

GOVERNING STANDARDS

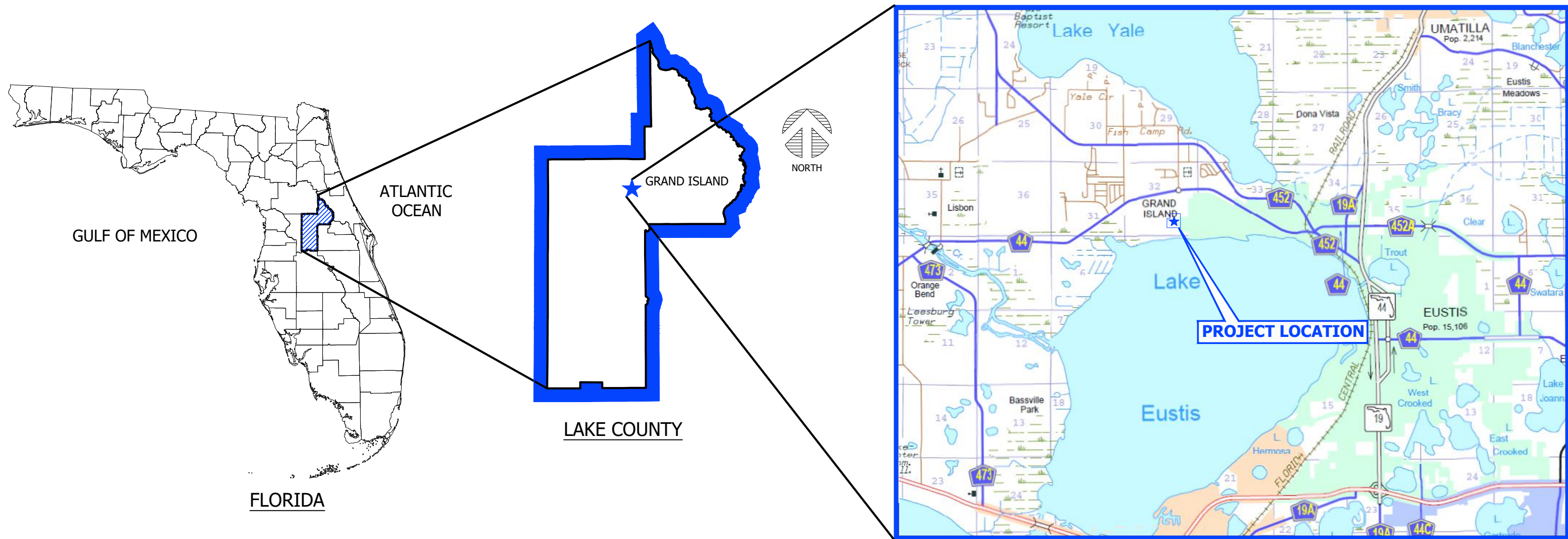
THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING REFERENCES:
1. CITY OF EUSTIS ENGINEERING & DESIGN STANDARDS MANUAL, DATED DEC. 2016
2. SIRMWD RSP APPLICATION HANDBOOK, VOLUME II, DATED JUNE 1, 2018
3. FDOT STANDARDS PLANS, DATED 2022-23
4. FDOT DESIGN MANUAL, DATED 2022

