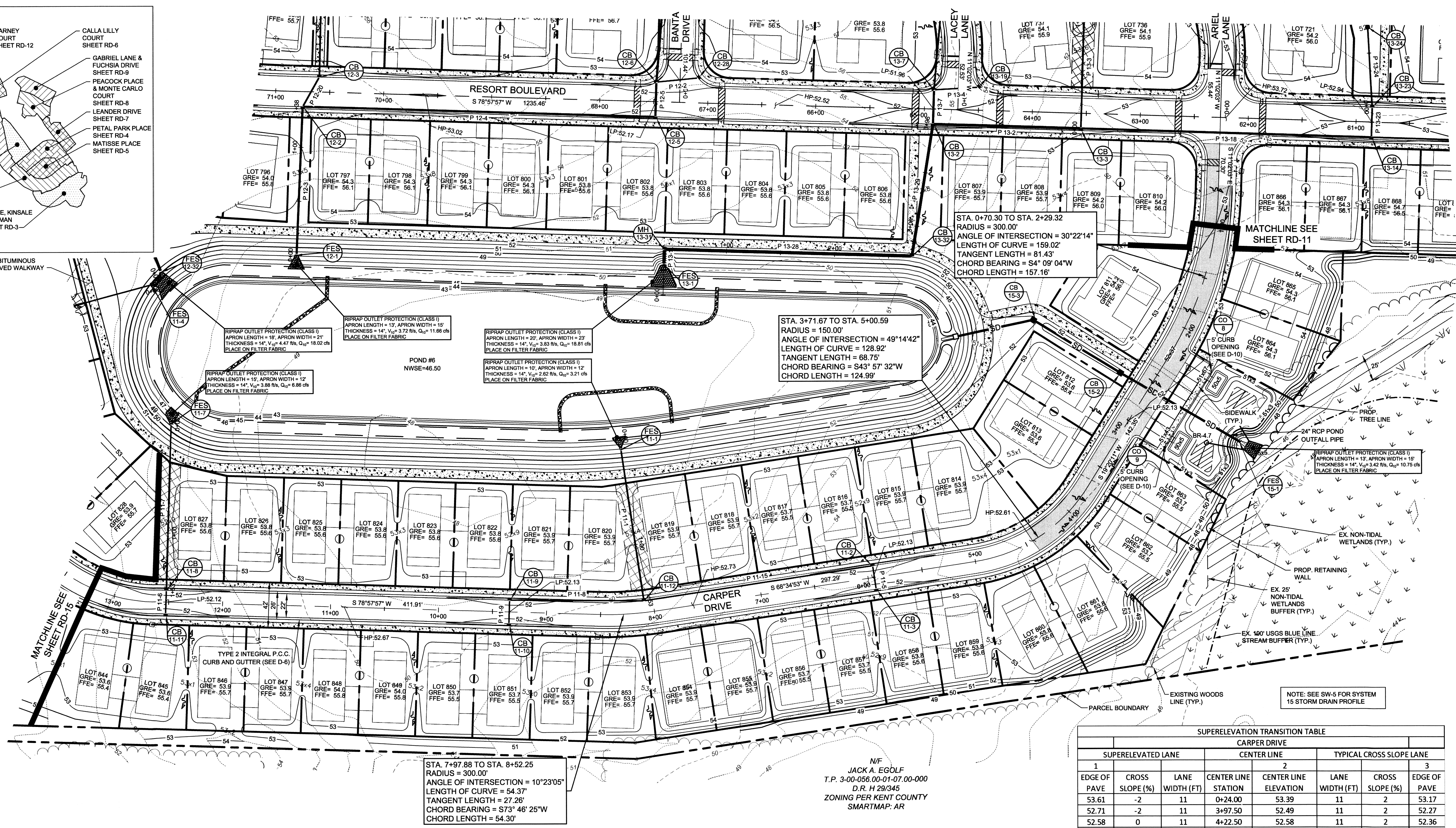


ABBREVIATIONS AND NOTES

EVCS: END VERTICAL CURVE STATION
 EVC: END VERTICAL CURVE ELEVATION
 BVCS: BEGIN VERTICAL CURVE STATION
 BVC: BEGIN VERTICAL CURVE ELEVATION
 K: RATE OF VERTICAL CURVATURE
 PVI: POINT OF VERTICAL INTERSECTION
 A.D.: ALGEBRAIC DIFFERENCE
 V.C.: VERTICAL CURVE
 OS: OFFSET
 STA: STATION
 INV: INVERT
 ELEV.: ELEVATION
 GRE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
 FFE: FINISHED FLOOR ELEVATION

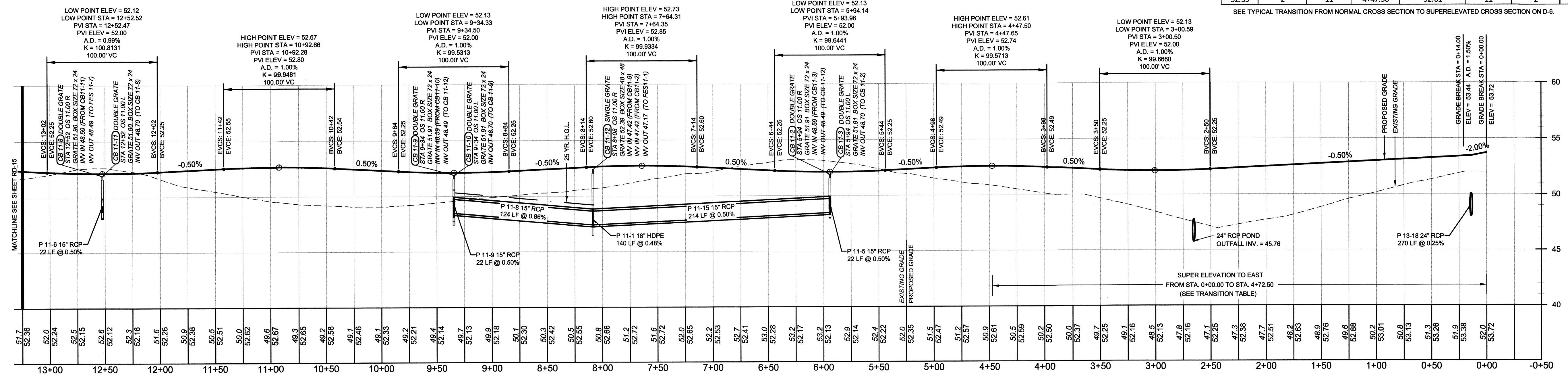
NOTES:
 1. BOX SIZES LISTED ARE IN INCHES.
 2. OFFSET DISTANCES LISTED ARE IN FEET.
 3. SEE D-8 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
 4. SEE D-7 FOR RAMP DETAILS.
 5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
 6. SEE D-8 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



SUPERELEVATION TRANSITION TABLE

CARPER DRIVE						
SUPERELEVATED LANE		CENTER LINE		TYPICAL CROSS SLOPE LANE		
EDGE OF PAVE	CROSS SLOPE (%)	LANE WIDTH (FT)	CENTER LINE STATION	CENTER LINE ELEVATION	LANE WIDTH (FT)	CROSS SLOPE (%)
53.61	-2	11	0+24.00	53.39	11	2
52.71	-2	11	3+97.50	52.49	11	2
52.58	0	11	4+22.50	52.58	11	2
52.39	2	11	4+47.50	52.61	11	2

SEE TYPICAL TRANSITION FROM NORMAL CROSS SECTION TO SUPERELEVATED CROSS SECTION ON D-6.



REGISTERED PROFESSIONAL ENGINEER
 STATE OF DELAWARE
 No. 13197
 SEAL 10/1/12
 DATE

REVISIONS

REV. #	DATE	DESCRIPTION

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ROAD & STORM DRAIN PLAN & PROFILES

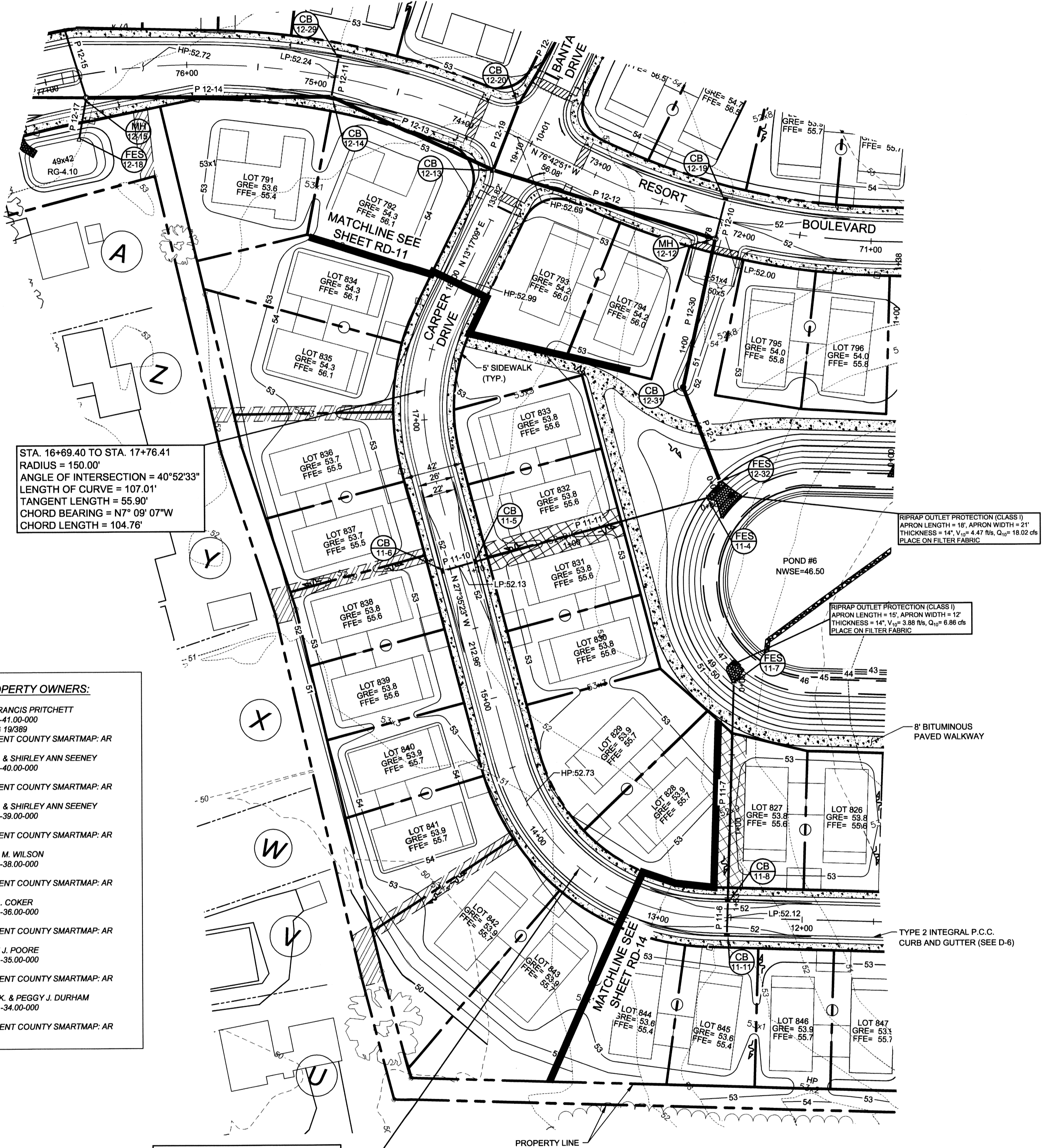
FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE

FOR: EDDIE EVANS FARMS, LLC

DATE: FEBRUARY 2013
 JOB NUMBER: D3060182
 SCALE: AS SHOWN
 DRAWN BY: MJK
 DESIGNED BY: MJK
 APPROVED BY: DSS
 FOLDER REFERENCE: F-03060182

SHEET NO.: **RD-14**
 FILE NO.: **1446-B**

October 01, 2013 1:26pm User: mhwat C:\K\3D Projects\03060182 - NOBLES POND - FINAL PHASE 3 & 4\PRODUCTION\PHASE 4 ROAD LAYOUTS.dwg

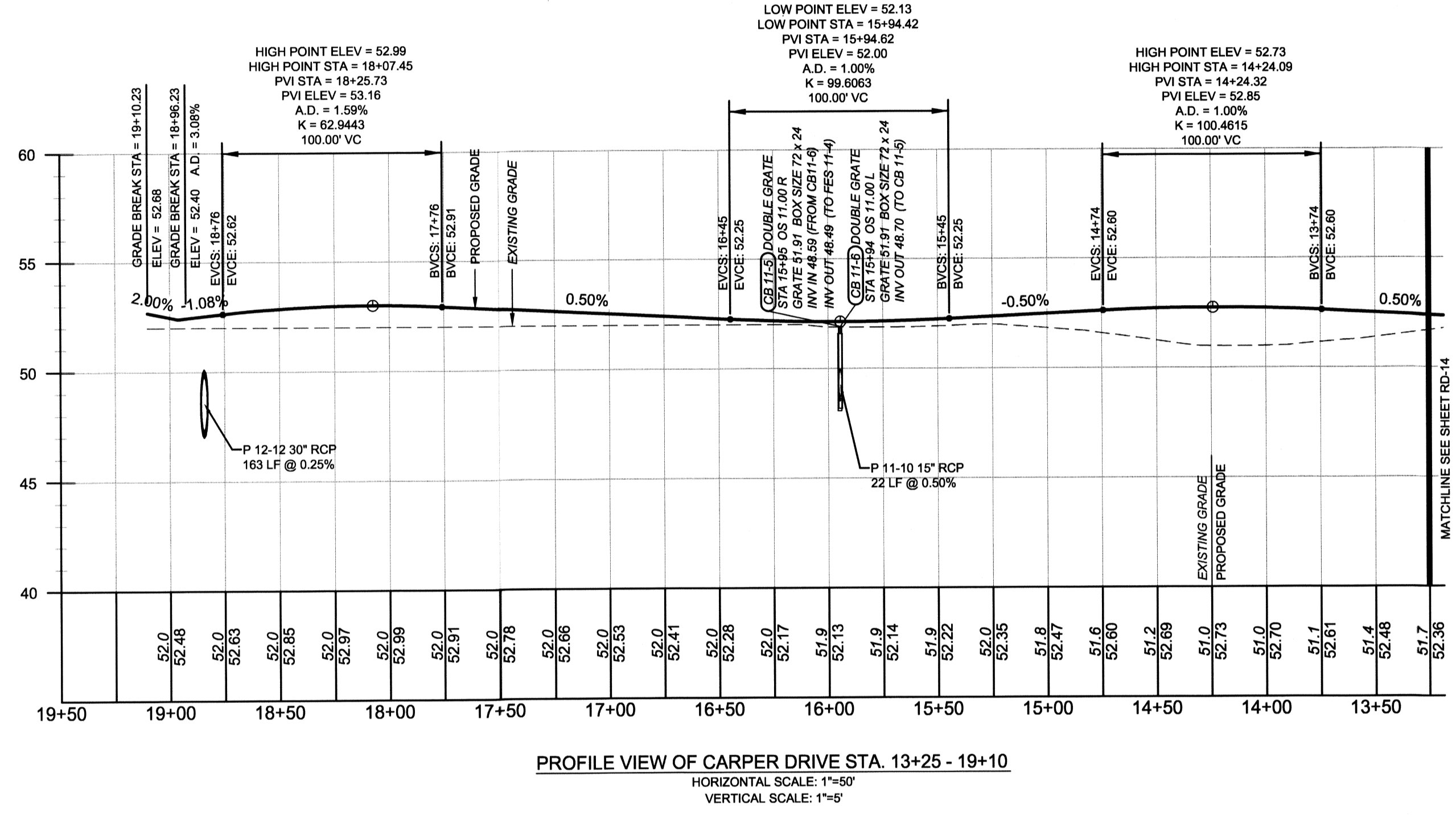
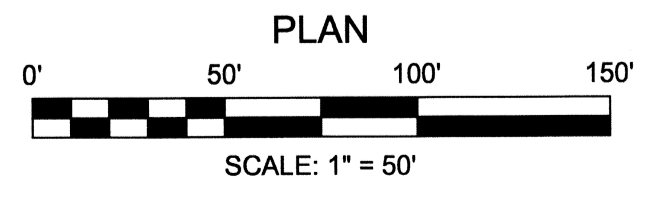


STA. 16+89.40 TO STA. 17+76.41
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 40°52'33"
 LENGTH OF CURVE = 107.01'
 TANGENT LENGTH = 55.90'
 CHORD BEARING = N7°09'07"W
 CHORD LENGTH = 104.76'

STA. 12+64.16 TO STA. 14+56.44
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 73°26'40"
 LENGTH OF CURVE = 192.28'
 TANGENT LENGTH = 111.90'
 CHORD BEARING = N64°18'43"W
 CHORD LENGTH = 179.38'

- ADJOINING PROPERTY OWNERS:**
- U N/F FLOYD & FRANCIS PRITCHETT
 T.P. 03-00-56.01-41.00-000
 D.R. E 23663, Q 19389
 ZONING PER KENT COUNTY SMARTMAP: AR
 - V N/F DONALD M. & SHIRLEY ANN SEENEY
 T.P. 03-00-56.01-40.00-000
 D.R. Q 32112
 ZONING PER KENT COUNTY SMARTMAP: AR
 - W N/F DONALD M. & SHIRLEY ANN SEENEY
 T.P. 03-00-56.01-39.00-000
 D.R. Q 32110
 ZONING PER KENT COUNTY SMARTMAP: AR
 - X N/F CLARENCE M. WILSON
 T.P. 03-00-56.01-38.00-000
 D.R. Q 3121
 ZONING PER KENT COUNTY SMARTMAP: AR
 - Y N/F CHARLES L. COCKER
 T.P. 03-00-56.01-36.00-000
 D.R. P 2256
 ZONING PER KENT COUNTY SMARTMAP: AR
 - Z N/F ELIZABETH J. POORE
 T.P. 03-00-56.01-35.00-000
 D.R. D 447114
 ZONING PER KENT COUNTY SMARTMAP: AR
 - A N/F GLENDON K. & PEGGY J. DURHAM
 T.P. 03-00-56.01-34.00-000
 D.R. 148/105
 ZONING PER KENT COUNTY SMARTMAP: AR

N/F
 JACK A. EGOLF
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 SMARTMAP: AR

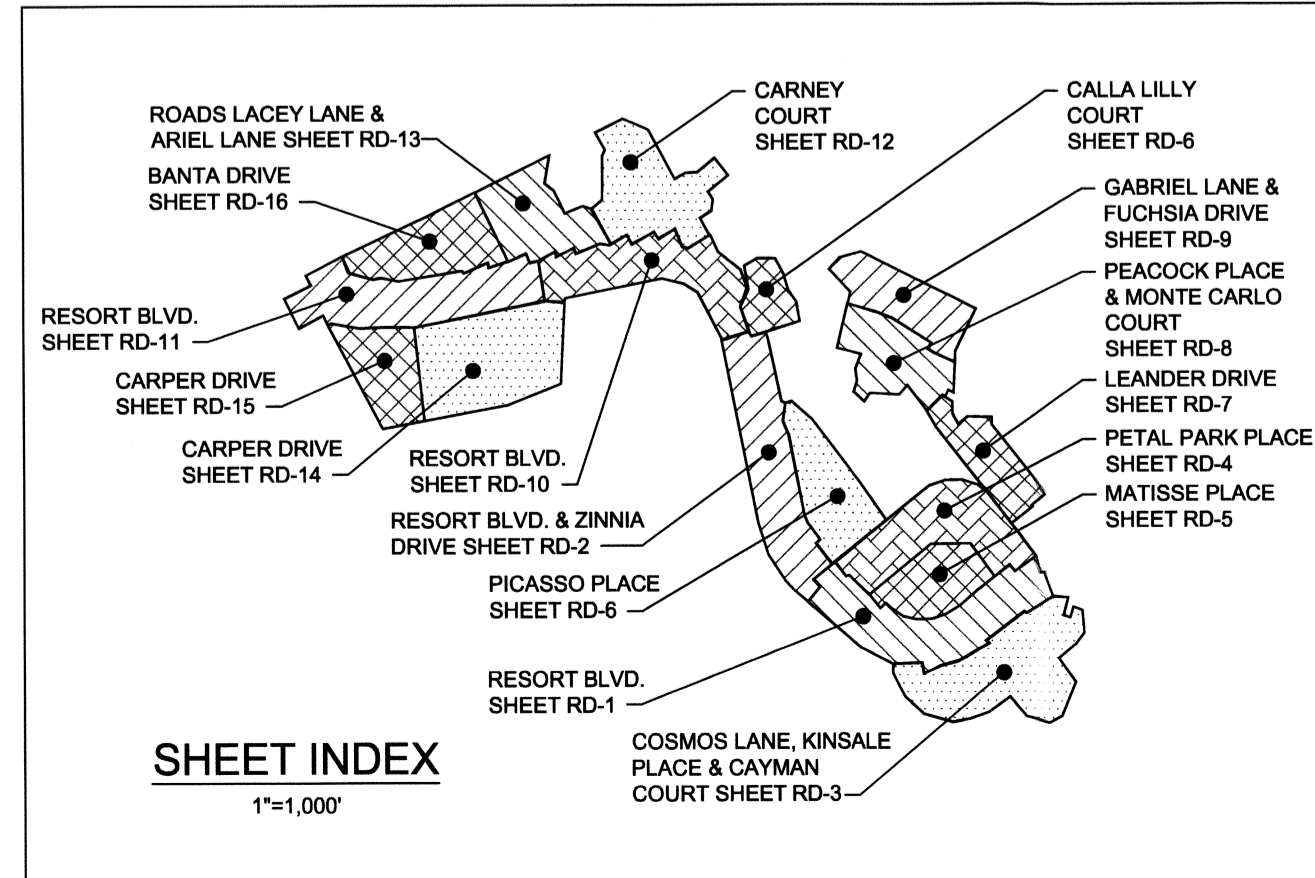


ABBREVIATIONS AND NOTES

EVCS: END VERTICAL CURVE STATION
 EVCE: END VERTICAL CURVE ELEVATION
 BVCS: BEGIN VERTICAL CURVE STATION
 BVCE: BEGIN VERTICAL CURVE ELEVATION
 K: RATE OF VERTICAL CURVATURE
 PVI: POINT OF VERTICAL INTERSECTION
 A.D.: ALGEBRAIC DIFFERENCE
 V.C.: VERTICAL CURVE
 OS: OFFSET
 STA: STATION
 INV: INVERT
 ELEV.: ELEVATION
 GRE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
 FFE: FINISHED FLOOR ELEVATION

NOTES:

- BOX SIZES LISTED ARE IN INCHES.
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- SEE D-6 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
- SEE D-7 FOR RAMP DETAILS.
- SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
- SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



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SCALE:	AS SHOWN
DRAWN BY:	MAK
DESIGNED BY:	MAK
APPROVED BY:	DSS
FOLDER REFERENCE:	F-0360182

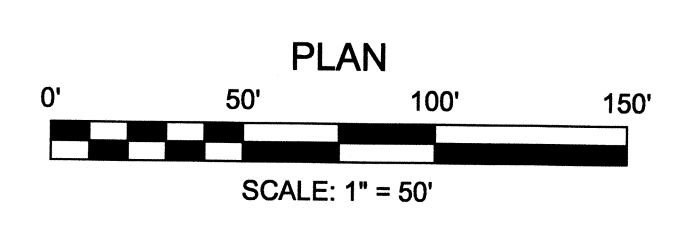
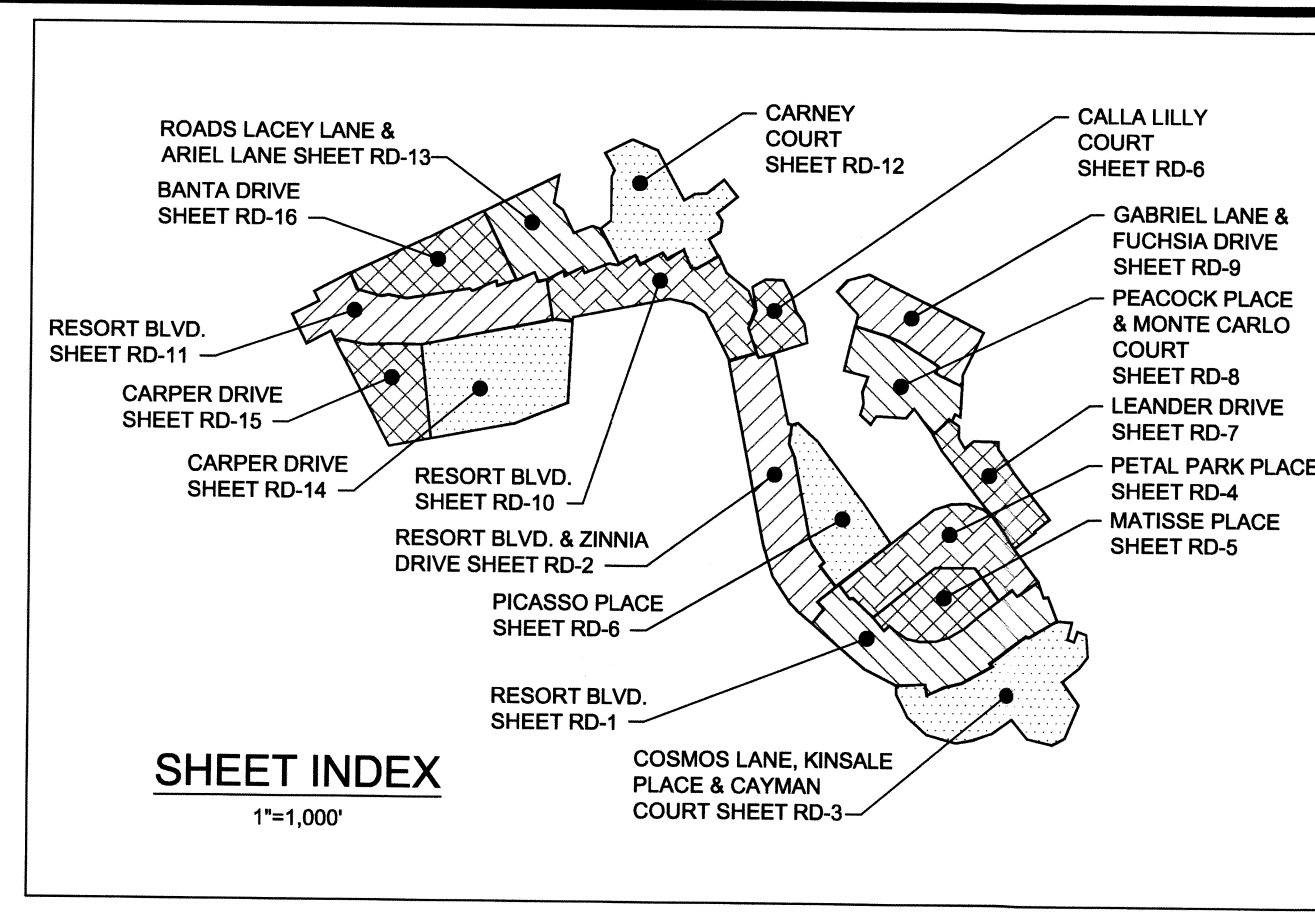
ROAD & STORM DRAIN PLAN & PROFILES

FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: **RD-15**
 FILE NO.: **1446-B**

Professional Engineer Seal for S. SPEAKMAN, No. 13197, State of Maryland. Includes fields for SEAL, DATE, and SIGNATURE.

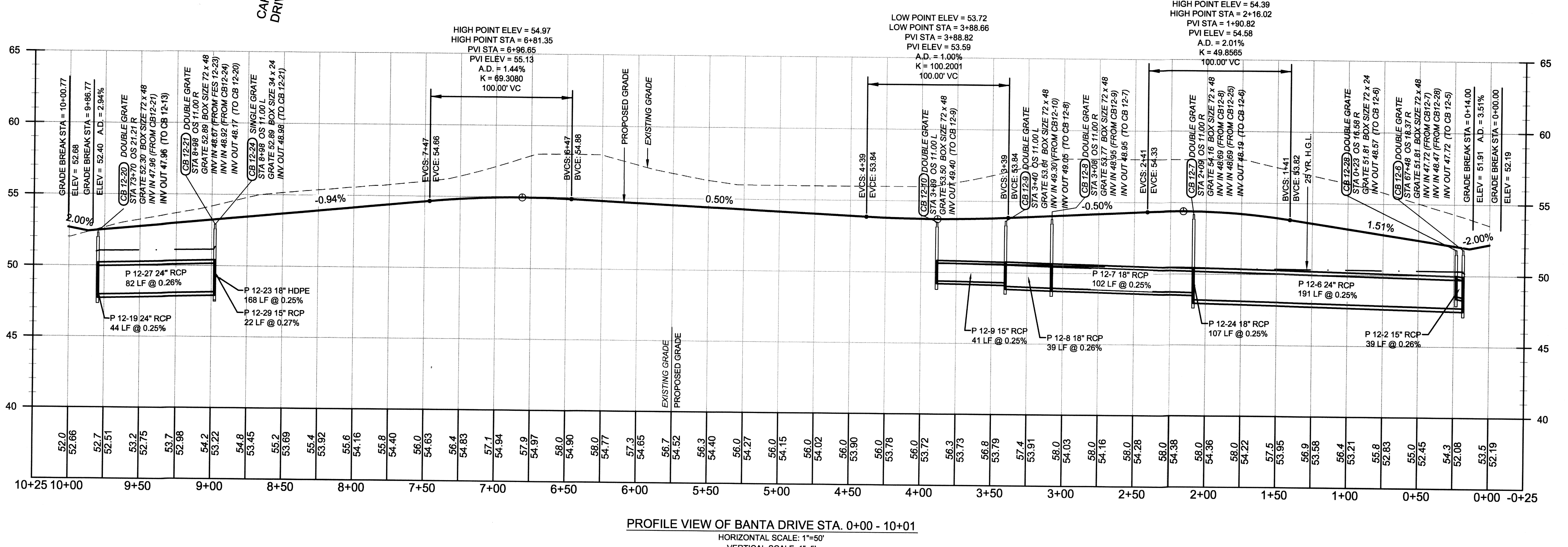
October 01, 2013 - 1:27pm User: mwaif C:\csm\30\Projects\03090182 - NOBLES POND - FINAL PHASE 3 & 4\PRODUCTION\PHASE 4 ROAD LAYOUTS.dwg



STA. 7+95.39 TO STA. 8+61.01
RADIUS = 75.00'
ANGLE OF INTERSECTION = 50°07'44"
LENGTH OF CURVE = 65.62'
TANGENT LENGTH = 35.08'
CHORD BEARING = S33°21'01"W
CHORD LENGTH = 63.55'

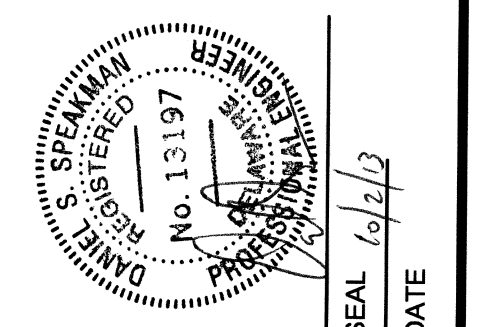
STA. 2+88.11 TO STA. 4+06.82
RADIUS = 75.00'
ANGLE OF INTERSECTION = 90°41'35"
LENGTH OF CURVE = 118.72'
TANGENT LENGTH = 75.91'
CHORD BEARING = N71°14'19"W
CHORD LENGTH = 106.71'

STA. 1+01.44 TO STA. 1+40.34
RADIUS = 150.00'
ANGLE OF INTERSECTION = 14°51'29"
LENGTH OF CURVE = 38.90'
TANGENT LENGTH = 19.56'
CHORD BEARING = N18°27'47"W
CHORD LENGTH = 38.79'



ABBREVIATIONS AND NOTES
EVC'S: END VERTICAL CURVE STATION
EVE: END VERTICAL CURVE ELEVATION
BVC'S: BEGIN VERTICAL CURVE STATION
BVE: BEGIN VERTICAL CURVE ELEVATION
K: RATE OF VERTICAL CURVATURE
PVI: POINT OF VERTICAL INTERSECTION
A.D.: ALGEBRAIC DIFFERENCE
V.C.: VERTICAL CURVE
OS: OFFSET
STA: STATION
INV: INVERT
ELEV.: ELEVATION
GR: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
FFE: FINISHED FLOOR ELEVATION

NOTES:
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6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



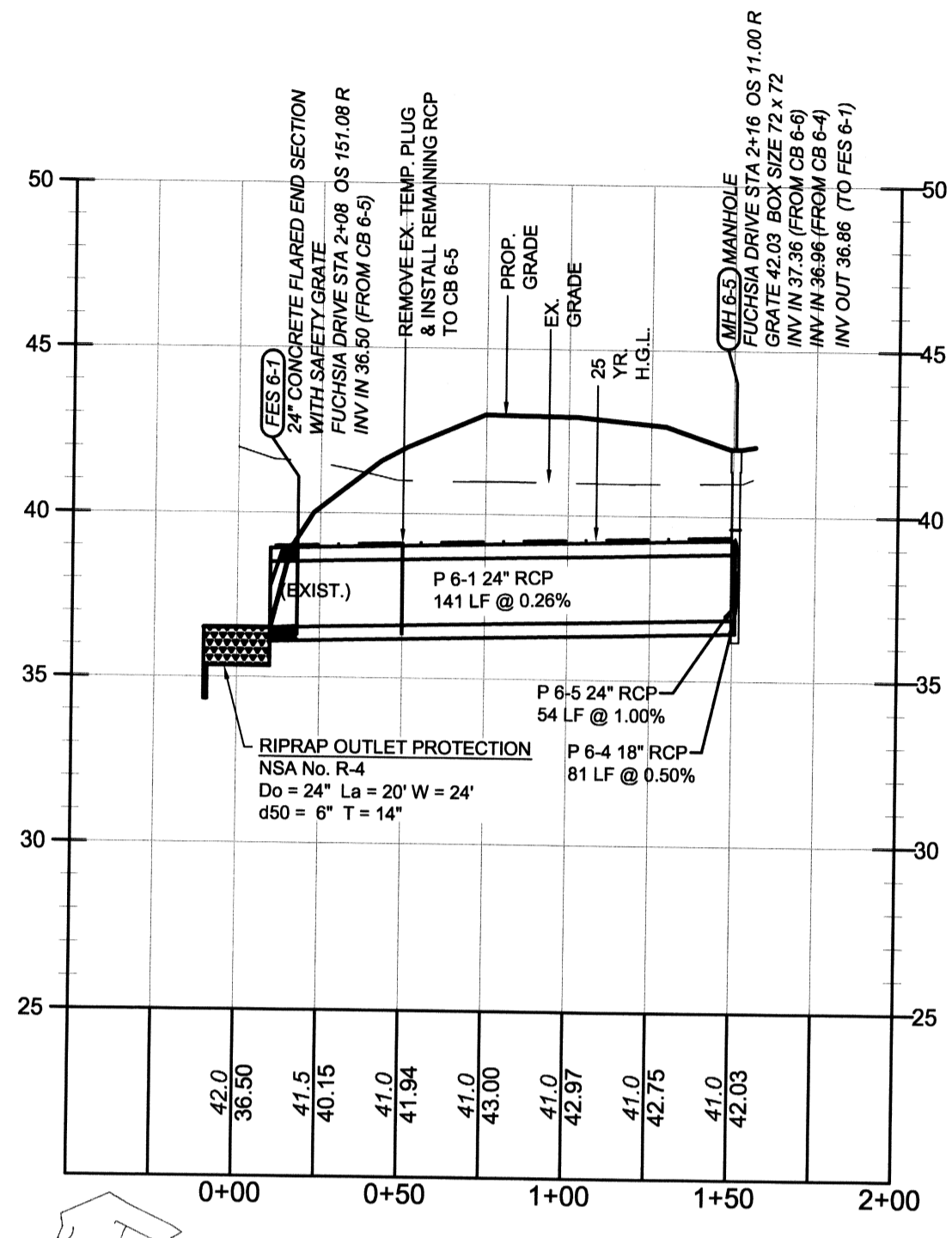
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SCALE:	AS SHOWN
DRAWN BY:	MAK
DESIGNED BY:	MAK
APPROVED BY:	DSS
FOLDER REFERENCE:	F-D3090182

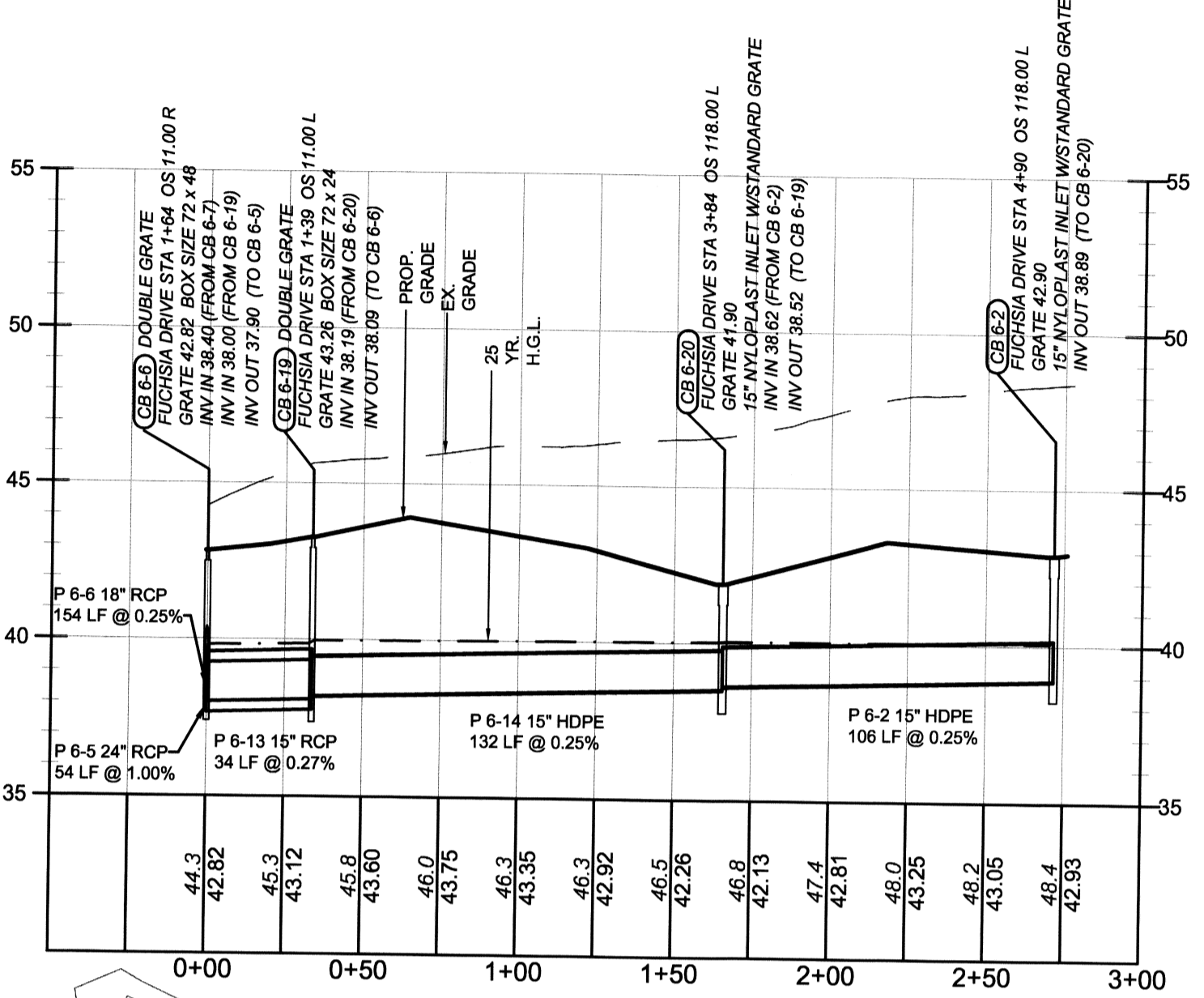
ROAD & STORM DRAIN PLAN & PROFILES
FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
KENTON HUNDRED, KENT COUNTY, DELAWARE
FOR: EDDIE EVANS FARMS, LLC

