

LEGAL DESCRIPTION

PROVIDED BY GEOPONT SURVEYING, INC.

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18. RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 18, N.89°44'25"W., A DISTANCE 1614.76 FEET; THENCE N.00°15'35"W., A DISTANCE OF 49.03 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'00"E., A DISTANCE OF 769.83 FEET; THENCE N.05°54'18"E., A DISTANCE OF 769.44 FEET; THENCE N.14°01'24"W., A DISTANCE OF 733.07 FEET; THENCE N.00°00'00"E., A DISTANCE OF 430.90 FEET; THENCE N.38°59'00"E., A DISTANCE OF 231.85 FEET; THENCE S.80°28'15"E., A DISTANCE OF 151.00 FEET; THENCE NORTHERLY, 122.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 08°04'58" (CHORD BEARING N.05°31'15"E., 122.63 FEET); THENCE S.88°31'14"E., A DISTANCE OF 87.63 FEET; THENCE S.79°24'23"E., A DISTANCE OF 203.40 FEET; THENCE N.71°01'02"E., A DISTANCE OF 251.83 FEET; THENCE S.41°04'30"E., A DISTANCE OF 1143.30 FEET; THENCE S.29°11'51"W., A DISTANCE OF 336.21 FEET; THENCE S.59°39'57"E., A DISTANCE OF 541.72 FEET; THENCE S.16°39'52"E., A DISTANCE OF 332.33 FEET; THENCE S.72°32'59"W., A DISTANCE OF 148.10 FEET; THENCE S.19°12'37"E., A DISTANCE OF 771.09 FEET; THENCE S.35°18'35"W., A DISTANCE OF 227.62 FEET; THENCE S.68°26'21"W., A DISTANCE OF 1133.26 FEET; THENCE N.81°12'41"W., A DISTANCE OF 820.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 106.777 ACRES, MORE OR LESS.

UTILITY SERVICE PROVIDERS

POTABLE & RECLAIMED WATER: CITY OF EDGEWATER
104 NORTH RIVERSIDE
EDGEWATER, FLORIDA 32132
(386) 424-2400

SANITARY SEWER: CITY OF EDGEWATER
104 NORTH RIVERSIDE
EDGEWATER, FLORIDA 32132
(386) 424-2400

TELEPHONE: AT&T
CONTACT: KIRBY SPENCER
(386) 281-6957

ELECTRIC: FLORIDA POWER & LIGHT
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
(321) 453-2489

GAS: FLORIDA PUBLIC UTILITIES CO.
CONTACT: COLIN DUNN
(386) 785-4554

DEERING PARK CENTER - SINGLE FAMILY CITY OF EDGEWATER, FLORIDA PREPARED FOR

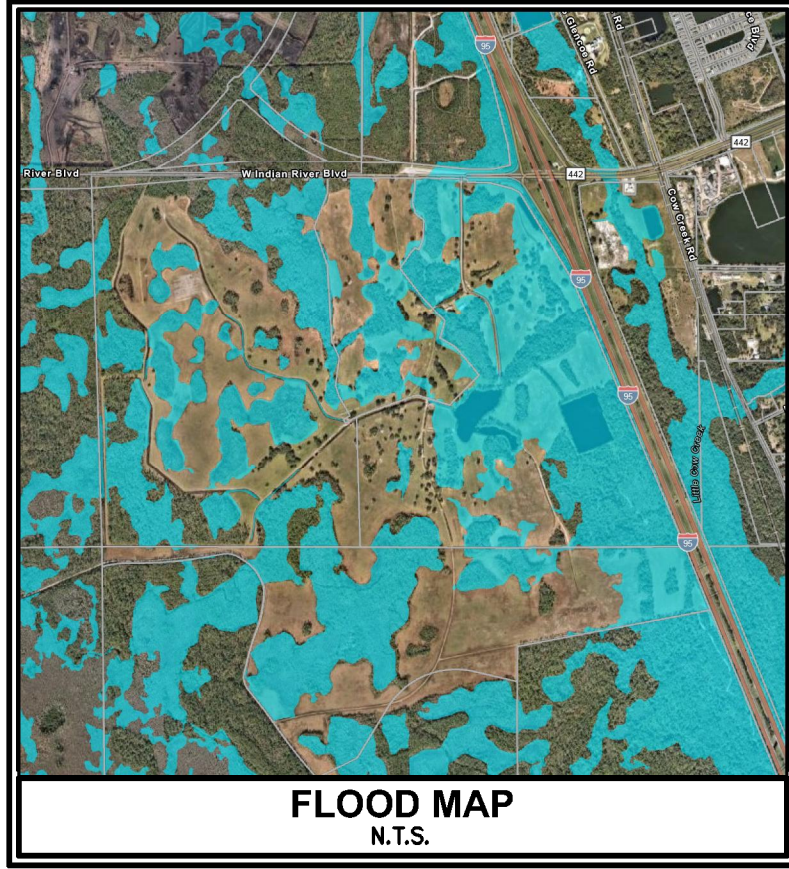
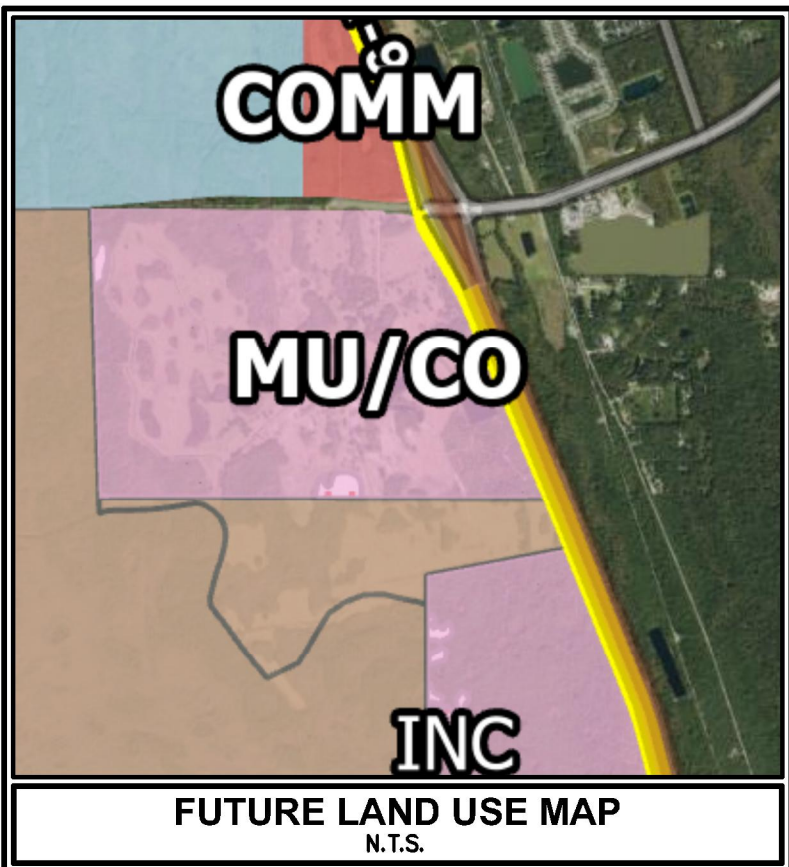
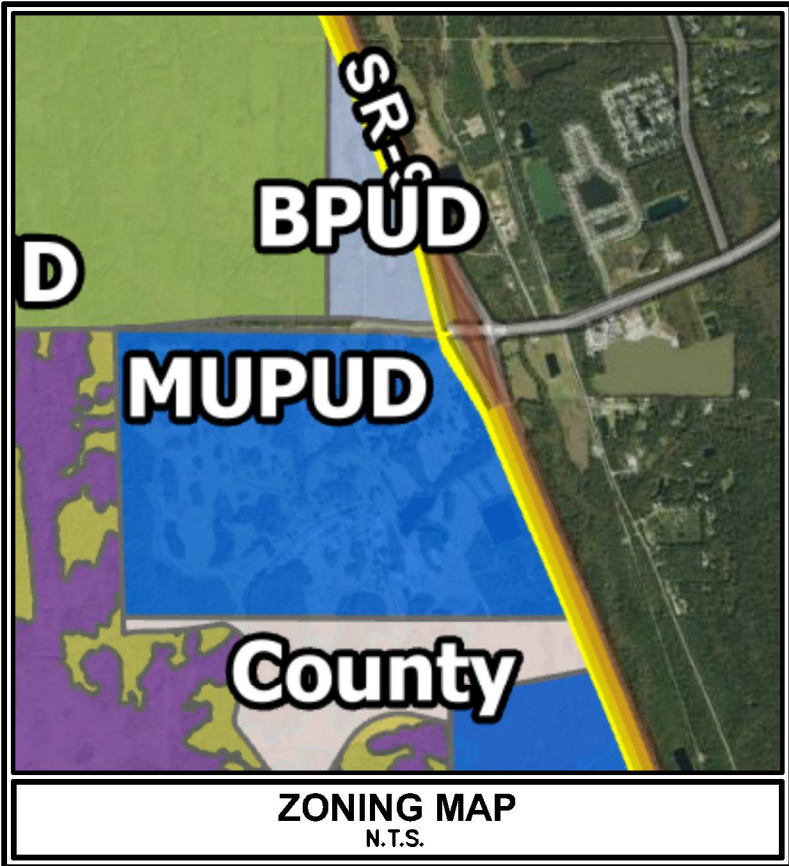
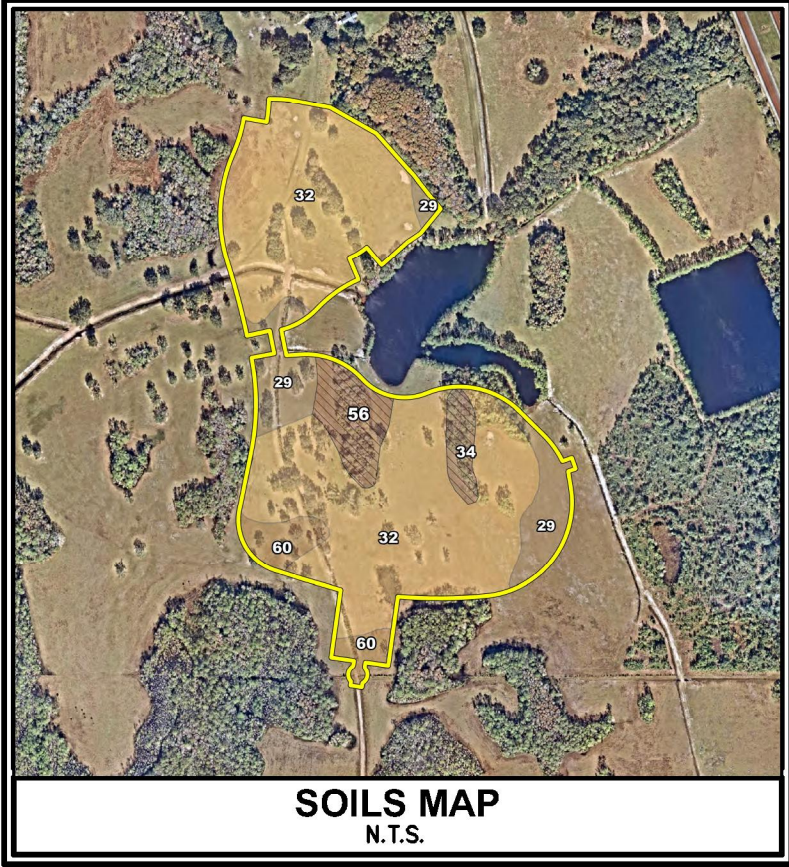
DEERING PARK 1, LLC

14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FLORIDA 33637
770-203-9355



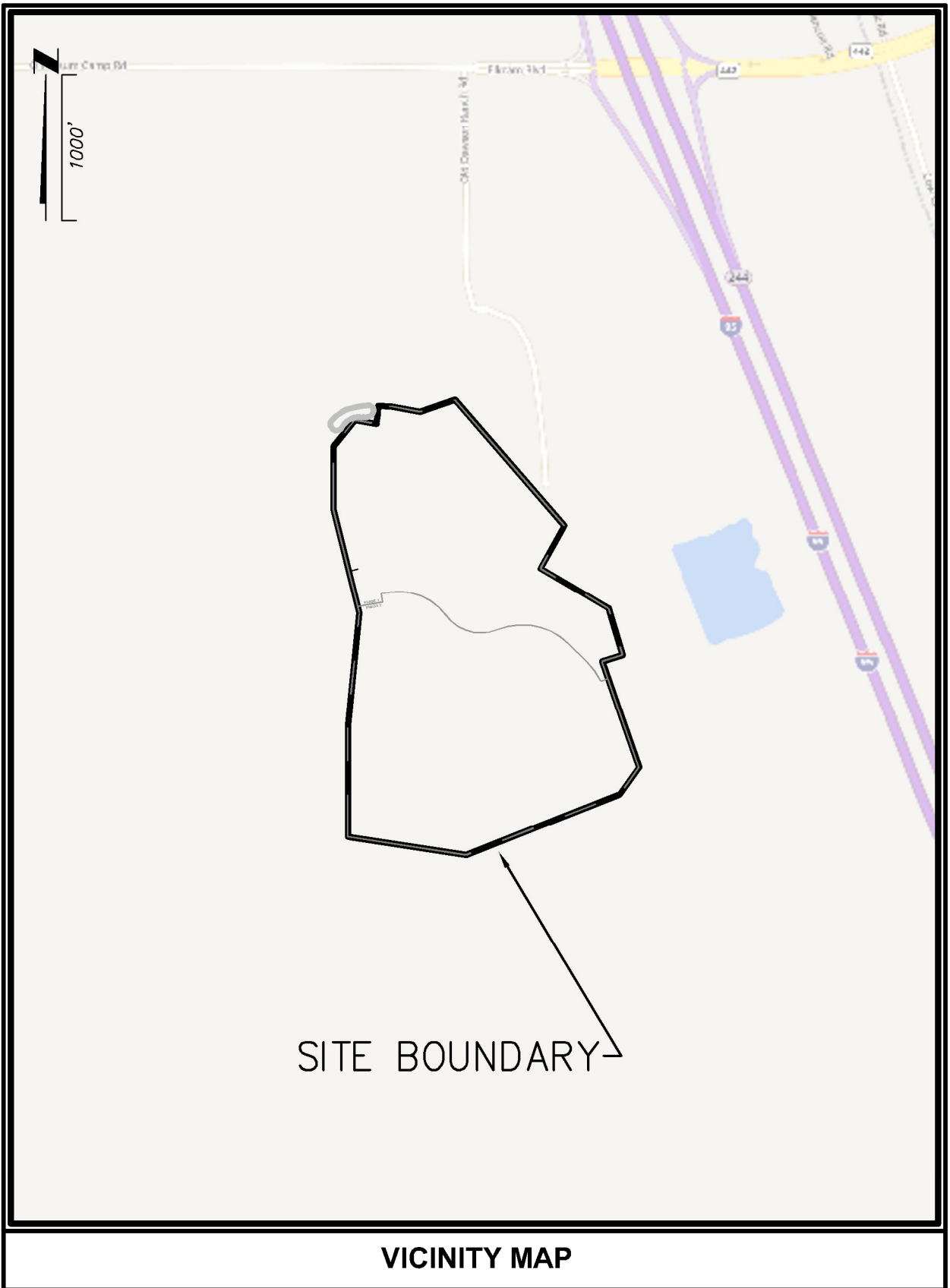
England • Thims & Miller, Inc.
1411 EDGEWATER DRIVE, SUITE 200
ORLANDO, FL 32804
TEL: (407) 536-5379
CA - 00002584 LC - 0000316

NOTE:
IF YOU DIG IN FLORIDA, YOU ARE REQUIRED TO CALL SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATES. IT'S THE LAW.



VERTICAL DATUM USED FOR
THIS PROJECT: NAVD 88

DEVELOPER:	DEERING PARK 1, LLC 14025 RIVEREDGE DRIVE, SUITE 175 TAMPA, FLORIDA 33637 770-203-9355
SURVEYOR: (BOUNDARY)	GEOPONT SURVEYING, INC. 528 NORTHLAKE BLVD, SUITE 1040 ALTAMONTE SPRINGS, FLORIDA 32701 (321) 270-0440
SURVEYOR: (TOPO)	MARK DOWST & ASSOCIATES, INC 536 NORTH HALIFAX AVENUE DAYTONA BEACH, FLORIDA 32118 (386) 258-7999
LANDSCAPE ARCHITECT:	ML+H MAROUS LATIMER + HALBACK, INC. 334 CORDOVA STREET, SUITE A ST. AUGUSTINE, FLORIDA 32084 (904) 825-6747
ENGINEER:	ENGLAND, THIMS & MILLER, INC. 1411 EDGEWATER DRIVE, SUITE 200 ORLANDO, FLORIDA 32804 (407) 536-5379



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COVER SHEET		1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 536-5379 www.etm-inc.com		ETM NO. 21-213-10 JZ DRAWN BY: CSW DESIGNED BY: CHECKED BY: DATE: Issue Date		PLANS PREPARED UNDER THE DIRECTION OF:	
DEERING PARK CENTER - SINGLE FAMILY		Trusted Advisors, Creating Community [®]		LC-0000316 CA- 00002584		REVISIONS:	
FOR DEERING PARK 1, LLC		ENGLAND-THIMS & MILLER				CHRISTOPHER WARSHAW, P.E. P.E. NUMBER: 80887	
DRAWING NUMBER		1					

WATER, REUSE, & SEWER REQUIREMENTS

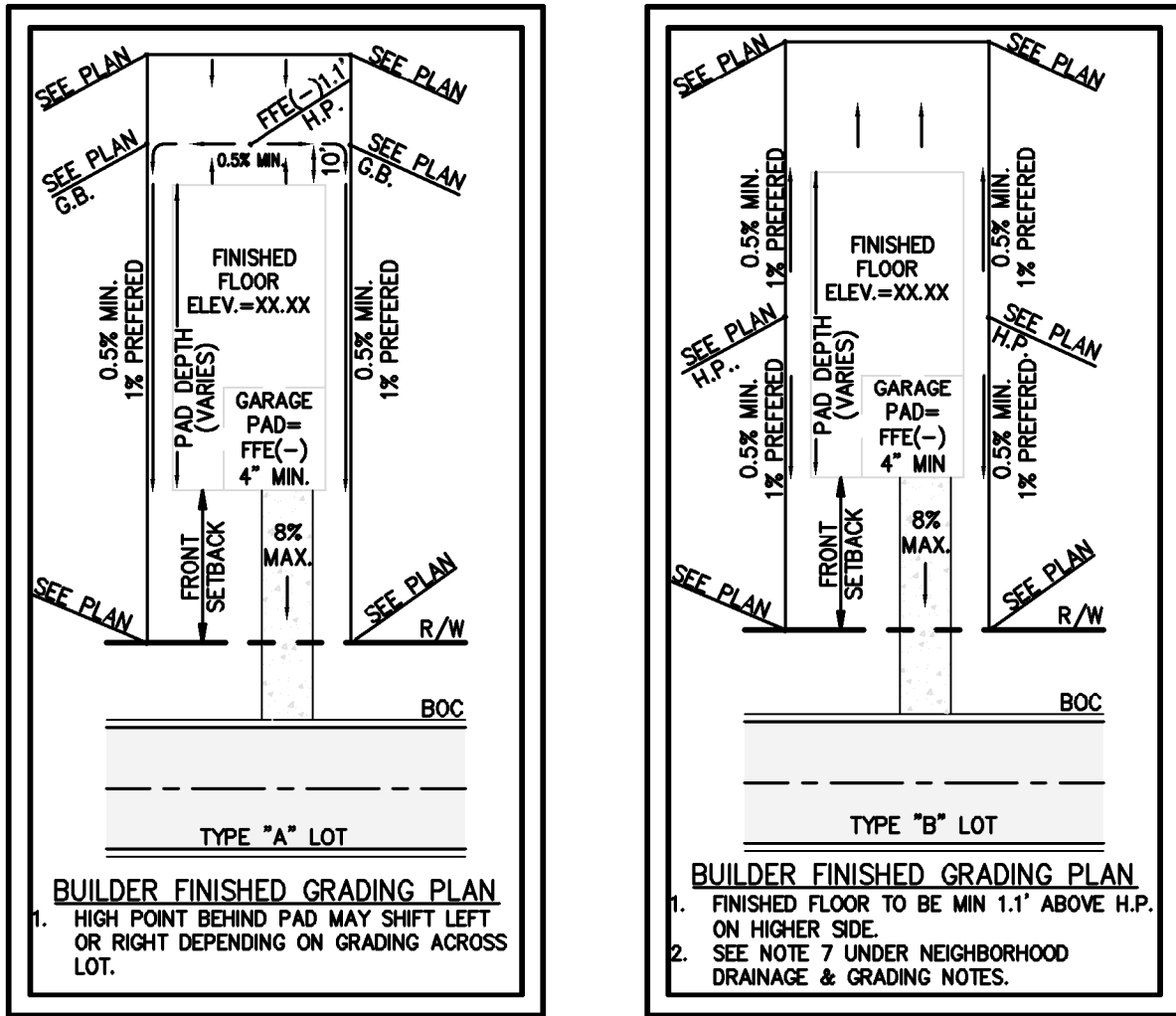
3. ALL WATER, REUSE WATER, SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 189.00 FLOUID, STATUTE OF THE STATE OF FLORIDA. THE CONTRACTOR SHALL FURNISH A COPY OF THE CURRENT LICENSE AND QUALIFIERS TO THE DESIGN ENGINEER PRIOR TO START OF CONSTRUCTION. ALL WATER, REUSE WATER AND SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF EDGEWATER (HAVING JURISDICTION) STANDARDS, DETAILS AND MATERIALS MANUAL(S) (LATEST REVISIONS) UNLESS MORE STRINGENT STANDARDS ARE SPECIFIED.
 2. FIRE PROTECTION MAINS (IF APPLICABLE TO THIS PROJECT) SHALL BE C-900 PVC DR18 PIPE AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA REQUIREMENTS BY A FLORIDA LICENSED CONTRACTOR WITH STATUS TO INSTALL PLUMBING. THE CONTRACTOR SHALL PERMITTING AND INSPECTION OF FIRE PROTECTION SYSTEM INSTALLATION, FLUSHING AND TESTING IS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR LOCAL PERMIT, NOTICE, AND COMPLIANCE WITH PERMIT.
 3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER (AND THE CITY OF EDGEWATER (HAVING JURISDICTION) IF REQUIRED) ON ALL STRUCTURES AND MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.
 4. UNSUITABLE MATERIALS UNDER UTILITY PIPES AND STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 5. MECHANICALLY RESTRAINED JOINTS ARE REQUIRED ON PRESSURE MAINS AT VALVES, FITTINGS AND DEAD ENDS IN ACCORDANCE WITH THE CITY OF EDGEWATER (HAVING JURISDICTION) STANDARDS.
 6. CONTRACTOR SHALL FURNISH AND INSTALL LOCATE WIRING ON ALL PVC WATER MAINS, REUSE MAINS, FORCE MAINS, POLYETHYLENE AND PVC WATER SERVICES. INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF EDGEWATER (HAVING JURISDICTION) STANDARDS, DETAILS AND MATERIAL MANUAL(S), LATEST EDITION.
 7. ALL POINTS OF CONNECTION FOR WATER, REUSE WATER AND SEWER MUST BE IN ACCORDANCE WITH THE AVAILABILITY RESPONSE FROM THE CITY OF EDGEWATER (HAVING JURISDICTION).
 8. F.D.P. PERMITS SUBMITTED THROUGH THE DEPARTMENT FOR PROCESSING SHALL BE IN CONFORMANCE WITH BOTH THE DESIGN PLANS AND THE WATER AND SEWER AVAILABILITY RESPONSE. ANY MINOR OR MAJOR DEVIATIONS BETWEEN THE PRELIMINARY DESIGN AND FINAL DESIGN SUBMITTAL SHALL REQUIRE REVISED F.D.P. PERMITS REFLECTING THESE CHANGES.
 9. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY OF EDGEWATER (HAVING JURISDICTION) PERSONNEL TO SCHEDULE THIS CONFERENCE AND NOTIFY THE DEVELOPER/OWNER AND THE ENGINEER OF RECORD.
 10. A UNDERGROUND UTILITY PERMIT (OR SIMILAR) MAY BE REQUIRED FROM THE CITY OF EDGEWATER (HAVING JURISDICTION) PRIOR TO COMMENCEMENT OF ANY UTILITY CONSTRUCTION. ANY CONSTRUCTION OF UTILITY IMPROVEMENTS PRIOR TO RECEIVING SAID PERMIT MAY BE SUBJECT TO ADDITIONAL PERMIT FEES/FINES AND AN ISSUING OF A STOP WORK ORDER.
 11. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER AND SEWER SERVICE. THE CONTRACTOR SHALL ADVANCE AT LEAST 48 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS AND UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
 12. CONTRACTOR SHALL OBTAIN A COPY OF THE F.D.P. OR CITY OF EDGEWATER (HAVING JURISDICTION) WATER AND SEWER PERMITS FROM THE ENGINEER PRIOR TO START OF CONSTRUCTION AND MUST COMPLY WITH ALL CONDITIONS OF PERMIT(S).
 13. ALL ELECTRICAL CONDUIT WORK SHALL BE COMPLETED PRIOR TO THE PRESSURE TESTING OF WATER MAINS, REUSE MAINS AND SEWAGE FORCE MAINS. ALL PRESSURE TESTING AND PUMP TESTING SHALL BE WITNESSED BY THE ENGINEER OF RECORD (OR A REPRESENTATIVE AUTHORIZED BY THE ENGINEER). THE CITY OF EDGEWATER (HAVING JURISDICTION) SHALL BE NOTIFIED OF SAID PRESSURE TESTS AND SHALL WITNESS THESE TESTS AT THEIR OWN DISCRETION.
- WATER AND REUSE MAINS
14. UNLESS OTHERWISE INDICATED, ALL WATER MAINS AND REUSE MAINS SHALL BE PVC DR18, C-900/C-905 (AS APPROPRIATE) PIPE. ALL 2" MAINS SHALL BE HOPE CTS SDR 11, C-906.
 15. WATER MAINS AND REUSE MAINS SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ADDITIONAL COVER MAY BE REQUIRED FOR VALVE INSTALLATION CLEARANCE FOR PIPE GREATER THAN 8 INCHES IN DIAMETER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING PIPING UNTIL FINAL ACCEPTANCE BY F.D.E.P. AND THE CITY OF EDGEWATER (HAVING JURISDICTION).
 16. ALL WATER MAINS AND REUSE MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE CITY OF EDGEWATER (HAVING JURISDICTION).
 17. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND REUSE MAINS AND HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND REUSE MAINS TO OTHER UTILITY SHALL BE IN ACCORDANCE WITH THE CITY OF EDGEWATER (HAVING JURISDICTION) AND F.D.E.P. REQUIREMENTS.
 18. ALL GATE VALVES SHALL BE THE CITY OF EDGEWATER (HAVING JURISDICTION) STANDARD. VALVES SHALL BE MECHANICAL JOINT, CAST IRON, BRONZE FITTED WITH RESILIENT SEAT. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT. VALVES SHALL BE RATED AT 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE.
 19. ALL NEW AND / OR RELOCATED WATER MAIN AND REUSE MAIN PIPE AND FITTINGS SHALL NOT CONTAIN MORE THAN EIGHT PERCENT LEAD, AND ALL PACKING AND JOINT MATERIALS USED IN THE JOINTS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS. ALL NEW AND / OR RELOCATED SERVICE AND PLUMBING SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD AND ALL SOLDER AND FLUX SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.

- ALL FIRE HYDRANTS SHALL BE STANDARD PER THE CITY OF EDGEWATER (HAVING JURISDICTION). FIRE HYDRANTS LOCATED WITHIN CITY OF EDGEWATER (HAVING JURISDICTION) RIGHT OF WAYS OR EASEMENTS SHALL BE PAINTED IN ACCORDANCE WITH LOCAL REQUIREMENTS PER THE CITY OF EDGEWATER (HAVING JURISDICTION).
22. ALL FIRE HYDRANTS (PUBLIC OR CITY OF EDGEWATER OWNED) SHALL BE TAGGED AND NUMBERED PER THE CITY OF EDGEWATER (HAVING JURISDICTION) REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE PERSONNEL OF THE CITY OF EDGEWATER (HAVING JURISDICTION) FOR REQUIRED INFORMATION.
23. ALL NEW FIRE HYDRANT INSTALLATIONS, PUBLIC AND PRIVATE, SHALL HAVE A BLUE F.D.#0.T. TYPE REPAIR VALVE/METER MARKER INSTALLED IN THE CENTER OF THE TRAFFIC LANE NEAREST THE NEW FIRE HYDRANT.
24. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH AWWA STANDARDS AND CITY OF EDGEWATER STANDARD REQUIREMENTS. NO CONNECTION TO THE EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE ENGINEER MUST BE ADVISED 48 HOURS PRIOR TO BEGINNING THE PRESSURE TEST. DISINFECTION TEST SHALL BE IN ACCORDANCE WITH AWWA-C-651. REUSE MAINS REQUIRE PRESSURE TEST ONLY.
25. ALL BACKFLOW PREVENTORS SHALL BE IN ACCORDANCE WITH THE CITY OF EDGEWATER (HAVING JURISDICTION) CROSS CONNECTION CONTROL PROGRAM. BACKFLOW PREVENTORS MUST BE TESTED AFTER INSTALLATION BY A CERTIFIED TESTER AND ANNUALLY THEREAFTER.
26. THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS: ALL POTABLE, REUSE, AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING CONDITIONS:
- 1.) THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE WITH CITY OF EDGEWATER.
 - 2.) TAPS REQUIRING METER INSTALLATIONS OF SIZE 2" AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, AND CORP. STOP SIZED RATED TO ACCEPT THE METER INSTALLATION BY CITY OF EDGEWATER FORCES.
 - 3.) CITY OF EDGEWATER FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR AT CITY OF EDGEWATER MAIN AND SEWER, 515 N. LAURA ST., 1ST FLOOR.
 - 4.) ALL TAPS REQUIRING METER INSTALLATIONS OF SIZE 3" AND ABOVE SHALL TERMINATE SIZED READY FOR VALVE, METER AND BYPASS INSTALLATION. VALVE FURNISHED BY CONTRACTOR. INSTALLATION BY CITY OF EDGEWATER FORCES. SPECIAL ESTIMATE REQUIRED.
27. WATER METERS SHALL NOT BE LOCATED WITHIN PAVEMENT, CURB AND GUTTER OR DRIVEWAYS.
28. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND NODDY RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL BE LEFT 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.
- SEWER
29. ALL SEWER MAINS, SERVICES, AND FITTINGS SHALL BE PVC (ASTM-3034) SDR 26 UNLESS OTHERWISE INDICATED. FORCE MAINS SHALL BE PVC DR 18 PIPE UNLESS OTHERWISE INDICATED. FORCE MAINS SHALL BE PRESSURE TESTED THE SAME AS WATER AND REUSE MAINS.
30. SANITARY SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 0.02 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 30" TO 60" UNLESS OTHERWISE DETAILED OR RESTRICTED DUE TO DEPTH OF SEWER MAIN. EACH RESIDENTIAL CUTOFF SHALL BE SERVED BY A SINGLE SEWER LATERAL TO THE CITY'S SEWER MAIN. FORCE MAIN SHALL HAVE A MINIMUM COVER OF 18 INCHES IN UNIFIED AREAS AND 36 INCHES IN PAVED AREAS UNLESS OTHERWISE INDICATED. SEE FORCE MAIN PROFILE SHEET(S).
31. SEWER LINES AND FORCE MAINS ARE DESIGNED TO FINISHED GRADES AND SHALL BE PROTECTED UNTIL WORK IS COMPLETED AND ACCEPTED BY F.D.E.P. AND CITY OF EDGEWATER.
32. PRIOR TO THE PLACEMENT OF THE LUMBEROCK BASE COURSE, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES. THIS SCHEDULE SHALL BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.
33. THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL AIR RELEASE VALVES AT CHANGES IN ELEVATION OF 2 FT. DUE TO ACTUAL FIELD CONDITIONS OR CONFLICTS NOT IDENTIFIED ON THESE DESIGN PLANS.
34. TELEVISION INSPECTION SHALL BE REQUIRED ON ALL GRAVITY SEWER MAINS. INSPECTION SHALL BE RECORDED ON VIDEO TAPE OR DVD. ALL LINES ARE TO BE CLEANED AND FLUSHED PRIOR TO INSPECTION. A FULL WRITTEN REPORT AS TO THE CONDITION OF THE PIPE WITH PERTINENT DATA SUCH AS SPACING BETWEEN MANHOLES, LOCATION OF SERVICES, ETC. SHALL BE SUBMITTED TO THE OWNER AND ENGINEER PRIOR TO ACCEPTANCE AND ONE COPY OF THE VIDEO INSPECTION SHALL BE SUBMITTED TO THE CITY OF EDGEWATER. ALL DEFECTIVE AREAS AND ITEMS SHALL BE REPLACED OR REPAIRED PRIOR TO THE INSPECTION. INSPECTION MUST BE RECONSIDERED PRIOR TO ACCEPTANCE. THE MAXIMUM DEFLECTION SHALL NOT EXCEED 7.5% OF THE NOMINAL DIAMETER IN ACCORDANCE WITH CITY OF EDGEWATER STANDARDS. INFILTRATION AND/OR EXFILTRATION TESTING OF GRAVITY SEWERS MAY BE REQUIRED IF DEEMED NECESSARY BY THE ENGINEER. THE MAXIMUM ALLOWABLE INFILTRATION-EXFILTRATION RATE WILL BE 50 GALLONS PER INCH DIAMETER PER LINE PER DAY.

WATER AND SEWER LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER LINE
		SANITARY SEWER SERVICE
		SANITARY SEWER MANHOLE
		CLEANOUT
		FORCE MAIN
		WATER MAIN
		REUSE WATER MAIN
		FIRE PROTECTION MAIN
		FIRE HYDRANT
		FLUSHING HYDRANT
		GATE VALVE
		REDUCER
		TEE
		BEND
		WATER METER
		BACKFLOW PREVENTER

1. FINISHED FLOOR ELEVATION AND APPROXIMATE BUILDING LOCATION AND LETTER DENOTES LOT TYPE GRADING
2. ALL PROPOSED LOT CORNERS SHALL BE AS FOLLOWS:
 - A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GRADE UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% SLOPE.
3. DENOTES STD. LOT TYPE GRADING. EXACT LOCATION OF SWALES SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS)
4. 25.1 PROPOSED GRADE AT LOT CORNERS
5. FINISHED FLOOR ELEVATIONS GIVEN ON PLAN ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (BY OTHERS).
6. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT
7. GRADE BREAK HIGHLIGHT SHALL NOT BE MORE FORWARD THAN THE BUILDING CORNER OF THE STRUCTURE FACING THE STREET ON EITHER SIDE. IF THE HIGHLIGHT IS AT THE FRONT OF THE BUILDING PAD AND THE SUBSEQUENT VERTICAL BUILDING CORNERS ARE SET BEHIND THIS LOCATION, LOT REGRADING WILL BE REQUIRED BY THE VERTICAL BUILDING CORNERS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



GENERAL NOTES

DRAWING NUMBER

2

PLANS PREPARED UNDER
THE DIRECTION OF:

REVISIONS:

	ETM NO. 21-213-10
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10

ETM NO. 21-21:

-21-

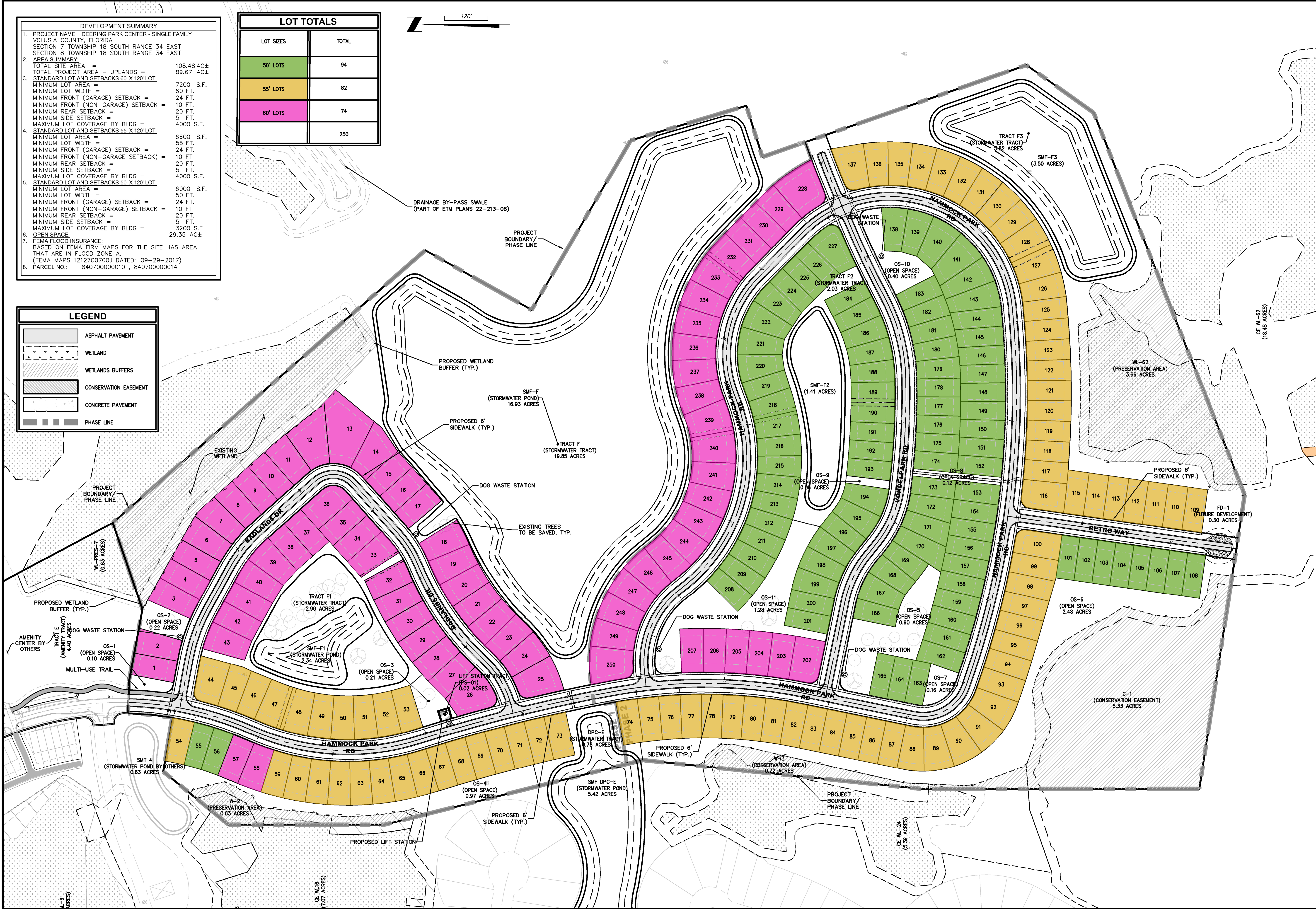
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ETM
ENGLAND-THIMS & MILLER

PLOTTED: July 13, 2025 - 8:00 PM, BY: Christopher Warshaw

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DEVELOPMENT SUMMARY		
1. PROJECT NAME:	DEERING PARK CENTER - SINGLE FAMILY	
2. AREA SUMMARY:	TOTAL SITE AREA = 108.48 AC±	
3. STANDARD LOT AND SETBACKS 50' X 120' LOT:	TOTAL PROJECT AREA - UPLANDS = 89.67 AC±	
MINIMUM LOT AREA =	7200 S.F.	
MINIMUM LOT WIDTH =	60 FT.	
MINIMUM FRONT (GARAGE) SETBACK =	24 FT.	
MINIMUM FRONT (NON-GARAGE) SETBACK =	10 FT.	
MINIMUM REAR SETBACK =	20 FT.	
MINIMUM SIDE SETBACK =	5 FT.	
MAXIMUM LOT COVERAGE BY BLDG =	4000 S.F.	
4. STANDARD LOT AND SETBACKS 55' X 120' LOT:	MINIMUM LOT AREA = 6600 S.F.	
MINIMUM LOT WIDTH =	55 FT.	
MINIMUM FRONT (GARAGE) SETBACK =	24 FT.	
MINIMUM FRONT (NON-GARAGE) SETBACK =	10 FT.	
MINIMUM REAR SETBACK =	20 FT.	
MINIMUM SIDE SETBACK =	5 FT.	
MAXIMUM LOT COVERAGE BY BLDG =	4000 S.F.	
5. STANDARD LOT AND SETBACKS 60' X 120' LOT:	MINIMUM LOT AREA = 6000 S.F.	
MINIMUM LOT WIDTH =	50 FT.	
MINIMUM FRONT (GARAGE) SETBACK =	24 FT.	
MINIMUM FRONT (NON-GARAGE) SETBACK =	10 FT.	
MINIMUM REAR SETBACK =	20 FT.	
MINIMUM SIDE SETBACK =	5 FT.	
MAXIMUM LOT COVERAGE BY BLDG =	3200 S.F.	
6. OPEN SPACE:	29.35 AC±	
7. FEMA FLOOD INSURANCE:	BASED ON FEMA FIRM MAPS FOR THE SITE HAS AREA THAT ARE IN FLOOD ZONE A.	
8. PARCEL NO.:	84070000010, 84070000014	

LOT TOTALS	
LOT SIZES	TOTAL
50' LOTS	94
55' LOTS	82
60' LOTS	74
	250

LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBER: 80867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date

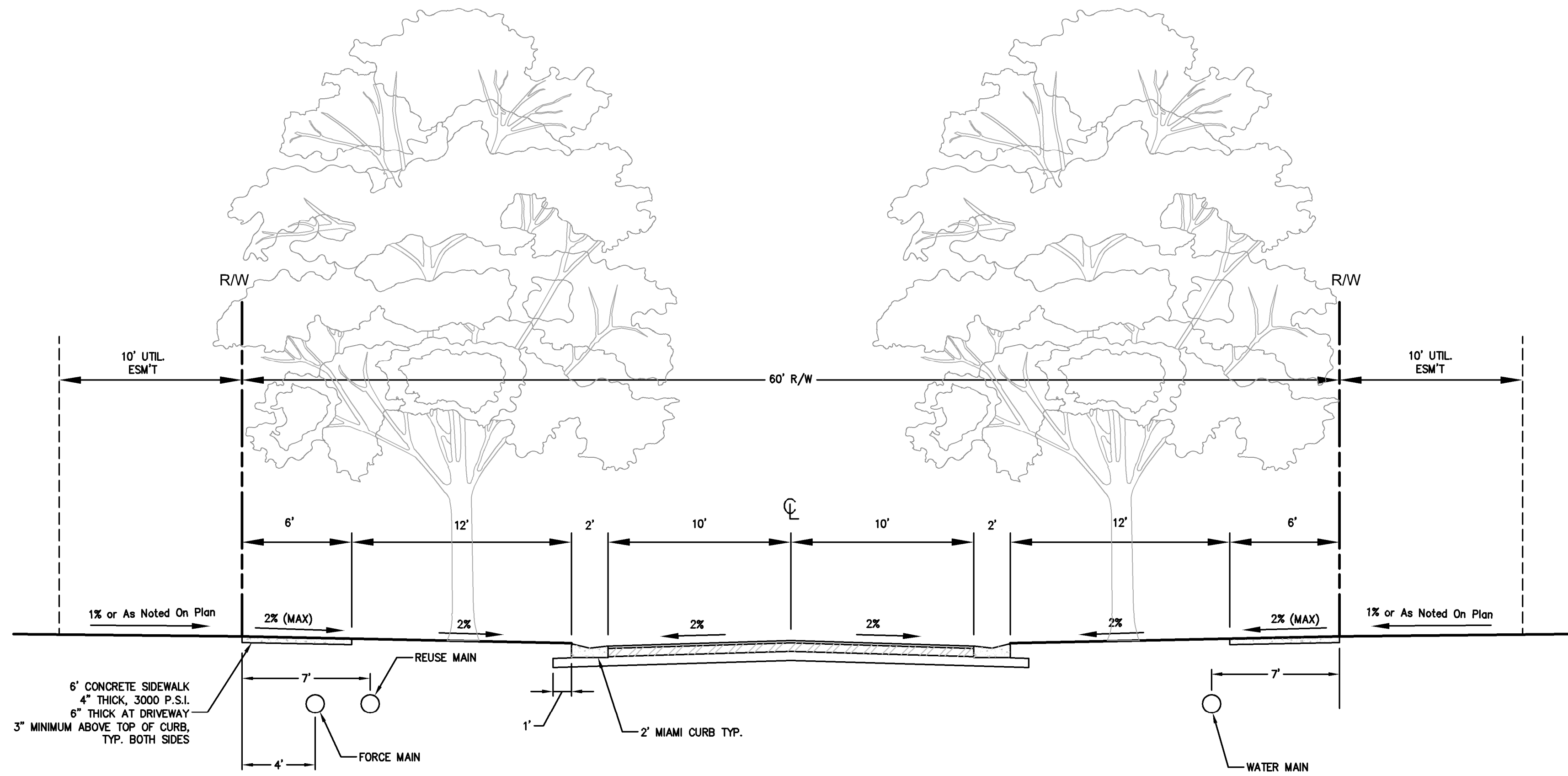
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ENGLAND-THIMS & MILLER

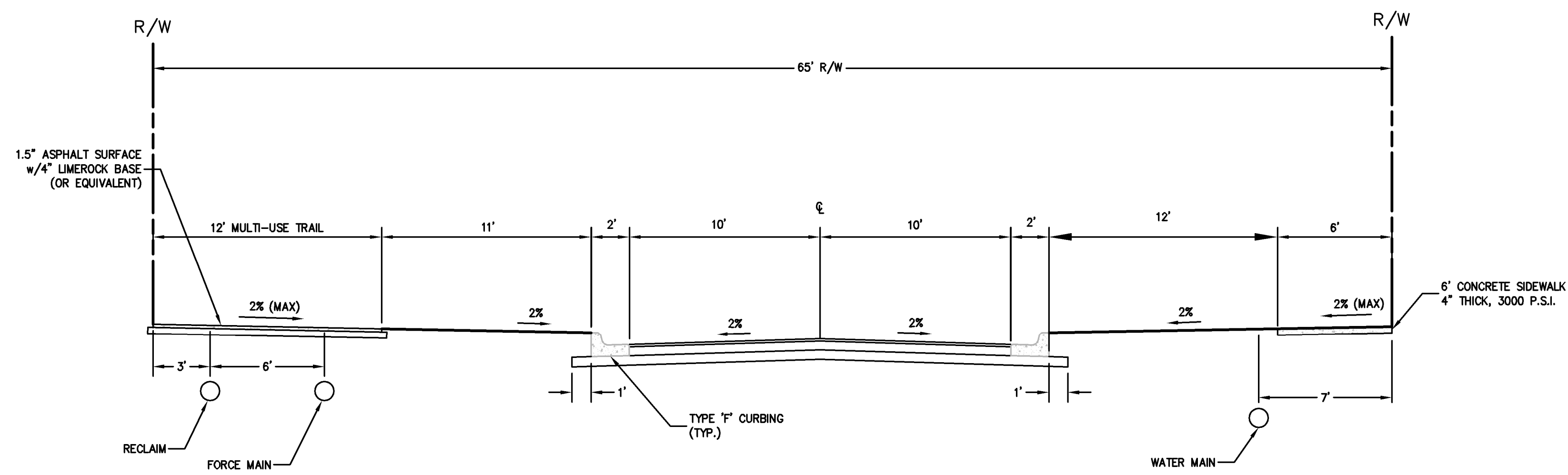
MASTER SITE PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
3

NOTE
TYPICAL 60' & 65' RIGHT-OF-WAY SECTIONS
SHOWN HEREIN MEET THE MINIMUM
STANDARDS OF THE CITY DETAILS AND MORE
GENERALLY CONFORM TO THE INTENT OF THE
PUD

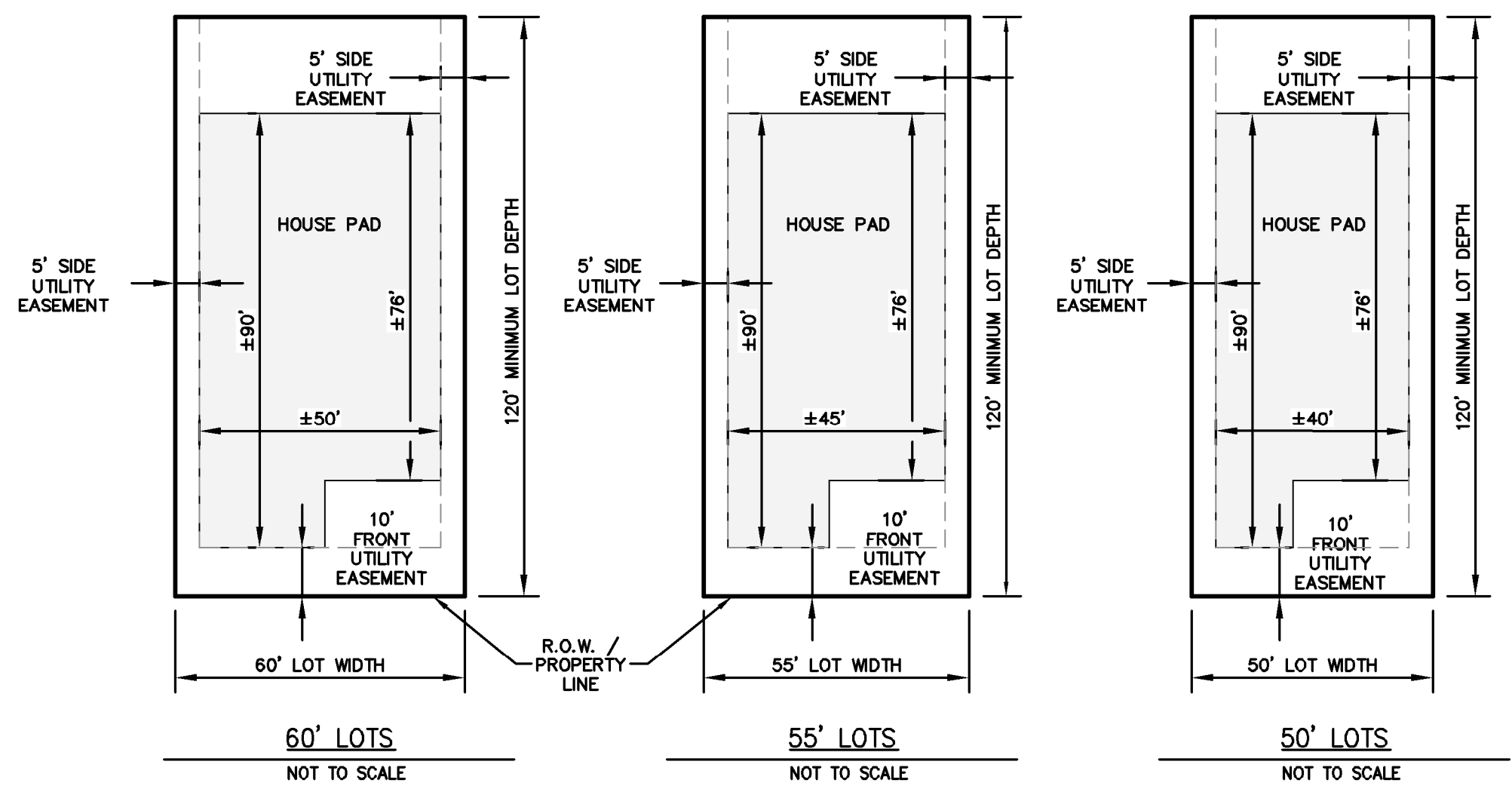


A 60' R/W TYPICAL ROADWAY SECTION (20' TRAVEL LANE)
N.T.S.

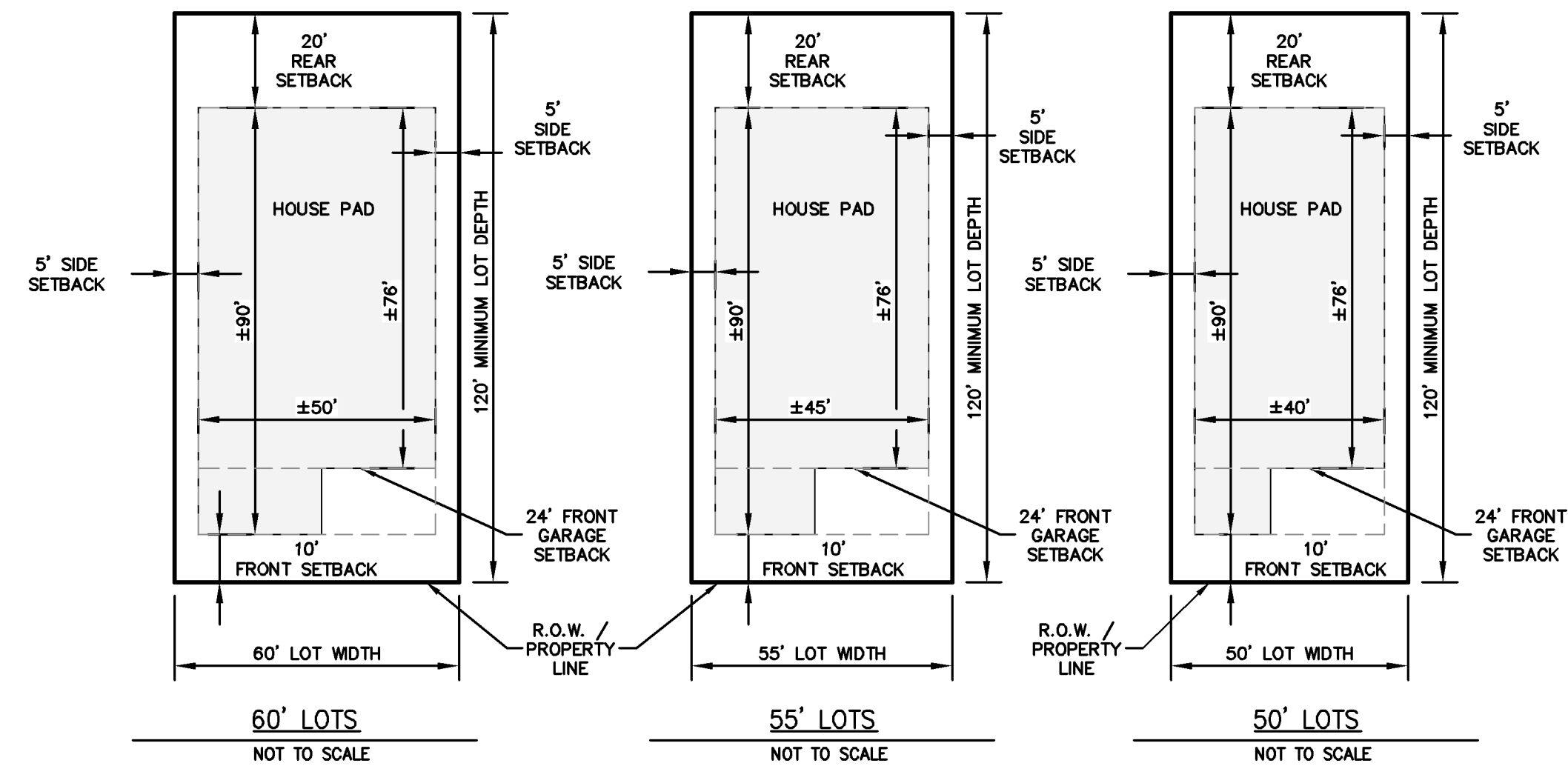


B. 65' R/W TYPICAL ROADWAY SECTION (20' TRAVEL LANES)
N.T.S.

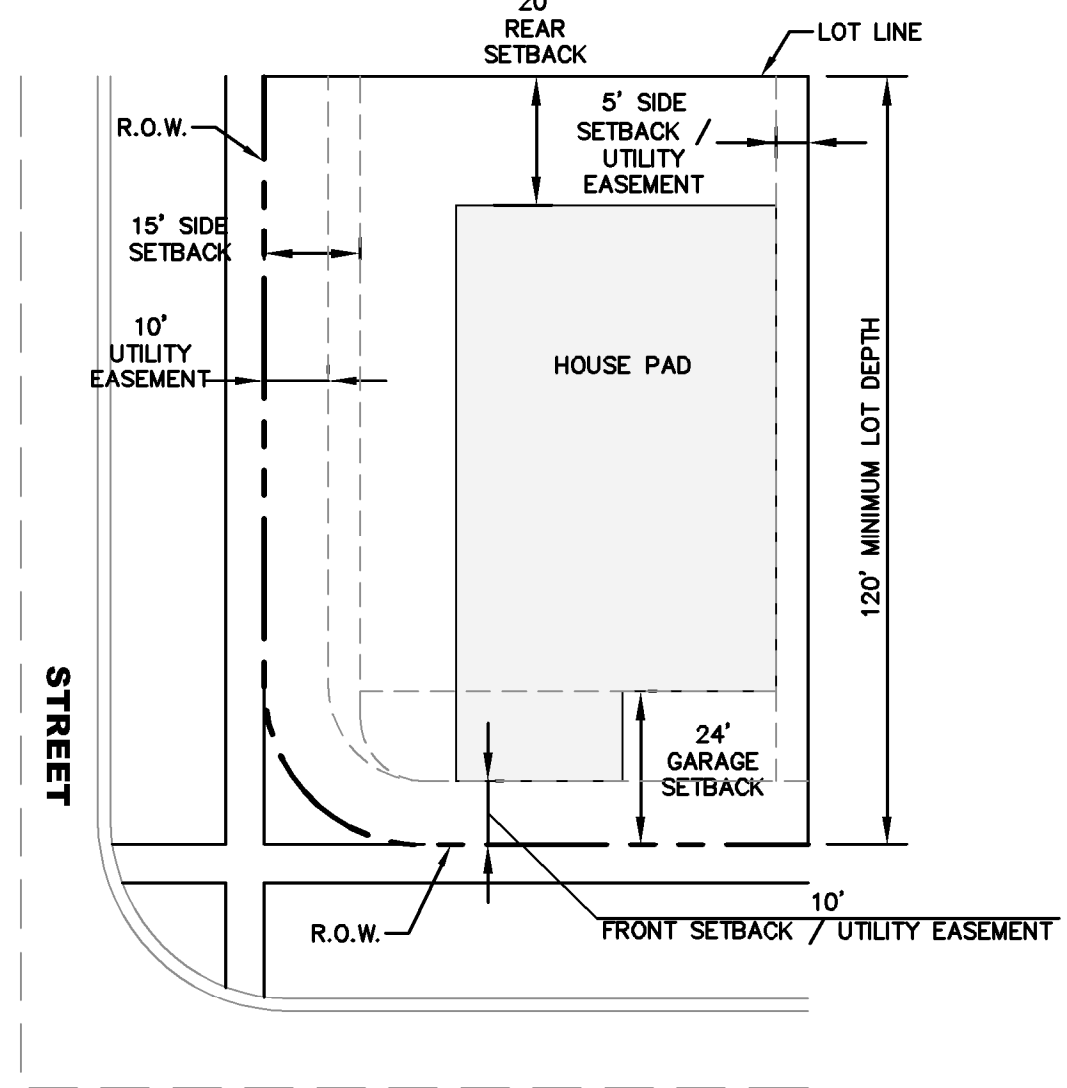
LOT EASEMENT DIAGRAM



LOT SETBACK DIAGRAM



CORNER LOT DIAGRAM



NOTE
ACTUAL BUILDING DIMENSIONS MAY DIFFER
DEPENDENT ON LOT SIZE. SETBACKS AND
EASEMENTS SHALL BE MAINTAINED.

PLANS PREPARED UNDER
THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date

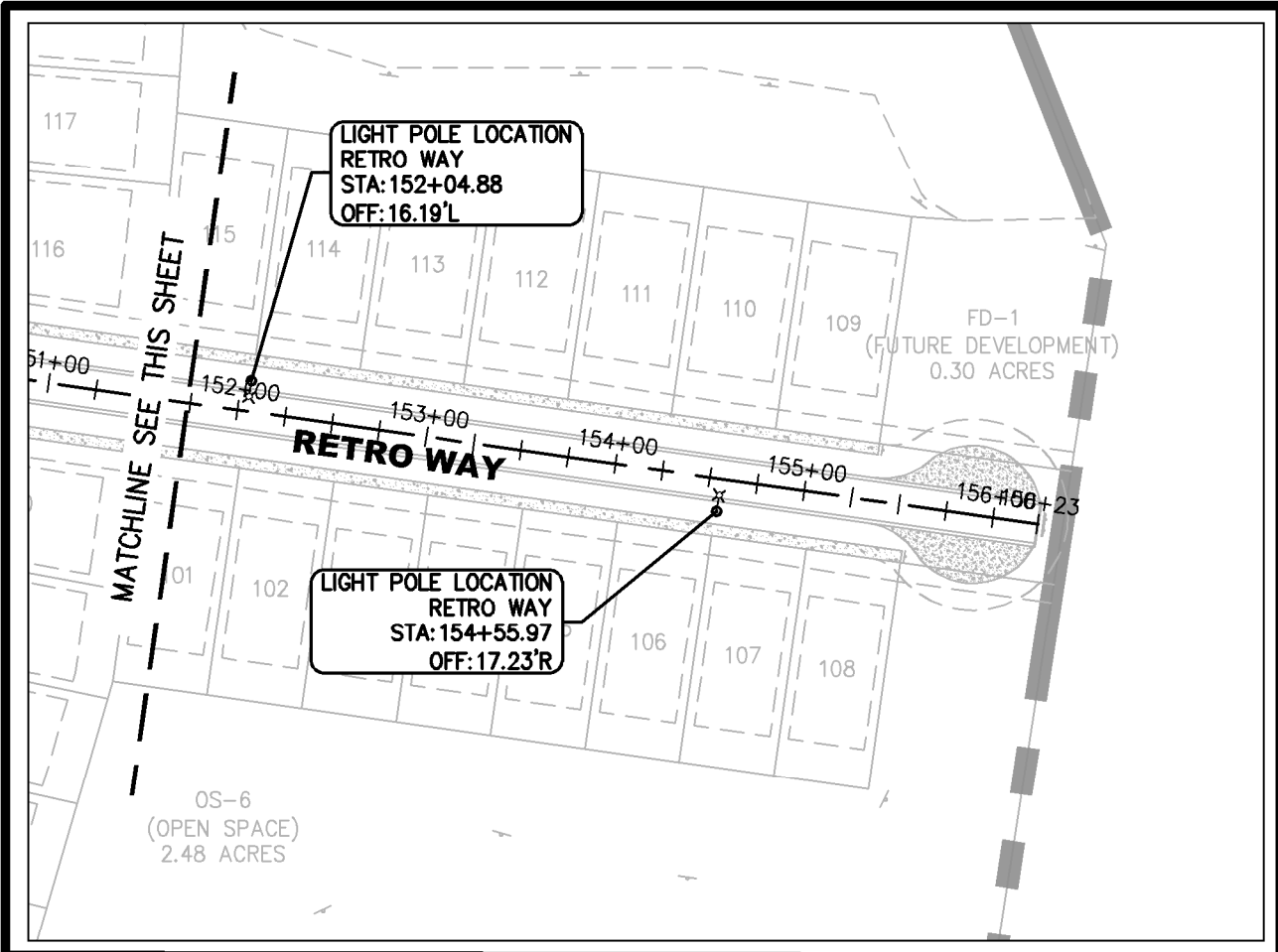
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SITE SPECIFIC SECTIONS
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
3A

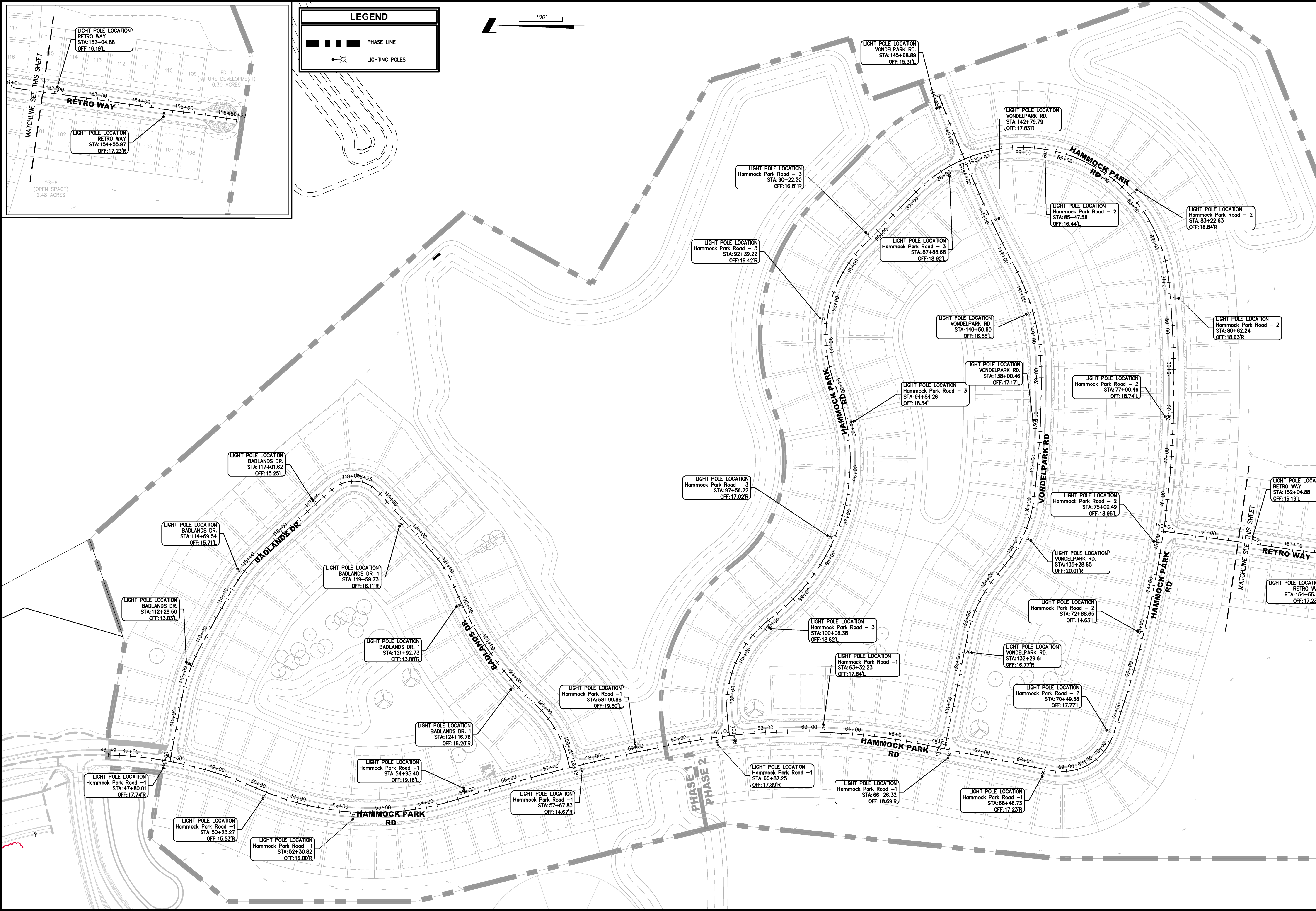
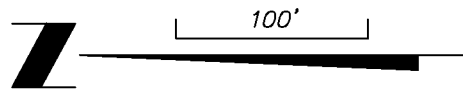
CHRISTOPHER WARSHAW, P.
P.E. NUMBER: 80867
PLOTTED: July 13, 2025 - 8:00 PM, BY: Christopher Warshaw



LEGEND

PHASE LINE

LIGHTING POLES



STREET LIGHT PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

3B

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PLANS PREPARED UNDER THE DIRECTION OF:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CSW

CHECKED BY:

DATE: Issue Date

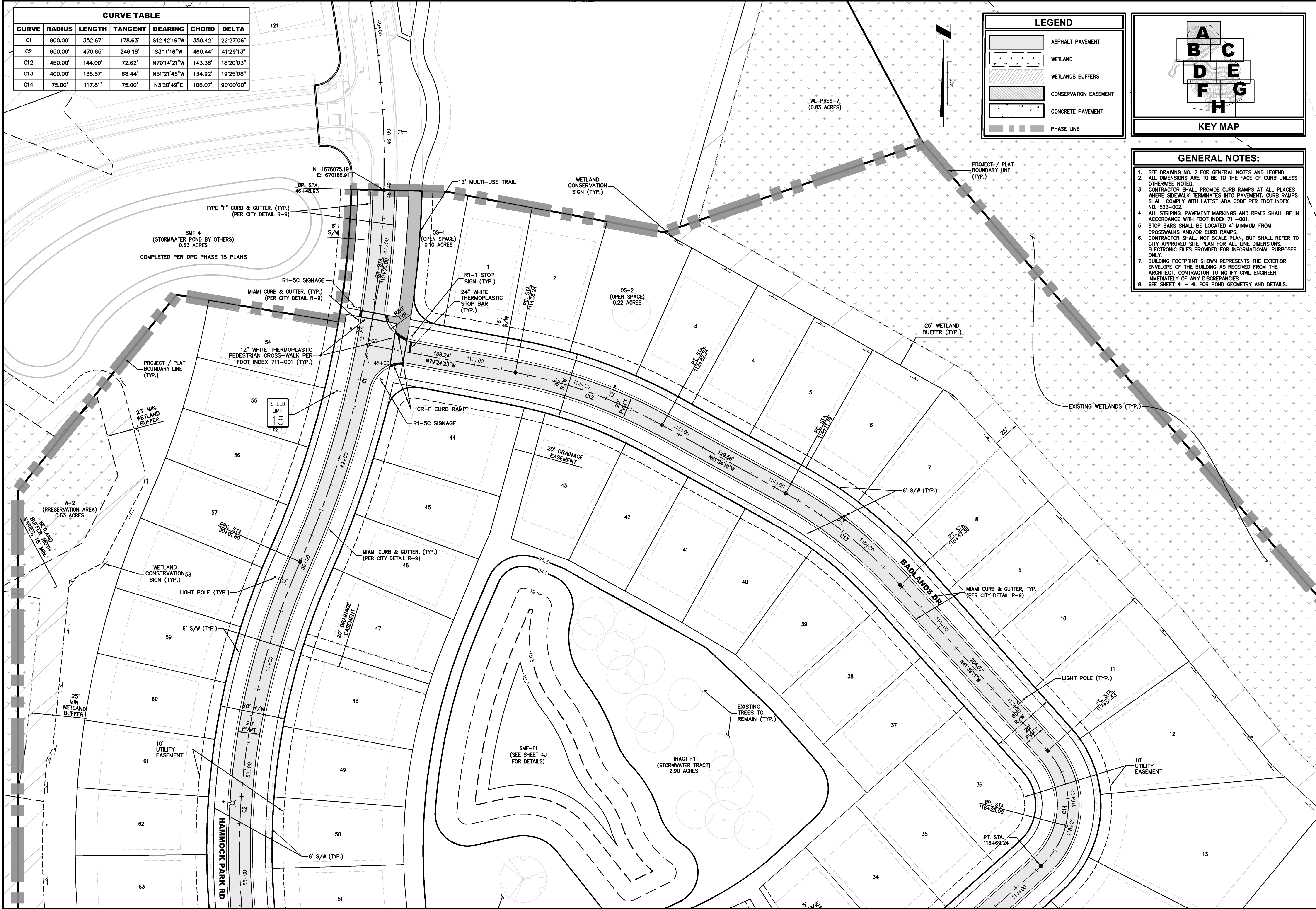
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REVISIONS

CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

PLotted: July 13, 2025 — 8:01 PM, BY: Christopher Warshaw

N:\2023\22-213-10\Landdev\Design\Plots\LIGHT POLES-22-213-10.dwg



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	900.00'	352.67'	178.63'	S12°42'19"W	350.42'
C2	650.00'	470.65'	246.18'	S31°11'16"W	460.44'
C12	450.00'	144.00'	72.62'	N70°14'21"W	143.38'
C13	400.00'	135.57'	68.44'	N51°21'45"W	134.92'
C14	75.00'	117.81'	75.00'	N3°20'49"E	106.07'
					DELTA
					22°27'06"
					41°29'13"
					18°20'03"
					19°25'08"
					90°00'00"

LEGEND

ASPHALT PAVEMENT

WETLAND

WETLANDS BUFFERS

CONSERVATION EASEMENT

CONCRETE PAVEMENT

PHASE LINE

KEY MAP

A

B

C

D

E

F

G

H

- GENERAL NOTES:
1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.

2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.

4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.

5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.

6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO CITY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

7. BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

8. SEE SHEET 41 - 4L FOR POND GEOMETRY AND DETAILS.

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBER: 80867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date

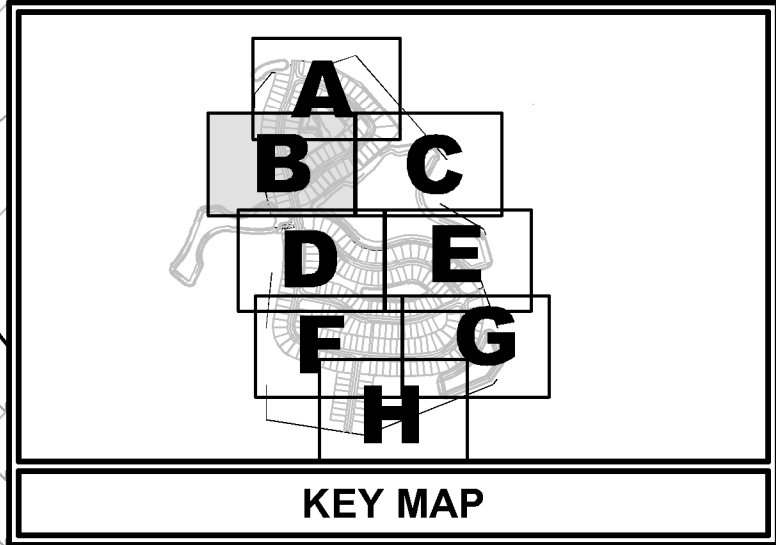
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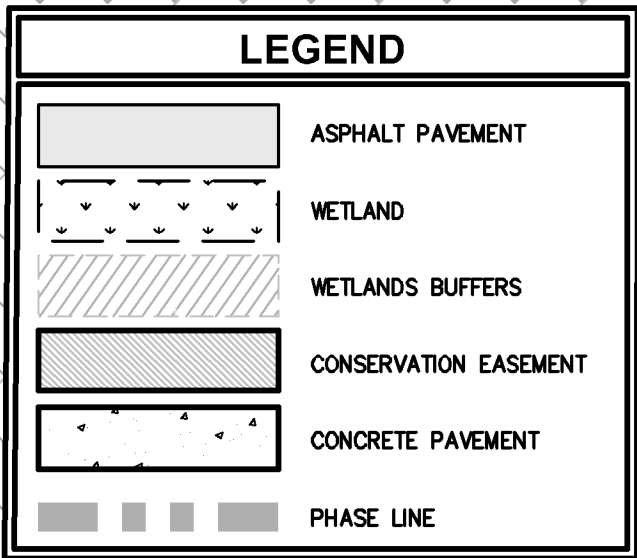
SITE GEOMETRY PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR DEERING PARK 1, LLC

DRAWING NUMBER
4A

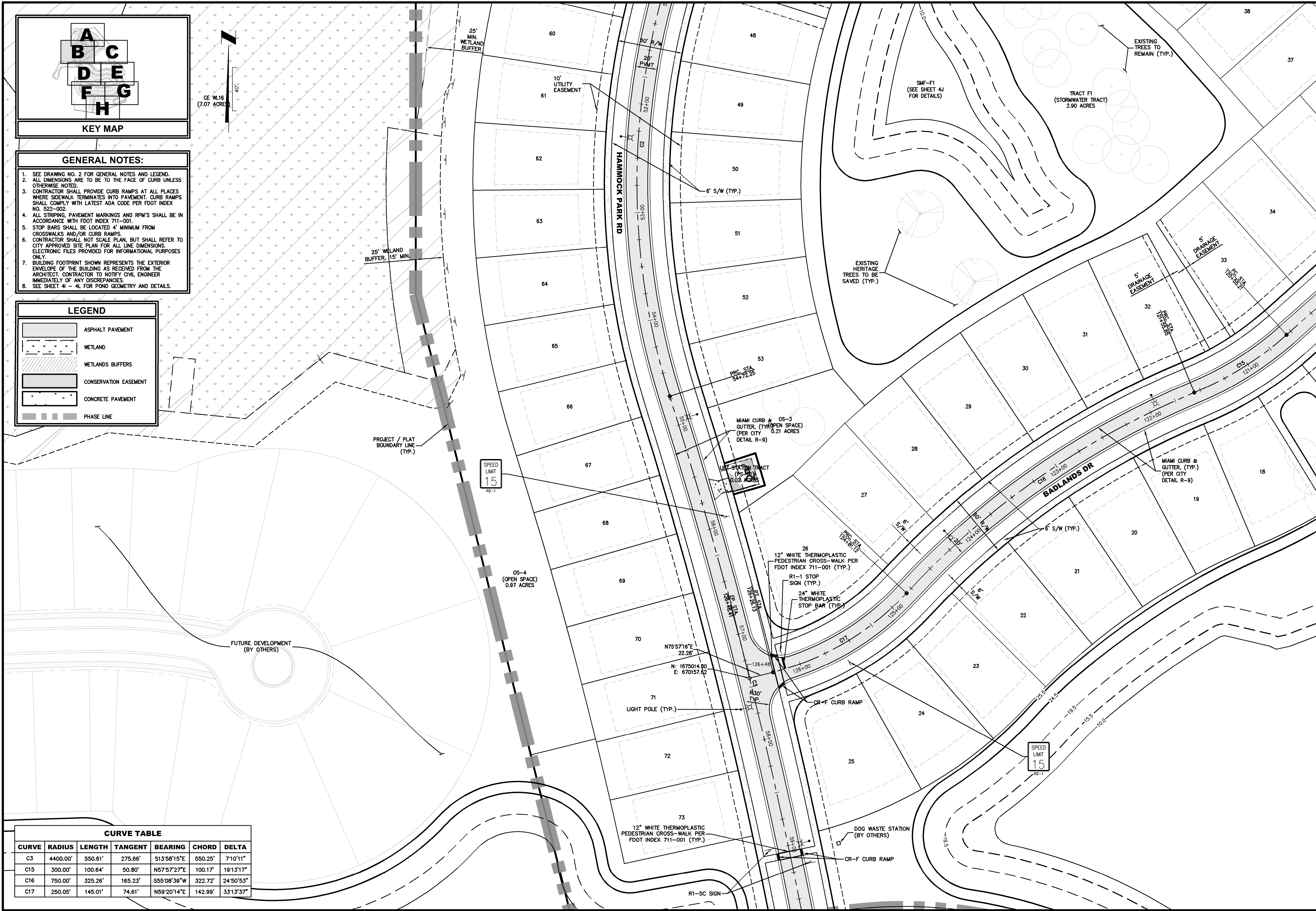
N:\2023\22-213-10\LandDev\Design\Plots\Geo-22-213-10.dwg PLOTTED: July 13, 2025 - 8:01 PM, BY: Christopher Warshaw



- GENERAL NOTES:**
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 - SEE SHEET 4I - 4L FOR POND GEOMETRY AND DETAILS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C3	4400.00'	550.61'	275.66'	S13°58'15"E	550.25'
C15	300.00'	100.64'	50.80'	N57°57'27"E	100.17'
C16	750.00'	325.26'	165.23'	S55°08'39"W	322.72'
C17	250.05'	145.01'	74.61'	N59°20'14"E	142.99'
					33'13'37"



PLANS PREPARED UNDER THE DIRECTION OF:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CSW

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SITE GEOMETRY PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

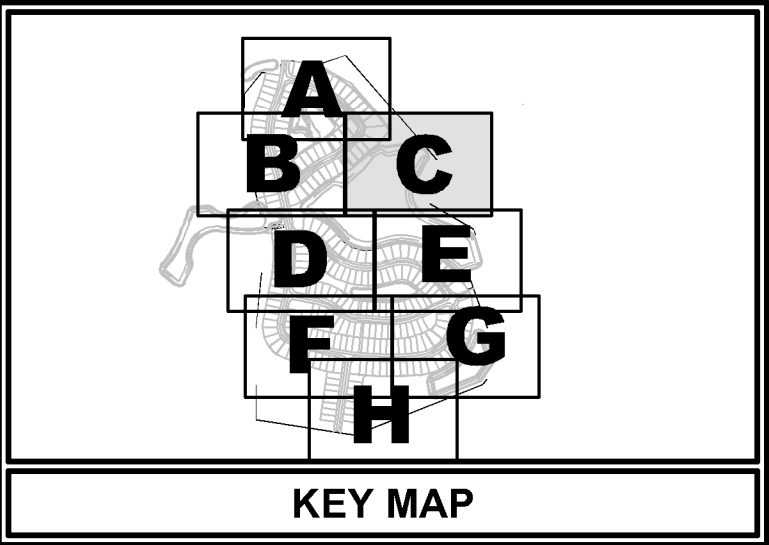
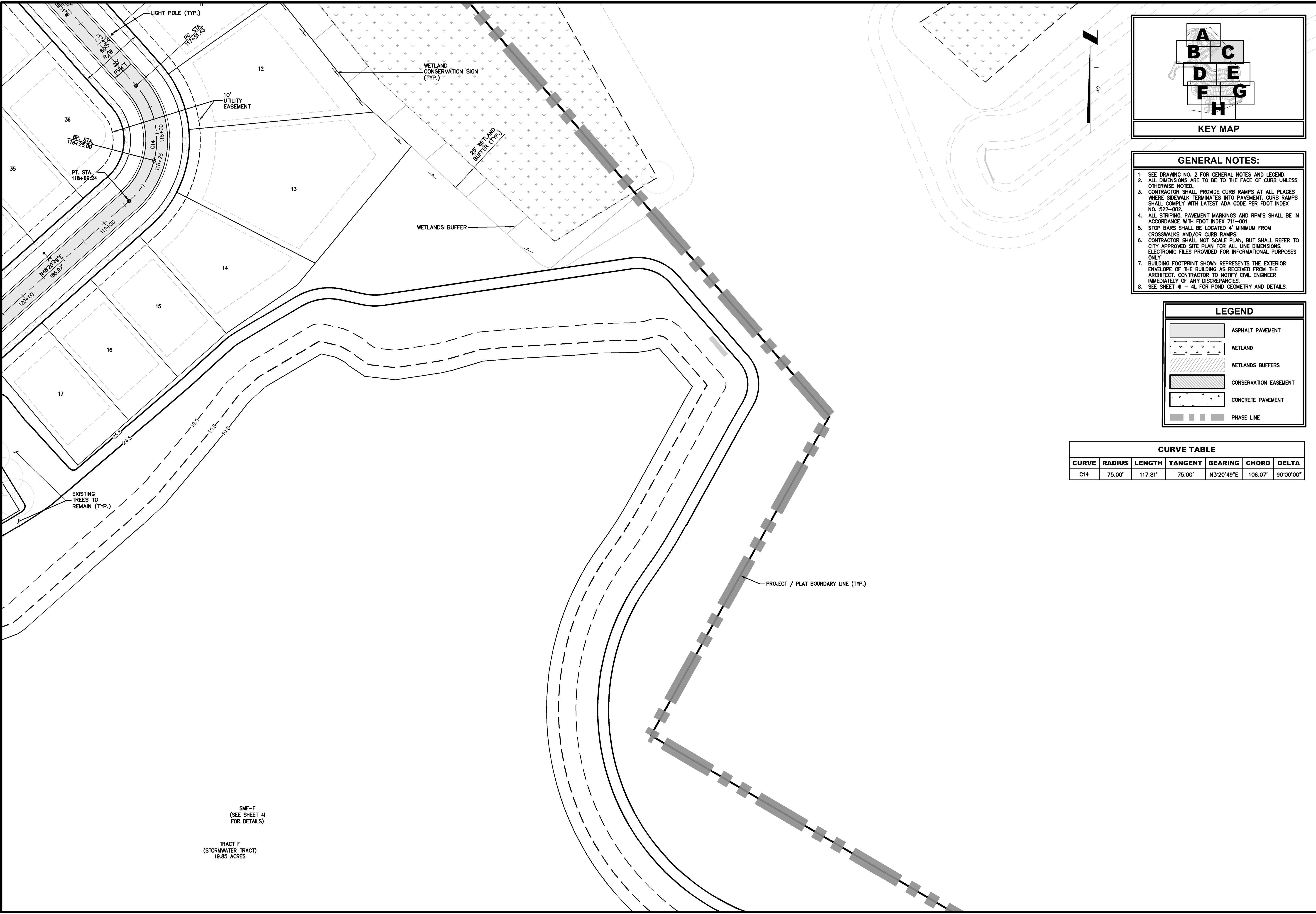
4B

REVISIONS:

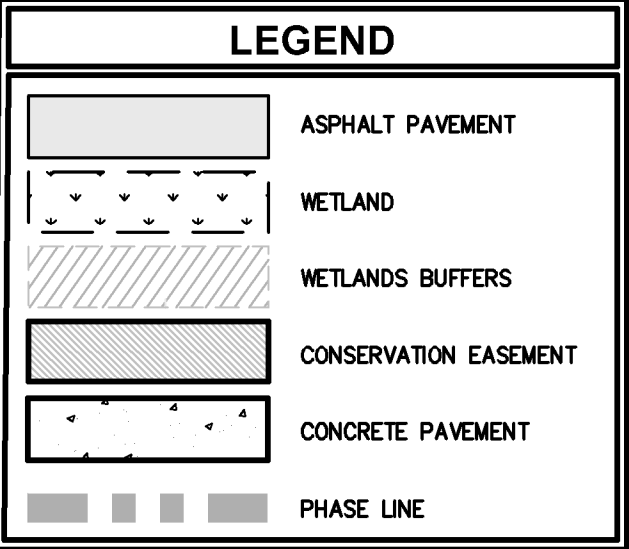
PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E. 80867

PLOTTED: July 13, 2025 — 8:01 PM, BY: Christopher Warshaw



- GENERAL NOTES:**
1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
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 7. BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 8. SEE SHEET 4I - 4L FOR POND GEOMETRY AND DETAILS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C14	75.00'	117.81'	75.00'	N3°20'49"E	106.07'	90°00'00"

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CSW
CHECKED BY:
DATE: Issue Date

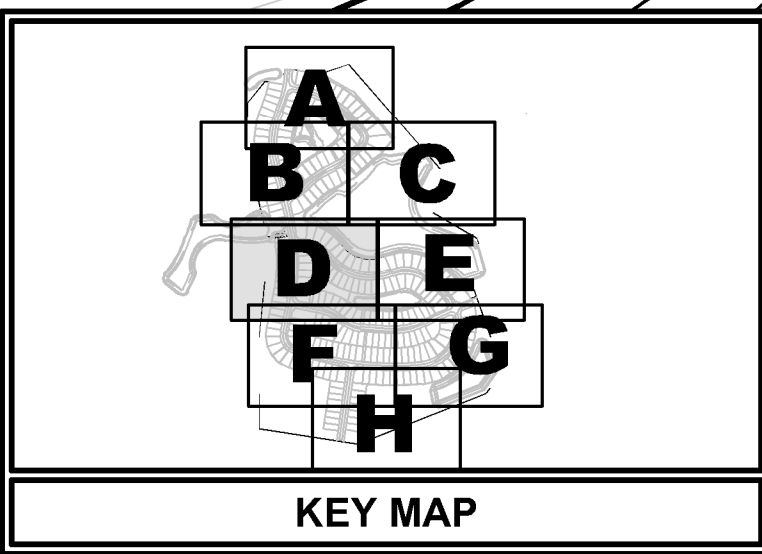
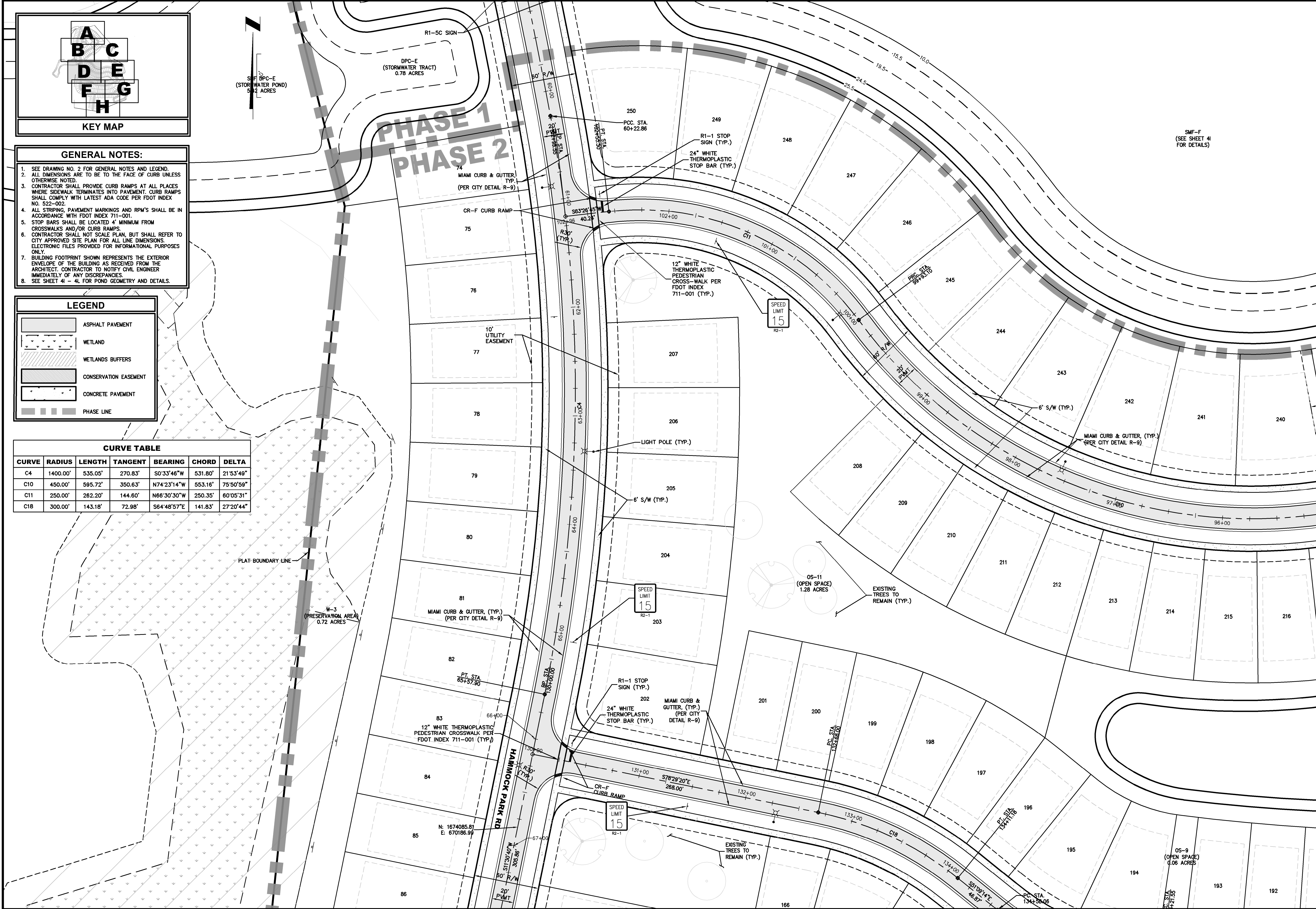
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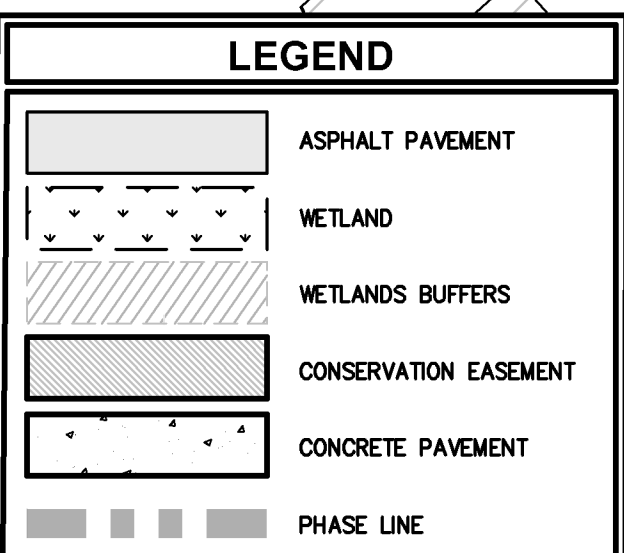
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SITE GEOMETRY PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
4C



