

ESTES RESERVE

PRELIMINARY PLAT PLANS

CITY OF EUSTIS PROJECT NUMBER 2022-S-03

PROJECT TEAM

CIVIL ENGINEERING GERMANA ENGINEERING AND ASSOCIATES, LLC. CONTACT: CHRISTOPHER M. GERMANA, PE 1120 WEST MINNEOLA AVENUE CLERMONT, FLORIDA 34711 (352) 242-9329	OWNER/DEVELOPER BURGLAND INVESTMENTS, LLC CONTACT: FRANK BOMBEECK 1810 WEST KENNEDY BLVD., SUITE 232 TAMPA, FLORIDA 33606 (813) 321-1984
SURVEYING BENCHMARK SURVEYING & MAPPING, LLC. CONTACT: BILLY JOE JENKINS, PSM # 5205 POST OFFICE BOX 771065 KISSIMMEE, FLORIDA 34746 (407) 654-6183	GEOTECHNICAL ENGINEERING POINT FOUR ENGINEERING CONTACT: MICHAEL D. SIMS, PE 193 WEST NEW YORK AVENUE LAKE HELEN, FLORIDA 32744 (407) 260-9449

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

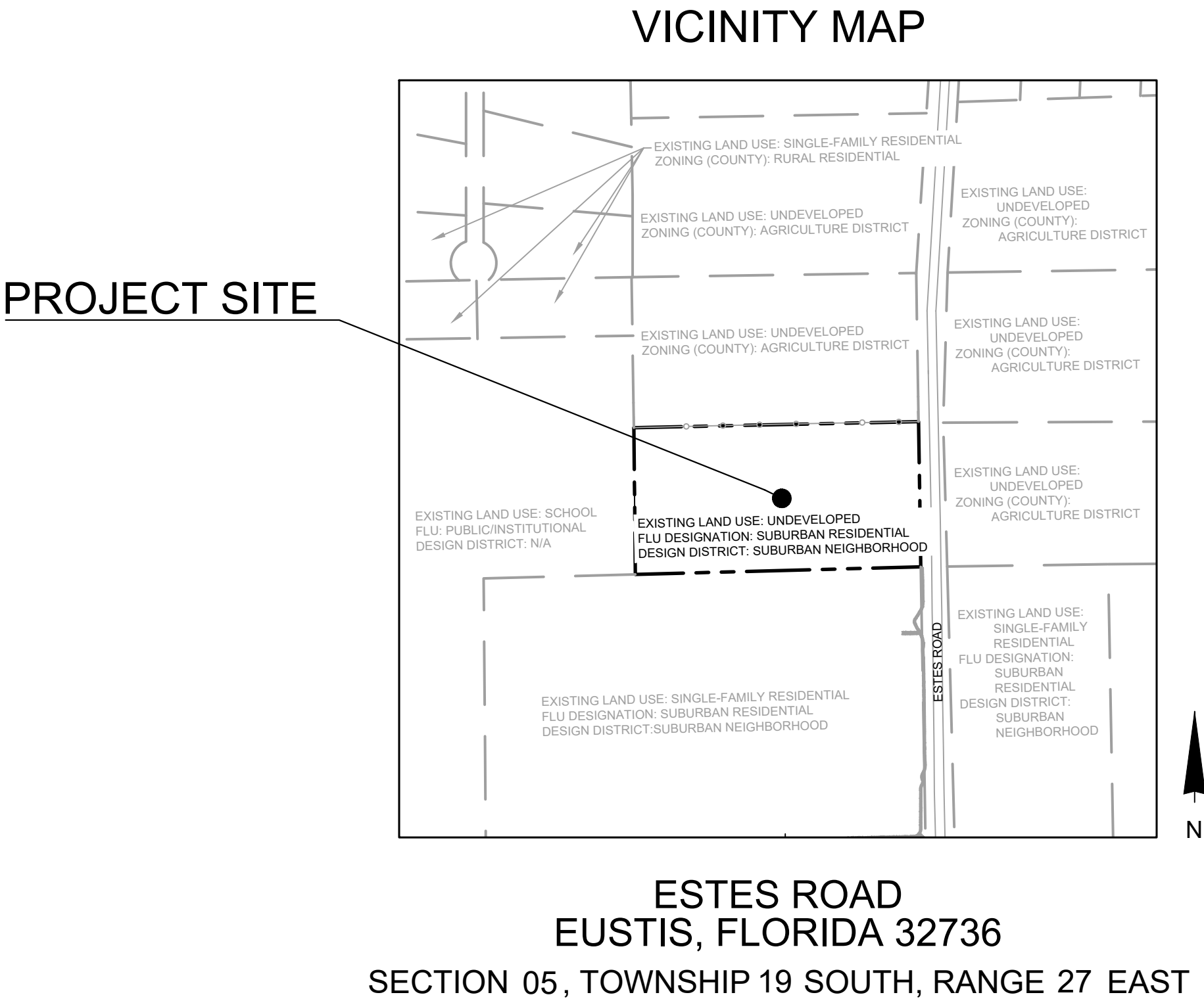
THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020 ACCESSIBILITY CODE.

PROPERTY LEGAL DESCRIPTION (PER SURVEY)

PROPERTY DESCRIPTION PARCEL "D"

THAT PART OF LOTS 9 AND 10, OF R. C. TREMAIN'S SUBDIVISION, UNRECORDED, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND RUN NORTH 00°36'44" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 25.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, SAID RIGHT-OF-WAY BEING 50 FEET IN WIDTH; THENCE NORTH 87°38'34" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BATES AVENUE, A DISTANCE OF 338.51 FEET; THENCE NORTH 00°43'28" WEST, 629.69 FEET; THENCE NORTH 88°12'54" EAST, 337.19 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING; RUN NORTH 00°50'17" WEST, 325.50 FEET; THENCE NORTH 88° 30'58" EAST, 631.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD, SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE SOUTH 01°09'S1" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ESTES ROAD 322.15 FEET; THENCE SOUTH 88°12'54" WEST, 633.25 FEET TO THE POINT OF BEGINNING.



WAIVERS REQUESTED

- WAIVER REQUESTED FOR LDR CHAPTER 110, SEC 4.2.
REQUESTING WAIVER FOR A MINIMUM LOT WIDTH OF 42'

SHEET LIST

- C1 COVER SHEET
- C2 CONSTRUCTION NOTES
- C3 EXISTING CONDITIONS PLAN
- C4 SUBDIVISION SITE PLAN
- C5 SUBDIVISION GRADING AND DRAINAGE PLAN
- C6 SUBDIVISION UTILITY PLAN
- C7 OFF-SITE UTILITY PLAN
- C8 STORMWATER POLLUTION PREVENTION PLAN
- C9 DARBY COURT PLAN AND PROFILE
- C10 SITE CROSS SECTIONS
- C11 DARBY COURT CROSS SECTIONS
- C12 CONSTRUCTION DETAILS
- C13 CITY OF EUSTIS CONSTRUCTION DETAILS

DATUM NOTE

ELEVATIONS SHOWN ON THE PLAN SET ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (PER SURVEY)

PERMIT NOTE

SEPERATE 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 7TH EDITION (2020)

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

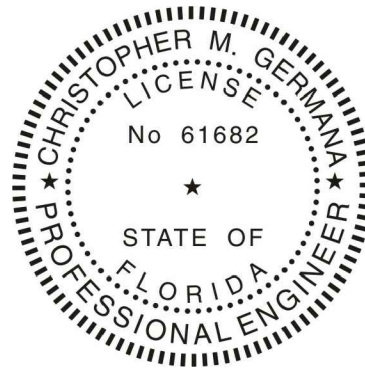
- FIRE SPRINKLERS
- FIRE ALARM MONITORING
- DUMPSTER ENCLOSURE
- FIRE ALARMS
- FIRE UNDERGROUND



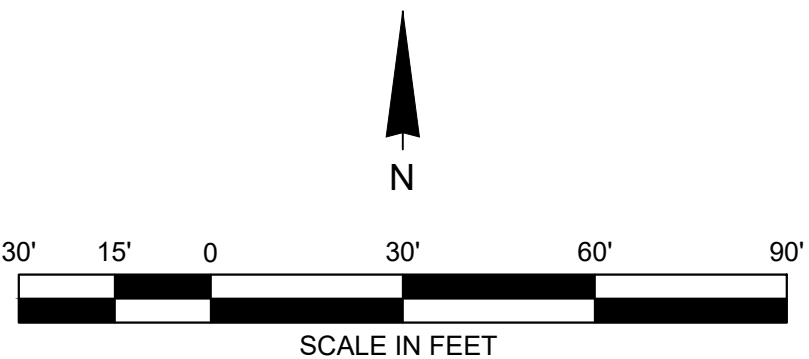
ENGINEERING FIRM REGISTRY # 29279
1120 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
PHONE: (352) 242-9329
WWW.GERMANAENGINEERING.COM

This item has been digitally signed and sealed by Christopher M. Germana, PE on the date adjacent to the seal.
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by Christopher
M Germana
Date: 2023.02.08
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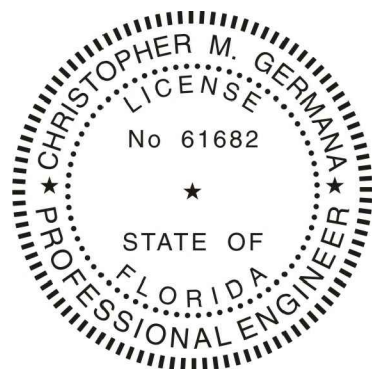
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279



1. TREE REMOVAL ON THE SITE SHALL BE UNDER A SEPARATE PERMIT (BY OTHERS)
2. BOUNDARY AND RIGHT-OF-WAY INFO SHOWN ON THIS SHEET AND ENTIRE PLAN SET WAS PROVIDED BY BENCHMARK SURVEYING & MAPPING, LLC. ISSUED DATE OF JUNE 10, 2022.

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.

