

HARMONY HILLS II RESIDENTIAL SUBDIVISION PRELIMINARY PLANS

DOVER, KENT COUNTY, DELAWARE 19901

APRIL 8, 2026

PREPARED FOR:
DEVELOPER
TPDL MANAGEMENT LLC

91 BRENDA LANE - SUITE A
CAMDEN, DELAWARE 19934

EXISTING	PROPOSED	DESCRIPTION
---	---	ASPHALT
---	---	CHANNEL
---	---	CURB
---	---	CURB DEPRESSION
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	EASEMENT
---	---	FENCE
OC	OC	POWER, OVERHEAD
UE	UE	POWER, UNDERGROUND
---	---	POWER, UTILITY POLE
---	---	PROPERTY, LINE
---	---	LEGAL RIGHT-OF-WAY
●	●	PROPERTY, CORNER FOUND
○	○	PROPERTY, CORNER FOUND (OTHERS)
□	□	PROPERTY, CONCRETE MONUMENT
---	---	PROPERTY, ADJOINING LINED
---	---	BUILDING
---	---	BUILDING SETBACK
⊞	⊞	SITE, MAIL BOX
⊞	⊞	SITE, SIGN POST AND BOARD
⊞	⊞	SITE, TRAFFIC SIGN
---	---	SOIL BOUNDARY
W/C	---	SOIL LABEL
○	○	SANITARY SEWER, CLEAN-OUT
---	---	SANITARY SEWER, LATERAL
---	---	SANITARY SEWER, MANHOLE
---	---	SANITARY SEWER, FORCE MAIN
---	---	SANITARY SEWER, FORCE MAIN MANHOLE
---	---	SANITARY SEWER, FORCE STUB OUT
---	---	SANITARY SEWER, VALVE
---	---	SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA)
---	---	SANITARY SEWER, SEPTIC TANK
---	---	SANITARY SEWER, STUB OUT
---	---	SANITARY SEWER, STUB OUT
---	---	STREAM
---	---	STORM SEWER, INLET
---	---	STORM SEWER, HEADWALL
---	---	STORM SEWER, MANHOLE
---	---	STORM SEWER, UNDERGROUND
---	---	STORM SEWER, CLEAN-OUT
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	VEGETATION, SHRUB
---	---	VEGETATION, STUMP
---	---	VEGETATION, DECIDUOUS
---	---	VEGETATION, CONIFEROUS
---	---	VEGETATION, TREE LINE
---	---	WATER, UNDERGROUND
---	---	WETLAND
---	---	WETLAND BUFFER
---	---	ZONING

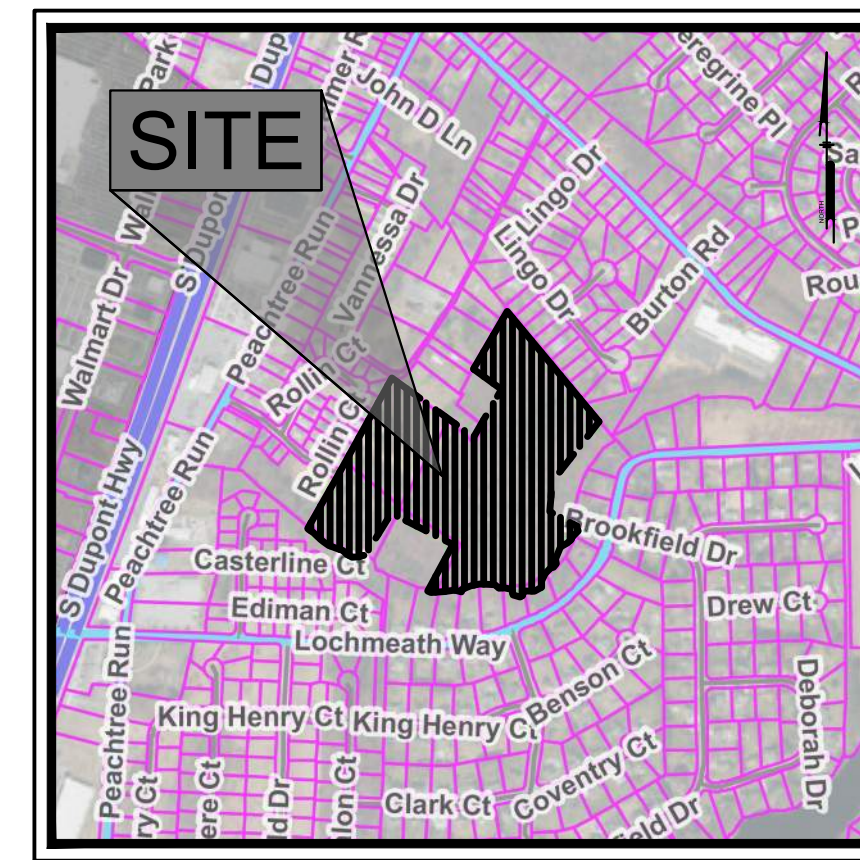
PROPOSED AREAS	
TOTAL ACREAGE W/IN BOUNDARIES	16.08 ACRES
TOTAL ACREAGE W/IN STREET RIGHT OF WAY	4.08 ACRES
TOTAL ACREAGE W/IN LOTS	11.28 ACRES
TOTAL ACREAGE W/IN ACTIVE RECREATION AREA	0.71 ACRES
TOTAL ACREAGE W/IN PASSIVE OPEN SPACE	9.53 ACRES
TOTAL ACREAGE W/IN WETLANDS	2.17 ACRES
TOTAL STORMWATER MANAGEMENT AREA	0.67 ACRES
RMH MINIMUM LOT AREA	0.07 ACRES
RMH MAXIMUM LOT AREA	0.18 ACRES
RS1 MINIMUM LOT AREA	0.16 ACRES
RS1 MAXIMUM LOT AREA	0.27 ACRES

PROPERTY SUMMARY	
KENT COUNTY APPLICATION NO.: TO BE DETERMINED	
PARCEL ID:	
PARCEL #1:	7-00-09400-02-4100-000
PARCEL #2:	7-00-09400-02-4000-000
PARCEL #3:	7-00-09400-02-3800-000
DEED BVP:	
PARCEL #1:	D 9421/200
PARCEL #2:	D 7181/246
PARCEL #3:	W Q8/286
SITE ADDRESS:	
PARCEL #1:	256 HEADSTART LN
PARCEL #2:	262 HEADSTART LN
PARCEL #3:	LOCHMEATH WAY
OWNER:	DOVER, DELAWARE 19901
PARCEL #1:	KCRM LLC
PARCEL #2:	KCRM LLC
PARCEL #3:	ETHEL HIGGINS
OWNER ADDRESS:	
PARCEL #1:	1875 WINDSWEEP CIRCLE
PARCEL #2:	1207 WHITEOAK RD
PARCEL #3:	DOVER, DELAWARE 19901
DEVELOPER:	TPDL MANAGEMENT LLC
DEVELOPER ADDRESS:	
PARCEL #1:	91 BRENDA LANE, SUITE A
PARCEL #2:	CAMDEN, DELAWARE 19934
LOT AREA:	
PARCEL #1:	2.35 ACRES
PARCEL #2:	4.56 ACRES
PARCEL #3:	18.70 ACRES
TOTAL:	25.61 ACRES
ZONING:	
PARCEL #1:	RMH - RESIDENTIAL MANUFACTURED HOMES
PARCEL #2:	RMH - RESIDENTIAL MANUFACTURED HOMES
PARCEL #3:	RS1 - SINGLE-FAMILY RESIDENTIAL
EXISTING USE:	RESIDENTIAL/AGRICULTURE
PROPOSED USE:	DUPLEXES (42), SINGLE FAMILY HOMES (52)
EXISTING NUMBER OF LOTS:	3
PROPOSED NUMBER OF LOTS:	94 (3.67 DU/ACRE)
AVERAGE LOT SIZE (DUPEX):	0.09 ACRES
AVERAGE LOT SIZE (SINGLE FAMILY):	0.14 ACRES
ENVIRONMENTAL CONSTRAINTS:	WETLANDS, GROUNDWATER RECHARGE, FORESTS
GROWTH ZONE OVERLAY:	WITHIN GROWTH ZONE
WATER SERVICE:	TIDEWATER UTILITIES
SANITARY SERVICE:	KENT COUNTY
ACTIVE RECREATION AREA:	0.71 ACRES
PASSIVE OPEN SPACE:	2.26 ACRES
STORMWATER MANAGEMENT AREA:	0.67 ACRES
MIN. LOT AREA:	3,270 SF
MAX. LOT AREA:	11,848 SF
AVERAGE LOT AREA:	5,232 SF
NUMBER OF PERMANENT MONUMENTS FOUND AND PLACED:	
EXISTING:	19
PROPOSED:	21
NUMBER OF PERMANENT PINS FOUND AND PLACED:	
EXISTING:	N/A
PROPOSED:	193
MAX. PERCENTAGE OF IMPERVIOUS COVER:	XX %
MAXIMUM SLOPE:	33%, 3:1
MINIMUM SLOPE:	0.5%, 20:1

