506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

TRC COFP Members:	**TRC Members:**
City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

REVISED AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
November 7, 2023
10:00AM

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from October 3, 2023 included for review/comment.

IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. <u>608 Leconte Minor Lot Split</u>

A request for a lot split to create two lots. Parcel 1 is proposed to be 14,809 square feet (0.339 acres), and Parcel 2 is proposed to be 12,679 square feet (0.291 acres). The property is zoned R-4 and the future land use is Single Family Medium Density.

B. <u>Mirror Lake Village Phase II -ISR PUD Amendment</u>

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall

subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

C. <u>Evolve at Grove Park Major Site Plan</u>

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as "The Hawthorne's". The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

D. <u>The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance</u>

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city's Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city's engineer, there is no objection-provided that post inspection services are provided by the pipe manufacturer.

<u>BOARD MEMBERS' COMMENTS:</u>

<u>PUBLIC COMMENTS</u>:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

<u>ADJOURNMENT</u>:

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TRC COFP Members:	**TRC Members:**
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MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
October 3, 2023
10:00AM

I. **MEETING START TIME: 10:04 am**

II. **MEMBERS PRESENT: Gary La Venia (City Manager), Brett Tobias (Halff Engineering), Robb Dicus (Public Works Director), Danny Bass (Building Official), Sharon Williams (Community Development Administrative Manager), Kelli Fielder (Certified Permit Tech), & Emily Church (Office Assistant).**

III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from September 5, 2023 included for review/comment.

IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. **<u>Mirror Lake Phase II – Minor Site Plan (Alternate Key 3897102)</u>**

Minor site plan submittal for approval of model home sales center and associated parking on lots 134, 135, and 136. Model homes will be constructed on lots 134 and 135 with temporary stabilized parking on lot 136. The project area acreage is 0.55 acres.

City Manager, City Engineer, and City Public Works had no issues. City Attorney had two comments relating to validity of school concurrency and a joinder agreement that is signed by the lender. School

concurrency was deemed valid based on construction activity photos. Item can be administratively approved upon receipt of joinder agreement signed by the lender. Nick Louloudis was present on behalf of the development and agreed to forward the joinder agreement.

B. Griffin Preserve – Annexation, Small Scale Comprehensive Plan Amendment, Rezoning, Planned Unit Development (Alternate Keys: 1287201 & 1287146)

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre, the maximum allowable development is 67 units.

Annexation
The subject site is adjacent to the City limits along the northeastern and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Small Scale Comprehensive Amendment
The proposed small scale comprehensive plan amendment consists of 16.755 + acres and is located east of US Highway 27/441 and east of Register Road. The subject property is currently zoned Lake County Zoned Regional Office and the proposed is City Zoning Single-Family Medium Density.

Rezoning/Planned Unit Development
The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

Applicant Steve Sloan was present for the meeting. The City Land Planner had two outstanding comments relating to perimeter landscape buffers and school concurrency reservation and City Attorney had comments related to possible edits to the Master Development Agreement relating to design standards.

Applicant is requesting that the school concurrency reservation wait until the property is annexed into the City and be submitted with Preliminary Plat. Applicant is asking if the landscape buffer can include the easement otherwise development is not feasible. City Manager and City Engineer agree those are reasonable requests, however, the Land Planner needs to review to determine their satisfaction.

City staff to disperse a copy of the Master Development Agreement to the applicant and to Public Works for review per City Attorney's comments related to section 5 of their Master Development Agreement related to design standards.

City Manager inquired if utility plans were sent and as yet they have not. Applicant is requesting a copy of utility maps for the City of Fruitland Park.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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ADJOURNMENT: 10:22 am

608 Leconte Street--Location Map

November 1, 2023

1:2,500

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

pointLayer

- Override 1

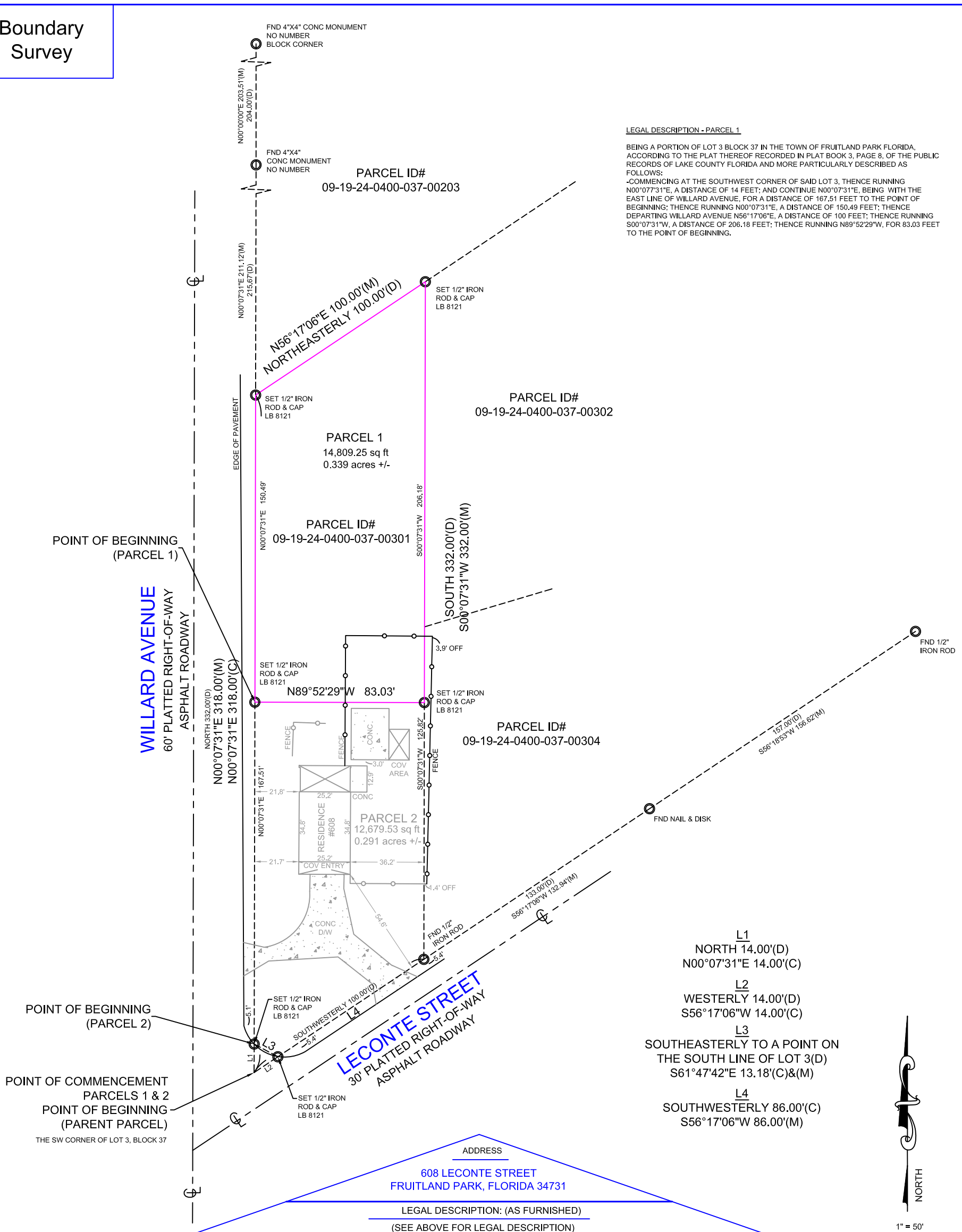
polygonLayer

- Override 1
- County Boundary
- Surrounding Counties
- Street Names
- Local Streets 5K
- Future Subdivision
- Future Lots
- Subdivision Boundaries
- Subdivision Blocks
- Subdivision Lot Numbers
- Subdivision Lots
- Building Footprints
- Address Locations

Lake BCC

Lake County Board of County Commissioners

Boundary Survey



LEGAL DESCRIPTION - PARCEL 1

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-COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUNNING N00°077'31"E, A DISTANCE OF 14 FEET; AND CONTINUE N00°07'31"E, BEING WITH THE EAST LINE OF WILLARD AVENUE, FOR A DISTANCE OF 167.51 FEET TO THE POINT OF BEGINNING; THENCE RUNNING N00°07'31"E, A DISTANCE OF 150.49 FEET; THENCE DEPARTING WILLARD AVENUE N56°17'06"E, A DISTANCE OF 100 FEET; THENCE RUNNING S00°07'31"W, A DISTANCE OF 206.18 FEET; THENCE RUNNING N89°52'29"W, FOR 83.03 FEET TO THE POINT OF BEGINNING.

L1
NORTH 14.00'(D)
N00°07'31"E 14.00'(C)

L2
WESTERLY 14.00'(D)
S56°17'06"W 14.00'(C)

L3
SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 3(D)
S61°47'42"E 13.18'(C)&(M)

L4
SOUTHWESTERLY 86.00'(C)
S56°17'06"W 86.00'(M)

ADDRESS

608 LECONTE STREET
FRUITLAND PARK, FLORIDA 34731

LEGAL DESCRIPTION: (AS FURNISHED)

(SEE ABOVE FOR LEGAL DESCRIPTION)

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEING S 56°17'06" W

LIST OF POSSIBLE ENCROACHMENTS: FENCES AS SHOWN

DLS #: D22-02-0134
CLIENT #:
FIELD DATE: 02/25/22
DRAFTER: DJC
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)

CONSTANTINE FLOREAN

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus
2. In compliance with F.A.C. 61G17-6,0031-4-E, If location of easements or rights-of-way of record, other than those on recorded plats, is required, this Information must be furnished to the surveyor and mapper
3. Fence ownership is not determined
4. No underground Improvements or structures were located by this survey, unless otherwise noted
5. This survey should not be used for construction purposes
6. Any septic tank or drainfield locations (If found) are approximate
7. Property lines and or improvements shown were physically located by field survey
8. Monuments found or set are shown
Calculated lines and Information are noted by (C)
9. Computations of lines and or data not found are shown as (C)
10. Accuracies obtained in this survey are greater than (rural) 1' in 5000', (suburban) 1' in 7500', (commercial) 1' in 10,000'
11. Prior to survey, Information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records. If applicable
12. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

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LEGEND

A/C	- Air Conditioner
C	- Calculated
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Δ	- Delta (Central Angle)
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DEAL DLS LAND SURVEYING

FOR ALL INQUIRIES CONTACT:
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804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

FLOOD ZONE INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12069C 0306E
LAST REVISION DATE 12/18/12

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE

DATE OF FIELD WORK: 02/25/22
DATE SIGNED: 03/12/22

BILL H. HYATT LICENSE NUMBER 4636 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

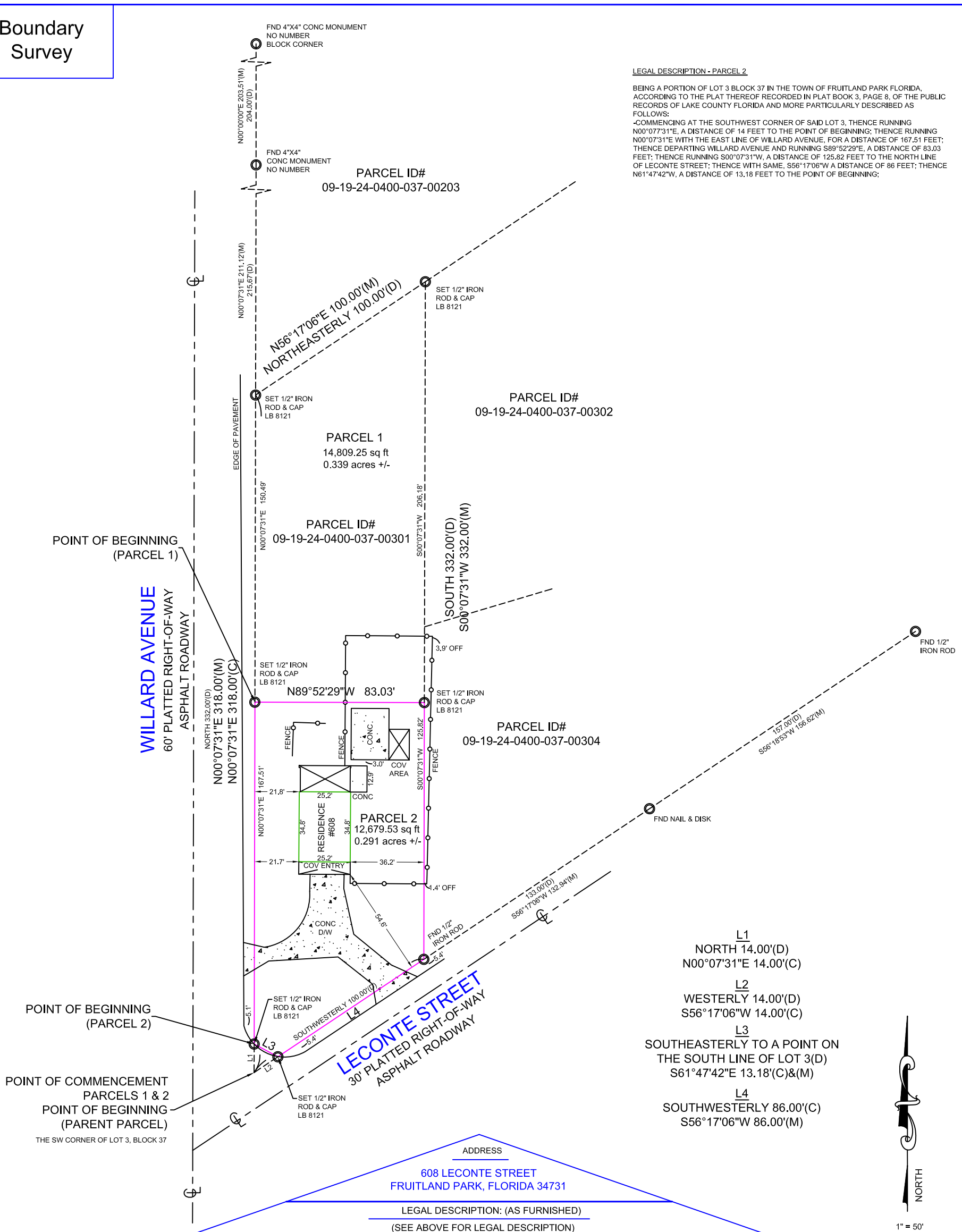
SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Boundary Survey



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CLIENT #:
FIELD DATE: 02/25/22
DRAFTER: DJC
APPROVED: BHH

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CONSTANTINE FLOREAN

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DATE OF FIELD WORK: 02/25/22
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SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

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DATE	REVISION	DATE	REVISION

Boundary Survey

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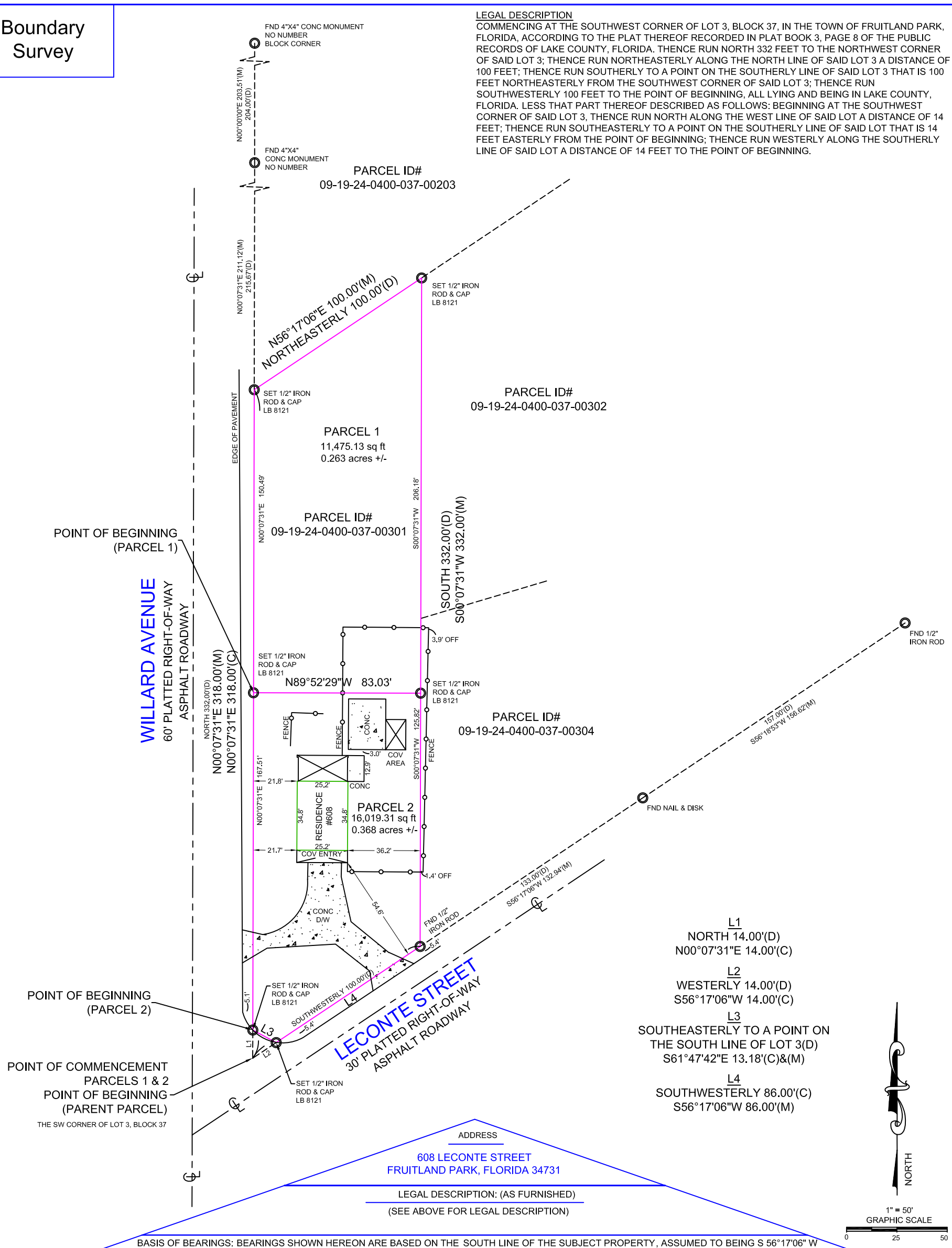

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1" = 50'
GRAPHIC SCALE
0 25 50

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CLIENT #:
FIELD DATE: 02/25/22
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APPROVED: BHH

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DATE	REVISION	DATE	REVISION

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

LOT SPLIT

Owner: **Titan Invest Corp**

Applicant: **Titan Invest Corp (Anton Florean)**

General Location: **608 Lectonte Street**

Number of Acres: **0.64 ± acres**

Existing Zoning: **R-4**

Existing Land Use: **Single Family Medium Density**

Date: **September 26th, 2023**

Description of Project

A request for a lot split to create two lots. Parcel 1 is proposed to be 14,809 square feet (0.339 acres), and Parcel 2 is proposed to be 12,679 square feet (0.291 acres).

	Surrounding Zoning	Surrounding Land Use
North	R-4	Single Family Medium Density
South	R-4	Single Family Medium Density
East	R-4	Single Family Medium Density
West	PFD	Institutional

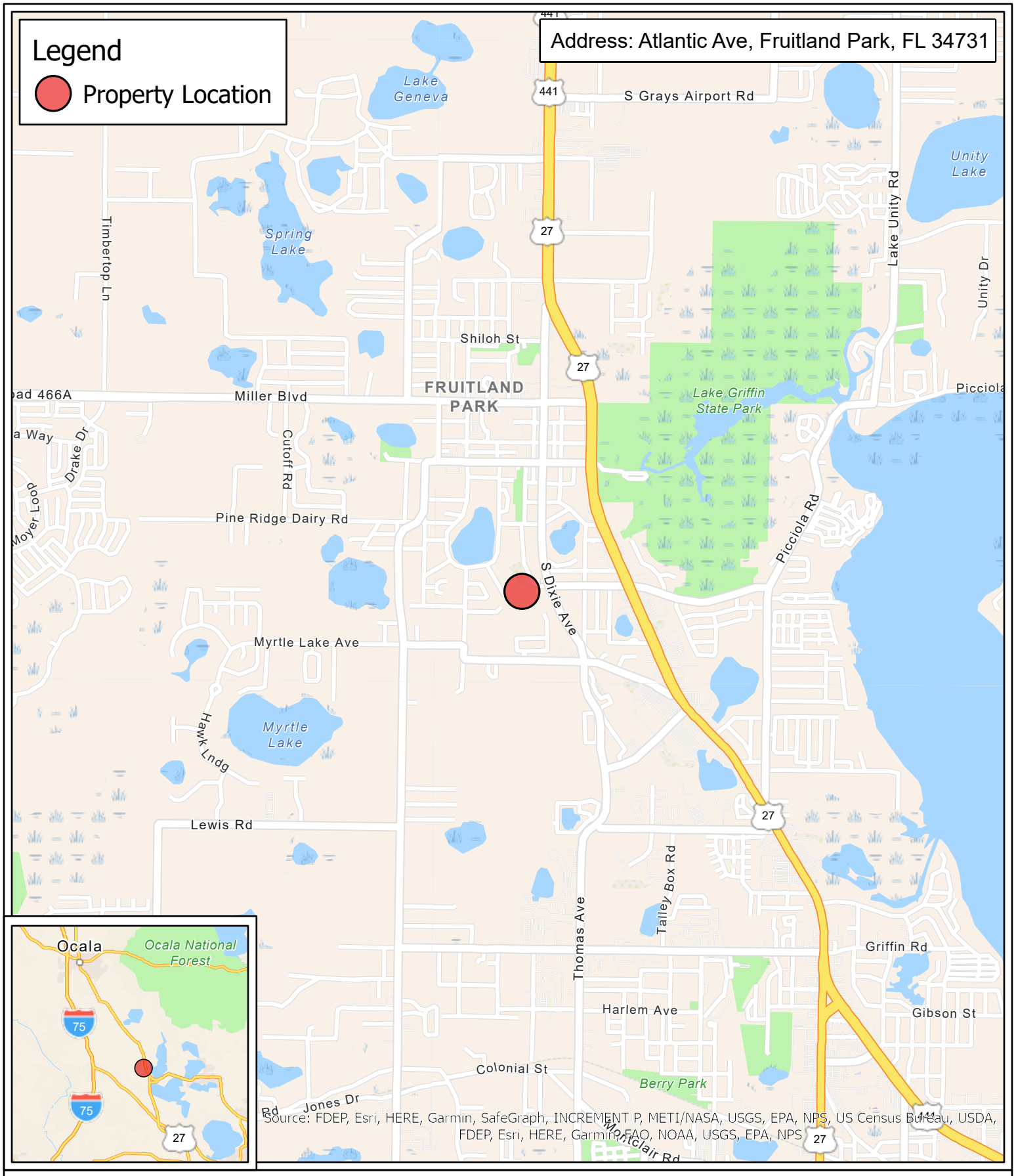
Assessment

The subject site consists of 0.64 +/- acres currently zoned R-4 (maximum of 4 dwelling units/acre). A lot split seeking approval is requested to develop the subject site into a two (2) single family lots to be served by central water and septic. Central sewer is not available.

There is a possible fence encroachment on Parcel 1 shown on the survey. It is highly recommended that the fence encroachment be corrected.

Recommendation

Staff recommends approval of the lot split.



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Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Fruitland Park Development
Lake County, Florida
Location Map

FIGURE - A1 | Nov 5, 2021

N
W E
S

0.5
Miles

KPMFranklin

10/30/23

Att: Sharon Williams
Administrative Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: Variance Withdrawal / MDA Amendment Application

Dear Mrs. Williams,

Please accept this letter as a formal withdrawal of the previously submitted variance application for Mirror Lake Village. In accordance with staff guidance, we intend to replace the variance application with an amendment to the Mirror Lake Village Master Development Agreement (MDA). This amendment aims to modify the 50% maximum lot Impervious Surface Ratio (ISR) in a manner consistent with the original variance application's intent.

This modification will involve permitting specific lots to exceed the 50% maximum ISR while simultaneously imposing restrictions on others to maintain a lesser percentage. The goal is to ensure that the total impervious area across the entire Phase II development does not exceed what would be permitted if every lot were constructed to the maximum 50% ISR.

Per the latest MDA modification by ordinance 2019-001, the language "Maximum Impervious Surface Ratio (ISR) - Fifty Percent (50%)" is requested to be replaced with the following: ***"Maximum Fifty Percent (50%) Impervious Surface Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit A, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development."***

It is firmly believed that this MDA Amendment, if granted, will help us strike a balance between property development and environmental conservation, ultimately contributing to the sustainability and harmony of the Mirror Lake community. We have attached the subject "Exhibit A" that outlines our approach and provides a visual representation and calculation of the cumulative ISR concept. We are committed to providing any additional information or documentation that may be required to support the request effectively.

We appreciate your time and consideration of our amendment request and are eager to work collaboratively to ensure that the Mirror Lake Phase 2 development aligns with the city's regulations and vision for responsible growth.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,
KPM Franklin

Dustin Brinkman, P.E.
Project Manager
Ph: 407-994-4456
E: dbrinkman@kpmfranklin.com

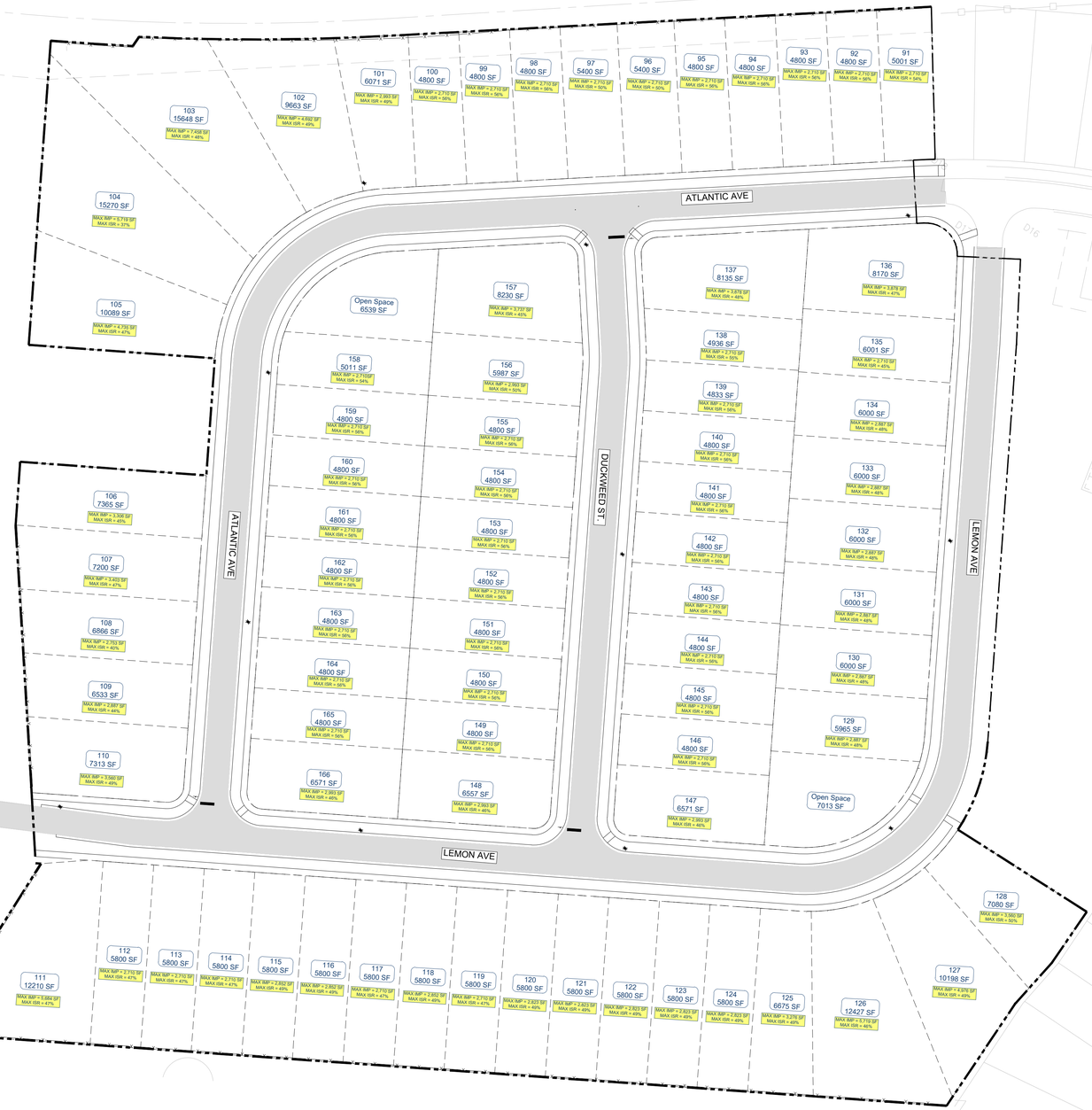
Attachments:
PD Amendment Application
Proposed Impervious Area Summary
Lot Impervious Area Plan

MIRROR LAKE - PHASE 2

FRUITLAND PARK, FLORIDA 34731

LOT IMPERVIOUS AREA PLAN

LOT ISR SUMMARY				
LOT No.	AREA (SF)	TOTAL IMP (SF)	TOTAL OPEN SPACE (SF)	LOT ISR
91	5,000.00	2,710	2,290	54%
92	4,800.00	2,710	2,090	56%
93	4,800.00	2,710	2,090	56%
94	4,800.00	2,710	2,090	56%
95	4,800.00	2,710	2,090	56%
96	5,400.00	2,710	2,690	50%
97	5,400.00	2,710	2,690	50%
98	4,800.00	2,710	2,090	56%
99	4,800.00	2,710	2,090	56%
100	4,800.00	2,710	2,090	56%
101	6,071.00	2,993	3,078	49%
102	9,663.00	4,692	4,971	49%
103	15,648.00	7,458	8,190	48%
104	15,270.00	5,719	9,551	37%
105	10,081.00	4,735	5,346	47%
106	7,365.00	3,306	4,059	45%
107	7,200.00	3,403	3,797	47%
108	6,866.00	2,753	4,113	40%
109	6,533.00	2,887	3,646	44%
110	7,313.00	3,560	3,753	49%
111	12,210.00	5,684	6,526	47%
112	5,800.00	2,710	3,090	47%
113	5,800.00	2,710	3,090	47%
114	5,800.00	2,710	3,090	47%
115	5,800.00	2,852	2,948	49%
116	5,800.00	2,852	2,948	49%
117	5,800.00	2,710	3,090	47%
118	5,800.00	2,852	2,948	49%
119	5,800.00	2,710	3,090	47%
120	5,800.00	2,823	2,977	49%
121	5,800.00	2,823	2,977	49%
122	5,800.00	2,823	2,977	49%
123	5,800.00	2,823	2,977	49%
124	5,800.00	2,823	2,977	49%
125	6,674.00	3,276	3,398	49%
126	12,427.00	5,719	6,708	46%
127	10,198.00	4,976	5,222	49%
128	7,080.00	3,560	3,520	50%
129	5,965.00	2,887	3,078	48%
130	6,000.00	2,887	3,113	48%
131	6,000.00	2,887	3,113	48%
132	6,000.00	2,887	3,113	48%
133	6,000.00	2,887	3,113	48%
134	6,000.00	2,887	3,113	48%
135	6,000.00	2,710	3,290	45%
136	8,169.00	3,878	4,291	47%
137	8,135.00	3,878	4,257	48%
138	4,936.00	2,710	2,226	55%
139	4,833.00	2,710	2,123	56%
140	4,800.00	2,710	2,090	56%
141	4,800.00	2,710	2,090	56%
142	4,800.00	2,710	2,090	56%
143	4,800.00	2,710	2,090	56%
144	4,800.00	2,710	2,090	56%
145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
152	4,800.00	2,710	2,090	56%
153	4,800.00	2,710	2,090	56%
154	4,800.00	2,710	2,090	56%
155	4,800.00	2,710	2,090	56%
156	5,986.00	2,993	2,993	50%
157	8,229.00	3,737	4,492	45%
158	5,011.00	2,710	2,301	54%
159	4,800.00	2,710	2,090	56%
160	4,800.00	2,710	2,090	56%
161	4,800.00	2,710	2,090	56%
162	4,800.00	2,710	2,090	56%
163	4,800.00	2,710	2,090	56%
164	4,800.00	2,710	2,090	56%
165	4,800.00	2,710	2,090	56%
166	6,570.00	2,993	3,577	46%
TOTALS	**473,159.00**	**236,580**	**236,579**	
50% MAX ISR ALLOWABLE PER LOT BY ORD. 2019-001		236,580	Note: The adjustment of Lot Maximum ISR has been executed to ensure that the cumulative maximum ISR remains within compliance across the entirety of the site, as opposed to being assessed on a per-lot basis	



P:\Greenstate\Fruitland Park\Design\Exhibits\ISR Variance\ISR Plan Variance.dwg

PROJECT NO. 21-0029.000
PLAN SCALE: 1" = 50'
DATE: 9/27/2023

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145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
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INSTRUMENT#: 2019079666 OR BK 5311 PG 250 PAGES: 5 7/17/2019 9:12:45 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $44.00

CITY OF FRUITLAND PARK COMMUNITY
DEVELOPMENT DEPARTMENT
506 W BERCKMAN ST
ATTN: TRACY KELLEY
FRUITLAND PARK FL 34731

RETURN

ORDINANCE 2019-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Mirror Lake Village Planned Unit Development (PUD) was approved by City Commission on January 8, 2015, by Ordinance No. 2014-024; and

WHEREAS, Avex Mirror Lakes, LLC, the applicant and Fruitland Park, LLC the property owner have requested an amendment to the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) for each lot instead of a maximum building coverage of thirty percent (30%), and to reduce the front setback requirements from thirty feet (30') to twenty feet (20'); and

WHEREAS, the petition bears all required signatures; and

WHEREAS, the required notice of the amendment has been properly published;

NOW, THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

SECTION 1. <u>LEGAL DESCRIPTION.</u>
The above-referenced property more particularly described on Exhibit "A," attached hereto and incorporated herein by reference, consisting of approximately 42.26 ± acres generally located north of Urick Street and west of Seminole Boulevard.

SECTION 2. <u>AMENDMENT OF MASTER DEVELOPMENT AGREEMENT CONDITIONS.</u>
(**NOTE:** <u>Underlined words</u> constitute the additions to the existing text of the *PUD Ordinance No. 2014-024*, and ~~strikethroughs~~ constitute deletions to the existing text.

The conditions within "Section 3" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, are hereby amended as follows:

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Site

Plan - Mirror Lake Village" prepared by Riddle-Newman Engineering, Inc. dated ~~October 30, 2014~~ November 18, 2018 and attached as Exhibit "B" (the Plan). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

The conditions within "Section 5" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, are hereby amended as follows:

Section 5. Development Standards. City and Owner agree that building setbacks shall be as follows:

A. Front: Local Roadways - ~~Thirty feet (30')*~~ Twenty feet (20')*
Garage - Twenty-five feet (25')

B. Side: Five feet (5')
C. Rear: Twenty feet (20')
D. Rear: From Mirror Lake - Fifty feet (50')

*Notwithstanding the foregoing, corner lots facing roadways on two sides shall be subject to a ~~thirty foot (30')~~ twenty feet (20') setback along the roadway designated as the property address for the principal residence and a twenty-five feet (25') setback for garage and a twenty foot (20') setback along the other roadway not designated as the property address.

~~Maximum Impervious Surface Ratio (ISR) - Fifty percent (50%). The ISR is in lieu of a maximum building coverage.~~ Phase II must remain vacant and no construction can commence within Phase II until site plan modification is approved and the stormwater permit is issued to accommodate any increased ISR in Phases I and II.

SECTION 3: CONFLICTS.
That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.
This Ordinance shall become effective immediately upon enactment.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 25th day of April 2019.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

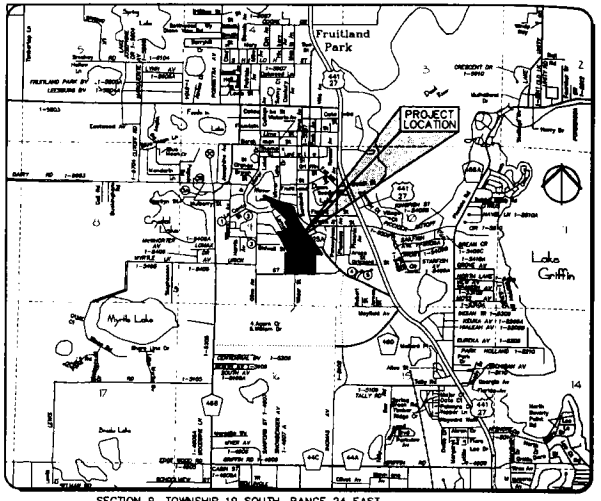
Anita Geraci-Carver, City Attorney

Mayor Cheshire	✓ (Yes),	____(No),	____(Abstained),	____(Absent)
Vice Mayor Gunter	✓ (Yes),	____(No),	____(Abstained),	____(Absent)
Commissioner Bell	✓ (Yes),	____(No),	____(Abstained),	____(Absent)
Commissioner DeGrave	✓ (Yes),	____(No),	____(Abstained),	____(Absent)
Commissioner Mobilian	✓ (Yes),	____(No),	____(Abstained),	____ (Absent)

Passed First Reading April 11, 2019
Passed Second Reading April 25, 2019
(SEAL)

MIRROR LAKE PUD AMENDMENT
LEGAL DESCRIPTION

BEING A REPLAT OF THOSE PORTIONS OF BLOCKS 39, 40, 43, AND 44; AND ALSO THOSE PORTIONS OF THE VACATED RIGHT-OF-WAYS OF WILDER STREET, LEMON AVENUE, HURST STREET, BIDWELL STREET, AND THOSE UNNAMED UNIMPROVED STREETS ACCORDING TO RESOLUTION #2006-032 OF THE CITY OF FRUITLAND PARK, FLORIDA DATED THE NINTH DAY OF NOVEMBER, 2006, RECORDED IN OFFICIAL RECORDS BOOK 03325, PAGES 0233 THROUGH 0237, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING SOUTHWESTERLY OF THE RIGHT-OF-WAY OF THE ATLANTIC COASTLINE RAILROAD AND NORTH OF THE RIGHT-OF-WAY OF URICK STREET AS SHOWN ON THE PLAN AND MAP OF FRUITLAND PARK, ACCORDING TO THE PLATS THEREOF, RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9, RUN THENCE SOUTH 89°19'20" EAST (BEARINGS RELATED TO THE FLORIDA GRID SYSTEM EAST ZONE) 1344.95 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 TO A 4 INCH ROUND CONCRETE MONUMENT, LOCATED ON THE EAST BOUNDARY OF THE 60.00 FOOT WIDE WILDER STREET; THENCE NORTH 00°52'50" EAST 1024.25 FEET ALONG THE EAST BOUNDARY OF SAID WILDER STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE NORTH BOUNDARY OF THE 50.00 FOOT WIDE URICK STREET, SAID MONUMENT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 89°20'46" WEST 60.00 FEET ALONG THE NORTH BOUNDARY OF SAID URICK STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE WEST BOUNDARY OF SAID WILDER STREET; THENCE CONTINUE NORTH 89°02'06" WEST 290.72 FEET ALONG THE NORTH BOUNDARY OF SAID URICK STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 43 OF SAID PLAN OF FRUITLAND PARK; DEPARTING THE NORTH BOUNDARY OF SAID URICK STREET, RUN THENCE NORTH 00°55'32" EAST 632.72 FEET ALONG THE WEST BOUNDARY OF SAID LOT 8, BLOCK 43 TO A 4 INCH SQUARE CONCRETE MONUMENT LOCATED ON THE SOUTH BOUNDARY OF HURST STREET; THENCE SOUTH 89°32'30" EAST 125.56 FEET ALONG THE SOUTH BOUNDARY OF SAID HURST STREET TO AN IRON MARKER; DEPARTING THE SOUTH BOUNDARY OF SAID HURST STREET, RUN THENCE NORTH 29°23'19" WEST 801.04 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 88°46'28" EAST 158.41 FEET TO A 4" SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF THE 60.00 FOOT WIDE LEMON AVENUE; THENCE NORTH 29°18'54" WEST 4.07 FEET ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF THE 60.00 FOOT WIDE LEMON AVENUE TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE SOUTHERLY TERMINUS OF SAID LEMON AVENUE; THENCE NORTH 53°12'15" EAST 60.51 FEET ALONG THE SOUTHERLY TERMINUS OF LEMON AVENUE TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE NORTHEASTERLY BOUNDARY OF SAID LEMON AVENUE; DEPARTING SAID NORTHEASTERLY BOUNDARY OF LEMON AVENUE, RUN THENCE NORTH 53°04'36" EAST 206.19 FEET TO A 4 INCH ROUND CONCRETE MONUMENT; THENCE NORTH 31°35'16" WEST 207.81 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 60°40'50" EAST 103.80 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 44°11'03" WEST 582.93 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE 60.00 FOOT WIDE EAST MIRROR LAKE DRIVE; FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE NORTH 44°11'03" WEST 60.55 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE, FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE NORTH 44°11'03" WEST 525.17 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF THE 40.00 FOOT WIDE DESOTO AVENUE; THENCE SOUTH 67°57'59" EAST 476.45 FEET ALONG THE SOUTHERLY BOUNDARY OF THE 40.00 FOOT WIDE DESOTO AVENUE AND ITS WESTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE, FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE SOUTH 67°57'59" EAST 60.39 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID DESOTO AVENUE TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE; FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE SOUTH 67°57'59" EAST 522.81 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID DESOTO AVENUE TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHWESTERLY BOUNDARY OF THE ATLANTIC COASTLINE RAILROAD, SAID MONUMENT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1936.45 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°33'07" WEST; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD THROUGH A CENTRAL ANGLE OF 17°11'41" AN ARC DISTANCE OF 581.14 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 9; FROM SAID POINT, RUN THENCE SOUTH 89°07'17" EAST 8.80 FEET ALONG THE EAST-WEST MID-SECTION LINE AND SAID RAILROAD RIGHT-OF-WAY TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD, SAID MONUMENT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1928.95 FEET TO WHICH A RADIAL LINE BEARS SOUTH 59°13'13" WEST; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD THROUGH A CENTRAL ANGLE OF 05°43'59" AN ARC DISTANCE OF 193.02 FEET TO A 4 INCH ROUND CONCRETE MONUMENT AT THE POINT OF TANGENCY; THENCE SOUTH 36°32'08" EAST 1020.21 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 LOCATED ON THE CENTERLINE OF SAID VACATED HURST STREET; DEPARTING SAID RAILROAD BOUNDARY, RUN THENCE NORTH 88°54'41" WEST 216.10 FEET ALONG SAID CENTERLINE TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF LOT 6, BLOCK 44 OF SAID PLAN OF FRUITLAND PARK, DEPARTING SAID CENTERLINE, RUN THENCE SOUTH 00°46'21" WEST 668.06 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6 AND THE NORTHERLY EXTENSION THEREOF TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE NORTH BOUNDARY OF URICK STREET, FROM SAID MONUMENT, RUN THENCE NORTH 89°02'49" WEST 626.47 FEET ALONG THE NORTH BOUNDARY OF URICK STREET TO THE POINT OF BEGINNING. LESS THE MONUMENTED 60.00 FOOT WIDE RIGHT-OF-WAY OF EAST MIRROR LAKE DRIVE LYING 30.00 FEET EACH SIDE OF THE CENTERLINE OF EXISTING PAVEMENT. SUBJECT TO A BLANKET UTILITY EASEMENT OVER THE VACATED PORTIONS OF THE ABOVE MENTIONED STREETS FOR UTILITY PURPOSES ACCORDING TO RESOLUTION #2006-032.



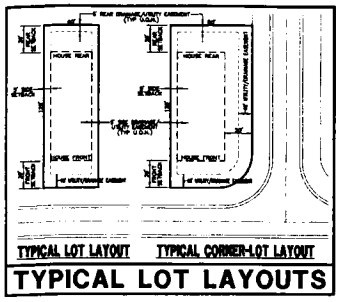
SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST

NORTH

LOCATION PLAN

SCALE: 1"=2,000'

1 inch =2,000ft.
GRAPHIC SCALE



TYPICAL LOT LAYOUTS

LEGAL DESCRIPTION

[illegible]

SITE DATA

TOTAL AREA = 1,849,386 sq.ft. (42.46 ac.)

TOTAL NUMBER OF UNITS = 166 LOTS

GROSS DENSITY = 3.9 HOUSES PER ACRE

OPEN SPACE = 597,434 sq.ft. (13.72 ac.)

PERCENT OF OPEN SPACE = 32.3% of total area

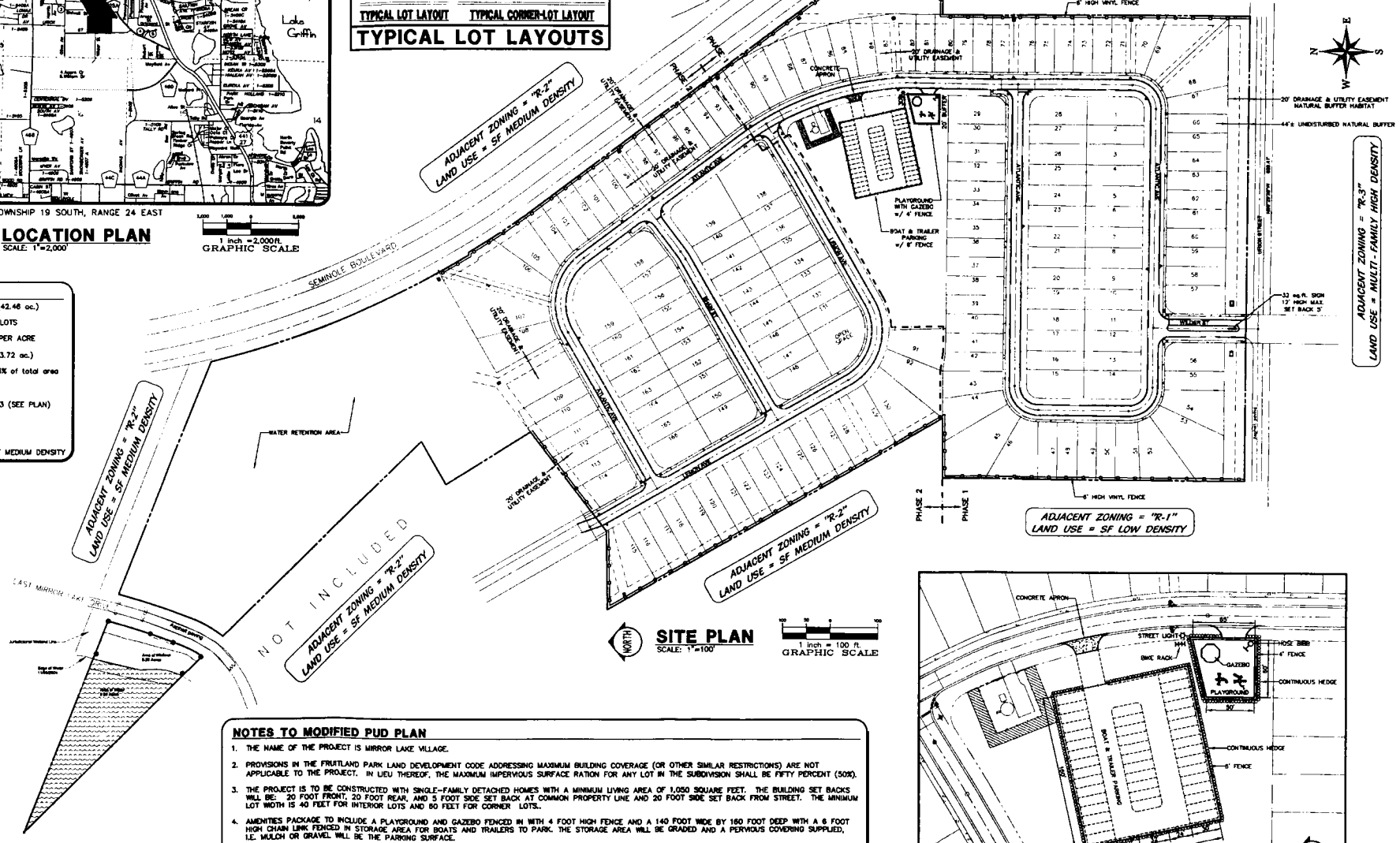
MAX BUILDING HEIGHTS = 35'

ADJACENT ZONING = R1, R2 & R3 (SEE PLAN)

EXISTING ZONING = R-2

PROPOSED ZONING = PUD

EXISTING FUTURE LAND USE = SF MEDIUM DENSITY



NORTH

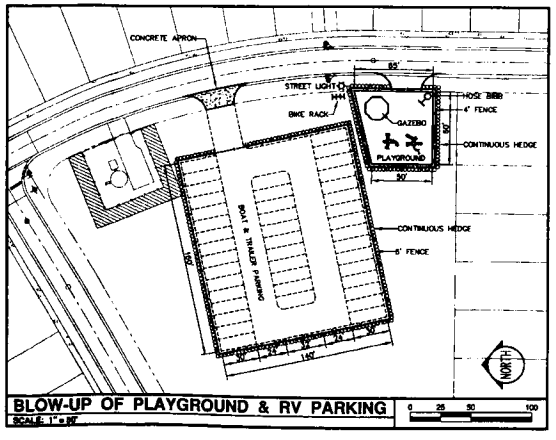
SITE PLAN

SCALE: 1"=100'

1 inch = 100 ft.
GRAPHIC SCALE

NOTES TO MODIFIED PUD PLAN

1. THE NAME OF THE PROJECT IS MIRROR LAKE VILLAGE.
2. PROVISIONS IN THE FRUITLAND PARK LAND DEVELOPMENT CODE ADDRESSING MAXIMUM BUILDING COVERAGE (OR OTHER SIMILAR RESTRICTIONS) ARE NOT APPLICABLE TO THE PROJECT. IN LIEU THEREOF, THE MAXIMUM IMPERVIOUS SURFACE RATION FOR ANY LOT IN THE SUBDIVISION SHALL BE FIFTY PERCENT (50%).
3. THE PROJECT IS TO BE CONSTRUCTED WITH SINGLE-FAMILY DETACHED HOMES WITH A MINIMUM LIVING AREA OF 1,050 SQUARE FEET. THE BUILDING SET BACKS WILL BE: 20 FOOT FRONT, 20 FOOT REAR, AND 5 FOOT SIDE SET BACK AT COMMON PROPERTY LINE AND 20 FOOT SIDE SET BACK FROM STREET. THE MINIMUM LOT WIDTH IS 40 FEET FOR INTERIOR LOTS AND 50 FEET FOR CORNER LOTS..
4. AMENITIES PACKAGE TO INCLUDE A PLAYGROUND AND GAZEBO FENCED IN WITH 4 FOOT HIGH FENCE AND A 140 FOOT WIDE BY 160 FOOT DEEP WITH A 6 FOOT HIGH CHAIN LINK FENCED IN STORAGE AREA FOR BOATS AND TRAILERS TO PARK. THE STORAGE AREA WILL BE GRADED AND A PERVIOUS COVERING SUPPLIED, I.E. MULCH OR GRAVEL WILL BE THE PARKING SURFACE.
5. THE DEVELOPER AGREES TO INCLUDE IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THE PROHIBITION OF THE PARKING OF MOTORIZED, WHEELED VEHICLES OF ANY KIND AND NO BOATS MAY BE KEPT OR PARKED ON ANY LOT, UNLESS COMPLETELY INSIDE A GARAGE ATTACHED TO THE MAIN RESIDENCE OR COMPLETELY SCREENED FROM VIEW FROM THE LOT BY FENCE, WALL, OR LANDSCAPING, EXCEPT THAT PRIVATE AUTOMOBILES OF THE OCCUPANTS, BEARING NO COMMERCIAL SIGNS, MAY BE PARKED IN THE DRIVEWAY OR PARKING AREA PROVIDED FOR THE RESIDENCES.
6. THE 6' HIGH VINYL FENCE SHALL BE INSTALLED IN EACH PHASE AT THE TIME THE FIRST BUILDING PERMIT IS ISSUED FOR EACH PHASE.