October 01, 2013 2:00pm User: mrcat C:\Users\mrcat\Documents\Nobles Pond - Final Phase 3 & 4\Production\Phase 3 Road Layouts.dwg



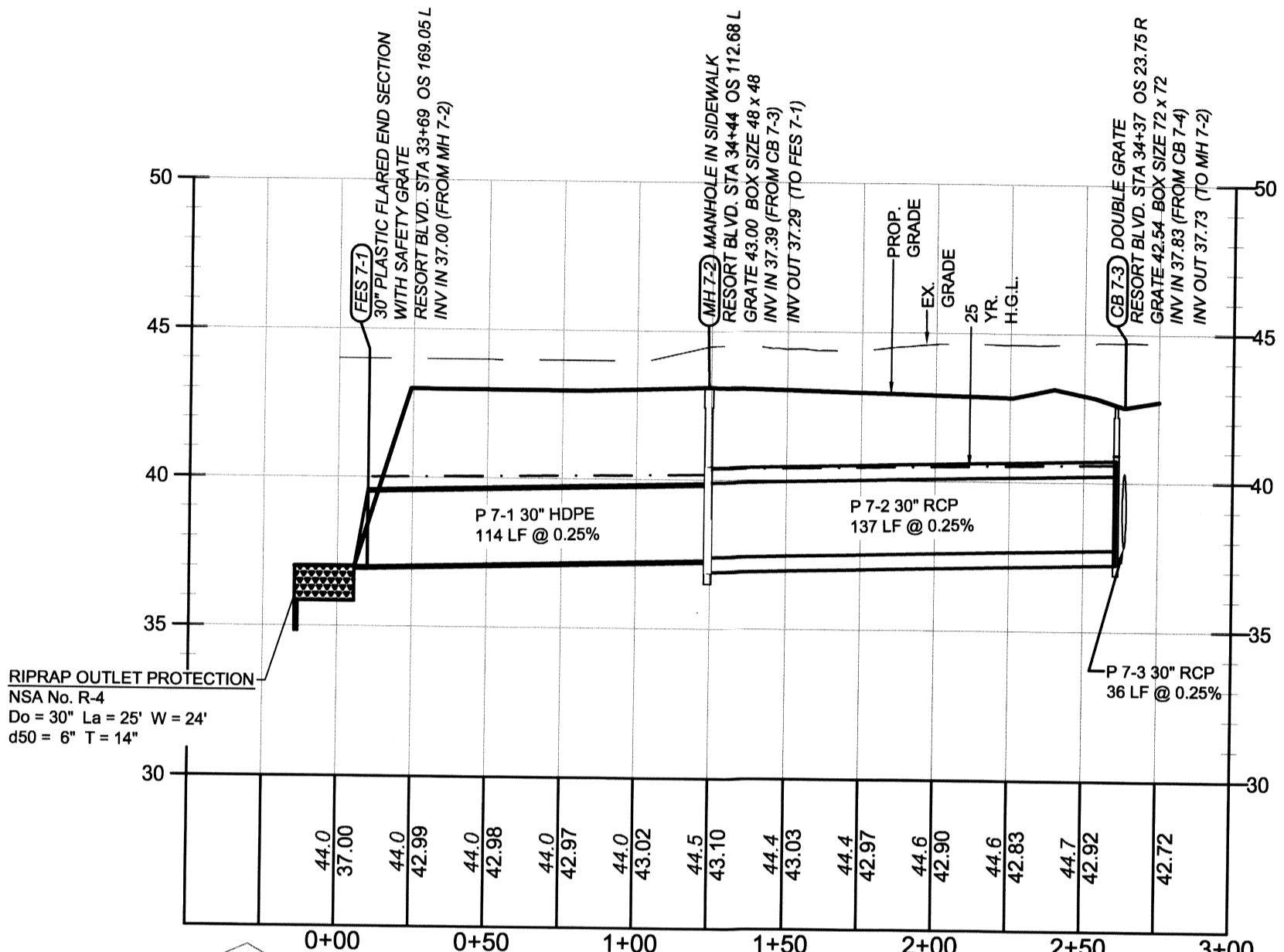
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SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



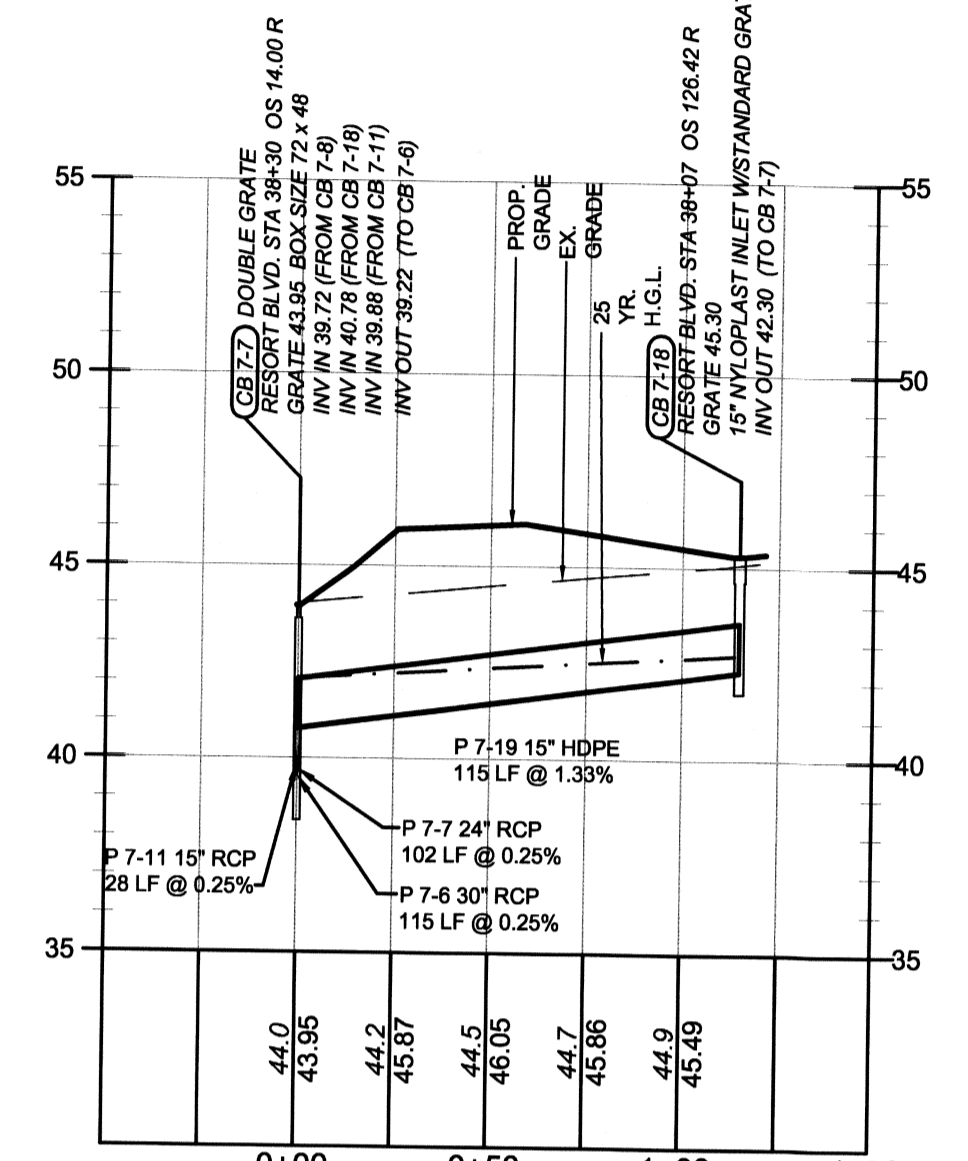
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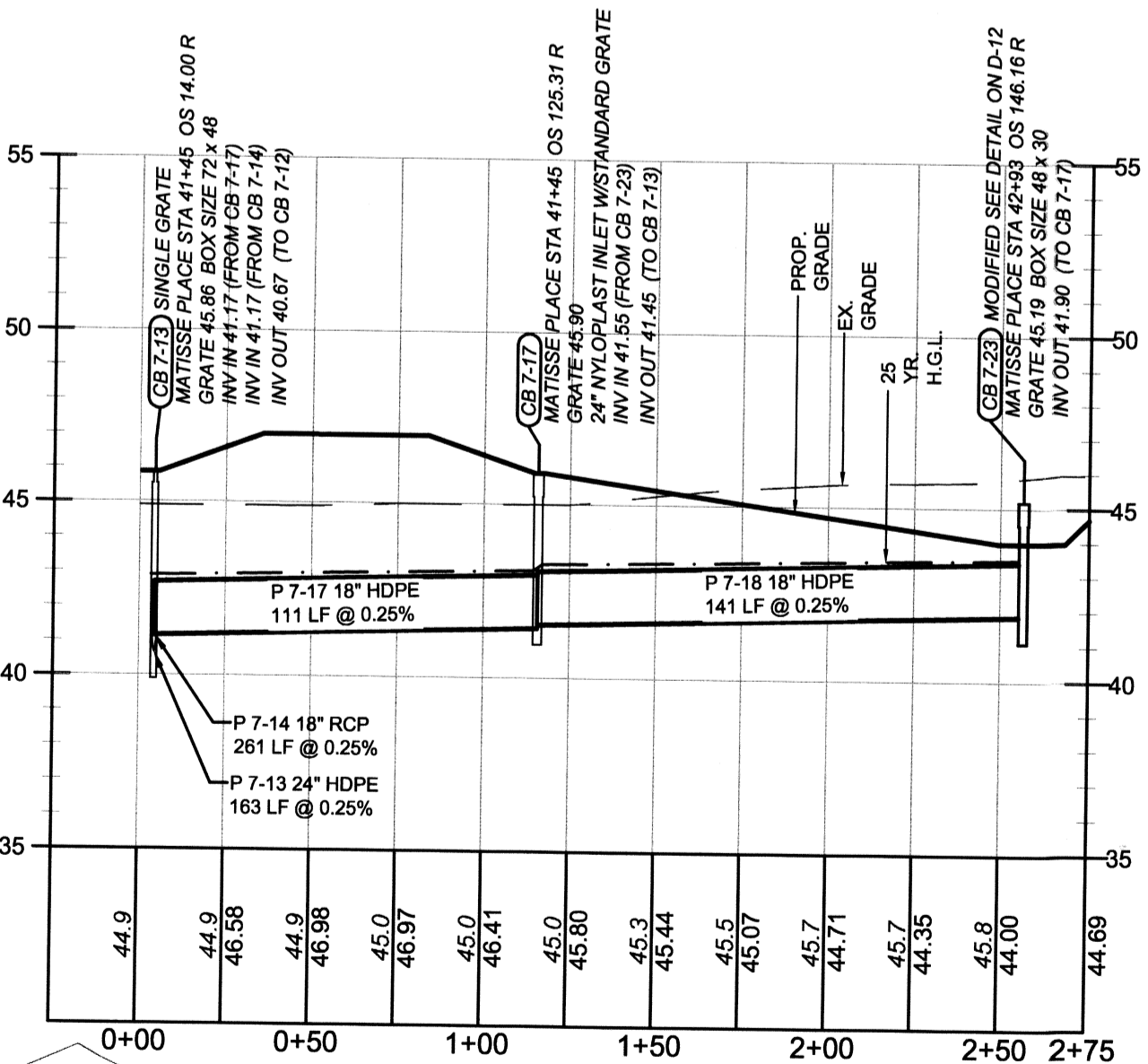
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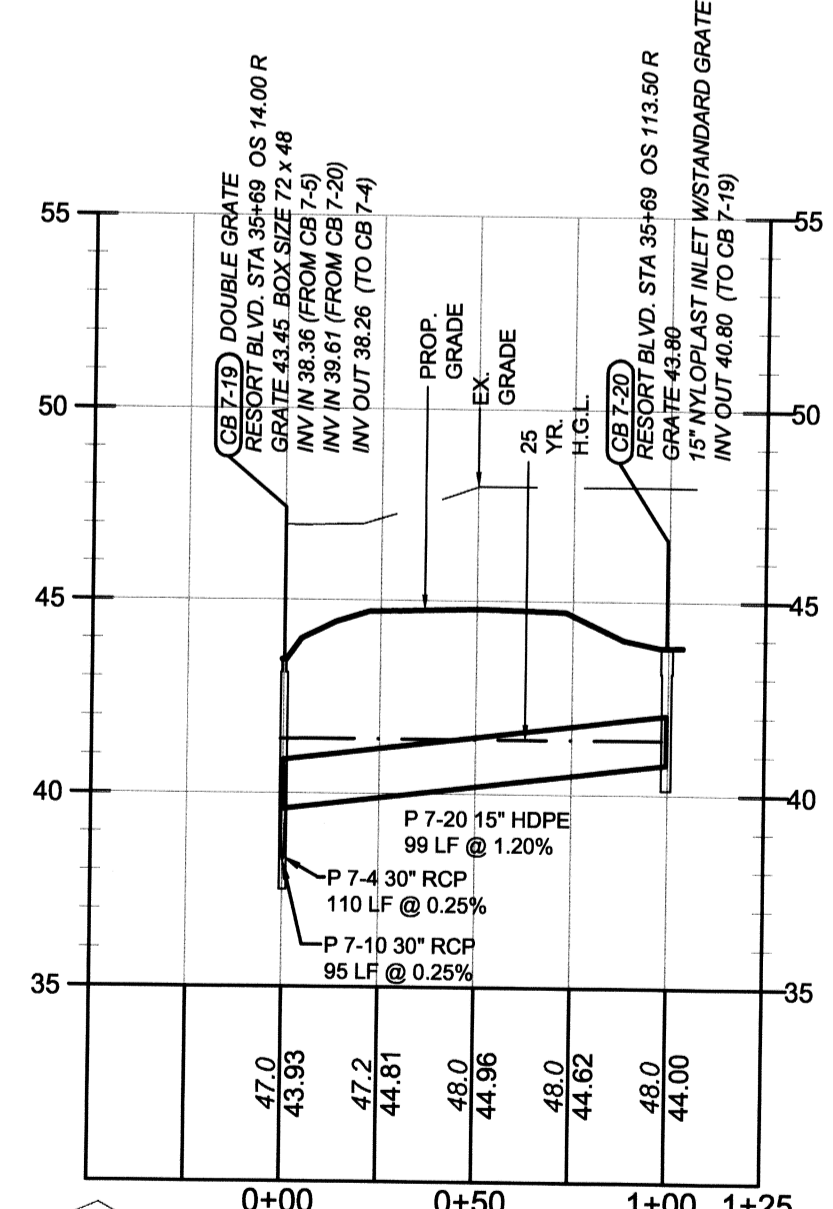
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SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



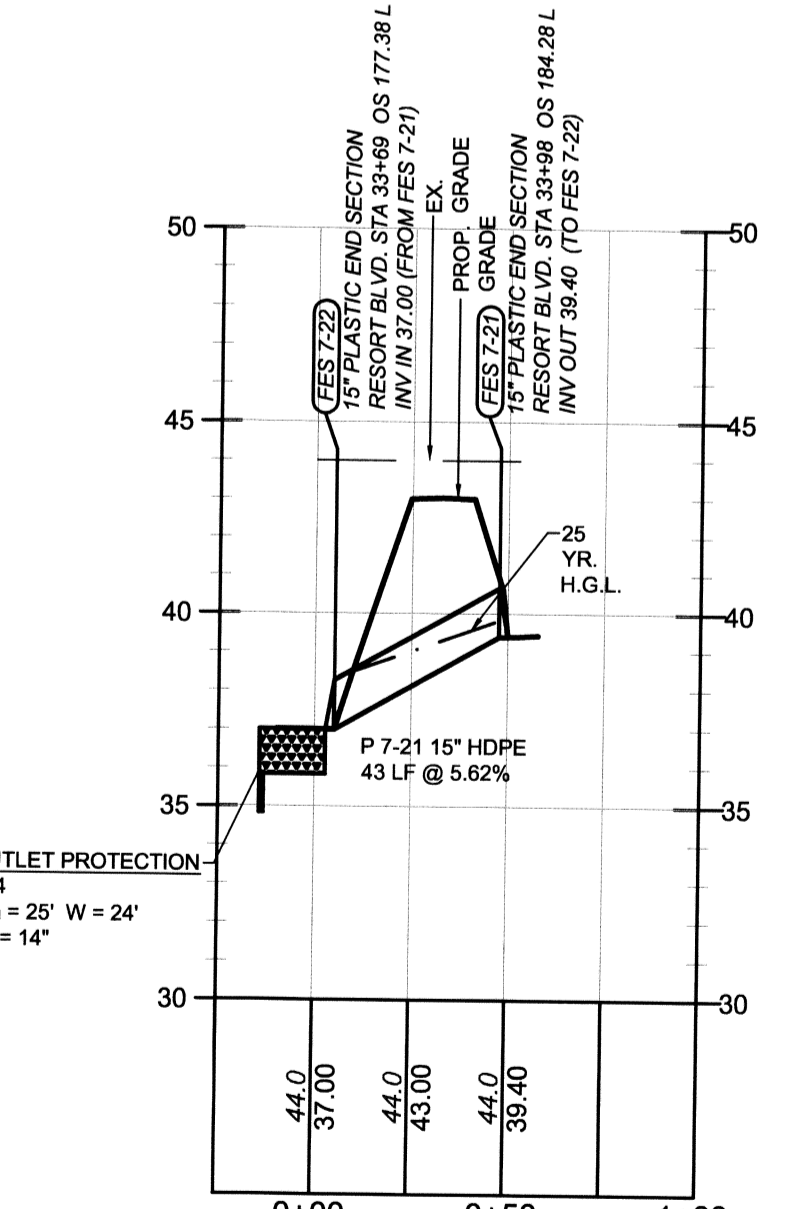
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SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



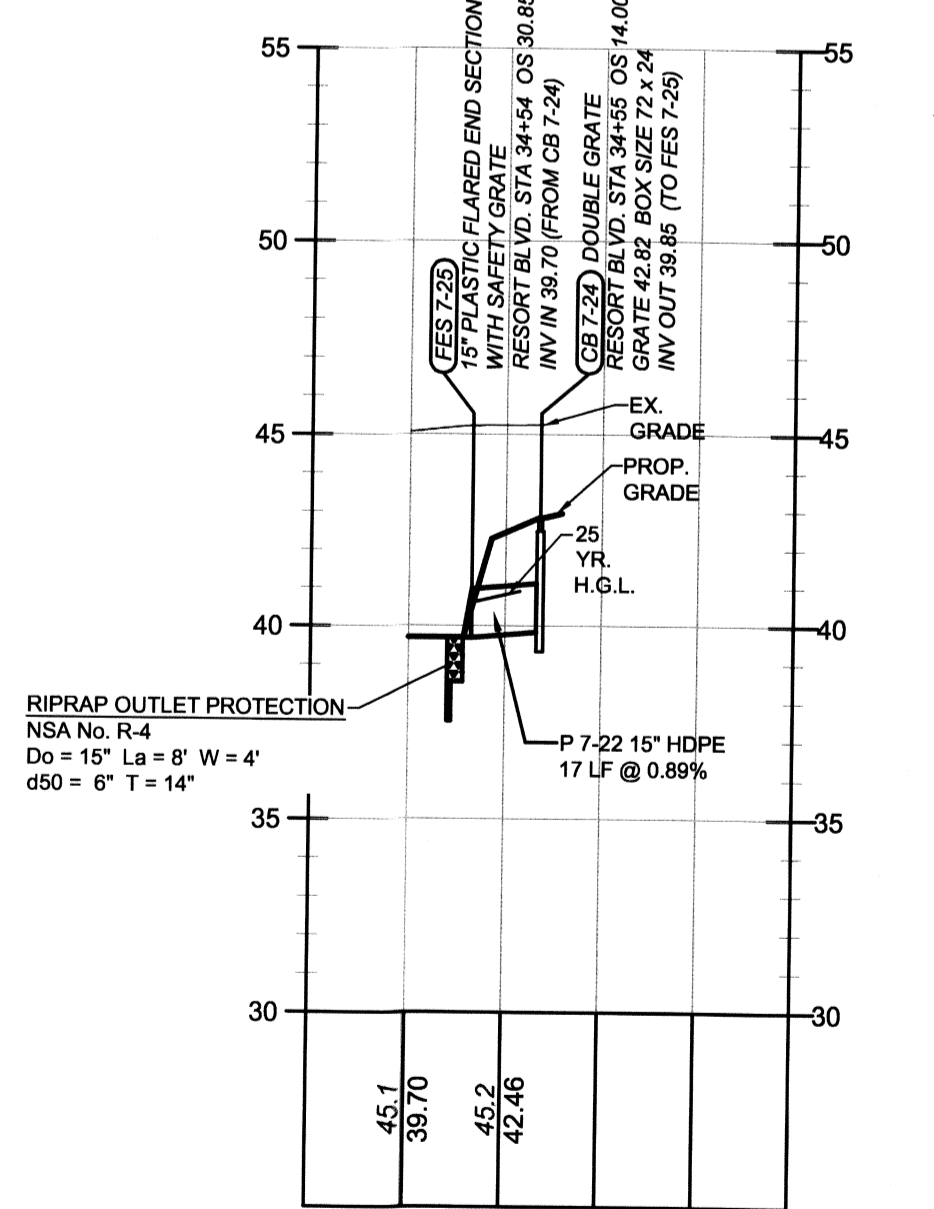
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SCALE HORIZONTAL: 1" = 50'
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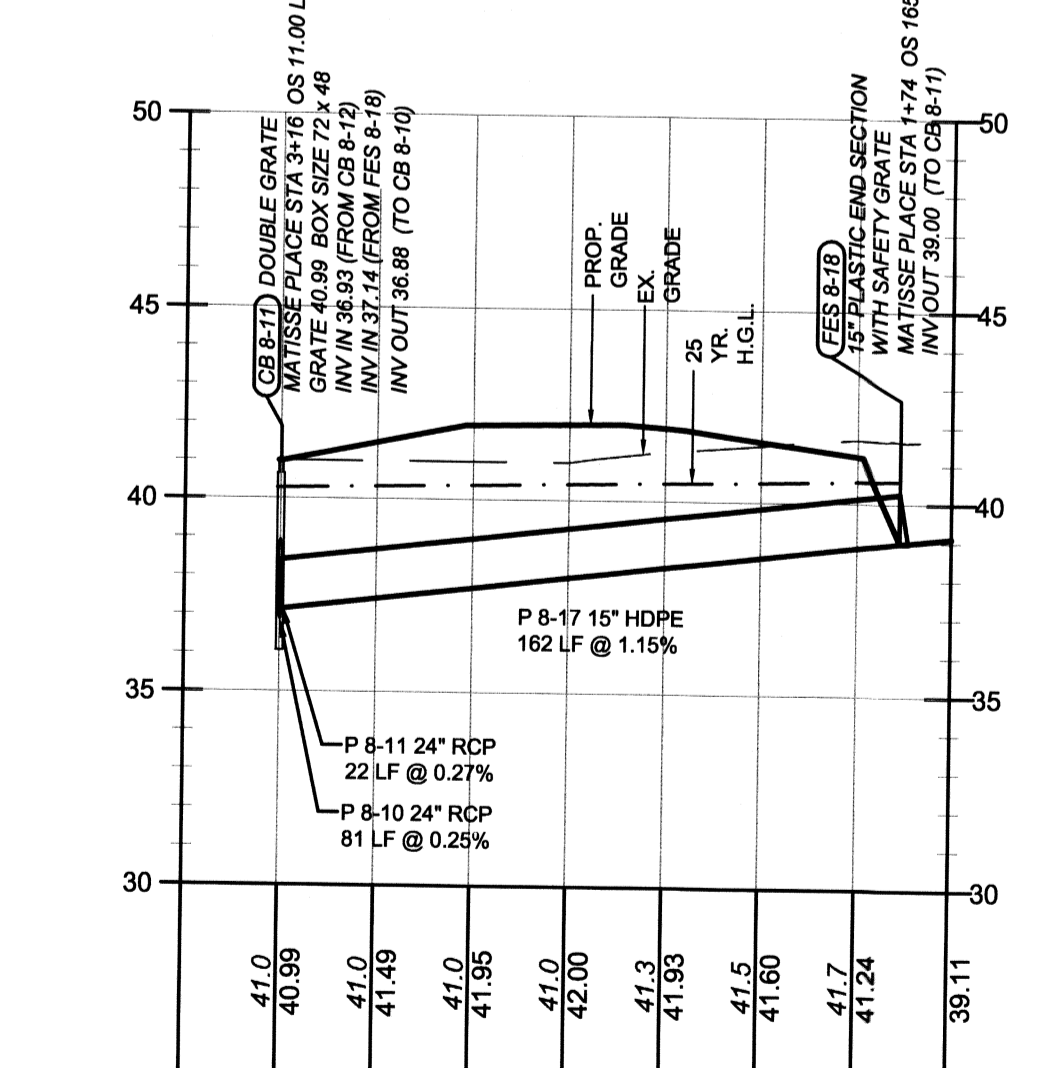
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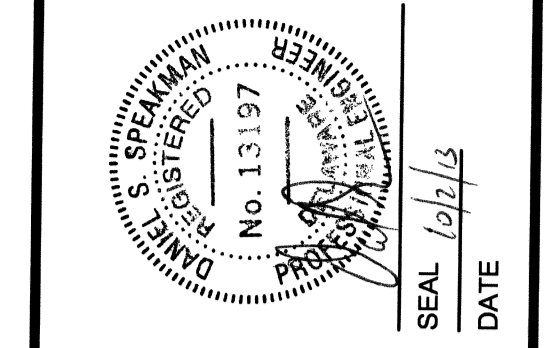
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SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: CB 8-11 TO FES 8-18

SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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FEBRUARY 2013	DD80182	AS SHOWN	MAK	MAK	DSS	F:\DD80182

STORM DRAIN PROFILES

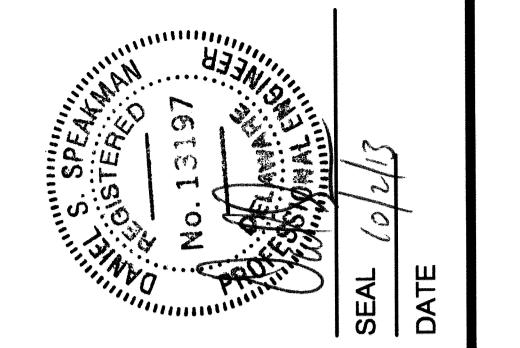
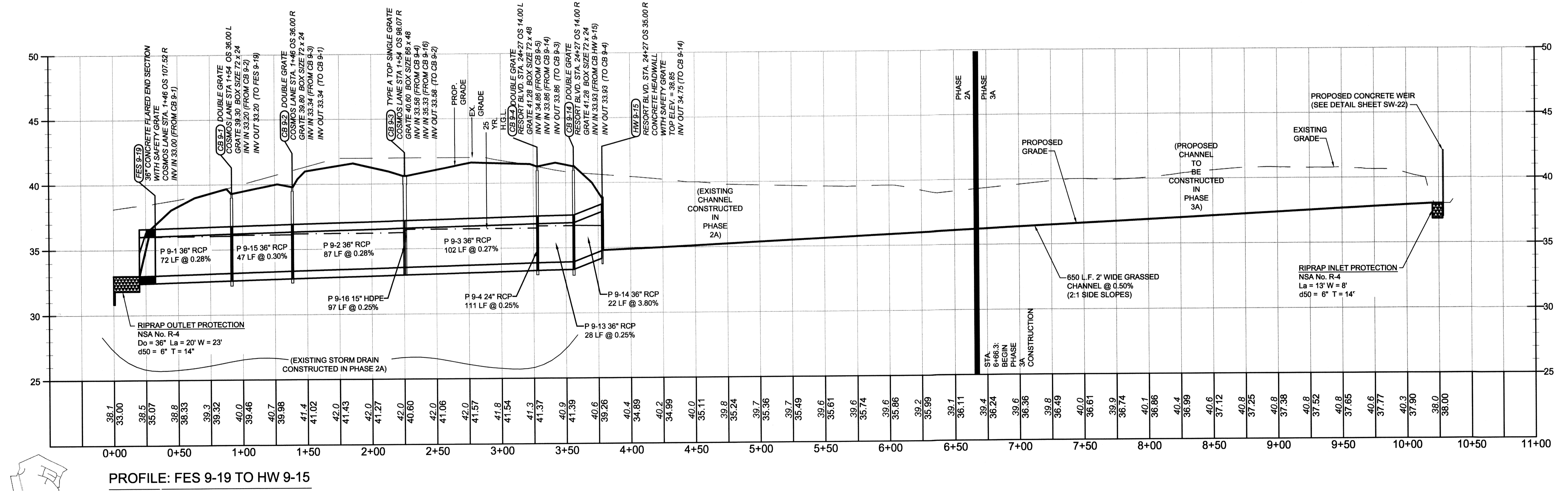
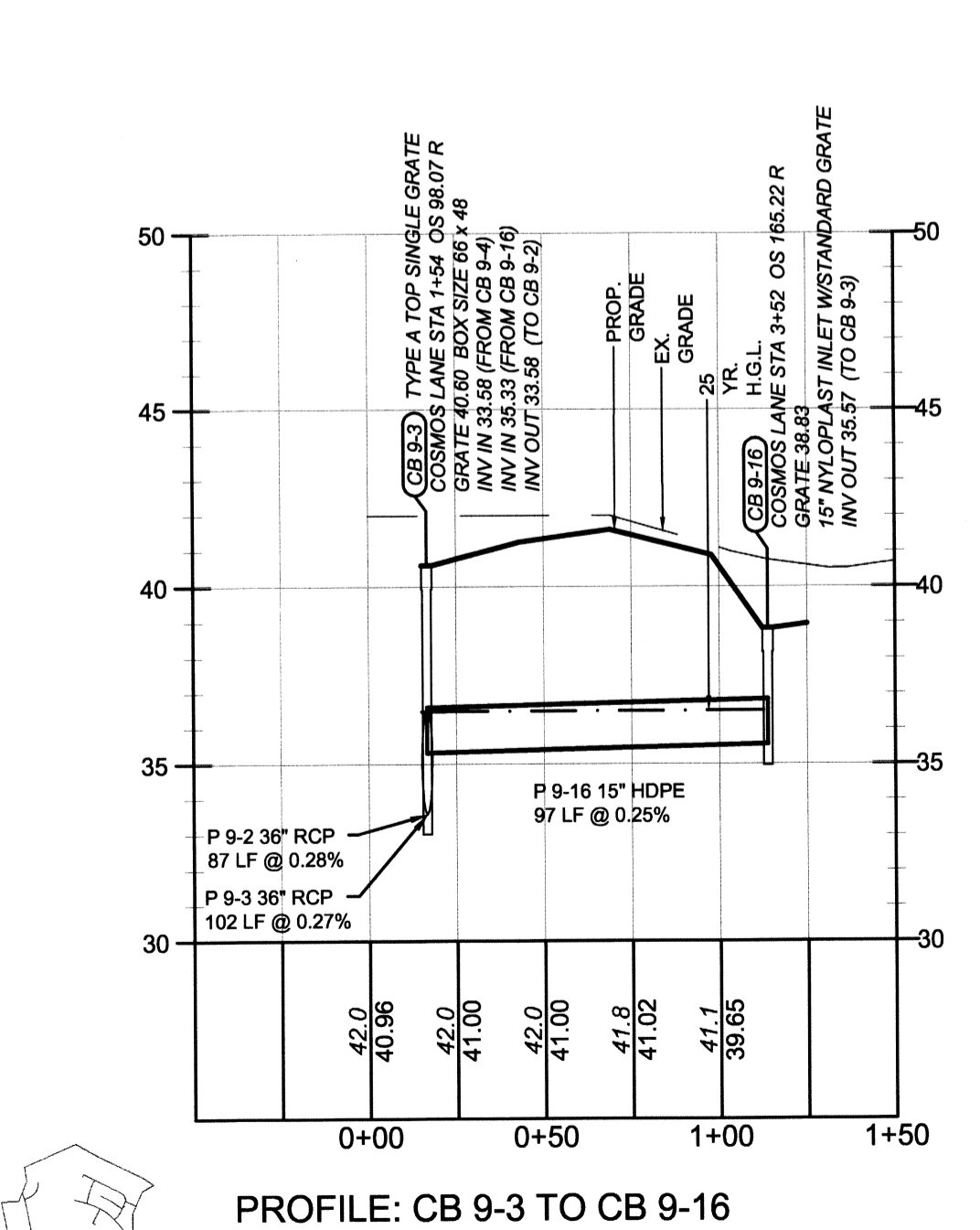
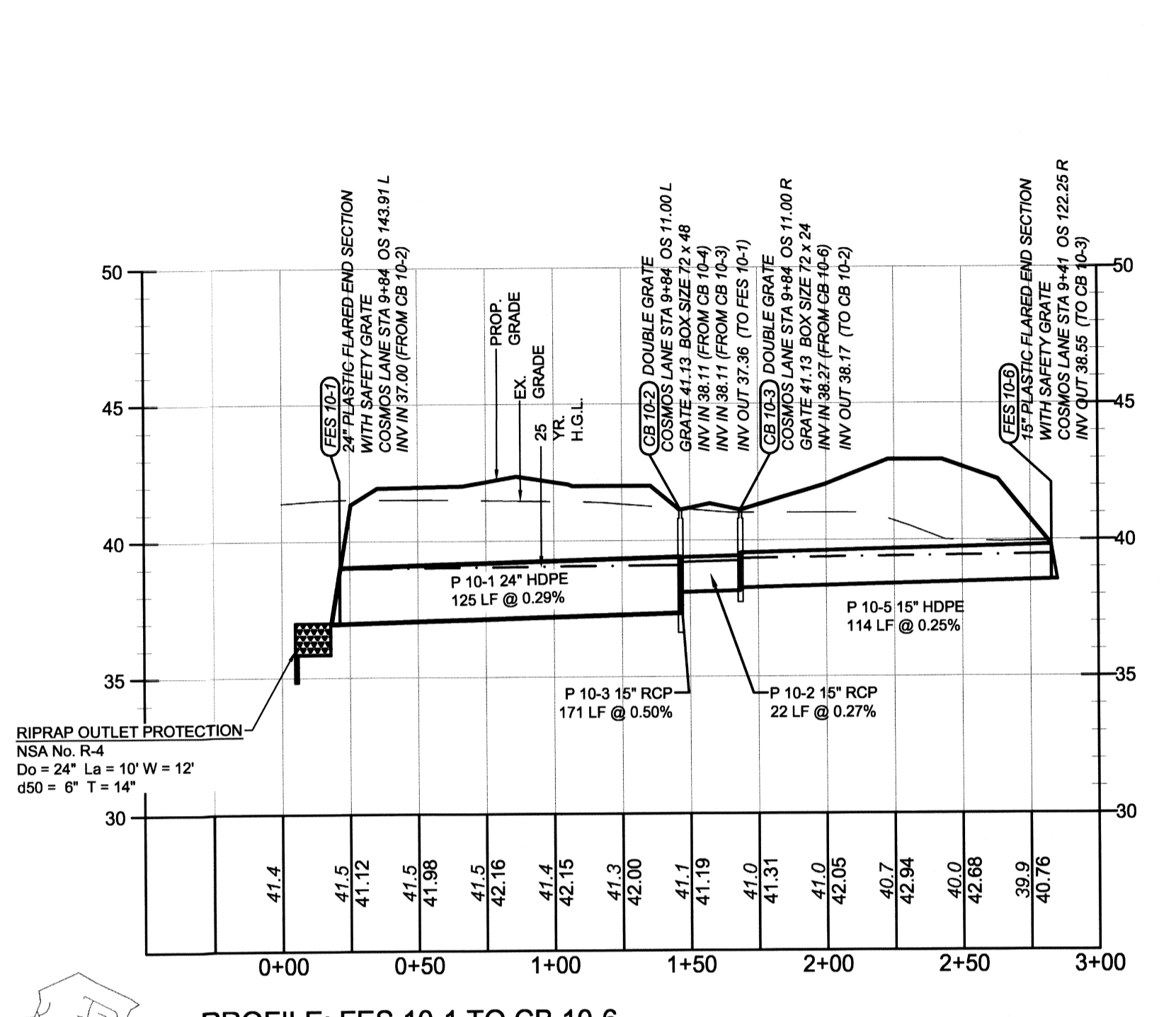
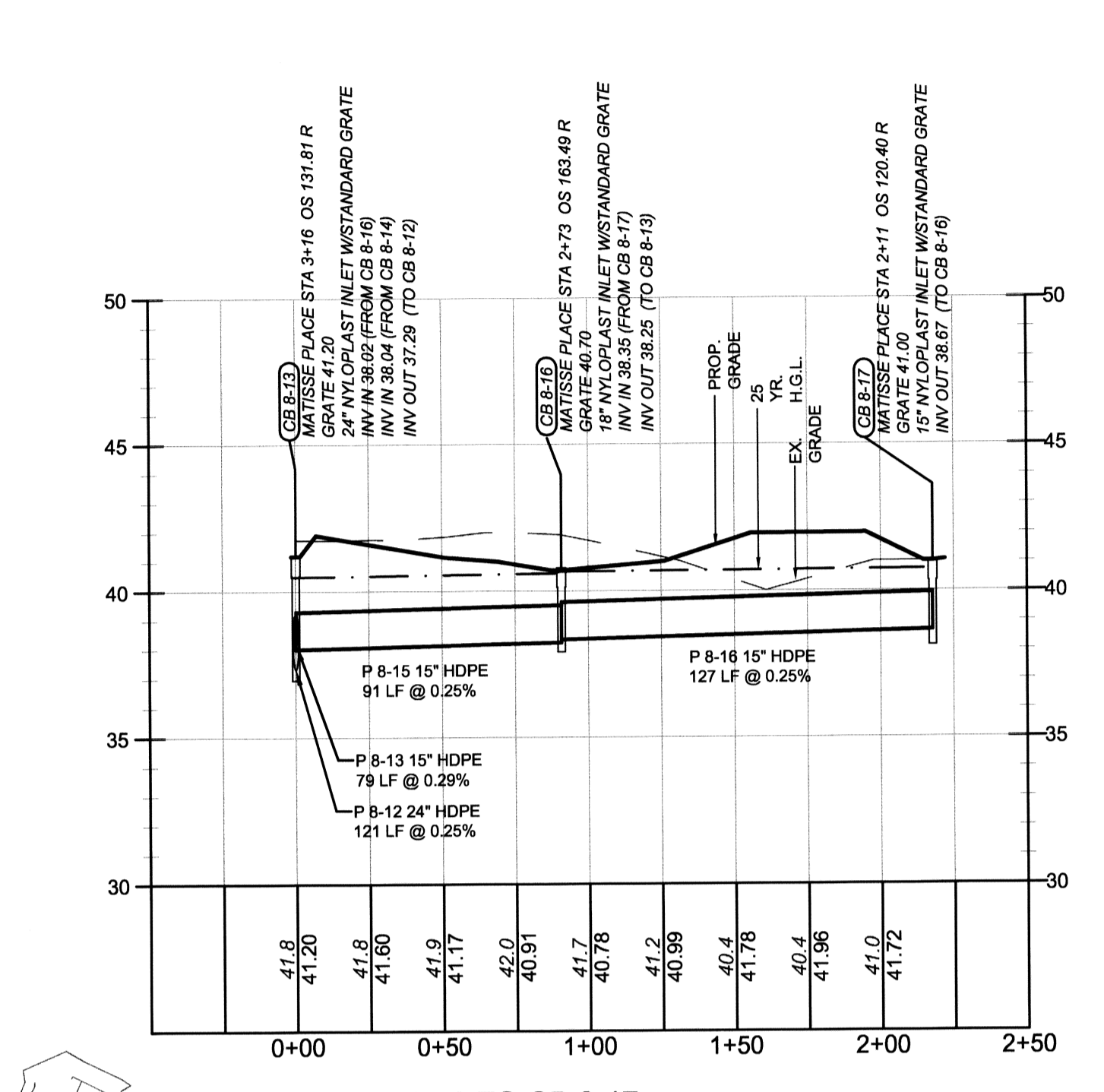
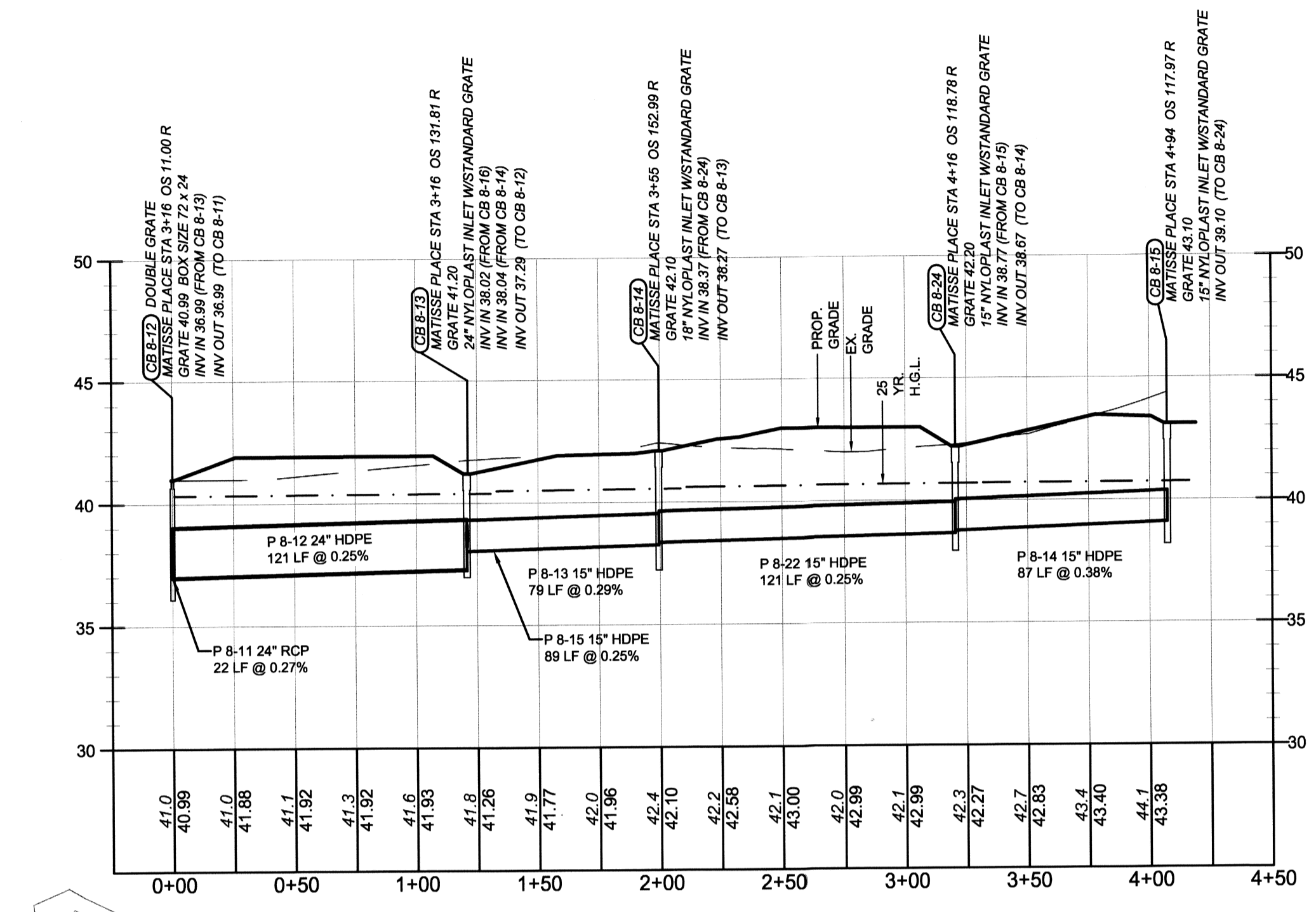
FILE NO. SL-11-01

