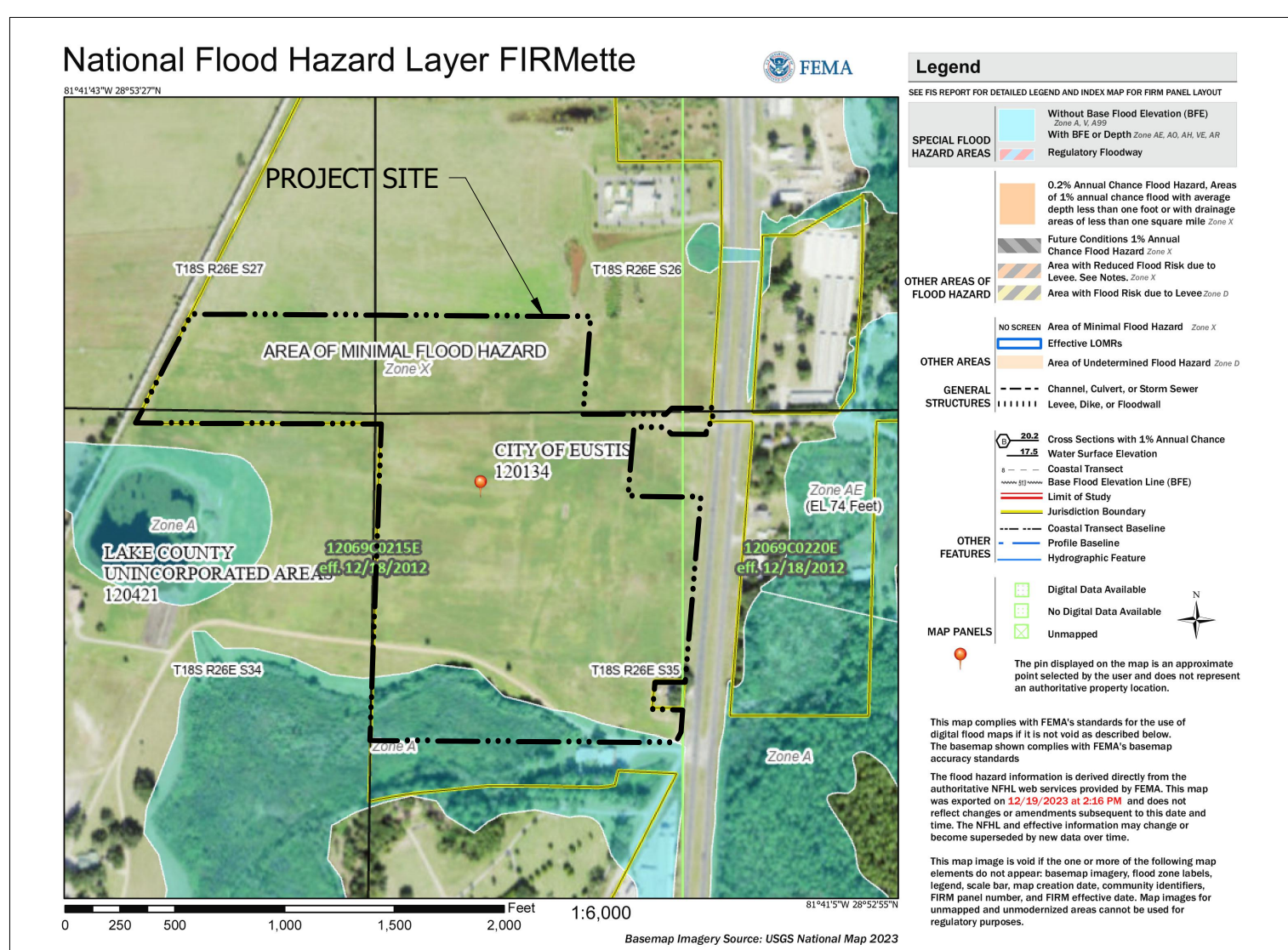


PRELIMINARY PLAT

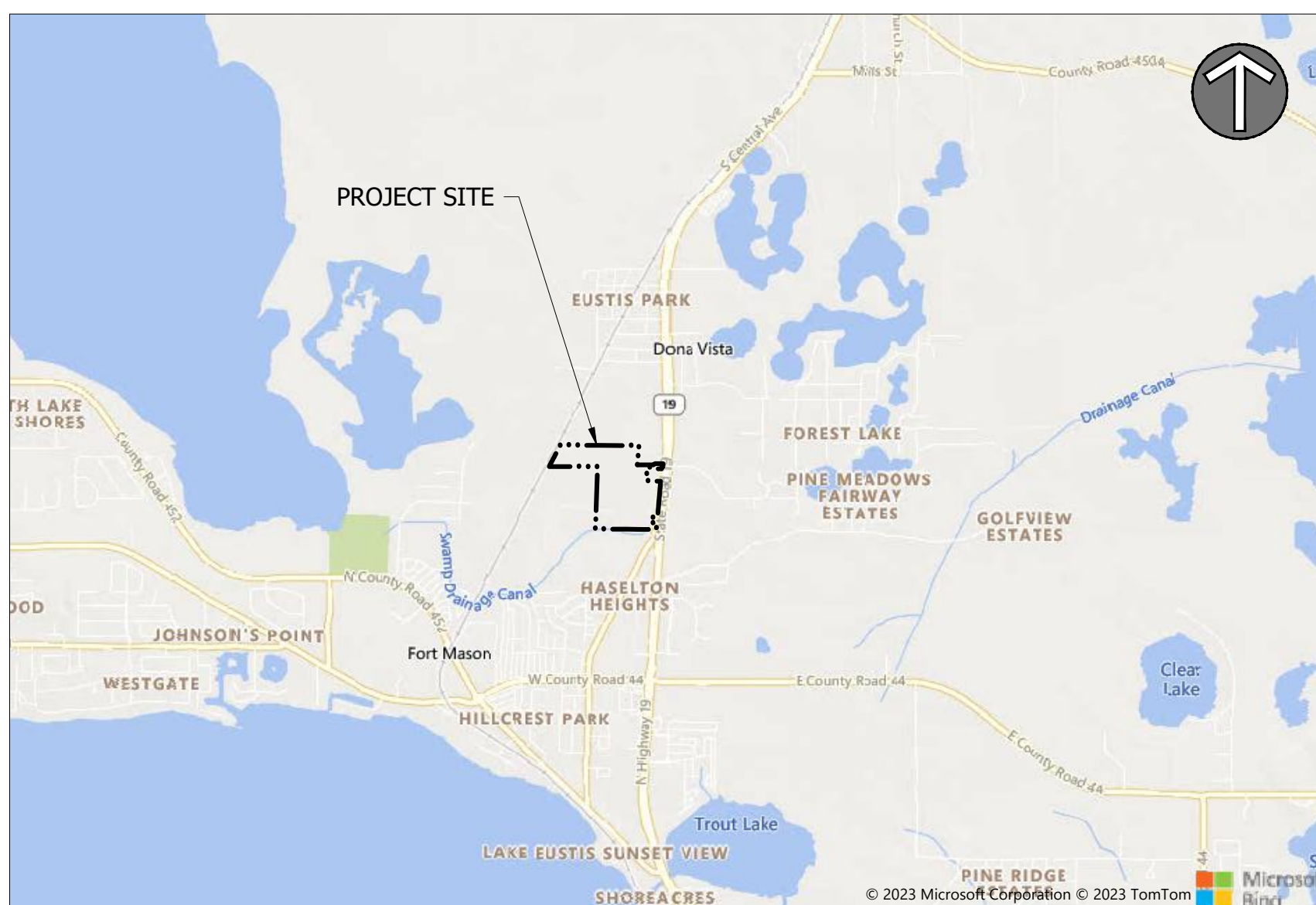
EUSTIS SR-19 RESIDENTIAL

PARCEL NUMBERS: 26-18-26-0003-000-02803/ALT KEY: 1782414
 27-18-26-0004-000-01300/ALT KEY: 3846883
 35-18-26-0002-000-02800/ALT KEY: 1094739

Sections 26, 27, 35 / Township 18 South / Ranges 26 East
 City of Eustis, Lake County, Florida



FEMA FLOOD MAP
 SCALE = N.T.S.



VICINITY MAP
 SCALE: 1" = 2000'

DRAWING INDEX	
Sheet Number	Sheet Title
C1.01	COVER SHEET
C2.01	GENERAL NOTES AND SPECIFICATIONS
C3.01	AERIAL PHOTOGRAPH
C4.01	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
C4.10	STORMWATER POLLUTION PREVENTION DETAILS
C5.01	SITE PLAN - OVERALL
C6.01	UTILITY PLAN - OVERALL

UTILITY PROVIDERS

SEWER
 CITY OF EUSTIS WATER DEPT.
 ATTN: IRWIN GAJENTEN
 10 N. GROVE STREET
 EUSTIS, FLORIDA 32727
 OFFICE (352) 483-5480

FIRE PROTECTION
 CITY OF EUSTIS FIRE DEPARTMENT
 FIRE STATION 22
 100 W NORTON AVENUE
 EUSTIS, FL 32726
 OFFICE (352) 357-6585

ELECTRICITY
 PROGRESS ENERGY
 2710 DAVID WALKER DR.
 EUSTIS, FL 32726
 OFFICE (352) 589-0771

POTABLE WATER
 CITY OF EUSTIS WATER DEPT.
 ATTN: IRWIN GAJENTEN
 10 N. GROVE STREET
 EUSTIS, FLORIDA 32727
 OFFICE (352) 483-5480

RECLAIMED WATER
 CITY OF EUSTIS WATER DEPT.
 400 MORIN STREET
 EUSTIS, FLORIDA 32726
 OFFICE (352) 357-2414

PROJECT TEAM

CIVIL ENGINEER
 LANDIS EVANS AND PARTNERS, INC.
 3810 NORTHDAL BLVD., SUITE 100
 TAMPA, FLORIDA 33624
 PH. (813) 949-7449
 CONTACT: VICTOR HUGGINS, P.E.
 EMAIL: VHUGGINS@LANDISEVANS.COM

SURVEYOR
 SOUTHEASTERN SURVEYING
 8641 BAYPINE ROAD, SUITE 5
 JACKSONVILLE, FL 32256
 PHONE: (813) 898-2711
 CONTACT: J KENNETH CARR
 EMAIL: KCARR@SOUTHEASTERNSURVEYING.COM

LEGAL DESCRIPTION (AS PER HALFF BOUNDARY SURVEY DATED DECEMBER 9, 2022):

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND A PORTION OF EUS-UMA PLAT "C", PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE RUN S. 88°03'41" W., ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 980.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY (120' WIDE PER AFORESAID PLAT OF EUS-UMA PLAT "C"); THENCE RUN N. 25°04'16" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 483.47 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, RUN N. 88°03'41" E., 1591.57 FEET; THENCE RUN S. 02°17'02" W., 388.38 FEET; THENCE RUN N. 88°03'41" E., 327.49 FEET; THENCE RUN N. 43°02'41" E., 35.36 FEET; THENCE RUN N. 88°03'41" E., 150.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 60.14 FEET; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 40.14 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N. 88°03'41" W., 150.00 FEET; THENCE RUN N. 46°56'19" W., 35.36 FEET; THENCE RUN S. 88°03'41" W., 124.45 FEET; THENCE RUN S. 02°17'02" W., 275.07 FEET; THENCE RUN N. 88°03'41" E., 301.33 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN S. 02°17'02" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 750.14 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY RUN S. 87°49'25" W., 130.03 FEET; THENCE RUN S. 02°17'28" W., 110.00 FEET; THENCE RUN N. 87°48'44" E., 120.11 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN S. 01°32'14" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 88.56 FEET; THENCE RUN S. 26°25'11" W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 36.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN S. 87°48'01" W., ALONG SAID SOUTH LINE, 1220.71 FEET; THENCE RUN N. 00°14'19" W., 1265.61 FEET TO THE AFORESAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE POINT OF BEGINNING.

CONTAINING 51.89 ACRES, MORE OR LESS.

