



PLANNING BOARD MEETING

TUESDAY, JANUARY 7, 2025 - 6:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

BOARD MEMBERS

John Hagan, Chairman
James Dougall, Vice-Chair
Ishmael Husam
Theodore Conte
Spring Overway

AGENDA

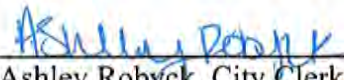
- A. CALL TO ORDER (SILENCE PHONES)**
- B. INVOCATION & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES**

- **December 17, 2024**

- E. NEW BUSINESS – PUBLIC HEARING(S)**

- 1. Development Order Review of Park Place Phase 3 & 4**
Parcel ID # - 06617-020-000

- F. ADJOURNMENT**



Ashley Robyck, City Clerk

If a person decides to appeal any decision made by this board, with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Callaway City Clerk, at 6601 E. Highway 22, Callaway, Florida 32404; or by phone at (850)871-6000, at least five calendar days prior to the meeting.

If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-7661 (TDD).

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
DECEMBER 17, 2024 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Jeffery Carnahan, Theodore Conte, & Spring Overway present. Board Member Antonio Reeves and Ishmael Husam were absent. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk, and Deputy Kip McKenzie were also present.

Chairman John Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the administrative support clerk, Jay Mitchell.

APPROVAL OF MINUTES

December 03, 2024

Motion:

A motion was made by Board Member Conte and seconded by Board Member Overway to approve the minutes of December 03, 2024. The motion carried unanimously.

NEW BUSINESS

1. Preliminary Plat Review of Fox Glenn Subdivision

Parcel ID # - 06006-035-000

Bill Frye, Director of Public Works reviewed the Fox Glenn Subdivision Preliminary Plat Review.

Makes note that the Engineer, Scott Bolo, the Developer, Julius Hardin, and the Attorney Chief General, are present.

Chairman Hagan asks Director Frye to put on display the layout of the Platt.

Director Frye does and describes more about the plans and what will become City of Callaway assets.

Vice-Chair Dougall asked if Tract A becomes developed, will it be similar to the plans they are looking at now.

Director Frye conforms that is the plan.

One of the Representatives of Fox Glenn Subdivision mentions even if they wanted to change something, they wouldn't be able, it would have to be very similar to plans now.

Director Frye mentions they own the parcel up to the North if it, which in the future would be phase 2.

Chairman Hagan mentions that there were some county problems with continuation, however that has been resolved.

Director Frye confirms it has been resolved.

Chairman Hagan asks if a playground is required for this property.

Director Frye states because this project started prior to that change, no playground is required. However, Phase 2 may require one due to the LDR.

Board Member Carnahan asks if the lift stations will be large enough for future developments.

Director Frye confirms it is designed to handle expansion.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Carnahan to approve Fox Glenn Subdivision Preliminary Plat Review. The motion carried unanimously upon a roll call vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:09 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

Development Order Review of Park Place Phase 3 & 4

Date: January 7, 2025

Applicant / Engineer: Doug Crook, P.E., Panhandle Engineering

Location of Subject Property: 8500 Block of Hwy 22, across from City Water Storage Tank
Callaway, FL

Background:

Doug Crook, P.E. of Panhandle Engineering on behalf of The St. Joe Company has submitted a request for a Development Order to construct a subdivision of 193 single family homes.

Findings:

The property is approximately 113.64 acres. With approximately 37.08 acres being developed / subdivided.

The Callaway Planning Department has reviewed the development order application and finds that all of the information given is true and accurate to the best of its knowledge.

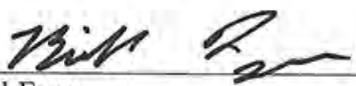
The current zoning of the property is Residential R-6.

As per the agreement for land contribution dated April 6, 2004, the development will use land from the bank, 1.854 acres, to satisfy the neighborhood parks / open space requirements of the land development regulations.

The Public Works Department and Fire Department have reviewed the application and plans for the new subdivision and have no outstanding issues or concerns. The Planning Department has found that the plans do meet the requirements of the LDR, Planned Development and Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Board convey a recommendation of approval to the City Commission to allow staff to issue the Development Order to construct the new subdivision in accordance with the plans dated December 5, 2024.



Bill Frye
Director of Public Works & Planning

Enclosures: DO Application
Engineered plans dated December 5, 2024
Agreement for land contribution
Vicinity Map

Date Received: _____

PE#103509



Planning Department
324 S. Berthe Ave, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

SUBDIVISION OR MULTI-FAMILY DEVELOPMENT ORDER APPLICATION

A. APPLICANT INFORMATION (Please print or type)

1. Name of applicant: The St. Joe Company
2. The applicant is the: A) Property Owner X or B) Authorized Agent _____
(If the applicant is an agent, attach a signed statement from the property owner granting permission for the agent to obtain any necessary permits)
3. Applicant address: 130 Richard Jackson Blvd, Suite 200
Panama City Beach, FL 32407
4. Applicant telephone: (850) 231-6530 Email: justin.smith@joe.com
5. Name of project contact: Doug Crook, P.E.
6. Project contact address: 600 Ohio Ave. Lynn Haven, FL 32444
7. Contact telephone: (850) 763-5200 Email: jdc@panhandleengineering.com
8. Name of person or firm the Development Order is to be issued to (If not same as the applicant): _____

Address of recipient: 130 Richard Jackson Blvd, Suite 200 Panama City Beach, FL 32407

9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ 500.00
 - Deviation from Site Plan \$500.00* \$ _____

* Plus, Engineering and Attorney review fees reimbursed as billed.
(For a deviation from site plan, please attach a narrative citing approved development order detailing all proposed changes from approved development order)

B. PROJECT INFORMATION

1. Project name: Park Place Phase 3 & 4
2. Proposed use of site (in acres): 113.64 ac
3. Number of units (or lots if subdivision): 193 lots
4. Number of bedrooms per dwelling: TBD
5. Proposed density in units per acre and intensity in impervious surface ratio: 1.7 17.3%
6. Are proposed roads, easements, stormwater facilities, and/or on-site utilities to be private or dedicated to the city? X dedicated to the city private combination (attach explanation)
7. Is this project part of an **existing** multi-phase development? No X Yes; this project is part of Park Place
8. Is this project the start of a **new** multi-phase project? X No Yes; this is a multi-phase project anticipated to be developed in phases. This application is for phase(s)
9. Has the city previously issued any development order for the subject parcel? X No Yes
If yes, what is status of current development order?
10. Height of tallest building above grade: 2 - Stories
11. Is this waterfront property: X No Yes
If yes, to which waterbody is this property adjacent?

C. DEVELOPMENT SITE INFORMATION

1. Current use of site (in acres): Vacant (113.636)
2. Address of site: Betty Louise Dr., Callaway, FL 32404
3. Property appraiser's parcel ID#(s) 06617-020-000

NOTE: Copy of deed with legal description MUST be included.

4. Size of property: 4,949,984.16 (square feet); 113.636 (acres)
5. Name(s) of adjacent street(s):
North- Betty Louise Dr. South- N/A
East- Lawton Branch Way West- N/A

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: LDRES(CAL)
2. Future Land Use Map Designation of Adjacent Parcels:
North- LDRES(CAL) South- Conservation(BC)
East- LDRES(CAL) West- LDRES(CAL)
3. Is subject property in an Overlay(s): Yes X No (If yes, please specify)

4. Subject property's zoning district(s):
 North- R-8 South- CSVH
 East- R-6 West- R-9
5. Zoning districts of adjacent parcels:
 North- R-8 South- CSVH
 East- R-6 West- R-9

E. SITE UTILITIES (Check all applicable services)

1. Water system
 Available capacity: TBD
 Demand created by proposed development: 57,900 GPD
2. Sewer system
 Available capacity: TBD
 Demand created by proposed development: 48,250 GPD

F. TRAFFIC IMPACTS

Appendix A contains information on Transportation Impact Fees.

1. HURRICANE EVACUATION - The subject property occurs in the following Hurricane Evacuation Zone(s): (Check all that apply)
- Tropical Storm Category 1 Hurricane Category 2 Hurricane
 Category 3 Hurricane Category 4-5 Hurricane X N/A

G. SITE ENVIRONMENTAL INFORMATION (Check all that apply)

1. X Flood Zone Type: ; Elevation
2. Protected Trees (indicate type and size on site plan)
3. X Wetlands: X FDEP X COE
4. Shoreline
5. Coastal Area
6. Aquifer Recharge
7. X Wildlife Habitat

An environmental assessment should be included with the application. This assessment should be prepared by a licensed environmental firm, and at a minimum should address the following:

- a) Hazardous materials inspection.
- b) Wetland delineation including all wetland buffers. Any recommended mitigation should be detailed.
- c) Characterization of the shoreline habitat and aquatic resources (shellfish, seagrass beds, etc.)
- d) Characterization of the uplands ecosystems and soils.
- e) Ecosystem characterization, threatened and endangered species report, including recommended mitigation, if necessary.
- f) survey of the Florida Master Site File (administered by the Bureau of Historic Preservation, Division of Historical Resources) to determine the presence of items of historical, cultural, or archeological significance.

H. REQUIRED PERMITS (Check all that apply)

1. ☒ Dredge and Fill (☐ DEP ☒ COE)
2. ☐ FDOT (☐ Driveway Access ☐ Drainage ☐ Utility)
3. ☐ Right-of-Way Use (☐ Bay County ☐ City of Callaway)
4. ☐ Driveway (☐ Bay County ☐ City of Callaway)
5. ☐ Water Well (☐ NFWFMD ☐ Health Dept)
6. ☒ FDEP Water Distribution
7. ☒ FDEP Wastewater Collection and Transmission
8. ☐ FDEP Stormwater
9. ☒ Others (specify): NFWFMD Stormwater

I. CERTIFICATION OF RIGHT TO APPLY FOR DEVELOPMENT ORDER AND UNDERSTANDING OF TRANSPORTATION CONCURRENCY AND WETLANDS REQUIREMENTS

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property or am authorized to act on behalf of the true owner(s) in all regards in this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application. I understand that submission of the form initiates a process and does not imply approval by the City of Callaway.

I further certify that I understand that issuance of a Certificate of Concurrence will require successful completion of Development Review, and that likewise no final development order will be issued except upon successful completion of this Concurrence Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrence being issued, and therefore no binding assurance of future capacity, and that a Concurrence Review application will be required in conjunction with the first final development order applied for on this property.

I do hereby certify my understanding that a thirty (30) foot buffer is required between DEP jurisdictional wetlands, and a fifty (50) foot buffer is required between the mean high-water line of East Bay and its tributaries. I understand that all vegetation must be preserved within the 30-foot buffer with no land clearing to occur. I further understand that erosion control measures (e.g., hay bales, silt fence) must be installed at the **landward** edge of the wetland buffer and along any ditch or other stormwater control structure prior to any clearing on the site and maintained throughout construction including final grading. I understand that a City of Callaway Development Order does not authorize any land clearing in jurisdictional wetlands and that permits must be obtained from the Department of Environmental Protection and/or the U. S. Army Corps of Engineers for development activities in wetlands.

By signing this application, the owner hereby authorizes the City of Callaway Planning Department to access the subject property to verify information contained in this application and accompanying submittal documents. Further, the person named as the Project Contact is authorized on my behalf (if applicable).



Owner's or Authorized Agent's signature



Date

Justin Smith

(Please print or type name)

ENGINEER'S CERTIFICATION

I, Doug Crook, P.E., certify that I have reviewed and intend to comply with the City of Callaway's Land Development Regulations.

Those item(s) not in compliance with the City of Callaway's Land Development Regulations for which I am requesting a variance or special exception for are listed below:

	Non-Compliance Item	Relevant Code Section	Reason(s)
1			
2			
3			
4			
5			

(Attach extra sheets if necessary)

Variances will be Approved or Disapproved by the city.

Approval or disapproval of the requested variances or special exception will be with the City Commission.

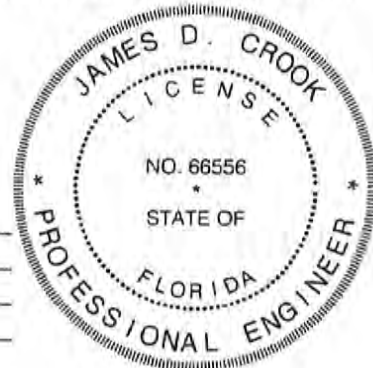
I, Doug Crook, P.E., am fully aware of the information required to submit and request a complete development review.

The information contained in this submitted development package is true and correct to the best of my knowledge and the package is complete, prepared with sound engineering principles, and complies with all applicable city land development regulations unless noted otherwise.

Certified by:

Company Name and Address:
Panhandle Engineering, Inc.
600 Ohio Ave.
Lynn Haven, FL 32444

Date: _____
 Name: Doug Crook, P.E.
 Title: Vice President
 Telephone: (850) 763-5200
 P.E. Registration No. 66556



CITY OF CALLAWAY
DEVELOPMENT MEMORANDUM OF UNDERSTANDING
FOR WATER AND/OR SEWER FACILITIES

It is hereby understood by and between the City of Callaway and Justin Smith, the Developer/Authorized Agent of The St. Joe Company that all developments receiving water and sewer services from the City will comply with the following provisions:

1. All water and sewer facilities being constructed by the developer in conjunction with this project, shall be constructed in accordance with plans and specifications prepared and sealed by a registered professional engineer licensed to participate in the State of Florida.
2. All water meters and appurtenances shall be approved by the City and installed by the developer at no cost to the city. All meters shall include meter transmitting units (MTU) and towers as determined by the City to be necessary to provide a fixed network meter read system.
3. Water and sewer facilities being constructed by the developer for which the City will be requested to assume maintenance and operation responsibilities shall be constructed in accordance with the City's Land Development Regulations and other applicable ordinances.
4. It shall be the developer's responsibility to properly secure all applicable Local, County, State, and Federal permits to construct these facilities, including the payment of all associated fees.
5. It shall be the developer's responsibility to ensure compliance with all applicable laws, regulations, and permit conditions during construction.
6. Water service for construction purposes only may be permitted by the city upon specific metered fire hydrant or other above ground connection. The developer will be responsible for payment of water consumption.
7. The developer shall ensure that no potable water service will be provided through these facilities until:
 - A. All bacteriological and pressure testing has been completed.
 - B. The system has been approved for use by the Department of Environmental Protection.
 - C. As-built plans have been received by the city.
 - D. All required submittals have been received (i.e., pump station valves, hydrants, meters, etc.)
 - E. All applicable fees are paid in full.
8. The developer assumes full responsibility for payment of all enforcement action fees, penalties, remediation costs, or similar expenses imposed against the city by the Department of Environmental Protection or any settlement arising from such an enforcement action in any way or in any part caused by or related to this project and for legal and/or professional fees incurred by the city in defending or addressing any such enforcement action.
9. No public utility service shall be provided to the development until all the above conditions are met, inspected, and approved by the city. It is the developer's responsibility to call for inspections as required 48 hours in advanced.

By execution below, the developer is certifying that he/she has read and understands the provisions outlined herein and accepts full responsibility for compliance therewith. If signed by agent or anyone other than owner/developer, please provide documents authorizing the person to sign.

Justin Smith

Developer (Print)

The St. Joe Company

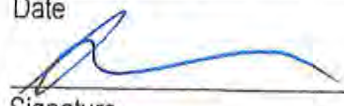
Company (Print)

Authorized Agent (Print)

8/20/2024

Date

Date


Signature

CERTIFIED TRUE COPY
Genito R. Bernal
CITY CLERK

AGREEMENT FOR LAND CONTRIBUTION

WHEREAS, pursuant to Section 15-107 of the Callaway Code of Ordinances, the City of Callaway ("City") provides that subdividers within the City may offset the effects of development by contributing real property equal to five percent of the gross acreage of a proposed subdivision to the City for recreational uses;

WHEREAS, The St. Joe Company, Inc., (St. Joe) intends to develop property within the City and desires to contribute real property to the City for recreational uses in order to satisfy the requirements of Section 15-107 of the Callaway Code of Ordinances, and;

WHEREAS, St. Joe desires to convey the Property to the City by special warranty deed for the purposes stated herein;

WHEREAS, the City and St. Joe desire to create a Land Bank with the Property for the purposes of satisfying the requirements of Section 15-107 of the Callaway Code of Ordinances for future projects which St. Joe may develop in the City;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained in this agreement the receipt and sufficiency of which is hereby acknowledged, the parties, agree as follows:

1. The legal description of the Property which shall serve as the Land Bank is:

"Begin at the intersection of the West line of the East Half of the East Half of the Northeast Quarter of Section 9, Township 4 South, Range 13 West, and the North Right-of-Way line of State Road No. 22 (100' Right-of-Way), Bay County, Florida; thence N03°28'50"W along the West line of the East Half of the East Half of the Northeast Quarter for 1972 feet, more or less to the water's edge of Boggy Creek; thence Southeasterly, Southwesterly, Southeasterly, Southwesterly, Southeasterly and Southwesterly along the water's edge of Boggy Creek to the intersection of said water's edge with the North Right-of-Way line of State road No. 22; thence S86°47'03"W along said North Right-of-Way line 571 feet, more or less, to the Point of Beginning. Containing 18.0 acres, more or less."

2. The City and St. Joe agree that for any future developments by St. Joe in the City, the City shall use the Land Bank to satisfy the requirements of Section 15-107 of the Callaway Code of Ordinances. The City Manager of the City shall be responsible for documenting and recording the use of the Land Bank and shall use the form attached hereto as Exhibit A for that purpose. In the event that St. Joe does not wish to have land from the Land Bank used to satisfy the City's land contribution requirement it shall give written notice of its intent to the City Manager.

3. St. Joe agrees to convey the Property to the City by warranty deed free from liens or encumbrances. The City accepts that the Property is suitable land capable of sustaining recreational activities. The City shall be responsible for all costs exclusive of attorney's fees associated with the closing.
4. If any provision of this agreement is held to be invalid or unenforceable for any reason, this agreement shall remain in full force and effect in accordance with its terms, disregarding such unenforceable or invalid provision.
5. This agreement may only be modified by a written agreement of the parties executed as an amendment to this agreement.
6. The terms of this agreement may not be assigned by either party.
7. This agreement shall be governed by the laws of the State of Florida with respect to the interpretation and performance. Any suit brought in connection with this agreement will be brought and maintained in Bay County, Florida.
8. This agreement contains the entire understanding of the parties as to the matters contained herein, and it shall not be altered, amended or modified except by a writing executed by the duly authorized agents of both the City and St. Joe.

Signed in the presence of:

Susan G. Whitlatch
Witness:

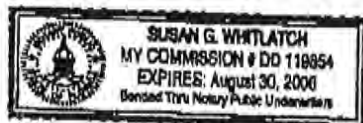
Betty Yates
Witness:

THE ST. JOE COMPANY

By: Michael N. Regan
Michael N. Regan
Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me this 16th day of March, 2004, by Michael N. Regan, Senior Vice President of The St. Joe Company, who is personally known to me and who did not take an oath.



Susan G. Whitlatch
Notary Public
Print name:
My Commission Expires:

CITY OF CALLAWAY

Judy S. Whitis
Judy S. Whitis, City Manager

Date: 4/6/04

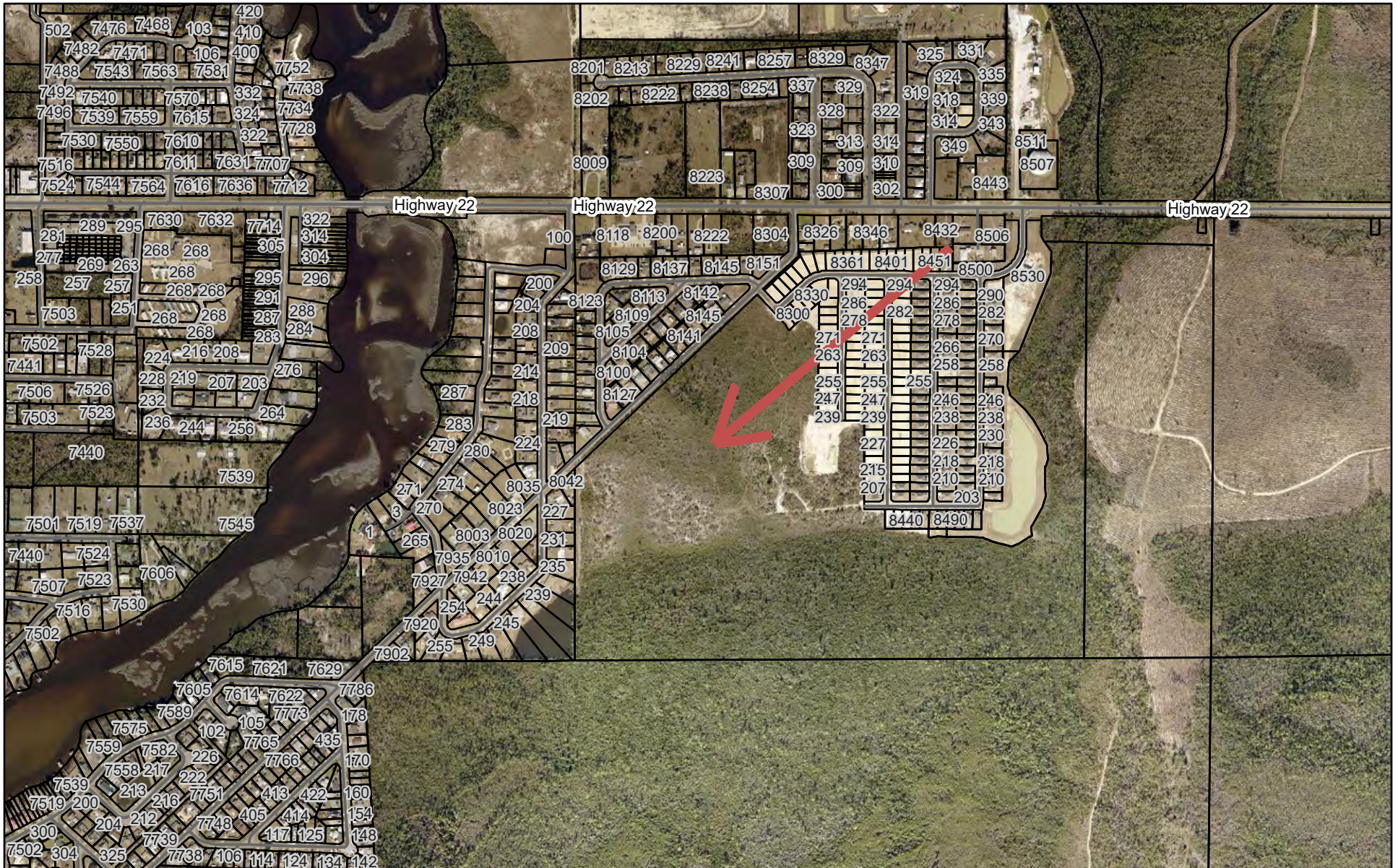
Attest:

Genette R. Bernal
Genette Bernal, City Clerk

Approved as to form and legality:

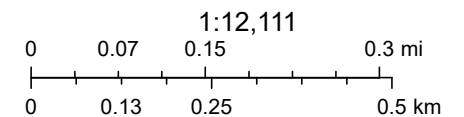
Michael B. Duncan
Michael B. Duncan
City Attorney

Park Place Phase 3 & 4



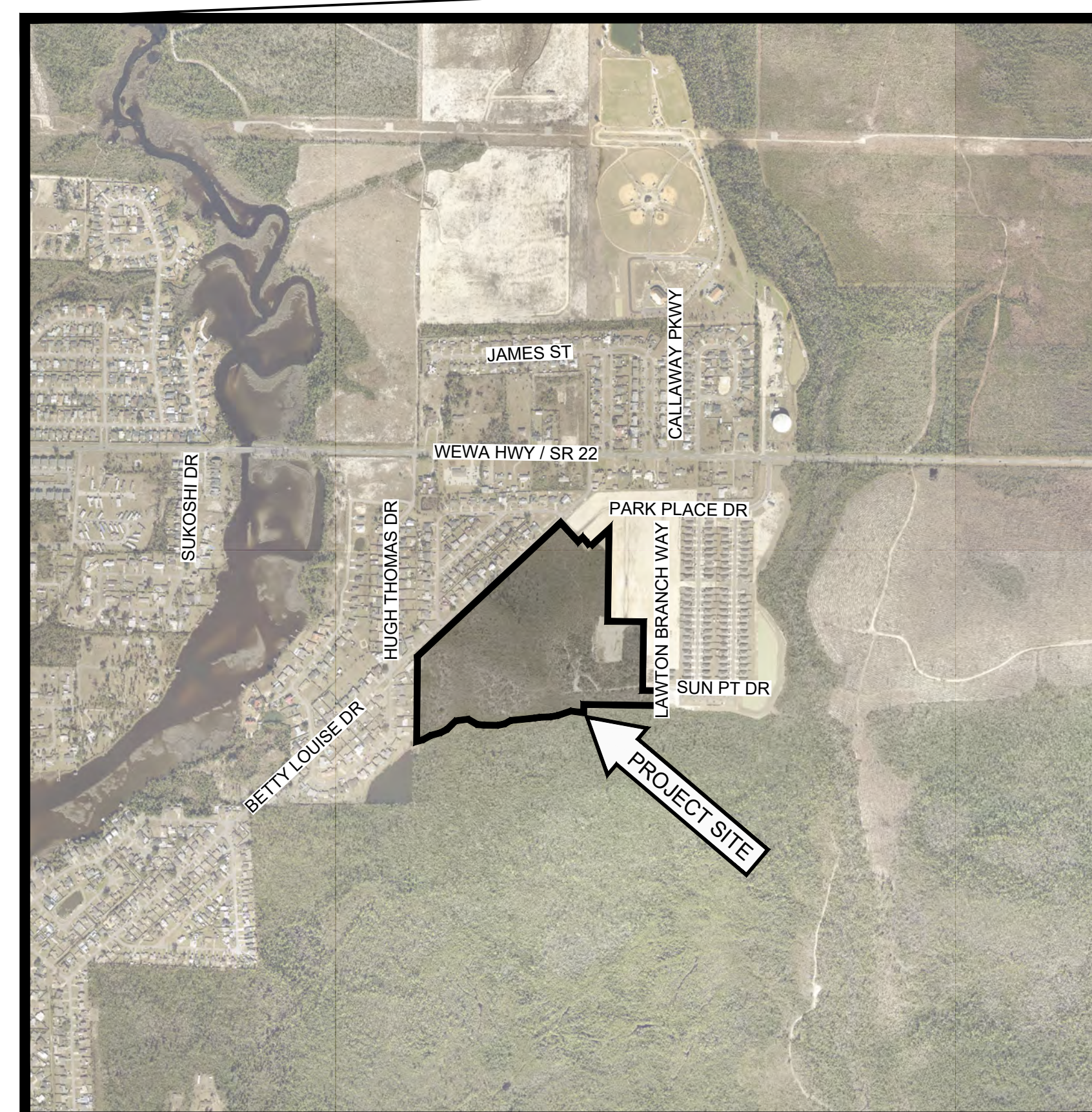
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 Parcels



Esri Community Maps Contributors, Florida State University, Bay County, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

FOR PERMITTING
USE ONLY. NOT FOR
CONSTRUCTION.



VICINITY MAP

500' 1000' 2000'

SCALE: 1" = 1000'

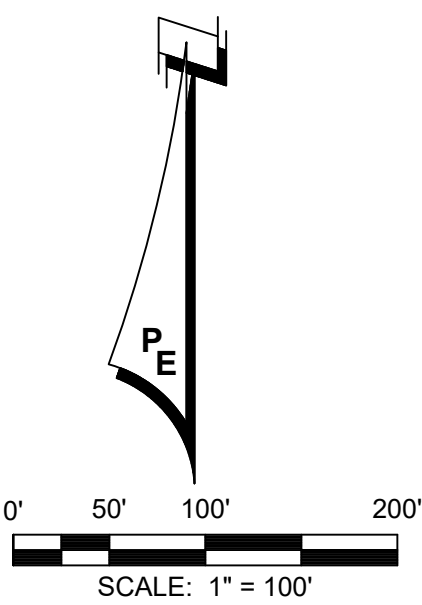
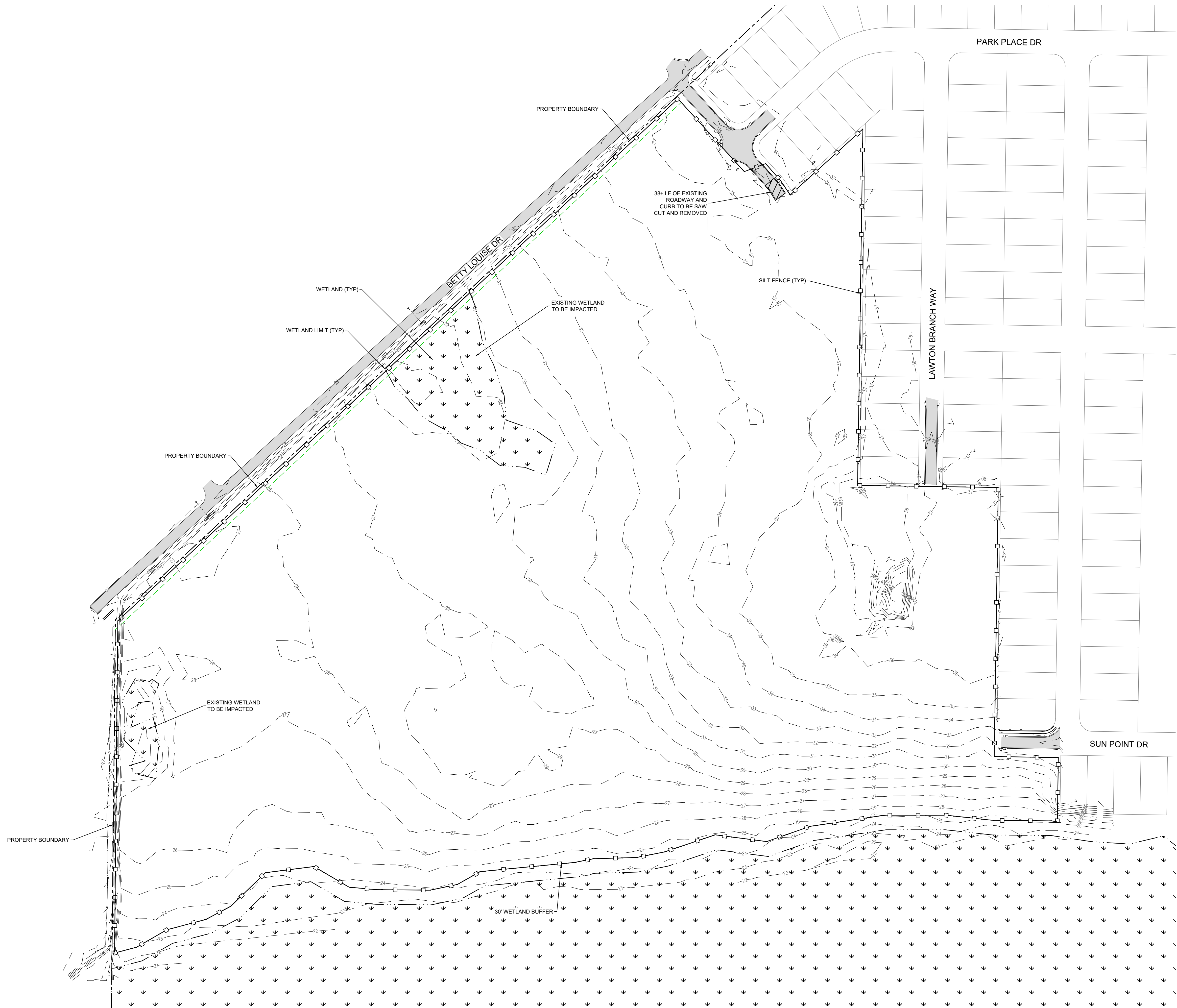
No. -	TITLE
C0 -	COVER SHEET
C1 -	EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN
C2 -	WETLAND IMPACT PLAN
C3 -	SITE MASTER PLAN WITH AERIAL
C4 - C7 -	SITE PLAN
C8 -	OVERALL GRADING AND DRAINAGE PLAN
C9 - C12 -	GRADING AND DRAINAGE PLAN
C13 -	STRUCTURE AND PIPE TABLES
C14 -	POND 1 DETAILS
C15 -	POND 2 DETAILS
C16 -	OVERALL UTILITY PLAN
C17 - C20 -	UTILITY PLAN
C21 - C28 -	ROADWAY PLAN AND PROFILE
C29 -	OVERALL SIGNAGE AND PAVEMENT MARKING PLAN
D1 - D3 -	CONSTRUCTION DETAILS
D4 - D8 -	UTILITY DETAILS
D9 -	STORMWATER POLLUTION PREVENTION PLAN

The logo for Panhandle Engineering features a stylized graphic of three squares (two blue, one green) to the left of the company name. The name "PANHANDLE" is in green and "ENGINEERING" is in blue, both in a serif font.

**PANHANDLE
ENGINEERING**

ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
600 Ohio Avenue Lynn Haven, Florida 32444
(850)763-5200 www.panhandleengineering.com

Sunshine811.com



SITE NOTES:

1. ALL DEMOLISHED MATERIALS (i.e. SIGNS, CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN LEGAL MANNER.

LEGEND	
	PROPERTY BOUNDARY
	LOT LINES
	WETLAND LIMIT
	SILT FENCE
	EXISTING GRADE CONTOUR LINE
	EXISTING POLY FENCE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING ASPHALT
	ASPHALT TO BE REMOVED
	WETLAND

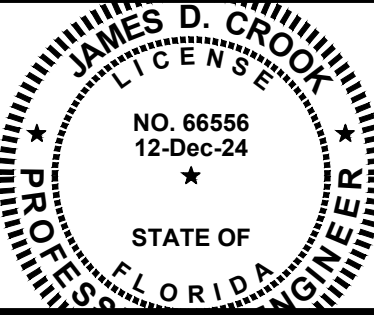
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

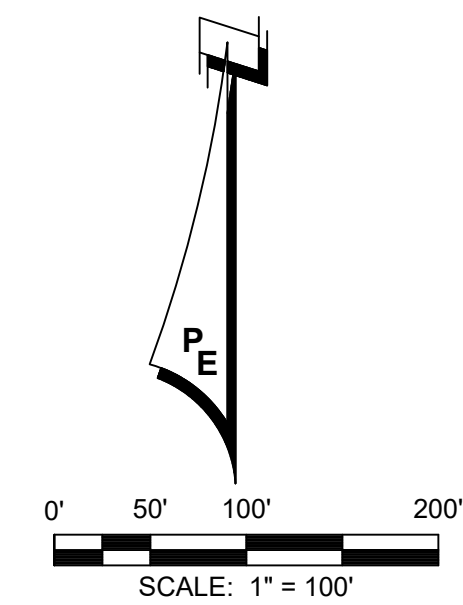
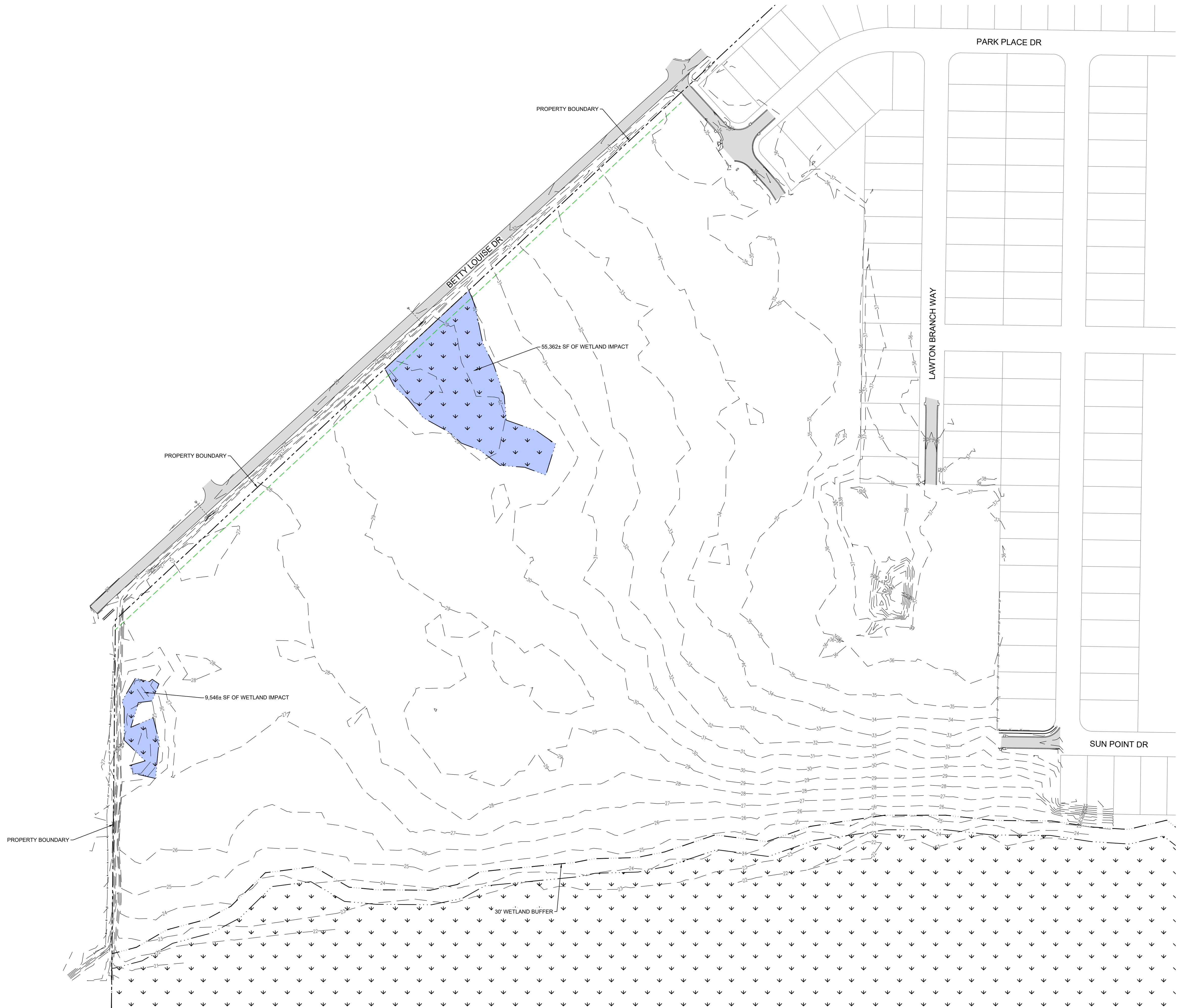
PANHANDLE ENGINEERING
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
600 Ohio Avenue Lynn Haven, Florida 32444
(850)763-5200 www.panhandleengineering.com

EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER
C1
PROJECT NUMBER
103509



PHASE 4 WETLAND AREA DATA		
EXISTING WETLAND AREA	2,805,462 S.F.	64.40 AC.
WETLAND IMPACT AREA	64,908 S.F.	1.49 AC.
SECONDARY IMPACT AREA	0 S.F.	0.00 AC.
FILL IN WETLANDS	314,266 C.F.	11,639 C.Y.
CUT IN WETLANDS	0.00 C.F.	0.00 C.Y.