- GENERAL NOTES:**
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 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO CITY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
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 - SEE SHEET 4I - 4L FOR POND GEOMETRY AND DETAILS.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C4	1400.00'	535.05'	270.83'	S0°33'46"W	531.80'	21°53'49"
C10	450.00'	595.72'	350.63'	N74°23'14"W	553.16'	75°50'59"
C11	250.00'	282.20'	144.80'	N66°30'30"W	250.35'	60°05'31"
C18	300.00'	143.18'	72.98'	S64°48'57"E	141.83'	27°20'44"

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10
 DRAWN BY: JZ
 DESIGNED BY: CBW
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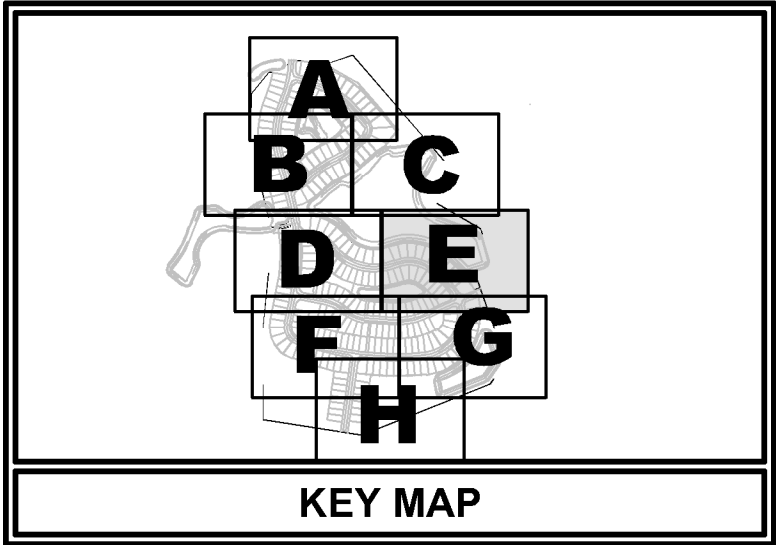
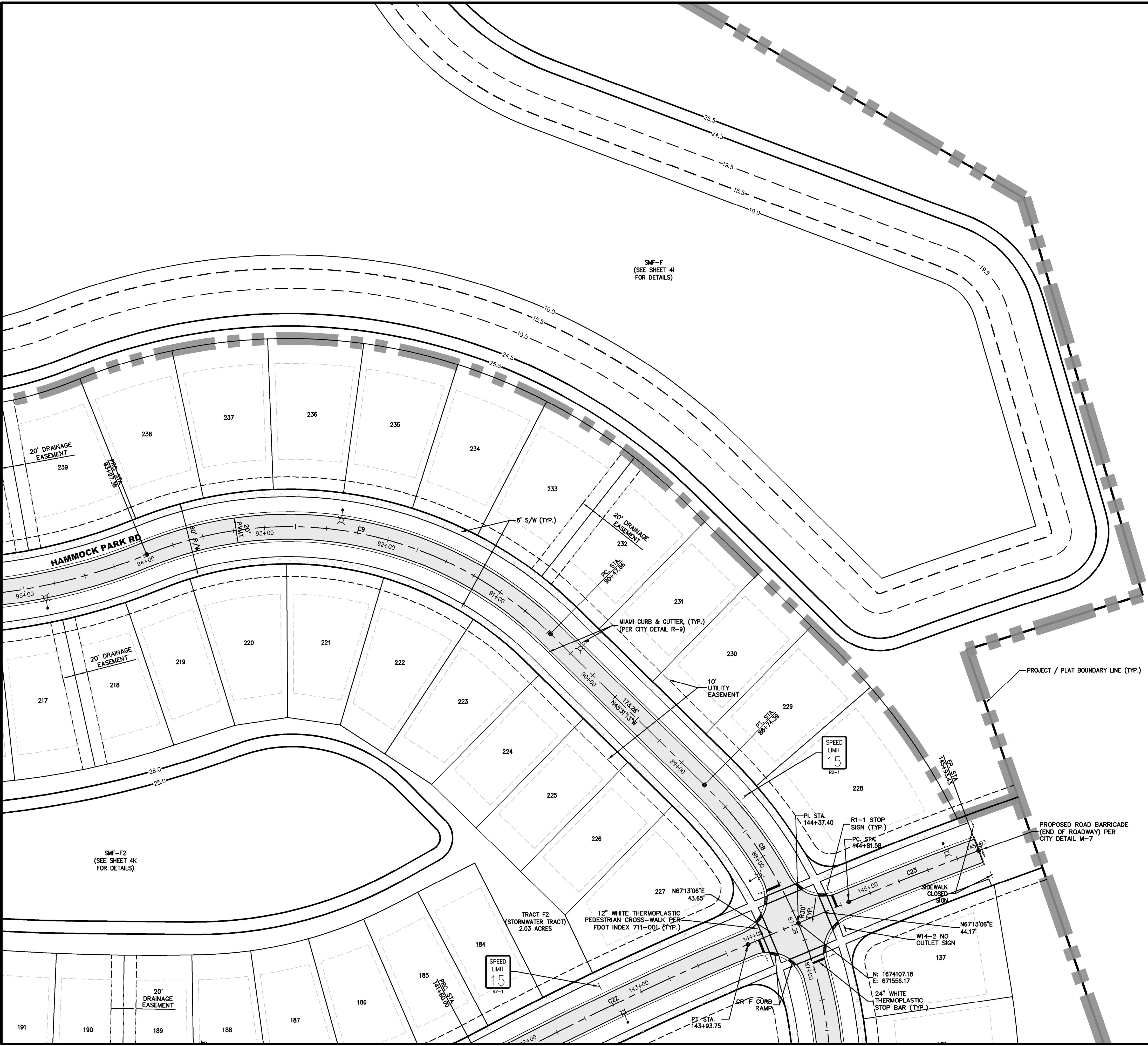
SITE GEOMETRY PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

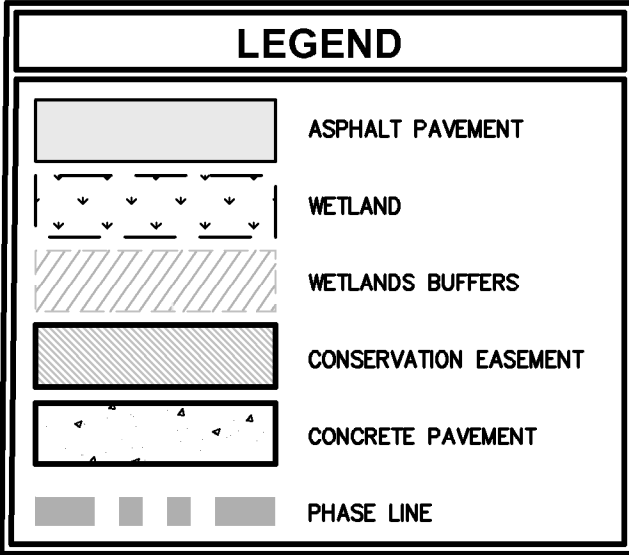
DRAWING NUMBER
4D

PLANS PREPARED UNDER THE DIRECTION OF:
 CHRISTOPHER WARSHAW, P.E.
 P.E. NUMBERS: 80867

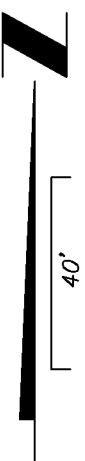
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- GENERAL NOTES:**
- SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
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 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO CITY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
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 - SEE SHEET 41 - 4L FOR POND GEOMETRY AND DETAILS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C8	340.00'	134.93'	68.37'	N34°09'03"W	134.05'	22°44'19"
C9	300.00'	349.72'	197.78'	N78°54'58"W	330.25'	66°47'31"
C22	2500.17'	233.75'	116.96'	N64°32'23"E	233.67'	5°21'25"
C23	2500.00'	111.85'	55.94'	N68°30'01"E	111.84'	2°33'49"



PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
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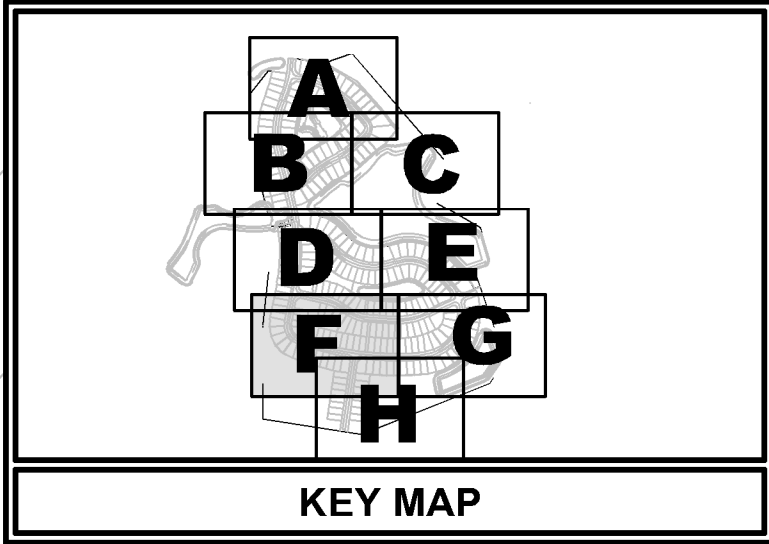
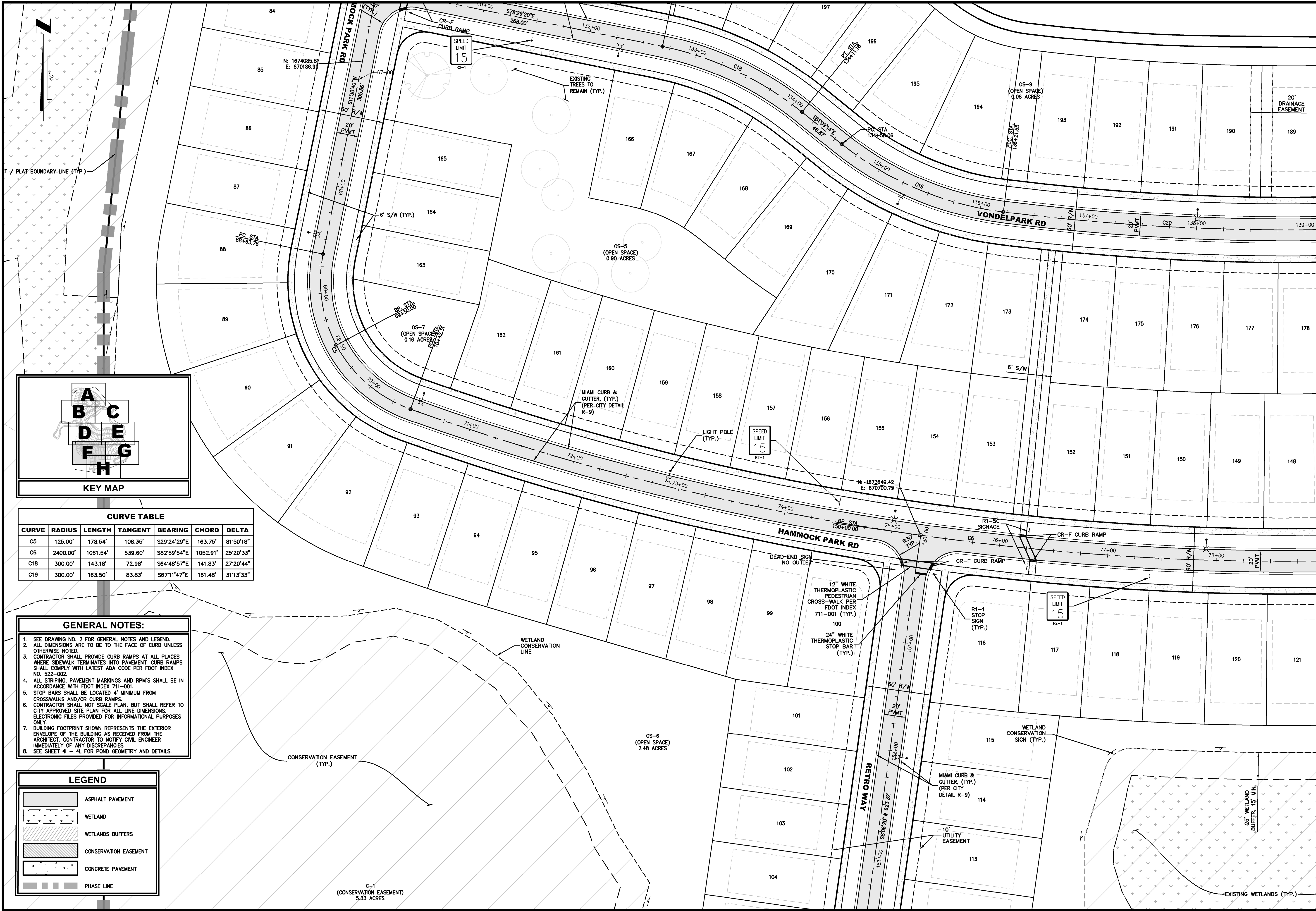
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SITE GEOMETRY PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR DEERING PARK 1, LLC

DRAWING NUMBER
4E



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C5	125.00'	178.54'	108.35'	S29°24'29"E	163.75'	81°50'18"
C6	2400.00'	1061.54'	539.60'	S82°59'54"E	1052.91'	25°20'33"
C18	300.00'	143.18'	72.98'	S64°48'57"E	141.83'	27°20'44"
C19	300.00'	163.50'	83.83'	S67°11'47"E	161.48'	31°13'33"

- GENERAL NOTES:**
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 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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 - SEE SHEET 41 - 4L FOR POND GEOMETRY AND DETAILS.

LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBER: 80867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
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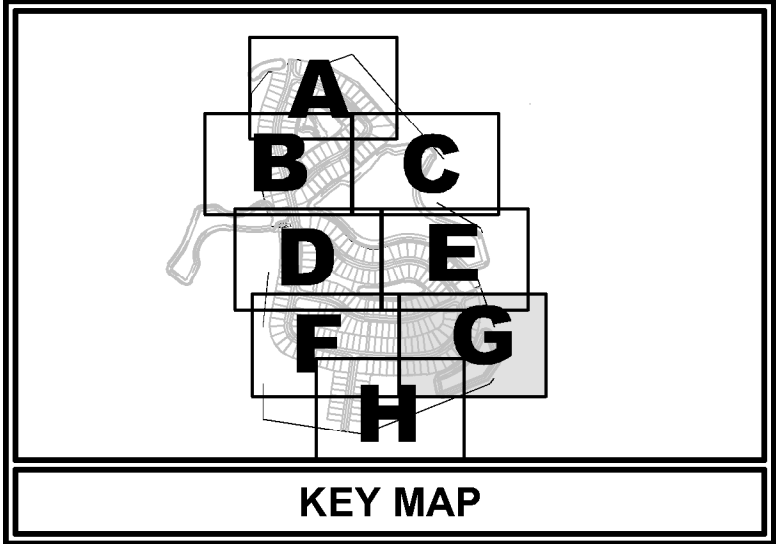
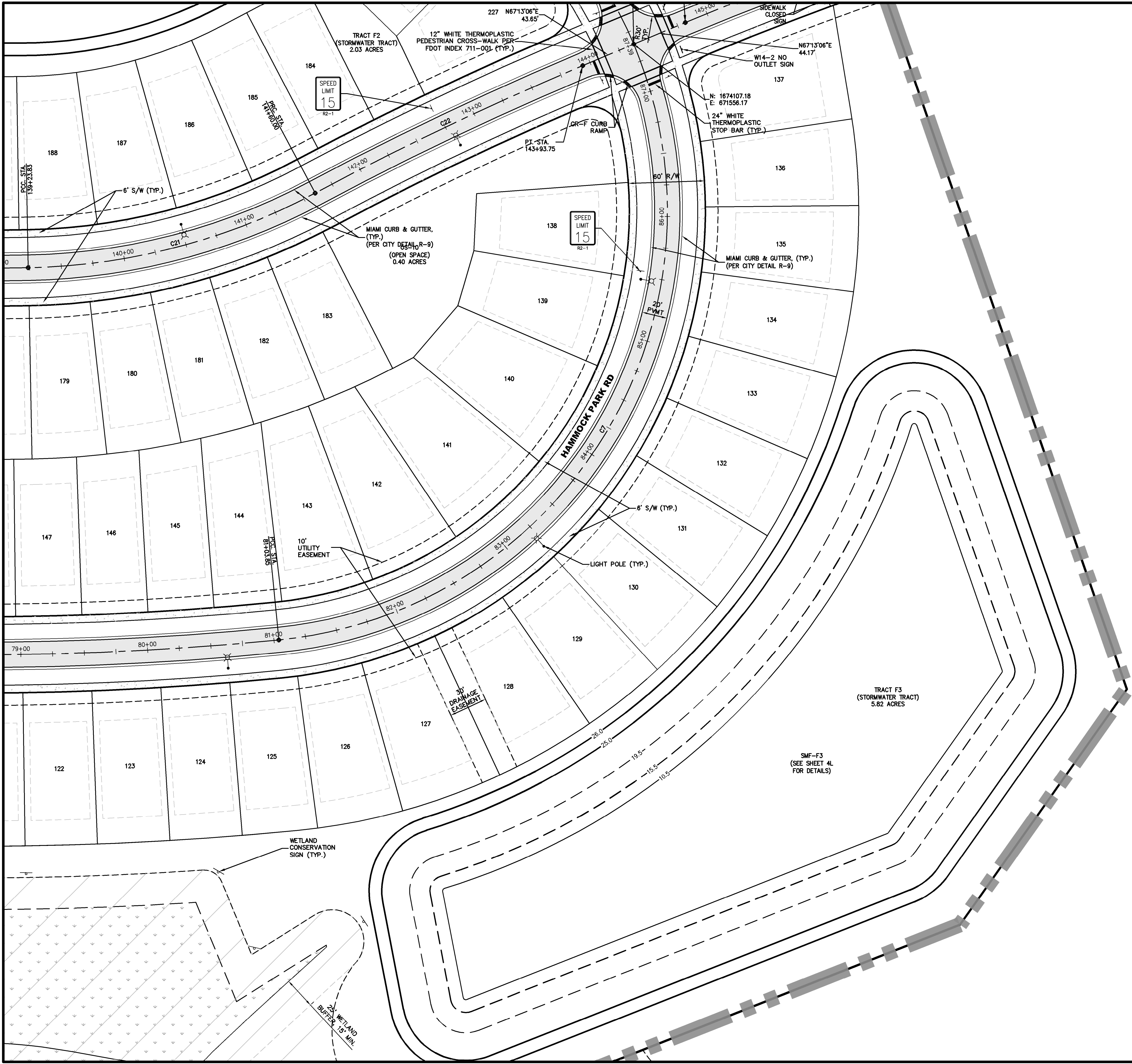
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SITE GEOMETRY PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

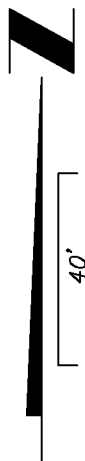
DRAWING NUMBER
4F



- GENERAL NOTES:**
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 2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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 8. SEE SHEET 41 - 4L FOR POND GEOMETRY AND DETAILS.

LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C7	340.00'	635.62'	460.42'	N30°46'28"E	547.02'	107°06'43"
C21	500.00'	236.17'	120.33'	N75°23'33"E	233.98'	27°03'46"
C22	2500.17'	233.75'	116.96'	N64°32'23"E	233.67'	5°21'25"



PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 60867

REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CSW
CHECKED BY:
DATE: Issue Date

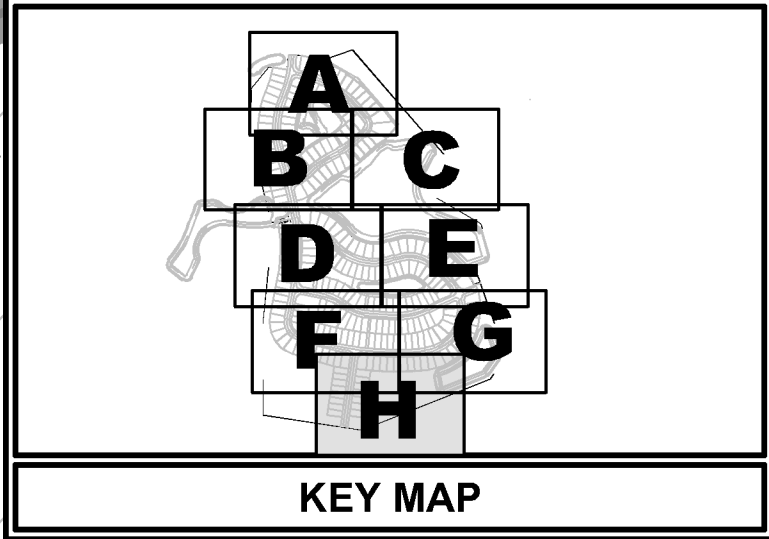
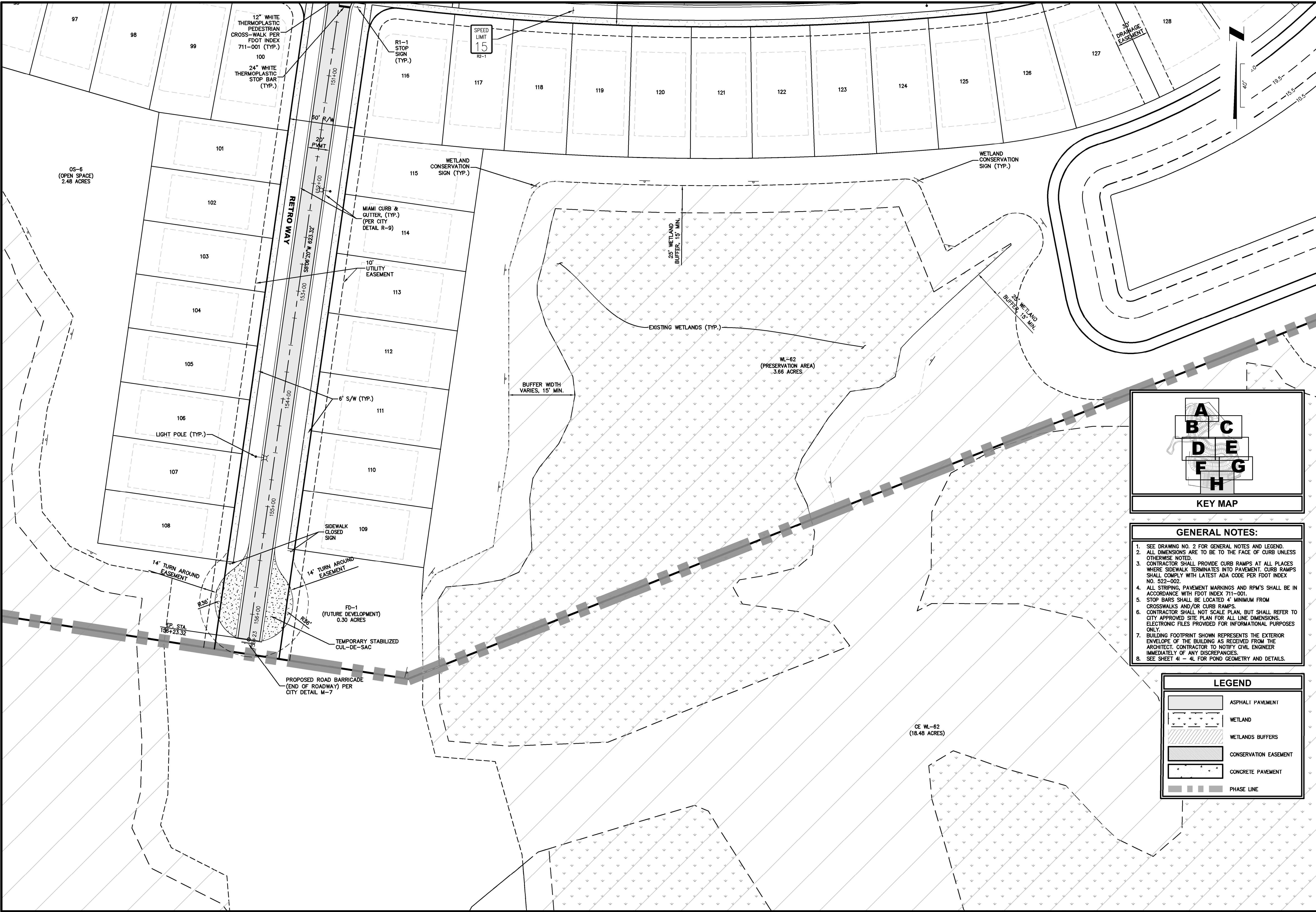
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SITE GEOMETRY PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
4G



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1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
 6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO CITY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 7. BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 8. SEE SHEET 4I - 4J FOR POND GEOMETRY AND DETAILS.

LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE

PLANS PREPARED UNDER THE DIRECTION OF:

ETM

Trusted Advisors, Creating Community

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 538-5379
www.etm-inc.com

ETM

ENGLAND-THIMS & MILLER

SITE GEOMETRY PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

4H

REVISIONS

ETM NO.	21-213-10
DRAWN BY:	JZ
DESIGNED BY:	CBW
CHECKED BY:	
DATE	Issue Date

PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

ETM NO. 21-213-10 |

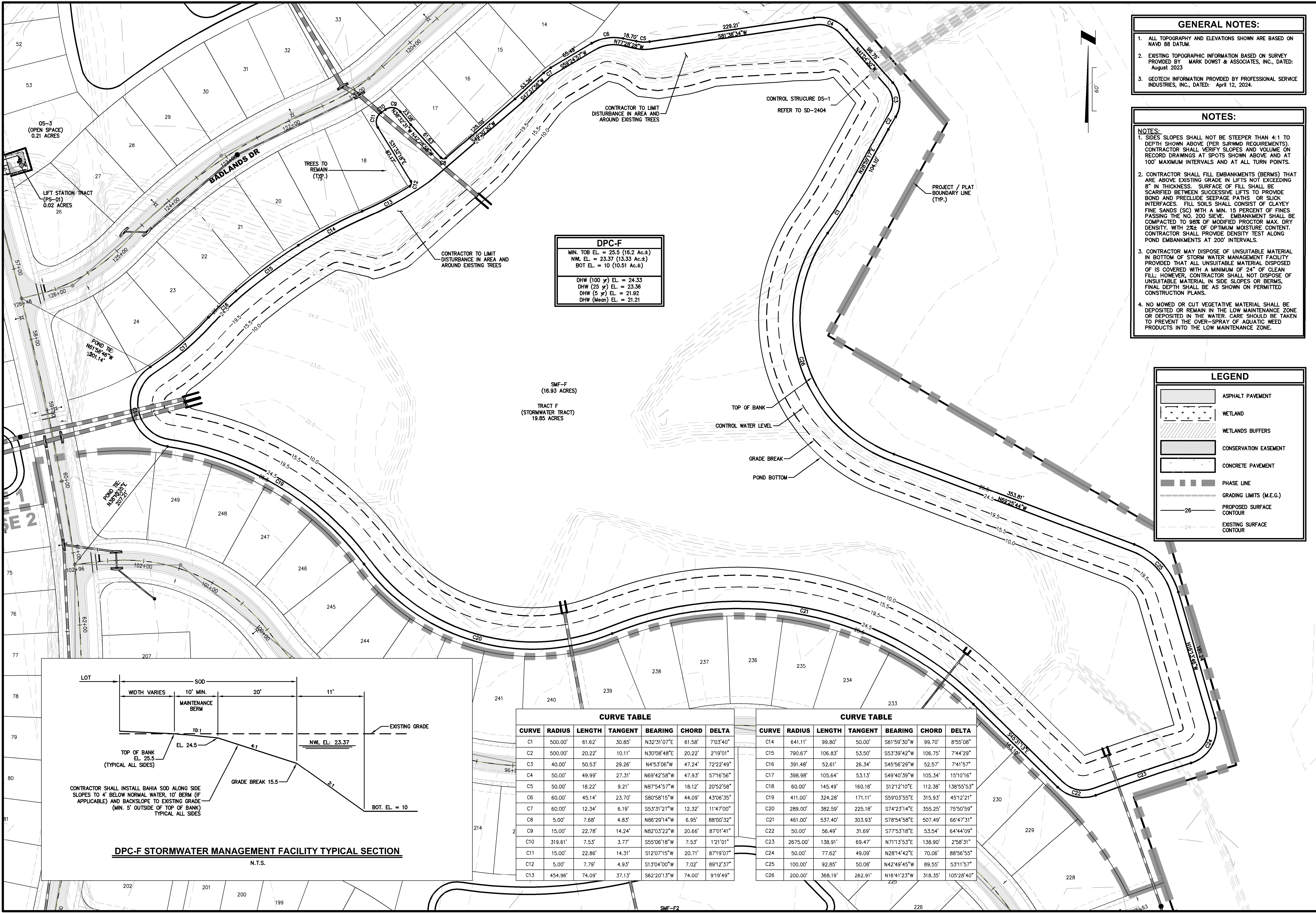
PLANNED BY: JZ |

DESIGNED BY: CBW |

CHECKED BY: |

DATE Issue Date |

N:\2023\22-213-10\LandDev\Design\Plots\Geo-22-213-10.dwg PLOTTED: July 13, 2025 - 6:02 PM, BY: Christopher Warshaw



- GENERAL NOTES:**
- ALL TOPOGRAPHY AND ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
 - EXISTING TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY MARK DOWST & ASSOCIATES, INC., DATED: August 2023
 - GEOTECH INFORMATION PROVIDED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED: April 12, 2024.

- NOTES:**
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 - CONTRACTOR SHALL FILL EMBANKMENTS (BERMS) THAT ARE ABOVE EXISTING GRADE IN LIFTS NOT EXCEEDING 8" IN THICKNESS. SURFACE OF FILL SHALL BE SCARIFIED BETWEEN SUCCESSIVE LIFTS TO PROVIDE BOND AND PRECLUDE SEEPAGE PATHS OR SLICK INTERFACES. FILL SOILS SHALL CONSIST OF CLAYEY FINE SANDS (SC) WITH A MIN. 15 PERCENT OF FINES PASSING THE NO. 200 SIEVE. EMBANKMENT SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY, WITH 2% OF OPTIMUM MOISTURE CONTENT. CONTRACTOR SHALL PROVIDE DENSITY TEST ALONG POND EMBANKMENTS AT 200' INTERVALS.
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 - NO MOWED OR CUT VEGETATIVE MATERIAL SHALL BE DEPOSITED OR REMAIN IN THE LOW MAINTENANCE ZONE OR DEPOSITED IN THE WATER. CARE SHOULD BE TAKEN TO PREVENT THE OVER-SPRAY OF AQUATIC WEED PRODUCTS INTO THE LOW MAINTENANCE ZONE.

LEGEND

- ASPHALT PAVEMENT
- WETLAND
- WETLANDS BUFFERS
- CONSERVATION EASEMENT
- CONCRETE PAVEMENT
- PHASE LINE
- GRADING LIMITS (M.E.G.)
- PROPOSED SURFACE CONTOUR
- EXISTING SURFACE CONTOUR

DPC-F

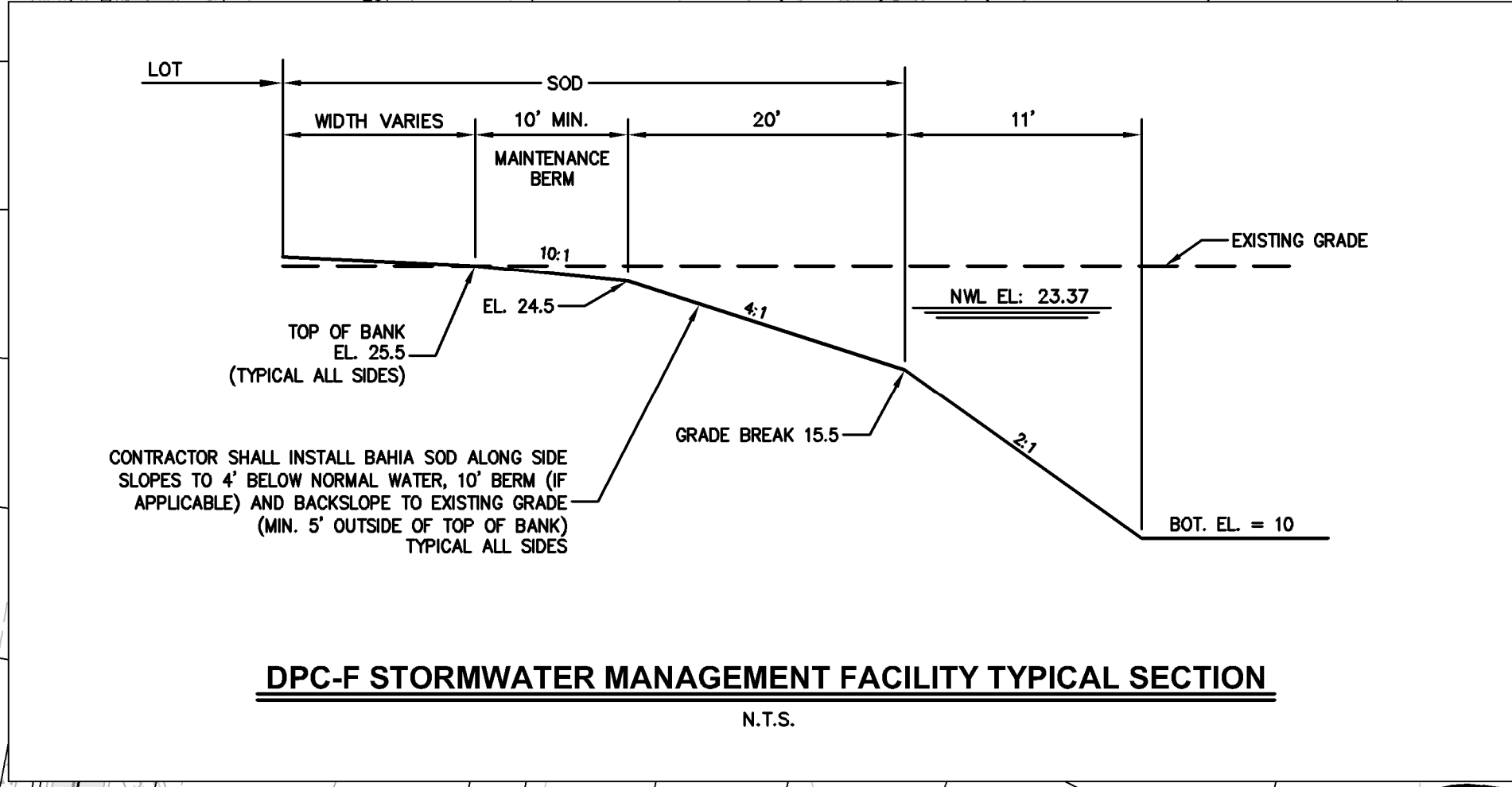
MIN. TOB EL. = 25.5 (16.2 Ac.±)
NWL EL. = 23.37 (13.33 Ac.±)
BOT EL. = 10 (10.51 Ac.±)
DHW (100 yr) EL. = 24.33
DHW (25 yr) EL. = 23.36
DHW (5 yr) EL. = 21.92
DHW (Mean) EL. = 21.21

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	500.00'	61.62'	30.85'	N32°31'07"E	61.58'	7°03'40"
C2	500.00'	20.22'	10.11'	N30°08'48"E	20.22'	2°19'01"
C3	40.00'	50.53'	29.26'	N4°53'06"W	47.24'	72°22'49"
C4	50.00'	49.99'	27.31'	N69°42'58"W	47.93'	57°16'56"
C5	50.00'	18.22'	9.21'	N87°54'57"W	18.12'	20°52'58"
C6	60.00'	45.14'	23.70'	S80°58'15"W	44.09'	43°06'35"
C7	60.00'	12.34'	6.19'	S53°31'27"W	12.32'	11°47'00"
C8	5.00'	7.68'	4.83'	N86°29'14"W	6.95'	88°00'32"
C9	15.00'	22.78'	14.24'	N82°03'22"W	20.66'	87°01'41"
C10	319.61'	7.53'	3.77'	S55°06'18"W	7.53'	1°21'01"
C11	15.00'	22.86'	14.31'	S12°07'15"W	20.71'	87°19'07"
C12	5.00'	7.79'	4.93'	S13°04'00"W	7.02'	89°12'37"
C13	454.96'	74.09'	37.13'	S62°20'13"W	74.00'	9°19'49"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C14	641.11'	99.80'	50.00'	S61°59'30"W	99.70'	8°55'08"
C15	790.67'	106.83'	53.50'	S53°39'42"W	106.75'	7°44'29"
C16	391.48'	52.61'	26.34'	S45°56'29"W	52.57'	7°41'57"
C17	398.98'	105.64'	53.13'	S49°40'39"W	105.34'	15°10'16"
C18	60.00'	145.49'	160.18'	S12°12'10"E	112.38'	138°55'53"
C19	411.00'	324.28'	171.11'	S59°03'55"E	315.93'	45°12'21"
C20	289.00'	382.59'	225.18'	S74°23'14"E	355.25'	75°50'59"
C21	461.00'	537.40'	303.93'	S78°54'58"E	507.49'	66°47'31"
C22	50.00'	56.49'	31.69'	S77°53'18"E	53.54'	64°44'09"
C23	2675.00'	138.91'	69.47'	N71°13'53"E	138.90'	2°58'31"
C24	50.00'	77.62'	49.09'	N28°14'42"E	70.06'	88°56'55"
C25	100.00'	92.85'	50.08'	N42°49'45"W	89.55'	53°11'57"
C26	200.00'	368.19'	262.91'	N16°41'23"W	318.35'	105°28'40"



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DATE: Issue Date

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 538-5379
www.etm-inc.com
REG-00002584 LC0000316

Trusted Advisors, Creating Community

ETM

ENGLAND-THIMS & MILLER

POND GEOMETRY - SMF-F

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

41

PLotted: July 13, 2025 - 6:02 PM, BY: Christopher Warshaw, P.E. NUMBER: 80867

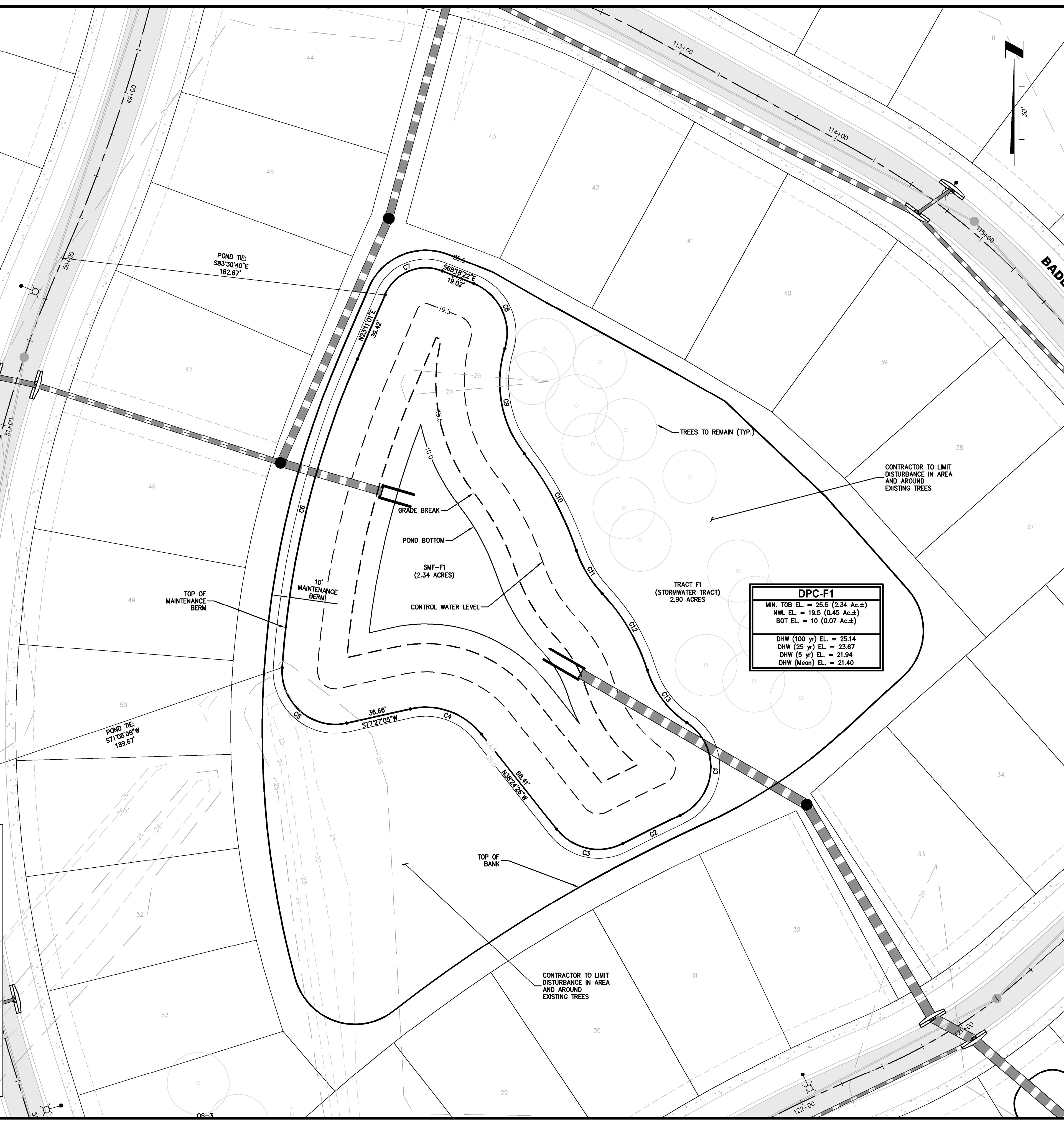
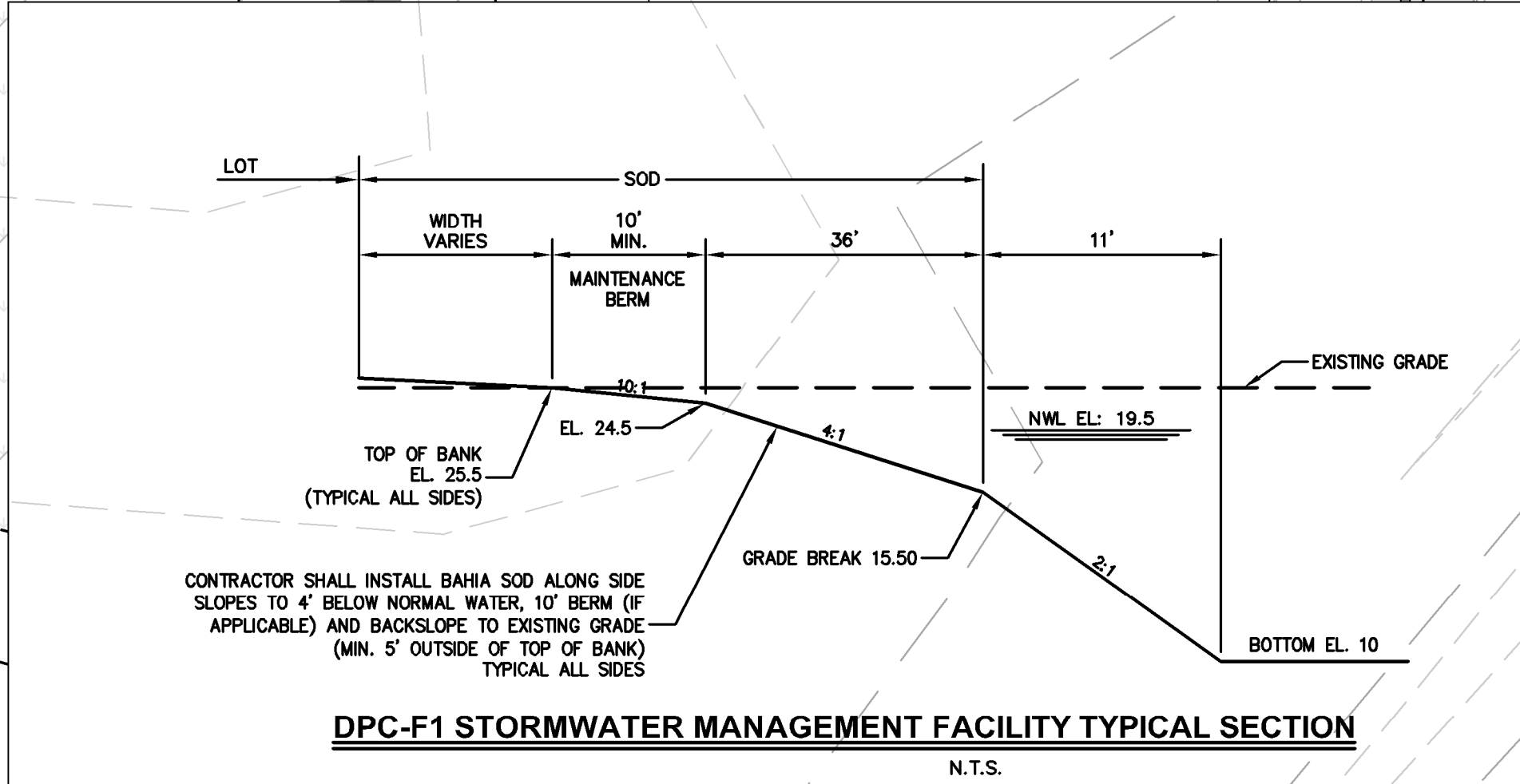
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 3. GEOTECH INFORMATION PROVIDED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED: April 12, 2024.

- NOTES:**
1. SIDES SLOPES SHALL NOT BE STEEPER THAN 4:1 TO DEPTH SHOWN ABOVE (PER S.W.M.D REQUIREMENTS). CONTRACTOR SHALL VERIFY SLOPES AND VOLUME ON RECORD DRAWINGS AT SPOTS SHOWN ABOVE AND AT 100' MAXIMUM INTERVALS AND AT ALL TURN POINTS.
 2. CONTRACTOR SHALL FILL EMBANKMENTS (BERMS) THAT ARE ABOVE EXISTING GRADE IN LIFTS NOT EXCEEDING 8" IN THICKNESS. SURFACE OF FILL SHALL BE SCARIFIED BETWEEN SUCCESSIVE LIFTS TO PROVIDE BOND AND PRECLUDE SEEPAGE PATHS OR SLICK INTERFACES. FILL SOILS SHALL CONSIST OF CLAYEY FINE SANDS (SO) WITH A MIN. 15 PERCENT OF FINES PASSING THE NO. 200 SIEVE. EMBANKMENT SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY, WITH 2%± OF OPTIMUM MOISTURE CONTENT. CONTRACTOR SHALL PROVIDE DENSITY TEST ALONG POND EMBANKMENTS AT 200' INTERVALS.
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LEGEND

- ASPHALT PAVEMENT
- WETLAND
- WETLANDS BUFFERS
- CONSERVATION EASEMENT
- CONCRETE PAVEMENT
- PHASE LINE
- GRADING LIMITS (M.E.G.)
- PROPOSED SURFACE CONTOUR
- EXISTING SURFACE CONTOUR

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	30.00'	63.71'	53.76'	S4°09'53"W	52.40'	121°40'38"
C2	880.10'	35.95'	17.98'	S63°49'58"W	35.95'	2°20'26"
C3	30.00'	41.33'	24.70'	N77°52'20"W	38.14'	78°55'48"
C4	40.00'	44.78'	25.06'	N70°28'41"W	42.48'	64°08'29"
C5	30.00'	55.74'	40.14'	N49°19'27"W	48.06'	106°26'57"
C6	524.19'	179.81'	90.80'	N13°43'39"E	178.93'	19°39'14"
C7	25.00'	38.62'	24.36'	N67°26'19"E	34.89'	88°30'37"
C8	30.00'	44.68'	27.65'	S25°38'38"E	40.66'	85°19'28"
C9	65.00'	62.54'	33.93'	S10°32'50"E	60.16'	55°07'51"
C10	181.01'	62.29'	31.46'	S28°15'16"E	61.98'	19°42'59"
C11	65.00'	28.62'	14.55'	S31°00'38"E	28.39'	25°13'44"
C12	109.89'	50.50'	25.70'	S30°27'38"E	50.05'	26°19'44"
C13	55.00'	37.80'	19.68'	S36°59'06"E	37.06'	39°22'40"



ETM
ENGLAND-THIMS & MILLER

Trusted Advisors, Creating Community

POND GEOMETRY - SMF-F1
DEERING PARK CENTER - SINGLE FAMILY
FOR DEERING PARK 1, LLC

DRAWING NUMBER
4J

REVISIONS

ETM NO.	21-213-10
DRAWN BY:	JZ
DESIGNED BY:	CBW
CHECKED BY:	
DATE	Issue Date

PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

PLOTTED: July 13, 2025 - 8:03 PM, BY: Christopher Warshaw

GENERAL NOTES:

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2. EXISTING TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY MARK DOWST & ASSOCIATES, INC., DATED: August 2023
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NOTES:

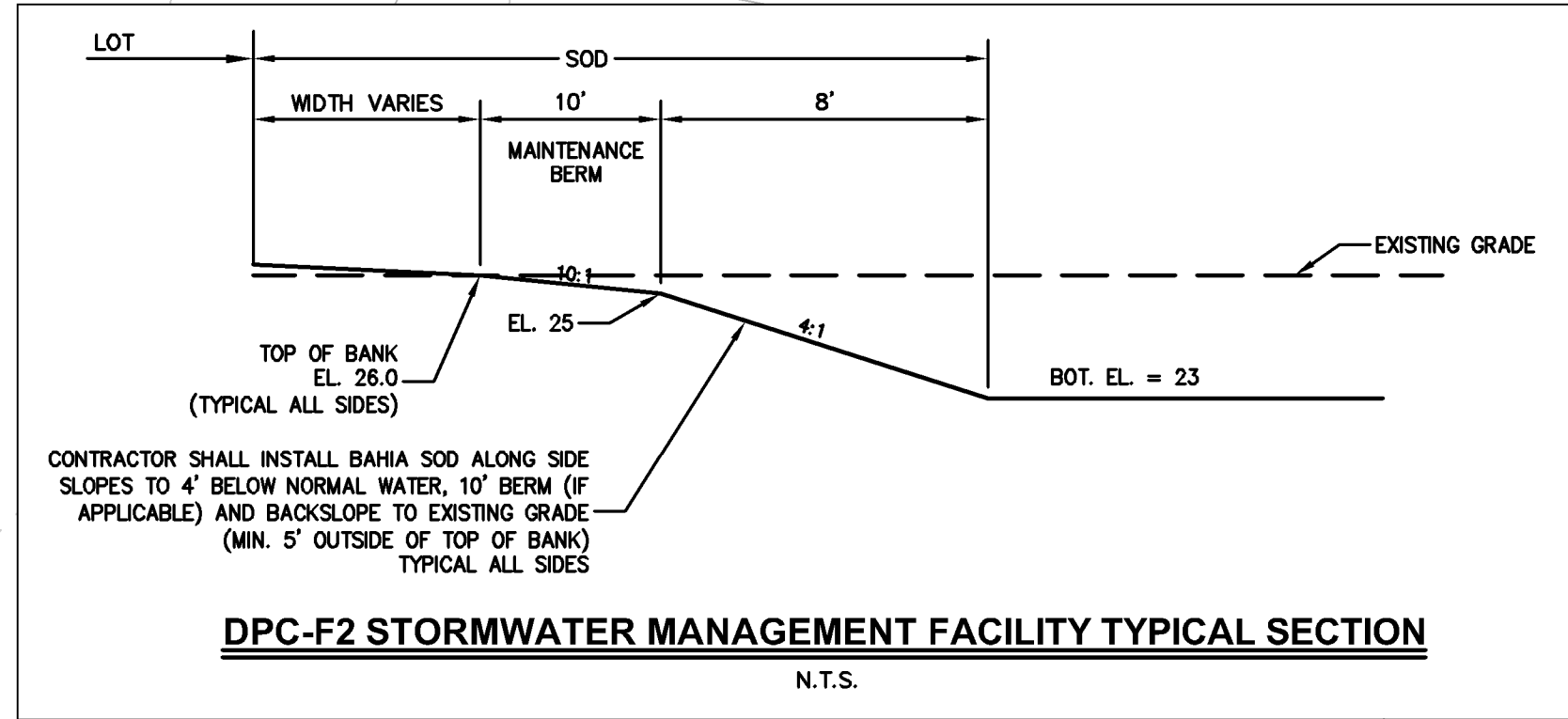
NOTES:

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LEGEND

	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE
	GRADING LIMITS (M.E.G.)
	PROPOSED SURFACE CONTOUR
	EXISTING SURFACE CONTOUR

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	134.00'	71.66'	36.71'	S67°37'23"E	70.81'	30°38'19"
C2	1575.00'	179.95'	90.07'	S86°12'56"E	179.85'	6°32'46"
C3	335.00'	173.34'	88.66'	N75°41'18"E	171.41'	29°38'46"
C4	20.00'	37.19'	26.80'	N8°33'36"E	32.06'	106°32'38"
C5	130.00'	149.25'	84.07'	N77°36'08"W	141.19'	65°46'51"
C6	798.00'	176.60'	88.66'	S75°50'49"W	176.24'	12°40'46"
C7	590.00'	170.22'	85.71'	N89°32'53"W	169.63'	16°31'50"
C8	40.00'	105.43'	154.79'	S23°12'24"W	77.46'	151°01'16"



DPC-F2

MIN. TOB EL. = 26.0 (1.41 Ac.±)

BOT EL. = 23 (0.93 Ac.±)

DHW (100 yr) EL. = 26.88

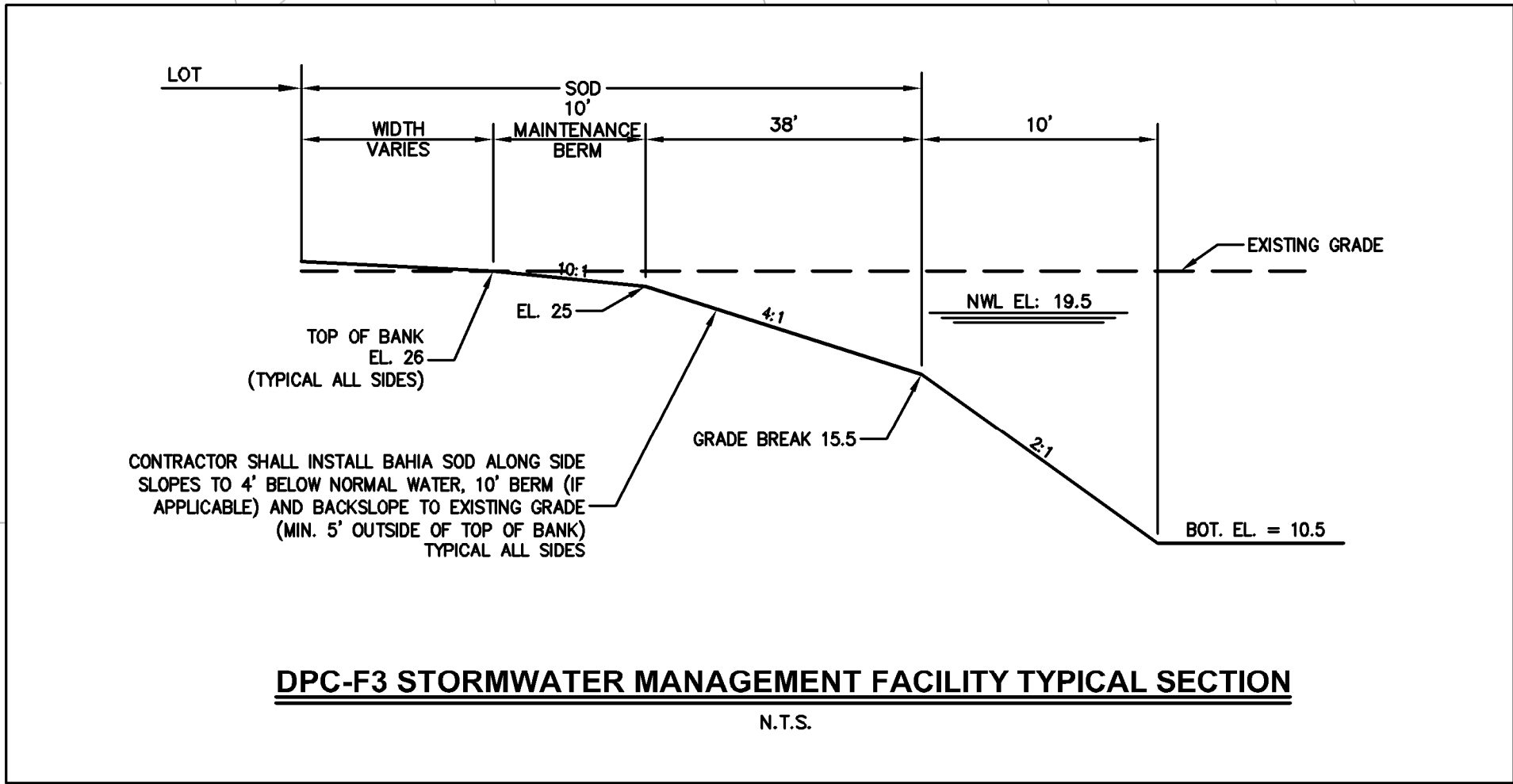
DHW (25 yr) EL. = 25.40

DHW (5 yr) EL. = 24.90

DHW (Mean) EL. = 24.48

PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. P.E. NUMBERS: 80867	REVISIONS:		ETM NO. 21-213-10	
	DATE	Issue Date	DRAWN BY: JZ	CHECKED BY: CSW
1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com REG-00002584		Trusted Advisors, Creating Community ETM ENGLAND-THIMS & MILLER		
POND GEOMETRY - SMF-F2 DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC		DRAWING NUMBER 4K		

PLANNED BY: JZ
DESIGNED BY: CSW
CHECKED BY: CSW
DATE: July 13, 2025
PLOTED: July 13, 2025 - 6:03 PM, BY: Christopher Warshaw



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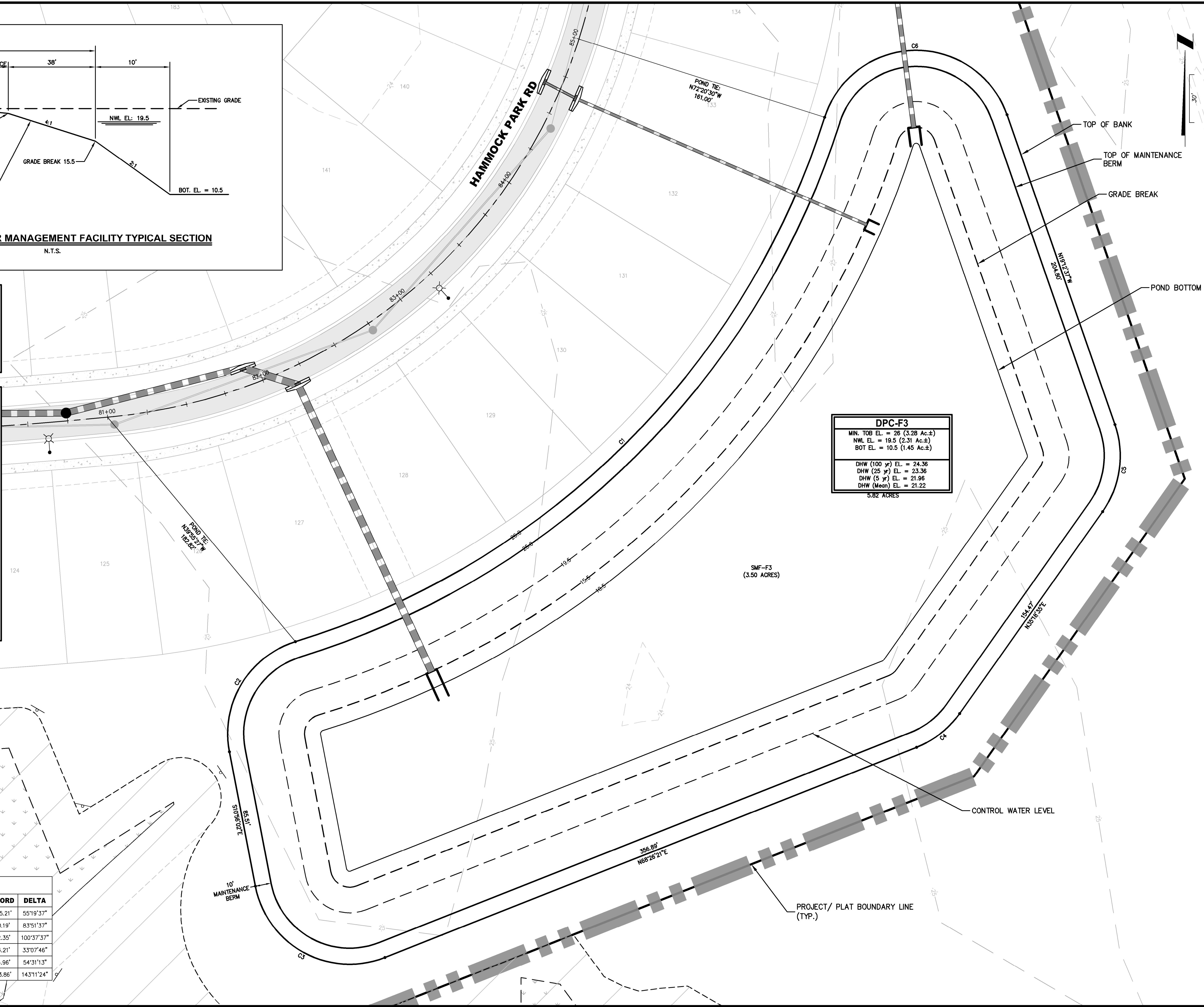
LEGEND

	ASPHALT PAVEMENT
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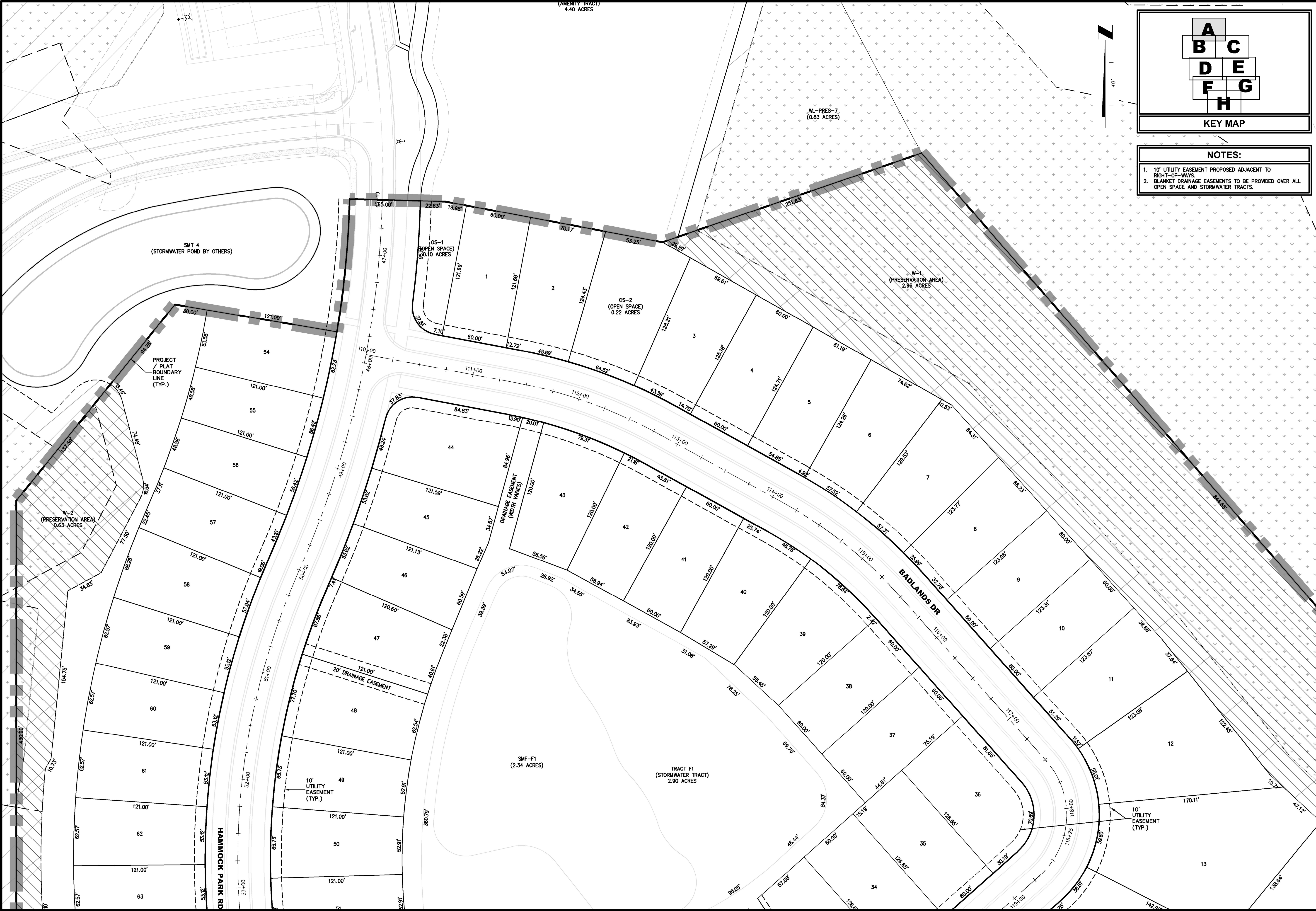
CURVE TABLE

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C5	60.00'	57.09'	30.92'	N8°02'59"E	54.96'	54°31'13"
C6	60.00'	149.95'	180.31'	S89°11'41"W	113.86'	143°11'24"

(PRESERVATION AREA)
3.66 ACRES



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KEY MAP

NOTES:

1. 10' UTILITY EASEMENT PROPOSED ADJACENT TO RIGHT-OF-WAYS.

2. BLANKET DRAINAGE EASEMENTS TO BE PROVIDED OVER ALL OPEN SPACE AND STORMWATER TRACTS.

REVISIONS

ETM NO.	21-213-10
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CHECKED BY:	
DATE	Issue Date

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ENGLAND-THIMS & MILLER

LOT DIMENSION PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER

5A

PLANS PREPARED UNDER
THE DIRECTION OF:

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 535-5379
www.etm-inc.com
CA-0002554 LC-0000316

CHRISTOPHER WARSHAW, P.
P.E. NUMBERS:
80867



NOTES:

1. 10' UTILITY EASEMENT PROPOSED ADJACENT TO RIGHT-OF-WAYS.
2. BLANKET DRAINAGE EASEMENTS TO BE PROVIDED OVER ALL OPEN SPACE AND STORMWATER TRACTS.

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

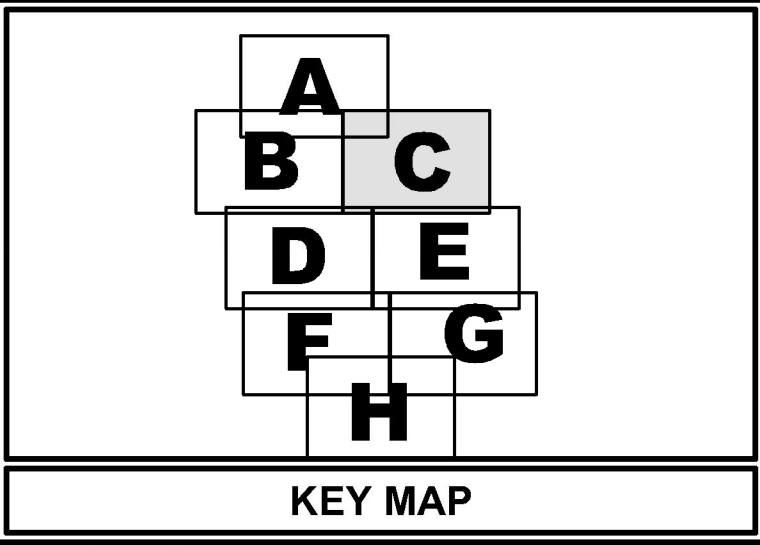
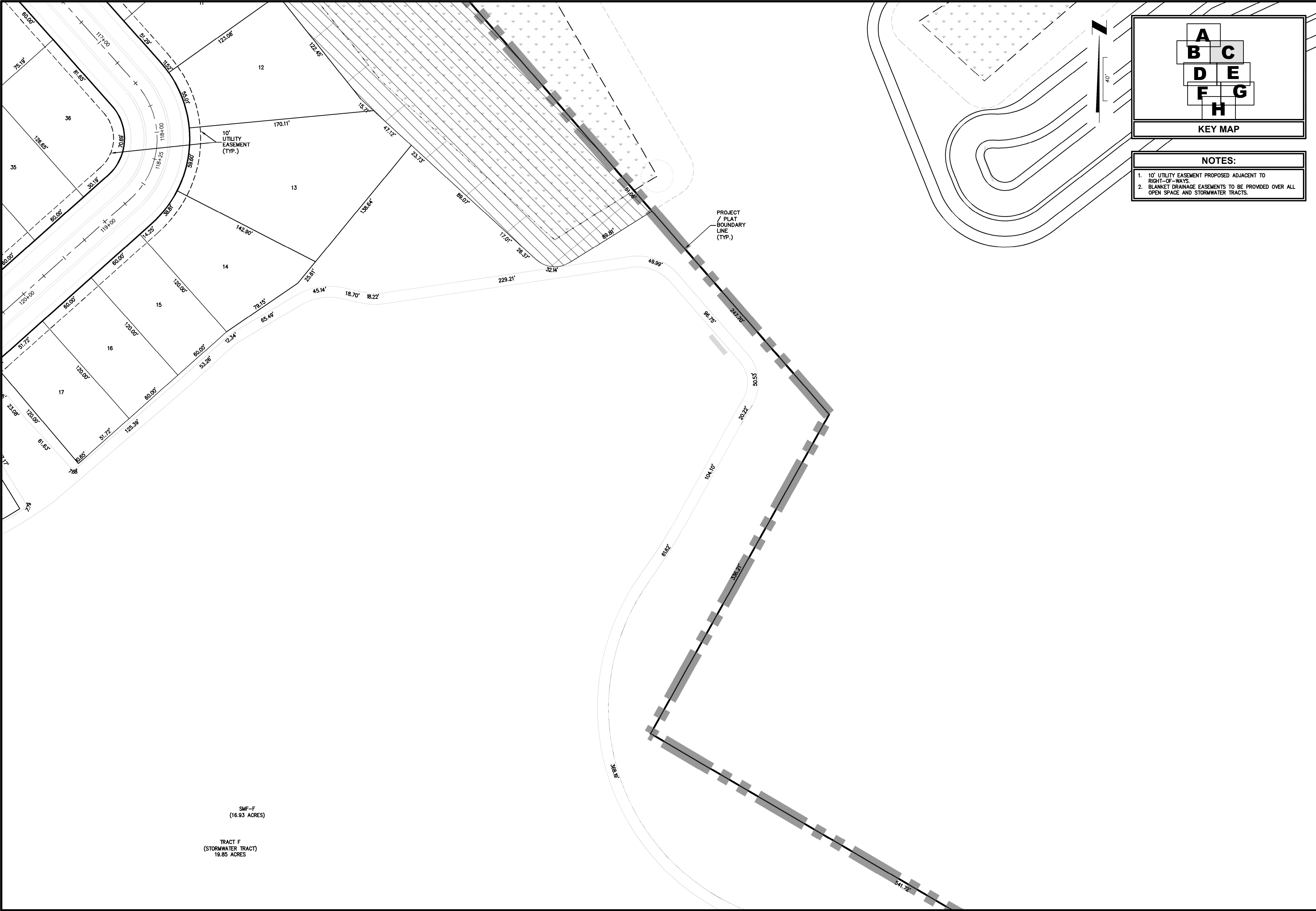
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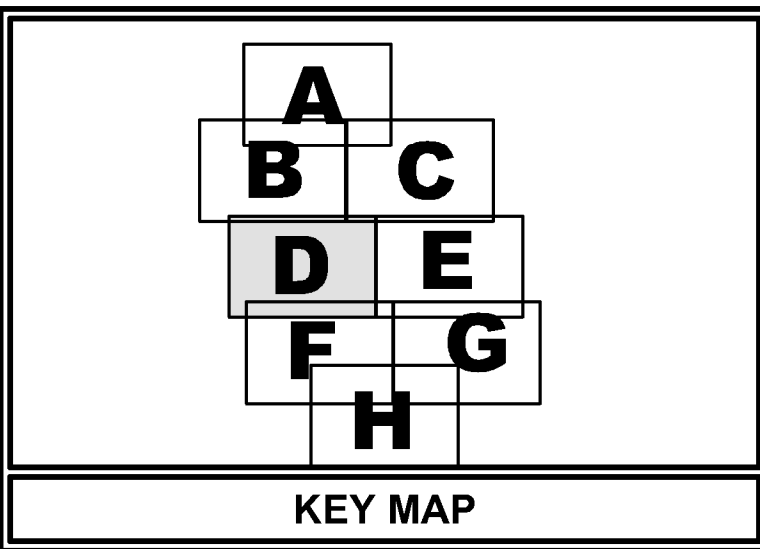
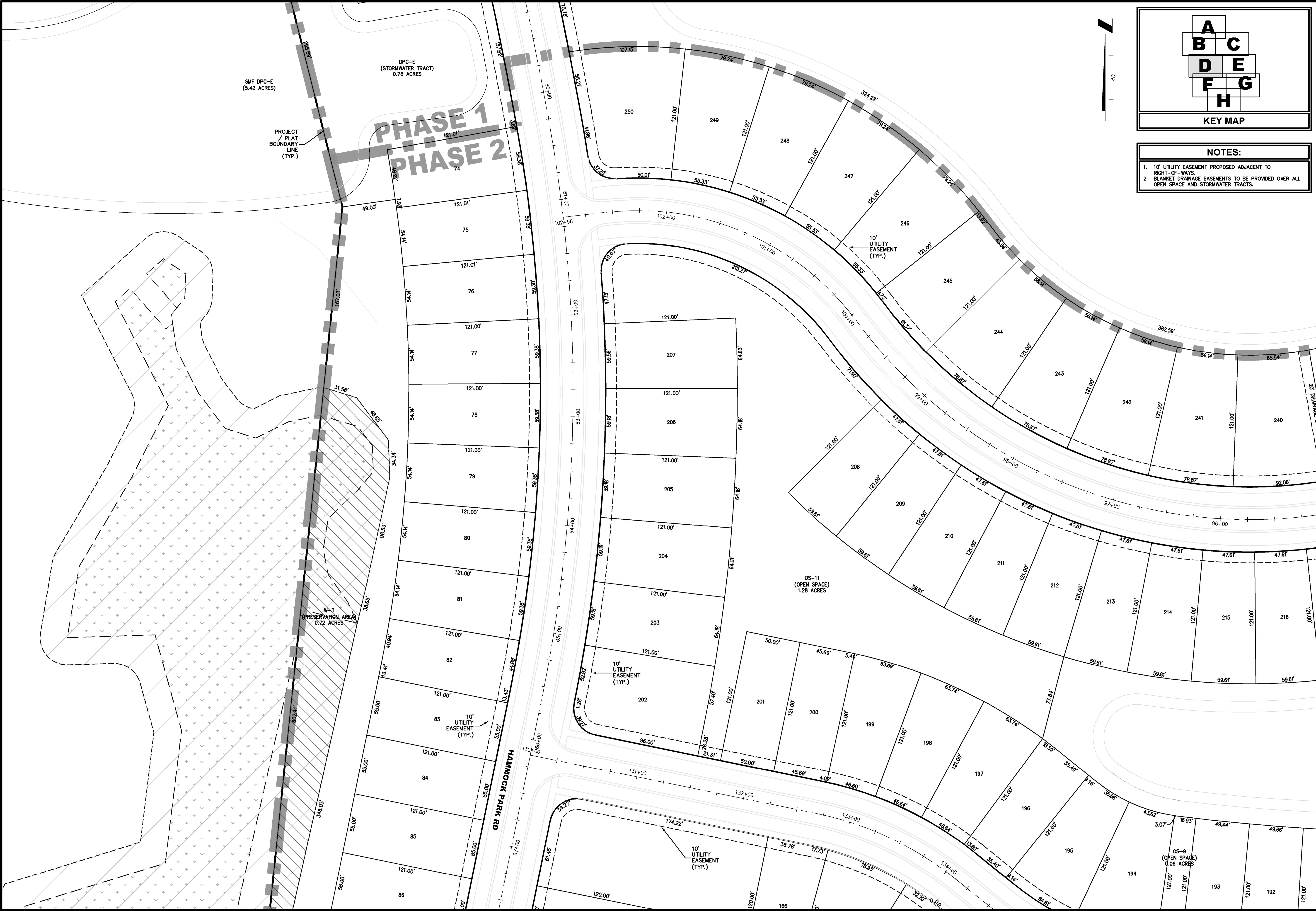
LOT DIMENSION PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
5B



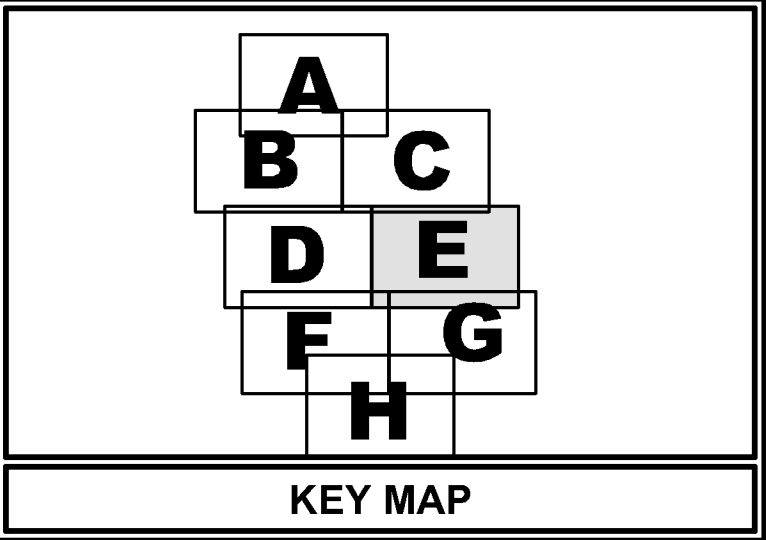
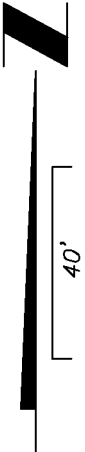
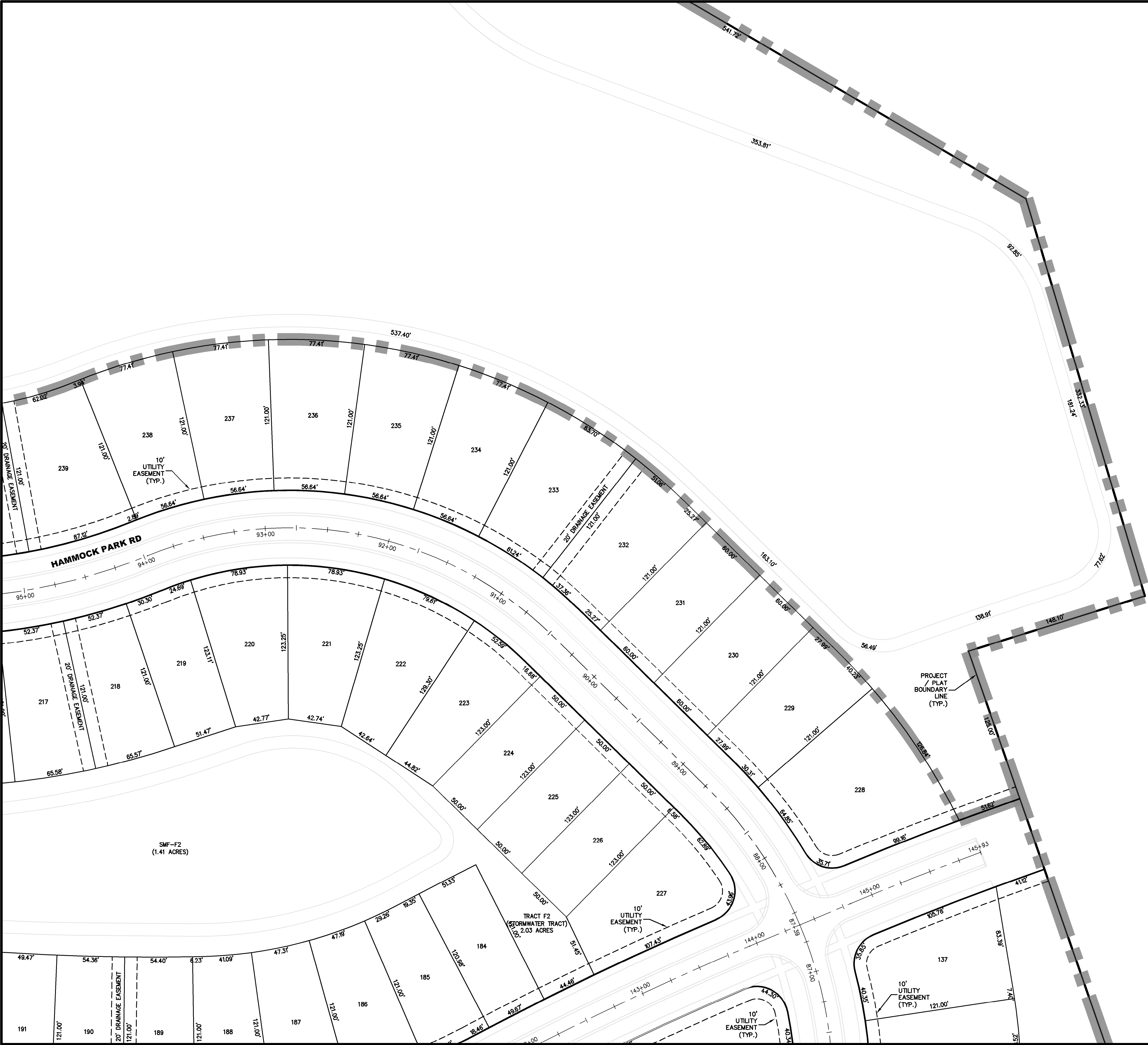
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DRAWING NUMBER		LOT DIMENSION PLAN		Trusted Advisors, Creating Community		ETM		REVISIONS:	
5C		DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC		1411 Edgewater Drive Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com		ENGLAND-THIMS & MILLER		ETM NO. 21-213-10 DRAWN BY: JZ DESIGNED BY: CBW CHECKED BY: DATE: Issue Date	
				LC-0000316 CA-00022554				PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P. P.E. NUMBER: 80867	



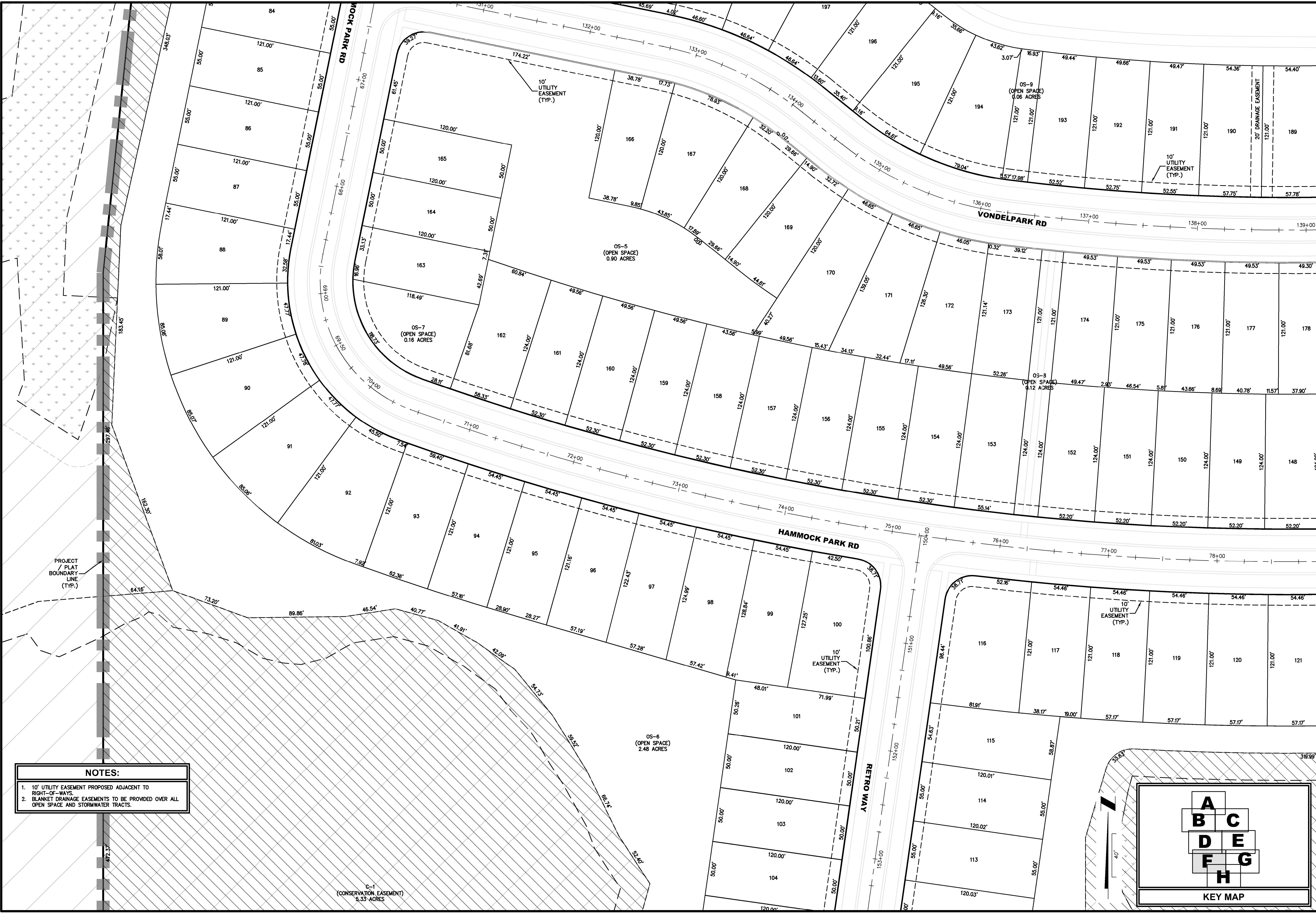
- NOTES:**
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PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. NUMBER: 80867		ETM NO. 21-213-10 DRAWN BY: JZ DESIGNED BY: CBW CHECKED BY: DATE: Issue Date		1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA 0002554 LC-0000316	
REVISIONS:		TRUSTED ADVISORS, CREATING COMMUNITY		ETM	
LOT DIMENSION PLAN		DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC		ENGLAND-THIMS & MILLER	
DRAWING NUMBER		5D		N:\2022\22-213-22-213-10\LandDev\Design\Plots\22-213-10.dwg	



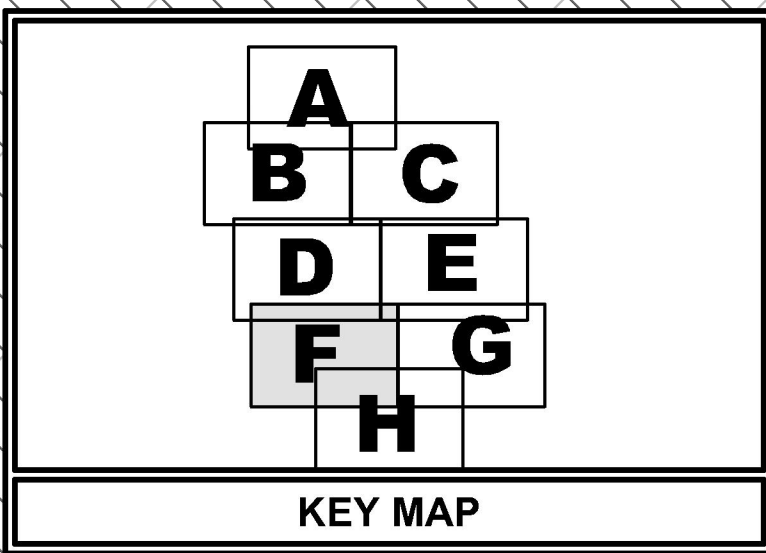
- NOTES:**
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<p>LOT DIMENSION PLAN</p> <p>DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC</p>		<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>CHRISTOPHER WARSHAW, P.E. NUMBER: 80867</p>							
		<p>REVISIONS:</p> <table border="1"> <tr> <td>ETM NO. 21-213-10</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY: JZ</td> <td>Issue Date</td> </tr> <tr> <td>DESIGNED BY: CSW</td> <td></td> </tr> <tr> <td>CHECKED BY:</td> <td></td> </tr> </table>		ETM NO. 21-213-10	DATE	DRAWN BY: JZ	Issue Date	DESIGNED BY: CSW	
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<p>1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA 0002554 LC-0000316</p>		<p>Trusted Advisors, Creating Community.</p>							



- NOTES:
1. 10' UTILITY EASEMENT PROPOSED ADJACENT TO RIGHT-OF-WAYS.

