-3.4.1 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications Topsoiling

**Construction Notes (cont.)**

- Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting layered subsoil and contain no more than 5% percent by volume of stones, stones, slag, coarse fragment, gravel, shells, rocks, twigs or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bromeliads, grasses, weeds, mosses, mushrooms, nutshells, poison ivy, fielders, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 tons shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.
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Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of Appendix 3.0B.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 3.0B.2.2.2 Amendments.

Source: USDA - NRCS Symbol: DE-ESC-3.4.1 Detail No. DE-ESC-3.4.1 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Pumping Pit - Type 2

**Construction Notes:**

- Pit shall have a minimum bottom width of 8".
- The intake stormpipe should be constructed by perforating a 24" to 36" diameter corrugated or PVC pipe. The perforations shall be 1/2" x 6" slots or 1" diameter holes 6" on center.
- The outside pipe shall be at least 12" larger in diameter than the inside pipe.
- After installing the stormpipes, the pit surrounding the stormpipes should then be backfilled with DE 657 aggregate. The height of the stone shall be a min. 3' above the design high water elevation in the trap or basin.
- The stormpipes should extend 12" to 18" above the design high water elevation in the trap or basin.

NOTE: If discharge will be pumped directly to a storm drainage system, the stormpipe must be wrapped with Type GD-II geotextile fabric before installation. If desired, 1/2" heavy-duty chain may be placed around the stormpipe, prior to attaching the geotextile fabric. This will increase the rate of water seepage into the pipe.

Source: Adapted from MD Sds. & Specs. for ESC Symbol: PP-2 Detail No. DE-ESC-3.2.2.2 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications Pumping Pit - Type 2

**Construction Notes:**

- Pit shall have a minimum bottom width of 8".
- The intake stormpipe should be constructed by perforating a 24" to 36" diameter corrugated or PVC pipe. The perforations shall be 1/2" x 6" slots or 1" diameter holes 6" on center.
- The outside pipe shall be at least 12" larger in diameter than the inside pipe.
- After installing the stormpipes, the pit surrounding the stormpipes should then be backfilled with DE 657 aggregate. The height of the stone shall be a min. 3' above the design high water elevation in the trap or basin.
- The stormpipes should extend 12" to 18" above the design high water elevation in the trap or basin.

NOTE: If discharge will be pumped directly to a storm drainage system, the stormpipe must be wrapped with Type GD-II geotextile fabric before installation. If desired, 1/2" heavy-duty chain may be placed around the stormpipe, prior to attaching the geotextile fabric. This will increase the rate of water seepage into the pipe.

Source: Adapted from MD Sds. & Specs. for ESC Symbol: PP-2 Detail No. DE-ESC-3.2.2.2 Sheet 2 of 2

Effective February 2019

### Standard Detail & Specifications Culvert Inlet Protection

**Construction Notes:**

- Compact logs shall be designed and installed in accordance with the Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- If compact logs can not be installed properly or flow conditions exceed the design capabilities of the compact logs, the stone option shall be employed. Additional filtration may be provided by using a Type GD-II geotextile incorporated into the design as an option.
- Placement of the compact log or stone barrier should be in a "toeshoe" shape and provide a minimum of 6 feet of clearance from the culvert inlet.

**Materials:**

- Slates: 2" x 2" x 36" hardwood.
- Compact media - See requirements in Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- Filter sock: See requirements in Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- Geotextile: Type GD-II for stone/riprap option.
- Stone: DE No. 3 for stone/riprap option.
- Riprap: R-6 for stone/riprap option.

Source: Adapted from VA ESC Handbook & Fibromax International Symbol: CIP Detail No. DE-ESC-3.1.6 Sheet 1 of 2

Effective February 2019

### Standard Detail & Specifications Culvert Inlet Protection

**Construction Notes:**

- Compact logs shall be designed and installed in accordance with the Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- If compact logs can not be installed properly or flow conditions exceed the design capabilities of the compact logs, the stone option shall be employed. Additional filtration may be provided by using a Type GD-II geotextile incorporated into the design as an option.
- Placement of the compact log or stone barrier should be in a "toeshoe" shape and provide a minimum of 6 feet of clearance from the culvert inlet.

**Materials:**

- Slates: 2" x 2" x 36" hardwood.
- Compact media - See requirements in Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- Filter sock: See requirements in Standard Detail and Specifications for Compact Logs (DE-ES-3.1.7).
- Geotextile: Type GD-II for stone/riprap option.
- Stone: DE No. 3 for stone/riprap option.
- Riprap: R-6 for stone/riprap option.

Source: Adapted from VA ESC Handbook & Fibromax International Symbol: CIP Detail No. DE-ESC-3.1.6 Sheet 2 of 2

Effective February 2019

EROSION & SEDIMENT CONTROL DETAILS  
 CZ # 1859 - COUNTY AGREEMENT # 1099  
**WINDSWEEP @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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 WWW.AXIOMENGINEERING.COM

ENGINEER: MKC  
 DESIGNER: MKC  
 CHECKED BY: MKC  
 DATE: 4/1/2019  
 TAX MAP: 234-1003.00 6. 00

PROJECT NO: 0233-1702  
 DRAWING: ESC-14  
 SHEET: 14 OF 16



GENERAL NOTES:

- 1) THESE CONSTRUCTION DRAWINGS ARE FOR THE CONSTRUCTION OF GRADING, STORMWATER MANAGEMENT, AND SEDIMENT & EROSION CONTROL.
2) THE BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY PERFORMED BY AXIOM ENGINEERING, LLC.
3) THE PROPERTY SERVED BY THESE CONSTRUCTION PLANS ARE REFERENCED AS TAX MAP 234-12.00-3.00 & 6.00.
4) THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, DELAWARE STATE FIRE MARSHAL'S OFFICE, SUSSEX COUNTY ENGINEERING DEPARTMENT, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (SEWER) AND THE STATE FIRE MARSHAL'S OFFICE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS ARE REQUIRED FROM:
A) SUSSEX CONSERVATION DISTRICT (302) 856-7219
B) FIRE MARSHAL (302) 856-5298
C) SUSSEX COUNTY PLANNING AND ZONING (302) 855-7878
D) SUSSEX COUNTY ENGINEERING DEPARTMENT (302) 855-7703
E) DNREC (302) 739-9946
F) DELAWARE DIVISION OF PUBLIC HEALTH OFFICE OF DRINKING WATER (302) 741-8586
5) EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA AT 1-800-282-8555.

- 6) THE SITE SHALL BE GRADED TO THE FINAL ELEVATIONS SHOWN ON THE GRADING PLAN PREPARED BY THE ENGINEER. THE CONTRACTOR SHALL PERFORM OVERLOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7) THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEARING AND GRADING AND GRUBBING THE SITE TO LIMITS SHOWN ON THE PLANS. THIS WILL INCLUDE THE REMOVAL AND DISPOSAL OF ANY EXISTING PAVEMENT, FENCES, BUILDING DEBRIS AND TRASH ON THE SITE. DISPOSAL WILL BE OFFSITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS; AND AT THE CONTRACTOR'S EXPENSE.
8) THE CONTRACTOR SHALL EXERCISE CARE AND CONSIDERATION IN CONSTRUCTION IN THE VICINITY OF ADJACENT PROPERTY OWNERS.
9) ALL DISTURBED R.O.W./PROPERTY CORNER MONUMENTS ARE TO BE REPLACED AND VERIFIED BY A PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

- 10) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ORDERING AND/OR FABRICATION OF ANY MATERIALS.
11) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

- 12) CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. HE WILL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCE OF CONSTRUCTION.
13) CONTRACTOR SHALL PATCH, REPAIR AND FINISH ALL DAMAGED SURFACES CAUSED BY THE WORK, USING MATERIALS OF THE SAME KIND.

- 14) FABRICATION AND INSTALLATION OF ALL MATERIALS, FINISHES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
15) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT, PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER.

- 16) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
17) NOTE: RCP REFERS TO CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
18) THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION AND UTILITY INSTALLATION.

- 19) TEMPORARY METHODS OF DUST CONTROL:
A) MULCHES-SEE STANDARD AND SPECIFICATIONS FOR MULCHING. CHEMICAL OR WOOD CELLULOSE FIBER BINDERS MAY BE USED INSTEAD OF ASPHALT TO BIND SUCH MATERIAL.
B) VEGETATIVE COVER-SEE STANDARD AND SPECIFICATIONS FOR TEMPORARY SEEDING.

Table with columns: TYPE OF EMULSION, WATER DILUTION, TYPE OF NOZZLE, APPLY GAL./AC. Includes rows for ANIONIC ASPHALT EMULSION, LATEX EMULSION, and RESIN-IN-WATER EMULSION.

- D) TILLAGE-THIS IS AN EMERGENCY (TEMPORARY) PRACTICE THAT WILL SCARIFY THE SOIL SURFACES AND PREVENT OR REDUCE THE AMOUNT OF BLOWING DUST. BEGIN TILLAGE OPERATION ON THE WINDWARD SIDE OF THE SITE, CHISEL-TYPE PLOWS PRODUCE THE BEST RESULTS.
E) SPRINKLING-THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THIS IS PARTICULARLY EFFECTIVE ON ROADS.
F) BARRIERS-SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
G) CALCIUM CHLORIDE-APPLY BY PELLETED OR GRANULAR MATERIAL WITH SPREADER AT A RATE THAT WILL KEEP THE SOIL SURFACE MOIST, REAPPLY AS NECESSARY.

- PERMANENT METHODS OF DUST CONTROL
A) PERMANENT VEGETATION-SEE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION WITH PERMANENT SEEDING AND VEGETATIVE STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
B) TOPSOILING-COVER WITH LESS EROSIIVE SOIL MATERIALS. SEE STANDARD AND SPECIFICATIONS FOR TOPSOILING.

SEQUENCE OF CONSTRUCTION - PHASES 1 & 2:

- A) THE POND IS REQUIRED TO HAVE A BENTONITE LINER OR PVC LINER WITH RELIEF VALVES. CONTRACTOR TO PROVIDE PROPOSED POND LINER TO THE ENGINEER, THE GEOTECHNICAL ENGINEER AND THE SUSSEX CONSERVATION DISTRICT FOR REVIEW AND APPROVAL.
B) NOTIFY THE SUSSEX CONSERVATION DISTRICT SEDIMENT AND STORMWATER PROGRAM IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
C) A THIRD PARTY CCR WILL BE REQUIRED TO INSPECT THE PROJECT IN ACCORDANCE WITH SUSSEX CONSERVATION DISTRICT REQUIREMENTS. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER, CONTRACTOR, AND THIRD PARTY CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
D) NOTIFY MISS UTILITY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION (1-800-292-8555 IN DELAWARE, 1-800-441-8355 OUTSIDE OF DELAWARE).
E) SITE LAYOUT SHOULD BE CHECKED AGAINST THE PLAN. CHECK CRUCIAL ELEVATIONS OF SITE DISCHARGE POINTS. PHYSICAL LAYOUT OF PROPERTY LINES, LIMITS OF DISTURBANCE AND OTHER AREAS TO BE LEFT UNDISTURBED SHOULD BE IDENTIFIED.
F) INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL PERIMETER CONTROLS (I.E. SILT FENCE, ETC.) INCLUDING NECESSARY CLEARING AND GRUBBING FOR THE INSTALLATION OF PERIMETER CONTROLS. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
G) THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
H) CONTRACTOR TO BEGIN CLEARING AND GRUBBING OF THE AREA TO RECEIVE THE STORMWATER MANAGEMENT FACILITIES. NOTIFY THE PERSON RESPONSIBLE FOR STORMWATER SYSTEM CONSTRUCTION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.

- I) CONSTRUCTION REVIEW BY THE THIRD PARTY CCR, THE GEOTECHNICAL ENGINEER AND THE SCD INSPECTOR SHALL BE REQUIRED DURING:
(IA) EMBANKMENT CONSTRUCTION
(IB) INSTALLATION OF PRIMARY CULVERTS AND CONCRETE CRADLE
(IC) AFTER TEMPORARY STABILIZATION
(ID) AFTER PERMANENT STABILIZATION
J) INSTALL POND LINER 1' BELOW FINISHED POND GRADE TO 1' ABOVE THE POND LEVEL BENCH. LINER TO BE SET A MINIMUM OF 1' BELOW FINISHED GRADE, SECURED WITH A 1' LAYER OF GRANULAR MATERIAL APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
K) CONSTRUCT CLAY CORE TRENCH IN POND EMBANKMENT AREA IN ACCORDANCE WITH POND CODE 378. SET OUTLET PIPES AND INSTALL 2 SKIMMERS TO PROVIDE SEDIMENT TRAPPING. EXCAVATE EMERGENCY SPILLWAY AND OUTFALL CHANNEL, STABILIZE PER EMERGENCY SPILLWAY DETAIL. ALL POND SLOPES ARE TO BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION CONTROL MATTING OR SCD APPROVED EQUAL. IF GEOTECHNICAL ENGINEER DETERMINES THAT SOIL MOISTURE CONTENT IS APPROPRIATE TO PLACE AS FILL, EXCAVATED MATERIALS CAN BE USED TO FILL LOW-LYING AREAS IN PHASE 1-B OUTSIDE OF THE STORMWATER MANAGEMENT POND.

- L) PERFORM ANY ADDITIONAL CLEARING AND GRUBBING OPERATIONS WITHIN THE PHASE 1 LIMITS OF DISTURBANCE SHOWN ON SHEET SWM-1. STOCKPILE SOIL AND STABILIZE. ADDITIONAL STOCKPILE LOCATIONS MUST BE APPROVED BY THE SUSSEX CONSERVATION DISTRICT.
M) IMMEDIATELY FOLLOWING ESTABLISHMENT OF THE TOP SOIL STOCKPILE AREA, CONSTRUCT SILT FENCE AROUND THE STOCKPILE PERIMETER, AS SHOWN ON THE PLANS AND AS DIRECTED IN THE FIELD.

- N) ROUGH GRADE PHASE 1-A. BEGIN FILLING PROCEDURES AS PER NOTES. PERFORM ALL GRADING AND FILLING OPERATIONS IN ACCORDANCE WITH THE ELEVATIONS SHOWN ON THE PLANS AND AS PER THE NOTES LOCATED ON THESE CONSTRUCTION PLANS. FILLING WILL NEED TO BE TESTED TO ALLOW FOR PROPER COMPACTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AN APPROVED TESTING INSPECTOR OR A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. EROSION CONTROL MATTING WILL NEED TO BE PLACED ON ALL SLOPES AND CHANNELS 3:1 OR GREATER. EROSION CONTROL MATTING SHALL BE NORTH AMERICAN GREEN S-75 BN OR SUSSEX CONSERVATION DISTRICT APPROVED EQUAL.
O) INSTALL SANITARY SEWER PUMP STATION
P) STABILIZE PHASE 1-B TO THE SATISFACTION OF THE SUSSEX CONSERVATION DISTRICT INSPECTOR. UPON THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT INSPECTOR, COMMENCE LAND DISTURBANCE AND GRADING OF PHASE 2-B.

- Q) UPON COMPLETION OF PHASE 1-A & 2-B ROAD GRADING, INSTALL THE FOLLOWING:
Q(A) PHASE 1-A 2-A & 2-B GRAVITY SANITARY SEWER AND CONNECTIONS
Q(B) PHASE 1-A, 2-A & 2-B STORM SEWER AND INLETS
Q(C) SANITARY SEWER FORCE MAIN
Q(D) PHASE 1-A, 2-A & 2-B WATER MAIN AND CONNECTIONS
Q(E) DELDOT PHASE 1 HAMMERHEAD ENTRANCE & SHARED USE PATH LIMITS AS DESCRIBED ON THE PHASING NOTES ON SHEETS SWM-1 OR RP-1

- R) AS BUILDING OPERATIONS PROCEED, THE DISTURBED SURFACE AREAS SHALL BE RESHAPED AND SLOPED TOWARDS CATCH BASINS AND SEDIMENT BASIN. THE CONTRACTOR MAY ELECT TO PLACE A BERM OR SILT FENCE AT THE TOP OF THE FILL AREA AS PER THE DETAILS SHOWN ON THE CONSTRUCTION PLANS. DISTURBED AREAS SHALL BE STABILIZED AS EXCAVATION/BACKFILL PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICABLE. SUCH WORK MAY INVOLVE SEEDING AND OTHER CONTROL DEVICES OR METHODS AS NECESSARY UNTIL THE SITE IS STABILIZED TO CONTROL EROSION.

- S) MAINTAIN ALL SOIL EROSION CONTROL DEVICES DURING ENTIRE CONSTRUCTION PERIOD, UNLESS THE DEVICE HAS COMPLETED ITS DESIGN FUNCTION, PER THE DISCRETION OF THE SCD INSPECTOR. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
T) COORDINATE ALL WORK WITH OTHER RELATED CONSTRUCTION.
U) HAUL IN PAVING.
V) GRADE TO FINISH GRADES. INSTALL PERMANENT SEEDING, LANDSCAPING AND/OR SOD TO COMPLETELY STABILIZE SITE.
W) PHASE 2-A ROAD GRADING OCCURS IN PHASE 1-A. WHEN ADEQUATE PORTIONS OF PHASES 1-A AND 2-B HAVE BEEN STABILIZED, AT THE APPROVAL OF THE SCD INSPECTOR, DEMOLISH THE EXISTING FARM STRUCTURES AND ROUGH GRADE THE LOTS AND SWALES IN PHASE 2-A. AT NO TIME CAN MORE THAN 20 ACRES BE DESTABILIZED.

ADDITIONAL PHASES (SEE PHASING PLAN, SHEET SWM-1)

- X) PRIOR TO COMMENCING A NEW PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER THAT THE PREVIOUS PHASE HAS BEEN SUFFICIENTLY STABILIZED.
Y) PHASES 3-A, 3-B, 4-A & 4-B MAY BE MOBILIZED INDIVIDUALLY OR SIMULTANEOUSLY, PROVIDED NO MORE THAN 20 ACRES OF LAND SURFACE IS DESTABILIZED AT ANY TIME.
Z) CLEAN OUT SEDIMENT BASIN AND STORMWATER MANAGEMENT PIPES AND RE-GRADE TO FINAL GRADES. CONTRACTOR WILL NEED TO PLACE TOPSOIL ON THE FILLED AREAS AND THEN IMMEDIATELY APPLY PERMANENT SEEDING (SEE EROSION AND SEDIMENT CONTROL NOTES). REMOVE SKIMMER FROM OUTLET CONTROL PIPES.
AA) UPON COMPLETION OF ALL WORK, REMOVE TEMPORARY SOIL EROSION CONTROL DEVICES DESCRIBED HEREIN. (TO BE DONE AT THE DISCRETION OF THE SCD INSPECTOR).
AB) IMMEDIATELY STABILIZE AREAS TO RECEIVE PERMANENT SEEDING AND/OR PAVING.
AC) ANYTIME A PROBLEM OCCURS REGARDING AN EROSION & SEDIMENT CONTROL PRACTICE THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO CORRECT THE PROBLEM, AT NO ADDITIONAL EXPENSE TO THE OWNER, AND IN ACCORDANCE WITH THE CURRENT 'DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK," THE SUSSEX CONSERVATION DISTRICT (SCD), AND THE ENGINEER.
AD) TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE, ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN IMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN. BMP CONSTRUCTION CHECKLIST AND GEOTECH REPORT MUSTS BE SUBMITTED WITH THE POST CONSTRUCTION VERIFICATION DOCUMENTS TO SUBSTANTIATE THAT THE EMBANKMENT WAS PROPERLY CONSTRUCTED.

CLEARING AND GRUBBING:

- 1) CLEARING AND GRUBBING SHALL CONSIST OF CLEARING, GRUBBING, REMOVING AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF DISTURBED AREAS, EXCEPT SUCH OBJECTS AS ARE DESIGNATED TO REMAIN OR ARE TO BE REMOVED IN ACCORDANCE WITH OTHER SECTIONS OF THESE PLANS. THIS WORK SHALL ALSO INCLUDE THE PRESERVATION FROM INJURY OR DEFAECATION OF ALL VEGETATION, TREES, AND OBJECTS DESIGNATED TO REMAIN.
2) THE CONTRACTOR SHALL PERFORM THE WORK OF CLEARING AND GRUBBING SO AS TO REMOVE ONLY MATERIAL HEREIN SPECIFIED AND, IF HE CHOOSES TO DO SUCH WORK WITH MECHANICAL EQUIPMENT AND REMOVES AND WASTES SUITABLE MATERIAL REQUIRED ON THE PROJECT, ANY SUITABLE MATERIAL REMOVED WITH THE CLEARED AND GRUBBED MATERIAL SHALL BE REPLACED BY THE CONTRACTOR. ALL MATERIALS REMOVED BY THE CLEARING AND GRUBBING OPERATION SHALL BE REMOVED FROM THE PROJECT OR OTHERWISE DISPOSED OF AS SPECIFIED OR DIRECTED BY THE DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL APPLICABLE REGULATIONS OF THE SUSSEX CONSERVATION DISTRICT, SUSSEX COUNTY ENGINEERING OFFICE, AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS REGARDING ANY OPEN BURNING CARRIED OUT DURING THE PERFORMANCE OF THE WORK. CARE SHALL BE EXERCISED TO SEE THAT THE BURNING OF SUCH MATERIAL DOES NOT DESTROY OR DAMAGE PUBLIC OR PRIVATE PROPERTY.
3) TREES DESIGNATED TO REMAIN - THE DEVELOPER SHALL DESIGNATE SUCH TREES, SHRUBBERY AND PLANTS WHICH ARE NOT TO BE REMOVED AND THE CONTRACTOR SHALL PROTECT THEM FROM ANY DAMAGE. IF ANY SUCH TREES, SHRUBBERY OR PLANTS ARE DAMAGED, THEY SHALL BE REPLACED OR REPAIRED BY A COMPETENT TREE SURGEON. PAINT REQUIRED FOR CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION SHALL BE AN APPROVED ASPHALTUM BASE PAINT PREPARED ESPECIALLY FOR TREE SURGERY.
4) DISPOSAL OF TREES, STUMPS, BRUSH, RUBBISH, ETC. - ALL TREES, TIMBER, STUMPS, BRUSH, RUBBISH OR OTHER MATERIAL TO BE REMOVED FROM THE SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND ALL MATERIALS REMOVED FROM THE SITE IN ACCORDANCE WITH THESE REQUIREMENTS SHALL BE SALVAGED, OR DISPOSED OF OUT OF SIGHT FROM THE SITE. ANY BURNING SHALL BE DONE WITHIN THE REQUIREMENTS OF FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS AND BE UNDER COMPLETE CONTROL AT ALL TIMES.
5) PREPARATION OF GROUND SURFACE - GRADING OPERATIONS SHALL NOT BE STARTED IN ANY AREA, UNTIL ALL OPERATIONS OF CLEARING AND GRUBBING WITHIN THE AFFECTED AREA HAVE BEEN COMPLETED. IN AREAS WHERE EXCAVATION IS TO BE MADE, THE GROUND SHALL BE CLEARED OF ALL LIVING OR DEAD TREES, STUMPS, BRUSH, OR OTHER OBJECTIONABLE MATERIAL. ALL EMBEDDED STUMPS, ROOT MATS, ETC., SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 2 FEET BELOW THE SUBGRADE OF SLOPE SURFACES. ALL DEPRESSIONS MADE BELOW THE SUBGRADE OR SLOPE SURFACES BY THE REMOVAL OF STUMPS OR ROOTS SHALL BE BACKFILLED WITH APPROVED MATERIAL AND COMPACTED AS DIRECTED. IN AREAS WHERE EMBANKMENT IS TO BE MADE 5 FEET OR MORE IN DEPTH, TREES AND STUMPS SHALL BE CUT OFF AS CLOSE TO THE GROUND AS IS PRACTICABLE, BUT NOT TO EXCEED 6 FEET ABOVE THE GROUND SURFACE. NEAR THE TOE OF EMBANKMENT SLOPES, NO STUMP SHALL EXTEND ABOVE A POINT 1 FOOT BENEATH THE SLOPE SURFACE. AREAS WHERE EMBANKMENT IS TO BE MADE LESS THAN 5 FEET DEPTH, ALL TREES, STUMPS, ROOTS, BRUSH, ROOT MAT, AND DEBRIS SHALL BE REMOVED, GRUBBED, OR BLASTED FROM THE GROUND AND ALL THESE MATERIALS SHALL BE GRUBBED IN THE MANNER REQUIRED WHERE EXCAVATION IS TO BE MADE.

- 6) UNLESS OTHERWISE DIRECTED, THE SITE SHALL BE CLEARED, FLUSH WITH THE GROUND, OF ALL TREES, BRUSH, SHRUBS, DOWN TIMBER, ROTTEN WOOD, RUBBISH AND OTHER OBJECTIONABLE DEBRIS AND VEGETATION. IN ADDITION, SUCH LIVE TREES AS MAY INTERFERE WITH SIGHT DISTANCE, EITHER VERTICALLY OR HORIZONTALLY, SHALL BE CLEARED FROM THESE AREAS.
7) 7) IN ALL AREAS WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL FIRST NOTIFY THE OWNER AND ENGINEER, THEN REVIEW WITH THE OWNER THE POSSIBLE OPTIONS, AND THEN PROCEED WITH THE MUTUALLY ACCEPTABLE CORRECTION.

