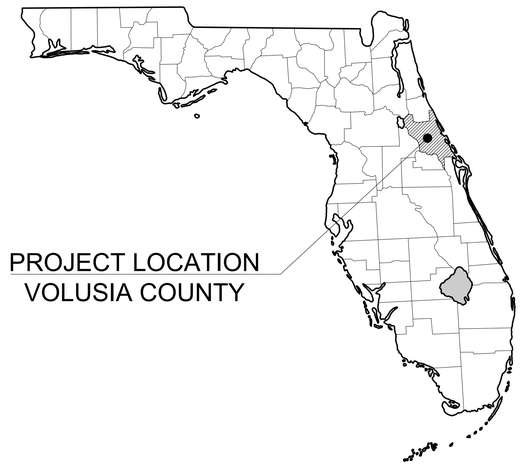


CONSTRUCTION PLANS

FOR

DEERING PARK CENTER - PHASE 1B

LOCATED IN

EDGEWATER, FLORIDA

SECTION 07, TOWNSHIP 18S, RANGE 34E

LEGAL DESCRIPTION

ALL OF SECTION 7, TOWNSHIP 18 SOUTH, 34 EAST, AND THE WEST I/ 2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING WESTERLY OF INTERSTATE NO. 9, VOLUSIA COUNTY, FLORIDA LESS:

a) WELL SITE 1 & 2 AS RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 461 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

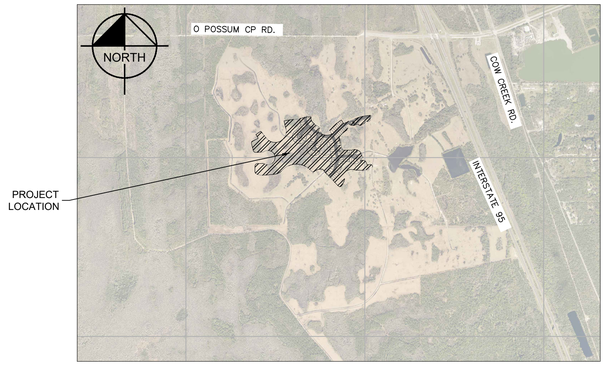
b) WELL SITE 3 & 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 463 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK STAMPED" PLS 4014" MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA, THENCE NORTH 89044' 51" WEST, ALONG THE NORTH LINE OF SAID SECTION 7 AND THE SOUTH LINE OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 34 EAST, A DISTANCE OF 2982.45 TO A 4" x 4" CONCRETE MONUMENT STAMPED " PLS 2027" MARKING THE SOUTH 1/ 4 CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY; THENCE NORTH 89045' 10" WEST, THE NORTH LINE OF SAID SECTION 7 AND THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 2982.47 TO A 5/ 8" IRON ROD& CAP V2599" MARKING THE NORTHWEST CORNER OF SAID SECTION 7, AND THE POINT OF BEGINNING; THENCE SOUTH 01 028' 7 EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 5301. 88 FEET TO 1/ 2" IRON PIPE MARKING THE SOUTHWEST CORNIER OF SAID SECTION 7; THENCE SOUTH 89045' 08 EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 5930.90 FEET, TO THE REMAINS OF A CYPRESS POST MARKING THE SOUTHEAST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 34 EAST; THENCE NORTH 89031, 10 EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2354.57 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79002- 2406; THENCE NORTH 22011 ' 53" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 4163. 18 FEET; THENCE NORTH 3105532" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1420.42 FEET; THENCE NORTH 62003' 52" WEST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 149. 13 FEET; THENCE NORTH 76002' 44" WEST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 269. 91 FEET; THENCE SOUTH 89041' 52" WEST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 749.02 FEET; THENCE NORTH 00° 18' 08" WEST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 93.30 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 7; THENCE NORTH 89044' 51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 927.09 FEET; TO THE NORTHEAST CORNER WELL SITE NO. 1 AS RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 461, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE LIMITS OF SAID WELL SITE NO. I THE FOLLOWING COURSES; THENCE SOUTH 00' 15' 09" WEST, A DISTANCE OF 46. 00 FEET; THENCE NORTH 89044' 51" WEST, A DISTANCE OF 40. 00 FEET; THENCE NORTH 00015' 09" EAST, A DISTANCE OF 46. 00 FEET TO THE NORTH LINE OF SAID SECTION 7 AND THE NORTHWEST CORNER OF SAID WELL SITE NO. 1; THENCE NORTH 89044'5 1" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 390. 30 FEET; TO THE NORTHEAST CORNER OF WELL SITE NO. 2 AS RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 461, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE LIMITS OF SAID WELL SITE 2 THE FOLLOWING COURSES; THENCE SOUTH 00015' 0911WEST, A DISTANCE OF 49.00 FEET; THENCE NORTH 89044'51" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00015'09" EAST, A DISTANCE OF 49.00 FEET TO THE NORTH LINE OF SAID SECTION 7, AND THE NORTHWEST CORNER OF SAID WELL SITE NO. 2; THENCE NORTH 89° 44'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 516.02 FEET; TO THE NORTHEAST CORNER OF WELL SITE NO. 3 AS RECORDED IN OFFICIAL

RECORDS BOOK 3224, PAGE 463, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE LIMITS OF SAID WELL SITE NO. 3 THE FOLLOWING COURSES; THENCE SOUTH 00015' 09" WEST, A DISTANCE OF 48. 00 FEET; THENCE NORTH 89044'51" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00015'0911 EAST, A DISTANCE OF 48. 00 FEET TO THE NORTH LINE OF SAID SECTION 7, AND THE NORTHWEST CORNER OF SAID WELL SITE NO. 3; THENCE NORTH 89044' 51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 18. 16 FEET TO A 411 x 411 CONCRETE MONUMENT MARKING THE SOUTH 1/ 4 CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA; THENCE NORTH 89045' 1011 WEST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 417. 17 FEET TO THE NORTHEAST CORNER OF WELL SITE NO. 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 463, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE LIMITS OF SAID WELL SITE NO. 4 THE FOLLOWING COURSES; THENCE SOUTH 00014' 50" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89045' 1011 WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00- 14-5011 EAST, A DISTANCE OF 50. 00 FEET TO THE NORTH LINE OF SAID SECTION 7, AND THE NORTHWEST CORNER OF SAID WELL SITE NO. 4; THENCE NORTH 89045' 10" WEST ALONG SAID NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2525.30 TO THE POINT OF BEGINNING.

CONTAINING 877.50+/- ACRES MORE OR LESS AND BEING IN VOLUSIA COUNTY, FLORIDA.



VICINITY MAP

N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
DAVID FUECHTMAN
FARMTON DEERING PARK, LLC
410 NORTH MICHIGAN AVE., ROOM 590
CHICAGO, ILLINOIS 60611-4252

PLANNER/L.A.
JEREMY MARQUIS
MARQUIS LATIMER & HALBACK INC.
34 CORDOVA ST.
ST AUGUSTINE, FL 32084
(904) 825-6747

CIVIL ENGINEER
KINAN HUSAINY, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE
MELBOURNE, FL 32940
(321) 225-0642

SURVEYOR
MICHAEL GOODNIGHT, P.S.M.
GEOPOINT SURVEYING, INC.
528 NORTHLAKE BOULEVARD, STE 1040
ALTAMONTE SPRINGS, FL 32701
(321) 270-0440

GEOTECHNICAL
CODY D WILSON, P.E.
UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD
SOUTH DAYTONA, FL 32119
(386) 756-1105

ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING/ZONING
EDGEWATER CITY PLANNING ZONING
139 E PARK AVE
EDGEWATER, FL 32132
(386) 424-2412

FIRE CHIEF
CITY OF EDGEWATER FIRE RESCUE
JEFFREY J. LARISCY
1605 SOUTH RIDGEWOOD AVENUE
EDGEWATER, FL 32132
(386) 424-2400

STORMWATER
CITY OF EDGEWATER PUBLIC WORKS
409 MANGO TREE DR
EDGEWATER, FL 32132
(386) 424-2400 EXT 4007

ENGINEERING
EDGEWATER CITY ENGINEER
409 MANGO TREE DR
EDGEWATER, FL 32132
(386) 424-2479

GOVERNING DESIGN STANDARDS:

FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-2024 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS). STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AR THE FOLLOWING WEBSITE
HTTP://WWW.FDOT.GOV/DESIGN/STANDARDPLANS

GOVERNING SPECIFICATIONS:

CITY OF EDGEWATER PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR LAND DEVELOPMENT (MOST CURRENT EDITION). AS AMENDED BY CONTRACT DOCUMENTS.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER PAGE
C-001	GENERAL NOTES
C-050	TREE PRESERVATION PLAN
C-100	SWPPP PLAN
C-101	SWPPP PLAN
C-150	SWPPP DETAILS
C-151	SWPPP DETAILS
C-200	OVERALL PAVING GRADING DRAINAGE PLAN
C-201	PAVING GRADING DRAINAGE PLAN
C-202	PAVING GRADING DRAINAGE PLAN
C-203	PAVING GRADING DRAINAGE PLAN
C-204	PAVING GRADING DRAINAGE PLAN
C-205	PAVING GRADING DRAINAGE PLAN
C-250	PGD DETAILS
C-251	PGD DETAILS
C-252	PGD DETAILS
C-260	CROSS SECTIONS
C-300	OVERALL UTILITY PLAN
C-301	UTILITY PLAN
C-302	UTILITY PLAN
C-303	UTILITY PLAN
C-304	UTILITY PLAN
C-305	UTILITY PLAN
C-350	UTILITY DETAILS
C-351	UTILITY DETAILS
C-352	UTILITY DETAILS
C-353	UTILITY DETAILS
C-354	UTILITY DETAILS
C-355	UTILITY DETAILS
C-400	OVERALL STREET PROFILES
C-401	STREET PROFILES
C-402	STREET PROFILES
C-403	STREET PROFILES
C-404	STREET PROFILES
INDEX 425-010	FDOT DRAINAGE STRUCTURE DETAILS SHEET 1-4

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE:

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

COVER PAGE

DEERING PARK CENTER - PHASE 1B
PREPARED FOR
KOLTER
EDGEWATER FLORIDA

SHEET NUMBER
C-000

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PhIB Layout:C-000 COVER PAGE October 15, 2025 04:01:58pm K:\VRB_LDEV\deering park center - phase 1b\CAD\Volumesheets\VC-000 COVER PAGE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE CITY EDGEWATER ENGINEERING STANDARDS FOR LAND DEVELOPMENT AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NOC'S AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, CEC, UTILITY AUTHORITY AND INTERESTED AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY GEOPOINT SURVEYING, INC. ON DECEMBER 2, 2020. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL HYDRO SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER. "AS-BUILT" DRAWINGS ARE TO BE IN ACCORDANCE WITH THE CITY EDGEWATER REQUIREMENTS.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
18. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
19. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF EDGEWATER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL SUBMIT ONE SET OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF EDGEWATER PRIOR TO CONSTRUCTION.
21. CONTRACTOR SHALL CONTAIN ALL DEBRIS AS A RESULT OF CONSTRUCTION WITHIN ONE OR MORE DUMPSTER THAT ARE REQUIRED TO REMAIN ONSITE THROUGHOUT ALL PHASES OF CONSTRUCTION AND BE EMPTIED AT PERMITTED LANDFILLS AND RETURNED TO THE SITE AS NEEDED TO AVOID SPILLS AND CONTAMINATION.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. 10. IF THERE IS CONFLICT BETWEEN THESE STANDARDS AND THE CITY OF EDGEWATER STANDARD CONSTRUCTION DETAILS, THE MORE STRINGENT SHALL APPLY.

WATER / SEWER SEPARATION:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
2. A FULL, UNCUT LENGTH OF WATER MAIN PIPE, AT LEAST 20 FEET IN LENGTH, SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER PIPING, REGARDLESS OF THE VERTICAL SEPARATION.
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 10 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. WATER MAINS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 12 INCHES BETWEEN THE BOTTOM OF WATER MAIN AND THE TOP OF SEWER OR RECLAIMED WATER PIPE. WATER MAINS SHALL CROSS ABOVE SEWER OR RECLAIMED WATER PIPE WITH A VERTICAL SEPARATION OF AT LEAST 12 INCHES.

WASTEWATER COLLECTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF EDGEWATER UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF EDGEWATER LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR-26.
2. WYE GRAVITIES FOR LATERAL SERVICE SHALL BE SIX (6) INCHES I.D.
3. PLUGS SHALL BE OF THE SAME MATERIAL AS THE PIPE, GASKETED, AND SHALL WITHSTAND THE REQUIRED TEST PRESSURE.
4. LEAKAGE TEST SHALL BE IN ACCORDANCE WITH CITY OF EDGEWATER AND AWWA C-600, SECTION 5.2.

GENERAL SEPARATION NOTE:

1. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 12" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)

WATER DISTRIBUTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO THE CITY OF EDGEWATER UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF EDGEWATER LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE SDR-18 UNLESS SPECIFIED OTHERWISE.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. IF THERE IS CONFLICT BETWEEN THESE STANDARDS AND THE CITY OF EDGWATER STANDARD CONSTRUCTION DETAILS, THE MORE STRINGENT SHALL APPLY.

GENERAL STRIPING AND SIGNAGE NOTES:

1. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH FDOT AND LATEST EDITION OF MUTCD.

PAVING, GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF EDGEWATER ENGINEERING STANDARDS FOR LAND DEVELOPMENT LOCAL REGULATIONS.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
7. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
15. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
18. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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VERTICAL DATUM
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No.	REVISIONS	DATE	BY

Kimley»Horn
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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE:

KHA PROJECT 046259006			
DATE 05/2025	SCALE	AS SHOWN	
	DESIGNED BY	KFH	
	DRAWN BY	JWK	
	CHECKED BY	KFH	

GENERAL NOTES

DEERING PARK CENTER - PHASE 1B
PREPARED FOR
KOLTER
EDGEWATER FLORIDA

SHEET NUMBER
C-001

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center — PH1B Layout:C-001 GENERAL NOTES October 15, 2025 04:02:17pm K:\VRB_LDEV\deering park center — phase 1a\CAD\Plansheets\C-001 GENERAL NOTES.dwg
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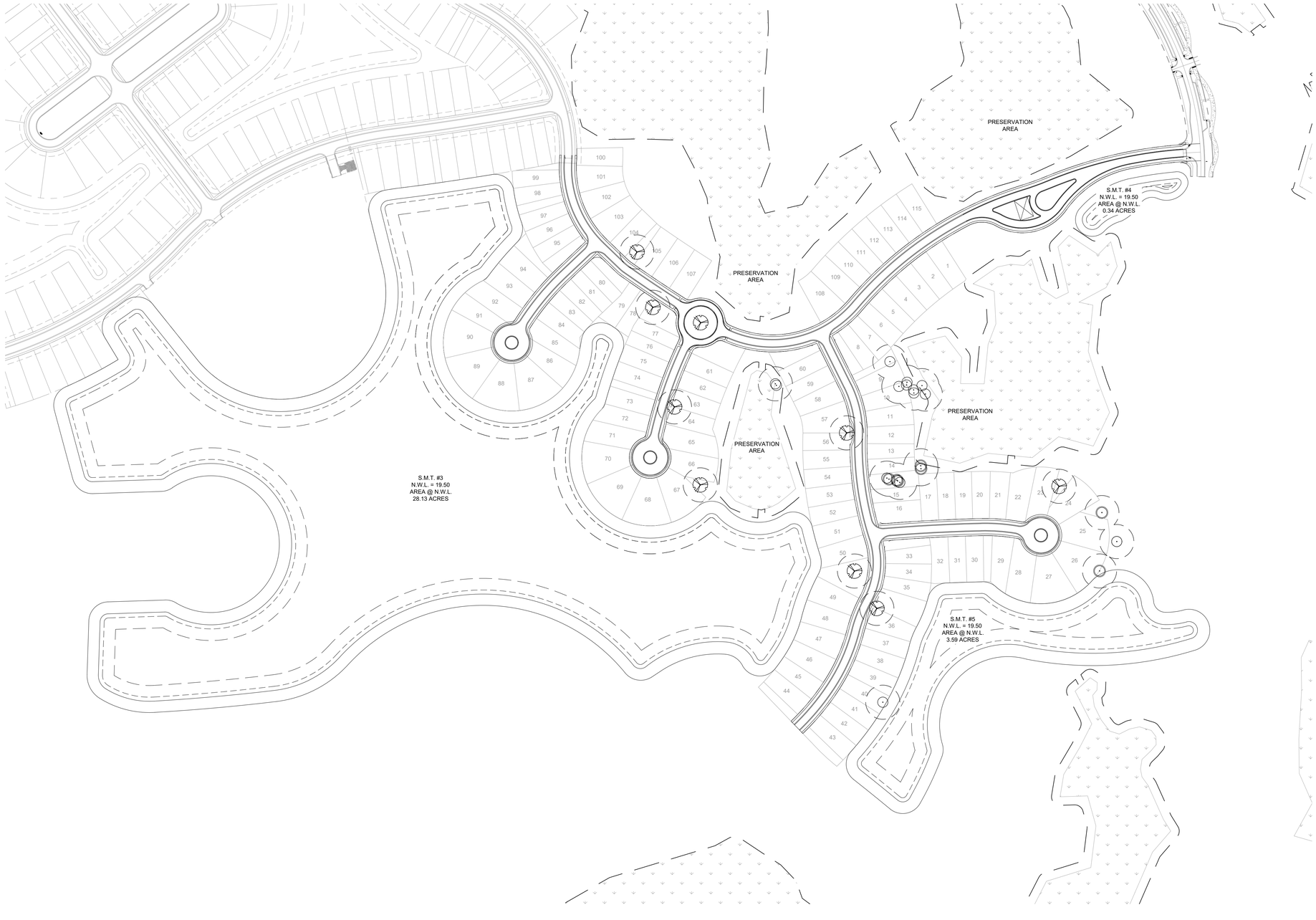

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LEGEND

SITE FEATURES

PHASE BOUNDARY LINE

TREE PROTECTION

NOTE:

1. SUBJECT TO FIELD VERIFICATION AND ADJUSTMENT AS NEEDED DURING CONSTRUCTION.

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KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ——

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

TREE PRESERVATION PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-050

Plotted By:Stecher,Gavin Sheet Set:Deering Park Center — Ph1B Layout:C-050 TREE PRESERVATION PLAN October 15, 2025 04:02:30pm K:\VRB_LDEV\deering park center — phase 1a\CAD\plansheets\C-050 Tree Preservation Plan.dwg
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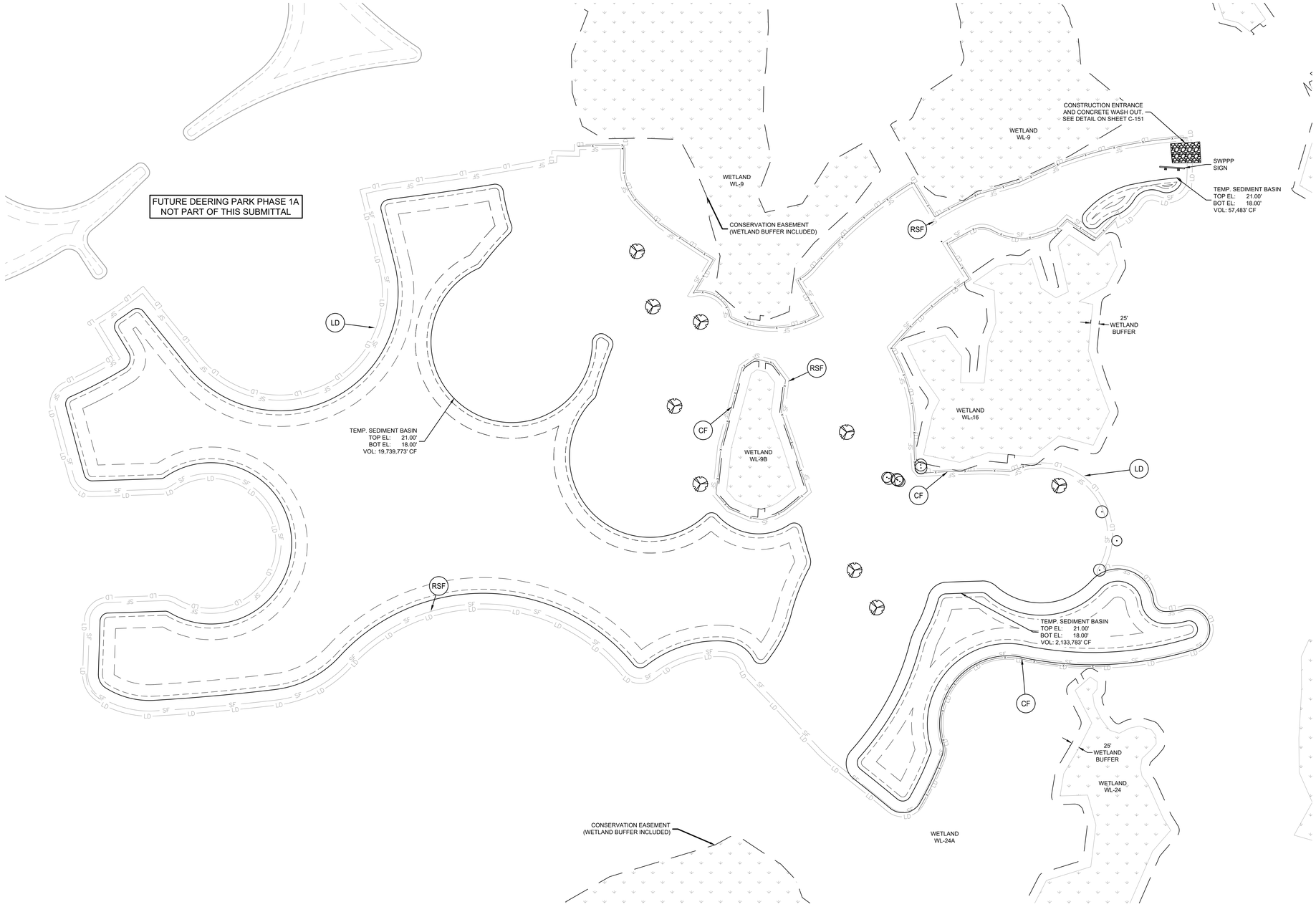

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LEGEND

SITE FEATURES

- PHASE BOUNDARY LINE
- LD — PROPOSED LIMITS OF DISTURBANCE

EROSION DETAILS (SEE DETAIL SHEET C-151)

- CE — TEMPORARY CONSTRUCTION EXIT (SEE DETAIL)
- SF — RSF — PROPOSED SEDIMENTATION/ SILT FENCE (SEE DETAIL)
- CF — PROPOSED HIGH VISIBILITY CONSTRUCTION FENCE
- SS — SWPPP INFORMATION SIGN (SEE DETAIL)
- IP — INLET PROTECTION
- B — DIVERSION BERM
- EXISTING HERITAGE TREE TO REMAIN
- EXISTING TREE TO REMAIN

NOTES:

1. FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS, REFER TO DETAIL SHEET C-150/151.
2. LIMITS OF DISTURBANCE IS OFFSET 10' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE LIMITS OF DISTURBANCE IS THE LIMITS OF CONSTRUCTION LINE.
3. THE HIGH VISIBILITY CONSTRUCTION FENCE IS OFFSET 5' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE CONSTRUCTION FENCE SHOULD BE PLACED 1' OUTSIDE THE LIMITS OF CONSTRUCTION LINE.
4. THE REINFORCED SILT FENCE IS OFFSET 5' INSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 5' INSIDE THE LIMITS OF CONSTRUCTION LINE.
5. CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

LAKE BANKS TO BE STABILIZED WITHIN SEVEN (7) DAYS OF COMPLETION.

DUST CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL DUST IN BASE BID.

TRACK OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL TRACK OUT IN BASE BID.