BLOW-UP OF PLAYGROUND & RV PARKING

SCALE: 1"=50'

FILE:\12-15-04\Fruitland Estates PUD.Mod ©2014 ROOLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED

Evolve at Fruitland Park - Location Map

June 27, 2023

1:5,000

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

County Boundary

Surrounding Counties

Street Names

Local Streets 5K

Tax Parcels Alternate Key

Tax Parcels

Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

INDEX OF SHEETS

SHEET #	DESCRIPTION	REVISIONS
C000	COVER SHEET	
C100	SITE DEVELOPMENT INFORMATION	
C200	EXISTING SITE CONDITIONS & CLEARING PLAN	
C201	FDOT STANDARD PLANS	
C300	EROSION CONTROL PLAN - PHASE 1	
C301	EROSION CONTROL PLAN - PHASE 2	
C302	EROSION CONTROL PLAN - PHASE 3	
C303	EROSION CONTROL DETAILS & NOTES	
C304	STORMWATER POLLUTION PREVENTION PLAN	
C400	OVERALL SITE GEOMETRY & LAYOUT PLAN	
C401	SITE GEOMETRY & LAYOUT PLAN (1 OF 3)	
C402	SITE GEOMETRY & LAYOUT PLAN (2 OF 3)	
C403	SITE GEOMETRY & LAYOUT PLAN (3 OF 3)	
C404	OVERALL PAVEMENT MARKING & SIGNAGE PLAN	
C405	PAVEMENT MARKING & SIGNAGE PLAN (1 OF 3)	
C406	PAVEMENT MARKING & SIGNAGE PLAN (2 OF 3)	
C407	PAVEMENT MARKING & SIGNAGE PLAN (3 OF 3)	
C408	ADA ACCESSIBILITY PLAN	
C409	MISCELLANEOUS DETAILS & NOTES	
C410	VEHICULAR MANEUVER PLAN	
C500	OVERALL SITE GRADING & DRAINAGE PLAN	
C501	SITE GRADING & DRAINAGE PLAN (1 OF 3)	
C502	SITE GRADING & DRAINAGE PLAN (2 OF 3)	
C503	SITE GRADING & DRAINAGE PLAN (3 OF 3)	
C504	SECTIONS, DETAILS & NOTES	
C600	OVERALL SITE UTILITY PLAN	
C601	SITE UTILITY PLAN (1 OF 3)	
C602	SITE UTILITY PLAN (2 OF 3)	
C603	SITE UTILITY PLAN (3 OF 3)	
C700	MISCELLANEOUS UTILITY DETAILS AND NOTES	
C701	CITY OF FRUITLAND PARK UTILITY DETAILS (1 OF 4)	
C702	CITY OF FRUITLAND PARK UTILITY DETAILS (2 OF 4)	
C703	CITY OF FRUITLAND PARK UTILITY DETAILS (3 OF 4)	
C704	CITY OF FRUITLAND PARK UTILITY DETAILS (4 OF 4)	
C800	OFF-SITE IMPROVEMENT PLAN	
L100	OVERALL LANDSCAPE PLAN	
L101	LANDSCAPE PLAN (1 OF 3)	
L102	LANDSCAPE PLAN (2 OF 3)	
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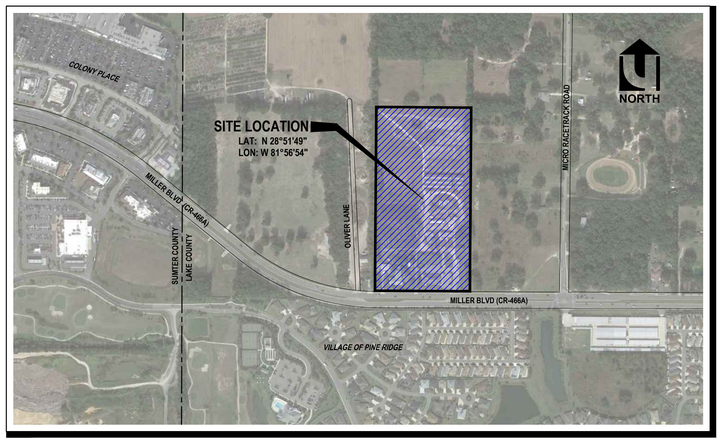
L104	TYPICAL BUILDING LANDSCAPE PLAN	
L200	OVERALL IRRIGATION PLAN	
L201	IRRIGATION PLAN (1 OF 3)	
L202	IRRIGATION PLAN (2 OF 3)	
L203	IRRIGATION PLAN (3 OF 3)	
L300	LANDSCAPE - IRRIGATION DETAILS AND NOTES	
SU-1	TOPOGRAPHIC SURVEY 05-02-23 (1 OF 3)	
SU-2	TOPOGRAPHIC SURVEY 05-02-23 (2 OF 3)	
SU-3	TOPOGRAPHIC SURVEY 05-02-23 (3 OF 3)	
SLP-1	SITE LIGHTING PLAN	
SG-1.0	MONUMENT SIGN DETAILS	
G000	ARCHITECTURAL INDEX OF SHEETS	
G001	ARCHITECTURAL INDEX OF SHEETS	
A200	BUILDING TYPE 1 EXTERIOR ELEVATION	
A201	BUILDING TYPE 1 EXTERIOR ELEVATION	
A202	BUILDING TYPE 2 EXTERIOR ELEVATION	
A203	BUILDING TYPE 2 EXTERIOR ELEVATION	
A204	BUILDING TYPE 3 EXTERIOR ELEVATION	
A205	BUILDING TYPE 3 EXTERIOR ELEVATION	
A206	CLUBHOUSE EXTERIOR ELEVATION	
A207	CLUBHOUSE EXTERIOR ELEVATION	
A703	POOL HOUSE EXTERIOR ELEVATION	
A708	GARAGE TYPE 1 EXTERIOR ELEVATION	
A711	GARAGE TYPE 2 EXTERIOR ELEVATION	
A713	GARAGE TYPE 3 EXTERIOR ELEVATION	
A714	MAINTENANCE BUILDING EXTERIOR ELEVATION	
A715	GRILLING PAVILION EXTERIOR ELEVATION	
A718	COMPACTOR ENCLOSURE EXTERIOR ELEVATION	

CONSTRUCTION DRAWINGS FOR

EVOLVE AT GROVE PARK

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
305 COUNTY ROAD 466A
FRUITLAND PARK, FLORIDA 34731
SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST

SUBMITTED JULY 13, 2023
REVISED AUGUST 25, 2023
REVISED SEPTEMBER 29, 2023
REVISED OCTOBER 23, 2023



AERIAL PHOTO & LOCATION MAP

1000 500 0 1000
GRAPHIC SCALE: 1" = 1000'

JURISDICTIONAL AGENCIES	PERMIT No.
CITY OF FRUITLAND PARK (DEVELOPMENT PERMIT)	-
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (STORMWATER)	207335-1
LAKE COUNTY PUBLIC WORKS (DRIVEWAY)	-
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (POTABLE WATER)	-
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (WASTEWATER)	-
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NPDES)	-

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

PROJECT DESCRIPTION:

A PROPOSED 222 UNIT MULTI-FAMILY DEVELOPMENT CONSISTING OF (9) 3-STORY APARTMENT BUILDINGS, (6) GARAGE BUILDINGS, (1) MAINTENANCE BUILDING, (1) CLUBHOUSE, DOG PARK, POOL AND RECREATIONAL AREAS AND (1) COMMERCIAL OUTPARCEL WITHIN A 19.56 ACRE PARCEL.

DEVELOPMENT CONTACTS:

APPLICANT / DEVELOPER:
EVOLVE COMPANIES, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408
JOHN McDONALD
PHONE: 336.269.2208

OWNER:
EVOLVE COMPANIES, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408
JOHN McDONALD
PHONE: 336.269.2208

ENGINEER / LANDSCAPE:
UPHAM, INC.
265 KENILWORTH AVENUE
ORMOND BEACH, FL 32174
ROGER W. STRCULA, PE, CPESC
PHONE: 386.672.9515

ARCHITECT:
PLANWORX ARCHITECTURE, PA
5711 SIX FORKS ROAD SUITE 100
RALEIGH, NC 27609
PHONE: 919.846.8100

GEOTECHNICAL:
S&ME, INC
111 KELSEY LANE, SUITE E
TAMPA, FL 33619
WILLIAM L. FOX, PE
PHONE: 407.975.1273

TRAFFIC:
TRAFFIC IMPACT GROUP, LLC
2180 WEST SR 434, SUITE 6000
LONGWOOD, FL 32779
SCOTT P. ISRAELSON, PE, PTOE
PHONE: 407.607.6985

BIOLOGIST:
ECOLOGICAL CONSULTING SOLUTIONS, INC
410 NORTH STREET, SUITE 130
LONGWOOD, FL 32750
BILL GRIFFY
PHONE: 407.869.9439

SURVEYOR:
AVID GROUP, LLC
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FL 34683
JOHN WABY, PLS
PHONE: 727.784.6662

UTILITY SERVICE PROVIDERS:

WATER:
CITY OF FRUITLAND PARK WATER DEPT.
506 W. BERCKMAN STREET
FRUITLAND PARK, FL 34731
PHONE: (352) 360-6727

SEWER:
CITY OF FRUITLAND PARK WATER DEPT.
506 W. BERCKMAN STREET
FRUITLAND PARK, FL 34731
PHONE: (352) 360-6727

ELECTRIC:
SECO ENERGY
293 SOUTH U.S. HIGHWAY 301
SUMTERVILLE, FLORIDA 33585
PHONE: (352) 793-3801

TELEPHONE / CABLE:
CENTURYLINK
501 McCORMACK STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 326-1491

GAS:
TECO PEOPLES GAS
316 SW 33rd AVENUE
OCALA, FLORIDA 33474
PHONE: (352) 401-3409

WASTE MANAGEMENT:
CONTACT: SCOTT SOUTHARD
PHONE: (866) 684-3142
EMAIL: ssouthar@wm.com

NOTE: CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF FRUITLAND PARK UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

Sunshine811
Always call 811 before you dig

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM INC
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • upham-inc.com
LB # 0003612 LC # 0000357

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evolve companies

COVER SHEET

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:
C000

GENERAL CONSTRUCTION NOTES:

1. GOVERNING SPECIFICATIONS: CITY OF FRUITLAND PARK, LAKE COUNTY PUBLIC SERVICES, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF FRUITLAND PARK CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.

3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT tbd FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE CONSTRUCTION DRAWINGS AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONSTRUCTION DRAWINGS.

6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.

7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.

8. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION, ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.

9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.

10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTORS EXPENSE.

11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.

12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.

14. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

19. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.

20. IF ANY CLAY-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD. REFER TO GEOTECHNICAL REPORT PREPARED BY S&ME, INC.

21. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.

22. NO BURYING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.

23. THE CONTRACTOR SHALL ONLY UTILIZE A CITY OF FRUITLAND PARK APPROVED ROLL OFF DUMPSTER FROM ITS APPROVED LIST FOR CONSTRUCTION DEBRIS.

24. REFER TO GEOTECHNICAL REPORT PREPARED BY S&ME, INC, PROJECT No. 23580230 DATED JUNE 14, 2023 FOR RECOMMENDATIONS FOR SITE PREPARATION AND PAVEMENT SECTIONS.

SITE DEVELOPMENT NOTES:

1. THE PROJECT IS ZONED IS "PUD" AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE HAWTHORNS AT FRUITLAND PARK MASTER DEVELOPMENT AGREEMENT (MDA).

2. THE PROJECT SITE CONSISTS AN EXISTING PLANT NURSERY WITH 2 VACANT DWELLINGS AND A VACANT RESTAURANT.

3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120421, PANEL NUMBER 0305, SUFFIX E , MAP NUMBER 12069C0305E, MAP REVISED DATE DECEMBER 18, 2012.

4. DEVELOPMENT INFORMATION:

	LOT 1 (MULTI-FAMILY)			LOT 2 (OUTPARCEL)			TOTAL (OVERALL)		
SITE COVERAGE	(SF)	(AC)	(%)	(SF)	(AC)	(%)	(SF)	(AC)	(%)
BUILDINGS	112,343	2.579	15.2	-	-	-	112,343	2.579	13.2
ASPHALT PAVEMENT	159,363	3.658	21.6	-	-	-	159,363	3.658	18.7
CONCRETE CURB & MISC.	88,601	2.034	12.0	-	-	-	88,601	2.034	10.4
STORMWATER PONDS	116,654	2.678	15.8	-	-	-	116,654	2.678	13.7
OPEN SPACE	260,752	5.986	35.3	34,297	0.787	30.0	295,050	6.773	34.6
SUBTOTAL AREA	737,713	16.936	100.0	114,324	2.625	100.0	852,037	19.560	100.0
TOTAL IMPERVIOUS AREA	360,307	8.272	48.8	80,027	1.837	70.0 *	440,334	10.109	51.7

MULTI-FAMILY DENSITY = 222 DWELLING UNITS (DU) / 16.932 ACRES (AC) = 13.11 DU/AC
*MAXIMUM IMPERVIOUS SURFACE AREA OF 70% AND MINIMUM OPEN SPACE OF 25% CALCULATED PER SEC 5 OF THE MDA

5. PROPOSED BUILDING DATA

MINIMUM LIVING AREA OF APARTMENTS:
- 1 BEDROOM: 738 MIN SF
- 2 BEDROOM: 1063 MIN SF
- 3 BEDROOM: 1205 MIN SF

- TYPE 1 BUILDING TOTAL GSF: 37,382 (X4) = 149,528
- TYPE 2 BUILDING TOTAL GSF: 33,196 (X4) = 132,784
- TYPE 3 BUILDING TOTAL GSF: 47,865 (X1) = 47,865

MINIMUM APARTMENT SIZE = 600 SF
MINIMUM DISTANCE BETWEEN BUILDINGS = 35 FEET

PROPOSED BUILDING HEIGHTS:
TYPE 1: 30'-6" TO EAVE AND 38'-3"
TO THE MEAN HEIGHT FOR BUILDING

TYPE 2: 30'-6" TO EAVE AND 37'-5"
TO THE MEAN HEIGHT FOR BUILDING

TYPE 3: 30'-6" TO EAVE AND 38'-1½"
TO THE MEAN HEIGHT FOR BUILDING

MAXIMUM BUILDING HEIGHT = 45 FEET

6. PARKING TABULATION

	REQUIRED		PROVIDED
OFFICE/LEASING	- 1 SPACE PER 200 SF	(5,185 SF / 200 SF) = 26 SPACES	- 392 STANDARD SPACES
MULTI-FAMILY	- 1.50 SPC PER 1 BR UNIT	(84 UNITS x 1.50) = 126 SPACES	- 9 ADA SPACES (2 IN GARAGES)
	- 2.00 SPC PER 2≤ BR UNIT	(138 UNITS x 2.00) = 276 SPACES	- 41 GARAGE SPACES (39 SPC + 2 ADA)
	- 0.25 SPC PER UNIT	(222 UNITS x 0.25) = 56 SPACES	TOTAL PARKING = 440 SPACES
		TOTAL REQUIRED PARKING = 484 SPACES	
			PARKING RATIO
BICYCLE PARKING = 484 REQUIRED PARKING X 10% = 49 BICYCLE SPACES			436 (TOTAL) - 26 (CLUBHOUSE) = 410 SPACES
		PROVIDED = 49 BICYCLE SPACES	410 SPC / 222 DWELLING UNITS = 1.85 SPC/DU*

*PARKING RATIO SHALL BE NO LESS THAN 1.8 PARKING STALLS PER UNIT, AS CITED FROM THE HAWTHORNS AT FRUITLAND PARK MDA.

7. BUILDING SETBACKS

	LOT 1 (MAUL-FAMILY)				LOT 2 (OUTPARCEL)	
	REQUIRED		PROVIDED		REQUIRED	
	BUILDING	BUFFER	BUILDING	BUFFER	BUILDING	BUFFER
FRONT (CR-466A)	50 FEET	25 FEET	50 FEET	25 FEET	50 FEET	25 FEET
SIDE (WEST)	25 FEET	25 FEET	25 FEET	25 FEET	25 FEET	25 FEET
SIDE (EAST)	25 FEET	25 FEET	25 FEET	25 FEET	N/A	N/A
REAR (NORTH)	25 FEET	25 FEET	25 FEET	25 FEET	N/A	N/A
INTERIOR	10 FEET	N/A	50 FEET	N/A	10 FEET	10 FEET

8. PROPOSED BUILDINGS CONSIST OF (9) 3-STY APARTMENT BLDGS, (6) 1-STY GARAGE BLDGS,(1) 1-STY CLUBHOUSE, (1) 1-STY MAINTENANCE BLDG AND (1) 1-STY POOL HOUSE / EQUIPMENT FACILITY.

9. THE POTABLE WATER AND WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

10. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY PRIVATE WELL.

11. EXISTING SITE INFORMATION PER TOPOGRAPHIC SURVEY PERFORMED BY AVID GROUP, PROJECT No. 3431003, DATED MAY 2, 2023, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

12. SOLID WASTE AND RECYCLABLE MATERIAL WILL BE CONTAINED WITHIN SOLID WASTE COMPACTOR ON SITE AND COLLECTED BY WASTE MANAGEMENT, INC.

13. THE LOT 2 ANTICIPATED USES ARE: DAY CARE CENTERS, BANKS, BARS AND LOUNGES, HEALTH AND EXERCISE CLUBS, HOTEL, MEDICAL OFFICE AND/OR CLINIC, OFFICES, RESTAURANTS, VETERINARY CLINIC, RETAIL, APARTMENT LEASING CENTER AND CLUBHOUSE. INCLUDING ANY OTHER PERMITTED USES WITHIN THE HAWTHORNS AT FRUITLAND PARK MDA.

LEGEND:

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT) — 12.3
- EXISTING ELEVATION (HARD) — 12.34
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- PROPOSED SITE LIGHT POLES AND FIXTURES
- PROPOSED BACTERIOLOGICAL TEST POINT
- FOUND IRON ROD AND CAP (AS NOTED)
- FOUND CONCRETE MONUMENT (AS NOTED)
- EXISTING EASEMENT
- OHE — EXISTING OVERHEAD ELECTRIC CABLE
- EC — EXISTING UNDERGROUND ELECTRIC CONDUIT/CABLE
- FOC — EXISTING UNDERGROUND FIBER OPTIC CABLE
- FM — EXISTING FORCE MAIN (# INDICATES SIZE)
- GAS — EXISTING GAS MAIN (# INDICATES SIZE)
- REC — EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
- 8SAN — EXISTING SANITARY SEWER (# INDICATES SIZE)
- 8WM — EXISTING WATER MAIN (# INDICATES SIZE)
- UTEL — EXISTING UNDERGROUND TELEPHONE CABLE
- UTV — EXISTING UNDERGROUND TELEVISION CABLE
- UTC — EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
- SAN — PROPOSED SANITARY SEWER (# INDICATES SIZE)
- WM — PROPOSED WATER MAIN (# INDICATES SIZE)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- X — EXISTING WIRE OR CHAIN LINK FENCE
- X — PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SEDIMENT FENCE
- V — PROPOSED VISI-BARRIER
- 12 — EXISTING CONTOUR
- 10 — PROPOSED CONTOUR (SOFT)
- 10 — PROPOSED CONTOUR (HARD)

ABBREVIATIONS:

A/C	AIR CONDITIONING
AC	ACRES
ALTA	AMERICAN LAND TITLE ASSOCIATION
ADA	AMERICAN DISABILITY ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BTM	BOTTOM
(C)	CALCULATED
CA	CENTRAL ANGLE
CH	CHORD LENGTH
CHB	CHORD BEARING
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE
CR	COUNTY ROAD
(D)	DESCRIPTION OR DEED
DIP	DUCTILE IRON PIPE
FD	FOUND
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FAC	FLORIDA ADMINISTRATIVE CODE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISH FLOOR ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
FH	FIRE HYDRANT
FL	FLORIDA
FM	FORCE MAIN
FOC	FIBER-OPTIC CABLE
FPD	FEET PER DAY
FP&L	FLORIDA POWER & LIGHT
FWS	FLUSH WITH SIDEWALK
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
GW	GROUND WATER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT ELEVATION
K_H	HORIZONTAL PERMEABILITY
K_V	VERTICAL PERMEABILITY
KO	KNOCK OUT
L	LENGTH
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LF	LINEAL FEET
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
(M)	FIELD MEASURED
MB	MAP BOOK
MES	MITERED-END SECTION
MJ	MECHANICAL JOINT
MPH	MILES PER HOUR
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
No.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORD BOOK
(P)	REFERS TO PLAT OF RECORD
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PSI	POUNDS PER SQUARE INCH
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SHW	SEASONAL HIGH WATER
SR	STATE ROAD
STY	STORY
SP	STATE PLANE
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
TELECOM	TELECOMMUNICATIONS
TOP	TOP OF PIPE
TYP	TYPICAL
US	UNITED STATES
USACOE	UNITED STATES ARMY CORP OF ENGINEERS
VCP	VITRIFIED CLAY PIPE

LEGAL DESCRIPTION:

LEGAL DESCRIPTION – OVERALL PARCEL- AS SURVEYED

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X4" CONCRETE MONUMENT NO ID AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°49'19" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,326.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°07'47" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,327.37 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) AS SHOWN ON THE LAKE COUNTY ROAD MAP BOOK 2, PAGE 118 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE FOR 300.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH PARCEL; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE, FOR 984.70 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 663.12 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 983.33 FEET TO THE SOUTHEAST CORNER OF THE NORTH PARCEL; THENCE SOUTH 00°50'21" WEST ALONG SAID EAST LINE FOR 300.30 FEET TO INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) (SAID POINT BEING NORTH 00°50'21"E 42.88 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6) ; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 663.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 852,037 SQUARE FEET OR 19.5601 ACRES, MORE OR LESS.

TAX PARCEL NO. 06-19-24-0003-000-01600 & 06-19-24-0003-000-08500

SAND SKINK AWARENESS

THE SAND SKINK IS A SMALL, SLENDER, GRAY TO LIGHT BROWN LIZARD WITH SHINY SCALES THAT CAN REACH A LENGTH OF FIVE INCHES (12.7 CENTIMETERS). SAND SKINKS HAVE LIMBS THAT ARE GREATLY REDUCED LEGS WITH ONE TOE ON EACH FRONT LIMB AND TWO TOES ON EACH HIND LIMB. OTHER FEATURES OF THE SAND SKINK INCLUDE A WEDGED-SHAPE SNOUT, SMALL EYES, AND NO EXTERNAL EAR OPENINGS.

THE SAND SKINK IS A "SAND-SWIMMING" SKINK THAT IS RARELY SEEN ABOVE GROUND. THE PRESENCE OF THIS SPECIES IS GENERALLY NOTED BY THE DISTINCT WAVING TRACKS LEFT IN THE SAND AS IT "SWIMS" JUST BELOW THE SURFACE. SAND SKINKS ARE ACTIVE AND BREED BETWEEN THE FIRST OF MARCH AND THE FIRST OF MAY.

IF A SAND SKINK IS OBSERVED, IMMEDIATELY STOP CONSTRUCTION ACTIVITY WITHIN THE AREA AND NOTIFY THE ENGINEER AND LANDOWNER. DO NOT DISTURB THE AREA OR ATTEMPT TO CAPTURE THE SAND SKINK. THE ENGINEER WILL INFORM THE BIOLOGIST AND FWC OCALA REGIONAL OFFICE AT 352.732.1225.

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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evolve companies

SITE DEVELOPMENT INFORMATION

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:
C100

CONSTRUCTION NOTES:

1. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION. NEGLECT OR DISREGARD OF LITTER CONTROL MAY RESULT IN A FINE FOR VIOLATION OF OR FAILURE TO COMPLY TO ANY CORRECTIVE NOTICE.

2. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA AND SET BACK AT LEAST 10' FROM THE INTERSECTION OF ROAD RIGHT-OF-WAY. THE SIGN MUST BE REMOVED AFTER THE STORE SIGNAGE IS INSTALLED.

3. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION TRAILER. PERMITS FOR PLUMBING, MECHANICAL AND ELECTRICAL FACILITIES FOR THE TRAILER ARE REQUIRED IF APPLICABLE.

4. THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF FRUITLAND PARK. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE WITH ALL FRANCHISE UTILITIES, THE CITY OF FRUITLAND PARK, LAKE COUNTY AND OTHERS BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE CITY OF FRUITLAND PARK BUILDING DEPARTMENT AT 352.360.6727 EX. 3 FOR INFORMATION ON ISSUANCE OF PERMITS AND / OR OTHER REQUIREMENTS.

5. CONSTRUCTION NOISE AND ACTIVITY IS RESTRICTED BETWEEN THE HOURS OF 7 AM TO 7 PM. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THESE HOURS ARE REQUIRED TO BE APPROVED BY THE CITY OF FRUITLAND PARK.

6. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY INSPECTOR.

7. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

8. EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C. INCLUDING ANY REQUIREMENTS AND/OR PERMITS FROM LAKE COUNTY.

9. IT IS UNKNOWN IF SEPTIC TANKS AND DRAINFIELDS EXIST WITHIN THE SITE. THE CONTRACTOR SHALL VERIFY DURING THE DEMOLITION WORK, IF ENCOUNTERED, REMOVE AND DISPOSE PER LAKE COUNTY REQUIREMENTS.

10. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT PRIOR TO REMOVING THE EXISTING STRUCTURES. COORDINATE WITH SECO ENERGY TO DISCONNECT ALL POWER AND REMOVAL OF METERS AND ELECTRIC FACILITIES.

11. ALL DEMOLISHED BUILDING MATERIAL SHALL BE PROPERLY DISPOSED INTO THE LAKE COUNTY LANDFILL AND/OR RECYCLED.

12. AT THE GENERAL CONTRACTOR'S DISCRETION, IT MAY TEMPORARILY UTILIZE THE EXISTING BUILDING OR PAVEMENT FOR ITS CONSTRUCTION OFFICE OR PARKING UNTIL DEMOLISHED.

TRAFFIC CONTROL GUIDANCE NOTES:

1. THIS PLAN IS INTENDED ONLY AS GUIDANCE TO THE CONTRACTOR FOR THE PURPOSES TO ILLUSTRATE ROADWORK AND POTENTIAL TEMPORARY CLOSURES. THIS PLAN IS NOT A TRAFFIC CONTROL PLAN AND SHOULD NOT BE UTILIZED AS SUCH.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRUITLAND PARK, LAKE COUNTY, LOCAL BUSINESSES AND 911 EMERGENCY SERVICES AND POST A PUBLIC NOTICE IN THE NEWS PAPER A MINIMUM OF ONE WEEK PRIOR TO ANY ROADWAY CLOSURES.

3. A TRAFFIC CONTROL PLAN PREPARED BY AN FDOT CERTIFIED ADVANCED INDIVIDUAL SHALL BE EMPLOYED BY THE CONTRACTOR AT ITS EXPENSE. THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRUITLAND PARK AND LAKE COUNTY PRIOR TO ANY ROAD CLOSURES.

4. A PRECONSTRUCTION MEETING SHALL BE COORDINATED AND SCHEDULED AT THE SITE BY THE CONTRACTOR PRIOR TO ANY ROADWAY CLOSURE.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL COMMUNICATION OF CONSTRUCTION DISRUPTING ACTIVITIES WITH THE LOCAL BUSINESSES.

6. PERFORM ALL RIGHT-OF-WAY WORK FROM WITHIN THE CURB SIDE IF POSSIBLE, IF WORK MUST OCCUR WITHIN TRAFFIC / TURN LANE THEN THE CONTRACTOR SHALL PROVIDE THE NECESSARY MOT DEVICES PER THE APPLICABLE FDOT INDICES. SHOULD CONSTRUCTION ACTIVITIES FACILITATE A LANE CLOSURE, NO LANE CLOSURES SHALL OCCUR THAT AFFECT COUNTY ROAD 466A WITHOUT PRIOR APPROVAL BY LAKE COUNTY AND COORDINATION WITH THE ASSIGNED COUNTY INSPECTOR WITH NO LESS THAN 48 HOURS NOTICE.

LEGEND:

- STORMWATER MANHOLE
- STORM INLET / CATCH BASIN
- ELECTRIC BOX
- CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- BACKFLOW PREVENTER
- WATER VALVE
- DENOTES TREE REMOVAL
- BORING ID NUMBER / BORING ELEVATION
- 60 — MAJOR CONTOUR LINE
- 59 — MINOR CONTOUR LINE
- TP — TREE PROTECTION FENCE
- STM — STORM PIPE (# DENOTES SIZE)
- TOS — TOE OF SLOPE
- TOB — TOP OF BANK
- OHE — OVERHEAD WIRE
- UGP — UNDERGROUND POWER
- FM — FORCE MAIN (# DENOTES SIZE)
- SAN — SEWER LINE (# DENOTES SIZE)
- TEL — TELECOM LINE
- FOC — FIBER OPTIC CABLE
- WM — WATER MAIN (# DENOTES SIZE)
- GAS — GAS MAIN
- LIMITS OF CONSTRUCTION
- PROPOSED SAWCUT
- HATCH DENOTES REMOVE OF EXISTED IMPROVEMENTS

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: ALL PIPES AND INLETS SHALL BE FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS AND FINES IN DOWNSTREAM INLETS. DO NOT DISCHARGE INTO POND. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

NORTH

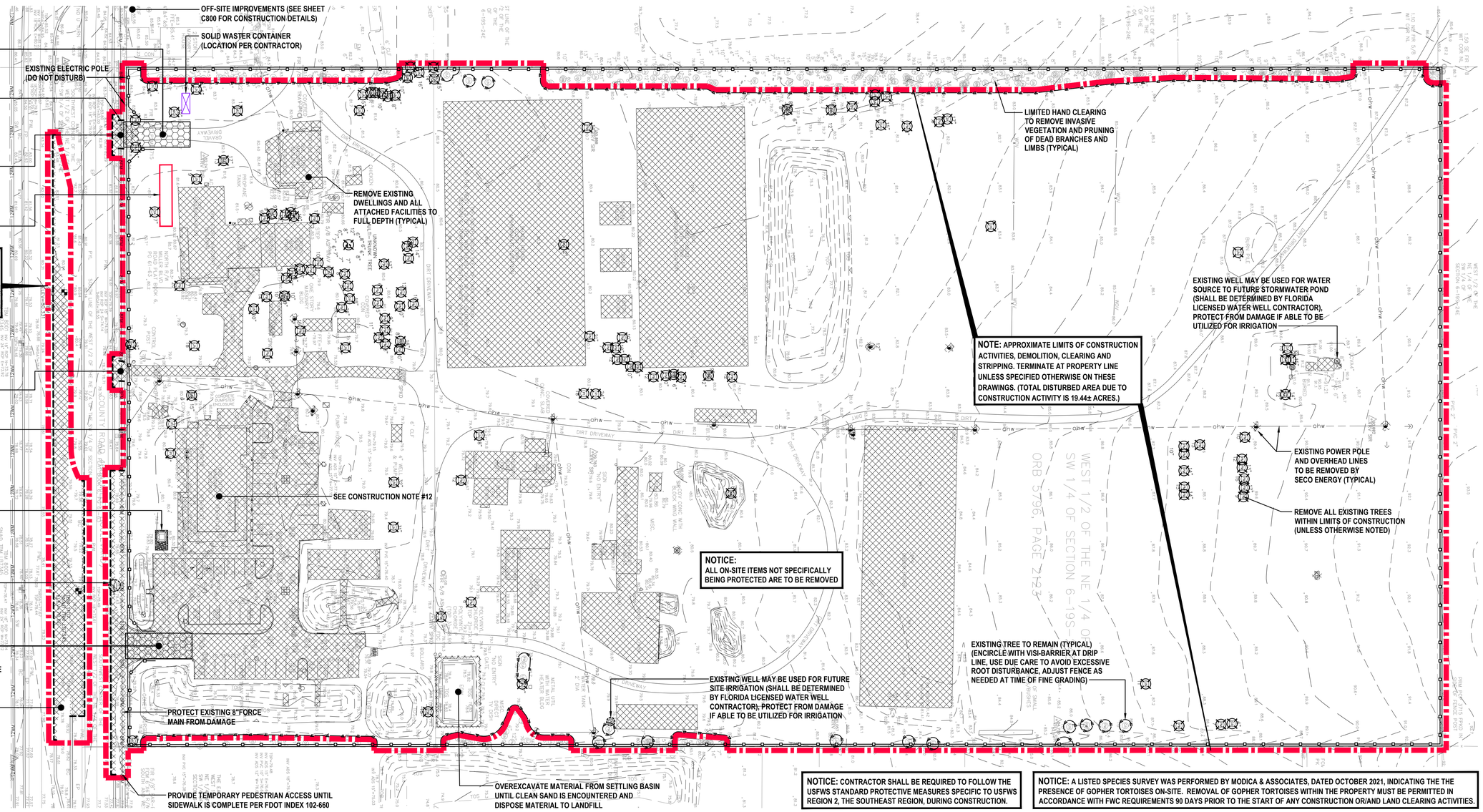
GRAPHIC SCALE 1" = 50'
50 25 0 50

TREE REMOVAL	
SPECIES	QNTY.
MAGNOLIA	3 TREES
OAK	18 TREES
PALM	78 TREES
PINE	7 TREES
UNKNOWN	51 TREES
REQUIRED MITIGATION	157

SEE SCHEDULE ON SHEET L100 FOR REPLACEMENT.

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

Sunshine 811
Always call 811 before you dig



NOTICE: CONTRACTOR SHALL BE REQUIRED TO FOLLOW THE USFWS STANDARD PROTECTIVE MEASURES SPECIFIC TO USFWS REGION 2, THE SOUTHEAST REGION, DURING CONSTRUCTION.

NOTICE: A LISTED SPECIES SURVEY WAS PERFORMED BY MODICA & ASSOCIATES, DATED OCTOBER 2021, INDICATING THE THE PRESENCE OF GOPHER TORTOISES ON-SITE. REMOVAL OF GOPHER TORTOISES WITHIN THE PROPERTY MUST BE PERMITTED IN ACCORDANCE WITH FWC REQUIREMENTS 90 DAYS PRIOR TO THE START OF ANY CONSTRUCTION OR/AND LAND CLEARING ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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evolve companies

EXISTING SITE CONDITIONS & CLEARING PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 60'

SHEET NUMBER:

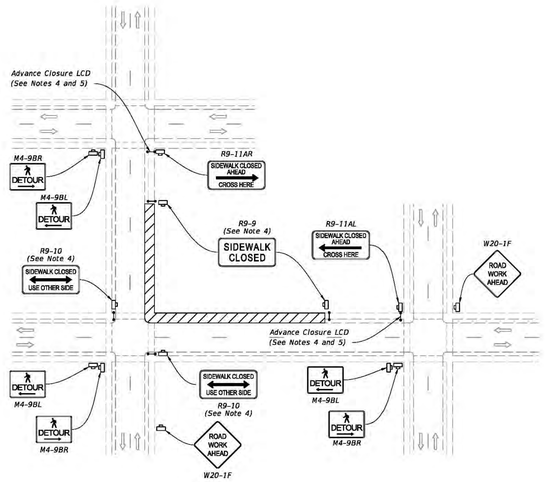
C200

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

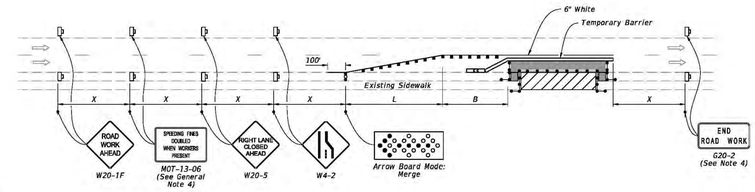
LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/20			FDOT FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	102-660	1 of 2

NOTES:

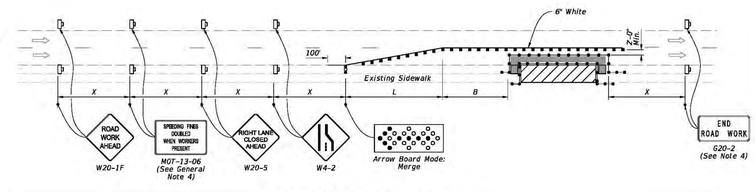
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

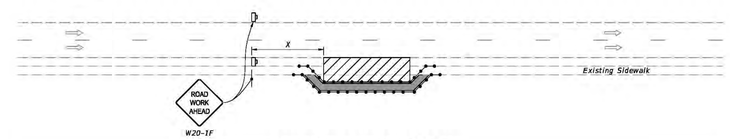
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)

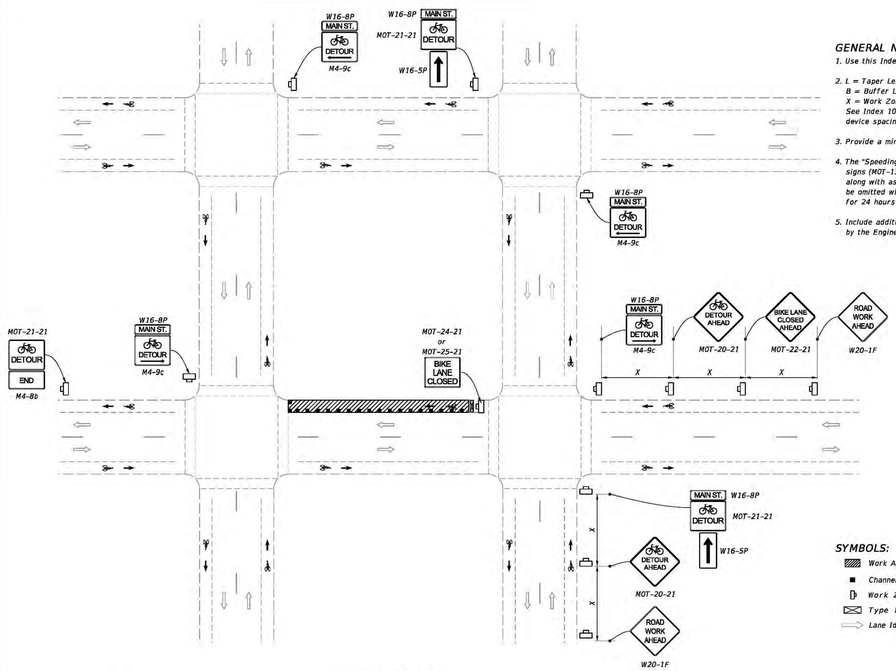


PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 35 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FDOT FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	102-660	2 of 2



BICYCLE DETOUR

GENERAL NOTES:

1. Use this Index only when called for in the Plans.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
3. Provide a minimum 5'-0" wide bicycle path.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Include additional signage at intersections as required by the Engineer or shown in the Plans.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Lane Identification and Direction of Traffic

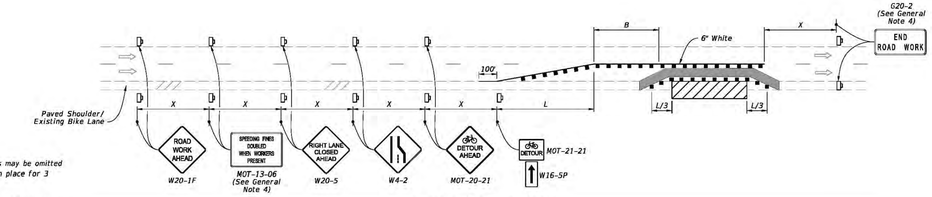
LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FDOT FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	102-661	1 of 2

NOTES:

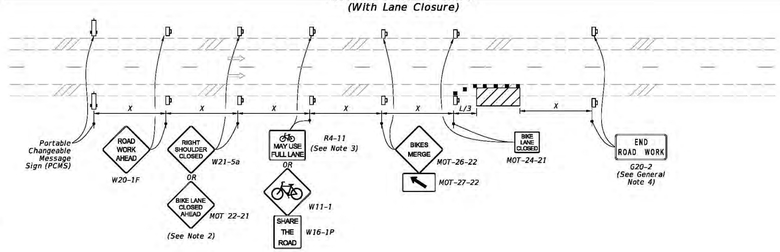
1. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
2. If the Closed Bicycle Facility is a marked bicycle lane, use sign MOT 22-21 instead of sign W21-5a.
3. If the travel lane is less than 14' wide, use sign R4-11.

SYMBOLS:

- Work Area
- Temporary Bicycle Way
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic
- (1) PCMS=Portable Changeable (Variable) Message Sign



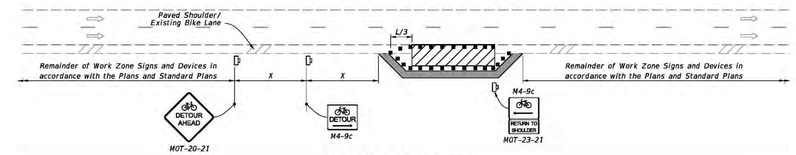
BICYCLE FACILITY SHIFT
(With Lane Closure)



BICYCLE FACILITY SHIFT
(Work Zone Speed of 35 mph or Less)

TYPICAL PCMS DISPLAY:

Message 1: BIKE FACILITY CLOSED
Message 2: BICYCLES ON ROAD



BICYCLE SPECIAL DETOUR

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FDOT FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	102-661	2 of 2

REVISIONS

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FDOT STANDARD PLANS

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 60'

SHEET NUMBER:

C201

EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE SITE CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. THE SITE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
10. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. THE CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST TO PERFORM ROOT AND BRANCH PRUNING OF ALL TREES TO REMAIN. REMOVED BRANCHES SHALL BE 10' MINIMUM ABOVE GRADE AND CLEAR OF BUILDINGS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE ENGINEER. ALL AREAS SHALL BE CLEANED OF ALL DEBRIS AND MATERIAL FROM CONTRACTOR'S ACTIVITIES, REGRADED IF NECESSARY, SEDIMENT FENCE REMOVED, SIDEWALK AND PAVEMENT SWEPT CLEAN AND ANY DISTURBED AREAS SODDED OR SEEDED TO MATCH EXISTING GROUND COVER.
13. THE SITE CONTRACTOR SHALL KEEP NOISE, DUST AND BLOWING SAND FROM AFFECTING THE ADJACENT PROPERTIES BY WHATEVER MEANS ARE NECESSARY.
14. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PROJECT PROTECTIVE TREE BARRIERS HAVE BEEN INSTALLED IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR THE FDEP NPDES NOI PRIOR TO ANY LAND DISTURBING ACTIVITIES AND FILE THE NOT UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION.

LEGEND:

STORMWATER MANHOLE	MAJOR CONTOUR LINE
STORM INLET / CATCH BASIN	MINOR CONTOUR LINE
ELECTRIC BOX	TREE PROTECTION FENCE
CLEANOUT	STORM PIPE (# DENOTES SIZE)
SANITARY SEWER MANHOLE	TOE OF SLOPE
SANITARY SEWER VALVE	TOP OF BANK
BACKFLOW PREVENTER	OVERHEAD WIRE
WATER VALVE	UNDERGROUND POWER
DENOTE OFF-SITE TREE REMOVAL	FORCE MAIN (# DENOTES SIZE)
PROPOSED TEMPORARY INLET SILT PROTECTION (SEE APPLICABLE DETAIL)	SEWER LINE (# DENOTES SIZE)
BORING ID NUMBER / BORING ELEVATION	TELECOM LINE
	FIBER OPTIC CABLE
	WATER MAIN (# DENOTES SIZE)
	GAS MAIN
	LIMITS OF CONSTRUCTION

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: INLET PROTECTION DEVICES SHALL REMAIN IN-PLACE UNTIL AUTHORIZATION TO BE REMOVED IS OBTAINED FROM THE ENGINEER.

NOTE: ALL PIPES AND INLETS SHALL BE FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS AND FINES IN DOWNSTREAM INLETS. DO NOT DISCHARGE INTO POND. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

NOTICE: DO NOT PUNCTURE HOLES INTO FABRIC AROUND INLETS. PERIODICALLY LIFT TOPS TO REMOVE SILT AND SANDS AND DISCARD IN WASTE CONTAINER (TYPICAL)

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

Sunshine811
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NORTH

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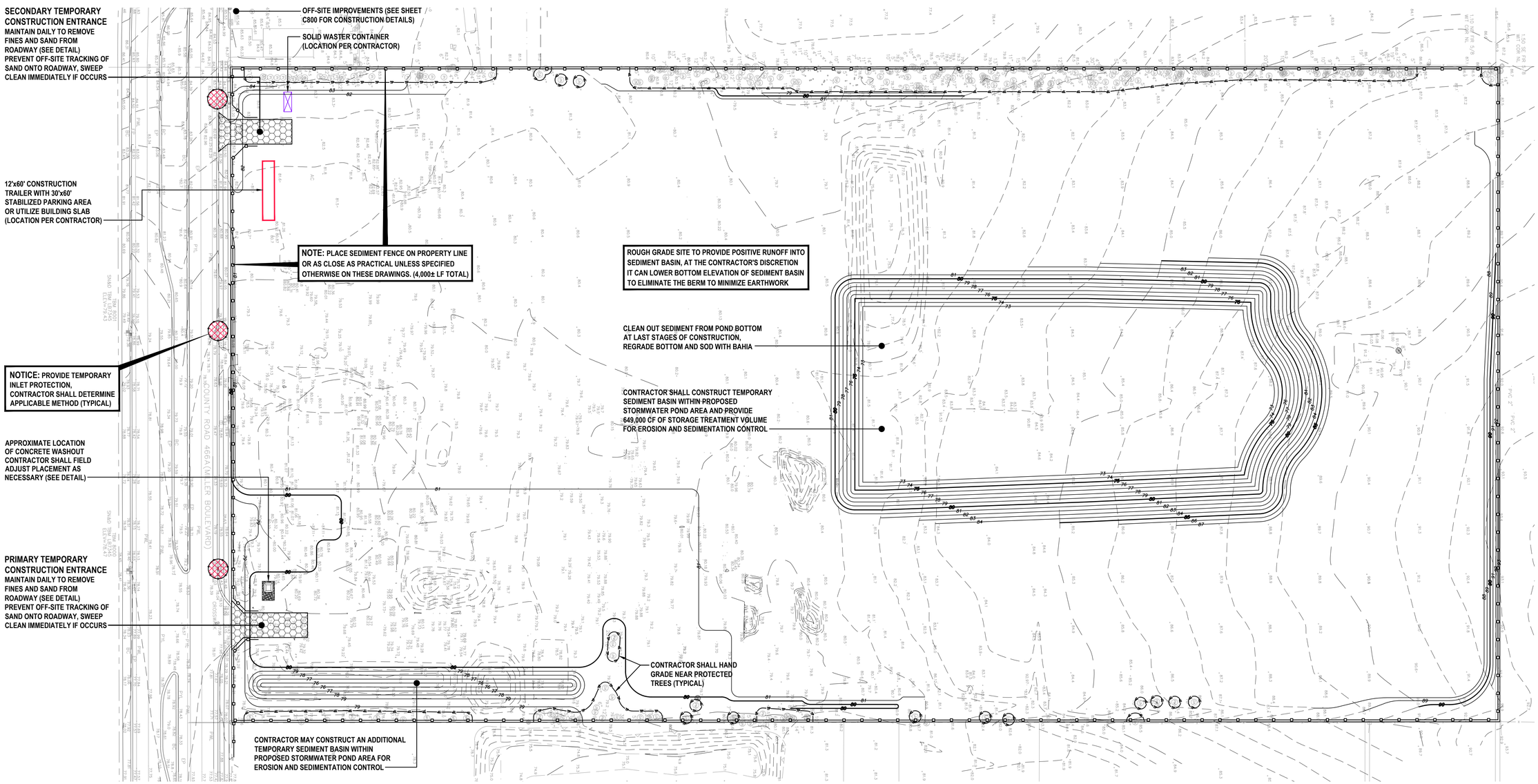
GRAPHIC SCALE
1" = 50'



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EROSION CONTROL PLAN PHASE - 1

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C300

EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE SITE CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE ENGINEER. ALL AREAS SHALL BE CLEANED OF ALL DEBRIS AND MATERIAL FROM CONTRACTOR'S ACTIVITIES, REGRADED IF NECESSARY, SEDIMENT FENCE REMOVED, SIDEWALK AND PAVEMENT SWEPT CLEAN AND ANY DISTURBED AREAS SODDED OR SEEDED TO MATCH EXISTING GROUND COVER.
13. THE SITE CONTRACTOR SHALL KEEP NOISE, DUST AND BLOWING SAND FROM AFFECTING THE ADJACENT PROPERTIES BY WHATEVER MEANS ARE NECESSARY.
14. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PROJECT PROTECTIVE TREE BARRIERS HAVE BEEN INSTALLED IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR THE FDEP NPDES NOI PRIOR TO ANY LAND DISTURBING ACTIVITIES AND FILE THE NOT UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION.

LEGEND:

- STORMWATER MANHOLE
- STORM INLET / CATCH BASIN
- ELECTRIC BOX
- CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- BACKFLOW PREVENTER
- WATER VALVE
- DENOTE OFF-SITE TREE REMOVAL
- PROPOSED TEMPORARY INLET SILT PROTECTION (SEE APPLICABLE DETAIL)
- BORING ID NUMBER / BORING ELEVATION
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- TREE PROTECTION FENCE
- STORM PIPE (# DENOTES SIZE)
- TOE OF SLOPE
- TOP OF BANK
- OVERHEAD WIRE
- UNDERGROUND POWER
- FORCE MAIN (# DENOTES SIZE)
- SEWER LINE (# DENOTES SIZE)
- TELECOM LINE
- FIBER OPTIC CABLE
- WATER MAIN (# DENOTES SIZE)
- GAS MAIN
- LIMITS OF CONSTRUCTION

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: INLET PROTECTION DEVICES SHALL REMAIN IN-PLACE UNTIL AUTHORIZATION TO BE REMOVED IS OBTAINED FROM THE ENGINEER.

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NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

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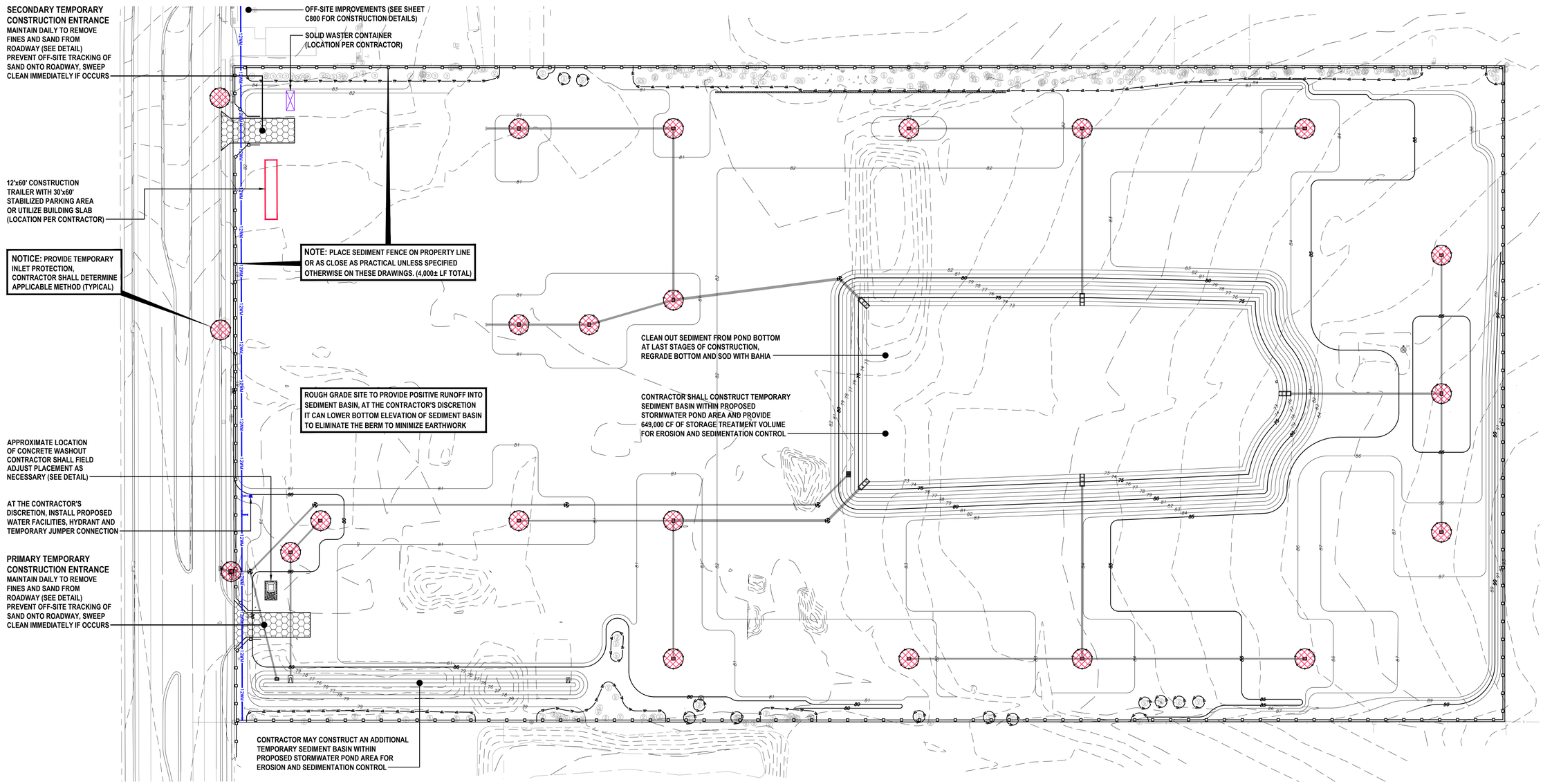

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EROSION CONTROL PLAN PHASE - 2

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C301

EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE SITE CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. THE SITE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
10. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. THE CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST TO PERFORM ROOT AND BRANCH PRUNING OF ALL TREES TO REMAIN. REMOVED BRANCHES SHALL BE 10' MINIMUM ABOVE GRADE AND CLEAR OF BUILDINGS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE ENGINEER. ALL AREAS SHALL BE CLEANED OF ALL DEBRIS AND MATERIAL FROM CONTRACTOR'S ACTIVITIES, REGRADED IF NECESSARY, SEDIMENT FENCE REMOVED, SIDEWALK AND PAVEMENT SWEPT CLEAN AND ANY DISTURBED AREAS SODDED OR SEEDED TO MATCH EXISTING GROUND COVER.
13. THE SITE CONTRACTOR SHALL KEEP NOISE, DUST AND BLOWING SAND FROM AFFECTING THE ADJACENT PROPERTIES BY WHATEVER MEANS ARE NECESSARY.
14. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL ALL PROJECT PROTECTIVE TREE BARRIERS HAVE BEEN INSTALLED IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR THE FDEP NPDES NOI PRIOR TO ANY LAND DISTURBING ACTIVITIES AND FILE THE NOT UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION.