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REVISIONS

ETM NO. 21-213-10

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PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E. 80867

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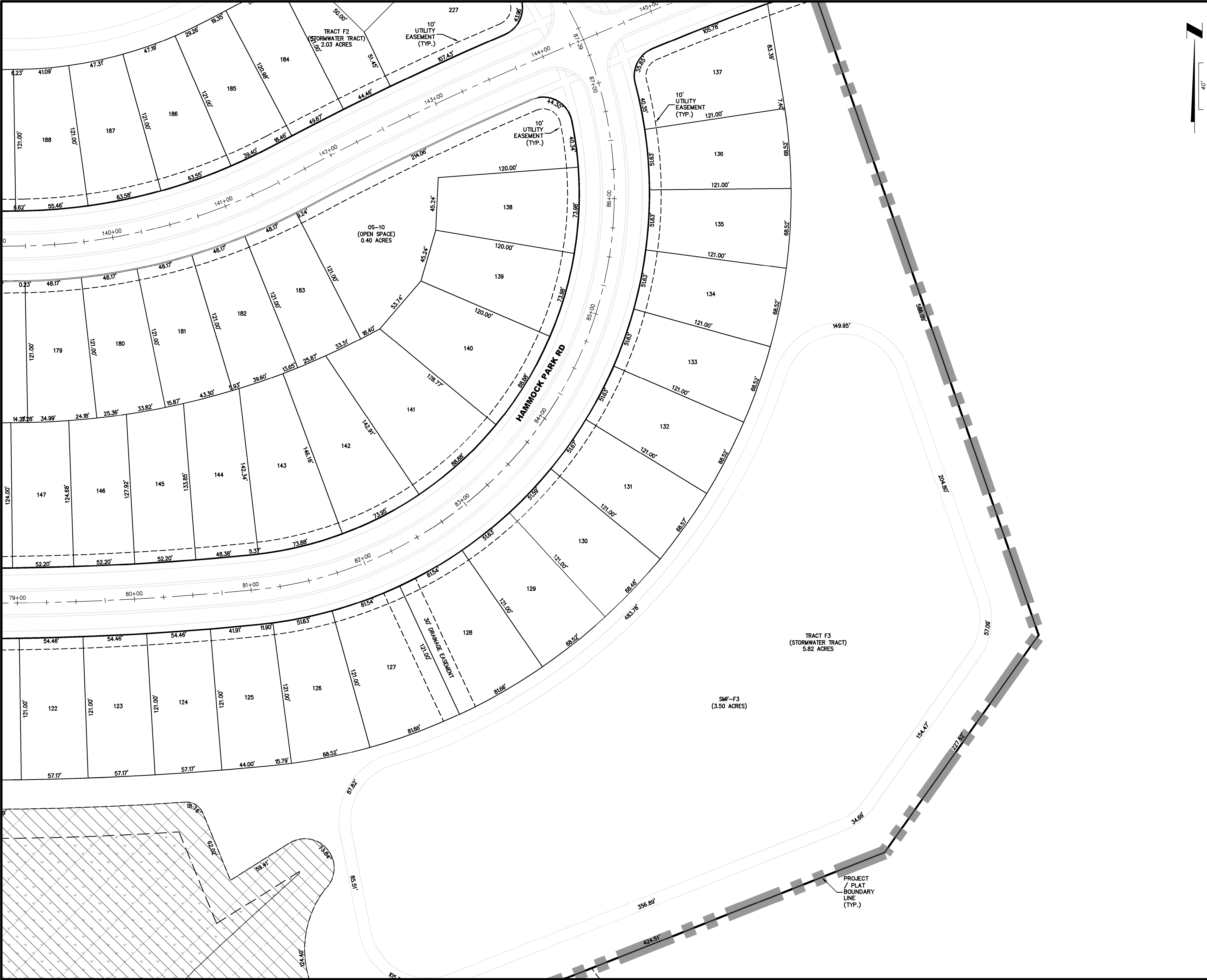
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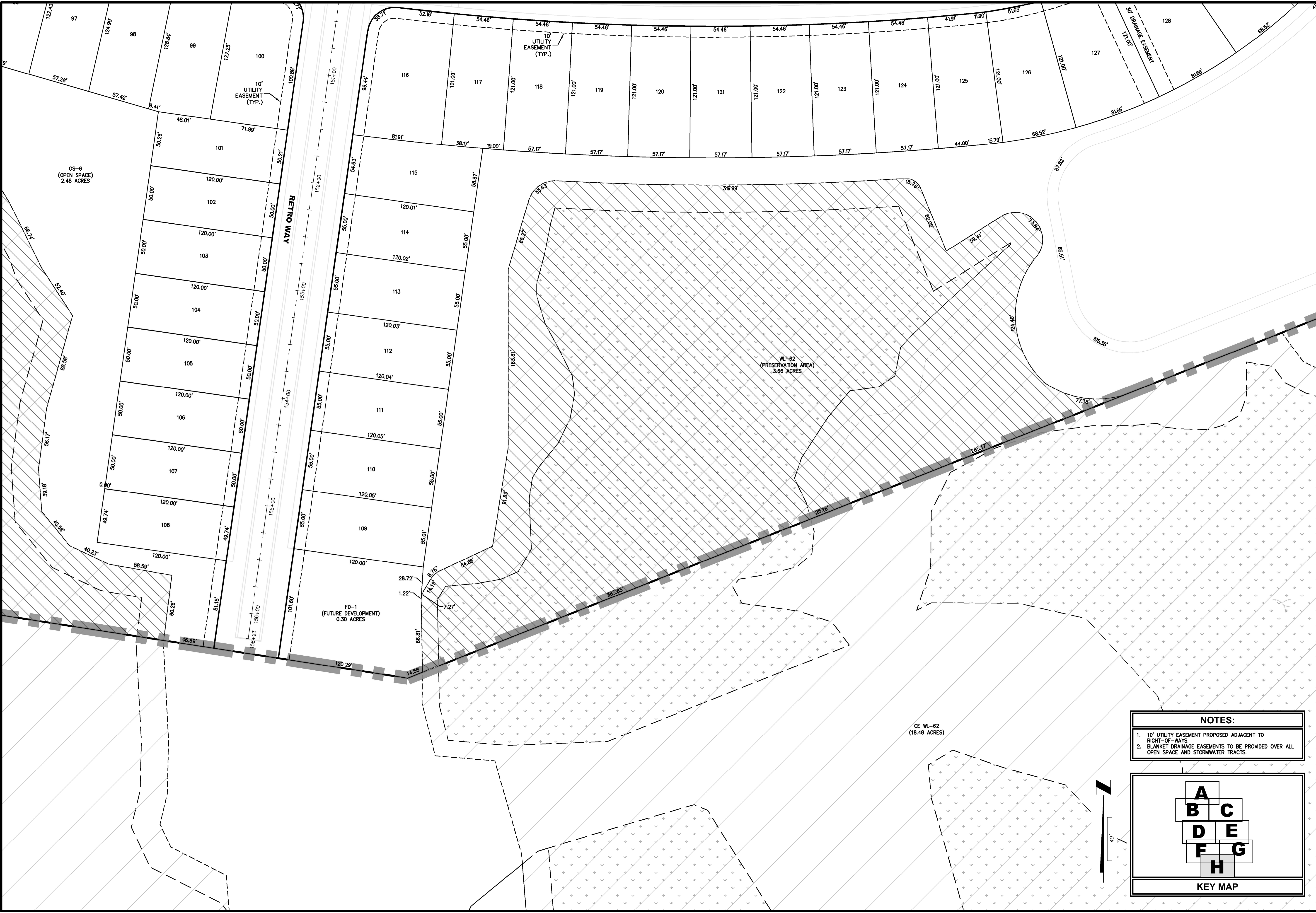
LOT DIMENSION PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

5F





NOTES:

- 10' UTILITY EASEMENT PROPOSED ADJACENT TO RIGHT-OF-WAYS.
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KEY MAP

LOT DIMENSION PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER
5H

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ENGLAND-THIMS & MILLER

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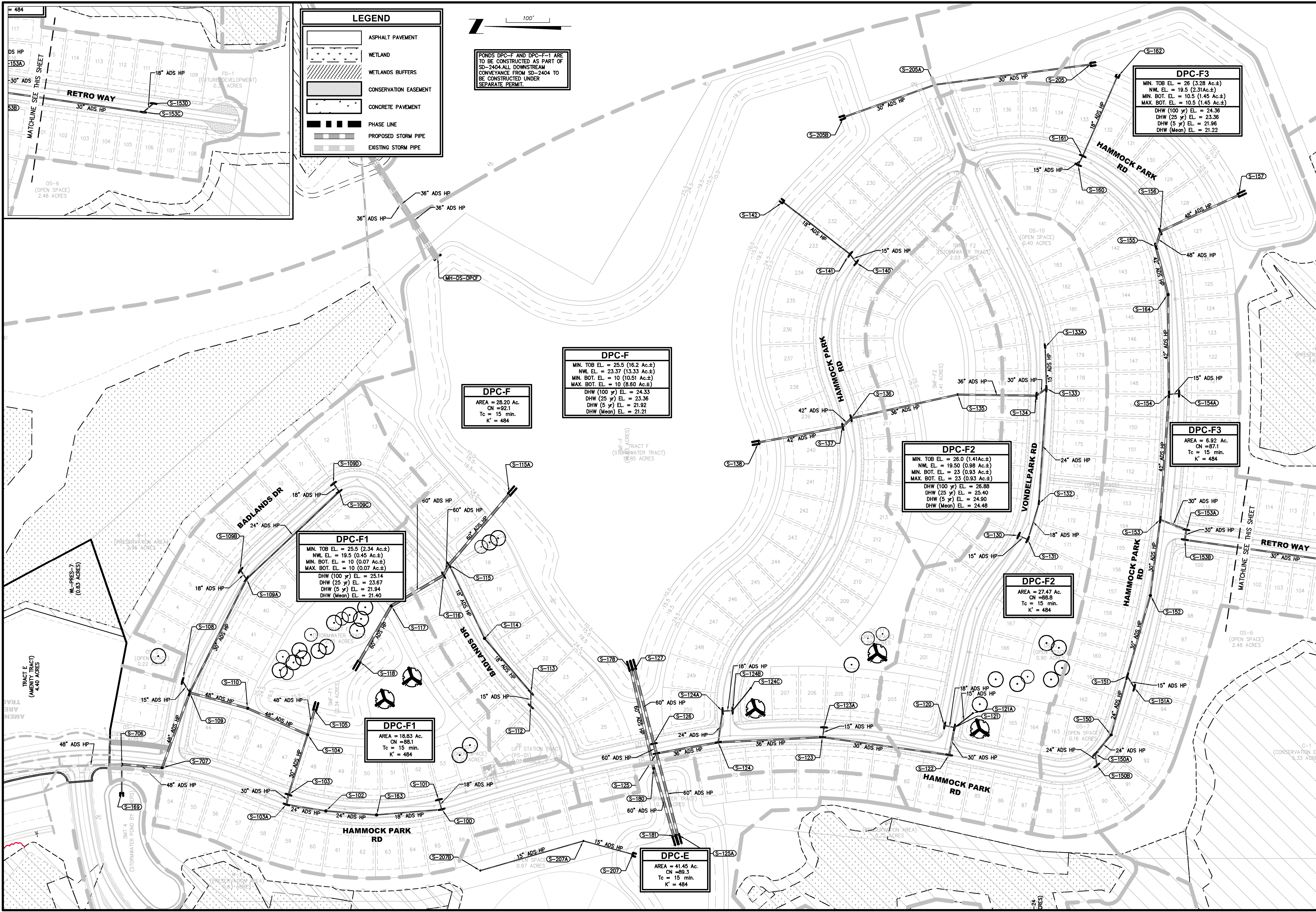
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CHECKED BY:		

CHRISTOPHER WARSHAW, P.E. 80867

PLANNED BY: THE DIRECTION OF:



PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 60867

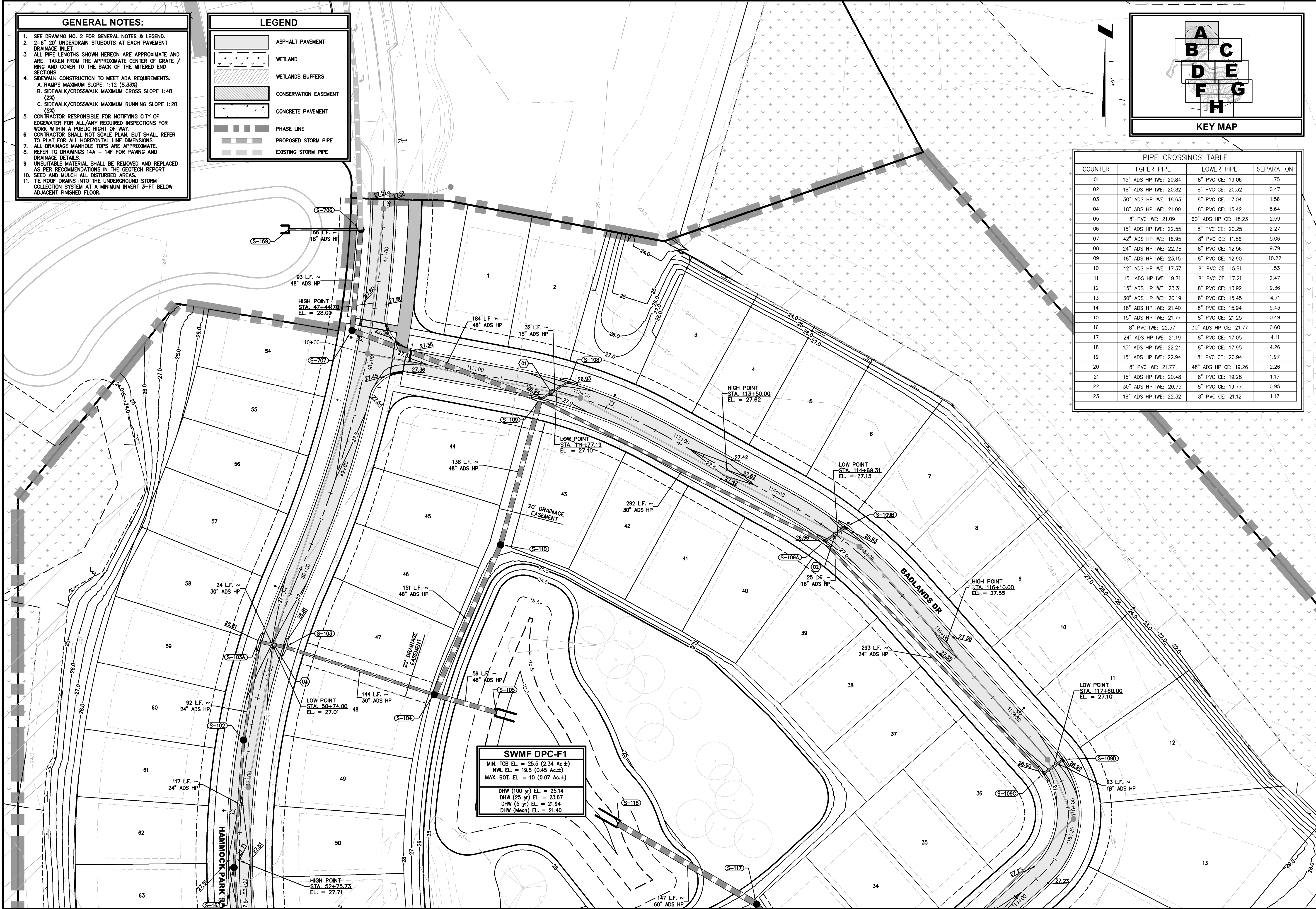
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MASTER DRAINAGE PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

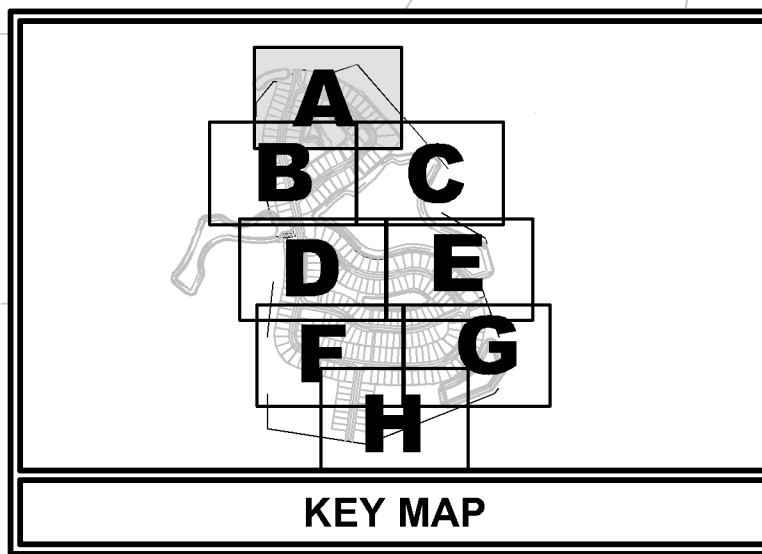
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- GENERAL NOTES:**
- SEE DRAWING NO. 2 FOR GENERAL NOTES & LEGEND.
 - 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
 - ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
 - SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
A. RAMPS MAXIMUM SLOPE: 1:12 (8.33%)
B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
 - CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY OF EDGEWATER FOR ALL ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
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 - SEED AND MULCH ALL DISTURBED AREAS.
 - TIE ROOF DRAINS INTO THE UNDERGROUND STORM COLLECTION SYSTEM AT A MINIMUM INVERT 3-FT BELOW ADJACENT FINISHED FLOOR.

LEGEND

	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE



PIPE CROSSINGS TABLE

COUNTER	HIGHER PIPE	LOWER PIPE	SEPARATION
01	15" ADS HP IWE: 20.84	8" PVC CE: 19.06	1.75
02	18" ADS HP IWE: 20.82	8" PVC CE: 20.32	0.47
03	30" ADS HP IWE: 18.63	8" PVC CE: 17.04	1.56
04	18" ADS HP IWE: 21.09	8" PVC CE: 15.42	5.64
05	8" PVC IWE: 21.09	60" ADS HP CE: 18.23	2.59
06	15" ADS HP IWE: 22.55	8" PVC CE: 20.25	2.27
07	42" ADS HP IWE: 16.95	8" PVC CE: 11.86	5.06
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11	15" ADS HP IWE: 19.71	8" PVC CE: 17.21	2.47
12	15" ADS HP IWE: 23.31	8" PVC CE: 13.92	9.36
13	30" ADS HP IWE: 20.19	8" PVC CE: 15.45	4.71
14	18" ADS HP IWE: 21.40	8" PVC CE: 15.94	5.43
15	15" ADS HP IWE: 21.77	8" PVC CE: 21.25	0.49
16	8" PVC IWE: 22.57	30" ADS HP CE: 21.77	0.60
17	24" ADS HP IWE: 21.19	8" PVC CE: 17.05	4.11
18	15" ADS HP IWE: 22.24	8" PVC CE: 17.95	4.26
19	15" ADS HP IWE: 22.94	8" PVC CE: 20.94	1.97
20	8" PVC IWE: 21.77	48" ADS HP CE: 19.26	2.26
21	15" ADS HP IWE: 20.48	8" PVC CE: 19.28	1.17
22	30" ADS HP IWE: 20.75	8" PVC CE: 19.77	0.95
23	18" ADS HP IWE: 22.32	8" PVC CE: 21.12	1.17

SWMF DPC-F1

MIN. TOB EL. = 25.5 (2.34 Ac.±)
NWL EL. = 19.5 (0.45 Ac.±)
MAX. BOT. EL. = 10 (0.07 Ac.±)
DHW (100 yr) EL. = 25.14
DHW (25 yr) EL. = 23.67
DHW (5 yr) EL. = 21.94
DHW (Mean) EL. = 21.40

PLANS PREPARED UNDER THE DIRECTION OF:

CRISTOPHER WARSHAW, P.E. 80867

REVISIONS:

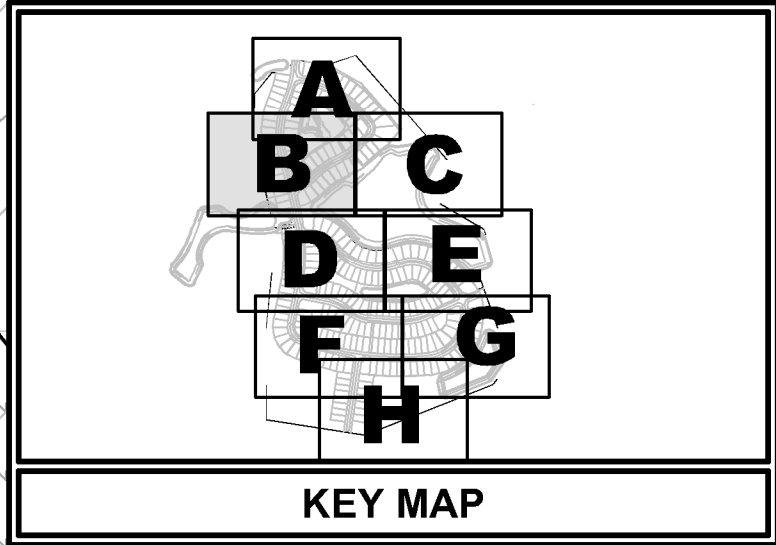
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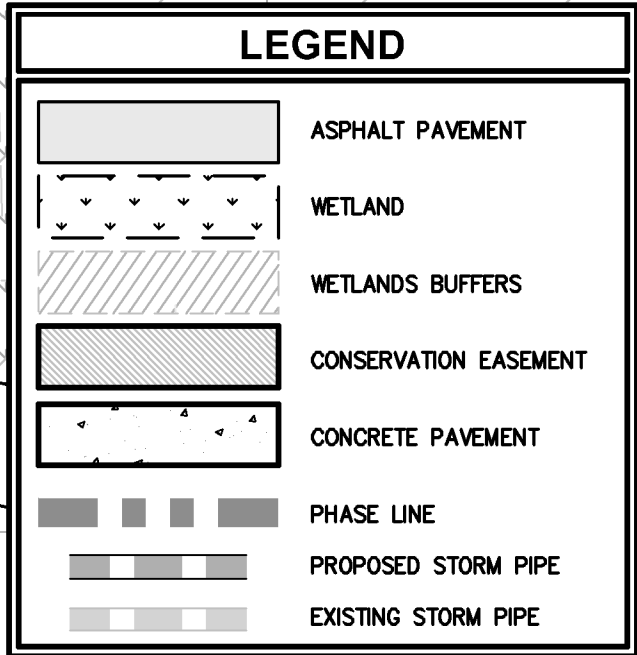
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ENGLAND-THIMS & MILLER

PAVING & DRAINAGE PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

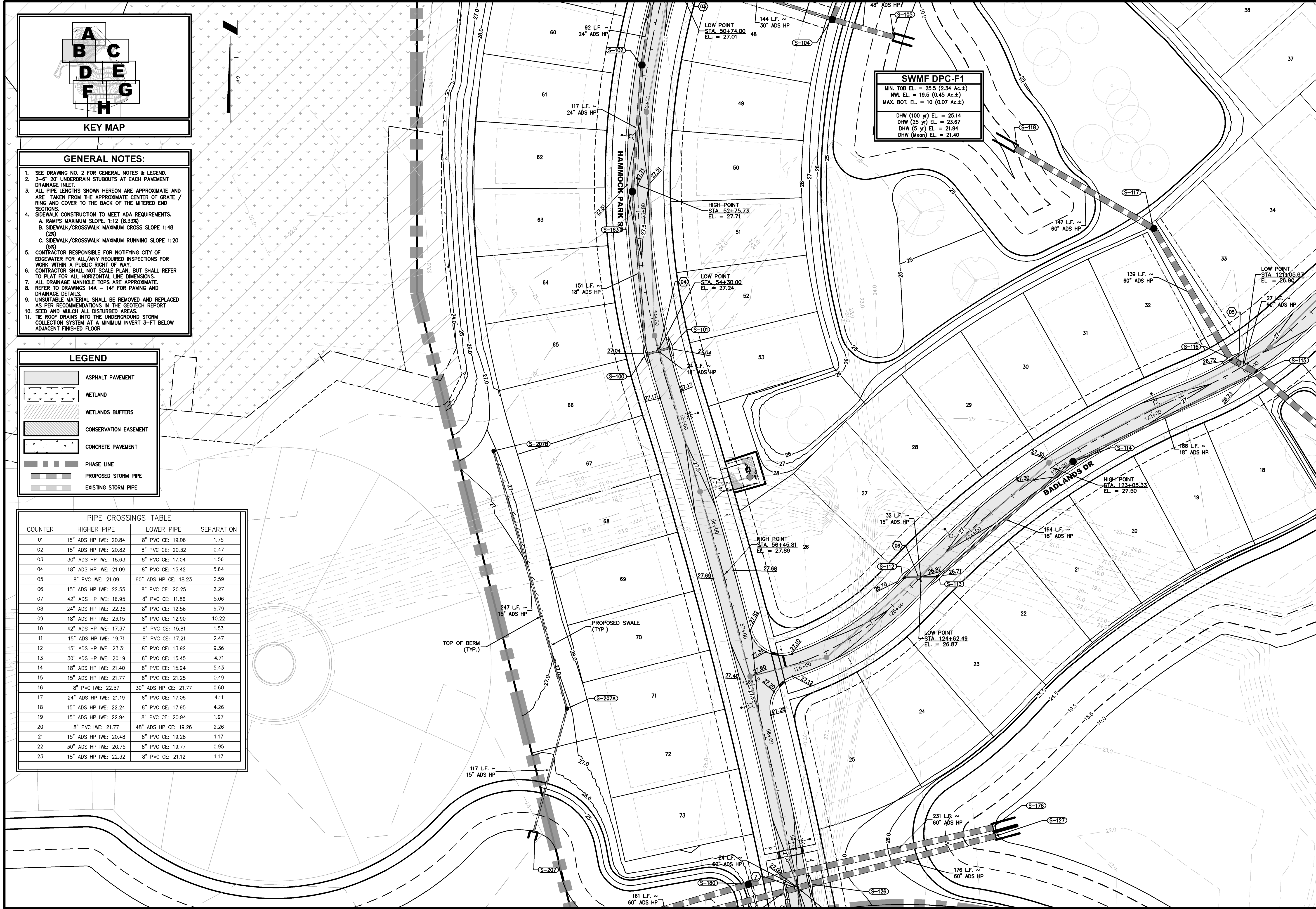
DRAWING NUMBER
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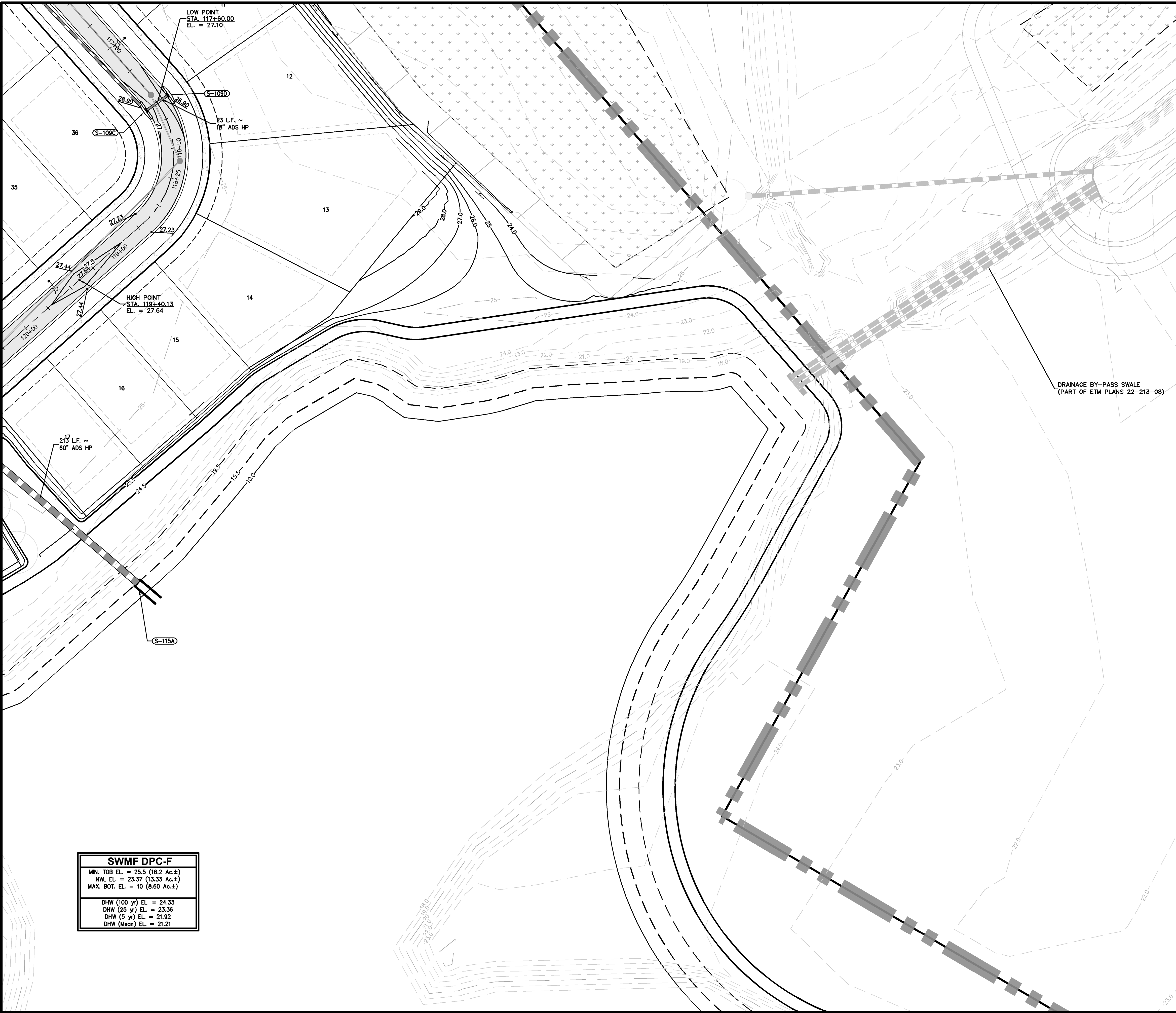
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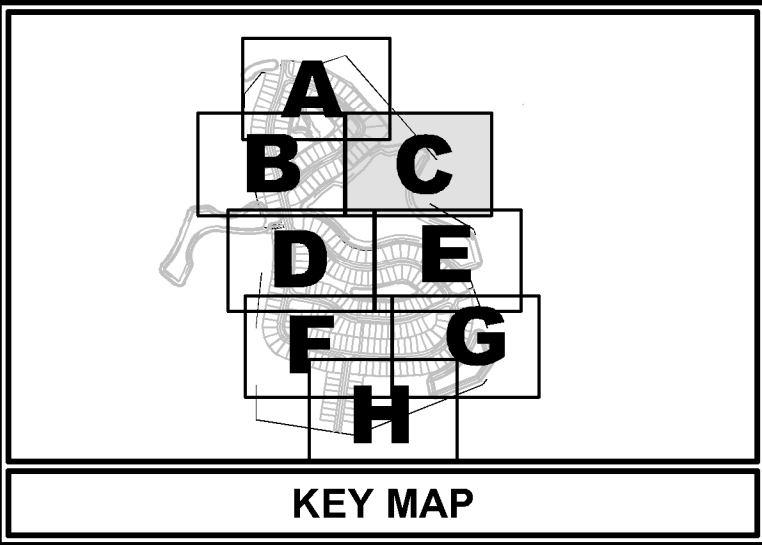
PAVING & DRAINAGE PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
7B



SWMF DPC-F	
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	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
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PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

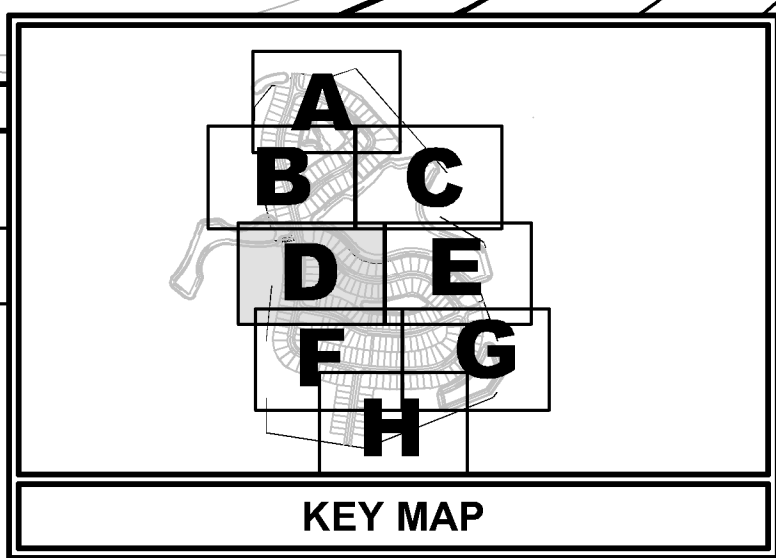
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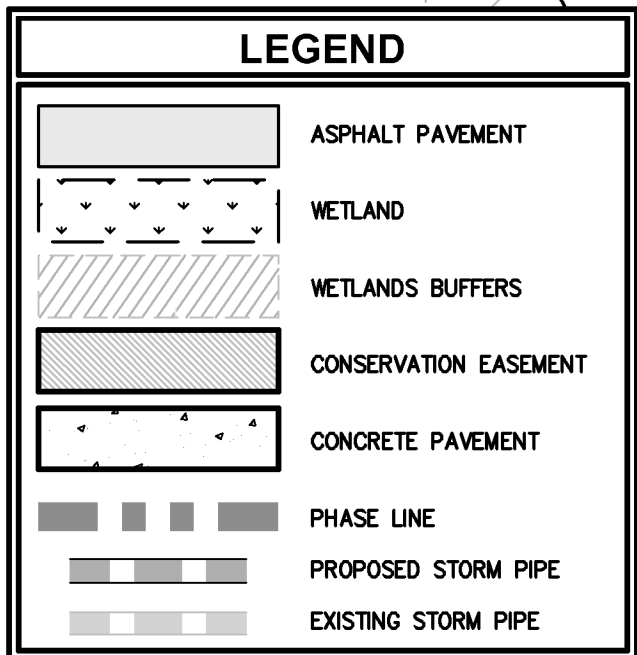
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PAVING & DRAINAGE PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR DEERING PARK 1, LLC

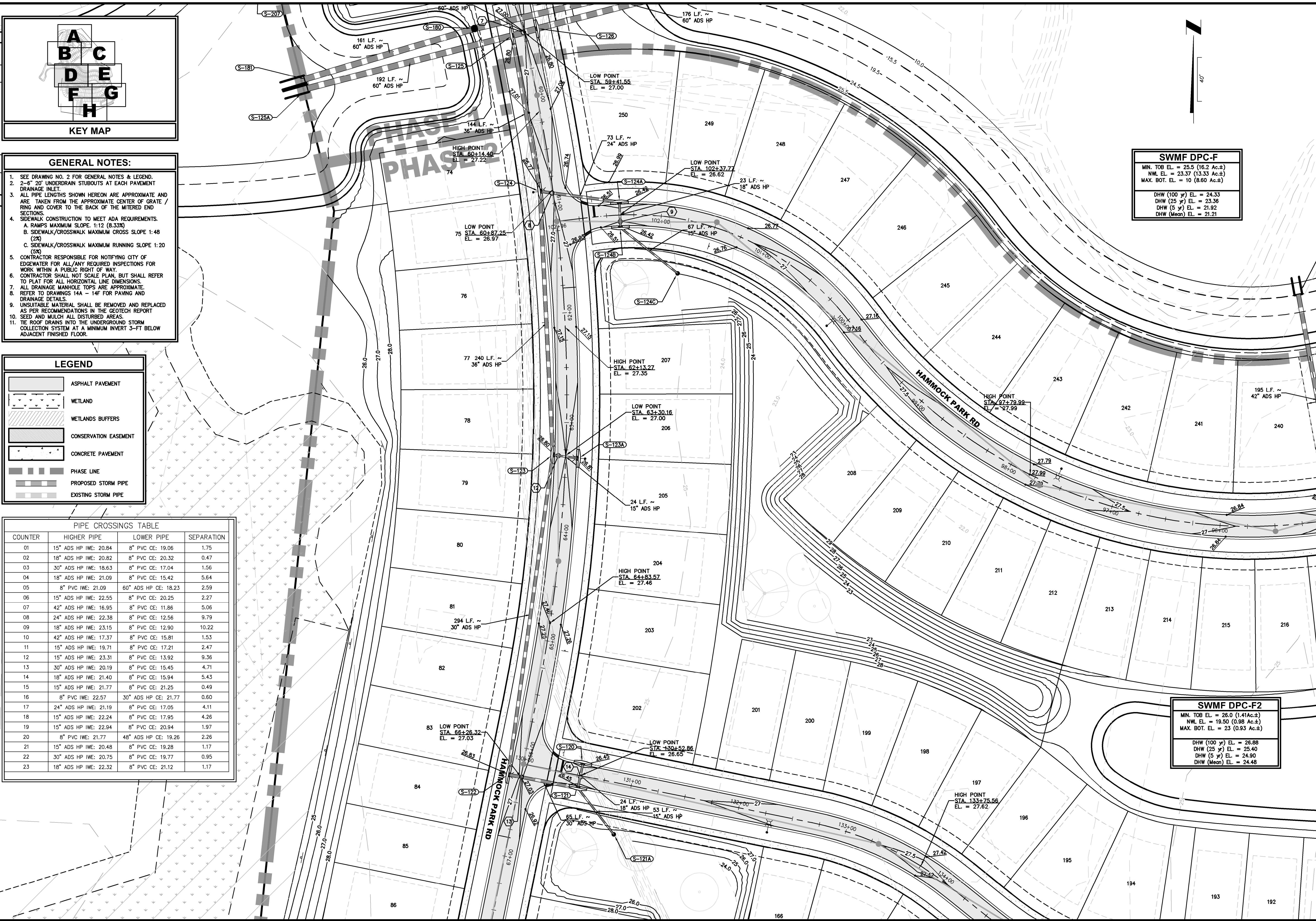
DRAWING NUMBER
7C



- GENERAL NOTES:**
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 - ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
 - SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
A. RAMPS MAXIMUM SLOPE: 1:12 (8.33%)
B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
 - CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY OF EDGEWATER FOR ALL ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
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 - TIE ROOF DRAINS INTO THE UNDERGROUND STORM COLLECTION SYSTEM AT A MINIMUM INVERT 3'-FT BELOW ADJACENT FINISHED FLOOR.



PIPE CROSSINGS TABLE			
COUNTER	HIGHER PIPE	LOWER PIPE	SEPARATION
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SWMF DPC-F	
MIN. TOB EL. = 26.5 (16.2 Ac.±)	
NWL EL. = 23.37 (13.33 Ac.±)	
MAX. BOT. EL. = 10 (8.60 Ac.±)	
DHW (100 yr) EL. = 24.33	
DHW (25 yr) EL. = 23.36	
DHW (5 yr) EL. = 21.92	
DHW (Mean) EL. = 21.21	

SWMF DPC-F2	
MIN. TOB EL. = 26.0 (1.41Ac.±)	
NWL EL. = 19.50 (0.98 Ac.±)	
MAX. BOT. EL. = 23 (0.93 Ac.±)	
DHW (100 yr) EL. = 26.88	
DHW (25 yr) EL. = 25.40	
DHW (5 yr) EL. = 24.90	
DHW (Mean) EL. = 24.48	

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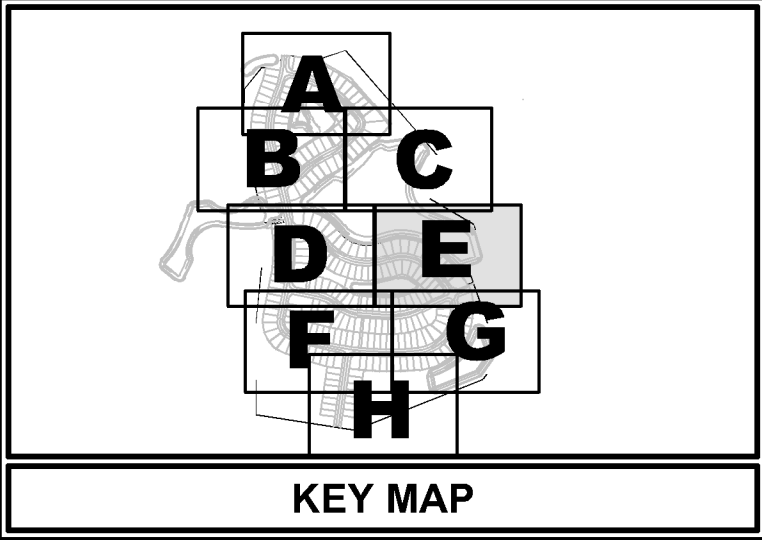
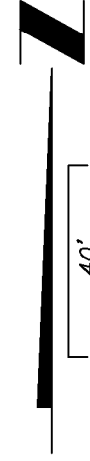
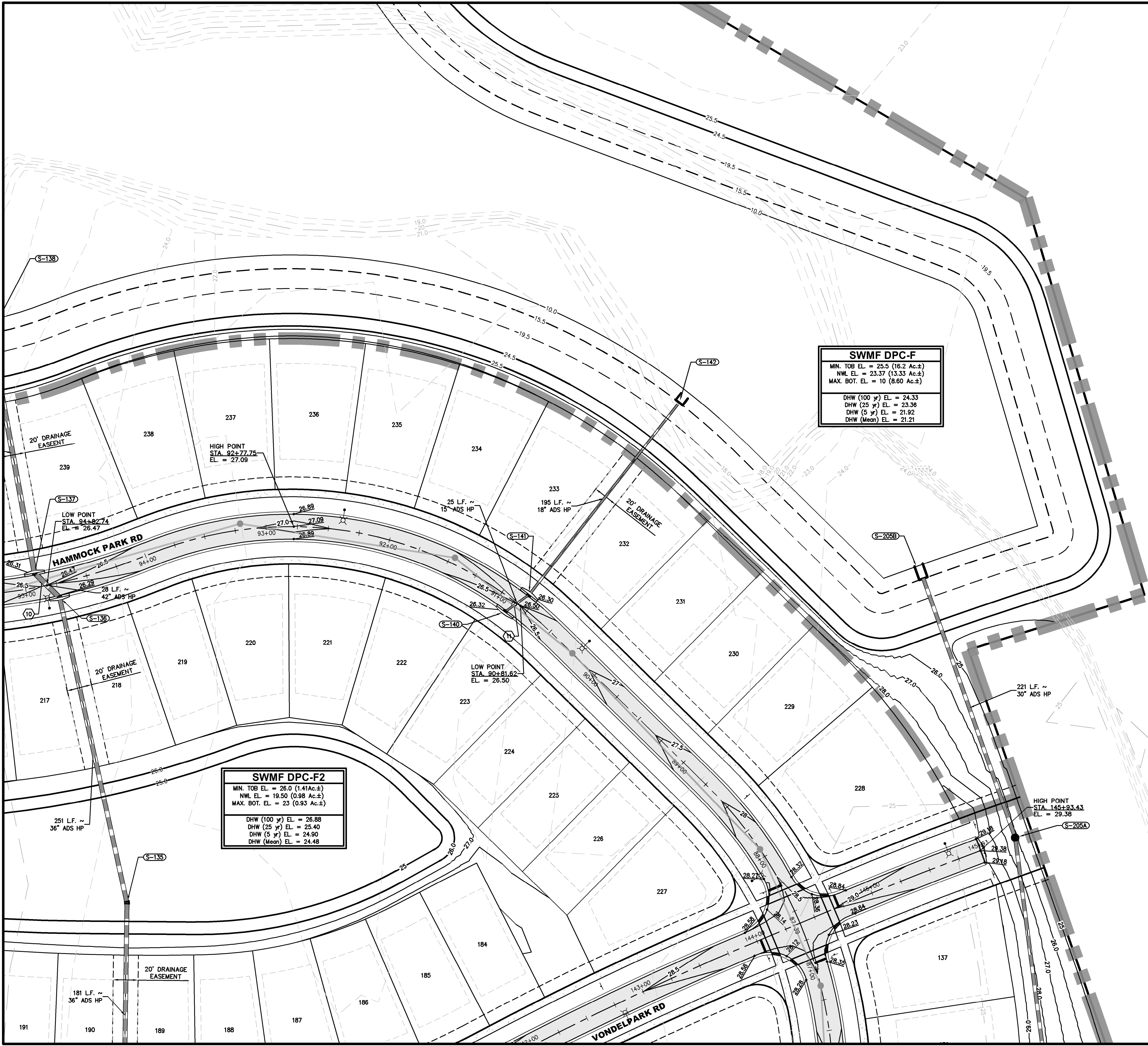
REVISIONS:

ETM NO.	21-213-10
DRAWN BY:	JZ
DESIGNED BY:	CBW
CHECKED BY:	
DATE	Issue Date

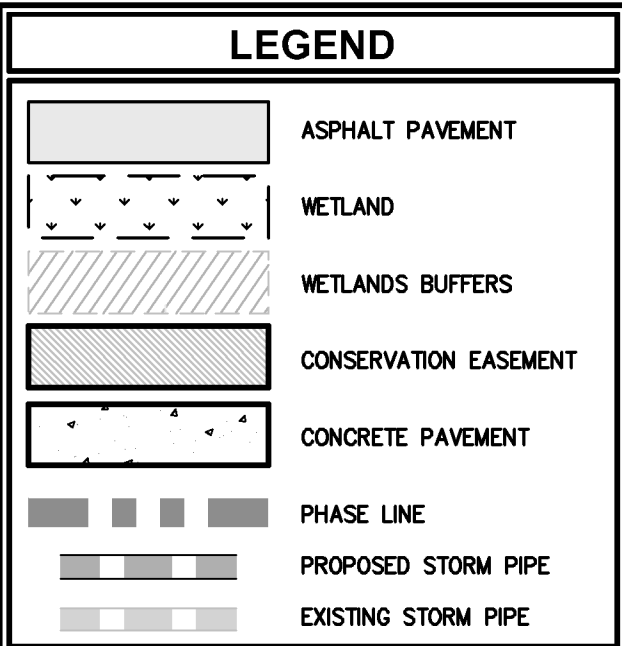
PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 80867

PLOTTED: July 13, 2025 - 6:05 PM, BY: Christopher Warshaw



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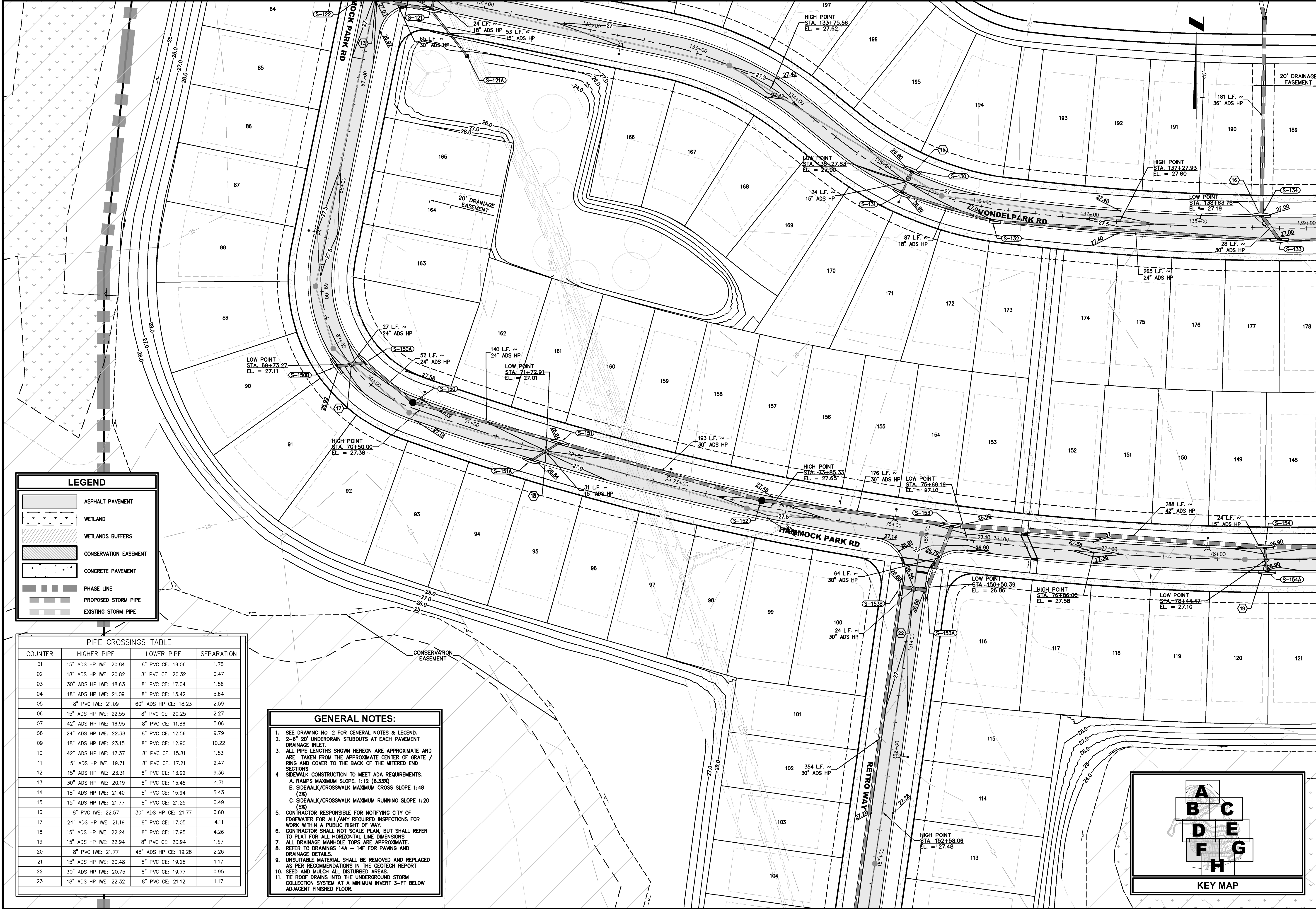
REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
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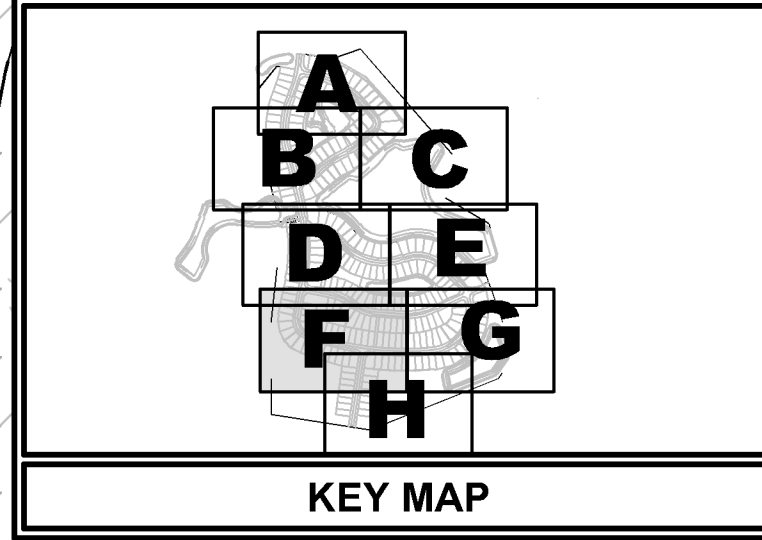


LEGEND

- ASPHALT PAVEMENT
- WETLAND
- WETLANDS BUFFERS
- CONSERVATION EASEMENT
- CONCRETE PAVEMENT
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- PROPOSED STORM PIPE
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PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DATE: Issue Date

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PAVING & DRAINAGE PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

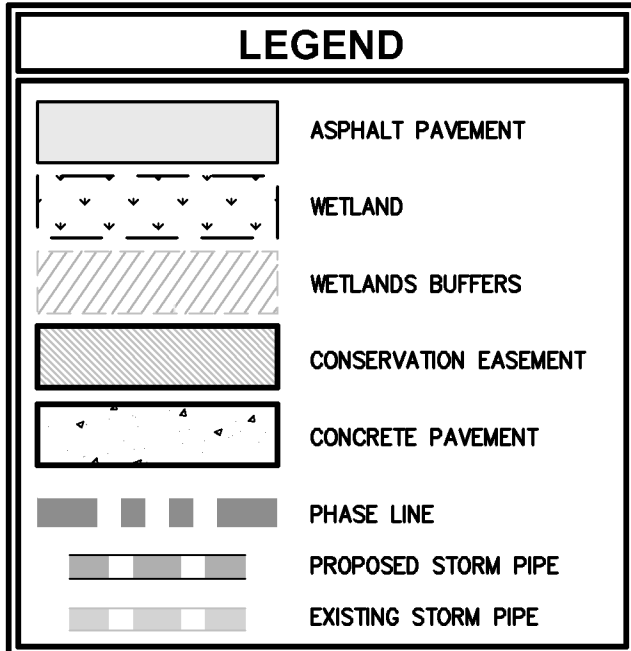
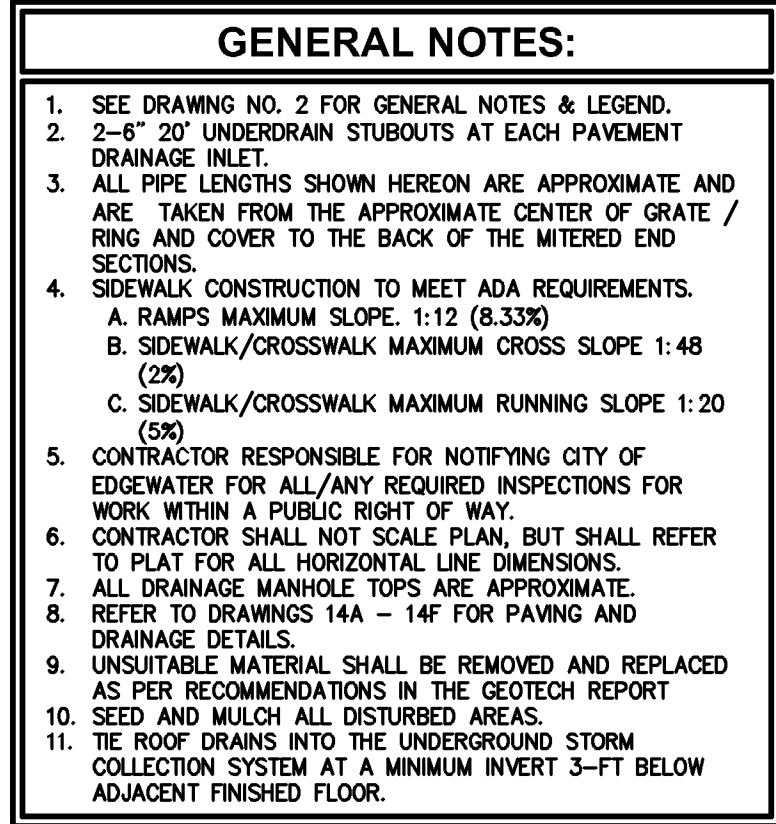
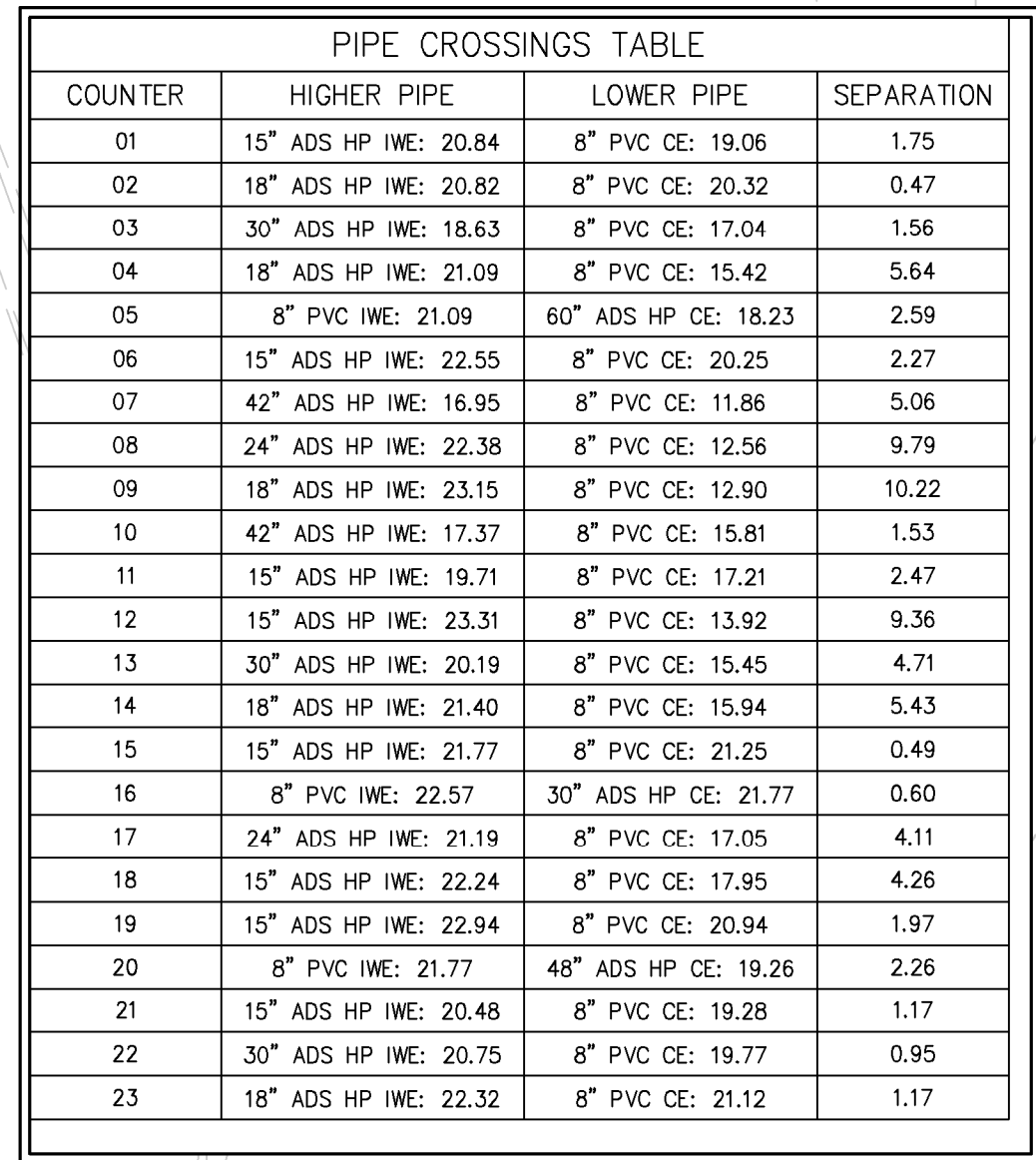
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CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 60867

PLotted: July 13, 2025 - 6:06 PM, BY: Christopher Warshaw



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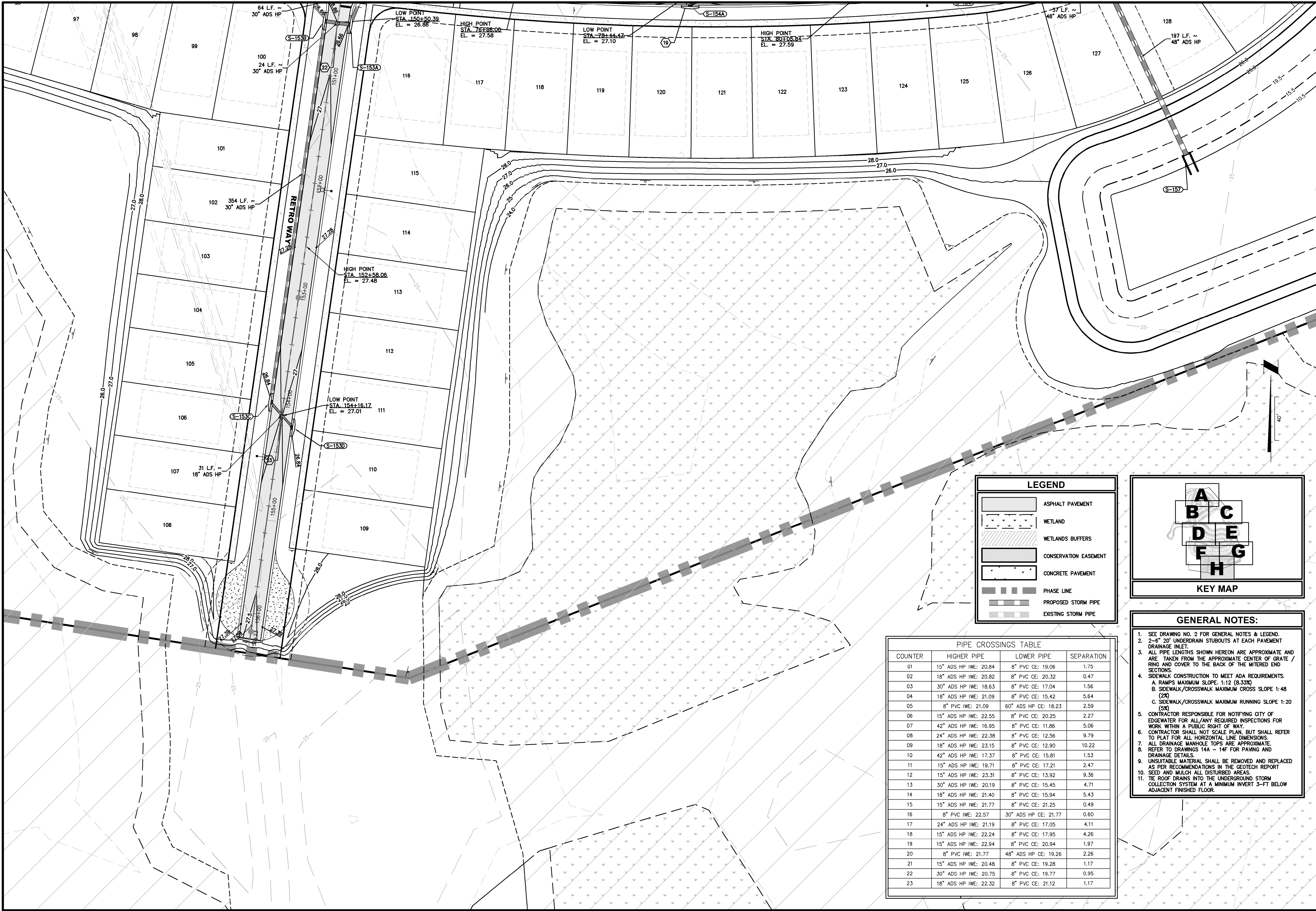
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PLANS PREPARED UNDER

CHRISTOPHER WARSHAW, P.
P.E. NUMBER: 80867

PLOTTED: July 13, 2025 - 8:06 PM, BY: Christopher Warshaw



LEGEND

[Symbol]	ASPHALT PAVEMENT
[Symbol]	WETLAND
[Symbol]	WETLANDS BUFFERS
[Symbol]	CONSERVATION EASEMENT
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KEY MAP

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7H

Technical Note

TN 2.04 Minimum and Maximum Cover Heights for HP Storm Pipe for Storm Drainage

Introduction

The information in this document is designed to provide answers to general cover height questions; the data provided is not intended to be used for project design. The design procedure described in the Structures section (Section 2) of the Drainage Handbook provides detailed information for analyzing most common installation conditions. This procedure should be utilized for project specific designs.

The two common cover height concerns are minimum cover in areas exposed to vehicular traffic and maximum cover heights. Either may be considered "worst case" scenario from a loading perspective, depending on the project conditions.

Minimum Cover in Traffic Applications

Pipe diameters from 12- through 48-inch (300-1200 mm) installed in traffic areas (AASHTO H-20, H-25, or HL-93 loads) must have at least one foot (0.3m) of cover over the pipe crown, while 60-inch (1500 mm) pipes must have at least 24 inches (0.6m) of cover. The backfill envelope must be constructed in accordance with the Installation section (Section 5) of the Drainage Handbook and the requirements of ASTM D2321. The backfill envelope must be of the type and compaction listed in Appendix A-5, Table A-5-2 of the Drainage Handbook. In Table 1 below, this condition is represented by a Class III material compacted to 95% standard Proctor density or a Class II material compacted to 90% standard proctor density, although other material can provide similar strength at slightly lower levels of compaction. Structural backfill material should extend to the crown of the pipe; the remaining cover should be appropriate for the installation and as specified by the design engineer. If settlement or rutting is a concern, it may be appropriate to extend the structural backfill to grade. Where pavement is involved, sub-base material can be considered in the minimum burial depth. While rigid pavements can be included in the minimum cover, the thickness of flexible pavements should not be included in the minimum cover.

Additional information that may affect the cover requirements is included in the Installation section (Section 5) of the Drainage Handbook. Some examples of what may need to be considered are temporary heavy equipment, construction loading, paving equipment and similar loads that are less than the design load, the potential of pipe flotation, and the type of surface treatment which will be installed over the pipe zone.

Table 1
Minimum Cover Requirements for ADS HP Storm with AASHTO H-25, H-20, or HL-93 Load

Inside Diameter, ID, in.(mm)	Minimum Cover, ft. (m)	Inside Diameter, ID, in.(mm)	Minimum Cover, ft. (m)
12 (300)	1 (0.3)	36 (900)	1 (0.3)
15 (375)	1 (0.3)	42 (1050)	1 (0.3)
18 (450)	1 (0.3)	48 (1200)	1 (0.3)
24 (600)	1 (0.3)	60 (1500)	2 (0.6)



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- Notes:
- Minimum covers presented here were calculated assuming Class III backfill material compacted to 95% standard Proctor density or Class II backfill material compacted to 90% standard Proctor density around the pipe, as recommended in Section 5 of the Drainage Handbook, with an additional layer of compacted traffic lane sub-base for a total cover as required. In shallow traffic installations, especially where pavement is involved, a good quality compacted material to grade is required to prevent surface settlement and rutting.
 - The minimum covers specified do not include pavement thickness. A pavement section of 0.4' is typical.
 - Backfill materials and compaction levels not shown in the table may also be acceptable. Contact ADS for further detail.
 - Calculations assume no hydrostatic pressure and native soils that are as strong as the specified minimum backfill recommendations.

Maximum Cover

Wall thrust generally governs the maximum cover a pipe can withstand and conservative maximum cover heights will result when using the information presented in the Structures section (Section 2) of the Drainage Handbook. Table 2 below shows the material properties consistent with the expected performance characteristics for HP Storm materials for a 100-year design life.

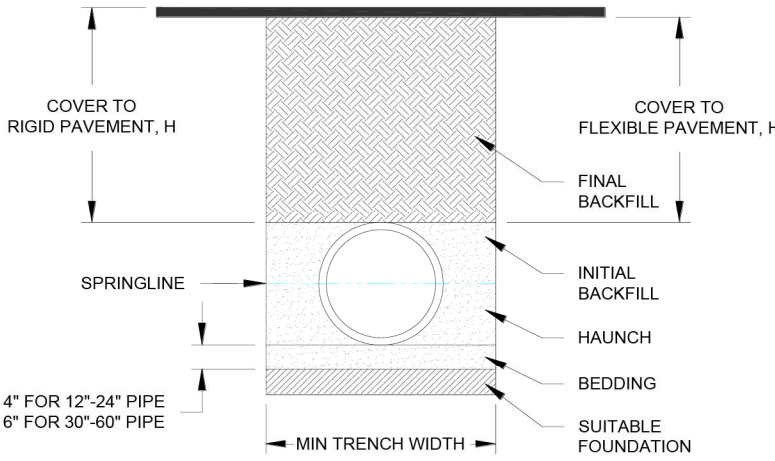
The maximum burial depth is highly influenced by the type of backfill and level of compaction around the pipe. General maximum cover limits for ADS HP Storm use in storm drainage applications are shown in Tables 3 for a variety of backfill conditions.

Table 3 was developed assuming pipe is installed in accordance with ASTM D2321 and the Installation section (Section 5) of the Drainage handbook. Additionally, the calculations assume no hydrostatic load around the pipe, incorporate the maximum conservative AASHTO LRFD design factors represented in Structures section of the Drainage Handbook, use material properties consistent with the expected performance characteristics for HP Storm materials, as shown in Table 2, and assume the native (in-situ) soil is of adequate strength and suitable for installation. For applications requiring fill heights greater than those shown in Table 3 or where hydrostatic pressure due to groundwater is expected, contact an ADS Engineer.

Table 2
ADS HP Storm Mechanical Properties

Resin	ASTM Specification	Allowable Long Term Strain %	Initial		75-Year	
			Fu (psi)	E (psi)	Fu (psi)	E (psi)
Polypropylene, Impact-modified copolymer	ASTM F2881	3.7	3,500	175,000	1,000	28,000

Figure 1
ADS HP Storm Pipe Trench Detail with Uniform Backfill
(Traffic and Non-Traffic Applications)



DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
100	FDOT TYPE 6	27.45	18" ADS HP – 21.00 (E) 18" ADS HP – 21.00 (N)
101	FDOT TYPE 6	27.44	18" ADS HP – 21.40 (W)
102	MANHOLE TYPE J–1	27.23	24" ADS HP – 19.80 (S) 24" ADS HP – 19.80 (N)
103	FDOT TYPE 6	27.22	30" ADS HP – 18.75 (W) 30" ADS HP – 18.75 (E)
103A	FDOT TYPE 6	27.22	24" ADS HP – 19.45 (S) 30" ADS HP – 18.95 (E)
104	MANHOLE TYPE J–1	26.77	30" ADS HP – 18.55 (W) 48" ADS HP – 10.80 (NE) 48" ADS HP – 10.80 (E)
105	48" MES		48" ADS HP – 10.60 (W)
108	FDOT TYPE 6	27.33	15" ADS HP – 21.00 (SW)
109	FDOT TYPE 6	27.35	15" ADS HP – 20.90 (NE) 30" ADS HP – 19.70 (SE) 48" ADS HP – 11.40 (W) 48" ADS HP – 11.40 (S)
109A	FDOT TYPE 6	27.36	18" ADS HP – 20.90 (NE) 24" ADS HP – 20.80 (SE) 30" ADS HP – 20.30 (NW)
109B	FDOT TYPE 6	27.33	18" ADS HP – 21.00 (SW)
109C	FDOT TYPE 6	27.31	18" ADS HP – 23.40 (NE) 24" ADS HP – 21.30 (NW)
109D	FDOT TYPE 6	27.29	18" ADS HP – 23.50 (SW)
110	MANHOLE TYPE J–1	27.60	48" ADS HP – 11.10 (N) 48" ADS HP – 11.10 (SW)
112	FDOT TYPE 6	27.11	15" ADS HP – 22.70 (E)
113	FDOT TYPE 6	27.12	15" ADS HP – 22.60 (W) 18" ADS HP – 22.60 (NE)
114	MANHOLE TYPE J–1	27.32	18" ADS HP – 22.30 (SW) 18" ADS HP – 22.00 (NE)
115	FDOT TYPE 6	27.14	18" ADS HP – 21.70 (SW) 60" ADS HP – 13.20 (NW) 60" ADS HP – 13.20 (SE)
115A	60" MES		60" ADS HP – 12.00 (NW)
116	FDOT TYPE 6	27.12	60" ADS HP – 13.30 (SE) 60" ADS HP – 13.80 (NW)

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
154	FDOT TYPE 6	27.01	42" ADS HP – 18.60 (W) 15" ADS HP – 23.00 (S) 42" ADS HP – 18.60 (E)
154A	FDOT TYPE 6	27.01	15" ADS HP – 23.10 (N)
155	FDOT TYPE 6	26.94	42" ADS HP – 17.40 (W) 48" ADS HP – 15.40 (E)
156	FDOT TYPE 6	26.93	48" ADS HP – 15.00 (W) 48" ADS HP – 14.00 (SE)
157	48" MES		48" ADS HP – 12.00 (NW)
160	FDOT TYPE 6	26.91	15" ADS HP – 20.90 (SE)
161	FDOT TYPE 6	26.91	15" ADS HP – 20.30 (NW) 18" ADS HP – 15.80 (SE)
162	18" MES		18" ADS HP – 12.00 (NW)
163	MANHOLE TYPE J–1	27.59	18" ADS HP – 20.65 (S) 24" ADS HP – 20.15 (N)
164	MANHOLE TYPE J–1	27.28	42" ADS HP – 18.30 (W) 42" ADS HP – 17.80 (E)
169	18" MES		18" ADS HP – 14.00 (E)
178	60" MES		60" ADS HP – 10.00 (W)
180	MANHOLE TYPE J–1	26.63	60" ADS HP – 13.00 (E) 60" ADS HP – 13.00 (W)
181	60" MES		60" ADS HP – 10.00 (E)
205	30" MES		30" ADS HP – 21.70 (N)
205A	MANHOLE TYPE J–1	29.26	30" ADS HP – –0.50 (S) 30" ADS HP – –0.50 (N)
205B	30" MES		30" ADS HP – –0.50 (S)
207	18" MES		15" ADS HP – 12.00 (N)
207A	24" ADS INLET	26.80	15" ADS HP – 20.30 (N) 15" ADS HP – 16.30 (S)
207B	24" ADS INLET	26.90	15" ADS HP – 20.90 (S)

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
117	MANHOLE TYPE J–1	27.24	60" ADS HP – 13.30 (SE) 60" ADS HP – 13.30 (NW)
118	60" MES		60" ADS HP – 13.00 (SE)
120	FDOT TYPE 6	26.86	18" ADS HP – 21.80 (S)
121	FDOT TYPE 6	26.86	18" ADS HP – 21.30 (N) 15" ADS HP – 21.30 (SE) 30" ADS HP – 20.80 (W)
121A	YARD DRAIN	26.30	15" ADS HP – 22.50 (NW)
122	FDOT TYPE 6	27.24	30" ADS HP – 20.30 (E) 30" ADS HP – 19.80 (N)
123	FDOT TYPE 6	26.91	15" ADS HP – 23.40 (E) 30" ADS HP – 19.30 (S) 36" ADS HP – 18.80 (N)
123A	FDOT TYPE 6	26.91	15" ADS HP – 23.50 (W)
124	FDOT TYPE 6	26.88	36" ADS HP – 18.30 (S) 24" ADS HP – 22.50 (E) 36" ADS HP – 18.30 (N)
124A	FDOT TYPE 6	26.53	18" ADS HP – 23.20 (S) 24" ADS HP – 22.70 (W)
124B	FDOT TYPE 6	26.53	15" ADS HP – 23.30 (SE) 18" ADS HP – 23.30 (N)
124C	YARD DRAIN	25.02	15" ADS HP – 23.50 (NW)
125	FDOT TYPE 6	27.21	60" ADS HP – 10.00 (W) 36" ADS HP – 17.80 (S) 60" ADS HP – 17.30 (E)
125A	60" MES		60" ADS HP – 13.00 (E)
126	FDOT TYPE 6	27.20	60" ADS HP – 17.10 (W) 60" ADS HP – 14.00 (E)
127	60" MES		60" ADS HP – 10.00 (W)
130	FDOT TYPE 6	26.90	15" ADS HP – 21.90 (SW)
131	FDOT TYPE 6	26.90	15" ADS HP – 21.80 (NE) 18" ADS HP – 21.00 (E)
132	FDOT TYPE 5 (L)	31.00	18" ADS HP – 20.70 (W) 24" ADS HP – 20.20 (E)
133	FDOT TYPE 6	27.00	15" ADS HP – 19.40 (E) 24" ADS HP – 19.30 (W) 30" ADS HP – 19.40 (NW)

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
706	MANHOLE TYPE J–1	27.92	48" ADS HP – 12.10 (N) 48" ADS HP – 12.00 (S) 18" ADS HP – 16.10 (W)
707	MANHOLE TYPE J–1	27.99	48" ADS HP – 11.60 (N) 48" ADS HP – 11.60 (E)

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
133A	FDOT TYPE 5 (R)	27.41	15" ADS HP – 19.50 (W)
134	FDOT TYPE 6	27.11	30" ADS HP – 19.20 (SE) 36" ADS HP – 18.70 (N)
135	TYPE "C" INLET	24.00	36" ADS HP – 18.50 (S) 36" ADS HP – 18.00 (N)
136	FDOT TYPE 6	26.70	36" ADS HP – 17.70 (S) 42" ADS HP – 17.70 (NW)
137	FDOT TYPE 6	26.72	42" ADS HP – 17.60 (SE) 42" ADS HP – 14.00 (N)
138	42" MES		42" ADS HP – 12.00 (S)
140	FDOT TYPE 6	26.72	15" ADS HP – 20.00 (NE)
141	FDOT TYPE 6	26.70	15" ADS HP – 19.50 (SW) 18" ADS HP – 15.75 (NE)
142	18" MES		18" ADS HP – 12.00 (SW)
150	MANHOLE TYPE J–1	27.25	24" ADS HP – 21.17 (NW) 24" ADS HP – 21.17 (E)
150A	FDOT TYPE 6	27.33	24" ADS HP – 21.30 (W) 24" ADS HP – 21.30 (SE)
150B	FDOT TYPE 6	27.34	24" ADS HP – 21.40 (E)
151	FDOT TYPE 6	26.95	15" ADS HP – 22.30 (SW) 24" ADS HP – 20.90 (W) 30" ADS HP – 20.40 (E)
151A	FDOT TYPE 6	26.95	15" ADS HP – 22.40 (NE)
152	MANHOLE TYPE J–1	27.52	30" ADS HP – 20.20 (W) 30" ADS HP – 20.20 (E)
153	FDOT TYPE 6	27.35	30" ADS HP – 20.80 (S) 30" ADS HP – 20.00 (W) 42" ADS HP – 19.00 (E)
153A	FDOT TYPE 6	27.07	30" ADS HP – 20.90 (W) 30" ADS HP – 20.90 (E)
153B	FDOT TYPE 6	27.07	30" ADS HP – 21.00 (S) 30" ADS HP – 21.00 (E)
153C	FDOT TYPE 6	27.25	18" ADS HP – 22.40 (SE) 30" ADS HP – 21.40 (N)
153D	FDOT TYPE 6	27.24	18" ADS HP – 22.50 (NW)

PLANS PREPARED UNDER
THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.
E. E. NUMBERS:
80867

REVISIONS:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DATE: Issue Date

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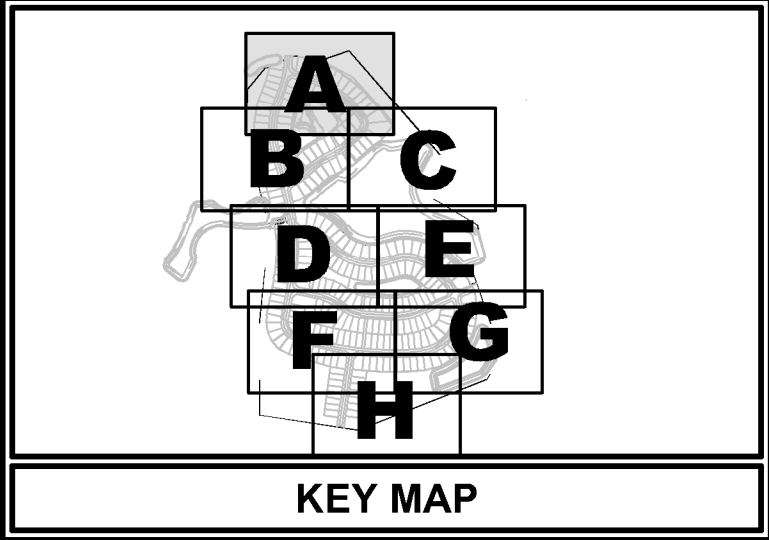
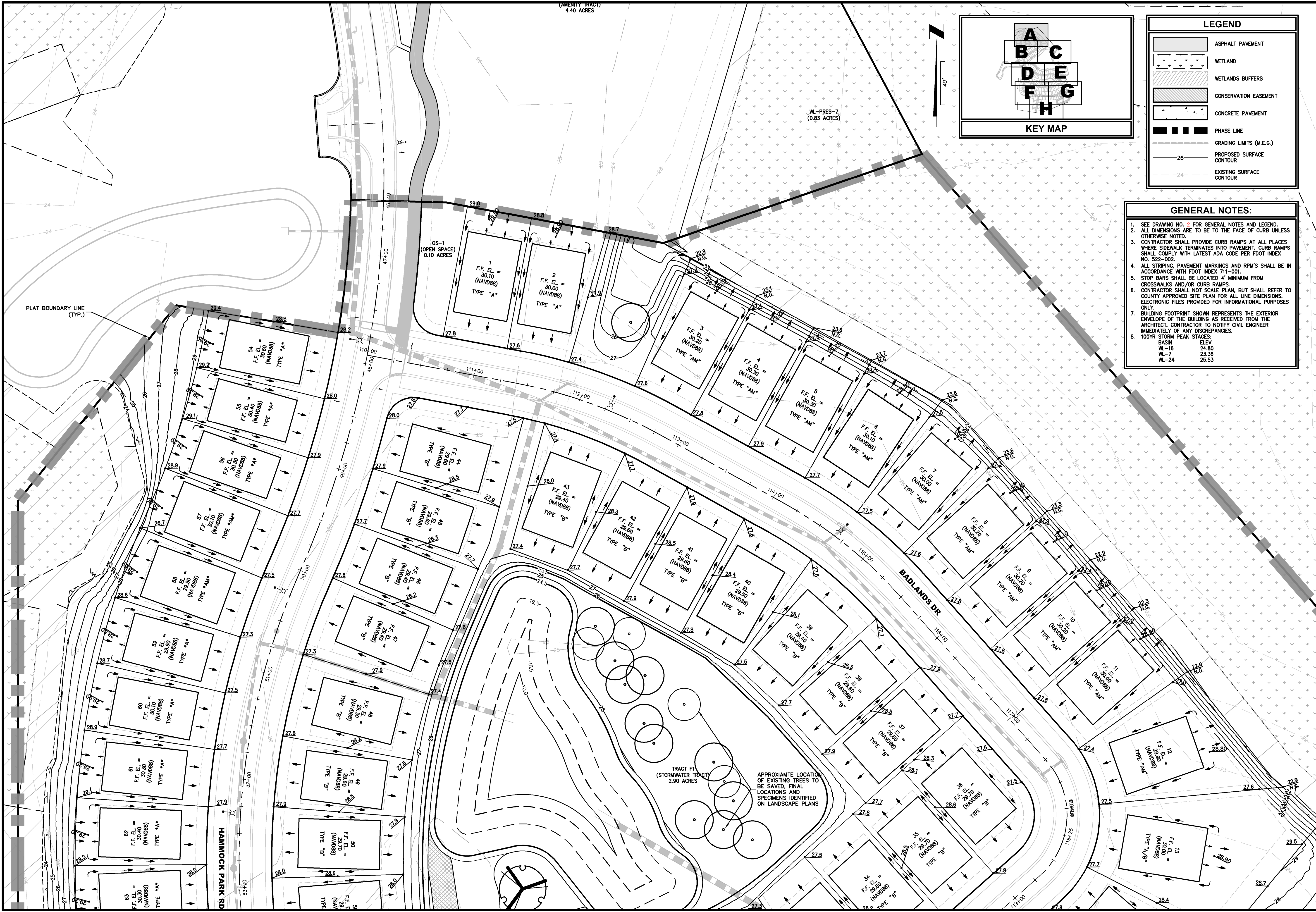
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DRAINAGE STRUCTURE TABLES

DEERING PARK CENTER - SINGLE FAMILY
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DEERING PARK 1, LLC

DRAWING NUMBER

71



LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE
	GRADING LIMITS (M.E.C.)
	PROPOSED SURFACE CONTOUR
	EXISTING SURFACE CONTOUR

- GENERAL NOTES:**
- SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
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 - 100YR STORM PEAK STAGES:

BASIN	EL.
WL-16	24.80
WL-7	23.36
WL-24	25.53

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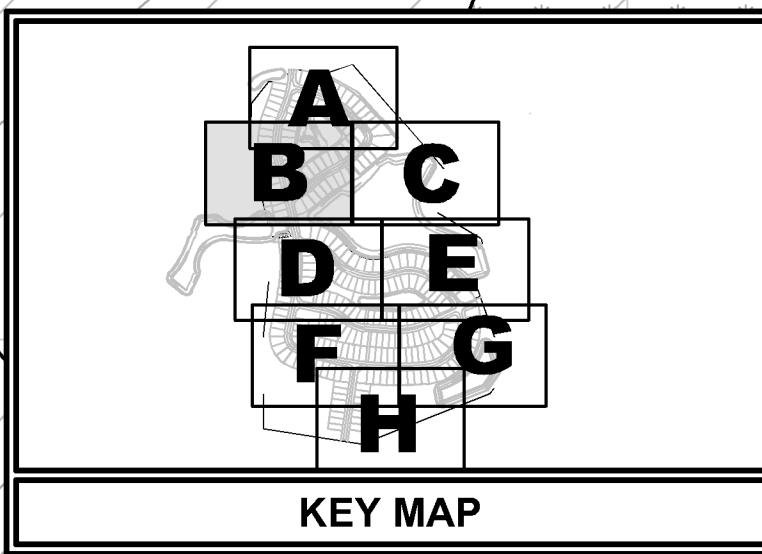
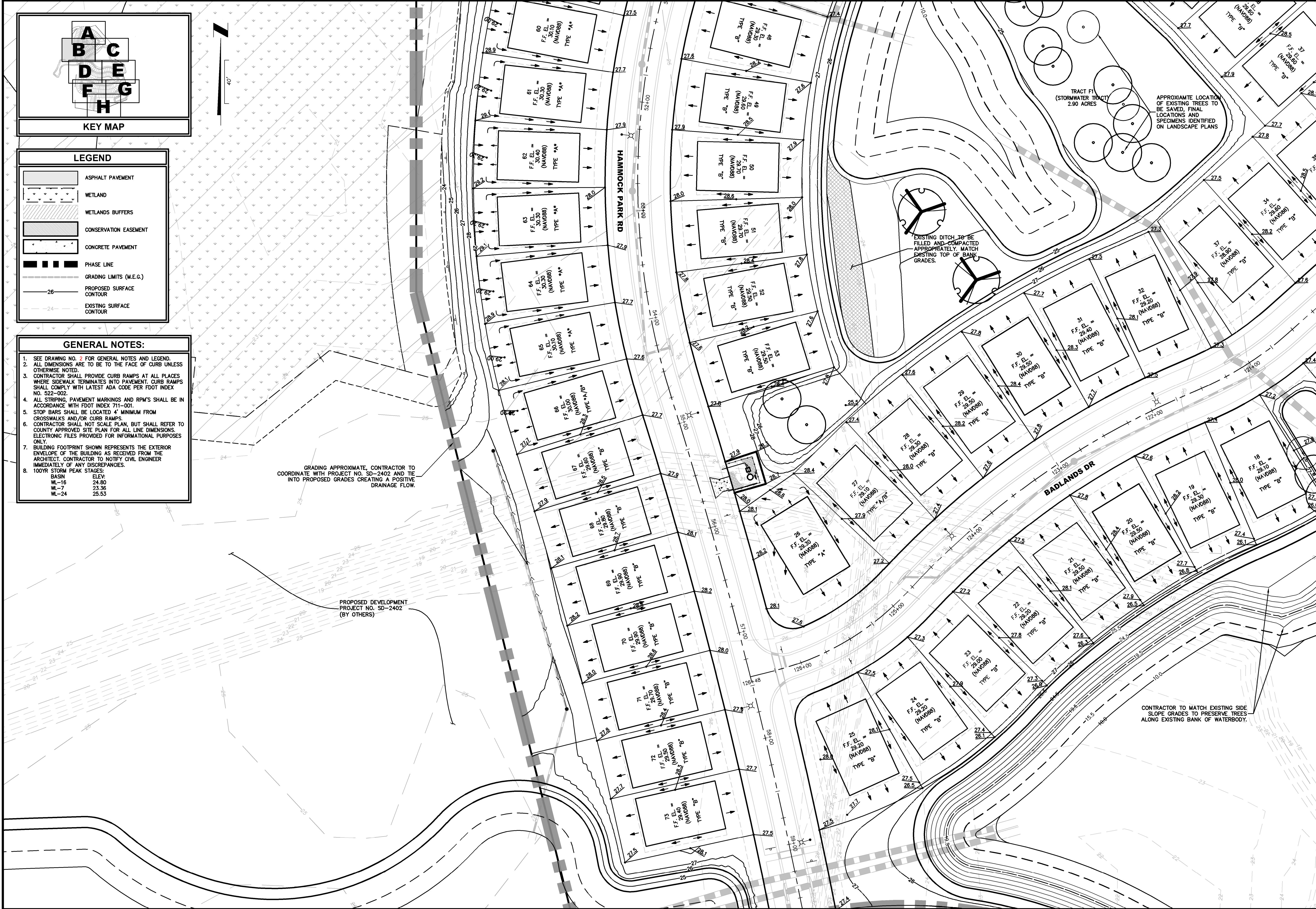
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FOR DEERING PARK 1, LLC

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LEGEND

- ASPHALT PAVEMENT
- WETLAND
- WETLANDS BUFFERS
- CONSERVATION EASEMENT
- CONCRETE PAVEMENT
- PHASE LINE
- GRADING LIMITS (M.E.G.)
- PROPOSED SURFACE CONTOUR
- EXISTING SURFACE CONTOUR

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- 100YR STORM PEAK STAGES:

Basin	Elev.
WL-16	24.80
WL-7	23.36
WL-24	25.53

GRADING APPROXIMATE, CONTRACTOR TO COORDINATE WITH PROJECT NO. SD-2402 AND TIE INTO PROPOSED GRADES CREATING A POSITIVE DRAINAGE FLOW.

PROPOSED DEVELOPMENT PROJECT NO. SD-2402 (BY OTHERS)

EXISTING DITCH TO BE FILLED AND COMPACTED APPROPRIATELY, MATCH EXISTING TOP OF BANK GRADES.

CONTRACTOR TO MATCH EXISTING SIDE SLOPE GRADES TO PRESERVE TREES ALONG EXISTING BANK OF WATERBODY.

