

UTILITY COMPANY

UNITED WATER
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FIRST STATE INDUSTRIAL PARK
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WILMINGTON, DE 19804-0508
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CONNECTIV POWER DELIVERY
(ELECTRICAL)
NEW CASTLE REGIONAL OFFICE
ROUTE 273 AND I-95 PO BOX 9239
NEWARK, DE 19714
TELE: 302.454.4339
FAX: 302.454.4262

CONNECTIV POWER DELIVERY (GAS)
P.O. BOX 231
800 KING STREET
WILMINGTON, DE 19899
TELE: 302.429.3050

BELL ATLANTIC
180 SHREE BOULEVARD
SUITE 2100
EXTON, PA 19341
TELE: 610.280.5547

JUSTIFICATION OF SEWER

SINGLE FAMILY HOME SITE AVERAGE DAILY FLOWS

- A) 300 GPD DAILY FLOW/SINGLE FAMILY DWELLING UNIT
- B) DURING 24 HOUR PERIOD 10 HOURS REMAIN DORMANT DURING SLEEPING HOURS; THEREFORE 14 HOURS OF CALCULATED USE.
- C) 300 GPD/14HOURS/DAY APPROX. 21.43 GALLONS PER HOUR
- D) FOR TWO LOTS 600 GPD

SINGLE FAMILY HOME SITE PEAK DAILY FLOWS

- A) 1200 GPD DAILY FLOW/SINGLE FAMILY DWELLING UNIT
- B) DURING 24 HOUR PERIOD 10 HOURS REMAIN DORMANT DURING SLEEPING HOURS; THEREFORE 14 HOURS OF CALCULATED USE.
- C) 1200 GPD/14HOURS/DAY APPROX. 85.71 GALLONS PER HOUR
- D) FOR TWO LOTS 2400 GPD

GENERAL NOTES

1. THE PROPOSED PLAN WAS DEVELOPED TO SUBDIVIDE THE SAID LOT INTO TWO SINGLE FAMILY DETACHED DWELLING UNITS.
2. THIS PLAN SUPERSEDES, IN PART, ANY PLAN OF 1115 CAPITOL TRAIL RECORDED IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE.
3. PROPERTY, TOPOGRAPHICAL AND WETLAND FLAG LOCATION SURVEY PERFORMED BY RAMESH BATTIA ASSOCIATES, P.A. DATED AUGUST 2002.
4. WETLAND DELINEATION INVESTIGATION, FLAGGING AND REPORT PROVIDED BY ENVIRONMENTAL RESEARCH & CONSULTING, INC. DATED OCTOBER 25, 2002. THE UNNAMED TRIBUTARY OF THE WHITE CLAY CREEK WAS CLASSIFIED AS JURISDICTIONAL WATERS OF THE UNITED STATES.
5. PROPERTY IS NOT WITHIN FEMA 100-YEAR FLOOD PLAIN.
6. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
7. SEWER: NEW CASTLE COUNTY-- SEWER IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
8. ACCORDING TO THE WATER RESOURCE PROTECTION AREA MAP, DATED MAY OF 2001, THIS SITE IS NOT WITHIN THE WRPA.
9. NO DEBRIS SHALL BE BURIED ON THE SITE.
10. THE LIMIT OF DISTURBANCE (LOD) WILL BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITY. CONTRACTOR CANNOT UNDER ANY CIRCUMSTANCES ENCROACH ON THE DELINEATED RBA.
11. A LANDSCAPE PLAN PREPARED BY STANTEC, LAST DATED MARCH 27, 2007, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE A PART OF THE RECORD PLAN.
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13. NEW CONSTRUCTION, EXPANSION OR SUBSTANTIAL IMPROVEMENT TO RESIDENTIAL AND NONRESIDENTIAL STRUCTURES SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED NOT LESS THAN EIGHTEEN (18) INCHES ABOVE THE ONE HUNDRED (100) YEAR FLOOD ELEVATION WITHIN OR ADJACENT TO A FLOODPLAIN.
14. THERE ARE NO LIMITATIONS FOR A DWELLING WITH BASEMENTS ACCORDING TO USDA - NCRS NEW CASTLE COUNTY SOIL SURVEY FOR THE ELSINBORO SILT LOAM (EnB2) SOIL TYPE PRESENT AT THE SITE.
15. THE RETAINING WALL MUST BE AT A MINIMUM TWO FEET FROM THE PROPERTY LINE.
16. RETAINING WALL ON LOT 1 WILL REQUIRE A BUILDING PERMIT PER NEW CASTLE COUNTY DRAINAGE CODE SEC. 12.03.003 A.5.

SITE DATA

OWNER: PETER AND CAROL SAIA
6 SAINT ANTHONY LANE
CHESTER SPRINGS, PA 19425
PARCEL NO. 08-060,10-001
TAX MAP 54.3 BLOCK A, PARCEL 1
GROSS PARCEL AREA: 78,752 SF (1.8079 ACRES)
NET PARCEL AREA: 19,422 SF (0.4459 ACRES)
DEED BOOK 717, PAGE 132 TO 134
TOTAL NUMBER OF LOTS PROPOSED: 2 LOTS
PARKING: TWO PARKING PER DWELLING UNIT

ZONING DATA

ZONING DISTRICT: NC6.5
CURRENT LAND USE - PRIVATE UNDEVELOPED LOT
PROPOSED LAND USE - SINGLE FAMILY RESIDENCE

LOT NO.	LOT AREA (SF)	LOT WIDTH (FT)	STREET YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)
1	10,929*	85.63	25	6	25
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* NOTE: PROTECTED RESOURCE AREAS AND PROHIBITIVE AND STEEP SLOPES HAVE BEEN SUBTRACTED FROM THE NET AREA OF THE INDIVIDUAL LOTS.

NEW CASTLE COUNTY NOTES

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3. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
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5. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
6. THIS SITE DOES NOT CONTAIN ANY CRITICAL NATURAL AREAS.
7. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

Certification of Plan Accuracy

I, Tom B. Lee, hereby certify that I am a registered professional engineer with a background in civil engineering in the State of Delaware and that all of the information on this plan is true and correct to the accuracy required by accepted surveying standards and practices to the accuracy required by accepted surveying standards and practices and by the New Castle County Unified Development Code.

Date _____

Certification of Ownership

We Peter and Carol Saia, undersigned, hereby certify that we are the owners of the property which is the subject of this plan and that the land use action proposed by this plan is made at our direction and that we authorize this plan to be approved pursuant to the Record Plan 1115 Capitol Trail _____ in accordance with the regulations of the New Castle County Unified Development Code.

Date _____

Certification of Professional Engineer / Land Surveyor

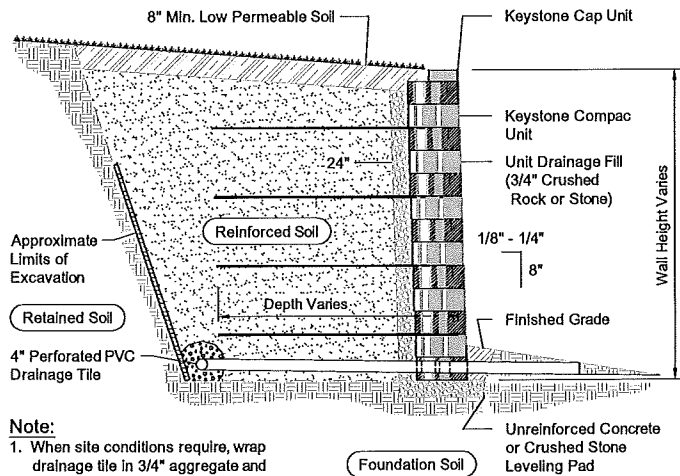
I, the undersigned, hereby certify that I am a Professional Engineer / Land Surveyor registered in the State of Delaware and that each element of the Engineering Checklist (pages 1-15) Sediment Stormwater and Drainage Design General Submission was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines and policies.

Date _____

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Date _____

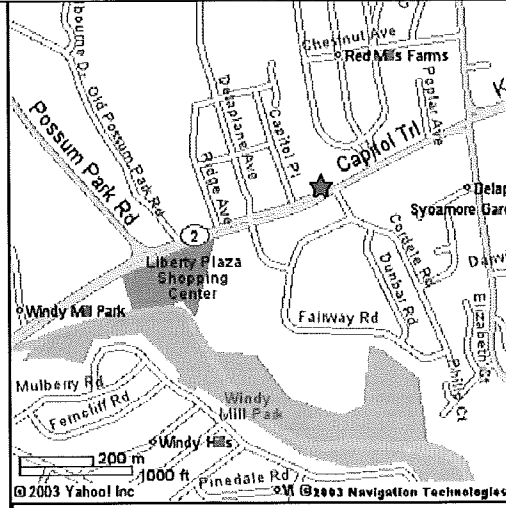
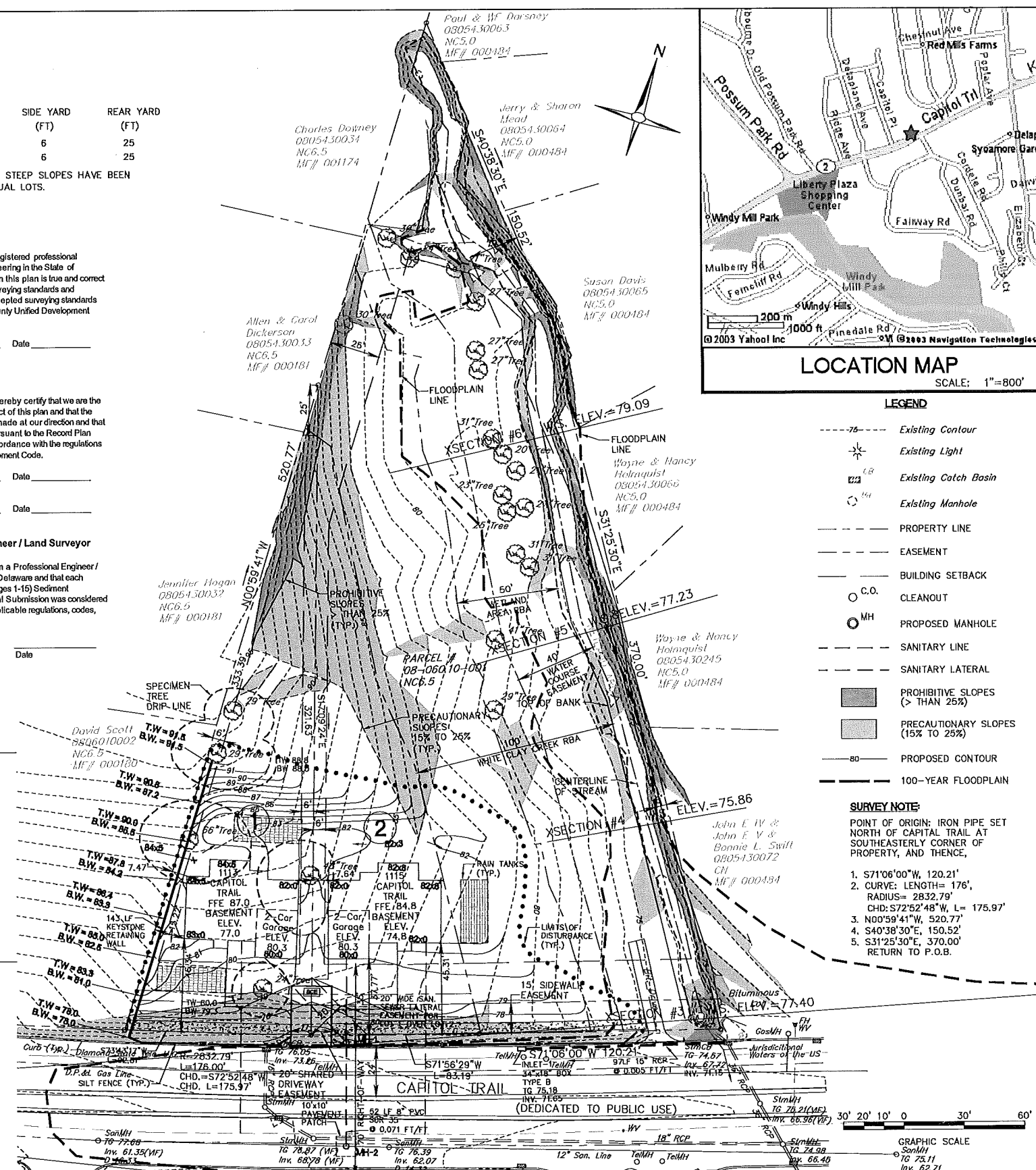


Note:

1. When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.
2. Use Keystone Retaining Wall Systems - Compac Unit Straight Face or equivalent

Typical Reinforced Wall Section

Compac Unit - Near Vertical Setback
Not To Scale



LEGEND

- Existing Contour
- Existing Light
- Existing Catch Basin
- Existing Manhole
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CLEANOUT
- PROPOSED MANHOLE
- SANITARY LINE
- SANITARY LATERAL
- PROHIBITIVE SLOPES (> THAN 25%)
- PRECAUTIONARY SLOPES (15% TO 25%)
- PROPOSED CONTOUR
- 100-YEAR FLOODPLAIN

SURVEY NOTE:

- POINT OF ORIGIN: IRON PIPE SET NORTH OF CAPITOL TRAIL AT SOUTHEASTERLY CORNER OF PROPERTY, AND THENCE,
1. S71°06'00"W, 120.21'
 2. CURVE: LENGTH= 176', RADIUS= 2832.79', CHD: S72°52'48"W, L= 175.97'
 3. N00°59'41"W, 520.77'
 4. S40°38'30"E, 150.52'
 5. S31°25'30"E, 370.00' RETURN TO P.O.B.