VILLAGES OF NOBLES POND

PHASES 3A & 4A

KENTON HUNDRED, KENT COUNTY, DELAWARE

FOR: EDDIE EVANS FARMS, LLC



REV. #	DATE	DESCRIPTION

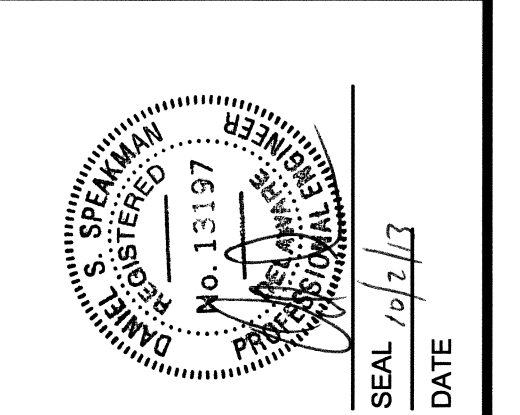
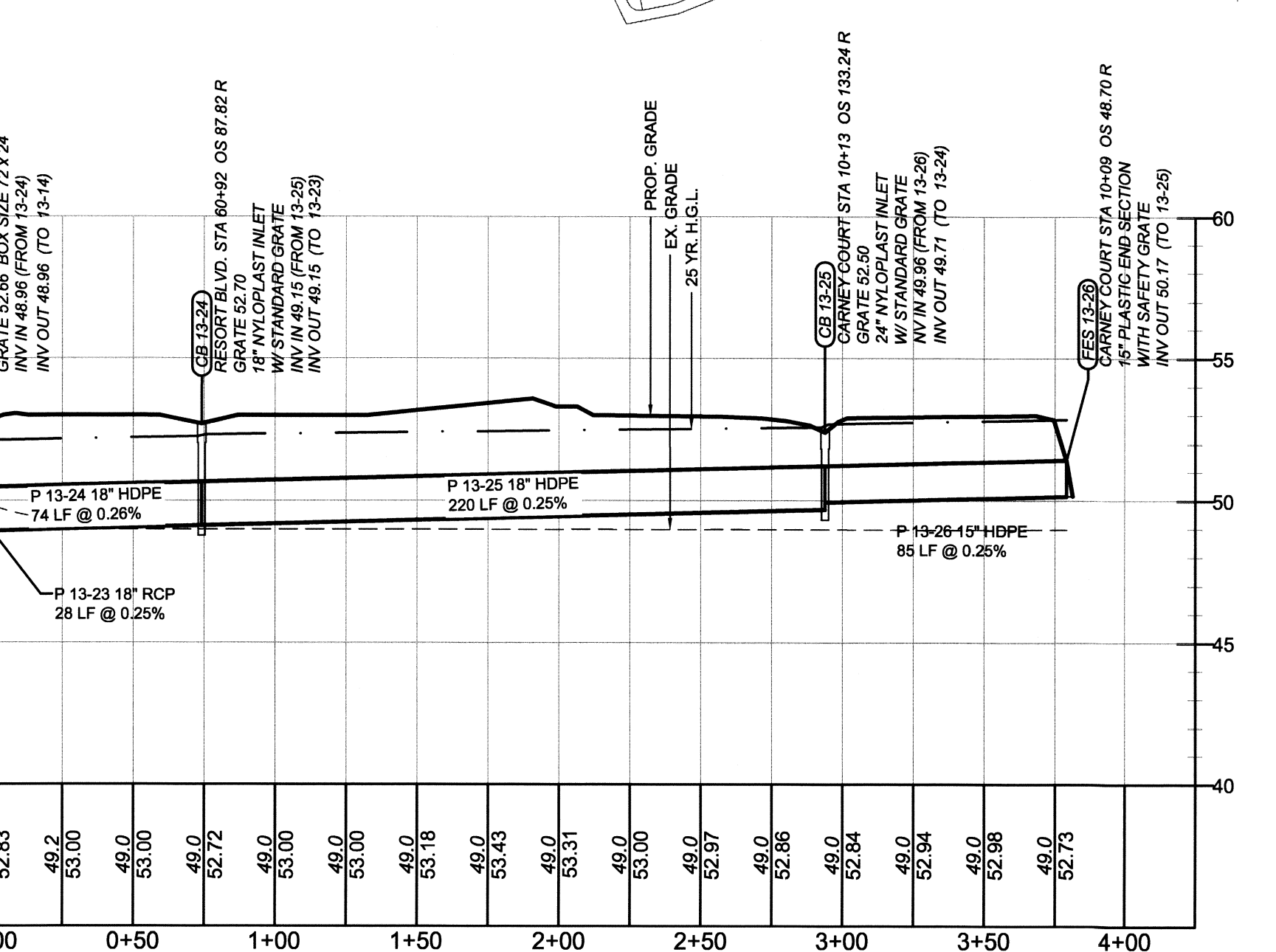
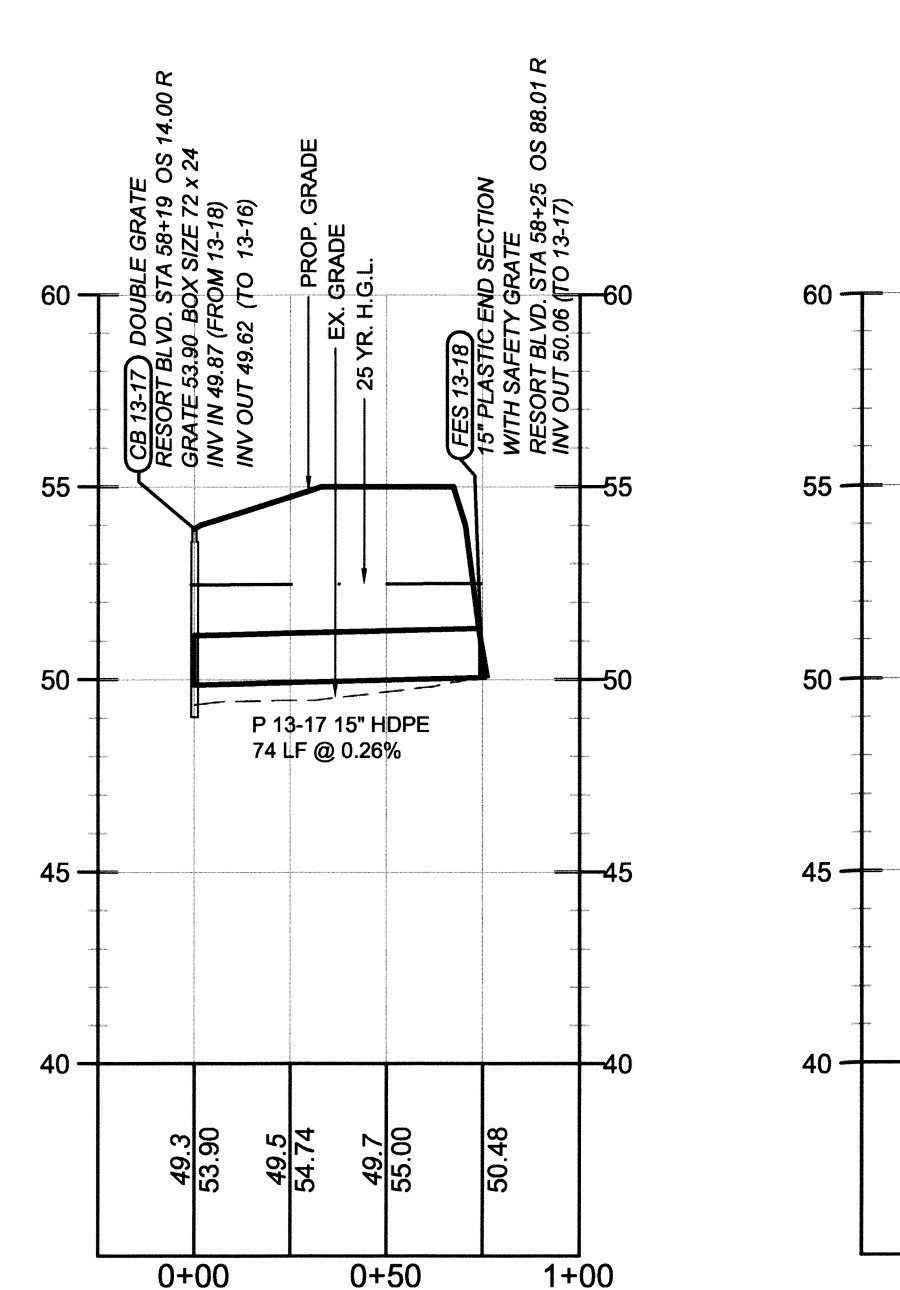
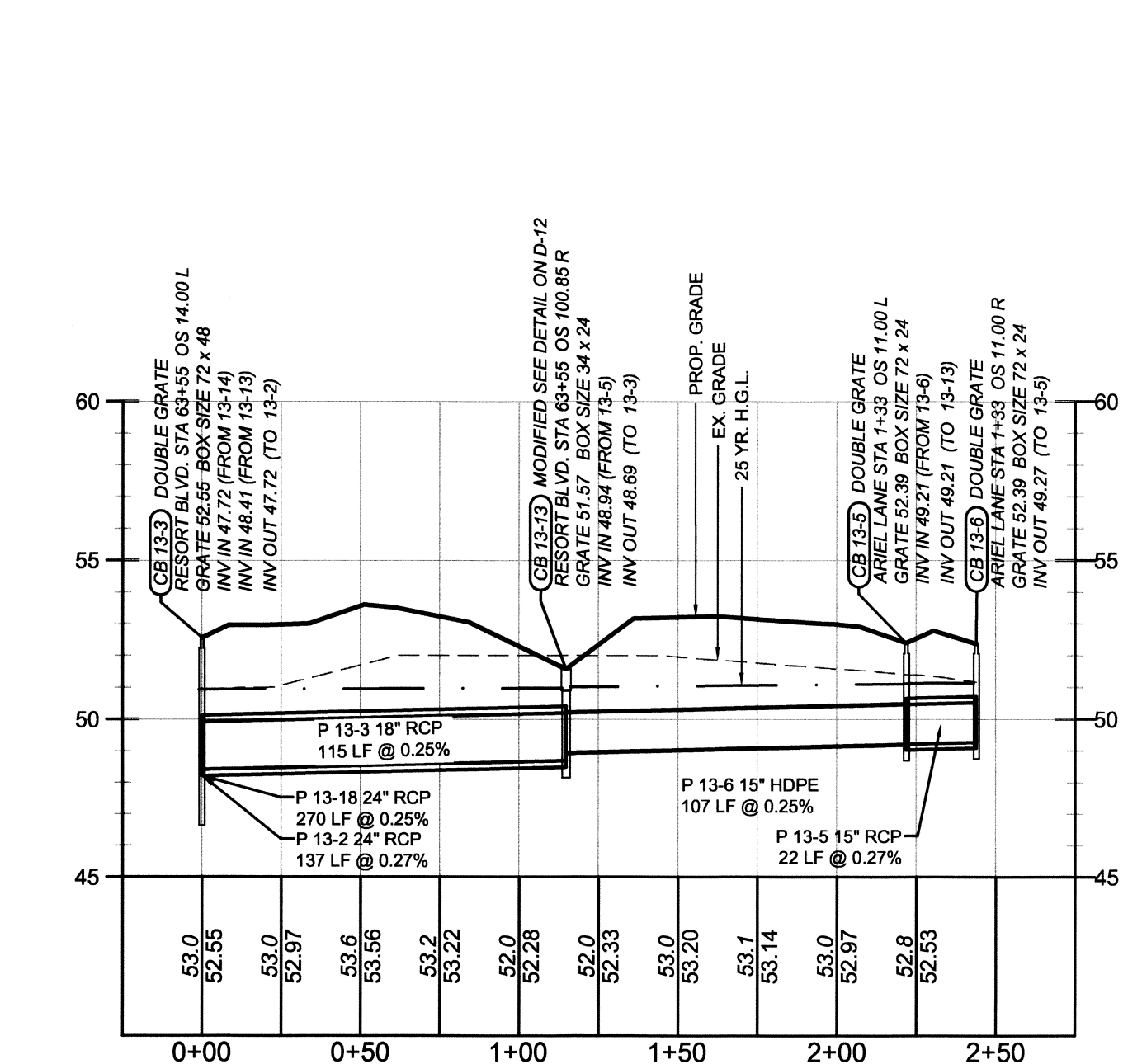
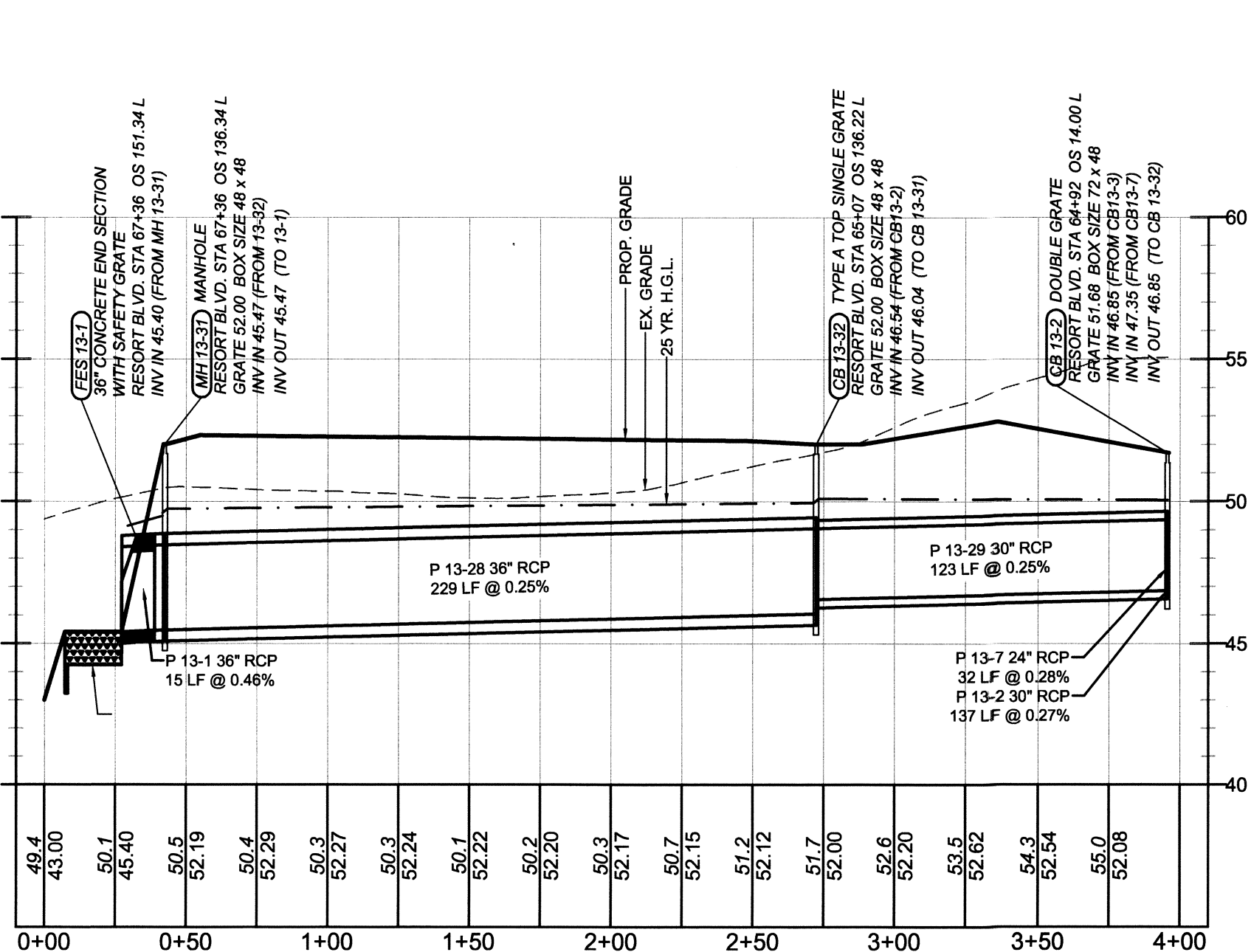
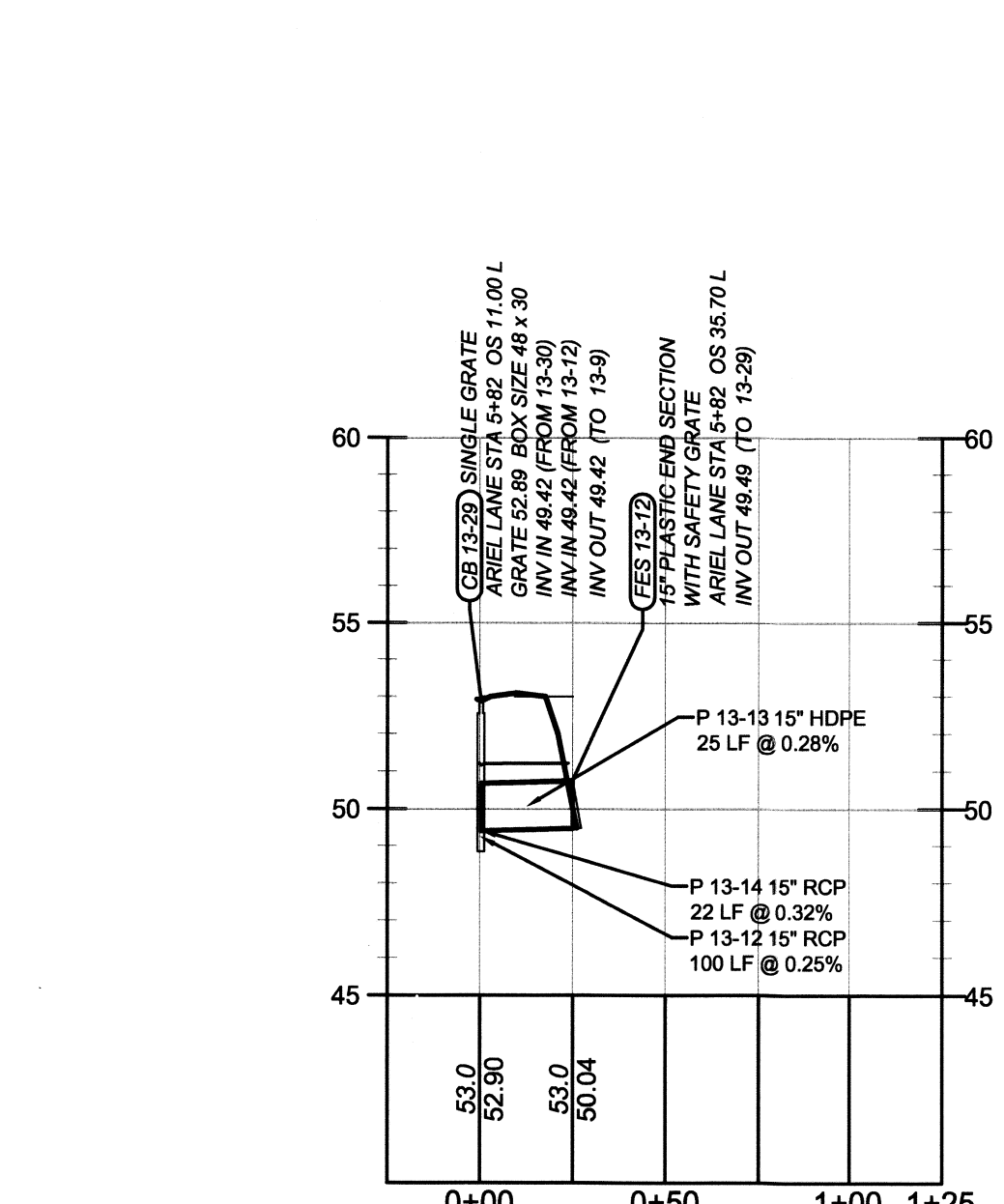
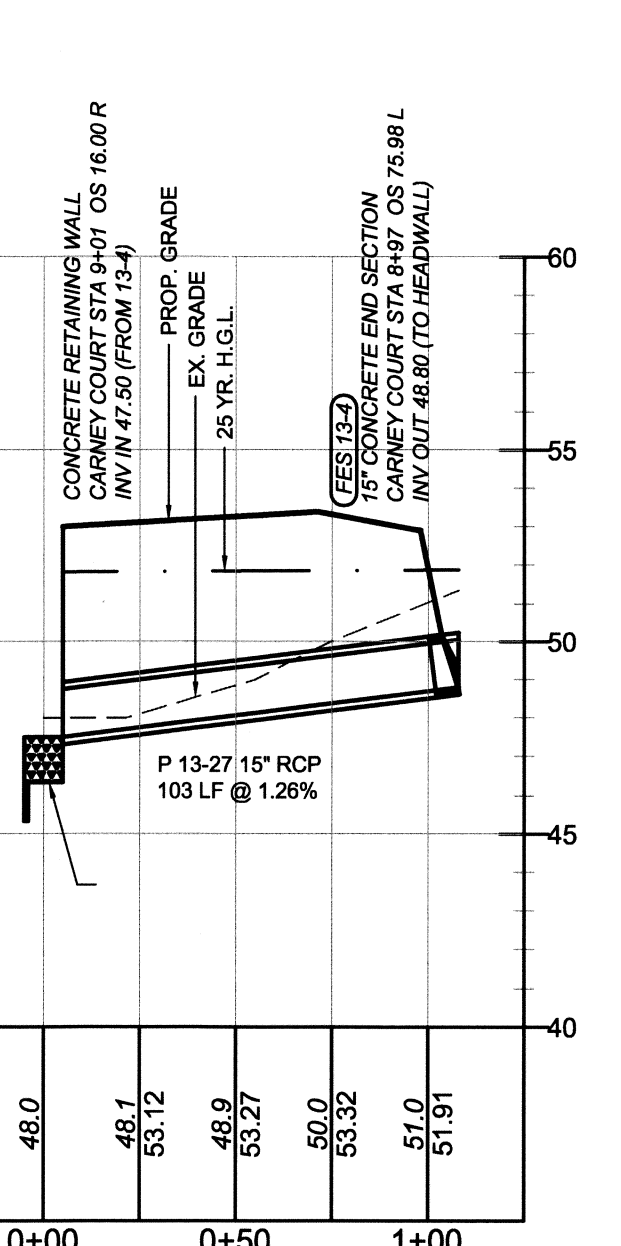
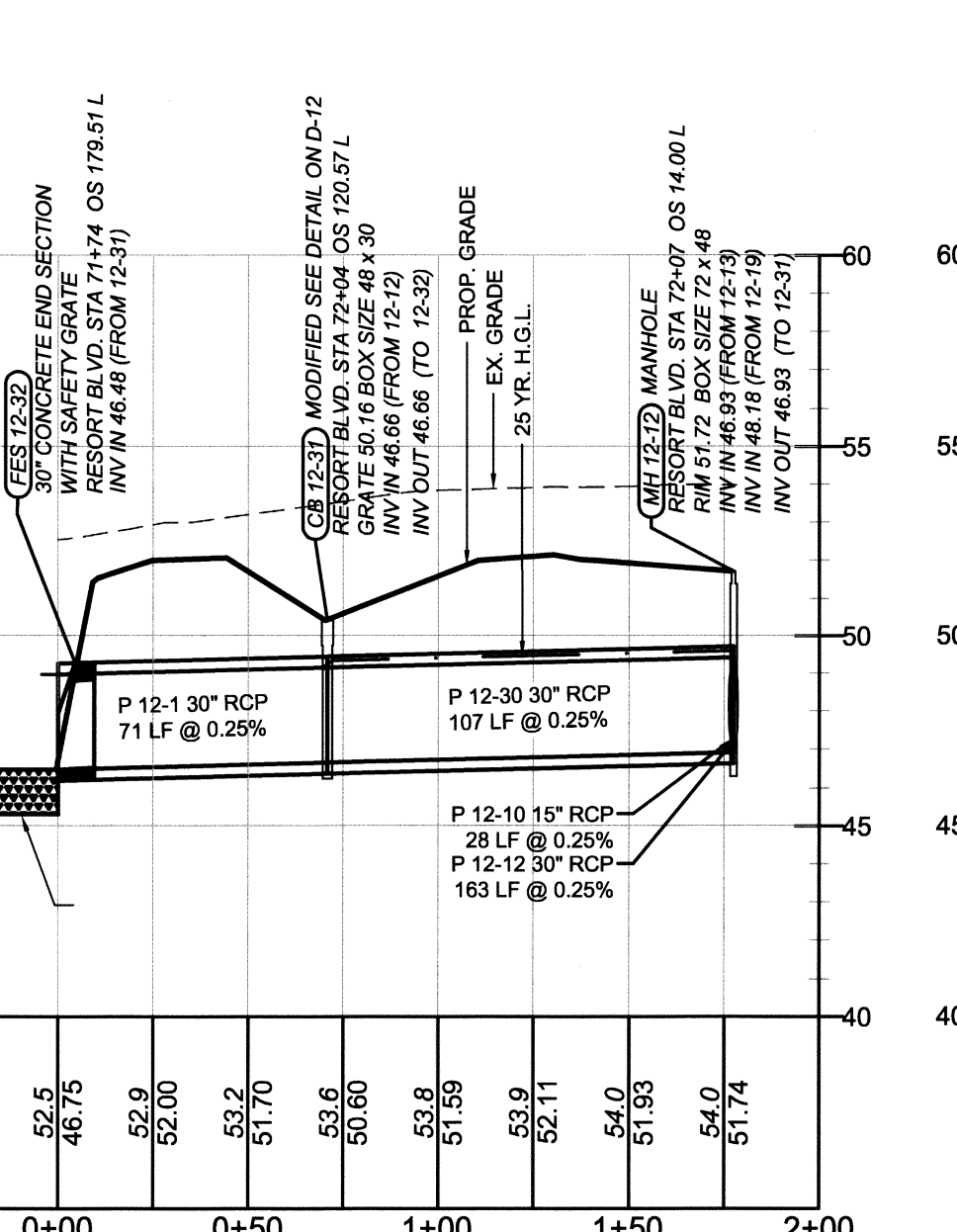
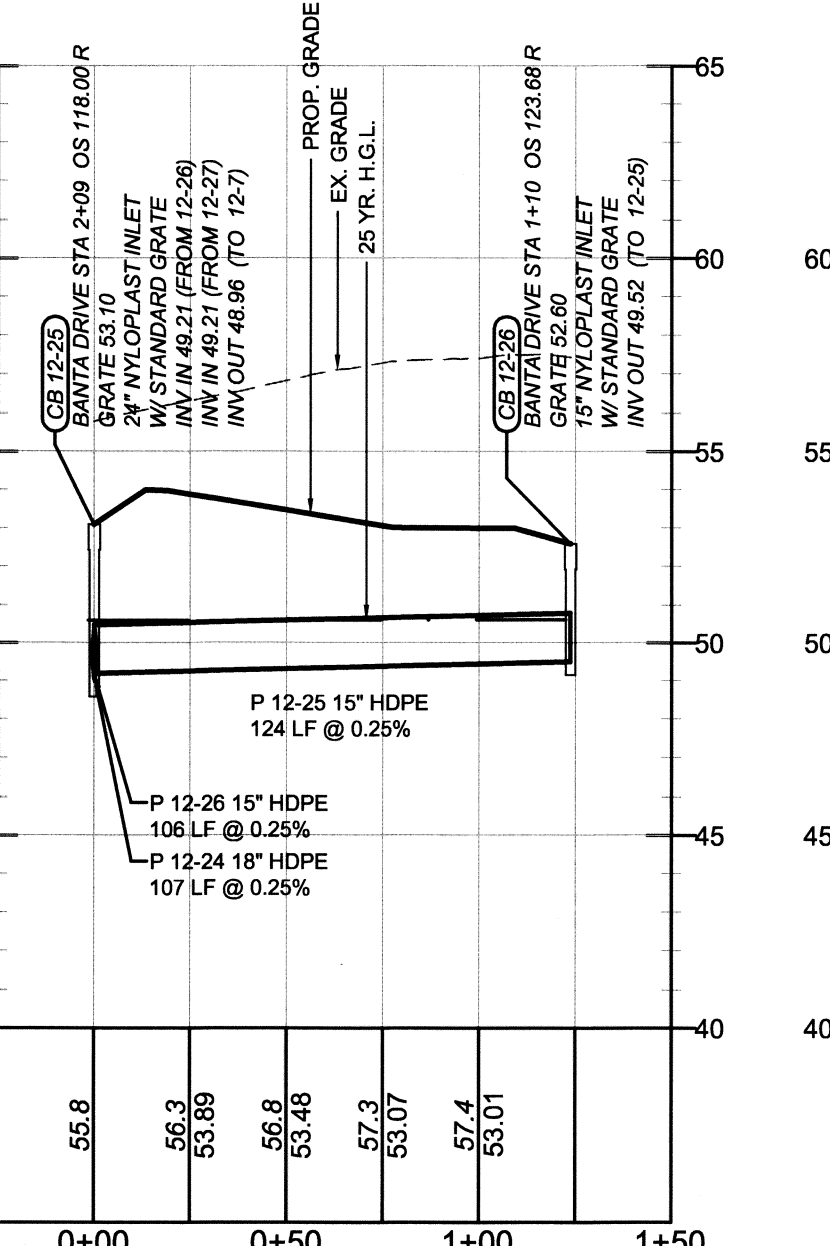
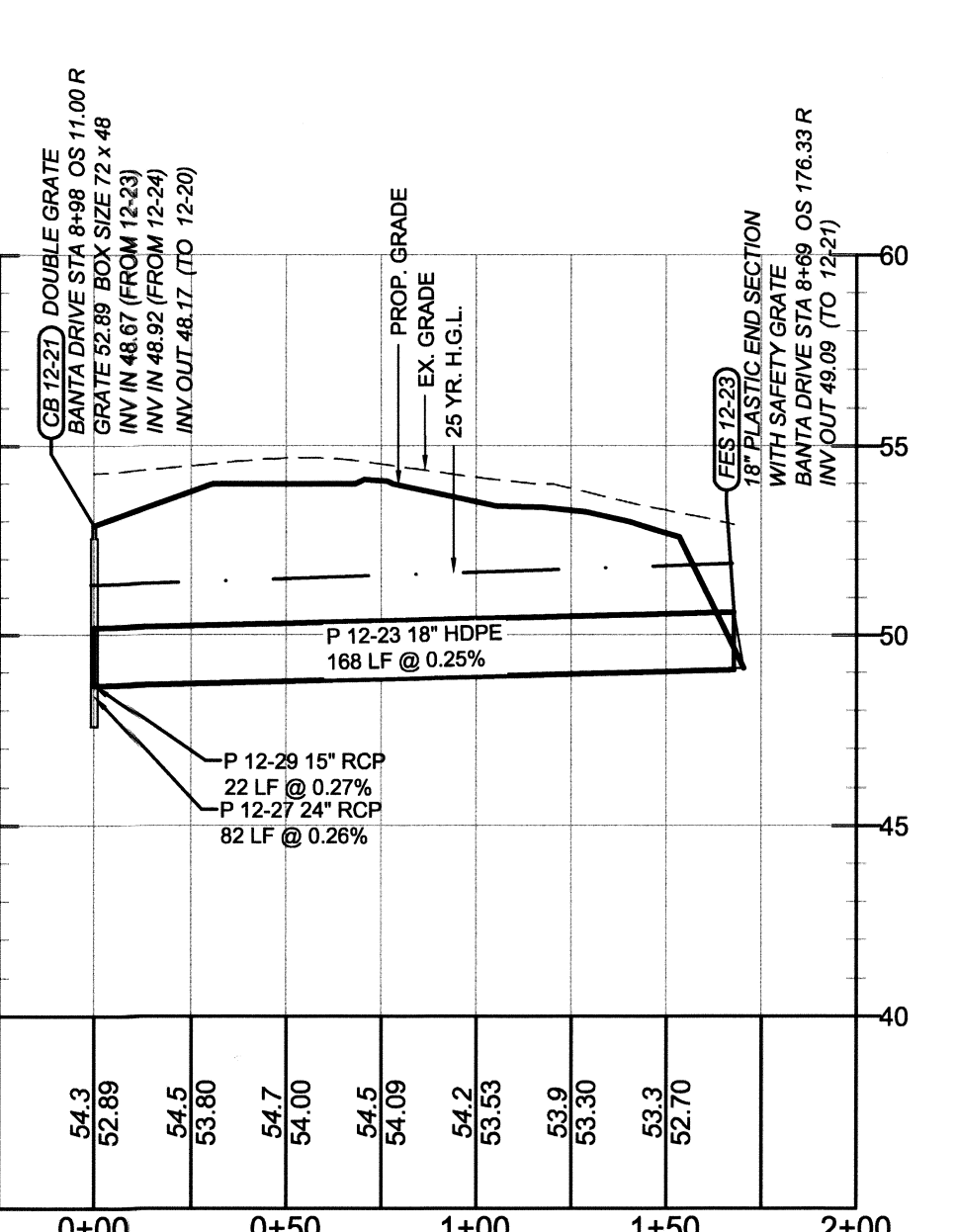
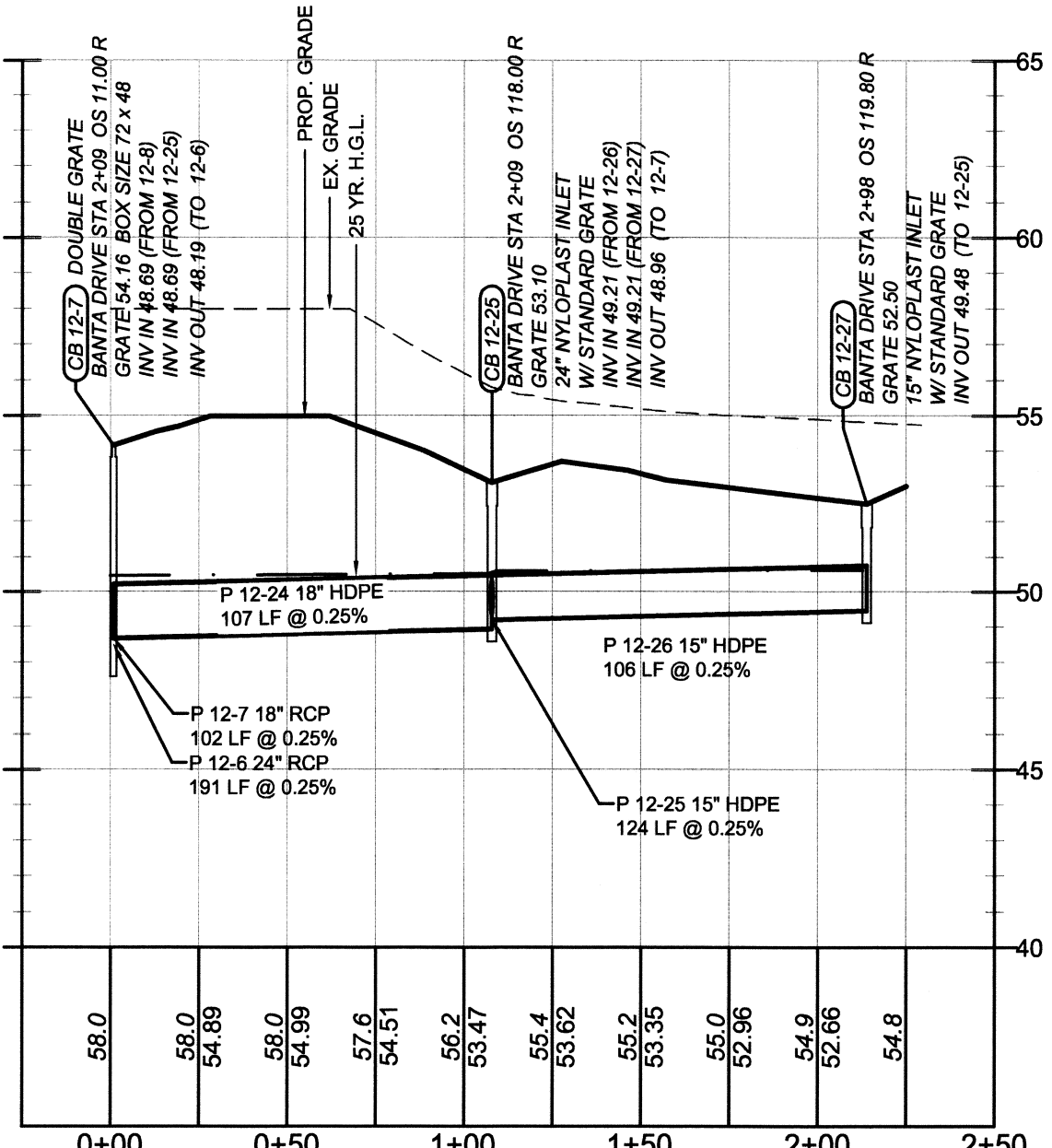
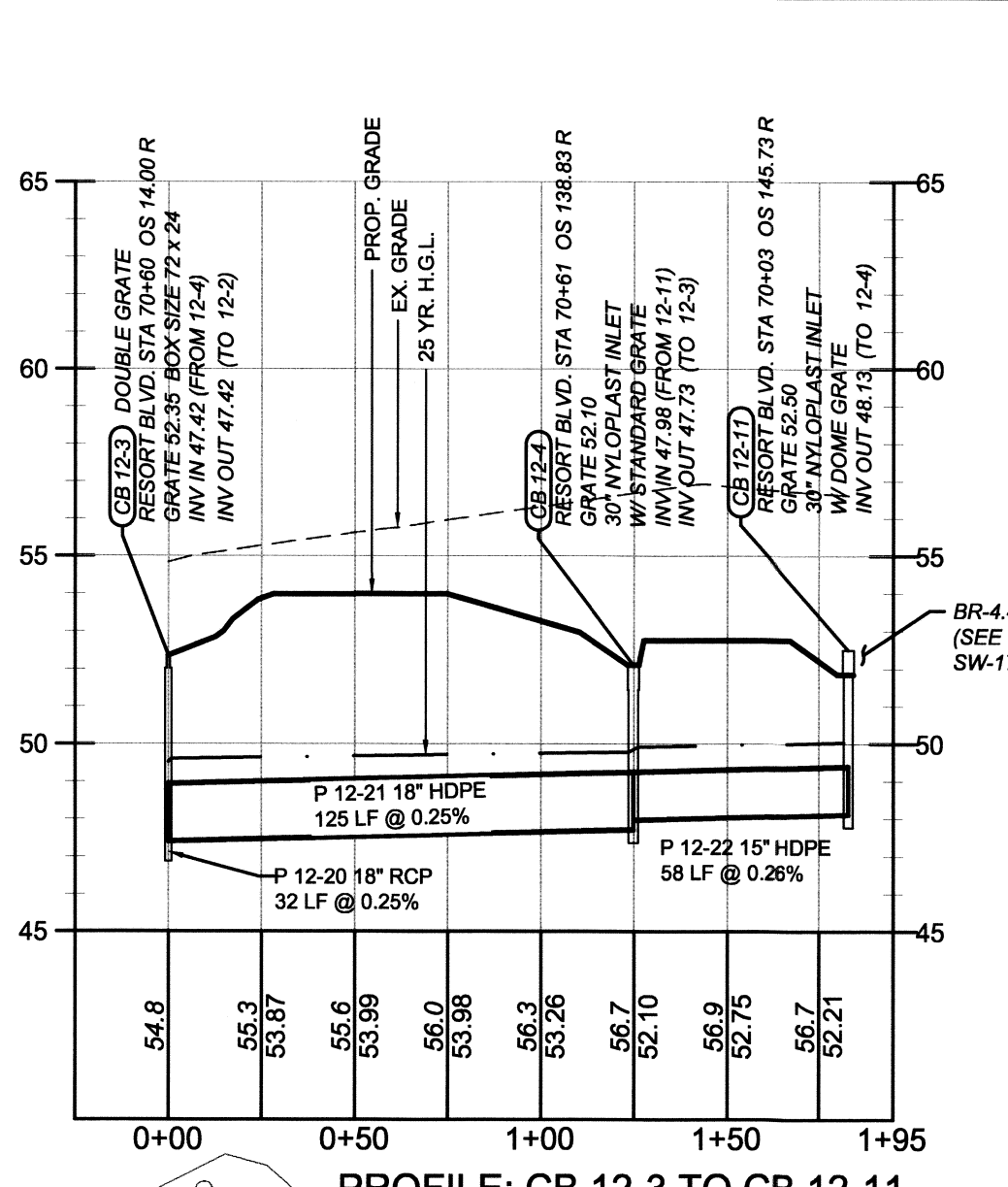
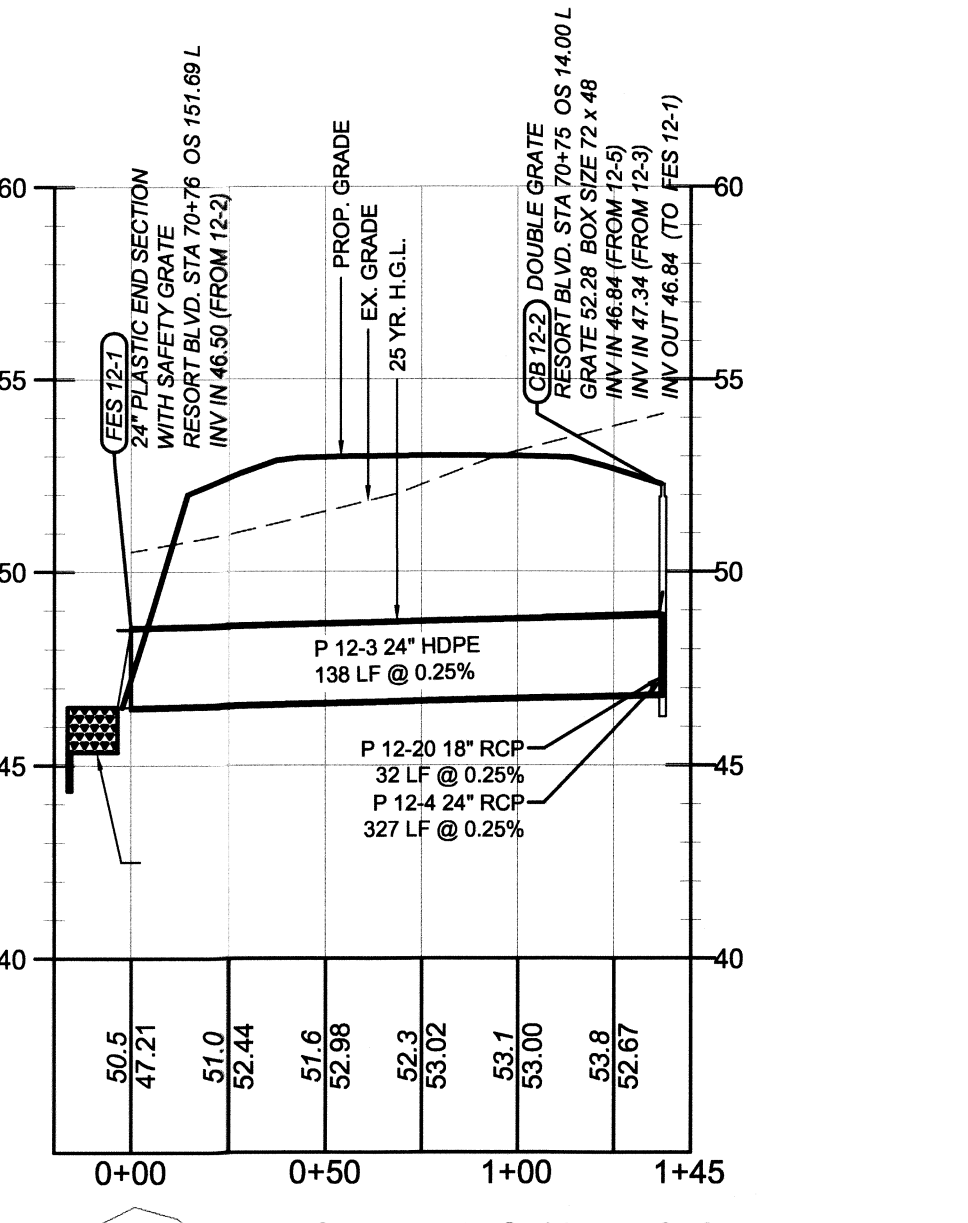
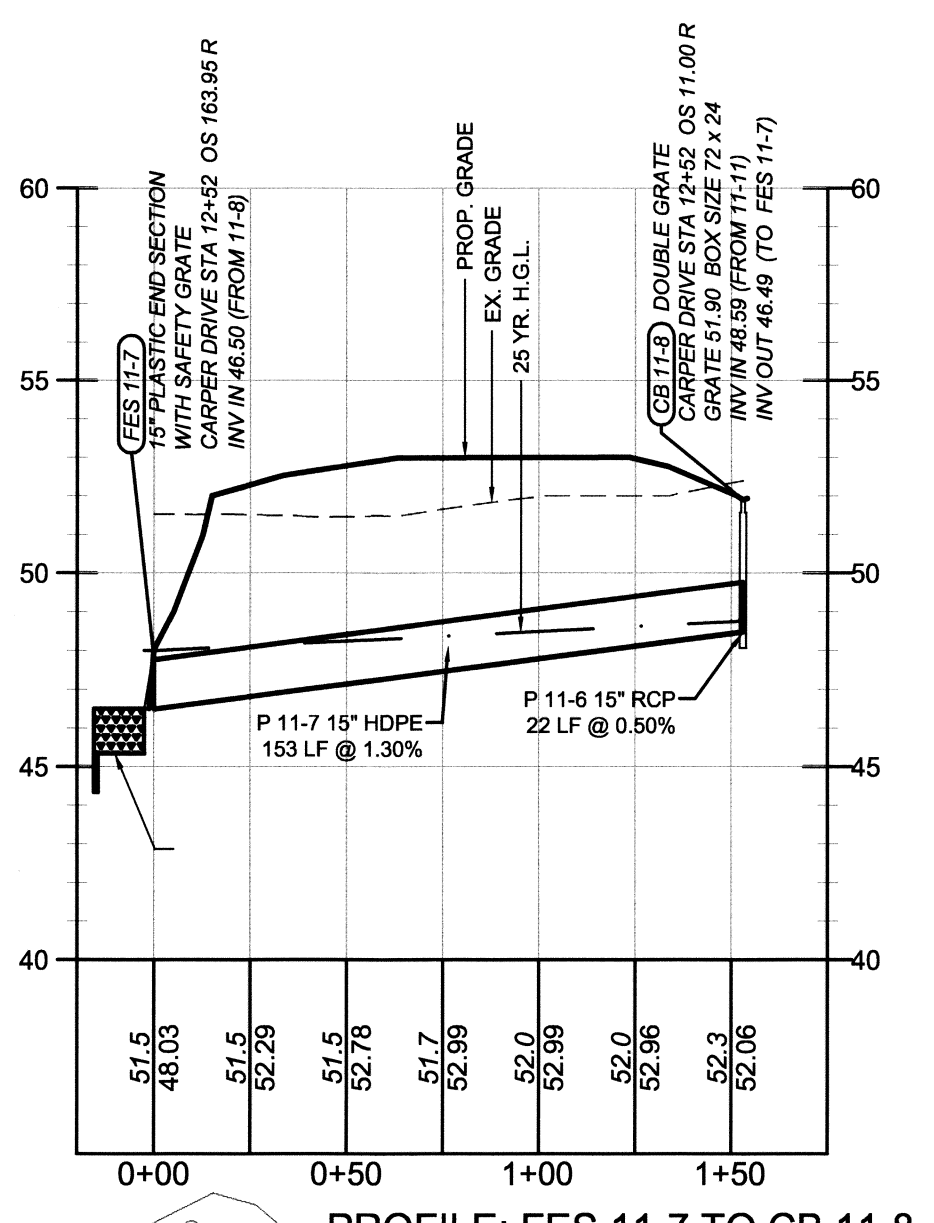
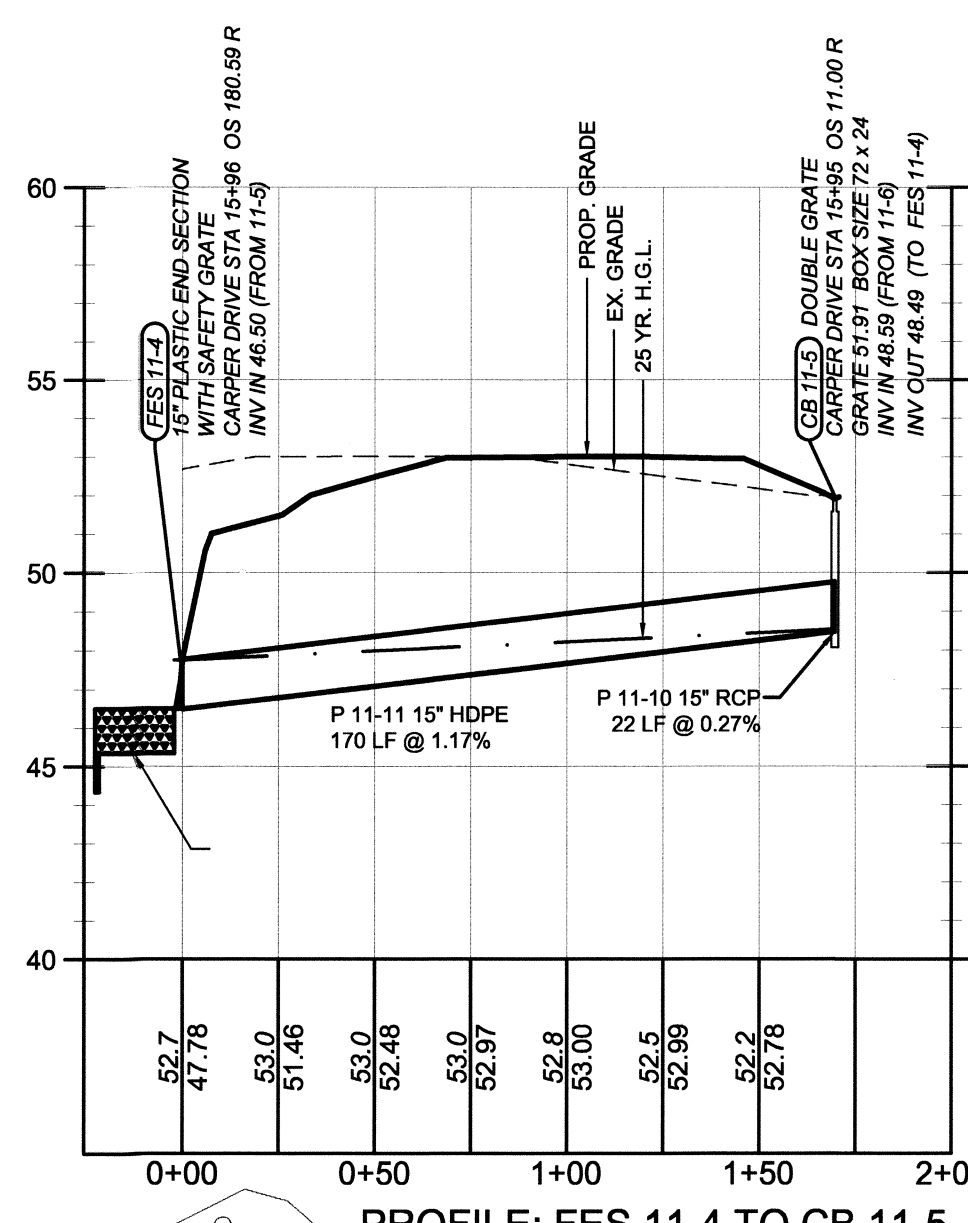
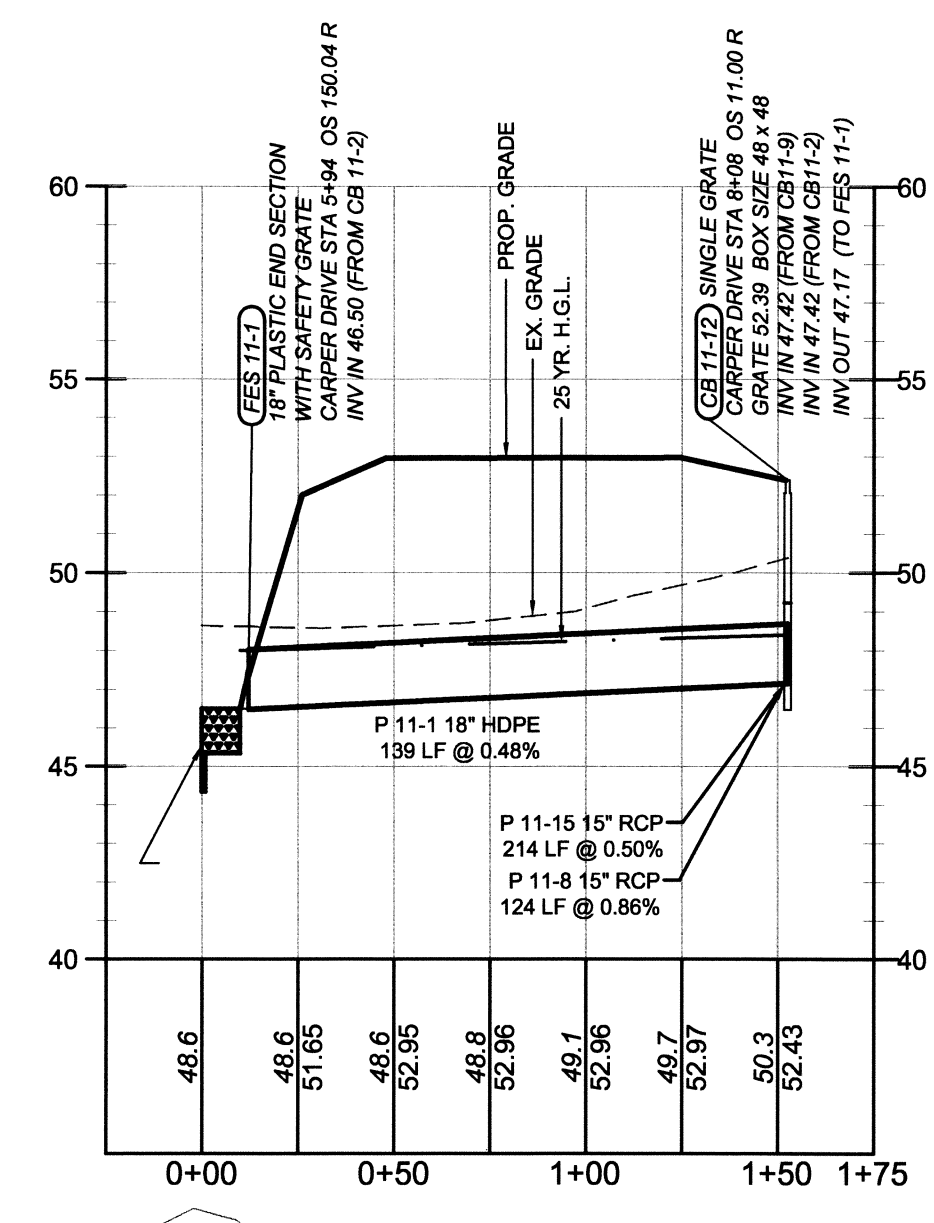
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SCALE:	AS SHOWN
DRAWN BY:	MMK
DESIGNED BY:	MMK
APPROVED BY:	DSS
FOLDER REFERENCE:	F-03090182