LEGEND:

STORMWATER MANHOLE	MAJOR CONTOUR LINE
STORM INLET / CATCH BASIN	MINOR CONTOUR LINE
ELECTRIC BOX	TREE PROTECTION FENCE
CLEANOUT	STORM PIPE (# DENOTES SIZE)
SANITARY SEWER MANHOLE	TOE OF SLOPE
SANITARY SEWER VALVE	TOP OF BANK
BACKFLOW PREVENTER	OVERHEAD WIRE
WATER VALVE	UNDERGROUND POWER
DENOTE OFF-SITE TREE REMOVAL	FORCE MAIN (# DENOTES SIZE)
PROPOSED TEMPORARY INLET SILT PROTECTION (SEE APPLICABLE DETAIL)	SEWER LINE (# DENOTES SIZE)
BORING ID NUMBER / BORING ELEVATION	TELECOM LINE
	FIBER OPTIC CABLE
	WATER MAIN (# DENOTES SIZE)
	GAS MAIN
	LIMITS OF CONSTRUCTION

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

NOTE: INLET PROTECTION DEVICES SHALL REMAIN IN-PLACE UNTIL AUTHORIZATION TO BE REMOVED IS OBTAINED FROM THE ENGINEER.

NOTE: ALL PIPES AND INLETS SHALL BE FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS AND FINES IN DOWNSTREAM INLETS. DO NOT DISCHARGE INTO POND. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

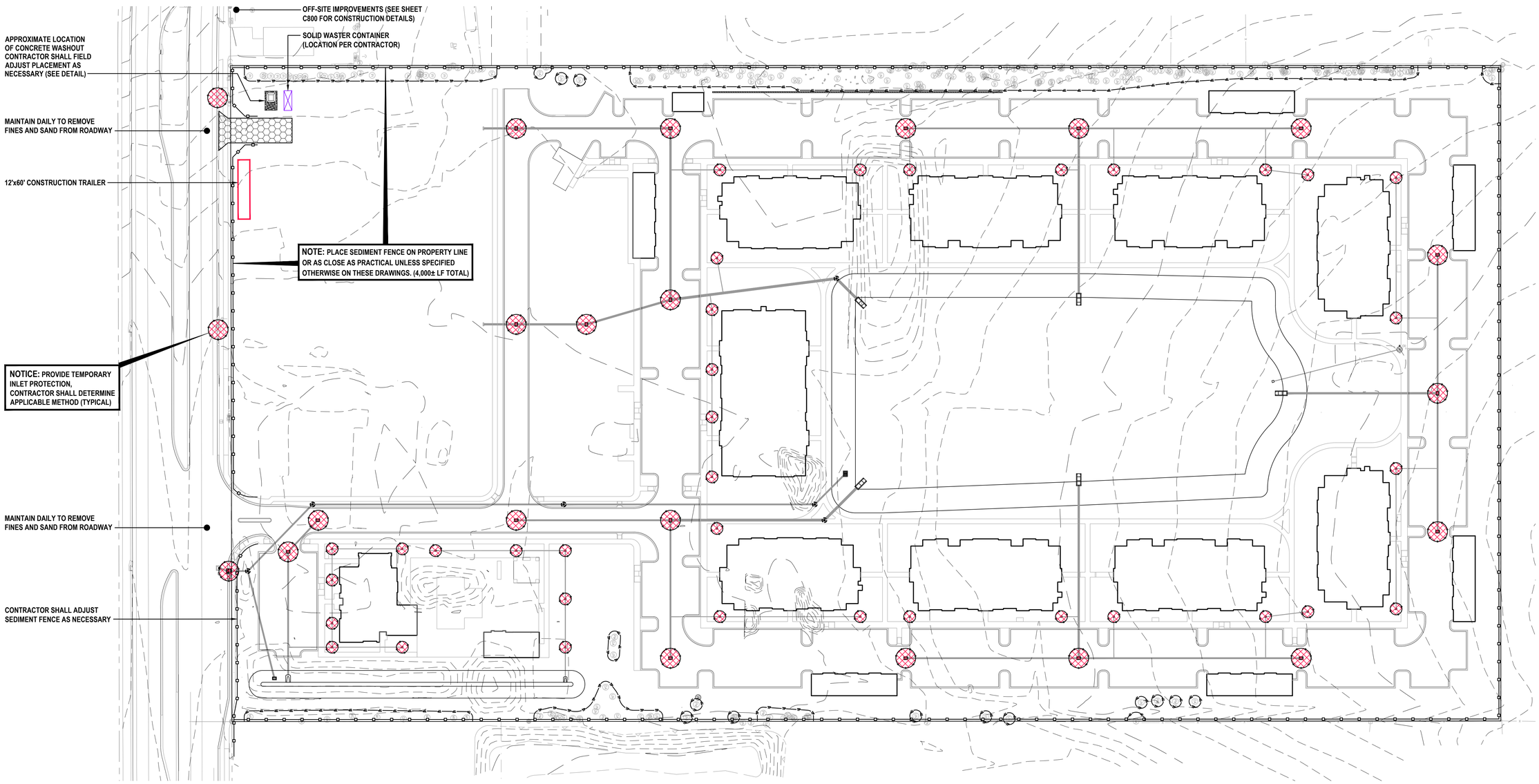
NOTICE: DO NOT PUNCTURE HOLES INTO FABRIC AROUND INLETS. PERIODICALLY LIFT TOPS TO REMOVE SILT AND SANDS AND DISCARD IN WASTE CONTAINER (TYPICAL)

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

Sunshine811
Always call 811 before you dig

NORTH

50 25 0 50
GRAPHIC SCALE
1" = 50'



REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
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evolve companies

EROSION CONTROL PLAN PHASE - 3

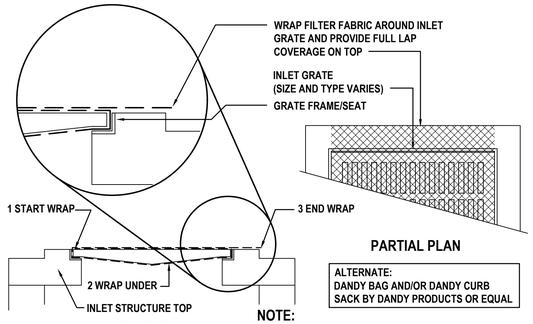
EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C302



ALTERNATE:
DANDY BAG AND/OR DANDY CURB SACK BY DANDY PRODUCTS OR EQUAL

NOTE:
CONTRACTOR SHALL AT A MINIMUM OF ONCE PER WEEK REMOVE ANY ACCUMULATION OF DEBRIS FROM THE FILTER FABRIC AND PROPERLY DISPOSE OF MATERIAL.

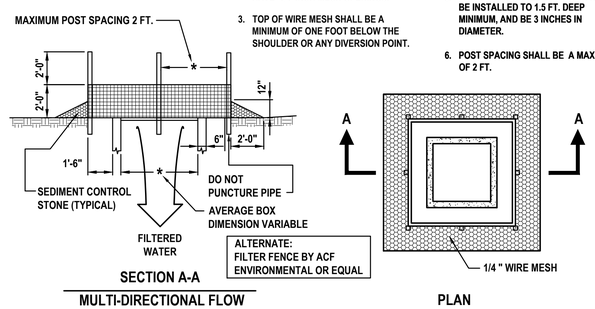
INLET SILT PROTECTION DETAIL

UTILIZE WHEN TOP AND GRATE ARE INSTALLED WITH STRUCTURE

NOT TO SCALE

NOTES:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 2 FT.



ALTERNATE:
FILTER FENCE BY ACF ENVIRONMENTAL OR EQUAL

INLET PROTECTION

UTILIZE WHEN TOP AND GRATE ARE NOT INSTALLED WITH STRUCTURE

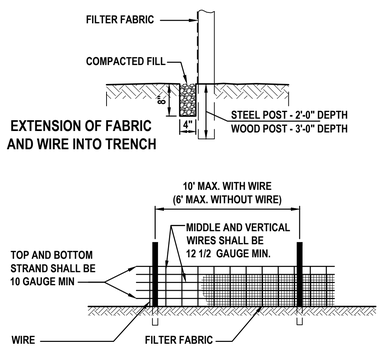
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
2. THE ENGINEER DOES NOT WARRANT THE CONTRACTOR'S MEANS OR METHODS FOR ITS INTERPRETATION OF THE REPAIR WORK. THE CONTRACTOR SHALL UTILIZE IT'S DISCRETION TO DETERMINE ITS BEST METHOD TO PERFORM THE WORK TO CORRECT THE DRAINAGE PONDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES AND SHALL RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES
4. PAVEMENT EDGES SHALL BE NEAT AND FREE OF DAMAGE OR BROKEN EDGES AT TIME OF PLACEMENT OF NEW ASPHALTIC PAVEMENT.
5. UPON COMPLETION OF ALL WORK, THE AREA SHALL BE SWEPT CLEAN OF ALL SAND AND DEBRIS.
6. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ITS FINAL INSPECTION AND ACCEPTANCE.
7. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
9. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
11. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
12. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
13. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION OR ENGINEER AT THE CONTRACTORS EXPENSE.
14. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
15. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

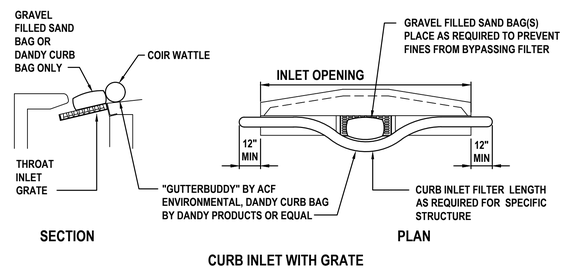
NOTES:

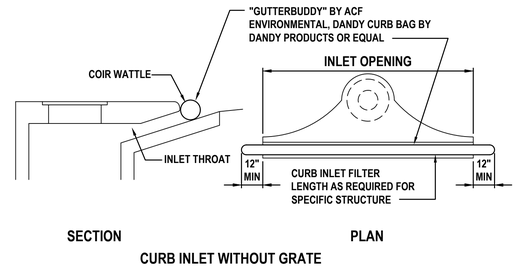
1. WWM MINIMUM OF 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WOOD POST SHALL BE 5'-0" IN HEIGHT AND 2" IN DIAMETER.
5. SUPPORT POST SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 25% THE HEIGHT OF FENCE.
7. MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.



SEDIMENT FENCE DETAIL

NOT TO SCALE





NOTE:
THE CONTRACTOR HAS THE DISCRETION TO UTILIZE THIRD PARTY PROPRIETARY EROSION AND SEDIMENTATION CONTROL PRODUCTS AND DEVICES AND IS NOT LIMITED TO THE DETAILS ON THIS SHEET.

NOTES:

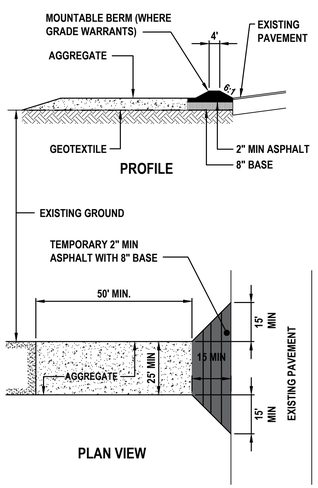
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

CURB INLET SEDIMENT PREVENTION DETAIL

NOT TO SCALE

NOTES:

1. STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. DEPTH - 8" MINIMUM (COMPACTED)
4. WIDTH - 25' MINIMUM
5. GEOTEXTILE - 100% POLYPROPYLENE, 4 OZ/SY OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 6:1 SLOPES IS ACCEPTABLE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



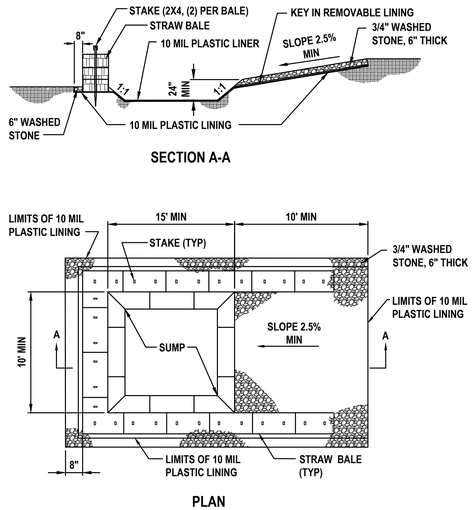
CONSTRUCTION ENTRANCE DETAIL

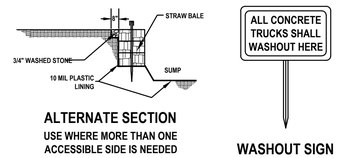
NOT TO SCALE

NOTES:

1. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
2. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
3. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.

CONSTRUCTION ENTRANCE DETAIL (RUMBLE TRACK OR EQUAL)





NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
8. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
9. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
10. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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evolve companies

EROSION CONTROL DETAILS & NOTES

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C303

PROJECT SITE INFORMATION:

PROJECT NAME: EVOLVE AT GROVE PARK

DEVELOPER: EVOLVE COMPANIES, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

PROJECT LOCATION: 305 COUNTY ROAD 466A FRUITLAND PARK, FLORIDA, 34731

LATITUDE: LAT: N 28°51'49"
LONGITUDE: LON: W 81°56'54"

AHJ: CITY OF FRUITLAND PARK

WMD JURISDICTION: SJRWMD

PROJECT AREA: 19.560 ACRES

DISTURBED AREA: 19.440 ACRES

FLUCCS CODE: 243 ORNAMENTALS
-
-

ULTIMATE RECEIVING WATER BODY: DEAD RIVER
CLASS: CF
OFW: N/A
WBID #: 2818
TMDLs: PATHOGENS

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

SOIL NUMBER	SOIL NAME	HSG
5	APOPKA SAND	A
8	CANDLER SAND	A
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES

CONSTRUCTION ACTIVITIES INCLUDE: MASS EARTHWORK GRADING AND EXCAVATION / FILL, VARIOUS UTILITIES INSTALLATION, PAVEMENT PARKING AND DRIVES, CURBING, BUILDINGS, PLANTINGS AND GRASS AND FINAL STABILIZATION AND RESTORATION.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, STRIPPING EXISTING GROUND COVER AND MASS EARTHWORK GRADING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

1. THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. A 24' WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
9. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
10. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
11. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
12. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
13. THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

1. BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
2. STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING MASTER STORMWATER POND FOR TREATMENT.
3. STABILIZATION PRACTICES
   WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY ARES WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

   TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED, THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

   PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
4. STRUCTURAL PRACTICES
   STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

   EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

   SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.
5. WASTE DISPOSAL
   WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

   HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

   SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
6. DUST CONTROL
   TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).
7. NON-STORMWATER DISCHARGES
   IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

   WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

   DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:
SIGNATURE: _____
NAME / TITLE: _____
COMPANY: _____
ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

1. INSPECTOR QUALIFICATIONS
   INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS
   ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
3. MONITORING INSPECTIONS
   ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
4. REPORTING
   EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
5. RECORD KEEPING
   IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

1. GOOD HOUSEKEEPING
   - SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
   - STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
   - ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
   - ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
   - PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
   - ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. HAZARDOUS PRODUCTS
   - MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
   - PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
3. PRODUCT SPECIFIC PRACTICES
   - PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
   - THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
   - PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
   - CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
4. SPILL CONTROL AND CLEANUP RESPONSIBILITIES
   - SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
   - THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
   - ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
   - WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
   - TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
   - AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
   - THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

1. NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
2. NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB # 0003612 LC # 0000357

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evolve companies

STORMWATER POLLUTION PREVENTION PLAN

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:
C304

NORTH

50 25 0 50

GRAPHIC SCALE
1" = 50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°51'56"E	57.27'
L2	N30°51'56"E	35.90'
L3	N89°08'04"W	63.56'

CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	LENGTH
CURVE-1	090°00'00"	12.00'	S44°08'04"E	16.97'	18.85'

GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL SECURE THE CONSTRUCTION SITE FROM TRESPASS.

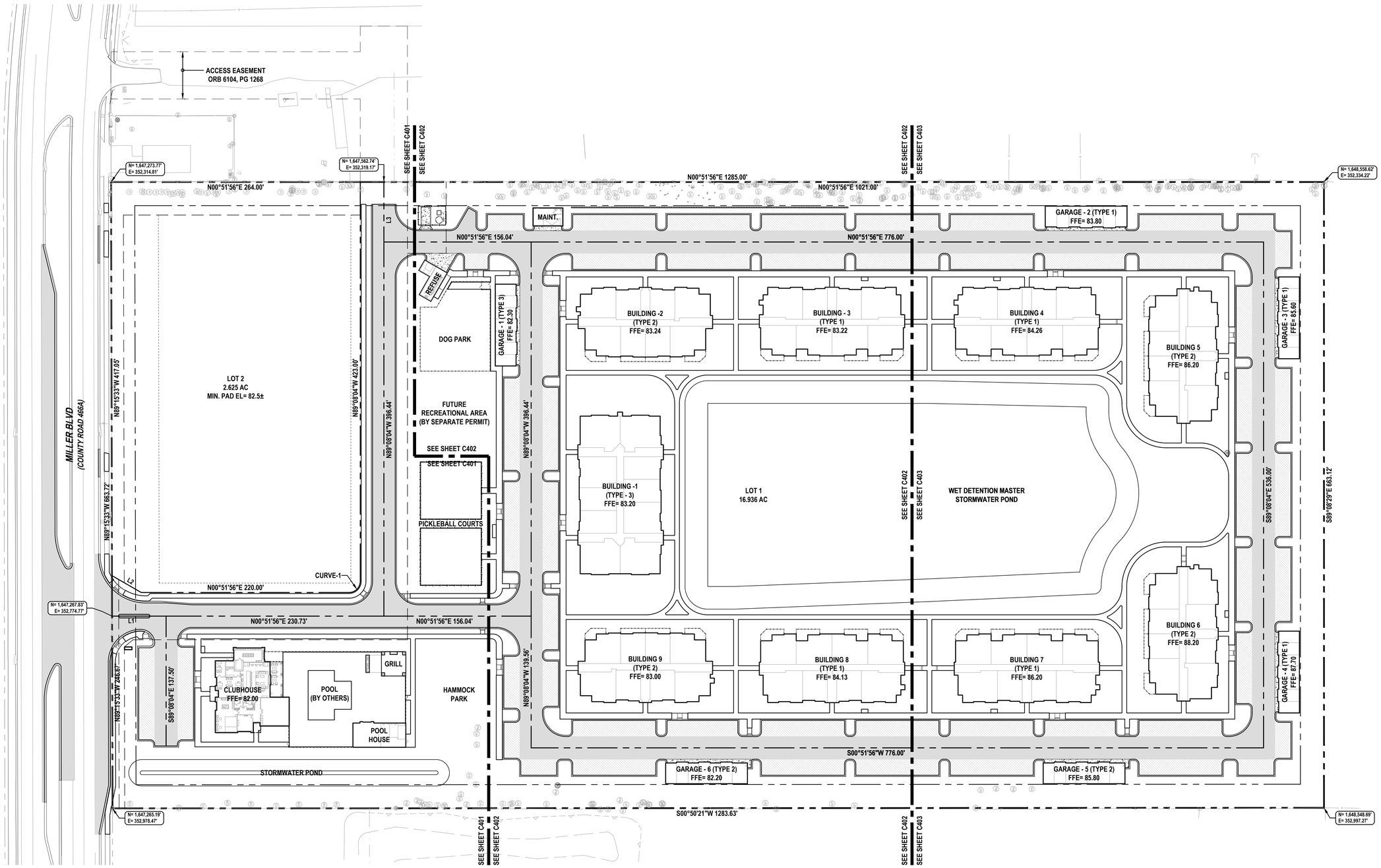
NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2023 AND APPROVED PRODUCTS LIST:

INDEX NO.	DESCRIPTION		
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND GUTTER
		522-001	CONCRETE SIDEWALK
425-010	STRUCTURE BOTTOMS TYPE J AND P	522-002	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	570-001	PERMANENT EROSION CONTROL
425-021	CURB INLET TOPS - TYPES 5 AND 6	700-010	SINGLE COLUMN GROUND SIGNS
425-041	GUTTER INLET TYPE V	706-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS
425-052	DITCH BOTTOM INLETS TYPES - C, D, E AND H		
430-001	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS



REVISIONS

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evolve companies

OVERALL SITE GEOMETRY & LAYOUT PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C400

SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL)
- MODIFIED 'F' CURB (SEE DETAIL)
- R5' — 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- TRANSITION FROM TYPE "F" TO 18" CURB & GUTTER (SEE DETAIL ON SHEET C409)
- SITE LIGHT POLES (SEE PHOTOMETRIC PLAN)

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

PAVING LEGEND:

ASPHALT PAVEMENT	2.5" SUPERPAVE FDOT SP-9.5 FINE MIX, PER FDOT - SSRBC, SECTION 234 (APPLIED IN 2 LIFTS) 8" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & SECTION 911 LATEST VERSION, ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 334-5.2.4 (PLACE IN 2 LIFTS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
ASPHALT PAVEMENT (PARKING)	2.5" SUPERPAVE FDOT SP-9.5 FINE MIX, PER FDOT - SSRBC, SECTION 234 (APPLIED IN 2 LIFTS) 6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & SECTION 911 LATEST VERSION, ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 334-5.2.4 (PLACE IN 2 LIFTS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
CONCRETE PAVEMENT	6" CONCRETE (4,000 PSI AT 28 DAYS) 12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX CONTROL JOINT SPACING 12'x12' MIN SAW CUT DEPTH 2"
CONCRETE SIDEWALK	4" CONCRETE (3,000 PSI AT 28 DAYS) (SEE DETAIL ON SHEET C409)

KEY NOTES

NO.	DESCRIPTION
1	TYPE "CR-C" CURB RAMP (FDOT INDEX 522-002)
2	TYPE "CR-E" CURB RAMP (FDOT INDEX 522-002)
3	TYPE "CR-F" CURB RAMP (FDOT INDEX 522-002)
4	TYPE "CR-H" CURB RAMP (FDOT INDEX 522-002)
5	18" CURB & GUTTER (SPILL OUT) (SEE SHEET C409)
6	TYPE "F" CURB (SEE SHEET C409)
7	BREEZEWAY ENTRANCE (SEE ARCH. PLANS)
8	GARAGE APRON (SEE DETAIL ON SHEET C409)
9	BIKE RACKS (3 BICYCLES) (BY DEVELOPER)
10	CAST-IN-PLACE DETECTABLE WARNING MAT, COLOR TO BE "BRICK RED" (2 PLACES)

CURB CONSTRUCTION NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
5. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
6. SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
7. CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

NOTE: ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE: SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE: ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

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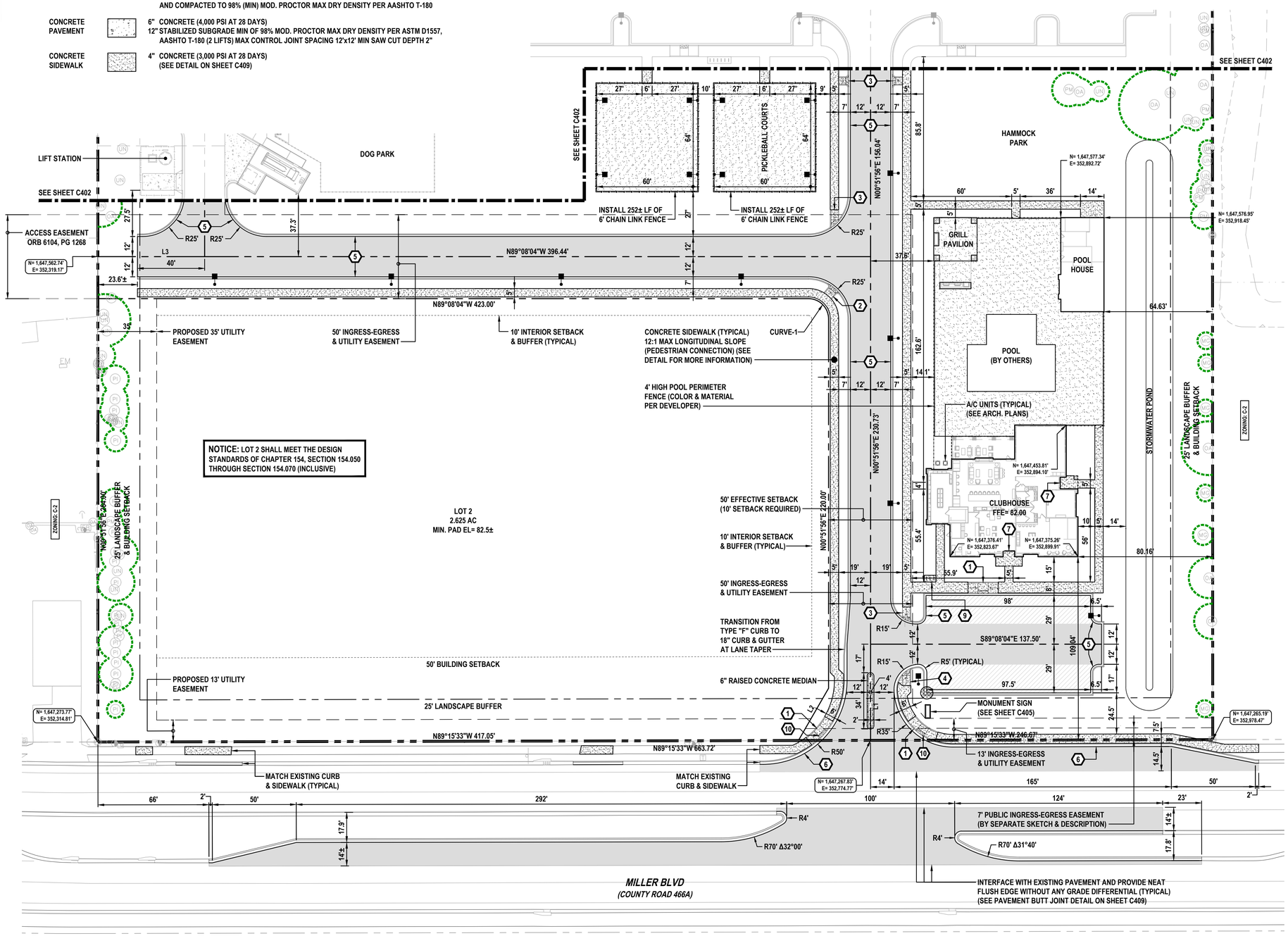
GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL SECURE THE CONSTRUCTION SITE FROM TRESPASS.

CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	LENGTH
CURVE-1	090°00'00"	12.00'	S44°08'04"E	16.97'	18.85'



REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
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evolve companies

SITE GEOMETRY & LAYOUT PLAN (1 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C401

SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL)
- MODIFIED 'F' CURB (SEE DETAIL)
- R5' — 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- TRANSITION FROM TYPE "F" TO 18" CURB & GUTTER (SEE DETAIL ON SHEET C409)
- SITE LIGHT POLES (SEE PHOTOMETRIC PLAN)

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

KEY NOTES

NO.	DESCRIPTION
1	TYPE "CR-C" CURB RAMP (FDOT INDEX 522-002)
2	TYPE "CR-E" CURB RAMP (FDOT INDEX 522-002)
3	TYPE "CR-F" CURB RAMP (FDOT INDEX 522-002)
4	TYPE "CR-H" CURB RAMP (FDOT INDEX 522-002)
5	18" CURB & GUTTER (SPILL OUT) (SEE SHEET C409)
6	TYPE "F" CURB (SEE SHEET C409)
7	BREEZEWAY ENTRANCE (SEE ARCH. PLANS)
8	GARAGE APRON (SEE DETAIL ON SHEET C409)
9	BIKE RACKS (3 BICYCLES) (BY DEVELOPER)

CURB CONSTRUCTION NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
5. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
6. SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
7. CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

LINE TABLE

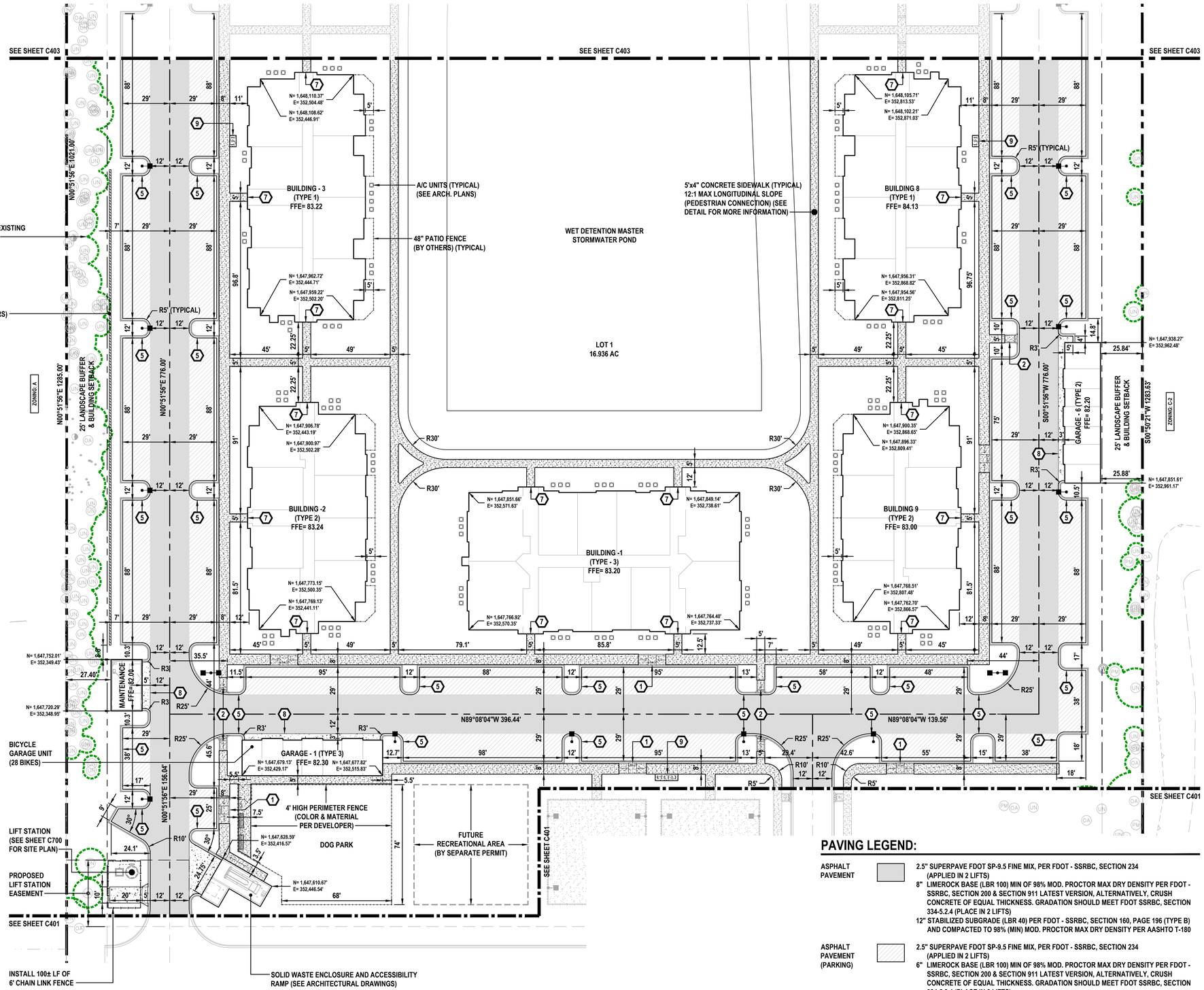
LINE #	BEARING	LENGTH
L1	N00°51'56"E	57.27'
L2	N30°51'56"E	25.83'
L3	N89°08'04"W	63.56'

GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL SECURE THE CONSTRUCTION SITE FROM TRESPASS.

CURVE TABLE

CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	LENGTH
CURVE-1	090°00'00"	12.00'	S44°08'04"E	16.97'	18.85'



PAVING LEGEND:

ASPHALT PAVEMENT	2.5" SUPERPAVE FDOT SP-9.5 FINE MIX, PER FDOT - SSRBC, SECTION 234 (APPLIED IN 2 LIFTS) 8" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & SECTION 911 LATEST VERSION, ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 334-5.2.4 (PLACE IN 2 LIFTS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
ASPHALT PAVEMENT (PARKING)	2.5" SUPERPAVE FDOT SP-9.5 FINE MIX, PER FDOT - SSRBC, SECTION 234 (APPLIED IN 2 LIFTS) 6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & SECTION 911 LATEST VERSION, ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 334-5.2.4 (PLACE IN 2 LIFTS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
CONCRETE PAVEMENT	6" CONCRETE (4,000 PSI AT 28 DAYS) 12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX CONTROL JOINT SPACING 12'x12' MIN SAW CUT DEPTH 2"
CONCRETE SIDEWALK	4" CONCRETE (3,000 PSI AT 28 DAYS) (SEE DETAIL ON SHEET C409)

REVISIONS

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SITE GEOMETRY & LAYOUT PLAN (2 OF 3)

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C402

SYMBOL LEGEND:

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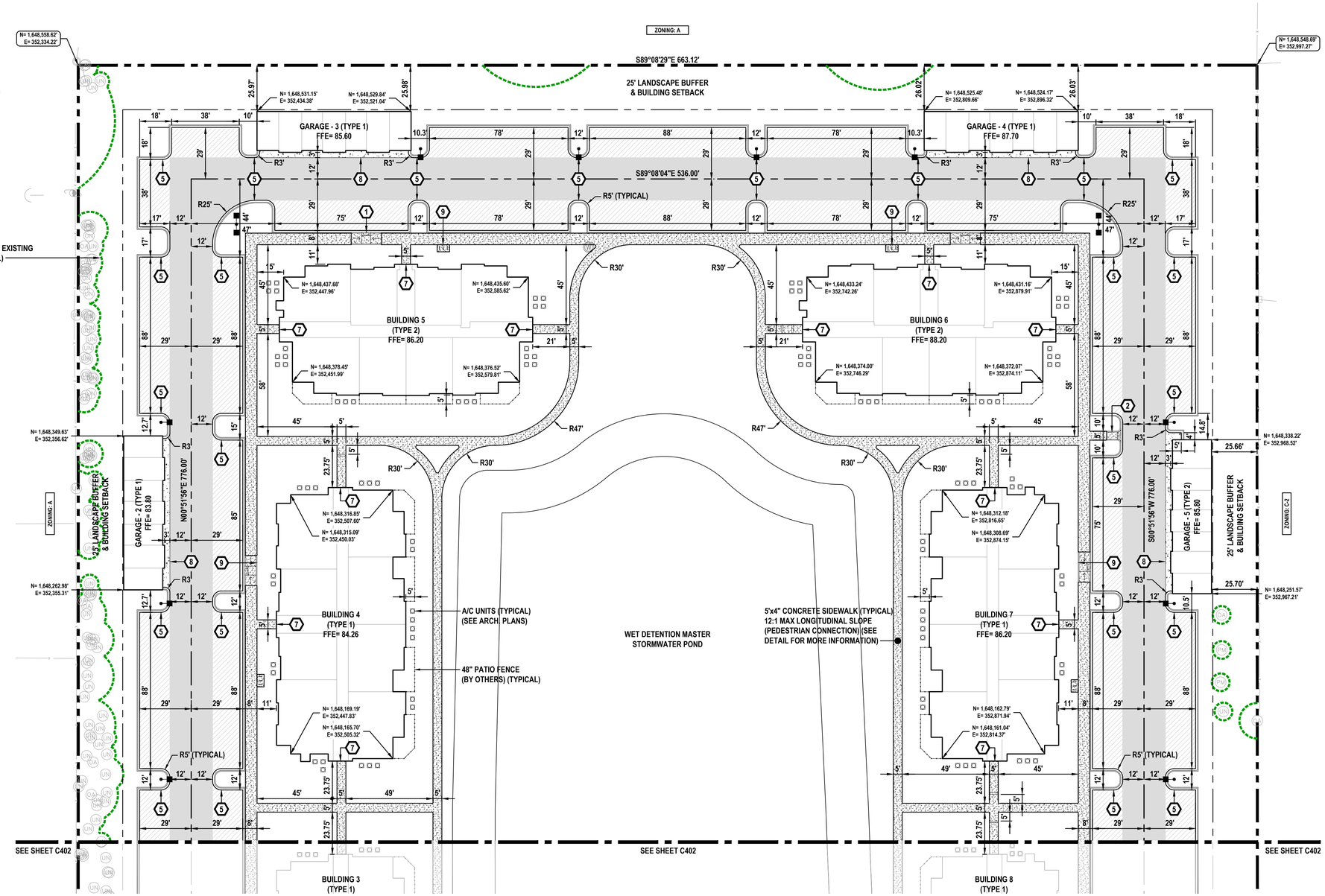

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SITE GEOMETRY & LAYOUT PLAN (3 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C403

NORTH

50 25 0 50

GRAPHIC SCALE
1" = 50'

NOTE:
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NOTE:
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NOTICE:
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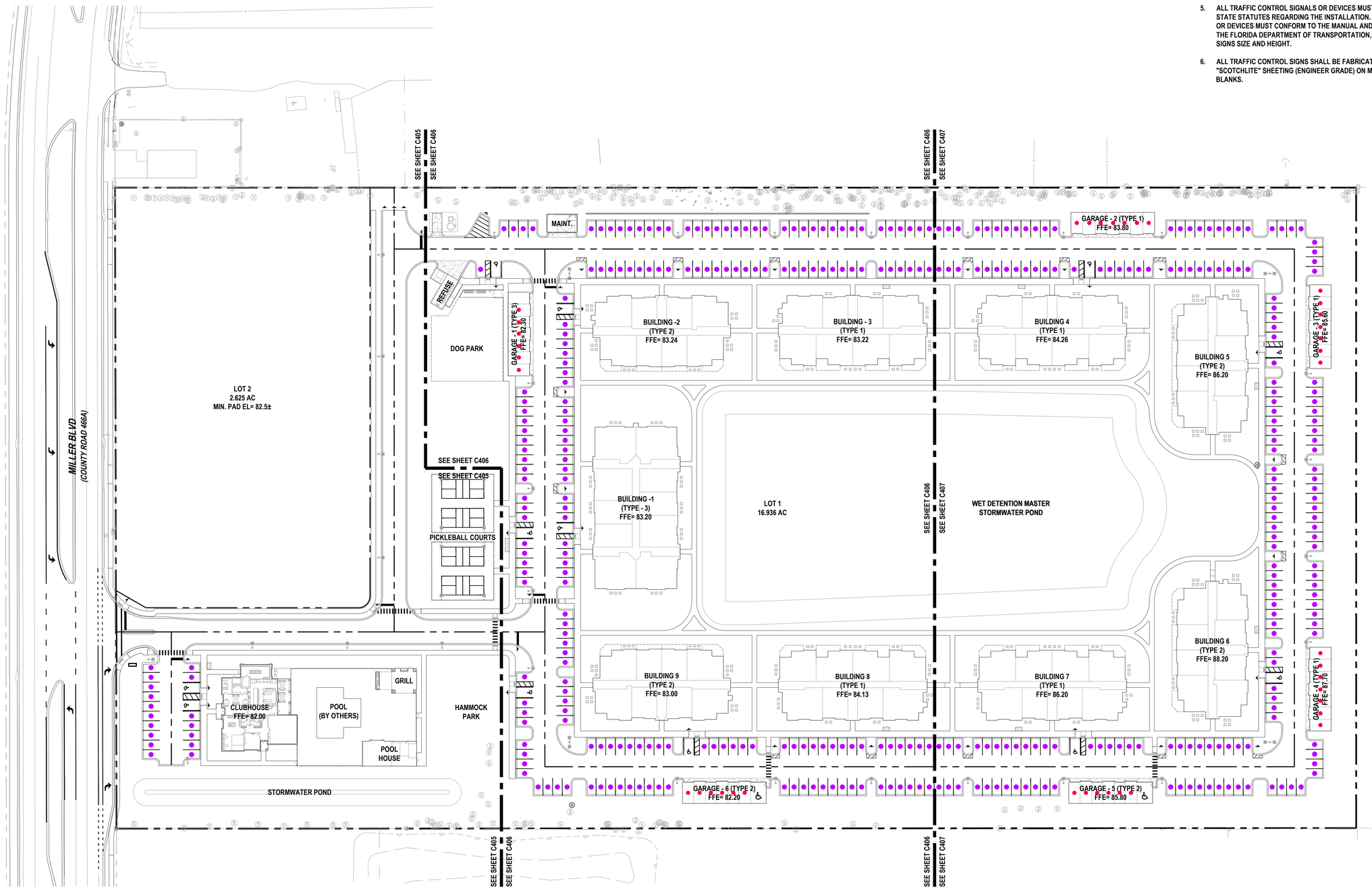
SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- (10) DENOTES PARKING COUNT PER ROW OR COLUMN
- DENOTES 10' WIDE SPACE
- DENOTES GARAGE SPACE

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.



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OVERALL PAVEMENT MARKING & SIGNAGE PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C404

SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- (10) DENOTES PARKING COUNT PER ROW OR COLUMN

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

#	KEY NOTES
NO.	DESCRIPTION
1	24" STOP BAR (WHITE)
2	6' WIDE (WHITE) SPECIAL EMPHASIS CROSSWALK 12" STRIPE 3' O.C.
3	A.D.A. PARKING SPACE AND AISLE (SEE SHEET C409)
4	6" (WHITE) CONTINUOUS STRIPE (TYPICAL)
5	4" (YELLOW) CONTINUOUS STRIPE WITH 4" (YELLOW) WITH 45° ANGLE STRIPES 4' O.C. (36" WIDE MINIMUM)
6	6" (YELLOW) CONTINUOUS STRIPE (TYPICAL)

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
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6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

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COUNTY ROAD 466A NOTES:

A. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.

B. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.

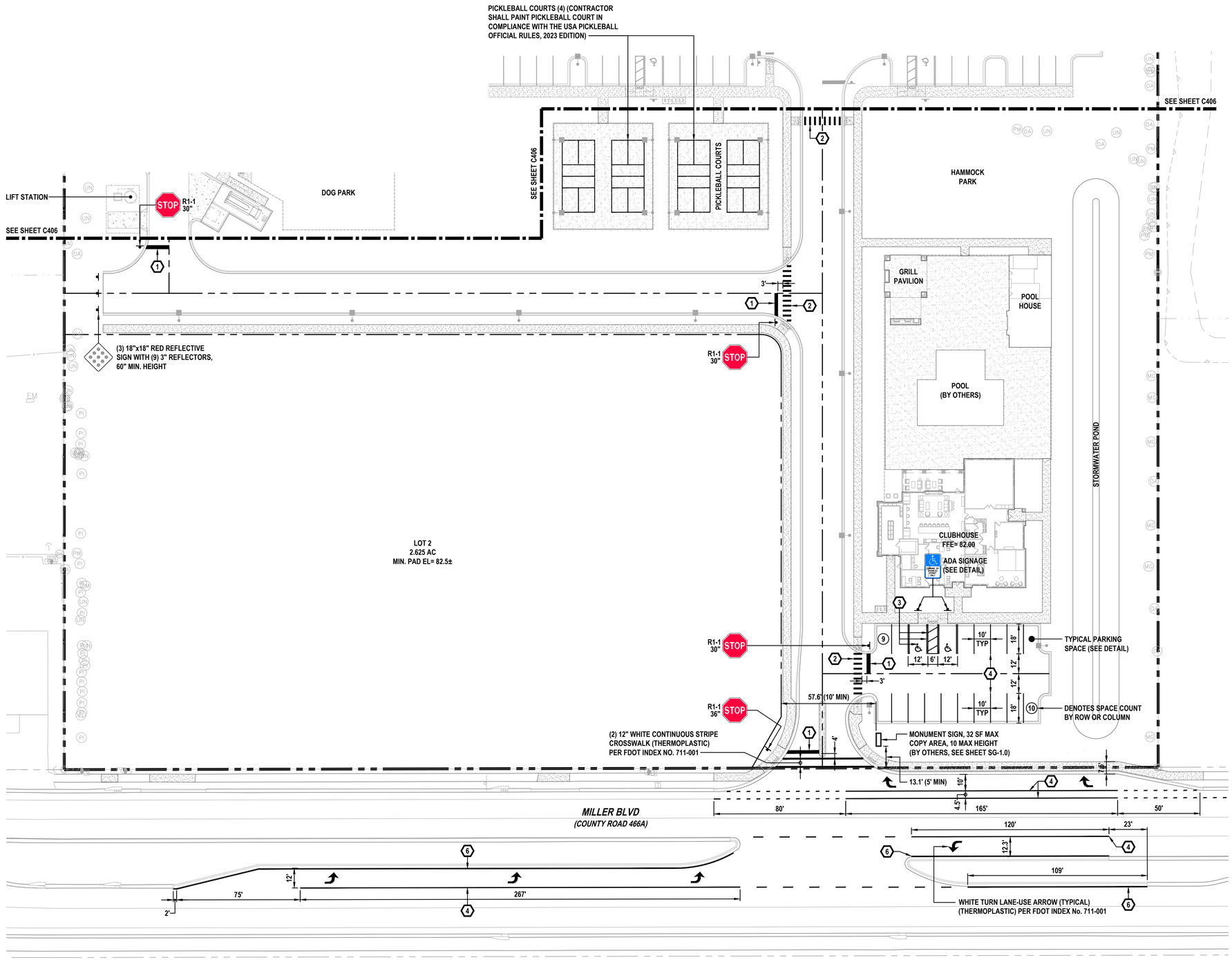
C. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.

D. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.

E. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.

F. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BAHIA IN RURAL, BERMUDA IN URBAN).

G. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT



REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

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LB# 0003612 LC# 0000357

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PAVEMENT MARKING & SIGNAGE PLAN (1 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C405

SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- (10) DENOTES PARKING COUNT PER ROW OR COLUMN

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

#	KEY NOTES
NO.	DESCRIPTION
1	24" STOP BAR (WHITE)
2	6' WIDE (WHITE) SPECIAL EMPHASIS CROSSWALK 12" STRIPE 3' O.C.
3	A.D.A. PARKING SPACE AND AISLE (SEE SHEET C409)
4	6" (WHITE) CONTINUOUS STRIPE (TYPICAL)
5	4" (YELLOW) CONTINUOUS STRIPE WITH 4" (YELLOW) WITH 45° ANGLE STRIPES 4' O.C. (36" WIDE MINIMUM)

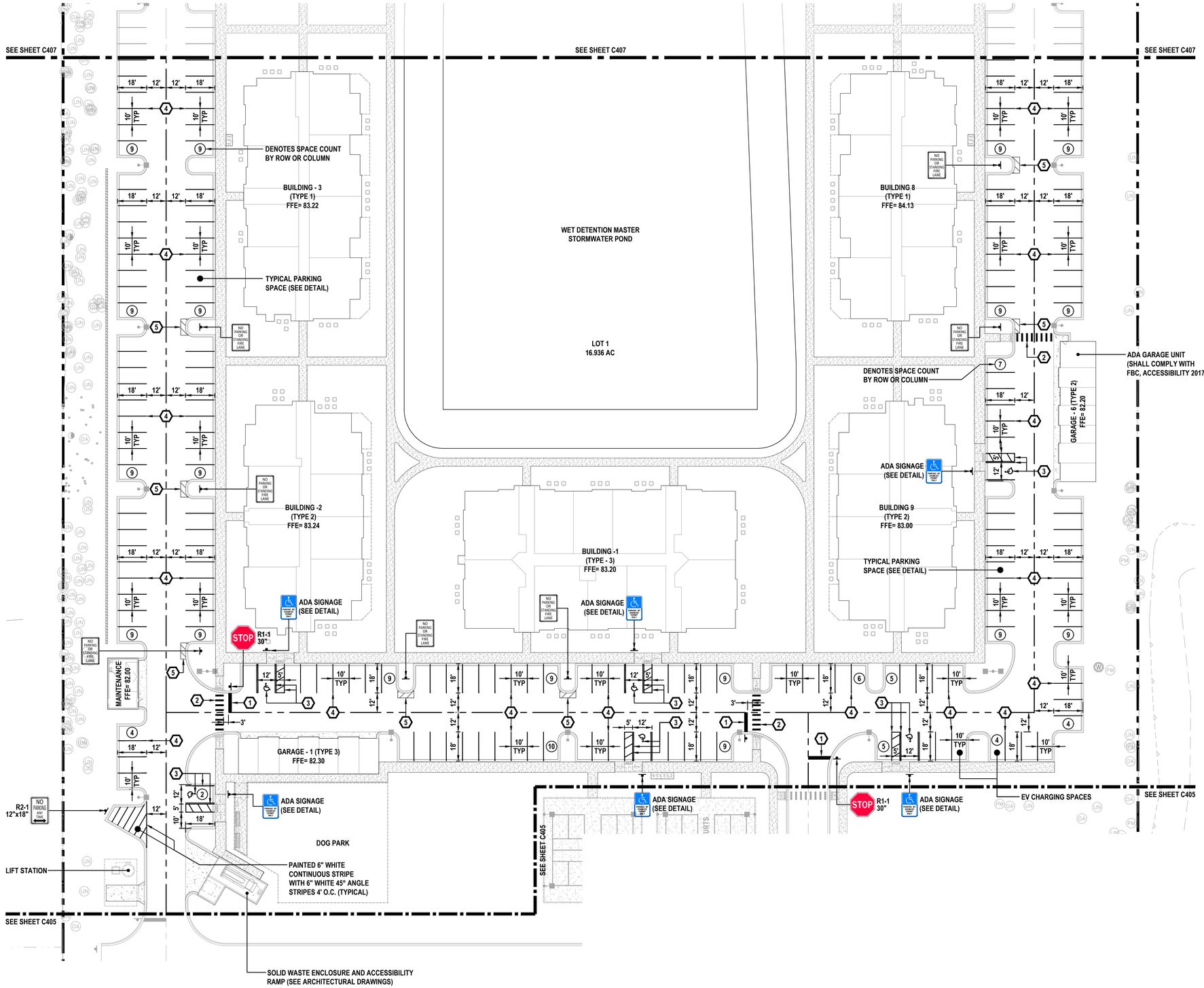
PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTICE:
THE SITE SIGNAGE SHOWN HEREON REPRESENTS THE ENGINEER'S RECOMMENDED CONFIGURATION. AT THE SOLE DISCRETION OF THE DEVELOPER AND SUBJECT TO CITY OF FRUITLAND PARK APPROVAL, THE CONTRACTOR MAY FORGO INSTALLATION OF SOME SITE SIGNAGE



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PAVEMENT MARKING & SIGNAGE PLAN (2 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C406

SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- (10) DENOTES PARKING COUNT PER ROW OR COLUMN

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

SEE SHEETS C409 FOR REFERENCED DETAILS NOT SHOWN HEREON.

