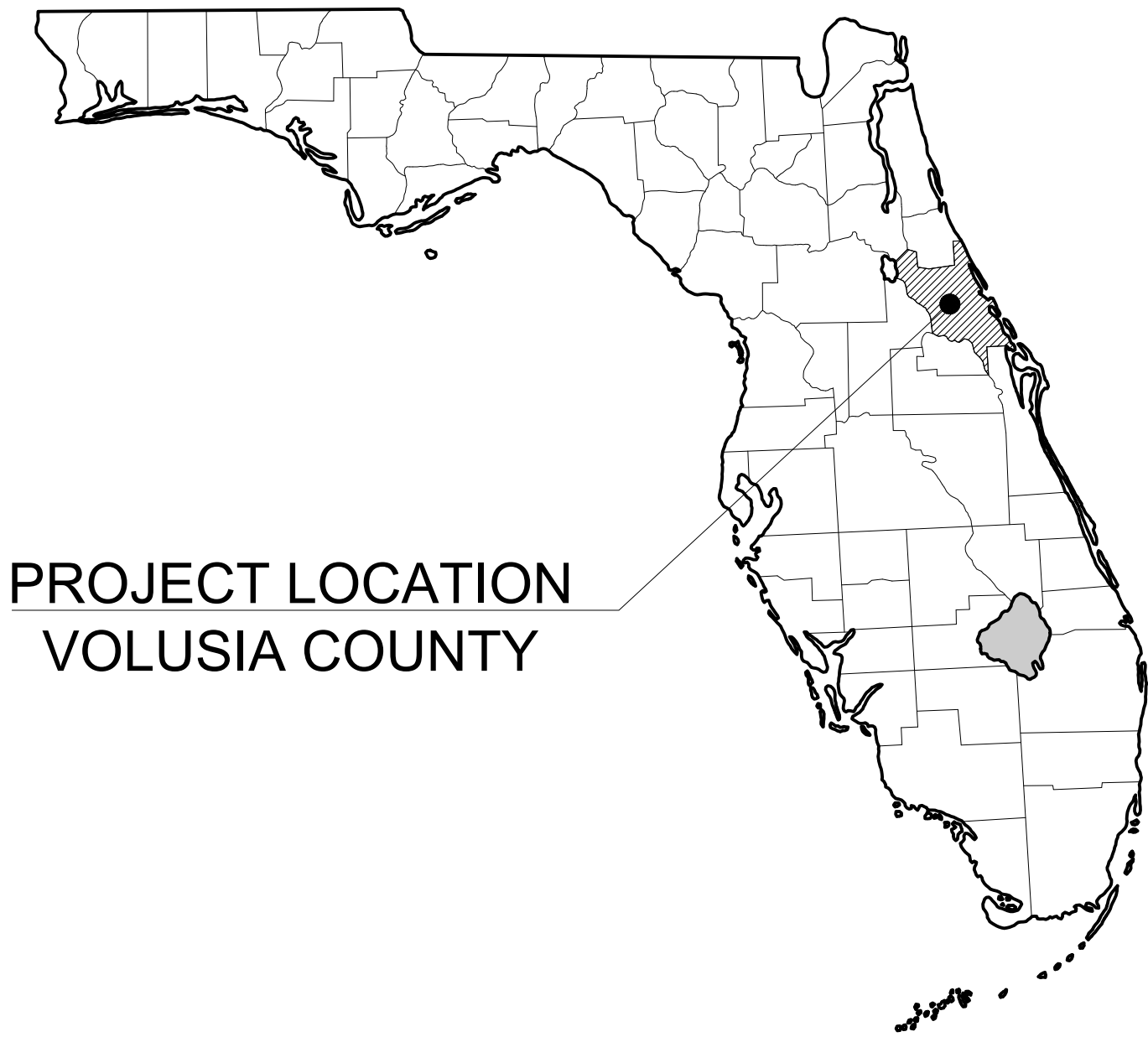


Plotted By: Stecher, Gavin Sheet Set: Deering Park Center — Phase 1A Layout: C-000 COVER PAGE October 15, 2025 03:47:33pm K:\V\B-IDEV\Deering Park Center — Phase 1A\CAD\PlanSheets\C-000 COVER PAGE.dwg This document, together with the concepts and designs presented herein, is intended only for the specific 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.



PROJECT LOCATION
VOLUSIA COUNTY

CONSTRUCTION PLANS

FOR

DEERING PARK CENTER PHASE 1A

LOCATED IN

EDGEWATER, FLORIDA

SECTIONS 03, TOWNSHIP 36S, RANGE 39E

LEGAL DESCRIPTION

ALL OF SECTION 7, TOWNSHIP 18 SOUTH, 34 EAST, AND THE WEST 1/ 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 CORNER 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. 1 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° 51" 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.

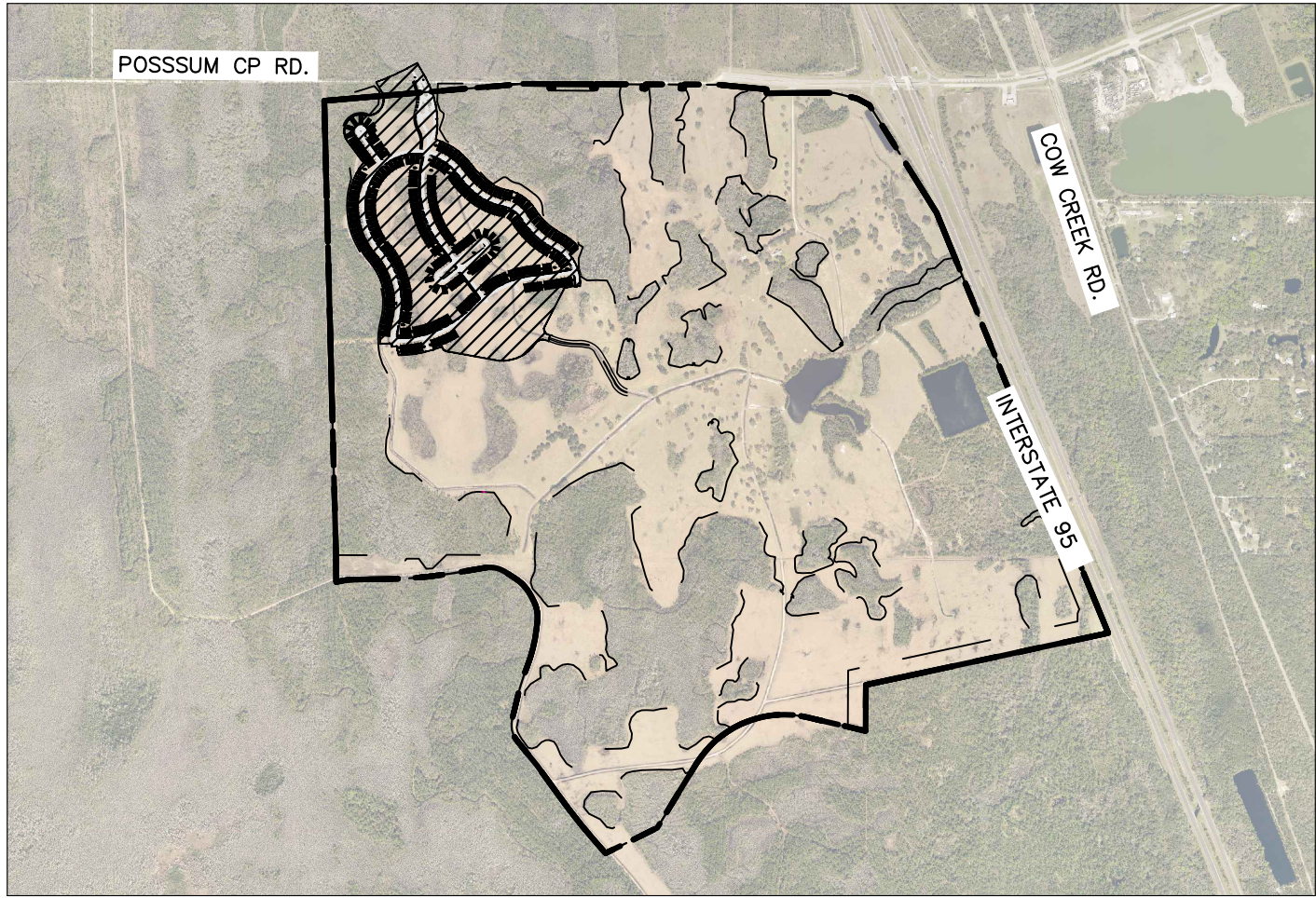
Containing 877.50+/- acres more or less and being in Volusia County, Florida.

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.



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

SURVEYOR

DAVID WILLIAMS, P.S.M., R.P.L.S.
GEOPPOINT SURVEYING, INC
213 HOBBS STREET
TAMPA, FL 33619
(813) 248-8888

PLANNER/L.A.

STEVE GARRETT, R.L.A.
MARQUIS LATIMER & HALBACK INC.
34 CORDOVA ST.
ST AUGUSTINE, FL 32084
(904) 825-6747

GEOTECHNICAL

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

CIVIL ENGINEER

KINAN F. HUSAINY, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100
FAX (772) 794-4130

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 PHASE 2
C-150	SWPPP DETAILS
C-200	OVERALL PAVING GRADING AND DRAINAGE PLAN
C-201	PAVING GRADING AND DRAINAGE PLAN
C-202	PAVING GRADING AND DRAINAGE PLAN
C-203	PAVING GRADING AND DRAINAGE PLAN
C-204	PAVING GRADING AND DRAINAGE PLAN
C-205	PAVING GRADING AND DRAINAGE PLAN
C-206	PAVING GRADING AND DRAINAGE PLAN
C-207	PAVING GRADING AND DRAINAGE PLAN
C-208	PAVING GRADING AND DRAINAGE PLAN
C-209	PAVING GRADING AND DRAINAGE PLAN
C-210	PAVING GRADING AND DRAINAGE PLAN
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C-212	PAVING GRADING AND DRAINAGE PLAN
C-213	PAVING GRADING AND DRAINAGE PLAN
C-250	PAVING GRADING AND DRAINAGE DETAILS
C-251	PAVING GRADING AND DRAINAGE DETAILS
C-252	PAVING GRADING AND DRAINAGE DETAILS
C-300	OVERALL UTILITY PLAN
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C-304	UTILITY PLAN
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CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

811

Know what's below.
Call before you dig.

DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

FLORIDA
EDGEWATER

LICENSED PROFESSIONAL
KHA PROJECT
046259004
DATE
07/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY DLC
CHECKED BY JWK
DATE: ---

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

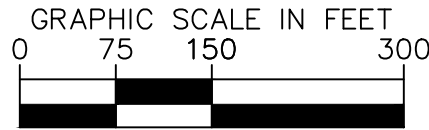
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481

REVISIONS
No. DATE BY

SHEET NUMBER
C-000

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.

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SITE FEATURES

PHASE BOUNDARY LINE

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

An advertisement for Sunshine State One Call of Florida, Inc. The ad is enclosed in a rounded rectangular border. At the top, it says 'CALL 48 HOURS BEFORE YOU DIG'. To the right is a large '811' logo with a shovel icon. Below the logo, it says 'Know what's below. Call before you dig.' with a small shovel icon. In the center, it says 'IT'S THE LAW! DIAL 811'. Below that, it says 'SUNSHINE STATE ONE CALL OF FLORIDA, INC.' and lists services: 'VERTICAL DATUM', 'ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)', 'GAS', 'ELECTRIC', 'SEWER', 'WATER', and 'CABLE'.

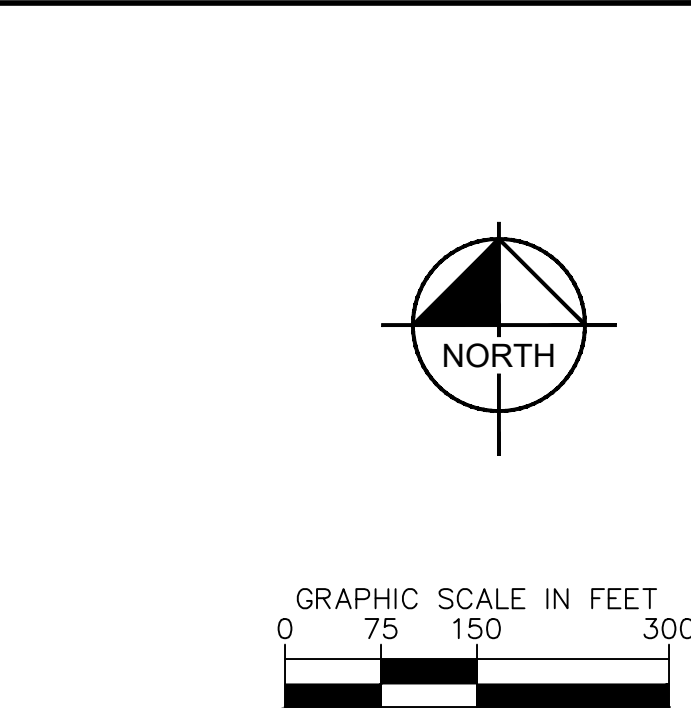
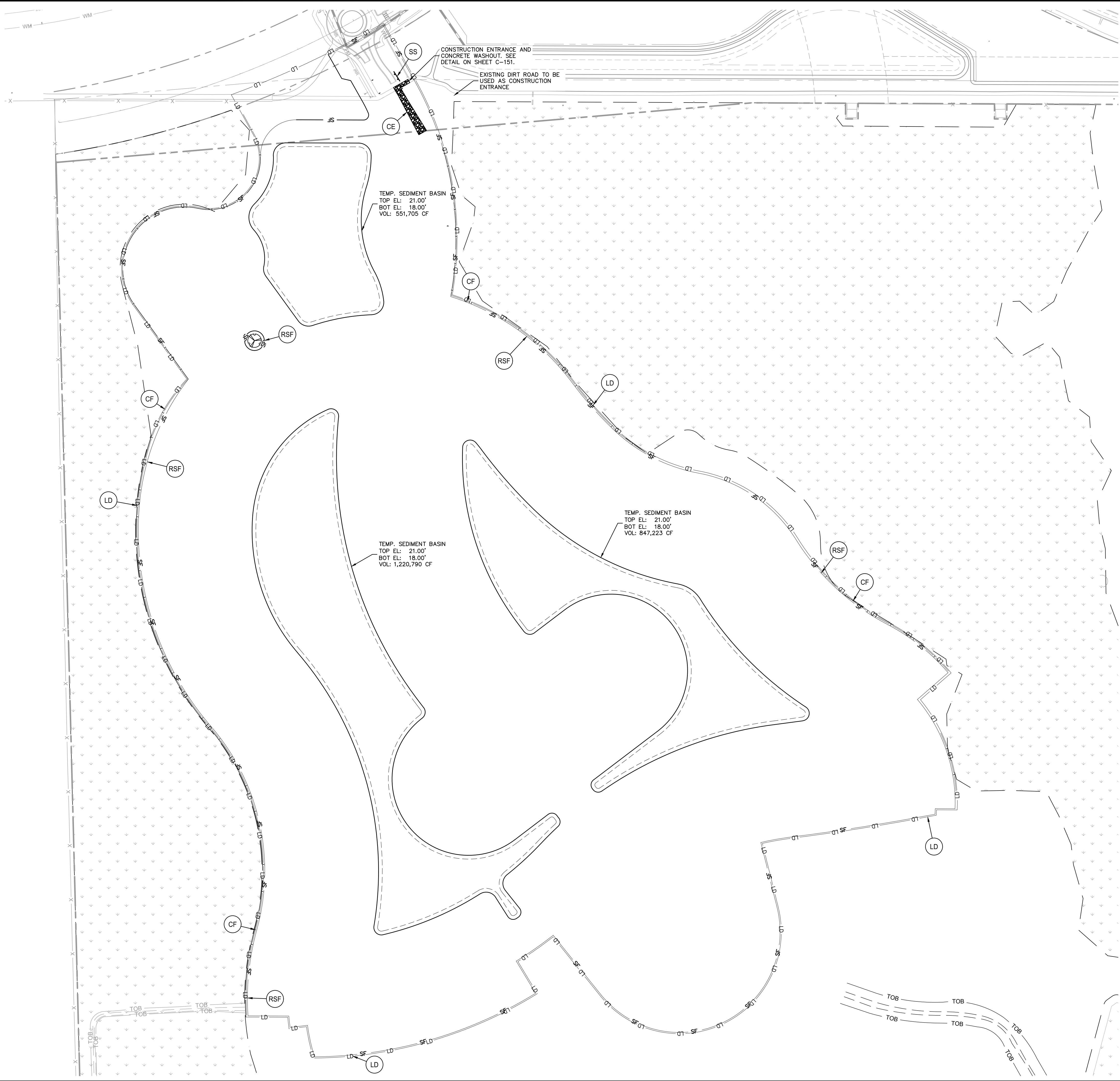
TREE PRESERVATION PLAN

Kimley»»Horn

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Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-100 SWPPP PLAN October 15, 2025 03:48:20pm K:\VRE_IDEX\Deering Park Center - Phase 1A\CAD\PlanSheets\C-100 SWPPP PLAN.dwg

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LEGEND

SITE FEATURES

- BOUNDARY LINE
- LD PROPOSED LIMITS OF DISTURBANCE
- EROSION DETAILS (SEE DETAIL SHEET C-151)
- CE TEMPORARY CONSTRUCTION EXIT (SEE DETAIL)
- RSF PROPOSED SEDIMENTATION/ SILT FENCE (SEE DETAIL)
- CF PROPOSED HIGH VISIBILITY CONSTRUCTION FENCE
- SS SWPPP INFORMATION SIGN (SEE DETAIL)
- IP INLET PROTECTION

- NOTES:**
- FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS, REFER TO DETAIL SHEET C-150/151.
 - 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.
 - THE HIGH VISIBILITY CONSTRUCTION FENCE IS OFFSET 7' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE CONSTRUCTION FENCE SHOULD BE PLACED 1' OUTSIDE THE LIMITS OF CONSTRUCTION LINE OR A MINIMUM OF 1' FROM THE PROVIDED CONSERVATION EASEMENT.
 - THE REINFORCED SILT FENCE IS OFFSET 3' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 5' INSIDE THE LIMITS OF CONSTRUCTION LINE OR A MINIMUM OF 2' FROM THE PROVIDED CONSERVATION EASEMENT.
 - 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.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

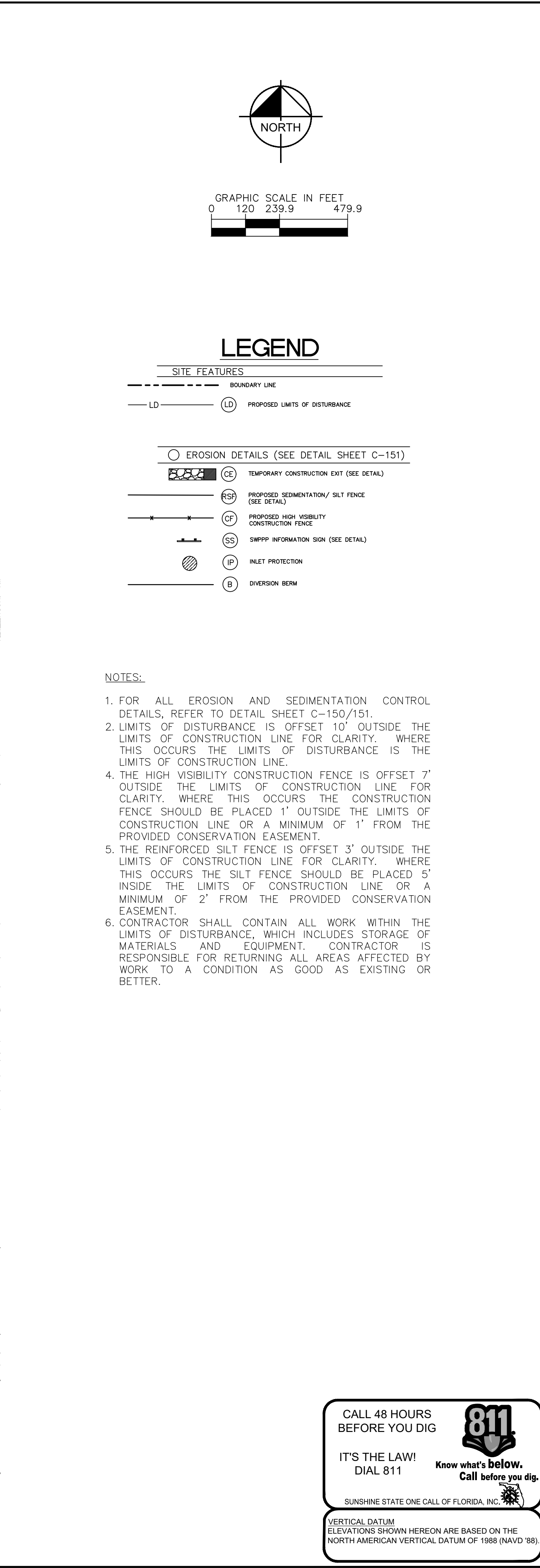
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

811

Know what's below. Call before you dig.

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

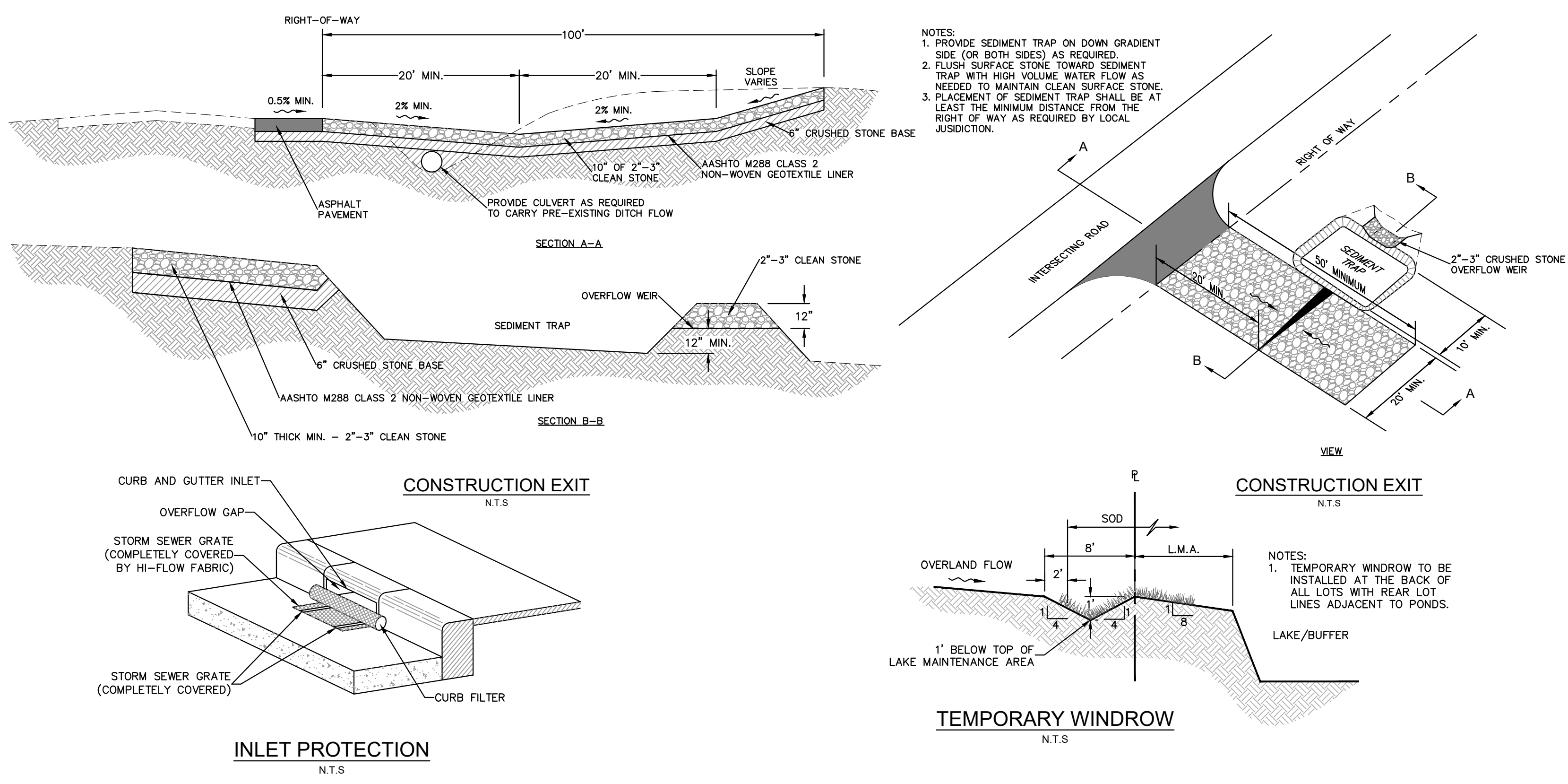
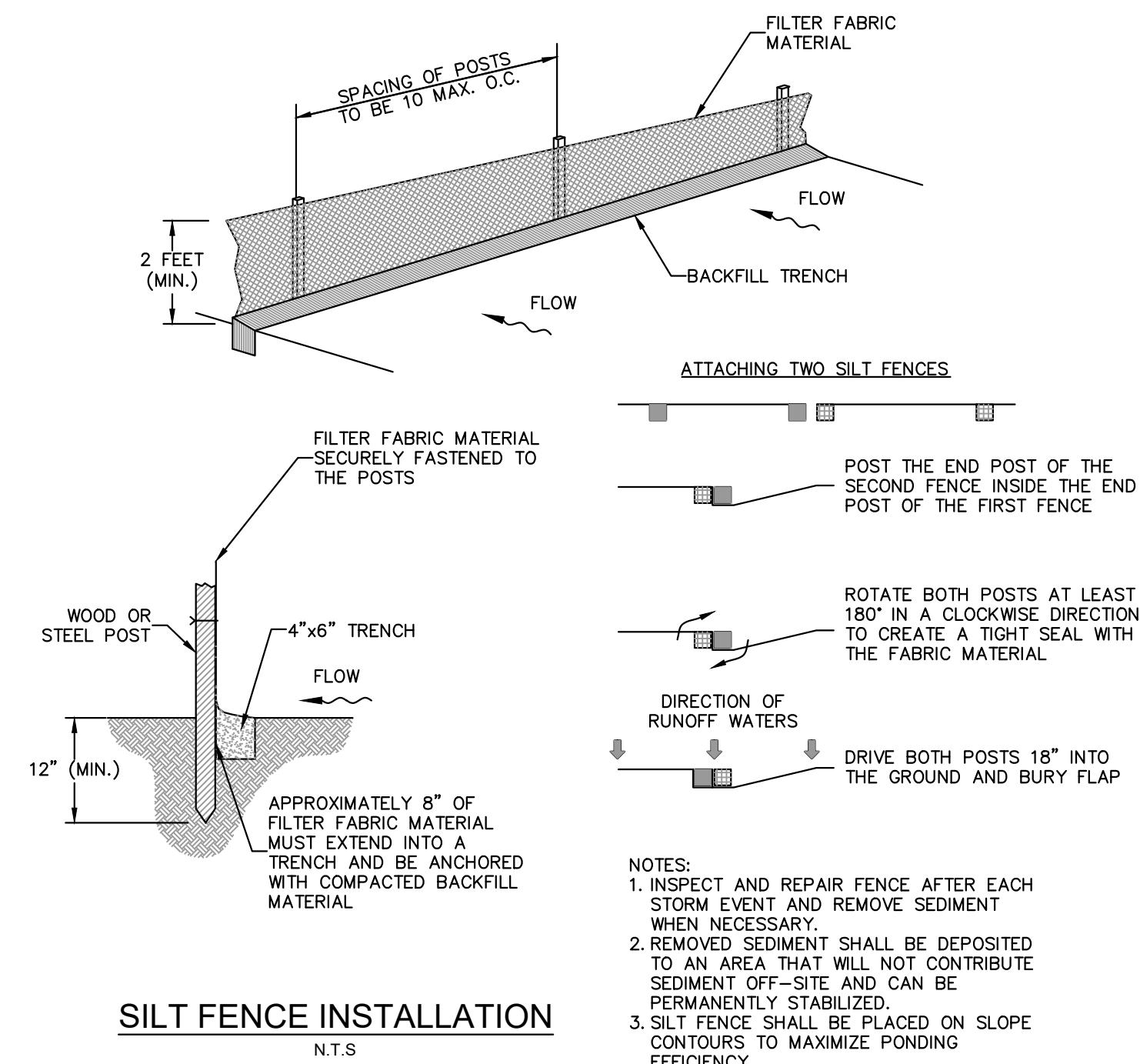
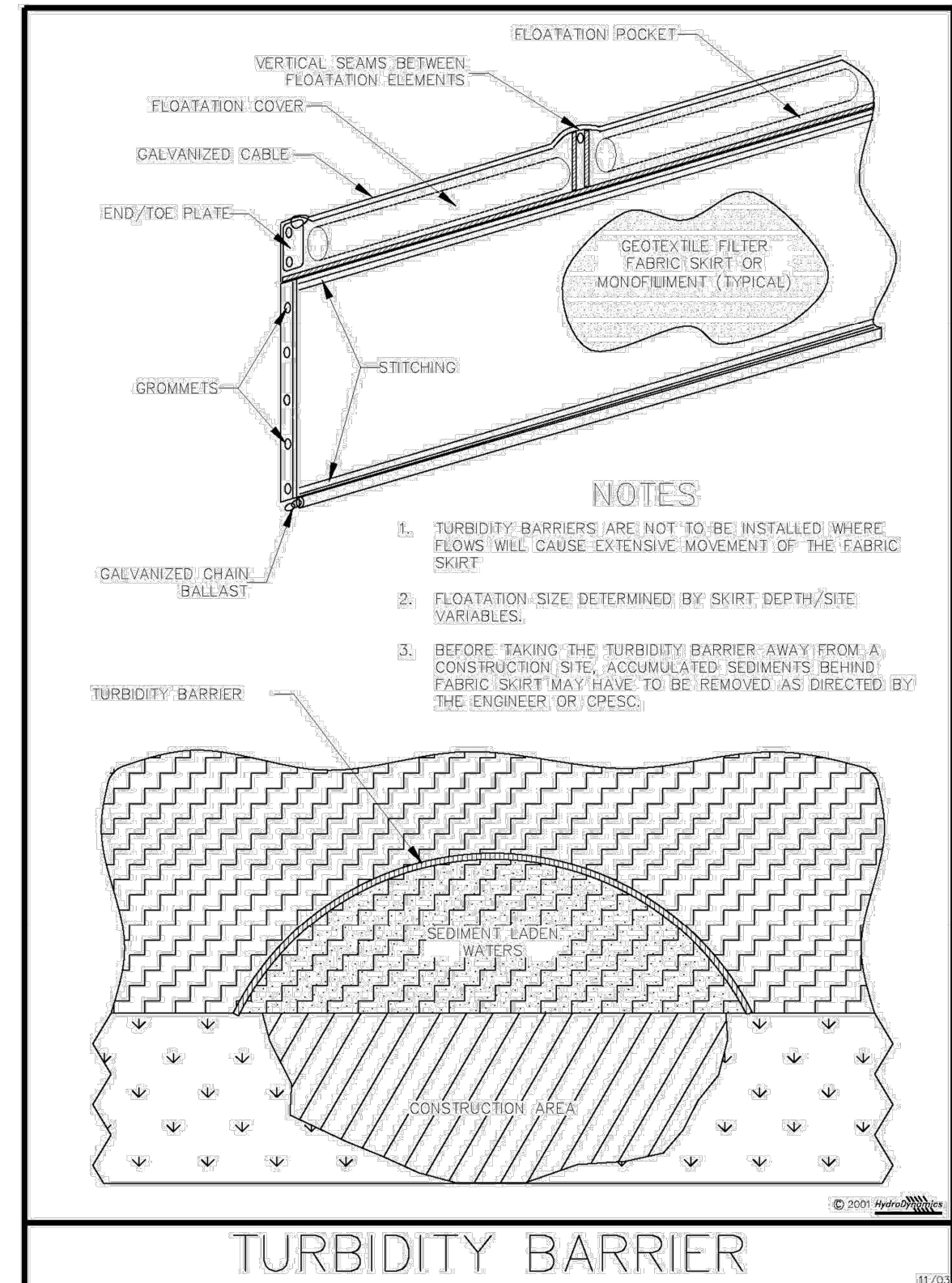
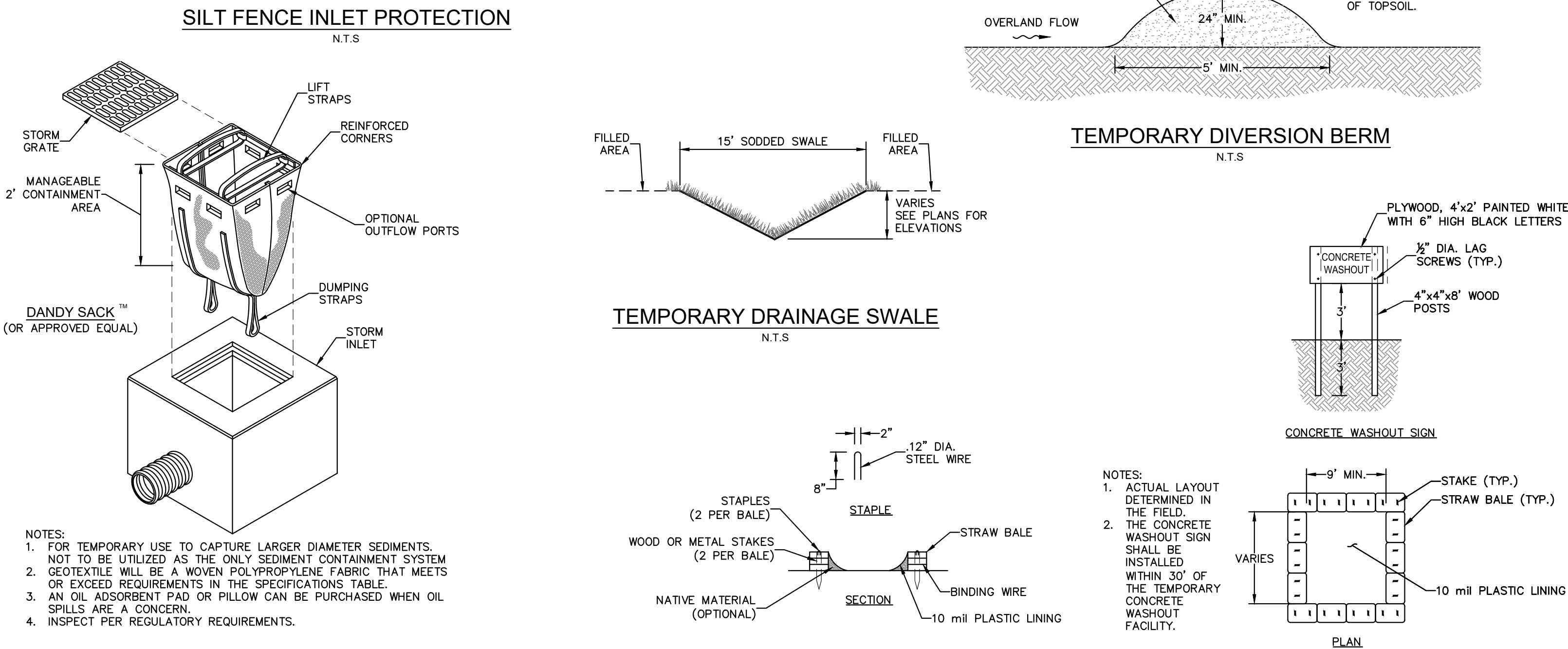
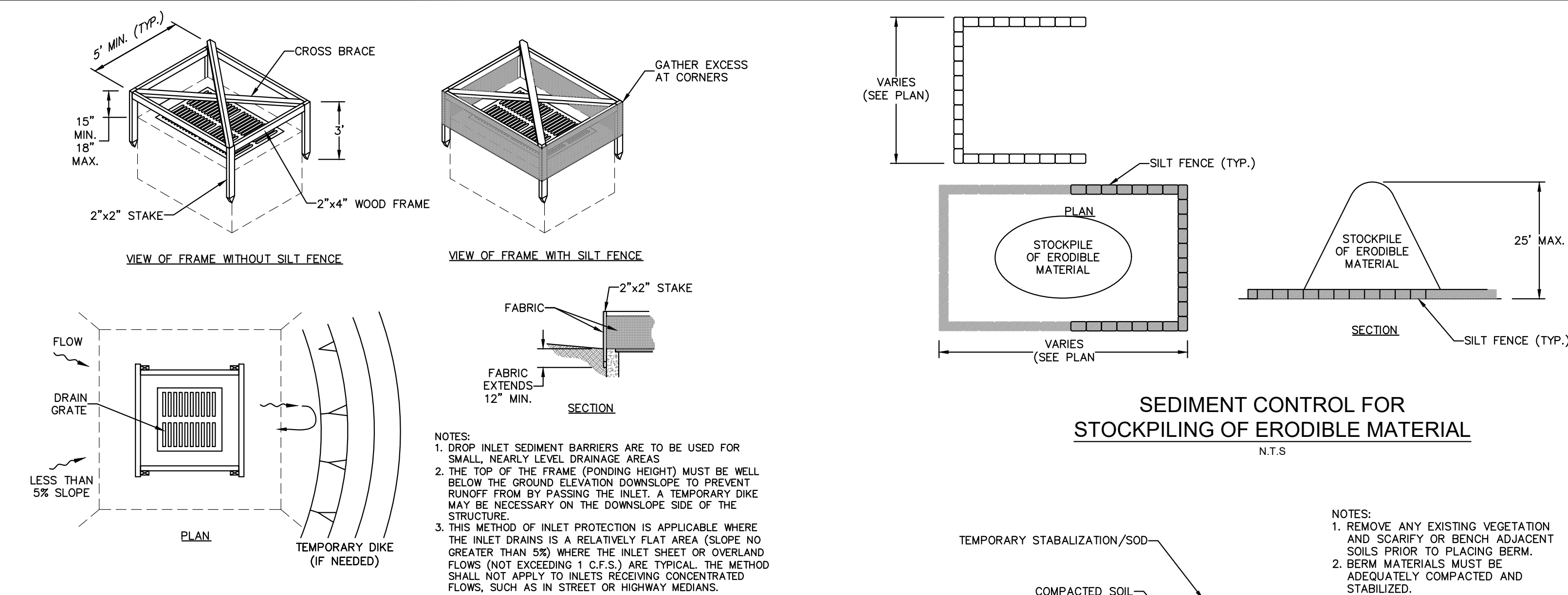
DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER	FLORIDA	SHEET NUMBER C-100	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 321-430-1138 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	REVISIONS		DATE	BY
				No.			
LICENSED PROFESSIONAL KHA PROJECT 046259004 DATE 07/2025 SCALE AS SHOWN DESIGNED BY KFH DRAWN BY DLC CHECKED BY JWK DATE: _____			KINAN F. HUSAINY, PE FLORIDA LICENSE NUMBER 75481				



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 7' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE CONSTRUCTION FENCE SHOULD BE PLACED 1' OUTSIDE THE LIMITS OF CONSTRUCTION LINE OR A MINIMUM OF 1' FROM THE PROVIDED CONSERVATION EASEMENT.
5. THE REINFORCED SILT FENCE IS OFFSET 3' OUTSIDE THE LIMITS OF CONSTRUCTION LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 5' INSIDE THE LIMITS OF CONSTRUCTION LINE OR A MINIMUM OF 2' FROM THE PROVIDED CONSERVATION EASEMENT.
6. 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.

[illegible]

Plotted By: Stecher, Gavin Sheet: Sed:Deering Park Center - Phase 1A Layout: C-151 SWPPP DETAILS - October 15, 2025 03:48:40pm K:\VRB-LODE\Deering Park Center - Phase 1\CAD\PlanSheets\C-150 SWPPP DETAILS.dwg
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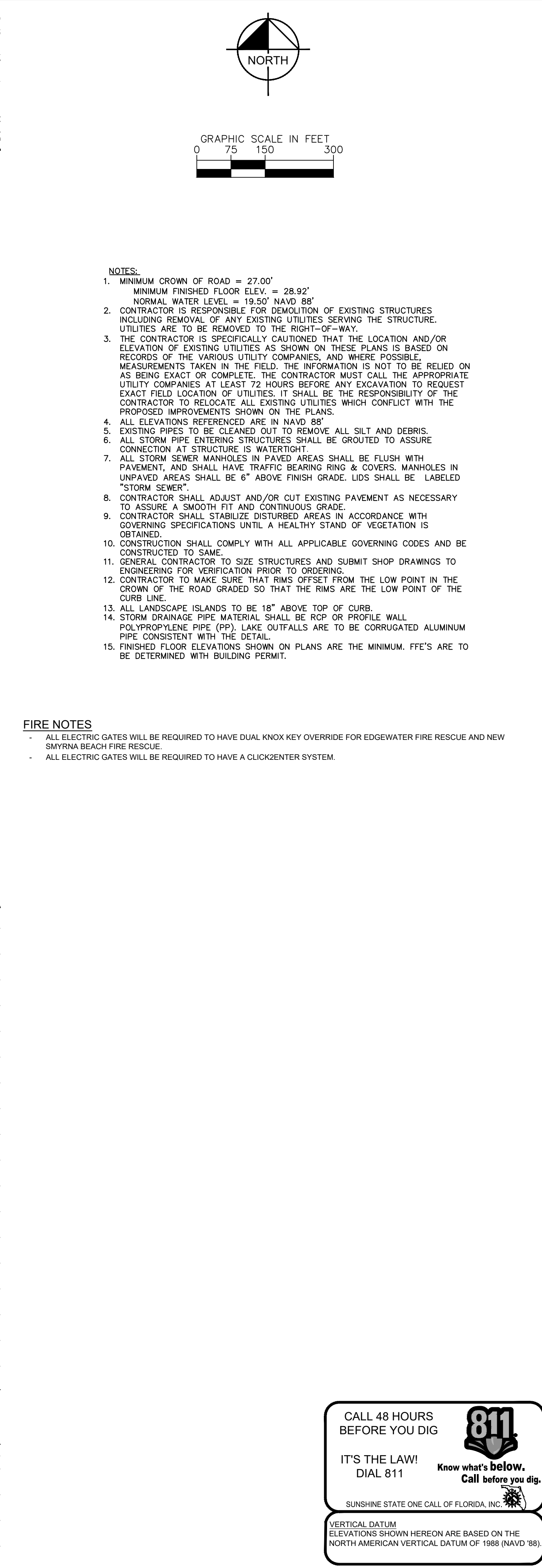
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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

DEERING PARK CENTER - PHASE 1A		SWPPP DETAILS		KIMLEY»Horn	
SHEET NUMBER C-150	PREPARED FOR KOLTER	EDGEWATER	FLORIDA	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 100, MELBOURNE, FL 32940 PHONE: 321-430-1138 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	
				LICENSED PROFESSIONAL	
				KINAN F. HUSAINY, PE	
				FLORIDA LICENSE NUMBER 75481	
				KHA PROJECT 046259004	
DATE 07/2025		CHECKED BY JMK		DATE:	
SCALE AS SHOWN		DESIGNED BY KFH		DRAWN BY DLC	

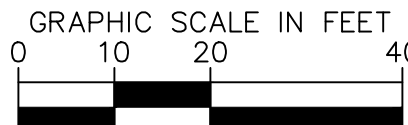
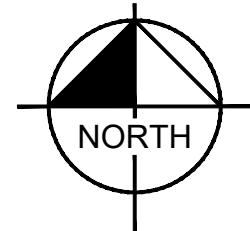
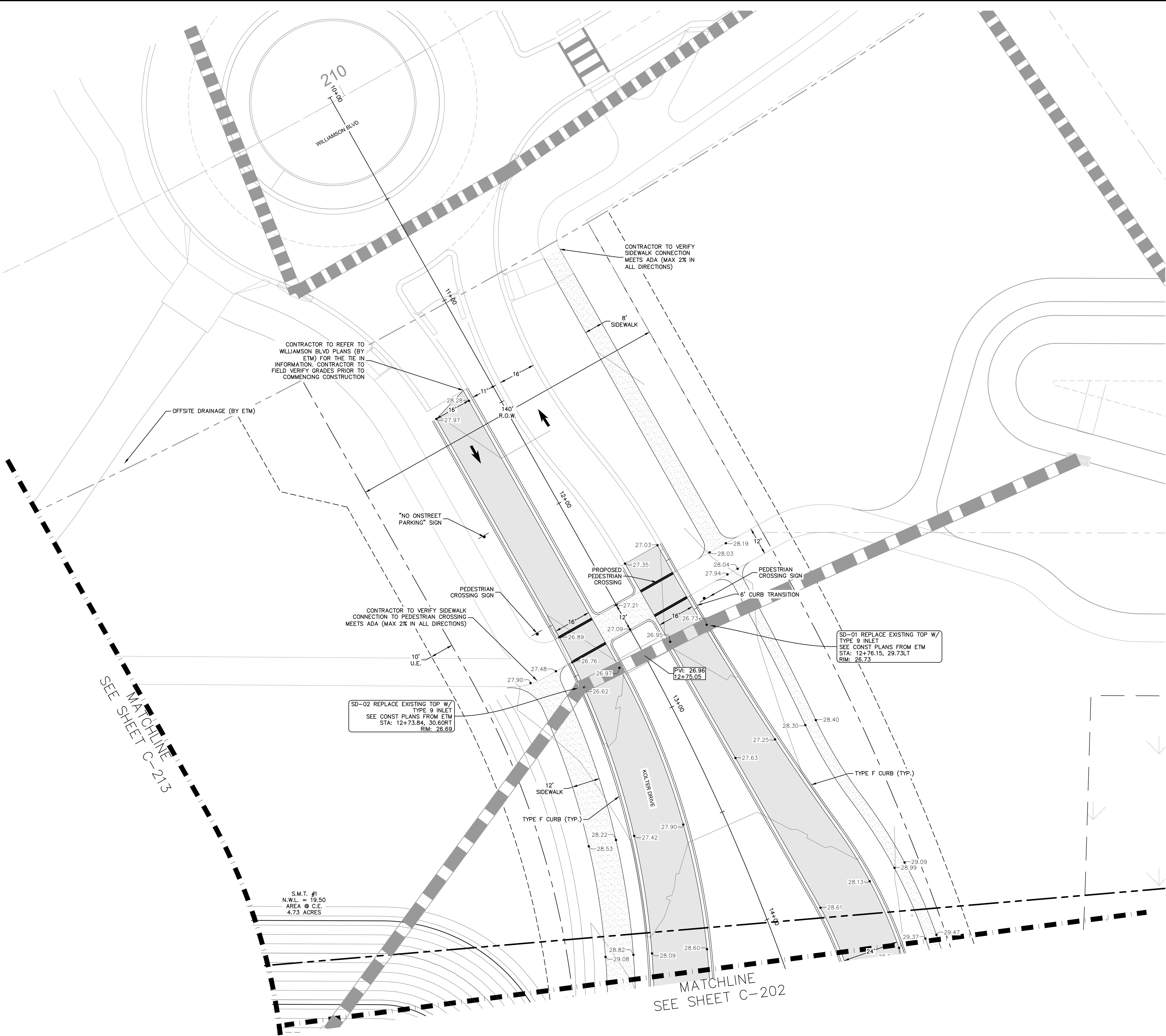


1. MINIMUM CROWN OF ROAD = 27.00'.
MINIMUM FINISHED FLOOR ELEV. = 28.92'.
NORMAL WATER LEVEL = 19.50' NAVD 85'
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. CONTRACTOR SHALL SUBMIT A UTILITY LOCATIONS PLAN AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE LOCATIONS AND BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON FOR EXISTING UTILITIES LOCATIONS. CONTRACTOR MUST OBTAIN THE APPROPRIATE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL INFORMATION FROM THE FIELD 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 STRUCTURE SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, 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 THE BUILT 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 ENGINEER FOR VERIFICATION PRIOR TO ORDERING.
12. CURB SHALL BE CONSTRUCTED TO THE LOW POINT 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. MINIMUM FLOOR FINISH ELEVATION ON PLANS ARE THE MINIMUM. FFE'S ARE TO BE DETERMINED WITH BUILDING PERMIT.