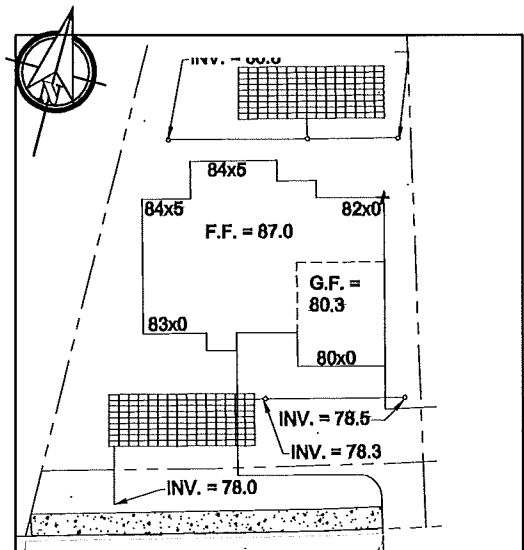
NO.	REVISION	BY	APP.	DATE
3	FOR DLU REVIEW MEETINGS DATED 8/08/08 AND 9/08/08	TBL	TBL	09/29/08
2	FOR DLU ENGINEERING COMMENTS DATED 2/11/08	TBL	TBL	06/20/08
1	FOR DLU ENGINEERING COMMENTS DATED 5/30/07	TBL	TBL	01/07/08

Engineer:
Tom B. Lee, P.E.
35 Eastwood Drive
Voorhees, New Jersey 08043
Tel: 656.566.2284

Client:
Paul Salamone
345 Beaumont Road
Devon, Pennsylvania 19333
Tel: 610.964.8909 Fax: 610.964.0746

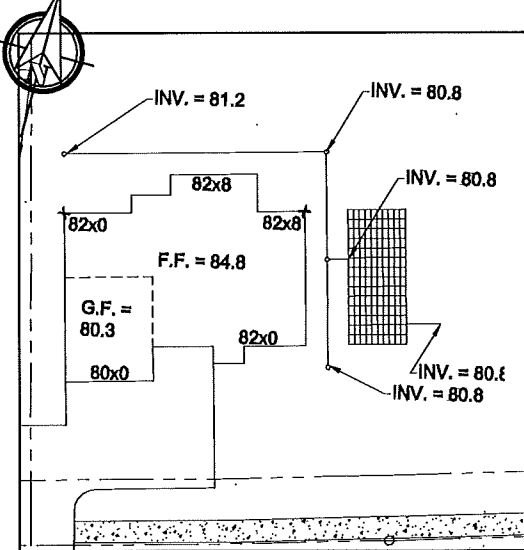
APPLICATION NUMBER 20070327	APPROVED BY Tom Bum Lee, P.E.	DESIGNED BY TBL
		DRAFTED BY TBL
		CHECKED BY TBL
		DATE 03/27/2007
		SCALE 1" = 30'

PROJECT NO. PSAL-2003.1	RECORD PLAN FOR 1115 CAPITOL TRAIL GRADING + EROSION CONTROL PLAN
FILE NAME PSAL-EXP1	1115 Capitol Trail - Mill Creek Hundred Newark, Delaware 19711 New Castle County, Delaware
SHEET 1 OF 3	



ROOF COLLECTION SYSTEM - LOT 1

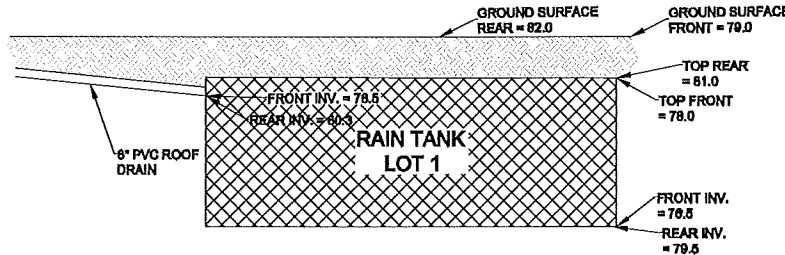
SCALE: 1"=20'
 NOTE:
 LOCATIONS OF MAIN ROOF DRAIN COLLECTOR LINE TO RAIN TANK SYSTEM SHOWN ON THESE DETAIL ARE APPROXIMATE. MAIN ROOF DRAIN COLLECTOR LINE SHOWN TO BE CONSTRUCTED A MINIMUM OF 5 FEET FROM FINAL FOUNDATION LAYOUT.



ROOF COLLECTION SYSTEM - LOT 2

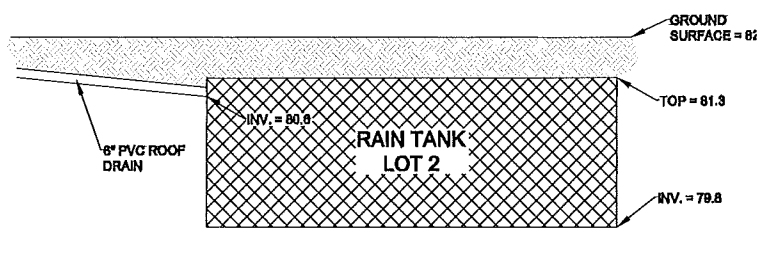
SCALE: 1"=20'
 NOTE:
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NOTE:
 THIS PLAN IS SHEET 3 OF 3 OF A SET OF DRAWINGS PREPARED BY TOM B. LEE, APPLICATION NO. 2007-0327, TITLED "RECORD PLAN FOR 1115 CAPITOL TRAIL, GRADING AND EROSION AND SEDIMENT CONTROL PLAN," DATED 3-27-07 LAST REVISED 9-18-08.



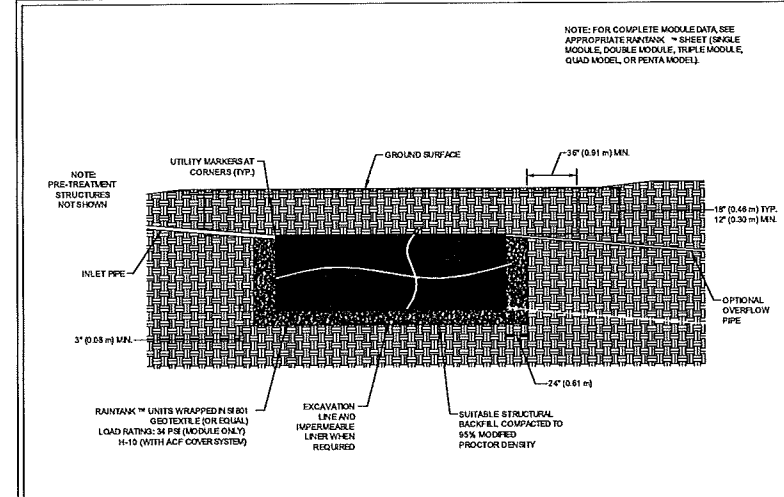
SECTION: RAIN TANK LOT 1

SCALE: 1"=20'

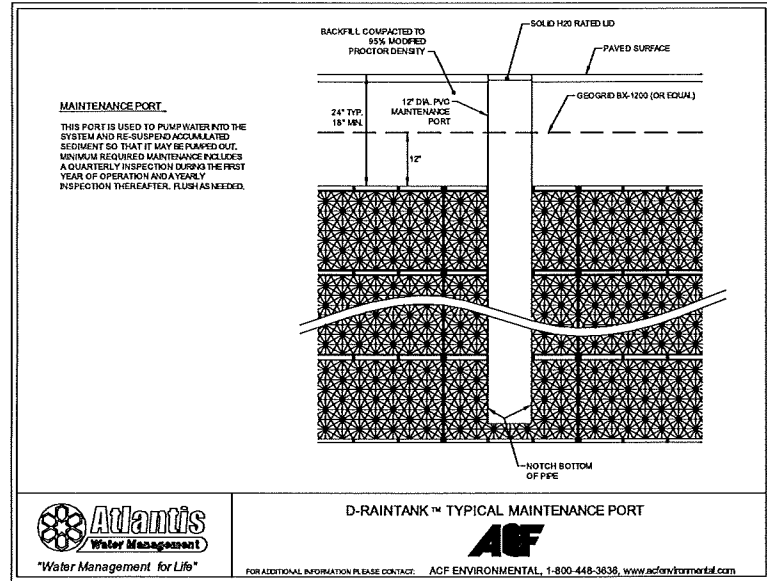


SECTION: RAIN TANK LOT 2

SCALE: 1"=20'

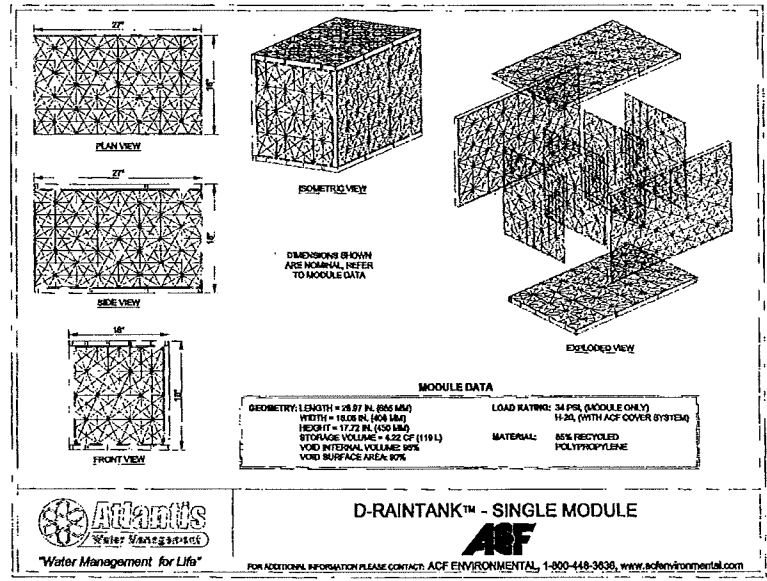


D-RAINTANK™ - H10 LOADS



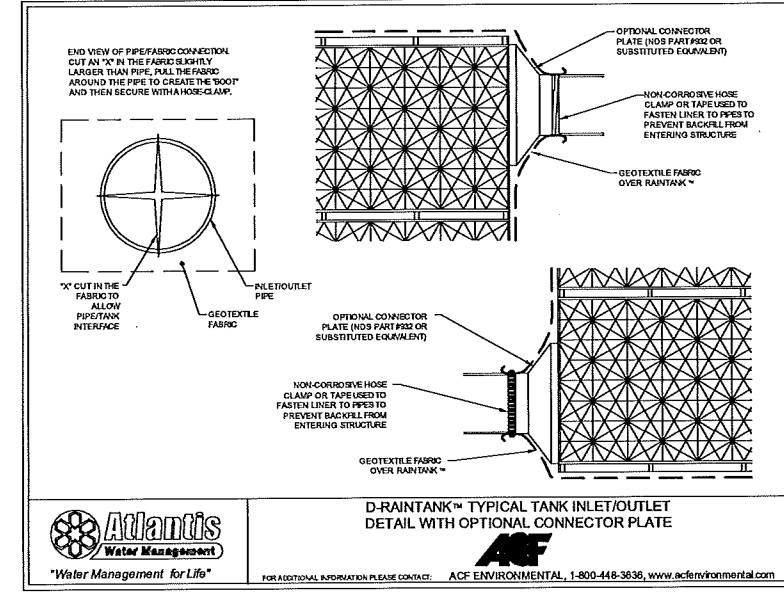
DETAIL: RAIN TANKS

SCALE: NONE



D-RAINTANK™ - SINGLE MODULE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



D-RAINTANK™ TYPICAL TANK INLET/OUTLET DETAIL WITH OPTIONAL CONNECTOR PLATE

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DUFFIELD ASSOCIATES
 Consultants in the Geotechnical
 5400 LIMESTONE ROAD
 WILMINGTON, DE 19808-1232
 TEL: (302) 259-6654
 FAX: (302) 259-9485
 OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
 E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: []
 DESIGNED BY: []
 FILE NAME: D7561CA.DWG
 DRAWN BY: YONG
 MARIO J. GARRONE
 P.F. 1044

NO.	REVISION	DATE	BY	DESCRIPTION
1	PER ACF COMMENTS			

OWNER:
 PAUL SALAMONE
 345 BEAUMONT ROAD
 DEVON, PENNSYLVANIA 15533
 TEL: (610) 864-8909
 FAX: (610) 864-0748

**STORMWATER MANAGEMENT PLAN
 AND DETAILS
 1115 CAPITOL TRAIL
 MILL CREEK HUNDRED-NEW CASTLE COUNTY-DELAWARE**

DATE: 4 SEPTEMBER 2008
 SCALE: AS SHOWN
 PROJECT NO. 7561.CA
 SHEET: 3 OF 3

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ACCESS NOTE
 NEW CASTLE COUNTY AND STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) SHALL HAVE ACCESS FOR INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS SITE.