#	KEY NOTES
NO.	DESCRIPTION
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2	6' WIDE (WHITE) SPECIAL EMPHASIS CROSSWALK 12" STRIPE 3' O.C.
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PAVEMENT MARKING & SIGNAGE NOTES:

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6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTICE:
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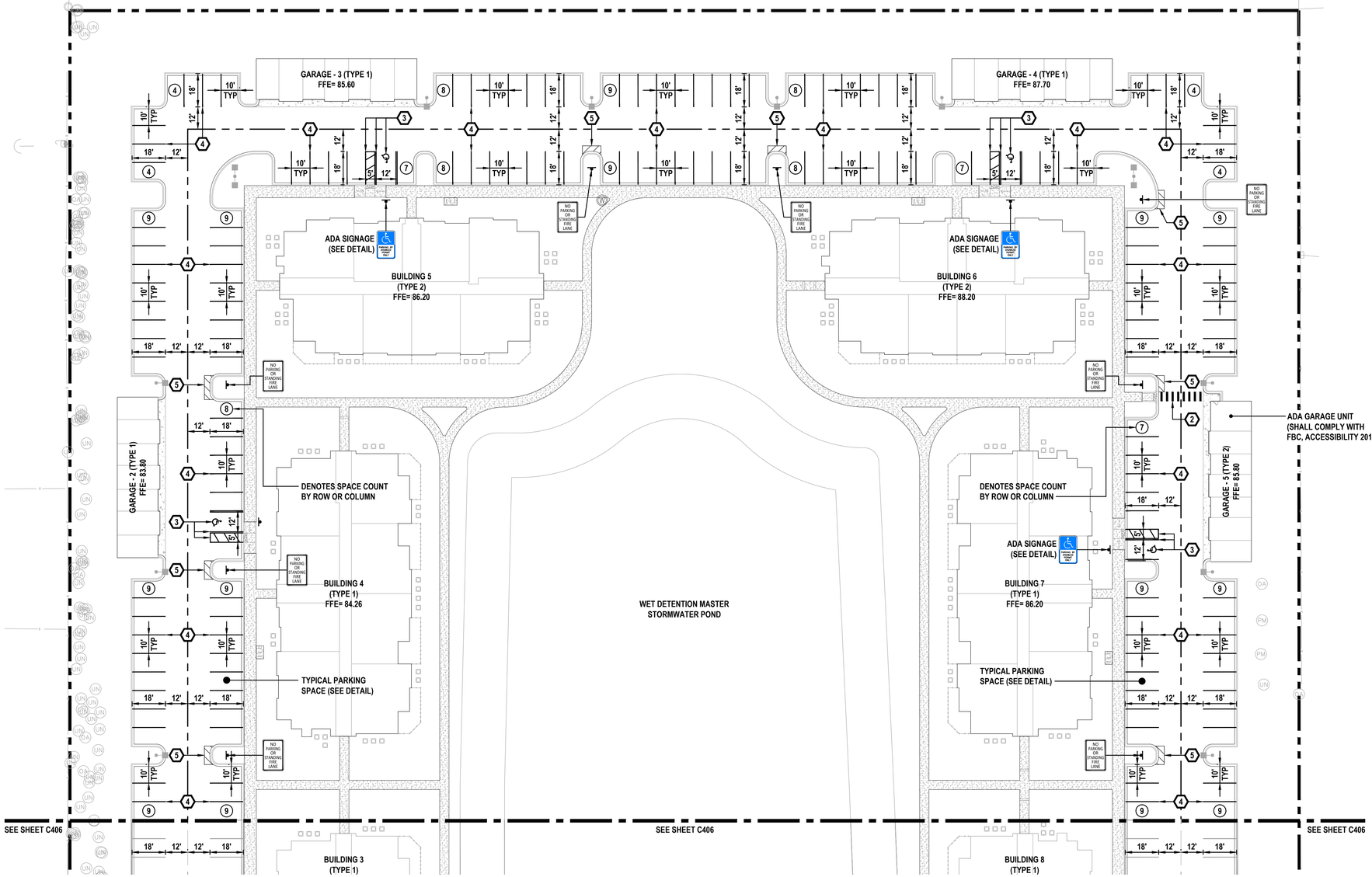

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PAVEMENT MARKING & SIGNAGE PLAN (3 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C407

NORTH

50 25 0 50

GRAPHIC SCALE
1" = 50'

SYMBOL LEGEND:

- ADA ACCESSIBILITY PATH
- ADA PARKING SPACE SYMBOL
- INSTALL ADA DETECTABLE WARNING SURFACE

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

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NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

PAVEMENT MARKING & SIGNAGE NOTES:

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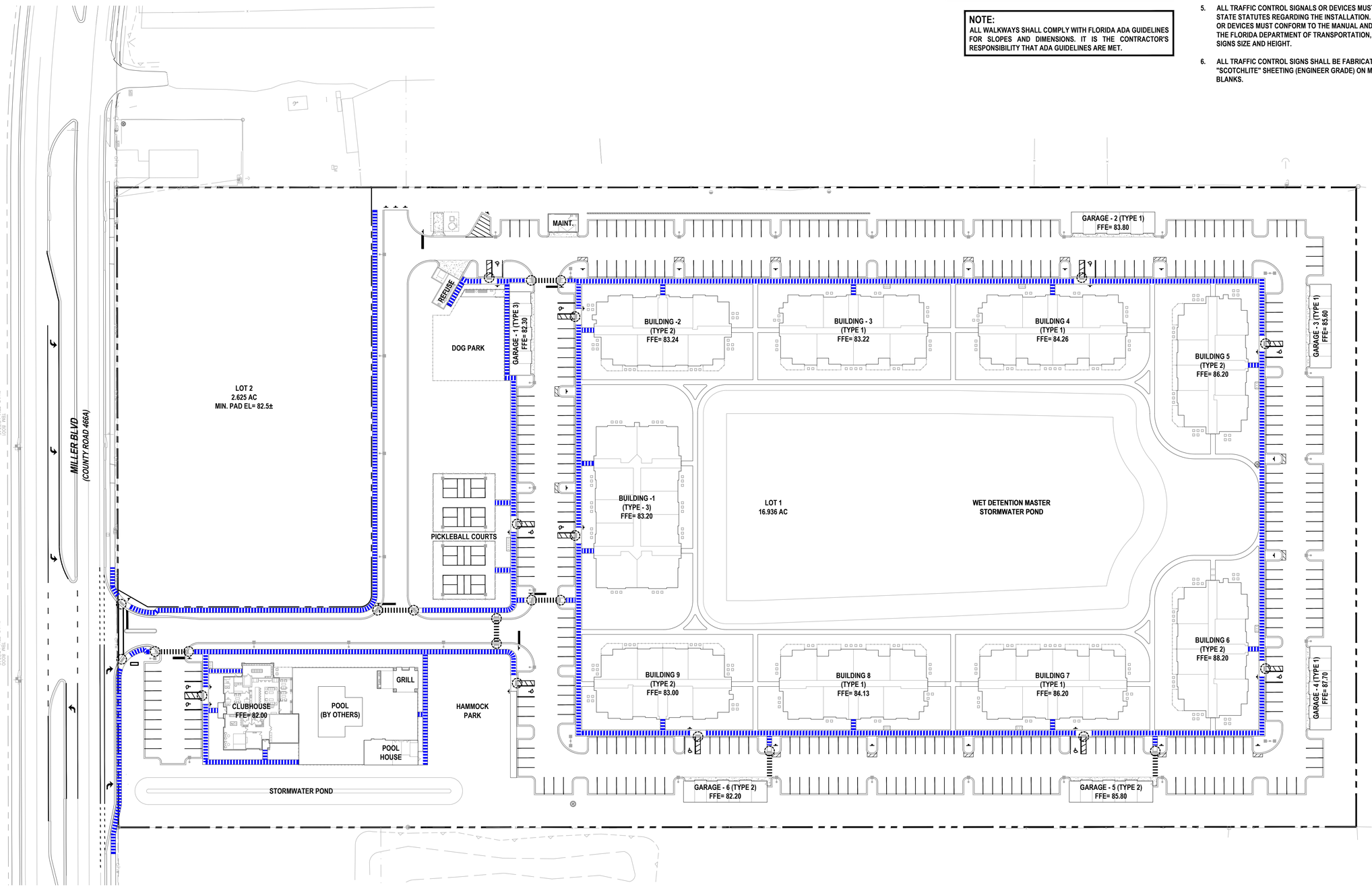

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ADA ACCESSIBILITY PLAN

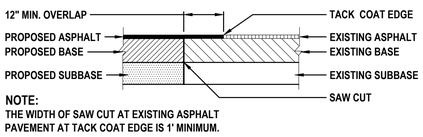
EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

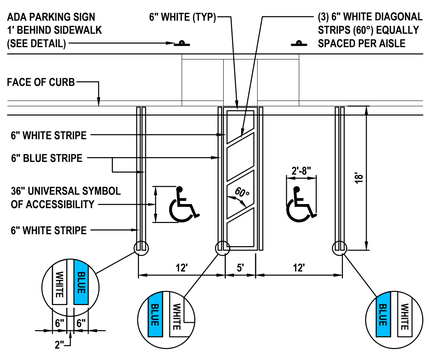
C408



NOTE:
THE WIDTH OF SAW CUT AT EXISTING ASPHALT PAVEMENT AT TACK COAT EDGE IS 1' MINIMUM.

PAVEMENT BUTT JOINT DETAIL

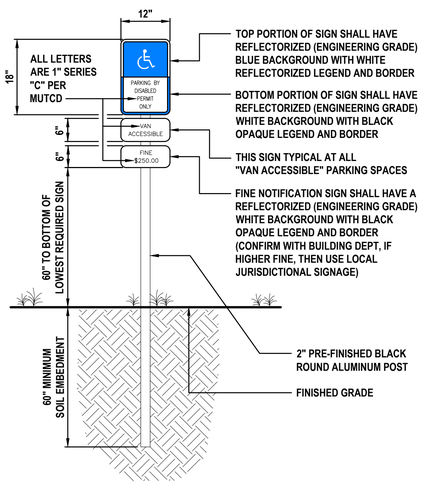
NOT TO SCALE



ADA PARKING STRIPING

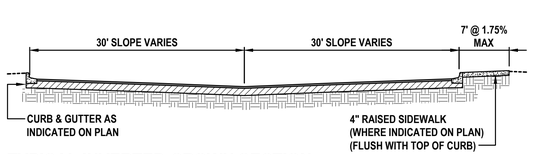
(ADA SPACES SHALL COMPLY WITH FBC, ACCESSIBILITY 2017)

NOT TO SCALE



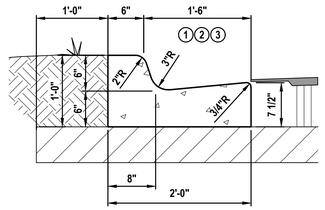
ADA PARKING SIGN

NOT TO SCALE



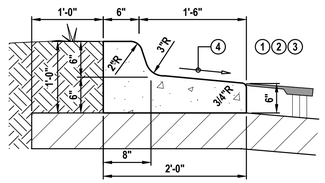
TYPICAL INVERTED-CROWN SECTION:

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



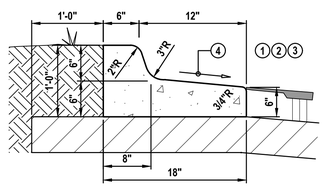
TYPE "F" CURB (CATCH) DETAIL

NOT TO SCALE



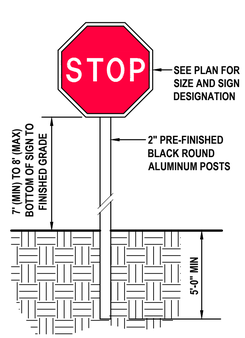
TYPE "F" CURB (SPILL) DETAIL

NOT TO SCALE



18" CURB & GUTTER (SPILL) DETAIL

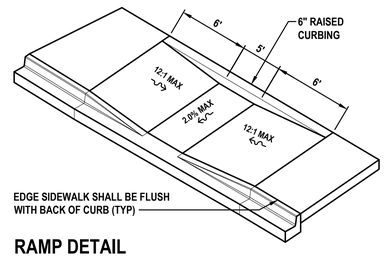
NOT TO SCALE



TYPICAL SIGN DETAIL

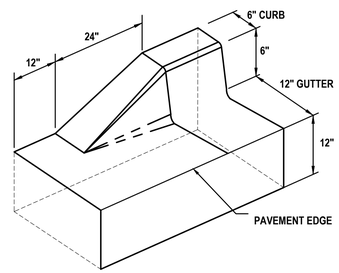
NOT TO SCALE

* CONTRACTOR MAY FIELD ADJUST AS NEEDED PROVIDED ADA SLOPES ARE NOT EXCEEDED



RAMP DETAIL

NOT TO SCALE

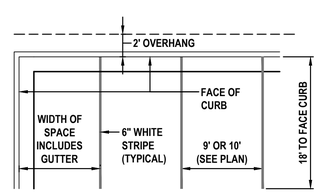


CURB TRANSITION DETAIL

NOT TO SCALE

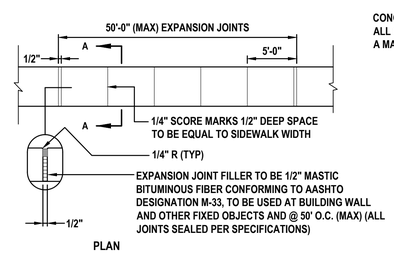
BUBBLE NOTES FOR CURB DETAILS:

1. PROVIDE CONTRACTION JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 100' O.C. ALL JOINTS SEALED PER SPECIFICATIONS
2. 6" HEIGHT SHALL BE UNIFORM, IF HEIGHT VARIES ± 1/2" THEN CURB WILL BE REPLACED AT THE DISCRETION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
3. FACE OF CURB SHALL BE CLEAN OF SCUFF MARKS AND INTERFACE OF CURB AND PAVEMENT SHALL BE NEAT AND CLEAN OF CONCRETE OVERSPILL. CONTRACTOR SHALL REPLACE OR REPAIR AT ITS EXPENSE ANY LOCATIONS NOT ACCEPTABLE TO DEVELOPER. (BROOM FINISH VERTICALLY)
4. WHEN USED ON HIGH SIDE OF ROADWAYS, MATCH THE CROSS SLOPE OF THE GUTTER TO THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP IS 6", UNLESS OTHERWISE SHOWN ON PLANS.



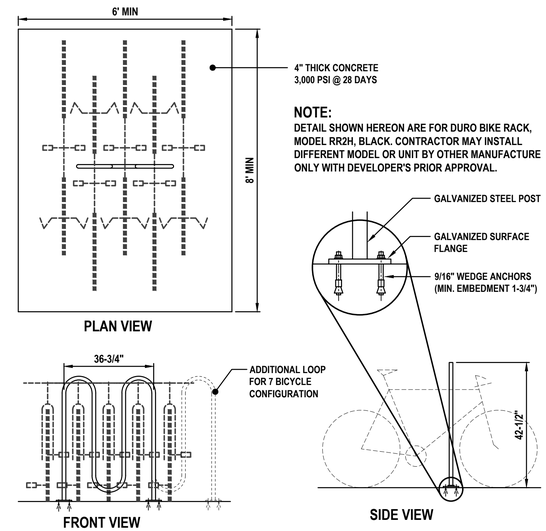
TYPICAL PARKING SPACE

NOT TO SCALE



SIDEWALK DETAILS

NOT TO SCALE

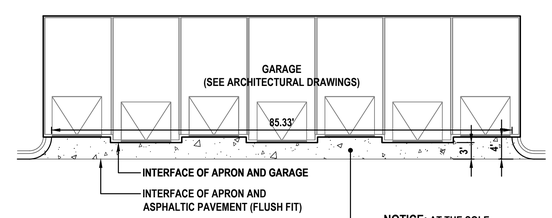


NOTE:
DETAIL SHOWN HEREON ARE FOR DURO BIKE RACK, MODEL RR2H, BLACK. CONTRACTOR MAY INSTALL DIFFERENT MODEL OR UNIT BY OTHER MANUFACTURE ONLY WITH DEVELOPER'S PRIOR APPROVAL.

BICYCLE RACK DETAIL

(SHALL BE INSTALLED AT THE SOLE DISCRETION OF THE DEVELOPER)

NOT TO SCALE



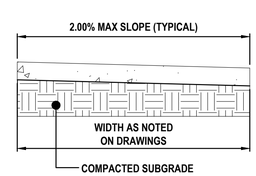
6" CONCRETE (3,000 P.S.I. AT 28 DAYS)
12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX CONTROL JOINT SPACING 10'x10' MIN SAW CUT DEPTH 1-1/2"

NOTICE: AT THE SOLE DISCRETION OF THE CONTRACTOR, CONSTRUCTION OF THE CONCRETE APRONS MAY BE SUBSTITUTED FOR ASPHALTIC PAVEMENT

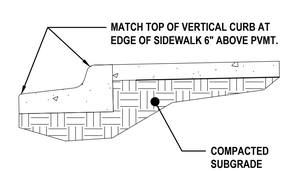
GARAGE APRON DETAIL

NOT TO SCALE

CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'-0". CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.



SECTION A-A



SIDEWALK AT BACK OF CURB

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

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LB# 0003612 LC# 0000357

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evolve companies

MISCELLANEOUS DETAILS & NOTES

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

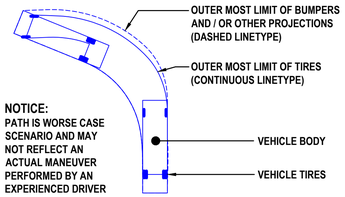
C409

NORTH

50 25 0 50

GRAPHIC SCALE
1" = 50'

VEHICLE PATH LEGEND:



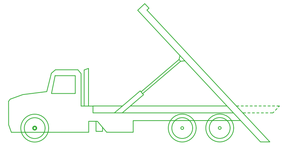
NOTICE:
PATH IS WORSE CASE SCENARIO AND MAY NOT REFLECT AN ACTUAL MANEUVER PERFORMED BY AN EXPERIENCED DRIVER

LENGTH = 46'-2"
S.A.E. TURNING RADIUS = 36'-9"
MIN. INSIDE RADIUS = 26'-5"
WHEEL BASE = 249"
CHASSIS WIDTH = 8'-5"
BODY WIDTH = 8'-0"

LAKE COUNTY AERIAL FIRE TRUCK PROFILE:

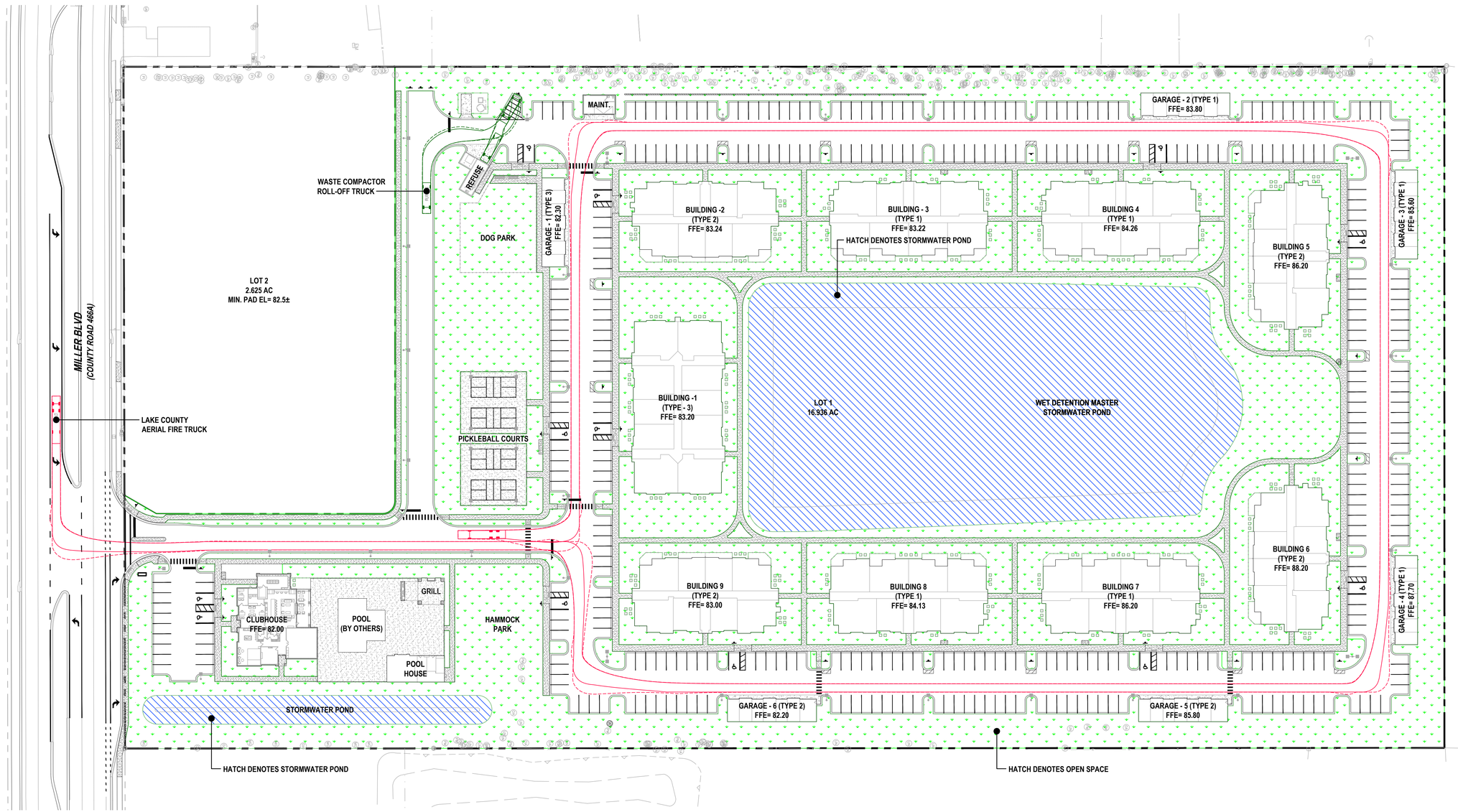
NOT TO SCALE

LENGTH = 34'-4"
MIN. INSIDE RADIUS = 41'-6"
WHEEL BASE = 209"
CHASSIS WIDTH = 8'-6"
BODY WIDTH = 8'-6"



WASTE COMPACTOR ROLL-OFF TRUCK PROFILE:

NOT TO SCALE



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STATE OF FLORIDA
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evolve companies

VEHICULAR MANEUVER PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C410

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE EIGHTEEN (12) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. ALL ROOF DRAINS TO BUILDINGS SHALL END 5' OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END UNTIL BUILDING CONTRACTOR MAKES CONNECTION TO ROOF DRAINS.
10. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.
11. ALL YARD DRAIN PIPING AND ROOF DRAIN CONNECTIONS SHALL BE PVC SDR 26.
12. BUILDING DOWNSPOUTS SHALL CONNECT TO STORM PIPE WHERE AVAILABLE AT YARD DRAINS OR LAWN GRADED FROM DOWNSPOUT SPLASH PADS TO YARD DRAINS. BUILDING RUNOFF SHALL NOT DISCHARGE OFF-SITE.
13. YARD DRAIN TOP MAY BE FIELD ADJUSTED TO LOWER TOP TO ACCEPT RUNOFF.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION, THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

LEGEND:

- X12.3 — EXISTING SOFT ELEVATION
- X12.34 — EXISTING HARD ELEVATION
- 107.84 — PROPOSED SOFT ELEVATION
- 107.81 — PROPOSED HARD ELEVATION
- 107.46 / 106.96 — TOP OF WALK ELEVATION / EDGE OF PAVEMENT ELEVATION
- 74 — EXISTING MINOR CONTOUR (DASHED)
- 75 — EXISTING MAJOR CONTOUR (DASHED)
- 74 — PROPOSED CONTOUR (CONTINUOUS)
- 75 — PROPOSED CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

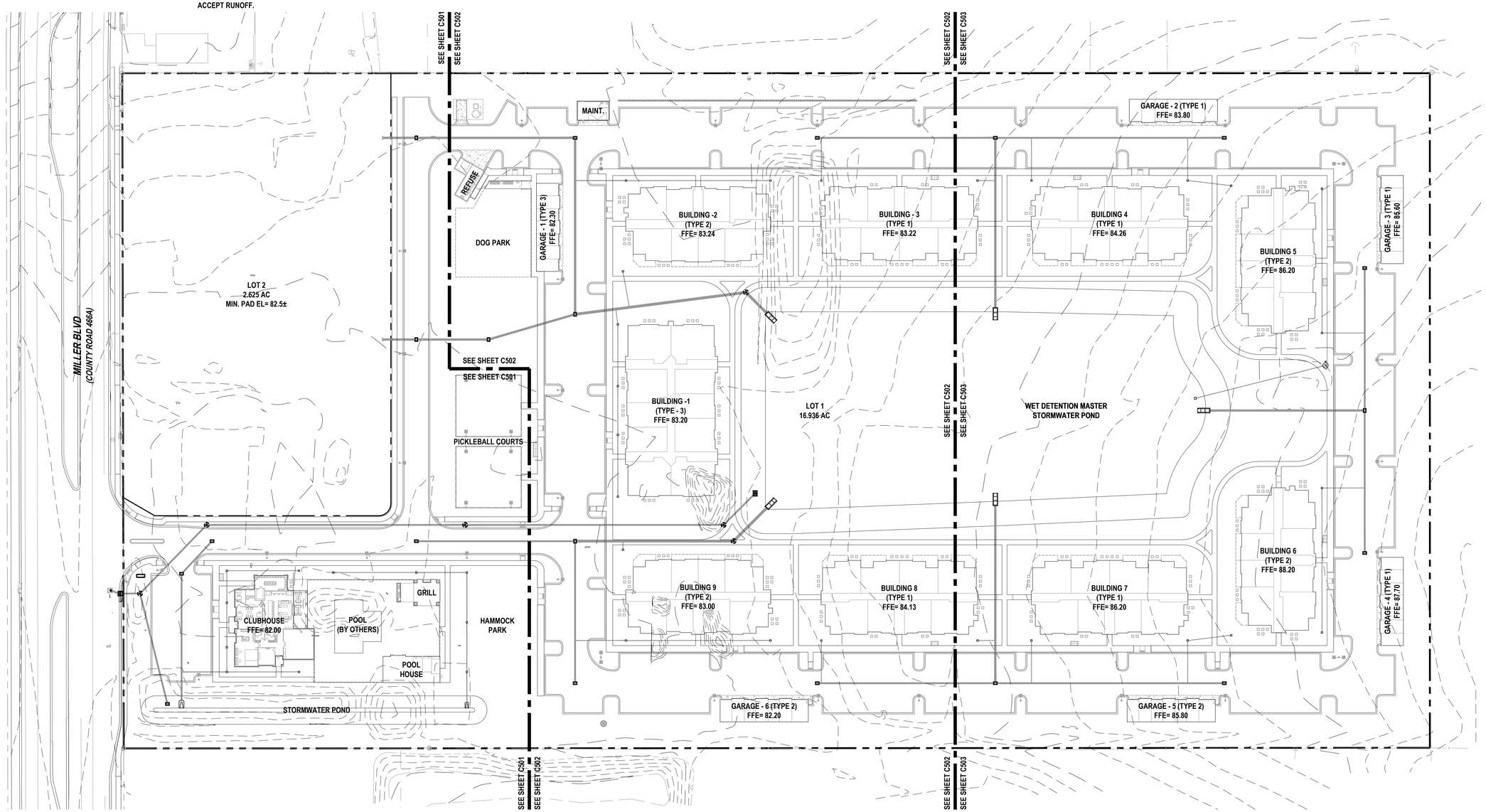
ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2023 AND APPROVED PRODUCTS LIST:

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
570-001	PERMANENT EROSION CONTROL	522-002	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
425-010	STRUCTURE BOTTOMS TYPE J AND P	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	700-010	SINGLE COLUMN GROUND SIGNS
425-021	CURB INLET TOPS - TYPES 5 AND 6	711-001	PAVEMENT MARKINGS
425-052	DITCH BOTTOM INLETS TYPES - C, D, E AND H	706-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS
430-001	MISCELLANEOUS DRAINAGE DETAILS		
520-001	CURB AND GUTTER		
522-001	CONCRETE SIDEWALK		

NORTH

50 25 0 50
GRAPHIC SCALE
1" = 50'



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OVERALL SITE GRADING & DRAINAGE PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C500

LEGEND:

- EXISTING SOFT ELEVATION
- EXISTING HARD ELEVATION
- PROPOSED SOFT ELEVATION
- PROPOSED HARD ELEVATION
- TOP OF WALK ELEVATION
- EDGE OF PAVEMENT ELEVATION
- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- PROPOSED CONTOUR (CONTINUOUS)
- PROPOSED CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

STORM PIPE TABLE			
ID:	SIZE:	LENGTH:	SLOPE:
A1 - A2	18"	20± LF	0.50%
A2 - A3	18"	94± LF	0.50%
A2 - CS1	18"	112± LF	1.00%
A3 - A4	18"	254± LF	0.50%
A4 - A5	18"	254± LF	0.50%
B1 - B8	14"x23"	134± LF	0.10%
B2 - B3	8"	72± LF	3.00%
B2 - B4	8"	26± LF	1.00%
B4 - B5	8"	44± LF	1.00%
B5 - B6	8"	32± LF	1.00%
B6 - B7	8"	72± LF	1.00%
B8 - B9	14"x23"	44± LF	0.25%
C1 - C2	12"	36± LF	4.00%
C2 - C3	12"	50± LF	1.00%
C3 - C4	12"	50± LF	1.00%
C4 - C5	8"	50± LF	1.00%
C5 - C6	8"	82± LF	1.00%
D4 - D5	18"	158± LF	0.50%
E9 - E10	24"	72± LF	0.50%
E13 - E14	24"	158± LF	0.50%
EX-1 - A1	18"	12± LF	0.50%

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
A1	TYPE 5R INLET	N/A'	S INV = 73.65' (18") N INV = 73.65' (15")
A2	STORM MANHOLE	79.30'	S INV = 73.75' (18") NW INV = 73.75' (18") E INV = 73.75' (18")
A3	STORM MANHOLE	80.60'	SE INV = 74.20' (18") N INV = 74.20' (18")
A4	STORM MANHOLE	81.70'	S INV = 75.50' (18") N INV = 75.50' (18")
B1	M.E.S.	N/A	W INV = 76.00' (14"x23")
B2	12" YARD DRAIN	81.00'	S INV = 77.50' (12") W INV = 77.50' (8") N INV = 77.50' (8")
B3	12" YARD DRAIN	81.00'	S INV = 79.60' (8")
B4	12" YARD DRAIN	81.00'	E INV = 77.75' (8") W INV = 77.75' (8")
B5	12" YARD DRAIN	81.00'	E INV = 78.20' (8") W INV = 78.20' (8")
B6	12" YARD DRAIN	81.00'	E INV = 78.50' (8") N INV = 78.50' (8")
B7	12" YARD DRAIN	81.00'	S INV = 79.20' (8")
B8	TYPE "C" INLET	79.82'	E INV = 76.10' (14"x23") NW INV = 76.10' (14"x23")

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
B9	TYPE "C" INLET	79.84'	SE INV = 76.20' (14"x23")
C1	M.E.S.	N/A	W INV = 76.00' (12")
C2	12" YARD DRAIN	81.26'	E INV = 77.40' (12") W INV = 77.40' (12")
C3	12" YARD DRAIN	81.00'	E INV = 77.90' (12") W INV = 77.90' (12")
C4	12" YARD DRAIN	81.00'	E INV = 78.40' (12") S INV = 78.40' (8")
C5	12" YARD DRAIN	81.00'	N INV = 78.90' (8") S INV = 78.90' (8")
C6	12" YARD DRAIN	81.00'	N INV = 79.70' (8")
CS1	TYPE "C" INLET	78.50'	W INV = 74.90' (18")
D5	TYPE "C" INLET	80.62'	N INV = 77.50' (18")
E10	TYPE "C" INLET	81.11'	N INV = 74.85' (24") S INV = 74.85' (24")
E14	TYPE "C" INLET	81.11'	N INV = 75.80' (24") S INV = 75.80' (24")
EX-1	STORM MANHOLE	78.05'	N INV = 73.61' (18") S INV = 73.61' (18")

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE TWELVE (12) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. ALL ROOF DRAINS TO BUILDINGS SHALL END 5' OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END UNTIL BUILDING CONTRACTOR MAKES CONNECTION TO ROOF DRAINS.
10. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.
11. YARD DRAINS SHALL BE ADS-NYLOPLAST OR APPROVED EQUAL. ALL YARD DRAIN PIPING AND ROOF DRAIN CONNECTIONS SHALL BE PVC SDR 26.
12. BUILDING DOWNSPOUTS SHALL CONNECT TO STORM PIPE WHERE AVAILABLE AT YARD DRAINS OR LAWN GRADED FROM DOWNSPOUT SPLASH PADS TO YARD DRAINS. BUILDING RUNOFF SHALL NOT DISCHARGE OFF-SITE.
13. YARD DRAIN TOP MAY BE FIELD ADJUSTED TO LOWER TOP TO ACCEPT RUNOFF.

GENERAL EARTHWORK NOTES:

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2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
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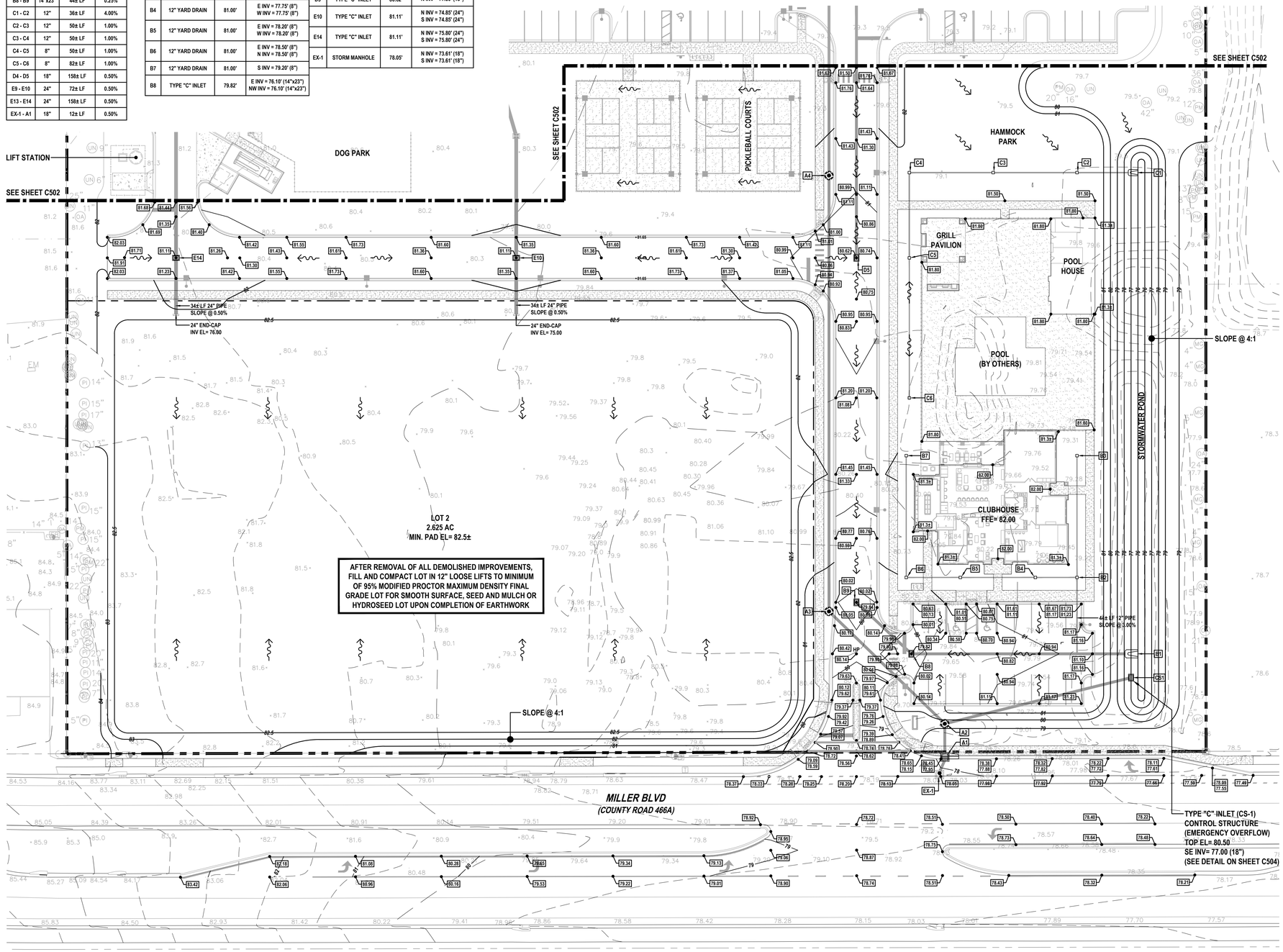

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evolve companies

SITE GRADING & DRAINAGE PLAN (1 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C501

LEGEND:

- EXISTING SOFT ELEVATION
- EXISTING HARD ELEVATION
- PROPOSED SOFT ELEVATION
- PROPOSED HARD ELEVATION
- TOP OF WALK ELEVATION
- EDGE OF PAVEMENT ELEVATION
- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- PROPOSED CONTOUR (CONTINUOUS)
- PROPOSED CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

NORTH

GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

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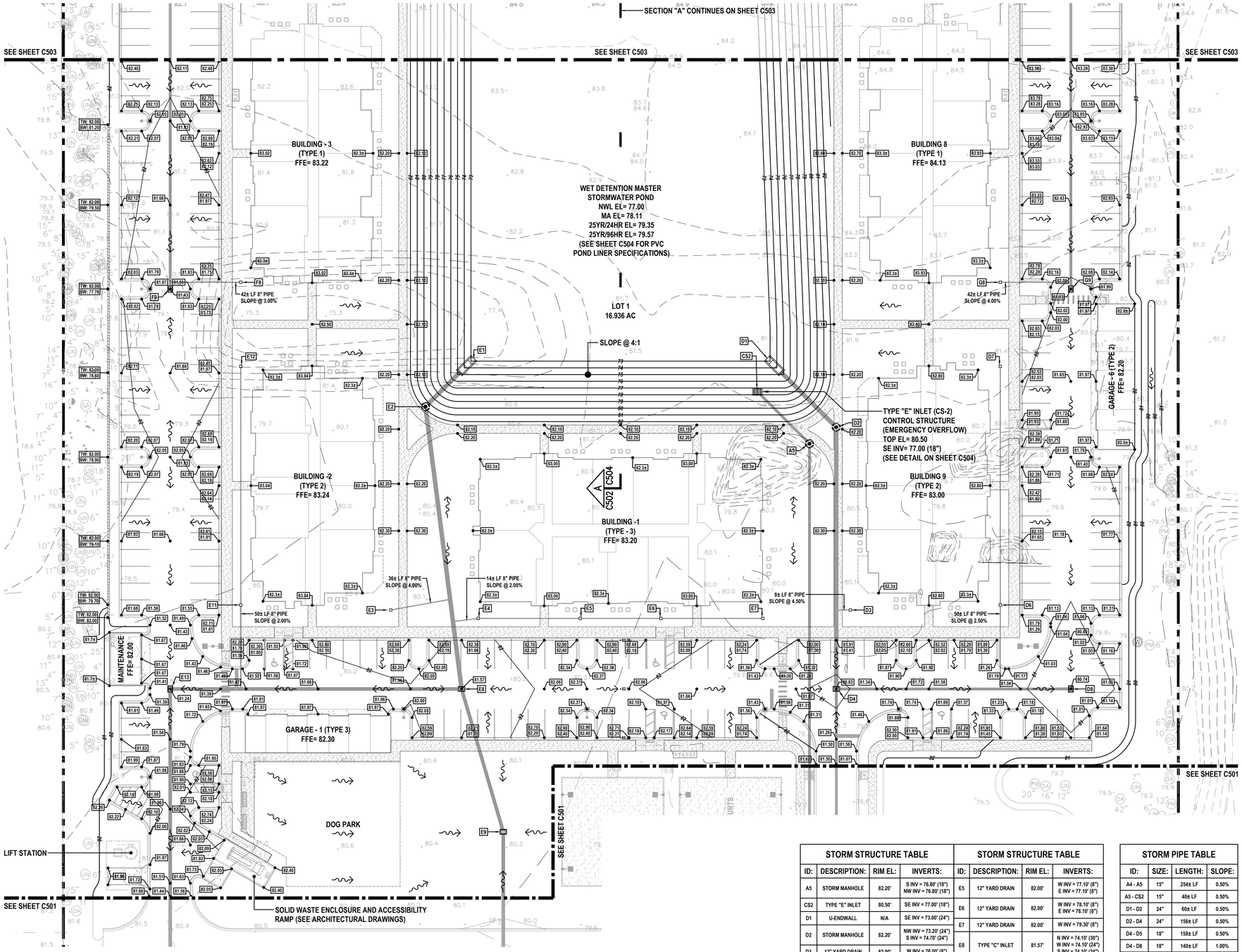
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE TWELVE (12) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. ALL ROOF DRAINS TO BUILDINGS SHALL END 5' OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END UNTIL BUILDING CONTRACTOR MAKES CONNECTION TO ROOF DRAINS.
10. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.
11. YARD DRAINS SHALL BE ADS-NYLOPLAST OR APPROVED EQUAL. ALL YARD DRAIN PIPING AND ROOF DRAIN CONNECTIONS SHALL BE PVC SDR 26.
12. BUILDING DOWNSPOUTS SHALL CONNECT TO STORM PIPE WHERE AVAILABLE AT YARD DRAINS OR LAWN GRADED FROM DOWNSPOUT SPLASH PADS TO YARD DRAINS. BUILDING RUNOFF SHALL NOT DISCHARGE OFF-SITE.
13. YARD DRAIN TOP MAY BE FIELD ADJUSTED TO LOWER TOP TO ACCEPT RUNOFF.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION, THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.



STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
A5	STORM MANHOLE	82.20'	S INV = 76.80' (18") NW INV = 76.80' (18")
CS2	TYPE "E" INLET	80.50'	SE INV = 77.00' (18")
D1	U-ENDWALL	N/A	SE INV = 73.00' (24")
D2	STORM MANHOLE	82.20'	NW INV = 73.20' (24") S INV = 74.70' (24")
D3	12" YARD DRAIN	82.00'	W INV = 76.00' (8")
D4	TYPE "C" INLET	80.83'	N INV = 75.40' (24") S INV = 76.70' (18") E INV = 75.40' (18")
D6	12" YARD DRAIN	82.00'	S INV = 78.40' (8") N INV = 78.40' (8")
D7	12" YARD DRAIN	82.00'	S INV = 79.80' (8")
D8	TYPE "C" INLET	80.74'	W INV = 77.30' (18")
E1	U-ENDWALL	N/A	SW INV = 73.00' (30")
E2	STORM MANHOLE	82.00'	NE INV = 73.20' (30") S INV = 73.20' (30")
E3	12" YARD DRAIN	82.00'	E INV = 76.90' (8")
E4	12" YARD DRAIN	82.00'	W INV = 75.90' (8") E INV = 75.90' (8")

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
E5	12" YARD DRAIN	82.00'	W INV = 77.10' (8") E INV = 77.10' (8")
E6	12" YARD DRAIN	82.00'	W INV = 78.10' (8") E INV = 78.10' (8")
E7	12" YARD DRAIN	82.00'	W INV = 79.30' (8")
E8	TYPE "C" INLET	81.57'	N INV = 74.10' (30") W INV = 74.10' (24") S INV = 74.10' (24")
E9	TYPE "C" INLET	79.50'	N INV = 74.50' (24") S INV = 74.50' (24")
E11	12" YARD DRAIN	82.00'	S INV = 77.60' (8") N INV = 77.60' (8")
E12	12" YARD DRAIN	82.00'	S INV = 79.00' (8")
E13	TYPE "C" INLET	81.24'	E INV = 75.00' (24") S INV = 75.00' (24")
F8	12" YARD DRAIN	82.00'	W INV = 77.90' (8")
F9	TYPE "C" INLET	81.43'	N INV = 76.65' (18")
G8	12" YARD DRAIN	83.00'	E INV = 78.40' (8")
G9	TYPE "C" INLET	81.93'	N INV = 76.70' (18")

STORM PIPE TABLE			
ID:	SIZE:	LENGTH:	SLOPE:
A4 - A5	15"	254± LF	0.50%
A5 - CS2	15"	40± LF	0.50%
D1 - D2	24"	60± LF	0.50%
D2 - D4	24"	156± LF	0.50%
D4 - D5	18"	158± LF	0.50%
D4 - D8	18"	140± LF	1.00%
D6 - D7	8"	142± LF	2.50%
E1 - E2	30"	42± LF	0.50%
E2 - E8	30"	170± LF	0.50%
E4 - E5	8"	62± LF	2.00%
E5 - E6	8"	48± LF	2.00%
E6 - E7	8"	62± LF	2.00%
E8 - E9	24"	90± LF	0.50%
E8 - E13	24"	174± LF	0.50%
E9 - E10	24"	72± LF	0.50%
E11 - E12	8"	142± LF	1.00%
E13 - E14	24"	158± LF	0.50%
F3 - F9	18"	176± LF	0.50%
G3 - G9	18"	176± LF	0.50%

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

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CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
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evolve companies

SITE GRADING & DRAINAGE PLAN (2 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C502

LEGEND:

- EXISTING SOFT ELEVATION
- EXISTING HARD ELEVATION
- 107.88 PROPOSED SOFT ELEVATION
- 107.81 PROPOSED HARD ELEVATION
- 107.46 TOP OF WALK ELEVATION
- 106.96 EDGE OF PAVEMENT ELEVATION
- EXISTING MINOR CONTOUR (DASHED)
- EXISTING MAJOR CONTOUR (DASHED)
- PROPOSED CONTOUR (CONTINUOUS)
- PROPOSED CONTOUR (CONTINUOUS)
- SURFACE FLOW ARROW

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, PVC OR HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND COUNTY INSPECTOR.
8. MINIMUM PIPE COVER SHALL BE TWELVE (12) INCHES MEASURED FROM THE OUTSIDE TOP OF PIPE TO THE BOTTOM OF THE ROADWAY BASE.
9. ALL ROOF DRAINS TO BUILDINGS SHALL END 5' OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END UNTIL BUILDING CONTRACTOR MAKES CONNECTION TO ROOF DRAINS.
10. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERTA-TEE" FITTINGS FOR STORM PIPING CONNECTIONS. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.
11. YARD DRAINS SHALL BE ADS-NYLOPLAST OR APPROVED EQUAL. ALL YARD DRAIN PIPING AND ROOF DRAIN CONNECTIONS SHALL BE PVC SDR 26.
12. BUILDING DOWNSPOUTS SHALL CONNECT TO STORM PIPE WHERE AVAILABLE AT YARD DRAINS OR LAWN GRADED FROM DOWNSPOUT SPLASH PADS TO YARD DRAINS. BUILDING RUNOFF SHALL NOT DISCHARGE OFF-SITE.
13. YARD DRAIN TOP MAY BE FIELD ADJUSTED TO LOWER TOP TO ACCEPT RUNOFF.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION, THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.

NOTE:
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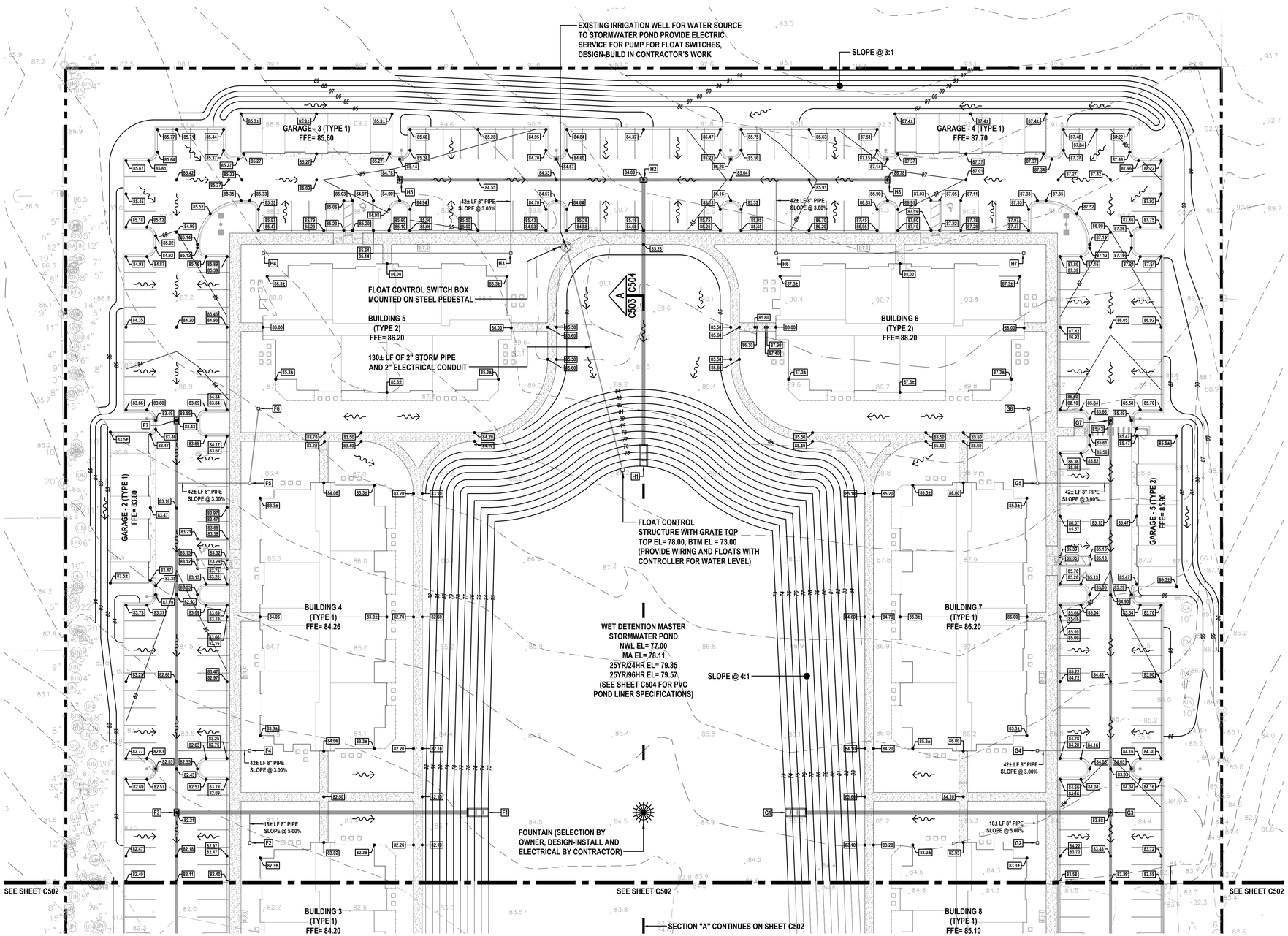

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
F1	U-ENDWALL	N/A	W INV = 73.00' (24")
F2	12" YARD DRAIN	82.00'	N INV = 76.50' (8")
F3	TYPE "C" INLET	82.31'	E INV = 75.80' (24") N INV = 75.80' (18") S INV = 75.80' (18")
F4	12" YARD DRAIN	83.00'	W INV = 77.22' (8")
F5	12" YARD DRAIN	83.00'	W INV = 78.00' (8") N INV = 78.00' (8")
F6	12" YARD DRAIN	85.00'	S INV = 78.90' (8")
F7	TYPE "C" INLET	83.43'	S INV = 76.90' (18")

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
G1	U-ENDWALL	N/A	E INV = 73.00' (24")
G2	12" YARD DRAIN	83.00'	N INV = 76.50' (8")
G3	TYPE "C" INLET	83.68'	W INV = 75.80' (24") N INV = 75.80' (18") S INV = 75.80' (18")
G4	12" YARD DRAIN	85.00'	E INV = 77.20' (8")
G5	12" YARD DRAIN	85.00'	E INV = 78.10' (8") N INV = 78.10' (8")
G6	12" YARD DRAIN	87.00'	S INV = 78.95' (8")
G7	TYPE "C" INLET	85.43'	S INV = 77.00' (18")

STORM STRUCTURE TABLE			
ID:	DESCRIPTION:	RIM EL:	INVERTS:
H1	U-ENDWALL	N/A	N INV = 73.00' (24")
H2	TYPE "C" INLET	86.08'	S INV = 76.30' (24") E INV = 80.00' (18") W INV = 80.00' (18")
H3	12" YARD DRAIN	85.00'	N INV = 83.00' (8") W INV = 83.00' (8")
H4	12" YARD DRAIN	85.00'	E INV = 84.40' (8")
H5	TYPE "C" INLET	84.78'	E INV = 81.40' (18")
H6	12" YARD DRAIN	87.00'	N INV = 83.70' (8") E INV = 83.70' (8")
H7	12" YARD DRAIN	87.00'	W INV = 86.50' (8")
H8	TYPE "C" INLET	86.78'	W INV = 82.70' (18")

STORM PIPE TABLE			
ID:	SIZE:	LENGTH:	SLOPE:
F1 - F3	24"	180± LF	1.50%
F3 - F7	18"	226± LF	0.50%
F3 - F9	18"	176± LF	0.50%
F5 - F6	8"	44± LF	2.00%
G1 - G3	24"	188± LF	1.50%
G3 - G7	18"	226± LF	0.50%
G3 - G9	18"	176± LF	0.50%
G5 - G6	8"	44± LF	2.00%
H1 - H2	24"	166± LF	2.00%
H2 - H5	18"	140± LF	1.00%
H2 - H8	18"	140± LF	2.00%
H3 - H4	8"	142± LF	1.00%
H6 - H7	8"	144± LF	2.00%

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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evolve companies

SITE GRADING & DRAINAGE PLAN (3 OF 3)

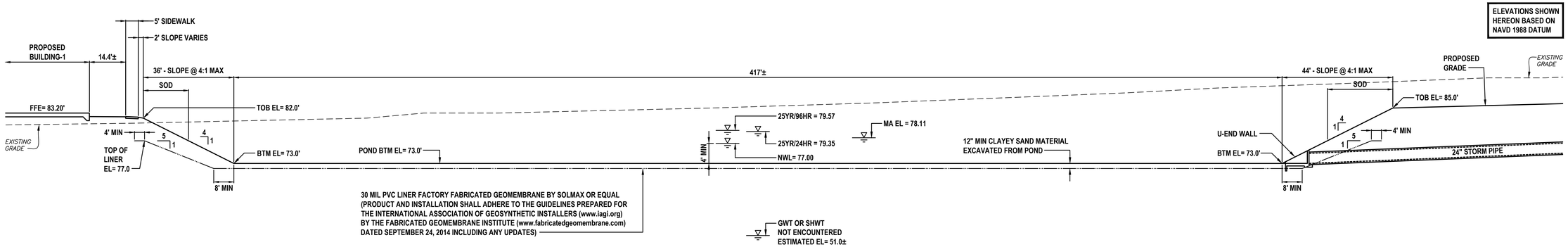
EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C503



ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

SECTION A:

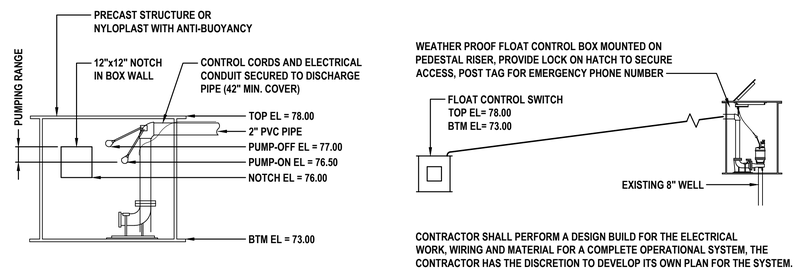
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

SEE SHEETS C502 & C503, SITE GRADING PLAN FOR SECTION LOCATIONS

STORMWATER MAINTENANCE

THE STORMWATER POND AND STORMWATER STRUCTURES AND PIPING WILL BE PRIVATELY OWNED AND MAINTENANCE SHALL CONSIST OF REGULAR REMOVAL OF DEBRIS AND MOWING TO KEEP THE POND NEAT IN APPEARANCE. THE STORMWATER STRUCTURES WILL BE INSPECTED ANNUALLY TO REMOVE ANY ACCUMULATION OF SAND. ANY SEDIMENT WASHED INTO THE STORMWATER POND SHALL BE REMOVED ANNUALLY OR AS NEED.

