

**Regional Planning Commission Public Hearing Agenda**  
**Thursday, December 5, 2024 at 6:00 p.m.**  
**Levy Court Chambers, 555 Bay Road**  
**Dover, Delaware 19901**  
*[www.kentcountyde.gov](http://www.kentcountyde.gov)*

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:

<https://kentcountyde.webex.com/kentcountyde/j.php?MTID=md32ab629cac9ea192802062ac0f33418>

or by phone, by calling 1-408-418-9388.

Meeting number (access code) 2339 938 4113

**Call to Order for Public Hearing**  
**The Pledge of Allegiance**  
**Roll Call and Determination of Quorum**  
**Approval of Agenda**  
**Introduction and Public Hearing Instructions**

**Public Hearing:**

1. **CS-99-11 Delaware State Fairgrounds:** Request Conditional Use Site Plan Approval of an Expansion to the Fair Grounds located inside the Growth Zone Overlay District / MN-00-179.00-01-33.00, MN-00-179.00-01-34.00, MN-00-179.00-01-38.00 & MN-00-187.00-01-03.00
2. **CS-24-05 Tidewater Utilities Water Tower:** Request for Conditional Use Site Plan Approval of a water tower located inside the Growth Zone Overlay District / ED-00-057.00-01-13.00-000
3. **CZ-24-11 Dirk G. & Dianna M. Gleysteen:** Request to amend the Zoning Map to AR (Agricultural Residential) located outside the Growth Zone Overlay District / MN-00-170.00-01-62.00-000
4. **CZ-24-12 MHA Land Holdings LLC:** Request to amend the Zoning Map to RM (Multi-Family Residential) located inside the Growth Zone Overlay District / NM-00-095.00-01-07.00-000
5. **LC24-32 Stormwater Maintenance District Fees:** To amend Kent County Code Vol.II, Chapter 187, Subdivision and Land Development, as amended by revising Article XVII-Supplementary Regulations, § 187-90.4 Stormwater maintenance districts to clarify that the annual fee shall be established in Chapter 128, Fees and incorporated into the annual budget.
6. **LC24-33 Solar Facilities-Decommissioning Estimate:** To amend Kent County Code Vol. II, Chapter 205, Zoning, as amended by revising Article VI – Conditions of Approval, § 205-73, Other uses to add a requirement for third party review of solar and wind facility decommissioning cost estimates.
7. **LC24-35 Area & Bulk Regulations Inside the GZ:** To amend Kent County Code Vol. II, Chapter 205, Zoning, as amended by revising Article V – Permitted Uses, §205-53, Permitted use table and Article VII Area and Bulk Requirements, § 205-81 Residential principal structures within Growth Zone Overlay District in order to permit duplexes in the AC and AR zoning districts; townhouses in the RS1 zoning district; reduce minimum lot size,

frontage, and setback requirements; eliminate impervious cover minimums, eliminate the 5 acre minimum lot size for multi-family and manufactured home development, and increase density by  $\frac{1}{2}$  unit per acre in the AC, AR, and RS1 zoning districts inside the Growth Zone Overlay District.

**Public Comment**  
**Commission Comments**  
**Other Business**  
**Adjournment**

29 Del. C. 10004 (e) (2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.



## DEPARTMENT OF PLANNING SERVICES

### REGIONAL PLANNING COMMISSION RECOMMENDATION REPORT

December 5, 2024

<b>Application # / Title</b>	:	CS-24-05 Elevated Storage Tank Tidewater Utilities – Fork Branch
<b>Zoning District</b>	:	IL (Light Industrial) & IG (General Industrial)
<b>Present Use</b>	:	Vacant
<b>Proposed Use</b>	:	Water Tower
<b>Area and Location</b>	:	28.4± acres (0.92± acre Project Area) on the north side of W Dennys Rd. (CR 100), 0.34 miles west of N Dupont Hwy., north of Dover

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This 28.4 ± acre parcel is currently vacant. The property owner has applied for approval of a conditional use for a minor utility. The conditional use site area is 0.92± acres. The project proposes the construction of a 160' water tower with signage.

#### **I. STAFF RECOMMENDATION**

Staff recommends **CONDITIONAL APPROVAL** based on the information submitted, as the application demonstrates compliance with the conditions for approval as outlined in Kent County Code Chapters 205 and 187.

#### **A. Code Requirements:**

1. Any principal part of a tower, excluding guy cables, shall be set back from the street line or any other lot line of the lot on which it is located not less than the height of such tower, and any blinking or rotating light thereon shall be placed so as not to throw its light below the horizontal plane in which it is installed.
2. Any storage of materials or trucks, maintenance and repair facilities and housing of repair crews shall be contained within a building.
3. Include the second condition of approval for the use as a note on the plan.

4. Prior to final plan approval, all outside agency requirements must be met.
5. The final plan must meet all requirements of both §187 and §205 of the Kent County Code and all items in the final plan column of Appendix D of §187. This may include items that are not specifically outlined in this report. This plan must gain final approval within 24 months of the date of preliminary approval. Construction may not commence until final approval is given.
6. The Levy Court may add any necessary conditions to protect the health, safety, and welfare of the citizens of Kent County.

## **II. WAIVER REQUEST**

The Commission may waive or modify the requirements of Chapter 187 by following these guidelines (§187-80):

- Strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant;
- Is not self-imposed, or;
- That these conditions would result in inhibiting the achievement of the objectives of these regulations;
- Will not have the effect of nullifying the intent and purpose of this chapter;
- Will not be contrary to the goals and objectives of the Comprehensive Plan;
- Shall not be more than a minimum easing of the requirements;
- Shall not result in conflict with Chapter 205, Zoning.

The applicant has requested a waiver of Kent County Code Section 187-60.A., requiring the construction of sidewalks along arterial and collector roadway frontage, and Section 187-60.B., requiring private access roadways and site entrances to provide continuous pedestrian access from the frontage sidewalk to the existing and proposed buildings on the premises. The sidewalks are to be designed and situated to provide pedestrian linkages from parking lots to building entrances and between buildings and groups of buildings on the premises.

Staff has reviewed this request and recommends **APPROVAL** of this waiver based on the following:

1. The scale of the project is not large enough to warrant the installation of frontage sidewalk for the parcel. The site area is only a small portion of the parcel, while the rest of the property is to remain vacant. If the rest of the parcel is developed in the future, the sidewalks can be required at such time. Additionally, the proposed use will not generate any pedestrian traffic to the site and the internal sidewalk would be unnecessary.

## II. BACKGROUND INFORMATION

- The Kent County Comprehensive Plan recommends that the subject property be utilized for low to moderate intensity industrial, office, warehouse, wholesale and research establishments, which could be compatible with residential uses. The property is split-zoned IG (General Industrial) and IL (Light Industrial). The project site will be located only within the IL portion of the property. This zoning district allows the use of a Minor Utility as a conditional use for approval by the Levy Court through the Conditional Use / Site Plan process. If approved, this plan will comply with the 2018 Comprehensive Plan and the IL zoning district requirements.
- The parcel is located within the Growth Zone Overlay District. There are 0.84± acres of existing woodlands within the site area and 0.25± acres (29%) will be preserved. Six trees will be planted within the site area to satisfy the tree plantings in non-woodland areas required under Kent County Code Section 187-74(D).
- The character of the surrounding area is a mix of industrial, commercial, institutional, residential, and vacant/natural. The adjacent property to the north is vacant. To the west, across the railroad tracks, is another vacant parcel that is wooded. The parcels to the east are used for cell towers, a chimney and fireplace repair business, a propane business, two car repair businesses, and a few single-family residences. South, across W Denneys Rd., is Delaware Technical Community College.
- There have been no previous land use applications on the subject site.
- There have been no other land use applications in the surrounding area similar to this request.

## III. AGENCY COMMENTS

### A. **KENT COUNTY DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIV.**

**Contact: Brian Hall, Engineering Project Manager II**

**Requirement:**

1. The property is legally located in KCSDD1, Dyke Branch Area.
2. Technically, there is an existing sewer gravity main (depict on the plans).
3. If this proposal involves any discharges to the sewer system, then please directly contact this Office.

**Comment:**

1. The Engineering Division grants “Conditional Approval.”

### B. **DELAWARE DEPARTMENT OF TRANSPORTATION – Division of Planning**

**Contact: Joshua J. Schwartz, Subdivision Manager**

**Comments:**

1. The applicant shall submit plans through PDCA for the expansion of property.

**C. OFFICE OF STATE FIRE MARSHAL**

**Contact: William Kelly II, CFI, Assistant Chief**

**Comments:** A site plan must be submitted for review and approval by the Delaware State Fire Marshal's Office.

**IV. OWNER/DEVELOPER**

The owner/developer shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Final approval of the plan must occur within 24 months from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Once the plan receives final approval, construction in accordance with the plan must occur within 18 months of final approval or the plan shall be deemed null and void. Letters of "No Objection to Final Approval" from the following agencies will be required prior to final approval:

- A. DelDOT, Division of Highways
- B. Kent Conservation District
- C. Office of the State Fire Marshal\
- D. DNREC

This recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services. The Regional Planning Commission shall give considerable weight to public testimony received during public hearing in considering its recommendation to Levy Court in this matter.

ENC: Data Sheet  
Exhibit A – Location and Zoning Map  
Waiver Request Letter  
Preliminary Site Plan



## DEPARTMENT OF PLANNING SERVICES

### DATA SHEET FOR CONDITIONAL USE WITH SITE PLAN

Regional Planning Commission Public Hearing of: **Thursday, December 5, 2024**

Regional Planning Commission Business Meeting of: **Thursday, December 12, 2024**

Levy Court Public Hearing of: **Tuesday, December 17, 2024**

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<b>Application #</b>	:	CS-24-05
<b>Application Title</b>	:	Elevated Storage Tank Tidewater Utilities – Fork Branch
<b>Owner/Applicant</b>	:	John M. & Ruth R. Stoltzfus 1406 B Forrest Ave. Dover, DE 19904
<b>Engineer</b>	:	Beacon Engineering LLC Robert J. Palmer, P.E. 23318 Cedar Ln. Georgetown, DE 19947
<b>Zoning District</b>	:	IL (Light Industrial) & IG (General Industrial)
<b>Comprehensive Plan Map Designation</b>	:	Industrial
<b>Relation to Growth Zone</b>	:	Inside
<b>Present Use</b>	:	Vacant
<b>Proposed Use</b>	:	Water Tower
<b>Water</b>	:	Tidewater Utilities Inc.
<b>Sewer</b>	:	N/A
<b>Levy Court District</b>	:	3 <sup>rd</sup> - Angel
<b>School District</b>	:	Capital
<b>Fire District</b>	:	Cheswold
<b>Area and Location</b>	:	28.4± acres (0.92± acre Project Area) on the north side of W Dennys Rd. (CR 100), 0.34 miles west of N Dupont Hwy., north of Dover
<b>Kent County Property Identification Numbers</b>	:	ED-00-057.00-01-13.00-000



# Kent County Levy Court

## LOCATION AND ZONING MAP Exhibit A

Application: CS-24-05  
Stoltzfus

**APPLICANT/OWNER:**

John M. & Ruth R. Stoltzfus

**PRESENT ZONING DISTRICT:**

IL (Light Industrial)  
IG (General Industrial)