STORM DRAIN PROFILES

FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

October 01, 2013 1:28pm User: merrill C:\cadd\3d\Projects\03090182 - NOBLES POND - FINAL PHASE 3 & 4\PRODUCTION\PHASE 4 ROAD LAYOUTS.dwg



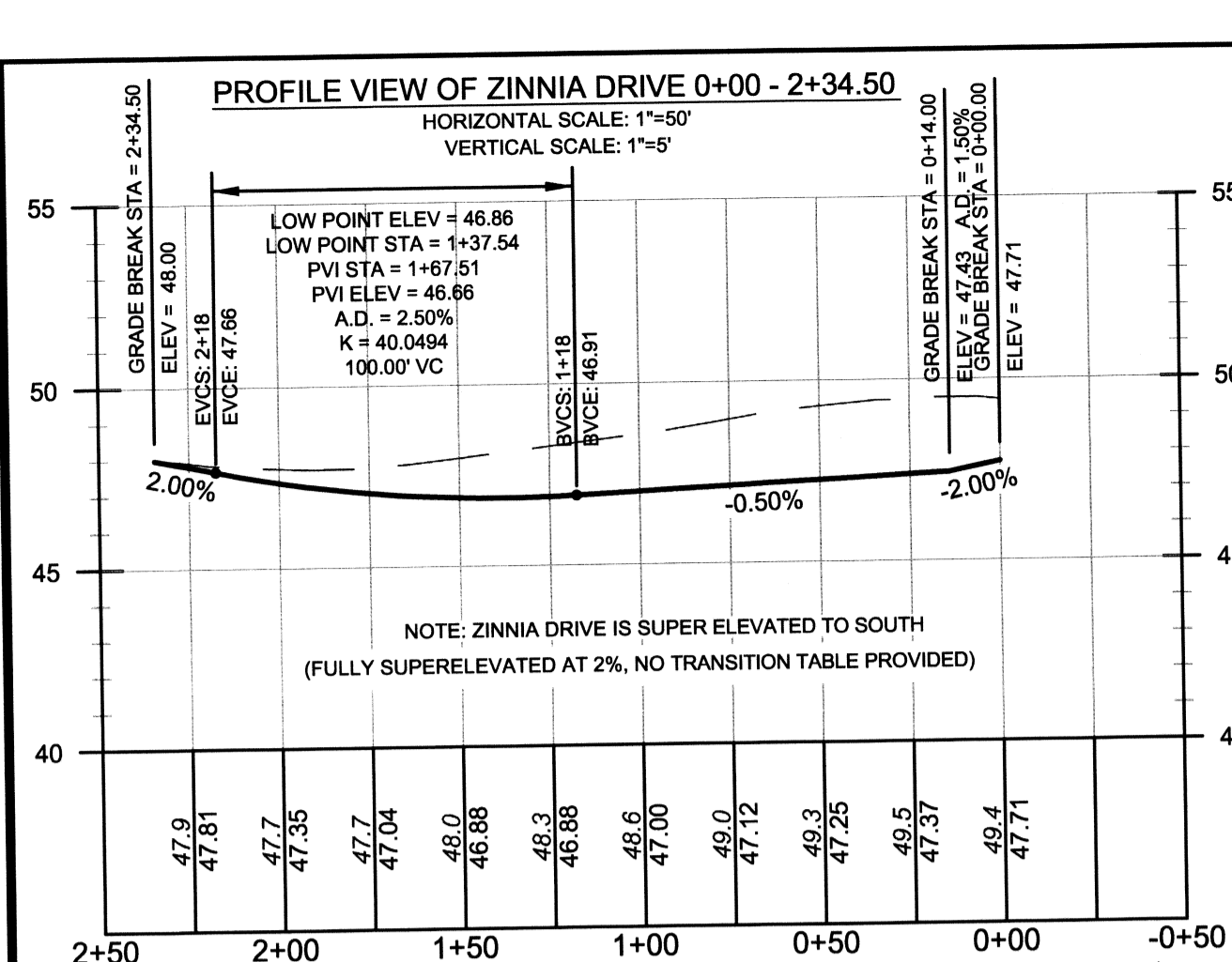
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DATE:	FEBRUARY 2013
JOB NUMBER:	DD890182
SCALE:	AS SHOWN
DRAWN BY:	MAK
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APPROVED BY:	DSS
FOLDER REFERENCE:	F:\DD890182

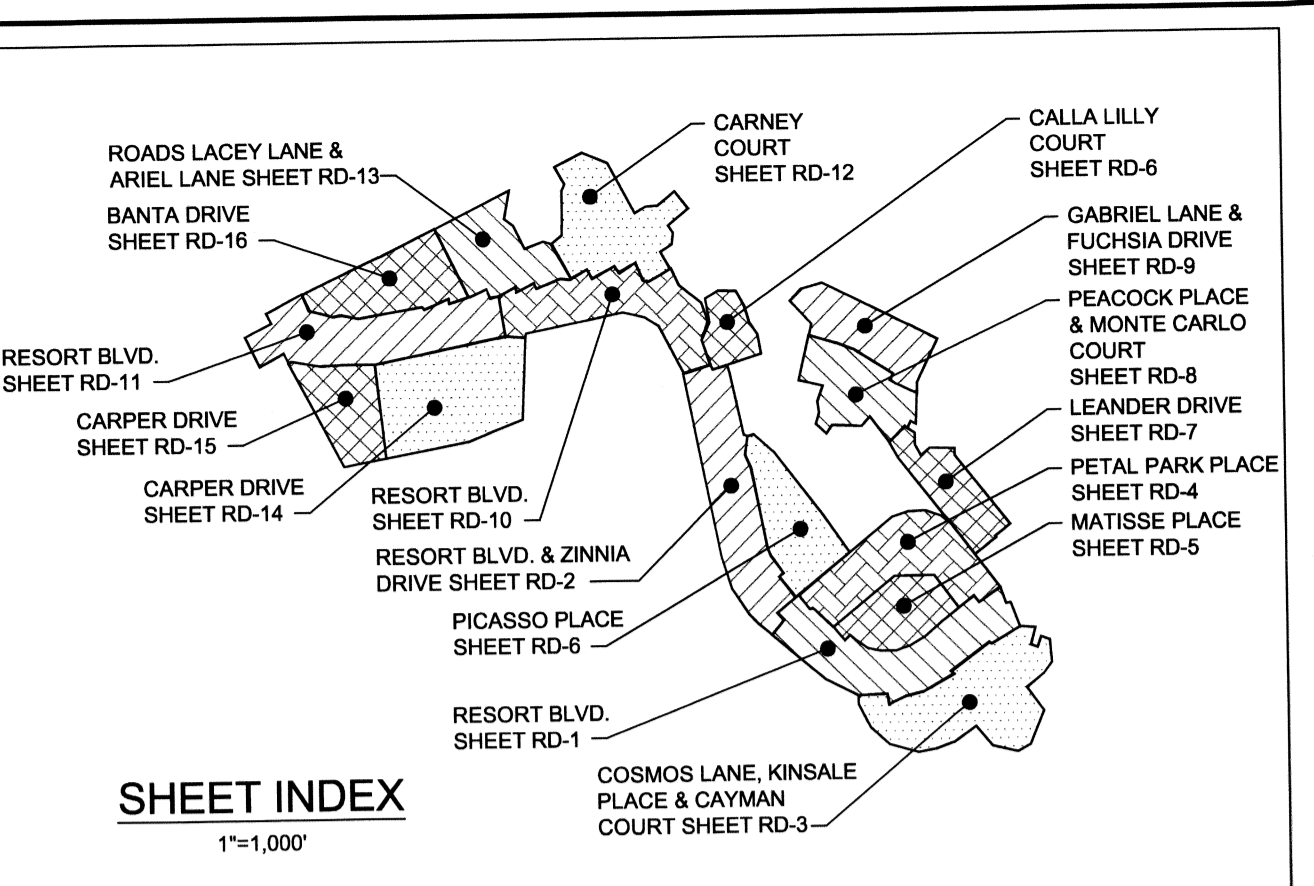
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC



SUPERELEVATION TRANSITION TABLE							
RESORT BOULEVARD							
SUPERELEVATED LANE		CENTER LINE		TYPICAL CROSS SLOPE LANE			
1	2	3	4	5	6	7	8
EDGE OF PAVE	CROSS SLOPE (%)	LANE WIDTH (FT)	CENTER LINE STATION	CENTER LINE ELEVATION	LANE WIDTH (FT)	CROSS SLOPE (%)	EDGE OF PAVE
48.43	0	14	48+72.41	48.710	14	2	48.43
48.76	0	14	48+97.41	48.760	14	2	48.48
48.99	-2	14	49+22.41	48.710	14	2	48.43
47.56	-2	14	53+36.49	47.280	14	2	47.00
47.4	0	14	53+61.49	47.400	14	2	47.12
47.25	2	14	53+86.49	47.530	14	2	47.25

SEE TYPICAL TRANSITION FROM NORMAL CROSS SECTION TO SUPERELEVATED CROSS SECTION ON D-6.

SUPERELEVATED ROAD SECTION

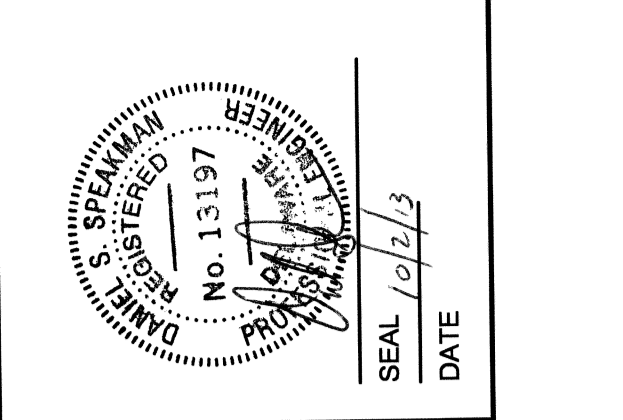
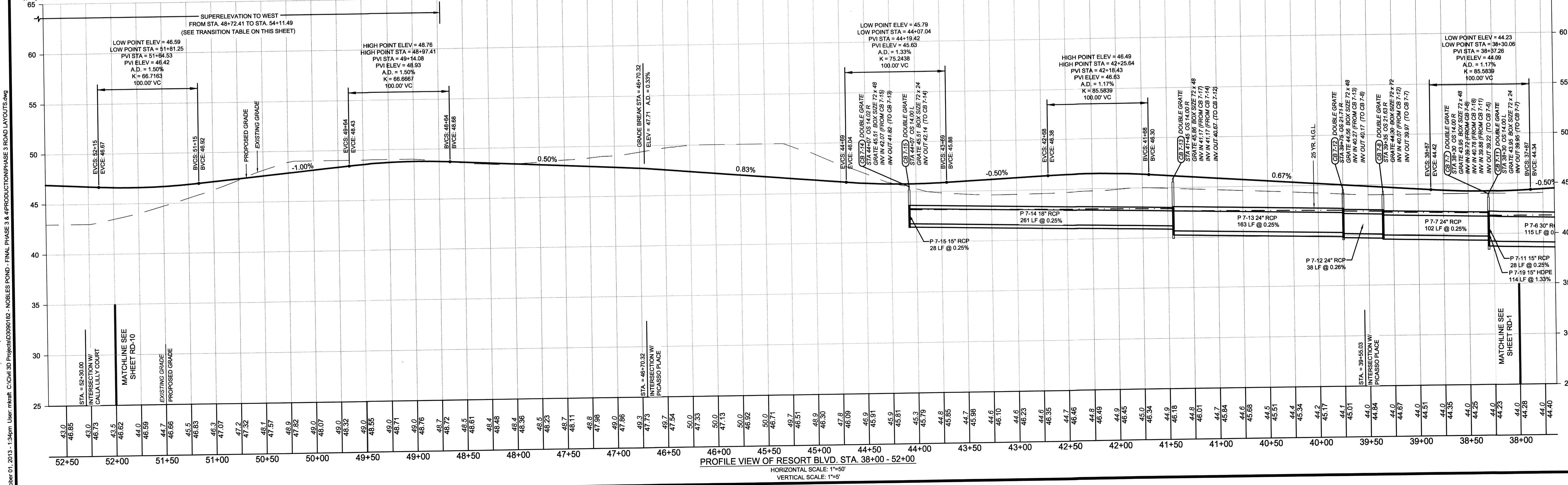
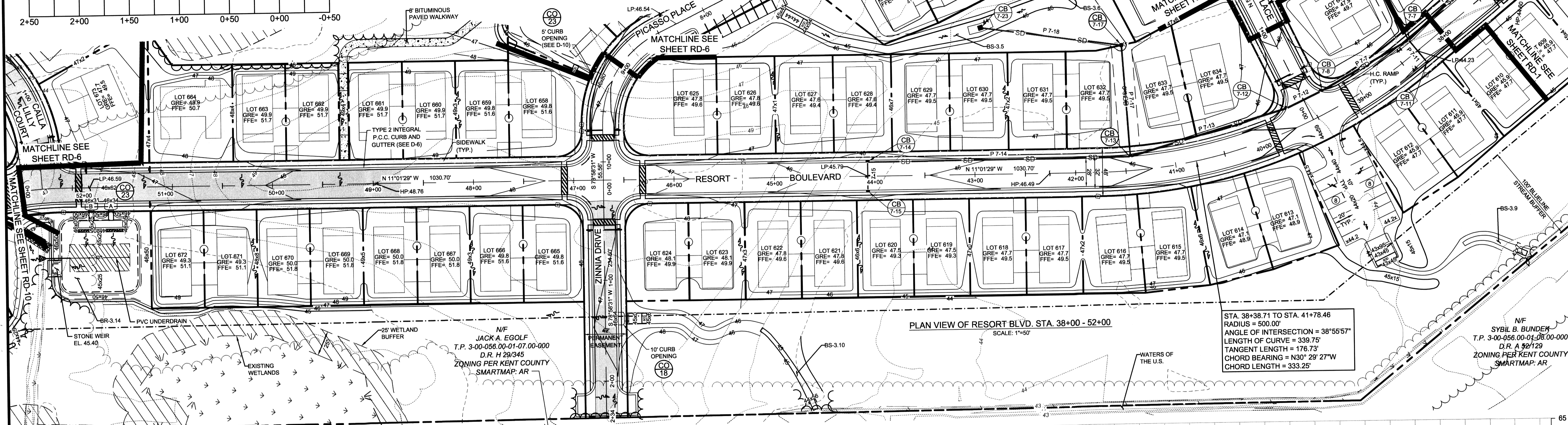
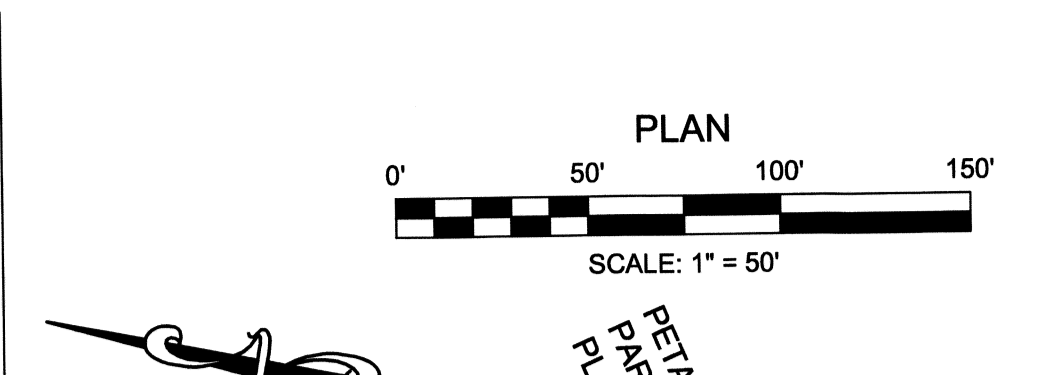


ABBREVIATIONS AND NOTES

EVCS: END VERTICAL CURVE STATION
 BVCS: BEGIN VERTICAL CURVE STATION
 BVCE: BEGIN VERTICAL CURVE ELEVATION
 K: RATE OF VERTICAL CURVATURE
 PVI: POINT OF VERTICAL INTERSECTION
 A.D.: ALGEBRAIC DIFFERENCE
 V.C.: VERTICAL CURVE
 OS: OFFSET
 STA: STATION
 INV: INVERT
 ELEV.: ELEVATION
 GRE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
 FFE: FINISHED FLOOR ELEVATION

NOTES:

- BOX SIZES LISTED ARE IN INCHES.
- OFFSET DISTANCES LISTED ARE IN FEET.
- SEE D-8 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
- SEE D-7 FOR RAMP DETAILS.
- SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
- SEE D-8 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



REV. #	DATE	DESCRIPTION

McCORMICK
 Celebrating 75 Years of Quality Service and Innovation

ENGINEERS SURVEYORS PLANNERS
 ANNAPOLIS CENTREVILLE ELKTON SALISBURY

106 EAST MAIN STREET, SUITE 101
 ELKTON, MD 21921
 (410) 398-1550
 www.mccormick-inc.com

DATE:	FEBRUARY 2015
JOB NUMBER:	D0950182
SCALE:	1"=50'
DRAWN BY:	MAK
DESIGNED BY:	MAK
APPROVED BY:	DSS
FOLDER REFERENCE:	P-50090182