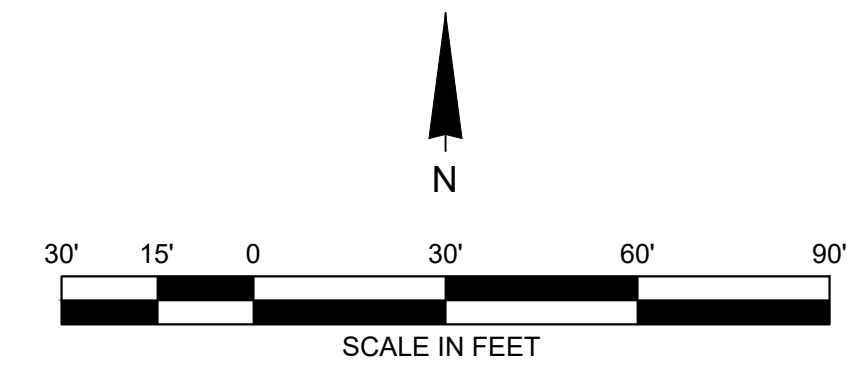
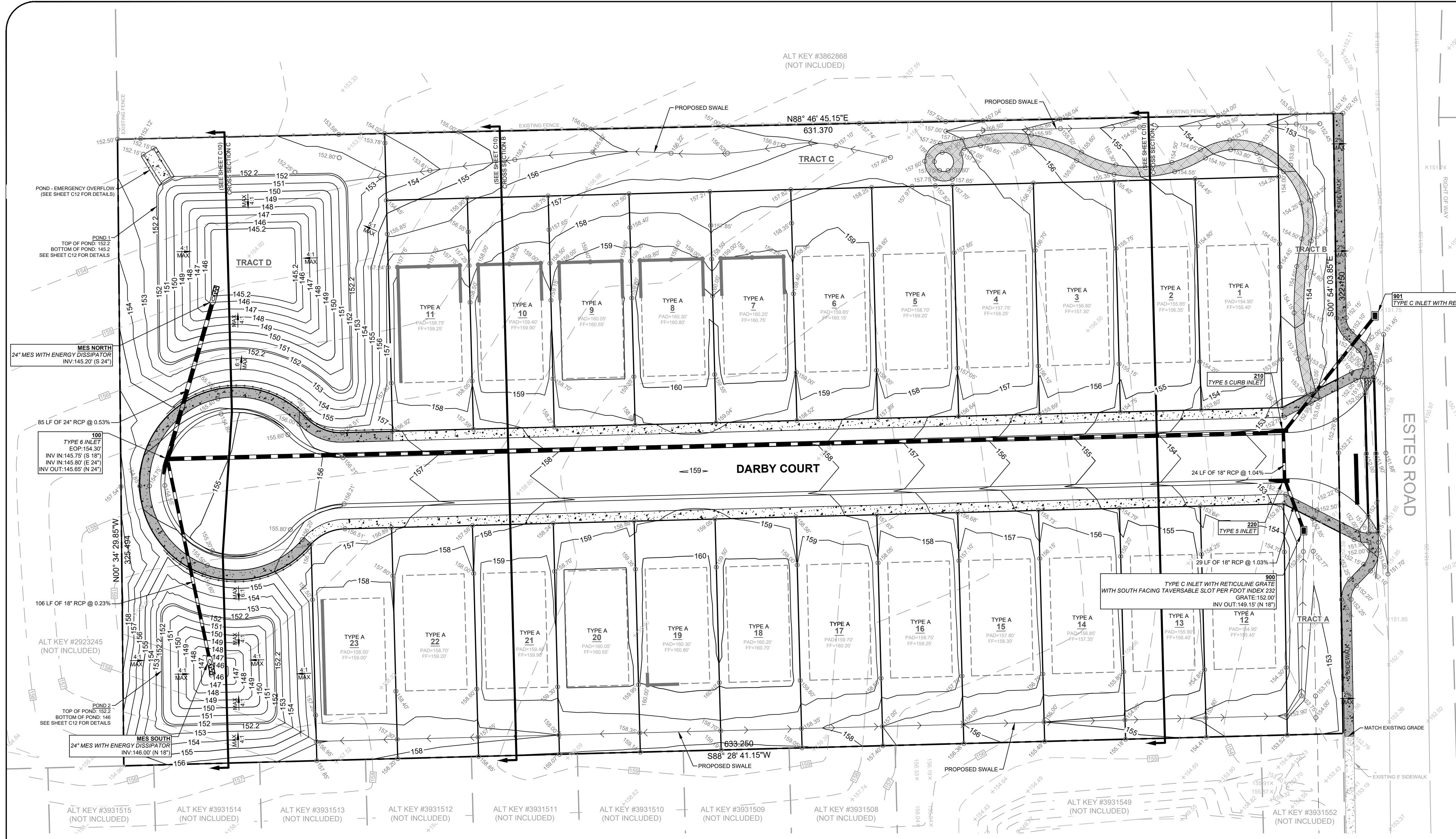
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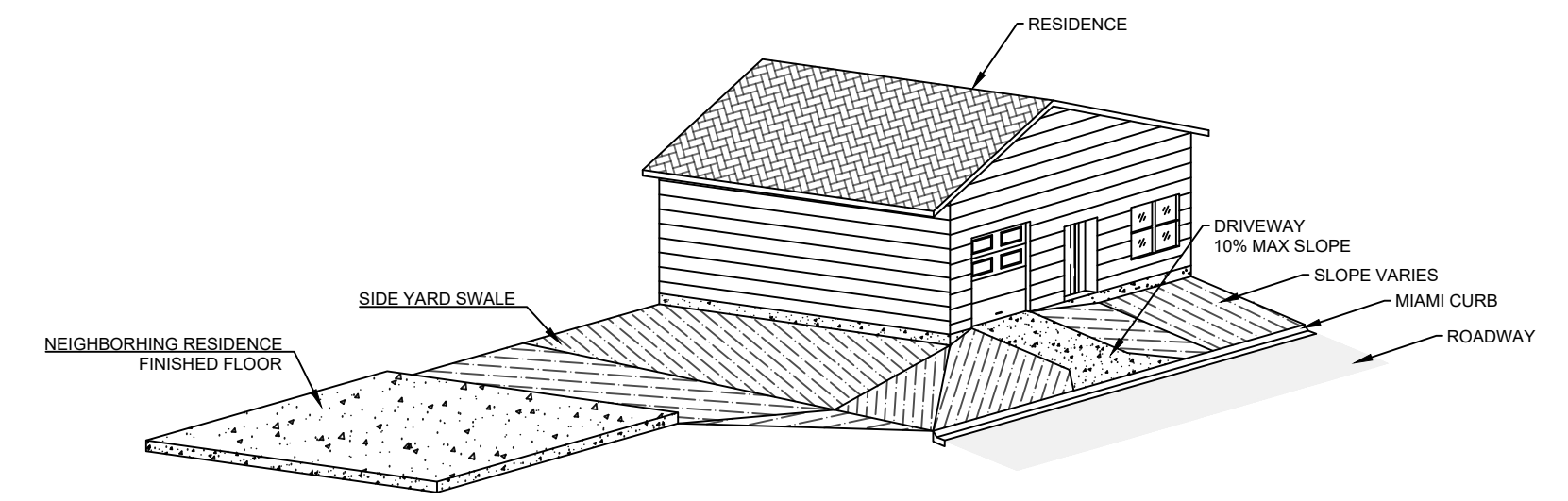
GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-9329 WWW.GERMANAENGINEERING.COM ENGINEERING FIRM REGISTRY #62679 CORP. RIGHT © 2012	ESTES RESERVE SUBDIVISION	EUSTIS, FLORIDA	PROJECT # GE0152021	EXISTING CONDITIONS PLAN		
				No.	REVISIONS	DATE
				1.	UPDATED LOT LAYOUT	12-13-2022
				2.	UPDATED PER CITY COMMENTS	02-09-2023
SCALE: 1" = 30'	DATE: 12-13-2022	SHEET	C3			

1.	UPDATED LOT LAYOUT
2.	UPDATED PER CITY COMMENTS

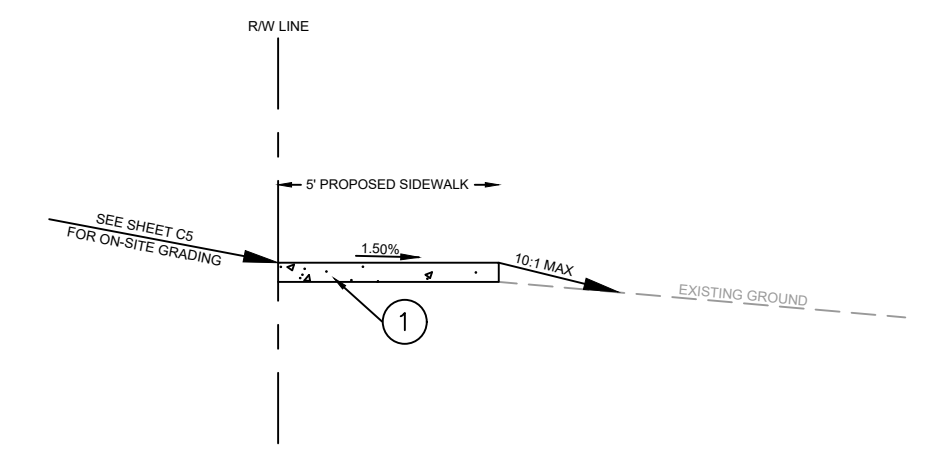


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- LEGEND**
- PROPOSED 45' X 75' BUILDING PAD
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SWALE FLOW LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORMWATER PIPE
 - PROPERTY LINE
 - EXTERIOR PARCEL LINE
 - PROPOSED CONCRETE TO BE CONSTRUCTED WITH LOTS (TYPICAL)
 - STEM WALL ANTICIPATED (DESIGNED BY OTHERS)
 - PROPOSED GUARDRAIL



TYPICAL "TYPE A" LOT GRADING
NTS



TYPICAL ESTES ROAD SIDEWALK SECTION
1" = 10'

DATE	12-13-2022
	02-08-2023
REVISIONS	1. UPDATED LOT LAYOUT
	2. UPDATED PER CITY COMMENTS
No.	

SUBDIVISION GRADING AND DRAINAGE PLAN

ESTES RESERVE SUBDIVISION

PROJECT # GE0152021

EUSTIS, FLORIDA

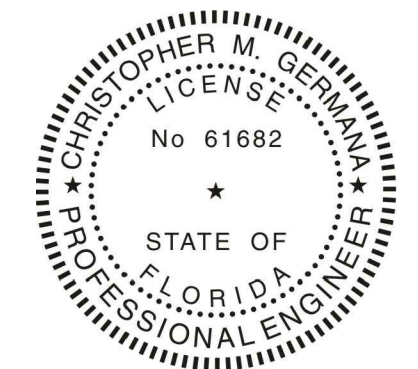
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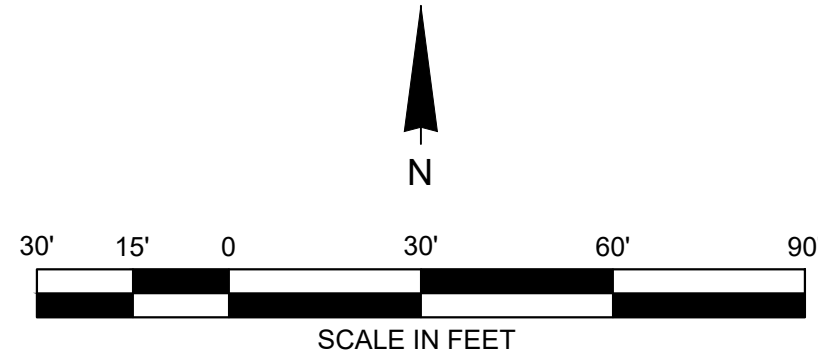
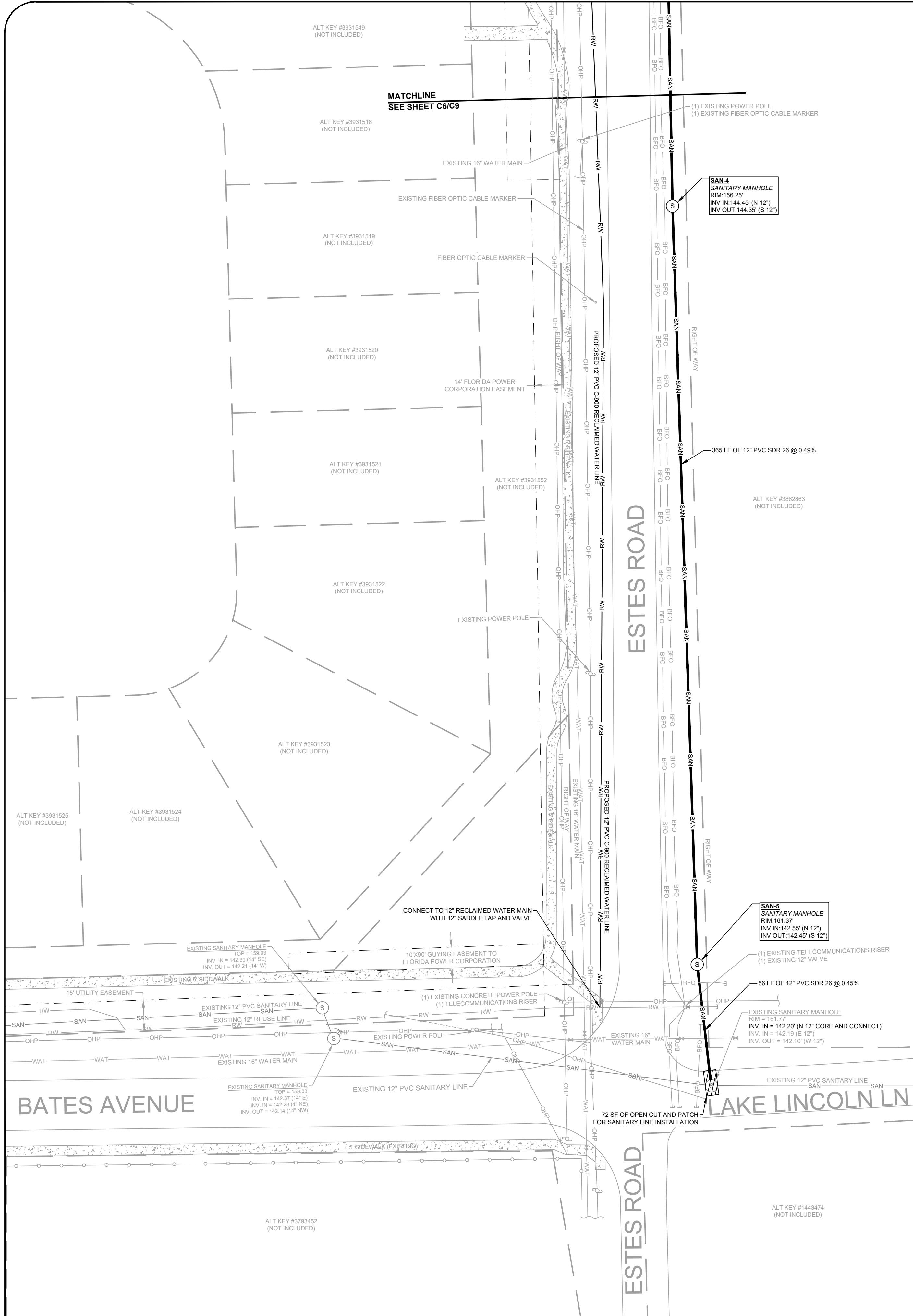
DATE: 12-13-2022

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C5

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- LEGEND**
- RW— EXISTING RECLAIMED WATER MAIN
 - RW— PROPOSED RECLAIMED WATER MAIN
 - WAT— EXISTING WATER MAIN
 - WAT— PROPOSED WATER MAIN
 - SAN— EXISTING SANITARY LINE
 - SAN— PROPOSED SANITARY LINE
 - OHP— EXISTING OVERHEAD POWER
 - BFO— EXISTING BURIED FIBER OPTIC CABLE
 - EXTERIOR PARCEL LINE
 - EXISTING CONCRETE

- 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 AND ENGINEERING DESIGN 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)
 - FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

DATE	12/13/2022
	02/08/2023
REVISIONS	1. UPDATED LOT LAYOUT
	2. UPDATED PER CITY COMMENTS
No.	

