

THE GROVE AT PINE MEADOWS SUBDIVISION PRELIMINARY PLAT

PROJECT TEAM

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PROPERTY LEGAL DESCRIPTION (PER SURVEY)

PARCEL 1:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 18 AND 19 OF FOREST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 40, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
FROM SAID POINT OF BEGINNING RUN NORTH ALONG SAID WEST LINE OF LOTS 18 AND 19 AND THE SOUTHERLY AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1307.29 FEET; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 24 MINUTES 50 SECONDS AND RUN WESTERLY 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19 A DISTANCE OF 699.89 FEET; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 270.00 FEET; THENCE RUN SOUTH PARALLEL WITH AFORESAID WEST LINE OF LOTS 18 AND 19 A DISTANCE OF 506.10 FEET; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 65 DEGREES 37 MINUTES 16 SECONDS AND RUN SOUTHEASTERLY 248.22 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 93.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

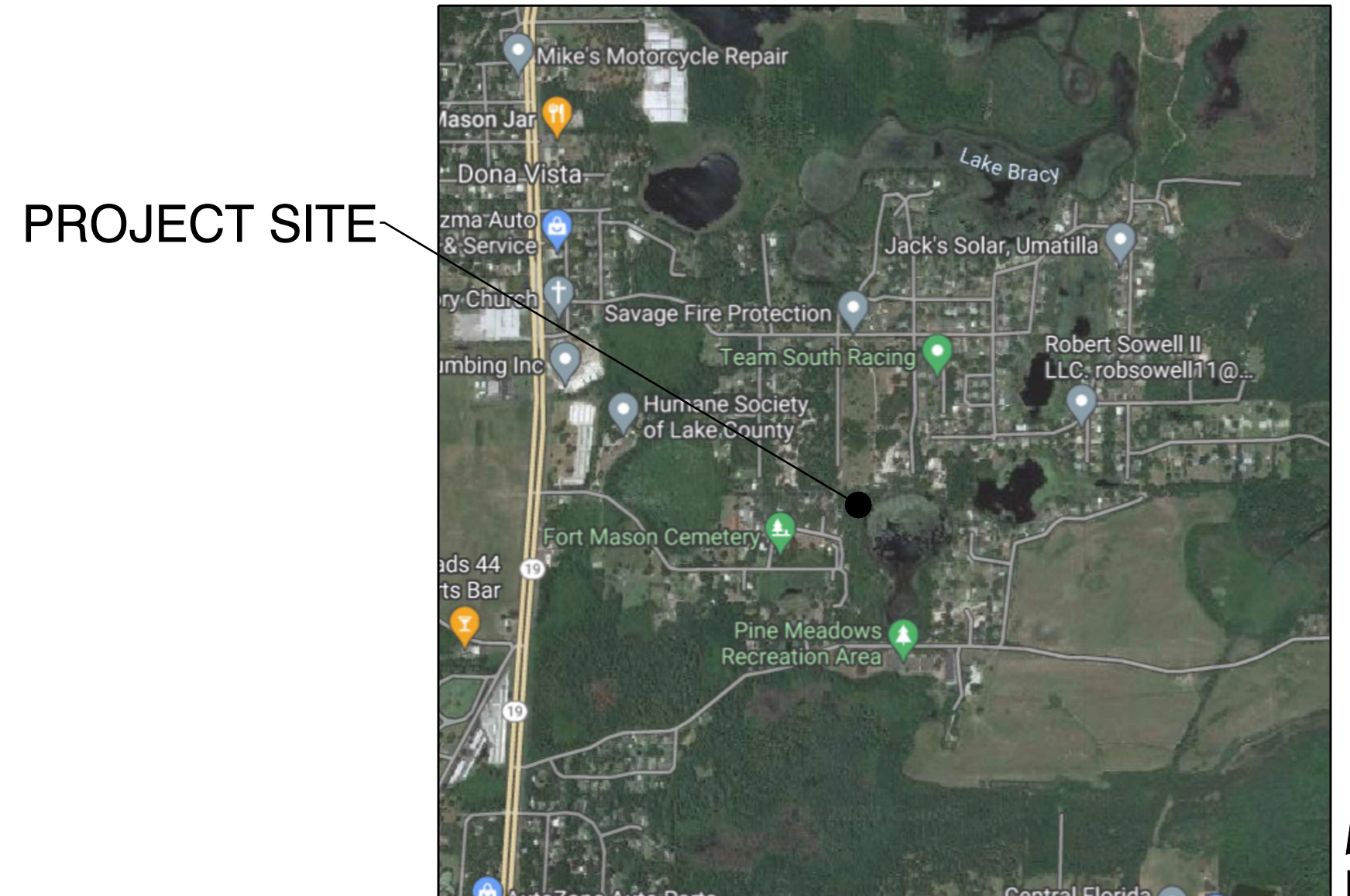
PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 18 AND 19 OF FOREST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 40, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°02'24" WEST, ALONG THE SAID WEST LINE OF LOTS 18 AND 19 AND THE SOUTHERLY AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1307.29 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 89°24'50" AND RUN NORTH 89°27'14" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE NORTH 89°09'05" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 270.02 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN SOUTH 00°02'24" EAST, PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19, A DISTANCE OF 701.81 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE CONTINUE SOUTH 00°02'24" EAST, PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19, A DISTANCE OF 506.10 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 65°26'42" AND RUN SOUTH 65°29'06" EAST, A DISTANCE OF 248.56 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH LINE OF SAID SECTION 26, SAID POINT BEING NORTH 89°33'28" WEST 93.91 FEET FROM THE POINT OF COMMENCEMENT; THENCE NORTH 89°33'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 567.93 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUN NORTH 01°00'07" EAST, ALONG THE WEST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26, A DISTANCE OF 1211.57 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE SOUTH 89°09'05" EAST, PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE NORTH 01°00'07" EAST, PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE SOUTH 89°09'05" EAST, ALONG THE SOUTH RIGHT OF WAY OF ORANGE AVENUE, A DISTANCE OF 313.02 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE WEST 792 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 01 DEGREES 58'50" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 620.24 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF MCKINLEY ROAD, ACCORDING TO LAKE COUNTY PUBLIC WORKS DEPARTMENT MAINTENANCE MAP AS RECORDED IN MAP BOOK 3, PAGES 1 AND 2, DATED JANUARY 1976, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 33'37" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 49.72 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT THE END OF SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE; THENCE RUN NORTH 00 DEGREES 28'23" EAST, ALONG THE EAST LINE OF SAID MAINTAINED RIGHT OF WAY OF MCKINLEY ROAD, A DISTANCE OF 26.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE NORTHERLY LINE OF SAID MAINTAINED RIGHT OF WAY LINE OF MCKINLEY ROAD; THENCE RUN NORTH 89 DEGREES 33'37" WEST, ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 49.02 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 01 DEGREES 58'50" EAST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 633.84 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89 DEGREES 33'28" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 567.93 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE RUN SOUTH 01 DEGREES 58'50" WEST, A DISTANCE OF 273.42 FEET; THENCE RUN SOUTH 34 DEGREES 05'50" WEST, A DISTANCE OF 679.86 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE RUN SOUTH 01 DEGREES 58'50" WEST, A DISTANCE OF 273.61 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 (SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS GOLF COURSE ROAD, ACCORDING TO O.R. BOOK 68, PAGE 125, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE RUN NORTH 89 DEGREES 47'24" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT:
THE PROPERTY CONVEYED TO LAKE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 279, PAGE 367, AS CORRECTED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 347, PAGE 15, AND THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 279, PAGE 365, AS CORRECTED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 347, PAGE 16, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

VICINITY MAP



PROJECT SITE

EUSTIS, FLORIDA 32726
SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST

SHEET LIST

C-001 COVER SHEET
C-002 CONSTRUCTION NOTES
C-101 EXISTING CONDITIONS PLAN 1
C-102 EXISTING CONDITIONS PLAN 2
C-103 SUBDIVISION MASTER PLAN
C-104 SUBDIVISION SITE PLAN 1
C-105 SUBDIVISION SITE PLAN 2
C-106 SUBDIVISION GRADING AND DRAINAGE PLAN 1
C-107 SUBDIVISION GRADING AND DRAINAGE PLAN 2
C-108 STORMWATER POLLUTION PREVENTION PLAN
C-109 SUBDIVISION UTILITY PLAN 1
C-110 SUBDIVISION UTILITY PLAN 2
C-111 OFF-SITE UTILITY PLAN
C-201 CELOSIA LANE PLAN AND PROFILE 0+00 TO 13+50
C-202 CELOSIA LANE PLAN AND PROFILE 13+50 TO 18+25
C-203 CELOSIA LANE PLAN AND PROFILE 18+25 TO 20+67
C-204 PLUMBAGO STREET PLAN AND PROFILE 0+00 TO 11+98
C-301 CELOSIA LANE CROSS SECTIONS 0+51 TO 7+00
C-302 CELOSIA LANE CROSS SECTIONS 7+50 TO 15+62
C-303 CELOSIA LANE CROSS SECTIONS 16+00 TO 19+90
C-304 PLUMBAGO STREET CROSS SECTIONS 0+45 TO 7+50
C-305 PLUMBAGO STREET CROSS SECTIONS 8+00 TO 11+63
C-501 CONSTRUCTION DETAILS
C-502 CITY OF EUSTIS CONSTRUCTION DETAILS

DATUM NOTE

ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

PERMIT NOTE

SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- CONSTRUCTION TRAILERS
- LIFT STATIONS
- RETAINING WALLS
- ACCESS GATES
- GENERATORS
- AWNINGS
- ETC.
- DUMPSTER ENCLOSURES
- SIGNS
- ENTRY WALL FEATURES
- SITE LIGHTING
- FENCES
- WALK-IN COOLERS

FIRE NOTE

SITE TO CONFORM TO FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING (IF APPLICABLE):

- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND

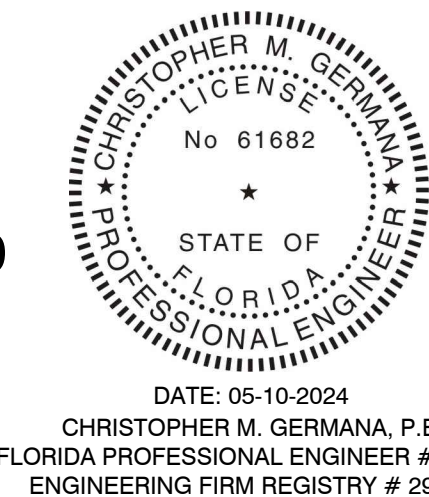
GENERAL NOTE

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE

THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) ACCESSIBILITY CODE.

Digitally signed
by Christopher
M Germana
Date: 2024.05.10
18:06:03 -04'00'



DATE: 05-10-2024
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

DATE: 02-13-2023

SHEET

C-001

CALL 48 HOURS
BEFORE YOU DIG



IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ENGINEERING FIRM REGISTRY NUMBER: 29279
1120 WEST MINNEOLA AVENUE
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This item has been digitally signed and sealed by
Christopher M. Germana, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.

EXISTING UTILITIES

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF STORMWATER POND PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS. PURSUANT TO LAND DEVELOPMENT REGULATIONS (LDR) SECTION 6.06.01(F), SOIL REMOVAL FROM THE SITE SHALL NOT EXCEED 200% OF THE VOLUME AREA OF THE NEEDED RETENTION/DETENTION VOLUME REQUIRED.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. SOD SHALL BE THE SAME VARIETY OF EXISTING SOD

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

AS-BUILTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS FOR ALL APPLICABLE UTILITIES.

MATERIAL STORAGE/DEBRIS REMOVAL

1. NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.

2. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAY, SUBGRADE PREPARATION, AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL

WHERE APPLICABLE A MOT PLAN SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS '1' CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS.

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

WATER PIPE MATERIALS

WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET CITY OF EUSTIS SPECIFICATIONS. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION). PIPE DETECTOR WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL. PIPE SIZES GREATER THAN 12" SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER, KENNEDY, AMERICAN.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE CRISPN PRESSURE AIR VALVE TYPE.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI, AND SHALL BE PHILLIPS DRISCO CTS 5100 (DR-9) ASTM D-2737, 200 PSI. ALL SERVICES SHALL INCLUDE THE FOLLOWING: LOCKING CURB STOPS, WYE BRANCHES, UNIONS AS REQUIRED, PE SERVICE PIPE AND CORPORATION STOPS. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET, AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, AND FITTINGS SHALL BE MANUFACTURED BY FORD. WHERE APPLICABLE - UNLESS OTHERWISE NOTED IN PLANS, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87. COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS. MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH. WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3) AND (4), FAC. ALL WATER MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS. ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE MECHANICAL JOINT FITTINGS.

SCHEDULING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SCHEDULE OF WORK TO BE COMPLETED INCLUDING DATES FOR ELECTRICAL, COMMUNICATION, WALLS, FENCES, UTILITIES, LANDSCAPING, IRRIGATION, HARDESCAPING, ROADWAY, MASS GRADING, WELL INSTALLATION, WASTEWATER SYSTEM, ETC. (IF APPLICABLE)

CONSTRUCTION
NOTES

THE GROVE AT PINE MEADOWS
SUBDIVISION

PROJECT # GE0942022

EUSTIS, FLORIDA

GERMANA ENGINEERING
AND ASSOCIATES, LLC

1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

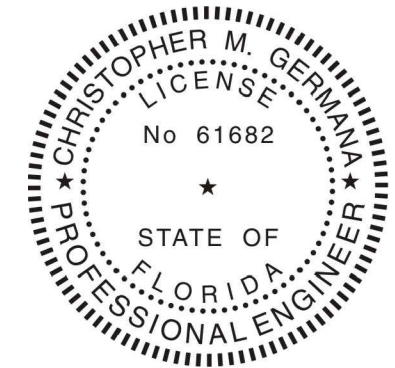
SCALE: NTS

DATE: 02-13-2023

SHEET

C-002

CHRISTOPHER M. GERMANA, P.E., STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 61682
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CHRISTOPHER M. GERMANA, P.E.
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ENGINEERING FIRM REGISTRY # 29279

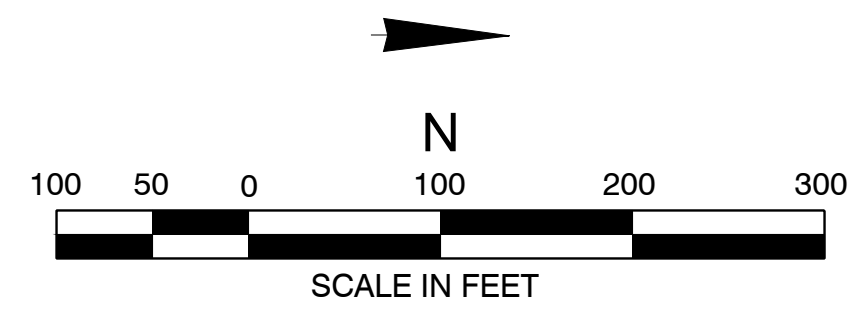
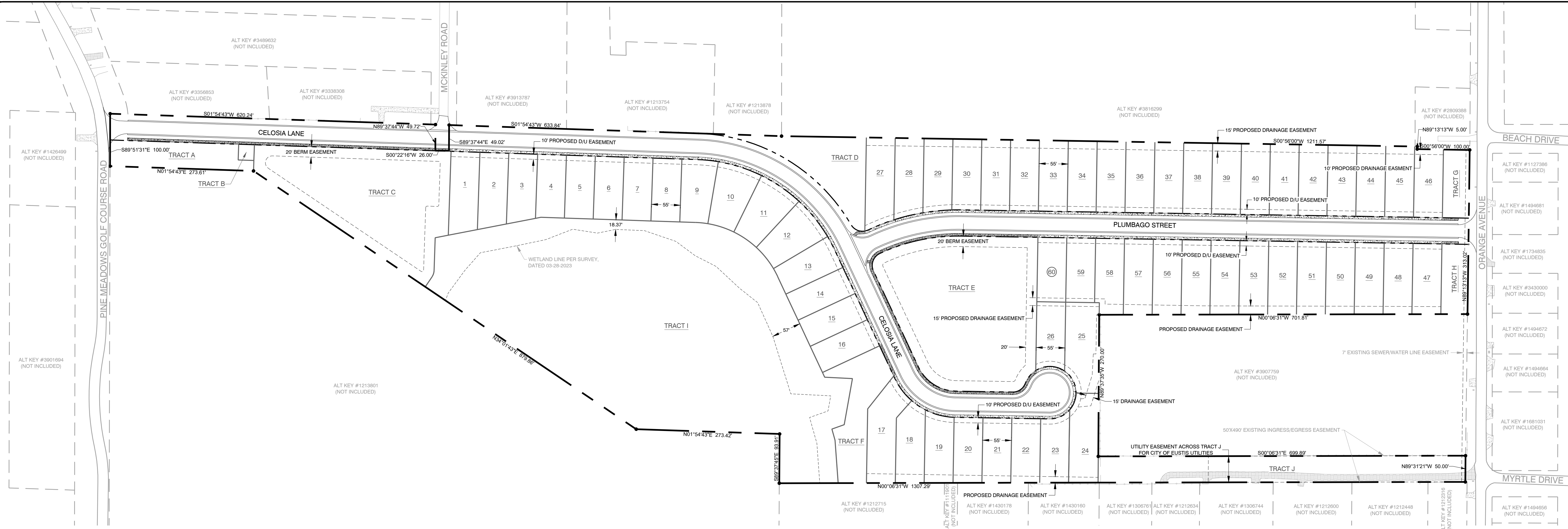
DATE	05-07-2024
REVISIONS	
#	1. REVISED PER COMMENTS

**SUBDIVISION
MASTER PLAN**

**THE GROVE AT PINE MEADOWS
SUBDIVISION**

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 100'
DATE: 02-13-2023
SHEET
C-103



NOTES

- THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 8TH EDITION (2023).
- UTILITY EASEMENTS TO BE DEDICATED TO THE CITY OF EUSTIS AND ELECTRICITY PROVIDER WHERE APPLICABLE.
- DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
- ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- POND TRACTS SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL UTILITY LINES TO BE DESIGNED TO MEET THE CITY OF EUSTIS STANDARDS.
- ALL CONSTRUCTION MATERIAL AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF EUSTIS, CITY OF EUSTIS DETAILS, OR APPROVED EQUALS, AND WILL BE UTILIZED ON THE FINAL CONSTRUCTION PLANS.
- ANY PROPOSED MECHANICAL GATES WILL REQUIRE FIRE DEPARTMENT ACCESS (CLICKCENTER, TO BE PERMITTED SEPARATELY).
- ONLY COMMON AREA SIDEWALKS ARE TO BE BUILT WITH THIS PROJECT. INDIVIDUAL LOT SIDEWALKS ARE TO BE BUILT WITH THE CONSTRUCTION OF EACH LOT.