RAIN TANK INSPECTION AND MAINTENANCE
 1. A STANDARD SCHEDULE OF QUARTERLY INSPECTIONS SHOULD BE PERFORMED THROUGHOUT THE FIRST YEAR AFTER INSTALLATION, WITH BIENNIAL INSPECTIONS FOR THE LIFE OF THE SYSTEM PER THE MANUFACTURE SPECIFICATION.
 2. IF SEDIMENT ACCUMULATION TO A DEPTH OF 3" IS OBSERVED THROUGH THE INSPECTION PORT, THE RAIN TANK SYSTEM SHOULD BE BACK-FLUSHED UNTIL SEDIMENT IS REMOVED.
 -BOTH THE INLET AND OUTLET SHOULD BE PLUGGED TO PREVENT SEDIMENT-LADEN WATER FROM LEAVING THE SYSTEM.
 -PROCEED BY PUMPING WATER INTO THE MAINTENANCE PORT OF THE RAIN TANK SYSTEM USUALLY LOCATED NEAR THE OUTLET OF THE SYSTEM. PUMP WATER INTO THE MAINTENANCE PORT AS VIGOROUSLY AS POSSIBLE IN ORDER TO RE-SUSPEND SEDIMENTS DEPOSITED ON THE BOTTOM OF THE SYSTEM.
 -ONCE A DEPTH OF 6" OR MORE HAS BEEN REACHED WITHIN THE SYSTEM, PROCEED TO PUMP THE SEDIMENT LADEN WATER OUT OF THE SYSTEM THROUGH THE MAINTENANCE PORT AND GEOTEXTILE DEWATERING BAG.
 3. ONCE MAINTENANCE OF THE SYSTEM IS COMPLETE, BRING SYSTEM BACK ON-LINE.

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SEQUENCE OF CONSTRUCTION
 ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER, PROJECT ENGINEER, AND ALL APPROPRIATE MUNICIPAL OFFICIALS, AND A REPRESENTATIVE FROM THE NEW CASTLE COUNTY CONSERVATION DISTRICT (302-832-3100 EXT. 3) FOR A SITE PRE-CONSTRUCTION MEETING. NOTE: PRIOR TO INITIATING ANY WORK, ALL ENVIRONMENTAL PERMITS (i.e., DEDEP, DE DLU, DE DSS) MUST HAVE FINAL APPROVAL. CONSTRUCTION SHALL BE COMPLETED WITHIN ONE PHASE AND SHALL PROCEED ACCORDING TO THE FOLLOWING SEQUENCE:
 1. DELINEATE LIMITS OF DISTURBANCE BY ORANGE CONSTRUCTION FENCE OR OTHER ACCEPTABLE METHOD.
 2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE SHARED DRIVEWAY.
 3. INSTALL SILT FENCE BELOW THE DISTURBANCE AREAS, WHERE DENOTED ON THE PLAN.
 4. CUT DRIVEWAY ENTRANCE AND CONTINUE TO ROUGH GRADE THE SHARED DRIVEWAY.
 5. CONSTRUCT AND STABILIZE AND PERMANENT SEED AND MULCH.
 6. FINAL GRADE THE ENTIRE DRIVEWAY TO THE SUBBASE ELEVATION.
 7. INSTALL THE COARSE AGGREGATE ROADWAY BASE MATERIAL AND BINDER COURSE. INSTALL THE WEARING COURSE AT A LATER TIME.
 8. BEGIN MASS GRADING OF THE SITE BEGIN CONSTRUCTION OF THE KEYSTONE RETAINING WALL. UPON ATTAINING THE REQUIRED WALL FILL HEIGHT, IMMEDIATELY STABILIZE THIS AREA WITH PERMANENT SEED AND MULCH.
 9. INSTALL THE UTILITIES IN CAPITOL TRAIL AND BEHIND THE CURB, WHERE REQUIRED AS SHOWN ON THE PLAN. STABILIZE ANY DISTURBED AREA WITH PERMANENT SEED AND MULCH.
 10. ROUGH GRADE THE INDIVIDUAL LOTS AND STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCH.
 11. BEGIN CONSTRUCTION OF THE HOMES ON THE INDIVIDUAL LOTS AND CONTINUE UNTIL COMPLETION. UPON FINAL GRADING ON THE LOTS, STABILIZE ALL AREAS WITH PERMANENT SEED AND MULCH.
 12. INSTALL THE SIDEWALK, WHERE DENOTED ON THE PLAN.
 13. COLLECT ALL SILT AND SEDIMENT DEPOSITS IN EROSION CONTROL DEVICES AND PLACE ON SITE IN AREAS STILL PROTECTED BY EROSION CONTROL DEVICES AND APPROVED BY THE CONSERVATION DISTRICT. PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE AND MULCH.
 14. WHEN ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE REMAINING SILT FENCING. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE AND MULCH FOLLOWING THE REMOVAL OF THE SILT FENCING.

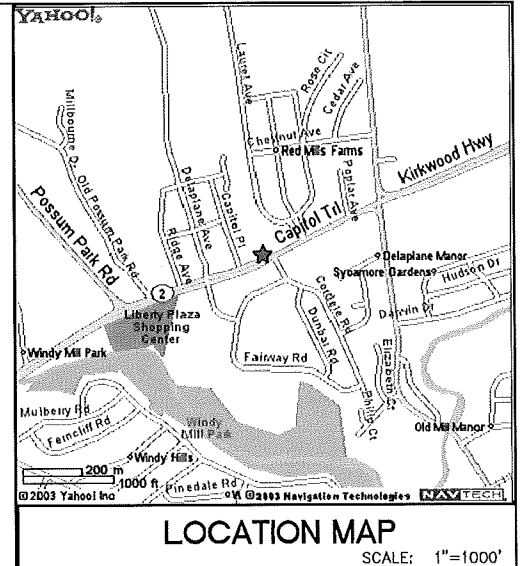
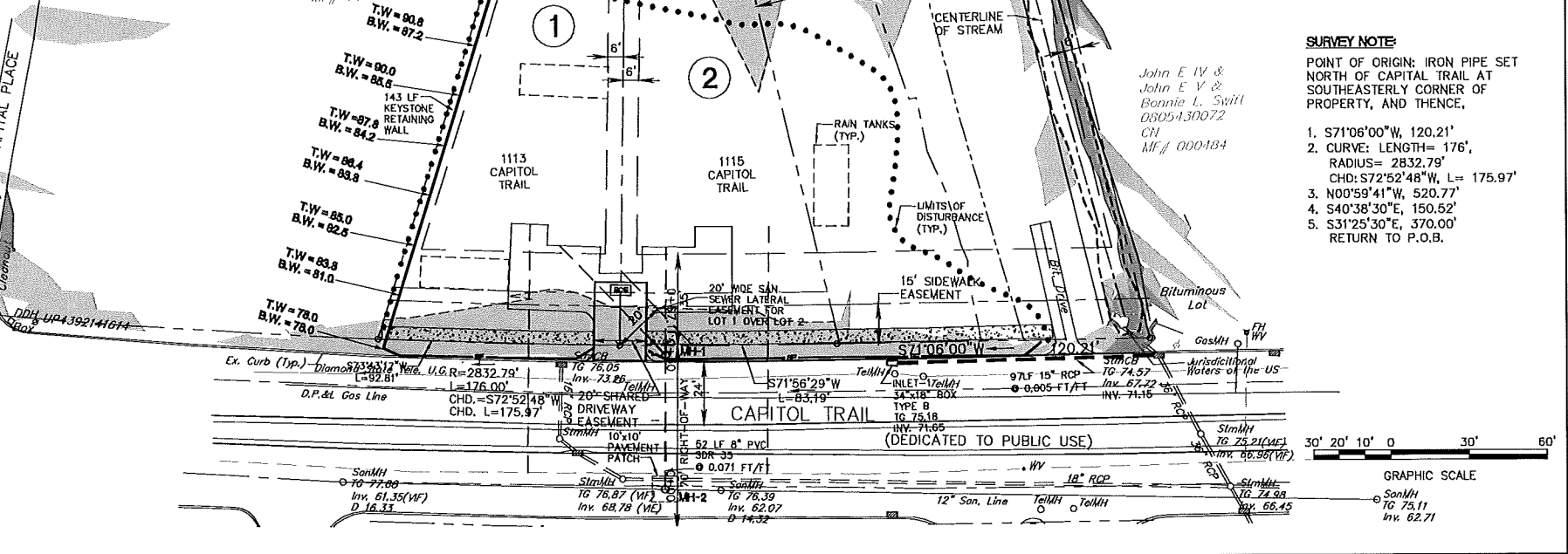
Certification of Plan Accuracy
 I, Tom B. Lee, hereby certify that I am a registered Professional Engineer with a background in civil engineering in the State of Delaware and that all of the information on this plan is true and correct to the accuracy required by accepted surveying standards and practices to the accuracy required by accepted surveying standards and practices and by the New Castle County Unified Development Code.
 _____ Date _____

Certification of Ownership
 We Peter and Carol Sala hereby certify that we are the owner of the property which is subject of this plan and that the land use action proposed by this plan is made at our direction and that we authorize this plan to be recorded in accordance with the regulations of the New Castle County Unified Development Code.
 _____ Date _____
 _____ Date _____

Certification of Plan Approval
 Approved _____ Date _____ by _____ General Manager
 for Department of Land Use of New Castle County.
 Approved _____ Date _____ by _____ General Manager
 for County Council of New Castle County.

CERTIFICATION OF PROFESSIONAL ENGINEER / LAND SURVEYOR
 I, Tom B. Lee, hereby certify that I am a Professional Engineer registered in the State of Delaware and that each element of the Engineering Checklist (pages 1-15) Sediment Stormwater and Drainage Design General Submission was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines and policies.

Signature and Seal of Applicant _____ Date _____
 David Scott 0805010002 NC6.5 MF# 000180
 T.W. = 91.8 B.W. = 81.8
 T.W. = 90.8 B.W. = 87.2
 T.W. = 90.0 B.W. = 85.5
 T.W. = 87.8 B.W. = 84.2
 T.W. = 88.4 B.W. = 83.8
 T.W. = 85.0 B.W. = 82.5
 T.W. = 83.8 B.W. = 81.0
 T.W. = 78.0 B.W. = 78.0



- LEGEND**
- 75--- Existing Contour
 - ☼ Existing Light
 - CB Existing Catch Basin
 - ⊙ Existing Manhole
 - PROPERTY LINE
 - EASEMENT
 - BUILDING SETBACK
 - C.O. CLEANOUT
 - ⊙ MH PROPOSED MANHOLE
 - SANITARY LINE
 - SANITARY LATERAL
 - ▨ PROHIBITIVE SLOPES (> THAN 25%)
 - ▨ PRECAUTIONARY SLOPES (15% TO 25%)

- SURVEY NOTE**
 POINT OF ORIGIN: IRON PIPE SET NORTH OF CAPITOL TRAIL AT SOUTHEASTERLY CORNER OF PROPERTY, AND THENCE,
 1. S71°06'00"W, 120.21'
 2. CURVE: LENGTH= 176', RADIUS= 2832.79', CHD. S72°52'48"W, L= 175.97'
 3. N00°59'41"W, 520.77'
 4. S40°38'30"E, 150.52'
 5. S31°25'30"E, 370.00'
 RETURN TO P.O.B.