**PRESENT USE:** Vacant

**PROPOSED USE:**

Water Tower

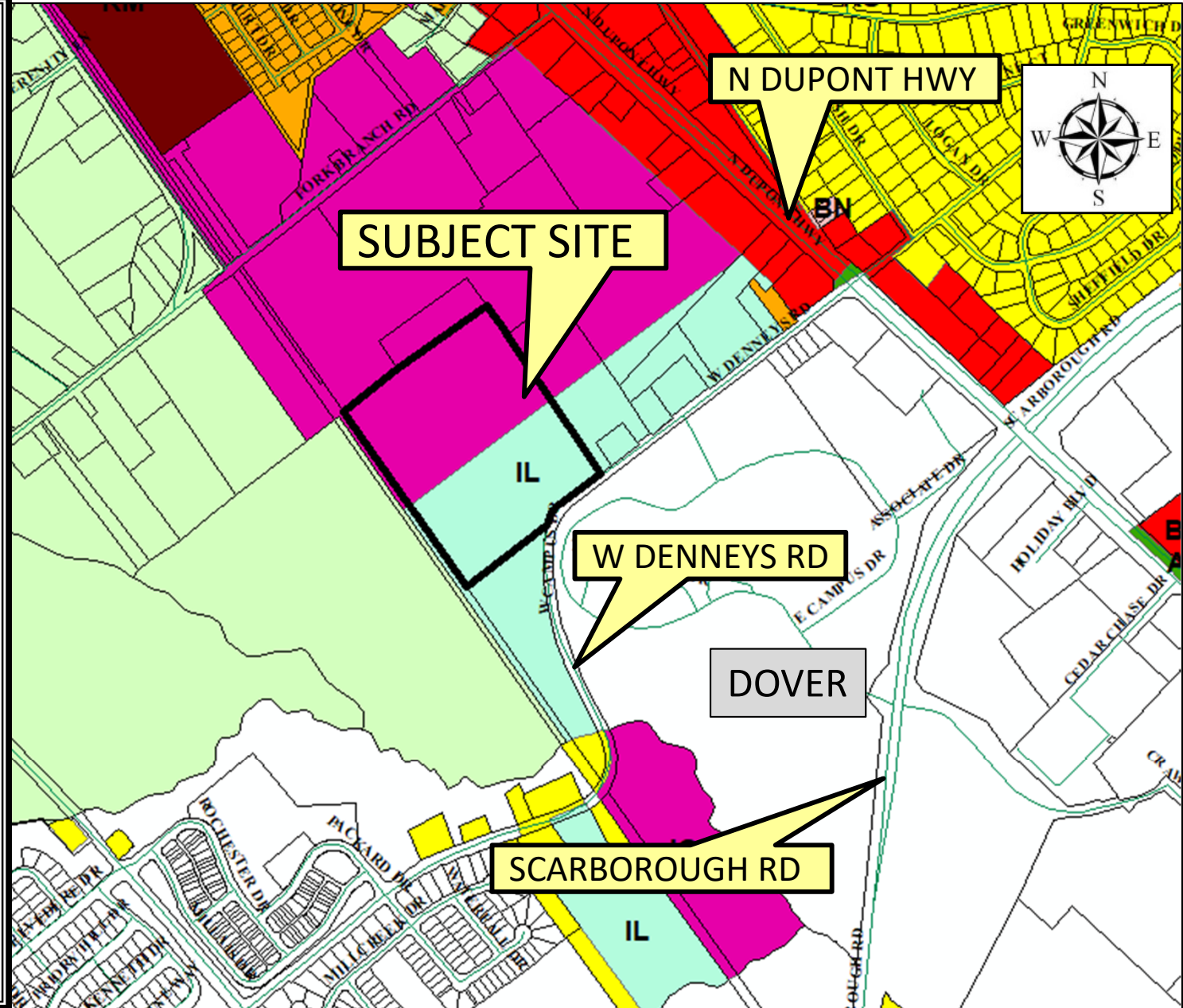
**LEVY COURT DISTRICT:**

3<sup>rd</sup> - Angel

**TAX MAP NO:**

ED-00-057.00-01-13.00-000

**LOCATION:** 28.4± acres (0.92± acre Project Area) on the northwest side of W Dennys Rd. (CR 100), 0.34 miles west of N Dupont Hwy., north of Dover







*Transmitted via: Hand Delivery*

November 8, 2024

Kent County Administrative Complex  
Department of Planning Services  
Division of Planning  
555 Bay Road  
Dover, Delaware 19901

Attn: Ms. Sarah Keifer, AICP, Director of Planning Services

RE: Waiver Request – Installation of Sidewalks  
Tidewater Utilities, Inc. – Fork Branch Elevated Storage Tank  
Tax Map # 2-00-05700-01-1300-00001  
Project No. TUI01-06

Dear Ms. Keifer:

The purpose of this letter would be to respectfully request consideration that the following waiver be administratively granted by Kent County Planning Services for relief from a requirement of providing sidewalks along the collector roadway frontage (§187-60A.) and continuous pedestrian access from the frontage sidewalk to existing and proposed buildings on the premises (§187-60B.):

*Article XVII, § 187-60 Sidewalks:*

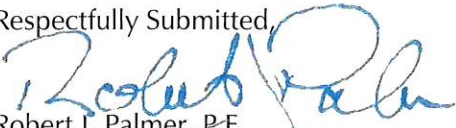
- A. Sidewalks shall be installed along arterial and collector roadway frontage of a property by the owner or applicant of the property whenever such property is the subject of a subdivision or land development proposal which requires Regional Planning Commission or Levy Court approval.*
- B. In nonresidential land developments, sidewalks shall be constructed along private access roadways and site entrances to provide continuous pedestrian access from the frontage sidewalk required in § 187-60A above, to existing and proposed buildings on the premises. Sidewalks shall be designed and situated so as to provide pedestrian linkages from parking lots to building entrances and between buildings and groups of buildings on the premises.*

Justification of the Request: Though this application is consistent with the strict definition of development that requires RPC and Levy Court approval, this application consists of construction of an elevated storage tank, a utility structure, that generates no pedestrian traffic, and is not a destination where pedestrian access is expected or planned. The Tank site will be completely surrounded by a security fence where access is restricted to Tidewater Utilities, Inc. (TUI) operations staff. TUI operations staff would access the site in work vehicles, as needed, as part of the overall operation of the water distribution system. Daily traffic to the structure is, likewise, not anticipated.

Ms. Sarah Keifer, AICP, Director of Planning Services  
Sidewalk Waiver Request  
November 8, 2024  
Page 2 of 2

It is also noteworthy that the service road that provides access to TUI operations staff does not physically connect with West Denneys Road. Access to the tank site is from the existing industrial park service roads that lead north to Fork Branch Road via an existing cross access easement. No existing sidewalks exist along the existing service roads or the roads which were recently extended to the proposed tank site.

Respectfully Submitted,



Robert J. Palmer, P.E.  
President | Senior Engineer

cc: Mr. Greg Coury via SharePoint

**SITE DATA:**

**OWNER:**  
JOHN M. STOLTZFUS  
RUTH R. STOLTZFUS  
1406 B FORREST AVENUE  
DOVER, DELAWARE 19904

**APPLICANT/EQUITABLE OWNER:**  
TIDEWATER UTILITIES, INC.  
MR. GREG COURY  
1100 SOUTH LITTLE CREEK ROAD  
DOVER, DELAWARE 19901  
PHONE: 302-734-7500  
GCOURY@MIDDLESEXWATER.COM

**CONSULTANT:**  
BEACON ENGINEERING, LLC  
23318 CEDAR LANE  
GEORGETOWN, DELAWARE 19947  
PHONE: 302-864-8825  
RPALMER@BEACONENGINEERINGLLC.COM

**PROPERTY & ZONING DATA:**

LAND USE APPROVAL AGENCY: KENT COUNTY PLANNING & ZONING  
TAX MAP: #2-00-05700-01-1300-00001  
KENT COUNTY FILE NO.: CS-24-05  
VARIANCE APPLICATION NO.: A-24-50  
SITE ADDRESS: WEST DENNEYS ROAD  
DOVER, DELAWARE  
LATITUDE: 39.200379° N  
LONGITUDE: -75.565248° W  
ZONING: IG (GENERAL INDUSTRIAL) & IL (LIMITED INDUSTRIAL)

TOTAL ACREAGE OF SUBJECT UTILITY EASEMENT: 40,000 SF (0.92 AC)  
TOTAL NUMBER OF LOTS: 1  
CUT VOLUME: 792.83 CY  
FILL VOLUME: 280.23 CY  
EXISTING USE: INDUSTRIAL VACANT LAND  
PROPOSED USE: PUBLIC UTILITY (ELEVATED STORAGE TANK)

PERCENT SLOPE: 2%  
EXISTING WOODLANDS/ONSITE: 0.84 AC  
PRESERVED WOODLANDS: 0.25 AC (29%)  
DISCHARGE LOCATION: UNNAMED CREEK BISECTING UTILITY EASEMENT  
WATER: TIDEWATER UTILITIES, INC.  
SEWER: KENT COUNTY  
PERCENT IMPERVIOUS COVER: 4,657 SF (12%) WITHIN UTILITY EASEMENT  
SITE ACCESS: ACCESS DRIVE OFF WEST DENNEYS ROAD

PERMANENT MONUMENTS FOUND: 0  
PERMANENT MONUMENTS TO BE PLACED: 8 (EACH CORNER OF EASEMENT AREA)  
VERTICAL DATUM: DELAWARE STATE PLANE, NAVD83  
HORIZONTAL DATUM: DELAWARE STATE PLANE, NAD83  
DEED BOOK REFERENCE: D 11887/260  
BUILDING AREA: 1,017.88 SF (TANK BASE)  
PROPOSED BUILDING HEIGHT: 160 FT

STATE STRATEGIES INVESTMENT LEVEL: 1  
POSTED SPEED LIMIT: 40 MPH (WEST DENNEYS ROAD)  
NEAREST TOWN: DOVER, DELAWARE  
BOUNDARY & TOPOGRAPHIC SURVEYOR: TRUE NORTH SURVEYING, INC.  
35322 BAYARD ROAD  
FRANKFORD, DELAWARE 19945  
DATE OF SURVEY: SEPTEMBER 6, 2024

THIS SITE IS NOT WITHIN THE 100YR FLOOD PLAIN PER FEMA MAP NUMBERED 10001C0154H DATED MAY 3, 2003.

THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA AND IS IN A FAIR AQUIFER RECHARGE AREA DEFINED BY THE STATE OF DELAWARE.

THIS SITE IS IN AN RS, 1 ZONE GROUNDWATER MANAGEMENT ZONE (REICHOOLD CHEMICAL)

THIS AREA IS WITHIN THE GROWTH ZONE OVERLAY.

THIS SITE DOES NOT CONTAIN LAND THAT IS DESIGNATED AS A WELLHEAD PROTECTION AREA.

THE SITE IS LOCATED IN THE CHESWOLD AREA TRANSPORTATION IMPROVEMENT DISTRICT.

THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

**HEIGHT, AREA & BULK REQUIREMENTS IG:**

MAX IMPERVIOUS COVER: 75%  
LOT SIZE: 1 AC  
FRONT YARD SETBACK: 160 FT PER §205-72 (F)\*  
SIDE YARD SETBACK: 50 FT  
REAR YARD SETBACK: 50 FT  
GENERAL SETBACK: 100 FT FROM RESIDENTIAL DWELLINGS ON ADJACENT PARCELS

MAXIMUM BUILDING HEIGHT: 75 FT  
PROPOSED BUILDING HEIGHT: 160 FT  
FRONTAGE: 150 FT  
LOT WIDTH: 150 FT

**HEIGHT, AREA & BULK REQUIREMENTS IL:**

MAX IMPERVIOUS COVER: 75%  
LOT SIZE: 1 AC  
FRONT YARD SETBACK: 160 FT PER §205-72 (F)\*  
SIDE YARD SETBACK: 25 FT  
REAR YARD SETBACK: 40 FT  
GENERAL SETBACK: 75 FT FROM RESIDENTIAL DWELLINGS ON ADJACENT PARCELS

MAXIMUM BUILDING HEIGHT: 75 FT  
ABOVE GROUND WATER TANKS/TOWERS: 180 FT PER §187-53 MINIMUM REQUIREMENTS 1, UTILITY INFRASTRUCTURE BULK STANDARDS (TABLE X-3.)  
PROPOSED BUILDING HEIGHT: 160 FT  
FRONTAGE: 100 FT  
LOT WIDTH: 100 FT

\*ANY PRINCIPAL PART OF A TOWER, EXCLUDING GUY CABLES, SHALL BE SET BACK FROM THE STREET LINE OR ANY OTHER LOT LINE OF THE LOT ON WHICH IT IS LOCATED NOT LESS THAN THE HEIGHT OF SUCH TOWER, AND ANY BLINKING OR ROTATING LIGHT THEREON SHALL BE PLACED SO AS NOT TO THROW ITS LIGHT BELOW THE HORIZONTAL PLANE IN WHICH IT IS INSTALLED.

