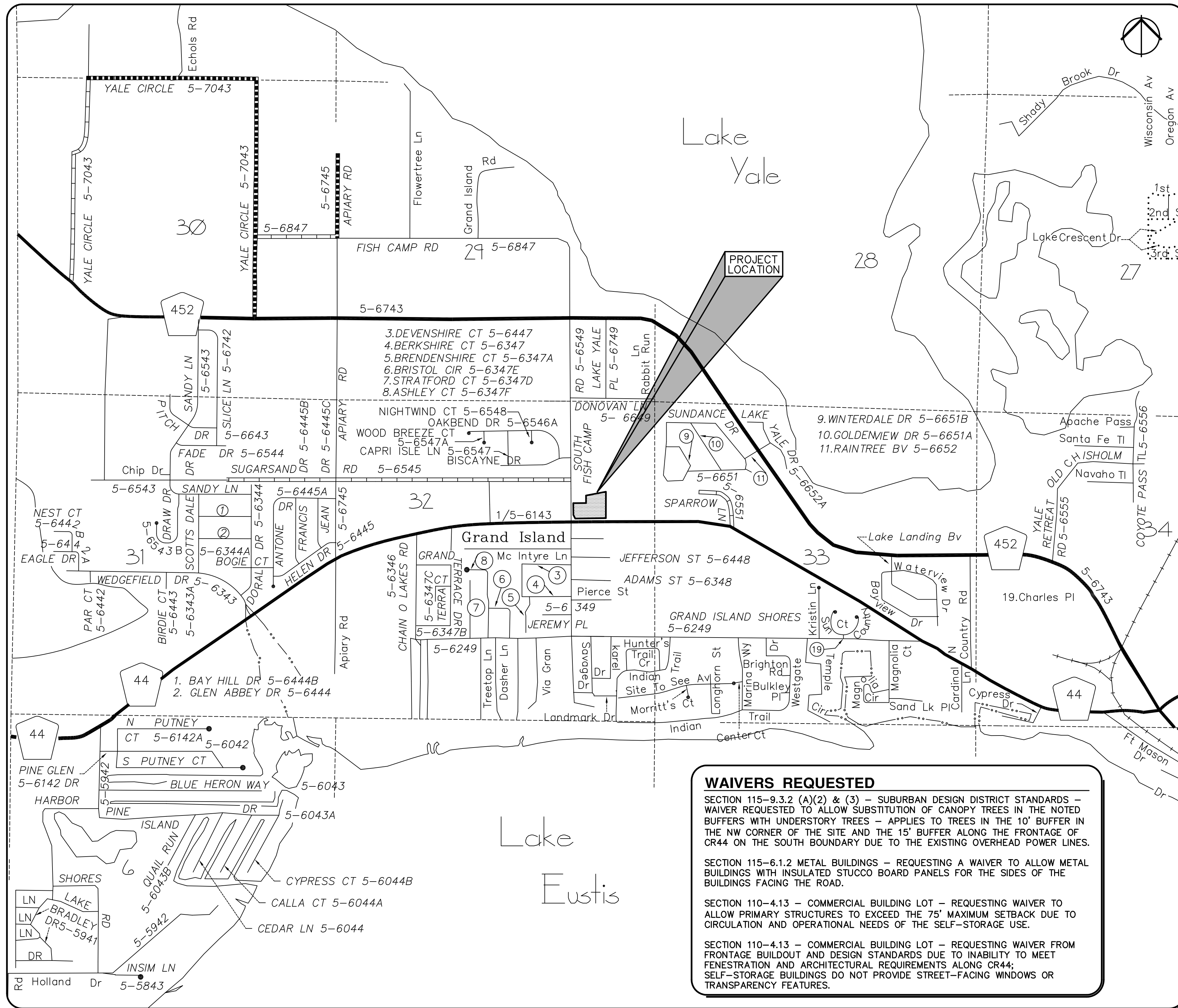


NOVACK SELF - STORAGE

36640 S FISH CAMP ROAD • GRAND ISLAND, FLORIDA

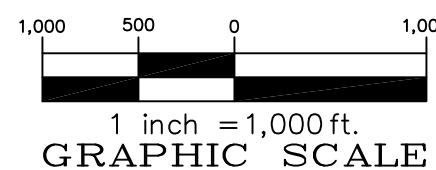


SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST



LOCATION PLAN

SCALE: 1"=1,000'



WAIVERS REQUESTED

SECTION 115-9.3.2 (A)(2) & (3) - SUBURBAN DESIGN DISTRICT STANDARDS - WAIVER REQUESTED TO ALLOW SUBSTITUTION OF CANOPY TREES IN THE NOTED BUFFERS WITH UNDERSTORY TREES - APPLIES TO TREES IN THE 10' BUFFER IN THE NW CORNER OF THE SITE AND THE 15' BUFFER ALONG THE FRONTAGE OF CR44 ON THE SOUTH BOUNDARY DUE TO THE EXISTING OVERHEAD POWER LINES.

SECTION 115-6.1.2 METAL BUILDINGS - REQUESTING A WAIVER TO ALLOW METAL BUILDINGS WITH INSULATED STUCCO BOARD PANELS FOR THE SIDES OF THE BUILDINGS FACING THE ROAD.

SECTION 110-4.13 - COMMERCIAL BUILDING LOT - REQUESTING WAIVER TO ALLOW PRIMARY STRUCTURES TO EXCEED THE 75' MAXIMUM SETBACK DUE TO CIRCULATION AND OPERATIONAL NEEDS OF THE SELF-STORAGE USE.

SECTION 110-4.13 - COMMERCIAL BUILDING LOT - REQUESTING WAIVER FROM FRONTAGE BUILDOUT AND DESIGN STANDARDS DUE TO INABILITY TO MEET FENESTRATION AND ARCHITECTURAL REQUIREMENTS ALONG CR44; SELF-STORAGE BUILDINGS DO NOT PROVIDE STREET-FACING WINDOWS OR TRANSPARENCY FEATURES.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY IRELAND & ASSOCIATES SURVEYING, INC., DATED 5/17/23.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EUSTIS, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF EUSTIS WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF EUSTIS REQUIREMENTS.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
- CONTRACTOR SHALL OBTAIN COMMERCIAL DRIVEWAY PERMIT FROM LAKE COUNTY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMITS FROM LAKE COUNTY PRIOR TO CONSTRUCTION FOR ALL WORK WITHIN THE CR44 AND SOUTH FISHCAMP ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION

That part of the SE 1/4 of the NE 1/4 of Section 32, Township 18 South, Range 26 East, in Lake County, Florida, bounded and described as follows:
From the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32, run South along the West line of said SE 1/4 of the NE 1/4 a distance of 293.27 feet to the Southerly boundary of the Atlantic Coast Line Railroad; thence continue South along the West line of said SE 1/4 of the NE 1/4 a distance of 82.10 feet to the point of beginning of this description; run thence South along the West line of said SE 1/4 of the NE 1/4 a distance of 284.63 feet to a point that is 660 feet South of the Northwest corner of the said SE 1/4 of the NE 1/4; thence East along the South line of the North 1/2 of the said SE 1/4 of the NE 1/4 a distance of 549.50 feet; thence North a distance of 472.04 feet to the Southerly boundary of the said Atlantic Coast Line Railroad; thence South 79 degrees 09 minutes 04 seconds West along the Southerly boundary of the said Atlantic Coast Line Railroad a distance of 335.72 feet; thence South a distance of 124.22 feet; thence West a distance of 219.78 feet to the point of beginning.
Less right of way for Fish Camp Road, County Road No. 5-6748 and less right of way for County Road 44, as recorded in Official Records Book 3691, Page 1664, of the Public Records of Lake County, Florida.