NOTE:

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KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ———

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

SWPPP PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-100

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center – PH1B Layout:C-100 SWPPP PLAN October 15, 2025 04:02:45pm K:\VRB_LDEV\deering park center – phase 1a\CAD\plansheets\C-100 SWPPP PLAN.dwg
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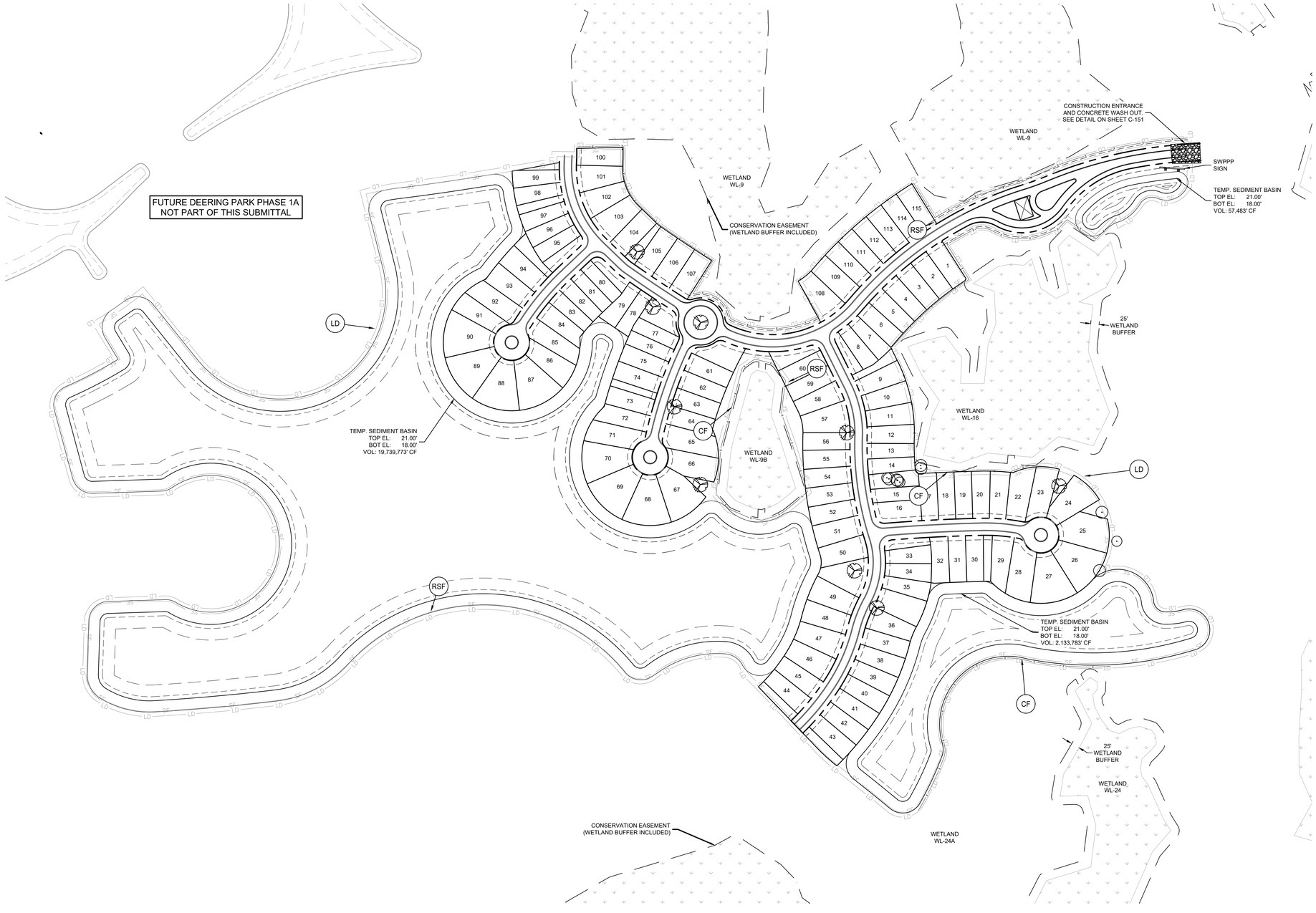

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LEGEND

SITE FEATURES

- LD — PROPOSED LIMITS OF DISTURBANCE

EROSION DETAILS (SEE DETAIL SHEET C-151)

- CE — TEMPORARY CONSTRUCTION EXIT (SEE DETAIL)
- SF / RSF — PROPOSED SEDIMENTATION/ SILT FENCE (SEE DETAIL)
- CF — PROPOSED HIGH VISIBILITY CONSTRUCTION FENCE
- SS — SWPPP INFORMATION SIGN (SEE DETAIL)
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- EXISTING HERITAGE TREE TO REMAIN
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NOTES:

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KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
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DATE: ——

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

SWPPP PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-101

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center — PH1B Layout:C-101 SWPPP PLAN October 15, 2025 04:02:50pm K:\VRB_LDEV\deering park center — phase 1a\CAD\Valinsheets\C-100 SWPPP PLAN.dwg
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Section 1	PROJECT NAME AND LOCATION INFORMATION:	DEERING PARK PHASE 1A, EDGEWATER, FLORIDA
Section 2	DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION ACTIVITIES CONSIST OF THE DEVELOPMENT OF A 78.81 AC RESIDENTIAL PROPERTY TOTALING 106 UNITS WITHIN THE CITY OF EDGEWATER, FLORIDA.
Section 3	DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	- 0-5 DAYS - SITE PREP AND STABILIZED CONSTRUCTION ENTRANCE - 6-15 DAYS - INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS - 16-25 DAYS - CLEARING/GRUBBING OVER ALL AREAS - 16-120 DAYS - INSTALL STORMWATER RETENTION BASIN - 26-180 DAYS - SITE GRADING - 180-300 DAYS - INSTALL STORM SEWER AND UTILITIES - 301-365 DAYS - STABILIZE SITE
Section 4	TOTAL AREA OF THE SITE:	78.81 AC
Section 5	TOTAL AREA OF THE SITE TO BE DISTURBED:	77.1 AC
Section 6	EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	THE SOILS ON SITE ARE MOSTLY SAND, CONSISTING OF IMMOKALEE SAND, MYAKKA-MYAKKA WET FINE SANDS, MYAKKA-ST JOHNS COMPLEX, SAMSULA MUCK, AND SMYRNA-SMYRNA.
Section 7	ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	78.81 AC
Section 8	LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	LAT: 28° 56' 40.3" N LON: 80° 58' 12.8" W DISCHARGES FROM ONSITE TO OFFSITE RETENTION AREA THAT ULTIMATELY OUTFALLS TO I-95 BOX CULVERT
Section 9	GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, FDOT, FDEP, AND ANY SUBSEQUENT AMENDMENTS.	
	PHASE IA *1. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP ENTRANCE SIGN.* *2. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).* 3. PREPARE TEMPORARY PARKING AND STORAGE AREA. 4. ORANGE PROTECTIVE FENCE AROUND ANY LAND TO BE PRESERVED IF NECESSARY, INCLUDING TREES/WETLANDS. *5. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC.).* 6. BEGIN CLEARING AND GRUBBING THE SITE. 7. BEGIN GRADING THE SITE.	
Section 10	DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.	
	1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR. 2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. 3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. 4. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. 5. ALL CLEARED AREAS WILL RECEIVE SEED AND MULCH WITHIN 7 DAYS IF NO CONSTRUCTION ACTIVITIES ARE TAKING PLACE OR PLANNED FOR 7 DAYS OR MORE AND/OR COMPLETION OF A PHASE OF GRADING. 6. VEGETATIVE COVER OR OTHER EROSION CONTROL DEVICES OR STRUCTURES USED TO MEET THESE REQUIREMENTS SHALL BE PROPERLY MAINTAINED DURING AND AFTER CONSTRUCTION	
Section 11	DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.	
	1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE. 2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES. 3. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL. 4. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. 5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. 6. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION. 7. ALL STORM SEWER INLET GRATES TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION 8. CUT AND FILL SLOPES TO BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SILT FENCES TO BE USED WHERE NECESSARY. 9. SILT FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 102. 10. FLOATING TURBIDITY BARRIER INSTALLATION SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 103. 11. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL NOT BE GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER, OR OTHER ADEQUATE EROSION-CONTROL, DEVICES OR STRUCTURE (GENERALLY 4:1 OR LESS). SLOPES LEFT EXPOSED WILL, WITHIN SEVEN 97) WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. 12. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.	
Section 12	DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.	
	REQUIRED= 77.10AC X 3,600CF/AC= 277,560CF. PROVIDED= 32,340,025 CF	
Section 13	DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.	
	PERIMETER BERMS AND WET PONDS	

Section 14	WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.
Section 15	OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES/EXITS:	OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
Section 16	THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER_ S SUGGESTED APPLICATION RATES.
Section 17	THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
Section 18	OTHER:	PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF.
Section 19	PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ASSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.	
	CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT: • SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. • MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT. • INLET(S)/OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. • BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDED PER MANUFACTURES' INSTRUCTIONS. • MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. • MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.	
Section 20	INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY THE FDEP NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.	
	QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND ALL BMPS AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.	
Section 21	IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED BY THE FDEP NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.	
	1. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES. 2. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPPP REQUIREMENTS. 3. DEWATERING FROM CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED ONSITE WITH NO DISCHARGE TO SURFACE WATERS OF THE STATE OR MS4 SYSTEMS.	
Section 22	ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:	
	"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."	

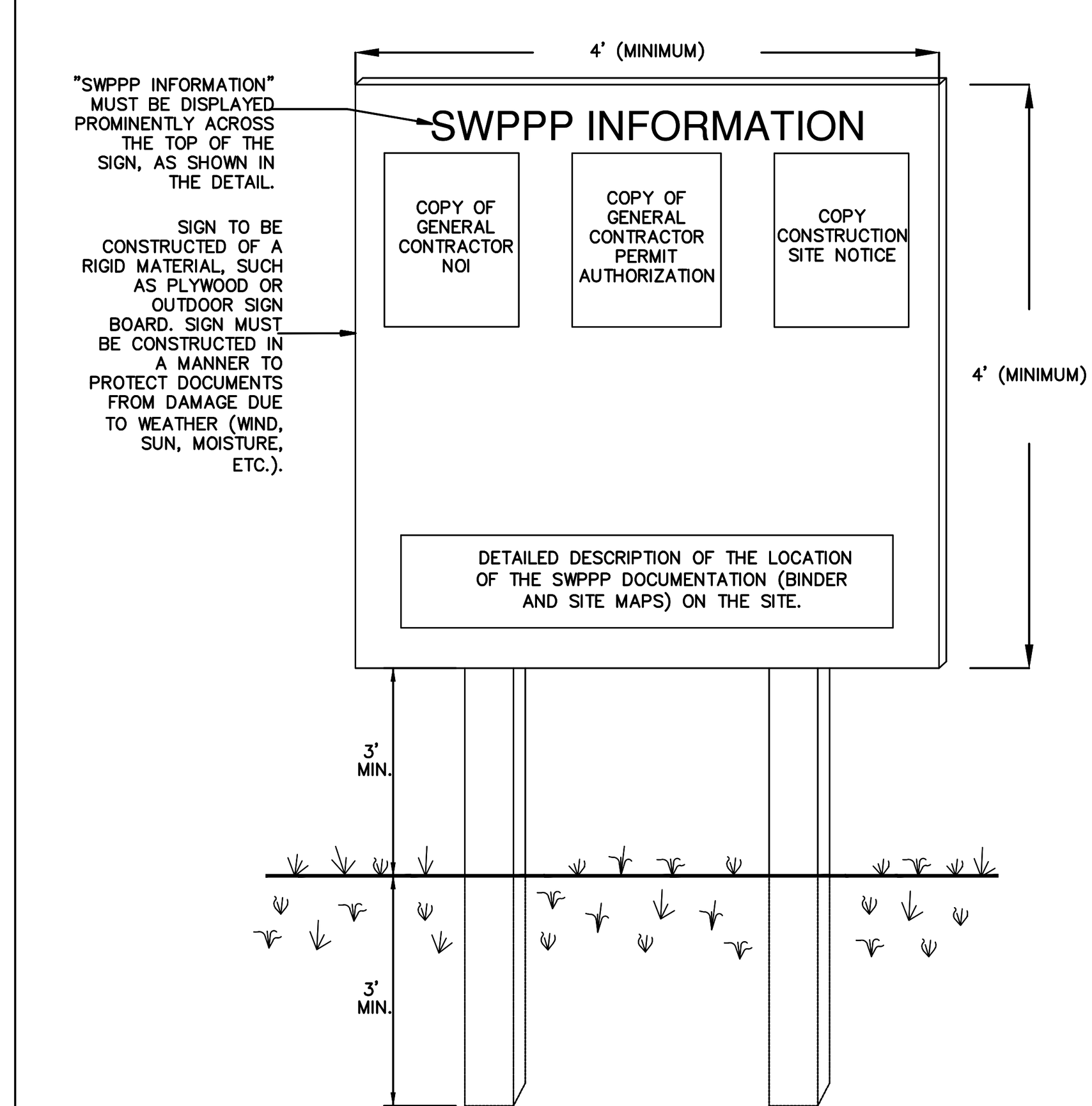
Section 22	Name	Title	Company Name, Address and Phone Number	Date

NOTE: CONTRACTOR SHALL FILL OUT THE RESPONSIBLE ENTITIES TABLE ABOVE.

RESPONSIBLE ENTITIES

THE SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWIN CERTIFICATION.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER."



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (SS)
N.T.S.

11/01/07 | SWPPP INFORMATION SIGN

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley-Horn
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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ____

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

SWPPP DETAILS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR
KOLTER
EDGEWATER FLORIDA

SHEET NUMBER
C-150

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - PH1B Layout: C-150 SWPPP DETAILS October 15, 2025 04:03:11pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-150 SWPPP DETAILS.dwg
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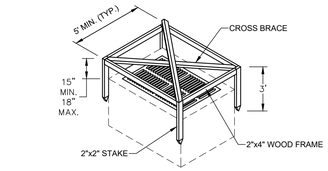
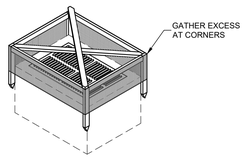
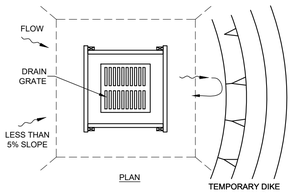


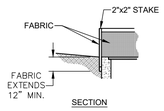
VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



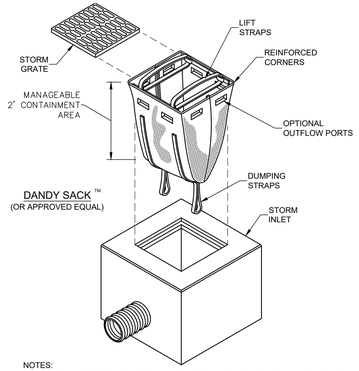
PLAN



SECTION

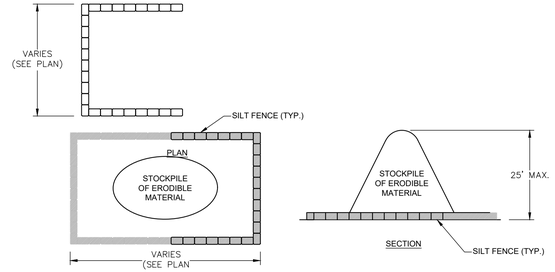
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

SILT FENCE INLET PROTECTION
N.T.S

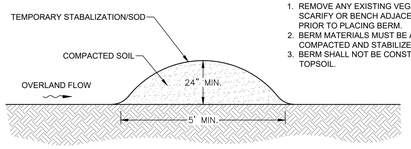


NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

DANDY CURB BAG™
(OR APPROVED EQUAL)

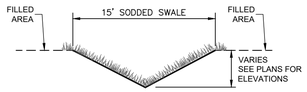


SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

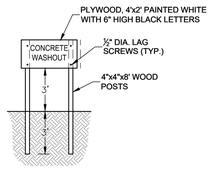


NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

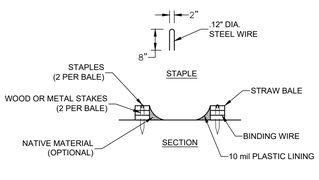
TEMPORARY DIVERSION BERM
N.T.S



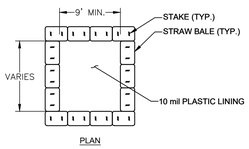
TEMPORARY DRAINAGE SWALE
N.T.S



CONCRETE WASHOUT SIGN

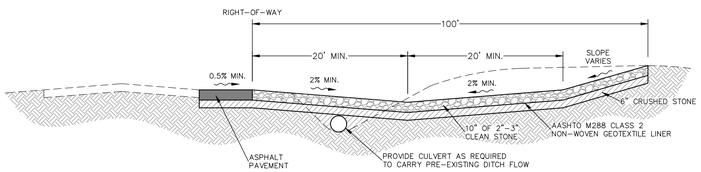


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

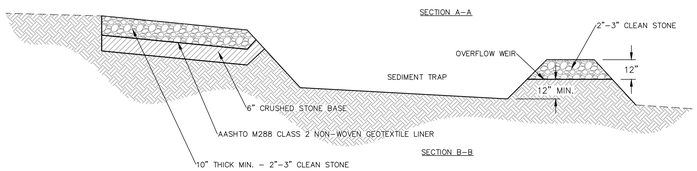


PLAN

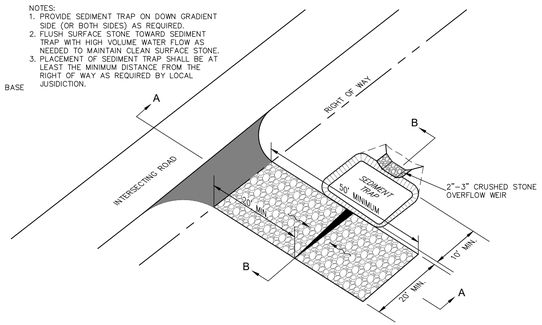
CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S



SECTION A-A

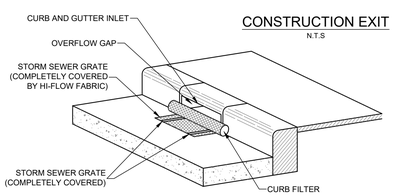


SECTION B-B



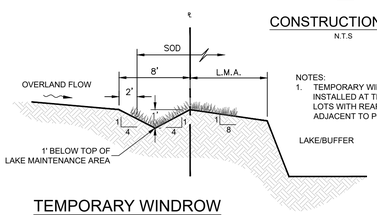
VIEW

CONSTRUCTION EXIT
N.T.S



INLET PROTECTION
N.T.S

CONSTRUCTION EXIT
N.T.S



NOTES:
1. TEMPORARY WINDROW TO BE INSTALLED AT THE BACK OF ALL LOTS WITH REAR LOT LINES ADJACENT TO PONDS.

TEMPORARY WINDROW
N.T.S

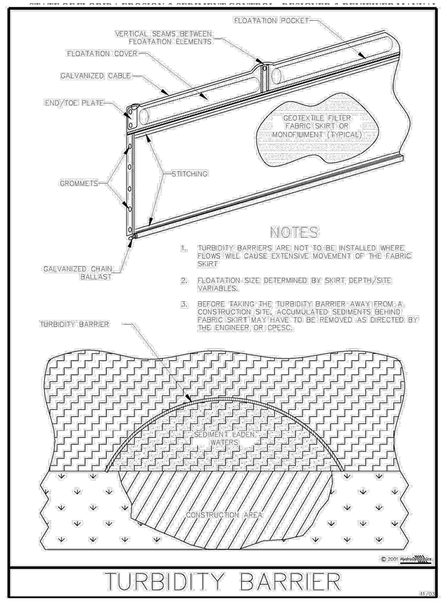


Figure V-44: Illustration of a Turbidity Barrier Curtain

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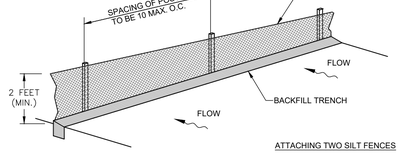
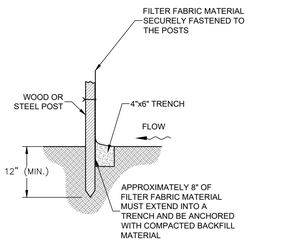
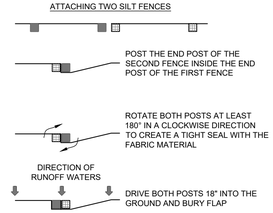


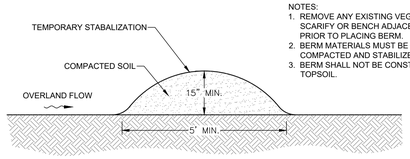


SILT FENCE INSTALLATION
N.T.S

ATTACHING TWO SILT FENCES



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

TEMPORARY DIVERSION DIKE
N.T.S

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley»Horn
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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: —

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

SWPPP DETAILS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR KOLTER
EDGEWATER FLORIDA

SHEET NUMBER C-151

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center — PH1B Layout:C-151 SWPPP DETAILS October 15, 2025 04:03:14pm K:\VRB_LDEV\deering park center — phase 1a\CAD\plansheets\C-150 SWPPP DETAILS.dwg
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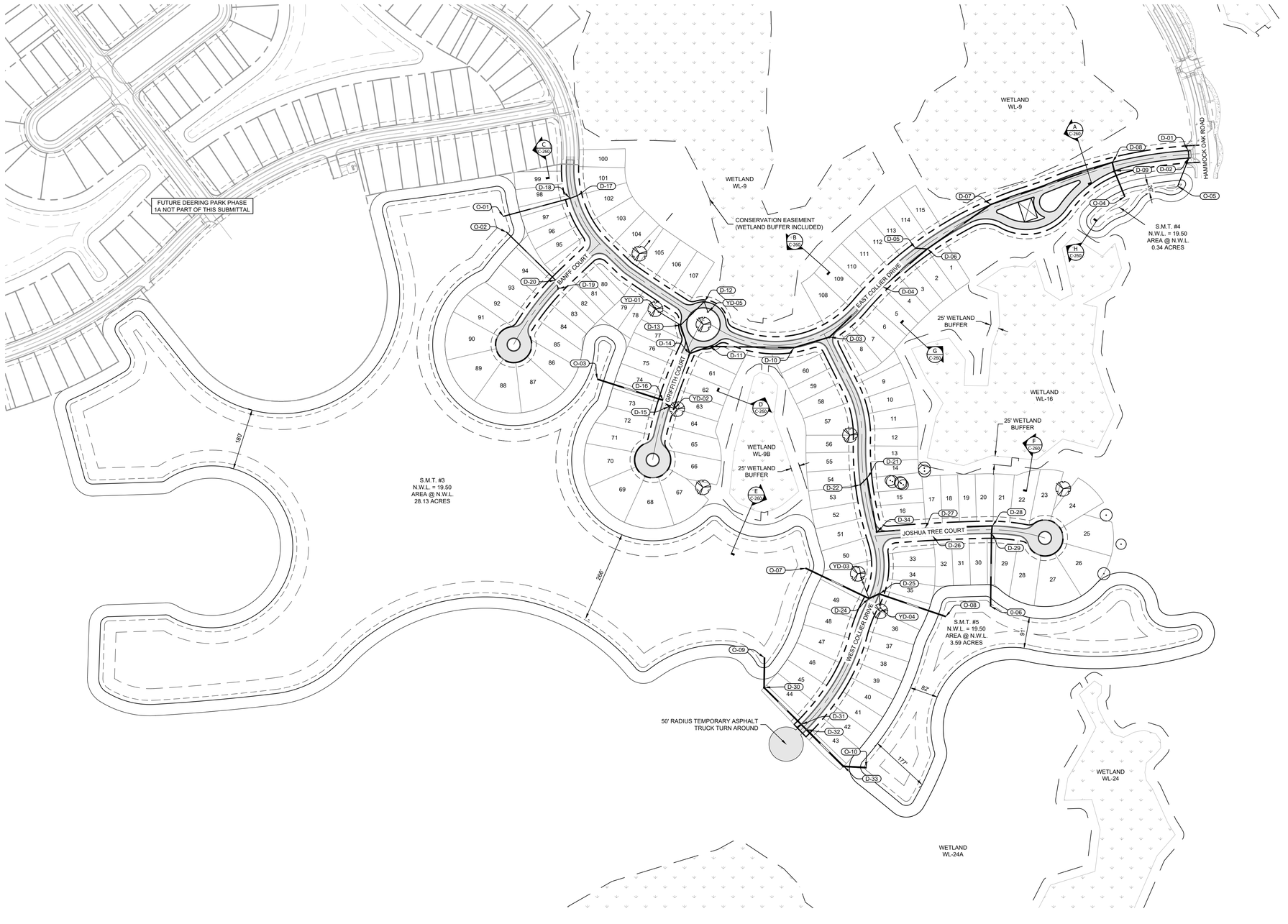

N

W E

S

GRAPHIC SCALE IN FEET
0 75 150 300

LEGEND

- PROPERTY LINE
- R/W LINE
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- FLOW DIRECTION
- PHASE LINE
- ASPHALT
- CONCRETE SIDEWALK
- EXISTING HERITAGE TREE TO REMAIN
- EXISTING TREE TO REMAIN

NOTES:

1. MINIMUM CROWN OF ROAD = 27.00'
   MINIMUM FINISHED FLOOR ELEV. = 28.92'
   NORMAL WATER LEVEL = 19.50' NAVD 88'
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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DATE 05/2025	SCALE AS SHOWN	DESIGNED BY KFH	DRAWN BY JWK
		CHECKED BY KFH	

OVERALL PAVING GRADING DRAINAGE PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-200