LEGEND

- PROJECT PROPERTY LINE
- PROPOSED LOT LINE
- EXTERIOR PARCEL LINE
- PROPOSED EASEMENT
- WETLAND LINE
- FLOOD ZONE LINE
- PROPOSED CONCRETE TO BE CONSTRUCTED WITH LOTS (TYPICAL)
- PROPOSED CONCRETE TO BE CONSTRUCTED WITH THIS PROJECT (TYPICAL)
- EXISTING CONCRETE

SITE DATA

- SITE AREA** = 24.96 AC / 1,087,108 SF
- SITE LOCATION**
EUSTIS, FLORIDA 32726
SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION**
ALT KEYS: 3907758, 2831634, 1588243
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)
DESIGN DISTRICT: RURAL NEIGHBORHOOD
- SITE REQUIREMENTS**
MAXIMUM DENSITY: 5 DU/ACRE
MINIMUM OPEN SPACE REQUIRED: 25%
MAXIMUM ISR: 40%
PARK SPACE REQUIREMENT: 1 ACRE
AVERAGE WETLAND BUFFER REQUIRED: 50'
- SUBDIVISION DATA**
USE TYPE: SINGLE-FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS: 60
MINIMUM LOT DIMENSIONS: 120' X 55'
NET BUILDABLE AREA = SITE AREA - WETLAND AREA
= 24.96 AC - 4.16 AC
= 20.80 AC (DENSITY = 2.88 DU/AC < 5 DU/AC)
OPEN SPACE REQUIRED: 5.20 AC (25.00%)
OPEN SPACE PROVIDED: 5.70 AC (27.40%)
PARK SPACE PROVIDED: 1.09 AC (>1 AC)
R/W WIDTH: 50'
50' BUFFER PROPOSED ALONG ORANGE AVENUE (NORTH)
AVERAGE WETLAND BUFFER PROVIDED: 50'
WATER DEMAND: 60 UNITS X 350 GPD/UNIT = 21,000 GPD
SEWER DEMAND: 60 UNITS X 300 GPD/UNIT = 18,000 GPD
TRAFFIC: 60 UNITS X 9.44 TRIPS/UNIT = 567 TRIPS
SCHOOL AGE POPULATION: 0.0 X 0.5 = 39 CHILDREN

6. LOT SETBACKS

- FRONT SETBACK = 25'
- SIDE SETBACK = 5'
- REAR SETBACK = 10'

7. UTILITY DATA

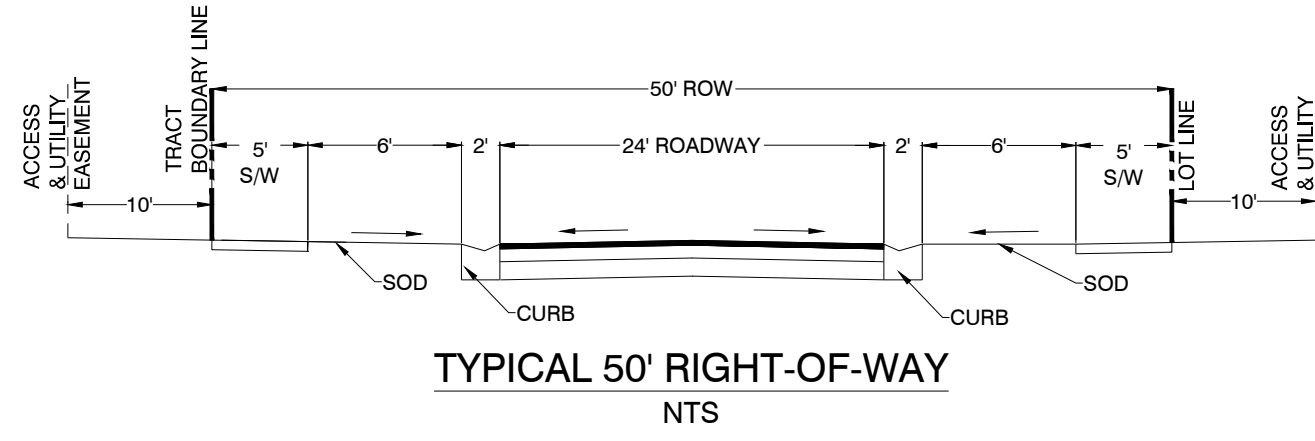
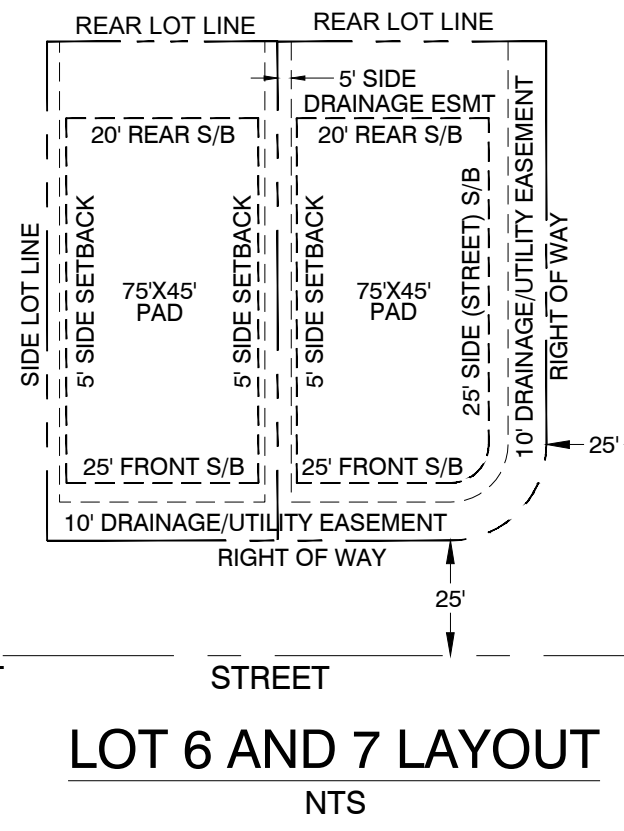
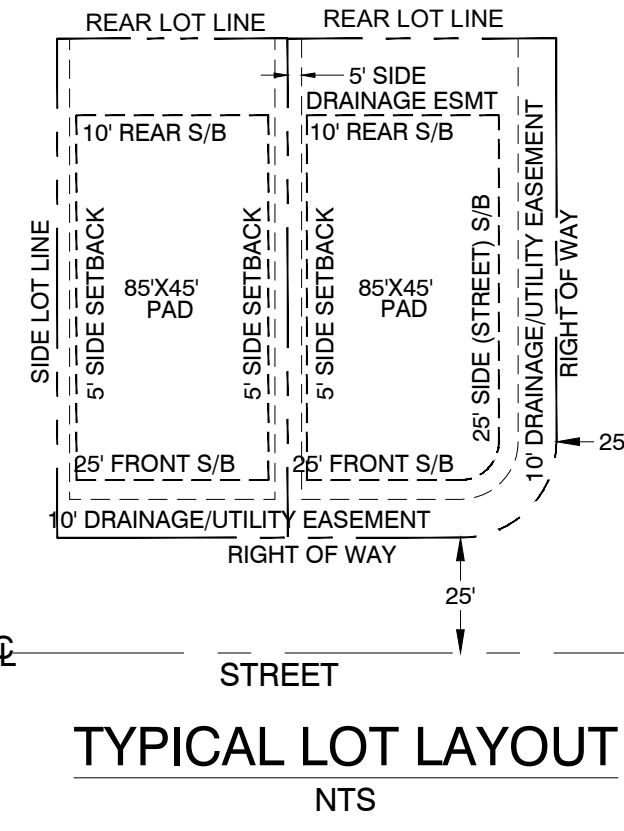
- WATER: CITY OF EUSTIS
- WASTEWATER: CITY OF EUSTIS
- ELECTRICITY: SECO ENERGY

6. IMPERVIOUS DATA

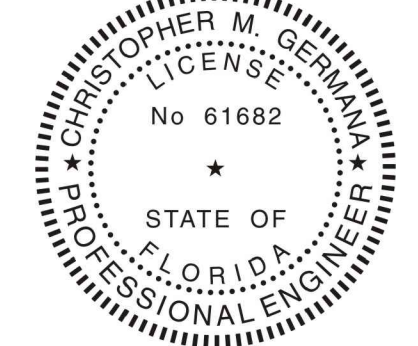
- 55' WIDE LOTS = 4.13 AC (3,000 SF/LOT)
- ROADWAY = 2.17 AC
- SIDEWALK = 0.57 AC
- ON-SITE IMPERVIOUS = 6.87 AC (ISR = 27.52%)
- PERVIOUS = 18.09 AC (72.48%)

TRACT TABLE

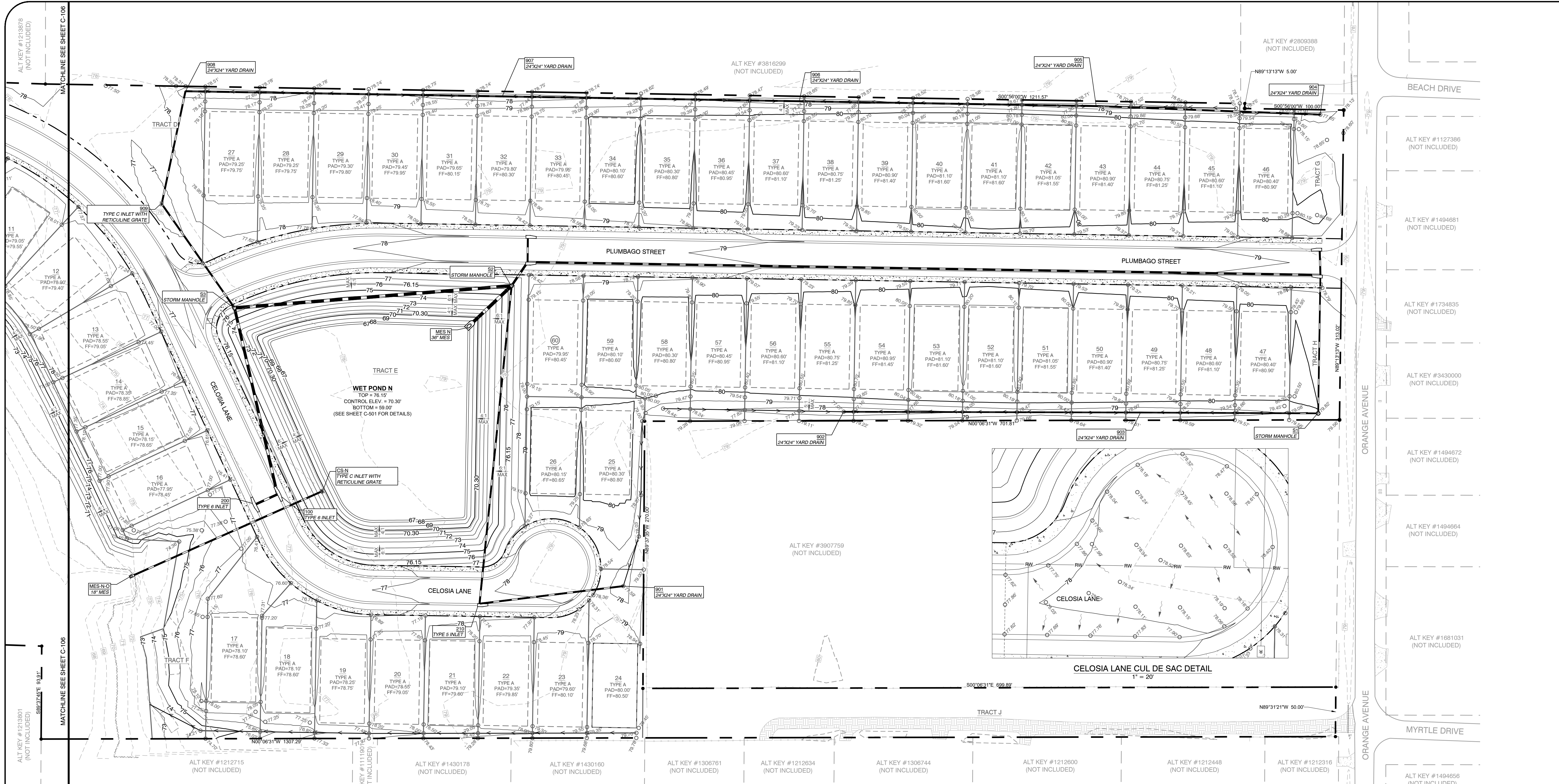
TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	OPEN SPACE
N/A	SINGLE FAMILY LOTS	-	10.38 AC	41.58%	0.00 AC
N/A	RIGHT OF WAY	CITY OF EUSTIS	3.79 AC	15.20%	0.00 AC
TRACT A	MINI-PARK	H.O.A.	0.29 AC	1.18%	0.29 AC
TRACT B	LIFT STATION	CITY OF EUSTIS	0.02 AC	0.08%	0.00 AC
TRACT C	STORMWATER	H.O.A.	1.37 AC	5.50%	1.37 AC
TRACT D	PLAYGROUND	H.O.A.	0.43 AC	1.74%	0.43 AC
TRACT E	STORMWATER	H.O.A.	1.76 AC	7.03%	0.85 AC
TRACT F	MINI-PARK	H.O.A.	0.37 AC	1.46%	0.37 AC
TRACT G	LANDSCAPE BUFFER	H.O.A.	0.15 AC	0.60%	0.15 AC
TRACT H	LANDSCAPE BUFFER	H.O.A.	0.16 AC	0.62%	0.16 AC
TRACT I	CONSERVATION EASEMENT	H.O.A.	5.44 AC	21.80%	1.28 AC
TRACT J	EXISTING INGRESS/EGRESS EASEMENT	H.O.A.	0.80 AC	3.22%	0.80 AC
			24.96 AC	100.00%	5.70 AC

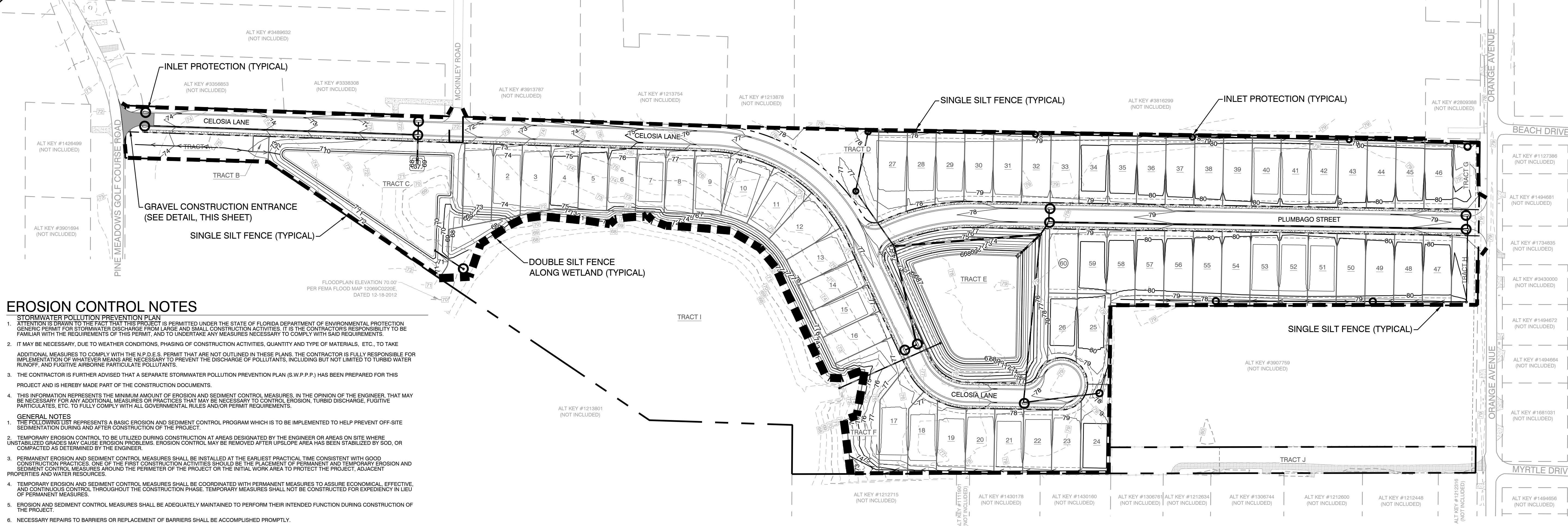


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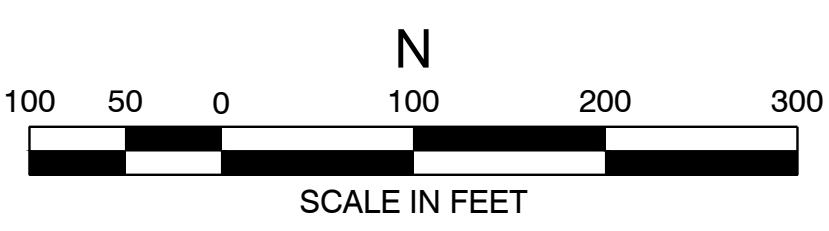
DATE: 05-10-2024
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279





EROSION CONTROL NOTES

- STORMWATER POLLUTION PREVENTION PLAN**
- ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.
 - IT MAY BE NECESSARY, DUE TO WEATHER CONDITIONS, PHASING OF CONSTRUCTION ACTIVITIES, QUANTITY AND TYPE OF MATERIALS, ETC., TO TAKE ADDITIONAL MEASURES TO COMPLY WITH THE N.P.D.E.S. PERMIT THAT ARE NOT OUTLINED IN THESE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTATION OF WHAT EVER MEANS ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF, AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.
 - THE CONTRACTOR IS FURTHER ADVISED THAT A SEPARATE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) HAS BEEN PREPARED FOR THIS PROJECT AND IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS.
 - THIS INFORMATION REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND OR PERMIT REQUIREMENTS.
- GENERAL NOTES**
- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
 - TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOO, OR COMPACTED AS DETERMINED BY THE ENGINEER.
 - PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
 - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
 - SEDIMENT FENCE
THE SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
 - THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
 - POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE. POST SPACING SHALL NOT EXCEED 6 FEET.
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HELIX OR STAPLE WIRE STAPLES AT LEAST 1-1/2" LONG. THE WIRE STAPLES OR HELIX RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 - THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 - WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE. THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
 - THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 - SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 - SEDIMENT FENCE MAINTENANCE
SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
 - DITCH BARRIERS
BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 - THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
 - THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.
 - THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.
 - DITCH BARRIER MAINTENANCE
1. STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
 - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
 - TIMING OF SEDIMENT CONTROL PRACTICES
1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY.
 - SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS OF THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.
 - STABILIZATION OF NON-STRUCTURAL PRACTICES
1. CONTROL PRACTICES EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS IT IS PRACTICAL AFTER GRADING OR CONSTRUCTION.
 - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.



LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STORMWATER LINE
- PROJECT PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING FENCE

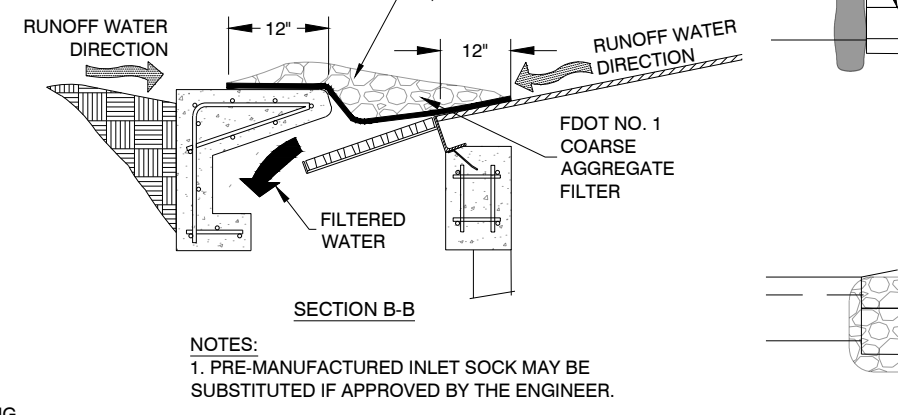
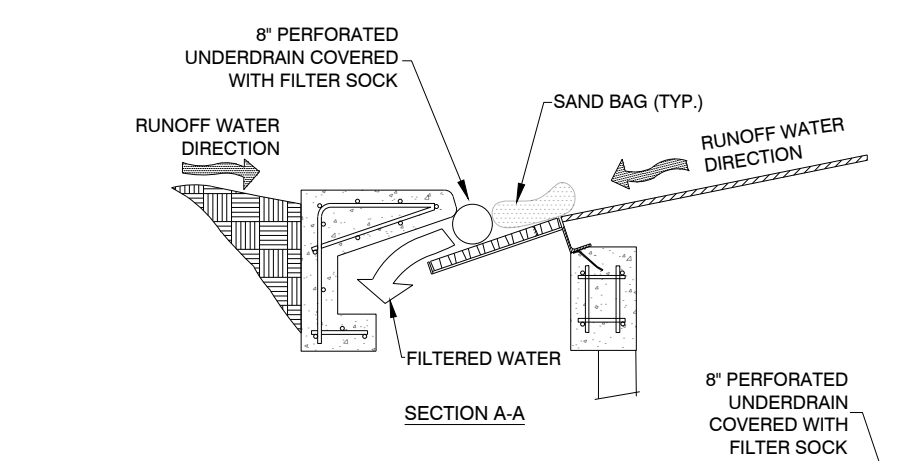
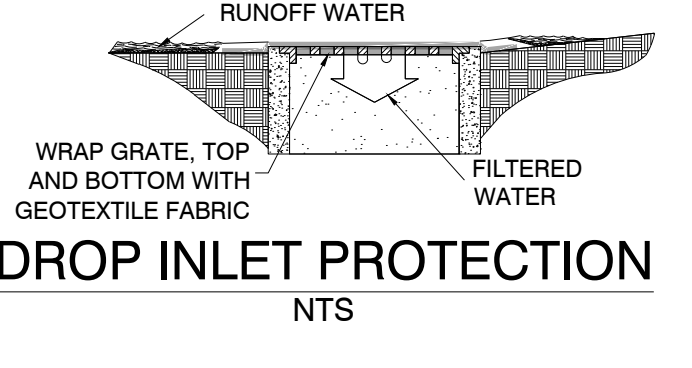
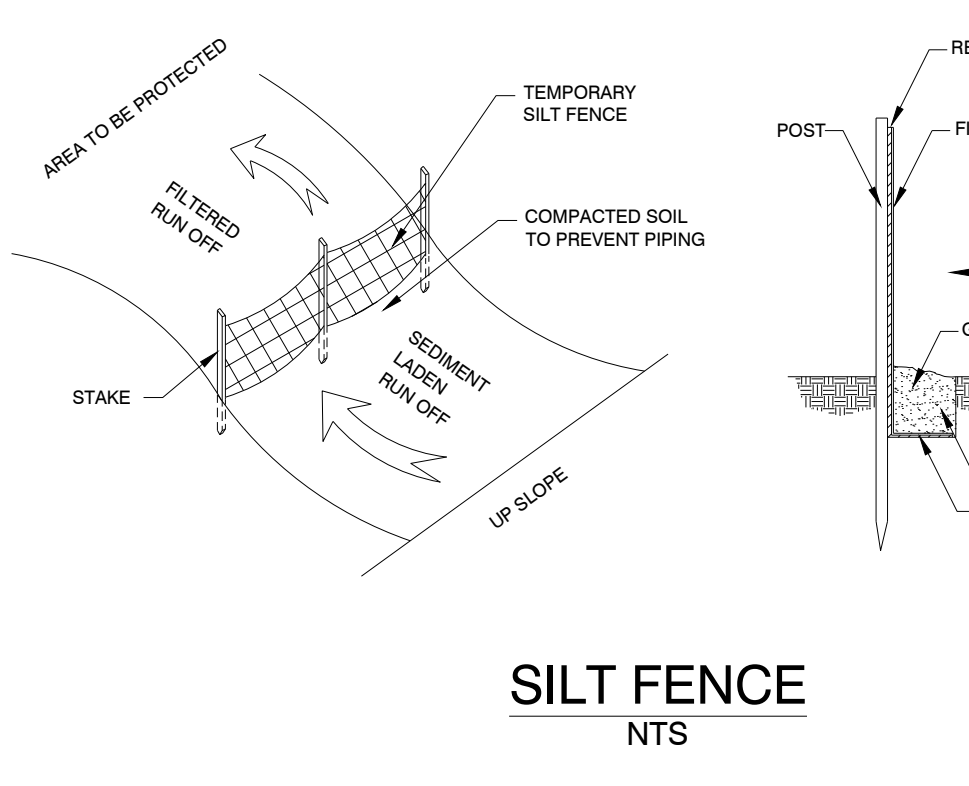
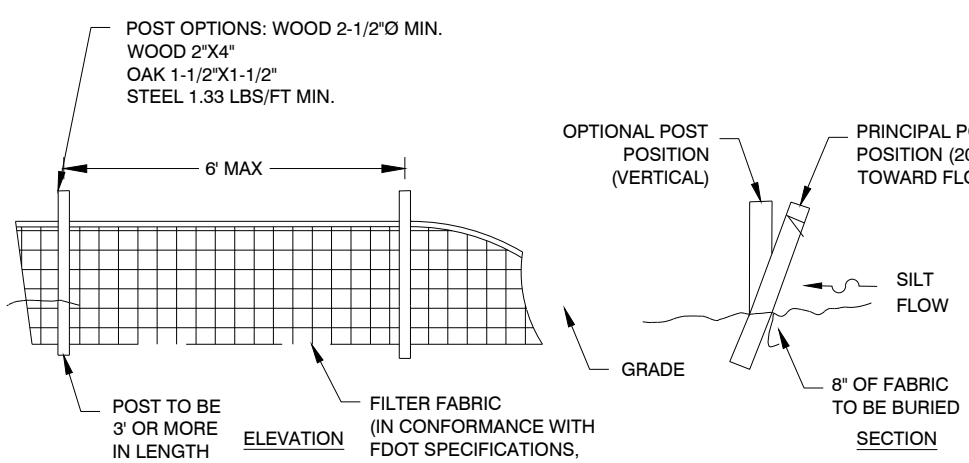
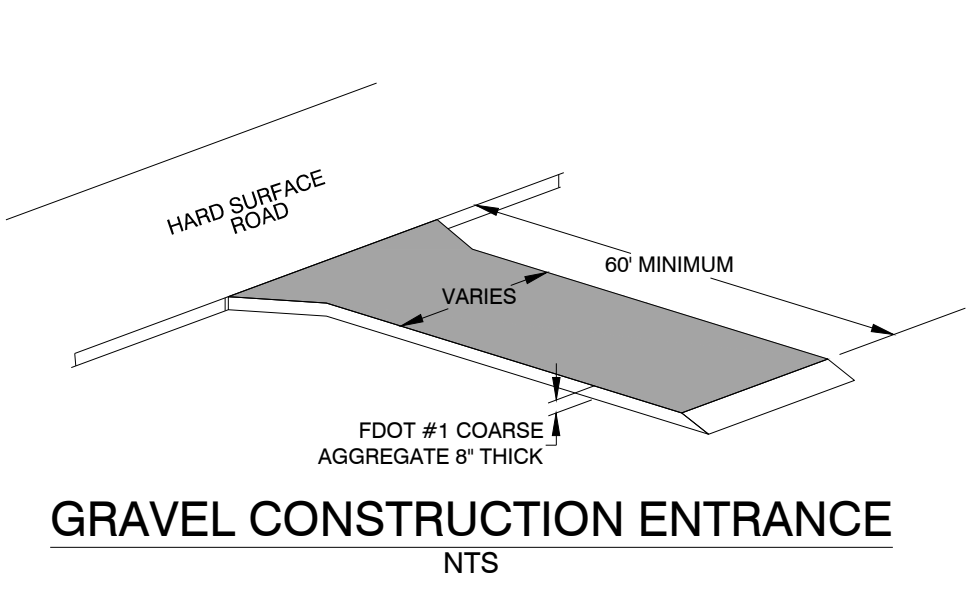
EROSION CONTROL SUMMARY

