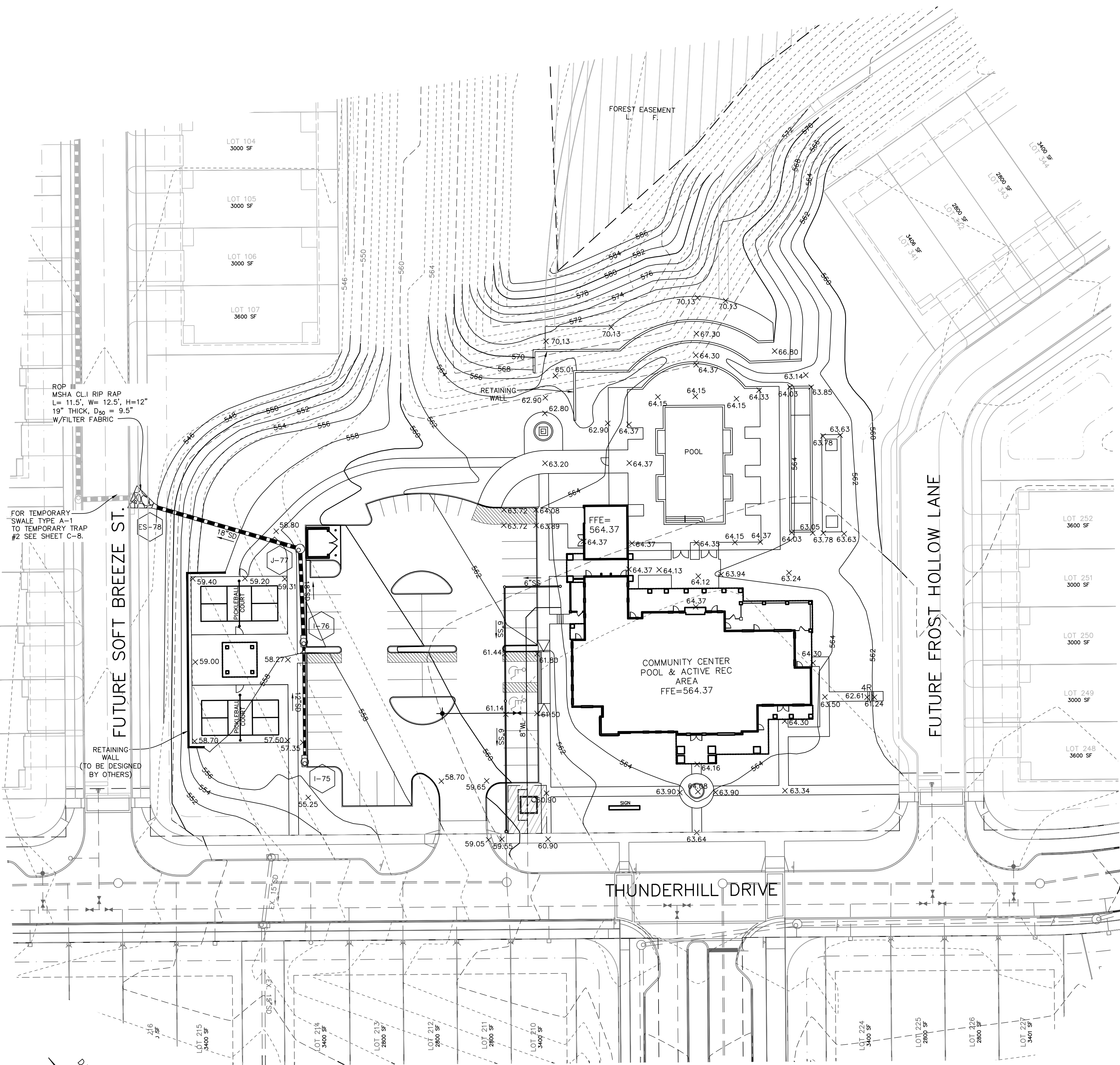




ROP III
MSHA CL.I RIP RAP
L= 11.5', W= 12.5', H=12"
19" THICK, D₅₀ = 9.5"
W/FILTER FABRIC

FOR TEMPORARY
SWALE TYPE A-1
TO TEMPORARY TRAP
#2 SEE SHEET C-8.

FUTURE SOFT BREEZE ST.

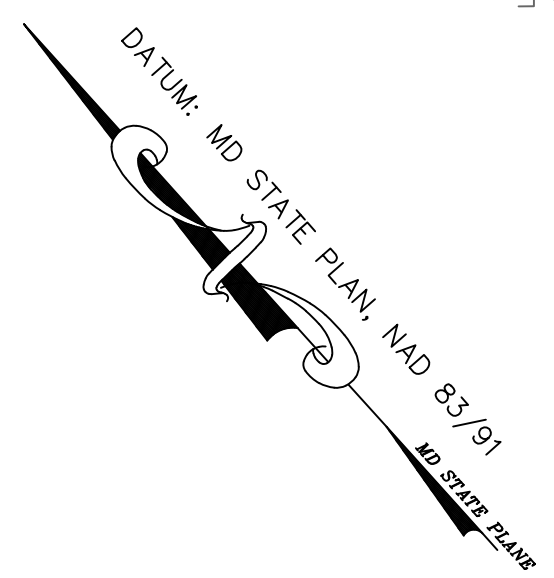
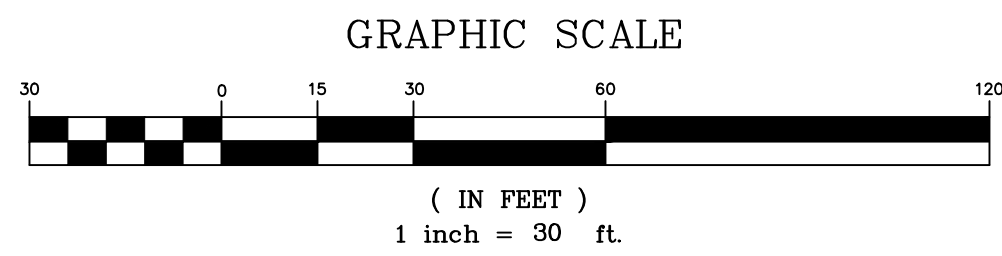
RETAINING WALL
(TO BE DESIGNED
BY OTHERS)

FUTURE FROST HOLLOW LANE

THUNDERHILL DRIVE

NOTE: THE TOWN OF NEW MARKET HAS NO MAINTENANCE OBLIGATION FOR ANY PROPOSED RETAINING WALLS. ALL PROPOSED RETAINING WALLS SHALL BE MAINTAINED BY THE HOA.

NOTE: MAINTENANCE OF STORM DRAIN AND STORM WATER MANAGEMENT FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE HOA.



- SITE PLAN NOTES:**
- PARCEL #9, TAX ID #09-225382 & PARCEL #206, TAX ID #09-322779. TOTAL SITE AREA: ±91.689 AC.
 - SITE WAS ANNEXED INTO THE TOWN OF NEW MARKET ON NOVEMBER 10TH, 2022. THE PETITION'S PROPOSED LAND USE IS RESIDENTIAL, SPECIFICALLY FOR AN AGE RESTRICTED OVER 55 RESIDENTIAL COMMUNITY WITH UP TO 537 RESIDENTIAL UNITS. THE PETITIONERS COMMITTED TO DESIGNATE A MINIMUM OF 12.5% OF THESE UNITS AS AFFORDABLE HOUSING W/ THE ANNEXATION. THIS PROPOSED SITE PLAN IS FOR THE COMMUNITY AMENITY SITE TO INCLUDE A POOL AND CLUBHOUSE AS WELL AS OTHER COMMUNITY AMENITIES.
 - MUNICIPAL SERVICES PERFORMED IN THE TOWN AT THE TIME OF ANNEXATION PETITION INCLUDE RESIDENTIAL TRASH PICK-UP, MUNICIPAL STREET MAINTENANCE, SNOW AND ICE REMOVAL.
 - EXISTING ZONING: PDD – PLANNED DEVELOPMENT DISTRICT
 - WATER & SEWER CLASSIFICATION: SITE IS CLASSIFIED PS (PLANNED SERVICE 11-20 YEARS). AS OF OCTOBER 4, 2024, THE INFRASTRUCTURE AGREEMENT BETWEEN ENGLAND WOODS, LLC ("DEVELOPER") AND FREDERICK COUNTY, MARYLAND HAS BEEN SIGNED BY DEVELOPER AND APPROVED BY FREDERICK COUNTY DIVISION OF WATER AND SEWER UTILITIES.
 - EXISTING USE: AGRICULTURAL
 - PROPOSED USE: RESIDENTIAL COMMUNITY CENTER
 - LAND USE SUMMARY:**
EXISTING FARM LOT 1 (PB 82, PG 194) L.6958 F.673: ±36.012 AC.
EXISTING PARCEL 1 (PB 29, PG 144) L.4264 F.341: ±55.677 AC.
TOTAL GROSS SITE: ±91.689 AC.

OPEN SPACE REQUIRED: ±22.92 AC. (25%)
OPEN SPACE PROVIDED: ±37.07 AC. (40.43%)

RECREATION SPACE REQUIRED: ±2.29 AC. (10% OF REQUIRED OPEN SPACE)
RECREATION SPACE PROVIDED: ±2.58 AC. (11.0%)

APPROXIMATELY 27,350 LF OF TRAIL AND SIDEWALKS ARE PROPOSED
 - PROPOSED LOTS & BLOCKS STANDARDS:**
FRONT YARD SETBACKS: 10'
SIDE YARD SETBACKS: 5'
REAR YARD SETBACKS: N/A, SINCE LOT HAS MULTIPLE FRONTAGES.
HEIGHT RESTRICTIONS: NO BUILDING SHALL EXCEED 40'. BUILDING HEIGHT TO BE MEASURED FROM FINISH GRADE AT BUILDING FRONT TO THE MIDPOINT OF THE EAVES TO ROOF.

PARKING DIMENSIONS: 90' PARKING TO BE 9' X 18', AND PARALLEL SPACES TO BE 8' X 22'.
ARCHITECTURAL PROJECTIONS: SEE L.D.O. ARTICLE V 1.4 EXCEPTIONS TO YARD REQUIREMENTS.
 - ENVIRONMENTAL RESTRAINTS:**
FEMA FLOODPLAIN: THERE IS NO 100 YEAR FEMA FLOODPLAIN MAPPED FOR THE SITE, PER FEMA MAPS #24021C0320D & 24021C0340D.
WETLANDS: THERE IS A SMALL LINEAR PATCH OF WETLANDS ALONG THE SOUTH BOUNDARY OF THE PROPERTY. THIS PATCH OF WETLANDS IS TO REMAIN AS IS, AND SHALL NOT BE DISTURBED.
 - PARKING REQUIREMENTS:**
PER THE LAND DEVELOPMENT ORDINANCE OF THE TOWN OF NEW MARKET, SECTION 9.4, COMMUNITY CENTER PARKING IS DETERMINED BY 'SCHEDULE C'. SCHEDULE C DOES NOT JUST A SPECIFIED PARKING CALCULATION FOR PRIVATE COMMUNITY CENTERS. THE PROPOSED COMMUNITY CENTER IS PRIVATE FOR THE RESIDENTS OF THIS COMMUNITY. THE COMMUNITY HAS BEEN DESIGNED TO ENCOURAGE WALKABILITY, AND GULF CART USE. WITH THIS IN MIND, THE APPLICANT HAS PROPOSED THE FOLLOWING:

37 STANDARD PARKING SPACES
8 GULF CART PARKING SPACES
45 TOTAL PARKING SPACES PROVIDED
 - OPEN SPACE AREAS MAY CONTAIN STORMWATER MANAGEMENT ESD FACILITIES. ESD ELEMENTS WILL NOT BE PLACED IN LOTS, ROW'S TO BE DEDICATED TO THE TOWN OR IN AREAS COUNTED AS ACTIVE RECREATION.
 - REFER TO THE APPROVED NRI/PRELIMINARY FOREST STAND DELINEATION PROVIDED BY HARRIS, SMARIGA, & ASSOCIATES FOR WETLAND AND FOREST STAND DATA.
 - ALL ROAD RIGHT-OF-WAY SHOWN SHALL BE PUBLIC, EXCEPT SHARED PRIVATE DRIVES/ALLEYS.
 - STREET TREES ARE TO BE PLACED IN ACCORDANCE WITH FREDERICK COUNTY GUIDELINES FOR TRAFFIC CONTROL DEVICES, STREET LIGHTS AND STREET TREES FOR NEW DEVELOPMENTS.
 - MAINTENANCE AGREEMENTS FOR PROPOSED PLANTINGS WITHIN ROW AREAS SHALL BE IN PLACE PRIOR TO APPROVAL OF IPS.