**OWNER'S CERTIFICATION**

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL 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 ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS PARCEL #2-00-05700-01-1300-00001 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: JOHN M. STOLTZFUS DATE

OWNER: RUTH R. STOLTZFUS DATE  
1406 FORREST AVENUE  
DOVER, DELAWARE 19904

**DEVELOPER'S CERTIFICATION**

IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #2-00-05700-01-1300-00001 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

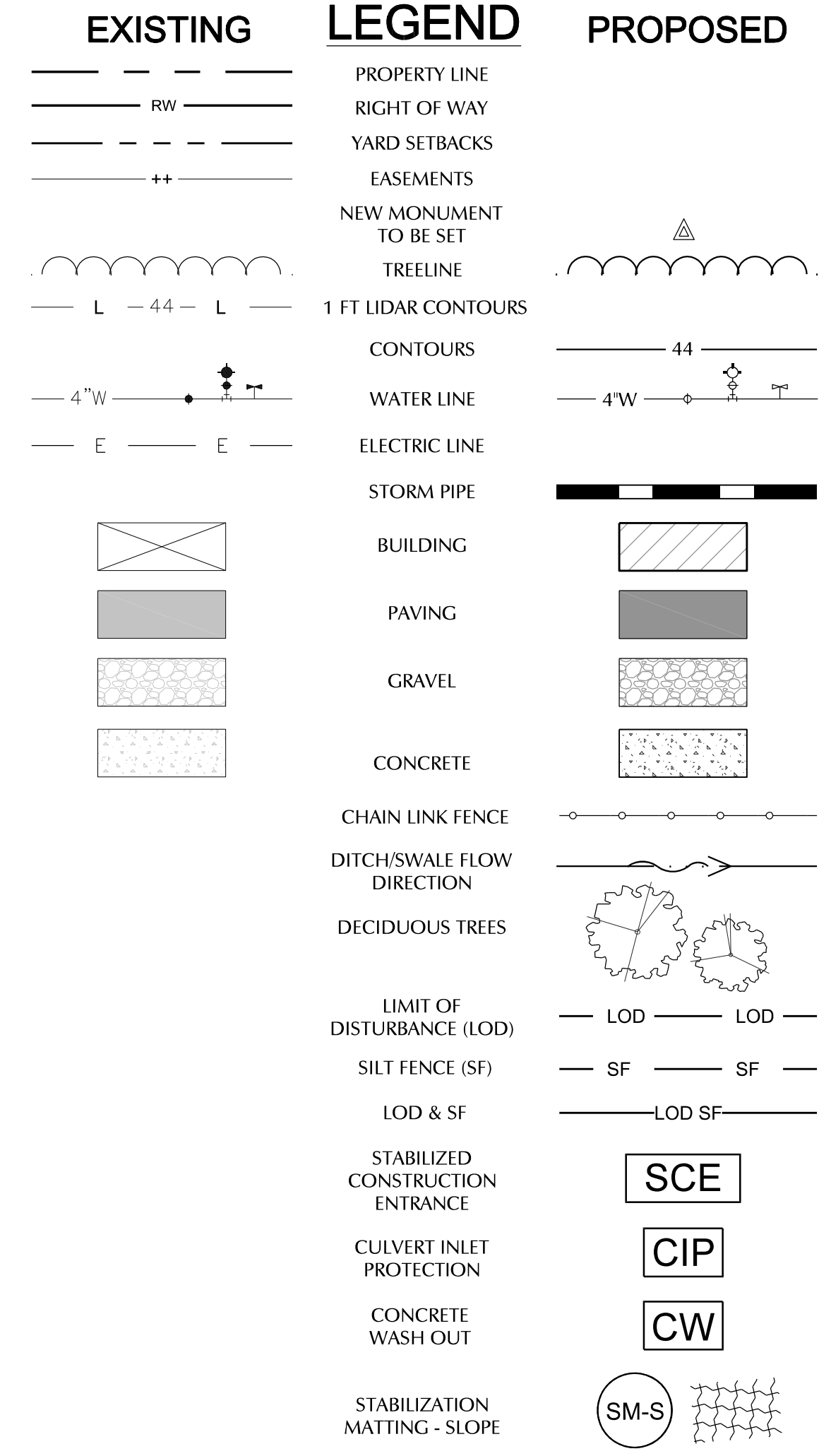
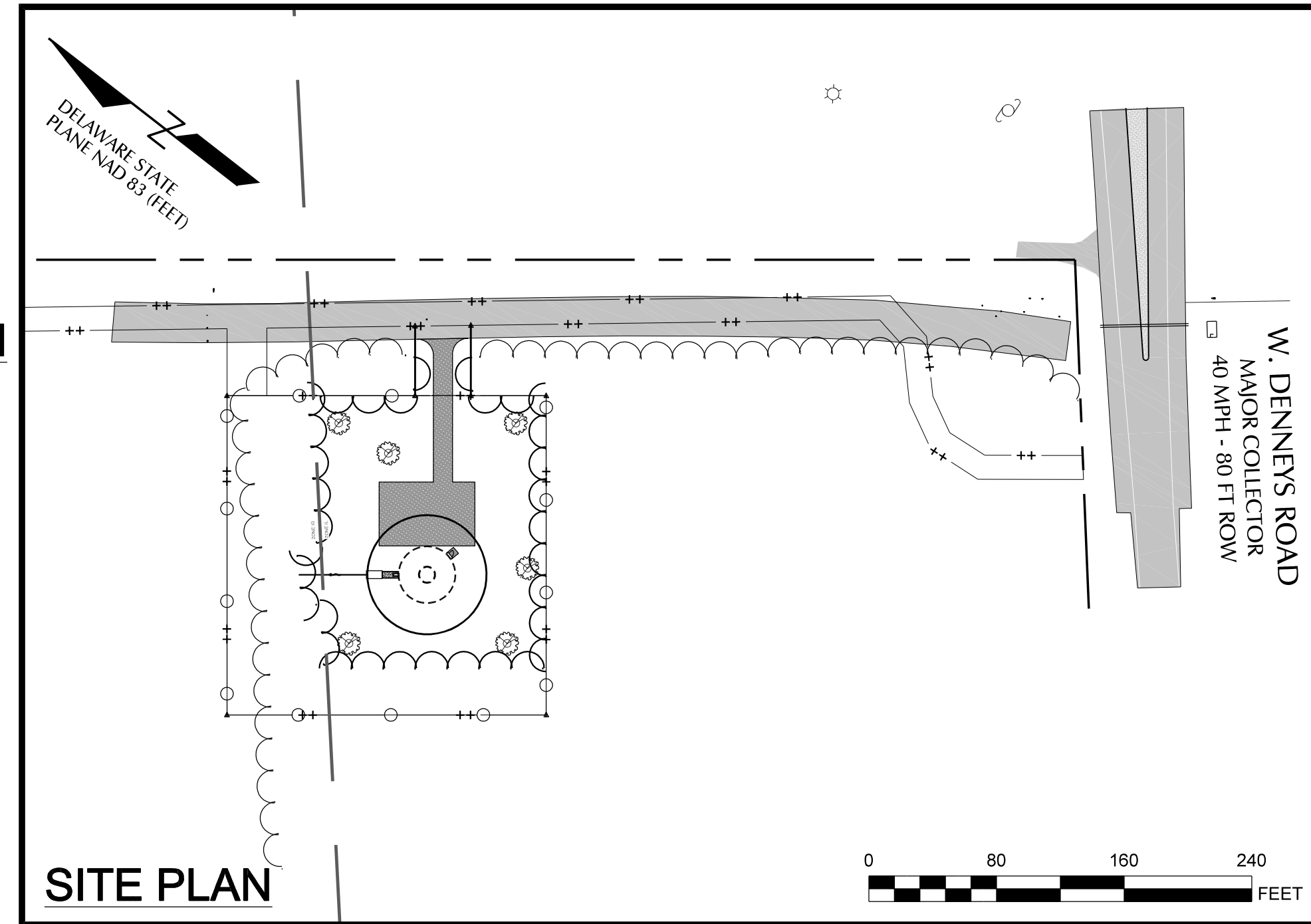
DEVELOPER: TIDEWATER UTILITIES, INC. DATE  
1100 SOUTH LITTLE CREEK ROAD  
DOVER, DELAWARE 19901

**ENGINEER'S CERTIFICATION**

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11989, AND EXPIRES ON JUNE 30, 2026.