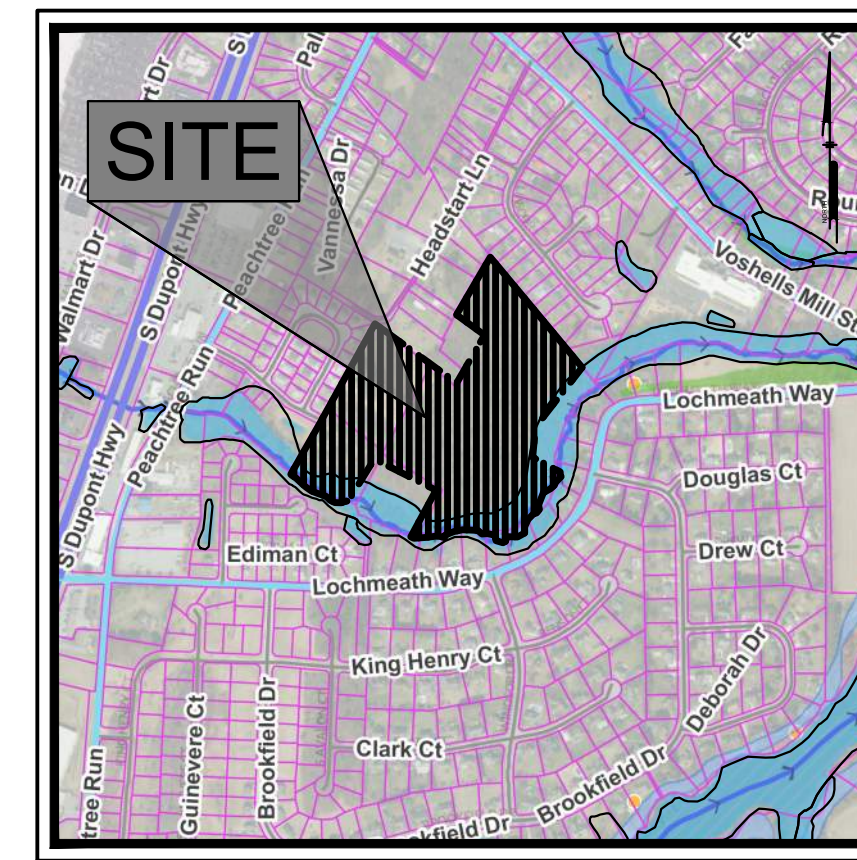
Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES SHEET
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	RECORD SUBDIVISION PLAN
5	LINE AND CURVE TABLE
6	SITE PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE NOTES AND DETAILS
11	ACTIVE RECREATION PLAN



SOILS MAP
Scale: 1" = 1000'



LOCATION MAP
Scale: 1" = 1000'



WETLANDS MAP
Scale: 1" = 1000'

ZONING SUMMARY (SINGLE-FAMILY DWELLING)	
MINIMUM LOT SIZE (SF)	REQUIRED: 4,500 PROPOSED: 5,175
MAXIMUM LOT SIZE (SF)	11,848
MINIMUM FRONTAGE (FEET)	40
MINIMUM LOT WIDTH (FEET)	40
MAXIMUM DENSITY (UNITS PER ACRE)	6
MINIMUM FRONT YARD SETBACK (FEET)	20
MINIMUM SIDE YARD SETBACK (FEET)	5
MINIMUM REAR YARD SETBACK (FEET)	6
MAXIMUM BUILDING HEIGHT (FEET)	35
ZONING SUMMARY (DUPEX)	
MINIMUM LOT SIZE (SF)	REQUIRED: 3,270 PROPOSED: 3,270
MAXIMUM LOT SIZE (SF)	7,711
MINIMUM FRONTAGE (FEET)	25
MINIMUM LOT WIDTH (FEET)	25
MAXIMUM DENSITY (UNITS PER ACRE)	6
MINIMUM FRONT YARD SETBACK (FEET)	20
MINIMUM SIDE YARD SETBACK (FEET)	5
MINIMUM REAR YARD SETBACK (FEET)	10
MAXIMUM BUILDING HEIGHT (FEET)	35

WOODLAND PRESERVATION:

*MUST DEMONSTRATE 40% WOODLAND PRESERVATION PERCENTAGE PER 187-73.D.

ACRES OF EXISTING WOODLANDS ON SITE =	21.13 ACRES
WOODLAND WITHIN RIGHT OF WAY =	3.40
REQUIRED WOODLANDS TO BE PRESERVED =	7.10 ACRES (21.13 - 3.40 = 17.72 * 40%)
WOODLAND TO BE PRESERVED =	7.60 ACRES

ACTIVE RECREATION CALCULATION:

*INSIDE GROWTH ZONE: 300 SQ. FEET PER DWELLING UNIT OR 1/4 ACRE, WHICHEVER IS GREATER.

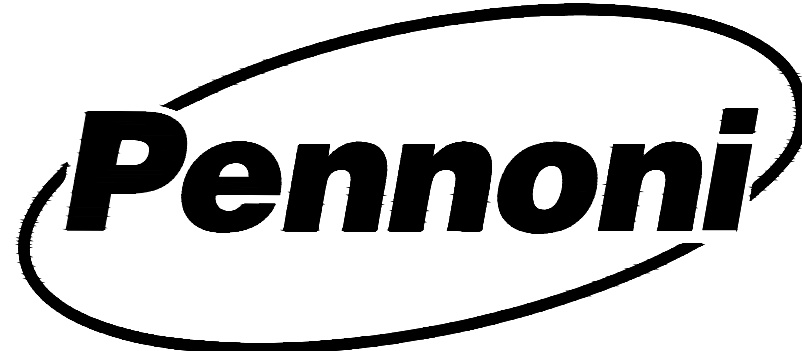
REQUIRED:	94 LOTS X 300 = 28,200 SF > 21,780 SF; 28,200 SF MIN. REQUIRED.
PROVIDED:	37,696 SF

ENGINEER CERTIFICATION	
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
DOUGLAS D. BARRY, PE PENNONI ASSOCIATES LICENSE NUMBER 13061	DATE
OWNER/DEVELOPER CERTIFICATION	
I HEREBY CERTIFIED THAT I AM THE (DEVELOPER) OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
FRANCIS A. DIMONDI, JR. TPDL MANAGEMENT LLC	DATE
KENT COUNTY MANAGER APPROVAL	
MANAGER	DATE
WETLAND CERTIFICATION	
I, UNDERSIGNED, CERTIFY THE SUBJECT PROPERTY WAS EVALUATED FOR WATERS OF THE UNITED STATES, INCLUDING WETLANDS, SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM, AND STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS SUBJECT TO REGULATION BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL UNDER TITLE 7 CHAPTERS 66 AND 72 OF THE DELAWARE CODE. AN ON-SITE INVESTIGATION WAS CONDUCTED ON JULY 15, 2025 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED REGULATORY GUIDANCE DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGMENT, ACCURATELY DEPICTS THE LIMITS OF WATERS OF THE UNITED STATES, WETLANDS, AND SUBAQUEOUS LANDS WITHIN THE SUBJECT PROPERTY. NO STATE REGULATED WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.	
MICHAEL MARRA, PENNONI ASSOCIATES	DATE

ROAD TRAFFIC DATA	
FUNCTIONAL CLASSIFICATION:	K305 (PEACHTREE RUN) - MAJOR COLLECTOR
POSTED SPEED LIMIT:	35 mph
ADDT =	2633 TRIPS (FROM 2024 DELDOT TRAFFIC SUMMARY)
10-YEAR PROJECTED ADDT =	1,158 X 2633 TRIPS = 3053 TRIPS
TRAFFIC PATTERN GROUP:	2 (FROM 2024 DELDOT TRAFFIC SUMMARY)
K-FACTOR = 11.1, D-FACTOR = 56.9, COMBO UNIT TRUCK % = 3.3% (FROM 2024 DELDOT TRAFFIC SUMMARY)	
SITE TRAFFIC DATA	
SOURCE:	(76) TRIP GENERATION MANUAL, 12TH EDITION
LAND USE CODE:	210 (SINGLE FAMILY DETACHED HOUSING) & 215 (SINGLE FAMILY ATTACHED HOUSING)
EXISTING:	31 SINGLE FAMILY DETACHED HOUSING
DEVELOPMENT SIZE:	52 SINGLE FAMILY HOMES + 42 DUPLEXES
DESIGN VEHICLE:	SU-30
EXISTING:	WKDY ADT = 516 ADT (258 ENTER / 258 EXIT) WEEKDAY = 26 AM PK (13 ENTER / 13 EXIT), 69 PM PK (42 ENTER / 27 EXIT)
PROPOSED:	WKDY ADT = 963 ADT (482 ENTER / 481 EXIT) WEEKDAY = 50 AM PK (13 ENTER / 13 EXIT), 69 PM PK (42 ENTER / 27 EXIT)
TOTAL:	WKDY ADT = 1479 ADT (740 ENTER / 739 EXIT) WEEKDAY = 76 AM PK (20 ENTER / 16 EXIT), 102 PM PK (62 ENTER / 40 EXIT)
DIRECTIONAL DISTRIBUTION:	70% TO/FROM NORTH 30% TO/FROM SOUTH
TRIP GENERATION DIAGRAM	TRIP HOUR HVL OF PROPOSED SITE = 5%