Professional Certification, I hereby certify that these plans were prepared or supervised by me, or under my direct supervision and control, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 28643 Expiration Date 3-26-27

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REVISIONS:

GRADING AND STORM DRAIN PLAN

ENGLAND WOODS
CLUBHOUSE COMBINED SITE PLAN/
IMPROVEMENT PLAN

THE PROPERTY OF ENGLAND ACRES, LLC FOLIO 673
ACCORDING TO THE RECORDS OF FREDERICK COUNTY
ACCORDING TO A DEED RECORDED IN LIBER 4264 AT FOLIO 341

DATE: AUGUST, 2026
SHEET: C-3
PROJECT: 6357

C-3

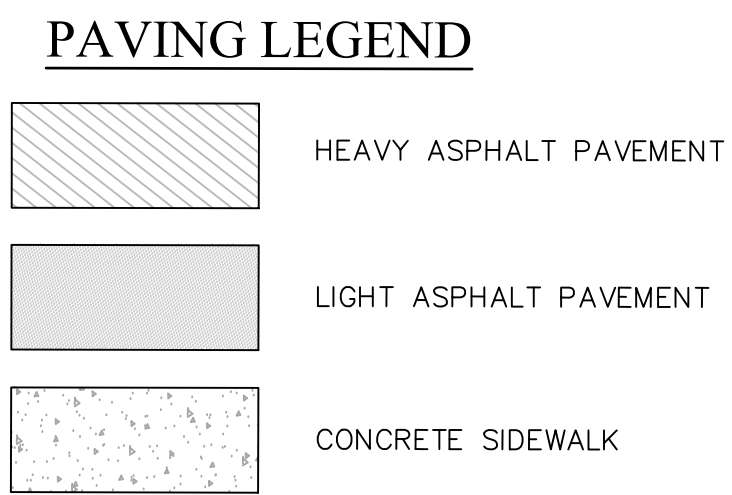
SCALE: 1"=30'

DRAWN BY: RLP
CHECKED BY: MAM

DATE: AUGUST, 2026
SHEET: C-3
PROJECT: 6357

BY: _____ DATE: _____

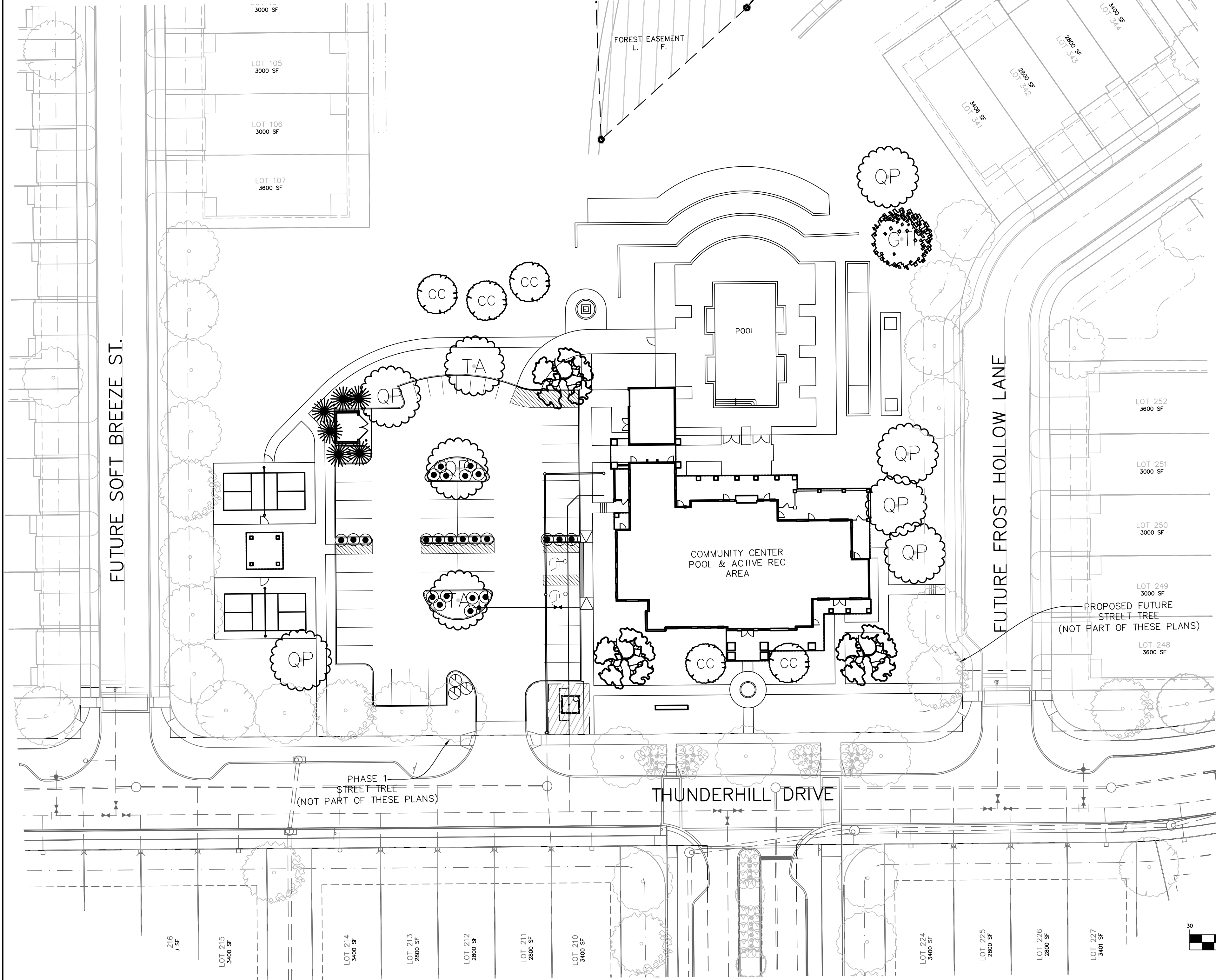
APPROVED BY THE TOWN OF NEW MARKET



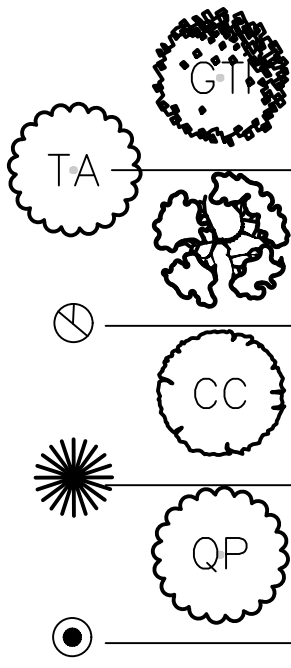
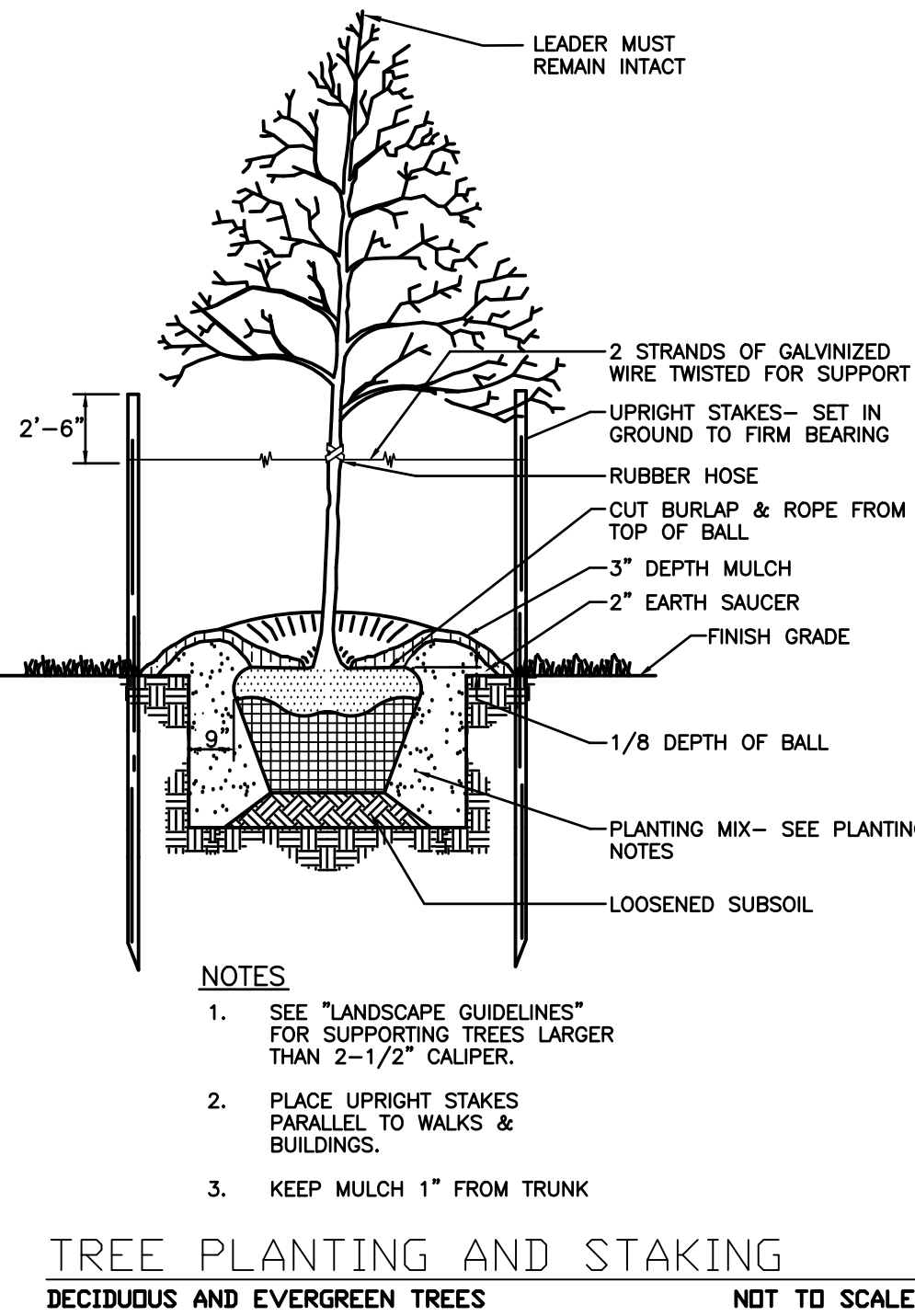
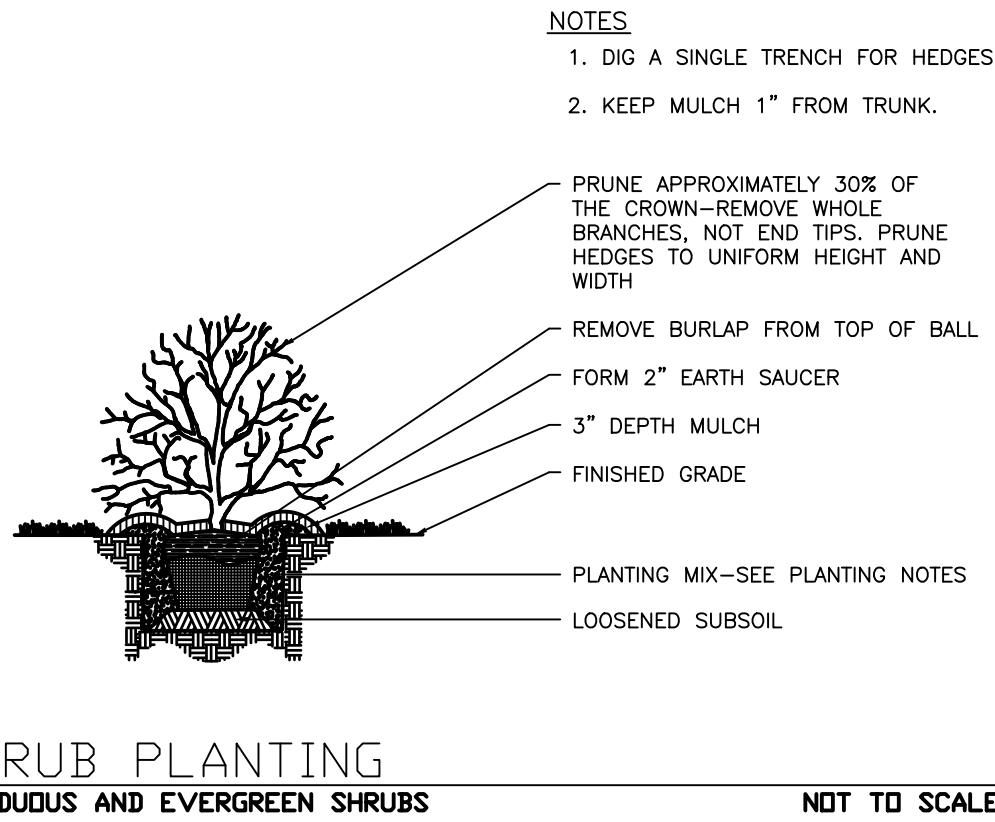
APPROVED BY THE TOWN OF NEW MARKET