GRAND ISLAND

A PUBLIC ROAD SINGLE FAMILY SUBDIVISION

LOCATION

Section 32, Township 18S, Range 26E
GRAND ISLAND SHORES RD
EUSTIS, FLORIDA 32735



VICINITY MAP

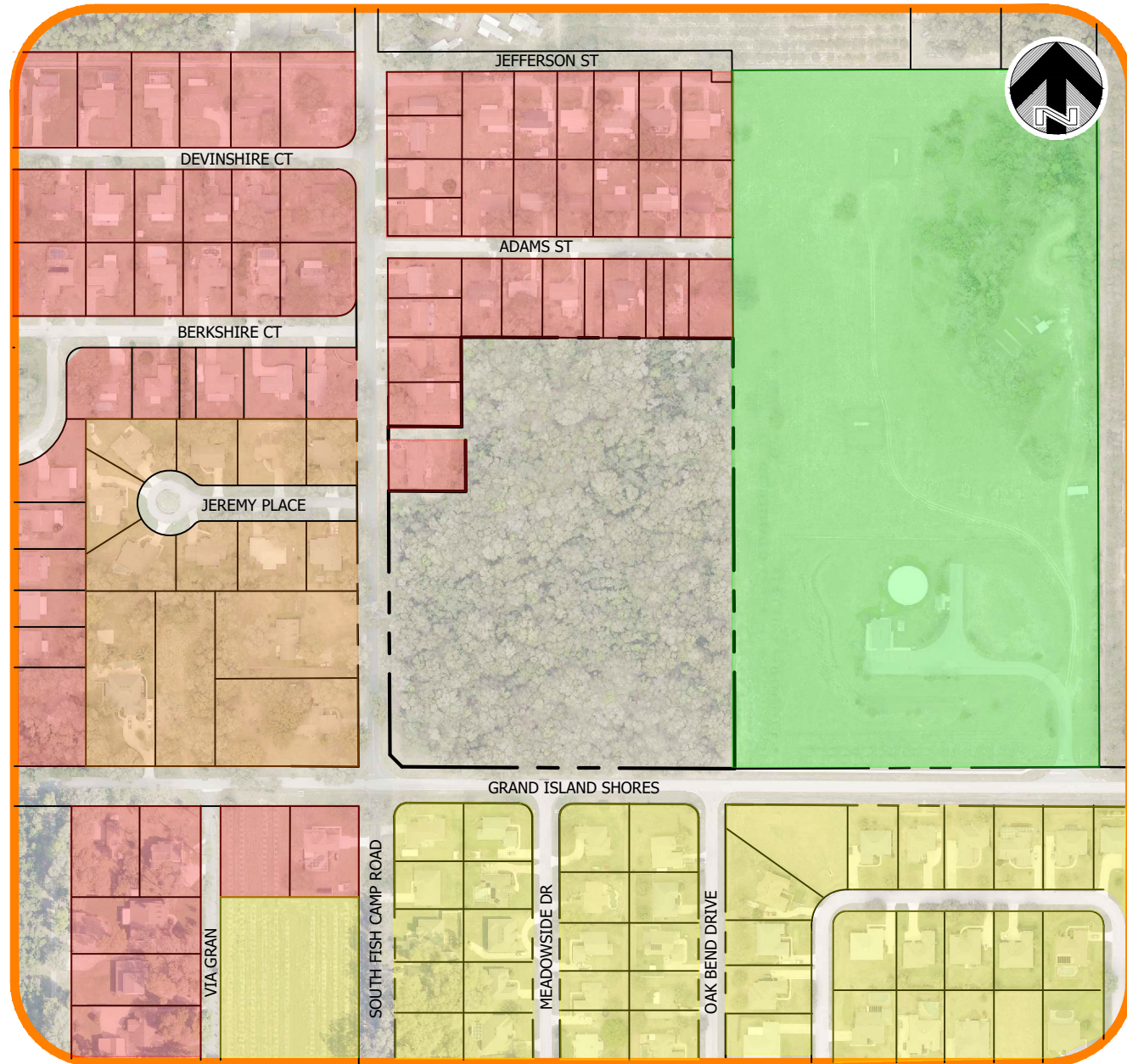
LEGEND

PI-PUBLIC/INSTITUTIONAL
DENSITY - N/A
INTENSITY - up to 2.5

R-6 - RESIDENTIAL
DENSITY - 1 du/acre
INTENSITY - N/A

R-6 - RESIDENTIAL
DENSITY - 1 du/acre
INTENSITY - N/A

SR - SUBURBAN RESID.
DENSITY - 5 du/acre
INTENSITY - N/A



PREPARED FOR

SUMMERPARK HOMES
2981 WEST SR 434, SUITE 100
LONGWOOD, FL 32779

PREPARED BY



150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SHEET INDEX

#	SHEET NAME	REV #	REV DATE
C100	COVER SHEET	3	08/19/2022
C101	NOTES & SPECIFICATIONS	1	06/10/2022
C200	DEMOLITION & SWPP PLAN	3	08/19/2022
C201	TREE PROTECTION PLAN	3	08/19/2022
C202	TREE PROTECTION PLAN TABLES	3	08/19/2022
C300	SITE PLAN	5	10/05/2022
C400	GRADING PLAN	2	07/07/2022
C401	INTERSECTIONS	3	08/19/2022
C500	DRAINAGE PLAN	2	07/07/2022
C600	UTILITY PLAN	3	08/19/2022
C700	LIFE SAFETY PLAN	--	--
C801	PLAN & PROFILE	--	06/10/2022
C802	PLAN & PROFILE	1	06/10/2022
C803	PLAN & PROFILE	1	06/10/2022
C804	PLAN & PROFILE	--	--
C805	PLAN & PROFILE	--	--
C806	FORCE MAIN EXTENSION PLAN & PROFILE	3	08/19/2022
C807	EMERGENCY ACCESS PLAN & PROFILE	--	--
C901	SITE CROSS SECTIONS	2	07/07/2022
C1001	SITE & DRAINAGE DETAILS	4	09/27/2022
C1002	UTILITY DETAILS	--	--
C1003	UTILITY DETAILS	--	--
C1004	LIFT STATION DETAILS	1	06/10/2022
INS	LANDSCAPE PLAN	--	--
INS	IRRIGATION PLAN	--	--
INS	TOPOGRAPHIC SURVEY	--	--

REVISION HISTORY

No.	DATE	DESCRIPTION
1	06/10/2022	COMMENTS PER CITY, COUNTY AND SIRMWD RAI 1