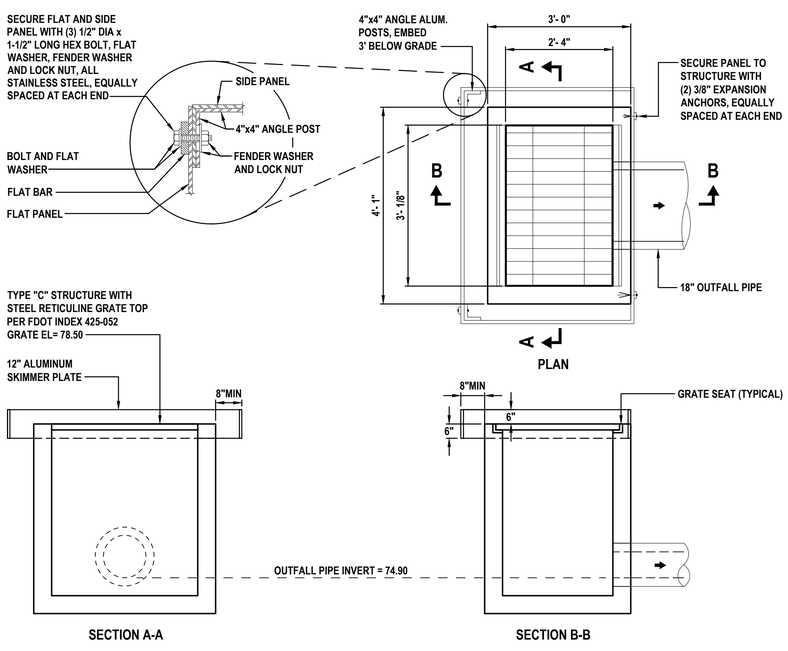
ROUTINE POND MOWING SHALL TRIM AND REMOVE INVASIVE VEGETATION FROM ALL SIDES OF STRUCTURE AND OUTLET END OF OUTFALL STRUCTURE, KEEP STRUCTURE OPENINGS FREE OF DEBRIS AND OVERGROWN VEGETATION



CONTRACTOR SHALL PERFORM A DESIGN BUILD FOR THE ELECTRICAL WORK, WIRING AND MATERIAL FOR A COMPLETE OPERATIONAL SYSTEM, THE CONTRACTOR HAS THE DISCRETION TO DEVELOP ITS OWN PLAN FOR THE SYSTEM.

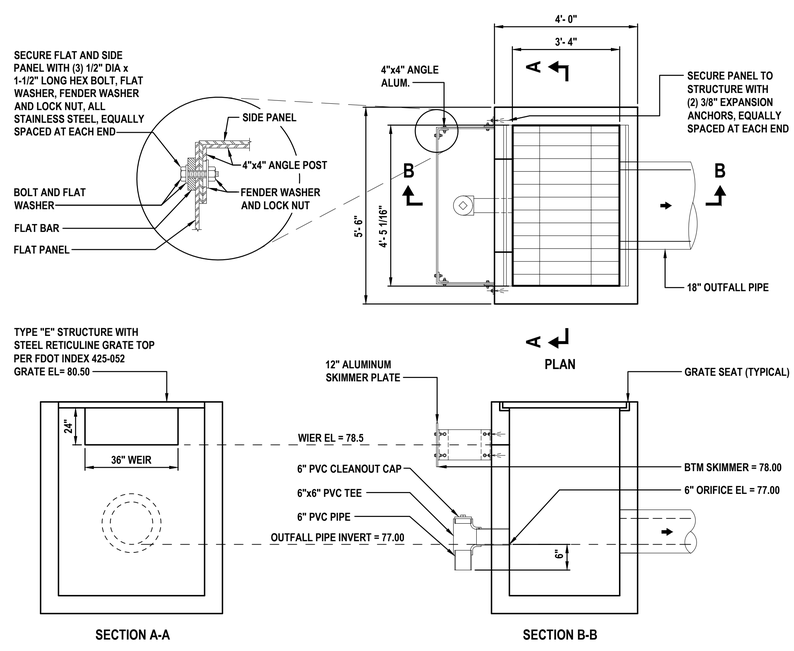
POND WATER LEVEL CONTROL DETAIL

NOT TO SCALE



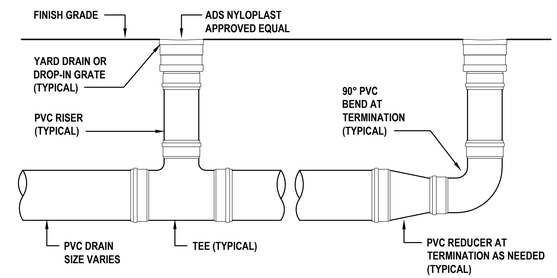
CONTROL STRUCTURE DETAIL (CS-1)

NOT TO SCALE



CONTROL STRUCTURE DETAIL (CS-2)

NOT TO SCALE



YARD DRAIN DETAIL:

(ADS NYLOPLAST OR APPROVED EQUAL)

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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SITE GRADING & DRAINAGE PLAN (3 OF 3)

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C504

GENERAL UTILITY NOTES:

1. THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF FRUITLAND PARK UTILITY DEPARTMENT A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
2. ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH THE CITY OF FRUITLAND PARK "STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER" LATEST REVISION; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
5. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
6. CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
7. THE UTILITY SUBCONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE CITY OF FRUITLAND PARK UTILITY DEPARTMENT.
8. ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.

UTILITY CONFLICT TABLE

#	LOWER PIPE	T.O.P.	UPPER PIPE	INVERT
1	8" SANITARY	72.41	24" STORM PIPE	74.87
2	8" SANITARY	70.43	24" STORM PIPE	75.83
3	8" SANITARY	70.51	24" STORM PIPE	75.02
4	6" SANITARY	71.96	8" STORM PIPE	78.29
5	6" SANITARY	74.76	18" STORM PIPE	76.26
6	18" STORM PIPE	75.32	6" SANITARY	76.35
7	8" SANITARY	71.29	24" STORM PIPE	74.12
8	6" SANITARY	72.58	8" STORM PIPE	77.60
9	8" SANITARY	72.89	18" STORM PIPE	77.03
10	8" SANITARY	73.05	18" STORM PIPE	76.72
11	8" SANITARY	75.20	12" STORM PIPE	76.73
12	6" SANITARY	77.29	8" STORM PIPE	78.63
13	6" SANITARY	76.69	8" STORM PIPE	79.10
14	18" STORM PIPE	77.99	6" SANITARY	79.24
15	18" STORM PIPE	78.10	6" SANITARY	81.33

PROJECTED UTILITIES USAGE

SERVICES		USAGE (GALLONS PER DAY)
RESIDENTIAL	DOMESTIC WATER	222 DU @ 325 GPD = 72,150 GPD
	WASTER WATER	222 DU @ 250 GPD = 55,500 GPD
CLUBHOUSE	DOMESTIC WATER	20,000 SF @ 0.30 GPD = 6,000 GPD
	WASTER WATER	20,000 SF @ 0.30 GPD = 6,000 GPD
COMMERCIAL LOT	DOMESTIC WATER	5,000 SF @ 0.20 GPD = 1,000 GPD
	WASTER WATER	5,000 SF @ 0.20 GPD = 1,000 GPD

FIRE HYDRANT FLOW TEST RESULTS:

TEST HYDRANT #1
DATE: 08/01/2023
STATIC: 75 PSI
RESIDUAL: 60 PSI
LOCATION: VILLAGE SELF STORAGE (444 CR-466A)

TEST HYDRANT #2
DATE: 08/01/2023
STATIC: 75 PSI
RESIDUAL: 55 PSI
LOCATION: VILLAGE INSTITUTE OF PLASTIC SURGERY (607 & 611 CR-466A)

FLOW TEST PERFORMED BY WAYNE AUTOMATIC FIRE SPRINKLERS, INC. 407.656.3030

Sunshine811
Always call 811 before you dig

FIRE FLOW:
NEEDED FIRE FLOW PER TABLE 18.4.52.1 - 1,320 GPM LOWEST PROVIDED FIRE FLOW PER HYDRANT FLOW TEST AND HYDRAULIC REPORT - 1,320 GPM

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

PIPE LEGEND:

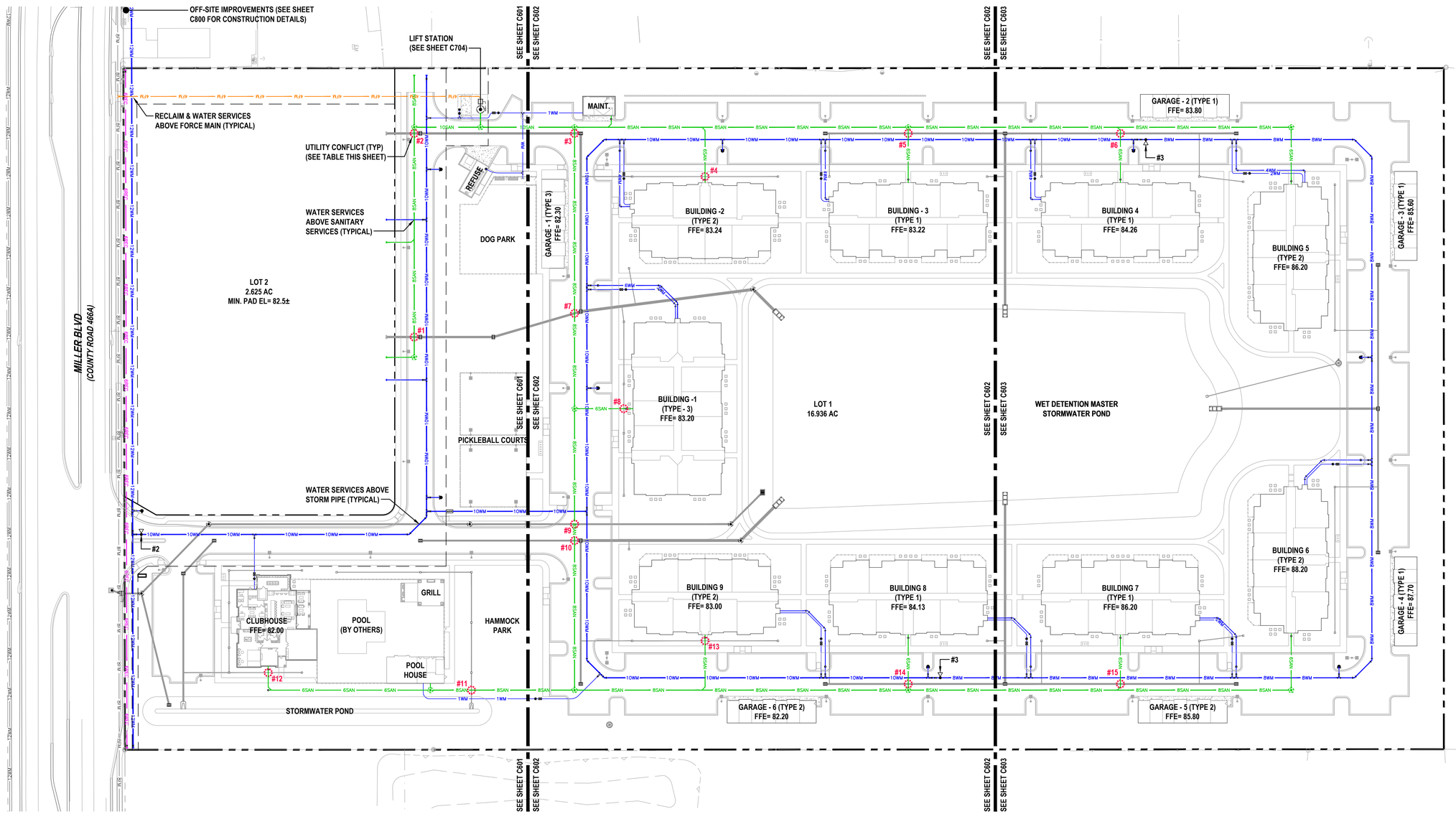
(36" MIN COVER, ALL UTILITIES)

- WM — 3/4" PE PIPE
- 1WM — 1" PE PIPE
- 2WM — 2" PE PIPE
- 3WM — 3" PVC C-900 DR-14 PIPE
- 4WM — 4" PVC C-900 DR-14 PIPE
- 6WM — 6" PVC C-900 DR-14 PIPE
- 8WM — 8" PVC C-900 DR-14 PIPE
- 10WM — 10" PVC C-900 DR-14 PIPE
- 12WM — 12" PVC C-900 DR-14 PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 6SAN — 6" PVC SDR-26 PIPE
- 8SAN — 8" PVC SDR-26 PIPE
- 10SAN — 10" PVC SDR-26 PIPE

NORTH

50 25 0 50
GRAPHIC SCALE
1" = 50'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM



REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB # 0003512 LC # 0000357

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evolve companies

OVERALL SITE UTILITY PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:
C600

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- WM — 3/4" PE PIPE
- 1WM — 1" PE PIPE
- 2WM — 2" PE PIPE
- 3WM — 3" PVC C-900 DR-14 PIPE
- 4WM — 4" PVC C-900 DR-14 PIPE
- 6WM — 6" PVC C-900 DR-14 PIPE
- 8WM — 8" PVC C-900 DR-14 PIPE
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UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

NORTH

30 15 0 30

GRAPHIC SCALE

1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

SANITARY MANHOLE TABLE

ID:	SIZE:	RIM:	INVERTS	NORTHING:	EASTING:
S-1	48" DIA.	81.75'	N INV = 69.30' (10") S INV = 69.30' (10") W INV = 69.20' (10")	1,647,620.37'	352,377.61'
S-2	48" DIA.	81.25'	E INV = 69.70' (8") W INV = 69.70' (8") N INV = 69.60' (10")	1,647,555.87'	352,376.64'
S-3	48" DIA.	81.35'	S INV = 72.00' (6") W INV = 71.90' (8")	1,647,552.49'	352,600.61'
S-9	48" DIA.	80.80'	N INV = 74.90' (8") S INV = 75.00' (6") W INV = 75.00' (6")	1,647,405.52'	352,922.43'

SANITARY CLEANOUT TABLE

ID:	SIZE:	INVERT:	NORTHING:	EASTING:
SC-7	6"	76.60'	1,647,563.43'	352,920.53'
SC-8	6"	76.80'	1,647,405.82'	352,902.29'

SANITARY PIPE TABLE

ID:	SIZE	LENGTH:	SLOPE:	MATERIAL:
M-1	10"	12± LF	0.83%	PVC
M-2	10"	66± LF	0.50%	PVC
M-3	8"	52± LF	1.00%	PVC
M-4	8"	226± LF	1.00%	PVC
M-5	10"	92± LF	0.50%	PVC
M-10	8"	138± LF	1.00%	PVC
SL-1	6"	28± LF	2.00%	PVC
SL-2	6"	28± LF	2.00%	PVC
SL-9	6"	156± LF	1.00%	PVC
SL-10	6"	22± LF	1.00%	PVC

FITTING & VALVE TABLE

ID:	SIZE & TYPE:	NORTH	EAST
F-1	4" TAPPING SLEEVE	1,647,267.87	352,342.28
F-2	4" GATE VALVE	1,647,270.02	352,342.31

FITTING & VALVE TABLE

ID:	SIZE & TYPE:	NORTH	EAST
W5	12"x6" TEE	1,647,279.20	352,745.89
W6	6" GATE VALVE	1,647,279.74	352,745.94
W7	12" GATE VALVE	1,647,275.95	352,765.39
W8	12"x10" TEE	1,647,275.90	352,768.89
W9	10" GATE VALVE	1,647,279.40	352,768.94
W10	12" GATE VALVE	1,647,273.25	352,974.58
W11	10"x2" TEE	1,647,394.33	352,770.68
W12	2" GATE VALVE	1,647,394.28	352,774.18
W13	2" WATER METER	1,647,393.75	352,809.31
W14	2" RPZ BFP	1,647,393.68	352,813.79

FITTING & VALVE TABLE

ID:	SIZE & TYPE:	NORTH	EAST
W15	10" 45° BEND	1,647,544.88	352,772.95
W16	10" 45° BEND	1,647,562.14	352,756.21
W17	10"x10" TEE	1,647,562.22	352,750.71
W18	10" GATE VALVE	1,647,565.72	352,750.77
W19	10" DDCVA	1,647,584.56	352,751.05
W121	10"x6" TEE	1,647,562.43	352,737.21
W122	6" GATE VALVE	1,647,565.93	352,737.27
W123	10"x6" TEE	1,647,564.16	352,622.79
W124	6" GATE VALVE	1,647,560.66	352,622.74
W125	6" END-CAP	1,647,524.79	352,622.19

FITTING & VALVE TABLE

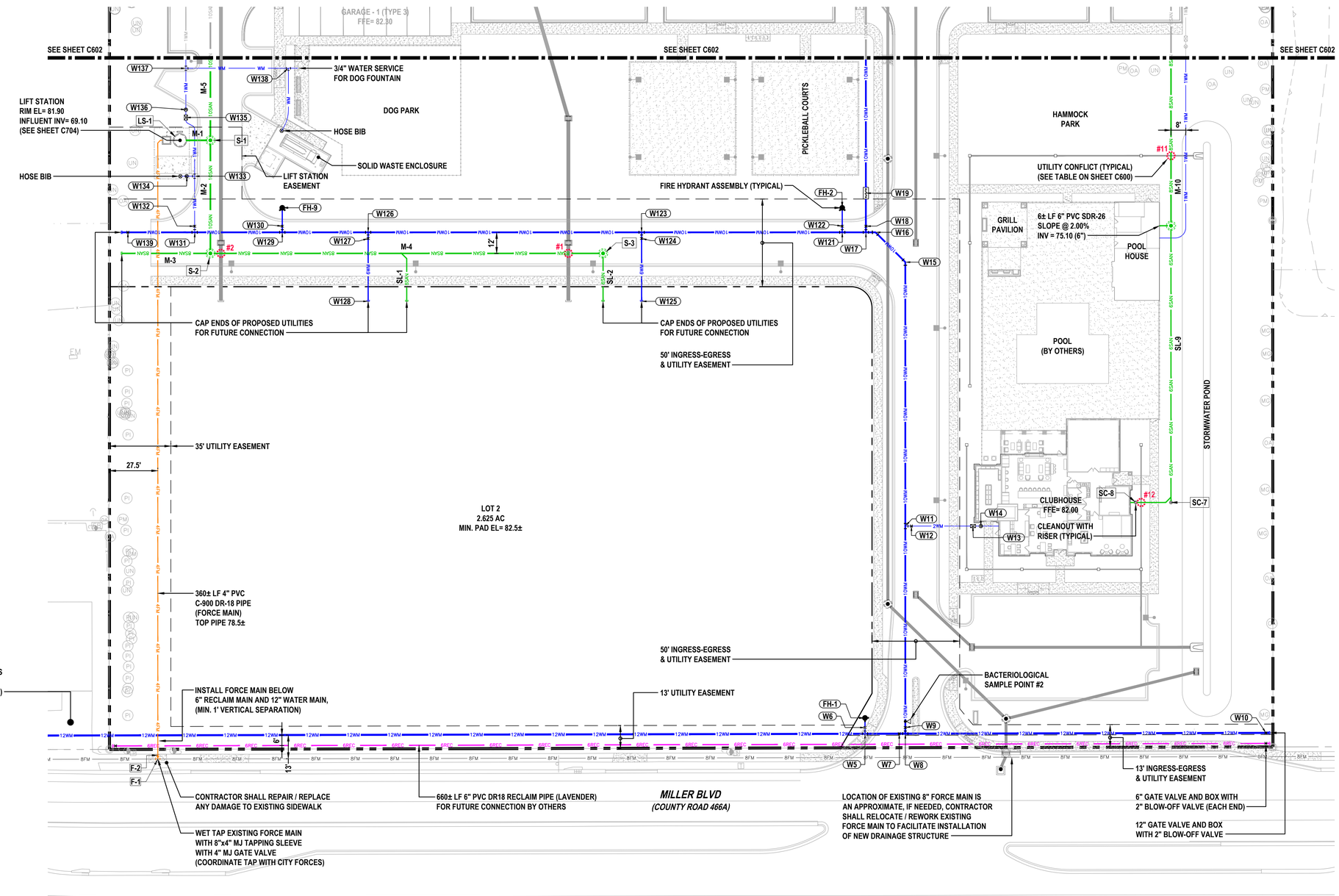
ID:	SIZE & TYPE:	NORTH	EAST
W126	10"x6" TEE	1,647,566.51	352,466.81
W127	6" GATE VALVE	1,647,563.01	352,466.75
W128	6" END-CAP	1,647,527.15	352,466.21
W129	10"x6" TEE	1,647,567.25	352,417.81
W130	6" GATE VALVE	1,647,570.75	352,417.86
W131	10"x1" TEE	1,647,568.01	352,367.82
W132	1" GATE VALVE	1,647,571.51	352,367.87
W133	1"x1" TEE	1,647,600.00	352,368.30
W134	1" RPZ BFP	1,647,600.07	352,363.80
W135	1" WATER METER	1,647,633.58	352,363.81

FITTING & VALVE TABLE

ID:	SIZE & TYPE:	NORTH	EAST
W136	1" RPZ BFP	1,647,638.06	352,363.88
W137	1"x3/4" TEE	1,647,661.68	352,364.23
W138	3/4"x3/4" TEE	1,647,660.80	352,422.73
W139	10" GATE VALVE	1,647,568.58	352,329.76

FIRE SERVICE TABLE

ID:	DESC:	NORTH	EAST
FH-1	HYDRANT	1,647,285.24	352,746.03
FH-2	HYDRANT	1,647,576.43	352,737.43
FH-9	HYDRANT	1,647,581.25	352,418.02



NOTE:
THE SITE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS WITH THE BUILDING ELECTRICAL CONTRACTOR.

NOTE:
TERMINATE UTILITY SERVICES WITHIN 3' OF BUILDING FOUNDATION, FIRE RISER TO BE STUBBED UP IN RISER ROOMS MINIMUM 12" ABOVE F.F.E. (SEE ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION INTO BUILDING)

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
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REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
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	COMMENTS

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evolve companies

SITE UTILITY PLAN (1 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C601

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- WM — 3/4" PE PIPE
- 1WM — 1" PE PIPE
- 2WM — 2" PE PIPE
- 3WM — 3" PVC C-900 DR-14 PIPE
- 4WM — 4" PVC C-900 DR-14 PIPE
- 6WM — 6" PVC C-900 DR-14 PIPE
- 8WM — 8" PVC C-900 DR-14 PIPE
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- 6SAN — 6" PVC SDR-26 PIPE
- 8SAN — 8" PVC SDR-26 PIPE
- 10SAN — 10" PVC SDR-26 PIPE

UTILITIES LEGEND:

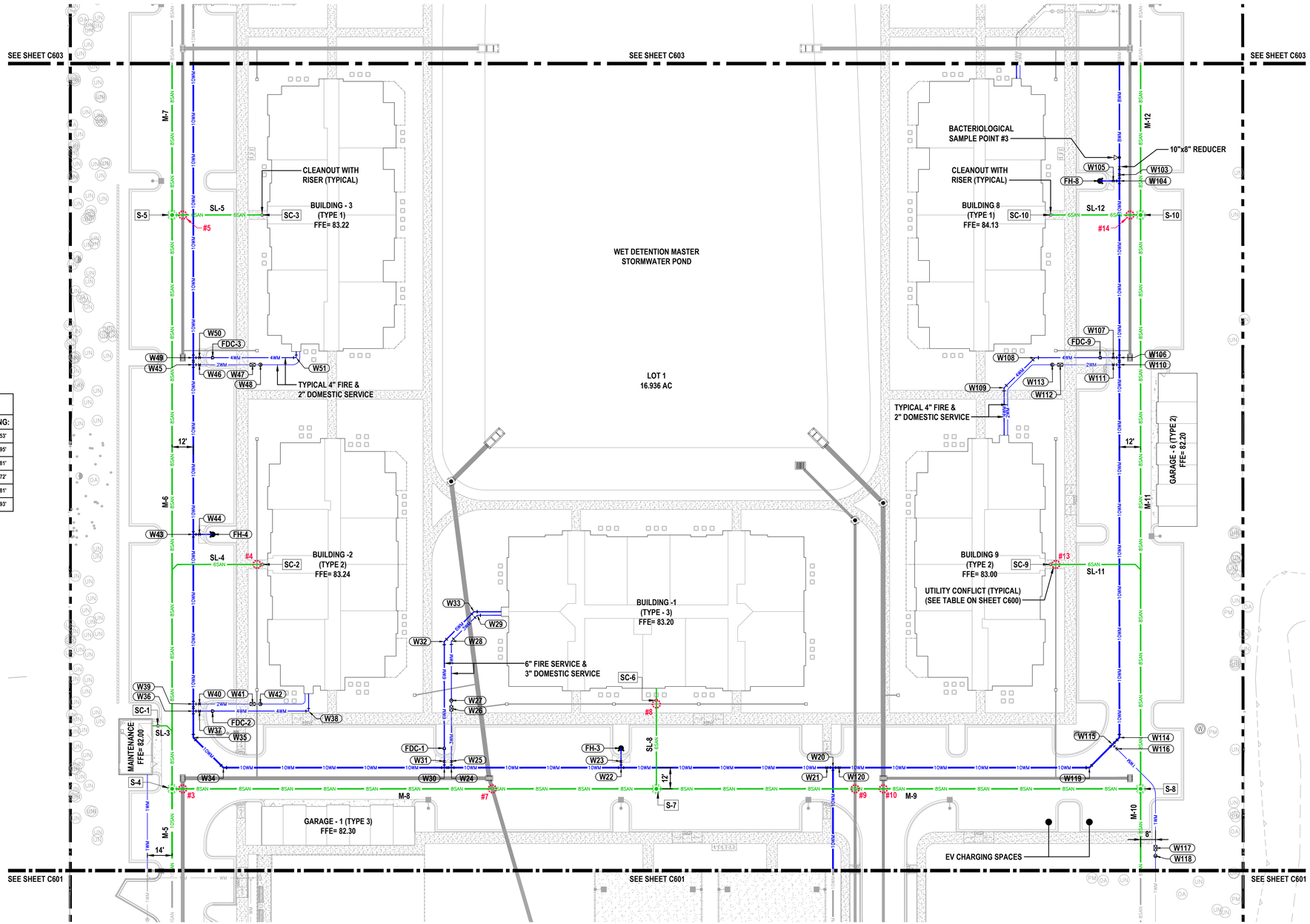
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM



SANITARY PIPE TABLE				
ID:	SIZE	LENGTH:	SLOPE:	MATERIAL:
M-5	10"	92± LF	0.50%	PVC
M-6	8"	326± LF	0.50%	PVC
M-7	8"	374± LF	1.00%	PVC
M-8	8"	274± LF	0.44%	PVC
M-9	8"	274± LF	0.75%	PVC
M-10	8"	300± LF	0.44%	PVC
M-11	8"	326± LF	1.75%	PVC
SL-3	6"	8± LF	2.00%	PVC
SL-4	6"	52± LF	2.00%	PVC
SL-5	6"	52± LF	1.00%	PVC
SL-8	6"	52± LF	2.00%	PVC
SL-9	6"	156± LF	1.00%	PVC
SL-10	6"	22± LF	1.00%	PVC
SL-11	6"	52± LF	1.00%	PVC
SL-12	6"	52± LF	1.00%	PVC

SANITARY CLEANOUT TABLE				
ID:	SIZE:	INVERT:	NORTHING:	EASTING:
SC-1	6"	70.10'	1,647,747.68'	352,371.53'
SC-2	6"	71.50'	1,647,838.11'	352,431.95'
SC-3	6"	74.70'	1,648,035.83'	352,434.81'
SC-6	6"	72.10'	1,647,757.80'	352,653.72'
SC-9	6"	76.20'	1,647,831.37'	352,877.81'
SC-10	6"	79.70'	1,648,029.10'	352,880.93'

SANITARY MANHOLE TABLE					
ID:	SIZE:	RIM:	INVERTS	NORTHING:	EASTING:
S-4	48" DIA.	81.35'	E INV = 69.80' (8") N INV = 69.80' (8") S INV = 69.70' (10")	1,647,711.89'	352,378.99'
S-5	48" DIA.	81.90'	N INV = 71.50' (8") E INV = 71.50' (6") S INV = 71.40' (8")	1,648,036.60'	352,383.90'
S-7	48" DIA.	82.15'	E INV = 71.10' (8") N INV = 71.10' (6") W INV = 71.00' (8")	1,647,707.75'	352,652.96'
S-8	48" DIA.	80.85'	N INV = 73.50' (8") S INV = 73.50' (8") W INV = 73.40' (8")	1,647,703.61'	352,926.93'
S-10	48" DIA.	82.75'	N INV = 79.20' (8") W INV = 79.20' (8") S INV = 79.10' (8")	1,648,028.33'	352,931.84'

NOTE:
THE SITE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS WITH THE BUILDING ELECTRICAL CONTRACTOR.

NOTE:
TERMINATE UTILITY SERVICES WITHIN 3' OF BUILDING FOUNDATION. FIRE RISER TO BE STUBBED UP IN RISER ROOMS MINIMUM 12" ABOVE F.F.E. (SEE ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION INTO BUILDING)

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
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FITTING & VALVE TABLE				FITTING & VALVE TABLE				FITTING & VALVE TABLE				FITTING & VALVE TABLE			
ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST
W20	10"x10" TEE	1,647,718.24	352,753.07	W33	6" 45° BEND	1,647,809.51	352,551.32	W46	2" GATE VALVE	1,647,951.63	352,398.12	W110	10"x2" TEE	1,647,943.77	352,918.56
W21	10" GATE VALVE	1,647,718.29	352,749.56	W34	10" 45° BEND	1,647,723.45	352,408.17	W47	2" WATER METER	1,647,951.18	352,428.11	W111	2" GATE VALVE	1,647,943.82	352,915.06
W22	10"x6" TEE	1,647,720.05	352,633.14	W35	10" 45° BEND	1,647,740.71	352,391.43	W48	2" RPZ BFP	1,647,951.11	352,432.60	W112	2" WATER METER	1,647,944.27	352,885.06
W23	6" GATE VALVE	1,647,723.55	352,633.20	W36	10"x4" TEE	1,647,755.70	352,391.66	W49	10"x4" TEE	1,647,955.68	352,394.68	W113	2" RPZ BFP	1,647,944.34	352,880.57
W24	10"x3" TEE	1,647,721.50	352,537.16	W37	4" GATE VALVE	1,647,755.65	352,395.16	W50	4" GATE VALVE	1,647,955.63	352,398.18	W114	10" 45° BEND	1,647,732.79	352,915.37
W25	3" GATE VALVE	1,647,725.00	352,537.21	W38	4" 90° BEND	1,647,754.72	352,456.88	W51	4" 90° BEND	1,647,954.80	352,452.90	W115	10"x1" TEE	1,647,728.95	352,911.41
W26	3" WATER METER	1,647,755.00	352,537.66	W39	10"x2" TEE	1,647,759.70	352,391.72	W103	10" GATE VALVE	1,648,051.25	352,920.18	W116	1" GATE VALVE	1,647,726.43	352,913.84
W27	3" RPZ BFP	1,647,759.49	352,537.73	W40	2" GATE VALVE	1,647,759.65	352,395.22	W104	10"x6" TEE	1,648,047.75	352,920.13	W117	1" WATER METER	1,647,669.99	352,934.84
W28	3" 45° BEND	1,647,793.05	352,538.24	W41	2" WATER METER	1,647,759.20	352,425.21	W105	6" GATE VALVE	1,648,047.81	352,916.63	W118	1" RPZ BFP	1,647,665.50	352,934.77
W29	3" 45° BEND	1,647,807.48	352,553.11	W42	2" RPZ BFP	1,647,759.13	352,429.70	W106	10"x4" TEE	1,647,947.77	352,918.62	W119	10" 45° BEND	1,647,716.05	352,898.11
W30	10"x6" TEE	1,647,721.56	352,533.16	W43	10"x6" TEE	1,647,855.69	352,393.17	W107	4" GATE VALVE	1,647,947.82	352,915.12	W120	10" GATE VALVE	1,647,718.18	352,756.57
W31	6" GATE VALVE	1,647,725.06	352,533.21	W44	6" GATE VALVE	1,647,855.64	352,396.67	W108	4" 45° BEND	1,647,948.49	352,870.98				
W32	6" 45° BEND	1,647,792.94	352,534.23	W45	10"x2" TEE	1,647,951.68	352,394.62	W109	4" 45° BEND	1,647,931.75	352,853.14				

FIRE SERVICE TABLE			
ID:	DESC:	NORTH	EAST
FDC-1	FDC	1,647,732.56	352,533.32
FDC-2	FDC	1,647,755.54	352,402.65
FDC-3	FDC	1,647,955.52	352,405.68
FDC-9	FDC	1,647,947.93	352,907.62
FH-3	HYDRANT	1,647,731.05	352,633.31
FH-4	HYDRANT	1,647,855.53	352,404.17
FH-8	HYDRANT	1,648,047.92	352,909.13

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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evolve companies

SITE UTILITY PLAN (2 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C602

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- WM — 3/4" PE PIPE
- 1WM — 1" PE PIPE
- 2WM — 2" PE PIPE
- 3WM — 3" PVC C-900 DR-14 PIPE
- 4WM — 4" PVC C-900 DR-14 PIPE
- 6WM — 6" PVC C-900 DR-14 PIPE
- 8WM — 8" PVC C-900 DR-14 PIPE
- 10WM — 10" PVC C-900 DR-14 PIPE
- 12WM — 12" PVC C-900 DR-14 PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 6SAN — 6" PVC SDR-26 PIPE
- 8SAN — 8" PVC SDR-26 PIPE
- 10SAN — 10" PVC SDR-26 PIPE

UTILITIES LEGEND:

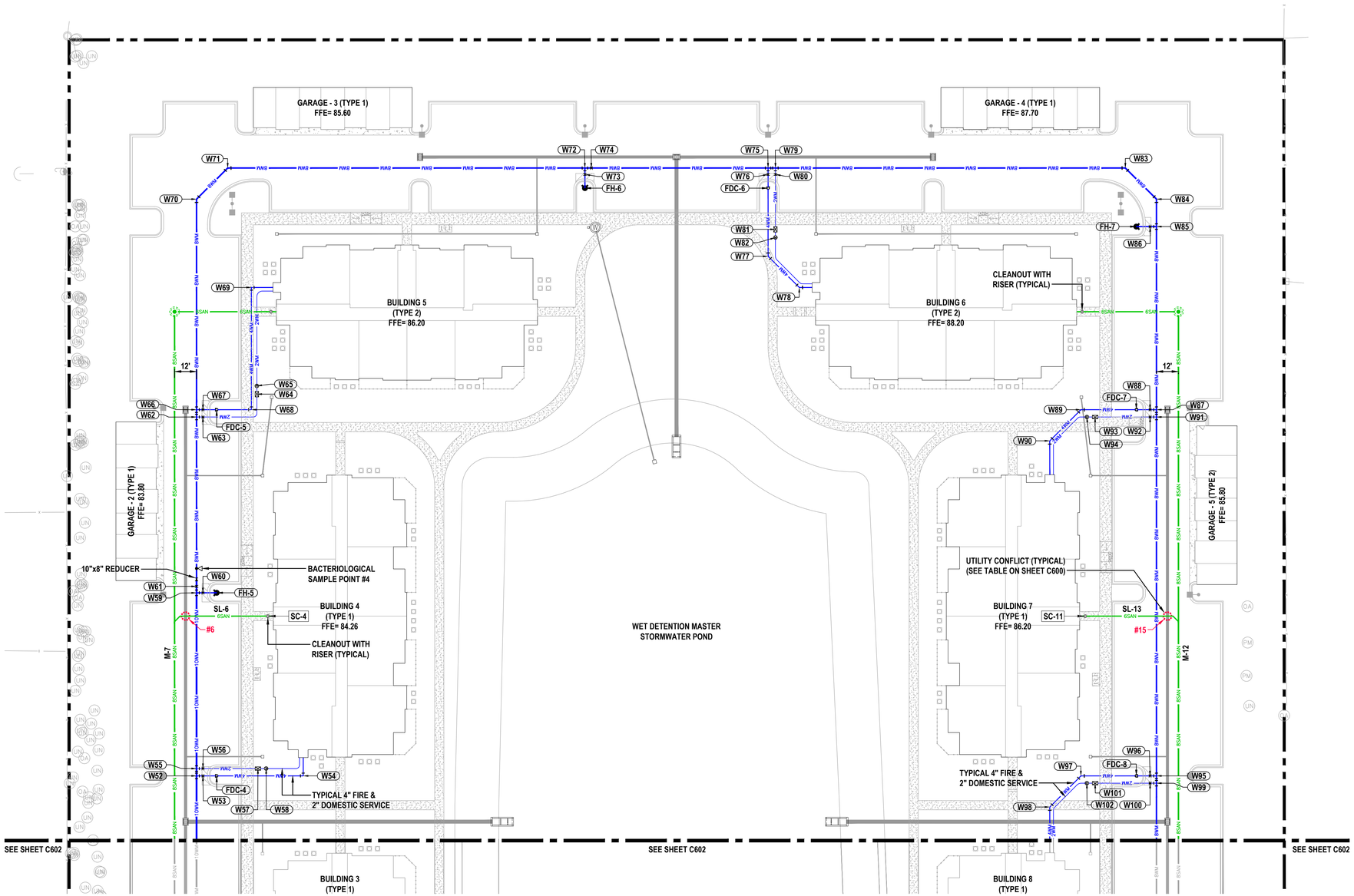
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM



SANITARY MANHOLE TABLE					
ID:	SIZE:	RIM:	INVERTS	NORTHING:	EASTING:
S-6	48" DIA.	84.25'	E INV = 75.30' (6") S INV = 75.20' (8")	1,648,409.31'	352,389.53'
S-11	48" DIA.	86.15'	W INV = 83.00' (6") S INV = 82.90' (8")	1,648,401.02'	352,937.47'

SANITARY CLEANOUT TABLE				
ID:	SIZE:	INVERT:	NORTHING:	EASTING:
SC-4	6"	74.10'	1,648,242.31'	352,437.93'
SC-5	6"	76.30'	1,648,408.52'	352,442.11'
SC-11	6"	82.00'	1,648,235.57'	352,884.04'
SC-12	6"	83.50'	1,648,401.83'	352,884.89'

SANITARY PIPE TABLE				
ID:	SIZE	LENGTH:	SLOPE:	MATERIAL:
M-7	8"	374± LF	1.00%	PVC
M-12	8"	374± LF	1.00%	PVC
SL-6	6"	52± LF	1.00%	PVC
SL-7	6"	54± LF	2.00%	PVC
SL-13	6"	52± LF	1.50%	PVC
SL-14	6"	54± LF	1.00%	PVC

NOTE:
THE SITE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS WITH THE BUILDING ELECTRICAL CONTRACTOR.

NOTE:
TERMINATE UTILITY SERVICES WITHIN 3' OF BUILDING FOUNDATION, FIRE RISER TO BE STUBBED UP IN RISER ROOMS MINIMUM 12" ABOVE F.F.E. (SEE ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION INTO BUILDING)

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

FITTING & VALVE TABLE				FITTING & VALVE TABLE				FITTING & VALVE TABLE				FITTING & VALVE TABLE			
ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST	ID:	SIZE & TYPE:	NORTH	EAST
W52	10"x4" TEE	1,648,155.66	352,397.70	W65	2" RPZ BFP	1,648,368.13	352,433.83	W78	4" 45° BEND	1,648,417.43	352,730.69	W91	8"x2" TEE	1,648,343.72	352,924.60
W53	4" GATE VALVE	1,648,155.61	352,401.20	W66	8"x4" TEE	1,648,355.64	352,400.72	W79	8"x2" TEE	1,648,482.85	352,718.68	W92	2" GATE VALVE	1,648,343.77	352,921.10
W54	4" 90° BEND	1,648,154.78	352,455.92	W67	4" GATE VALVE	1,648,355.58	352,404.22	W80	2" GATE VALVE	1,648,479.35	352,718.62	W93	2" WATER METER	1,648,344.23	352,891.10
W55	10"x2" TEE	1,648,159.66	352,397.76	W68	4" 90° BEND	1,648,355.18	352,430.64	W81	2" WATER METER	1,648,449.35	352,718.17	W94	2" RPZ BFP	1,648,344.29	352,886.62
W56	2" GATE VALVE	1,648,159.61	352,401.26	W69	4" 90° BEND	1,648,421.95	352,431.64	W82	2" RPZ BFP	1,648,444.86	352,718.10	W95	8"x4" TEE	1,648,147.74	352,921.64
W57	2" WATER METER	1,648,159.15	352,431.25	W70	8" 45° BEND	1,648,470.62	352,402.46	W83	8" 45° BEND	1,648,479.96	352,909.66	W96	4" GATE VALVE	1,648,147.80	352,918.14
W58	2" RPZ BFP	1,648,159.08	352,435.74	W71	8" 45° BEND	1,648,487.36	352,419.71	W84	8" 45° BEND	1,648,462.71	352,926.40	W97	4" 45° BEND	1,648,148.37	352,880.41
W59	10"x6" TEE	1,648,255.65	352,399.21	W72	8"x6" TEE	1,648,484.42	352,614.69	W85	8"x6" TEE	1,648,447.71	352,926.17	W98	4" 45° BEND	1,648,131.62	352,863.16
W60	6" GATE VALVE	1,648,255.59	352,402.71	W73	6" GATE VALVE	1,648,480.92	352,614.64	W86	6" GATE VALVE	1,648,447.76	352,922.67	W99	8"x2" TEE	1,648,143.74	352,921.58
W61	10" GATE VALVE	1,648,259.15	352,399.26	W74	8" GATE VALVE	1,648,484.37	352,618.19	W87	8"x4" TEE	1,648,347.72	352,924.66	W100	2" GATE VALVE	1,648,143.80	352,918.08
W62	8"x2" TEE	1,648,351.64	352,400.66	W75	8"x4" TEE	1,648,482.91	352,714.68	W88	4" GATE VALVE	1,648,347.77	352,921.16	W101	2" WATER METER	1,648,144.25	352,888.08
W63	2" GATE VALVE	1,648,351.58	352,404.16	W76	4" GATE VALVE	1,648,479.41	352,714.62	W89	4" 45° BEND	1,648,348.34	352,883.44	W102	2" RPZ BFP	1,648,144.32	352,883.59
W64	2" WATER METER	1,648,363.64	352,433.76	W77	4" 45° BEND	1,648,434.68	352,713.95	W90	4" 45° BEND	1,648,331.60	352,866.18				

FIRE SERVICE TABLE			
ID:	DESC:	NORTH	EAST
FDC-4	FDC	1,648,155.49	352,408.70
FDC-5	FDC	1,648,355.47	352,411.72
FDC-6	FDC	1,648,471.91	352,714.51
FDC-7	FDC	1,648,347.89	352,913.66
FDC-8	FDC	1,648,147.91	352,910.64
FH-5	HYDRANT	1,648,255.48	352,410.21
FH-6	HYDRANT	1,648,473.42	352,614.52

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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evolve companies

SITE UTILITY PLAN (3 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C603

FDEP WATER NOTES:

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.

3. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.

4. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.

6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

7. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
   - A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C150 AND AWWA C151;
   - B. PVC PIPE
     - (1) AWWA C900/ASTM 1784 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM:
     - (2) AWWA C905 (14 INCHES TO 48 INCHES);

8. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

9. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

10. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.

12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

13. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

14. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE INSTALLED AS INDICATED IN SCHEDULE FOR F.A.C. RULE 62-555.314 THIS DRAWING.

15. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

16. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR;
   - A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
   - B. IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

FDEP WASTEWATER NOTES:

1. APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURE; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

2. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.

3. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

5. CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

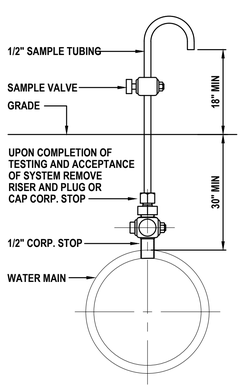
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314 SCHEDULE:

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT PREFERRED 3 FT MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT PREFERRED 6 FT MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT MINIMUM (3)	———	———

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

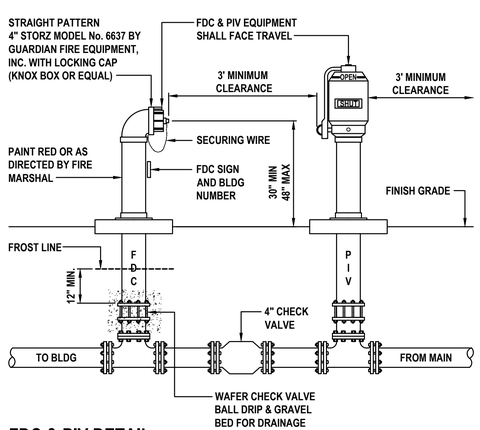
TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP						
	SW			>50% OF "COARSE FRACTION"			
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<4 OR <"A" LINE
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE



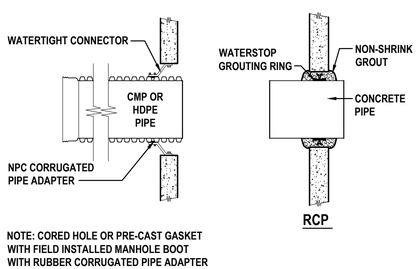
BACTERIOLOGICAL SAMPLE POINT DETAIL:

NOT TO SCALE



FDC & PIV DETAIL

NOT TO SCALE

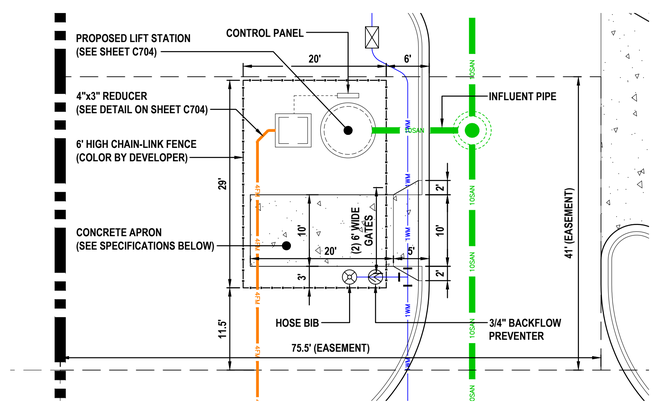


NOTE: CORED HOLE OR PRE-CAST GASKET WITH FIELD INSTALLED MANHOLE BOOT WITH RUBBER CORRUGATED PIPE ADAPTER

WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL

(PRECAST HOLES REQUIRED)

NOT TO SCALE



FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND MINIMUM OF 3" OF 3/4" TO 1-1/4" COURSE AGGREGATE

CONCRETE APRON SPECIFICATIONS
6" CONCRETE (3,000 P.S.I. AT 28 DAYS)
12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX
CONTROL JOINT SPACING 10'x10' MIN SAW CUT DEPTH 1-1/2"

LIFT STATION SITE PLAN

SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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LB # 0003612 LC # 0000357

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evolve companies

MISCELLANEOUS UTILITY DETAILS AND NOTES

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

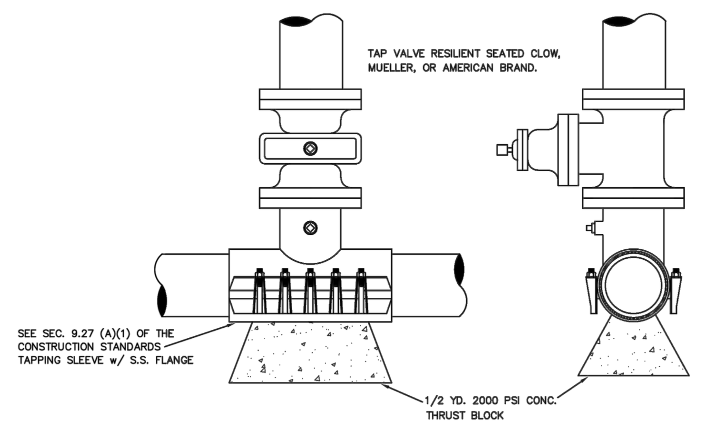
C700

GENERAL WATER NOTES

1. WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE CITY.
7. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB. OR DIRECTIONAL BORES, WHICH SHALL BE SDR-11 HDPE.
8. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

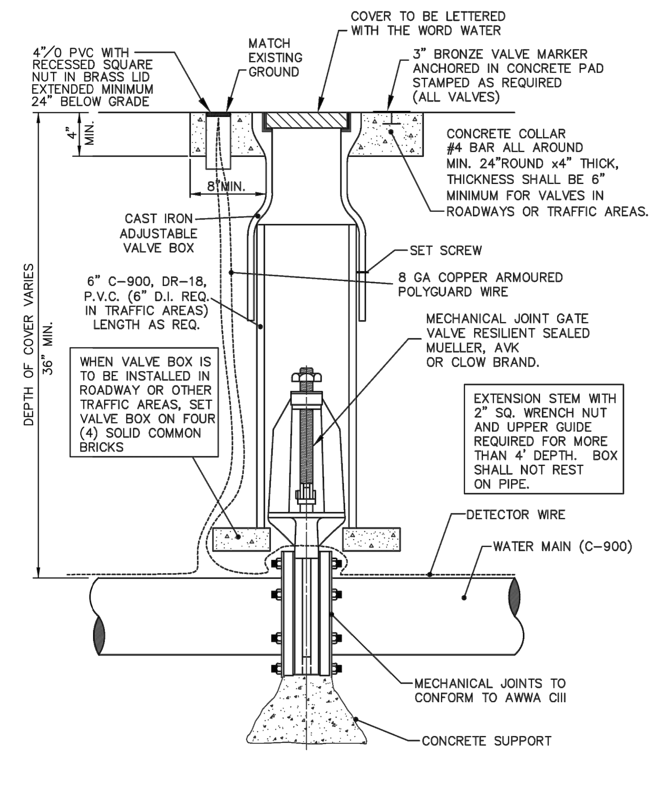
* * NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-1



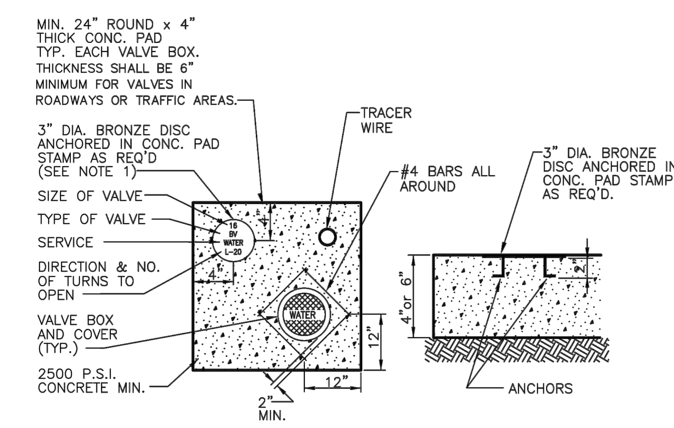
WET TAP SLEEVE & TAP VALVE
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-2



GATE VALVE & BOX
NOT TO SCALE

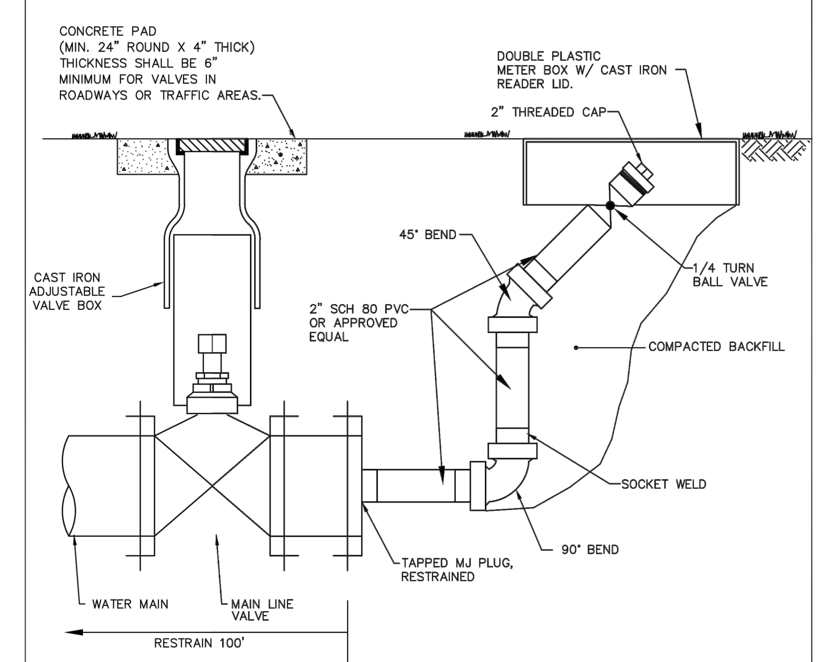
City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-3



NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

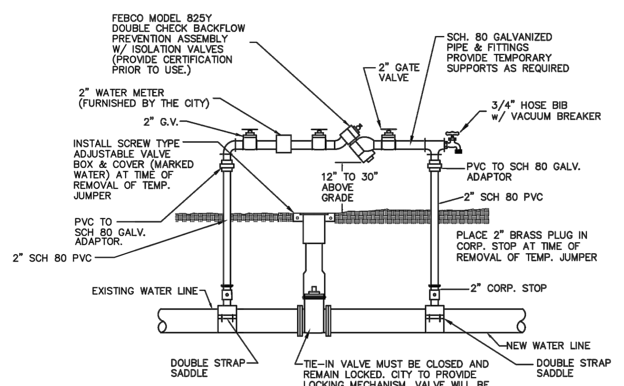
VALVE COLLAR
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-5



BLOWOFF DETAIL
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-6



TEMPORARY JUMPER CONNECTION DETAIL
NOT TO SCALE

NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY.