BY: _____ DATE _____

SCALE: 1"=30'	DIMENSION, PAVING, AND UTILITY PLAN	HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS 125 S. CARROLL STREET SUITE 100 HARRIS, MD 21701 P 301.662.4488 F 301.662.4005 www.harris-smariga.com
DRAWN	ENGLAND WOODS CLUBHOUSE COMBINED SITE PLAN/ IMPROVEMENT PLAN THE PROPERTY OF ENG-LAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673 DURING THE PARTIAL EASEMENT PERIOD ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341	
CHECKED		
BY: RLP		
BY: MAM		
DATE: AUGUST, 2026	REVISIONS:	
SHEET: C-4		
OF: 9		
PROJECT:		
6357		
C-4		



- LANDSCAPING REQUIREMENTS:**
- ARTICLE V, SECTION 3.2.3 – STREET TREES**
(c) 1 TREE / 40 LF OF STREET FRONTAGE OR OPEN SPACE
STREET TREES HAVE BEEN PROVIDED PER THE PREVIOUSLY APPROVED PRELIMINARY PLAN.
 - ARTICLE V, SECTION 9.10.9 – PARKING LOT LANDSCAPING**
IN OFF-STREET PARKING AREAS OF FIVE OR MORE SPACES, THE PLANNING COMMISSION SHALL REQUIRE LANDSCAPING. 11 TREES HAVE BEEN PROVIDED WITHIN THE PARKING LOT AREA ASSOCIATED W/ THE COMMERCIAL USES.
 - MAINTENANCE:**
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPE MATERIALS AND SHALL KEEP THEM IN A PROPER NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN SIX MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. IN BUFFERS, SCREENS, WILDLIFE CORRIDORS AND WINDBREAKS, TREES SHALL BE REPLACED AT A RATE OF 1 NEW TO 1 REMOVED TREE, UNLESS HEALTHY MATERIAL IS DELIBERATELY REMOVED, THEN VEGETATION WILL BE REPLACED AT A RATE OF 1.5 NEW TO 1 TREE REMOVED. PROPER MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, MULCHING, FERTILIZING AND PRUNING.
 - PARKING LOT SCREENING**
PARKING LOT SCREENING SHALL BE APPROVED BY THE HDC AND THE PC PRIOR TO FINAL SITE PLAN APPROVAL.



CLUBHOUSE LANDSCAPE SCHEDULE					
Count	Name	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
1	HONEY LOCUST	HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS	B&B	2-2.5" CAL
2	AMERICAN LINDEN	AMERICAN LINDEN	TILIA AMERICANA	B&B	2-2.5" CAL
3	OCTOBER GLORY RED MAPLE	October Glory Red Maple	Acer rubrum 'October Glory'	B&B	2-2.5" CAL
3	WINTERBERRY HOLLY	WINTERBERRY HOLLY	ILEX VERTICILLATA	CONT.	2-3' HGT.
5	EASTERN REDBUD	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2-2-1/2" CAL
6	GIANT ARBORVITAE	GREEN GIANT ARBORVITAE	THUJA X GREEN GIANT	B&B	2-2.5" CAL
7	WILLOW OAK	WILLOW OAK	QUERCUS PHELLOS	B&B	2-2.5" CAL
24	INKBERRY	INKBERRY	ILEX GLABRA	CONT.	2-3' HGT.

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REVISIONS:

LANDSCAPE PLAN

ENGLAND WOODS
CLUBHOUSE COMBINED SITE PLAN/
IMPROVEMENT PLAN

THE PROPERTY OF ENGLAND WOODS, LLC, FOLIO 673
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341
TURNPIKE FARM LIMITED PARTNERSHIP

SCALE: 1"=30'