OFF-SITE
UTILITY PLAN

ESTES RESERVE
SUBDIVISION

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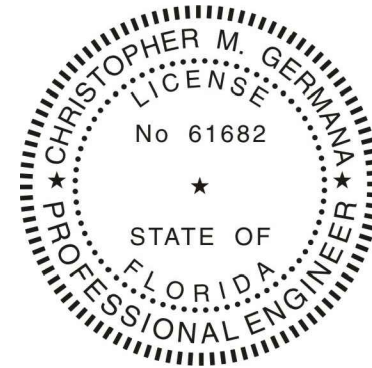
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PROJECT # GE0152021

EUSTIS, FLORIDA

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Date: 2023.02.08
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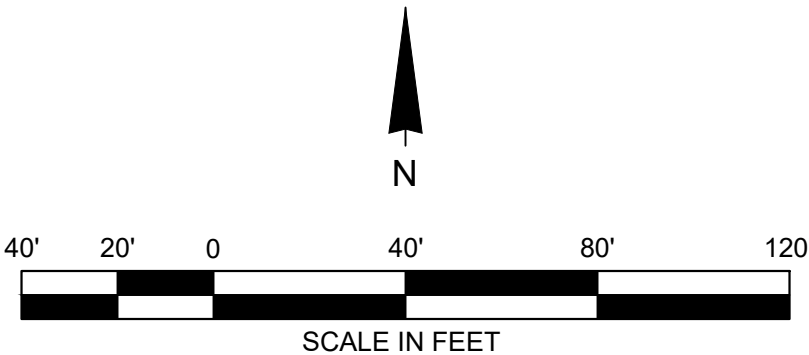
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EROSION CONTROL NOTES

- STORMWATER POLLUTION PREVENTION PLAN**
1. ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.
2. 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 WHATEVER MEANS ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF, AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.
3. 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.
4. 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**
1. 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.
2. 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 SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
3. 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.
4. 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. 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.
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 WATERCOURSE BY RUNOFF OR HIGH WATER.
9. 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**
1. THE SEDIMENT BARRIER UTILIZES STANDARDS STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET FLOW OVERLAND FLOW ARE EXPECTED.
2. 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).
3. 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.
4. 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.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES, OR HOG 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.
7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLES 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.
8. 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 WIRE DIRECTLY TO THE POSTS WITH ALL OTHER PROVISION OF ITEM NO. 6 APPLYING.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. 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**
1. 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.
2. 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.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. 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**
1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
3. 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.
4. 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.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. 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.
5. 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.
2. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.
- STABILIZATION OF NON-STRUCTURAL PRACTICES**
- CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS IT IS PRACTICAL AFTER GRADING OR CONSTRUCTION.
2. 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.
- MAINTENANCE**
- TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
- SEDIMENT BARRIERS**
- SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS A SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.
- STOCKPILES**
- ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALES, DITCHES, OR FILTER FABRIC FENCES, AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- INSPECTION SCHEDULE**
1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.
- INLET PROTECTION**
- ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.
- CONSTRUCTION ACCESS ROUTES**
- MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.
- PERMANENT VEGETATION**
- PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED. THE STRAW BALES OR FILTER FABRIC FENCES, AND THESE PERIMETER CONTROL DEVICES SHALL PROVIDE ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

DATE		12-13-2022	
REVISIONS		1. UPDATED LOT LAYOUT	
No.	1.		
STORMWATER POLLUTION PREVENTION PLAN			
ESTES RESERVE SUBDIVISION			
PROJECT # GE0152021			
EUSTIS, FLORIDA			
GERMANA ENGINEERING AND ASSOCIATES, LLC			
1120 WEST MINNEOLA AVENUE			
CLERMONT, FL 34711			
(850) 242-9329			
WWW.GERMANAENGINEERING.COM			
ENGINEERING FIRM REGISTRY #29279			
COPYRIGHT © 2022			
SCALE: 1" = 40'			
DATE: 12-13-2022			
SHEET			
C8			



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

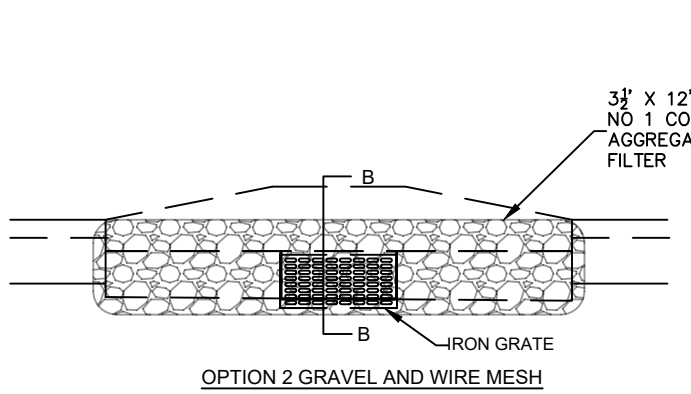
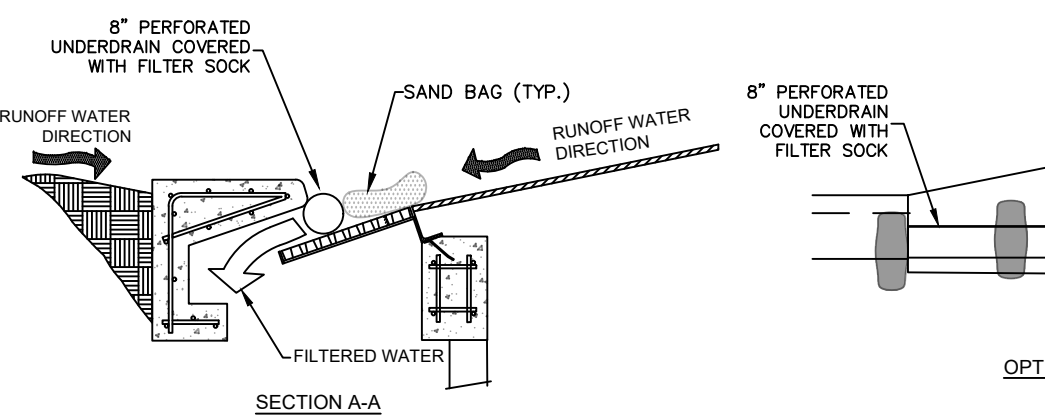
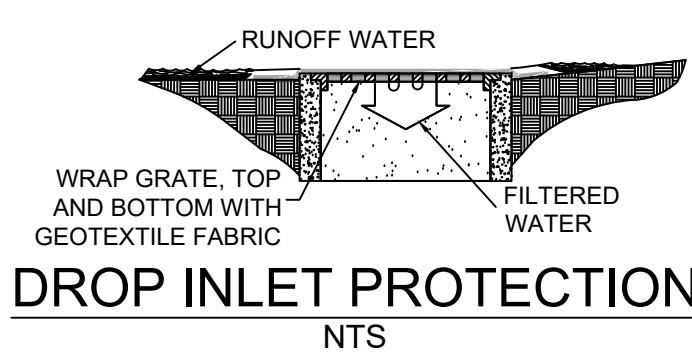
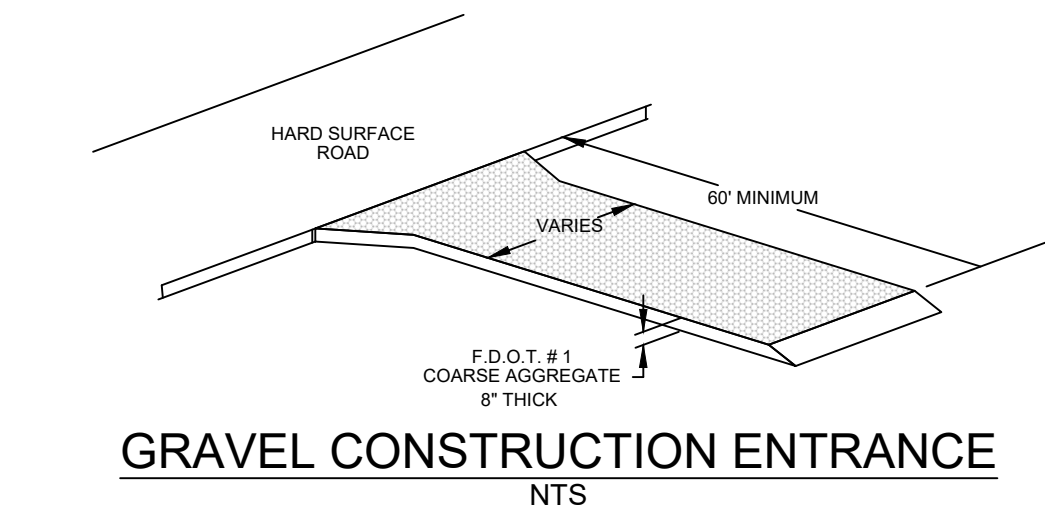
EROSION CONTROL SUMMARY

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

OWNER/DEVELOPER: BURLGARD INVESTMENTS, LLC.
CONTACT: FRANK BOMBECK
1810 WEST KENNEDY BLDV, SUITE 232
TAMPA, FLORIDA 33606
(813) 321-1984

AREA ADJACENT TO SITE: THE SITE IS NEXT TO UNIMPROVED AGRICULTURAL LAND TO THE NORTH, A MIDDLE SCHOOL TO THE WEST, SINGLE FAMILY RESIDENTIAL TO THE SOUTH, AND ESTES ROAD TO THE EAST.

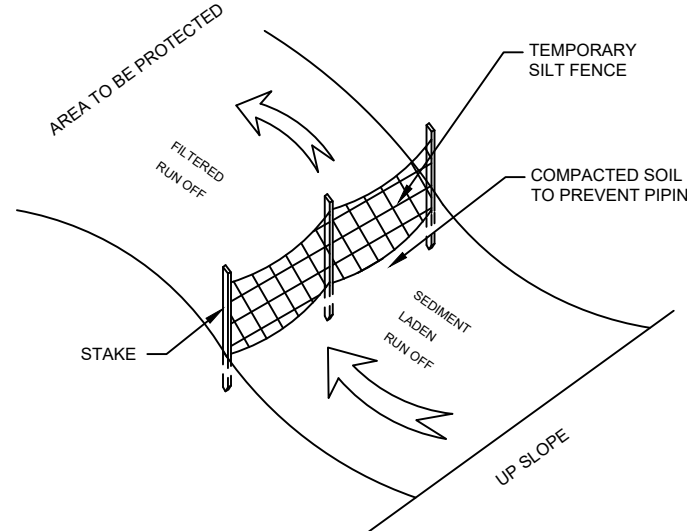
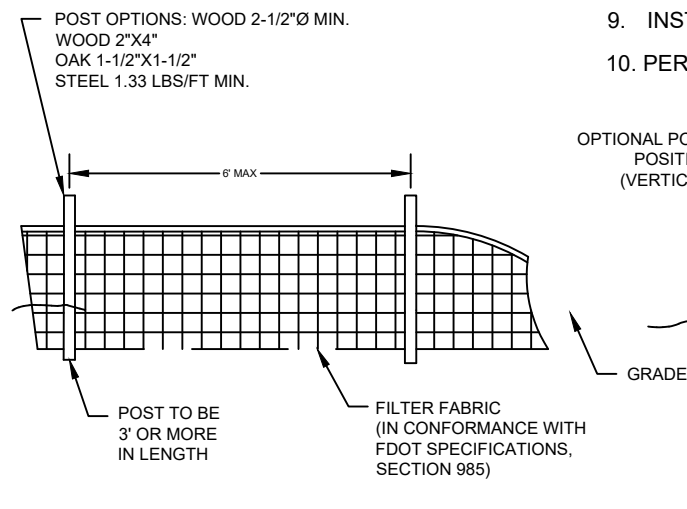
EROSION CONTROL MEASURES: EROSION AND RUNOFF WILL BE CONTROLLED BY SILT FENCE AND INLET PROTECTION AS NEEDED.