NO.	REVISION	BY	APP.	DATE
3	PER DLU REVIEW MEETINGS DATED 8/08/08 AND 9/08/08.	TBL	TBL	09/29/08
2	FOR DLU PLANNING COMMENTS DATED 2/11/08.	TBL	TBL	07/08/08
1	FOR DLU PLANNING COMMENTS DATED 5/30/07.	TBL	TBL	01/07/08

Engineer:
 Tom B. Lee, P.E.
 35 Eastwood Drive
 Voorhees, New Jersey 08043
 Tel: 856.566.2284

Client:
 Paul Salamone
 345 Beaumont Road
 Devon, Pennsylvania 19333
 Tel: 610.964.8909 Fax: 610.964.0746

APPLICATION NUMBER
 20070327

APPROVED BY
 Tom Bum Lee, P.E.

DESIGNED BY
 TBL

DRAFTED BY
 TBL

CHECKED BY
 TBL

DATE
 03/20/2007

SCALE
 T = 30'

PROFESSIONAL NO. 0299

RECORD PLAN FOR 1115 CAPITOL TRAIL MINOR RESIDENTIAL SUBDIVISION

1115 Capitol Trail - Mill Creek Hundred Newark, Delaware 19711 New Castle County, Delaware

PROJECT NO.
 PSAL-2007.1

FILE NAME
 PSAL-EXP1

SHEET
 1 OF 1

UTILITY COMPANY
 UNITED WATER
 2000 FIRST STATE BOULEVARD
 FIRST STATE INDUSTRIAL PARK
 P.O. BOX 6508
 WILMINGTON, DE 19804-0508
 TELE: 302.633.5900
 FAX: 302.633.5921
 E-MAIL: UWDE@UNITEDWATER.COM

CONNECTIV POWER DELIVERY
 (ELECTRICAL)
 NEW CASTLE REGIONAL OFFICE
 ROUTE 273 AND I-95 PO BOX
 9239
 NEWARK, DE 19714
 TELE: 302.454.4339
 FAX: 302.454.4262

CONNECTIV POWER DELIVERY (GAS)
 P.O. BOX 231
 800 KING STREET
 WILMINGTON, DE 19899
 TELE: 302.429.3050

BELL ATLANTIC
 180 SHREE BOULEVARD
 SUITE 2100
 EXTON, PA 19341
 TELE: 610.280.5547

GENERAL NOTES:

- DATUM: NAVD 88
- SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW CASTLE COUNTY STANDARD SPECIFICATIONS AND DETAILS AND THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (A.K.A. TEN STATE STANDARDS).
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROVAL AND ACCEPTANCE OF THE SANITARY SEWERS BY NEW CASTLE COUNTY UPON COMPLETION OF CONSTRUCTION. AS-BUILT PLANS MUST BE SUBMITTED TO NEW CASTLE COUNTY BEFORE ACCEPTANCE.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO UTILITIES DUE TO NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPING.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- SEPARATION FROM WATER MAINS TO BE PROVIDED PER RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (A.K.A. TEN STATE STANDARDS). MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SANITARY SEWER LINE.
- TOTAL NUMBER OF PROPOSED LATERAL CONNECTIONS: 2
- ALL CLEANOUTS SHALL BE BUILT AT EDGE OF ROAD RIGHT OF WAY OR NEW CASTLE COUNTY SANITARY SEWER EASEMENT AND IN ACCORDANCE WITH NEW CASTLE COUNTY STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRECAST CONCRETE, TYPE A-2 OR A-3, WITH A-LOK OR APPROVED EQUAL PIPE TO MANHOLE GASKET.
- FOR ACCEPTANCE OF SANITARY SEWER LINES INSTALLED ABOVE THE WATER TABLE, AN AIR TEST OF ALL LINES IS REQUIRED IN ACCORDANCE WITH SECTION 32.01-3 OF STANDARD SPECIFICATIONS.
- AN INSTALLATION PERMIT FROM DELDOT IS REQUIRED BEFORE ANY WORK IS PERFORMED IN A PUBLIC RIGHT-OF-WAY.
- PROPOSED 8" SANITARY GRAVITY SEWER CROSSING CAPITOL TRAIL IS TO BE PUBLICLY MAINTAINED. THE 8" SEWER LINE WILL BE CONSTRUCTED INSIDE OF A 16" DIA. STEEL CASING/SLEEVE. TOTAL LENGTH OF PROPOSED 8" SANITARY GRAVITY SEWER IS 52 FEET.
- NO CONSTRUCTION SHALL DEVIATE FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT WRITTEN PERMISSION FROM NEW CASTLE COUNTY.
- EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK AND THE NEW CASTLE COUNTY DRAINAGE CODE, AS AMENDED.
- MANHOLES IN PAVED AREAS SHALL BE EQUIPPED WITH A HEAVY TRAFFIC MANHOLE FRAME AND COVER.
- A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SANITARY SEWER EASEMENTS SHOWN ON THIS PLAN.
- TOP OF MANHOLE ELEVATIONS ARE AT TOP OF MANHOLE FRAME AND COVER.
- ALL WORK PERFORMED WITHIN THE STATE R-O-W AND PROPERTY SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE UTILITY DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- PROPOSED 8" SANITARY GRAVITY SEWER CROSSING CAPITOL TRAIL SHOWN ON THE PLAN WILL BE JACK AND BORED UNDERNEATH CAPITOL TRAIL AND CONNECTIONS WILL BE MADE TO THE SANITARY MAIN ALONG CAPITOL TRAIL VIA PROPOSED MANHOLE TO MANHOLE USING A 10'x10' AREA AS SHOWN ON THE PLAN.

SITE DATA

OWNER: PETER AND CAROL SALA
 320 HIGHVIEW DRIVE
 RADNOR, PA 19087
 PARCEL NO. 08-060.10-001
 TAX MAP 54.3 BLOCK A, PARCEL 1
 GROSS PARCEL AREA: 78,752 SF (1.8079 ACRES)
 NET PARCEL AREA: 19,422 SF (0.4459 ACRES)
 DEED BOOK 717, PAGE 132 TO 134
 TOTAL NUMBER OF LOTS PROPOSED: 2 LOTS
 PARKING: TWO PARKING PER DWELLING UNIT

JUSTIFICATION OF SEWER:

SINGLE FAMILY HOME SITE AVERAGE DAILY FLOWS

- 300 GPD DAILY FLOW/SINGLE FAMILY DWELLING UNIT
- DURING 24 HOUR PERIOD 10 HOURS REMAIN DORMANT DURING SLEEPING HOURS; THEREFORE 14 HOURS OF CALCULATED USE.
- 300 GPD/14HOURS/DAY APPROX. 21.43 GALLONS PER HOUR
- FOR TWO LOTS 600 GPD

SINGLE FAMILY HOME SITE PEAK DAILY FLOWS

- 1200 GPD DAILY FLOW/SINGLE FAMILY DWELLING UNIT
- DURING 24 HOUR PERIOD 10 HOURS REMAIN DORMANT DURING SLEEPING HOURS; THEREFORE 14 HOURS OF CALCULATED USE.
- 1200 GPD/14HOURS/DAY APPROX. 85.71 GALLONS PER HOUR
- FOR TWO LOTS 2400 GPD

SHEET NO.	TITLE
1	CONSTRUCTION PLAN
2	UTILITY PROFILE AND EROSION CONTROL PLAN
3	CONSTRUCTION DETAILS 1
4	CONSTRUCTION DETAILS 2

1.	CONSTRUCTION PLAN SHOWS CONSTRUCTION LIMITS AND ASSOCIATED CONSTRUCTION NOTES.
2.	UTILITY PROFILE PLAN SHOWS THE PROFILE VIEW OF ALL THE UTILITIES ALONG CAPITOL TRAIL. CONSTRUCTION SEQUENCE AND EROSION CONTROL MEASURES ARE SHOWN.
3.	CONSTRUCTION DETAILS ARE SHOWN.
4.	ADDITIONAL CONSTRUCTION DETAILS ARE SHOWN.

ZONING DATA

ZONING DISTRICT: NC6.5
 CURRENT LAND USE - PRIVATE UNDEVELOPED LOT
 PROPOSED LAND USE - SINGLE FAMILY RESIDENCE

LOT NO.	LOT AREA (SF)	LOT WIDTH (FT)	STREET YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)
1	10,929*	85.63	25	6	25
2	8,493*	114.66	25	6	25

* NOTE: PROTECTED RESOURCE AREAS AND PROHIBITIVE AND STEEP SLOPES HAVE BEEN SUBTRACTED FROM THE NET AREA OF THE INDIVIDUAL LOTS.

Professional Engineer Certification

I, Tom B. Lee, hereby certify that I am a registered Professional Engineer in the State of Delaware with a background in Civil Engineering and to the best of my knowledge and belief, I certify that all of the information on these sanitary sewer drawings is true and correct to the accuracy required by accepted surveying standards and practices and by the New Castle County Unified Development Code. Additionally, the sanitary sewer design concept has been prepared in accordance with and complies with all applicable regulations, codes, standards, guidelines and policies such as the New Castle County Standard Specifications for Construction and the Recommended Standards for Wastewater Facilities (a.k.a. Ten State Standards).

Date _____

Ownership Certification

We, Peter and Carol Sala, hereby certify that we are the current legal owner of the property to be sewered and that the sanitary sewer will be constructed in accordance with New Castle County Standard Specifications for Construction and the Recommended Standards for Wastewater Facilities (a.k.a. Ten State Standards).

Date _____

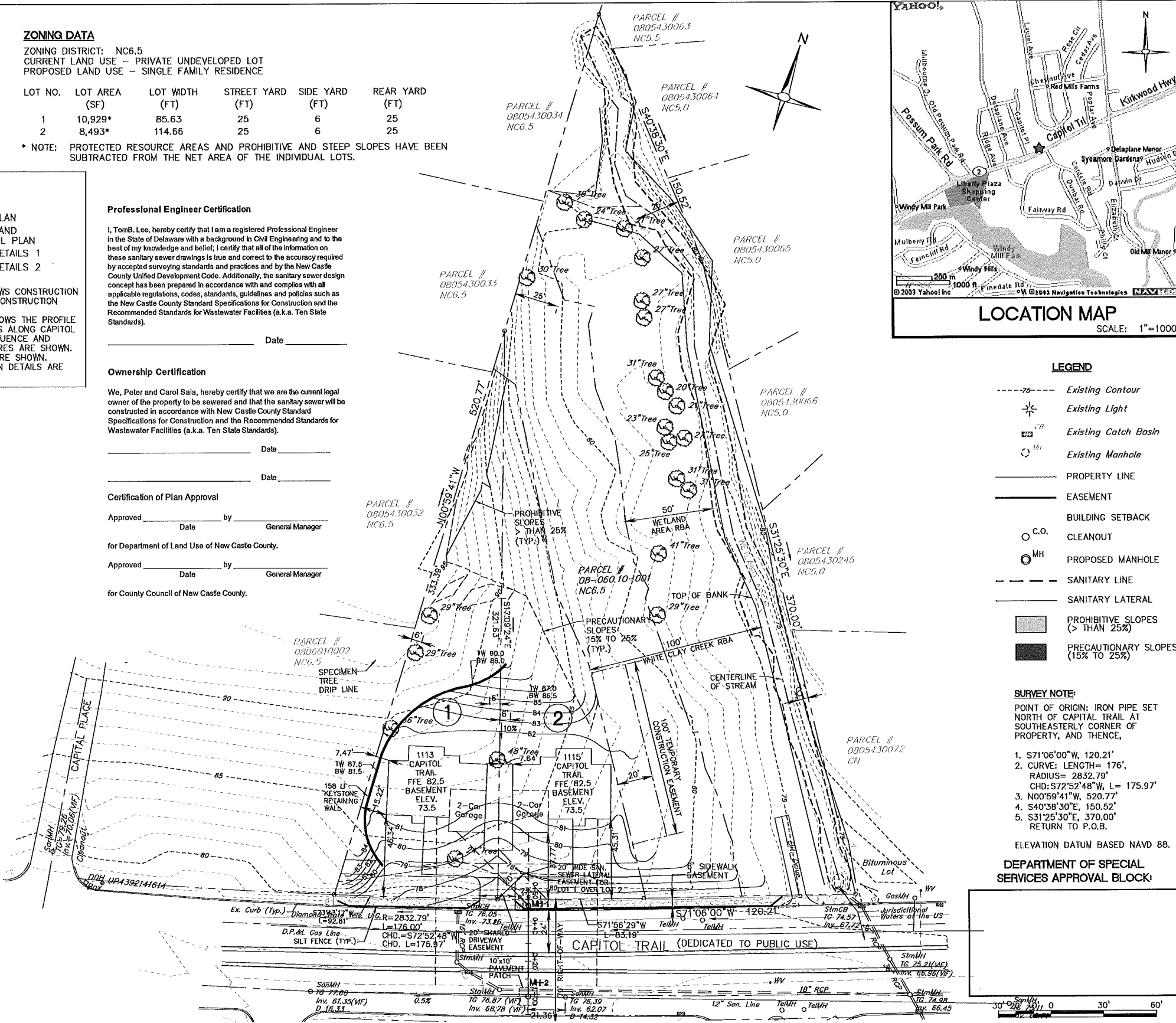
Certification of Plan Approval

Approved _____ Date _____ by _____ General Manager

for Department of Land Use of New Castle County.