AS-SURVEYED LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND A PORTION OF EUS-UMA PLAT "C", PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 89°41'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 975.85 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD RIGHT OF WAY (120' WIDE AS SHOWN ON AFORESAID PLAT OF EUS-UMA PLAT "C"); THENCE RUN NORTH 27°19'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 486.79 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3003, PAGE 1689, AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'39" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1490.23 FEET TO THE NORTHEAST CORNER OF THE FIRST PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 1372, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 04°45'06" WEST ALONG THE WESTERLY LINE OF SAID FIRST PARCEL A DISTANCE OF 388.63 FEET TO THE SOUTHWEST CORNER OF SAID FIRST PARCEL; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID FIRST PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 89°28'17" EAST A DISTANCE OF 327.49 FEET; THENCE RUN NORTH 44°31'43" EAST A DISTANCE OF 35.36 FEET; THENCE RUN SOUTH 89°28'17" EAST A DISTANCE OF 150.19 FEET TO THE SOUTHEAST CORNER OF SAID FIRST PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING ROAD NO. 19, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 1110-2506; THENCE RUN SOUTH 04°50'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.72 FEET TO THE NORTHEAST CORNER OF THE SECOND PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 1372, AFORESAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECOND PARCEL, THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 89°28'17" WEST A DISTANCE OF 149.61 FEET; THENCE RUN NORTH 44°28'18" WEST A DISTANCE OF 35.36 FEET; THENCE RUN NORTH 89°28'17" WEST A DISTANCE OF 124.45 FEET TO THE NORTHWEST CORNER OF SAID SECOND PARCEL; THENCE RUN ALONG THE WESTERLY LINE OF SAID SECOND PARCEL, SOUTH 04°45'20" WEST A DISTANCE OF 275.07 FEET TO THE SOUTHWEST CORNER OF SAID SECOND PARCEL; THENCE RUN SOUTH 89°26'15" EAST, ALONG THE SOUTHERLY LINE OF SAID SECOND PARCEL A DISTANCE OF 300.57 FEET TO THE SOUTHWEST CORNER OF SAID SECOND PARCEL AND THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN SOUTH 89°26'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 140.03 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1483, PAGE 2255, OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°42'23" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 2 AND PARCEL NO. 1 OF SAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 140.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 1; THENCE RUN SOUTH 04°50'11" WEST ALONG THE WESTERLY LINE OF SAID PARCEL NO. 1 AND PARCEL "A" OF SAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN SOUTH 89°42'23" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A" AND PARCEL "B" OF AFORESAID OFFICIAL RECORDS BOOK 1483, PAGE 2255 A DISTANCE OF 140.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" AND AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19: SOUTH 04°50'11" WEST A DISTANCE OF 9.61 FEET; THENCE RUN NORTH 85°09'49" WEST A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 04°50'11" WEST A DISTANCE OF 45.47 FEET; THENCE RUN SOUTH 04°01'41" WEST A DISTANCE OF 51.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 19A; THENCE RUN SOUTH 28°51'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 28.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19A, RUN NORTH 89°42'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1221.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 02°13'37" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 A DISTANCE OF 1265.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.87 ACRES, MORE OR LESS.

OWNER/APPLICANT INFORMATION

CLAYTON PROPERTIES GROUP, INC. DBA
 HIGHLAND HOMES
 3020 S. FLORIDA AVE, STE 101
 LAKELAND, FL 33803

CONTACT: D. JOEL ADAMS (VICE PRESIDENT)
 PHONE: (863)619-7103

PREPARED BY:

LANDIS EVANS + PARTNERS
 3810 NORTHDAL BLVD. - SUITE 100
 TAMPA, FLORIDA 33624
 OFFICE: (813) 949-7449

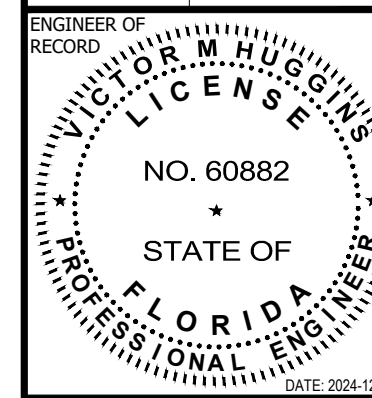


3810 NORTHDAL BLVD.
 SUITE 100
 TAMPA, FLORIDA 33624
 OFFICE: 813-949-7449
 FBPE CERT. OF AUTH. #4548

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MARK	DATE	DESCRIPTION
1	01/30/24	PER CITY OF EUSTIS COMMENTS
2	12/05/23	PER DRC COMMENTS
3	11/28/23	UPDATED GRADING AND STORM

COVER SHEET
 PRELIMINARY PLAT
 EUSTIS SR-19 SUBDIVISION
 CITY OF EUSTIS, LAKE COUNTY, FLORIDA



ENGINEER OF RECORD SIGNATURE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HUGGINS, P.E. 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.

Know what's below. Call before you dig.
 FOR THE LOCATION OF UNDERGROUND UTILITIES
 FLOOD ZONE: X & A
 FEMA FLOOD MAP #1: 1206C0215E
 1206C0202E
 DATED 12/18/2012
 SEC TWP RANG: 26,27,35/18S/26E
 VERTICAL DATUM: NAVD88
 DATE: 2024-12-16
 JOB NO.: 1837-23
 SHEET NUMBER: C1.01

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



3810 NORTHADE BLVD., SUITE 100 TAMPA, FLORIDA 33624 OFFICE: 813-949-7449 FBPE CERT. OF AUTH. #4548

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Table with 5 columns: MARK, DATE, DESCRIPTION, COMMENTS, ISSU:.

GENERAL NOTES:

- 1. SURVEYS, LEGAL DESCRIPTIONS, EASEMENTS, BOUNDARIES, TOPOGRAPHIC CONTOURS, CROSS SECTIONS, EXISTING STREET RIGHTS-OF-WAY, AND EXISTING IMPROVEMENTS AND OTHER HORIZONTAL AND VERTICAL LAND SURVEYING INFORMATION HAVE BEEN FURNISHED TO THE ENGINEER BY OTHERS.
- 2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS.
- 3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN.
- 4. FLORIDA STATUTE REQUIRES A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS NOTICE BEFORE A CONTRACTOR MAY EXCAVATE.
- 5. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACK FILL BE PLACED ALONGSIDE OF AND OVER ALL UTILITIES.
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- 7. ALL CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 8. RELOCATION OF EXISTING STREET LIGHT POLES, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, ETC., NECESSARY FOR COMPLETION OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FACILITATE AND COORDINATE THE ABANDONMENT OF ALL ON-SITE WELLS.
- 10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER, A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ALL INSPECTIONS AND TESTING TIMES (48 HOURS IN ADVANCE) WITH THE ENGINEER.
- 12. ALL HANDICAPPED RAMP FEATURES SHALL CONFORM TO THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (LATEST EDITION THEREOF) AND THE AMERICANS WITH DISABILITIES ACT.
- 13. THE CONTRACTOR SHALL STOP WORK AND CONTACT THE ENGINEER IMMEDIATELY UPON ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 14. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND CONDITIONS DISCOVERED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL NECESSARY CONSTRUCTION STAKING REQUIRED TO INSTALL THE IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- 16. THE ENGINEER SHALL BE CONSULTED TO MAKE ANY/ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
- 17. CONTRACTOR TO PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, BARRICADES, AND FLAGMAN AS REQUIRED BY CITY, COUNTY OR STATE REGULATIONS FOR CONSTRUCTION ADJACENT TO, OR IN PUBLIC RIGHT-OF-WAY.
- 18. THE CONTRACTOR SHALL NOTIFY THE LOCAL POLICE DEPARTMENT AND THE LOCAL FIRE DEPARTMENT BEFORE CLOSING ANY STREET OR MAKING IT IMPASSIBLE.
- 19. IT IS SUGGESTED THAT THE CONTRACTOR VERIFY GRADING ELEVATIONS PRIOR TO SODDING OR PAVING. FAILURE OF ADEQUATE GRADING MAY RESULT IN REODDING, REGRADING, AND REPAVING IF FINISHED GRADES ARE INCORRECT. ALL PROPOSED ELEVATIONS ARE FINISHED GRADES. AS-BUILT ELEVATIONS AND DIMENSIONS SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
- 20. ALL ON-SITE LABOR, MATERIALS, AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY CITY OF EUSTIS.
- 21. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
- 22. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- 23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
- 24. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL.
- 25. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES.
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES.
- 27. THE ENGINEER RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO PROJECT.
- 28. SAFETY: A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- 29. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE.

- 30. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
- 31. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S EQUIPMENT AND OPERATORS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER.
- 32. ANY U.S.C. AND G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR.
- 33. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED.
- 34. ALL DISTURBED AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
- 35. CONTRACTOR SHALL PROVIDE A TWO-FOOT WIDE STRIP OF SOD ADJACENT TO CURB OR PAVEMENT INSTALLATIONS.
- 36. CONTRACTOR SHALL COORDINATE AND REIMBURSE THE APPROPRIATE OVERHEAD UTILITY COMPANY FOR THE REQUIRED SUPPORT OF UTILITY POLES WHERE CONSTRUCTION MAY CAUSE THE POLE TO LOSE ITS SELF-SUPPORTING ABILITY.
- 37. THE APPLICANT SHALL PROVIDE A 100 PERCENT GOPHER TORTOISE BURROW SURVEY (CONDUCTED ACCORDING TO FFWCC GUIDELINES).
- 38. 90 DAYS BEFORE CONSTRUCTION AND SITE DISTURBANCE OF THOSE LANDS TO BE REDEVELOPED, A PHYSICAL SURVEY FOR THE PRESENCE OF POTENTIAL OCCUPIED, OR ABANDONED GOPHER TORTOISE BORROWS BE COMPLETED AND DOCUMENTATION PROVIDED TO THE APPLICABLE AGENCY AND COPIED TO THE CITY.

- OPERATION & MAINTENANCE INSTRUCTIONS FOR STORMWATER MANAGEMENT SYSTEM: 1. THE PROJECT'S STORMWATER MANAGEMENT SYSTEM IS A GRAVITY OPERATED SYSTEM AND REQUIRES NO OPERATOR ACTION.
- CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR MANAGING AND IMPLEMENTING THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN AND STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
- THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER ENTIRELY OF THE PROJECT.
- DITCHES AND SWALES: ALL DITCHES AND SWALES SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, DITCHES AND SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION.
- INLET GRATES: INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE.
- PIPES AND INLETS: PIPES AND INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE.
- DETENTION PONDS: ALL SIDE SLOPES AND MAINTENANCE BERMS WILL BE PERIODICALLY MOWED AND CLEANED.
- STORM SEWER NOTES: 1. REINFORCED CONCRETE PIPE SHALL BE CLASS IV AND SHALL CONFORM TO THE ASTM C76-72 SPECIFICATION.
- LAKE/POND EXCAVATION NOTES: 1. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS.

- EROSION CONTROL NOTES: 1. CONTRACTOR TO MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
- 2. METHODS OF CONTROLLING FUGITIVE DUST TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
- 3. EROSION AND SEDIMENTATION CONTROL TO REMAIN IN PLACE UNTIL ALL SITE CONSTRUCTION HAS BEEN COMPLETED AND REGULATORY AGENCIES APPROVED.
- 4. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS.
- 5. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE (OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 50 JTUS (JACKSON TURBIDITY UNITS) OR 29 NTUS (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS.
- 6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
- 7. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.
- 8. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

- STORM SEWER NOTES: 1. REINFORCED CONCRETE PIPE SHALL BE CLASS IV AND SHALL CONFORM TO THE ASTM C76-72 SPECIFICATION.
- 2. INLET STRUCTURES SHALL BE OF PRECAST REINFORCED CONCRETE AND SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND /OR THE LOCAL A.H.J. STANDARDS.

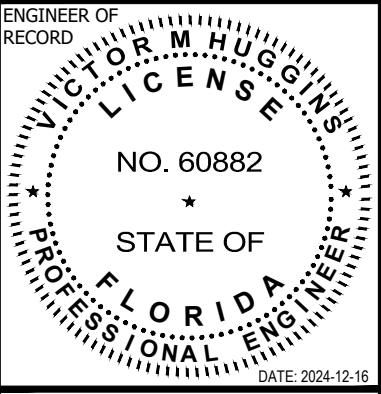
- LAKE/POND EXCAVATION NOTES: 1. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS.
- 2. BOTTOM 6" OF STORMWATER POND TO BE EXCAVATED AFTER ALL OTHER SITE CONSTRUCTION IS COMPLETED.