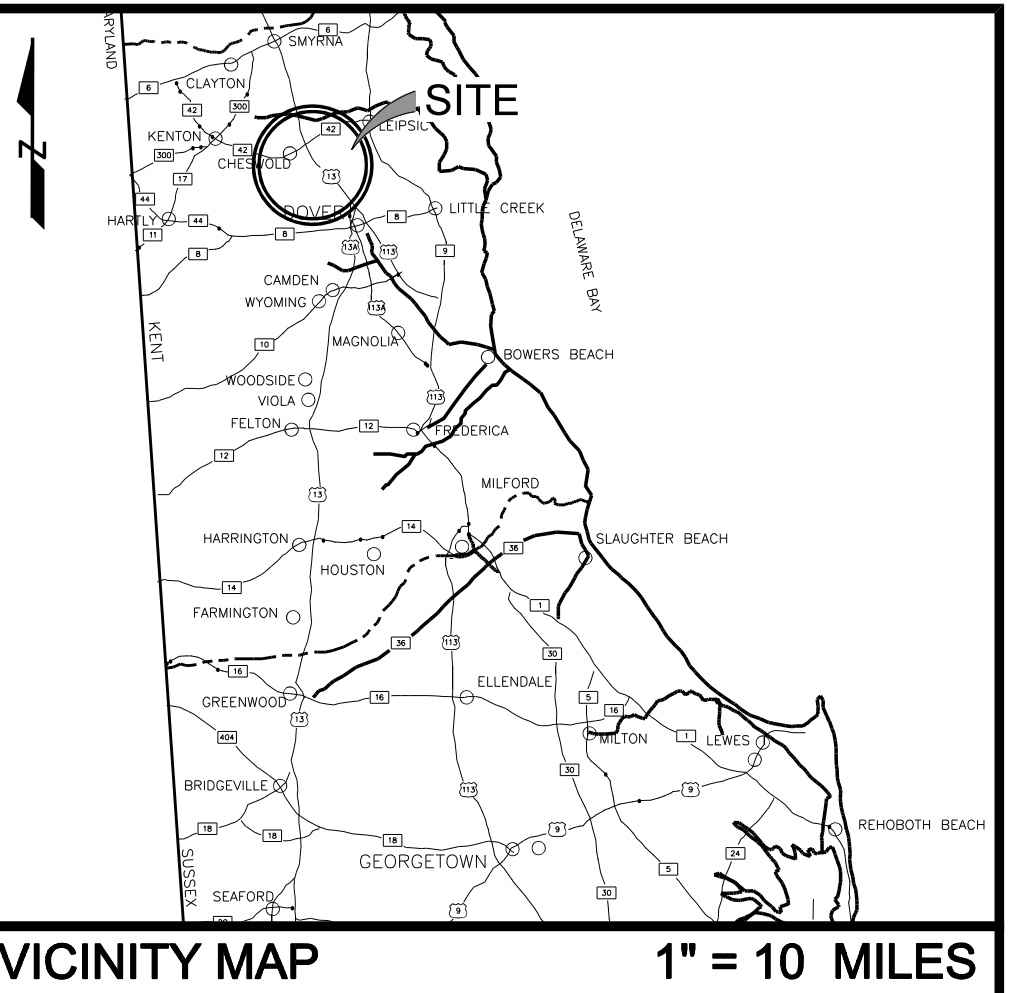
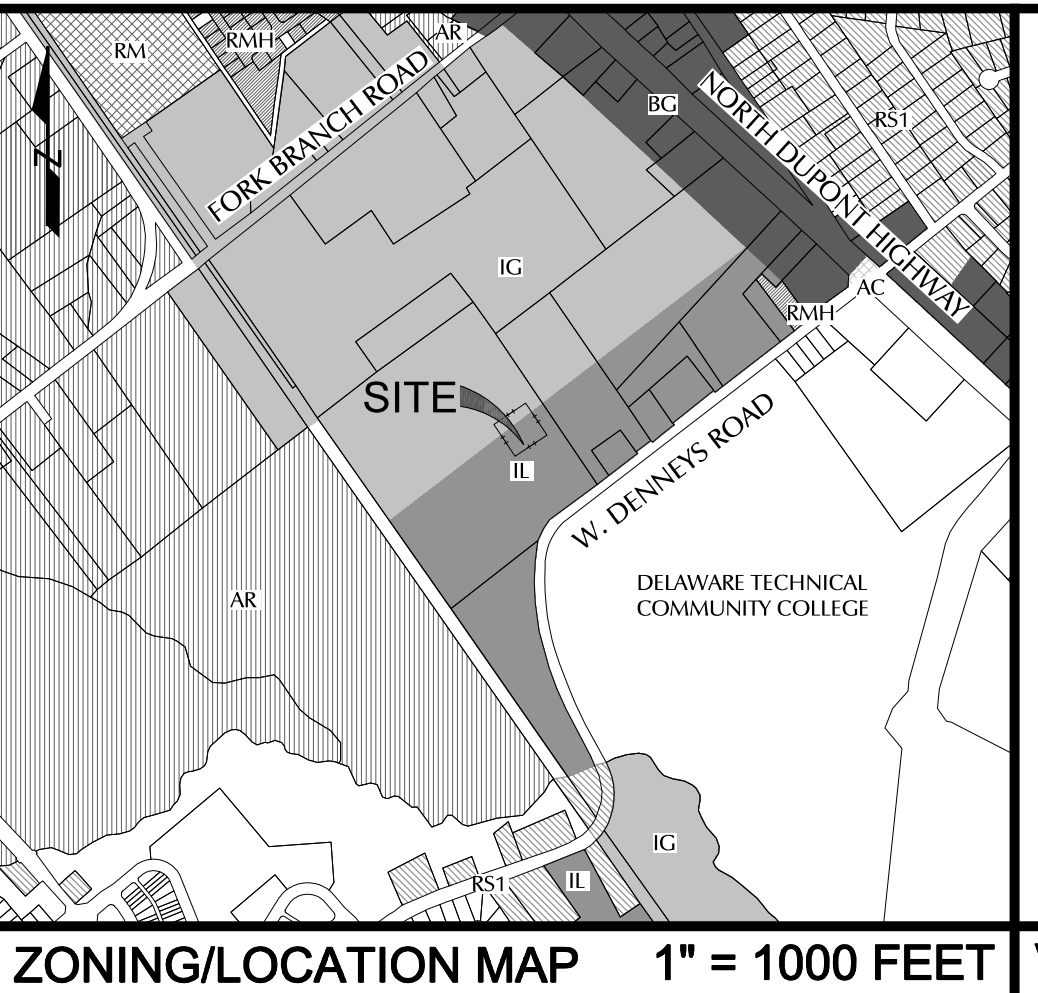
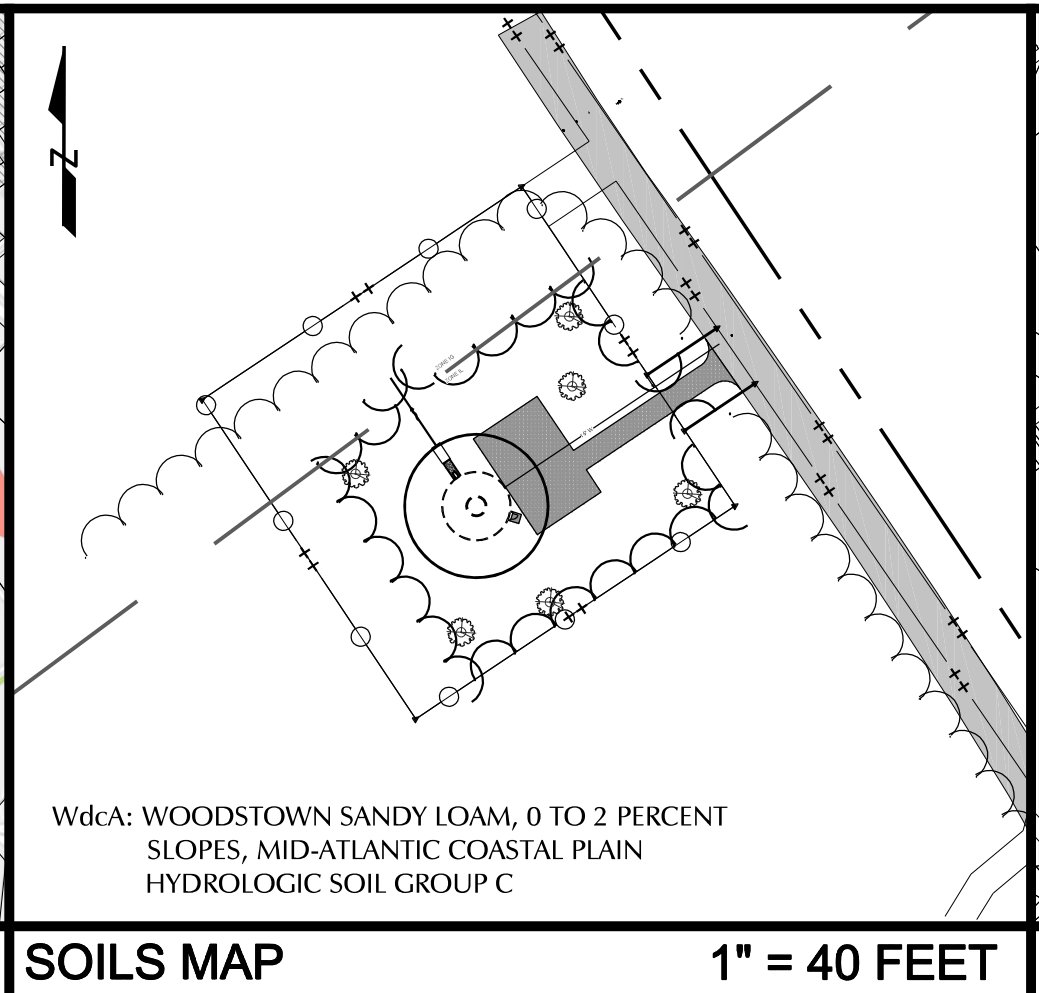
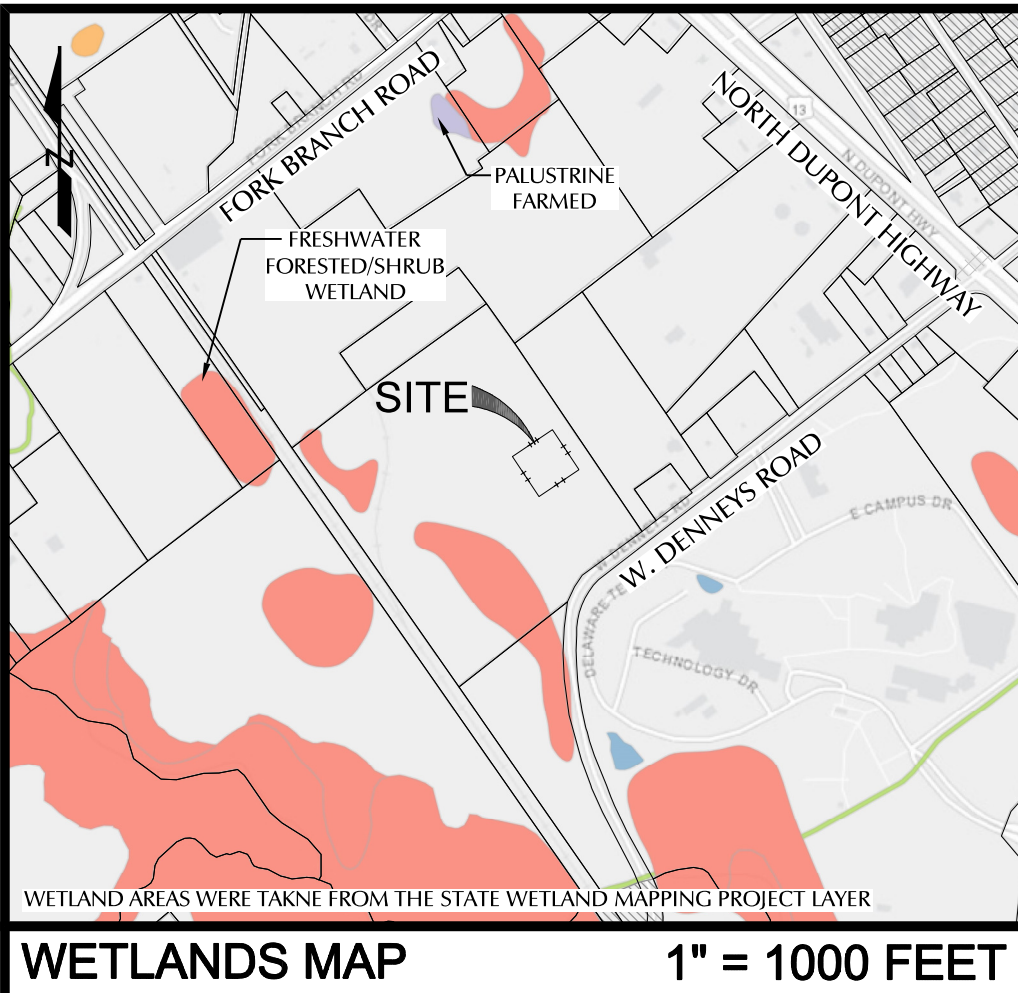
ENGINEER: ROBERT J. PALMER, P.E. DATE  
11/06/2024

# ELEVATED STORAGE TANK - FORK BRANCH TIDEWATER UTILITIES, INC. CONDITIONAL USE SITE PLAN HUC 8: BROADKILL-SMYRNA HUC 10: SAINT JONES RIVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE TAX MAP #2-00-05700-01-1300-00001 OCTOBER 2024 TUI01-06

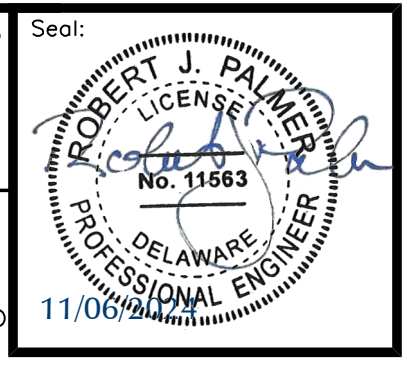


**DRAWING INDEX:**

- T1.1 COVER SHEET
- T1.2 GENERAL NOTES
- EX1.1 EXISTING CONDITIONS & DEMOLITION PLAN
- SP1.1 CONDITIONAL USE SITE & GRADING PLAN
- LP1.1 WOODLAND PRESERVATION & TREE DENSITY PLAN
- CD1.1 CONSTRUCTION DETAILS
- UT1.1 WATER MAIN CONNECTION PLAN & PROFILE
- UT3.1 ELEVATED STORAGE TANK DETAILS
- UT3.2 ELEVATED STORAGE TANK DETAILS
- UT3.3 ELEVATED STORAGE TANK ELECTRICAL PLAN & DETAILS
- UT4.1 WATER MAIN CONNECTION DETAILS



**WETLANDS MAP 1" = 1000 FEET**   **SOILS MAP 1" = 40 FEET**   **ZONING/LOCATION MAP 1" = 1000 FEET**   **VICINITY MAP 1" = 10 MILES**



Date:	10/30/24
By:	SKM
Revision:	KENT COUNTY P&Z COMMENTS

**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - FORK BRANCH  
SAINT JONES RIVER WATERSHED,  
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE  
TAX MAP #2-00-05700-01-1300-00001  
COVER SHEET**

Date: OCT 07, 2024  
Scale: AS SHOWN  
Dwn. By: SKM  
Proj. No.: TUI01-06

Dwg. No.: **T1.1**

# DELDOT CONSTRUCTION/ENTRANCE PLAN GENERAL NOTES

(6/13/2022 REVISION)