- ALL ELECTRIC GATES WILL BE REQUIRED TO HAVE DUAL KNOX KEY OVERRIDE FOR EDGEWATER FIRE RESCUE AND NEW SMYRNA BEACH FIRE RESCUE.
- ALL ELECTRIC GATES WILL BE REQUIRED TO HAVE A CLICK2ENTER SYSTEM.

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-201 October 15, 2025 03:49:09pm K:\VRE-LDE\Deering Park Center - Phase 1\CAD\PlanSheets\C-200 PGD PLAN.dwg

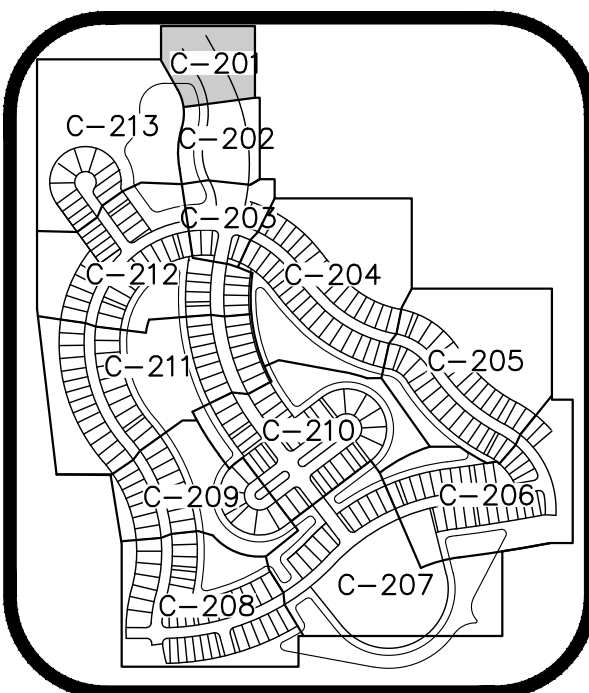
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LEGEND

- 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
- ASPHALT
- CONCRETE SIDEWALK

- NOTES:
- MINIMUM CROWN OF ROAD = 27.00'
MINIMUM FINISHED FLOOR ELEV. = 28.92'
NORMAL WATER LEVEL = 19.50' NAVD 88'
 - 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.
 - 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.
 - ALL ELEVATIONS REFERENCED ARE IN NAVD 88'
 - EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
 - 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".
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
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 - GENERAL CONTRACTOR TO SIZE STRUCTURES AND SUBMIT SHOP DRAWINGS TO ENGINEERING FOR VERIFICATION PRIOR TO ORDERING.
 - 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.
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 - FINISHED FLOOR ELEVATIONS SHOWN ON PLANS ARE THE MINIMUM. FFE'S ARE TO BE DETERMINED WITH BUILDING PERMIT.



KEY MAP
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG

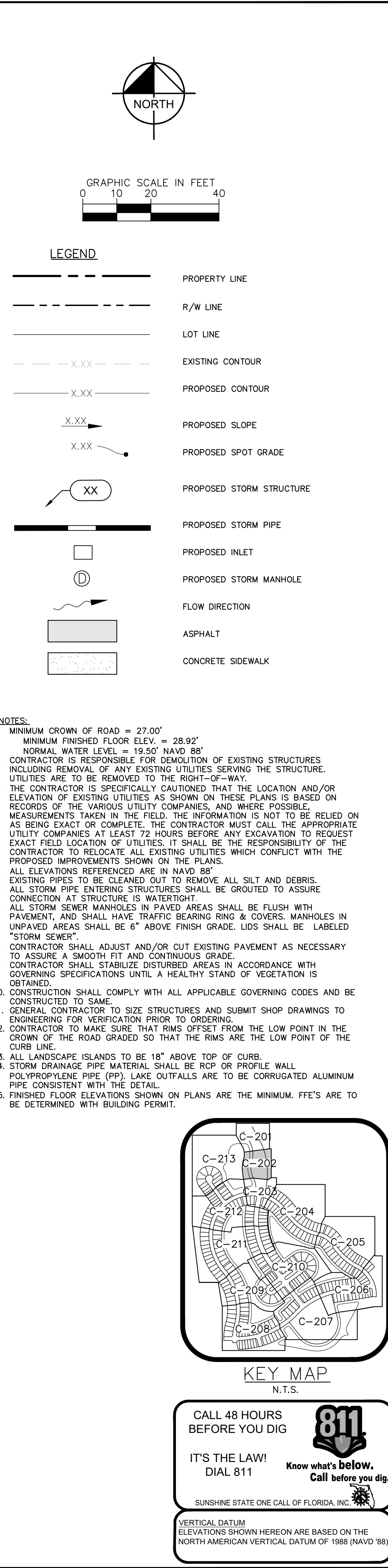
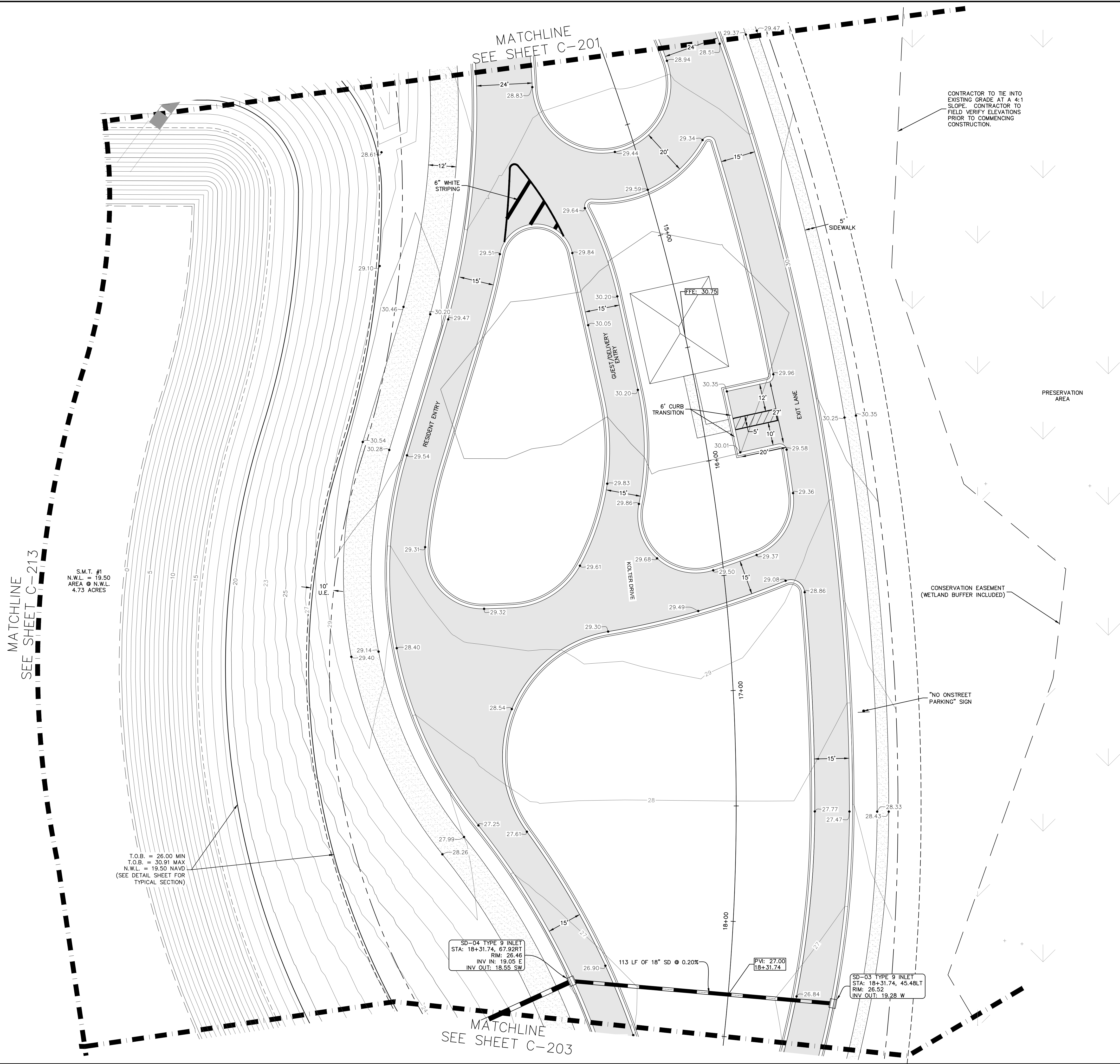
IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

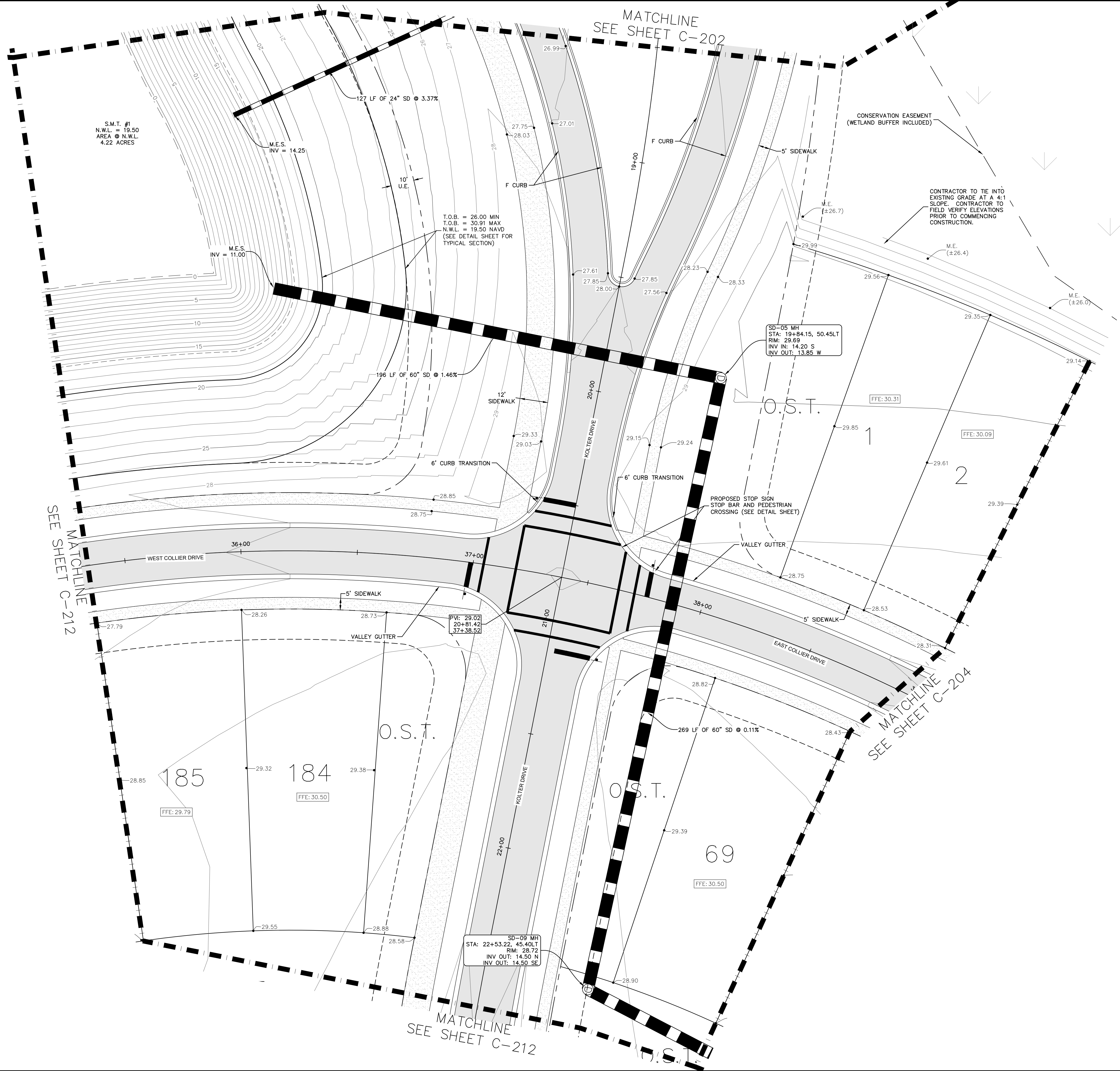
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

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SHEET NUMBER C-202		DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER		FLORIDA EDGEWATER		PAVING GRADING AND DRAINAGE PLAN		KHA PROJECT 046239004 DATE 07/2025 SCALE AS SHOWN DESIGNED BY KFH DRAWN BY CHECKED BY JMK		LICENSED PROFESSIONAL KINAN F. HUSAINY, PE FLORIDA LICENSE NUMBER 75481 DATE:		Kimley»Horn © 2025 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		No.		REVISIONS		DATE		BY	
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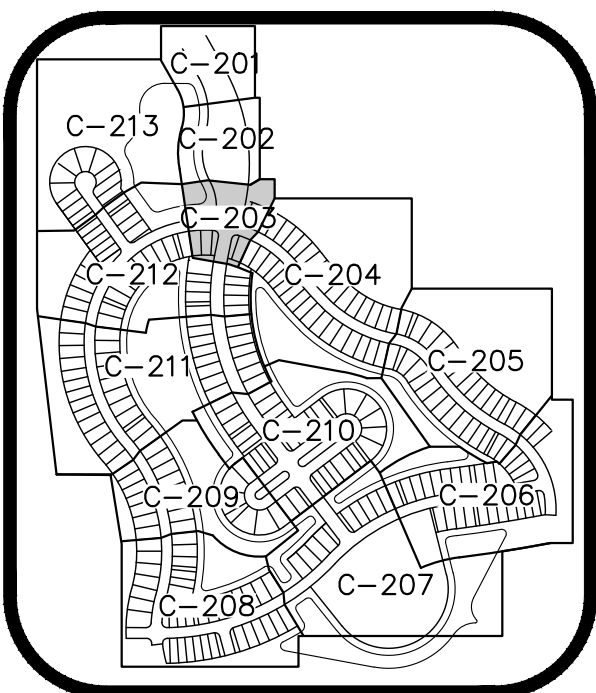
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	LOT LINE
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	PROPOSED CONTOUR
	PROPOSED SLOPE
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	PROPOSED STORM STRUCTURE
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CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

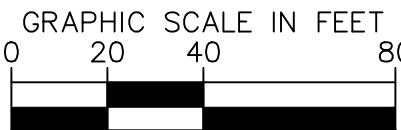
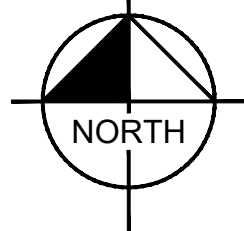
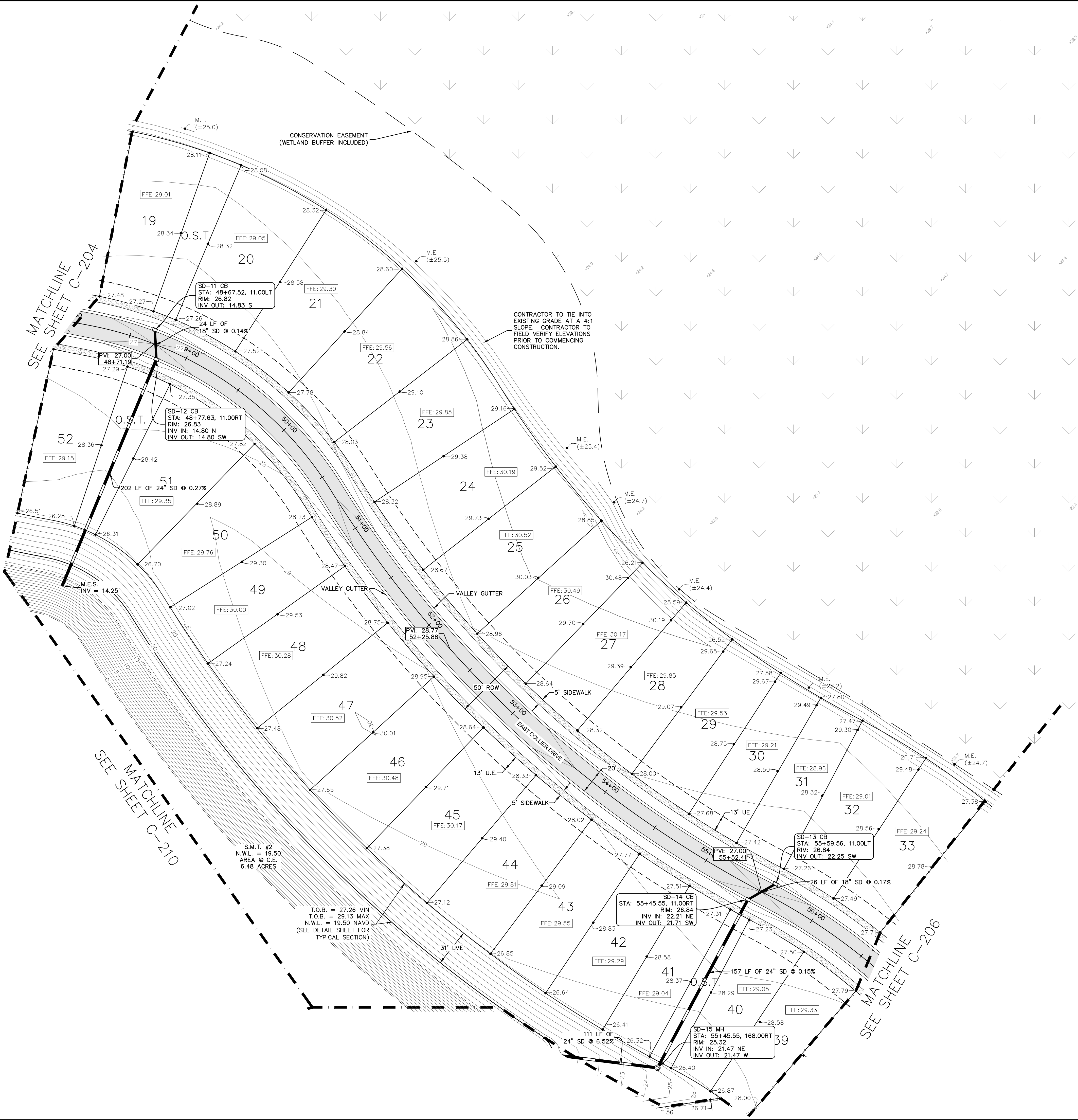
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

KHA PROJECT 046259004		LICENCED PROFESSIONAL		Kimley»Horn		No.		REVISIONS		BY	
DATE 07/2025		KINAN F. HUSANY, PE		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 321-430-1138 WWW.KIMLEY-HORN.COM		DATE					
SCALE AS SHOWN		DESIGNED BY KFH		FLORIDA LICENSE NUMBER 75481							
DRAWN BY DLG		CHECKED BY JWK		DATE							
DEERING PARK CENTER - PHASE 1A				PAVING GRADING AND DRAINAGE PLAN				FLORIDA			
PREPARED FOR KOLTER											
SHEET NUMBER C-203											



Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-205 October 15, 2025 04:47:49pm K:\VRB-DEV\Deering Park Center - Phase 1A\CAD\PlanSheets\C-205_PCD_PLAN.dwg K:\VRB-DEV\Deering Park Center - Phase 1A\CAD\PlanSheets\C-205_PCD_PLAN.dwg

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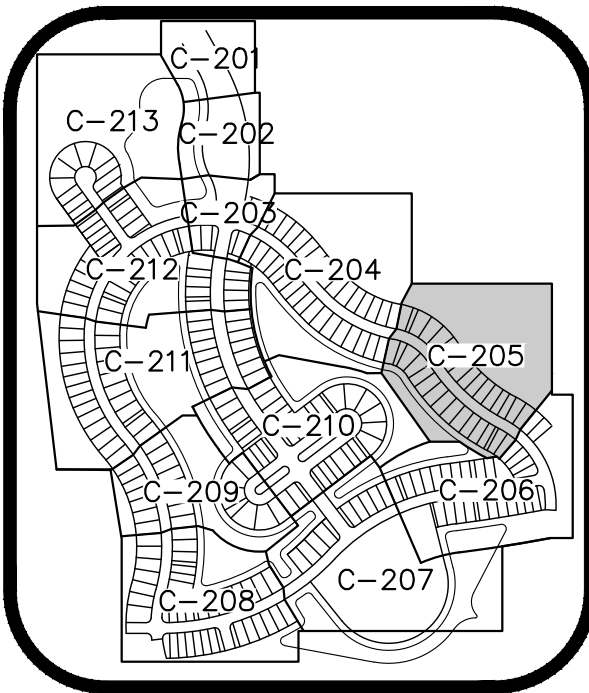


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KEY MAP
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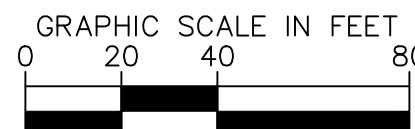
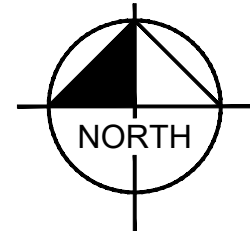
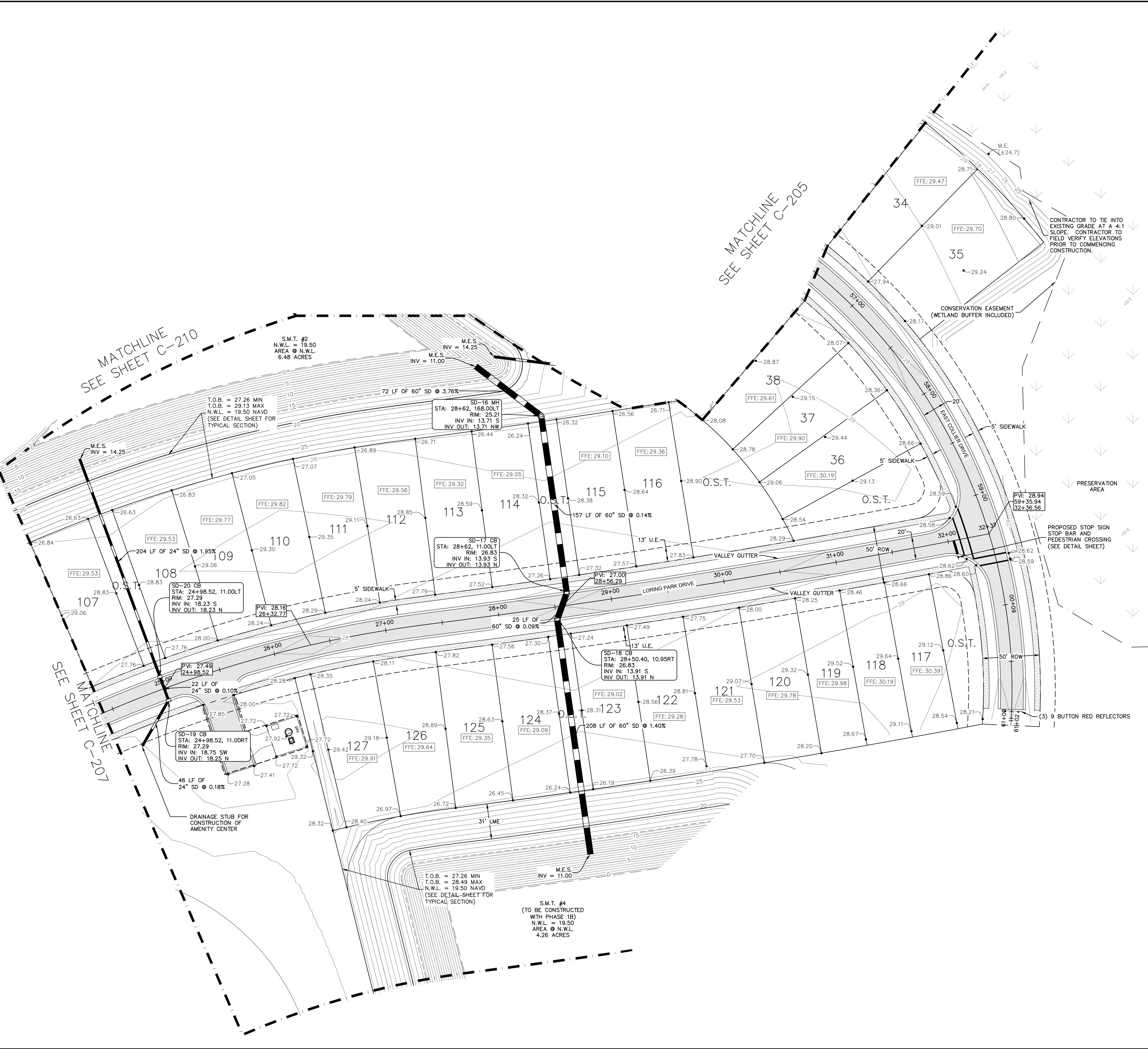
IT'S THE LAW!
DIAL 811

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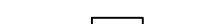


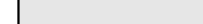
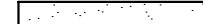

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
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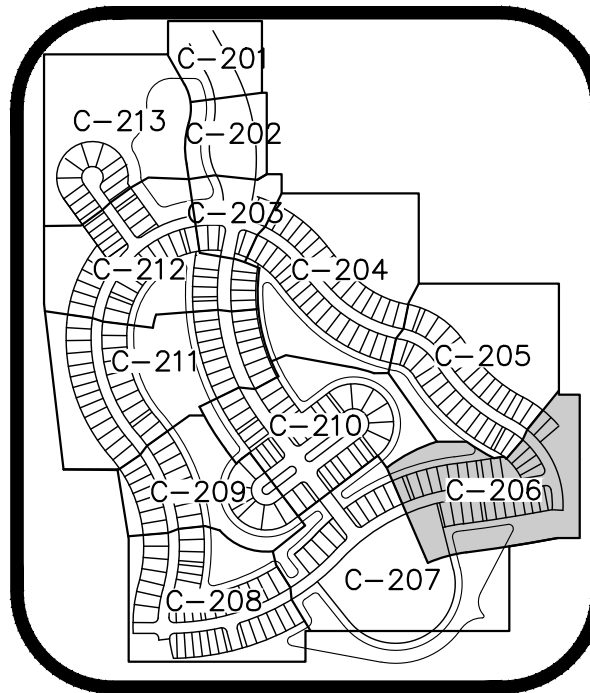
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LICENCED PROFESSIONAL		KINAN F. HUSAINY, PE		FLORIDA LICENSE NUMBER 75481		WWW.KIMLEY-HORN.COM		REGISTRY NO. 696		REVISIONS		BY	
DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER												FLORIDA EDGEWATER	
PAVING GRADING AND DRAINAGE PLAN												SHEET NUMBER C-205	



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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[illegible]

Kimley»»Horn

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

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KHA PROJECT 046259004	LICENSED PROFESSIONAL
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KINAN F. HUSAINY, PE

FLORIDA LICENSE NUMBER

75481

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PAVING GRADING AND DRAINAGE PLAN

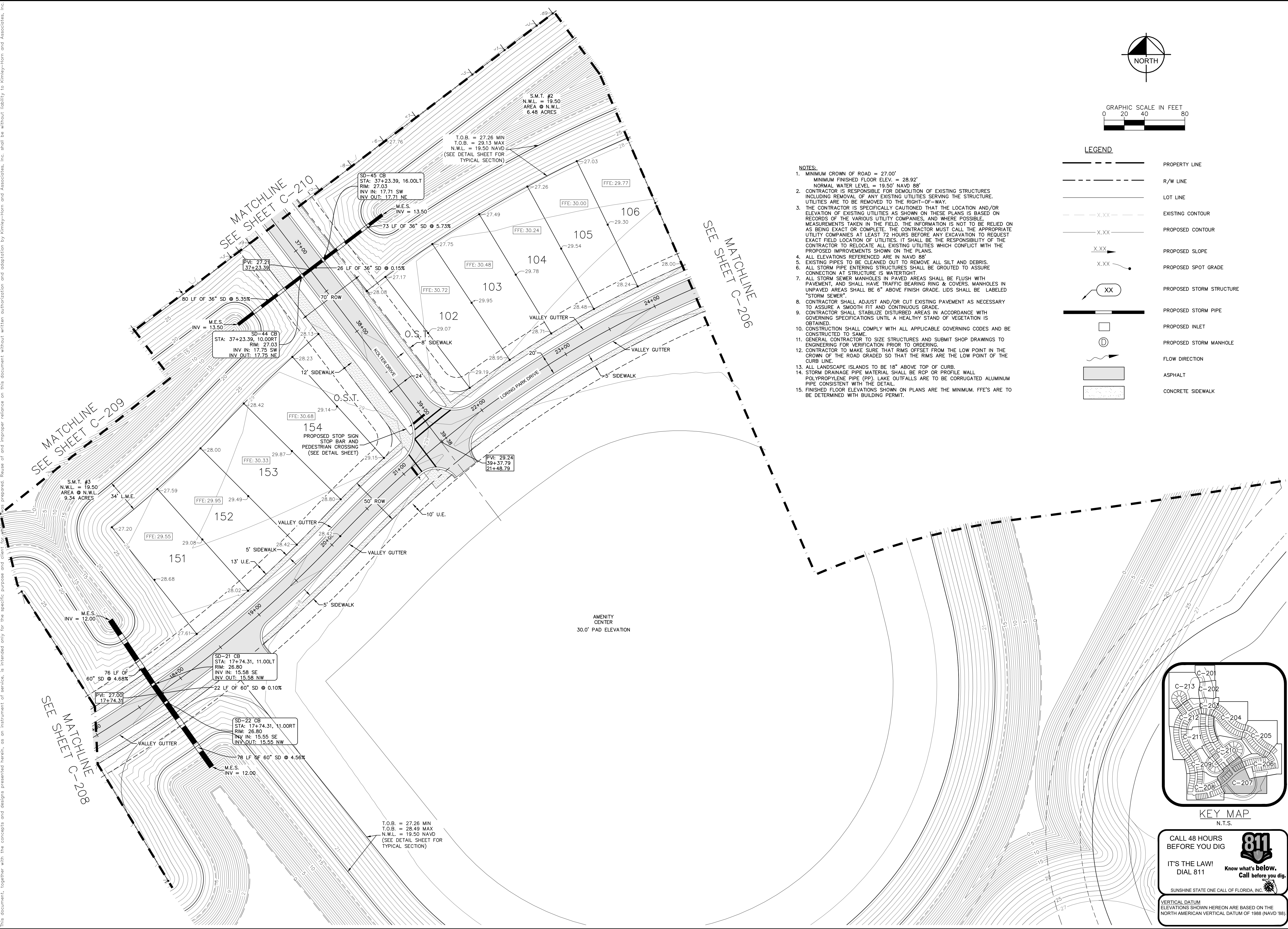
**DEERING PARK
CENTER - PHASE 1A**
PREPARED FOR
KOLTER

FLORIDA

EDGEWATER

SHEET NUMBER
C-206

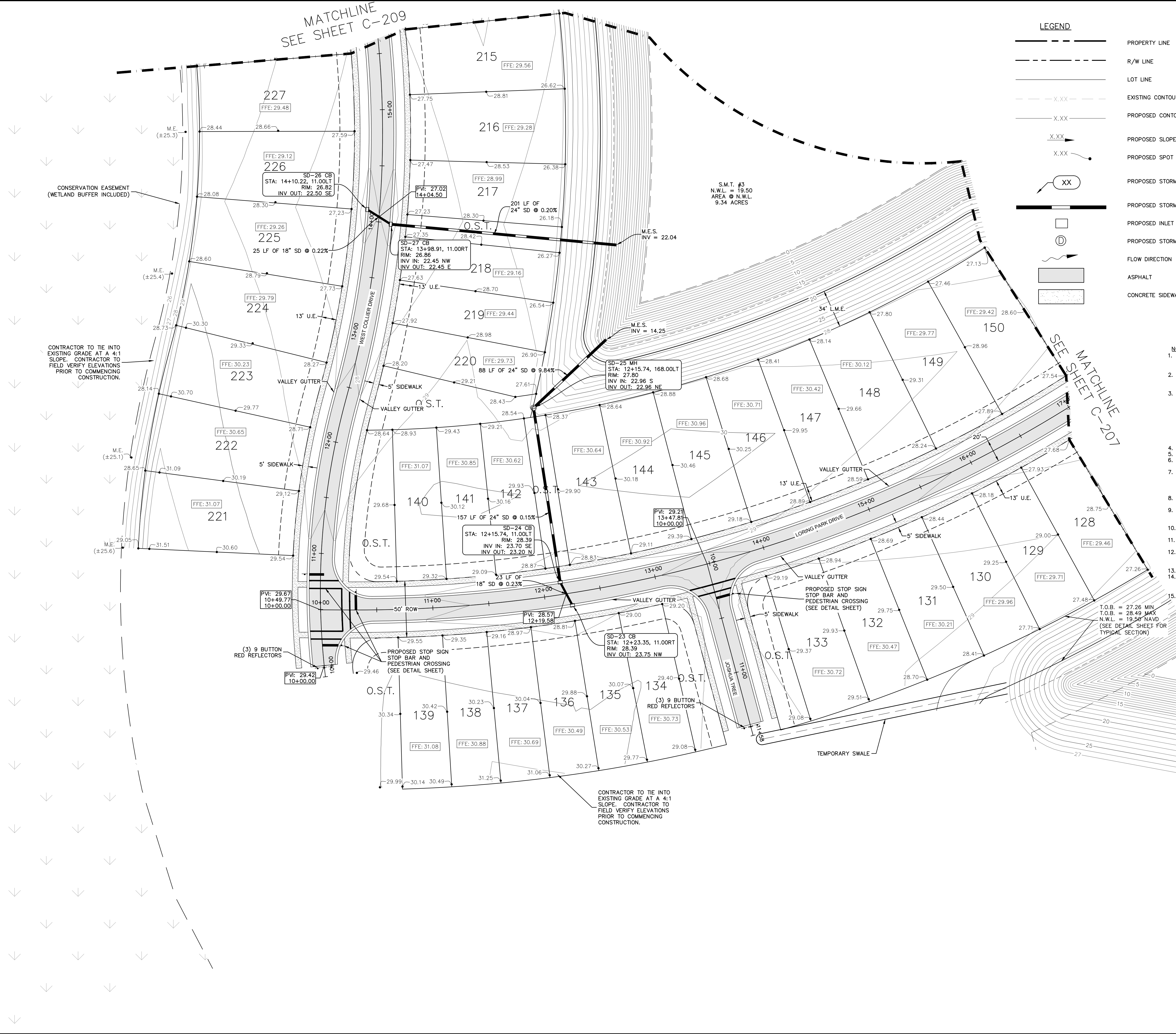
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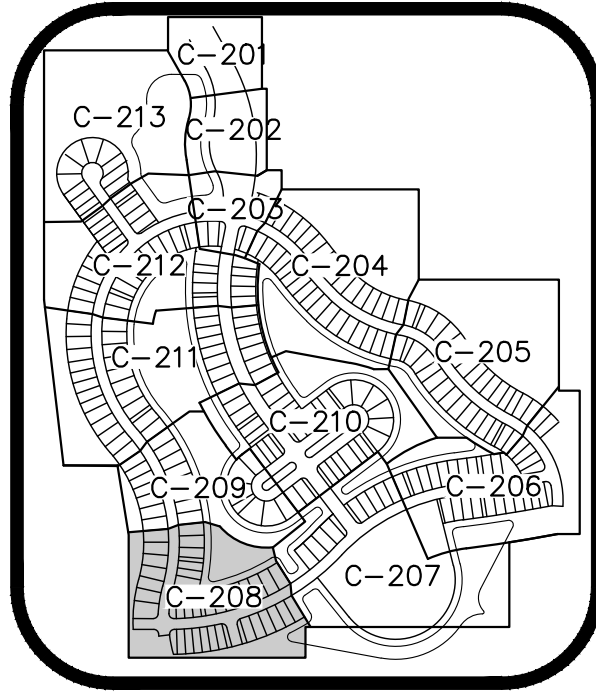
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DEERING PARK CENTER - PHASE 1A												FLORIDA	
PAVING GRADING AND DRAINAGE PLAN												EDgewater	
PREPARED FOR KOLTER												SHEET NUMBER C-207	

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 18. FINISHED FLOOR ELEVATIONS SHOWN ON PLANS ARE THE MINIMUM. FFE'S ARE TO BE DETERMINED WITH BUILDING PERMIT.