EXCAVATION AND EMBANKMENT:

- 1) EXCAVATION AND EMBANKMENT SHALL CONSIST OF THE REMOVAL AND FINAL DISPOSAL, AS FURTHER SPECIFIED, OF ALL MATERIALS EXCEPT THOSE SPECIFIED UNDER CLEARING AND GRUBBING AND TRENCH EXCAVATION TAKEN FROM WITHIN THE LIMITS OF THE WORK CONTRACTED FOR AND NECESSARY FOR THE PREPARATION AND CONSTRUCTION OF VARIOUS ELEMENTS OF THE WORK, ON THE LINES AND GRADES SHOWN ON THE PLANS, PROFILES, AND CROSS-SECTIONS OR AS DIRECTED. IT SHALL INCLUDE THE GRADING AND COMPACTING OF THE EMBANKMENT, AND THE CLEANING AND SLOPING OF THE EMBANKMENT, AND CUT SLOPES TO THE REQUIRED LINES AND GRADES. EXCAVATION ALSO FURNISHED AND PLACED BY THE CONTRACTOR FROM BORROW PITS OR OTHER APPROVED SOURCES.
2) BORROW TYPE "C" SHALL BE IN ACCORDANCE WITH SECTION 209 OF THE DELAWARE D.O.T. STANDARD AND SPECIFICATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
3) NO BORROW SHALL BE USED UNTIL THE OTHER SOURCES OF EXCAVATION PROVIDED FOR HAVE BEEN EXHAUSTED.

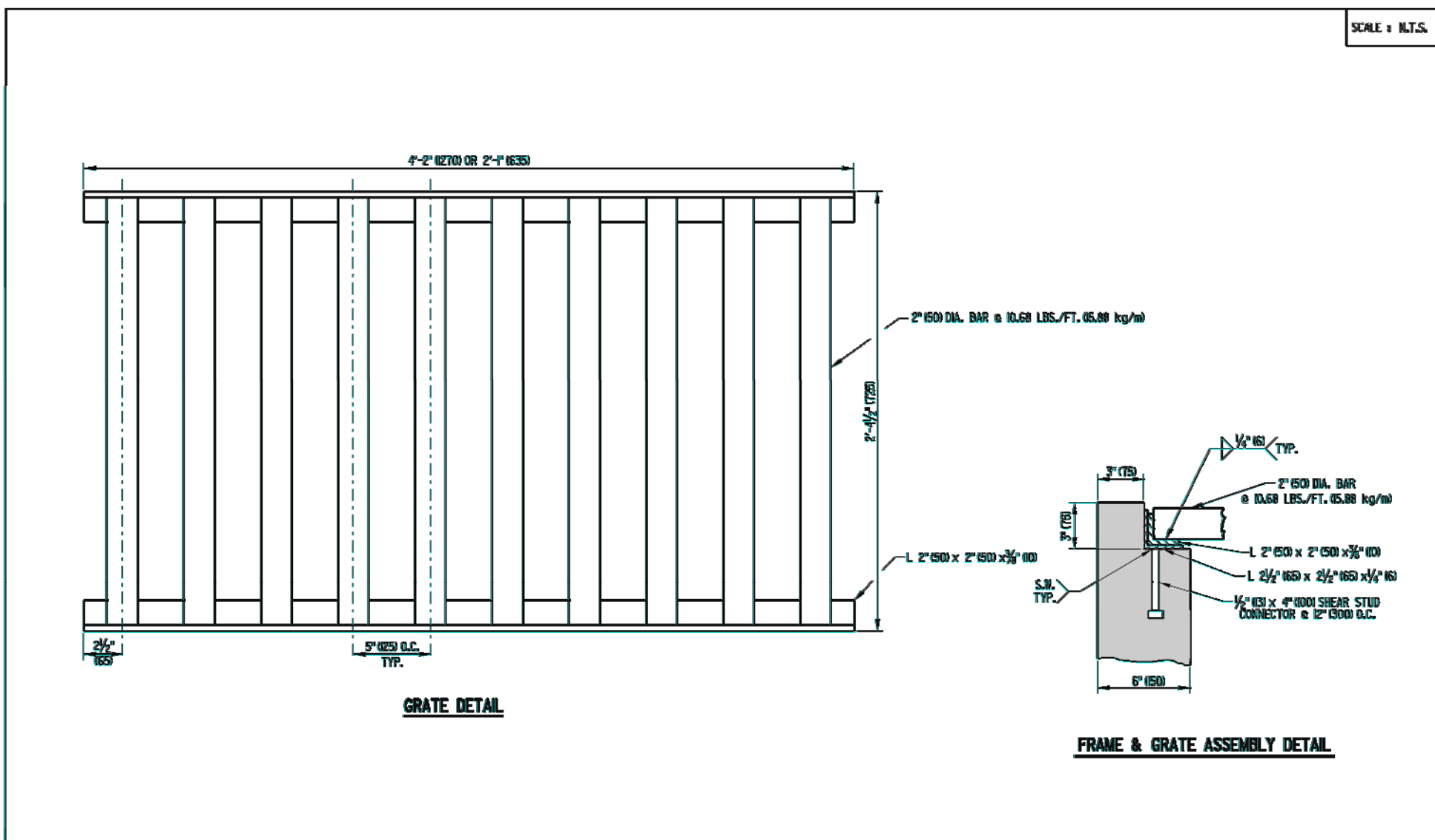


Table with columns: DELAWARE DEPARTMENT OF TRANSPORTATION, SAFETY GRATES, STANDARD NO. D-5 (CNS), SECT. 1 OF 2, APPROVED, RECOMMENDED.

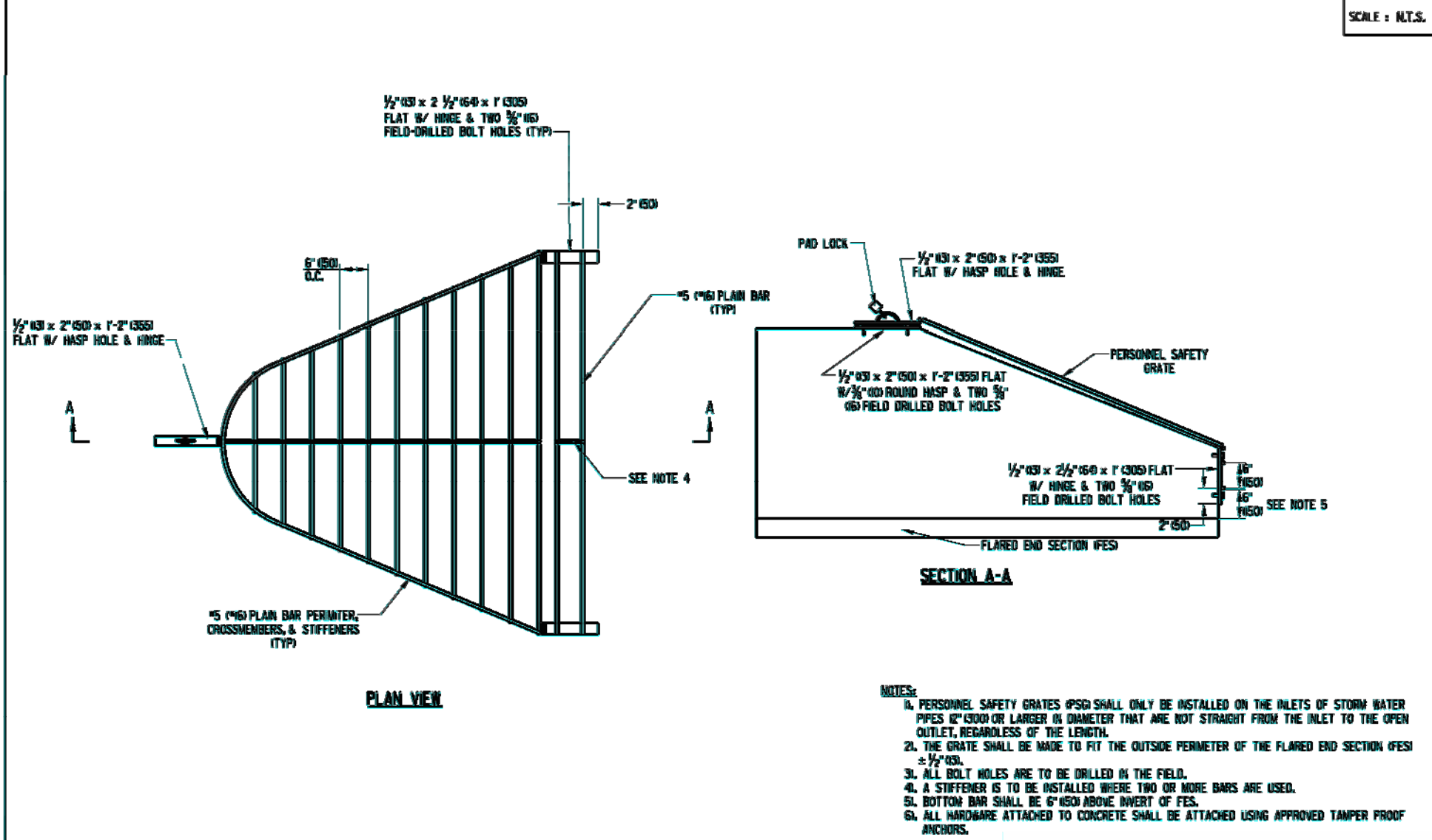


Table with columns: DELAWARE DEPARTMENT OF TRANSPORTATION, SAFETY GRATES, STANDARD NO. D-5 (CNS), SECT. 2 OF 2, APPROVED, RECOMMENDED.

Table with columns: REVISION, REV, DESCRIPTION OF REVISION.

EROISION & SEDIMENT CONTROL NOTES
CZ # 1859 - COUNTY AGREEMENT # 1099
WINDSWEPT @ LEWES R.P.C.
S.C.R. 278 - ANGOLA BEACH ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C. logo and contact information including address, phone, and website.

Table with columns: ENGINEER, DESIGNER, DRAFTER, CHECKED BY, DATE, TAX MAP.

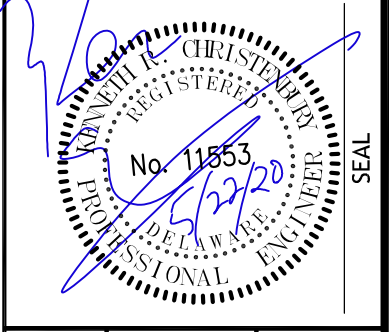
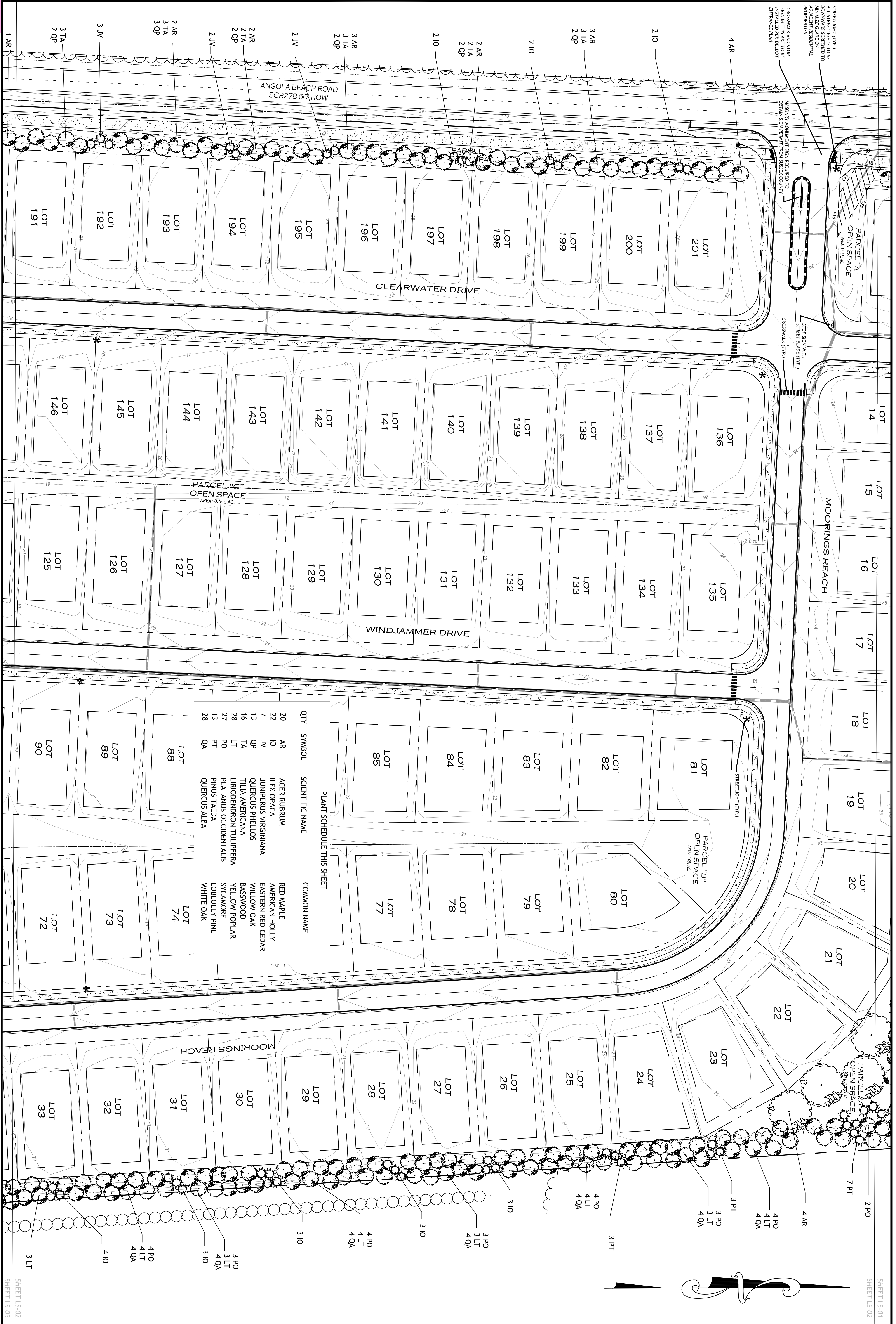


Table with columns: PROJECT NO. 0233-1702, DRAWINGS: ESC-16, SHEET: 16 OF 16.



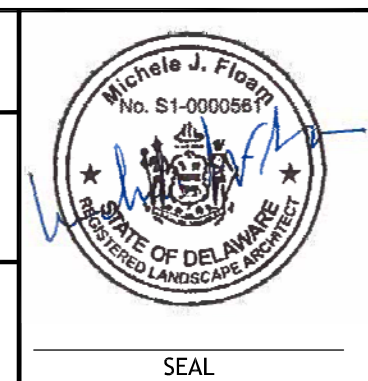




PLANT SCHEDULE THIS SHEET

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME
20	AR	ACER RUBRUM	RED MAPLE
22	IO	ILEX OPACA	AMERICAN HOLLY
7	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
13	QP	QUERCUS PHELLOS	WILLOW OAK
16	TA	TILIA AMERICANA	BASSWOOD
28	LT	LIRIODENDRON TULIPIFERA	YELLOW POPLAR
27	PO	PLATANUS OCCIDENTALIS	SYCAMORE
13	PT	PINUS TAEDA	LOBLOTTLY PINE
28	QA	QUERCUS ALBA	WHITE OAK

PROJECT NO:  
0233-1702  
DRAWING:  
LS-02  
SHEET:  
2 OF 5



ENGINEER: KRC  
DESIGNER: MJF  
DRAFTER: MJF  
CHECKED BY: MJF  
DATE: 10/08/2018  
TAX MAP: 234-12.00-3.00 & 6.00  
SCALE: 24" X 36" 1 inch = 40 ft.  
11" X 17" 1 inch = 80 ft.

**AXIOM ENGINEERING L.L.C.**  
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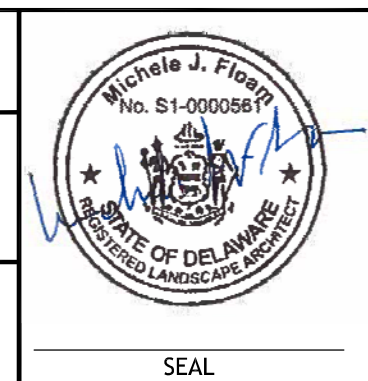
LIGHTING, SIGNAGE & LANDSCAPE PLAN  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED BY
1	RESPONSE TO PLANNING AND ZONING COMMENTS	06/09/2020	EW	MJF/KRC
2	ADD GRADING AND REVISE PLANTING LAYOUT	06/09/2020	EW	MJF/KRC
3				

THIS DRAWING 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 ALL RULES AND REGULATIONS THERETO AND APPURTINANT.



PROJECT NO:  
0233-1702  
DRAWING:  
LS-03  
SHEET:  
3 OF 5



ENGINEER: KRC  
DESIGNER: MJF  
DRAFTER: MJF  
CHECKED BY: MJF  
DATE: 10/08/2018  
TAX MAP: 234-12.00-3.00 & 6.00

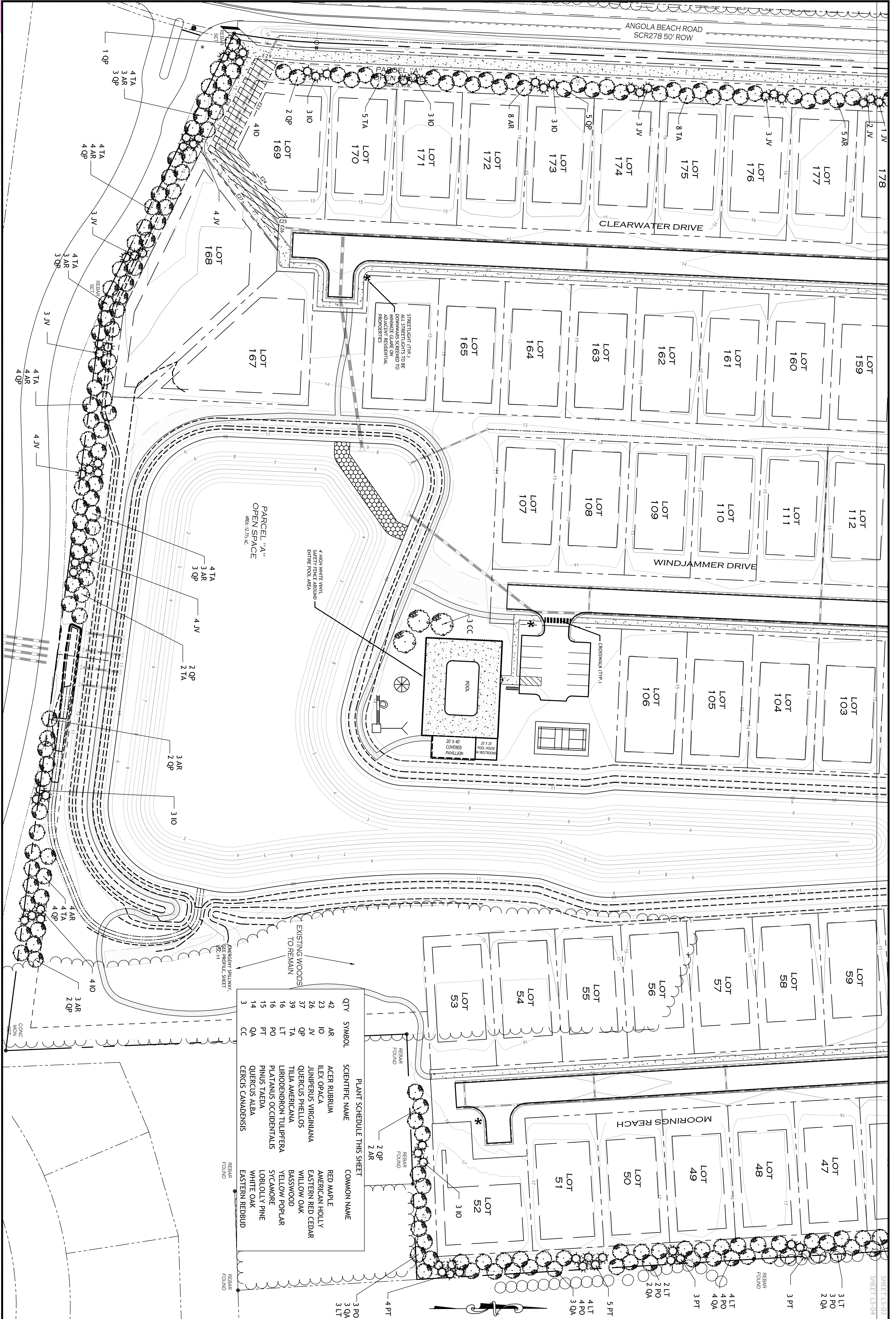
24" X 36" 1 inch = 40 ft.  
11" X 17" 1 inch = 80 ft.

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
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LIGHTING, SIGNAGE & LANDSCAPE PLAN  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEEP @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	DATE	BY
1	RESPONSE TO PLANNING AND ZONING COMMENTS	06/22/2020	MJF/KRC
2	ADD GRADING AND REVISE PLANTING LAYOUT	06/22/2020	MJF/KRC
3		06/22/2020	MJF/KRC
4		06/22/2020	MJF/KRC

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QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME
42	AR	ACER RUBRUM	RED MAPLE
23	IO	ILEX OPACA	AMERICAN HOLLY
26	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
37	QP	QUERCUS PHELLOS	WILLOW OAK
39	TA	TILIA AMERICANA	YELLOW POPLAR
16	LT	LIRIODENDRON TULIPIFERA	SYCAMORE
15	PO	PLATANUS OCCIDENTALIS	LOBLODY PINE
14	PT	QUERCUS ALBA	WHITE OAK
3	QA	QUERCUS CANADENSIS	EASTERN REDBUD
	CC		

PROJECT NO:  
0233-1702  
DRAWING:  
LS-04  
SHEET:  
4 OF 5



ENGINEER: KRC  
DESIGNER: MJF  
DRAFTER: MJF  
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0 40 80  
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CZ #1859 - COUNTY AGREEMENT #1099  
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REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED BY
1	RESPONSE TO PLANNING AND ZONING COMMENTS	06/09/2020	EJW	MJF/KRC
2	ADD GRADING AND REVISE PLANTING LAYOUT	06/09/2020	EJW	MJF/KRC
3				

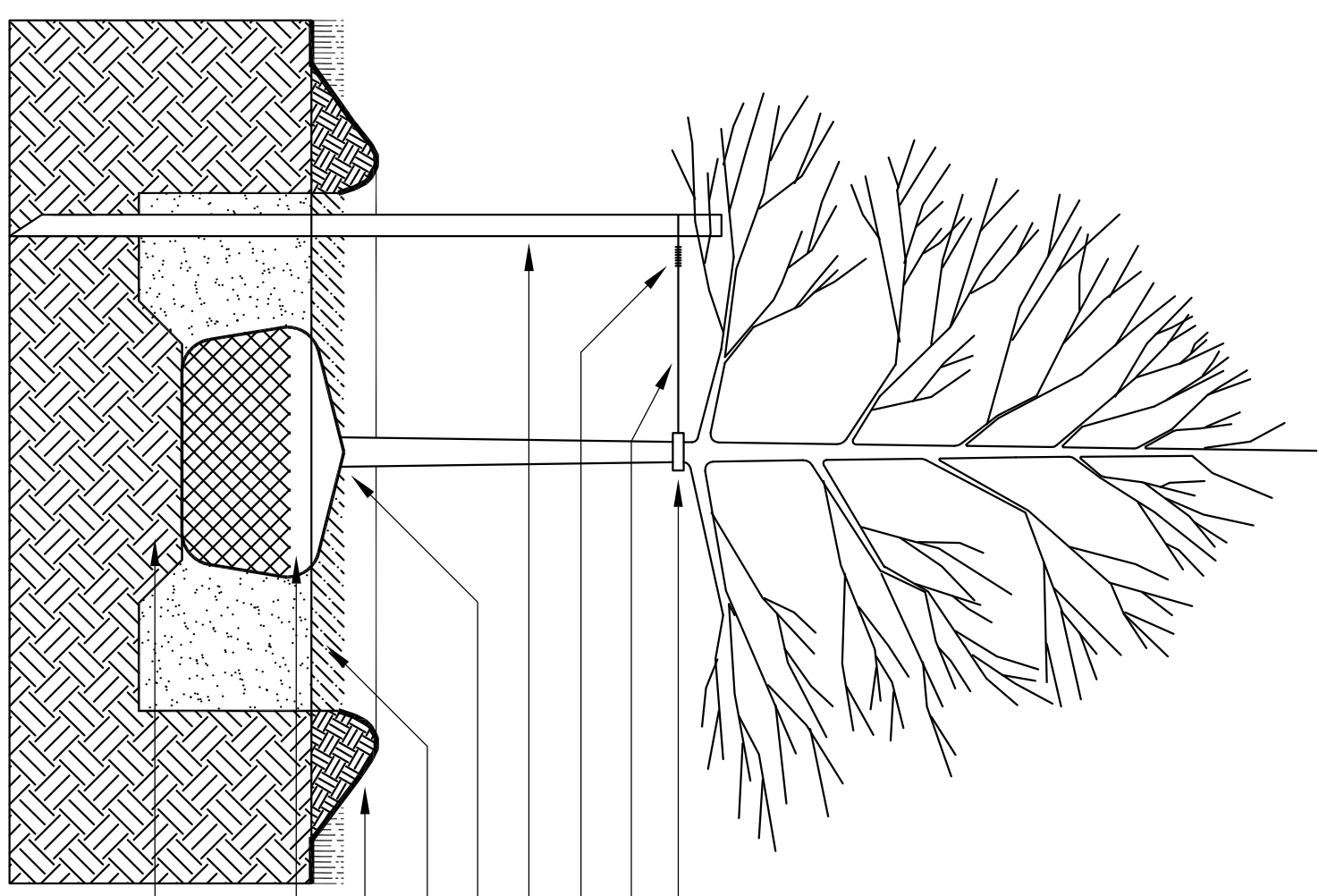
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TOTAL PLANT SCHEDULE

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	BALL
105	AR	ACER RUBRUM	RED MAPLE	1.5" CALIPER	B&B
98	IO	ILEX OPACA	AMERICAN HOLLY	5' HT	B&B
78	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HT	B&B
90	QP	QUERCUS PHELLOS	WILLOW OAK	1.5" CALIPER	B&B
107	TA	TILIA AMERICANA	BASSWOOD	1.5" CALIPER	B&B
100	LT	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1.5" CALIPER	B&B
91	PO	PLATANUS OCCIDENTALIS	SYCAMORE	1.5" CALIPER	B&B
45	PT	PINUS TAEDA	LOBLOLLY PINE	5' HT	B&B
85	QA	QUERCUS ALBA	WHITE OAK	1.5" CALIPER	B&B
3	CC	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CALIPER	B&B

CHAPTER 99 BUFFER STRIP REQUIREMENTS

- CHAPTER 99-5 SUBSECTION F - THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION. FOR SUBDIVISIONS THAT ARE APPROVED TO BE CONSTRUCTED IN PHASES, THE BUFFER FOR EACH PHASE MUST BE COMPLETED BEFORE COUNTY APPROVALS OR PERMITS WILL BE GRANTED TO CONSTRUCT THE NEXT PHASE.
- CHAPTER 99-5 SUBSECTION G - THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION. PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
- CHAPTER 99-5 SUBSECTION H - THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS. THE PERPETUAL MAINTENANCE PLAN SHALL INCLUDE THE REQUIREMENT THAT ANY TREES THAT DIE MUST BE REPLANTED WITH TREES OF THE SAME TYPE AND SPECIES AND IN ACCORDANCE WITH THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE COUNTY. THE PERPETUAL MAINTENANCE PLAN SHALL ALSO INCLUDE A REQUIREMENT THAT THE FORESTED BUFFER AREA BE PLANTED AND MAINTAINED ACCORDING TO BEST MANAGEMENT PRACTICES IN THE FORESTRY INDUSTRY. THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE BUFFER STRIP AND ITS PLANTINGS SHALL BE ASSURED THROUGH RESTRICTIVE COVENANTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION. THE APPLICANT AND/OR LAND DEVELOPER MUST PROVIDE THE COMMISSION WITH SATISFACTORY PROOF THAT THE COVENANTS INCLUDE A PERPETUAL MAINTENANCE PLAN WHICH SHALL BE BINDING UPON THE APPLICANT AND/OR DEVELOPER DURING THE MINIMUM TWO-YEAR PERIOD DESCRIBED IN SUBSECTION G ABOVE AND THEREAFTER BY THE HOMEOWNERS' ASSOCIATION. THE COMMISSION AND ITS ATTORNEY SHALL REVIEW AND APPROVE THE PERPETUAL MAINTENANCE PLAN PRIOR TO THE RESTRICTIVE COVENANTS BEING RECORDED AND PRIOR TO GRANTING FINAL SITE PLAN APPROVAL.



DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY

NOT TO SCALE

- RUBBER HOSE AT BARK
- WIRE TIE
- EYE SCREW
- 2"x2" WOOD STAKE ON WINDWARD SIDE
- SET TREE AT ORIGINAL GRADE
- MULCH: PINE BARK OR WOOD CHIPS 3" MIN.
- SOIL SAUCER: USE GOOD TOPSOIL 6" MIN.
- ROPE AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

LS-05

PROJECT NO:  
**0233-1702**

DRAWING:  
**LS-05**

SHEET:  
**5 OF 5**



ENGINEER: KRC  
DESIGNER: MJF  
DRAFTER: MJF  
CHECKED BY: MJF  
DATE: 10/08/2018  
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**LANDSCAPE NOTES & DETAILS**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	BY DATE	CHECKED BY DATE
△	RESPONSE TO PLANNING AND ZONING COMMENTS	ESW 2/2/2020	MJF/KRC 2/2/2020
△	ADD GRADING AND REVISE PLANTING LAYOUT	ESW 02/02/2020	MJF 02/09/2020

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LEGEND		FOUND	SET	BOUNDARY MONUMENT
EX. PROPERTY LINE	---	CMF	■	CM5
EX. ADJACENT PROPERTY LINES	---	RBF	●	RBS
EX. 404 WETLANDS	---	MANF	●	MNS
STATE (TIDAL) WETLANDS	---	SFP	▲	SPK
FEMA FLOODPLAIN BOUNDARY	---	WFF	●	WFS
EX. MINOR CONTOUR	---	BENCHMARK	○	POST
EX. MAJOR CONTOUR	---	UNMARKED CORNER	○	PR. CONTOUR
EX. BUILDING RESTRICTION LINES	---	PR. CONTOUR	---	PR. CONTOUR
EX. ROAD CENTERLINE	---	PR. ROAD CENTERLINE	---	PR. ROAD CENTERLINE
EX. EASEMENT	---	PR. EASEMENT	---	PR. EASEMENT
EX. BUILDING	---	PR. BUILDING	---	PR. BUILDING
EX. SWALE	---	PR. SWALE	---	PR. SWALE
EX. SIDEWALK	---	PR. SIDEWALK	---	PR. SIDEWALK
EX. CURB	---	PR. CURB	---	PR. CURB
EX. STORM SEWER	---	PR. STORM SEWER CL	---	PR. STORM SEWER CL
EX. SANITARY SEWER	---	PR. SANITARY SEWER	---	PR. SANITARY SEWER
EX. WOODS LINE	---	PR. WOODS LINE	---	PR. WOODS LINE
EX. WATER LINE	---	PR. WATER LINE	---	PR. WATER LINE
EX. WELL	---	PR. WELL	---	PR. WELL
TRAFFIC SIGN	---	PR. TRAFFIC SIGN	---	PR. TRAFFIC SIGN
EX. ZONING BOUNDARY	---	PR. ZONING BOUNDARY	---	PR. ZONING BOUNDARY
EX. ELECTRIC LINES UTILITIES	---	PR. ELECTRIC LINES UTILITIES	---	PR. ELECTRIC LINES UTILITIES
EX. UTILITY POLES/LIGHT POLES	---	PR. UTILITY POLES/LIGHT POLES	---	PR. UTILITY POLES/LIGHT POLES
EX. FENCE	---	PR. FENCE	---	PR. FENCE
EX. SPOT ELEVATION	---	PR. SPOT ELEVATION	---	PR. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING	---	PR. DELDOT ENTRANCE PAVING	---	PR. DELDOT ENTRANCE PAVING
PR. ROTOMILL 1 1/4" & OVERLAY	---	PR. ROTOMILL 1 1/4" & OVERLAY	---	PR. ROTOMILL 1 1/4" & OVERLAY
SOIL BORING	---	PR. SOIL BORING	---	PR. SOIL BORING
TEST PIT	---	PR. TEST PIT	---	PR. TEST PIT
EX. STREAM	---	PR. STREAM	---	PR. STREAM
LIMIT OF DISTURBANCE	---	PR. LIMIT OF DISTURBANCE	---	PR. LIMIT OF DISTURBANCE
SILT FENCE	---	PR. SILT FENCE	---	PR. SILT FENCE

**NOTES:**

- FORESTED BUFFERS, STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- ACCESS TO LOTS SHALL BE PROVIDED FROM THE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10050C0431K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN MARCH 2018. HORIZONTAL CONTROL IS REFERENCED TO NAD 83 STATE PLANE GRID, VERTICAL CONTROL IS REFERENCED TO NAVD 88.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED IN ANY EASEMENT.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE LANDSCAPE PLAN FOREST AND/OR LANDSCAPE BUFFER PLANS SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE. IF THE SUBDIVISION IS TO BE CONSTRUCTED IN PHASES, THE BUFFER FOR EACH PHASE MUST BE COMPLETED BEFORE COUNTY APPROVALS OR PERMITS WILL BE GRANTED TO CONSTRUCT THE NEXT PHASE.
- BUS STOPS SHALL BE LOCATED AT THE DISCRETION OF THE CAPE HENLOPEN SCHOOL DISTRICT.

**CZ # 1859 CONDITIONS OF APPROVAL:**

- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 201 SINGLE FAMILY UNITS.
- A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO PROVIDE FOR THE PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF BUFFERS, STORMWATER MANAGEMENT FACILITIES, STREETS, AMENITIES AND OTHER COMMON AREAS.
- ALL ENTRANCES, INTERSECTIONS, INTERCONNECTIONS, ROADWAYS AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED IN ACCORDANCE WITH DELDOT'S REQUIREMENTS.
- THE RPC SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE COUNTY ENGINEERING DEPARTMENT.
- THE RPC SHALL BE SERVED BY CENTRAL WATER.
- STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE OPERATED IN A MANNER THAT IS CONSISTENT WITH BEST MANAGEMENT PRACTICES. IN REVIEWING THE STORMWATER MANAGEMENT DESIGN, THE APPLICANT AND THE SUSSEX CONSERVATION DISTRICT SHALL ALSO WORK TO REDUCE THE IMPACTS FROM RUNOFF FROM THE PROPERTY ONTO THE COVE ON HERRING CREEK; PARTICULARLY DURING THE SITE WORK, DEVELOPMENT, AND CONSTRUCTION PHASES.
- INTERIOR STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY'S STREET DESIGN REQUIREMENTS. THERE SHALL ALSO BE STREET LIGHTING AND SIDEWALKS ON ONE SIDE OF THE STREETS WITHIN THE RPC. (SEE SHEETS LS-1 TO LS-4 FOR LIGHT PLACEMENT)
- ALL AMENITIES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 75TH BUILDING PERMIT.
- A 20-FOOT WIDE FORESTED LANDSCAPE BUFFER SHALL BE ESTABLISHED ALONG THE PERIMETER OF THE SITE. THIS MAY INCLUDE THE EXISTING TREES.
- IF REQUESTED BY THE LOCAL SCHOOL DISTRICT, A SCHOOL BUS STOP SHALL BE PROVIDED. THE LOCATION OF THE BUS STOP AREA SHALL BE SHOWN ON THE FINAL SITE PLAN.
- ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENTS.
- THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN FOR ALL OF THE BUFFER AREAS, SHOWING ALL OF THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THE BUFFER AREAS.
- AS OFFERED BY THE APPLICANT, THE COMMUNITY WILL NOT CONTAIN ANY MANUFACTURED HOMES.
- THE COMMUNITY SHALL BE MARKETED AS "WORKFORCE HOUSING" AND THE TARGET MARKET WILL BE HOUSEHOLDS LIVING AND WORKING IN SUSSEX COUNTY EARNING 80%-120% SUSSEX COUNTY AREA MEDIAN INCOME. THE DEVELOPER SHALL COMPLETE AND PROVIDE A BUYER DATA SHEET, THE FINAL SETTLEMENT STATEMENT, AND ANY OTHER NECESSARY INFORMATION TO AN INDEPENDENT CPA TO GENERATE A REPORT EVIDENCING THAT HOMEBUYERS ARE NOT SPENDING MORE THAN 30% OF THEIR GROSS HOUSEHOLD INCOME ON HOUSING COSTS FOR EACH HOME SALE. THIS REPORT SHALL BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT ON AN ANNUAL BASIS TO ANALYZE THE SUCCESS OF THE PROJECT AS WORKFORCE HOUSING. THE DEVELOPER SHALL WORK WITH OSHA, NCALL, FIRST STATE AND OTHER NON-PROFIT HOMEOWNERSHIP GEARED AGENCIES TO MARKET THE HOUSES.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

**PROJECT PHASING NOTES (SEE SHEET SWM-1 FOR PHASE BOUNDARIES):**

- BUILDING PERMITS MAY BE ISSUED IN PHASE 1-A UPON COMPLETION OF THE FOLLOWING TO THE SATISFACTION OF THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT:
  - TEMPORARY CONSTRUCTION ENTRANCE AT LOT 178
  - STORMWATER MANAGEMENT POND/SEDIMENT TRAP INCLUDING ALL FOREBAYS, FLARED ENDS AND STUBS OF INLET PIPES
  - ROUGH GRADING AND STABILIZATION OF PHASE 1-B
  - SANITARY SEWER PUMP STATION
  - UPON SCUD APPROVAL OF STABILIZATION OF PHASE 1-B COMMENCE THE FOLLOWING:
    - GRAVITY SEWER FROM THE PUMP STATION THROUGH PHASES 2-A, 1-A, & 2-B
    - SANITARY SEWER FORCE MAIN
    - STORM SEWER FROM THE POND THROUGH PHASES 2-A, 1-A & 2-B
    - WATER MAIN AND OTHER UTILITY INSTALLATION THROUGH PHASES 1-A & 2-B
    - DETAILED GRADING OF PHASE 1-A
    - FOREST BUFFERS ADJACENT TO PHASE 1-A LOTS
- PHASE 1 ENTRANCE INCLUDING ITEMS A & B LISTED IN THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) PHASING NOTES BELOW. CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE PHASE 1 ENTRANCE IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT).
- PHASE 2-A AND/OR 2-B CONSTRUCTION MAY COMMENCE AS SOON AS ADEQUATE PORTIONS OF PHASE 1 HAVE BEEN FULLY STABILIZED, AT THE DISCRETION OF THE SCD INSPECTOR.
- THE REMAINING PHASES MAY BE MOBILIZED CONCURRENTLY PROVIDED NO MORE THAN 20 ACRES ARE DESTABILIZED AT ONE TIME. CONTRACTOR TO COORDINATE COMMENCEMENT OF ADDITIONAL PHASES WITH THE SUSSEX CONSERVATION DISTRICT AND THE SUSSEX COUNTY ENGINEERING DEPARTMENT INSPECTORS.
- ALL AMENITIES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 75TH BUILDING PERMIT, INCLUDING THE POOL HOUSE, SWIMMING POOL, PAVILION, BIKE RACK, TOT LOT, SPORTS FIELD, & WALKING TRAILS.

**DELDOT PHASING NOTES**

- PRIOR TO THE ISSUANCE OF DELDOT'S ENTRANCE PLAN APPROVAL LETTER THE DEVELOPER OF WINDSWEPT AT LEWES SHALL MAKE AN EQUITABLE CONTRIBUTION IN THE AMOUNT OF \$149,424, TO DELDOT FOR IMPROVEMENTS TO BE CONSTRUCTED BY THE HSP SR 24 AT CAMP ARROWHEAD ROAD AND SR 24 AT ROBINSONVILLE ROAD / ANGOLA ROAD INTERSECTION, CONTRACT NO. T20720902.
- PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT, A HAMMERHEAD ENTRANCE ON ANGOLA BEACH ROAD (CONSTRUCTION SHEET CE-44 - PHASE 1 GRADING PLAN) AND THE PORTIONS OF SHARED USE PATH NORTH OF THE HAMMERHEAD ENTRANCE ALONG ANGOLA BEACH ROAD AND ALONG ANGOLA ROAD SHALL BE CONSTRUCTED AND ACCEPTED AS SHOWN PER CONSTRUCTION SHEETS CE-10, CE-12, CE-41 & CE-43.
- IF THE DEVELOPER OF HALEY'S GLEN OBTAINS A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL BE RESPONSIBLE FOR WIDENING THE SOUTH SIDE OF ANGOLA ROAD TO ACCOMMODATE OPPOSING LEFT TURN LANES AT THE INTERSECTION OF ANGOLA ROAD / ANGOLA BEACH ROAD / HALEY'S GLEN SUBDIVISION ENTRANCE. THE DEVELOPER OF WINDSWEPT AT LEWES SHALL ALSO BE RESPONSIBLE FOR THE ADDITIONAL WIDENING REQUIRED TO ACCOMMODATE THE CONVERSION OF THE BAY RIDGE WOODS EXISTING BYPASS LANE INTO A LEFT TURN LANE. THE DEVELOPER OF WINDSWEPT AT LEWES AND THE DEVELOPER OF HALEY'S GLEN SHALL COORDINATE THE TIMING AND COST SHARING RESPONSIBILITIES OF THE FINAL 2" OVERLAY OF ANGOLA ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE C, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 83RD BUILDING PERMIT AS SHOWN PER CONSTRUCTION SHEETS CE-6, CE-7, CE-9-11 & CE-33-42.
- IF THE DEVELOPER OF HALEY'S GLEN DOES NOT OBTAIN A PERMIT FOR ENTRANCE CONSTRUCTION PRIOR TO THE ISSUANCE OF WINDSWEPT AT LEWES'S 75TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES WILL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE WESTBOUND LEFT-TURN LANE ALONG ANGOLA ROAD, ONTO ANGOLA BEACH ROAD. THE IMPROVEMENTS, AS MENTIONED IN NOTE D, SHALL BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-6A, CE-7A, CE-9A-11A & CE-33A-42A.
- PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, THE DEVELOPER OF WINDSWEPT AT LEWES SHALL CONSTRUCT THE WIDENING OF ANGOLA BEACH ROAD AND THE REMAINING PORTIONS OF THE SHARED USE PATH, SOUTH OF THE HAMMERHEAD ENTRANCE. DELDOT SHALL INSPECT AND ACCEPT THE IMPROVEMENTS, AS MENTIONED IN NOTE C, PRIOR TO THE ISSUANCE OF THE 107TH BUILDING PERMIT, AS SHOWN PER CONSTRUCTION SHEETS CE-7-8, CE-10, CE-12-15, CE-19-32, CE-40-41 & CE-43.

**WETLANDS CERTIFICATION:**

THIS PROPERTY HAS BEEN EXAMINED BY COASTAL SOILS CONSULTANTS FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

**EQUITABLE OWNER'S CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

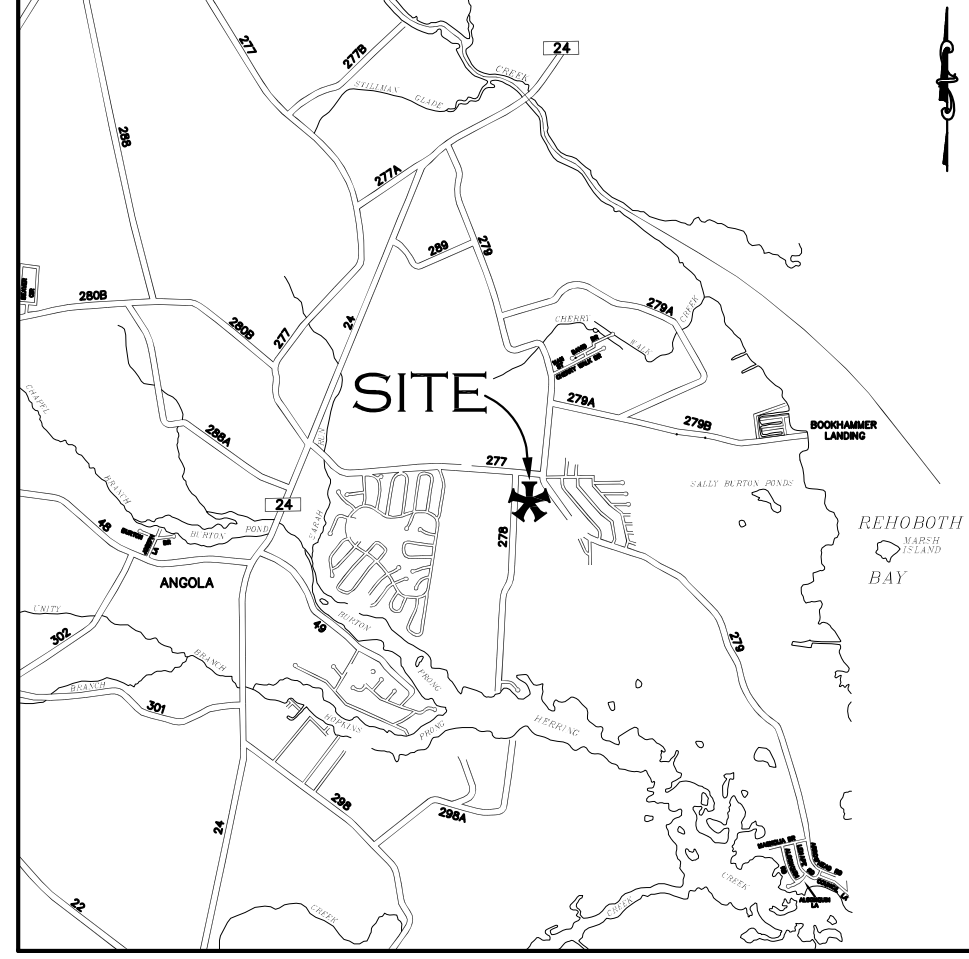
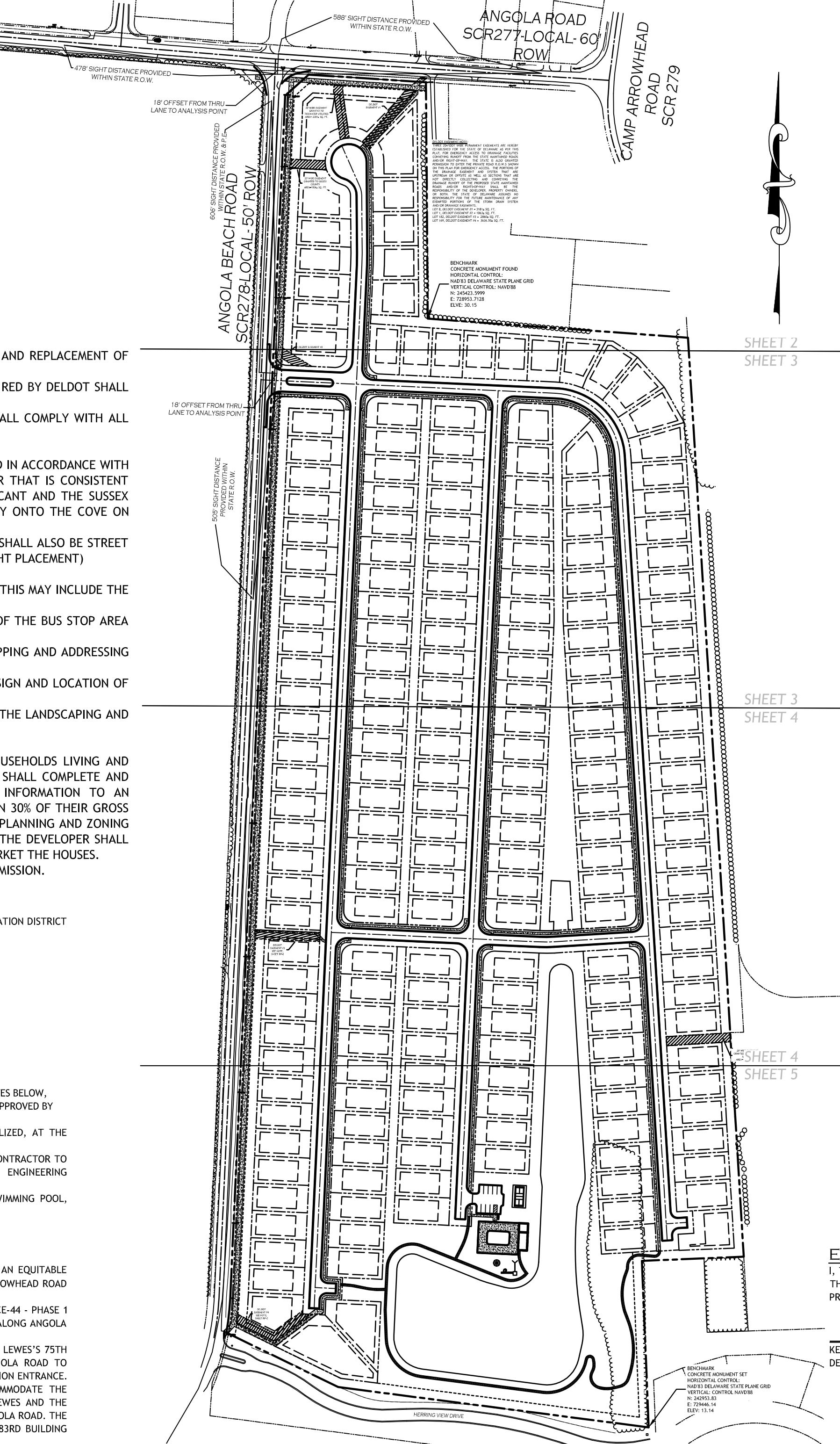
JAY DUKE - CLASS D SOIL SCIENTIST  
 COASTAL SOIL CONSULTANTS  
 2500 OAK ROAD - SEAFORD, DE 19973  
 302-629-2989 - jayduke@comcast.net

BOARDWALK DEVELOPMENT, LLC - C/O JOSEPH P. REED  
 317 REHOBOTH AVENUE - REHOBOTH BEACH, DE 19971  
 (302) 430-4060 - jreedre@gmail.com

# WINDSWEPT @ LEWES

## RESIDENTIAL PLANNED COMMUNITY

### RECORD PLAN



VICINITY MAP  
SCALE: 1" = 1 MILE

**SITE DATA:**

OWNER:	DAWN DORMAN, KELLY DORMAN, MARLENE HARNON 22542 JOHN J WILLIAMS HWY LEWES, DE. 19958
EQUITABLE OWNER/DEVELOPER:	BOARDWALK DEVELOPMENT, LLC C/O JOSEPH REED 317 REHOBOTH AVENUE REHOBOTH BEACH, DE 19971 jreedre@gmail.com
TAX MAP DEED REFERENCE:	234-12-00-3.00 & 6.00 DB 4061 - PG 188
STATE INVESTMENT LEVEL:	3
TRANSPORTATION IMPROVEMENT DISTRICT:	N/A
HIGHWAY FUNCTIONAL CLASSIFICATION/POSTED SPEED LIMIT:	SCR 278-ANGOLA BEACH ROAD-LOCAL-45 MPH SCR 277-ANGOLA ROAD - LOCAL - 45 MPH
ZONING JURISDICTION/CURRENT ZONING:	SUSSEX COUNTY / GR-RPC (CZ # 1859)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	SINGLE FAMILY DETACHED HOUSING
PROPOSED RESIDENTIAL LOTS DENSITY:	201 PROPOSED 3.37 DWELLING UNITS/ACRE
REQUIRED LOT SIZE:	60'
MIN. WIDTH:	100'
MIN. DEPTH:	7,500 SQ. FT. *
MIN. AREA:	
BUILDING SETBACKS:	
FRONT:	25'
CORNER:	15'
SIDE:	8'
REAR:	10'