ROAD TRAFFIC DATA	
FUNCTIONAL CLASSIFICATION:	K20058 (HARMONY HILL DRIVE) - LOCAL
POSTED SPEED LIMIT:	25 mph
ADDT =	0 TRIPS (NEW INTERCONNECTION)
10-YEAR PROJECTED ADDT =	0 TRIPS (NEW INTERCONNECTION)
TRAFFIC PATTERN GROUP:	3 (URBAN LOCAL ROAD)
K-FACTOR = N/A, D-FACTOR = N/A, COMBO UNIT TRUCK % = N/A (FROM 2024 DELDOT TRAFFIC SUMMARY)	
SITE TRAFFIC DATA	
SOURCE:	(76) TRIP GENERATION MANUAL, 12TH EDITION
LAND USE CODE:	210 (SINGLE FAMILY DETACHED HOUSING) & 215 (SINGLE FAMILY ATTACHED HOUSING)
EXISTING:	31 SINGLE FAMILY DETACHED HOUSING
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TOTAL:	WKDY ADT = 1479 ADT (740 ENTER / 739 EXIT) WEEKDAY = 76 AM PK (20 ENTER / 16 EXIT), 102 PM PK (62 ENTER / 40 EXIT)
DIRECTIONAL DISTRIBUTION:	100% TO/FROM THE NORTH
TRIP GENERATION DIAGRAM	TRIP HOUR HVL OF PROPOSED SITE = 5%

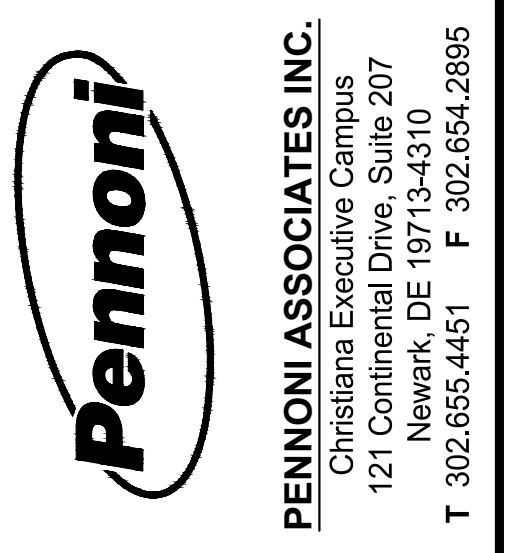
PREPARED BY:
PENNONI ASSOCIATES INC.



Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451
F 302.654.2895

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION



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

HARMONY HILLS II RESIDENTIAL SUBDIVISION
PRELIMINARY PLANS
DOVER, KENT COUNTY, DELAWARE 19901

COVER SHEET
TPDL MANAGEMENT LLC
91 BRENDA LANE - SUITE A
CAMDEN, DELAWARE 19934

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT	SALTA-25008
DATE	2026-04-08
DRAWING SCALE	AS SHOWN
DRAWN BY	PHC
APPROVED BY	DDB
CS-001	
SHEET	1 OF 12

GENERAL NOTES:

- THIS PLAT DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- SANITARY SEWER SYSTEM IS UNDER THE JURISDICTION OF KENT COUNTY.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE KENT COUNTY DESIGN AND CONSTRUCTION STANDARDS FOR WATER, SEWER, AND STREETS, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
- ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE UTILITY COMPANY. COUNTY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE TOWN AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
- PIPELINE DETECTION TAP SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
- CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES, AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
- PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
- SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE TOWN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEM(S).
- ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
- THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 18 INCHES. SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN ANY STORM DRAINPIPE AND ANY WATER MAIN OR SEWER MAIN.
- ALL ROADWAYS ARE TO BE SWEEP FREE OF SEDIMENT ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
- THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELOUT STANDARD AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, LATEST EDITION.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- 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.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 4:1.
- A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- UPON APPROVAL OF THE CONSTRUCTION DRAWINGS, THE DEVELOPER SHALL PROVIDE A CD WITH DIGITAL INFORMATION IN AUTOCAD FORMAT (VERSION 2010 OR LATER) OF ALL WATER, SANITARY SEWER AND STORM DRAINS TO BE TOWN MAINTAINED UPON PROJECT COMPLETION.
- THE CONTRACTOR SHALL NOTIFY THE TOWN A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.

EXISTING CONDITIONS NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES, ON (INSERT).
- A TOPOGRAPHIC SURVEY WAS PERFORMED BY PENNONI ASSOCIATES OF NEWARK, DELAWARE ON (INSERT). ELEVATIONS ARE BASED ON NAVD83 DATUM, WITH THE SITE BENCHMARK BEING THE RIM OF AN EXISTING SANITARY SEWER MANHOLE THE SOUTHEAST TERMINUS OF HARMONY HILL DRIVE, WHICH HAS AN ELEVATION OF 30.91.
- HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLAN COORDINATES, NAD83 (2011), AS ESTABLISHED BY NETWORK TRK GPS.
- 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 DELMARVA.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10001C0231H, MAP ISSUED 05/05/2003, PORTIONS OF THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) WHICH IS AN AREA TO BE DETERMINED OUTSIDE THE 500 - YEAR FLOODPLAIN.
- A WETLANDS INVESTIGATION WAS CONDUCTED FOR HARMONY HILLS II BY PENNONI ASSOCIATES ON JULY 17, 2025. A PALUSTRINE FORESTED WETLAND WAS FOUND TO EXIST ON SITE AND ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING THE CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT FOR VERIFICATION.
- THIS PROPERTY IS CURRENTLY ZONED RMH AND RS1.
- UTILITY NOTES:
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
 - IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

DEMOLITION NOTES:

- UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
- ON-SITE STORAGE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVE SUCH ITEMS WITHIN THE EASEMENT LIMITS AND WITHIN THE PUBLIC RIGHT-OF-WAYS AS SHOWN ON THE DRAWINGS. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
- SITE CLEARING INCLUDES, BUT IS NOT LIMITED TO:
 - PROTECT EXISTING TREES TO REMAIN.
 - REMOVE AND GRUB ALL TREES AND VEGETATION WHERE CONSTRUCTION ACTIVITIES OF THE PROJECT WILL BE CONDUCTED.
 - TOPSOIL STRIPPING AND STOCKPILING ON SITE.
 - DISPOSE OF VEGETATION AND OTHER DEBRIS RESULTING FROM CLEARING OPERATIONS.
 - REMOVE EXISTING PAVEMENTS AND BASES AS SHOWN ON THE DRAWINGS.
 - DISPOSE OF ALL TREE STUMPS RESULTING FROM THE CLEARING OPERATIONS.
 - REMOVE EXISTING OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
- PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- PROTECT BENCH MARKS AND EXISTING STRUCTURES, ROADS, SIDEWALKS, PAVING AND CURBS AGAINST DAMAGE FROM VEHICULAR OR FOOT TRAFFIC.
- MAINTAIN DESIGNATED TEMPORARY ROADWAYS, WALKWAYS AND DETOURS, FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL STUMPS, BRUSH, PAVEMENT AND WASTE MATERIAL GENERATED BY CLEARING OPERATIONS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE FOR SAFE, LEGAL, OFF-SITE DISPOSAL.
- MAINTAIN UTILITY, ELECTRICAL, AND MECHANICAL SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
- PIPING TO BE REMOVED: REMOVE PORTION OF PIPING INDICATED TO BE REMOVED AND CAP OR PLUG REMAINING PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL.
- PIPING TO BE ABANDONED IN PLACE: DRAIN PIPING AND CAP OR PLUG PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL AND LEAVE IN PLACE.
- SEWER SERVICE LATERAL LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.
- WATER SERVICE LATERAL LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.

SITE CONSTRUCTION NOTES:

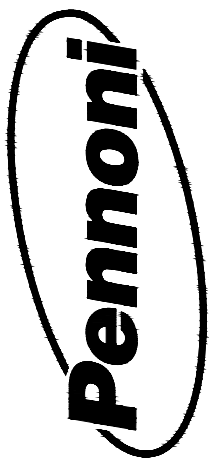
- MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- 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 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.
- 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.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOLED (6" MINIMUM), SEEDED AND MULCHED. 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.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELOUT STANDARD CONSTRUCTION DETAIL T-15.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR DIRECT OR INDIRECT DAMAGE TO EXISTING STRUCTURES, PIPELINES, CONDUITS, POLES, WIRES OF EVERY DESCRIPTION IN THE VICINITY OF HIS WORK WHETHER ABOVE OR BELOW GROUND, OR THAT MAY BE ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION. THIS RESPONSIBILITY SHALL INCLUDE THE COST OF PROTECTION BY SHEETING, BRACING, HAND EXCAVATION, WHEN WARRANTED, AND THE EXPENSE TO REPAIR OR REPLACE ANY EXISTING FACILITY DAMAGED DIRECTLY OR INDIRECTLY BY CONSTRUCTION ACTIVITIES, WHETHER SUCH FACILITY IS OR IS NOT SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES AT THE VARIOUS POINTS OF CONNECTION AND/OR CROSSINGS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES IN LOCATIONS OR INVERTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR THE OWNER IN ORDER THAT THE DESIGNS MAY BE ADJUSTED ACCORDINGLY. DAMAGES SUFFERED OR ADDITIONAL COSTS INCURRED BY THE CONTRACTOR, AS A RESULT OF HIS FAILURE TO CONFORM TO THE REQUIREMENTS OF THIS PARAGRAPH, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONNECTIONS TO EXISTING UTILITIES SHALL BE MADE BY THE CONTRACTOR AT SUCH A TIME AND IN SUCH A MANNER AS THE ENGINEER OR OWNER MAY DIRECT.
- EXCAVATION AND BACKFILL, WITHIN AN AREA WHERE A STATE AGENCY HAS JURISDICTION, SHALL BE DONE IN ACCORDANCE WITH REQUIREMENTS AND PROVISIONS OF THE PERMITS ISSUED BY THE AGENCIES FOR THE CONSTRUCTION WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY. SUCH REQUIREMENTS AND PROVISIONS, WHERE APPLICABLE, SHALL TAKE PRECEDENCE AND SUPERSEDE THE PROVISIONS OF THESE SPECIFICATIONS.