- SITE GRADING NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES.
- 3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- 4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- 5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT.
- 9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR FLORIDA GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION

- ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY OTHERS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- PIPES AND STRUCTURES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS UPON THE COMPLETION OF CONSTRUCTION.
- RECORD DRAWINGS: 1. RECORD DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. UTILITY RECORD DRAWING REQUIREMENTS: A. RECORD DRAWINGS SHALL SHOW CHANGES TO AND/OR DEVIATIONS FROM APPROVED CONSTRUCTION PLANS.
- B. CHANGED INFORMATION SHALL BE CROSSED OUT WHILE REMAINING LEGIBLE WITH THE NEW INFORMATION PRINTED BY THE ORIGINAL.
- C. LOCATE PIPE (HORIZONTAL AND VERTICAL ALIGNMENT) WITHIN THE RIGHT-OF-WAY AT REGULAR INTERVALS.
- D. LOCATE ALL ALIGNMENT CHANGES, BOTH HORIZONTAL AND VERTICAL, BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE AT BOTH ENDS.
- E. LOCATE ALL VALVES, BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE AND SHOW TYPE OF VALVE.
- F. LOCATE ALL FITTINGS (BENDS, REDUCERS, SLEEVES, PUGS, CAPS, OFFSETS, TEES, CROSSES, ETC.) BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE.
- G. LOCATE CASING PIPES BY STATION AND OFFSET, ELEVATION AND DEPTH OF COVER FROM FINISHED GRADE AT BOTH ENDS.
- H. PROVIDE CHANGES TO FINISHED GRADE.
- I. REPORT ANY CHANGES IN ALIGNMENT OR ELEVATION OF OTHER UTILITIES.
- J. WHERE APPROPRIATE, LOCATE PIPE IN RELATION TO OTHER PHYSICAL FEATURES.
- K. PROVIDE VALVE TO HYDRANT DIMENSIONS INCLUDING DIAMETER.
- L. VERIFY BY INDICATING ON AS-BUILT DRAWING (BY CIRCLING OR CHECK MARKING) WHETHER OR NOT DESIGN DIMENSIONS ARE CORRECT.
- M. FIELD CHANGES OF THE DESIGN SHOULD BE ADEQUATELY DETAILED.
- N. ALL STREET NAMES SHALL MATCH THOSE ON THE LATEST PLAT.
- O. DISCHARGE STRUCTURES - LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL, INCLUDING WEIRS, ORIFICES, GATES, PUMPS, PIPES, AND OIL AND GREASE SKIMMERS.
- P. SIDE BANK AND UNDERDRAIN FILTERS, OR EXFILTRATION TRENCHES - LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL, INCLUDING CLEAN-OUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES AND POINTS OF DISCHARGE TO RECEIVING WATERS.
- Q. STORAGE AREAS FOR TREATMENT AND ATTENUATION - DIMENSIONS, ELEVATIONS, CONTOURS OR CROSS-SECTIONS OF ALL, SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA AND THE PERMANENT POOL DEPTH AND VOLUME BELOW THE CONTROL ELEVATION FOR NORMALLY WET SYSTEMS.
- R. SYSTEM GRADING - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES OR CROSS-SECTIONS TO DETERMINE CONTRIBUTING DRAINAGE AREAS, FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE SYSTEM DISCHARGE POINT(S).
- S. CONVEYANCE - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES OR CROSS-SECTIONS OF SYSTEMS UTILIZED TO DIVERT OFF-SITE RUNOFF AROUND OR THROUGH THE NEW SYSTEM.
- T. WATER LEVELS - EXISTING WATER ELEVATION(S) AND THE DATE DETERMINED.
- U. G.BENCHMARK(S) - LOCATION AND DESCRIPTION (MINIMUM OF ONE PER MAJOR WATER CONTROL STRUCTURE) AND
- V. WETLAND MITIGATION OR RESTORATION AREAS - SHOW THE PLAN VIEW OF ALL AREAS, DEPICTING A SPATIAL DISTRIBUTION OF PLANTINGS CONDUCTED BY ZONE.

Z:\SHARED\1000 PROJECTS\1837-22 EUSTIS RESIDENTIAL\DWG\09 PRE PLAT\1837 C2.0 NOTES.DWG PLOT DATE:2024-12-16 16:59:51

GENERAL NOTES AND SPECIFICATIONS PRELIMINARY PLAT EUSTIS SR-19 SUBDIVISION CITY OF EUSTIS, LAKE COUNTY, FLORIDA



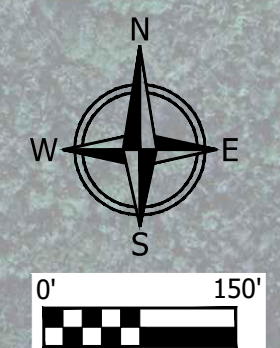
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FLOOD ZONE: X & A FEMA PANEL MAP #: 12060C0215E 12060C0215E DATED 12/18/2012 SEC TWP RING: 26,27,35/18S/26E VERTICAL DATUM: NAVD88 DATE: 2024-12-16 JOB NO: 1837-23

SHEET NUMBER: C2.01

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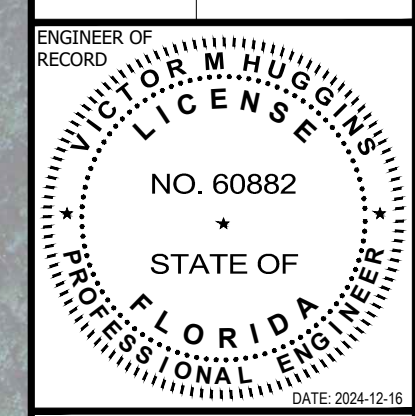
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MARK	DATE	DESCRIPTION
1	01/30/24	PER CITY OF EUSTIS COMMENTS
2	12/05/23	PER DRC COMMENTS
3	11/28/23	UPDATED GRADING AND STORM

ISSUE:

AERIAL PHOTOGRAPH
PRELIMINARY PLAT
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



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SEC TWP RANG: 26,27,35/18S/26E	VERTICAL DATUM: NAVD88
DATE: 2024-12-16	JOB NO.: 1837-23

SHEET NUMBER:
C3.01





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MARK	DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS	
12/05/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	

DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
PRELIMINARY PLAT
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

ENGINEER OF RECORD

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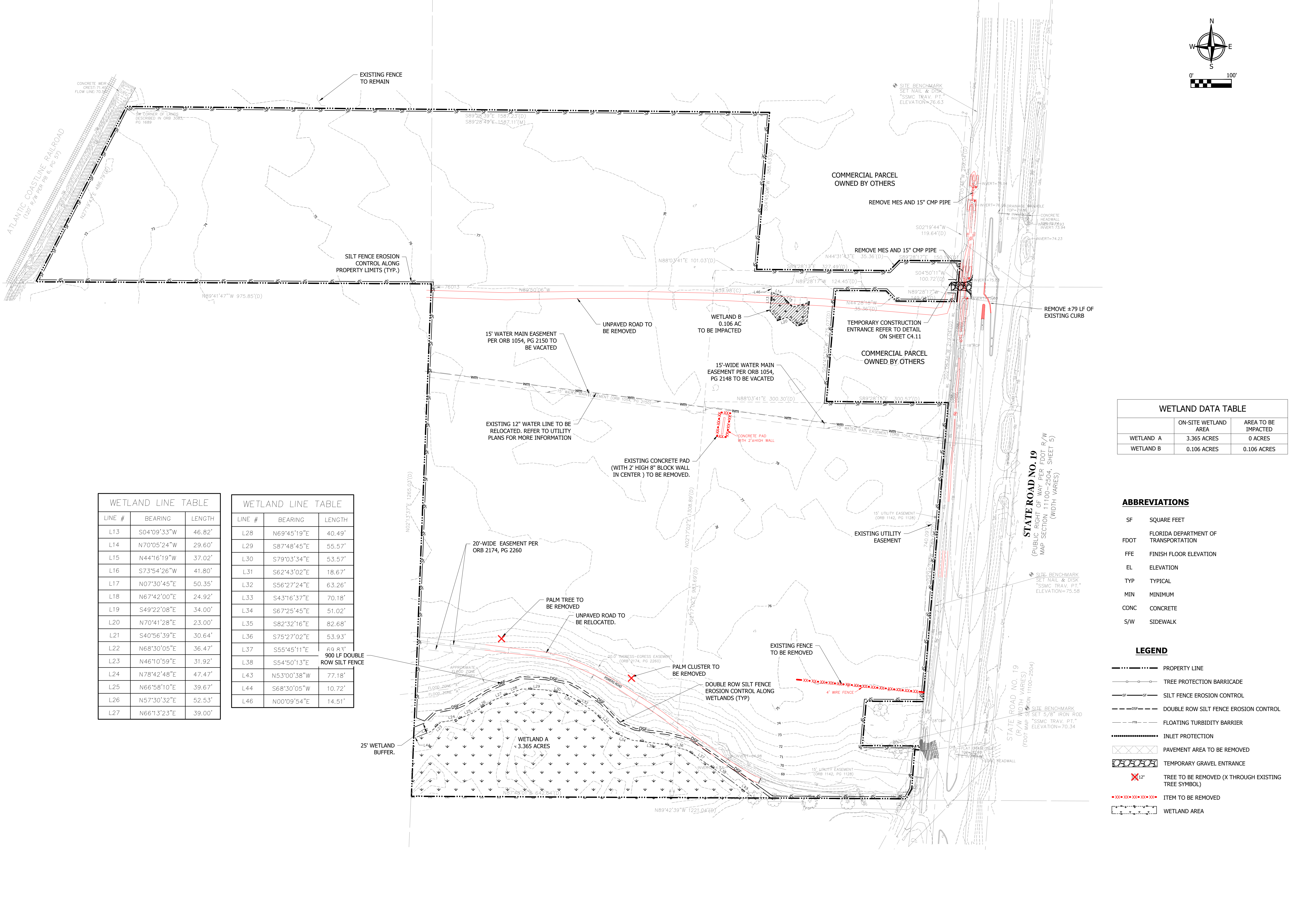
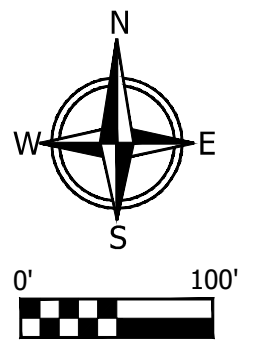
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12060C0202E
DATED 12/18/2012

SEC TWP RING: 26.27, 35/18S/26E
VERTICAL DATUM: NAVD88

DATE: 2024-12-16
JOB NO.: 1837-23

SHEET NUMBER:

C4.01



LINE #	BEARING	LENGTH
L13	S04°09'33"W	46.82'
L14	N70°05'24"W	29.60'
L15	N44°16'19"W	37.02'
L16	S73°54'26"W	41.80'
L17	N07°30'45"E	50.35'
L18	N67°42'00"E	24.92'
L19	S49°22'08"E	34.00'
L20	N70°41'28"E	23.00'
L21	S40°56'39"E	30.64'
L22	N68°30'05"E	36.47'
L23	N46°10'59"E	31.92'
L24	N78°42'48"E	47.47'
L25	N66°58'10"E	39.67'
L26	N57°30'32"E	52.53'
L27	N66°13'23"E	39.00'

LINE #	BEARING	LENGTH
L28	N69°45'19"E	40.49'
L29	S87°48'45"E	55.57'
L30	S79°03'34"E	53.57'
L31	S62°43'02"E	18.67'
L32	S56°27'24"E	63.26'
L33	S43°16'37"E	70.18'
L34	S67°25'45"E	51.02'
L35	S82°32'16"E	82.68'
L36	S75°27'02"E	53.93'
L37	S55°45'11"E	69.83'
L38	S54°50'13"E	90 LF DOUBLE ROW SILT FENCE
L43	N53°00'38"W	77.18'
L44	S68°30'05"W	10.72'
L46	N00°09'54"E	14.51'