KEY MAP
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

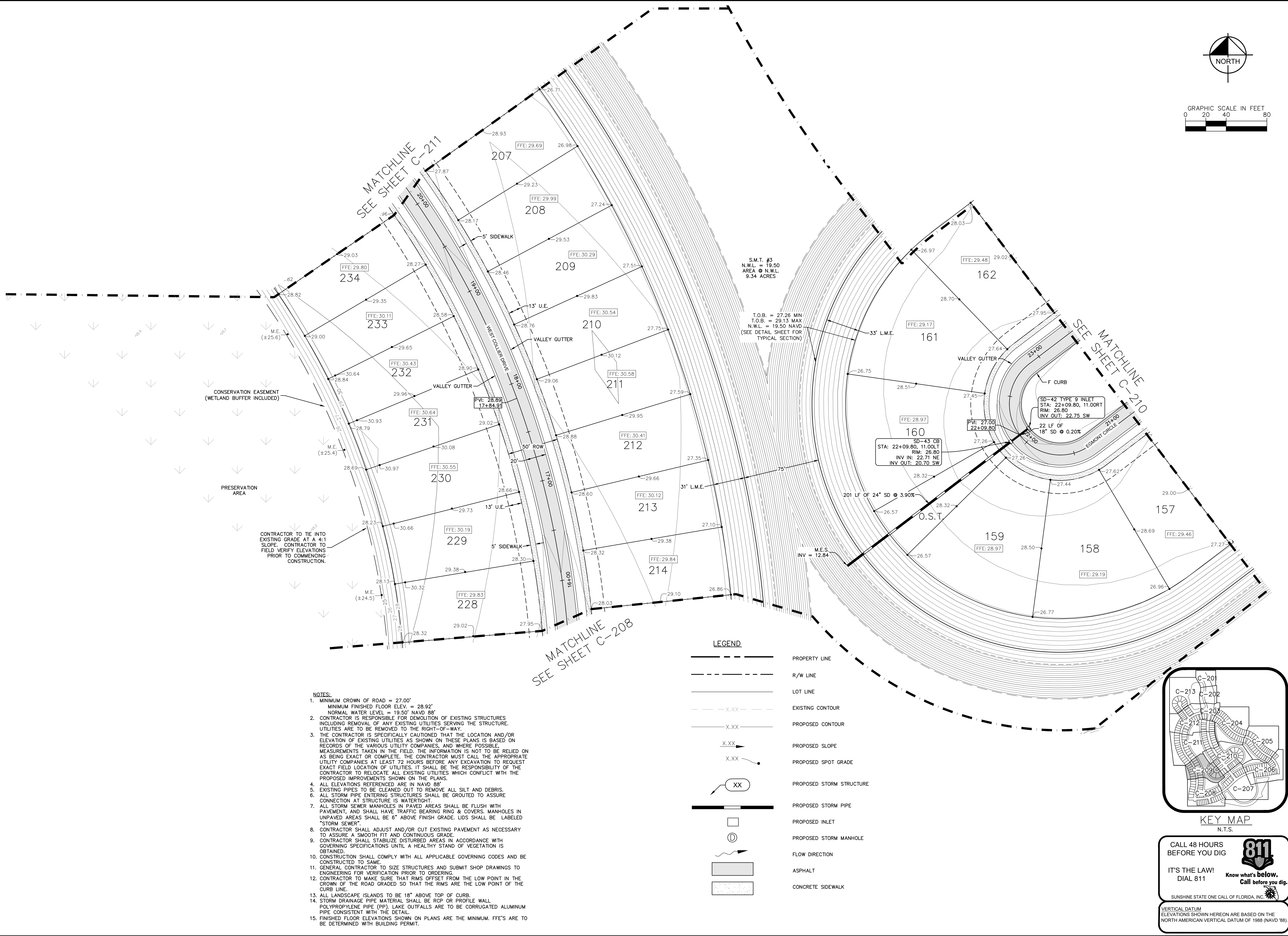
Know what's below.
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

KHA PROJECT 046259004		DATE 07/2025		SCALE AS SHOWN		DESIGNED BY KHF		DRAWN BY DLC		CHECKED BY JWK		DATE ---	
LISCENSED PROFESSIONAL		KINAN F. HUSANY, PE		FLORIDA LICENSE NUMBER 75481		WWW.KIMLEY-HORN.COM		REGISTRY NO. 696		REVISIONS		BY	
DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER												FLORIDA EDGEWATER	
PAVING GRADING AND DRAINAGE PLAN												SHEET NUMBER C-208	

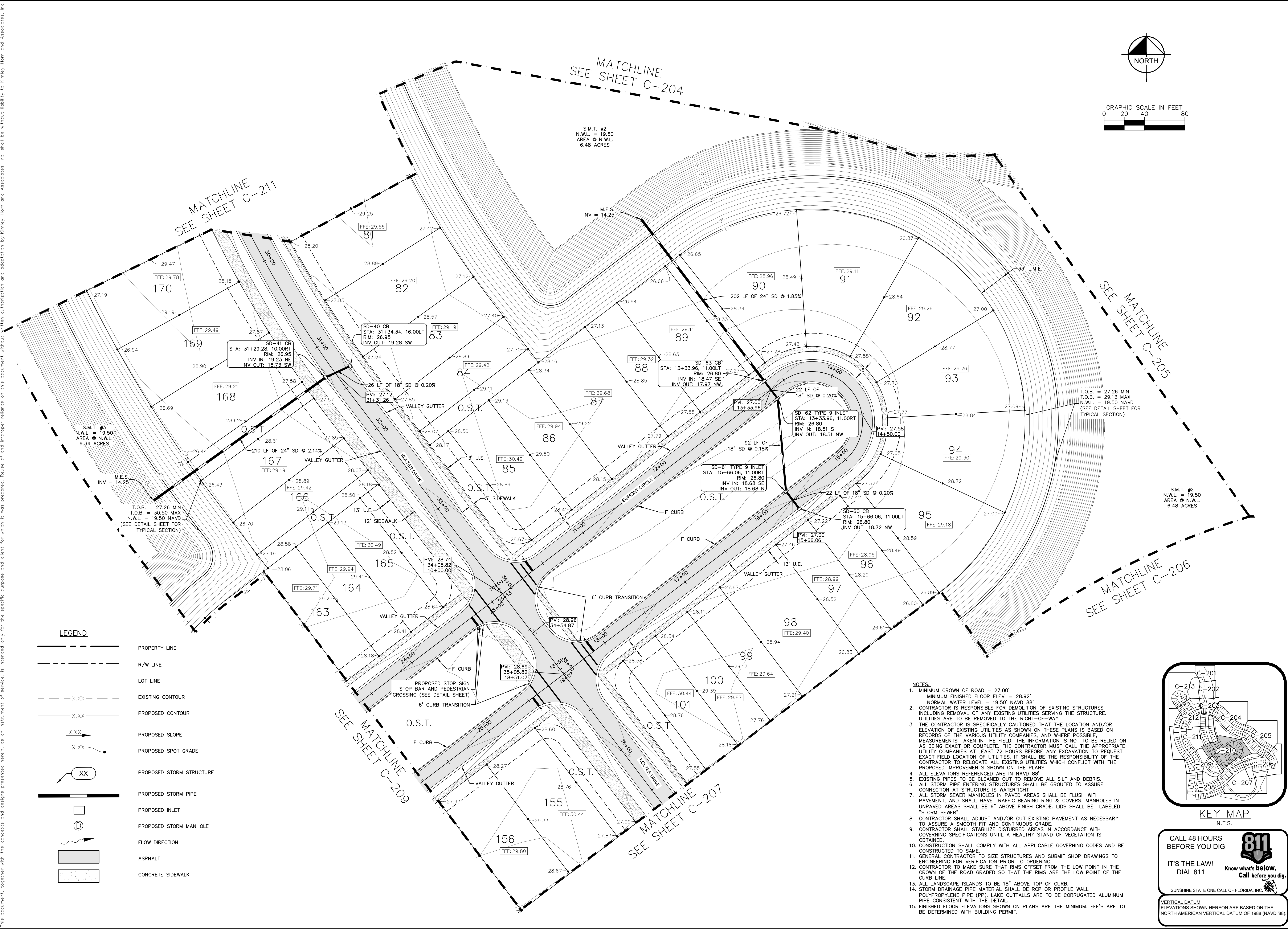
Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-209 October 15, 2025 03:50:28pm K:\VRB_LDEV\Deering Park Center - Phase 1\CAD\PlanSheets\C-200_PCD_PLAN.dwg
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NORMAL WATER LEVEL = 19.50' NAVD 88'
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 7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RIMS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
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		No.		
KHA PROJECT 046259004		LICENSED PROFESSIONAL KINAN F. HUSANY, PE		
DATE 07/2025		SCALE AS SHOWN DESIGNED BY KFH		
DRAWN BY DLC		CHECKED BY JWK		
SHEET NUMBER C-209		PREPARED FOR KOLTER		
DEERING PARK CENTER - PHASE 1A		FLORIDA		
EDgewater				

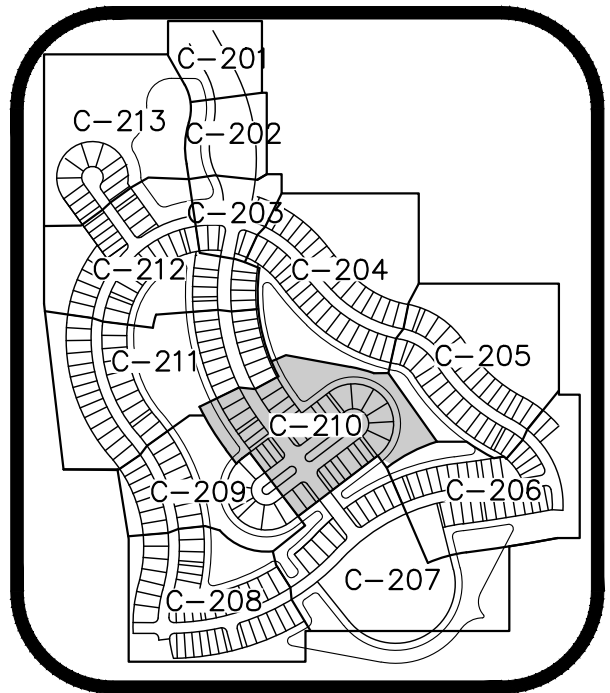
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LEGEND

	PROPERTY LINE
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	LOT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SLOPE
	PROPOSED SPOT GRADE
	PROPOSED STORM STRUCTURE
	PROPOSED STORM PIPE
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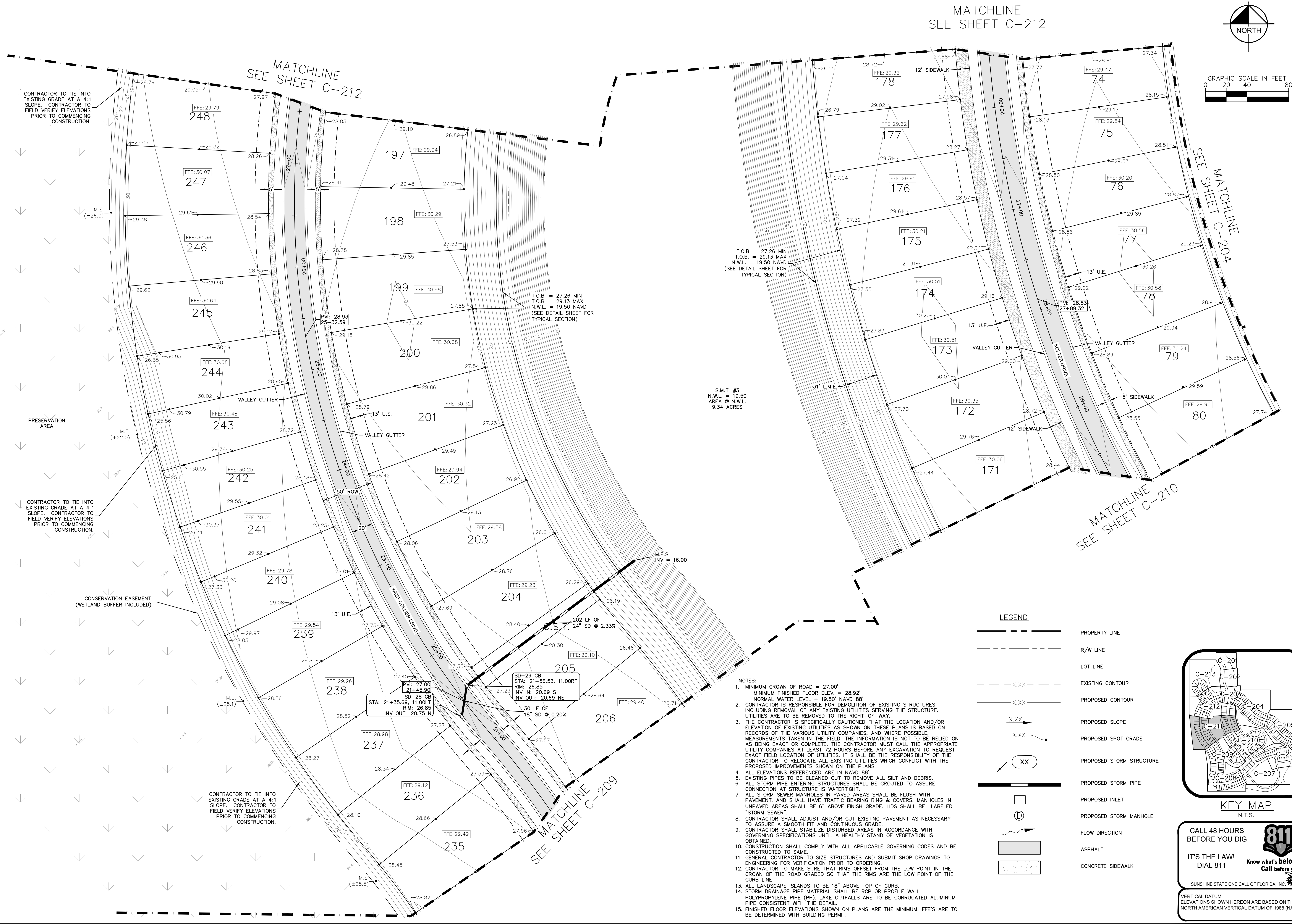


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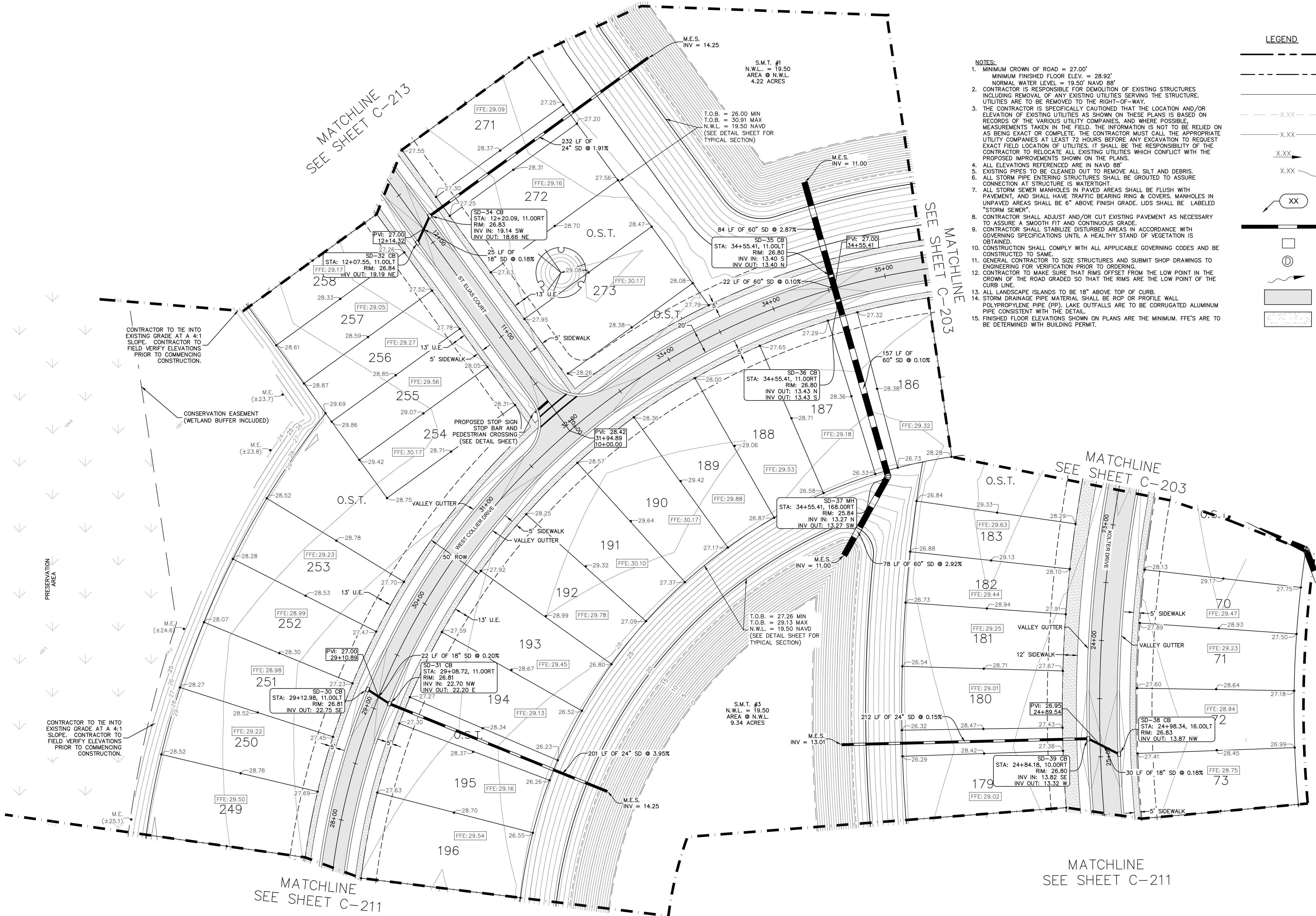
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KHA PROJECT 046259004		DATE 07/2025		SCALE AS SHOWN		DESIGNED BY KFH		DRAWN BY DLG	
LISCENSED PROFESSIONAL KINAN F. HUSANY, PE		FLORIDA LICENSE NUMBER 75481		CHECKED BY JWK		DATE _____		SHEET NUMBER C-210	
DEERING PARK CENTER - PHASE 1A		PAVING GRADING AND DRAINAGE PLAN		PREPARED FOR KOLTER		FLORIDA		EDGEWATER	

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DEERING PARK CENTER - PHASE 1A PAVING GRADING AND DRAINAGE PLAN PREPARED FOR KOLTER														FLORIDA		EDgewater	
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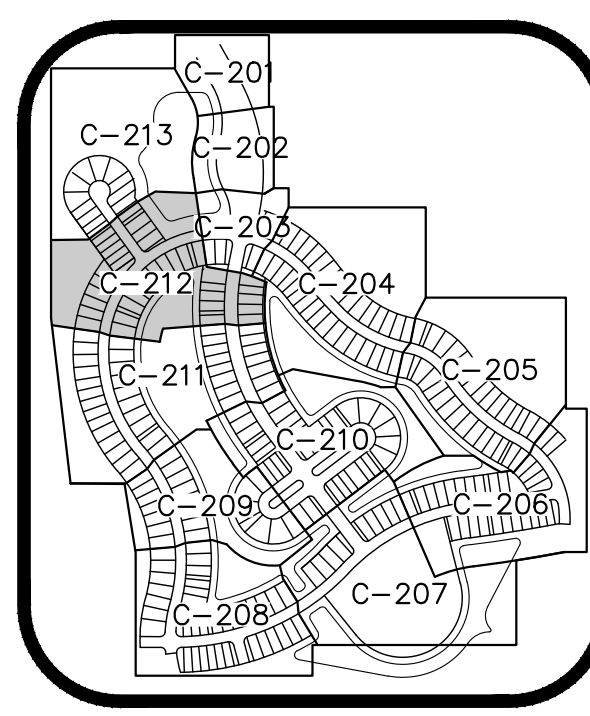
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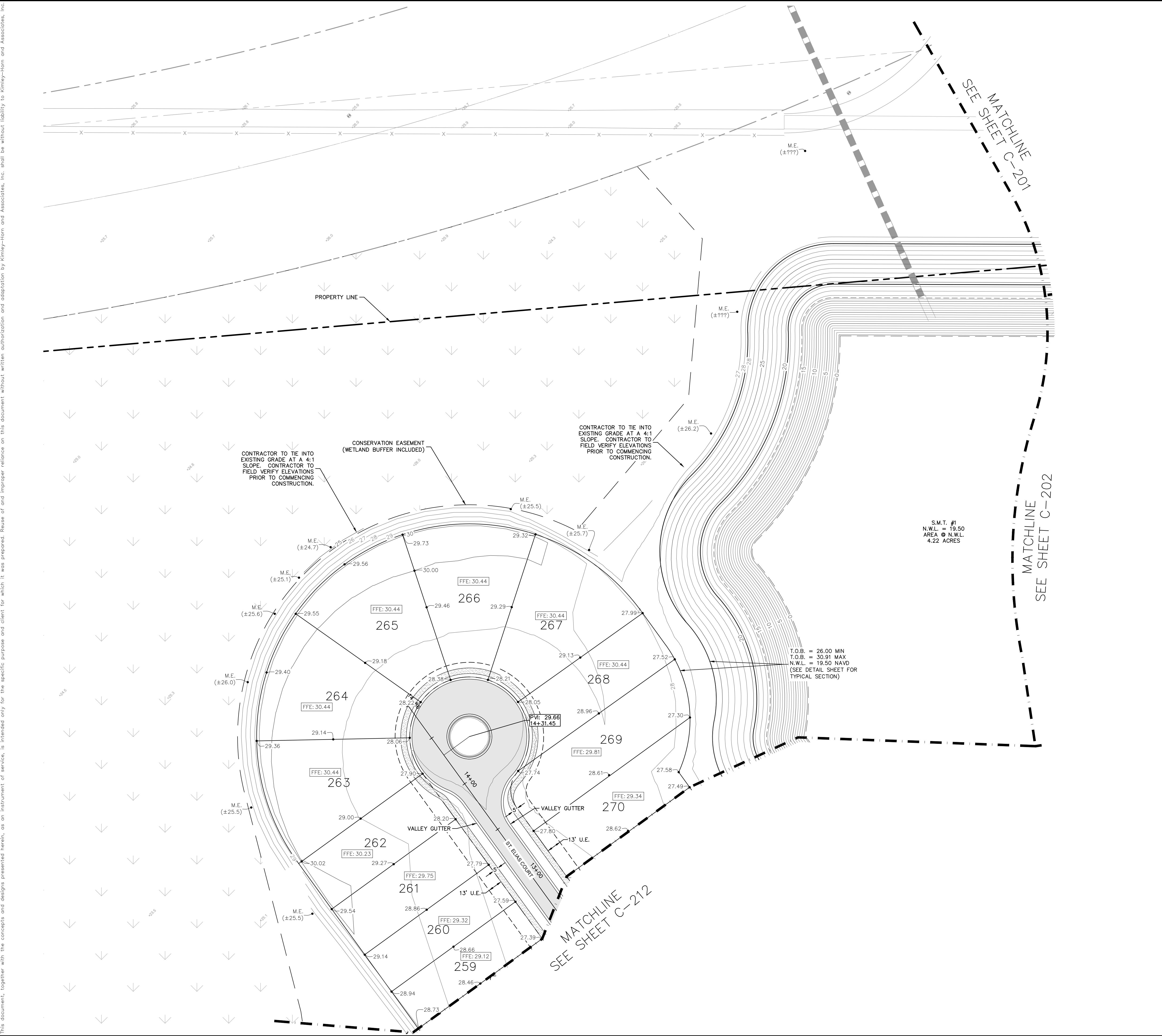


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KHA PROJECT 046259004		DATE 07/2025		SCALE AS SHOWN		DESIGNED BY KFH		DRAWN BY DLG		CHECKED BY JWK		DATE: _____			
LISCENSED PROFESSIONAL		KINAN F. HUSANY, PE		FLORIDA LICENSE NUMBER 75481		WWW.KIMLEY-HORN.COM		REVISIONS		BY		DATE			
DEERING PARK CENTER - PHASE 1A												SHEET NUMBER C-212			
PAVING GRADING AND DRAINAGE PLAN												PREPARED FOR KOLTER		FLORIDA	
Kimley»Horn												© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 321-430-1138		REGISTRY NO. 696	

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	PROPOSED CONTOUR
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KEY MAP
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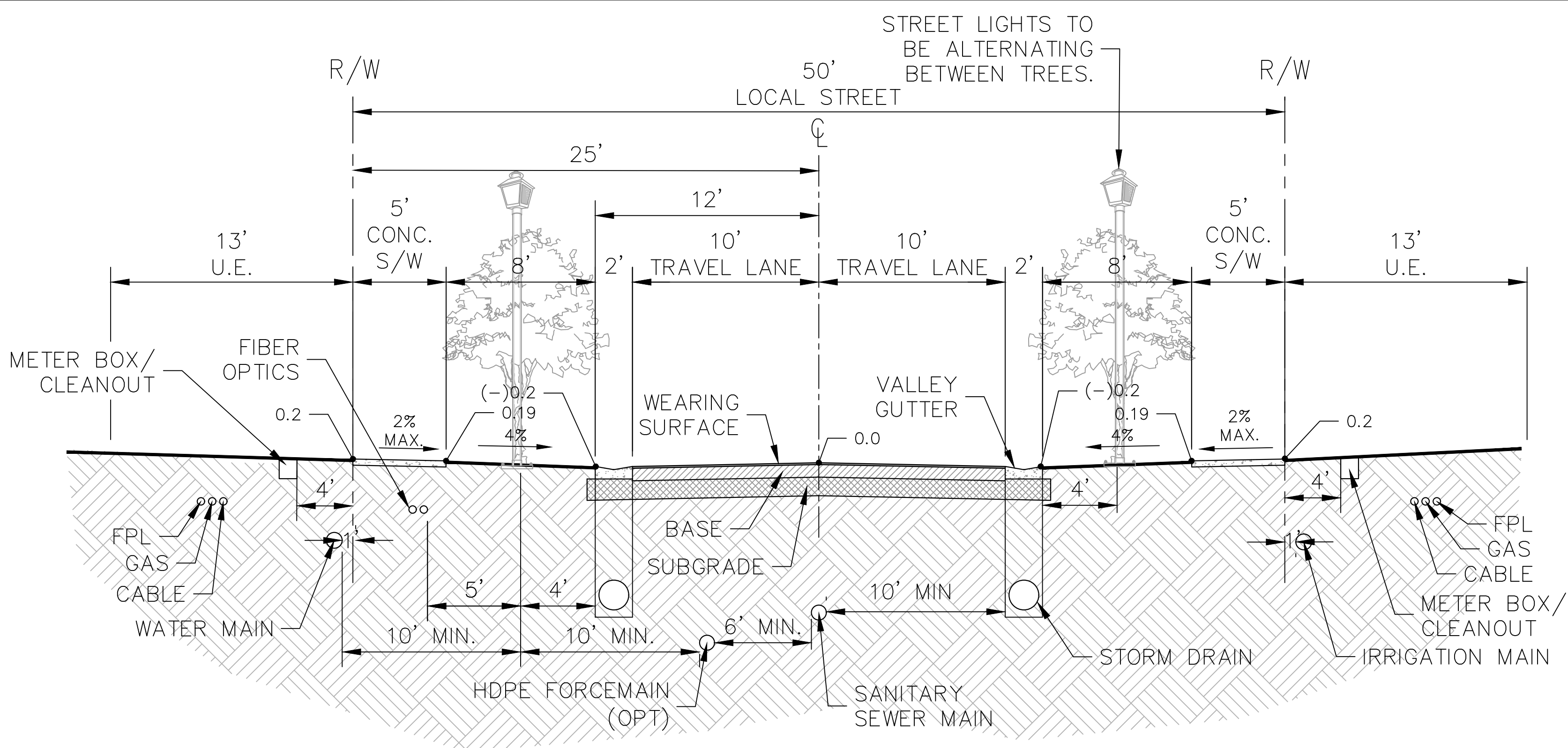
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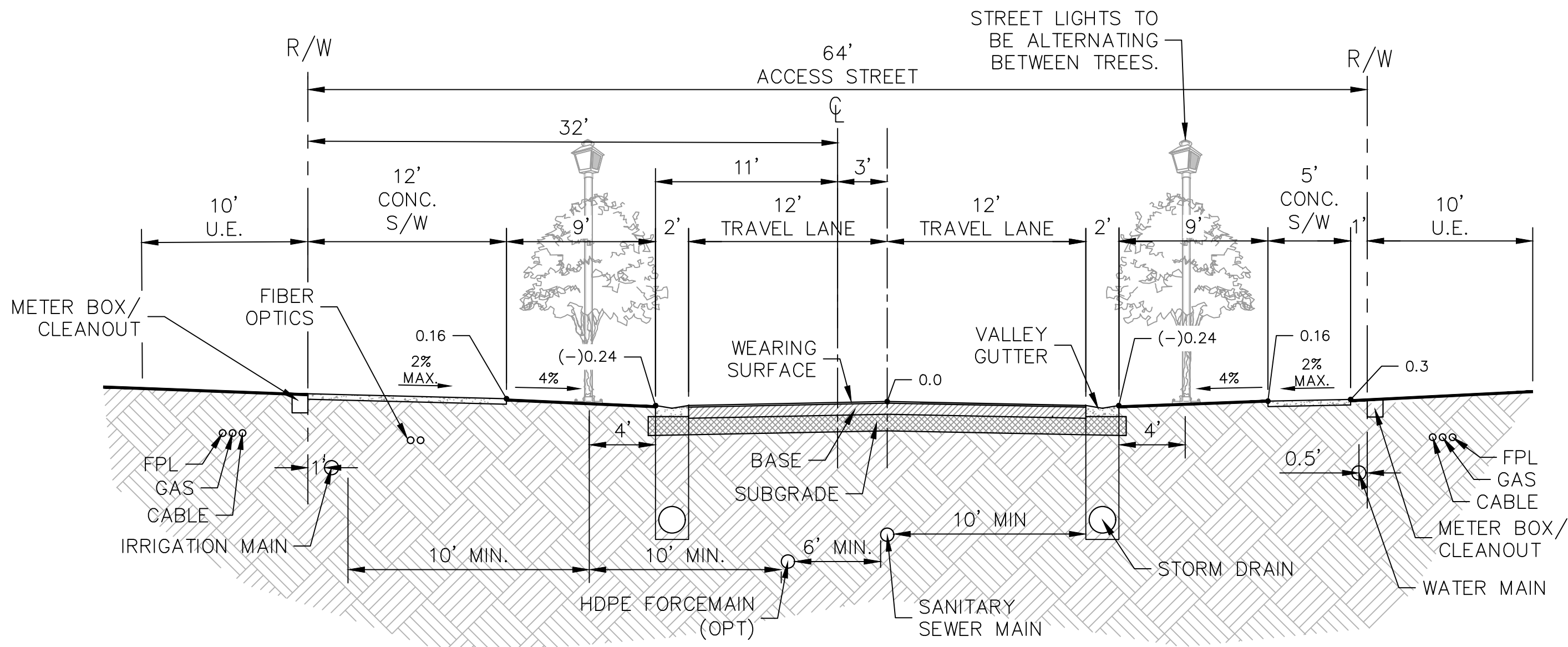
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DATE 07/2025		SCALE AS SHOWN DESIGNED BY KFH		FLORIDA LICENSE NUMBER 75481	
DRAWN BY DLC		CHECKED BY JWK		DATE -----	
DEERING PARK CENTER - PHASE 1A		PAVING GRADING AND DRAINAGE PLAN		FLORIDA	
PREPARED FOR KOLTER		EDgewater		SHEET NUMBER C-213	

Plotted By: Stecher, Gavin Sheet: Set-Deering Park Center - Phase 1A Layout: C-251 PAVING GRADING AND DRAINAGE DETAILS October 15, 2025 03:51:22pm K:\VRB-ALDEV\Deering Park Center - Phase 1\CAD\PlanSheets\C-251 PAVING GRADING AND DRAINAGE DETAILS.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.

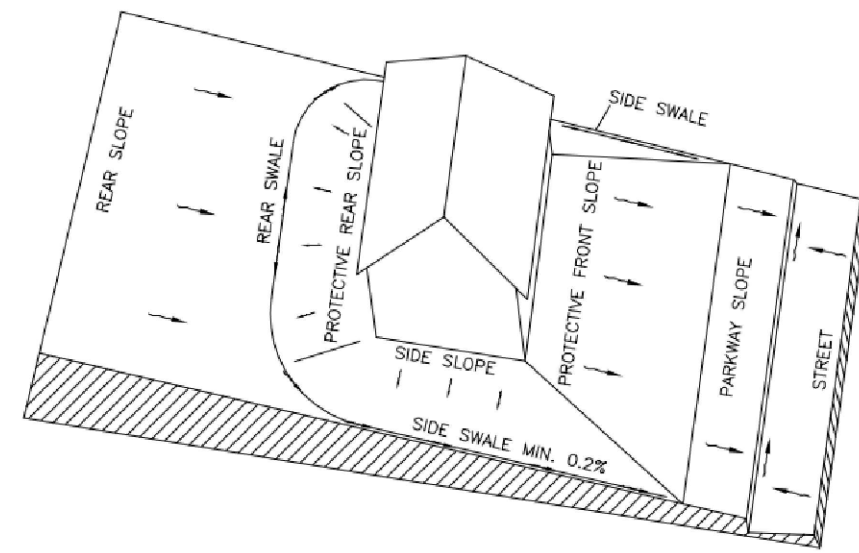


TYPICAL 50' LOCAL RIGHT-OF-WAY SECTION
N.T.S.

*PROPOSED RESIDENTIAL ROADWAY SPEED LIMIT: 15 MPH

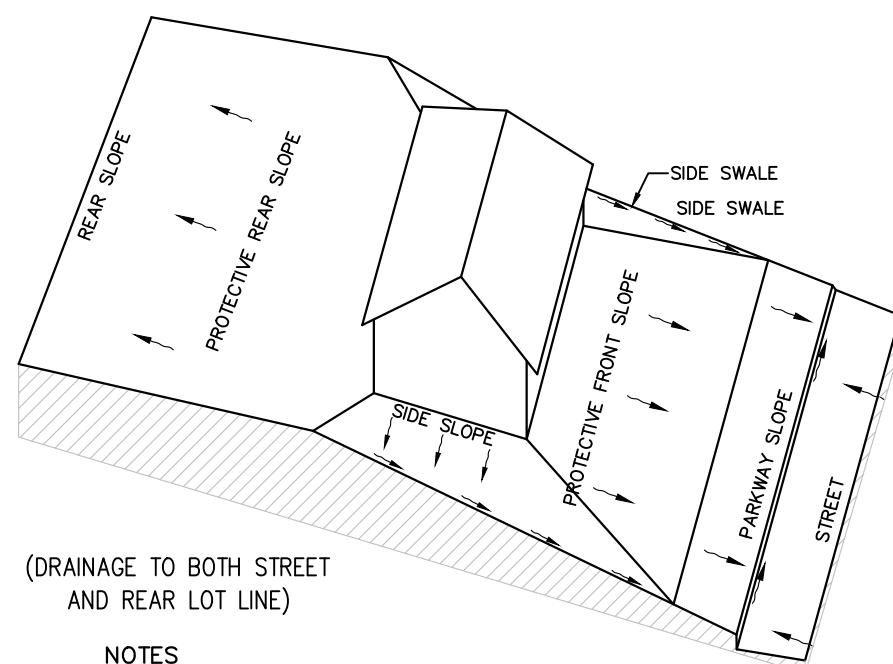


TYPICAL 64' ACCESS RIGHT-OF-WAY SECTION
N.T.S.



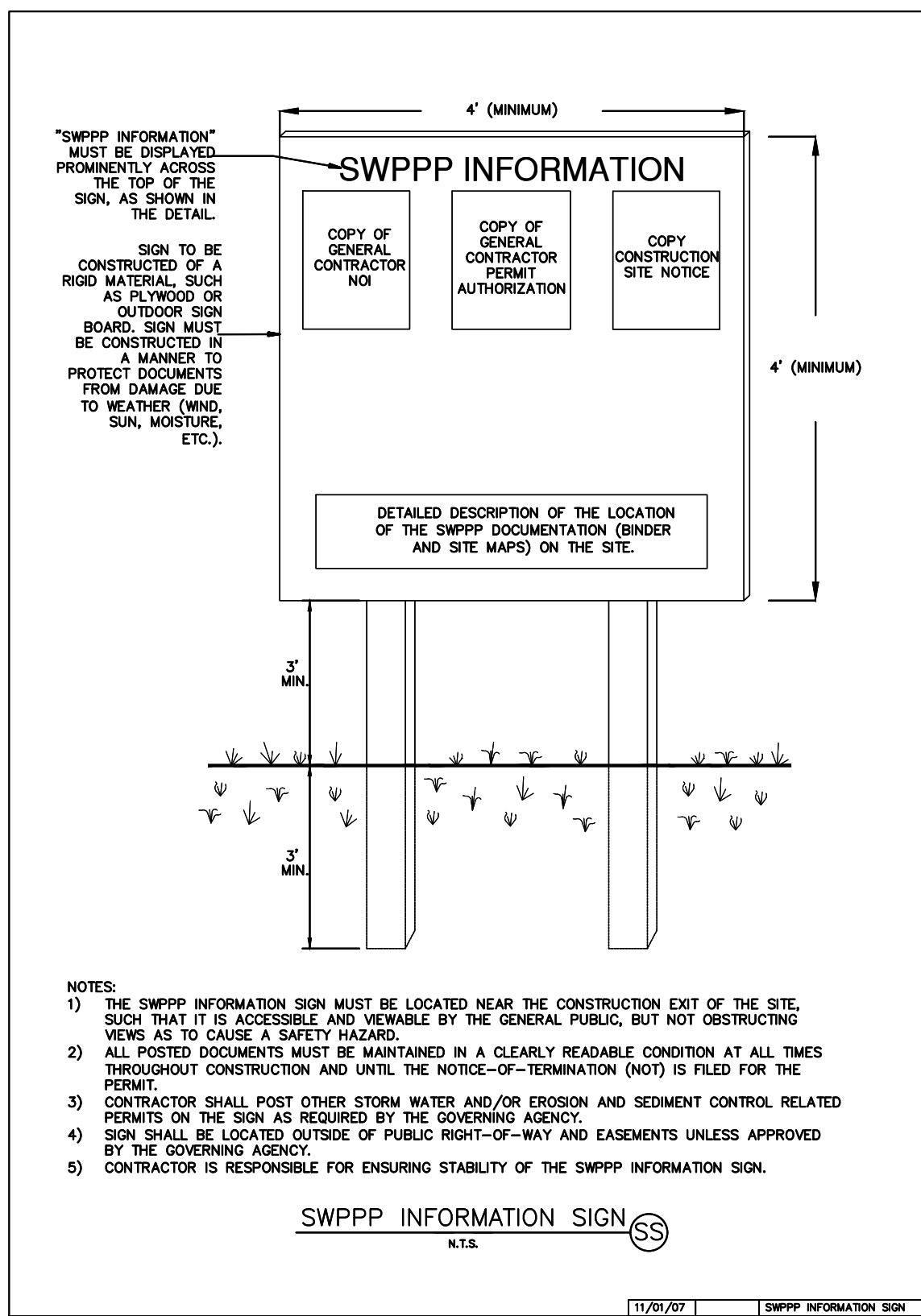
- NOTES
1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
 2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPE 'A' LOT GRADING DETAIL
N.T.S.



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TYPE 'B' LOT GRADING DETAIL
N.T.S.



- 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
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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
KHA PROJECT	046259004
DATE	07/2025
SCALE	AS SHOWN
DESIGNED BY	KFH
DRAWN BY	DLC
CHECKED BY	JWK
DATE	----