Subject to a 10 foot Florida Power utility easement adjacent to County Road 44 and being in the SE 1/4 of the NE 1/4 of Section 32, Township 18 South, Range 26 East, as recorded in Official Records Book 1025, Page 570, of the Public Records of Lake County, Florida.

SITE DATA CITY OF EUSTIS PROJECT

ALT KEY: 1213177
PARCEL ID: 32-18-26-0001-000-01200
TOTAL GROSS/NET AREA = 184,959 sq.ft. (4.25 ac.)
WETLAND AREA = 0.0 acres
EXISTING IMPERVIOUS AREA = 2,439 sq.ft. (0.06 ac.)
EXISTING IMPERVIOUS AREA TO REMAIN = 0 sq.ft. (0 ac.)
PROPOSED IMPERVIOUS AREA = 85,730 sq.ft. (1.97 ac.)
BUILDING = 29,760 sq.ft.
CONCRETE = 510 sq.ft.
ASPHALT = 55,460 sq.ft.
TOTAL IMPERVIOUS AREA = 85,730 sq.ft. (1.97 ac.)
PERCENT IMPERVIOUS AREA = 46.4% (of total area)
OPEN SPACE REQUIRED = 46,240 sq.ft. (1.06 ac.) = 25%
OPEN SPACE PROVIDED = 99,229 sq.ft. (2.28 ac.) = 53.6%
MAXIMUM ISR = 0.75
PROVIDED ISR = 0.40
MAXIMUM FAR = 0.35
PROVIDED FAR = 0.10

FLOOD ZONE = "X"
ZONING = LC CP
FUTURE LAND USE = "MCR" MIXED COMMERCIAL RESIDENTIAL
DESIGN DISTRICT = EUSTIS SUBURBAN COORDIOR

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MINI-WAREHOUSE STORAGE,
RV/BOAT STORAGE, OFFICE AND SALES OF SHEDS

PROPOSED BUILDING SQUARE FOOTAGE:
OFFICE = 1,200 sq.ft.
RV/BOAT STORAGE = 11,160 sq.ft.
MINI-WAREHOUSE = 17,400 sq.ft.
TOTAL = 29,760 sq.ft.

BUFFERS:
NORTH = 10' LANDSCAPE BUFFER (w/ 6' WALL)
SOUTH = 15' LANDSCAPE BUFFER
EAST = 10' LANDSCAPE BUFFER
WEST = 15' LANDSCAPE BUFFER

SETBACKS:
FRONT = 0-75'
PROPOSED FRONT = 75'
SIDE = 10' (15' ADJACENT FROM ROADWAY)
REAR = 15'

MAXIMUM ALLOWABLE BUILDING HEIGHT = 25'

UTILITIES, WATER, SEWER AND FIRE PROTECTION
WILL BE PROVIDED BY THE CITY OF EUSTIS

PARKING REQUIRED = 4 spaces AT OFFICE

PARKING PROVIDED = 9 spaces
HANDICAP SPACES PROVIDED = 1 HC spaces

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	DEMOLITION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1-C5.3	DETAIL SHEETS

OWNER / APPLICANT

Novack & Sons Inc.
2118 US 441
Leesburg, Florida 34748
Phone (352) 638-8149

CONTRACTOR

Mark Cook Builders, Inc.
511 North Canal Street
Leesburg, Florida 34748
Phone (352) 435-4584

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482

SURVEYOR

Patrick K. Ireland
Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
Phone (407) 678-3366

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE
NEWMAN
ENGINEERING INC.
ESTABLISHED 1971

REV #	REV #	REV #	REV #
REV #1	REV #2	REV #3	REV #4
REV #1	REV #2	REV #3	REV #4

Digitally
signed by
Keith E Riddle
Date:
2025.05.27
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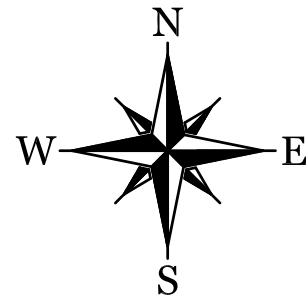
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

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RIDDLE, P.E. ON THE DATE INDICATED
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DATE	12/5/24	PROJECT NO.	24.04		

COVER SHEET
NOVACK SELF - STORAGE
FLORIDA
EUSTIS

SHEET NO.
C1.1



SCALE: 1" = 40'



CONTRACTOR TO INSTALL DR
INLET SEDIMENT FILTER ON A
TYPE "F" INLETS.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"x4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
3. INSTALL 2"x4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

Diagram illustrating the construction of a 2'x4' wood frame for a filter fabric. The frame is shown with dimensions and labels:

- 15" MIN. (vertical dimension on the left)
- 18" MAX. (vertical dimension on the left)
- MIN. (horizontal dimension on the left)
- TOP FRAME NECESSARY FOR STABILITY
- 2'x4' WOOD FRAME (A SIDING OF DROP IN)
- A MINIMUM OF 12" SILT FENCE MUST BE SET IN TRENCH

The diagram illustrates a sand bag barrier system. A line of sand bags, labeled "SAND BAG (TYP)", is positioned across a path. To the left of the bags is a "BENTONITE MAT" and a "6\" PERFORATED UNDERDRAIN COVERED WITH FILTER SOCK". Arrows indicate the flow of "RUNOFF WATER" from the left, through the filter sock and underdrain, and then "FILTERED WATER" to the right. A detailed inset shows the cross-section of the sand bag, with a "1\" HOLES" pattern and a "1\" HOLES" label. Another inset shows the "BENTONITE MAT" with a "1\" HOLES" pattern. The entire system is designed to filter runoff water before it reaches the right side of the barrier.

Figure 1 is a schematic diagram of a runoff water treatment system. It shows runoff water entering a treatment area. The treatment area consists of a filter bed that is 12 inches wide. The filter bed is composed of a 2-inch layer of No. 20 mesh material and a 12-inch layer of foot no. 1 coarse aggregate filters. The filtered water is collected in a 6-inch wide channel. A detailed view of the filter bed shows a 6-inch wide channel with a 2-inch layer of No. 20 mesh material and a 12-inch layer of foot no. 1 coarse aggregate filters.

SECTION B-B

NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAIL MAY BE ADJUSTED FOR THE "C" GRID TYPING.
2. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
3. SEE EMISSION LOCATION PLAN FOR LOCATION AND ACCESSIBILITY.