Approved _____ Date _____ by _____ General Manager

for County Council of New Castle County.



LEGEND

- 75--- Existing Contour
- ☼ Existing Light
- CB Existing Catch Basin
- ⊙ Existing Manhole
- PROPERTY LINE
- EASEMENT
- C.O. BUILDING SETBACK
- ⊙ MH PROPOSED MANHOLE
- - - - SANITARY LINE
- - - - SANITARY LATERAL
- ▨ PROHIBITIVE SLOPES (> THAN 25%)
- ▩ PRECAUTIONARY SLOPES (15% TO 25%)

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 POINT OF ORIGIN: IRON PIPE SET NORTH OF CAPITOL TRAIL AT SOUTHEASTERLY CORNER OF PROPERTY, AND THENCE,

- S71°06'00"W, 120.21'
- CURVE: LENGTH= 176', RADIUS= 2832.79', CHD: S72°52'48"W, L= 175.97'
- N00°59'41"W, 520.77'
- S40°38'30"E, 150.52'
- S31°25'30"E, 370.00' RETURN TO P.O.B.

ELEVATION DATUM BASED NAVD 88.

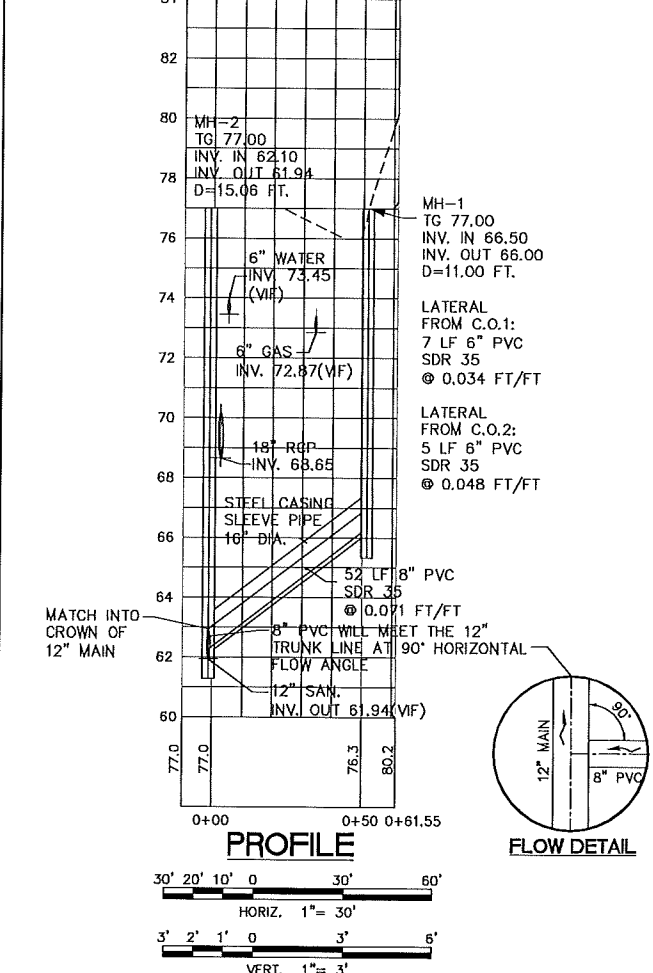
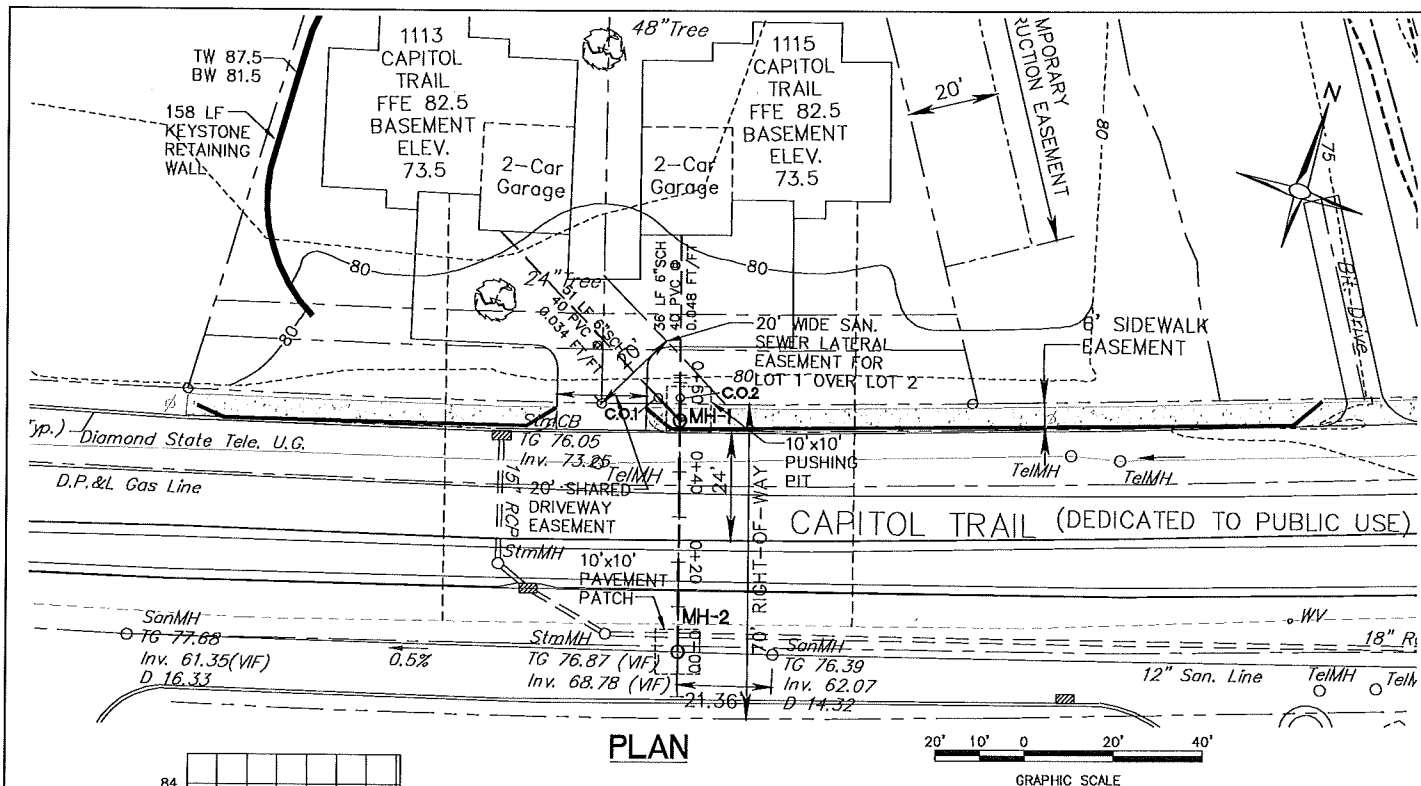
DEPARTMENT OF SPECIAL SERVICES APPROVAL BLOCK:

NO.	REVISION	BY	APP.	DATE
8	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 10/06/06.	TBL	TBL	10/12/06
7	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 06/15/06.	TBL	TBL	08/14/06
6	FOR DEPT. OF SPECIAL SERVICES REVIEW	TBL	TBL	01/18/06
5	FOR ENGINEERING REVIEW	TBL	TBL	10/10/05
4	PER DEPT. OF LAND USE COMMENTS DATED 07/27/05.	TBL	TBL	08/18/05
3	PER DEPT. OF LAND USE COMMENTS DATED 03/08/05.	TBL	TBL	06/01/05
2	PER DEPT. OF LAND USE COMMENTS DATED 9/17/04.	TBL	TBL	01/18/05
1	PER DEPT. OF LAND USE COMMENTS DATED 3/30/04.	TBL	TBL	08/18/04

Engineer:
 Tom B. Lee, P.E.
 35 Eastwood Drive
 Voorhees, New Jersey 08043
 Tel: 856.566.2284

Client:
 Paul Salamone
 345 Beaumont Road
 Devon, Pennsylvania 19333
 Tel: 610.964.8909 Fax: 610.964.0746

APPLICATION NUMBER	APPROVED BY	DESIGNED BY	SANITARY SEWER CONSTRUCTION PLAN FOR 1115 CAPITOL TRAIL	PROJECT NO.	
20070327	Tom Bum Lee, P.E.	TBL		1115 Capitol Trail - Mill Creek Hundred Newark, Delaware 19711 New Castle County, Delaware	PSAL-2003.1
		TBL			FILE NAME
		TBL			PSAL-EXP1
		TBL			SHEET
		TBL	1 OF 4		



- SEQUENCE OF CONSTRUCTION**
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER, PROJECT ENGINEER, AND ALL APPROPRIATE MUNICIPAL OFFICIALS, AND A REPRESENTATIVE FROM THE NEW CASTLE COUNTY CONSERVATION DISTRICT (302-832-3100 EXT. 3) FOR A SITE PRE-CONSTRUCTION MEETING. NOTE: PRIOR TO INITIATING ANY WORK, ALL ENVIRONMENTAL PERMITS (I.e., DEDEP, DE DLU, DE DSS) MUST HAVE FINAL APPROVAL. CONSTRUCTION SHALL BE COMPLETED WITHIN ONE PHASE AND SHALL PROCEED ACCORDING TO THE FOLLOWING SEQUENCE:
1. DELINEATE LIMITS OF DISTURBANCE BY ORANGE CONSTRUCTION FENCE OR OTHER ACCEPTABLE METHOD.
 2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE SHARED DRIVEWAY.
 3. INSTALL SILT FENCE BELOW THE DISTURBANCE AREAS, WHERE DENOTED ON THE PLAN.
 4. CUT DRIVEWAY ENTRANCE AND CONTINUE TO ROUGH GRADE THE SHARED DRIVEWAY. CONSTRUCT AND STABILIZE AND PERMANENT SEED AND MULCH.
 5. FINAL GRADE THE ENTIRE DRIVEWAY TO THE SUBBASE ELEVATION.
 6. INSTALL THE COARSE AGGREGATE ROADWAY BASE MATERIAL AND BINDER COURSE. INSTALL THE WEARING COURSE AT A LATER TIME.
 7. BEGIN MASS GRADING OF THE SITE BEGIN CONSTRUCTION OF THE KEYSTONE RETAINING WALL. UPON ATTAINING THE REQUIRED WALL FILL HEIGHT, IMMEDIATELY STABILIZE THIS AREA WITH PERMANENT SEED AND MULCH.
 8. INSTALL THE REMAINING UTILITIES IN THE STREET AND BEHIND THE CURB, WHERE REQUIRED. STABILIZE ANY DISTURBED AREA WITH PERMANENT SEED AND MULCH.
 9. JACK AND BORE TO INSTALL THE 8" SEWER IN CASING/SLEEVE AND INSTALL THE MANHOLES AS SHOWN ON THE PLAN. INSTALL THE PROPOSED MANHOLE WITHIN THE R.O.W. AS SHOWN ON THE PLAN. REMOVE THE 10'x10' PATCH IN CAPITOL TRAIL TO MAKE THE CONNECTION INTO THE 12" MAIN AS SHOWN ON THE PLAN AND PROFILE (SEE SANITARY SEWER SEQUENCE OF CONSTRUCTION).
 10. BACKFILL THE 10'x10' EXCAVATION AND REPLACE THE ROAD PAVEMENT WITH COARSE AGGREGATE BASE COARSE AND BITUMINOUS PAVEMENT IN KIND.
 11. ROUGH GRADE THE INDIVIDUAL LOTS AND STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCH.
 12. BEGIN CONSTRUCTION OF THE HOMES ON THE INDIVIDUAL LOTS AND CONTINUE UNTIL COMPLETION. UPON FINAL GRADING ON THE LOTS, STABILIZE ALL AREAS WITH PERMANENT SEED AND MULCH.
 13. INSTALL THE SIDEWALK, WHERE DENOTED ON THE PLAN.
 14. COLLECT ALL SILT AND SEDIMENT DEPOSITS IN EROSION CONTROL DEVICES AND PLACE ON SITE IN AREAS STILL PROTECTED BY EROSION CONTROL DEVICES AND APPROVED BY THE CONSERVATION DISTRICT. PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE AND MULCH.
 15. WHEN ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE REMAINING SILT FENCING. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE AND MULCH FOLLOWING THE REMOVAL OF THE SILT FENCING.