ROAD & STORM DRAIN PLAN & PROFILES

FILE NO. SL-11-01

**VILLAGES OF NOBLES POND
 PHASES 3A & 4A**

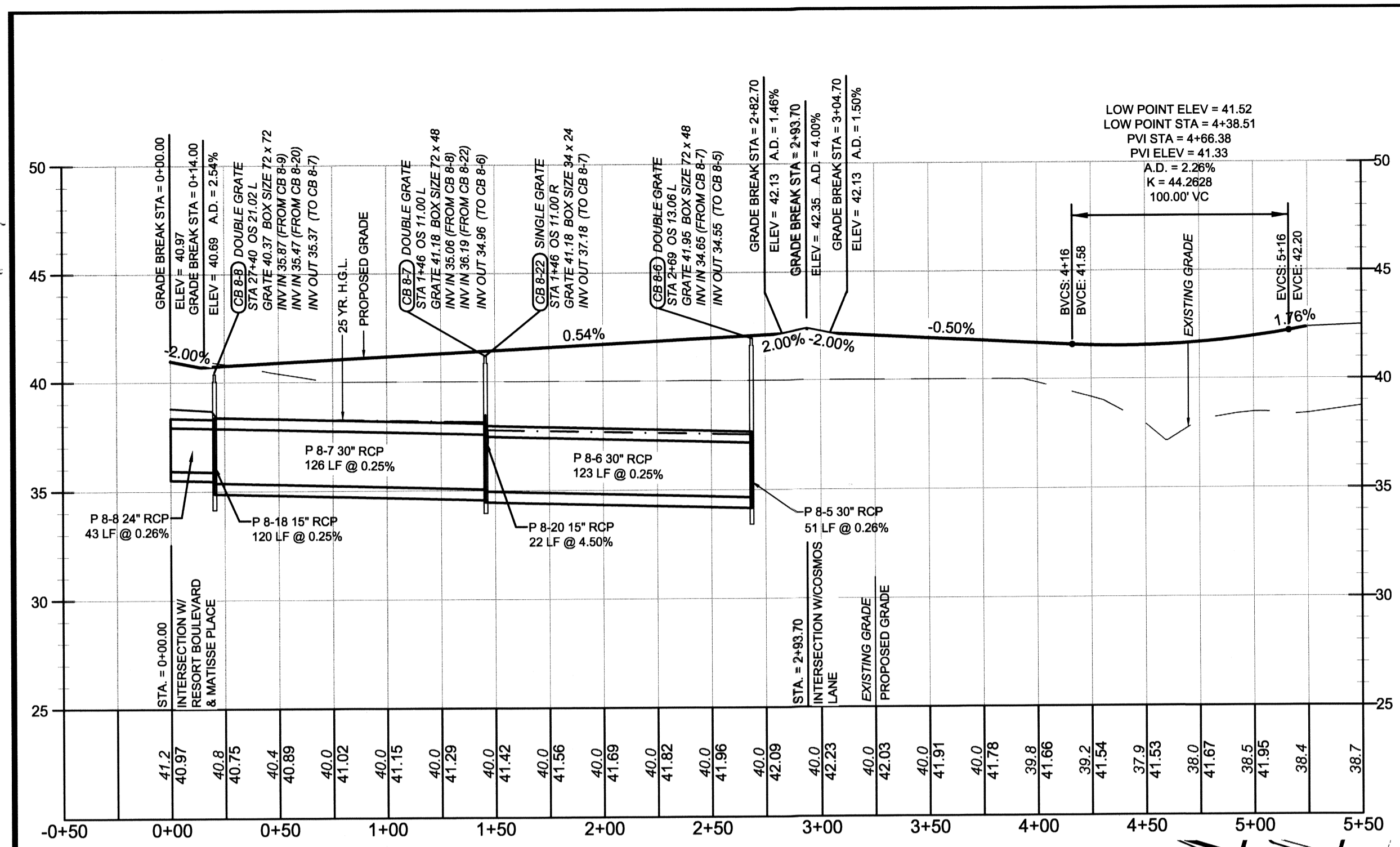
KENTON HUNDRED, KENT COUNTY, DELAWARE

FOR: EDDIE EVANS FARMS, LLC

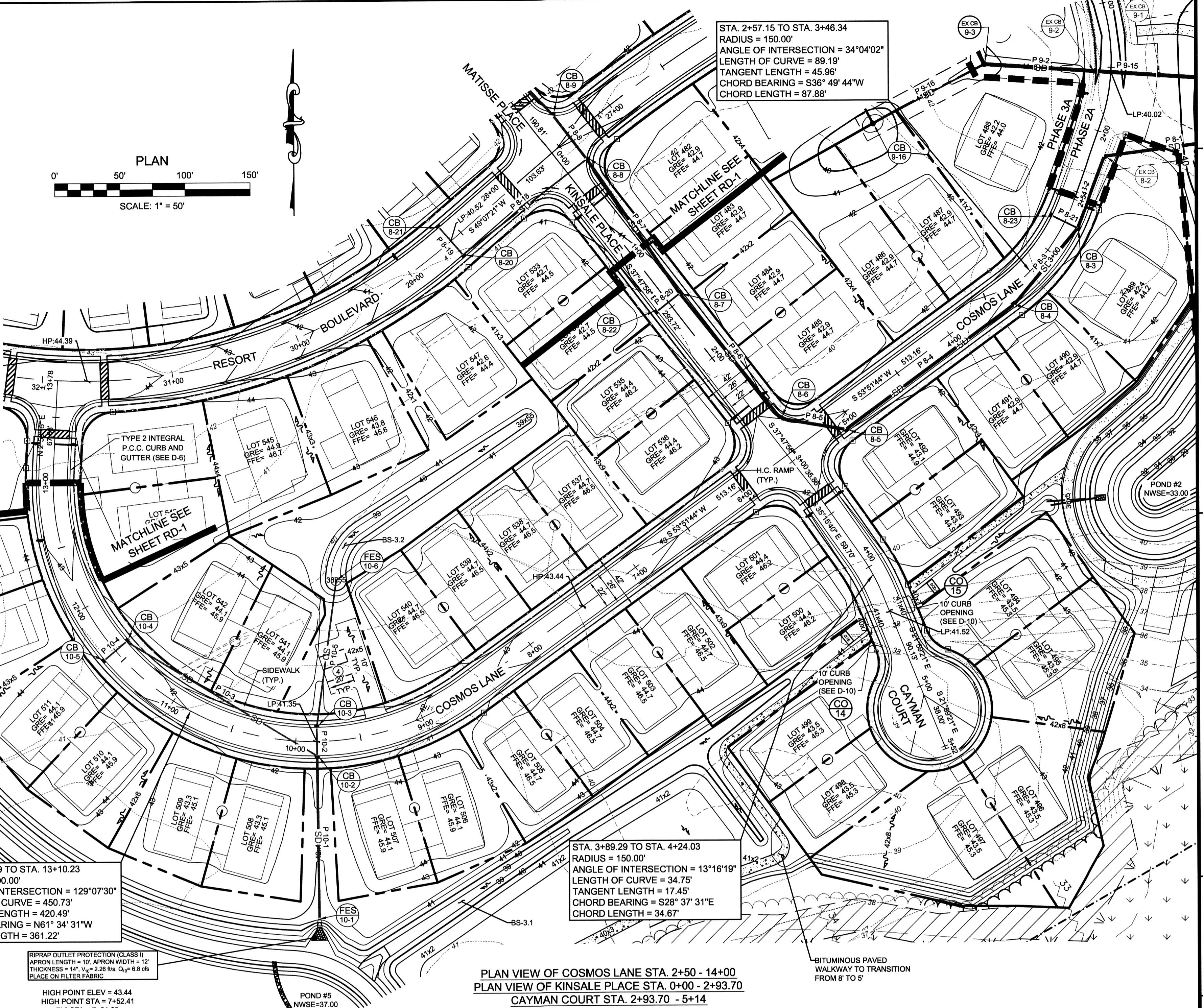
SHEET NO.: **RD-2**

FILE NO.: **1446-B**

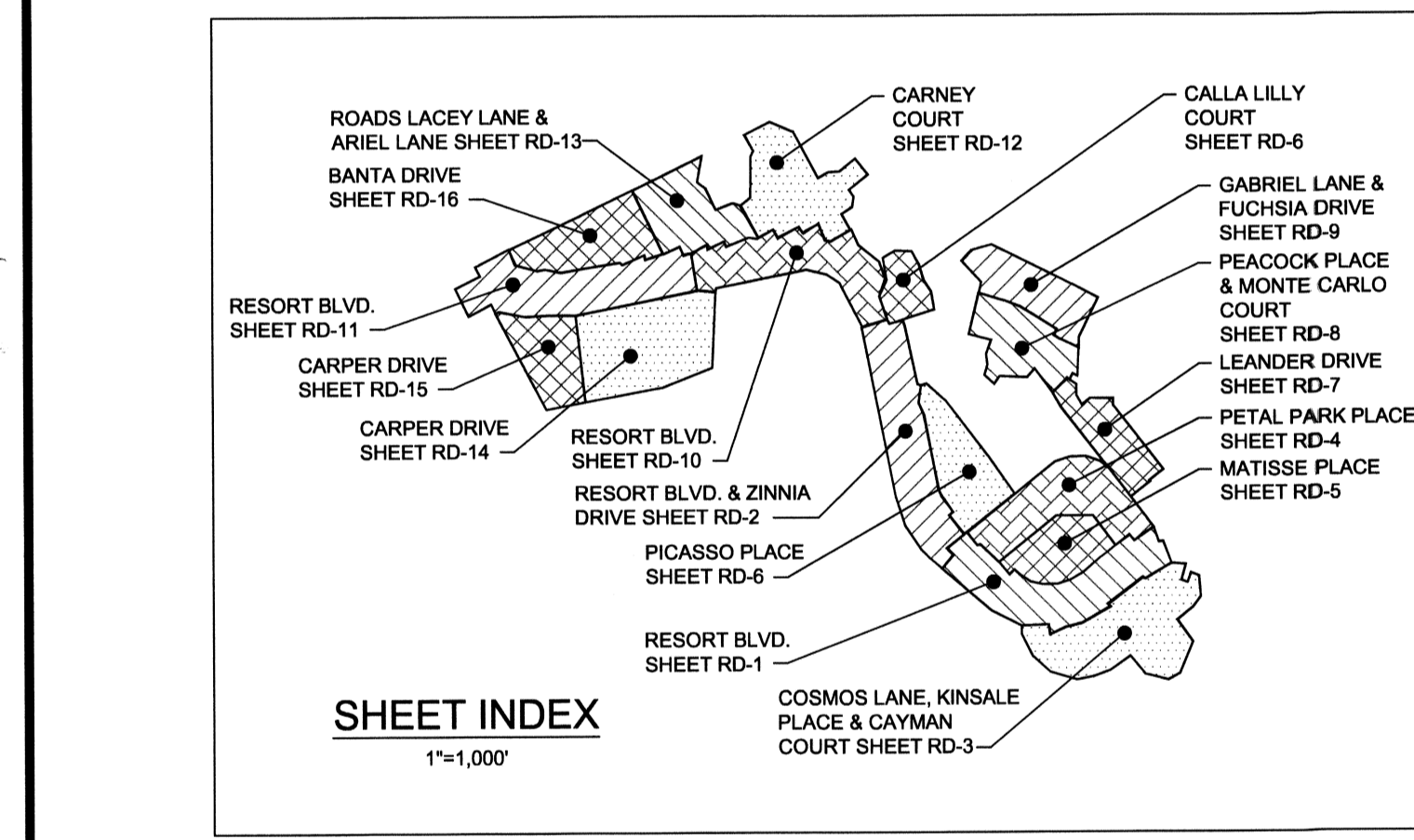
October 01, 2013 1:35pm User: mhwf C:\cswd\3D\Projects\03060182 - NOBLES POND - FINAL PHASE 3 & REPRODUCTION\PHASE 3 ROAD LAYOUTS.dwg



PROFILE VIEW OF KINSALE PLACE STA. 0+00 - 2+93.70
CAYMAN COURT STA. 2+93.70 - 5+14

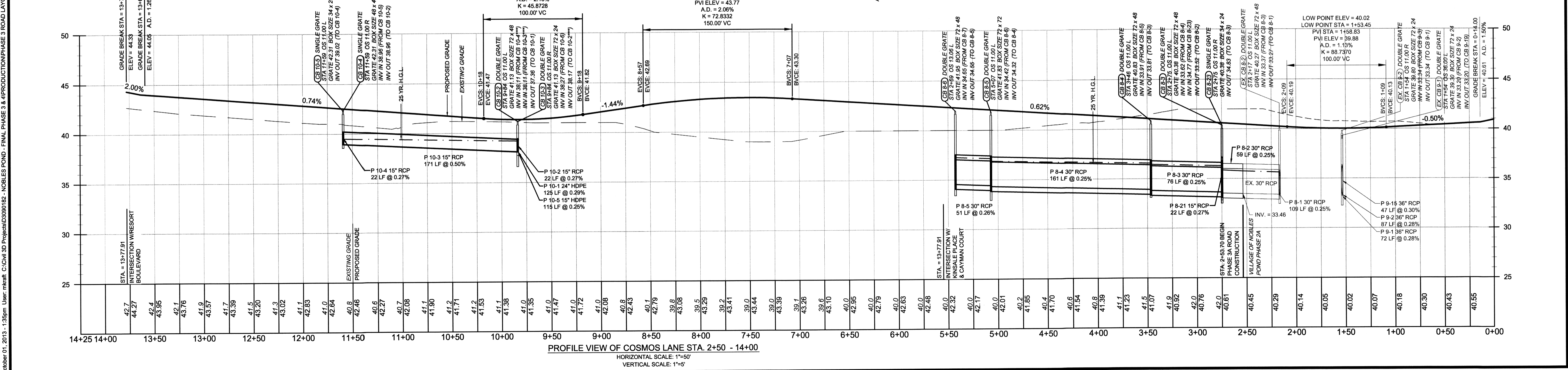


PLAN VIEW OF COSMOS LANE STA. 2+50 - 14+00
PLAN VIEW OF KINSALE PLACE STA. 0+00 - 2+93.70
CAYMAN COURT STA. 2+93.70 - 5+14



- ABBREVIATIONS AND NOTES
EVCS: END VERTICAL CURVE STATION
EVCV: END VERTICAL CURVE ELEVATION
BVCS: BEGIN VERTICAL CURVE STATION
BVCE: BEGIN VERTICAL CURVE ELEVATION
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A.D.: ALGEBRAIC DIFFERENCE
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OS: OFFSET
STA: STATION
INV: INVERT
ELEV.: ELEVATION
GFE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
FFE: FINISHED FLOOR ELEVATION

*** DENOTES THAT A TEMPORARY REINFORCEMENT BAR OVER THE OPENING TO STABILIZE THE BOX DURING TRANSPORTATION AND PLACEMENT MAY BE NEEDED. ONCE THE BOX IS IN PLACE, THE TEMPORARY REINFORCEMENT BAR MUST BE CUT OUT.



PROFILE VIEW OF COSMOS LANE STA. 2+50 - 14+00

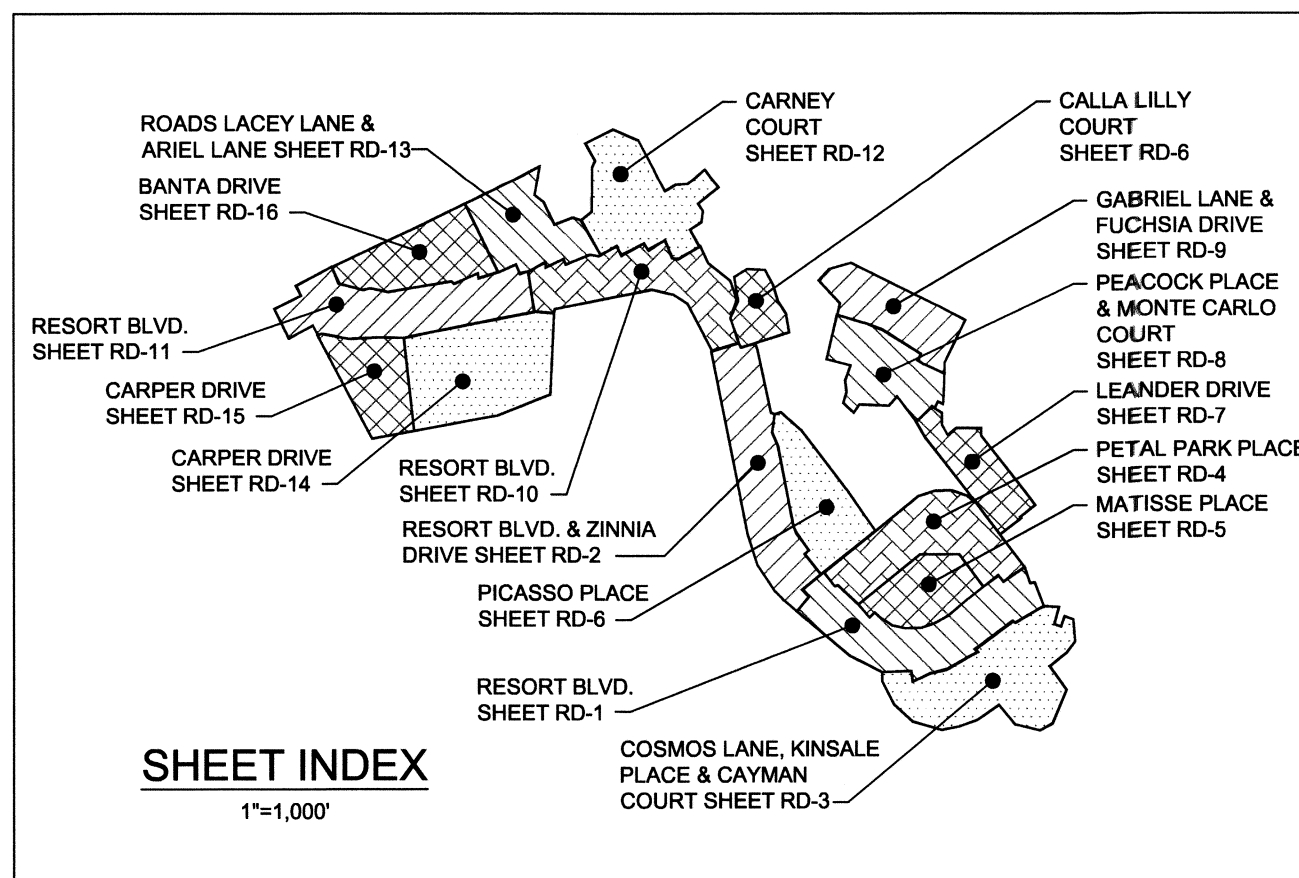
Professional engineer seal for Daniel S. Spearman, No. 13197, State of Delaware.

Table with columns: REV #, DATE, DESCRIPTION. Contains revision history.

McCRONE logo and company information: Celebrating 75 Years of Quality Services and Innovation. ENGINEERS SURVEYORS PLANNERS.

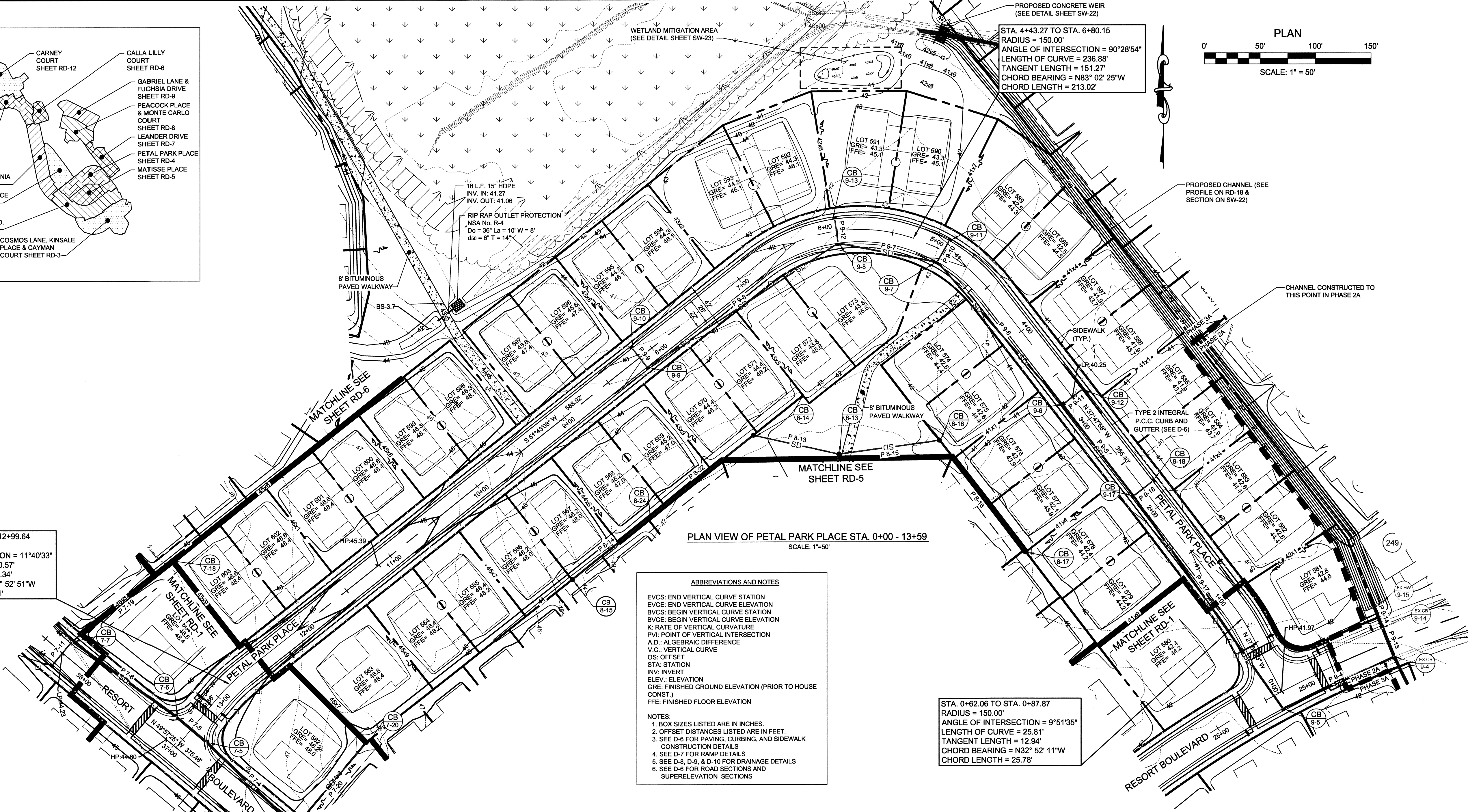
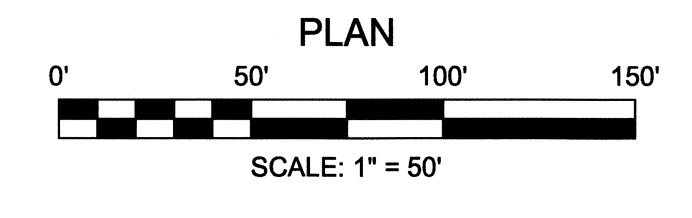
Table with columns: DATE, JOB NUMBER, SCALE, DRAWN BY, DESIGNED BY, APPROVED BY, FOLDER REFERENCE.

ROAD & STORM DRAIN PLAN & PROFILES. VILLAGES OF NOBLES POND PHASES 3A & 4A. SHEET NO. RD-3. FILE NO. 1446-B.



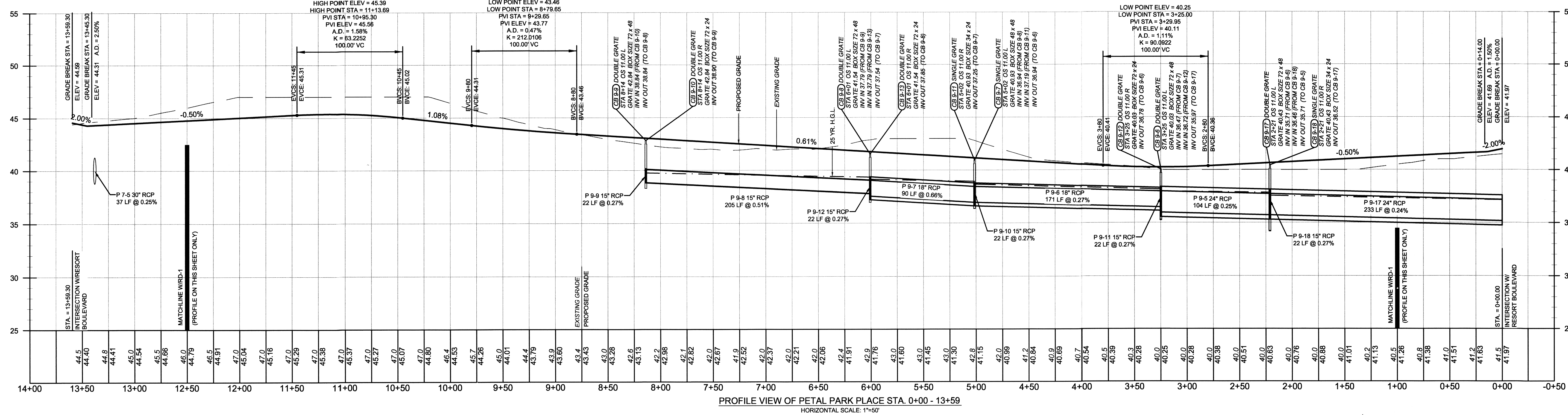
STA. 12+69.07 TO STA. 12+99.64
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 11°40'33"
 LENGTH OF CURVE = 30.57'
 TANGENT LENGTH = 15.34'
 CHORD BEARING = S45° 52' 51"W
 CHORD LENGTH = 30.51'

PROPOSED CONCRETE WEIR
 (SEE DETAIL SHEET SW-22)
 STA. 4+43.27 TO STA. 6+80.15
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 90°28'54"
 LENGTH OF CURVE = 236.88'
 TANGENT LENGTH = 151.27'
 CHORD BEARING = N83° 02' 25"W
 CHORD LENGTH = 213.02'



- ABBREVIATIONS AND NOTES**
- EVCS: END VERTICAL CURVE STATION
 - EVCV: END VERTICAL CURVE ELEVATION
 - BVCS: BEGIN VERTICAL CURVE STATION
 - BVCV: BEGIN VERTICAL CURVE ELEVATION
 - K: RATE OF VERTICAL CURVATURE
 - PVI: POINT OF VERTICAL INTERSECTION
 - A.D.: ALGEBRAIC DIFFERENCE
 - V.C.: VERTICAL CURVE
 - O.S.: OFFSET
 - STA: STATION
 - INV: INVERT
 - ELEV: ELEVATION
 - GRE: FINISHED GRADE (PRIOR TO HOUSE CONST.)
 - FFE: FINISHED FLOOR ELEVATION
- NOTES:**
1. BOX SIZES LISTED ARE IN INCHES.
 2. OFFSET DISTANCES LISTED ARE IN FEET.
 3. SEE D-6 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
 4. SEE D-7 FOR RAMP DETAILS.
 5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
 6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.

STA. 0+62.08 TO STA. 0+87.87
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 9°51'35"
 LENGTH OF CURVE = 25.81'
 TANGENT LENGTH = 12.94'
 CHORD BEARING = N32° 52' 11"W
 CHORD LENGTH = 25.78'



REV #	DATE	DESCRIPTION

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 100 EAST MAIN STREET, SUITE 101
 ELKTON, MD 21921
 (410) 398-1350
 www.mccrone-inc.com
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DATE:	FEBRUARY 2013
JOB NUMBER:	DS090182
SCALE:	1"=50'
DRAWN BY:	MAK
DESIGNED BY:	MAK
APPROVED BY:	DSS
FOLDER REFERENCE:	F:\DS090182

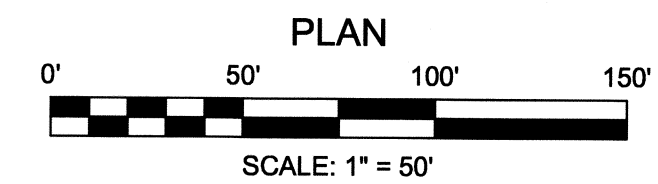
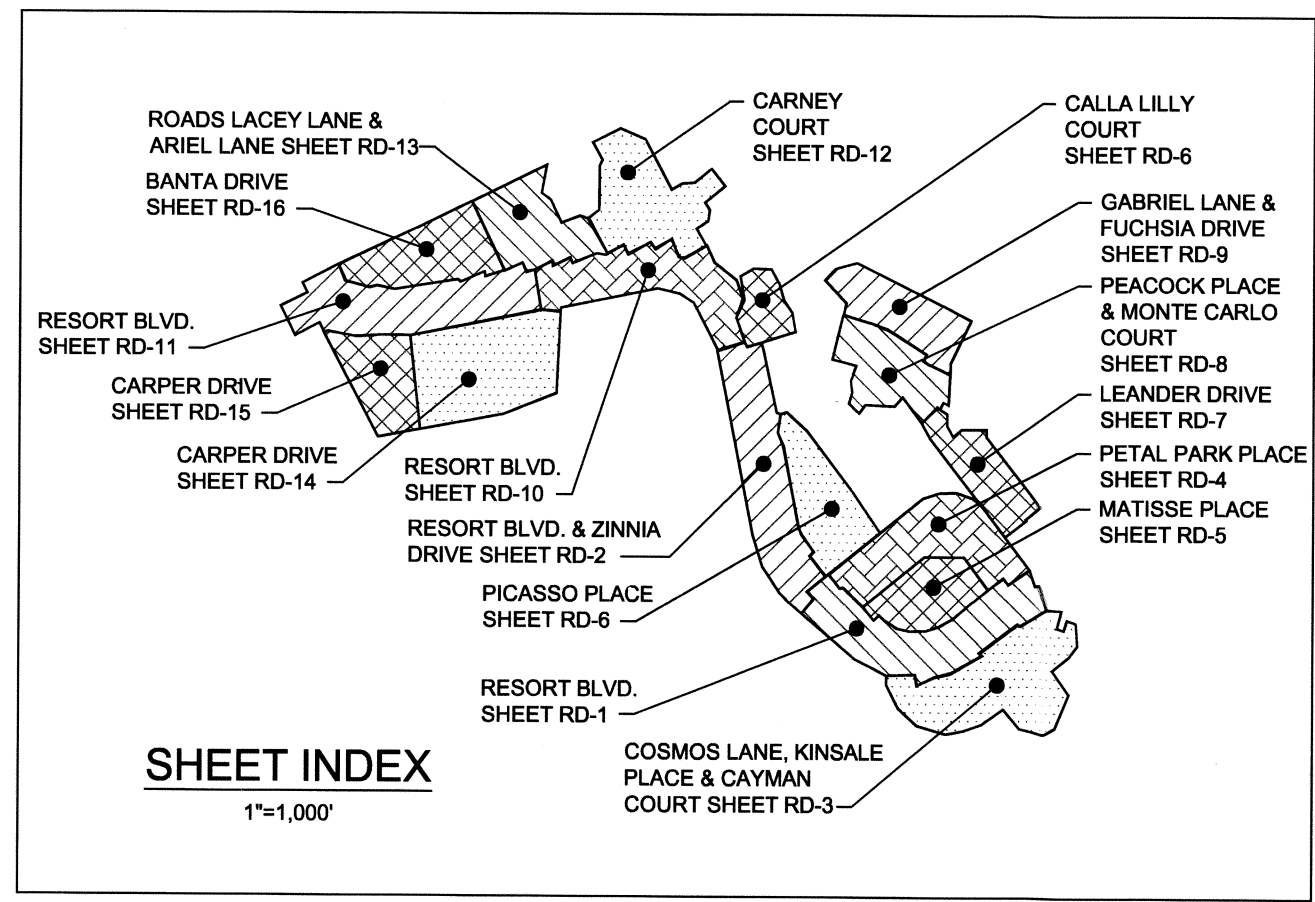
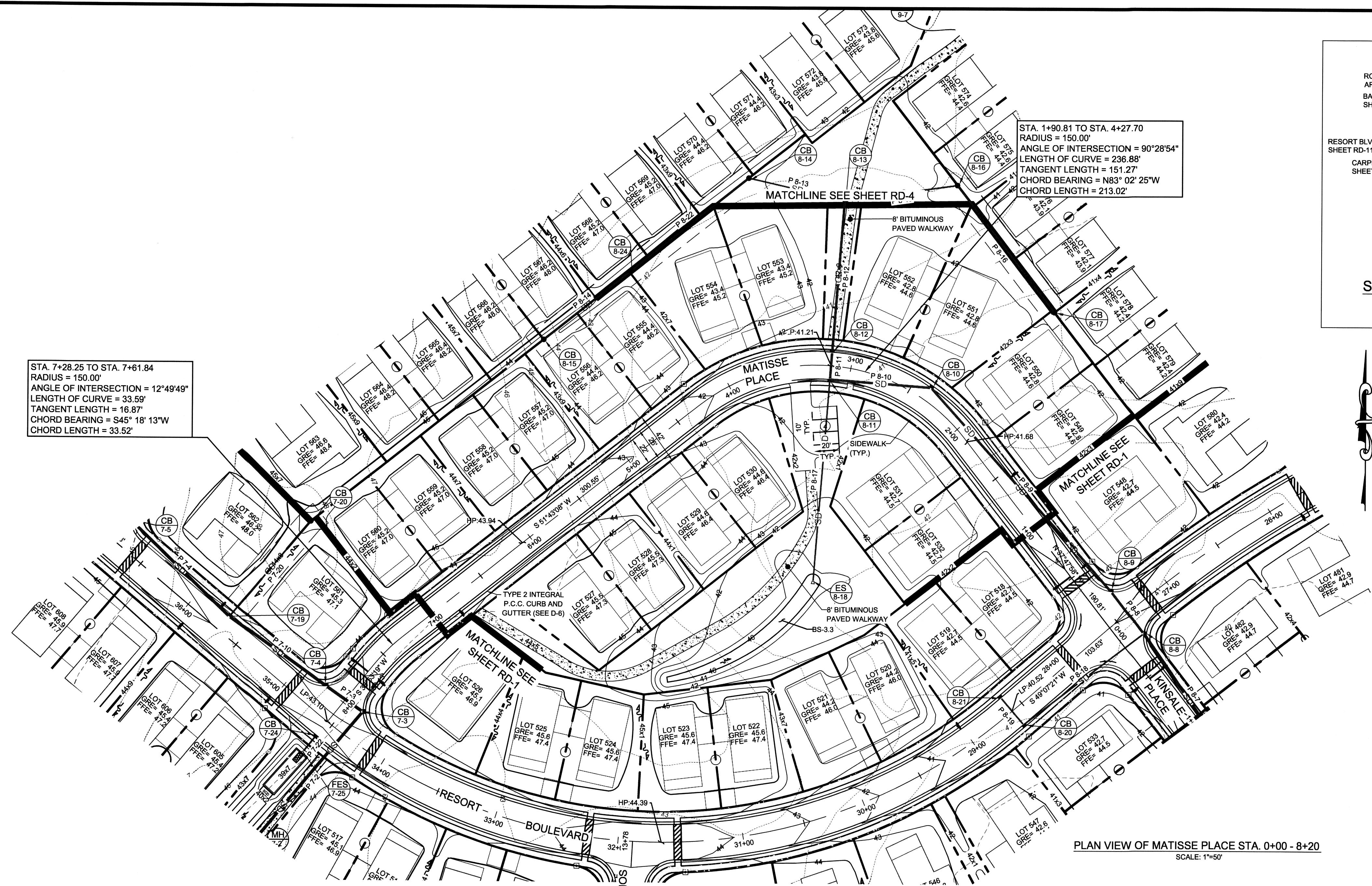
ROAD & STORM DRAIN PLAN & PROFILES
 FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: **RD-4**
 FILE NO.: **1446-B**

October 01, 2013 1:38pm User: ematt C:\C:\3D Projects\DS090182 - NOBLES POND - FINAL PHASE 3 & 4\PRODUCTION\PHASE 3 ROAD LAYOUTS.dwg

STA. 7+28.25 TO STA. 7+61.84
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 12°49'49"
 LENGTH OF CURVE = 33.59'
 TANGENT LENGTH = 16.87'
 CHORD BEARING = S45° 18' 13"W
 CHORD LENGTH = 33.52'

STA. 1+90.81 TO STA. 4+27.70
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 90°28'54"
 LENGTH OF CURVE = 236.88'
 TANGENT LENGTH = 151.27'
 CHORD BEARING = N83° 02' 25"W
 CHORD LENGTH = 213.02'

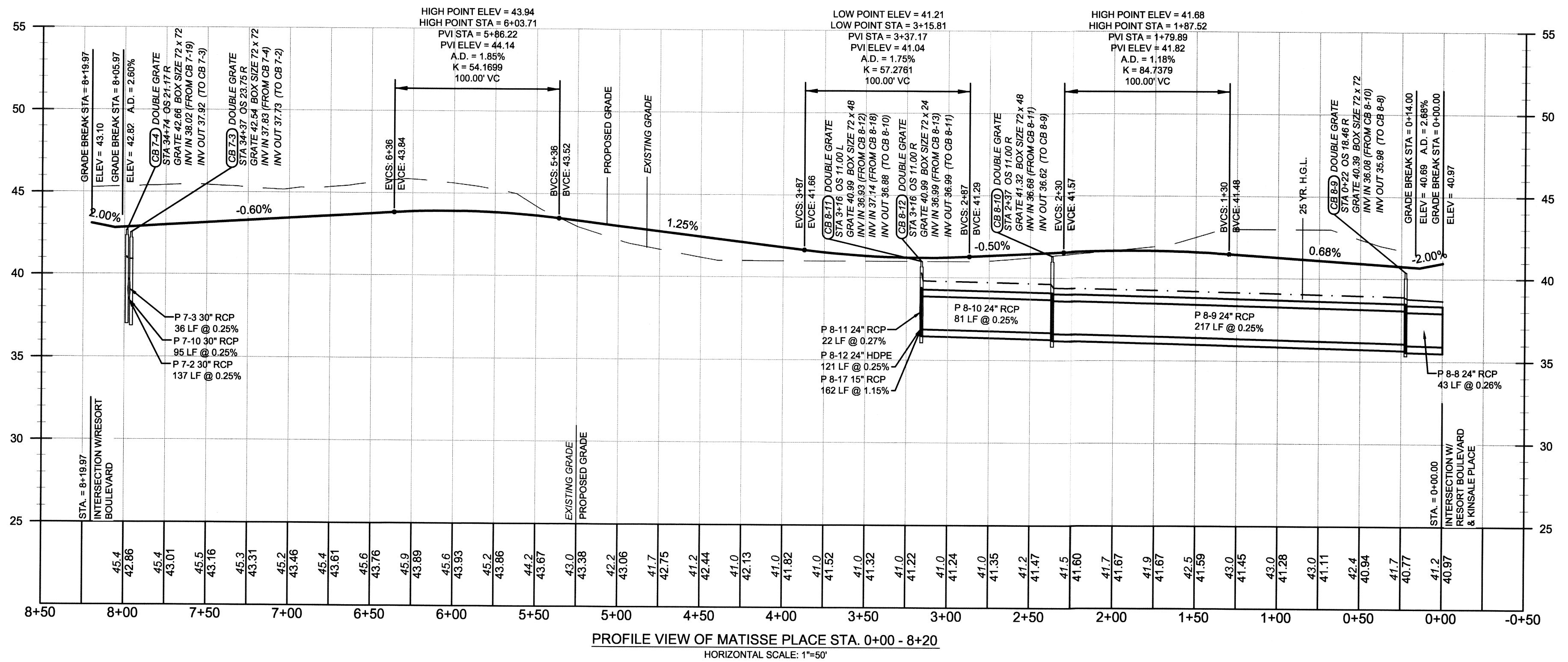


PLAN VIEW OF MATISSE PLACE STA. 0+00 - 8+20
 SCALE: 1"=50'

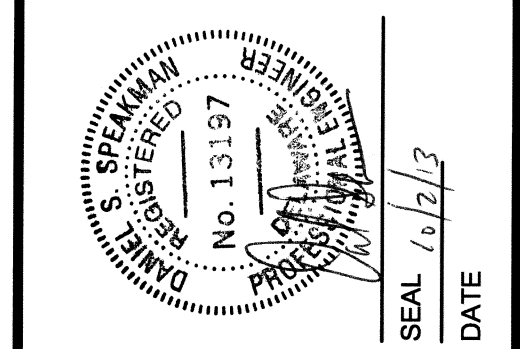
ABBREVIATIONS AND NOTES

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NOTES:
 1. BOX SIZES LISTED ARE IN INCHES.
 2. OFFSET DISTANCES LISTED ARE IN FEET.
 3. SEE D-6 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS
 4. SEE D-7 FOR RAMP DETAILS
 5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS
 6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS



PROFILE VIEW OF MATISSE PLACE STA. 0+00 - 8+20
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