EROSION CONTROL DESIGNER: GERMANA ENGINEERING AND ASSOCIATES, LLC.
CONTACT: CHRISTOPHER M. GERMANA, P.E.
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
(352) 242-9329

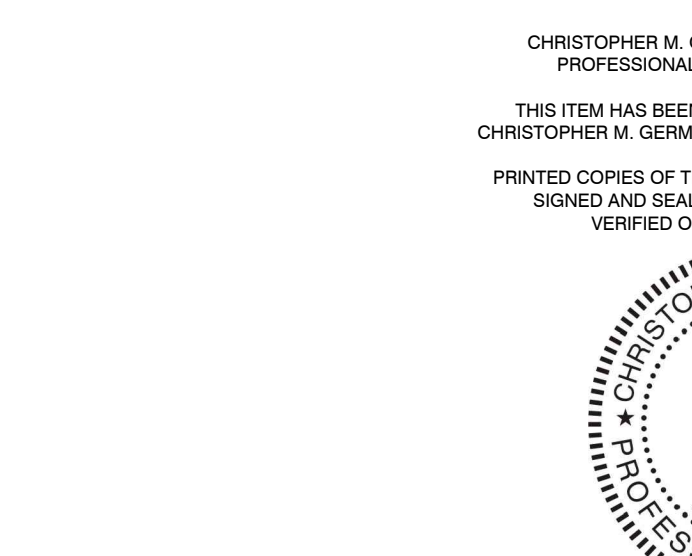
OWNER/DEVELOPER: COLIN AND JESSICA COSDEN
CONTACT: COLIN AND JESSICA COSDEN
16750 ORANGE AVENUE
UMATILLA, FL 32784

AREA ADJACENT TO SITE: THE PROJECT SITE IS BORDERED BY ORANGE AVENUE AND SINGLE-FAMILY RESIDENTIAL TO THE NORTH, SINGLE-FAMILY RESIDENTIAL TO THE EAST, AN UNNAMED LAKE TO THE SOUTHEAST, PINE MEADOWS GOLF COURSE ROAD TO THE SOUTH, AND SINGLE-FAMILY RESIDENTIAL TO THE WEST

EROSION CONTROL MEASURES: EROSION AND RUNOFF WILL BE CONTROLLED BY CONSTRUCTION ENTRANCE, SILT FENCE AND INLET PROTECTION AS NEEDED.



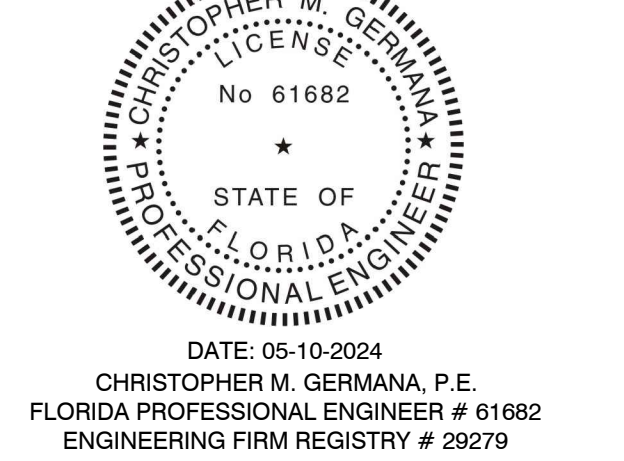
CURB INLET PROTECTION
NTS



CHRISTOPHER M. GERMANA, P.E. STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 61682

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DATE

REVISIONS

STORMWATER POLLUTION PREVENTION PLAN

THE GROVE AT PINE MEADOWS SUBDIVISION

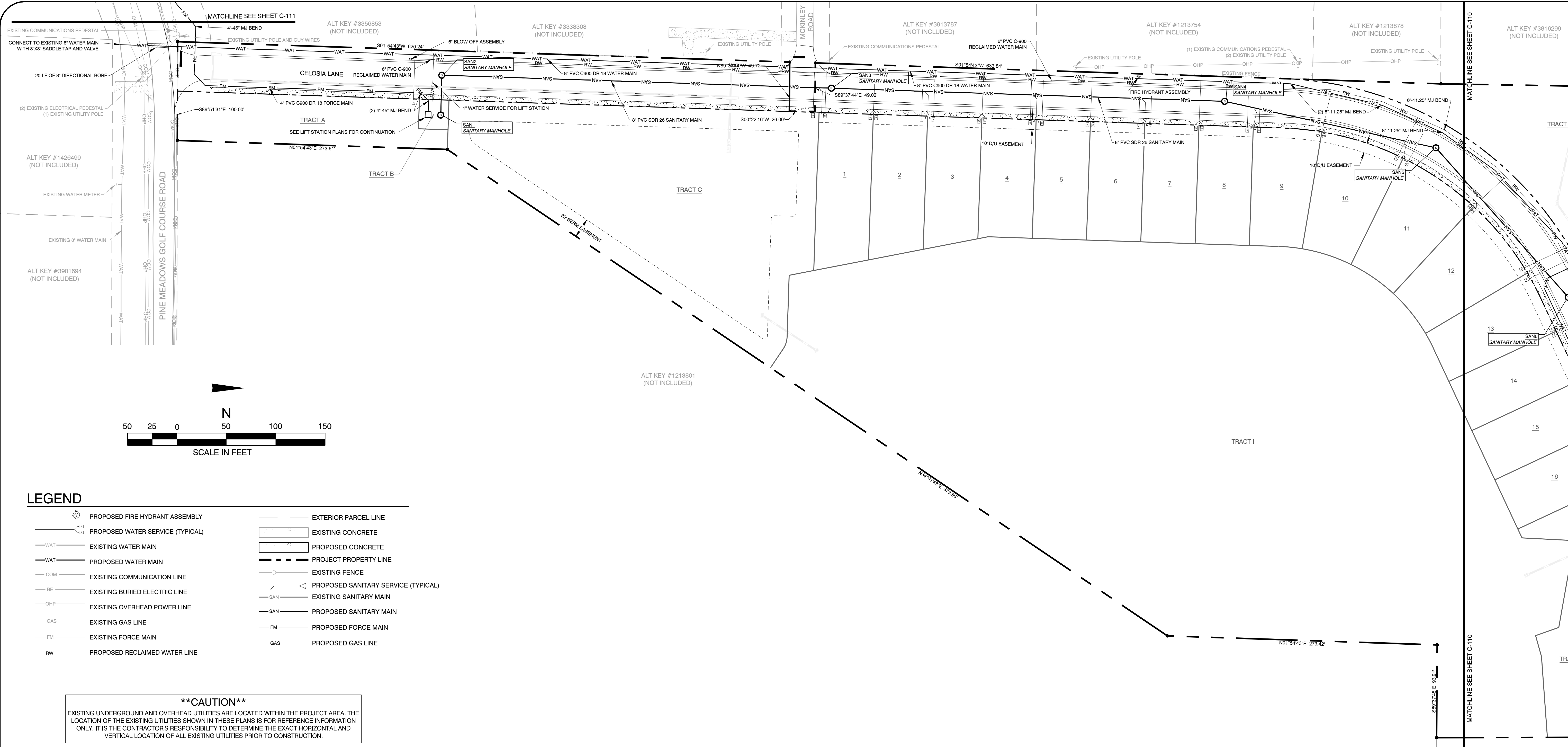
PROJECT # GE042022
EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 100'

DATE: 02-13-2023

SHEET
C-108



LEGEND

	PROPOSED FIRE HYDRANT ASSEMBLY		EXTERIOR PARCEL LINE
	PROPOSED WATER SERVICE (TYPICAL)		EXISTING CONCRETE
	EXISTING WATER MAIN		PROPOSED CONCRETE
	PROPOSED WATER MAIN		PROJECT PROPERTY LINE
	EXISTING COMMUNICATION LINE		EXISTING FENCE
	EXISTING BURIED ELECTRIC LINE		PROPOSED SANITARY SERVICE (TYPICAL)
	EXISTING OVERHEAD POWER LINE		EXISTING SANITARY MAIN
	EXISTING GAS LINE		PROPOSED SANITARY MAIN
	EXISTING FORCE MAIN		PROPOSED FORCE MAIN
	PROPOSED RECLAIMED WATER LINE		PROPOSED GAS LINE

****CAUTION****
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS IS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTORS OWN EXPENSE.
- ALL UTILITY CONSTRUCTION TO CONFORM TO THE CITY OF EUSTIS CONSTRUCTION STANDARDS.
- THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000FT² SHALL BE 1000 GPM FOR 1 HOUR. (NFPA 18.4.5.1.1)
- NEWLY INSTALLED FIRE HYDRANTS MUST BE FLOW TESTED AND SHALL BE WITNESSED (FEE APPLIES) BY LAKE COUNTY FIRE INSPECTOR PRIOR TO APPROVAL OF FINAL PLAT AND ANY BUILDING PERMITS.
- FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

DATE	04-02-2024
REVISIONS	
#	1. ADDED RECLAIMED WATER
	2. REVISED PER COMMENTS

SUBDIVISION UTILITY PLAN 1

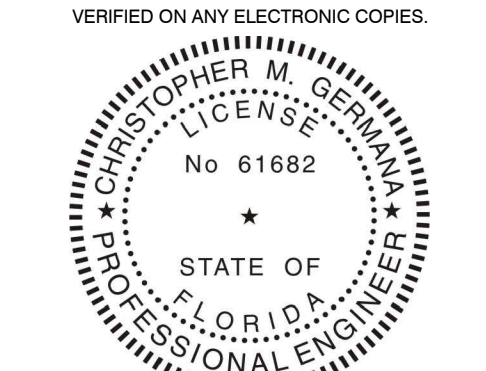
THE GROVE AT PINE MEADOWS SUBDIVISION

GERMANA ENGINEERING AND ASSOCIATES, LLC
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
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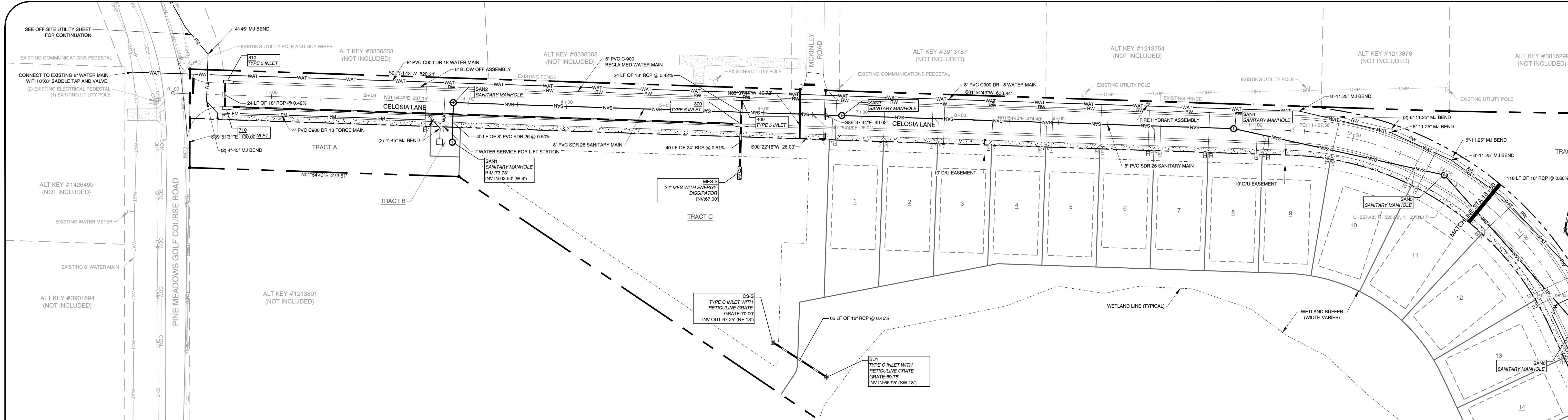
SCALE: 1" = 50'
 DATE: 02-13-2023
 SHEET
C-109

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 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279

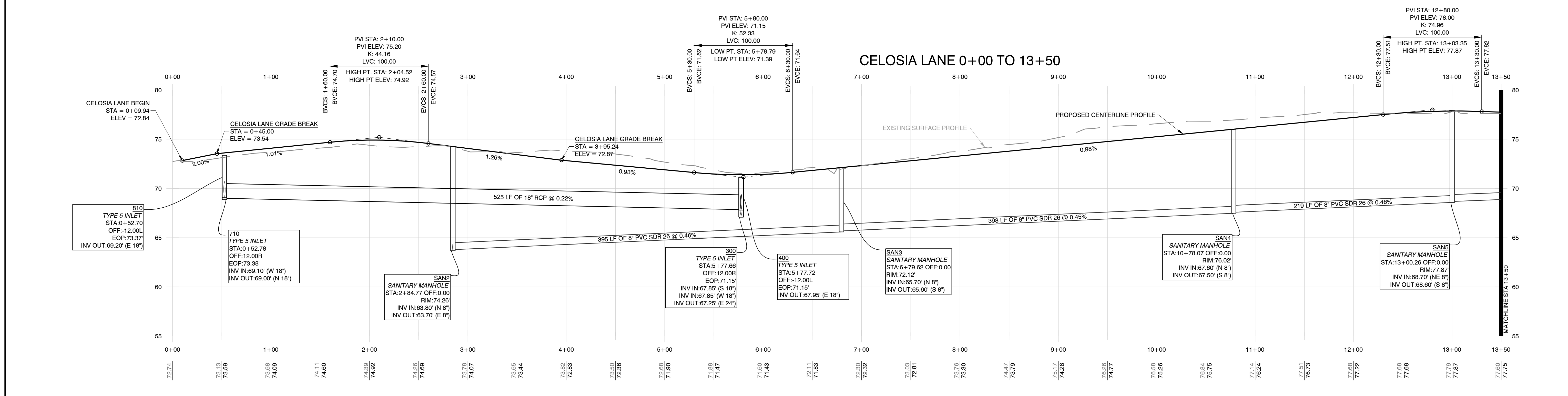


PROJECT # GE0342022
 EUSTIS, FLORIDA



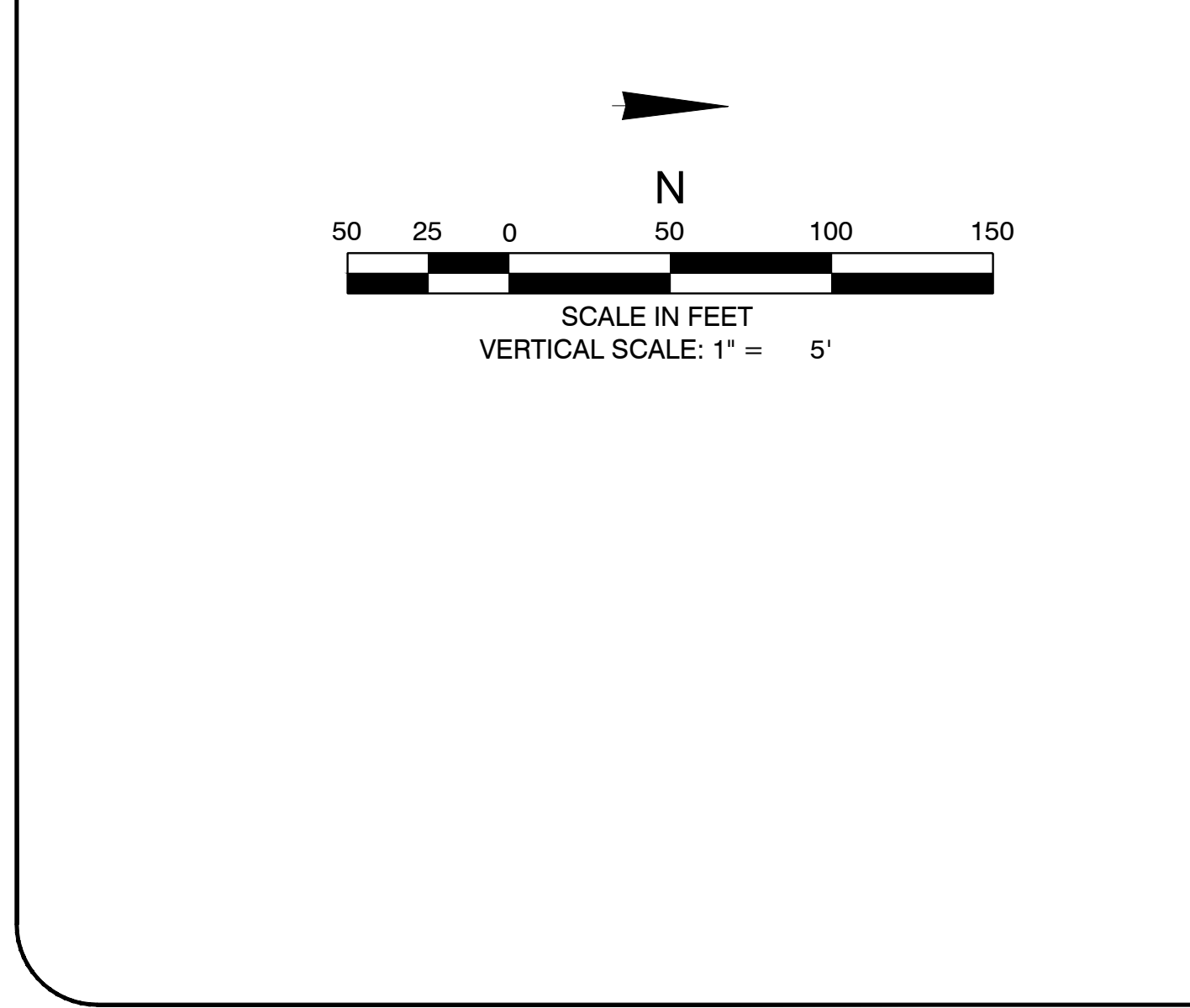
DATE	04-02-2024
REVISIONS	1. ADDED RECLAIMED WATER
#	