NOTES:
1. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.

CURB INLET PROTECTION

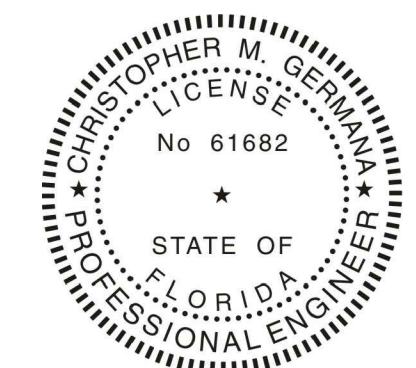
NTS



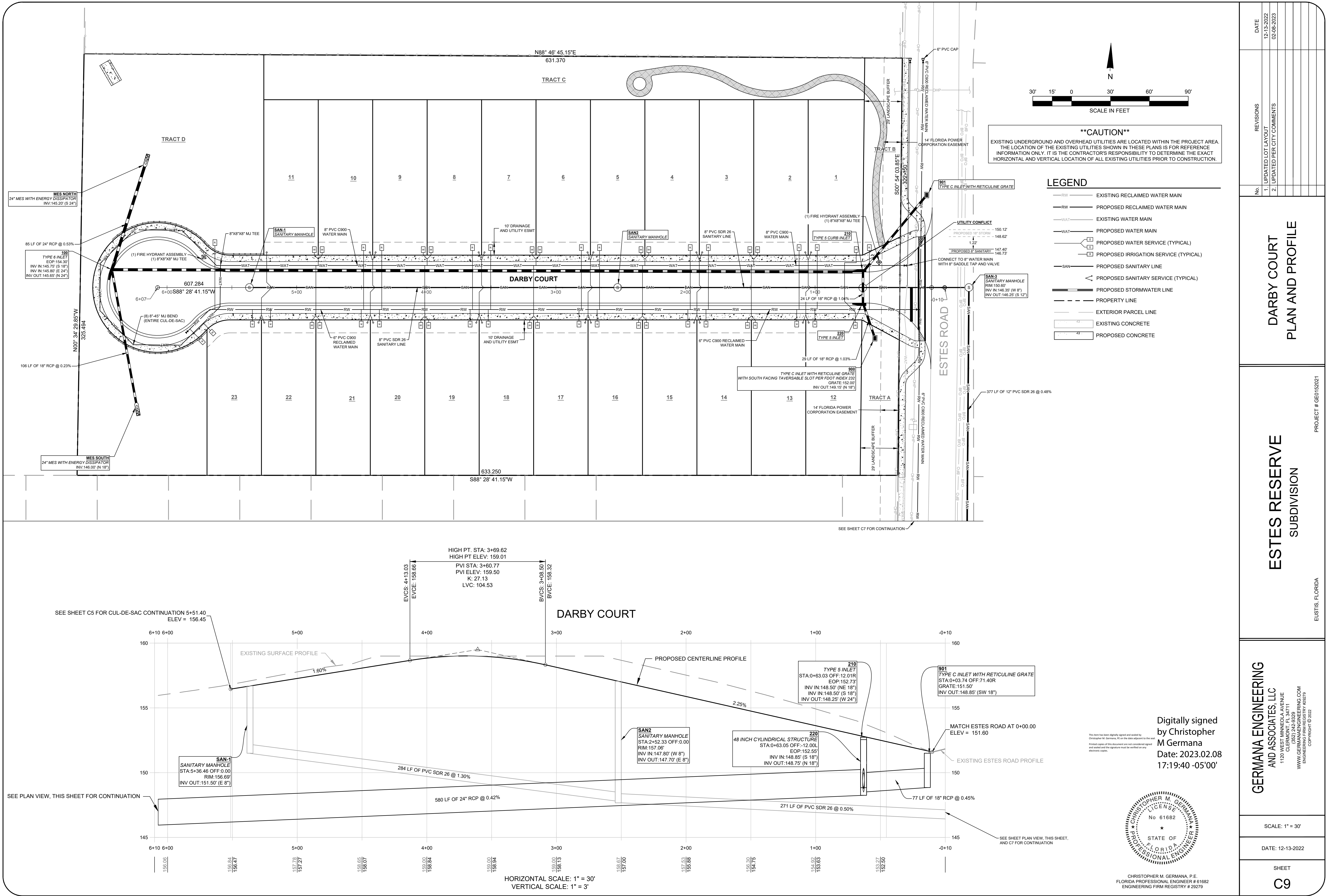
SILT FENCE

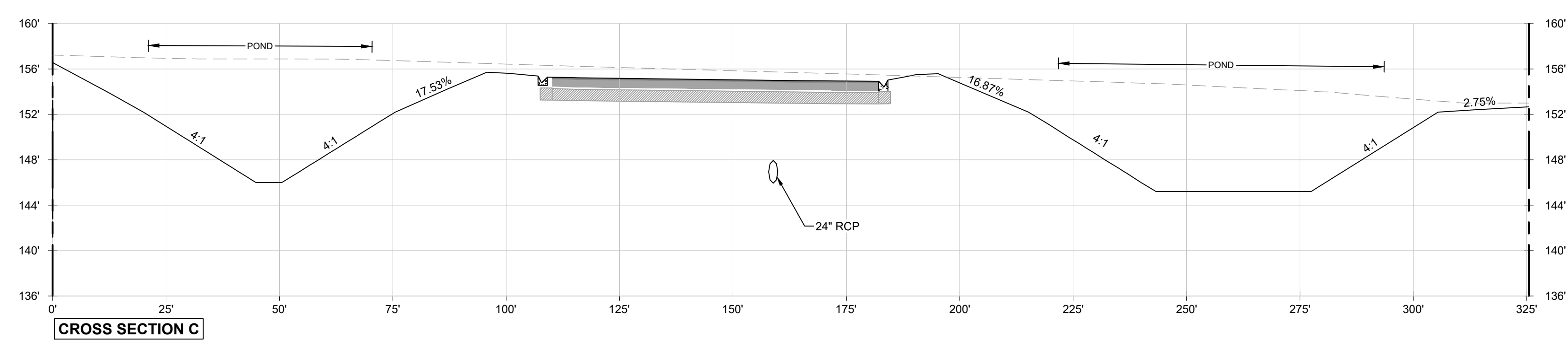
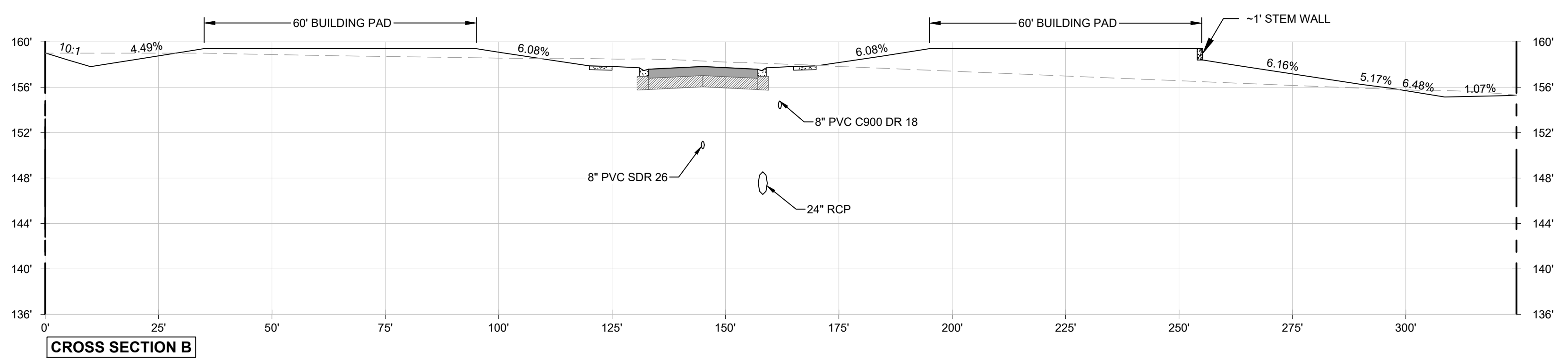
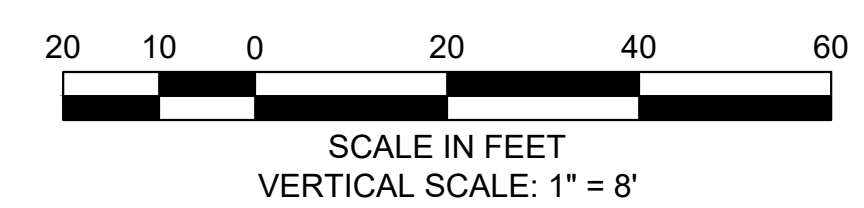
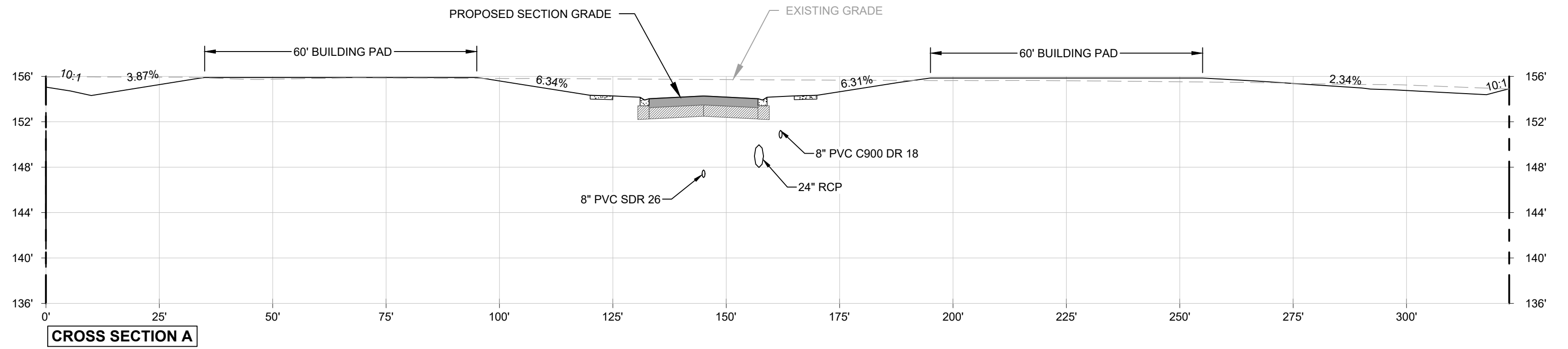
NTS

Digitally signed by Christopher M Germana
Date: 2023.02.08 17:19:07 -05'00'



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





This item has been digitally signed and sealed by Christopher M. Germana, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed until the signature must be verified on any electronic copies.

Digitally signed
by Christopher
M Germana
Date: 2023.02.08
17:20:15 -05'00'



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

DATE	12-13-2022
	02-06-2023
REVISIONS	1. UPDATED LOT LAYOUT
	2. UPDATED PER CITY COMMENTS
No.	