\* REDUCED LOT WIDTH, LOT AREA AND SETBACKS APPROVED WITH RPC CHANGE OF ZONE (CZ # 1859)

<b>SITE AREA CALCULATIONS:</b>	
OPEN SPACE PARCEL A	12.77± AC.
OPEN SPACE PARCEL B	1.09± AC.
OPEN SPACE PARCEL C	0.54± AC.
TOTAL OPEN SPACE	14.40± AC. (24%)
DEDICATION TO STATE OF DELAWARE	0.34± AC.
AREA TO TRANSFER TO BAY POINT SUBDIVISION	0.34± AC.
PRIVATE ROAD R.O.W.	9.07± AC.
LOTS	35.84± AC.
TOTAL SITE AREA	59.96± AC.
NET DEVELOPMENT AREA (TOTAL - ROAD R.O.W.)	50.89± AC.
<b>OPEN SPACE CALCULATIONS:</b>	
STORMWATER MANAGEMENT AREA	4.78± AC.
EXISTING FOREST TO REMAIN	0.98± AC.
FOREST BUFFER TO BE PLANTED	3.72± AC.
DELDOT PERMANENT EASEMENT (SHARED USE PATH)	1.06± AC.
OTHER OPEN SPACE	3.81± AC.
FEDERAL AND STATE WETLANDS	0.00± AC.
PROPERTY IS PRESENTLY 2% FORESTED	1.15± AC.
FOREST TO REMAIN	0.49± AC.
TOTAL FOREST ON PROPERTY	1.64± AC.
POST DEVELOPMENT IMPERVIOUS COVER	57%
WATER SUPPLY	TIDewater UTILITIES
SEWAGE DISPOSAL	SUSSEX COUNTY

**ENGINEER'S CERTIFICATION:**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

KENNETH R. CHRISTENBURY, P.E. DATE  
 DE. LICENSE NO. 11553-EXPIRES 6/30/2022

APPROVED: SUSSEX COUNTY PLANNING & ZONING TITLE DATE  
**SUSSEX CONSERVATION DISTRICT APPROVAL:**  
 23818 SHORTLY ROAD - GEORGETOWN, DE 19947 302-856-7219 FAX 856-0951

**RECORD PLAN SHEET INDEX**

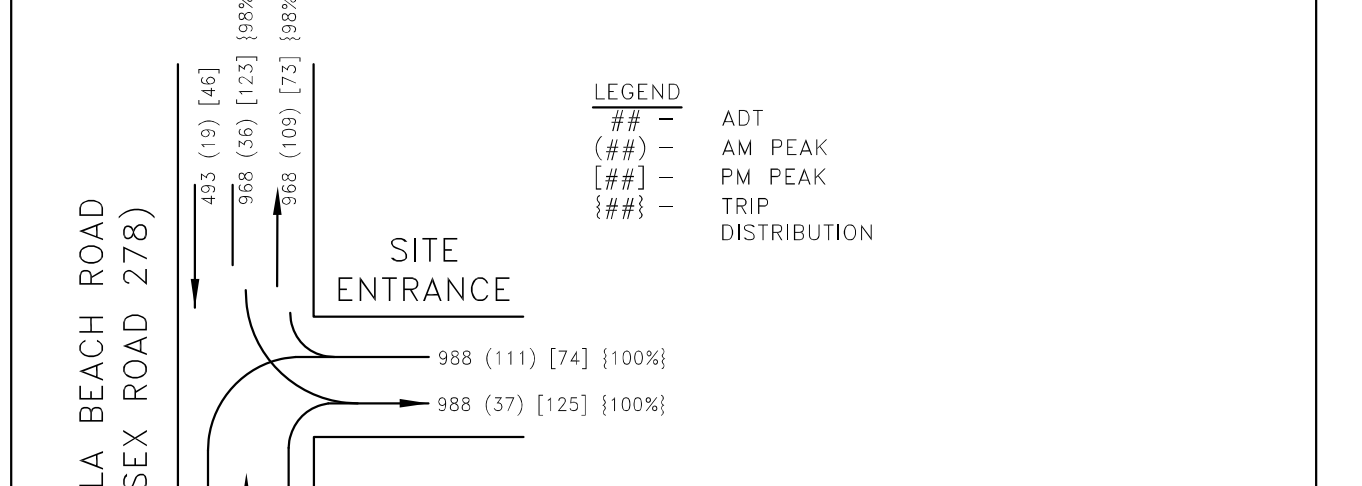
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
RP-1	RECORD PLAN COVER SHEET	4/1/2019	7/2/2020
RP-2	RECORD PLAN	4/1/2019	7/2/2020
RP-3	RECORD PLAN	4/1/2019	7/2/2020
RP-4	RECORD PLAN	4/1/2019	7/2/2020
RP-5	RECORD PLAN	4/1/2019	7/2/2020

**LANDSCAPE PLAN SHEET INDEX**

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
LS-01	lighting, signage & landscape plan	10/08/2018	7/2/2020
LS-02	lighting, signage & landscape plan	10/08/2018	7/2/2020
LS-03	lighting, signage & landscape plan	10/08/2018	7/2/2020
LS-04	lighting, signage & landscape plan	10/08/2018	7/2/2020
LS-05	LANDSCAPE NOTES & DETAILS	10/08/2018	7/2/2020

**ROAD DATA**

ANGOLA BEACH ROAD (SUSSEX ROAD 278)  
 FUNCTIONAL CLASSIFICATION - LOCAL ROADWAY  
 AADT (2019 DELAWARE VEHICLE SUMMARY)  
 2017 LAST YEAR COUNTED = 865  
 10 YR PROJECTED AADT = 1,16 X 865 = 1,003  
 10 YR PROJECTED AADT + SITE ADT NORTH OF SITE ACCESS (1,936) = 2,939  
 10 YR PROJECTED AADT + SITE ADT SOUTH OF SITE ACCESS (40) = 1,043  
 10 YR DESIGN AADT = 2,939  
 2018 AM PEAK HOUR VOLUME = 52  
 2018 AM DIRECTIONAL SPLIT = 69.23% NB / 30.77% SB = 36/16  
 10 YR PROJECTED AM PEAK HOUR VOLUME = 1,16 X 52 = 61  
 10 YR PROJECTED AM DIRECTIONAL VOLUMES = 42 NB / 19 SB  
 2018 PM PEAK HOUR VOLUME = 68  
 2018 PM DIRECTIONAL SPLIT = 41.18% NB / 58.82% SB = 28/40  
 10 YR PROJECTED PM PEAK HOUR VOLUME = 1,16 X 68 = 78  
 10 YR PROJECTED PM DIRECTIONAL VOLUMES = 32 NB / 46 SB  
 13.11% TRUCK % V. T. = 10  
 SPEED - POSTED = 45 MPH  
 TRAFFIC PATTERN GROUP = 4



**SITE ACCESS DESIGN VOLUMES**

ANGOLA BEACH ROAD AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6) = 2,939  
 RIGHT-TURN ADT: = 20  
 LEFT-TURN PEAK HOUR VOLUME = 123  
 OPPOSING PEAK HOUR VOLUMES = 34

**SITE TRIPS GENERATED**

TYPE OF DEV	CODE	# OF UNITS	AM	PM	WKDY
SINGLE FAMILY HOMES	Z10	201	148	199	1,976

**DIRECTIONAL DISTRIBUTION:**

2X TO AND FROM SOUTH /98% TO AND FROM NORTH  
 2X TO AND FROM THE SOUTH = 40 ADT (20 ENTER/20 EXIT)  
 2X TO AND FROM THE SOUTH = 3 AM PK (1 ENTER/2 EXIT)  
 2X TO AND FROM THE SOUTH = 3 PM PK (2 ENTER/1 EXIT)

98% TO AND FROM THE NORTH = 1,936 ADT (968 ENTER/968 EXIT)  
 98% TO AND FROM THE NORTH = 145 AM PK (26 ENTER/109 EXIT)  
 98% TO AND FROM THE NORTH = 195 PM PK (123 ENTER/73 EXIT)  
 5% TRUCKS & BUSES X 1976 = 98

NOTES:  
 TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 10TH EDITION.  
 DESIGN VEHICLES: SU-30, WB-40.

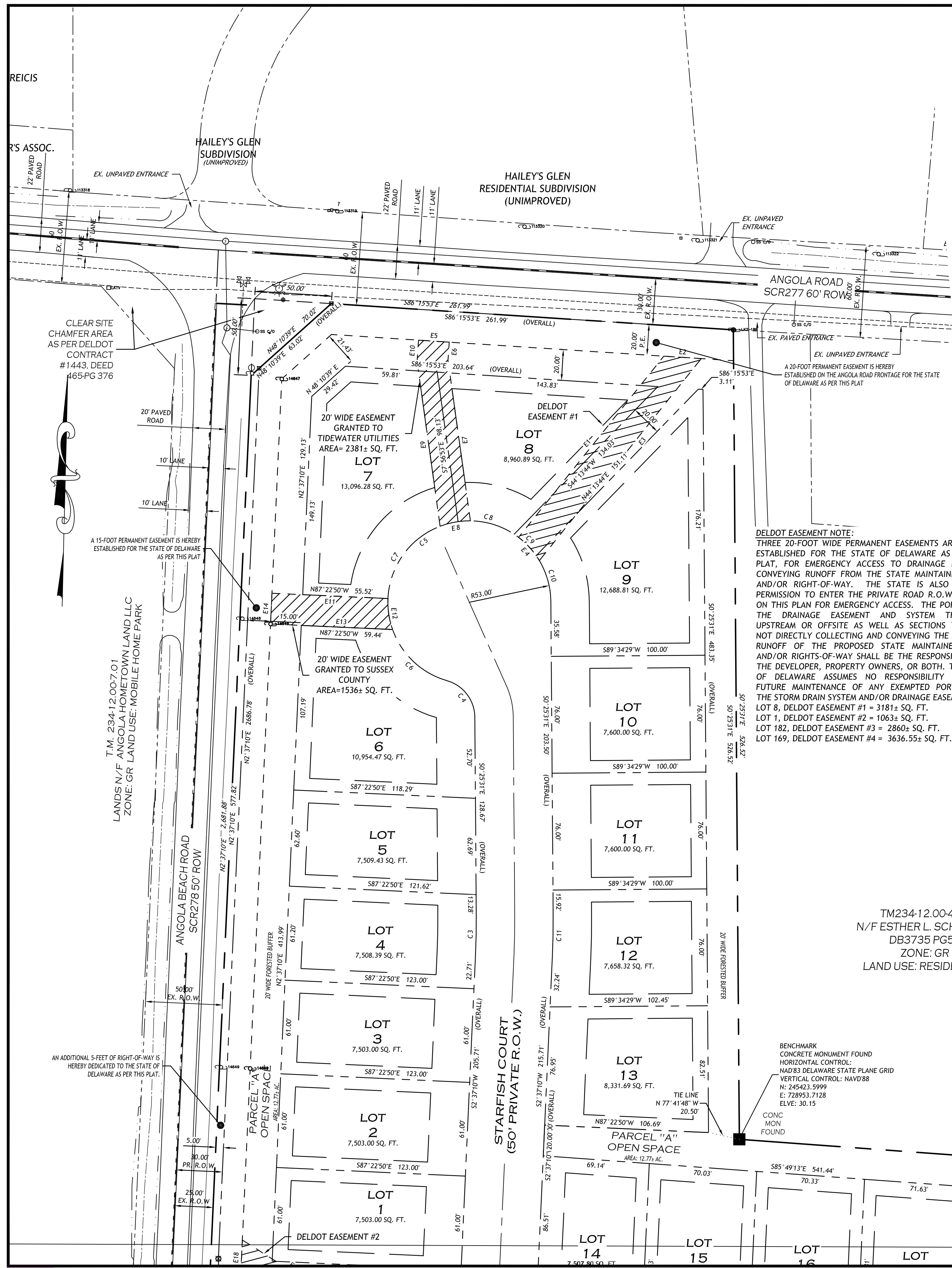
**RECORD PLAN COVER SHEET**

CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 WILMINGTON, DE 19801  
 TEL: 302-655-0612 FAX: 302-655-0612  
 WWW.AXIOMENGINEERING.COM

ENGINEER:	KRC
DESIGNER:	RJC
DRAFTER:	EW
CHECKED BY:	RJC
DATE:	4/1/2019
TAX MAP:	234-12-00-3.00 & 6.00

PROJECT NO: 0231-1702  
 DRAWING: RP-1  
 SHEET: 1 OF 5



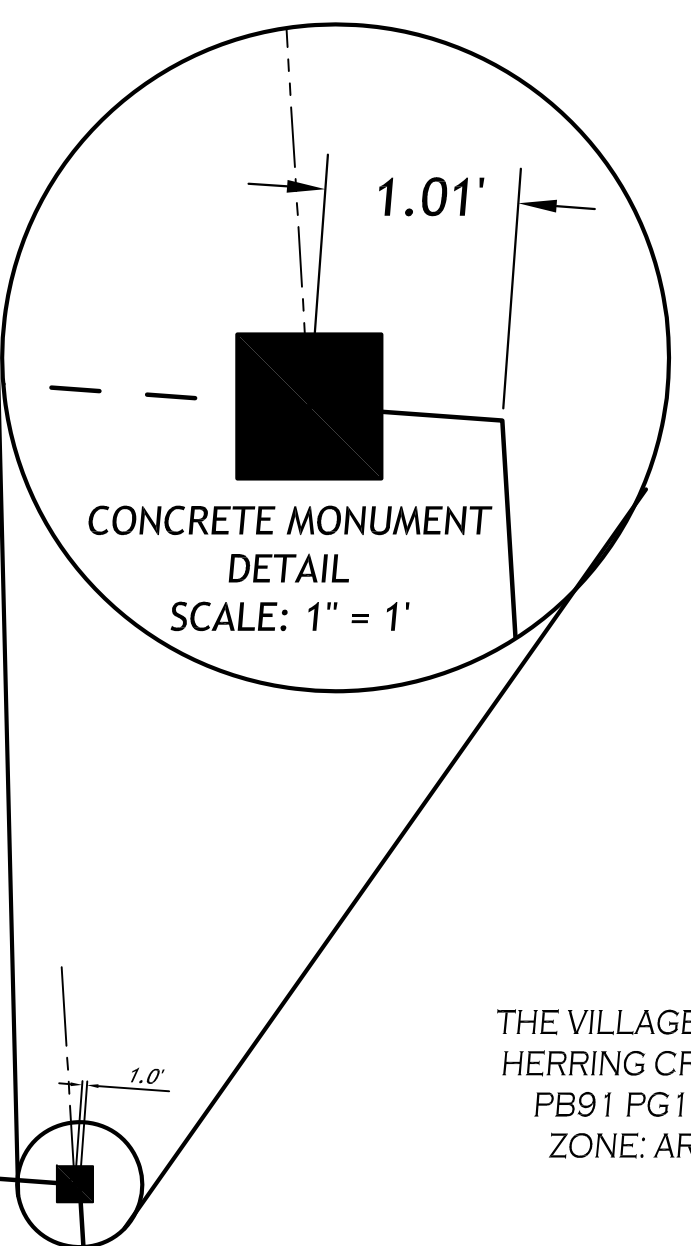
**DELDOT NOTES:**

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THIS PROJECT IS SUBJECT TO THE AREA-WIDE STUDY PROVISIONS AS FOLLOWS:
  - THE PROPOSED DEVELOPMENT CONSISTS OF 201 SINGLE-FAMILY DETACHED HOUSES. PER LAND USE CODE 210 FROM THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 1,976 AVERAGE DAILY TRIPS. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE \$19,760.00. THIS FEE WAS RECEIVED BY DELDOT ON DECEMBER 20, 2019.
  - THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE PORTION OF DELDOT'S HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) PROJECT TO IMPROVE THE INTERSECTIONS OF DELAWARE ROUTE 24 / CAMP ARROWHEAD ROAD AND DELAWARE ROUTE 24 / ANGOLA ROAD / ROBINSONVILLE ROAD. THE DETAILS OF THIS AGREEMENT SHOULD BE DISCUSSED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
  - THE DEVELOPER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE AT THE INTERSECTION OF ANGOLA ROAD AND ANGOLA BEACH ROAD. THE DETAILS OF THE CONSTRUCTION SHOULD BE DISCUSSED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION. CONSTRUCTION SHOULD BE COORDINATED WITH THE IMPROVEMENTS TO THE ENTRANCE OF HAILEY'S GLEN. SEE PHASING NOTES, SHEET RP-1.

**DELDOT EASEMENT NOTE:**  
THREE 20-FOOT WIDE PERMANENT EASEMENTS ARE HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE STATE IS ALSO GRANTED PERMISSION TO ENTER THE PRIVATE ROAD R.O.W.S SHOWN ON THIS PLAN FOR EMERGENCY ACCESS. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.  
LOT 8, DELDOT EASEMENT #1 = 3181± SQ. FT.  
LOT 1, DELDOT EASEMENT #2 = 1063± SQ. FT.  
LOT 182, DELDOT EASEMENT #3 = 2860± SQ. FT.  
LOT 169, DELDOT EASEMENT #4 = 3636.55± SQ. FT.

LINE #/ CURVE #	LENGTH/ CHORD LENGTH	BEARING/ CHORD BEARING	RADIUS	DELTA	ARC LENGTH
E1	151.05	N38°42'51"E			
E2	24.41	S86°15'53"E			
E3	168.37	S38°42'51"W			
E4	20.40	N41°49'13"W	53.00	022°03'	20.40
E5	20.00	S86°15'53"E			
E6	11.95	S03°43'34"W			
E7	105.30	S07°56'53"E			
E8	20.14	S79°50'59"W	53.00	021°46'	20.14
E9	108.12	N07°56'53"W			
E10	14.00	N03°43'34"E			
E11	75.52	S87°22'50"E			
E12	20.51	S08°27'56"E	53.00	022°10'	20.51
E13	79.44	N87°22'50"W			
E14	20.00	N02°37'10"E			
E15	76.39	S57°40'51"E			
E16	40.37	N87°22'50"W			
E17	29.92	N57°40'51"W			
E18	23.02	N02°37'10"E			
E19	143.00	N87°35'50"W			
E20	20.00	N02°37'10"E			
E21	143.00	S87°35'50"E			
E22	20.00	S02°37'10"W			
E23	89.31	S62°41'13"E			
E24	82.14	N52°31'44"E			
E25	7.89	S02°37'10"W			
E26	21.68	S87°22'50"E			
E27	106.34	S52°31'44"W			
E28	94.55	N62°41'13"W			
E29	21.34	N06°53'07"E	608.13	002°01'	21.34
E29	143.00	N86°31'37"E			
E30	20.00	S03°28'23"E			
E31	143.00	S86°31'37"W			
E32	20.00	N03°28'23"W			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	39.27	25.00	090°00'00"	35.36	S42°22'50"E
C2	39.27	25.00	090°00'00"	35.36	N47°37'10"E
C3	25.24	475.00	003°02'42"	25.24	N01°05'50"E
C4	32.12	25.00	073°37'02"	29.96	N37°14'02"W
C5	234.60	53.00	253°37'02"	84.87	N52°45'58"E
C6	50.41	53.00	054°29'31"	48.53	N46°47'48"W
C7	93.98	53.00	101°36'09"	82.15	N31°15'02"E
C8	38.20	53.00	041°18'05"	37.38	S77°17'51"E
C9	20.12	53.00	021°45'05"	20.00	S45°46'16"E
C10	31.89	53.00	034°28'12"	31.41	S17°39'37"E
C11	27.90	525.00	003°02'42"	27.90	S01°05'50"W
C12	39.27	25.00	090°00'00"	35.36	S42°22'50"E
C13	256.28	175.00	083°54'27"	233.99	S45°25'36"E
C14	7.65	175.00	002°30'19"	7.65	S86°07'40"E
C15	52.50	175.00	017°11'24"	52.31	S76°16'49"E
C16	52.50	175.00	017°11'24"	52.30	S59°05'28"E
C17	52.50	175.00	017°11'23"	52.31	S41°54'07"E
C18	52.50	175.00	017°11'18"	52.30	S24°42'46"E
C19	38.62	175.00	012°38'45"	38.55	S09°47'45"E
C20	39.27	25.00	090°00'00"	35.36	N48°28'23"W
C21	34.56	325.00	006°05'33"	34.54	N89°34'24"E
C22	39.27	25.00	090°00'00"	35.36	S47°37'10"W
C23	39.27	25.00	090°00'00"	35.36	N42°22'50"W
C24	39.27	25.00	090°00'00"	35.36	S47°37'10"W
C25	39.27	25.00	090°00'00"	35.36	S42°22'50"E
C26	39.27	25.00	090°00'00"	35.36	N47°37'10"E
C27	39.27	25.00	090°00'00"	35.36	S47°37'10"W
C28	39.27	25.00	090°00'00"	35.36	N42°22'50"W
C29	39.27	25.00	090°00'00"	35.36	S47°37'10"W
C30	183.06	125.00	083°54'27"	167.13	N45°25'36"W
C31	90.12	125.00	041°18'34"	88.18	S66°43'32"E
C32	92.93	125.00	042°35'52"	90.81	S24°46'19"E
C33	39.27	25.00	090°00'00"	35.36	N41°31'37"E
C34	29.24	275.00	006°05'33"	29.23	N89°34'24"E
C35	39.27	25.00	090°00'00"	35.36	S42°22'50"E
C36	39.27	25.00	090°00'00"	35.36	N47°37'10"E
C37	39.27	25.00	090°00'00"	35.36	S42°22'50"E
C38	51.63	628.13	004°42'35"	51.62	N04°55'14"E
C39	78.87	593.13	007°37'09"	78.82	N06°22'32"E



**RECORD PLAN**  
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**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
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 WEB: WWW.AXIOMENG.COM

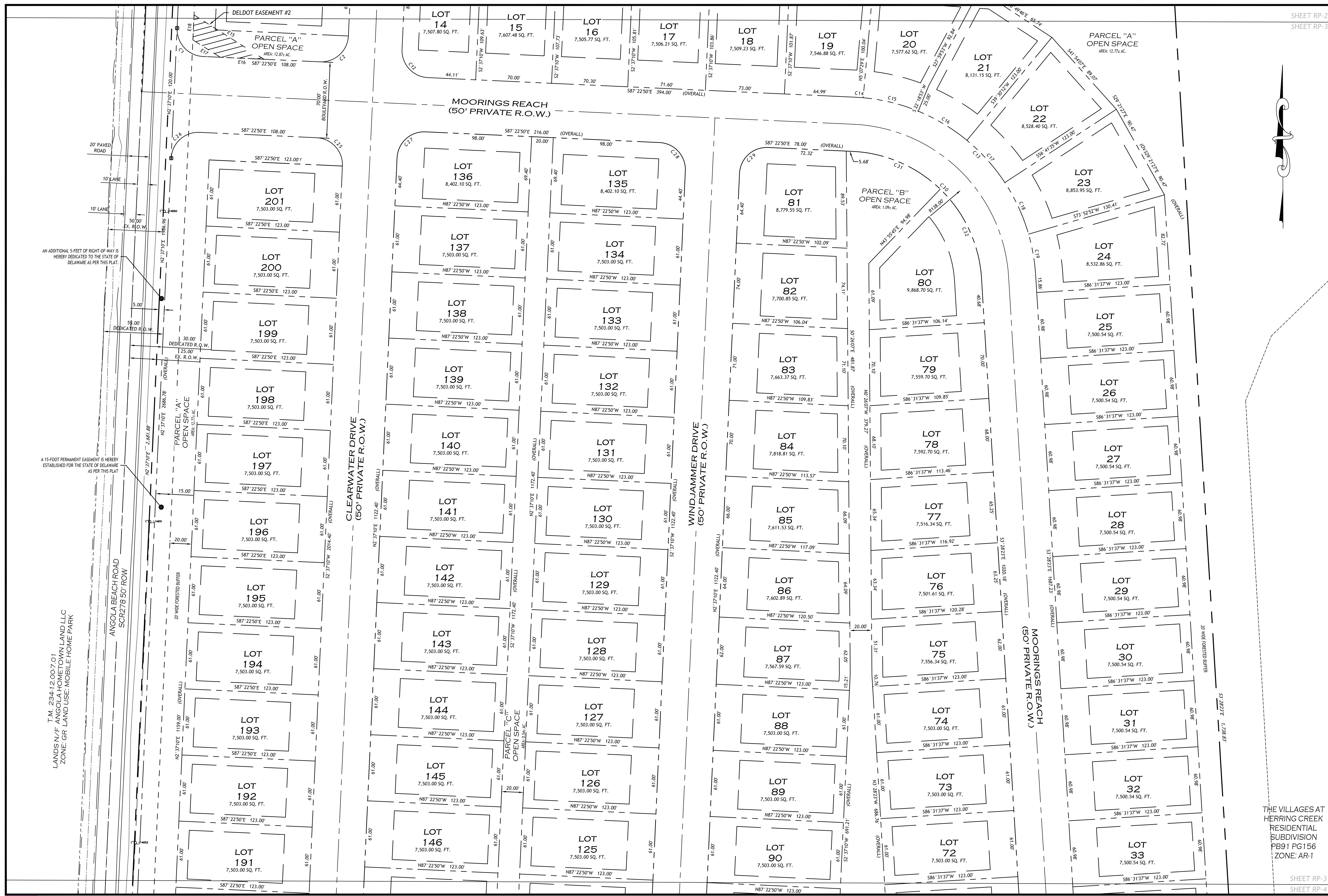
**AE**

ENGINEER: MKC  
 DESIGNER: MKC  
 DRAFTER: EW  
 CHECKED BY: MKC  
 DATE: 4/1/2019  
 TAX MAP: 234-12.00-4.03 & 6.00

PROJECT NO: 0233-1702  
 DRAWING: RP-2  
 SHEET: 2 OF 5

THE VILLAGES AT HERRING CREEK  
 PB91 PG156  
 ZONE: AR-1

SHEET RP-2  
 SHEET RP-3



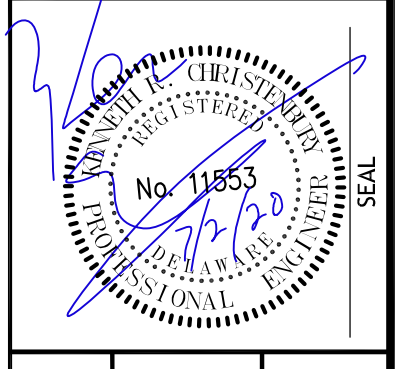
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7/7/2020	JMK	ISSUED FOR PERMIT
2	7/7/2020	JMK	REVISED PER MARKET COMMENTS
3	7/7/2020	JMK	REVISED PER MARKET COMMENTS
4	7/7/2020	JMK	REVISED PER MARKET COMMENTS
5	7/7/2020	JMK	REVISED PER MARKET COMMENTS
6	7/7/2020	JMK	REVISED PER MARKET COMMENTS
7	7/7/2020	JMK	REVISED PER MARKET COMMENTS
8	7/7/2020	JMK	REVISED PER MARKET COMMENTS
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21	7/7/2020	JMK	REVISED PER MARKET COMMENTS
22	7/7/2020	JMK	REVISED PER MARKET COMMENTS
23	7/7/2020	JMK	REVISED PER MARKET COMMENTS
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30	7/7/2020	JMK	REVISED PER MARKET COMMENTS
31	7/7/2020	JMK	REVISED PER MARKET COMMENTS
32	7/7/2020	JMK	REVISED PER MARKET COMMENTS
33	7/7/2020	JMK	REVISED PER MARKET COMMENTS