REV. #	DATE	DESCRIPTION

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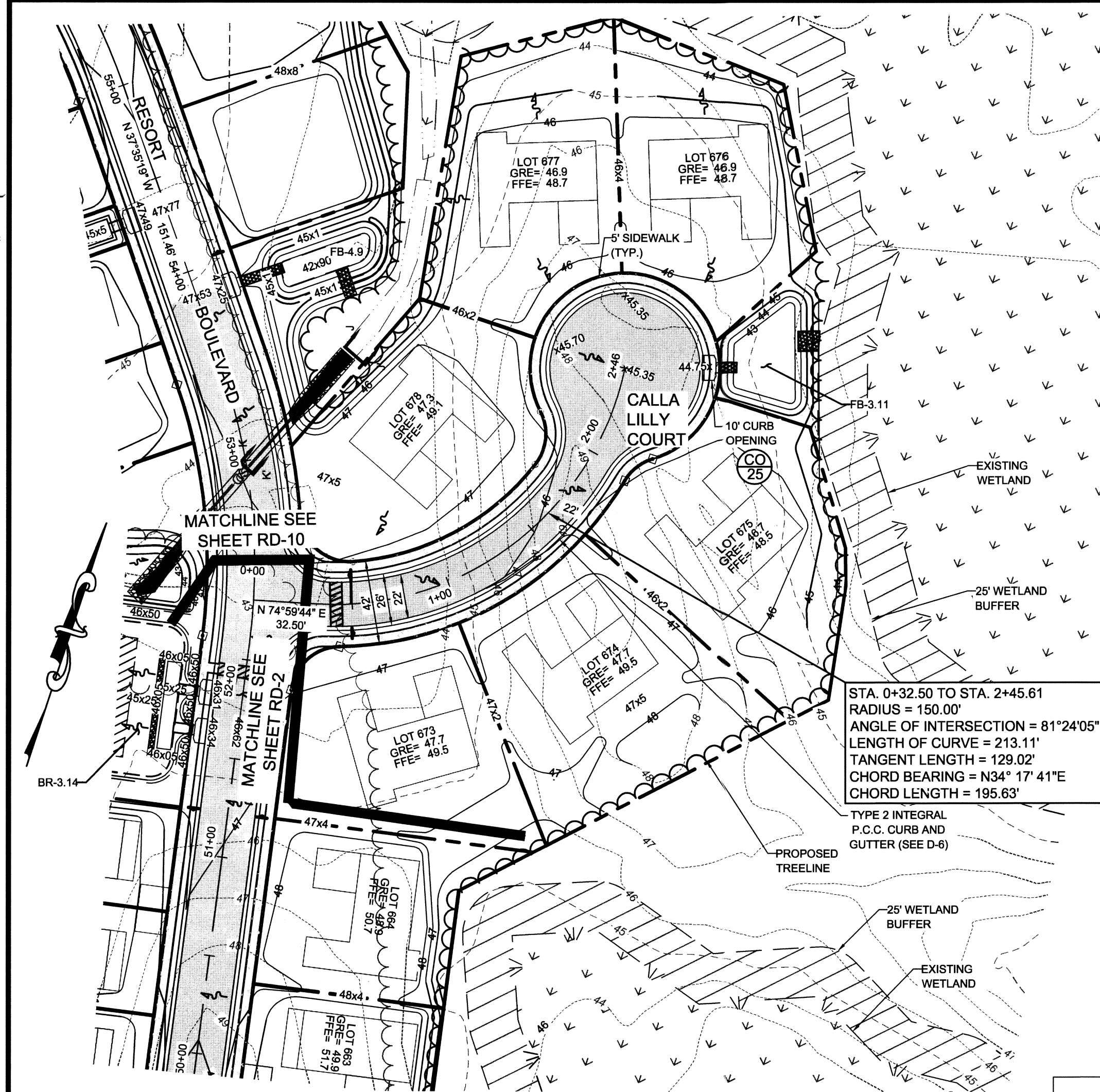
106 EASTMAN STREET, SUITE 101
 ELKTON, MARYLAND 21821
 (410) 396-1550

DATE:	FEBRUARY 2013
JOB NUMBER:	D0960182
SCALE:	1"=50'
DRAWN BY:	MAK
DESIGNED BY:	MAK
APPROVED BY:	DSS
FOLDER REFERENCE:	P-0909182

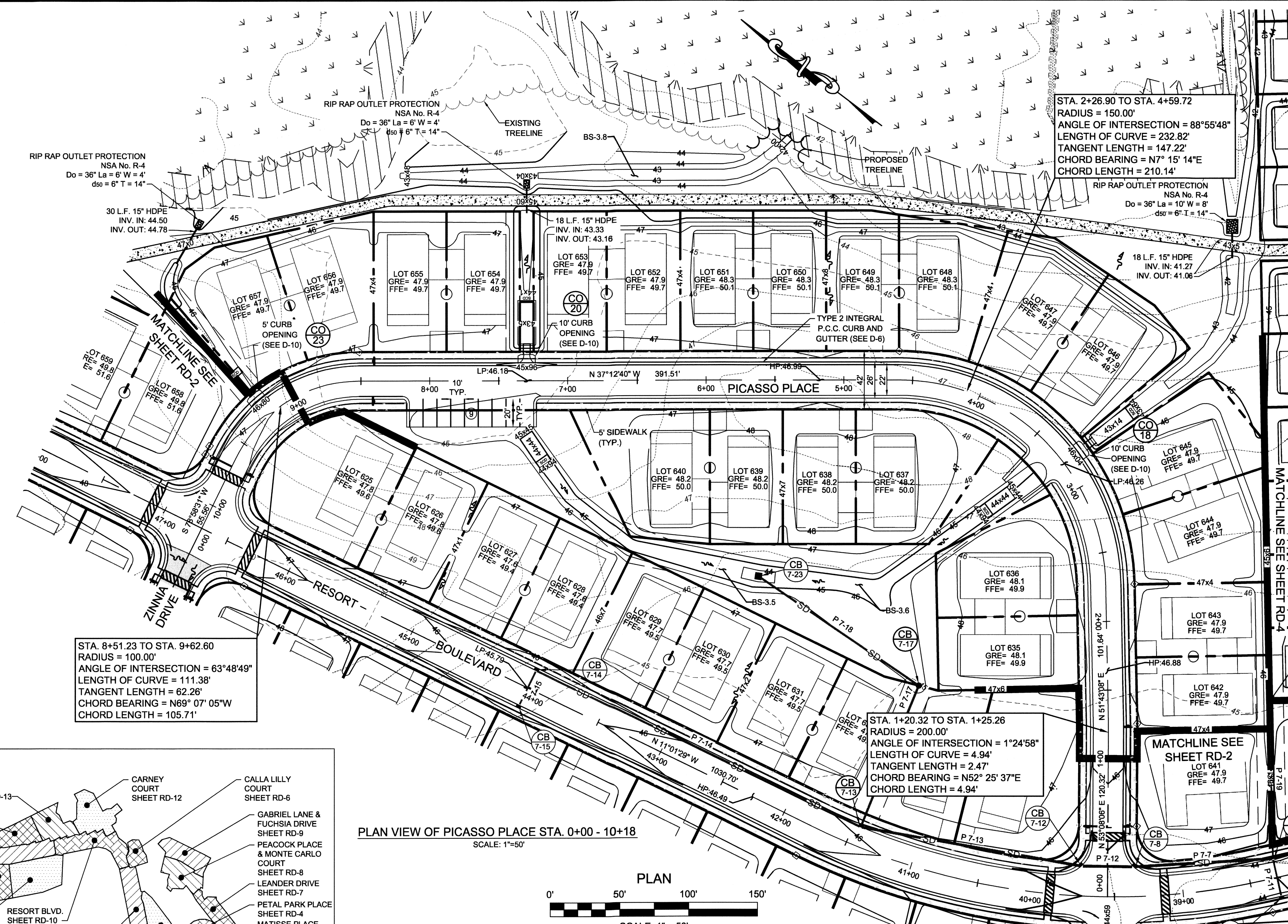
ROAD & STORM DRAIN PLAN & PROFILES

FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

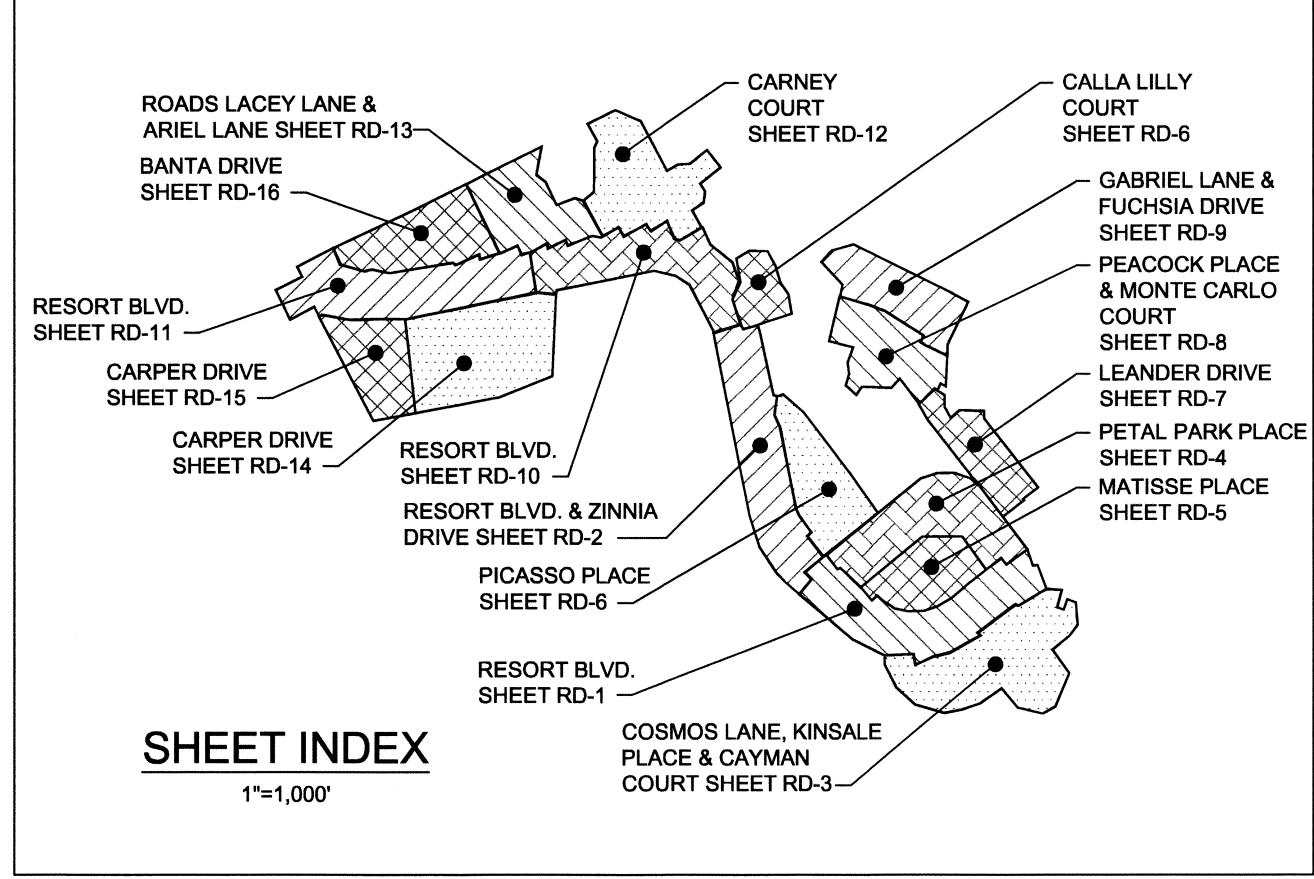
SHEET NO.: **RD-5**
 FILE NO.: **1446-B**



PLAN VIEW OF CALLA LILLY COURT STA. 0+00 - 2+25
SCALE: 1"=50'

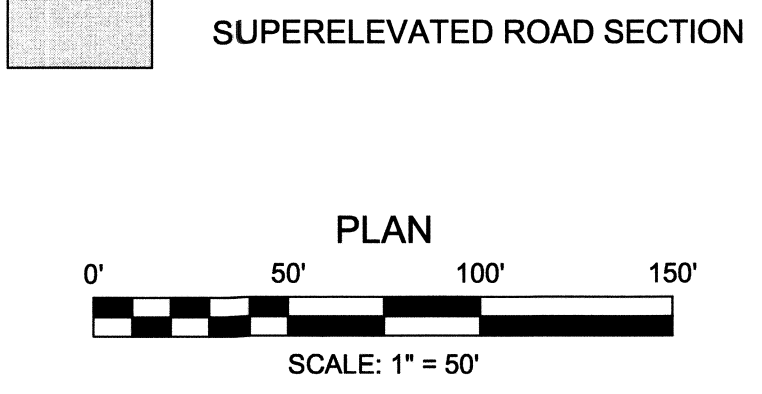


PLAN VIEW OF PICASSO PLACE STA. 0+00 - 10+18
SCALE: 1"=50'

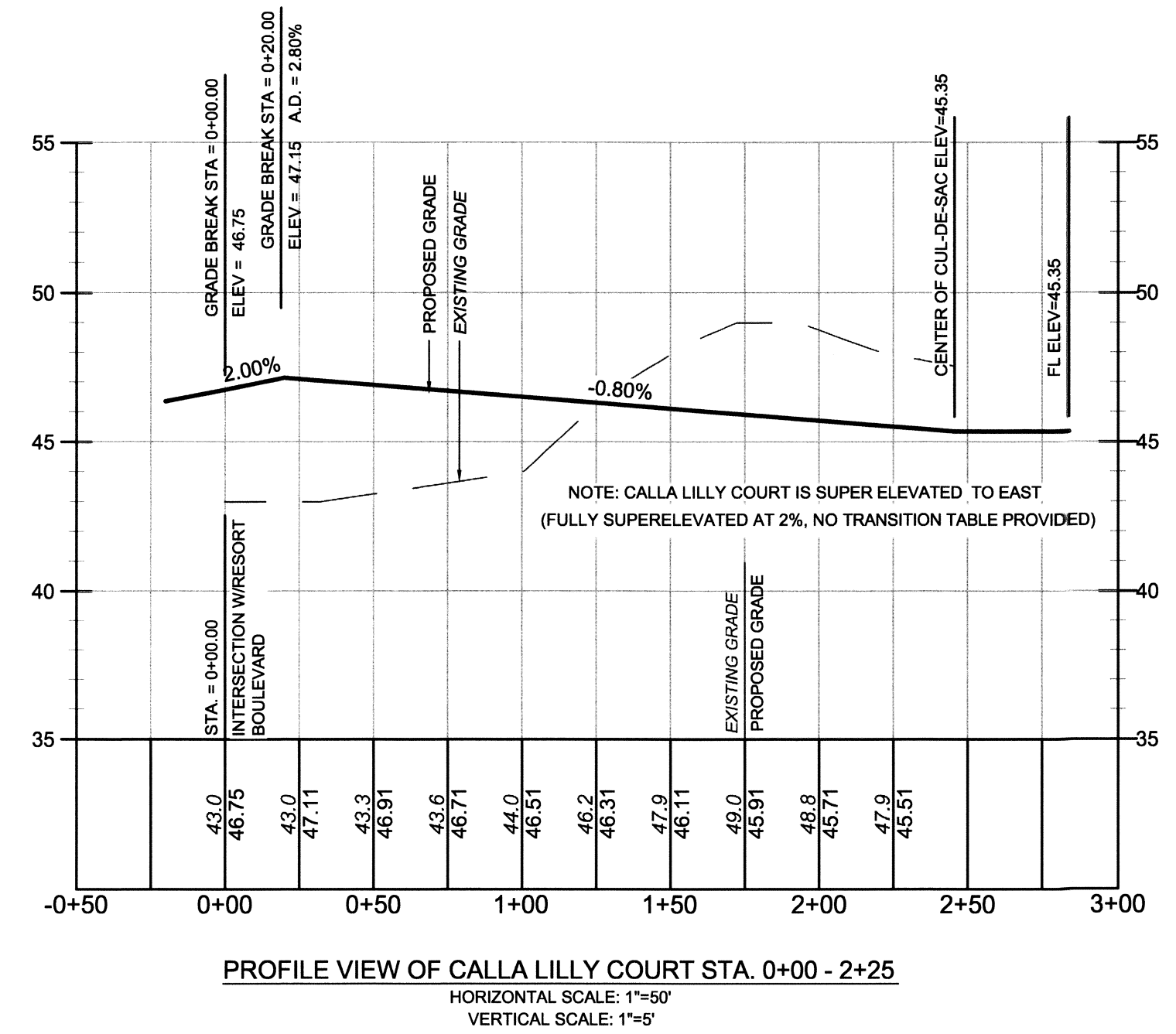


SHEET INDEX
1"=1,000'

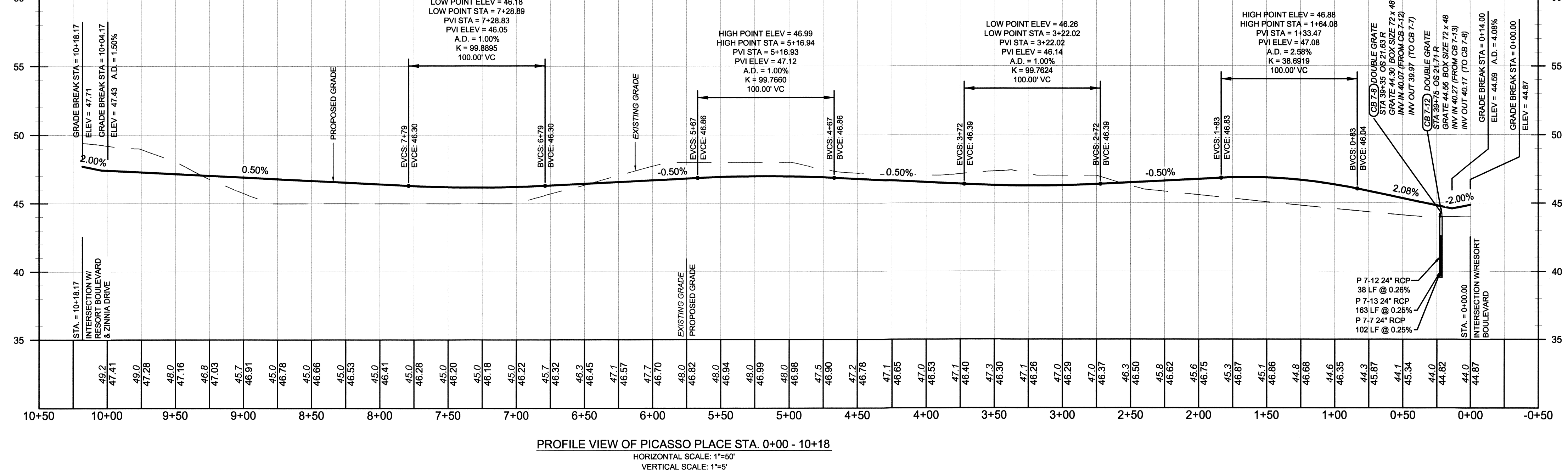
ABBREVIATIONS AND NOTES
EVCS: END VERTICAL CURVE STATION
EVC: END VERTICAL CURVE ELEVATION
BVCS: BEGIN VERTICAL CURVE STATION
BVC: BEGIN VERTICAL CURVE ELEVATION
K: RATE OF VERTICAL CURVATURE
PVI: POINT OF VERTICAL INTERSECTION
A.D.: ALGEBRAIC DIFFERENCE
V.C.: VERTICAL CURVE
OS: OFFSET
STA: STATION
INV: INVERT
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GRE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
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1. BOX SIZES LISTED ARE IN INCHES.
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4. SEE D-7 FOR RAMP DETAILS.
5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



PLAN
SCALE: 1" = 50'



PROFILE VIEW OF CALLA LILLY COURT STA. 0+00 - 2+25
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



PROFILE VIEW OF PICASSO PLACE STA. 0+00 - 10+18
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

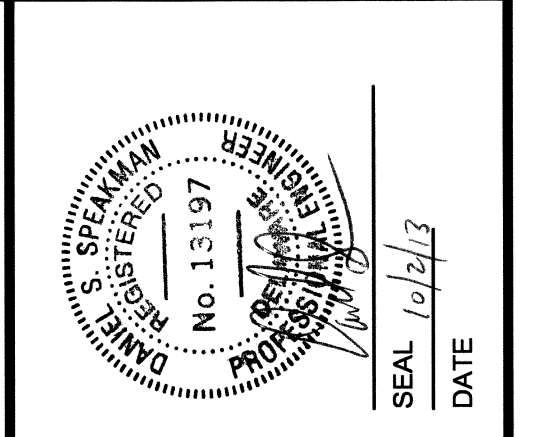
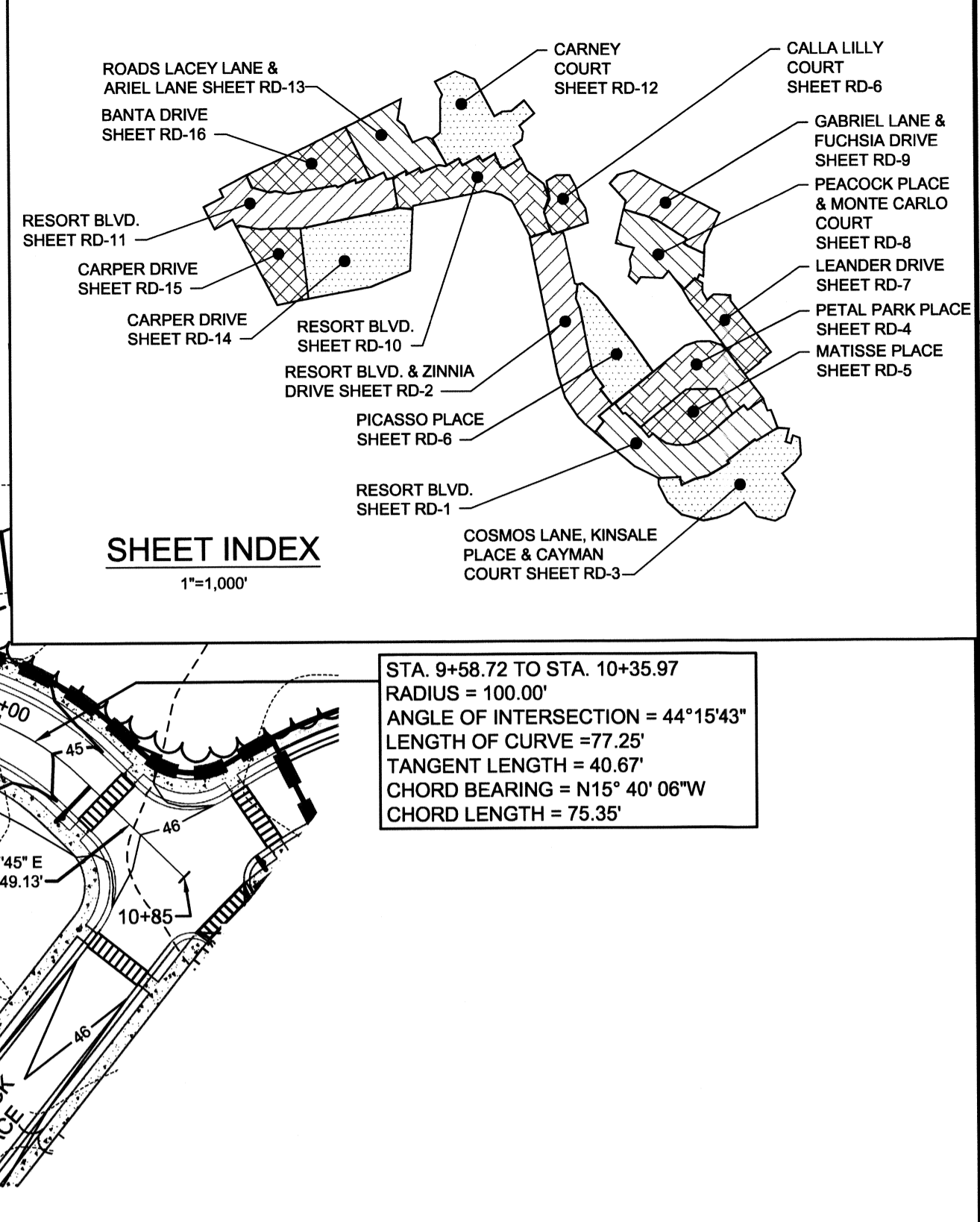
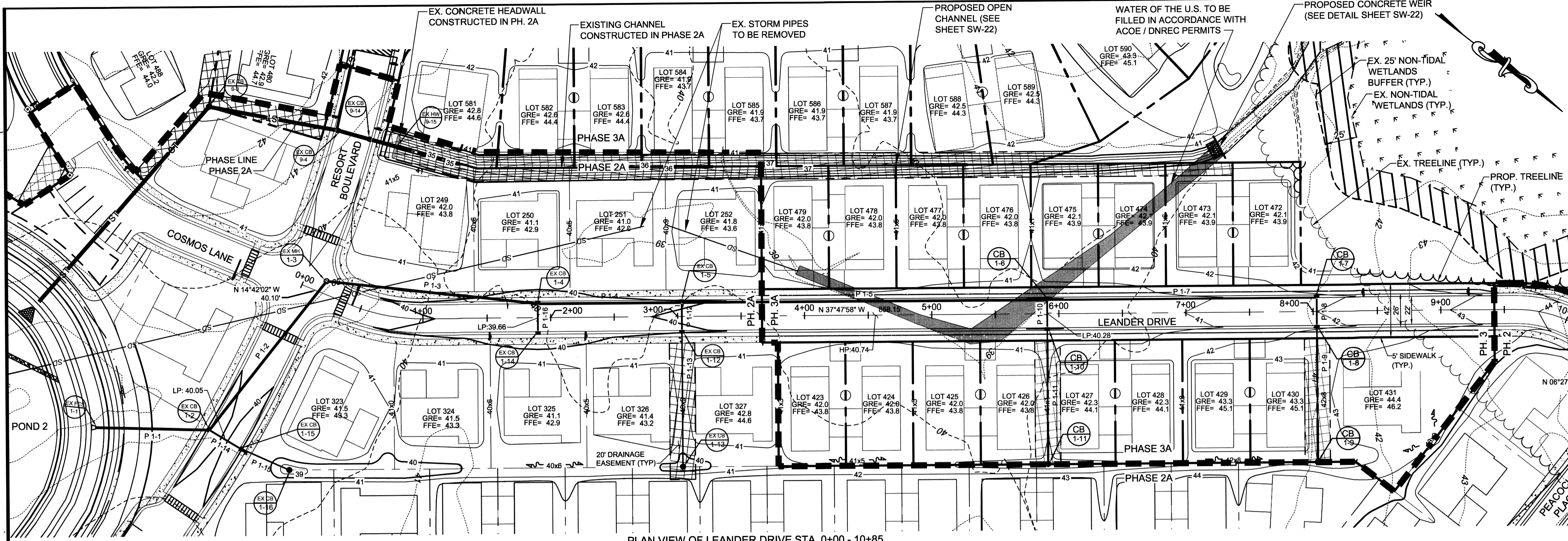


Table with columns: REV.#, DATE, DESCRIPTION

McCRONE logo and company information: ENGINEERS • SURVEYORS • PLANNERS, ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY

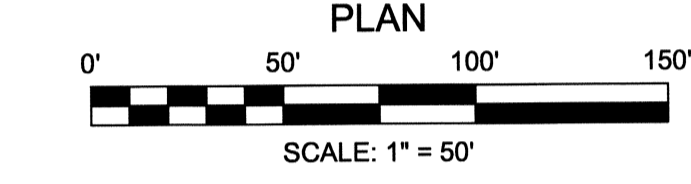
Table with columns: DATE, JOB NUMBER, SCALE, DRAWN BY, DESIGNED BY, APPROVED BY, FOLDER REFERENCE

ROAD & STORM DRAIN PLAN & PROFILES
FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
KENTON HUNDRED, KENT COUNTY, DELAWARE
FOR: EDDIE EVANS FARMS, LLC
SHEET NO.: RD-6
FILE NO.: 1446-B



STA. 9+58.72 TO STA. 10+35.97
RADIUS = 100.00'
ANGLE OF INTERSECTION = 44°15'43"
LENGTH OF CURVE = 77.25'
TANGENT LENGTH = 40.67'
CHORD BEARING = N15° 40' 06"W
CHORD LENGTH = 75.35'

PLAN VIEW OF LEANDER DRIVE STA. 0+00 - 10+85
SCALE: 1" = 50'

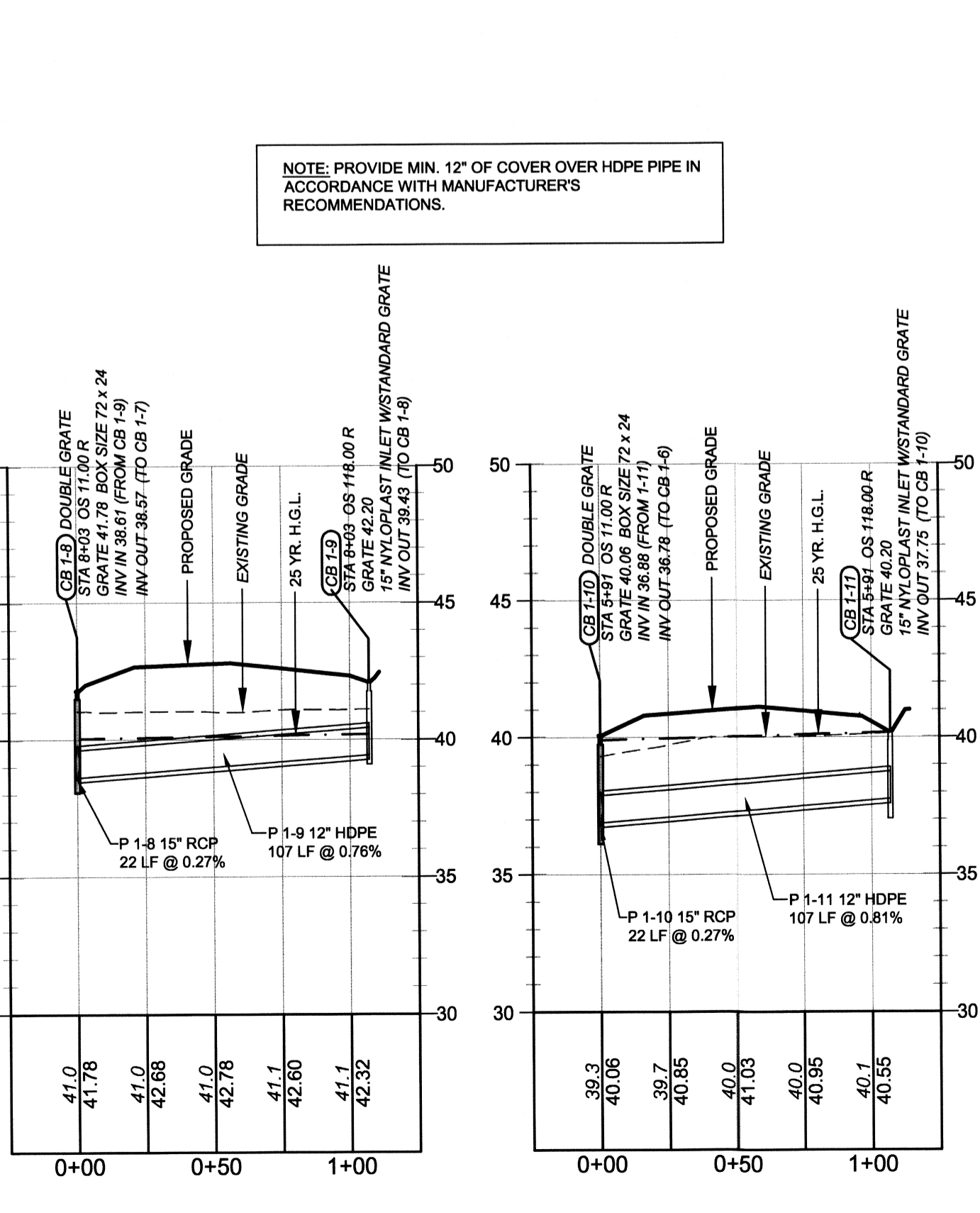
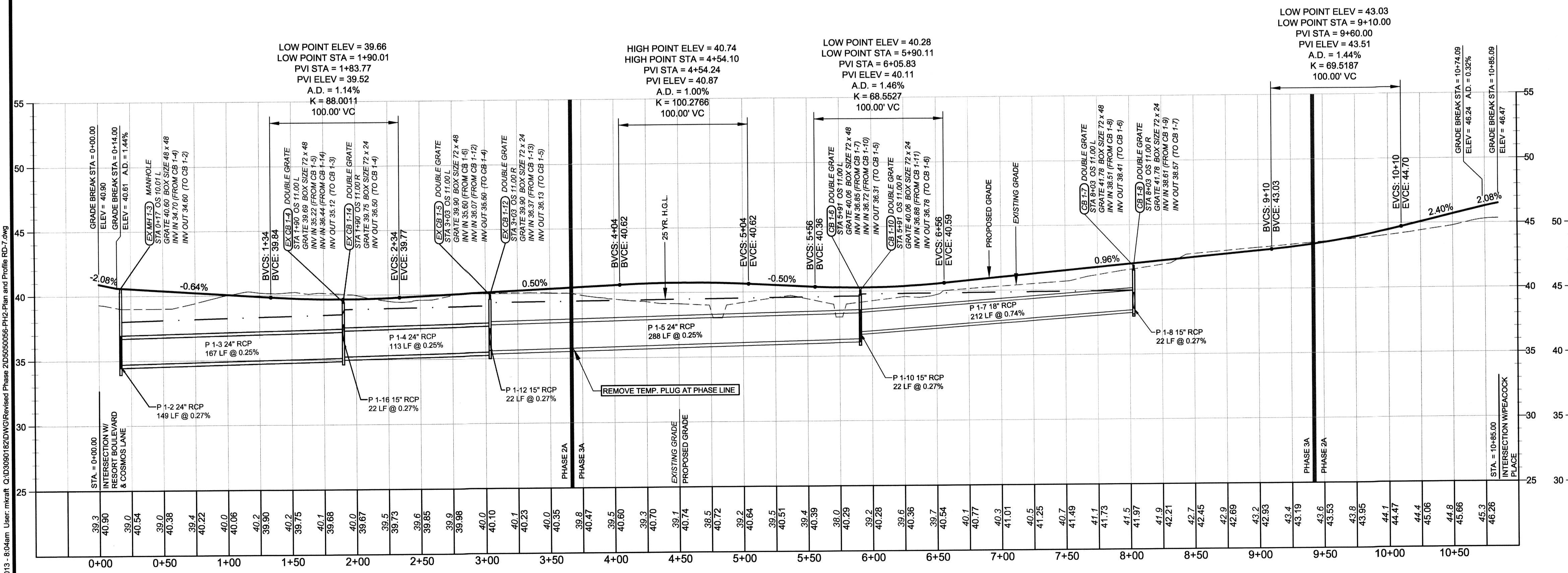


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NOTES: BOX SIZES LISTED ARE IN INCHES.
OFFSET DISTANCES LISTED ARE IN FEET.

NOTE: LEANDER DRIVE ROAD GRADE SET TO PROVIDE SUFFICIENT LOT ELEVATIONS TO PROVIDE FREEBOARD FROM PONDING IN ADJACENT WETLANDS AND CHANNEL.