36" X 12" FOOT NO. 1 COARSE AGGREGATE FILT

OPTION 2 GRAVEL AND WIRE MESH

IRON GRATE

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PLAN. THE USER MUST ADJUST THE PLAN TO REFLECT THE PRESENT AND FUTURE SITE SEDIMENTATION AND EROSION PROBLEMS AND TO PREVENT EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS OF EROSION OR SEDIMENTATION PROBLEMS. TEMPORARY EROSION CONTROL MEASURES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER THE EROSION PROBLEM HAS BEEN STABILIZED BY SOO, OR COMPACTED AS DETERMINED BY THE ENGINEER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER THE EROSION OR SEDIMENTATION PROBLEM IS STABILIZED. PRACTICES, ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLANTING OF VEGETATION TO STABILIZE EROSION OR SEDIMENTATION PROBLEMS. EROSION CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA SHALL BE INSTALLED IMMEDIATELY AFTER THE EROSION OR SEDIMENTATION PROBLEM IS STABILIZED BY SOO, OR COMPACTED AS DETERMINED BY THE ENGINEER.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICALLY EFFECTIVE AND CONTINUOUS EROSION AND SEDIMENTATION CONTROL. EROSION AND SEDIMENTATION CONTROL SHALL NOT BE CONSTRUCTED FOR EXPEDIENTLY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCORDING TO THE FOLLOWING:
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY WILL BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY DRAINAGE OR WATERWAY.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DISPOSED TO CONFORM TO THE EXISTING GRACE, PROJECT, AND/OR STATE REQUIREMENTS.
10. SILT FENCE MUST REMAIN IN PLACE UNTIL LANDSCAPING IS COMPLETE.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA # 00002883

REV #5			
REV #4			
REV #3			
REV #2	REVISED PER EUSTIS & LAKE COUNTY	5/1/25	
REV #1	REVISED PER CITY OF EUSTIS	3/3/25	

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

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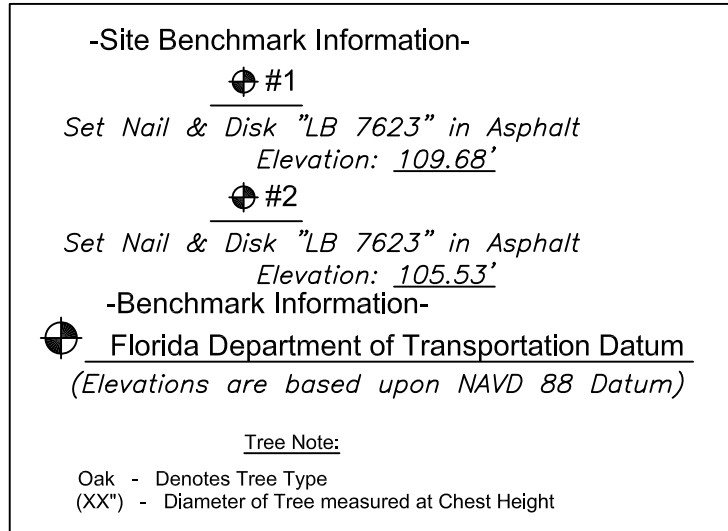
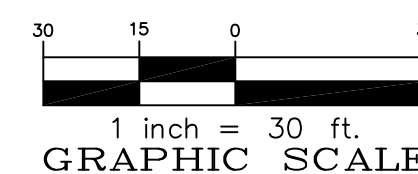
STORMWATER POLLUTION PREVENTION PLAN
NOVACK SELF - STORAGE
 EUSTIS FLORIDA

SHEET NO.

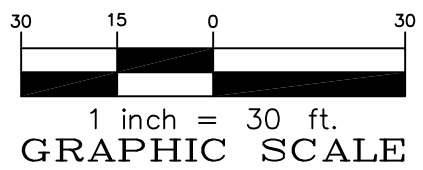
C1.2

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FILE: \24.04\Novack Self-Storage



FILE: \24.04\Novack Self-Storage



-Site Benchmark Information-

➦ #1

Set Nail & Disk "LB 7623" in Asphalt
Elevation: 109.68'

➦ #2

Set Nail & Disk "LB 7623" in Asphalt
Elevation: 106.53'

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Tree Note:

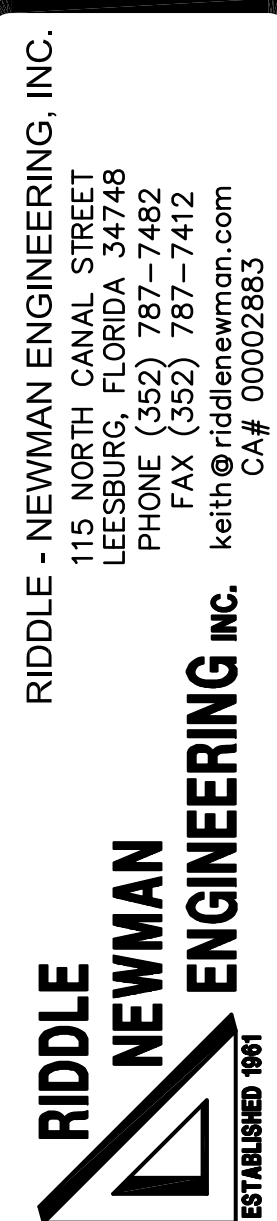
Oak - Denotes Tree Type
(X) - Diameter of Tree measured at Chest Height

CITY ACCESS EASEMENT
NOVACK & SONS, INC. AGREES TO GRANT THE CITY OF EUSTIS A BLANKET ACCESS EASEMENT OVER THIS PROPERTY FOR THE SOLE PURPOSE OF ACCESSING AND MAINTAINING THE STORMWATER SYSTEM SHOULD THEY DECIDE, AT THEIR DISCRETION, TO INTERVENE AND MAINTAIN THE POND.

CONTRACTOR SHALL OBTAIN COMMERCIAL DRIVEWAY PERMIT FROM LAKE COUNTY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMITS FROM LAKE COUNTY PRIOR TO CONSTRUCTION FOR ALL WORK WITHIN THE CR44 AND SOUTH FISHCAMP ROAD RIGHT-OF-WAY.

[illegible]



STORM SEWER NOTE:

ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 425-053, U.O.N.