**RECORD PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
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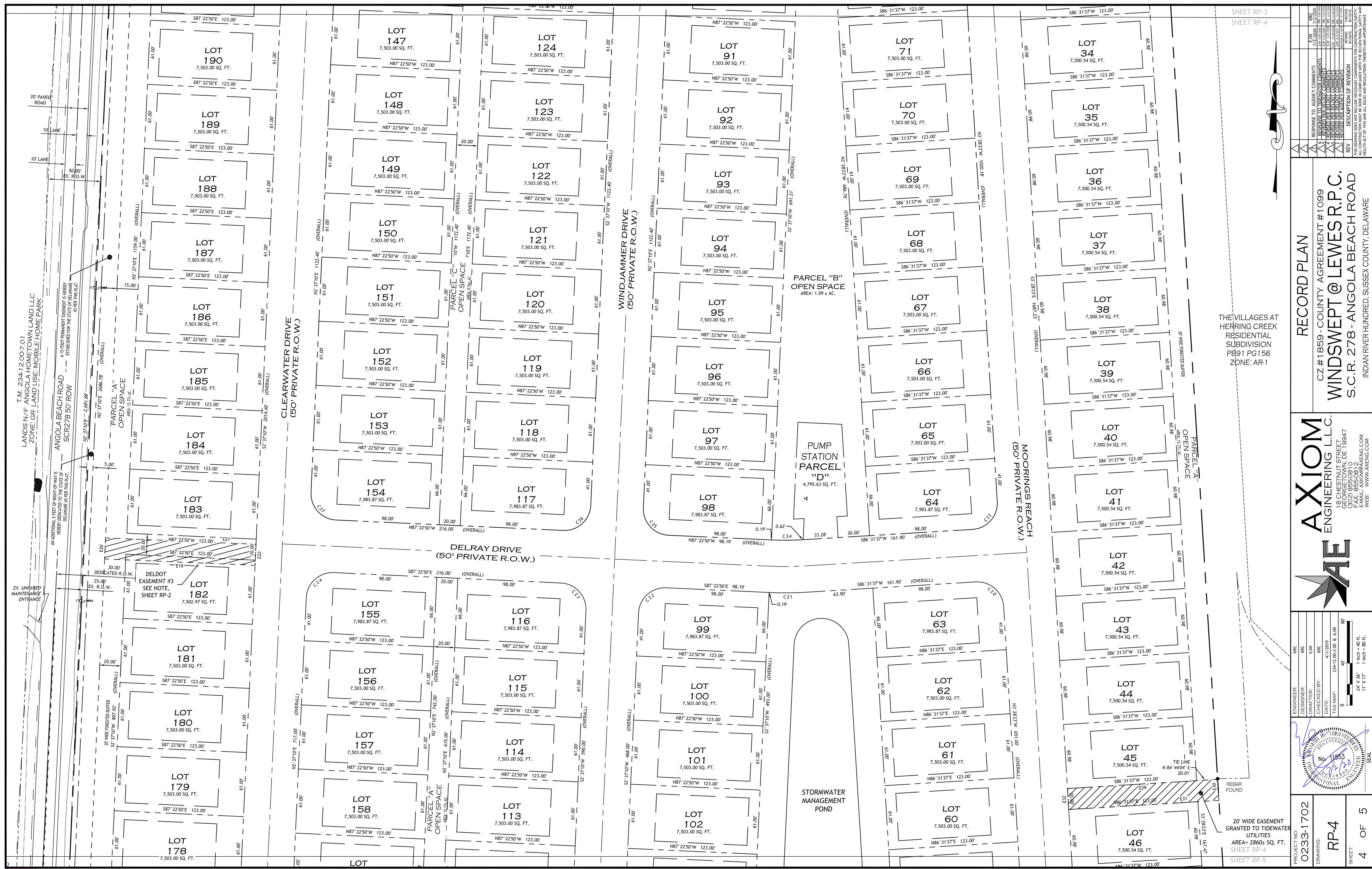
ENGINEER:	JMK
DESIGNER:	JMK
DRAWN BY:	JMK
CHECKED BY:	JMK
DATE:	4/1/2019
TAX MAP:	234-12-003.0 B 6.00



PROJECT NO: 0233-1702  
 DRAWING: RP-3  
 SHEET: 3 OF 5

SHEET RP-3  
 SHEET RP-4





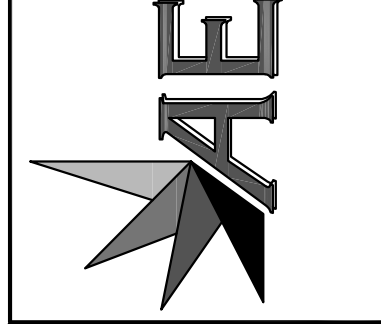
SHEET RP-3  
SHEET RP-4

THE VILLAGES AT  
HERRING CREEK  
RESIDENTIAL  
SUBDIVISION  
PB91 PG156  
ZONE: AR-1

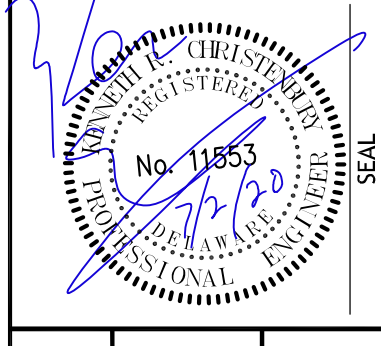
REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
2	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
3	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
4	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
5	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
6	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
7	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
8	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
9	ISSUED TO AGENCY COMMENTS	7/7/2020	JW
10	ISSUED TO AGENCY COMMENTS	7/7/2020	JW

**RECORD PLAN**  
CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
S.C.R. 278 - ANGOLA BEACH ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM**  
ENGINEERING L.L.C.  
18 CHESTNUT STREET  
DELSWATER, DE 19947  
(302) 855-0812  
FAX: 855-0812  
WWW.AXIOMENG.COM

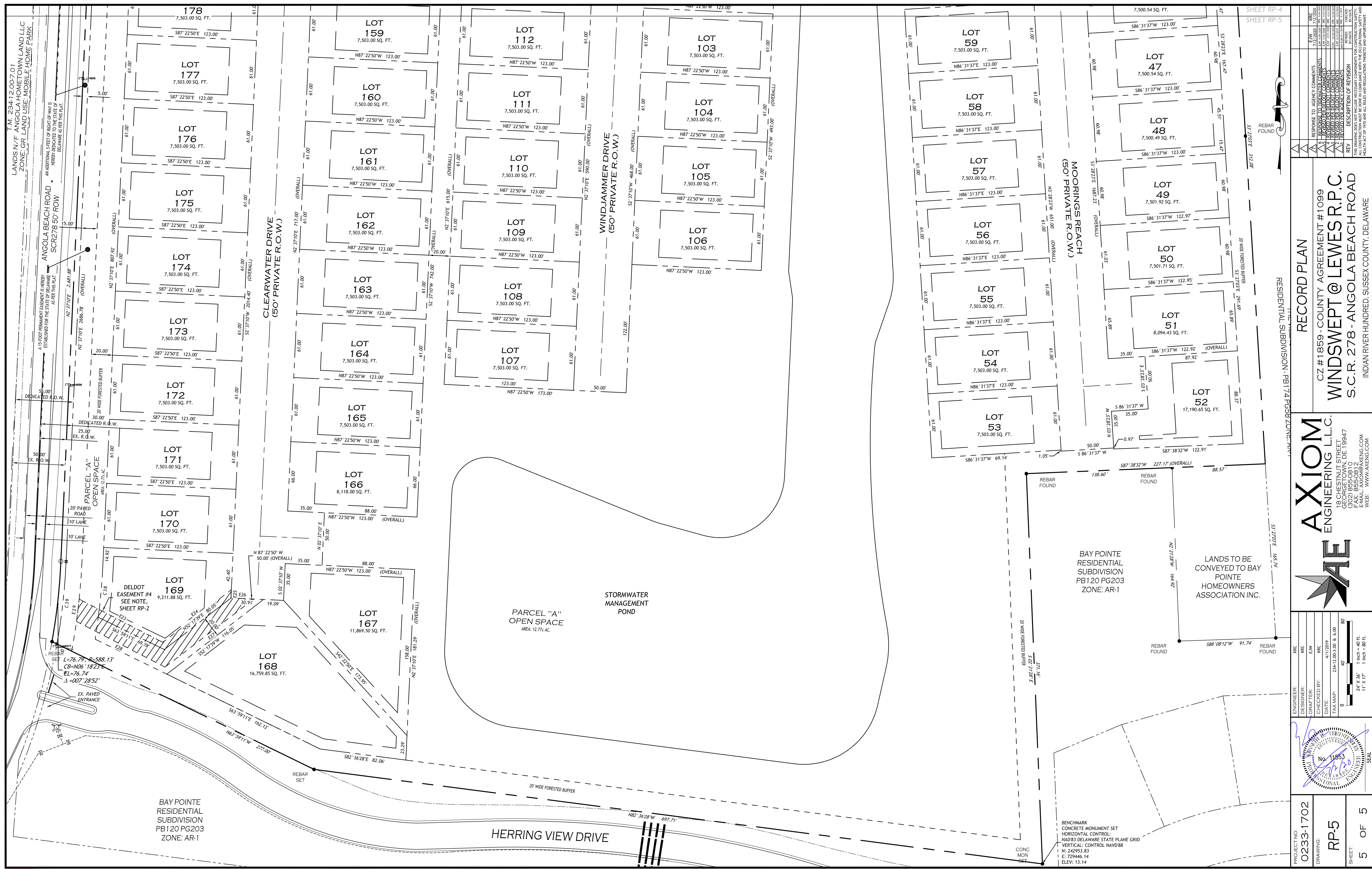


ENGINEER:	MKC
DESIGNER:	MKC
DRAFTER:	EW
CHECKED BY:	MKC
DATE:	4/1/2019
TAX MAP:	284-12-003.00 B, 6.00



PROJECT NO: 0233-1702  
DRAWING: RP-4  
SHEET: 4 OF 5

20' WIDE EASEMENT  
GRANTED TO TIDEWATER  
UTILITIES  
AREA - 2860± SQ. FT.  
SHEET RP-4  
SHEET RP-5



SHEET RP-4  
SHEET RP-5

REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR PERMIT	4/11/2019	MJC
2	REVISION TO AGENCY COMMENTS	7/7/2020	EJW
3	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
4	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
5	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
6	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
7	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
8	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
9	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
10	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
11	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
12	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
13	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
14	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
15	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
16	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
17	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
18	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
19	REVISION TO AGENCY COMMENTS	7/7/2020	MJC
20	REVISION TO AGENCY COMMENTS	7/7/2020	MJC

**RECORD PLAN**  
 CZ #1859 - COUNTY AGREEMENT #1099  
**WINDSWEPT @ LEWES R.P.C.**  
 S.C.R. 278 - ANGOLA BEACH ROAD  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 SUITE 200  
 WILMINGTON, DE 19847  
 PHONE: 302.855.0812  
 FAX: 302.855.0812  
 WWW.AXIOMENGS.COM

ENGINEER:	MJC
DESIGNER:	MJC
DRAFTER:	EJW
CHECKED BY:	MJC
DATE:	4/11/2019
TAX MAP:	234-12-003.00 B. 6.00



PROJECT NO: 0233-1702  
 DRAWING: RP-5  
 SHEET: 5 OF 5

BENCHMARK  
 CONCRETE MONUMENT SET  
 HORIZONTAL CONTROL:  
 NAD83 DELAWARE STATE PLANE GRID  
 VERTICAL: CONTROL NAVD88  
 N: 24055.83  
 E: 729446.14  
 ELEV: 13.14



14716 Laurel Road  
Laurel, DE 19956  
Phone (302)430-4099

[Generationswelding@gmail.com](mailto:Generationswelding@gmail.com)

July 8, 2020

Sussex County Planning & Zoning Department  
2 The Circle  
PO Box 589  
Georgetown, DE 19947

RE: Tax Parcel #232-19.00-30.00  
Property Address – 14716 Laurel Road, Laurel, DE 19956

To whom it may concern:

On a letter from your office dated March 27, 2020 it was required that we submit for final site plan review with "increased interconnectivity between any and all neighboring and adjacent parcels shall be displayed". Upon questioning this decision we were informed that we must show interconnectivity with our neighbors lot as their property was zoned commercial. The property owned by Clarence and Darlene Whaley is not used for commercial business. It is a residential property used for residential purposed only. Below you will find signatures from Clarence and Darlene Whaley attesting to this fact. Therefore, no interconnectivity is necessary between our lot and theirs. Thank you.

Sincerely,

  
Steven W. Coleman

Clarence Whaley -   
Darlene Whaley - 

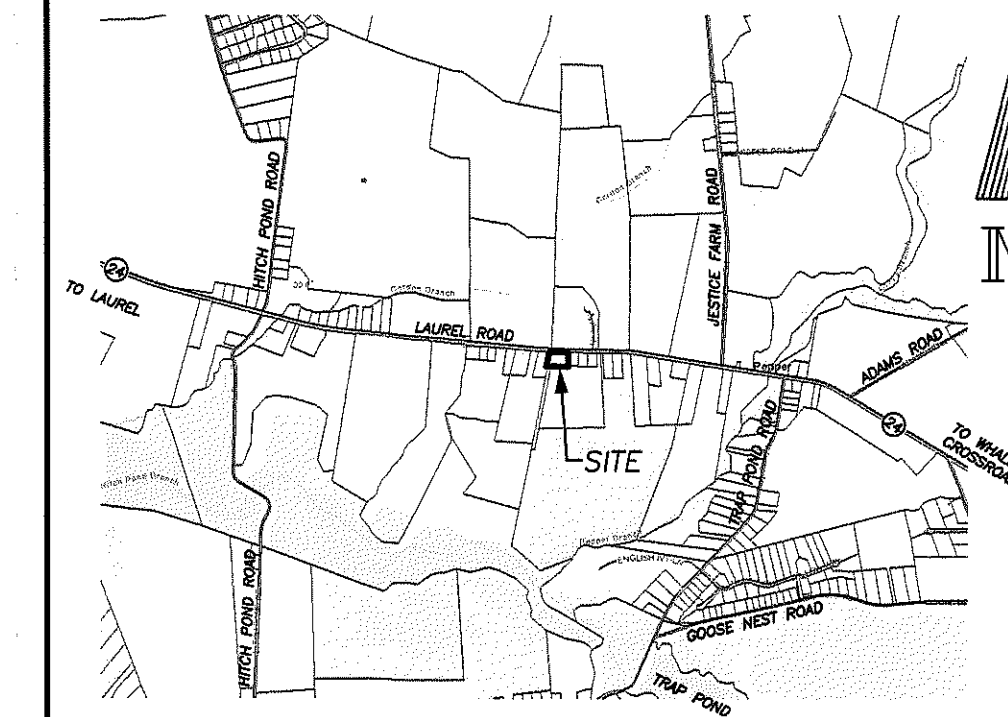
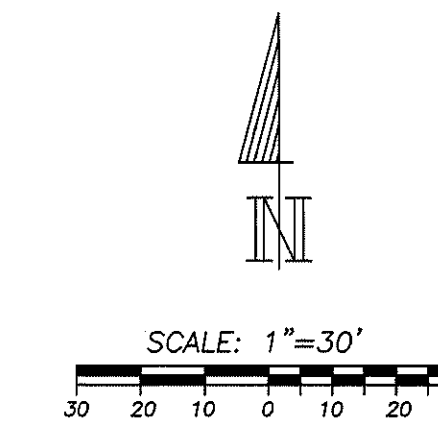
RECEIVED

JUL 09 2020

SUSSEX COUNTY  
PLANNING & ZONING

CONDITIONAL USE # 2178:

- A. No outside repair work shall be performed on site.
- B. All used, junked parts, equipment, etc. shall be screened from view of neighboring properties and roadways and shall be appropriately discarded or recycled.
- C. The property shall have security lighting that is downward screened so that it does not project onto neighboring properties or roadways.
- D. If desired by the Applicant, one lighted sign not to exceed 32 square feet per side shall be permitted.
- E. The Applicant shall comply with all DelDOT requirements concerning access and roadway improvements.
- F. All dumpsters or trash disposal containers shall be screened from view from neighboring properties, adjacent properties and roadways.
- G. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.



LOCATION MAP  
SCALE: 1"=3000'

DATA COLUMN:

**OWNER/DEVELOPER:**  
STEVEN W. & CARRIE M. COLEMAN  
14716 LAUREL RD  
LAUREL, DE 19956  
(302) 430-4099  
Email: steve@generationswelding.com

**DESIGN ENGINEER:**  
STEPHEN R. LEHR, P.E.  
P.O. BOX 165  
LINCOLN, DE 19960  
(302) 930-0920  
(302) 422-9562 FAX  
Email: S.Lehr.PE@gmail.com  
CONTACT: STEPHEN R. LEHR

**EXISTING USE:**

RESIDENTIAL LOT

**PROPOSED USE:**

NEW COMMERCIAL WELDING FABRICATION SHOP  
BUILDING AREA - 2,800 SF  
BUILDING HEIGHT - LESS THAN 25'  
(70' MAX ALLOWED)  
CONSTRUCTION - WOOD FRAMING  
ON CONCRETE SLAB  
BUILDING NOT PROTECTED WITH SPRINKLERS

**LOCATION:**

14716 LAUREL RD (LOT 1)  
1/2 MILE W OF JUSTICE FARM RD

TAX MAP PARCEL: 2-32-19.00-30.00

**STATE PLANE COORDINATES:**

LAT. 38.5422  
LONG. -75.4864

**OFF-STREET PARKING:**

6 REQUIRED SPACES  
(@ 1 SPACE PER 500 SQ FT GROSS FLOOR AREA) +  
(@ 1 SPACE PER EMPLOYEE)  
8 PROPOSED SPACES (9' x 18' SPACES)  
(ADDITIONAL UNLINED PARKING FOR ACCESSIBLE SPACES  
AVAILABLE IN FRONT OF EXISTING BARN)

**ZONING:**

AR-1 CONDITIONAL USE # 2178

**SETBACKS:**

i. FRONT YARD: 40 FT  
ii. SIDE YARD: 15 FT  
iii. REAR YARD: 20 FT

**CENTRAL SEWER:**

EXISTING ON-SITE SEPTIC  
(NO CONNECTION TO PROPOSED BUILDING)

**WATER SUPPLY:**

EXISTING ON-SITE WELL  
(NO CONNECTION TO PROPOSED BUILDING)

**PARCEL SIZE:**

1.605 Acres (69,911 SF)

**AREAS:**

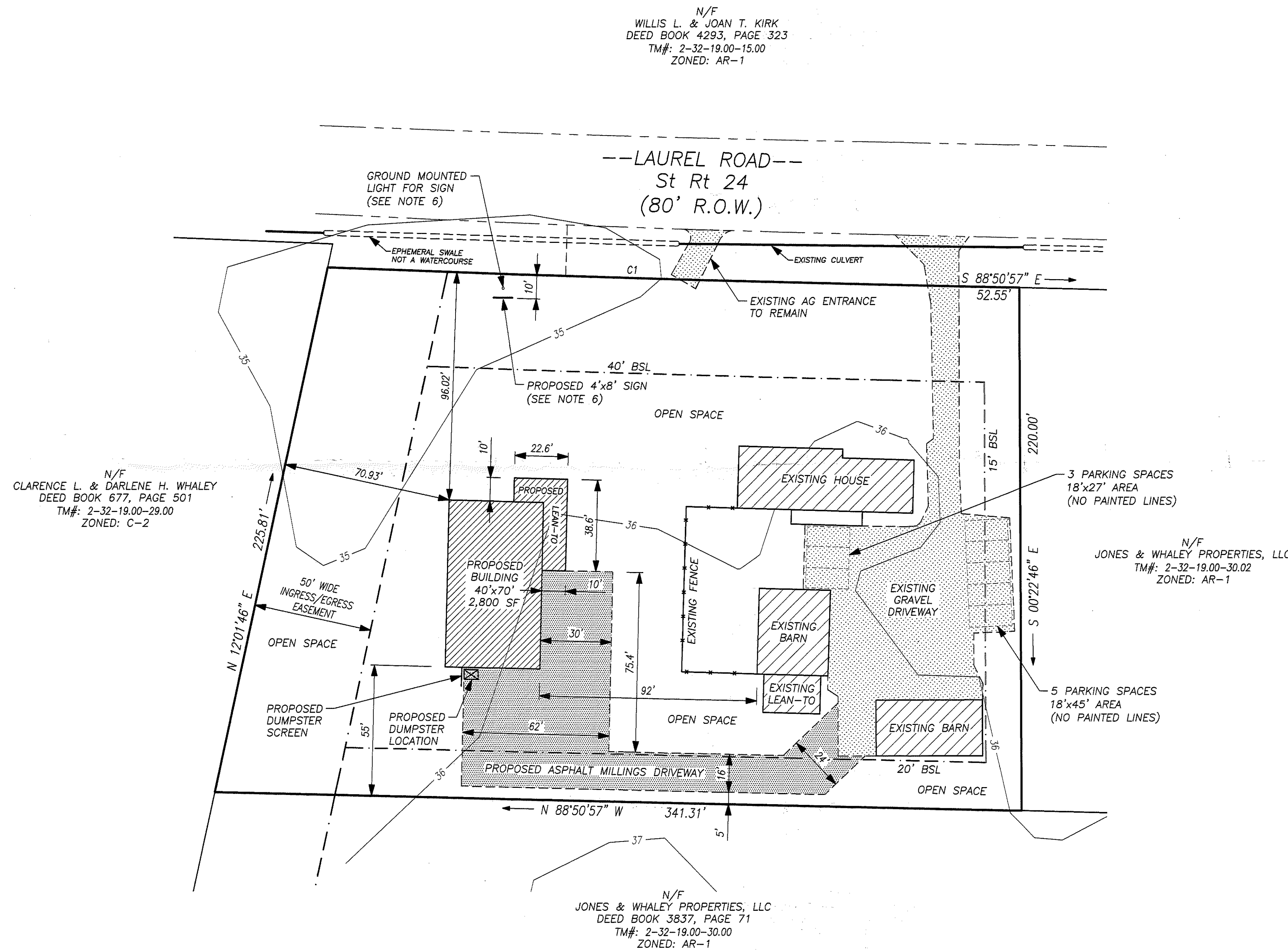
(EXISTING)  
4,141 SQ FT EXISTING BUILDINGS  
384 SQ FT EXISTING COVERED AREA (LEAN-TO)  
7,274 SQ FT EXISTING GRAVEL DRIVEWAY  
2,810 SQ FT FENCED YARD  
(PROPOSED)  
2,800 SQ FT PROPOSED BUILDING  
512 SQ FT PROPOSED COVERED PORCH  
6,206 SQ FT PROPOSED PAVED DRIVEWAY  
(REMAINING OPEN SPACE)  
45,784 SQ FT OPEN SPACE (65.5%)  
(INCLUDING 11,272 SQ FT IN 50' EASEMENT)

**FLOOD ZONE:**

OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN  
AS SHOWN ON FIRM 10005C0440 K  
REVISION DATE 3/5/2015

**VERTICAL BENCHMARK:**

NAVD 88



SITE PLAN  
SCALE 1"=30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15804.23'	0°52'16"	240.28'	S 88°24'49" W	240.28'

- NOTES**
- LOT IS SERVED BY EXISTING PRIVATE WELL.
  - LOT SURVEY INFORMATION FROM SITE PLAN BY DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS, ENGINEERS & SURVEYORS DATED MAY 21, 2019 TOPOGRAPHIC INFORMATION FROM SUSSEX COUNTY MAPPING (NO SURVEY PERFORMED BY STEPHEN R. LEHR)
  - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS
  - THIS SITE IS MAPPED OUTSIDE OF SOURCE WATER PROTECTION AREAS.
  - THIS SITE IS MAPPED OUTSIDE OF ANY WETLANDS.
  - PROPOSED SIGN AND GROUND MOUNTED LIGHT FOR SIGN TO BE AS APPROVED UNDER SEPARATE SIGN PERMIT. SIGN PERMIT IS REQUIRED PRIOR TO PLACING ANY SIGNAGE.