LEGEND	
	PROPERTY BOUNDARY
	LOT LINES
	WETLAND LIMIT
	30' WETLAND BUFFER
	EXISTING GRADE CONTOUR LINE
	EXISTING POLY FENCE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING ASPHALT
	WETLAND
	WETLAND IMPACT AREA

REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

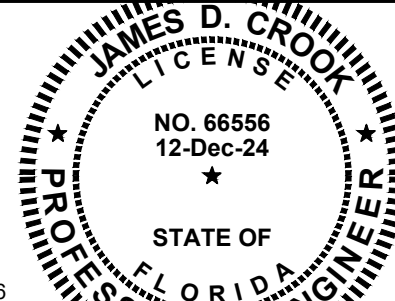
SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

PANHANDLE ENGINEERING
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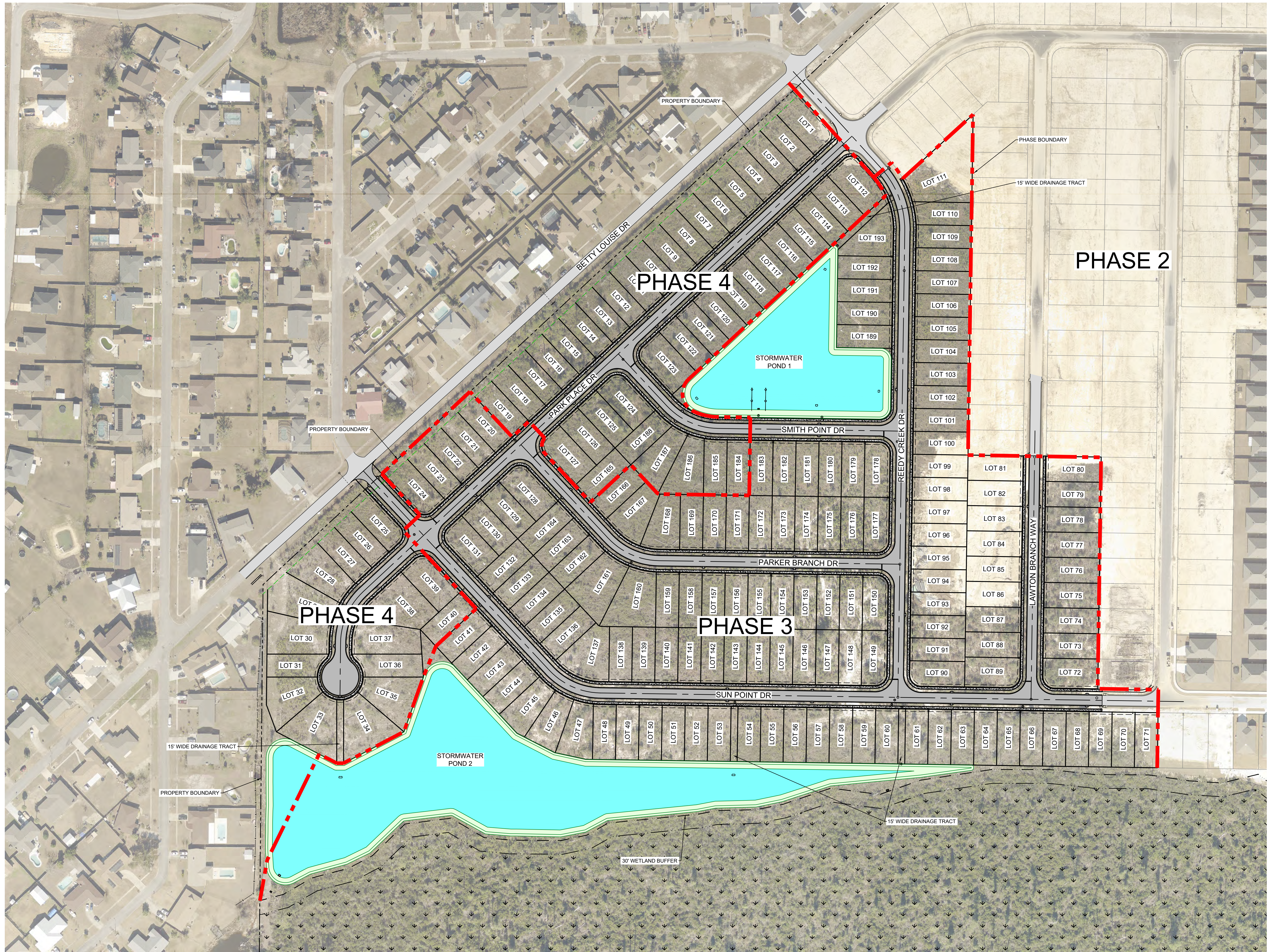
**WETLAND IMPACT PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA**

James H. Slonina, P.E. 39197
Christopher B. Forhand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

DPR CERTIFICATION #EB-7806



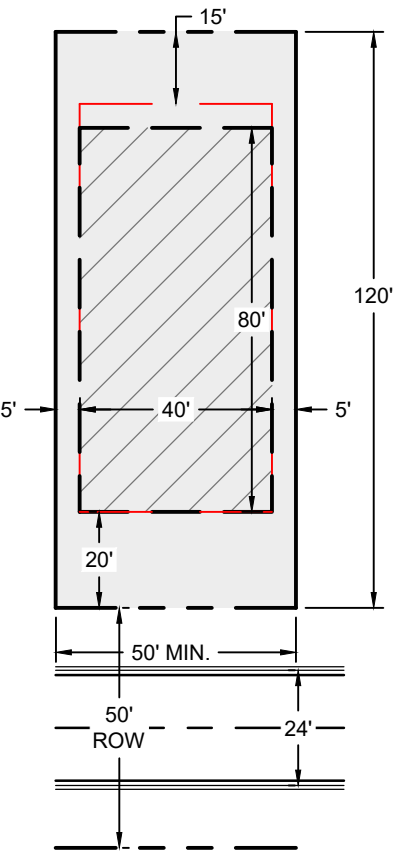
SHEET NUMBER
C2
PROJECT NUMBER
103509



SITE DATA SCHEDULE		
CITY OF CALLAWAY PARCEL ID: 06617-010-000 SECTION: 9-4S-13W FLU: R-6 (CAL) / ZONING: R-6 (CAL) PROPERTY: 113.63± AC ~ 4,949,984± SF DEVELOPMENT AREA: 199.7± AC ~ 8,686,932± SF FIRM ZONE: ZONE 'X' AND ZONE 'A'		
BULK REGULATIONS		
ITEM	REQUIRED	PROVIDED
BUILDING SETBACKS:		
FRONT	20'	20'
SIDE	5'	5'
REAR	15'	15'
LANDSCAPE BUFFERS: 15' ALONG STREETS AND HIGHWAYS		
BLDG. HEIGHT - FEET (MAX.)	50'	<50'
DENSITY - DU/VAC (MAX.)	6.99	0.98
IMPERVIOUS - ISR (MAX.)	50%	<50%
OPEN SPACE - OSR (MIN.)	50%	>50%
SOIL TYPES: SEE GEOTECHNICAL SOIL BORING & PREC. TEST REPORT		

STREET NAMES
PARK PLACE DRIVE
SUN POINT DRIVE
PARKER BRANCH DR
SMITH POINT DR
REDDY CREEK DRIVE
LAWTON BRANCH WAY

NOTE: ALL PROPOSED ROADS ARE PUBLIC.



TYPICAL LOT LAYOUT DETAIL
SCALE 1" = 40"

- LEGEND**
- PROPERTY BOUNDARY
 - LANDSCAPE BUFFER
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - LOT LINES
 - WETLAND LIMIT
 - 30' WETLAND BUFFER
 - EXISTING POLY FENCE
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING ASPHALT PAVEMENT
 - WETLAND
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED POND
 - PROPOSED LIGHT POLE

REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

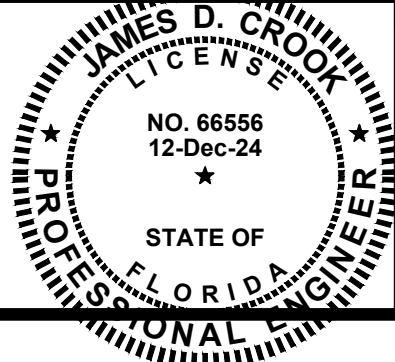
SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

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SITE MASTER PLAN WITH AERIAL
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

DPR CERTIFICATION #EB-7806

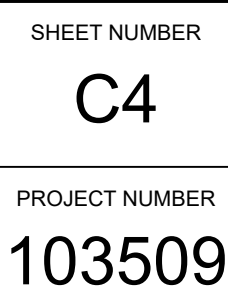


SHEET NUMBER
C3
PROJECT NUMBER
103509



James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

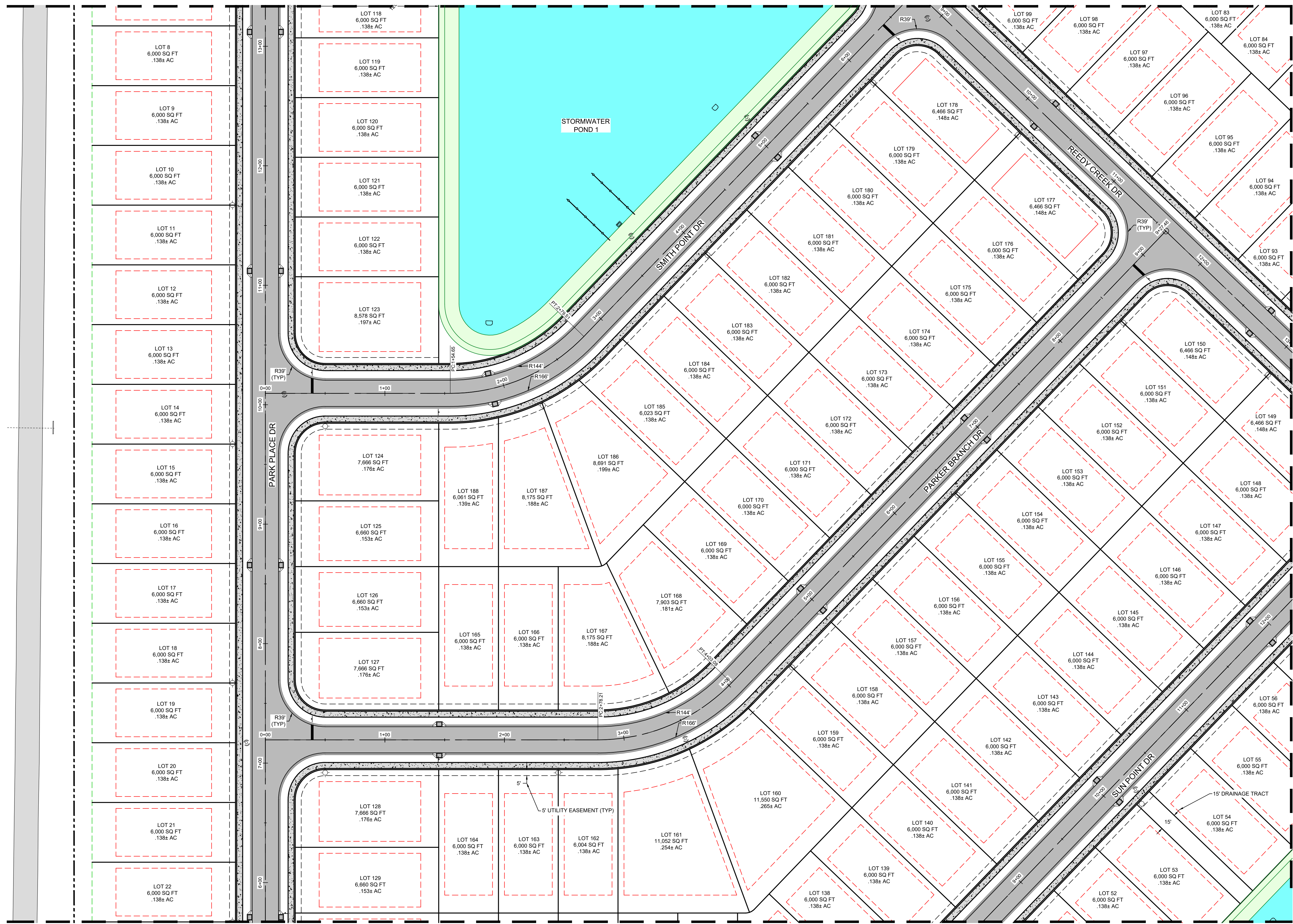
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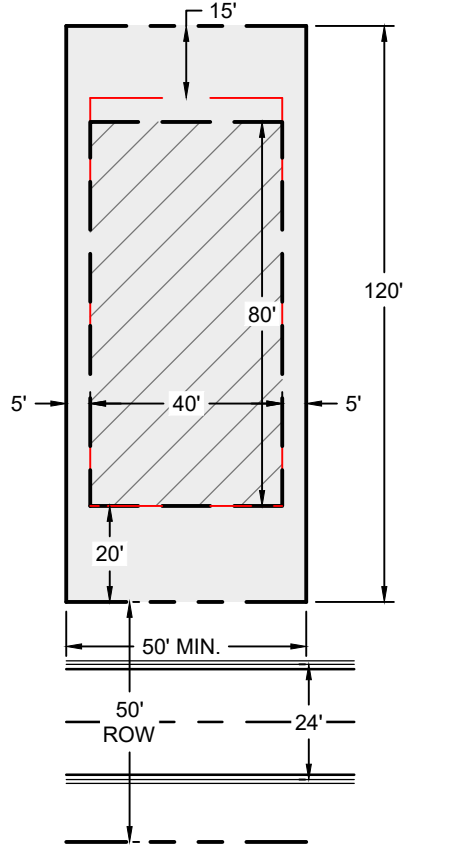
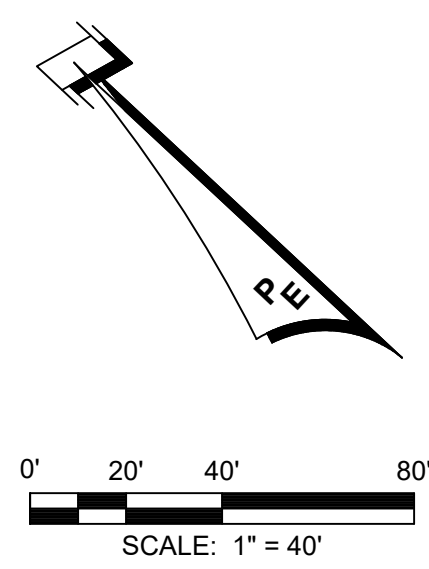
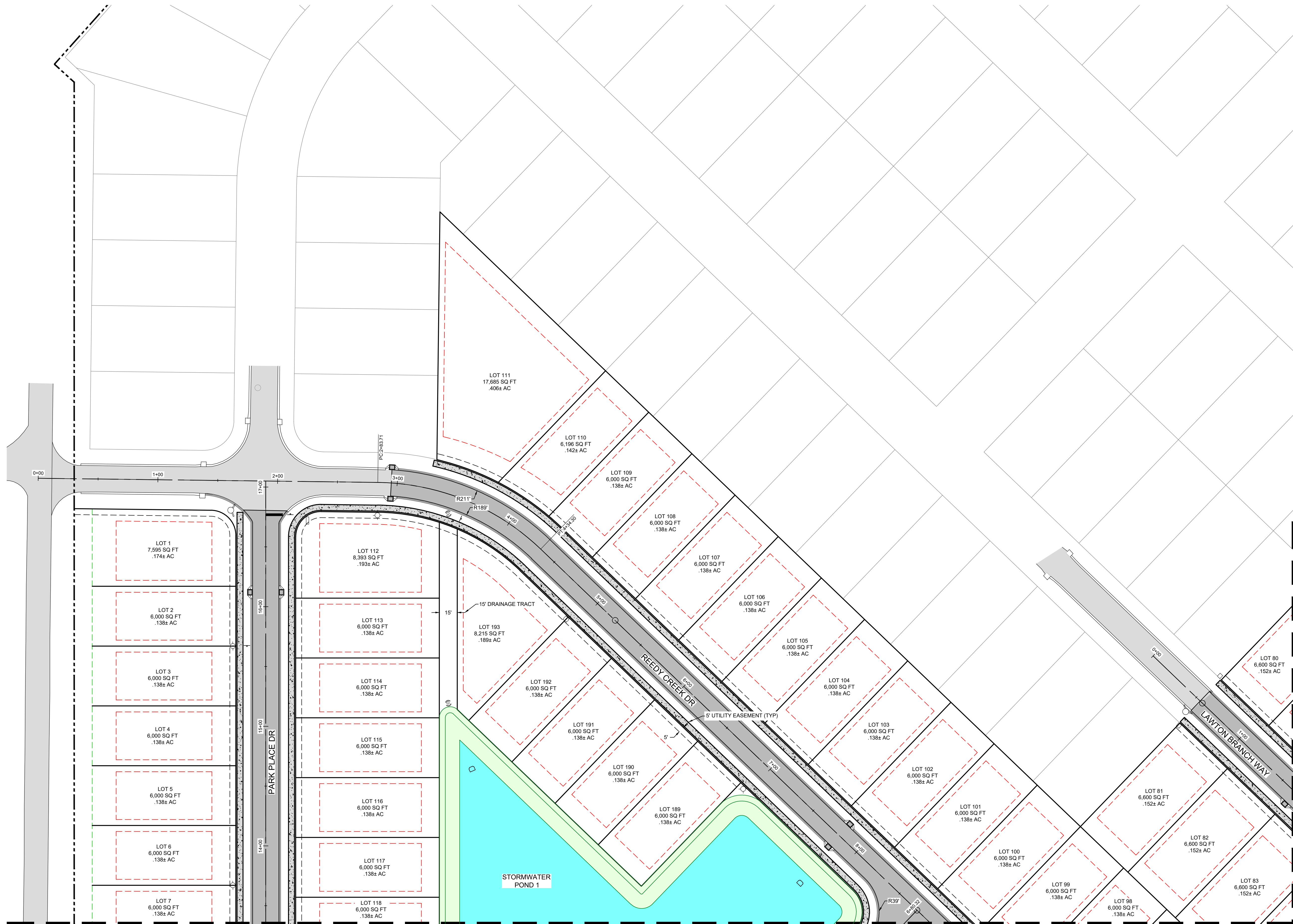


1. ALL DISTURBED AREAS SHALL BE GRASSED UNLESS OTHERWISE NOTED. HYDROSEED SLOPE
- 4:1 & FLATTER. SOD SLOPES STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
2. PLACE SOD ALONG EDGES OF NEW PAVEMENT (30" MIN. WIDTH).
- NO DAYTIME LANE CLOSURES TO BE REQUIRED.
4. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
- FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES, REFER TO FOOT STD. PLAN INDEX 109-619 TO 109-613.
6. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY CRITERIA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
7. SIDEWALKS FRONTING COMMON AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE THE RESPONSIBILITY OF THE HOME BUYER.

<u>LEGEND</u>	
	PROPERTY BOUNDARY
	LANDSCAPE BUFFER
	BUILDING SETBACK
	UTILITY EASEMENT
	LOT LINES
	WETLAND LIMIT
	30' WETLAND BUFFER
	EXISTING POLY FENCE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING ASPHALT PAVEMENT
	WETLAND
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED POND
	PROPOSED LIGHT POLE

MATCHLINE SEE SHEET C6





SITE NOTES:

1. ALL DISTURBED AREAS SHALL BE GRASSED UNLESS OTHERWISE NOTED. HYDROSEED SLOPES 4:1 & FLATTER. SOD SLOPES STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
2. PLACE SOD ALONG EDGES OF NEW PAVEMENT (30" MIN. WIDTH).
3. NO DAYTIME LANE CLOSURES ALLOWED.
4. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
5. FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES, REFER TO FDOT STD. PLANS INDEX 102-612 & 102-613 AS APPLICABLE.
6. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY CRITERIA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
7. SIDEWALKS FRONTING COMMON AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER.

LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- BUILDING SETBACK
- UTILITY EASEMENT
- LOT LINES
- WETLAND LIMIT
- 30' WETLAND BUFFER
- EXISTING POLY FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT PAVEMENT
- WETLAND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED POND
- PROPOSED LIGHT POLE

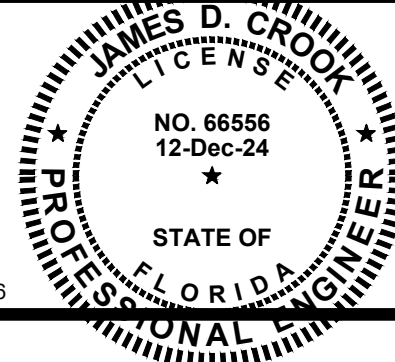
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

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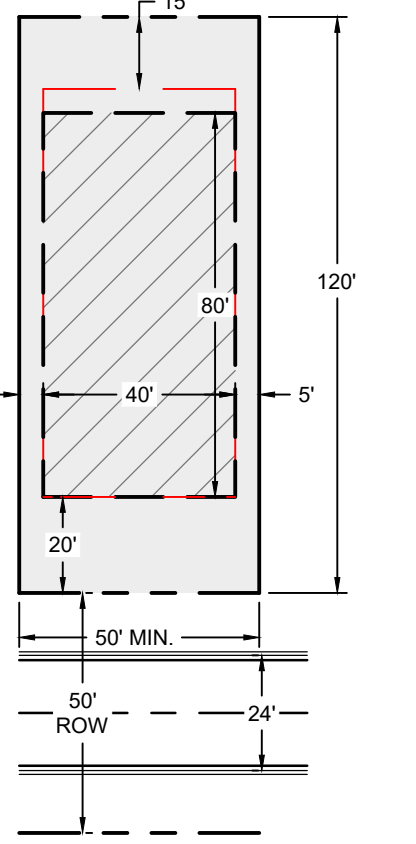
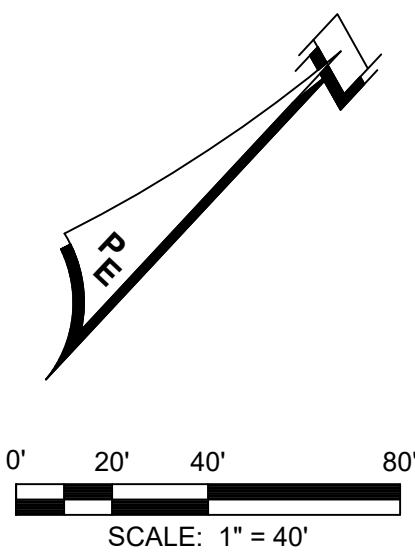
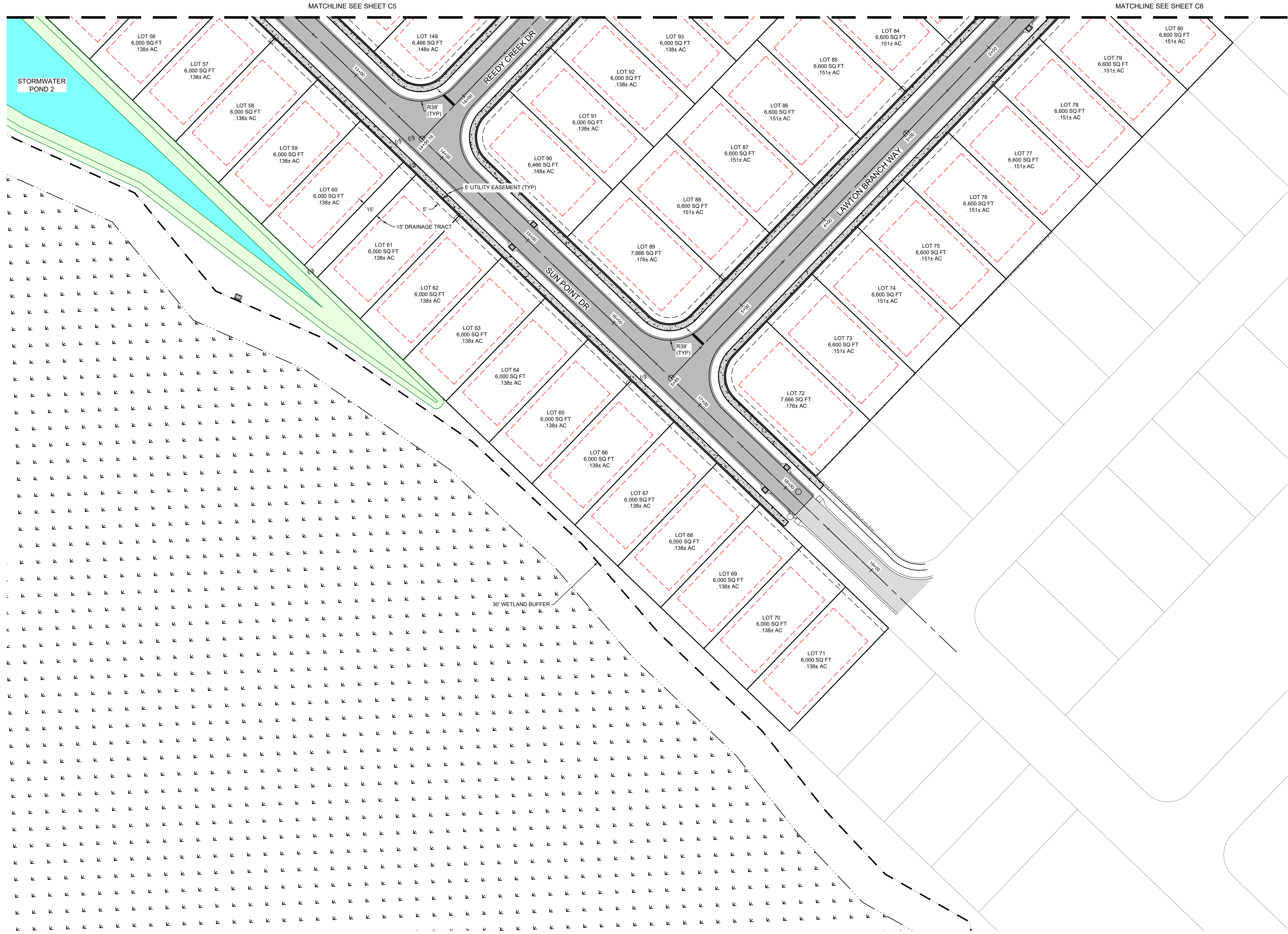
**SITE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA**

James H. Slonina, P.E. 39197
Christopher B. Foxhand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER C6
PROJECT NUMBER 103509

DPR CERTIFICATION #EB-7806



SITE NOTES:

1. ALL DISTURBED AREAS SHALL BE GRASSED UNLESS OTHERWISE NOTED. HYDROSEED SLOPES 4:1 & FLATTER. SOD SLOPES STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
2. PLACE SOD ALONG EDGES OF NEW PAVEMENT (30" MIN. WIDTH).
3. NO DAYTIME LANE CLOSURES ALLOWED.
4. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
5. FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES, REFER TO FDOT STD. PLANS INDEX 102-612 & 102-613 AS APPLICABLE.
6. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY CRITERIA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
7. SIDEWALKS FRONTING COMMON AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER.

LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- BUILDING SETBACK
- UTILITY EASEMENT
- LOT LINES
- WETLAND LIMIT
- 30' WETLAND BUFFER
- EXISTING POLY FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT PAVEMENT
- WETLAND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED POND
- PROPOSED LIGHT POLE

REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

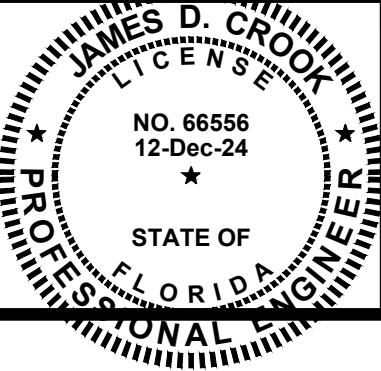
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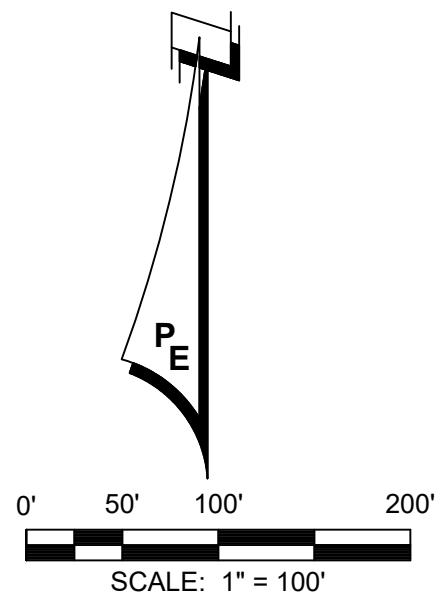
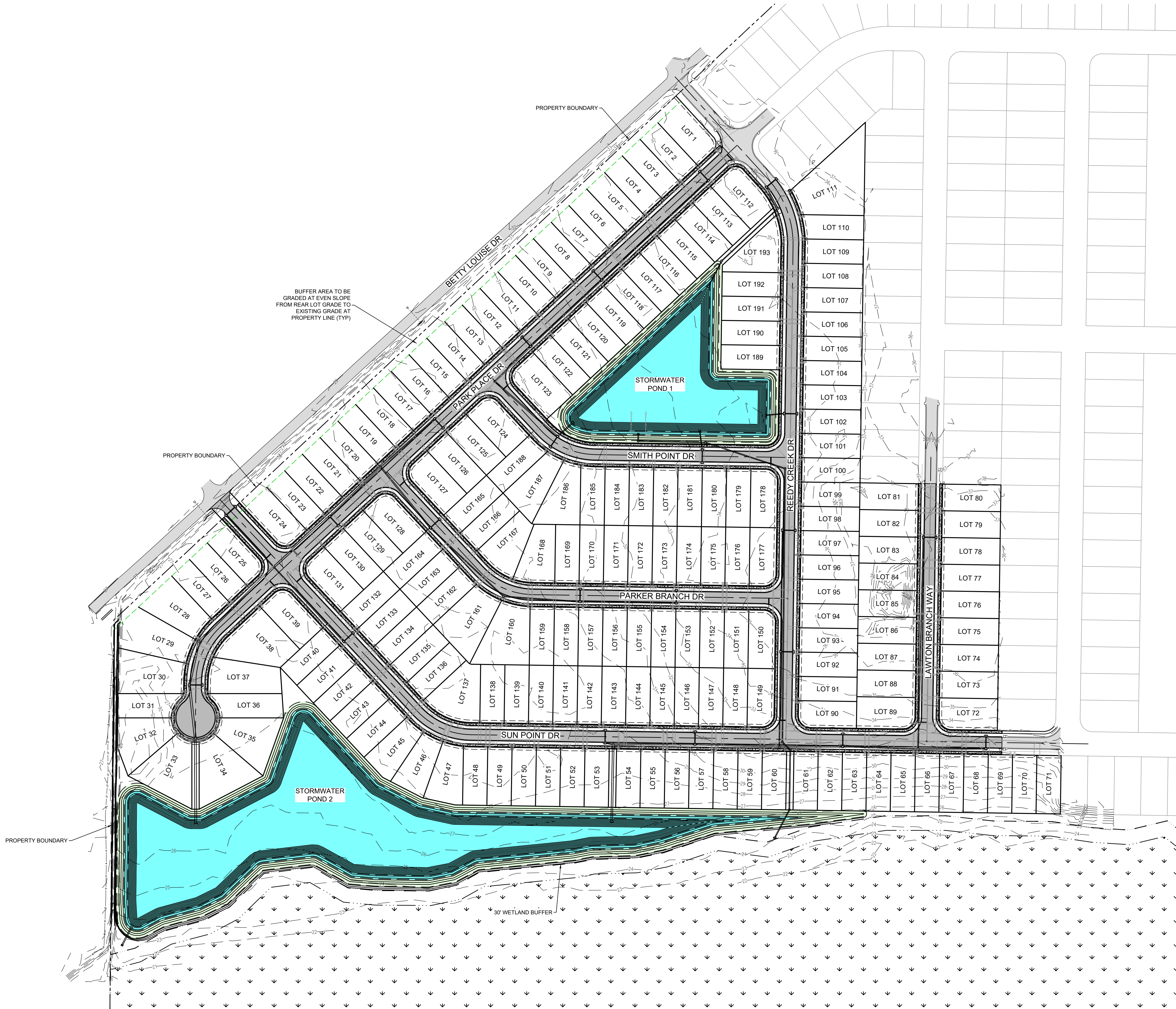
SITE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Foxhand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER
C7
PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



- GRADING NOTES:**
1. ABOVE & BELOW GROUND STRUCTURES ARE SHOWN ON THIS SHEET.
 2. ALL DISTURBED AREAS OUTSIDE OF RESIDENTIAL LOTS SHALL BE SODDED AT THE END OF CONSTRUCTION. INDIVIDUAL LOTS SHALL BE SEEDED.
 3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.
 5. FINISHED FLOOR ELEVATION SHALL BE A MIN. 8" ABOVE ADJACENT FINISH GRADE.
 6. FINISHED FLOOR ELEVATION SHALL BE A MIN. 12" ABOVE HIGHEST ADJACENT ROAD GRADE.
 7. VEGETATED NATURAL BUFFERS SHALL HAVE AN EVEN SLOPE NO GREATER THAN 15%.
 8. GRADING SHOWN WITHIN THE INDIVIDUAL LOTS IS FOR MASS GRADING PURPOSES ONLY (DEVELOPER RESPONSIBILITY). FINAL GRADING TO MEET THE MINIMUM FINISHED FLOOR ELEVATIONS AND COMPLY WITH THE REQUIRED FINAL LOT GRADING (PER THE LOT GRADING DETAILS ON SHEET D2) IS THE RESPONSIBILITY OF THE HOME BUILDER.
 9. MID-LOT SPOT GRADES ARE FOR FINAL LOT GRADING (BY THE HOME BUILDER). MID-LOT CONTOURS ARE FOR MASS GRADING (BY THE DEVELOPER.)

LEGEND	
	PROPERTY BOUNDARY
	LOT LINES
	WETLAND LIMIT
	30' WETLAND BUFFER
	EXISTING GRADE CONTOUR LINE
	PROPOSED GRADE CONTOUR LINE
	PROPOSED GRADE SPOT ELEVATION
	EXISTING POLY FENCE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING ASPHALT
	WETLAND

REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

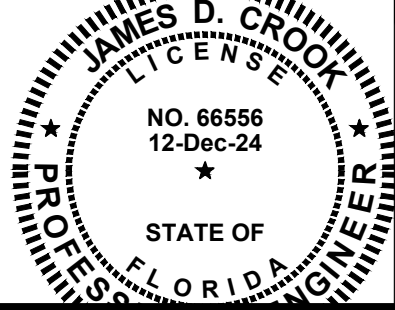
SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg



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OVERALL GRADING AND DRAINAGE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

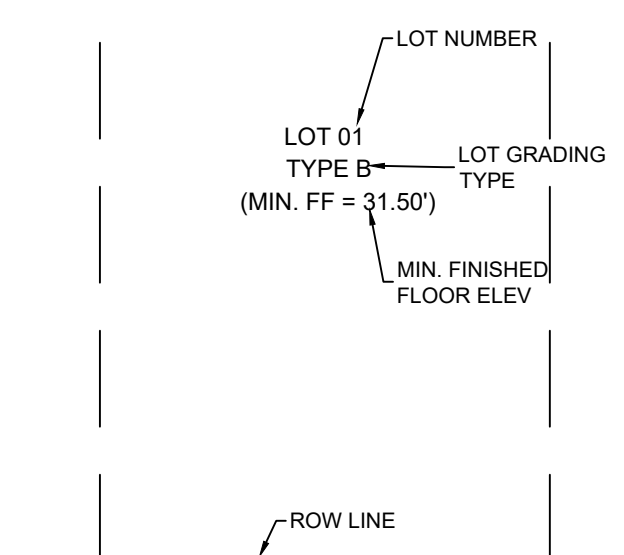
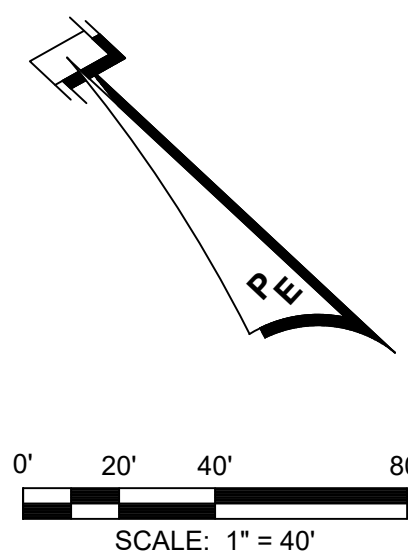
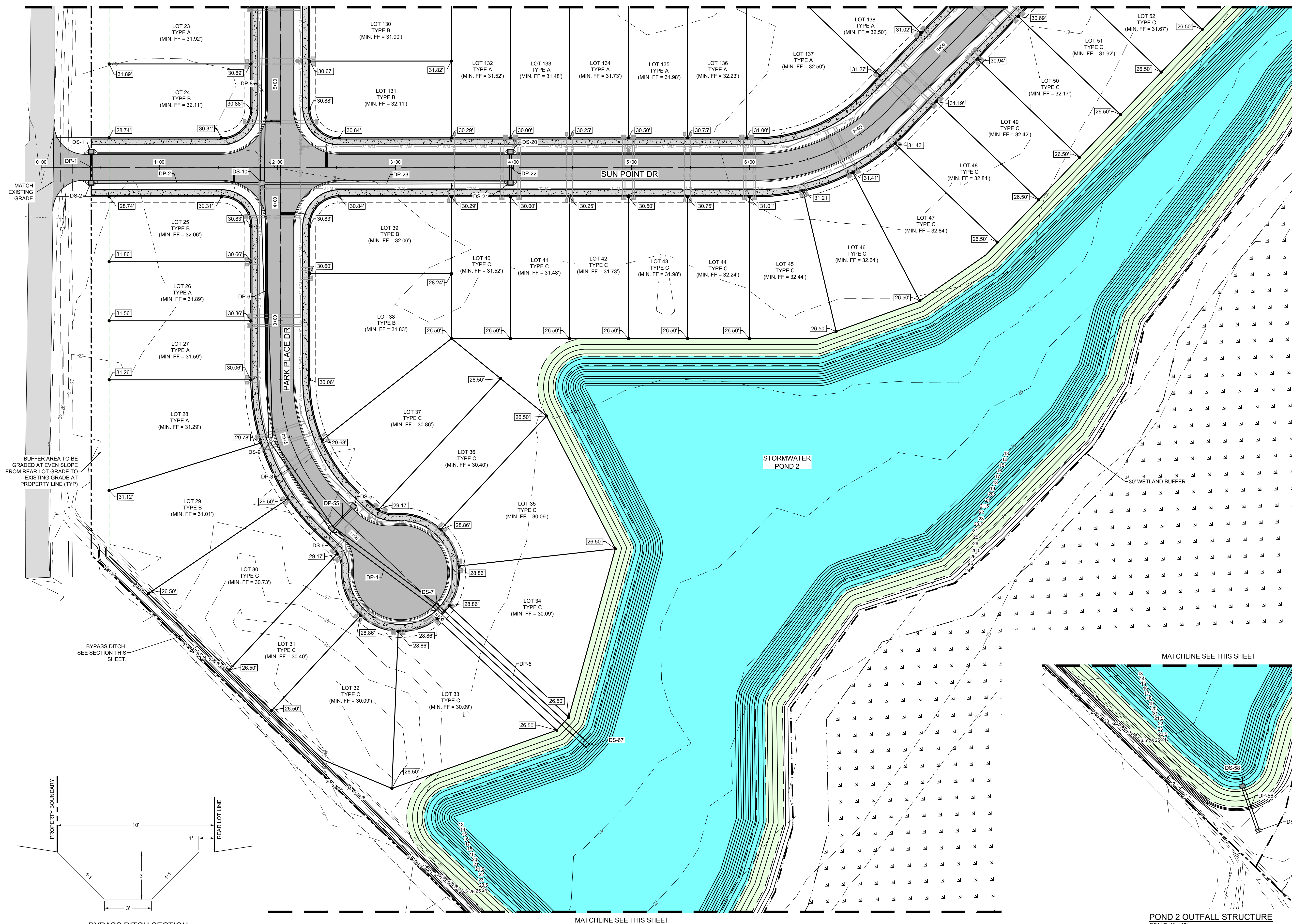
James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER	C8
PROJECT NUMBER	103509

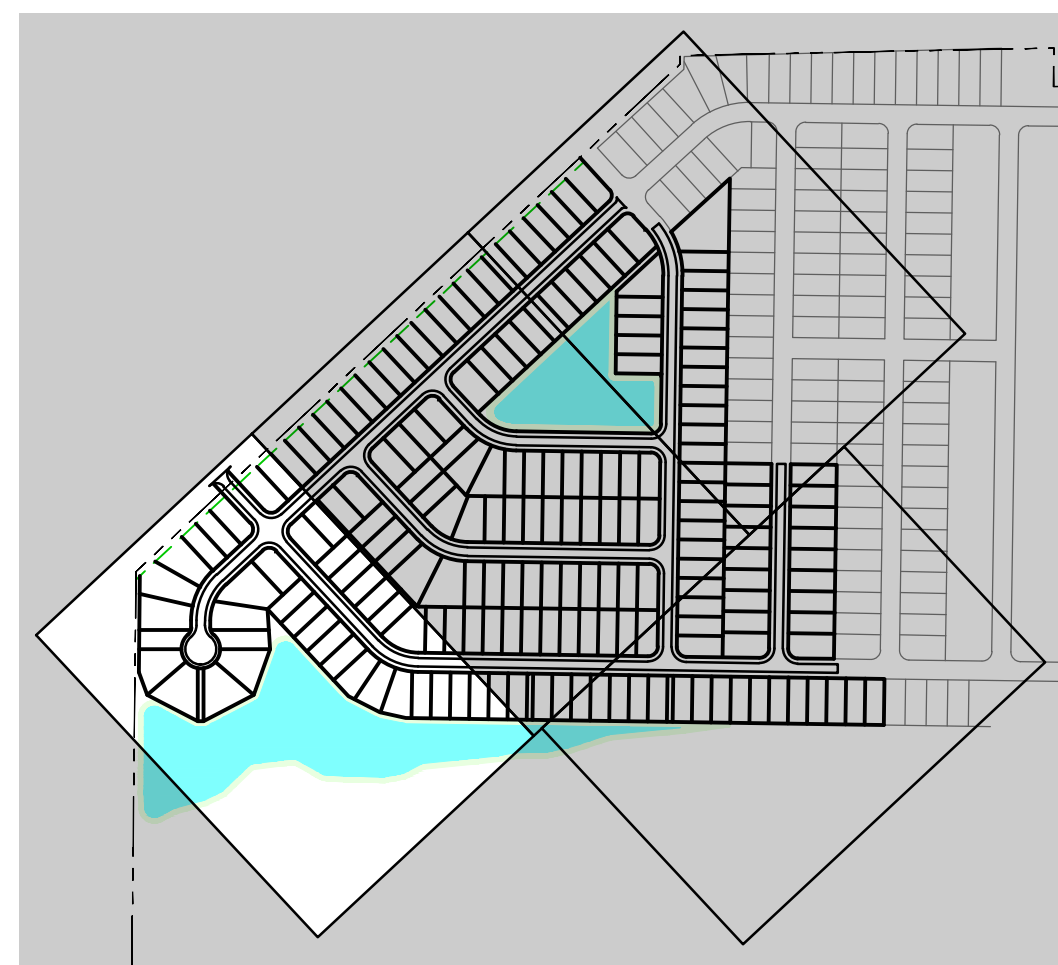
DPR CERTIFICATION #EB-7806

MATCHLINE SEE SHEET C10

TYPICAL LOT DETAIL
NOT TO SCALE

GRADING NOTES:

1. ABOVE & BELOW GROUND STRUCTURES ARE SHOWN ON THIS SHEET.
2. ALL DISTURBED AREA SHALL BE GRASSED. HYDROSEED @ 4:1 & FLATTER, SOD @ STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.
5. FINISHED FLOOR ELEVATION SHALL BE A MIN. 8" ABOVE ADJACENT FINISH GRADE.
6. FINISHED FLOOR ELEVATION SHALL BE A MIN. 12" ABOVE HIGHEST ADJACENT ROAD GRADE.
7. VEGETATED NATURAL BUFFERS SHALL HAVE AN EVEN SLOPE NO GREATER THAN 15%.
8. GRADING SHOWN WITHIN THE INDIVIDUAL LOTS IS FOR MASS GRADING PURPOSES ONLY (DEVELOPER RESPONSIBILITY). FINAL GRADING TO MEET THE MINIMUM FINISHED FLOOR ELEVATIONS AND COMPLY WITH THE REQUIRED FINAL LOT GRADING (PER THE LOT GRADING DETAILS ON SHEET D2) IS THE RESPONSIBILITY OF THE HOME BUILDER.
9. MID-LOT SPOT GRADES ARE FOR FINAL LOT GRADING (BY THE HOME BUILDER). MID-LOT CONTOURS ARE FOR MASS GRADING (BY THE DEVELOPER.)