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - Ph1B Layout:C-200 October 15, 2025 04:03:33pm K:\VRB_LDEV\deering park center - ptpse 1a\CAD\plansheets\C-200 PSD PLAN.dwg
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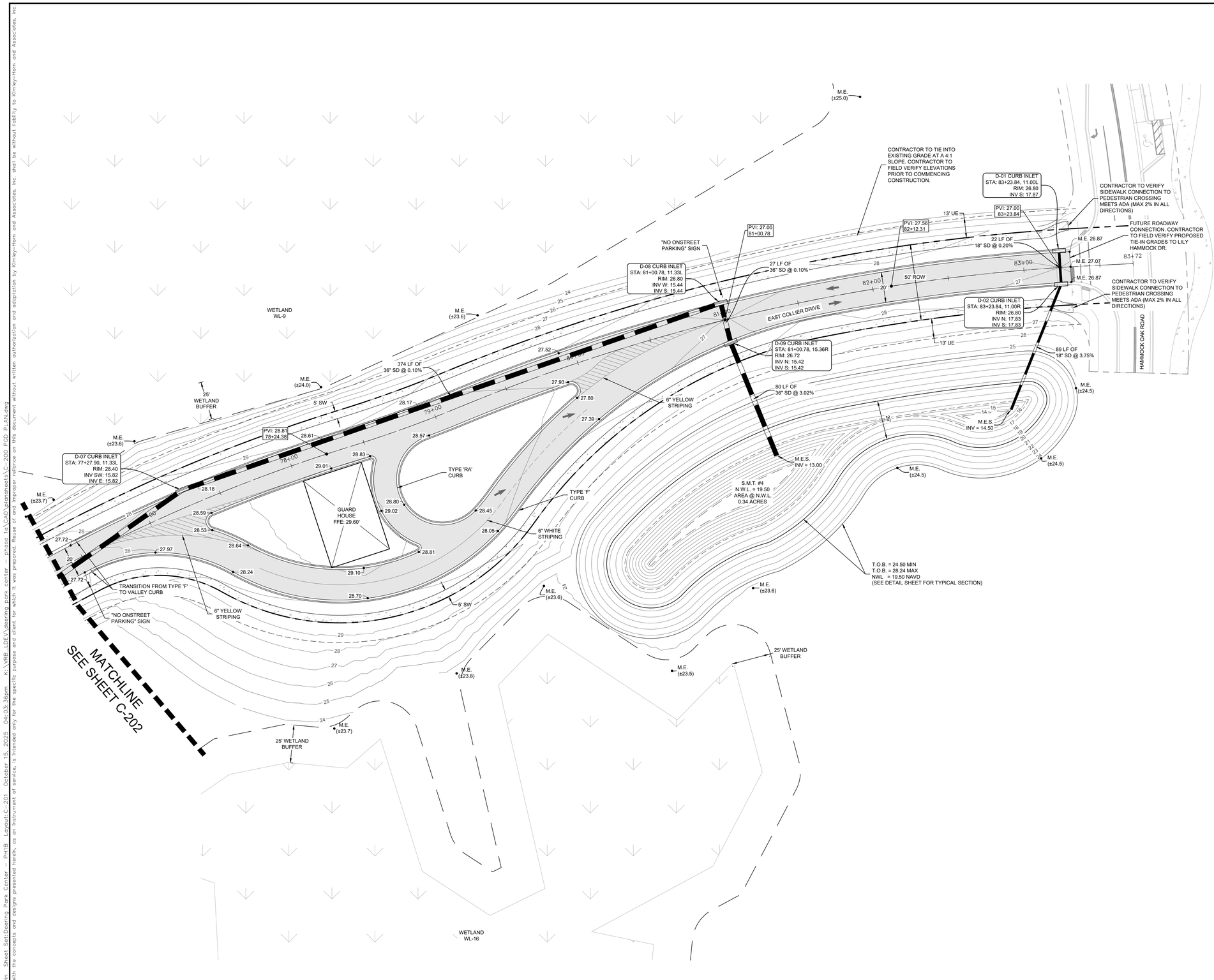

N
W E
S

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- R/W LINE
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
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- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED STORM MANHOLE
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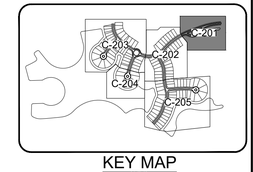

KEY MAP
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LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ____

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

PAVING GRADING DRAINAGE PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-201

Plotted By:Stecher, Govin Sheet Set:Deering Park Center - Ph1B Layout:C-201 October 15, 2025 04:03:35pm K:\VRB_LDE\Deering park center - phase 1a\CAD\Plans\sets\C-200 PGD PLAN.dwg
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Plotted By:Stecher, Govin Sheet Set:Deering Park Center – Ph1B Layout:C-202 October 15, 2025 04:23:43pm K:\VRB_LDE\V\deering park center – phase 1a\CAD\plansheets\C-200 PSD PLAN.dwg
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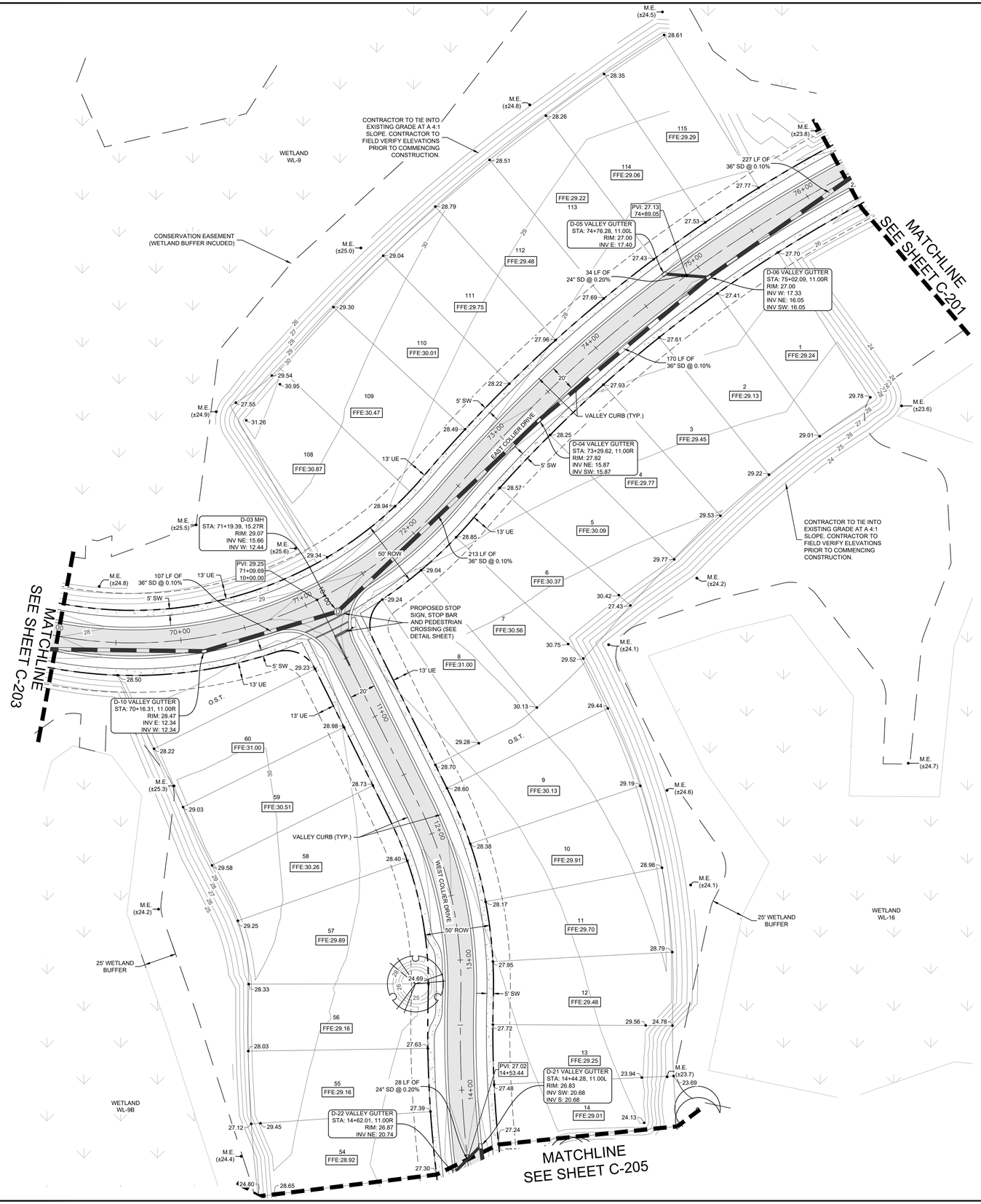

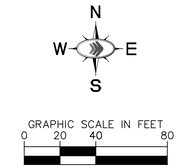

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- R/W LINE
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED INLET
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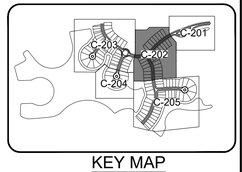

KEY MAP
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No.	REVISIONS	DATE	BY

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KHA PROJECT 046259006
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SCALE AS SHOWN
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DRAWN BY JWK
CHECKED BY KFH

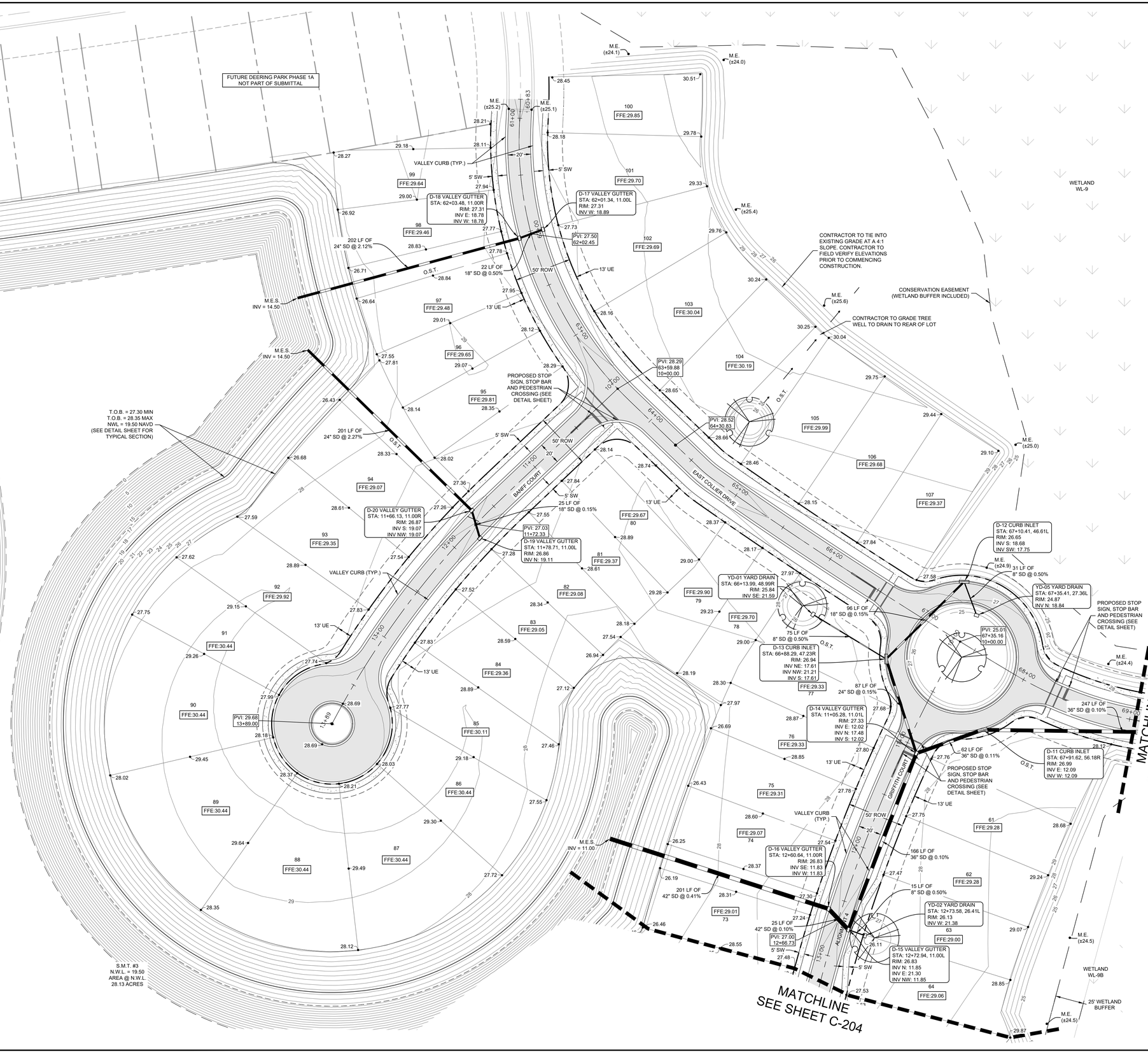
PAVING GRADING DRAINAGE PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-202



N
W E
S

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- R/W LINE
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
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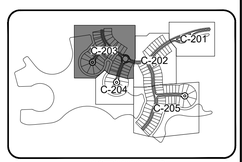

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PAVING GRADING DRAINAGE PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

FLORIDA
EDGEWATER

SHEET NUMBER
C-203

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PhIB Layout:C-203 October 15, 2025 04:17:30pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-200 PSD PLAN.dwg
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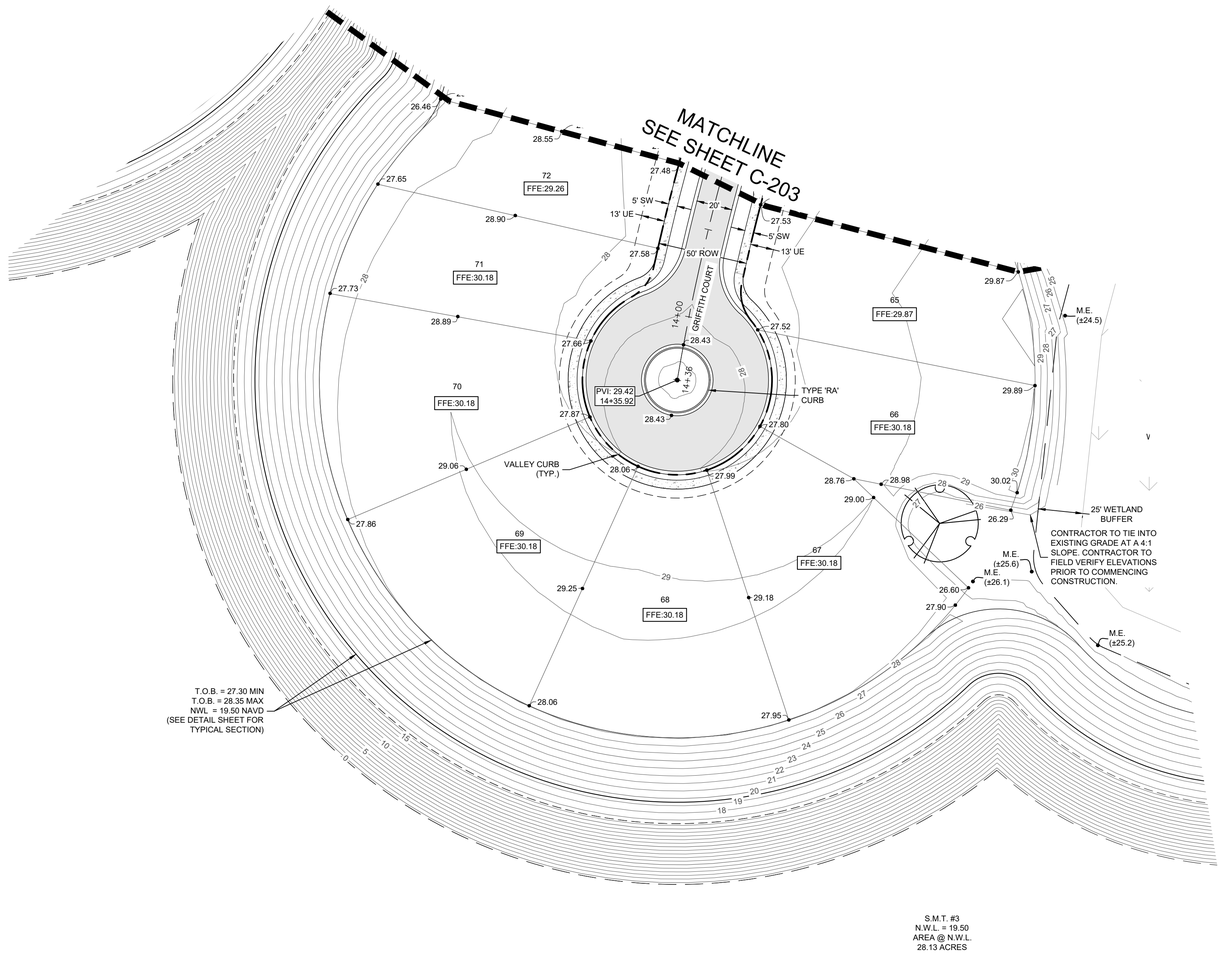

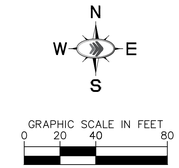

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- R/W LINE
- LOT LINE
- EXISTING CONTOUR (X.XX)
- PROPOSED CONTOUR (X.XX)
- PROPOSED SLOPE (X.XX)
- PROPOSED SPOT GRADE (X.XX)
- PROPOSED STORM STRUCTURE (XX)
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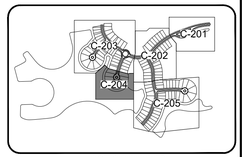
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL ELEVATIONS REFERENCED ARE IN NAVD 88'.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. GENERAL CONTRACTOR TO SIZE STRUCTURES AND SUBMIT SHOP DRAWINGS TO ENGINEERING FOR VERIFICATION PRIOR TO ORDERING.
12. CONTRACTOR TO MAKE SURE THAT RIMS OFFSET FROM THE LOW POINT IN THE CROWN OF THE ROAD GRADED SO THAT THE RIMS ARE THE LOW POINT OF THE CURB LINE.
13. ALL LANDSCAPE ISLANDS TO BE 18" ABOVE TOP OF CURB.
14. STORM DRAINAGE PIPE MATERIAL SHALL BE RCP OR PROFILE WALL POLYPROPYLENE PIPE (PP). LAKE OUTFALLS ARE TO BE CORRUGATED ALUMINUM PIPE CONSISTENT WITH THE DETAIL.
15. CONSTRUCTION OF ALL DOWNSTREAM IMPROVEMENTS FROM ONSITE STORMWATER PONDS TO SYSTEM OUTFALL CULVERT #6 IS REQUIRED AS A SITE PLAN CONDITION.



KEY MAP
N.T.S.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: _____

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

PAVING GRADING DRAINAGE PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-204

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PH1B Layout:C-204 October 15, 2025 04:15:43pm K:\VRB_LSE\Deering park center - phase 1a\CAD\Plansheets\C-200 PGD PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1B Layout: C-205 October 15, 2025 04:03:56pm K:\VRB_LDEV\deering park center - phase 1b\CAD\plansheets\C-200 PSD PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, inc.

MATCHLINE
SEE SHEET C-202

N
W E
S

GRAPHIC SCALE IN FEET
0 20 40 80

JOSHUA TREE COURT

WEST COLLIER DRIVE

WETLAND WL-9B

25' WETLAND BUFFER

WETLAND WL-24

T.O.B. = 27.30 MIN
T.O.B. = 28.35 MAX
NWL = 19.50 NAVD
(SEE DETAIL SHEET FOR TYPICAL SECTION)

T.O.B. = 27.33 MIN
T.O.B. = 28.49 MAX
NWL = 19.50 NAVD
(SEE DETAIL SHEET FOR TYPICAL SECTION)

S.M.T. #3
N.W.L. = 19.50
AREA @ N.W.L.
28.13 ACRES

S.M.T. #5
N.W.L. = 19.50
AREA @ N.W.L.
3.59 ACRES

160 LF OF 30" SD @ 1.12%
140 LF OF 30" SD @ 0.20%
197 LF OF 36" SD @ 0.20%
22 LF OF 36" SD @ 0.20%
30 LF OF 18" SD @ 0.20%
32 LF OF 42" SD @ 0.20%
50 LF OF 8" SD @ 0.50%
205 LF OF 42" SD @ 1.45%
42 LF OF 8" SD @ 0.50%
205 LF OF 42" SD @ 1.52%
212 LF OF 36" SD @ 1.90%
87 LF OF 42" SD @ 0.10%
152 LF OF 42" SD @ 0.10%
15 LF OF 42" SD @ 0.10%
22 LF OF 42" SD @ 0.10%
152 LF OF 48" SD @ 0.10%
67 LF OF 48" SD @ 0.10%

PROPOSED STOP SIGN, STOP BAR AND PEDESTRIAN CROSSING (SEE DETAIL SHEET)

CONTRACTOR TO TIE INTO EXISTING GRADE AT A 4:1 SLOPE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.

TYPE 'RA' CURB

VALLEY CURB (TYP.)

D-24 VALLEY GUTTER
STA: 18+08.48, 11.00R
RIM: 26.68
INV N: 18.68
INV NW: 15.70
INV NE: 15.70

D-25 VALLEY GUTTER
STA: 17+84.61, 11.00L
RIM: 26.85
INV SW: 15.64
INV S: 21.05
INV E: 15.64

D-26 VALLEY GUTTER
STA: 11+66.23, 11.00R
RIM: 26.85
INV NW: 18.53

D-27 VALLEY GUTTER
STA: 11+46.06, 11.00L
RIM: 26.86
INV SE: 18.47
INV W: 18.61
INV E: 18.47

D-28 VALLEY GUTTER
STA: 13+42.10, 11.00L
RIM: 26.80
INV W: 18.08
INV S: 18.08

D-29 VALLEY GUTTER
STA: 13+40.45, 11.00R
RIM: 26.80
INV N: 18.04
INV S: 18.04

D-30 MH
STA: 22+33.94, 163.00R
RIM: 27.44
INV SE: 12.09
INV N: 12.09

D-31 VALLEY GUTTER
STA: 22+33.94, 11.00R
RIM: 27.13
INV SW: 18.31
INV NW: 12.24
INV SE: 12.24

D-32 VALLEY GUTTER
STA: 22+33.94, 11.00L
RIM: 27.13
INV NW: 12.22
INV SE: 12.22

D-33 MH
STA: 22+33.94, 163.00L
RIM: 27.11
INV NW: 12.07
INV E: 12.07

D-34 MANHOLE
STA: 16+06.03, 8.44L
RIM: 27.76
INV N: 18.89
INV E: 18.89

YD-03 YARD DRAIN
STA: 17+65.68, 44.14R
RIM: 24.69
INV S: 18.93

YD-04 YARD DRAIN
STA: 18+18.32, 31.12L
RIM: 25.51
INV N: 21.26

PVI: 27.91
16+16.07
10+00.00

PVI: 27.00
17+93.48

PVI: 27.33
22+33.94

PVI: 28.26
20+46.77

PVI: 27.00
13+41.29

PVI: 29.42
14+98.39

M.E.S.
INV = 12.73

M.E.S.
INV = 12.53

M.E.S.
INV = 14.00

M.E.S.
INV = 12.00

M.E.S.
INV = 12.00

15	FFE:29.17	16	FFE:29.66
17	FFE:28.95	18	FFE:29.19
19	FFE:29.19	20	FFE:28.98
21	FFE:28.98	22	FFE:29.52
23	FFE:30.18	24	FFE:30.18
25	FFE:30.18	26	FFE:30.18
27	FFE:30.18	28	FFE:30.18
29	FFE:29.22	30	FFE:29.09
31	FFE:29.09	32	FFE:29.08
33	FFE:29.36	34	FFE:29.20
35	FFE:29.03	36	FFE:29.28
37	FFE:29.52	38	FFE:29.75
39	FFE:29.97	40	FFE:29.97
41	FFE:29.83	42	FFE:29.60
43	FFE:29.36	44	FFE:29.46
45	FFE:29.77	46	FFE:30.01
47	FFE:29.86	48	FFE:29.45
49	FFE:29.17	51	FFE:29.66
52	FFE:29.33	53	FFE:29.07

LEGEND

PROPERTY LINE	PROPOSED STORM PIPE
R/W LINE	PROPOSED INLET
LOT LINE	PROPOSED STORM MANHOLE
EXISTING CONTOUR	FLOW DIRECTION
PROPOSED CONTOUR	PHASE LINE
PROPOSED SLOPE	ASPHALT
PROPOSED SPOT GRADE	CONCRETE SIDEWALK
PROPOSED STORM STRUCTURE	EXISTING HERITAGE TREE TO REMAIN
	EXISTING TREE TO REMAIN

NOTES:
1. MINIMUM CROWN OF ROAD = 27.00'
   MINIMUM FINISHED FLOOR ELEV. = 28.92'
   NORMAL WATER LEVEL = 19.50' NAVD 88'
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
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15. CONSTRUCTION OF ALL DOWNSTREAM IMPROVEMENTS FROM ONSITE STORMWATER PONDS TO SYSTEM OUTFALL CULVERT #6 IS REQUIRED AS A SITE PLAN CONDITION.

KEY MAP
N.T.S.
C-201 C-202 C-203 C-204 C-205

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Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

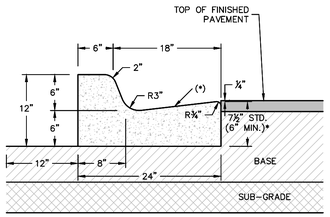
LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ——

KHA PROJECT
046259006
DATE
05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

DEERING PARK CENTER - PHASE 1B
PREPARED FOR
KOLTER
FLORIDA
EDGEWATER

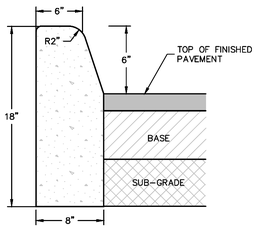
PAVING GRADING DRAINAGE PLAN

SHEET NUMBER
C-205



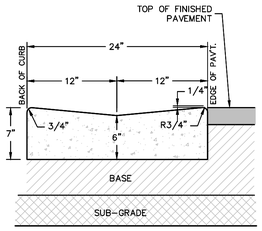
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

TYPE "F" CURB AND GUTTER
N.T.S



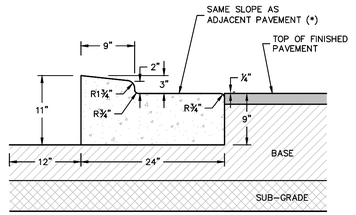
ALL CONCRETE SHALL BE 3,000 PSI

TYPE "D" CURB AND GUTTER
N.T.S



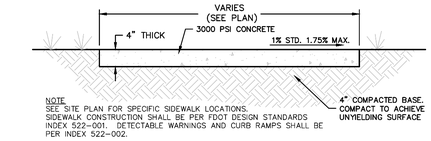
ALL CONCRETE SHALL BE 3,000 PSI

VALLEY GUTTER
N.T.S



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

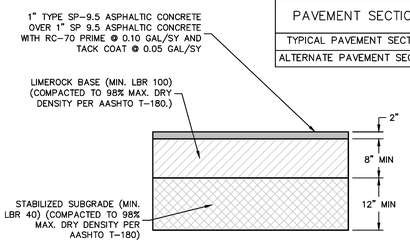
MODIFIED TYPE "RA" CURB (MOUNTABLE)
N.T.S



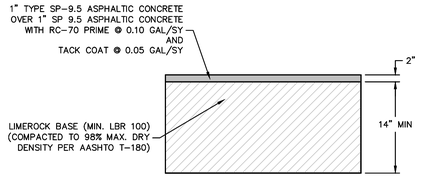
NOTE
SEE SITE PLAN FOR SPECIFIC SIDEWALK LOCATIONS. SIDEWALK CONSTRUCTION SHALL BE PER FDOT DESIGN STANDARDS INDEX 522-001. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE PER INDEX 522-002.