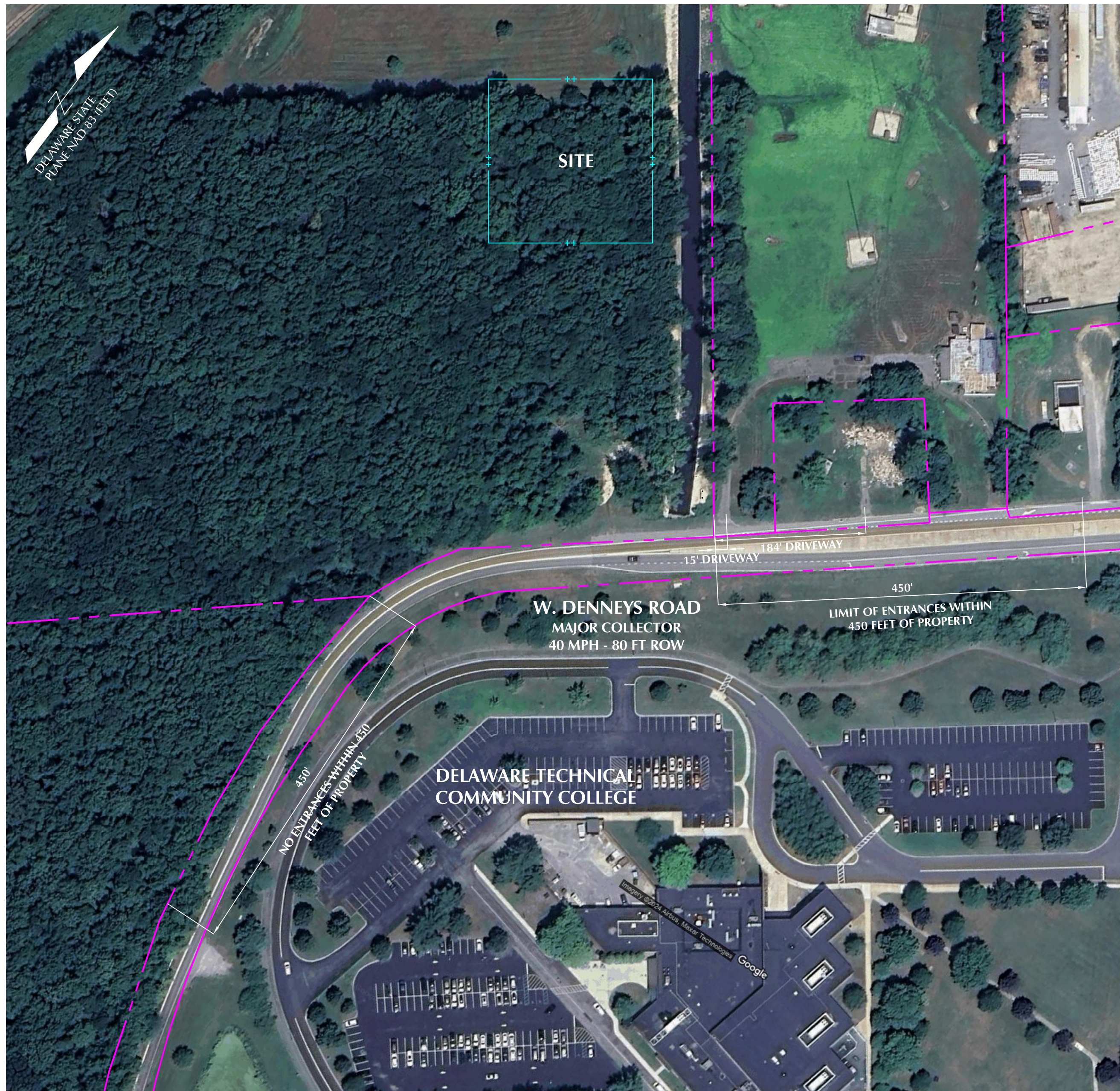
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN 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 DELAWARE 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, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), 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. 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.
- 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.
- A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF GULL POINT ROAD. STRIPING OF THE CENTERLINE SHALL BE 6-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.
- 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 DART FIRST STATE AT DOT\_DETOURS@DELAWARE.GOV 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 KENT COUNTY CONTACT M&O-CENTRAL DISTRICT-PUBLIC WORKS AT (302) 760-2424.
- FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN KENT COUNTY CONTACT M&O-CENTRAL DISTRICT-OUTDOOR ADVERTISING & ROADSIDE CONTROL AT (302) 760-2424.

# PROJECT GENERAL NOTES

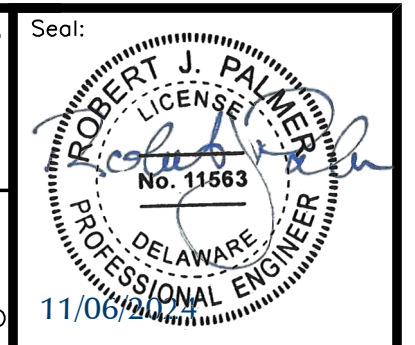
- TOPOGRAPHIC SURVEY WAS PERFORMED BY TRUE NORTH LAND SURVEYING, INC. SEPTEMBER 6, 2024. HORIZONTAL DATUM IS NAD 83/2011, DELAWARE SPC. VERTICAL DATUM IS REPORTED IN NAVD88/2012. ALL UNITS ARE IN FEET.
- THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY OF DELMARVA" AT (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- WHenever excavation disrupts GUY WIRES OR ENDANGERS ANY EXISTING TELEPHONE, POWER OR LIGHT POLES, THE POLE SHALL BE BRACED AND/OR THE GUY WIRES SHALL BE RELOCATED IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER OF THE POLE. COORDINATE WITH UTILITY COMPANY TO HAVE EXISTING OVERHEAD TELEPHONE, CABLE TV, ELECTRIC, ETC. RAISED OR RELOCATED TEMPORARILY DURING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION TO PROTECT ALL TREES, SHRUBS, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION OPERATIONS UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED.
- CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO: MAIL BOXES, SIGNS, LANDSCAPING, CULVERTS, FENCES, PROPERTY MARKERS, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS ENCOUNTERED. ALL ASSOCIATED COST SHALL BE INCLUDED IN THE PRICES BID.
- CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION, ACCORDING TO THE EROSION AND SEDIMENT CONTROL NOTES.
- PROVIDE CONCRETE BUTTRESSES FOR ALL BENDS, TEES, WYES, AND PLUGS ON PROPOSED WATER MAIN, PER DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHEETING, SHORING, BRACING, AND DEWATERING AS NECESSARY TO INSTALL FOUNDATION PILE CAPS IN A COMPLETELY DRY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
- ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION. COST FOR RESTORATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR UTILITY INSTALLATION.
- ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
- DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- STATE AND FEDERAL WETLANDS DO NOT EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.

# TIDEWATER UTILITIES INC. UTILITY NOTES

- PRESSURE PIPE FOR WATER MAINS 4" AND GREATER SHALL BE IN ACCORDANCE WITH AWWA C900 DR18 FOR PVC PIPE OR AWWA C909 CLASS 235 FOR PVCIO PIPE.
  - FITTINGS FOR WATER MAINS OF 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON PROVIDED BY TYLER UNION OR APPROVED EQUAL. MECHANICAL JOINT RESTRAINT SHALL BE MEGALUG® SERIES 2000PV PRODUCED BY EBAA IRON INC. OR APPROVED EQUAL.
  - DUCTILE IRON PIPE SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151; AWWA C111 WITH CEMENT LINING AND BITUMINOUS COATING.
  - WATER VALVES FOR MAINS 4" AND GREATER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509. BURIED VALVES TO BE FITTED WITH A 2" OPERATING NUT WITH A NON-RISING STEM. VALVES SHALL BE AMERICAN FLOW CONTROL, SERIES 500 OR APPROVED EQUAL.
  - VALVE BOXES SHALL BE CAST IRON 2 PIECE SCREW TYPE ADJUSTABLE WITH "WATER" CAST IN THE COVER PROVIDED BY TYLER UNION MODEL 564-S OR APPROVED EQUAL.
  - ALL WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE FOR LOCATION EQUIPMENT CONNECTION. TRACER WIRE SHALL BE #12 COPPER CLAD STEEL BY COPPERHEAD OR APPROVED DOMESTIC EQUAL, BLUE COLOR, WITH THIN OR EQUAL INSULATION. TRACER WIRE TO BE RAN CONTINUOUSLY ALONG AND DIRECTLY ADHERED TO WATER MAIN ON TOP OF WATER MAIN UTILIZING INDUSTRIAL ADHESIVE DUCT TAPE. TRACER WIRE TO BE ADHERED TO PIPE WITH A MINIMUM OF 3 LOCATIONS ON ANY LENGTH OF PIPE TO INSURE ACCURATE WATER MAIN LOCATION. LOCATION WIRE TO BE PULLED UP THROUGH ALL VALVE BOXES FOR LOCATION EQUIPMENT CONNECTION.
  - BURIAL DEPTH OF WATER MAINS TO BE A MINIMUM OF 48".
  - ALL WATER MAINS TO HAVE METAL CONDUCTOR TYPE DETECTOR TAPE INSTALLED 2" DIRECTLY ABOVE AND CONTINUOUSLY ALONG WATER MAIN. DETECTOR TAPE SHALL BE TERRA-TAPE BY ALLEN SYSTEMS OR APPROVED EQUAL.
  - FIRE HYDRANTS SHALL BE AMERICAN DARLING B-62-B (STRETCH UPPER BARREL). SEE LOCAL HYDRANT SPECIFICATIONS FOR PUMPER NOZZLE AND HOSE NOZZLE INFORMATION.
  - BACKFLOW PREVENTERS, WHERE REQUIRED, SHALL MEET ALL REQUIREMENTS OF ASSE STANDARD 1013 AND AWWA C506, LATEST REVISION. BACKFLOW PREVENTERS SHALL BE WATTS SERIES 909 HW, CONBRACO SERIES 40-200 OR APPROVED EQUAL.
  - NEWLY INSTALLED WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 STANDARDS, LATEST REVISION BEFORE ACCEPTANCE CAN BE GRANTED.
  - WATER MAINS SHALL HAVE A MINIMUM 10" HORIZONTAL AND 18" VERTICAL SEPARATION FROM SANITARY SEWER COMPONENTS.
- \* - "APPROVED EQUAL" DEFINED AS APPROVED BY TIDEWATER UTILITIES, INC.