UTILITY NOTES:

- CONSTRUCTION WILL BEGIN UPON RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.
- CONTRACTOR MUST CONTACT UNDERGROUND UTILITIES (MISS UTILITY (1-800-282-8555)), NOT LESS THAN THREE DAYS NOR MORE THAN TEN WORKING DAYS BEFORE COMMENCING WITH ANY EARTHWORK OR CONSTRUCTION.
- CONTRACTOR TO NOTIFY APPROPRIATE UTILITY COMPANIES BEFORE REMOVAL/ ABANDONMENT OF SUCH UTILITY.
- REMOVAL/ABANDONMENT OF PRIVATE UTILITY COMPANY SERVICES TO BE IN ACCORDANCE WITH EACH RESPECTIVE UTILITY COMPANY STANDARD SPECIFICATIONS.
- CONTRACTOR TO COORDINATE RELOCATION, ABANDONMENT, TEMPORARY AND NEW UTILITY SERVICES FOR GAS, ELECTRIC, TELEPHONE, SEWER, WATER, CABLE T.V., ETC. WITH OWNER AND EACH RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 8 INCH CLEARANCE BETWEEN ALL UNDERGROUND UTILITIES THAT CROSS EACH OTHER. ALL CROSSINGS WITH LESS THAN 18 INCH CLEARANCE SHALL BE CONCRETE ENCASED.
- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES AT THE TERMINATING CONNECTION POINTS TO THE PROPOSED UTILITY AND AT PROPOSED UTILITY CROSSINGS MUST BE FIELD CHECKED PRIOR TO CONSTRUCTING THE NEW UTILITY.
- SEAL OPEN ENDS OF ABANDONED SEWER AND STORMWATER PIPES, AT RIGHT OF WAY LINE OR AT UTILITY MAIN CONNECTIONS WITH BRICK OR CONCRETE BULKHEADS AND NON-SHRINK GROUT.
- ALL WATER MAINS AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF KENT COUNTY WATER SPECIFICATIONS, RULES AND REGULATIONS.
- ALL PROPOSED UTILITY SERVICES ARE TO BE INSTALLED UNDERGROUND.
- SANITARY SEWER LATERAL MINIMUM GRADE IS 1/4" PER FOOT. PROVIDE CLEANOUTS AT 50' MAX. SPACING AND AT BENDS.
- THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- AT CROSSINGS OF SANITARY MAINS AND WATER MAINS OR LATERALS, CONSTRUCT THE SANITARY MAIN A MINIMUM OF EIGHTEEN INCHES (18") BELOW THE WATER MAIN. IF THIS IS NOT POSSIBLE, ENCASE THE SANITARY MAIN IN CONCRETE OR SUBSTITUTE DUCTILE IRON PIPE TEN FEET (10') ON EITHER SIDE OF THE WATER MAIN. IN NO CASE SHALL THE VERTICAL CLEARANCE BETWEEN MAINS BE LESS THAN TWELVE INCHES (12").
- AT CROSSINGS OF SANITARY MAINS OR LATERALS AND STORM SEWER, CONSTRUCT THE SANITARY SEWER MAINS A MINIMUM EIGHTEEN INCHES (18") BELOW THE STORM SEWER PIPE. IF THIS IS NOT POSSIBLE, SUPPORT THE TOP PIPE WITH CONCRETE CRADLES. IN NO CASE SHALL THE VERTICAL CLEARANCE BETWEEN PIPES BE LESS THAN TWELVE INCHES (12").
- PROVIDE 4'-0" MINIMUM OVER WATER MAINS AND WATER SERVICE CONNECTIONS.
- HORIZONTAL BENDS AND FITTINGS HAVE BEEN SHOWN TO INDICATE APPROXIMATELY WHAT IS REQUIRED TO INSTALL THE PIPELINE TO THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE AND OBTAIN THE EXACT NUMBER OF VARIOUS BENDS AND FITTINGS NECESSARY TO MEET THE HORIZONTAL AND VERTICAL ALIGNMENTS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL ALSO HAVE A SUFFICIENT NUMBER OF EXTRA BENDS AND FITTINGS AVAILABLE TO FACILITATE ANY CHANGES OF ALIGNMENT DUE TO UNFORESEEN FIELD CONDITIONS.
- ALL HORIZONTAL AND VERTICAL CHANGES OF ALIGNMENT, GRADE, FITTINGS, BENDS, AND FIRE HYDRANTS SHALL BE SUITABLY ANCHORED WITH THRUST BLOCKS.
- PRIOR TO MAKING CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL VERIFY IN THE FIELD THE LOCATIONS AND DEPTHS OF THE EXISTING LINES. IF NECESSARY, ADDITIONAL OR DIFFERENT BENDS FROM WHAT IS SHOWN SHALL BE PROVIDED AND INSTALLED TO MEET EXISTING CONDITIONS.
- COMPACT ALL FILLS IN ACCORDANCE WITH SITE GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- CONTRACTOR IS TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND SHALL PROVIDE TEMPORARY MEASURES AS NECESSARY TO MINIMIZE STANDING WATER AND EROSION SITUATIONS.

GRADING NOTES:

- COMPACTION OF THE FILL SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. CORRECTION OF ANY SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIAL THAT CANNOT BE COMPACTED AS REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF A GEOTECHNICAL ENGINEER, OVER EXCAVATED, AND THEN REPLACED WITH SUITABLE FILL.
- THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER. EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE, NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET BUILDING STANDARDS.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- VERTICAL ELEVATIONS ARE BASED ON NAVD 88.
- ALL SLOPES MAXIMUM 3:1 UNLESS OTHERWISE NOTED.



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

**HARMONY HILLS II RESIDENTIAL SUBDIVISION
PRELIMINARY PLANS
NOTES SHEET**

DOVER, KENT COUNTY, DELAWARE 19801

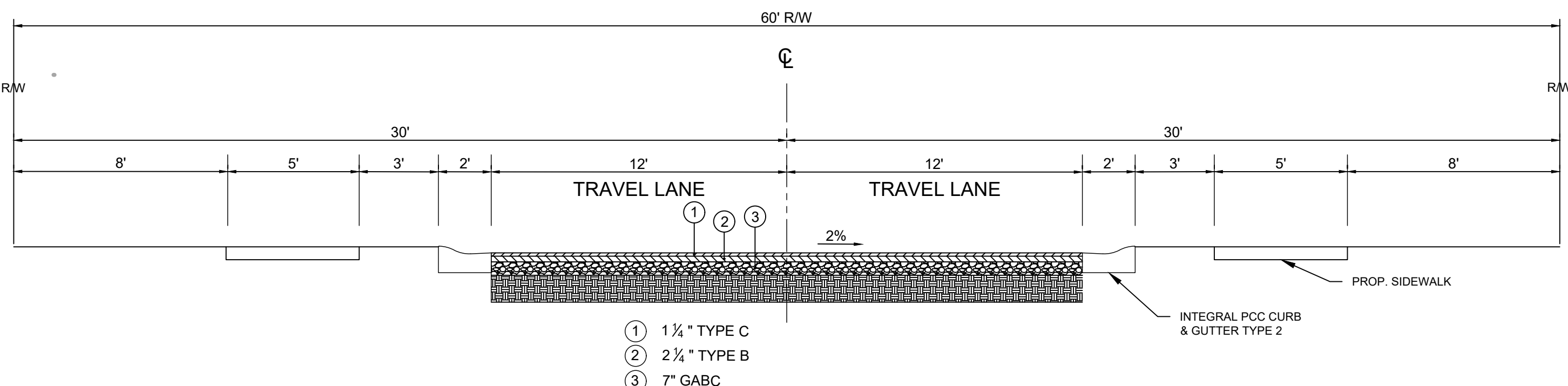
TPDL MANAGEMENT LLC
91 BRENDA LANE - SUITE A
CAMDEN, DELAWARE 19834