TYPICAL 4" SIDEWALK SECTION
N.T.S.

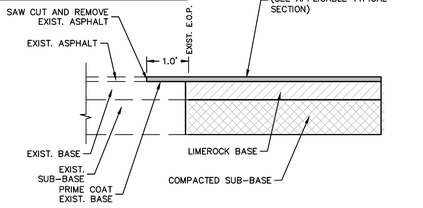
PAVEMENT SECTION STRUCTURAL CALCULATIONS				
PAVEMENT SECTION	SUBGRADE	BASE ROCK	ASPHALITIC CONCRETE	STRUCTURAL NO.
TYPICAL PAVEMENT SECTION	0.08 * 12" = 0.96 SN	0.18 * 8" = 1.44 SN	0.44 * 2" = 0.88 SN	3.28 SN
ALTERNATE PAVEMENT SECTION	0.00 * 12" = 0.00 SN	0.18 * 14" = 2.52 SN	0.44 * 2" = 0.88 SN	3.40 SN



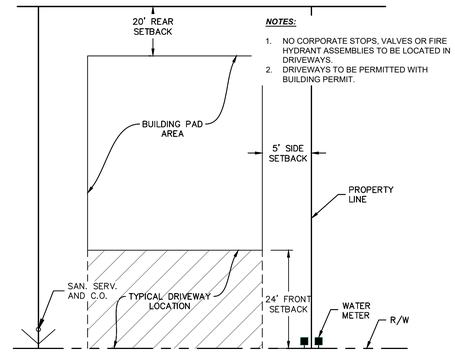
TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION
N.T.S.



ALTERNATE ASPHALTIC CONCRETE PAVEMENT SECTION
N.T.S.



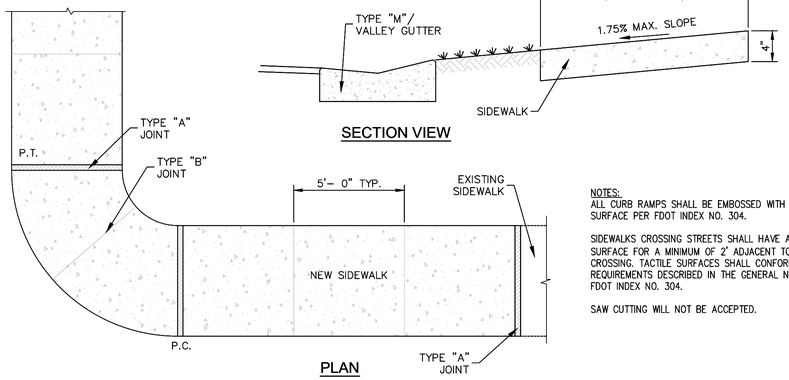
NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION
N.T.S.



NOTES:

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.

TYPICAL DRIVEWAY LOCATION DETAIL
N.T.S.



SECTION VIEW

PLAN

NOTES:
ALL CURB RAMPS SHALL BE EMBOSSED WITH A TACTILE SURFACE PER FDOT INDEX NO. 304.

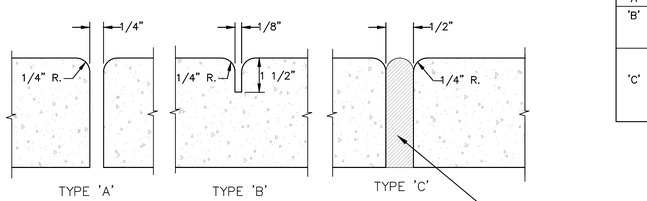
SIDEWALKS CROSSING STREETS SHALL HAVE A TACTILE SURFACE FOR A MINIMUM OF 2' ADJACENT TO EACH CROSSING. TACTILE SURFACES SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE GENERAL NOTES ON FDOT INDEX NO. 304.

SAW CUTTING WILL NOT BE ACCEPTED.

NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

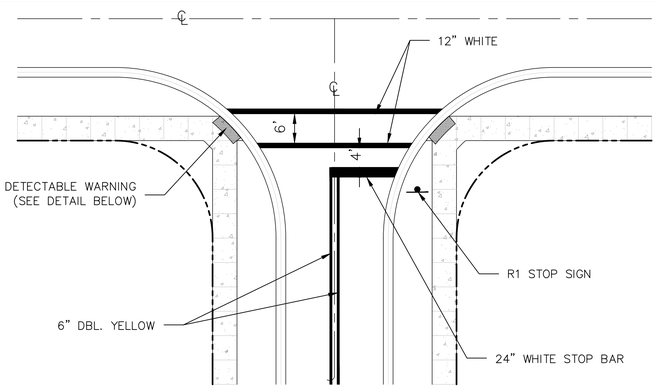
TABLE OF SIDEWALK THICKNESS = 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0" CENTER TO CENTER ON SIDEWALKS. (NOT LESS THAN 4' AND NOT GREATER THAN 10')
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100'.

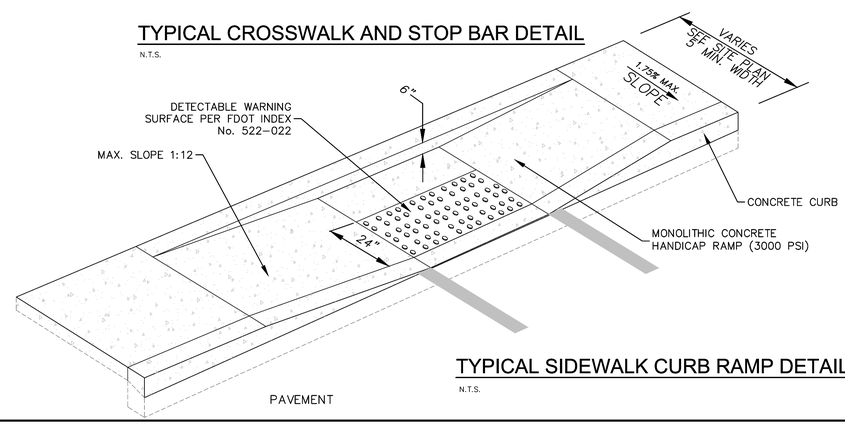


SIDEWALK JOINTS

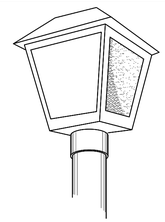
SIDEWALK CONSTRUCTION
N.T.S.



TYPICAL CROSSWALK AND STOP BAR DETAIL
N.T.S.

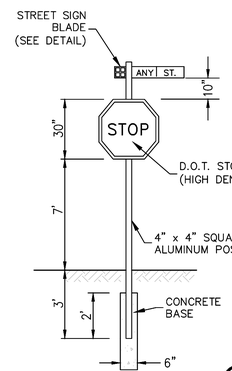


TYPICAL SIDEWALK CURB RAMP DETAIL
N.T.S.



LED STREET LIGHT PER FPL.

TYPICAL STREET LIGHT DETAIL
N.T.S.



NOTE: STOP BARS AT ALL STOP SIGNS TO BE 24" WHITE THERMOPLASTIC. SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF PORT ST LUCIE TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING AND GEOMETRICS. ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.

STREET/STOP SIGN
N.T.S.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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No.	REVISIONS	DATE	BY

Kimley»Horn

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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: ———

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

PGD DETAILS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR KOLTER

FLORIDA
EDGEWATER

SHEET NUMBER
C-250

Plotted By:Stecher, Govin Sheet Set:Deering Park Center – PH1B Layout:C-250 PGD DETAILS October 15, 2025 04:04:06pm K:\WRB_LDEV\deering park center – phase 1a\CAD\plansheets\C-250 PAVING GRADING AND DRAINAGE DETAILS.dwg
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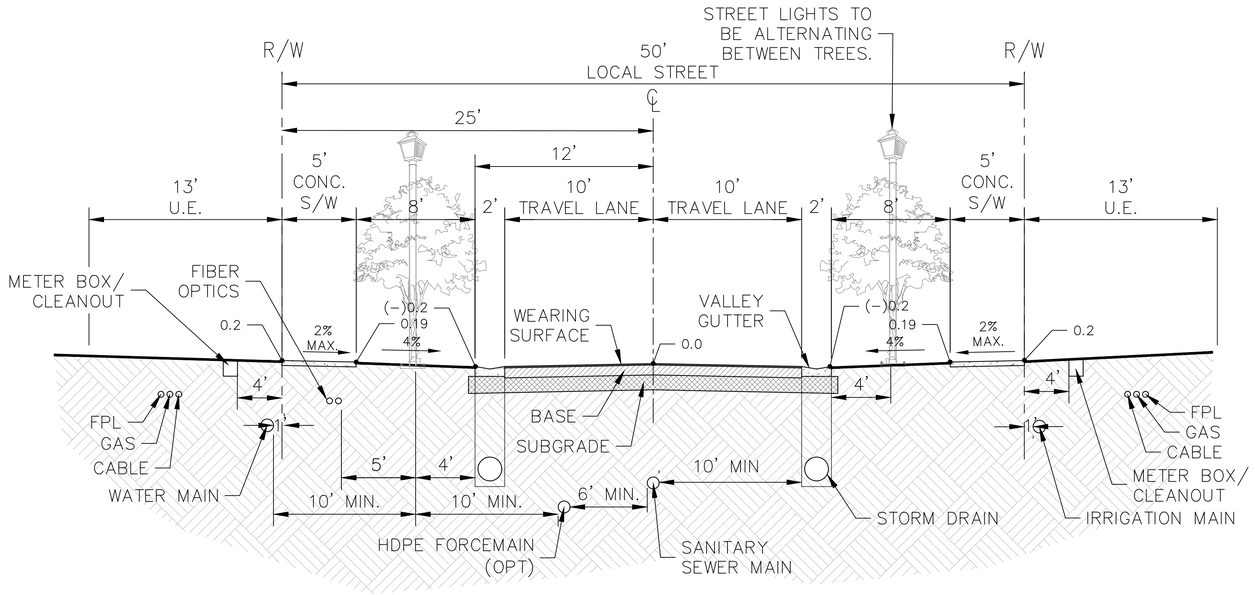
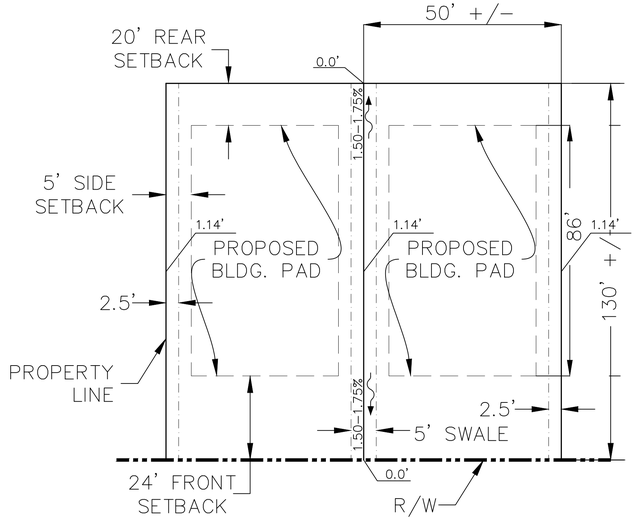


TYPICAL 50' LOCAL RIGHT-OF-WAY SECTION

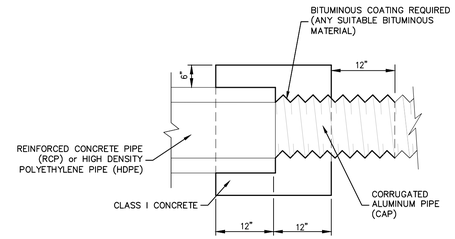
N.T.S.

*PROPOSED RESIDENTIAL ROADWAY SPEED LIMIT: 15 MPH

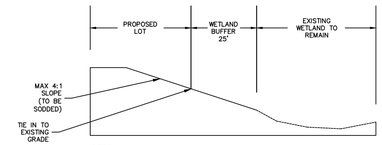


TYPICAL LOT SWALE DETAIL

*FFE TO BE MIN. 18" ABOVE CROWN OF ROAD.
FFE TO BE MIN. ELEVATION OF 28.50' NAVD.



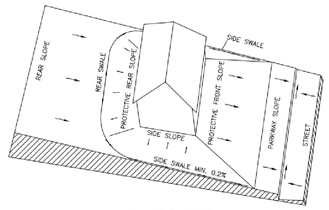
CONCRETE COLLAR DETAIL



NOTES
1. NO WORK TO OCCUR WITHIN WETLAND BUFFER.

TYPICAL GRADING ADJACENT TO WETLAND

N.T.S.

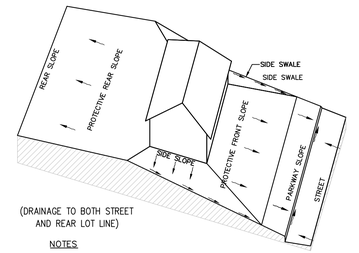


(DRAINAGE TO STREET)

NOTES
1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPE 'A' LOT GRADING DETAIL

N.T.S.

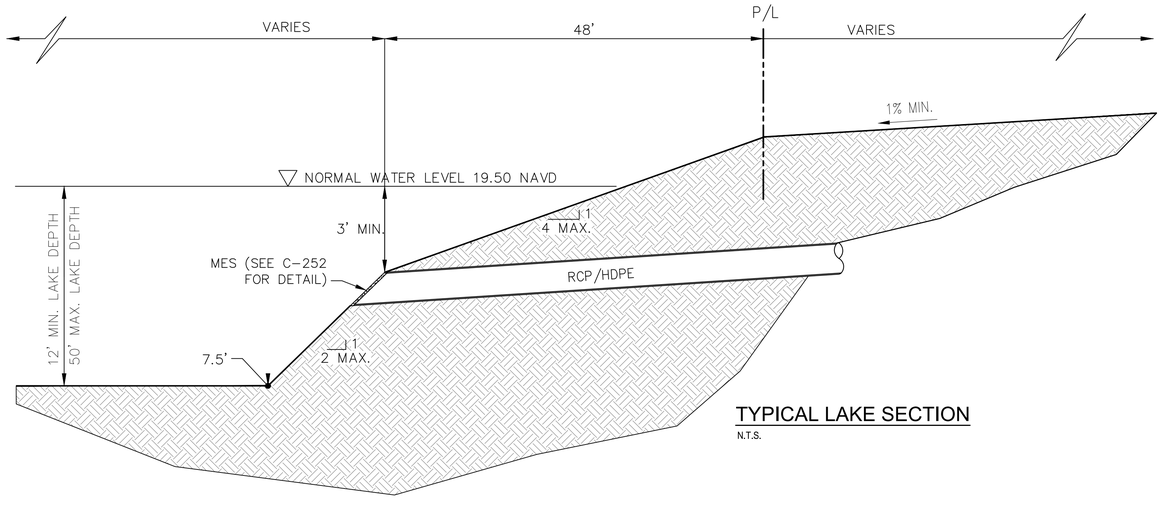


(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

NOTES
1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPE 'B' LOT GRADING DETAIL

N.T.S.



TYPICAL LAKE SECTION

N.T.S.

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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: ——

KHA PROJECT 046259006		DESIGNED BY	KFH
DATE	05/2025	DRAWN BY	JWK
SCALE	AS SHOWN	CHECKED BY	KFH

PGD DETAILS

DEERING PARK CENTER - PHASE 1B

PREPARED FOR KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-251

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center – Ph1B Layout:C-251 PGD DETAILS October 15, 2025 04:04:10pm K:\VRB_LDEV\deering park center – phase 1a\CAD\plansheets\C-250 PAVING GRADING AND DRAINAGE DETAILS.dwg
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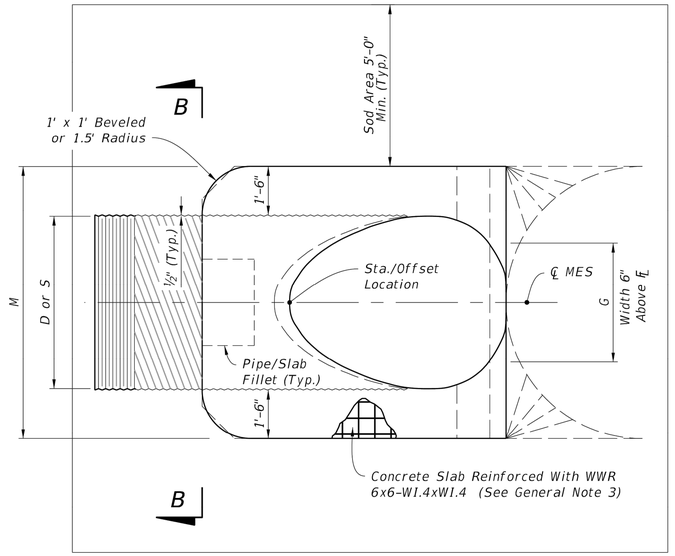
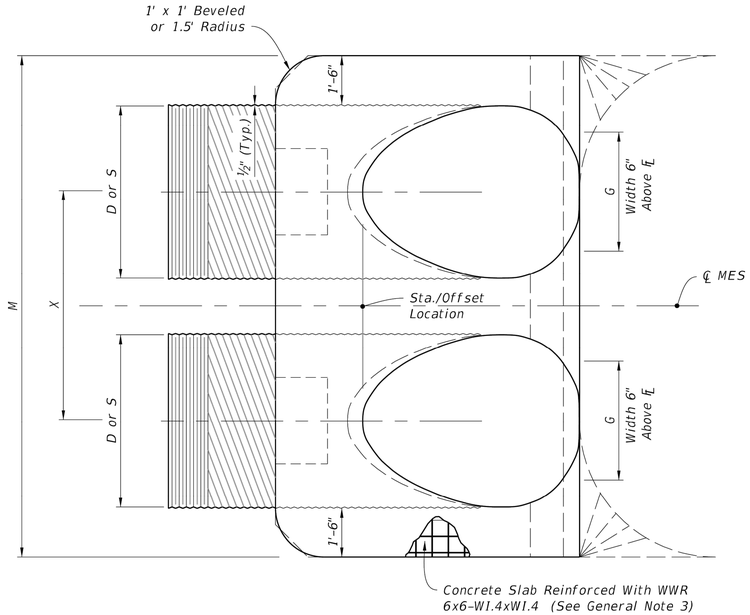
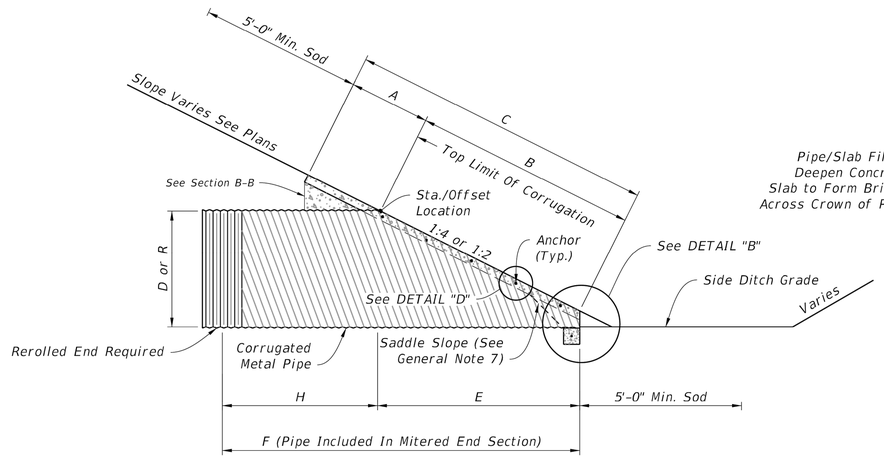


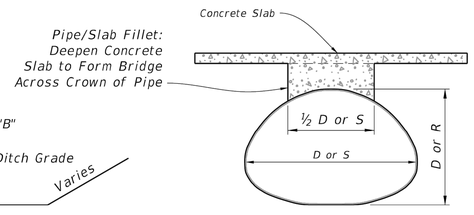
PLAN - SINGLE PIPE



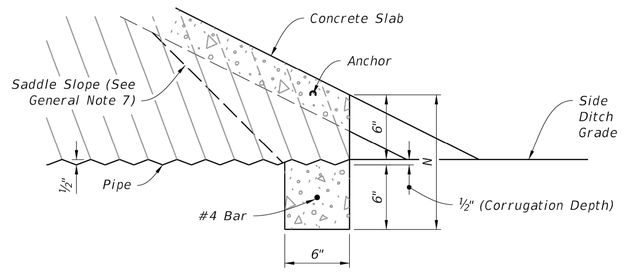
PLAN - MULTIPLE PIPE



ELEVATION



SECTION B-B
(Pipe/Slab Fillet)



DETAIL "B"

ARCHED CORRUGATED METAL PIPE
(Round Pipe Similar)

NOTE: See Table 2 on Sheet 5 for Dimensions and Quantities.

SIMGLE AND MULTIPLE CORRUGATED METAL PIPE

LAST REVISION	REVISION	DESCRIPTION:				
11/01/19			FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 4 of 6

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL

KINAN F. HUSAINY, PE

FLORIDA LICENSE NUMBER
75481

DATE: ——

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
046259006	05/2025	AS SHOWN	KFH	JWK	KFH

PGD DETAILS

DEERING PARK
CENTER - PHASE 1B
PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-252

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VERTICAL DATUM
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10/6/2022 1:54:14 PM

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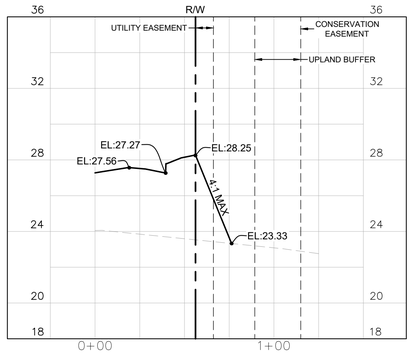
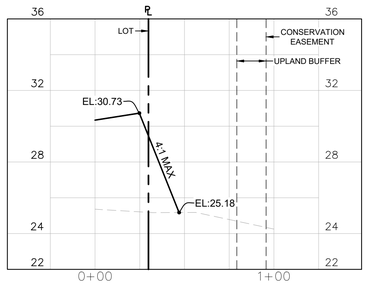
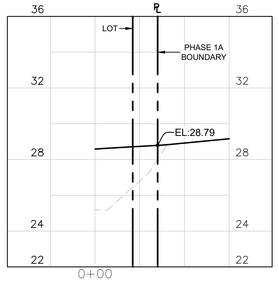


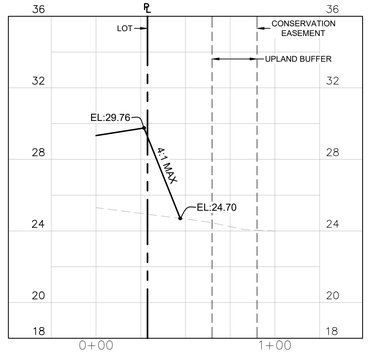
SECTION A
SCALE: 1" = 40' (H) 1" = 4' (V)



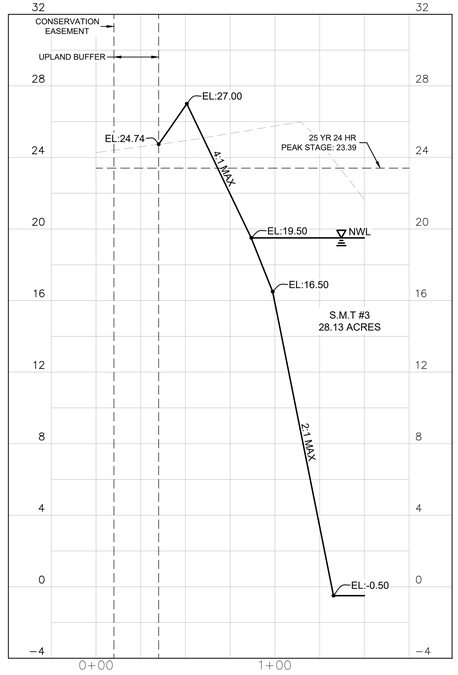
SECTION B
SCALE: 1" = 40' (H) 1" = 4' (V)



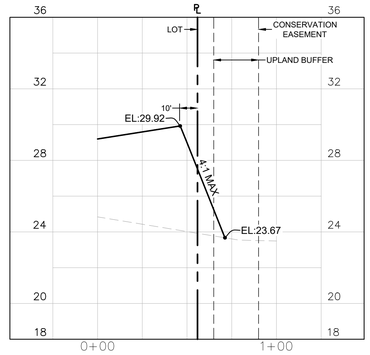
SECTION C
SCALE: 1" = 40' (H) 1" = 4' (V)



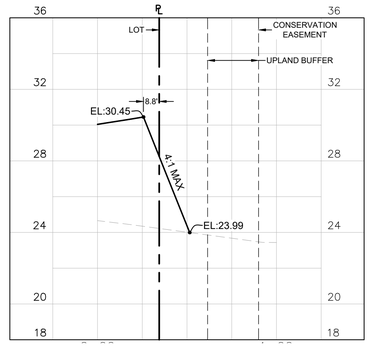
SECTION D
SCALE: 1" = 40' (H) 1" = 4' (V)