**APPROVED**  
APPROVED SITE PLAN FOR VARIATION AND REVISION OF SETBACKS - SURVEYED JULY 15, 2015  
STEPHEN R. LEHR, P.E.  
SUSSEX COUNTY PLANNING & ZONING COMMISSION  
APPLICANT MUST OBTAIN FINAL SITE PLAN APPROVAL FROM THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

REVISIONS	BY
3-16-20	SRL

GENERATIONS WELDING & CONTRACTING, LLC  
 14716 LAUREL ROAD  
 SUSSEX COUNTY, DELAWARE  
 TAX MAP # 2-32-19.00-30.00

STEPHEN R. LEHR  
 ENGINEERING  
 10046 CLEMENSEL FOND ROAD  
 P.O. BOX 165  
 LINCOLN, DE 19960  
 (302) 930-0920  
 S.Lehr.PE@gmail.com

DRAWN
SRL
DATE
2-11-20
SCALE
1"=30'
JOB NO.
L-19051
SHEET
SP-1







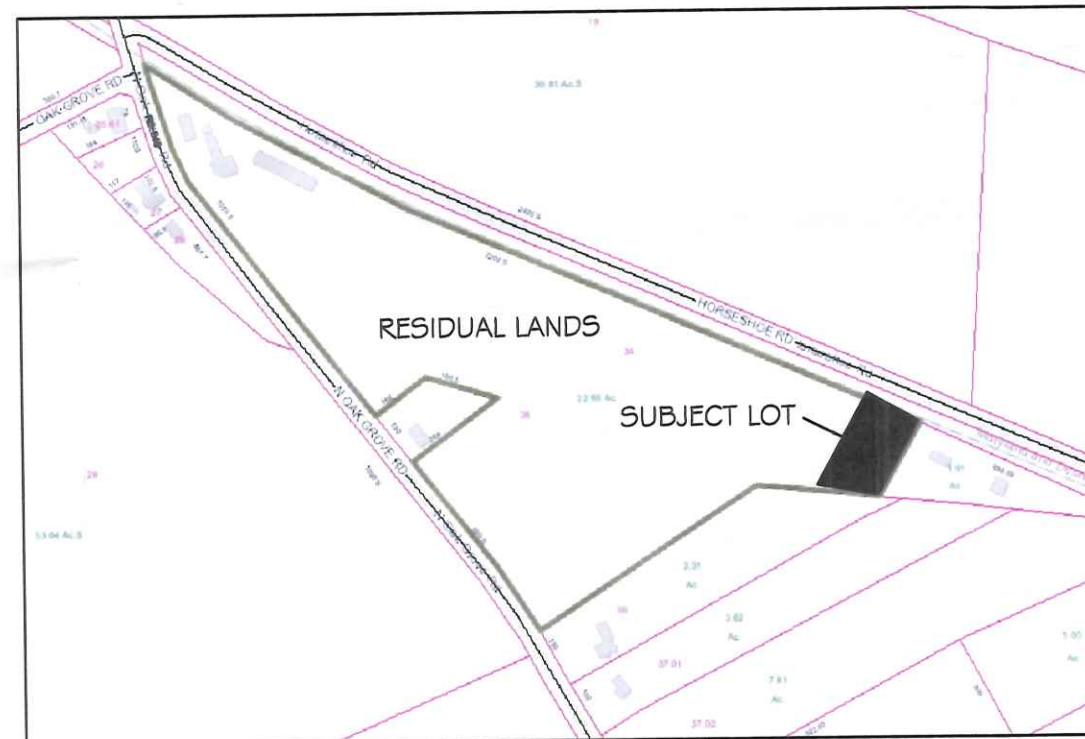
DATA COLUMN:

T.M.#531-8.00-34.00
ZONING: AR-1
SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 20'
TRACT AREA: 22.5 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 1 NEW (2 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
ACCESS: 30' WIDE INGRESS/EGRESS EASEMENT TO SCR 549
ROADWAY CLASSIFICATION: SCR 549 LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM #10005C0240K DATED 3/1/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON N. OAK GROVE RD. IS 50MPH (UNPOSTED)

- NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE.
5. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
6. PERPETUAL MAINTENANCE OF THE PROPOSED 30 FOOT WIDE INGRESS/EGRESS EASEMENT SHALL BE THE EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.
7. PARCEL 'A' SHALL HAVE ACCESS TO SCR 549 VIA THE 30-FOOT WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.
TAX MAP #531-8.00-34.01 SHALL HAVE ACCESS TO SCR 549 VIA THE 30-FOOT WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT. THE RESIDUAL LANDS SHALL HAVE ACCESS SCR 549 VIA THE EXISTING ENTRANCE ON THE NORTH END OF RESIDUAL LANDS.

FIRE MARSHAL NOTES:

- 1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. THIS IS NOT A GATED COMMUNITY.
6. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.



PARENT TRACT SCHEMATIC NOT TO SCALE

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 and C2.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, L3, and L4.

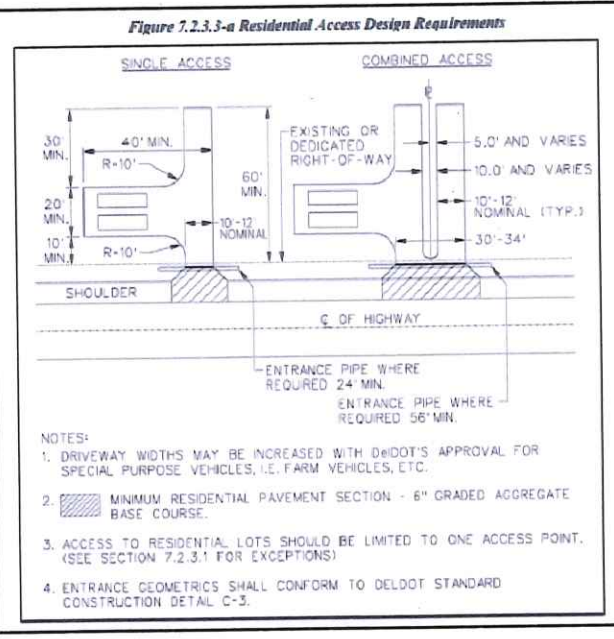
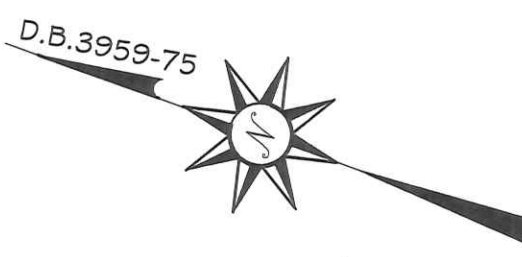
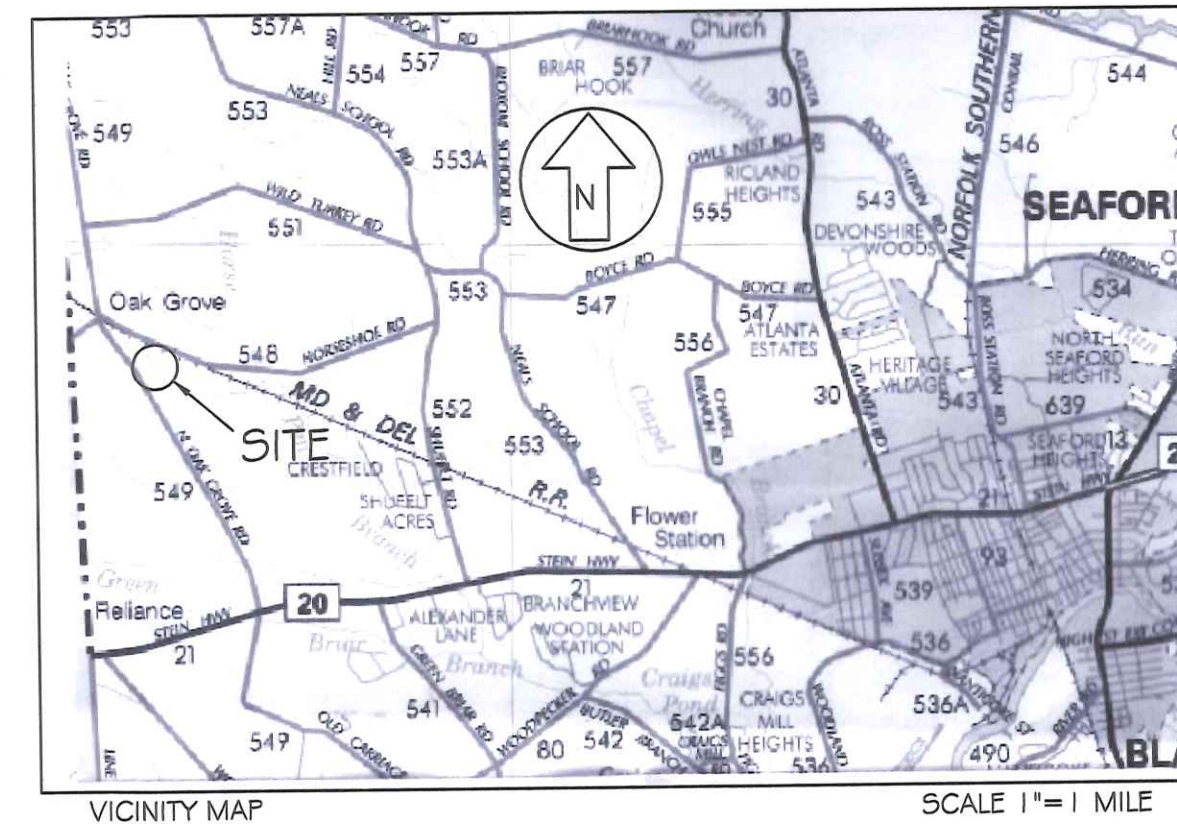
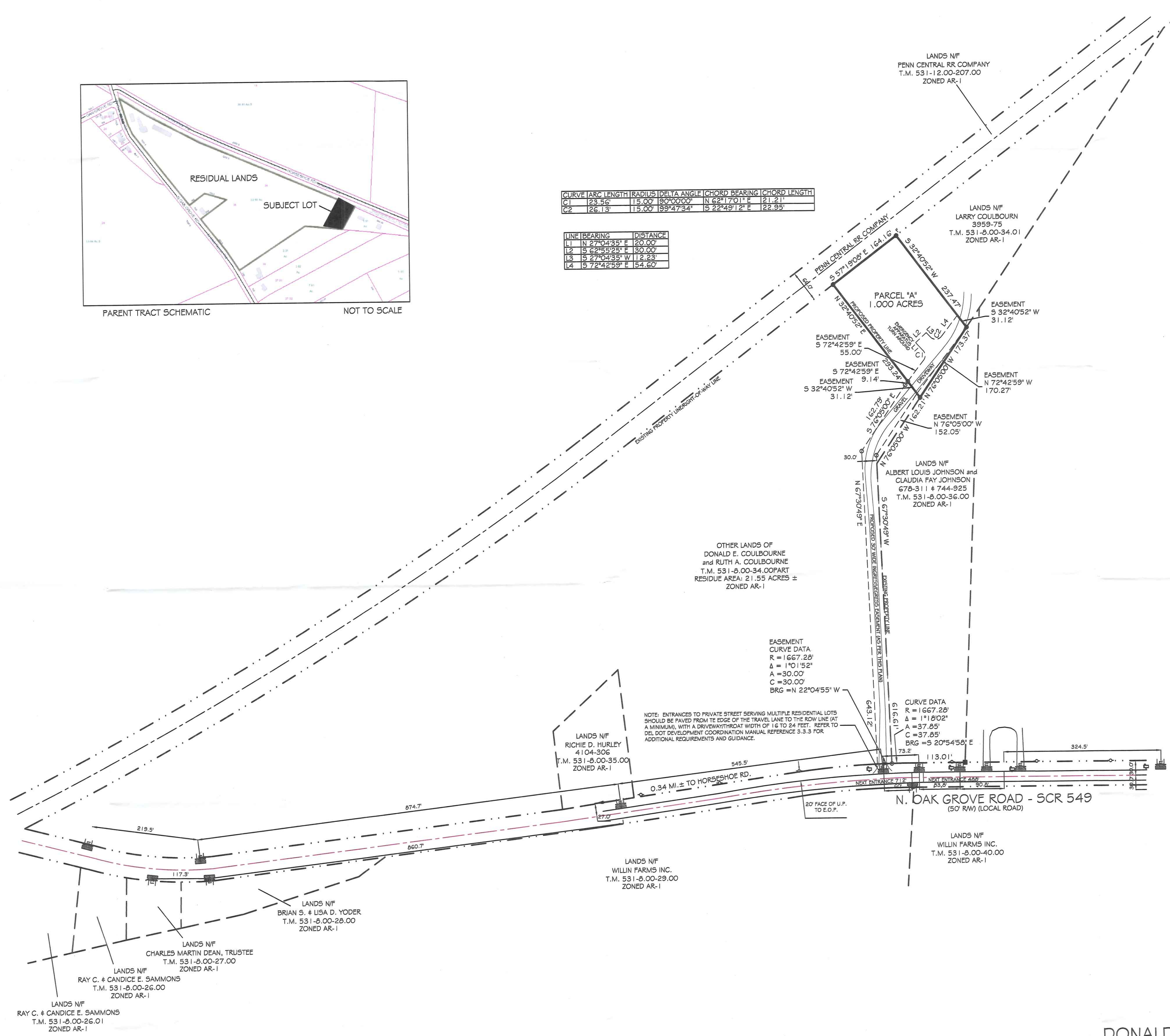


Figure 12.2.1 Residential Access Design Requirements

SIGHT DISTANCE NOTE:
NOTE: SHREDBURY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
1. STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.
7/6/2020 DATE
STEPHEN M. SELLERS, PLS 556

OTHER LANDS OF DONALD E. COULBOURNE and RUTH A. COULBOURNE T.M. #531-8.00-34.00 PART RESIDUE AREA: 21.55 ACRES ± ZONED AR-1

EASEMENT CURVE DATA
R = 1667.20'
Δ = 190°52'
A = 30.00'
C = 30.00'
BRG = N 22°04'55" W

CURVE DATA
R = 1667.20'
Δ = 171°02'
A = 37.65'
C = 37.65'
BRG = S 20°54'56" E

NOTE: ENTRANCES TO PRIVATE STREET SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE AT A MINIMUM WITH A DRIVEWAY WIDTH OF 16 TO 24 FEET. REFER TO DEL DOT DEVELOPMENT COORDINATION MANUAL REFERENCE 3.3.3 FOR ADDITIONAL REQUIREMENTS AND GUIDANCE.

LANDS N/F RICHIE D. HURLEY 4104-306 T.M. #531-8.00-35.00 ZONED AR-1

LANDS N/F WILLIN FARMS INC. T.M. #531-8.00-29.00 ZONED AR-1

LANDS N/F BRIAN S. & LISA D. YODER T.M. #531-8.00-28.00 ZONED AR-1

LANDS N/F CHARLES MARTIN DEAN, TRUSTEE T.M. #531-8.00-27.00 ZONED AR-1

LANDS N/F RAY C. & CANDICE E. SAMMONS T.M. #531-8.00-26.00 ZONED AR-1

LANDS N/F RAY C. & CANDICE E. SAMMONS T.M. #531-8.00-26.01 ZONED AR-1



- SCALE: 1" = 120'
IRON PIPE (FD)
IRON PIPE (SET)
POINT
CONCRETE MONUMENT (FOUND)
EXISTING ENTRANCE
UTILITY POLE
MAIL BOX

Table with 2 columns: DATE, REVISION. Contains entries for 6/16/2020 and 7/2/2020 with revision comments.

OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF: (CHECK APPLICABLE SECTION)
THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR
X THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

OWNER SIGNATURE DATE
OWNER SIGNATURE DATE

MINOR SUBDIVISION OF LANDS OF DONALD E. COULBOURNE and RUTH A. COULBOURNE

OWNER: DONALD E. COULBOURNE and RUTH A. COULBOURNE 29587 N. OAK GROVE ROAD SEAFORD, DE. 19973

MILLER LEWIS, INC. LAND SURVEYING 1560 MIDDLEFORD RD. SEAFORD, DELAWARE 19973 PH: 302-629-9695 FAX: 302-629-2391

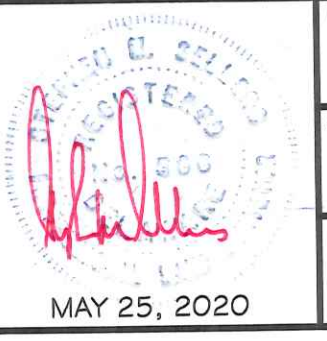


Table with 4 columns: HUNDRED, COUNTY, STATE, DRAWN BY, REF., DWS. NO., COUNTY, DWG. NO. Contains information for Seaford, Delaware, D.A. Morris, and Coulbourn 531-8-34.dwg.





STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

JENNIFER COHAN  
SECRETARY

July 10, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning Commission  
Sussex County Administration Building  
P.O. Box 417  
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation  
DONALD E. COULBOURNE and RUTH A. COULBOURNE**  
Tax Parcel # 531-8.00-34.00  
SCR549-OAK GROVE ROAD  
Seaford Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated May 25, 2020 (last revised July 2, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction

DONALD E. COULBOURNE and RUTH A. COULBOURNE

Mr. Jamie Whitehouse

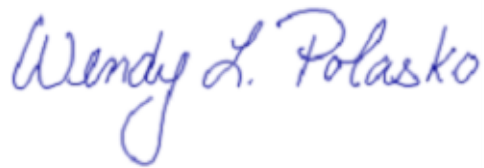
Page 2

July 10, 2020

to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



Wendy L. Polasko  
Process and Quality Control Engineer  
Development Coordination

cc: Stephen Sellers, Miller Lewis  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Shannon Anderson, South District Public Work Admin Specialist  
Susanne K. Laws, Sussex County Review Coordinator  
John Andrescavage, Sussex County Reviewer

# COASTAL CORNER

## BALTIMORE HUNDRED

### SUSSEX COUNTY, DELAWARE

DBF # 1998D007  
 RECORD PLAN  
 REFERENCE NUMBER #  
 OCTOBER, 2019

#### SHEET INDEX

RECORD PLAN - TITLE	V-100
RECORD PLAN	V-101

#### CONDITIONS OF APPROVAL (ORDINANCE #2609, CU 2130)

APPROVED BY SUSSEX COUNTY COUNCIL OCTOBER 20, 2018

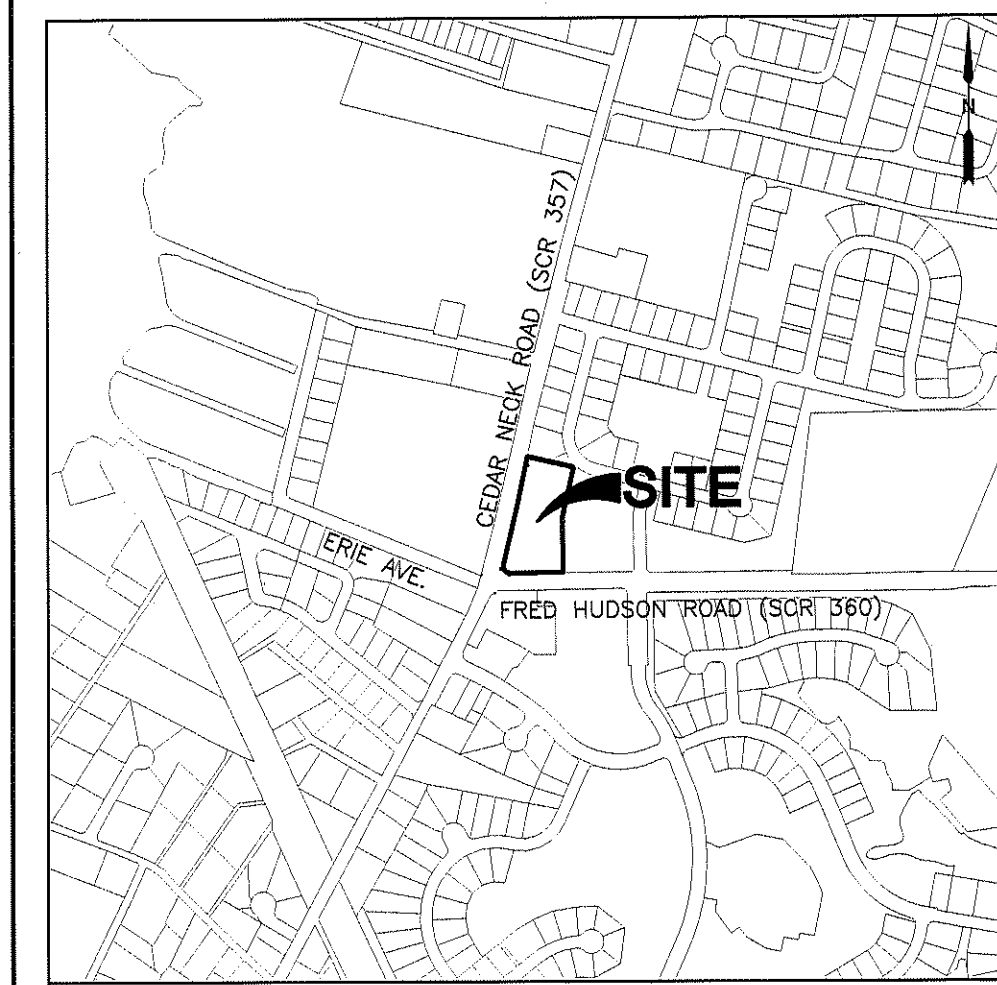
- A. THE MAXIMUM NUMBER OF TOWNHOUSE UNITS SHALL BE 16.
- B. AS PROVIDED BY SECTION 115-218 OF THE ZONING CODE, THERE SHALL BE A FORESTED OR LANDSCAPED BUFFER INSTALLED AROUND THE ENTIRE PERIMETER OF THE PROJECT IN COMPLIANCE WITH SECTION 99-5 OF THE CODE OF SUSSEX COUNTY. THE NORTH SIDE SHALL HAVE A BUFFER UP TO 25 FT. TO ACCOMMODATE THE EXISTING VEGETATION.
- C. ALL ENTRANCES, INTERSECTION, ROADWAY AND MULTI-MODAL IMPROVEMENTS SHALL BE COMPLETED BY THE DEVELOPER IN ACCORDANCE WITH ALL DELDOT REQUIREMENTS.
- D. THE PROJECT SHALL BE SERVED BY SUSSEX COUNTY SEWER. THE DEVELOPER SHALL COMPLY WITH ALL SUSSEX COUNTY ENGINEERING DEPARTMENT REQUIREMENTS INCLUDING ANY OFFSITE UPGRADES NECESSARY TO PROVIDE SERVICE TO THE PROJECT.
- E. THE PROJECT SHALL BE SERVED BY CENTRAL WATER TO PROVIDE DRINKING WATER AND FIRE PROTECTION.
- F. INTERIOR STREET DESIGN SHALL MEET OR EXCEED THE SUSSEX COUNTY STREET DESIGN REQUIREMENTS.
- G. ALL CONSTRUCTION AND SITE WORK ON THE PROPERTY, INCLUDING DELIVERIES OF MATERIALS TO OR FROM THE PROPERTY, SHALL ONLY OCCUR BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY; BETWEEN 8:00 A.M. AND 2:00 P.M. ON SATURDAY.
- H. NO OTHER OUTDOOR CONSTRUCTION ACTIVITIES SHALL OCCUR AT THE SITE EXCEPT BETWEEN THE HOURS OF 7:00 A.M. THROUGH 6:00 P.M., MONDAY THROUGH FRIDAY, AND 8:00 A.M. THROUGH 2:00 P.M. ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITIES AT THE SITE ON SUNDAYS.
- I. STREET NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY MAPPING AND ADDRESSING DEPARTMENTS.
- J. THE APPLICANT SHALL FORM A CONDOMINIUM ASSOCIATION RESPONSIBLE FOR THE PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF THE ROADS, THE BUFFERS AND LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, EROSION AND SEDIMENT CONTROL FACILITIES AND OTHER COMMON ELEMENTS.
- K. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. IT SHALL BE CONSTRUCTED AND MAINTAINED USING BEST MANAGEMENT PRACTICES.
- L. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX COUNTY CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- M. AS STATED BY THE APPLICANT, THERE SHALL BE A SWIMMING POOL AND POOL HOUSE INSTALLED ON THE PREMISES. THE SWIMMING POOL SHALL BE AT LEAST 15 FEET BY 35 FEET IN SIZE.
- N. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