NO.	DATE	REVISIONS	BY

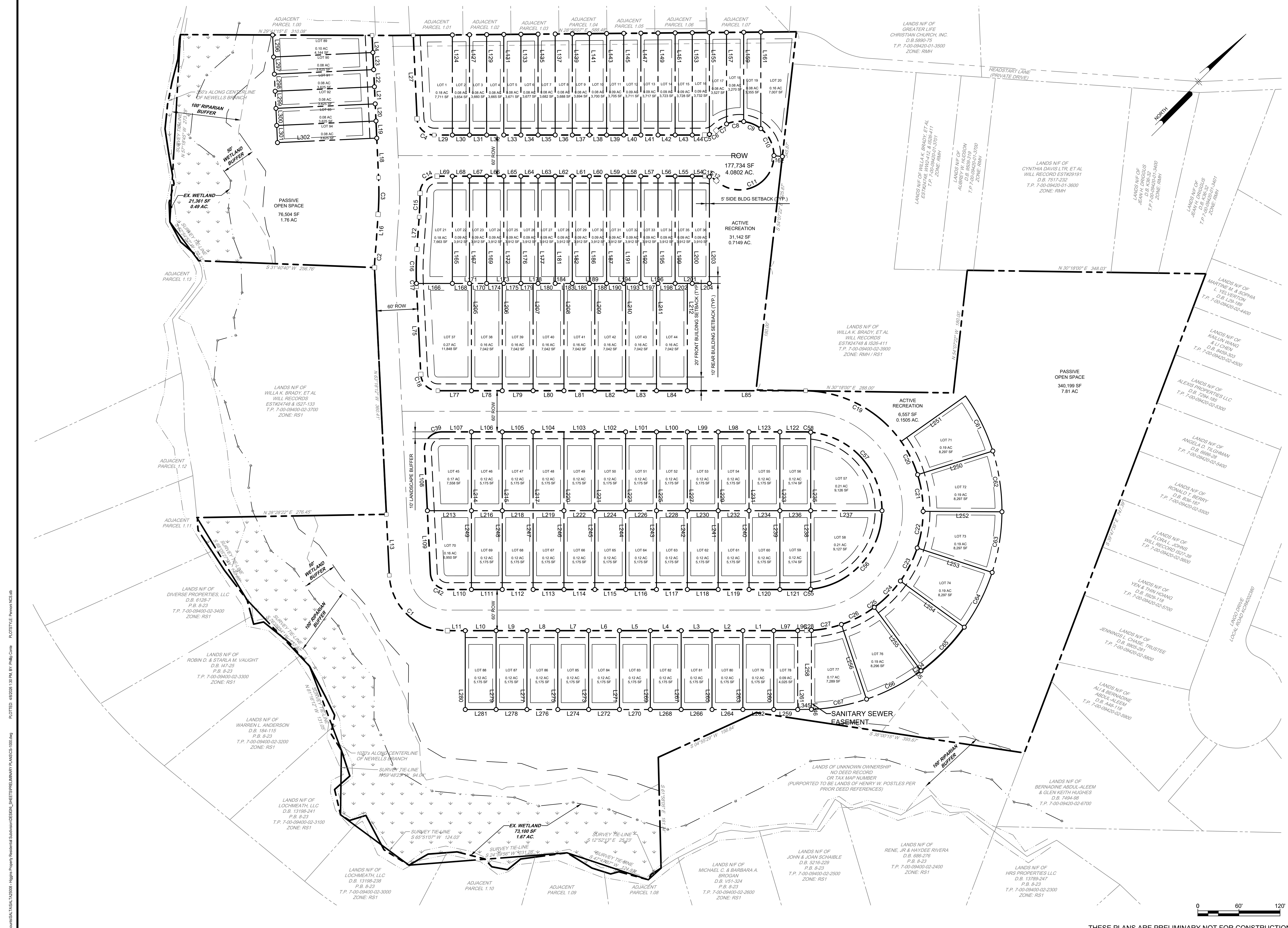
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PROJECT: **SALTA-25008**
DATE: 2026-04-08
DRAWING SCALE: NTS
DRAWN BY: PHC
APPROVED BY: DDB

CS-002
SHEET 2 OF 12



NEW SUBDIVISION STREET SECTION DETAIL
SCALE: NOT TO SCALE



Pennoni
 PENNONI ASSOCIATES INC.
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**HARMONY HILLS II RESIDENTIAL SUBDIVISION
 PRELIMINARY PLANS
 RECORD SUBDIVISION PLAN**
 DOVER, KENT COUNTY, DELAWARE 19901
 TPD MANAGEMENT LLC
 91 BRENDA LANE - SUITE A
 CAMDEN, DELAWARE 19834

NO.	DATE	REVISIONS	BY

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PROJECT: **SALTA-25008**
 DATE: 2026-04-08
 DRAWING SCALE: 1"=60'
 DRAWN BY: PHC
 APPROVED BY: DDB

CS-1000
 SHEET 4 OF 12

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

PLOTTED: 4/8/2025 10:34 PM BY: PHC/PLC
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 PLOTTED: 4/8/2025 10:34 PM BY: PHC/PLC

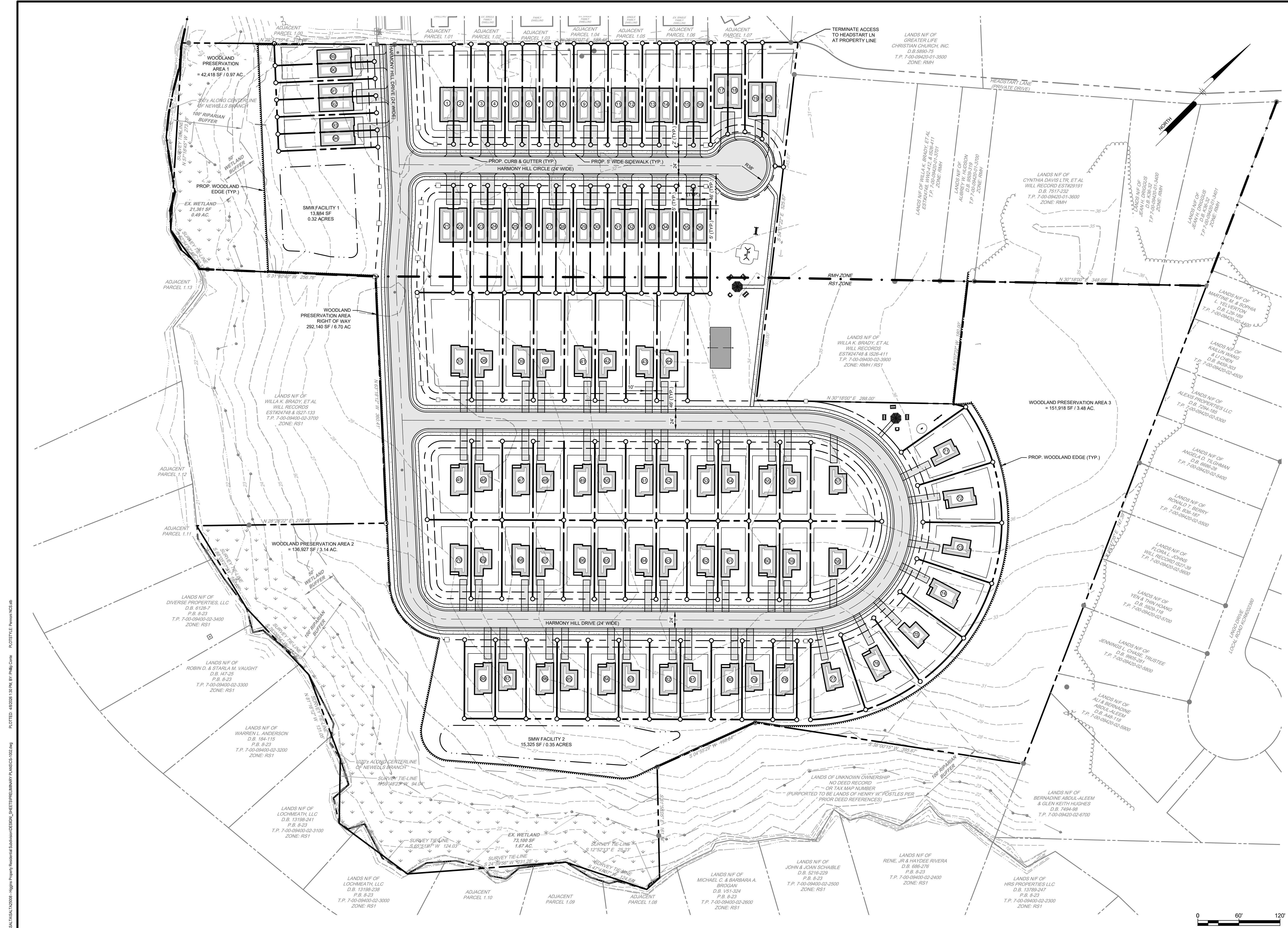
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ROW LINE AND CURVE TABLE			
LINE #/CURVE #	ARC/LINE LENGTH	BEARING/Delta	RADIUS
C1	129.42	087°14'12"	85.00'
C2	31.03'	004°28'48"	396.89'
C3	53.80'	006°32'04"	470.00'
C4	38.14'	087°24'08"	25.00'
C5	6.96'	015°57'21"	25.00'
C6	11.73'	026°52'39"	25.00'
C7	17.76'	020°21'13"	50.00'
C8	25.51'	029°14'09"	50.00'
C9	27.39'	031°23'17"	50.00'
C10	45.25'	051°51'21"	50.00'
C11	115.92'	132°50'00"	50.00'
C12	11.73'	026°52'39"	25.00'
C13	6.96'	015°57'21"	25.00'
C14	39.20'	089°49'47"	25.00'
C15	34.84'	003°45'59"	530.00'
C16	50.06'	006°08'12"	470.00'
C17	4.90'	000°35'49"	470.00'
C18	38.06'	087°14'12"	25.00'
C19	163.58'	053°32'25"	175.05'
C20	54.31'	017°46'31"	175.05'
C21	54.31'	017°46'31"	175.05'
C22	54.31'	017°46'31"	175.05'
C23	54.31'	017°46'31"	175.05'
C24	54.31'	017°46'31"	175.05'
C25	54.31'	017°46'31"	175.05'
C26	54.31'	017°46'31"	175.05'
C27	44.72'	014°38'19"	175.05'
C28	7.46'	002°26'33"	175.05'
C39	40.48'	092°45'48"	25.00'
C42	38.06'	087°14'12"	25.00'
C55	6.86'	003°25'38"	115.07'
C56	169.66'	084°28'42"	115.07'
C57	169.65'	084°28'13"	115.07'
C58	7.35'	003°39'41"	115.07'
L1	45.00'	N 29°27'36" E	
L2	45.00'	N 29°27'36" E	
L3	45.00'	N 29°27'36" E	
L4	45.00'	N 29°27'36" E	
L5	45.00'	N 29°27'36" E	
L6	45.00'	N 29°27'36" E	
L7	45.00'	N 29°27'36" E	
L8	45.00'	N 29°27'36" E	
L9	45.00'	N 29°27'36" E	
L10	45.00'	N 29°27'36" E	
L11	25.87'	N 29°27'36" E	
L13	88.92'	S 63°18'12" E	
L14	360.41'	S 63°18'12" E	
L16	46.84'	S 56°36'12" E	
L18	57.63'	S 63°08'16" E	
L19	25.00'	S 63°08'16" E	
L20	25.00'	S 63°08'16" E	
L21	25.00'	S 63°08'16" E	
L22	25.00'	S 63°08'16" E	
L23	25.00'	S 63°08'16" E	
L24	25.00'	S 63°08'16" E	
L25	30.49'	S 29°41'15" W	
L26	29.57'	S 28°56'07" W	
L27	121.77'	N 63°08'16" W	
L29	26.53'	S 29°27'36" W	
L30	25.00'	S 29°27'36" W	
L31	25.00'	S 29°27'36" W	
L32	25.00'	S 29°27'36" W	
L33	25.00'	S 29°27'36" W	
L34	25.00'	S 29°27'36" W	
L35	25.00'	S 29°27'36" W	
L36	25.00'	S 29°27'36" W	
L37	25.00'	S 29°27'36" W	
L38	25.00'	S 29°27'36" W	
L39	25.00'	S 29°27'36" W	
L40	25.00'	S 29°27'36" W	
L41	25.00'	S 29°27'36" W	
L42	25.00'	S 29°27'36" W	
L43	25.00'	S 29°27'36" W	
L44	18.13'	S 29°27'36" W	
L54	18.13'	N 29°27'36" E	
L55	25.00'	N 29°27'36" E	
L56	25.00'	N 29°27'36" E	
L57	25.00'	N 29°27'36" E	
L58	25.00'	N 29°27'36" E	
L59	25.00'	N 29°27'36" E	
L60	25.00'	N 29°27'36" E	
L61	25.00'	N 29°27'36" E	
L62	25.00'	N 29°27'36" E	
L63	25.00'	N 29°27'36" E	
L64	25.00'	N 29°27'36" E	
L65	25.00'	N 29°27'36" E	
L66	25.00'	N 29°27'36" E	
L67	25.00'	N 29°27'36" E	
L68	25.00'	N 29°27'36" E	
L69	22.18'	N 29°27'36" E	
L72	46.84'	N 56°36'12" W	
L75	127.96'	N 63°18'12" W	