ALL STORM PIPING SHALL BE HANCOR AASHTO HDPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

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Tree Note:

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(XX') - Diameter of Tree measured at Chest Height

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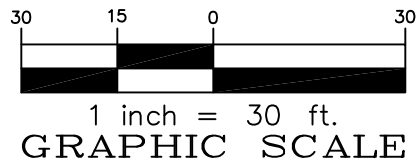
GRADING & DRAINAGE PLAN

NOVACK SELF - STORAGE

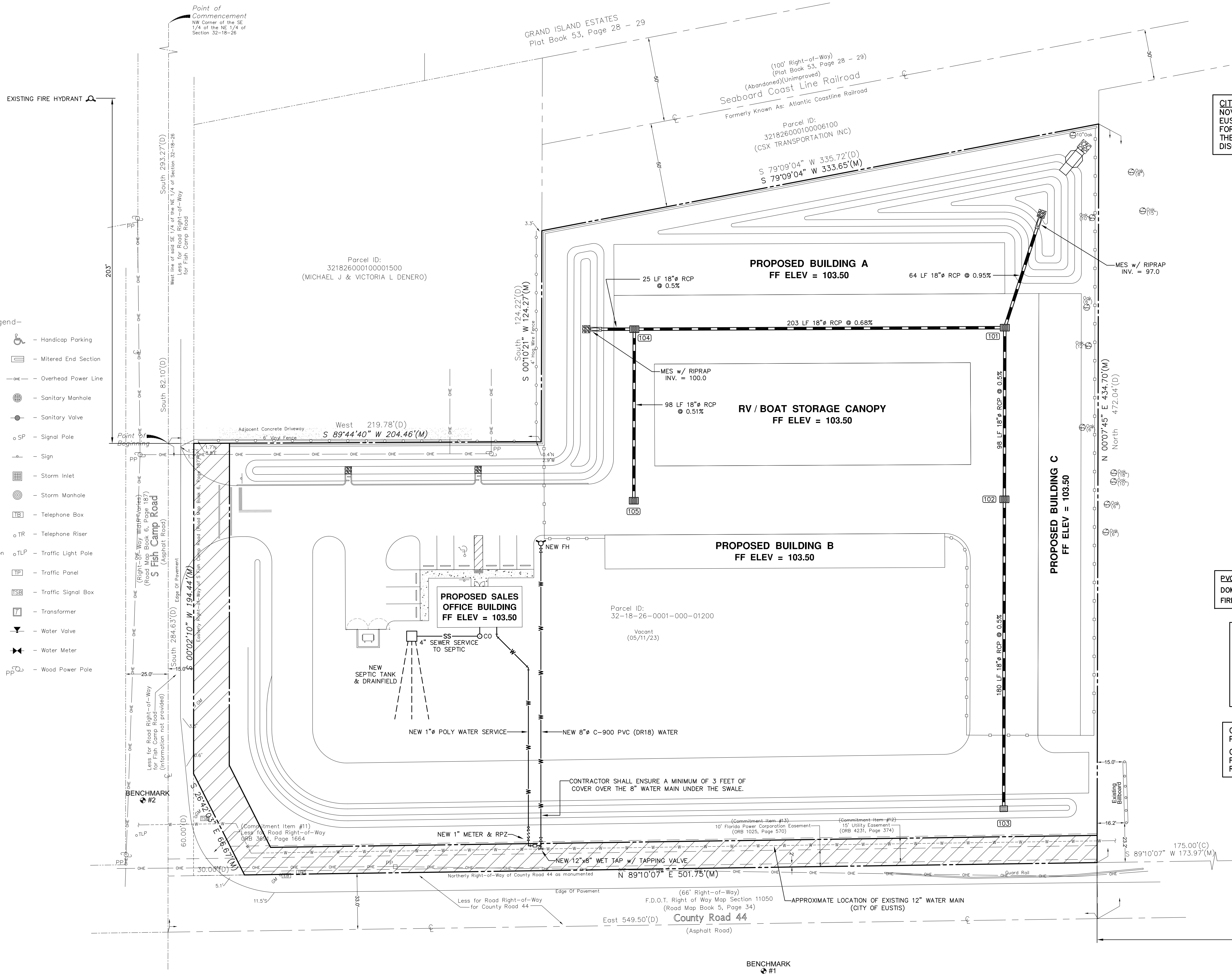
EUSTIS FLORIDA

SHEET NO.

C3.1



- Utility Legend—
- ⊕ — Air Release Manhole
 - ⊕ — Backflow Preventer
 - — Ballard
 - CR — Cable Riser
 - CO — Cleanout
 - ⊕ — Concrete Light Pole
 - PP □ — Concrete Power Pole
 - CWP — Crosswalk Post
 - ⊕ — Curb Inlet
 - EB — Electric Box
 - EM — Electric Meter
 - FDC — Fire Department Connection
 - FOC — Fiber Optic Cable
 - FOC — Fiber Optic Cable Box
 - ⊕ — Fire Hydrant
 - GM — Gas Marker
 - ⊕ — Gas Valve
 - Guy Anchor
 - ⊕ — Handicap Parking
 - Mitered End Section
 - ⊕ — Sanitary Manhole
 - ⊕ — Sanitary Valve
 - SP — Signal Pole
 - Sign
 - ⊕ — Storm Inlet
 - ⊕ — Storm Manhole
 - ⊕ — Telephone Box
 - TR — Telephone Riser
 - TLP — Traffic Light Pole
 - TP — Traffic Panel
 - TSB — Traffic Signal Box
 - ⊕ — Transformer
 - ⊕ — Water Valve
 - ⊕ — Water Meter
 - PP ⊕ — Wood Power Pole



CITY ACCESS EASEMENT
NOVACK & SONS, INC. AGREES TO GRANT THE CITY OF EUSTIS A BLANKET ACCESS EASEMENT OVER THIS PROPERTY FOR THE SOLE PURPOSE OF ACCESSING AND MAINTAINING THE STORMWATER SYSTEM SHOULD THEY DECIDE, AT THEIR DISCRETION, TO INTERVENE AND MAINTAIN THE POND.

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Set Nail & Disk "LB 7623" in Asphalt
Elevation: 105.53'
-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)
Tree Note:
Oak - Denotes Tree Type
(XX) - Diameter of Tree measured at Chest Height

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	102.50	97.61	"F"
102	102.50	98.10	"F"
103	102.00	99.00	"C"
104	102.50	98.50	"F"
105	102.50	99.00	"F"

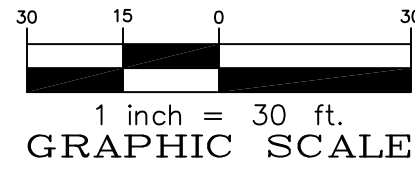
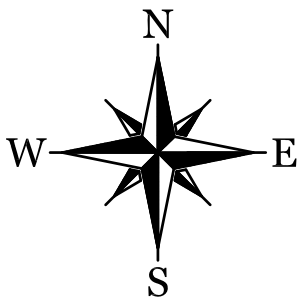
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VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

PVC PIPING SPECIFICATIONS
DOMESTIC WATER LINES SHALL BE C-900 PVC, DR25, CLASS 165.
FIRE LINES SHALL BE C-900 PVC, DR14, CLASS 305.

- ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF EUSTIS ENGINEERING AND DESIGN STANDARDS.
- ANY ADJUSTMENTS NEEDING TO BE MADE TO EXISTING UTILITIES TO ACCOMMODATE CONSTRUCTION OF PROPOSED INFRASTRUCTURE SHALL BE MADE BY AND AT THE EXPENSE OF THE DEVELOPER. WORKMANSHIP AND MATERIALS SHALL COMPLY WITH CITY OF EUSTIS CONSTRUCTION STANDARDS.