REV.#	DATE	DESCRIPTION

McCRONE
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ENGINEERS SURVEYORS PLANNERS
ANNAPOLIS CENTREVILLE ELKTON SALESBURY

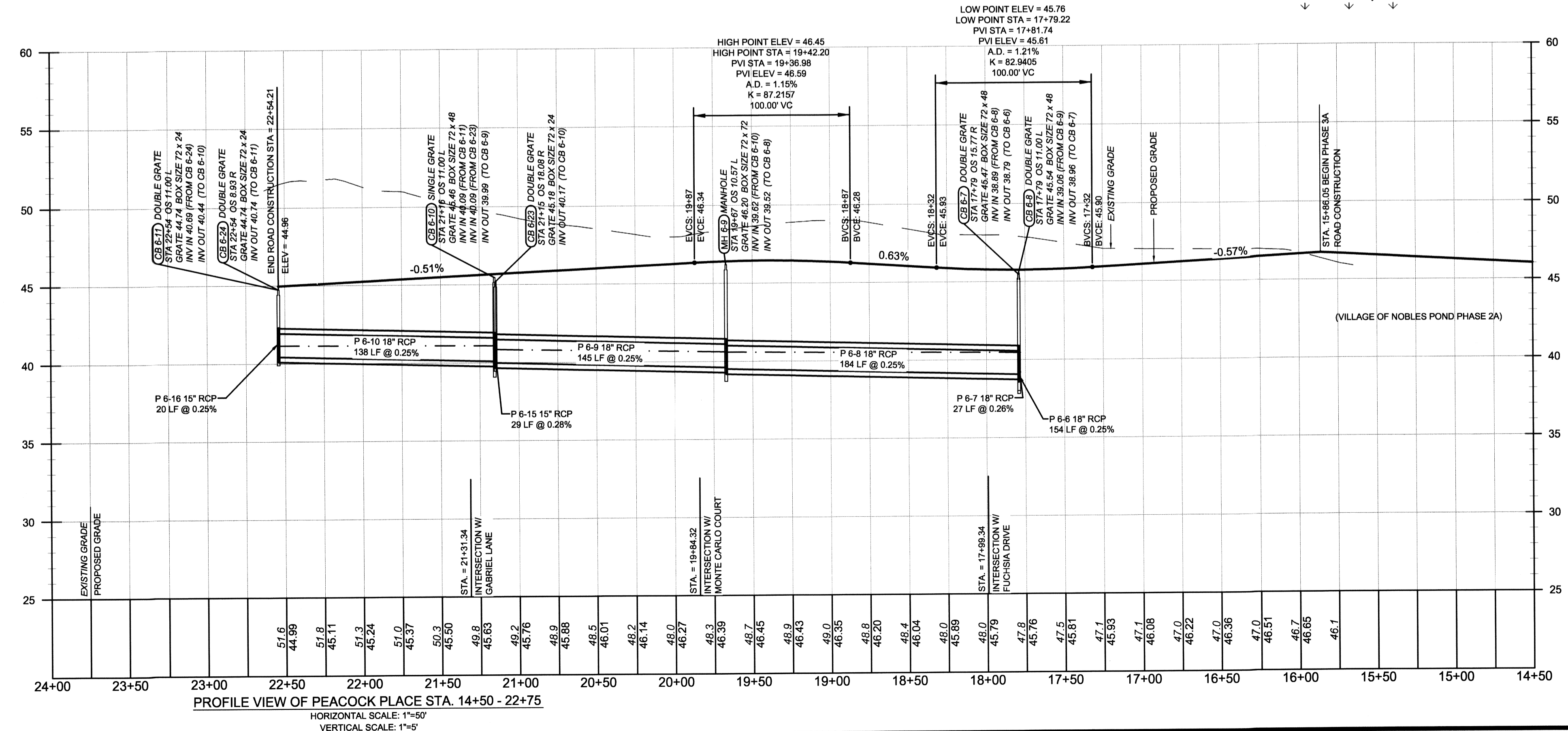
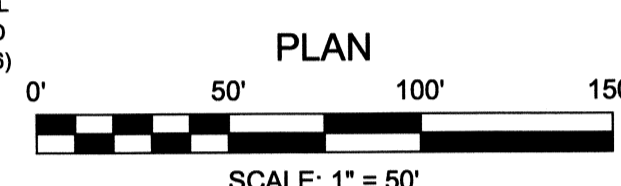
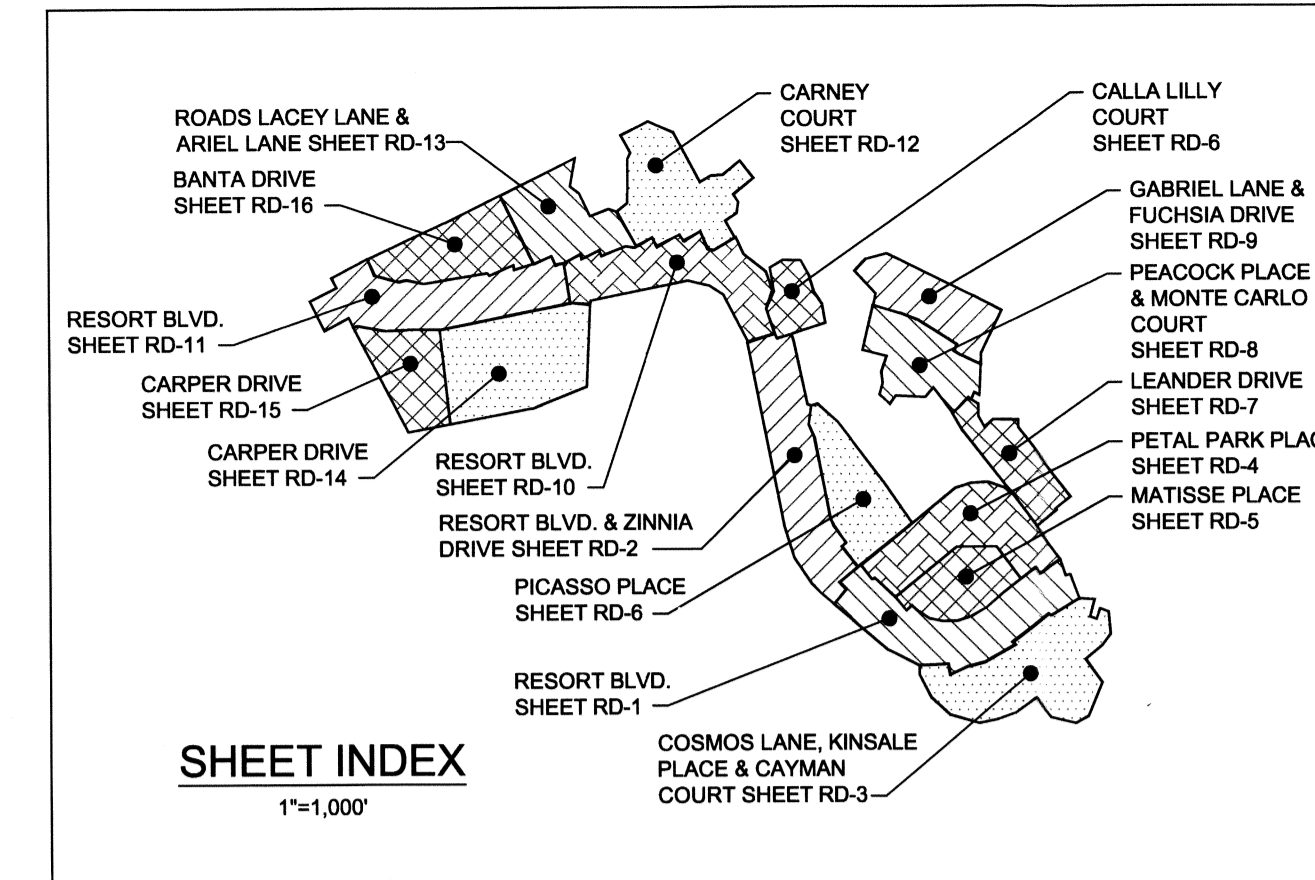
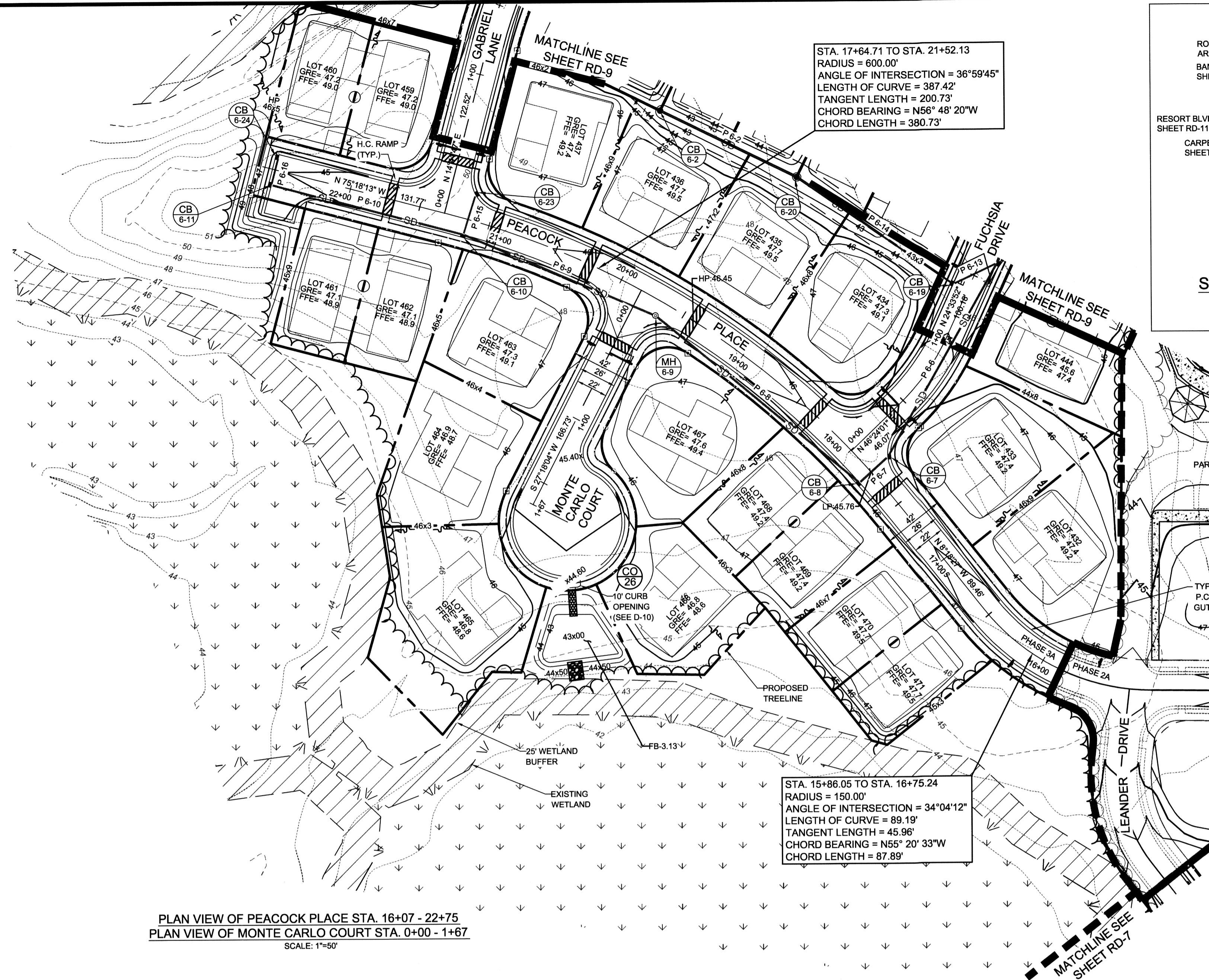
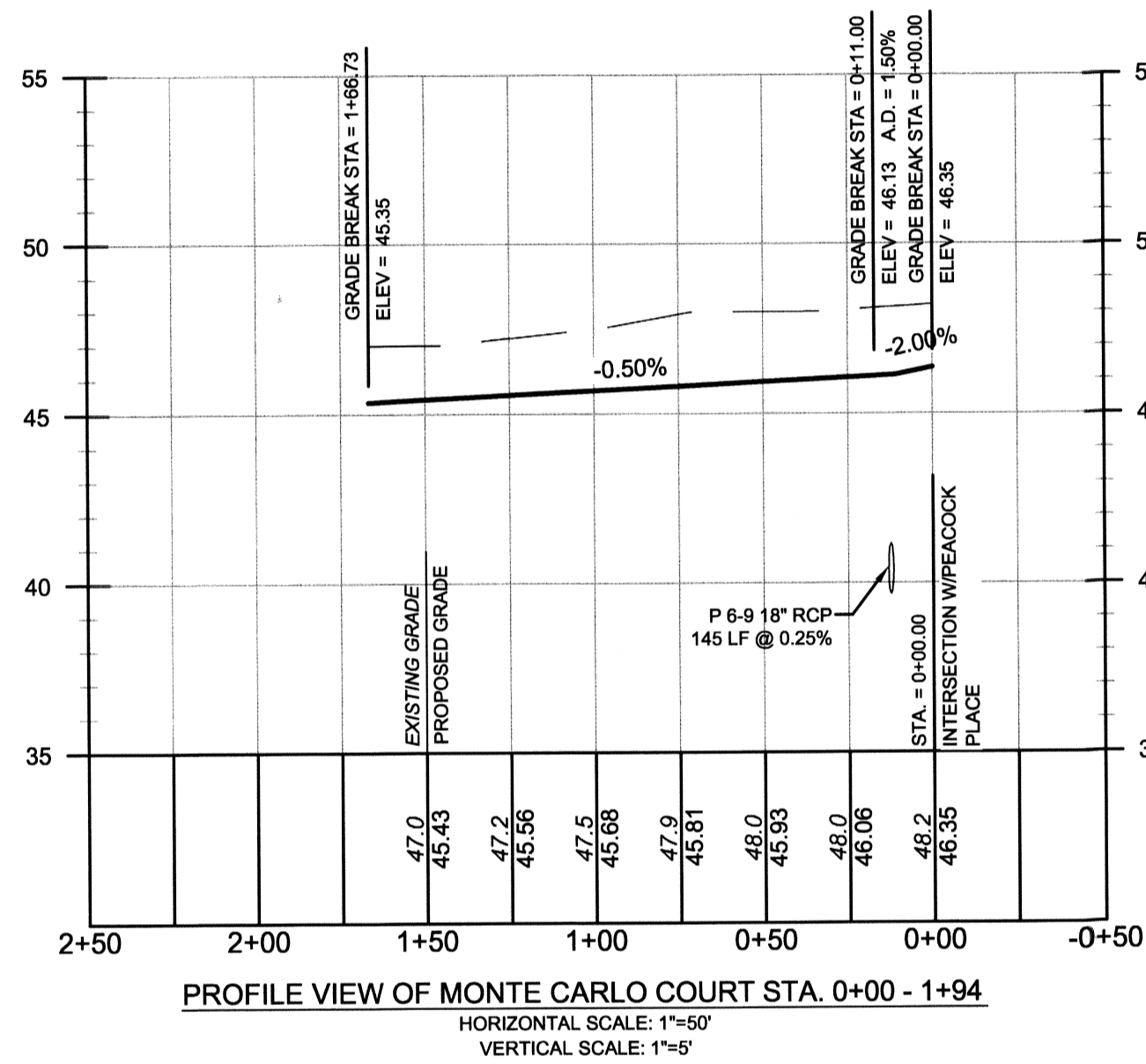
106 EAST MAIN STREET, SUITE 101
ELKTON, MARYLAND 21921
(410) 396-1550
www.mccrone-inc.com

DATE:	SEPTEMBER 2012
JOB NUMBER:	D3090182
SCALE:	AS SHOWN
DRAWN BY:	JMA
DESIGNED BY:	MAK
APPROVED BY:	DBS
FOLDER REFERENCE:	F:\D3090182

ROAD & STORM DRAIN PLAN AND PROFILES

FILE NO. SL-11-01
**VILLAGES OF NOBLES POND
PHASES 3A & 4A**
KENTON HUNDRED, KENT COUNTY, DELAWARE

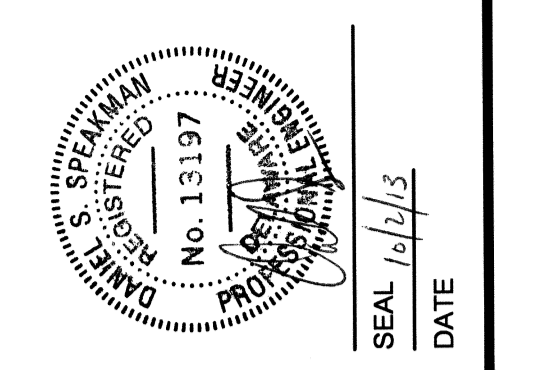
FOR: EDDIE EVANS FARMS, LLC



ABBREVIATIONS AND NOTES

EVCS: END VERTICAL CURVE STATION
 EVCE: END VERTICAL CURVE ELEVATION
 BVCS: BEGIN VERTICAL CURVE STATION
 BVCE: BEGIN VERTICAL CURVE ELEVATION
 K: RATE OF VERTICAL CURVATURE
 PVI: POINT OF VERTICAL INTERSECTION
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 2. OFFSET DISTANCES LISTED ARE IN FEET.
 3. SEE D-6 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
 4. SEE D-7 FOR RAMP DETAILS.
 5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
 6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



REV. #	DATE	DESCRIPTION

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 (410) 396-1550
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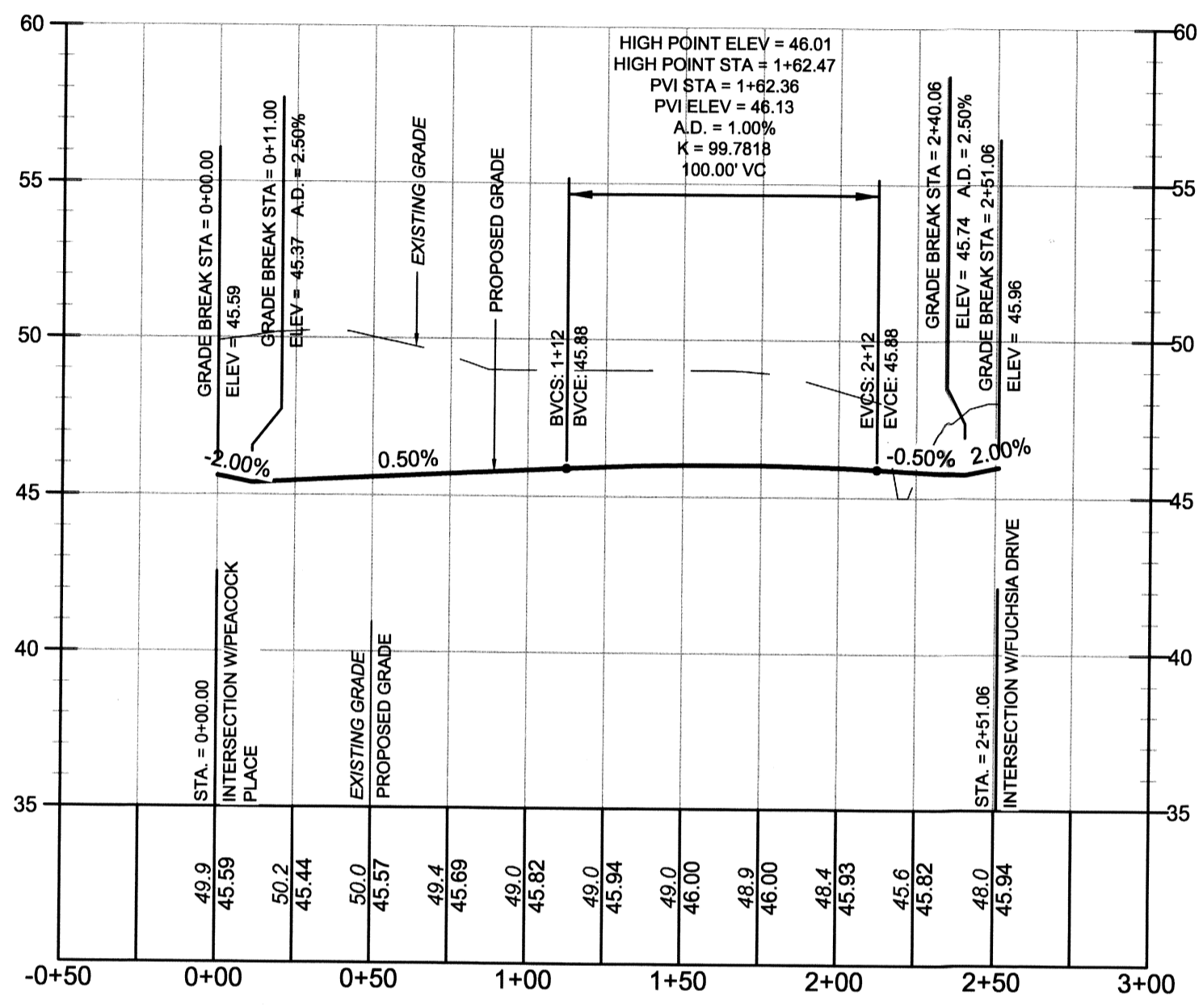
ROAD & STORM DRAIN PLAN & PROFILES

FILE NO. SL-11-01
VILLAGES OF NOBLES POND PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

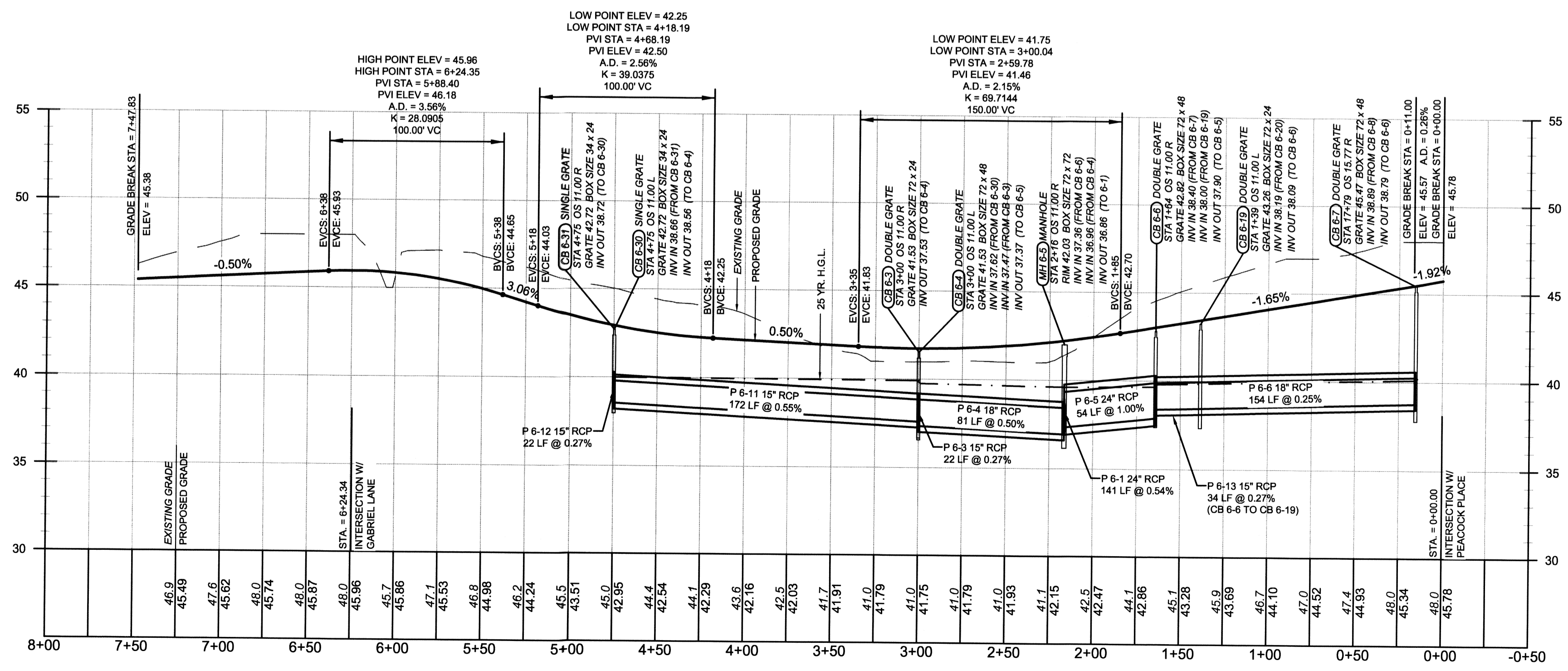
DATE: FEBRUARY 2013
 JOB NUMBER: D0990182
 SCALE: 1"=50'
 DRAWN BY: MAK
 DESIGNED BY: MAK
 APPROVED BY: DSS
 FOLDER REFERENCE: F-03080182

SHEET NO.: **RD-8**
 FILE NO.: **1446-B**

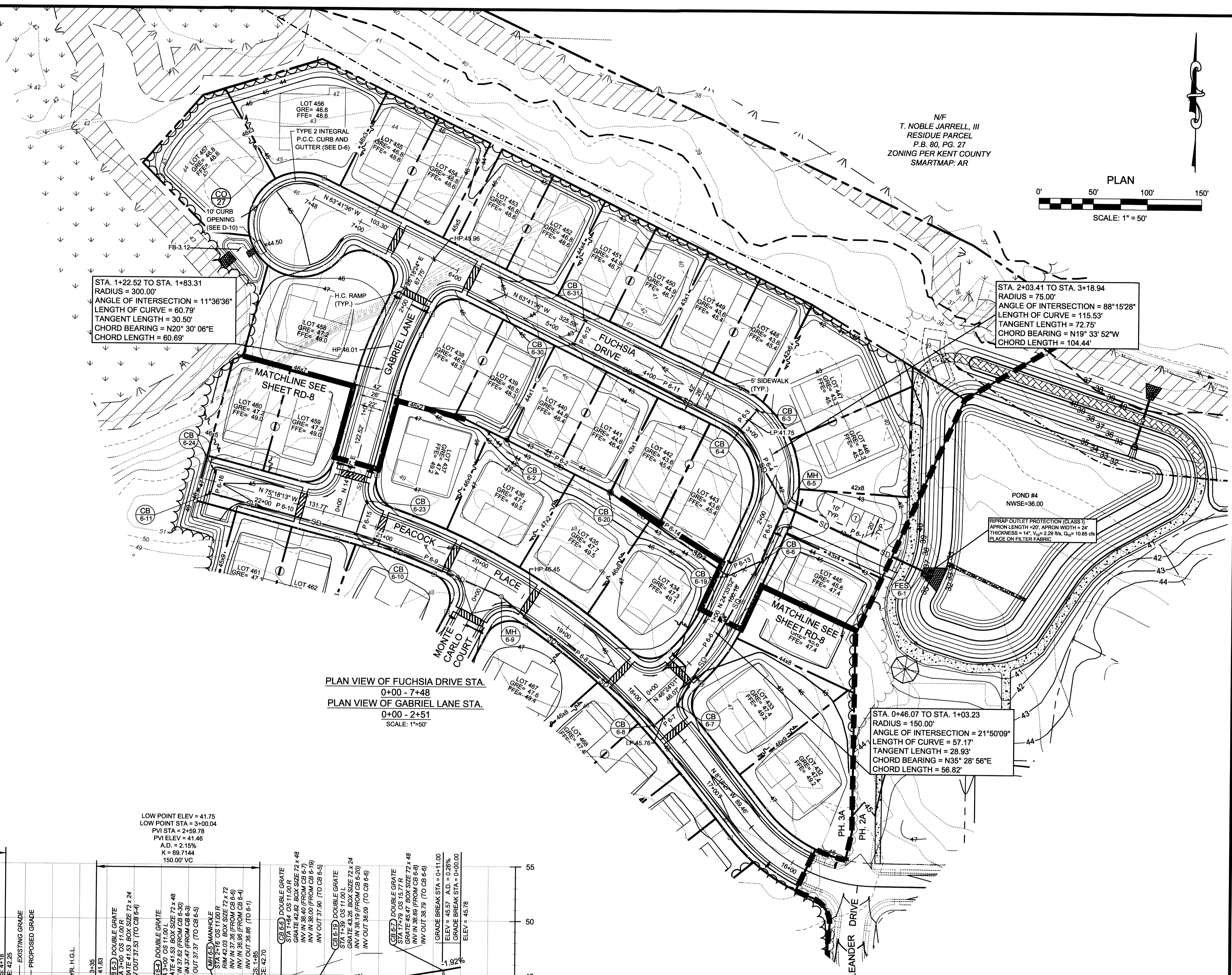
October 01, 2013 1:53pm User: mkratt C:\CHK3D\Projects\03090102 - NOBLES POND - FINAL PHASE 3 & IMPROVEMENTS\PHASE 3 ROAD LAYOUTS.dwg



PROFILE VIEW OF GABRIEL LANE STA. 0+00 - 2+51
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



PROFILE VIEW OF FUCHSIA DRIVE STA. 0+00 - 7+48
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



STA. 1+22.52 TO STA. 1+83.31
 RADIUS = 300.00'
 ANGLE OF INTERSECTION = 11°36'36"
 LENGTH OF CURVE = 60.79'
 TANGENT LENGTH = 30.50'
 CHORD BEARING = N20°30'06"E
 CHORD LENGTH = 60.69'

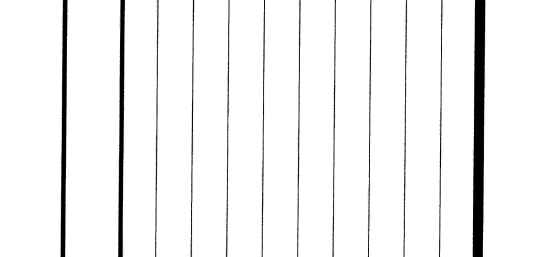
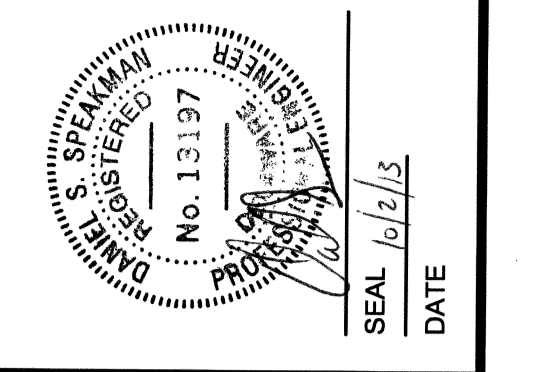
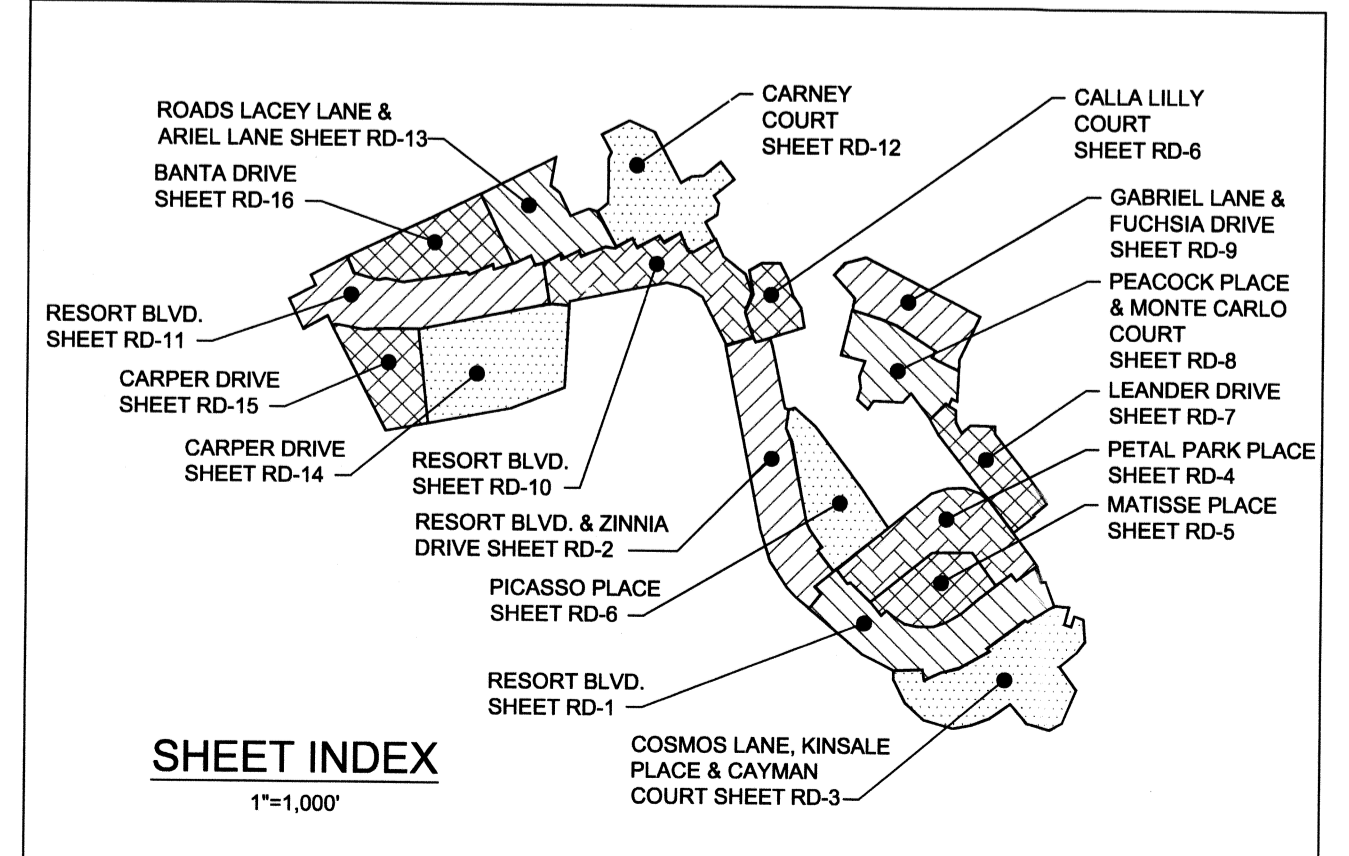
STA. 2+03.41 TO STA. 3+18.94
 RADIUS = 75.00'
 ANGLE OF INTERSECTION = 88°15'28"
 LENGTH OF CURVE = 115.53'
 TANGENT LENGTH = 72.75'
 CHORD BEARING = N19°33'52"W
 CHORD LENGTH = 104.44'

STA. 0+46.07 TO STA. 1+03.23
 RADIUS = 150.00'
 ANGLE OF INTERSECTION = 21°50'09"
 LENGTH OF CURVE = 57.17'
 TANGENT LENGTH = 28.93'
 CHORD BEARING = N35°28'56"E
 CHORD LENGTH = 56.82'

ABBREVIATIONS AND NOTES

EVCS: END VERTICAL CURVE STATION
 EVC: END VERTICAL CURVE ELEVATION
 BVCS: BEGIN VERTICAL CURVE STATION
 BVC: BEGIN VERTICAL CURVE ELEVATION
 K: RATE OF VERTICAL CURVATURE
 PVI: POINT OF VERTICAL INTERSECTION
 A.D.: ALGEBRAIC DIFFERENCE
 V.C.: VERTICAL CURVE
 OS: OFFSET
 STA: STATION
 INV: INVERT
 ELEV.: ELEVATION
 GRE: FINISHED GROUND ELEVATION (PRIOR TO HOUSE CONST.)
 FFE: FINISHED FLOOR ELEVATION

NOTES:
 1. BOX SIZES LISTED ARE IN INCHES.
 2. OFFSET DISTANCES LISTED ARE IN FEET.
 3. SEE D-6 FOR PAVING, CURBING, AND SIDEWALK CONSTRUCTION DETAILS.
 4. SEE D-7 FOR RAMP DETAILS.
 5. SEE D-8, D-9, & D-10 FOR DRAINAGE DETAILS.
 6. SEE D-6 FOR ROAD SECTIONS AND SUPERELEVATION SECTIONS.



REVISIONS

REV. #	DATE	DESCRIPTION

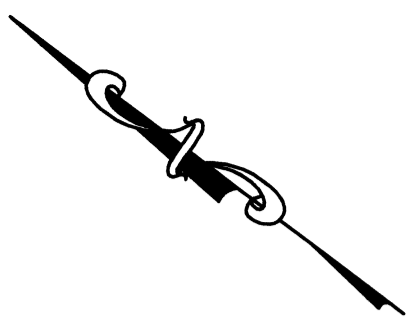
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 106 EAST MAIN STREET, SUITE 101
 ELKTON, MARYLAND 21921
 (410) 398-1550
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DATE:	FEBRUARY 2013
JOB NUMBER:	D3090182
SCALE:	1"=50'
DRAWN BY:	IMAK
DESIGNED BY:	IMAK
APPROVED BY:	DSS
FOLDER REFERENCE:	FCS090182

ROAD & STORM DRAIN PLAN & PROFILES

FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: **RD-9**
 FILE NO.: **1446-B**

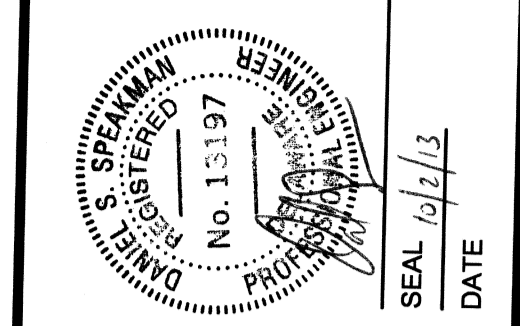
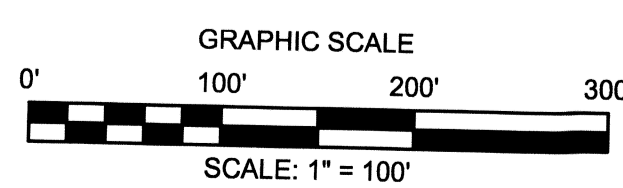
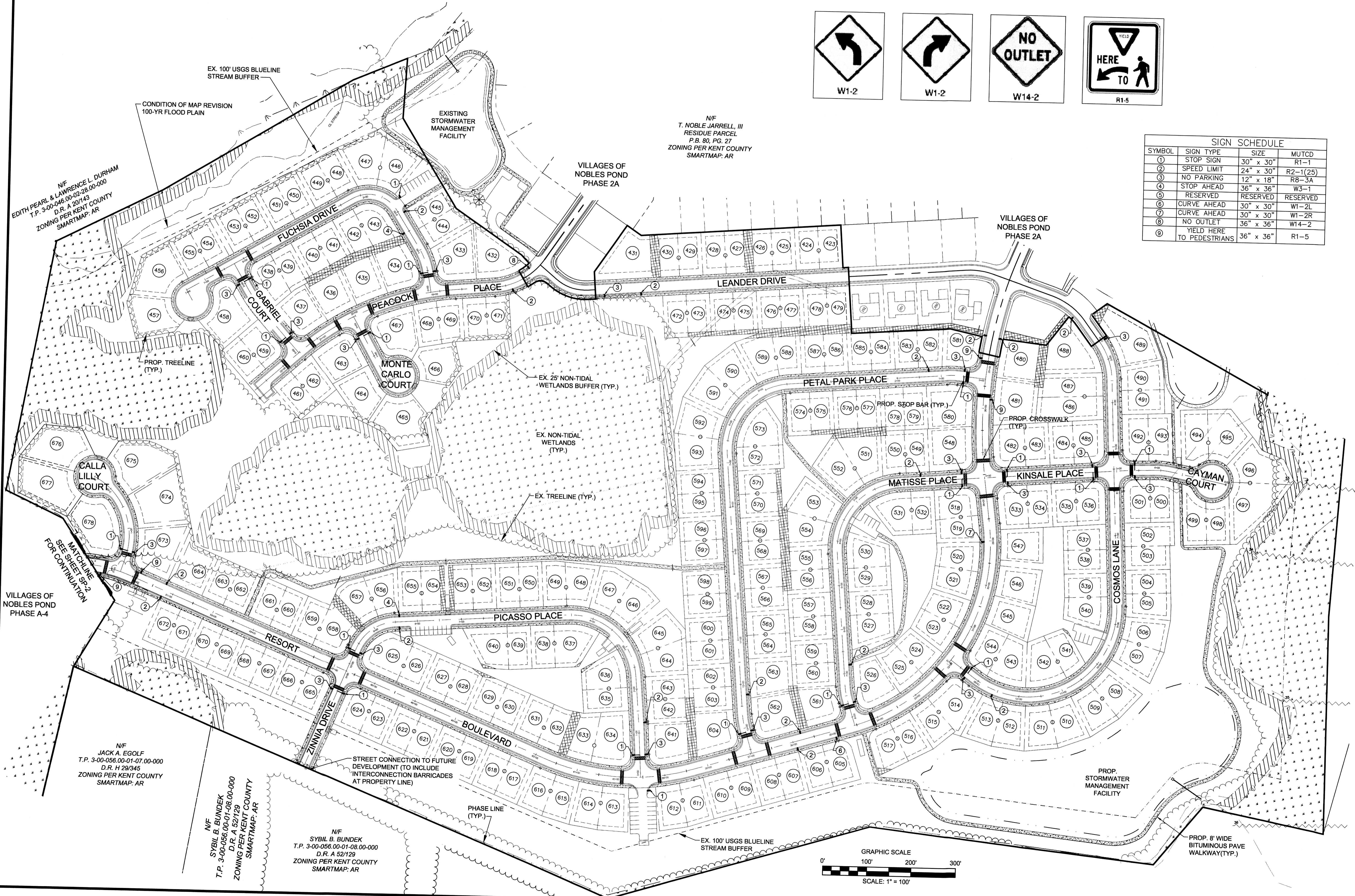


NOTES:

1. ALL SIGNS SHALL BE RETROREFLECTIVE AND MEET THE SIZE, SHAPE, COLORS, ETC. OUTLINED IN THE DELAWARE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (DEMUTCD) LATEST EDITION.
2. SIGNS (MEASURED FROM CLOSEST EDGE) SHALL BE PLACED NO CLOSER THAN 2' FROM ROADWAY EDGE. SIGNS SHALL BE 7' HIGH AS MEASURED FROM THE LOWEST EDGE.
3. ALL SIGNS SHALL BE MOUNTED ON YIELDING OR BREAKAWAY SIGN SUPPORTS. POSTS, FOUNDATIONS & MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, AND TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
4. PLEASE REFER TO RECORD PLATS FOR DETAILS REGARDING CROSSWALKS AND INTERCONNECTION BARRICADES.