SHEET KEY MAP
SCALE: 1" = 500'

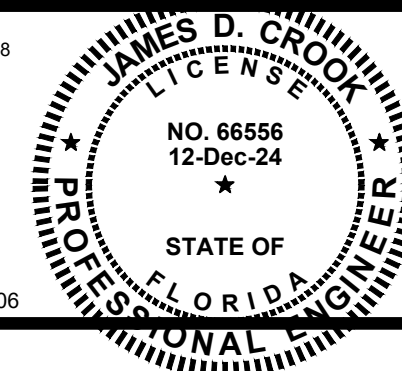
MATCHLINE SEE THIS SHEET

POND 2 OUTFALL STRUCTURE
SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- WETLAND LIMIT
- 30' WETLAND BUFFER
- 30' EXISTING GRADE CONTOUR LINE
- 30' PROPOSED GRADE CONTOUR LINE
- PROPOSED GRADE SPOT ELEVATION
- EXISTING POLY FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- WETLAND

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER

C9

PROJECT NUMBER

103509

DPR CERTIFICATION #EB-7806

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GRADING AND DRAINAGE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

REV DATE BY REVISIONS

REV	DATE	BY	REVISIONS

NOT RELEASED FOR CONSTRUCTION BY DATE:

SCALE: AS NOTED

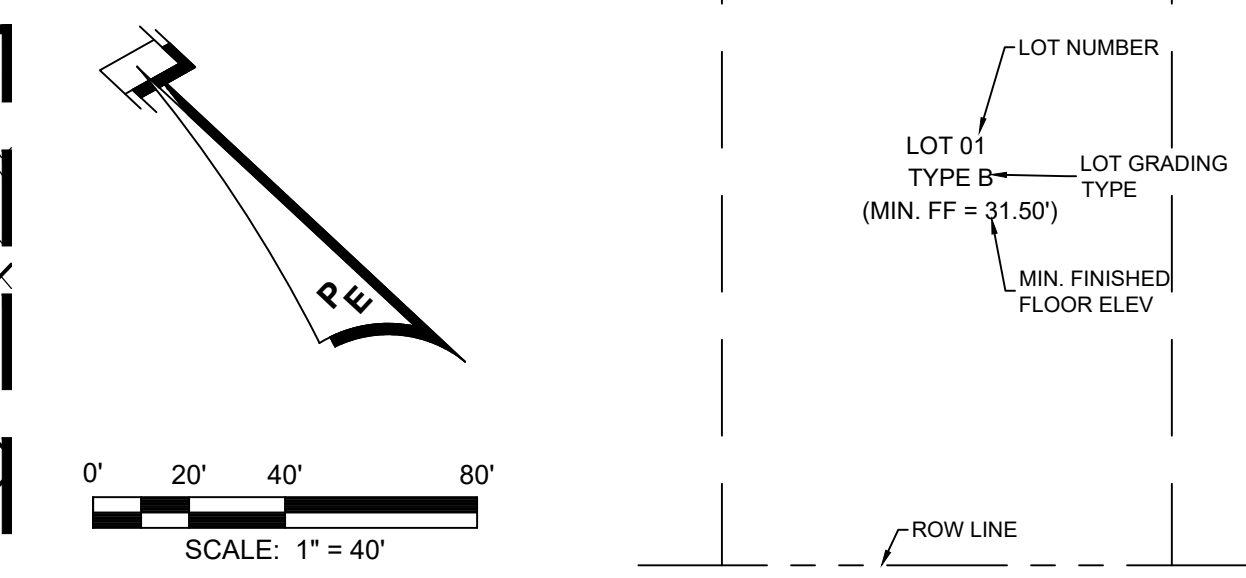
DESIGNED BY: JDC

DRAWN BY: DJJ

REVIEWED BY: JDC

ISSUE DATE: DECEMBER 2024

ACAD FILE NAME: 103509_E1.dwg



GRADING NOTES:

1. ABOVE & BELOW GROUND STRUCTURES ARE SHOWN ON THIS SHEET.
2. ALL DISTURBED AREA SHALL BE GRASSED, HYDROSEED @ 4:1 & FLATTER, SOD @ STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.
5. FINISHED FLOOR ELEVATION SHALL BE A MIN. 8" ABOVE ADJACENT FINISH GRADE.
6. FINISHED FLOOR ELEVATION SHALL BE A MIN. 12" ABOVE HIGHEST ADJACENT ROAD GRADE.
7. VEGETATED NATURE BUFFERS SHALL HAVE AN EYE SLOPE OF GREATER THAN 4:1.
8. ALL EROSION CONTROL WITHIN THE SHOWN LOT SHALL BE FOR MAINTENANCE PURPOSES ONLY (DEVELOPER RESPONSIBILITY). FINAL GRADING TO MEET THE MINIMUM FINISHED FLOOR ELEVATIONS AND COMPLY WITH THE REQUIRED FINAL LOT GRADING (PER THE LOT GRADING DETAILS ON SHEET D02) IS THE RESPONSIBILITY OF THE HOME BUILDER.
9. ALL EROSION CONTROL GRADES ARE FOR FINISHED GRADE (PER THE HOME BUILDER). MID-LOT CONTROLS ARE FOR MAINTENANCE GRADING (BY THE DEVELOPER).



SHEET KEY MAP
SCALE: 1" = 500'

REV	DATE	BY	REVISIONS
NOT	RELEASED FOR CONSTRUCTION BY: DATE:		

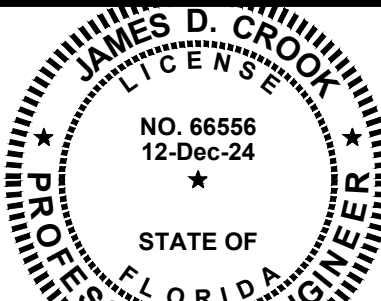
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DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509 E1.dwg



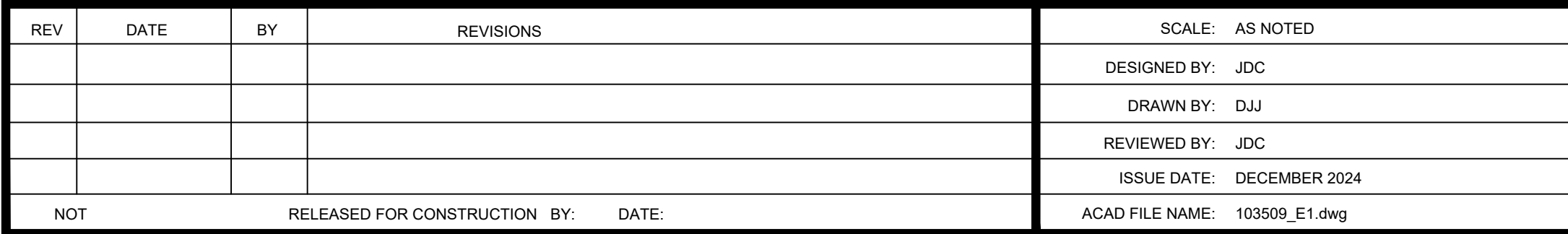
GRADING AND DRAINAGE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
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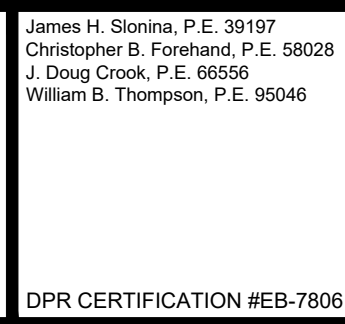
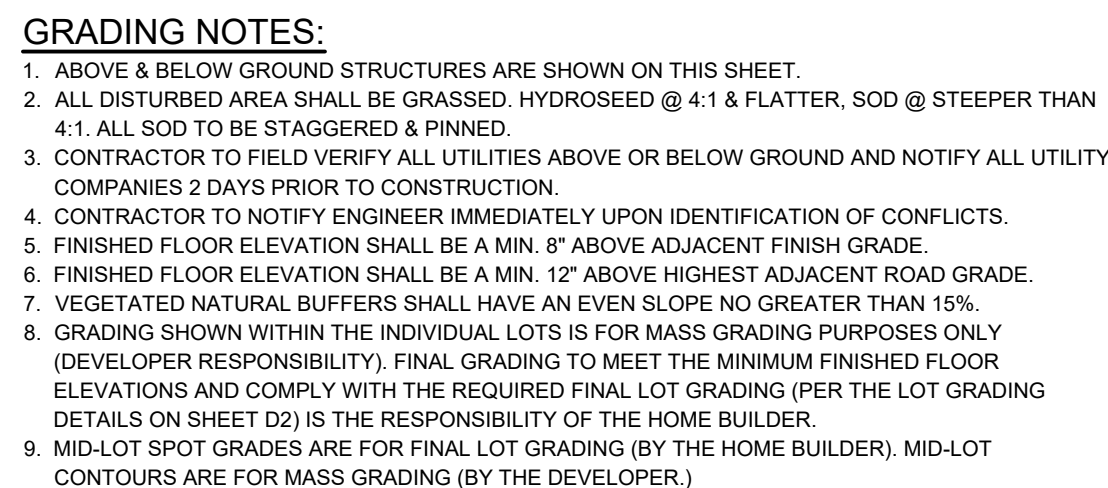
DPR CERTIFICATION #FR-7806



SHEET NUMBER
C10
PROJECT NUMBER
103509

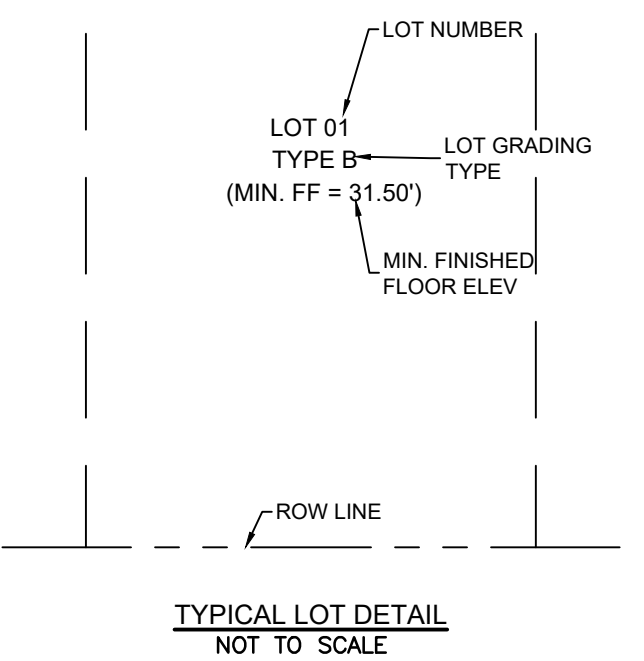
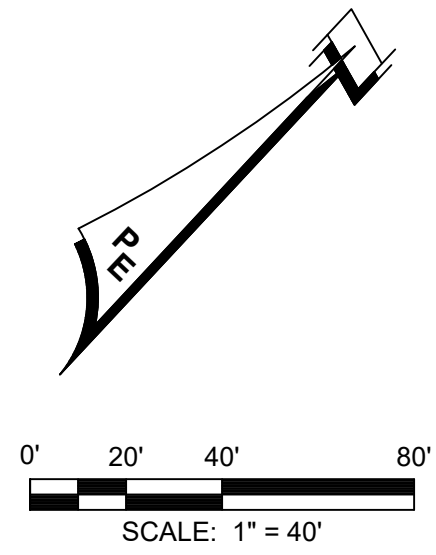
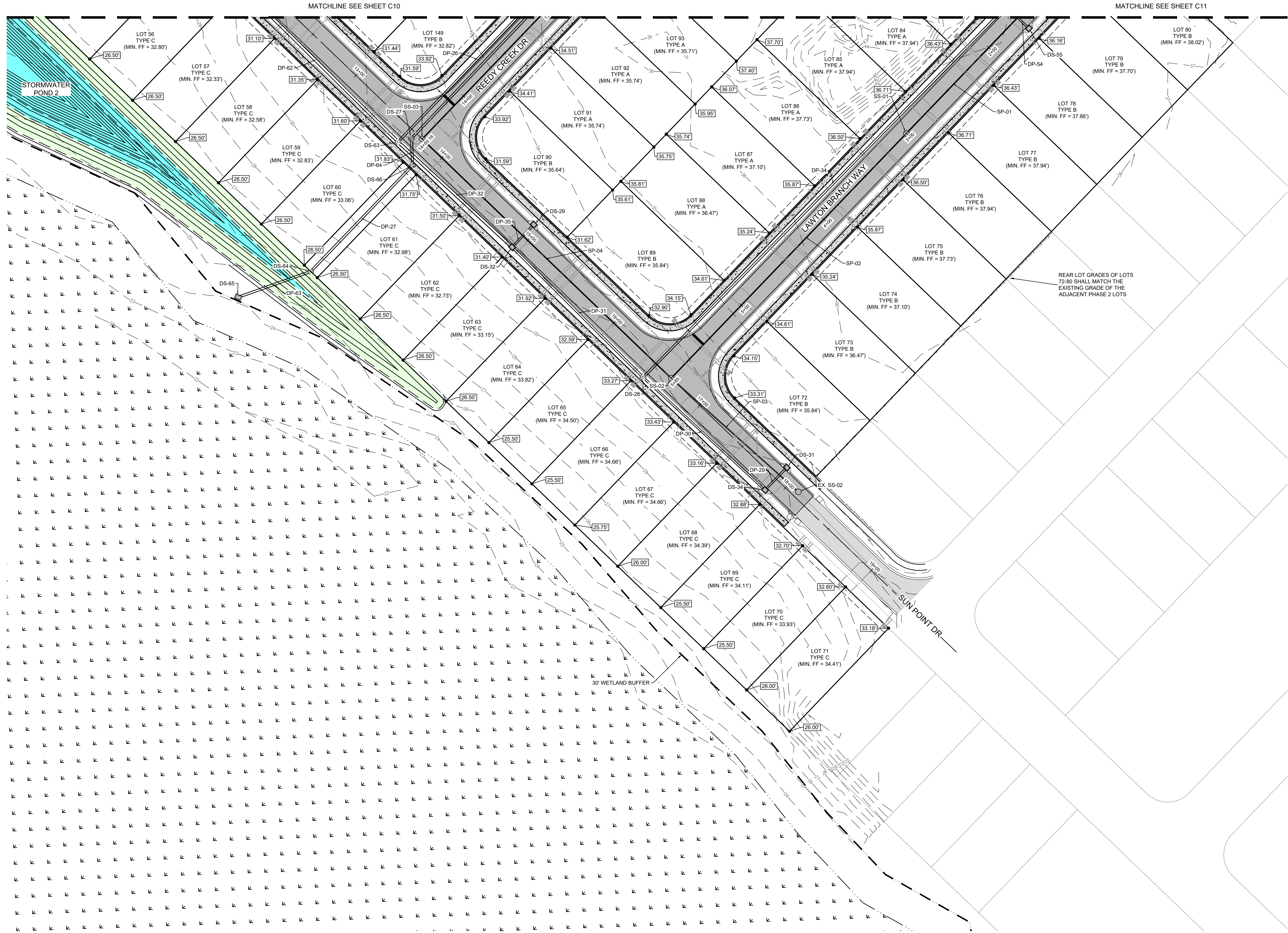


GRADING AND DRAINAGE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

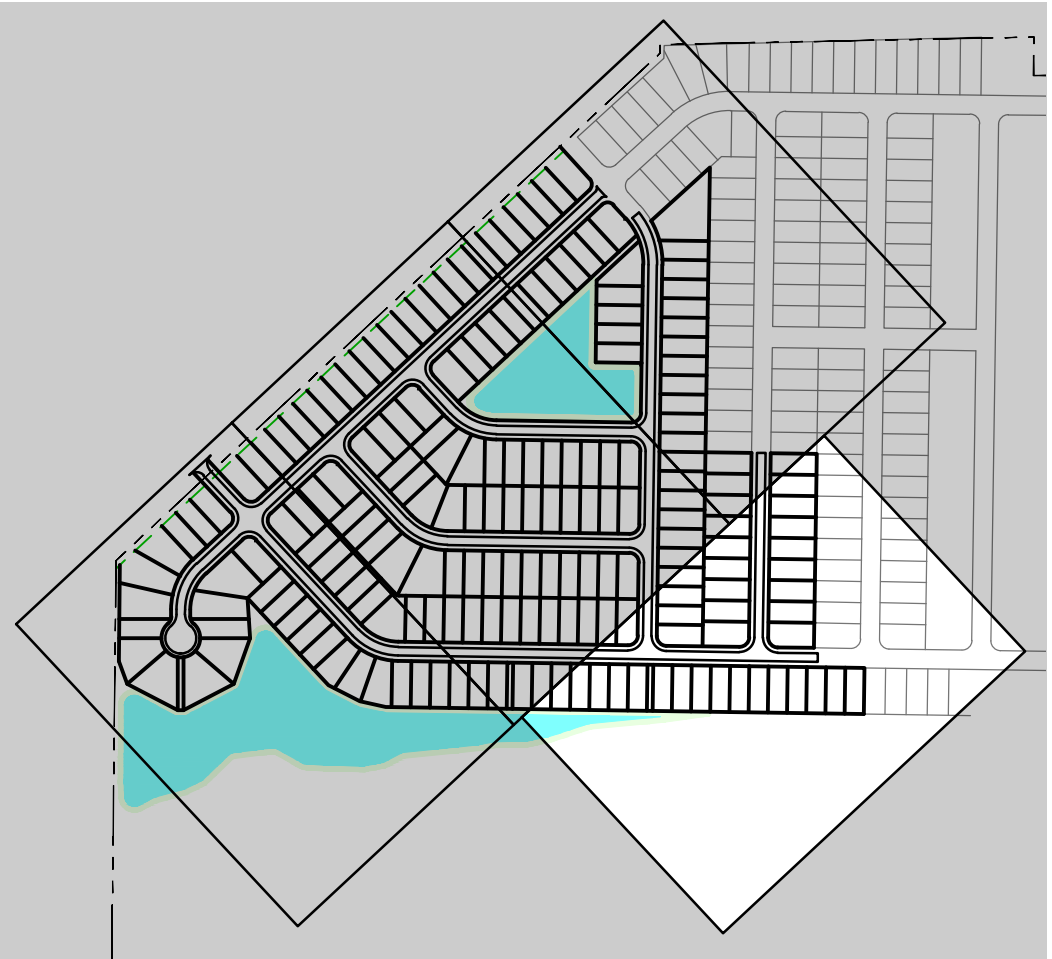


SHEET NUMBER
C11

PROJECT NUMBER
103509



- GRADING NOTES:**
1. ABOVE & BELOW GROUND STRUCTURES ARE SHOWN ON THIS SHEET.
 2. ALL DISTURBED AREA SHALL BE GRASSED. HYDROSEED @ 4:1 & FLATTER, SOD @ STEEPER THAN 4:1. ALL SOD TO BE STAGGERED & PINNED.
 3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.
 5. FINISHED FLOOR ELEVATION SHALL BE A MIN. 8" ABOVE ADJACENT FINISH GRADE.
 6. FINISHED FLOOR ELEVATION SHALL BE A MIN. 12" ABOVE HIGHEST ADJACENT ROAD GRADE.
 7. VEGETATED NATURAL BUFFERS SHALL HAVE AN EVEN SLOPE NO GREATER THAN 15%.
 8. GRADING SHOWN WITHIN THE INDIVIDUAL LOTS IS FOR MASS GRADING PURPOSES ONLY (DEVELOPER RESPONSIBILITY). FINAL GRADING TO MEET THE MINIMUM FINISHED FLOOR ELEVATIONS AND COMPLY WITH THE REQUIRED FINAL LOT GRADING (PER THE LOT GRADING DETAILS ON SHEET D2) IS THE RESPONSIBILITY OF THE HOME BUILDER.
 9. MID-LOT SPOT GRADES ARE FOR FINAL LOT GRADING (BY THE HOME BUILDER). MID-LOT CONTOURS ARE FOR MASS GRADING (BY THE DEVELOPER.)



SHEET KEY MAP
SCALE: 1" = 500'

LEGEND	
---	PROPERTY BOUNDARY
---	LOT LINES
---	WETLAND LIMIT
---	30' WETLAND BUFFER
---	EXISTING GRADE CONTOUR LINE
---	PROPOSED GRADE CONTOUR LINE
●	PROPOSED GRADE SPOT ELEVATION
---	EXISTING POLY FENCE
---	EXISTING WOOD FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING ASPHALT
---	WETLAND

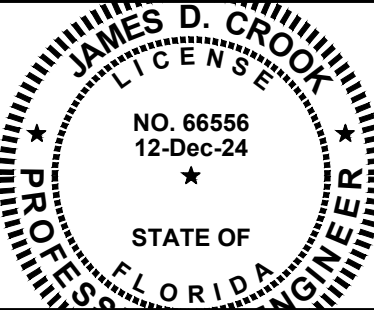
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY DATE:			

SCALE: AS NOTED	
DESIGNED BY:	JDC
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GRADING AND DRAINAGE PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 30197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER	C12
PROJECT NUMBER	103509

DPR CERTIFICATION #EB-7806

DRAINAGE STRUCTURE AND PIPE TABLES

DRAINAGE STRUCTURE TABLE			
NO.	STRUCTURE TYPE	TOP ELEV	PIPE INVERTS
DS-1	FDOT Type V Inlet	28.11'	(SW) 23.86' (DP-1)
DS-2	FDOT Type V Inlet	28.11'	(NE) 23.73' (DP-1) (SE) 23.73' (DP-2)
DS-3	FDOT Type V Inlet	30.26'	(SE) 25.86' (DP-7) (SW) 25.11' (DP-8) (NE) 25.11' (DP-9)
DS-4	FDOT Type V Inlet	30.26'	(NW) 26.01' (DP-7)
DS-5	FDOT Type V Inlet	28.97'	(W) 24.72' (DP-55)
DS-6	FDOT Type V Inlet	28.97'	(S) 22.37' (DP-4) (N) 22.37' (DP-3) (E) 24.59' (DP-55)
DS-7	FDOT Type V Inlet	28.50'	(N) 22.00' (DP-4) (S) 22.00' (DP-5)
DS-8	4' Dia. Storm Manhole	32.31'	(SW) 25.48' (DP-9) (NE) 26.63' (DP-18) (SE) 25.48' (DP-42)
DS-9	4' Dia. Storm Manhole	29.59'	(NE) 22.56' (DP-6) (S) 22.56' (DP-3)
DS-10	4' Dia. Storm Manhole	30.65'	(NW) 23.00' (DP-2) (SW) 23.00' (DP-6) (NE) 24.65' (DP-8) (SE) 24.38' (DP-23)
DS-11	FDOT Type V Inlet	31.53'	(NW) 27.28' (DP-17)
DS-12	FDOT Type V Inlet	31.53'	(SE) 27.15' (DP-17) (SW) 27.15' (DP-18)
DS-13	FDOT Type V Inlet	33.68'	(NE) 28.16' (DP-12) (SW) 28.16' (DP-13) (NW) 29.30' (DP-16)
DS-14	FDOT Type V Inlet	33.68'	(SE) 29.43' (DP-16)
DS-15	FDOT Type V Inlet	33.68'	(NE) 28.86' (DP-11) (SE) 28.86' (DP-12) (NW) 29.30' (DP-15)
DS-16	FDOT Type V Inlet	33.68'	(SE) 29.43' (DP-15)
DS-17	FDOT Type V Inlet	34.74'	(NW) 30.36' (DP-10) (SW) 30.36' (DP-11)
DS-18	FDOT Type V Inlet	34.74'	(SE) 30.49' (DP-10)
DS-19	4' Dia. Storm Manhole	34.82'	(NE) 27.90' (DP-13) (SE) 27.90' (DP-14)
DS-20	FDOT Type V Inlet	29.62'	(SW) 25.37' (DP-23)

DRAINAGE STRUCTURE TABLE			
NO.	STRUCTURE TYPE	TOP ELEV	PIPE INVERTS
DS-21	FDOT Type V Inlet	29.62'	(NE) 25.24' (DP-22) (NW) 25.12' (DP-23)
DS-22	4' Dia. Storm Manhole	29.87'	(W) 25.00' (DP-20) (S) 23.87' (DP-21) (E) 24.16' (DP-28)
DS-23	FDOT Type V Inlet	29.60'	(S) 25.35' (DP-19)
DS-24	FDOT Type V Inlet	29.60'	(N) 25.22' (DP-19) (S) 25.22' (DP-20)
DS-25	FDOT Type V Inlet	30.53'	(S) 26.28' (DP-24)
DS-26	FDOT Type V Inlet	30.53'	(N) 26.15' (DP-24) (W) 24.60' (DP-28) (S) 24.60' (DP-62)
DS-27	4' Dia. Storm Manhole	31.54'	(N) 24.93' (DP-60) (SE) 23.00' (DP-64)
DS-28	4' Dia. Storm Manhole	33.15'	(E) 26.44' (DP-30) (W) 26.44' (DP-31) (N) 28.65' (DP-34)
DS-29	FDOT Type V Inlet	30.87'	(S) 25.50' (DP-35)
DS-30	FDOT Type V Inlet	33.78'	(W) 30.03' (DP-25)
DS-31	FDOT Type V Inlet	31.52'	(S) 27.27' (DP-29)
DS-32	FDOT Type V Inlet	30.87'	(E) 25.90' (DP-31) (W) 25.37' (DP-32) (N) 26.37' (DP-35)
DS-33	FDOT Type V Inlet	33.78'	(E) 26.90' (DP-25) (N) 28.14' (DP-33) (S) 28.14' (DP-26)
DS-34	FDOT Type V Inlet	31.52'	(N) 27.14' (DP-29) (W) 27.14' (DP-30)
DS-35	FDOT Type V Inlet	31.53'	(NE) 27.15' (DP-36) (SE) 26.00' (DP-41) (NW) 26.00' (DP-42)
DS-36	FDOT Type V Inlet	31.53'	(SW) 27.28' (DP-38)
DS-37	4' Dia. Storm Manhole	32.72'	(E) 26.73' (DP-40) (NW) 26.73' (DP-41)
DS-38	FDOT Type V Inlet	31.78'	(N) 27.40' (DP-37) (E) 27.40' (DP-39) (W) 27.28' (DP-40)
DS-39	FDOT Type V Inlet	31.78'	(S) 27.53' (DP-37)
DS-40	FDOT Type V Inlet	33.02'	(N) 28.64' (DP-36) (W) 28.64' (DP-39)

DRAINAGE STRUCTURE TABLE			
NO.	STRUCTURE TYPE	TOP ELEV	PIPE INVERTS
DS-41	FDOT Type V Inlet	33.02'	(S) 28.77' (DP-36)
DS-43	FDOT Type V Inlet	33.68'	(S) 29.30' (DP-43) (N) 26.25' (DP-61)
DS-44	FDOT Type V Inlet	33.68'	(N) 29.43' (DP-43)
DS-45	FDOT Type V Inlet	33.68'	(NW) 27.47' (DP-14) (SW) 28.30' (DP-47) (NE) 27.47' (DP-46)
DS-46	FDOT Type V Inlet	33.68'	(NE) 29.43' (DP-47)
DS-47	FDOT Type V Inlet	34.28'	(W) 29.12' (DP-48)
DS-48	FDOT Type V Inlet	34.28'	(W) 28.99' (DP-44) (E) 23.99' (DP-46)
DS-49	FDOT Type V Inlet	33.78'	(W) 31.09' (DP-49)
DS-50	FDOT Type V Inlet	33.78'	(E) 30.96' (DP-49) (S) 29.40' (DP-33)
DS-51	4' Dia. Storm Manhole	33.83'	(NW) 30.14' (DP-51) (SW) 30.14' (DP-52)
DS-52	FDOT Type V Inlet	34.76'	(NE) 30.38' (DP-50) (SE) 30.38' (DP-51)
DS-53	FDOT Type V Inlet	34.76'	(SW) 30.51' (DP-50)
DS-54	4' Dia. Storm Manhole	33.03'	(NE) 28.34' (DP-52) (SW) 29.34' (DP-53)
DS-55	FDOT Type V Inlet	35.78'	(W) 32.87' (DP-54)
DS-56	FDOT Type V Inlet	35.78'	(S) 31.28' (DP-34) (E) 32.74' (DP-54)
DS-57	FDOT Type C Inlet	22.50'	(NE) 18.50' (DP-56)
DS-58	FDOT Type D Inlet	26.10'	(SW) 20.00' (DP-56)
DS-59	FDOT Type C Inlet	33.25'	(S) 28.50' (DP-57)
DS-60	4' Dia. Storm Manhole	33.50'	(N) 28.44' (DP-57) (E) 28.44' (DP-58)
DS-61	4' Dia. Storm Manhole	33.50'	(W) 27.88' (DP-58) (E) 27.88' (DP-59)

DRAINAGE STRUCTURE TABLE			
NO.	STRUCTURE TYPE	TOP ELEV	PIPE INVERTS
DS-62	4' Dia. Storm Manhole	34.61'	(W) 27.19' (DP-59) (S) 27.19' (DP-60)
DS-63	4' Dia. Storm Manhole	31.56'	(N) 27.45' (DP-26) (E) 25.04' (DP-32) (W) 25.04' (DP-42)
DS-64	4' Dia. Storm Manhole	26.50'	(N) 22.40' (DP-27) (SW) 20.00' (DP-63)
DS-65	FDOT Type E Inlet	24.25'	(NE) 19.70' (DP-63)
DS-66	4' Dia. Storm Manhole	31.75'	(S) 22.90' (DP-27) (NW) 22.90' (DP-64)
DS-67	MES	20.88'	(N) 17.00' (DP-5)
DS-68	MES	29.72'	(SW) 26.50' (DP-46)
DS-69	MES	27.34'	(S) 25.90' (DP-61)
DS-70	MES	20.83'	(N) 17.50' (DP-21)
DS-71	MES	28.44'	(NE) 27.00' (DP-63)
DS-72	MES	28.44'	(E) 27.00' (DP-44)

DRAINAGE PIPE TABLE					
NO.	SIZE	DESCRIPTION	LF	SLOPE	INVERTS
DP-1	15"	ADS HP	26'	0.50%	DS-1 = 23.86' DS-2 = 23.73'
DP-2	15"	ADS HP	145'	0.50%	DS-2 = 23.73' DS-10 = 23.00'
DP-3	36"	ADS HP	91'	0.21%	DS-9 = 22.56' DS-6 = 22.37'
DP-4	42"	ADS HP	110'	0.34%	DS-6 = 22.37' DS-7 = 22.00'
DP-5	42"	ADS HP	176'	2.84%	DS-7 = 22.00' DS-67 = 17.00'
DP-6	36"	ADS HP	217'	0.20%	DS-10 = 23.00' DS-3 = 25.88'
DP-7	15"	ADS HP	26'	0.50%	DS-4 = 26.01' DS-3 = 25.88'
DP-8	36"	ADS HP	156'	0.30%	DS-3 = 25.11' DS-10 = 24.65'
DP-9	24"	ADS HP	145'	0.25%	DS-6 = 25.48' DS-3 = 25.11'
DP-10	15"	ADS HP	26'	0.50%	DS-18 = 30.49' DS-17 = 30.36'
DP-11	15"	ADS HP	300'	0.50%	DS-17 = 30.36' DS-15 = 28.86'
DP-12	18"	ADS HP	198'	0.35%	DS-15 = 28.86' DS-13 = 28.16'
DP-13	24"	ADS HP	103'	0.25%	DS-13 = 28.16' DS-19 = 27.90'
DP-14	24"	ADS HP	171'	0.25%	DS-19 = 27.90' DS-45 = 27.47'
DP-15	15"	ADS HP	26'	0.50%	DS-16 = 29.43' DS-15 = 29.30'
DP-16	15"	ADS HP	26'	0.50%	DS-14 = 29.43' DS-13 = 29.30'
DP-17	15"	ADS HP	26'	0.50%	DS-11 = 27.28' DS-12 = 27.15'
DP-18	18"	ADS HP	148'	0.35%	DS-12 = 27.15' DS-8 = 26.63'
DP-19	15"	ADS HP	26'	0.50%	DS-23 = 25.95' DS-24 = 25.22'
DP-20	15"	ADS HP	17'	1.29%	DS-24 = 25.22' DS-22 = 25.00'

DRAINAGE PIPE TABLE					
NO.	SIZE	DESCRIPTION	LF	SLOPE	INVERTS
DP-21	36"	ADS HP	158'	4.02%	DS-22 = 23.87' DS-70 = 17.50'
DP-22	15"	ADS HP	26'	0.50%	DS-20 = 25.37' DS-21 = 25.24'
DP-23	18"	ADS HP	211'	0.35%	DS-21 = 25.12' DS-10 = 24.38'
DP-24	15"	ADS HP	26'	0.50%	DS-25 = 26.28' DS-26 = 26.19'
DP-25	15"	ADS HP	26'	0.50%	DS-33 = 29.90' DS-30 = 30.03'
DP-26	18"	ADS HP	196'	0.35%	DS-33 = 28.14' DS-63 = 27.45'
DP-27	18"	ADS HP	124'	0.40%	DS-66 = 22.90' DS-64 = 22.40'
DP-28	24"	ADS HP	168'	0.25%	DS-26 = 24.60' DS-22 = 24.18'
DP-29	15"	ADS HP	26'	0.50%	DS-31 = 27.27' DS-34 = 27.14'
DP-30	15"	ADS HP	139'	0.50%	DS-34 = 27.14' DS-28 = 26.44'
DP-31	18"	ADS HP	154'	0.35%	DS-28 = 26.44' DS-32 = 25.90'
DP-32	24"	ADS HP	132'	0.25%	DS-32 = 25.37' DS-63 = 25.04'
DP-33	15"	ADS HP	252'	0.50%	DS-33 = 28.14' DS-50 = 29.40'
DP-34	18"	ADS HP	436'	0.60%	DS-28 = 26.65' DS-56 = 31.28'
DP-35	15"	ADS HP	26'	0.50%	DS-29 = 25.50' DS-32 = 25.37'
DP-36	15"	ADS HP	26'	0.50%	DS-41 = 28.77' DS-40 = 28.64'
DP-37	15"	ADS HP	26'	0.50%	DS-39 = 27.53' DS-38 = 27.46'
DP-38	15"	ADS HP	26'	0.50%	DS-38 = 27.28' DS-35 = 27.15'
DP-39	15"	ADS HP	200'	0.62%	DS-40 = 28.64' DS-38 = 27.40'
DP-40	18"	ADS HP	155'	0.35%	DS-38 = 27.28' DS-37 = 26.73'

DRAINAGE PIPE TABLE					
NO.	SIZE	DESCRIPTION	LF	SLOPE	INVERTS
DP-41	18"	ADS HP	207'	0.35%	DS-37 = 26.73' DS-35 = 26.00'
DP-42	24"	ADS HP	161'	0.32%	DS-35 = 26.00' DS-8 = 25.48'
DP-43	15"	ADS HP	26'	0.50%	DS-43 = 29.30' DS-44 = 29.43'
DP-44	15"	ADS HP	38'	5.22%	DS-48 = 28.99' DS-72 = 27.00'
DP-46	24"	ADS HP	42'	2.31%	DS-45 = 27.47' DS-68 = 26.50'
DP-47	15"	ADS HP	26'	0.49%	DS-46 = 29.43' DS-45 = 29.30'
DP-48	15"	ADS HP	26'	0.50%	DS-47 = 29.12' DS-48 = 28.99'
DP-49	15"	ADS HP	26'	0.50%	DS-50 = 30.96' DS-49 = 31.09'
DP-50	15"	ADS HP	26'	0.49%	DS-53 = 30.51' DS-52 = 30.36'
DP-51	15"	ADS HP	50'	0.48%	DS-52 = 30.38' DS-51 = 30.14'
DP-52	15"	ADS HP	158'	0.50%	DS-51 = 30.14' DS-54 = 29.34'
DP-53	15"	ADS HP	58'	4.02%	DS-54 = 29.34' DS-71 = 27.00'
DP-54	15"	ADS HP	26'	0.50%	DS-55 = 32.87' DS-56 = 32.74'
DP-55	15"	ADS HP	26'	0.50%	DS-5 = 24.72' DS-6 = 24.59'
DP-56	24"	ADS HP	40'	3.74%	DS-58 = 20.00' DS-57 = 18.50'
DP-57	18"	ADS HP	14'	0.42%	DS-59 = 28.60' DS-60 = 28.44'
DP-58	18"	ADS HP	138'	0.40%	DS-60 = 28.44' DS-61 = 27.86'
DP-59	18"	ADS HP	172'	0.40%	DS-61 = 27.86' DS-62 = 27.19'
DP-60	18"	ADS HP	563'	0.40%	DS-62 = 27.19' DS-27 = 24.93'
DP-61	15"	ADS HP	41'	0.86%	DS-43 = 26.25' DS-69 = 25.90'

DRAINAGE PIPE TABLE					
NO.	SIZE	DESCRIPTION	LF	SLOPE	INVERTS
DP-62	24"	ADS HP	174'	0.25%	DS-26 = 24.60' DS-63 = 25.04'
DP-63	18"	ADS HP	65'	0.46%	DS-64 = 20.00' DS-65 = 19.70'
DP-64	18"	ADS HP	23'	0.44%	DS-27 = 23.00' DS-66 = 22.90'

SANITARY SEWER STRUCTURE AND PIPE TABLES

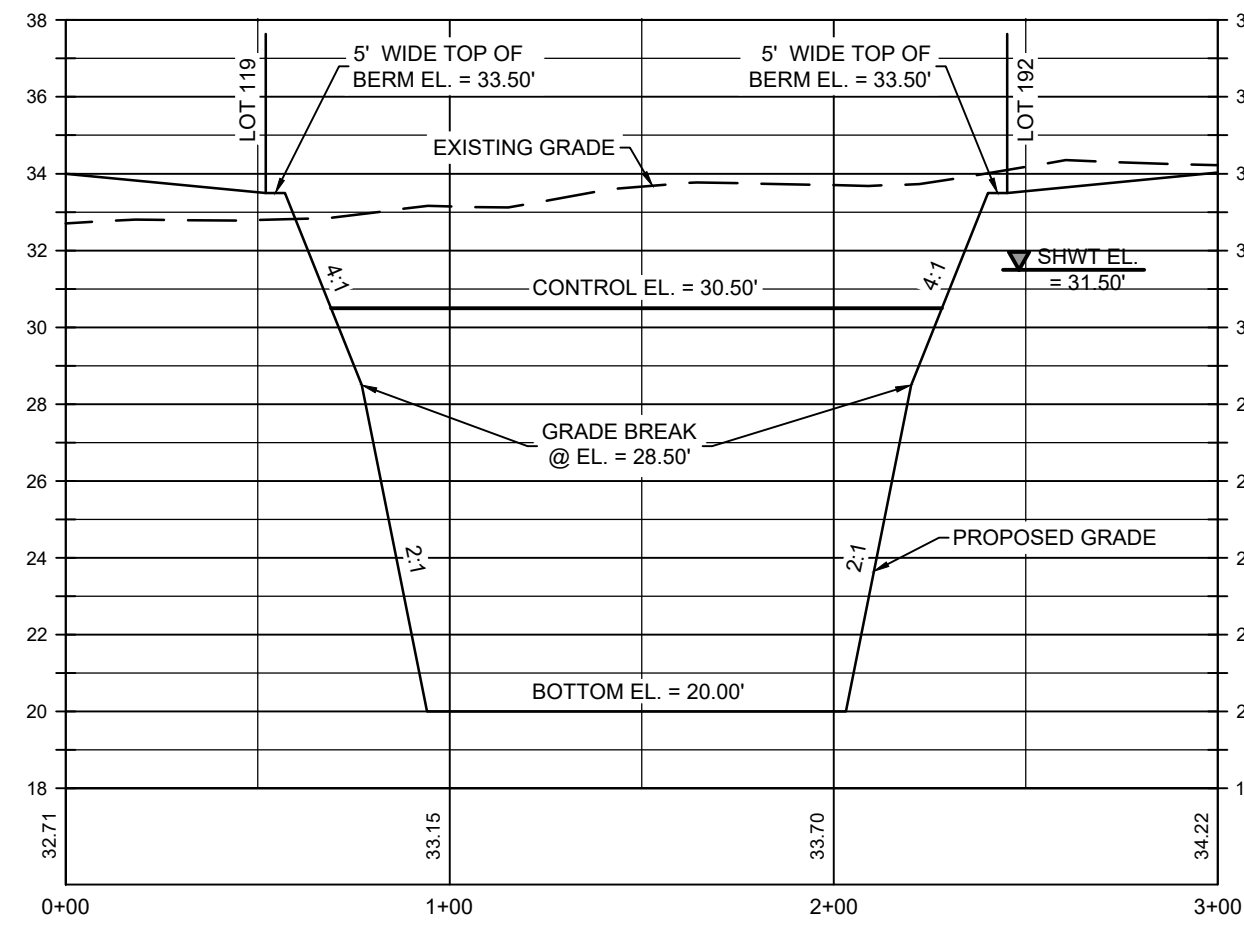
SANITARY SEWER STRUCTURE TABLE				
NO.	STRUCTURE TYPE	TOP ELEV	PIPE INVERTS	
EX. SS-01	Existing 4' Dia. Sanitary Manhole	36.64'	(S) 32.00' (SP-01)	
EX. SS-02	Existing 4' Dia. Sanitary Manhole	32.43'	(W) 25.70' (SP-03)	
SS-01	4' Dia. Sanitary Manhole	36.68'	(N) 30.67' (SP-01) (S) 30.57' (SP-02)	
SS-02	4' Dia. Sanitary Manhole	33.42'	(N) 29.28' (SP-02) (E) 26.31' (SP-03) (W) 26.41' (SP-04)	
SS-03	4' Dia. Sanitary Manhole	31.68'	(E) 27.63' (SP-04) (N) 27.73' (SP-06) (W) 28.16' (2" FM)	
SS-04	4' Dia. Sanitary Manhole	34.70'	(N) 29.03' (SP-07) (S) 26.93' (SP-08) (W) 31.20' (3" FM)	
SS-06	4' Dia. Sanitary Manhole	34.95'	(N) 30.36' (SP-06) (S) 30.26' (SP-07) (W) 31.50' (3" FM)	
SS-07	4' Dia. Sanitary Manhole	36.13'	(S) 31.84' (SP-06) (NW) 32.50' (2" FM)	

* DENOTES MANHOLES THAT MUST BE LINED PER CITY REQUIREMENTS.