CONTRACTOR SHALL OBTAIN COMMERCIAL DRIVEWAY PERMIT FROM LAKE COUNTY PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMITS FOR ALL WORK WITHIN THE CR44 AND SOUTH FISHCAMP ROAD RIGHT-OF-WAY PRIOR TO CONSTRUCTION.



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
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FAX (352) 787-7412
keith@riddlenewman.com
CA# 0002883

RIDDLE

NEWMAN

ENGINEERING INC.

ESTABLISHED 1981

REV #5

REV #4

REV #3

REV #2

REV #1

STATE OF FLORIDA

PROFESSIONAL ENGINEER

LICENSE NO. 38800

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CHECKED: K.E.R.

SCALE: 1"=30'

DATE: 12/5/24

PROJECT NO: 24.04

UTILITY PLAN

NOVACK SELF - STORAGE

FLORIDA

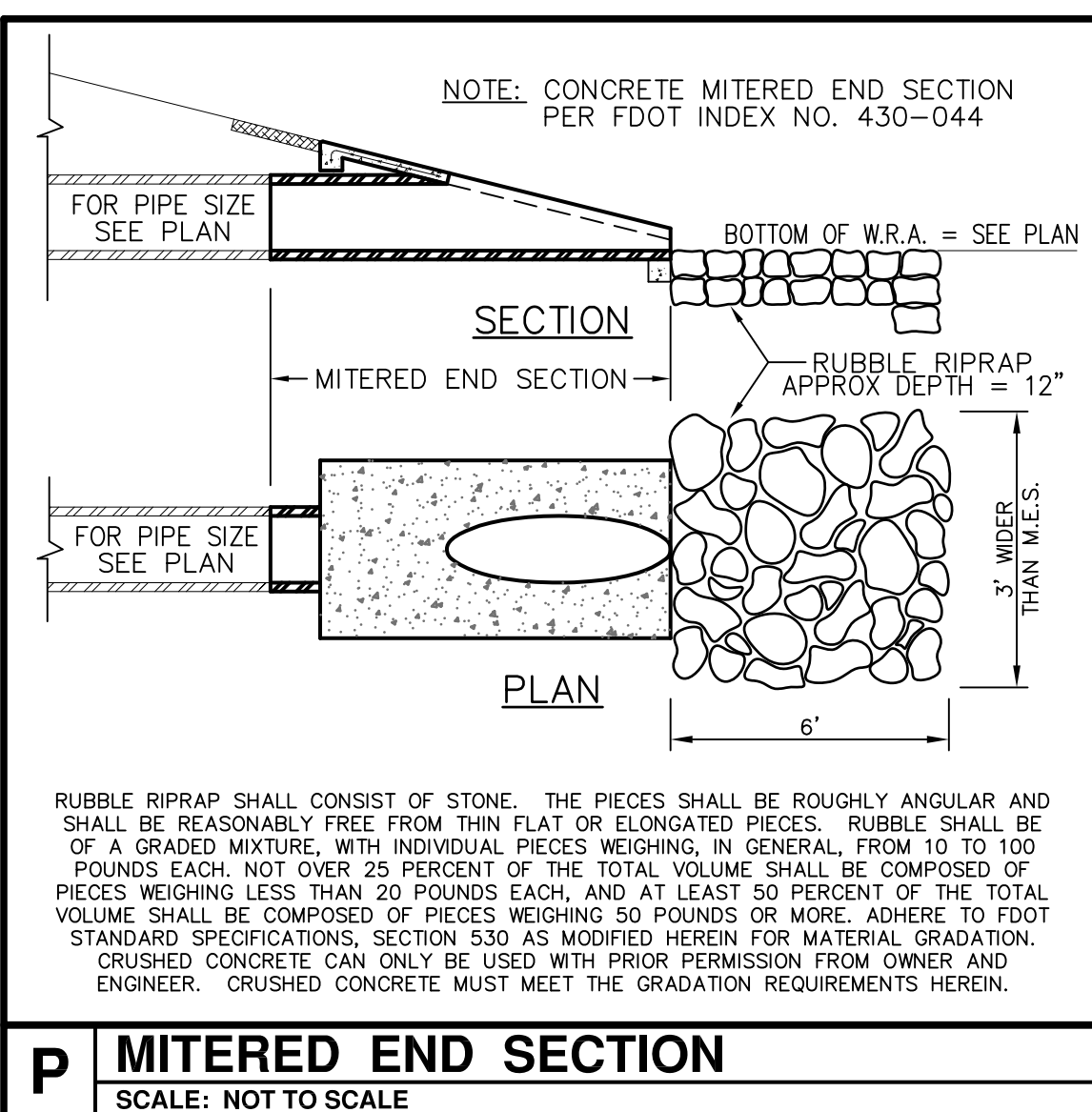