**CELOSIA LANE
PLAN AND PROFILE
0+00 TO 13+50**



**THE GROVE AT PINE MEADOWS
SUBDIVISION**

PROJECT # GE0942022
EUSTIS, FLORIDA



LEGEND

—WAT—	EXISTING WATER MAIN
—WAT—	PROPOSED WATER MAIN
—WAT—	PROPOSED WATER SERVICE (TYPICAL)
—	PROPOSED STORMWATER LINE
—	PROPOSED PAVEMENT CENTERLINE
---	EASEMENT LINE
---	EXTERIOR PARCEL LINE
---	EXISTING FENCE LINE
---	EXISTING CONCRETE
---	PROPOSED CONCRETE
---	EXISTING COMMUNICATION LINE
---	EXISTING BURIED ELECTRIC LINE
---	EXISTING OVER HEAD POWER LINE
---	PROPOSED RECLAIMED WATER LINE
---	WETLAND LINE (PER SURVEYED FLAGS)
---	PROPOSED SANITARY LINE
---	PROPOSED SANITARY SERVICE (TYPICAL)
---	PROPOSED FORCE MAIN
---	EXISTING FORCE MAIN

CHRISTOPHER M. GERMANA, P.E., STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 61682

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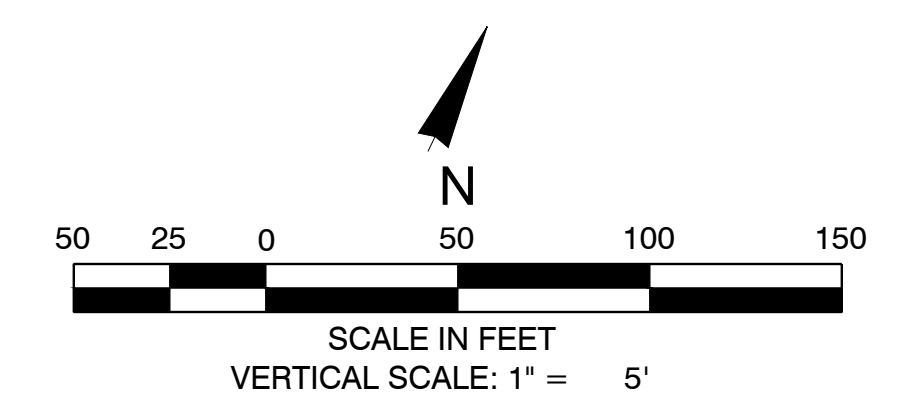
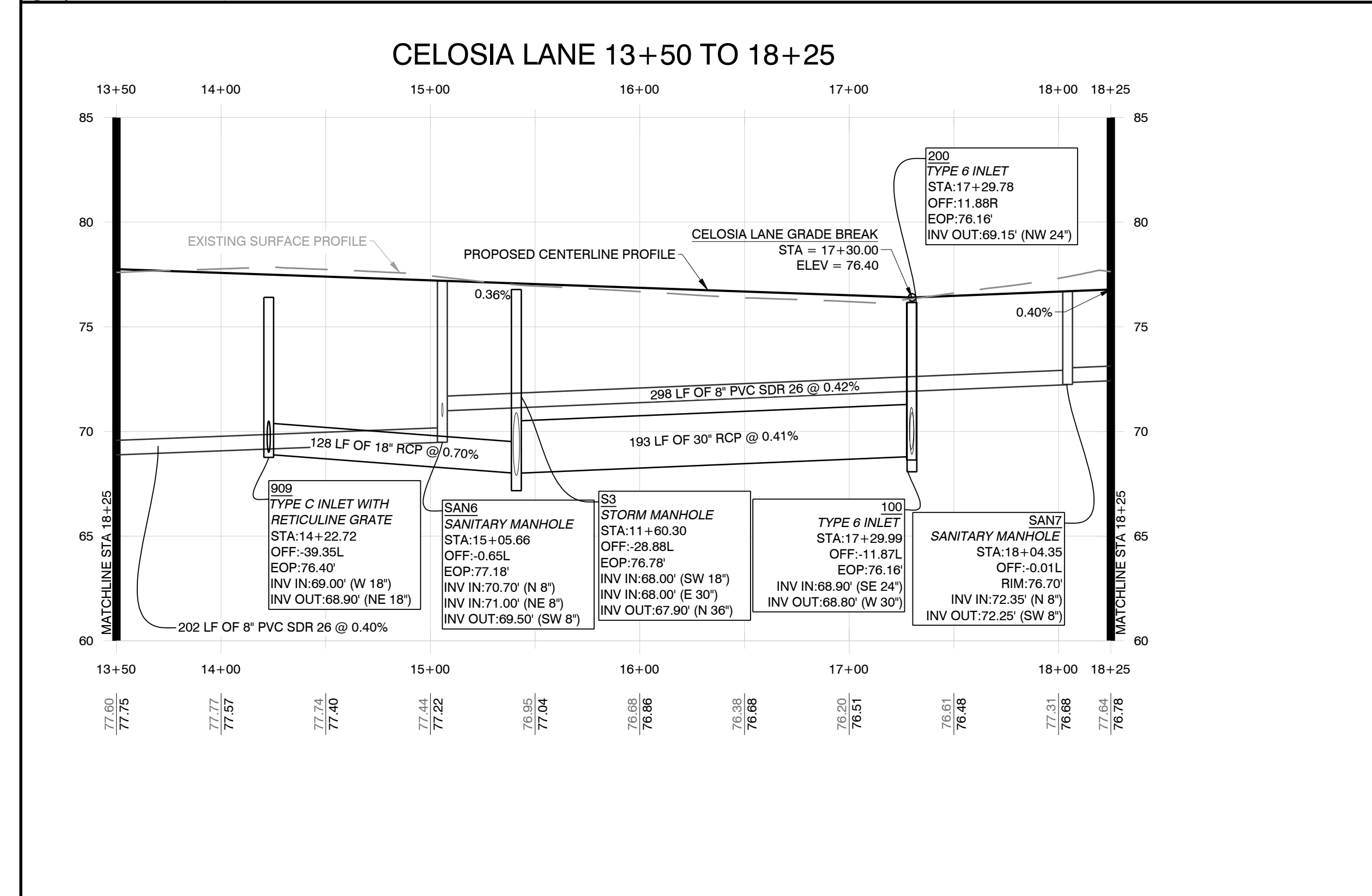
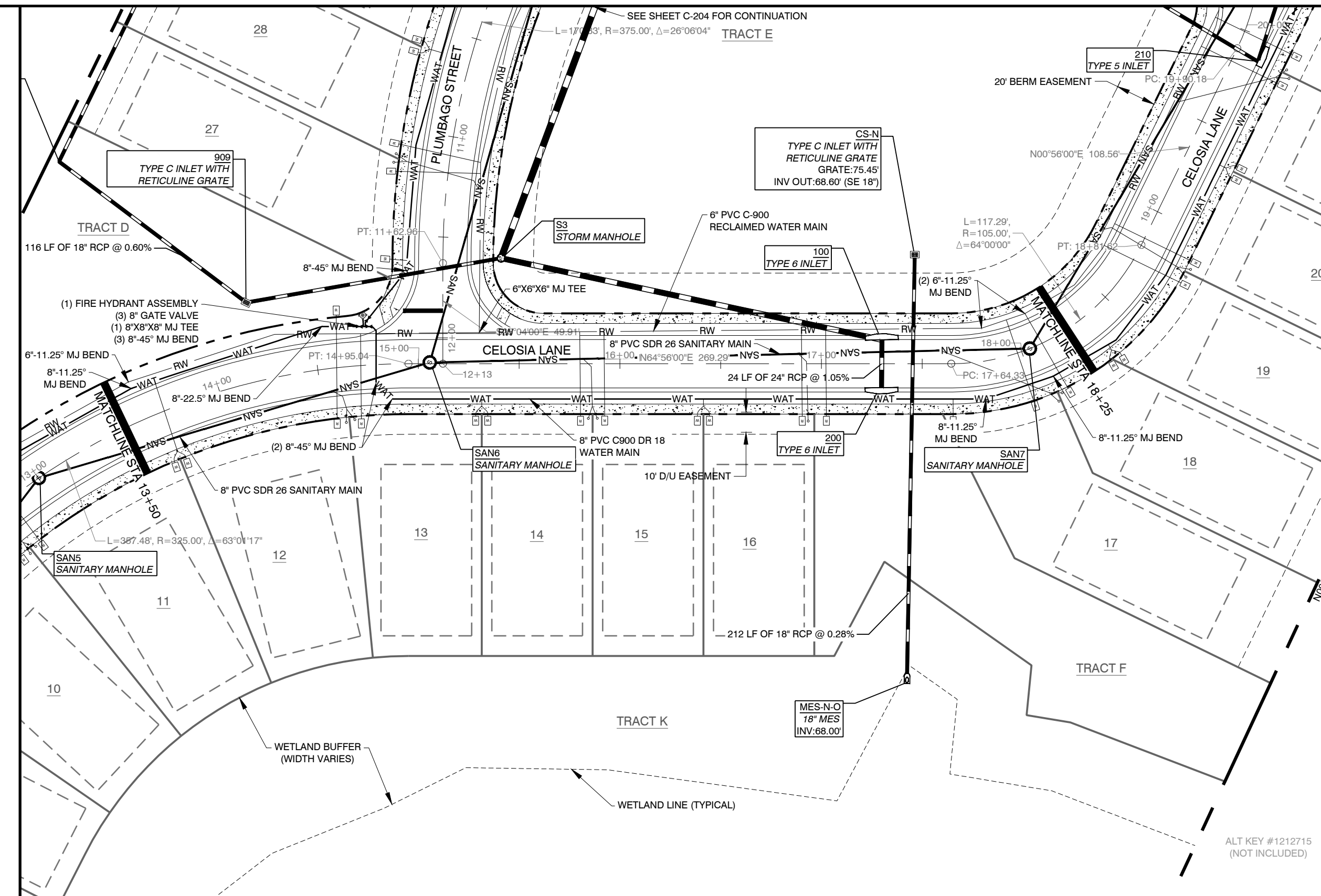
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FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

**GERMANA ENGINEERING
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1120 WEST MINNIEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 50'
DATE: 02-13-2023
SHEET C-201



LEGEND

- WAT — EXISTING WATER MAIN
- WAT — PROPOSED WATER MAIN
- [E] — PROPOSED WATER SERVICE (TYPICAL)
- [S] — PROPOSED STORMWATER LINE
- [D] — PROPOSED PAVEMENT CENTERLINE
- [] — EASEMENT LINE
- [] — EXTERIOR PARCEL LINE
- [] — EXISTING FENCE LINE
- [] — EXISTING CONCRETE
- [] — PROPOSED CONCRETE
- COM — EXISTING COMMUNICATION LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVER HEAD POWER LINE
- RW — PROPOSED RECLAIMED WATER LINE
- [] — WETLAND LINE (PER SURVEYED FLAGS)
- SAN — PROPOSED SANITARY LINE
- [] — PROPOSED SANITARY SERVICE (TYPICAL)
- FM — PROPOSED FORCE MAIN
- FM — EXISTING FORCE MAIN

#	REVISIONS	DATE
1.	ADDED RECLAIMED WATER	04-02-2024

**CELOSIA LANE
PLAN AND PROFILE
13+50 TO 18+25**

**THE GROVE AT PINE MEADOWS
SUBDIVISION**

PROJECT # GE0342022
EUSTIS, FLORIDA

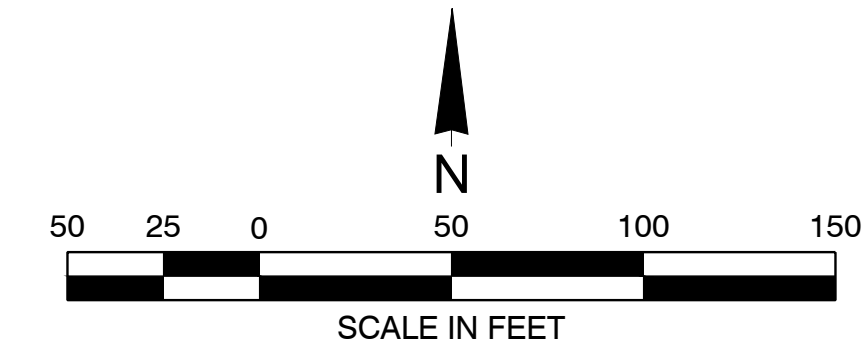
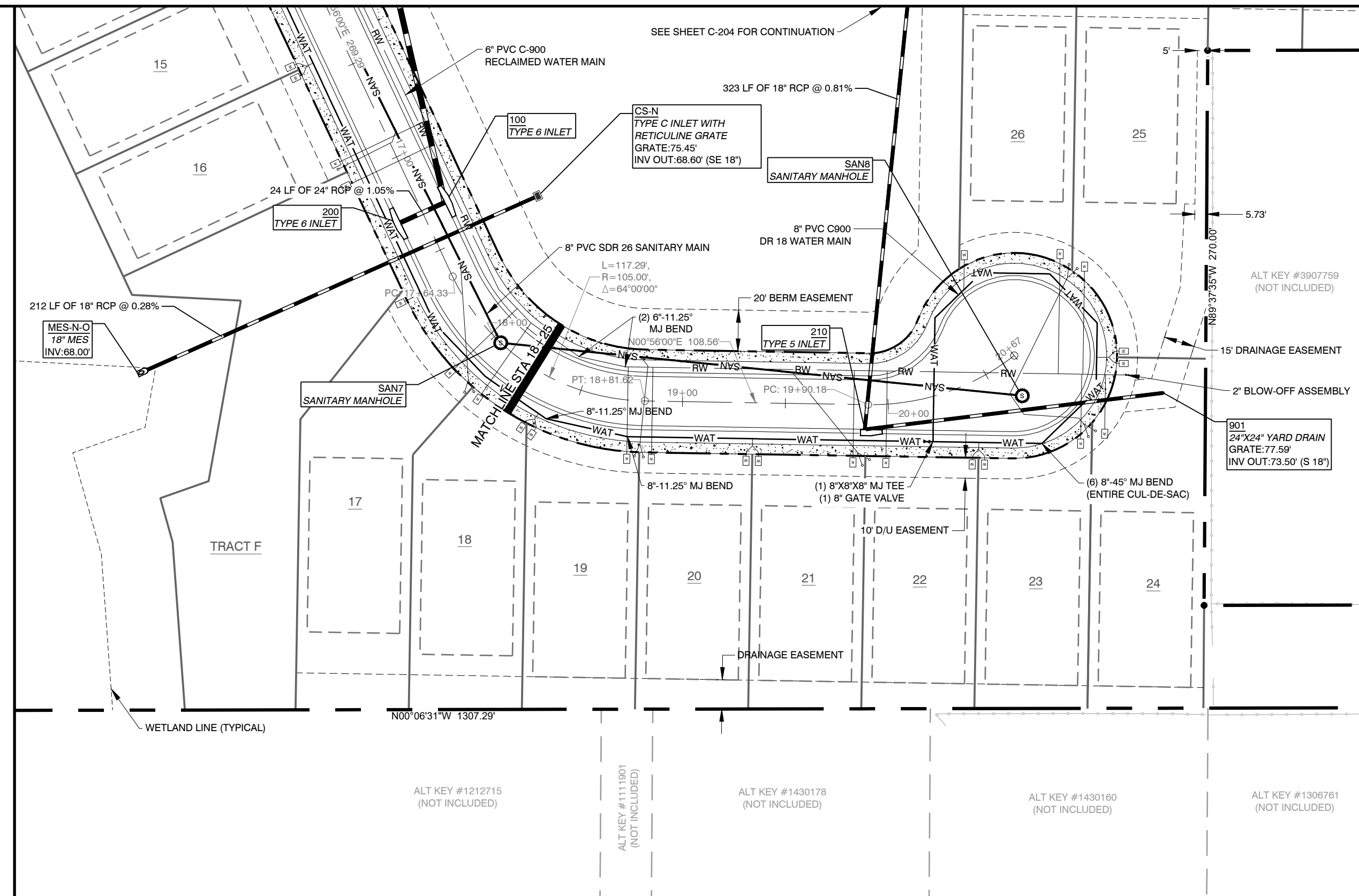
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AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 50'
DATE: 02-13-2023
SHEET
C-202

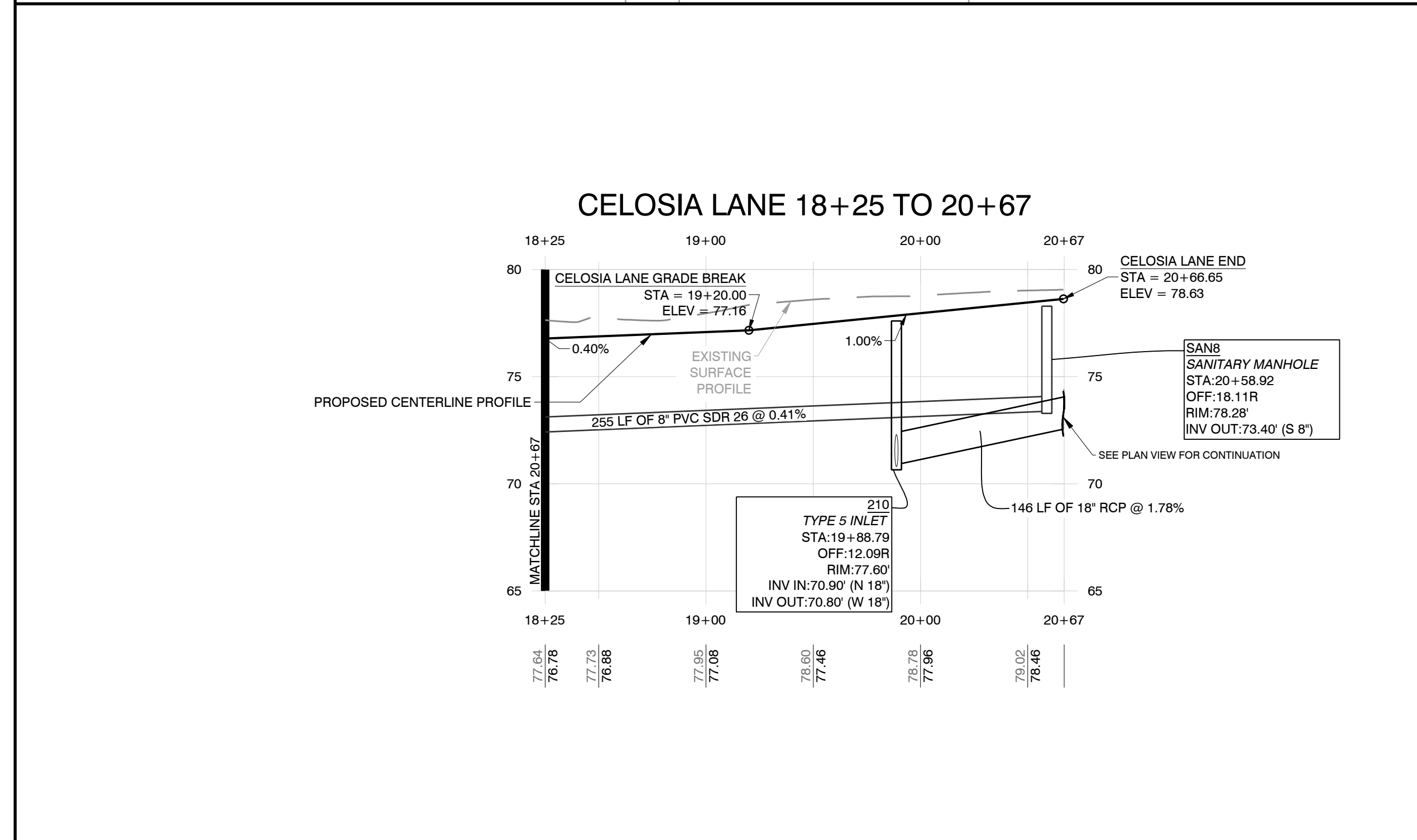
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DATE: 05-10-2024
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279





- LEGEND**
- WAT — EXISTING WATER MAIN
 - WAT — PROPOSED WATER MAIN
 - S — PROPOSED WATER SERVICE (TYPICAL)
 - S — PROPOSED STORMWATER LINE
 - — — PROPOSED PAVEMENT CENTERLINE
 - — — EASEMENT LINE
 - — — EXTERIOR PARCEL LINE
 - — — EXISTING FENCE LINE
 - — — EXISTING CONCRETE
 - — — PROPOSED CONCRETE
 - COM — EXISTING COMMUNICATION LINE
 - BE — EXISTING BURIED ELECTRIC LINE
 - OHP — EXISTING OVER HEAD POWER LINE
 - RW — PROPOSED RECLAIMED WATER LINE
 - — — WETLAND LINE (PER SURVEYED FLAGS)
 - SAN — PROPOSED SANITARY LINE
 - S — PROPOSED SANITARY SERVICE (TYPICAL)
 - FM — PROPOSED FORCE MAIN
 - FM — EXISTING FORCE MAIN



DATE	REVISIONS
04-02-2024	
05-07-2024	
#	ADDED RECLAIMED WATER
1.	REVISED PER COMMENTS
2.	