	ON-SITE WETLAND AREA	AREA TO BE IMPACTED
WETLAND A	3.365 ACRES	0 ACRES
WETLAND B	0.106 ACRES	0.106 ACRES

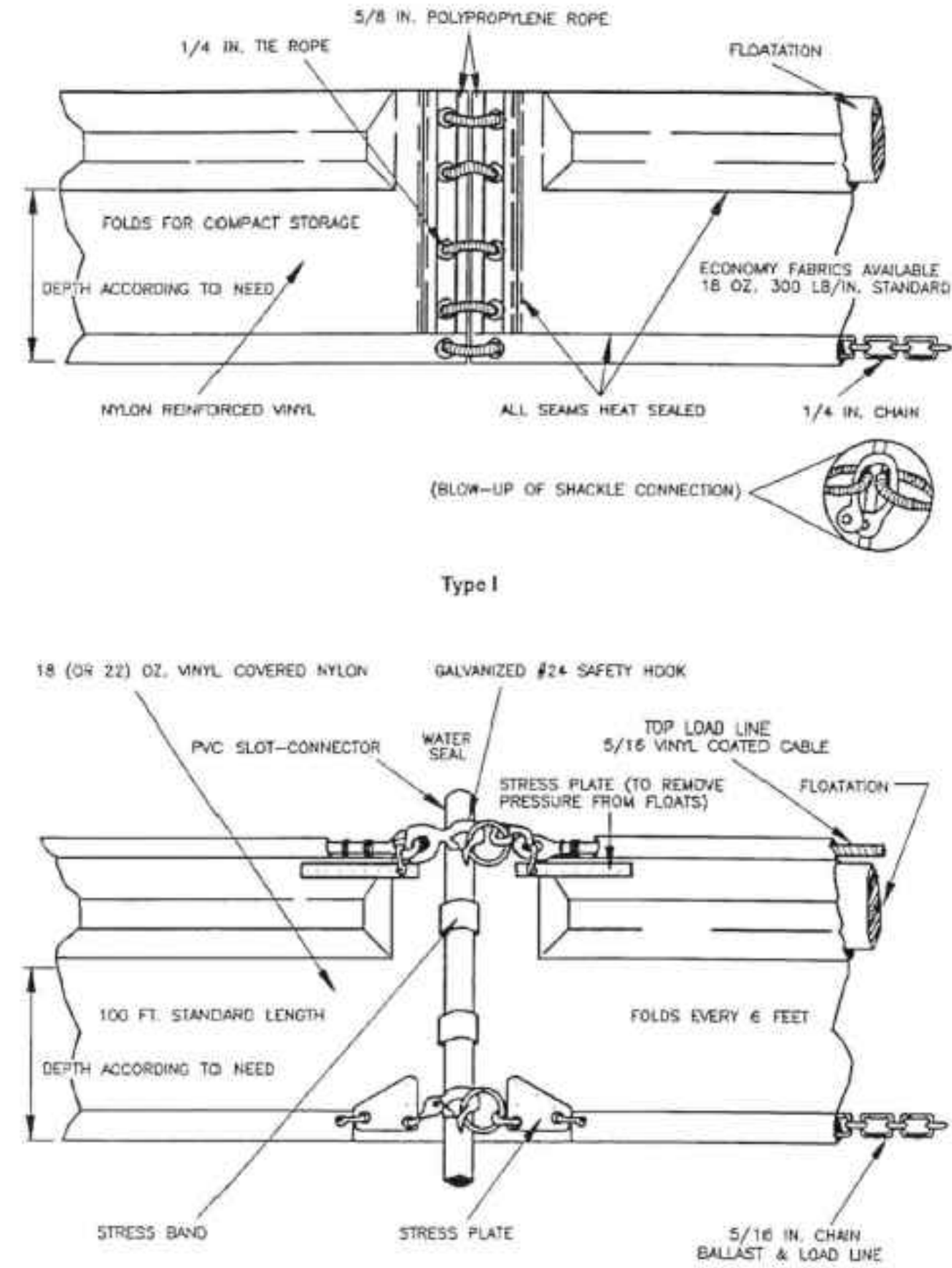
ABBREVIATIONS

- SF SQUARE FEET
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FFE FINISH FLOOR ELEVATION
- EL ELEVATION
- TYP TYPICAL
- MIN MINIMUM
- CONC CONCRETE
- S/W SIDEWALK

LEGEND

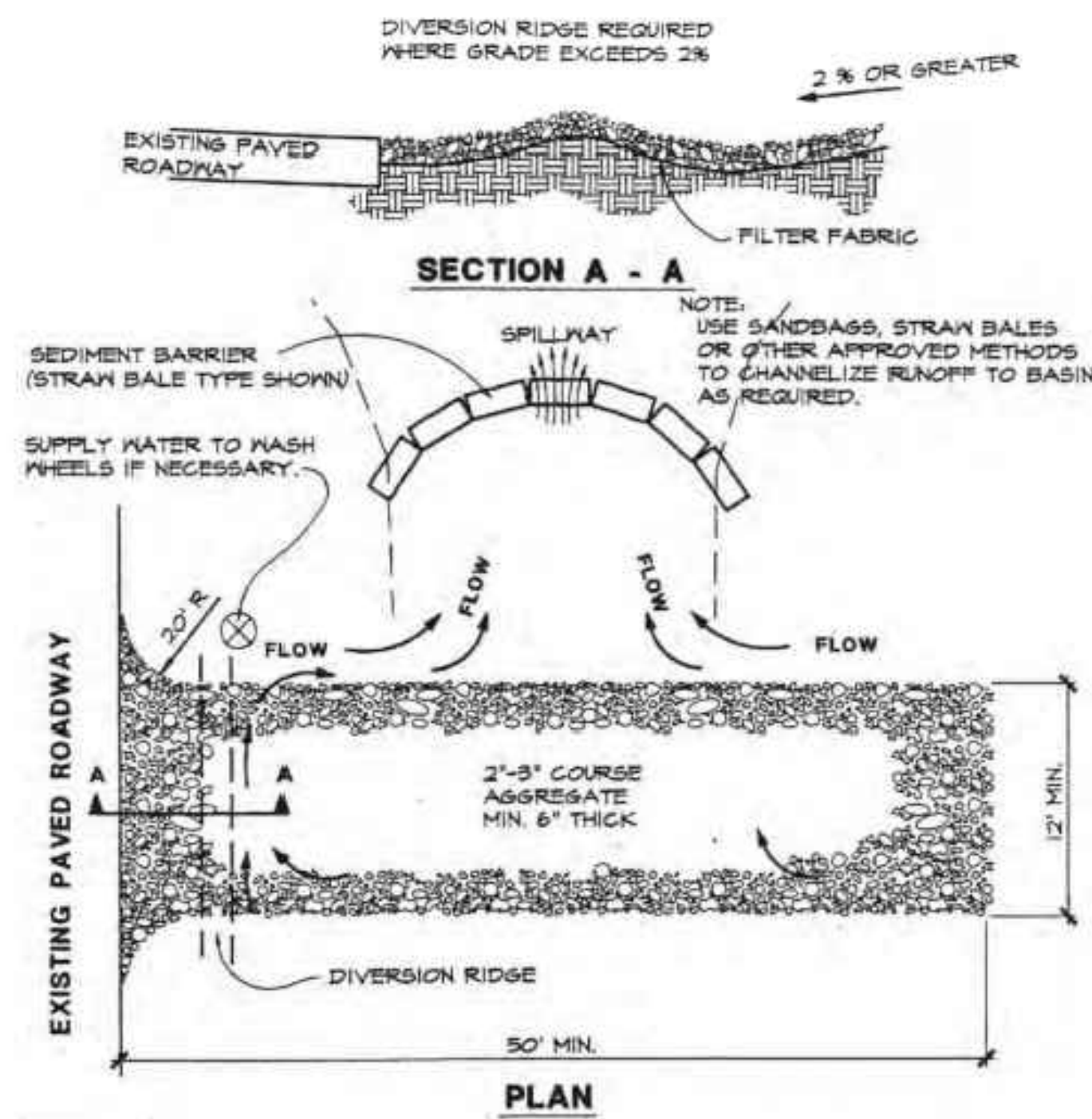
- PROPERTY LINE
- TREE PROTECTION BARRICADE
- SILT FENCE EROSION CONTROL
- DOUBLE ROW SILT FENCE EROSION CONTROL
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION
- PAVEMENT AREA TO BE REMOVED
- TEMPORARY GRAVEL ENTRANCE
- TREE TO BE REMOVED (X THROUGH EXISTING TREE SYMBOL)
- ITEM TO BE REMOVED
- WETLAND AREA

Z:\SHARED\1000 PROJECTS\1837-23 EUSTIS RESIDENTIAL\DWG\09 PRE PLAT\1837-C4.0 DEMO SWPPP.DWG PLOT DATE:2024-12-16 17:00:21