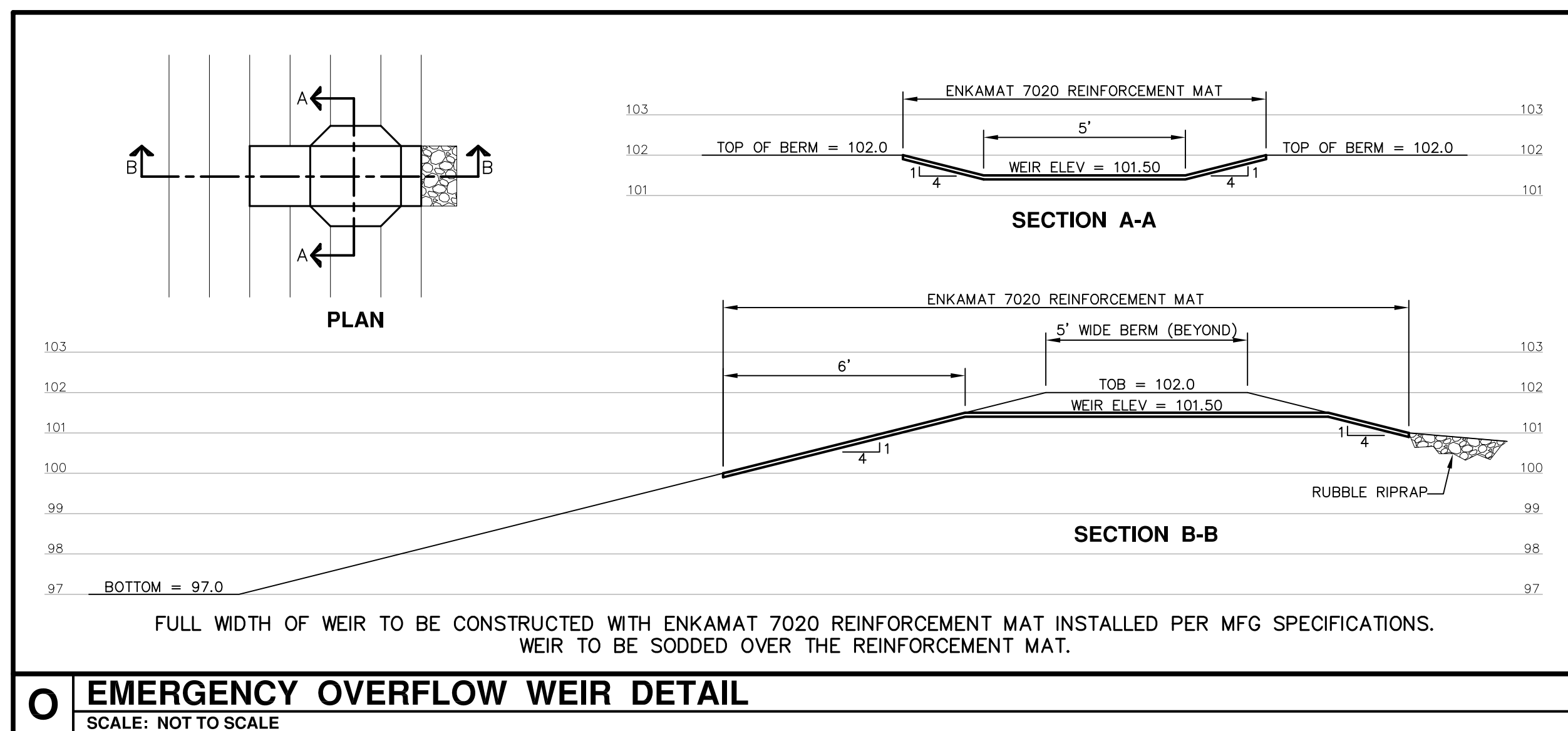
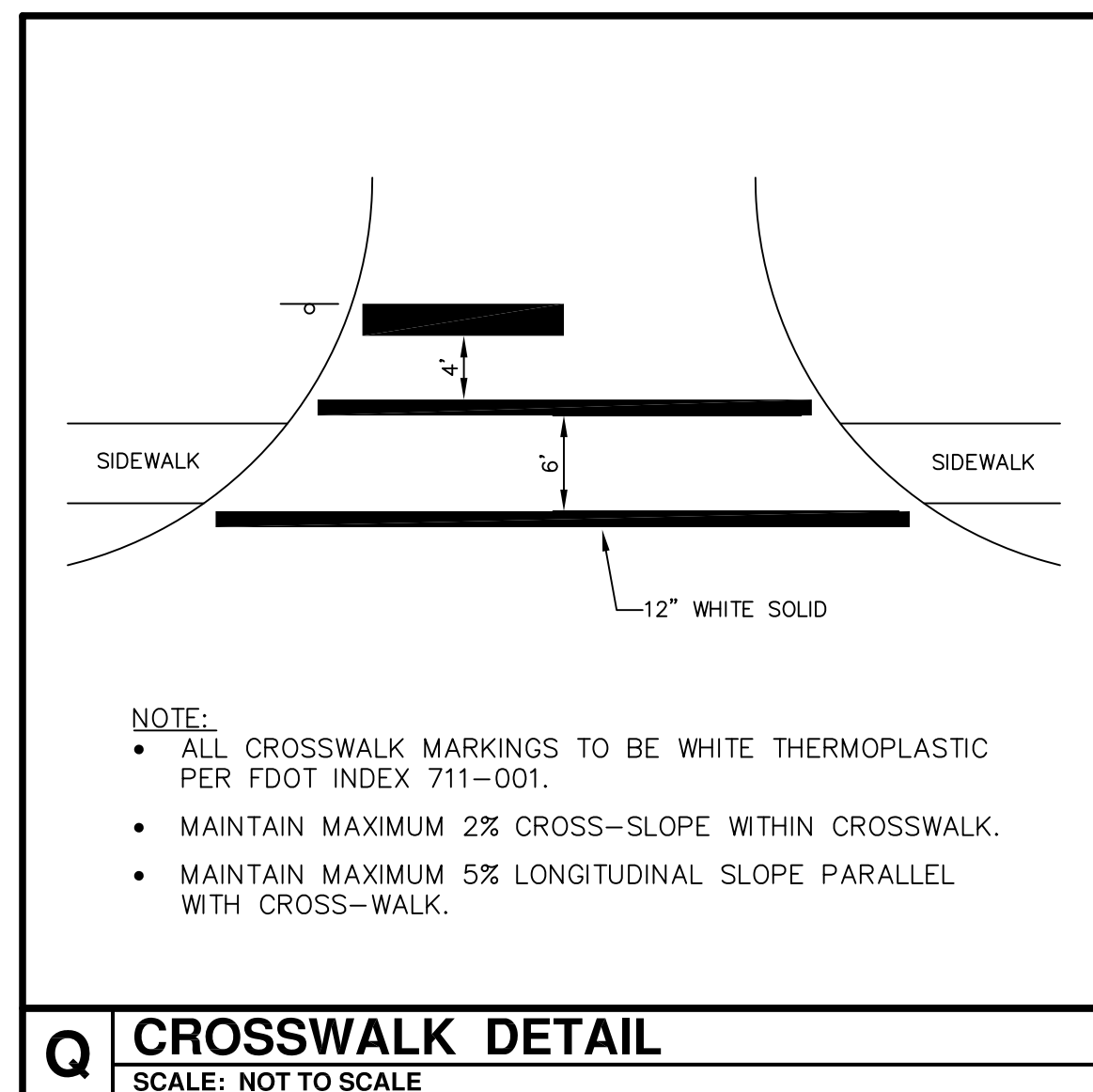
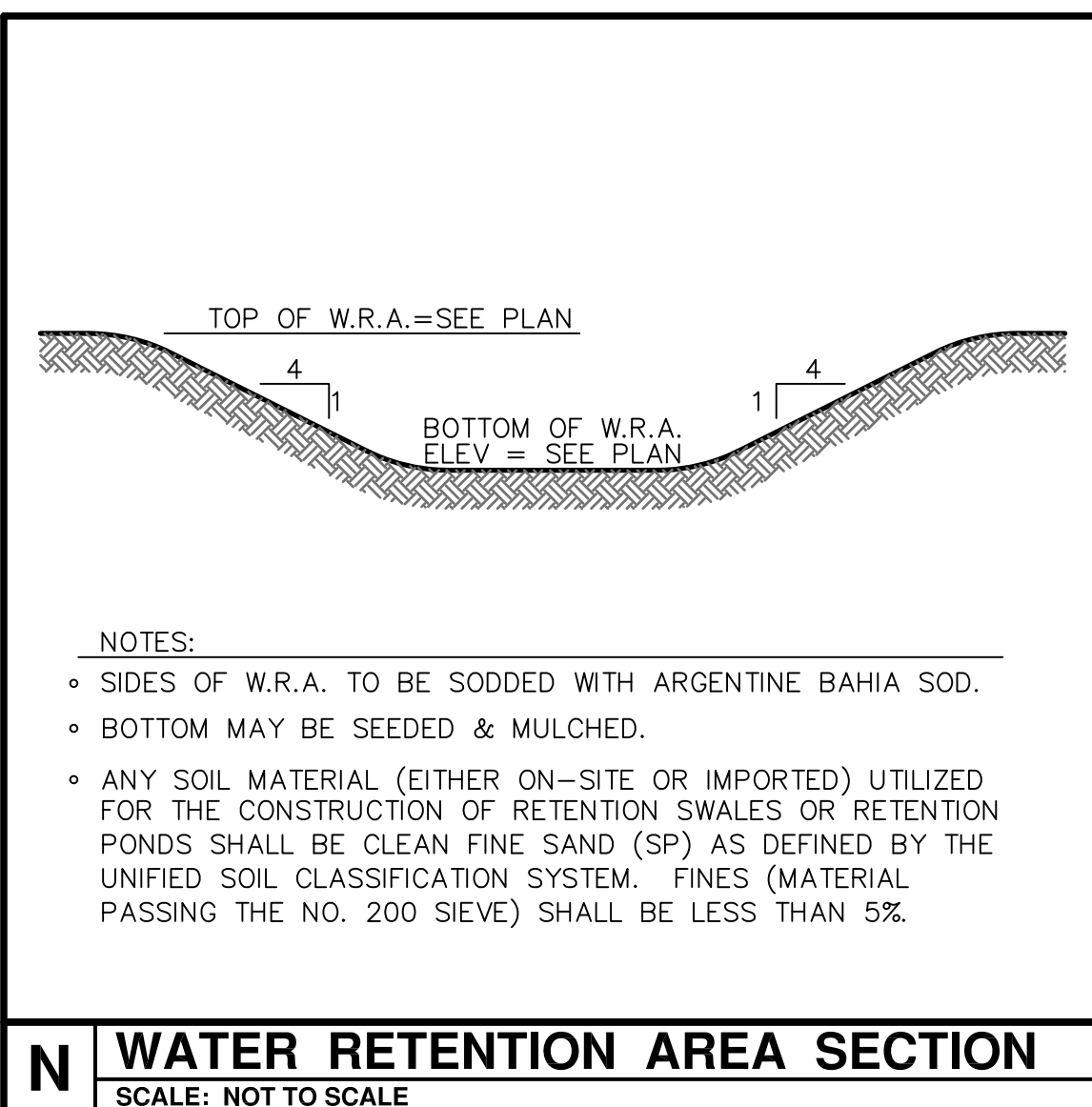
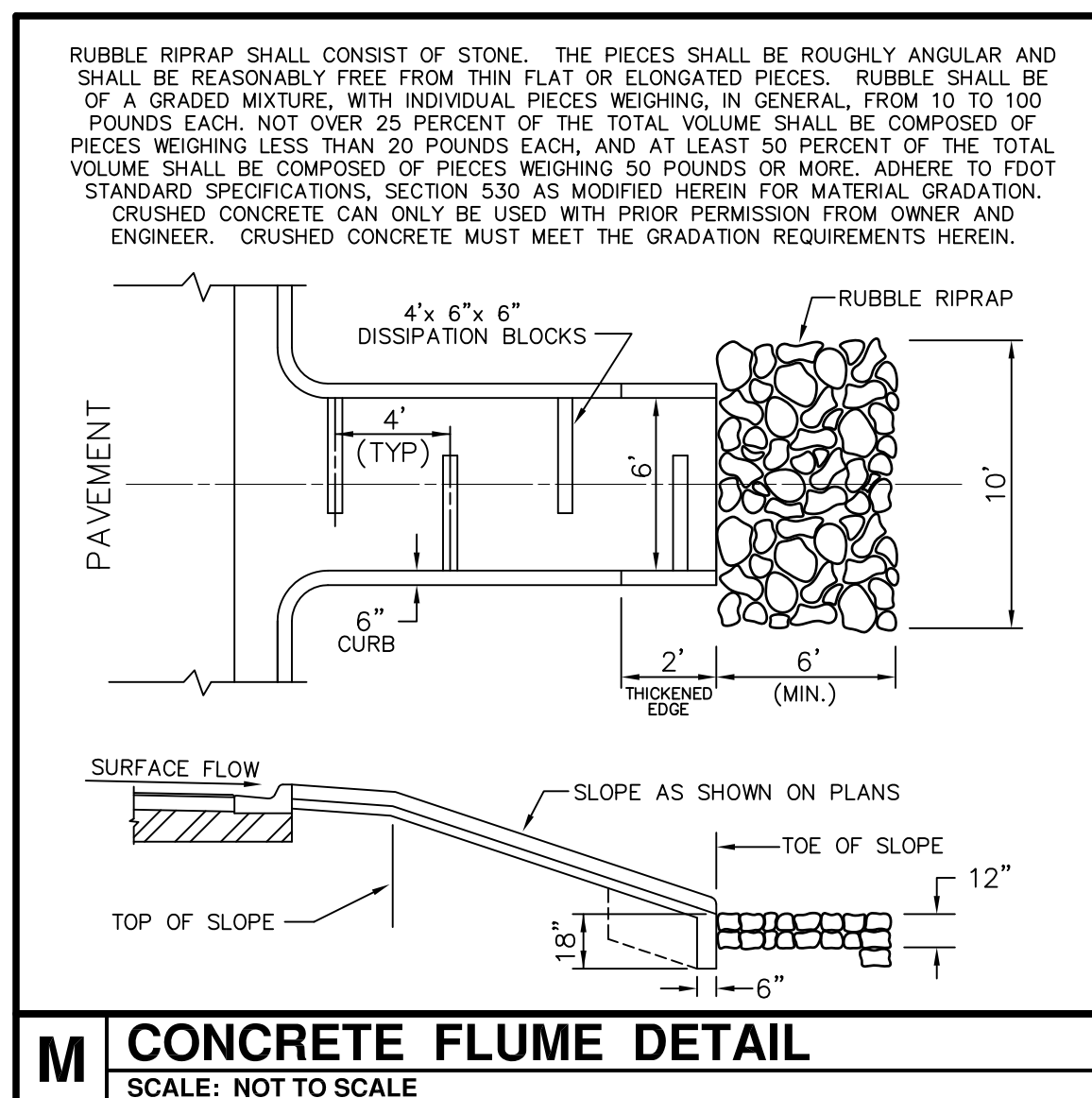
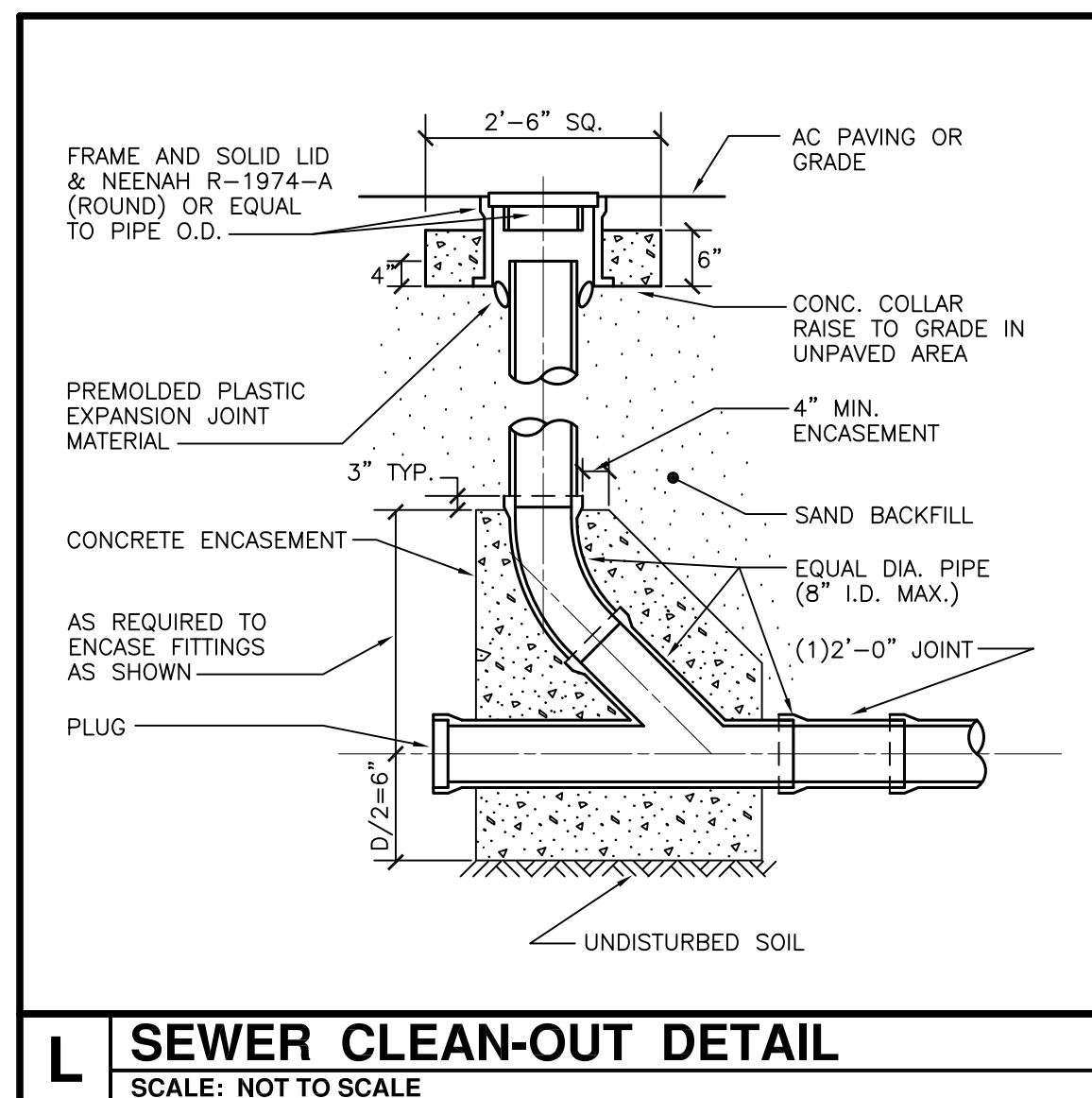
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CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT BY ANDREYEV ENGINEERING, INC. DATED 5/7/2025.