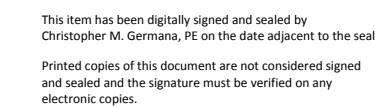
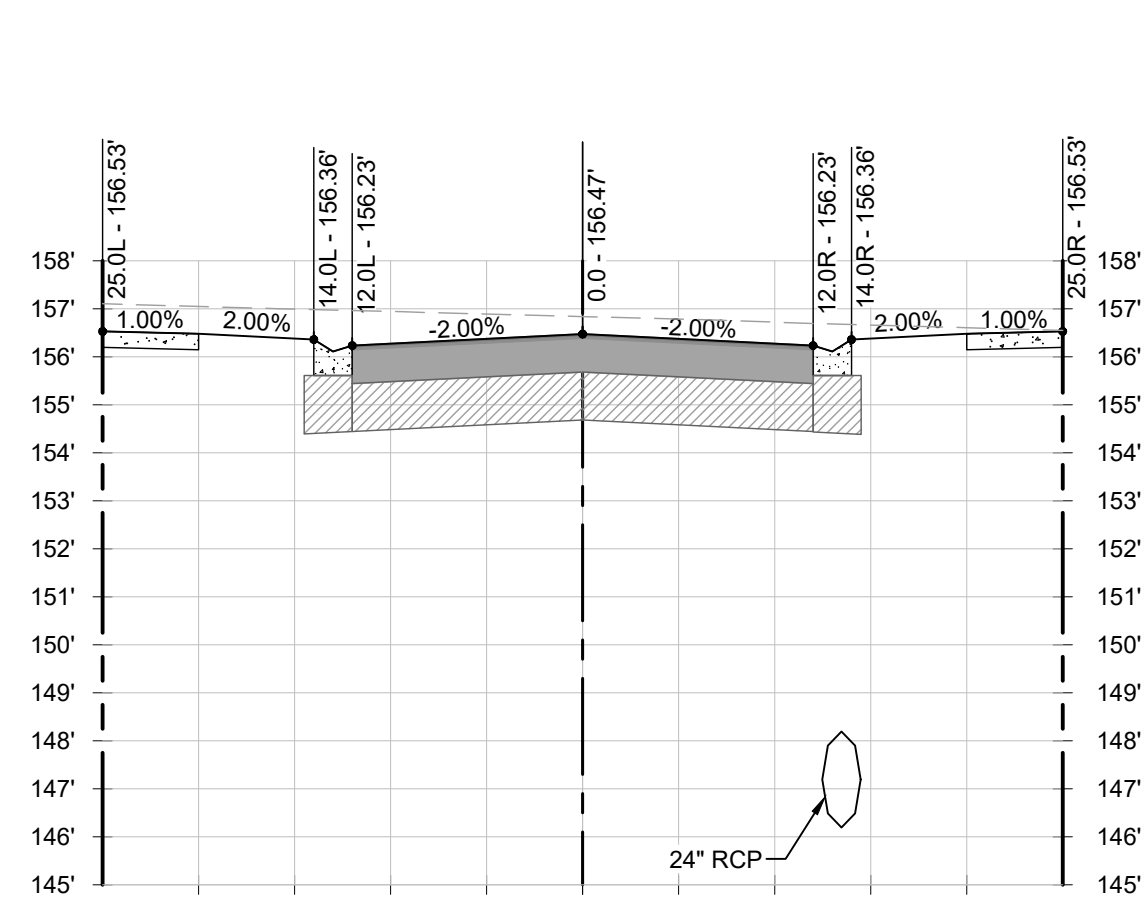
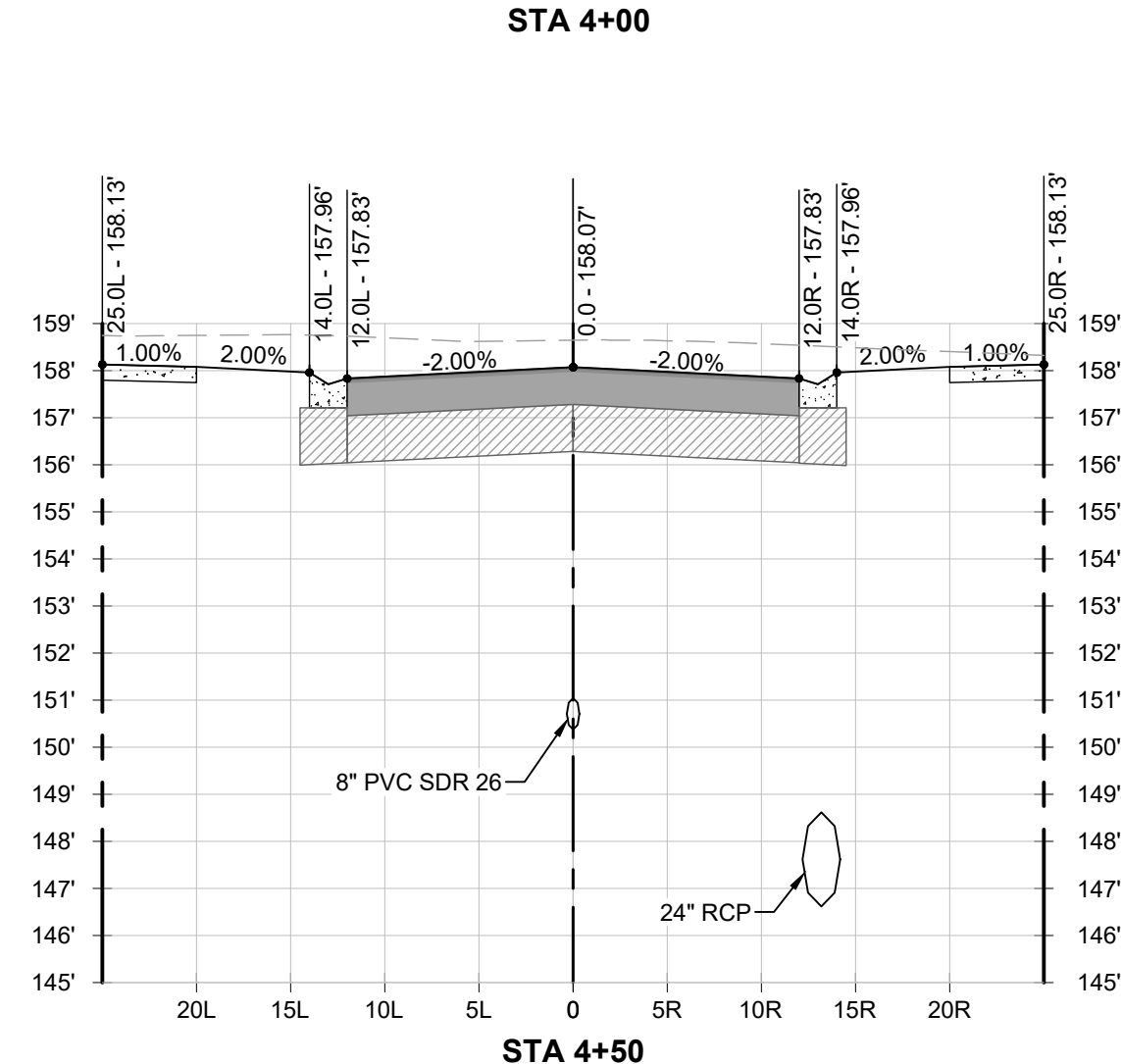
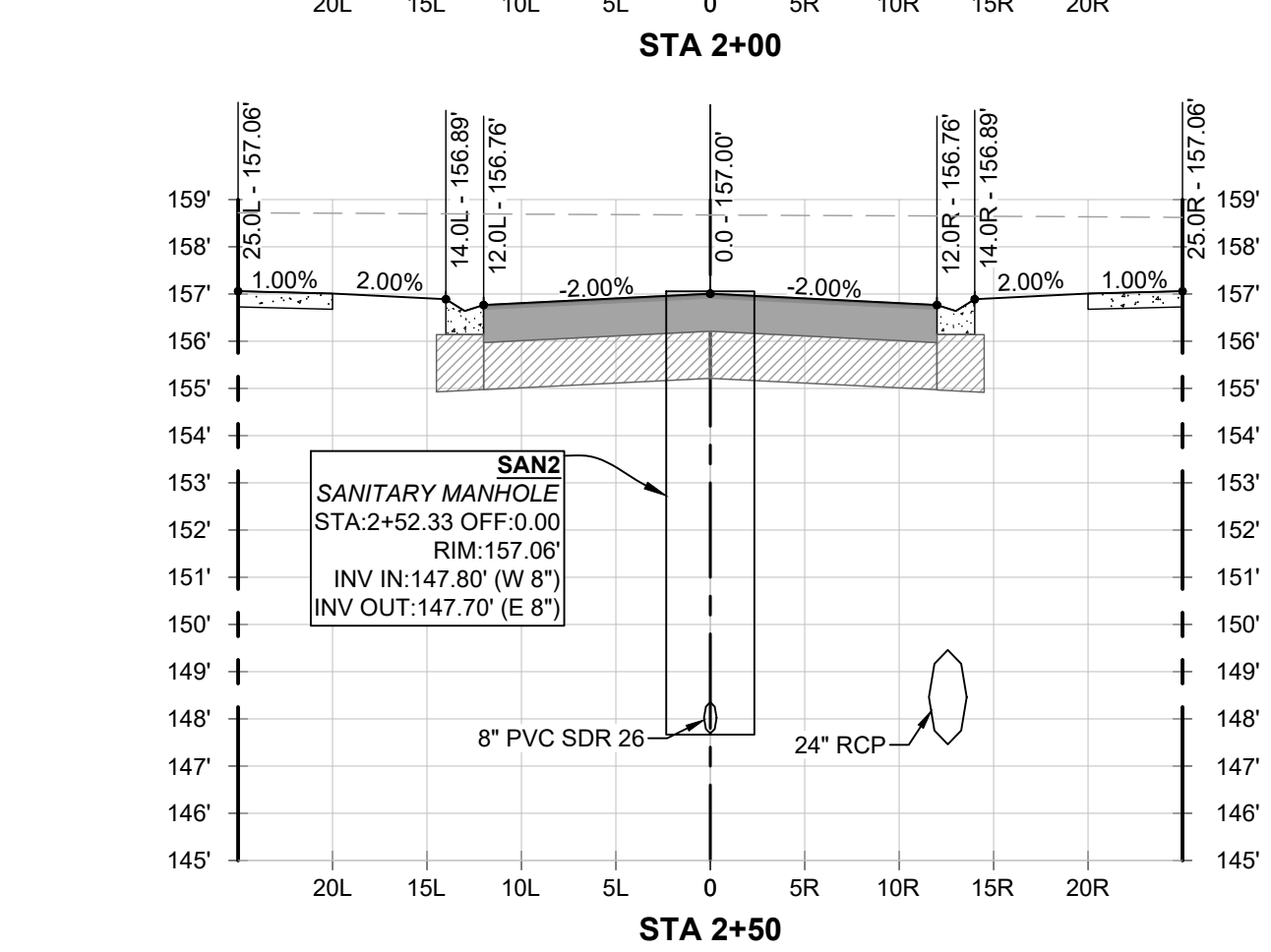
SITE CROSS SECTIONS