2	07/07/2022	COMMENTS PER SIRMWD RAI 2
3	08/19/2022	COMMENTS PER CITY RAI 2 & SIRMWD RAI 3
4	09/27/2022	MID-REVIEW COMMENTS PER COUNTY
5	10/05/2022	MID-REVIEW COMMENTS PER COUNTY

SUBMITTAL HISTORY

No.	DATE	DESCRIPTION
1	03/25/2022	INITIAL SUBMITTAL TO THE CITY OF EUSTIS & SIRMWD
2	06/10/2022	RESUBMITTAL TO SIRMWD
3	07/07/2022	RESUBMITTAL TO SIRMWD & CITY OF EUSTIS
4	08/19/2022	RESUBMITTAL TO SIRMWD
5	09/02/2022	RESUBMITTAL TO CITY OF EUSTIS
6	10/05/2022	RESUBMITTAL TO COUNTY

UTILITY SERVICE PROVIDERS:

BRENDENWOOD WATERWORKS
WATER
ROBERT BLOCKER
(352) 391-2689

CITY OF EUSTIS WATER DEPT.
SEWER, WATER
MELISSA FULLER
(352) 357-5618 x1801

TECO
GAS
HEATH MCARDLE
(407) 487-9004

CENTURYLINK
FIBER/TELEPHONE
THOMAS STURMER
(855) 742-6062

COMCAST COMM
CATV
(800) 778-9140

DUKE ENERGY
ELECTRIC
USDC DISPATCH
(800) 778-9140



CLIENT: SUMMERPARK HOMES

PROJECT: GRAND ISLAND

COVER SHEET

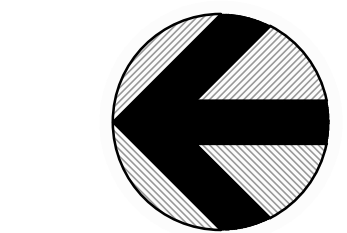
PROJECT NO. 2392

SHEET C100

STATE OF FLORIDA
ENGINEERING
MICHAEL O. FORD, P.E.
No. 79415
10/05/2022
NOT VALID FOR PROFESSIONAL USE
UNLESS SIGNED AND SEALED

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

GRAND ISLAND SHORES RD, EUSTIS, FLORIDA



NORTH

SCALE: 1" = 40'

0' 40' 80'

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 32-18-26-004-000-04500
PROPOSED USE: SINGLE FAMILY SUBDIVISION
FLOOD AREA: ZONE X (12069C0215E)
ZONING / LAND USE: SUBURBAN RESIDENTIAL
DESIGN DISTRICT: SUBURBAN NEIGHBORHOOD
BUILDING TYPE: HOUSE
PARCEL AREA: 10.721 AC
PROPOSED LOTS: 40
PROPOSED DENSITY: 3.73 DU/AC
LOT DENSITY: MAX 50% IMPERVIOUS