PAVING GRADING
AND DRAINAGE
DETAILS

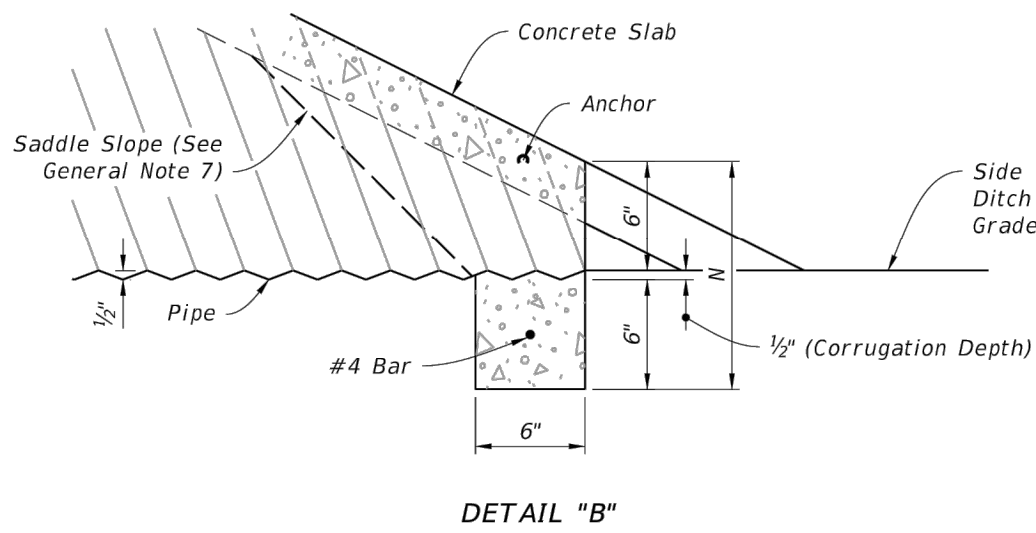
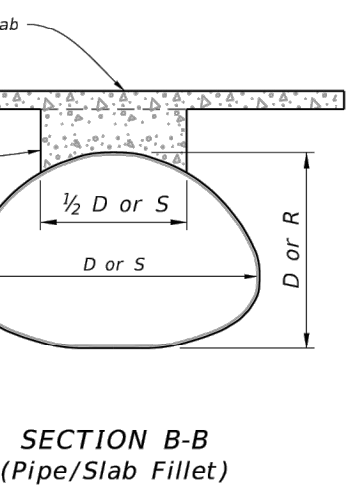
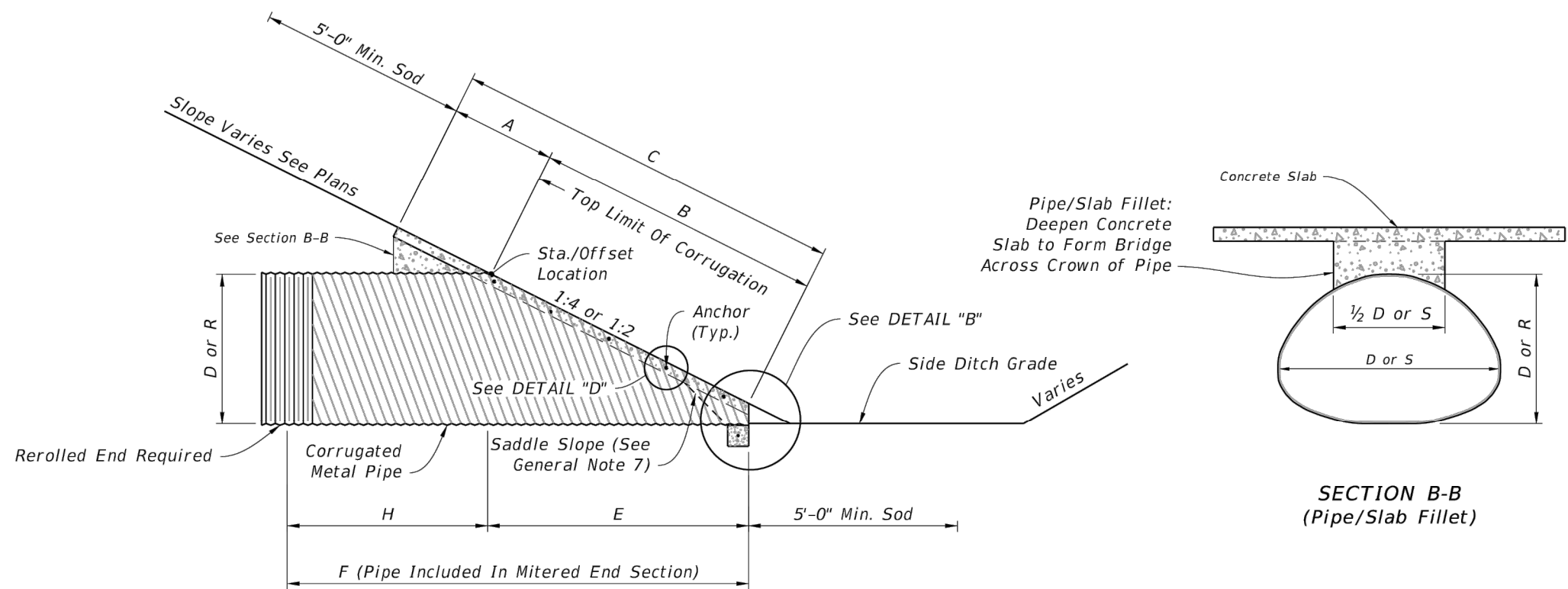
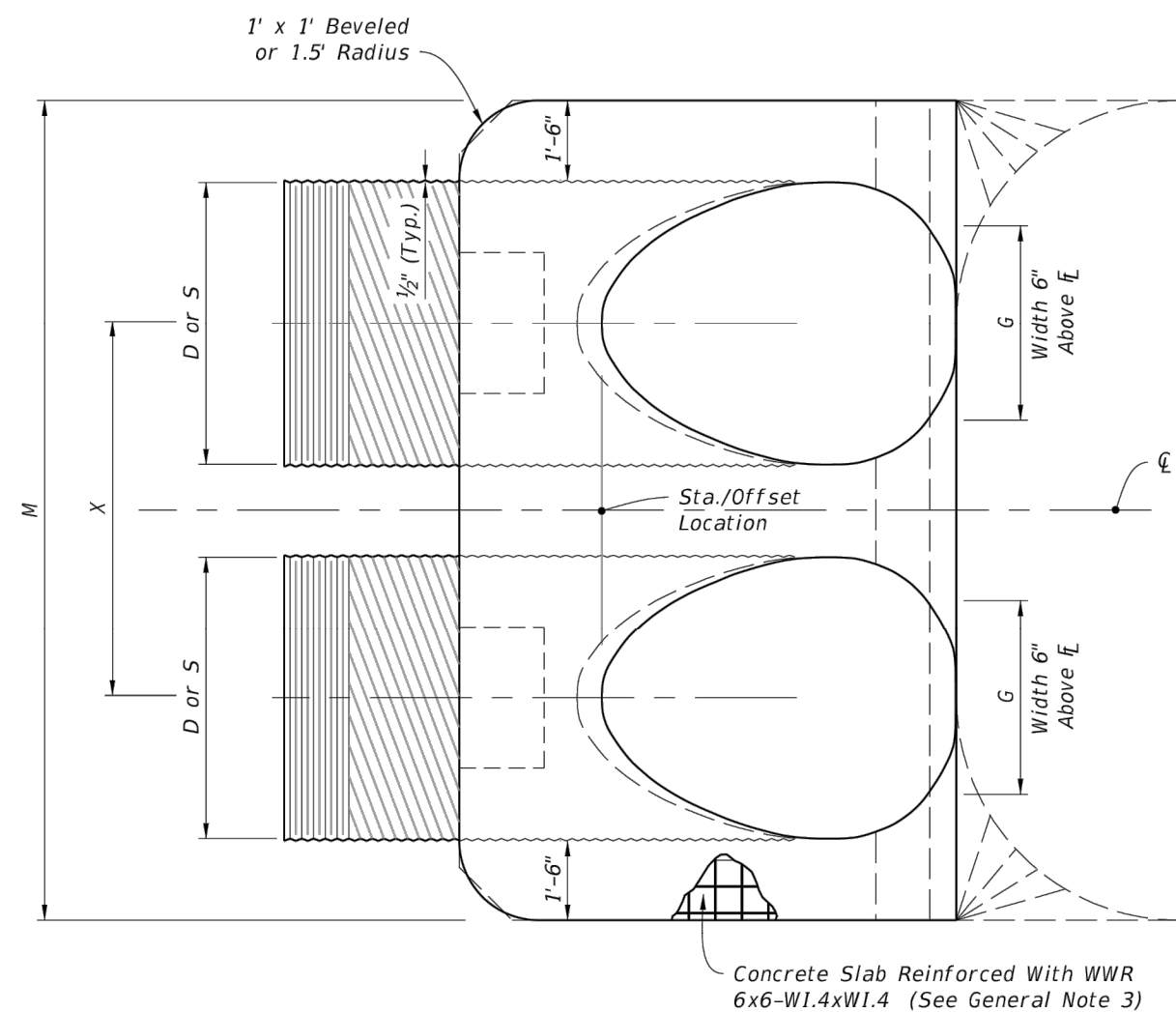
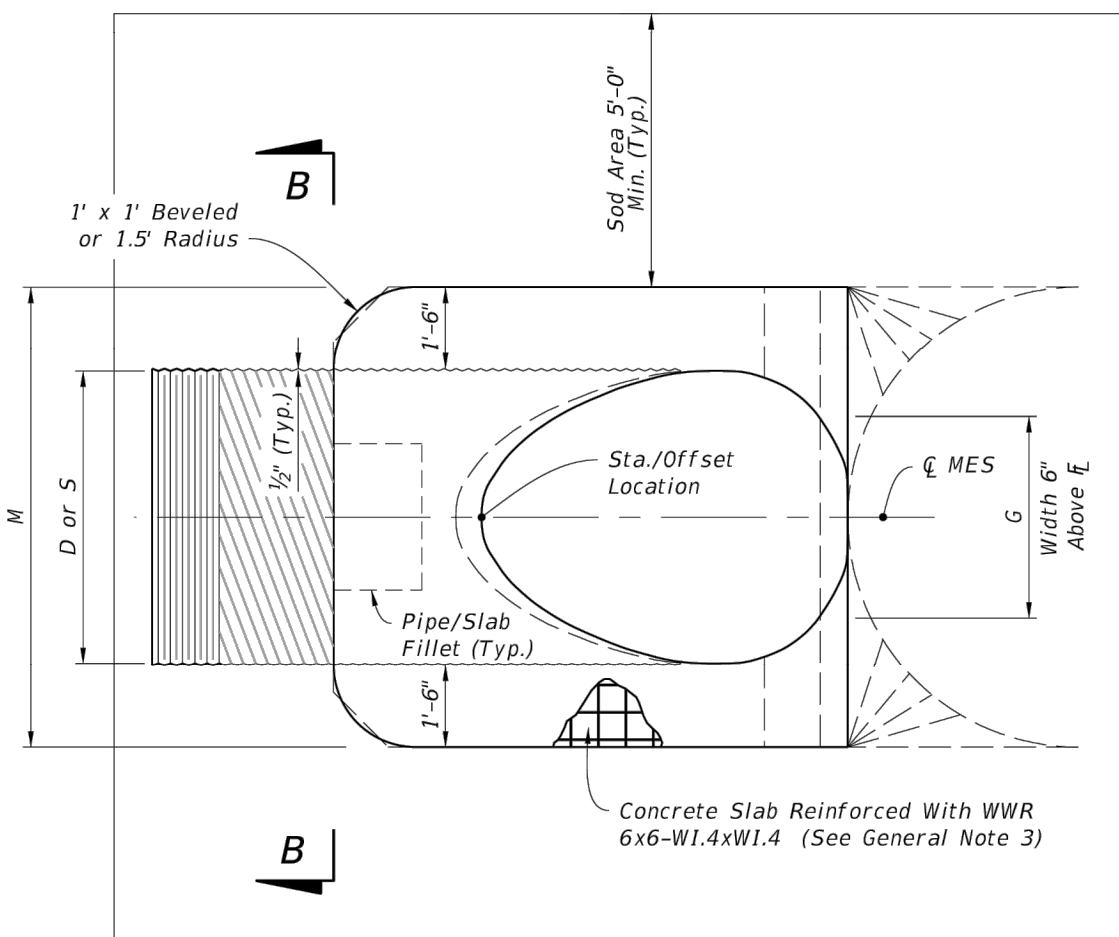
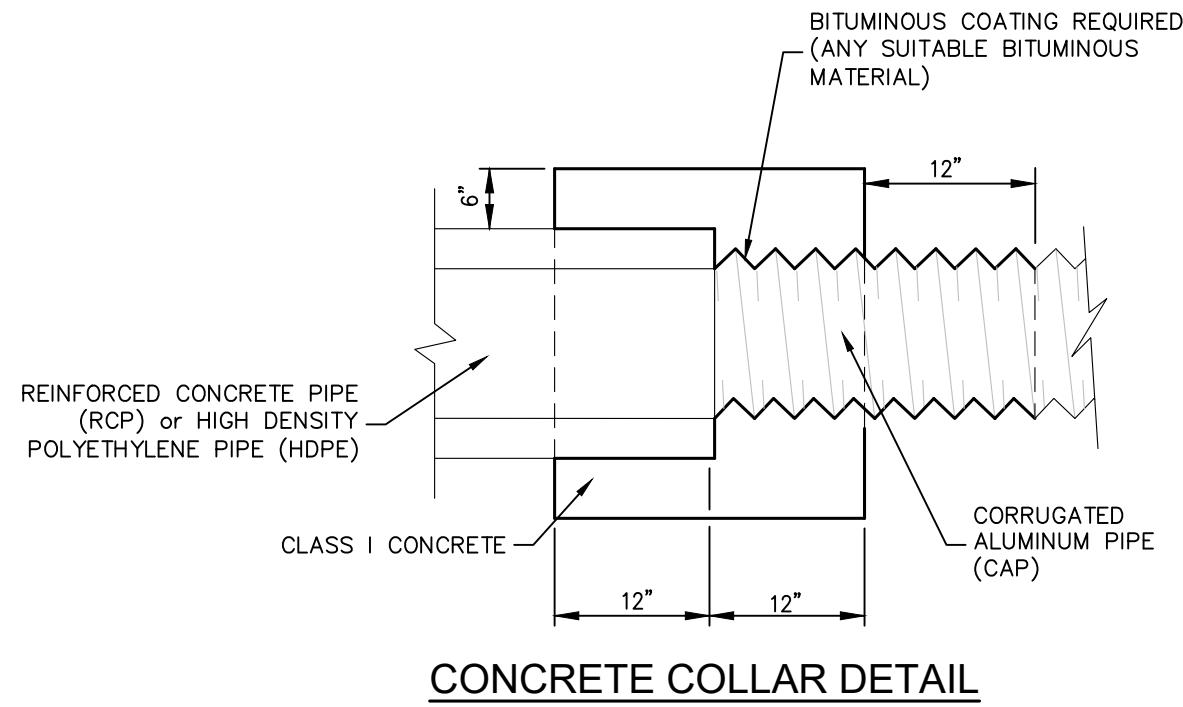
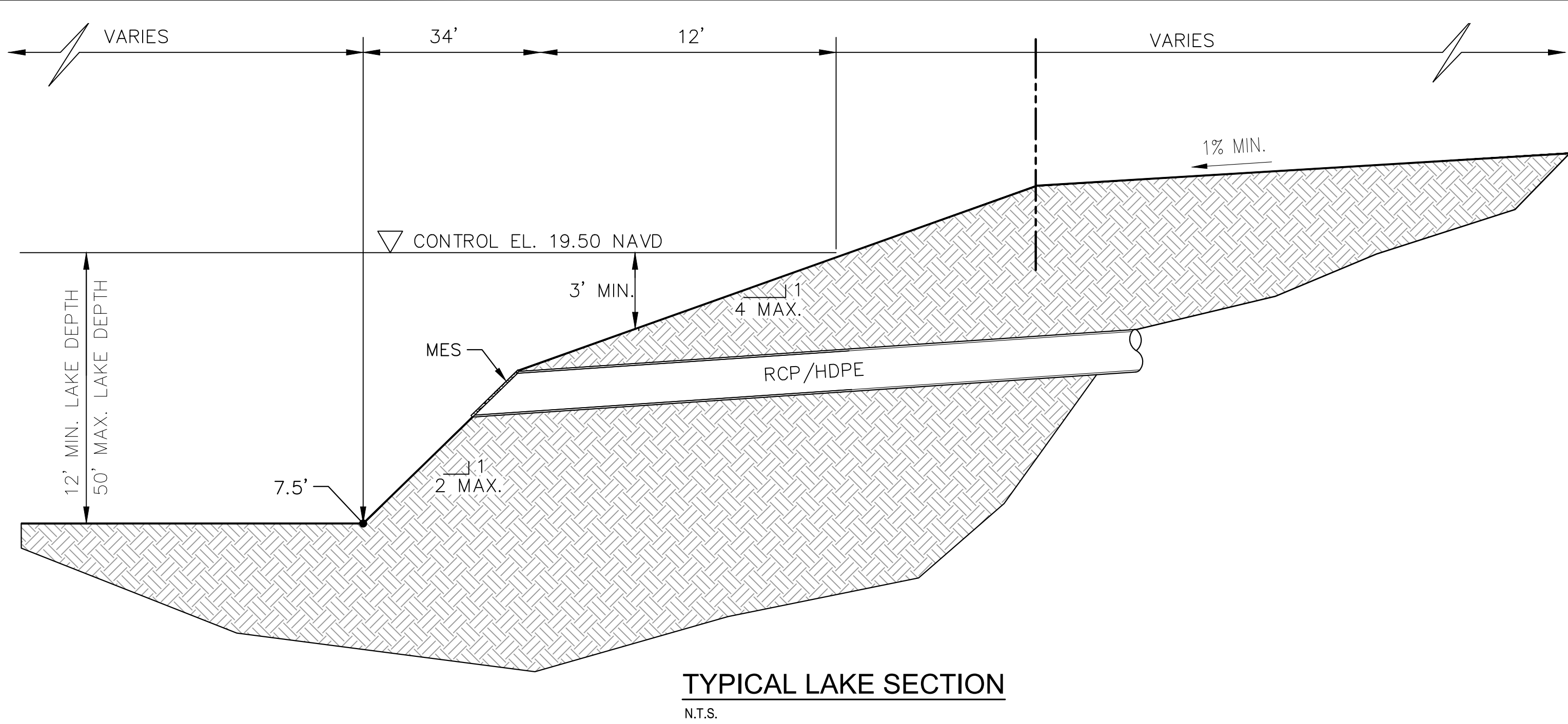
DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

FLORIDA

EDGEWATER

SHEET NUMBER
C-251

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-252 PAVING GRADING AND DRAINAGE DETAILS October 15, 2025 03:51:27pm K:\VRB-LEVA\Deering Park Center - Phase 1\CAD\PlanSheets\C-252 PAVING GRADING AND DRAINAGE DETAILS.dwg
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NOTE: See Table 2 on Sheet 5 for Dimensions and Quantities.

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

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FLORIDA

EDGEWATER

Kimley»Horn

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

KHA PROJECT 046259004 DATE 07/2025 SCALE AS SHOWN DESIGNED BY KFH DRAWN BY DLC CHECKED BY JWK DATE: ---

PAVING GRADING AND DRAINAGE DETAILS

REVISIONS

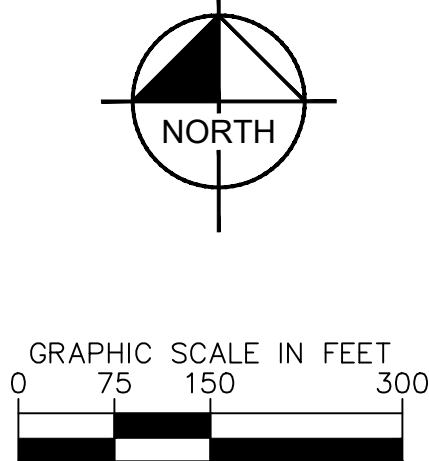
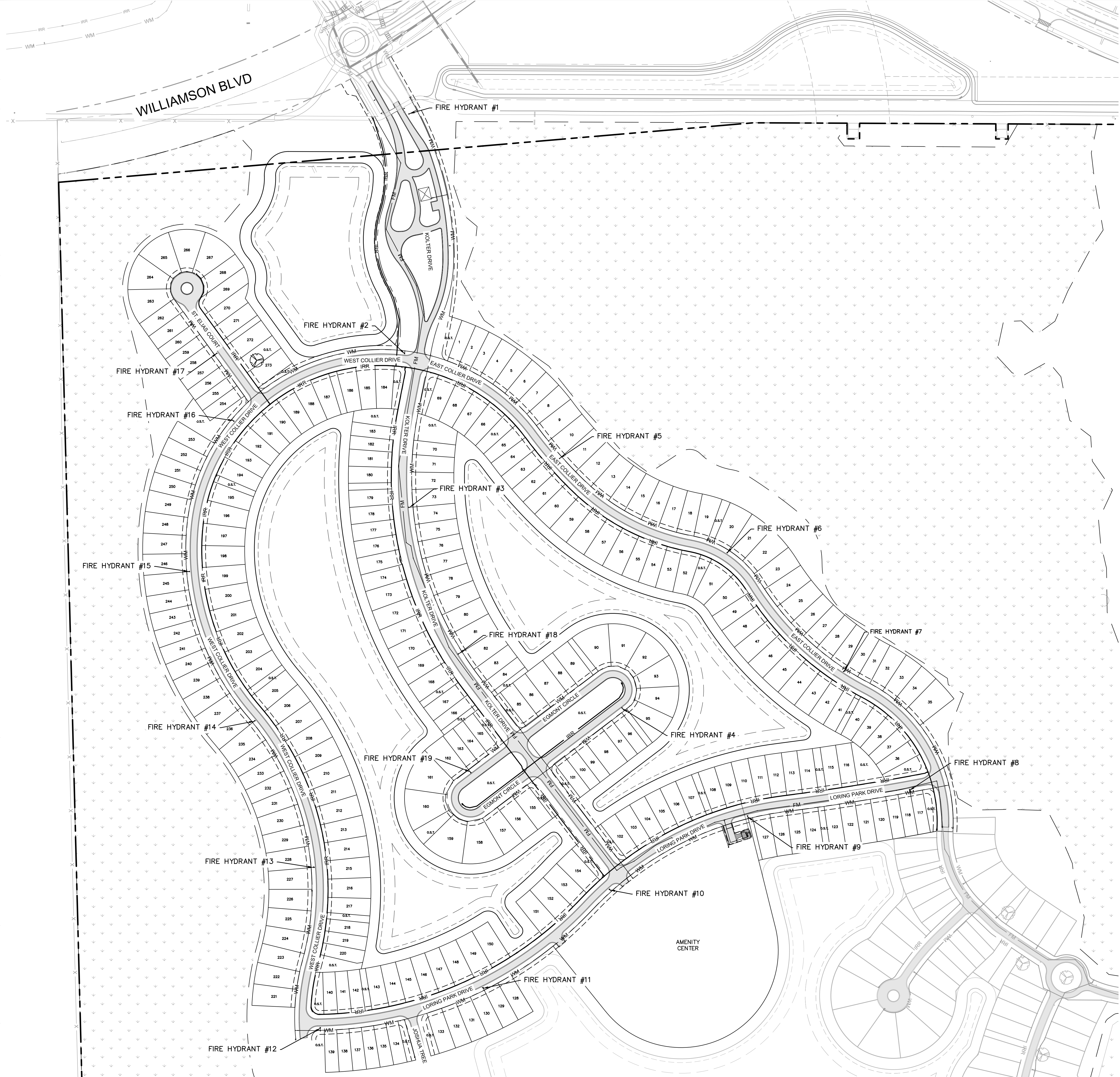
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SHEET NUMBER C-252

Plotted By: Stecher, Gavin Sheet: Set: Deering Park Center - Phase 1A Layout: C-300 OVERALL UTILITY PLAN October 15, 2025 03:51:47pm K:\VRB\DEV\Deering Park Center - Phase 1A\OAD\PlanSheets\C-300 UTILITY PLAN.dwg

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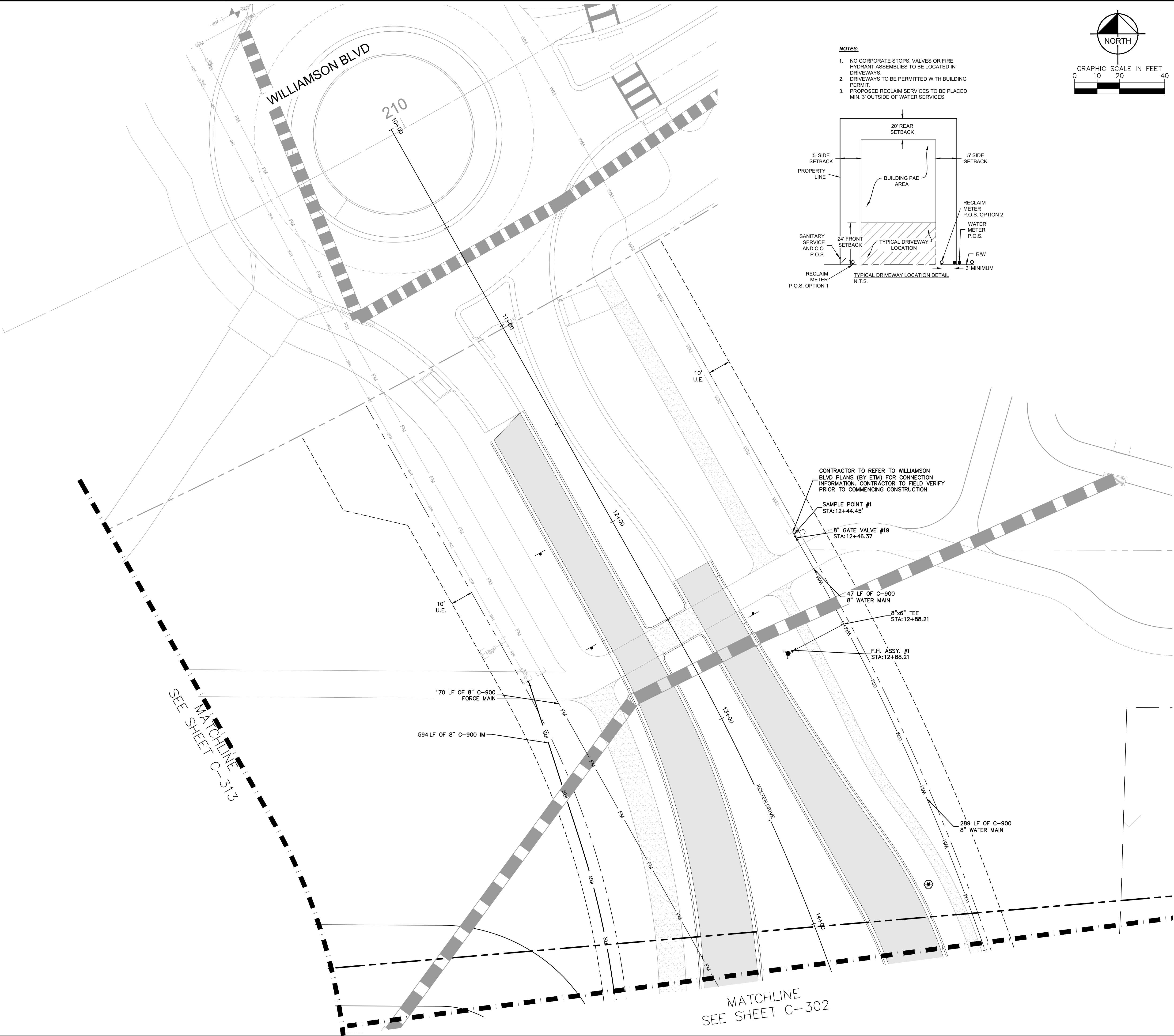
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DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER		OVERALL UTILITY PLAN		LICENSED PROFESSIONAL		Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 321-430-1138 WWW.KIMLEY-HORN.COM REGISTRY NO. 696		BY	
EDGEWATER		FLORIDA		KHA PROJECT 046259004		DATE 07/2025		KINAN F. HUSANY, PE		DATE	
						SCALE AS SHOWN		FLORIDA LICENSE NUMBER 75481			
						DESIGNED BY KFH					
						DRAWN BY DLC					
						CHECKED BY JWK		DATE:		REVISIONS	
										No.	

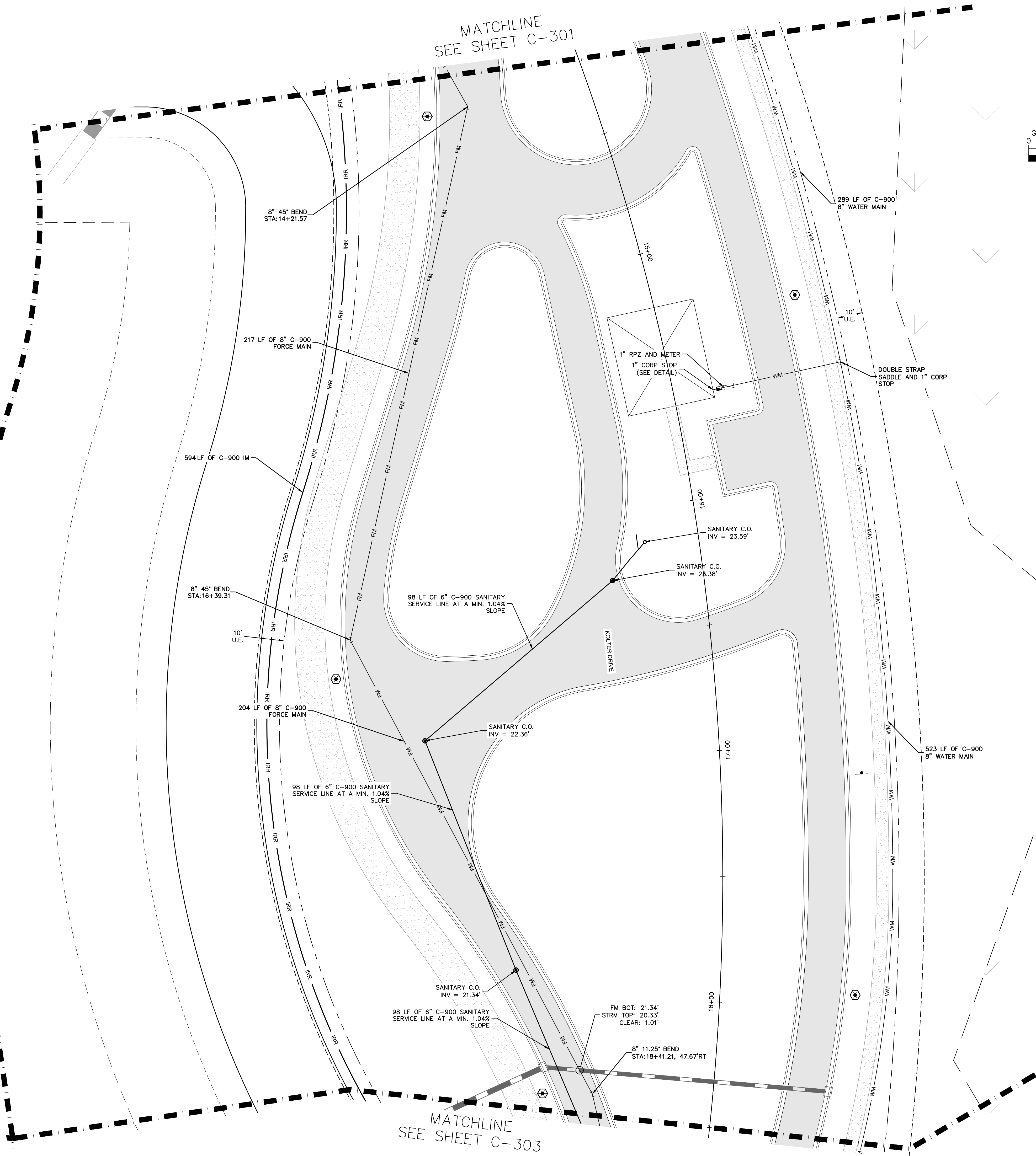
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MATCHLINE
SEE SHEET C-313



UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE
W/ 3/4" METER UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE
W/ (2) 3/4" 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 OPTIC LINE
- BURIED FIBER OPTICS SPLICE BOX

GRAPHIC SCALE IN FEET

0 10 20 40

NORTH

UTILITY NOTES:

- 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.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
 - 8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15' FOR DEPTHS GREATER THAN 15'
 - 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
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2').
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY EDGEWATER.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
- CROSSINGS AND CONFLICTS MUST BE PER CITY OF EDGEWATER UTILITY SPECIFICATIONS.
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
- 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.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
- VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
- ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
- DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
- TRACER WIRE MUST BE INSTALLED PER CITY SPEC./QPL.

NOTES:

- NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS.
- DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
- PROPOSED RECLAIM SERVICES TO BE PLACED MIN. 3' OUTSIDE OF WATER SERVICES.

KEY MAP

N.T.S.

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

6' SIDE SETBACK

20' REAR SETBACK

6' SIDE SETBACK

PROPERTY LINE

BUILDING PAD AREA

RECLAIM METER P.O.S. OPTION 2

WATER METER P.O.S.

R/W

3' MINIMUM

SANITARY SERVICE AND C.O. P.O.S.

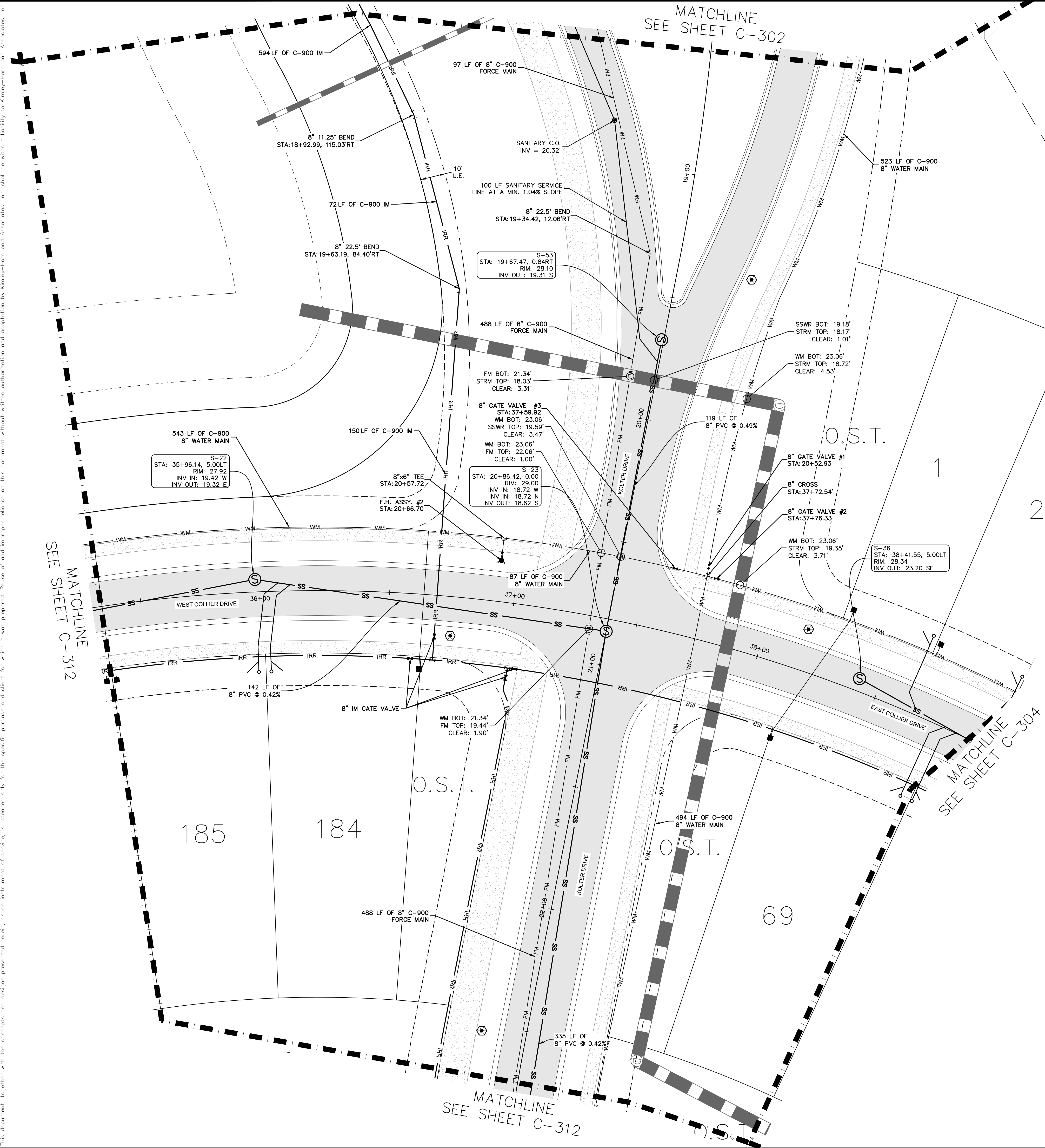
24' FRONT SETBACK

TYPICAL DRIVEWAY LOCATION

TYPICAL DRIVEWAY LOCATION DETAIL

N.T.S.

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KEY MAP
N.T.S.

VERTICAL DATUM
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PREPARED FOR
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UTILITY PLAN

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C-303

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REGISTRY NO. 696

UTILITY PLAN

DEERING PARK CENTER - PHASE 1A
PREPARED FOR
KOLTER

C-303

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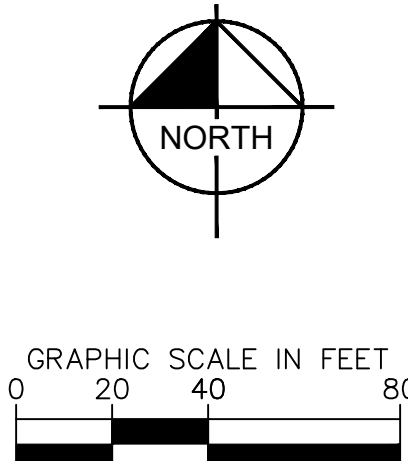
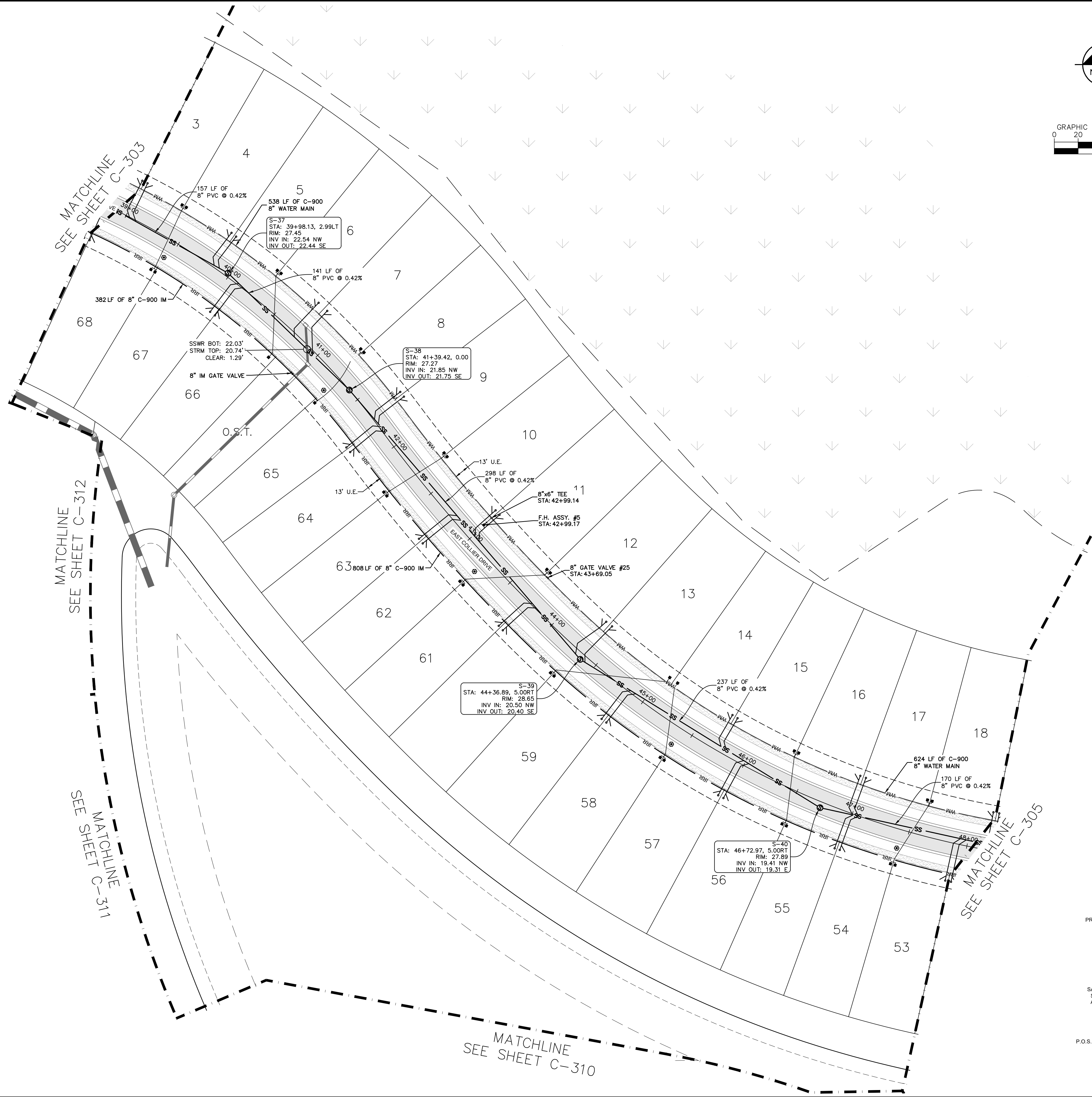
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Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A, Layout: C-304, October 15, 2025 03:52:28pm K:\VRE-IDEV\Deering Park Center - Phase 1A\CAD\PlanSheets\C-300 UTILITY PLAN.dwg
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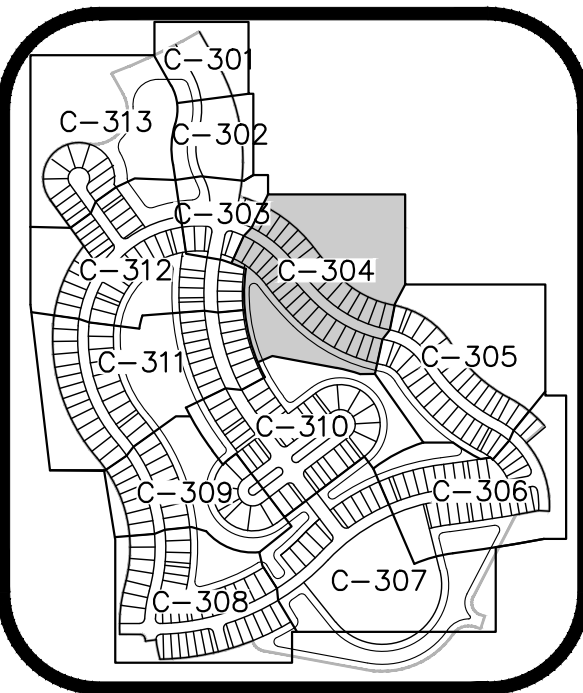
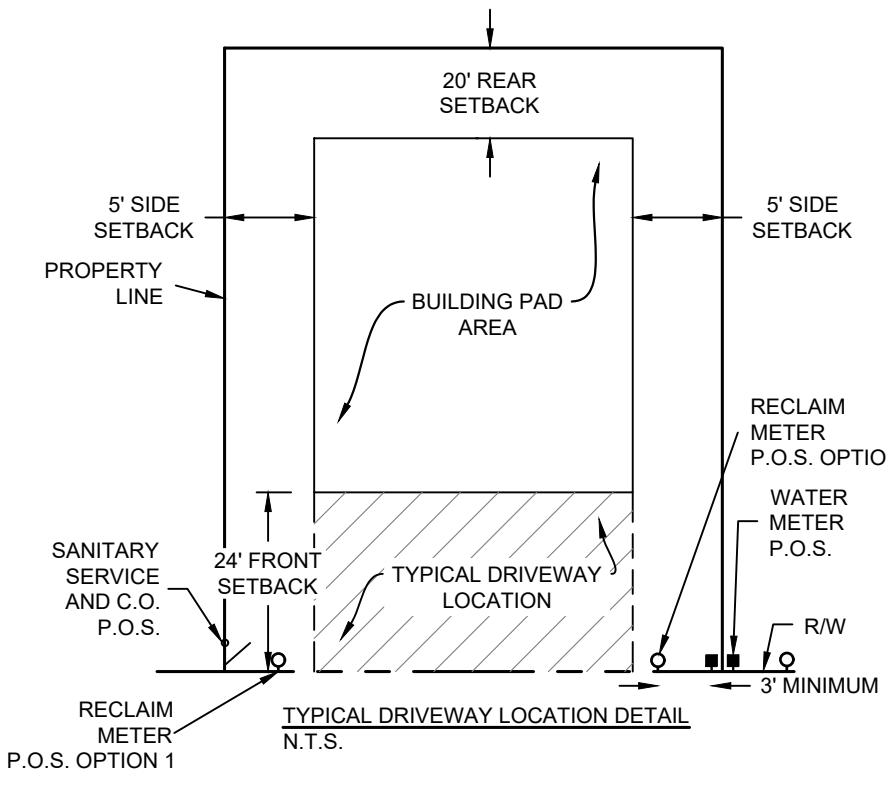


- UTILITY LEGEND**
- PROPOSED WATER LINE
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SINGLE WATER SERVICE (1" LINE W/ 3/4" METER UNLESS OTHERWISE NOTED) (P.O.S.)
 - PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 3/4" METERS UNLESS OTHERWISE NOTED) (P.O.S.)
 - PROPOSED SINGLE SEWER SERVICE 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 OPTIC LINE
 - BURIED FIBER OPTICS SPLICE BOX

- UTILITY NOTES:**
- 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.
 - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
 - 8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15' FOR DEPTHS GREATER THAN 15'
 - 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
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2').
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY EDGEWATER.
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 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
 - 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.
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 - VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
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NOTES:

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KEY MAP
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



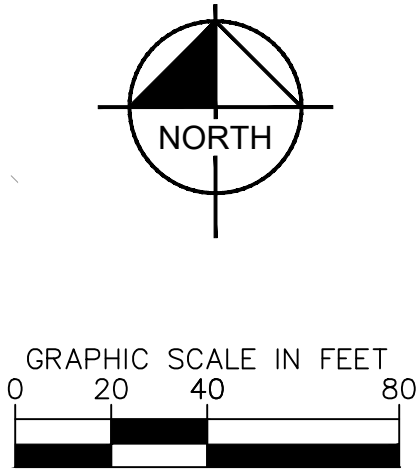
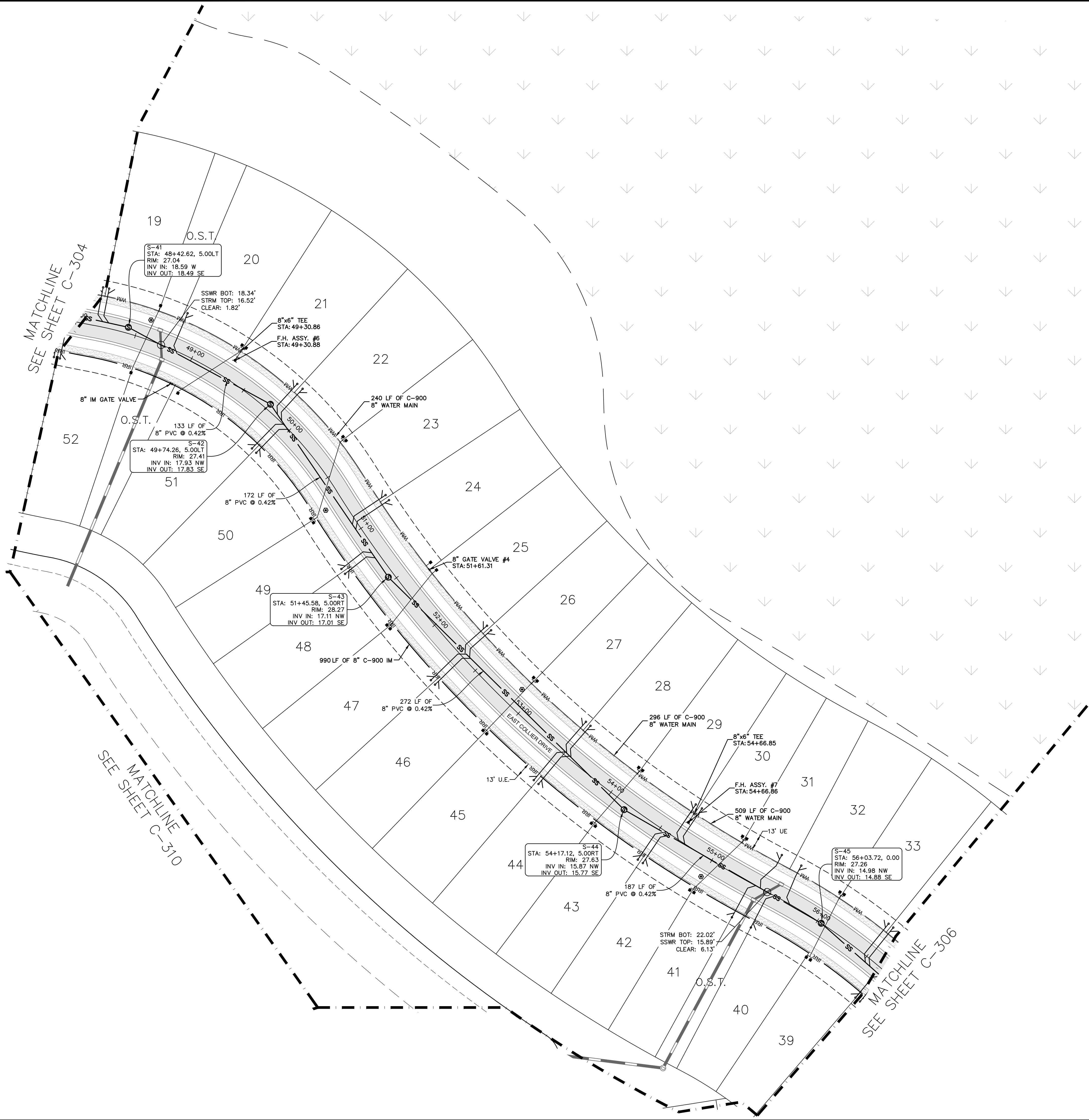
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

KHA PROJECT 046259004		DATE 07/2025		SCALE AS SHOWN		DESIGNED BY KHFH		DRAWN BY DLC		CHECKED BY JWK		DATE		BY	
LICENCED PROFESSIONAL		KINAN F. HUSAINY, PE		FLORIDA LICENSE NUMBER 75481		WWW.KIMLEY-HORN.COM		REGISTRY NO. 696		REVISIONS		No.		No.	
DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER															
SHEET NUMBER C-304															

EDGEWATER FLORIDA

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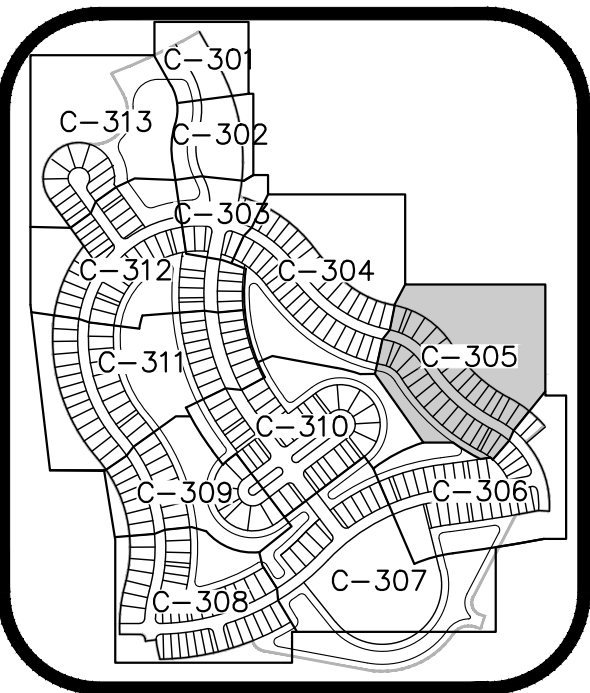
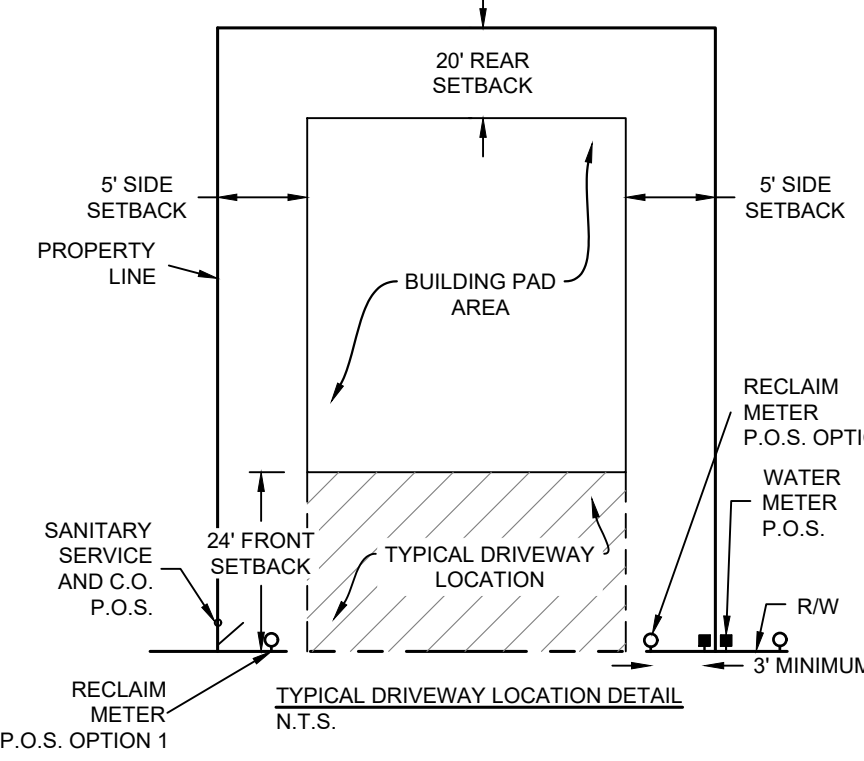
Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-305 October 15, 2025 03:52:36pm K:\VRE-IDEV\Deering Park Center - Phase 1A\Layout\Deering Park Center - Phase 1A\Utility Plan.dwg
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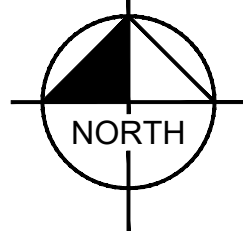
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ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

KHA PROJECT 046259004		LICENSED PROFESSIONAL KINAN F. HUSAINY, PE	REVISIONS		BY
DATE 07/2025		FLORIDA LICENSE NUMBER 75481	No.		DATE
SCALE AS SHOWN DESIGNED BY KFH		WWW.KIMLEY-HORN.COM		EDGewater	
DRAWN BY JWK		REGISTRY NO. 696		SHEET NUMBER C-305	
CHECKED BY		JWK		DATE	

DEERING PARK CENTER - PHASE 1A
PREPARED FOR
KOLTER

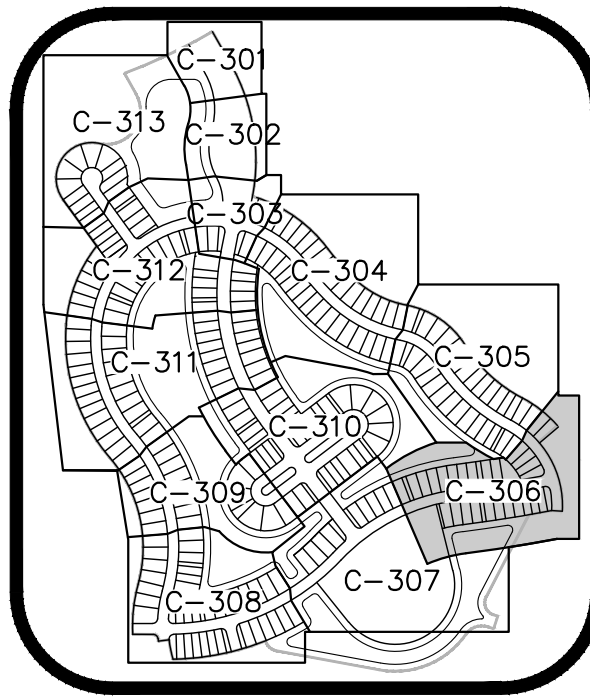
UTILITY PLAN



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|  | PROPOSED WATER LINE |
|  | PROPOSED GATE VALVE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED SINGLE WATER SERVICE (1" LINE
W/ 3/4" METER UNLESS OTHERWISE NOTED) (P.O.S.) |
|  | PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 3/4" 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 |
|  | PROPOSED BURIED FIBER OPTIC LINE |
|  | PROPOSED BURIED FIBER OPTICS SPLICE BOX |

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 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.
2. ALL 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. WHERE PIPER PIPES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
 - 8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
 - WHEN THE MINIMUM 4" OF COVER CANNOT BE MAINTAINED, 8" PVC C900 FOR DEPTHS GREATER THAN 15'
 - WATERSHED SHALL BE 15" PER ASTM UNLESS OTHERWISE NOTED ON PLANS.
 - 6" AND LARGER, PVC C-900 PER ASTM D 2241
 - CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIAM + 2"). ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL UTILITIES.
8. CROSSINGS AND CONFLICTS MUST BE PER CITY OF EDGEWATER UTILITY SPECIFICATIONS.
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
11. CONTRACTOR IS RESPONSIBLE FOR APPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITY (CITY OF EDGEWATER) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
12. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
13. VARIATIONS NOT TO BE USED ON SIDEWALKS, OR DRIVEWAYS.
14. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
15. DRAINAGE APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
16. TRACER WIRE MUST BE INSTALLED PER CITY SPEC./OPL.