NEIGHBORHOOD GRADING PLAN

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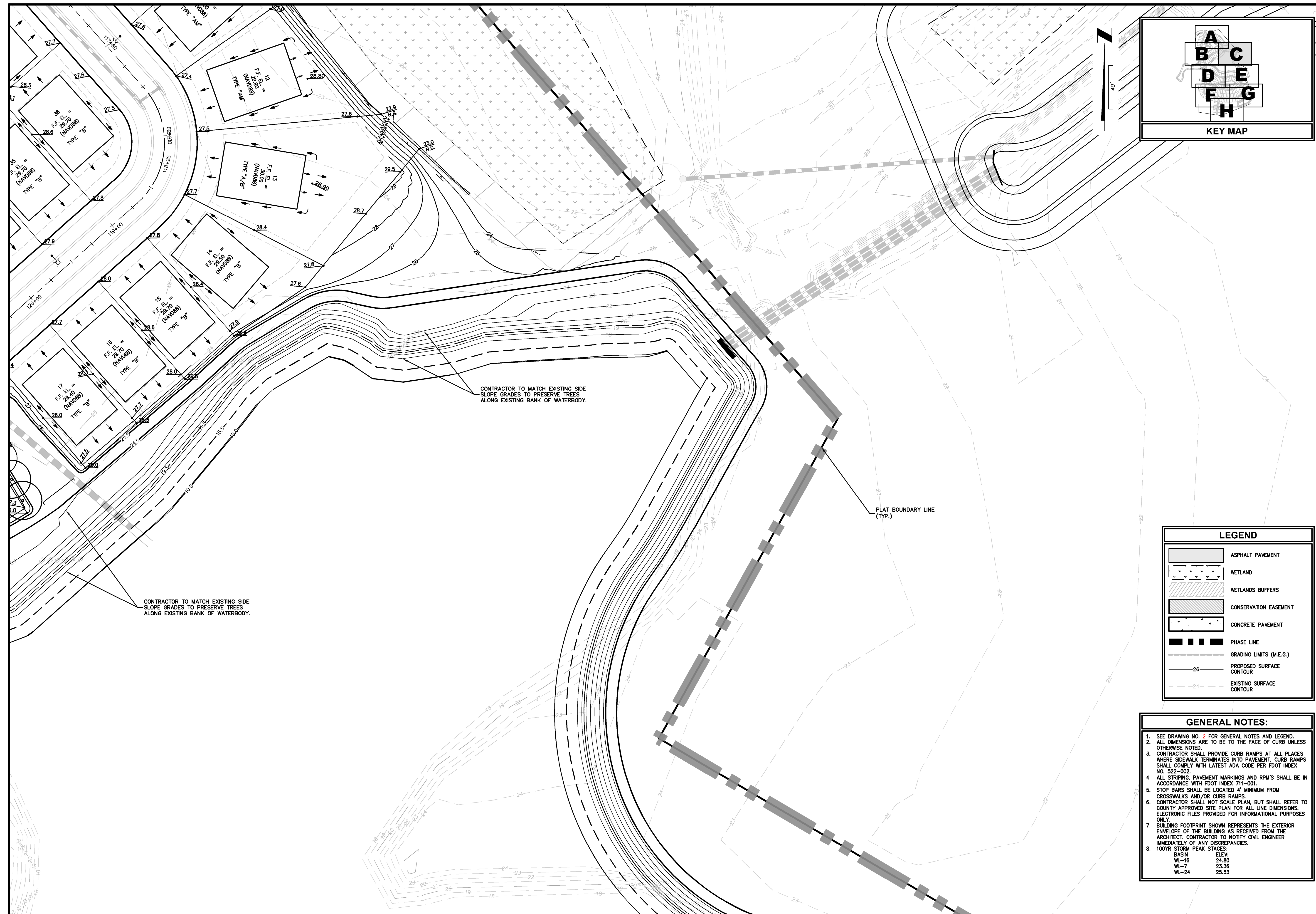
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8B

PLANS PREPARED UNDER THE DIRECTION OF:

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P.E. NUMBERS: 80867

PLANNED: July 13, 2025 - 6:07 PM, BY: Christopher Warshaw



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		DRAWN BY: JZ			CHECKED BY:	DATE: Issue Date	

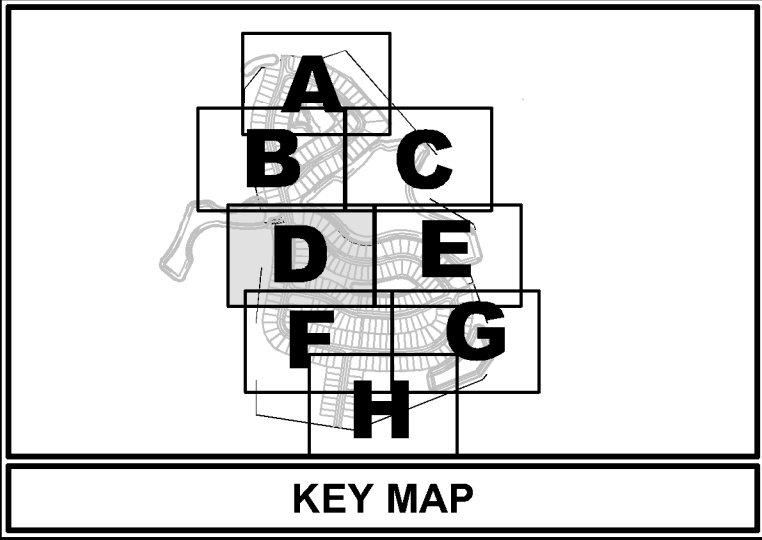
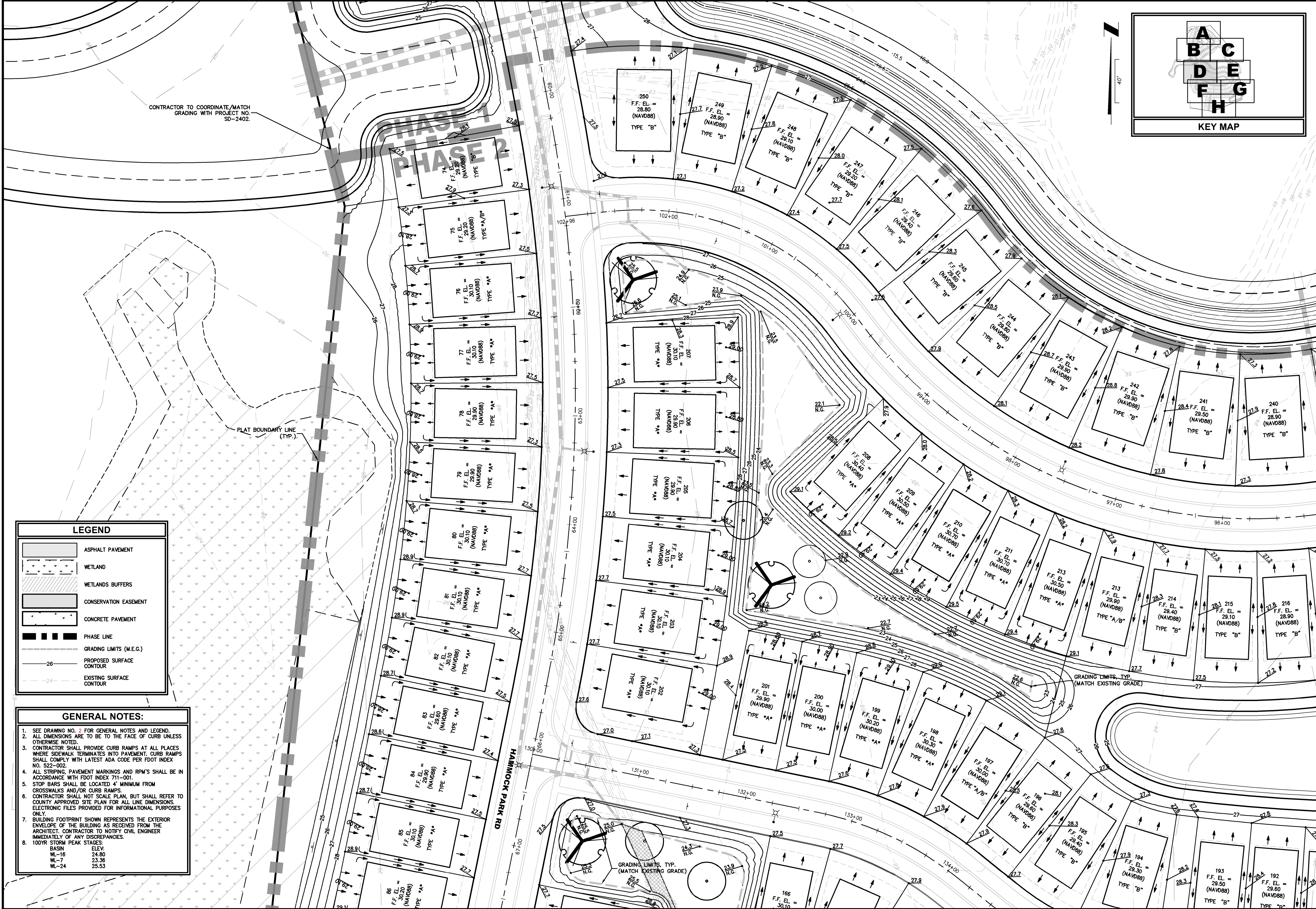
LEGEND

	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE
	GRADING LIMITS (M.E.G.)
	PROPOSED SURFACE CONTOUR
	EXISTING SURFACE CONTOUR

GENERAL NOTES:

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- 100YR STORM PEAK STAGES:

BASIN	ELEV.
WL-16	24.80
WL-7	23.36
WL-24	25.53



NEIGHBORHOOD GRADING PLAN

DEERING PARK CENTER - SINGLE FAMILY

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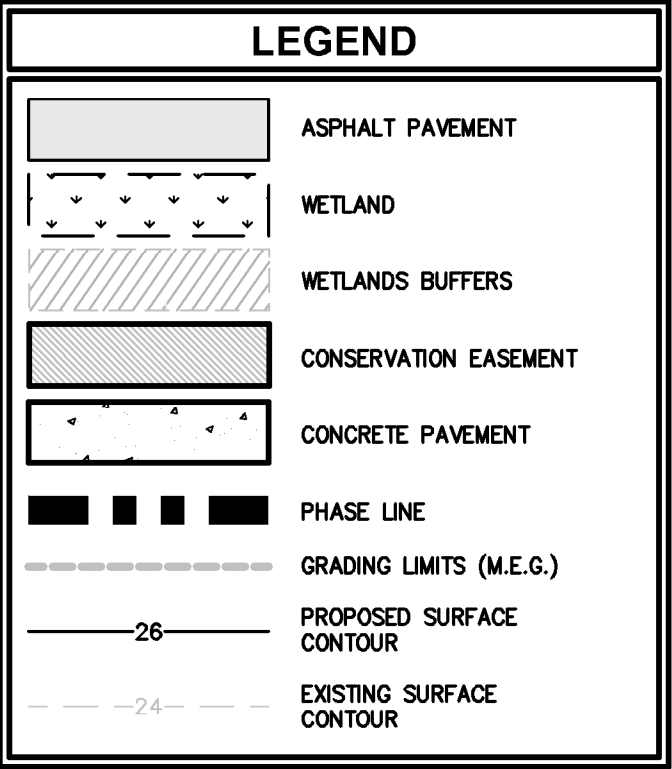
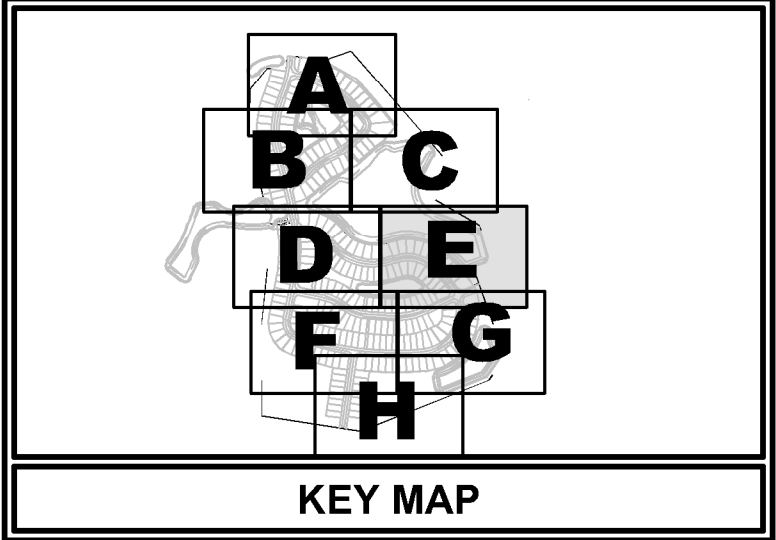
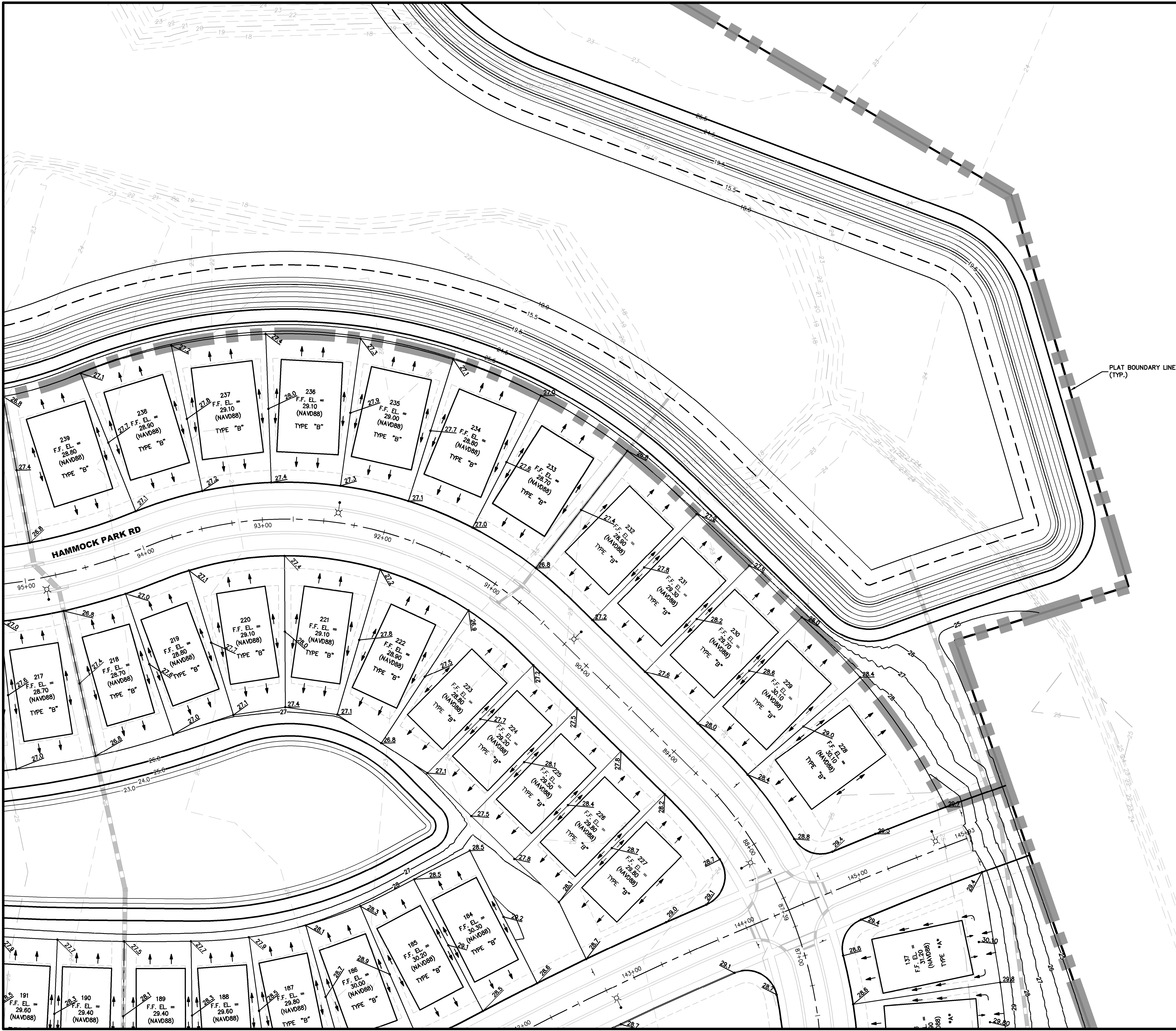
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DATE	Issue Date

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CHRISTOPHER WARSHAW, P.E.

80867

PLotted: July 13, 2025 - 6:07 PM, BY: Christopher Warshaw



- GENERAL NOTES:**
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 - 100YR STORM PEAK STAGES:

BASIN	ELEV.
WL-16	24.80
WL-7	23.36
WL-24	25.53

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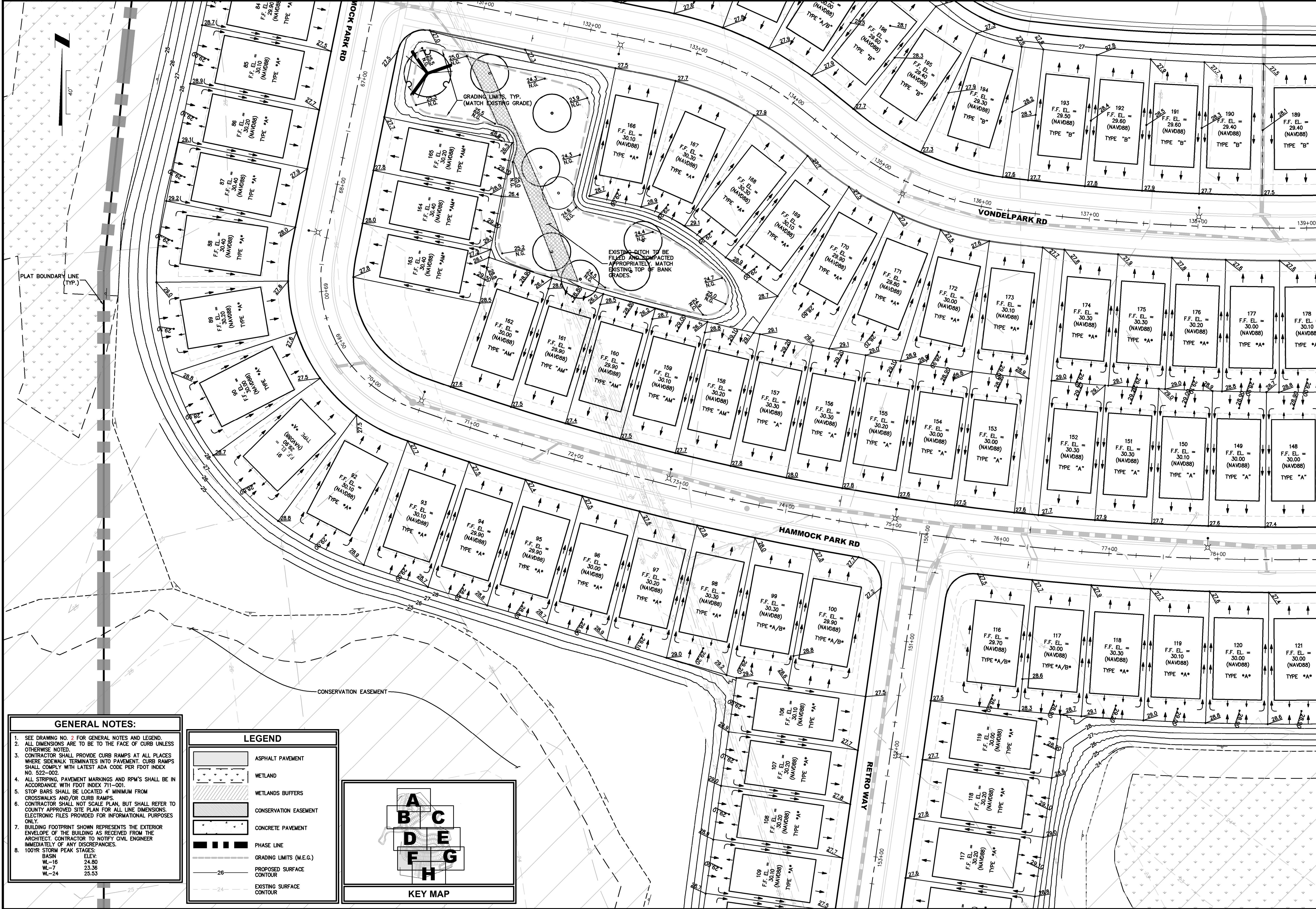
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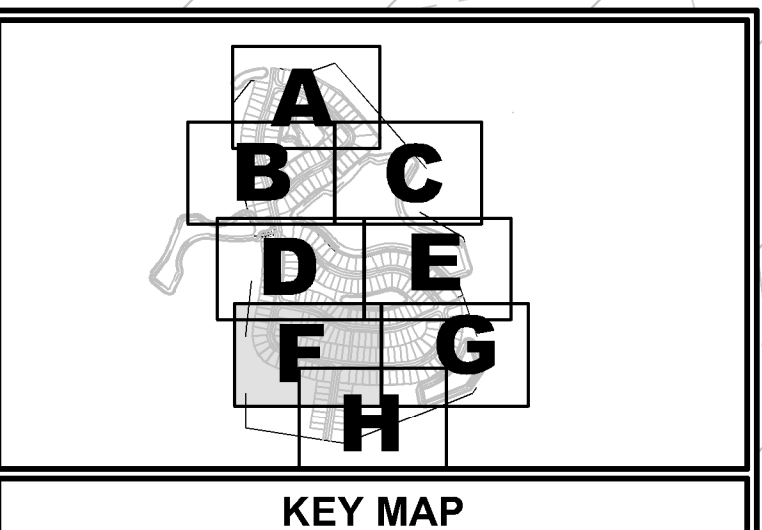
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P.E. NUMBERS:
80867

PLOTTED: July 13, 2025 - 6:07 PM, BY: Christopher Warshaw



- GENERAL NOTES:**
- SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND R.P.M.'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - 100YR STORM PEAK STAGES:
BASIN
WL-16 24.80
WL-7 23.36
WL-24 25.53

LEGEND	
	ASPHALT PAVEMENT
	WETLAND
	WETLANDS BUFFERS
	CONSERVATION EASEMENT
	CONCRETE PAVEMENT
	PHASE LINE
	GRADING LIMITS (M.E.G.)
	PROPOSED SURFACE CONTOUR
	EXISTING SURFACE CONTOUR



PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBER: 80867

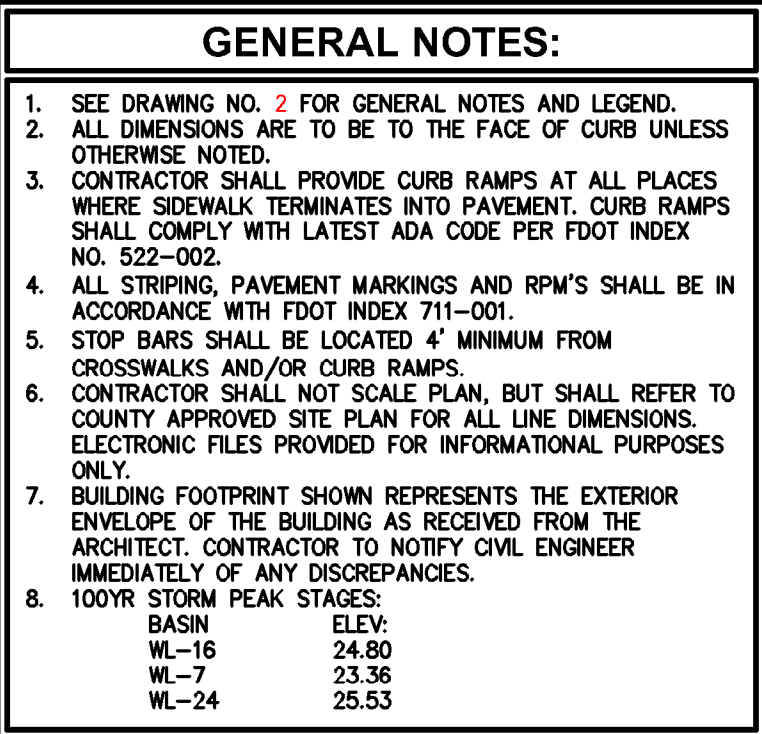
REVISIONS:
ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date


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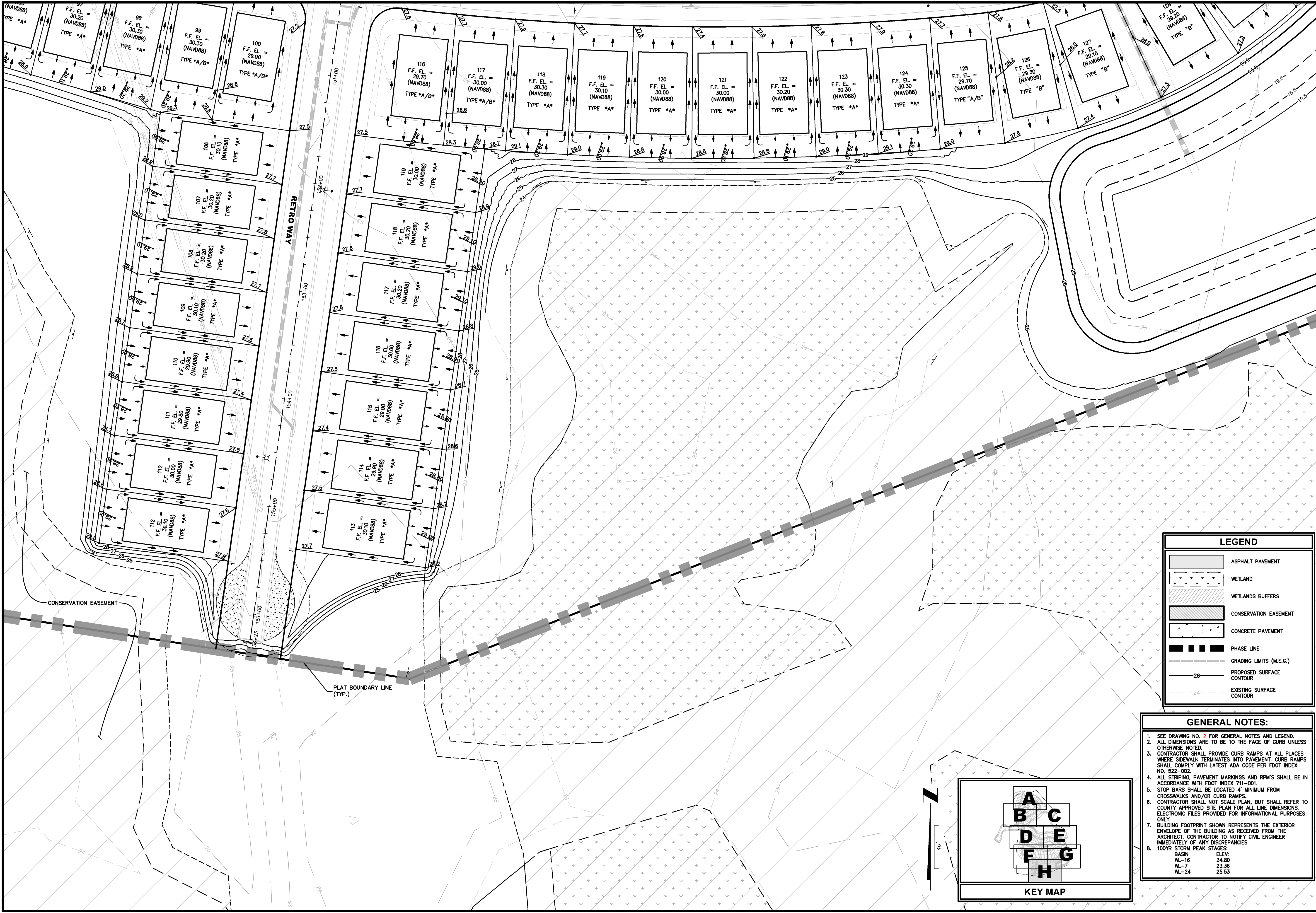
ETM
ENGLAND-THIMS & MILLER

NEIGHBORHOOD GRADING PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
8F



NEIGHBORHOOD GRADING PLAN		8G	
DEERING PARK CENTER - SINGLE FAMILY		DRAWING NUMBER	
FOR		DEERING PARK 1, LLC	
<div style="display: flex; justify-content: space-between;"> <div>  <p>ENGLAND-THIMS & MILLER</p> </div> <div> <p>Trusted Advisors, Creating Community</p> </div> </div>			
1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804		1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804	
DRAWN BY: JZ		ETM NO. 21-213-10	
DESIGNED BY: GW		REVISIONS:	
CHECKED BY:		PLANS PREPARED UNDER THE DIRECTION OF:	
DATE: Issue Date		CHRISTOPHER WARSHAW, P.E. NUMBER: 80867	



LEGEND

ASPHALT PAVEMENT

WETLAND

WETLANDS BUFFERS

CONSERVATION EASEMENT

CONCRETE PAVEMENT

PHASE LINE

GRADING LIMITS (M.E.G.)

PROPOSED SURFACE CONTOUR

EXISTING SURFACE CONTOUR

GENERAL NOTES:

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5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.

6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

7. BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

8. 100YR STORM PEAK STAGES:

ELEV:

WL-1624.80

WL-723.36

WL-2426.53

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:

ETM

ENGLAND-THIMS & MILLER

TRUSTED ADVISORS, CREATING COMMUNITY

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 536-5379
www.etm-inc.com

ETM

REVISIONS

ETM NO. 21-213-10

DATE

ISSUE DATE

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DRAWING NUMBER

8H

NEIGHBORHOOD GRADING PLAN

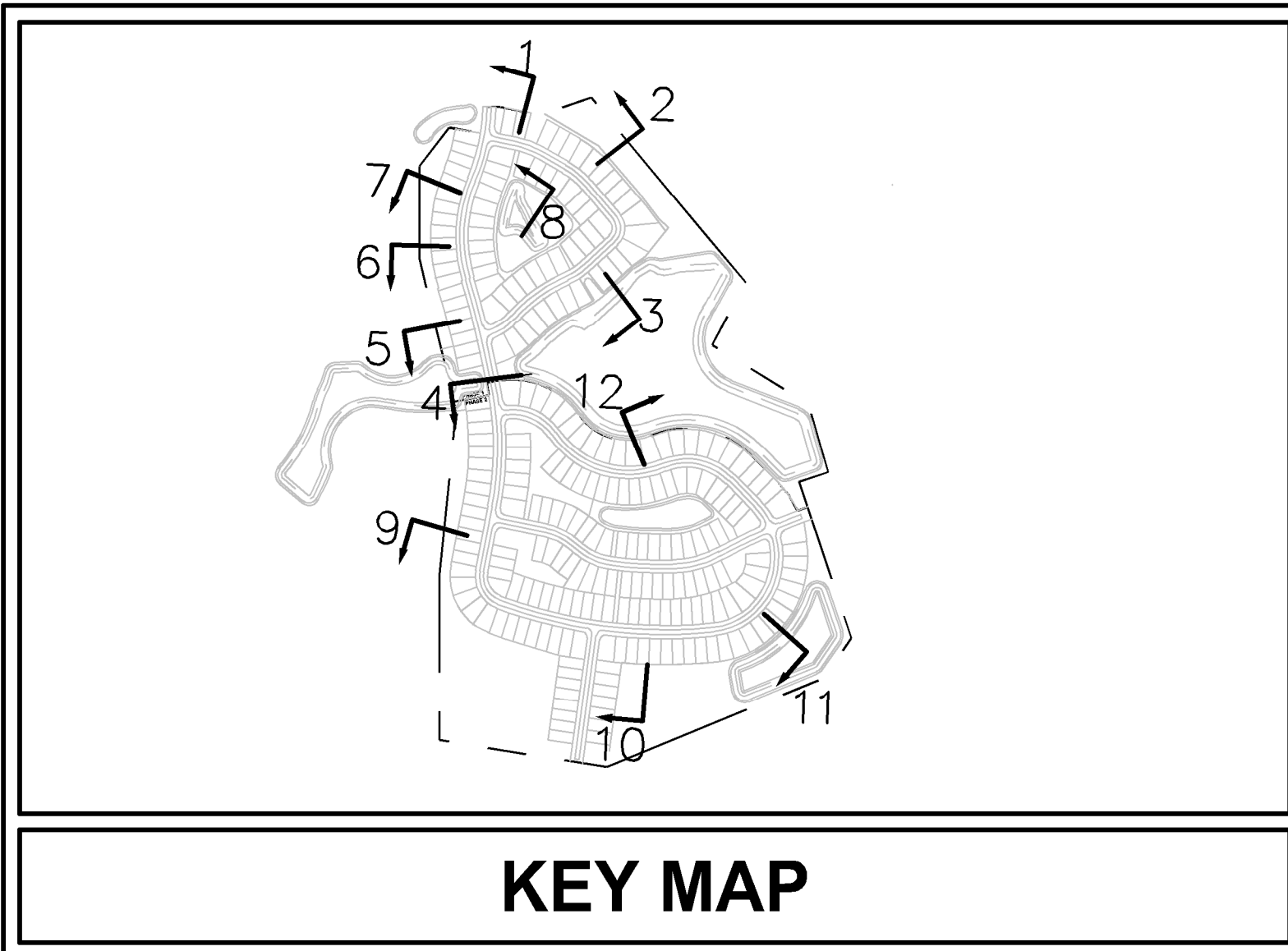
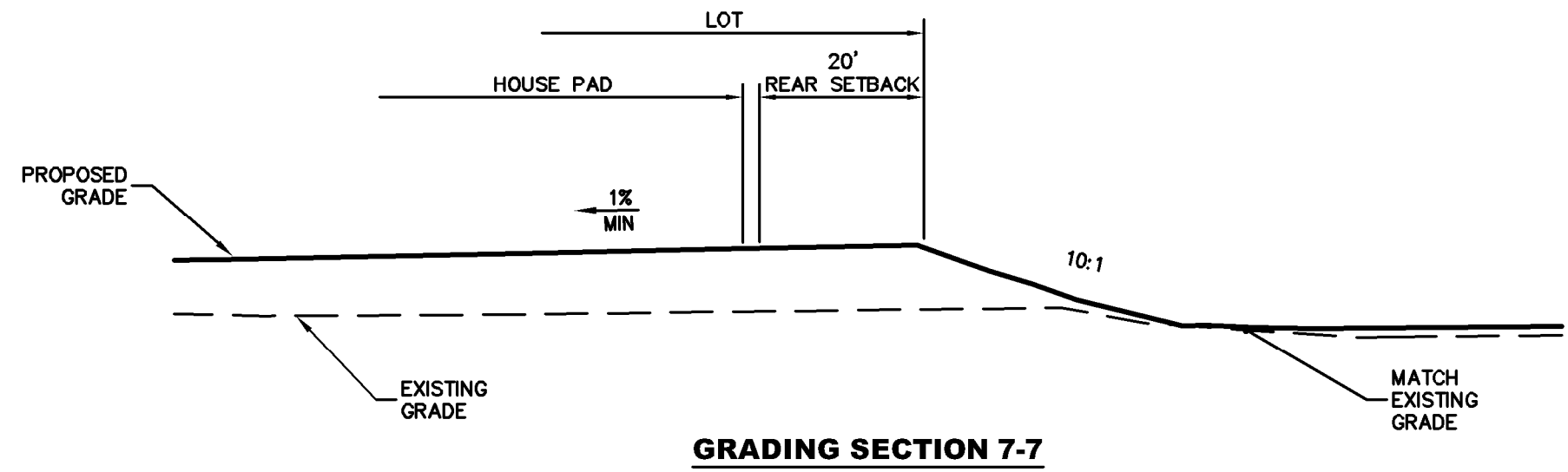
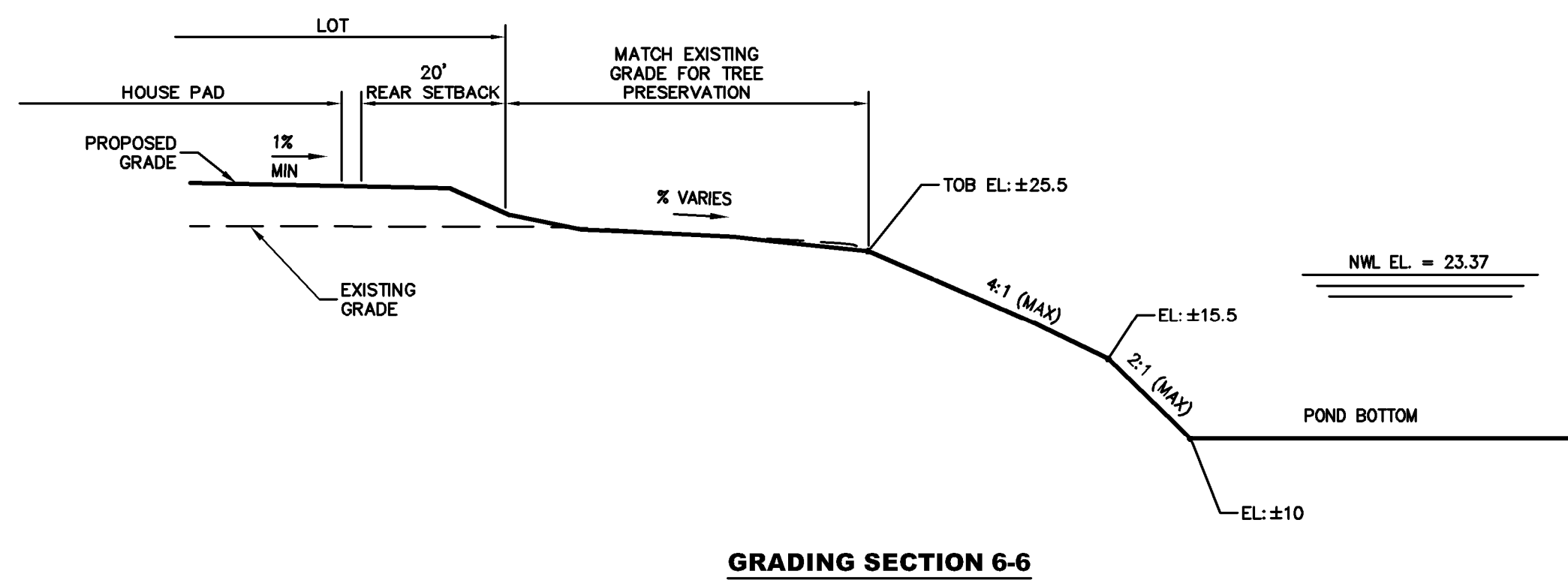
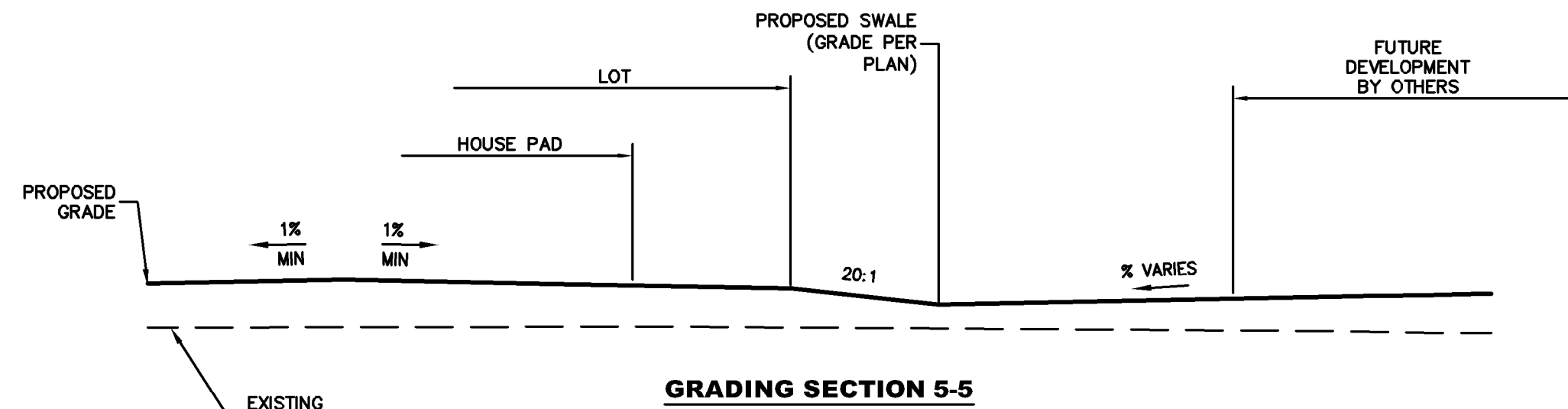
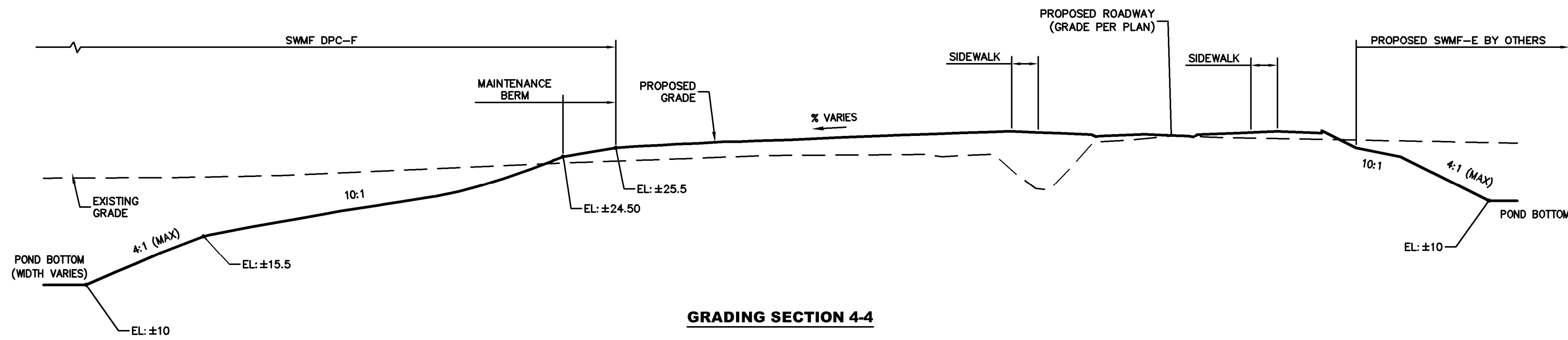
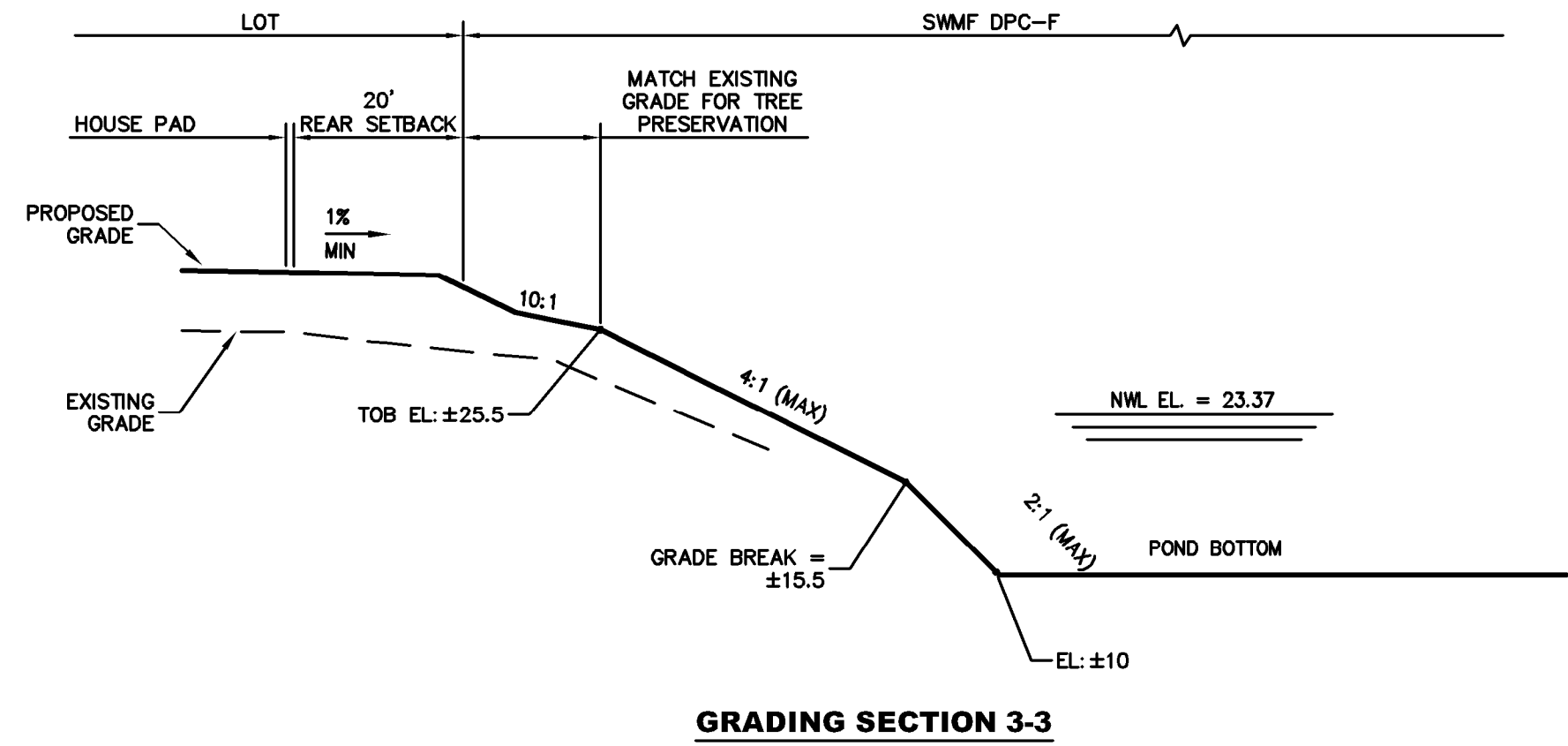
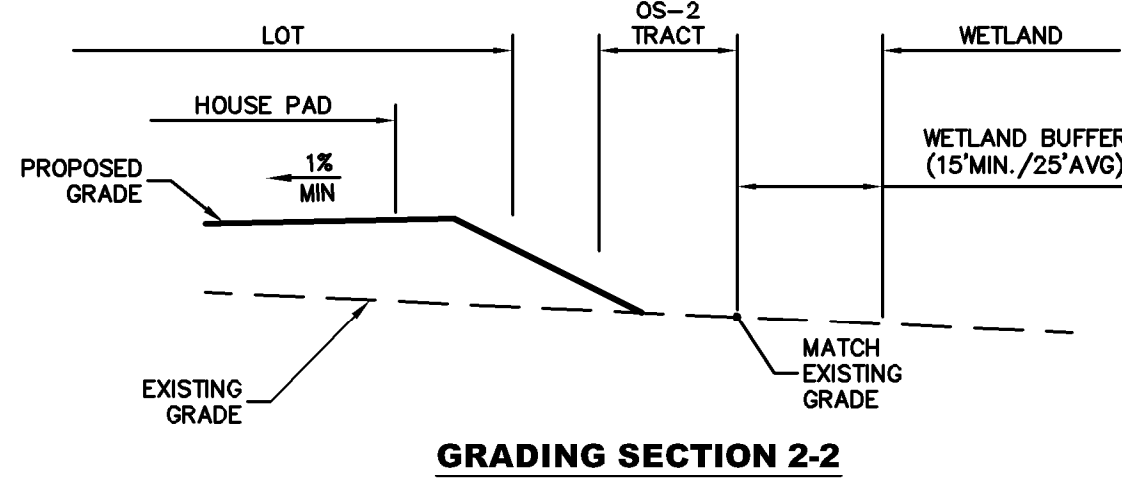
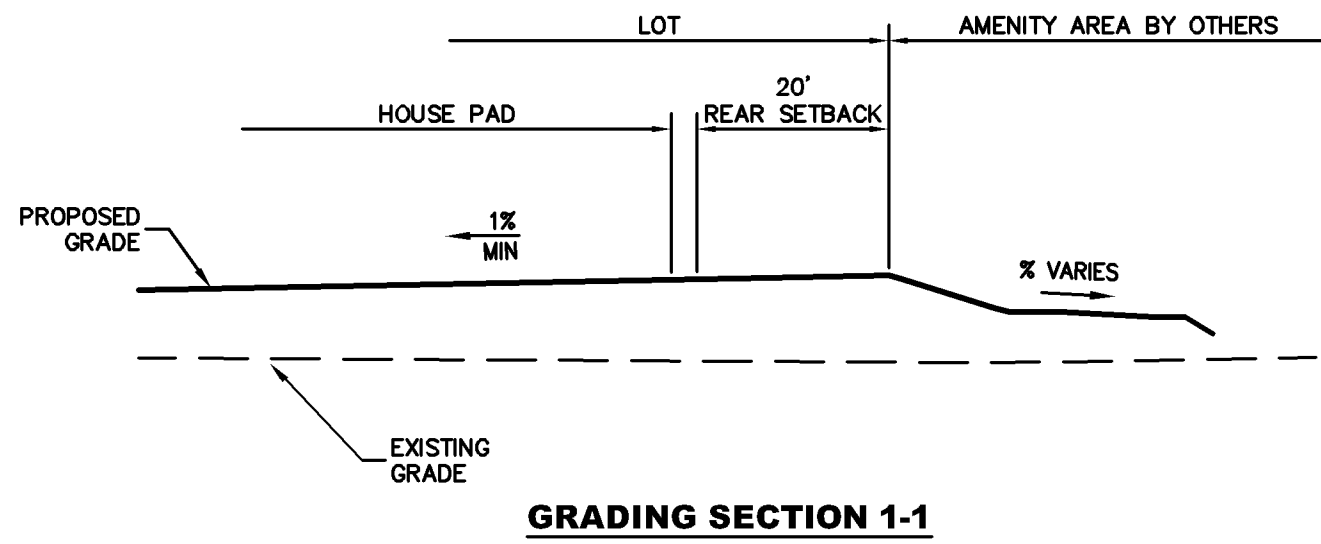
DEERING PARK CENTER - SINGLE FAMILY

FOR DEERING PARK 1, LLC

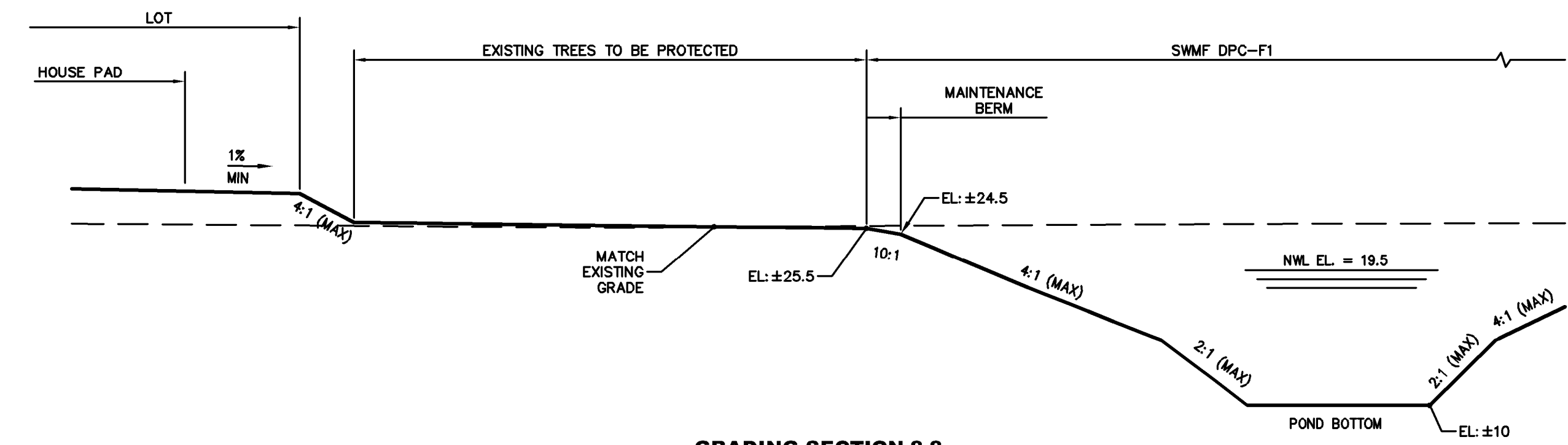
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DATE: July 13, 2025

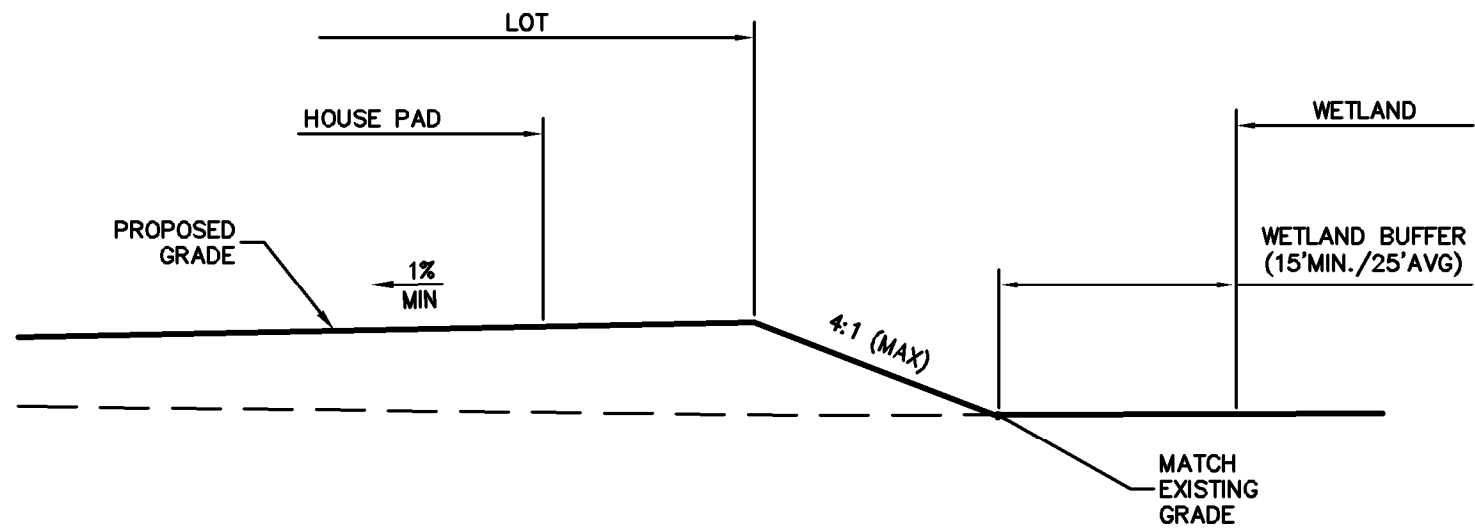
BY: Christopher Warshaw



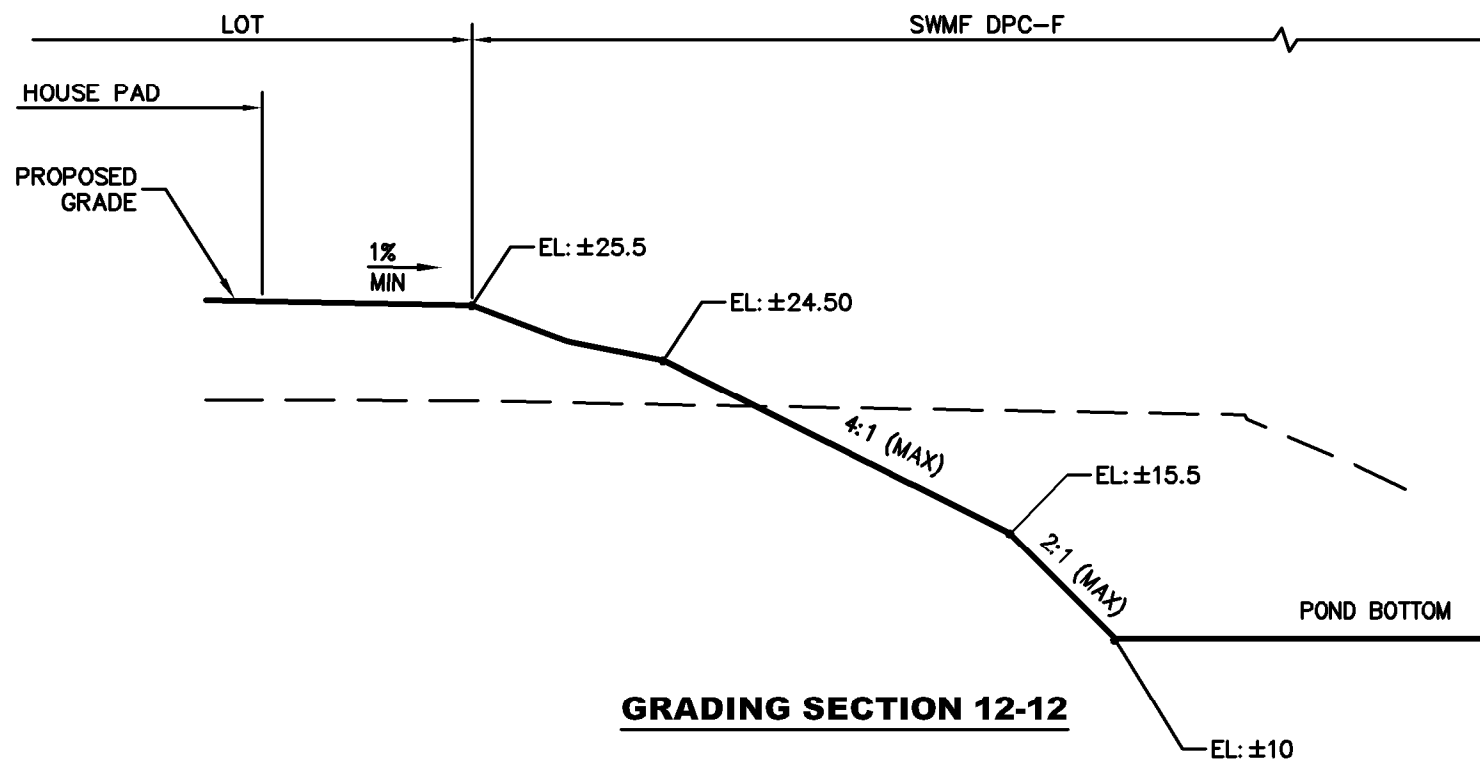
PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. NUMBER: 80867	
REVISIONS:	
ETM NO. 21-213-10	DATE: Issue Date
DRAWN BY: JZ	CHECKED BY: CBW
DESIGNED BY: CBW	
DATE: Issue Date	
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Trusted Advisors, Creating Community	
ETM ENGLAND-THIMS & MILLER	
CROSS SECTIONS PLAN DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	
DRAWING NUMBER 9A	



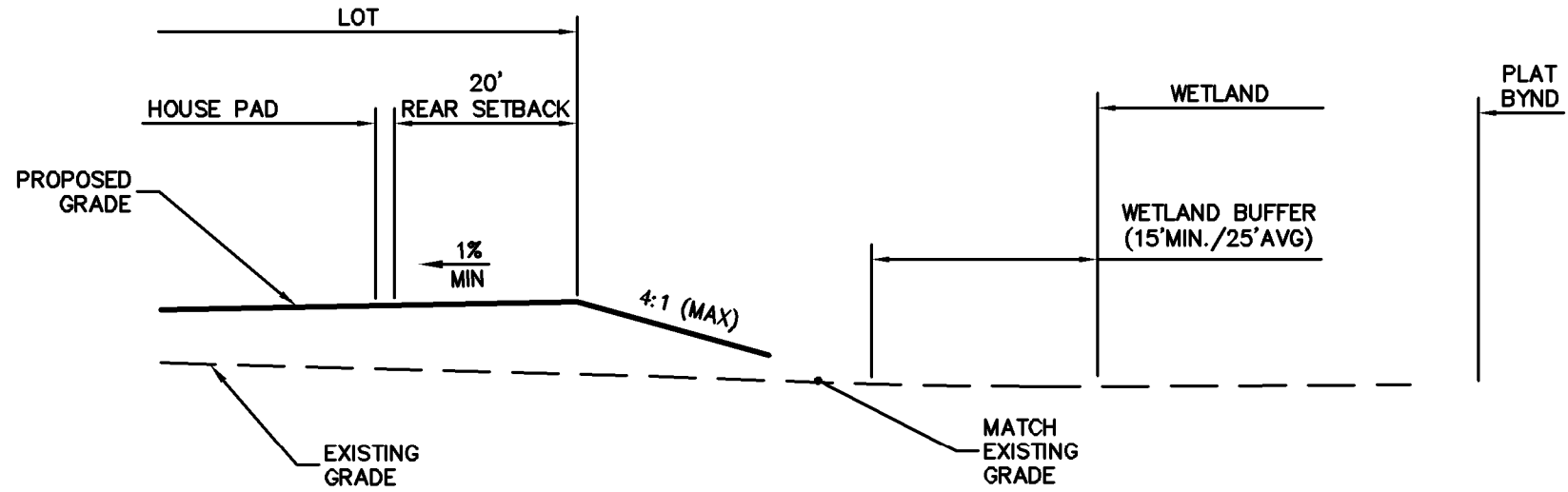
GRADING SECTION 8-8



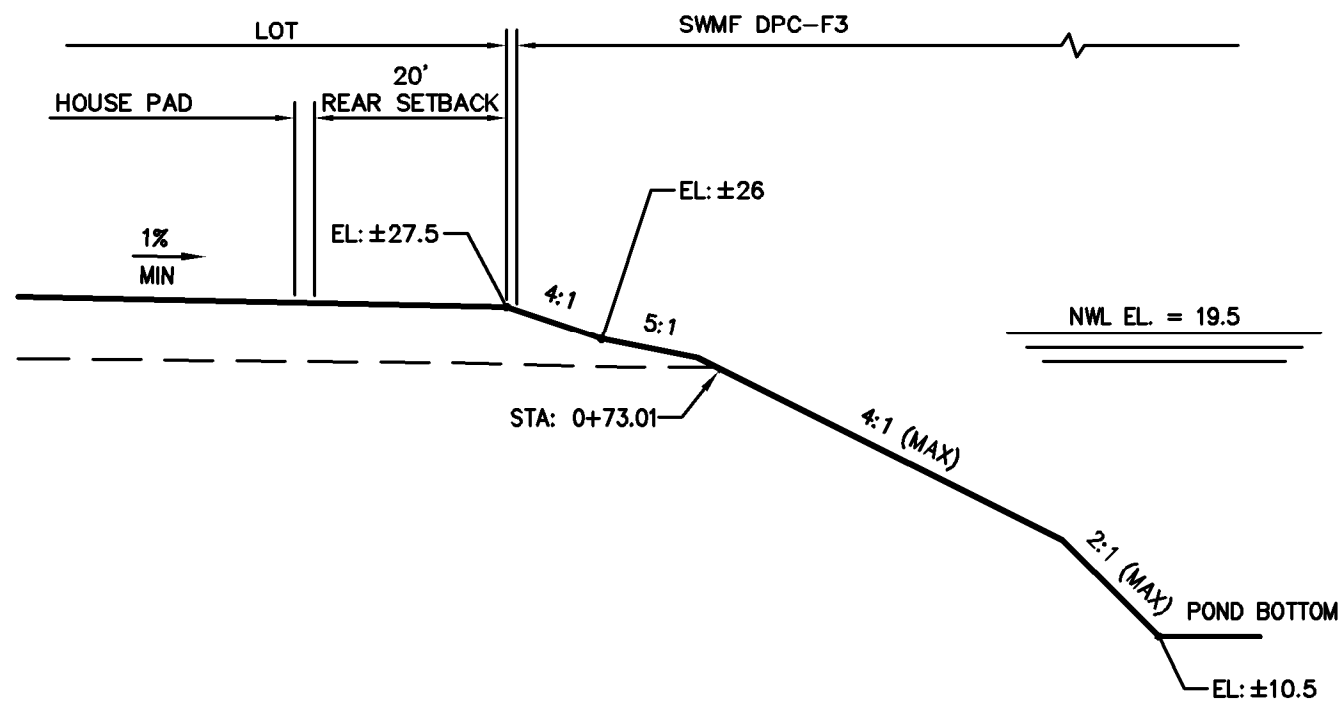
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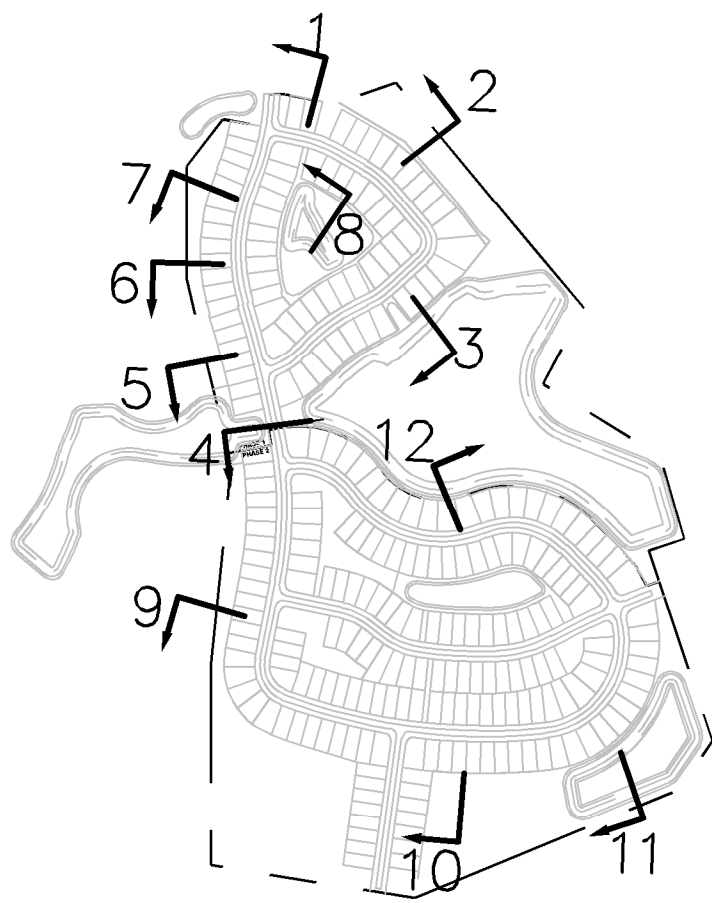
GRADING SECTION 12-12



GRADING SECTION 9-9



GRADING SECTION 11-11



KEY MAP

CROSS SECTIONS PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
9B

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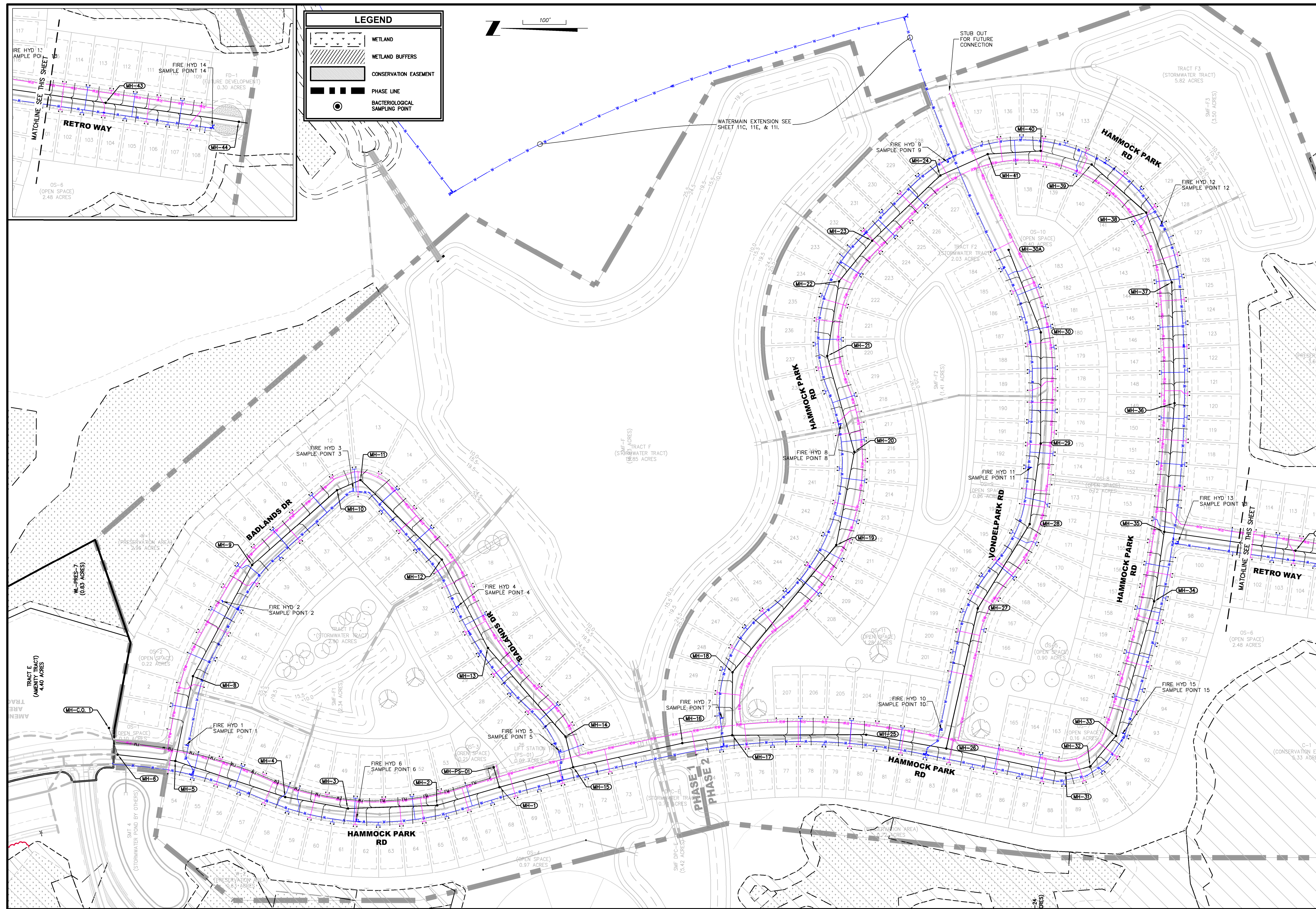
REVISIONS


ETM NO. 21-213-10	DESIGNED BY: CBW	CHECKED BY:	DATE
DRAWN BY: JZ			Issue Date

PLANS PREPARED UNDER
THE DIRECTION OF:

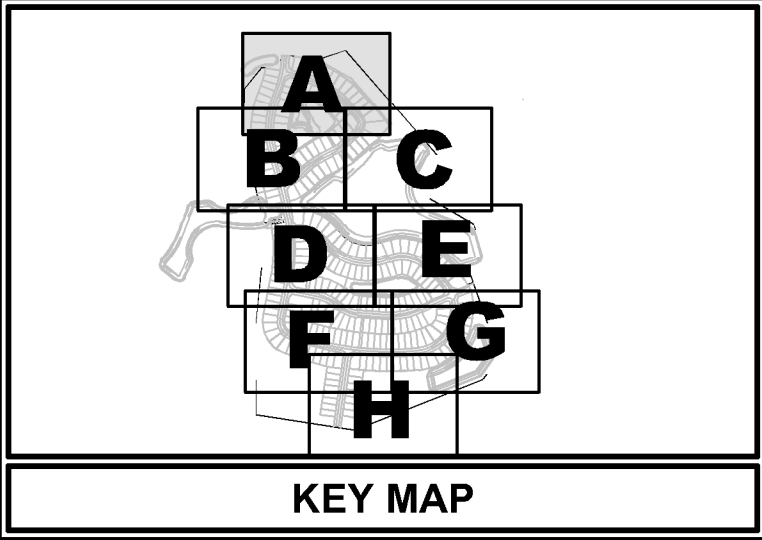
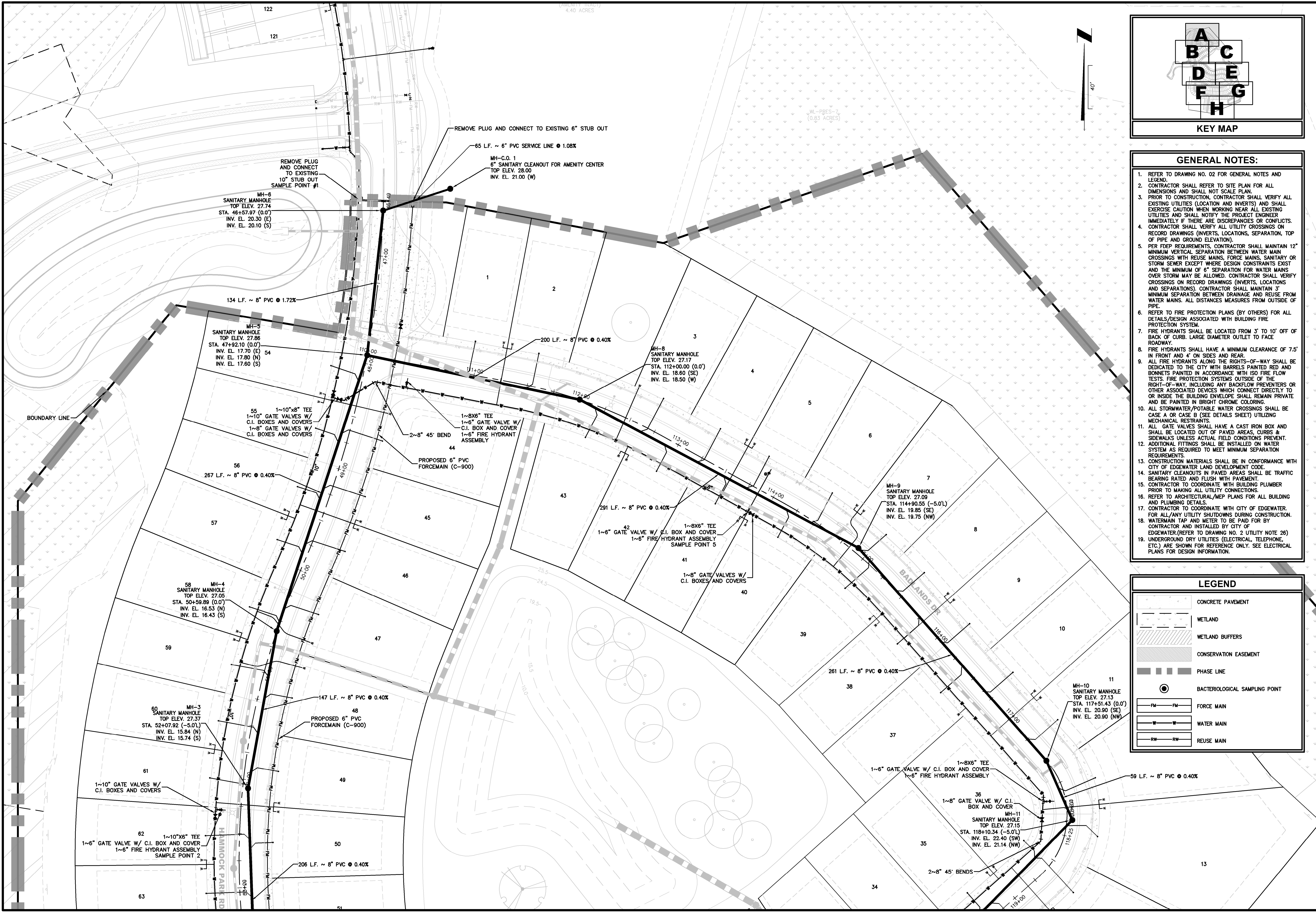
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS:
80867

PLOTTED: July 13, 2025 - 8:08 PM, BY: Christopher Warshaw

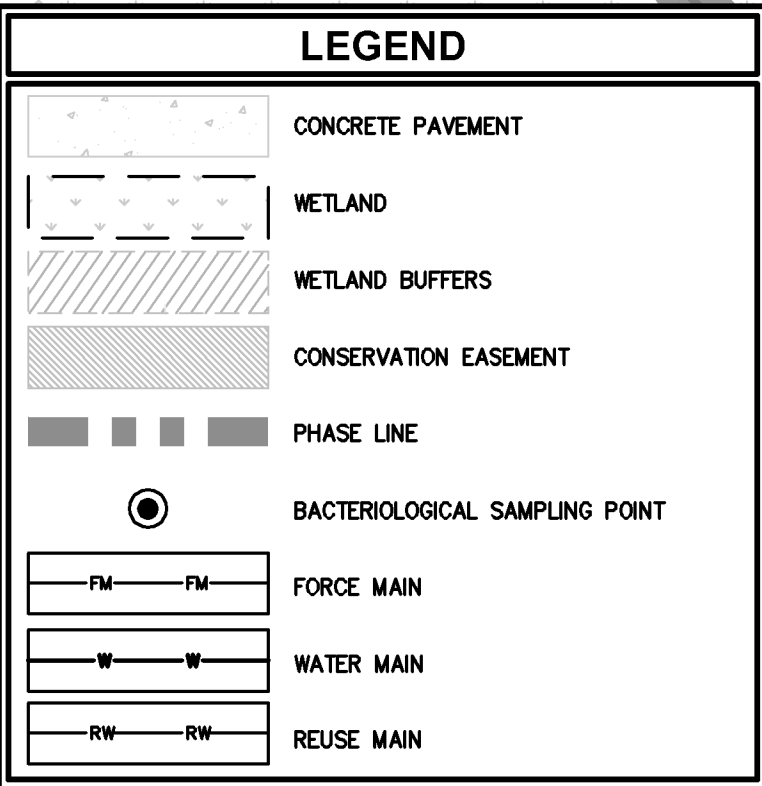


DRAWING NUMBER	
10	
MASTER UTILITY PLAN	
DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	
 ENGLAND-THIMS & MILLER	
Trusted Advisors, Creating Community	
141 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 536-5379 www.etmlnc.com	
ETH NO.: 21-213-10	JZ
DRAWN BY:	CWV
DESIGNED BY:	CWV
CHECKED BY:	
DATE:	Issue Date
REVISIONS:	
PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. P.E. NUMBER: 80887	

N:\2022\22-213\22-213-10\LandDev\Design\Plots\MUTL-22-213-10.dwg PLOTTED: July 13, 2025 - 8:09 PM, BY: Christopher Warsaw



- GENERAL NOTES:**
1. REFER TO DRAWING NO. 02 FOR GENERAL NOTES AND LEGEND.
 2. CONTRACTOR SHALL REFER TO SITE PLAN FOR ALL DIMENSIONS AND SHALL NOT SCALE PLAN.
 3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION AND INVERTS) AND SHALL EXERCISE CAUTION WHEN WORKING NEAR ALL EXISTING UTILITIES AND SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES OR CONFLICTS. CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS, SEPARATION, TOP OF PIPE AND GROUND ELEVATION).
 4. PER FDEP REQUIREMENTS, CONTRACTOR SHALL MAINTAIN 12" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN CROSSINGS WITH REUSE MAINS, FORCE MAINS, SANITARY OR STORM SEWER EXCEPT WHERE DESIGN CONSTRAINTS EXIST AND THE MINIMUM 6" SEPARATION FOR WATER MAINS OVER STORM MAY BE ALLOWED. CONTRACTOR SHALL VERIFY CROSSINGS ON RECORD DRAWINGS (INVERTS, LOCATIONS AND SEPARATIONS). CONTRACTOR SHALL MAINTAIN 3' MINIMUM SEPARATION BETWEEN DRAINAGE AND REUSE FROM WATER MAINS. ALL DISTANCES MEASURED FROM OUTSIDE OF PIPE.
 5. REFER TO FIRE PROTECTION PLANS (BY OTHERS) FOR ALL DETAILS/DESIGN ASSOCIATED WITH BUILDING FIRE PROTECTION SYSTEM.
 6. FIRE HYDRANTS SHALL BE LOCATED FROM 3' TO 10' OFF OF BACK OF CURB. LARGE DIAMETER OUTLET TO FACE ROADWAY.
 7. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7.5' IN FRONT AND 4' ON SIDES AND REAR.
 8. ALL FIRE HYDRANTS ALONG THE RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY WITH BARRELS PAINTED RED AND BONNETS PAINTED IN ACCORDANCE WITH ISO FIRE FLOW TESTS. FIRE PROTECTION SYSTEMS OUTSIDE OF THE RIGHT-OF-WAY, INCLUDING ANY BACKFLOW PREVENTERS OR OTHER ASSOCIATED DEVICES WHICH CONNECT DIRECTLY TO OR INSIDE THE BUILDING ENVELOPE SHALL REMAIN PRIVATE AND BE PAINTED IN BRIGHT CHROME COLORING.
 9. ALL STORMWATER/POTABLE WATER CROSSINGS SHALL BE CASE A OR CASE B (SEE DETAILS SHEET) UTILIZING MECHANICAL RESTRAINTS.
 10. ALL GATE VALVES SHALL HAVE A CAST IRON BOX AND SHALL BE LOCATED OUT OF PAVED AREAS, CURBS & SIDEWALKS UNLESS ACTUAL FIELD CONDITIONS PREVENT.
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 12. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH CITY OF EDGEWATER LAND DEVELOPMENT CODE.
 13. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
 14. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
 15. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
 16. CONTRACTOR TO COORDINATE WITH CITY OF EDGEWATER. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION. WATERMAIN TAP AND METER TO BE PAID FOR BY CONTRACTOR AND INSTALLED BY CITY OF EDGEWATER.(REFER TO DRAWING NO. 2 UTILITY NOTE 26)
 17. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO.	21-213-10
DRAWN BY:	JZ
DESIGNED BY:	CSW
CHECKED BY:	
DATE	Issue Date

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Orlando, Florida 32804

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ETM

ENGLAND-THIMS & MILLER

WATER & SEWER PLAN

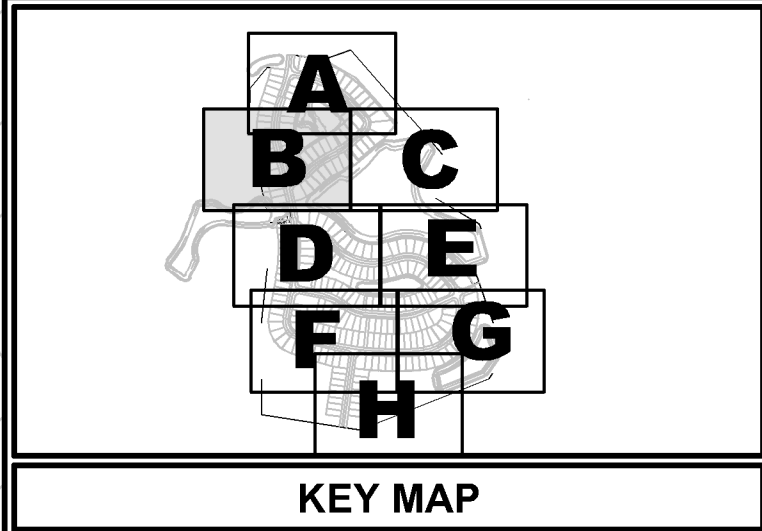
DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

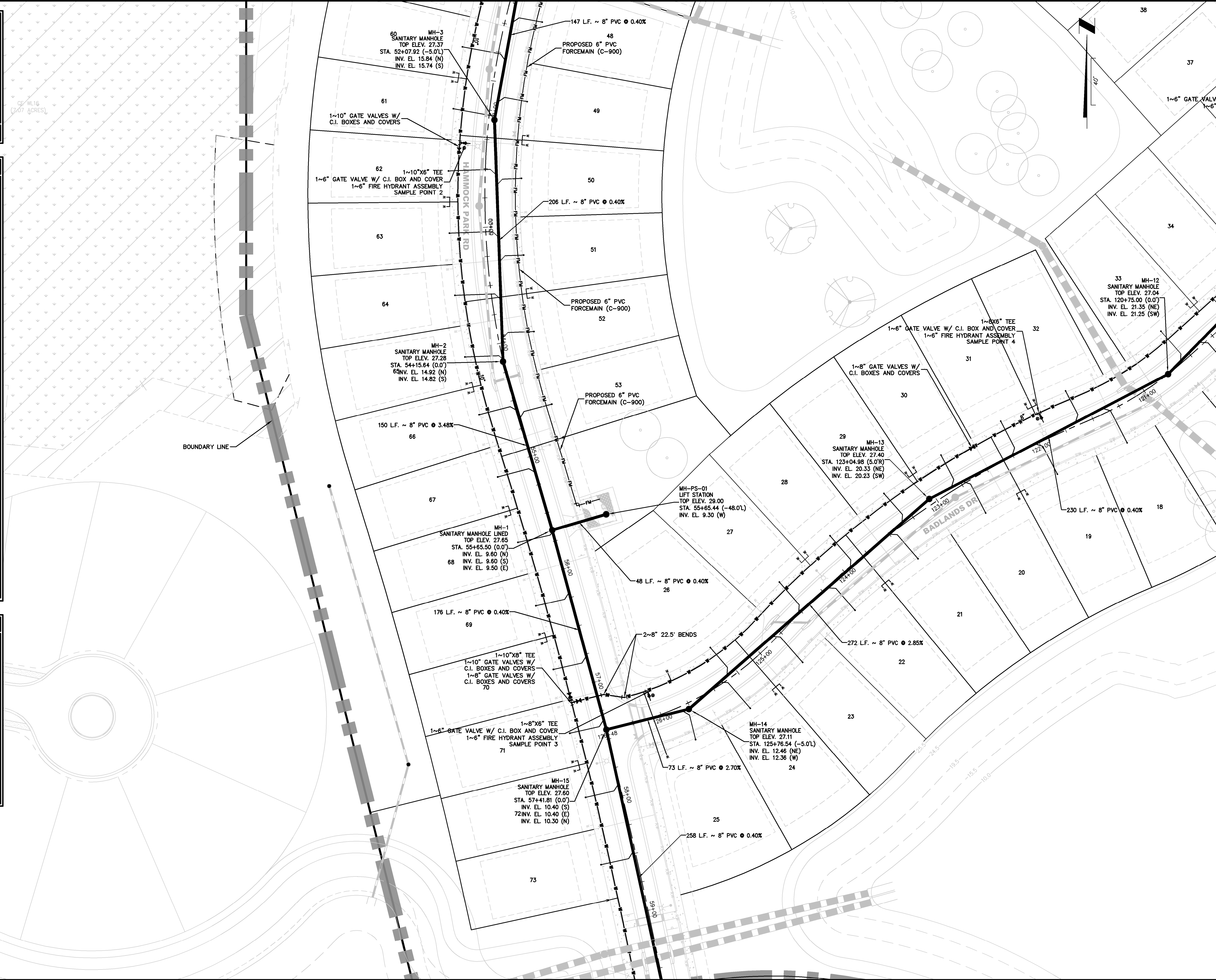
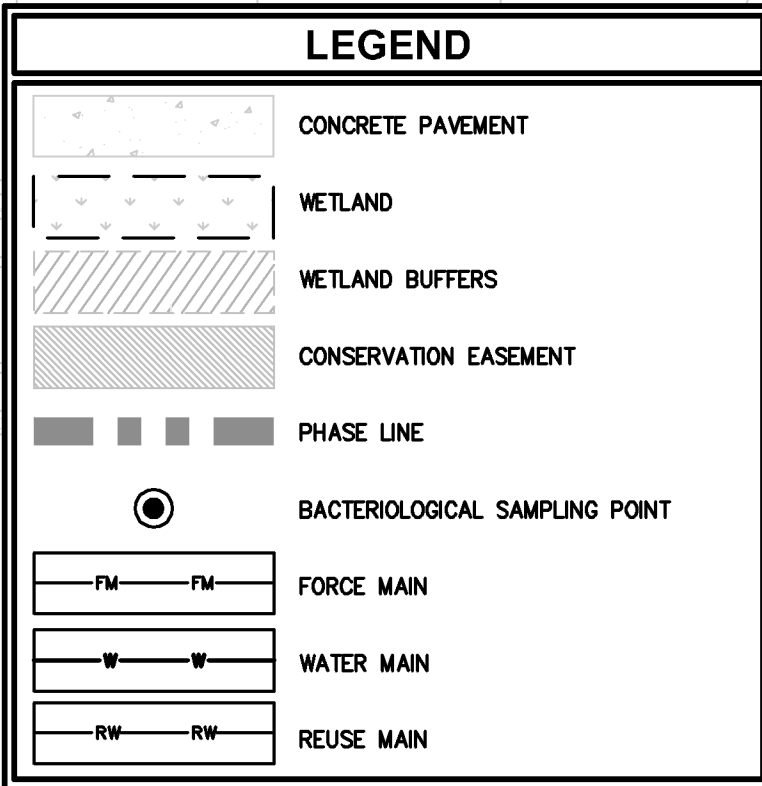
11A

CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

PLOTTED: July 13, 2025 - 6:09 PM, BY: Christopher Warshaw



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 12. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH CITY OF EDGEWATER LAND DEVELOPMENT CODE.
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 18. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO.	21-213-10
DRAWN BY:	JZ
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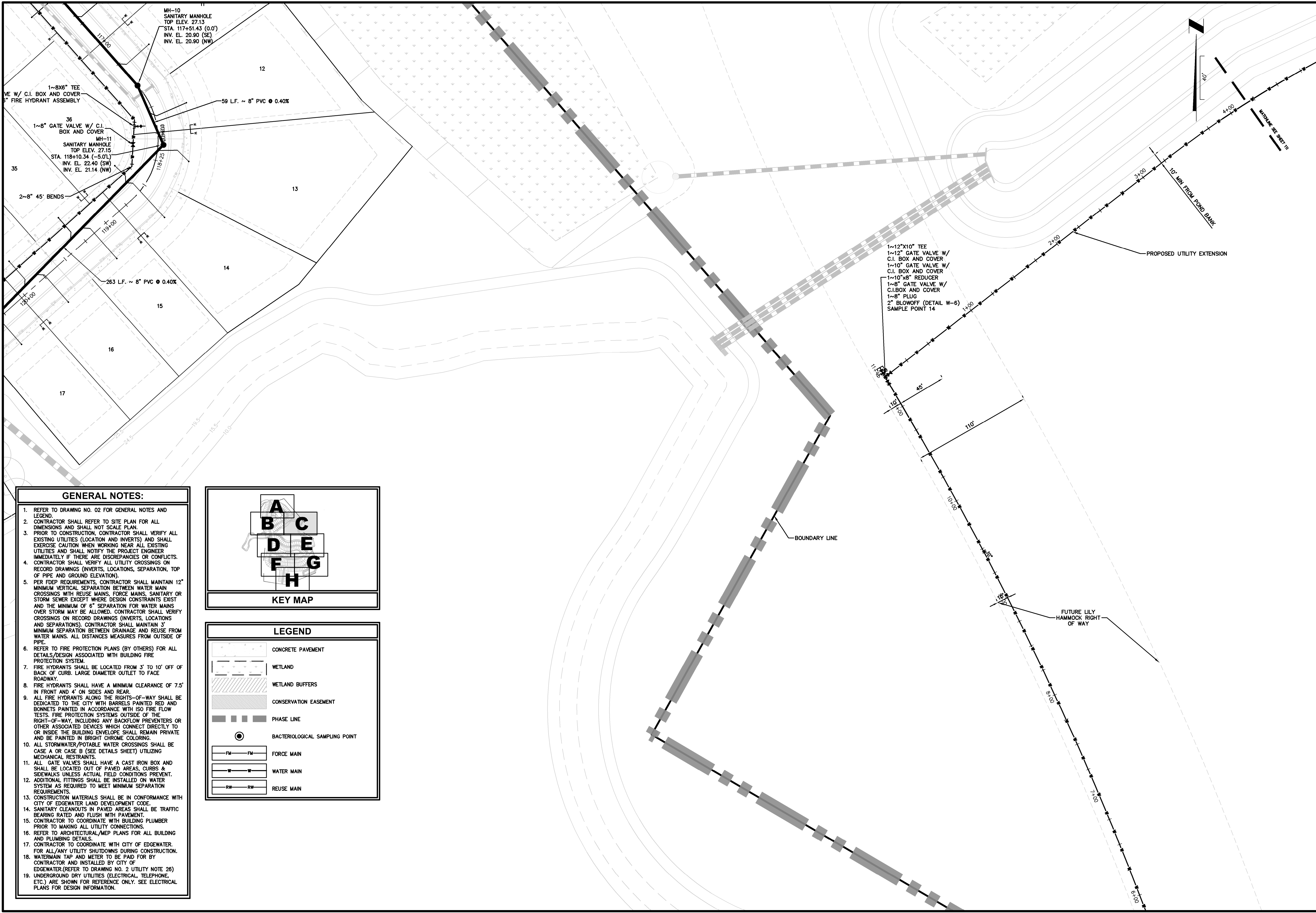
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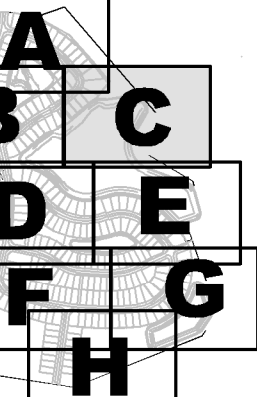
WATER & SEWER PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
11B



GENERAL NOTES:

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13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH CITY OF EDGEWATER LAND DEVELOPMENT CODE.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RAISED AND FLUSH WITH PAVEMENT.
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KEY MAP

LEGEND

- | | |
|--|--------------------------------|
| | CONCRETE PAVEMENT |
| | WETLAND |
| | WETLAND BUFFERS |
| | CONSERVATION EASEMENT |
| | PHASE LINE |
| | BACTERIOLOGICAL SAMPLING POINT |
| | FORCE MAIN |
| | WATER MAIN |
| | REUSE MAIN |

WATER & SEWER PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
11C

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www.etm-inc.com
CA-0002594 LC-0000316

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Advisors,
Creating
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ENGLAND-THIMS & MILLER