#### GENERAL NOTES:

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTION SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. INTERNAL STREETS CONSTRUCTED WITHIN THE DEVELOPMENT ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
7. ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL STREET.
8. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.
9. AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
10. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) IN DECEMBER 2017, SEPTEMBER 2019 AND INFORMATION FOUND AT THE RECORDER OF DEEDS OFFICE FOR SUSSEX COUNTY.
11. THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.
12. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
13. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

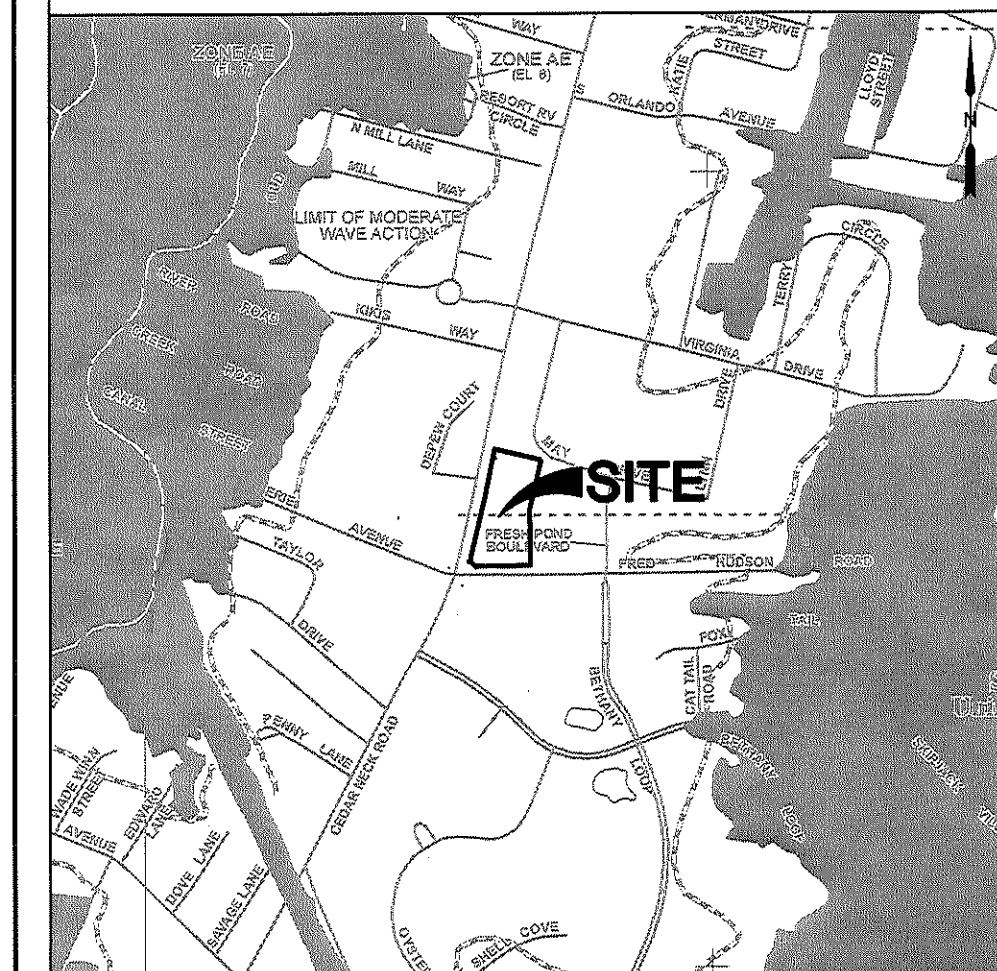
#### OPEN SPACE MANAGEMENT PLAN

1. ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS DETERMINED BY THE MAINTENANCE CORPORATION/HOMEOWNER'S ASSOCIATION.
2. ALL ACTIVE OPEN SPACE AMENITIES SHALL BE INSPECTED ANNUALLY TO ENSURE THEY ARE SAFE FOR PLAY AND REPAIRED AS REQUIRED.
3. ALL SWM AREAS ARE TO BE INSPECTED ANNUALLY AND AFTER A RAIN EVENT GREATER THAN 2" IN A 24 HOUR PERIOD.
4. ALL SWM AREAS WILL BE MAINTAINED IN ACCORDANCE WITH DESIGN AND SPECIFICATIONS FOR THE SPECIFIC SWM AREA. THIS INFORMATION WILL BE PROVIDED TO THE MAINTENANCE CORPORATION / HOMEOWNER'S ASSOCIATION PRIOR TO TURNOVER.



LOCATION MAP

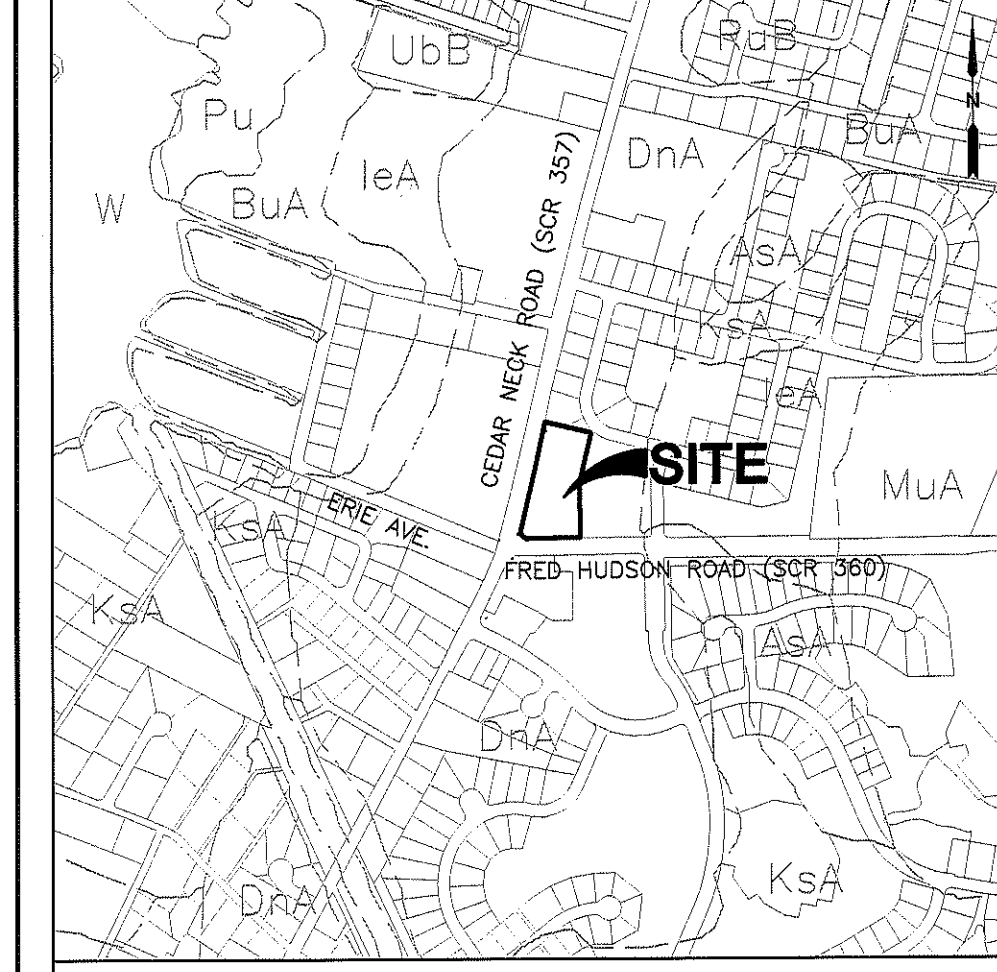
SCALE: 1"=800'



FLOOD MAP

FEMA PANEL 100050512K

SCALE: 1"=800'



SOILS MAP

SCALE: 1"=1500'

AaA: ASKECKSY LOAMY SAND; 0 TO 2 PERCENT SLOPES  
 BuA: BROCKATONORTON-URBAN LAND COMPLEX; 0 TO 2 PERCENT SLOPES  
 DnA: DOWNER LOAMY SAND; 0 TO 2 PERCENT SLOPES  
 IaA: INGLESIDE LOAMY SAND; 0 TO 2 PERCENT SLOPES  
 KsA: KLEJ LOAMY SAND; 0 TO 2 PERCENT SLOPES  
 MuA: MULLICA-BERRYLAND COMPLEX; 0 TO 2 PERCENT SLOPES  
 Pu: PURNELL PEAT; VERY FREQUENTLY FLOODED, TIDAL  
 UbB: RUNCLINT LOAMY SAND; 2 TO 5 PERCENT SLOPES  
 W: UDORTHEINTS; BORROW AREA, 0 TO 5 PERCENT SLOPES

#### OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

BRADLEY W. DAVIS  
 655 NALLS FARM WAY  
 GREAT FALLS, VA. 22066

DATE

#### OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ROBERT L. BROWNING  
 10311 SNOWPINE WAY  
 POTOMAC, MD. 20855

DATE

#### ENGINEER'S STATEMENT

I, CLIFTON D. MUMFORD, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVIS, BOWEN & FRIEDEL, INC.  
 by CLIFTON D. MUMFORD, P.E.

DATE

#### DATA COLUMN

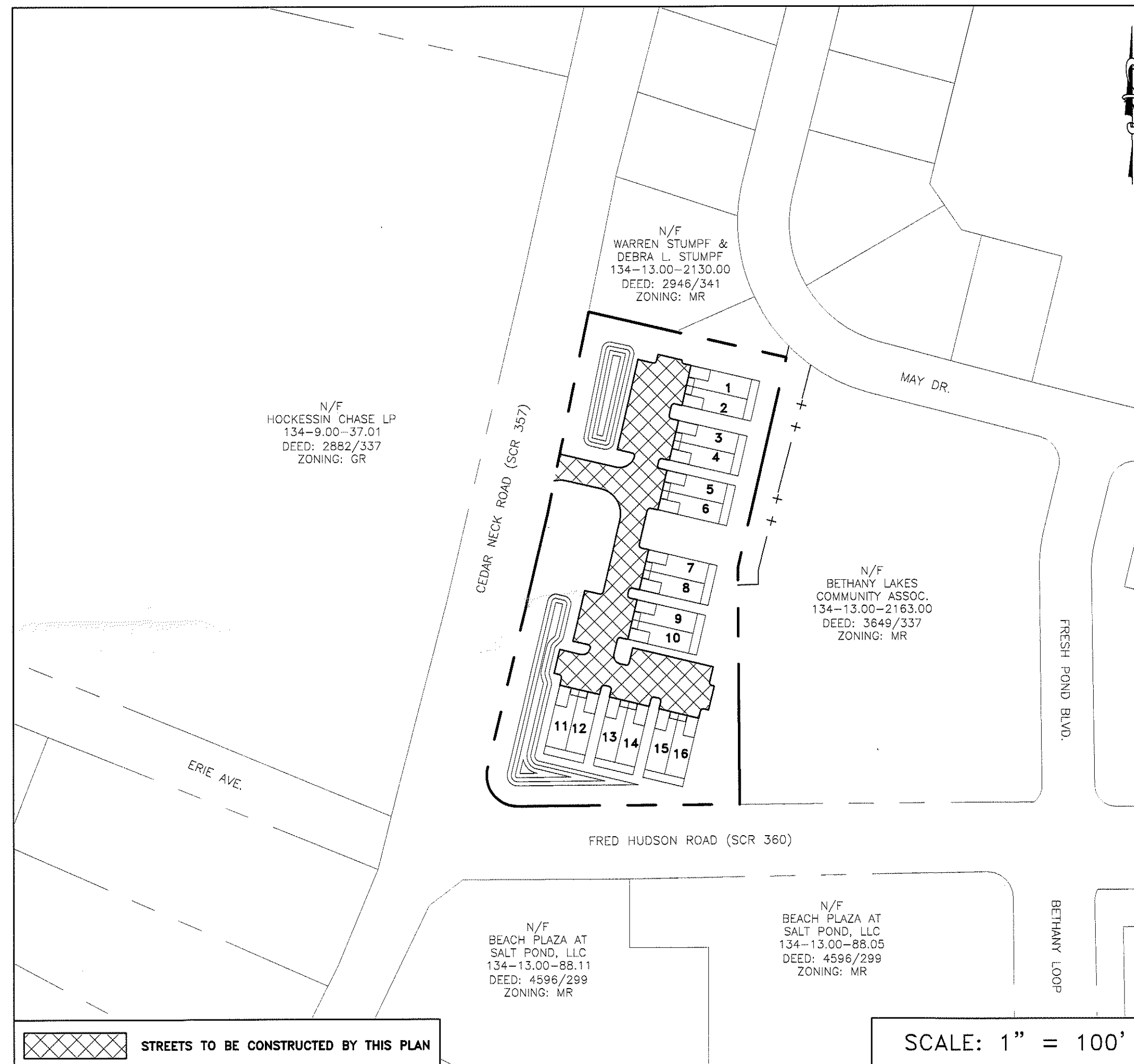
TAX MAP NUMBER: 1-34-13.00-72.00, 72.01  
 DATUM:  
 HORIZONTAL: NAD 83 (DE STATE PLANE)  
 VERTICAL: NAVD 88  
 EXISTING ZONING: MR  
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
 PROPOSED USE: 16 DUPLEXES WITH POOL HOUSE  
 SITE AREA  
 PARCEL 72.00: 1.3817 AC.  
 PARCEL 72.01: 1.0000 AC.  
 EXISTING TOTAL: 2.3817 AC.  
 (-) RIGHT-OF-WAY DEDICATION: 0.1258 AC.  
 PROPOSED SITE AREA: 2.2559 AC.  
 DENSITY: 7.09 UNITS/ACRE  
 BUILDINGS: 0.4260 AC.  
 IMPERVIOUS: 0.6346 AC.  
 OPEN SPACE: 1.1253 AC.  
 TOTAL: 2.2559 AC.  
 MINIMUM ZONING REQUIREMENTS  
 MIN. LOT AREA: 3,630 SQ. FT.  
 MAX. DUPLEX BLOCK: 8 UNITS < 170' WIDE  
 MIN. DUPLEX WIDTH: 16'  
 PROPOSED DUPLEX WIDTH: 20'  
 SETBACKS  
 FRONT: 40'  
 FRONT/SIDE (FRED HUDSON): 15'  
 SIDE: 10'  
 REAR: 10'  
 FORESTED BUFFER: 20'  
 PROPOSED BUILDING HEIGHT: 42' MAXIMUM  
 PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK  
 PARKING  
 REQUIRED: 2 PER UNIT - 32 SPOTS  
 PROVIDED: 40 SPOTS  
 SIZE: 162 SQ. FT. - 9'X18'  
 2015 STATE STRATEGIES INVESTMENT LEVEL: 3  
 THE PROPERTY IS NOT LOCATED IN OR ADJACENT TO A TRANSPORTATION IMPROVEMENT DISTRICT (TID).  
 WETLANDS: THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 100050512K DATED MARCH 15, 2015.  
 UTILITIES  
 WATER: PRIVATE (SUSSEX SHORES)  
 SEWER: SUSSEX COUNTY (UNIFIED SSD - CEDAR NECK AREA)

LAT/LON:  
 IRON ROD CAP SET:  
 BENCHMARK #1: WEST SIDE OF SITE, LAT:38.5568, LON:75.0835  
 BENCHMARK #2: EAST SIDE OF SITE, LAT:38.5566, LON:75.0830  
 CEDAR NECK ROAD POSTED SPEED LIMIT: 35 MPH

OWNER (PARCEL 72.00):  
 BRADLEY W. DAVIS  
 655 NALLS FARM WAY  
 GREAT FALLS, VA. 22066  
 OWNER (PARCEL 72.01):  
 ROBERT L. BROWNING  
 10311 SNOWPINE WAY  
 POTOMAC, MD. 20855

DEVELOPER:  
 THE EVERGREEN COMPANIES, LLC.  
 701 BETHANY LOOP, SUITE 2,  
 BETHANY BEACH, DE 19930  
 (855) 542-3224

PREPARED BY:  
 DAVIS, BOWEN, AND FRIEDEL, INC.  
 1 PARK AVE.  
 MILFORD, DE 19963  
 302-424-1441



STREETS TO BE CONSTRUCTED BY THIS PLAN

SCALE: 1" = 100'

#### LEGEND

- PROPERTY BOUNDARY LINE
- - - - - PROPOSED RIGHT-OF-WAY LINE
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING RIGHT-TO-WAY LINE
- - - - - FORESTED BUFFER LINE
- # PROPERTY LABEL
- CONCRETE MONUMENT SET
- PROPERTY CORNER LOCATE

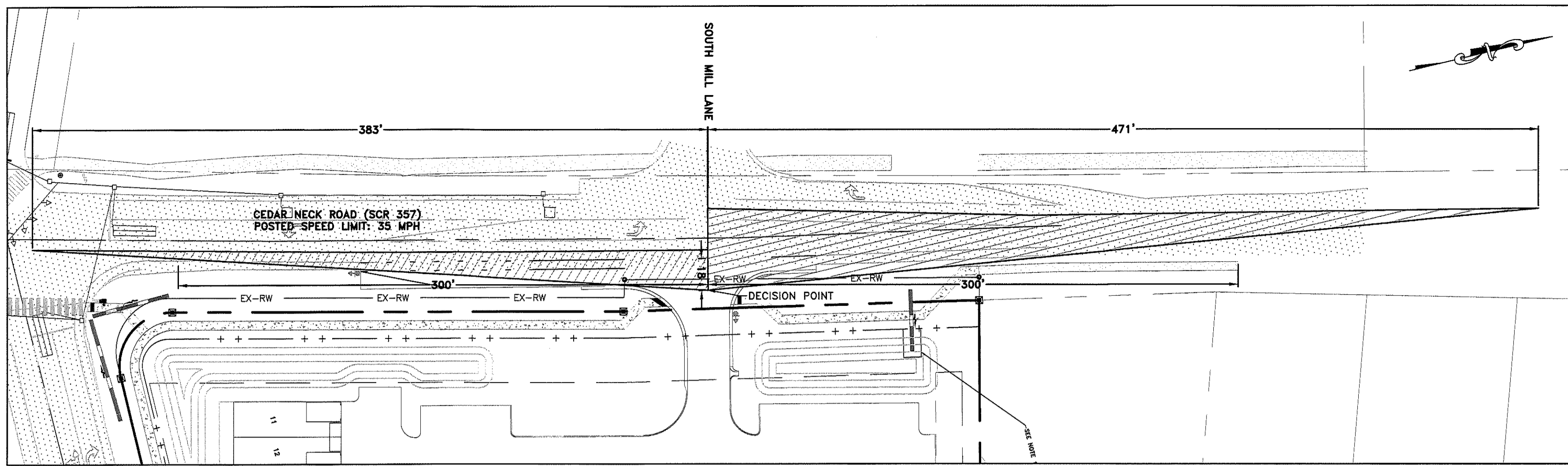
**dbf** DAVIS, BOWEN & FRIEDEL, INC.  
 ARCHITECTS, ENGINEERS & SURVEYORS  
 SAUSBURY, MARYLAND (410) 543-9091  
 MILFORD, DELAWARE (302) 424-1441  
 EASTON, MARYLAND (410) 770-4744

SUSSEX COUNTY ENGINEERING DEPARTMENT  
 AGREEMENT NUMBER:  
 APPROVED BY:  
 COUNTY ENGINEER DATE

REVISIONS:  
 2020-02-07 SCD, SCE, DELDOT, SCPW, FM

V-100

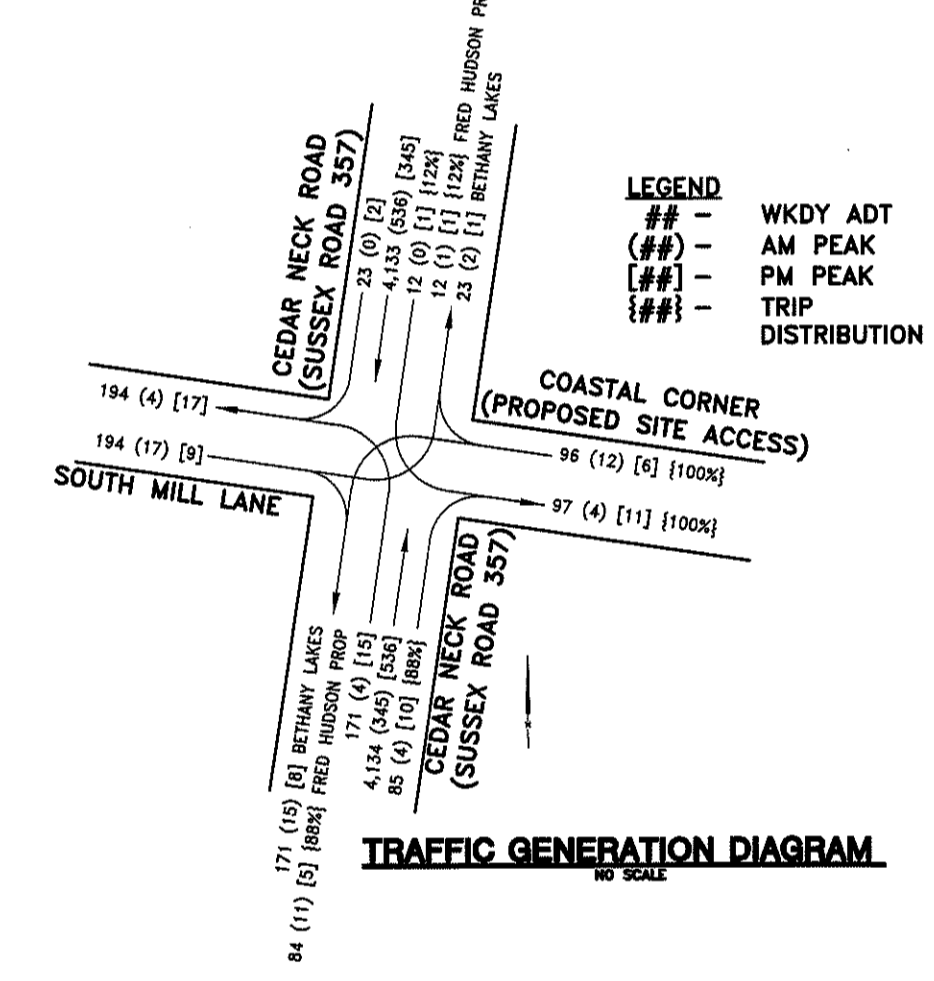
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**CEDAR NECK ROAD SIGHT DISTANCE**  
SCALE: 1" = 50'

**ROAD**  
CEDAR NECK ROAD (SUSSEX ROAD 357)  
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR  
AADT (2018 DELAWARE VEHICLE VOLUME SUMMARY)  
10 YR PROJECTED AADT = 1.16 X 7,127 = 8,267  
10 YR PROJECTED AADT + SITE ADT NORTH OF SITE (24) = 8,291  
10 YR PROJECTED AADT + SITE ADT SOUTH OF SITE (169) = 8,456  
PEAK HOUR = 8,267 X 10.66% = 881  
DIRECTIONAL SPLIT = 60.83% / 39.17% = 536/345  
9.34% TRUCK % X 881 = 82  
SPEED - POSTED = 35  
TRAFFIC PATTERN GROUP - 5

**NOTES:**  
1. A 10-FOOT WIDE PERMANENT EASEMENT CONTAINING 160 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

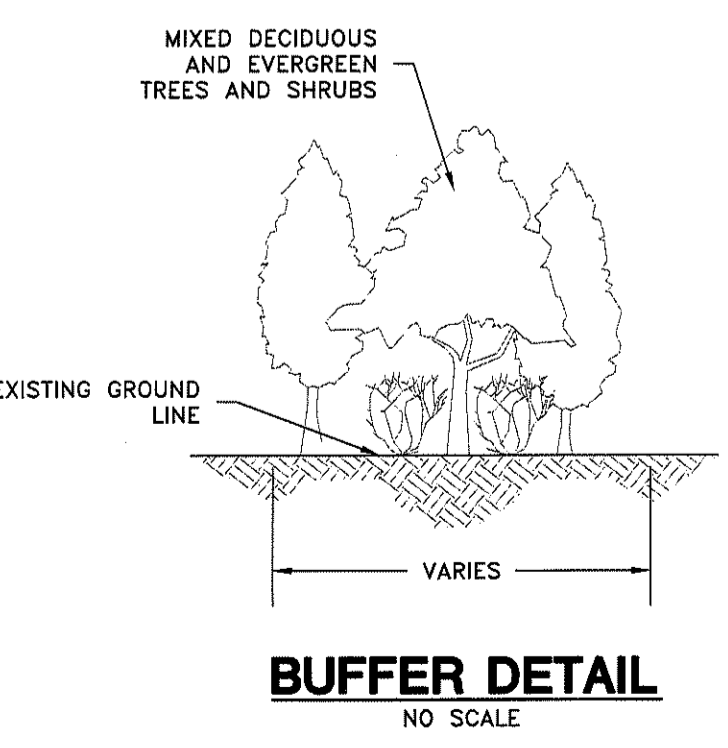


**SITE TRIPS GENERATED - PROPOSED**

TYPE OF DEV.	CODE	UNITS	WKDY	AM	PM	ADT
SINGLE-FAMILY	210	16	16	17	193	

**NOTES:**  
1. TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION  
2. DESIGN VEHICLE: SU-30  
3. TRIP DISTRIBUTIONS FOR BAYSIDE AT BETHANY LAKES AND COASTAL CORNER ARE CONSISTENT WITH THE TRAVEL DEMAND MODEL (TDM) TRIP DISTRIBUTION PROVIDED BY DELDOT FOR THE FRED HUDSON PROPERTY SITE  
4. ONE (1) FULL SITE ACCESS PROPOSED