KEY MAP
N.T.S.

CALL 48 HOURS
BEFORE YOU DIE

IT'S THE LAW!
DIAL 811

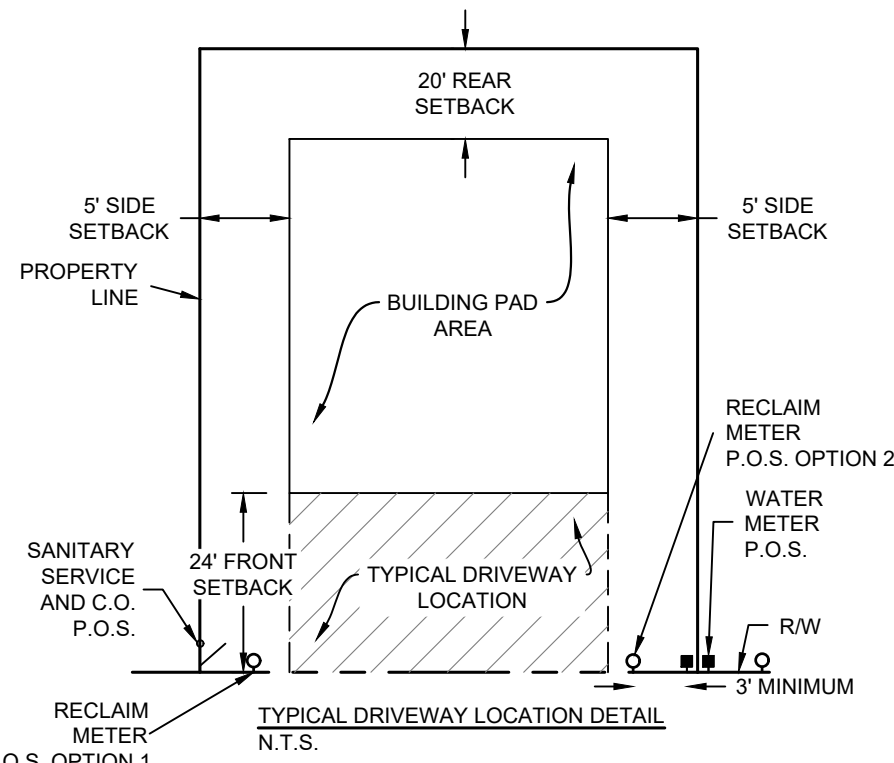
811
Know what's below
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

- ## NOTES

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. PROPOSED RECLAIM SERVICES TO BE PLACED MIN. 3' OUTSIDE OF WATER SERVICES.



NOTES

[illegible]

Kimley»»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL

KINAN F. HUSAINY, PE

FLORIDA LICENSE NUMBER

75481

KHA PROJECT
046259004

DATE _____

07/2025

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DESIGNED BY KEH

11/11/2019 10:27:00 AM

RAVN BY DLG

HECKED BY JWK

UTILITY PLAN

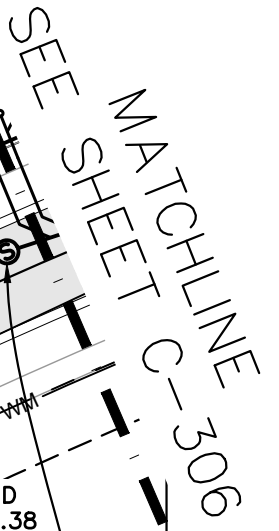
DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

FLORIDA

EDGEWATER

SHEET NUMBER

C-306

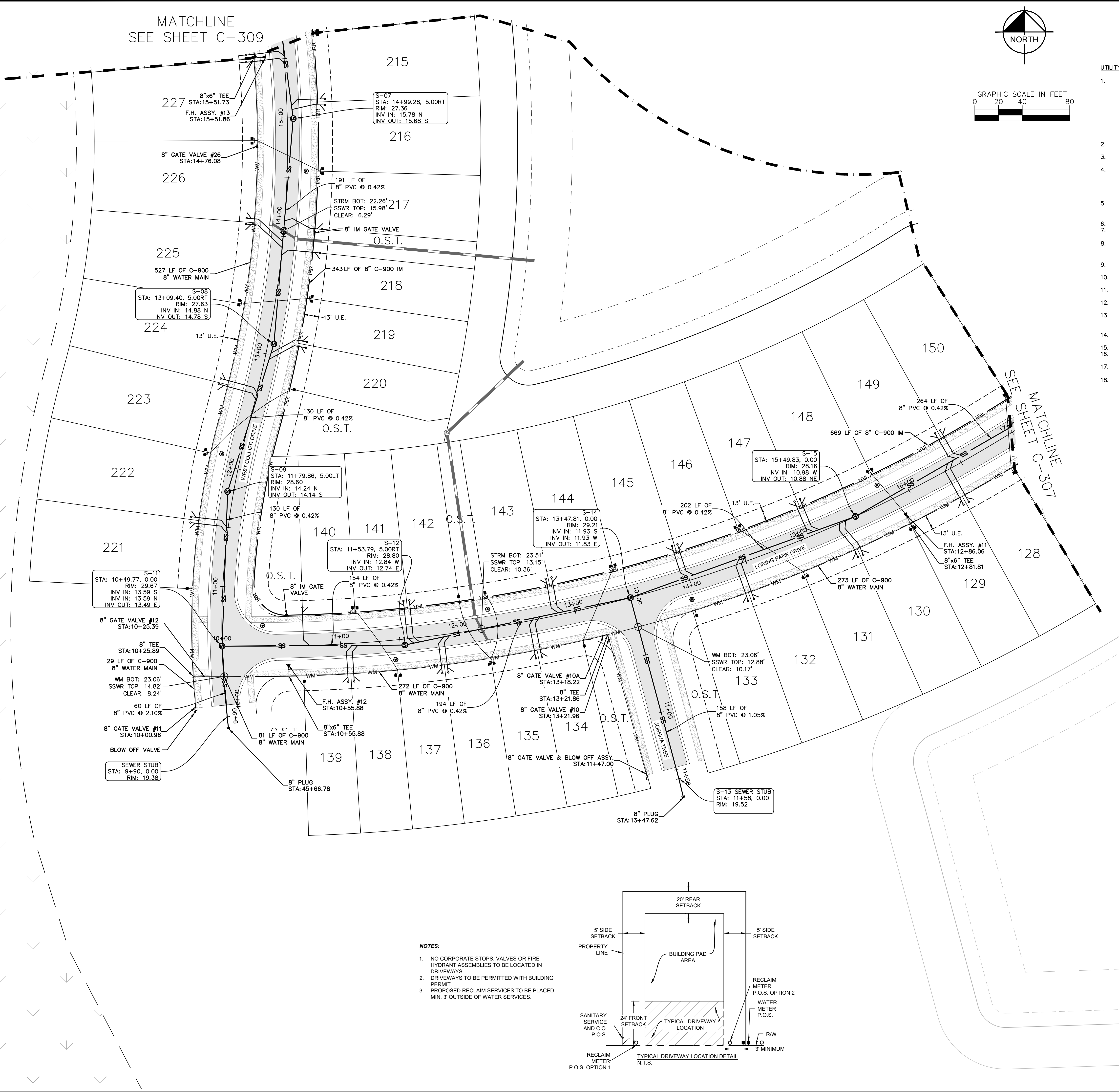


- NOTES:

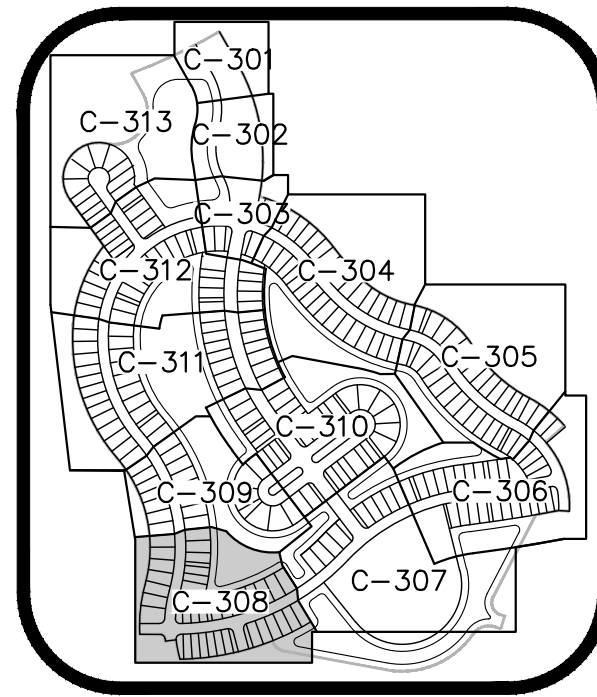
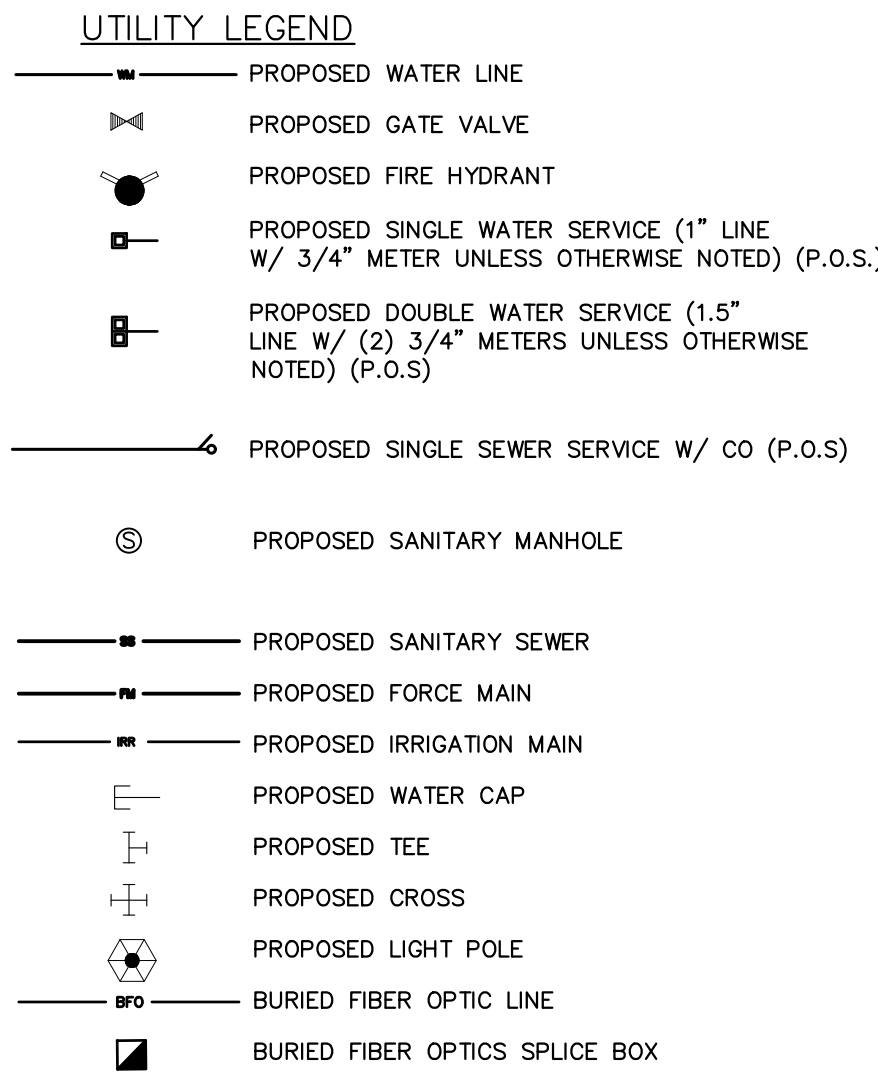
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- The diagram illustrates the required setbacks and utility locations for a typical driveway. Key features include:
- 20' REAR SETBACK**: Indicated by a vertical arrow at the top of the driveway area.
 - 5' SIDE SETBACK**: Indicated by horizontal arrows on both the left and right sides of the driveway area.
 - PROPERTY LINE**: A vertical line on the left side of the diagram.
 - BUILDING PAD AREA**: A rectangular area above the driveway, with a curved arrow pointing to it.
 - 24' FRONT SETBACK**: Indicated by a vertical arrow on the left side, between the property line and the driveway.
 - SANITARY SERVICE AND C.O. P.O.S.**: A point located on the left side, between the 24' front setback and the driveway.
 - TYPICAL DRIVEWAY LOCATION**: A hatched rectangular area representing the driveway.
 - TYPICAL DRIVEWAY LOCATION DETAIL N.T.S.**: A detailed view of the driveway edge showing the **R/W** (Right of Way) and **5' MINIMUM** setback.
 - RECLAIM METER P.O.S. OPTION 1**: A point located on the left side, between the 24' front setback and the driveway.
 - RECLAIM METER P.O.S. OPTION 2**: A point located on the right side, between the 5' side setback and the driveway.
 - WATER METER P.O.S.**: A point located on the right side, between the 5' side setback and the driveway.

- UTILITY NOTES:





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5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
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 - CLASS 200 UNDER ROADS, OTHER CLASS 150
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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. 

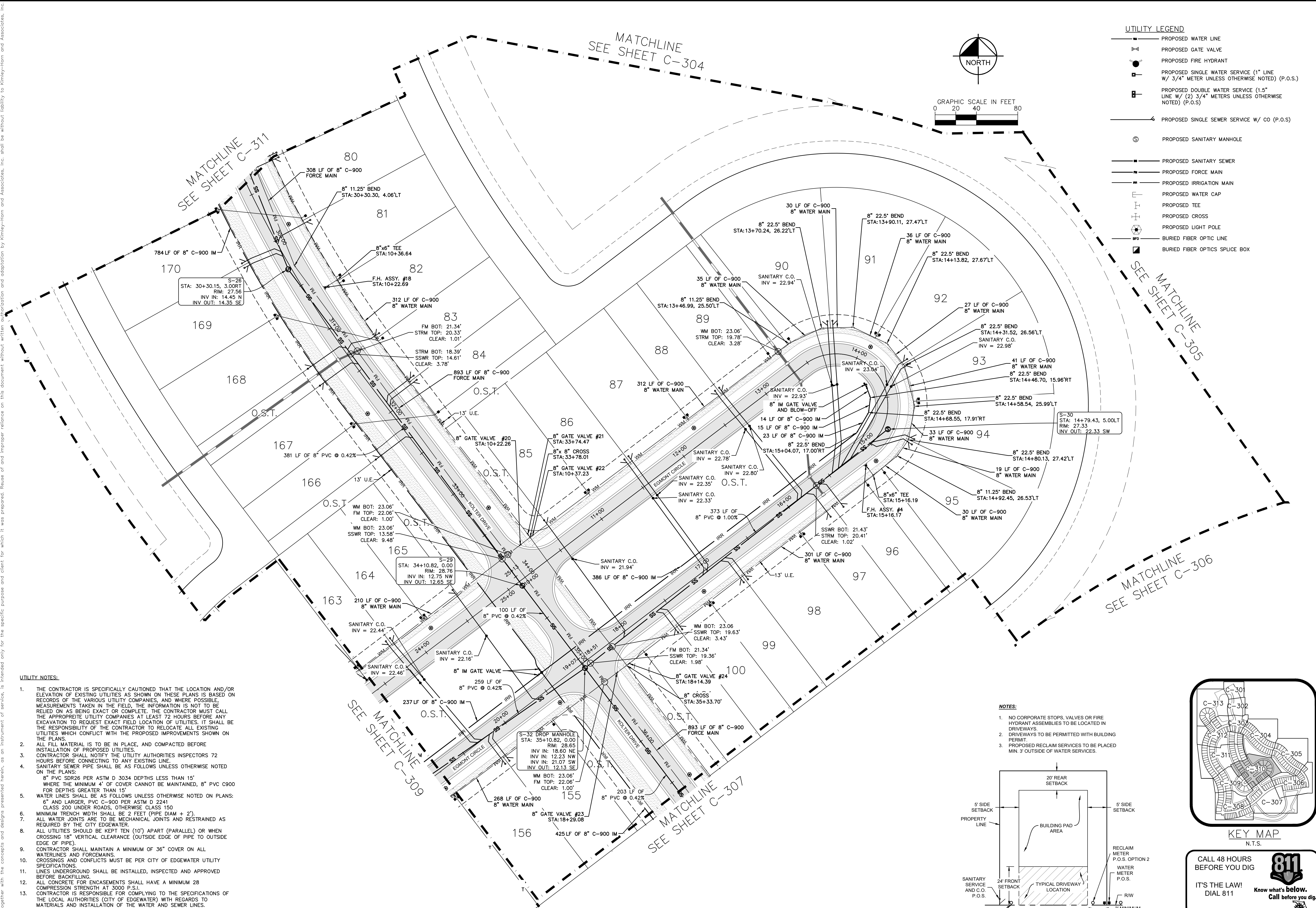
VERTICAL DATUM

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

Plotted By: Stecher, Gavin Sheet Set: Deering Park Center - Phase 1A Layout: C-310 October 15, 2025 03:53:27pm K:\VRE-LIDEA\Deering Park Center - Phase 1A\CAD\PlanSheets\C-300 UTILITY PLAN.dwg
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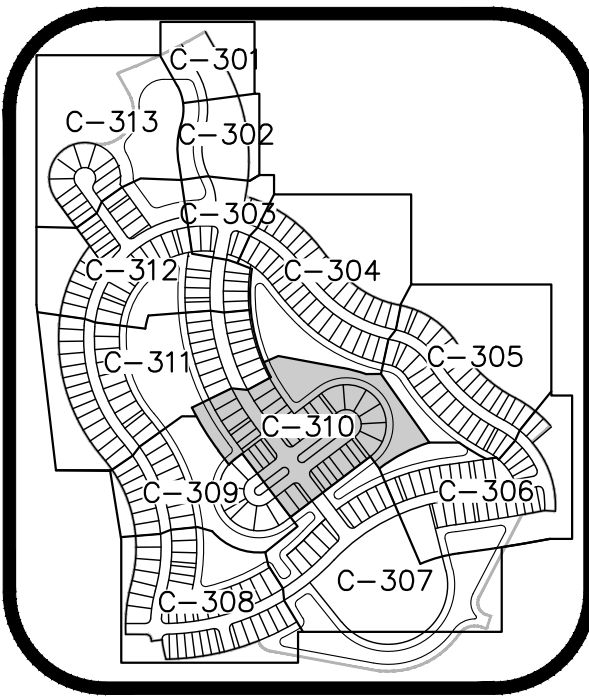
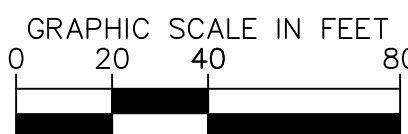
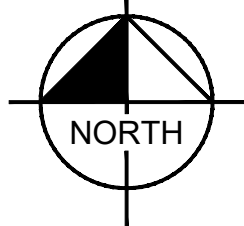
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UTILITY LEGEND

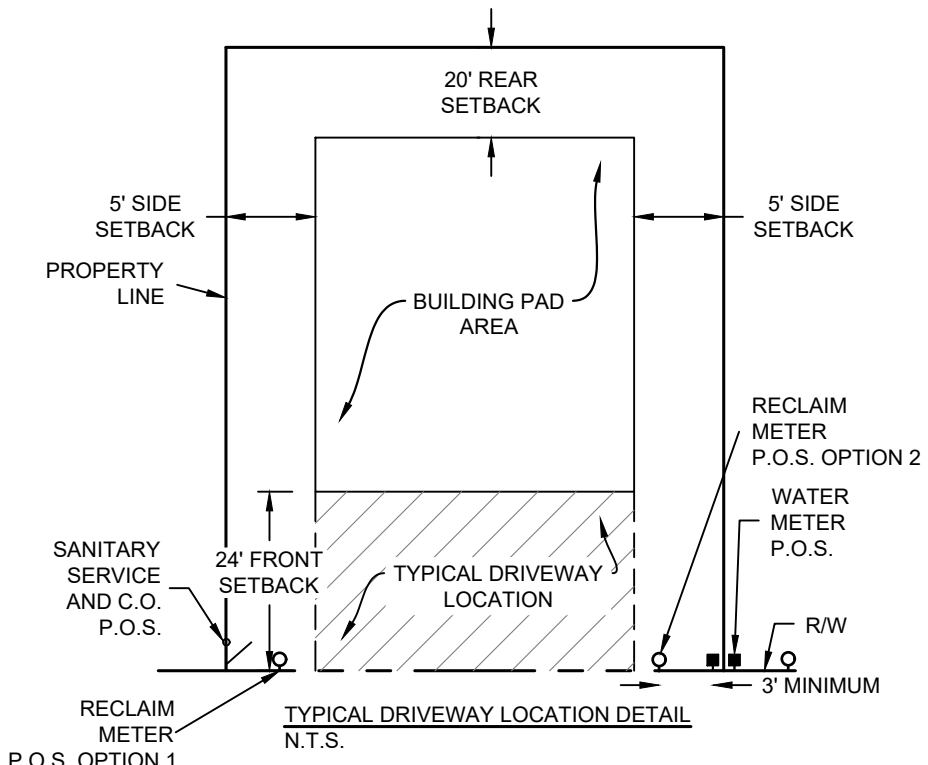
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KEY MAP
N.T.S.

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CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

REVISIONS		DATE	BY

Kimley»Horn

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PHONE: 321-430-1138
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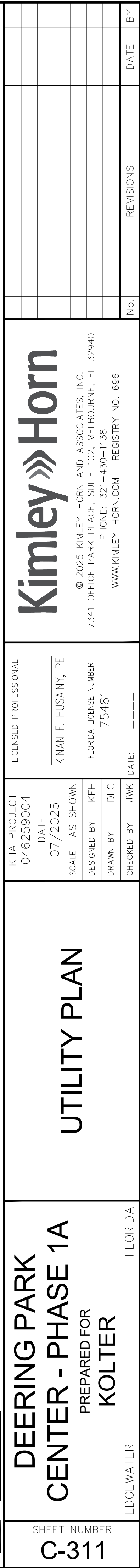
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KHA PROJECT 046259004
DATE 07/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY DLG
CHECKED BY JWK
DATE: ---

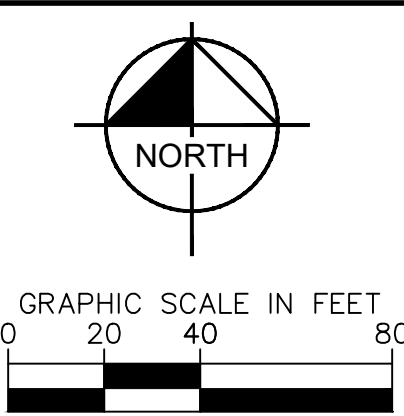
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER 75481

UTILITY PLAN

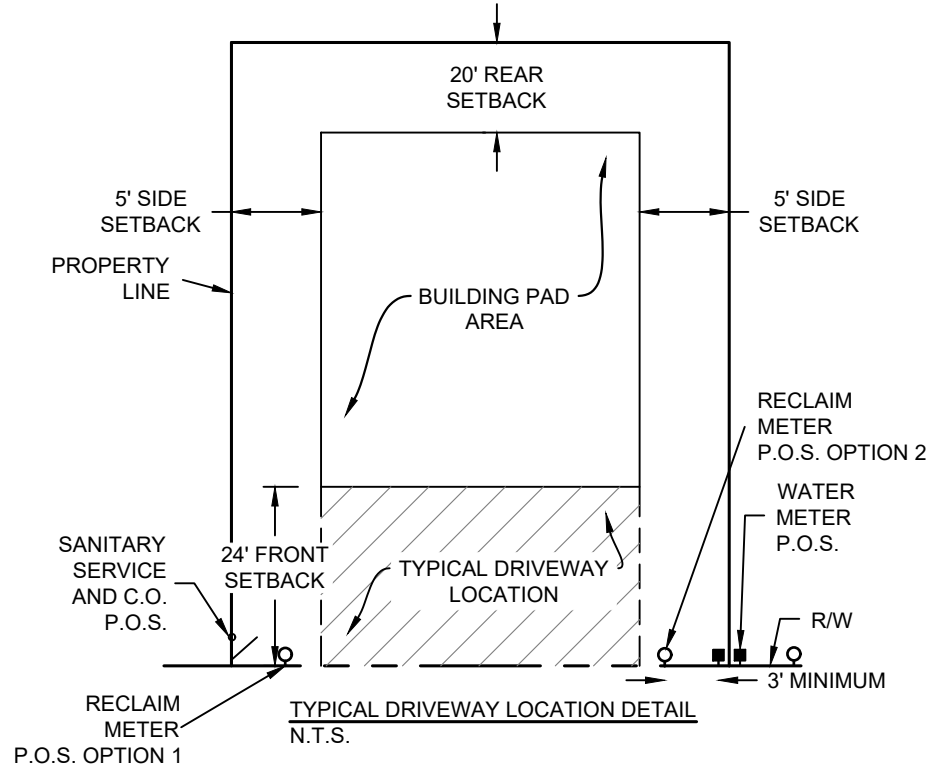
DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

FLORIDA
SHEET NUMBER
C-310

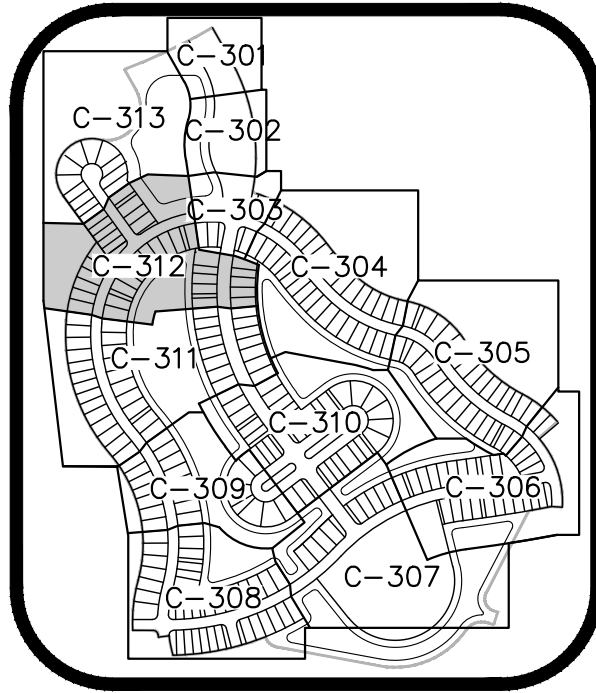




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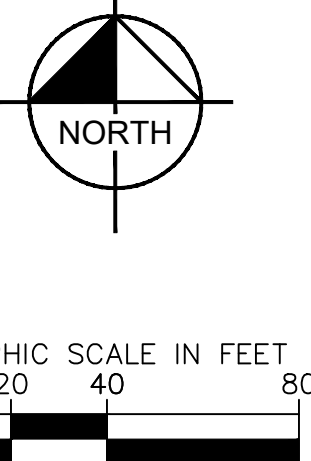
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PHONE: 321-430-1138
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DATE	07/2025	KINAN F. HUSAINY, PI
SCALE	AS SHOWN	FLORIDA LICENSE NUMBER
DESIGNED BY	KFH	75481
DRAWN BY	DLC	DATE:
CHECKED BY	JWK	

UTILITY PLAN

DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

SHEET NUMBER
C-312



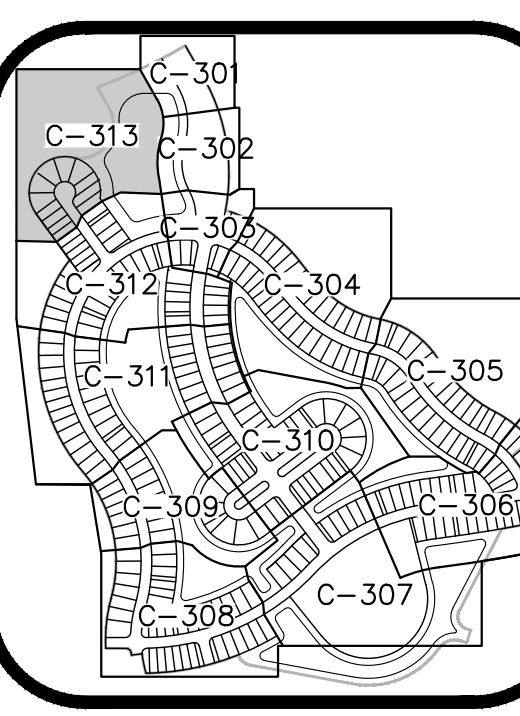
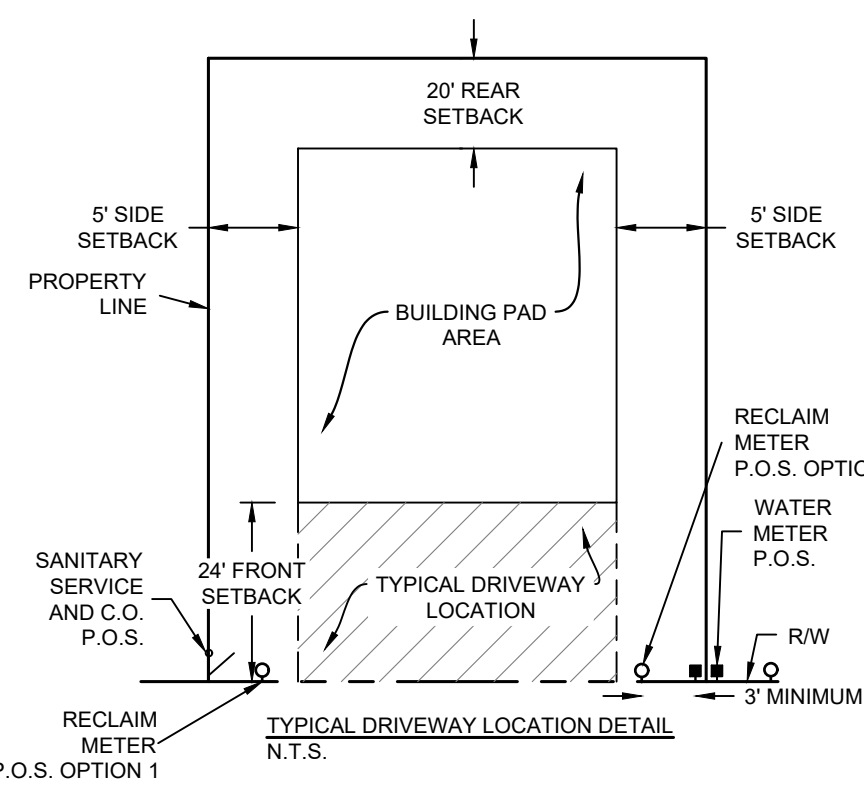
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|  | BURIED FIBER OPTICS SPLICE BOX |

UTILITY NOTES:

- 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 UPON AS BEING 100% ACCURATE. COMPLETELY, 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.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROJECT UTILITIES. COMPLETELY, THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- 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'
- WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
- 8" AND LARGER, PER CITY SPEC 1202 PER ASTM D 2241
- CLASS 200 UNDER SHADDS, OTHERWISE CLASS 150
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET (PIPE DIA + 2").
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS AND RESTRAINED AS REQUIRED BY THE CITY SPEC 1202 PER ASTM D 2241
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATER LINES AND FOREMANS.
- CROSSINGS AND CONFLICTS MUST BE PER CITY OF EDGEWATER UTILITY SPECIFICATIONS.
- UNITS UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF EDGEWATER) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CITY SPEC 1202 PER ASTM D 2241
- VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
- ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
- DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
- TRACER WIRE MUST BE INSTALLED PER CITY SPEC/QPL.

- NOTES:**

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. PROPOSED RECLAIM SERVICES TO BE PLACED MIN. 3' OUTSIDE OF WATER SERVICES.



KEY MAP


N.T.S.

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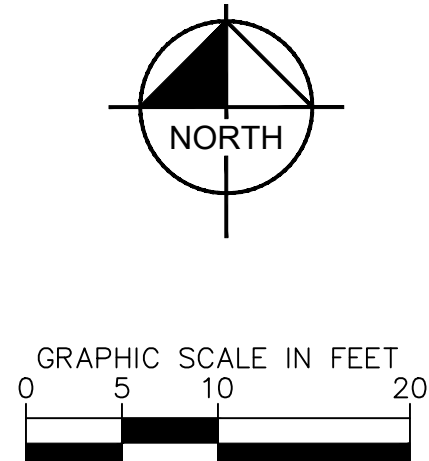
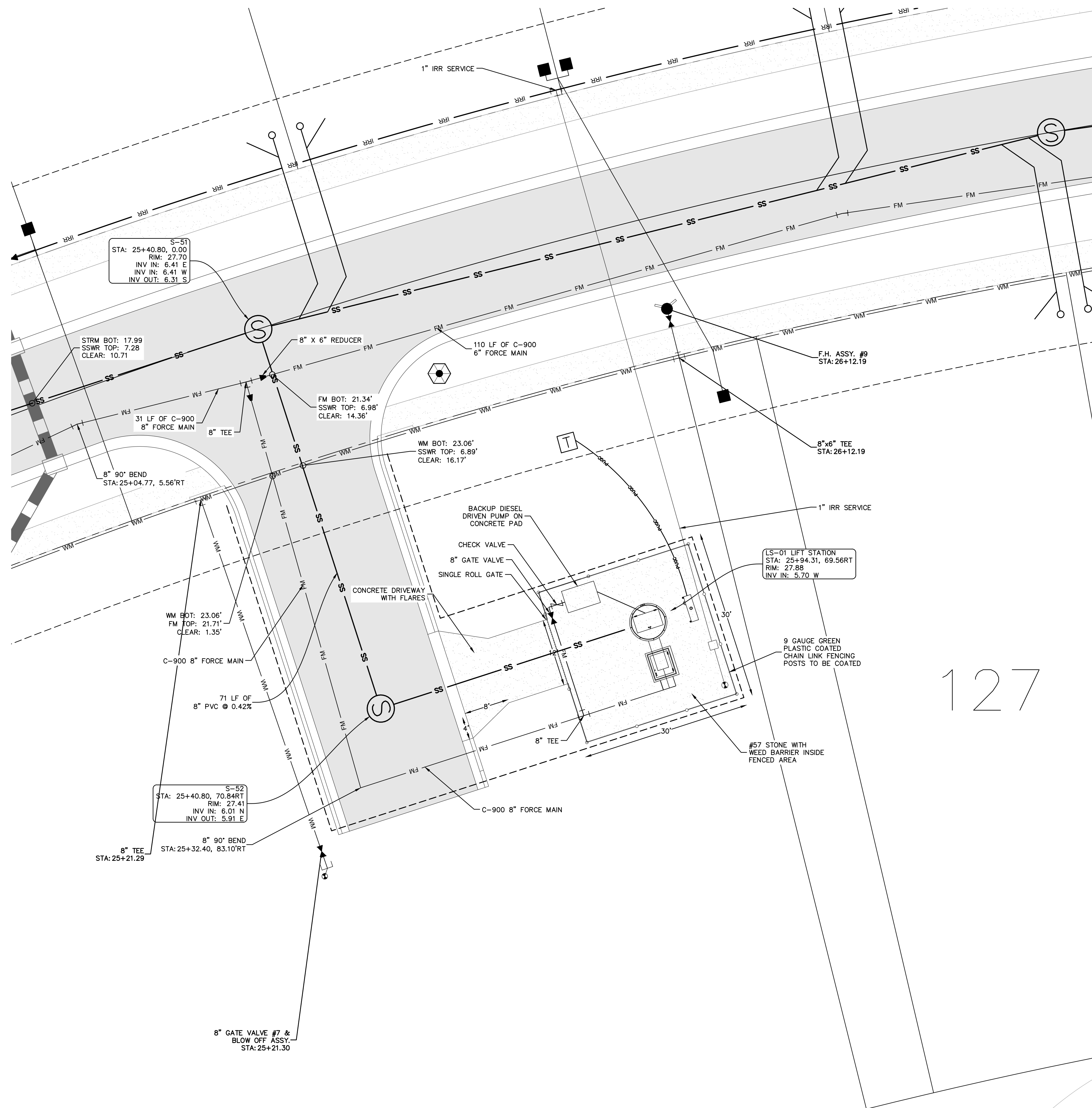
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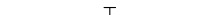

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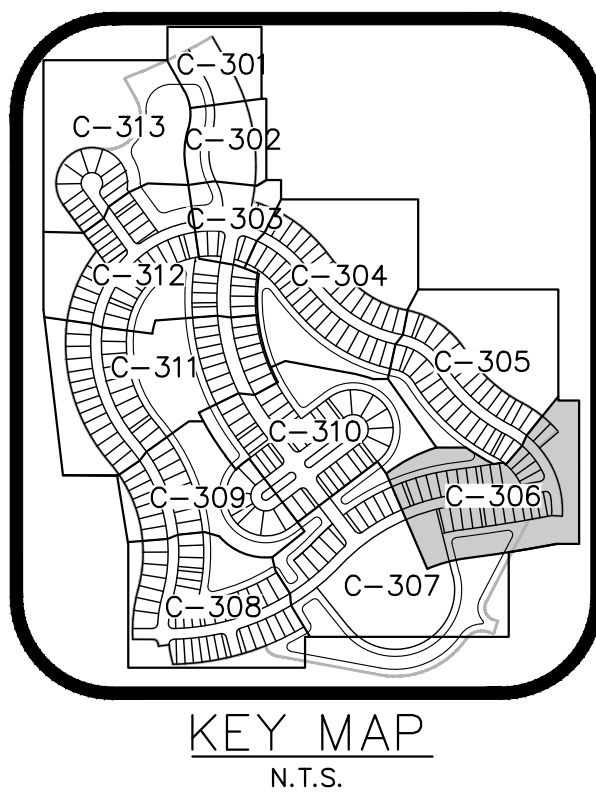
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)

[illegible]



- ## UTILITY LEGEND
- | | |
|---|--|
|  | PROPOSED WATER LINE |
|  | PROPOSED GATE VALVE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED SINGLE WATER SERVICE (1" LINE W/ 3/4" METER UNLESS OTHERWISE NOTED) (P.O.S.) |
|  | PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 3/4" 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 OPTIC LINE |
|  | BURIED FIBER OPTICS SPLICE BOX |

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 USED AS BEING COMPLETELY ACCURATE. 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.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SCHEDULED SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
 - 8" PVC SR26 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 SCHEDULING DIVISION.
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 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 THE INSTALLATION AND INSPECTION OF ALL NEW SEWER LINES.
14. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
15. LINES NOT TO BE USED FOR SIDEWALKS, SIDEWALKS, OR DRIVEWAYS.
16. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
17. DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
18. TRACER WIRE MUST BE INSTALLED PER CITY SPEC./OPL.