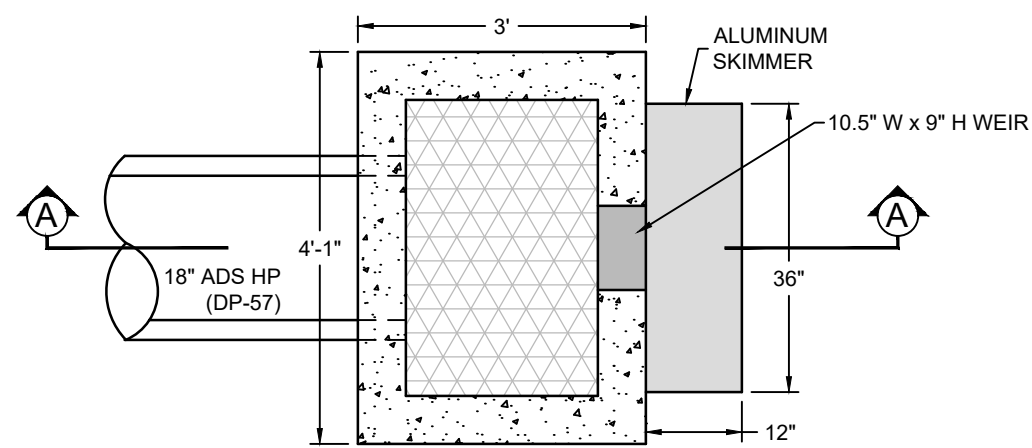
SANITARY SEWER PIPE TABLE					
NO.	SIZE	LF	SLOPE	INVERTS	
SP-01	8" PVC	243'	0.55%	EX. SS-01 = 32.00' SS-01 = 30.67'	
SP-02	8" PVC	285'	0.45%	SS-01 = 30.57' SS-02 = 29.28'	
SP-03	8" PVC	143'	0.43%	SS-02 = 26.31' EX. SS-02 = 25.70'	
SP-04	8" PVC	290'	0.42%	SS-03 = 27.63' SS-02 = 26.41'	
SP-06	8" PVC	350'	0.42%	SS-07 = 31.84' SS-06 = 30.36'	
SP-07	8" PVC	290'	0.42%	SS-06 = 30.26' SS-04 = 29.03'	
SP-08	8" PVC	290'	0.41%	SS-04 = 29.93' SS-03 = 27.73'	

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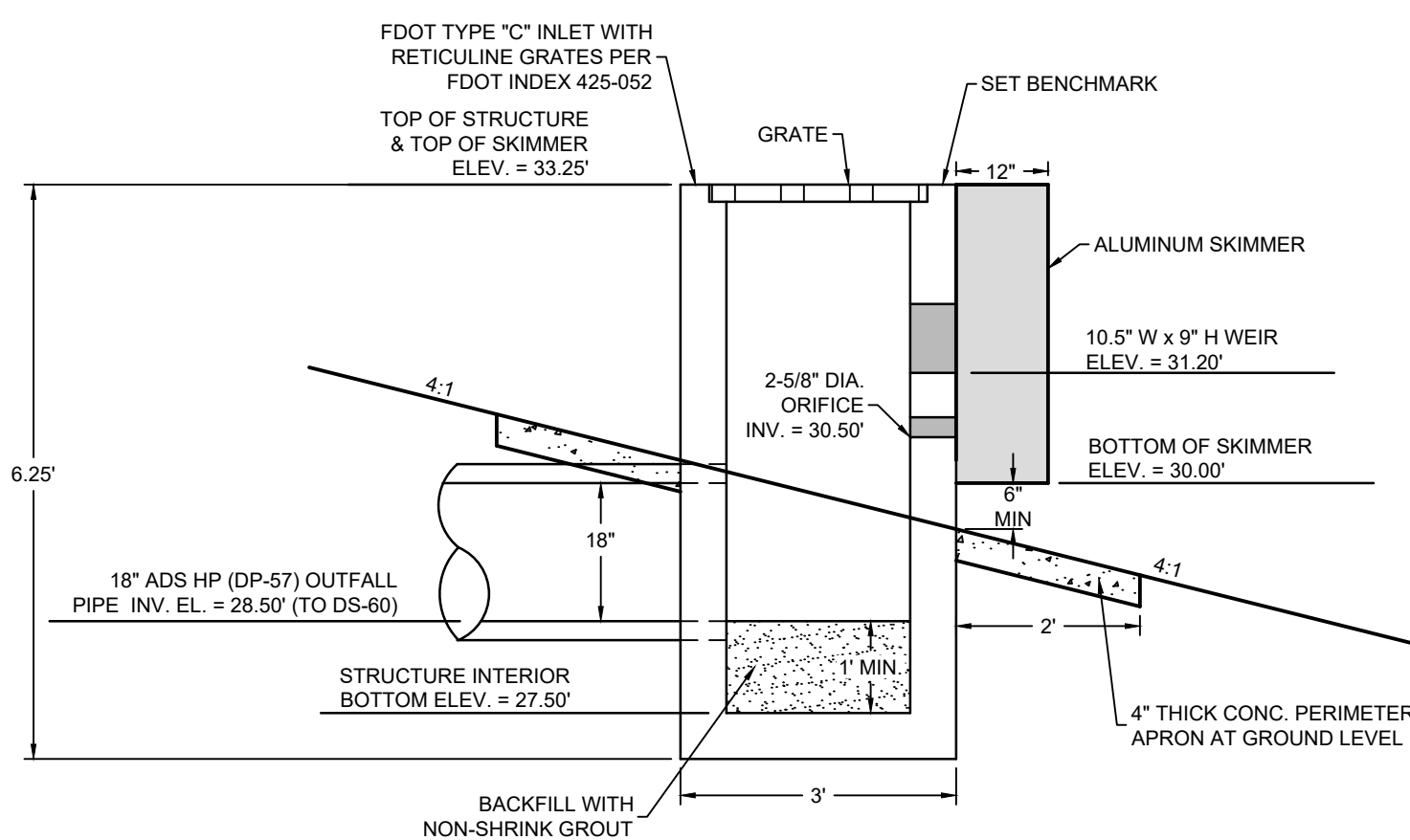
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DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509_E1.dwg



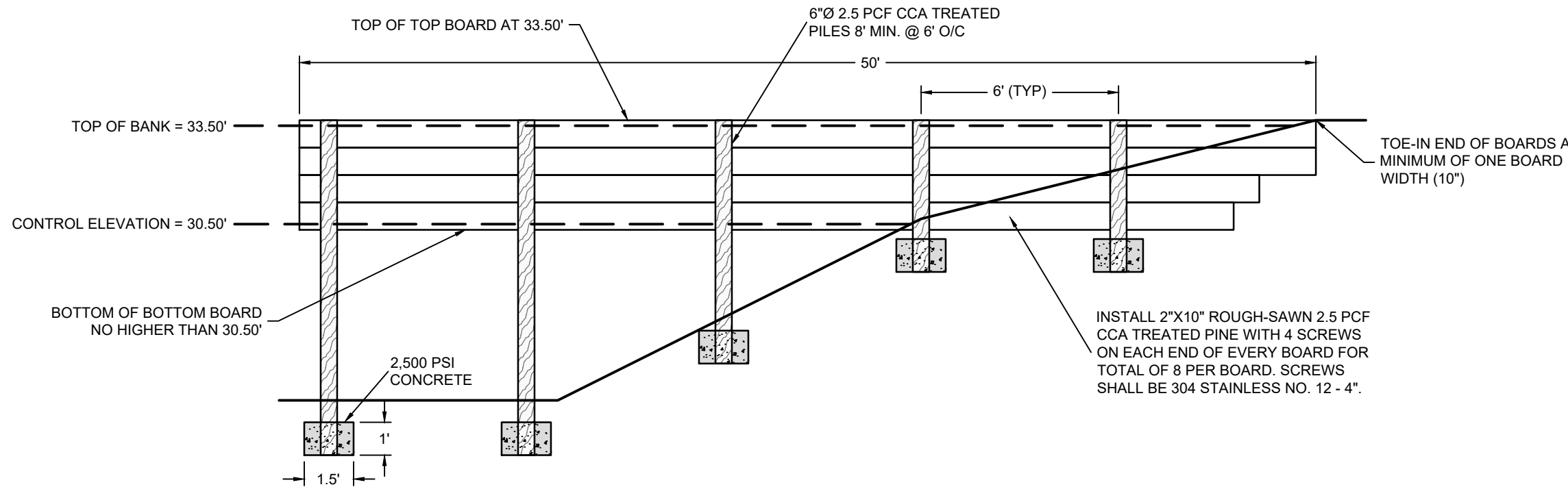
POND 1 SECTION A-A SECTION VIEW
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



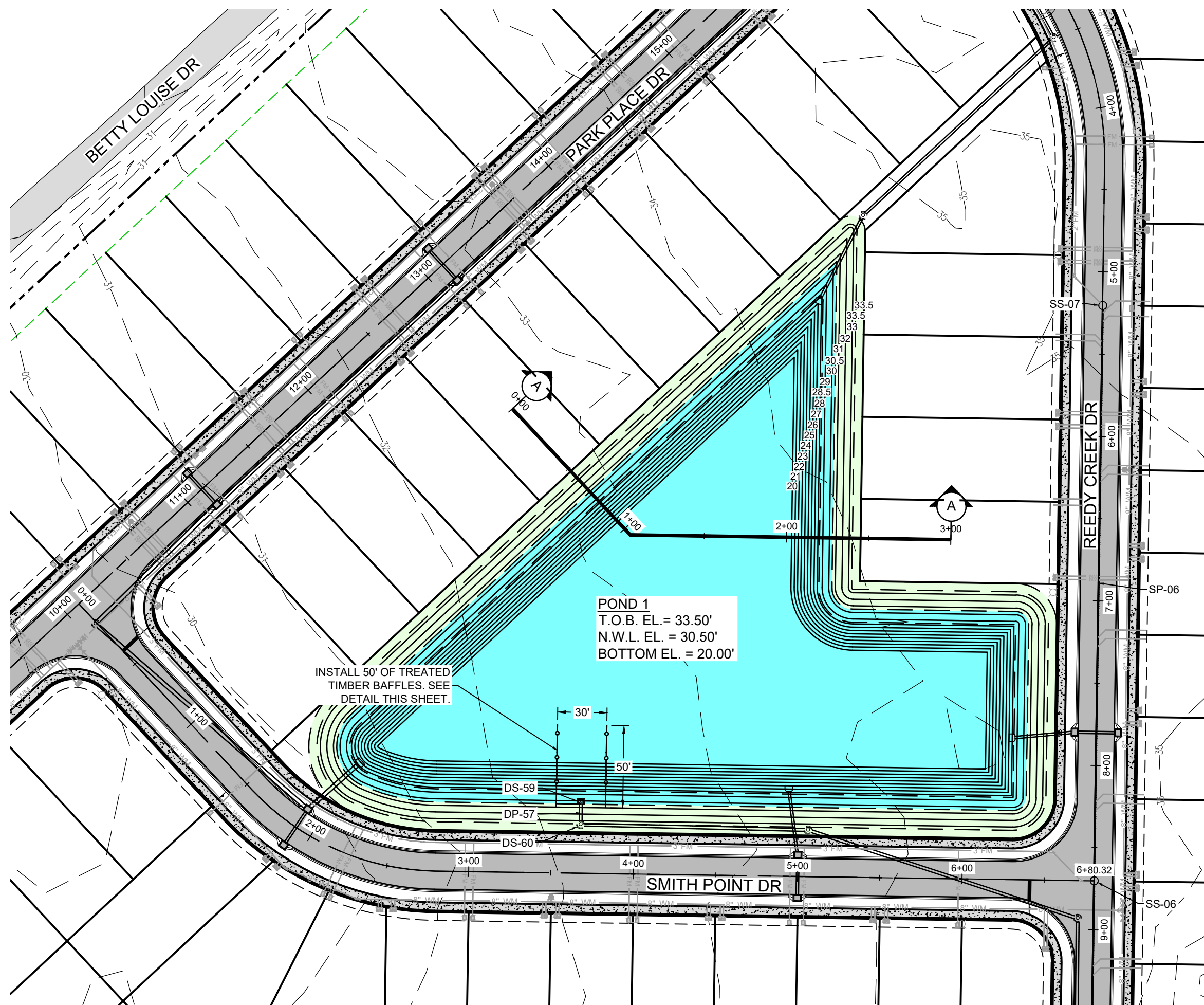
PLAN VIEW



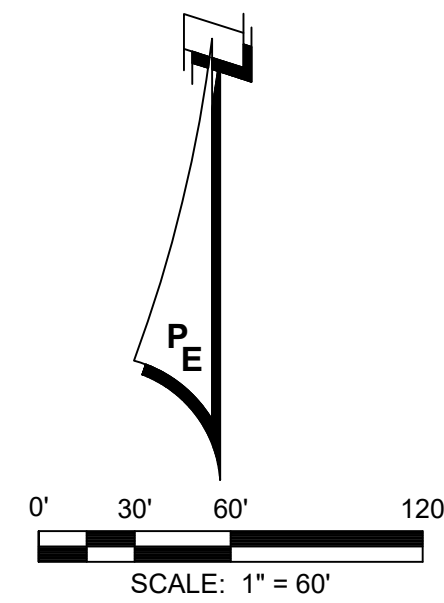
POND 1 CONTROL STRUCTURE DETAIL (DS-59)
SCALE: 1" = 2'



TREATED TIMBER BAFFLE DETAIL
NOT TO SCALE



POND 1 PLAN VIEW
SCALE: 1" = 30'



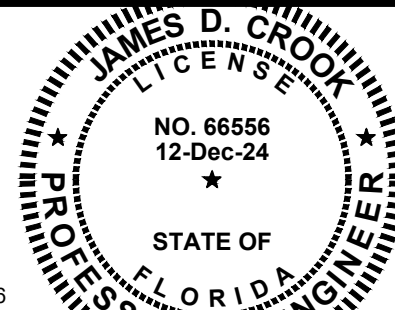
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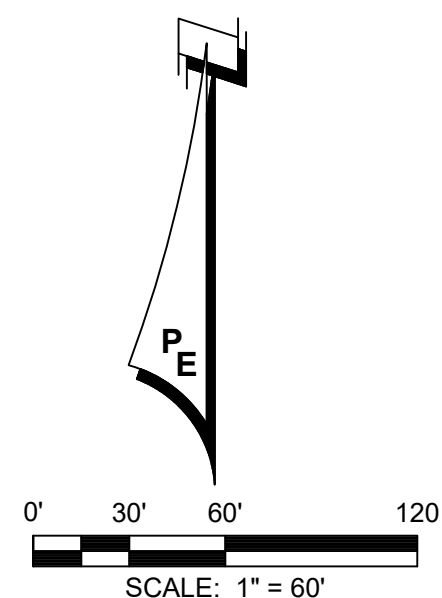
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POND 1 DETAILS
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

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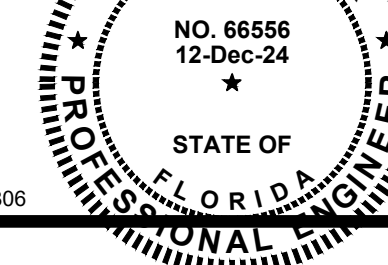
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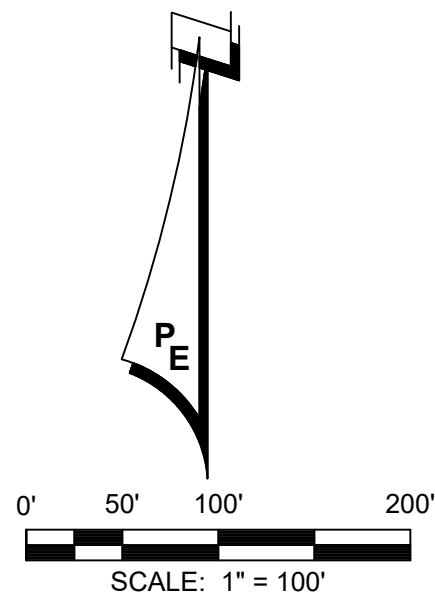
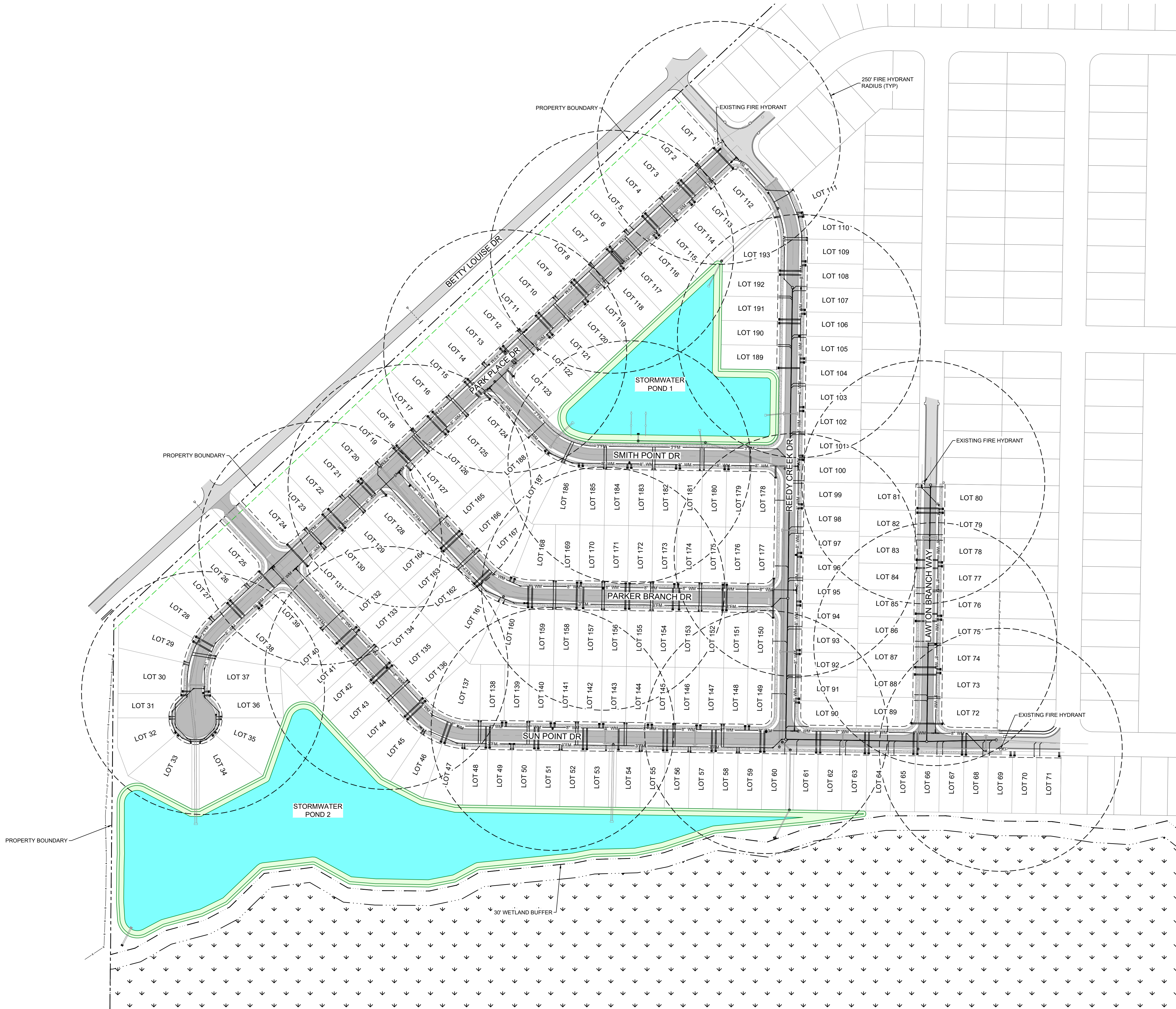
PHASE 3 AND 4
CALLAWAY, FLORIDA



103509

DPR CERTIFICATION #EB-7806

Date: 12/23/2024 1:53 PM File: P:\103509 Park Place Phase 3\103509 Park Place Phase 3.dwg User: jdc



UTILITY NOTES:

1. PVC PIPE LESS THAN 4" DIAMETER SHALL BE CLASS 200, CS 256-63, TYPE 1120, SDR21
2. PVC PIPE 4" - 12" SHALL BE AWWA C900 (DR18)
3. PVC PIPE GREATER THAN 12" SHALL BE AWWA C900 (DR18)
4. FITTINGS AND VALVES 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON (250 PSI MIN.)
5. MEGALUG RESTRAINTS SHALL BE UTILIZED
6. WATER MAIN & FORCE MAIN TO BE SEPARATED HORIZONTALLY (MIN 6 FEET OR MORE IF POSSIBLE) FORCE MAIN TO BE APPROXIMATELY 12" DEEPER THAN WATER MAIN.
7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
8. CASING PIPE SHALL BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
9. WHERE PROPOSED MANHOLES TO BE CONNECTED TO EXISTING SANITARY SEWER GRAVITY MAIN STUBOUTS, THE STUBOUTS SHALL BE SURVEYED AND VIDEOED TO DETERMINE THE CONDITION AND INVERTS OF THE STUBOUT. THIS CONFIRMATION SHALL BE PROVIDED TO THE ENGINEER FOR VERIFICATION PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION.

NOTE:

BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770

ADDRESS:

11 PLANTATION ROAD
DeBary FL, 32713

HOURS:

M-F 0700-1700

ADVANCE NOTICE:

2 FULL BUSINESS DAYS
NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT YOU NEED TO NOTIFY THE ONE CALL CENTER OF YOUR INTENT TO DIG

MARK VALID:

30 CALENDAR DAYS
DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT, FLAGS, STAKES, ETC.) ARE VALID ACCORDING TO STATE LAW OR PRACTICE

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- WETLAND LIMIT
- 30' WETLAND BUFFER
- 2" FM --- PROPOSED PVC FORCE MAIN (SIZE AS NOTED)
- 8" WM --- PROPOSED WATER MAIN (SIZE AS NOTED)
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED VALVE
- PROPOSED WATER METER BOXES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- CLEANOUT OR AIR RELEASE VALVE
- PROPOSED MANHOLE (SANITARY OR STORM)
- 1" M --- PROPOSED FORCE MAIN SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM PIPE

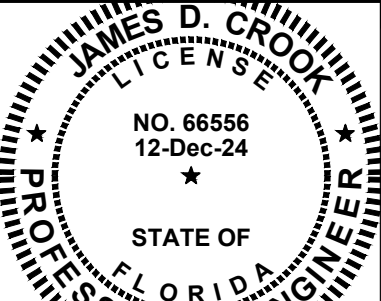
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

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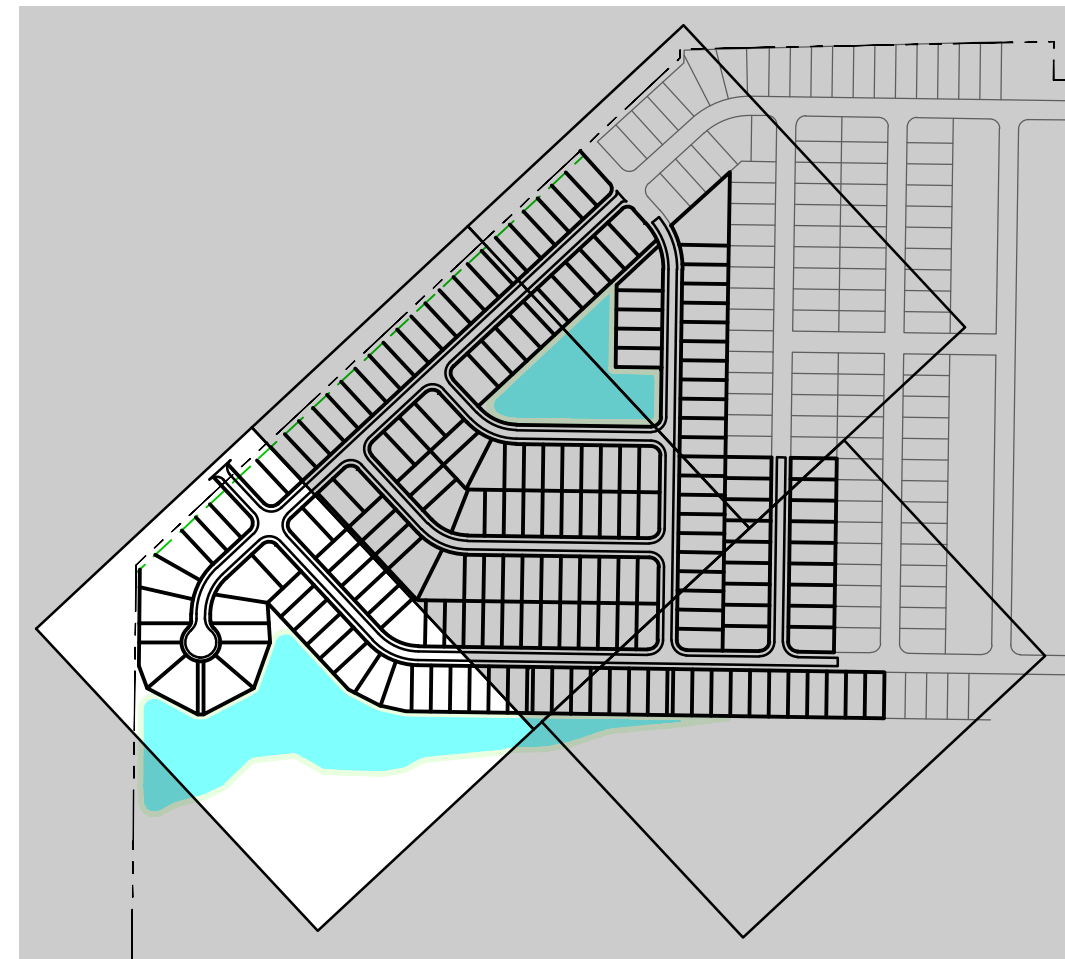
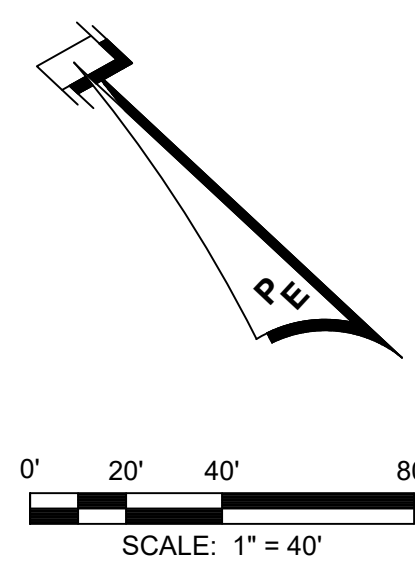
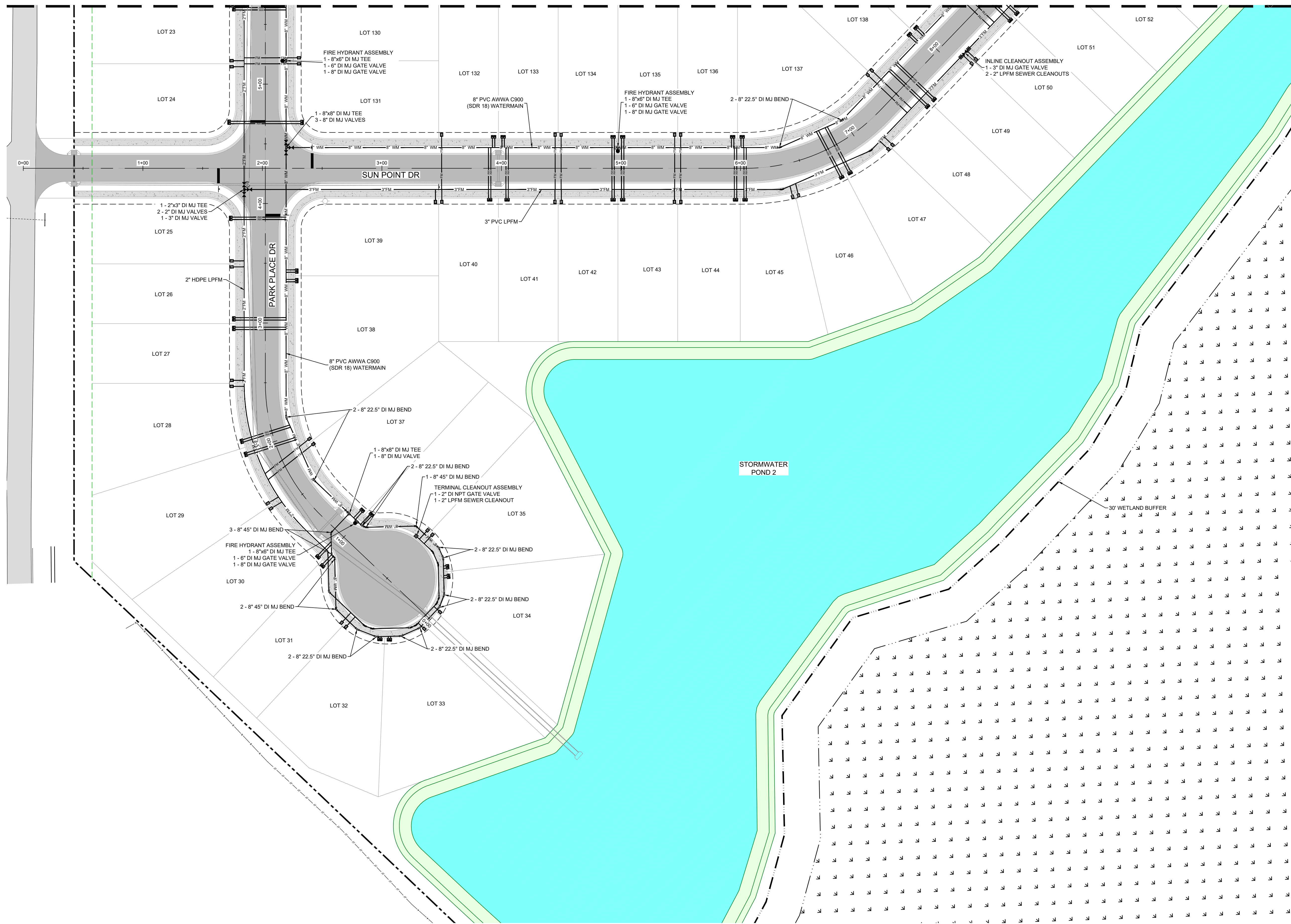
**OVERALL UTILITY PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA**

James H. Slonina, P.E. 39197
Christopher B. Foxworth, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER
C16
PROJECT NUMBER
103509

MATCHLINE SEE SHEET C18



SHEET KEY MAP
SCALE: 1" = 500'

- UTILITY NOTES:**
1. PVC PIPE LESS THAN 4" DIAMETER SHALL BE CLASS 200, CS 256-63, TYPE 1120, SDR21.
 2. PVC PIPE 4" - 12" SHALL BE AWWA C900 (DR18).
 3. PVC PIPE GREATER THAN 12" SHALL BE AWWA C900 (DR18).
 4. FITTINGS AND VALVES 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON (250 PSI MIN.).
 5. MEGALUG RESTRAINTS SHALL BE UTILIZED.
 6. WATER MAIN & FORCE MAIN TO BE SEPARATED HORIZONTALLY (MIN 6 FEET OR MORE IF POSSIBLE) FORCE MAIN TO BE APPROXIMATELY 12" DEEPER THAN WATER MAIN.
 7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
 8. CASING PIPE SHALL BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
 9. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
 10. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.

LEGEND	
---	PROPERTY BOUNDARY
---	LOT LINES
---	WETLAND LIMIT
---	30' WETLAND BUFFER
---	PROPOSED PVC FORCE MAIN (SIZE AS NOTED)
---	PROPOSED WATER MAIN (SIZE AS NOTED)
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY SEWER LATERAL
✕	PROPOSED VALVE
⊞	PROPOSED WATER METER BOXES
⊞	PROPOSED FIRE HYDRANT
⊞	CLEANOUT OR AIR RELEASE VALVE
---	PROPOSED FORCE MAIN SERVICE
---	PROPOSED WATER SERVICE
---	PROPOSED STORM PIPE

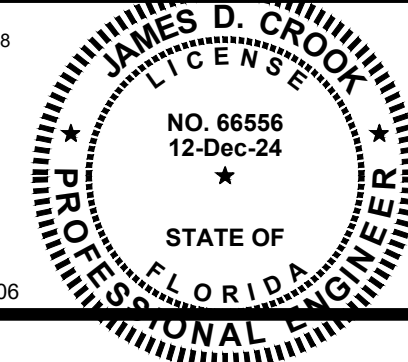
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
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REVIEWED BY: JDC
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UTILITY PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Foxhand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER
C17
PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



UTILITY NOTES:

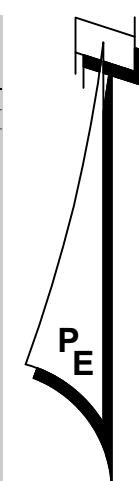
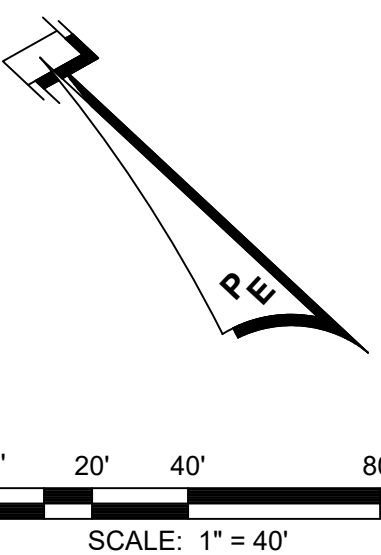
1. PVC PIPE LESS THAN 4" DIAMETER SHALL BE CLASS 200, CS 256-63, TYPE 1120, SDR21.
2. PVC PIPE 4" - 12" SHALL BE AWWA C900 (DR18).
3. PVC PIPE GREATER THAN 12" SHALL BE AWWA C900 (DR18).
4. FITTINGS AND VALVES 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON (250 PSI MIN).
5. MEGALUG RESTRAINTS SHALL BE UTILIZED.
6. WATER MAIN & FORCE MAIN TO BE SEPARATED HORIZONTALLY MIN. FEET OR MORE IF POSSIBLE. FORCE MAIN TO BE APPROXIMATELY 12" DEEPER THAN WATER MAIN.
7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
8. ALL EXISTING MAINS TO BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
9. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.

A circular professional engineer seal for James D. Crook. The outer ring contains the text "JAMES D. CROOK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, followed by "NO. 66556", "12-Dec-24", and a single star. At the bottom, it says "STATE OF FLORIDA".

DPR CERTIFICATION #EB-780

SCALE:	AS NOTED
DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
CAD FILE NAME:	103509_E1.dwg

UTILITY PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA



UTILITY NOTES:

1. PVC PIPE LESS THAN 4" DIAMETER SHALL BE CLASS 200, CS 256-63, TYPE 1120, SDR21.
2. PVC PIPE 4" - 12" SHALL BE AWWA C300 (DR18).
3. PVC PIPE GREATER THAN 12" SHALL BE AWWA C300 (DR18).
4. FITTINGS AND VALVES SHALL BE GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON (250 PSI MN).
5. MEGALUG RESTRAINTS SHALL BE UTILIZED.
6. WATER MAIN & FORCE MAIN TO BE SEPARATED HORIZONTALLY (MIN 6 FEET OR MORE IF POSSIBLE) (FORCE MAIN TO BE APPROXIMATELY 12" DEEPER THAN WATER MAIN).
7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
8. GAS MAIN SHALL BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
9. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.

- ## UTILITY NOTES:
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 7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
 8. GAS MAIN SHALL BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
 9. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
 10. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.

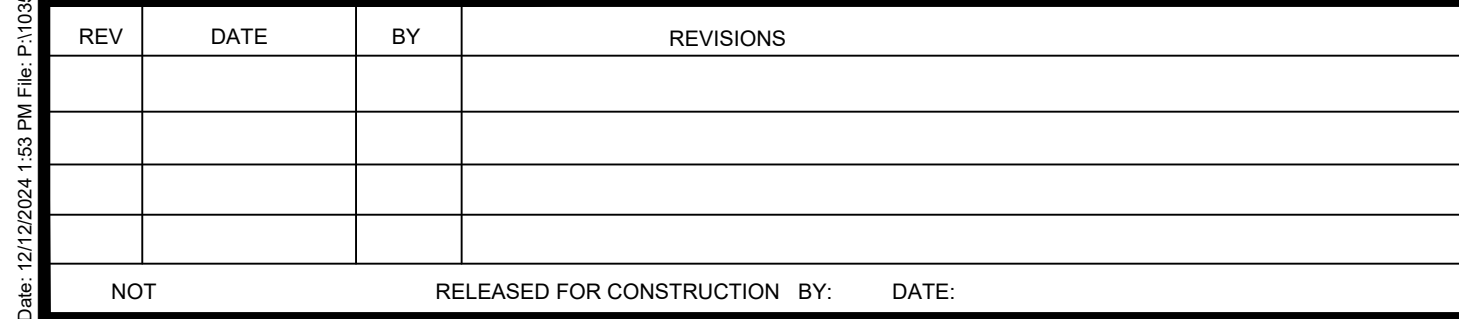
A circular professional engineer seal for James D. Crook. The outer ring contains the text "JAMES D. CROOK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the text "LICENSE" is at the top, "NO. 66556" and "12-Dec-24" are in the center with a star between them, and "STATE OF FLORIDA" is at the bottom.

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

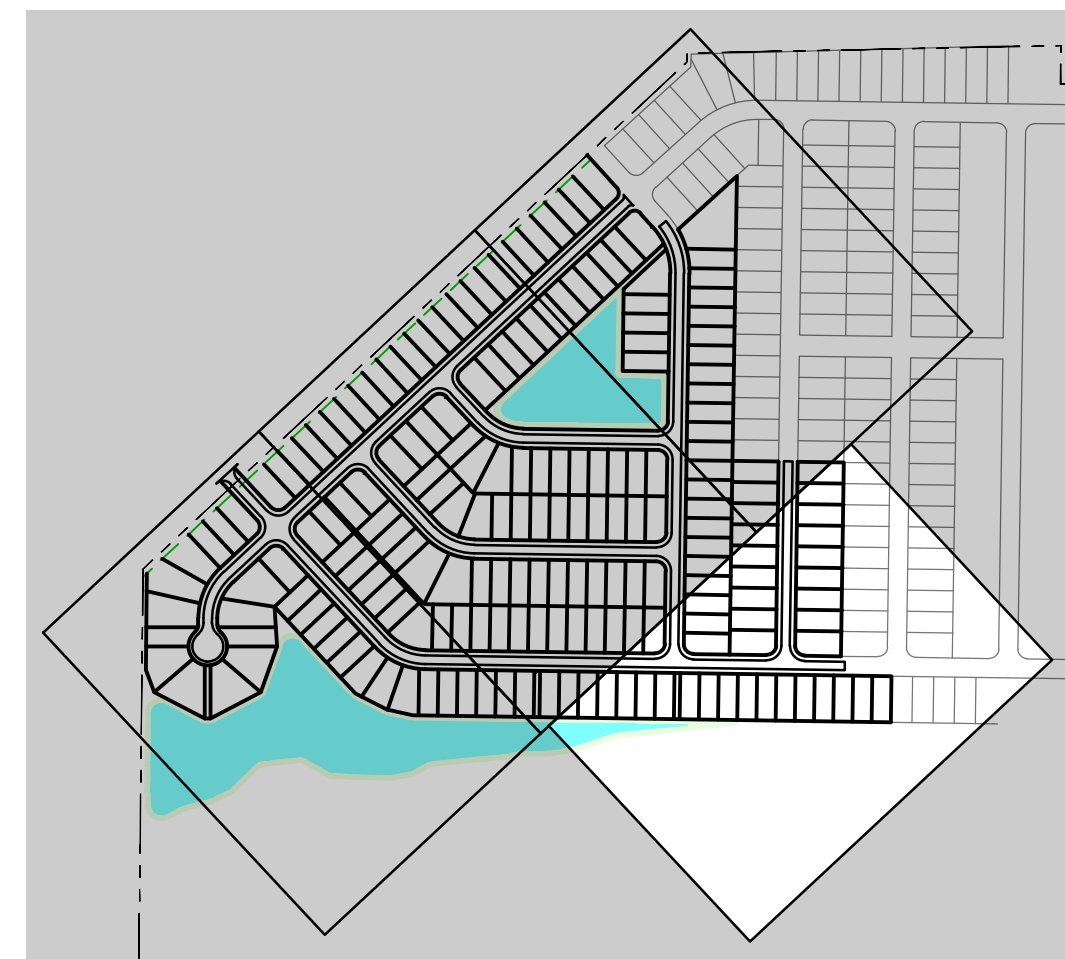
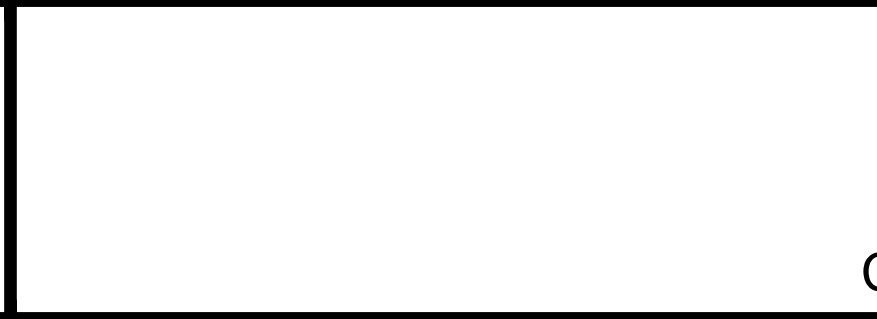
DPR CERTIFICATION #EB-7806

SCALE:	AS NOTED
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DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
AD FILE NAME:	103509_E1.dwg

UTILITY PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA



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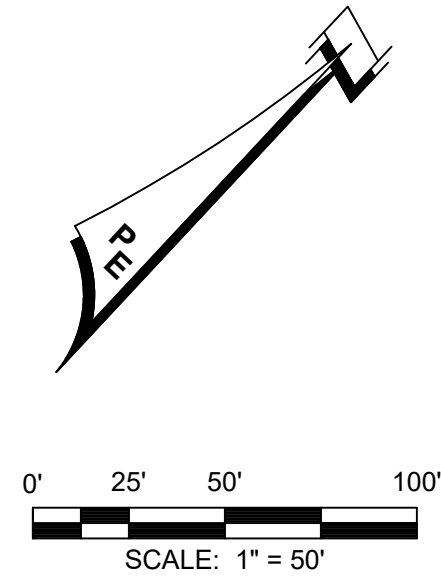


1. PVC PIPE LESS THAN 4" DIAMETER SHALL BE CLASS 200, CS 256-63, TYPE 1120, SDR21.
2. PVC PIPE 4" - 12" SHALL BE AWWA C900 (DR18).
3. PVC PIPE GREATER THAN 12" SHALL BE AWWA C900 (DR18).
4. FITTINGS AND VALVES 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON 250 W MIN.
5. METALLIC RESTRAINTS SHALL BE UTILIZED.
6. WATER MAIN & FORCE MAIN TO BE SEPARATED HORIZONTALLY (MIN 6 FEET OR MORE IF POSSIBLE) FORCE MAIN TO BE APPROXIMATELY 10 FEET OR MORE THAN WATER MAIN.
7. WHERE FORCE MAIN GOES UNDER WATER MAIN NEEDS TO BE 18" UNDER WATER MAIN.
8. CASING PIPE SHALL BE INSTALLED FOR ALL WATER AND SEWER SERVICE UNDER ROADWAY. SEE TYPICAL WATER AND SEWER SERVICE DETAIL.
9. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
10. OWNER OR TO NOTIFY THE ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.