06c 07 06 10:44a NCC ENG & ENV SVCSU DIV 302-380-5802 p.3

NOMINAL PIPE SIZE INCHES (mm)	COATED OR GEOTECHNICAL PROTECT		UNCOATED AND UNPROTECTED	
	NOMINAL WALL THICKNESS INCHES (mm)	NOMINAL WALL THICKNESS INCHES (mm)	NOMINAL WALL THICKNESS INCHES (mm)	NOMINAL WALL THICKNESS INCHES (mm)
10 AND UNDER (254 & UNDER)	0.188 (4.78)	0.250 (6.35)	0.188 (4.78)	0.250 (6.35)
12 & 14 (305 & 350)	0.188 (4.78)	0.250 (6.35)	0.188 (4.78)	0.250 (6.35)
16 (406)	0.219 (5.54)	0.281 (7.14)	0.219 (5.54)	0.281 (7.14)
18 (457)	0.250 (6.35)	0.312 (7.92)	0.250 (6.35)	0.312 (7.92)
20 & 22 (508 & 560)	0.281 (7.14)	0.344 (8.74)	0.281 (7.14)	0.344 (8.74)
24 (610)	0.312 (7.92)	0.375 (9.53)	0.312 (7.92)	0.375 (9.53)
26 (660)	0.344 (8.74)	0.406 (10.31)	0.344 (8.74)	0.406 (10.31)
28 (711)	0.375 (9.53)	0.438 (11.07)	0.375 (9.53)	0.438 (11.07)
30 (762)	0.406 (10.31)	0.469 (11.81)	0.406 (10.31)	0.469 (11.81)
32 (813)	0.438 (11.07)	0.500 (12.70)	0.438 (11.07)	0.500 (12.70)
34 & 36 (864 & 914)	0.469 (11.81)	0.532 (13.49)	0.469 (11.81)	0.532 (13.49)
38 (965)	0.500 (12.70)	0.562 (14.27)	0.500 (12.70)	0.562 (14.27)
40 (1016)	0.531 (13.49)	0.594 (15.09)	0.531 (13.49)	0.594 (15.09)
42 (1067)	0.562 (14.27)	0.625 (15.88)	0.562 (14.27)	0.625 (15.88)
44 & 46 (1118 & 1168)	0.594 (15.09)	0.657 (16.66)	0.594 (15.09)	0.657 (16.66)
48 (1219)	0.625 (15.88)	0.688 (17.45)	0.625 (15.88)	0.688 (17.45)
50 (1270)	0.656 (16.66)	0.719 (18.26)	0.656 (16.66)	0.719 (18.26)
52 (1321)	0.688 (17.45)	0.750 (19.05)	0.688 (17.45)	0.750 (19.05)
54 (1372)	0.719 (18.26)	0.781 (19.84)	0.719 (18.26)	0.781 (19.84)
56 & 58 (1422 & 1473)	0.750 (19.05)	0.812 (20.62)	0.750 (19.05)	0.812 (20.62)
60 (1524)	0.781 (19.84)	0.844 (21.44)	0.781 (19.84)	0.844 (21.44)
62 (1575)	0.812 (20.62)	0.875 (22.23)	0.812 (20.62)	0.875 (22.23)
64 (1626)	0.844 (21.44)	0.906 (23.01)	0.844 (21.44)	0.906 (23.01)
66 & 68 (1676 & 1727)	0.875 (22.23)	0.938 (23.83)	0.875 (22.23)	0.938 (23.83)
70 (1778)	0.906 (23.01)	0.969 (24.61)	0.906 (23.01)	0.969 (24.61)
72 (1829)	0.938 (23.83)	1.000 (25.40)	0.938 (23.83)	1.000 (25.40)

NOTES:

1. STEEL PIPE SHALL HAVE A SPECIFIED MINIMUM YIELD STRENGTH, SNIPS OF AT LEAST 30,000 P.S.I. (241 MPa), ASTM-A133, GRADE B, PRESSURE TEST NOT REQUIRED.
2. JOINTS BETWEEN THE SECTIONS OF PIPE SHALL BE FULLY WELDED AROUND THE COMPLETE CIRCUMFERENCE OF THE PIPE.
3. STEEL CASING PIPE, WITH A MINIMUM COVER OF 4 1/2 FT. (1.37m), SHALL HAVE A MINIMUM WALL THICKNESS AS SHOWN IN TABLE UNLESS COMPUTATIONS INDICATE THAT A THICKER WALL IS REQUIRED.
4. IN NO EVENT SHALL THE CASING PIPE DIAMETER BE LARGER THAN IS NECESSARY TO PERMIT THE INSERTION OF THE CARRIER PIPE.
5. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE SUCH AS TO ALLOW THE CARRIER PIPE TO BE REMOVED SUBSEQUENTLY WITHOUT DISTURBING THE CASING OR THE REMAINDER FOR CARRIER PIPE LESS THAN 6" (152 mm) IN DIAMETER. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE AT LEAST 2 INCHES (51mm) GREATER THAN THE LARGEST OUTSIDE DIAMETER OF THE CARRIER PIPE JOINTS OR COUPLINGS AND AT LEAST 4" (102mm) GREATER FOR CARRIER PIPE 6" (152mm) AND OVER IN DIAMETER.
6. FOR FLEXIBLE CASING PIPE, A MINIMUM VERTICAL DEFLECTION OF THE CASING PIPE OF 3% OF ITS DIAMETER, PLUS 1/2" (13mm) CLEARANCE SHALL BE PROVIDED SO THAT NO LOADS FROM THE ROADWAY, TRAFFIC OR CASING PIPE ITSELF ARE TRANSMITTED TO THE CARRIER PIPE. WHEN INSULATORS ARE USED ON THE CARRIER PIPE, THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE AT LEAST 2" (51mm) GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE FOR PIPE LESS THAN 8" (203mm) IN DIAMETER, AT LEAST 3 1/4" (85mm) GREATER FOR PIPE 8" TO 16" (203mm TO 406mm), INCLUSIVE, IN DIAMETER AND AT LEAST 4 1/2" (114mm) GREATER FOR PIPE 16" (407mm) AND OVER IN DIAMETER.

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES
SANITARY SEWER DETAILS
JACK AND BORING
CASING DETAIL

ISSUED 2/2/01
REVISED
REVISED
PLATE S-18-B

06c 02 06 10:44a NCC ENG & ENV SVCSU DIV 302-380-5802 p.2

NOTE:

1. CASING SPACERS COULD BE USED IN TIE-UP OF SKIDS AND FILLING WITH FLY ASH. (USE 3 SPACERS PER PIPE SECTION) SPACER MUST REACH TO WITHIN 3/4" OF TOP OF SLEEVE.
2. CASING SPACERS AND END SEALS SHALL BE AS MANUFACTURED BY ADVANCE PRODUCTS AND SYSTEMS INC. OR APPROVED EQUAL.
3. SEE PLATE: S-18-B FOR CASING PIPE DATA.
4. INSTALL CASING SPACERS AS PER MANUFACTURER'S RECOMMENDATIONS.
5. CASING SPACERS SHALL HAVE 4 RUNNERS FOR CARRIER PIPE UP TO 14", 6 RUNNERS FOR 16" TO 36" AND 8 RUNNERS FOR 36" TO 48".

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES
SANITARY SEWER DETAILS
JACK AND BORING
SLEEVE DETAIL

ISSUED 2/2/01
REVISED
REVISED
PLATE S-18-A

DEPARTMENT OF SPECIAL SERVICES APPROVAL BLOCK:

NO.	REVISION	BY	APP.	DATE
8	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 10/08/06.	TBL	TBL	10/12/06
7	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 06/15/06.	TBL	TBL	08/14/06
6	FOR DEPT. OF SPECIAL SERVICES REVIEW	TBL	TBL	01/18/06
5	FOR ENGINEERING REVIEW	TBL	TBL	10/10/05
4	PER DEPT. OF LAND USE COMMENTS DATED 07/27/05.	TBL	TBL	08/18/05
3	PER DEPT. OF LAND USE COMMENTS DATED 03/08/05.	TBL	TBL	06/01/05
2	PER DEPT. OF LAND USE COMMENTS DATED 9/17/04.	TBL	TBL	01/18/05
1	PER DEPT. OF LAND USE COMMENTS DATED 3/30/04.	TBL	TBL	08/18/04

Engineer:
Tom B. Lee, P.E.
35 Eastwood Drive
Voorhees, New Jersey 08043
Tel: 856.566.2284

Client:
Paul Salamone
345 Beaumont Road
Devon, Pennsylvania 19333
Tel: 610.964.8909 Fax: 610.964.0746

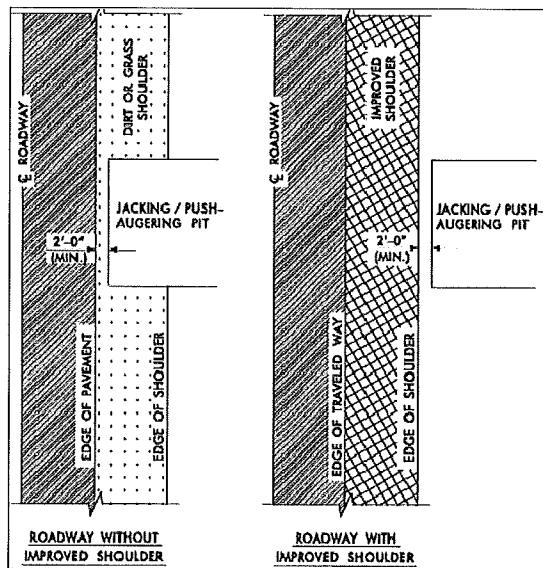
APPLICATION NUMBER	APPROVED BY	DESIGNED BY
20070327	Tom Bum Lee, P.E.	TBL
		DRAFTED BY TBL
		CHECKED BY TBL
		DATE 01/18/2006
		SCALE 1" = 30'

PROFESSIONAL NO. 0299

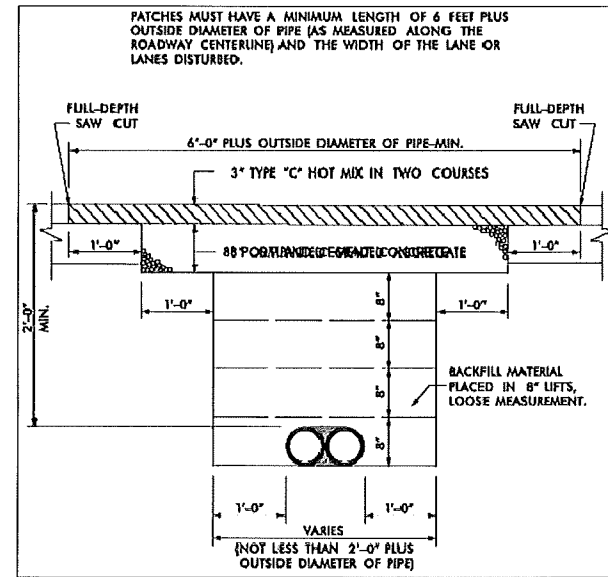
PROJECT NO.	
PSAL-2003.1	
FILE NAME	
PSAL-EXP1	
SHEET	
2 OF 4	