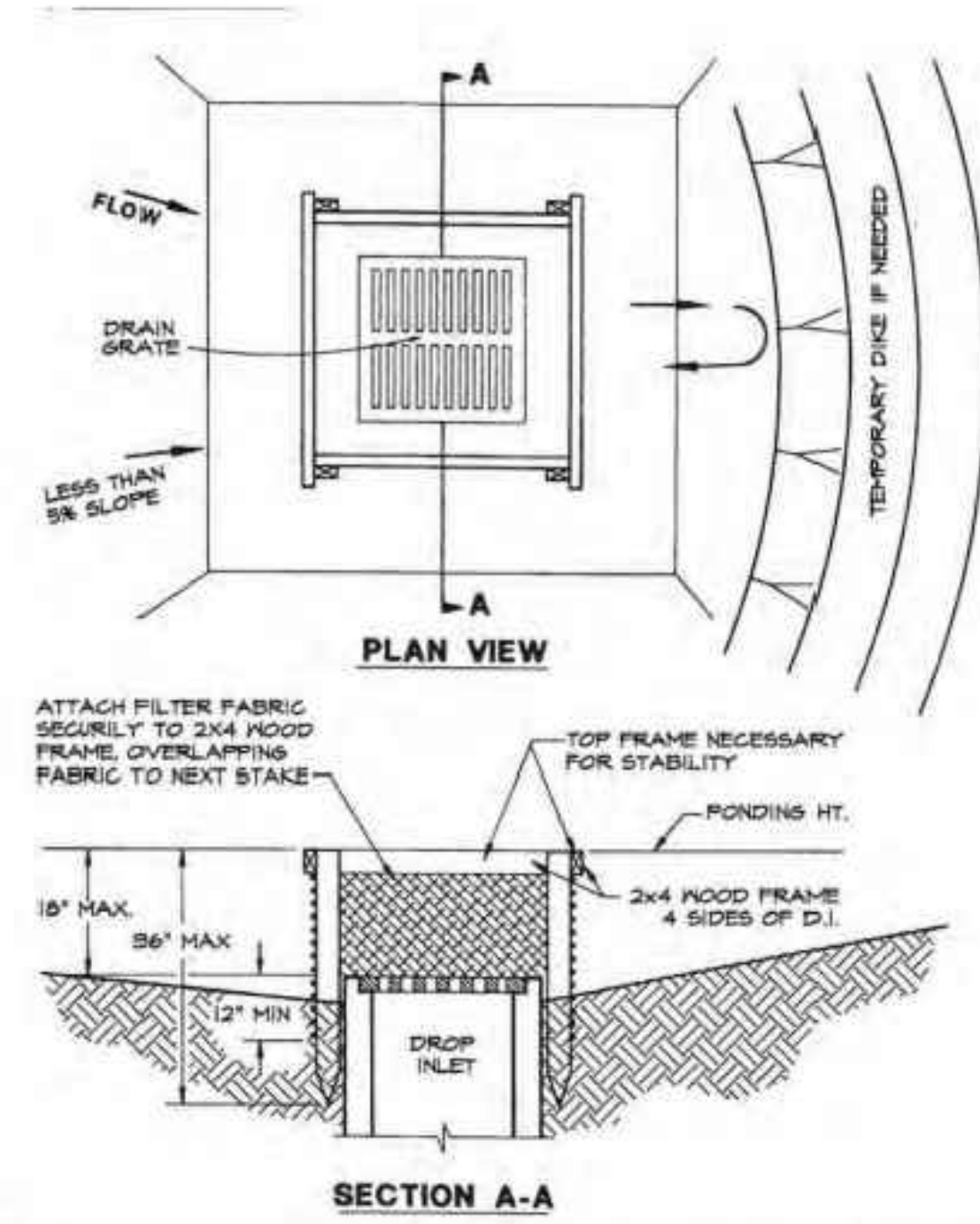
FLOATING TURBIDITY BARRIER - TYPE 1 & 2

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



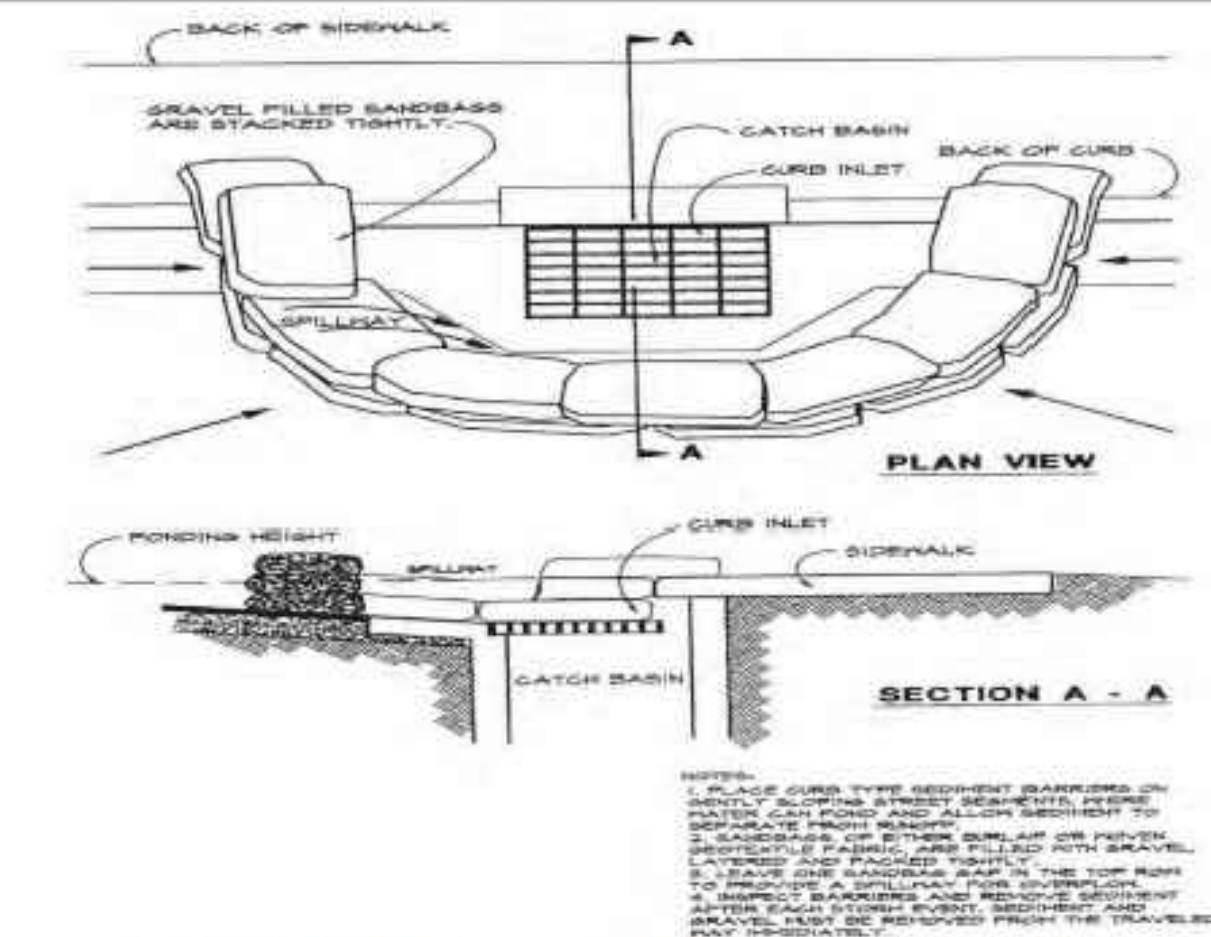
CONSTRUCTION ENTRANCE

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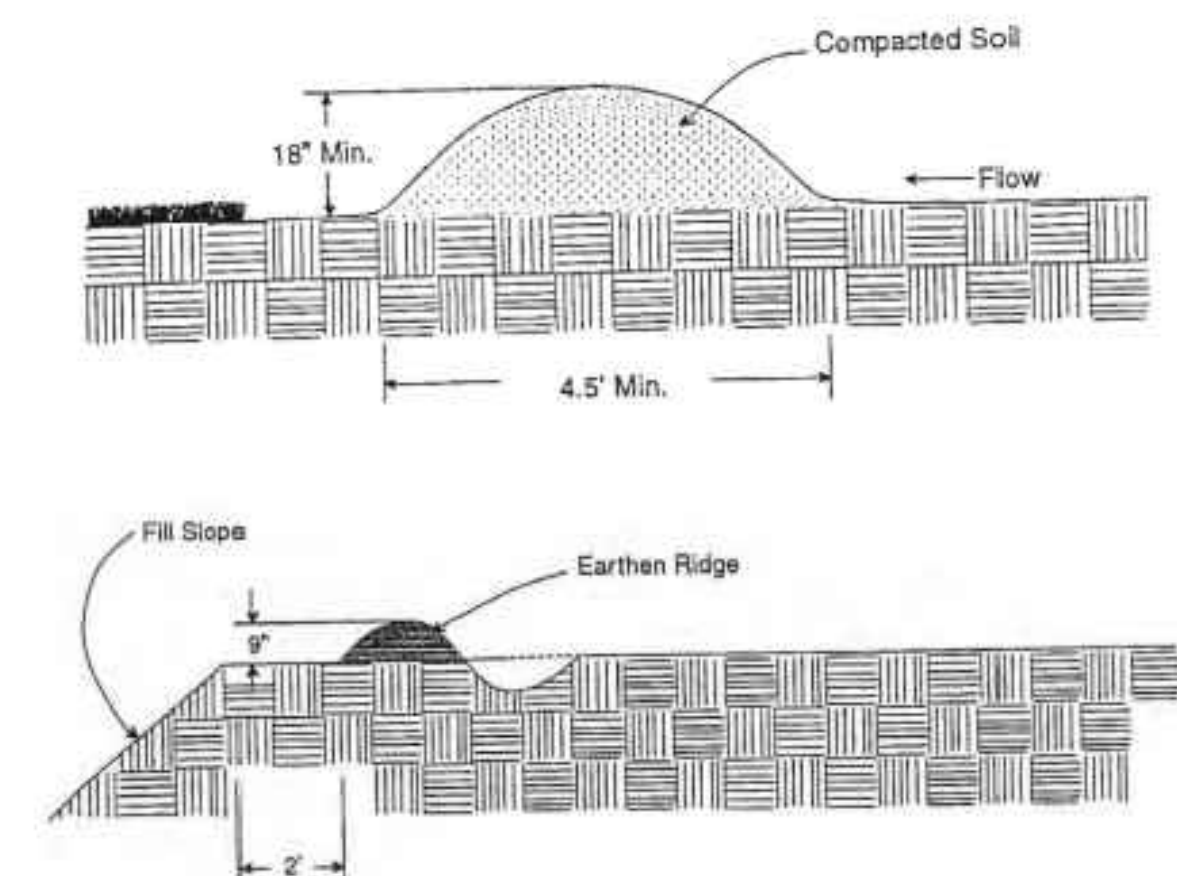
DROP INLET PROTECTION