DEVELOPMENT STATISTICS

TOTAL SITE AREA: 10.721
25% OPEN SPACE: 2.680 AC
OPEN SPACE PROVIDED: 2.732 AC

DEVELOPMENTAL STATISTICS

PRE DEVELOPMENT

IMPERVIOUS:	0.000 AC	0 SF	0.00%
PERVIOUS:	10.721 AC	467,006 SF	100.00%
TOTAL SITE AREA:	10.721 AC	467,006 SF	100.00%

POST DEVELOPMENT

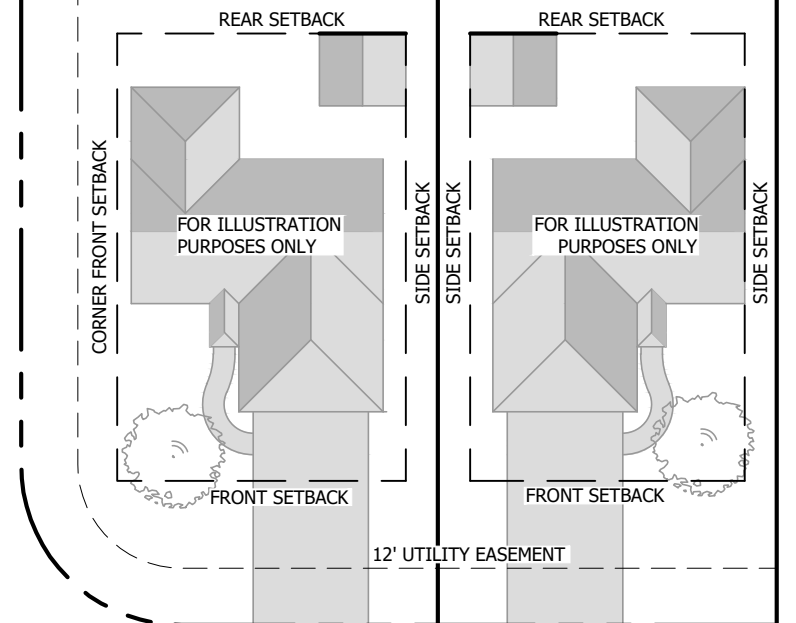
PERVIOUS:	7.149 AC	311,396 SF	66.68%
IMPERVIOUS:	3.572 AC	155,610 SF	33.32%
PAVEMENT/CONCRETE:	0.817 AC	35,610 SF	
BUILDING:	2.755 AC	120,000 SF	
TOTAL SITE AREA:	10.721 AC	467,006 SF	100.00%

SITE NOTES

- ALL RESIDENTIAL DRIVEWAYS SHALL BE PLACED AT THE FRONT OF THE LOT. NO SIDE STREET DRIVEWAYS ARE ALLOWED ON CORNER LOTS.
- GARAGES SHALL BE PROVIDED FOR ALL LOTS.
- SEPARATE PERMITS ARE REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES.
- SEPARATE BUILDING PERMIT REQUIRED FOR SIGNAGE.
- WHEN FUTURE BUILDING PERMITS ARE SUBMITTED, DETAILS WILL BE PROVIDED ON THE TREES THAT WILL BE INSTALLED FOR EACH LOT TO MEET THE MINIMUM TREES PER LOT REQUIREMENT.
- ALL SITE LIGHTING FIXTURES WITHIN THE PROJECT, TO HAVE A MAXIMUM 3,000K.

TRACT TABLE

TRACT	AREA	DESCRIPTION
TRACT A	1.570 AC	PUBLIC RIGHT OF WAY
TRACT B	1.751 AC	OPEN SPACE, LANDSCAPE, STORMWATER MANAGEMENT
TRACT C	0.227 AC	OPEN SPACE, ACCESS DRIVEWAY
TRACT D	0.078 AC	PUBLIC LIFT STATION
TRACT E	0.754 AC	OPEN SPACE, LANDSCAPE