SANITARY SEWER UTILITY PROFILE AND EROSION CONTROL PLAN FOR 1115 CAPITOL TRAIL

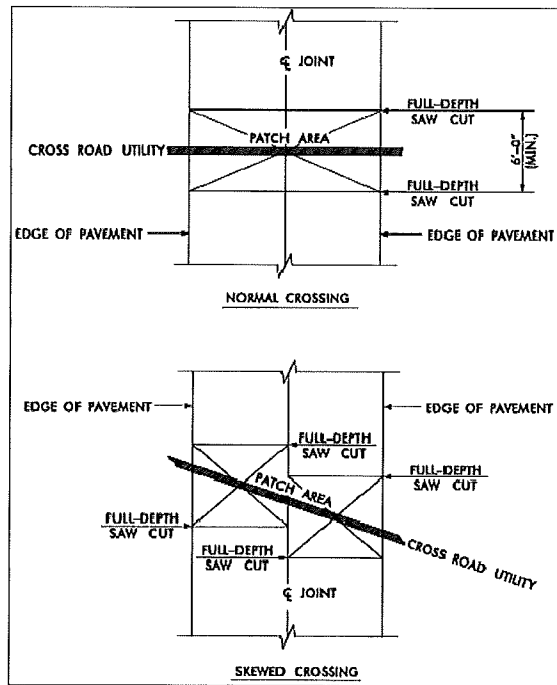
1115 Capitol Trail - Mill Creek Hundred
Newark, Delaware 19711
New Castle County, Delaware



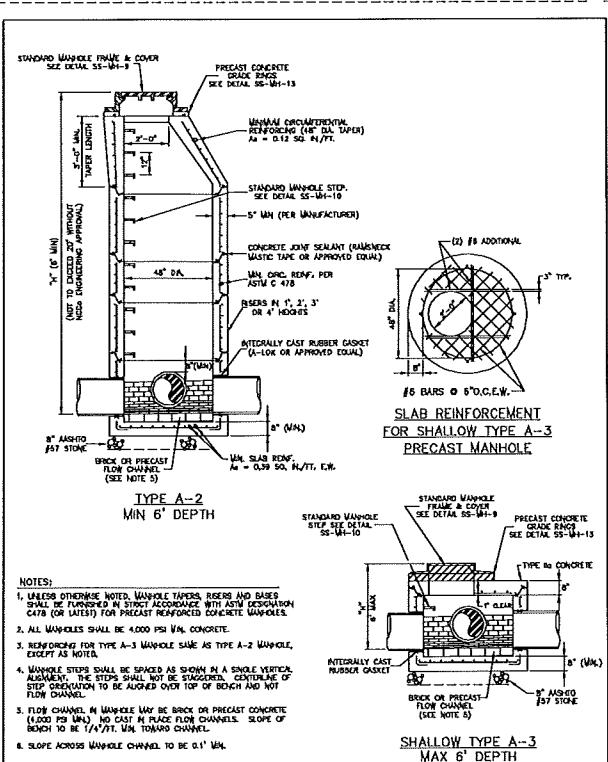
DELDOT FIGURE 2-1
JACKING/PUSH-AUGERING PIT LAYOUT
RECEIVING PIT



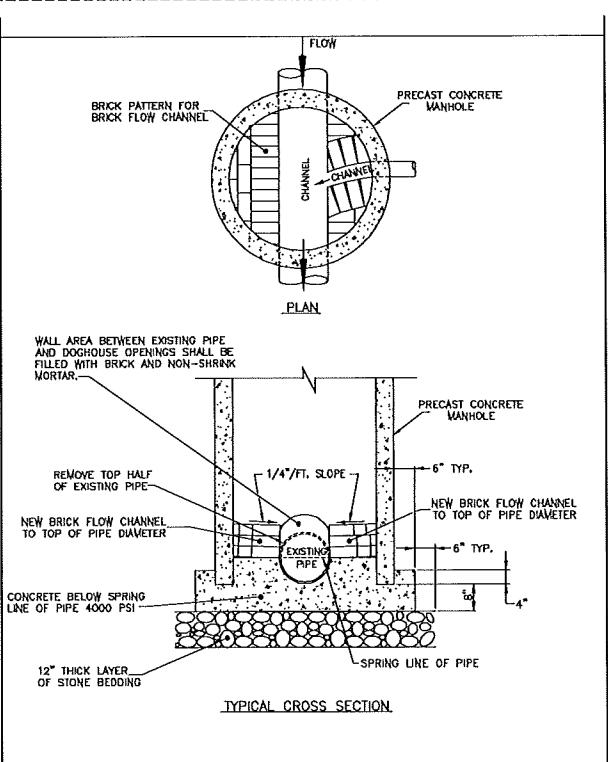
DELDOT FIGURE 2-4
MIN. PERMANENT CROSS-ROAD OR LONGITUDINAL PATCH
FOR SURFACE TREATMENTS OR HOT MIX PAVEMENTS



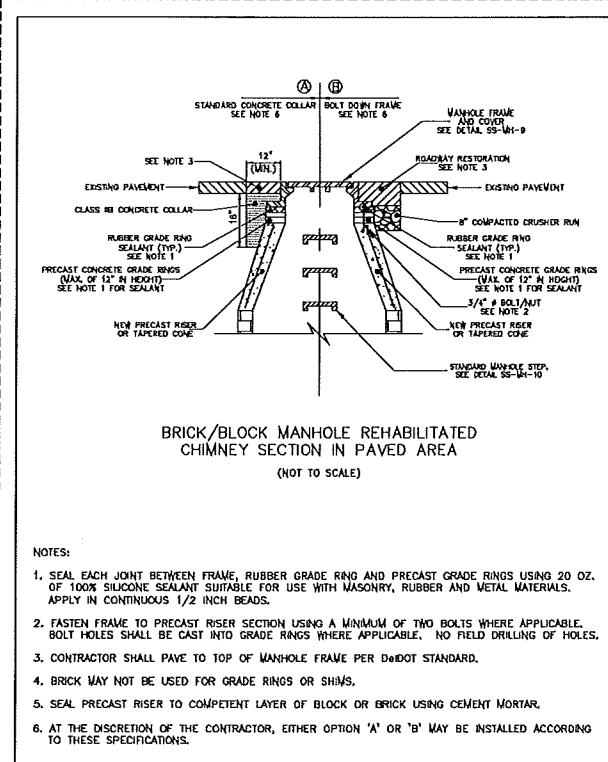
DELDOT FIGURE 2-2
CROSS-ROAD CUTS FOR UTILITIES



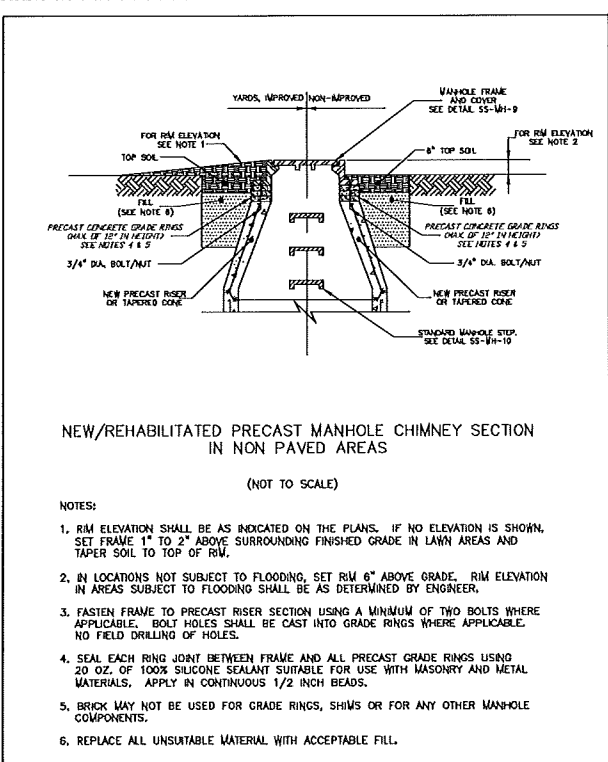
SANITARY SEWER
**48\"/>
PRECAST MANHOLE
DETAILS
ISSUED 10/14/06
REVISION
REVISION
PLATE SS-MH-1**



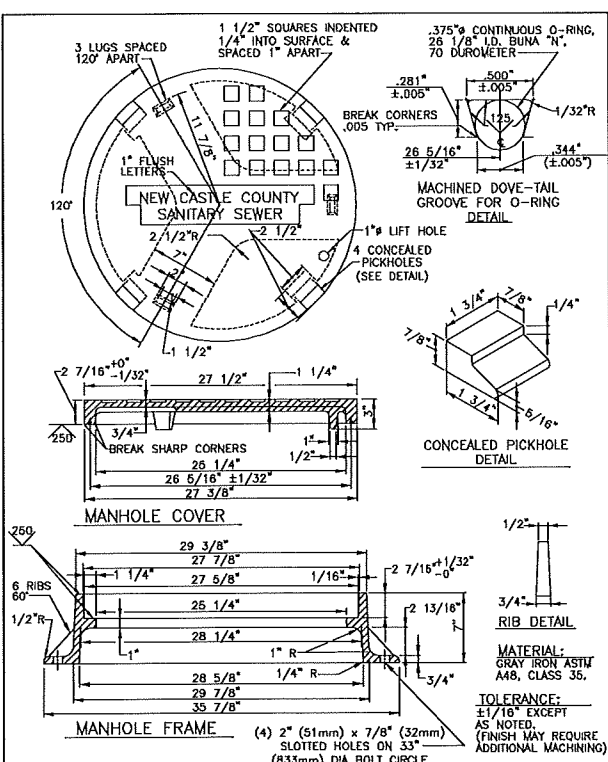
DOGHOUSE MANHOLE
DETAIL
ISSUED 10/14/06
REVISION
REVISION
PLATE SS-MH-4



BRICK/BLOCK
MANHOLE REHAB
PAVED AREA
ISSUED 10/14/06
REVISION
REVISION
PLATE SS-LH-8



NEW/REHAB
MANHOLE
NON-PAVED AREA
ISSUED 10/14/06
REVISION
REVISION
PLATE SS-LH-8



SELF SEALING MANHOLE
FRAME & COVER
ISSUED 10/14/06
REVISION
REVISION
PLATE SS-MH-9

DEPARTMENT OF SPECIAL SERVICES APPROVAL BLOCK:

NO.	REVISION	BY	APP.	DATE
8	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 10/08/06.	TBL	TBL	10/12/06
7	PER DEPT. OF SPECIAL SERVICES COMMENTS DATED 06/15/06.	TBL	TBL	08/14/06
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3	PER DEPT. OF LAND USE COMMENTS DATED 03/08/05.	TBL	TBL	06/01/05
2	PER DEPT. OF LAND USE COMMENTS DATED 9/17/04.	TBL	TBL	01/18/05
1	PER DEPT. OF LAND USE COMMENTS DATED 3/30/04.	TBL	TBL	08/18/04

Engineer:
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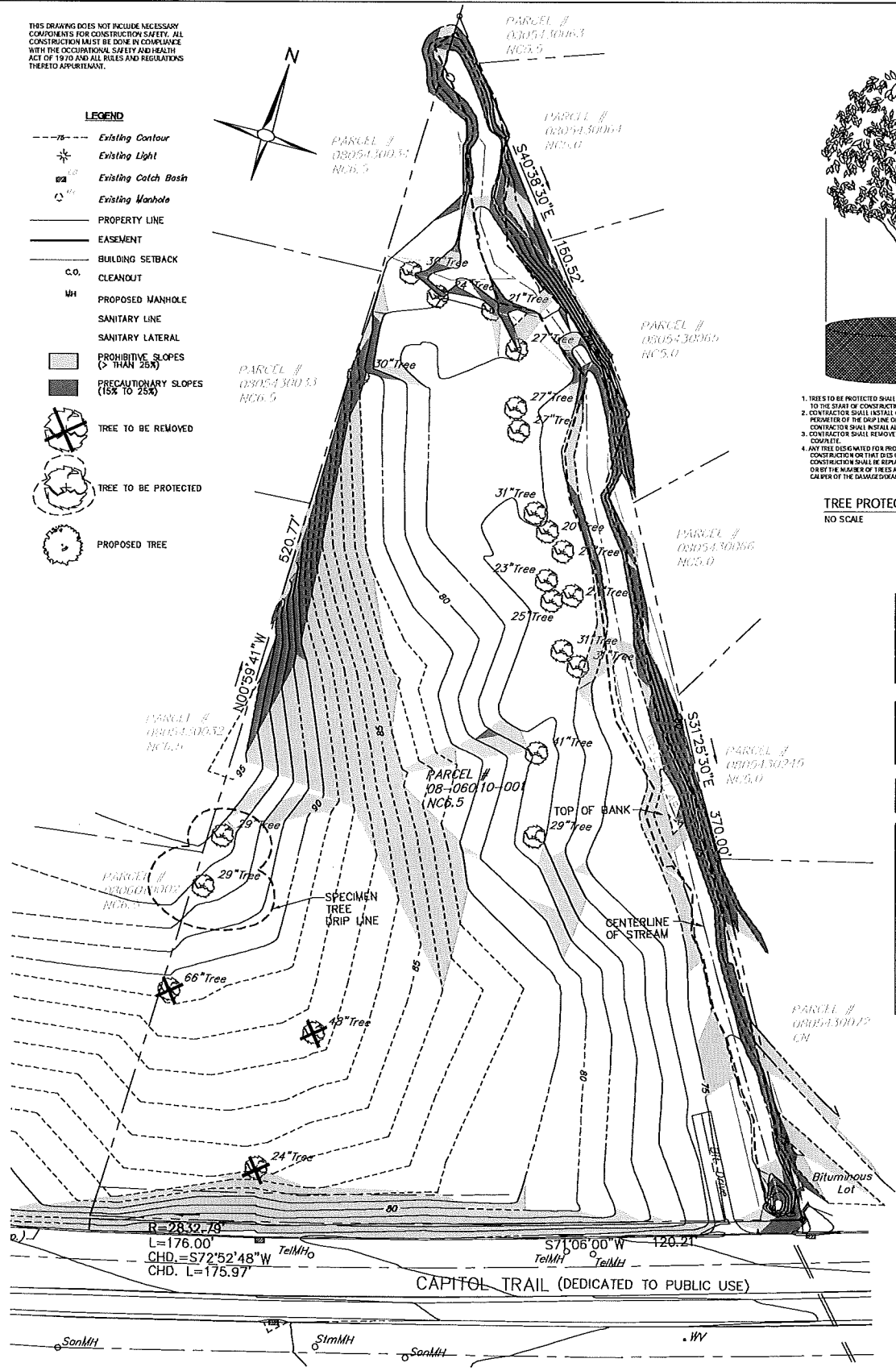
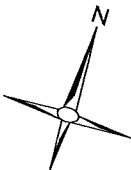
APPLICATION NUMBER	APPROVED BY	DESIGNED BY	SANITARY SEWER CONSTRUCTION DETAIL PLAN 1 FOR 1115 CAPITOL TRAIL 1115 Capitol Trail - Mill Creek Hundred Newark, Delaware 19711 New Castle County, Delaware	PROJECT NO.
20070327	Tom Bum Lee, P.E.	TBL		PSAL-2003.1
		DRAFTED BY		FILE NAME
		TBL		PSAL-EXP1
		CHECKED BY		SHEET
		TBL	3 OF 4	
		DATE		
		01/18/2006		
		SCALE		
		NOT TO SCALE		