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



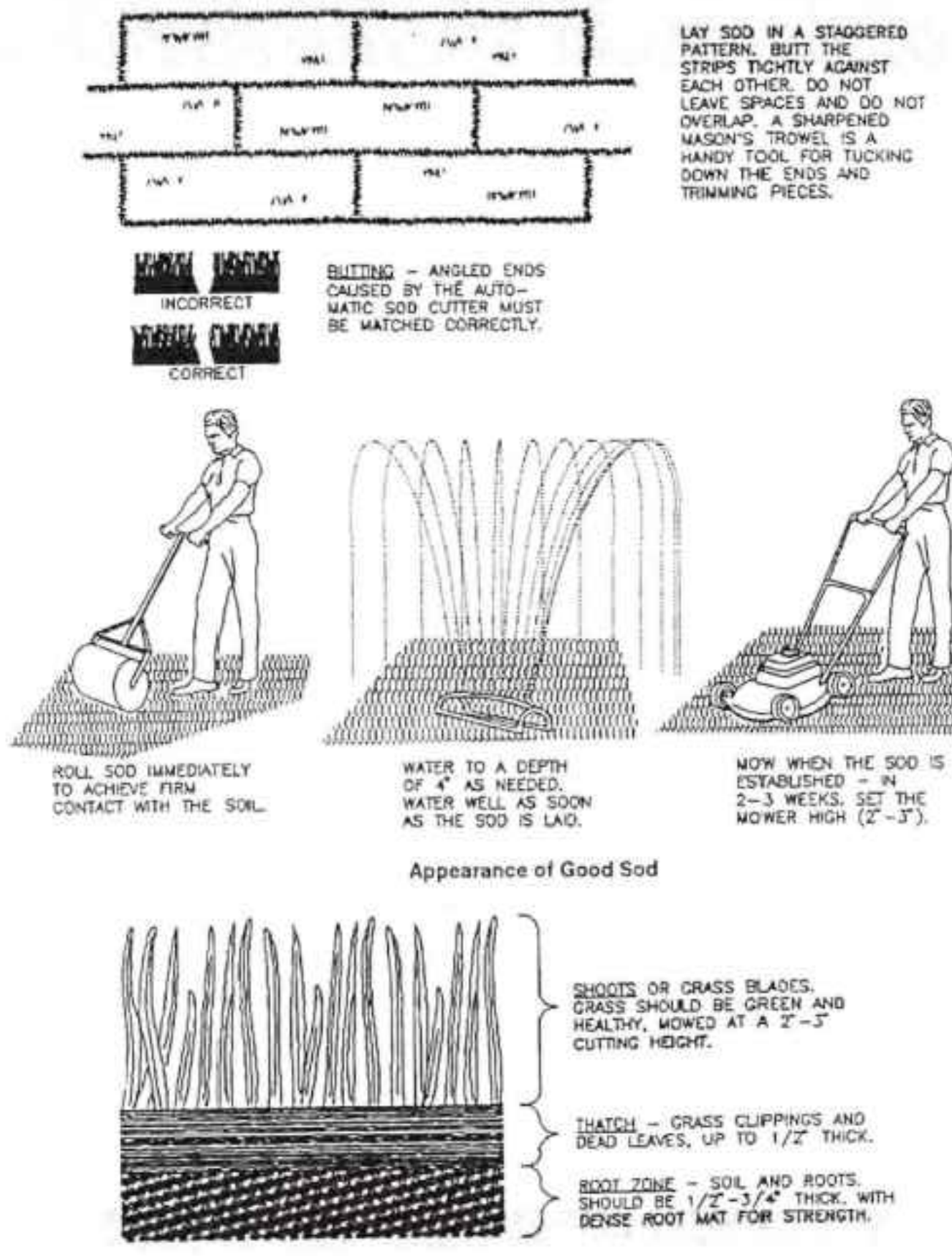
CURB INLET SEDIMENT BARRIER

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



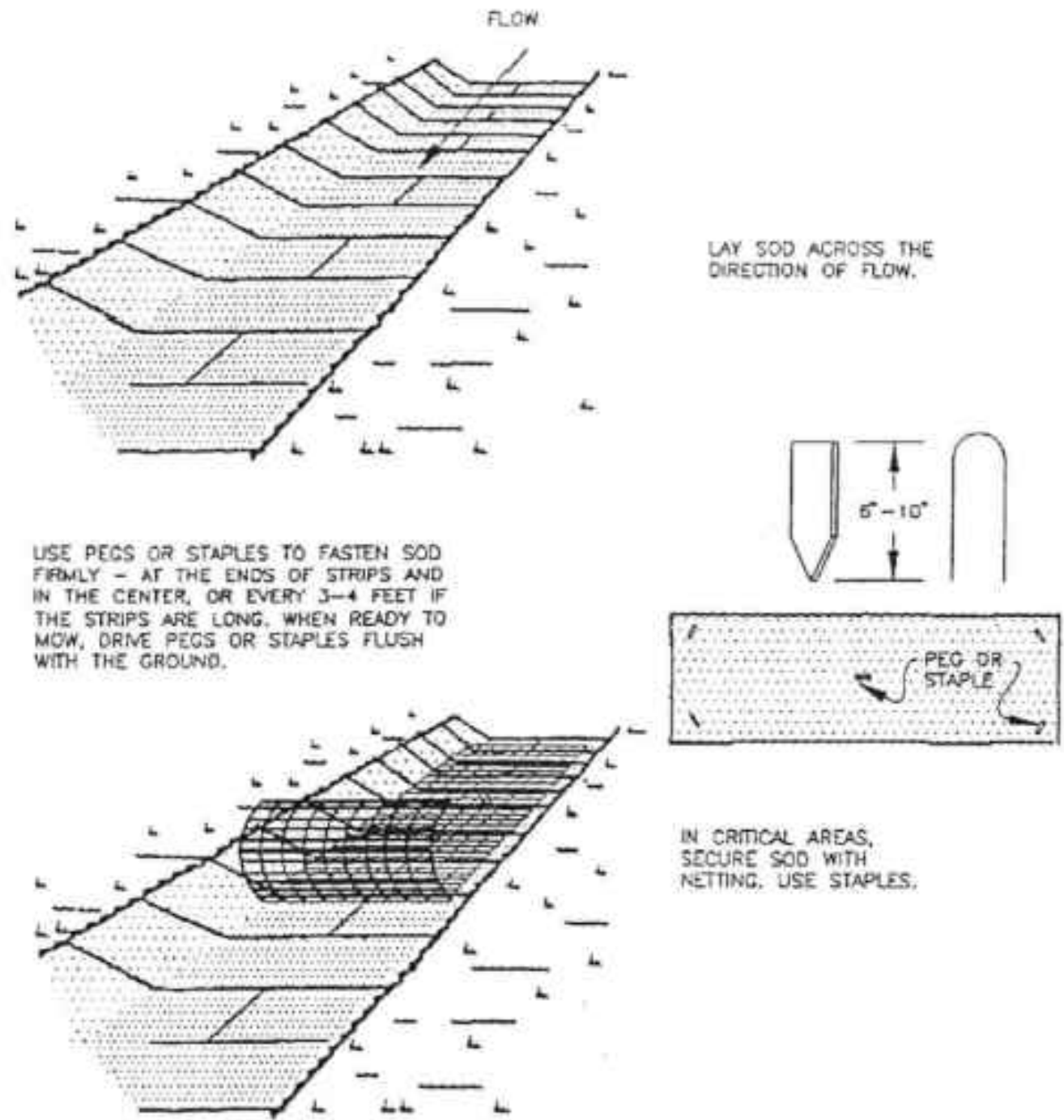
TEMPORARY DIVERSION BERMS

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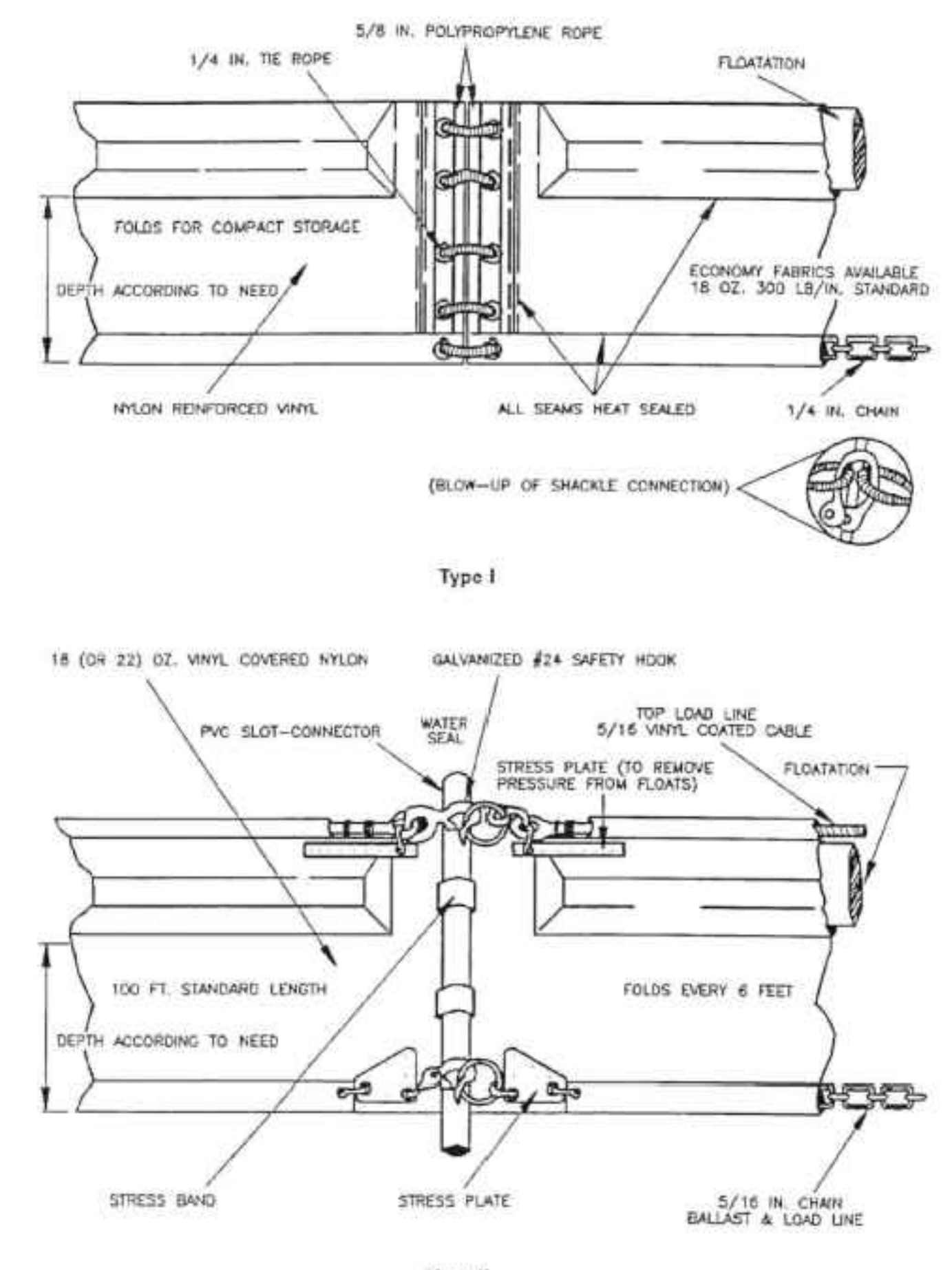
SODDING

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SODDING SWALES

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



FLOATING TURBIDITY BARRIER - TYPE 1 & 2

N.T.S., FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL



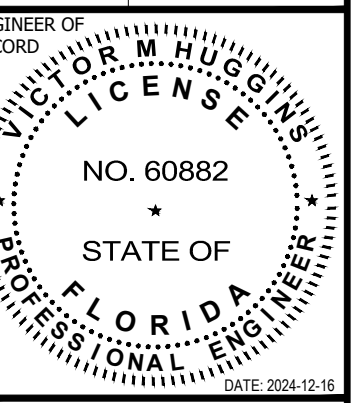
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MARK	DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS	
12/05/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	

STORMWATER POLLUTION PREVENTION
DETAILS
PRELIMINARY PLAN
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



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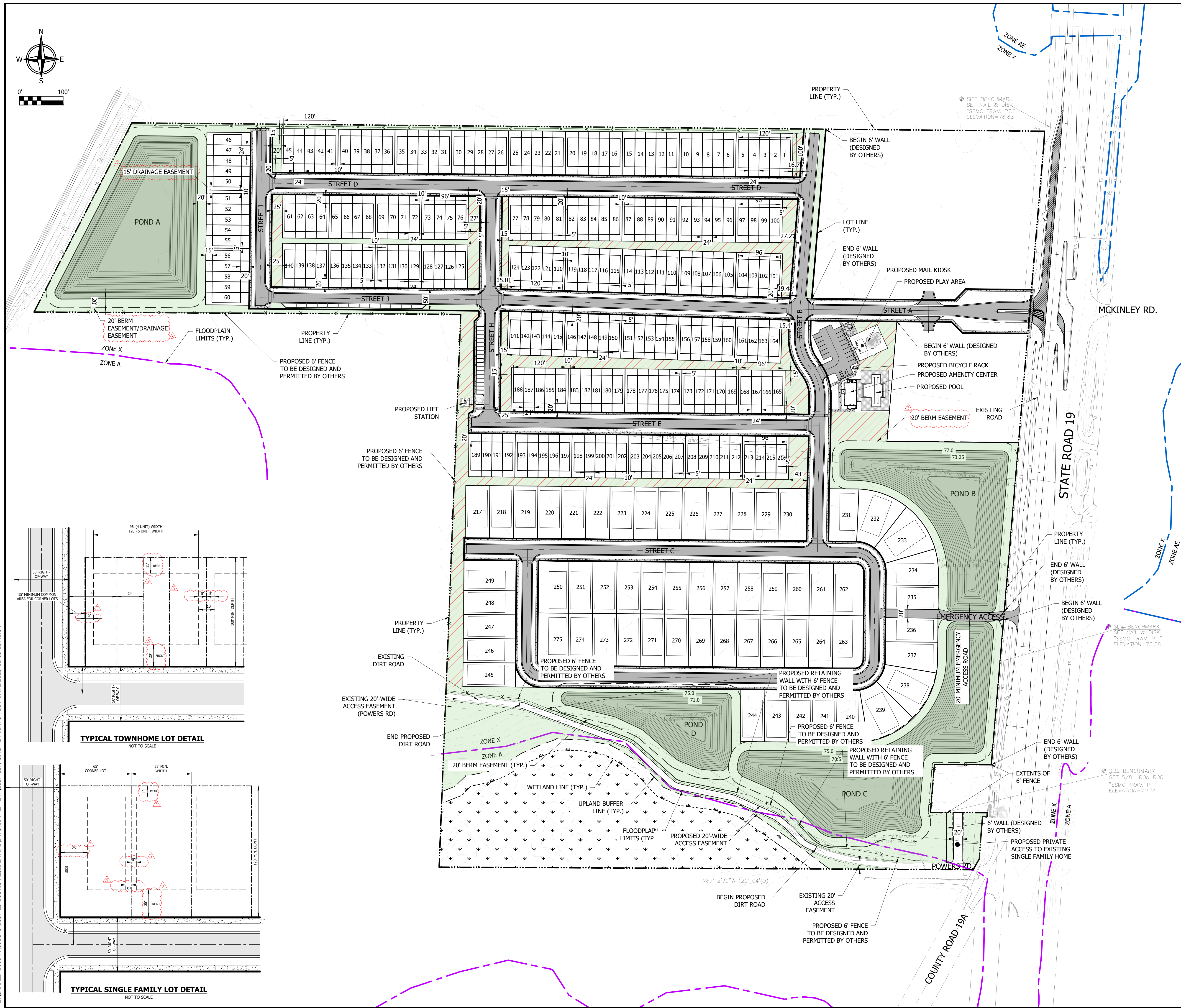
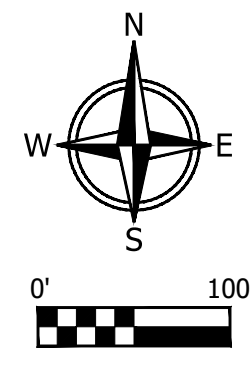
FLOOD ZONE: FEMA MAP #:
X & A 1206C0215E
1206C020E
DATED 12/18/2012