SITE PREPARATION SPECIFICATIONS

(PER REPORT BY ANDREYEV ENGINEERING DATED 5/7/2025)

THE BUILDING AREAS, PLUS A MINIMUM MARGIN OF 5 FEET BEYOND THEIR OUTER LINES, SHALL BE EXCAVATED TO THE STRUCTURE SURFACE. EXCAVATIONS SHALL BE MADE USING EITHER CONCRETE OR ASPHALT, CONCRETE, LIKEROCK, OR ANY OTHER ENCOUNTERED DELETERIOUS MATERIALS. DUE TO THE VERY LOOSE TO LOOSE SOIL CONDITIONS ENCOUNTERED TO A VARYING DEPTH OF ABOUT 10 FEET, AT ALL WORKING LOCATIONS, THE EXISTING GRADE SHALL BE REPAIRED TO THE ORIGINAL GRADE OR OVER-EXCAVATED TO A DEPTH OF 2 FEET BELOW EXISTING GRADE OR 2 FEET BELOW THE BOTTOM OF FOUNDATION, WHICHEVER IS LOWER, AND FLOODED WITH WATER TO ASSIST WITH SOIL COMPACTION EFFORTS. THE EXCAVATED BOTTOM SHALL THEN BE IMPROVED BY ROLLING OR TAMPING TO PROVIDE AN UNIFORM SUBGRADE FOR THE FOOTINGS AND FOUNDATIONS. THE EXCAVATION SHALL HAVE A LIMIT TOTAL AND DIFFERENTIAL BUILDING SETTLEMENTS AFTER OVER-EXCAVATION OF FOUNDATION BEARING SOILS AND FLOODING, THE EXPOSED FOUNDATION SUBGRADE SOILS FOR THE BUILDING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR MAXIMUM DENSITY. THE MOISTURE CONTENT OF THE SOILS MUST BE AS DETERMINED BY ASTM SPECIFICATION D-1557 BEFORE ANY FILL MATERIAL IS PLACED. COMPACTION SHALL BE COMPLETED TO A DEPTH OF 2 FEET BELOW EXPOSED SUBGRADE. ALL FILL REQUIRED TO BRIDGE THE SITE FROM EXISTING SUBGRADE TO THE EXPOSED SUBGRADE OF THE FOUNDATION SHALL BE LESS THAN 10% PASSING A U.S. #20 SIEVE. IN STRUCTURAL AREAS, THE FILL SHALL BE PLACED IN LEVEL LIFTS NOT TO EXCEED 12 INCHES LOOSE AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557. THE FILL SHALL BE PERFORMED BY PERSONNEL EMPLOYED BY A REGISTERED GEOTECHNICAL ENGINEERING TECHNICIAN WORKING UNDER THE DIRECTION OF A REGISTERED GEOTECHNICAL ENGINEER TO VERIFY THAT THE RECOMMENDED DEGREE OF COMPACTION HAS BEEN ACHIEVED. WE SUGGEST A FIELD TESTING PROGRAM TESTED TO ASTM SPECIFICATION D-1557 TO VERIFY THAT THE FIELD MEETS THE STRUCTURAL LIMITS. THIS FILL SHALL EXTEND A MINIMUM OF 5 FEET BEYOND BUILDING LINES TO PREVENT POSSIBLE ROCKER OR UNDERMINING OF FOOTING BEARING SOILS. FURTHER, FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL (2H:1V). ALL FILL PLACED IN UTILITY LINE TRENCHES AND ADJACENT TO FOOTINGS SHALL BE GRADUALLY PLACED ON TOP OF THE EXISTING AND COMPACTED TO THE SPECIFICATIONS STATED ABOVE. HOWEVER, IN THESE RESTRICTED WORKING AREAS, COMPACTION SHALL BE ACCOMPLISHED WITH LIGHTWEIGHT, HAND-GUIDED COMPACTION EQUIPMENT AND FILL THICKNESSES SHALL BE LIMITED TO A MAXIMUM OF 6 INCHES LOOSE THICKNESS.