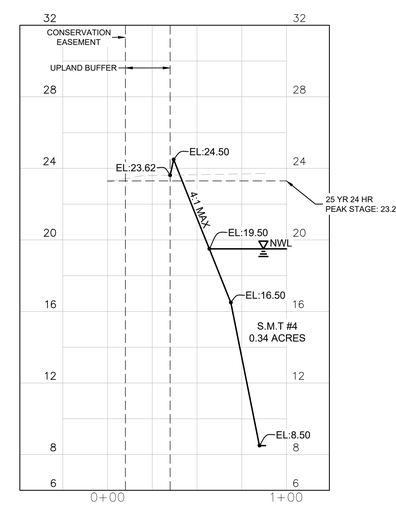
SECTION E
SCALE: 1" = 40' (H) 1" = 4' (V)



SECTION F
SCALE: 1" = 40' (H) 1" = 4' (V)



SECTION G
SCALE: 1" = 40' (H) 1" = 4' (V)



SECTION H
SCALE: 1" = 40' (H) 1" = 4' (V)

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VERTICAL DATUM
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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: ----

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

CROSS SECTIONS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR KOLTER
EDGEWATER FLORIDA

SHEET NUMBER
C-260

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PH1B Layout:C-260 CROSS SECTIONS October 15, 2025 04:04:50pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-260 CROSS SECTIONS.dwg
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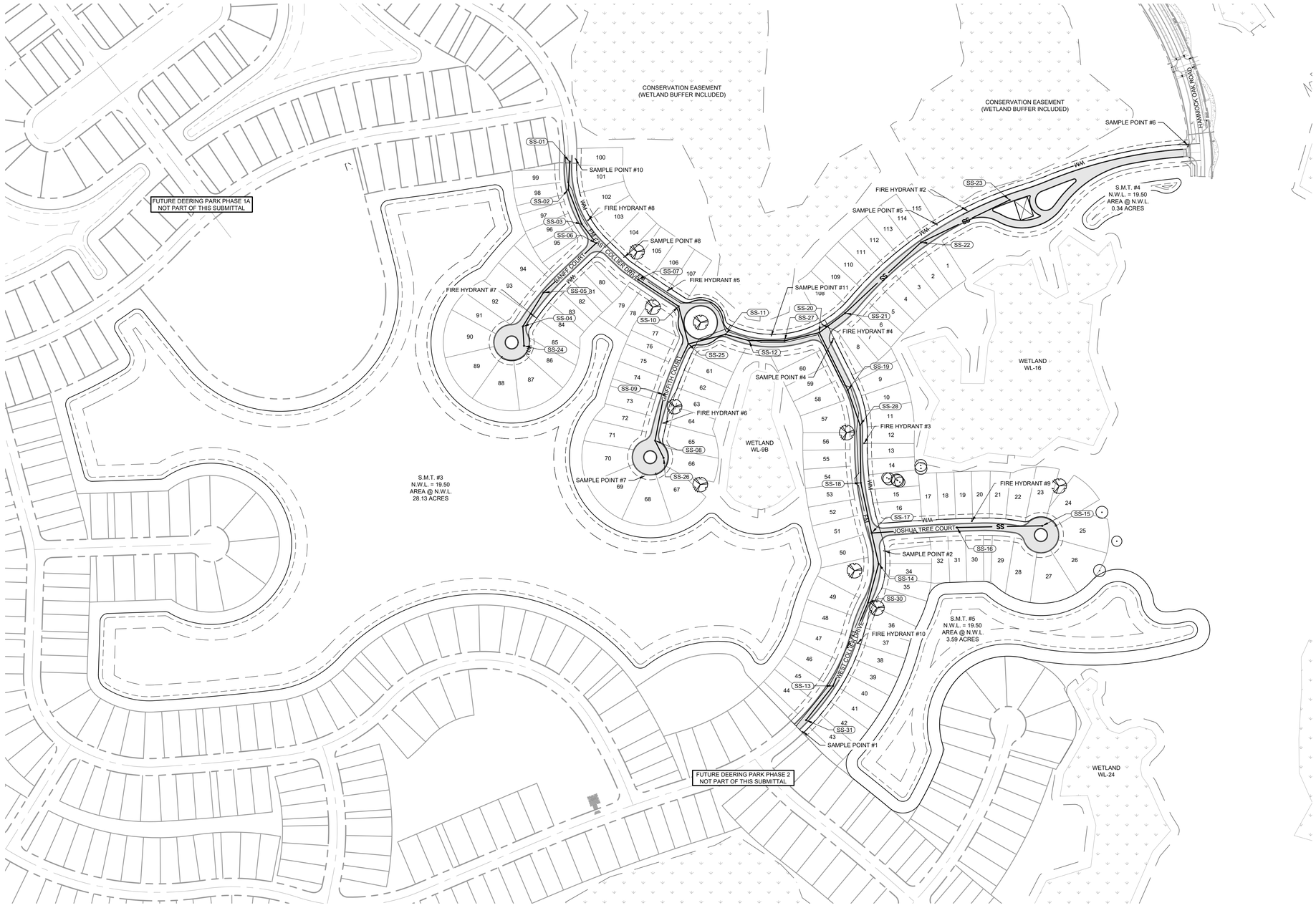

N

W E

S

GRAPHIC SCALE IN FEET
0 75 150 300

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED) (P.O.S)
- PROPOSED SINGLE SEWER SERVICE W/ CO (P.O.S)
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED IRRIGATION MAIN
- PROPOSED WATER CAP
- PROPOSED TEE
- PROPOSED CROSS
- PROPOSED LIGHT POLE
- BURIED FIBER SPLICE BOX
- PHASE LINE
- EXISTING HERITAGE TREE TO REMAIN
- EXISTING TREE TO REMAIN

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPREITE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
   WHERE THE MINIMUM 4' OF COVER CANNOT BE MAINTAINED, 8" PVC C900 FOR DEPTHS GREATER THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2').
7. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY EDGEWATER.
8. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
10. CROSSINGS AND CONFLICTS MUST BE PER CITY OF EDGEWATER UTILITY SPECIFICATIONS.
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF EDGEWATER) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
15. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
16. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
17. TRACER WIRE MUST BE INSTALLED PER CITY SPEC./DPL.

CALL 48 HOURS BEFORE YOU DIG

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LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: _____

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

OVERALL UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-300

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PH1B Layout:C-300 October 15, 2025 04:05:12pm K:\VRB_LSE\Visionsets\C-300 UTILITY PLAN.dwg
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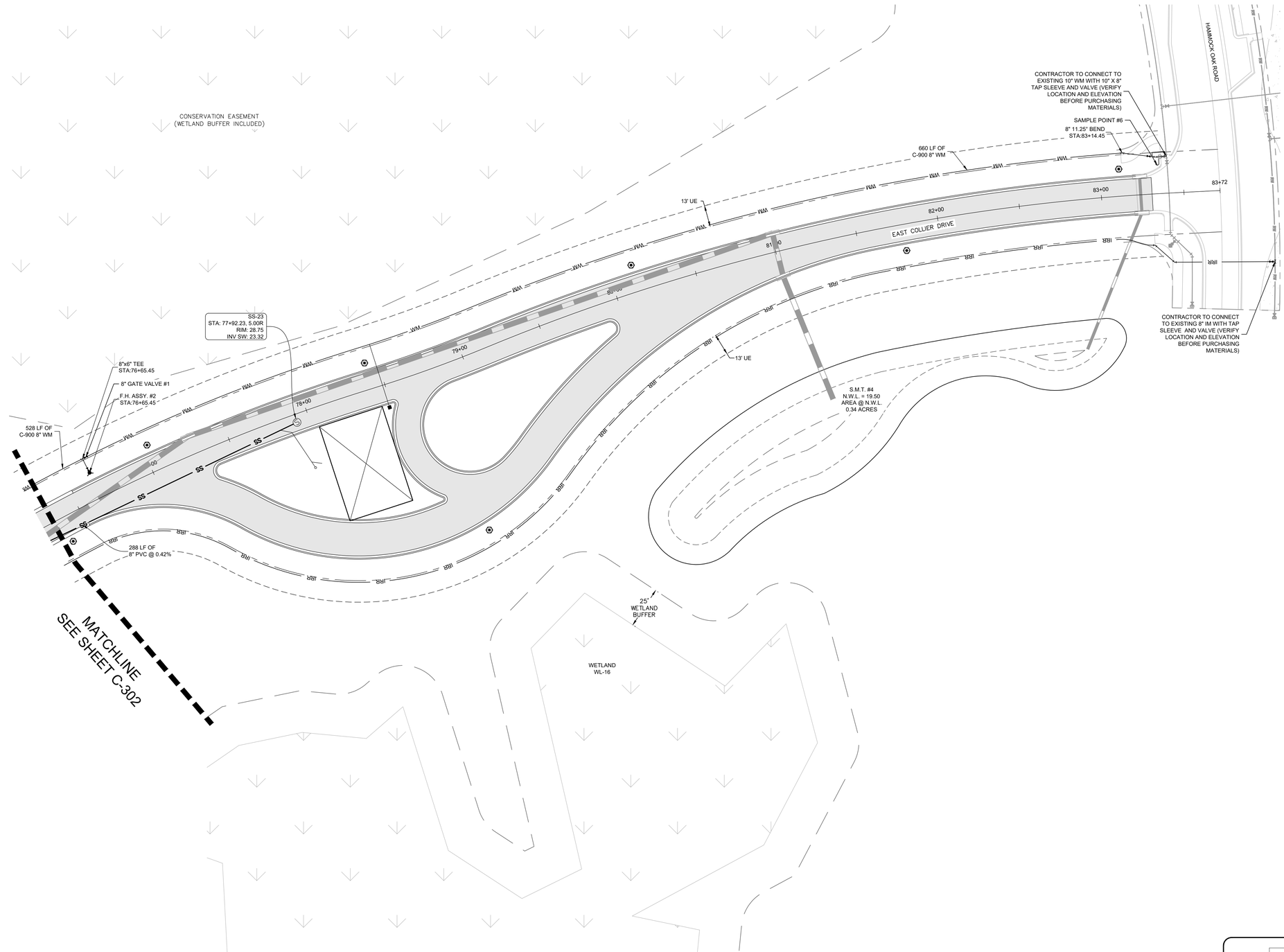

N

W E

S

GRAPHIC SCALE IN FEET
0 15 30 60

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED) (P.O.S)
- PROPOSED SINGLE SEWER SERVICE W/ CO (P.O.S)
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED IRRIGATION MAIN
- PROPOSED WATER CAP
- PROPOSED TEE
- PROPOSED CROSS
- PROPOSED LIGHT POLE
- BURIED FIBER SPLICE BOX
- PHASE LINE
- EXISTING HERITAGE TREE TO REMAIN
- EXISTING TREE TO REMAIN

UTILITY NOTES:

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3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
   WHERE THE MINIMUM 4' OF COVER CANNOT BE MAINTAINED, 8" PVC C900 FOR DEPTHS GREATER THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   8" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2').
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17. TRACER WIRE MUST BE INSTALLED PER CITY SPEC./QPL.

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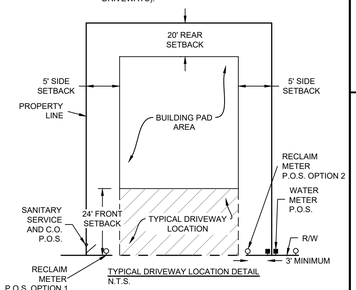
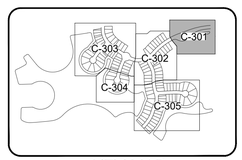
3. PROPOSED RECLAIM SERVICES TO BE PLACED MIN. 3' OUTSIDE OF WATER SERVICES (ALSO NOT IN DRIVEWAYS).



TYPICAL DRIVEWAY LOCATION DETAIL
N.T.S.



KEY MAP
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CALL 48 HOURS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley»Horn

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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE:

KHA PROJECT	046259006		
DATE	05/2025		
SCALE	AS SHOWN		
DESIGNED BY	KFH	DRAWN BY	JWK
CHECKED BY	KFH		

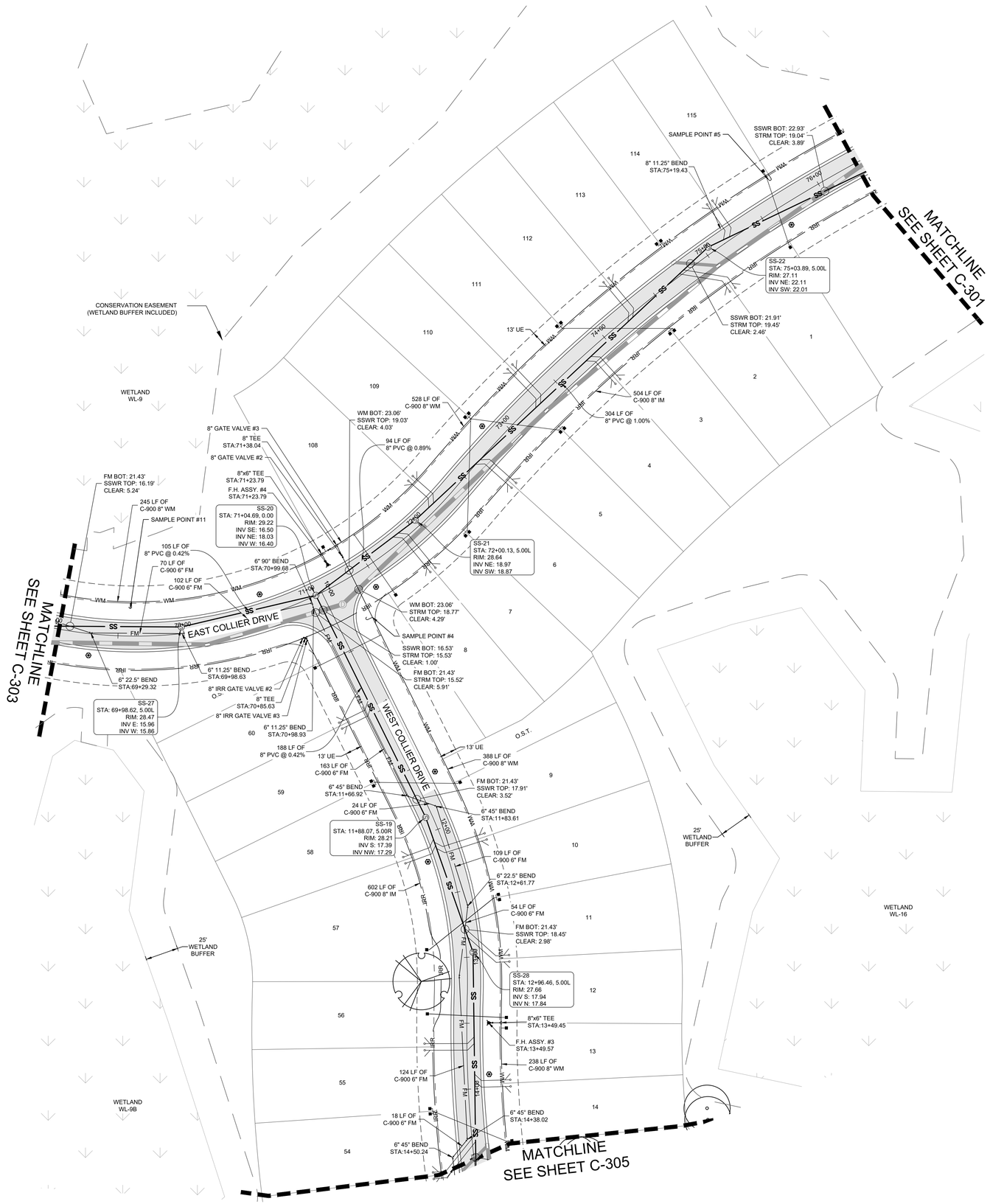
UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-301



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GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
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- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED IRRIGATION MAIN
- PROPOSED WATER CAP
- PROPOSED TEE
- PROPOSED CROSS
- PROPOSED LIGHT POLE
- BURIED FIBER SPLICE BOX
- PHASE LINE
- EXISTING HERITAGE TREE TO REMAIN
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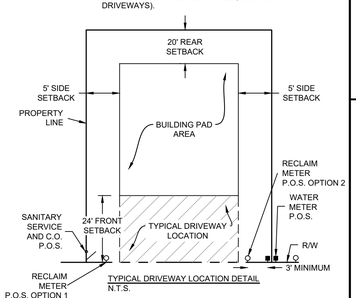
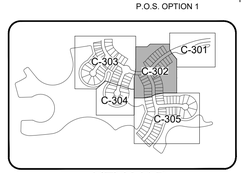


TYPICAL DRIVEWAY LOCATION DETAIL
N.T.S.



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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 321-430-1138
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LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE:

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-302

Plotted By:Steiner, Govin Sheet Set:Deering Park Center - PH1B Layout:C-302 October 15, 2025 04:05:22pm K:\VRB_LOE\Deering park center - phase 1a\CAD\plansheets\C-300 UTILITY PLAN.dwg
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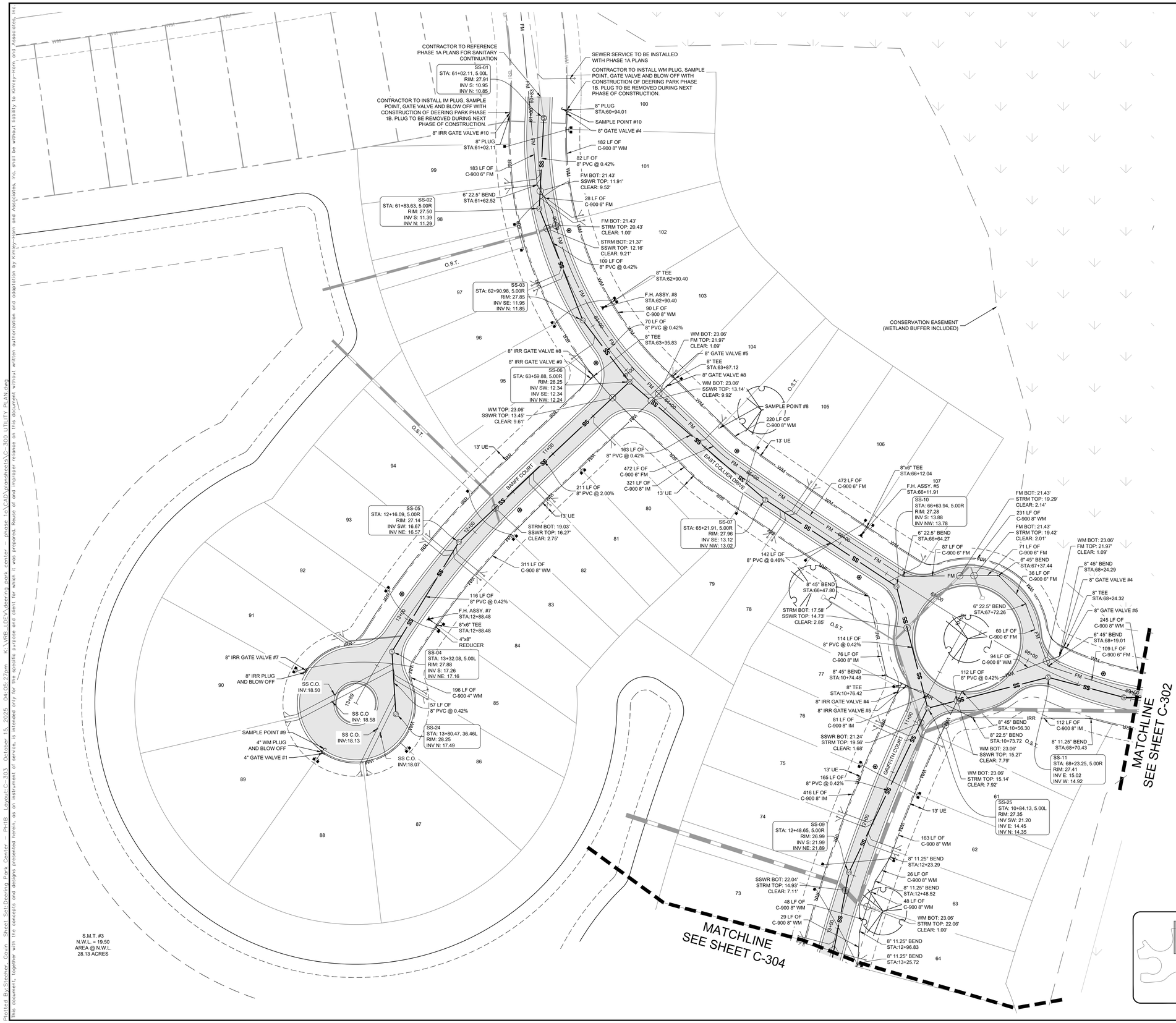

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GRAPHIC SCALE IN FEET
0 20 40 80

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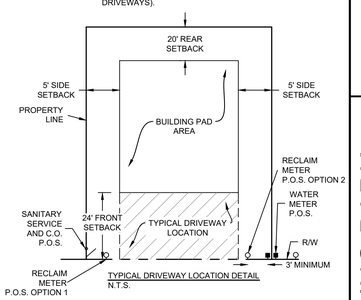
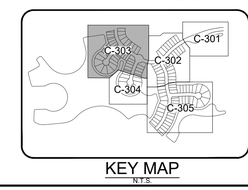


TYPICAL DRIVEWAY LOCATION DETAIL
N.T.S.



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No.	REVISIONS	DATE	BY

Kimley»Horn
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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: 05/2025

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-303

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center - PH1B Layout:C-303 October 15, 2025 04:05:27pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-300 UTILITY PLAN.dwg
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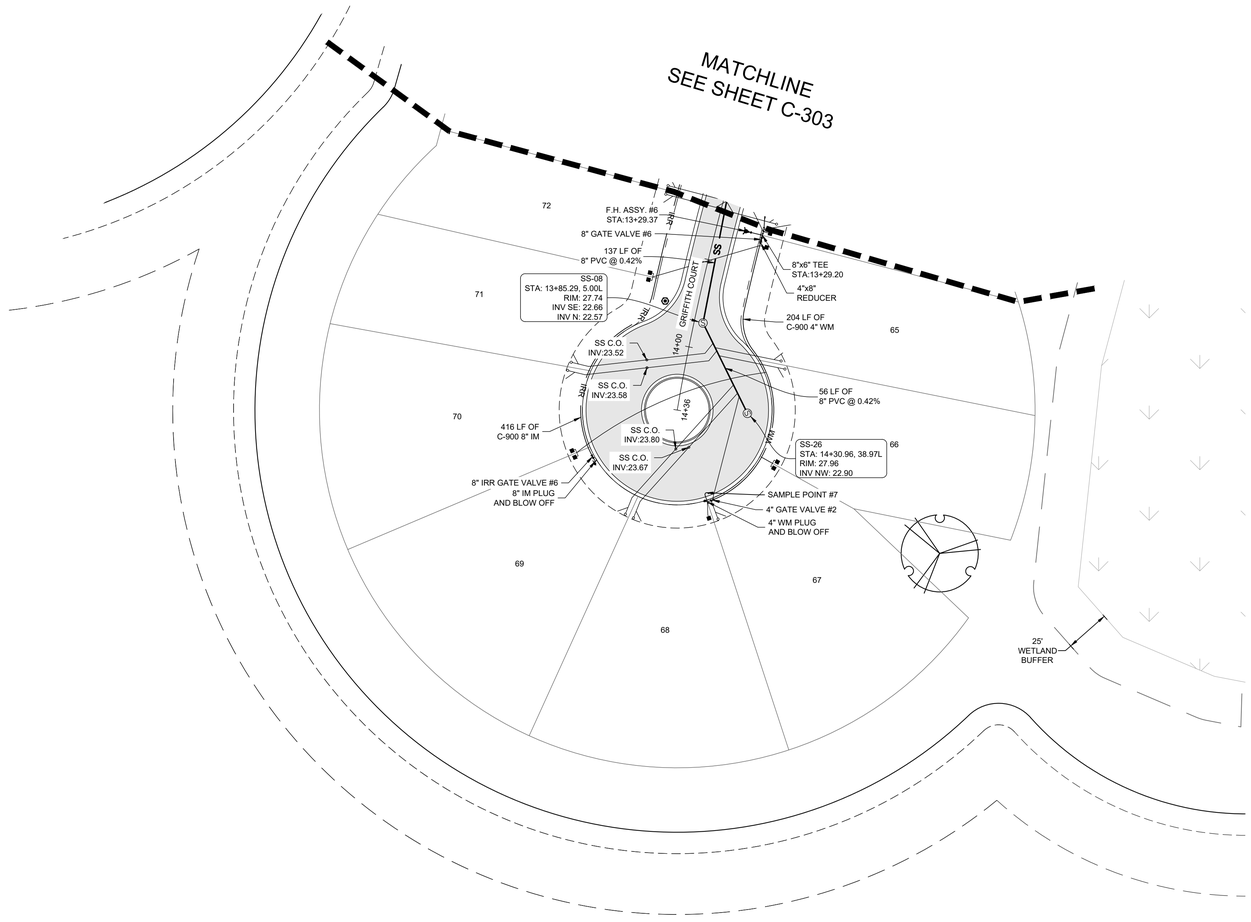

N

W E

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GRAPHIC SCALE IN FEET
0 20 40 80

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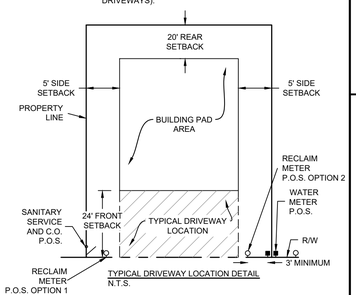

TYPICAL DRIVEWAY LOCATION DETAIL
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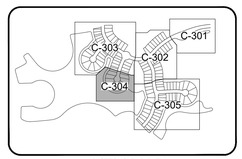

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UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-304