DRAWN BY: RLP

CHECKED BY: MAM

DATE: AUGUST, 2026

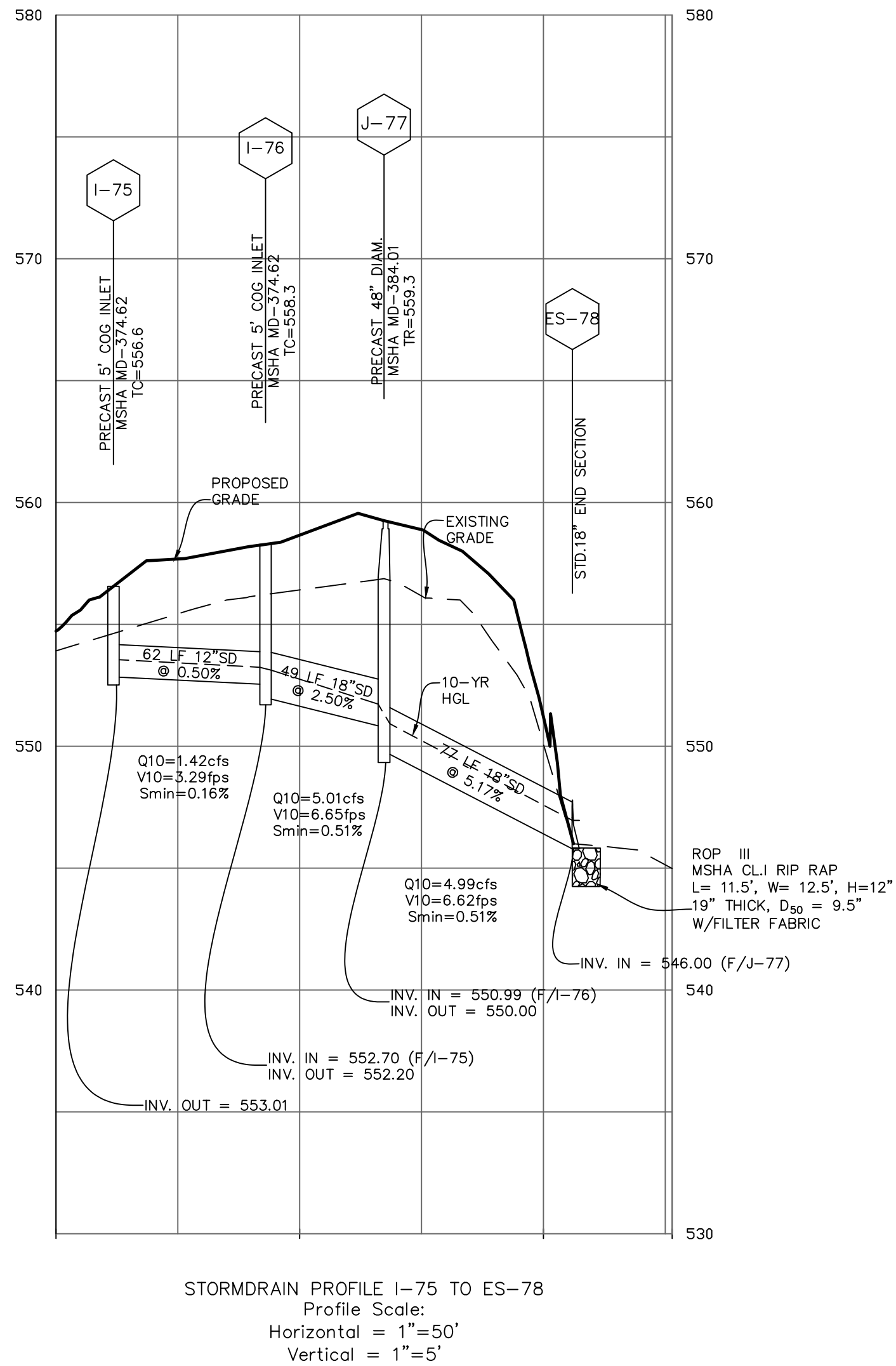
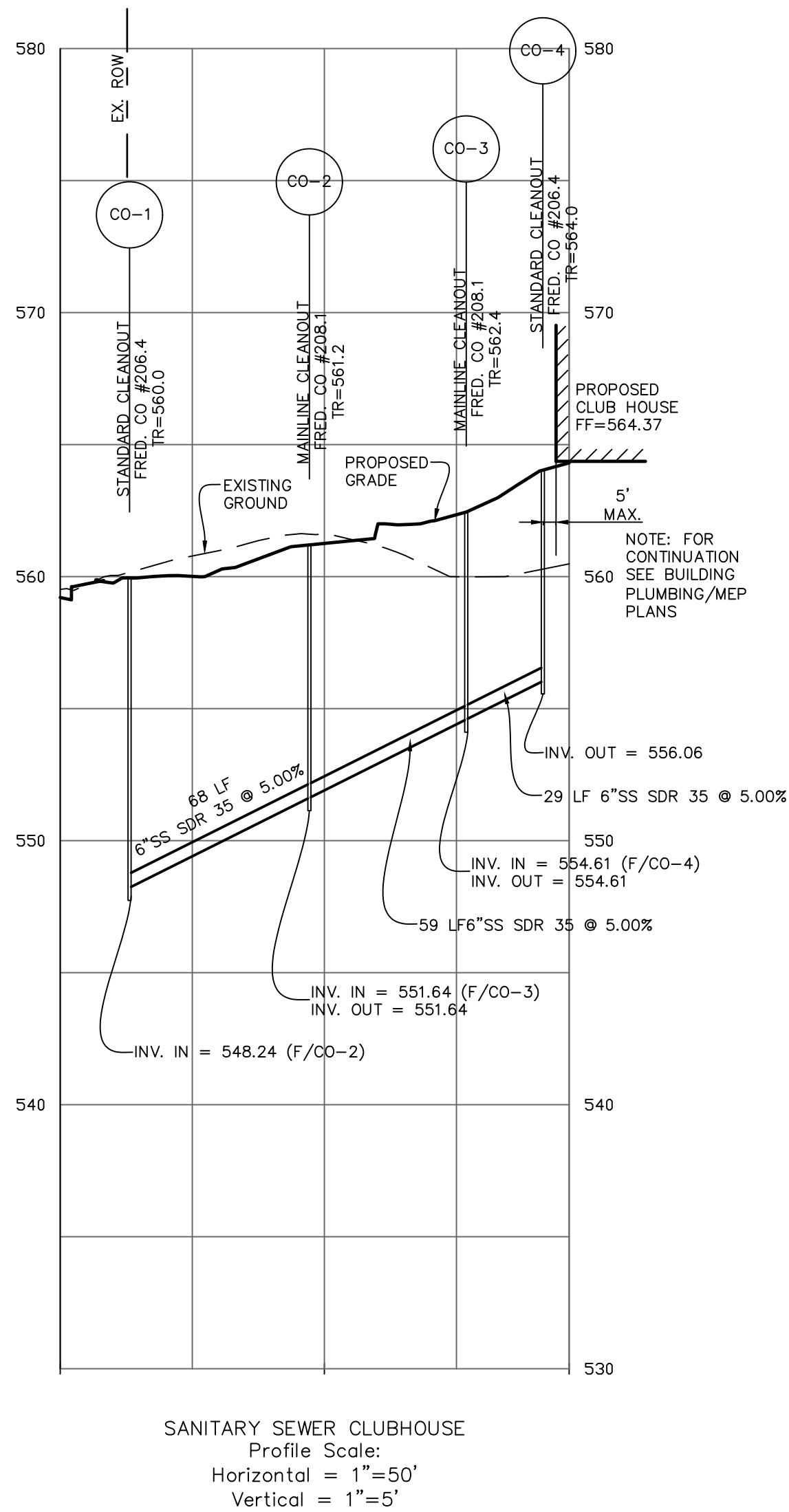
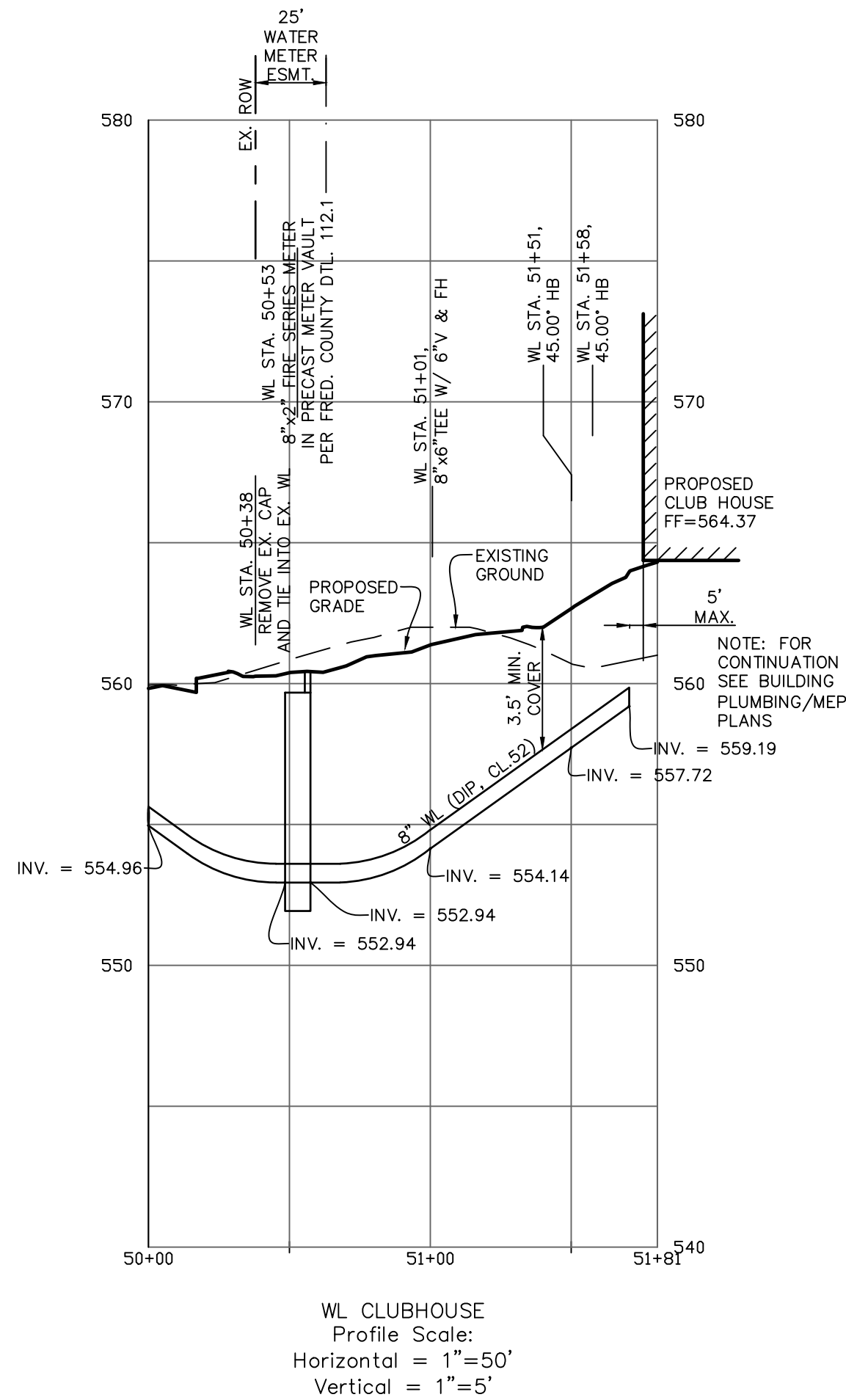
SHEET: C-5

OF: 9

PROJECT: 6357

C-5

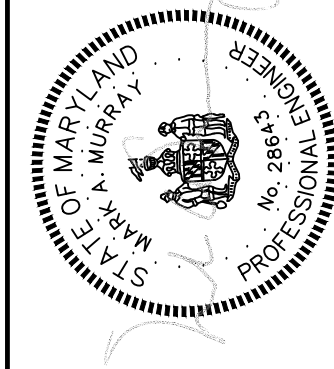
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- NOTES:
1. ONLY STORM DRAINS WITHIN THE TOWN OF NEW MARKET ROW ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. 1 FT. OF VERTICAL CLEARANCE IS REQUIRED FOR ALL UTILITY CROSSINGS.

BASIC STORMDRAIN NOTES

1. ALL STORM DRAIN TO BE SMOOTHBORE, HIGH-DENSITY POLYETHYLENE PIPE MEETING THE SPECIFICATIONS OF AASHTO M294, TYPE S (EXAMPLES ADS N-12 OR AN APPROVED EQUIVALENT). THE FOLLOWING STORMDRAIN MATERIALS MAY BE USED AS SUBSTITUTES:
 - a. ALUMINIZED, TYPE 2 COATED SPIRAL-RIBBED CORRUGATED METAL PIPE (3/4"X3/4"X7-1/2" CORRUGATIONS) 16 GAGE. METAL PIPE SHALL NOT BE USED WITHIN TOWN OF NEW MARKET ROW.
 - b. REINFORCED CONCRETE PIPE, CLASS III .
2. ALL BACKFILL TO BE PER THE PIPE MANUFACTURER'S SPECIFICATIONS AT A MINIMUM. TYPICAL BACKFILL SHALL BE SUITABLE MATERIAL, SUCH AS FREE-DRAINING SANDS AND GRAVEL CONFORMING TO ASTM D2321 CLASS I, II OR III MATERIALS AND BE PLACED IN LIFTS AS NECESSARY AND COMPACTED TO 95 PERCENT MINIMUM DRY DENSITY ACCORDING TO AASHTO T99 MINIMUM (PER AASHTO T180 IN ROAD RIGHT-OF-WAY AREAS).
3. CONTRACTOR SHALL MAINTAIN A MIN OF 1' VERTICAL CLEARANCE BETWEEN OUTSIDE OF STORM DRAIN PIPES AND ALL OTHER UTILITIES AT CROSSING.
5. INSTALL LADDER RUNGS PER MSHA STD. 383.91 OR 383.92.
6. LENGTH OF STORM DRAIN PIPE AND SLOPE IS FROM CL STRUCTURE TO CL STRUCTURE.
7. WHEN STORM DRAIN PIPE ENTERS MANHOLE OR INLET STRUCTURE FIVE(S) FEET OR MORE ABOVE THE BOTTOM OF THE STRUCTURE INVERT, PROVIDE GRANITE DRIP STONES AND GRANITE BLOCK INVERT BOTTOM. SEE MSHA STD. 383.11 FOR CONFIGURATION & DETAILS.
8. ALL PROPOSED STORM DRAIN SHALL BE WATERTIGHT, SMOOTHBORE, HIGH DENSITY POLYETHYLENE PIPE JOINTS SHALL BE BELL AND SPIGOT WITH WATERTIGHT JOINTS AS PER ASTM DE212 AND SHALL UTILIZE WATERTIGHT SLEEVES AND RUBBER GASKETS. EXAMPLES INCLUDE HANCOR TITELINE, ADS PROLINK-WI OR AN APPROVED EQUIVALENT. IF AN ALTERNATIVE PIPE MATERIAL IS USED THEN THE FOLLOWING MAY BE USED AS SUBSTITUTES:
 - A. WATERTIGHT ALUMINIZED, TYPE 2 CORRUGATED METAL PIPE SHALL USE RUBBER O-RING GASKETS, RUBBER SLEEVE GASKETS, STRIP GASKET OR GEOTEXTILE WRAP IN CONJUNCTION WITH AN APPROPRIATE BAND CONNECTOR.
 - B. REINFORCED CONCRETE PIPE SHALL UTILIZE RUBBER O-RINGS, RUBBER STRIP GASKETS OR OTHER ACCEPTABLE WATERTIGHT PRACTICES.