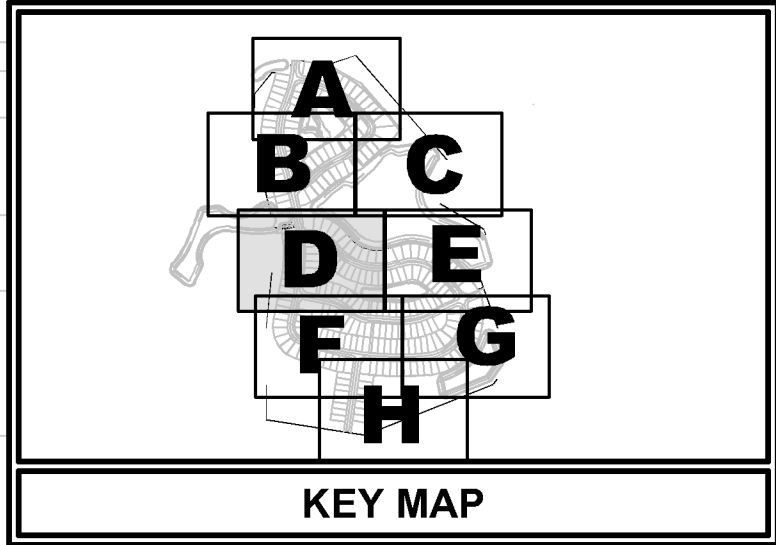
REVISIONS

ETM NO.	DATE	ISSUE
21-213-10	JZ	
DESIGNED BY:	CBW	
CHECKED BY:		
DATE		Issue Date

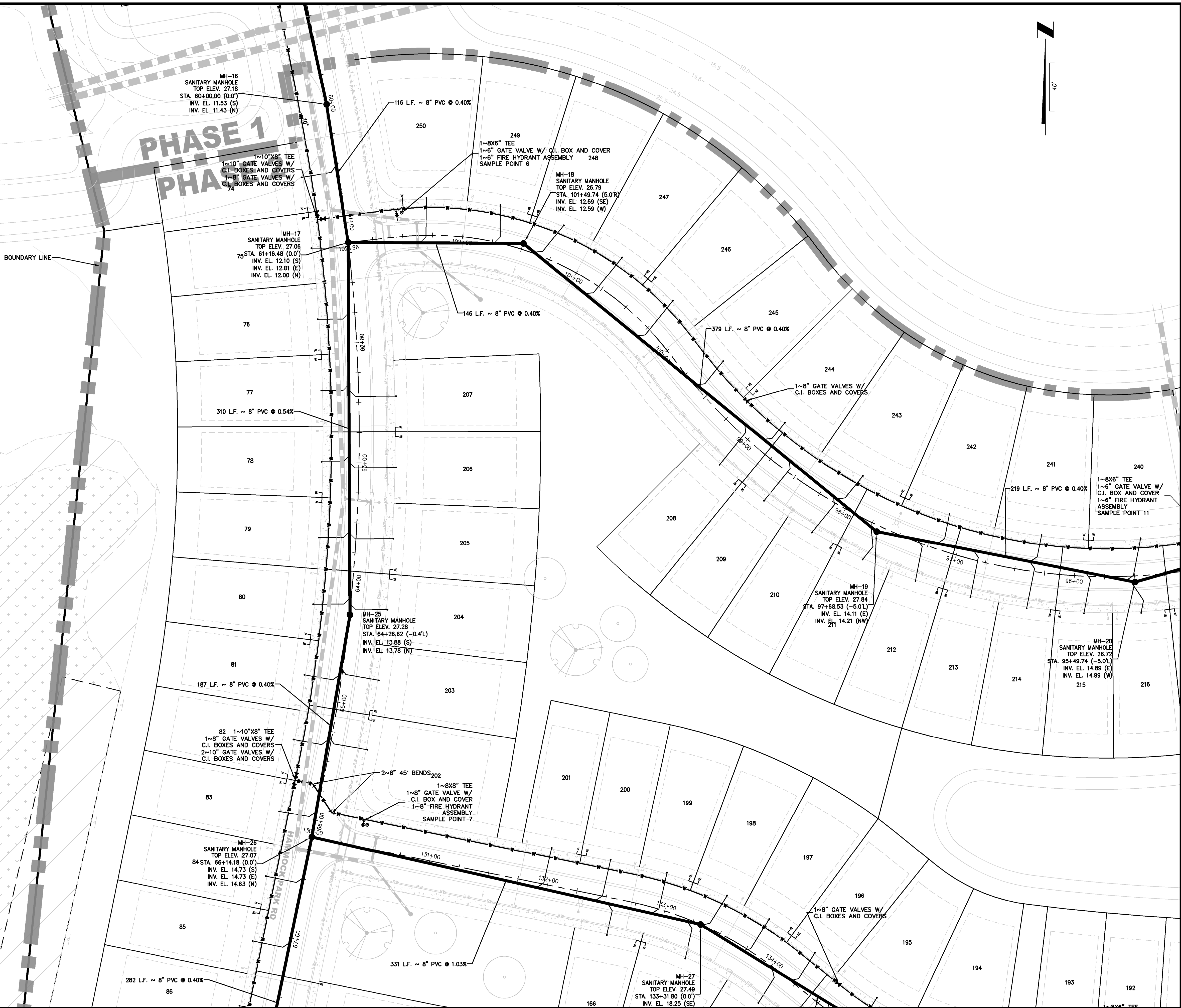
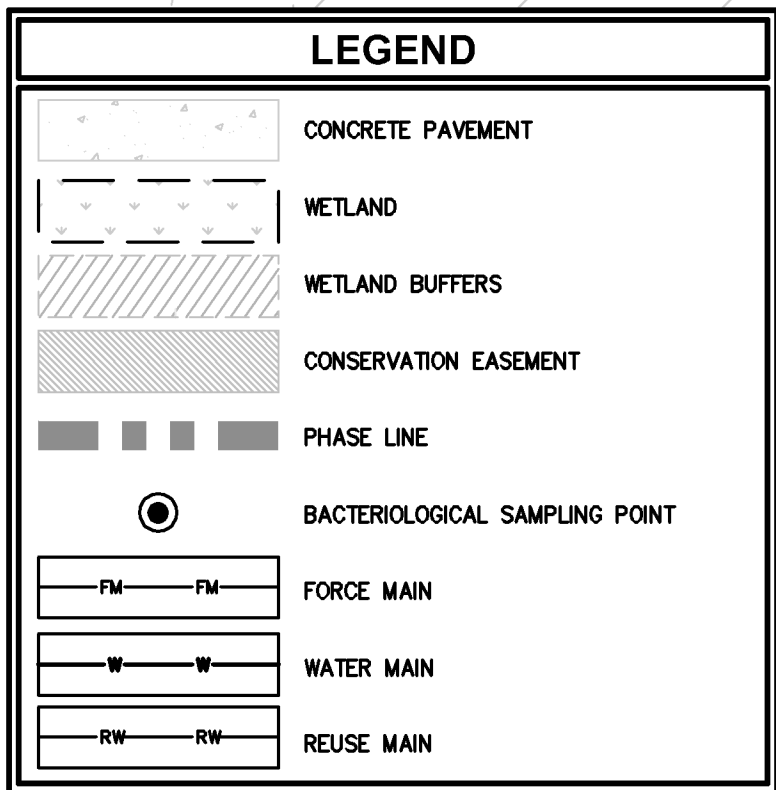
PLANS PREPARED UNDER
THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS:
80867

PLOTTED: July 13, 2025 - 6:09 PM, BY: Christopher Warshaw

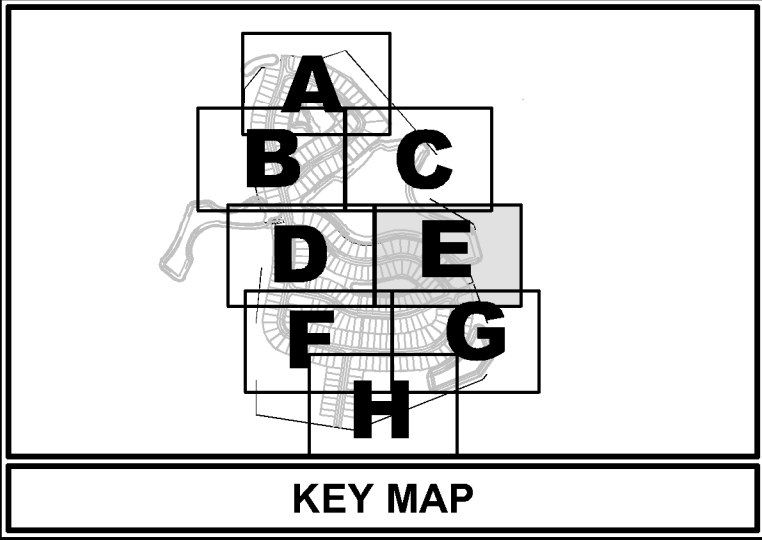
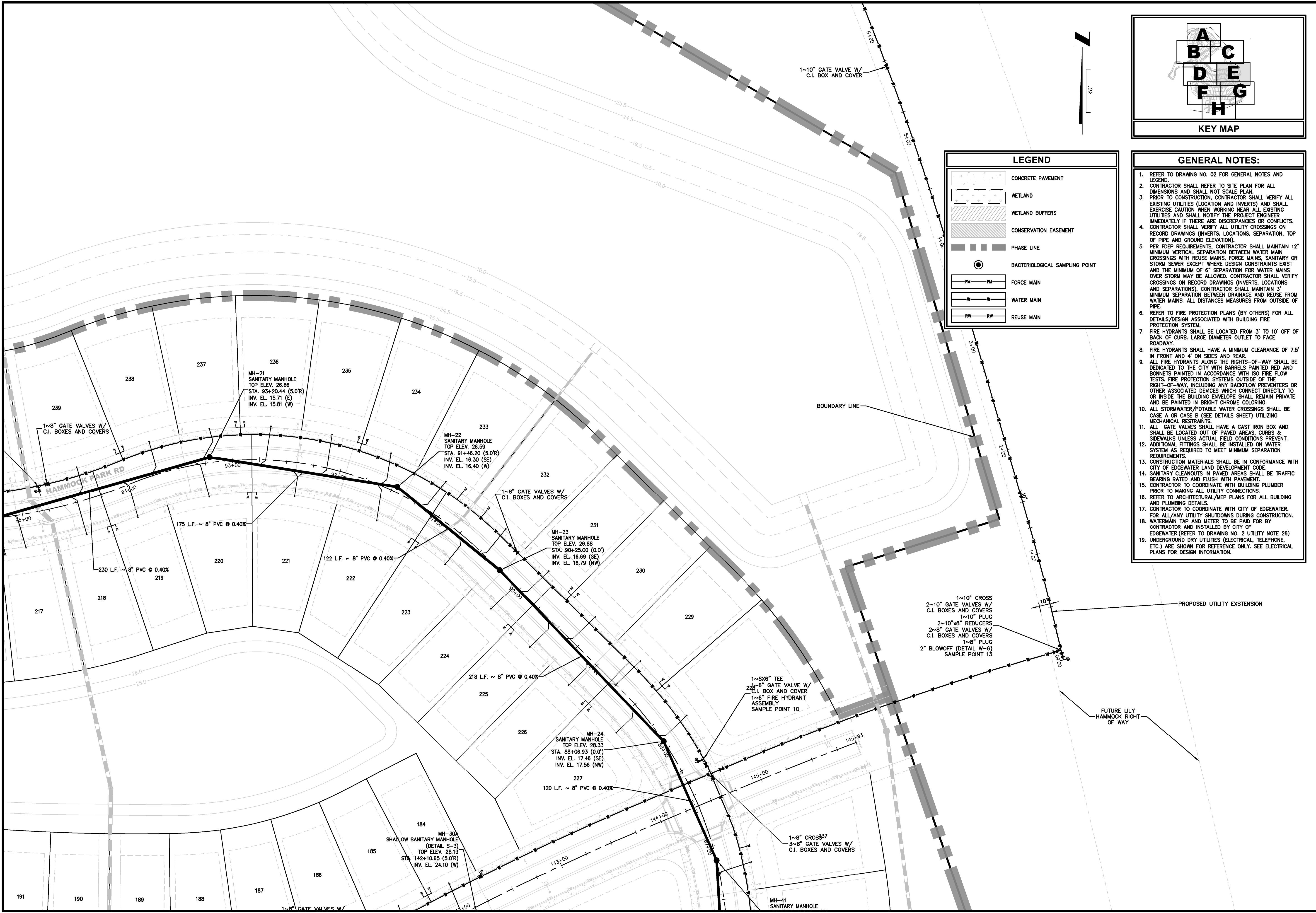


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ETM NO. 21-213-10	DATE: Issue Date
DRAWN BY: JZ	CHECKED BY:
DESIGNED BY: CBW	DATE:
1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 535-5379 www.etm-inc.com CA 0002554 LC-0000316	
Trusted Advisors, Creating Community	
ETM ENGLAND-THIMS & MILLER	
WATER & SEWER PLAN DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	
DRAWING NUMBER 11D	

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LEGEND	
	CONCRETE PAVEMENT
	WETLAND
	WETLAND BUFFERS
	CONSERVATION EASEMENT
	PHASE LINE
	BACTERIOLOGICAL SAMPLING POINT
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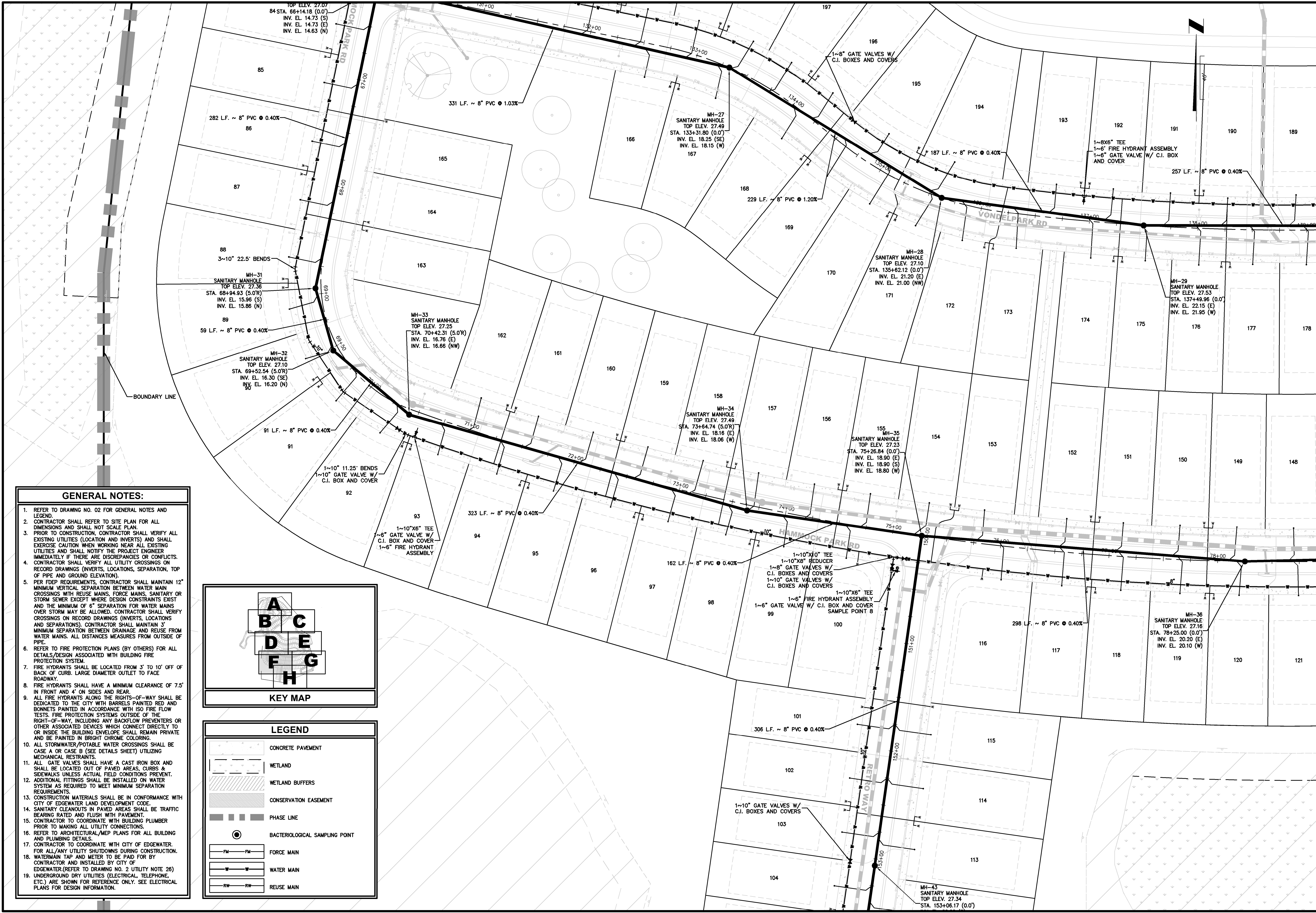
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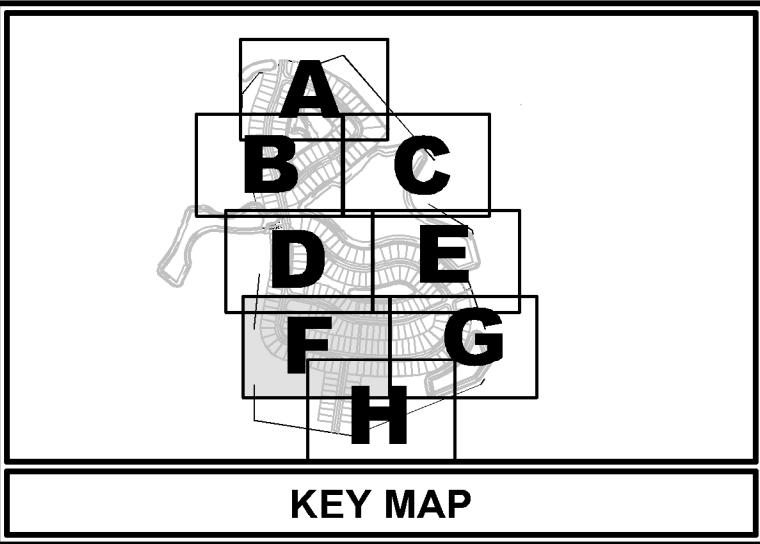
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ENGLAND-THIMS & MILLER

WATER & SEWER PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
11E



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	BACTERIOLOGICAL SAMPLING POINT
	FM - FM - FORCE MAIN
	W - W - WATER MAIN
	RW - RW - REUSE MAIN

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10	ETM NO. 21-213-10
DRAWN BY: JZ	DESIGNED BY: CBW
CHECKED BY:	DATE: Issue Date

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ENGLAND-THIMS & MILLER

WATER & SEWER PLAN

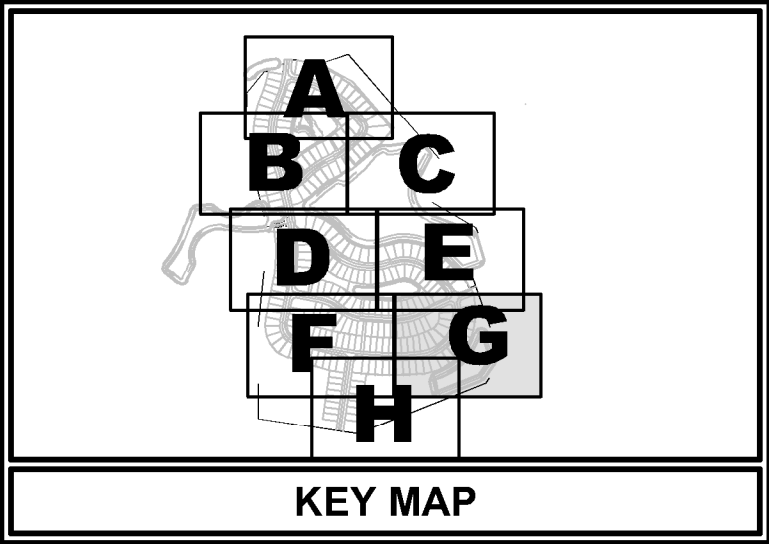
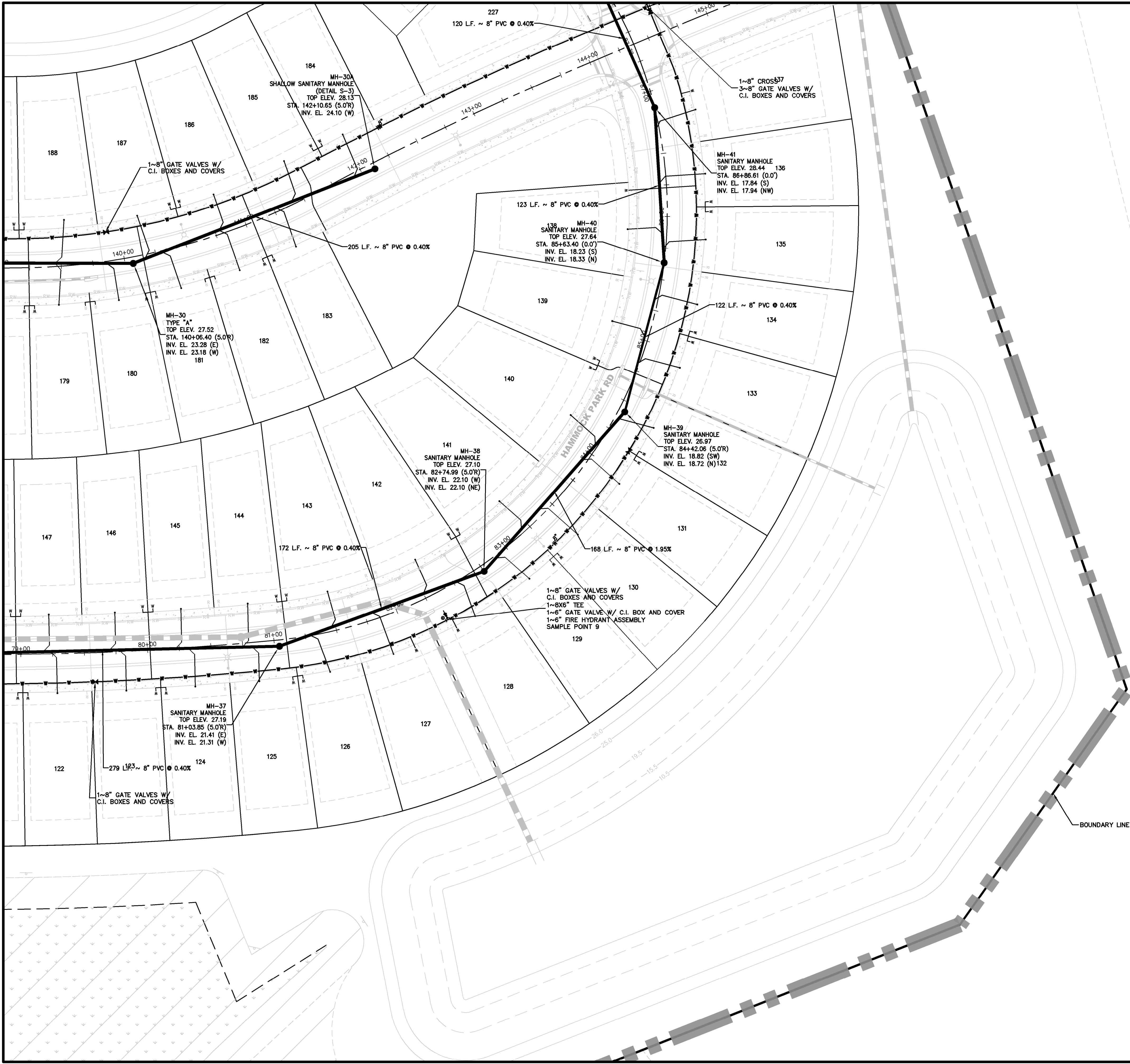
DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

11F

PLANNED BY: CHRISTOPHER WARSHAW, P.E. 80867

PLOTTED: July 13, 2025 — 8:10 PM, BY: Christopher Warshaw



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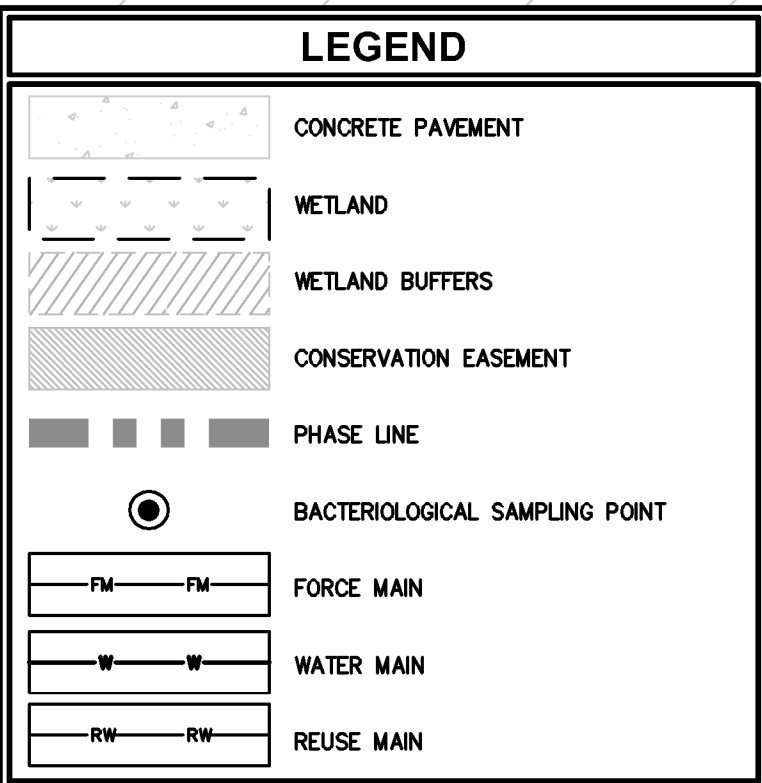
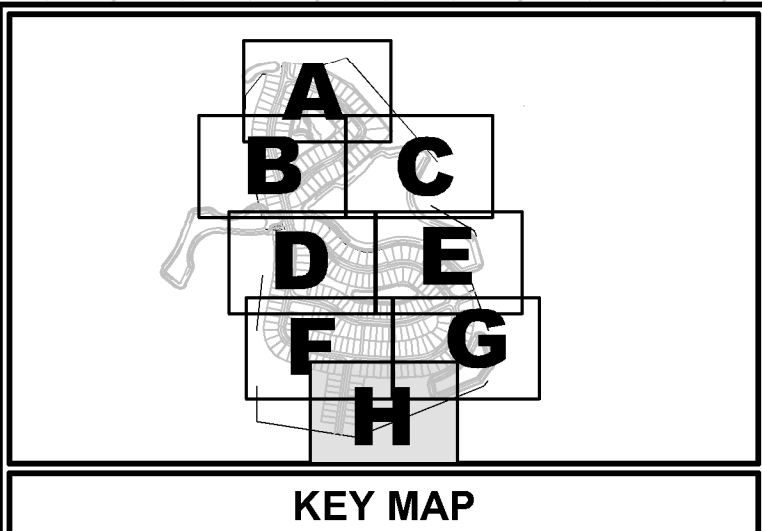
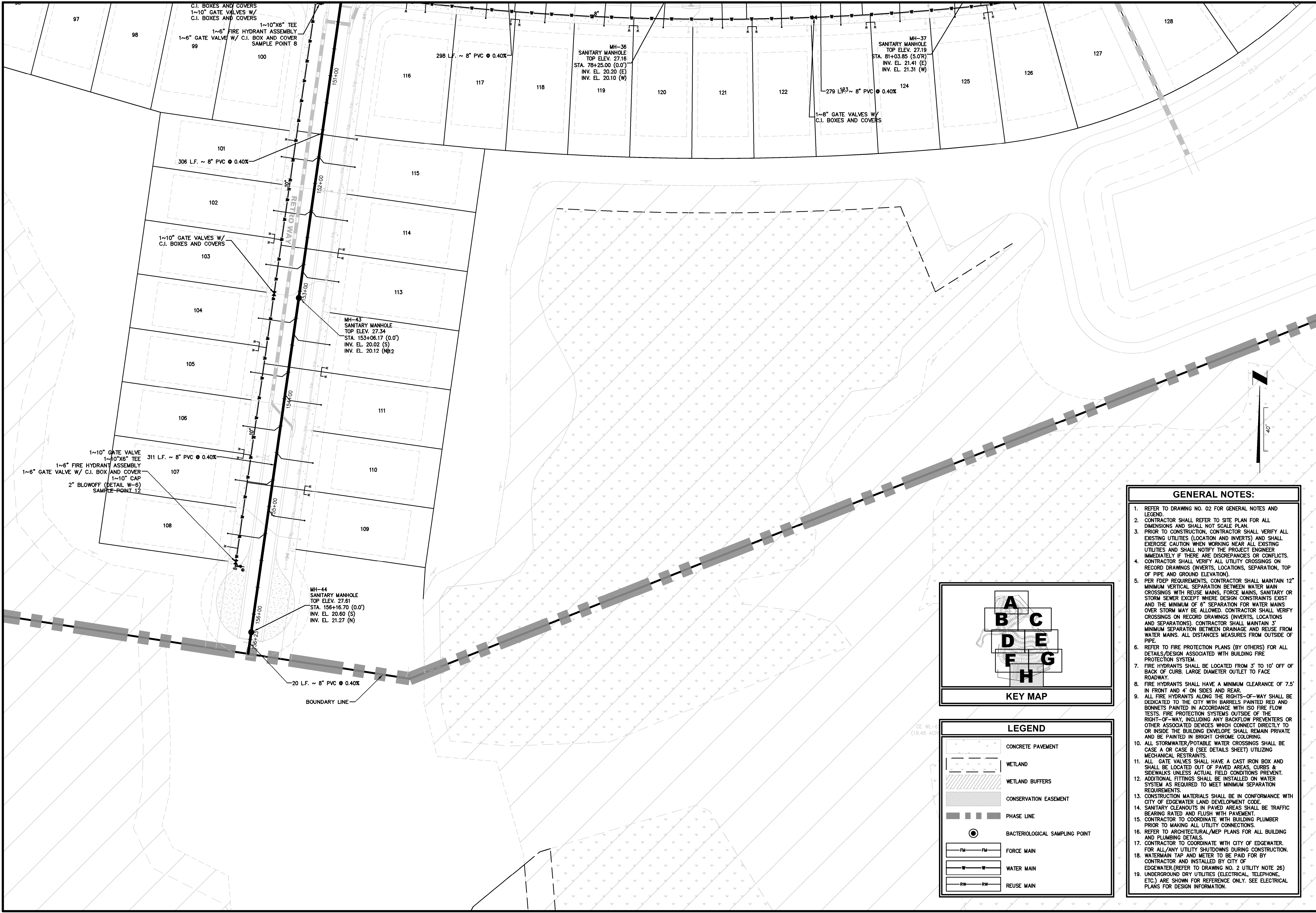
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WATER & SEWER PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
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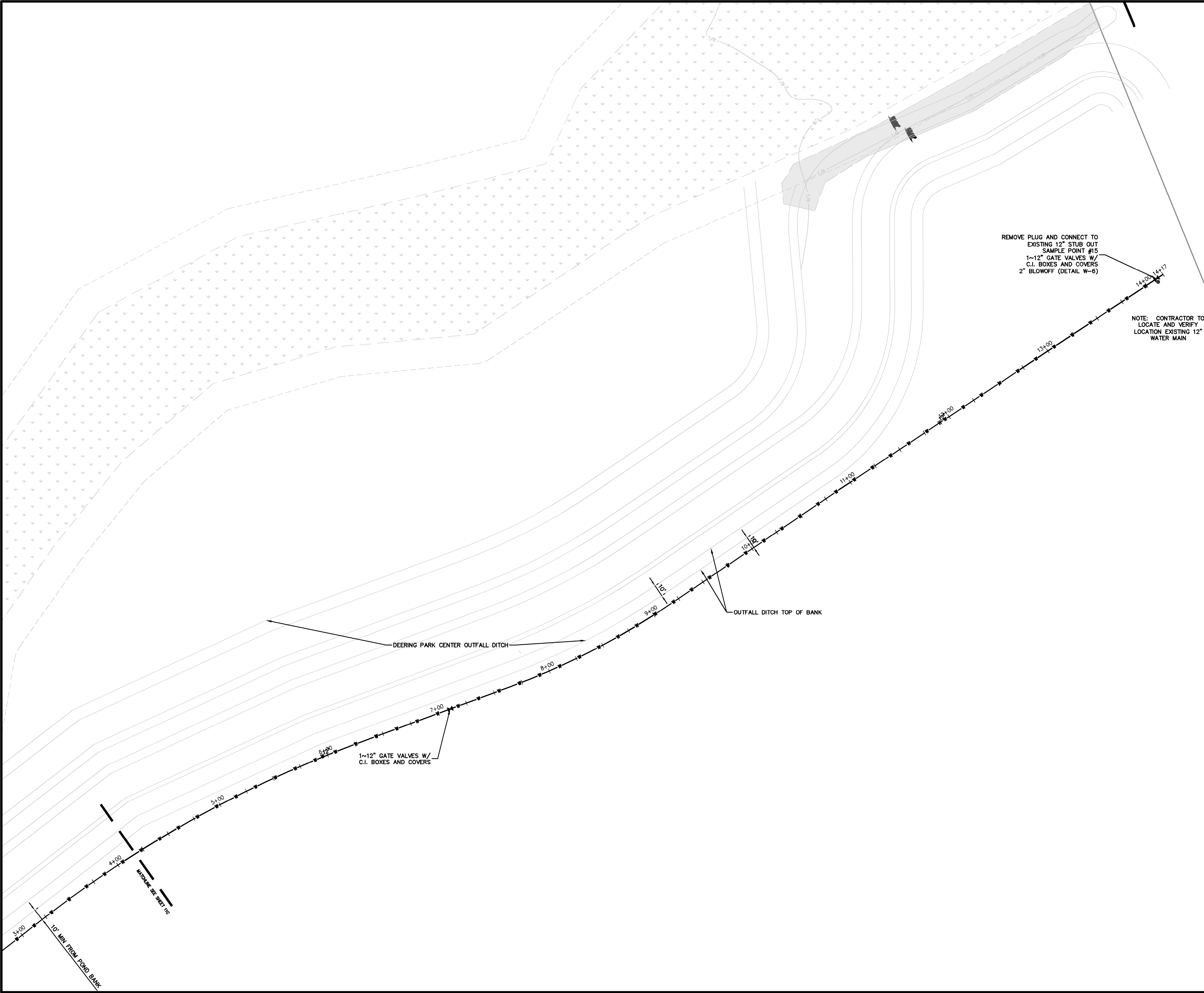
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WATER & SEWER PLAN
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
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REMOVE PLUG AND CONNECT TO
EXISTING 12" STUB OUT
SAMPLE POINT #15
1~12" GATE VALVES W/
C.I. BOXES AND COVERS
2" BLOWOFF (DETAIL W-6)

NOTE: CONTRACTOR TO
LOCATE AND VERIFY
LOCATION EXISTING 12"
WATER MAIN

1-95

40'

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12. ADDITIONAL FITTINGS SHALL BE INSTALLED ON WATER SYSTEM AS REQUIRED TO MEET MINIMUM SEPARATION REQUIREMENTS.
13. CONSTRUCTION MATERIALS SHALL BE IN CONFORMANCE WITH CITY OF EDGEWATER LAND DEVELOPMENT CODE.
14. SANITARY CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING RATED AND FLUSH WITH PAVEMENT.
15. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBER PRIOR TO MAKING ALL UTILITY CONNECTIONS.
16. REFER TO ARCHITECTURAL/MEP PLANS FOR ALL BUILDING AND PLUMBING DETAILS.
17. CONTRACTOR TO COORDINATE WITH CITY OF EDGEWATER. FOR ALL/ANY UTILITY SHUTDOWNS DURING CONSTRUCTION.
18. WATERMAIN TAP AND METER TO BE PAID FOR BY CONTRACTOR AND INSTALLED BY CITY OF EDGEWATER.(REFER TO DRAWING NO. 2 UTILITY NOTE 26)
19. UNDERGROUND DRY UTILITIES (ELECTRICAL, TELEPHONE, ETC.) ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DESIGN INFORMATION.

LEGEND

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| | CONCRETE PAVEMENT |
| | WETLAND |
| | WETLAND BUFFERS |
| | CONSERVATION EASEMENT |
| | PHASE LINE |
| | BACTERIOLOGICAL SAMPLING POINT |
| | FORCE MAIN |
| | WATER MAIN |
| | REUSE MAIN |

WATER & SEWER PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

Trusted
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CHECKED BY:	
DATE	Issue Date

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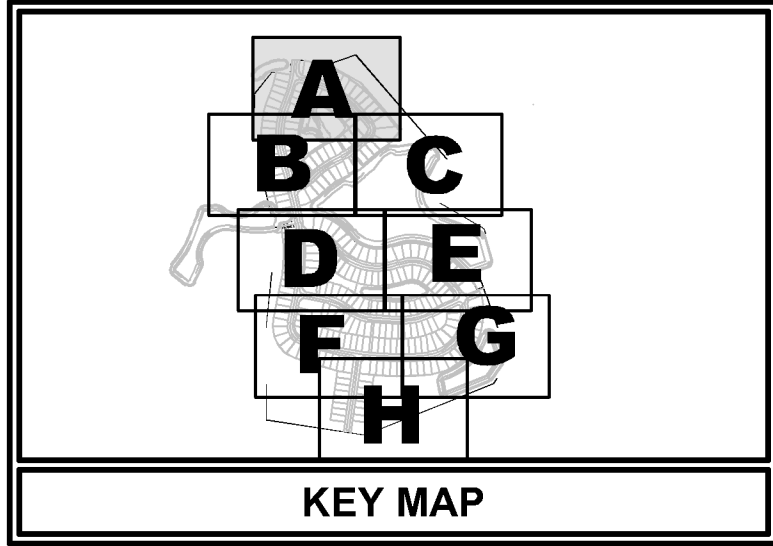
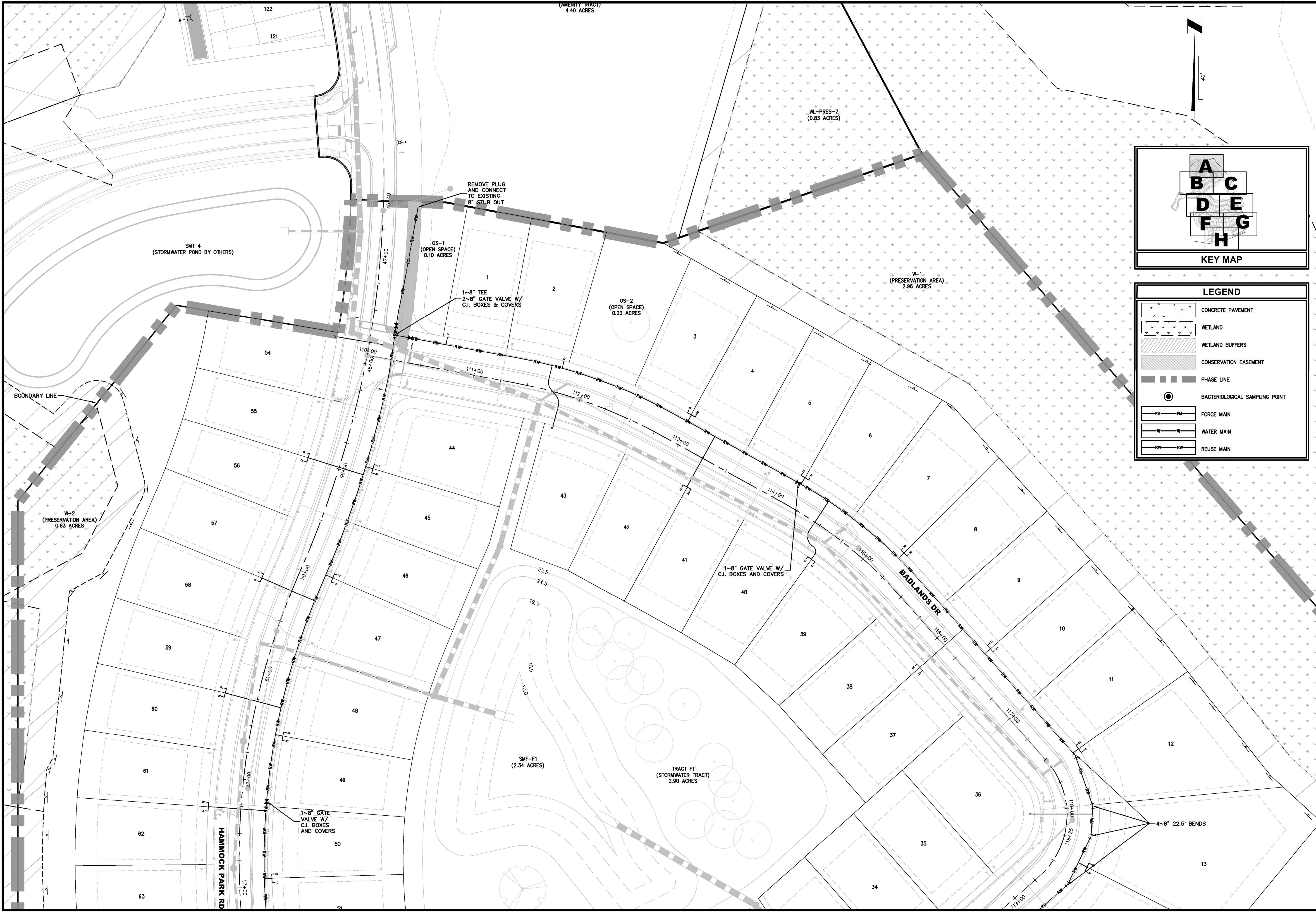
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PLANS PREPARED UNDER
THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.
P.E. NUMBERS:
80867

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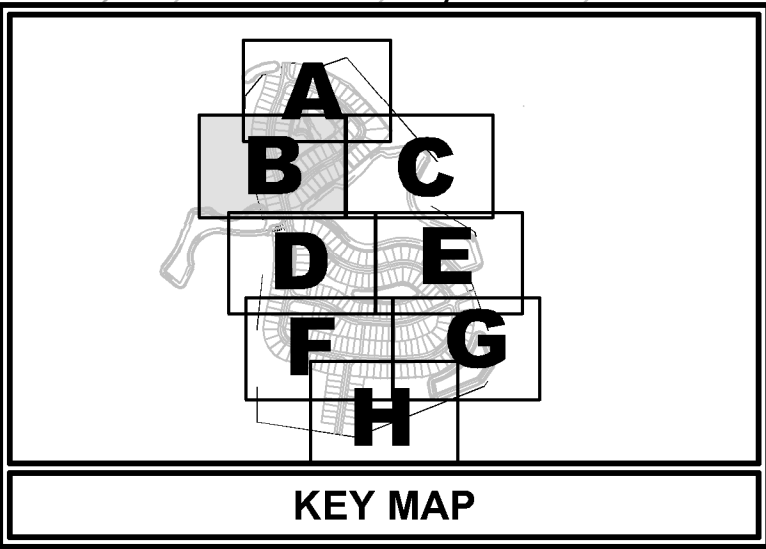
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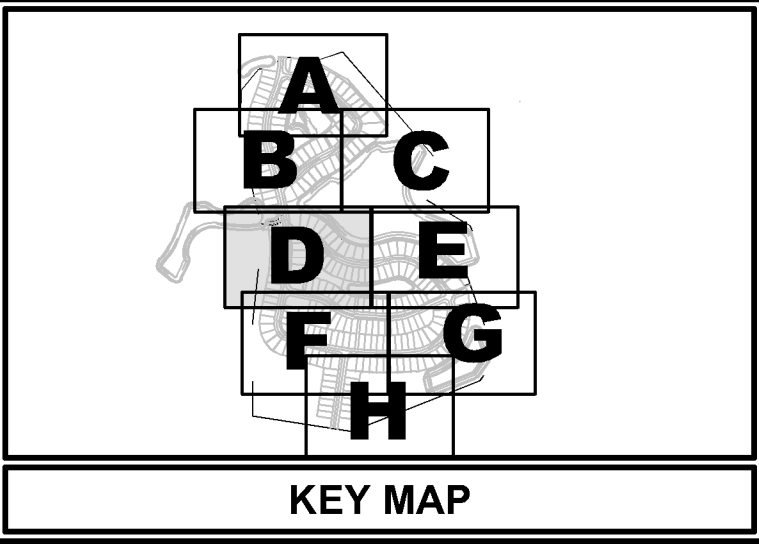
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	REUSE MAIN

REUSE PLAN	DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	ETM ENGLAND-THIMS & MILLER	Trusted Advisors, Creating Community	ETM NO. 21-213-10	PLANS PREPARED UNDER THE DIRECTION OF:
				1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA 0002554 LC-0000316	CHRISTOPHER WARSHAW, P.E. NUMBER: 80867
DRAWING NUMBER 12A				DESIGNED BY: CBW	
				CHECKED BY:	
				DATE	Issue Date



LEGEND	
	CONCRETE PAVEMENT
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	CONSERVATION EASEMENT
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	WATER MAIN
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REUSE PLAN		Trusted Advisors, Creating Community		ETM ENGLAND-THIMS & MILLER	
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LEGEND	
	CONCRETE PAVEMENT
	WETLAND
	WETLAND BUFFERS
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REUSE PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

DRAWING NUMBER

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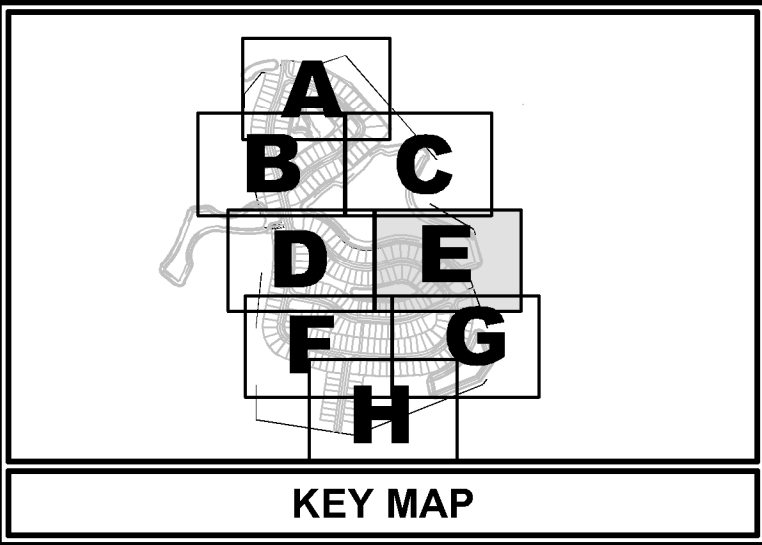
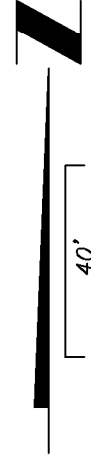
PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E. 80867

REVISIONS:

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DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date

PLOTTED: July 13, 2025 — 8:10 PM, BY: Christopher Warshaw



LEGEND	
	CONCRETE PAVEMENT
	WETLAND
	WETLAND BUFFERS
	CONSERVATION EASEMENT
	PHASE LINE
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	REUSE MAIN

- GENERAL NOTES:**
- SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REUSE PLAN

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CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

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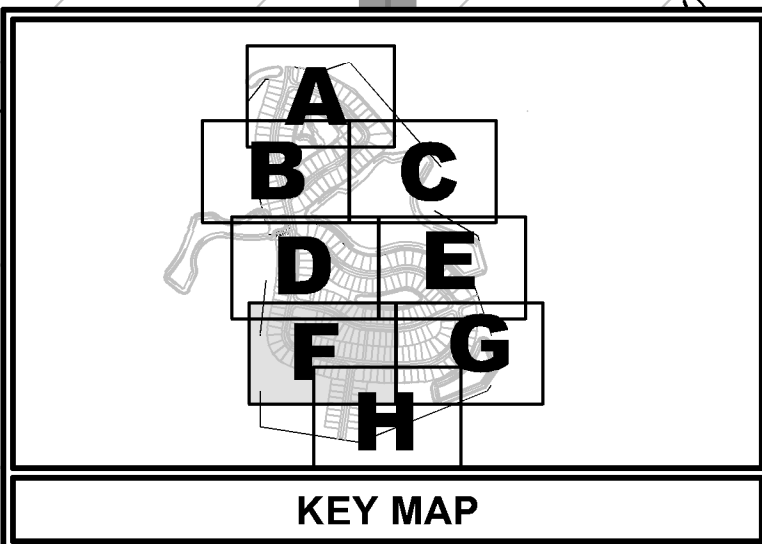
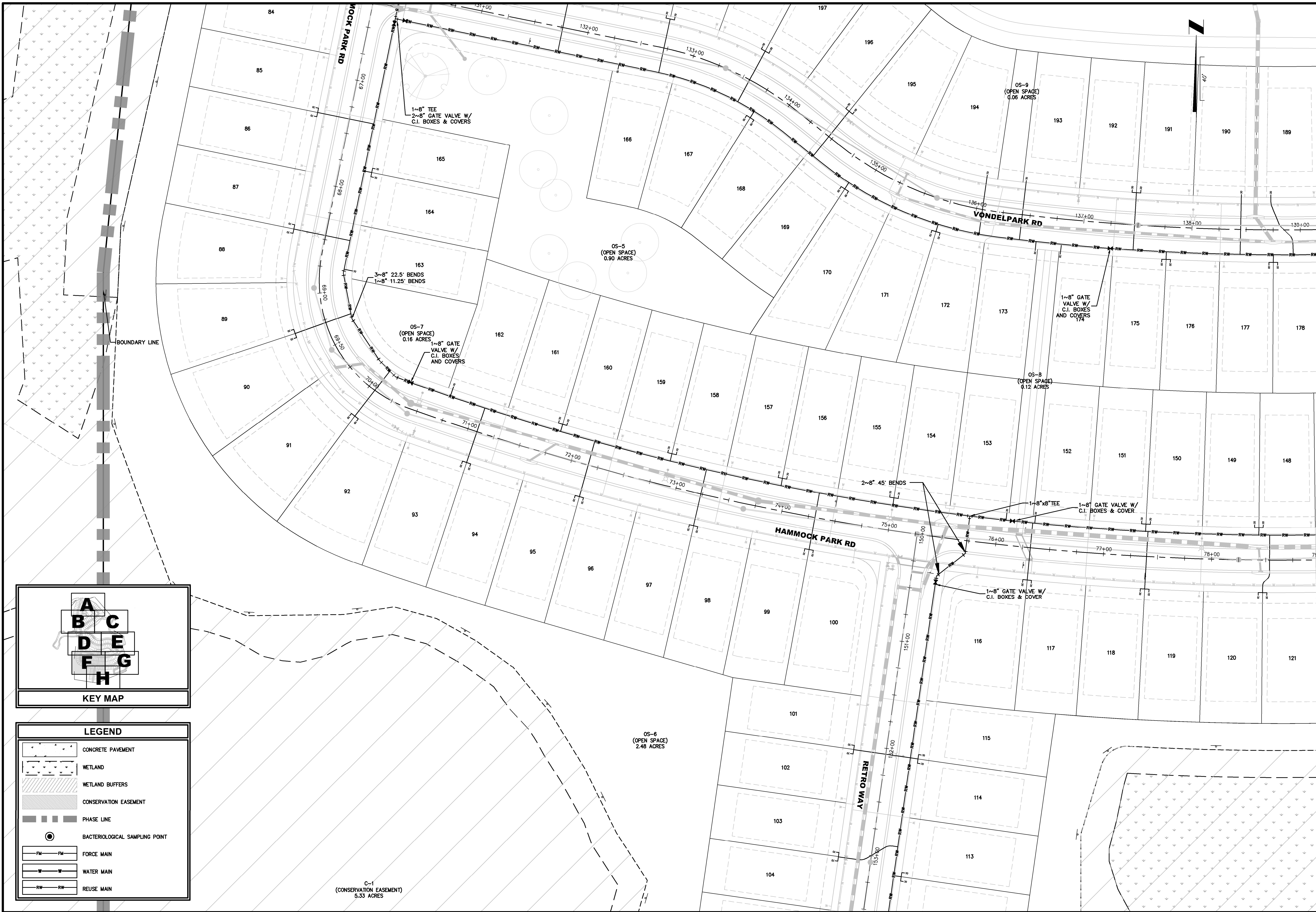
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LEGEND	
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	CONSERVATION EASEMENT
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	BACTERIOLOGICAL SAMPLING POINT
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	WATER MAIN
	REUSE MAIN

REUSE PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

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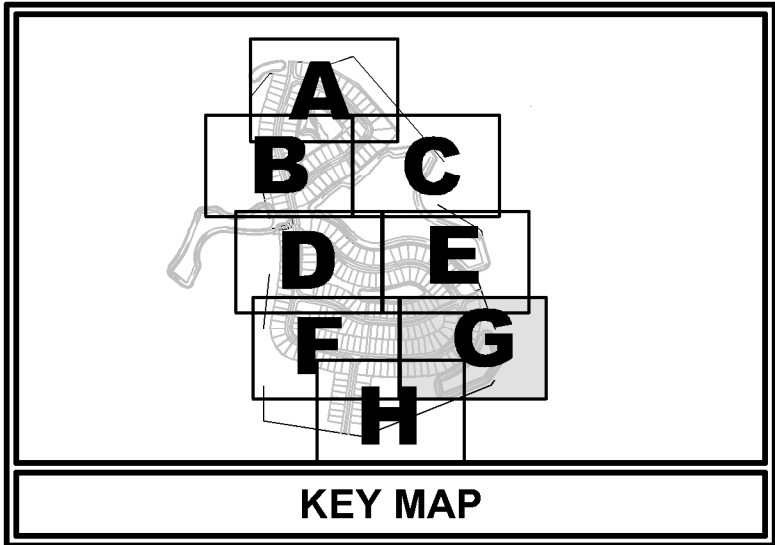
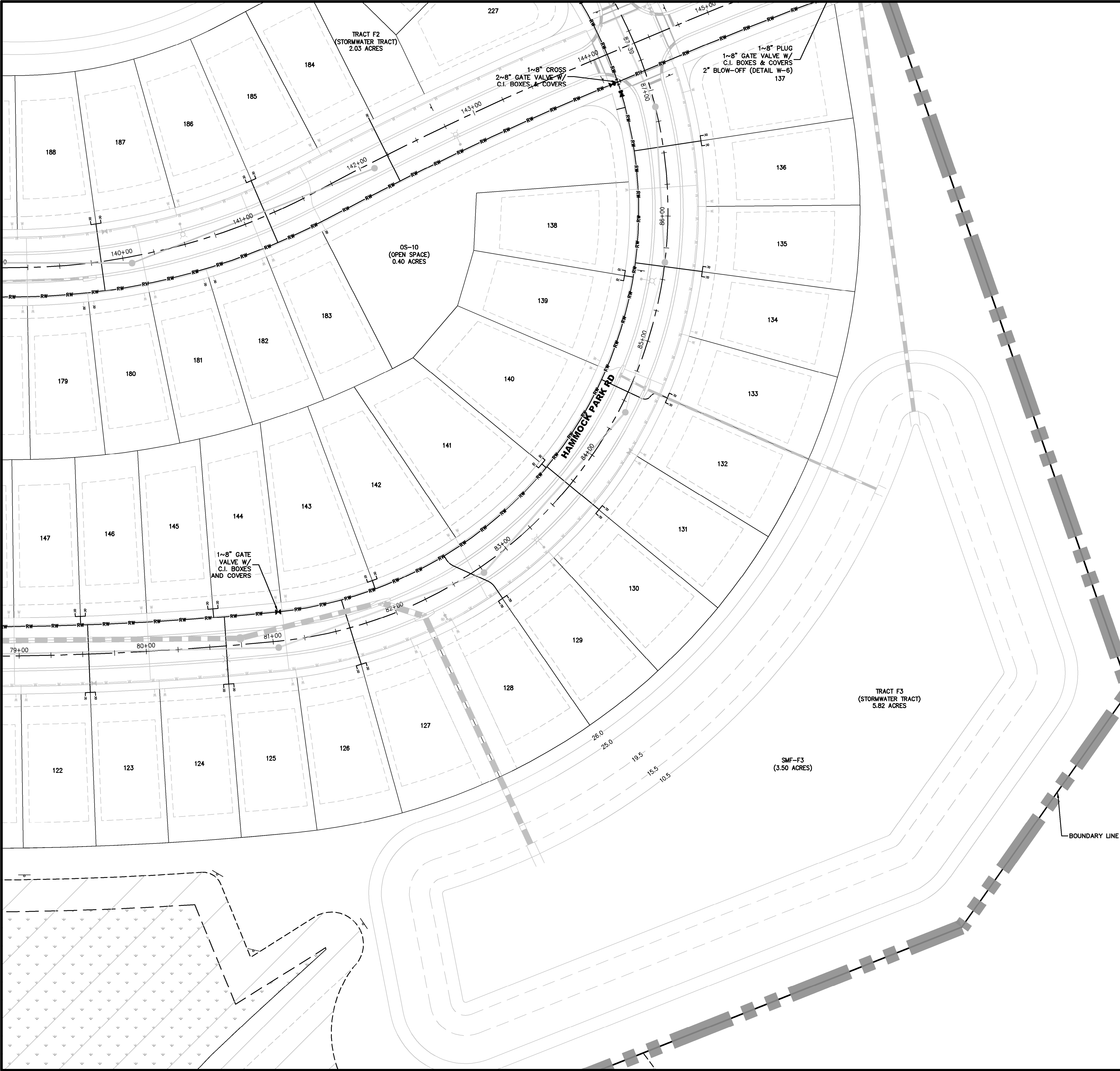
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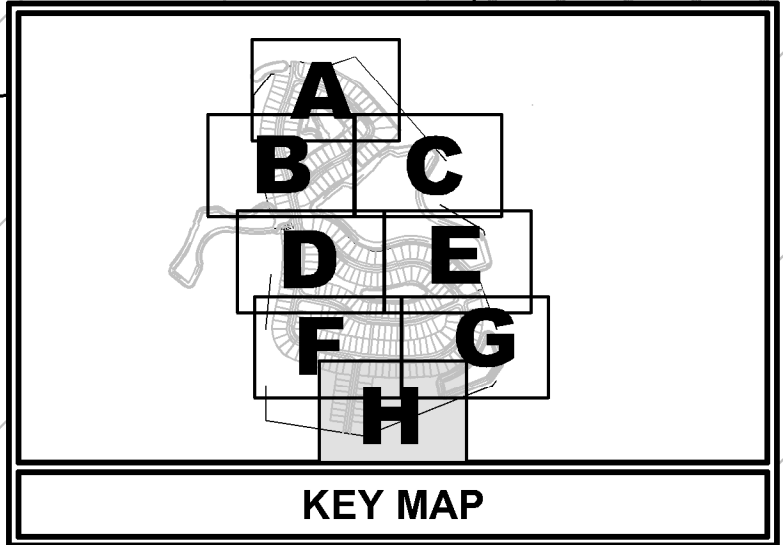
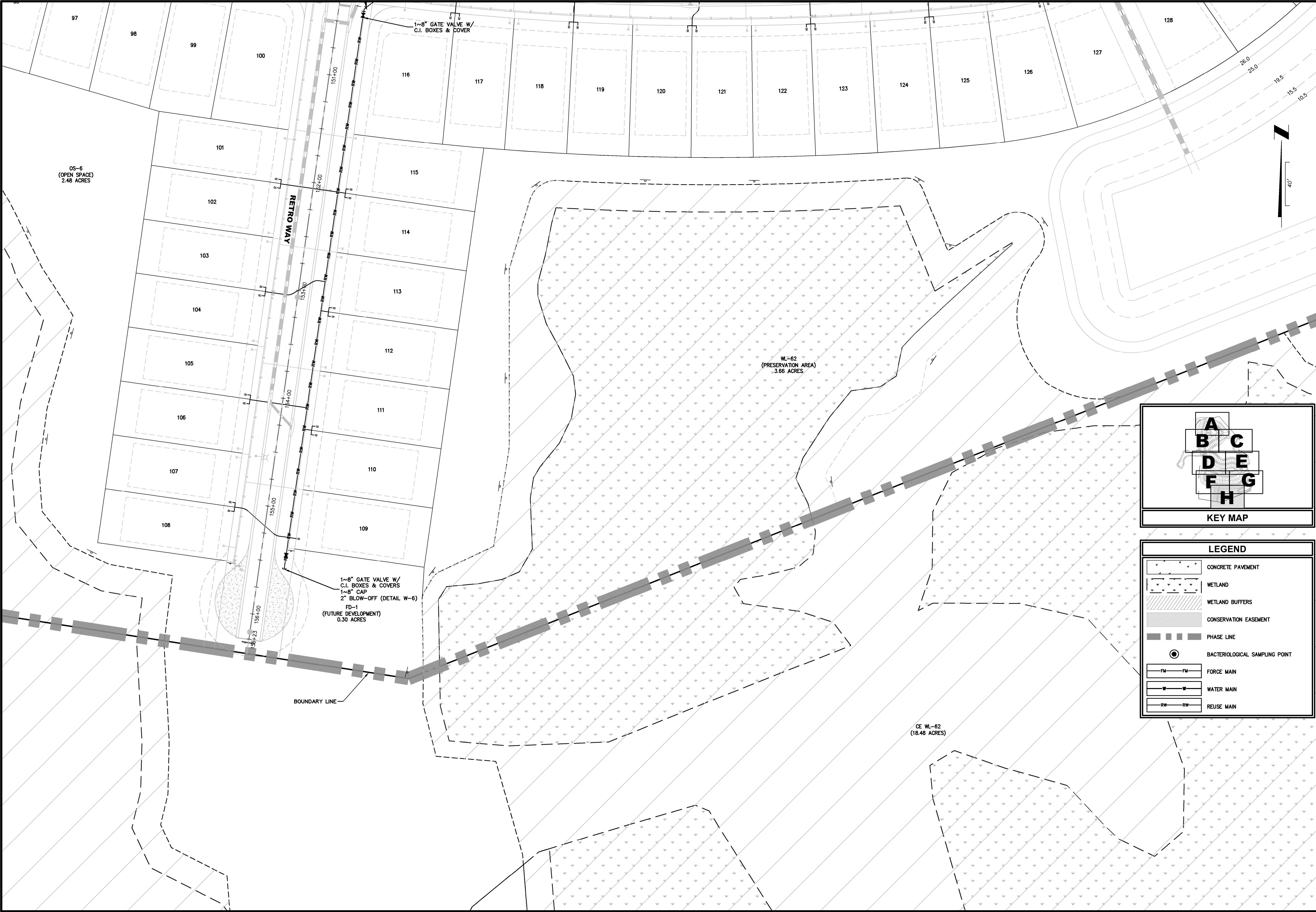
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PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E. NUMBER: 80867
PLOTTED: July 13, 2025 -- 8:11 PM, BY: Christopher Warshaw



LEGEND	
	CONCRETE PAVEMENT
	WETLAND
	WETLAND BUFFERS
	CONSERVATION EASEMENT
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	WATER MAIN
	REUSE MAIN

REUSE PLAN	DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	DRAWING NUMBER 12G	ENGLAND-THIMS & MILLER	Trusted Advisors, Creating Community	1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA-0002564 LC-0000316	ETM NO. 21-213-10 DRAWN BY: JZ DESIGNED BY: CBW CHECKED BY: DATE: Issue Date	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:
					CHRISTOPHER WARSHAW, P.E. NUMBER: 80867 PLOTTED: July 13, 2025 -- 8:11 PM, BY: Christopher Warshaw			



LEGEND	
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REUSE PLAN

DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC

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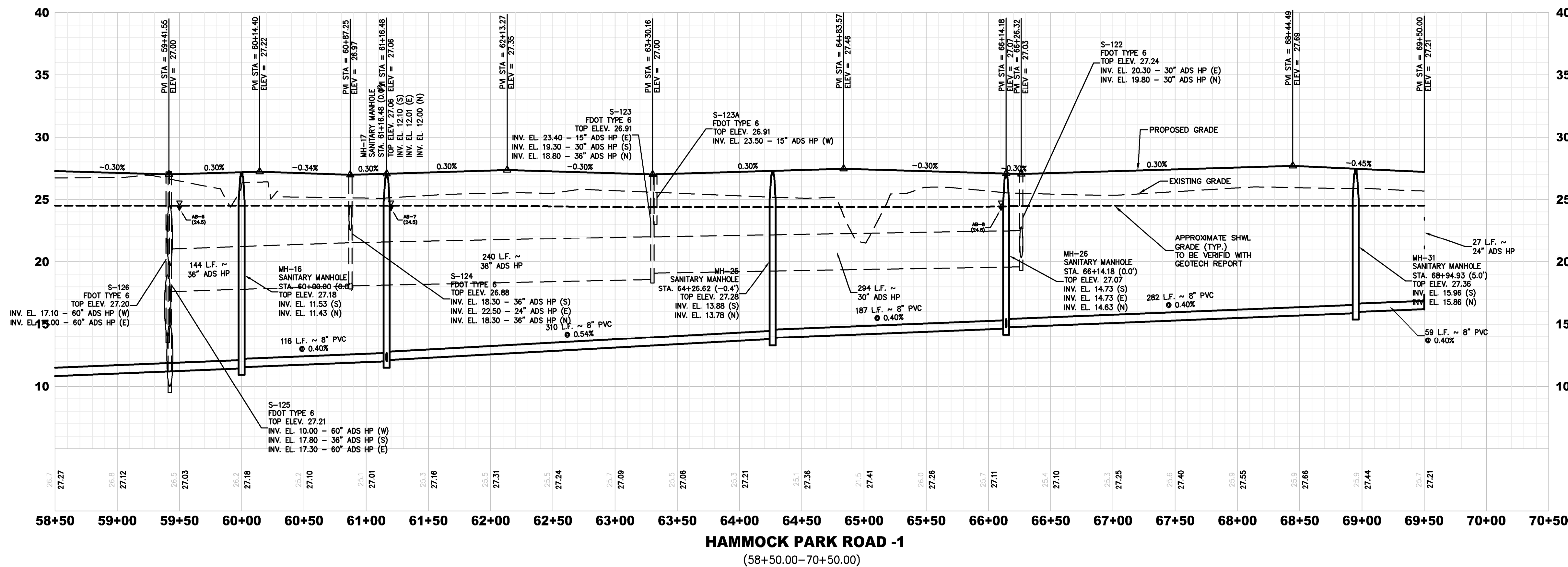
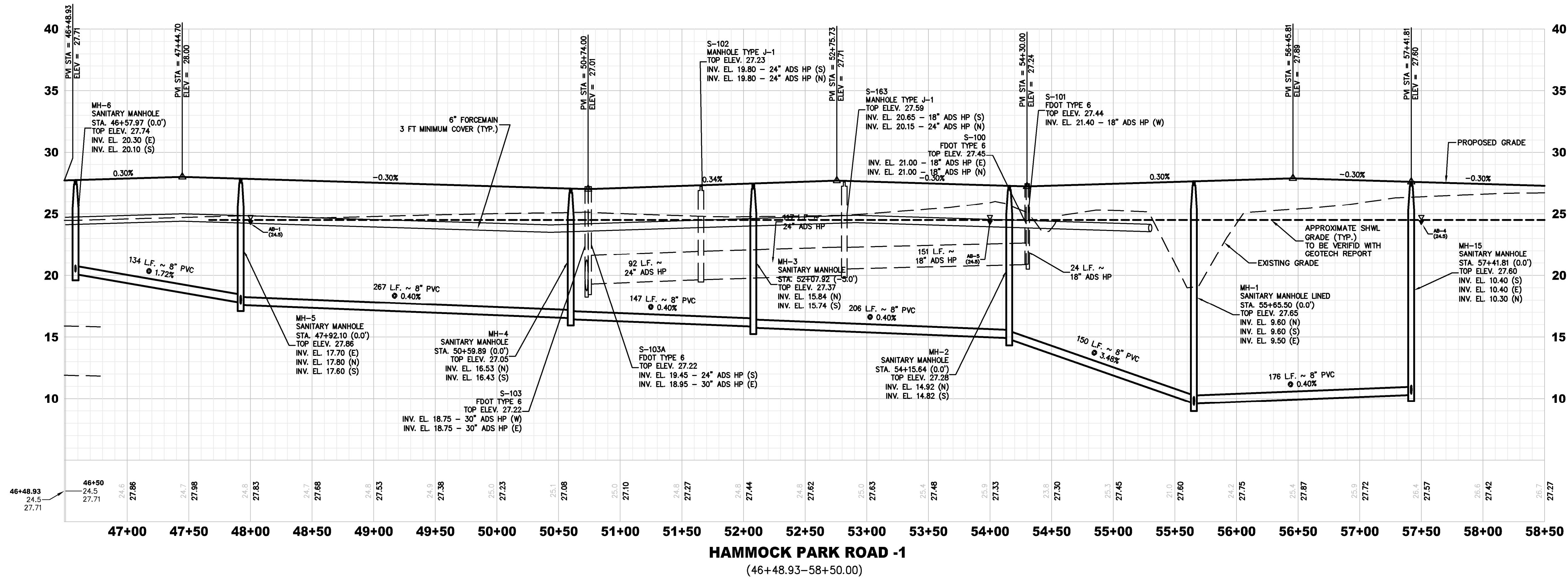
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CHRISTOPHER WARSHAW, P.E. 80867

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H. SCALE: 1" = 50'
V. SCALE: 1" = 5'

ROADWAY PROFILE

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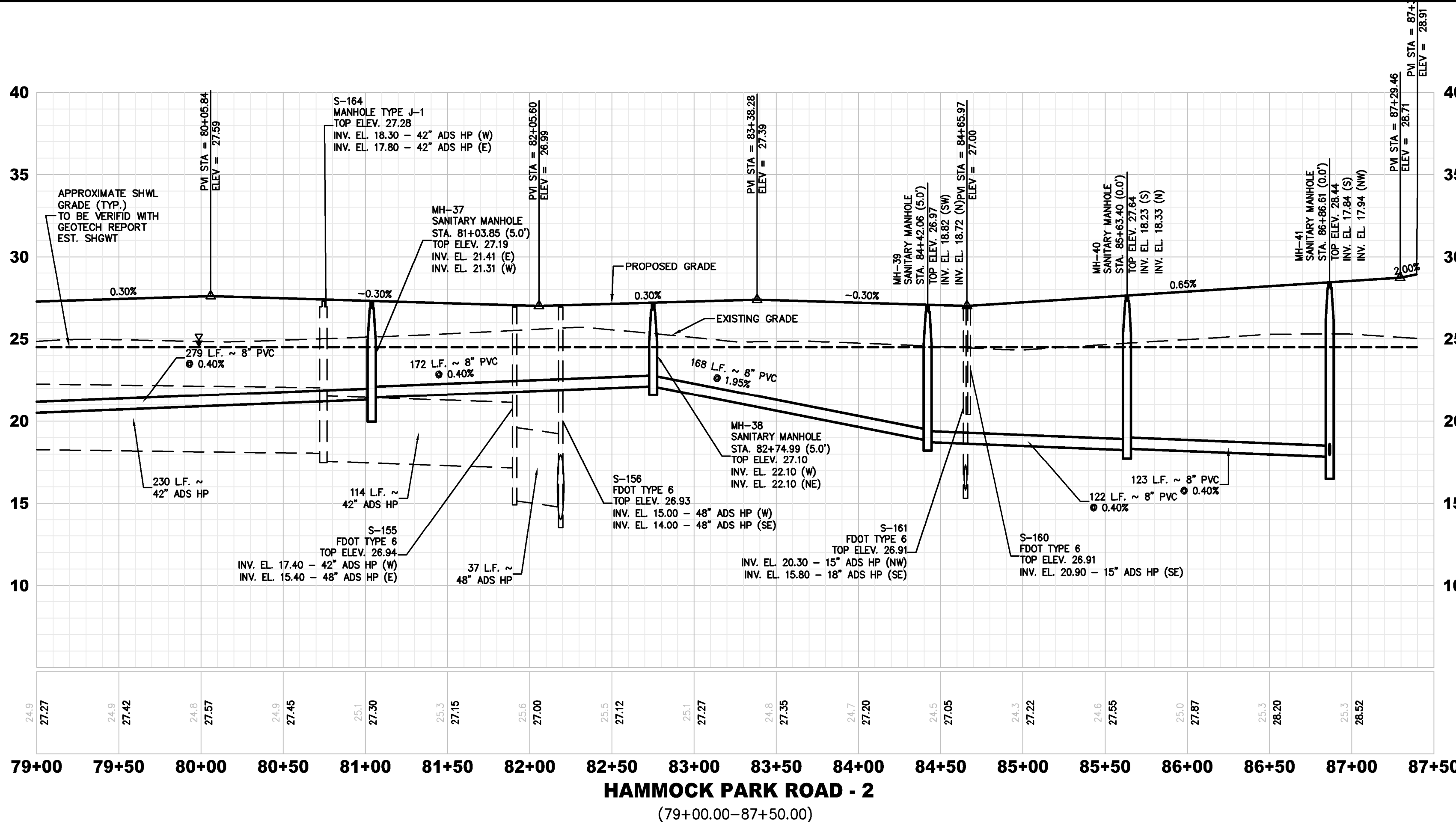
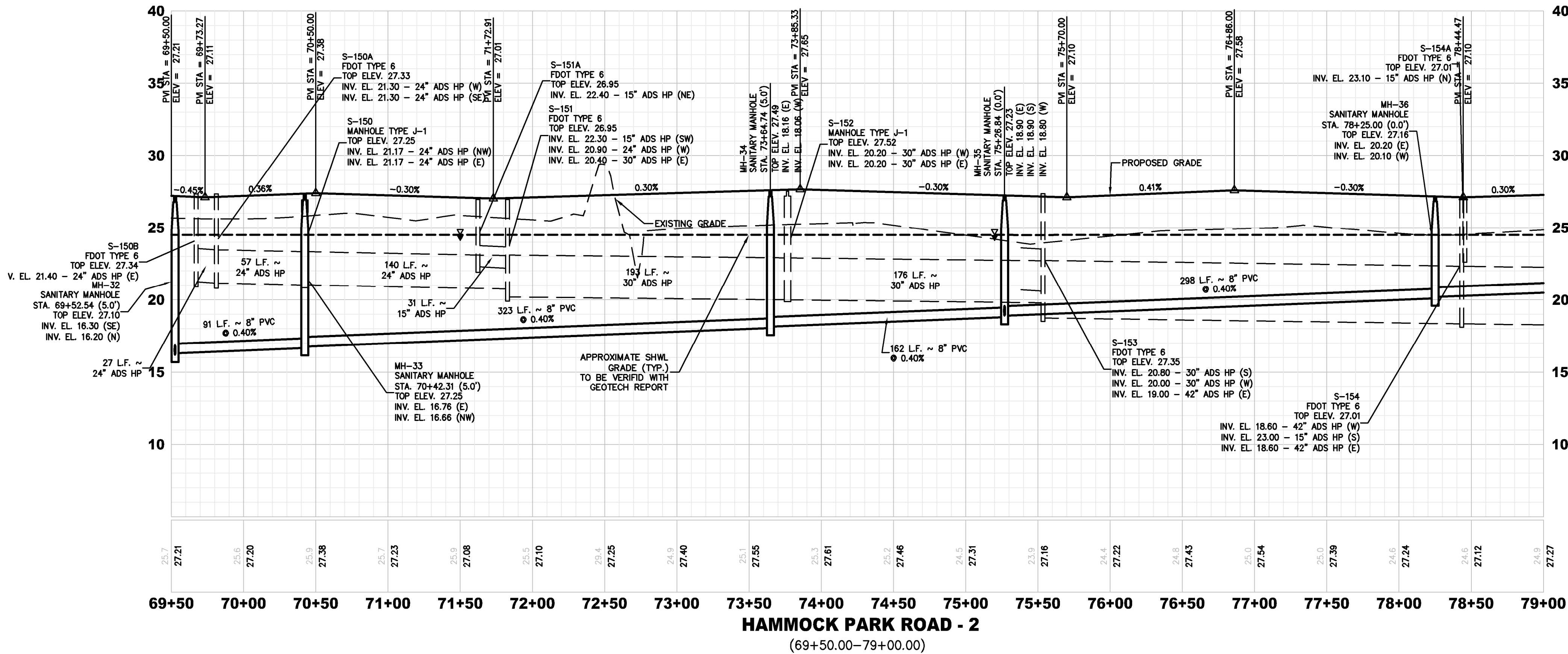
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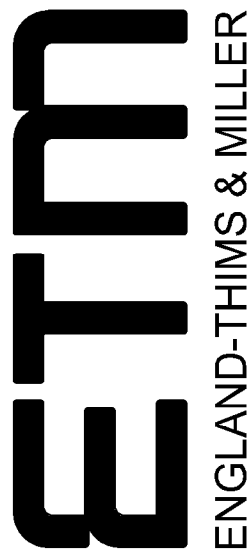
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CHRISTOPHER WARSHAW, P.E.
P.E. NUMBER: 80867

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H. SCALE: 1" = 50'
V. SCALE: 1" = 5'

ROADWAY PROFILE
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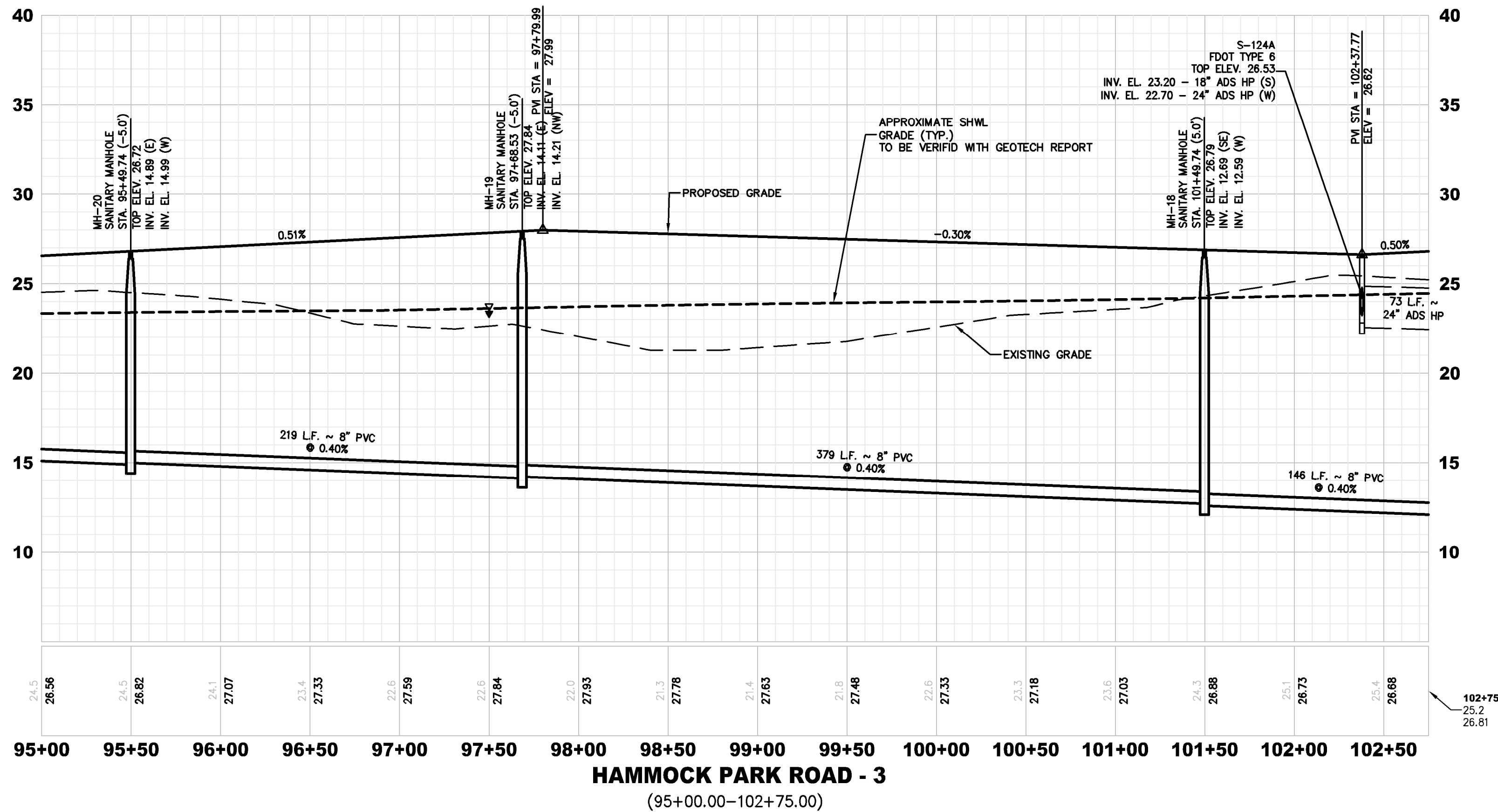
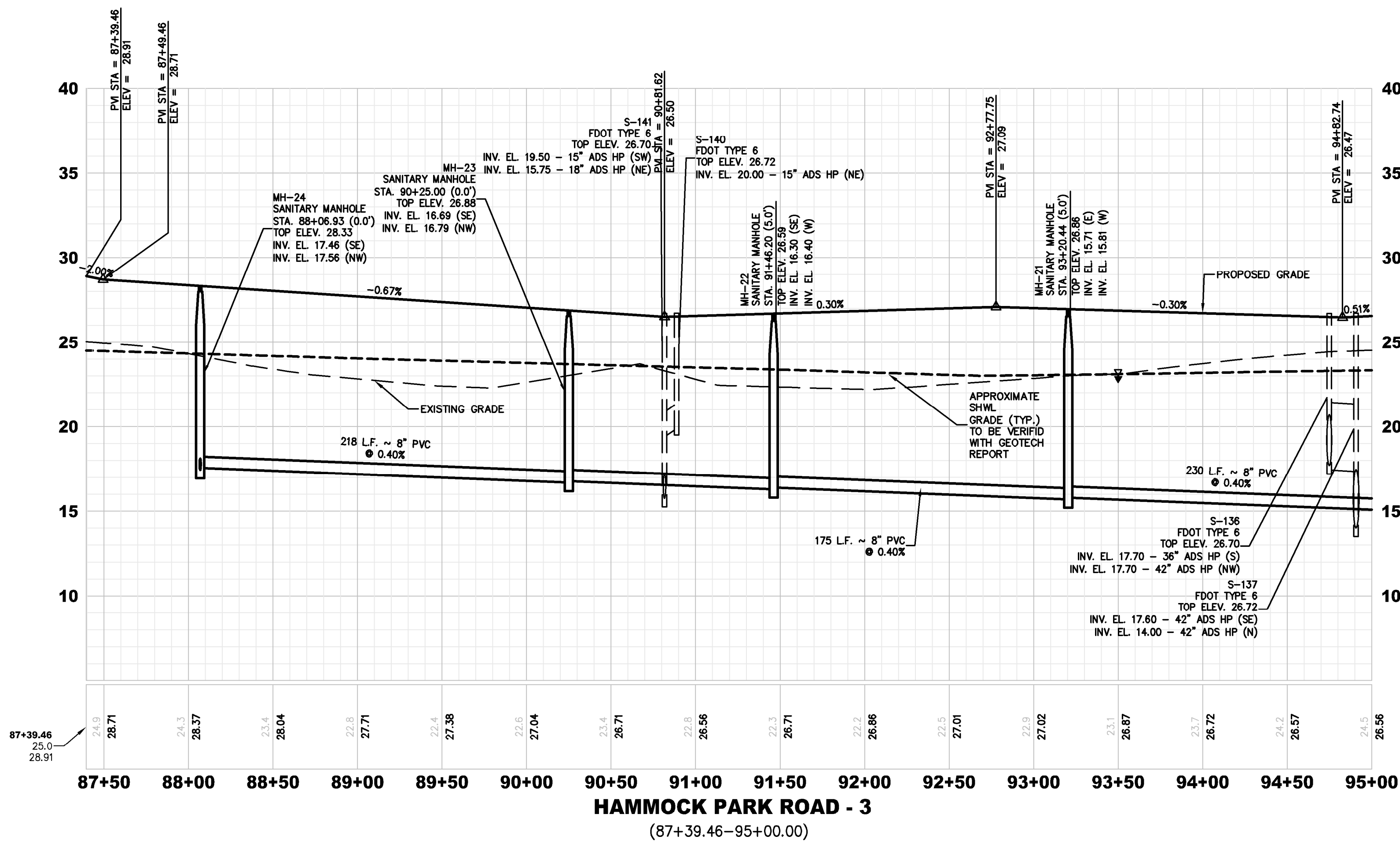
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THE DIRECTION OF:

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P.E. NUMBERS:
80867

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H. SCALE: 1" = 50'
V. SCALE: 1" = 5'

ROADWAY PROFILE

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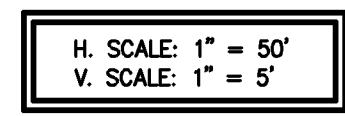
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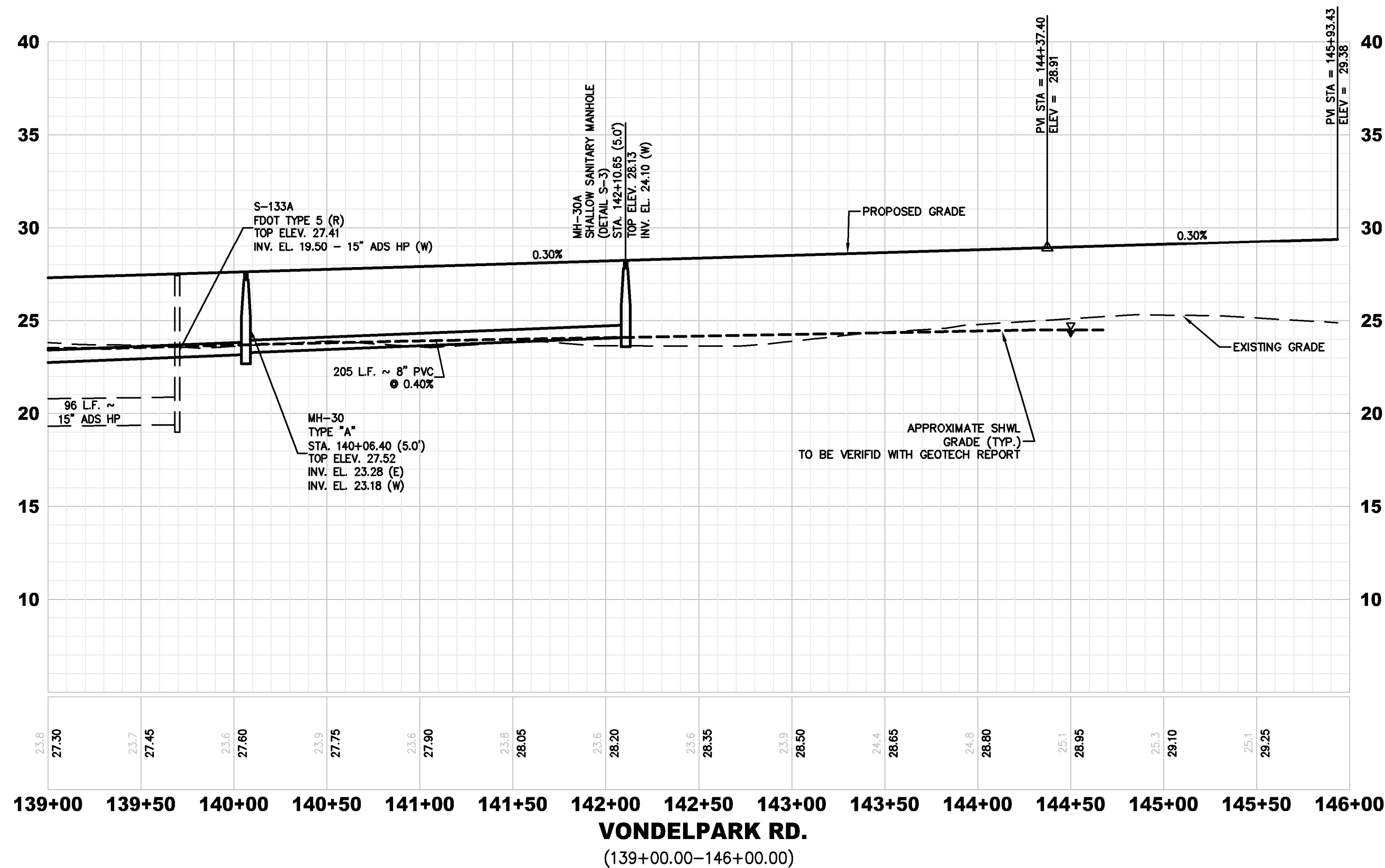
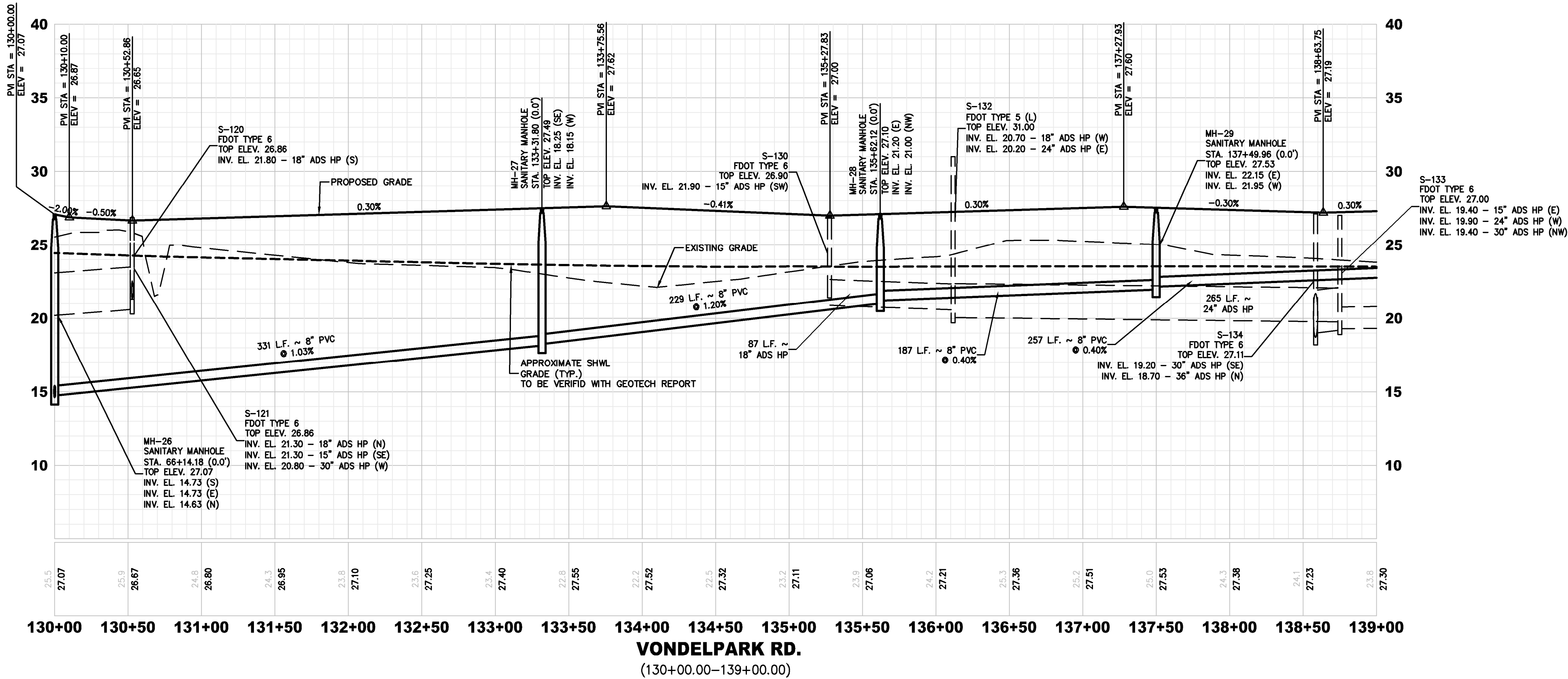
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PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.E.
P.E. NUMBERS: 60867

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ROADWAY PROFILE		ETM	
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		DESIGNED BY: CSW	
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		PLANS PREPARED UNDER THE DIRECTION OF:	
		CHRISTOPHER WARSHAW, P. P. E. NUMBER: 69087	