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center — PhIB Layout:C-304 October 15, 2025 04:05:32pm K:\VRB_LDEV\deering park center — phase 1a\CAD\plansheets\C-300 UTILITY PLAN.dwg
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Plotted By:Stephen Govin Sheet Set:Deering Park Center - PH1B Layout:C-305 October 16, 2025 04:05:38pm K:\JVB_LDFV\deering park center - phase 1a\CAD\plansheets\C-305 UTILITY PLAN.dwg
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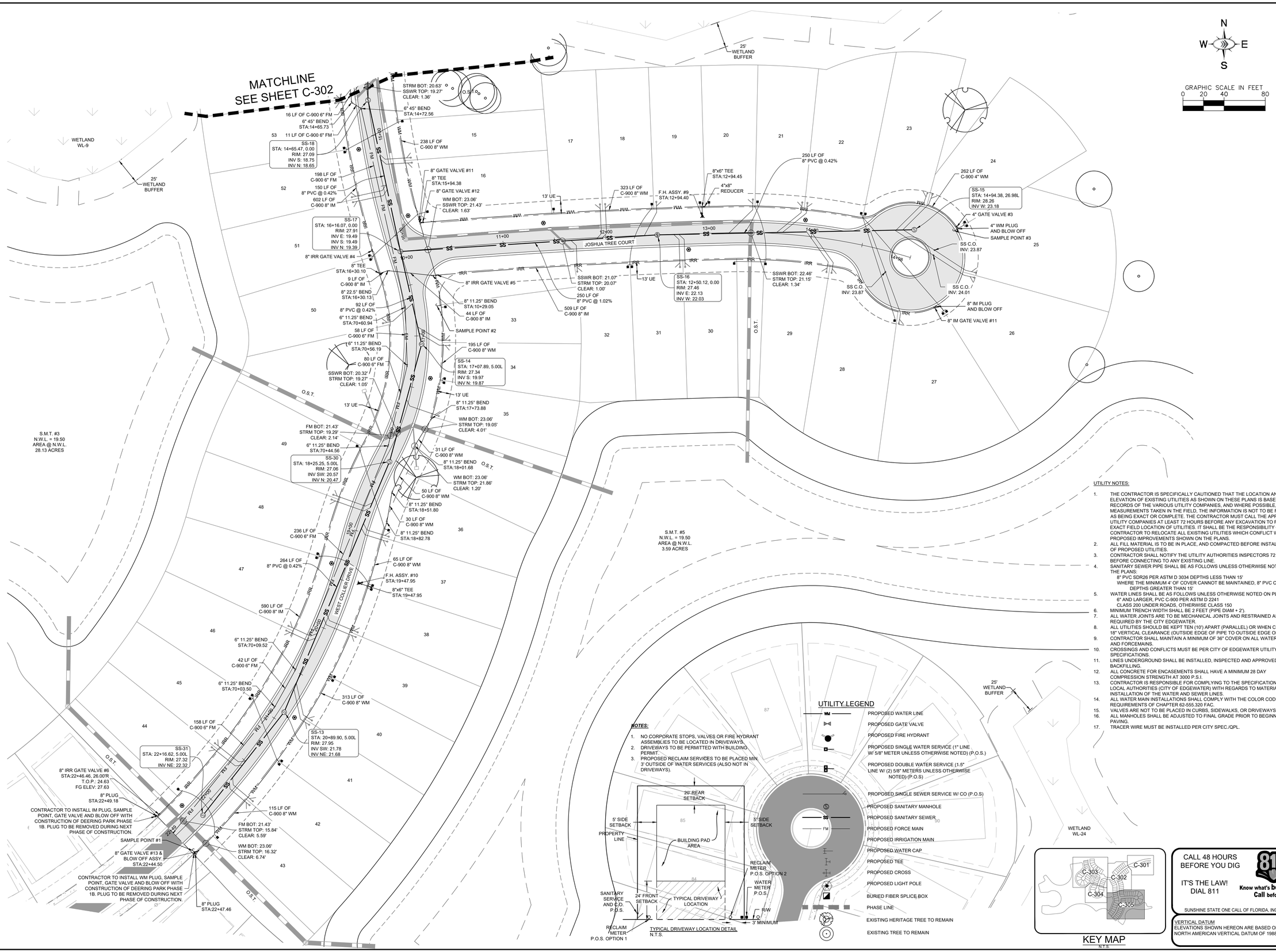

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N.T.S.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPREITE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
   WHERE THE MINIMUM 4' OF COVER CANNOT BE MAINTAINED, 8" PVC C900 FOR DEPTHS GREATER THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2').
7. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY EDGEWATER.
8. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
10. CROSSINGS AND CONFLICTS MUST BE PER CITY OF EDGEWATER UTILITY SPECIFICATIONS.
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF EDGEWATER) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
15. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
16. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
17. TRACER WIRE MUST BE INSTALLED PER CITY SPEC./QPL.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's **below.** **Call** before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ——

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

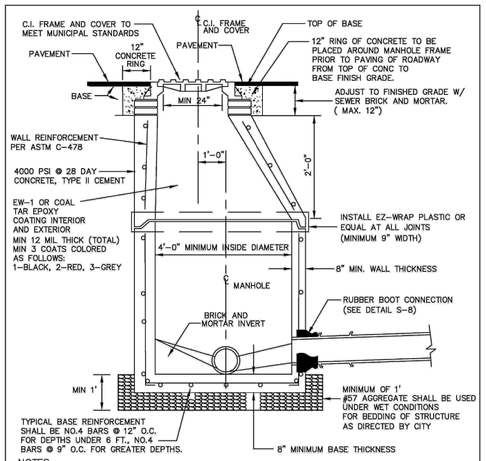
UTILITY PLAN

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-305



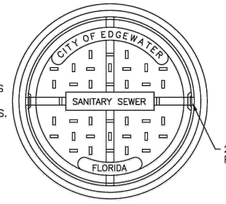
NOTES:

1. ON TRANSITIONS BETWEEN LARGER DIAMETER AND SMALLER SEWER COLLECTORS, OUTVERTS OF SEWERS SHALL BE MATCHED.
2. NON-PENETRATING PICK-HOLES IN ALL CONCRETE SECTIONS.
3. USE FARBERTITE BITUMASTIC SEALER BETWEEN SECTIONS OF MANHOLES.
4. 0.1' – DROP ACROSS MANHOLE TYP.
5. ALL MANHOLE TROUGHS AND BENCHES ARE TO BE EPOXY PAINTED BEFORE FINAL INSPECTION.
6. LAST MANHOLE UPSTREAM OF A LIFT STATION MUST BE LINED W/ SPECTRA SHIELD OR EQUAL.

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
STANDARD MANHOLE DETAIL

FILE NAME: EW_S1.DWG
DETAIL REF: S-1



USF No. 117-BL-ORS
FRAME WT = 85 LBS.
COVER WT = 125 LBS.

2 NON-PENETRATING PICKHOLES

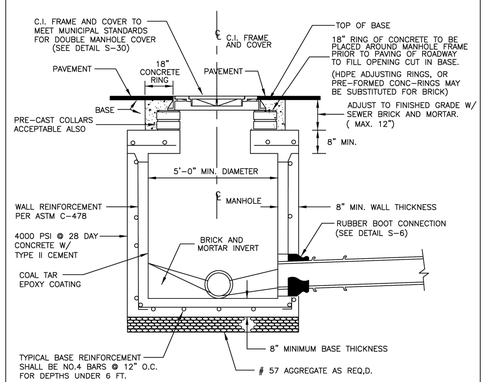
NOTES:

1. CEMENT USED IN PRECAST CONCRETE MIX SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.
2. MORTAR TO CONTAIN "HYDRATITE", OR APPROVED EQUAL, TO PREVENT SHRINKAGE.
3. SUB-GRADE BENEATH MANHOLES SHALL BE UNDISTURBED GRANULAR UNSATURATED SOIL. No. 57 AGGREGATE STONE SHALL BE USED IN WET CONDITIONS AND/OR WHERE UNSUITABLE MATERIAL IS ENCOUNTERED.
4. ALL SEWER LINES SHALL BE VIDEOTAPED WITH "PAN AND TILT" CAMERA AND COPIES OF VIDEOS SUPPLIED TO THE ENVIRONMENTAL SERVICES DEPT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS, AND/OR INFILTRATION/EXFILTRATION TESTS IF DEFECTS ARE APPARENT OR WORKMANSHIP IS QUESTIONABLE.
5. UNLESS DETAILED PLANS SHOW OTHERWISE, ALL MANHOLE RING AND COVER CASTINGS IN PAVED AREAS ARE TO BE ADJUSTED TO FINAL GRADE, SEALED AND SECURED IN PLACE WITH A CONCRETE COLLAR AFTER THE ROAD BASE IS PLACED AND JUST PRIOR TO PLACEMENT OF ASHPALT WEARING SURFACE.
6. CONTRACTOR SHALL PROVIDE THICKER MANHOLE WALLS AND BASES AS REQUIRED TO PREVENT FLOTATION BASED ON HISTORIC HIGH GROUND WATER TABLE ELEVATIONS AS DETERMINED USING ACCEPTED ENGINEERING PRACTICES AND/OR APPROVED BY ENVIRONMENTAL SERVICES DEPT.
7. CONCRETE COLLAR AROUND MANHOLE FRAME IS REQUIRED IN PAVED AREAS ONLY.
8. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION WITH TWO COPIES FORWARDED BY THE DESIGN ENGINEER TO THE CITY.
9. TWO (2) COATS OF BITUMASTIC COATING INSIDE: 16 MIL
10. ONE (1) COAT OF BITUMASTIC COATING OUTSIDE: 8 MIL
11. FRAME AND COVER TO BE USF #117-BL-ORS .
12. NO BUG HOLES OR HONEYCOMB WILL BE ACCEPTED.
13. ENDS OF SECTION SHALL FIT FLUSH TOGETHER
14. SEDIMENTATION BOWLS REQUIRED FOR ALL NEW MANHOLES AND REHABILITATION STRUCTURES. RAINGUARD OR APPROVED EQUAL.

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER COVER & GENERAL NOTES

FILE NAME: EW_S2.DWG
DETAIL REF: S-2



SECTION – SHALLOW MANHOLE
USE FOR MANHOLES OF 5'-0" OR LESS IN DEPTH

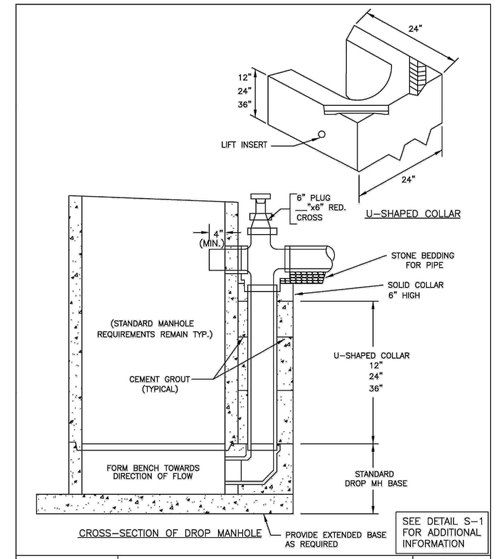
NOTES:

1. INSTALL EZ-WRAP PLASTIC OR EQUAL AT ALL JOINTS (MINIMUM 9" WIDTH).
2. NON-PENETRATING PICK-HOLES IN ALL CONCRETE SECTIONS.
3. USE FARBERTITE BITUMASTIC SEALER BETWEEN SECTIONS OF MANHOLE.

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
SHALLOW MANHOLE

FILE NAME: EW_S3.DWG
DETAIL REF: S-3

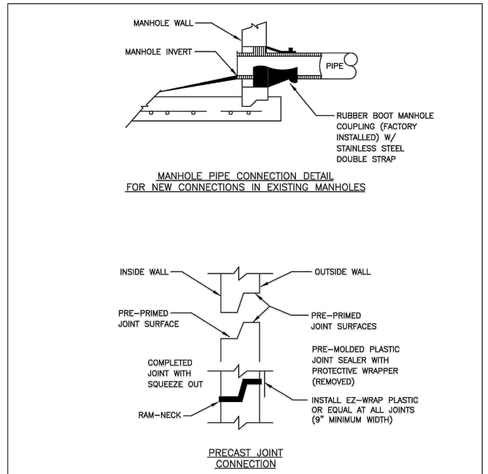


SEE DETAIL S-1 FOR ADDITIONAL INFORMATION

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
OUTSIDE DROP MANHOLE
(STANDARD NEW CONSTRUCTION)

FILE NAME: EW_S4.DWG
DETAIL REF: S-4



MANHOLE PIPE CONNECTION DETAIL
FOR NEW CONNECTIONS IN EXISTING MANHOLES

PRECAST JOINT CONNECTION

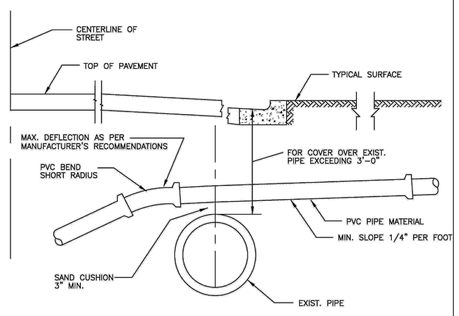
NOTES:

1. ALL NEW CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL UTILIZE A CORING METHOD AND THE IN-FIELD INSTALLATION OF A RUBBER BOOT INTO THE MANHOLE.

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL

FILE NAME: EW_S8.DWG
DETAIL REF: S-8



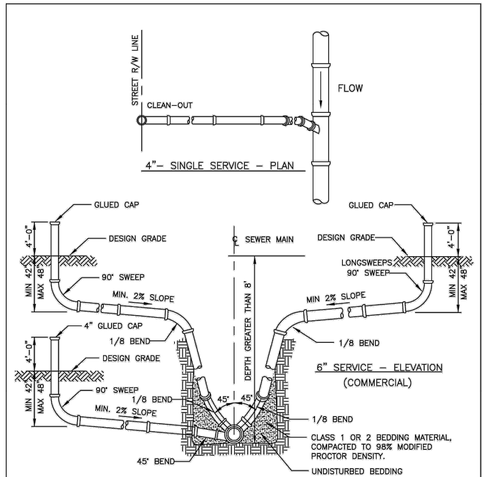
ALTERNATE GRADIENT FOR HOUSE SERVICE SEWERS AT CONFLICTS WITH EXISTING STORM SEWERS & OTHER EXISTING CONDUITS

APPROVED PIPE MATERIALS–PVC (SDR 26)

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
SEWER LINE UTILITY CROSSING DETAIL

FILE NAME: EW_S9.DWG
DETAIL REF: S-9



NOTES:

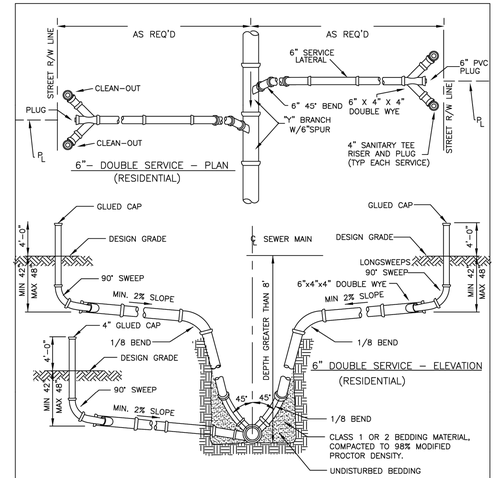
1. USE OF STYRENE MATERIAL WILL NOT BE PERMITTED.
2. ALL JOINTS TO BE RUBBER GASKET (NO GLUED FITTINGS) TYPICAL.
3. USE ALL HARCO SDR-26 FITTINGS OR CITY APPROVED EQUAL.

4" – RESIDENTIAL
6" – COMMERCIAL

EDGEWATER
2023-01-25

STANDARD CONSTRUCTION DETAIL
SEWER LATERAL DETAIL
(SINGLE 4" RESIDENTIAL)
(SINGLE 6" COMMERCIAL)

FILE NAME: EW_S10.DWG
DETAIL REF: S-10



NOTE: SINGLE LATERALS SHALL BE INSTALLED ON ALL NEW RESIDENTIAL AND COMMERCIAL SEWER SYSTEMS. USE OF THIS DETAIL SHALL ONLY BE BY EXPRESS WRITTEN CONSENT OF THE TECHNICAL REVIEW COMMITTEE (TRC) AND INTENDED FOR RETROFIT APPLICATIONS ONLY.

EDGEWATER
2024-07-20

STANDARD CONSTRUCTION DETAIL
SEWER LATERAL DETAIL
(DOUBLE 6" RESIDENTIAL)

FILE NAME: EW_S11.DWG
DETAIL REF: S-11

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE:

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

UTILITY DETAILS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR KOLTER
EDGEWATER FLORIDA

SHEET NUMBER C-350

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center – PH1B Layout: C-350 UTILITY DETAILS October 15, 2025 04:05:46pm K:\ORB-DEV\deering park center – phase 1a\CAD\plansheets\C-350 UTILITY DETAILS.dwg
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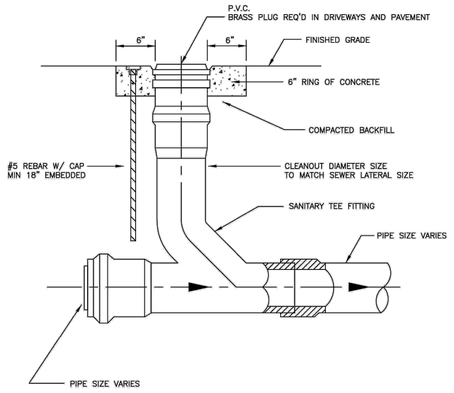
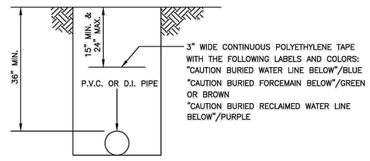


STANDARD CONSTRUCTION DETAIL
CLEANOUT DETAIL

FILE NAME: EW_S12.DWG
DETAIL REF: S-12

EDGEWATER 2023-01-25

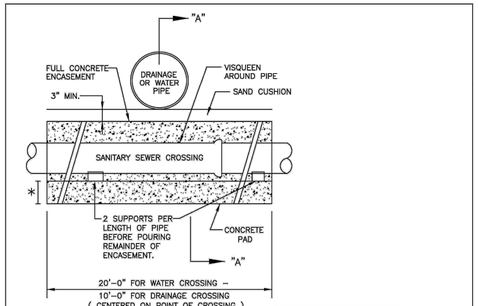


"TERRA TAPE D" or SIMILAR

STANDARD CONSTRUCTION DETAIL
LOCATOR TAPE INSTALLATION FOR
SEWER, WATER AND RECLAIMED WATER PIPELINES

FILE NAME: EW_S13.DWG
DETAIL REF: S-13

EDGEWATER 2023-01-25



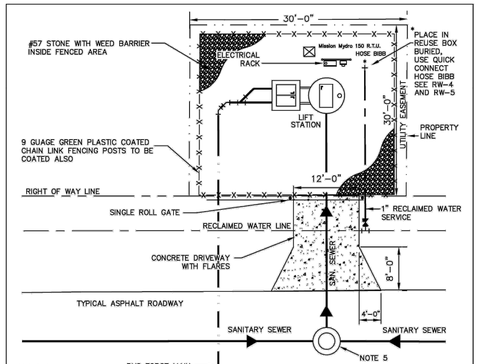
NOTES:

1. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS STRENGTH.
2. WATER MAIN SHALL BE LOCATED ABOVE OR BELOW ENCASEMENT AS SHOWN ON PLANS OR DETERMINED IN THE FIELD. USE ENCASEMENT WHERE VERTICAL CLEARANCE WATER MAIN AND SEWER MAIN IS LESS THAN 12 INCHES.
3. NO DUCTILE IRON SEWER PIPE IS PERMITTED.
4. ENCASEMENT OF A.C. PIPE IS NOT ALLOWED REPLACE AFFECTED SECTIONS WITH PVC

STANDARD CONSTRUCTION DETAIL
SEWER CONDUIT CROSSING

FILE NAME: EW_S14.DWG
DETAIL REF: S-14

EDGEWATER 2023-01-25



NOTES:

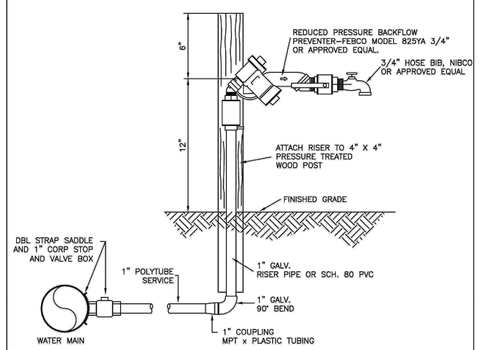
1. DRIVEWAY TO BE 6" THICK 3000 PSI CONCRETE AT 28 DAYS WITH 6x6 10/10 W.W. MESH. BASE TO BE COMPACTED AND TESTED TO 98% DENSITY WITH MINIMUM L.B.R. 40 BASED ON A.A.S.H.T.O. T-180 MODIFIED PROCTOR TEST.
2. IF RECLAIMED WATER IS UNAVAILABLE FOR LIFT STATION WATER SERVICE, CONTRACTOR SHALL USE POTABLE WATER.
3. REFER TO APPROPRIATE STANDARD CONSTRUCTION DETAIL FOR EMERGENCY PUMP CONNECTION/PLUG VALVE DETAIL AND LIFT STATION WATER SERVICE DETAIL.
4. FENCE MAY BE RELOCATED INTERNALLY WITHIN SITE TO CREATE A 25' X 25' SITE IF LANDSCAPING MATERIALS ARE INSTALLED AROUND THE PERIMETER.
5. MANHOLE TO BE LINED, "AGRU" OR APPROVED EQUAL.
6. LANDSCAPING SHALL CONSIST OF #57 WHITE ROCK, BUSHES, ACCEPTABLE TO THE CITY, SHALL BE PLACED AS A VISUAL BUFFER TO ANY RESIDENTIAL AREAS ADJACENT TO THE LIFT STATION.
7. INSIDE FENCE AREA, STOP DRIVEWAY AT FENCE LINE AND ADD FOUR INCHES OF #57 STONE ON INSIDE OF FENCE AREA WITH WEED BARRIER UNDERNEATH. OUTSIDE OF FENCE AREA TO BE SODDED.
8. FENCING SHALL BE 6' HIGH WITH SINGLE ROLL GATE. NOT SWING GATE.
9. EQUIP WITH AN EMERGENCY POWER PERMANENTLY INSTALLED DIESEL DRIVEN BYPASS PUMP MANUFACTURED BY ATLAS COPCO.

* IF RECLAIMED SVC. IS UNAVAILABLE, USE DETAIL #S-16 FOR WATER SERVICE

STANDARD CONSTRUCTION DETAIL
TYPICAL LIFT STATION SITE PLAN

FILE NAME: EW_S15.DWG
DETAIL REF: S-15

EDGEWATER 2023-01-25



STANDARD CONSTRUCTION DETAIL
LIFT STATION POTABLE WATER SERVICE
(WHERE RECLAIMED WATER NOT AVAILABLE)

FILE NAME: EW_S16.DWG
DETAIL REF: S-16

EDGEWATER 2023-01-25

SANITARY SEWER DESIGN AND CONSTRUCTION NOTES

1. THE CITY'S ENVIRONMENTAL SERVICES DEPT. (424-2400 X4007) SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY SANITARY SEWER CONSTRUCTION.
2. ALL GRAVITY SANITARY SEWER MAIN LINES SHALL BE 8" DIAMETER MINIMUM. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE GREEN 6" DIA. OR LARGER. ALL SINGLE FAMILY RESIDENTIAL SERVICE LATERALS SHALL BE 4" – SINGLE SERVICES.
3. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT SHALL BE USED. WATER LINES, RECLAIMED LINES, AND STORM DRAINAGE CROSSINGS SHALL ALSO FOLLOW THE CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS PER REGULATORY REQUIREMENTS.
4. MINIMUM GRAVITY SANITARY SEWER SLOPES ARE AS FOLLOWS:
   8" PIPE 0.40%
   10" PIPE 0.30%
   12" PIPE 0.22%
5. GRAVITY SANITARY SEWER LINES SHALL BE INSTALLED WHENEVER POSSIBLE UNDER PAVED AREAS WITHIN PUBLIC RIGHTS-OF-WAY. UTILITY EASEMENTS SHALL BE PROVIDED WHENEVER PUBLICLY-OWNED SEWER LINES ARE CONSTRUCTED OUTSIDE OF A PUBLIC RIGHT-OF-WAY.
6. GRAVITY SANITARY SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.
7. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING OPERATIONS, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
8. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES IS NOT ACCEPTABLE. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.
9. ON ALL EXCAVATION AND BACKFILLING THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.
10. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (95% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
11. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY AT HIS OWN EXPENSE TO INSURE THAT COMPACTION OF ALL FILL MATERIAL IS COMPLETED PROPERLY. TESTS SHALL BE DONE ONE FOOT ABOVE THE PIPE AND THEN AT ONE FOOT VERTICAL INTERVALS UNTIL FINAL GRADE IS REACHED. TESTING SHALL BE COMPLETED AND TEST DOCUMENTS SUBMITTED TO THE CITY AT A MINIMUM FREQUENCY OF ONE SET OF TESTS BETWEEN EACH MANHOLE AND ONE ADDITIONAL SET OF TESTS AT EVERY MANHOLE. IDENTIFICATION OF TEST LOCATIONS SHALL BE CLEARLY INDICATED ON TEST REPORTS. TEST RESULTS SHALL BE FORWARDED PROMPTLY TO THE CITY'S DESIGNATED SITE INSPECTOR.
12. THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATOR TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC SEWAGE FORCE MAINS. THIS PIPE LOCATOR AID SHALL BE INSTALLED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER. TAPE SHALL BE COLOR CODED GREEN FOR SANITARY SEWER AND FORCE MAIN. INSTALL 12 GUAGE TRACING WIRE IN TRENCH.