**TRAFFIC DIAGRAM**  
NO SCALE

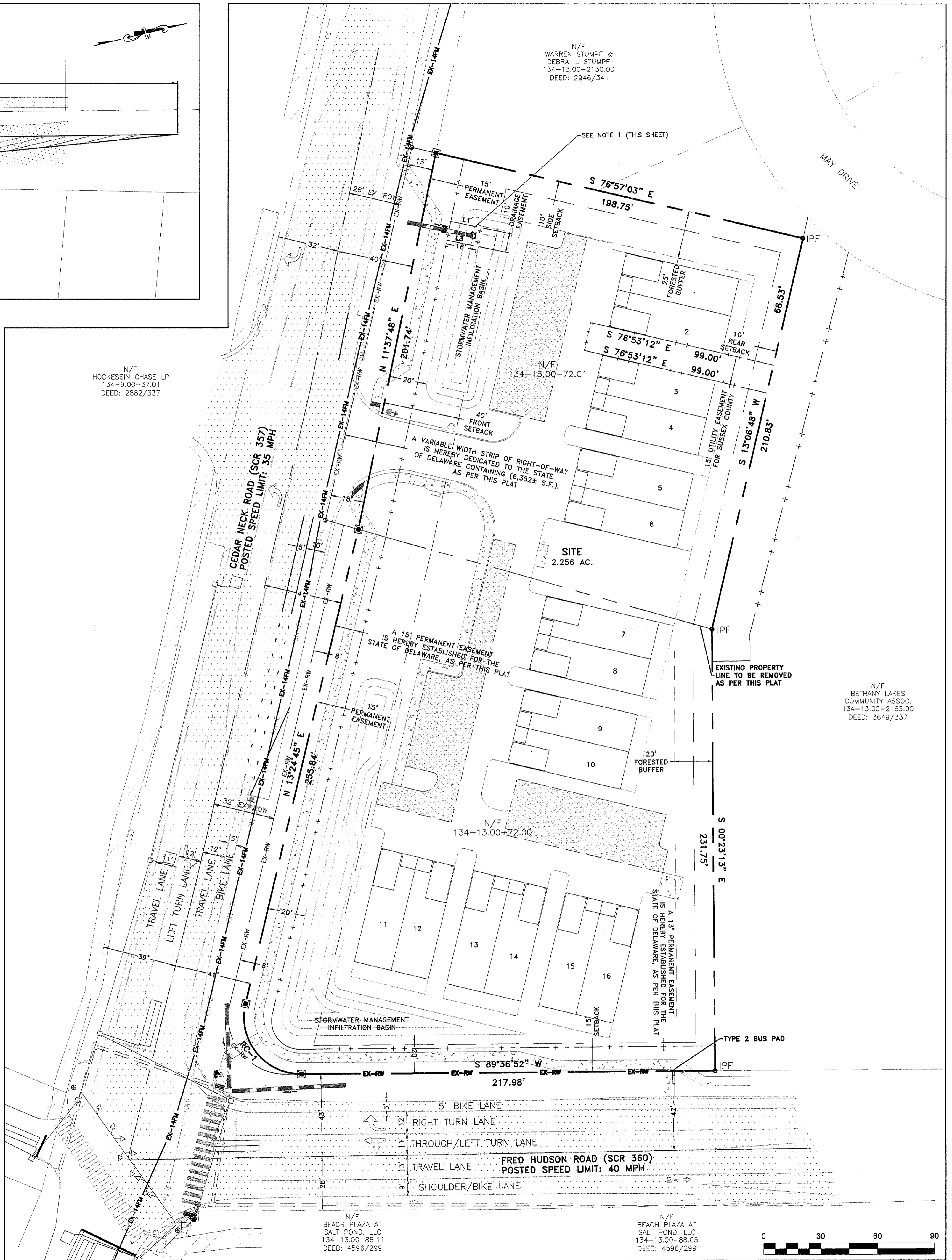


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	30.00'	54.35'	47.22'	N 38°29'11" W	103°47'53"

**DRAINAGE EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 78°29'48" E	15.99'
L2	S 11°30'14" W	10.00'
L3	N 78°29'46" W	16.01'
L4	N 11°37'48" E	10.00'

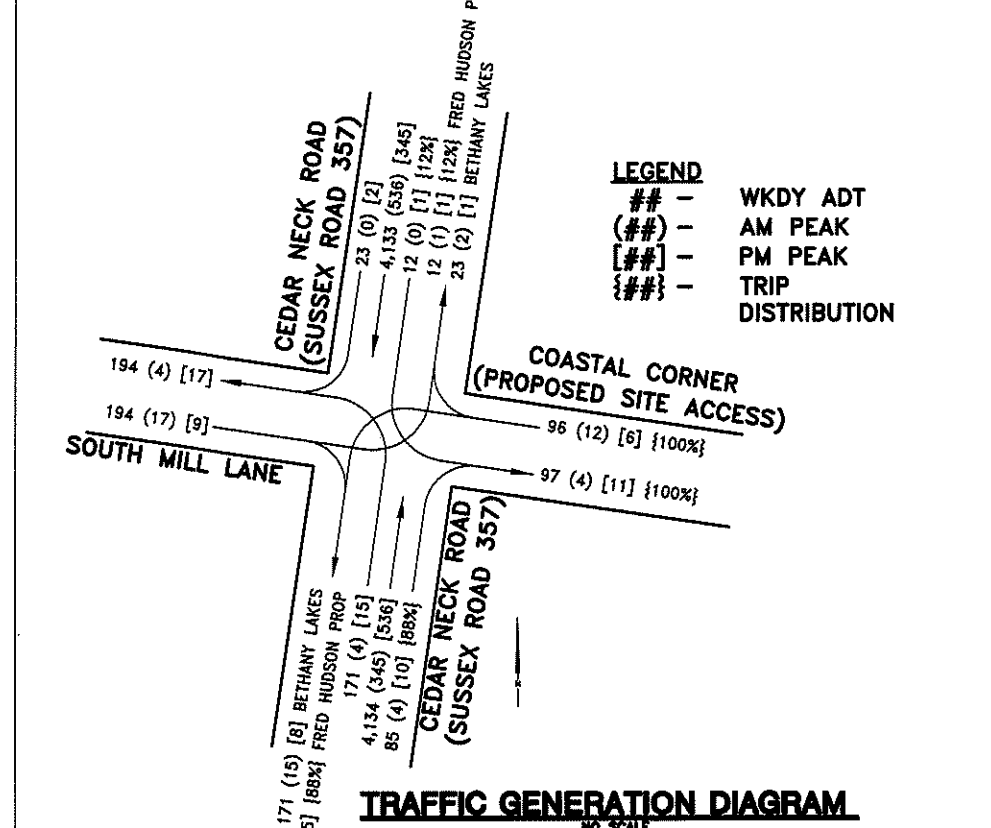


ARCHITECTS ENGINEERS SURVEYORS  
DAVIS, BOWEN & FRIEDEL, INC.  
SUSSEX, MARYLAND (410) 543-9000  
MILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-4744

**COASTAL CORNER**  
**CEDAR NECK ROAD (SCR 357)**  
**BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:  
2020-02-07  
Date: OCTOBER, 2019  
Scale: 1" = 30'  
Dwn. By: TAJ  
Proj. No.: 1998D007  
Dwg. No.: V-101

**ROAD**  
 CEDAR NECK ROAD (SUSSEX ROAD 357)  
 FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR  
 AADT (2018 DELAWARE VEHICLE VOLUME SUMMARY) = 7,127  
 10 YR PROJECTED AADT = 1.16 X 7,127 = 8,267  
 10 YR PROJECTED AADT + SITE ADT NORTH OF SITE (24) = 8,291  
 10 YR PROJECTED AADT + SITE ADT SOUTH OF SITE (169) = 8,436  
 PEAK HOUR = 8,267 X 10.66% = 881  
 DIRECTIONAL SPLIT = 60.83% / 39.17%  
 9.34% TRUCK % X 881 = 82  
 SPEED - POSTED = 35  
 TRAFFIC PATTERN GROUP - 3



**TRAFFIC DIAGRAM**  
NO SCALE

**CURVE TABLE**

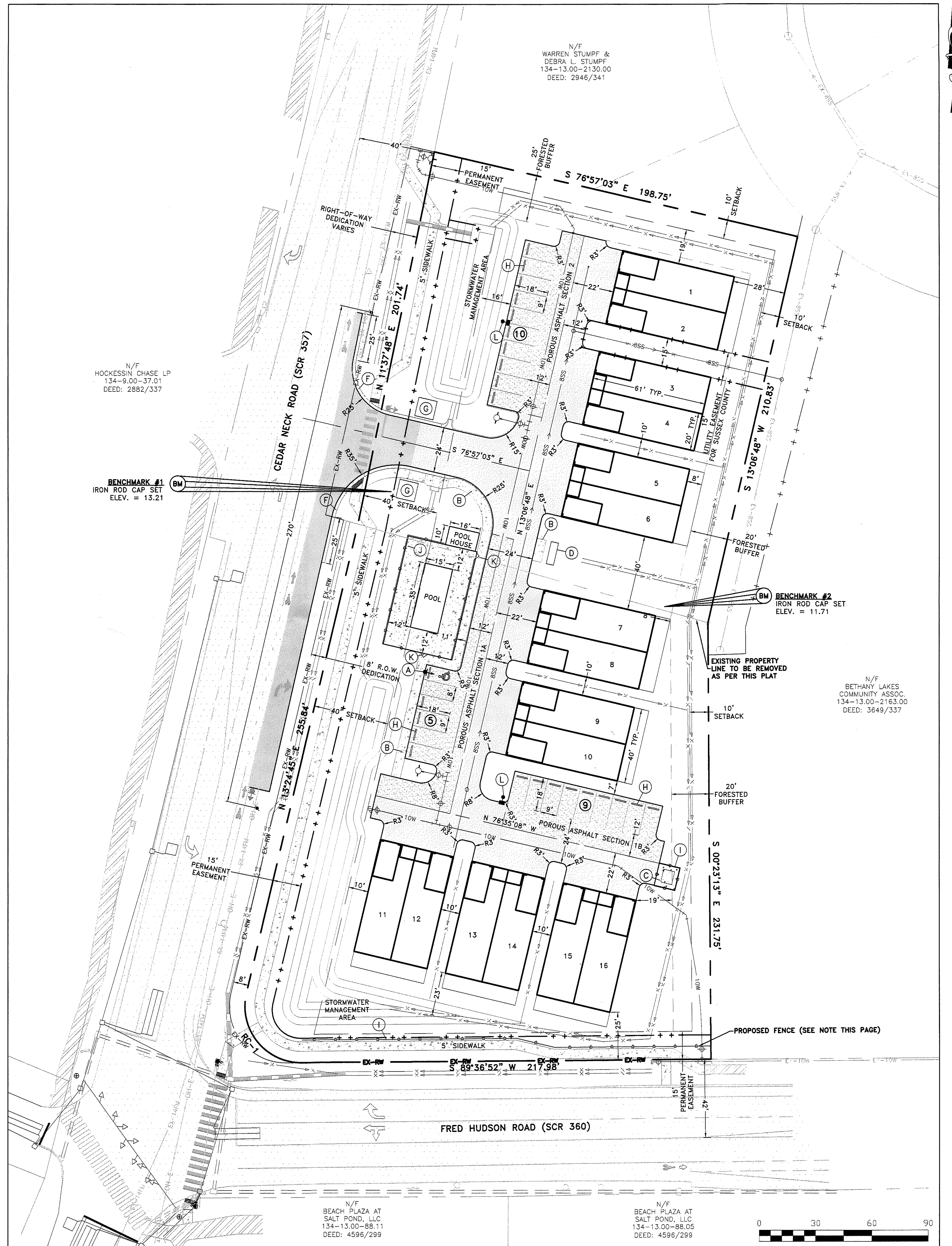
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	30.00'	54.35'	47.22'	N 38°29'11" W	103°47'53"

**SITE LEGEND:**

- (A) 8'x18' HANDICAP PARKING SPACE WITH SIGN
  - (B) CONCRETE SIDEWALK
  - (C) DUMPSTER PAD
  - (D) MAILBOXES
  - (E) CURB RAMP
  - (F) P.C.C. CURB TYPE 3-6
  - (G) SUBDIVISION SIGN (SIZE AND LOCATION TO BE DETERMINED)
  - (H) PARKING BUMPER
  - (I) 6' VINYL FENCE
  - (J) 4' ARCHITECTURAL SAFETY FENCE
  - (K) 4' SAFETY GATE WITH PANIC HARDWARE
  - (L) LIGHT POLES (FINAL LOCATION SUBJECT TO CHANGE)
- INTERNAL SITE PAVEMENT (SEE DETAIL, SHEET C-201)
  - PROPOSED POROUS PAVEMENT (SEE DETAIL, SHEET C-201)
  - ENTRANCE PAVEMENT (SEE DETAIL, SHEET C-201)

**NOTES**

1. IF DELDOT NEEDS TO ACCESS TO PERMANENT EASEMENT IN THE FUTURE, THE FENCE WILL BE REMOVED AT THE OWNERS EXPENSE.



**DAVIS, BOWEN & FRIEDEL, INC.**  
 ARCHITECTS ENGINEERS SURVEYORS  
 1000 W. MARKET STREET, SUITE 200  
 BALTIMORE, MARYLAND 21201  
 (410) 770-4744

**COASTAL CORNER**  
 BALTIMORE HUNDRED  
 SUSSEX COUNTY, DELAWARE

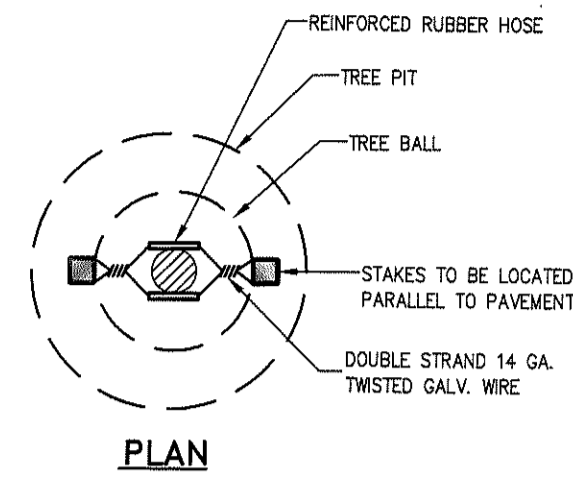
Revisions:  
 2020-02-07 SCD, SCE, DELDOT, SCPW, FM

Date: **OCTOBER, 2019**  
 Scale: **1" = 30'**  
 Dwn.By: **TAJ**  
 Proj.No.: **1998D007**  
 Dwg.No.: **C-101**

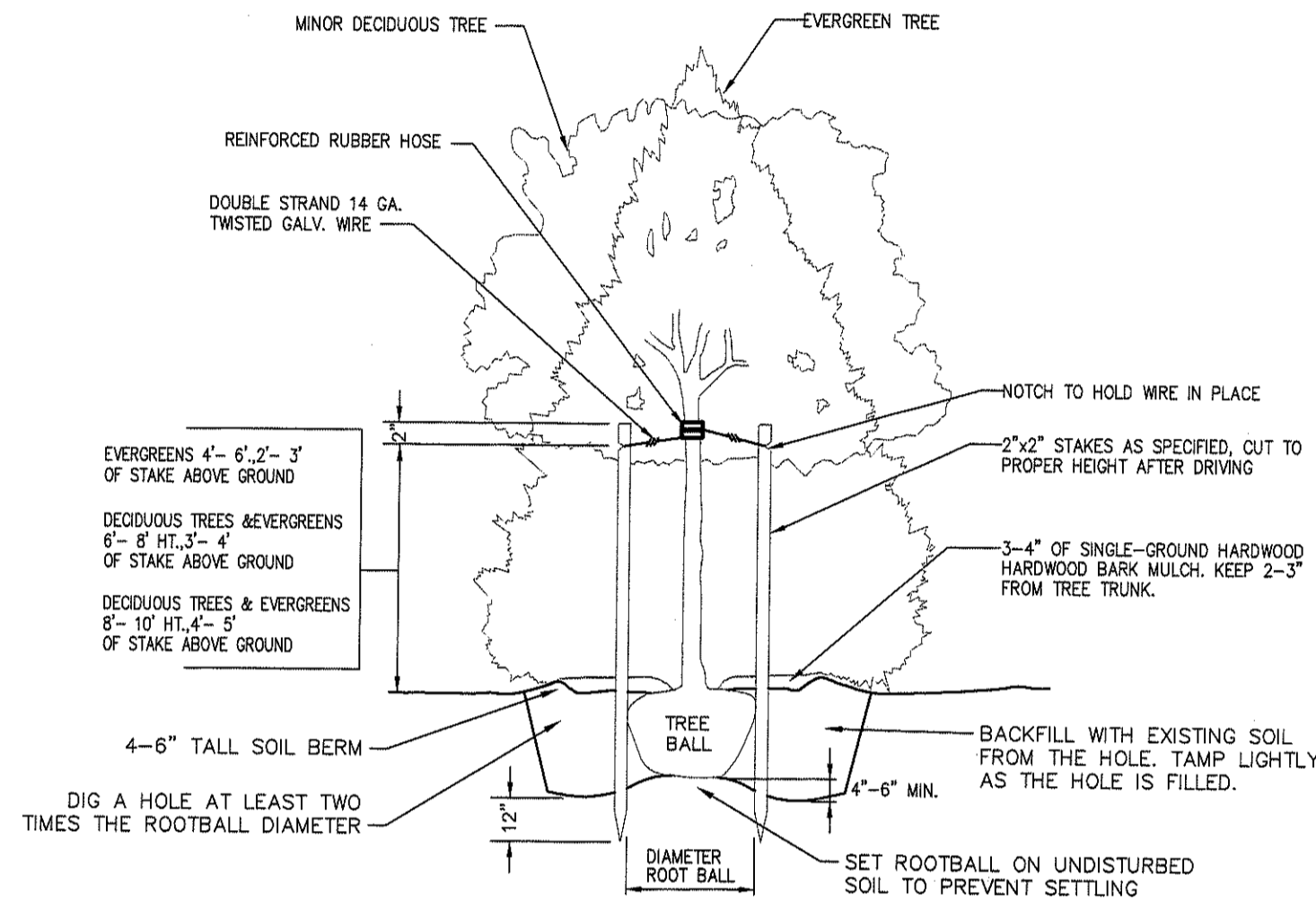
P:\Evergreen Companies\Fallouts-Corner\Design\1998D006 - SITE PLAN.dwg Feb 20, 2020 - 3:45pm rna:mc

**GENERAL LANDSCAPE NOTES**

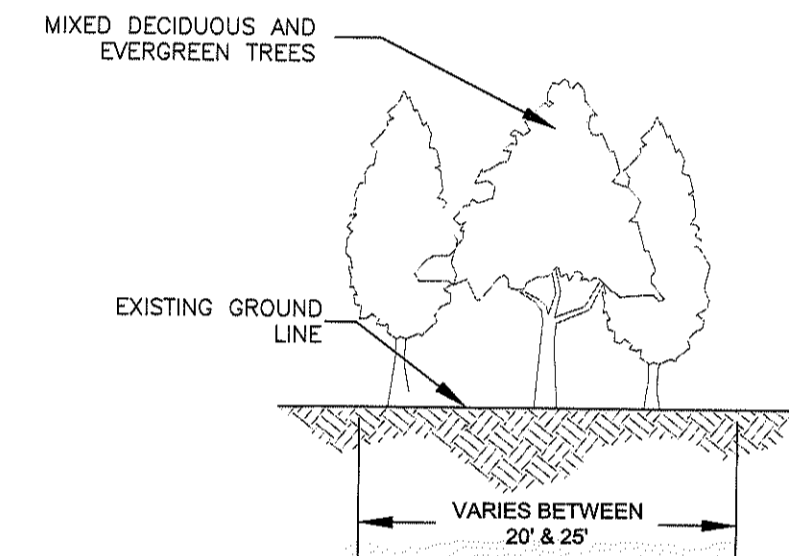
1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



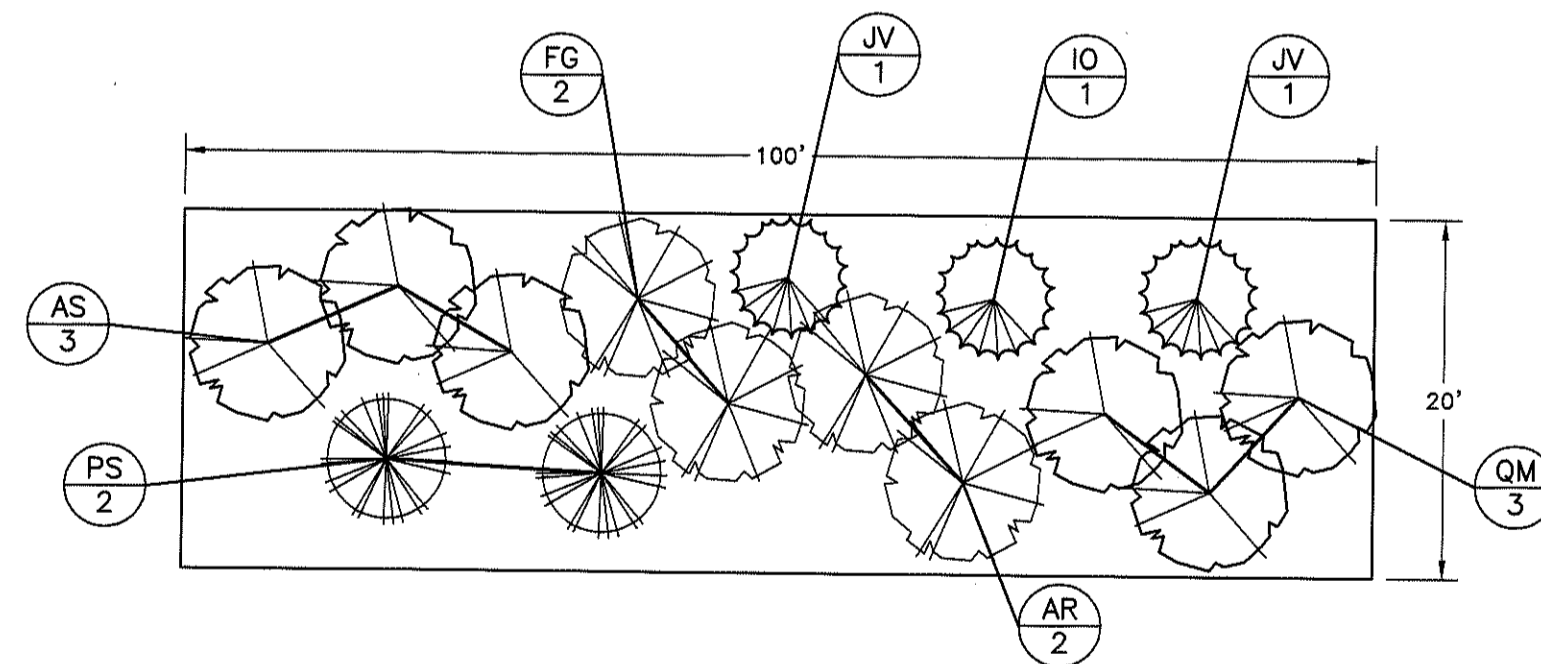
PLAN



SECTION  
**STAKING DETAIL**  
NO SCALE



**BUFFER DETAIL**  
NOT TO SCALE



**TYPICAL FORESTED BUFFER 100' X 20'**  
NOT TO SCALE

FORESTED BUFFER PLANT SCHEDULE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
<b>DECIDUOUS TREE</b>						
	AR	ACER rubrum	RED MAPLE	1 3/4 - 2" Cal., B&B	17	
	AS	ACER saccharum GREEN MOUNTAIN	SUGAR MAPLE	1 3/4 - 2" Cal., B&B	25	
	QM	QUERCUS phellos	WILLOW OAK	1 3/4 - 2" Cal., B&B	25	
	FG	FAGUS grandifolia	AMERICAN BEECH	1 3/4 - 2" Cal., B&B	17	
					TOTAL	84
<b>EVERGREEN TREE</b>						
	PS	PINUS strobus	EASTERN WHITE PINE	5'-6" Ht., B&B	17	
	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6" Ht., B&B	9	
	IO	ILEX opaca	AMERICAN HOLLY	5'-6" Ht., B&B	9	
					TOTAL	35



N/F  
WARREN STUMPF &  
DEBRA L. STUMPF  
134-13.00-2130.00  
DEED: 2946/341

N/F  
HOCKESSIN CHASE LP  
134-9.00-37.01  
DEED: 2882/337

N/F  
BETHANY LAKES  
COMMUNITY ASSOC.  
134-13.00-2163.00  
DEED: 3649/337

N/F  
BEACH PLAZA AT  
SALT POND, LLC  
134-13.00-88.11  
DEED: 4596/299

N/F  
BEACH PLAZA AT  
SALT POND, LLC  
134-13.00-88.05  
DEED: 4596/299



ARCHITECTS ENGINEERS SURVEYORS  
DAVIS, BOWEN & FRIEDEL, INC.  
SALISBURY, MARYLAND (410) 543-9071  
BETHESDA, MARYLAND (410) 770-7744  
EASTON, MARYLAND (410) 770-7744

LANDSCAPE / FORESTED BUFFER PLAN

**COASTAL CORNER**  
**BALTIMORE HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

Revisions:  
2020-02-07 SCD

Date: **OCTOBER, 2019**

Scale: **1" = 30'**

Dwn.By: **TAJ**

Proj.No.: **1998D007**

Dwg.No.:

**L-101**