James H. Stonora, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

DPR CERTIFICATION #EB-780





PARK PLACE DRIVE PLAN VIEW
SCALE: 1" = 50'



PARK PLACE DRIVE PROFILE VIEW
 SCALES 1" = 50' HORIZ.
 1" = 10' VERT.

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg



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(850)763-5200 www.panhandleengineering.com

ROADWAY PLAN AND PROFILE

PARK PLACE

PHASE 3 AND 4

CALLAWAY, FLORIDA

A circular professional engineer seal for the State of Florida. The outer ring contains the text "JAMES D. CROOK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the text "LICENSE" is at the top, "NO. 66556" and "12-Dec-24" are in the center with a star between them, and "STATE OF FLORIDA" is at the bottom.

SHEET NUMBER
C21

PROJECT NUMBER
103509



NOTE:
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770

ADDRESS:
11 PLANTATION ROAD
DeBARY FL, 32713

HOURS:
M-F 0700-1700

ADVANCE NOTICE:
2 FULL BUSINESS DAYS
NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT
YOU NEED TO NOTIFY THE ONE CALL CENTER OF YOUR INTENT
TO DIG.

MARK VALID:
30 CALENDAR DAYS
DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT,
FLAGS, STAKES, etc.) ARE VALID AGAINST STATE LAW OR
PRIVATE PROPERTY RIGHTS.



<u>LEGEND</u>	
	PROPERTY BOUNDARY
	LOT LINES
	WETLAND LIMIT
	30' WETLAND BUFFER
	EXISTING GRADE CONTOUR LINE
	EXISTING POLY FENCE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING ASPHALT
	WETLAND
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED POND

SCALE:	AS NOTED
DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509_E1.dwg

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ROADWAY PLAN AND PROFILE

PARK PLACE

PHASE 3 AND 4

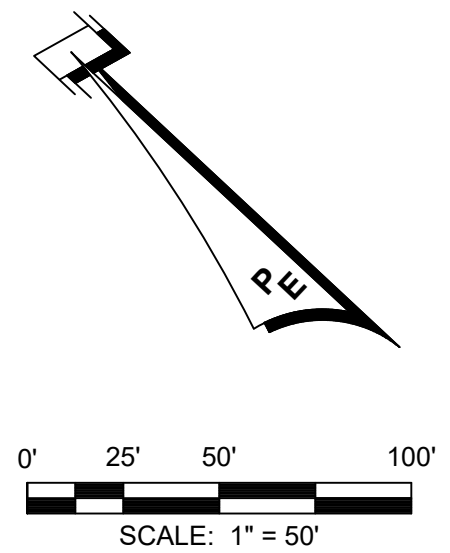
CALLAWAY, FLORIDA

A circular professional engineer seal for the State of Florida. The outer ring contains the text "JAMES D. CROOK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, followed by "NO. 66556", "12-Dec-24", and a single star. At the bottom, it says "STATE OF FLORIDA".

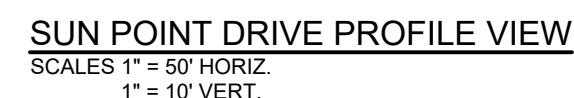
SHEET NUMBER
C22

PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



SUN POINT DRIVE PLAN VIEW
SCALE: 1" = 50'



NOTE:
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770

ADDRESS:
11 PLANTATION ROAD
DeBARY FL, 32713

HOURS:
M-F 0700-1700

ADVANCE NOTICE:
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TO DIG

MARK VALID:
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DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT,
FLAGS, STAKES, etc.) ARE VALID TO STATE LAW OR
MUNICIPALITY

SCALE:	AS NOTED
DESIGNED BY:	JDC
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ROADWAY PLAN AND PROFILE

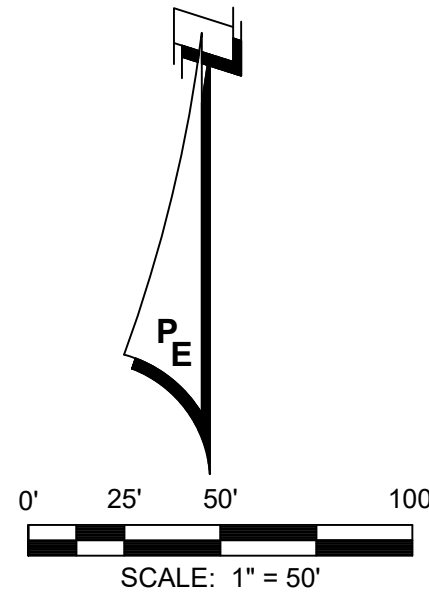
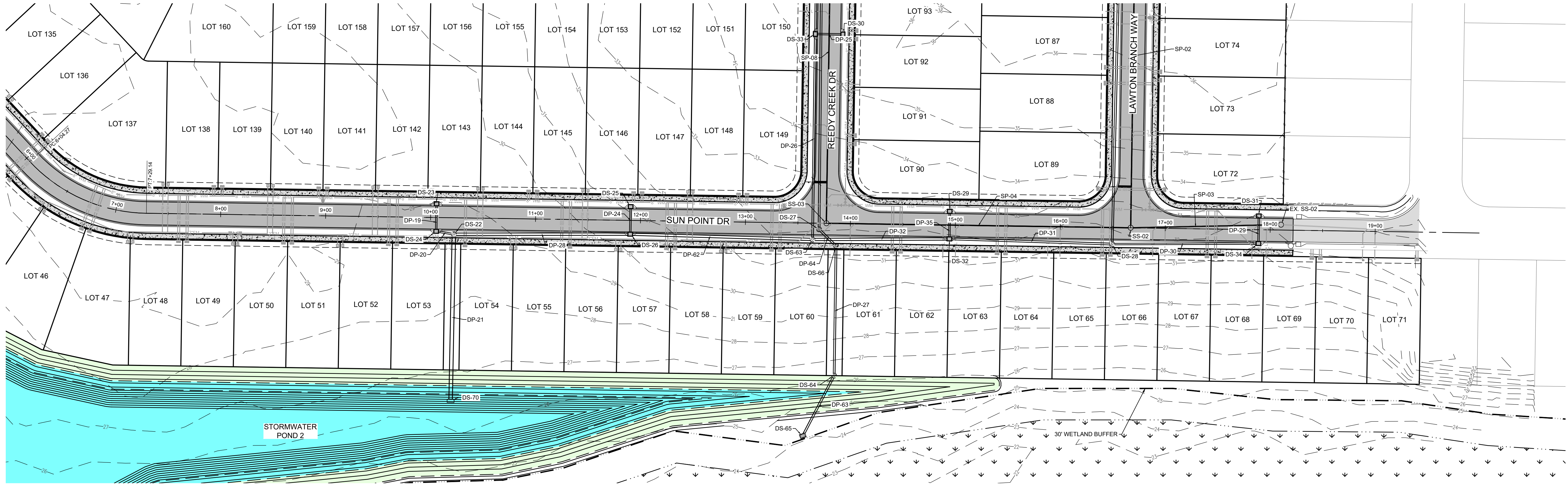
PARK PLACE

PHASE 3 AND 4

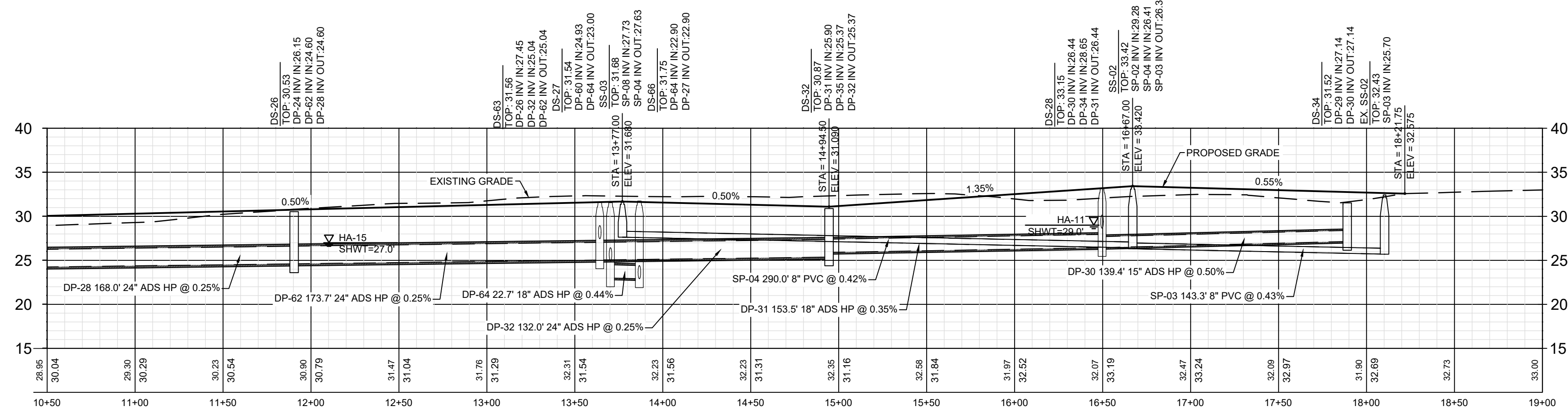
CALLAWAY, FLORIDA

A circular professional engineer seal for James D. Crook. The outer ring contains the text "JAMES D. CROOK" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the text "LICENSE" is at the top, "NO. 66556" and "12-Dec-24" are in the center with a star between them, and "STATE OF FLORIDA" is at the bottom.

03509



SUN POINT DRIVE PLAN VIEW
SCALE: 1" = 50'



SUN POINT DRIVE PROFILE VIEW
SCALES: 1" = 50' HORIZ.
1" = 10' VERT.

NOTE:
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770

ADDRESS:
11 PLANTATION ROAD
DeBARY FL. 32713

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ADVANCE NOTICE:
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PRACTICE.

- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINES
 - WETLAND LIMIT
 - 30' WETLAND BUFFER
 - EXISTING GRADE CONTOUR LINE
 - EXISTING POLY FENCE
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING ASPHALT
 - ↓ WETLAND
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED POND

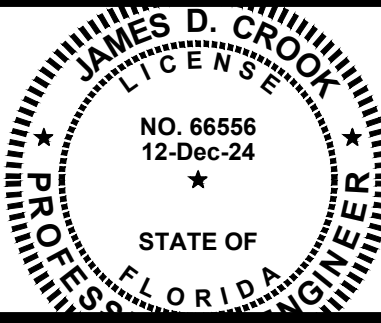
REV	DATE	BY	REVISIONS
NOT			RELEASED FOR CONSTRUCTION BY: DATE:

SCALE: AS NOTED
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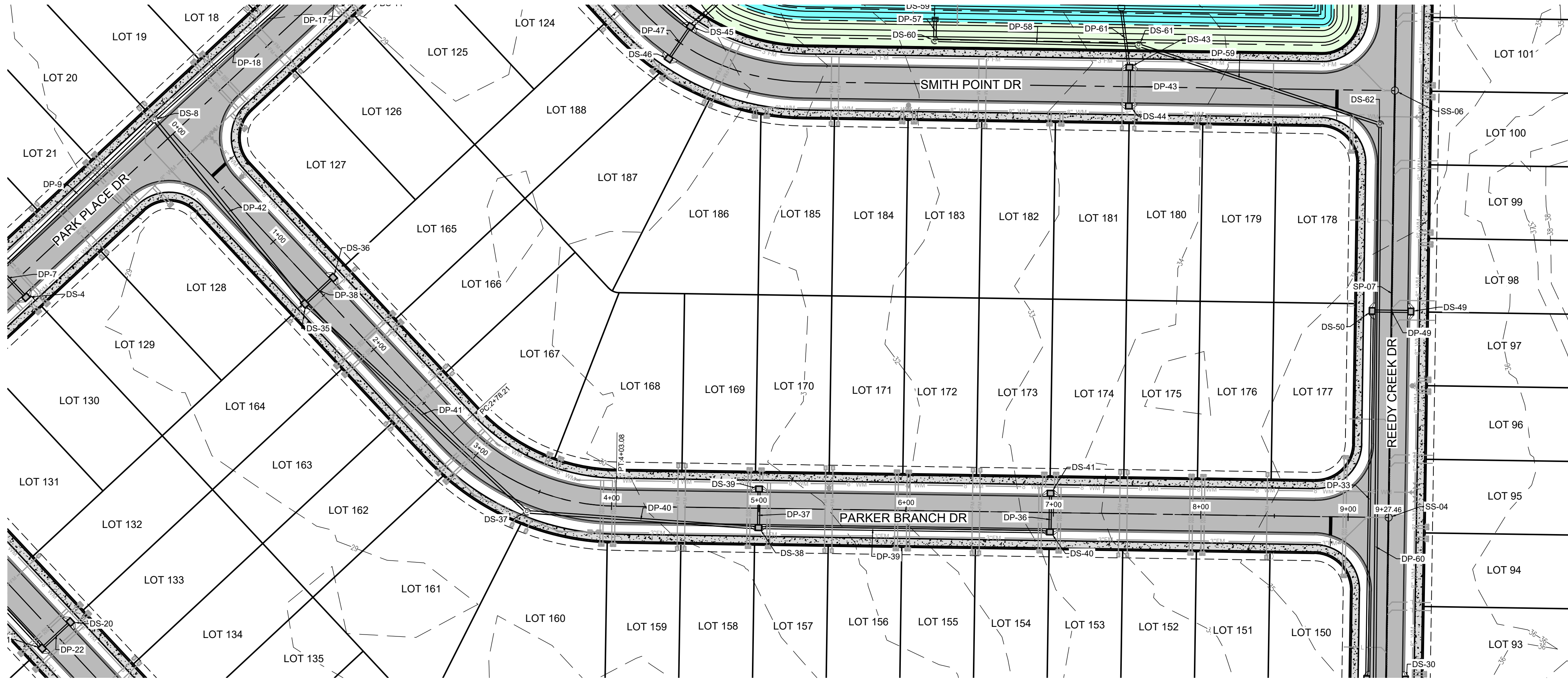
ROADWAY PLAN AND PROFILE
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

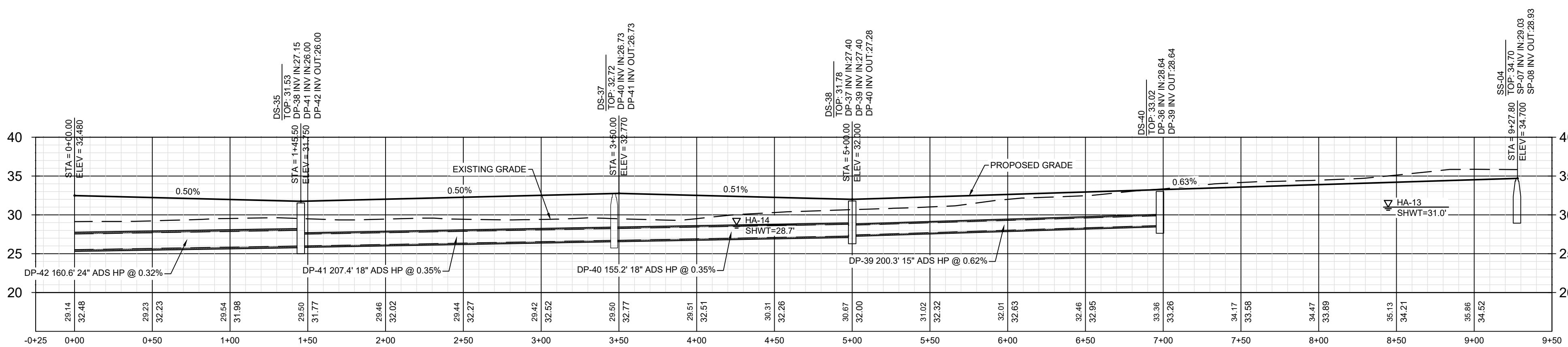
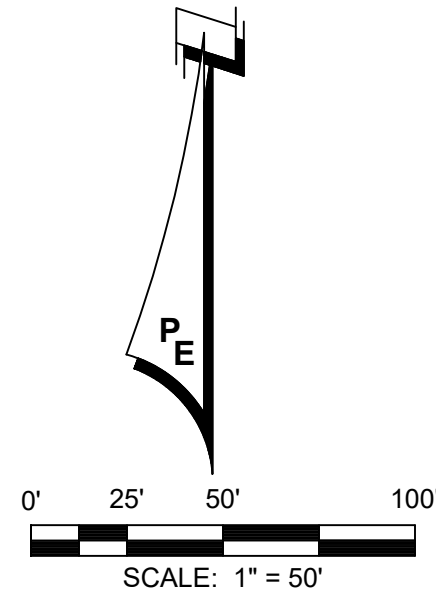


SHEET NUMBER
C24
PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



PARKER BRANCH DR PLAN VIEW
SCALE: 1" = 50'



PARKER BRANCH DR PROFILE VIEW
SCALES 1" = 50' HORIZ.
1" = 10' VERT.

NOTE:
BEFORE YOU DIG
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DeBARY FL. 32713

HOURS:
M-F 0700-1700

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- LEGEND**
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 - EXISTING GRADE CONTOUR LINE
 - EXISTING POLY FENCE
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING ASPHALT
 - WETLAND
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED POND

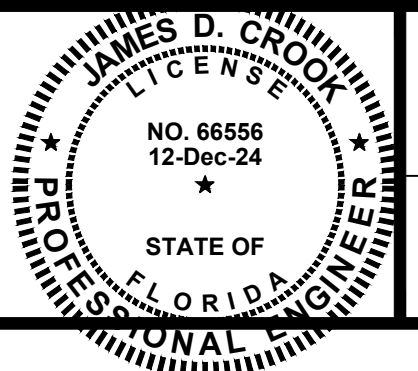
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NOT			RELEASED FOR CONSTRUCTION BY: DATE:

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_E1.dwg

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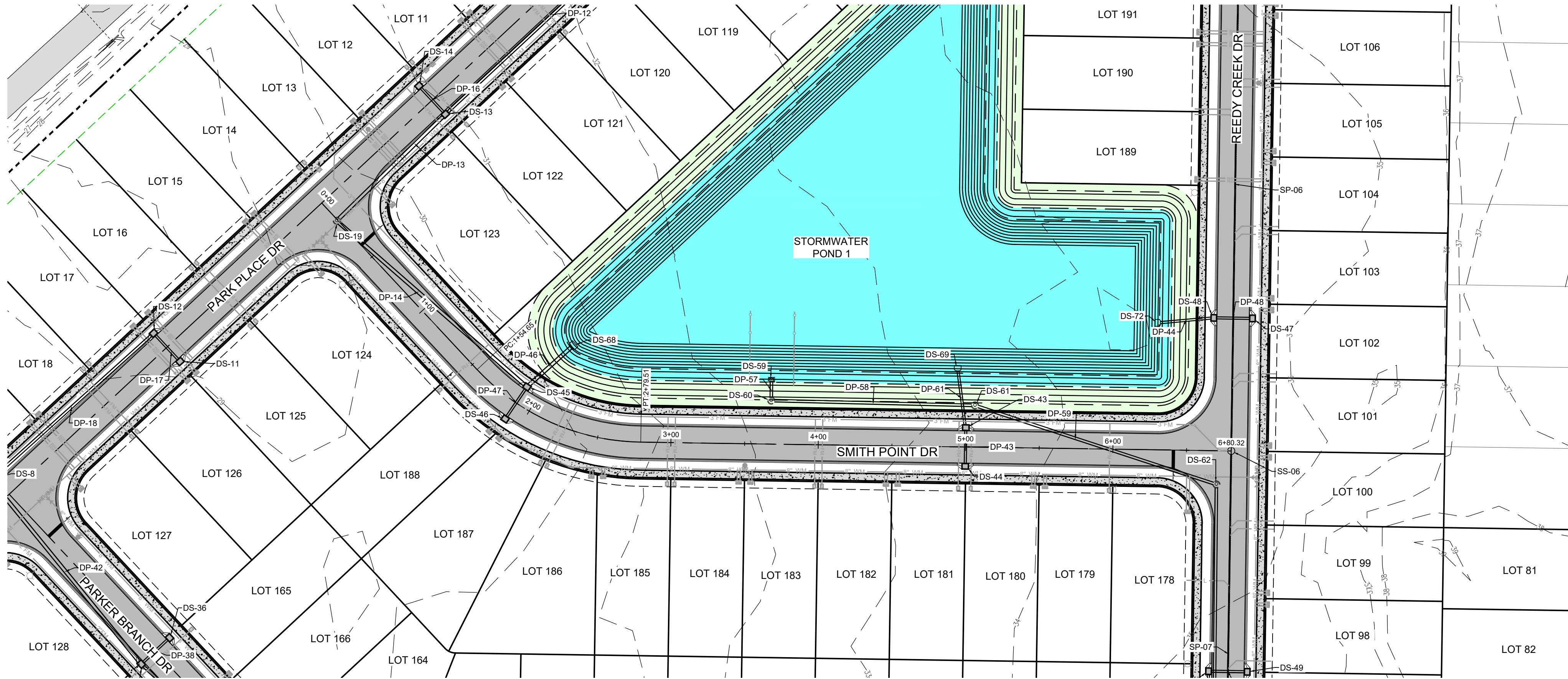
ROADWAY PLAN AND PROFILE
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

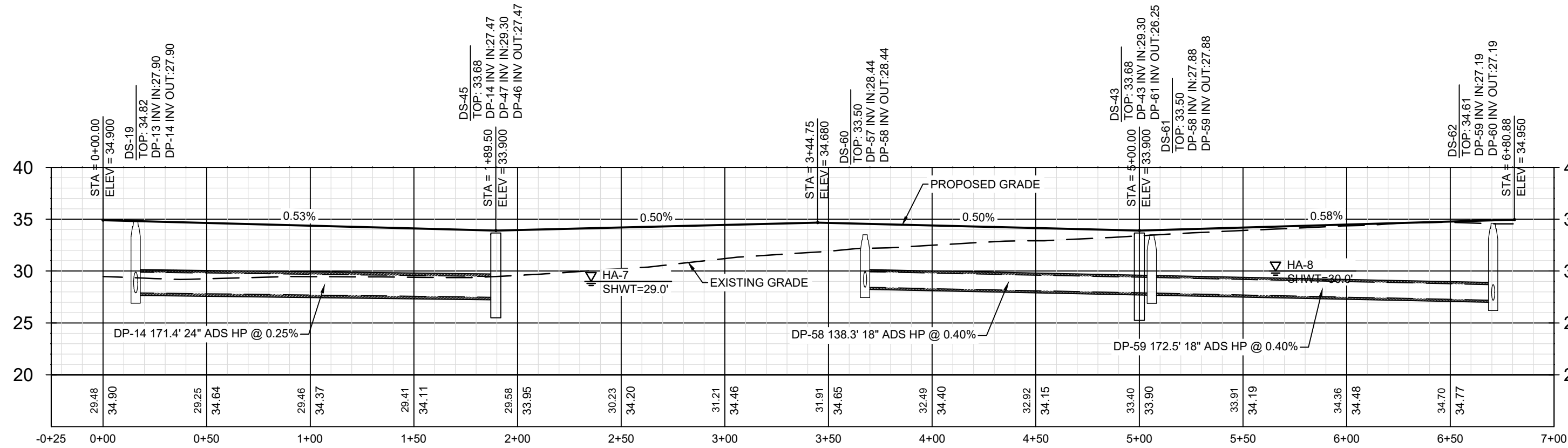


SHEET NUMBER
C25
PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



SMITH POINT DR PLAN VIEW
SCALE: 1" = 50'



SMITH POINT DR PROFILE VIEW
SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

NOTE:
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770
ADDRESS:
11 PLANTATION ROAD
DeBARY FL. 32713
HOURS:
M-F 0700-1700
ADVANCE NOTICE:
2 FULL BUSINESS DAYS
NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT
YOU NEED TO NOTIFY THE ONE CALL CENTER OF YOUR INTENT
TO DIG
MARK VALID:
30 CALENDAR DAYS
DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT,
FLAGS, STAKES, etc.) ARE VALID ACCORDING TO STATE LAW OR
PRACTICE.

LEGEND	
---	PROPERTY BOUNDARY
---	LOT LINES
---	WETLAND LIMIT
---	30' WETLAND BUFFER
---	EXISTING GRADE CONTOUR LINE
---	EXISTING POLY FENCE
---	EXISTING WOOD FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING ASPHALT
---	WETLAND
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED POND

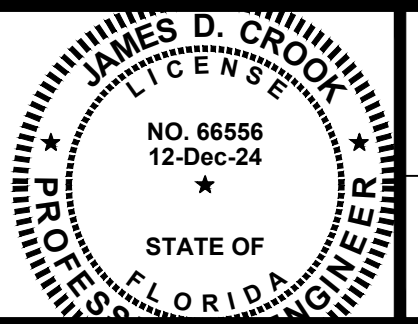
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED	
DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509_E1.dwg

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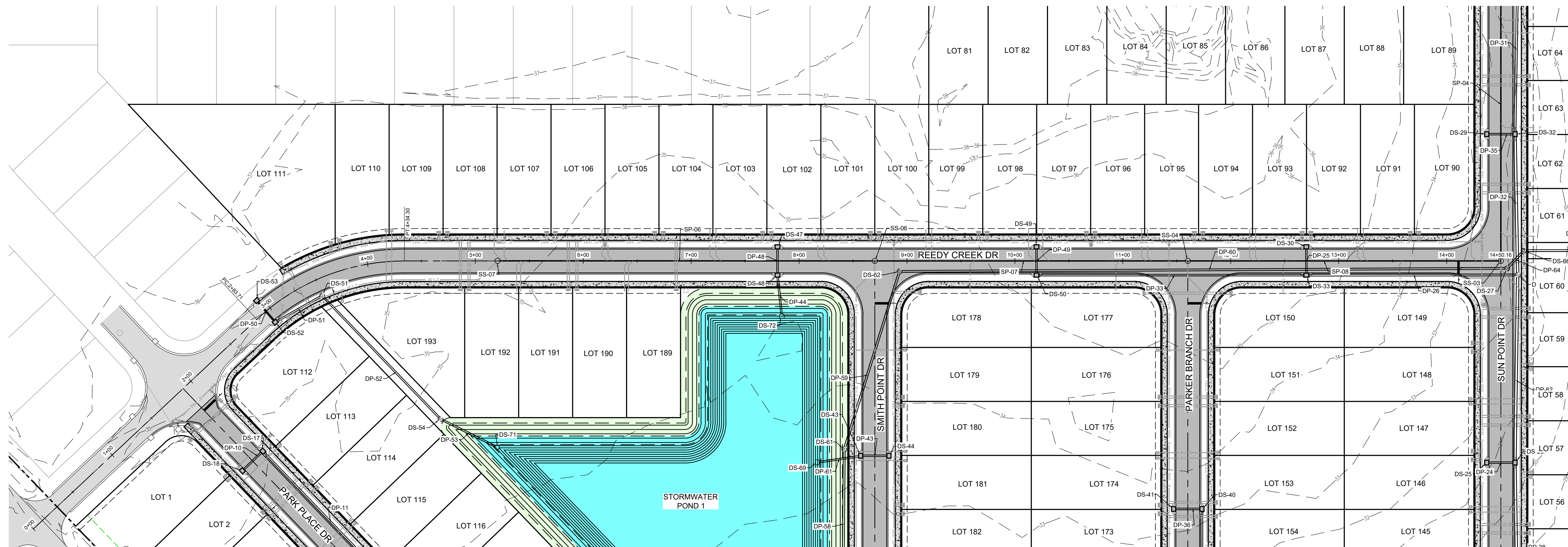
ROADWAY PLAN AND PROFILE
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

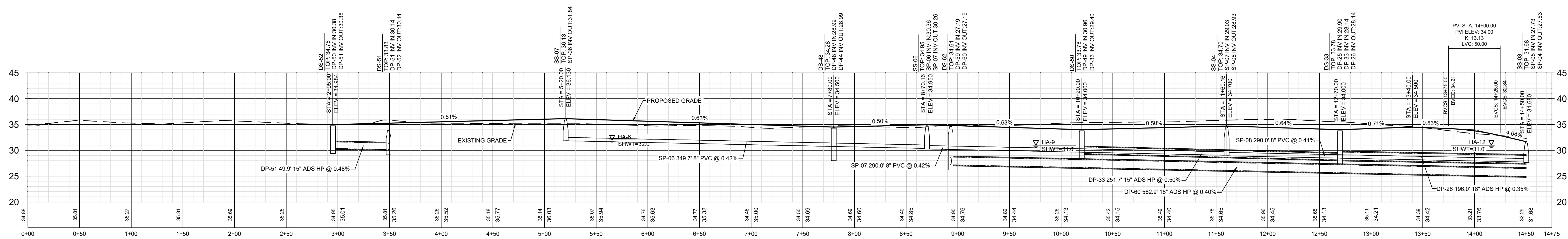


SHEET NUMBER	C26
PROJECT NUMBER	103509

DPR CERTIFICATION #EB-7806



REEDY CREEK DRIVE PLAN VIEW
SCALE: 1" = 50'



REEDY CREEK DRIVE PROFILE VIEW
 SCALES 1" = 50' HORIZ.
 1" = 10' VERT.

- NOTE:**
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770
- ADDRESS:**
11 PLANTATION ROAD
DeBARY FL, 32713
- HOURS:**
M-F 0700-1700
- ADVANCE NOTICE:**
2 FULL BUSINESS DAYS
NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT
YOU NEED TO NOTIFY THE ONE CALL CENTER OF YOUR INTENT
TO DIG.
- MARK VALID:**
30 CALENDAR DAYS
DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT,
FLAGS, STAKES, etc.) ARE VALID ACCORDING TO STATE LAW OR
PRACTICE.

- | <u>LEGEND</u> | |
|---|-----------------------------|
|  | PROPERTY BOUNDARY |
|  | LOT LINES |
|  | WETLAND LIMIT |
|  | 30' WETLAND BUFFER |
|  | EXISTING GRADE CONTOUR LINE |
|  | EXISTING POLY FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING ASPHALT |
|  | WETLAND |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | PROPOSED POND |

REV	DATE	BY	REVISIONS
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SCALE:	AS NOTED
DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509 E1.dwg



ROADWAY PLAN AND PROFILE

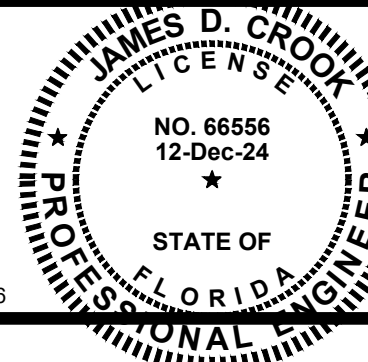
PARK PLACE

PHASE 3 AND 4

CALLAWAY, FLORIDA

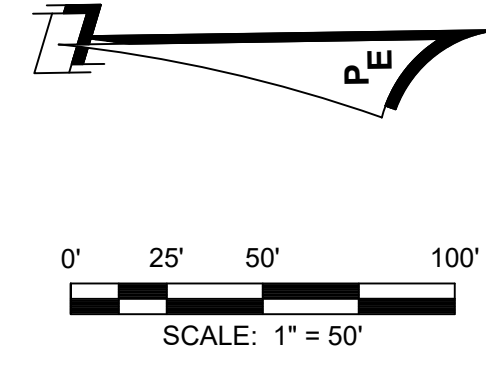
James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

DPR CERTIFICATION #FR-7806

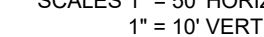


SHEET NUMBER
C27

PROJECT NUMBER
103509



SCALE: 1" = 50'



NOTE:
BEFORE YOU DIG
CALL SUNSHINE 811 OR 1.800.432.4770

ADDRESS:
11 PLANTATION ROAD
DeBARY FL, 32713

HOURS:
M-F 0700-1700

ADVANCE NOTICE:
2 FULL BUSINESS DAYS
NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT
YOU MUST NOTIFY THE ONE CALL CENTER OF YOUR INTENT TO
DIG.

MARK VALID:
30 CALENDAR DAYS
DEFINES THE PERIOD OF TIME THE FACILITY MARKS (PAINT,
STAKES, ETC.) ARE VALID ACCORDING TO STATE LAW OR
PRACTICE

- | <u>LEGEND</u> | |
|---|-----------------------------|
|  | PROPERTY BOUNDARY |
|  | LOT LINES |
|  | WETLAND LIMIT |
|  | 30' WETLAND BUFFER |
|  | EXISTING GRADE CONTOUR LINE |
|  | EXISTING POLY FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING ASPHALT |
|  | WETLAND |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
| | PROPOSED POND |

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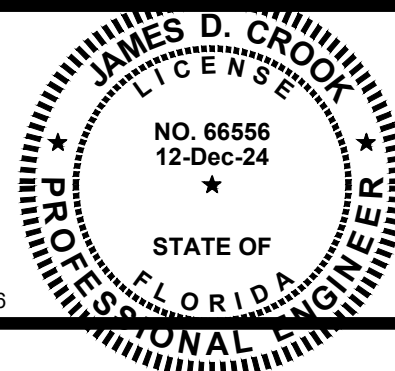
ROADWAY PLAN AND PROFILE

PARK PLACE

PHASE 3 AND 4

CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



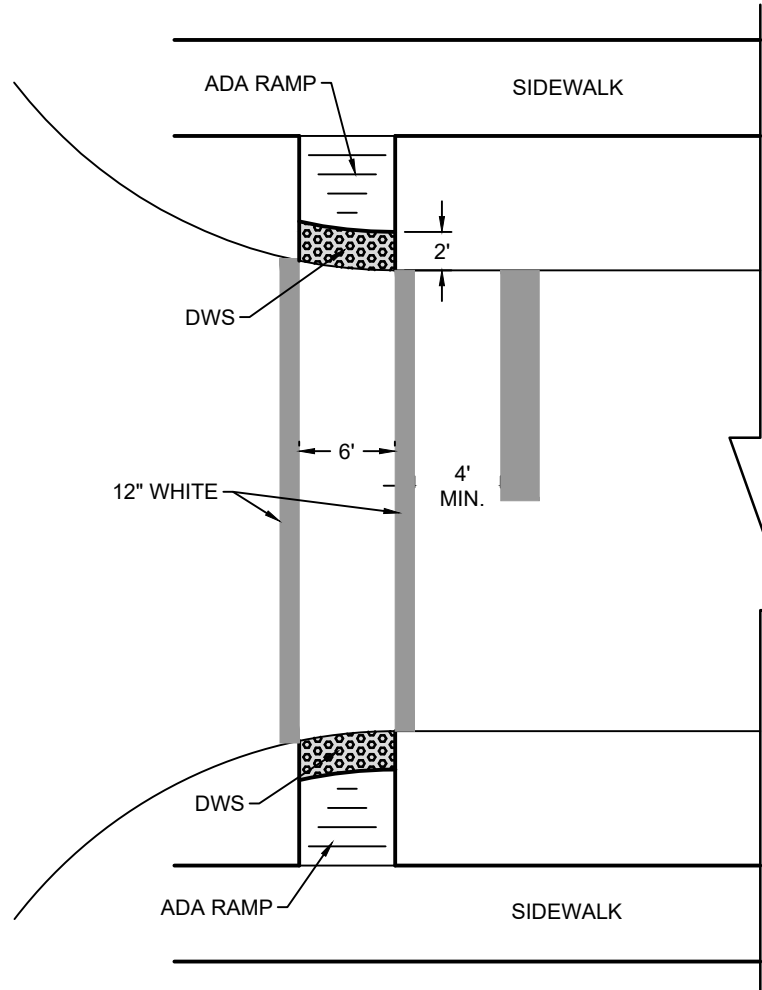
SHEET NUMBER

C28

PROJECT NUMBER

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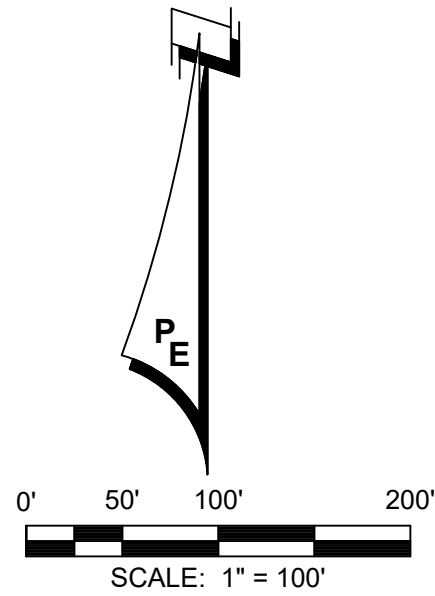
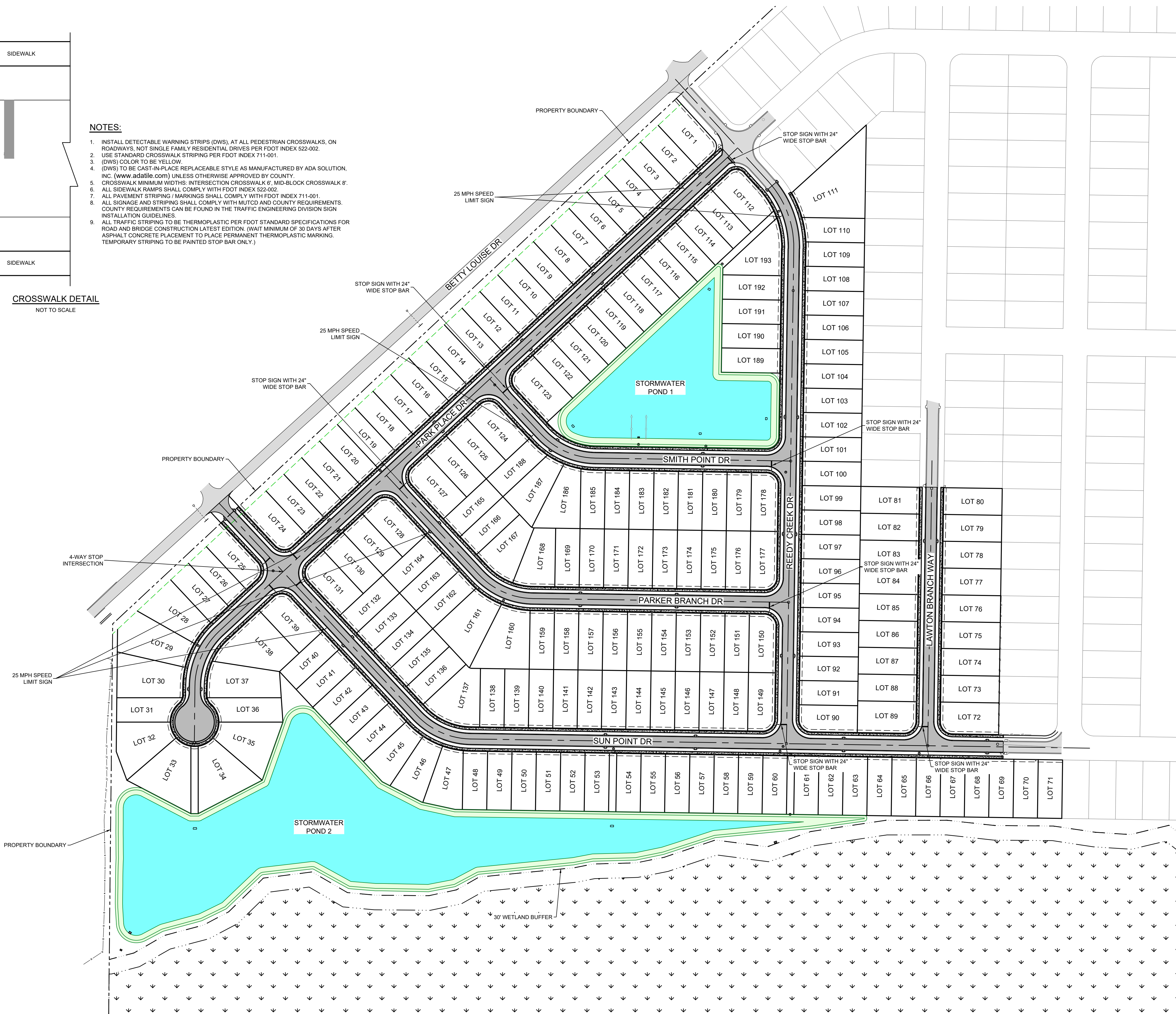
DPR CERTIFICATION #EB-7806



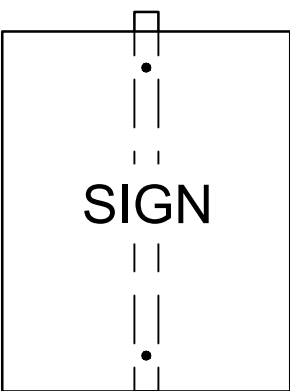
NOTES:

1. INSTALL DETECTABLE WARNING STRIPS (DWS) AT ALL PEDESTRIAN CROSSWALKS, ON ROADWAYS, NOT SINGLE FAMILY RESIDENTIAL DRIVES PER FDOT INDEX 522-002.
2. USE STANDARD CROSSWALK STRIPING PER FDOT INDEX 711-001.
3. (DWS) COLOR TO BE YELLOW.
4. (DWS) TO BE CAST-IN-PLACE REPLACEABLE STYLE AS MANUFACTURED BY ADA SOLUTION, INC. (WWW.ADASOL.COM) UNLESS OTHERWISE APPROVED BY COUNTY.
5. CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSSWALK 6', MID-BLOCK CROSSWALK 8'.
6. ALL SIDEWALK RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
7. ALL PAVEMENT STRIPING / MARKINGS SHALL COMPLY WITH FDOT INDEX 711-001.
8. ALL SIGNAGE AND STRIPING SHALL COMPLY WITH MUTCD AND COUNTY REQUIREMENTS. COUNTY REQUIREMENTS CAN BE FOUND IN THE TRAFFIC ENGINEERING DIVISION SIGN INSTALLATION GUIDELINES.
9. ALL TRAFFIC STRIPING TO BE THERMOPLASTIC PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION. (WAIT MINIMUM OF 30 DAYS AFTER ASPHALT CONCRETE PLACEMENT TO PLACE PERMANENT THERMOPLASTIC MARKING. TEMPORARY STRIPING TO BE PAINTED STOP BAR ONLY.)