ROW LINE AND CURVE TABLE			
LINE #/CURVE #	ARC/LINE LENGTH	BEARING/Delta	RADIUS
L85	172.66'	S 29°27'36" W	
L96	12.55'	N 29°27'36" E	
L97	35.00'	N 29°27'36" E	
L98	45.00'	N 29°27'36" E	
L99	45.00'	N 29°27'36" E	
L100	45.00'	N 29°27'36" E	
L101	45.00'	N 29°27'36" E	
L102	45.00'	N 29°27'36" E	
L103	45.00'	N 29°27'36" E	
L104	45.00'	N 29°27'36" E	
L105	45.00'	N 29°27'36" E	
L106	45.00'	N 29°27'36" E	
L107	43.56'	N 29°27'36" E	
L108	88.90'	N 63°18'12" W	
L109	91.31'	N 63°18'12" W	
L110	34.87'	S 29°27'36" W	
L111	45.00'	S 29°27'36" W	
L112	45.00'	S 29°27'36" W	
L113	45.00'	S 29°27'36" W	
L114	45.00'	S 29°27'36" W	
L115	45.00'	S 29°27'36" W	
L116	45.00'	S 29°27'36" W	
L117	45.00'	S 29°27'36" W	
L118	45.00'	S 29°27'36" W	
L119	45.00'	S 29°27'36" W	
L120	45.00'	S 29°27'36" W	
L121	38.13'	S 29°27'36" W	
L122	37.66'	N 29°27'36" E	
L123	45.00'	N 29°27'36" E	

PARCEL LINE AND CURVE TABLE			
LINE #/CURVE #	ARC/LINE LENGTH	BEARING/Delta	RADIUS
C66	79.98'	015°47'58"	290.05'
C67	82.04'	016°12'23"	290.05'
L124	146.04'	S 60°32'24" E	
L125	57.02'	N 28°56'07" E	
L126	25.00'	N 28°56'07" E	
L127	146.27'	S 60°32'24" E	
L128	25.00'	N 28°56'07" E	
L129	146.50'	S 60°32'24" E	
L130	45.00'	N 28°56'07" E	
L131	146.73'	S 60°32'24" E	
L132	25.00'	N 28°56'07" E	
L133	146.95'	S 60°32'24" E	
L134	25.00'	N 28°56'07" E	
L135	147.18'	S 60°32'24" E	
L136	45.00'	N 28°56'07" E	
L137	147.41'	S 60°32'24" E	
L138	25.00'	N 28°56'07" E	
L139	147.64'	S 60°32'24" E	
L140	25.00'	N 28°56'07" E	
L141	147.87'	S 60°32'24" E	
L142	25.00'	N 28°56'07" E	
L143	148.10'	S 60°32'24" E	
L144	25.00'	N 28°56'07" E	
L145	148.33'	S 60°32'24" E	
L146	25.00'	N 28°56'07" E	
L147	148.56'	S 60°32'24" E	
L148	25.00'	N 28°56'07" E	
L149	148.79'	S 60°32'24" E	
L150	25.00'	N 28°56'07" E	
L151	149.01'	S 60°32'24" E	
L152	25.00'	N 28°56'07" E	
L153	149.24'	S 60°32'24" E	
L154	25.00'	N 28°56'07" E	
L155	148.51'	S 60°32'24" E	
L156	25.00'	N 28°56'07" E	
L157	133.50'	S 60°32'24" E	
L158	25.00'	N 28°56'07" E	
L159	130.28'	S 60°32'24" E	
L160	25.00'	N 28°56'07" E	
L161	140.84'	S 60°32'24" E	
L162	12.36'	S 35°52'38" W	
L163	51.87'	N 28°56'07" E	
L164	183.16'	S 54°07'22" E	
L165	156.50'	S 60°32'24" E	
L166	52.42'	S 29°27'36" W	
L167	156.50'	S 60°32'24" E	
L168	25.00'	S 29°27'36" W	
L169	156.50'	S 60°32'24" E	
L170	22.20'	S 29°27'36" W	
L171	2.80'	S 29°27'36" W	
L172	156.50'	S 60°32'24" E	
L173	2.20'	S 29°27'36" W	
L174	22.80'	S 29°27'36" W	
L175	25.00'	S 29°27'36" W	
L176	156.50'	S 60°32'24" E	
L177	156.50'	S 60°32'24" E	
L178	45.00'	S 29°27'36" W	
L179	17.80'	S 29°27'36" W	
L180	25.00'	S 29°27'36" W	
L181	156.50'	S 60°32'24" E	
L182	156.50'	S 60°32'24" E	
L183	12.20'	S 29°27'36" W	
L184	12.80'	S 29°27'36" W	
L185	25.00'	S 29°27'36" W	
L186	156.50'	S 60°32'24" E	
L187	156.50'	S 60°32'24" E	
L188	17.20'	S 29°27'36" W	
L189	7.80'	S 29°27'36" W	
L190	25.00'	S 29°27'36" W	
L191	156.50'	S 60°32'24" E	
L192	156.50'	S 60°32'24" E	
L193	22.20'	S 29°27'36" W	
L194	2.80'	S 29°27'36" W	
L195	156.50'	S 60°32'24" E	
L196	2.20'	S 29°27'36" W	
L197	22.80'	S 29°27'36" W	
L198	25.00'	S 29°27'36" W	
L199	156.50'	S 60°32'24" E	
L200	156.50'	S 60°32'24" E	
L201	7.20'	S 29°27'36" W	
L202	17.80'	S 29°27'36" W	
L203	155.54'	S 60°32'24" E	
L204	25.00'	S 29°27'36" W	
L205	156.50'	S 60°32'24" E	
L206	156.50'	S 60°32'24" E	
L207	156.50'	S 60°32'24" E	
L208	156.50'	S 60°32'24" E	
L209	156.50'	S 60°32'24" E	
L210	156.50'	S 60°32'24" E	
L211	156.50'	S 60°32'24" E	
L212	156.50'	S 60°32'24" E	
L213	64.25'	S 29°27'36" W	