Professional Certification, I hereby certify that these plans were prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 28643 Expiration Date 3-26-27

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REVISIONS:	

UTILITY PROFILES

ENGLAND WOODS
CLUBHOUSE COMBINED SITE PLAN/
IMPROVEMENT PLAN

THE PROPERTY OF ENGLAND WOODS, LLC FOLIO 673
ACCORDING TO THE RECORDS OF THE CLERK OF THE
TURNPIKE FARM LIMITED PARTNERSHIP
ACCORDING TO A DEED RECORDED IN LIBER 4264 AT FOLIO 341

SCALE: AS NOTED

DRAWN BY: J.L.W

CHECKED BY: CS

DATE: AUGUST, 2026

SHEET: C-6

OF: 9

PROJECT: 6357

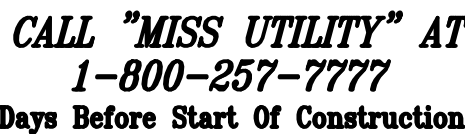
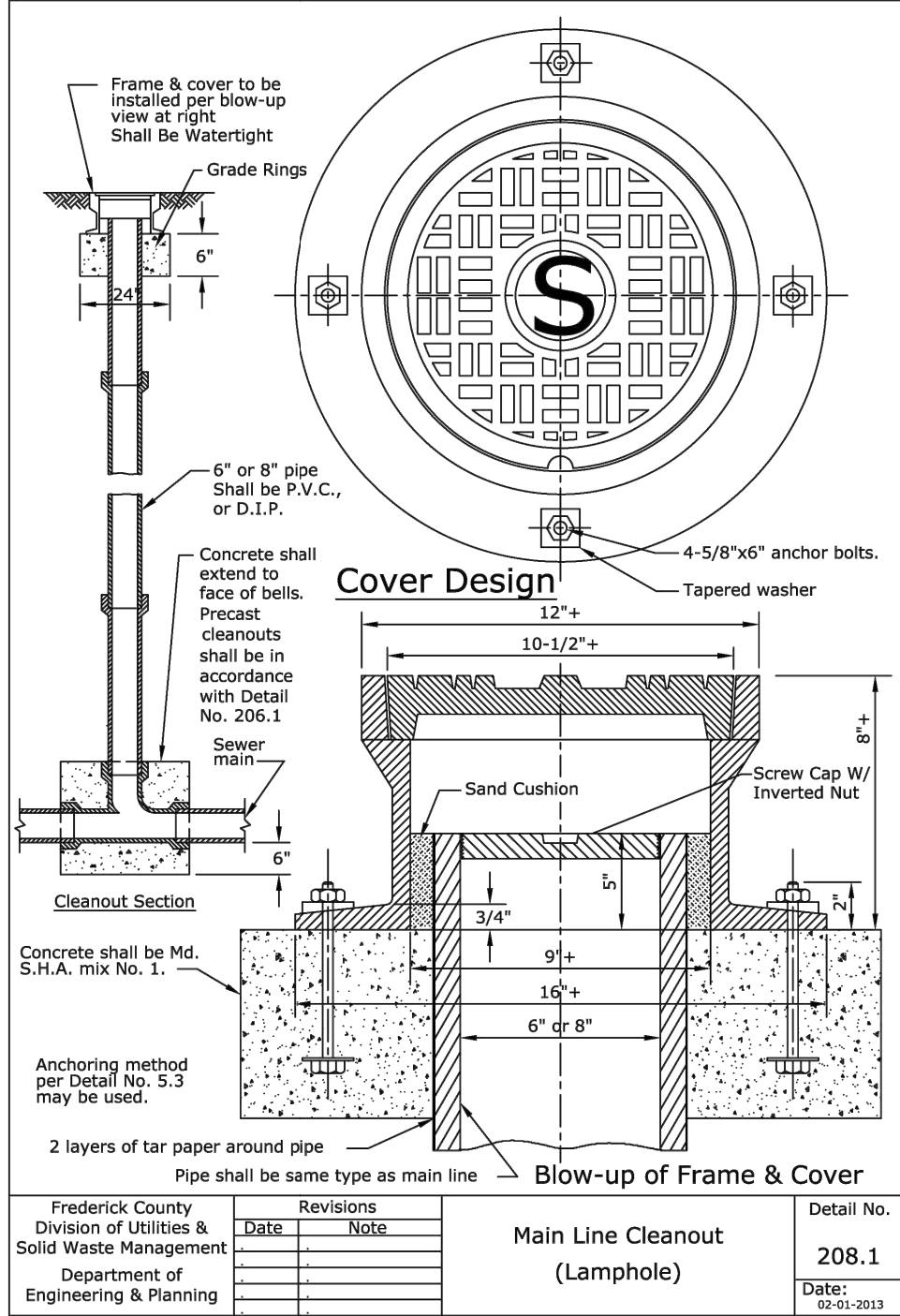
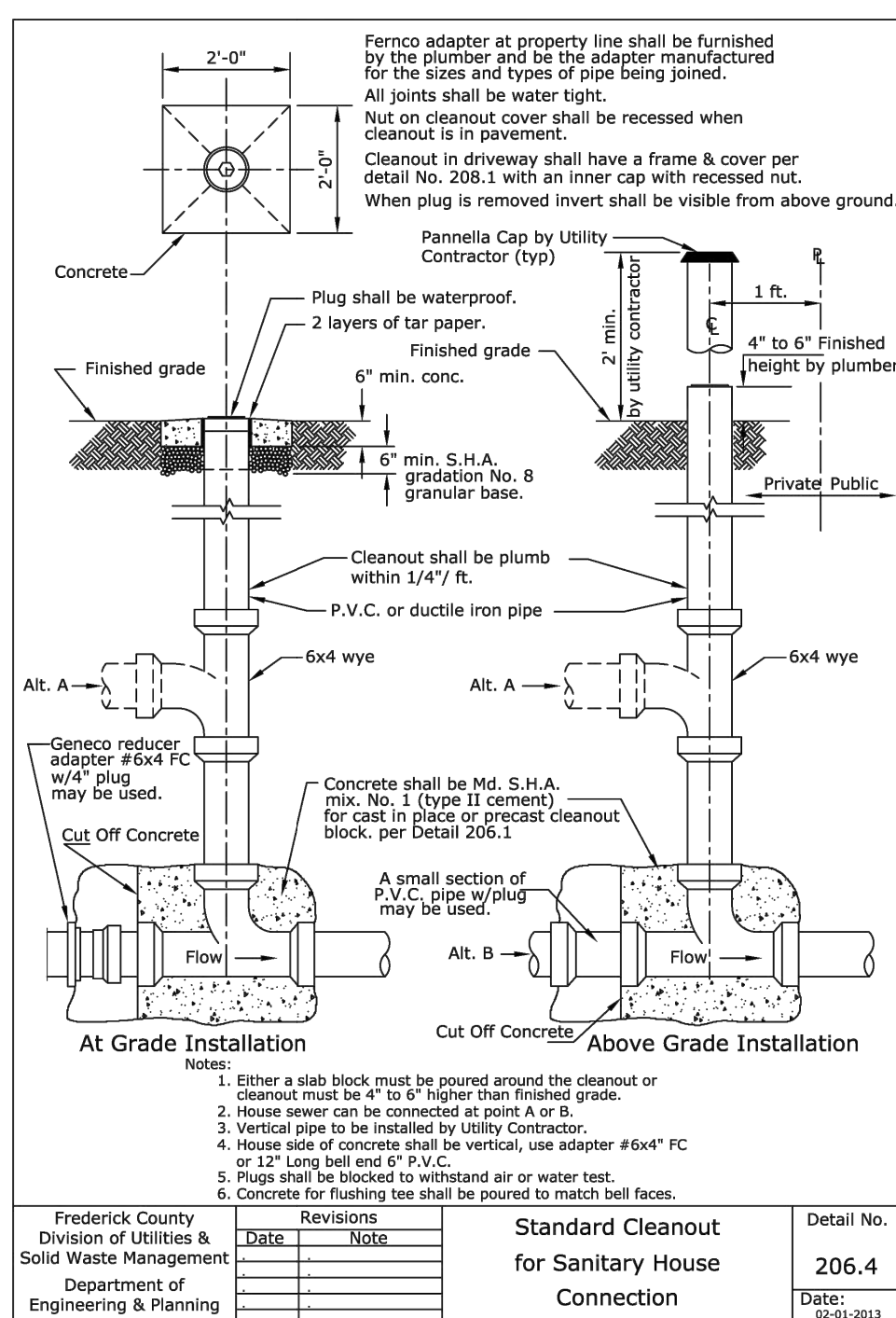
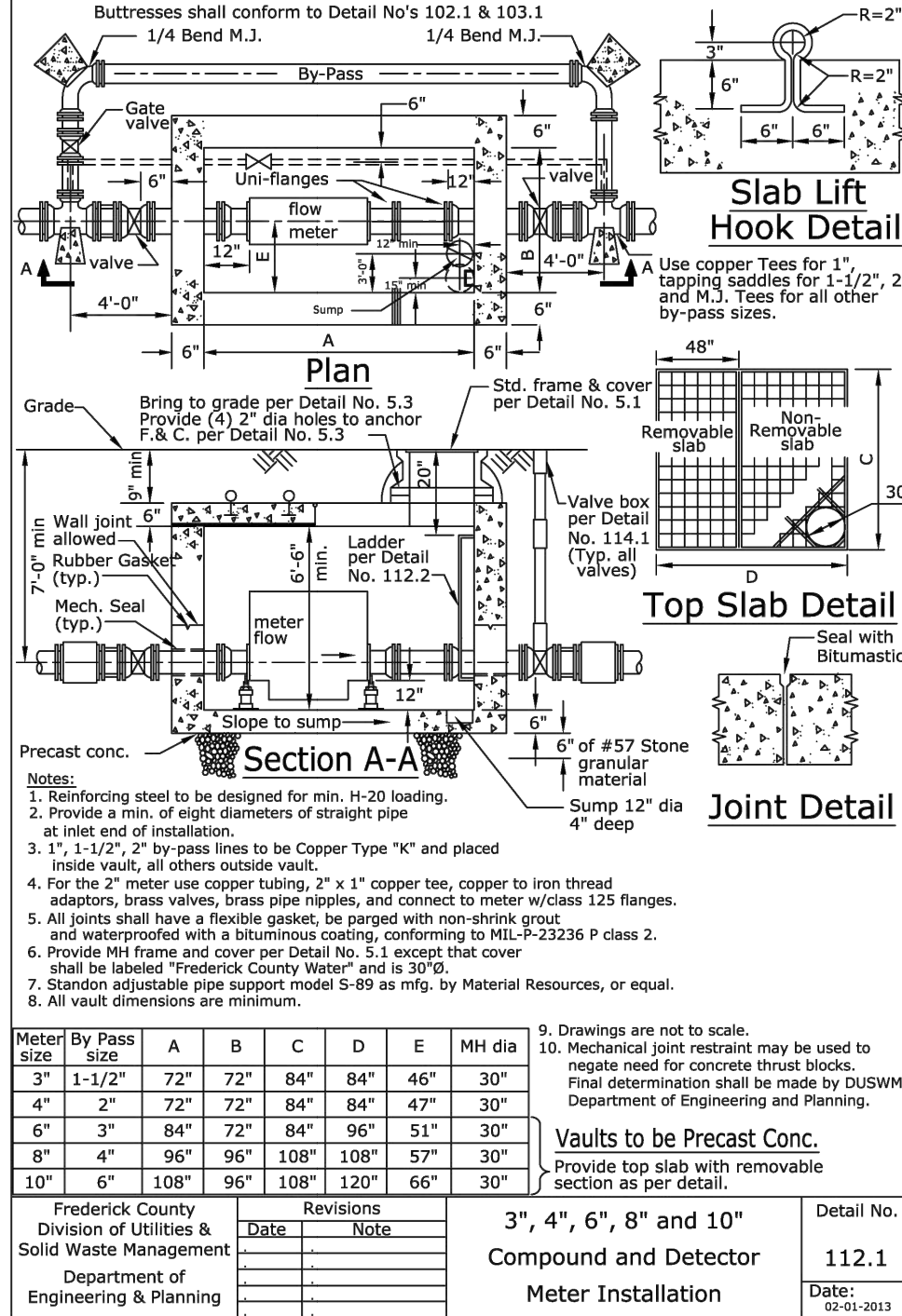
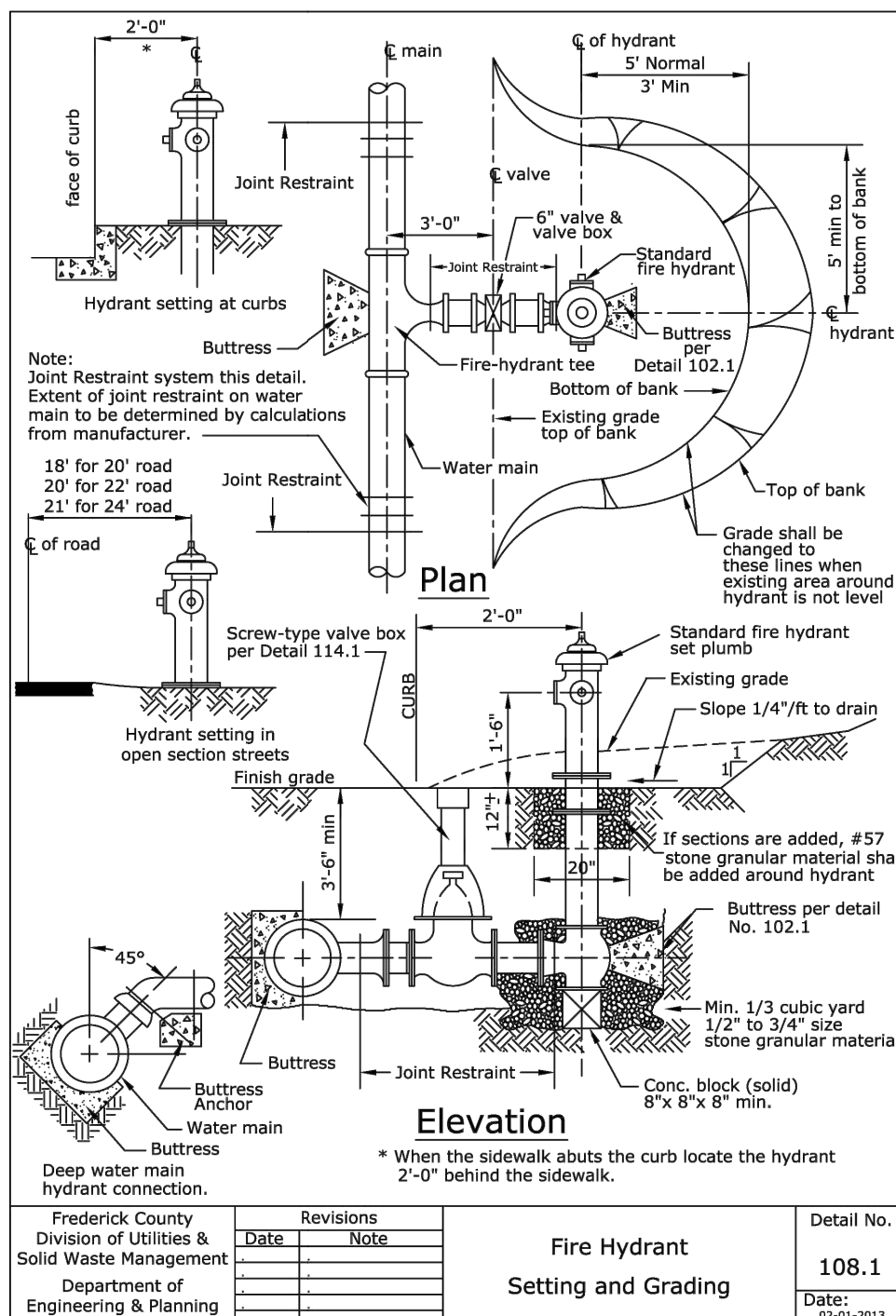
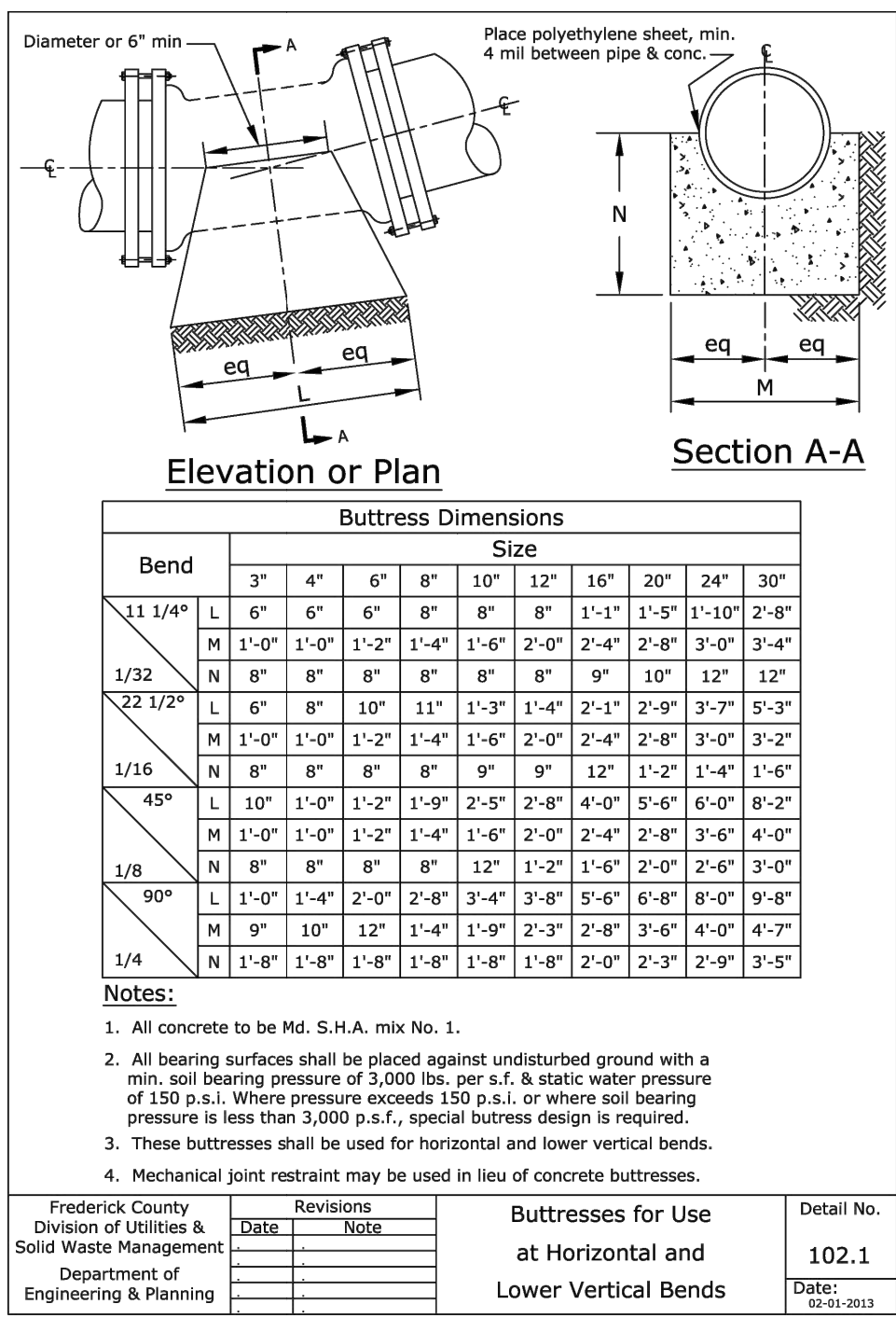
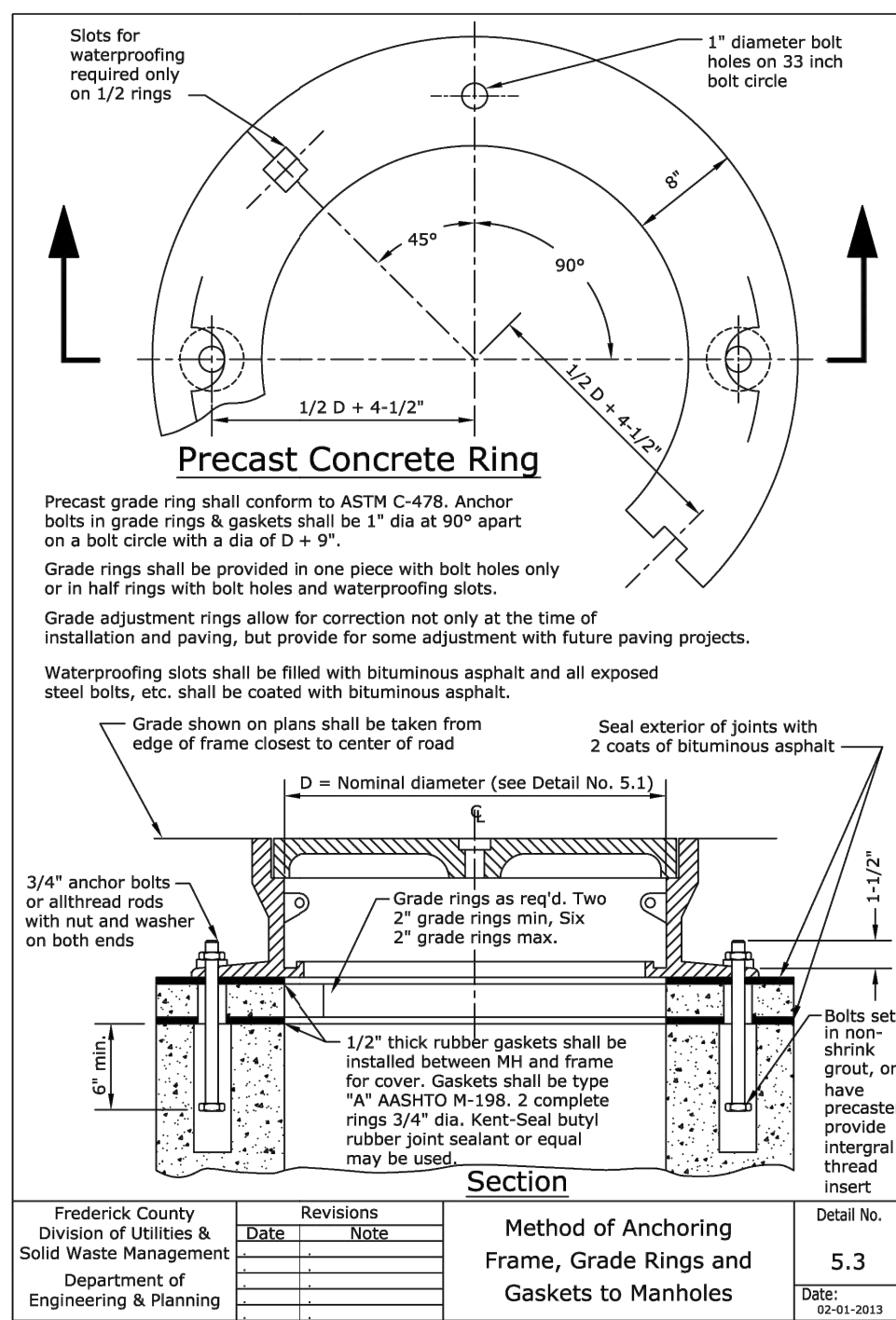
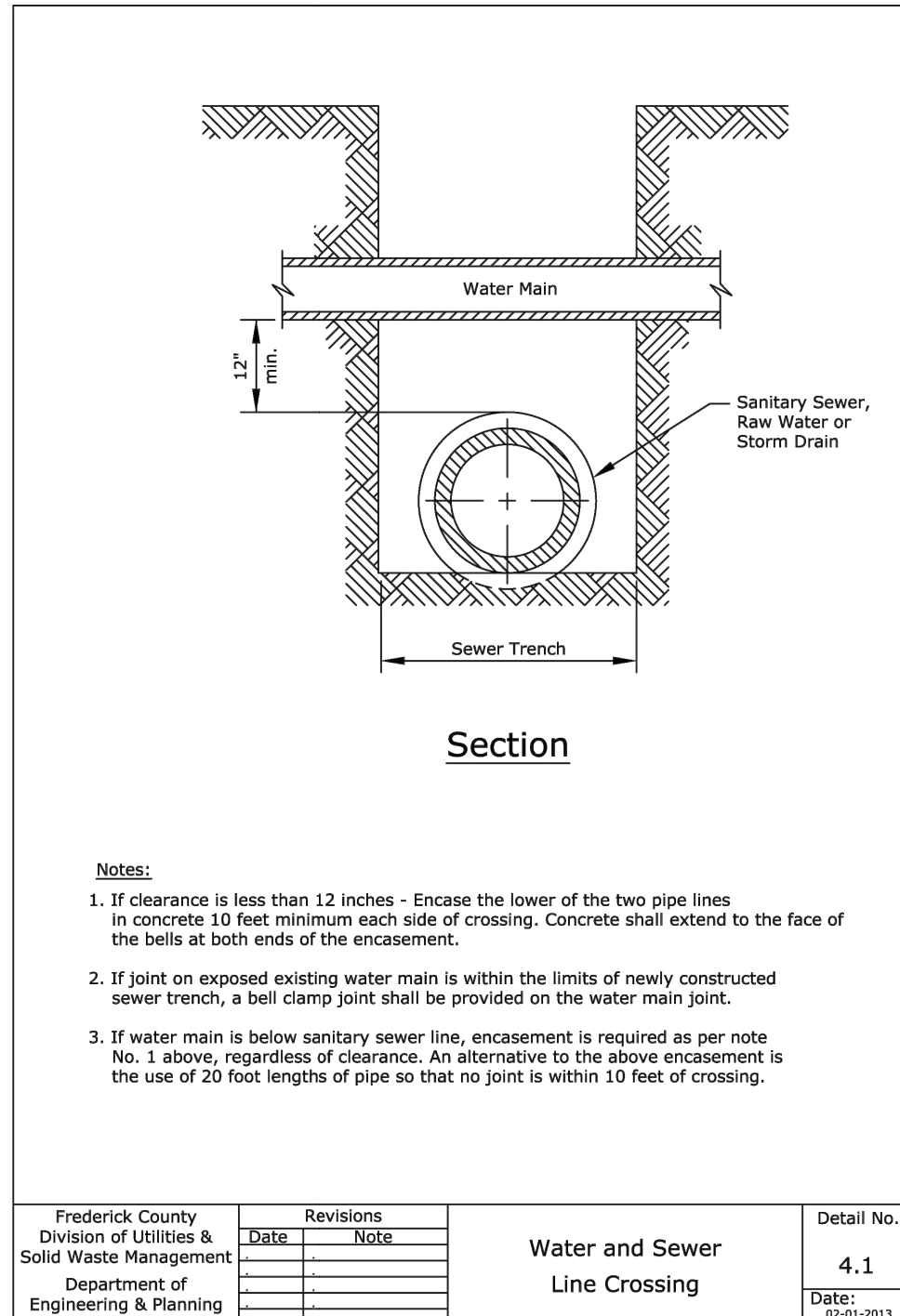
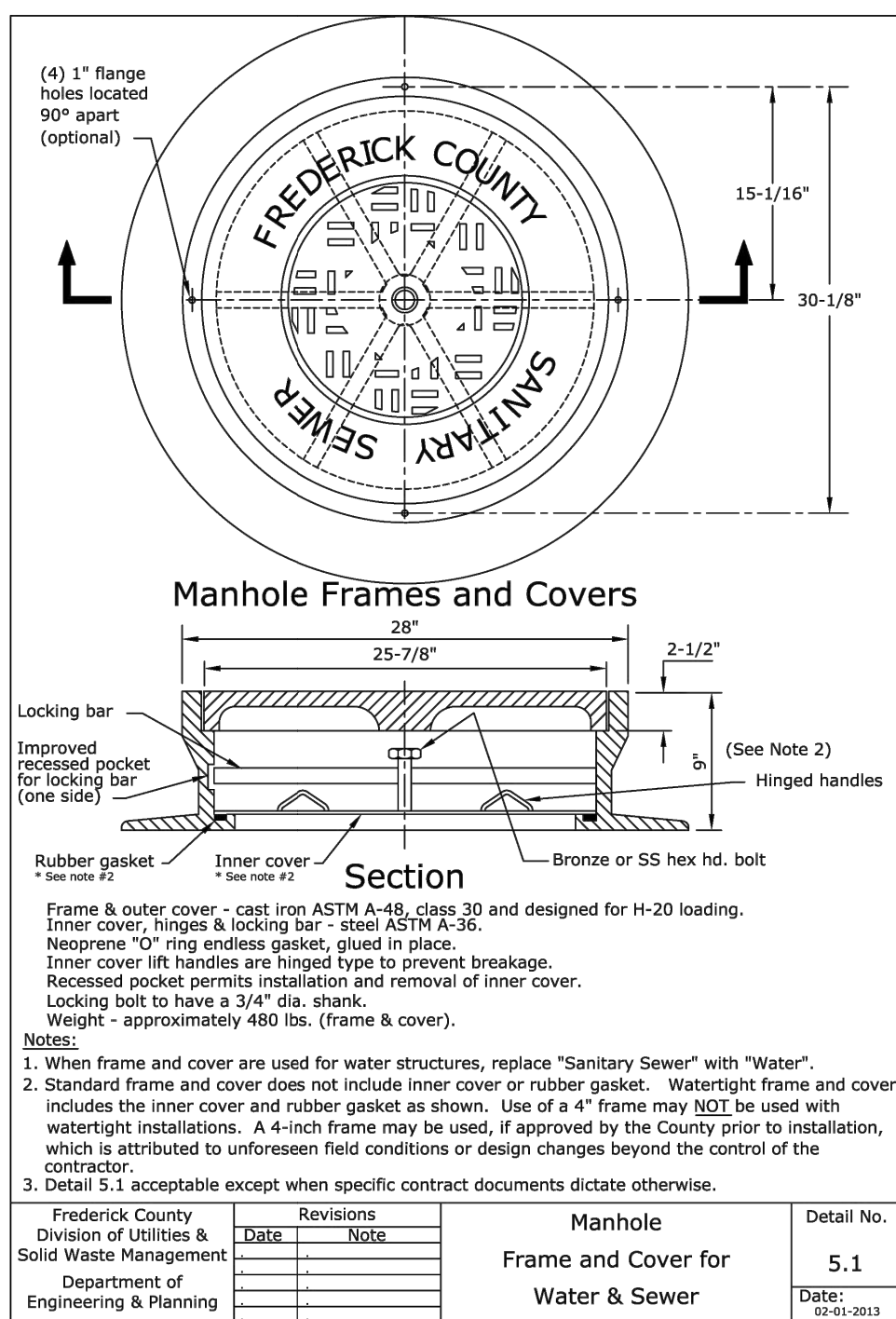
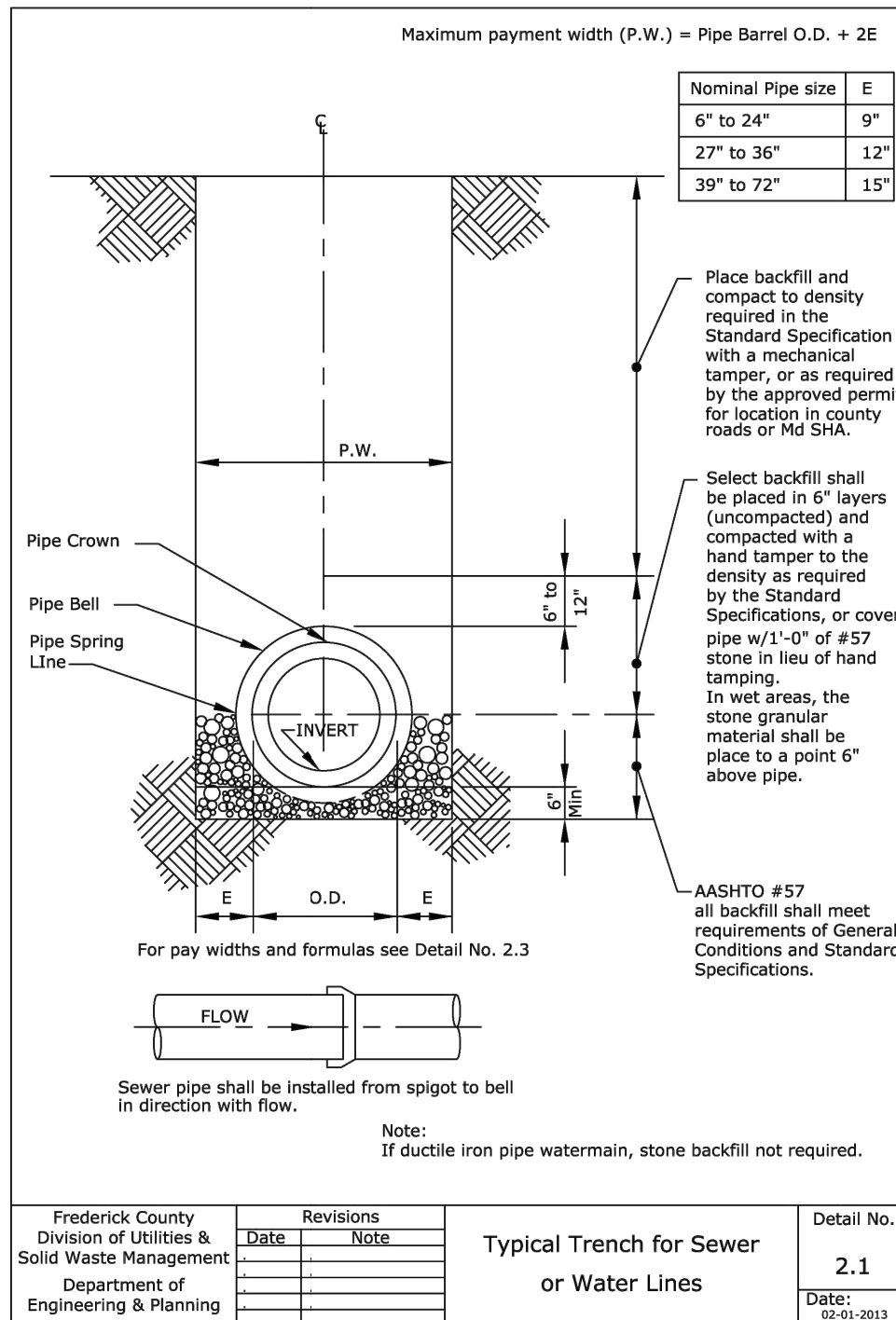
C-6