**CELOSIA LANE
PLAN AND PROFILE
18+25 TO 20+67**

**THE GROVE AT PINE MEADOWS
SUBDIVISION**

PROJECT # GE0342022
EUSTIS, FLORIDA

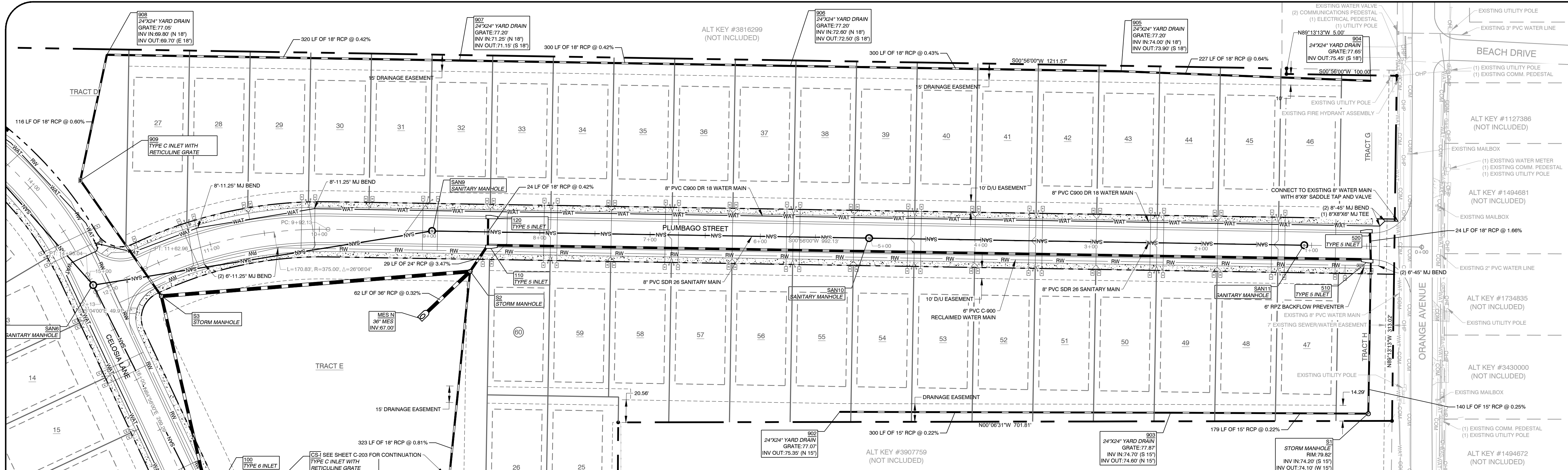
**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
 1120 WEST MINNEOLA AVENUE
 CLERMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 50'
DATE: 02-13-2023
SHEET C-203

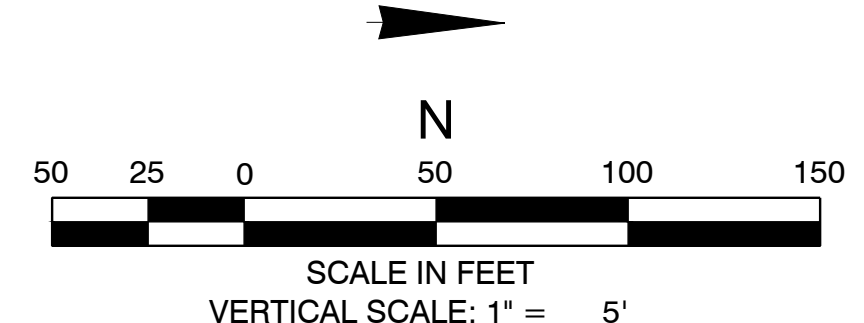
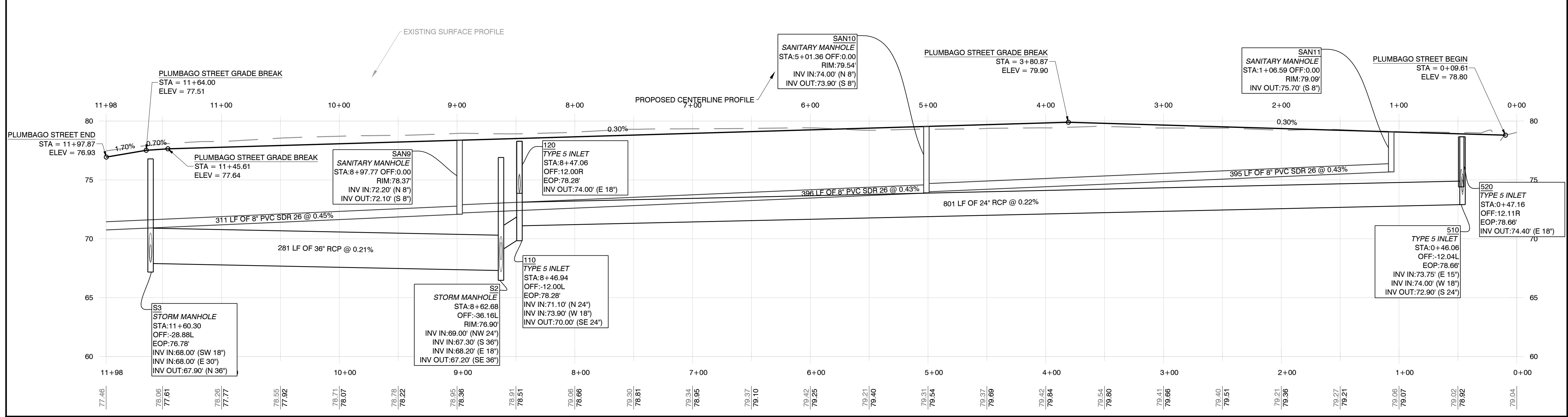
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 CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL ENGINEER # 61682
 ENGINEERING FIRM REGISTRY # 29279



PLUMBAGO STREET 0+00 TO 11+98



LEGEND

- WAT — EXISTING WATER MAIN
- WAT — PROPOSED WATER MAIN
- (S) — PROPOSED WATER SERVICE (TYPICAL)
- (S) — PROPOSED STORMWATER LINE
- — PROPOSED PAVEMENT CENTERLINE
- - - - EASEMENT LINE
- — EXTERIOR PARCEL LINE
- — EXISTING FENCE LINE
- — EXISTING CONCRETE
- — PROPOSED CONCRETE
- COM — EXISTING COMMUNICATION LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVER HEAD POWER LINE
- RW — PROPOSED RECLAIMED WATER LINE
- — WETLAND LINE (PER SURVEYED FLAGS)
- SAN — PROPOSED SANITARY LINE
- (S) — PROPOSED SANITARY SERVICE (TYPICAL)
- FM — PROPOSED FORCE MAIN
- FM — EXISTING FORCE MAIN

DATE	REVISIONS

PLUMBAGO STREET
PLAN AND PROFILE
0+00 TO 11+98

THE GROVE AT PINE MEADOWS
SUBDIVISION

PROJECT # GE0942022
EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

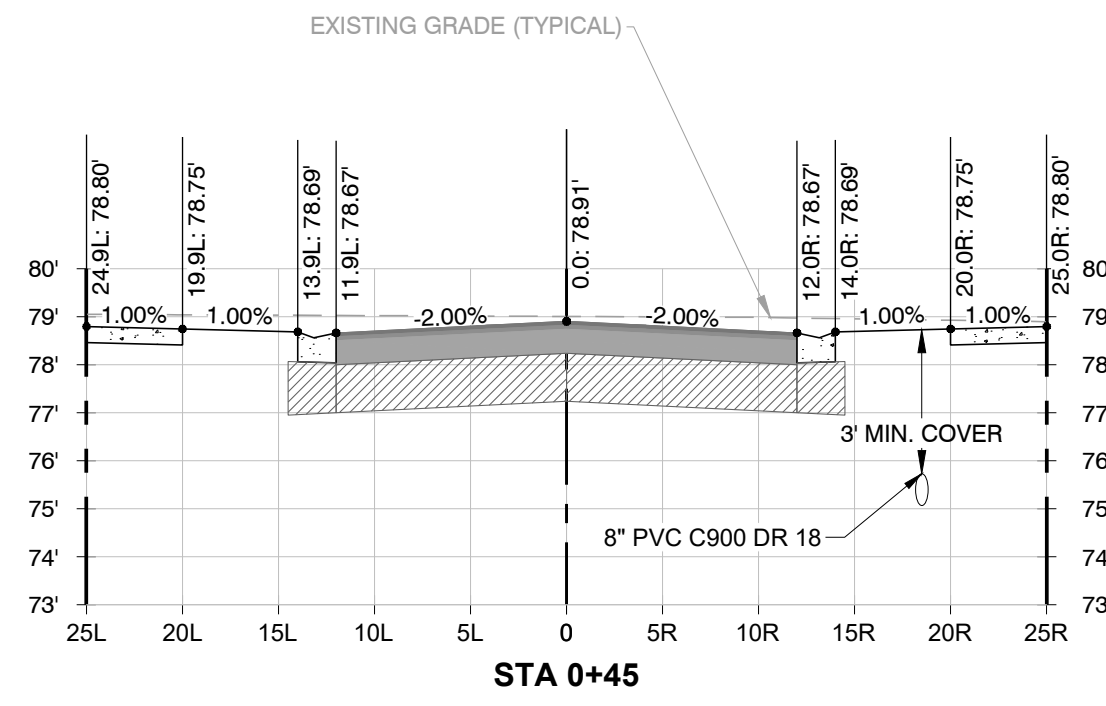
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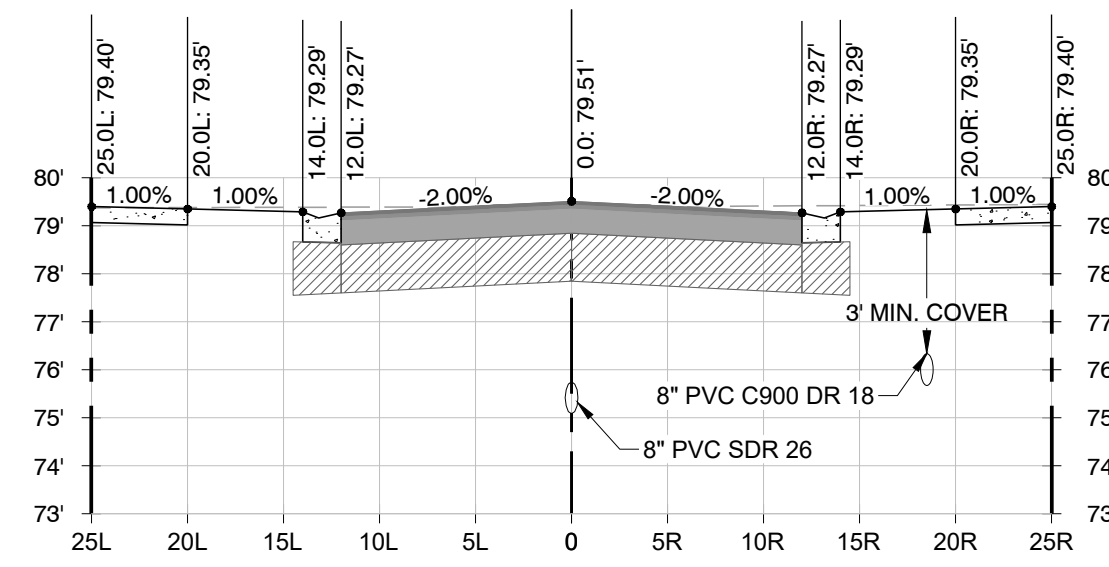
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CHRISTOPHER M. GERMANA, P.E.
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ENGINEERING FIRM REGISTRY # 29279

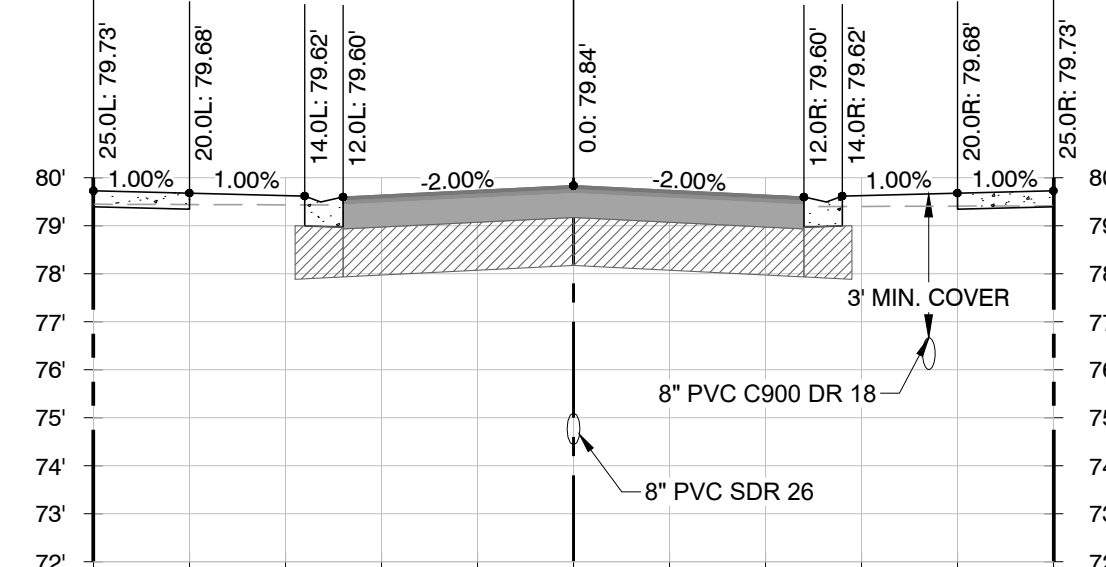
SCALE: 1" = 50'
DATE: 02-13-2023
SHEET
C-204



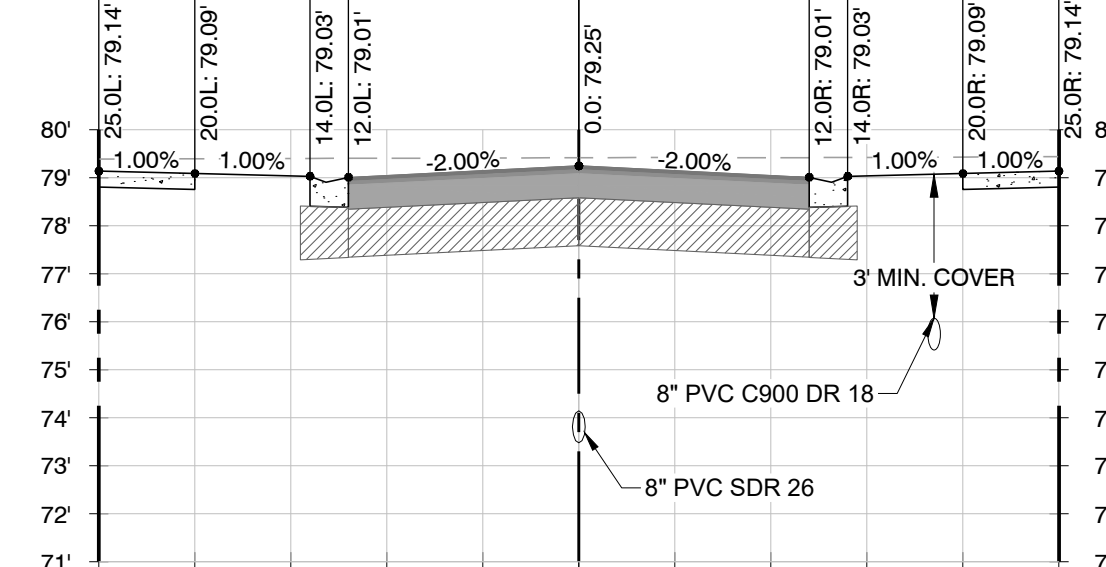
STA 0+45



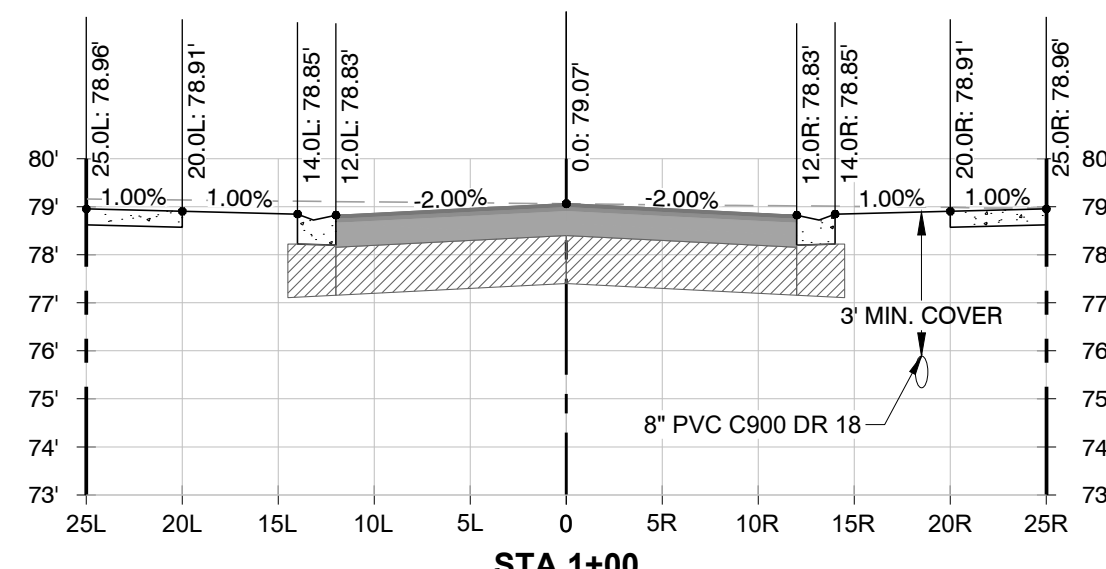
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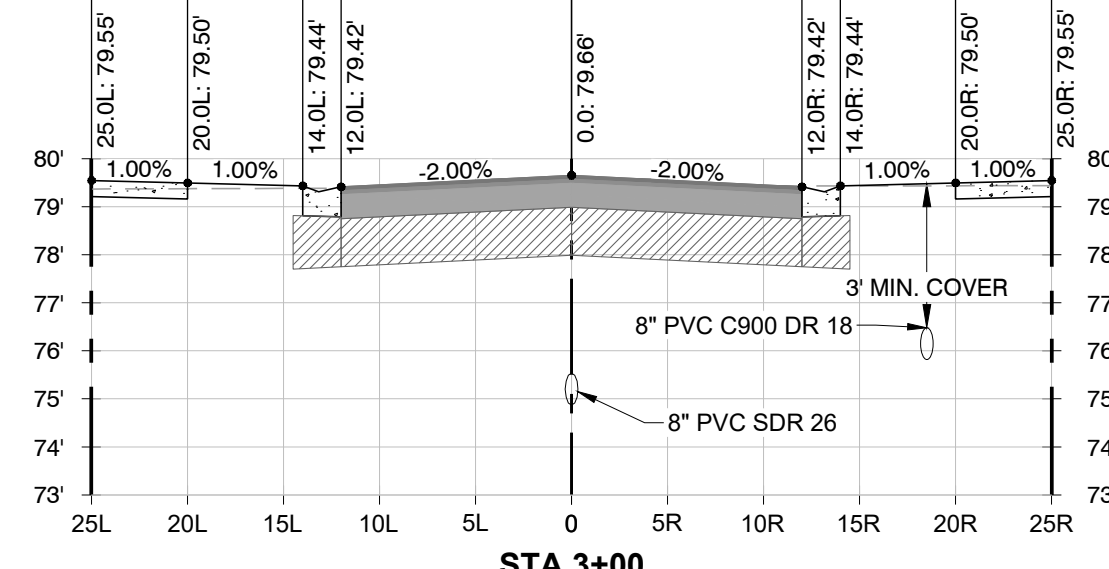
STA 4+00