SEC TWP RING: 26,27,35/18S/26E
VERTICAL DATUM: NAVD88

DATE: 2024-12-16 JOB NO: 1837-23

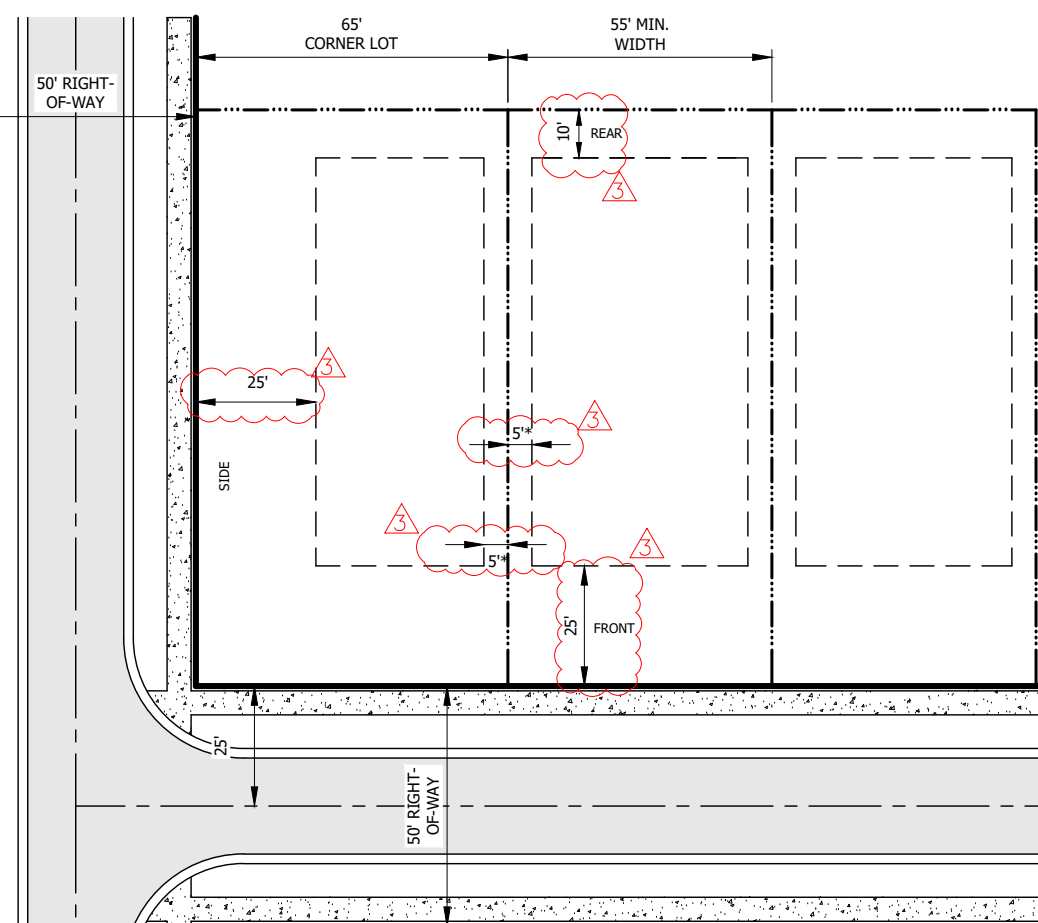
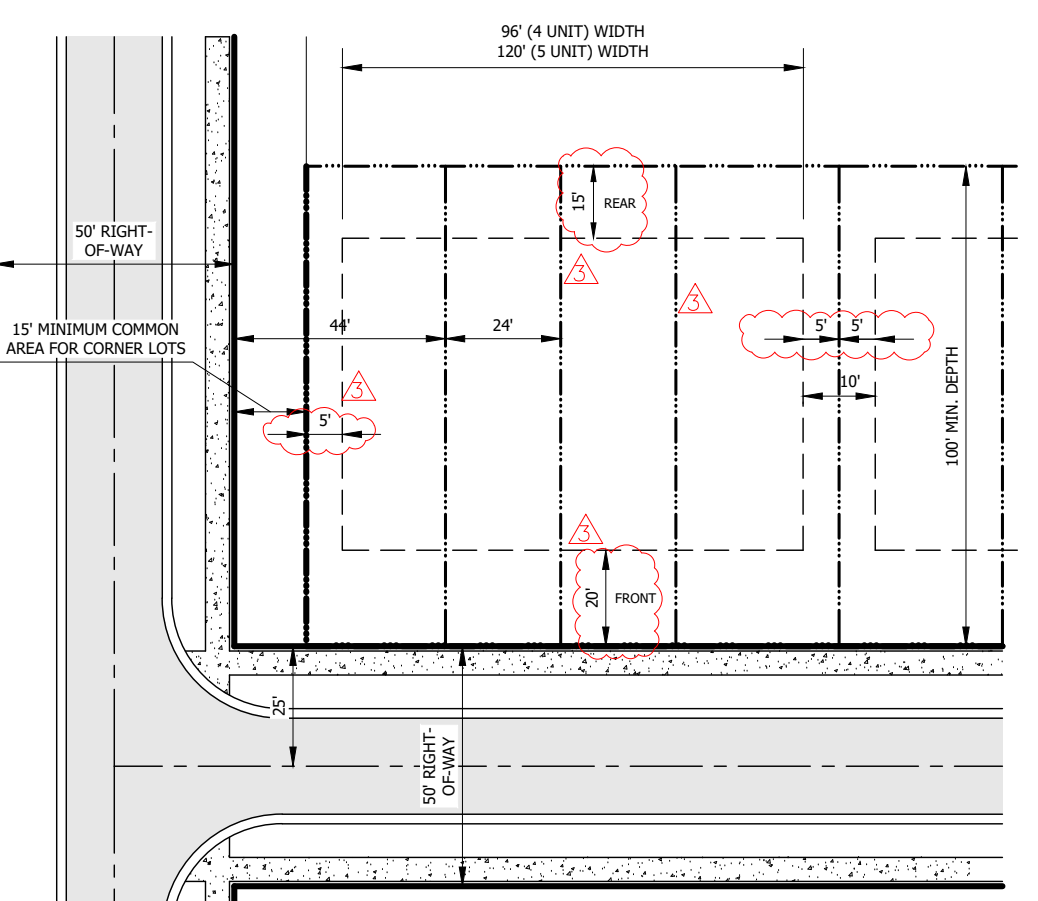
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SITE DATA	
LCPA PARCEL ID #'S:	26-18-26-0003-000-02803 27-18-26-0004-000-01200 35-18-26-0002-000-02800
TOTAL PROPERTY AREA:	51.87 AC
CONSERVATION AREA:	3.70 AC
NET DEVELOPABLE AREA:	48.17 AC
FEMA FLOOD ZONE DESIGNATION:	X & A
* PER FIRM MAP #'S 12069C0215E & 12069C0220E X, DATED 12/18/2012	
EXISTING LAND USE DISTRICT:	MCR - MIXED COMMERCIAL / RESIDENTIAL
CONTROLLING LAND USE DISTRICT:	MCI - MIXED COMMERCIAL / INDUSTRIAL GC - GENERAL COMMERCIAL
EXISTING DESIGN DISTRICT:	SUBURBAN NEIGHBORHOOD SUBURBAN CORRIDOR
CONTROLLING DESIGN DISTRICT:	SUBURBAN NEIGHBORHOOD
ADJACENT LAND USE DISTRICT:	NORTH: PI (CITY OF EUSTIS) EAST: GI (EUSTIS) & URBAN LOW (LAKE CO) SOUTH: GC (EUSTIS) & URBAN LOW (LAKE CO) WEST: RURAL TRANSITION (LAKE CO)
PROPOSED UNITS:	55' SINGLE FAMILY DETACHED: 59 HOUSE LOTS 24' TOWNHOMES: 216 TOWNHOUSE LOTS TOTAL: 275
MAXIMUM ALLOWABLE DENSITY:	12 DU/AC
PROPOSED DENSITY:	5.3 DU/AC
HOUSE LOT REQUIREMENTS:	MIN WIDTH: 55' MIN DEPTH: 120' MIN LOT SIZE: 6,600 SF MAX PRINCIPAL BUILDING HEIGHT: 3 STORIES
TOWNHOUSE LOT REQUIREMENTS:	MIN WIDTH: 22' MAX WIDTH: 32' MIN DEPTH: 80' MIN LOT SIZE: 1,760' MAX PRINCIPAL BUILDING HEIGHT: 3 STORIES
HOUSE LOT SETBACKS:	FRONT YARD: 25' MIN REAR YARD: 10' MIN SIDE YARD: 5' MIN
TOWNHOUSE LOT SETBACKS:	FRONT YARD: 20' MAX (18' MIN WITH DRIVEWAYS) REAR YARD: 15' MIN SIDE YARD: 5'
AMENITY CENTER AREA:	4,032 SF
PARKING MATRX FOR AMENITY CENTER:	1 PER 10,000 SF OF LAND AREA
REQUIRED PARKING STALLS:	1
PROVIDED PARKING STALLS:	47
REQUIRED OPEN SPACE:	48.17 AC x 25% = 12.04 AC
PROPOSED OPEN SPACE:	14.93 AC
REQUIRED PARK AREA:	275 LOTS / 50 LOTS x 0.50 AC = 2.86 AC
PROPOSED PARK AREA:	2.90 AC
SOLID WASTE DISPOSAL TYPE:	ROLL OUT BINS - AND FOR AMENITY CENTER
IMPERVIOUS AREA:	REFER TO STORMWATER REPORT

- NOTES**
1. WATER SERVICE PROVIDED BY CITY OF EUSTIS
 2. RECLAIMED SERVICE NOT AVAILABLE - DRY LINES REQUIRED BY CITY OF EUSTIS FOR FUTURE CONNECTION
 3. SANITARY SERVICE PROVIDED BY CITY OF EUSTIS
 4. AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES
 5. DEVELOPMENT TO BE CONSTRUCTED IN A SINGLE PHASE



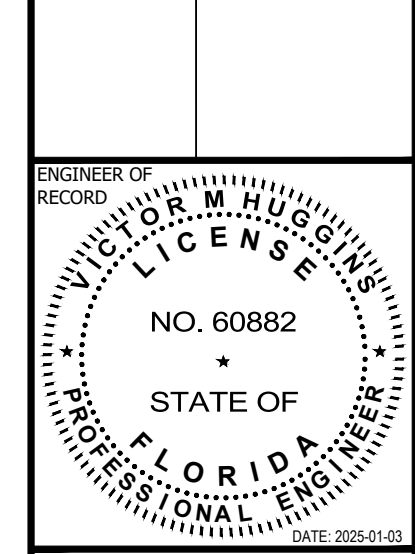
LEGEND	
	PROPERTY LINE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	PARKING SPACE QUANTITY
	DETECTABLE WARNING SURFACE
	CURB RAMP TYPE PER FDOT INDEX 522-0023
	SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
	DRAINAGE INLET REFER TO GRADING PLAN SHEET
	LOT NUMBER
	OPEN SPACE AREA
	PARK AREA



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DATE	DESCRIPTION
01/30/24	PER CITY OF EUSTIS COMMENTS
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11/28/23	UPDATED GRADING AND STORM

SITE PLAN - OVERALL
PRELIMINARY PLAN
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



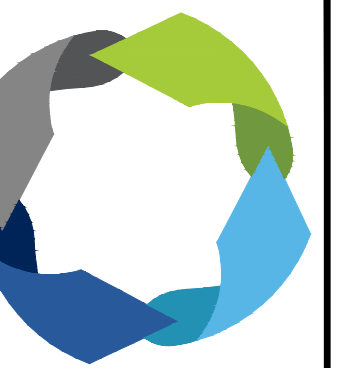
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FLOOD ZONE: X & A
FEMA PANEL MAP #: 12069C0215E 12069C0220E DATED 12/18/2012
SEC TYP RING: 26,27,35/18S/26E
VERTICAL DATUM: NAVD88
DATE: 2025-01-03
JOB NO.: 1837-23
SHEET NUMBER: C5.01

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UTILITY PLAN - OVERALL
PRELIMINARY PLAT
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

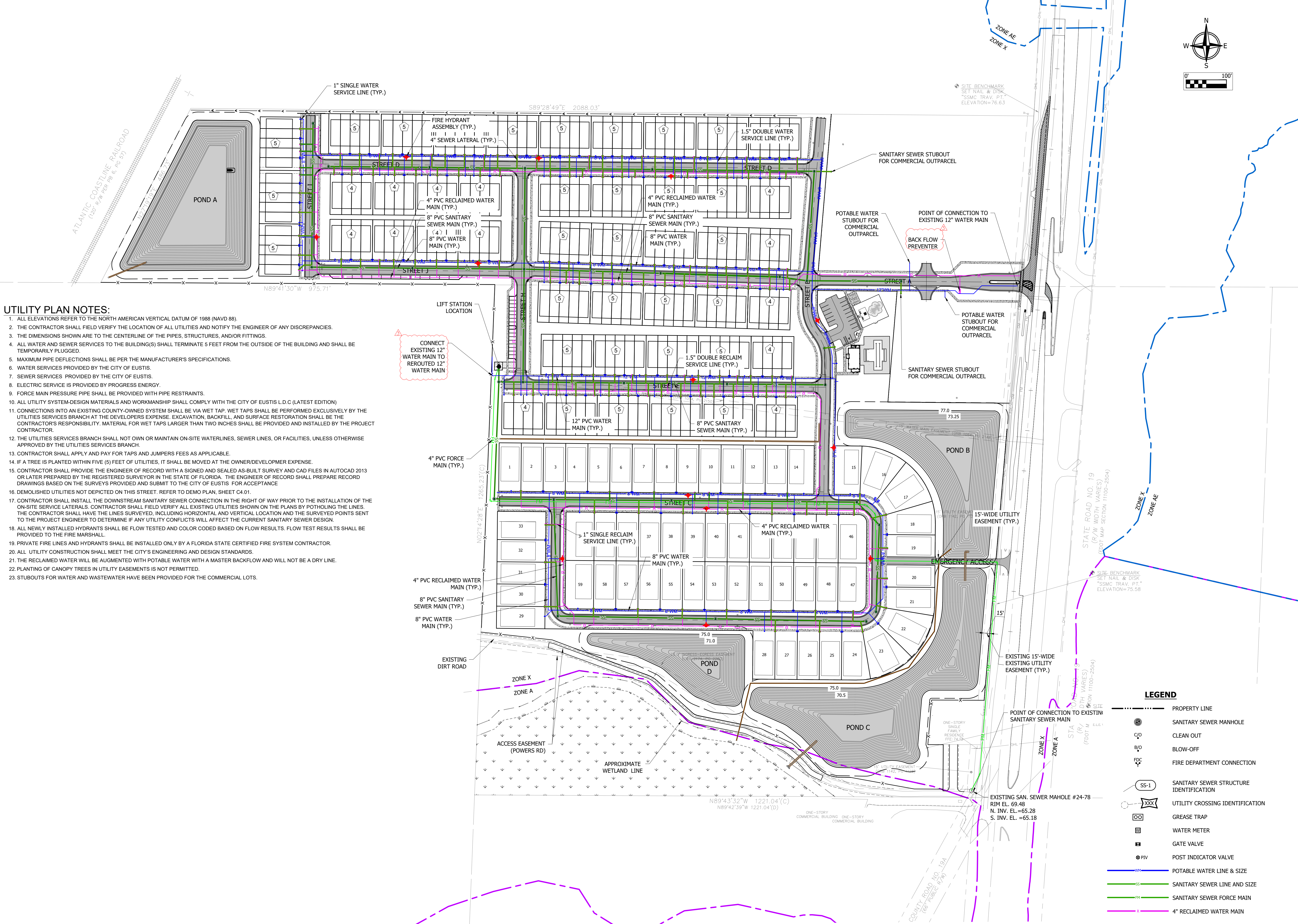
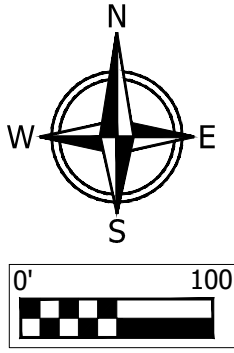
ENGINEER OF RECORD

 ENGINEER OF RECORD SIGNATURE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR M. HIGGINS, P.E. 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.