ESTES RESERVE
SUBDIVISION

PROJECT # GE0152021

EUSTIS, FLORIDA

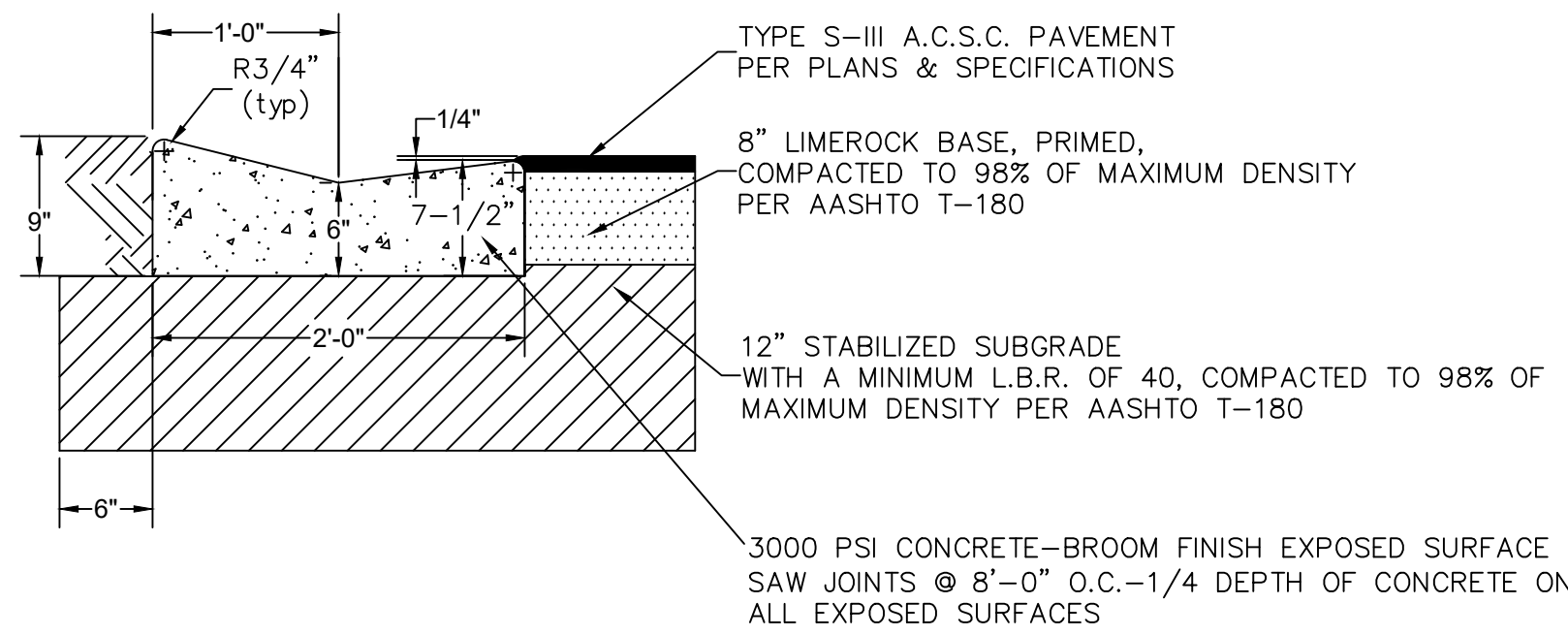
GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-5929 WWW.GERMANAENGINEERING.COM ENGINEERING FIRM REGISTRY # 29279 COPYRIGHT © 2022	SCALE: 1" = 20'	DATE: 12-13-2022	SHEET C10
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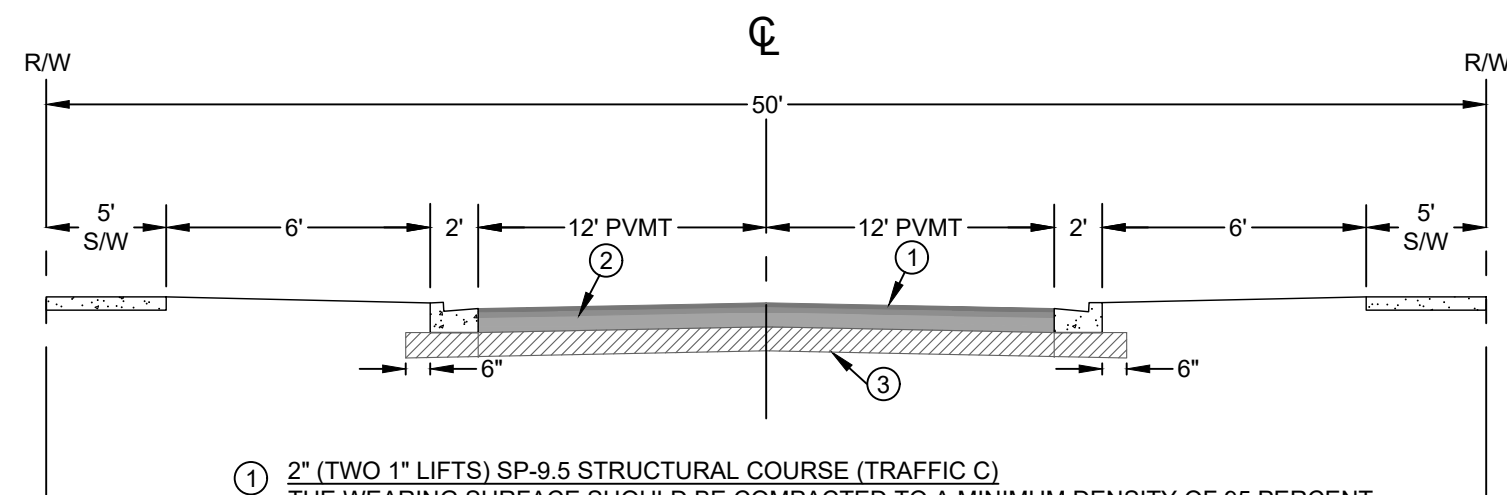
A circular professional engineer seal for Christopher M. Germana. The outer ring contains the text "CHRISTOPHER M. GERMANA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, the license number "No 61682" in the center, a single star below the number, and the words "STATE OF FLORIDA" at the bottom.

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

[illegible]

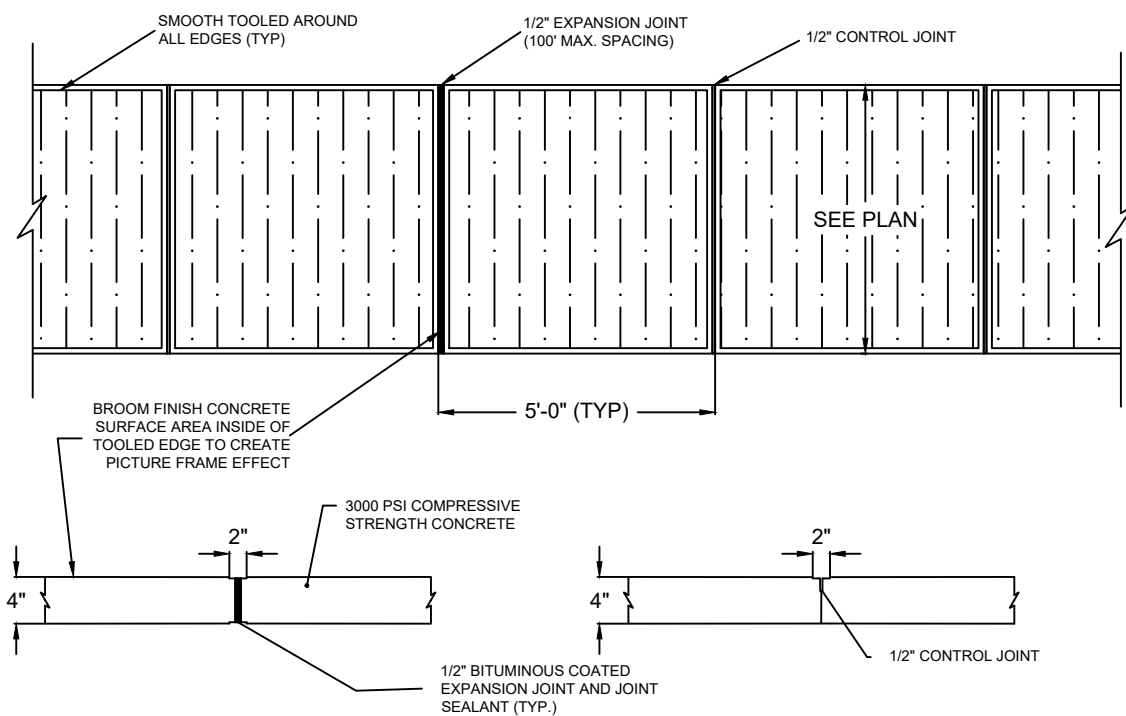


MIAMI CURB
NTS

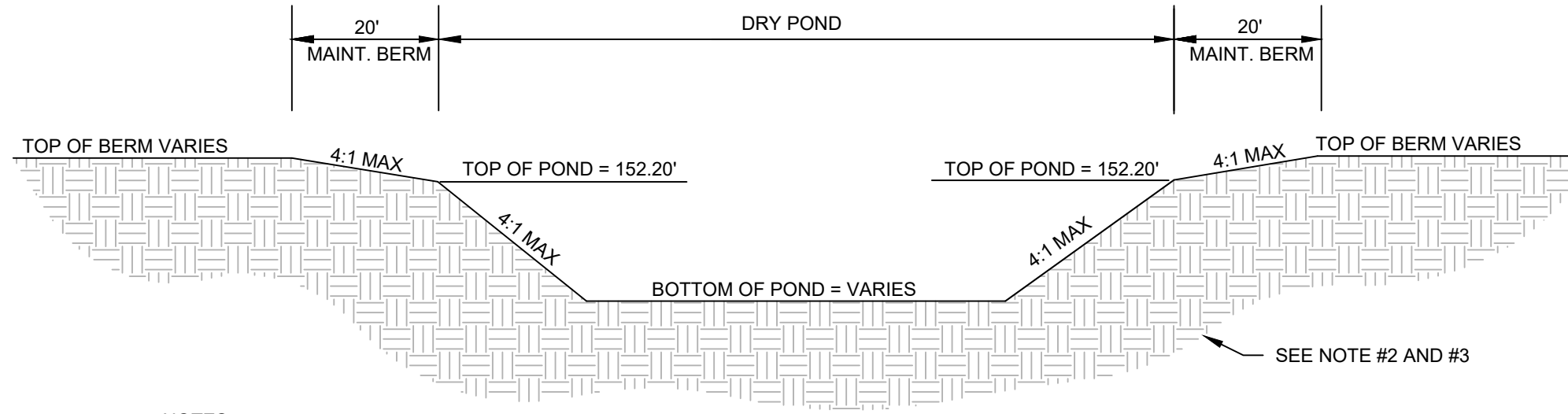


- ① 2" (TWO 1" LIFTS) SP-9.5 STRUCTURAL COURSE (TRAFFIC C)
THE WEARING SURFACE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE LABORATORY DENSITY AS DETERMINED BY THE MARSHALL STABILITY TEST METHOD (AASHTO T-245).
- ② 6" LIMEROCK BASE (LBR 100)
QUALITY OF LIMEROCK TO BE IN ACCORDANCE WITH CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND COMPACTED TO A MINIMUM DENSITY EQUIVALENT TO 95 PERCENT OF THE MODIFIED PROCTOR (AASHTO T-180), PRIMED, COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
- ③ 12" TYPE B STABILIZED SUBGRADE (LBR 40)
THE SUBGRADE SHOULD BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180) FOR A DEPTH OF 1 FOOT BELOW PAVEMENT SUBGRADE.