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-7

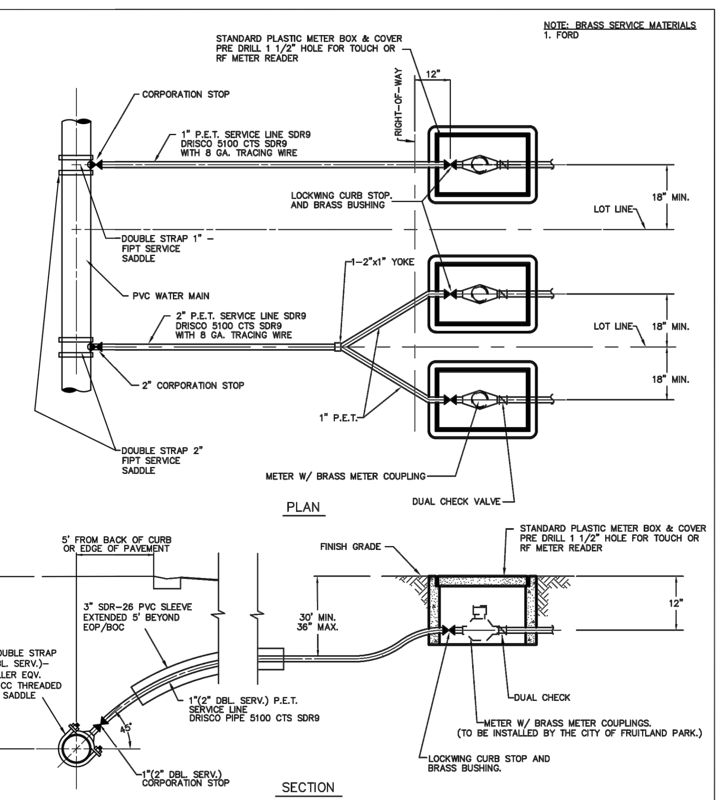
TEMPORARY JUMPER CONNECTION NOTES

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 psi IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651.
THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651.
3. FLUSHING OF 10" DIAMETER AND LARGE WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DEPART. THE UTILITY DEPARTMENT WILL BE NOTIFIED IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS.

   THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

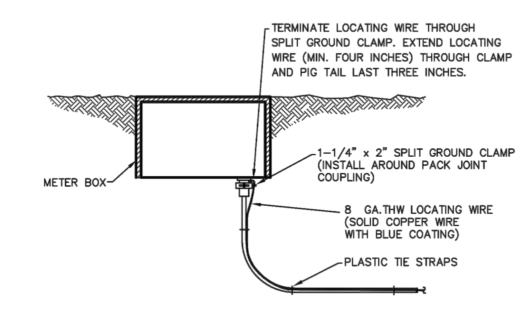
   A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
   B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
      - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
      - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
      - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT, THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 psi.
      - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALE IS ALWAYS GRATER THAN 10 psi.
   C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
   D. THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
   E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
4. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
5. EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
6. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
7. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-8



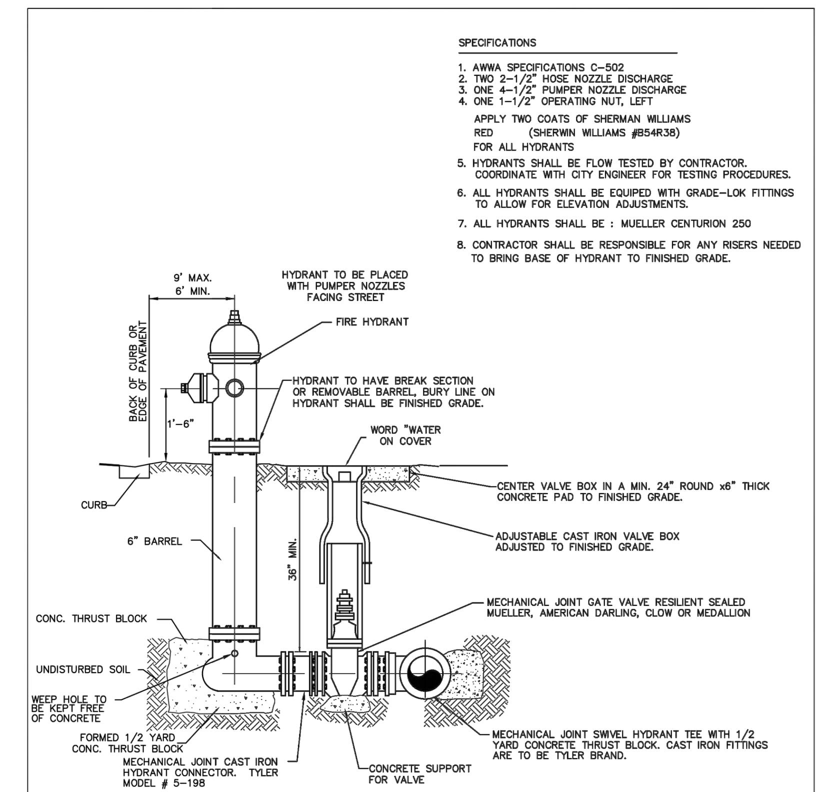
WATER SERVICE CONNECTION DETAILS
NOT TO SCALE
(NOTE: METERS TO BE INSTALLED BY CITY OF FRUITLAND PARK.)

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-9



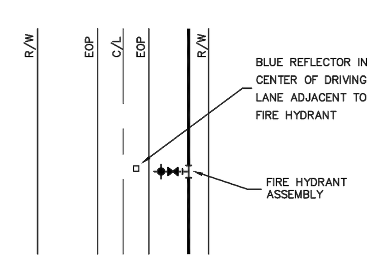
SERVICE AND METER
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-10



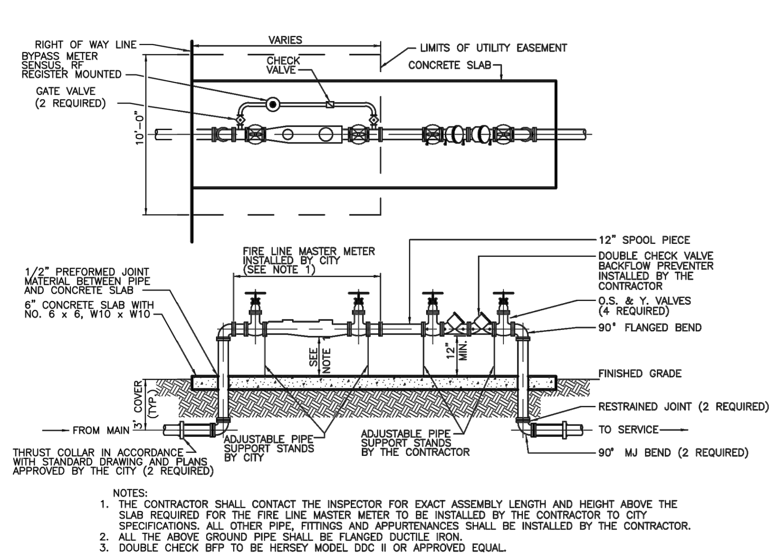
FIRE HYDRANT WITH VALVE
NOT TO SCALE
(STANDARD FIRE HYDRANT ASSEMBLY)

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-11



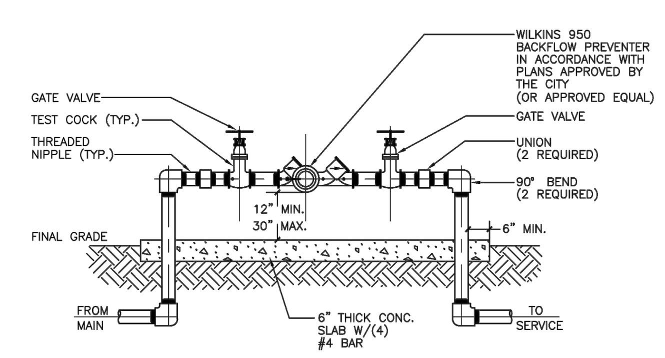
FIRE HYDRANT REFLECTOR DETAIL
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-12



FIRE LINE MASTER METER ASSEMBLY
NOT TO SCALE

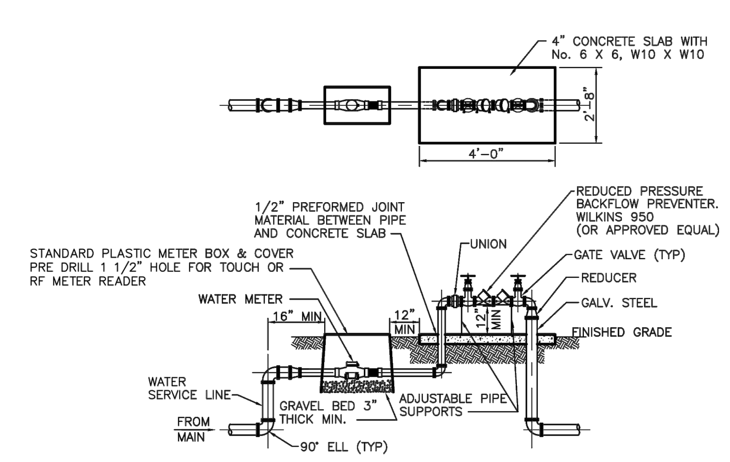
City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-13



NOTES:
1. ALL PIPE AND FITTINGS SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.
2. WHERE REUSE SERVICE IS AVAILABLE, ALL CONNECTIONS TO THE CITY POTABLE WATER SUPPLY SHALL BE EQUIPPED WITH AN RPZ BACKFLOW PREVENTER.

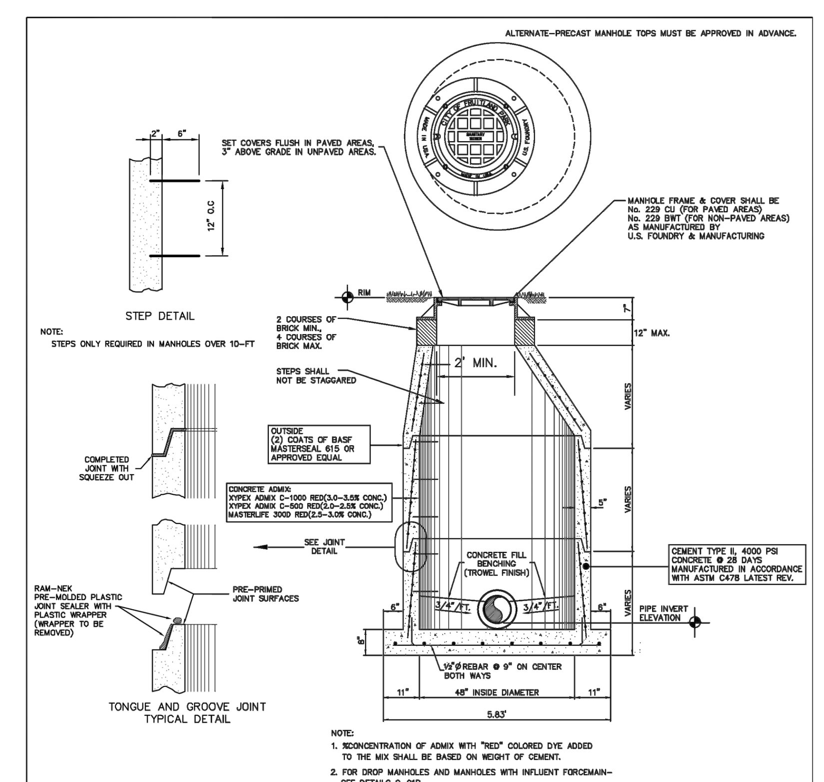
REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-16



WATER METER/BACKFLOW PREVENTER ASSEMBLY
NOT TO SCALE

City of Fruitland Park
Standard Details
JANUARY 2020
Detail W-17



SANITARY PRECAST MANHOLE DETAIL
NOT TO SCALE

City of Fruitland Park
Standard Details
SEPTEMBER 2022
STANDARD MANHOLE
Detail S-1

REVISIONS	
DATE	DESCRIPTION
08/25/23	RER PER 08/03 TRC
	COMMENTS
09/29/23	RER PER 09/12 TRC
	COMMENTS
10/23/23	RER PER 10/10 TRC
	COMMENTS

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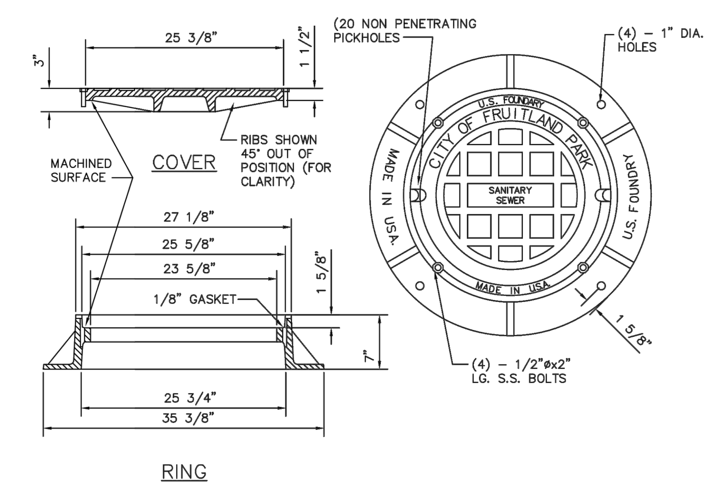
CITY OF FRUITLAND PARK
UTILITY DETAILS (1 OF 4)

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:
C701

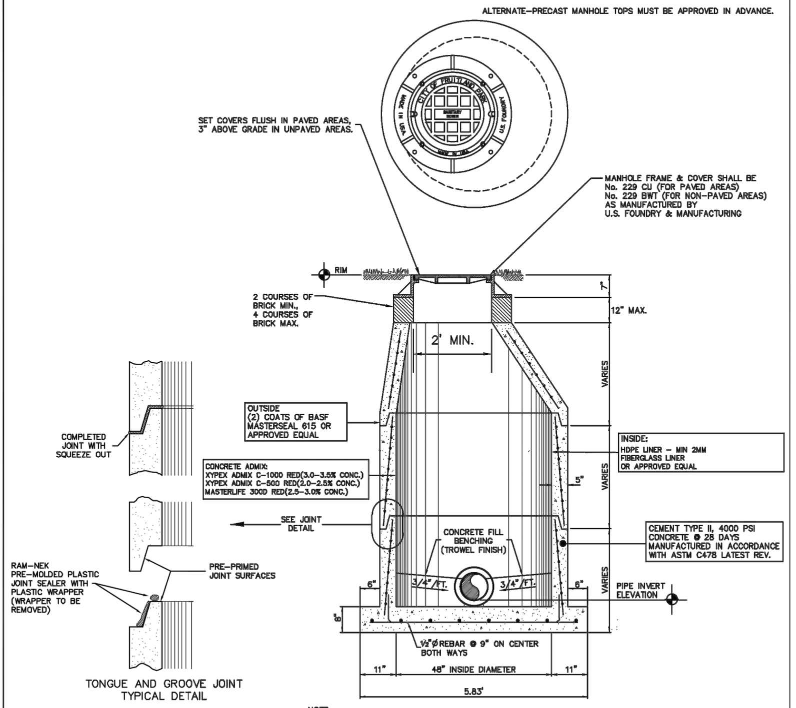


*MODEL 299 C4 AS MANFACTURED BY U.S. FOUNDARY AND MFG. CORP.

SANITARY MANHOLE COVER DETAIL

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-1a



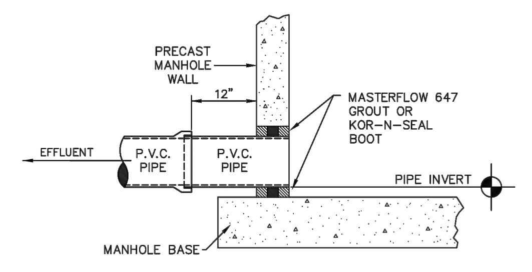
NOTE:

1. %CONCENTRATION OF ADMIX WITH "RED" COLORED DYE ADDED TO THE MIX SHALL BE BASED ON WEIGHT OF CEMENT.
2. DROP MANHOLES AND MANHOLES WITH INFLUENT FORCEMAIN SHALL BE LINED WITH HDPE LINER, FIBERGLASS OR APPROVED EQUAL.

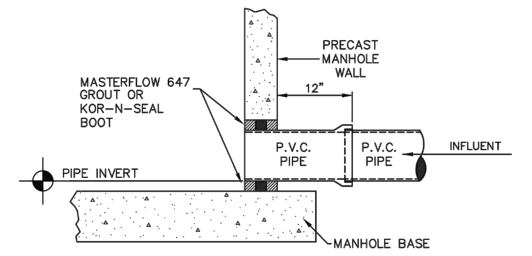
SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE

City of Fruitland Park Standard Details — SEPTEMBER 2022 — DROP MANHOLES AND MANHOLES WITH INFLUENT FORCEMAIN — Detail S-1B



EFFLUENT CONNECTION

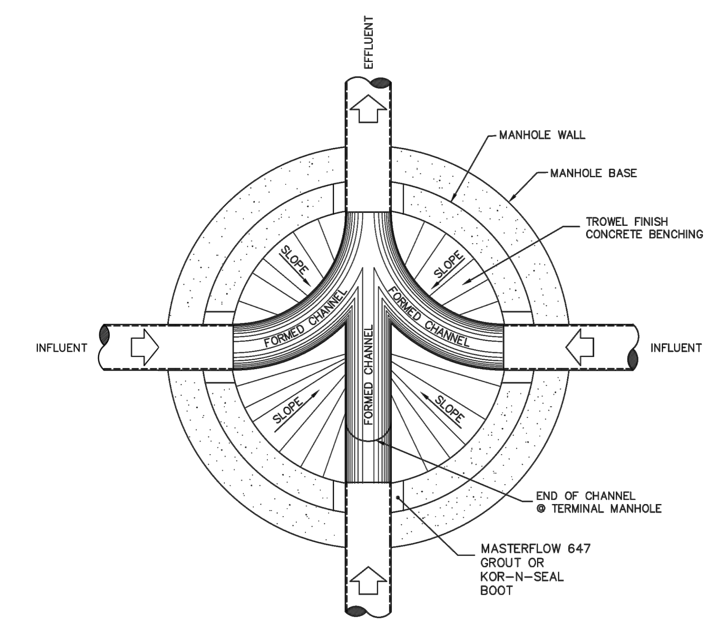


INFLUENT CONNECTION

PIPE CONNECTION TO PRECAST SANITARY MANHOLE

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-2



FLOW PATTERNS FOR INVERT CHANNELS

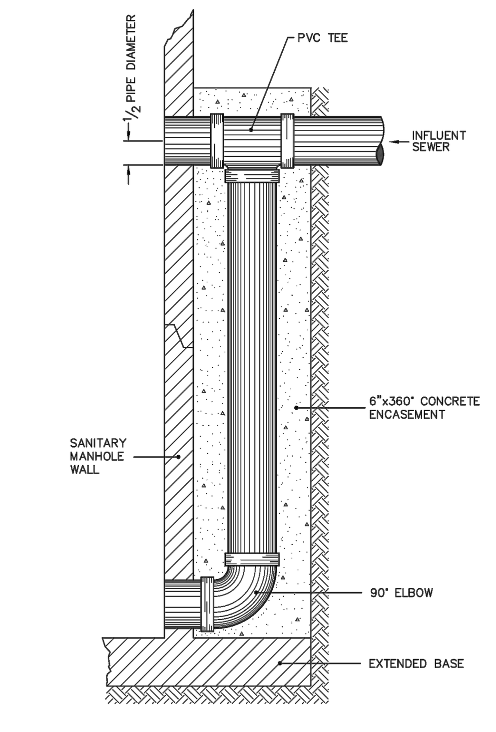
NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. HALF PIPE INVERT CHANNELS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.
4. WHERE PIPE INVERTS DIFFER BY MORE THAN 2 FEET (2'), PROVIDE A TEE AND DROP-PIPE TO PREVENT SPLATTER.

TYPICAL MANHOLE PLAN

NOT TO SCALE

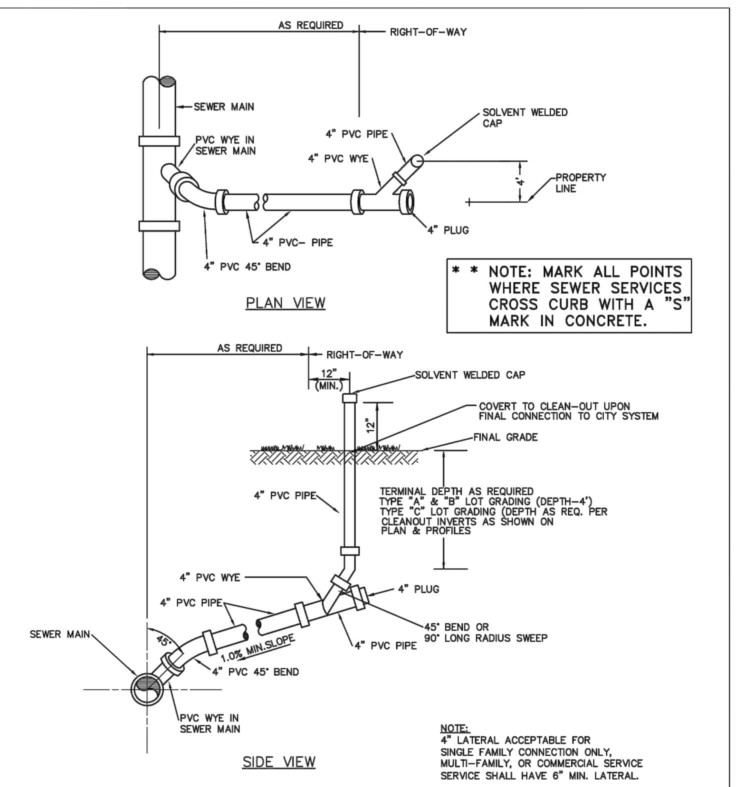
City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-3



STANDARD DROP MANHOLE CONNECTION

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-4

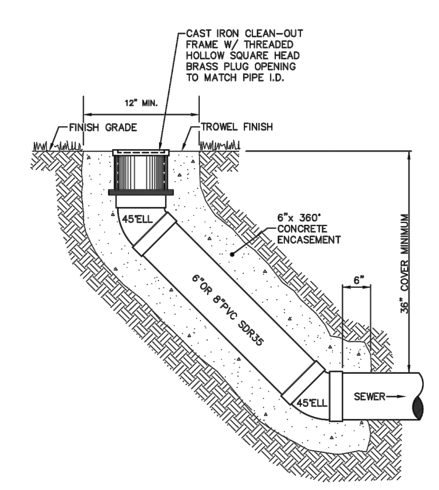


SINGLE SANITARY SEWER SERVICE

PVC SINGLE SERVICE

NOT TO SCALE

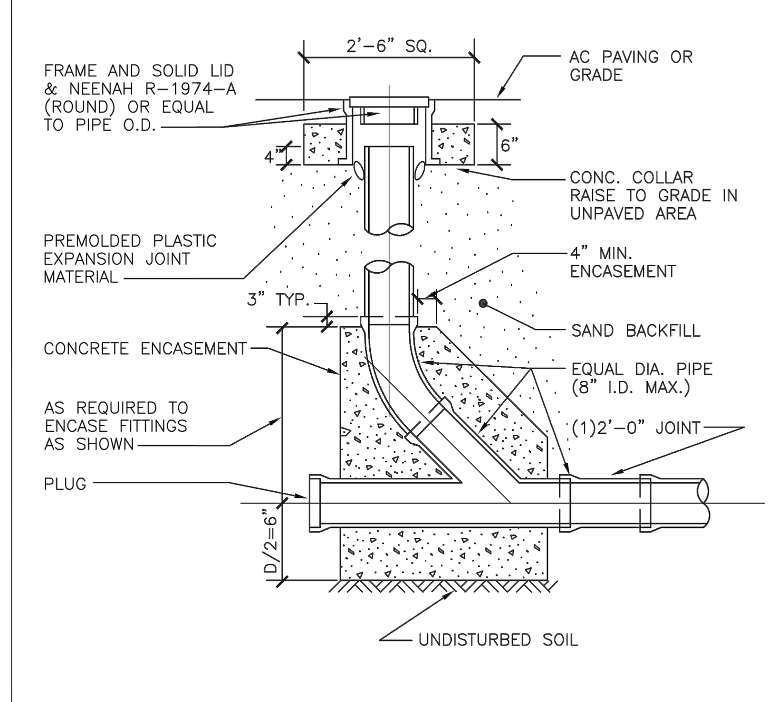
City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-5



TRUNK LINE CLEAN-OUT DETAIL

NOT TO SCALE

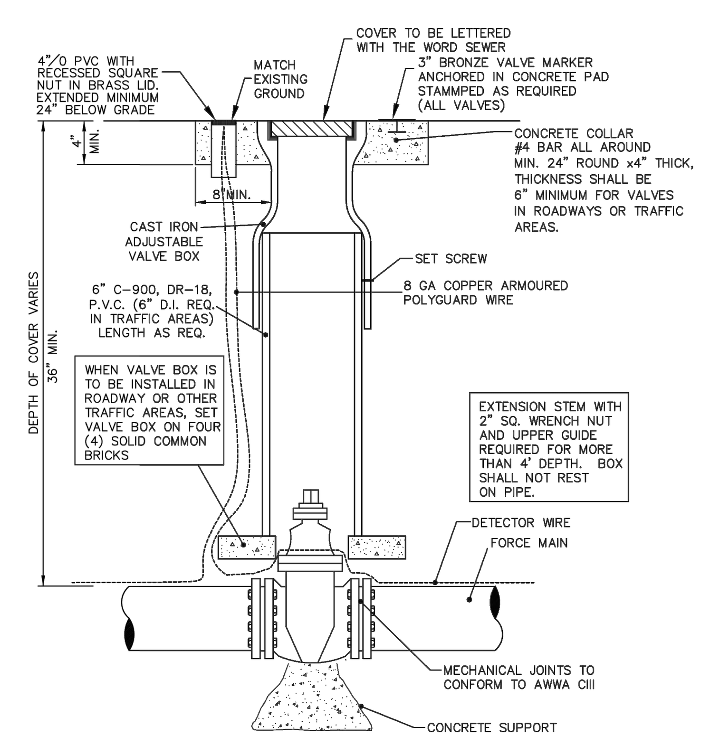
City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-8



GRAVITY CLEANOUT

NOT TO SCALE

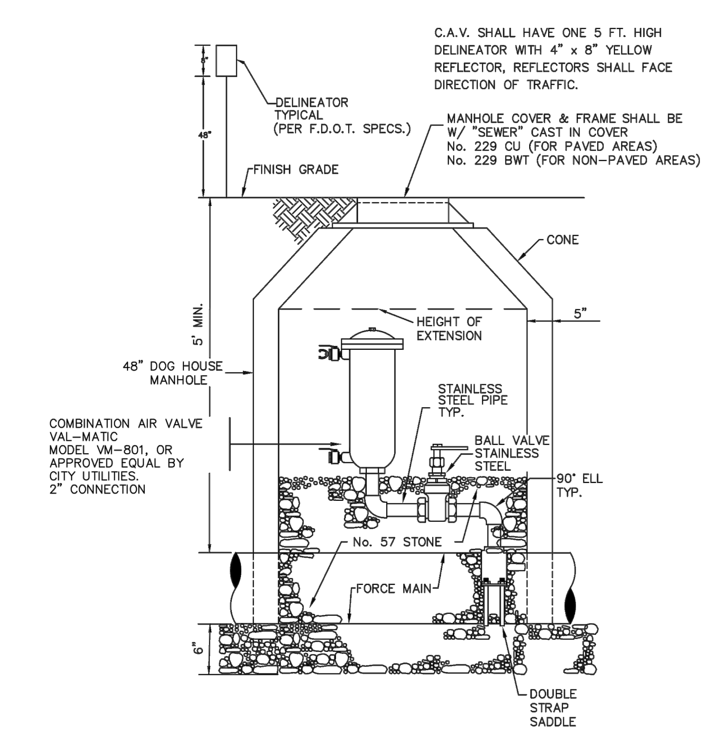
City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-9



PLUG VALVE & BOX

NOT TO SCALE

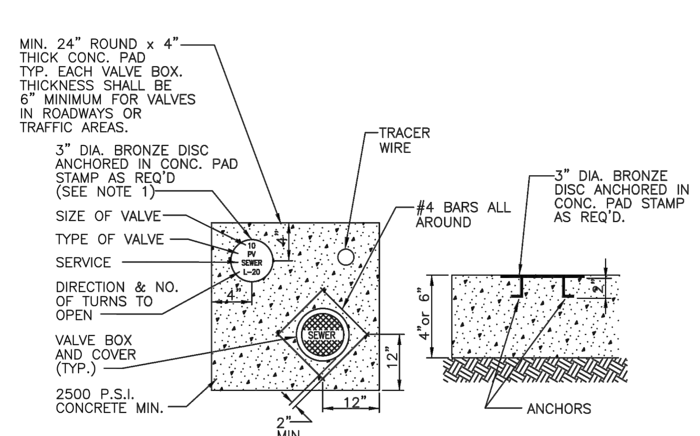
City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-12



COMBINATION AIR VALVE FOR FORCE MAINS

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-13



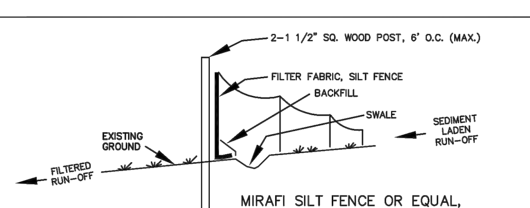
NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

VALVE COLLAR

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail S-14



MIRAFI SILT FENCE OR EQUAL, SEDIMENTATION CONTROL

F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

EROSION CONTROL STRUCTURE

NOT TO SCALE

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.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

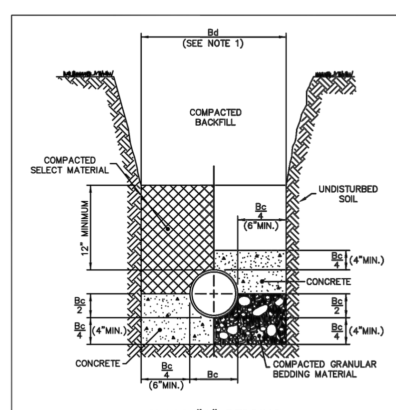
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

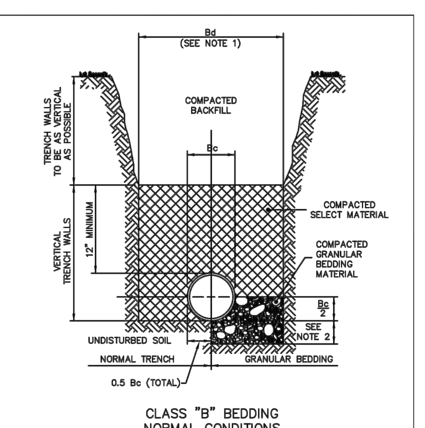
MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G-1



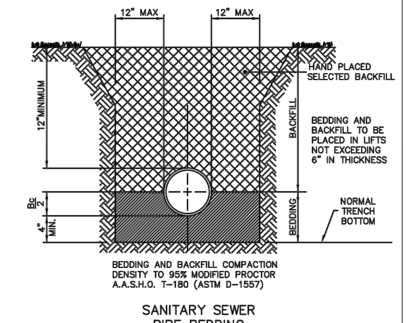
CLASS "A" BEDDING SPECIAL CONDITIONS



CLASS "B" BEDDING NORMAL CONDITIONS

NOTES: FOR BEDDING AND TRENCHING

1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density. (AASHTO T-180). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe – 95% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill – 90% of modified proctor maximum dry density (AASHTO T-180)

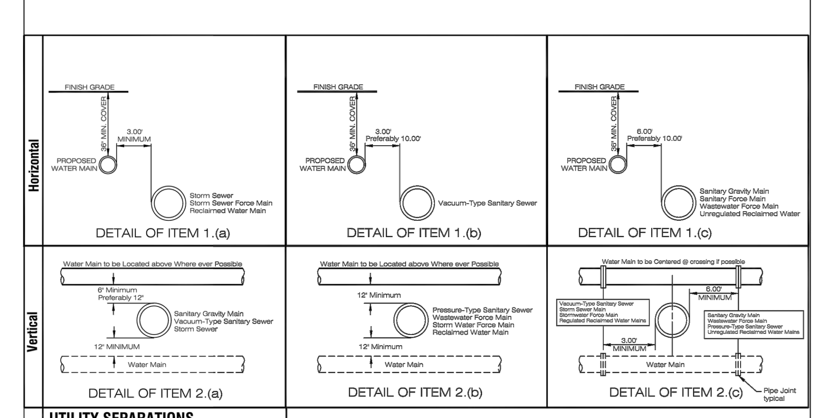


SANITARY SEWER PIPE BEDDING

BEDDING DETAILS

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G-3



PIPE CLEARANCE

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G-4A

General Water Notes

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE 36" MINIMUM COVER FROM FINISH GRADE.
5. WATER MAINS TO BE LOCATED 6.00' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.
7. DISINFECTING: FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651 "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.
8. ALL HYDROSTATIC TEST SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605/M23 FOR PVC PIPE.
9. ALL WATER MAINS SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C600, (62-555.320(21)(b)1 AND 62-555.330, F.A.C. ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
10. ALL PIPING MATERIALS AND SPECIFICATIONS COVERING PIPES, JOINTS AND PACKING MATERIALS, INTERNAL COATING AND LININGS, FITTINGS, SPECIALS AND APPURTENANCES SHALL ALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS, AS MAY BE APPLICABLE, WITH EXCEPTIONS ALLOWED ONLY IF DOCUMENTATION AND ASSURANCES ARE PROVIDED IN COMPLIANCE WITH PARAGRAPHS 62-555.320(3) (d) 62-555.320 (3) (b), AND 62-555.320 (21) (c), F.A.C. THE LEAD USE PROHIBITION IN RULE 62-555.322, F.A.C. SHALL ALSO APPLY. POLYETHYLENE TUBING SHALL BE PER AWWA C901. UNDERGROUND SERVICE LINES, AND VALVES SHALL BE PER AWWA C800.

COLOR CODING

All water main pope, including fittings, installed on or after August 28, 2003, except pipe installed under a construction permit for which the Department received a complete application before August 28, 2003, shall be color coded or marked using blue as a predominate color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90° intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10),F.A.C., and all other aboveground pipe shall be painted blue or shall be color coded or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:
For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a Public Water System and that have an inside diameter of three (3") inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:
(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer, Storm water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed vacuum-type Sanitary Sewer.
(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet, and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer, Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610 F.A.C. The Minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.
(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:
(a) New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 Inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.
(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.
(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN Joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least (6) Six Feet from all Joints in Gravity- or Pressure-type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:
(a) No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole or a Storm Sewer Manhole.

(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer, Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:
Adherence to the above Constraints and Separations in Items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that Items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution, which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

PIPE CLEARANCE NOTES

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G-4B

REVISIONS

DATE	DESCRIPTION
08/25/23	RER PER 08/03 TRC
	COMMENTS
09/29/23	RER PER 09/12 TRC
	COMMENTS
10/23/23	RER PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA · LICENSE NO. 52784 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND DATED

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evolve companies

CITY OF FRUITLAND PARK UTILITY DETAILS (2 OF 4)

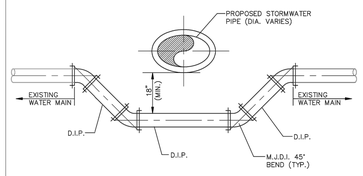
EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C702



NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62–555.314 F.A.C.

WATER LINE CROSSING

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–5

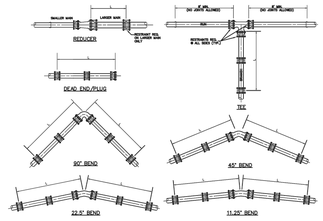


TABLE OF THRUST RESTRAINT LENGTHS

PIPE DIAMETER	90° BEND		45° BEND		22.5° BEND		11.25° BEND		TEE		PLUG OR DEAD END *		REDUCER	
	PVC (L)	DI (L)	PVC (L)	DI (L)	PVC (L)	DI (L)	PVC (L)	DI (L)	PVC (L)	DI (L)	PVC (L)	DI (L)	PVC (L)	DI (L)
4	20'	16'	8'	7'	4'	3'	2'	2'	13'	10'	45'	39'	6"x4"	33'	20'
6	29'	22'	12'	9'	6'	4'	2'	2'	33'	27'	62'	49'	8"x6"	54'	28'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	59'	10"x8"	33'	20'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	42'	98'	69'	12"x10"	54'	28'
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	18"x16"	33'	21'
18	70.	56'	29'	23'	14'	11'	7'	6'	135'	83'	167'	103'	20"x18"	54'	21'
20	76'	61'	31'	25'	15'	12'	7'	6'	148'	92'	179'	112'	20"x16"	63'	21'
24	86'	72'	36'	29'	17'	14'	8'	7'	173'	112'	205'	132'			

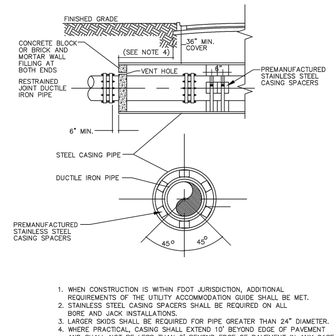
THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE "DESIGN OF THRUST RESTRAINT PROGRAM PROVIDED BY UNI-FLANGE, THE FORD METER BOX COMPANY, INC.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i. THE UNIFIED SOILS CLASSIFICATION SYSTEM TYPE "SM" SOIL, THE PVC BODIES IN ACCORDANCE WITH AWWA C900 & C905 WITH PVC JOINTS ONLY AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS IN ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING GLAND SYSTEM. ALL FLANGED JOINTS TO BE RESTRAINED.
4. THRUST BLOCKS SHALL BE USED ONLY AS SPECIFIED BY PROJECT ENGINEER.

THRUST RESTRAINT DETAILS

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–6

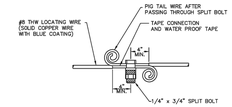


1. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE SHALL BE MET.
2. STAINLESS STEEL CASING SPACERS SHALL BE REQUIRED ON ALL BORE AND JACK INSTALLATIONS.
3. LARGER SKIDS SHALL BE REQUIRED FOR PIPE GREATER THAN 24" DIAMETER.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

SCALE: 1/2" = 1'–0"

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–7



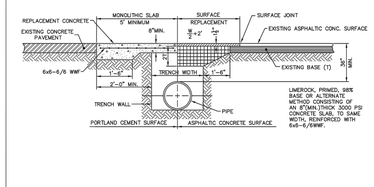
NOTES:

1. THE ENDS OF ALL LOCATING WIRES, WHETHER THEY ARE ON A SERVICE LINE OR MAIN, SHALL BE BROUGHT TO THE LAST THREE INCHES PVC TALLO AS DETAILED HEREIN.
2. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING IN THE PRESENCE OF CITY UTILITIES STAFF PRIOR TO BACKFILL IN ORDER TO THAT THE SYSTEM IS FUNCTIONAL.

LOCATING WIRE SPLICING

NOT TO SCALE

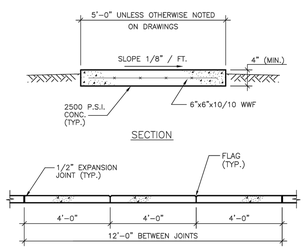
City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–8



OPEN CUT AND REPAIR DETAIL

NOT TO SCALE

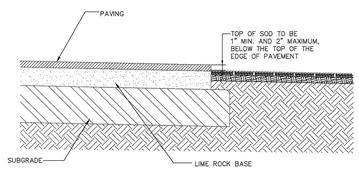
City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–9



CONCRETE WALKWAY DETAIL

NOT TO SCALE

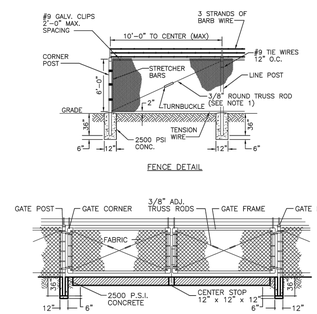
City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–10



SOD PLANTING

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–11



NOTES:
1.TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

CHAIN LINK FENCE DETAIL

NOT TO SCALE

City of Fruitland Park Standard Details — JANUARY 2020 — Detail G–12

REVISIONS

DATE	DESCRIPTION
08/25/23	RER PER 08/03 TRC
	COMMENTS
09/29/23	RER PER 09/12 TRC
	COMMENTS
10/23/23	RER PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA — STATE OF FLORIDA — LICENSE NO. 52784 — PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND DATED

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CITY OF FRUITLAND PARK UTILITY DETAILS (3 OF 4)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

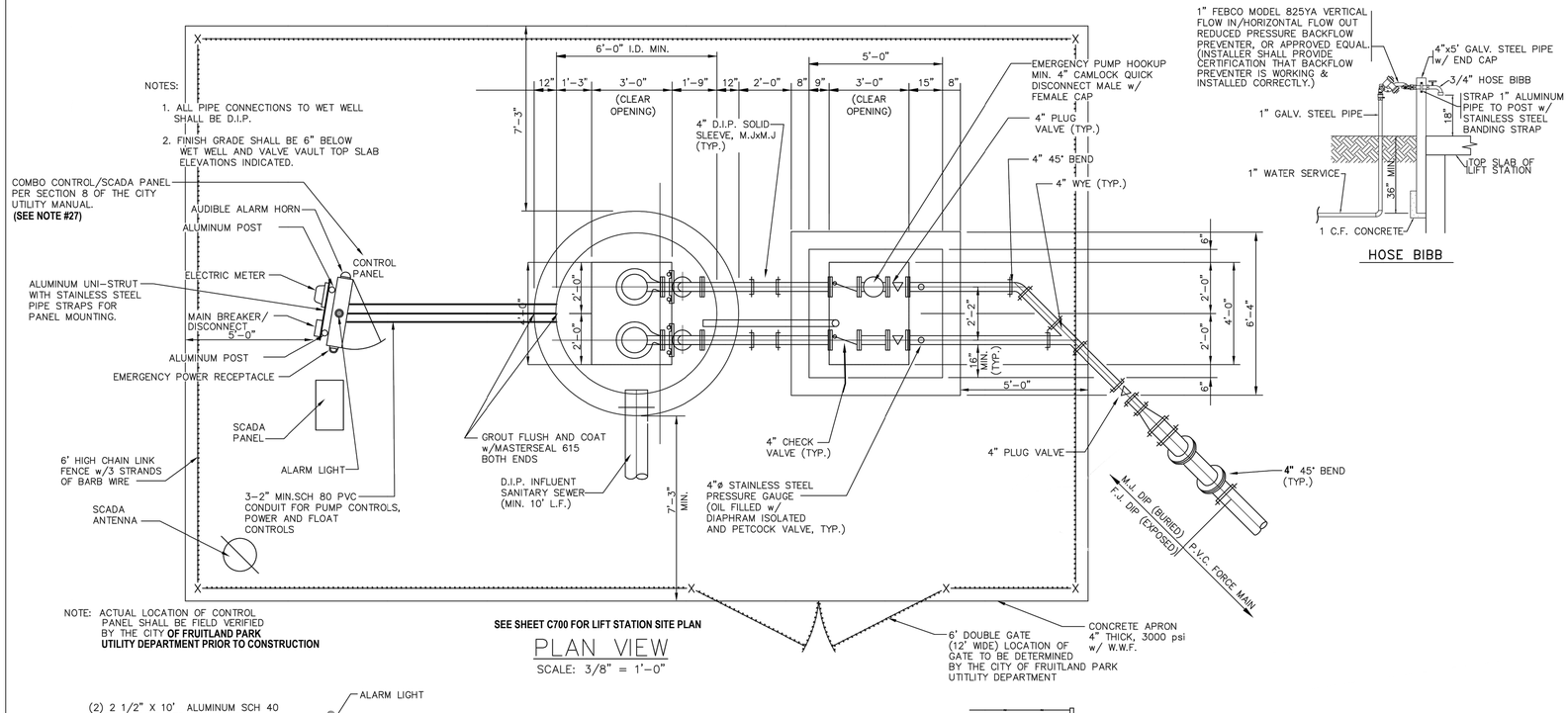
PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C703

NOTES:

1. ALL PIPE CONNECTIONS TO WET WELL SHALL BE D.I.P.
2. FINISH GRADE SHALL BE 6" BELOW WET WELL AND VALVE VAULT TOP SLAB ELEVATIONS INDICATED.



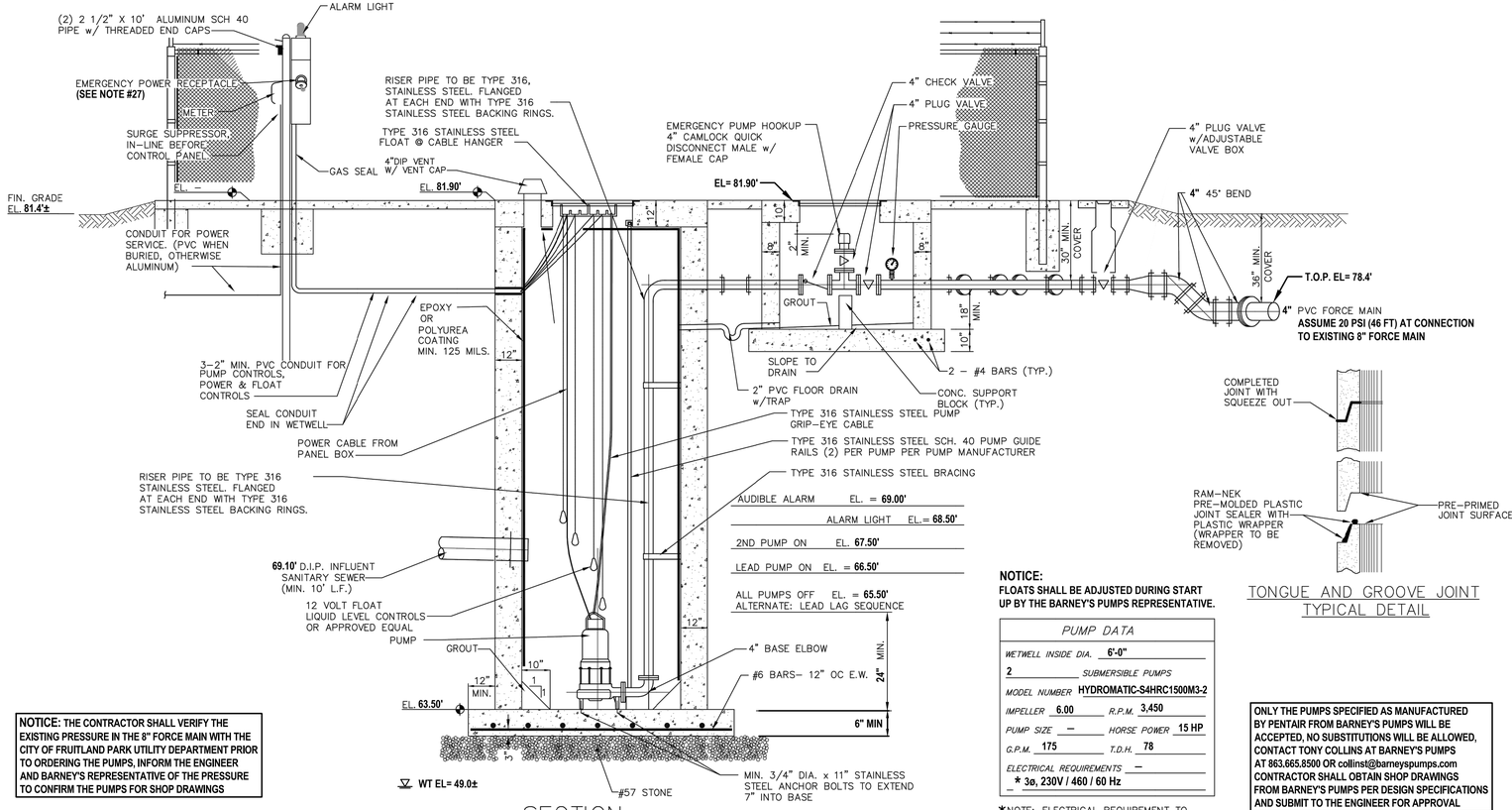
NOTE: ACTUAL LOCATION OF CONTROL PANEL SHALL BE FIELD VERIFIED BY THE CITY **OF FRUITLAND PARK UTILITY DEPARTMENT PRIOR TO CONSTRUCTION**

SEE SHEET C700 FOR LIFT STATION SITE PLAN

PLAN VIEW

SCALE: 3/8" = 1'-0"

HOSE BIBB



SECTION

SCALE: 3/8" = 1'-0"

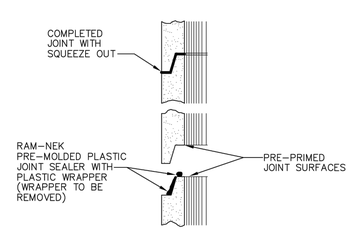
NOTICE: **THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE IN THE 8" FORCE MAIN WITH THE CITY OF FRUITLAND PARK UTILITY DEPARTMENT PRIOR TO ORDERING THE PUMPS, INFORM THE ENGINEER AND BARNEY'S REPRESENTATIVE OF THE PRESSURE TO CONFIRM THE PUMPS FOR SHOP DRAWINGS**

NOTICE:
FLOATS SHALL BE ADJUSTED DURING START UP BY THE BARNEY'S PUMPS REPRESENTATIVE.