FLOOD ZONE: X & A
 SEC TWP RING: 26, 27, 35/18S/26E
 DATE: 2024-12-16
 SHEET NUMBER: C6.01



UTILITY PLAN NOTES:

- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE PIPES, STRUCTURES, AND/OR FITTINGS.
- ALL WATER AND SEWER SERVICES TO THE BUILDING(S) SHALL TERMINATE 5 FEET FROM THE OUTSIDE OF THE BUILDING AND SHALL BE TEMPORARILY PLUGGED.
- MAXIMUM PIPE DEFLECTIONS SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
- WATER SERVICES PROVIDED BY THE CITY OF EUSTIS.
- SEWER SERVICES PROVIDED BY THE CITY OF EUSTIS.
- ELECTRIC SERVICE IS PROVIDED BY PROGRESS ENERGY.
- FORCE MAIN PRESSURE PIPE SHALL BE PROVIDED WITH PIPE RESTRAINTS.
- ALL UTILITY SYSTEM-DESIGN MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CITY OF EUSTIS L.D.C (LATEST EDITION)
- CONNECTIONS INTO AN EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
- THE UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN ON-SITE WATERLINES, SEWER LINES, OR FACILITIES, UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICES BRANCH.
- CONTRACTOR SHALL APPLY AND PAY FOR TAPS AND JUMPERS FEES AS APPLICABLE.
- IF A TREE IS PLANTED WITHIN FIVE (5) FEET OF UTILITIES, IT SHALL BE MOVED AT THE OWNER/DEVELOPER EXPENSE.
- CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH A SIGNED AND SEALED AS-BUILT SURVEY AND CAD FILES IN AUTOCAD 2013 OR LATER PREPARED BY THE REGISTERED SURVEYOR IN THE STATE OF FLORIDA. THE ENGINEER OF RECORD SHALL PREPARE RECORD DRAWINGS BASED ON THE SURVEYS PROVIDED AND SUBMIT TO THE CITY OF EUSTIS FOR ACCEPTANCE.
- DEMOLISHED UTILITIES NOT DEPICTED ON THIS STREET. REFER TO DEMO PLAN, SHEET C4.01.
- CONTRACTOR SHALL INSTALL THE DOWNSTREAM SANITARY SEWER CONNECTION IN THE RIGHT OF WAY PRIOR TO THE INSTALLATION OF THE ON-SITE SERVICE LATERALS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT-HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.
- ALL NEWLY INSTALLED HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS. FLOW TEST RESULTS SHALL BE PROVIDED TO THE FIRE MARSHALL.
- PRIVATE FIRE LINES AND HYDRANTS SHALL BE INSTALLED ONLY BY A FLORIDA STATE CERTIFIED FIRE SYSTEM CONTRACTOR.
- ALL UTILITY CONSTRUCTION SHALL MEET THE CITY'S ENGINEERING AND DESIGN STANDARDS.
- THE RECLAIMED WATER WILL BE AUGMENTED WITH POTABLE WATER WITH A MASTER BACKFLOW AND WILL NOT BE A DRY LINE.
- PLANTING OF CANOPY TREES IN UTILITY EASEMENTS IS NOT PERMITTED.
- STUBOUTS FOR WATER AND WASTEWATER HAVE BEEN PROVIDED FOR THE COMMERCIAL LOTS.

LEGEND

- PROPERTY LINE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- BLOW-OFF
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER STRUCTURE IDENTIFICATION
- UTILITY CROSSING IDENTIFICATION
- GREASE TRAP
- WATER METER
- GATE VALVE
- POST INDICATOR VALVE
- POTABLE WATER LINE & SIZE
- SANITARY SEWER LINE AND SIZE
- SANITARY SEWER FORCE MAIN
- 4" RECLAIMED WATER MAIN

Z:\SHARED\1000 PROJECTS\1837-23 EUSTIS RESIDENTIAL\DWG\09 PRE PLAT\1837 C6.0 UTIL PLANDWG PLOT DATE:2024-12-16 17:04:13



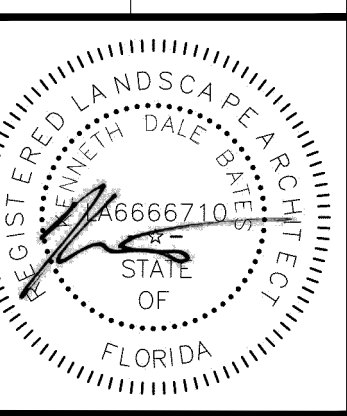
LANDIS EVANS + PARTNERS
www.landisevans.com

3810 NORTHDALE BLVD. SUITE 100
TAMPA, FLORIDA 33624
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

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MARK	DATE	DESCRIPTION
12/05/23	PER DRC COMMENTS	
11/28/23	UPDATED GRADING AND STORM	
		ISSUE

OVERALL LANDSCAPE BUFFER PLAN
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA



811 Know what's below. Call before you dig.
FOR THE LOCATION OF UNDERGROUND UTILITIES

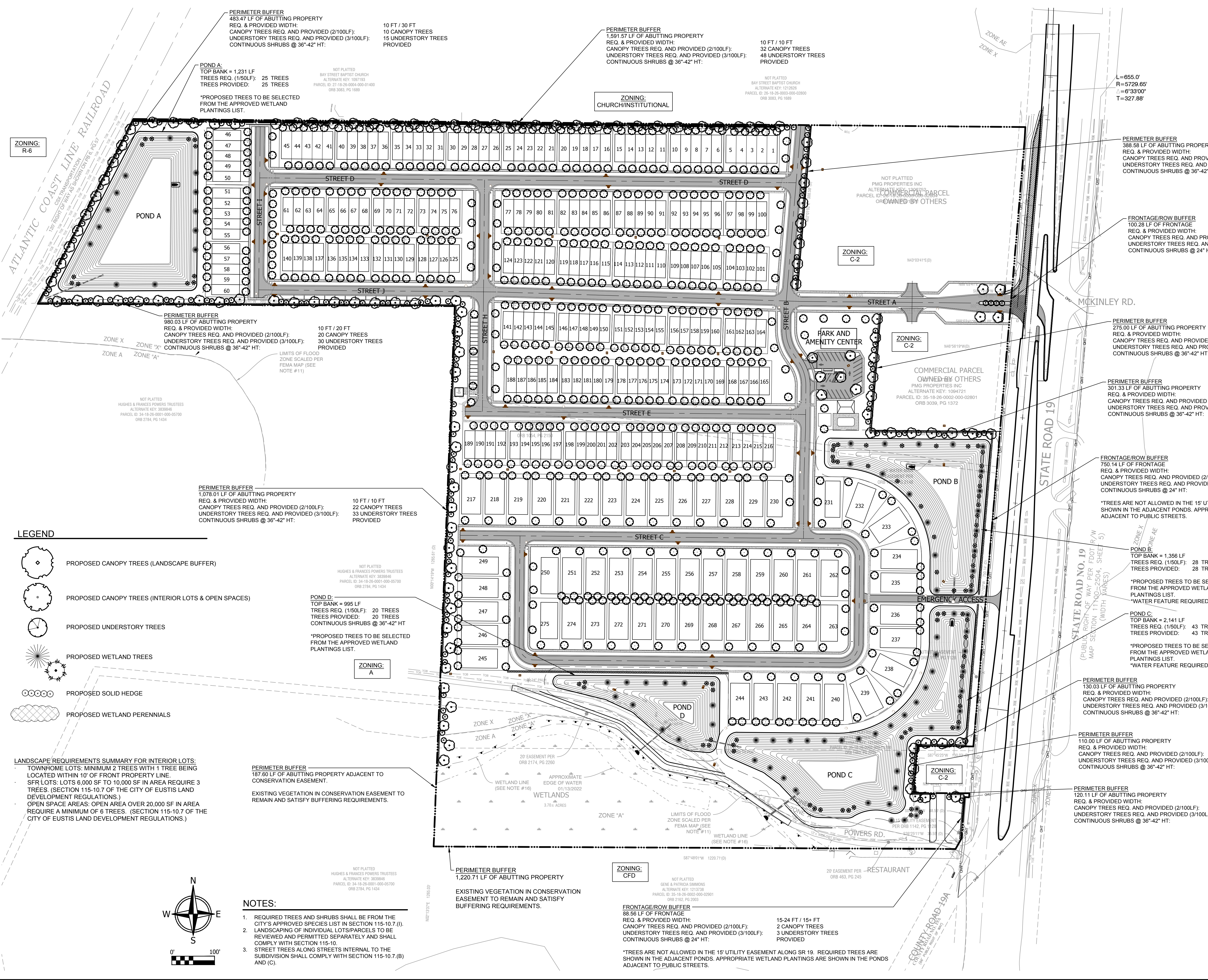
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FLOOD ZONE: X & A
PANEL MAP NO: 12069C0215E
12069C0215E
DATED: 12/18/2012

SEC TWP/RNG: 26,27,35/18S/26E
VERTICAL DATUM: NAVD88

DATE: 2024-11-07
JOB NO.: 1837-23

SHEET NUMBER: L-1



ZONING: R-6

ZONING: CHURCH/INSTITUTIONAL

ZONING: C-2

ZONING: C-2

ZONING: C-2

ZONING: A

ZONING: C-2

ZONING: CFD

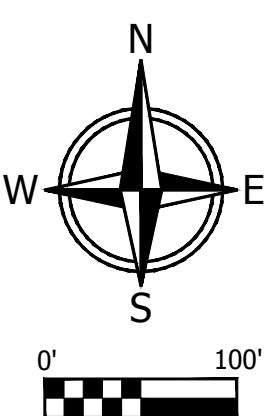
LEGEND

- PROPOSED CANOPY TREES (LANDSCAPE BUFFER)
- PROPOSED CANOPY TREES (INTERIOR LOTS & OPEN SPACES)
- PROPOSED UNDERSTORY TREES
- PROPOSED WETLAND TREES
- PROPOSED SOLID HEDGE
- PROPOSED WETLAND PERENNIALS

LANDSCAPE REQUIREMENTS SUMMARY FOR INTERIOR LOTS:
TOWNHOME LOTS: MINIMUM 2 TREES WITH 1 TREE BEING LOCATED WITHIN 10' OF FRONT PROPERTY LINE.
SFR LOTS: LOTS 6,000 SF TO 10,000 SF IN AREA REQUIRE 3 TREES. (SECTION 115-10.7 OF THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.)
OPEN SPACE AREAS: OPEN AREA OVER 20,000 SF IN AREA REQUIRE A MINIMUM OF 6 TREES. (SECTION 115-10.7 OF THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS.)

NOTES:

- REQUIRED TREES AND SHRUBS SHALL BE FROM THE CITY'S APPROVED SPECIES LIST IN PARCEL 115-10.7.(I).
- LANDSCAPING OF INDIVIDUAL LOTS/PARCELS TO BE REVIEWED AND PERMITTED SEPARATELY AND SHALL COMPLY WITH SECTION 115-10.
- STREET TREES ALONG STREETS INTERNAL TO THE SUBDIVISION SHALL COMPLY WITH SECTION 115-10.7.(B) AND (C).



I:\USERS\KENNIBATES\LIBRARY\CLOUDSTORAGE\EGNTE\EDG\OFFICE\SHARED\PROJECTS\2023\EUSTIS RESIDENTIAL - EUSTIS FL\EUSTIS CONCEPT PLUNG PLAN 2024-05-22.DWG PLOT DATE:2024-11-07