TYPICAL R/W DETAIL
NTS

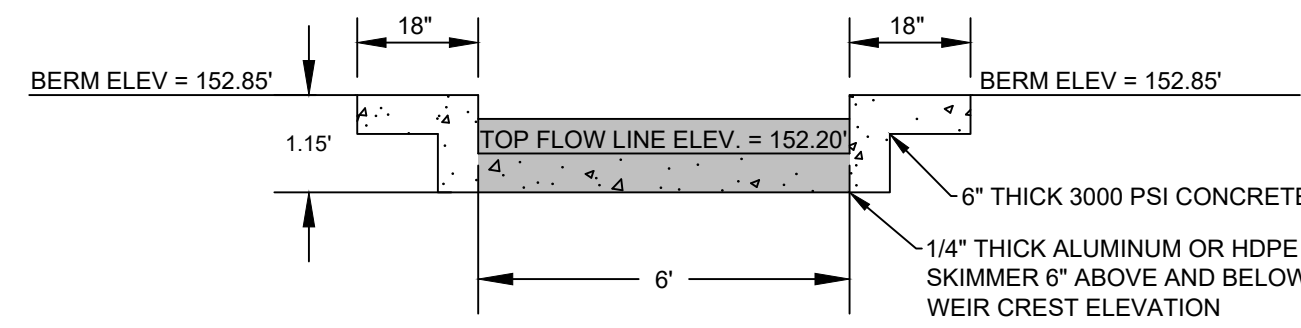


SIDEWALK DETAIL
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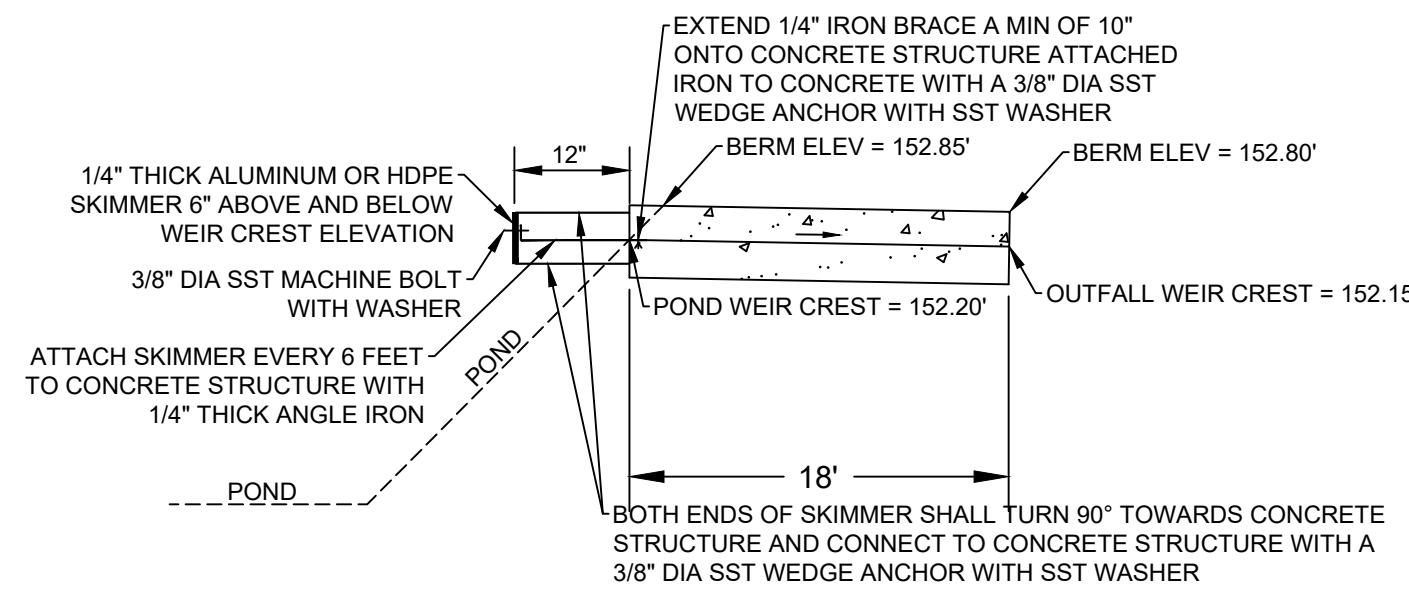


- NOTES
- BAHIA SOD SHALL BE USED ON POND SIDE SLOPES AND BERM. NON-MUCK GROWN SOD SHALL BE INSTALLED.
 - THE POND BOTTOM AREA SHOULD BE STRIPPED AND CLEARED OF TREES, SURFACE VEGETATION, TOP SOIL, ROOT LADEN SOILS, DEBRIS, AND ANY DELETERIOUS OR CLAYEY MATERIAL. POND BOTTOM TO BE SEEDED WITH ARGENTINE BAHIA SEEDS.

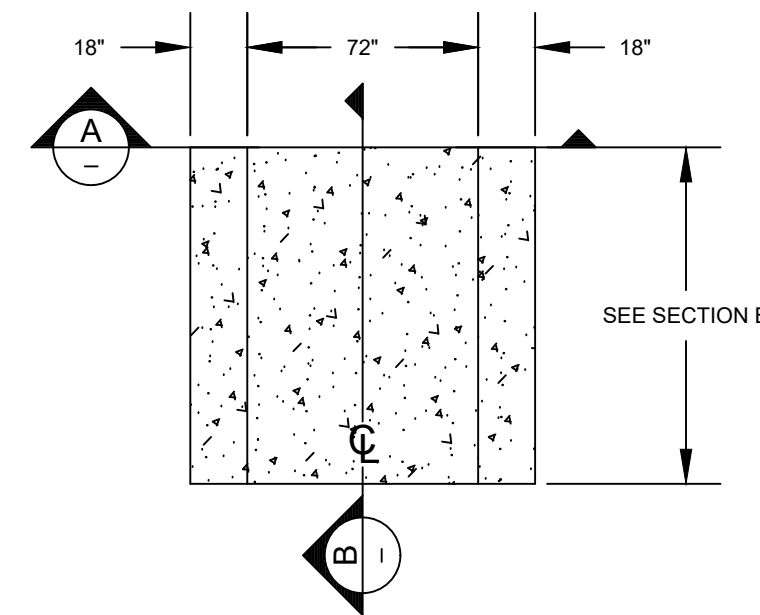
TYPICAL DRY POND DETAIL
NTS



SECTION A
NTS



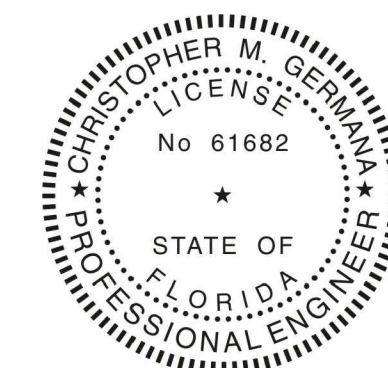
SECTION B
NTS



POND EMERGENCY OVERFLOW WEIR DETAIL
NTS

This document has been digitally signed and sealed by
Christopher M. Germana, P.E. on the date indicated to the right.
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and sealed and the signature must be verified on any
electronic copies.

Digitally signed
by Christopher
M Germana
Date:
2023.02.08
17:21:28 -05'00'



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

CONSTRUCTION
DETAILS

ESTES RESERVE
SUBDIVISION

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
ENGINEERS
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SCALE: NTS