H. SCALE: 1" = 50'
V. SCALE: 1" = 5'

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P.E. NUMBERS:
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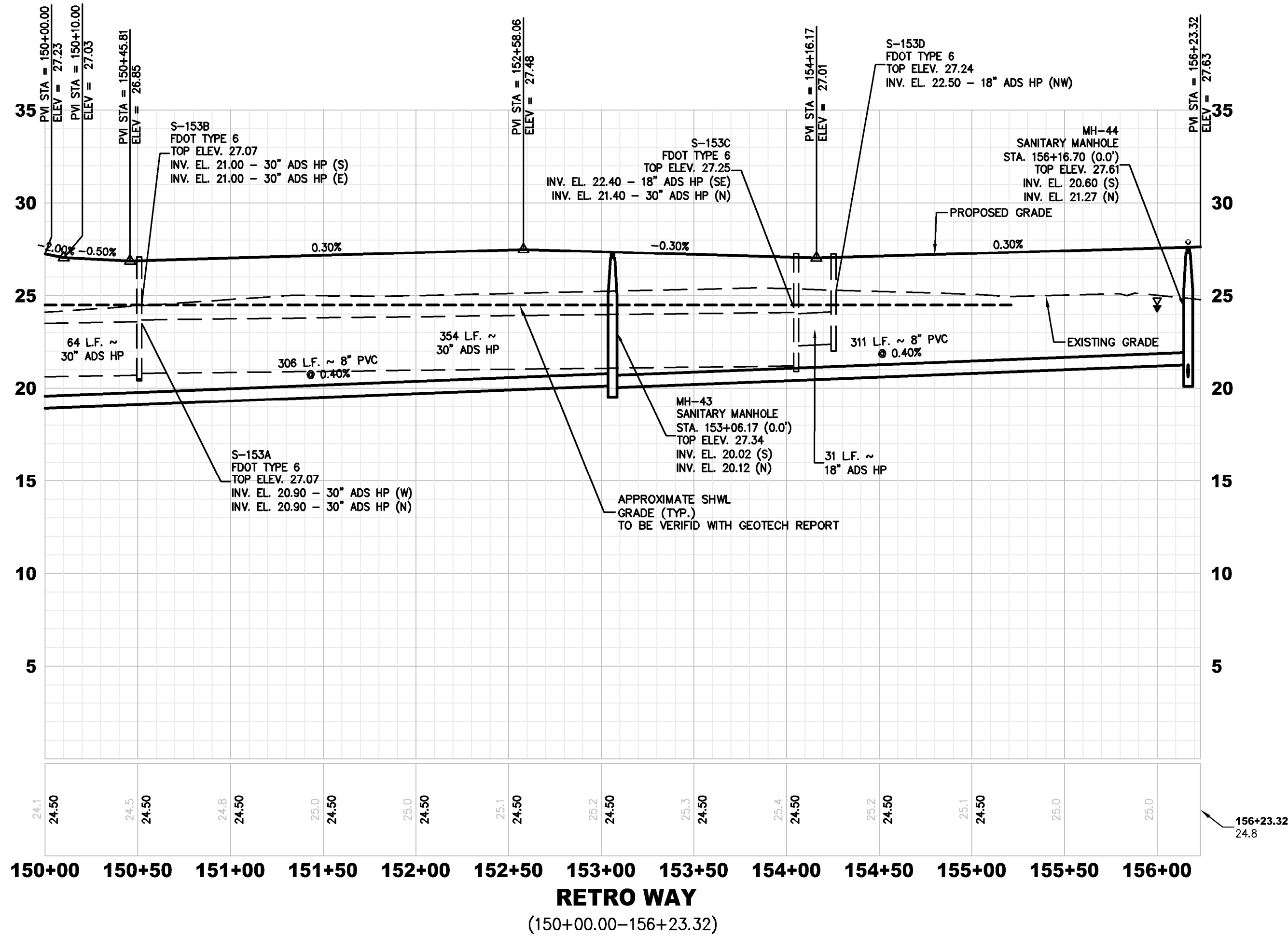
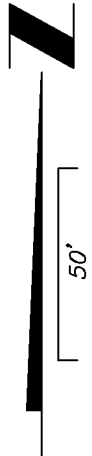
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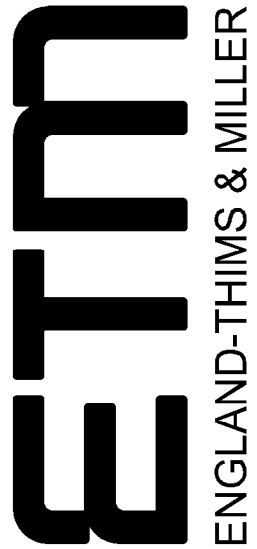
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H. SCALE: 1" = 50'
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ROADWAY PROFILE

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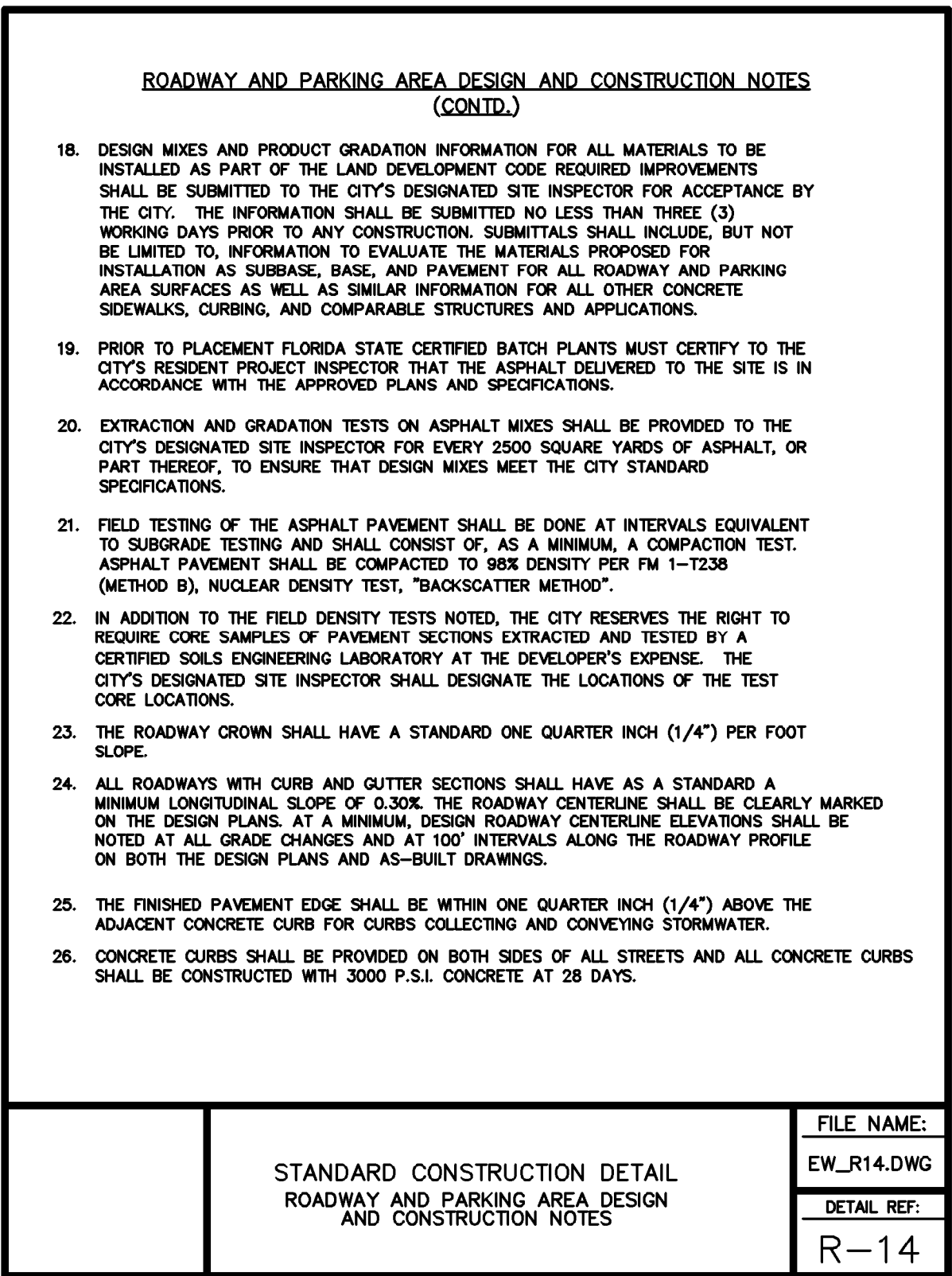
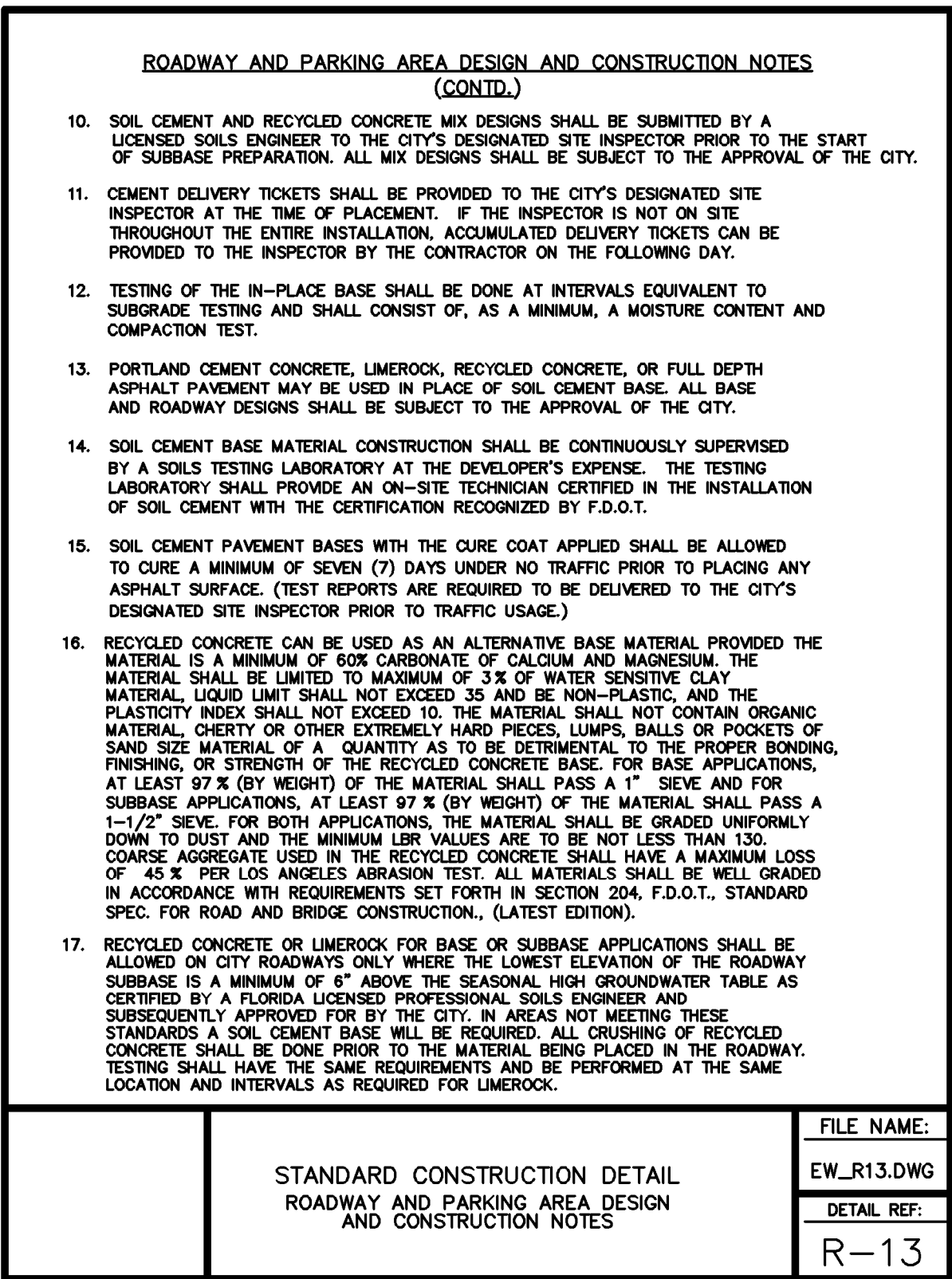
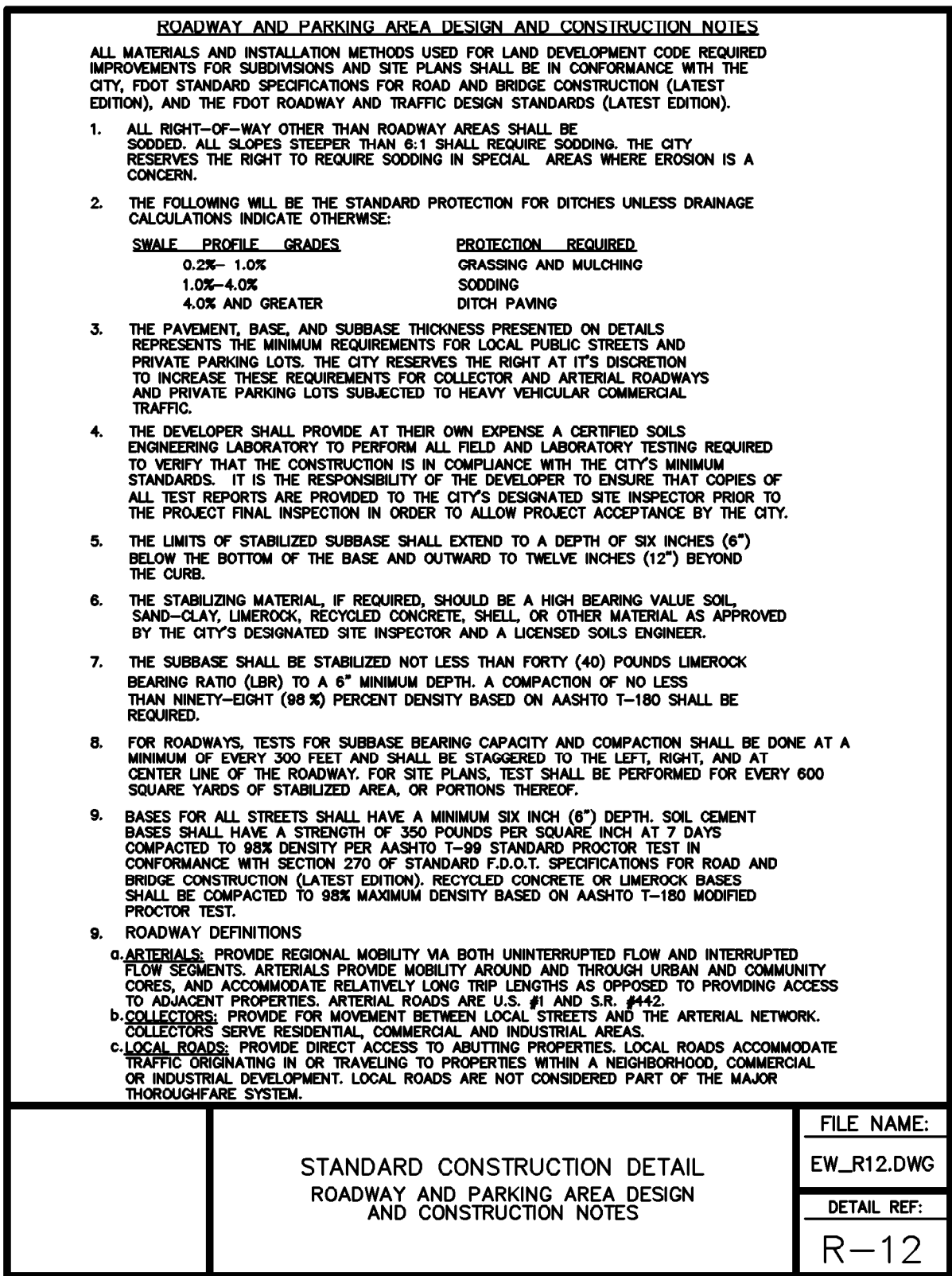
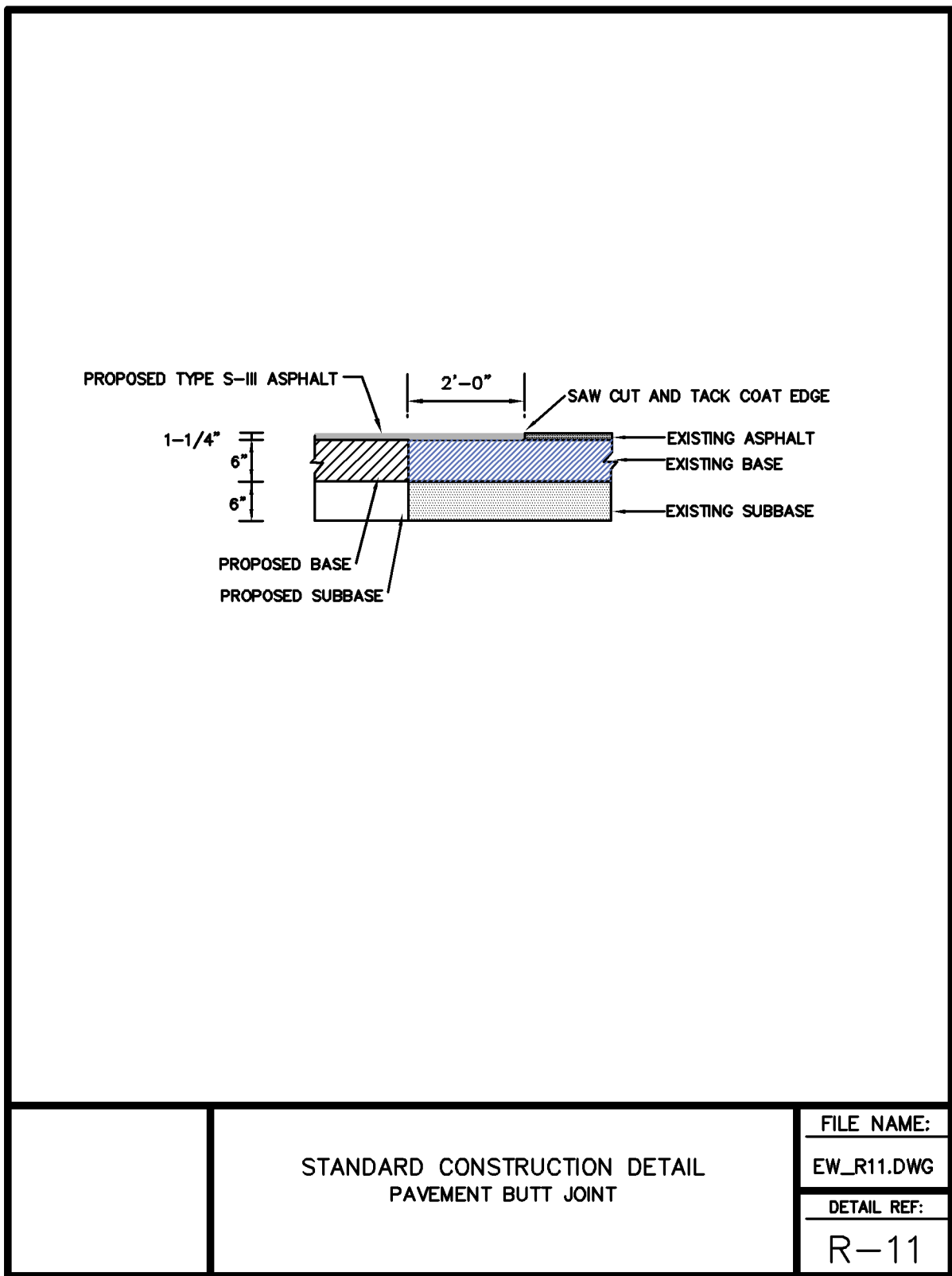
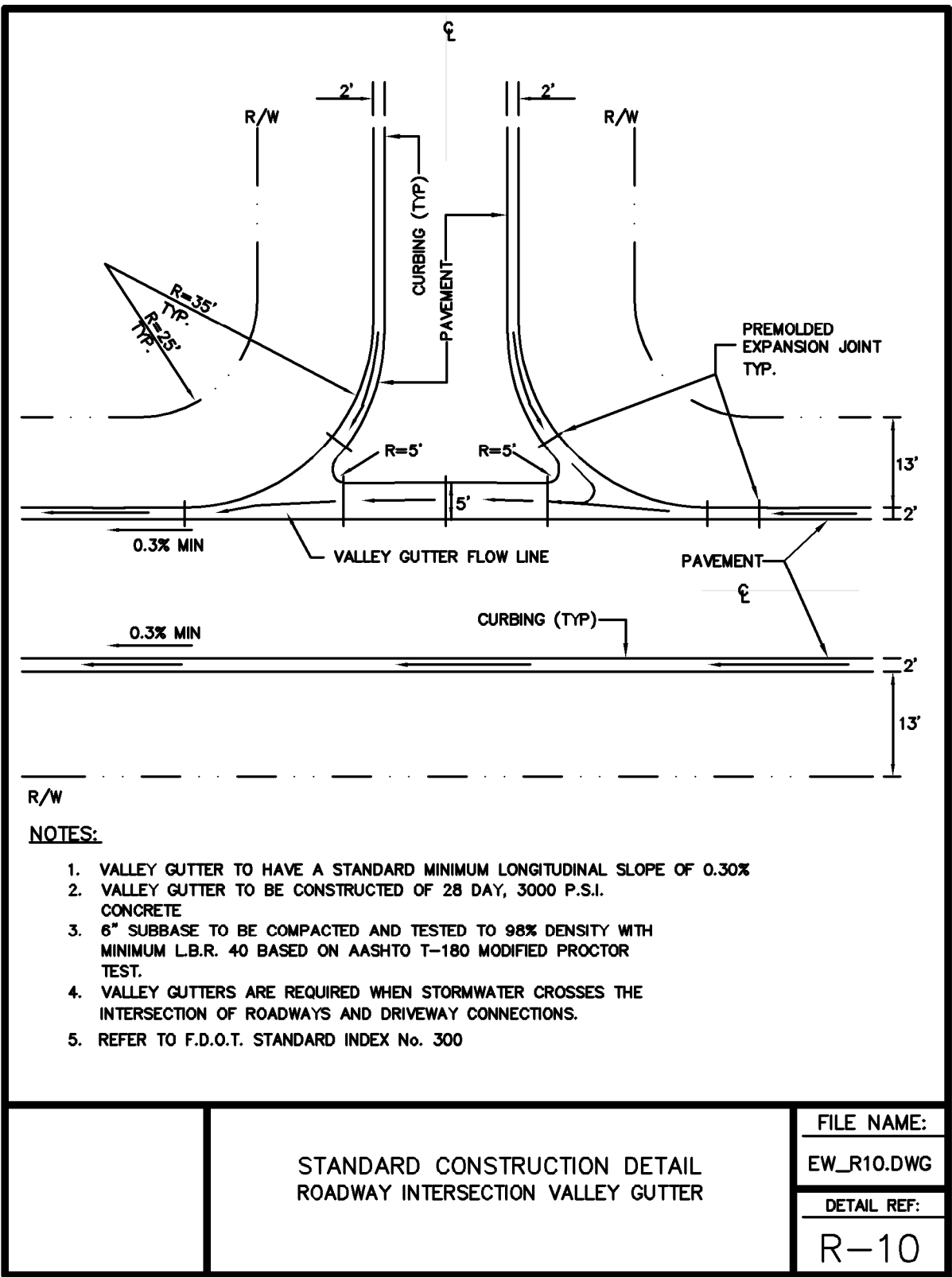
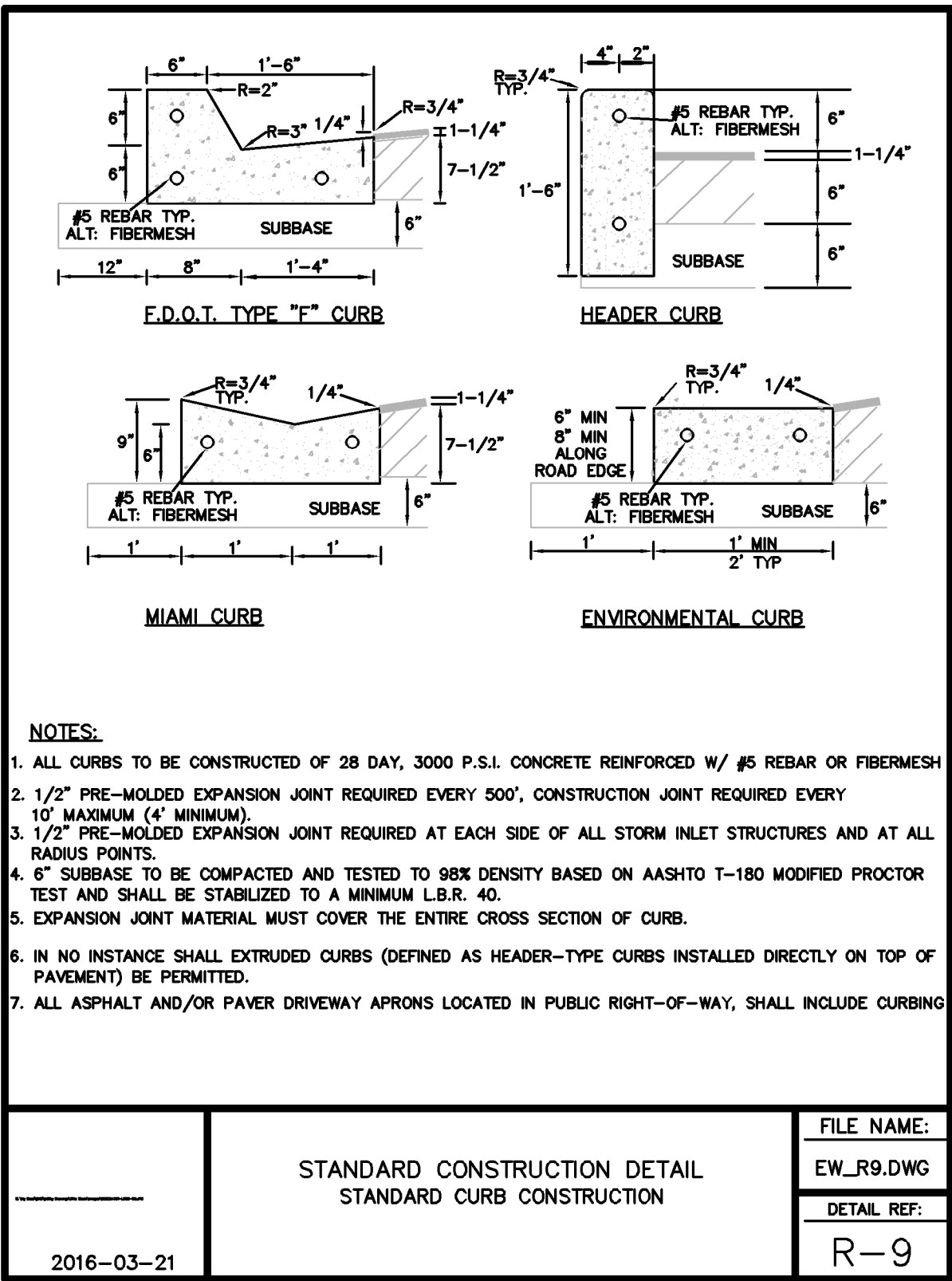
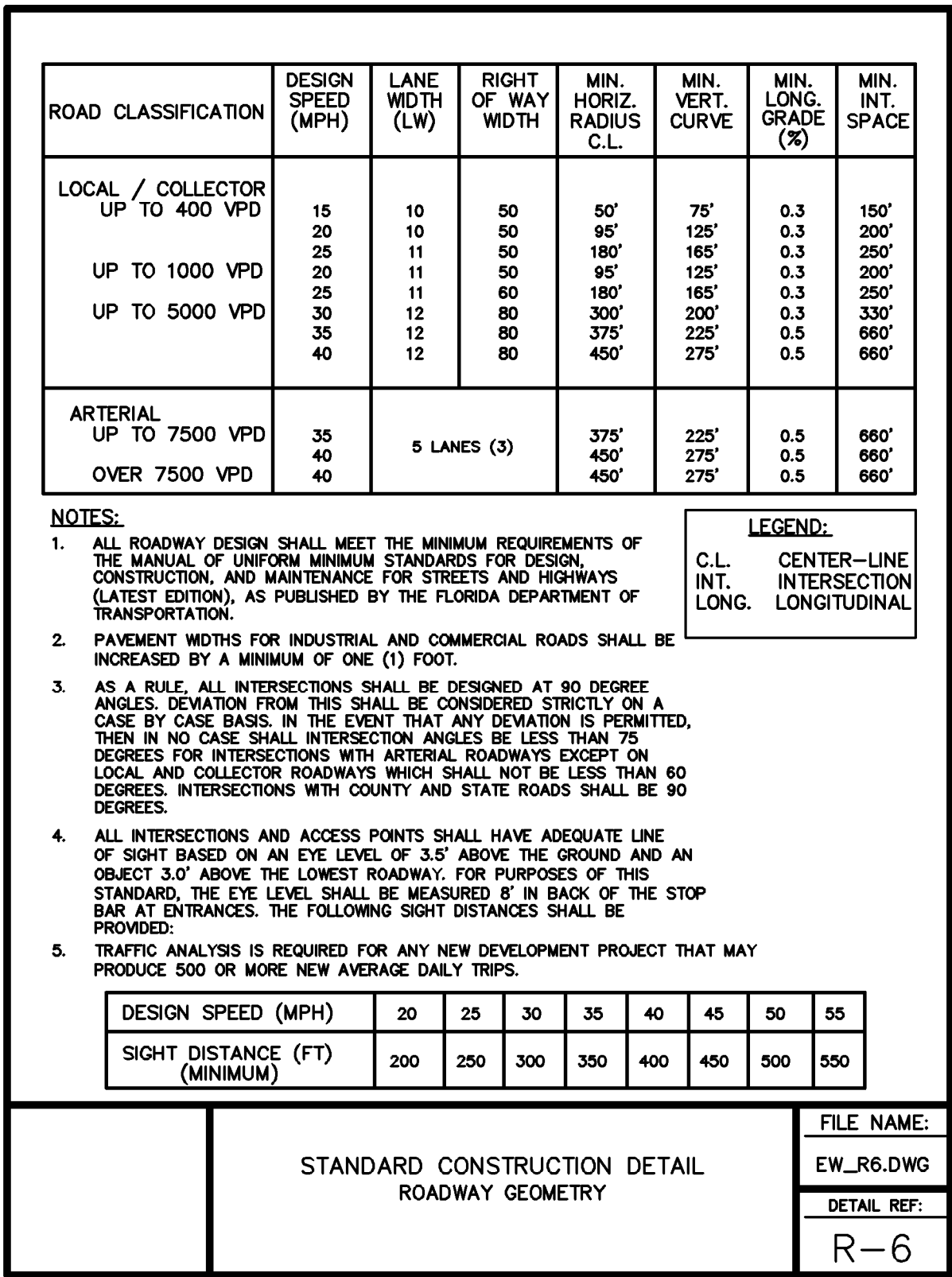
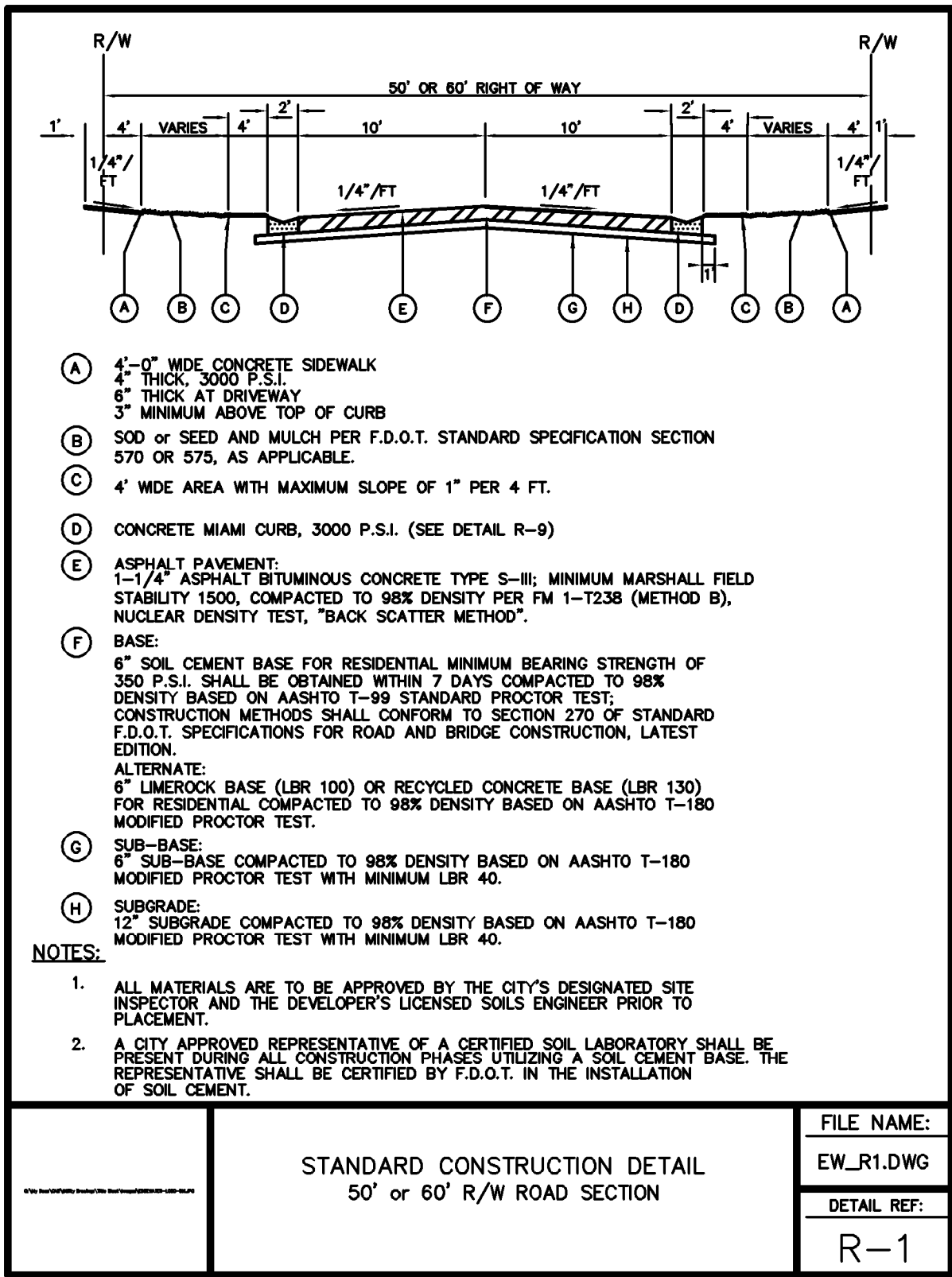
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P.E. NUMBERS:
60867

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PAVING AND DRAINAGE DETAILS

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14A

ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES (CONTD.)

27. CONCRETE CURBING, SIDEWALKS, PAVEMENT AND SIMILAR CONCRETE AREAS SHALL BE SAW CUT WITHIN 4 TO 18 HOURS OF PLACEMENT. SAW CUTS SHALL BE 1/4" IN WIDTH TO A DEPTH OF 1/4 OF THE TOTAL DEPTH OF CONCRETE OR 1-1/2", WHICHEVER IS LESS. SAW CUTS SHALL BE LOCATED AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, RADIUS POINTS, STRUCTURES, AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB. FOR LINEAL SECTIONS OF CURBS, EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF FIVE-HUNDRED FEET (500') AND SHALL BE 1/2" IN WIDTH.

28. AN "X" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE.

29. A "Y" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES.

30. A "L" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.

31. A "A" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL POTABLE WATER SERVICES.

32. BLUE REFLECTORS SHALL BE PLACED IN THE MIDDLE OF THE DRIVING LANE ON THE SIDE OF THE ROADWAY AND IN FRONT OF WHERE FIRE HYDRANTS ARE LOCATED.

33. THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED (1 IN 14 DAYS AND 1 IN 28 DAYS) FOR EVERY SEVENTY-FIVE (75) CUBIC YARDS OF CONCRETE OR LESS PLACED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR AS THEY BECOME AVAILABLE.

34. A CONCRETE SLUMP TEST SHALL BE REQUIRED WITHIN THE FIRST 30 CUBIC YARDS OF CONCRETE. THEREAFTER, SLUMP TESTS SHALL BE REQUIRED FOR EVERY THIRTY (30) CUBIC YARDS OF CONCRETE, OR FRACTION THEREOF, WITH COPIES OF THE RESULTS PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR. THE SLUMP TEST SHALL MEET THE REQUIRED MIX DESIGN ON EACH LOAD DELIVERED.

35. THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY, AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS, STATE HIGHWAYS, AND ALONG LOCAL STREETS IN THE VICINITY OF THEIR INTERSECTION WITH THE ABOVE MENTIONED ROADWAYS.

36. A FDOT APPROVED STOP SIGN AND A 24"-WIDE WHITE THERMOPLASTIC STOP BAR ARE REQUIRED AT ALL ROADWAY INTERSECTIONS.

37. ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS, AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. THE MAINTENANCE-OF-TRAFFIC (MOT) INSTALLATION AND SUBSEQUENT OPERATION SHALL BE OVERSEEN BY A CONTRACTOR CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, OR EQUIVALENT CERTIFICATION RECOGNIZED BY FDOT.

FILE NAME:

EW_R15.DWG

DETAIL REF:

R-15

STANDARD CONSTRUCTION DETAIL
ROADWAY AND PARKING AREA DESIGN
AND CONSTRUCTION NOTES

ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES (CONTD.)

38. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR TRAFFIC CONTROL DEVICES TO THE CITY FOR INSTALLATION. STREET SIGNS AND STOP SIGNS SHALL BE PLACED AT ALL INTERSECTIONS, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS, AND STATE HIGHWAYS WITHIN THE CITY LIMITS.

39. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.

40. FOUR FOOT (4') WIDE SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL RESIDENTIAL STREETS. (SEE DETAIL, INDEXES M-2 AND M-3)

41. BIKE PATHS SHALL BE CONSTRUCTED AT A MINIMUM OF SIX-FOOT WIDTH, PREFERABLY EIGHT-FOOT WIDTH AS DIRECTED BY THE CITY IN ACCORDANCE WITH THE BICYCLE AND PEDESTRIAN TRAIL MASTER PLAN.

42. STANDARD TURNING RADI FOR INTERSECTIONS:

RESIDENTIAL STREETS WITH STATE & COUNTY ROADWAYS OR MAJOR THOROUGHFARES WITHIN THE CITY

35-50 FT.

ENTRANCES TO COMMERCIAL SITES OFF OF CITY STREETS

35 FT.

INTERSECTIONS INTERIOR IN SUBDIVISIONS

35 FT.

SHOULD VOLUISA COUNTY OR THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) DETERMINE THAT LARGER RADI ARE WARRANTED WITHIN THEIR RIGHT-OF-WAY, THE LARGER RADI SHALL PREVAIL.

43. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

44. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS (INCLUDING WATER MAINS, SANITARY SEWER MAINS, RECLAIMED WATER MAINS, STORM WATER PIPES AND INLETS, ROADWAYS, AND PARKING FACILITIES) SHALL BE CERTIFIED WITH THE STATE OF FLORIDA BOARD OF PROFESSIONAL REGULATIONS (BPR) FOR THE TYPE OF WORK THAT THEY PERFORM.

45. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION WORK OF LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS SHALL BE LICENSED BY THE STATE OF FLORIDA AND REGISTERED WITH THE CITY. THE LICENSE AND REGISTRATION SHALL PERTAIN DIRECTLY TO THE TYPE OF WORK BEING PERFORMED.

46. EXCEPT AS PROVIDED IN THE LAND DEVELOPMENT CODE, ALL ELECTRIC, TELEPHONE, TELEVISION LINES AND SIMILAR UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND AT THE EXPENSE OF THE OWNER, DEVELOPER, AND BUILDER.

FILE NAME:

EW_R16.DWG

DETAIL REF:

R-16

STANDARD CONSTRUCTION DETAIL
ROADWAY AND PARKING AREA DESIGN
AND CONSTRUCTION NOTES

ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES (CONTD.)

47. UTILITY DEPTH:

A. HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE, AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.

B. LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 24 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 18 INCHES IN DEPTH.

C. IN NO INSTANCE SHALL THE DEPTH OF COVER BE LESS THAN 30" FROM FINISHED GRADE TO THE TOP OF PIPE FOR POTABLE WATER MAINS, SANITARY SEWER MAINS, AND RECLAIMED WATER MAINS. HOWEVER, IN THE EVENT THAT THIS CONDITION CANNOT BE MET DUE TO UNANTICIPATED CONFLICTS DURING THE CONSTRUCTION PROCESS, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY PUBLIC UTILITIES DEPARTMENT.

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

FILE NAME:

EW_R17.DWG

DETAIL REF:

R-17

STANDARD CONSTRUCTION DETAIL
ROADWAY AND PARKING AREA DESIGN
AND CONSTRUCTION NOTES

TECHNICAL SPECIFICATIONS FOR SITE PLANS AND SUBDIVISIONS TESTING

A. MATERIALS

THE INSPECTION AND TESTING OF MATERIALS AND FINISHED ARTICLES TO BE INCORPORATED IN THE WORK SHALL BE MADE BY BUREAUS, LABORATORIES, OR AGENCIES APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUBMIT SUCH SAMPLES, OR SUCH SPECIAL OR TEST PIECES OF MATERIALS AS THE ENGINEER OF RECORD MAY REQUIRE. THE CONTRACTOR SHALL NOT INCORPORATE ANY MATERIAL OR FINISHED ARTICLE INTO THE WORK UNTIL THE RESULTS OF THE INSPECTIONS OR TESTS ARE KNOWN AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER OF RECORD THAT THE MATERIAL OR FINISHED ARTICLE IS ACCEPTED. ALL MATERIALS MUST BE OF THE SPECIFIED QUALITY AND BE EQUAL TO THE APPROVED SAMPLE IF A SAMPLE HAS BEEN SUBMITTED. CERTIFIED COPIES OF ALL TESTS MADE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS WELL AS TO THE CITY'S DESIGNATED SITE INSPECTOR. THE CITY'S DESIGNATED SITE INSPECTOR MUST RECEIVE COPIES OF ALL TESTING REPORTS AND CERTIFICATES PRIOR TO THE ENGINEER OF RECORD REQUESTING A FINAL PROJECT INSPECTION FROM THE CITY.

B. LABORATORY CONTROL AND CERTIFICATES

1. SPECIFICATIONS: SAMPLING, TESTING, AND LABORATORY METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AASHTO OR ASTM. WHERE AASHTO OR ASTM SPECIFICATIONS ARE USED, THE REFERENCE SHALL BE CONSTRUED TO BE THE MOST RECENT STANDARD SPECIFICATIONS OR TENTATIVE SPECIFICATIONS OF THE AASHTO OR ASTM IN FORCE ON THE DATE OF THE TEST.

2. TEST & CERTIFICATES: THE CONTRACTOR SHALL ENGAGE AN APPROVED TESTING LABORATORY TO PROVIDE THE FOLLOWING TESTS AND CERTIFICATIONS SIGNED BY A REGISTERED ENGINEER OF THE STATE OF FLORIDA. ALL TECHNICIANS PERFORMING THE TESTS SHALL BE STATE CERTIFIED FOR THE TESTING PERFORMED. ADDITIONAL TESTS THAT MAY BE REQUIRED BY EITHER THE ENGINEER OF RECORD OR THE CITY SHALL ALSO BE PROVIDED BY THE CONTRACTOR, AND THE FOLLOWING SHALL NOT BE TAKEN AS A COMPLETE AND EXHAUSTIVE LIST OF THE CONTRACTOR'S TESTING RESPONSIBILITIES.

A. SOIL ANALYSIS FOR STRUCTURAL FILL MATERIAL PRIOR TO INSTALLATION.

B. PROCTOR DENSITIES, MOISTURE CONTENT, COMPACTED FIELD DENSITIES, AND ATERBERG LIMITS.

C. SOIL CEMENT MIX DESIGNS AND COMPRESSIVE STRENGTH TESTS (FOR SOIL CEMENT ROAD BASE ONLY).

D. SUPERVISION OF ALL SOIL CEMENT BASE CONSTRUCTION.

E. ANALYSIS OF RECYCLED CONCRETE BASE MATERIAL PRIOR TO INSTALLATION.

F. ASPHALT MIX DESIGN, BITUMEN CONTENT, SIEVE ANALYSIS, HUBBARD FIELD STABILITY TESTS, NUCLEAR DENSITY TESTS (BACKSCATTER METHOD), AND ANALYSIS OF CORE SAMPLES.

G. CONCRETE MIX DESIGNS FOR ALL APPLICATIONS INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, APRONS AND DRIVEWAYS.

H. COMPRESSIVE TEST CYLINDERS AND SLUMP TESTS FOR ALL APPLICATIONS OF CONCRETE, INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, APRONS, AND DRIVEWAYS.

I. CHLORINE RESIDUAL AND BACTERIOLOGICAL TESTING OF WATER MAINS.

J. PRESSURIZED LEAK TESTING OF WATER MAINS, FORCE MAINS, AND RECLAIMED WATER MAINS.

FILE NAME:

EW_R18.DWG

DETAIL REF:

R-18

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS
FOR SITE PLANS AND SUBDIVISIONS
TESTING

SUBDIVISION TECHNICAL SPECIFICATIONS:
SODDING, SEEDING AND MULCHING

A. SCOPE OF WORK: THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SOD, OR SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS. AT A MINIMUM, ALL WORK SHALL MEET THE MINIMUM SPECIFICATIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AS OUTLINED IN SECTIONS 570 (GRASSING BY SEEDING) AND 575 (SODDING). IN ADDITION, ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY.

B. MATERIALS: GRASS SEED SHALL BE A MIXTURE OF:

PENSACOLA BAHIA

50%

(USE 50 % SCARIFIED SEED)

25%

MULLED BERMUDA

25%

BROWN TOP MILLET

IN THE FALL AND WINTER MONTHS, AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWN TOP MILLET. SEED SHALL BE PRE-MIXED BY A SEED COMPANY TO THE PERCENTAGES DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY'S DESIGNATED PROJECT LANDSCAPE INSPECTOR PRIOR TO USE.

MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE, OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA, OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS.

C. METHODS: GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE.

APPROXIMATELY ONE INCH (1") LOOSE THICKNESS OF MULCH MATERIAL SHALL BE APPLIED UNIFORMLY OVER THE SEEDD AREAS (APPROXIMATELY ONE AND ONE-HALF (1-1/2) BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN. UNDER PROPER CIRCUMSTANCES, CONTRACTOR MAY REQUEST OPTION TO INSTALL HYDRO-SEEDING SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND THE CITY

FILE NAME:

EW_R20.DWG

DETAIL REF:

R-20

STANDARD CONSTRUCTION DETAIL
SUBDIVISION
TECHNICAL SPECIFICATIONS:
SODDING, SEEDING AND MULCHING

ROADWAY CLEAR ZONES (*)

TYPE FACILITY	DESIGN SPEED (MPH)				F.D.O.T. STANDARD
	25 & BELOW	30	35	40	
DISTANCE FROM EDGE OF PAVEMENT	6'	6' LOCAL 10' COLLECTOR 14' ARTERIAL	6' LOCAL 10' COLLECTOR 14' ARTERIAL	10' COLLECTOR 14' ARTERIAL	F.D.O.T. STANDARD
DISTANCE FROM SIDEWALK	1.5	1.5	1.5	1.5	F.D.O.T. STANDARD

* SEE NOTES ON SHEET R-21B *

FILE NAME:

EW_R21A.DWG

DETAIL REF:

R-21A

STANDARD CONSTRUCTION DETAIL
ROADWAY AND MISCELLANEOUS LANDSCAPING
DESIGN AND CONSTRUCTION NOTES

ROADWAY AND MISCELLANEOUS LANDSCAPING DESIGN AND CONSTRUCTION NOTES (CONTD.)

NOTES:

1. THE CLEAR ZONE MAY BE REDUCED ON A CASE BY CASE BASIS IF THE MINIMUM OFFSET CANNOT BE REASONABLY OBTAINED OR IF A NON-MOUNTABLE CURBIE TYPE IS INSTALLED.

2. TREES IN EXCESS OF 12" CALIPER AT MATURITY AND MULTI-TRUNKED PALMS SHALL BE SET BACK TO TWICE THE MINIMUM CLEAR ZONE (2 X *).

3. WHERE PAVEMENT WIDENING IN ACCORDANCE WITH FDOT STANDARDS IS NOT PROVIDED IN HORIZONTAL CURVES, ADDITIONAL CLEAR ZONE SHALL BE PROVIDED EQUAL TO THE REQUIRED PAVEMENT WIDENING.

4. CLEAR ZONES ON CURBED ROADS SHALL BE MEASURED FROM THE FACE OF CURB OR FROM THE EDGE OF THE THROUGH LANE ON RURAL ROADS. CURBED STREETS ARE FOR HIGH BACK CURBS ONLY.

5. SHRUBS ADJACENT TO SIDEWALKS AND WITHIN INTERSECTION SIGHT TRIANGLES CANNOT EXCEED 24" ABOVE THE LOWEST ADJACENT ROADWAY GRADE. ALL OTHER SHRUBS MUST BE LESS THAN OR EQUAL TO 30 INCHES IN HEIGHT.

6. INSTALLATION OF LANDSCAPING IN PUBLIC RIGHTS-OF-WAY REQUIRES EXECUTION OF A "USE AGREEMENT" BETWEEN THE DEVELOPER AND THE CITY. FOR INSTANCES WHERE THE STREETS AND PRIVATE AND PUBLIC UTILITY EASEMENTS ARE PROVIDED, THE DEVELOPER MAY BE REQUIRED TO OBTAIN A RELEASE FROM THE FRANCHISE UTILITIES IN ORDER TO INSTALL THE LANDSCAPING IMPROVEMENTS.

7. LANDSCAPING PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF UNDERGROUND AND OVERHEAD PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.

8. SHRUBS, UNDERSTORY, TREES AND PALMS SHALL BE ALLOWED IN THE RIGHT-OF-WAY WITH EXISTING AND PROPOSED UTILITIES. SHADE TREES, ESPECIALLY THOSE WITH AGGRESSIVE ROOT SYSTEMS, WILL REQUIRE SPECIFIC CITY APPROVAL.

9. SHADE TREES MUST NOT BE PLANTED UNDER OR DIRECTLY ADJACENT TO OVERHEAD UTILITIES THAT WOULD REQUIRE EXCESSIVE PRUNING TO AVOID THE UTILITY LINES.

10. TREES WITH AGGRESSIVE ROOT SYSTEMS SHALL REQUIRE SOME FORM OF ROOT GUIDING SYSTEM TO PREVENT THE UPRHEAVAL OF ADJACENT ROADWAY PAVEMENT AND/OR SIDEWALKS.

FILE NAME:

EW_R21B.DWG

DETAIL REF:

R-21B

STANDARD CONSTRUCTION DETAIL
ROADWAY AND MISCELLANEOUS LANDSCAPING
DESIGN AND CONSTRUCTION NOTES

NOTES:

1. MATERIALS, CONSTRUCTION METHODS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DESIGN STANDARDS CURRENT EDITION.

2. CONTRACTOR SHALL PROVIDE SILT FENCES AND HAY BALES AT ALL STORMWATER DISCHARGE POINTS FOR EROSION CONTROL AND SEDIMENT CONTROL DURING CONST.

3. CONTRACTOR SHALL ROUGH GRADE STORM-WATER SWALES AND RETENTION AREAS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.

4. CONTRACTOR SHALL MEET ALL PERMIT CONDITIONS AS ESTABLISHED BY THE CITY AND ALL OTHER APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO COUNTY, FOOT, AND THE SURVIMD.

FILE NAME:

EW_R22.DWG

DETAIL REF:

R-22

STANDARD CONSTRUCTION DETAIL
SILT FENCE TURBIDITY BARRIER

PLANS PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

REVISIONS:

ETM NO. 21-213-10
DRAWN BY: JZ
DESIGNED BY: CBW
CHECKED BY:
DATE: Issue Date

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
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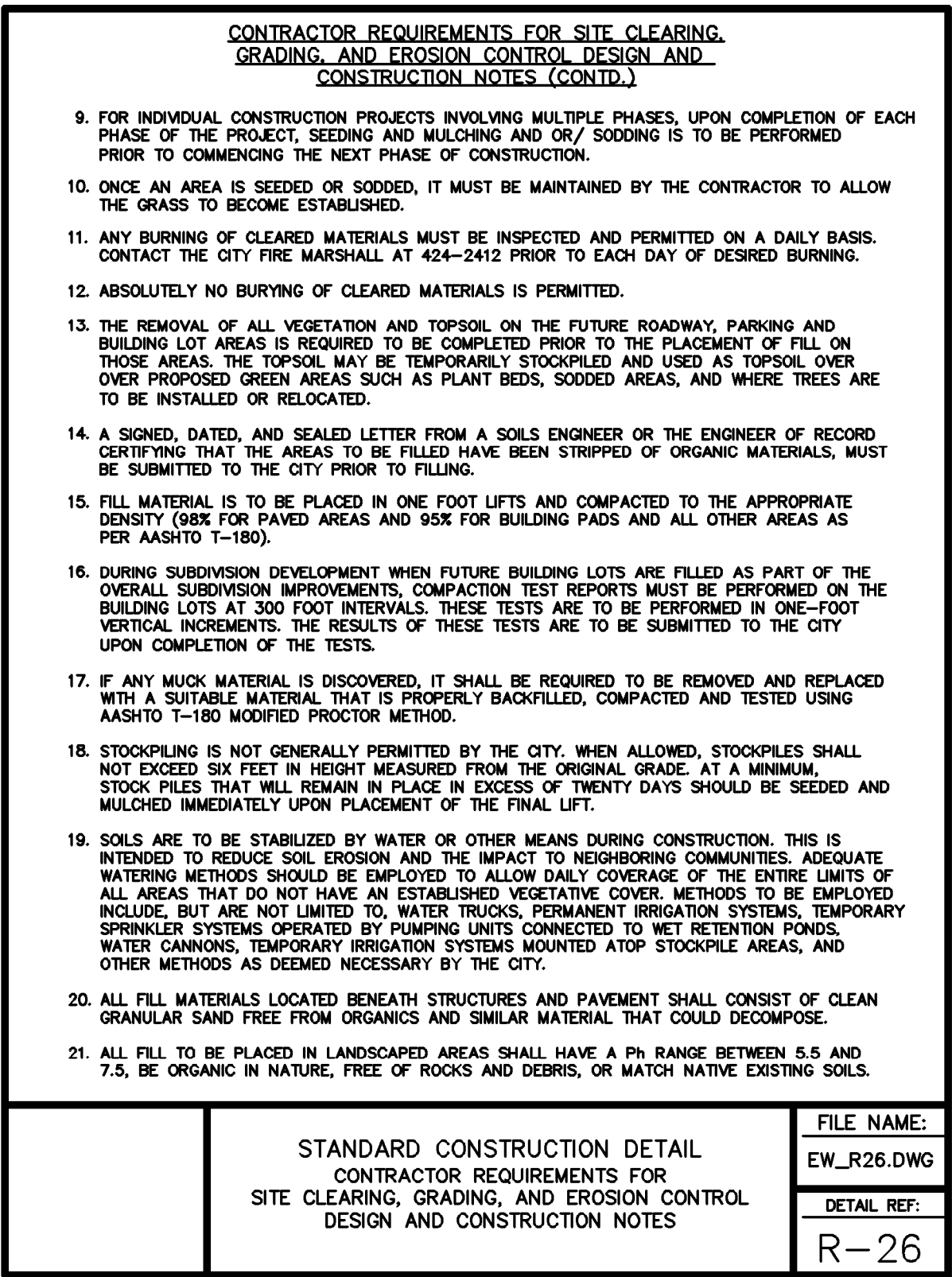
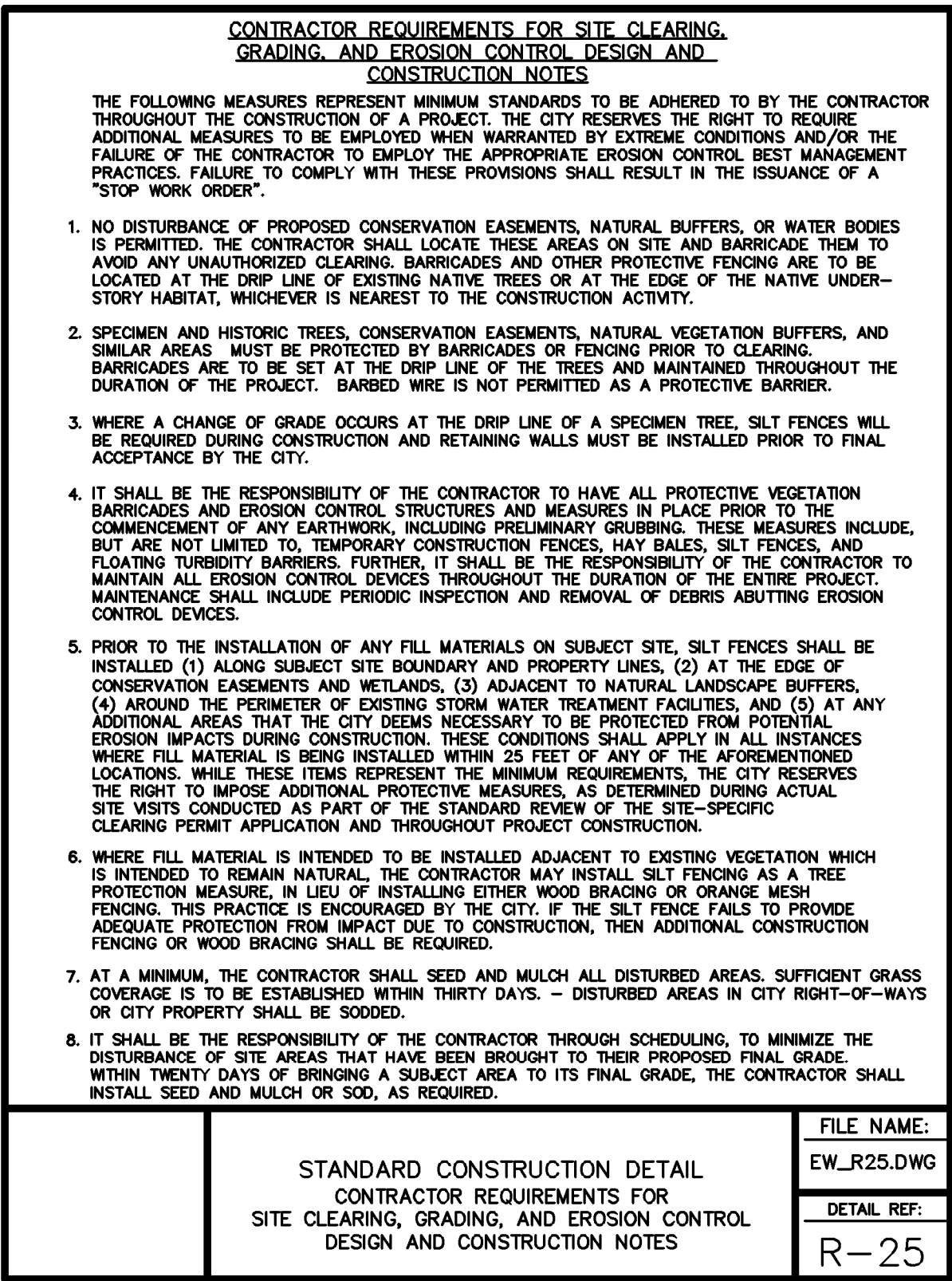
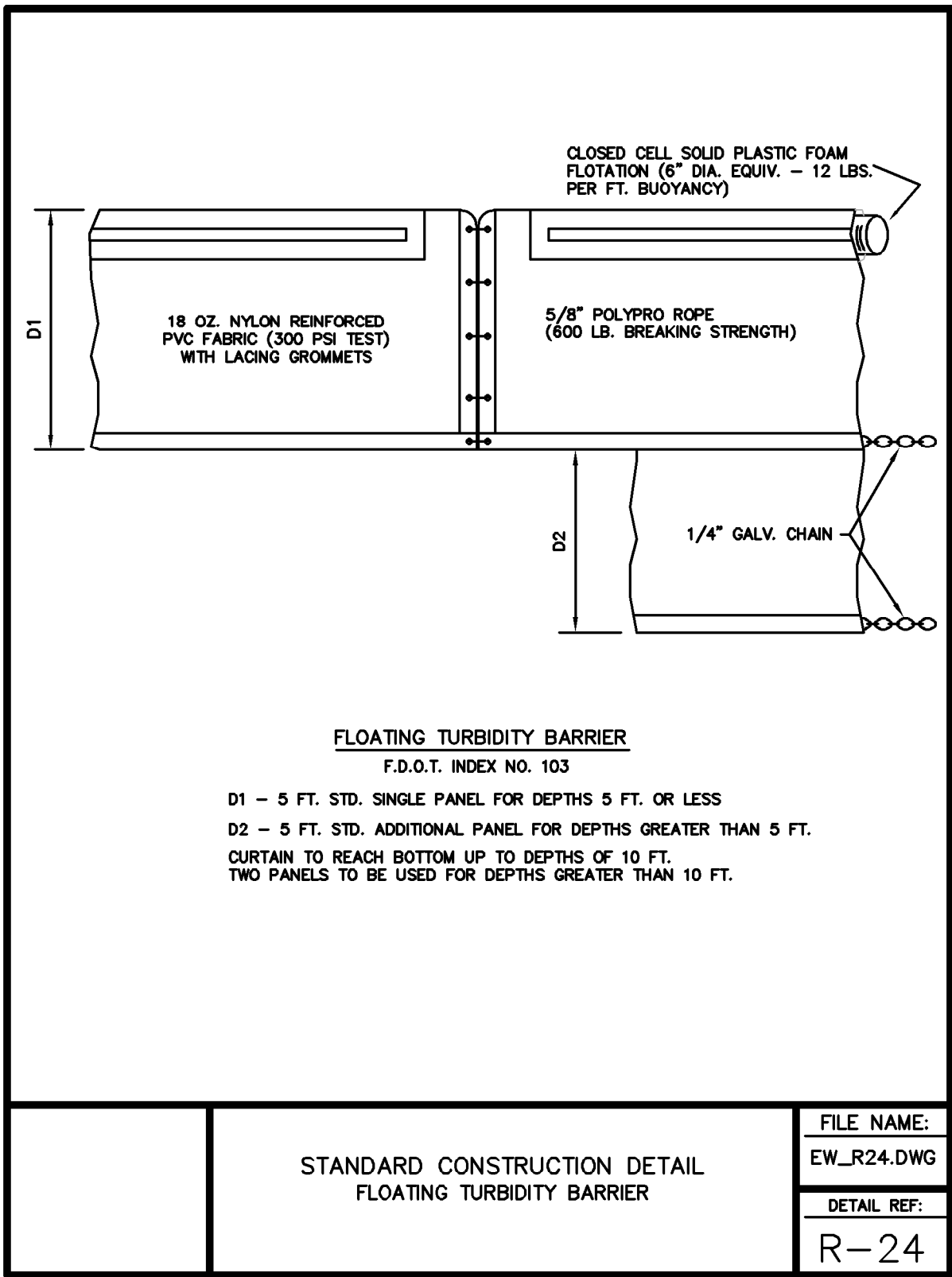
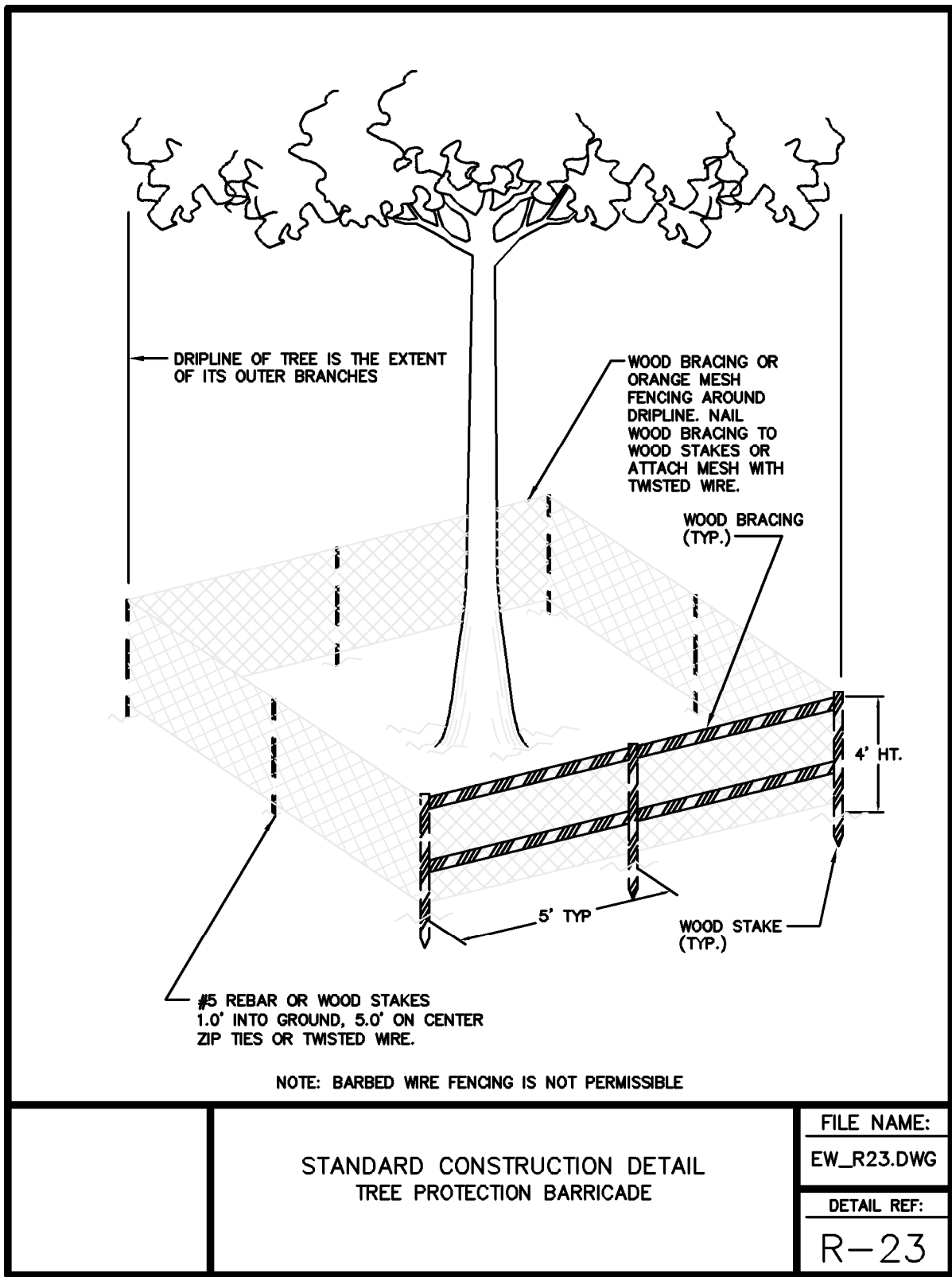
Trusted Advisors, Creating Community

ETM
ENGLAND-THIMS & MILLER

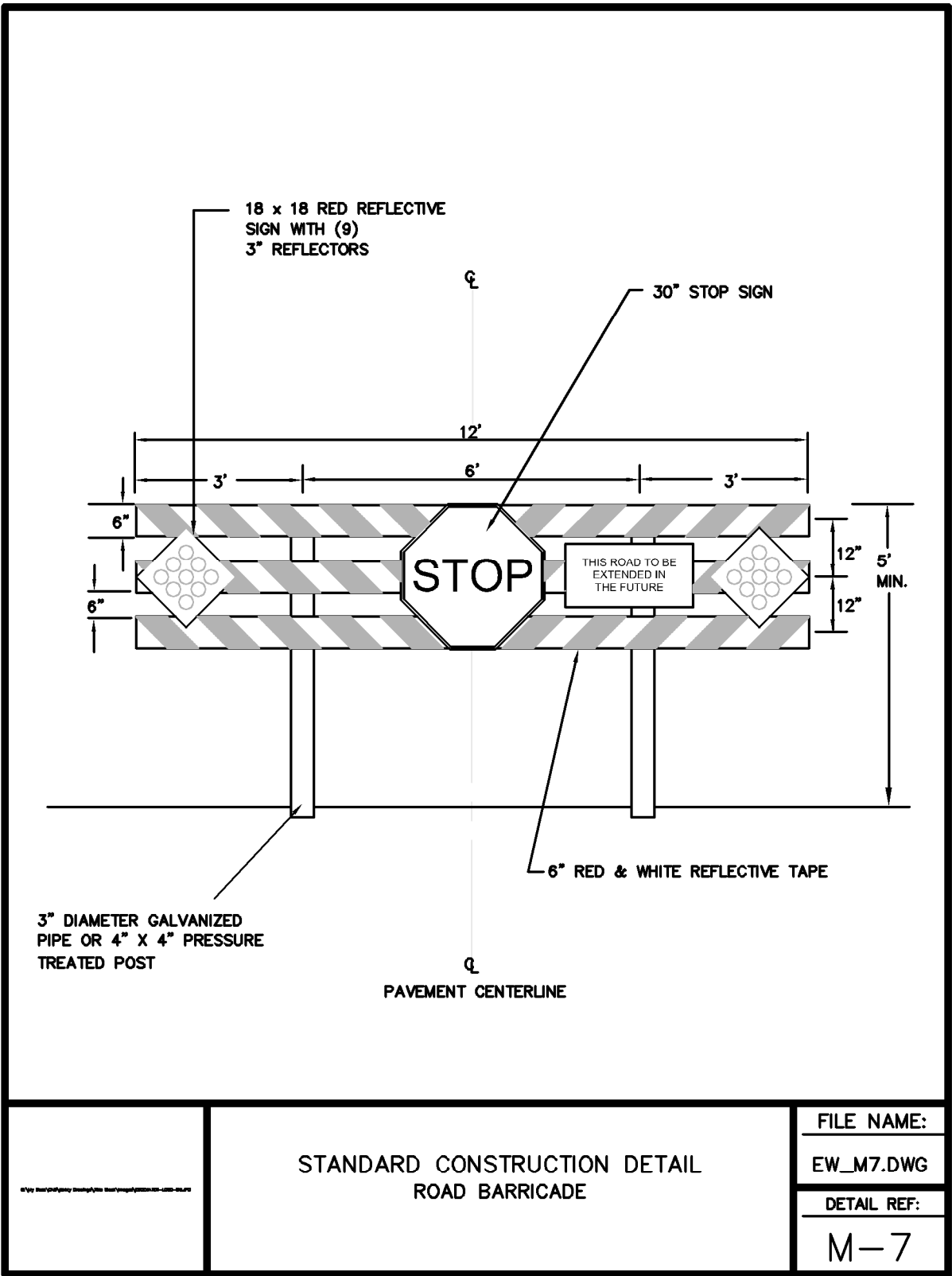
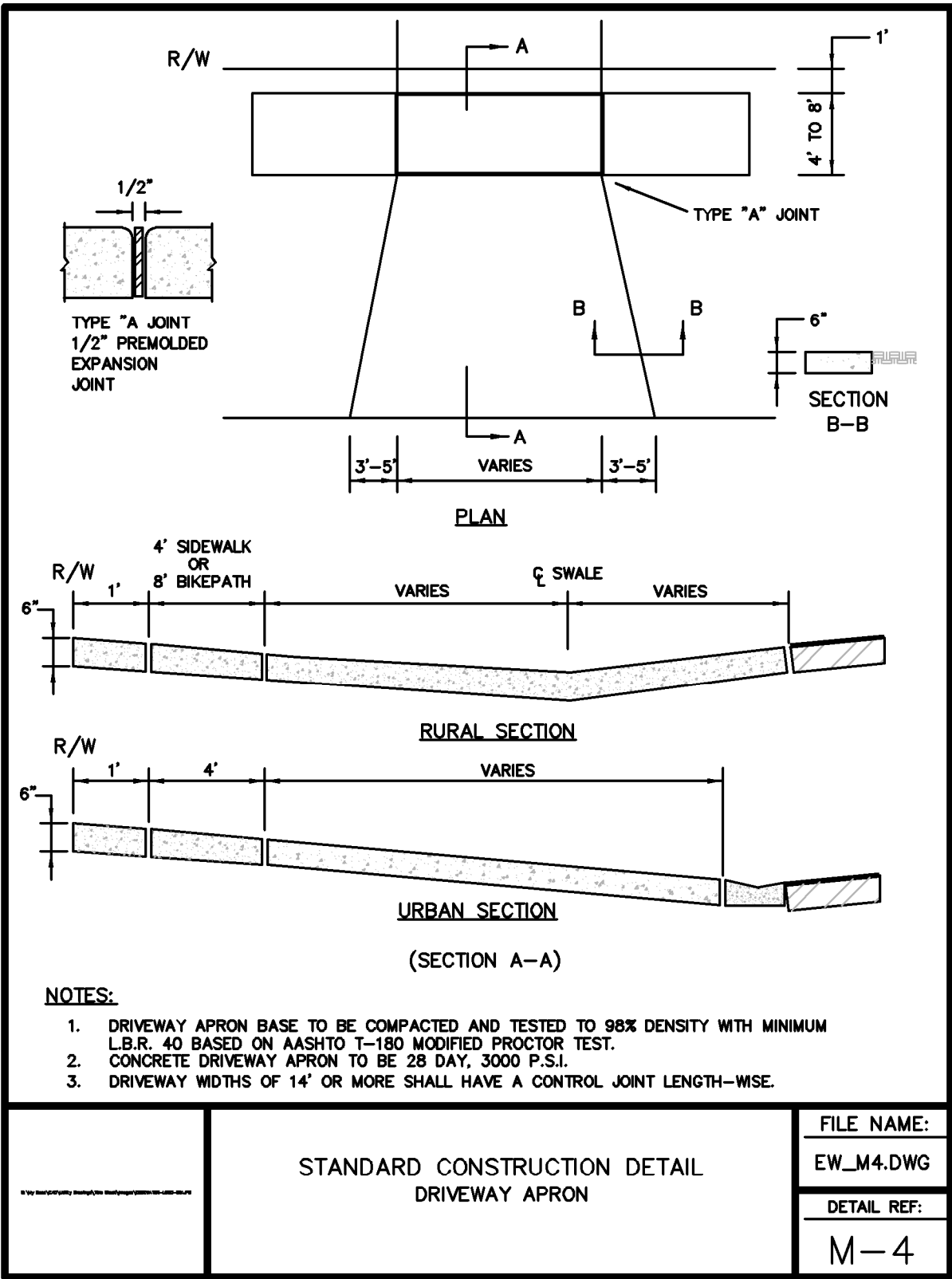
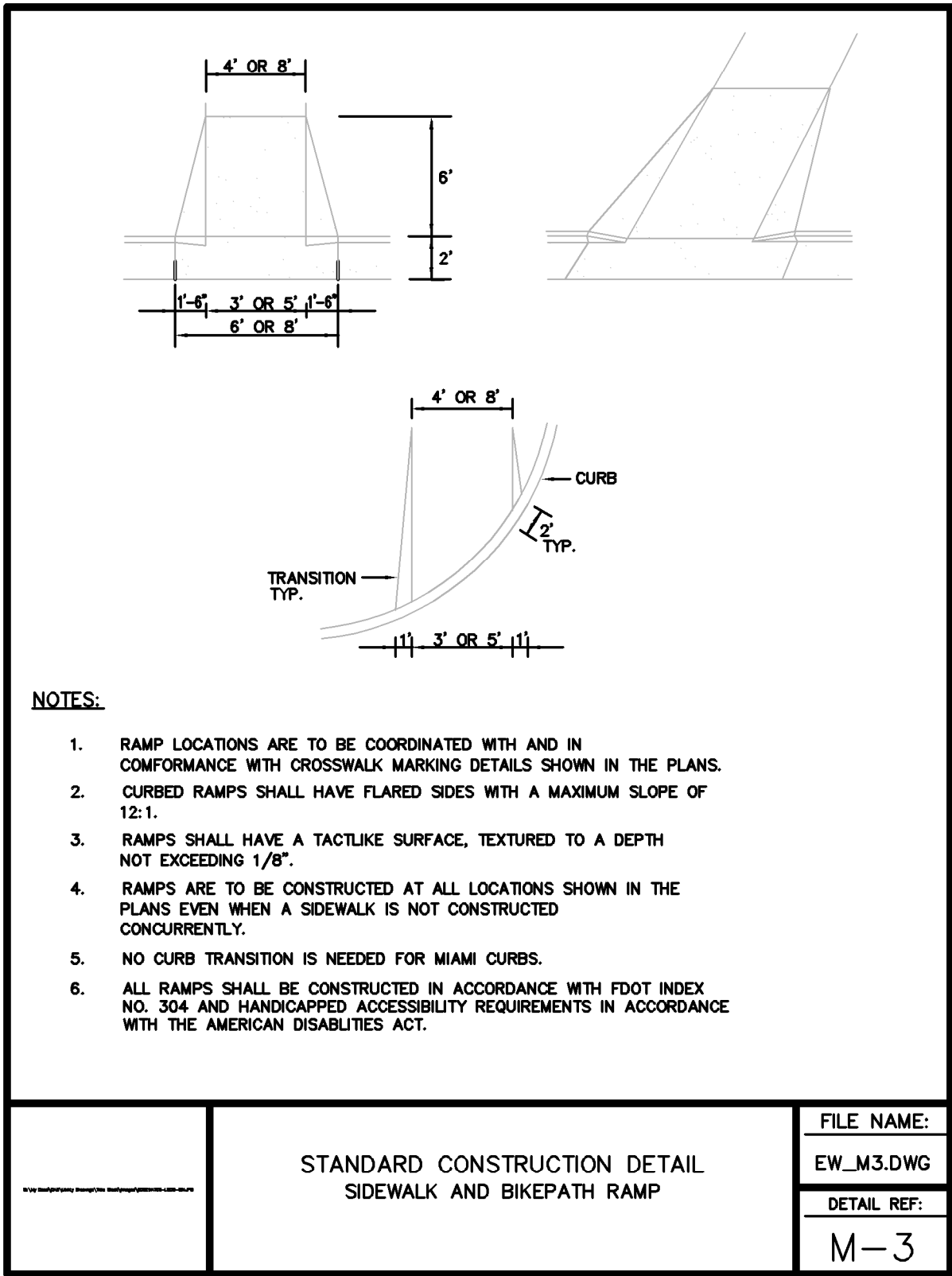
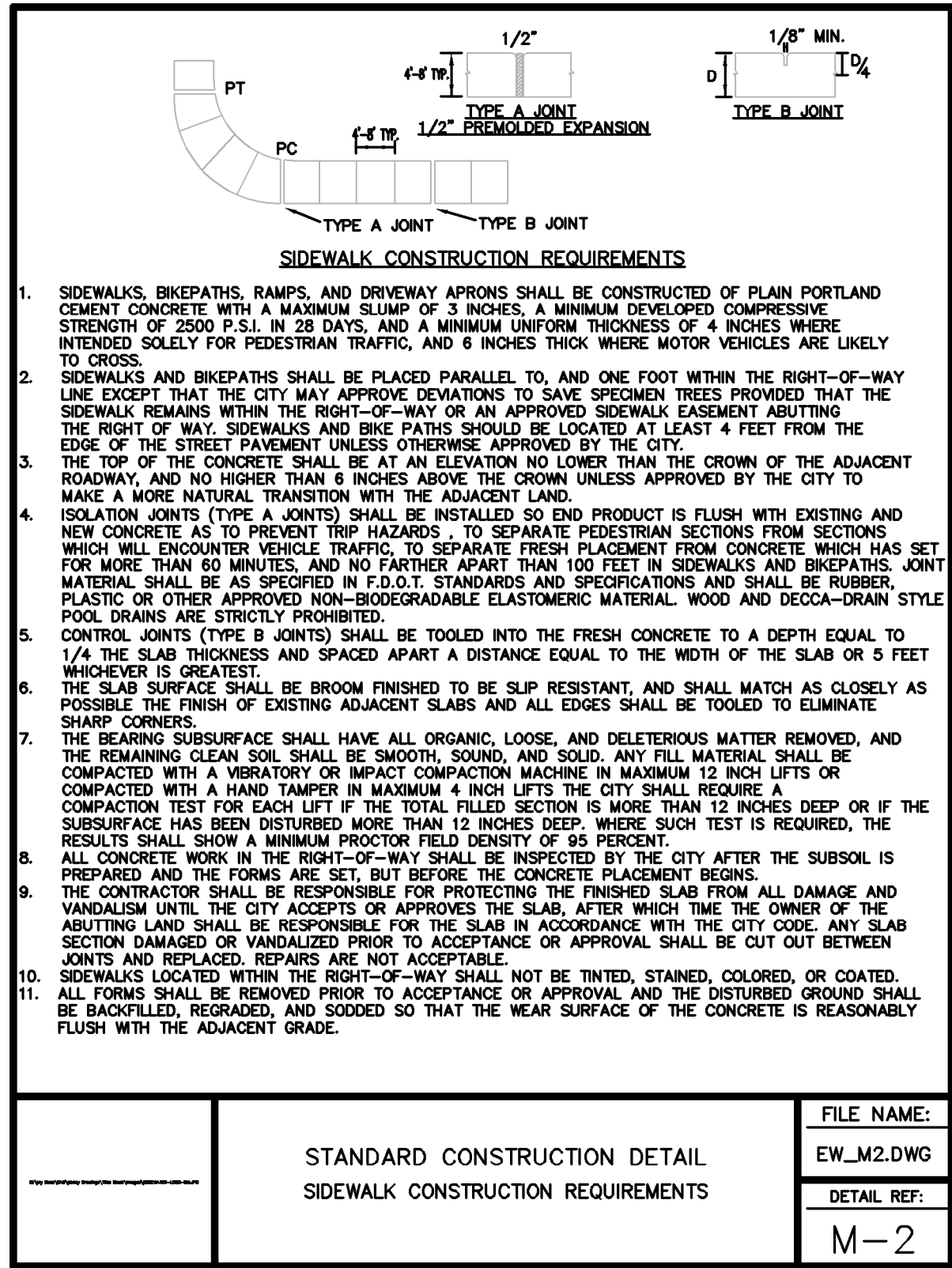
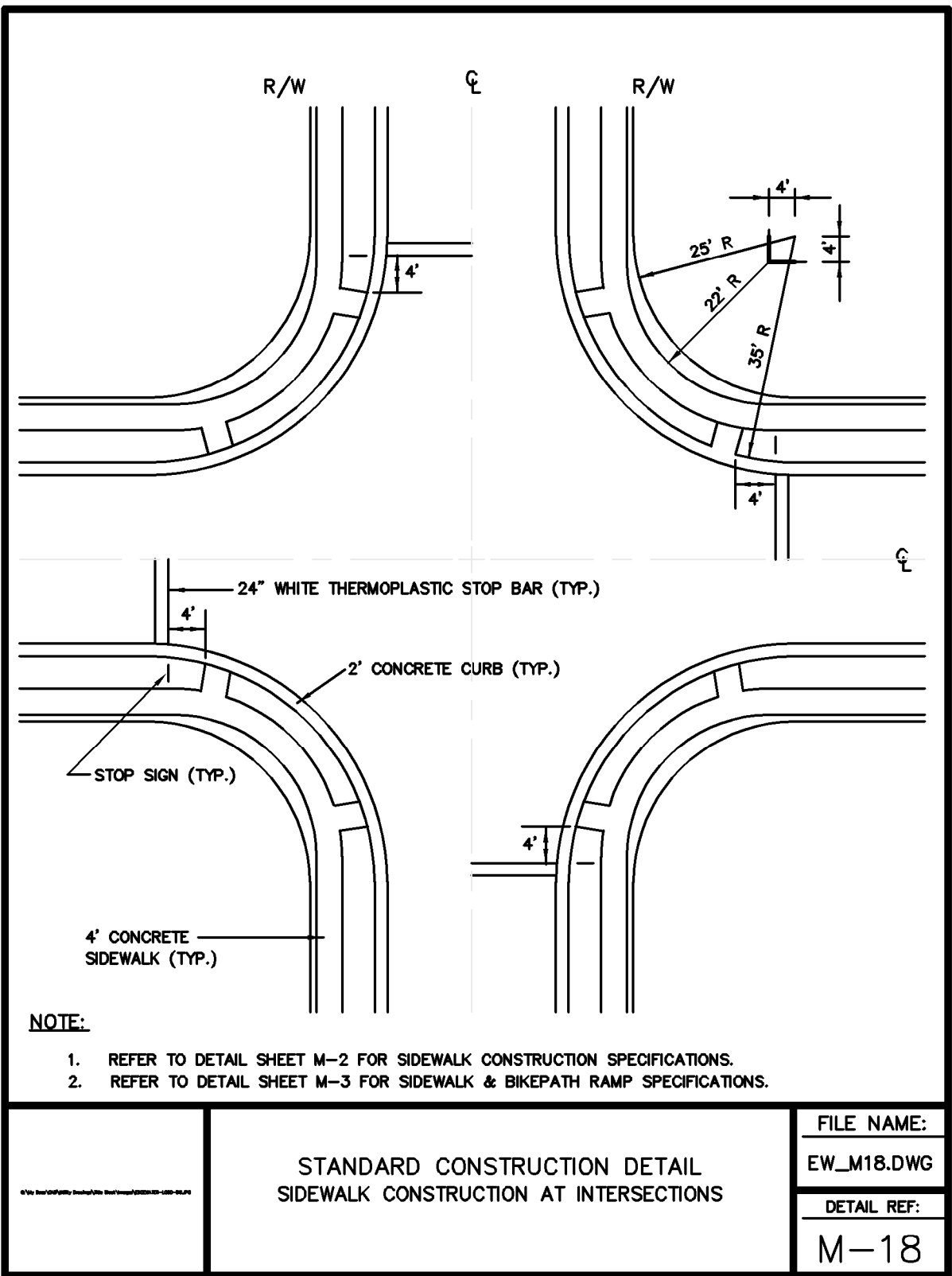
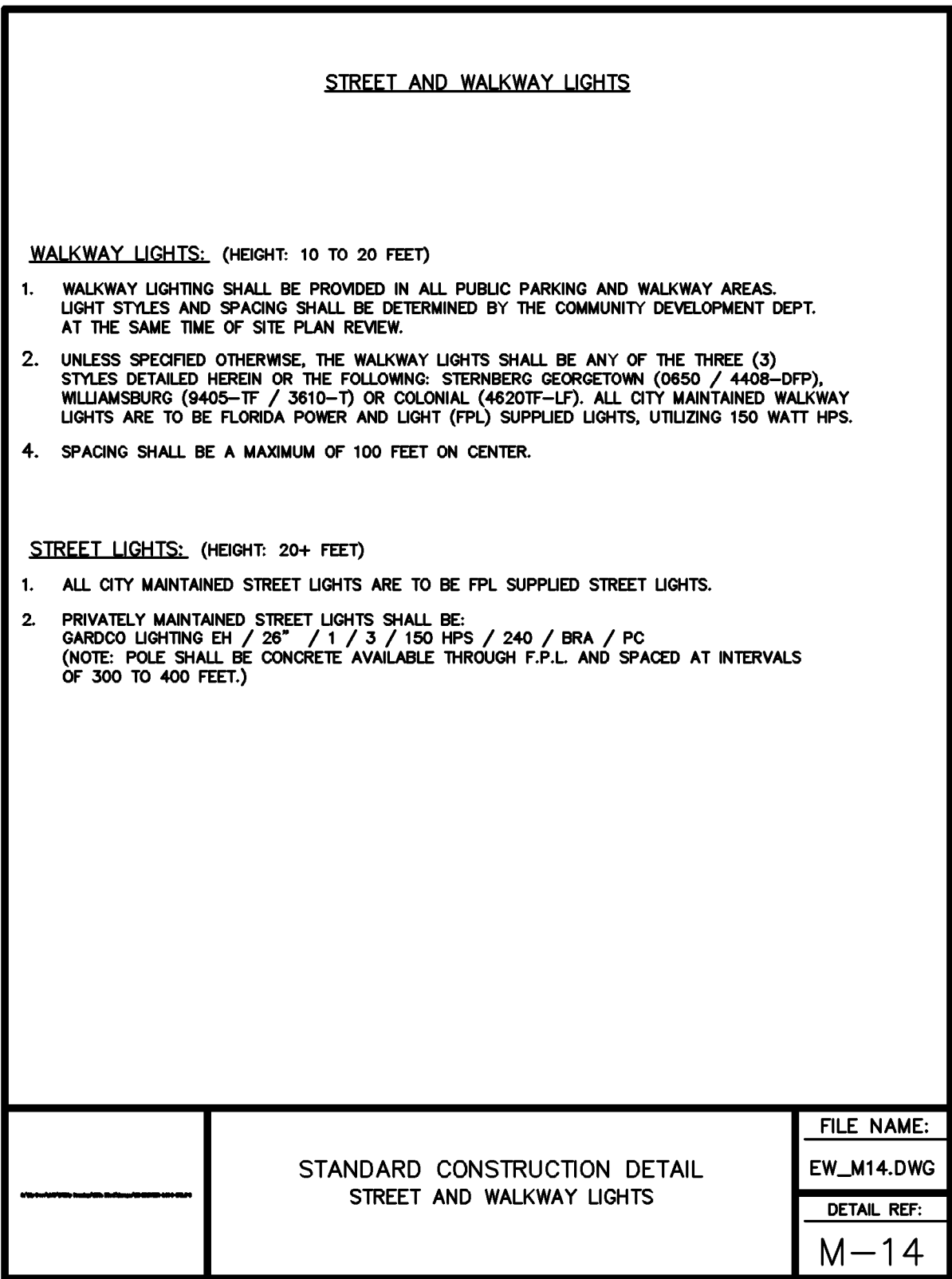
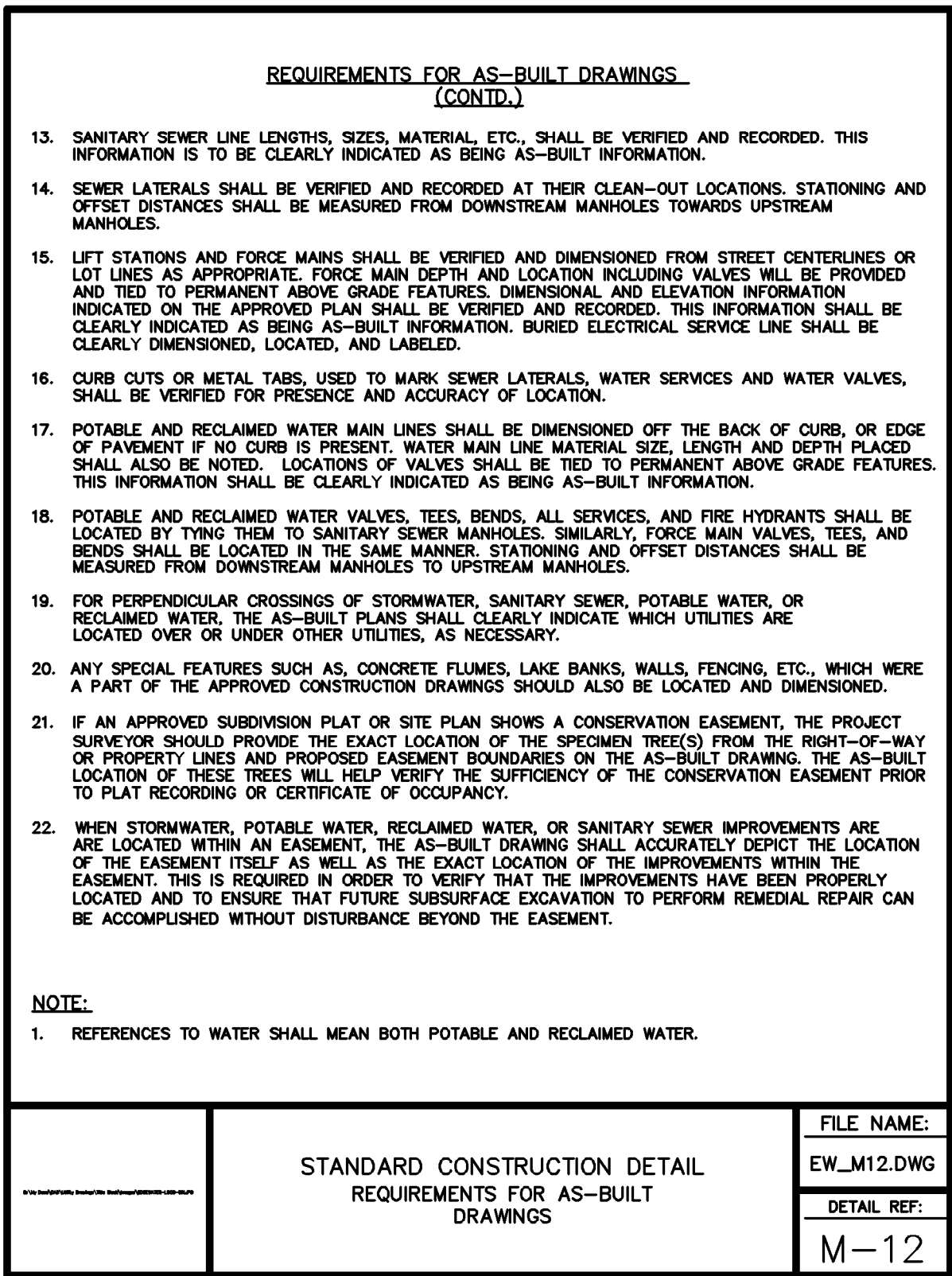
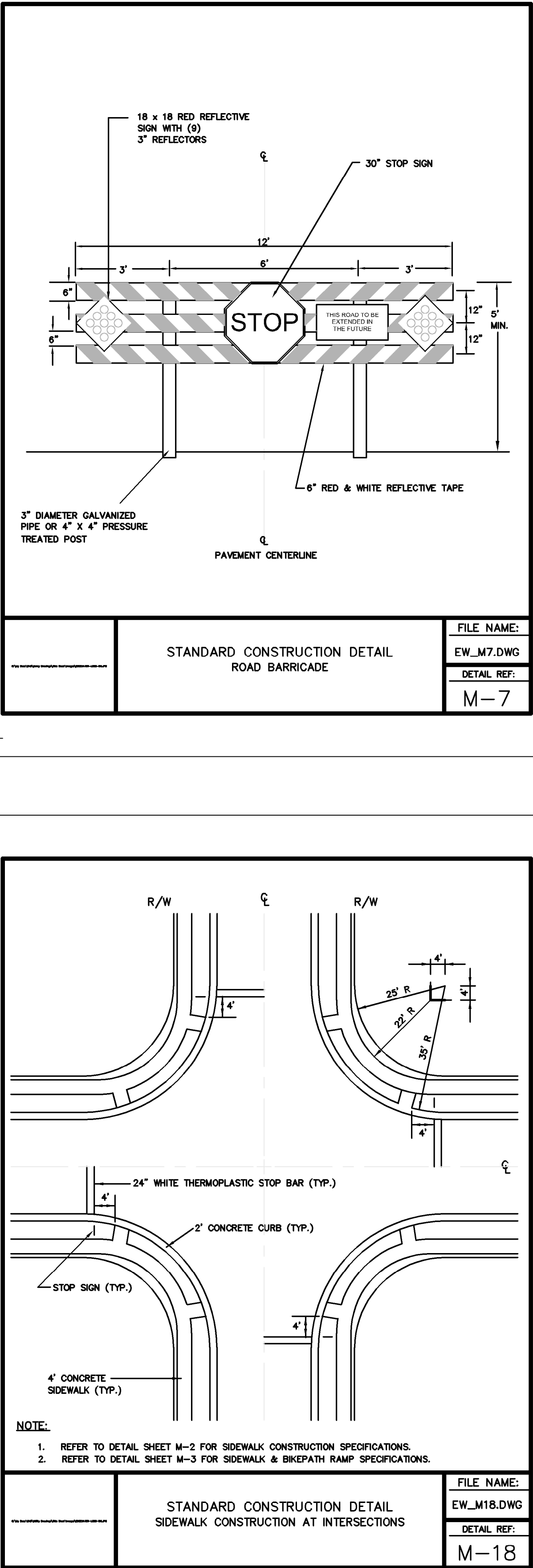
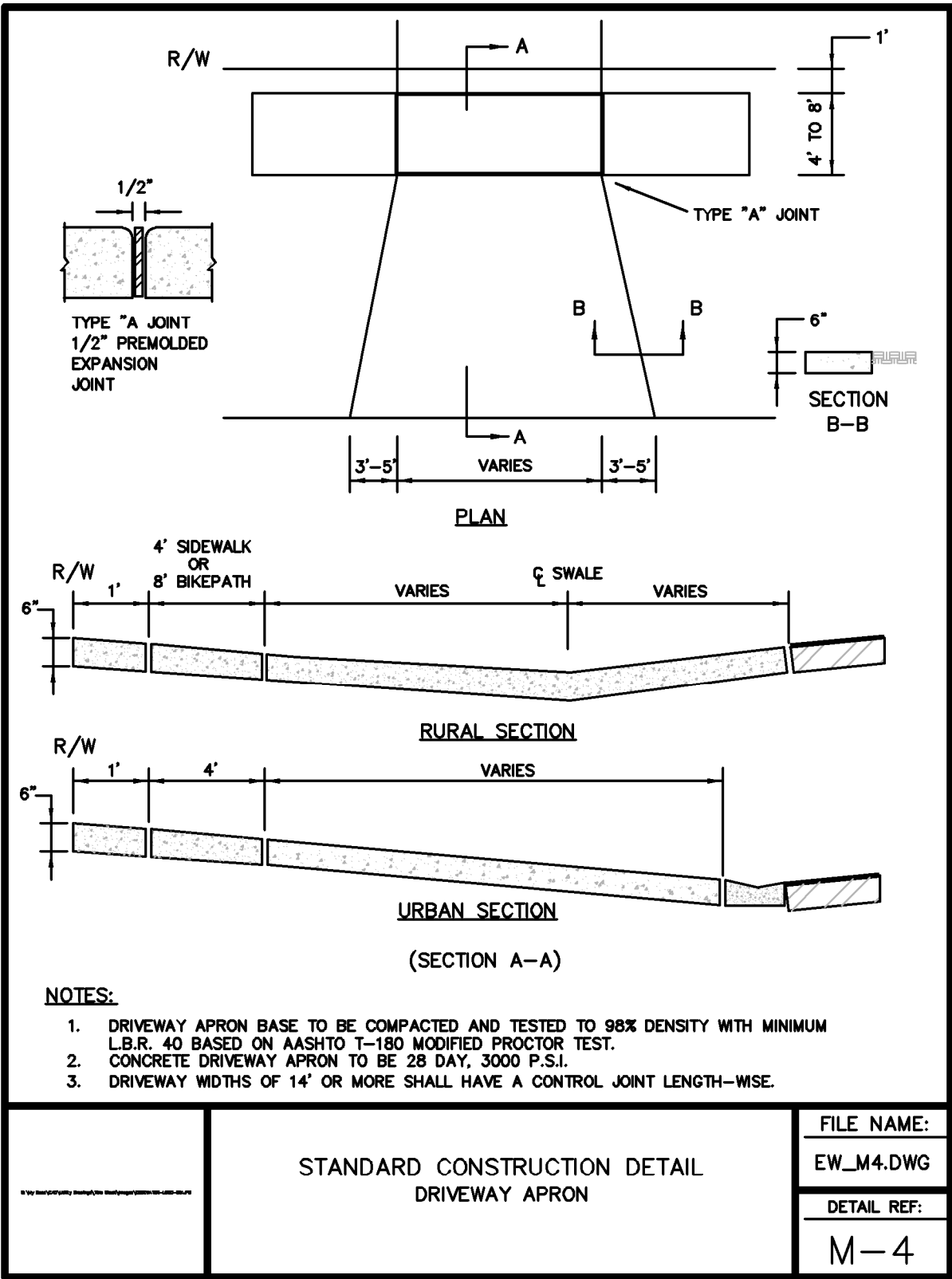
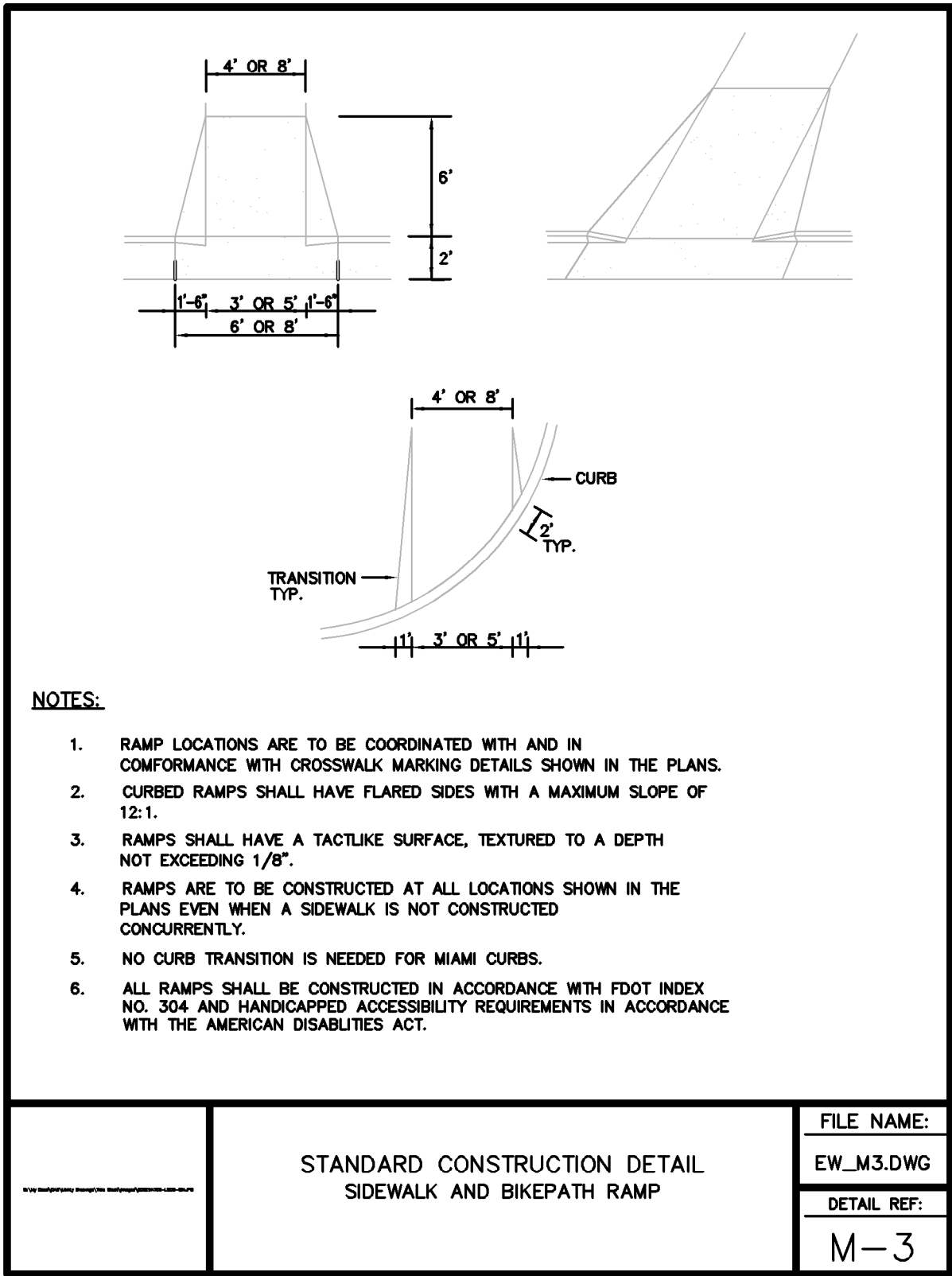
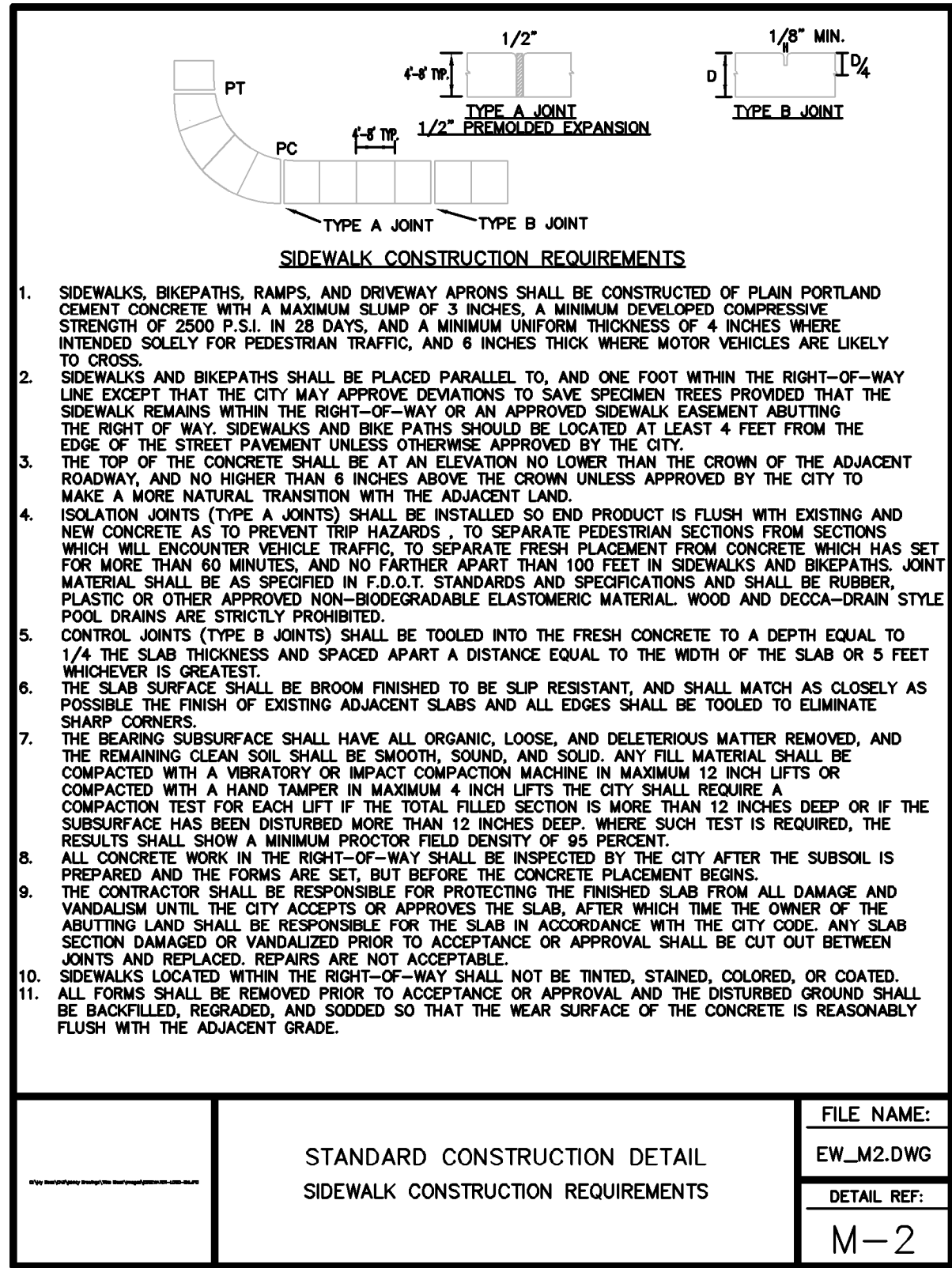
PAVING AND DRAINAGE DETAILS
DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