SIGN SCHEDULE			
SYMBOL	SIGN TYPE	SIZE	MUTCD
①	STOP SIGN	30" x 30"	R1-1
②	SPEED LIMIT	24" x 30"	R2-1(25)
③	NO PARKING	12" x 18"	R8-3A
④	STOP AHEAD	36" x 36"	W3-1
⑤	RESERVED	RESERVED	RESERVED
⑥	CURVE AHEAD	30" x 30"	W1-2L
⑦	CURVE AHEAD	30" x 30"	W1-2R
⑧	NO OUTLET	36" x 36"	W14-2
⑨	YIELD HERE TO PEDESTRIANS	36" x 36"	R1-5



REV. #	DATE	DESCRIPTION

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 ELKTON, MARYLAND 21921
 (410) 396-1550
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DATE:	FEBRUARY 2013
JOB NUMBER:	D3000182
SCALE:	1" = 100'
DRAWN BY:	JMA
DESIGNED BY:	JMA
APPROVED BY:	DSS
FOLDER REFERENCE:	F-20090182

SIGNAGE PLAN - PHASE 3A
 FILE NO. SL-11-01
**VILLAGES OF NOBLES POND
 PHASES 3A & 4A**
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

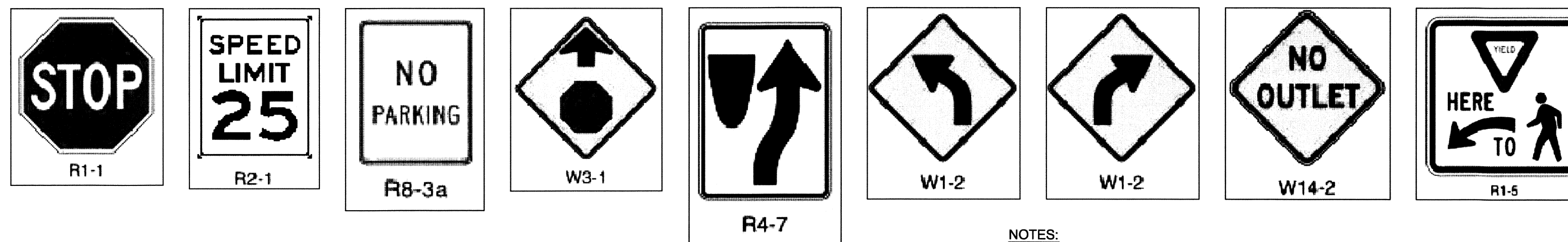
SHEET NO.: **SP-1**
 FILE NO.: **1446-B**

August 27, 2013 - 7:50am User: margo C:\3090182\DWG\3090182_Signage.dwg

ADJOINING PROPERTY OWNERS:

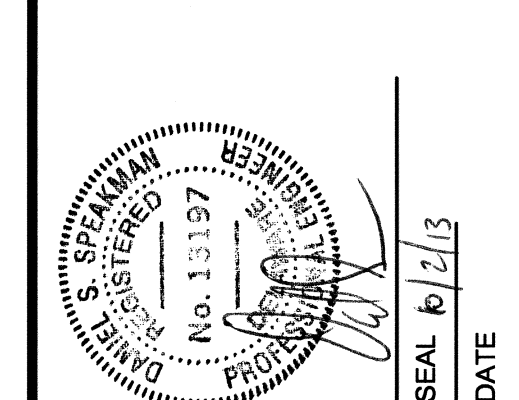
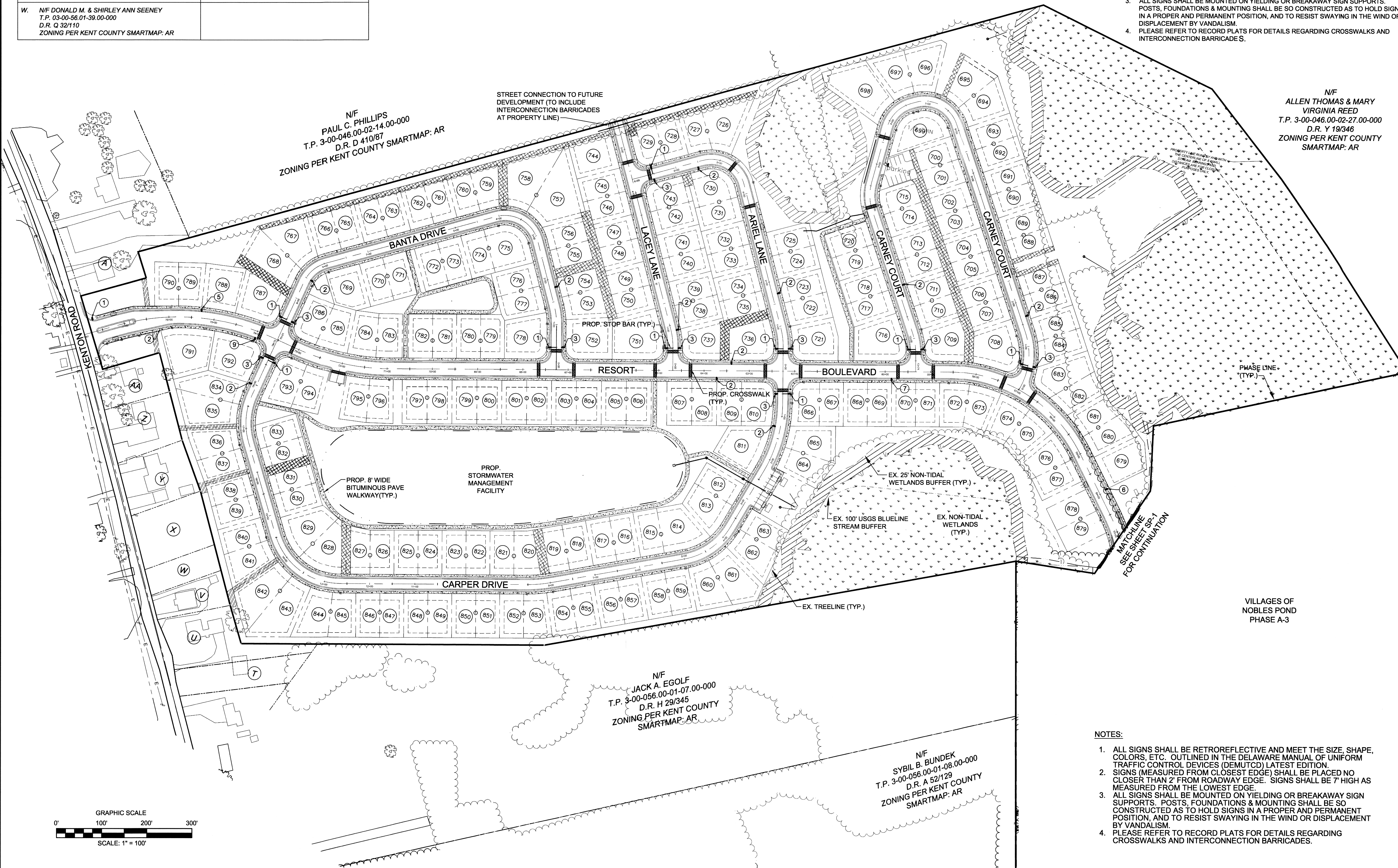
A. N/F DINITA MARIE & FLOYD CARLTON RIDGWAY, II T.P. 03-00-56.01-32.00-000 D.R. H 36/69 ZONING PER KENT COUNTY SMARTMAP: AR	X. N/F CLARENCE M. WILSON T.P. 03-00-56.01-38.00-000 D.R. G 21/31 ZONING PER KENT COUNTY SMARTMAP: AR
T. N/F FLOYD & FRANCIS PRITCHETT T.P. 03-00-56.01-42.00-000 D.R. B 25/454 ZONING PER KENT COUNTY SMARTMAP: AR	Y. N/F CHARLES L. COKER T.P. 03-00-56.01-36.00-000 D.R. P 22/56 ZONING PER KENT COUNTY SMARTMAP: AR
U. N/F FLOYD & FRANCIS PRITCHETT T.P. 03-00-56.01-41.00-000 D.R. E 23/563, G 19/389 ZONING PER KENT COUNTY SMARTMAP: AR	Z. N/F ELIZABETH J. POORE T.P. 03-00-56.01-35.00-000 D.R. D 447/114 ZONING PER KENT COUNTY SMARTMAP: AR
V. N/F DONALD M. & SHIRLEY ANN SEENEY T.P. 03-00-56.01-40.00-000 D.R. Q 32/112 ZONING PER KENT COUNTY SMARTMAP: AR	AA. N/F GLENDON K. & PEGGY J. DURHAM T.P. 03-00-56.01-34.00-000 D.R. 148/105 ZONING PER KENT COUNTY SMARTMAP: AR
W. N/F DONALD M. & SHIRLEY ANN SEENEY T.P. 03-00-56.01-39.00-000 D.R. Q 32/110 ZONING PER KENT COUNTY SMARTMAP: AR	

SYMBOL	SIGN TYPE	SIZE	MUTCD
1	STOP SIGN	30" x 30"	R1-1
2	SPEED LIMIT	24" x 30"	R2-1(25)
3	NO PARKING	12" x 18"	R8-3A
4	STOP AHEAD	36" x 36"	W3-1
5	KEEP RIGHT	24" x 30"	R4-7
6	CURVE AHEAD	30" x 30"	W1-2L
7	CURVE AHEAD	30" x 30"	W1-2R
8	NO OUTLET	36" x 36"	W14-2
9	YIELD HERE TO PEDESTRIANS	36" x 36"	R1-5



NOTES:

1. ALL SIGNS SHALL BE RETROREFLECTIVE AND MEET THE SIZE, SHAPE, COLORS, ETC. OUTLINED IN THE DELAWARE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (DEMUTCD) LATEST EDITION.
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4. PLEASE REFER TO RECORD PLATS FOR DETAILS REGARDING CROSSWALKS AND INTERCONNECTION BARRICADES.



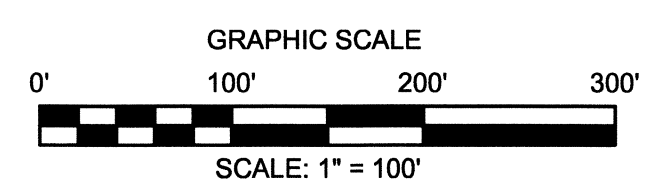
REV. #	DATE	DESCRIPTION

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DATE:	FEBRUARY 2013
JOB NUMBER:	D080102
SCALE:	1"=100'
DRAWN BY:	JMA
DESIGNED BY:	JMA
APPROVED BY:	DSS
FOLDER REFERENCE:	T-03080102

SIGNAGE PLAN - PHASE 4A
 FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC
 SHEET NO.: **SP-2**
 FILE NO.: 1446-B

August 28, 2013 3:35pm User: margo Q:\03080102\DWG\03080102 - Signage.dwg



NOTES:

1. ALL SIGNS SHALL BE RETROREFLECTIVE AND MEET THE SIZE, SHAPE, COLORS, ETC. OUTLINED IN THE DELAWARE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (DEMUTCD) LATEST EDITION.
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4. PLEASE REFER TO RECORD PLATS FOR DETAILS REGARDING CROSSWALKS AND INTERCONNECTION BARRICADES.

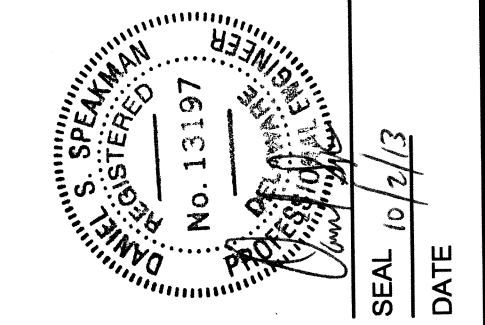
PRIVATE ROAD CONSTRUCTION PLANS

FOR

VILLAGES OF NOBLES POND - PHASES 3A & 4A

KENTON HUNDRED, KENT COUNTY, DELAWARE

Prepared For:
EDDIE EVANS FARM, LLC



INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
RD-1	ROAD & STORM DRAIN PLAN & PROFILES (RESORT BLVD.)
RD-2	ROAD & STORM DRAIN PLAN & PROFILES (RESORT BLVD. & ZINNIA DRIVE)
RD-3	ROAD & STORM DRAIN PLAN & PROFILES (COSMOS LANE, CAYMAN COURT, AND KINSALE PLACE)
RD-4	ROAD & STORM DRAIN PLAN & PROFILES (PETAL PARK PLACE)
RD-5	ROAD & STORM DRAIN PLAN & PROFILES (MATISSE PLACE)
RD-6	ROAD & STORM DRAIN PLAN & PROFILES (PICASSO PLACE & CALLA LILLY COURT)
RD-7	ROAD & STORM DRAIN PLAN & PROFILES (LEANDER DRIVE)
RD-8	ROAD & STORM DRAIN PLAN & PROFILES (PEACOCK PL. & MONTE CARLO COURT)
RD-9	ROAD & STORM DRAIN PLAN & PROFILES (FUCHSIA DRIVE & GABRIEL LANE)
RD-10	ROAD & STORM DRAIN PLAN & PROFILES (RESORT BLVD.)
RD-11	ROAD & STORM DRAIN PLAN & PROFILES (CARNEY COURT)
RD-12	ROAD & STORM DRAIN PLAN & PROFILES (CARPER DRIVE)
RD-13	ROAD & STORM DRAIN PLAN & PROFILES (LACEY LANE & ARIEL LANE)
RD-14	ROAD & STORM DRAIN PLAN & PROFILES (CARPER DRIVE)
RD-15	ROAD & STORM DRAIN PLAN & PROFILES (CARPER DRIVE)
RD-16	ROAD & STORM DRAIN PLAN & PROFILES (BANTA DRIVE)
RD-17	STORM DRAIN PROFILES (PHASE 3A)
RD-18	STORM DRAIN PROFILES (PHASE 4A)
I-1	INTERSECTION DETAILS - PHASE 3A
I-2	INTERSECTION DETAILS - PHASE 3A
I-3	INTERSECTION DETAILS - PHASE 4A
D-6 THROUGH D-12	CONSTRUCTION DETAILS
SP-1	SIGNAGE PLAN - PHASE 3A
SP-2	SIGNAGE PLAN - PHASE 4A

REVISIONS	DESCRIPTION	DATE

SITE DATA:

- APPLICANT/OWNER:** EDDIE EVANS FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 106 EAST MAIN STREET, SUITE 101, ELKTON, MD 21921. (410) 398-1550.
- ENGINEER:** McCrone, Inc., 106 E. MAIN STREET, SUITE 101, ELKTON, MD 21921. (410) 398-1550. CONTACT: DAN SPEAKMAN, P.E.
- TAX PARCEL:** 03-00-56.00-01-12.04-000 (PART OF). DEED REFERENCE: DEED BOOK 2376, PAGE 239. CURRENT OWNER: EDDIE EVANS FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

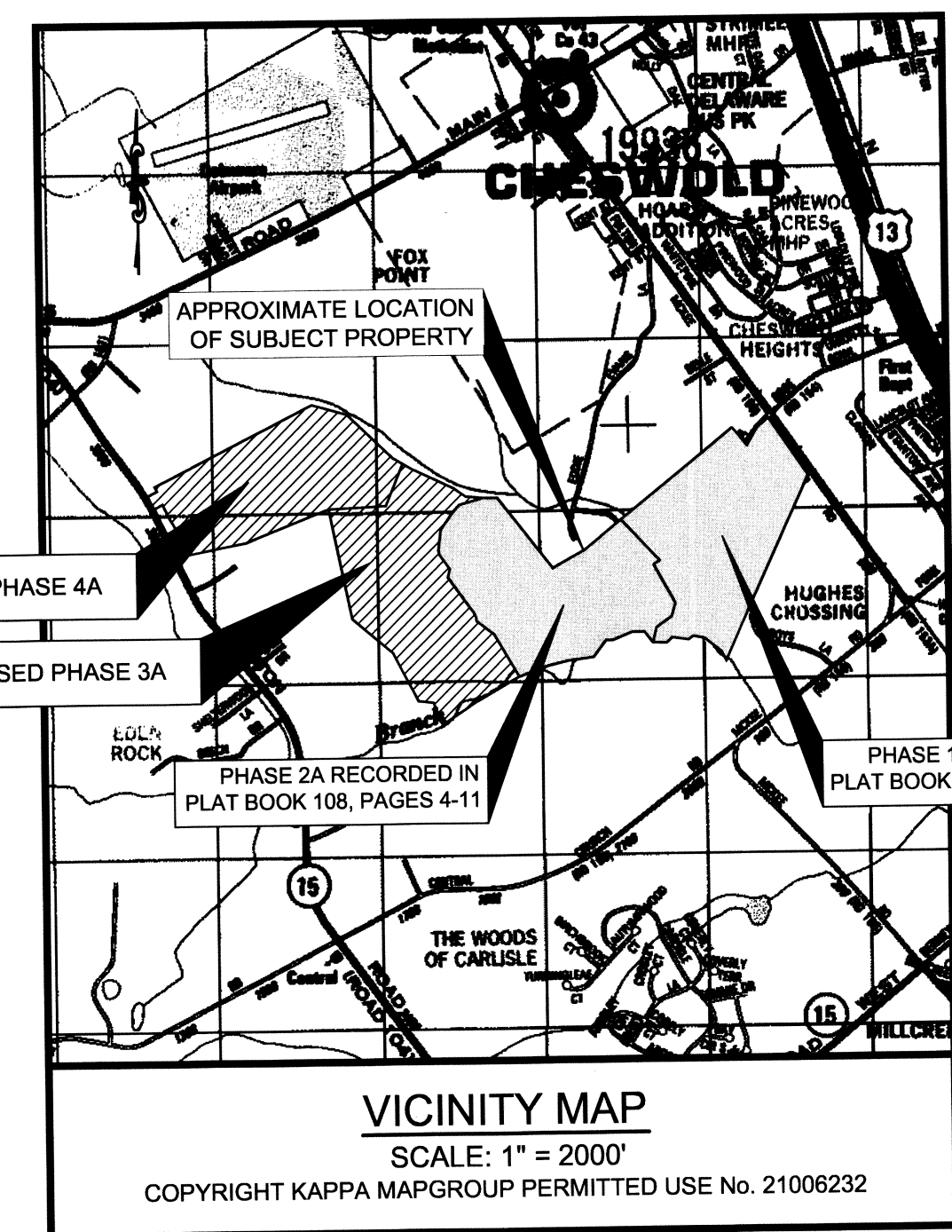
TOTAL AREA OF PHASE 3A: 90.80 ACRES
TOTAL AREA OF PHASE 4A: 60.39 ACRES

- RELATION TO GROWTH ZONE:** INSIDE GROWTH ZONE
- ZONING:** AR - AGRICULTURAL RESIDENTIAL. A PERMITTED CONDITIONAL USE UNDER SECTIONS 205-64 AND 65 OF THE KENT COUNTY ZONING ORDINANCE PERMITTING A PLANNED UNIT DEVELOPMENT AS A CONDITIONAL USE AND PERMITTING A VILLAGE DEVELOPMENT WITHIN THE 2-MILE OVERLAY ZONE WITH A DENSITY OF THREE UNITS PER ACRE. SITE TO BE DEVELOPED IN ACCORDANCE WITH SECTION 205-75 B(2) OF THE KENT COUNTY ZONING ORDINANCE RELATING TO VILLAGE DEVELOPMENT WITH CENTRALIZED WATER AND SEWER.
- UTILITIES:** WATER: TIDEWATER UTILITIES; SANITARY SEWER: KENT COUNTY
- FIRE LANES:** ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.
- PARKING:** REQUIRED 2 PER UNIT. 62 TOTAL ADDITIONAL PARKING SPACES HAVE BEEN PROVIDED FOR OVERFLOW PARKING. OVERFLOW PARKING IS ALSO AVAILABLE AT THE CLUBHOUSE IN PHASE 1A. (41 SPACES FOR PHASE III, 22 SPACES FOR PHASE IV).
- A STREETLIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAN. OUTDOOR LIGHTING AND STREETLIGHTS IN THE PROPOSED DEVELOPMENT SHALL BE FULL CUT-OFF TO REDUCE LIGHT POLLUTION.**
- A TRASH DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAN.**

- FLOOD ZONE:** PER FEMA F.I.R.M. MAP PANEL #10001C0151H, EFFECTIVE DATE MAY 5, 2003, THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONES:
ZONE A: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED)
ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD (BASE ELEVATION DETERMINED)
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.
- TOPOGRAPHY REFERENCE:** DELAWARE STATE PLANE DATUM NAVD 88
- BOUNDARY:** THIS EXISTING BOUNDARY SHOWN HEREON IS BASED ON A RECORD PLAN PREPARED BY ESP DESIGN SERVICES, INC., AND RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, DELAWARE IN PLAT BOOK 80, PAGE 27.
- ROADWAY CLASSIFICATION:** PRIVATE ROADS

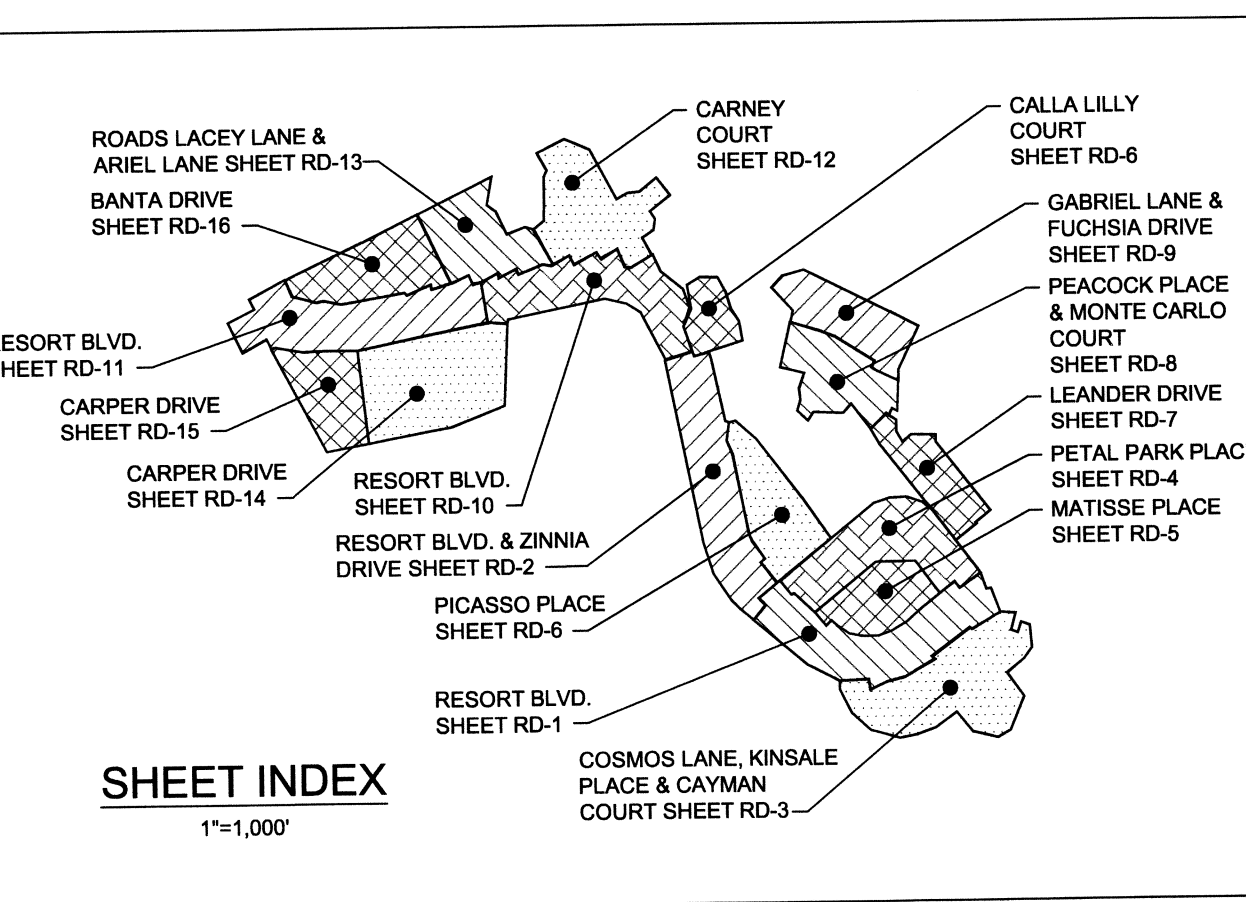
- IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A TEN FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT AND REAR LOT LINES. ALL DRAINAGE AND UTILITY EASEMENTS SHOWN ALONG SIDE LOT LINES ARE EITHER FIVE OR TEN FEET WIDE DEPENDING ON THE SETBACK SHOWN.**
- PHASE 3A CONSISTS OF 218 CARRIAGE LOTS AND 38 SINGLE FAMILY LOTS. (256 TOTAL). PHASE 4A CONSISTS OF 182 CARRIAGE LOTS AND 19 SINGLE FAMILY LOTS. (201 TOTAL).**
- WETLANDS:** WETLAND DELINEATIONS WERE PERFORMED BY JCM ENVIRONMENTAL IN 2008. WETLAND BOUNDARIES WERE SURVEYED AND A JURISDICTIONAL DETERMINATION WAS CONDUCTED BY THE ARMY CORPS OF ENGINEERS IN 2011 (CENAP-OP-R-2011-805-26). THIS PLAN DEPICTS THE TOTAL EXTENT OF WATERS OF THE UNITED STATES AND WETLANDS BASED ON THE JURISDICTIONAL DETERMINATION AND FURTHER DESCRIBED IN A WETLAND DELINEATION REPORT PREPARED BY WATERSHED ECO IN 2012.

- WAIVERS:** ON MAY 25, 2004, THE KENT COUNTY LEVY COURT GRANTED FOLLOWING WAIVERS:
A. MINIMUM LOT SIZE FOR SINGLE-FAMILY DWELLING- 7100 S.F.
B. MINIMUM LOT SIZE FOR CARRIAGE/TWIN DWELLING- 4929 S.F.
C. MINIMUM LOT WIDTH FOR SINGLE-FAMILY DWELLING- 70 FT.
D. MINIMUM LOT WIDTH FOR CARRIAGE/TWIN DWELLING- 53 FT.
E. MINIMUM FRONT YARD SETBACK- 15 FT.
F. MINIMUM REAR YARD SETBACK- 10 FT. FROM REAR OF BUILDING EXCEPT 25 FT. WHERE REAR DWELLING SETBACK IS ADJACENT TO PERIMETER TRACT BOUNDARY.
G. PRIVATE STREETS AS DEPICTED ON THIS PLAN, ARE PERMITTED PROVIDED SAID STREETS ARE CONSTRUCTED TO THE DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS AND ARE BONDED WITH THE COUNTY. SIDEWALKS ARE NOT REQUIRED ALONG ARTERIAL ROADS (I.E. MCKEE ROAD AND KENTON ROAD).
I. MINIMUM SIDE SETBACK REQUIREMENT : 5 FEET WITH 15 FEET AGGREGATE FOR SINGLE LOTS. (PER LEVY COURT WAIVER DATED JUNE 28TH, 2005)



SOIL SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
Fs	FALLSINGTON LOAM	B/D
Jo	JOHNSTON SILT LOAM	D
Mv	MIXED ALLUVIAL LAND	D
SaB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES	B
SaC2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SaC3	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	B
SfA	SASSAFRAS LOAM, 0 TO 2 PERCENT SLOPES	B
SfB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B
Wo	WOODSTOWN SANDY LOAM	C
Ws	WOODSTOWN LOAM	C

- PLAN REFERENCES:**
PLEASE REFER TO THE FOLLOWING PLAN SETS FOR CONSTRUCTION PLANS, DETAILS & SPECIFICATIONS PERTAINING TO:
- UTILITY PLANS FOR WATER & SEWER CONSTRUCTION.
 - SEDIMENT & STORMWATER PLANS FOR SWM CONSTRUCTION AND E & S CONTROL.
 - DELDOT ENTRANCE PLANS FOR KENTON ROAD ENTRANCE IMPROVEMENTS.
 - RECORD PLANS FOR LOT, BOUNDARY & EASEMENT INFORMATION.
 - LANDSCAPING PLANS FOR STREET & SUBDIVISION LANDSCAPING & OPEN SPACE IMPROVEMENTS.



DESCRIPTION	EXISTING	PROPOSED
CONCRETE MONUMENT FOUND	☐	N/A
IRON ROD FOUND	—○—	N/A
IRON PIPE FOUND	—+—	N/A
STONE FOUND	—#—	N/A
EX. DECIDUOUS TREE	⊙	N/A
EX. ADJOINING BOUNDARY LINE	---	N/A
EX. WETLAND LINE	---	N/A
EX. WATERS OF THE U.S. LINE	---	N/A
EX. 25' WETLAND BUFFER	---	N/A
EX. USGS BLUE LINE STREAM	---	N/A
FLOODPLAIN	---	N/A
EX. 100' BLUE LINE STREAM BUFFER	---	N/A
EX. WETLANDS TO BE REMOVED	∇	N/A
ADJOINING PROPERTY OWNER	NF MR. JOHN DOE	N/A
PROPERTY LINE	---	---
WOODS LINE	---	---
FORCEMAIN	6FM	6FM
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEANOUT	N/A	⊙
WATER MAIN	W	W
WATER MAIN FITTINGS	N/A	⊕ + + ⊕
WATER VALVE	N/A	∨
WATER METER	N/A	○
FIRE HYDRANT	N/A	+ + + +
STORM DRAIN	P-24	P-24
CATCH BASIN	N/A	▣
FLARED END SECTION	N/A	▣
RIGHT OF WAY	---	---
SETBACKS	N/A	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
CROSSWALK	N/A	---
RIGHT OF WAY MONUMENT	N/A	⊙
PROPERTY CORNER	N/A	⊙
LANDSCAPE BUFFER	N/A	---
DRAINAGE EASEMENT	N/A	---
POND	N/A	---
LOT NUMBER	④	④
GABION RETAINING WALL	N/A	---

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VILLAGES OF NOBLES POND
PHASES 3A & 4A
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR EDDIE EVANS FARM, LLC

SHEET NO.:	T-1
FILE NO.:	1446-B

September 27, 2013 - 1:58pm User: mkratt. C:\0300182\0300182\Road and SD Cover Sheet - Ph 3A (downsize) - 2013-09-27-10.dwg

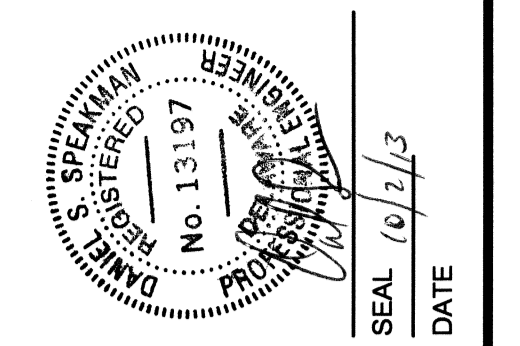
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIPLINE AREA OF ANY TREE.
3. THE CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES TO CONDUCT A PRE-CONSTRUCTION MEETING ONSITE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FAILURE TO CONDUCT THE REQUIRED PRE-CONSTRUCTION MEETING MAY EXPOSE THE OWNER/DEVELOPER AND/OR CONTRACTOR TO ADDITIONAL WORK AND/OR FINES OR PENALTIES:

KENT COUNTY DEPT. OF PUBLIC WORKS	(302) 744-2430
KENT CONSERVATION DISTRICT	(302) 741-2600
DNREC	(302) 739-9921
McCRONE, INC.	(410) 398-1550
4. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA AT 1-800-282-8555 FOR UTILITY LOCATIONS WITHIN AND SURROUNDING CONSTRUCTION AREAS NOT LESS THAN 3 DAYS BEFORE PERFORMING ANY EXCAVATION.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
6. THE CONTRACTOR SHALL MAINTAIN ROADS AND PRIVATE STREETS IN A BROOM SWEEPED CONDITION AT ALL TIMES.
7. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
8. MAINTENANCE OF TRAFFIC - ALL WORK SHALL BE PERFORMED IN A MANNER THAT WILL ENSURE THE LEAST PRACTICABLE OBSTRUCTION TO TRAFFIC CONSISTENT WITH SAFETY AND SHALL COMPLY WITH THE DELDOT MANUAL ENTITLED "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS". THE MOST CURRENT VERSION OF THIS MANUAL IN EFFECT AT THE TIME OF CONSTRUCTION SHALL BE USED. HEREINAFTER, THIS MANUAL SHALL BE REFERRED TO AS THE "TRAFFIC CONTROL MANUAL".
9. ALL UTILITIES PLOTTED ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE INFORMATION AT THE TIME THE DRAWINGS WERE PREPARED. THE CONTRACTOR, PRIOR TO LAYING A RUN OF PIPE OR OTHER INVOLVED CONSTRUCTION, SHALL EXCAVATE WITHIN THE ALIGNMENT AT POINTS OF POSSIBLE CONFLICT TO DETERMINE IF A CONFLICT EXISTS. ANY CONFLICTS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ENGINEER AND THE UTILITY INVOLVED. THE ENGINEER MAY PROVIDE A RECOMMENDED REMEDY. EXCAVATING, BACKFILLING AND RESTORATION OF THE TEST HOLES AS REQUIRED FOR UTILITY INVESTIGATIONS SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF THE UTILITIES AS SHOWN ON THE PLANS.
10. CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE EXECUTION OF THIS CONTRACT.
11. ALL CONSTRUCTION SHALL BE PERFORMED TO THE SATISFACTION OF THE ENGINEER, TIDEWATER UTILITIES, INC., KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND ALL RESPECTIVE UTILITY OWNERS IN ACCORDANCE WITH ALL APPLICABLE CONTRACT DRAWINGS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
13. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS FOR APPROVAL TO THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL MATERIALS ORDERED AND INSTALLED PRIOR TO THE OWNER'S REVIEW AND ACCEPTANCE WILL BE AT THE CONTRACTOR'S RISK.
14. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
15. PIPE PLUGS SHALL BE DESIGNED FOR PERMANENT INSTALLATION AND SHALL BE REMOVABLE. OBTAIN PLUGS FOR VARIOUS TYPES OF PIPE USED FROM THE RESPECTIVE PIPE MANUFACTURER.
16. FINAL APPROVED SET OF PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
17. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES ALL A INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAY WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER.
19. ALL STORM DRAIN CONNECTIONS TO MANHOLES SHALL BE WATER TIGHT.
20. ALL CATCH BASINS AND MANHOLE INVERTS SHALL BE GROUTED TO PROVIDE POSITIVE DRAINAGE FROM INLET TO OUTLET.
21. ALL DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. MINIMUM PIPE COVER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS FOR THE TYPE OF LOADING PROPOSED AND IN NO CASE SHALL THE COVER BE LESS THAN ONE FOOT. PIPE PROTECTION IS STRICTLY THE RESPONSIBILITY OF THE CONTRACTOR.
22. ALL HDPE DRAINAGE PIPE SHALL HAVE ANTI-FLOATATION STRAPPING PER MANUFACTURER'S RECOMMENDATIONS.
23. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH THE KENT COUNTY DEPT. OF PUBLIC WORKS POLICIES AND DELDOT ROAD CONSTRUCTION DETAILS AND SPECIFICATIONS.
24. ALL CONSTRUCTION SHALL BE MARKED FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
25. THE CONTRACTOR SHALL GRADE ALL STREETS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP PAVING AS NECESSARY TO ENSURE POSITIVE DRAINAGE IN THE DIRECTION INDICATED BY THE FLOW ARROWS.
26. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY BOXES, MANHOLES, ETC., WHICH ARE TO REMAIN, TO CONFORM TO FINAL GRADE.
27. ALL JOINTS ABUTTING EXISTING PAVING SHALL BE SAW CUT AND ASPHALT SEALANT APPLIED.
28. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH RECOMMENDATIONS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

EXISTING UNDERGROUND UTILITIES COORDINATION NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES AS INDICATED ON PLANS HAS BEEN OBTAINED FROM EXISTING RECORDS. NEITHER THE OWNER OR THE ARCHITECT/ENGINEER ASSUMES ANY RESPONSIBILITY WHATEVER IN RESPECT TO ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION SHOWN. THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED THAT THE LOCATIONS, SIZE AND TYPE OF UTILITIES OR EXISTING UNDERGROUND UTILITIES INDICATED ARE REPRESENTATIVE OF THOSE TO BE ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH UTILITIES, INCLUDING SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF HIS OPERATIONAL PLANS. IN THE EVENT OF AN UNEXPECTED UTILITY INTERFERENCE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. ANY SUCH MAINS AND/OR SERVICES DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED IMMEDIATELY AT HIS EXPENSE.
2. PRIOR TO PERFORMING ANY EXCAVATION GREATER THAN 6 INCHES, THE CONTRACTOR SHALL COORDINATE WITH KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND ALL PRIVATE UTILITY COMPANIES TO DETERMINE THE LOCATION OF UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL ORGANIZATIONS THAT CONTROL EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA OR WOULD BE AFFECTED BY CONSTRUCTION WORK AROUND THE EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOT START EXCAVATION UNTIL ALL UTILITY LINE LOCATIONS HAVE BEEN STAKED OR OTHERWISE CLEARLY MARKED AND DOCUMENTATION FURNISHED TO THE OWNER. ALL MARKINGS SHALL BE CONSIDERED APPROXIMATE, AND UTILITIES OTHER THAN THOSE SHOWN SHALL BE CONSIDERED TO EXIST.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEFINITE LOCATION OF EACH UTILITY WITHIN THE WORK AREA. CARE SHOULD BE EXERCISED DURING EXCAVATION WORK TO AVOID DAMAGING OR DISRUPTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING (AT CONTRACTOR'S EXPENSE) DAMAGE TO ANY UTILITY CAUSED BY THE CONTRACTOR'S WORK.
5. WHERE EXISTING UNDERGROUND UTILITIES OR OTHER CONSTRUCTION ARE EXPECTED TO BE IN PROXIMITY TO PROPOSED CONSTRUCTION, OR WHEN APPROACHING EXISTING UTILITIES OR STRUCTURES FOR CONNECTIONS, THE CONTRACTOR SHALL DIG TEST PITS TO DETERMINE THE EXACT LOCATION AND INVERTS OF THE EXISTING UTILITY TO ALLOW FOR POSSIBLE CHANGES TO THE PROPOSED UTILITY IN LINE AND/OR GRADE. THE CONTRACTOR SHALL ALSO DIG TEST PITS IN THE LOCATION OF THE PROPOSED CONNECTIONS TO EXISTING UTILITIES AND SHALL MAKE ALL MEASUREMENTS NECESSARY TO ENSURE PROPER CONNECTION. ANY NECESSARY CHANGES IN LINE OR GRADE OF WORK CAUSED BY FAILURE TO TAKE SUCH PRECAUTIONS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. WHEN IT IS NECESSARY TO EXCAVATE NEAR OR INTERFERE WITH ANY SEWER LINE, WATER SERVICES, DRAIN PIPE, CATCH BASIN, CULVERT, OR OTHER STRUCTURES, THE CONTRACTOR SHALL MAINTAIN THE SAME IN WORKING ORDER AND SHALL REPAIR AND MAKE GOOD ANY DAMAGE DONE DURING THE PROGRESS OF THE WORK.
7. WHERE EXISTING UTILITIES CROSS THE TRENCH EXCAVATION, THEY SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. ALL METHODS FOR SUPPORTING AND MAINTAINING THESE UTILITIES SHALL BE SUBJECT TO REVIEW BY OWNER. CARE SHALL BE TAKEN TO ENSURE THAT THE EXISTING UTILITY GRADES AND ALIGNMENT ARE MAINTAINED AND THE PIPE JOINTS ARE NOT DISTURBED. BACKFILL SHALL BE CAREFULLY PLACED AND TAMPED TO PREVENT DAMAGE OR FUTURE SETTLEMENT. ANY DAMAGE OR MISALIGNMENT OF THE UTILITIES DUE TO CONSTRUCTION OR SETTLEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. ANY UNPROTECTED CABLE (DIRECT BURIED) ENCOUNTERED THAT IS VERIFIED AS NOT ABANDONED IN PLACE SHALL BE PROTECTED. THE UTILITY OWNER MAY DIRECT THE CABLE BE PLACED IN SPLIT DUCT OF APPROPRIATE SIZE AND CONCRETE ENCASED THROUGH THE AREA OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID HAVING TO CUT AND SPLICE DIRECT BURIED CABLE. THE CONTRACTOR SHALL NOTE SPLIT DUCT PORTIONS ON AS-BUILTS.
9. ALL EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF COUNTY/STATE PROPERTY, EXCEPT FOR CONTAMINATED SOILS OR LIQUIDS. ALL CONTAMINATED SOILS AND LIQUIDS SHALL BE TRANSPORTED TO AN APPROVED RECEIVING SITE AS DIRECTED BY THE ENGINEER, FOR FINAL DISPOSITION.
10. INTERRUPTION OF EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR AT THE DIRECTION OF THE UTILITY OWNER/S.
11. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE REPRESENTATION OF THE INFORMATION ON THE PROJECT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.
12. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
13. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.



REVISIONS	
REV #	DESCRIPTION

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DESIGNED BY:	JDC
APPROVED BY:	DSS
FOLDER REFERENCE:	F_0208012

GENERAL CONSTRUCTION NOTES

 FILE NO. SL-11-01

VILLAGES OF NOBLES POND

PHASES 3A & 4A

 KENTON HUNDRED, KENT COUNTY, DELAWARE

 FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: **T-2**
 FILE NO.: **1446-B**