PUMP DATA	
WETWELL INSIDE DIA.	6'-0"
2	SUBMERSIBLE PUMPS
MODEL NUMBER	HYDROMATIC-S4HRC1500M3-2
IMPELLER 6.00	R.P.M. 3,450
PUMP SIZE —	HORSE POWER 15 HP
G.P.M. 175	T.D.H. 78
ELECTRICAL REQUIREMENTS	—
* 3ø, 230V / 460 / 60 Hz	

*NOTE: ELECTRICAL REQUIREMENT TO BE VERIFIED BY CONTRACTOR.

ONLY THE PUMPS SPECIFIED AS MANUFACTURED BY PENTAIR FROM BARNEY'S PUMPS WILL BE ACCEPTED, NO SUBSTITUTIONS WILL BE ALLOWED, CONTACT TONY COLLINS AT BARNEY'S PUMPS AT 863.665.8500 OR collinst@barneyspumps.com CONTRACTOR SHALL OBTAIN SHOP DRAWINGS FROM BARNEY'S PUMPS PER DESIGN SPECIFICATIONS AND SUBMIT TO THE ENGINEER FOR APPROVAL



TONGUE AND GROOVE JOINT TYPICAL DETAIL

NOTES:

1. PUMPS: SHALL BE HYDROMATIC SUBMERSIBLE PUMPS.PUMPS SHALL HAVE (2) 2" TYPE 316 STAINLESS STEEL GUIDE RAILS PER PUMP AND A BPI FRONT DUPLEX SYSTEM.
2. LEVEL CONTROLS: SHALL BE IN ACCORDANCE WITH SECTION 8 OF THE CITY UTILITY MANUAL.
3. WET WELL ACCESS COVER: SHALL HAVE CLEAR OPENING OF 36"x84" AS MANUFACTURED BY HALLIDAY PRODUCTS OR APPROVED EQUAL. ACCESS FRAME AND COVER SHALL HAVE A 1/4" THICK ONE-PIECE, MILL FINISH, EXTRUDED ALUMINUM FRAME, INCORPORATING A CONTINUOUS CONCRETE ANCHOR. DOOR PANEL(S) SHALL BE 1/4" ALUMINUM DIAMOND PLATE, REINFORCED TO WITHSTAND A LIVE LOAD OF 300 psf. DOOR(S) SHALL OPEN TO 90° AND AUTOMATICALLY LOCK WITH STAINLESS STEEL HOLD OPEN ARMS WITH ALUMINUM RELEASE HANDLES. DOOR(S) SHALL CLOSE FLUSH WITH THE FRAME. UNIT SHALL LOCK WITH A NONCORROSIVE LOCKING BAR. FRAME SHALL SUPPORT GUIDE RAILS AND CABLE HOLDER FOR ELECTRICAL WIRING. ALL ACCESS FRAME, COVER, AND HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL. ALL SURFACES IN CONTACT WITH CONCRETE SHALL HAVE A SHOP COAT OF ZINC CHROMATIC PRIMER APPROVED ALKALI RESISTANT PAINT OR APPROVED PROTECTIVE COATING. DOUBLE DOOR ACCESS COVERS SHALL HAVE REMOVABLE CENTER BAR SUPPORT. COVER MUST BE COMPATIBLE WITH PUMP.
4. VALVE VAULT ACCESS COVER: SHALL HAVE CLEAR OPENING OF 36"x84" ACCESS AS MANUFACTURED BY HALLIDAY PRODUCTS OR APPROVED EQUAL. ACCESS FRAME AND COVER SHALL HAVE A 1/4" THICK ONE-PIECE, MILL FINISH, EXTRUDED ALUMINUM FRAME, INCORPORATING A CONTINUOUS CONCRETE ANCHOR. DOOR PANEL(S) SHALL BE 1/4" ALUMINUM DIAMOND PLATE, REINFORCED TO WITHSTAND A LIVE LOAD OF 300 psf. DOOR(S) SHALL OPEN TO 90° AND AUTOMATICALLY LOCK WITH STAINLESS STEEL HOLD OPEN ARMS WITH ALUMINUM RELEASE HANDLES. DOOR(S) SHALL CLOSE FLUSH WITH THE FRAME. UNIT SHALL LOCK WITH A NONCORROSIVE LOCKING BAR. ALL ACCESS FRAME, COVER, HARDWARE, AND FASTENERS SHALL BE CONSTRUCTED OF 316 STAINLESS STEEL. ALL SURFACES IN CONTACT WITH CONCRETE SHALL HAVE A SHOP COAT OF ZINC CHROMATIC PRIMER, APPROVED ALKALI RESISTANT PAINT OR APPROVED PROTECTIVE COATING. DOUBLE DOOR ACCESS COVERS SHALL HAVE REMOVABLE CENTER BAR SUPPORT. COVER MUST BE COMPATIBLE WITH PUMP.
5. ELECTRICAL SERVICE ENTRANCE: PROVIDE METER SOCKET AND MAIN DISCONNECT MEETING APPLICABLE ELECTRIC CODES AND REQUIREMENTS OF POWER COMPANY. LIGHTNING AND VOLTAGE SURGE PROTECTION TO BE PROVIDED.**COST FOR THE ELECTRICAL SERVICE AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTROL PANEL: SHALL BE IN ACCORDANCE WITH SECTION 8 OF THE CITY UTILITY MANUAL. PANEL SHALL BE EQUIPPED WITH THREE, 2" X 6" ALUMINUM NIPPLES TO THE SEALOFFS, WITH SCH 80 PVC TO WET WELL.
7. PAINT: INSIDE AND OUTSIDE OF VALVE VAULT SHALL BE PAINTED WITH TWO COATS OF "POXITAR" OR EQUAL APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
8. VALVE VAULT : PRECAST CONCRETE 60"x 84" (MINIMUM) INSIDE DIMENSIONS.
9. STEEL PLACED IN BOTTOM SLAB IS TO BE IDENTICAL TO THE TOP SLAB EXCEPT THAT DIAGONAL BARS AND OPENINGS ARE ELIMINATED, STEEL IS CONTINUOUS AND SLAB IS SOLID.
10. CONTRACTOR TO CONFIRM SERVICE ARRANGEMENTS WITH POWER COMPANY BEFORE COMMENCING WORK. CONTRACTOR TO RUN UNDERGROUND WIRING TO NEAREST TRANSFORMER OR HAND HOLE.
11. ALL FASTENERS ON FLANGES AND ETC. INSIDE WET WELL WILL BE TYPE 316 STAINLESS STEEL.
12. DIMENSIONS BETWEEN CENTERLINE OF PIPES ARE STANDARD FOR PIPE SIZES SPECIFIED.
13. SHOP DRAWINGS OF ENTIRE INSTALLATION MUST BE APPROVED BY CITY PRIOR TO PLACEMENT OF ORDER.
14. PLUG VALVES SHALL BE SERIES 100, AS MANUFACTURED BY DEZURIK CORP., AND CLOW OR APPROVED EQUAL. VALVES SHALL BE CONSTRUCTED WITH RESILIENT FACED PLUGS. ON BY-PASS LINES, VALVES SHALL BEBURIED WITH ACCESS THROUGH CAST IRON VALVE BOXES. VALVES SHALL HAVE A 2" OPERATION NUT. ONE(1) 5' LONG VALVE WRENCH SHALL BE PROVIDED TO THE CITY OF FRUITLAND PARK PER LIFT STATION. ALL PLUG VALVES 8" AND SMALLER SHALL BE 1/4 TURN TYPE.
15. ALL EXPOSED AND EMBEDDED CONDUITS TO BE SCHEDULE 80 PVC.
16. ALL EXPOSED METAL SHALL BE PAINTED WITH TWO (2) COATS OF EXTERIOR BLACK ENAMEL PAINT.
17. ALL EXTERNAL PIPING SHALL BE DUCTILE IRON CLASS 50 (FLANGED JOINT FOR EXPOSED PIPE & MECHANICAL JOINT FOR BURIED PIPE). ALL INTERNAL WET WELL PIPING FROM THE PUMP DISCHARGE ELBOW TO THE VALVE BOX SHALL BE TYPE 316 STAINLESS STEEL.
18. ALL DIMENSIONS AND LOCATIONS OF UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR.
19. PRESSURE GAUGES SHALL BE STAINLESS STEEL WITH STAINLESS STEEL DIAPHRAGM, LIQUID FILLED, 4" DIAMETER DIAL WITH 0-100 psi RANGE. GAUGES SHALL BE AS MANUFACTURED BY WKA, LOWER MOUNT, TYPE 233.30 AND DIAPHRAGMS SHALL BE AS MANUFACTURED BY HYETT, MODEL 43MCR-01 OR APPROVED EQUALS.
20. CHECK VALVES SHALL BE MUELLER, KENNEDY, AMERICAN-DARLING, OR DRESSER WITH OUTSIDE LEVER AND WEIGHT.
21. PADLOCKS FOR ACCESS COVERS AND CONTROL PANEL SHALL BE MASTER NO. 4 BRASS PADLOCK, KEYED ALIKE, FURNISH TWO(2) KEYS PER LOCK. BOLTS IN LOCKING DEVICE SHALL BE STAINLESS STEEL.
22. WET WELL TO BE LINED WITH SEWPER COAT. ALL JOINTS SHALL BE EXTRUSION WELDED BY CERTIFIED WELDERS.
23. SOD ALL AREAS DISTURBED BY CONSTRUCTION.
24. ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE WILL REQUIRE SHOP COATING OF ZINC CHROMATE PRIMER TO RESIST CORROSION.
25. BYPASS PUMPING: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING. A BYPASS PUMPING PLAN SHALL BE SUBMITTED AT THE TIME OR PERMIT APPLICATION TO THE PUBLIC WORKS DIRECTOR. CITIZEN CONSIDERATION WILL BE REVIEWED WHEN BYPASS PUMPING EQUIPMENT IS REQUIRED. SOUND ATTENUATING ENCLOSURES MAY BE REQUIRED, AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR.
26. FIELD TESTING: THE CONTRACTOR SHALL FURNISH THE SERVICES OF THE SYSTEM SUPPLIER'S SERVICEMAN, ALL SPECIAL TOOLS, CALIBRATION EQUIPMENT, AND LABOR TO PERFORM THE TESTS. CERTIFIED COPIES OF THE TESTS SHALL BE FURNISHED IN DUPLICATE TO THE CITY **OF FRUITLAND PARK UTILITY DEPARTMENT PRIOR TO FINAL APPROVAL.**
27. **THE CIVIL ENGINEER IS NOT RESPONSIBLE FOR THE ELECTRICAL DESIGN OF THE CONTROL AND SCADA PANELS, CIRCUITRY AND WIRING. THE CONTRACTOR SHALL PERFORM A DESIGN-BUILD OF ALL ELECTRICAL COMPONENTS PER CITY SPECIFICATIONS AND SUBMIT TO THE UTILITY DEPARTMENT FOR APPROVAL. A SEPARATE ELECTRICAL PERMIT WILL BE REQUIRED.**

REVISIONS

DATE	DESCRIPTION
08/25/23	RER PER 08/03 TRC
	COMMENTS
09/29/23	RER PER 09/12 TRC
	COMMENTS
10/23/23	RER PER 10/10 TRC
	COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB# 0003612 LC# 0000357

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CITY OF FRUITLAND PARK UTILITY DETAILS (4 OF 4)

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 50'

SHEET NUMBER:

C704

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- WM — 3/4" PE PIPE
- 1WM — 1" PE PIPE
- 2WM — 2" PE PIPE
- 3WM — 3" PVC C-900 DR-14 PIPE
- 4WM — 4" PVC C-900 DR-14 PIPE
- 6WM — 6" PVC C-900 DR-14 PIPE
- 8WM — 8" PVC C-900 DR-14 PIPE
- 10WM — 10" PVC C-900 DR-14 PIPE
- 12WM — 12" PVC C-900 DR-14 PIPE
- 4FM — 4" PVC C-900 DR-18 PIPE
- 6SAN — 6" PVC SDR-26 PIPE
- 8SAN — 8" PVC SDR-26 PIPE
- 10SAN — 10" PVC SDR-26 PIPE

UTILITIES LEGEND:

- PROPOSED BACKFLOW PREVENTER
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- BACTERIOLOGICAL SAMPLE POINT
- PROPOSED DOMESTIC WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE

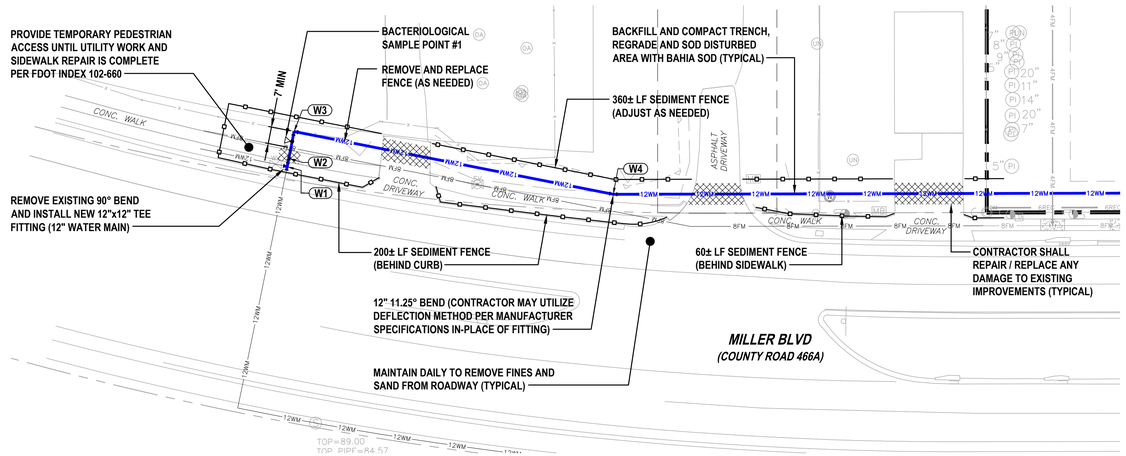
NORTH

30 15 0 30

GRAPHIC SCALE
1" = 30'

ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM

FITTING & VALVE TABLE			
ID:	SIZE & TYPE:	NORTH	EAST
W1	12"x12" TEE	1,647,297.47	352,021.81
W2	12" GATE VALVE	1,647,300.89	352,022.54
W3	12" 90° BEND	1,647,312.13	352,024.93
W4	12" 11.25° BEND	1,647,283.80	352,158.33



NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTICE:
PERFORM ALL RIGHT-OF-WAY WORK FROM WITHIN THE CURB SIDE IF POSSIBLE, IF WORK MUST OCCUR WITHIN TRAFFIC / TURN LANE THEN THE CONTRACTOR SHALL PROVIDE THE NECESSARY MOT DEVICES PER THE APPLICABLE FDOT INDICES

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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OFF-SITE IMPROVEMENT PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C800

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

LEGEND:

35 — QUANTITY OF PLANTS
RI — PLANT CODE (SEE SCHEDULE)

ST. AUGUSTINE SOD

BAHIA SOD

SEED & MULCH OR HYDROSEED

NORTH

50 25 0 50
GRAPHIC SCALE
1" = 50'

PLANT SCHEDULE

CODE	QNTY	SPECIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE
- CANOPY TREES -					
MGB	50	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD	12' HGT, FULL, 1 1/2" DBH	YES
PS	1	PHOENIX SYLVESTRIS	SILVER DATE PALM	12' CT	NO
QV	94	QUERCUS VIRGINIANA	LIVE OAK	12' HGT, FULL, 1 1/2" DBH	YES
SP	33	SABAL PALMETTO	SABAL PALM	12' CT	YES
- UNDERSTORY TREES -					
IC	51	ILEX CASSINE	DAHOON HOLLY	8' HGT, FULL, 1" DBH	YES
IAE	165	ILEX ATTENNATA EAGLESTON	EAGLESTON HOLLY	8' HGT, FULL, 1" DBH	YES
JV	12	JUNIPERUS VIRGINIA	SOUTHERN RED CEDAR	8' HGT, FULL, 1" DBH	YES
LI	59	LAGERSTROEMIA INDICA	CRAPE MYRTLE STD	10' HGT, FULL, 6'-7' CT	NO
PA	33	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	8' HGT, FULL, 1" DBH	YES

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

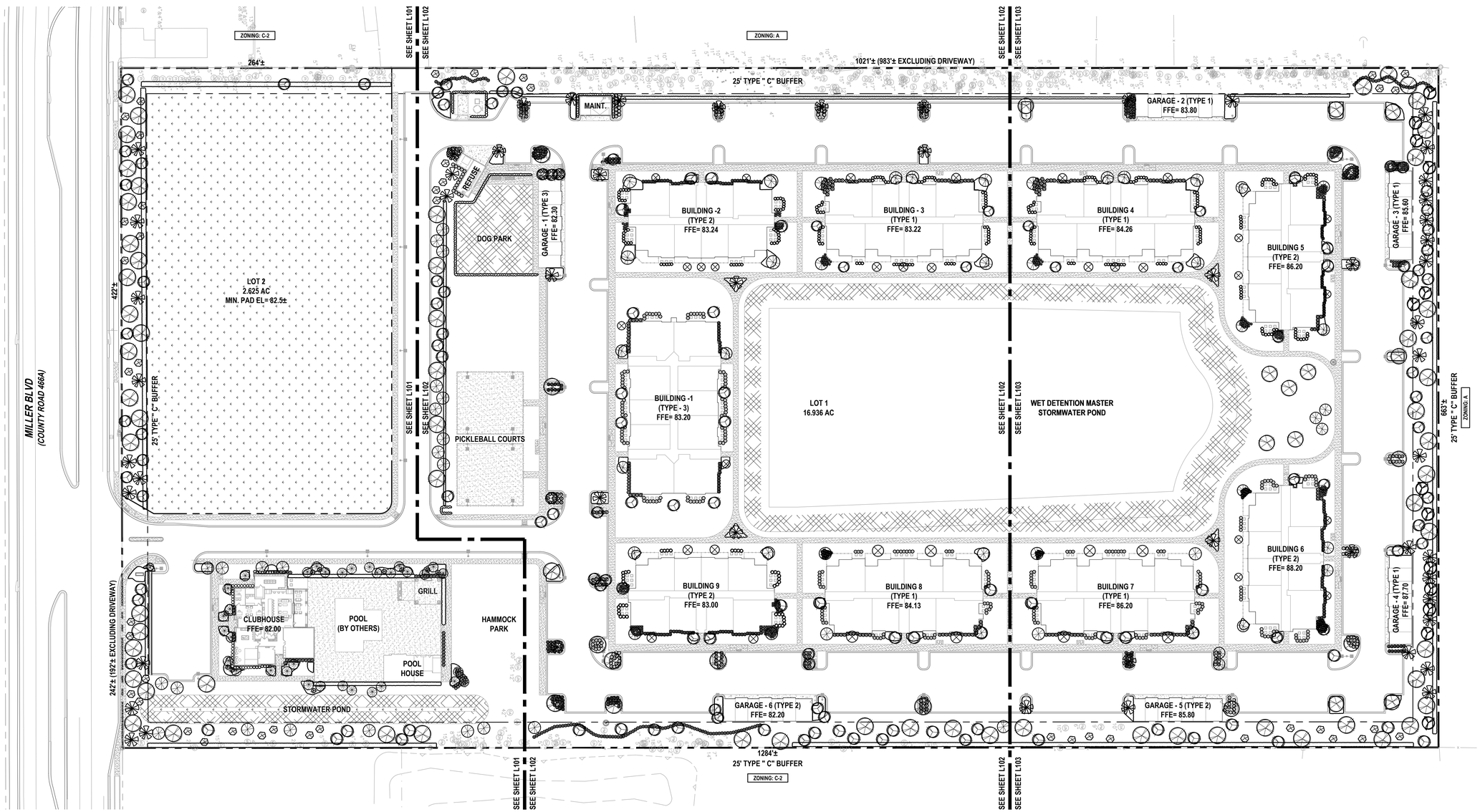
MITIGATION

REQUIRED	PROVIDED
157 CANOPY TREES	183 CANOPY TREES

SEE SHEET C200 FOR TREE REMOVAL.

PLANT SCHEDULE

CODE	QNTY	SPECIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE
- SHRUBS -					
AA	123	AGAPANTHUS AFRICANUS	LILY OF THE NILE (BLUE)	1 GAL, 12" HGT, FULL, 7-9 PIPS	NO
HIB	267	HIBISCUS SPP.	HIBISCUS SHRUB	3 GAL, 18" HGT, FULL, 3' OC	YES
HP	106	HAMELIA PATENS	DWARF FIREBUSH	3 GAL, 18" HGT, FULL, 3' OC	YES
IVS	121	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL, 16" HGT, FULL, 3' OC	YES
IXD	84	IXORA "SSP"	DWARF RED IXORA	3 GAL, 18" HGT, FULL	NO
JP	167	JUNIPERUS CHINENSIS	PARSONI JUNIPER	3 GAL, 20" SPR, FULL 3' OC	NO
POM	213	PODOCARPUS 'SSP'	PODOCARPUS	3 GAL, 20" HGT, FULL, 3' OC	NO
PTV	40	PITTOSPORUM TOBIRA 'VAR'	VARIEGATED PITTOSPORUM	3 GAL, 18" HGT, FULL, 3' OC	NO
RI	623	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL, 16" HGT, FULL, 3' OC	NO
ROSA	24	ROSA SSP.	KNOCKOUT RED	3 GAL, 18" HGT, FULL	NO
RS	111	RHODODENDRON FORMOSX	AZALEA FORMOSA	3 GAL, 18" HGT, FULL, 3' OC	NO
SA	131	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL, 18" HGT, FULL 3' OC	NO
VO	313	VIBURNUM ODERATISSIMUM	SWEET VIBURNUM	7 GAL, 30" HGT, FULL, 3' OC	NO
VS	747	VIBURNUM SUSPENSUM	SANDAKWA VIBURNUM	7 GAL, 30" HGT, FULL, 3' OC	NO
VW	729	VIBURNUM WALTER	WALTER'S VIBURNUM	3 GAL, 20" HGT, FULL, 3' OC	YES
- GROUND COVER -					
EG	253	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL, 12" HGT, FULL	NO
LEG	404	LIRIOPE MUSCARI	EVERGREEN GIANT	1 GAL, 12" HGT, 7-9 PIPS	NO



REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

REGISTERED LANDSCAPE ARCHITECT
RICHARD L. POORE
LA533
STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA 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.

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OVERALL LANDSCAPE PLAN

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 50'

SHEET NUMBER:

L100

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

WARNINGS:

1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
2. DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
5. LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

LEGEND:

35 — QUANTITY OF PLANTS
RI — PLANT CODE (SEE SCHEDULE)

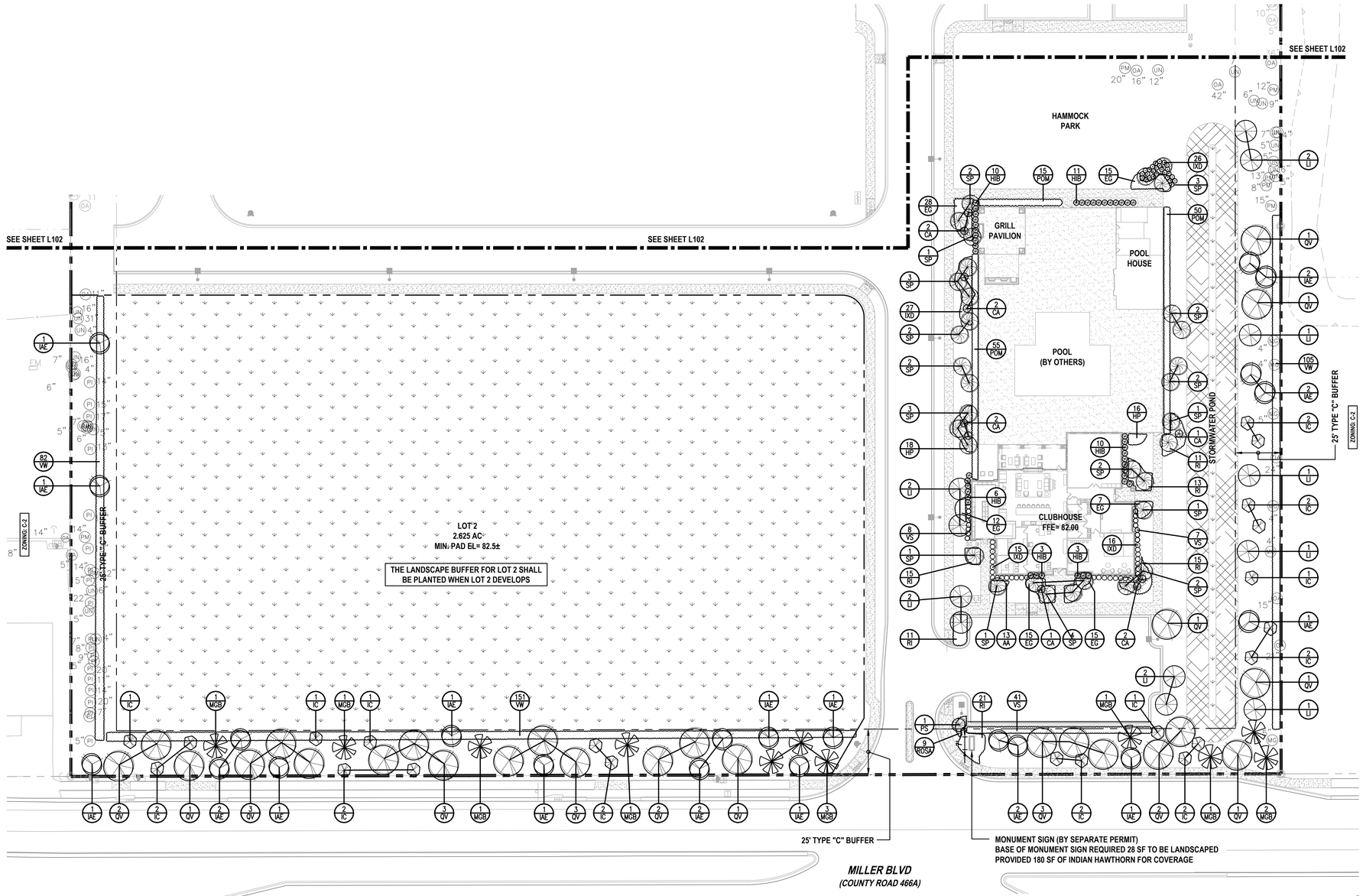
ST. AUGUSTINE SOD

BAHIA SOD

SEED & MULCH OR HYDROSEED

NORTH

30 15 0 30
GRAPHIC SCALE
1" = 30'



LOT 2 - WEST BUFFER							
LENGTH	264	LF	LESS DRIVEWAY	-			LF
REQUIRED			PROVIDED				
CANOPY	13	TREES	CANOPY	13(EX)	TREES		
UNDERSTORY	11	TREES	UNDERSTORY	24(NEX)	TREES		
PLANTINGS	79	SHRUBS	PLANTINGS	82	SHRUBS		

EXISTING 37 CANOPY & 2 UNDERSTORY TREES

LOT 1 - EAST BUFFER							
LENGTH	1284	LF	LESS DRIVEWAY	-			LF
REQUIRED			PROVIDED				
CANOPY	64	TREES	CANOPY	19+21(EX)	TREES		
UNDERSTORY	51	TREES	UNDERSTORY	51+9(EX)	TREES		
PLANTINGS	385	SHRUBS	PLANTINGS	427	SHRUBS		

EXISTING 42 CANOPY & 9 UNDERSTORY TREES

CLUBHOUSE & POOL DECK							
PERIMETER	632	LF	LANDSCAPE AREA	4169			SF
REQUIRED			PROVIDED				
40% COVERAGE	261	LF	COVERAGE	592	LF		
AVG. WIDTH	5	LF	AVG. WIDTH	7.0	LF		
TREES	36	TREES	TREES	36	TREES		
PLANTINGS	334	SHRUBS	PLANTINGS	334	SHRUBS		

LOT 2 - SOUTH BUFFER					
LENGTH	422	LF	LESS DRIVEWAY	-	LF
REQUIRED			PROVIDED		
CANOPY	21	TREES	CANOPY	22	TREES
UNDERSTORY	17	TREES	UNDERSTORY	20	TREES
PLANTINGS	126	SHRUBS	PLANTINGS	151	SHRUBS

EXISTING 0 CANOPY & 0 UNDERSTORY TREES

LOT 1 - SOUTH BUFFER					
LENGTH	242	LF	LESS DRIVEWAY	192	LF
REQUIRED			PROVIDED		
CANOPY	10	TREES	CANOPY	10	TREES
UNDERSTORY	8	TREES	UNDERSTORY	8	TREES
PLANTINGS	57	SHRUBS	PLANTINGS	62	SHRUBS

EXISTING 0 CANOPY & 0 UNDERSTORY TREES

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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LANDSCAPE PLAN (1 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L101

NOTE:
PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

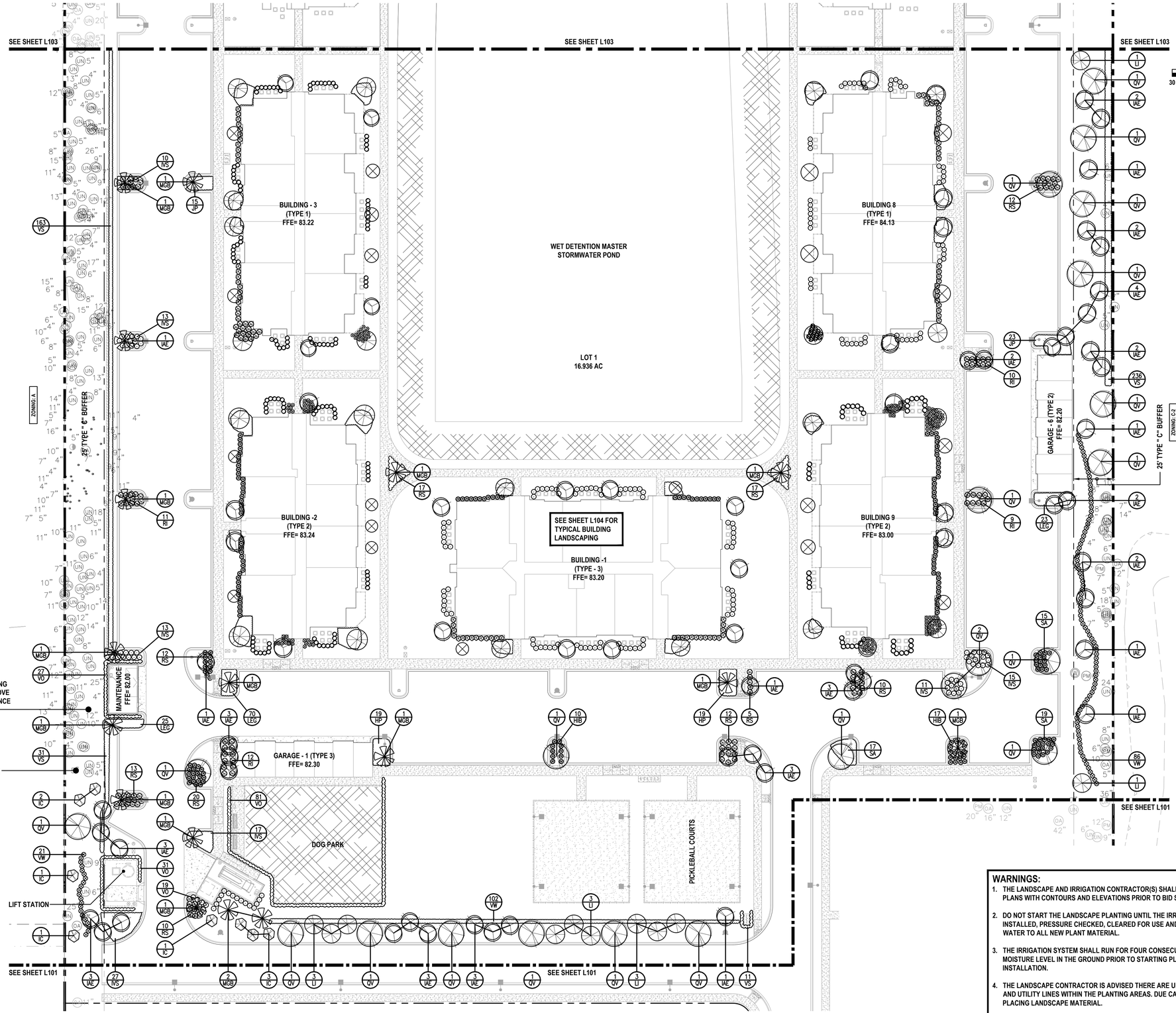
LEGEND:

35 / RI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

ST. AUGUSTINE SOD

BAHIA SOD

SEED & MULCH OR HYDROSEED



SELECT PRUNING AND TRIMMING OF BRANCHES/LIMBS TO REMOVE DEAD/DISEASED AND CLEARANCE TO BUILDINGS (TYPICAL)

ST AUGUSTINE SOD PERIMETER BUFFER (TYPICAL)

LOT 1 - WEST BUFFER					
LENGTH	1021	LF	LESS DRIVEWAY	983	LF
REQUIRED			PROVIDED		
CANOPY	49	TREES	CANOPY	4+43(EX)	TREES
UNDERSTORY	39	TREES	UNDERSTORY	12+27(EX)	TREES
PLANTINGS	295	SHRUBS	PLANTINGS	307	SHRUBS
EXISTING 229 CANOPY & 9 UNDERSTORY TREES					

LOT 1 - EAST BUFFER					
LENGTH	1284	LF	LESS DRIVEWAY	-	LF
REQUIRED			PROVIDED		
CANOPY	64	TREES	CANOPY	19+42(EX)	TREES
UNDERSTORY	51	TREES	UNDERSTORY	51+9(EX)	TREES
PLANTINGS	385	SHRUBS	PLANTINGS	427	SHRUBS
EXISTING 42 CANOPY & 3 UNDERSTORY TREES					

MAINTENANCE					
PERIMETER	102	LF	LANDSCAPE AREA	506	SF
REQUIRED			PROVIDED		
40% COVERAGE	41	LF	COVERAGE	70	LF
AVG. WIDTH	5	LF	AVG. WIDTH	7.2	LF
TREES	4	TREES	TREES	2(C)	TREES
PLANTINGS	40	SHRUBS	PLANTINGS	40	SHRUBS

SOLID WASTE ENCLOSURE					
PERIMETER	125	LF	LANDSCAPE AREA	306	SF
REQUIRED			PROVIDED		
40% COVERAGE	50	LF	COVERAGE	57	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.4	LF
TREES	3	TREES	TREES	3(U)	TREES
PLANTINGS	24	SHRUBS	PLANTINGS	30	SHRUBS

WARNINGS:

1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
2. DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
5. LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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LANDSCAPE PLAN (2 OF 3)

EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L102

NOTE:
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NOTE:
ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

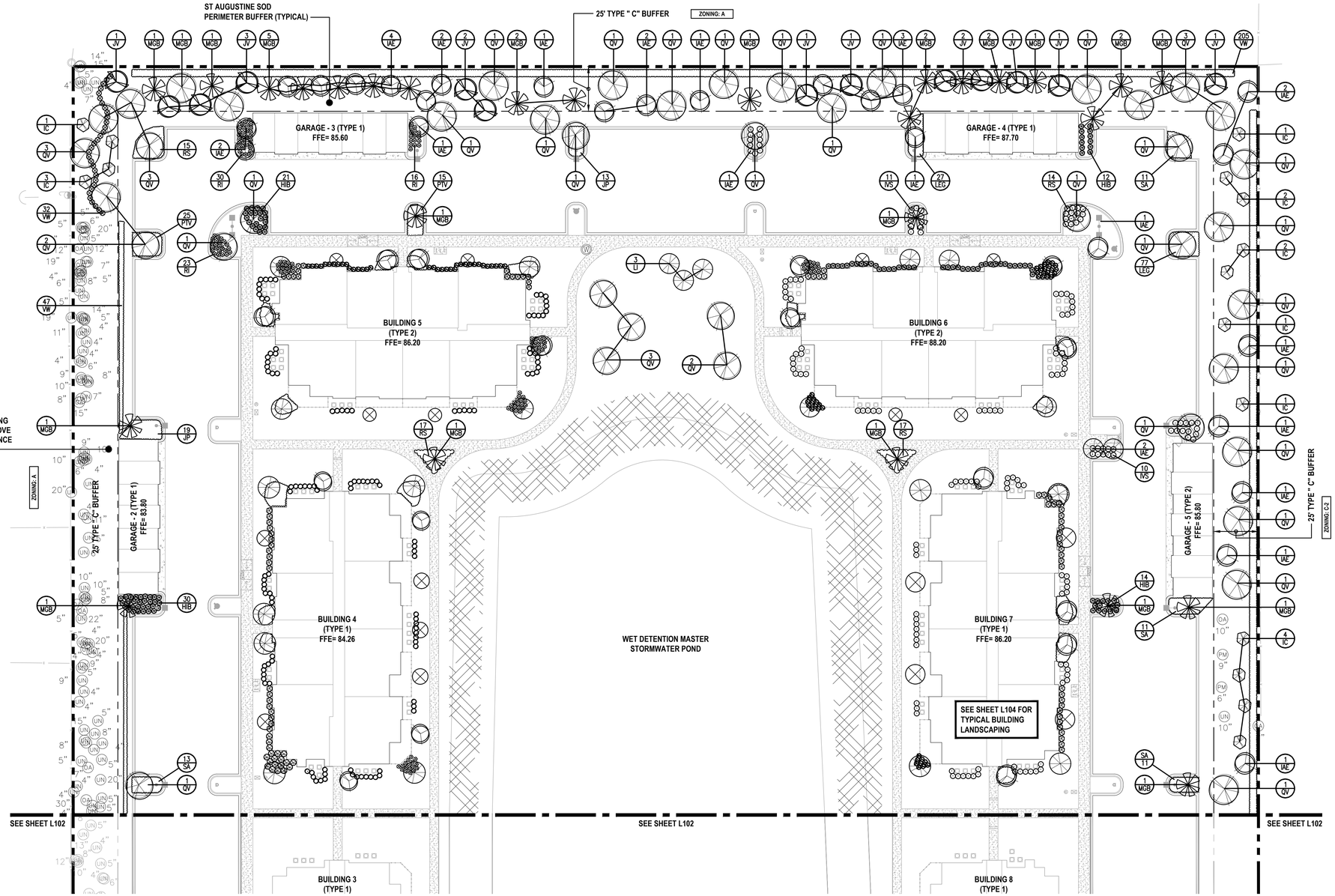
MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

LEGEND:

- (35 / RI) — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)
- ST. AUGUSTINE SOD
- BAHIA SOD
- SEED & MULCH OR HYDROSEED

LOT 1 - NORTH BUFFER					
LENGTH	663	LF	LESS DRIVEWAY	-	LF
REQUIRED			PROVIDED		
CANOPY	33	TREES	CANOPY	30+4(EX)	TREES
UNDERSTORY	27	TREES	UNDERSTORY	27	TREES
PLANTINGS	199	SHRUBS	PLANTINGS	205	SHRUBS

EXISTING 4 CANOPY & 0 UNDERSTORY TREES



LOT 1 - WEST BUFFER					
LENGTH	1021	LF	LESS DRIVEWAY	983	LF
REQUIRED			PROVIDED		
CANOPY	49	TREES	CANOPY	4+43(EX)	TREES
UNDERSTORY	39	TREES	UNDERSTORY	12+37(EX)	TREES
PLANTINGS	295	SHRUBS	PLANTINGS	307	SHRUBS

EXISTING 229 CANOPY & 0 UNDERSTORY TREES

LOT 1 - EAST BUFFER					
LENGTH	1284	LF	LESS DRIVEWAY	-	LF
REQUIRED			PROVIDED		
CANOPY	64	TREES	CANOPY	19+42(EX)	TREES
UNDERSTORY	51	TREES	UNDERSTORY	51+9(EX)	TREES
PLANTINGS	385	SHRUBS	PLANTINGS	427	SHRUBS

EXISTING 42 CANOPY & 9 UNDERSTORY TREES

WARNINGS:

1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
2. DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
5. LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

NORTH

GRAPHIC SCALE 1" = 30'

REVISIONS

DATE	DESCRIPTION
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	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

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LANDSCAPE PLAN (3 OF 3)

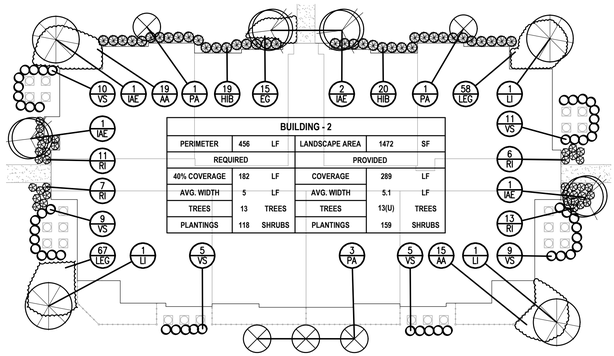
EVOLVE AT GROVE PARK

305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

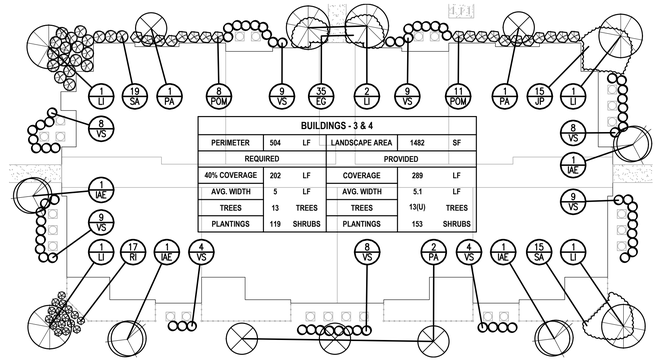
L103



BUILDING - 2					
PERIMETER	456	LF	LANDSCAPE AREA	1472	SF
REQUIRED			PROVIDED		
40% COVERAGE	182	LF	COVERAGE	289	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.1	LF
TREES	13	TREES	TREES	13(U)	TREES
PLANTINGS	118	SHRUBS	PLANTINGS	159	SHRUBS

LANDSCAPE PLAN (BUILDING - 2)

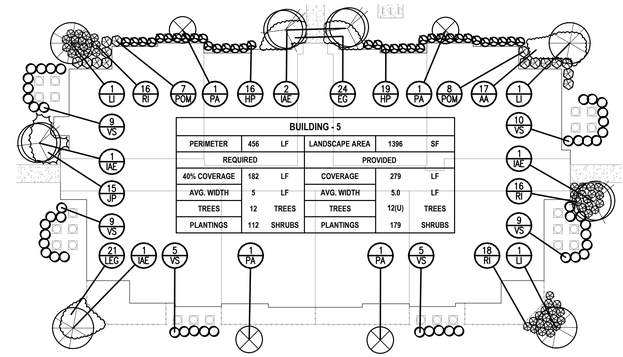
SCALE: 1" = 20'



BUILDINGS - 3 & 4					
PERIMETER	504	LF	LANDSCAPE AREA	1482	SF
REQUIRED			PROVIDED		
40% COVERAGE	202	LF	COVERAGE	289	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.1	LF
TREES	13	TREES	TREES	13(U)	TREES
PLANTINGS	119	SHRUBS	PLANTINGS	153	SHRUBS

LANDSCAPE PLAN (BUILDINGS - 3 & 4)

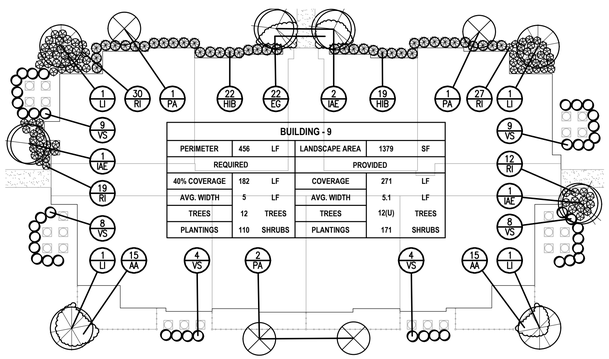
SCALE: 1" = 20'



BUILDING - 5					
PERIMETER	456	LF	LANDSCAPE AREA	1396	SF
REQUIRED			PROVIDED		
40% COVERAGE	182	LF	COVERAGE	279	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.0	LF
TREES	12	TREES	TREES	12(U)	TREES
PLANTINGS	112	SHRUBS	PLANTINGS	179	SHRUBS

LANDSCAPE PLAN (BUILDING - 5)

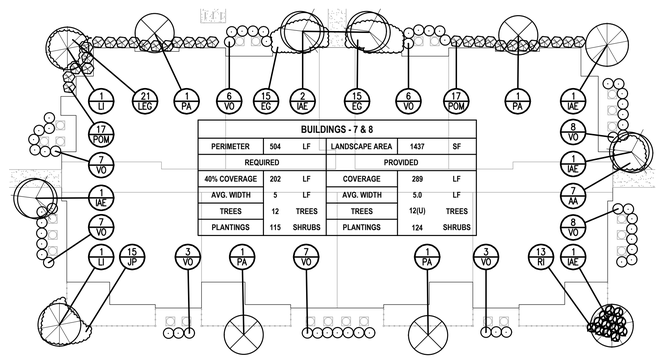
SCALE: 1" = 20'



BUILDING - 9					
PERIMETER	456	LF	LANDSCAPE AREA	1379	SF
REQUIRED			PROVIDED		
40% COVERAGE	182	LF	COVERAGE	271	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.1	LF
TREES	12	TREES	TREES	12(U)	TREES
PLANTINGS	110	SHRUBS	PLANTINGS	171	SHRUBS

LANDSCAPE PLAN (BUILDING - 9)

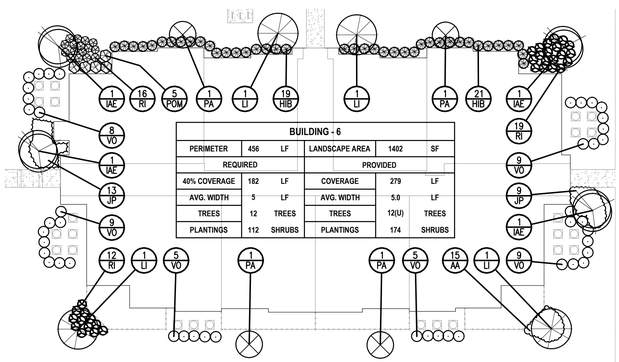
SCALE: 1" = 20'



BUILDINGS - 7 & 8					
PERIMETER	504	LF	LANDSCAPE AREA	1437	SF
REQUIRED			PROVIDED		
40% COVERAGE	202	LF	COVERAGE	289	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.0	LF
TREES	12	TREES	TREES	12(U)	TREES
PLANTINGS	115	SHRUBS	PLANTINGS	124	SHRUBS

LANDSCAPE PLAN (BUILDINGS - 7 & 8)

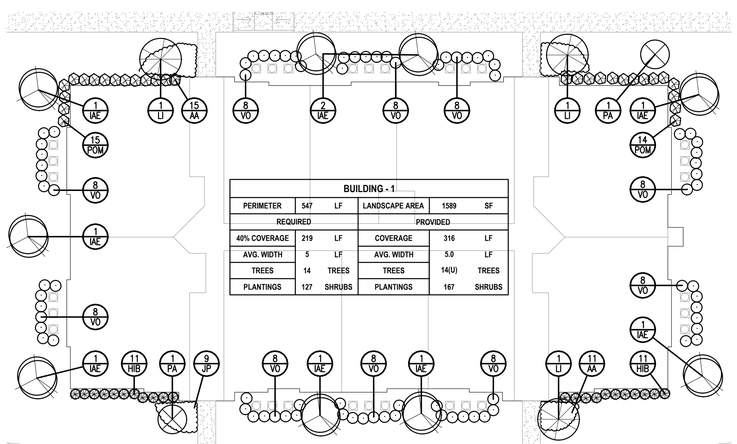
SCALE: 1" = 20'



BUILDING - 6					
PERIMETER	456	LF	LANDSCAPE AREA	1402	SF
REQUIRED			PROVIDED		
40% COVERAGE	182	LF	COVERAGE	279	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.0	LF
TREES	12	TREES	TREES	12(U)	TREES
PLANTINGS	112	SHRUBS	PLANTINGS	174	SHRUBS

LANDSCAPE PLAN (BUILDING - 6)

SCALE: 1" = 20'



BUILDING - 1					
PERIMETER	547	LF	LANDSCAPE AREA	1589	SF
REQUIRED			PROVIDED		
40% COVERAGE	219	LF	COVERAGE	316	LF
AVG. WIDTH	5	LF	AVG. WIDTH	5.0	LF
TREES	14	TREES	TREES	14(U)	TREES
PLANTINGS	127	SHRUBS	PLANTINGS	167	SHRUBS

LANDSCAPE PLAN (BUILDING - 1)

SCALE: 1" = 20'

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

REVISIONS

DATE	DESCRIPTION
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	COMMENTS
09/29/23	REV PER 09/12 TRC
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TYPICAL BUILDING LANDSCAPE PLAN

EVOLVE AT GROVE PARK

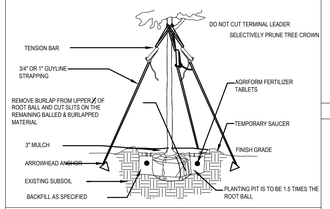
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L104

Tree Frog Environmental Products® (formerly Arborguy®) PRO20/PRO40/PRO60/PRO80STAKING DETAIL



Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

✻Specify Anchor
1. Biodegradable (soft or hard soil)
2. Nylon (soft soil)
3. Heavy Duty (hard soil)

Tree Frog® PRO20 SYSTEM

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4" x 3-3/4")

Tree Frog® PRO40 SYSTEM

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4 ¾ " x 4 ½")

Tree Frog® PRO60 SYSTEM

PRO60:
For up to 6" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻Anchors (4 ¾" x 4 ½")

Tree Frog® PRO80 SYSTEM

PRO80:
For up to 8" Caliper Trees
(4) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead ✻Anchors (4 ¾" x 4 ½")

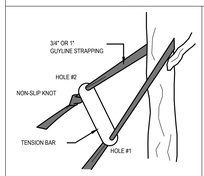


FIGURE 1

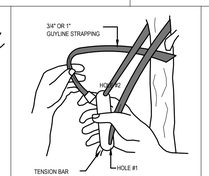


FIGURE 2

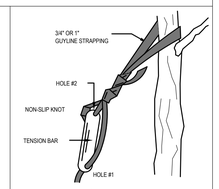
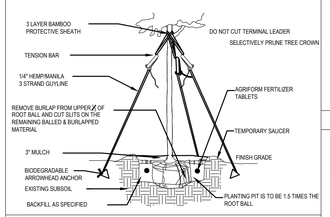


FIGURE 3

Tree Frog Environmental Products® (formerly Arborguy®) BIODEGRADABLE TREE GUYING DETAIL



Biodegradable Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Tree Frog® BIO20 SYSTEM

BIO20:
For up to 2" Caliper Trees
(3) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(3) "Tool-Free" Tension Bars™
(3) Biodegradable Arrowhead Anchors (4 ¾" x 4 ½")

Tree Frog® BIO40 SYSTEM

BIO40:
For up to 4" Caliper Trees
(4) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(4) "Tool-Free" Tension Bars™
(4) Biodegradable Arrowhead Anchors (4 ¾" x 4 ½")

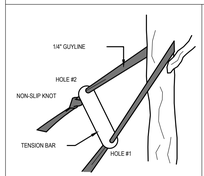


FIGURE 1

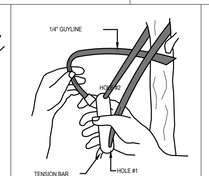


FIGURE 2

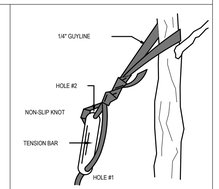
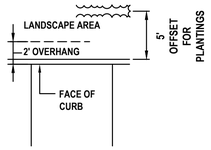


FIGURE 3

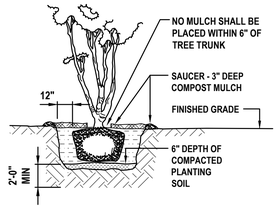
NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

PHONE: (352) 735-7411 EMAIL: info.treefrogep@gmail.com



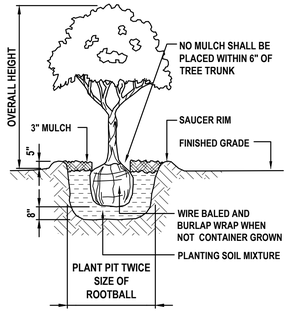
TYPICAL OVERHANG SPACE WITH HEDGE DETAIL

NOT TO SCALE



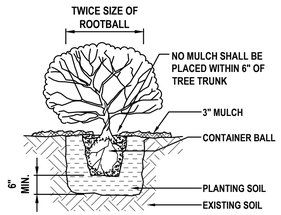
MULTI-TRUNK PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

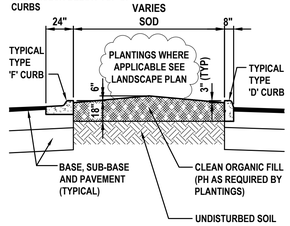
NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

NOTE: WHERE MULCH IS USED IN LANDSCAPE ISLAND KEEP MULCH BELOW TOP OF CURBS



ISLAND PLANTING DETAIL

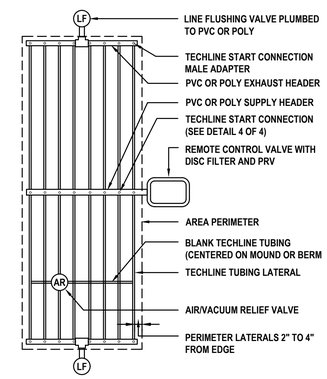
NOT TO SCALE

LANDSCAPE NOTES:

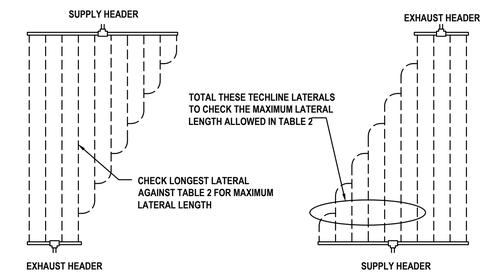
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.
3. SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. *THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.*
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PLANTING BEDS SHALL BE TREATED WITH HERBICIDE. USE AS DIRECTED BY MANUFACTURERS.
9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF DBH.
31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
32. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DESIGN-BUILD OF ITS IRRIGATION PIPING AND HEADS TO PROVIDE A LOOPED SYSTEM WITH A 2" MINIMUM SIZE. AN IRRIGATION PLAN SHALL BE PREPARED AND PROVIDED TO CITY STAFF.
33. CONTRACTOR SHALL ENSURE ANY/ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
2. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
3. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
4. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
5. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.
6. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
7. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.
8. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCROACH INTO THE DRIP LINE AREA OF TREES.
9. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
10. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
11. ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.
12. ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.
13. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
14. ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN) AND SHALL.
15. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
16. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS.
17. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR)



TECHLINE CENTER FEED LAYOUT



JOINING TECHLINE TUBING

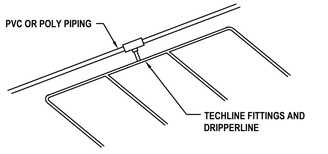
BRANCHING OUT TECHLINE TUBING

CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

OTHER PIPING LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHED OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 2.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 0.5 GPM IN THE "SUB-HEADER" ZONE.