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FREDERICK COUNTY GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR WATER MAINS, SANITARY SEWER AND RELATED STRUCTURES AND THE STANDARD DETAILS FOR WATER MAINS, SANITARY SEWER AND RELATED STRUCTURES.
2. THE CONTRACTOR SHALL NOT TAP OR PENETRATE EXISTING WATER AND/OR SEWER MAINS WITHOUT APPROVAL FROM FREDERICK COUNTY DWSJ.
3. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING COUNTY-OWNED WATER MAINS.
4. THE CONTRACTOR IS RESPONSIBLE TO AVOID THE SPILLAGE OF RAW SEWAGE. THE CONTRACTOR SHALL FURNISH THE NECESSARY EQUIPMENT (SEWER PLUGGING, PUMPING, CONTAINMENT, ETC.) TO PREVENT SAID SPILLAGE.
5. EXCAVATION WITHIN A STATE ROAD RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS IN THE PERMIT ISSUED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA).
6. EXCAVATION WITHIN A COUNTY ROAD RIGHT-OF-WAY FOR THE PURPOSE OF THE INSTALLATION OF UTILITIES, STORM DRAINS, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS IN THE PERMIT ISSUED BY THE FREDERICK COUNTY DIVISION OF PUBLIC WORKS.
7. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES TO DETERMINE SIZE, ELEVATION, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. ANY UTILITY NOT SHOWN OR NOT TESTED, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE UTILITY OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.