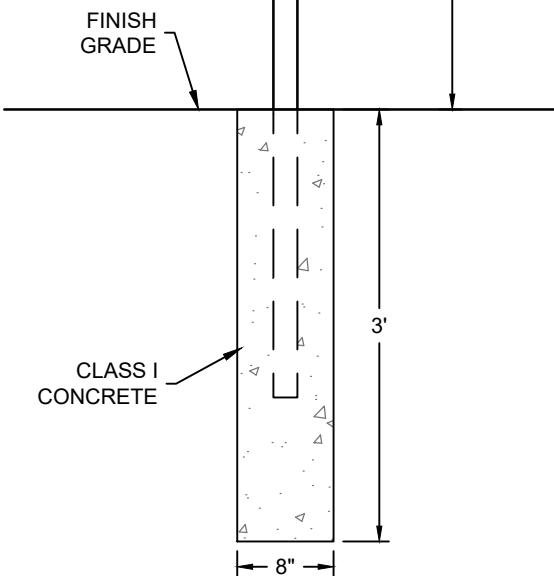
CROSSWALK DETAIL
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE



POST TYPE SHALL BE PER BAY COUNTY
TRAFFIC ENGINEERING DIVISION SIGN
INSTALLATION GUIDELINES



NOTE:
ALL SIGNS TO BE INSTALLED PER FEDERAL
HIGHWAY ADMINISTRATION MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES AND
TO BE MOUNTED TO ALUMINUM PIPE.

SIGN POST DETAIL
NOT TO SCALE

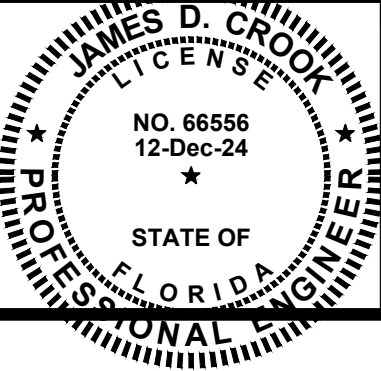
REV	DATE	BY	REVISIONS
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REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
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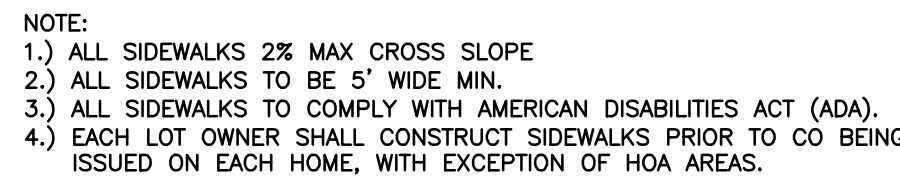
OVERALL SIGNAGE AND PAVEMENT MARKING PLAN
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER
C29
PROJECT NUMBER
103509

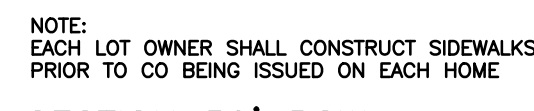
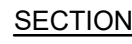
DPR CERTIFICATION #EB-7806



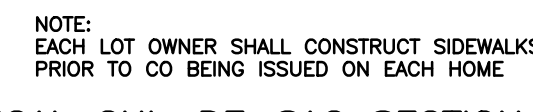
NOT TO SCALE



TYPICAL LOT DETAIL



NOT TO SCALE (LOOKING DOWN STATION)



TYPICAL CUL-DE-SAC SECTION

SCALE:	AS NOTED
DESIGNED BY:	JDC
DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509_Cvr_Dtl.dwg

DESIGNED BY: JDC

DESIGNED BY: JDC

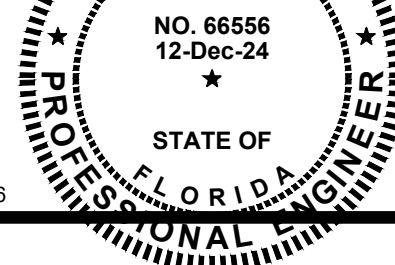
DRAWN BY: DJJ

REVIEWED BY: JDC

ISSUE DATE: DECEMBER 2024



James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

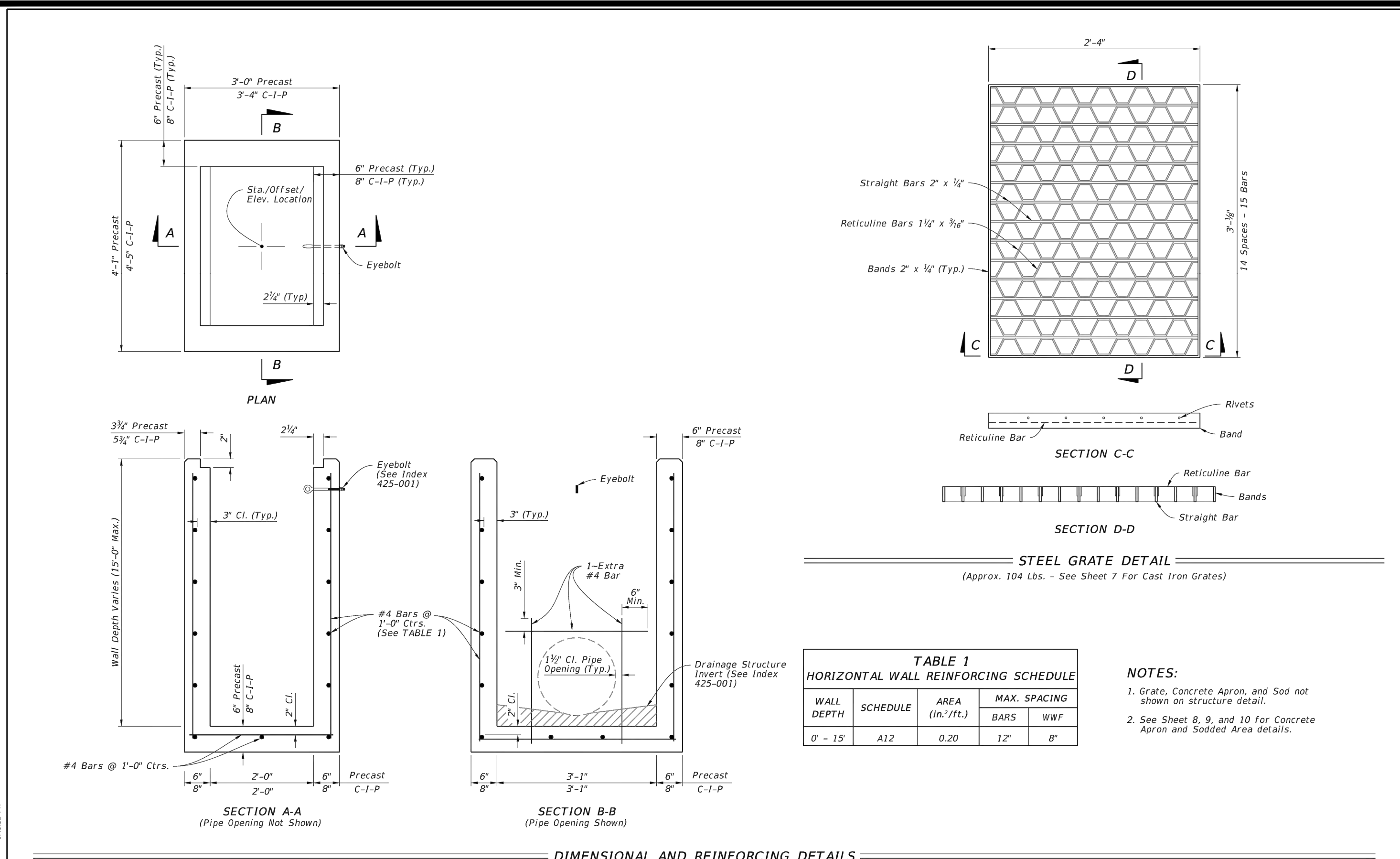


D1

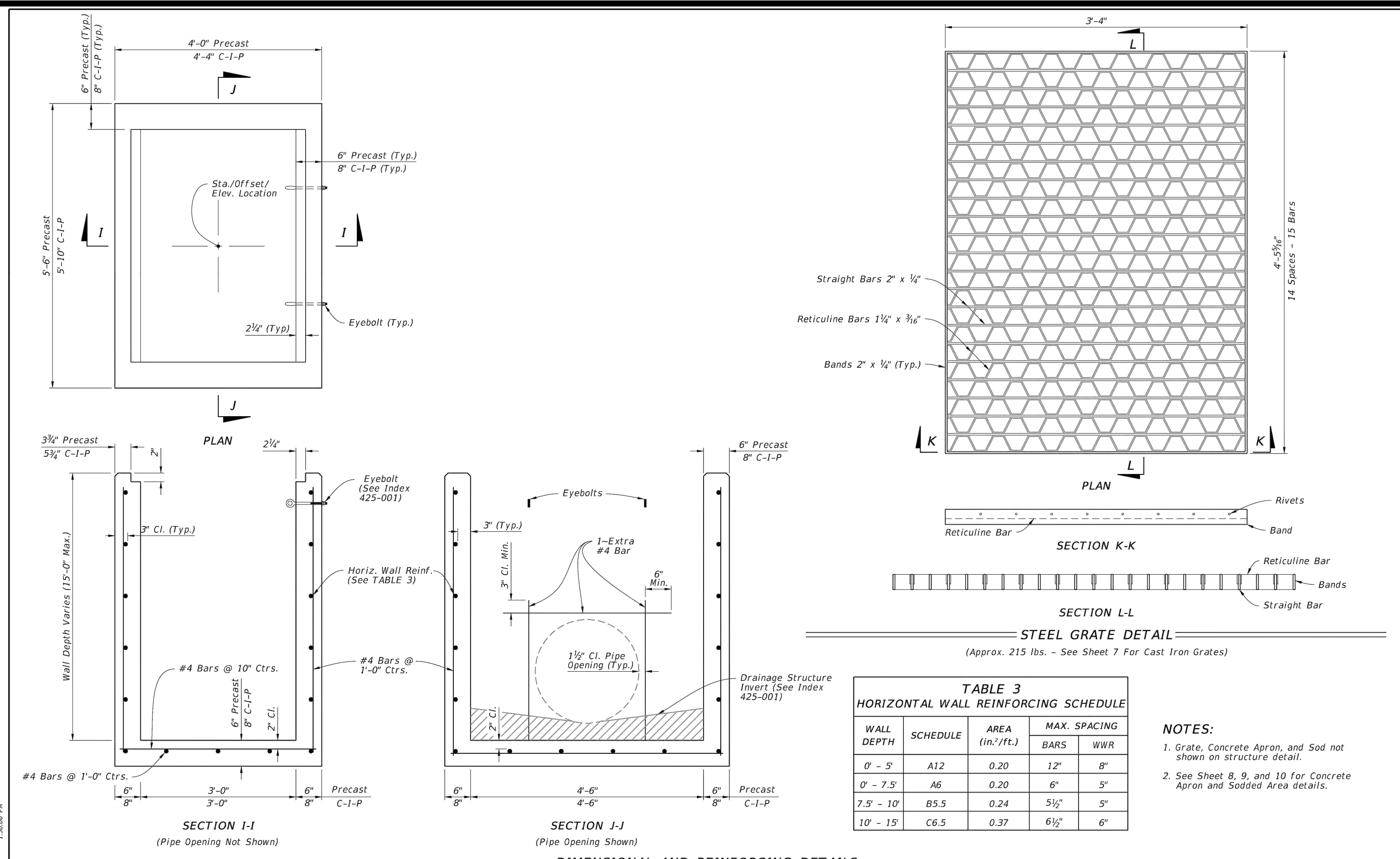
PROJECT NUMBER

103509

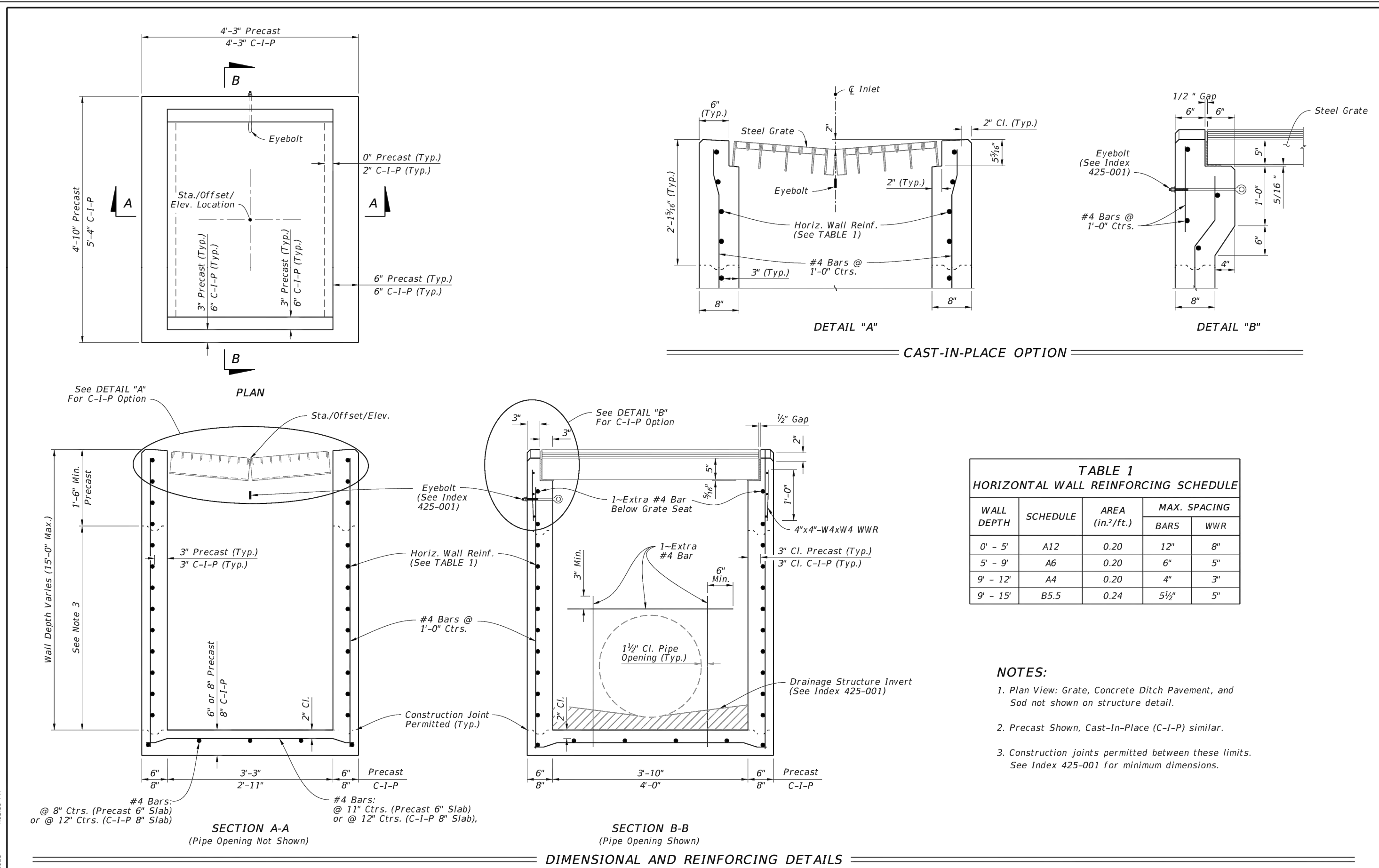
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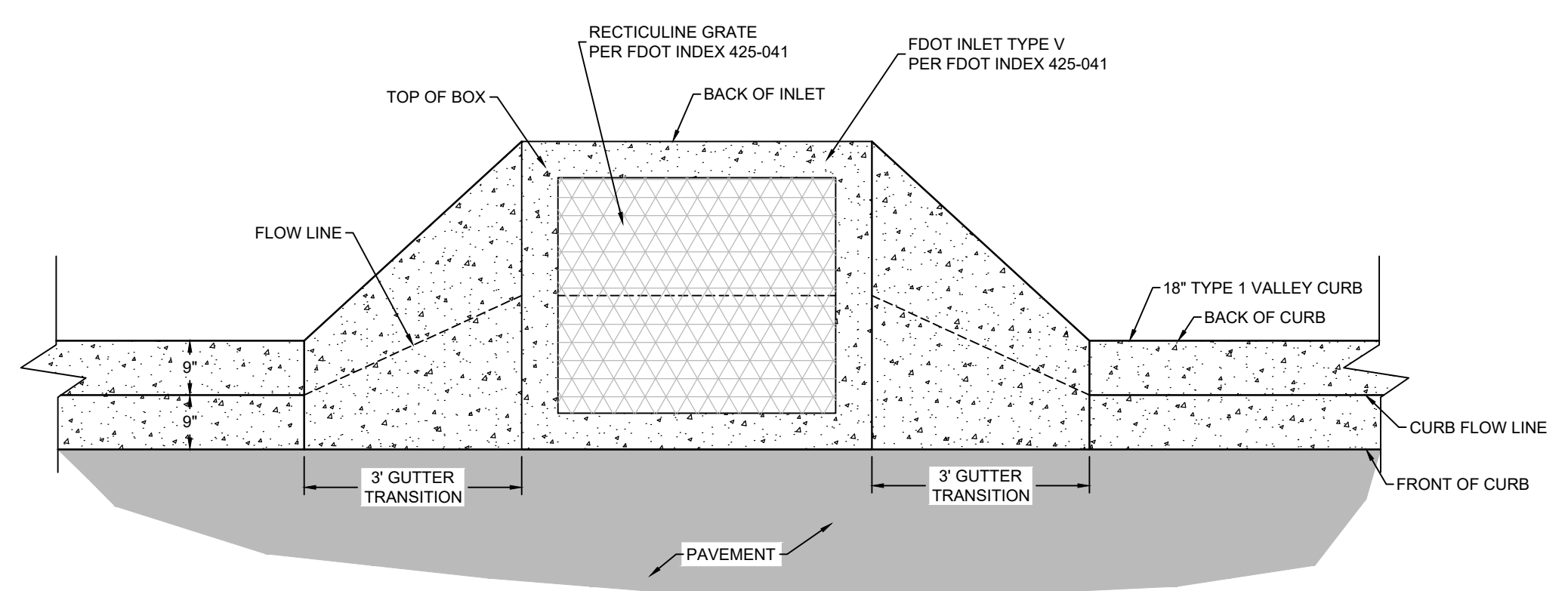
LAST REVISION 11/01/20		DESCRIPTION: FY 2024-25 STANDARD PLANS		DITCH BOTTOM INLET TYPES C, D, E, AND H		INDEX 425-052	SHEET 2 of 14
------------------------	--	--	--	---	--	---------------	---------------



LAST REVISION 11/01/20		DESCRIPTION: FY 2024-25 STANDARD PLANS		DITCH BOTTOM INLET TYPES C, D, E, AND H		INDEX 425-052	SHEET 4 of 14
------------------------	--	--	--	---	--	---------------	---------------



LAST REVISION 11/01/20		DESCRIPTION: FY 2024-25 STANDARD PLANS		GUTTER INLET TYPE V		INDEX 425-041	SHEET 2 of 4
------------------------	--	--	--	---------------------	--	---------------	--------------



TYPE "V" STORMWATER INLET CURB TRANSITION
NOT TO SCALE

Date: 12/23/2024 1:54 PM File: P:\103509 Park Place Phase 3\1. CIVIL\3D-Model\Drawings\103509_Cvr_Dtl.dwg

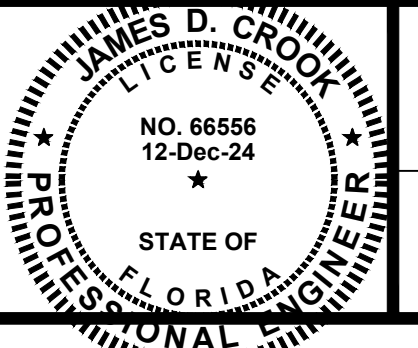
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NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE: AS NOTED	
DESIGNED BY: JDC	
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CONSTRUCTION DETAILS
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 30197
Christopher B. Fournier, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046



SHEET NUMBER	D2
PROJECT NUMBER	103509

DPR CERTIFICATION #EB-7806

103509 PARK PLACE PHASE 3 AND 4 CONSTRUCTION DETAILS Sheet D2



NOTES:

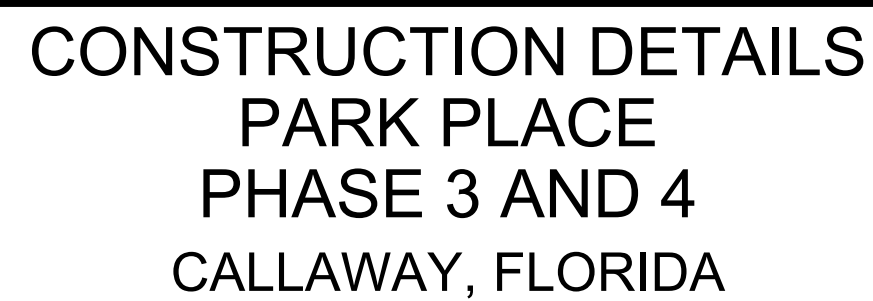
1. Plan View: Grate, Concrete Ditch Pavement, and Sod not shown on structure detail.
2. Precast Shown, Cast-In-Place (C-I-P) similar.
3. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

NOTES:

1. Plan View: Grate, Concrete Ditch Pavement, and Sod not shown on structure detail.
2. Precast Shown, Cast-In-Place (C-I-P) similar.
3. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

 FY 2024-25 STANDARD PLANS	GUTTER INLET TYPE V	INDEX	SHEET
		425-041	3 of 4

SCALE:	AS NOTED
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DRAWN BY:	DJJ
REVIEWED BY:	JDC
ISSUE DATE:	DECEMBER 2024
ACAD FILE NAME:	103509_Cvr_Dtl.dwg



103509



May 13, 2021 (10:25:37 EST)
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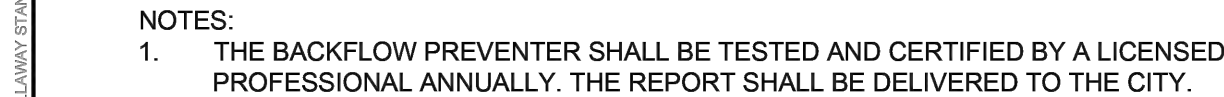
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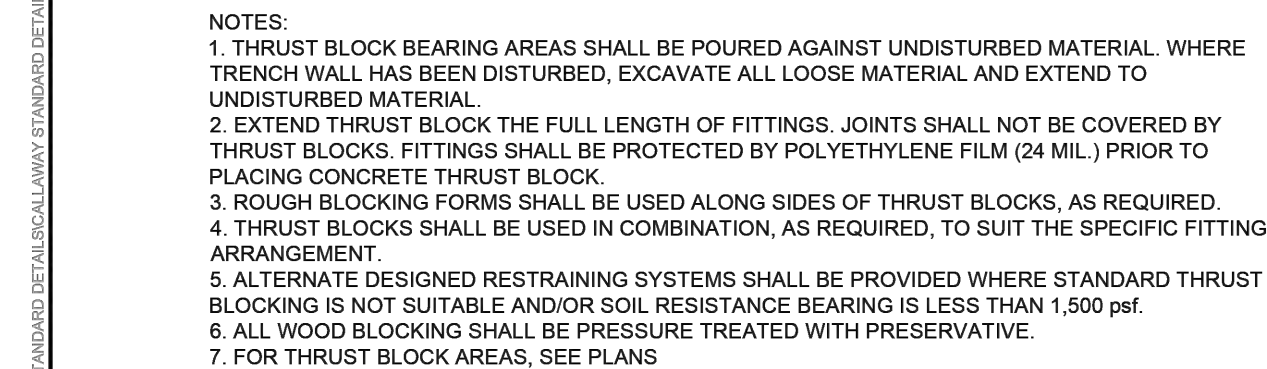
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May 13, 2021 (10:26:37 EST)



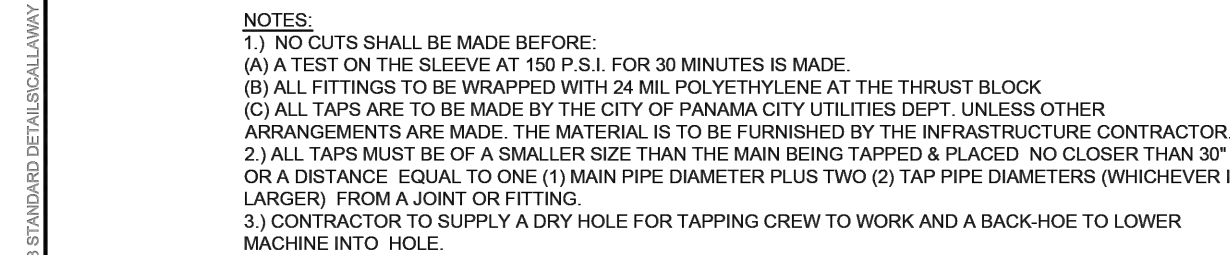
BY	REVISIONS
RELEASED FOR CONSTRUCTION BY: DATE:	



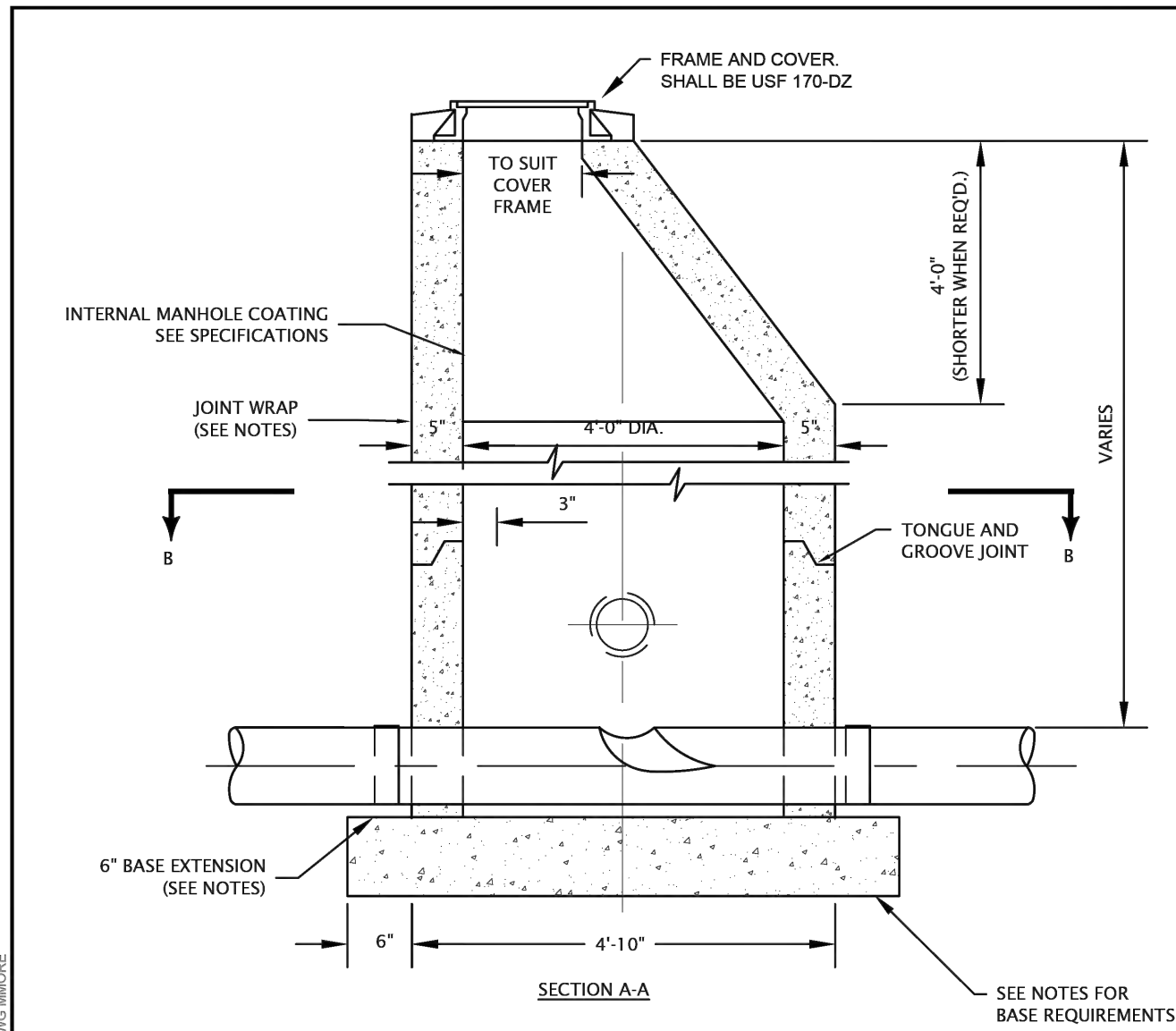

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UTILITY DETAILS
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA



James H. Slonina, P.E. 39197 Christopher B. Forehand, P.E. 58028 J. Doug Crook, P.E. 48056 William B. Thompson, P.E. 95046		SHEET NUMBER
		D4
DPR CERTIFICATION WEB-7806		PROJECT NUMBER
		103509



SANITARY SEWER MANHOLE

N.T.S.

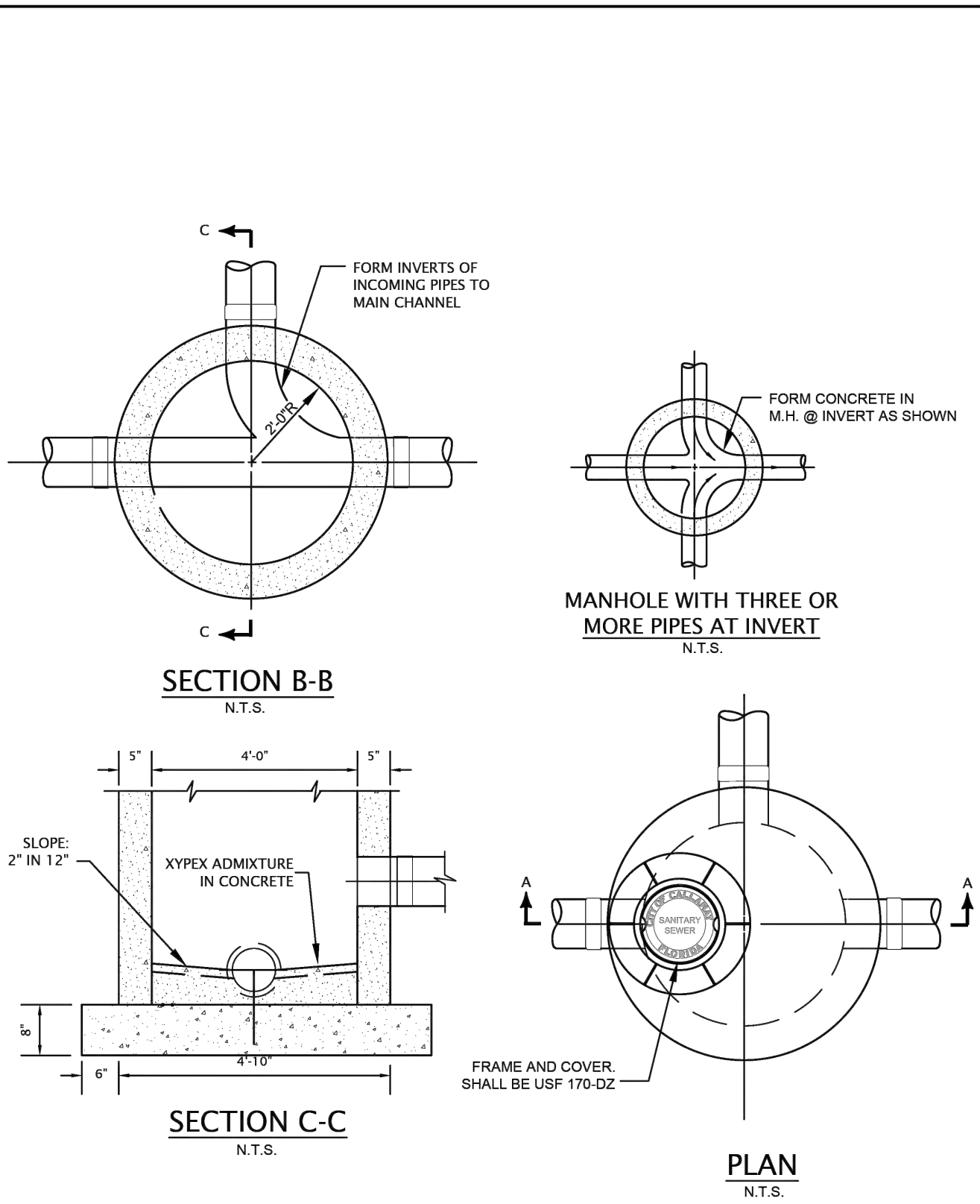


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

SANITARY SEWER MANHOLE

FIGURE : WW-1



SECTION C-C

N.T.S.

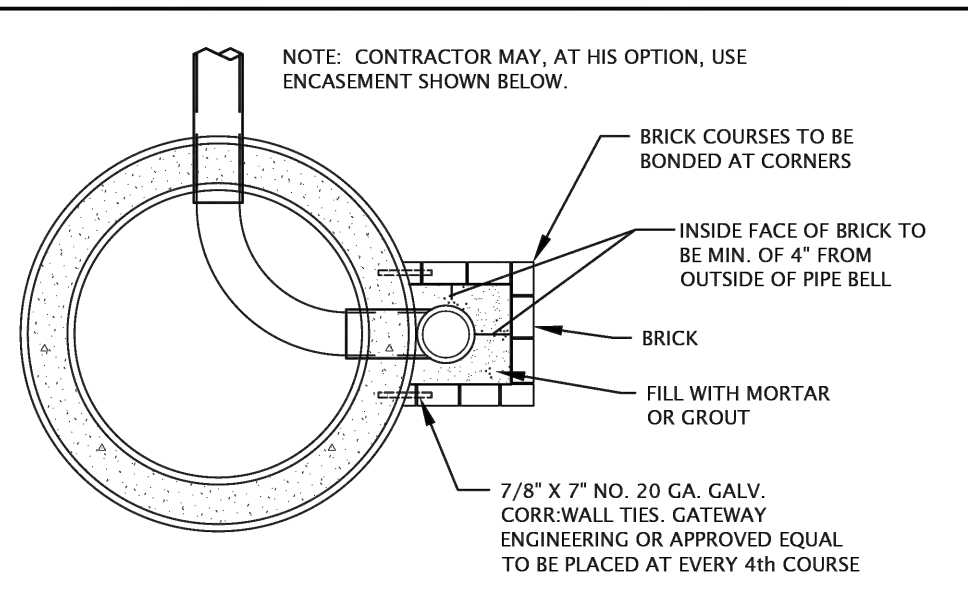


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
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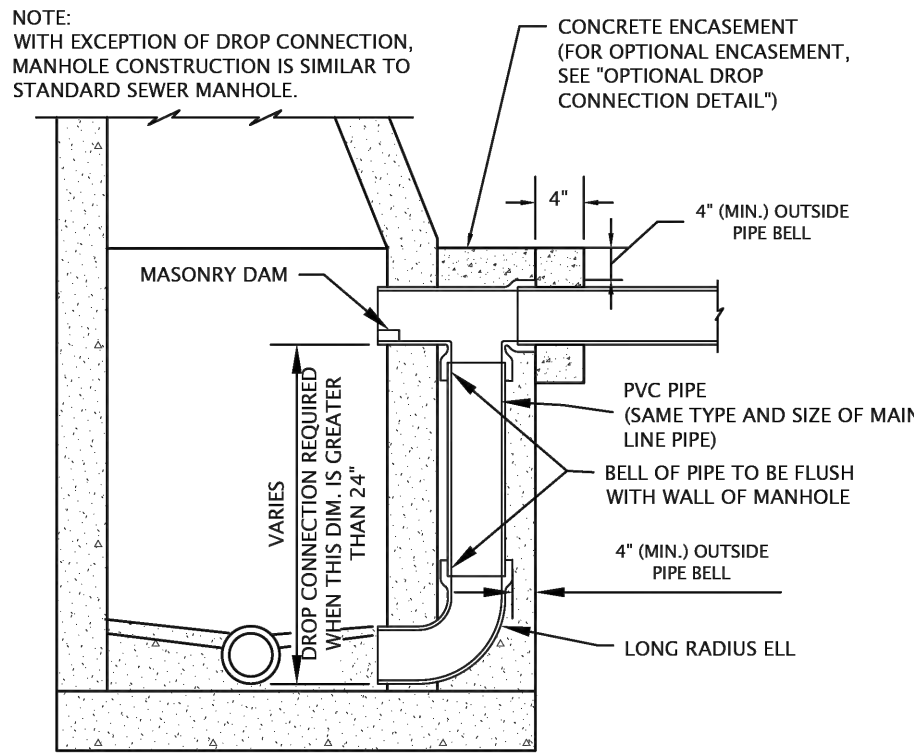
MANHOLE PLAN AND SECTION VIEWS

FIGURE : WW-2



OPTIONAL DROP CONNECTION DETAIL

N.T.S.



DROP CONNECTION AT MANHOLE

N.T.S.

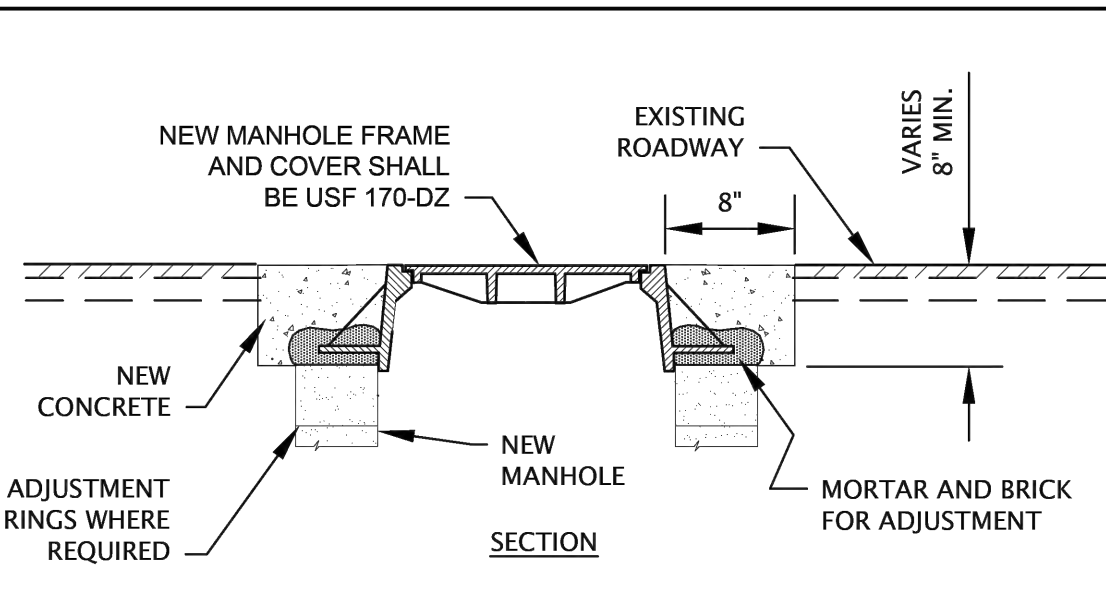


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

MANHOLE OUTSIDE DROP CONNECTION

FIGURE : WW-3



MANHOLE FRAME & COVER

N.T.S.