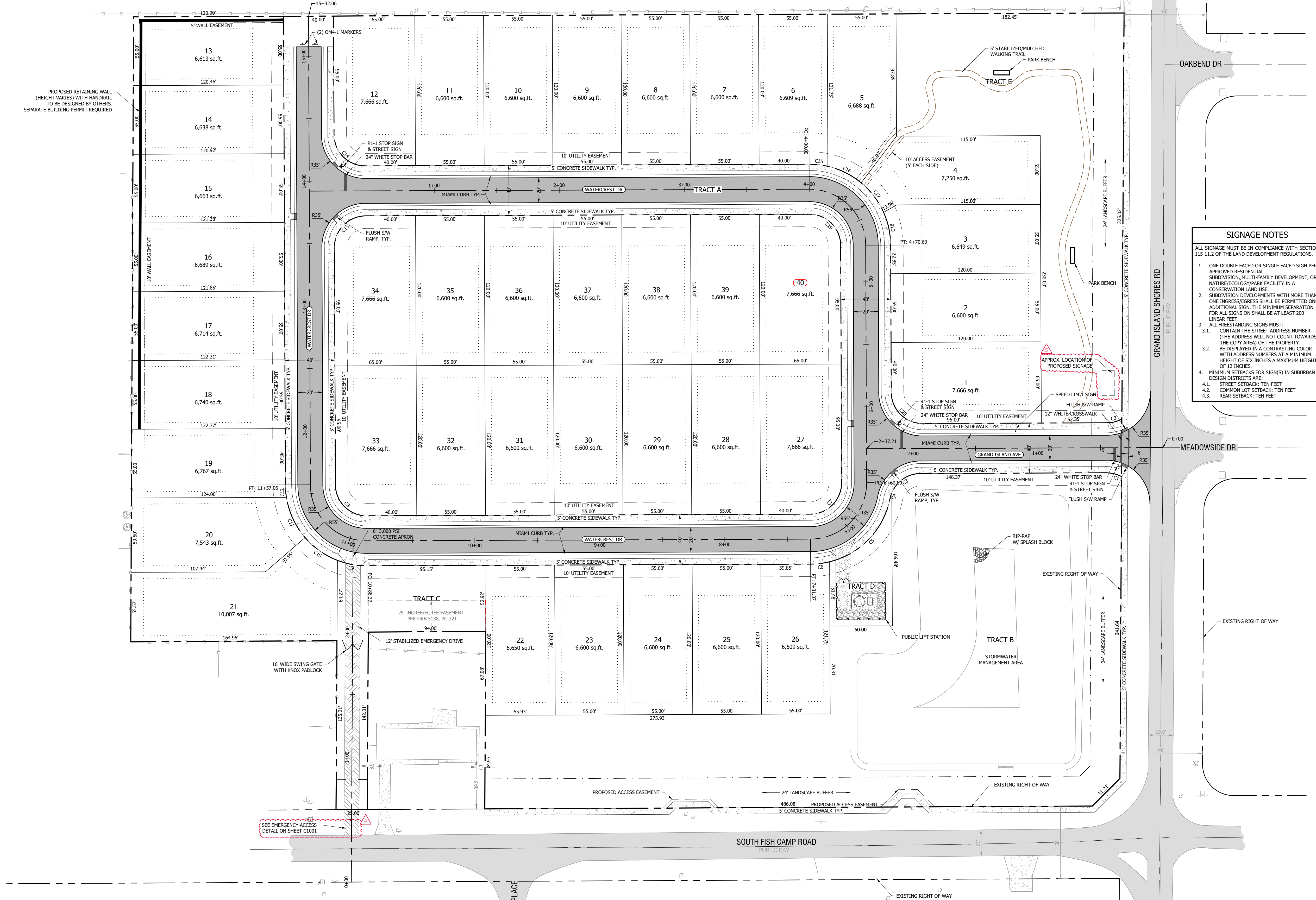
PROPOSED SETBACKS
PRINCIPAL STRUCTURE: FRONT = 25', REAR = 10', SIDE = 5', CORNER FRONT = 15'
ACCESSORY STRUCTURE: FRONT = 10' (BEHIND PRINCIPLE), REAR = 5', CORNER FRONT = 15'
*EVERY LOT IS TO BE PROVIDED WITH MINIMUM TREE REQUIREMENTS PER SEC. 115-10.7