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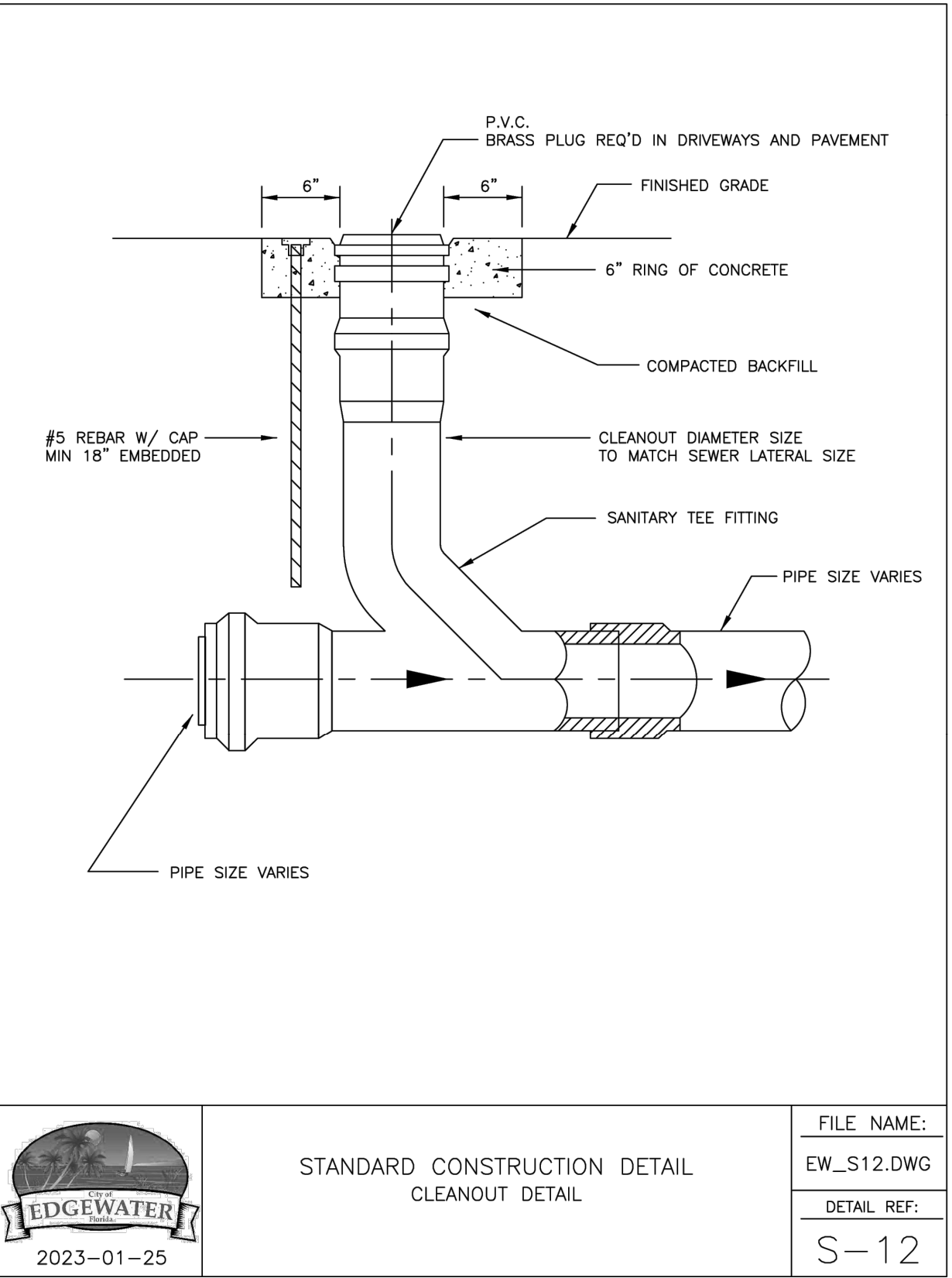
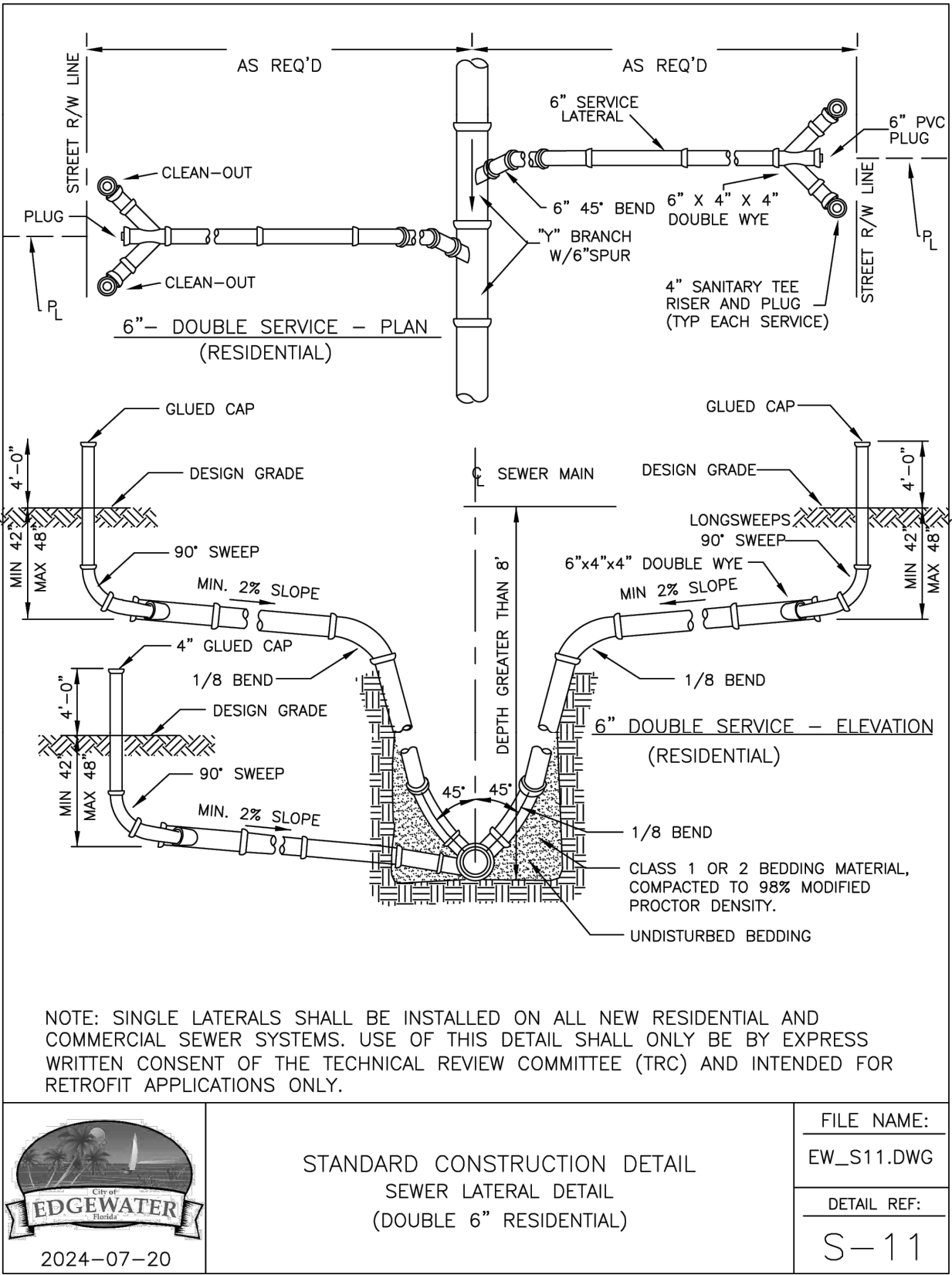
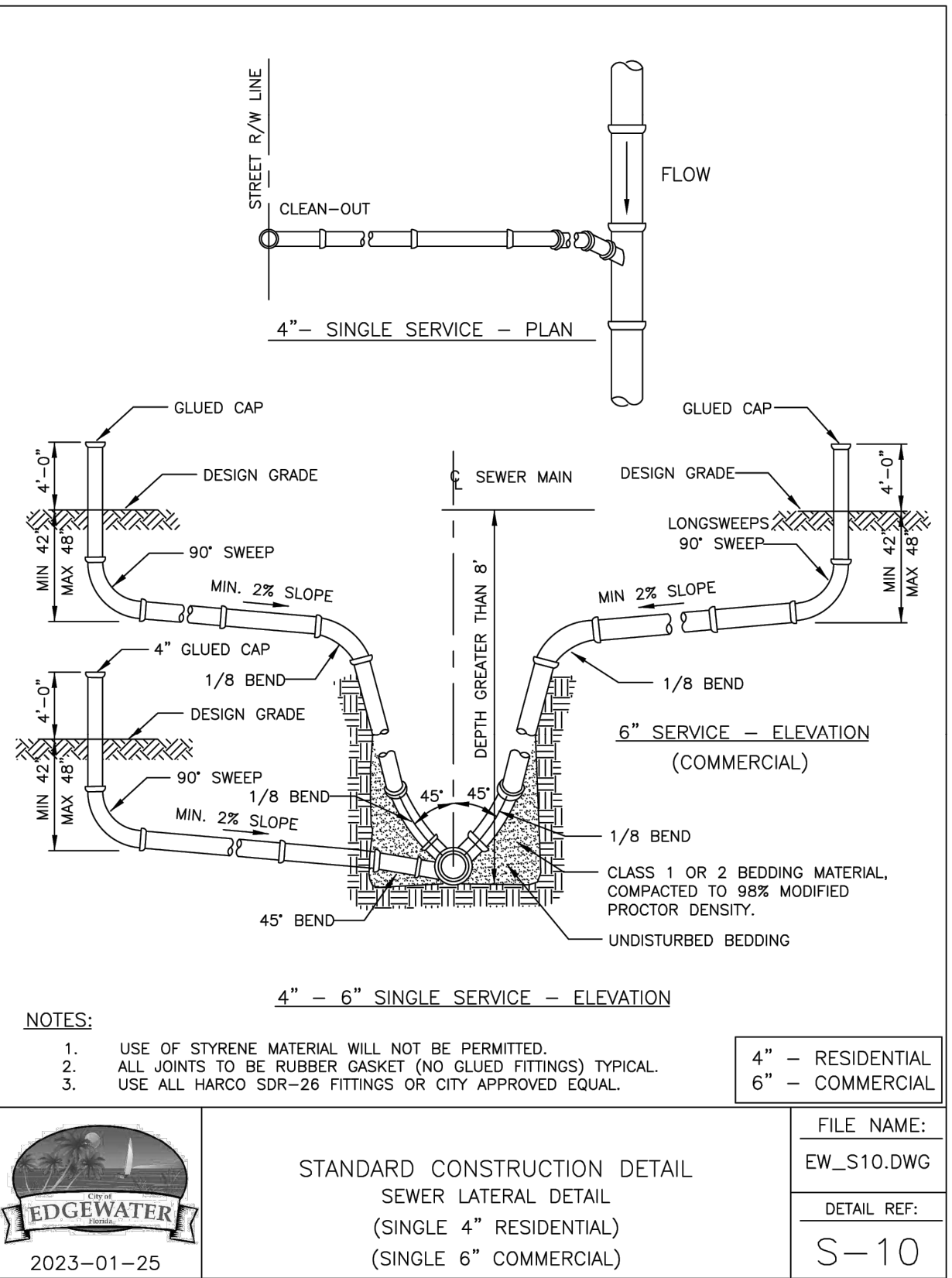
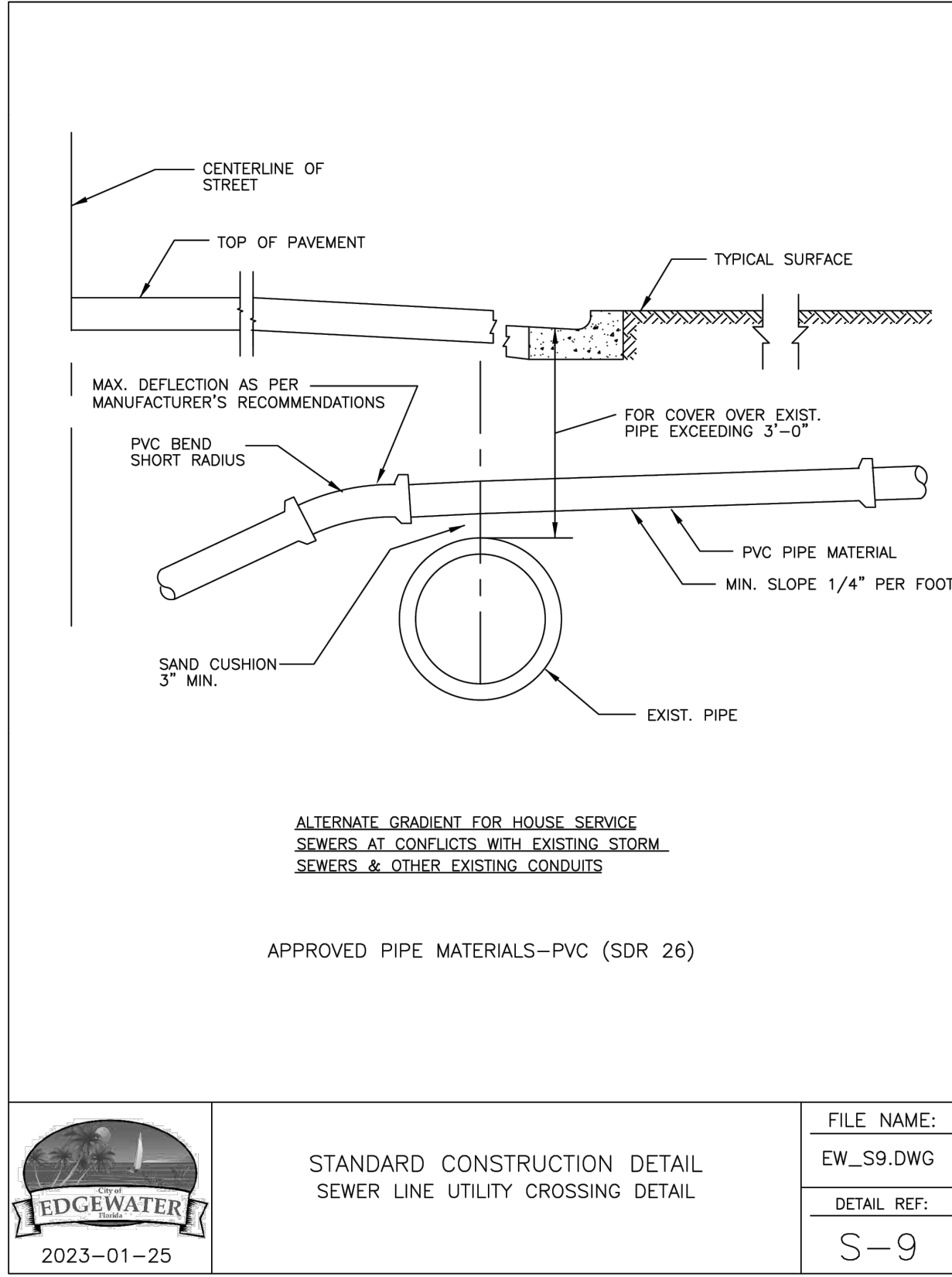
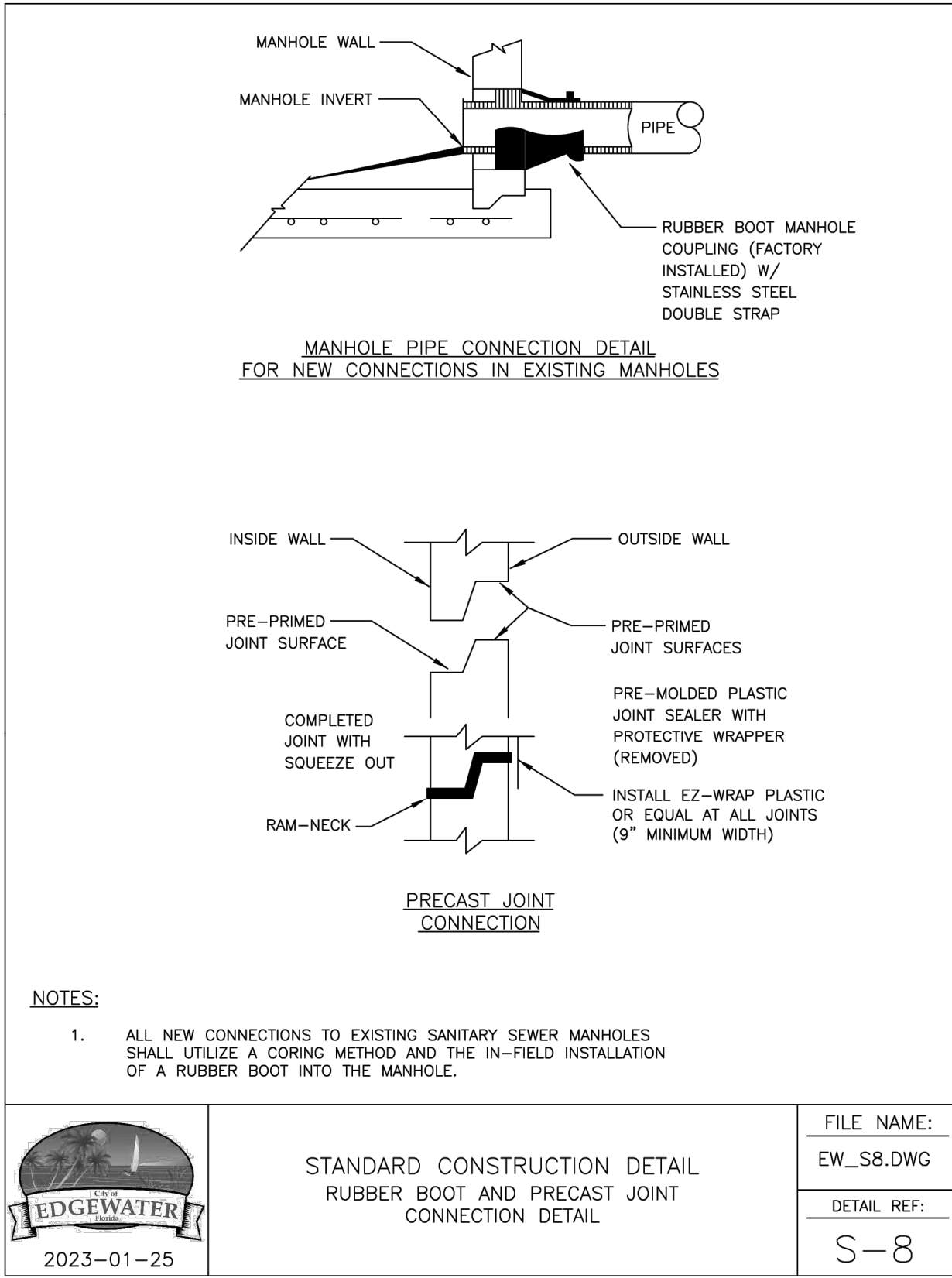
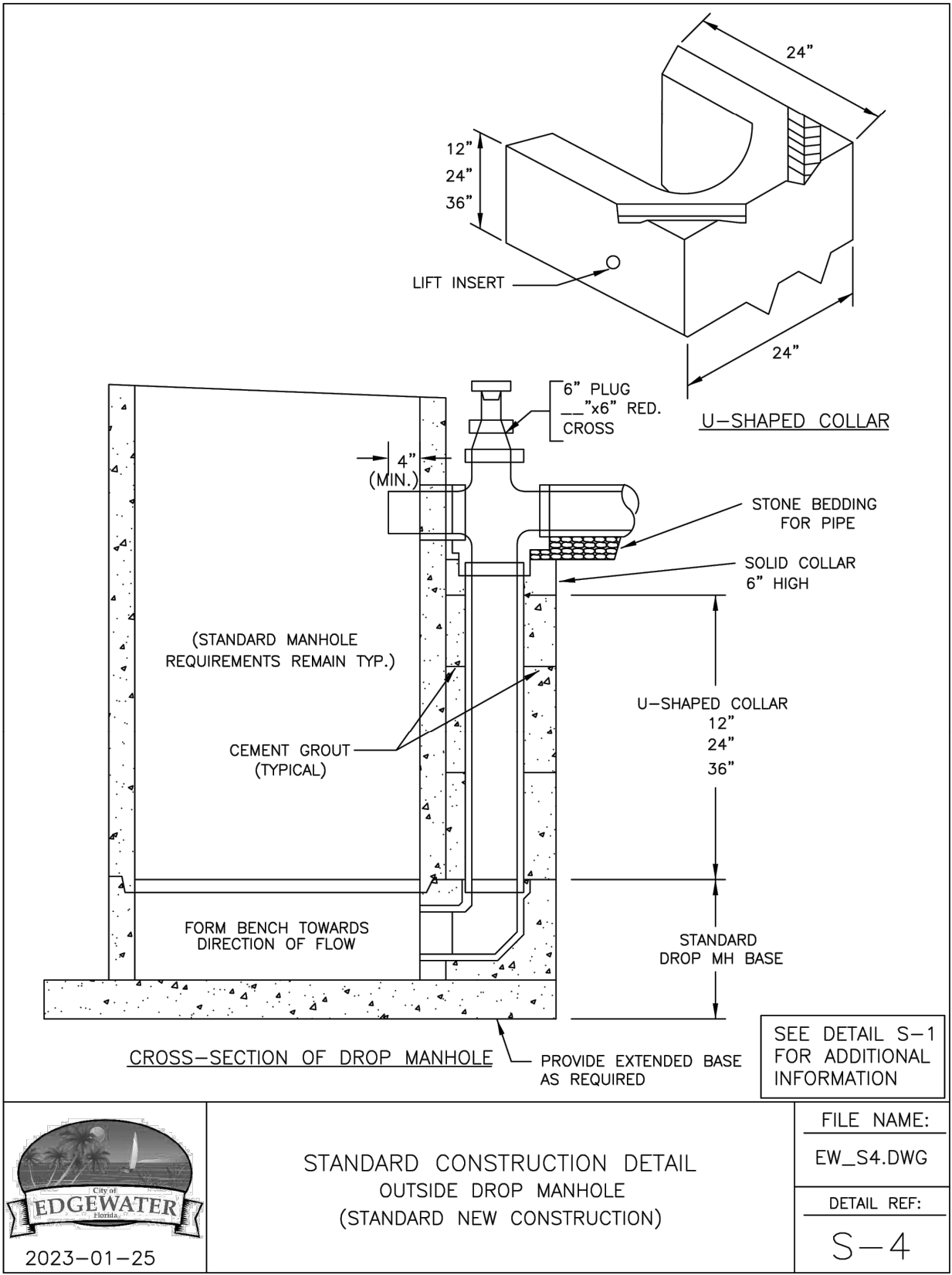
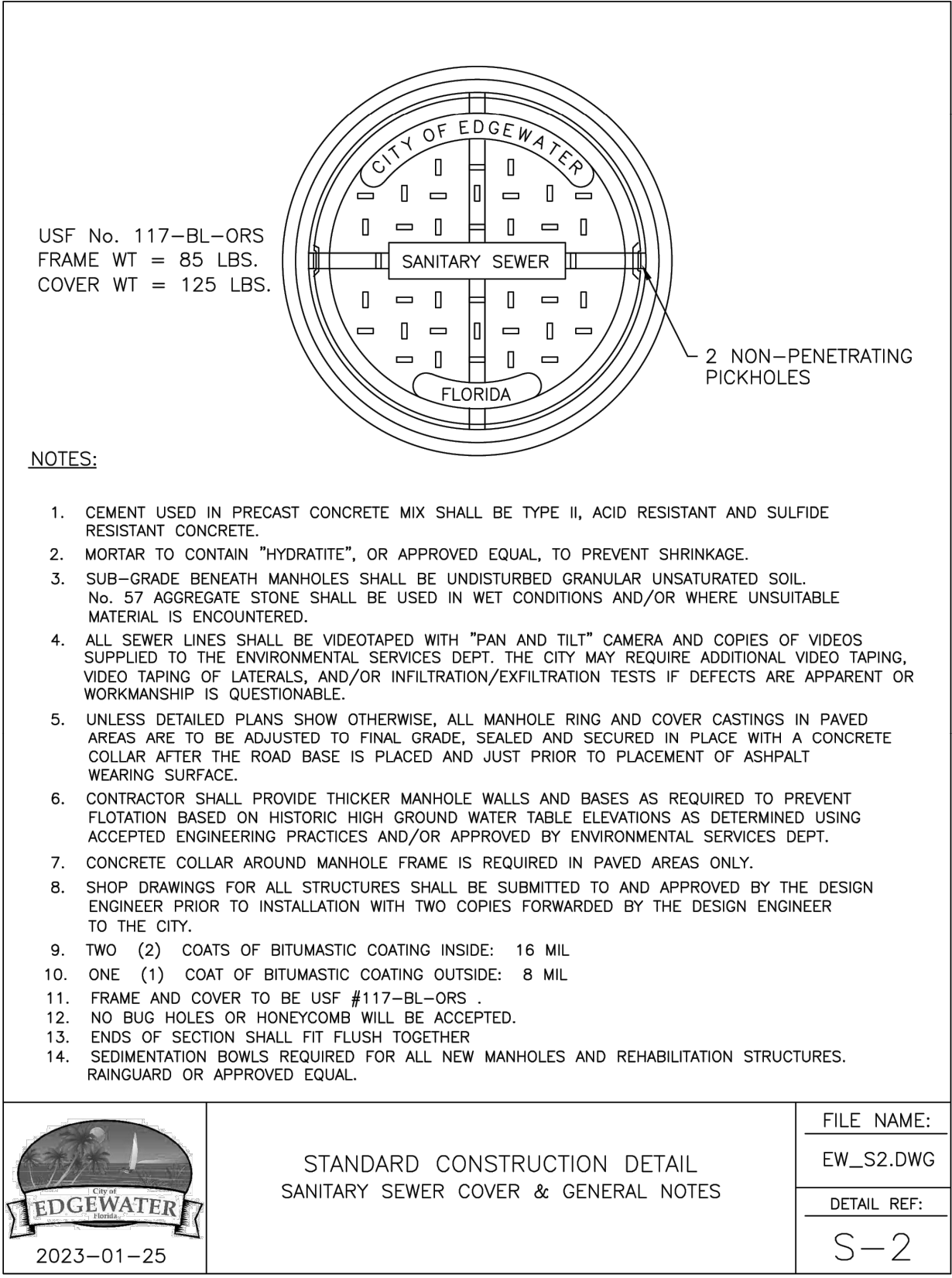
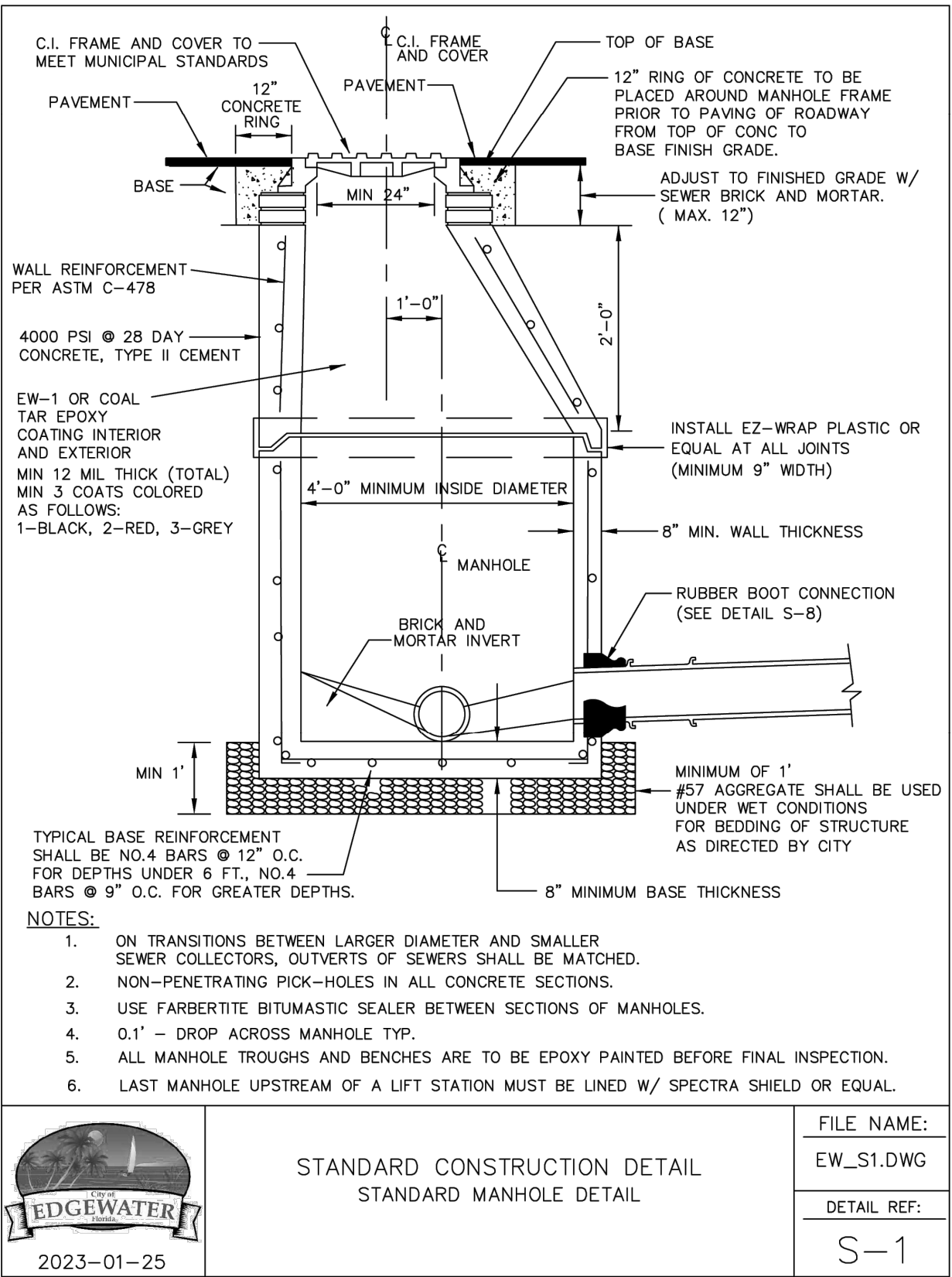
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DEERING PARK
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PREPARED FOR
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REGISTRY NO. 696

LICENSED PROFESSIONAL
KHA PROJECT
046259004
DATE
07/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY DLC
CHECKED BY JWK
KINAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ---