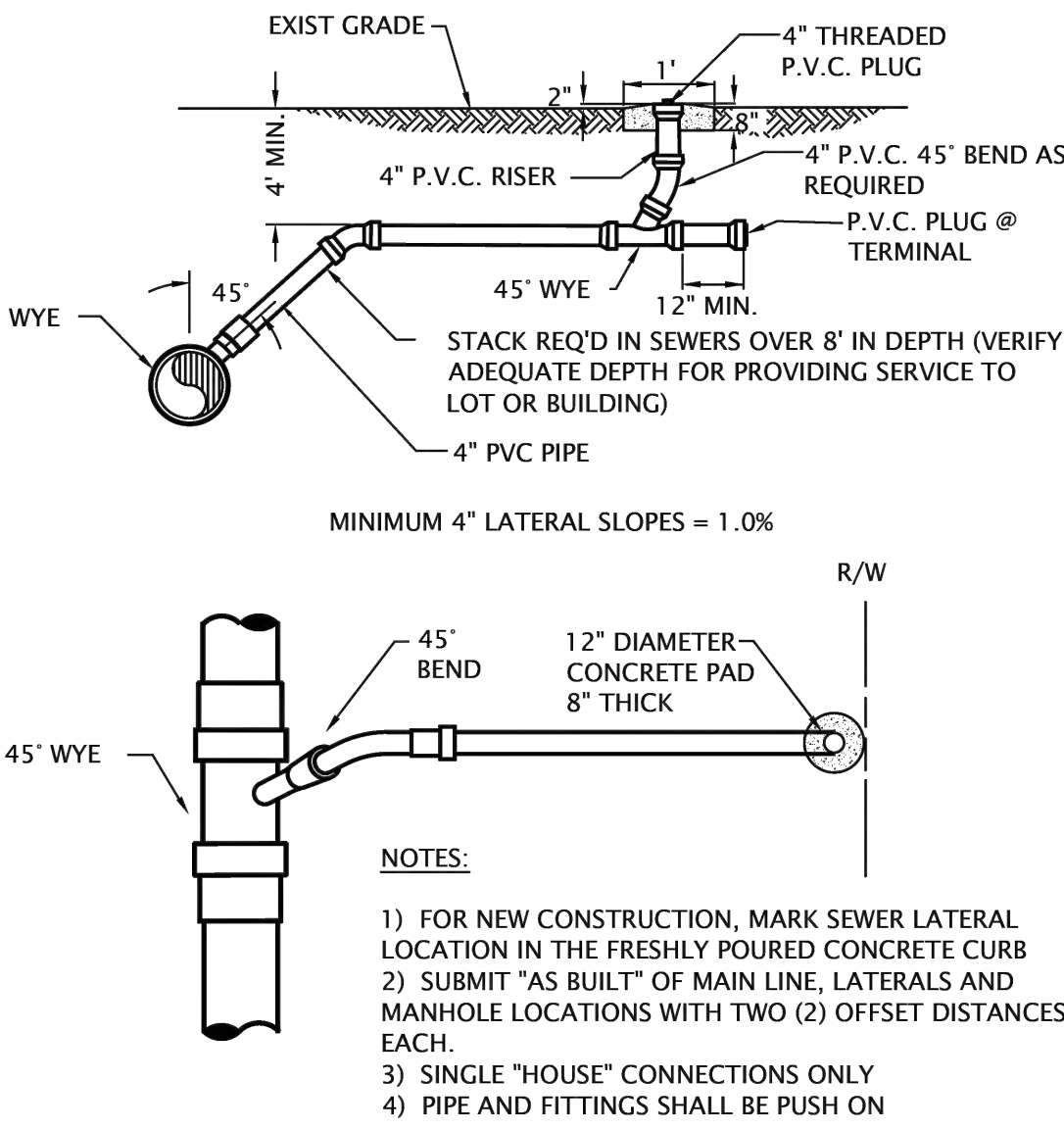


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

MANHOLE FRAME AND COVER

FIGURE : WW-7



TYPICAL WYE & LATERAL INSTALLATION

N.T.S.

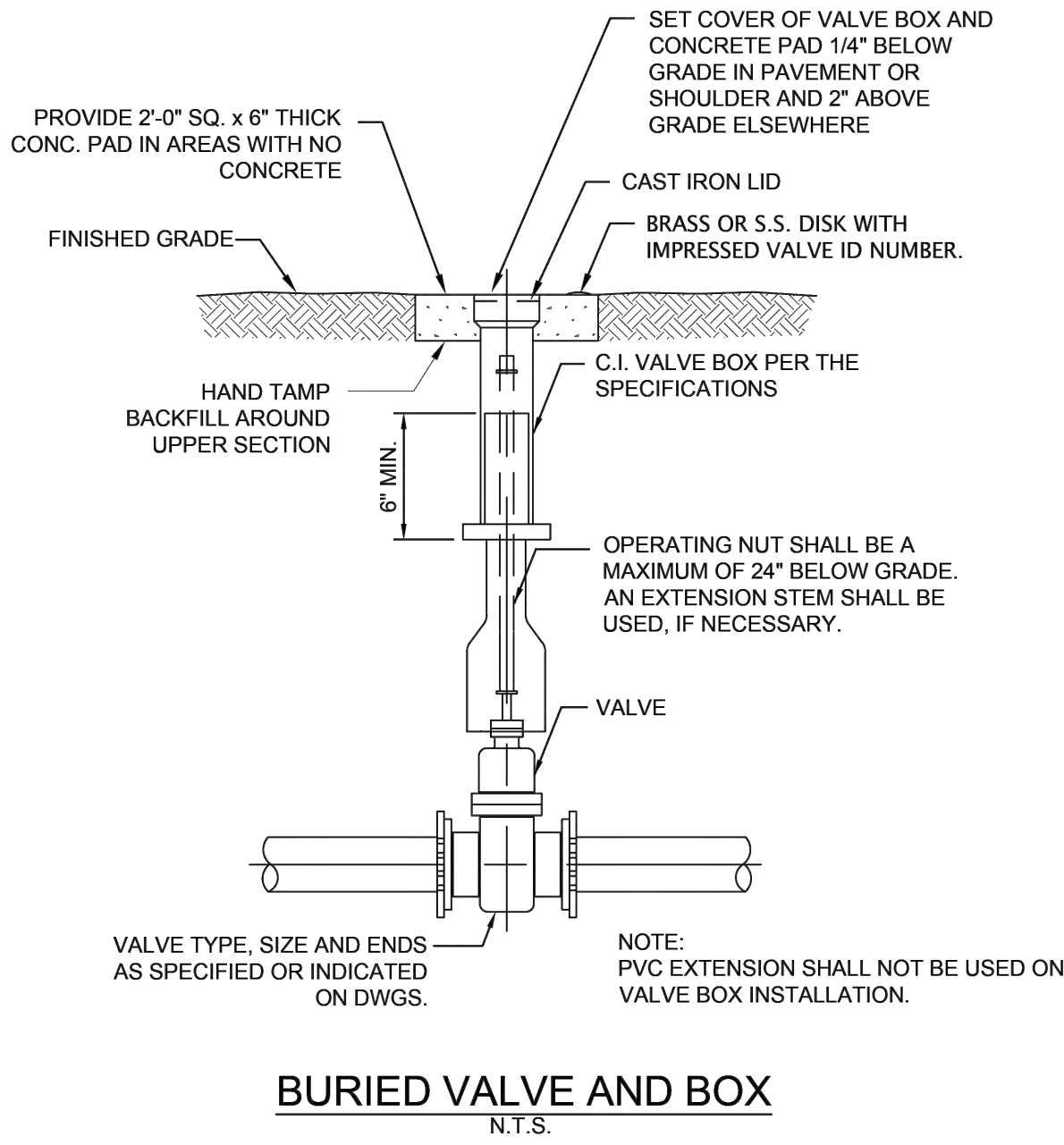


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

SEWER SERVICE

FIGURE : WW-8



BURIED VALVE AND BOX

N.T.S.

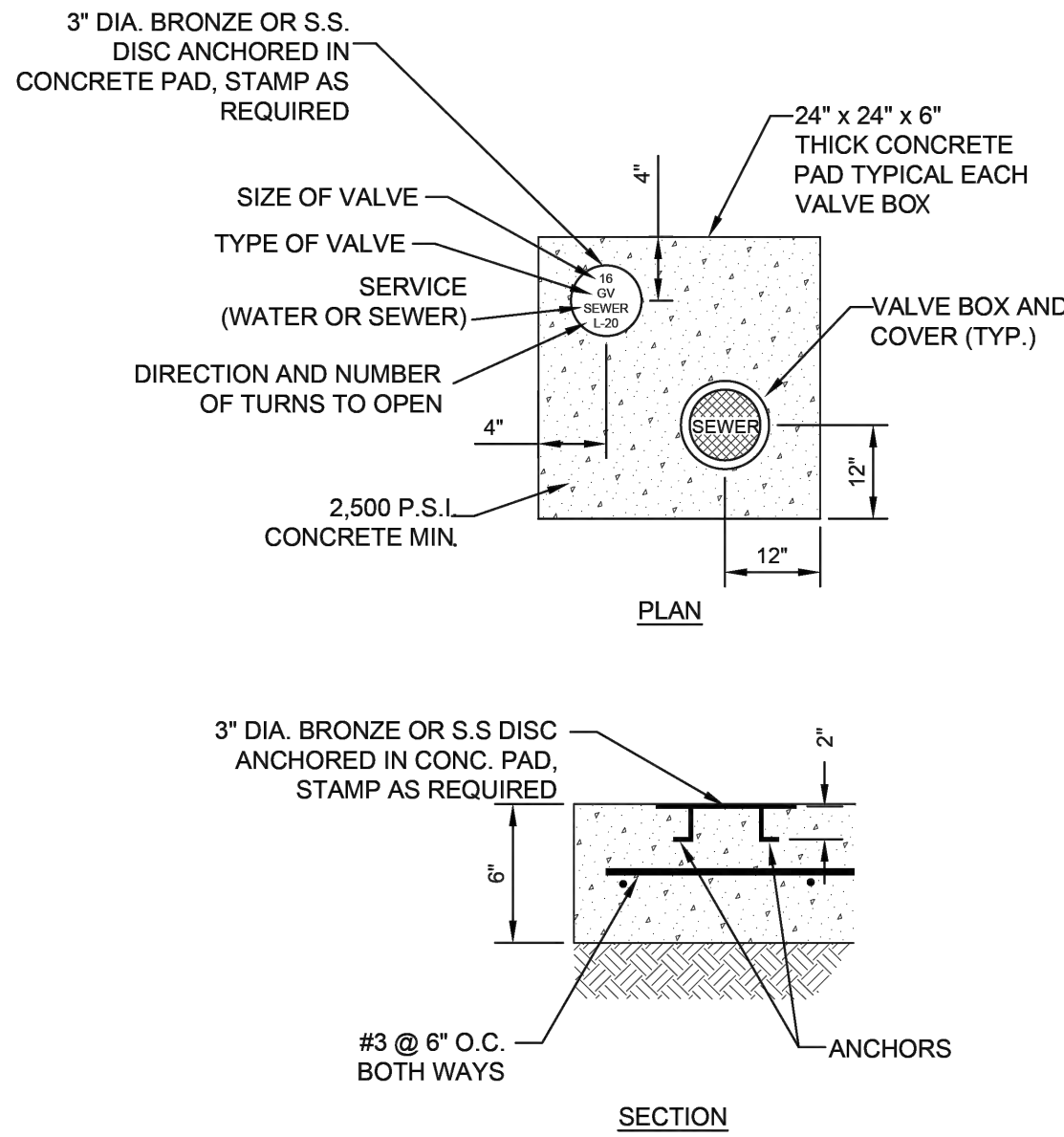


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

WASTEWATER VALVE AND BOX

FIGURE : WW-9



WASTEWATER VALVE COLLAR

N.T.S.

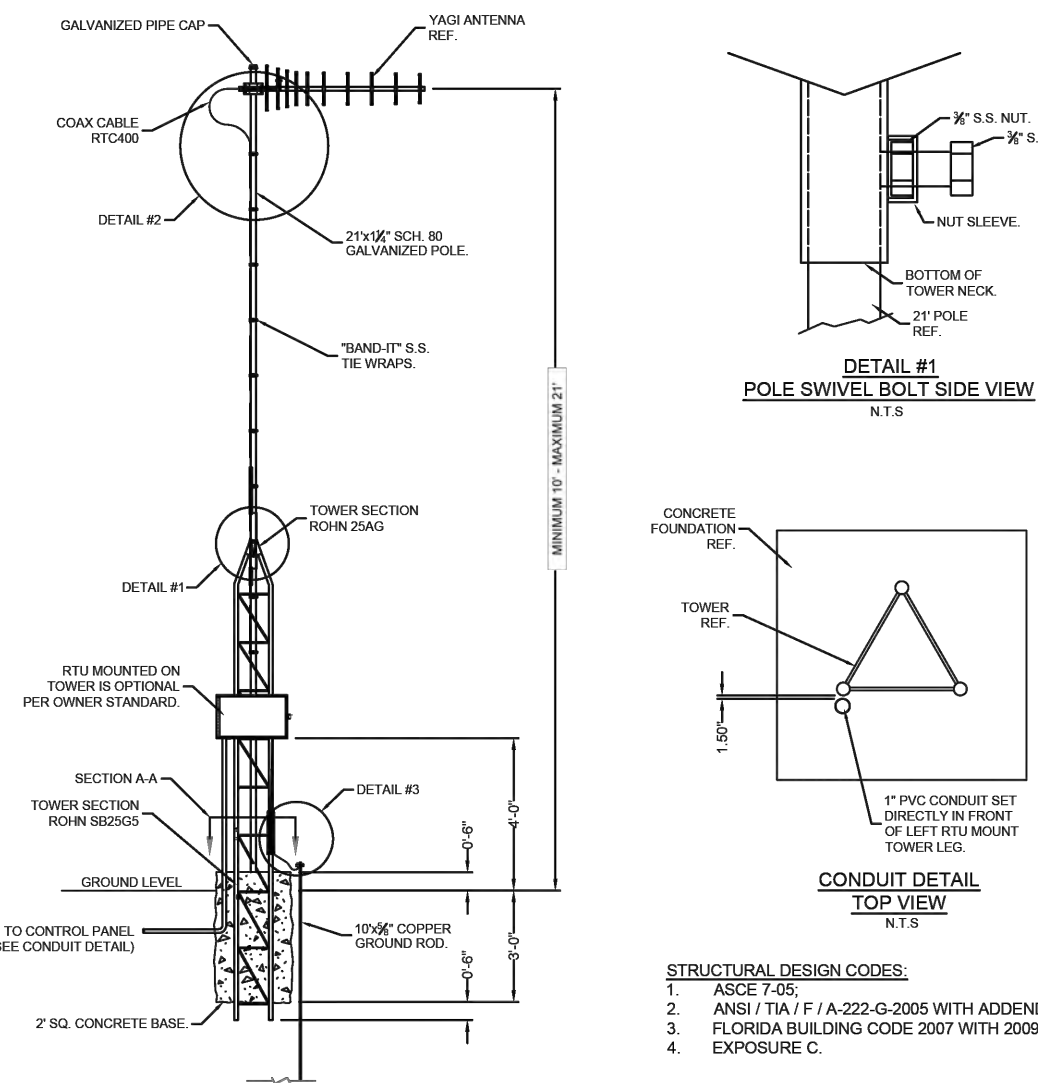


CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

WASTEWATER VALVE COLLAR

FIGURE : WW-10



TELEMETRY ANTENNA MOUNT DETAIL

N.T.S.



CALLAWAY, FLORIDA
STANDARD DETAILS

DATE : MARCH 2021
SCALE : NTS

TELEMETRY ANTENNA MOUNT DETAIL

FIGURE : WW-14.1

REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY DATE:			

SCALE: AS NOTED
DESIGNED BY: JDC
DRAWN BY: DJJ
REVIEWED BY: JDC
ISSUE DATE: DECEMBER 2024
ACAD FILE NAME: 103509_Cvr_Dtl.dwg

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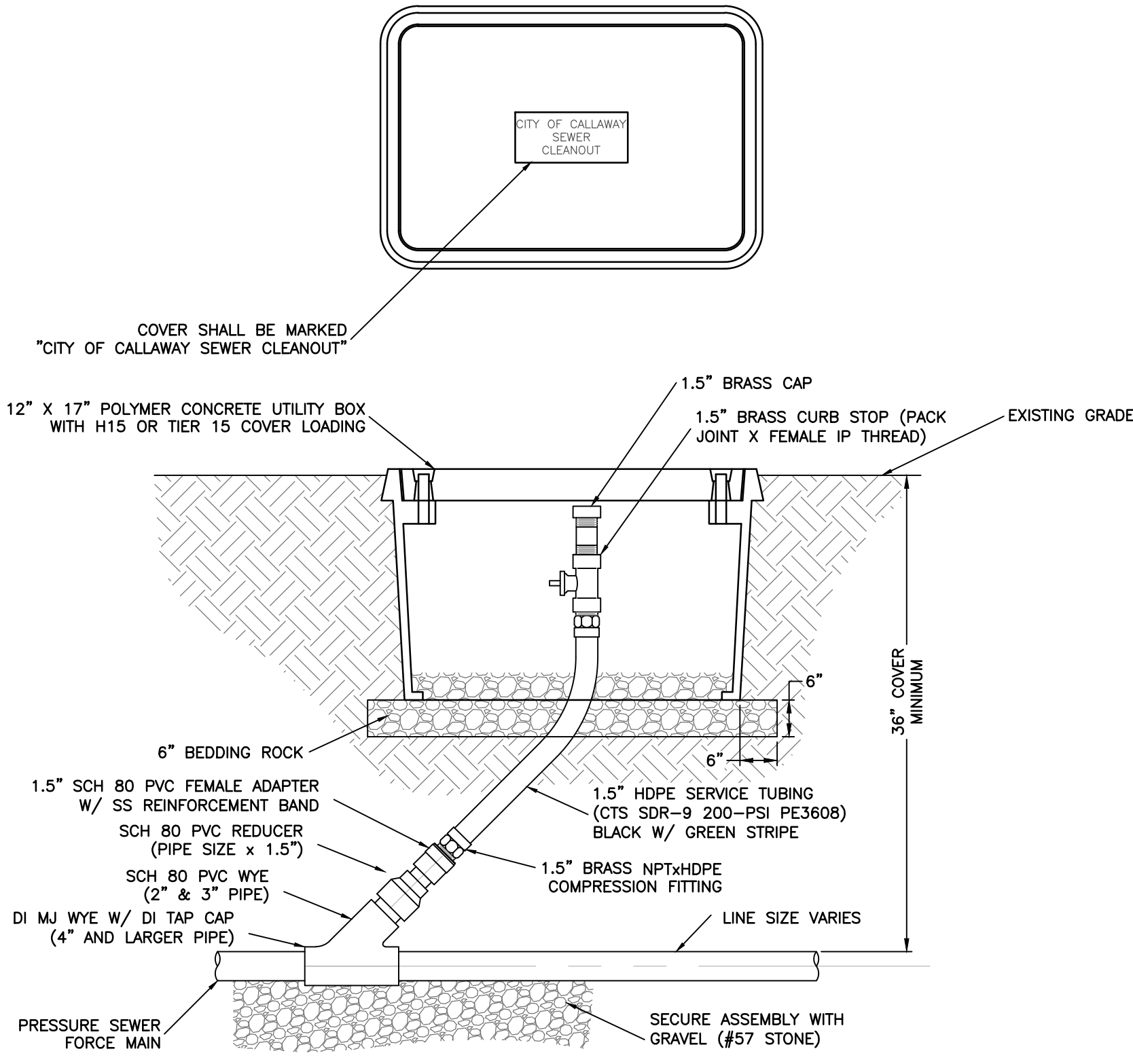
UTILITY DETAILS
PARK PLACE
PHASE 3 AND 4
CALLAWAY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Fontana, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

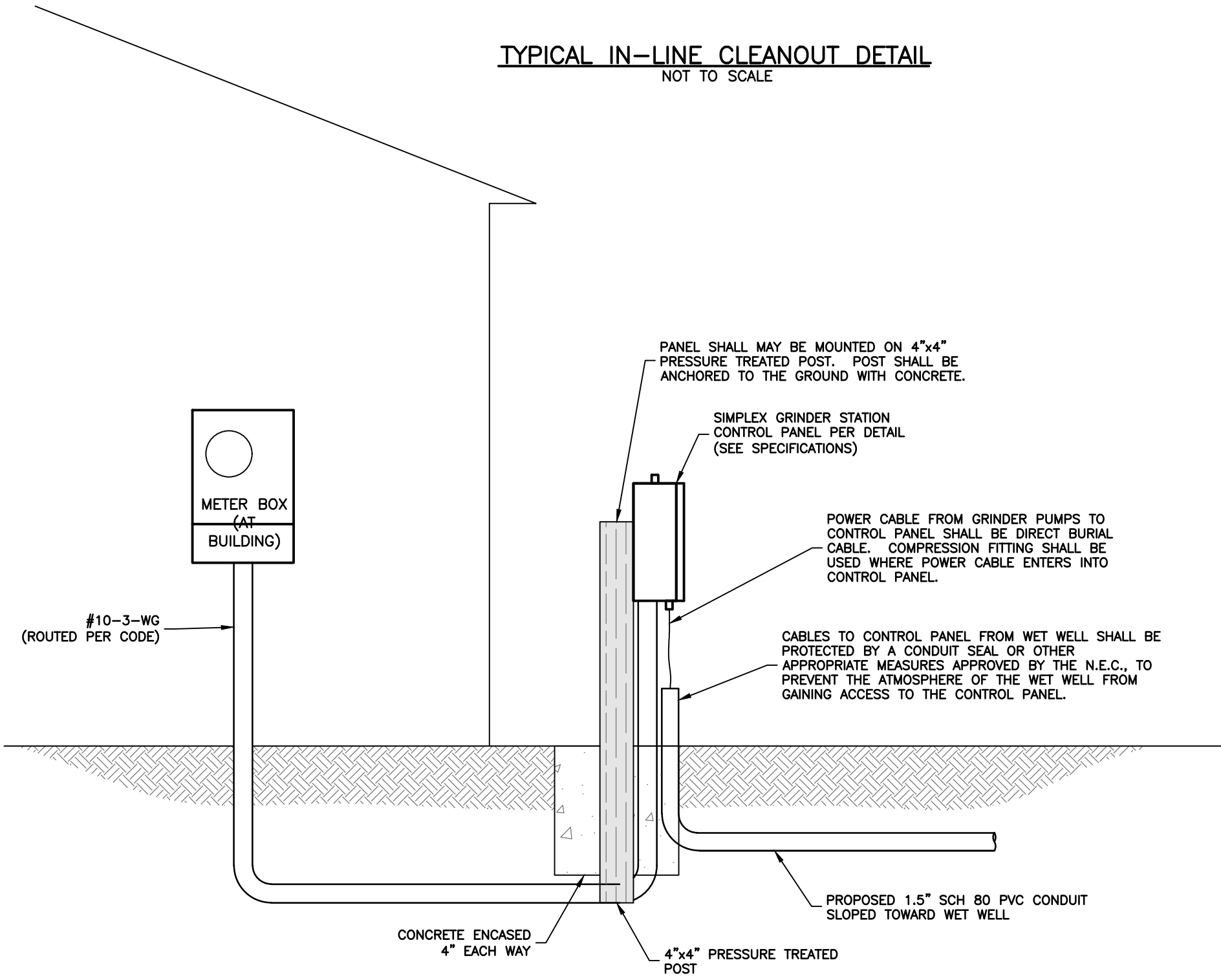
JAMES D. CROOK
LICENSE
NO. 66556
12-Dec-24
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NUMBER
D5
PROJECT NUMBER
103509

DPR CERTIFICATION #EB-7806



TYPICAL IN-LINE CLEANOUT DETAIL
NOT TO SCALE



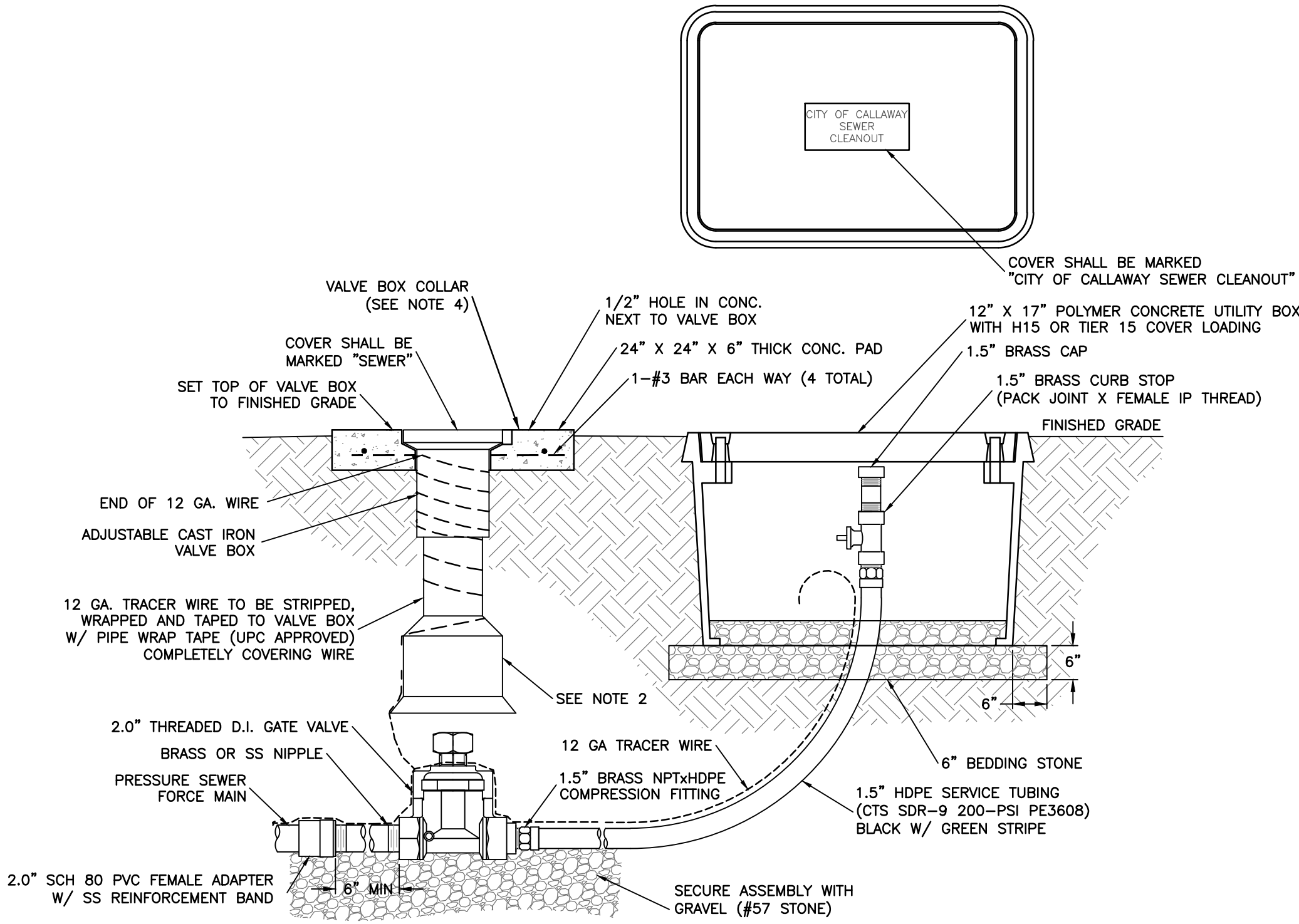
SIMPLEX CONTROL PANEL SPECIFICATIONS:

- CONTROL PANEL SHALL BE UL / CSA LISTED AND COMPATIBLE WITH THE GRINDER PUMP SUPPLIED.
- MANUFACTURE SUPPLYING THE PUMP SHALL ALSO FURNISH THE CONTROL PANEL AND ASSURE PUMP COMPATIBILITY.
- THE CONTROL PANEL SHALL BE HOUSED IN A NEMA 4X THERMOPLASTIC ENCLOSURE. PANEL SHALL INCLUDE A VISIBLE RED INDICATOR AND AUDIBLE HIGH WATER ALARM WITH DRY AUXILIARY CONTACTS, IEC RATED MOTOR CONTACTOR, PUMP DISCONNECT SWITCH, 1 PHASE OVERLOAD PROTECTION, CONTROL POWER DISCONNECT SWITCH, HAND-OFF-AUTOMATIC OPERATION SELECTOR SWITCHES AND PUMP RUN INDICATOR LIGHTS.

NOTE:

- RESIDENTIAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL REQUIRED ELECTRICAL WORK AND COST RELATED TO THE INSTALLATION OF THE RESIDENTIAL GRINDER STATION

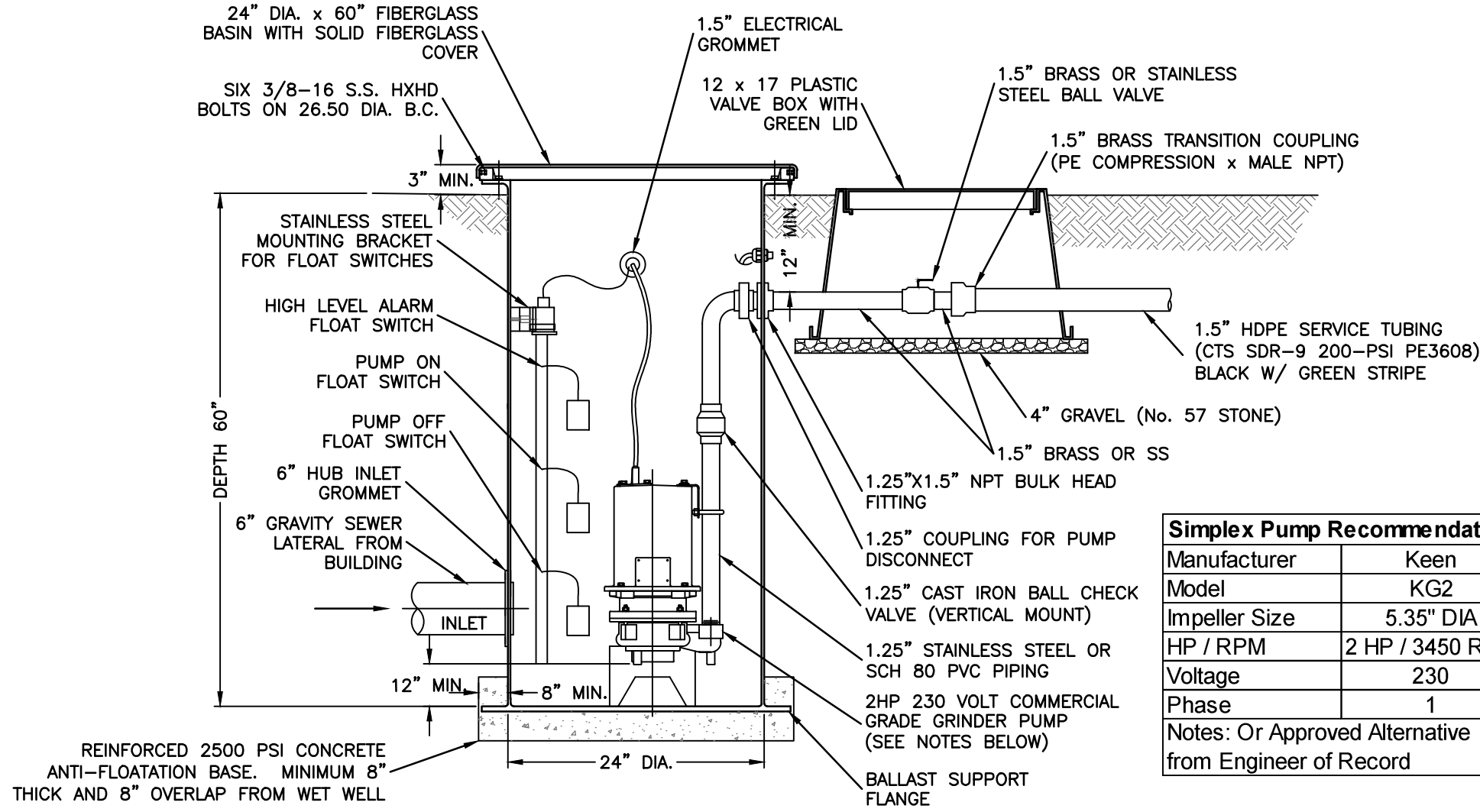
GRINDER STATION ELECTRICAL CONNECTION DETAIL
NOT TO SCALE



NOTES:

- PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
- THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
- ALL PRESSURE SEWER 2" & 3" GATE VALVES SHALL HAVE 2" OPERATING NUT.
- ALL VALVE COLLARS SHALL BE POURED IN PLACE.
- ALL HDPE SERVICE TUBING FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS AND STAINLESS STEEL INSERTS/STIFFNERS.
- PHILMAC CURB STOPS WILL BE ALLOWED.

TYPICAL TERMINAL CLEANOUT DETAIL
NOT TO SCALE



Simplex Pump Recommendation	
Manufacturer	Keen
Model	KG2
Impeller Size	5.35" DIA
HP / RPM	2 HP / 3450 RPM
Voltage	230
Phase	1
Notes: Or Approved Alternative from Engineer of Record	

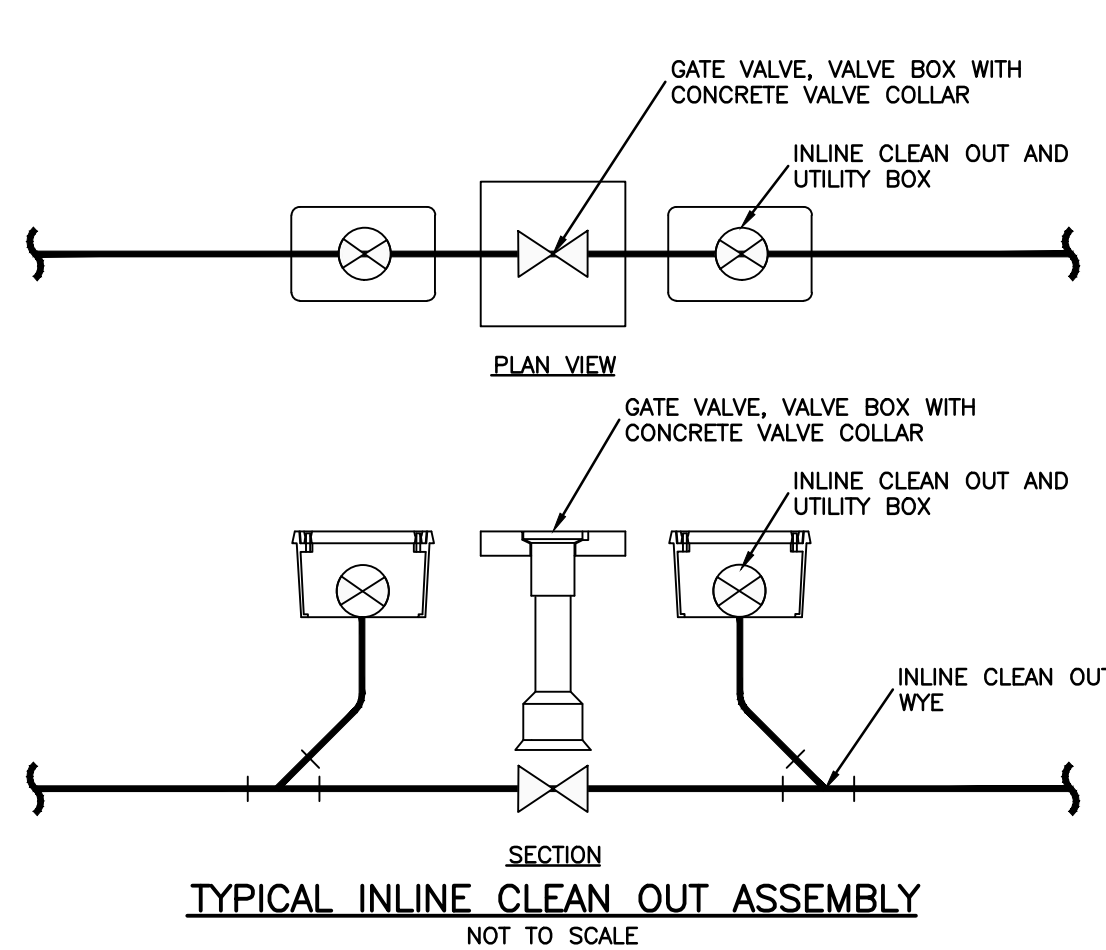
SIMPLEX GRINDER STATION SPECIFICATIONS:

- GRINDER PUMP: 2 HP COMMERCIAL GRADE GRINDER PUMP (230V SINGLE PHASE)
- MINIMUM PUMP CAPACITY: 10 GPM AT 100 FEET OF TDH
- FIBERGLASS BASIN: 24" DIAMETER x 60" DEPTH WITH ANTI-FLOATATION RING
- HARDWARE: 304 STAINLESS STEEL
- DISCHARGE PIPING: 1.25" OR 1.5" DIAMETER 304 STAINLESS STEEL OR SCH 80 PVC
- CHECK VALVE: 1.25" OR 1.5" DIAMETER CAST IRON BODY BALL TYPE - VERTICAL MOUNT
- BALL VALVE: 1.25" OR 2" DIAMETER 304 STAINLESS STEEL OR BRASS
- PUMP REMOVAL: DISCONNECT COUPLING AND 304 STAINLESS STEEL LIFTING CABLE AND RAILS

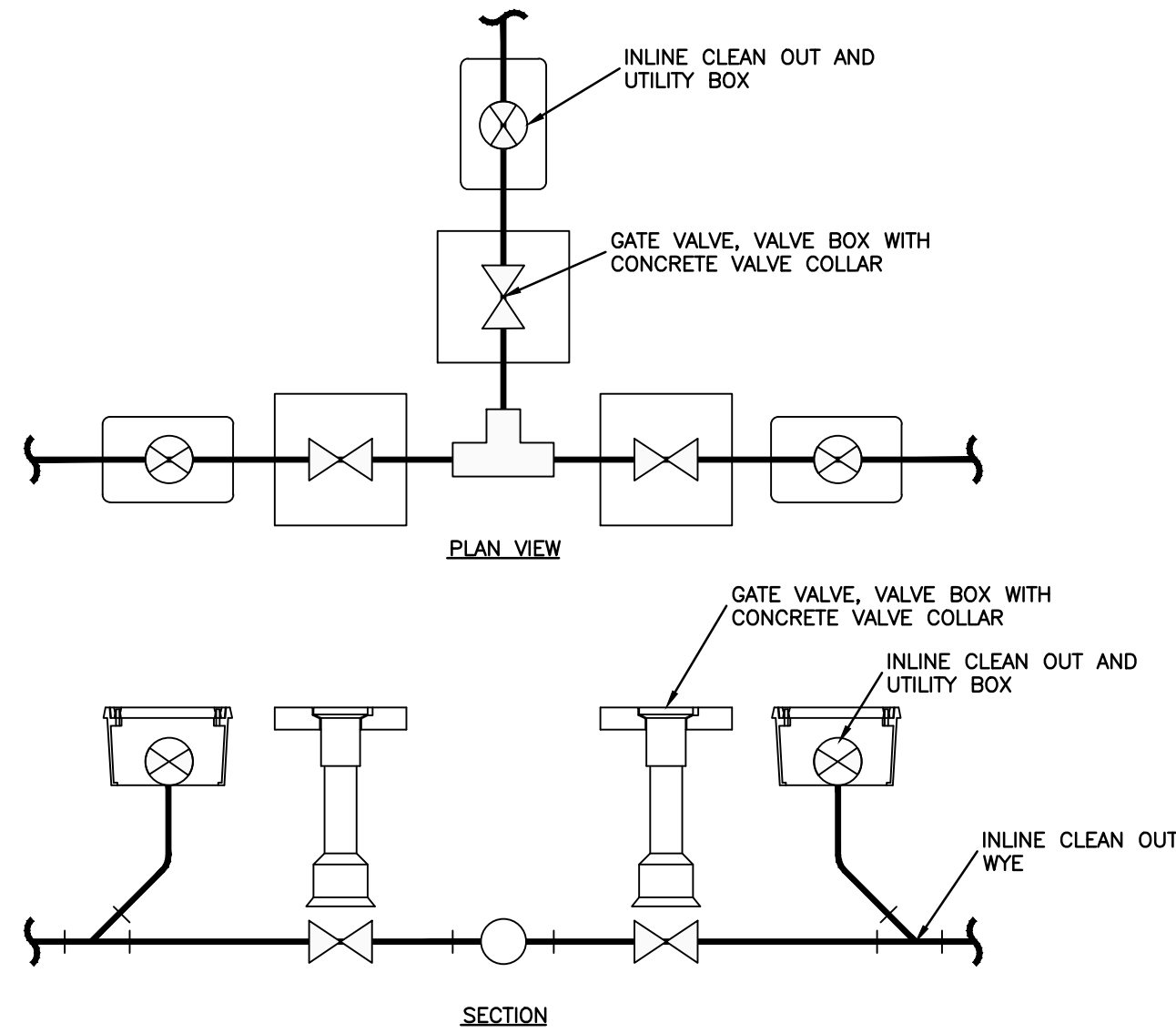
NOTES:

- RESIDENTIAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK AND COST RELATED TO THE INSTALLATION OF THE RESIDENTIAL GRINDER STATION.
- GRINDER STATION WILL BE HOMEOWNER'S RESPONSIBILITY. NO MAINTENANCE CONTRACT WITH THE COUNTY. GRINDER STATION PACKAGES WILL NOT BE PURCHASED FROM THE COUNTY.
- ALL FLOAT ELEVATIONS ARE TO BE BASED ON THE SELECTED PUMP MANUFACTURE RECOMMENDATIONS/STANDARDS.

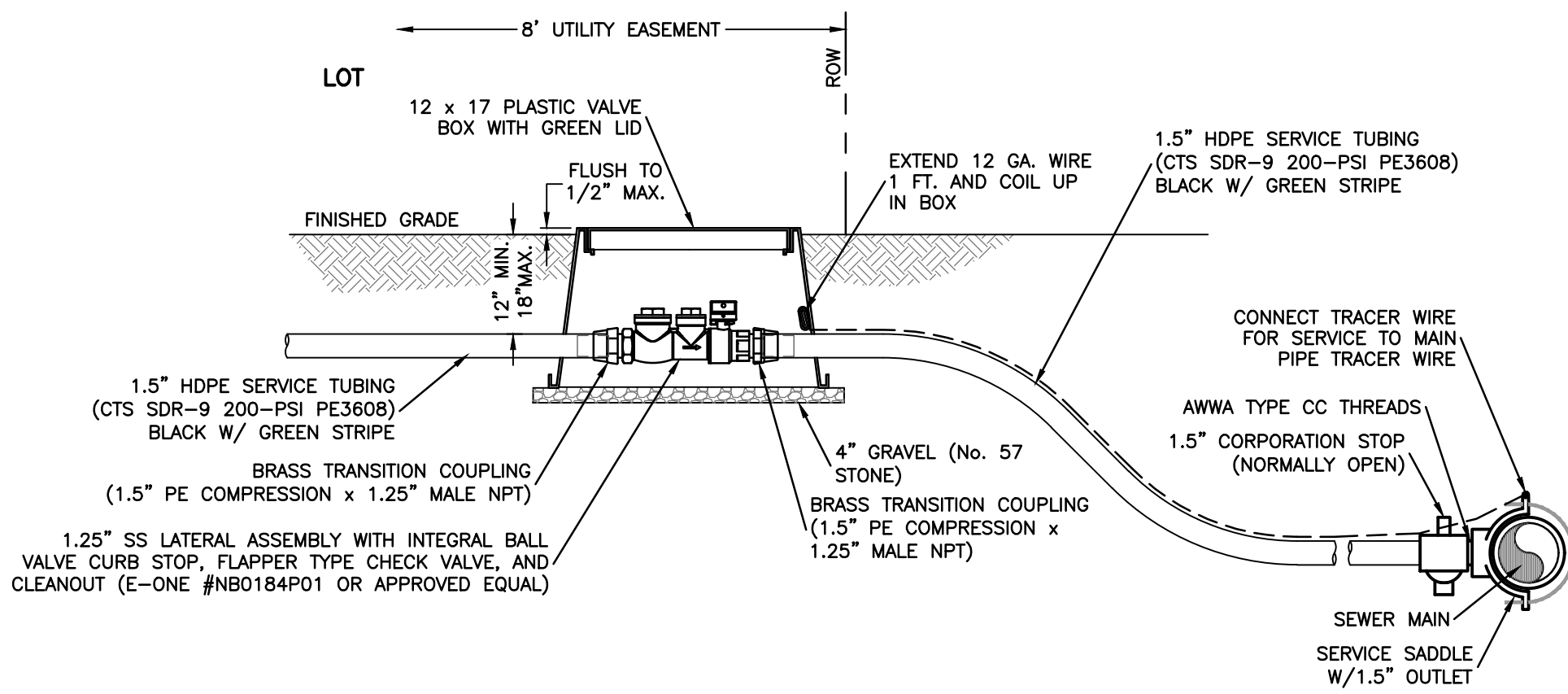
PRESSURE SEWER GRINDER STATION DETAIL
NOT TO SCALE



TYPICAL INLINE CLEAN OUT ASSEMBLY
NOT TO SCALE



TYPICAL PRESSURE SEWER VALVE CLUSTER ASSEMBLY
NOT TO SCALE



NOTE:

- ALL SERVICE TUBING SHALL BE GREEN OR GREEN STRIPED.
- ALL HDPE SERVICE TUBING FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS AND STAINLESS STEEL INSERTS/STIFFNERS.
- ALL ASPHALT, CONCRETE, AND STREAM CROSSINGS SHALL BE DIRECTIONAL-BORED. NO OPEN CUTS WILL BE ALLOWED.