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER DESIGN AND
CONSTRUCTION NOTES

FILE NAME: EW_S23.DWG
DETAIL REF: S-23

EDGEWATER 2024-07-20

SANITARY SEWER DESIGN AND CONSTRUCTION NOTES: (CONTD.)

13. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR / DEVELOPER.
14. ALL LOCAL COLLECTION SANITARY SEWER MANHOLES SHALL BE PRECAST WITH A MINIMUM INSIDE DIAMETER OF 4 FEET.
15. STANDARD MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.
16. ALL SEWER FITTINGS TO BE "HARCO" OR CITY APPROVED EQUAL.
17. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET AND MAXIMUM OF 0.5 FEET ABOVE GRADE GENERALLY IN UNPAVED AREAS.
18. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
19. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE STANDARD MANHOLE AND BOOT DETAIL).
20. INDIVIDUAL SANITARY SERVICE CONNECTORS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, AND MUST CONNECT TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS, UNLESS OTHERWISE BE APPROVED BY THE CITY.
21. FOR SINGLE FAMILY HOMES, SINGLE OR DOUBLE FOUR INCH SEWER SERVICES LATERALS SHALL BE CONSTRUCTED SINGLES AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. DOUBLES LOCATED ON THE LOT LINES THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS SHALL BE USED ON ALL LINES. NO GLUED JOINTS ARE PERMITTED ON LATERALS, INCLUDING DOUBLES.
22. FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.
23. SANITARY SEWER LIFT STATIONS AND FORCE MAINS, SIZE, MATERIAL, AND DESIGNS SHALL BE APPROVED BY THE CITY. LIFT STATIONS SHALL BE CONSTRUCTED WITH A MINIMUM WET WELL INTERIOR DIAMETER OF 6 FEET. FORCE MAINS SHALL BE A MINIMUM 6 INCH DIAMETER.
24. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PREPARE AND SUBMIT FLOTATION CALCULATIONS TO SIZE THE BASE OF THE WET WELL, AND ANY MANHOLES AS DEEMED NECESSARY BY THE CITY.
25. SANITARY SEWER DROP MANHOLES SHALL ONLY BE USED UNDER SPECIAL CONDITIONS AS APPROVED BY THE CITY. DROPS LESS THAN 2.0' SHALL NOT BE ALLOWED.
26. ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE THE WORDS "EDGEWATER, FLORIDA SANITARY SEWER" CAST INTO THEM.
27. ALL SANITARY SEWER FORCE MAINS, SHALL BE PVC AWWA C-900, OR C-905 (COLOR "GREEN") (PRESSURE FITTINGS, PRESSURE CLASS 150 OR 250 EPOXY LINED DIP. THE FORCE MAIN MINIMUM DEPTH OF COVER SHALL BE 36".
28. ALL SANITARY SEWER FORCE MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES MODIFIED TO ACCOMMODATE PVC PIPE BY FOLLOWING THE RECOMMENDED INCREASE IN RESTRAINT LENGTH CORRESPONDING TO THE INSTALLATION OF POLYETHYLENE WRAP. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER DESIGN AND
CONSTRUCTION NOTES

FILE NAME: EW_S24.DWG
DETAIL REF: S-24

EDGEWATER 2023-01-25

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VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE:

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

UTILITY DETAILS

DEERING PARK CENTER - PHASE 1B
PREPARED FOR
KOLTER
EDGEWATER FLORIDA

SHEET NUMBER
C-351

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center – PH1B Layout:C-351 UTILITY DETAILS October 15, 2025 04:05:59pm K:\VRB_LDEV\deering park center – phase 1a\CAD\plansheets\C-350 UTILITY DETAILS.dwg
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SANITARY SEWER DESIGN AND CONSTRUCTION NOTES (CONTD.)

29. SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM SHALL BE FIBERGLASS OR POLY-ETHYLENE LINED. RETRO-FITTING OF MANHOLES WITH LINERS SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS THIS ARE MADE. FIBERGLASS SHALL BE A MINIMUM 1/2" THICKNESS UNLESS APPROVED OTHERWISE BY THE CITY. OTHER TYPES OF LINING METHODS AND MATERIALS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

30. THE CITY RESERVES THE RIGHT TO REQUIRE THE DEVELOPER TO PERFORM VACUUM TESTING OF ALL SANITARY MANHOLES, AIR TEST SEWER MAINS, AND REQUIRES THAT ALL SANITARY SEWER MAIN LINES BE TELEVISED PRIOR TO FINAL ACCEPTANCE. LATERALS SHALL BE TELEVISED UPON A DEMAND BY THE CITY PRIOR TO FINAL ACCEPTANCE WHEN IT IS SUSPECTED THAT A PROBLEM EXISTS.

31. ALL SEWER MAINS, PRIOR TO ACCEPTANCE BY THE CITY AND PRIOR TO ANY FINAL PAVING OPERATIONS, SHALL BE CLEANED FLUSHED AND TELEVISED USING A "PAN AND TILT" CAMERA BY A CITY APPROVED CONTRACTOR. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE TAPE SUBMISSION TO THE CITY PRIOR TO COMMENCING ANY INSTALLATION OF ASPHALT OR CONCRETE PAVEMENT. RE-TAPING MAY BE REQUIRED BY THE CITY IF ADDITIONAL CLEARING OR CORRECTIVE ACTIONS ARE NECESSARY.

32. ALL MANHOLES WITH FORCE MAIN CONNECTIONS SHALL BE OUTFITTED WITH EGRU LINERS OR OTHER TYPES OF LINERS APPROVED BY THE CITY. IN ADDITION, THE CITY MAY REQUIRE LINERS TO BE INSTALLED IN AREAS WHERE THE ENVIRONMENTAL SERVICES DEPARTMENT BELIEVES THE NEED IS JUSTIFIED.

33. ALL SEWER LINES WHICH ARE CONSTRUCTED OUTSIDE OF PUBLIC RIGHTS-OF-WAY WITHIN SIDE YARDS, BACKYARDS, AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF C-900 PVC. ABSOLUTELY NO USE OF PLASTIC STYRENE FITTINGS SHALL BE ALLOWED.

34. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT "V", OR BY A METAL TAB SET INTO THE PAVEMENT.

35. CONTEC A-2000 PVC PIPE SHALL NOT BE ALLOWED FOR USE.

36. EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WETWELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.

37. ALL PROPOSED SEWER FORCE MAINS SHALL BE FLUSHED, PRESSURE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE ENVIRONMENTAL SERVICES DEPARTMENT (AS APPROPRIATE) AT LEAST 24 HOURS PRIOR TO BEGINNING A FULL-DIAMETER FLUSH OF THE MAINS PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).

38. THE CITY MAY REQUIRE THE CONTRACTOR TO PIG FORCE MAINS 6" AND GREATER IN DIAMETER AND PRIMARY TRANSMISSION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR.

EDGEWATER 2024-07-20	STANDARD CONSTRUCTION DETAIL SANITARY SEWER DESIGN AND CONSTRUCTION NOTES	FILE NAME: EW_S25.DWG DETAIL REF: S-25

SANITARY SEWER DESIGN AND CONSTRUCTION NOTES (CONTD.)

39. ANY TIE INTO AN EXISTING MANHOLE WILL BE COORDINATED WITH THE CITY, AND ALL CONFINED SPACE HAZARDS AND PROCEDURES WILL BE FOLLOWED.

40. ANY TIE INTO AN EXISTING SYSTEM WILL BE SWEPT IN THE DIRECTION OF FLOW.

41. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL OSHA, DOT, OR ANY OTHER RULES & REGULATIONS THAT MAY APPLY.

42. AS A GENERAL RULE, THE NUMBER OF JOINTS SHALL BE LIMITED WHENEVER POSSIBLE. IN SPECIAL CASES WHERE A POINT REPAIR TO AN 8"TO 12" PVC SEWER MAIN IS REQUIRED, THE PROPER RIGID WRAP AROUND SLEEVE SUCH AS A JCM-210 OVERSIZED DUCTILE IRON COUPLING OR AN APPROVED EQUAL MAY BE ALLOWED BY SPECIAL APPROVAL BY THE CITY.

43. ALL IN-LINE SANITARY SEWER FORCE MAIN VALVES SHALL BE RESILIENT SEAT (AWWA C-509) VALVES FEATURING A LINED DUCTILE IRON BODY.

44. ALL TAPPING OF MAINS AND CORING OF MANHOLES SHALL BE COORDINATED WITH THE CITY BY AN APPROVED CONTRACTOR AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. SCHEDULING OF THESE CONNECTIONS SHALL REQUIRE A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE ENVIRONMENTAL SERVICE DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE ON THE APPROPRIATE DAY AND TIME ESTABLISHED BY CITY.

45. WITH RESPECT TO TIE-IN CONNECTIONS AND CORING OPERATIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.

46. ALL WORK PERFORMED UPON SANITARY SEWER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A LICENSED UNDERGROUND UTILITY CONTRACTOR, OR LICENSED GENERAL CONTRACTOR, WHO IS LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.

47. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM.

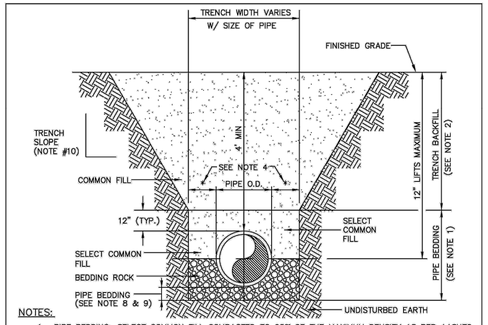
48. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE LOCATION, OF ALL FORCE MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT, IF NO CURBING EXISTS.)

49. ALL HDPE PIPE INSTALLED FOR SEWAGE FORCE MAINS SHALL BE SDR 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP TO WHICH IT IS ATTACHED.

50. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.

51. ALL UTILITY INSTALLATIONS ARE SUBJECT TO REVIEW AND APPEAL BY THE CITY OF EDGEWATER. ALL STRUCTURES AND EQUIPMENT SUPPLIED AND/ OR INSTALLED SHALL MEET QUALITY AND PERFORMANCE STANDARDS PRIOR TO ACCEPTANCE. SUBSTANDARD INSTALLATIONS MAY BE REJECTED, REMEMBER MEASURES ARE SUBJECT TO CITY APPROVAL.

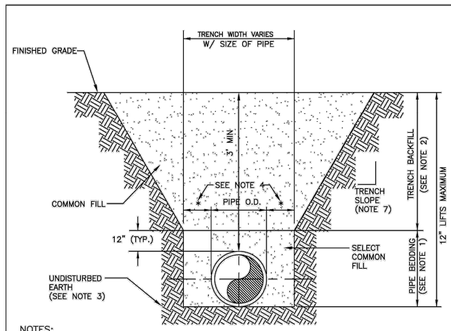
EDGEWATER 2023-01-25	STANDARD CONSTRUCTION DETAIL SANITARY SEWER DESIGN AND CONSTRUCTION NOTES	FILE NAME: EW_S26.DWG DETAIL REF: S-26



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. (98% DENSITY REQUIRED UNDER PAVEMENT, DRIVEWAYS AND STRUCTURES.)
3. USE TYPE "A" BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE "A" BEDDING, WHERE UNSUITABLE MATERIAL EXISTS. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
10. REFER TO OSHA REQMTS. FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.

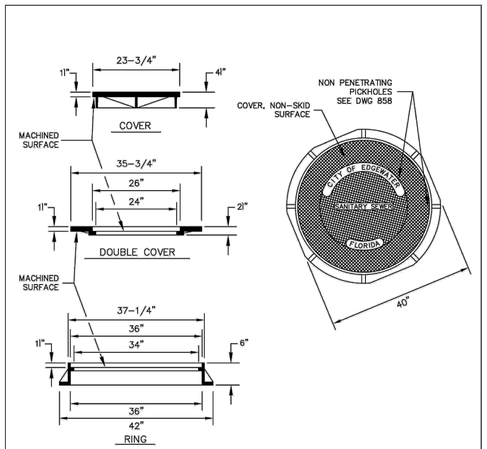
EDGEWATER 2023-01-25	STANDARD CONSTRUCTION DETAIL TYPE "A" BEDDING AND TRENCH DETAIL (SPECIAL GRAVITY SEWER INSTALLATIONS)	FILE NAME: EW_S28.DWG DETAIL REF: S-28



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180, (98% DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENT AND STRUCTURES).
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

EDGEWATER 2023-01-25	STANDARD CONSTRUCTION DETAIL TYPE "B" BEDDING AND TRENCH DETAIL (TYPICAL FOR WATER, SEWER, FORCE MAIN, STORM DRAIN AND RECLAIMED WATER MAIN INSTALLATIONS)	FILE NAME: EW_S29.DWG DETAIL REF: S-29



NOTES:

1. U.S. FOUNDRY 666 RING & CR-ORS & XB-ORS COVERS
2. COVER WT.: 212 LBS. APP. (185 LBS. ACTUAL)
3. DOUBLE COVER WT.: 215 LBS. APP.
4. RING WT.: 225 LBS. APP.
5. MATERIAL: ASTM-A48 CLASS 30B GRAY IRON

EDGEWATER	STANDARD CONSTRUCTION DETAIL SANITARY SEWER DOUBLE MANHOLE COVER	FILE NAME: EW_S30.DWG DETAIL REF: S-30

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Kimley»Horn
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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481
DATE: ———

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

UTILITY DETAILS

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-352

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center — PH1B Layout: C-352 UTILITY DETAILS October 15, 2025 04:08:15pm K:\ORB-LDEV\deering park center — phase 1a\CAD\plansheets\C-350 UTILITY DETAILS.dwg
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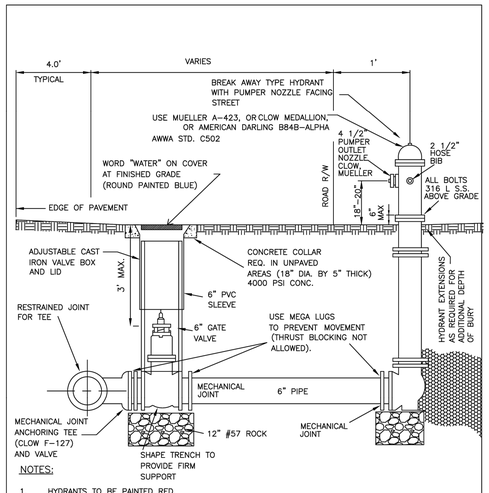

NOTES:

1. HYDRANTS TO BE PAINTED RED.
2. HOSE BIBS TO BE AMERICAN STANDARD THREADS. (FIRE THREAD)
3. RESTRAINED JOINTS REQUIRED. THRUST BLOCKS ARE NOT PERMITTED.
4. ADJUSTABLE TRENCH ADAPTOR ASSY. REQUIRED FOR ALL VALVES GREATER THAN 3' DEEP.
5. INSTALL AT SIDE LOT LINES OR AT CORNERS OF ROADWAY INTERSECTIONS, (TYPICAL)
6. BLUE REFLECTORS TO BE PLACED IN MIDDLE OF TRAVEL LANE ON SIDE OF ROAD THE HYDRANT IS ON.

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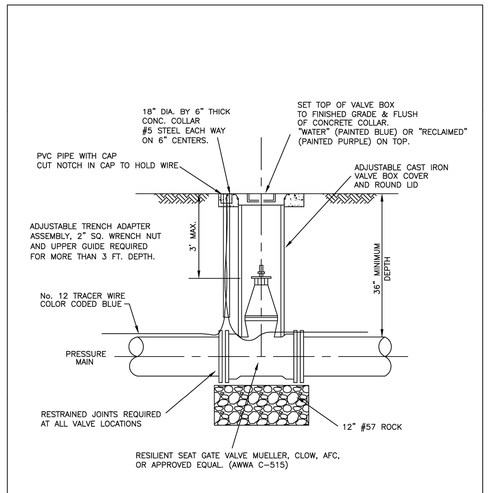
EDGEWATER 2017-10-24

STANDARD CONSTRUCTION DETAIL
FIRE HYDRANT ASSEMBLY

FILE NAME: EW_W1.DWG
DETAIL REF: W-1



NOTE:

1. ROD OR BOLT TEE WHERE APPLICABLE.
2. VALVE BOX EXTENSIONS SHALL BE ONE CONTINUOUS PIECE OF PIPE.

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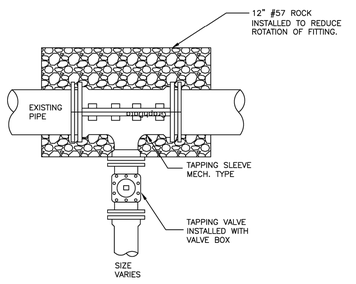
EDGEWATER 2017-10-24

STANDARD CONSTRUCTION DETAIL
POTABLE WATER AND/OR RECLAIMED WATER VALVE AND VALVE BOX (2" - 16" VALVE SIZES)

FILE NAME: EW_W2.DWG
DETAIL REF: W-2



NOTES:

1. TAPPING SLEEVES SHALL BE ALL STAINLESS STEEL i.e. ROMAC INDUSTRIES, INC. MODEL SST.
2. INSTALL REQUIRED RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCK BE PERMITTED.
3. ALL TAPPING OF MAINS SHALL BE SUPERVISED BY THE CITY 48 HRS ADVANCE NOTICE PROVIDED.
4. TAPPING ASSEMBLY TO BE TESTED AT 150 p.s.i. FOR 10 MINUTES PRIOR TO PERFORMING TAP.

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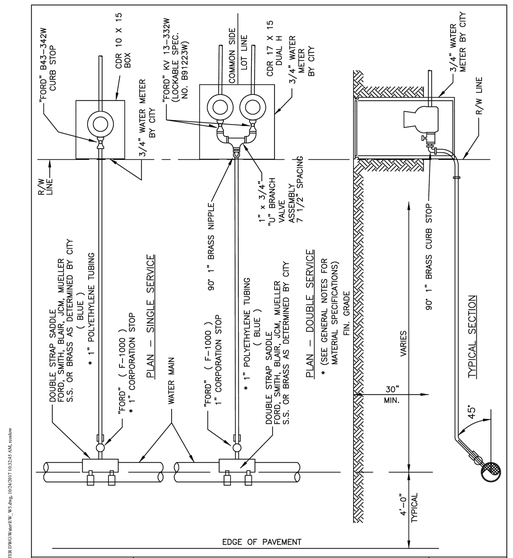
EDGEWATER 2011-06-30

STANDARD CONSTRUCTION DETAIL
TAPPING VALVE AND SLEEVE

FILE NAME: EW_W3.DWG
DETAIL REF: W-3



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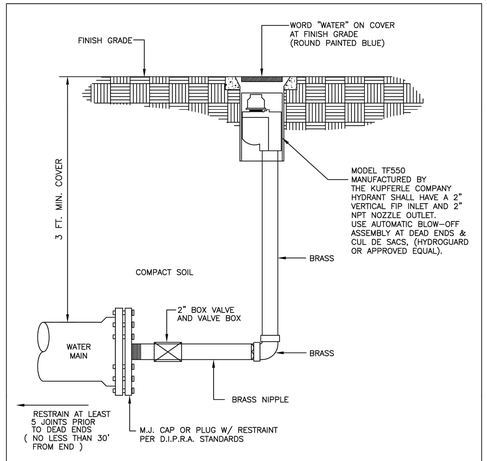
EDGEWATER 2017-10-24

STANDARD CONSTRUCTION DETAIL
WATER LATERAL SERVICE (3/4" - 2" SIZES)

FILE NAME: EW_W5.DWG
DETAIL REF: W-5



NOTES:

1. NO GALVANIZED FITTINGS PERMITTED.

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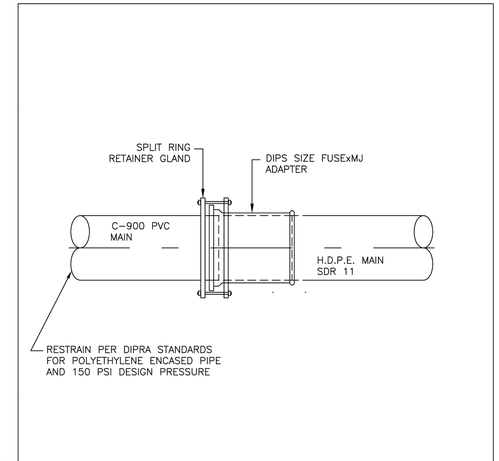
EDGEWATER 2011-06-30

STANDARD CONSTRUCTION DETAIL
POTABLE WATER
BLOW-OFF ASSEMBLY

FILE NAME: EW_W6.DWG
DETAIL REF: W-6



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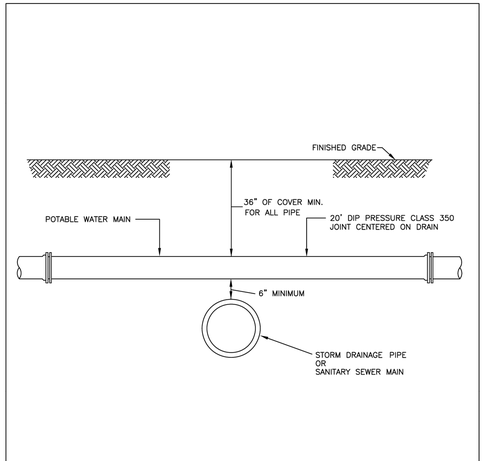
EDGEWATER 2017-10-24

STANDARD CONSTRUCTION DETAIL
P.V.C. TO H.D.P.E.
RESTRAINED JOINT DETAIL

FILE NAME: EW_W7.DWG
DETAIL REF: W-7



NOTE:

1. CONCRETE ENCASEMENT OF A SANITARY SEWER MAIN IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN 18" VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 6".

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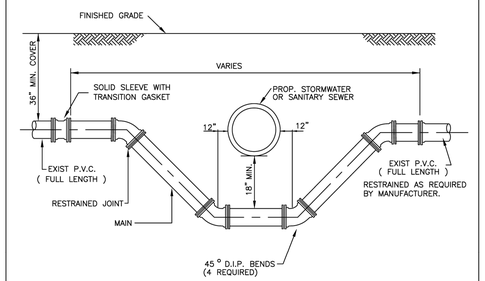
EDGEWATER 2011-06-30

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE PIPE
OR SANITARY SEWER MAIN CONFLICT

FILE NAME: EW_W14.DWG
DETAIL REF: W-14

CONCRETE ENCASEMENT OF SANITARY SEWER IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN UNABLE TO MAINTAIN 18" VERTICAL SEPARATION DISTANCE. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 6".



NOTES:

1. LOWERING OF EXISTING WATER MAIN & FORCE MAIN BY DEFLECTION METHOD ACCEPTABLE IF EXISTING FIELD CONDITIONS PERMIT.
2. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOINT MANUAL.
3. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.

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EDGEWATER 2011-06-30

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE PIPE
OR SANITARY SEWER MAIN CONFLICT

FILE NAME: EW_W15.DWG
DETAIL REF: W-15

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DEERING PARK CENTER - PHASE 1B
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SHEET NUMBER
C-353

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - PH1B Layout: C-353 UTILITY DETAILS October 15, 2025 04:06:28pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-350 UTILITY DETAILS.dwg
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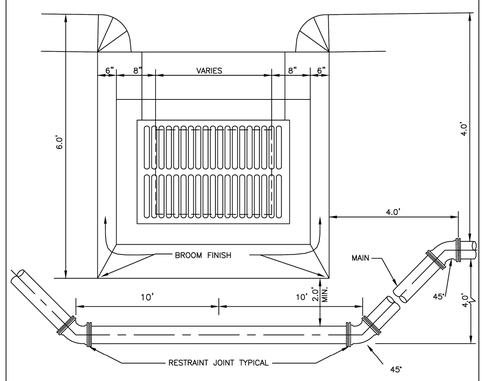


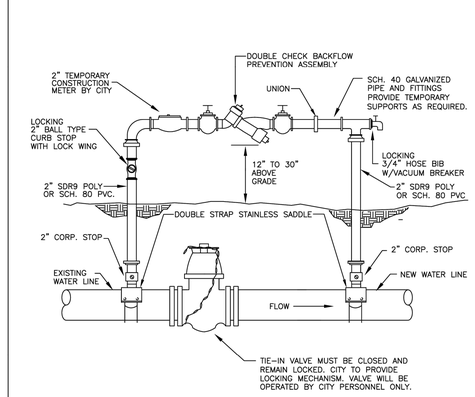
NOTES:

1. MAIN MAY PASS OVER STORM LINE IF 36" OF COVER IS PROVIDED OVER WATER MAIN OR RECLAIMED WATER LINE AND ADEQUATE CLEARANCE IS PROVIDED FROM THE STORM SEWER PIPE.
2. PIPE SHALL BE DEFLECTED AROUND DRAINAGE INLET IN ACCORDANCE WITH THE RESTRAINED JOINT GUIDELINES OF THE DIPRA AND ADAPTED TO PVC PIPE AS NECESSARY.