DATE: 12-13-2022

SHEET

C12

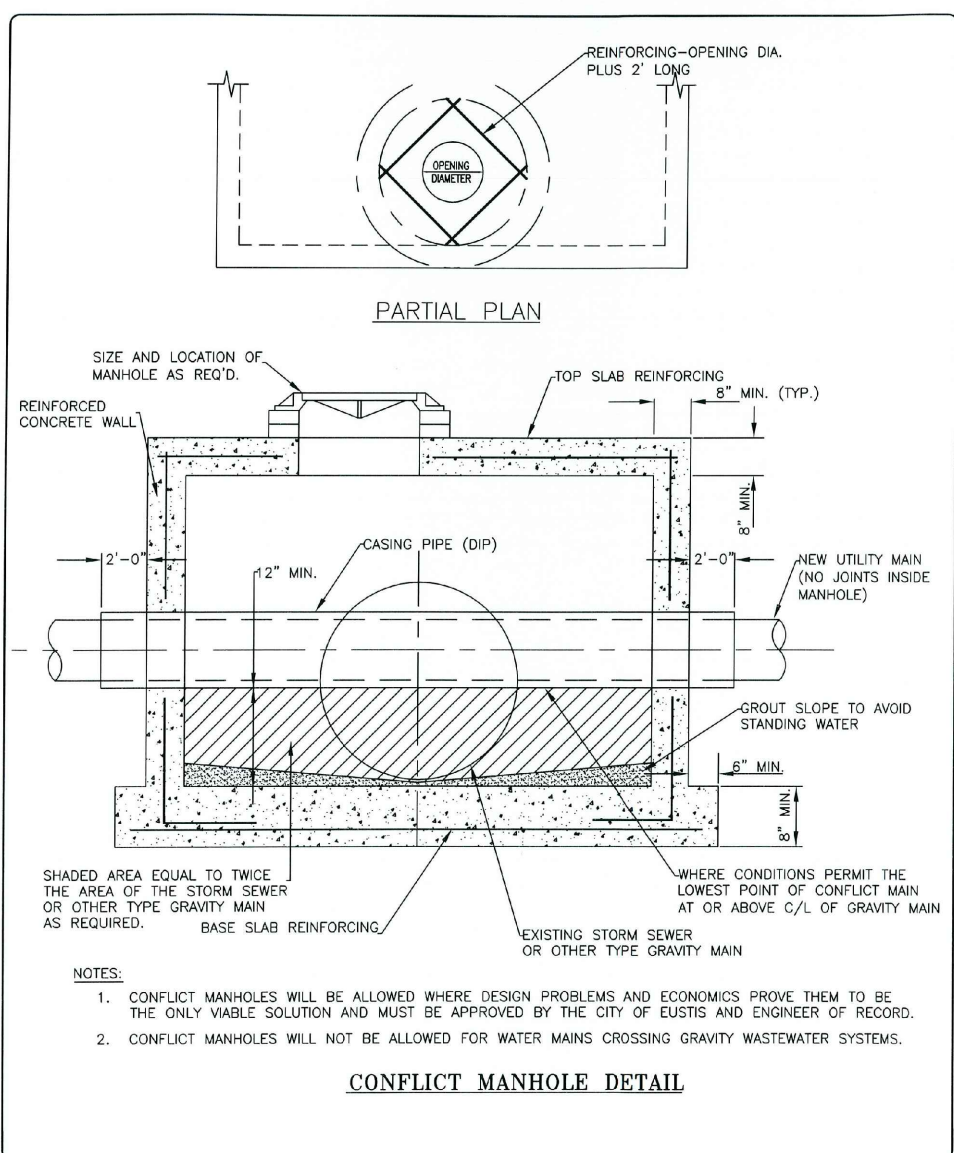
PROJECT # GE0152021

EUSTIS, FLORIDA

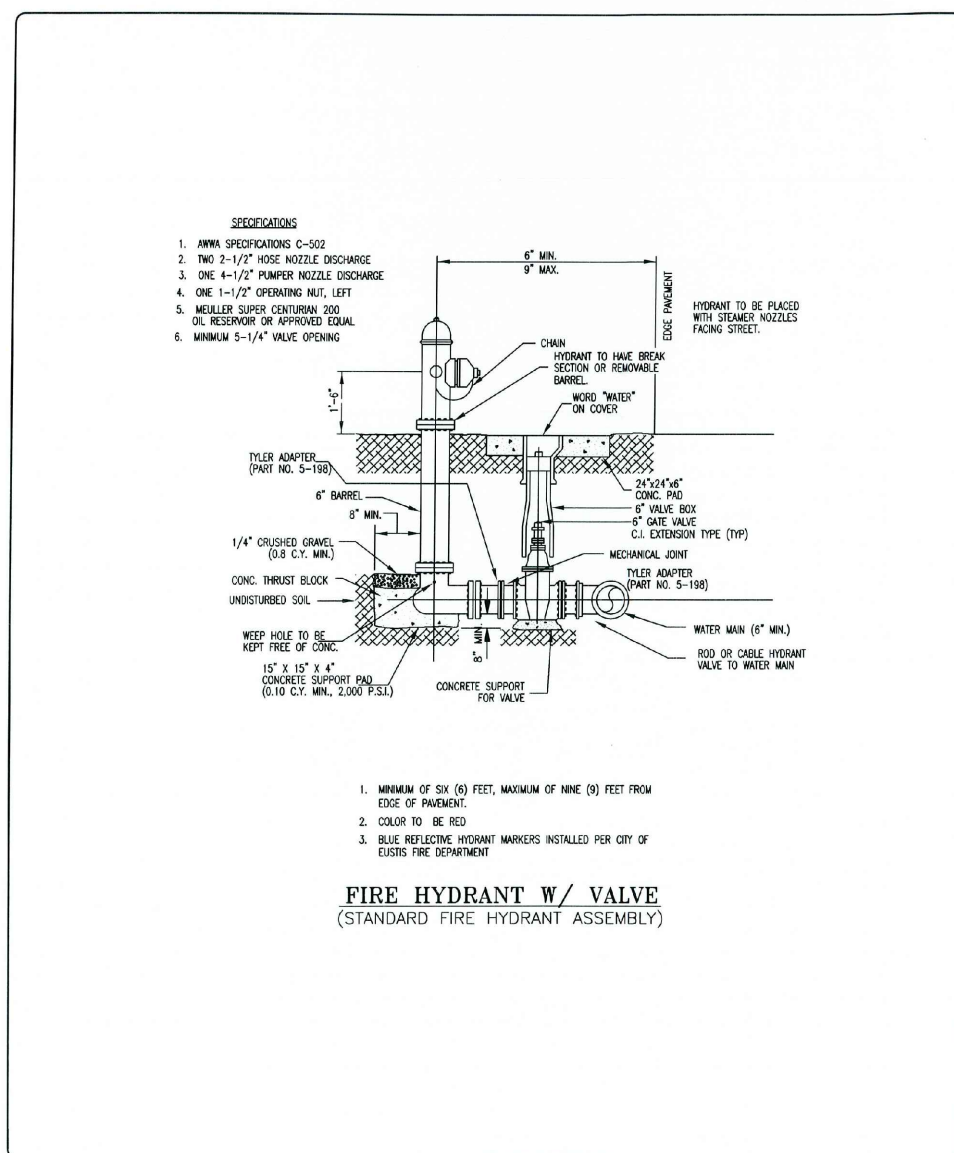
DATE
12-13-2022
02-08-2023

REVISIONS
1. UPDATED LOT LAYOUT
2. UPDATED PER CITY COMMENTS

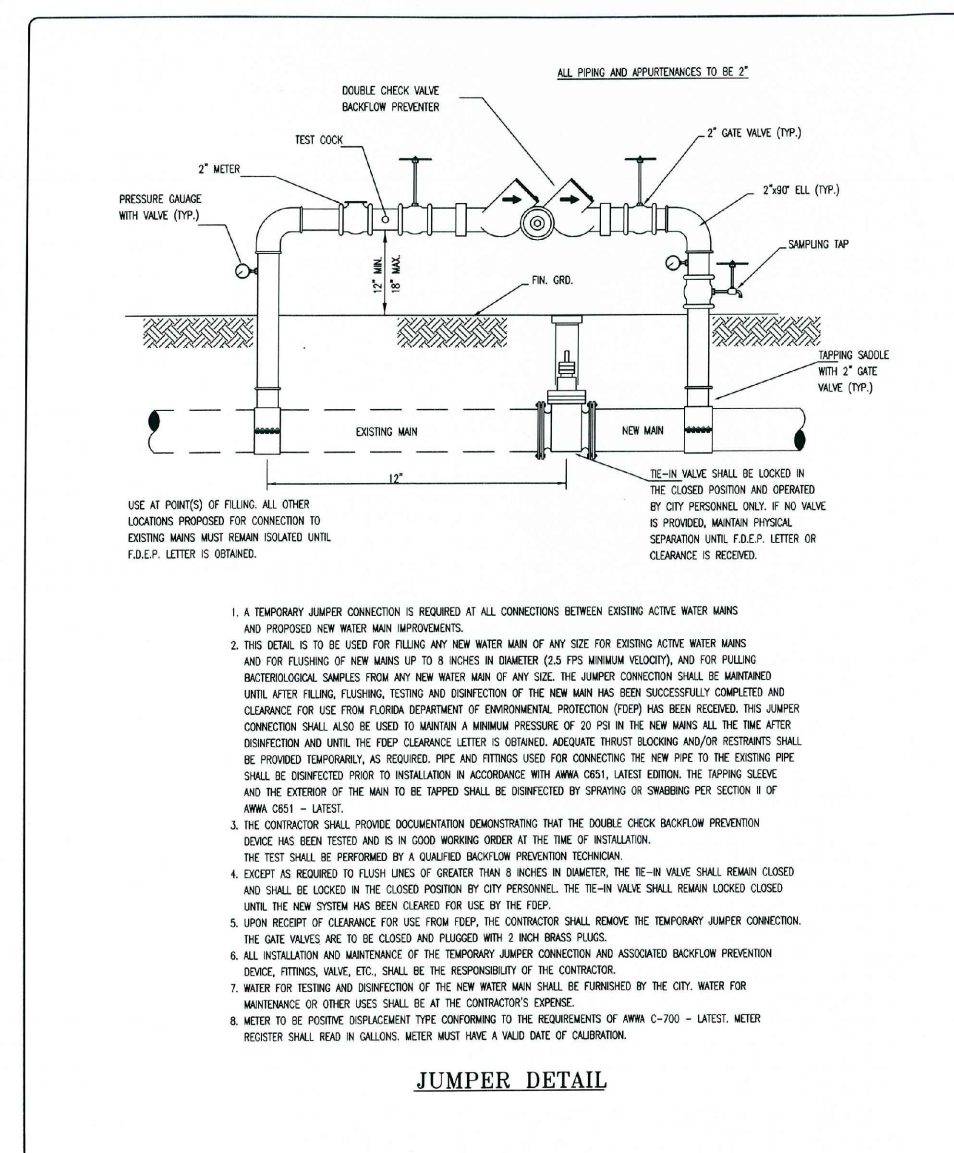
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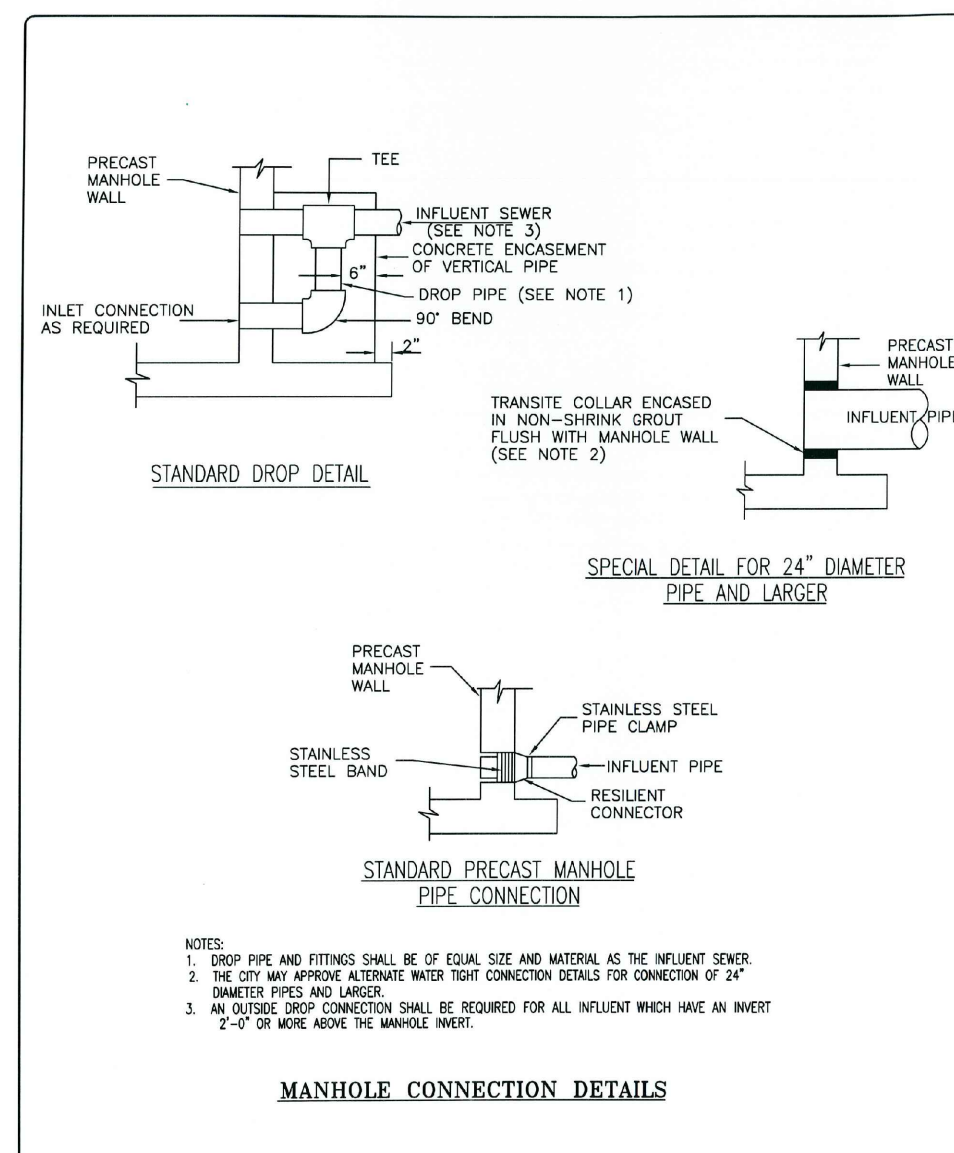
CITY OF EUSTIS ENGINEERING DEPT. P.O. BOX 100 EUSTIS, FL 32727-0100 352-483-1481	CONFLICT MANHOLE	JOB NAME	DESIGN BY: [blank] CHECKED BY: [blank] DATE: [blank]
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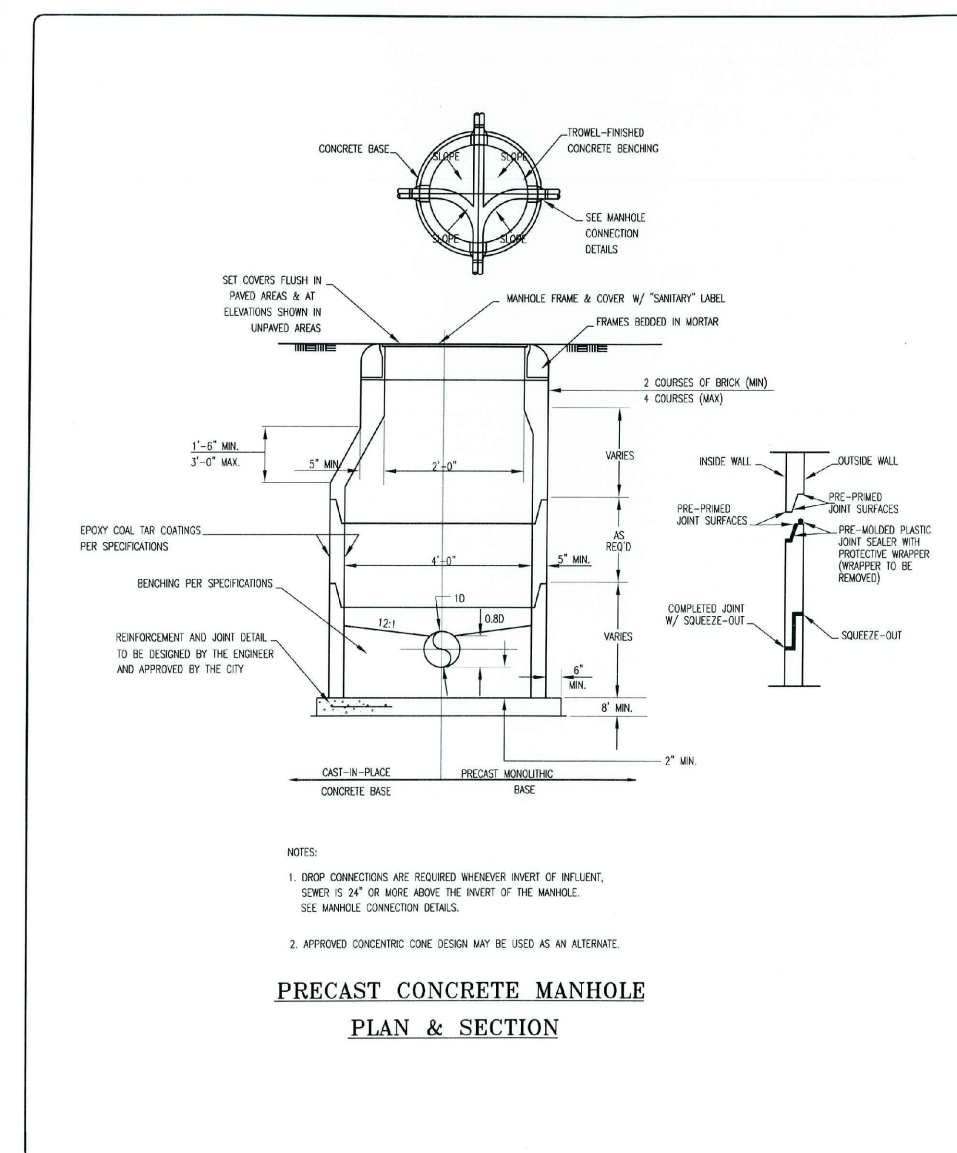
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CITY OF EUSTIS ENGINEERING DEPT. P.O. BOX 100 EUSTIS, FL 32727-0100 352-483-1481	JUMPER DETAIL	JOB NAME	DESIGN BY: [blank] CHECKED BY: [blank] DATE: [blank]
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CITY OF EUSTIS ENGINEERING DEPT. P.O. BOX 100 EUSTIS, FL 32727-0100 352-483-1481	MANHOLE CONNECTION DETAILS	JOB NAME	DESIGN BY: [blank] CHECKED BY: [blank] DATE: [blank]
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PIPE RESTRAINT LENGTHS (IN) - EACH SIDE OF FITTING																								
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244 BEND		60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82
248 BEND		61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83
252 BEND		62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84
256 BEND		63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85
260 BEND		64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86
264 BEND		65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87
268 BEND		66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
272 BEND		67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89
276 BEND		68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
280 BEND		69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91
284 BEND		70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	8					