PRESSURE SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

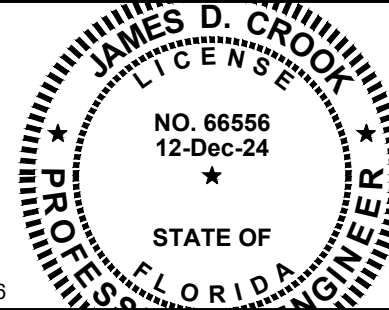
REV	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY: DATE:			

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DESIGNED BY:	JDC
DRAWN BY:	DJJ
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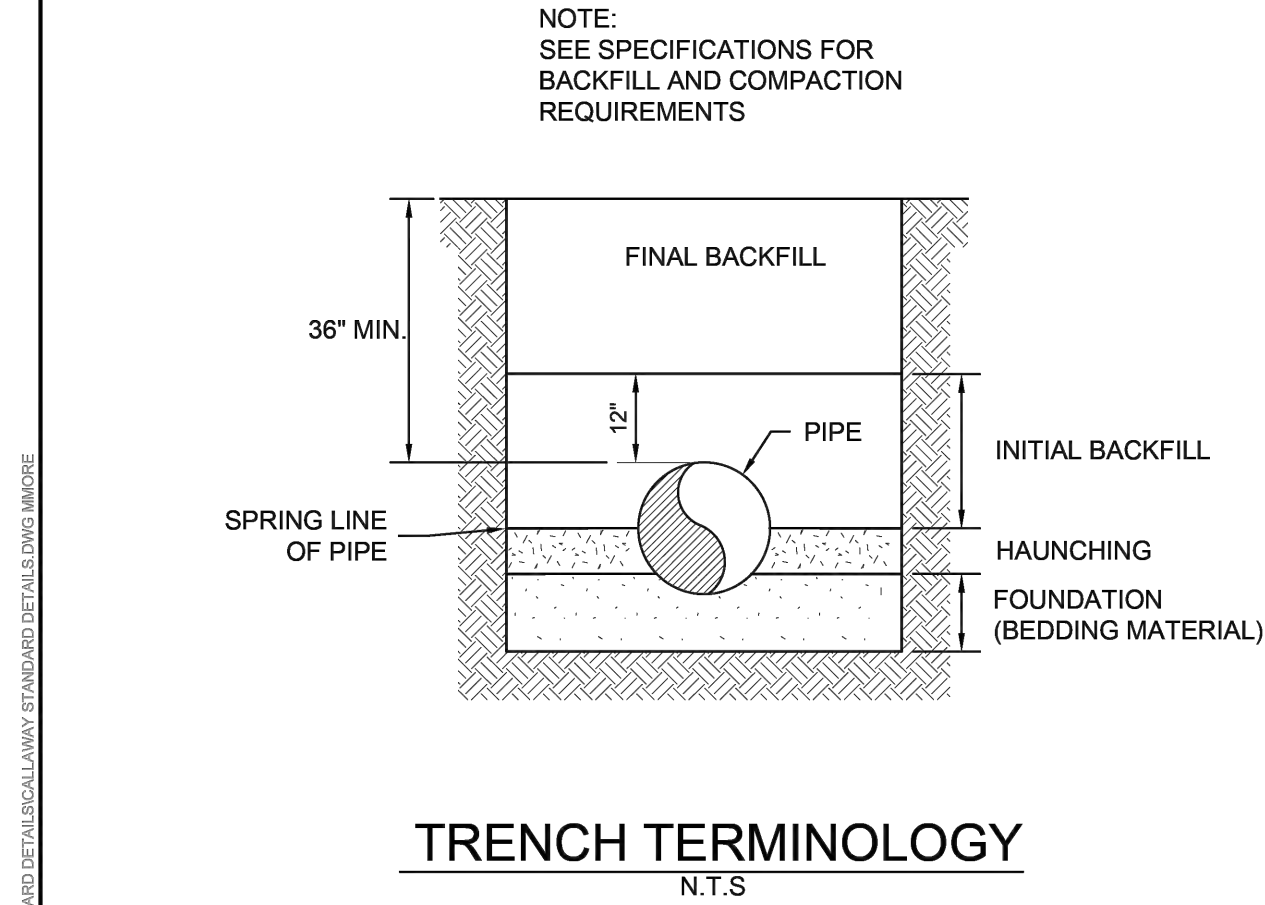
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Christopher B. Foxworth, P.E. 58028
J. Doug Crook, P.E. 66556
William B. Thompson, P.E. 95046

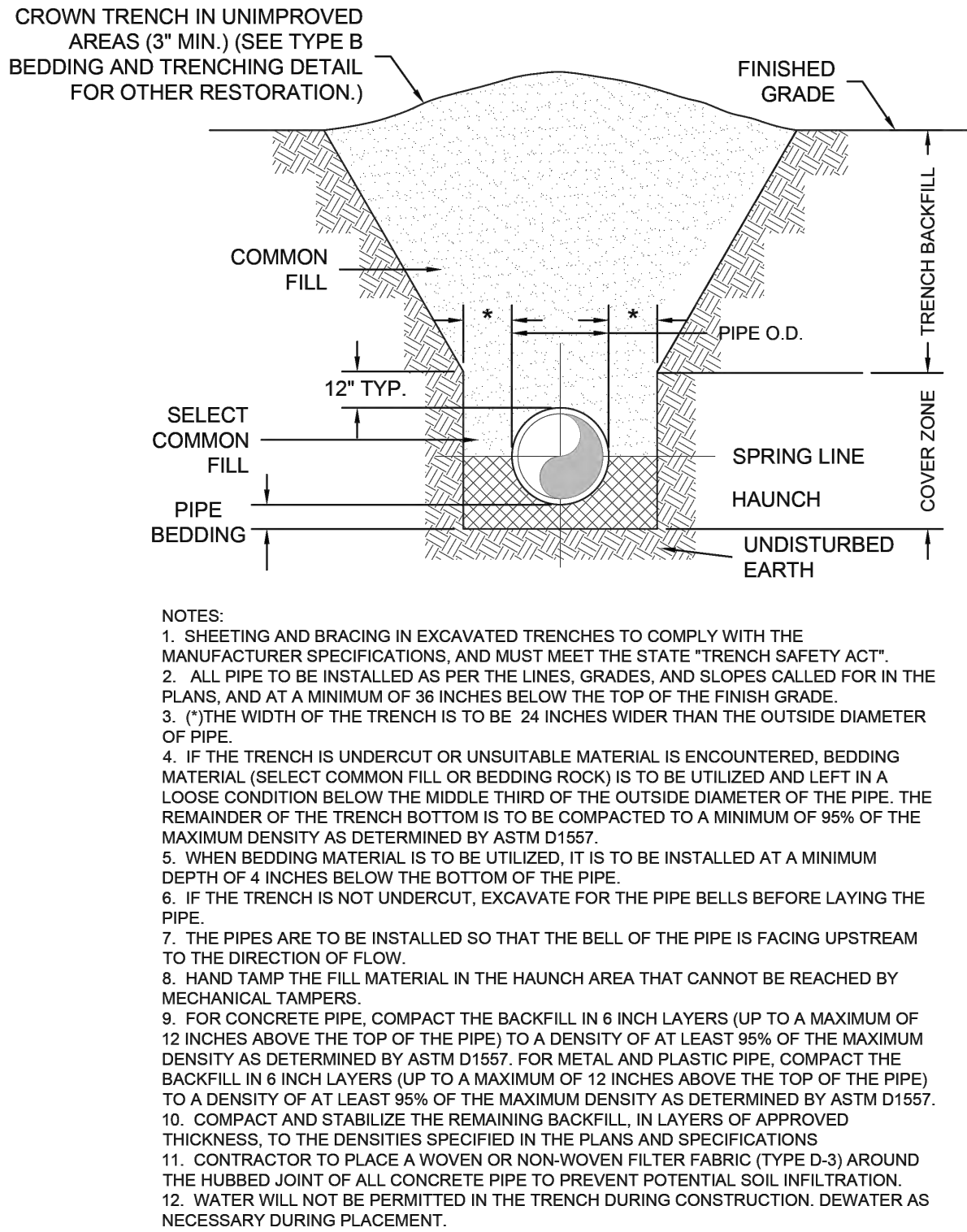


SHEET NUMBER	D6
PROJECT NUMBER	103509

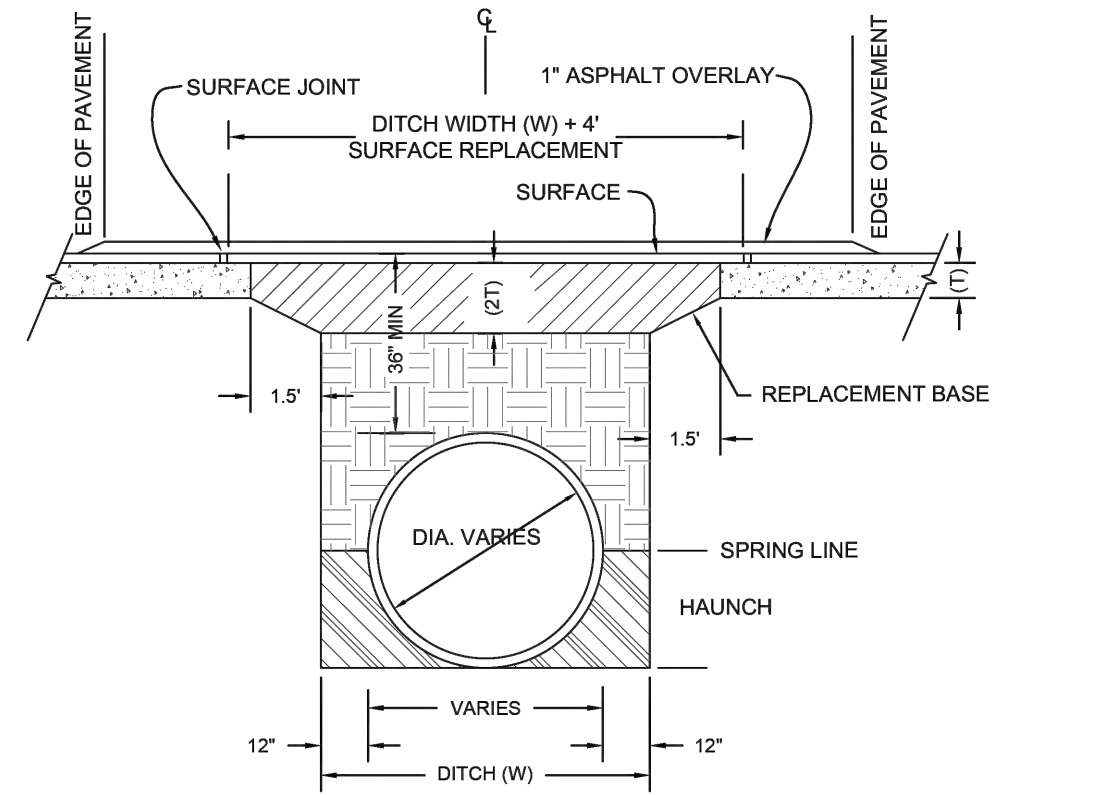
DPR CERTIFICATION #EB-7806



	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	TRENCH TERMINOLOGY	FIGURE : G-4

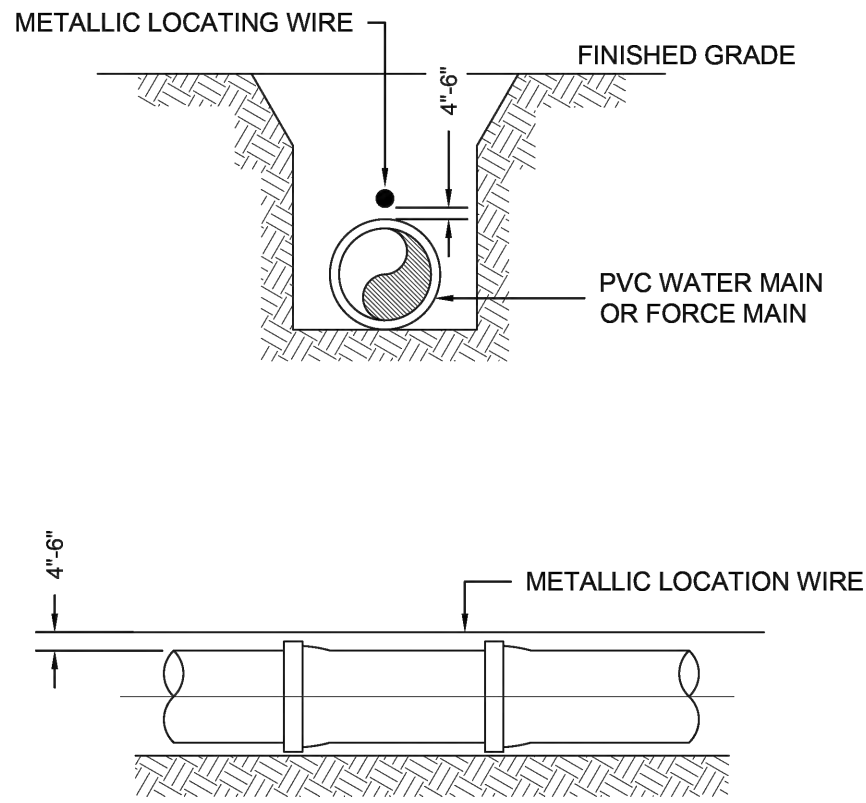


	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	TRENCH TYPE "A"	FIGURE : G-5



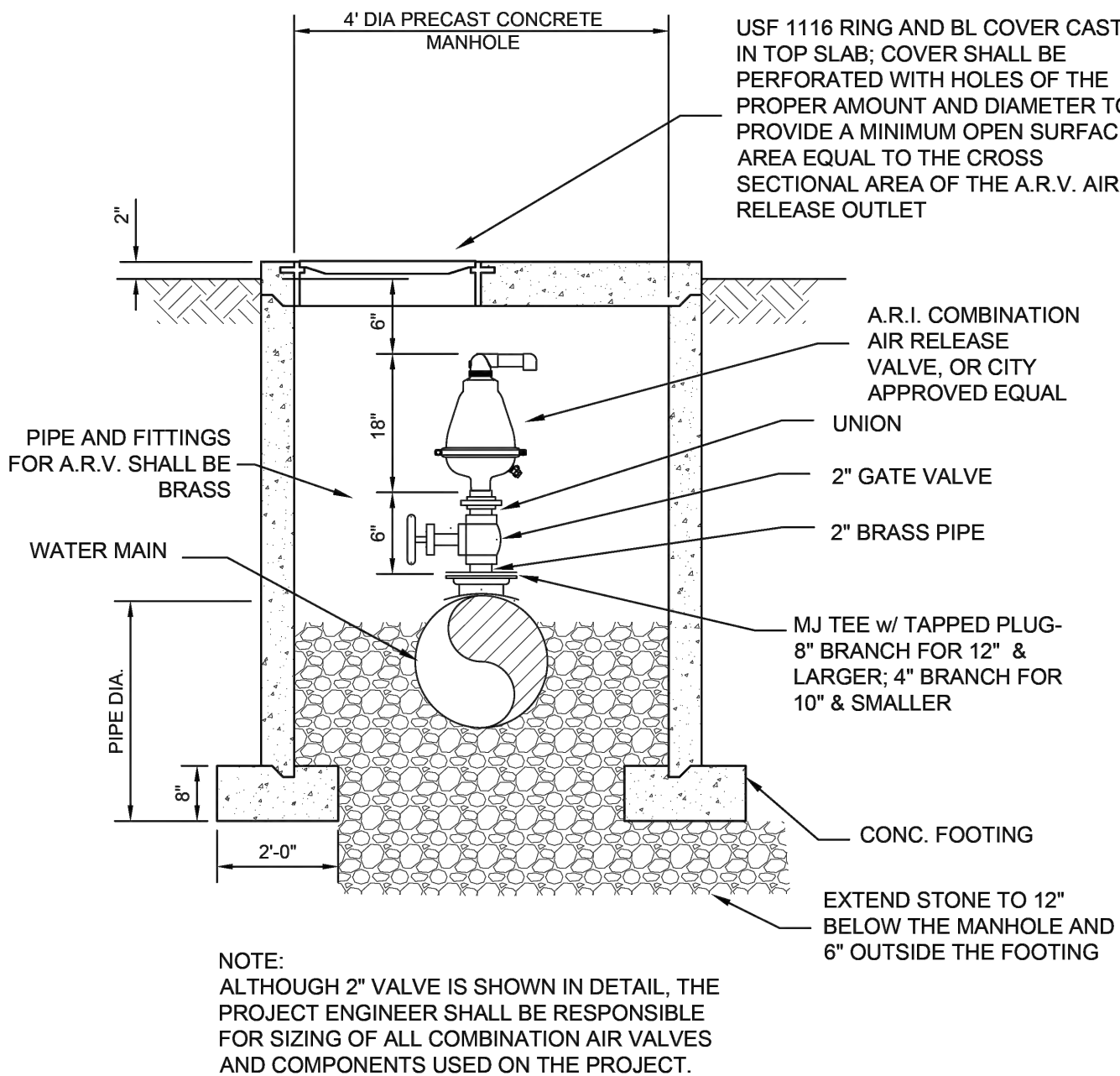
1. SHEETING AND BRACING IN EXCAVATED TRENCHES TO COMPLY WITH THE MANUFACTURER SPECIFICATIONS, AND MUST MEET THE STATE "TRENCH SAFETY ACT".
2. ALL PIPE TO BE INSTALLED AS PER THE LINES, GRADES, AND SLOPES CALLED FOR IN THE PLANS, AND AT A MINIMUM OF 36 INCHES BELOW THE TOP OF THE PAVEMENT.
3. HAND TAMP THE FILL MATERIAL IN THE HAUNCH AREA THAT CANNOT BE REACHED BY MECHANICAL TAMPERS.
4. FOR CONCRETE PIPE, COMPACT THE BACKFILL IN 6 INCH LAYERS (UP TO A MAXIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE) TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. FOR METAL AND PLASTIC PIPE, COMPACT THE BACKFILL IN 6 INCH LAYERS (UP TO A MAXIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE) TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.
5. COMPACT AND STABILIZE THE REMAINING BACKFILL IN LAYERS OF AN APPROVED THICKNESS, TO A DENSITY AS SPECIFIED BY THE PLANS AND SPECIFICATIONS.
6. THE EXISTING ASPHALT IS TO BE SAWED MECHANICALLY AND REMOVED TO LEAVE NEAT LINES A MINIMUM OF 1.5 FEET WIDER ON EACH SIDE OF THE TRENCH CUT.
7. IF THE EXISTING BASE IS NOT AN ASPHALTIC BASE, IT IS TO BE REPLACED WITH THE SAME MATERIAL AT TWICE THE THICKNESS OF THE EXISTING BASE, IN 6 INCH LAYERS, AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.
8. IF THE EXISTING BASE IS AN ASPHALTIC BASE, IT IS TO BE REPLACED WITH A MINIMUM OF 5 INCHES OF AN APPROVED ASPHALT BASE COURSE AND MEET THE REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. THE SURFACE COURSE IS TO BE REPLACED CONSISTENT WITH THE EXISTING SURFACE COURSE. THE LENGTH OF THE TRENCH CUT IS TO BE OVERLAPPED WITH 1" INCH TYPE S-3 ASPHALT (OR AN APPROPRIATE, APPROVED SUPERPAVE MIX) THE WIDTH OF THE EXISTING PAVEMENT AND FEATHERED AT THE SIDES AND THE ENDS.
10. CONTRACTOR SHALL PLACE A WOVEN OR NON-WOVEN FILTER FABRIC (TYPE D-3) AROUND THE HUBBED JOINT OF ALL CONCRETE PIPE TO PREVENT POTENTIAL SOIL INFILTRATION.
11. WATER WILL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATER AS NECESSARY DURING PLACEMENT.

	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	TRENCH TYPE "B"	FIGURE : G-6



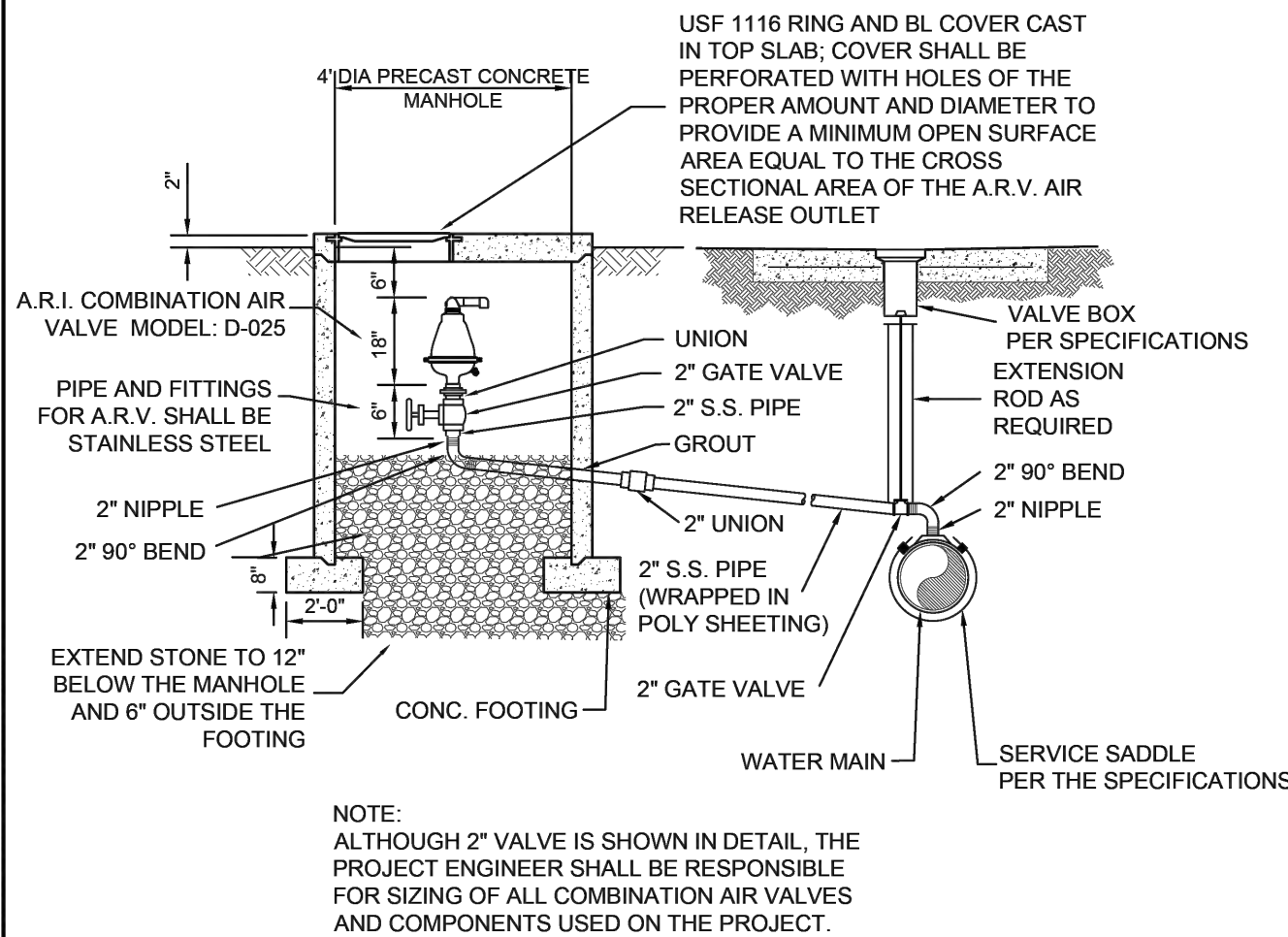
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
 2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 24" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
 3. ALL SPLICES SHALL BE MADE USING A WATER-TIGHT SEALING METHOD APPROVED BY THE CITY.

	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	LOCATING WIRE	FIGURE : G-13



COMBINATION AIR VALVE
N.T.S

	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	COMBINATION AIR VALVE	FIGURE : PW-9



OFFSET WASTEWATER COMBINATION AIR VALVE
N.T.S.

	CALLAWAY, FLORIDA STANDARD DETAILS	DATE : MARCH 2021 SCALE : NTS
	WASTEWATER OFFSET COMBINATION AIR VALVE	FIGURE : WW-12

REV	DATE	BY	REVISIONS
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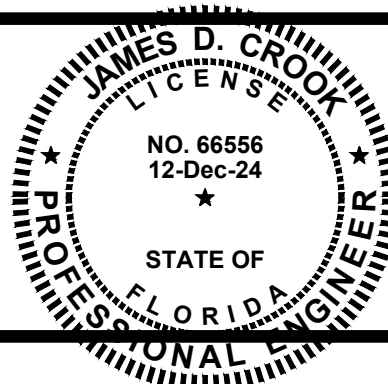
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Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
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DPR CERTIFICATION #EB-7806



SHEET NUMBER
D7
PROJECT NUMBER
103509

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 62-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in Rule 62-62-555.314, F.A.C. Exceptions to these required distances are addressed on the second page.

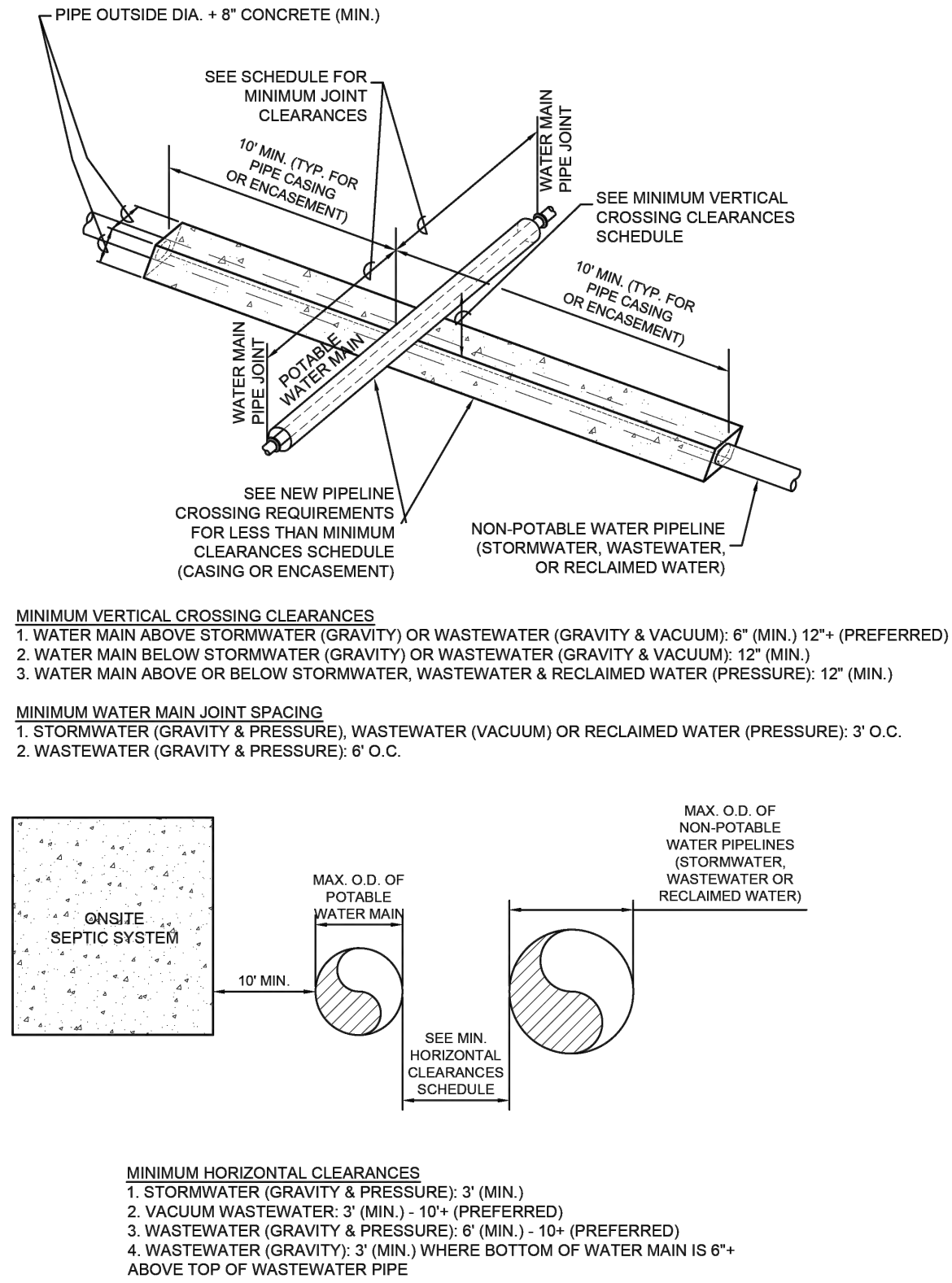
Separation Requirements for Public Water System Mains:

Other Pipe	Horizontal Separation (X)	Crossings Vertical Separation (Y)	Joint Spacing (Z) @ Crossings (Full Joint Centered)
- Storm Sewers - Stormwater Force Mains - Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C.	3 ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
- Gravity or Pressure Sanitary Sewer - Sanitary Sewer Force Main - Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C.	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	NA	NA

Refer to the next page for exceptions to the minimum separation requirements provided above.

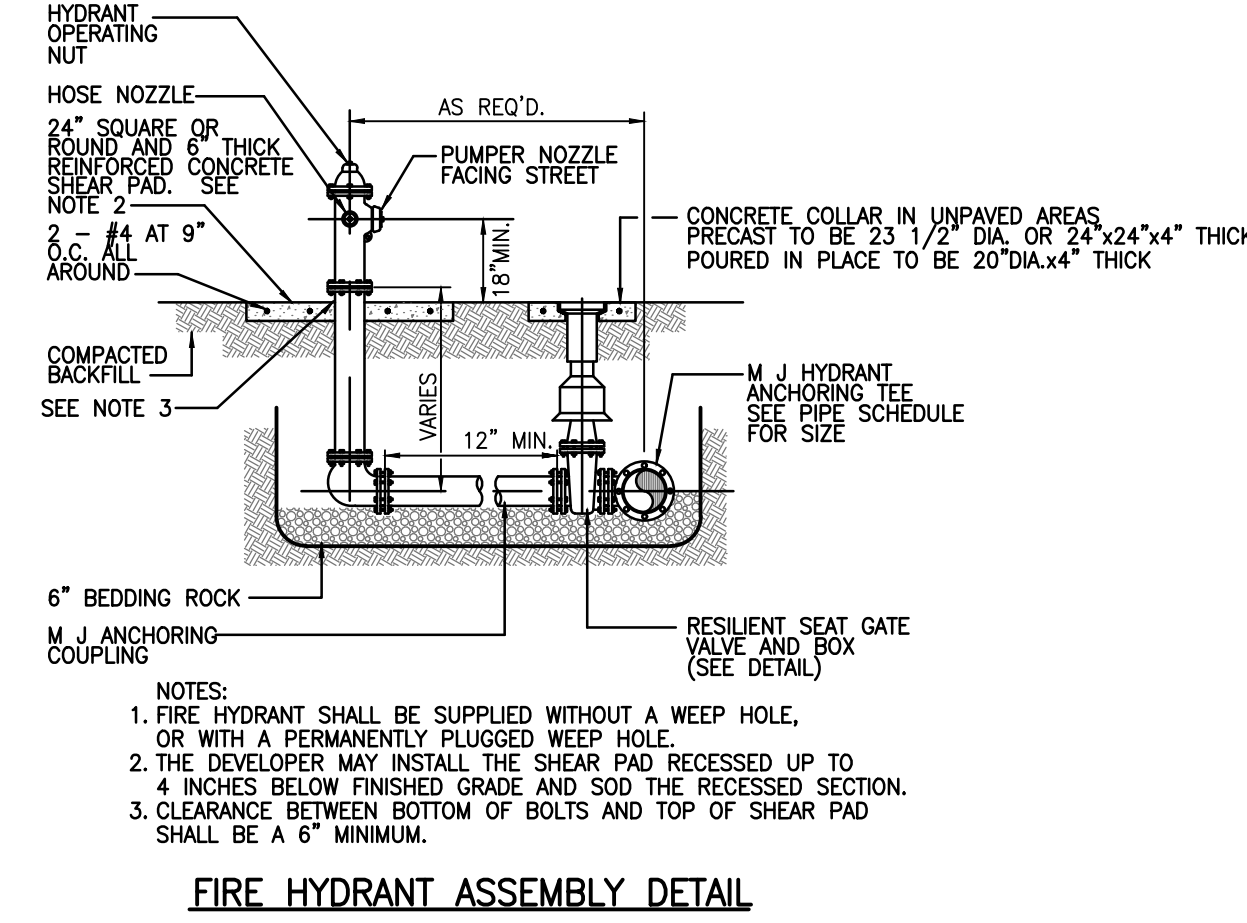
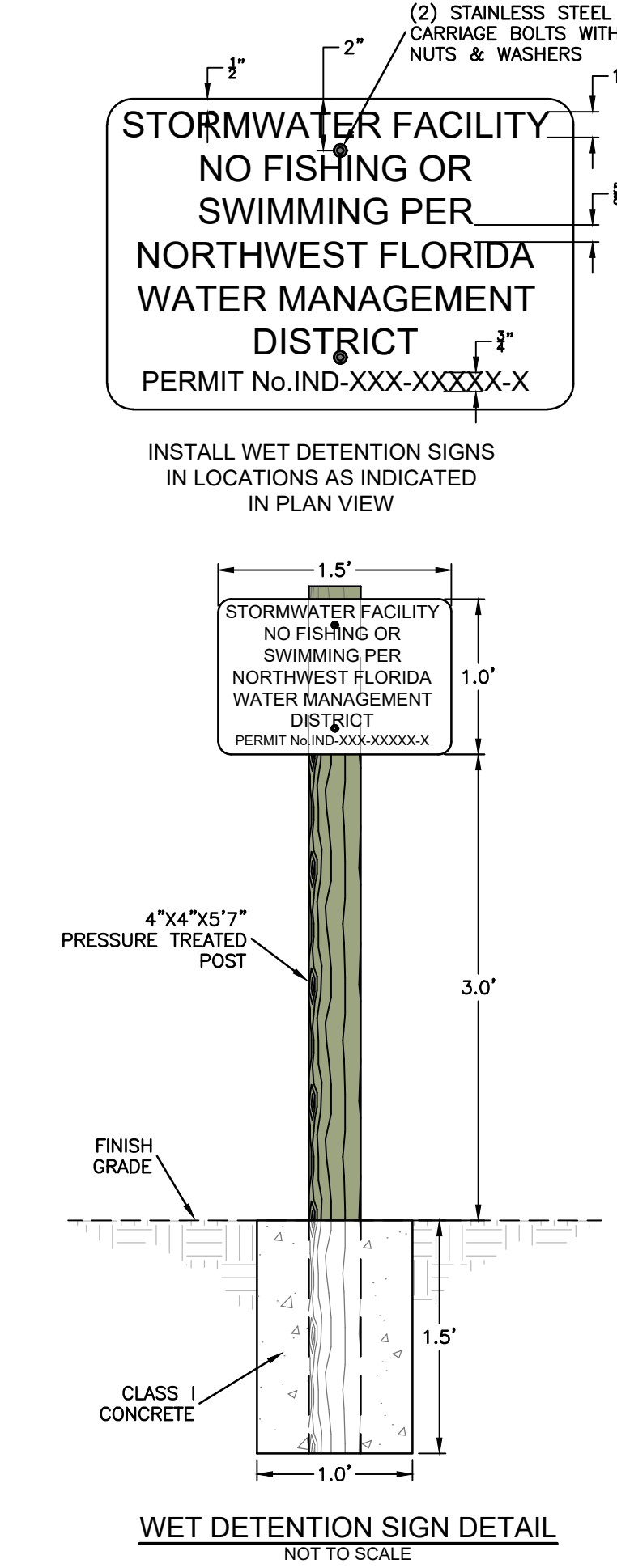
Disclaimer – This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

May 13, 2021 (10:28:37 EST)
STANDARD DETAIL CALLAWAY, FLORIDA STANDARD DETAILS (DWS) IMAGE



WATER MAIN SEPARATION REQUIREMENTS

N.T.S. (SEE F.D.E.P. RULE 62-555.314)	
	CALLAWAY, FLORIDA STANDARD DETAILS
DATE : MARCH 2021 SCALE : NTS	
WATER MAIN SEPARATION REQUIREMENTS (1)	
FIGURE : PW-21	



EXCEPTIONS TO MINIMUM SEPARATION REQUIREMENTS

Where it is not technically feasible or economically sensible to comply with the requirements of 62-555.314(1) or (2), F.A.C., the Department shall allow exceptions to these requirements if suppliers of water or construction permit applicants provide technical or economic justification for each exception and provide alternative construction features that afford a similar level of reliability and public health protection.

Acceptable alternative construction features include the following:

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH 62-555.314(5)(a), F.A.C.

Figure 1. Horizontal separation distance X less than required but not less than 3 feet

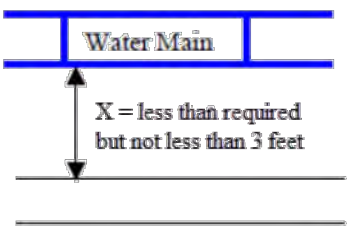
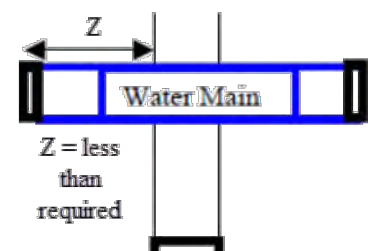


Figure 2. Joint spacing distance Z less than required



Where an underground water main is being laid less than the required minimum horizontal distance from another pipeline and where an underground water main is crossing another pipeline and joints in the water main are being located less than the required minimum distance from joints in the other pipeline:

- Use of pressure-rated pipe conforming to the American Water Works Association standards incorporated into Rule 62-555.330, F.A.C., for the other pipeline if it is a gravity- or vacuum-type pipeline;
- Use of welded, fused, or otherwise restrained joints for either the water main or the other pipeline; or
- Use of watertight casing pipe or concrete encasement at least four inches thick for either the water main or the other pipeline.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH 62-555.314(5)(b), F.A.C.

Figure 3. Horizontal separation distance X less than 3 feet

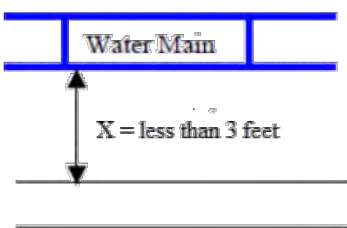
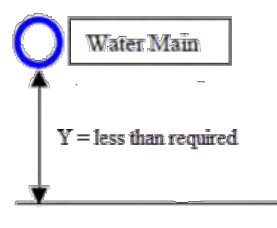


Figure 4. Crossing vertical separation distance Y less than required



Where an underground water main is being laid less than three feet horizontally from another pipeline and where an underground water main is crossing another pipeline and is being laid less than the required minimum vertical distance from the other pipeline:

Use of pipe, or casing pipe, having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe) or concrete encasement at least four inches thick for both the water main and for the other pipeline if it is new and is conveying wastewater or reclaimed water.

Disclaimer – This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

May 13, 2021 (10:28:37 EST)
STANDARD DETAIL CALLAWAY, FLORIDA STANDARD DETAILS (DWS) IMAGE

62-555.314 (5)

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE.

- USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY - OR VACUUM - TYPE PIPELINE;
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
- USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

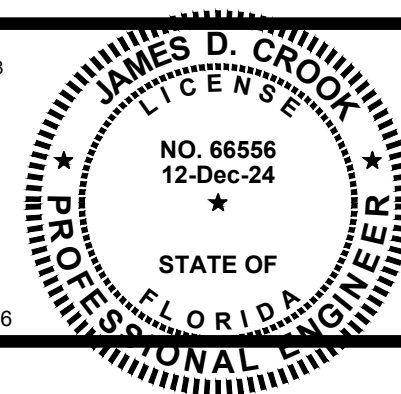
F.A.C. 62-555.314 EXCEPTIONS

N.T.S.	
	CALLAWAY, FLORIDA STANDARD DETAILS
DATE : MARCH 2021 SCALE : NTS	
WATER MAIN SEPARATION REQUIREMENTS (2)	
FIGURE : PW-22	

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SHEET NUMBER

D8

PROJECT NUMBER

103509

DPR CERTIFICATION #EB-7806

1103509 PARK PLACE PHASE 3 AND 4 STORMWATER POLLUTION PREVENTION PLAN Sheet D9