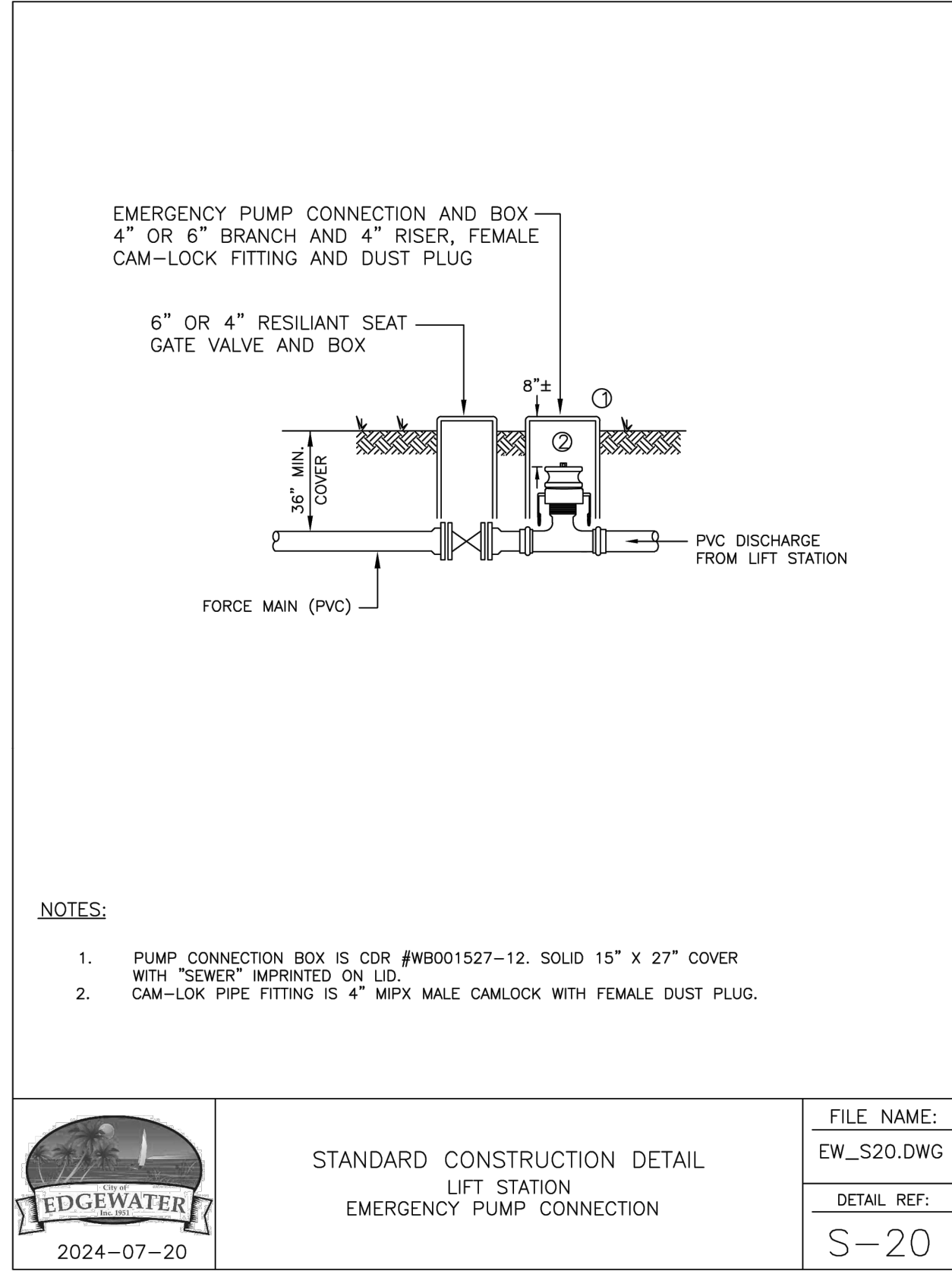
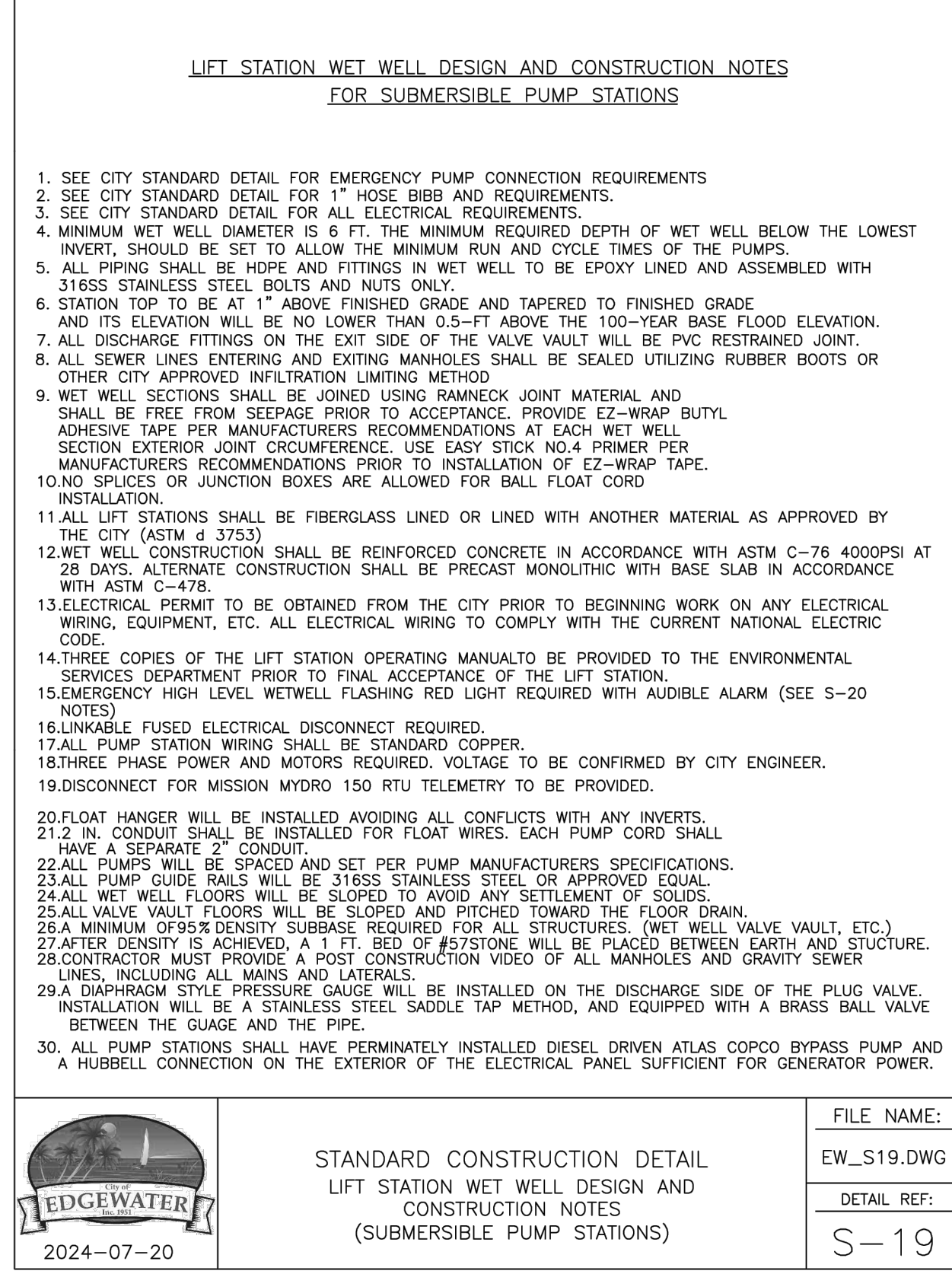
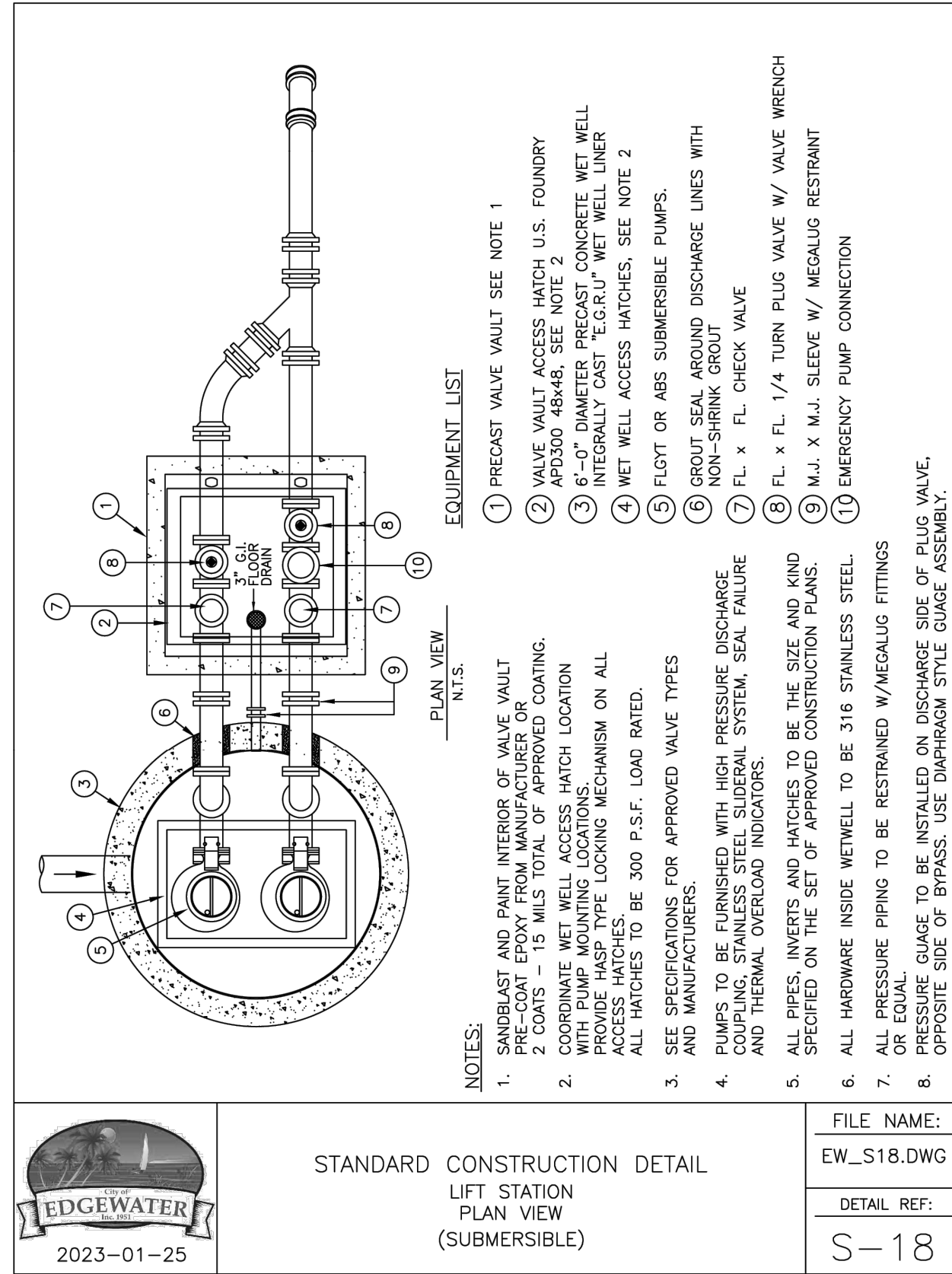
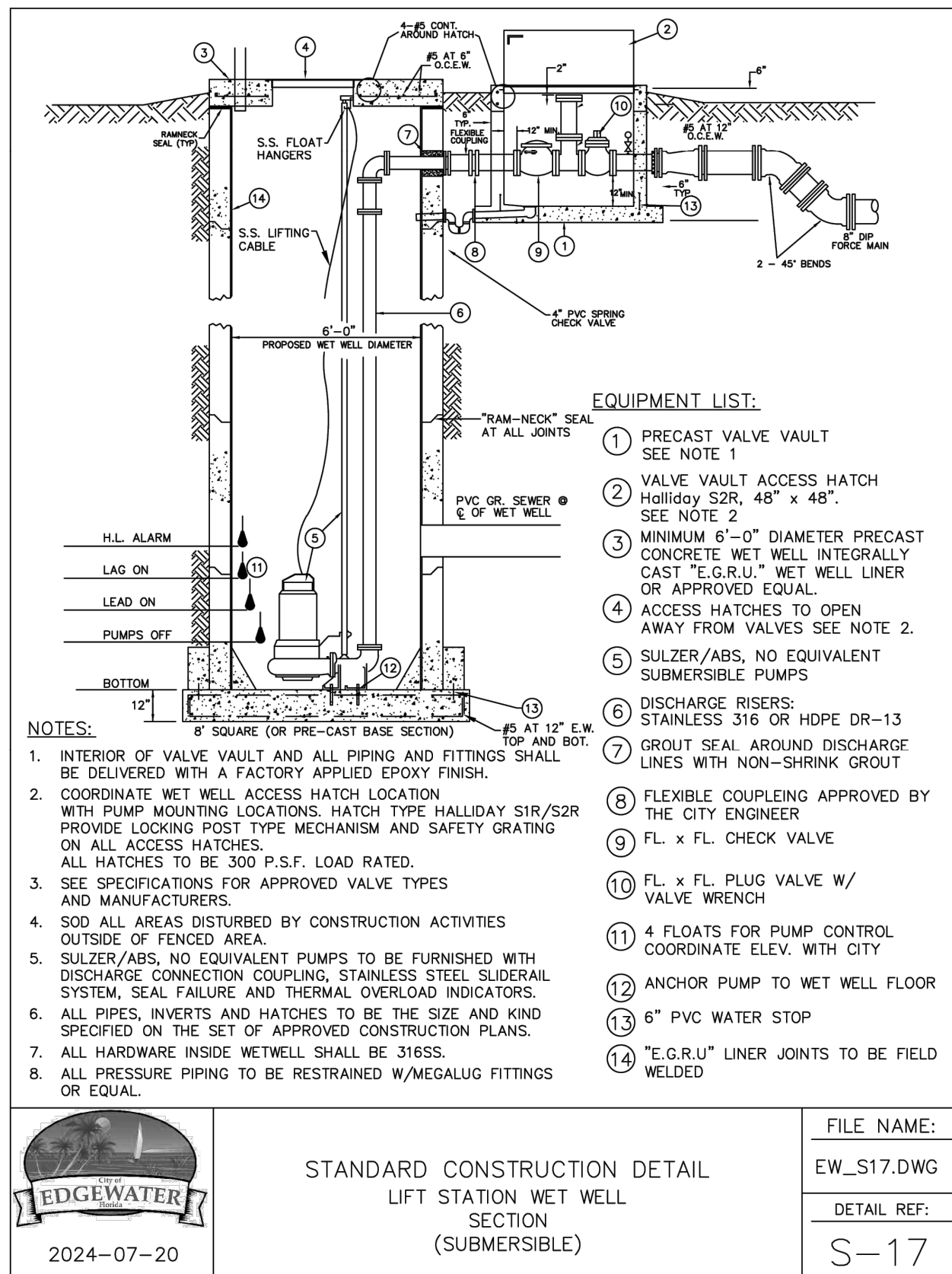
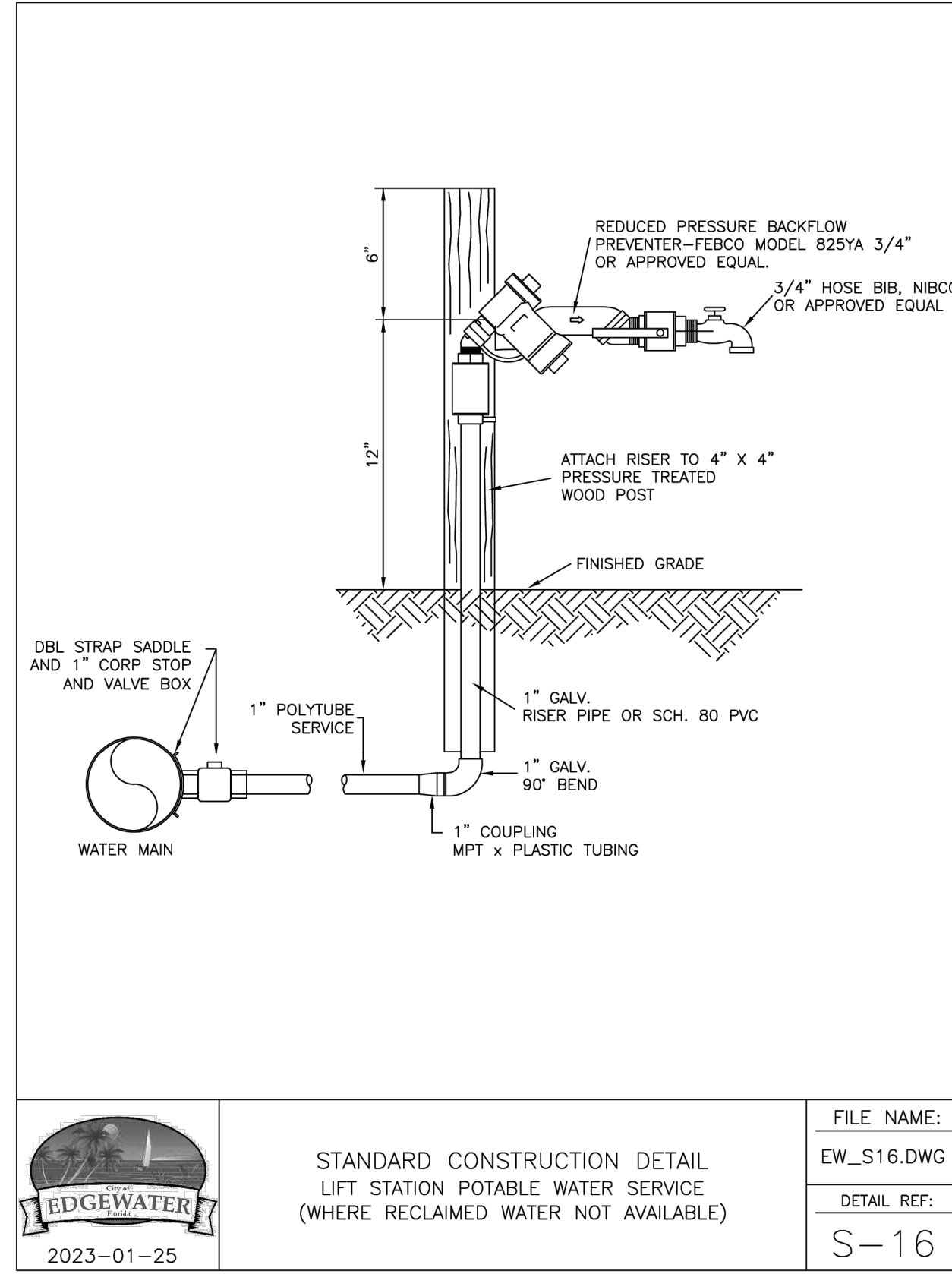
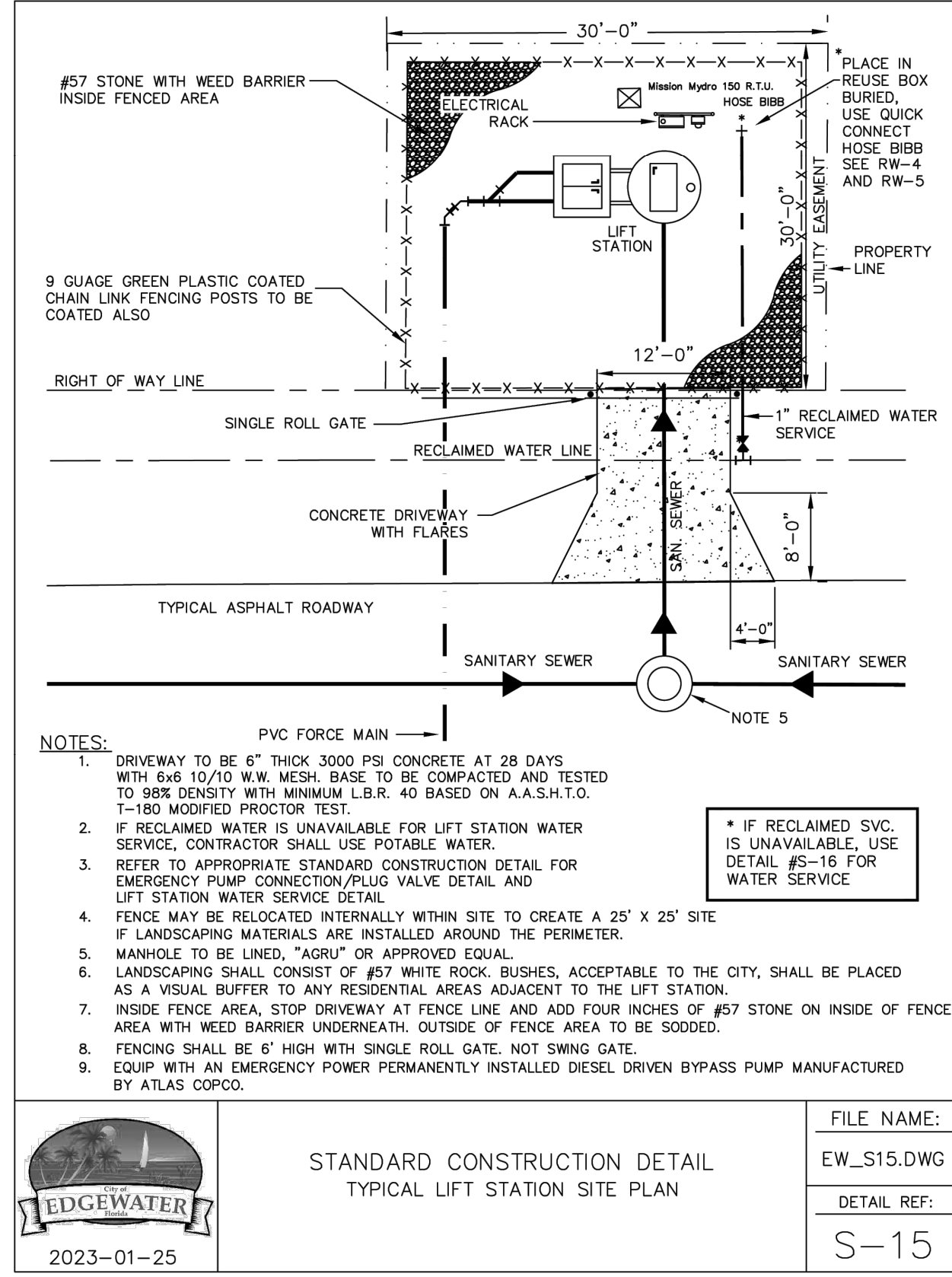
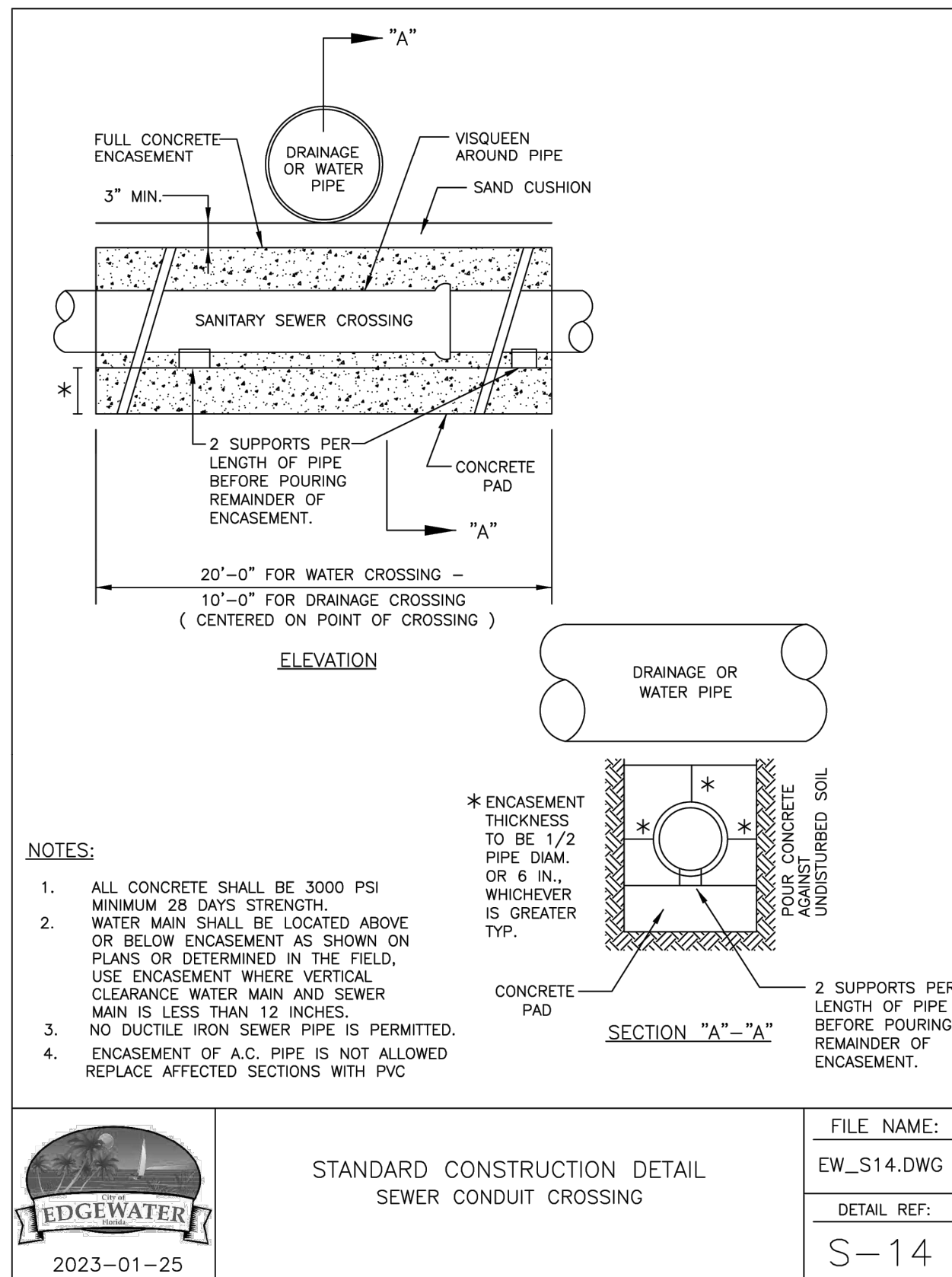
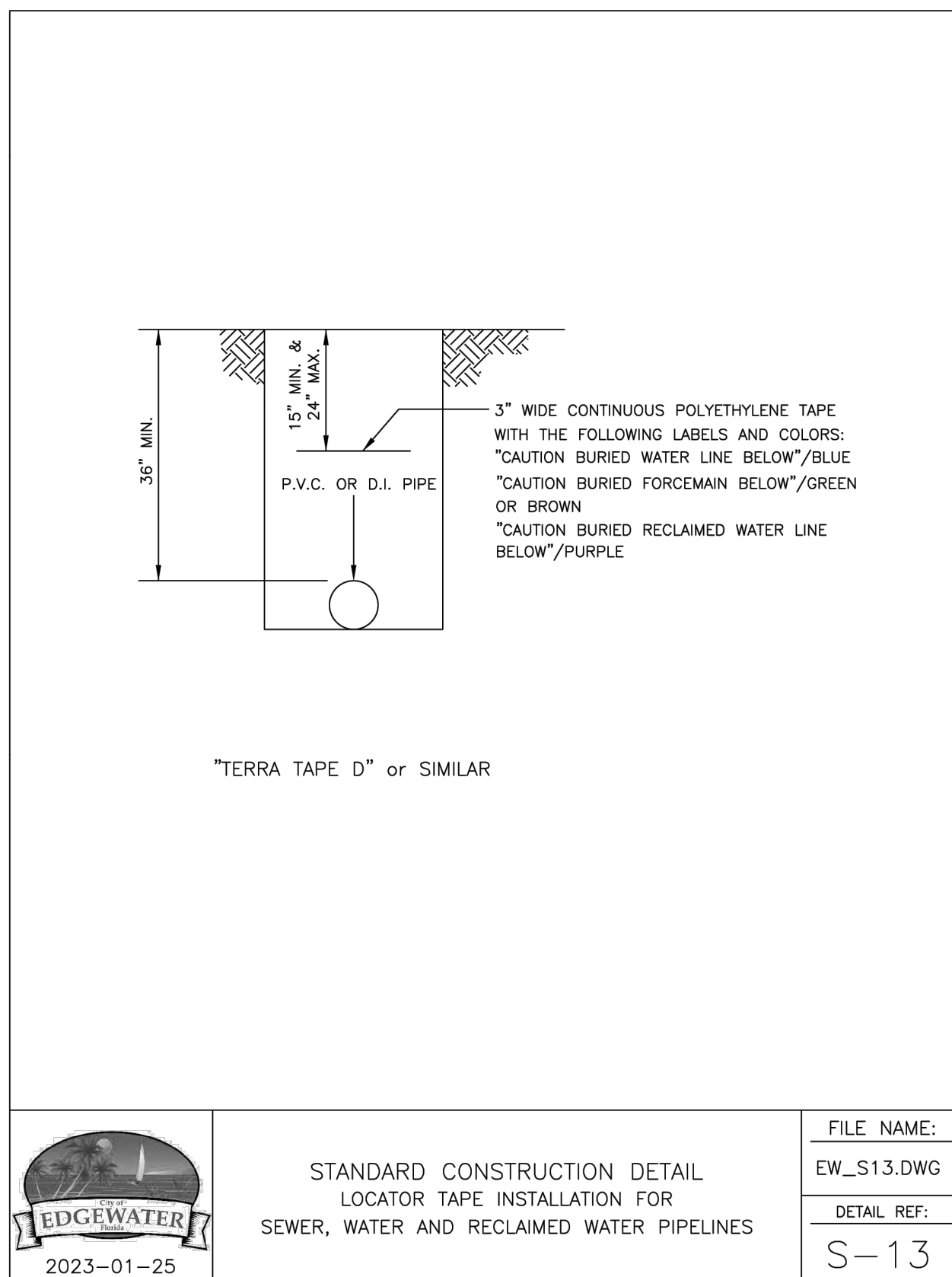
UTILITY DETAILS

SHEET NUMBER
C-350

REVISIONS

DATE

BY



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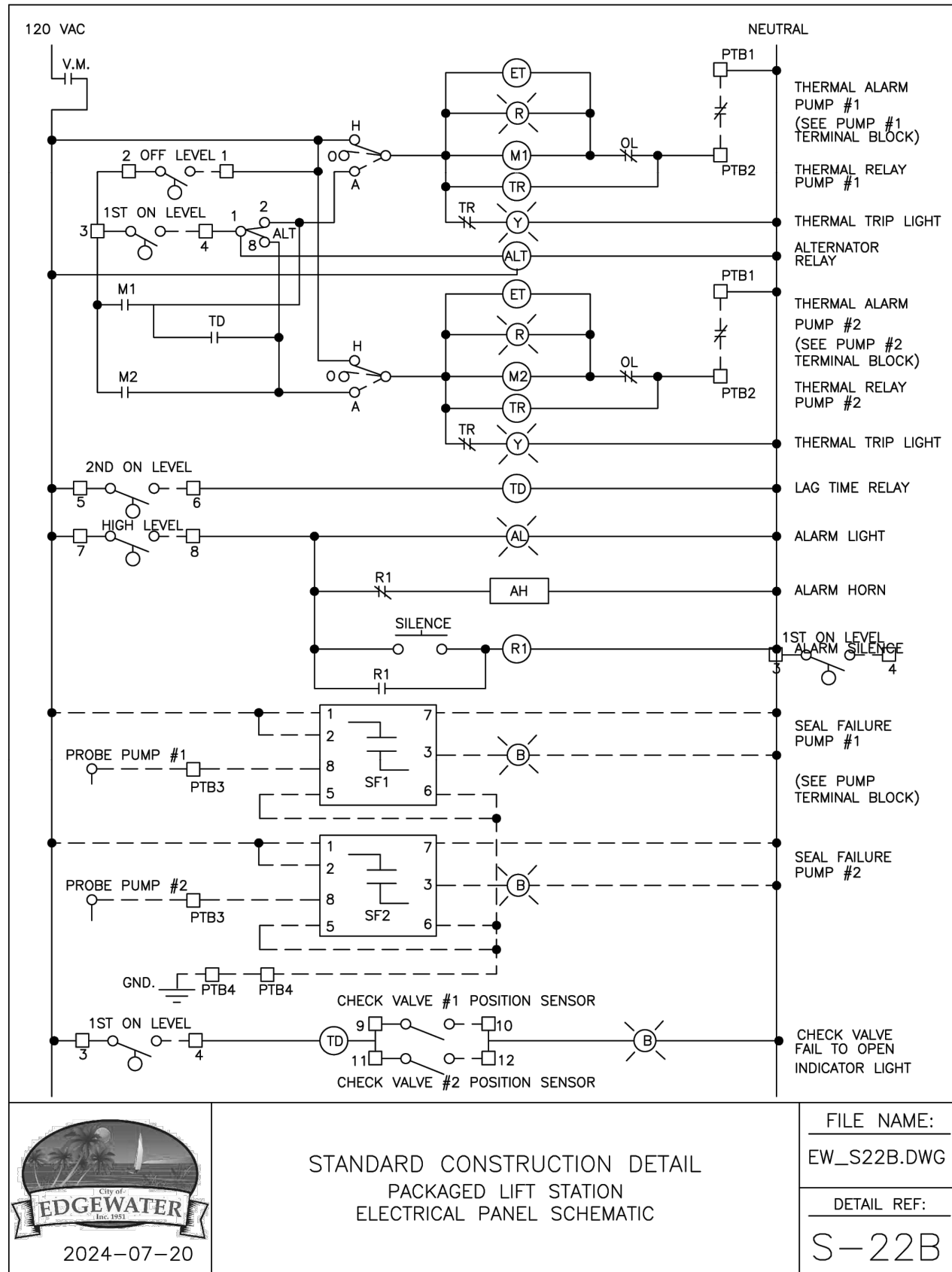
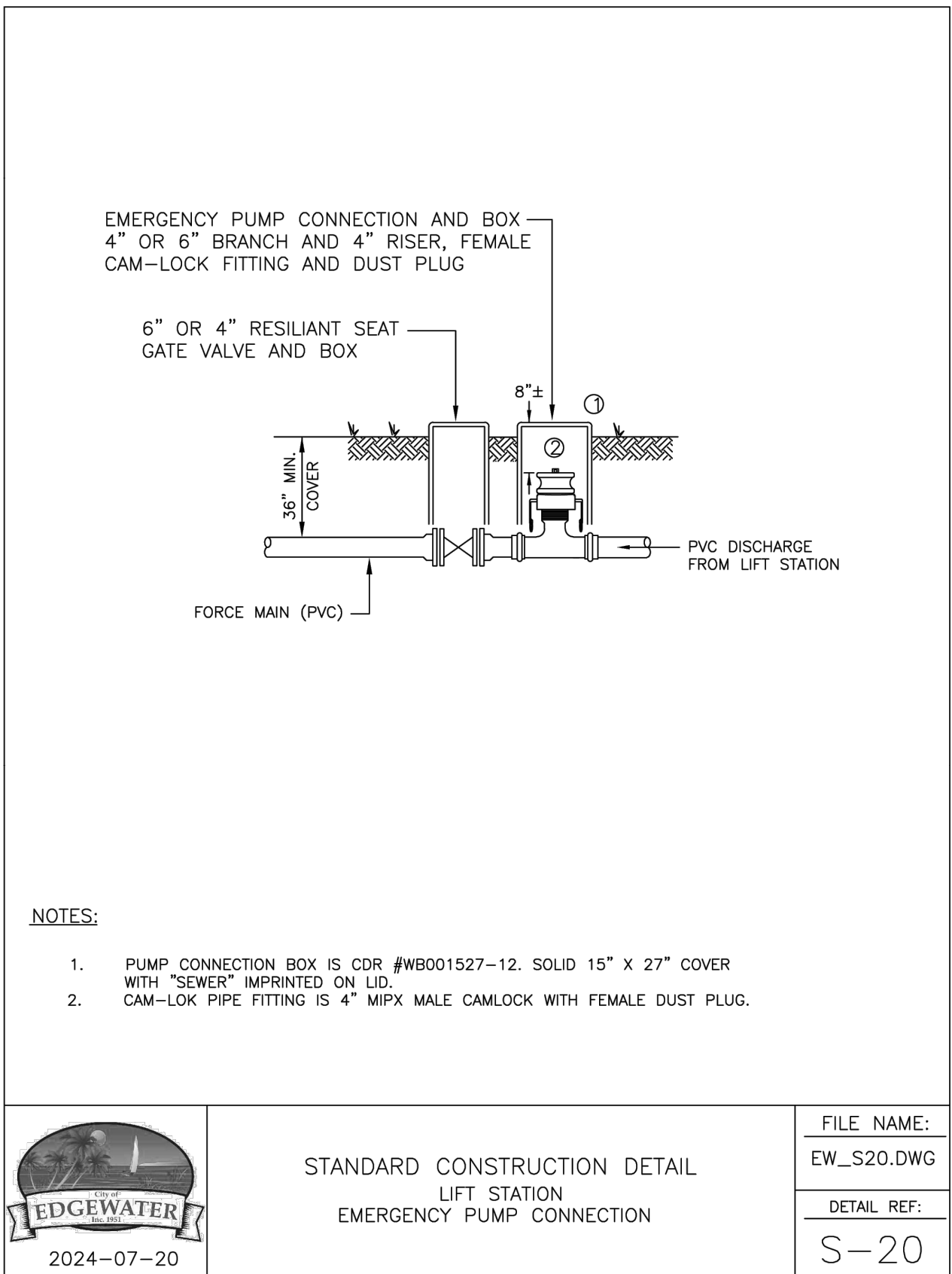
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2" PVC. SCHD. 40 90° BEND (2)

2" PVC SCHD. 40 DRESSER COUPLING

UNDERGROUND CONCRETE VALVE BOX

2" BRASS BALL VALVE
2 - 4" BRASS NIPPLE
1 - 2" ADAPTER IPT - HDPE

VALVE OR METER ENCLOSURE W/ PINEBARK FOR VENTING

2" HDPE DR-9, BLUE* (NOTE 3)
SERVICE TUBE
OFF SET AS REQUIRED

2" PVC SCHD. 40

AL KENDORF CHANNEL - 3' MIN.
W/SS STRAP

CORP STOP

SADDLE

NOTES:

- 1 - SERVICE SADDLES TO BE AS USED FOR WATER SERVICES
- 2 - USE FOR SEWER OR RECLAIMED WATER ALSO
- 3 - GREEN FOR SEWER AND PURPLE FOR RECLAIMED.

FILE NAME:
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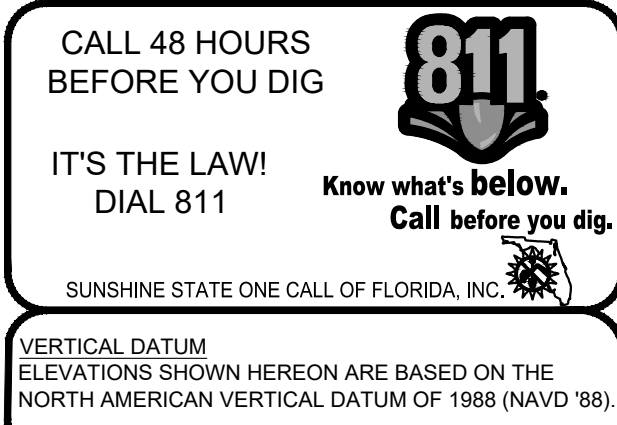
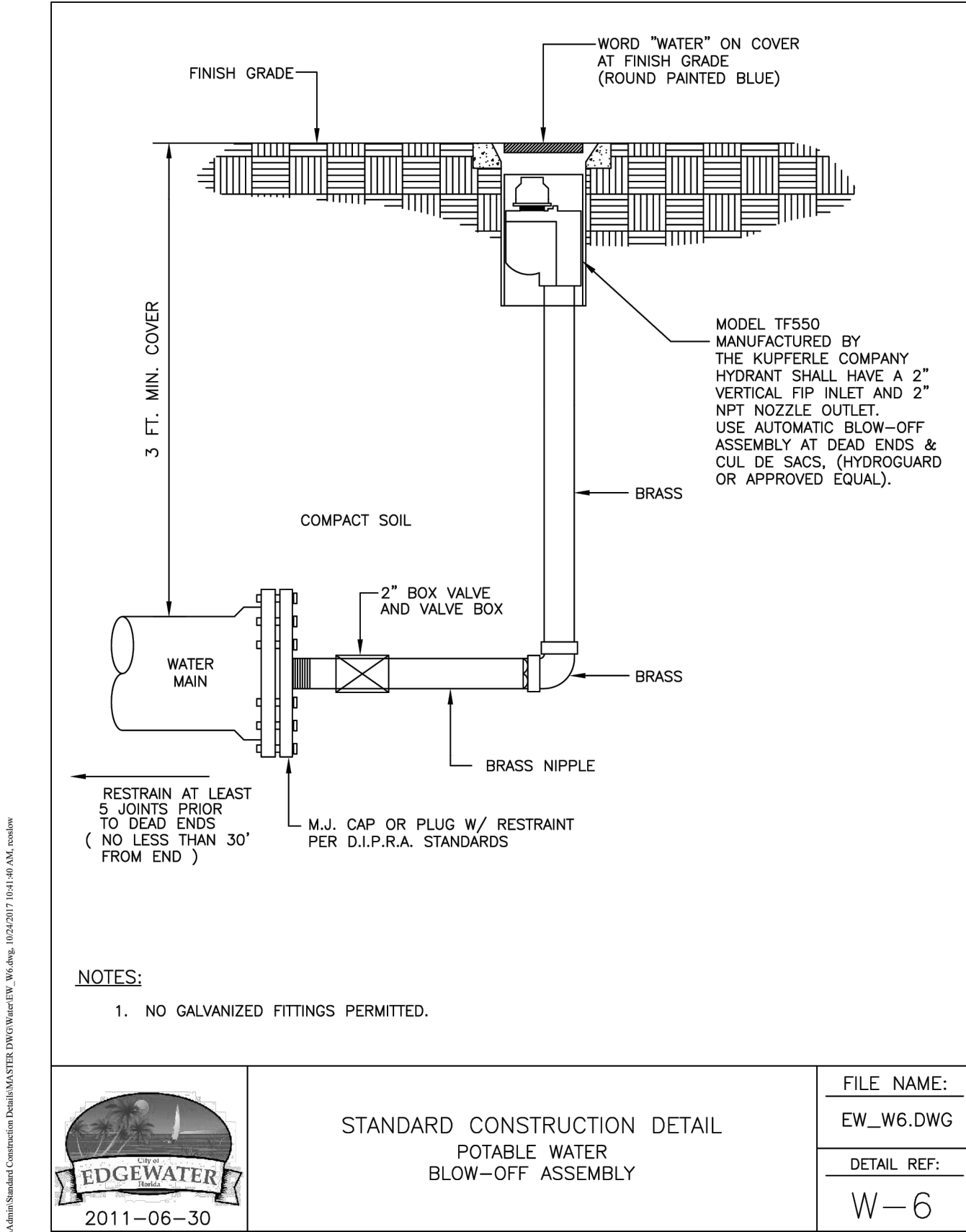
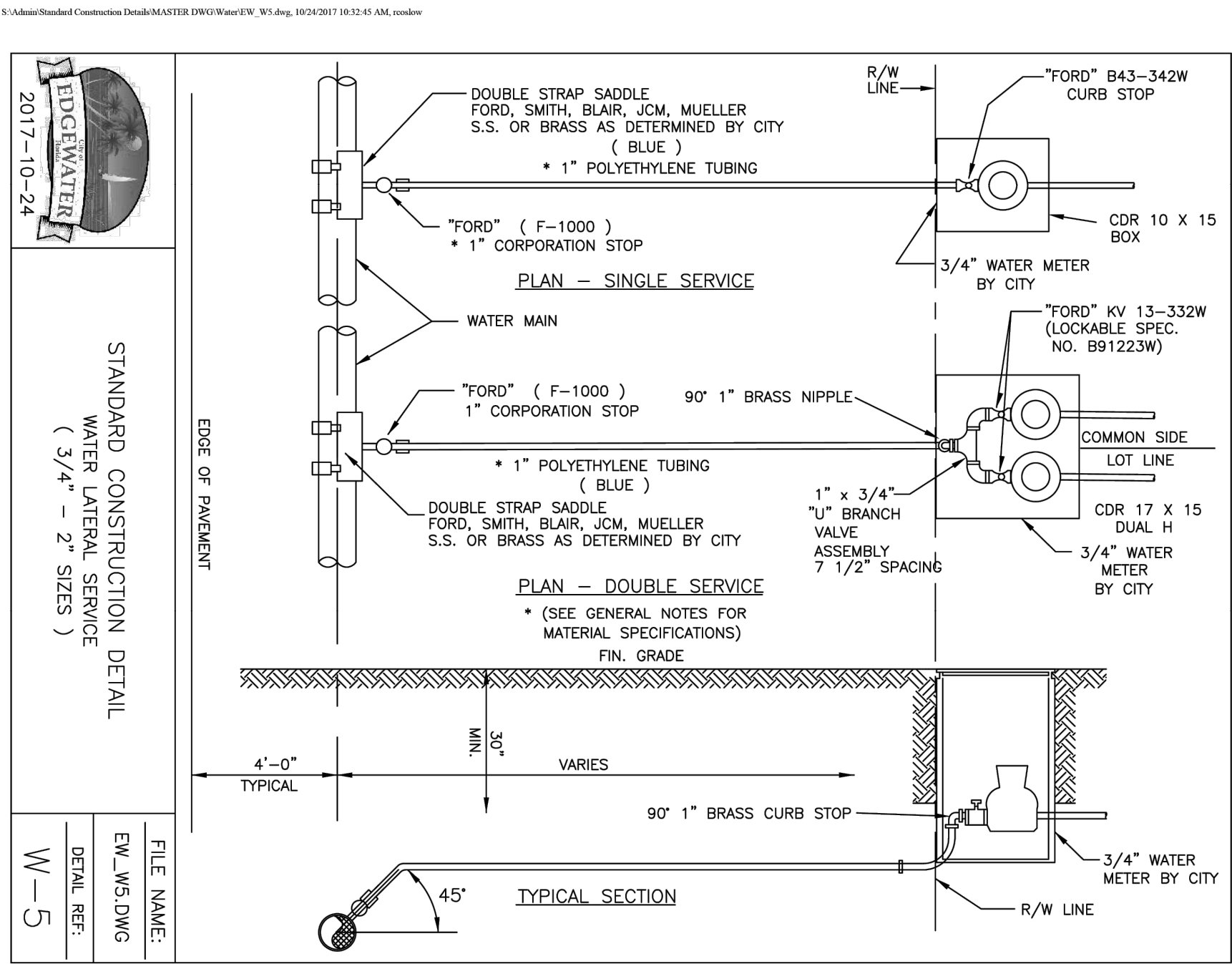
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W-4