PARCEL LINE AND CURVE TABLE			
LINE #/CURVE #	ARC/LINE LENGTH	BEARING/Delta	RADIUS
L222	45.00'	S 29°27'36" W	
L223	115.00'	S 60°32'24" E	
L224	45.00'	S 29°27'36" W	
L225	115.00'	S 60°32'24" E	
L226	45.00'	S 29°27'36" W	
L227	115.00'	S 60°32'24" E	
L228	45.00'	S 29°27'36" W	
L229	115.00'	S 60°32'24" E	
L230	45.00'	S 29°27'36" W	
L231	115.00'	S 60°32'24" E	
L232	45.00'	S 29°27'36" W	
L233	115.00'	S 60°32'24" E	
L234	45.00'	S 29°27'36" W	
L235	114.53'	S 60°32'24" E	
L236	45.00'	S 29°27'36" W	
L237	103.99'	S 29°27'36" W	
L238	114.54'	N 60°32'24" W	
L239	115.00'	N 60°32'24" W	
L240	115.00'	N 60°32'24" W	
L241	115.00'	N 60°32'24" W	
L242	115.00'	N 60°32'24" W	
L243	115.00'	N 60°32'24" W	
L244	115.00'	N 60°32'24" W	
L245	115.00'	N 60°32'24" W	
L246	115.00'	N 60°32'24" W	
L247	115.00'	N 60°32'24" W	
L248	115.00'	N 60°32'24" W	
L249	115.00'	N 60°32'24" W	
L250	115.00'	S 11°59'40" W	
L252	115.00'	S 29°46'11" W	
L253	115.00'	S 47°32'42" W	
L254	115.00'	S 65°19'12" W	
L256	115.00'	N 79°07'47" W	
L258	115.17'	N 60°32'24" W	
L259	35.00'	S 29°27'36" W	
L260	115.00'	N 60°32'24" W	
L261	115.00'	S 60°32'24" E	
L262	45.00'	S 29°27'36" W	
L263	115.00'	N 60°32'24" W	
L264	45.00'	S 29°27'36" W	
L265	115.00'	N 60°32'24" W	
L266	45.00'	S 29°27'36" W	
L267	115.00'	N 60°32'24" W	
L268	45.00'	S 29°27'36" W	
L269	115.00'	N 60°32'24" W	
L270	45.00'	S 29°27'36" W	
L271	115.00'	N 60°32'24" W	
L272	45.00'	S 29°27'36" W	
L273	115.00'	N 60°32'24" W	
L274	45.00'	S 29°27'36" W	
L275	115.00'	N 60°32'24" W	
L276	45.00'	S 29°27'36" W	
L277	115.00'	N 60°32'24" W	
L278	45.00'	S 29°27'36" W	
L279	115.00'	N 60°32'24" W	
L280	115.00'	N 60°32'24" W	
L281	45.00'	S 29°27'36" W	
L282	256.76'	S 31°40'40" W	
L283	1		



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**HARMONY HILLS II RESIDENTIAL SUBDIVISION
 PRELIMINARY PLANS**

DOVER, KENT COUNTY, DELAWARE 19801

SITE PLAN

TPDL MANAGEMENT LLC
 91 BRENDA LANE - SUITE A
 CAMDEN, DELAWARE 19834

NO.	DATE	REVISIONS	BY

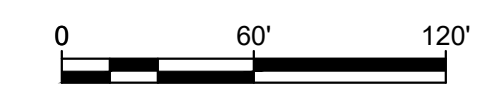
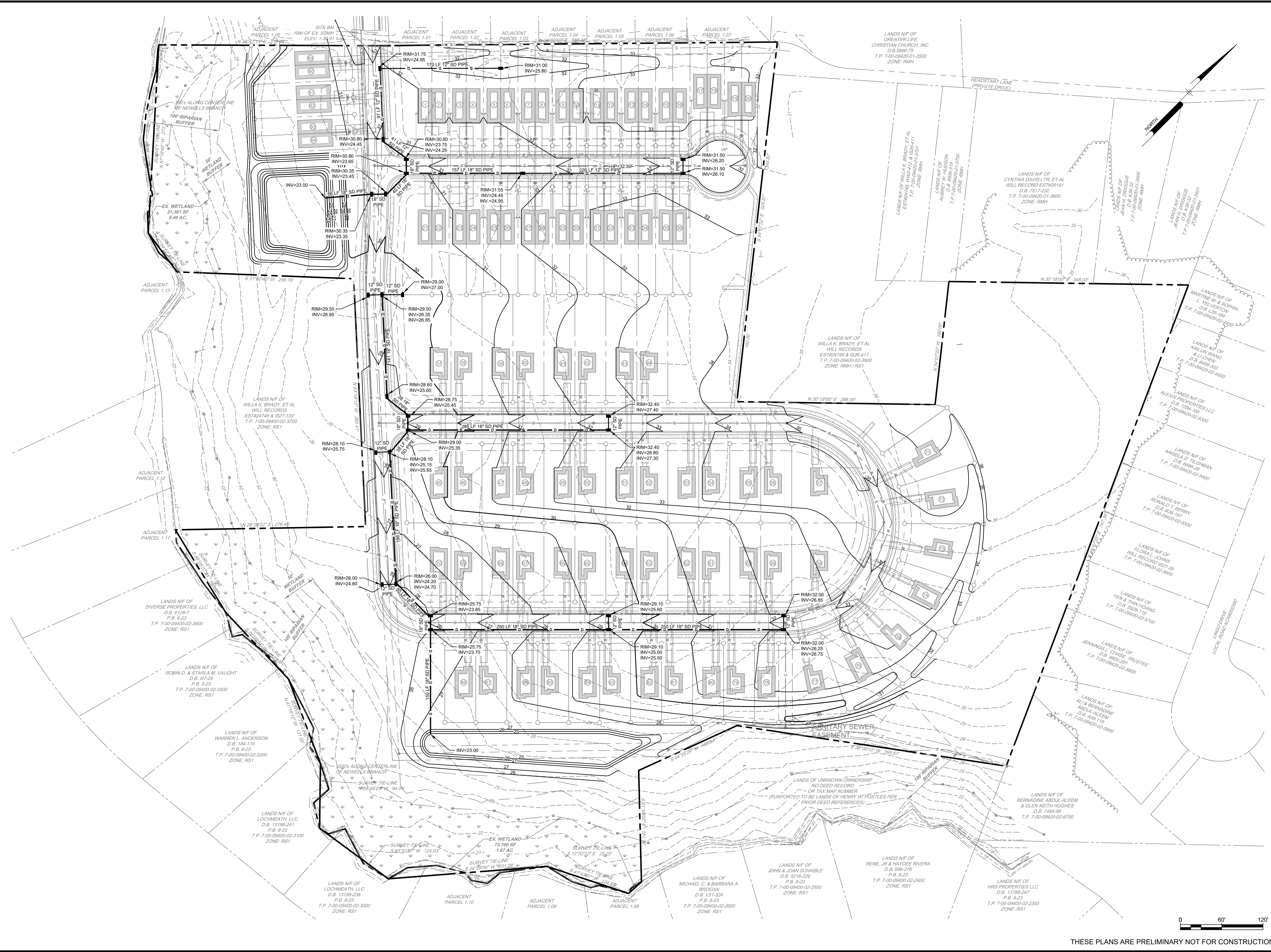
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PROJECT: **SALTA-25008**
 DATE: 2026-04-08
 DRAWING SCALE: 1"=60'
 DRAWN BY: PHC
 APPROVED BY: DDB