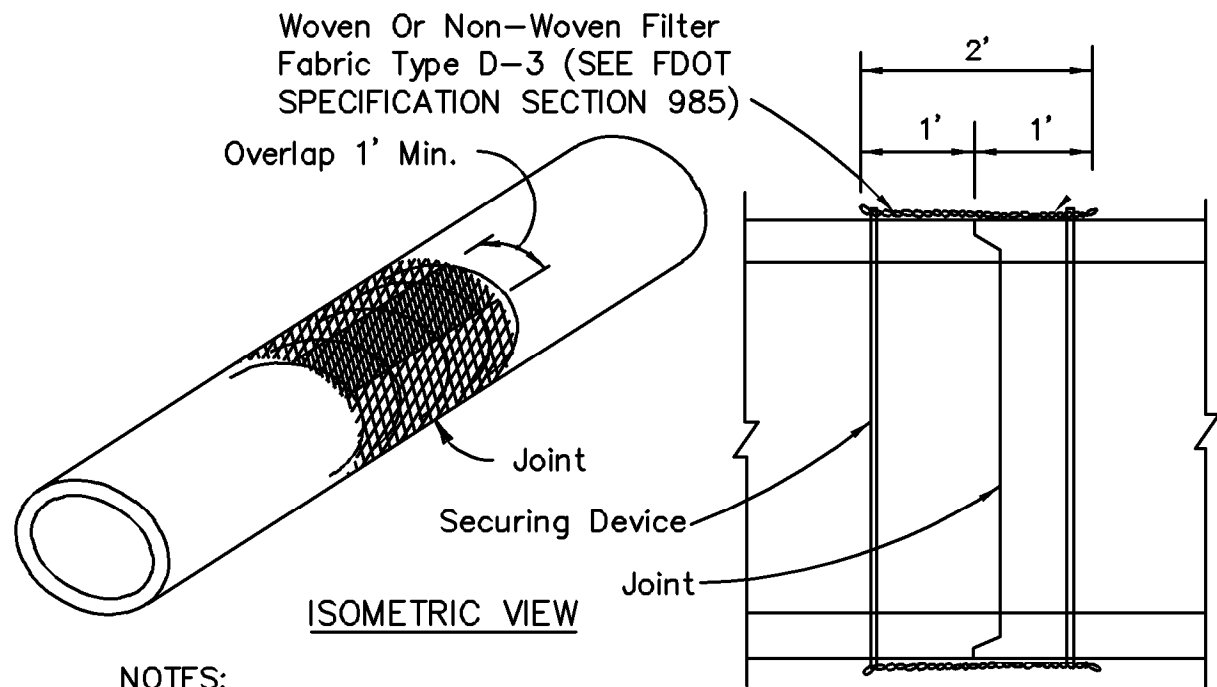
DRAWING NUMBER
14B

N:\2022\22-213\22-213-10\Landscap\Design\Plots\PD01-22-213-10.dwg
PLOTTED: July 13, 2025 -- 8:12 PM, BY: Christopher Warshaw



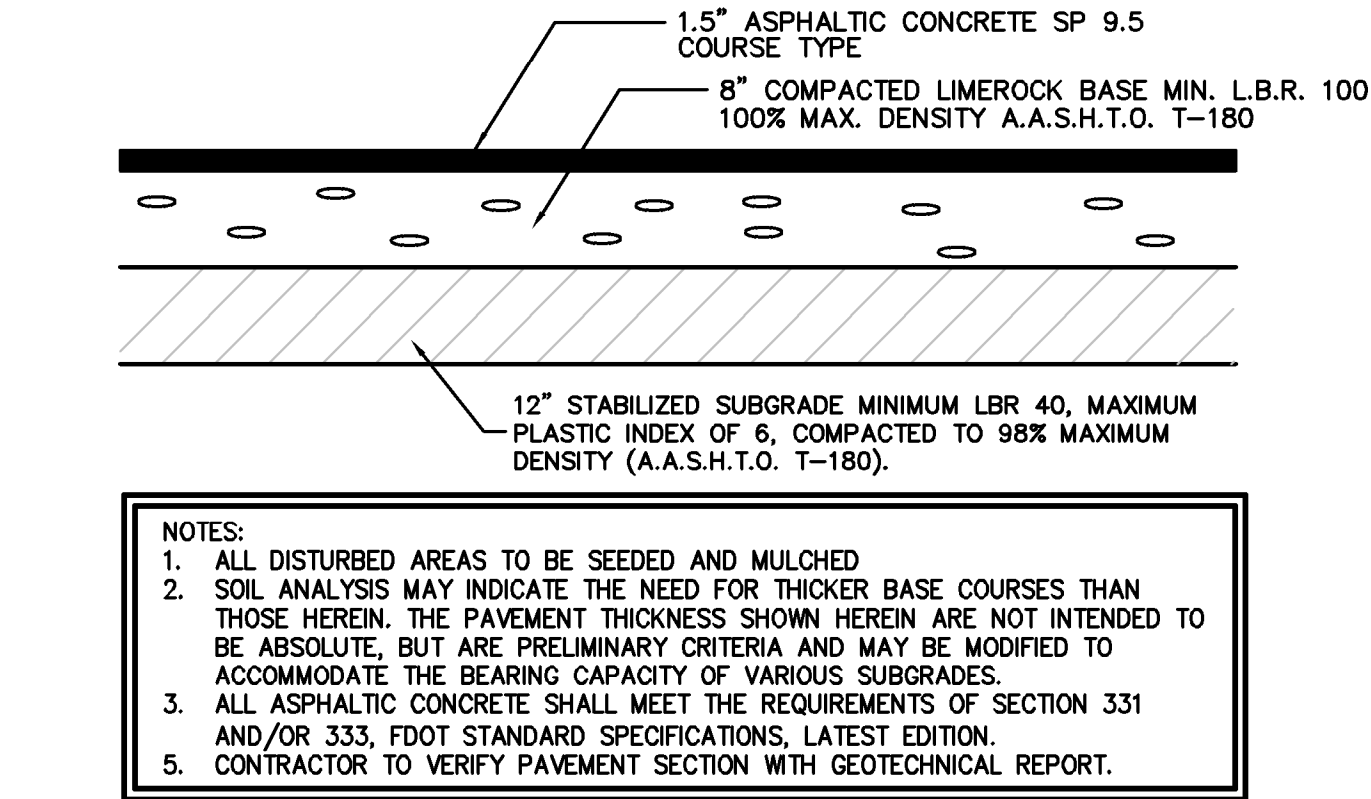
	IN CITY RIGHT-OF-WAY:		ON RESIDENTIAL PRIVATE PROPERTY (SINGLE FAMILY OR DUPLEX)
	TRANSVERSE (FROM ROAD TO PROPERTY)	LONGITUDINAL (E.G. IMPROVING A SHELL ROAD)	
DRIVEWAY WIDTH:	9' MIN - 24' MAX (CUMULATIVE)	18' MIN - 50% R/W MAX	6' MIN
TURN-OUT GEOMETRY:	≤ 30 MPH: MAX 10' TOTAL WIDER THAN DRIVEWAY 35-45 MPH: R=25' MIN (SEE NOTE 5) >45 MPH: FDOT STANDARD	≤ 30-45 MPH: R=25' MIN (SEE NOTE 5) >45 MPH: FDOT STANDARD	N/A
ALLOWABLE MATERIALS:	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) THE FOLLOWING ARE BY WRITTEN CONSENT ONLY: PAVERS (OR SIMILAR) TURFBLOCK (OR SIMILAR) THE FOLLOWING ARE NOT ALLOWED: GRANULAR MATERIALS PAVED WHEELPATHS	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) THE FOLLOWING ARE BY WRITTEN CONSENT ONLY: PAVERS (OR SIMILAR) TURFBLOCK (OR SIMILAR) IMPROVED GRANULAR MATLS PAVED WHEELPATHS	ASPHALT (PER DETAIL R-1, ITEMS E, F, & G) CONCRETE (PER DETAIL R-19) PAVERS (OR SIMILAR) TURFBLOCK (OR SIMILAR) IMPROVED GRANULAR MATLS PAVED WHEELPATHS
NOTES: 1. PAVERS, GRAVEL, MILLINGS AND OTHER IMPROVED GRANULAR OR NON-UNIFORM SURFACES ARE ONLY ALLOWED IN LIMITED APPLICATIONS WITHIN THE CITY RIGHT-OF-WAY BY WRITTEN CONSENT OF THE TECHNICAL REVIEW COMMITTEE. SUCH SURFACES ARE NOT CONSIDERED EQUAL TO HARDSURFACE PAVING (I.E. CONCRETE OR ASPHALT). PROPERTY OWNERS WISHING TO INSTALL SUCH SURFACE ADJACENT TO THEIR PROPERTY SHALL EXECUTE A HOLD HARMLESS AGREEMENT INDEMNIFYING THE CITY AGAINST THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SIMILAR SURFACE. 2. FOR ASPHALT PAVEMENT, REFER TO ITEMS E, F, & G OF DETAIL R-1. FOR CONCRETE PAVEMENT, REFER TO DETAIL R-19. CAN BE MIN 4" THICK ON RESIDENTIAL PROPERTY WITH REINFORCEMENT. (THE LATEST VERSION OF FDOT SPECIFICATIONS SHALL BE ACCEPTED IN LIEU OF THE ABOVE.) FOR ALL OTHER SURFACES: 12" SUBBASE COMPACTED TO 98% MAX DENSITY MODIFIED PROCTOR ASSHTO T-180 MIN LBR-40 3. FOR IMPROVED GRANULAR SURFACE (E.G. ANY GRANULAR SURFACE OTHER THAN SHELL OR DIRT): - CONSTRUCT CURBING ALONG ALL EDGES. SEE DETAIL R-9 FOR CURB OPTIONS AND SPECIFICATIONS. - FINISHED THICKNESS OF IMPROVED GRANULAR MATERIAL TO BE MIN 6". CAN BE MIN 4" THICK ON RESIDENTIAL PROPERTY. - COMPACT GRANULAR MATERIAL VIA ROLLER OR PLATE. MILLINGS MUST BE ROLLED. 4. PAVERS, MILLINGS, AND OTHER SIMILAR SURFACES SHALL INCORPORATE A CROSS-SLOPE OF 1/4"/FT DIRECTED TO THE NEAREST ADJACENT STORMWATER FEATURE (EXISTING OR PLANNED). 5. MINIMUM TURN-OUT RADIUS MAY BE INCREASED DUE TO ANTICIPATED TRAFFIC VOLUMES AT DISCRETION OF TECHNICAL REVIEW COMMITTEE.			
STANDARD CONSTRUCTION DETAIL DRIVEWAY DETAIL - RESIDENTIAL			FILE NAME: EW_R27.DWG DETAIL REF: R-27
2016-03-17			



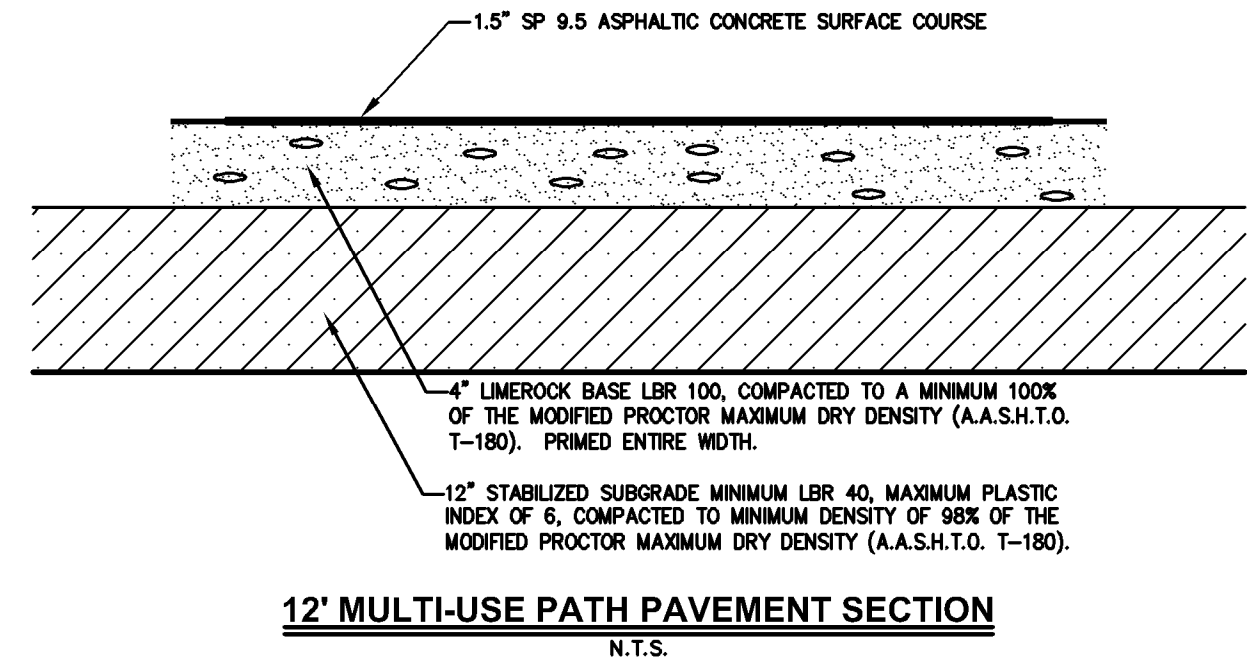


- NOTES:
1. ALL DRAINAGE PIPE TO BE WRAPPED AT JOINTS.
 2. COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

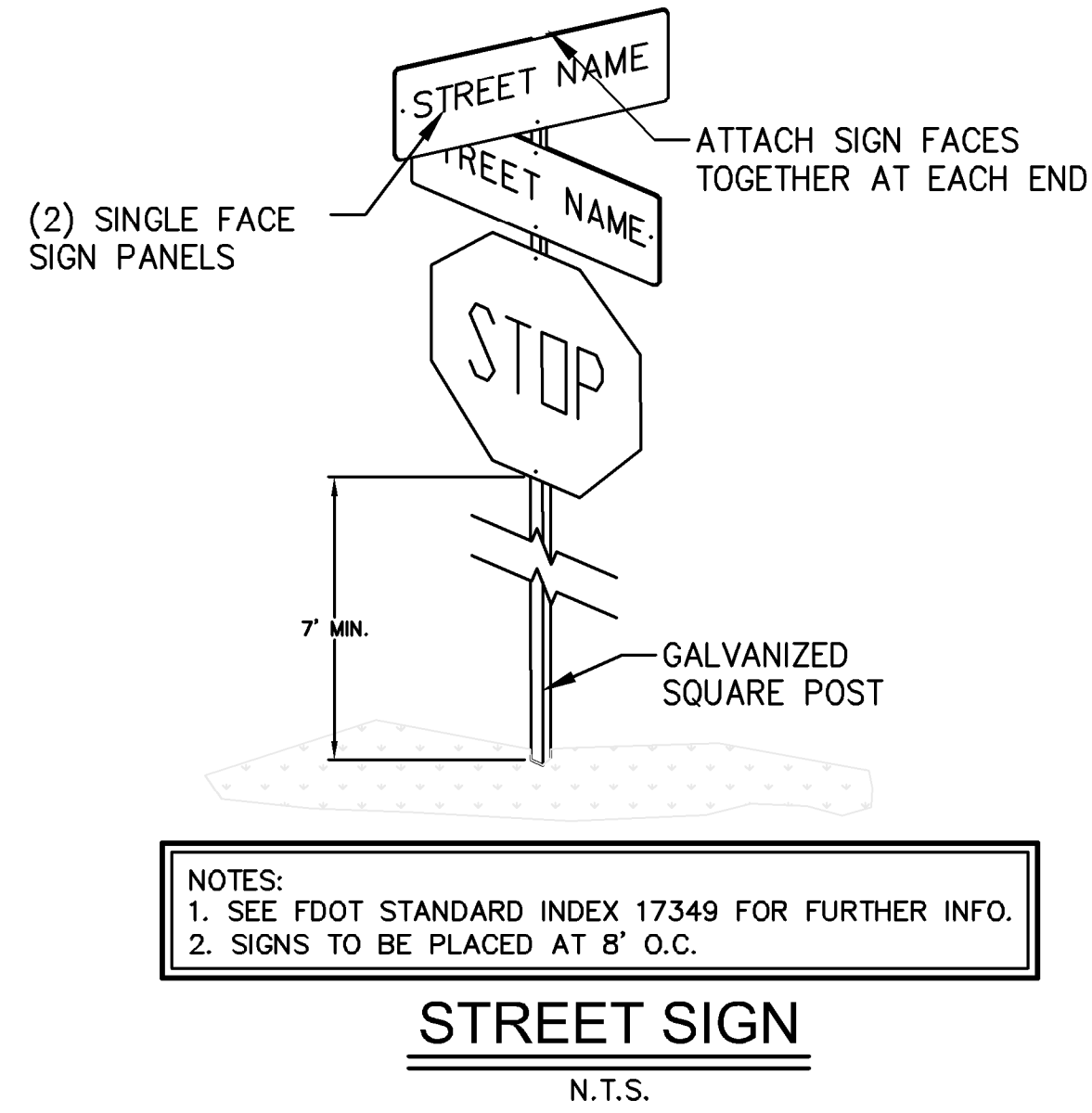
FILTER FABRIC JACKET
N.T.S.



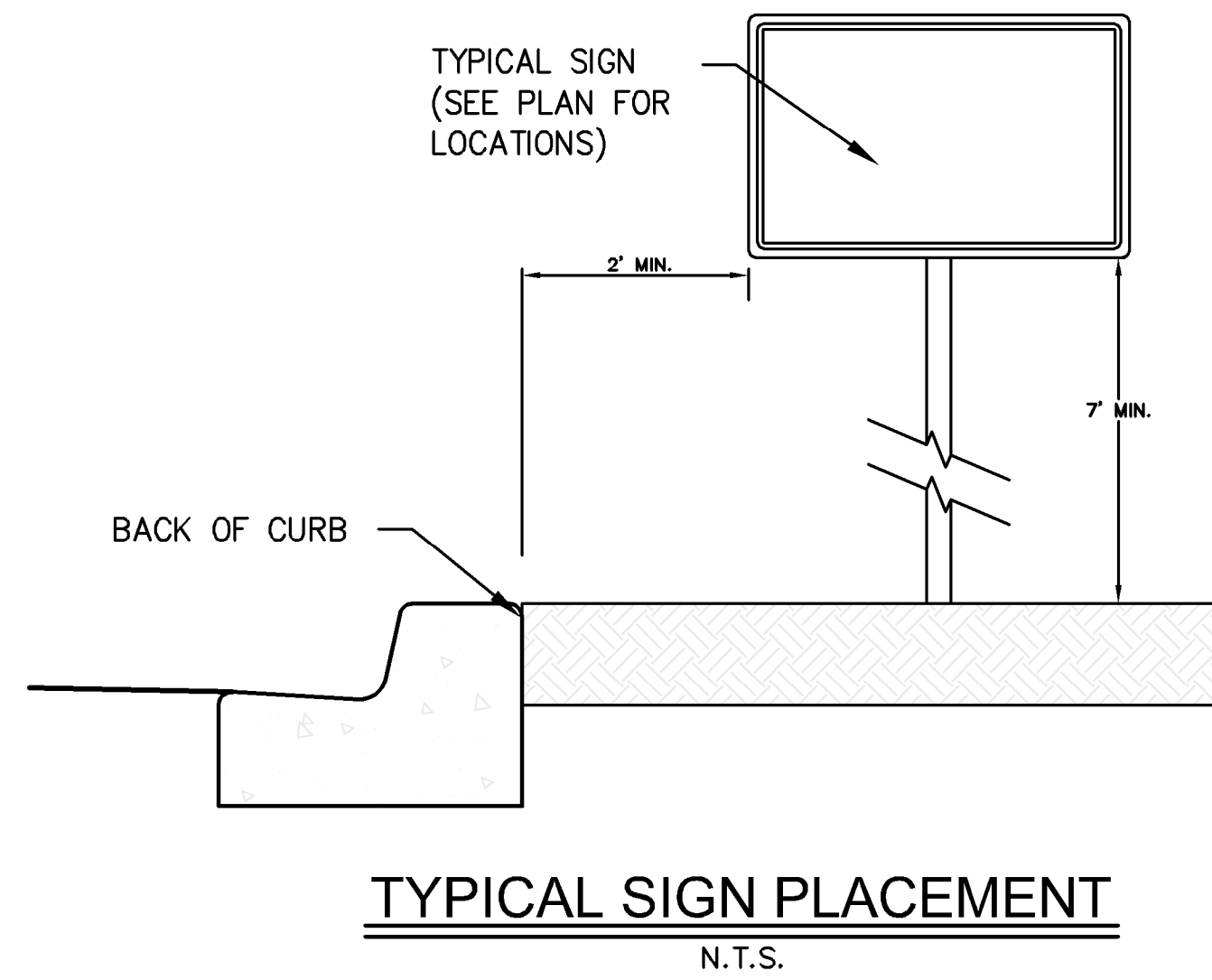
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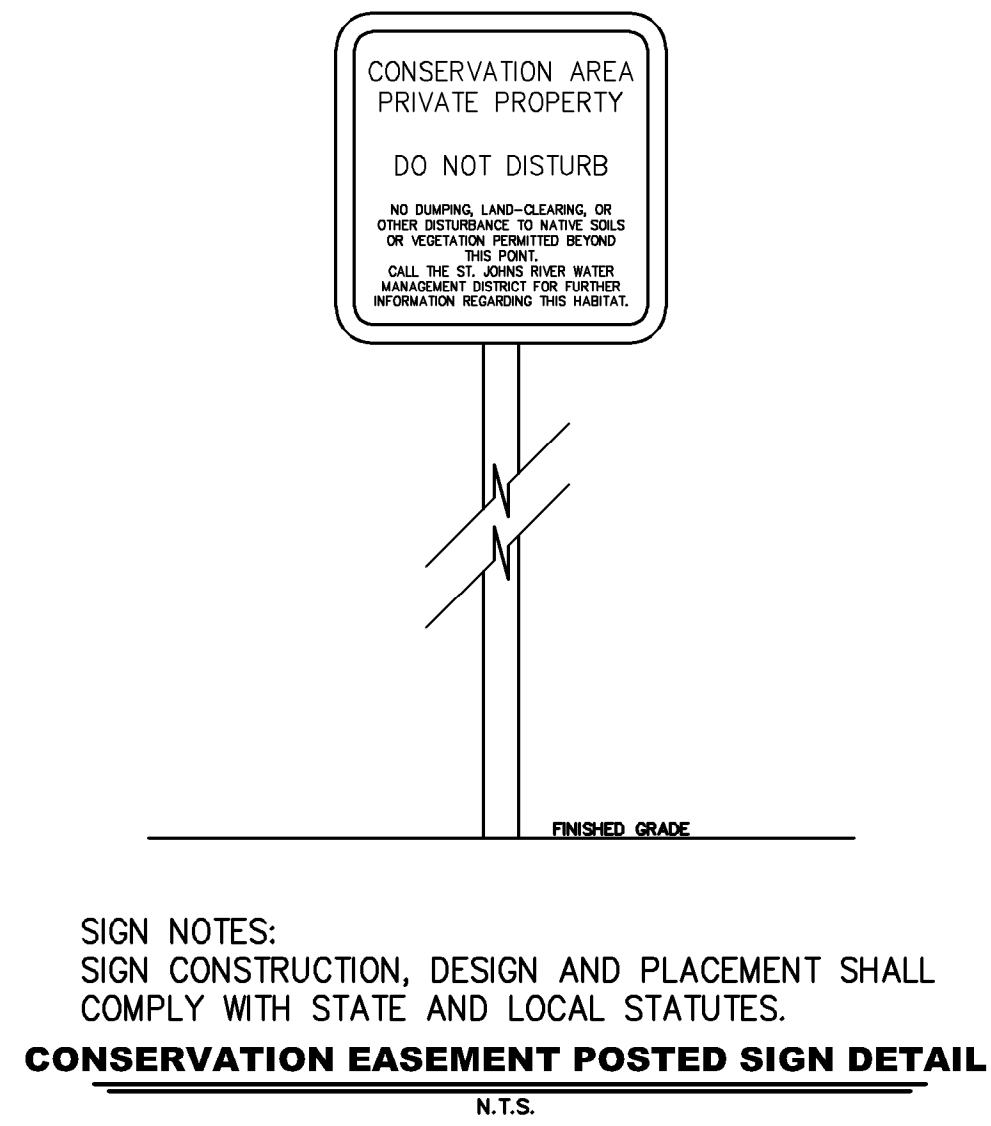
12' MULTI-USE PATH PAVEMENT SECTION
N.T.S.



STREET SIGN
N.T.S.

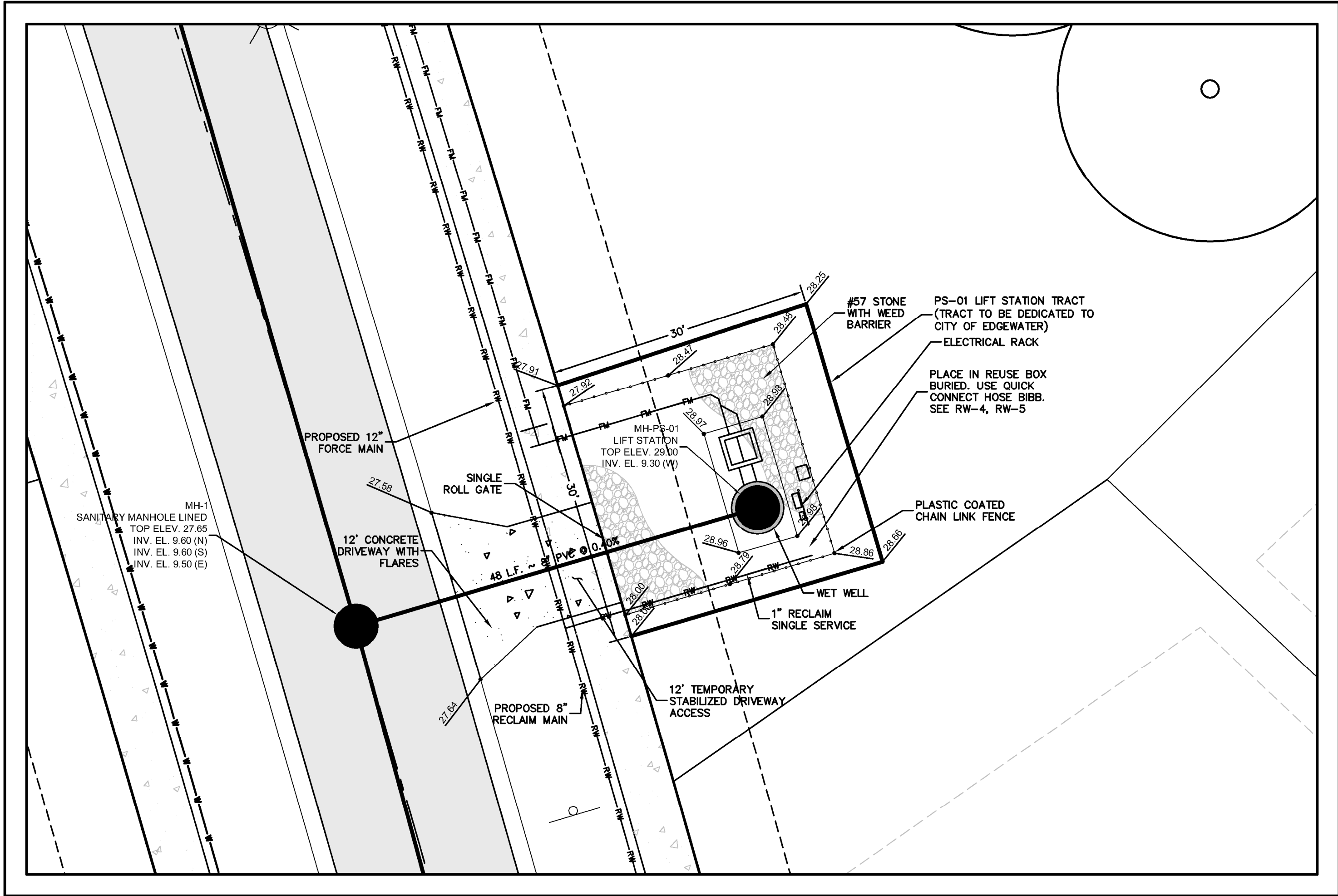
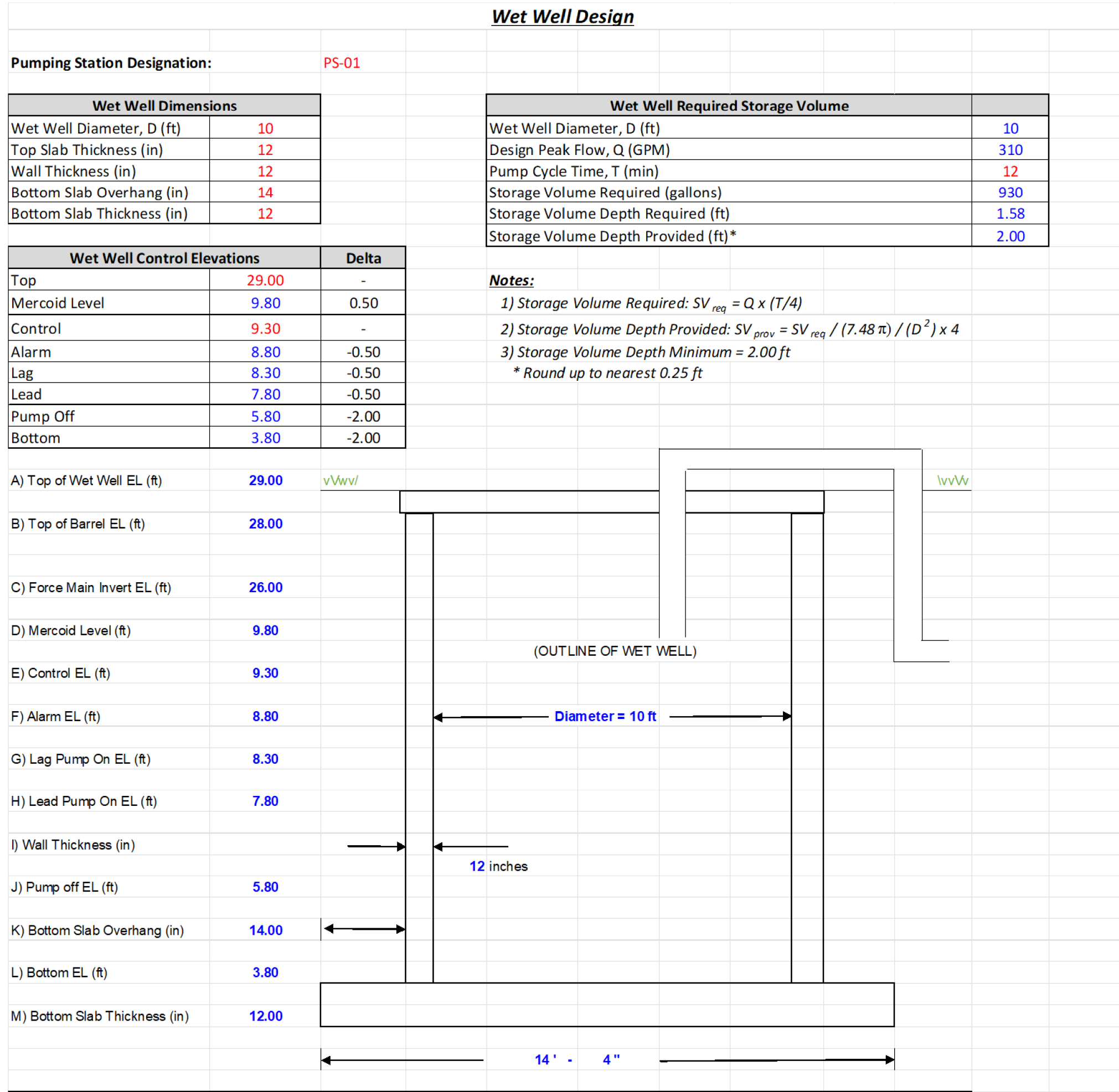


TYPICAL SIGN PLACEMENT
N.T.S.



CONSERVATION EASEMENT POSTED SIGN DETAIL
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. NUMBER: 80867	
REVISIONS:	
ETM NO. 21-213-10	DATE
DRAWN BY: JZ	ISSUE DATE
DESIGNED BY: CBW	
CHECKED BY:	
1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA 0002554 LC-0000316	
Trusted Advisors, Creating Community	
ETM ENGLAND-THIMS & MILLER	
PAVING AND DRAINAGE DETAILS	
DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	
DRAWING NUMBER	
14F	



PS-01 LIFT STATION SITE PLAN

Pump Manufacturer	Wilo/Emu		Sulzer		Sulzer		KSB		Myers	
Pump Model			XFP 100F CB1 60 Hz							
Pump Discharge			3"							
Impeller ID										
Impeller Diameter			195.26 mm							
Horsepower			7.51							
RPM			1771							
Voltage			460							
Phase			3							
Full Load Amps			9.86							
Operating Points	Flow, GPM	Head, Ft	Flow, GPM	Head, Ft	Flow, GPM	Head, Ft	Flow, GPM	Head, Ft	Flow, GPM	Head, Ft
Manifold			262	47.67						
Runout			349	42.96						

LIFT STATION SITE PLAN

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
15

PLANS PREPARED UNDER
THE DIRECTION OF:
CHRISTOPHER WARSHAW, P.
P.E. NUMBERS:
80867

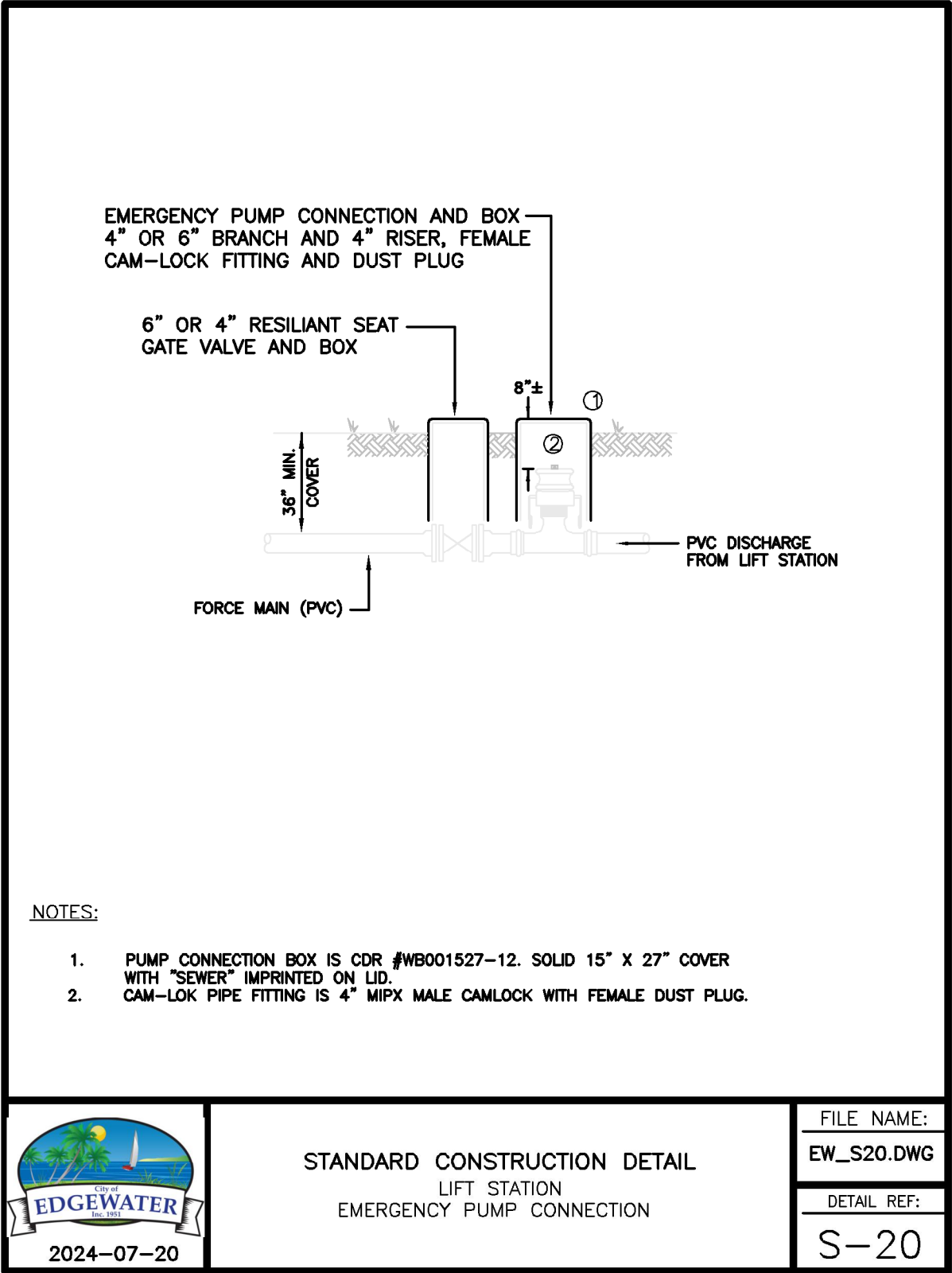
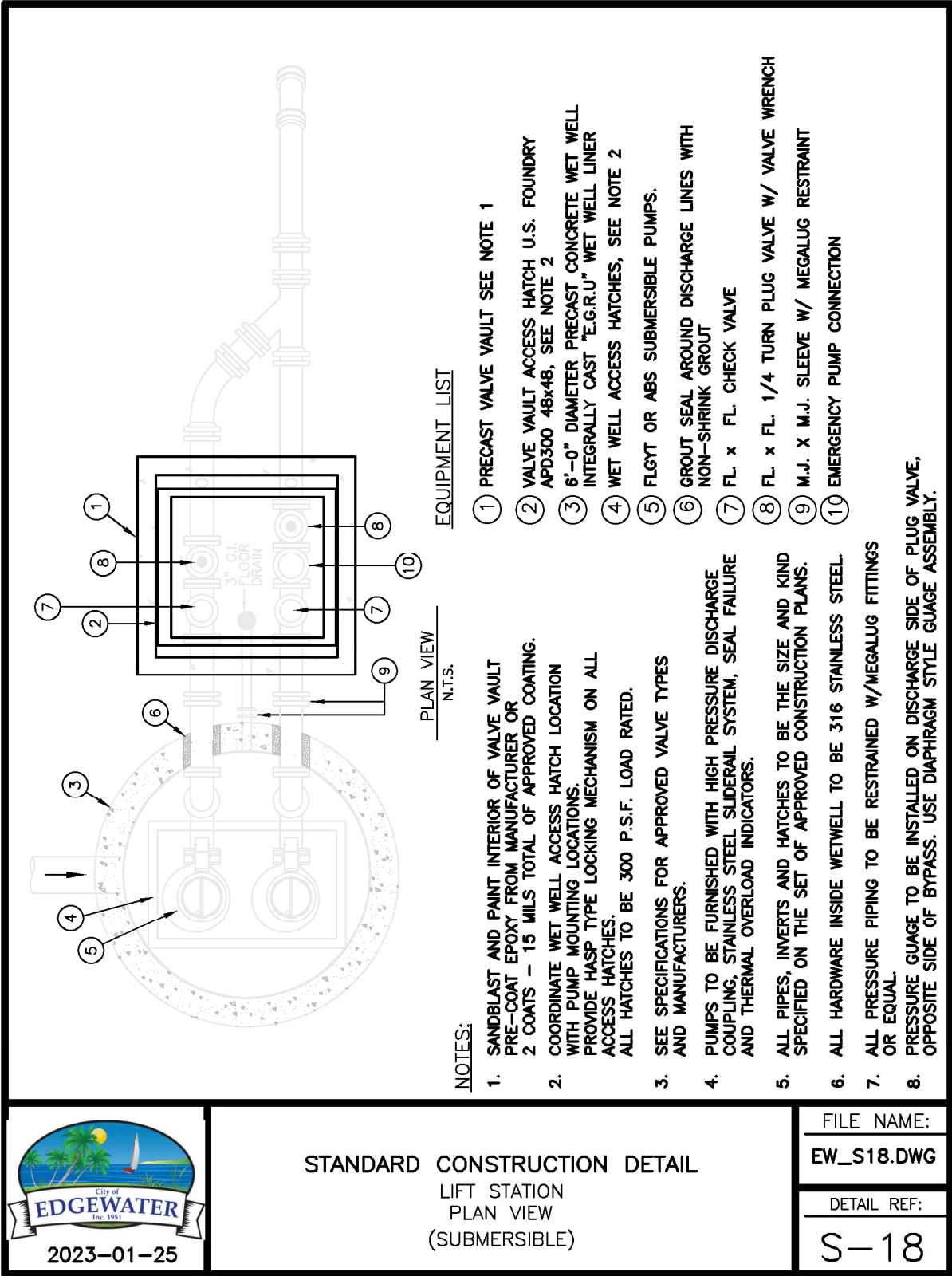
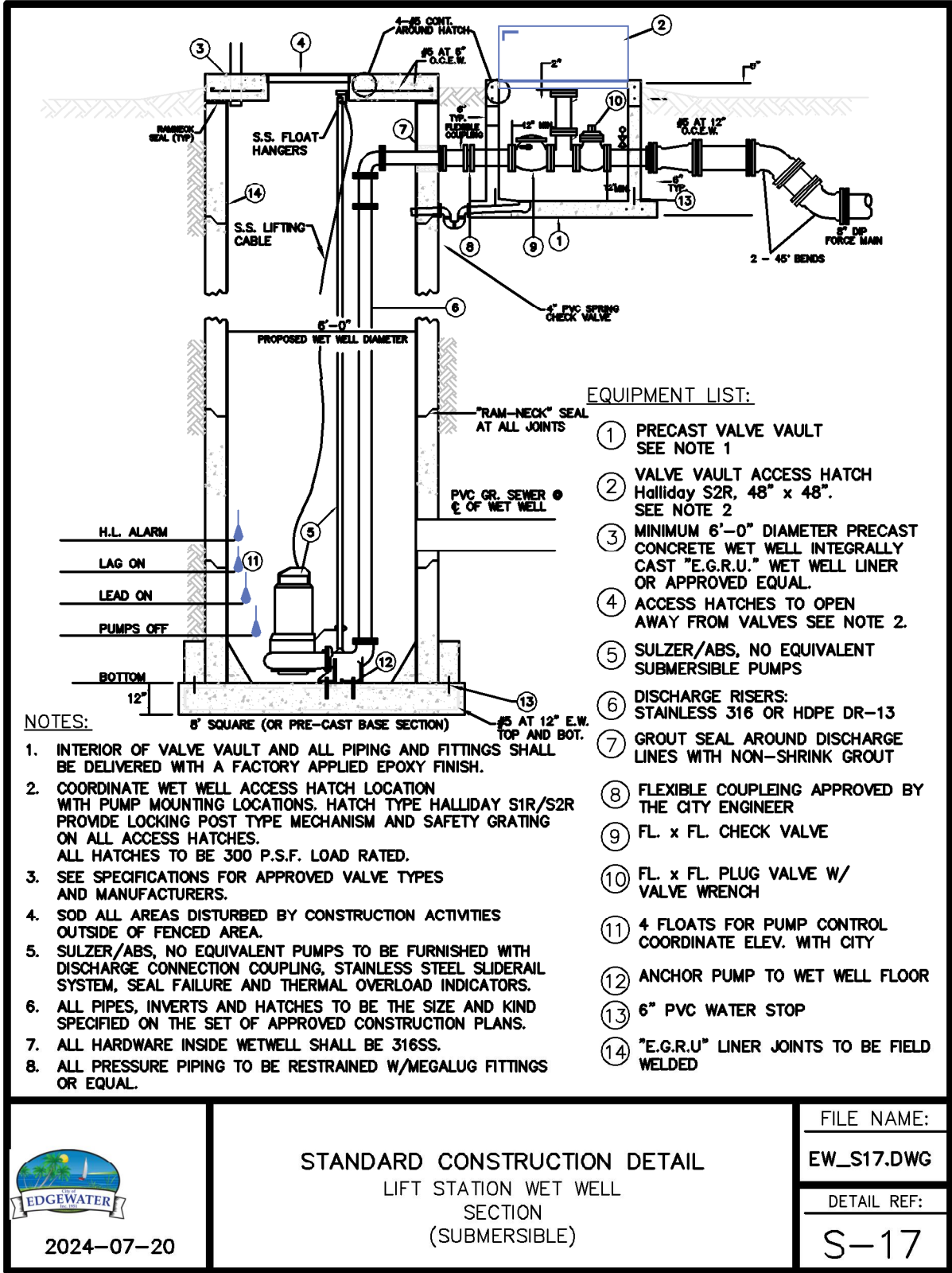
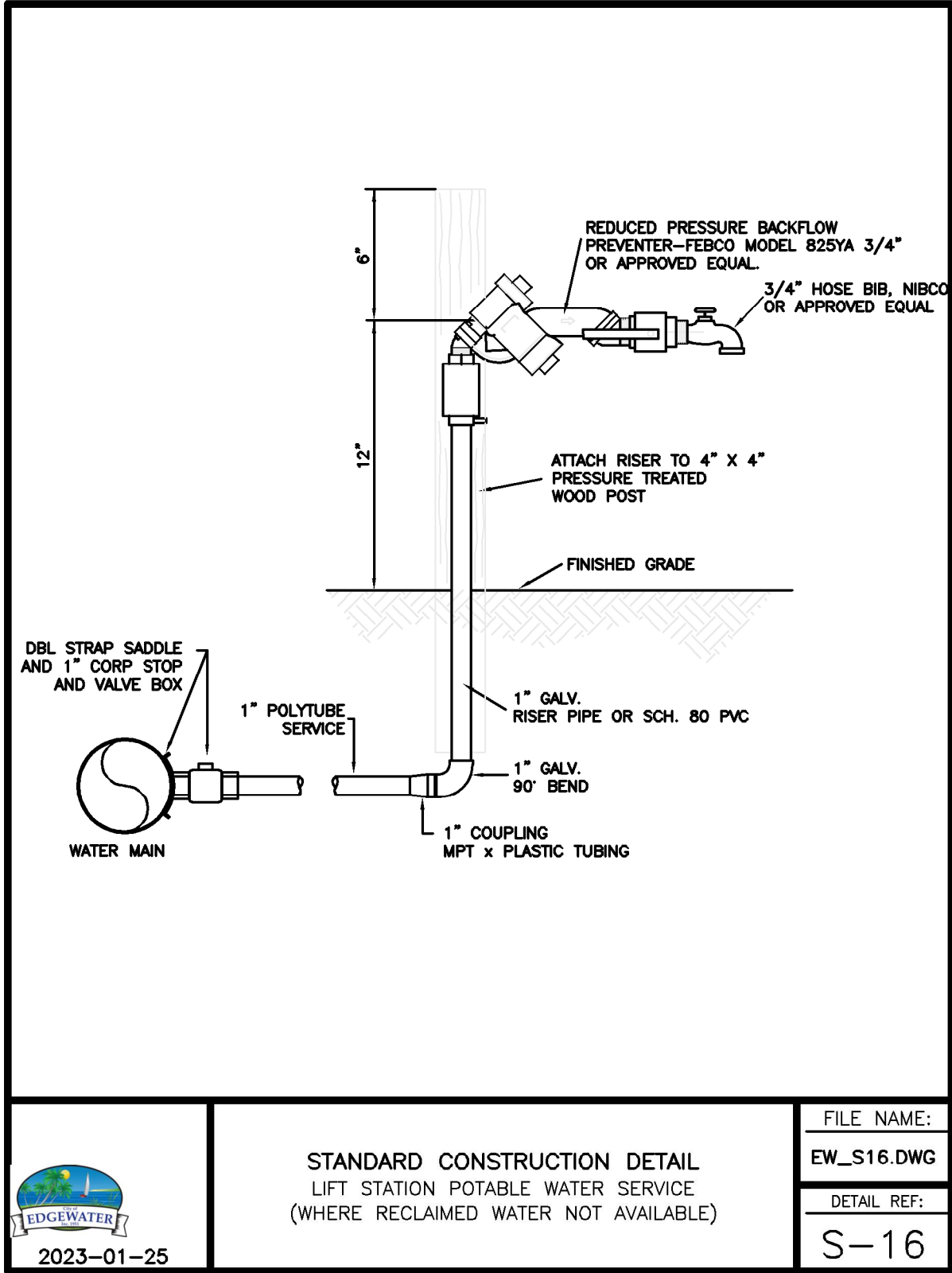
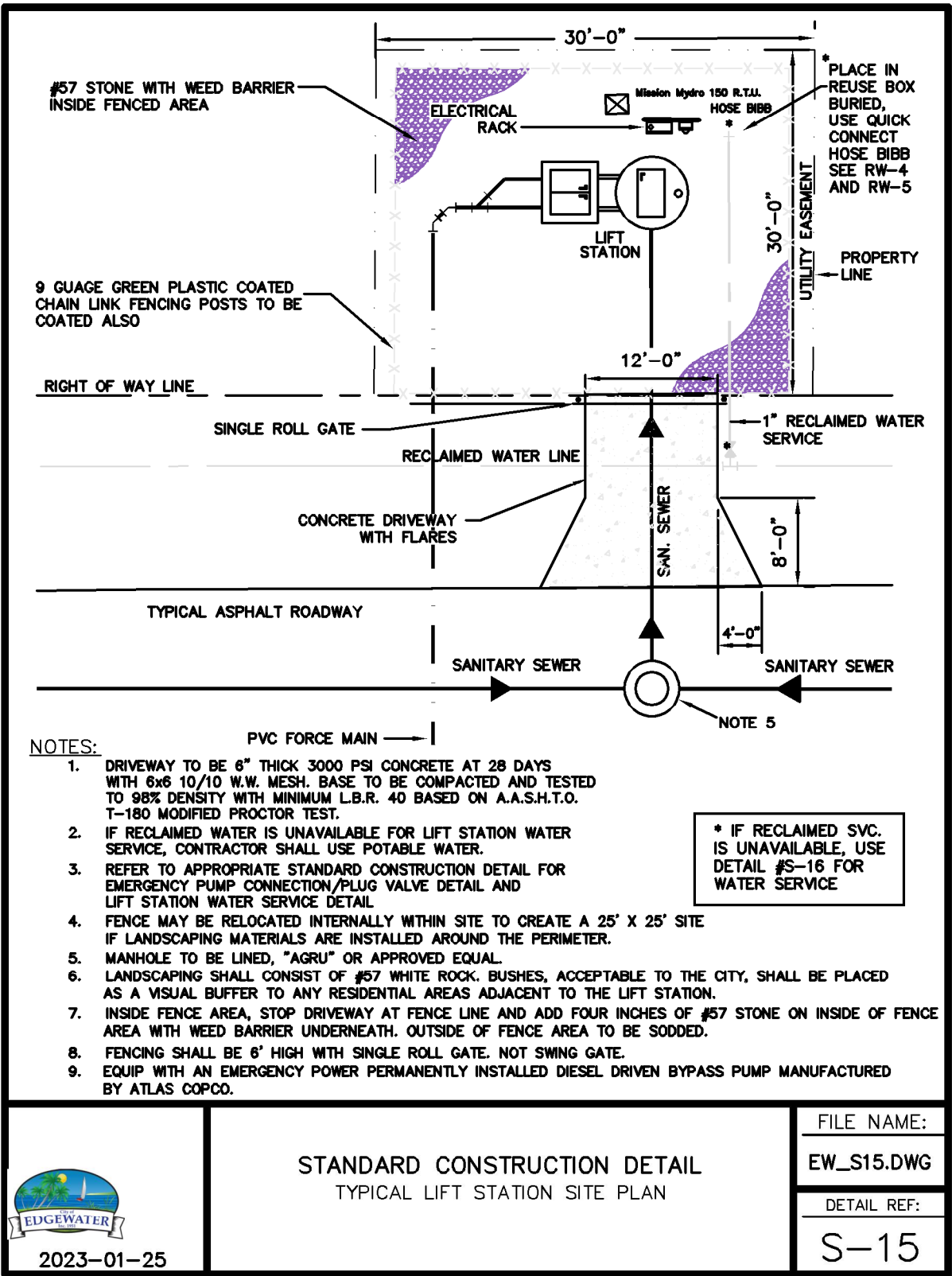
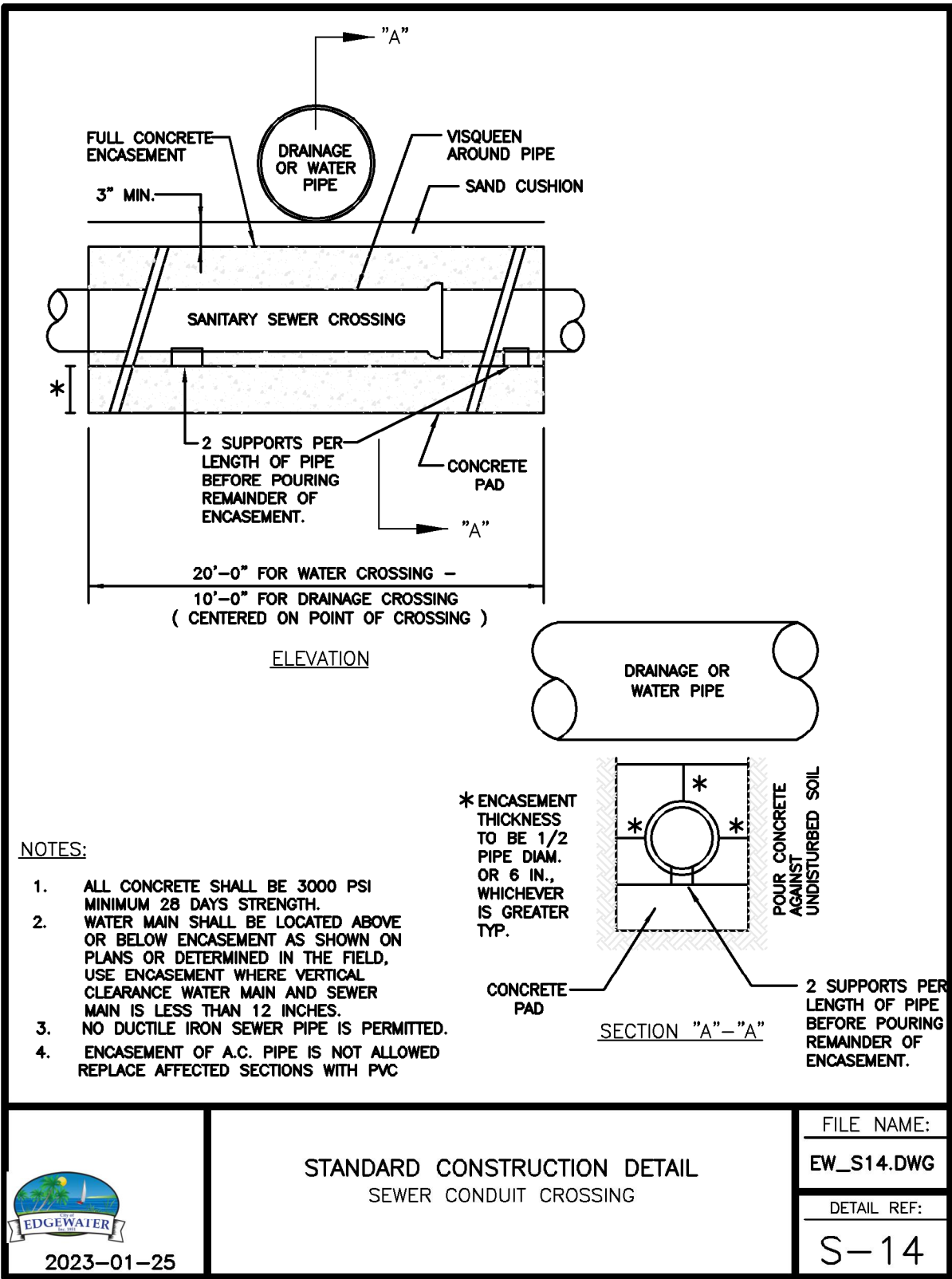
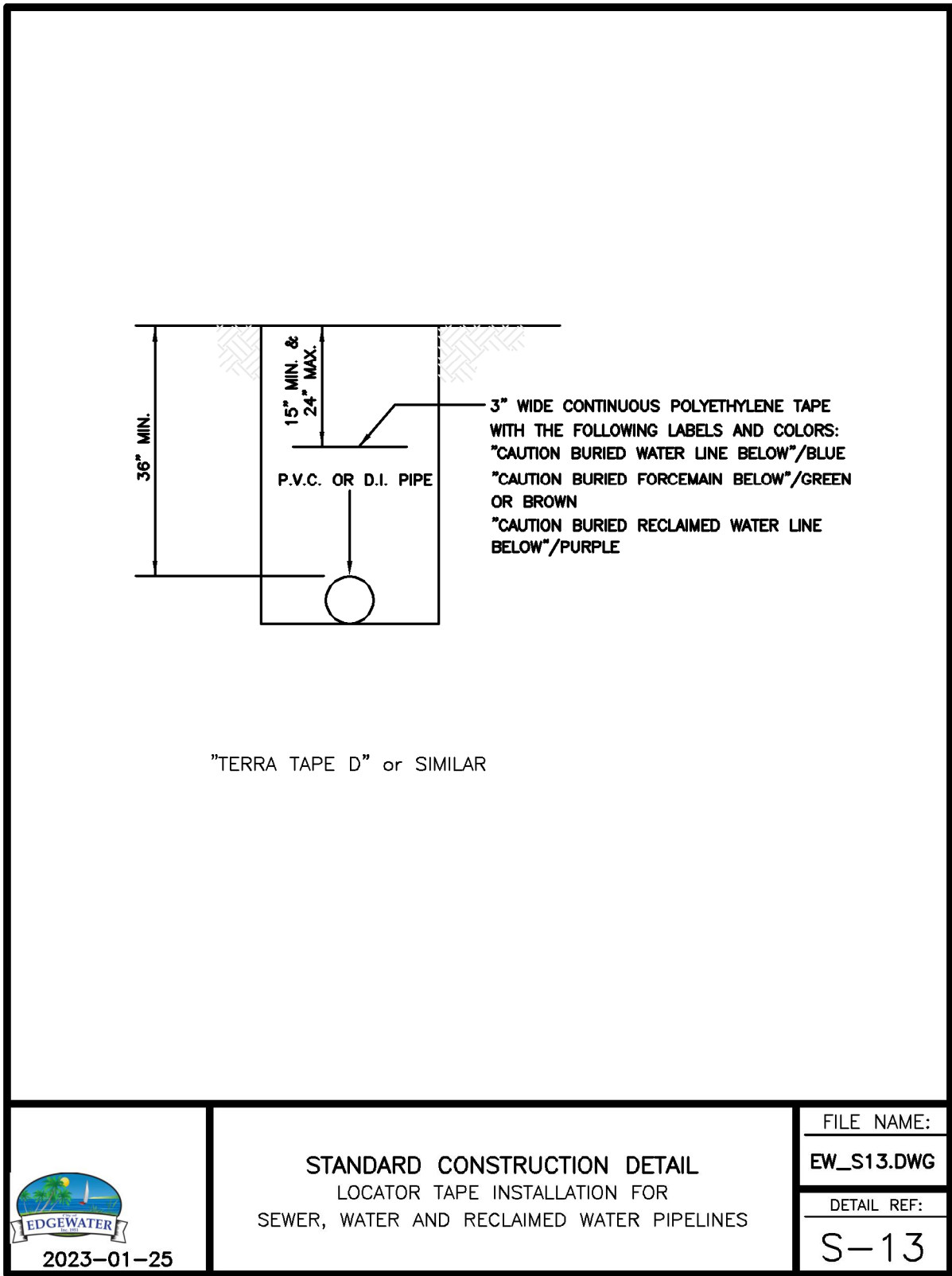
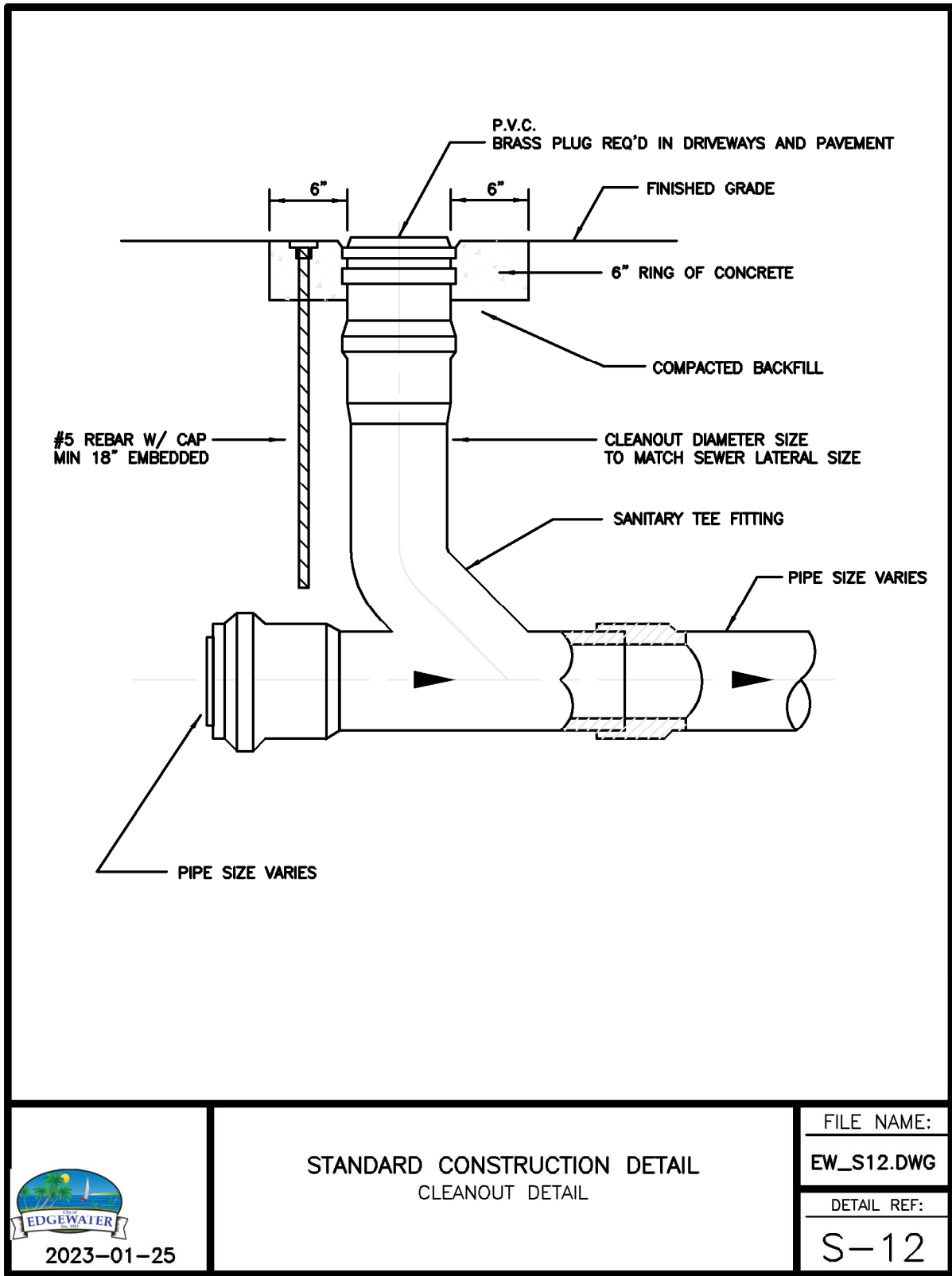
REVISIONS:

ETM NO. 21-213-10	DATE	Issue Date
DRAWN BY: JZ		
DESIGNED BY: CBW		
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WATER AND SEWER DETAILS

DEERING PARK CENTER - SINGLE FAMILY

FOR DEERING PARK 1, LLC

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ETM NO. 21-213-10
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DATE: Issue Date

PLANS PREPARED UNDER THE DIRECTION OF:

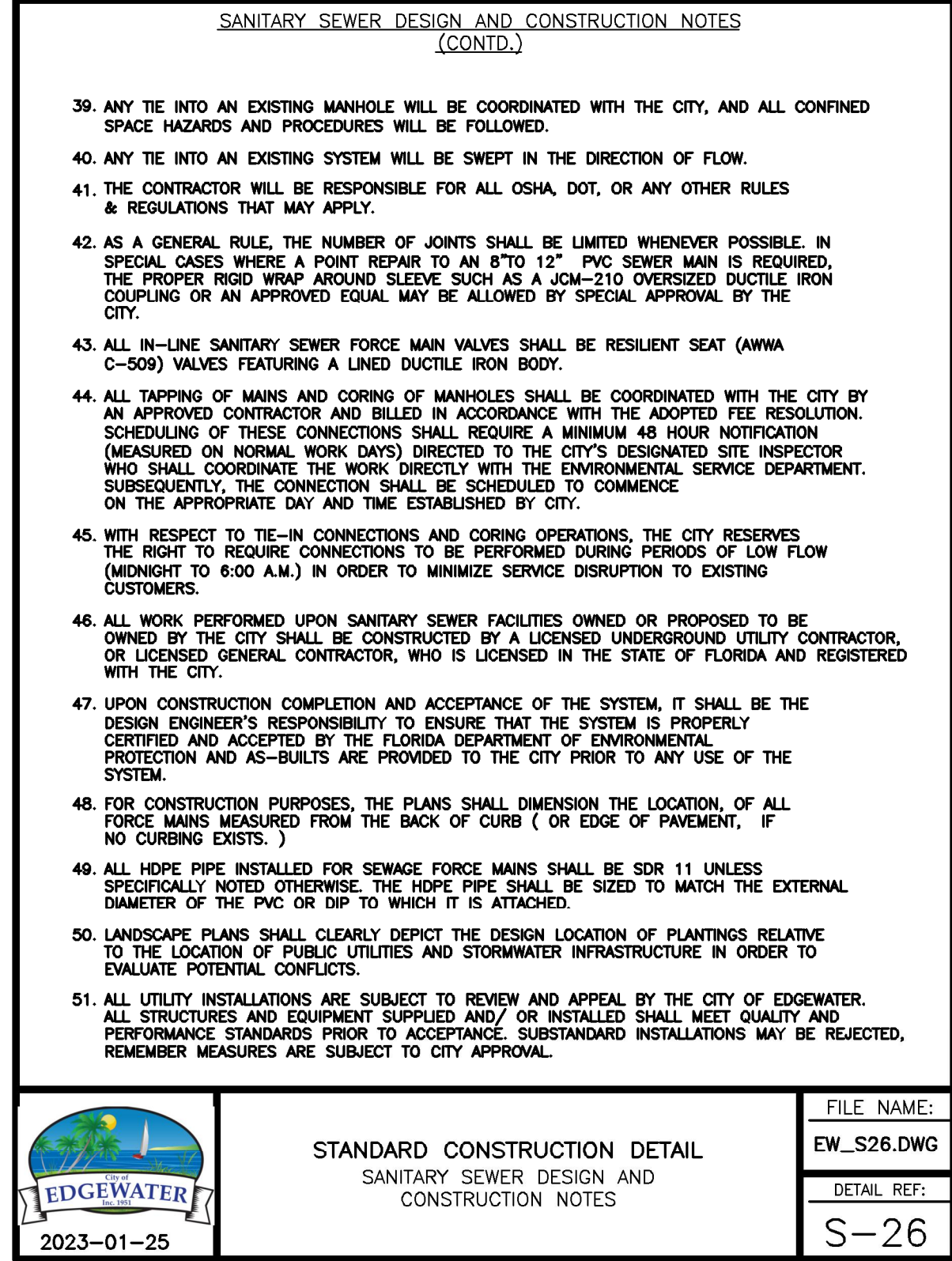
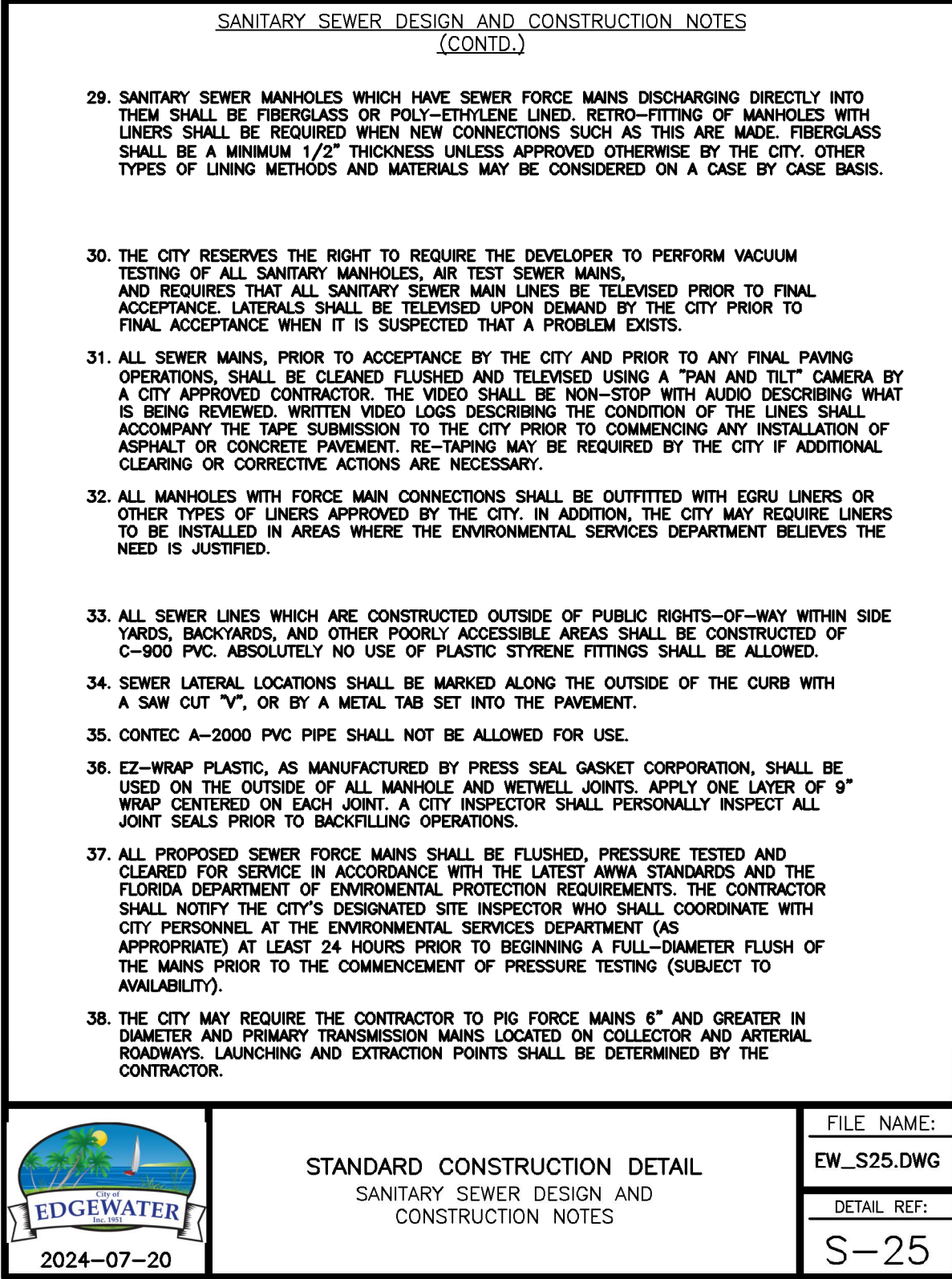
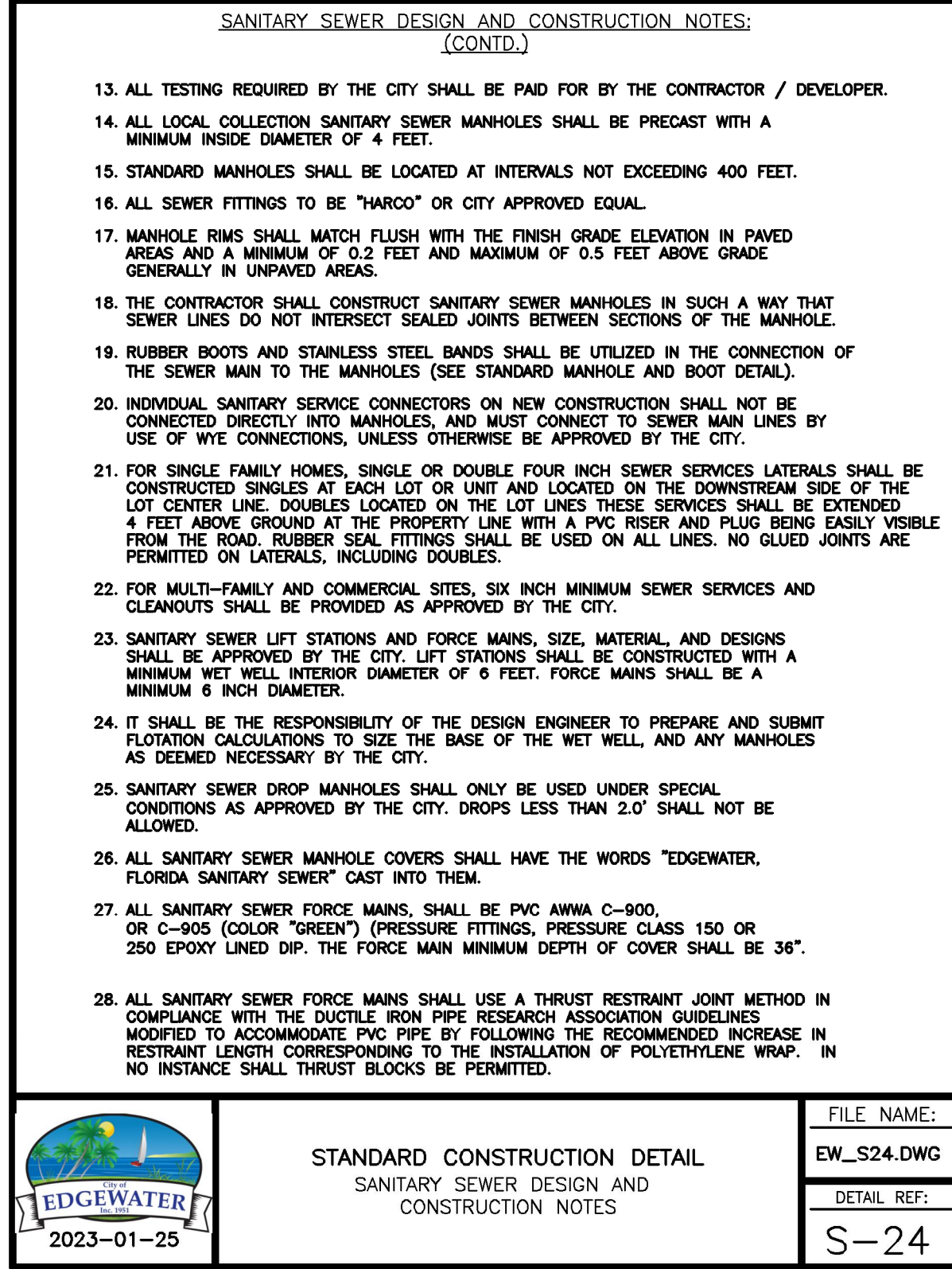
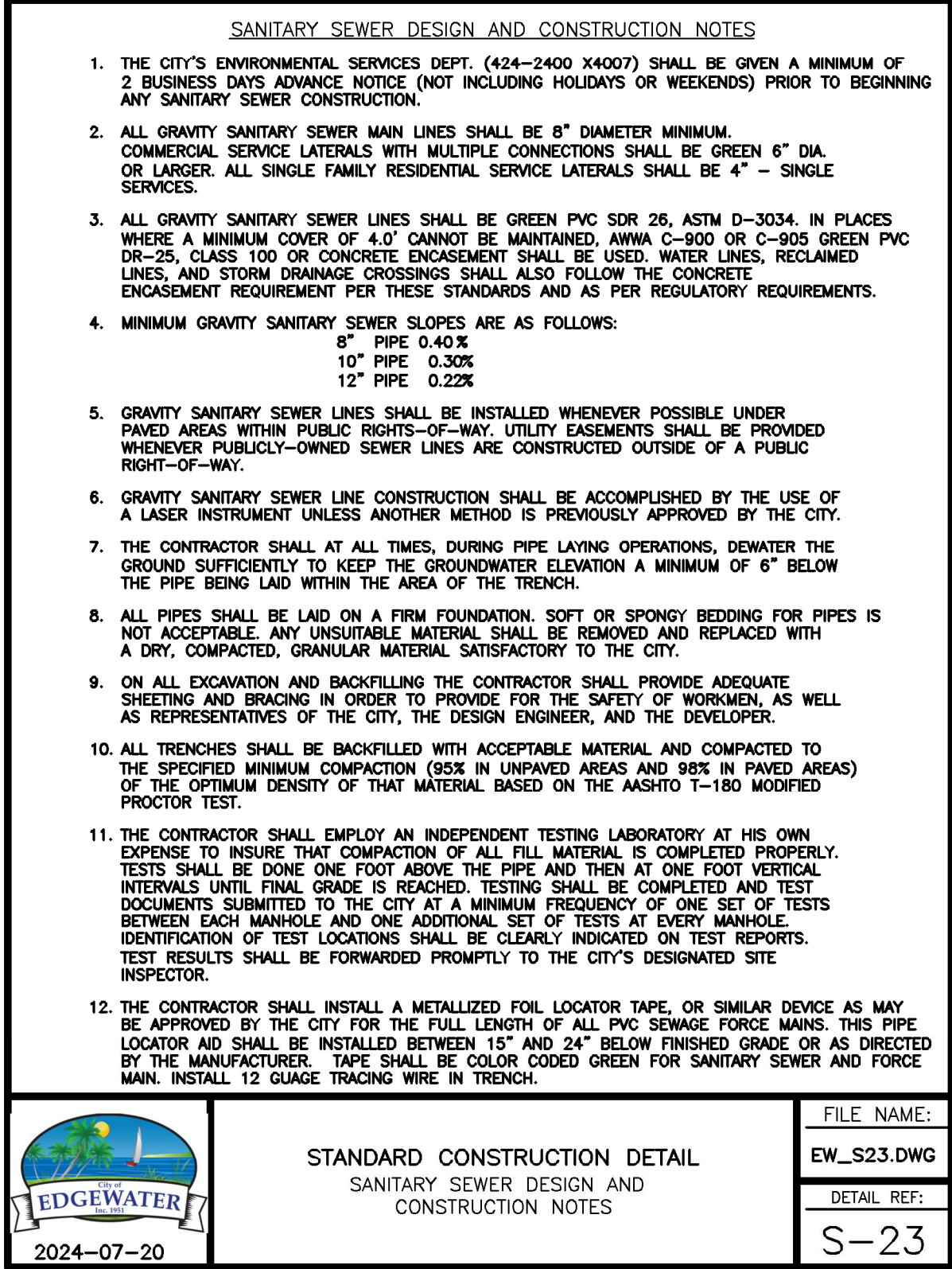
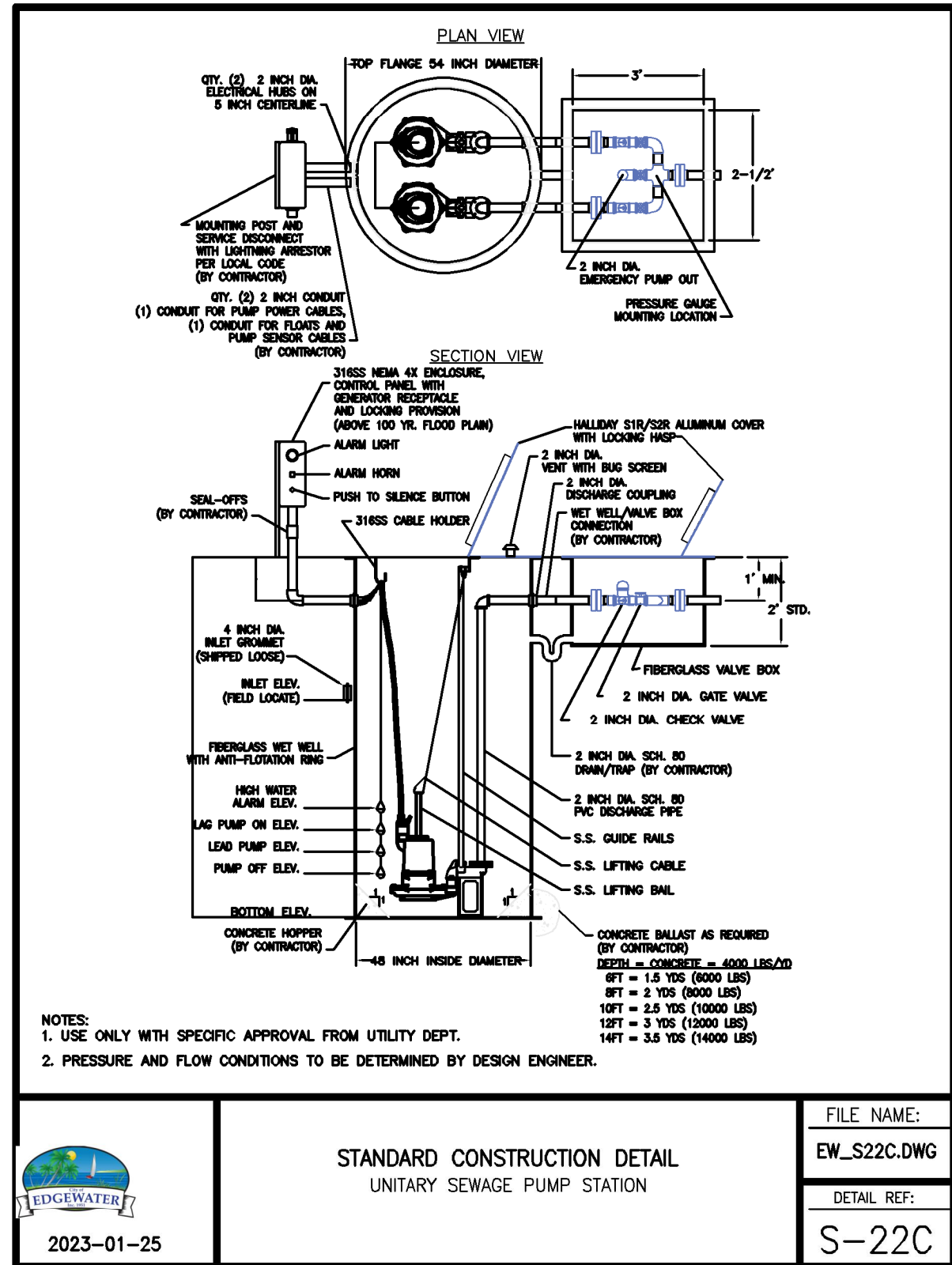
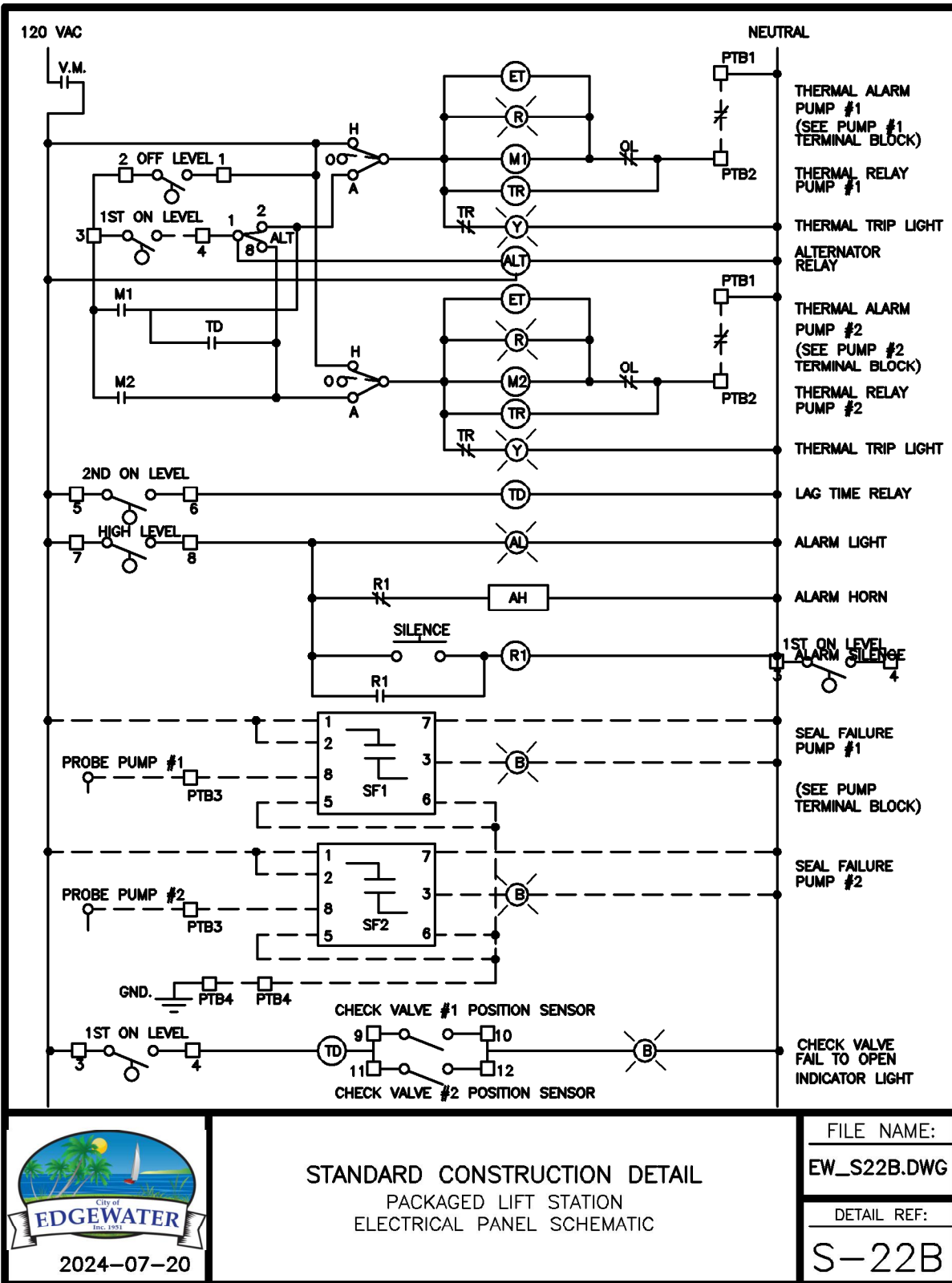
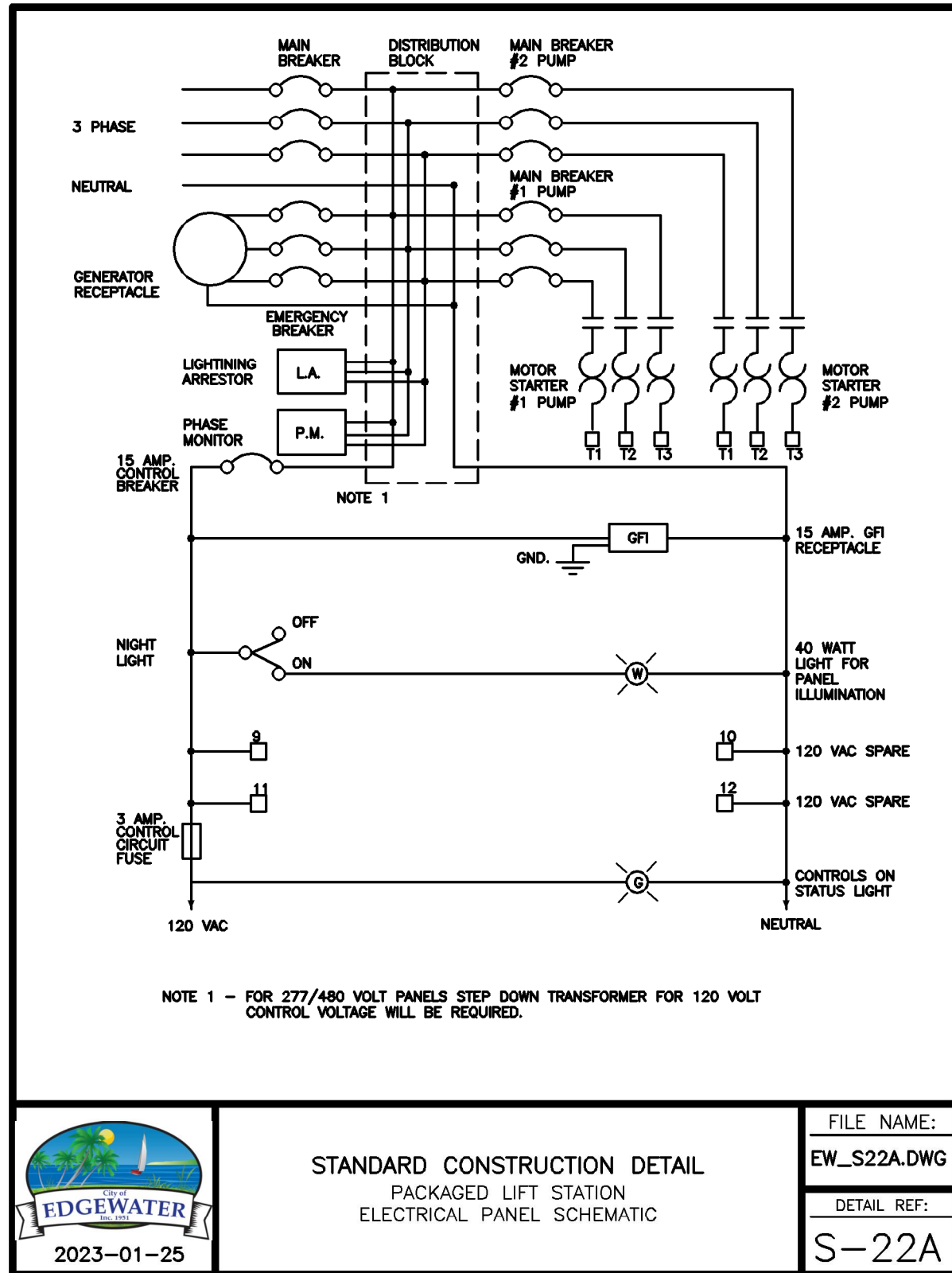
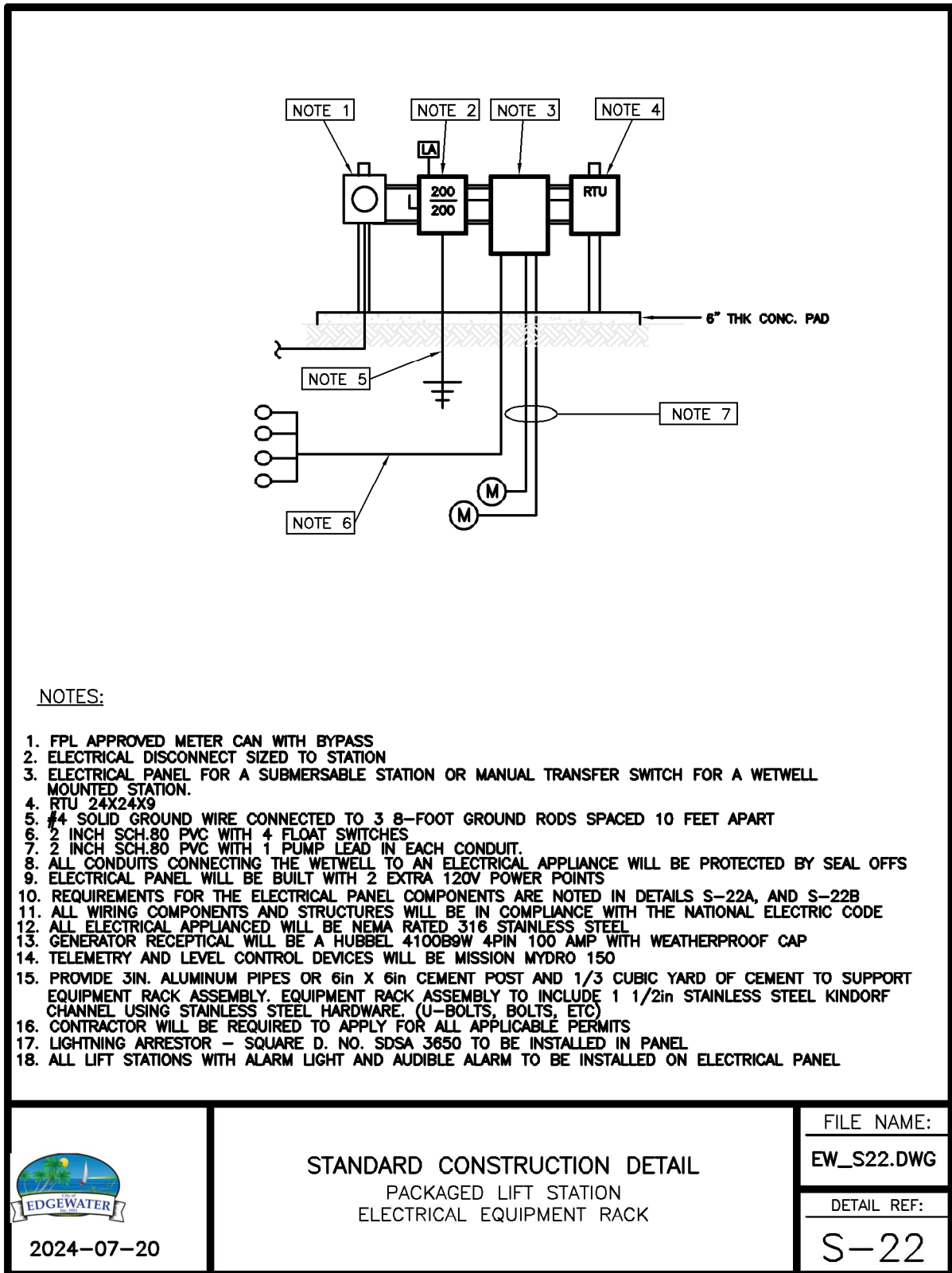
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P.E. NUMBER: 80867

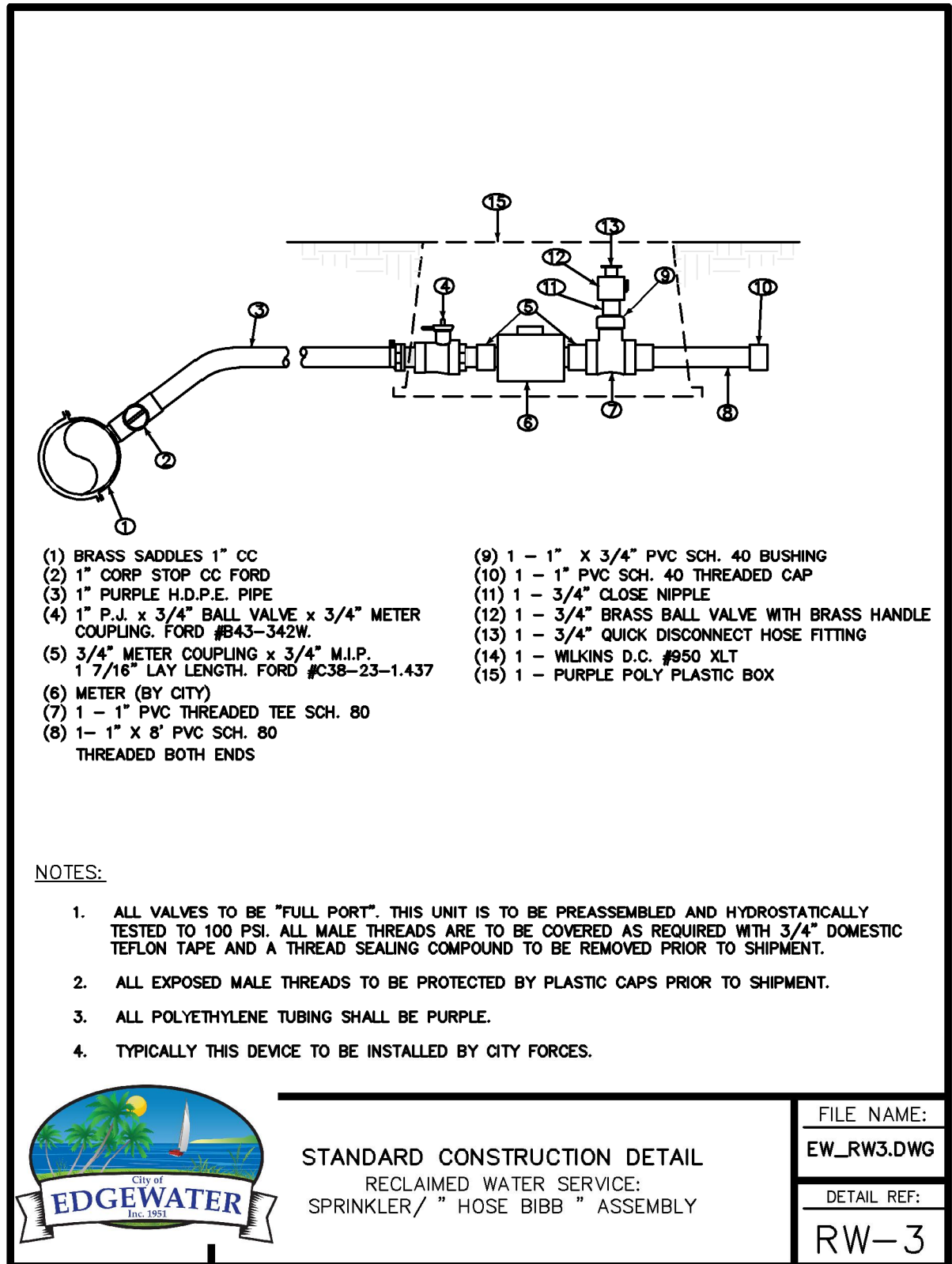
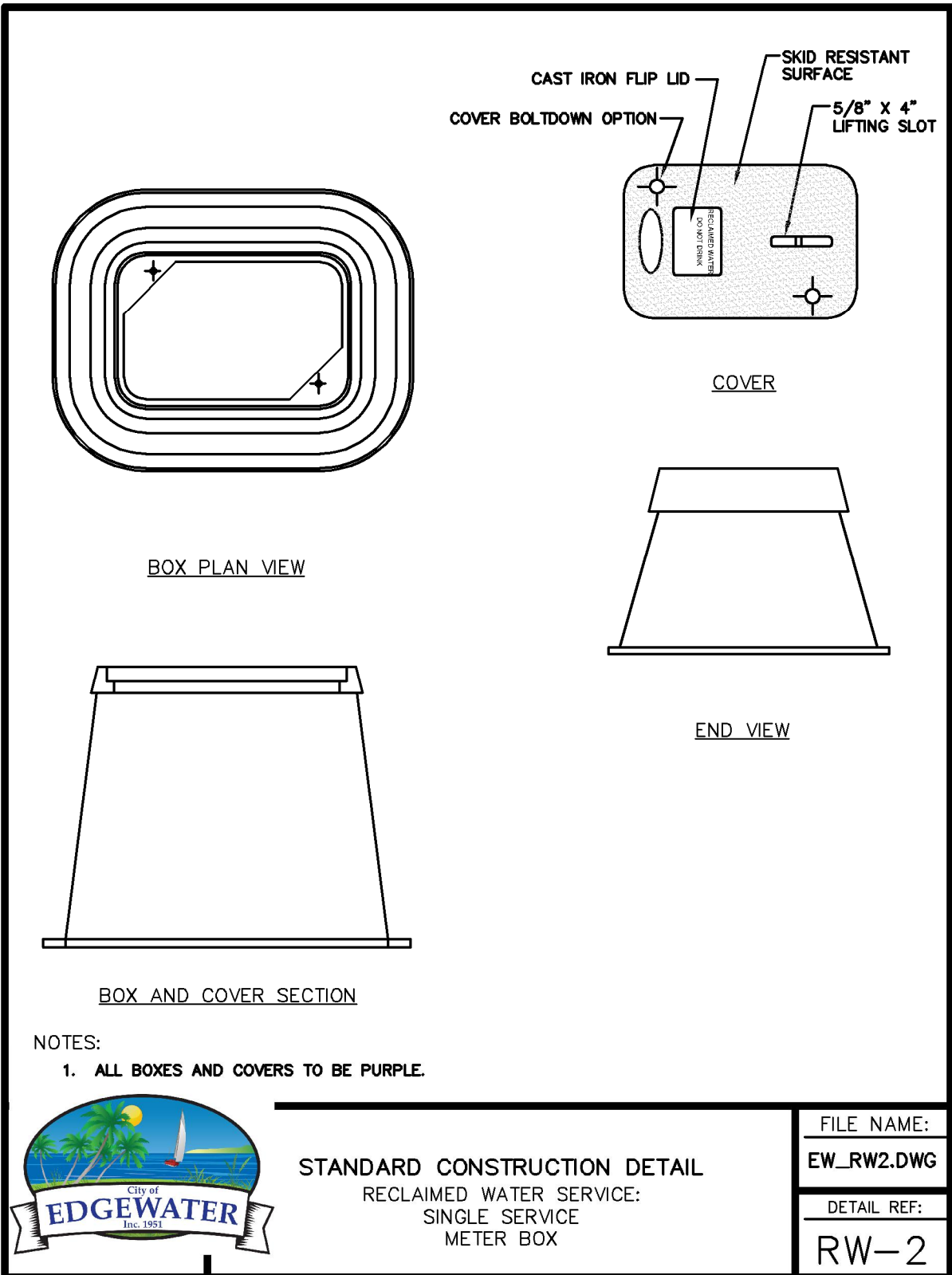
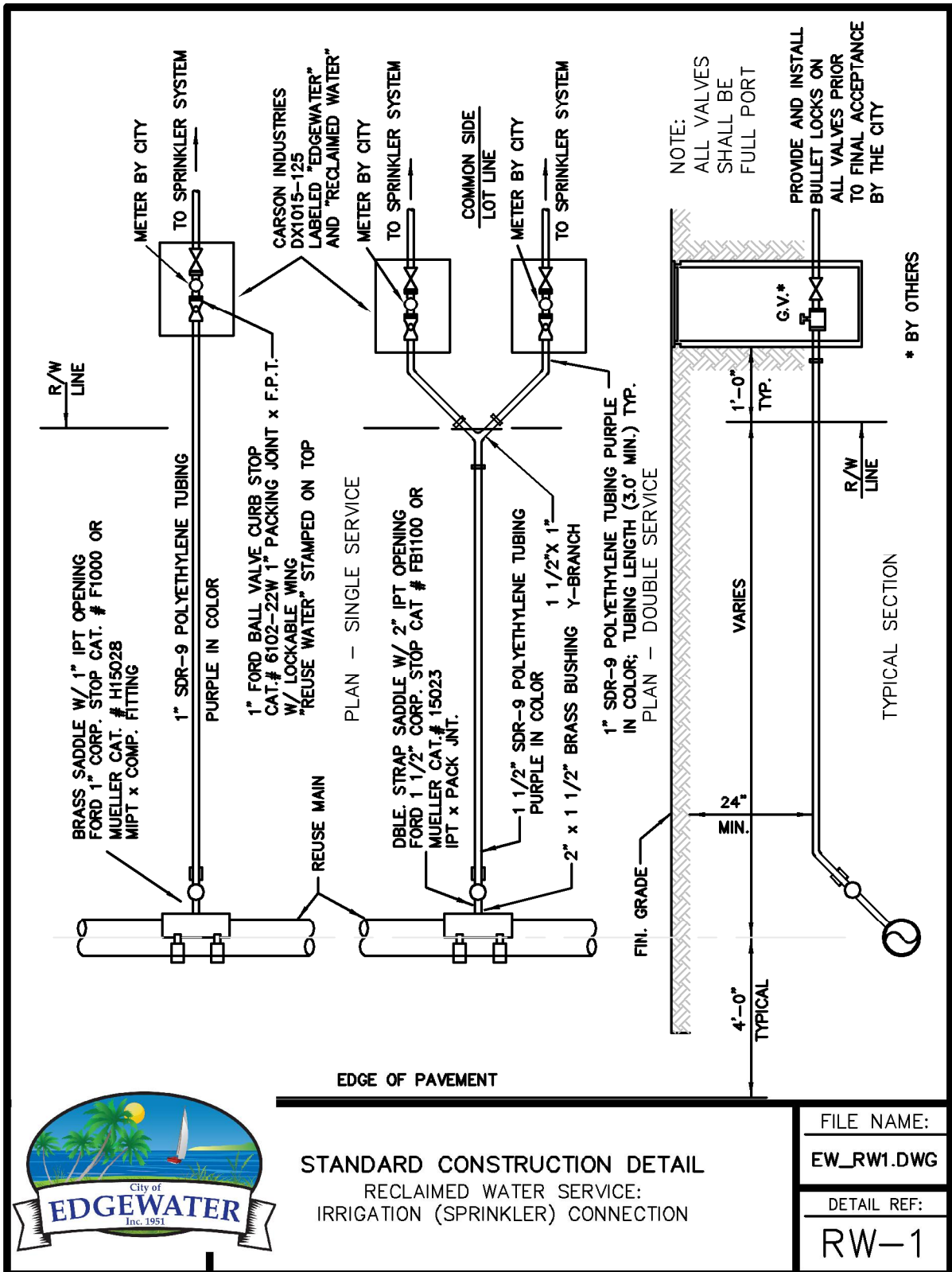
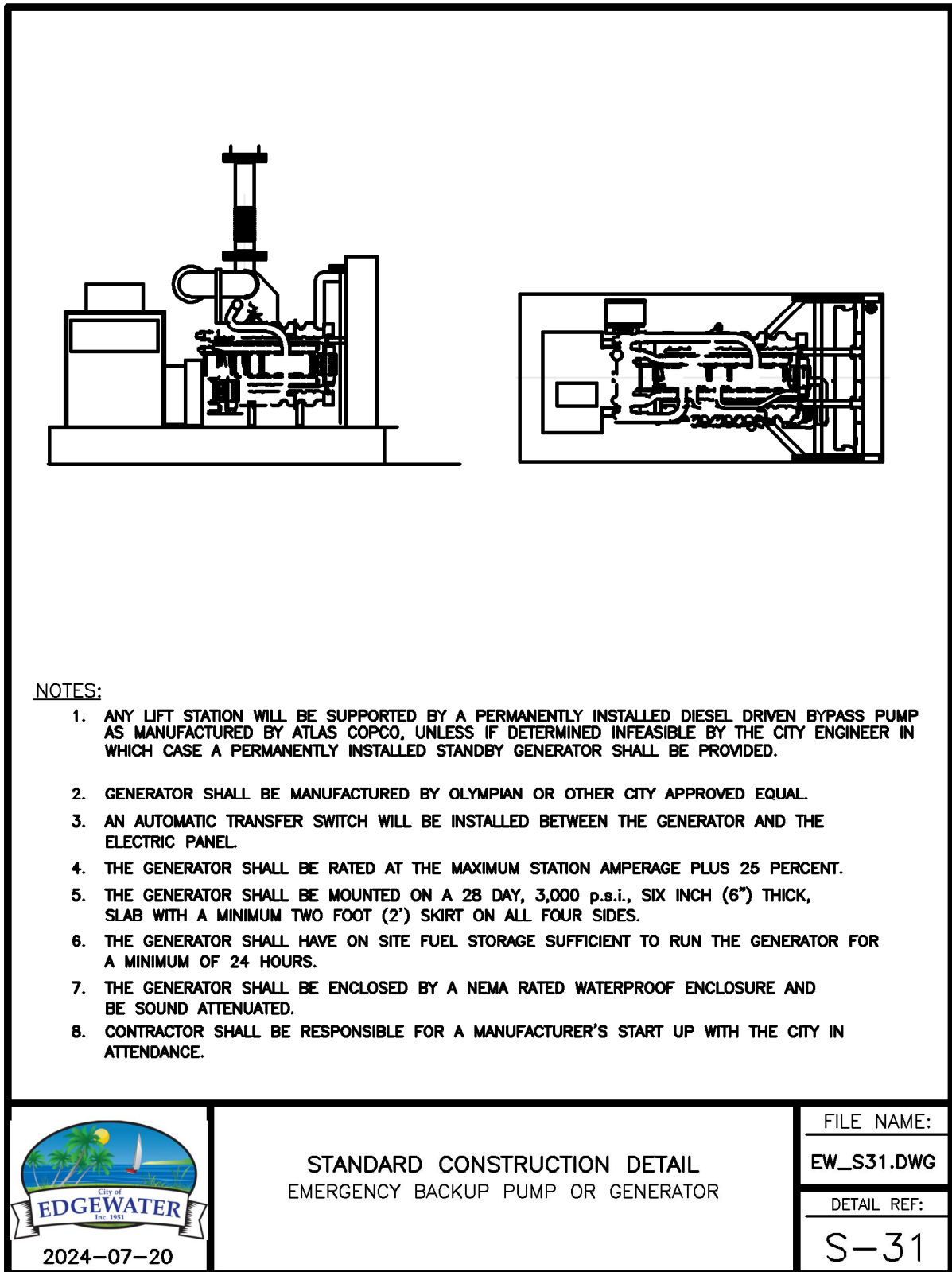
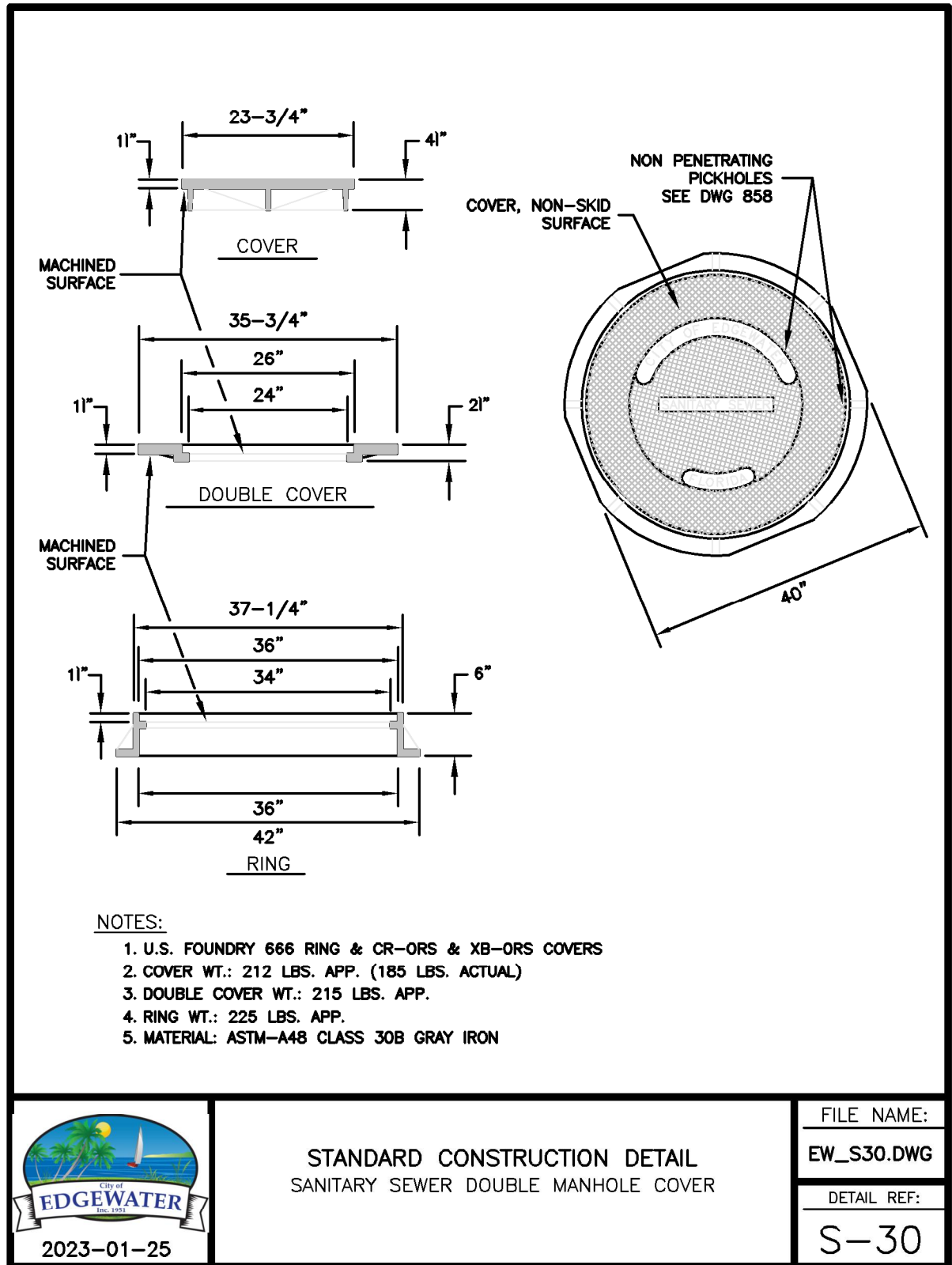
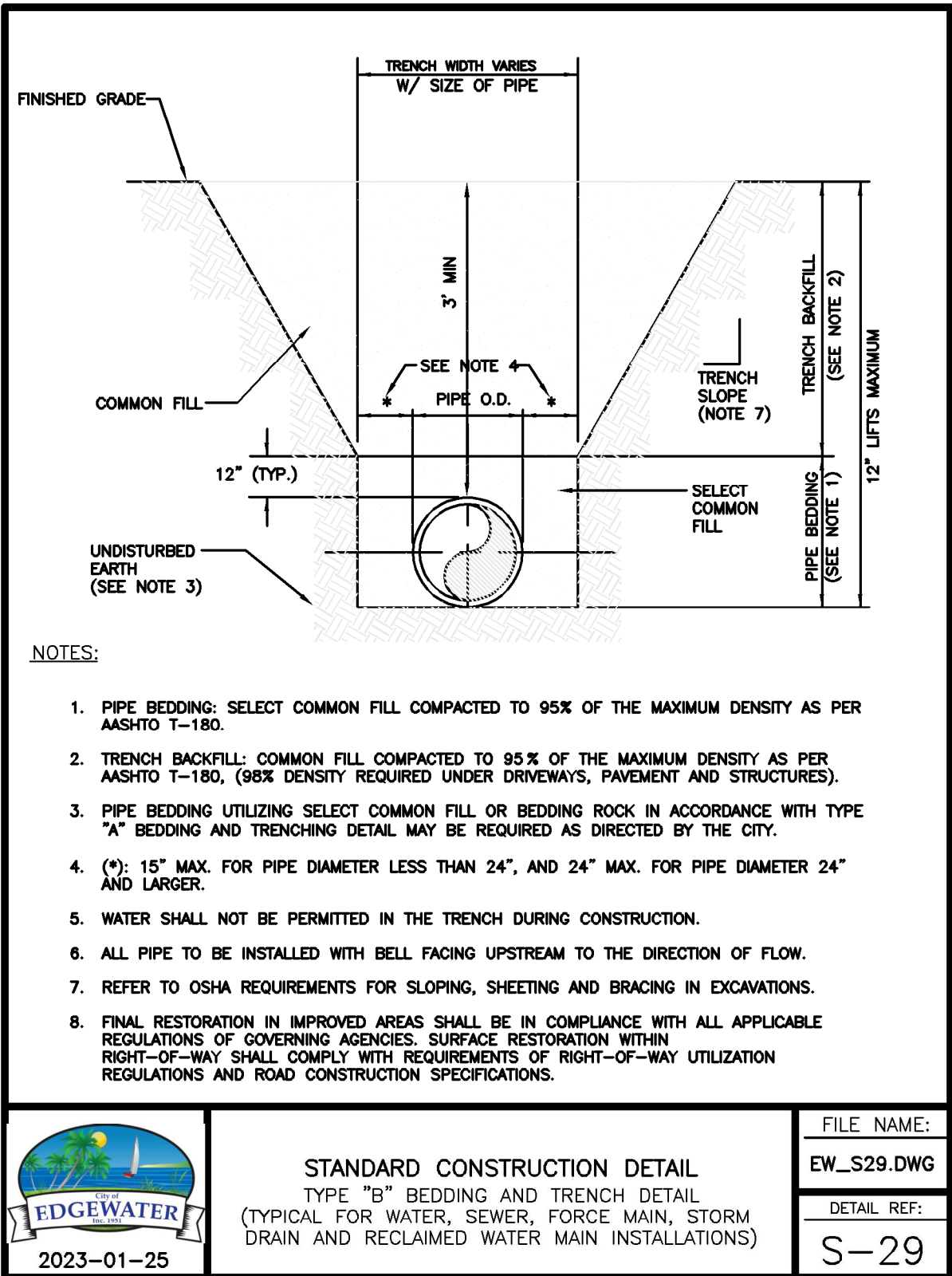
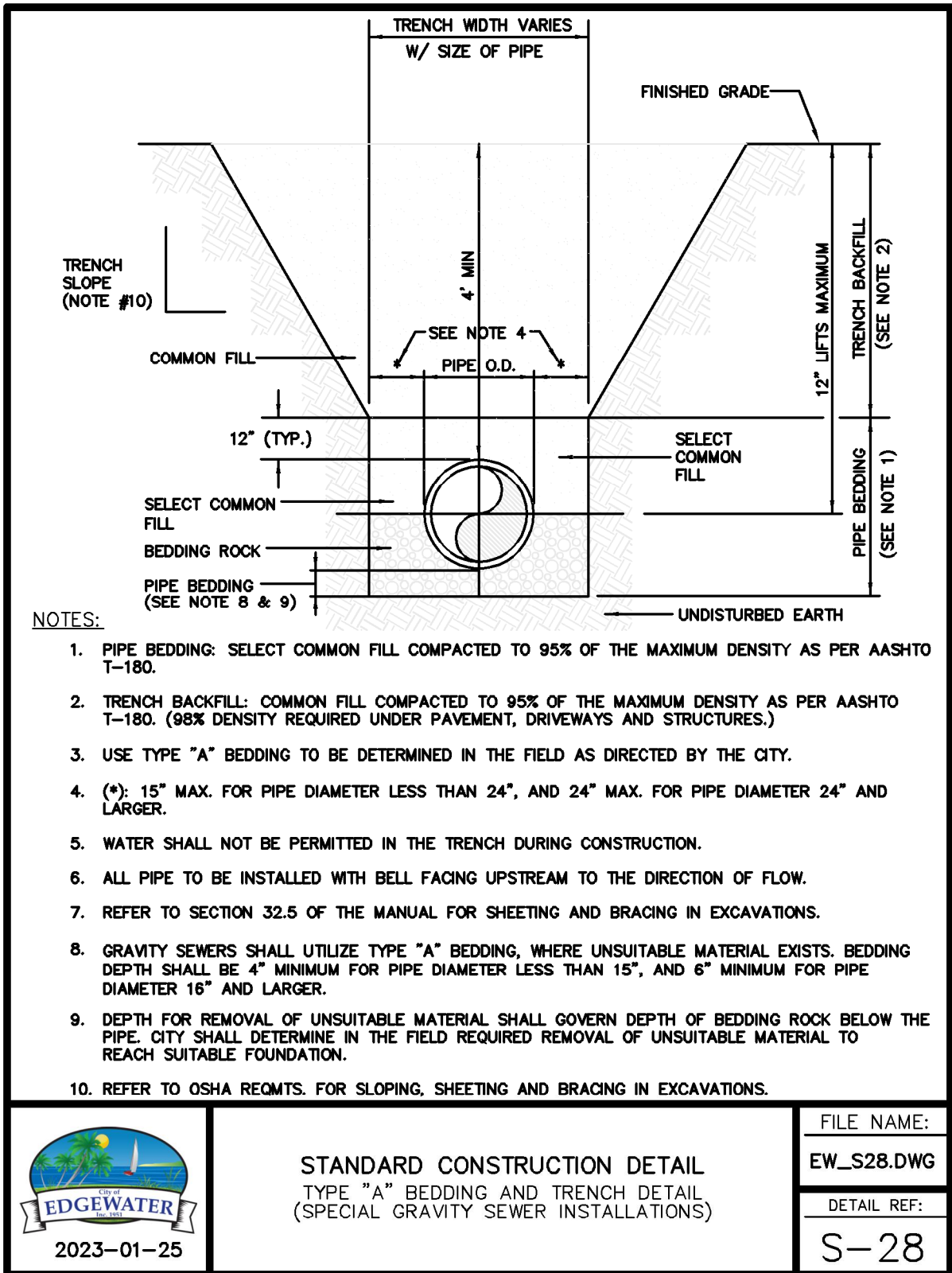
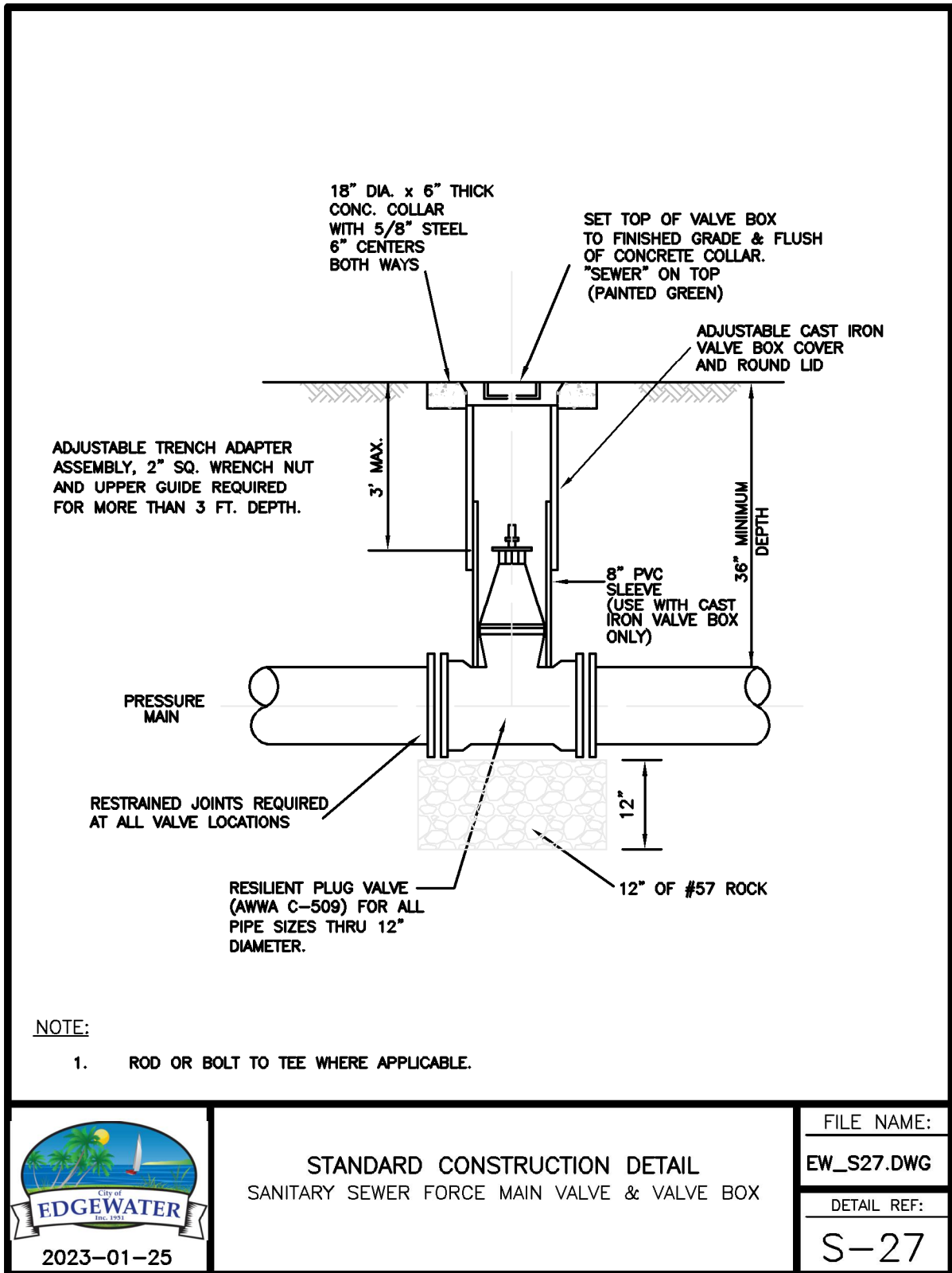
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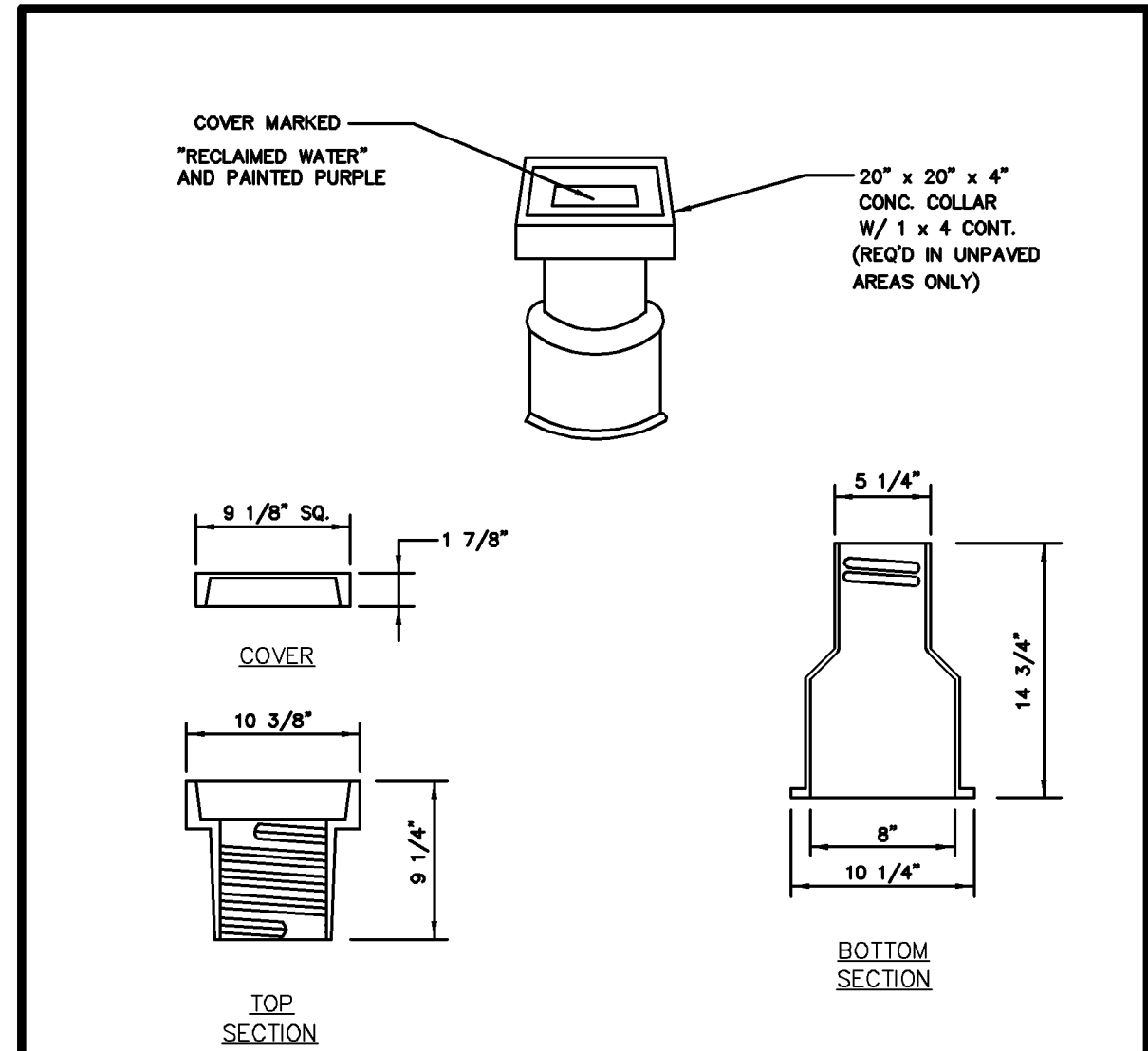
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NOTE:

1. RECLAIMED MAIN VALVE BOX AND COVER SHALL BE ADJUSTABLE SCREW TYPE.



STANDARD CONSTRUCTION DETAIL
RECLAIMED WATER MAIN
VALVE BOX

FILE NAME:	EW_RW4.DWG
DETAIL REF:	RW-4

- RECLAIMED 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 RECLAIMED WATER SYSTEM CONSTRUCTION.
 2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID.
 3. ALL RECLAIMED 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 95% IN UNPAVED AREAS AND 98% IN PAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
 5. IT SHALL BE THE CONTRACTOR'S 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 18" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. IN ADDITION TO 12 GAUGE TRACING WIRE MARKER TAPE SHALL BE PROVIDED ON ALL DIP PIPE ALSO.
 7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE 1 1/2". SERVICES SHALL BE CTS 3408 HIGH DENSITY POLYETHYLENE TUBING RATED FOR A MINIMUM OF 200 PSI WITH SDR 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 BE LAVENDER IN COLOR AND SHALL HAVE THE WORDS "RECLAIMED WATER" PERMANENTLY PRINTED ON THE OUTSIDE. THE TUBING SHALL HAVE U.V. PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.D.M. D1248, D3350, D2239, D2257, NSF-14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. APPROVED SIZES: 3/4", 1", 1 1/2" AND 2" DIAMETERS. ACCEPTABLE MANUFACTURERS: ENDOT ENDOCORE RWT OR APPROVED EQUAL.
 8. ALL WATER SERVICE ENDINGS SHALL BE SECURED BY WIRE TO 2"x4" PRESSURE TREATED STAKES, APPROXIMATELY 2' ABOVE GRADE, WITH "U" BRANCHES AT THE GROUND LEVEL OR MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUBDIVISION INSPECTION.
 9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 1000 FEET.
 10. AT ALL RECLAIMED WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
 11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
 - A. STANDARD GATE VALVES LESS THAN 24" DIAMETER (AWWA C-500) OR RESILIENT SEAT GATE VALVES (AWWA C-509)
 - B. BUTTERFLY VALVES GREATER THAN 24" (AWWA C 504)
 - C. TAPPING VALVES WITH MECHANICAL OR STAINLESS STEEL TAPPING SLEEVE.
 12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED LAVENDER OR PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
 13. AS STANDARD PRACTICE RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.
 14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASUREMENT MAY BE USED AS APPROVED BY THE CITY.
 15. ALL MAINS INSTALLED REQUIRE 12 GAUGE TRACING WIRE FOR LOCATING.



STANDARD CONSTRUCTION DETAIL
RECLAIMED WATER DESIGN AND CONSTRUCTION NOTES

FILE NAME:	EW_RW5.DWG
DETAIL REF:	RW-5

- RECLAIMED WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)
15. ALL PROPOSED RECLAIMED WATER MAINS SHALL BE FLUSHED, DISINFECTED PRESSURE TESTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE WHEN APPROPRIATE IN ACCORDANCE WITH 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 WASTEWATER PLANT 48 HOURS PRIOR TO BEGINNING A FULL-DIAMETER FLUSH OF THE MAINS PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING.
 16. THE CONTRACTOR SHALL BE REQUIRED TO DIG ALL RECLAIMED 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.
 17. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900 OR C-905, CL 150 (COLOR PANTONE PURPLE) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY.
 18. ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINED JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
 19. MEGALUGS, BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS 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.
 20. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC.
 21. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR CITY OF EDGEWATER PUBLIC UTILITIES AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
 22. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PURPLE COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE POLYETHYLENE.
 23. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH AN "L" OR BY METAL TABS SET INTO PAVEMENT. VALVES AND BLOW-OFFS FOR RECLAIM WATER MAINS SHALL BE MARKED BY AN "X" SET INTO THE PAVEMENT.
 24. ALL DIP PIPE SHALL HAVE 2" YELLOW STRIPES PAINTED AT 2 O'CLOCK, 6 O'CLOCK, AND 10 O'CLOCK FOR THE FULL LENGTH OF PIPE. YELLOW TRAFFIC STRIPING PAINT SHALL BE USED WITH RECLAIMED WATER CLEARLY STENCILED WITH PAINT AT TWO LOCATIONS PER STRIPE OR SIX PER PIPE.
 25. RECLAIM WATER SERVICES SHALL BE NORMALLY DOUBLE 1 1/2" SERVICES LOCATED AT SIDE LOT LINES ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIM WATER SERVICES NEED TO BE OFFSET, IF SINGLE SERVICES SHALL BE SPECIFIED THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 2.0'.
 26. MAXIMUM OBTAINABLE SEPARATION OF PUBLIC RECLAIMED WATER MAINS, STORMWATER MAINS, AND SANITARY SEWER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF FIVE (5) FEET (CENTER TO CENTER) OR THREE (3) FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND SEWAGE MAINS. WHERE RECLAIMED WATER AND SANITARY SEWAGE MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE, THE SANITARY SEWAGE MAIN SHALL BE TWENTY (20) FEET OF EITHER CONCRETE ENCASED PVC PIPE OR ENCASED IN A WATERTIGHT CARRIER PIPE, CENTERED ON THE POINT OF CROSSING.



STANDARD CONSTRUCTION DETAIL
RECLAIMED WATER DESIGN AND CONSTRUCTION NOTES

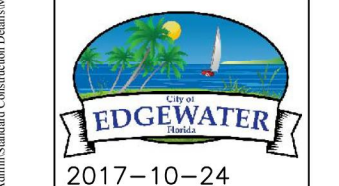
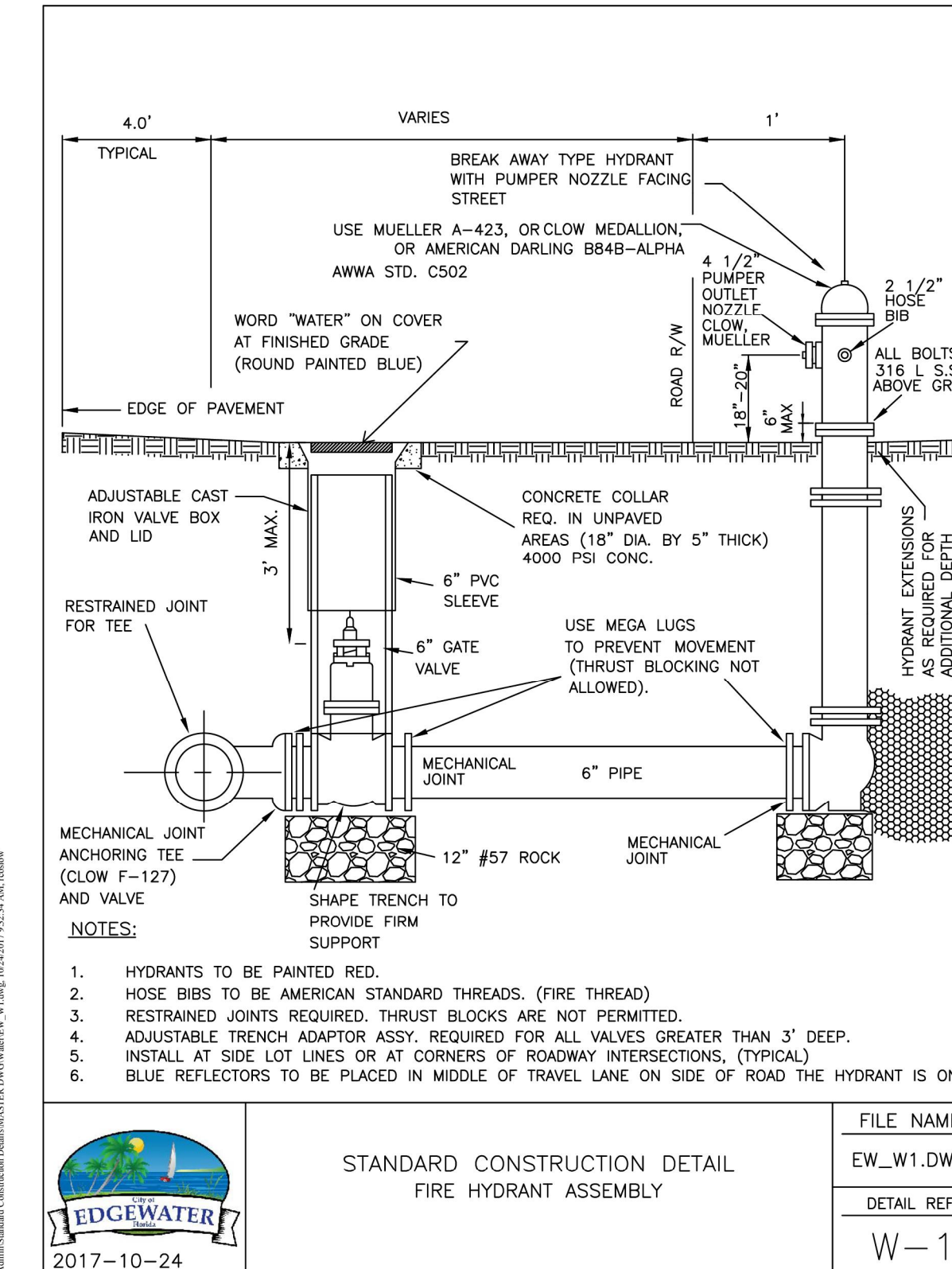
FILE NAME:	EW_RW6.DWG
DETAIL REF:	RW-6

- RECLAIMED WATER DESIGN AND CONSTRUCTION NOTES (CONTD.)
27. MAXIMUM OBTAINABLE SEPARATION OF PUBLIC ACCESS RECLAIMED WATER MAINS AND POTABLE WATER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF FIVE (5) FEET (CENTER TO CENTER) OR THREE (3) FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER MAINS. WHERE RECLAIMED WATER AND POTABLE WATER MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE, THE RECLAIMED WATER MAIN SHALL BE TWENTY (20) FEET OF EITHER DUCTILE IRON PIPE OR ENCASED IN A WATERTIGHT CARRIER PIPE, CENTER ON THE POINT OF CROSSING.
 28. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, VALVES, AND OUTLETS SHALL BE COLOR-CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
 29. VAULTS FOR HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
 30. THE REUSE MAIN SHALL NOT BE PLACED IN SERVICE UNTIL A SATISFACTORY 150 PSI PRESSURE TEST AND A PASSING BACTERIOLOGICAL TEST IS PERFORMED AND RESULTS ARE FORWARDED TO THE CITY.
 31. A 75 FOOT SETBACK DISTANCE SHALL BE PROVIDED FROM PUBLIC ACCESS REUSE WETTED AREAS TO ANY PUBLIC AND ANY PRIVATE POTABLE WATER SUPPLY WELLS.
 32. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF PUBLIC EATING, DRINKING OR BATHING FACILITIES.
 33. 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. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 7:00 A.M. AND NOON ON THE APPROPRIATE DAY.
 34. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
 35. ALL WORK PERFORMED UPON RECLAIMED WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY 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 RECLAIMED WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
 37. ALL H.D.P.E. PIPE RECLAIMED WATER MAINS 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.
 38. 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.



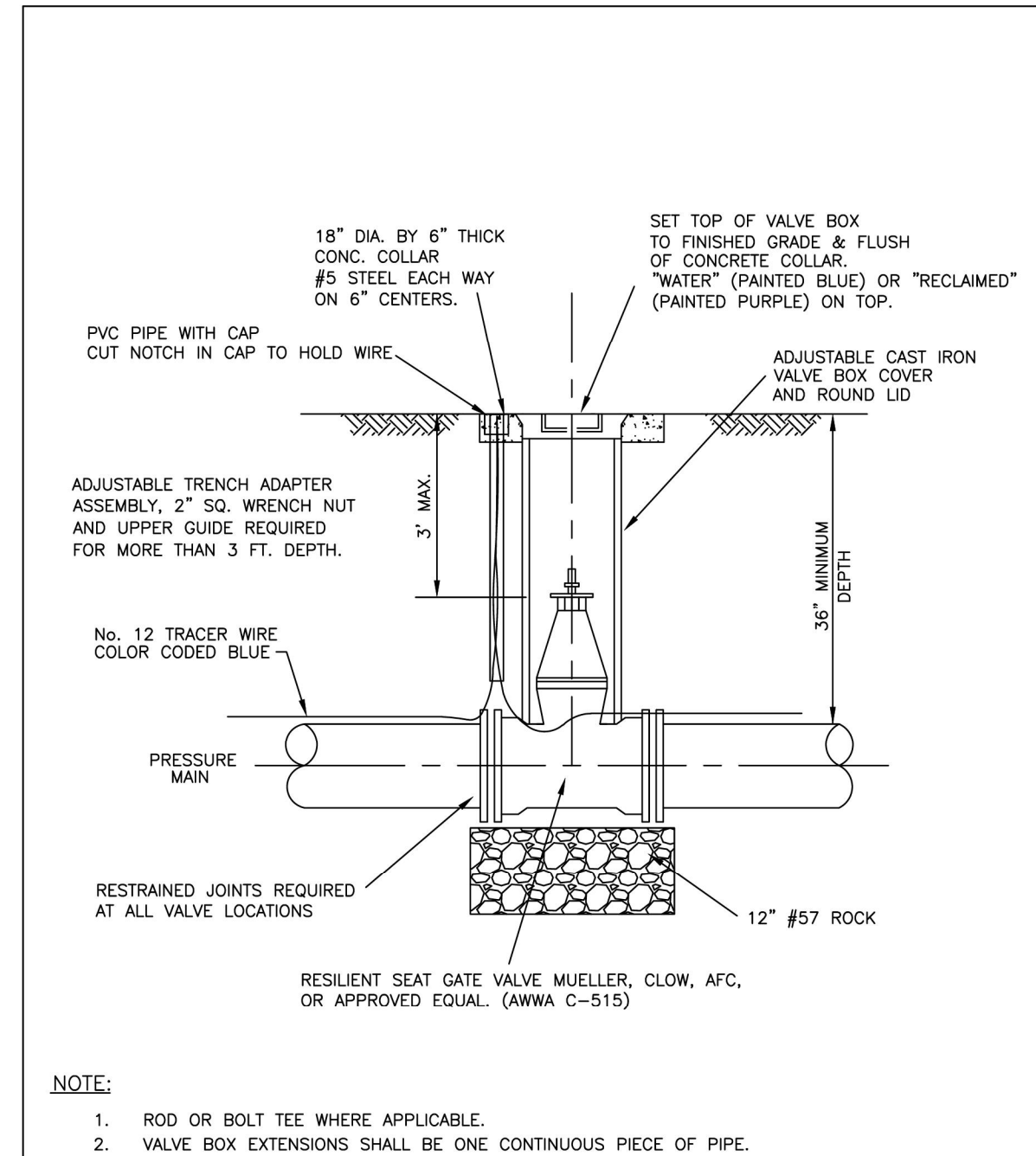
STANDARD CONSTRUCTION DETAIL
RECLAIMED WATER DESIGN AND CONSTRUCTION NOTES

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DETAIL REF:	RW-7



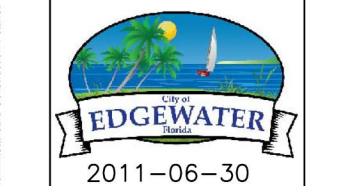
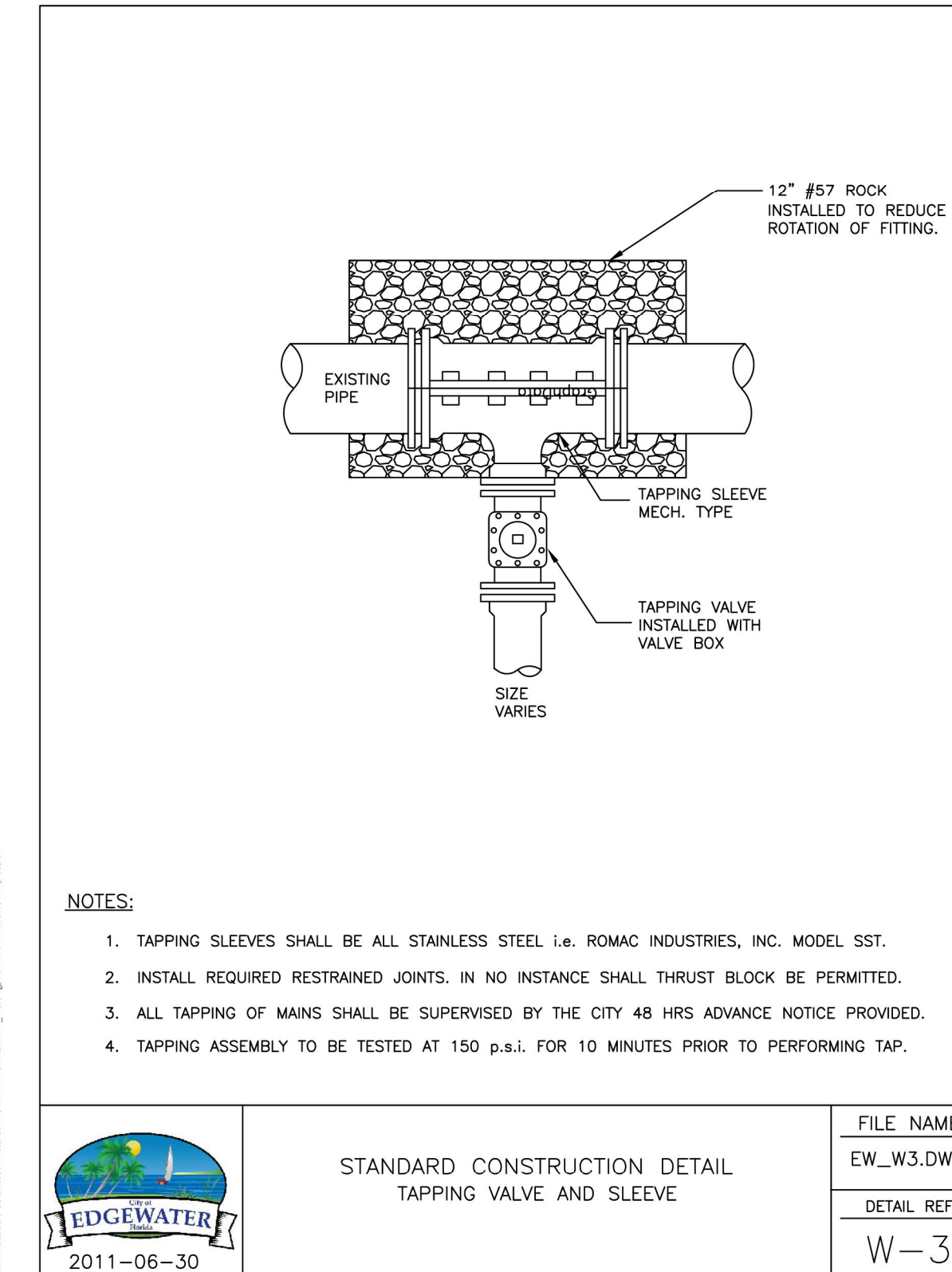
STANDARD CONSTRUCTION DETAIL
FIRE HYDRANT ASSEMBLY

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



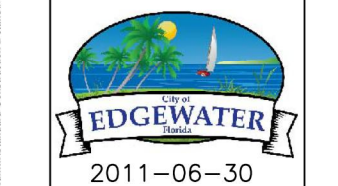
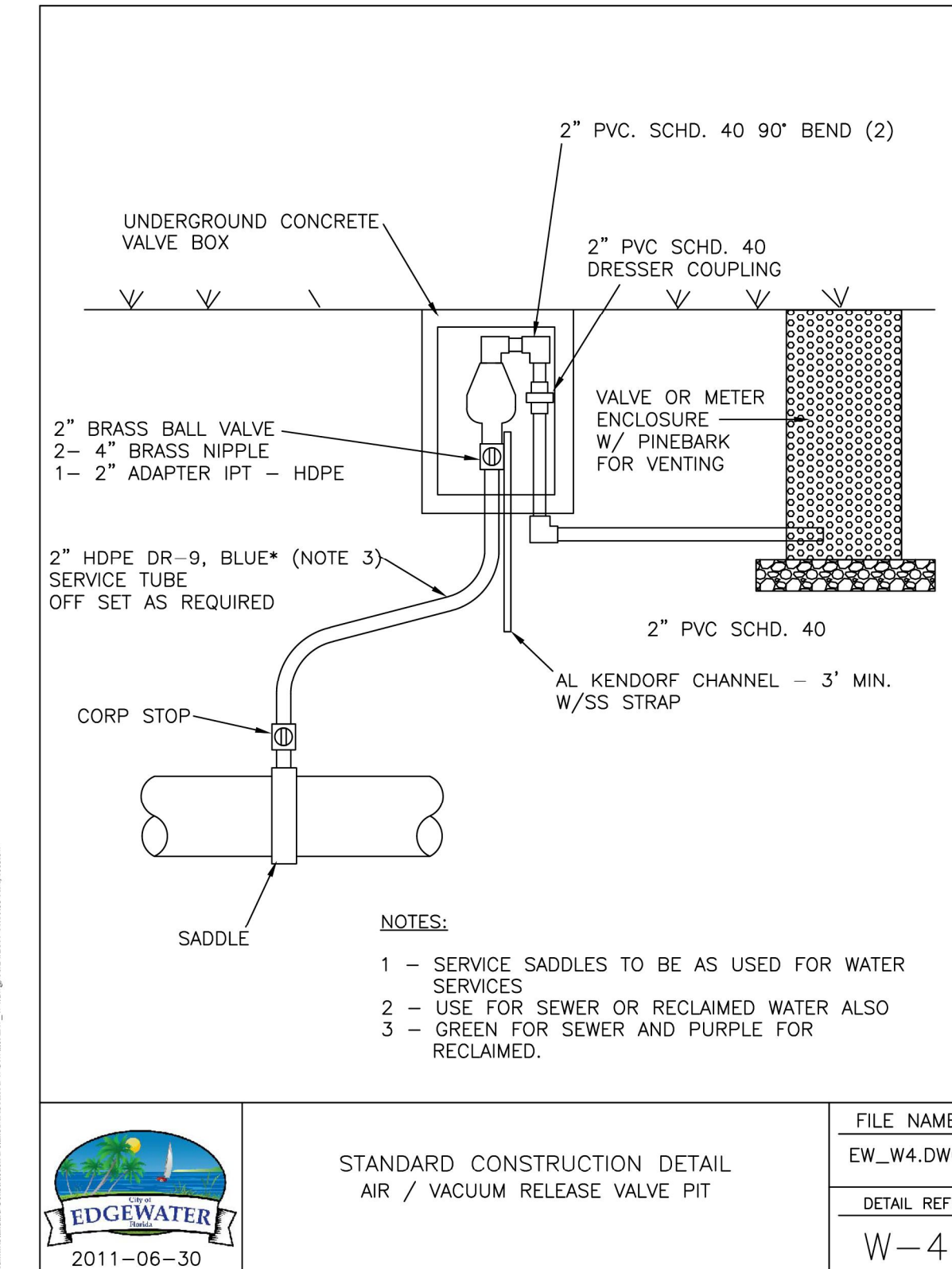
STANDARD CONSTRUCTION DETAIL
POTABLE WATER AND/OR RECLAIMED WATER
VALVE AND VALVE BOX
(2" - 16" VALVE SIZES)

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



STANDARD CONSTRUCTION DETAIL
TAPPING VALVE AND SLEEVE

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



STANDARD CONSTRUCTION DETAIL
AIR / VACUUM RELEASE VALVE PIT

FILE NAME:	EW_W4.DWG
DETAIL REF:	W-4

WATER AND SEWER DETAILS

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

DRAWING NUMBER
15E

REVISIONS:

ETM NO. 21-213-10	DATE	Issue Date
DRAWN BY: JZ	DESIGNED BY: CBW	CHECKED BY:

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PLANS PREPARED UNDER
THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.
P.E. NUMBERS:
80867

PLOTTED: July 13, 2025 — 8:13 PM, BY: Christopher Warshaw

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POTABLE WATER DESIGN AND
CONSTRUCTION NOTES (CONT'D.)

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 (COLORBLUE) 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. MEDALLIONS, 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.

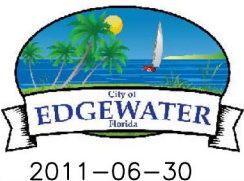
27. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 4 HOURS PER AWWA STANDARDS.

28. ALL WATER 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.

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.



STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND
CONSTRUCTION NOTES

2011-06-30

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

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POTABLE WATER DESIGN AND
CONSTRUCTION NOTES (CONT'D.)

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 ENVIRONMENTAL 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 PRO 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).

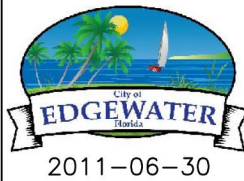
37. POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF EDGEWATER. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANING OR RELATED USES.

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 SHELVE 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.



STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN AND
CONSTRUCTION NOTES

2011-06-30

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

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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)

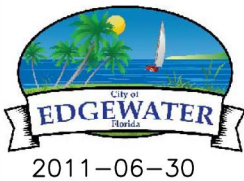
CEMENT LINING:
IN ACCORDANCE WITH A.W.W.A. C104 (A.N.S.I. A21.4)

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)

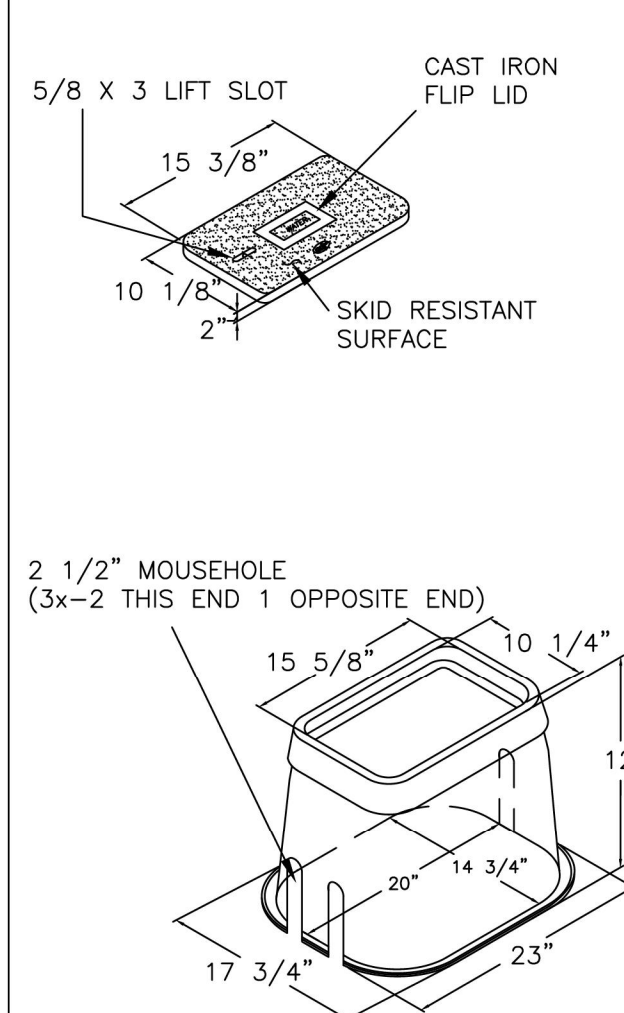
ACCEPTABLE MANUFACTURERS:
TYLER, CLOW, GRIFFIN, U.S. PIPE, UNION FOUNDRY, AMERICAN CAST IRON OR APPROVED EQUAL



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

2011-06-30

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

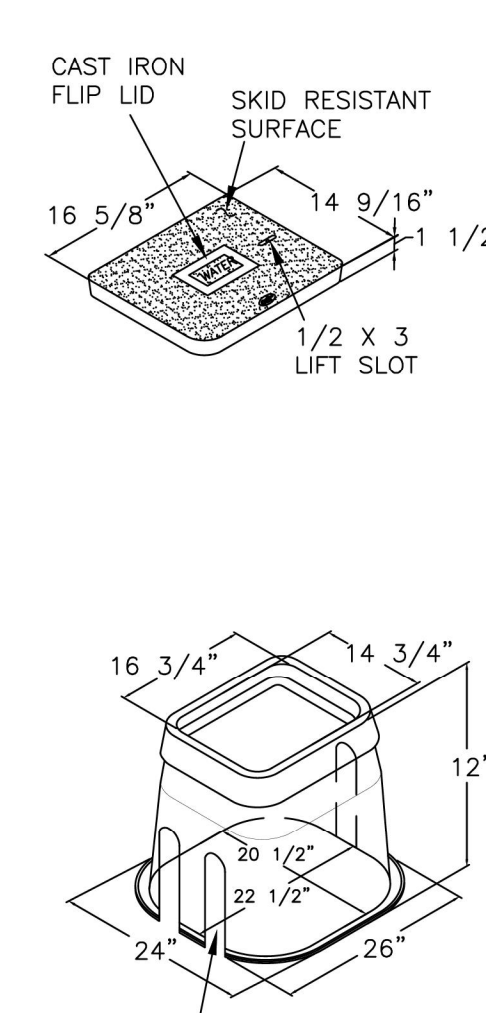


5/8 X 3 LIFT SLOT
15 3/8"
10 1/8"
2"
CAST IRON FLIP LID
SKID RESISTANT SURFACE

2 1/2" MOUSEHOLE
(3x-2 THIS END 1 OPPOSITE END)

15 5/8"
10 1/4"
12"
17 3/4"
14 3/4"
23"

SINGLE SERVICE USE
WA00-1015-12TR-0080




16 5/8"
14 9/16"
1 1/2"
1/2 X 3 LIFT SLOT
CAST IRON FLIP LID
SKID RESISTANT SURFACE

16 3/4"
14 3/4"
12"
20 1/2"
22 1/2"
24"
26"

2 1/2" MOUSEHOLE
(3x-2 THIS END 1 OPPOSITE END)

DOUBLE SERVICE USE
WA00-1517-12TR2-0047



STANDARD CONSTRUCTION DETAIL
VALVE BOX
SINGLE AND DOUBLE SERVICE

2011-06-30

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

WATER AND SEWER DETAILS

DEERING PARK CENTER - SINGLE FAMILY
FOR
DEERING PARK 1, LLC

ETM
ENGLAND-THIMS & MILLER

Trusted
Advisors,
Creating
Community

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 536-5379
www.etm-inc.com
CA-0002554 LC-0000316

REVISIONS:

ETM NO. 21-215-10

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

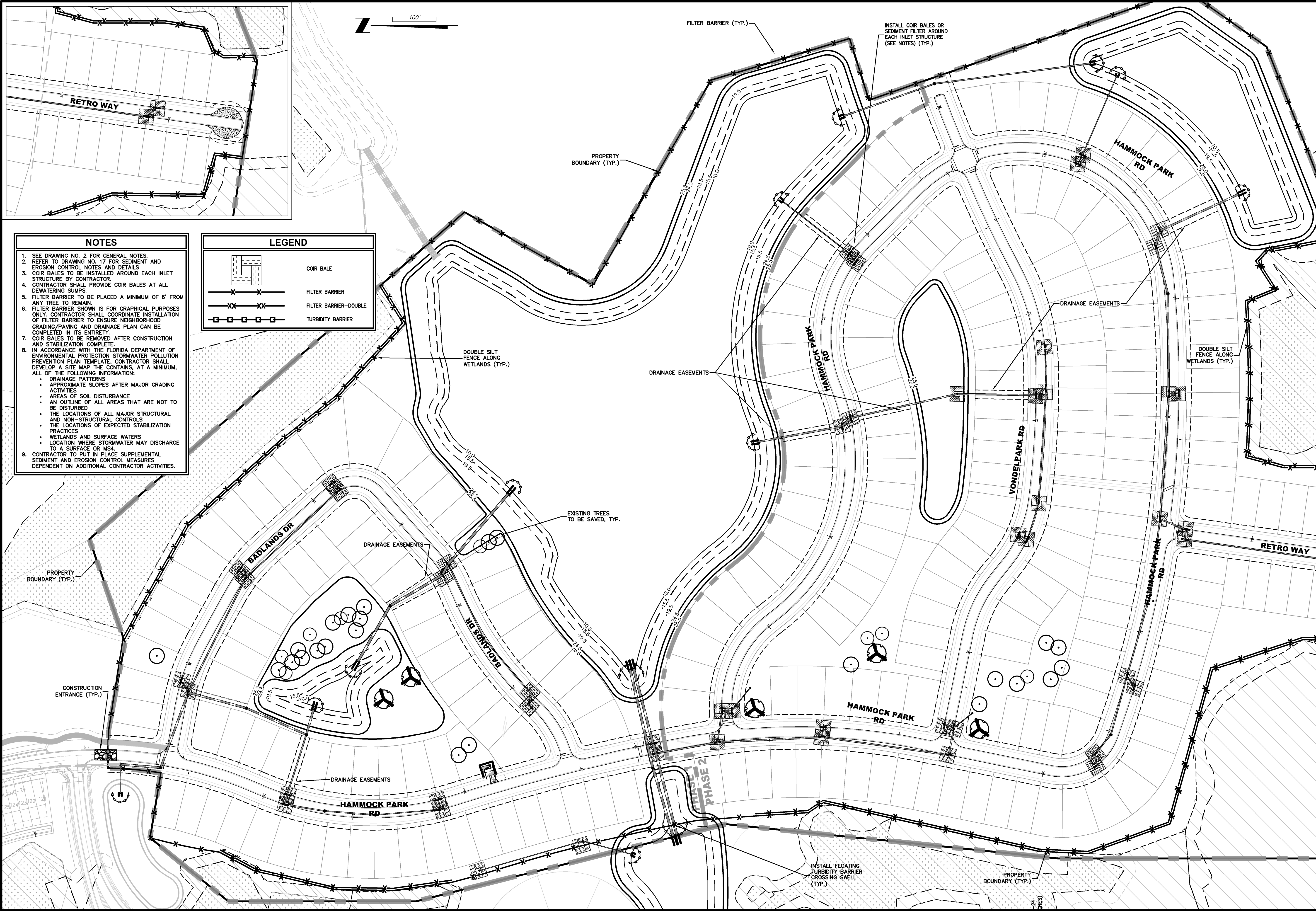
DATE: Issue Date

PLANS PREPARED UNDER
THE DIRECTION OF:

CHRISTOPHER WARSHAW, P.
E.E. NUMBERS:
80867

PLOTTED: July 13, 2025 -- 8:13 PM, BY: Christopher Warshaw

DRAWING NUMBER
15G



- NOTES**
1. SEE DRAWING NO. 2 FOR GENERAL NOTES.
 2. REFER TO DRAWING NO. 17 FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
 3. COIR BALES TO BE INSTALLED AROUND EACH INLET STRUCTURE BY CONTRACTOR.
 4. CONTRACTOR SHALL PROVIDE COIR BALES AT ALL DEWATERING SUMPS.
 5. FILTER BARRIER TO BE PLACED A MINIMUM OF 6' FROM ANY TREE TO REMAIN.
 6. FILTER BARRIER SHOWN IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF FILTER BARRIER TO ENSURE NEIGHBORHOOD GRADING/PAVING AND DRAINAGE PLAN CAN BE COMPLETED IN ITS ENTIRETY.
 7. COIR BALES TO BE REMOVED AFTER CONSTRUCTION AND STABILIZATION COMPLETE.
 8. IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER POLLUTION PREVENTION PLAN TEMPLATE, CONTRACTOR SHALL DEVELOP A SITE MAP THAT CONTAINS, AT A MINIMUM, ALL OF THE FOLLOWING INFORMATION:
 - DRAINAGE PATTERNS
 - APPROXIMATE SLOPES AFTER MAJOR GRADING ACTIVITIES
 - AREAS OF SOIL DISTURBANCE
 - AN OUTLINE OF ALL AREAS THAT ARE NOT TO BE DISTURBED
 - THE LOCATIONS OF ALL MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS
 - THE LOCATIONS OF EXPECTED STABILIZATION PRACTICES
 - WETLANDS AND SURFACE WATERS
 - LOCATION WHERE STORMWATER MAY DISCHARGE TO A SURFACE OR WSA.
 9. CONTRACTOR TO PUT IN PLACE SUPPLEMENTAL SEDIMENT AND EROSION CONTROL MEASURES DEPENDENT ON ADDITIONAL CONTRACTOR ACTIVITIES.

LEGEND	
	COIR BALE
	FILTER BARRIER
	FILTER BARRIER-DOUBLE
	TURBIDITY BARRIER

SEDIMENT AND EROSION CONTROL PLAN		DEERING PARK CENTER - SINGLE FAMILY FOR DEERING PARK 1, LLC	
DRAWING NUMBER		16	
ETM ENGLAND-THIMS & MILLER		Trusted Advisors, Creating Community.	
1411 Edgewater Drive, Ste. 200 Orlando, Florida 32804 (407) 538-5379 www.etm-inc.com CA 0002554 LC-000316		ETM NO. 21-213-10 DRAWN BY: JZ DESIGNED BY: CBW CHECKED BY: DATE: Issue Date	
PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. P.E. NUMBERS: 80867		REVISIONS: PLOTTED: July 13, 2025 — 8:13 PM, BY: Christopher Warshaw	

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
DEERING PARK CENTER – SINGLE FAMILY
CITY OF EDGEWATER, FLORIDA

OWNER/DEVELOPER NAME AND ADDRESS:
DEERING PARK 1, LLC
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FLORIDA 33637
770-203-9355

DESCRIPTION:

THIS PROJECT WILL CONSIST OF:
CONSTRUCTION OF A SINGLE FAMILY DEVELOPMENT. CONSTRUCTION WILL CONSIST OF INSTALLATION OF UNDERGROUND UTILITIES, CLEARING, GRADING, STORMWATER MANAGEMENT FACILITIES ROADWAYS, AND ASSOCIATED CONSTRUCTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING, EXCAVATION FOR THE SEDIMENTATION POND, STORM SEWER, UTILITIES, AND BUILDING FOUNDATION; CONSTRUCTION OF CURB AND GUTTER, ROAD, AND PARKING AREAS; AND PREPARATION FOR FINAL PLANTING AND SEEDING.

GENERALIZED RUNOFF CURVE NUMBERS (REFER TO DRAINAGE CALCULATIONS FOR ACTUAL CURVE NUMBER FOR EACH BASIN)

1. PRE-CONSTRUCTION = 80±
2. DURING CONSTRUCTION = 80±
3. POST-CONSTRUCTION = 89±

SOILS:
* SEE ATTACHED FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED DWG. No. ## FOR POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.

* SEE ATTACHED DWG. No. 16 and 17 FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

SITE AREA:
1. TOTAL AREA OF SITE = 108.48 AC±
2. TOTAL AREA TO BE DISTURBED = 18.81 AC±

NAME OF RECEIVING WATERS: HEADWATERS OF TURNBULL HAMMOCK

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE	9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
2. INSTALL SILT FENCES AND COIR BALES AS REQUIRED	10. APPLY BASE TO PARKING AREAS
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN	11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
4. CONSTRUCT SEDIMENTATION BASIN	12. COMPLETE FINAL PAVING
5. CONTINUE CLEARING AND GRUBBING	13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
6. STOCK PILE TOP SOIL IF REQUIRED	14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED	SWALES/DIKES AND RESEED/SOD AS REQUIRED
8. STABILIZE DENUED AREAS AND STOCKPILES AS SOON AS PRACTICABLE	

NOTE: VERTICAL CONSTRUCTION OF THE BUILDING WILL BE TAKING PLACE DURING ALL THE SEQUENCE STEPS LISTED ABOVE

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND COIR BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE XXX (DRAWING NO. XXX)

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. DWG. No. XX AND XX HAVE BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN AND AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. COIR BALE BARRIER: COIR BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF COIR BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

REFER TO " CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. DREDGE/FILL PERMIT # _____
C.O.E. DREDGE/FILL PERMIT # _____
S.J.R.W.M.D. M.S.S.W. PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

TITLE: _____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR, EXECUTIVE OFFICER, OR RANKING ELECTED OFFICIAL

DATE: _____

CONTRACTOR'S REQUIREMENTS

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

Concrete	Fertilizers	Wood
Asphalt	Petroleum Based Products	Masonry Blocks
Tar	Cleaning Solvents	Roofing Materials
Detergents	Paints	Metal Studs

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.50 INCHES OR GREATER.

* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.

* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.

* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR

THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.

THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

* IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING

* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DEWATERING

PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE. WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS, THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

STORMWATER POLLUTION PREVENTION PLAN

DEERING PARK CENTER - SINGLE FAMILY

FOR DEERING PARK 1, LLC

DRAWING NUMBER

18

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 21-213-10

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DATE: Issue Date

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804

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LC-0000316

Trusted Advisors, Creating Community.

ENGLAND-THIMS & MILLER

CHRISTOPHER WARSHAW, P.E. 80867

80867

PLOTTED: July 13, 2025 — 8:14 PM, BY: Christopher Warshaw

DEERING PARK CENTER - SINGLE FAMILY

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

THIS IS THE CONTRACTOR'S CERTIFICATION REQUIRED BY THE FPA'S NATIONAL POLLUTION
DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN
FOR CONSTRUCTION SITES OVER 1.0 ACRES. THIS CERTIFICATION MUST BE COMPLETED
WEEKLY AND AFTER EVERY RAINFALL EVENT OF 0.50 INCHES OR GREATER.

INSPECTOR: _____

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

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DEERING PARK CENTER - SINGLE FAMILY

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

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DEERING PARK CENTER - SINGLE FAMILY

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

DATE: _____

STRUCTURAL CONTROLS

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE _____

PAGE 2 OF 4

DEERING PARK CENTER - SINGLE FAMILY

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION
AND SUPERVISION. I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED HEREIN AND I HAVE
GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO
MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE MADE THAT THERE
ARE NO SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND
IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____

DATE: _____

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