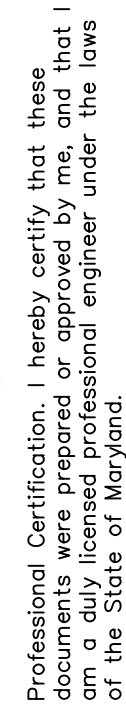
8. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC., ARE TO BE DONE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER.
9. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) 5 DAYS PRIOR TO START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE SEWER AND STORM DRAINAGE SYSTEMS FOR THE DURATION OF THE CONTRACT.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR WILL COORDINATE WITH PROPERTY OWNERS AND ACQUIRE THEIR APPROVAL IF ACCESS MUST BE INTERRUPTED FOR SHORT TIME PERIODS.
12. DISINFECTION AND VERIFICATION TESTING WILL BE PERFORMED IN ACCORDANCE WITH AWWA C651-05 OR LATEST EDITION. THE CONTRACTOR SHALL BE REQUIRED TO HAVE BACTERIAL TESTING PERFORMED ON ALL NEW PUBLIC WATER MAINS TO DETERMINE BACTERIAL COUNTS PRIOR TO ANY DISINFECTION. INDIVIDUALS CERTIFIED FOR DRINKING WATER ACCEPTANCE OF THE CONTRACT, REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO OBTAINING TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES THAT ARE COLLECTED A MINIMUM 24 HOURS APART. ONE SAMPLE SHALL BE COLLECTED FOR TOTAL COLIFORM, CHLORINE, AND CHLORINE RESIDUAL. THE SECOND SAMPLE SHALL BE COLLECTED 200 FEET FROM THE END OF EACH BRANCH; AND AT THE END OF THE LINE. AFTER DISINFECTION THE LINE MUST BE FLUSHED. CHLORINE RESIDUAL SAMPLES MUST YIELD A RESULT OF 1.0 PPM OR LESS BEFORE TOTAL COLIFORM OR E. COLI ANALYSIS MAY BE PERFORMED. ALL SAMPLE COLLECTIONS SHALL BE PERFORMED BY INDIVIDUALS CERTIFIED FOR DRINKING WATER SAMPLE COLLECTION BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. LABORATORIES UTILIZED FOR THE ANALYSIS SHALL BE CERTIFIED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR TOTAL COLIFORM AND E. COLI ANALYSIS. IF THE CONTRACTOR HAS ALLOWED CONTAMINATION TO ENTER THE PIPE DURING CONSTRUCTION THIS SHALL BE DETERMINED BY THE INSPECTOR) THEN SAMPLING MAY BE REQUIRED AT REDUCED DISTANCE INTERVALS AS DETERMINED BY THE DWSU. DISINFECTED WATER (OF CHLORINE RESIDUAL 1.0 PPM OR LESS) WILL STAND IN THE LINE FOR AT LEAST 24 HOURS AFTER A SAMPLE COLLECTION. SAMPLES SHALL BE PROVIDED TO THE DWSU AND SHALL INCLUDE CERTIFICATION INFORMATION FOR BOTH THE SAMPLE COLLECTOR AND THE LABORATORY.

13. REQUIREMENTS FOR TELEVISION SANITARY SEWER LINES AND ALL PUBLIC GRAVITY SEWER LINES AND LATERALS SHALL BE TELEVIEWED AS A CONDITION OF INSPECTION IN ORDER TO OBTAIN CONDITIONAL/OPERATIONAL ACCEPTANCE. TELEVIEWING SHALL BE DONE IN ACCORDANCE WITH SECTION 2571.1 OF THE STANDARD SPECIFICATIONS. TELEVIEWING FIRMS MUST BE SUBMITTED AND APPROVED BY THE DWSU PRIOR TO THEIR USE. THE DVD MUST BE VIEWED AND APPROVED BY THE DWSU PRIOR TO ACCEPTANCE OF THE SEWER MAINS AND LATERALS AND PLACING ANY PORTION OF THE SYSTEM INTO SERVICE.
- THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
1. ALL SEWER MAINS AND LATERALS FOR THE PROJECT MUST BE INSTALLED, BACKFILLED AND COMPACTION TESTS REVIEWED AND APPROVED BY THE DWSU PRIOR TO TELEVIEWING.
 2. COMPLETE ALL PRESSURE TESTS, DEFLECTION TESTS AND MH VACUUM TESTS PRIOR TO TELEVIEWING.
 3. ALL MAINS AND LATERALS SHALL BE FLUSHED WITH WATER, DYED RED, IN A MANNER SUFFICIENT TO REMOVE ALL DIRT AND DEBRIS AND PROVIDE ENOUGH WATER TO DISCERN ANY STANDING WATER. FLUSHING WILL TAKE PLACE NO EARLIER THAN 48 HR PRIOR TO TELEVIEWING AND WILL BE WITNESSED BY THE DWSU INSPECTOR. CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION DEBRIS IS FLUSHED INTO THE RECEIVING SEWER.
 4. STAND PIPES TO LATERALS WILL BE LABELED WITH LOT #, ETC. WITH A BOLD, BLACK, PERMANENT MARKER BY THE CONTRACTOR AND VERIFIED BY THE INSPECTOR AS CORRECT. PAN THE LOT # WITH THE CAMERA PRIOR TO INSERTING CAMERA INTO THE CLEANOUT STACK.
 5. PROJECT NAME, NUMBER, DATE, TIME, PIPE SIZE AND SIZE OF PIPE AND MH -# AND LOT # WILL BE DISPLAYED ON THE SCREEN AT ALL TIMES AND MUST NOT OBSCURE THE VIEW OF THE SEWER PIPE. THERE MUST BE A RUNNING COPY OF THE LINEAR FOOTAGE SHOWN ON THE SCREEN.
 6. AFTER TELEVIEWING AND PRIOR TO CONDITIONAL ACCEPTANCE, IF THE DWSU DETERMINES THAT ANY INFILTRATION, DEBRIS OR DAMAGE MAY HAVE OCCURRED TO ANY MAIN OR LATERAL, THESE MUST BE FLUSHED AND TELEVIEWED AGAIN.
 7. VIDEO OF ALL LINES AND LATERALS MUST BE PLACED ON ONE DVD IF SPACE PERMITS (IF NOT, PLACE MAINS AND LATERALS ON ANOTHER) IN A FORMAT THAT CAN BE VIEWED ON WINDOWS MEDIA PLAYER OR REAL PLAYER. A WRITTEN REPORT MUST BE PROVIDED FROM THE TELEVIEWING COMPANY CONTAINING A LOG NOTING THE INFORMATION IN ITEM 5 ABOVE, THE GENERAL CONDITION OF THE LINE/LATERAL AND ANY SPECIFIC FEATURES. THE MAIN LINES AND LATERALS LOG MUST BE KEPT IN THE SAME SEQUENCE AS SHOWN ON THE DVD.
 8. TOLERANCES:
 - NO DIRT, STONE OR OTHER DEBRIS PERMITTED IN MAINS OR LATERALS.
 - NO STANDING WATER IN LATERALS.
 - THE DECISION TO ALLOW ANY STANDING WATER IN MAINS WILL BE DETERMINED BY THE DWSU BASED ON PIPE DIAMETER, % SLOPE AND/OR OTHER FACTORS AS DETERMINED BY THE DWSU.

14. ALL WATER MAINS TO BE DUCTILE IRON PIPE (3"–6" CLASS 54, 8" AND LARGER CLASS 52). ALL GRAVITY SEWER MAINS TO BE SDR 35 PVC, UNLESS DEPTH EXCEEDS 14', THEN USE SDR 26, UNLESS OTHERWISE NOTED.
15. SANITARY SEWER HOUSE CONNECTION SHALL SLOPE 2% MIN. AND 5% MAX.
16. MEGALUG RESTRAINTS TO BE USED ON WATER LINES WHERE EARTH IS DISTURBED BY OTHER CONSTRUCTION.
17. ALL OUTSIDE FIRE PROTECTION LINE CONSTRUCTION SHALL CONFORM TO NFPA 24 REQUIREMENTS.
18. ALL SANITARY SEWER CLEANOUTS (C/O) TO BE CONSTRUCTED PER FRED. CO. STD. DTD. 206.4, OR 208.1 IF IN TRAFFIC AREAS.
19. ALL PUBLIC FITTINGS AND VALVES ARE TO BE RESTRAINED BY USE OF "MEGA-LUGS" OR EQUAL. IF NO RESTRAINED JOINT LENGTH IS SHOWN ON THE DRAWINGS, INSTALL CONCRETE BUTTRESS/ANCHORS AT FITTINGS PER THE STANDARD DETAILS OR SUBMIT AN RFI TO THE ENGINEER TO HAVE RESTRAINED JOINT LENGTH CLARIFIED.
20. OWNER/DEVELOPER/CONTRACTOR RESPONSIBILITIES FOR SUBGRADE: A. THE CONTRACTOR SHALL ENSURE THAT THE GRADE ELEVATION OVER THE WATER AND/OR SEWER LINE LOCATIONS IS WITHIN SIX (6) INCHES OF FINISHED GRADE (OUTSIDE ROADWAY) OR AT THE ROAD SUBGRADE ELEVATION (WITHIN ROADWAY) PRIOR TO THE START OF ANY EXCAVATION OR TRENCHING OF WATER AND/OR SEWER LINES. B. SHEETS PREPARED BY THE CONTRACTOR SHALL BE PRESENTED TO THE INSPECTOR SUFFICIENTLY IN ADVANCE OF THE WORK BEING DONE (THIS ADVANCE NOTICE TO BE DETERMINED BY THE INSPECTOR DURING THE PRECONSTRUCTION MEETING). THE INSPECTOR RESERVES THE RIGHT TO WITHHOLD PAYMENT AND/OR TO STOP WORK IF CUT SHEETS ARE NOT PROVIDED IN A TIMELY MANNER. C. DURING INSTALLATION OF WATER AND/OR SEWER FACILITIES THERE EXISTS A CONFLICT WITH OTHER UTILITIES (SHOWN AS FUTURE), THE RELOCATION, ADJUSTMENT, REPLACEMENT, ETC. OF S/D WATER AND SEWER WILL BE AFFECTED PURSUANT TO ARTICLE 16 OF THE GENERAL CONDITIONS AND STANDARD SPECIFICATIONS. THERE IS NO GUARANTEE IS SHOWN ON THE DRAWINGS THAT THE EXISTING WATER AND/OR SANITARY SEWER, THE MASS GRADED ENGINEER OF RECORD SHALL CERTIFY THE ENTIRE PORTION OF THE MASS GRADED AREA HAS BEEN INSTALLED PURSUANT TO THE SECTION 2200 WHERE WATER AND/OR SEWER LINES ARE TO BE INSTALLED.
21. 18" MINIMUM SEPARATION BETWEEN ALL VALVES AND TEE/CROSS.



W & S CONTRACT #



License No. 28643 Expiration Date 3-26-27

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SEWER AND WATER DETAILS

ENGLAND WOODS
CLUBHOUSE COMBINED SITE PLAN /

THE PROPERTY OF ENG-LAND ACRES, LLC
ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673
TURNPIKE FARM LIMITED PARTNERSHIP
ACCORDING TO A DEED RECORDED IN LIBER 4264 AT FOLIO 341

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