ENTRANCE LOCATION PLAN



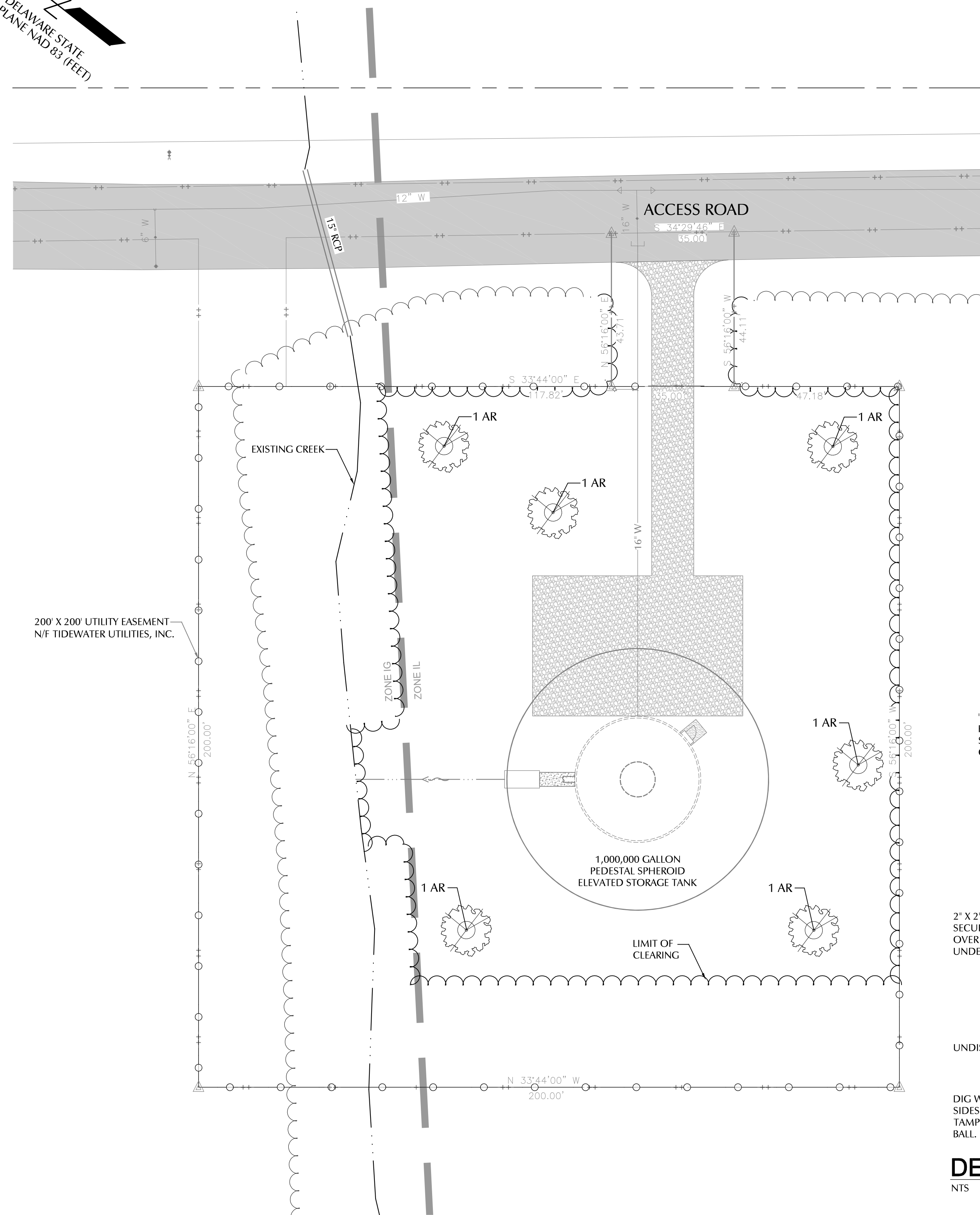
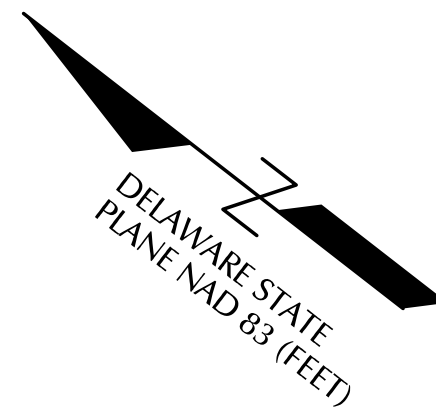
By:	SKM	Date:	10/30/24
Revision:	KENT COUNTY P&Z COMMENTS		

ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - FORK BRANCH  
SAINT JONES RIVER WATERSHED,  
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE  
TAX MAP #2-00-05700-01-1 1300-00001

Date:	OCT 07, 2024
Scale:	AS SHOWN
Dwn. By:	SKM
Proj. No.:	TUI01-06

Dwg. No.:  
**T1.2**





**LANDSCAPE PLAN** 0 20 40 60 FEET

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<b>Trees</b>					
AR	Acer rubrum 'Franksred'	Red Sunset Red Maple	6	1 1/2" cal.	B&B, Full, Heavy, Vigorous
		Double-shredded Hardwood Mulch	2	CY	3' Depth, mulch rings and beds

NOTE: In the event that there is a discrepancy between the quantity of plant material on the Plan Drawing and the quantity in the Plant Drawing and the quantity in the Plant List, the quantity of the plant material on the plan drawing shall govern.

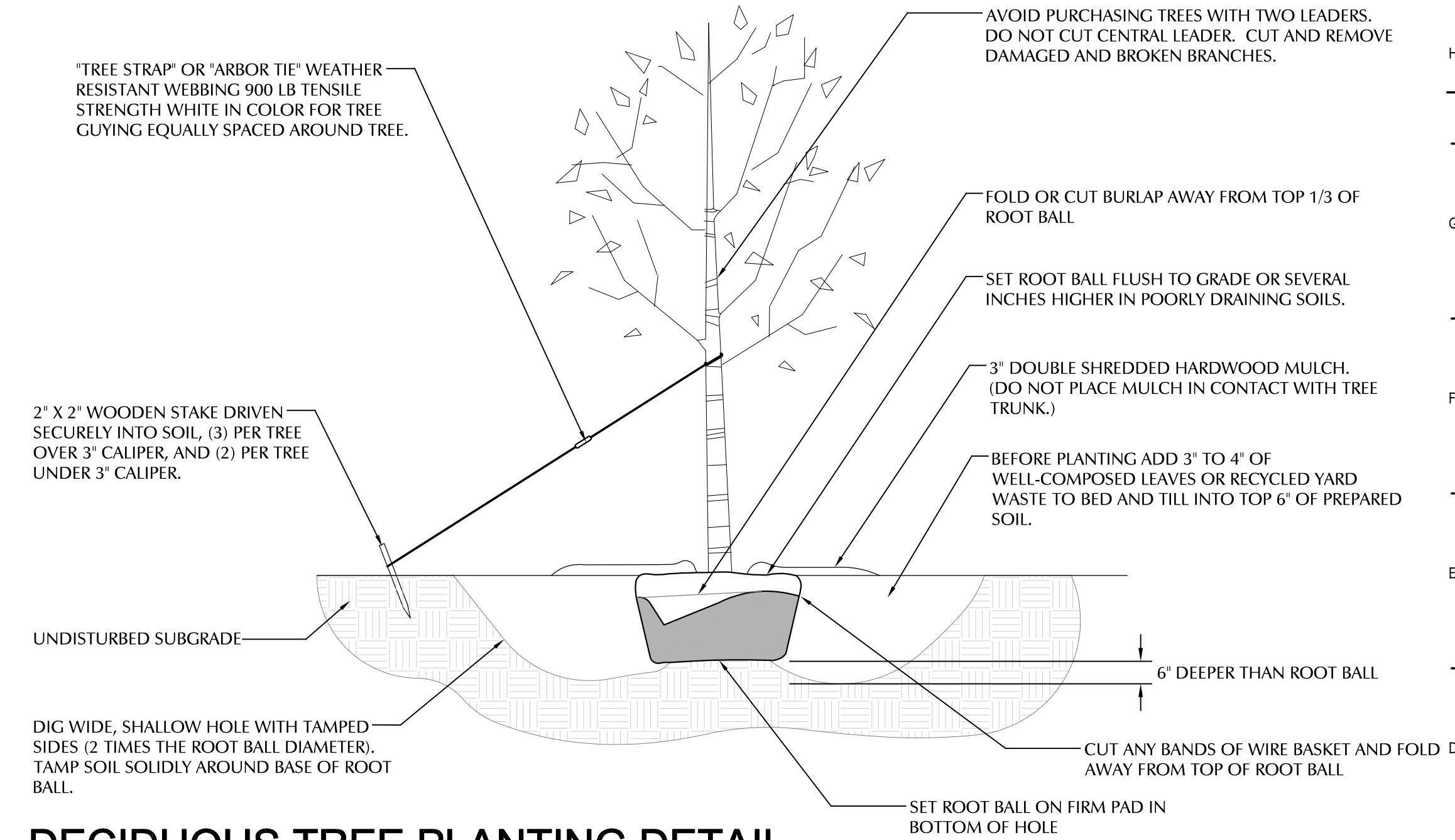
**GENERAL PLANTING NOTES**

- ALL PLANTINGS SHALL BE GUARANTEED FOR 1 YEAR SURVIVAL WITH A FULL PRICE LABOR AND MATERIALS WARRANTY.
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
- PLANTING DEPTH SHALL BE THE SAME AS GROWN IN THE NURSERY, EXCEPT WHEN NOTED OTHERWISE.
- AFTER THE INITIAL THOROUGH WATERING BY THE CONTRACTOR, THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING 1 INCH OF WATER PER WEEK WHEN NATURAL RAINFALL IS LESS THAN 1 INCH PER WEEK BETWEEN MAY 1 AND NOVEMBER 30.
- ALL STAKES AND "ARBOR TAPE" GUYING SHALL BE REMOVED FROM THE TREES AND THE SITE 1 YEAR AFTER PLANTING.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANT MATERIAL ON THE PLAN DRAWING AND THE QUANTITY IN THE PLANT DRAWING AND THE QUANTITY IN THE PLANT LIST, THE QUANTITY OF THE PLANT MATERIAL ON THE PLAN DRAWING SHALL GOVERN.
- PLANT AND SUPPLY PLANT MATERIALS IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK Z-60.1.
- LOCATED OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES, TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH.

**LANDSCAPE AND TREE DENSITY REQUIREMENTS:**

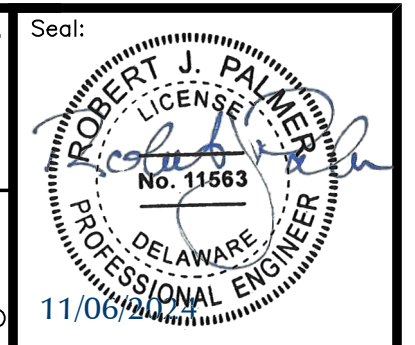
WOODLAND PRESERVATION REQUIRED: 20% OF EXISTING WOODLAND WITHIN GROWTH ZONE:  
 EXISTING WOODLAND AREA: 0.84 AC (20% OF 0.84 AC = 0.17 AC)  
 TOTAL WOODLAND AREA TO BE PRESERVED: 0.25 AC (29%)

TREE DENSITY REQUIRED WITHIN GROWTH ZONE: 1 TREE / 5,000 SF OF NON-WOODLAND AREA:  
 GROSS SITE ACREAGE: 0.92 AC (40,000 SF)  
 TOTAL TREE DENSITY AREA: (0.92 AC - 0.25 AC) = 0.67 AC (29,298 SF)  
 TREES REQUIRED (29,298 SF / 5,000 SF): 6 TREES  
 TREES PROVIDED: 6 TREES



**DECIDUOUS TREE PLANTING DETAIL**

NTS



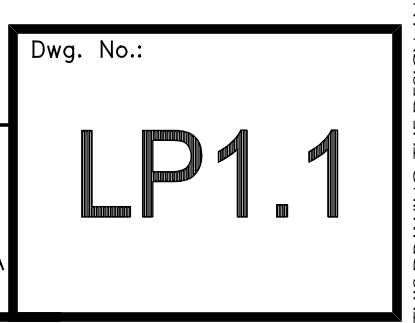
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**ELEVATED STORAGE TANK  
 TIDEWATER UTILITIES - FORK BRANCH**  
 SAINT JONES RIVER WATERSHED,  
 EAST DOVER HUNDRED, KENT COUNTY, DELAWARE  
 TAX MAP #2-00-05700-01-1300-00001  
**WOODLAND PRESERVATION & TREE DENSITY PLAN**