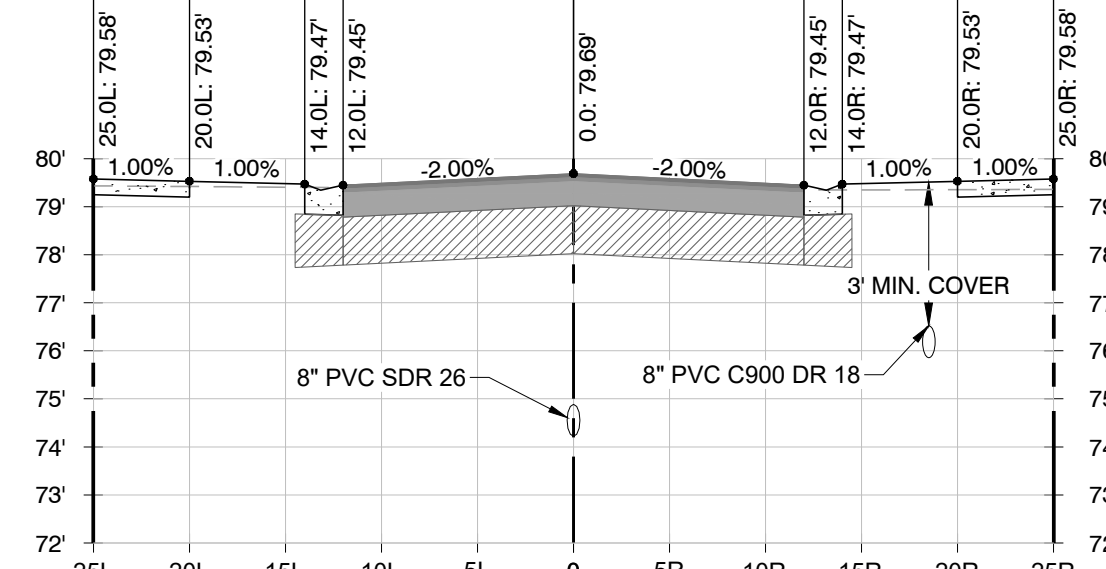
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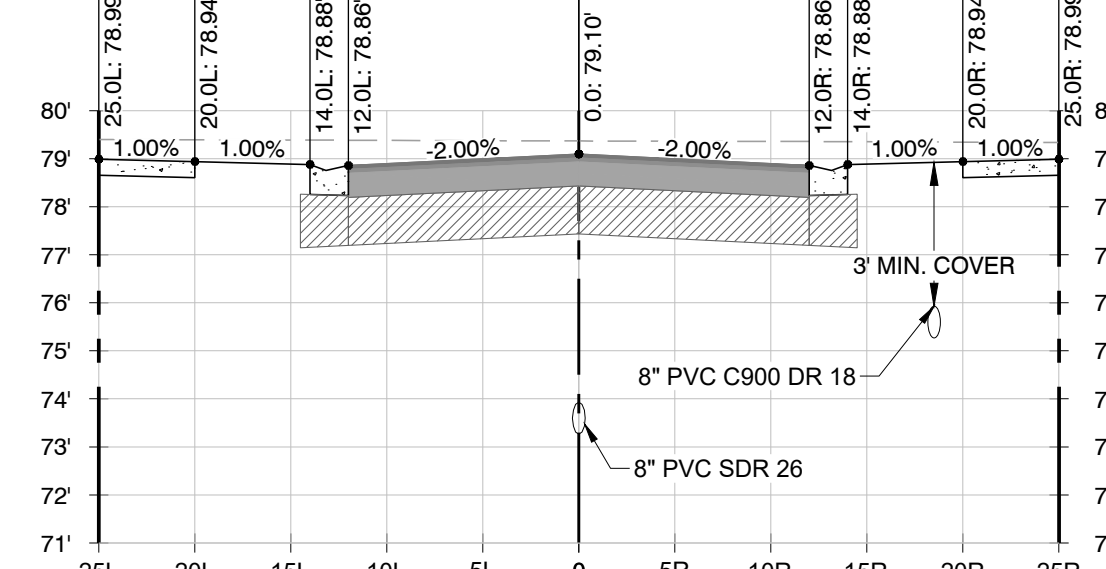
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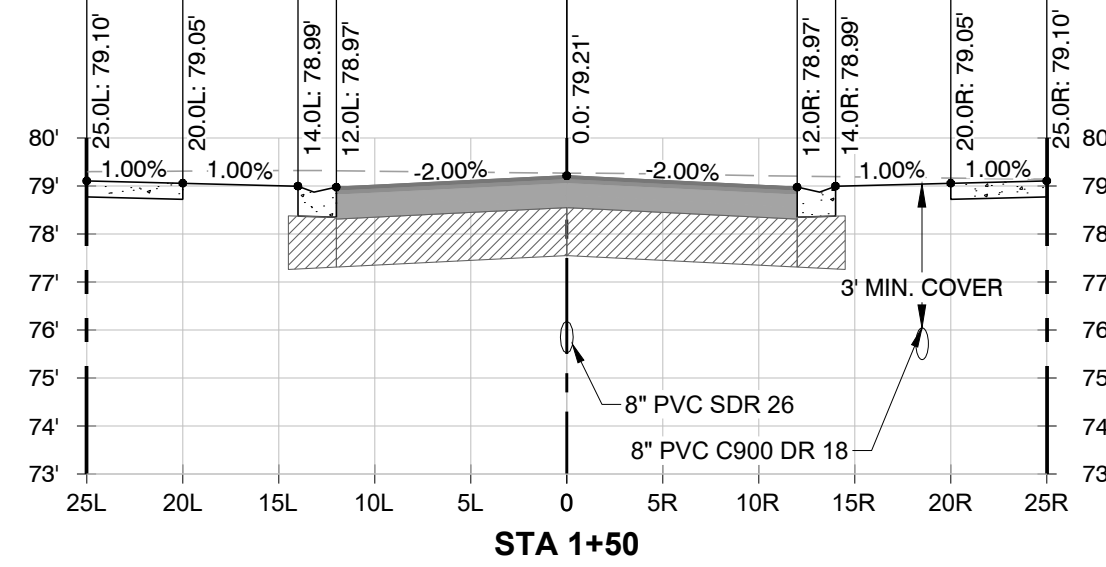
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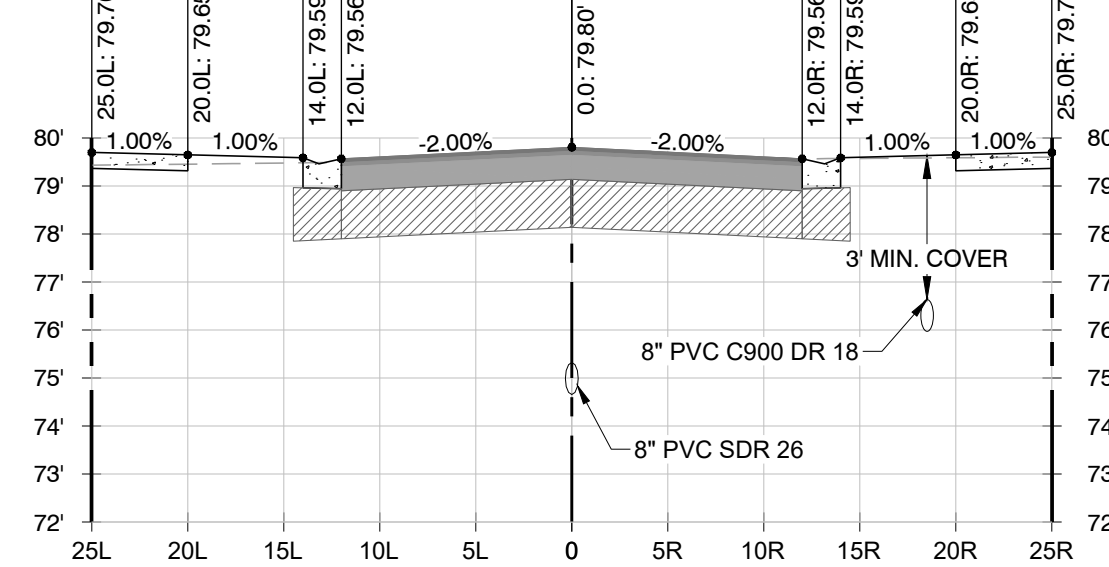
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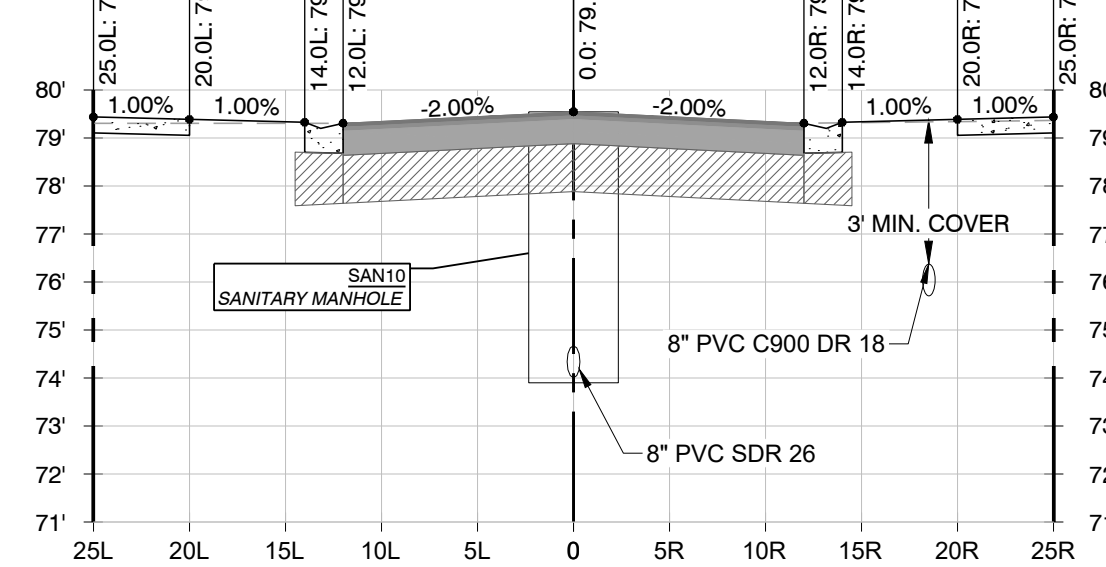
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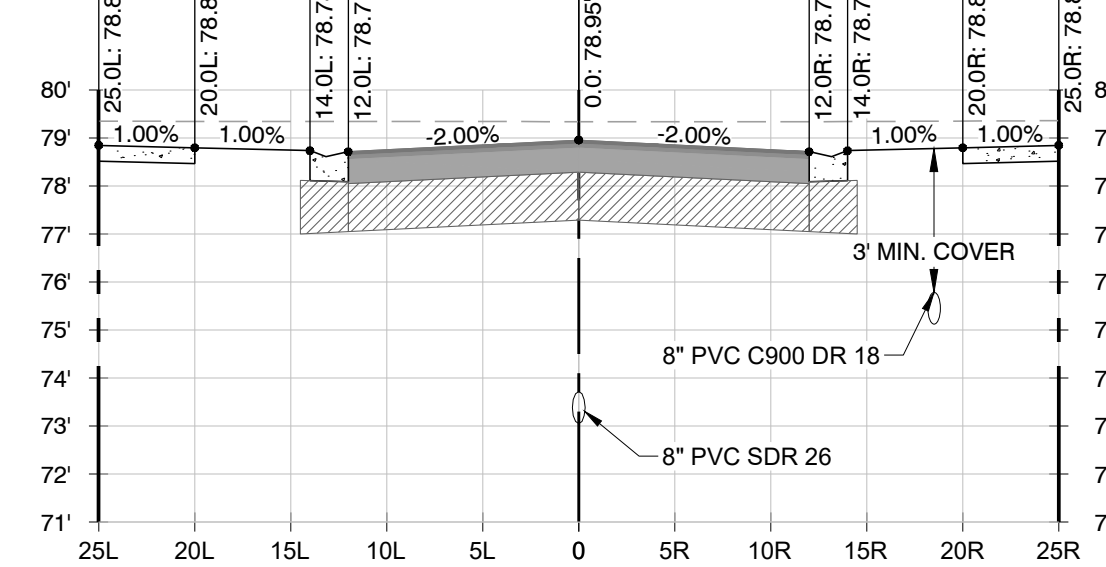
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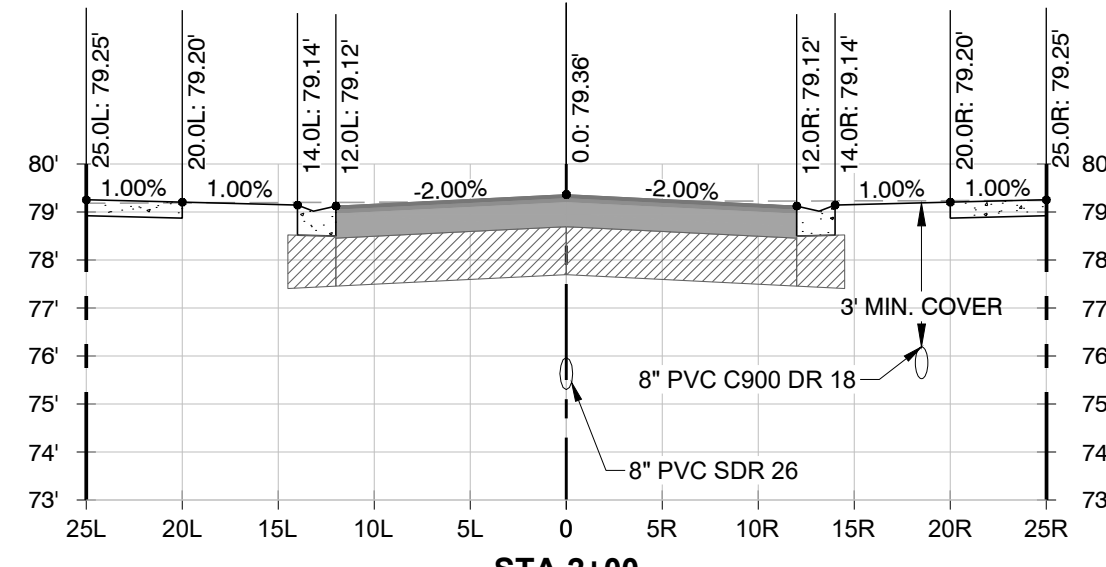
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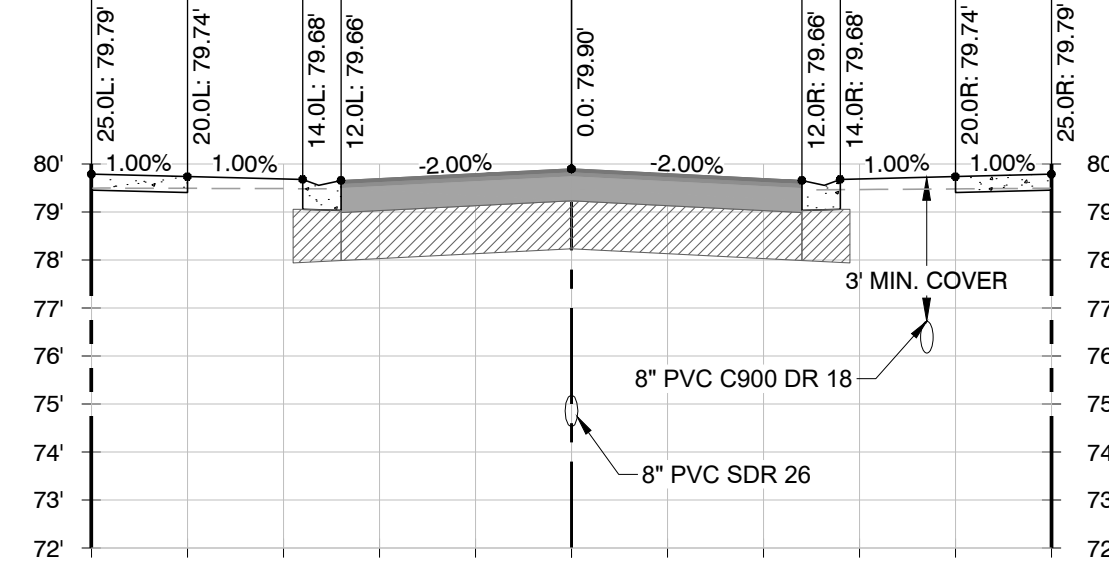
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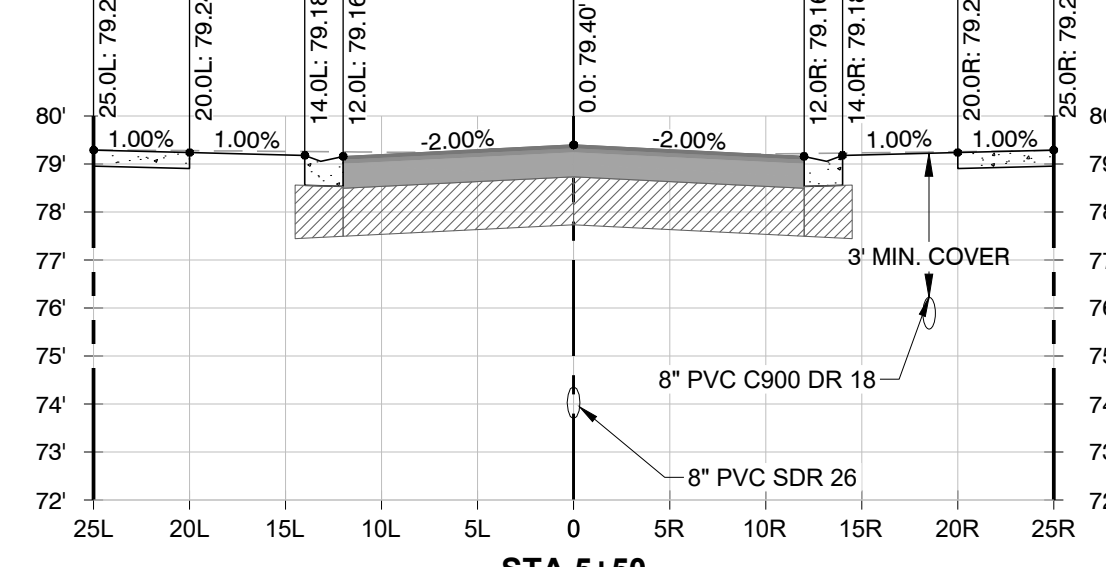
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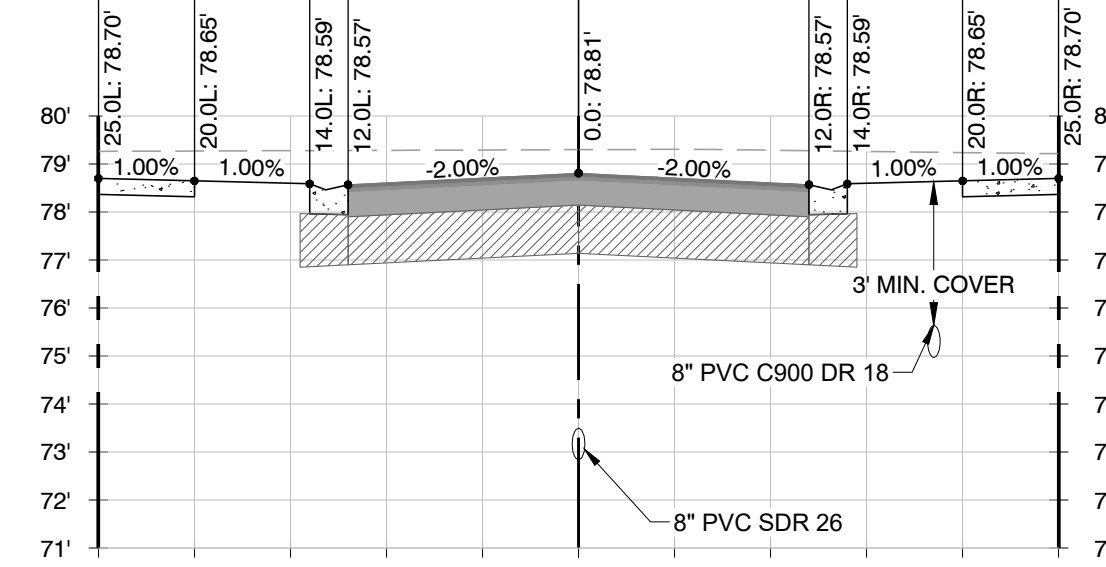
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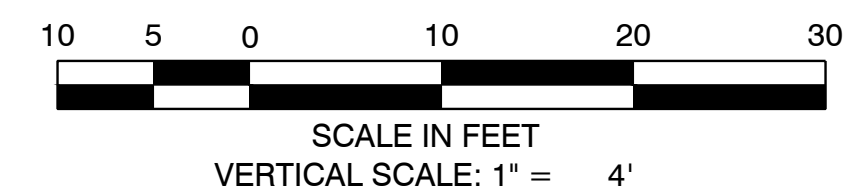
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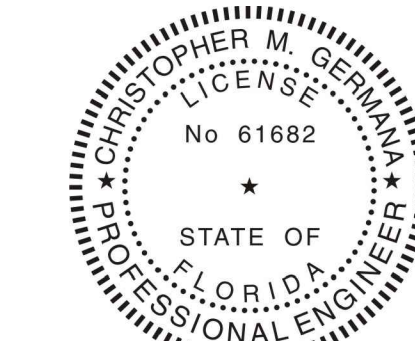
STA 5+50



STA 7+50



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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

PLUMBAGO STREET
CROSS SECTIONS
0+45 TO 7+50

THE GROVE AT PINE MEADOWS
SUBDIVISION

PROJECT # GEO042022

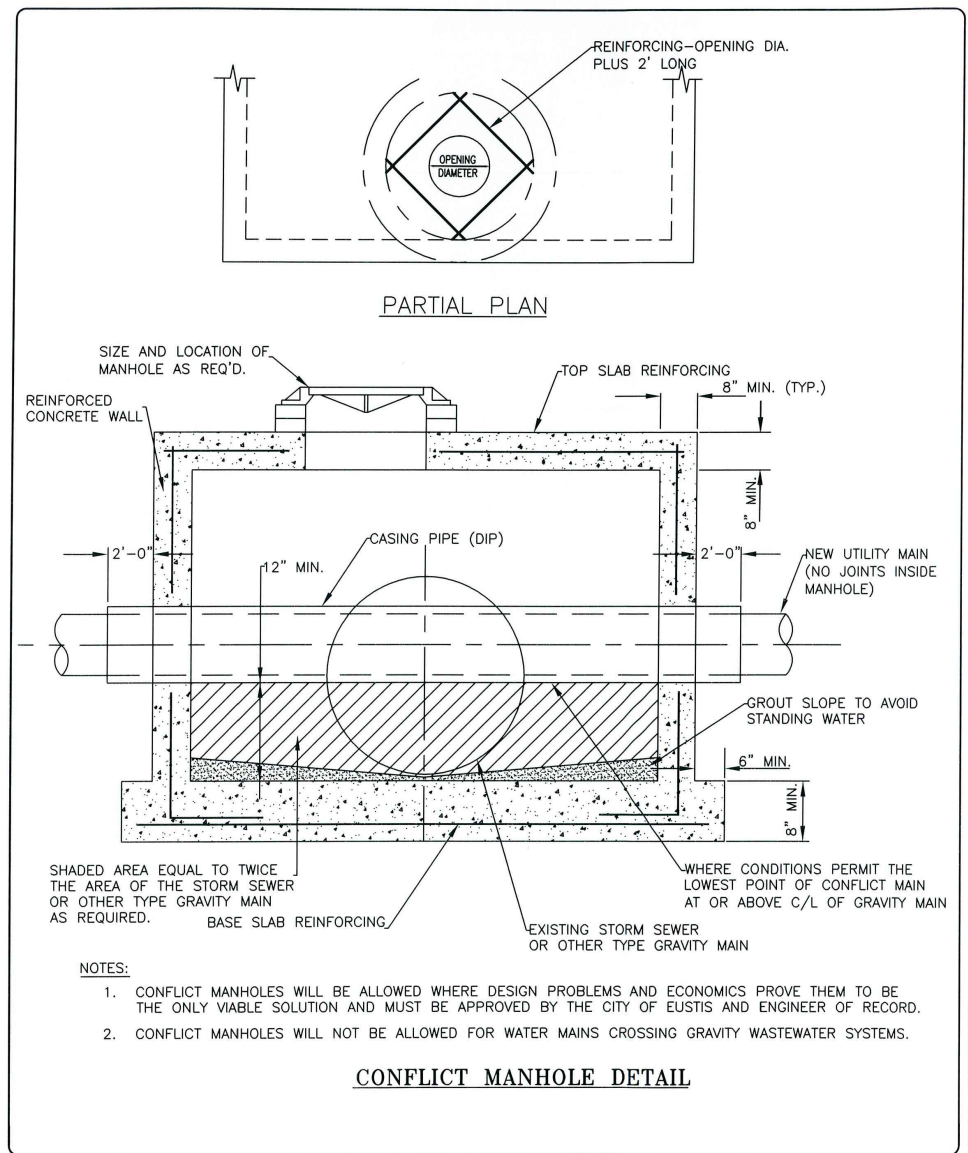
EUSTIS, FLORIDA

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AND ASSOCIATES, LLC
1120 WEST MINNIEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 10'