PROFESSIONAL NO. 0259

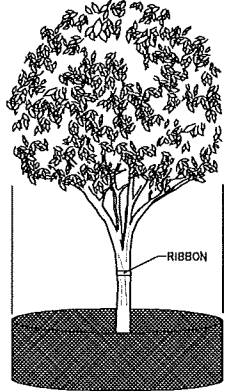
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN CONFORMANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREBY APPLICABLE.

LEGEND

- - - Existing Contour
- ⊙ Existing Light
- ⊙ Existing Catch Basin
- ⊙ Existing Manhole
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CLEANOUT
- PROPOSED MANHOLE
- SANITARY LINE
- SANITARY LATERAL
- PROHIBITIVE SLOPES (> THAN 25%)
- PRECAUTIONARY SLOPES (15% TO 25%)
- ⊙ TREE TO BE REMOVED
- ⊙ TREE TO BE PROTECTED
- ⊙ PROPOSED TREE

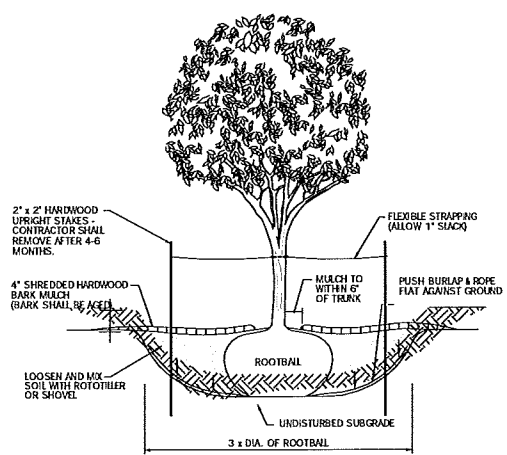


EXISTING FEATURES



TREE PROTECTION DETAIL
NO SCALE

- TREES TO BE PROTECTED SHALL BE MARKED WITH RIBBON PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE ON THE PERIMETER OF THE DRAINAGE LINE OF MARKED TREES FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE TREES IN CONSTRUCTION CORNER.
- ANY TREE DAMAGED FOR PROTECTION THAT IS DAMAGED DURING CONSTRUCTION OR THAT DIES ONE YEAR AFTER COMPLETION OF CONSTRUCTION SHALL BE REPLACED WITH TREE OF SAME CALIBER OR BY THE NUMBER OF TREES AS REQUIRED TO EQUAL THE CALIBER OF THE DAMAGED TREE.



TREE PLANTING DETAIL
NO SCALE

TREE REPLACEMENT				
SIZE OF SPECIMEN TREE	NO. OF REPLACEMENT TREES	X SITE SPECIFIC =	REQUIRED PER CODE	SIZE AND TYPE
24.01 TO 31.99'	7	X 1 TREE =	7 TREES	2 1/2" CANOPY TREE
42.00 OR GREATER	12	X 2 TREES =	12 TREES	3" CANOPY TREE, 4" CANOPY TREE

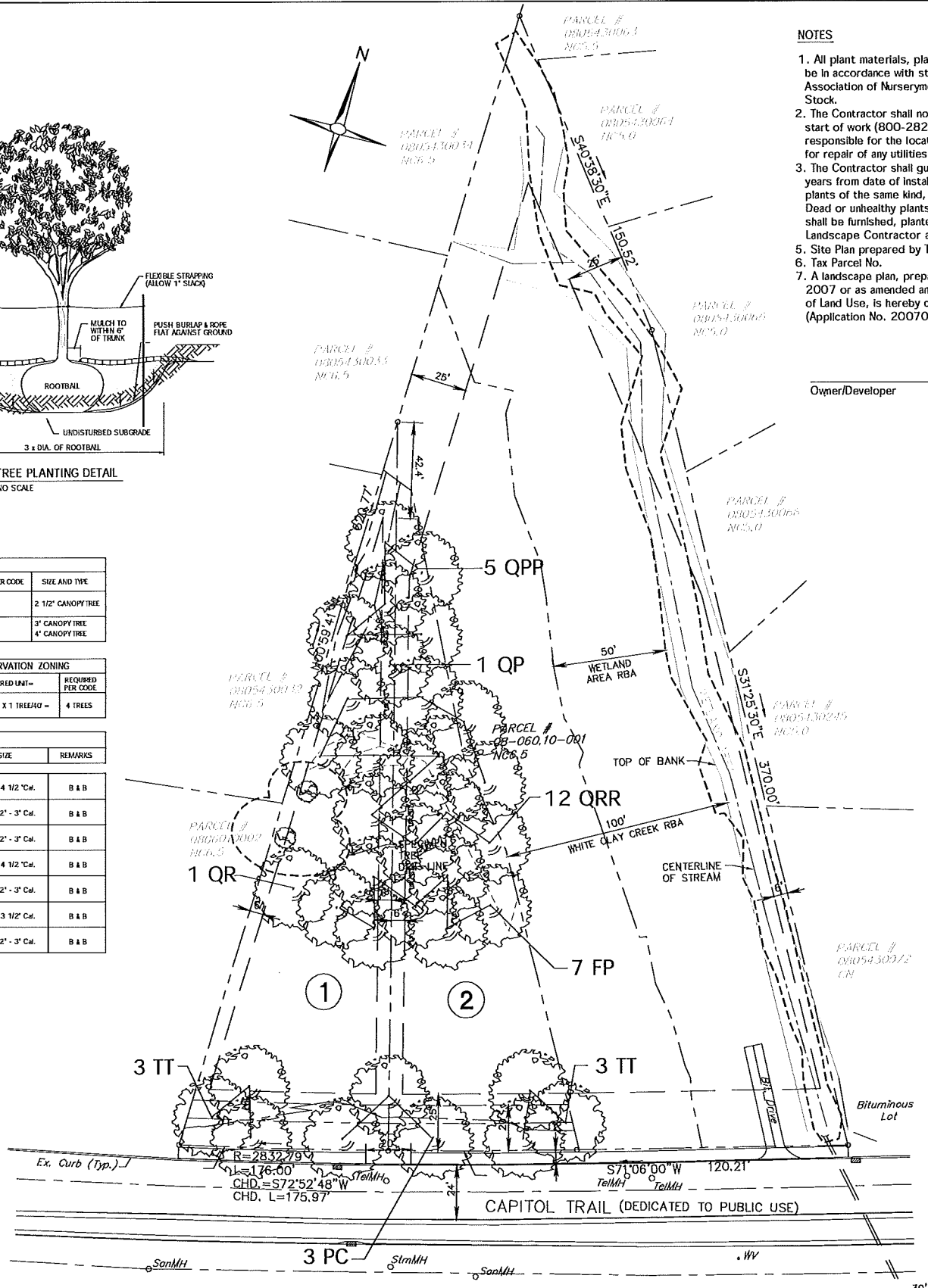
OPACITY STANDARDS - NC 6.5, NEIGHBORHOOD CONSERVATION ZONING				
REFERENCE	CODE REQUIREMENTS	SITE SPECIFIC	X REQUIRED UNIT =	REQUIRED PER CODE
STREET TREES	1 TREE / 40'	296 21' - 20' (DRIVE) - 120 21' (WOODS) = 15000'	150.00' X 1 TREE/40' =	4 TREES

PLANTING SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY TREES					
FP	7	<i>Fragaria pennsylvanica</i>	Palmetto Palm	4' - 4 1/2" Cal.	B & B
PC	3	<i>Pinus caryinata</i>	Caribbean Pine	2 1/2" - 3" Cal.	B & B
QP	1	<i>Quercus prinus</i>	Pin Oak	2 1/2" - 3" Cal.	B & B
QPP	5	<i>Quercus prinus</i>	Pin Oak	4' - 4 1/2" Cal.	B & B
QR	1	<i>Quercus rubra</i>	Northern Red Oak	2 1/2" - 3" Cal.	B & B
QRR	12	<i>Quercus rubra</i>	Northern Red Oak	3' - 3 1/2" Cal.	B & B
TT	6	<i>Tilia tomentosa</i>	Green Mountain Silver Linden	2 1/2" - 3" Cal.	B & B

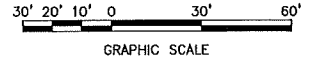
NOTES

- All plant materials, planting procedures and practice shall be in accordance with standards as set forth by the American Association of Nurserymen - American Standard for Nursery Stock.
- The Contractor shall notify Miss Utility of Delaware prior to start of work (800-282-8555). The Contractor shall be responsible for the location and protection of all utilities and for repair of any utilities damaged by the Contractor's work.
- The Contractor shall guarantee all plants for a period of two years from date of installation. All replacements shall be plants of the same kind, size and quality as originally specified. Dead or unhealthy plants shall be removed from site. Plants shall be furnished, planted, mulched and watered by the Landscape Contractor at initial installation and at replacement.
- Site Plan prepared by Tom Lee, P.E.
- Tax Parcel No.
- A landscape plan, prepared by Stantec last dated March 27, 2007 or as amended and approved in writing by the Department of Land Use, is hereby considered a part of the record plan (Application No. 20070327).

Owner/Developer _____ Date _____



PROPOSED SUBDIVISION



<p>1 PER DEPT. OF LAND USE COMMENTS DATED 5/30/07.</p>				TBL	TBL	12/01/07	<p>Engineer: Tom B. Lee, P.E. 35 Eastwood Drive Voorhees, New Jersey 08043 Tel: 856.566.2284</p>	<p>Client: Paul Salamone 386 Brighton Road Beverly, Pennsylvania 19308 Tel: 610.964.8909 Fax: 610.964.0746</p>	<p>APPLICATION NUMBER 20070327</p>	<p>APPLICATION NUMBER 20070327</p>	<p>DESIGNED BY DMH</p>	<p>LANDSCAPE PLAN FOR 1115 CAPITOL TRAIL MINOR RESIDENTIAL SUBDIVISION</p> <p>1115 Capitol Trail - Mill Creek Hundred Newark, Delaware 19711 New Castle County, Delaware</p>	<p>PROJECT NO. PSAL-2003.1</p>
NO.	REVISION	BY	APP.	DATE	<p>CHECKED BY DMH</p>	<p>FILE NAME PSAL-EXP1</p>							
					<p>DATE 03/27/2007</p>	<p>SHEET 1 OF 1</p>							
					<p>SCALE 1" = 30'</p>								