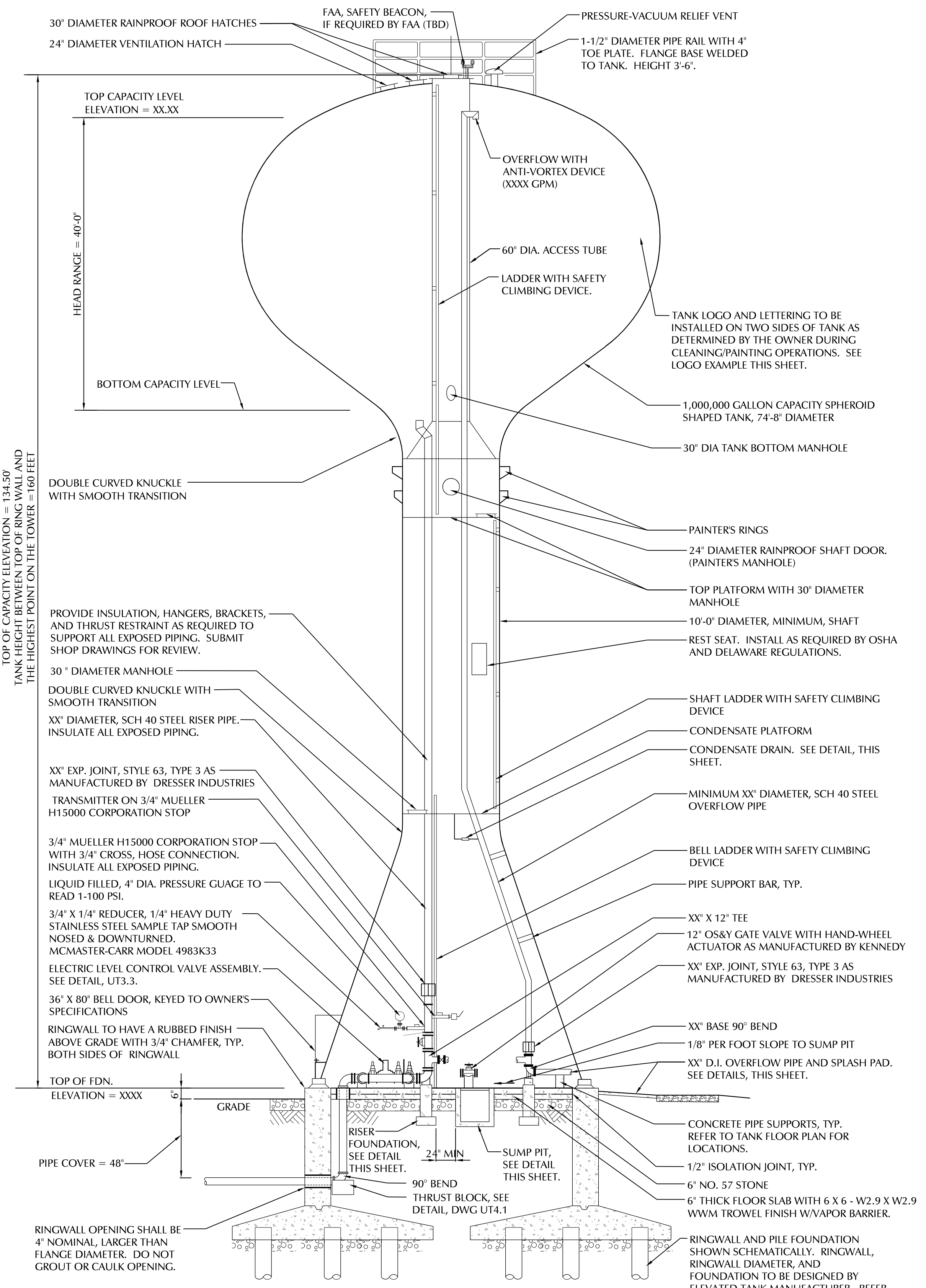
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Scale:	1" = 20'
Dwn.By:	SKM
Proj.No.:	TUI01-06

**LANDSCAPE ARCHITECT CERTIFICATION:**

LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_





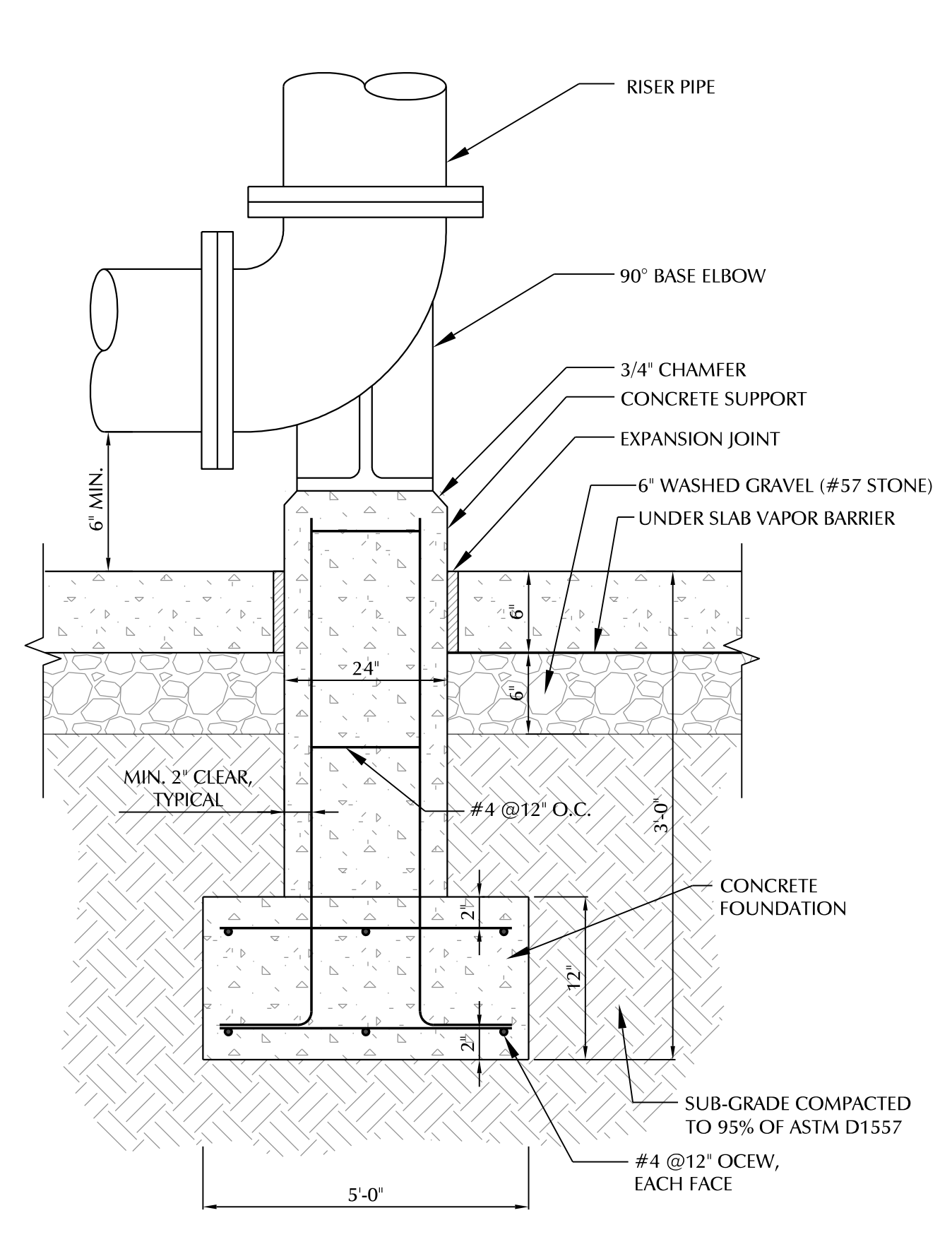


ELEVATED STORAGE TANK ELEVATION

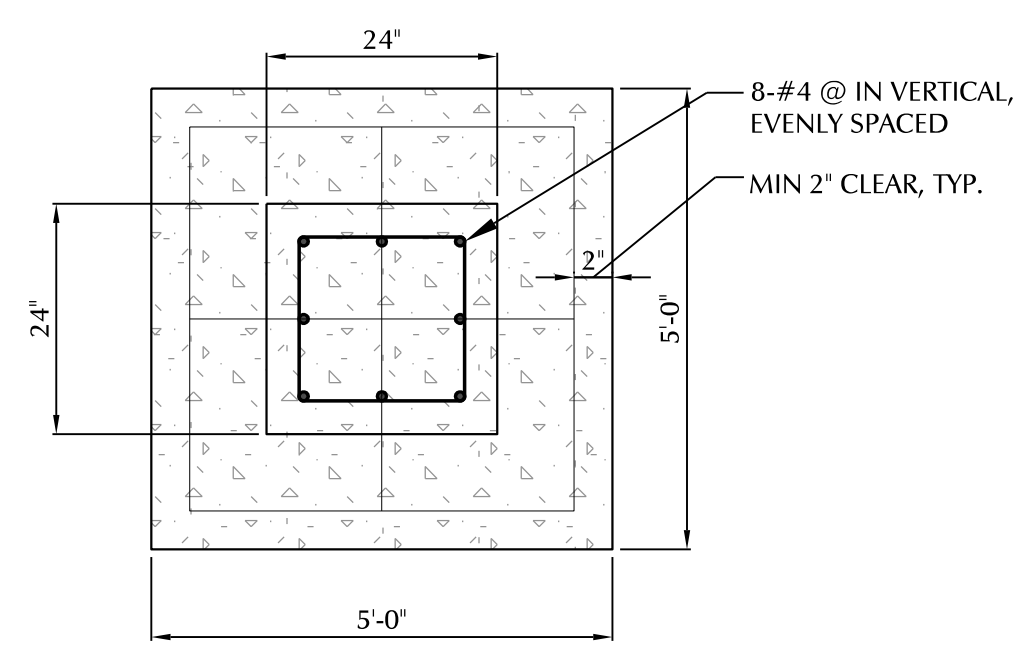
**GENERAL NOTES:**

- TANK APPURTENANCES ROTATED FOR CLARITY.
- LADDER AND SAFETY DEVICES SHALL MEET OSHA AND DELAWARE REGULATIONS.
- TANK SHALL BE PAINTED WHITE OR SKY NEUTRAL. OWNER SHALL MAKE COLOR CHOICE.
- TANK SHALL BE LETTERED WITH THE TIDEWATER LOGO AND CAPE HENLOPEN SCHOOL DISTRICT LOGO.
- INSTALL RISER FOUNDATION DIRECTLY BELOW RISER BASE ELBOW AND OVERFLOW BASE TEE AS SHOWN AND PROVIDE MINIMUM 2' CLEARANCE BETWEEN OUTSIDE OF SUMP PIT AND RISER FOUNDATION. SLOPE CONCRETE FLOOR TO SUMP PIT AS NECESSARY.
- ALL GATE VALVES SHALL BE KENNEDY C-509.
- SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.
- PROVIDE CHAIN WHEEL OPERATORS FOR GATE VALVES WITH ACTUATOR CENTERLINE HIGHER THAN 4 FT ABOVE FINISH FLOOR.