DATE: 02-13-2023

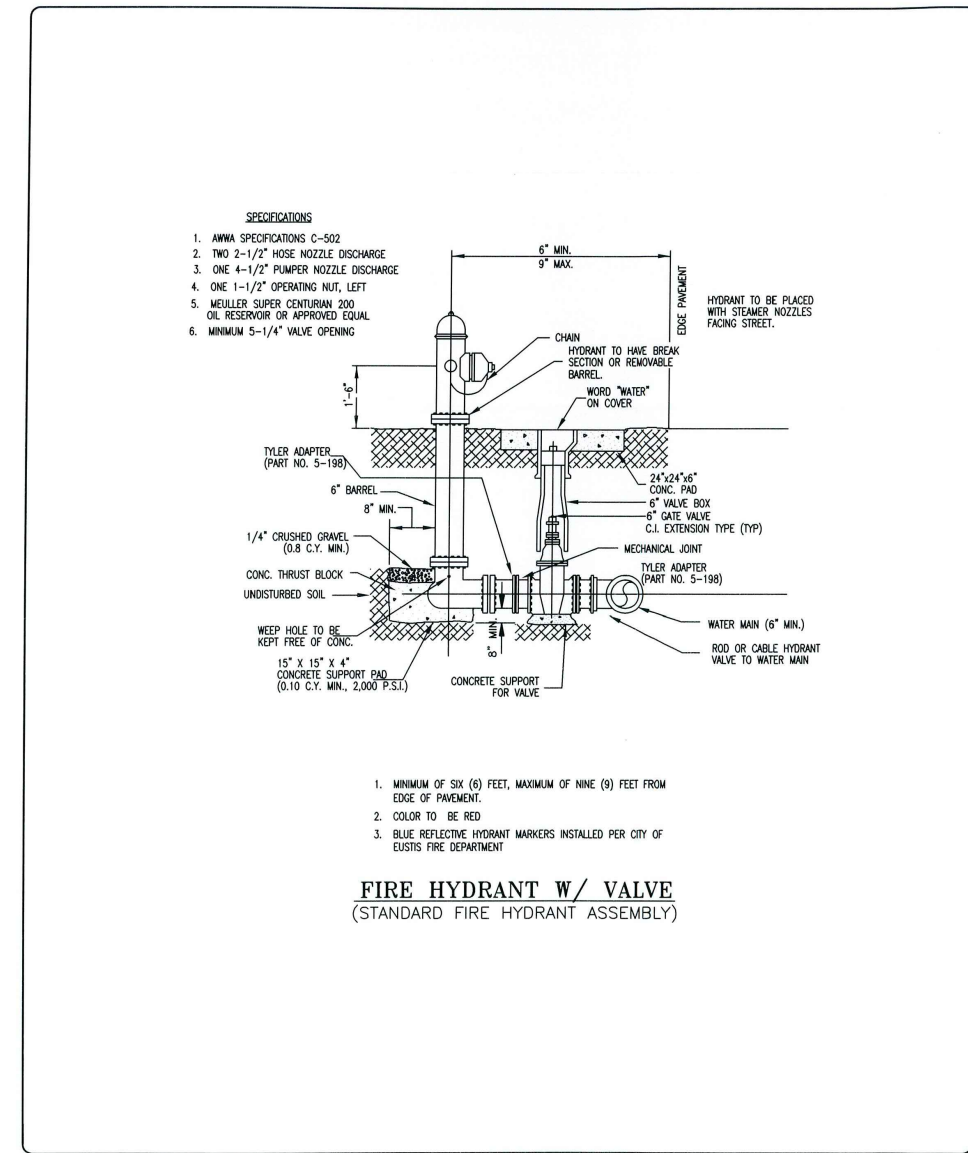
SHEET
C-304



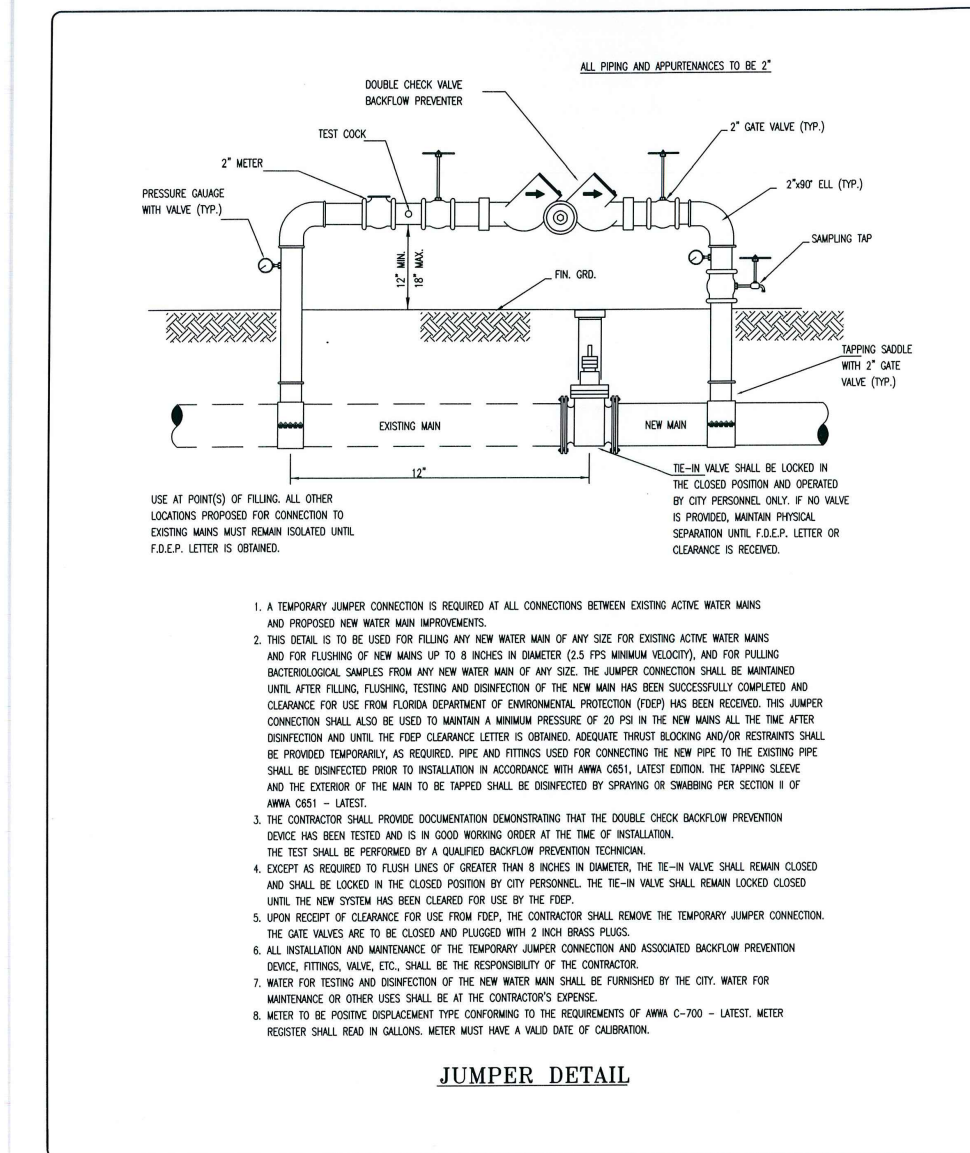
NOTES:

- CONFLICT MANHOLES WILL BE ALLOWED WHERE DESIGN PROBLEMS AND ECONOMICS PROVE THEM TO BE THE ONLY Viable SOLUTION AND MUST BE APPROVED BY THE CITY OF EUSTIS AND ENGINEER OF RECORD.
- CONFLICT MANHOLES WILL NOT BE ALLOWED FOR WATER MAINS CROSSING GRAVITY WASTEWATER SYSTEMS.

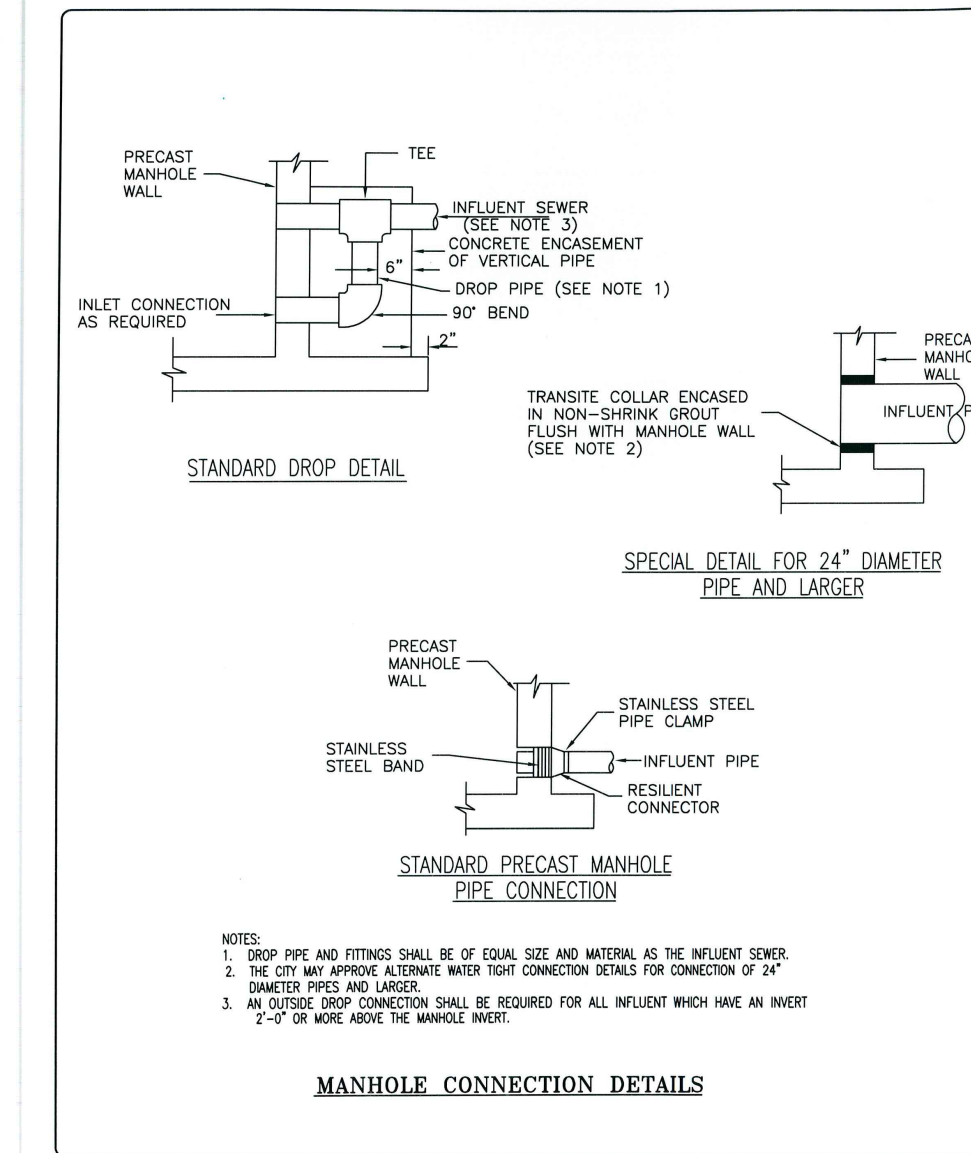
CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWING 48 1010 GROVE ST. EUSTIS, FL 32727-0008 352-483-5480



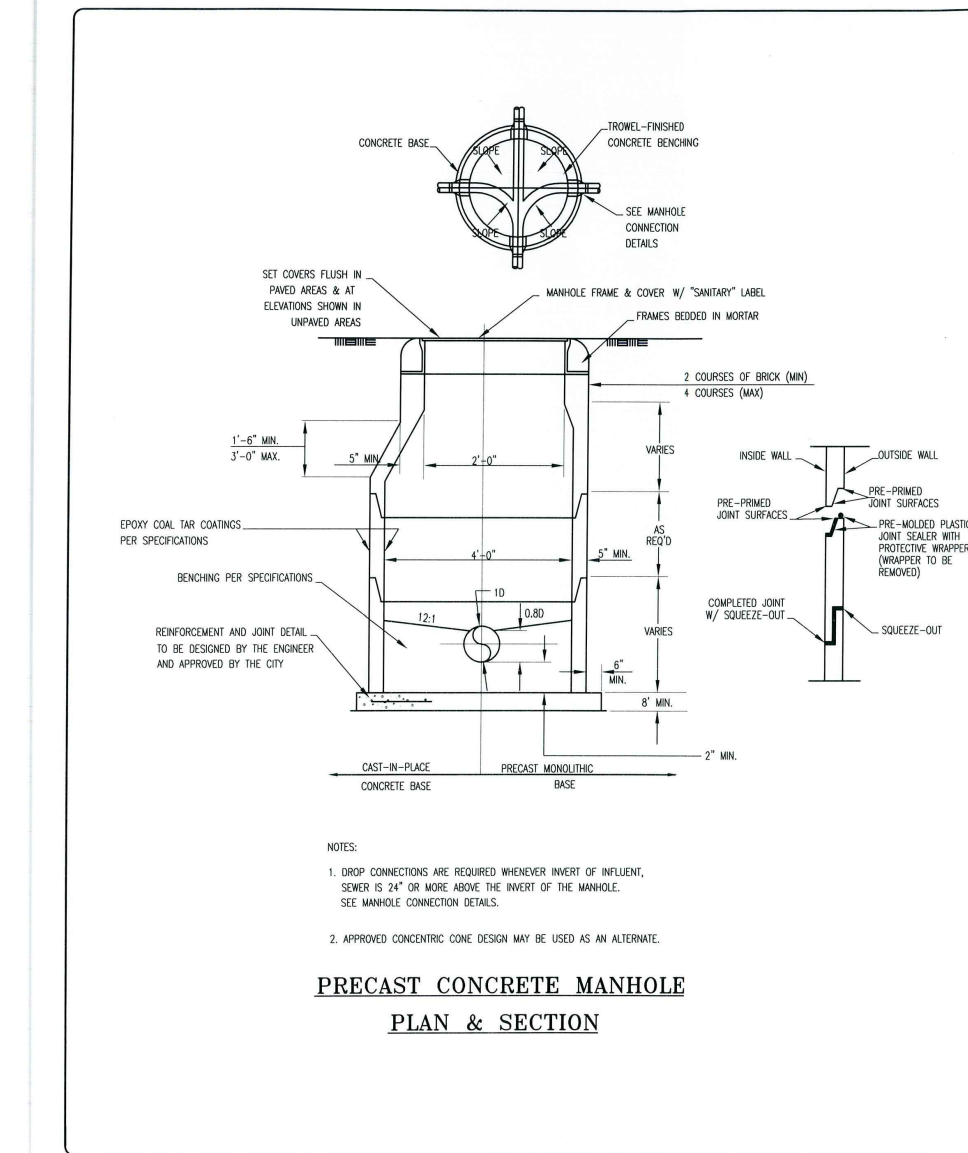
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CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWING 48 1010 GROVE ST. EUSTIS, FL 32727-0008 352-483-5480

PIPE RESTRAINT LENGTHS

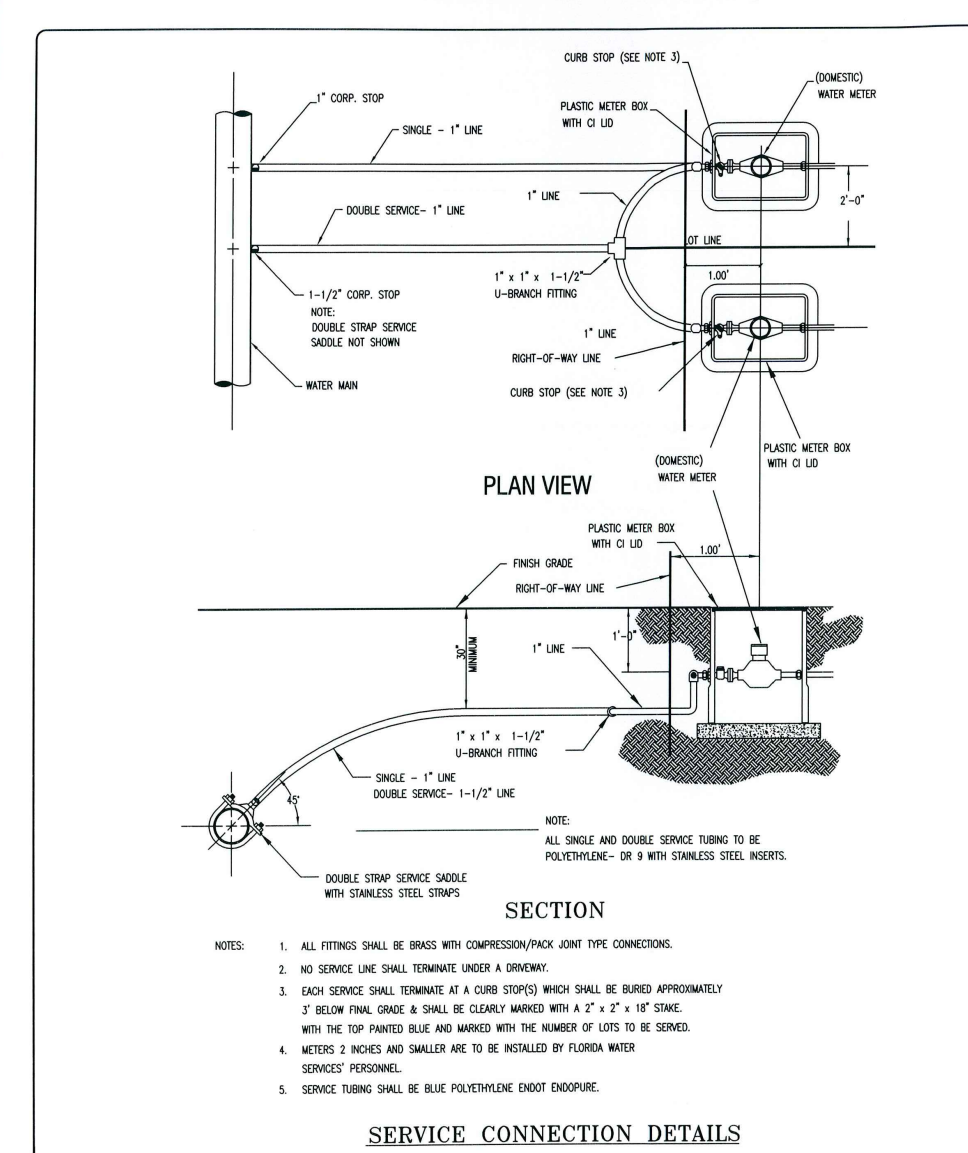
PIPE RESTRAINT FOR 6\"/>

FITTING TYPE	4	6	8	10	12	14	16	18	20	24
11-1/4\"/>										

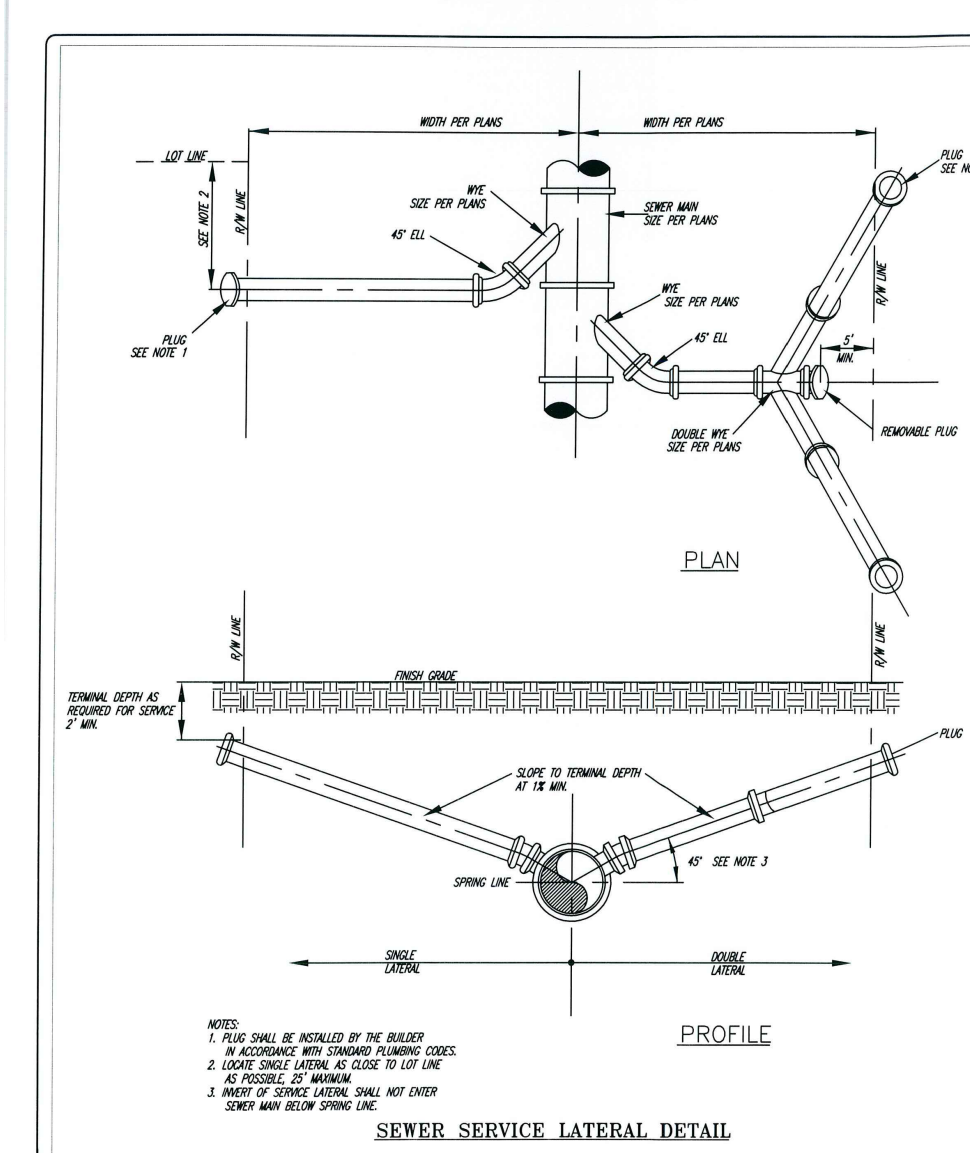
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FITTING TYPE	4	6	8	10	12	14	16	18	20	24
11-1/4\"/>										