2011-06-30

STANDARD CONSTRUCTION DETAIL
MAIN INSTALLATION BETWEEN
DRAINAGE INLET AND SIDEWALK

FILE NAME: EW_W16.DWG
DETAIL REF: W-16



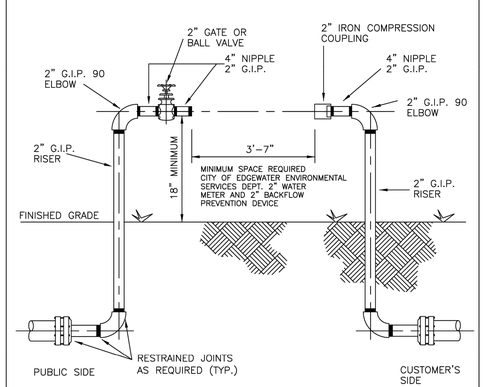
NOTES:

1. PROVIDE SUPPORT AND/OR PROTECTIVE MEASURES TO PREVENT ABOVE GROUND PIPE BEING BROKEN.

2011-06-30

STANDARD CONSTRUCTION DETAIL
TEMPORARY JUMPER CONNECTION

FILE NAME: EW_W20.DWG
DETAIL REF: W-20



NOTE:

1. PROVIDE SUPPORT OR PROTECTIVE POSTS.

2011-06-30

STANDARD CONSTRUCTION DETAIL
CONTRACTORS' INSTALLATION REQUIREMENTS
FOR A 2" TEMPORARY METER

FILE NAME: EW_W21.DWG
DETAIL REF: W-21

POTABLE WATER DESIGN AND CONSTRUCTION NOTES

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (424-2460) SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID
3. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE, AND 12 GUAGE TRACING WIRE AS WELL.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE 3/4", DOUBLE RESIDENTIAL SERVICES SHALL BE 1", AND COMMERCIAL SERVICES 1-1/2" OR 2". POLYETHYLENE TUBING SHALL BE USED, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   POLYETHYLENE TUBING SHALL BE CTS 3408 HIGH DENSITY TUBING, BLUE IN COLOR, AND RATED FOR A MINIMUM OF 200 P.S.I. WITH SDR OF 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL HAVE UV PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.T.M. D1248, D3350, D2239, D2737, N.S.F. 14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY.
   ACCEPTABLE MANUFACTURERS: ENDOT ENDO PURE OR APPROVED EQUAL
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND AND ANY "U" BRANCHES FOR DOUBLE SERVICES SHALL BE AT GROUND LEVEL. ALL SERVICES SHALL BE LOCKED.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 750 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. RESILIENT SEAT GATE VALVES 24" DIAMETER AND SMALLER (AWWA C-509)
    B. BUTTERFLY VALVES GREATER THAN 24" (AWWA C-504)
    C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE.
12. ALL WATER VALVES SHALL BE ADJUSTED TO FINISHED GRADE WITH CONCRETE COLLARS AND THE CAPS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
13. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES.
14. TYPICALLY, A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED AT EVERY INTERSECTION. OTHER FIRE HYDRANTS SHALL BE LOCATED SO AS TO PRODUCE A MAXIMUM 375 FEET HOSE LAY ALONG THE STREET FOR ALL RESIDENTIAL BUILDINGS.

2011-06-30

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND
CONSTRUCTION NOTES

FILE NAME: EW_W22.DWG
DETAIL REF: W-22

POTABLE WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)

15. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE PRIMARY HYDRANT PORT SHOULD ALWAYS FACE THE STREET.
16. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES.
18. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
19. WATER MAINS SHALL BE C-900 PVC OR C-905 CL 150 (COLOR"BLUE") OR D.I.P. PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY.
20. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF HEALTH AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THIS SYSTEM .
21. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE.
22. IN AREAS WHERE RECLAIMED WATER IS NOT AVAILABLE THE CONTRACTOR SHALL BE REQUIRED TO (UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST) TRANSFER THE WATER FROM THE POTABLE WATER LINES TO THE RECLAIMED WATER LINES FOR UTILIZATION IN THEIR PRESSURE TEST.
23. IN AREAS WHERE RECLAIMED WATER IS AVAILABLE, RECLAIMED WATER WILL BE UTILIZED IN THE PRESSURE TESTING OF NEW RECLAIMED WATER LINES.
24. ALL POTABLE WATER MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.
25. MEGALUGS, BOLTLESS RESTRAINED JOINTS, GRIPPER GASKETS, OR STAR GRIPS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
26. GRIPPER RING GASKETS BY ROMAC AND OR STAR AU-GRIP MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC.
27. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 4 HOURS PER AWWA STANDARDS.
28. ALL WATER SERVICES SHALL BE MARKED WITH AN "/\" SAW CUT INTO THE CURB AND METAL TABS SET INTO THE PAVEMENT.
29. ALL WATER VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB AND METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED SIMILARLY, AS WELL.
30. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES. IN INSTANCES WHERE SERVICES NEED TO BE OFFSET, 3/4" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 2.0' FROM SIDE LOT LINES.
31. ALL TAPPING OF MAINS SHALL BE SUPERVISED BY THE CITY SCHEDULING OF THESE CONNECTIONS SHALL REQUIRE A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR. THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 A.M. AND NOON ON THE APPROPRIATE DAY.

2011-06-30

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND
CONSTRUCTION NOTES

FILE NAME: EW_W23.DWG
DETAIL REF: W-23

POTABLE WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)

32. ALL PROPOSED POTABLE WATER MAINS SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE WHEN APPROPRIATE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER TREATMENT PLANT AT LEAST 48 HOURS PRIOR TO BEGINNING FLUSH OF THE MAINS PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING.
33. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL POTABLE MAINS IN EXCESS OF 8" IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR.
34. WITH RESPECT TO TIE-IN CONNECTIONS , THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
35. ALL WORK PERFORMED UPON POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
36. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE PROPOSED LOCATIONS OF ALL WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT, IF NO CURB IS USED).
37. POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF EDGEWATER. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANING OR RELATED USES.
38. ALL H.D.P.E. PIPE UTILIZED FOR WATER, FORCE MAIN AND/OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE S.D.R. 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
39. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.
40. ALL VALVES 2" AND LARGER SHALL BE STANDARD 2" BOX VALVES (CORP STOPS ARE NOT ACCEPTABLE).
41. WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C905 SPECIFICATION) FOR A MINIMUM LENGTH OF (20) FEET, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF (10) TEN FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18" ABOVE THE SEWAGE MAIN. ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED.

2011-06-30

STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND
CONSTRUCTION NOTES

FILE NAME: EW_W24.DWG
DETAIL REF: W-24

TECHNICAL SPECIFICATIONS FOR MECHANICAL JOINT DUCTILE IRON PIPE FITTINGS

ALL MECHANICAL JOINT DUCTILE IRON PIPE FITTINGS SHALL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS AND COMPLY WITH THE FOLLOWING SPECIFICATIONS:

MATERIAL:
A.S.T.M. A536 MINIMUM GRADE 70-50-5 IN ACCORDANCE WITH A.W.W.A. C153 (A.N.S.I. A21.53)

PRESSURE:
CLASS 350 IN ACCORDANCE WITH A.W.W.A. C153 (A.N.S.I. A21.53) 350 PSI WATER WORKING PRESSURE.

TESTING:
IN ACCORDANCE WITH A.W.W.A. C153 (ANSI A21.53). THREE TIMES WATER WORKING PRESSURE (350 PSI). BODY CAPABLE OF WITHSTANDING HYDROSTATIC TEST OF 1050 PSI.

FLOW:
I.D. EQUAL TO I.D. OF CLASS 50/51 DUCTILE IRON PIPE, THUS ALLOWING THE FULL FLOW FEATURE.

LAYING LENGTH:
SHORT BODY (COMPACT)

CEMENT LINING:
IN ACCORDANCE WITH A.W.W.A. C104 (A.N.S.I. A21.4)

MECHANICAL JOINTS:
IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C111/A21.11

GASKETS:
SBR IN ACCORDANCE WITH A.W.W.A. C111 A.N.S.I. A21.11

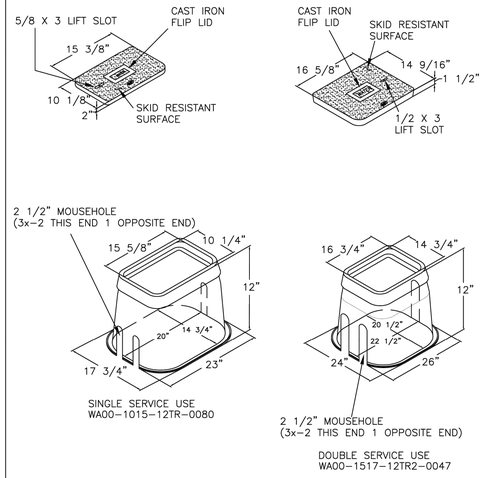
TEE HEAD BOLTS:
COR-TEN IN ACCORDANCE WITH A.W.W.A. C111 (A.N.S.I. A21.11)

ACCEPTABLE MANUFACTURERS:
TYLER, CLOW, GRIFFIN, U.S. PIPE, UNION FOUNDRY, AMERICAN CAST IRON OR APPROVED EQUAL

2011-06-30

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR
MECHANICAL JOINT
DUCTILE IRON PIPE FITTINGS

FILE NAME: EW_W25.DWG
DETAIL REF: W-25



2011-06-30

STANDARD CONSTRUCTION DETAIL
VALVE BOX
SINGLE AND DOUBLE SERVICE

FILE NAME: EW_W26.DWG
DETAIL REF: W-26

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 321-430-1138
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LICENSED PROFESSIONAL ENGINEER
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: _____

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

UTILITY DETAILS

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-354

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - PH1B Layout: C-354 UTILITY DETAILS October 15, 2025 04:08:38pm K:\VRB_LDEV\deering park center - phase 1a\CAD\plansheets\C-350 UTILITY DETAILS.dwg
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STREET PROFILE SHEET REFERENCE

EAST COLLIER DRIVE: C-401

WEST COLLIER DRIVE: C-402

JOSHUA TREE COURT: C-403

GRIFFITH COURT: C-403

BANFF COURT: C-404

GRAPHIC SCALE IN FEET
0 75 150 300

N E S W

SHEET NUMBER C-400

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

OVERALL STREET PROFILES

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

LICENSED PROFESSIONAL

KINAN F. HUSAINY, PE

FLORIDA LICENSE NUMBER
75481

DATE: _____

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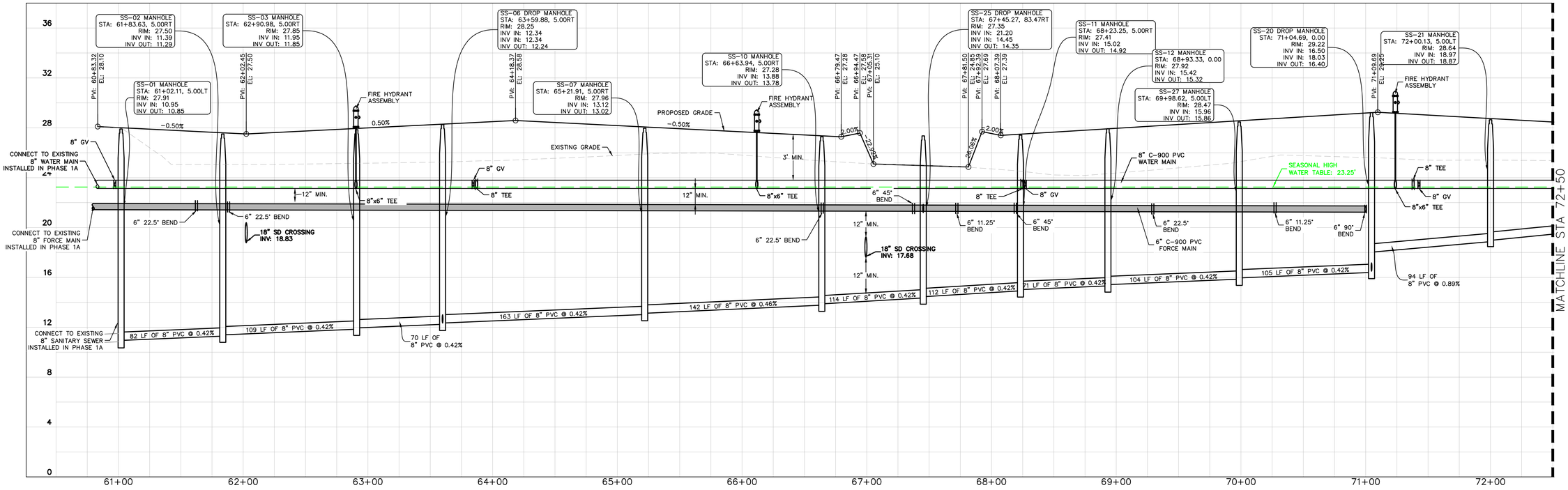

EAST COLLIER DRIVE FROM 60+92.11 to 72+50

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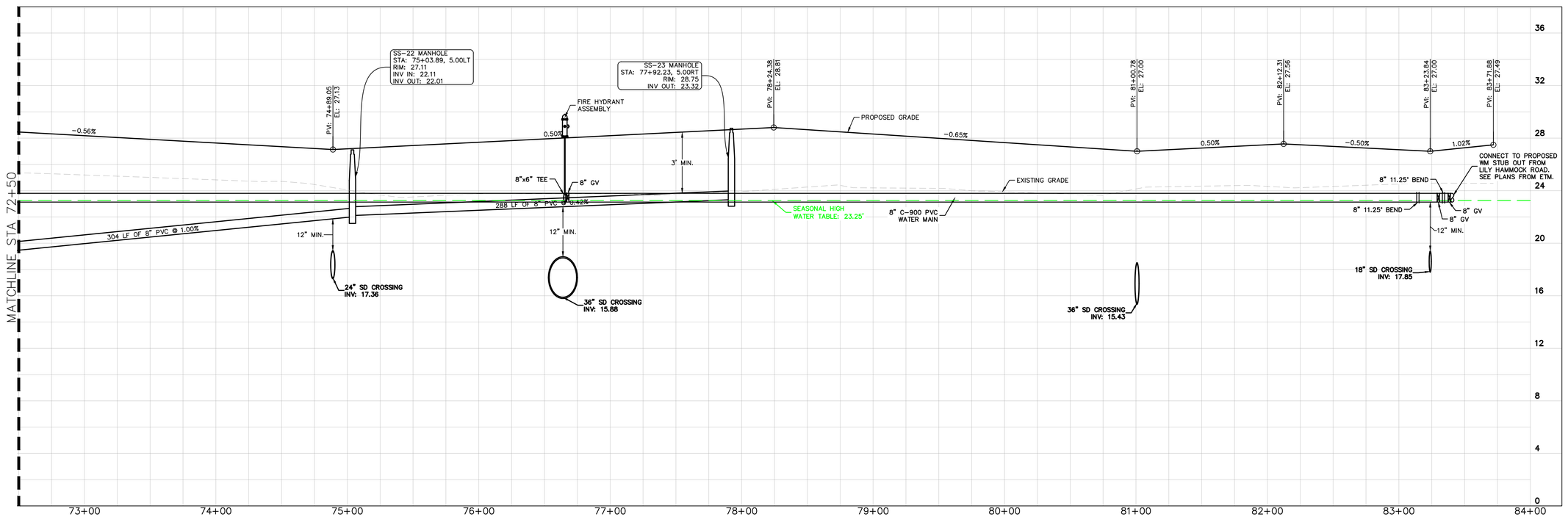

EAST COLLIER DRIVE FROM 72+50 to 83+71.88

H: 1"=40' V: 1"=4'

No.	REVISIONS	DATE	BY

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DATE: ——

KHA PROJECT	062590006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

STREET PROFILES

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

SHEET NUMBER
C-401

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center – PH1B Layout:C-401 October 15, 2025 04:07:04pm K:\VRB_LDEV\deering park center – phase 1b\CAD\plansheets\C-400 STREET PROFILES.dwg
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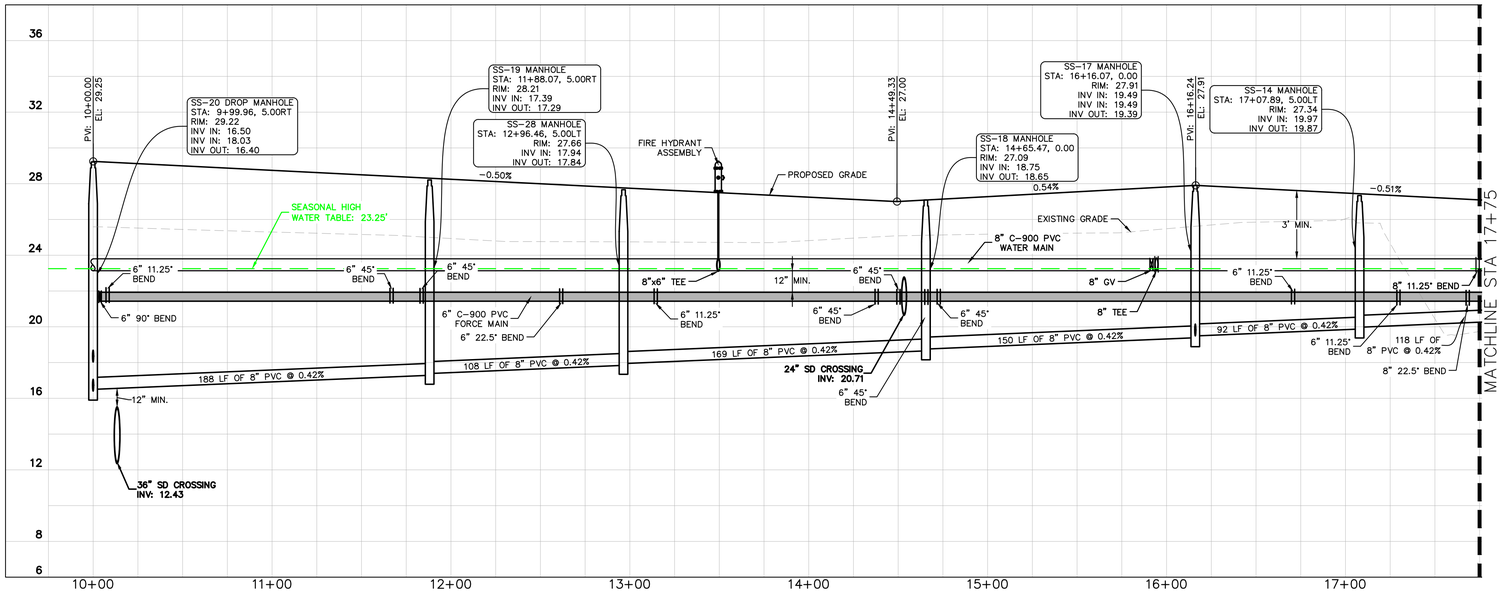

WEST COLLIER DRIVE FROM 10+00 to 17+75

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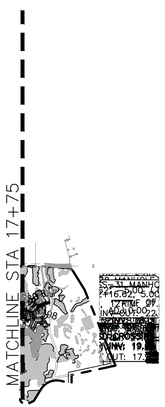

WEST COLLIER DRIVE FROM 17+75 to 22+49.21

H: 1"=40' V: 1"=4'

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KINAN F. HUSAINY, PE
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DATE:

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

STREET PROFILES

SHEET NUMBER
C-402

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center – Ph1B Layout: C-402 October 15, 2025 04:07:09pm K:\VRB_LDEV\deering park center – phase 1b\CAD\plansheets\C-402 STREET PROFILES.dwg
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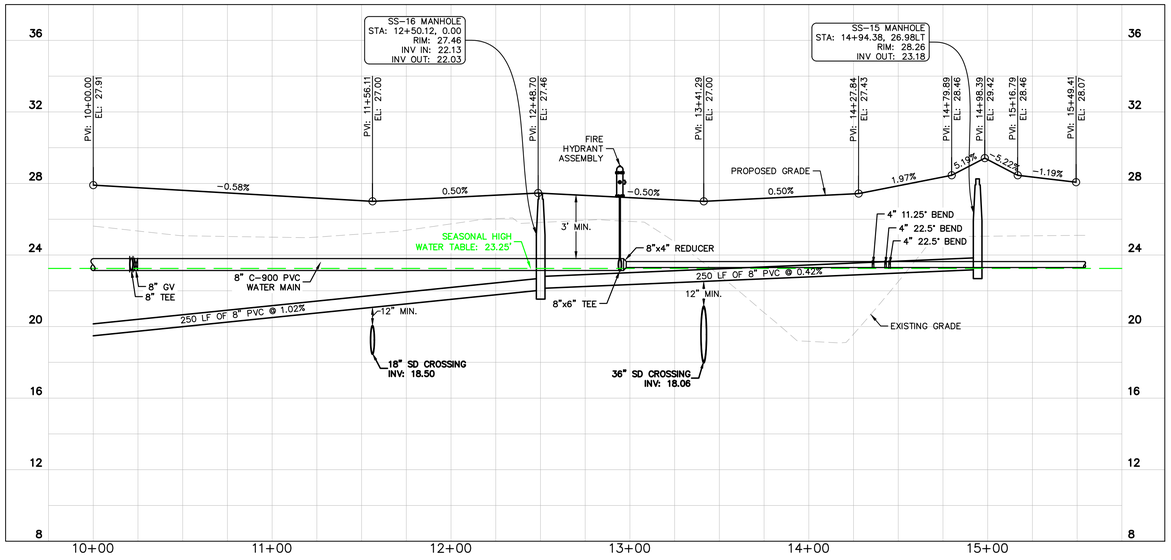
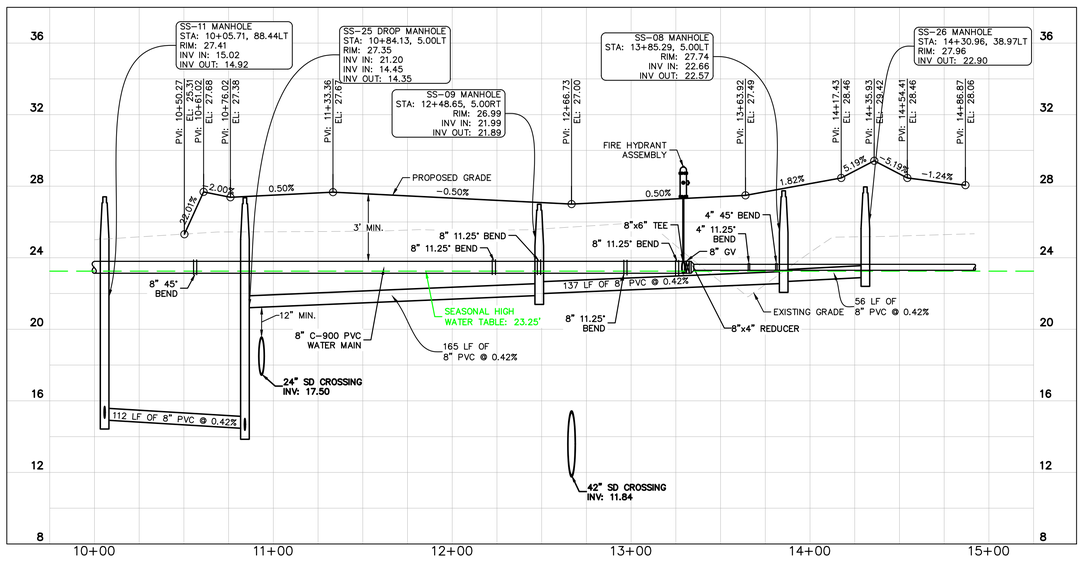


JOSHUA TREE COURT FROM 10+00 to 15+06.30

H: 1"=40' V: 1"=4'



GRIFFITH COURT FROM 10+00 to 14+18.10

H: 1"=40' V: 1"=4'

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KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
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DATE: ——

KHA PROJECT 046259006
DATE 05/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY JWK
CHECKED BY KFH

DEERING PARK CENTER - PHASE 1B

PREPARED FOR
KOLTER

EDGEWATER FLORIDA

STREET PROFILES

SHEET NUMBER
C-403

Plotted By:Stecher, Gavin Sheet Set:Deering Park Center – PH1B Layout:C-403 October 15, 2025 04:07:14pm K:\WPB_LDEV\deering park center – phase 1b\CAD\plansheets\C-400 STREET PROFILES.dwg
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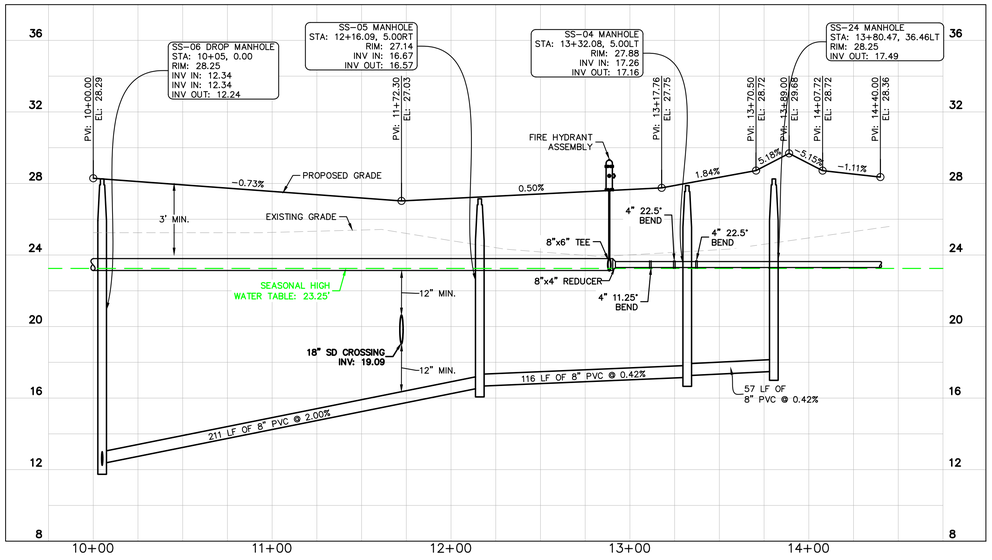

BANFF COURT FROM 10+00 to 18+33.71

H: 1"=40' V: 1"=4'

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - PH1B Layout: C-404 October 15, 2025 04:07:17pm K:\VRB_LDEV\deering park center - phase 1b\CAD\plansheets\C-400 STREET PROFILES.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ——

KHA PROJECT	046259006
DATE	05/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	JWK
CHECKED BY	KFH

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