**ELEVATED WATER STORAGE TANK - PEDESTAL SPHEROID 1,000,000 GALLON CAPACITY**



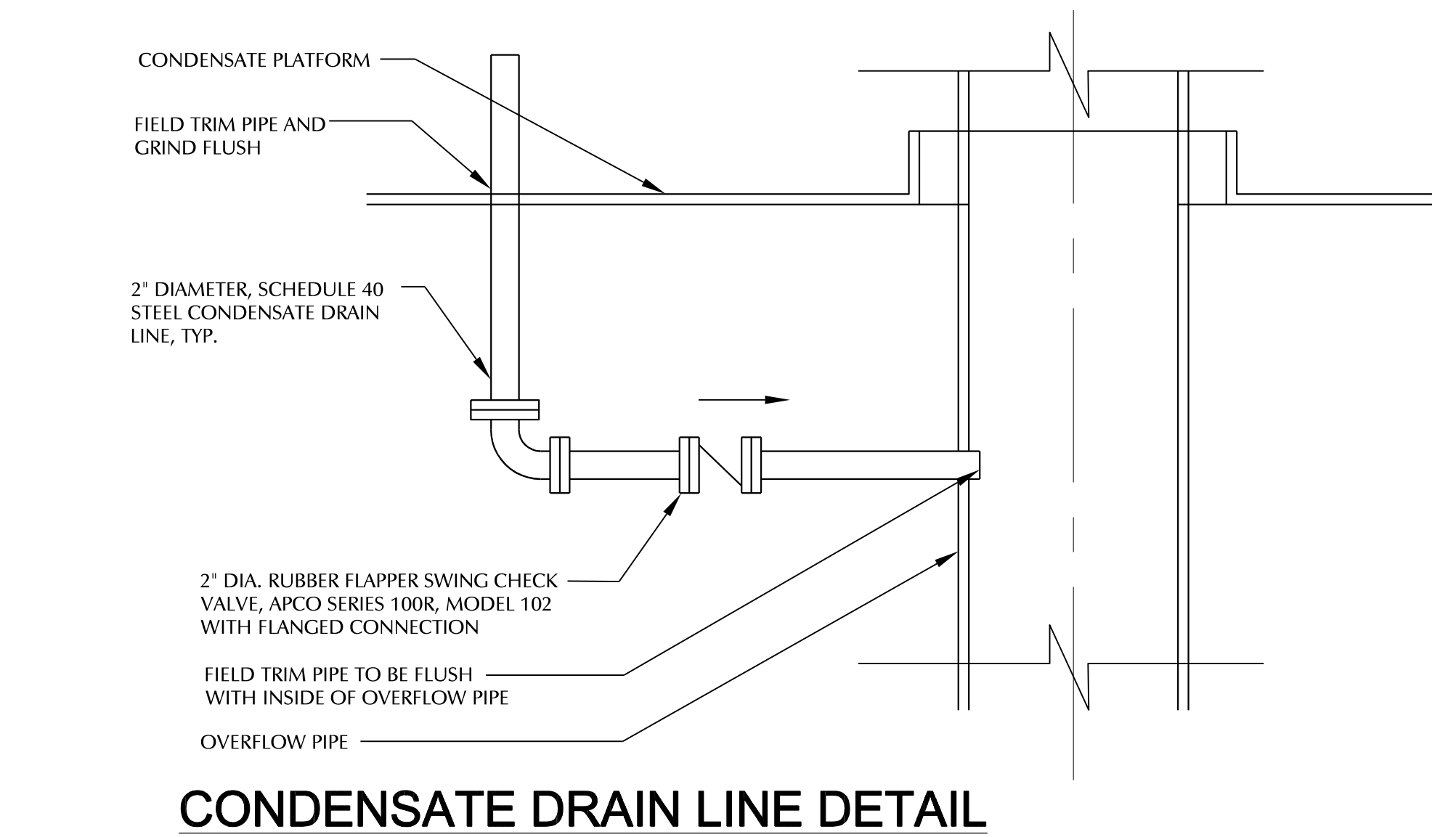
SECTION VIEW



PLAN VIEW

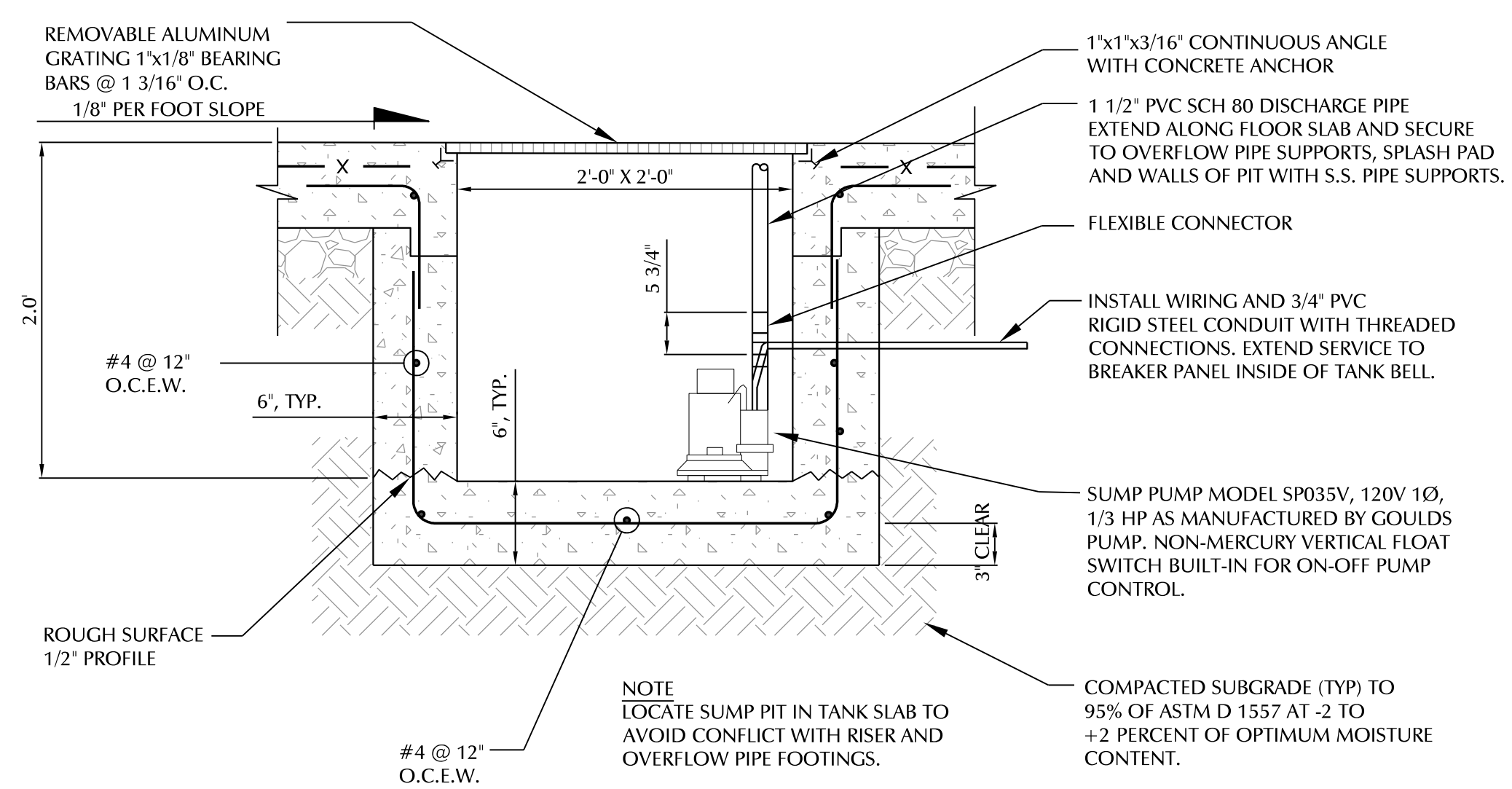
**RISER PIPE CONCRETE FOUNDATION DETAIL**

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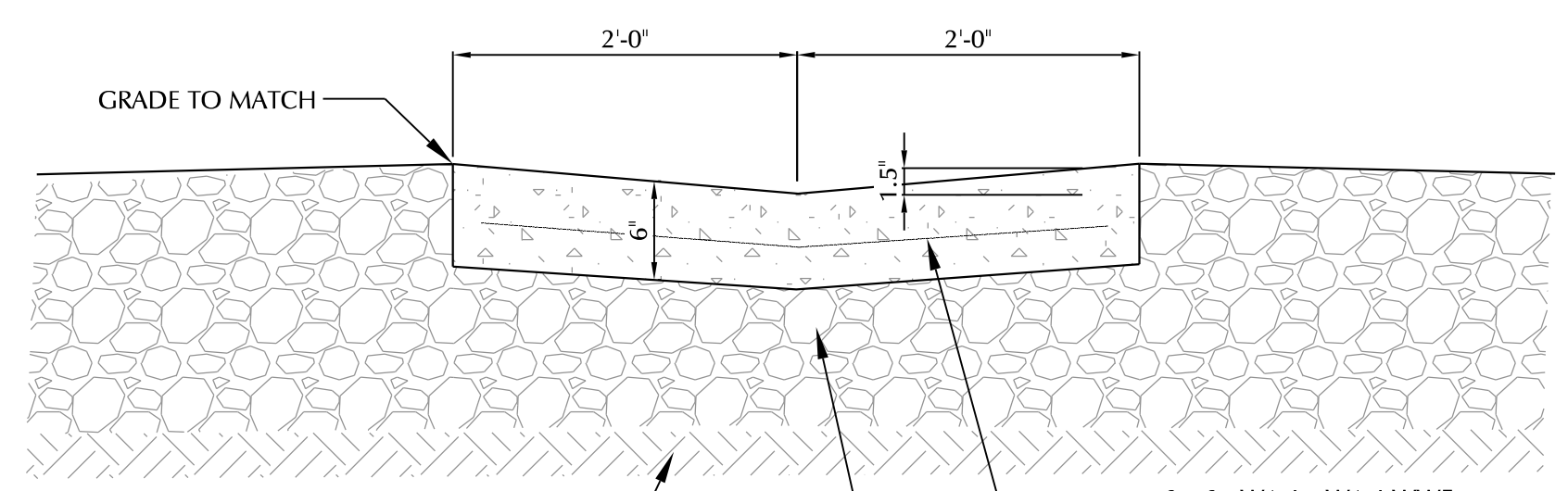
**CONDENSATE DRAIN LINE DETAIL**

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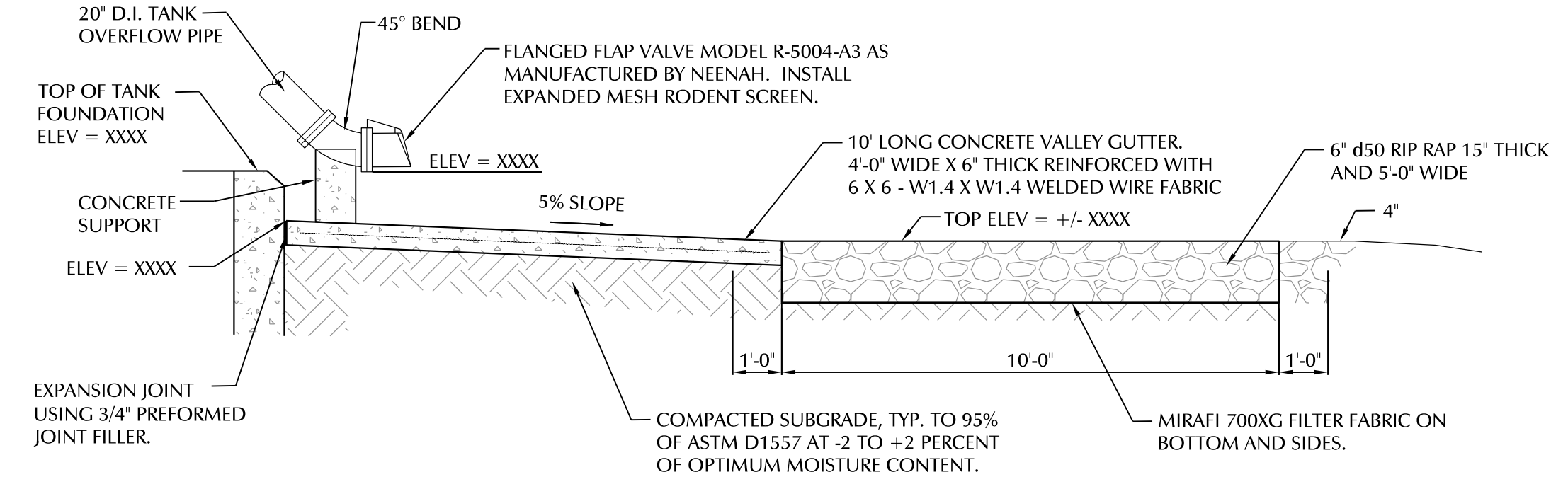
**SUMP PUMP DETAIL**

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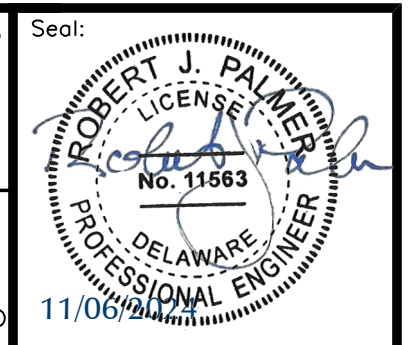
**SPLASH PAD CROSS-SECTION DETAIL**

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**OVERFLOW SPLASH PAD**

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Date:	
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**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - FORK BRANCH  
SAINT JONES RIVER WATERSHED,  
EAST DOWNTOWN HUNTER, KENT COUNTY, DELAWARE  
TAX MAP #2-00-05700-01-1300-00001**

Date:	OCT 07, 2024
Scale:	NO SCALE
Dwn. By:	SKM
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