CURVE TABLE

#	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	12.90	27.00	027°22'21"	6.58	12.78	N13° 27' 49"E
C2	12.52	27.00	026°33'31"	6.37	12.40	S13° 30' 07"E
C3	29.37	25.00	067°18'16"	16.64	27.71	N33° 52' 29"W
C4	4.91	25.00	011°15'15"	2.46	4.90	N73° 09' 15"W
C5	73.83	65.00	065°04'58"	41.48	69.93	N46° 14' 24"W
C6	15.29	65.00	013°28'33"	7.68	15.25	N06° 57' 38"W
C7	39.27	25.00	090°00'00"	25.00	35.36	N45° 13' 21"W
C8	39.27	25.00	090°00'00"	25.00	35.36	N44° 46' 39"E
C9	24.18	65.00	021°19'05"	12.23	24.05	N10° 26' 11"E
C10	31.93	65.00	028°08'57"	16.30	31.61	N35° 10' 13"E
C11	35.94	65.00	031°40'58"	18.44	35.49	N65° 05' 10"E
C12	10.04	65.00	008°51'00"	5.03	10.03	N85° 21' 09"E
C13	39.27	25.00	090°00'00"	25.00	35.36	S45° 13' 21"E
C14	39.27	25.00	090°00'00"	25.00	35.36	S44° 46' 39"W
C15	15.13	65.00	013°20'23"	7.60	15.10	S06° 26' 50"W
C16	30.00	65.00	026°26'39"	15.27	29.73	S26° 20' 21"W
C17	30.00	65.00	026°26'39"	15.27	29.73	S52° 47' 01"W
C18	26.97	65.00	023°46'19"	13.68	26.78	S77° 53' 29"W
C19	39.27	25.00	090°00'00"	25.00	35.36	S44° 46' 39"W
C20	39.27	25.00	090°00'00"	25.00	35.36	S44° 46' 39"W

SIGNAGE NOTES

- ALL SIGNAGE MUST BE IN COMPLIANCE WITH SECTION 115-11.2 OF THE LAND DEVELOPMENT REGULATIONS.
- ONE DOUBLE FACED OR SINGLE FACED SIGN PER APPROVED RESIDENTIAL SUBDIVISION, MULTI-FAMILY DEVELOPMENT, OR NATURE/ECOLOGY/PARK FACILITY IN A CONSERVATION LAND USE.
 - SUBDIVISION DEVELOPMENTS WITH MORE THAN ONE INGRESS/EGRESS SHALL BE PERMITTED ONE ADDITIONAL SIGN. THE MINIMUM SEPARATION FOR ALL SIGNS ON SHALL BE AT LEAST 200 LINEAR FEET.
 - ALL FREESTANDING SIGNS MUST:
 - CONTAIN THE STREET ADDRESS NUMBER (THE ADDRESS WILL NOT COUNT TOWARDS THE COPY AREA) OF THE PROPERTY.
 - BE DISPLAYED IN A CONTRASTING COLOR WITH ADDRESS NUMBERS AT A MINIMUM HEIGHT OF SIX INCHES A MAXIMUM HEIGHT OF 12 INCHES.
 - MINIMUM SETBACKS FOR SIGN(S) IN SUBURBAN DESIGN DISTRICTS ARE:
 - STREET SETBACK: TEN FEET
 - COMMON LOT SETBACK: TEN FEET
 - REAR SETBACK: TEN FEET



NO.	DATE	DESCRIPTION
1	06/02/2022	COMMENTS PER CITY, COUNTY AND SURROUNDING
2	06/02/2022	REVISIONS PER CITY #1 & 2 & SURROUNDING
3	06/02/2022	ADDED LIGHTING NOTE & UPDATED FISH CAMP APRON TO STABILIZED
4	09/27/2022	ADDED AREA FOR SIGNAGE AND REMOVED SIDEWALK SIGNAGE
5	10/05/2022	

DESIGNED BY:	MF
DRAWN BY:	AS
CHECKED BY:	MF

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150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
(883) 800-4400 FAX: (883) 883-1959
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26247

CLIENT:	SUMMER PARK HOMES
PROJECT:	GRAND ISLAND
PROJECT NO.	2392
SHEET	C300