CS-1002
 SHEET 6 OF 12

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

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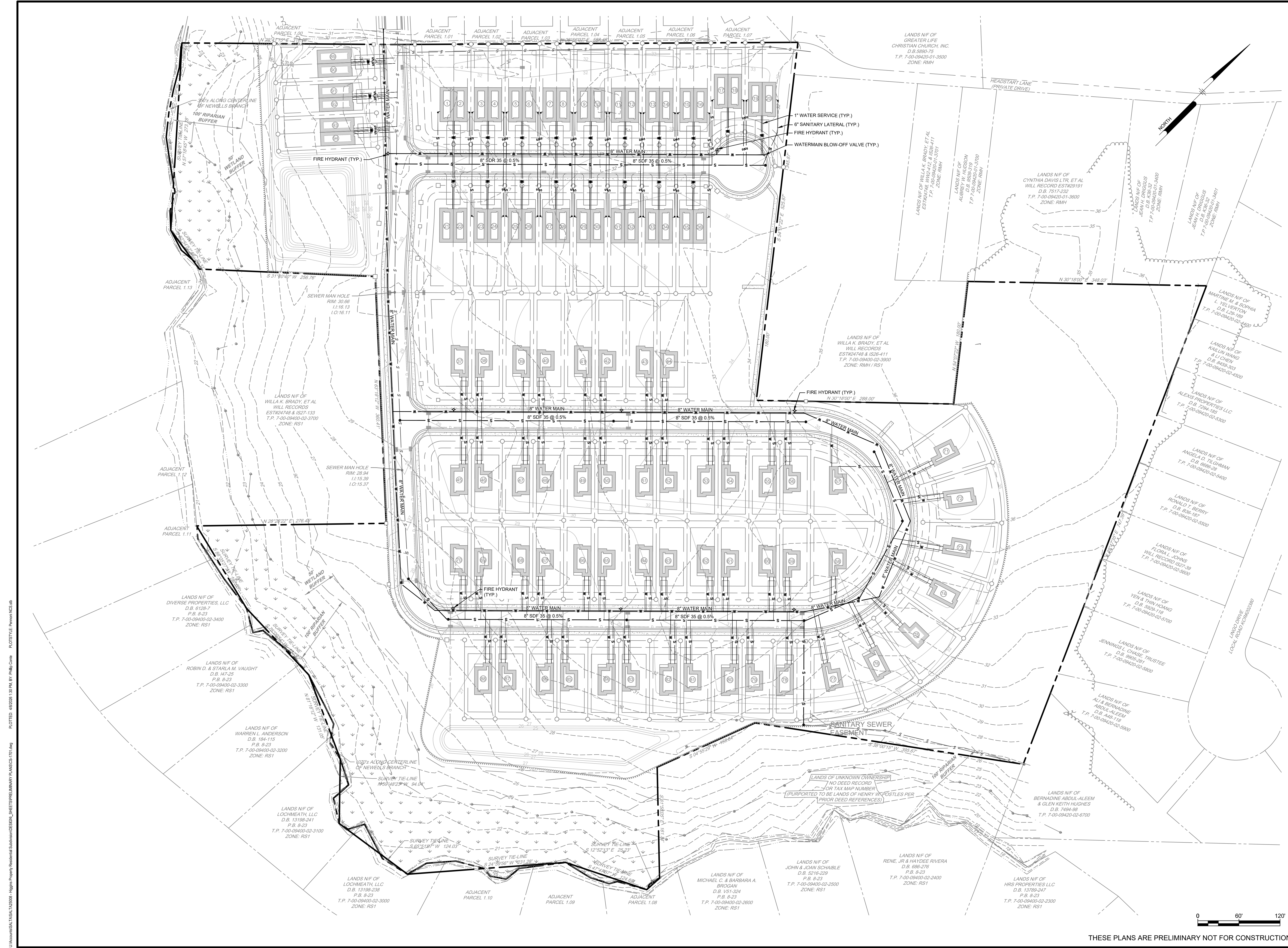
**HARMONY HILLS II RESIDENTIAL SUBDIVISION
 PRELIMINARY PLANS
 GRADING PLAN**
 DOVER, KENT COUNTY, DELAWARE 19801
 TPD MANAGEMENT LLC
 91 BRENDA LANE - SUITE A
 CAMDEN, DELAWARE 19834

NO.	DATE	REVISIONS	BY

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PROJECT: **SALTA-25008**
 DATE: 2026-04-08
 DRAWING SCALE: 1"=60'
 DRAWN BY: PHC
 APPROVED BY: DDB

CS-1501
 SHEET 7 OF 12



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**HARMONY HILLS II RESIDENTIAL SUBDIVISION
 PRELIMINARY PLANS
 UTILITY PLAN**
 DOVER, KENT COUNTY, DELAWARE 19801

TPDL MANAGEMENT LLC
 91 BRENDA LANE - SUITE A
 CAMDEN, DELAWARE 19834

NO.	DATE	REVISIONS	BY

PROJECT: SALTA-25008
 DATE: 2026-04-08
 DRAWING SCALE: 1"=60'
 DRAWN BY: PHC
 APPROVED BY: DDB

CS-1701
 SHEET 8 OF 12

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

U:\dms\6647\ASALTA\25008 - Highrise Project - Residential Subdivision\ASALTA - SHEETS\PRELIMINARY PLANS\CS-1701.dwg PLOTTED: 4/8/2025 10:39 AM BY: Philip Conner PLOTTED: Pennoni MCD&B

PLANTING NOTES AND SPECIFICATIONS

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

LANDSCAPE MAINTENANCE NOTES:

ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED WITH LIKE SPECIES. RECOMMENDED ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

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

PLANTING NOTES:

SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.

PRUNE ONLY TO REMOVE DEAD AND/OR BROKEN BRANCHES. ALWAYS PRUNE TO NODE OR CROTCH; DO NOT CUT LEADER.

SET TOP OF ROOT BALL SLIGHTLY ABOVE ADJACENT FINISHED GRADE.

REMOVE ALL FLAGGING, TWINE, STRING, TAGS, ETC., FROM BRANCHES AND LIMBS/TRUNKS FOLLOWING PLANTING.

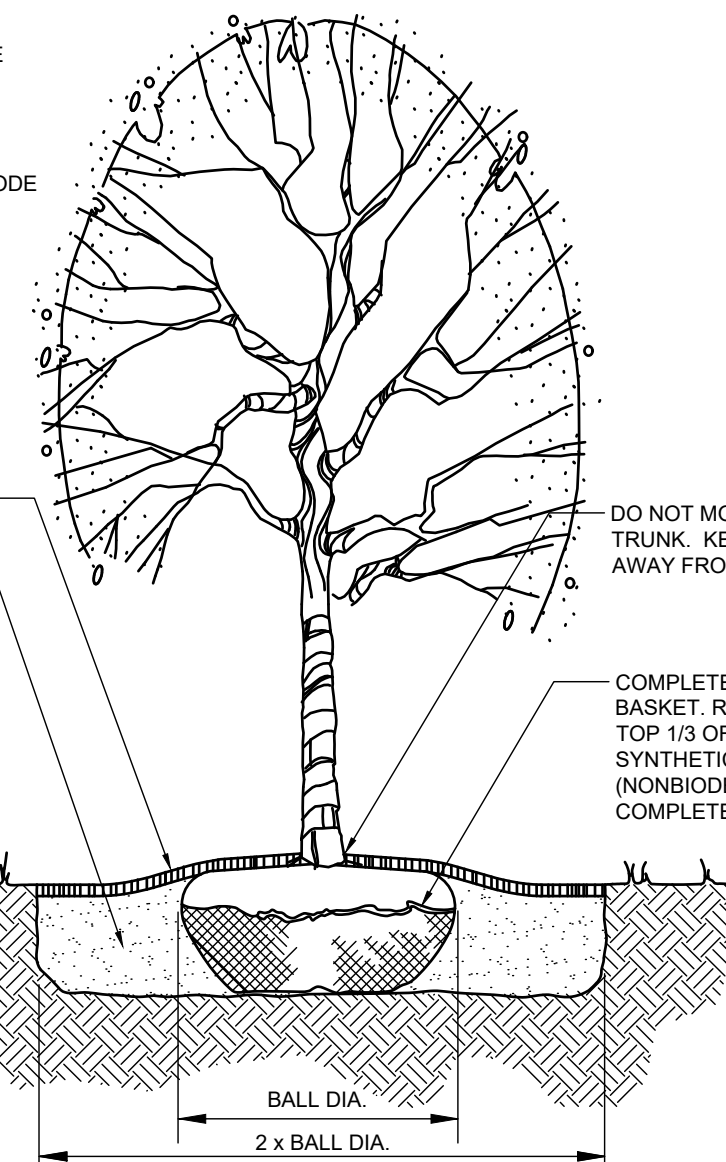
3" MIN. LAYER OF MULCH

BACKFILL WITH SOIL REMOVED FROM EXCAVATION PIT. REMOVE STONES AND ROCKS LARGER THAN 2" AND OTHER DEBRIS. BREAK UP SOIL CLUMPS WHEN BACKFILLING. LIGHTLY COMPACT BACKFILL TO REMOVE AIR POCKETS AND VOIDS.

FINISHED GRADE

DEPTH OF BALL

SUBGRADE

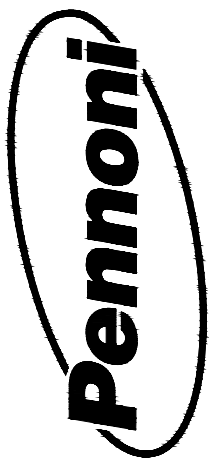


DO NOT MOUND MULCH AROUND TRUNK. KEEP MULCH PULLED AWAY FROM TRUNK MIN. 1"

COMPLETELY REMOVE WIRE BASKET. REMOVE BURLAP FROM TOP 1/3 OF BALL. IF WRAP IS SYNTHETIC OR TREATED (NONBIODEGRADABLE) REMOVE COMPLETELY.

DECIDUOUS TREE PLANTING

NOT TO SCALE



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**HARMONY HILLS II RESIDENTIAL SUBDIVISION
PRELIMINARY PLANS**

DOVER, KENT COUNTY, DELAWARE 19901

LANDSCAPE NOTES AND DETAILS

TPDL MANAGEMENT LLC
91 BRENDA LANE - SUITE A
CAMDEN, DELAWARE 19934

NO.	DATE	REVISIONS	BY

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PROJECT	SALTA-25008
DATE	2026-04-03
DRAWING SCALE	NA
DRAWN BY	PHC
APPROVED BY	DDB

CS-2100
SHEET 10 OF 11

U:\Automation\GSA\TASAL\TASAL_2026 - Highrise Project - Research\Subcontract\BID\BID_042525\PRELIMINARY PLANS\CS-2100.dwg PLOTTED: 4/8/2025 1:29 PM BY: Phillip Corne PLOTSTYLE: Penwin1.ctb