EDGEWATER

2011-06-30

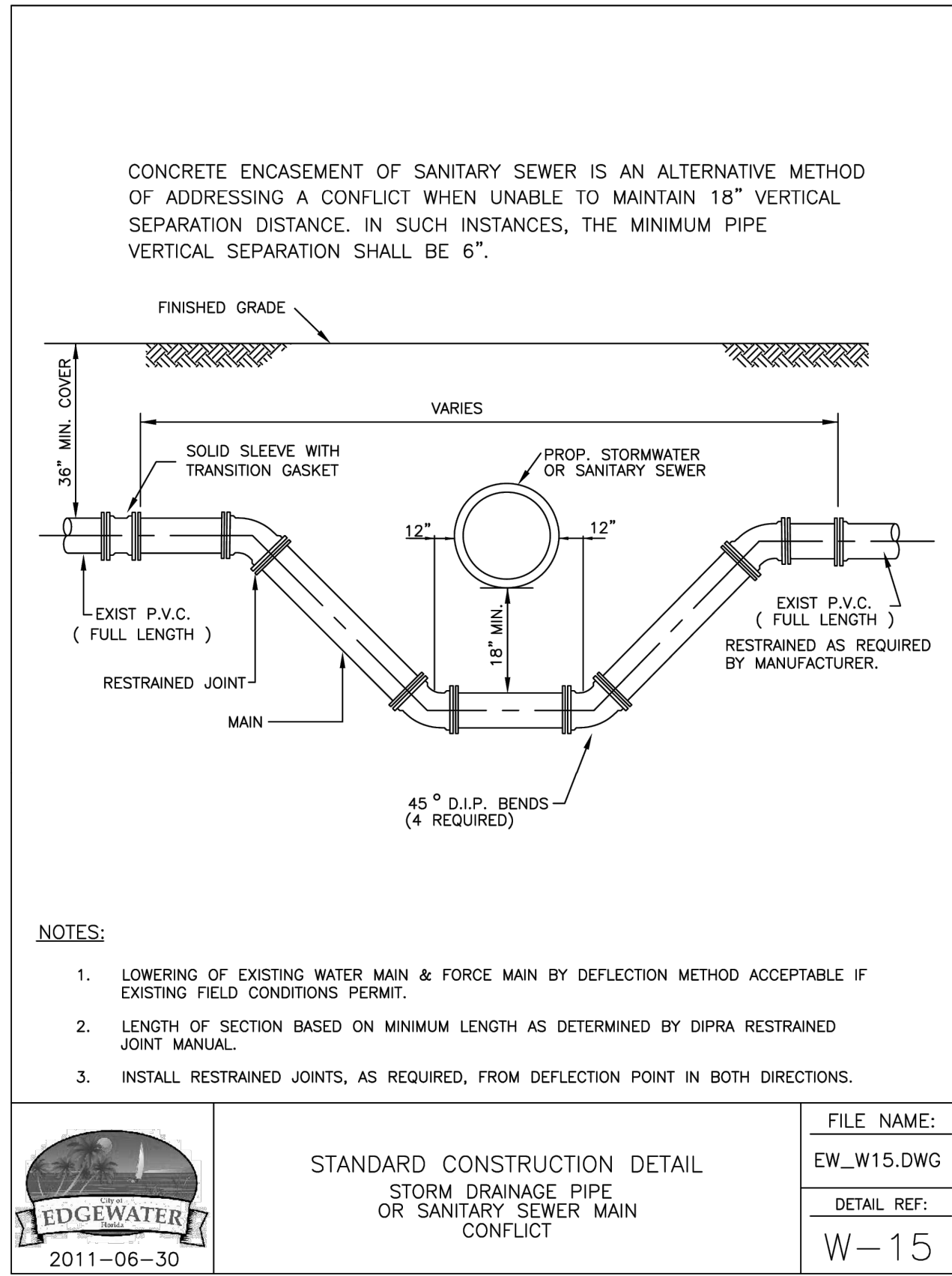
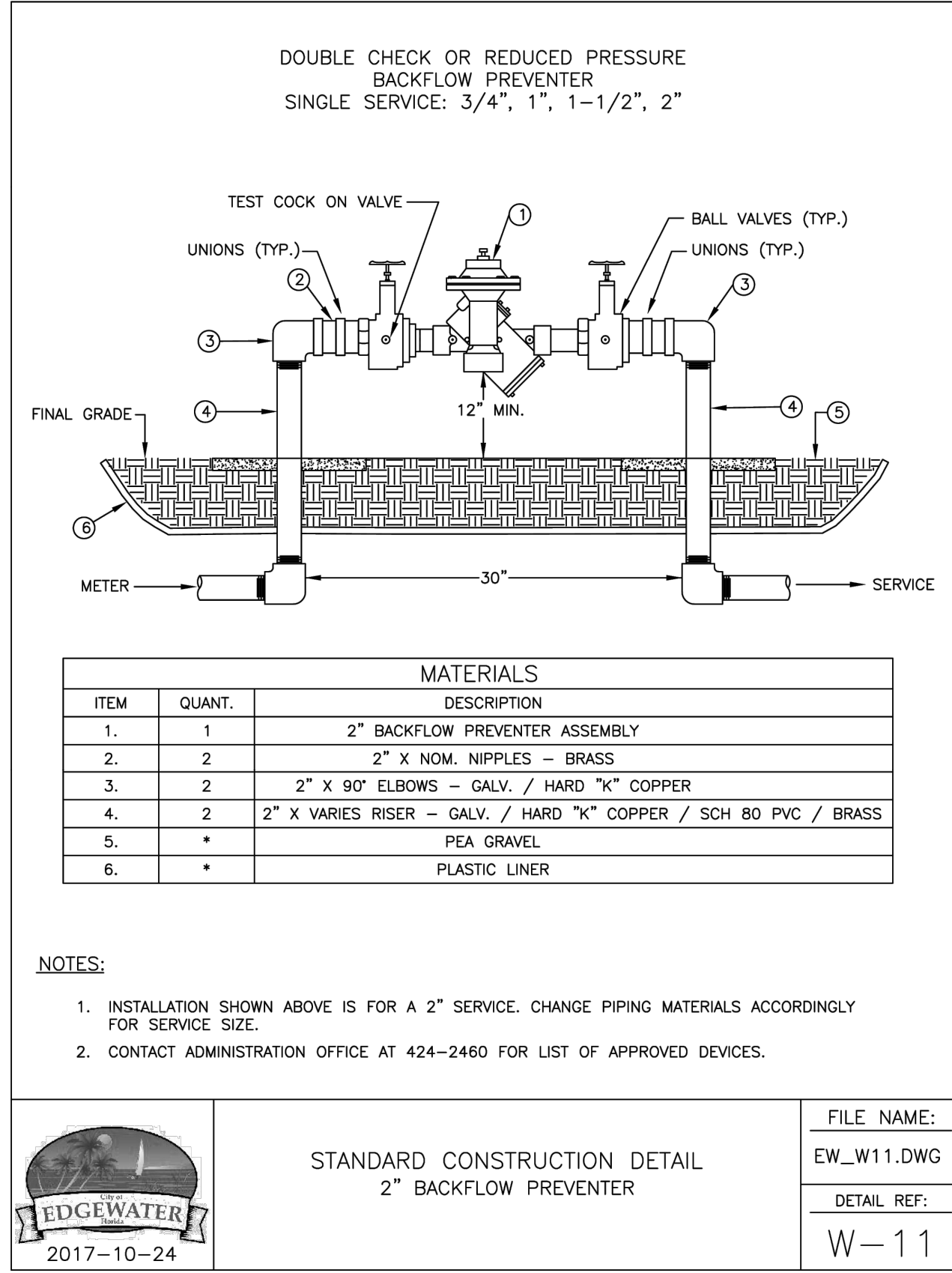
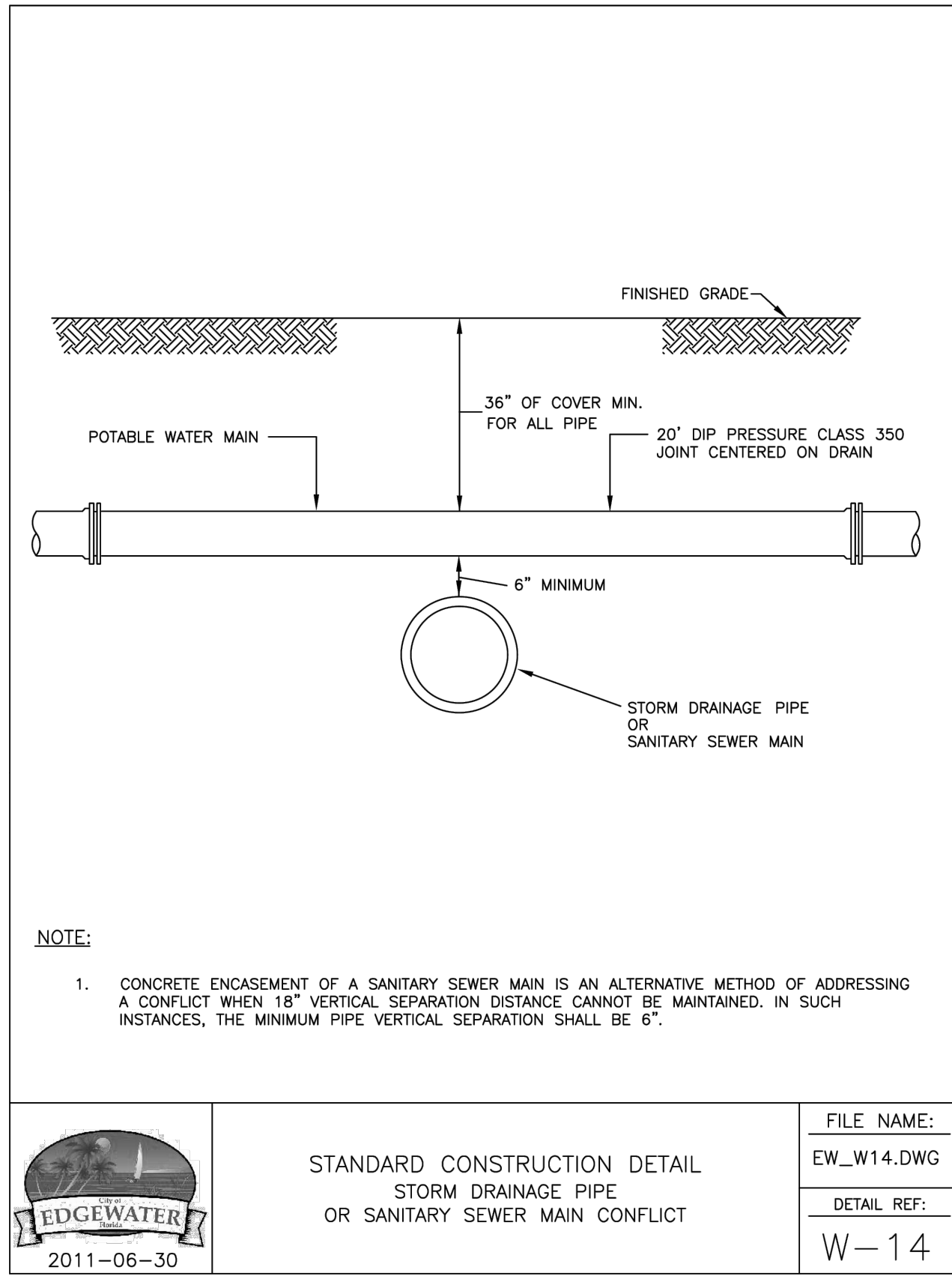
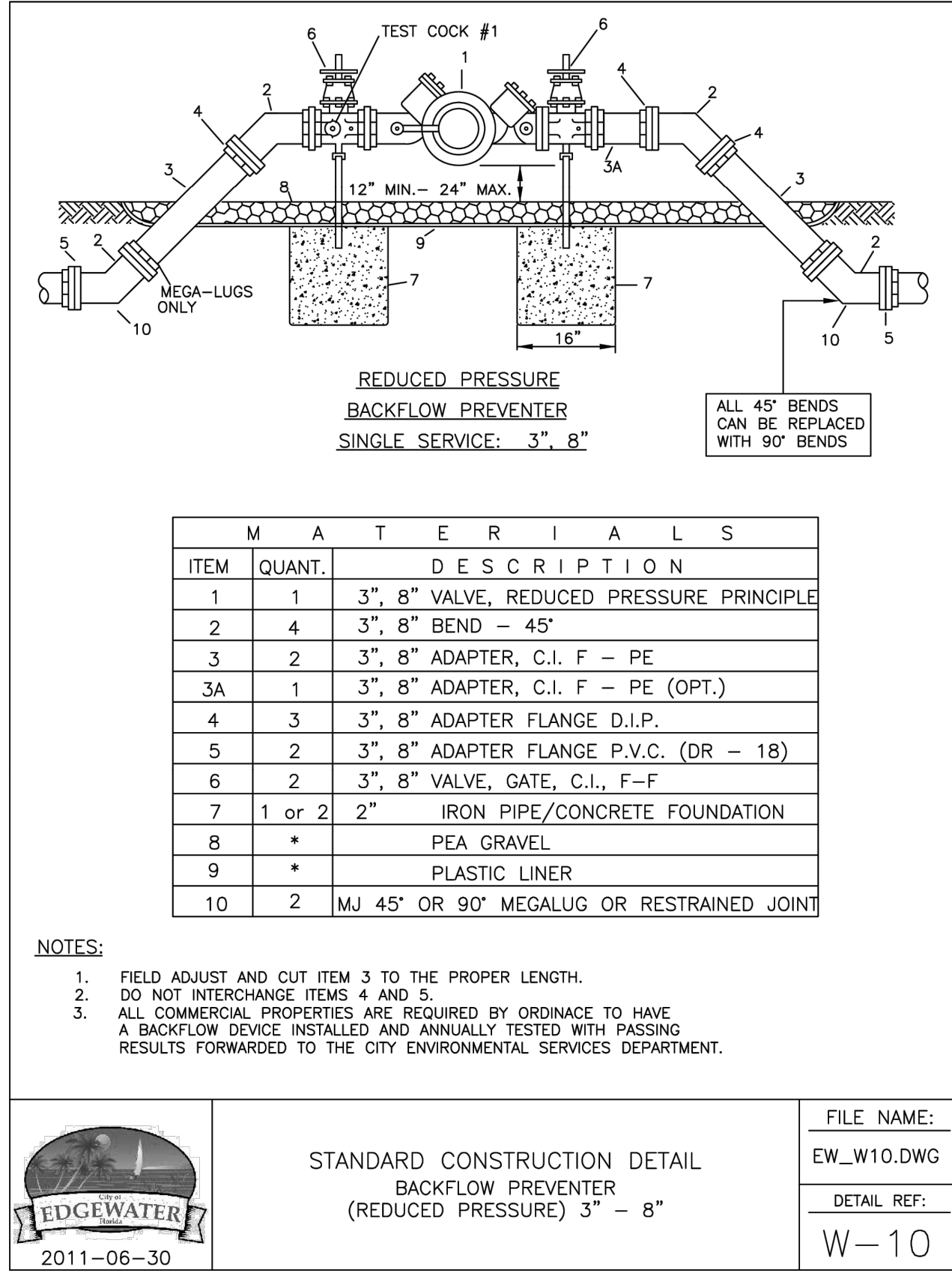
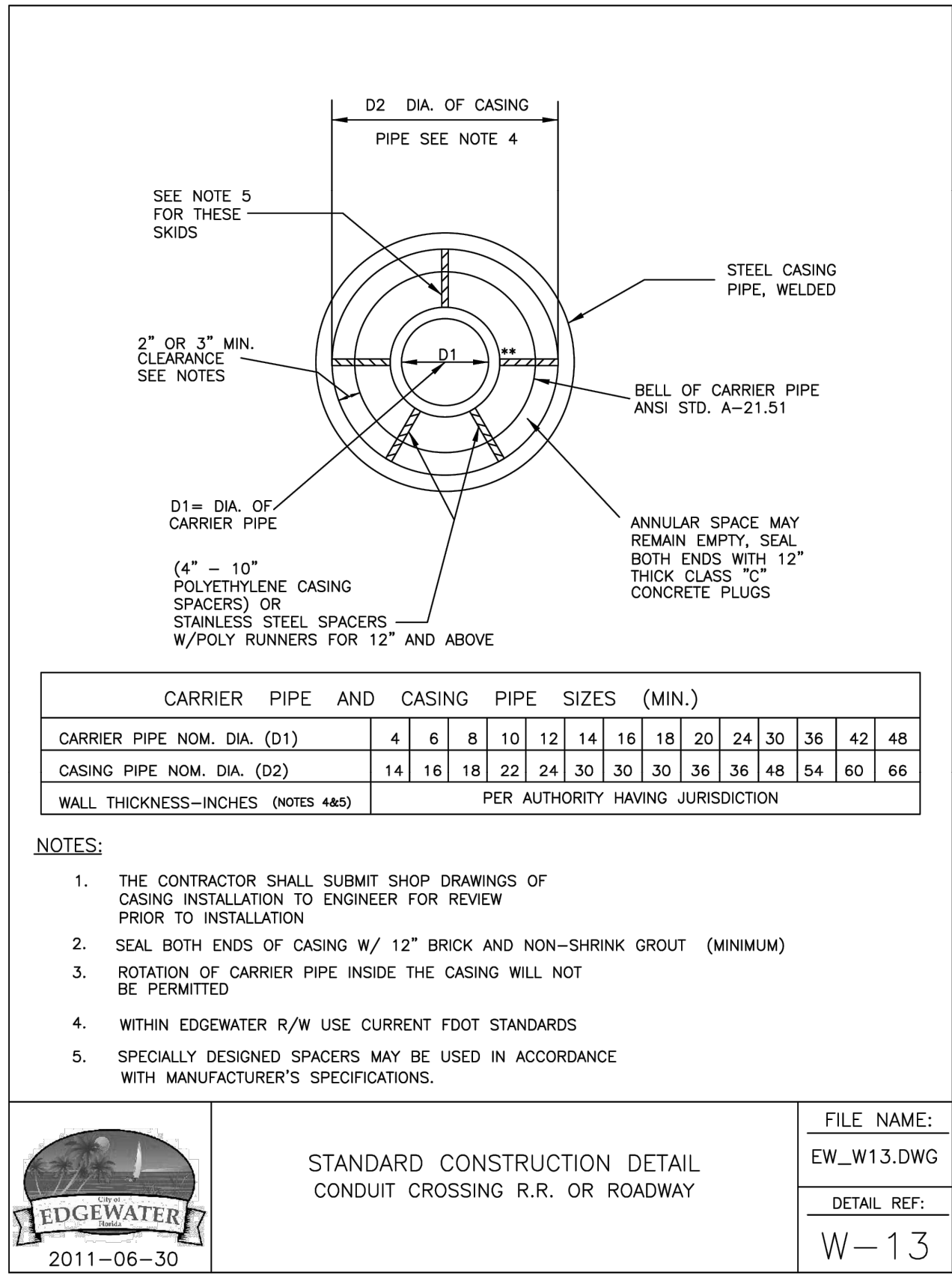
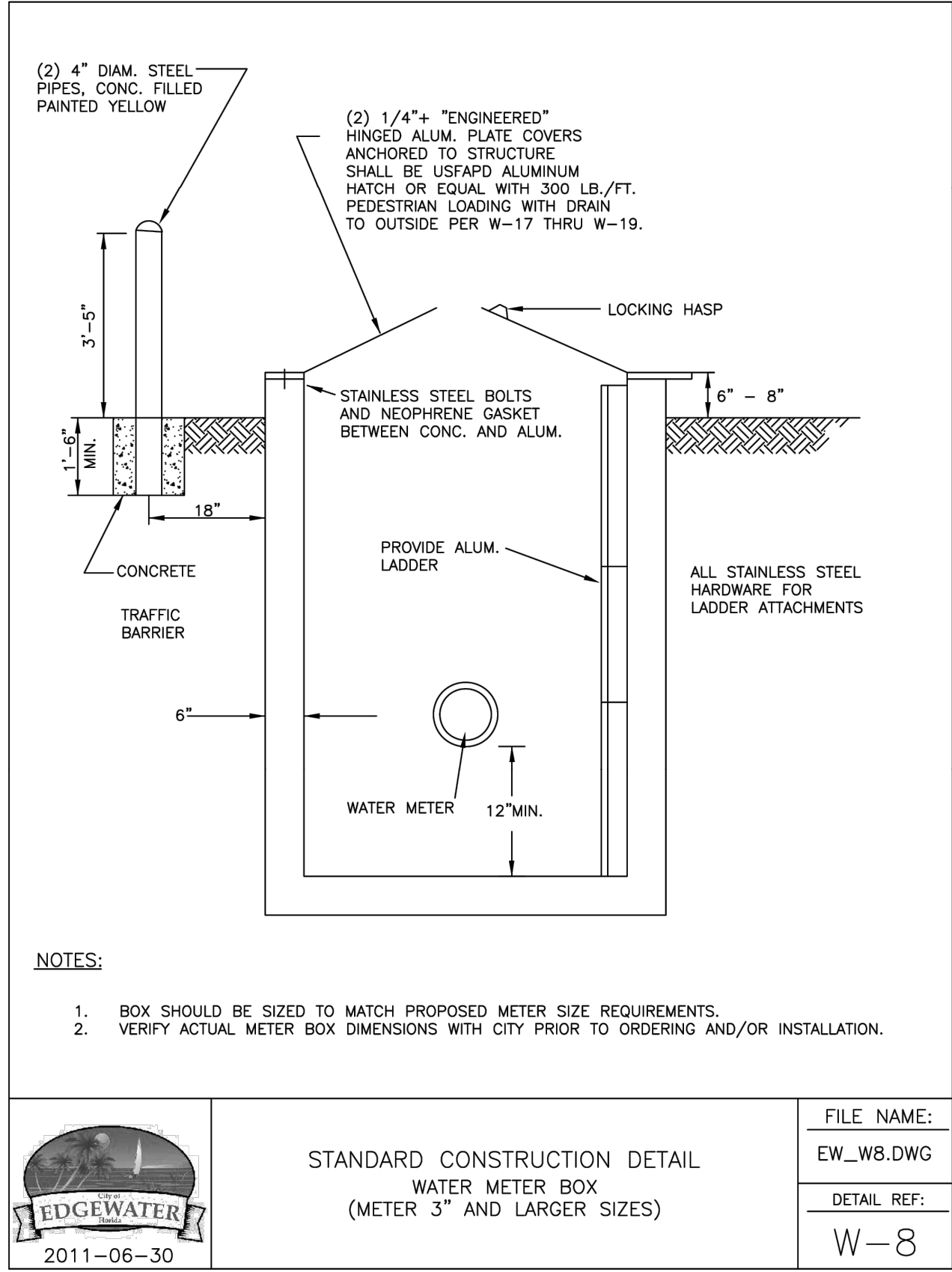
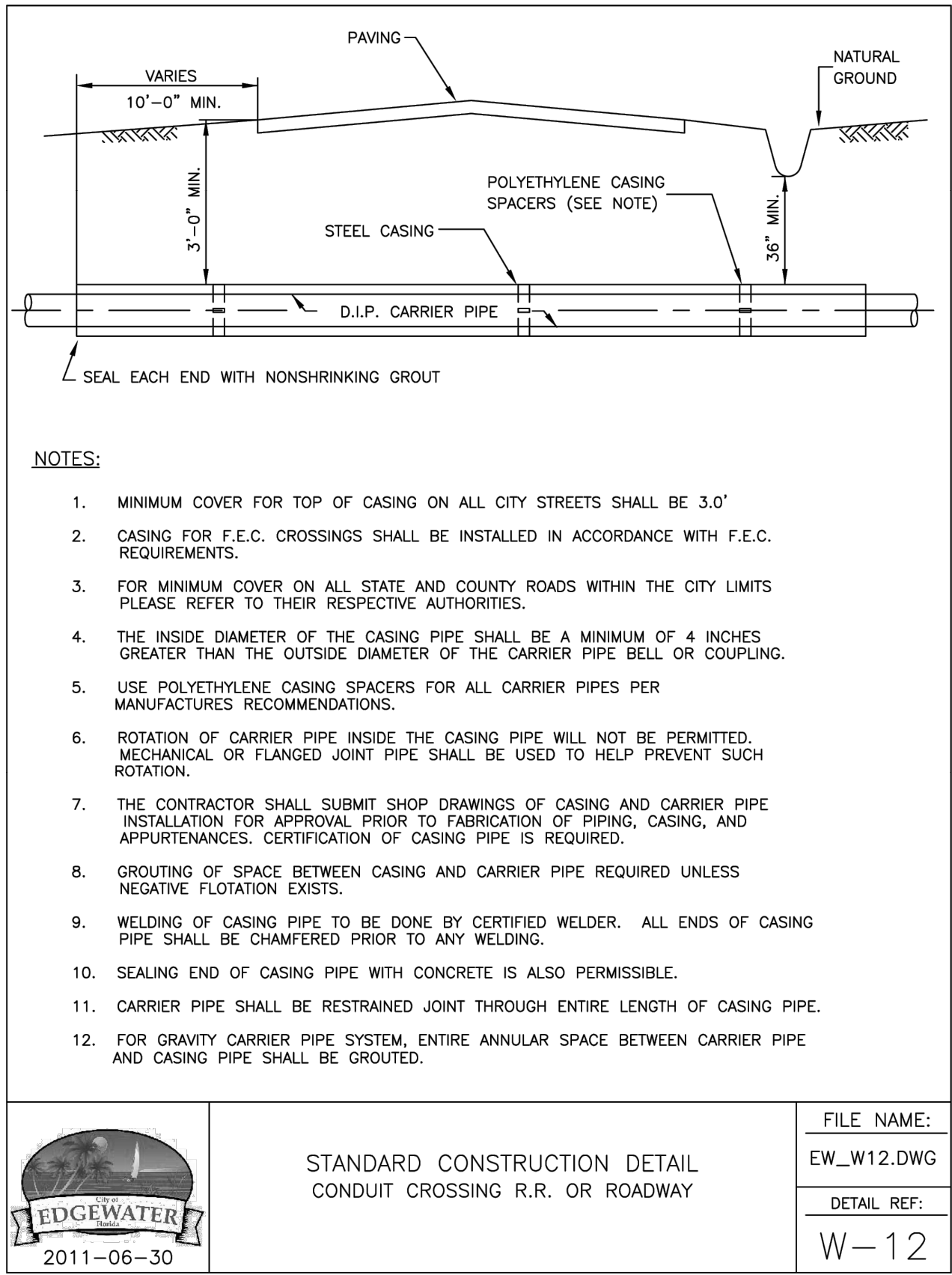
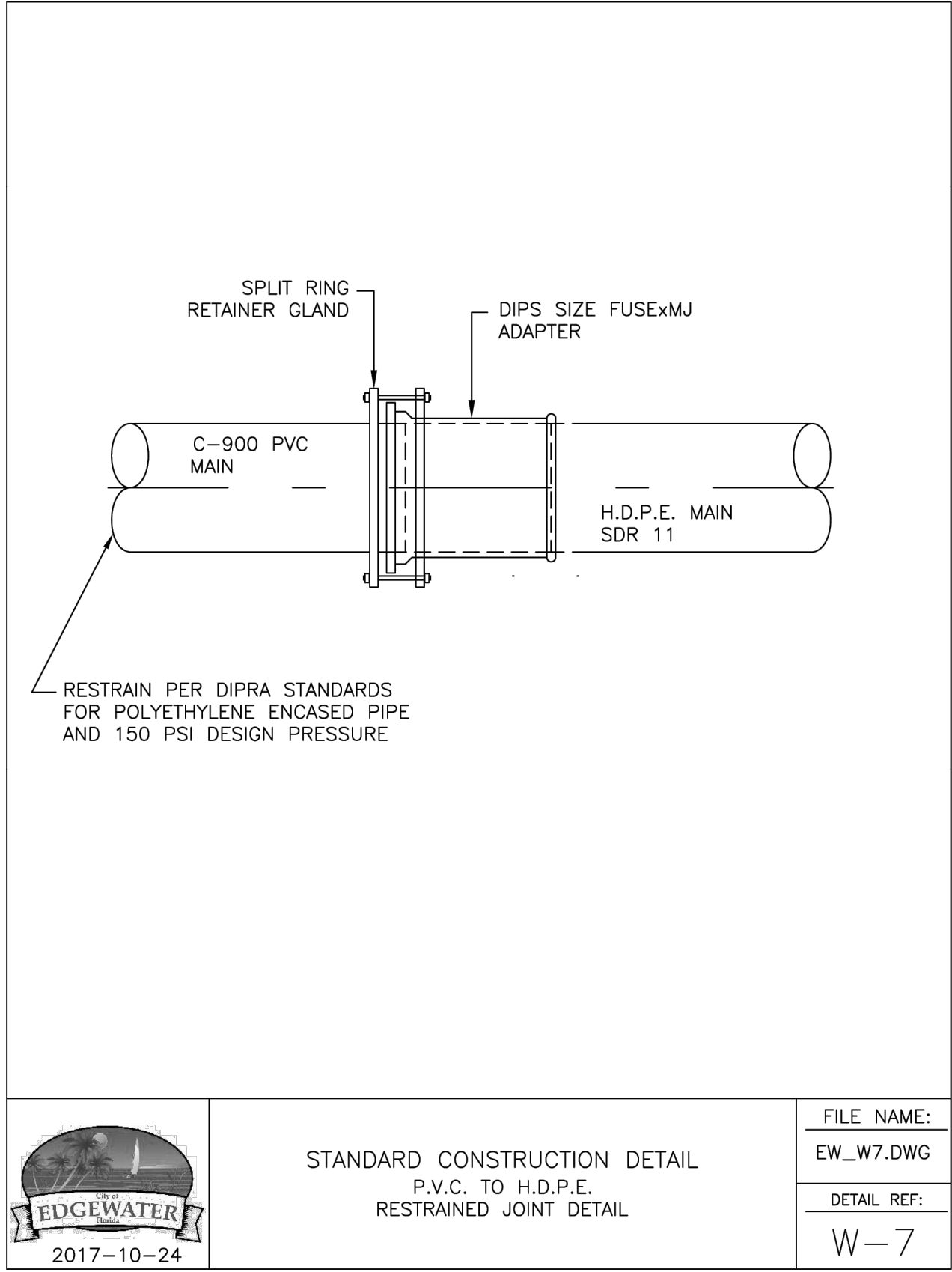
STANDARD CONSTRUCTION DETAIL
AIR / VACUUM RELEASE VALVE PIT



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DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER

FLORIDA

EDgewater

UTILITY DETAILS

KHA PROJECT 046259004 DATE 07/2025 SCALE AS SHOWN DESIGNED BY KFH DRAWN BY DLG CHECKED BY JWK DATE: ---

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

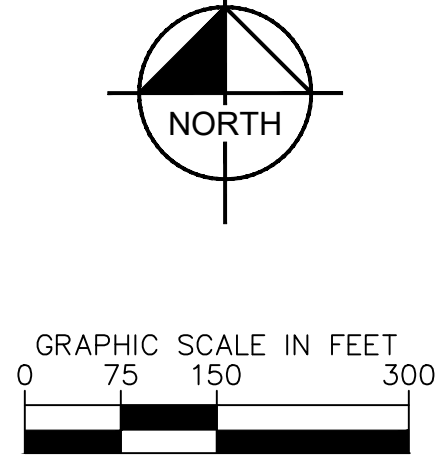
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NO. DATE BY

SHEET NUMBER C-355



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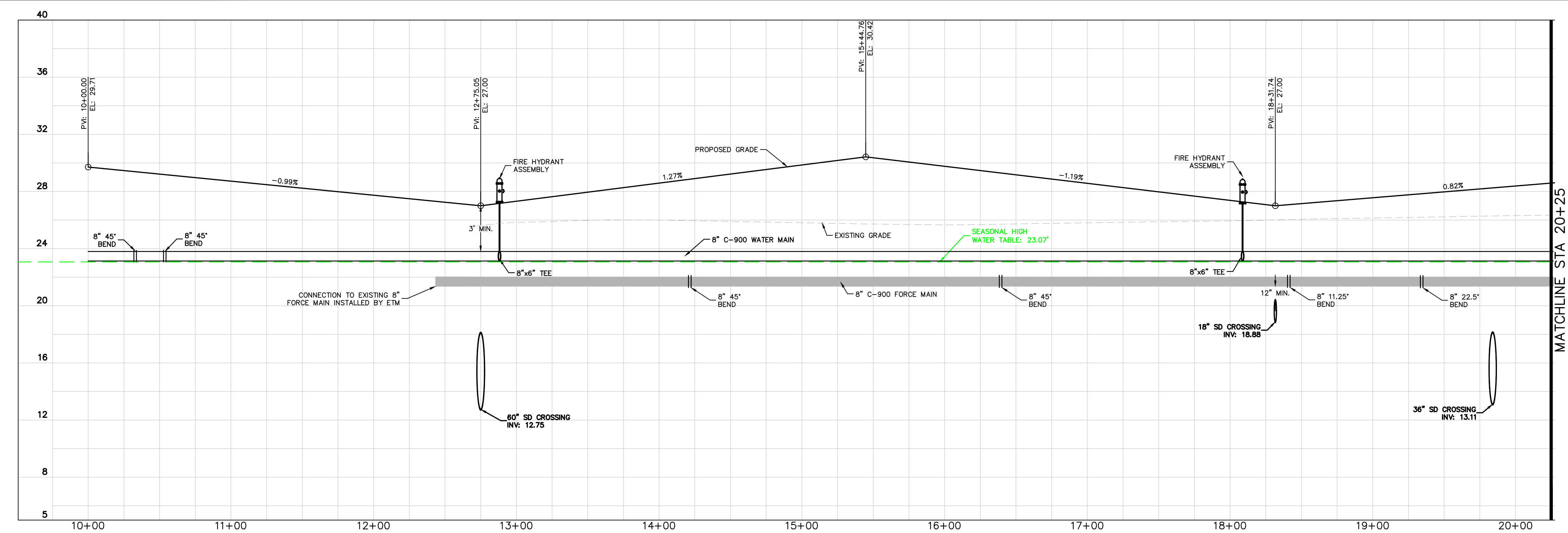
VERTICAL DATUM
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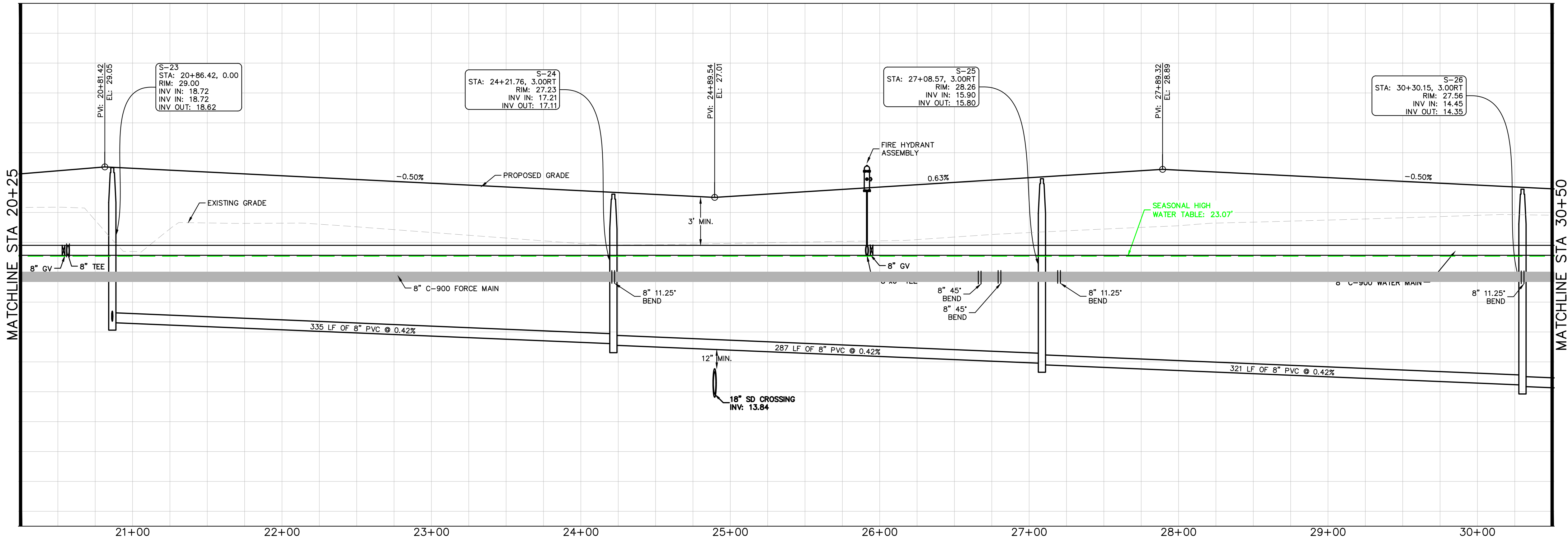
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KOLTER DRIVE FROM 10+00 to 20+25

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

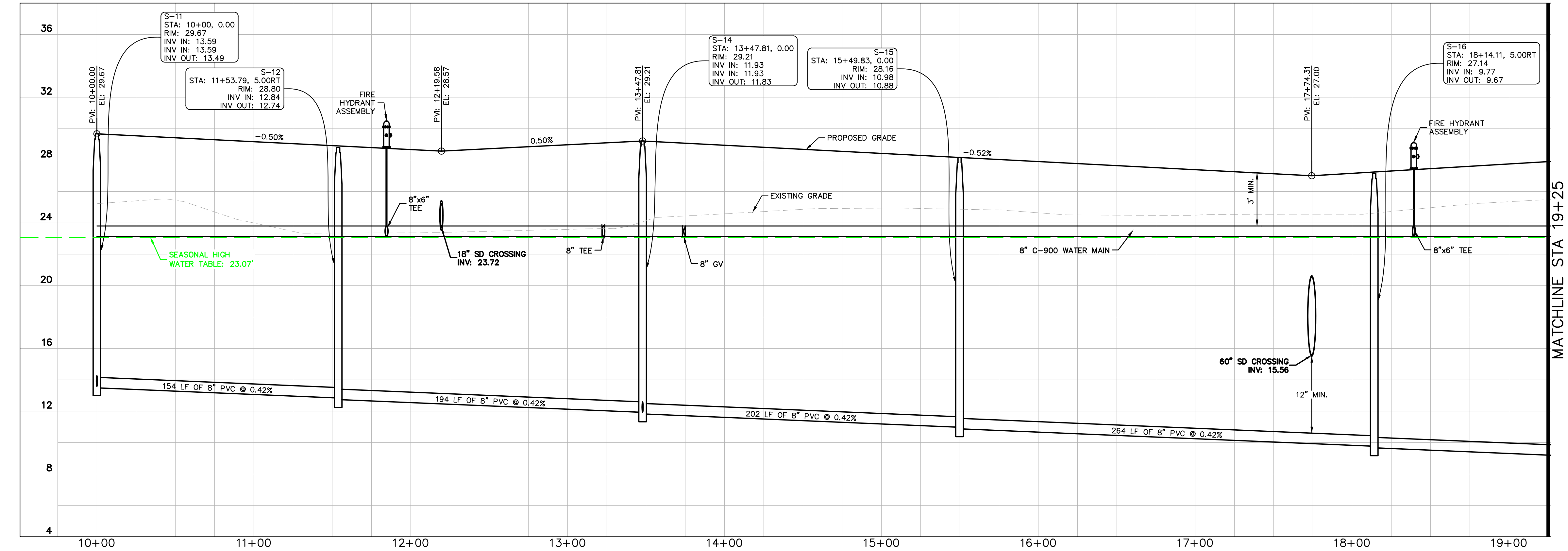


KOLTER DRIVE FROM 20+25 to 30+50

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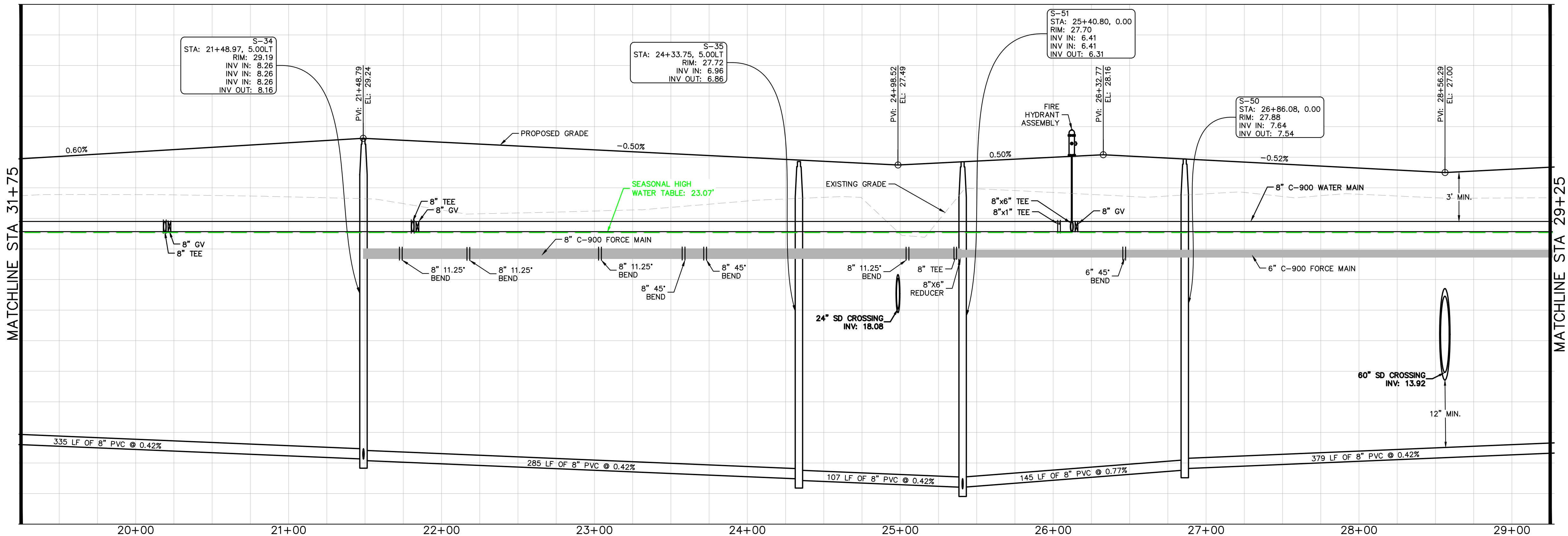
KHA PROJECT 046259004		DATE 07/2025		SCALE AS SHOWN		DESIGNED BY KFH		DRAWN BY DLC		CHECKED BY JWK		DATE ----	
LISCENSED PROFESSIONAL		KINAN F. HUSAINY, PE		FLORIDA LICENSE NUMBER 75481		WWW.KIMLEY-HORN.COM		REGISTRY NO. 696		REVISIONS		BY	
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DEERING PARK CENTER - PHASE 1A PREPARED FOR KOLTER												FLORIDA	
SHEET NUMBER C-401												EDGEWATER	

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LORING PARK DRIVE FROM 10+00 to 19+25

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



LORING PARK DRIVE FROM 19+25 to 29+25

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

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KOLTER

FLORIDA
EDGEWATER

STREET PROFILES

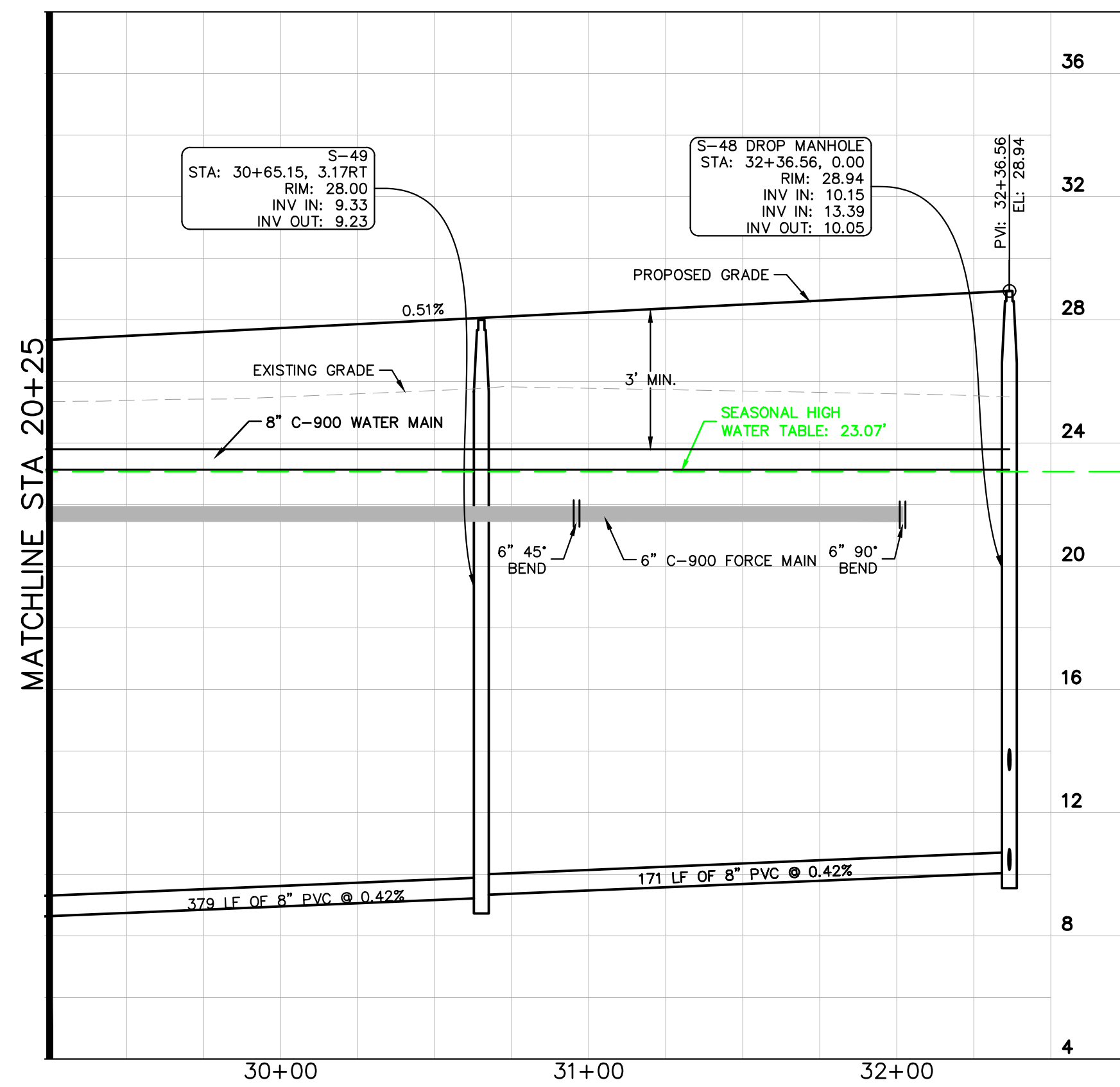
Licensed Professional
KIMAN F. HUSAINY, PE
FLORIDA LICENSE NUMBER
75481
DATE: ---

KHA PROJECT
046259004
DATE
07/2025
SCALE AS SHOWN
DESIGNED BY KFH
DRAWN BY DLC
CHECKED BY JWK

Kimley»Horn
© 2025 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

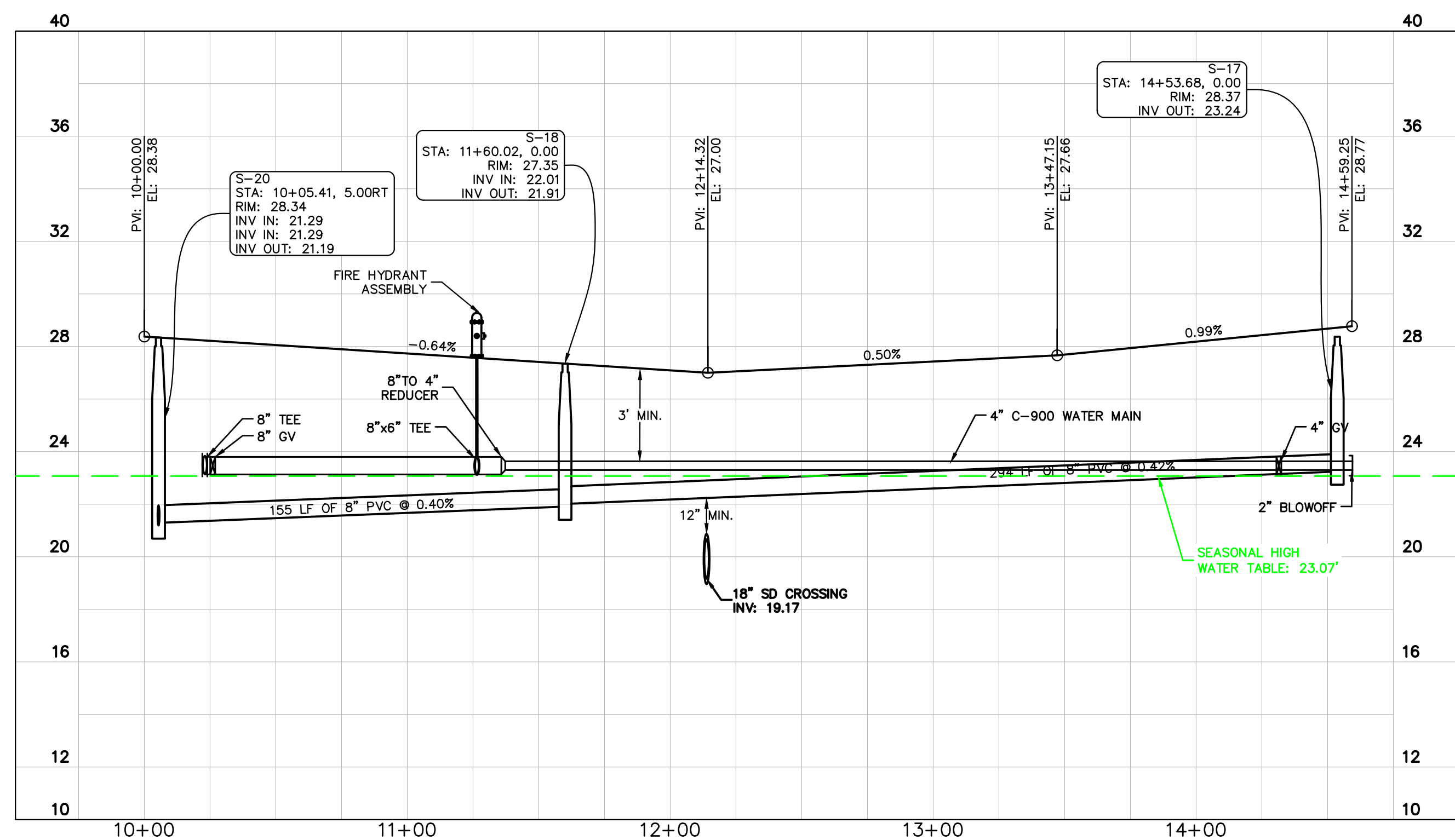
REVISIONS
No.
BY
DATE

SHEET NUMBER
C-405



LORING PARK DRIVE FROM 29+25 to 32+36.56

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



ST. ELIAS COURT FROM 10+00 to 14+59.45

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

**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).**

DEERING PARK
CENTER - PHASE 1A
PREPARED FOR
KOLTER

STREET PROFILES

KHA PROJECT	DATE	SCALE	AS SHOWN
046259004	07/2025	DESIGNED BY	KFH
		DRAWN BY	DLC
		CHECKED BY	JWK

LICENSED PROFESSIONAL

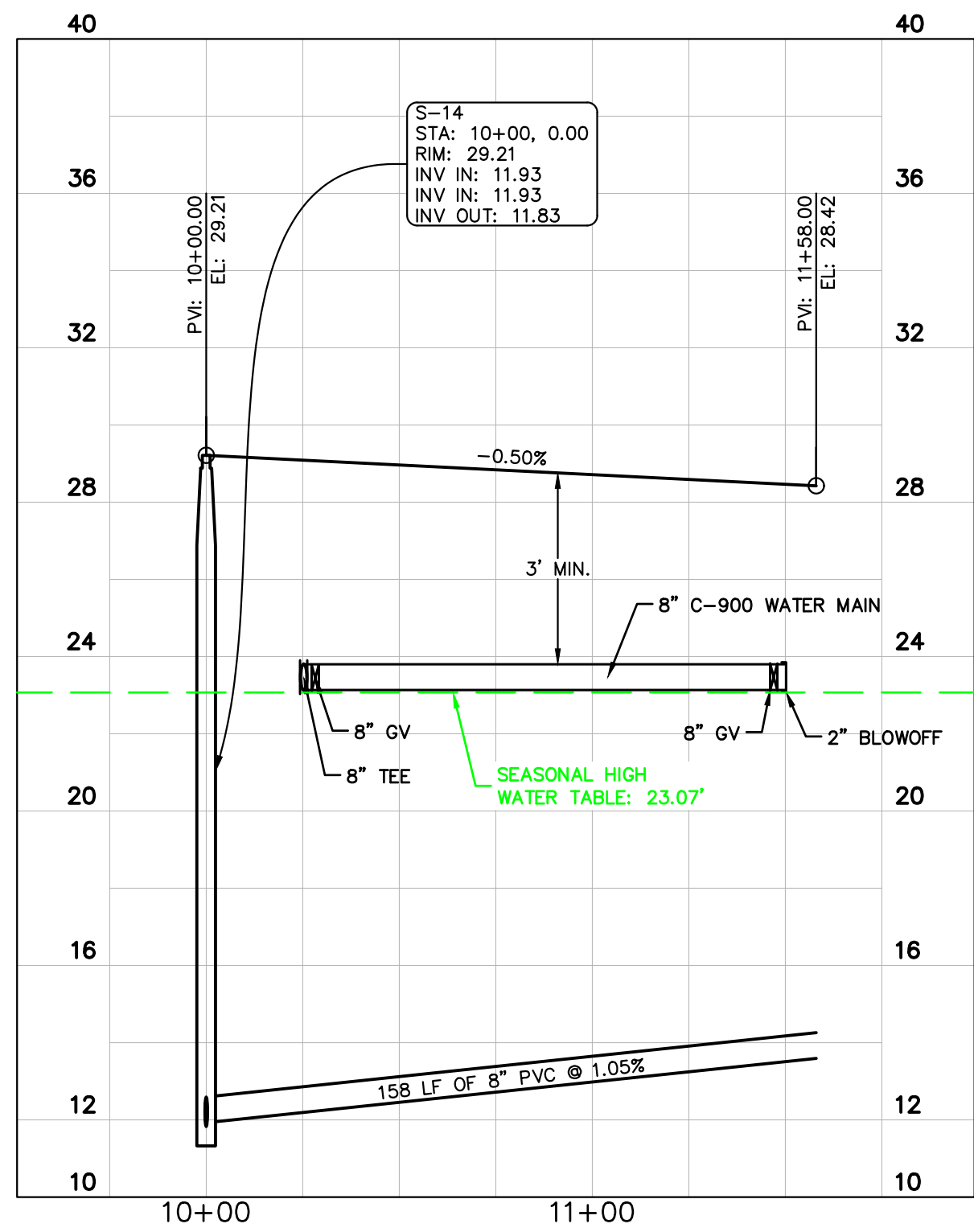
KINAN F. HUSAINY, PE

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DATE: _____

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REGISTRY NO. 696

[illegible]



JOSHUA TREE FROM 10+00 to 11+58.00

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's **below.**
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