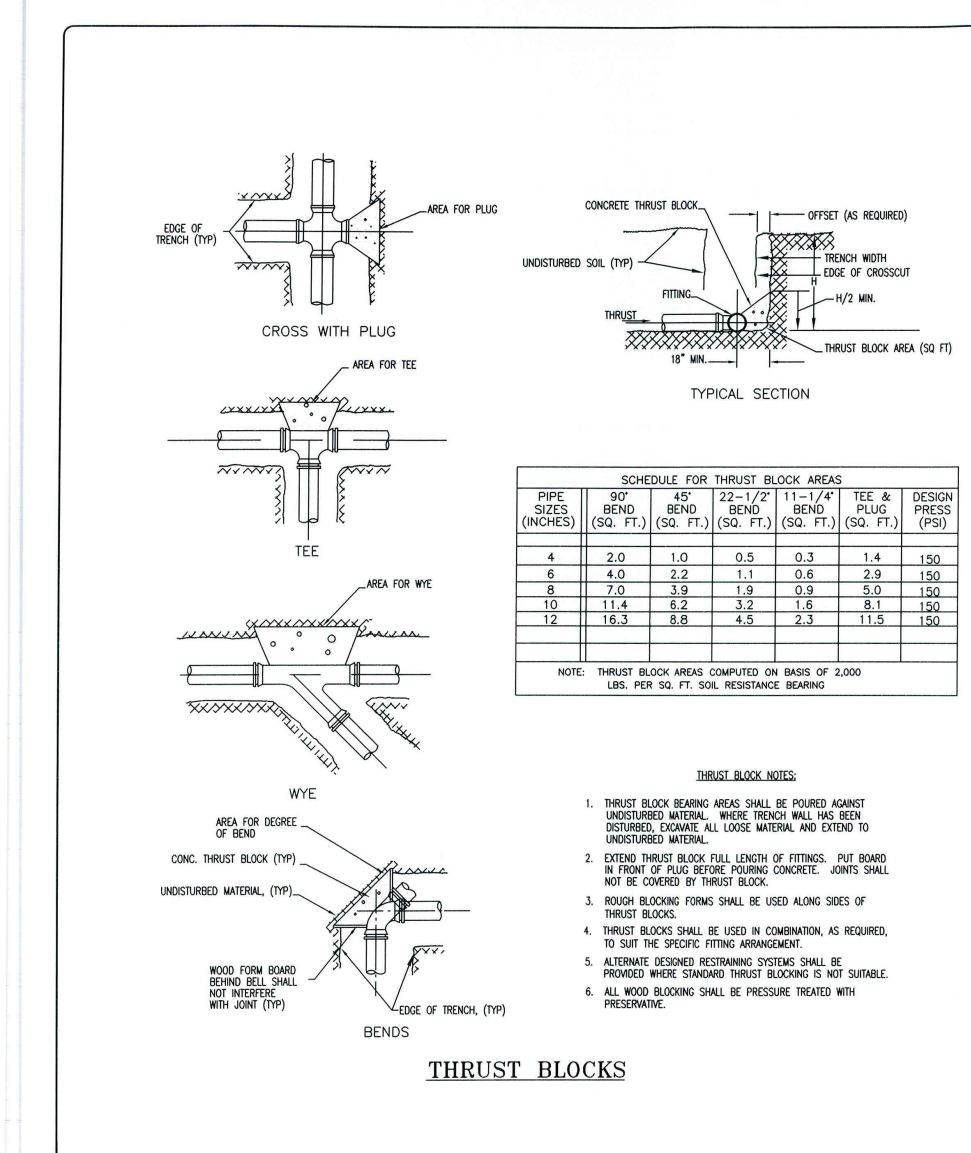
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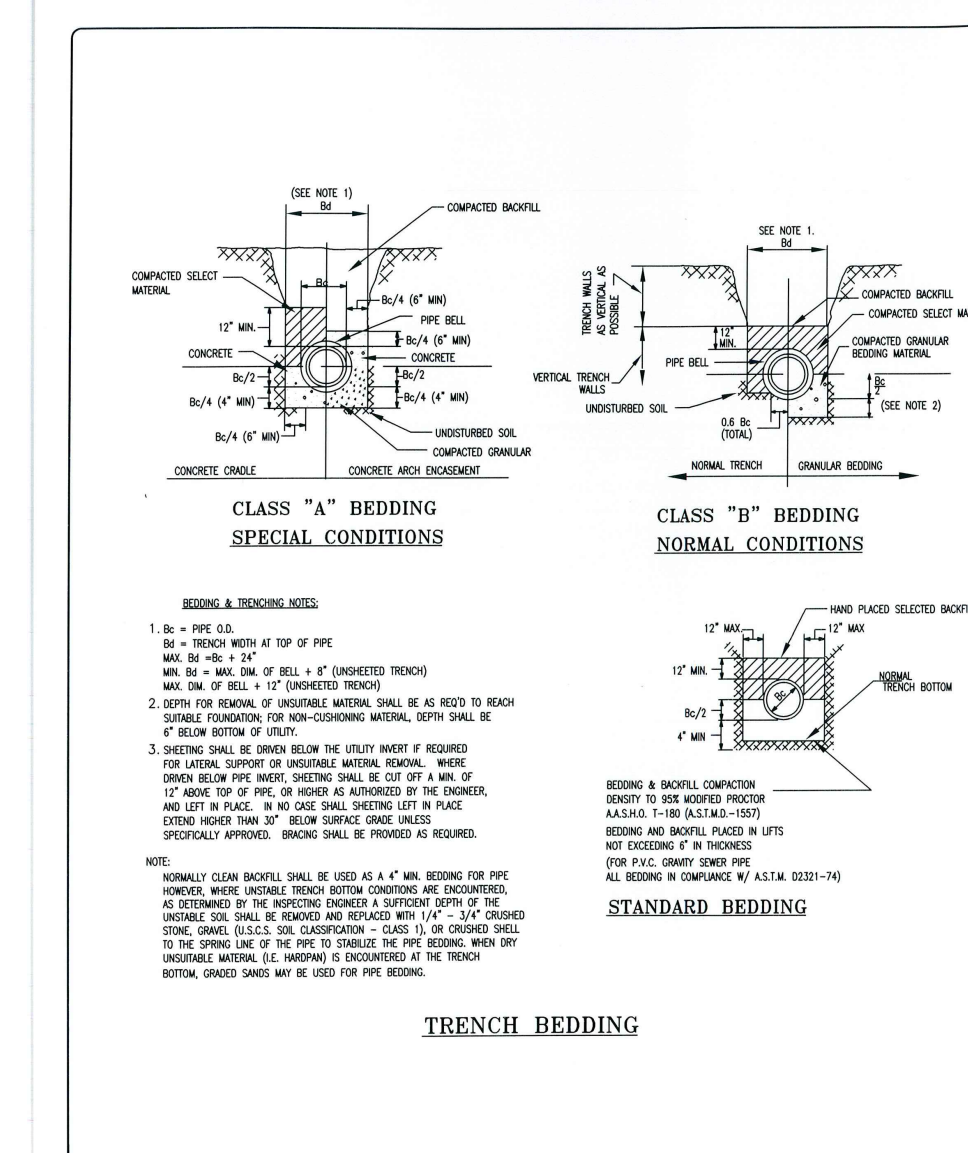
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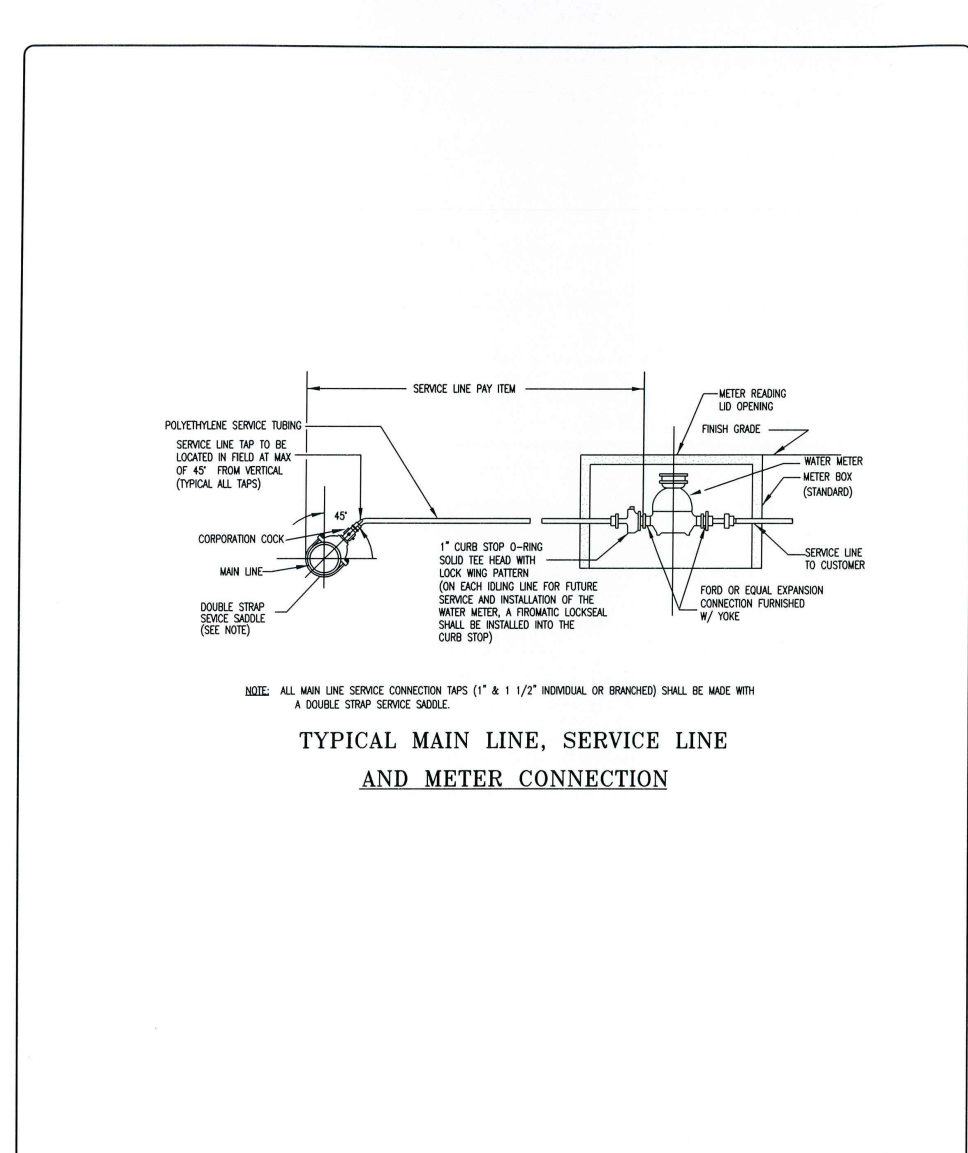
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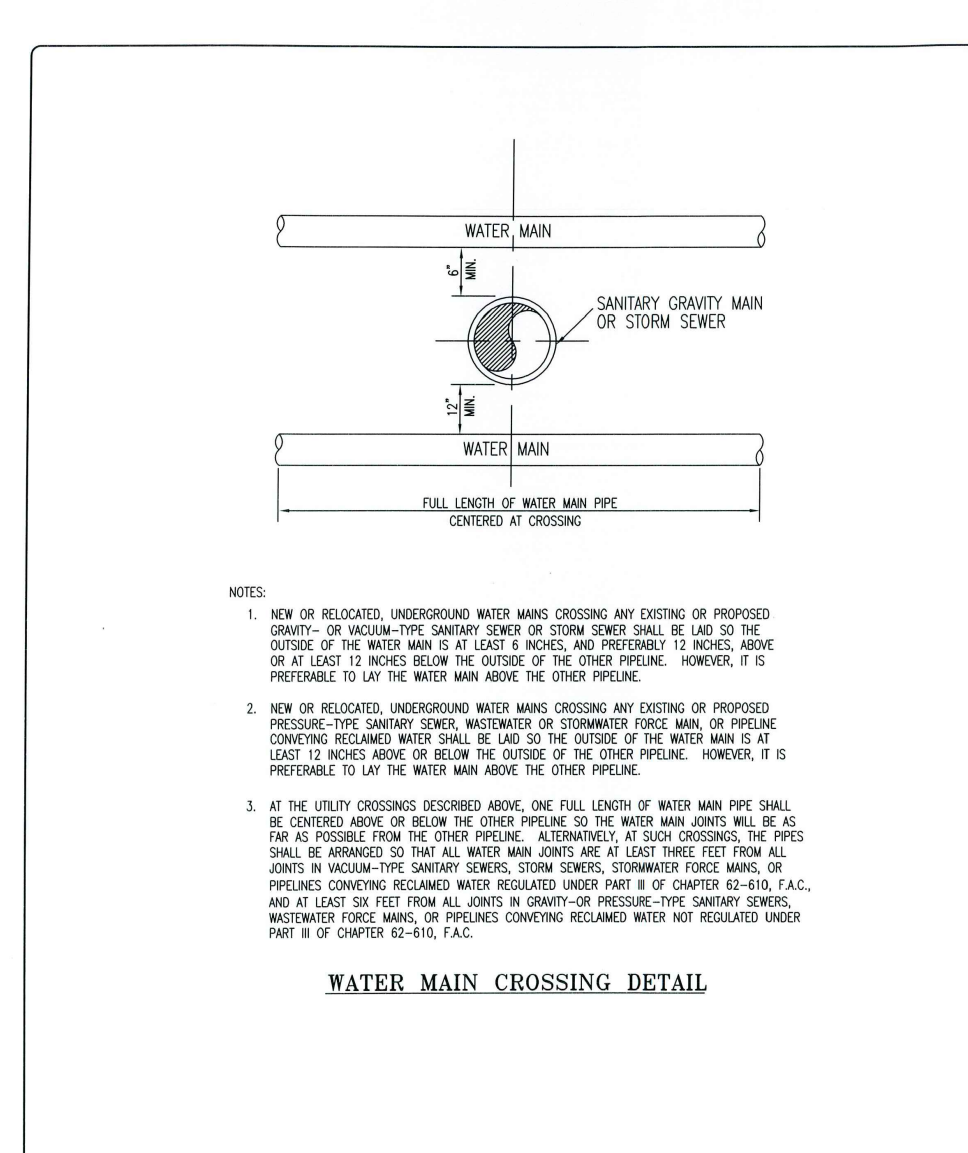
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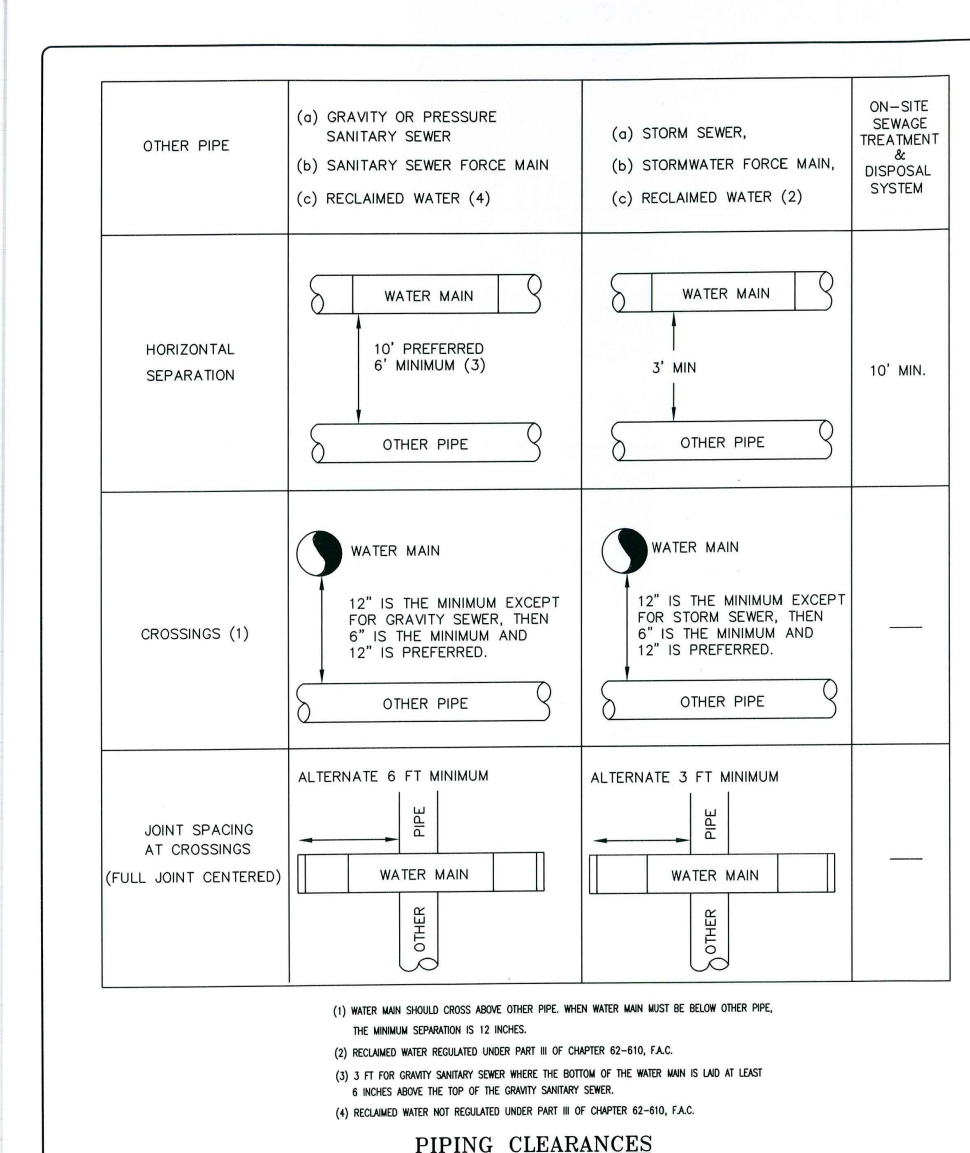
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CITY OF EUSTIS ENGINEERING DEPT. P.O. DRAWING 48 1010 GROVE ST. EUSTIS, FL 32727-0008 352-483-5480

DATE

REVISIONS

#

CITY OF EUSTIS CONSTRUCTION DETAILS

THE GROVE AT PINE MEADOWS SUBDIVISION

PROJECT # GE042022

EUSTIS, FLORIDA

GERMANA ENGINEERING AND ASSOCIATES, LLC

1120 WEST MINNEOLA AVENUE CLEMONT, FL 34711 WWW.GERMANAENGINEERING.COM ENGINEERING FIRM REGISTRY # 28279

SCALE: NTS

DATE: 02-13-2023

SHEET C-502

DATE: 05-10-2024 CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL ENGINEER # 61682 ENGINEERING FIRM REGISTRY # 29279

CHRISTOPHER M. GERMANA, P.E. STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 61682

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER M. GERMANA, P.E. ON THE DATE INDICATED HERE

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