CREATING SUB-HEADERS TO REDUCE GLUE/SADDLE JOINTS

ZONE WATER REQUIREMENTS:

ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MAINLINE, SUBMAIN AND SUPPLY/EXHAUST HEADER SIZING. VALVE, FILTER, AND REGULATOR SELECTION.,

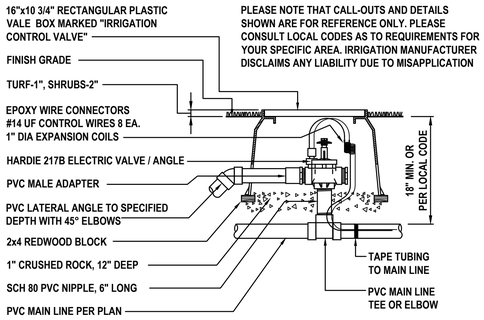
TABLE 2: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

EMITTER SPACING		12"				18"				24"	
EMITTER FLOW (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE	20 psi	444	326	256	194	631	463	365	277	465	353
	25 psi	496	364	287	217	706	518	409	310	519	395
	35 psi	578	423	333	253	821	604	476	361	605	461
	45 psi	641	470	370	281	913	670	529	401	673	513

NETAFIM DETAIL

NOT TO SCALE

PLEASE NOTE THAT CALL-OUTS AND DETAILS SHOWN ARE FOR REFERENCE ONLY. PLEASE CONSULT LOCAL CODES AS TO REQUIREMENTS FOR YOUR SPECIFIC AREA. IRRIGATION MANUFACTURER DISCLAIMS ANY LIABILITY DUE TO MISAPPLICATION



VALVE AND BOX DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
08/25/23	REV PER 08/03 TRC
	COMMENTS
09/29/23	REV PER 09/12 TRC
	COMMENTS
10/23/23	REV PER 10/10 TRC
	COMMENTS

REGISTERED LANDSCAPE ARCHITECT RICHARD L. POORE LA533 STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA 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.

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evolve companies

LANDSCAPE - IRRIGATION DETAILS AND NOTES

EVOLVE AT GROVE PARK
305 COUNTY ROAD 466A
FRUITLAND PARK FLORIDA, 34731

PROJECT No:	230312
DATE:	JULY 13, 2023
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 50'

SHEET NUMBER:

L300

SURVEYOR'S REPORT

MAP OF TOPOGRAPHIC SURVEY WITH TREES:

SEE SHEETS 2 AND 3 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION –OVERALL PARCEL– AS SURVEYED

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4"CONCRETE MONUMENT NO ID AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°49'19" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,326.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°07'47" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,327.37 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466–A (MILLER BOULEVARD) AS SHOWN ON THE LAKE COUNTY ROAD MAP BOOK 2, PAGE 118 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE FOR 300.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH PARCEL; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE, FOR 984.70 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 663.12 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 983.33 FEET TO THE SOUTHEAST CORNER OF THE NORTH PARCEL; THENCE SOUTH 00°50'21" WEST ALONG SAID EAST LINE FOR 300.30 FEET TO INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY OF COUNTY ROAD 466–A (MILLER BOULEVARD) (SAID POINT BEING NORTH 00°50'21"E 42.88 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6) ; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 663.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 852,037 SQUARE FEET OR 19.5601 ACRES, MORE OR LESS.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S, RANGE 24E AS BEING N 00°51'56"E AS ESTABLISHED BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037–5715286, COMMITMENT DATE: FEBRUARY 11, 2022 @ 8:00 A.M. AND LAST REVISED FEBRUARY 23, 2022. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT AND ALSO AND AS SURVEY DESCRIPTION OF NORTH PARCEL, SOUTH PARCEL AND OVERALL AS SURVEYED PREPARED BY THE SURVEYOR.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RIGHT OF WAY IN FOR C.R. 466A AS RECORDED IN R.M.B 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

6. THE RIGHT OF WAY IN FOR C.R. 466A AS RECORDED IN ORB 4271, PAGE 1960 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

7. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
THE FOLLOWING BENCHMARKS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:

A) LAKE COUNTY BENCHMARK –DESIGNATION LCBM AC10, ELEVATION= 76.82 FEET, NAVD 88

B) LAKE COUNTY BENCHMARK –DESIGNATION LCBM AC11, ELEVATION= 89.882 FEET, NAVD 88

8. FOR BOUNDARY SURVEY AND INFORMATION SEE BOUNDARY AND ALTA LAND TITLE SURVEY FOR 305 COUNTY ROAD 466A, PROJECT NUMBER 3431003, COMPLETED BY AVID GROUP AND LAST DATED 6/22/22 AND SIGNED BY JOHN L WABY.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS ORIGINALLY COMPLETED ON 02/05/22. ADDITIONAL TOPO IN THE RIGHT OF WAY AND PROPERTY TO THE WEST WAS COMPLETED 6/27/22. ADDITIONAL TOPO IN MILLER BLVD WAS COMPLETED 5/01/23.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120421, PANEL NUMBER 0305, SUFFIX E , MAP NUMBER 12069C0305E, MAP REVISED DATE DECEMBER 18, 2012

SYMBOLS LEGEND

- = Aerial Target
- = Air Release Valve
- = Bench Mark
- BFP = Back Flow Preventor
- CPS = Cable TV Paint Stripe
- CB = Cable TV Box
- = Cable TV Pedestal
- = Communications Manhole
- = Concrete Light Pole
- = Concrete Post
- = Concrete Utility Pole
- = Drainage Manhole
- EB = Electric Box
- = Electric Manhole
- = Electric Meter
- TR = Electric Transformer
- = FPC Pedestal
- = Fire Hydrant
- = Flag Pole
- = Gas Line Marker
- = Gas Filler Cap
- = Gas Valve
- GM = Gas Meter Box
- GLPS = Gas Line Paint Stripe
- = Gas Vent
- = Gopher Tortoise Hole
- = Grate Inlet
- = Guy Wire
- = Handicapped
- = Light Pole
- MB = Mail Box
- = Metal Post
- = Monitor Well
- = Parking Meter
- PPS = Power Paint Stripe
- RWPS = Reclaimed Water Paint Stripe
- RW = Reclaimed Water Box
- = Reclaimed Water Valve
- = Sanitary Sewer Manhole
- = Sanitary Cleanout
- SANPS = Sanitary Sewer Paint Stripe
- = Section Corner
- = Siamese Connection
- = Sign
- SCB = Sprinkler Control Box
- = Sprinkler Head
- = Steel Transmission Pole
- STMPS = Storm Water Paint Stripe
- = Telephone Pedestal
- = Telephone Manhole
- TPS = Telephone Paint Stripe
- TM = Telephone Marker
- SB = Traffic Signal Box
- TP = Traffic Signal Pole
- UGC = Underground Cable Marker
- VB = Verizon Box
- VM = Verizon Marker
- = Water Blow Off Valve
- WLM = Water Line Marker
- WPS = Water Line Paint Stripe
- W = Water Meter
- = Water Valve
- = Well
- = Wood Utility Pole
- = Wood Light Pole
- = Wood Post/Pole
- = Wood Transmission Pole
- 25.25 = Point of Elevation
- 25.2' = Calculated Dimension from Structure to Boundary / Right–of–Way Line
- = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK
- = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = SN&D PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- Δ = CENTRAL ANGLE

ABBREVIATIONS LEGEND

AC = Acres
A/C = Air Conditioner
ADW = Asphalt Driveway
ARC = Arc Distance (Length)
ASPH = Asphalt
BC = Back of Curb
BOCM = Board of County Commissioners Minutes Book
BFPD = Back Flow Prevention Device
BLDG = Building
BNDY = Boundary
BWF = Barb Wire Fence
(C) = Calculated Data
C/C = Covered Concrete
CB = Chord Bearing
CCCL = Coastal Construction Control Line
CCR = Certified Corner Record
CDW = Concrete Driveway
CI = Curb Inlet
℄ = Center Line
CH = Chord Length
CLF = Chain Link Fence
CLS = Centerline Swale
CM = Concrete Monument
CMP = Corrugated Metal Pipe
CO = Clean out
CON = Concrete
COR = Corner
CPB = Condo Plat Book
C/S = Concrete Slab
CTS = Control Structure
(D) = Deed
DB = Deed Book
DCVA = Double Check Valve Assembly
DEPT = Department
DIA = Diameter
DIP = Ductile Iron Pipe
DMH = Drainage Manhole
DS = Down Spout
DW = Driveway
E = East
ECMP = Elliptical Corrugated Metal Pipe
EL = Elevation
EOW = Edge of Water
EP = Edge of Pavement
ERCP = Elliptical Reinforced Concrete Pipe
ESMT = Easement
(F) = Field Data
FCM = Found Concrete Monument
FDOT = Florida Department of Transportation
FH = Fire Hydrant
FIP = Found Iron Pipe
FIR = Found Iron Rod
FL = Flow Line
FND = Found
FN&D = Found Nail and Disk
FFE = Finished Floor Elevation
FN&TT = Found Nail and Tin Tab
FOP = Found Open End Iron Pipe
FPB = Florida Power Corporation Box
FPC = Florida Power Corporation
FPP = Found Pinched Iron Pipe
FRRS = Found Railroad Spike
FT = Feet
F/T = Fence Tie
FXC = Found X–cut
GI = Grate Inlet
GPS = Global Positioning System
GT = Gopher Tortoise Hole
GV = Gas Valve
HC = Handicapped
IC = Illegible cap
ID = Identification
IE = Invert Elevation
INV = Invert
JD = Jurisdictional
(L) = Legal Description
LB = Licensed Business Number
LF = Linear Feet
LP = Light Pole
LS = Licensed Surveyor
MAS = Masonry
MES = Mitered End Section
MH = Manhole
MHW = Mean High Water
MOL = More or Less
N = North
N/C = No Cap
N/F = Not Found
NAD = North American Datum
NAVD = North American Vertical Datum
NGS = National Geodetic Survey
NGVD = National Geodetic Vertical Datum
NP = Normal Pool Elevation
(NR) = Non Radial
O/A = Overall
OHW = Overhead Wire(s)
ORB = Official Record Book
OSW = Other Surface Water
(P) = Plat Book XX Page XX
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG(S) = Pages
PI = Point of Intersection
℘ = Property Line
PLS = Professional Land Surveyor
POB = Point of Beginning
POC = Point of Commencement
POL = Point on Line
PRM = Permanent Reference Monument
PSM = Professional Surveyor and Mapper
PT = Point of Tangency
PVC = Polyvinyl Chloride Pipe
PWL = Painted White Line
PYL = Painted Yellow Line
(R) = Recorded Data
R = Radius
RCP = Reinforced Concrete Pipe
RD = Roof Drain
RNG = Range
R/W = Right of Way
S = South
SCM = Set Concrete Monument, 4"x4", "PRM LB 7345"
SEC = Section
SHW = Seasonal High Water Elevation
SIR = Set 5/8" Iron Rod and Cap, "AVID LB 7345"
SIR(W) = Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"
SMH = Sanitary Manhole
SN&D = Set Nail and Disk, "AVID LB 7345"
SN&D(W) = Set Nail and Disk, "WIT COR LB 7345"
SQ = Square
SR = State Road
STY = Story
SW = Sidewalk
TBM = Temporary Benchmark
TOB = Top of Bank
TOS = Toe of Slope
TPS = Traffic Paint Stripe
TRANS = Transformer
TRV = Traverse
(TYP) = Typical
TWP = Township
U/P = Utility Pole
VCP = Vitrified Clay Pipe
W = West
W/ = With
WDF = Wood Fence
WIT = Witness
W/T = Wall Tie
WV = Water Valve

TREE SYMBOL LEGEND

(AP) = Australian Pine Tree
(BT) = Bay Tree
(BB) = Bottle Brush Tree
(BP) = Black Cherry Pepper Tree
(BN) = Banana Tree
(BP) = Brazilian Pepper Tree
(BU) = Bush
(CT) = Camphor Tree
(CD) = Cedar Tree
(CB) = Chinaberry Tree
(CT) = Citrus Tree
(CH) = Cherry Tree
(CY) = Cypress Tree
(DE) = Dead Tree
(EE) = Elephant Ear Tree
(EU) = Eucalyptus Tree
(EL) = Elm Tree
(EV) = Evergreen Tree
(HT) = Hickory Tree
(HT) = Holly Tree
(JA) = Jacaranda Tree
(LT) = Loquat Tree
(MG) = Magnolia Tree
(MP) = Maple Tree
(MI) = Mimosa Tree
(MU) = Mulberry Tree
(MT) = Myrtle Tree
(OA) = Oak Tree
(PM) = Palm Tree
(PI) = Pine Tree
(PU) = Punk Tree
(SG) = Sweet Gum Tree
(SY) = Sycamore Tree
(UN) = Unknown Tree
(WI) = Willow Tree

PREPARED FOR:

LUXURY LEASED HOMES USA, LLC

CERTIFIED TO:

LUXURY LEASED HOMES USA, LLC
EVOLVE FRUITLAND, LLC

SURVEYOR IN RESPONSIBLE CHARGE:

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEETS 2 AND 3 OF 3

NO.	DATE	DESCRIPTION	BY

SEC-TWP-RGE 06-19 S-24 E
DRAWN SK | QC JW
FIELD BOOK/PAGE 201/ 23-27
PROJ. # 3431003
DATE OF FIELD WORK 05/01/2023

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

JOHN L. WABY, PLS LICENSE No.4270

LUXURY LEASED HOMES USA, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING STE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 784-6682
AVIDGROUP.COM

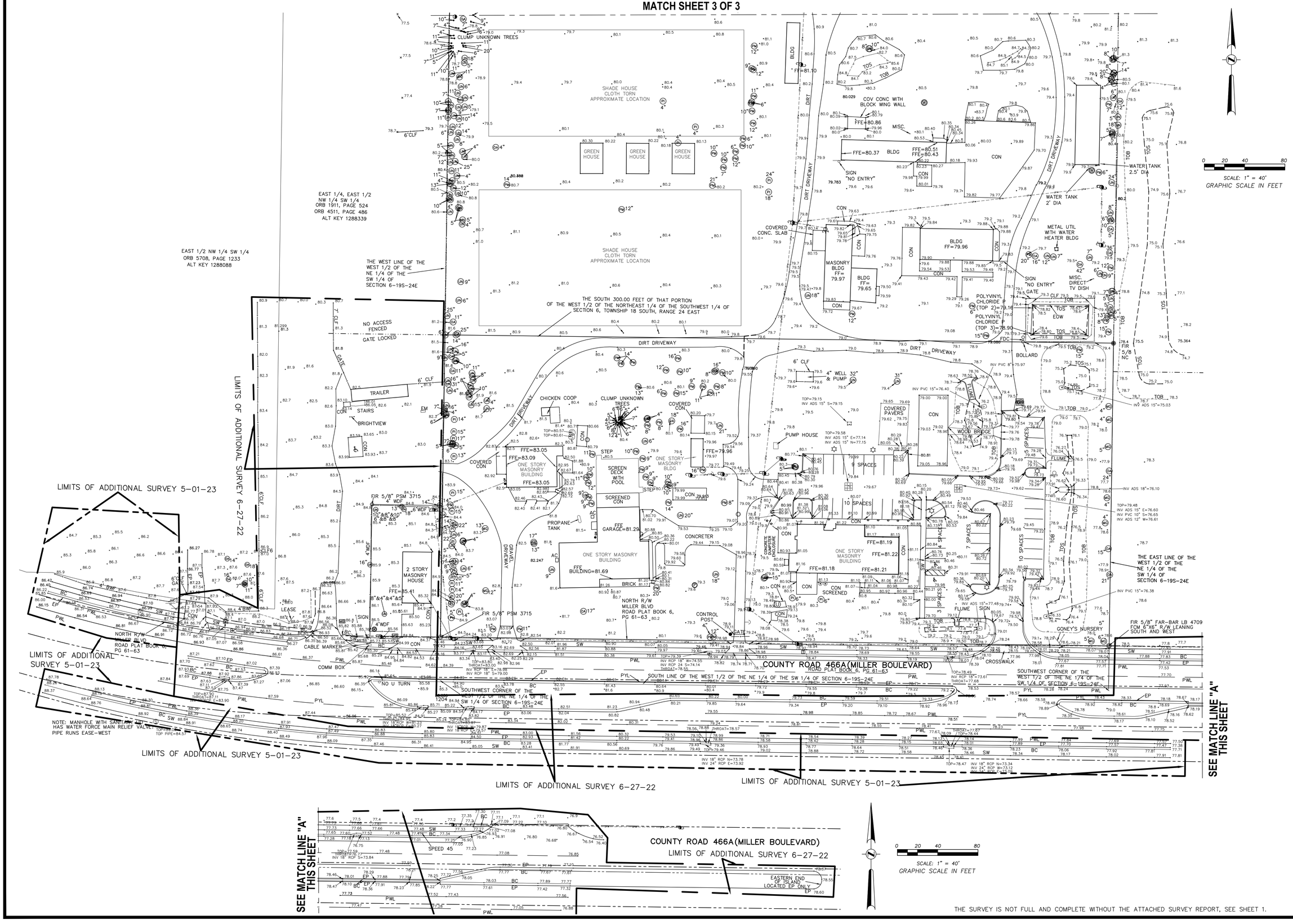
AVID GROUP®

305 COUNTY ROAD 466A
LAKE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY WITH TREES

SHEET NO 1 of 3

MATCH SHEET 3 OF 3



THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

NO.	DATE	DESCRIPTION	BY

SEC-TWP-RGE	06-19-S-24 E
DRAWN	SK
QC	JW
FIELD BOOK/PAGE	201/ 23-27
PROJ. #	3431003
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SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL

JOHN L. WASBY, PLS LICENSE No.4270

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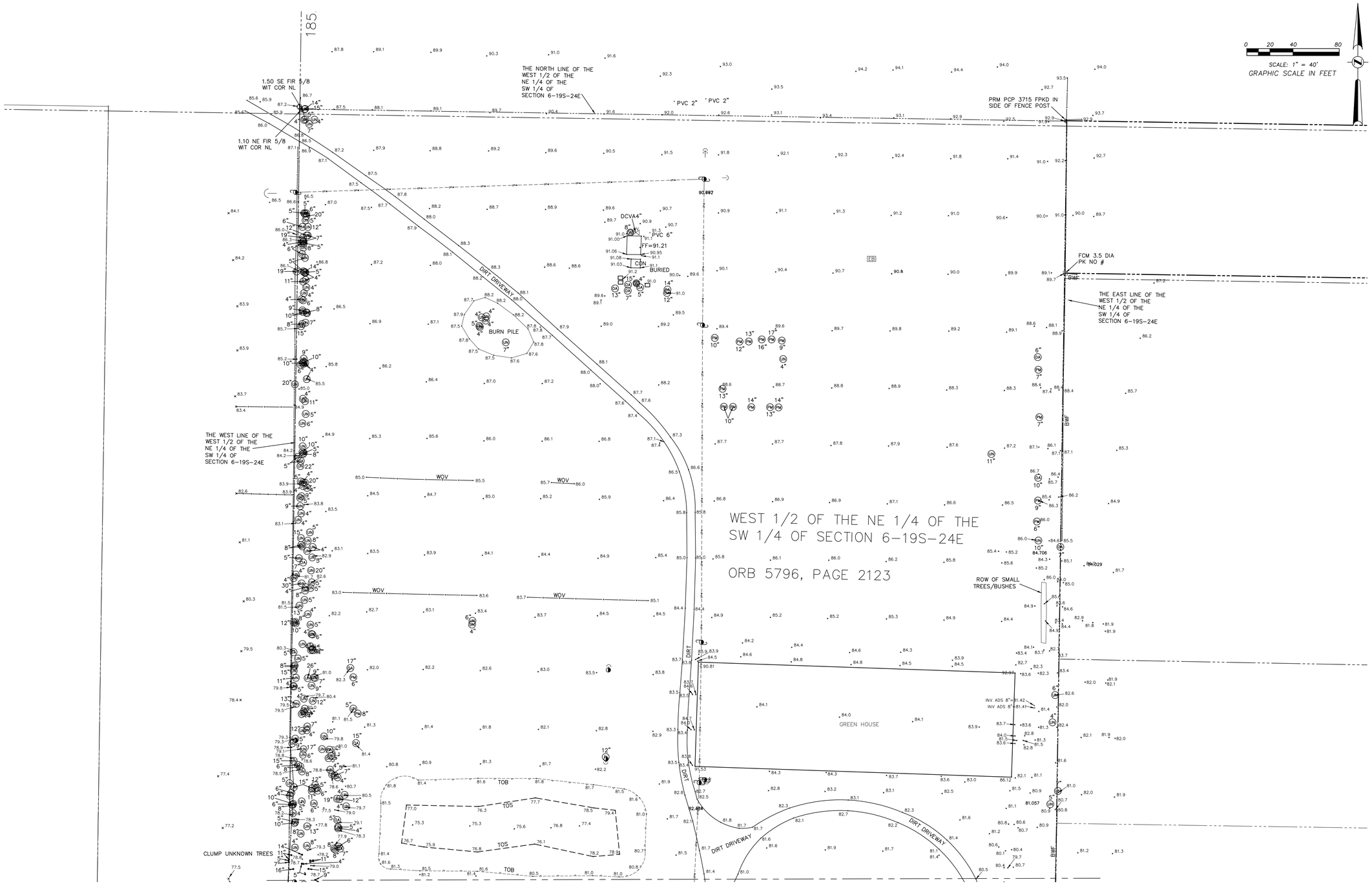

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305 COUNTY ROAD 466A
LAKE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY WITH TREES

SHEET NO 3 of 3

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
	21	3M	SINGLE	1.000	14650	97	OSQM-C-16L-30K7-3M-__-NM-__	B3-U0-G3
	9	5M	SINGLE	1.000	15400	97	OSQM-C-16L-30K7-5M-__-NM-__	B4-U0-G2
	8	4M	SINGLE	1.000	59300	384	OSQM-C-65L-30K7-4M-__-NM-__	B5-U0-G5
	4	5M(2)	2 @ 180°	1.000	15400	97	OSQM-C-16L-30K7-5M-__-NM-__	B4-U0-G2

Calculation Summary: 1.9 LLF

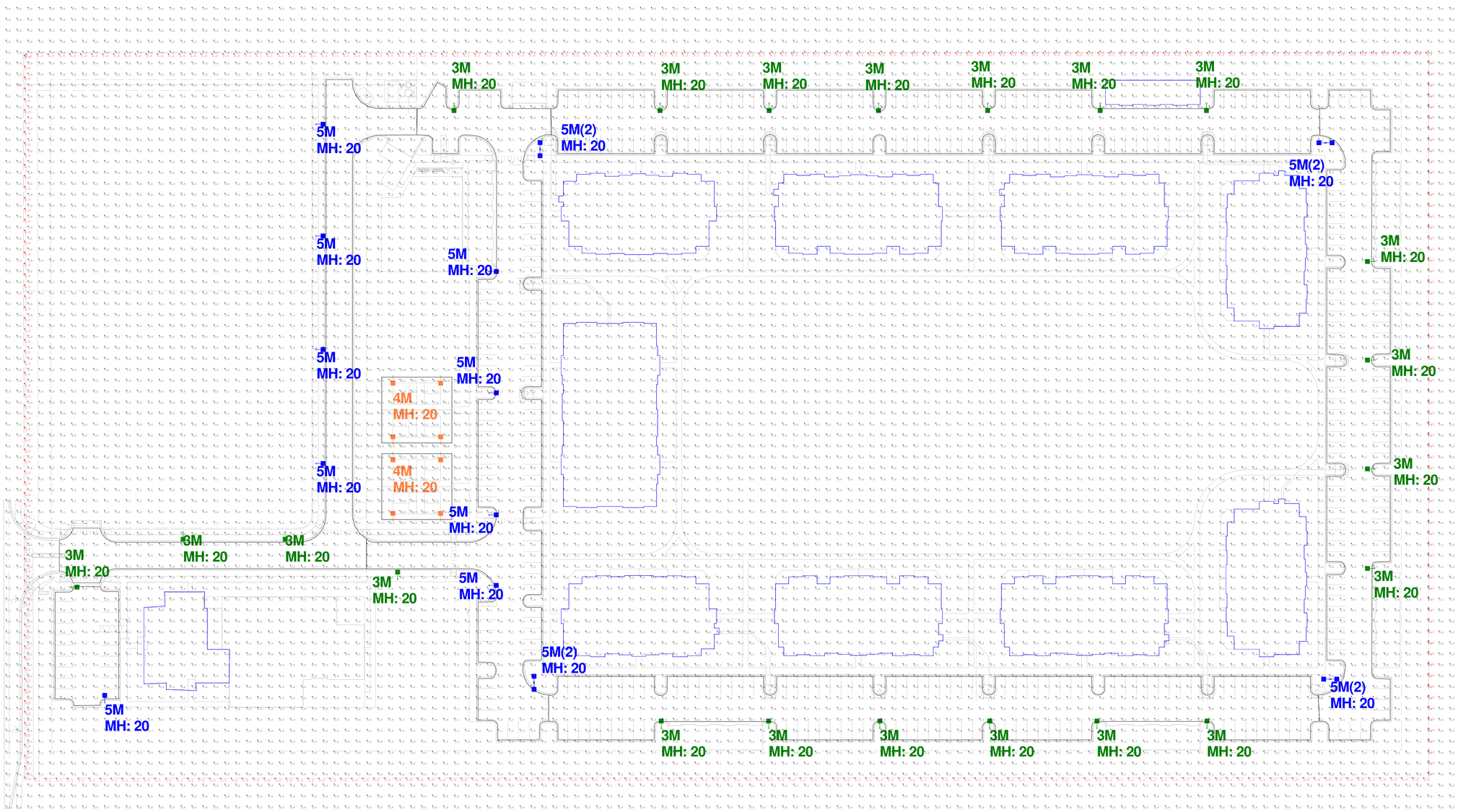
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line	Fc	0.06	0.2	0.0	N.A.	N.A.
East Side	Fc	2.31	7.8	0.4	5.78	19.50
Entry and Main	Fc	2.43	6.7	0.4	6.08	16.75
Entry Lot	Fc	1.88	6.2	0.4	4.70	15.50
North Side	Fc	2.08	7.1	0.4	5.20	17.75
Pickle Ball Court 1	Fc	31.00	40.5	21.9	1.42	1.85
Pickle Ball Court 2	Fc	32.44	48.7	21.6	1.50	2.25
South Side	Fc	2.23	7.0	0.5	4.46	14.00
West Side	Fc	2.81	7.9	0.4	7.03	19.75

Fixture Mounting Height: 20' AFG

Poles provided by others

Additional Equipment:
Mounting Arms and Tenons dependant on poles used and compatibility.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 305 County Road 466A, Fruitland Park,FL - EXT

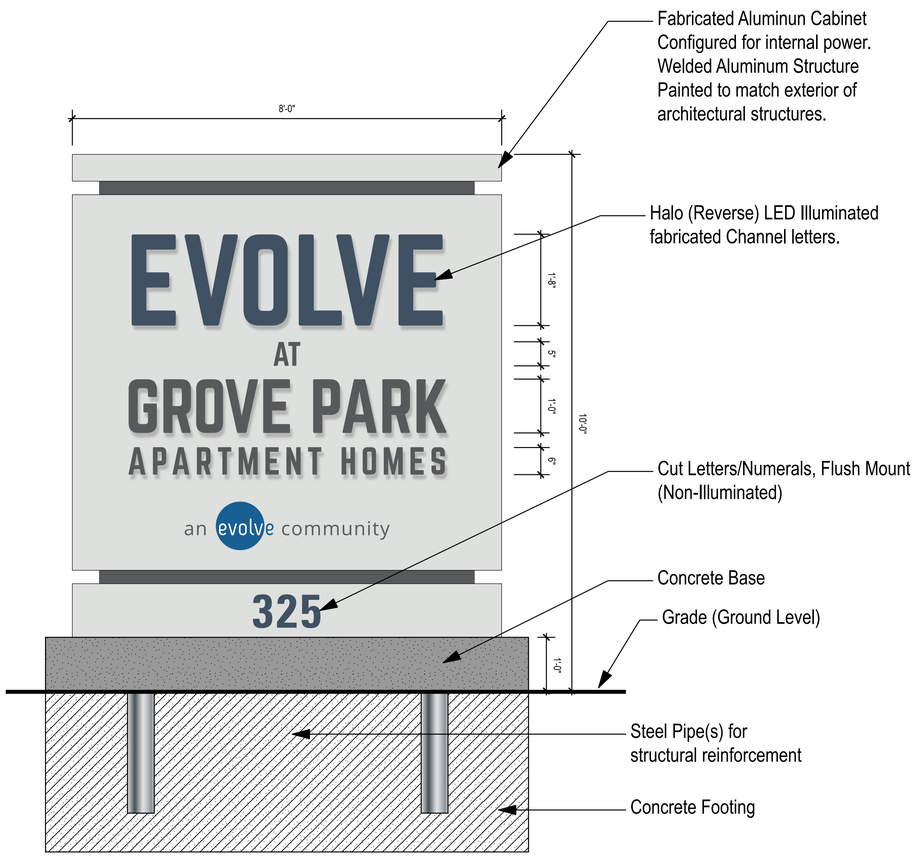
CASE #: 00562535 | Footcandles calculated at grade | Filename: 230628EM1SWDR1.AGI

Layout By:
Sam Discher

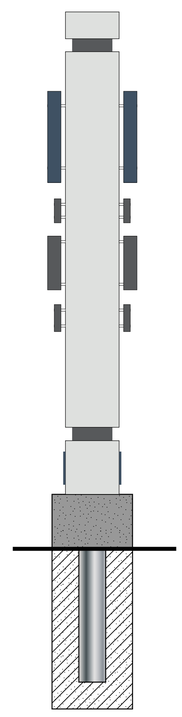
Date:7/10/2023

Scale 1" = 50'
0 100 200

PRELIMINARY DESIGN
FOR REVIEW BY THE CITY OF FRUITLAND PARK
NOT FOR FABRICATION OR PRICING.



A ELEVATION w/ BELOW GRADE - SG-100 MONUMENT SIGN
SCALE: 3/4" = 1' - 0"



A SIDE VIEW/ BELOW GRADE SECTION
SCALE: 3/4" = 1' - 0"

HPA DESIGN GROUP
INTERIOR DESIGN
5339 ALPHA ROAD SUITE 250
DALLAS, TEXAS 75240
p: 972.596.1700 f: 972.596.1720
hpadesigngroup.com

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EVOLVE AT GROVE PARK
325 COUNTRY ROAD 466A
FRUITLAND PARK, FLORIDA

EVOLVE COMPANIES

PRELIMINARY DESIGN
FOR REVIEW BY THE
CITY OF
FRUITLAND PARK

NOT FOR FABRICATION
OR PRICING.

SIGNAGE SET

ISSUE: SIGNAGE REVIEW

DATE: 08.23.2023

SCALE: VARIES

REVISIONS:

#	DATE	COMMENTS

SHEET TITLE:
SG-100
MONUMENT

SHEET NO.

SG-1.0

223103

EVOLVE AT GROVE PARK

FRUITLAND PARK, FLORIDA

BUILDING TYPE 1

BUILDING TYPE 2

BUILDING TYPE 3

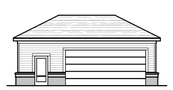
CLUBHOUSE

POOL HOUSE

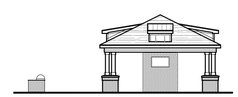
GARAGE TYPE 1

GARAGE TYPE 2

GARAGE TYPE 3



MAINTENANCE BUILDING



GRILLING PAVILION

COMPACTOR ENCLOSURE

PROJECT SCOPE

- (3) THREE STORY APARTMENT BUILDING TYPES TOTALING 9 BUILDINGS ON SITE WITH 222 TOTAL UNITS.
- OTHER SITE AMENITY BUILDINGS INCLUDE A CLUBHOUSE, POOL HOUSE, 3 GARAGE BUILDING TYPES, MAINTENANCE BUILDING, GRILLING PAVILLION & COMPACTOR ENCLOSURE.

STATE OF FLORIDA ADOPTED CODES

- 2020 FLORIDA BUILDING CODE (7TH EDITION)
- 2020 FLORIDA MECHANICAL CODE
- 2020 FLORIDA PLUMBING CODE
- 2020 FLORIDA ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- FLORIDA FIRE PREVENTION CODE 7TH EDITION 2020
- 2020 FLORIDA ACCESSIBILITY CODE

PROJECT TEAM

CIVIL:
UPHAM, INC.
265 KENILWORTH AVE.
ORMOND BEACH, FL 32174
386.672.9515

ARCHITECTURAL:
PLANWORX ARCHITECTURE, P.A.
5711 SIX FORKS ROAD, SUITE 100
RALEIGH, NC 27609
919.846.8100

VICINITY MAP

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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ARCHITECTURE
5711 SIX FORKS ROAD, SUITE 100
RALEIGH NC 27609
website www.planworx.com

PLANWORX ARCHITECTURE, PA
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 50909
N.C.
RALEIGH, NC

Evolve at Grove Park
Evolve Companies
Fruitland Park, FL
Design Development Review Set

PROGRESS DATE: 07-18-23
ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923
DRAWN BY: JT, AM
CHECKED BY: MM

SHEET TITLE:
Project Cover Sheet

SHEET NUMBER:
G000

SHEET INDEX

ARCHITECTURAL PLANS SHEET INDEX

SHEET #	SHEET TITLE
G000	Cover Sheet
G001	Sheet Index & General Project Info
G004	Unit & Building Tabulations
G006	Architectural Site Plan
A100	Buidling Type 1 First Floor Plan
A101	Building Type 1 Second Floor Plan
A102	Building Type 1 Third Floor Plan
A103	Building Type 1 Roof Plan
A104	Building Type 2 First Floor Plan
A105	Building Type 2 Second Floor Plan
A106	Building Type 2 Third Floor Plan
A107	Building Type 2 Roof Plan
A108	Building Type 3 First Floor Plan
A109	Buidling Type 3 Second Floor Plan
A110	Building Type 3 Third Floor Plan
A111	Buidling Type 3 Roof Plan
A112	Clubhouse Floor Plan
A113	Clubhouse Roof Plan
A200	Building Type 1 Exterior Elevations
A201	Building Type 1 Exterior Elevations
A202	Building Type 2 Exterior Elevations
A203	Building Type 2 Exterior Elevations
A204	Building Type 3 Exterior Elevations
A205	Building Type 3 Exterior Elevations
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A207	Clubhouse Exterior Elevations
A400	Enlarged Unit Plans
A401	Enlarged Unit Plans
A402	Enlarged Unit Plans
A403	Enlarged Unit Plans
A404	Enlarged Unit Plans
A405	Enlarged Unit Plans
A406	Enlarged Unit Plans
A700	Pool House Floor Plan
A702	Pool House Roof Plan
A703	Pool House Exterior Elevations
A706	Garage Type 1 Floor Plan
A707	Garage Type 1 & 3 Roof Plan
A708	Garage Type 1 Exterior Elevations
A709	Garage Type 2 Floor Plan
A710	Garage Type 2 Roof Plan
A711	Garage Type 2 Exterior Elevations
A712	Garage Type 3 Floor Plan
A713	Garage Type 3 Exterior Elevations
A714	Maintenance Building Plans & Elevations
A715	Grilling Pavilion Plans & Elevations
A718	Compactor Enclosure Plans & Elevations

CIVIL PLANS SHEET INDEX

SHEET #	SHEET TITLE

STRUCTURAL PLANS SHEET INDEX

SHEET #	SHEET TITLE

MECHANICAL PLANS SHEET INDEX

SHEET #	SHEET TITLE

ELECTRICAL PLANS SHEET INDEX

SHEET #	SHEET TITLE

PLUMBING PLANS SHEET INDEX

SHEET #	SHEET TITLE

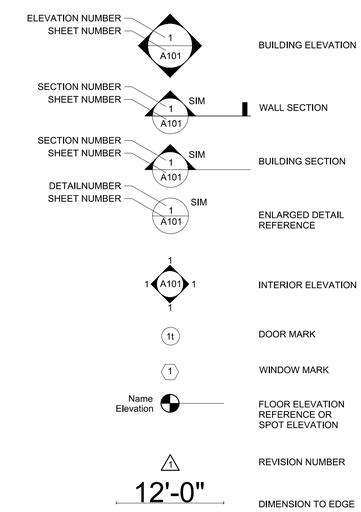
ABBREVIATIONS LIST

ATOS	ABOVE TOP OF SLAB
AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTIC(AL) CEILING TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
BM	BEAM
BET	BETWEEN
BLK	BLOCK(ING)
BD	BOARD
BLDG	BUILDING
BHD	BULKHEAD
BTOS	BELOW TOP OF SLAB
CAB	CABINET
CLG	CEILING
CT	CERAMIC TILE
CTR	CENTER
CLR	CLEAR(ANCE)
CL	CLOSET
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONST	CONSTRUCTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COLLER
EL	ELEVATION
ELEV	ELEVATOR
ENCL	ENCLOSE(URE)
EQ	EQUAL
EX	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH(ED)
FA	FIRE ALARM
FC	FLOORING CHANGE
FE	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FR	FIRE RATED(ING)
FL	FLOOR(ING)
FD	FLOOR DRAIN
FT	FULLY TEMPERED
FUR	FURR(ING)
GA	GAUGE
GWB	GYPSUM WALL BOARD
HORZ	HORIZONTAL
H&V	HORIZONTAL AND VERTICAL
HR	HOUR
INCL	INCLUDE(D)(ING)
ID	INSIDE DIAMETER
INSUL	INSULATE(D)(ION)
INT	INTERIOR
ISG	INSULATED SAFETY GLAZING
JC	JANITORS CLOSET
KD	KNOCK DOWN
JT	JOINT
KIT	KITCHEN
LBL	LABEL
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
LG	LONG, LENGTH
MFR	MANUFACTURER
MO	MASONRY OPENING
MTL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OFF	OFFICE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
AH	OVERHEAD
PTD	PAINTED
JPR	PAIR
PBD	PARTICLE BOARD
PTN	PARTITION
PERF	PERFORATED
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PWD	PLYWOOD
PT	PAPER TOWEL DISPENSER/DISPOSAL
PROJ	PROJECTED(ION)
QT	QUARRY TILE
RAD, R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
SND	SANITARY NAPKIN DISPENSER
SR	SANITARY NAPKIN RECEPTACLE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SG	SAFETY GLAZING
SH	SHELF, SHELVING
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
THK	THICKENS
THRES	THRESHOLD
TP	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
T	TREAD
TOS	TOP OF SLAB
TYP	TYPICAL
UC	UNDERCUT
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VB	VINYL BASE
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
WC	WALL COVERING
WP	WATERPROOFING
W/	WITH
W/O	WITHOUT
WD	WOOD

SHERWIN WILLIAMS

- BODY COLOR: SW 7005 PURE WHITE
- ACCENT COLOR: SW 1015 SKYLINE STEEL
- ACCENT COLOR: SW 9163 TIN LIZZIE
- TRIM & DOOR COLOR: SW 7068 GRIZZLE GRAY

ARCHITECTURAL SYMBOLS



MATERIAL GRAPHICS

- WOOD BLOCKING
- FINISH WOOD
- PLYWOOD
- ACOUSTIC TILE CEILING
- GYPSUM WALL BOARD
- BATT INSULATION
- RIGID OR SEMI RIGID INSULATION
- STEEL
- CONCRETE
- CMU
- STONE / GRAVEL
- EARTH
- ALUMINUM

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Evolve at Grove Park

Evolve Companies

Fruitland Park, FL

Design Development Review Set

PROGRESS DATE: 08-23-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Sheet Index & General Project Info

SHEET NUMBER: G001

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ELEVATION GENERAL NOTES

ADDRESSING

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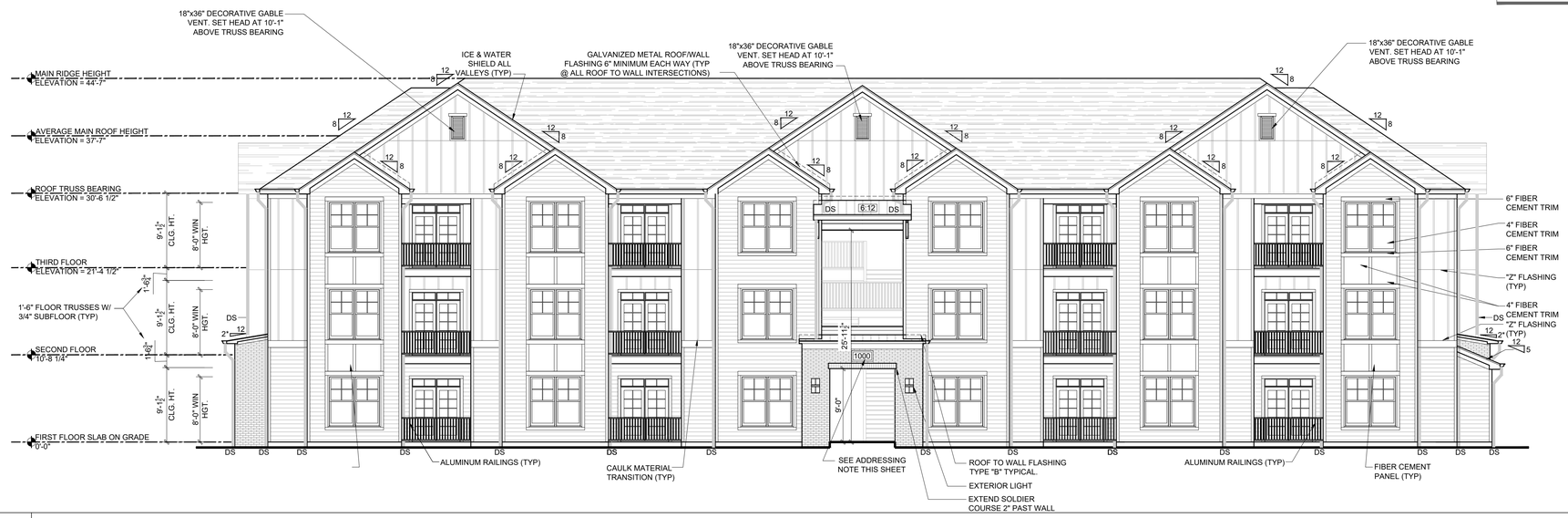
PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.



1 BUILDING TYPE 1 - FRONT ELEVATION

Scale: 1/8" = 1'-0"

2 BUILDING TYPE 1 - LEFT ELEVATION

Scale: 1/8" = 1'-0"

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PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Building Type 1 Exterior Elevations

SHEET NUMBER: A200

ELEVATION GENERAL NOTES

ADDRESSING

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

1 BUILDING TYPE 1 - REAR ELEVATION

Scale: 1/8" = 1'-0"

2 BUILDING TYPE 1 - RIGHT ELEVATION

Scale: 1/8" = 1'-0"

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PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Building Type 1 Exterior Elevations

SHEET NUMBER: A201

ELEVATION GENERAL NOTES

ADDRESSING

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

1 BUILDING TYPE 2 - FRONT ELEVATION

Scale: 1/8" = 1'-0"

2 BUILDING TYPE 2 - LEFT ELEVATION

Scale: 1/8" = 1'-0"

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PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Building Type 2 Exterior Elevations

SHEET NUMBER: A202

ELEVATION GENERAL NOTES

ADDRESSING

ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

1 BUILDING TYPE 2 - REAR ELEVATION

Scale: 1/8" = 1'-0"

2 BUILDING TYPE 2 - RIGHT ELEVATION

Scale: 1/8" = 1'-0"

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PROJECT NO: 000923

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SHEET TITLE: Building Type 2 Exterior Elevations

SHEET NUMBER: A203

1 BUILDING TYPE 3 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING TYPE 3 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE

ELEVATION GENERAL NOTES

ADDRESSING

ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL.

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PROJECT NO: 000923

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SHEET TITLE: Building Type 3 Exterior Elevations

SHEET NUMBER: A204

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1 BUILDING TYPE 3 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING TYPE 3 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = BRICK VENEER
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ELEVATION GENERAL NOTES

ADDRESSING

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL.

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PROGRESS DATE: 07-18-23
ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923
DRAWN BY: JT, AM
CHECKED BY: MM

SHEET TITLE:
Building Type 3
Exterior Elevations

SHEET NUMBER:
A205

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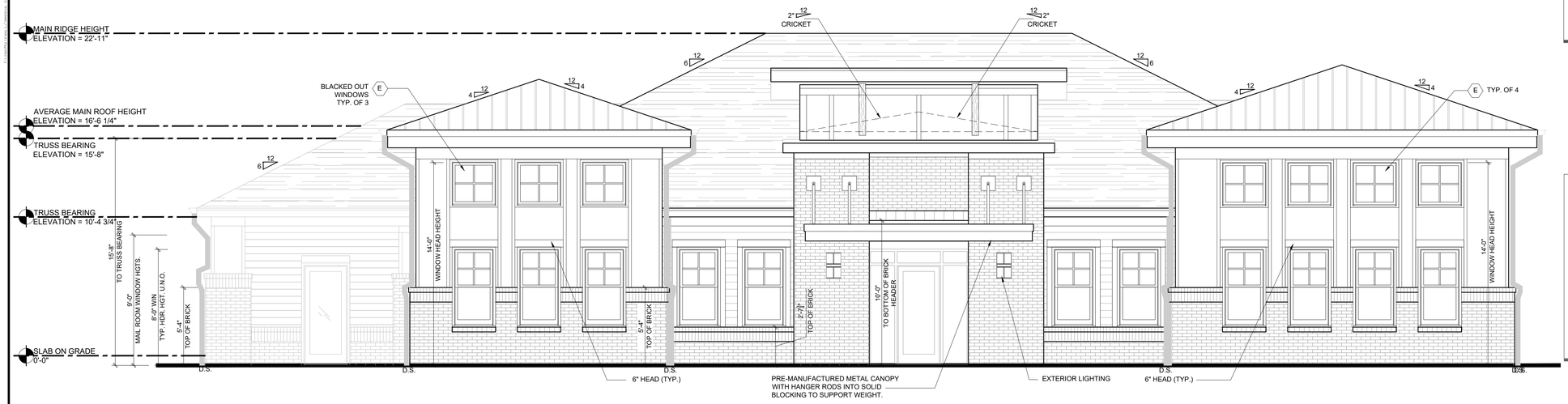
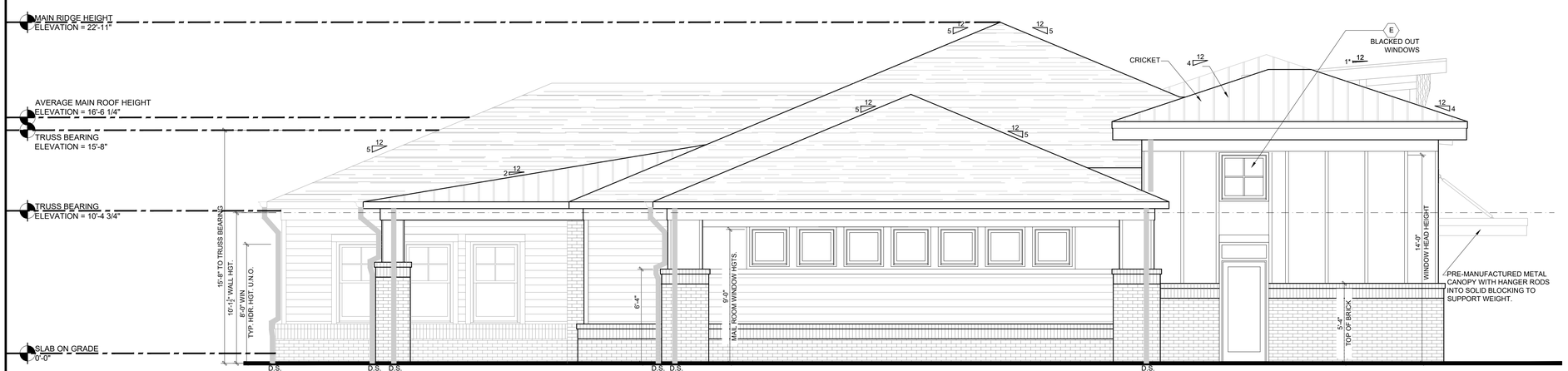


1 CLUBHOUSE FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 CLUBHOUSE LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

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ELEVATION GENERAL NOTES

ADDRESSING

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

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PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Clubhouse Exterior Elevations

SHEET NUMBER: A206

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ELEVATION GENERAL NOTES

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

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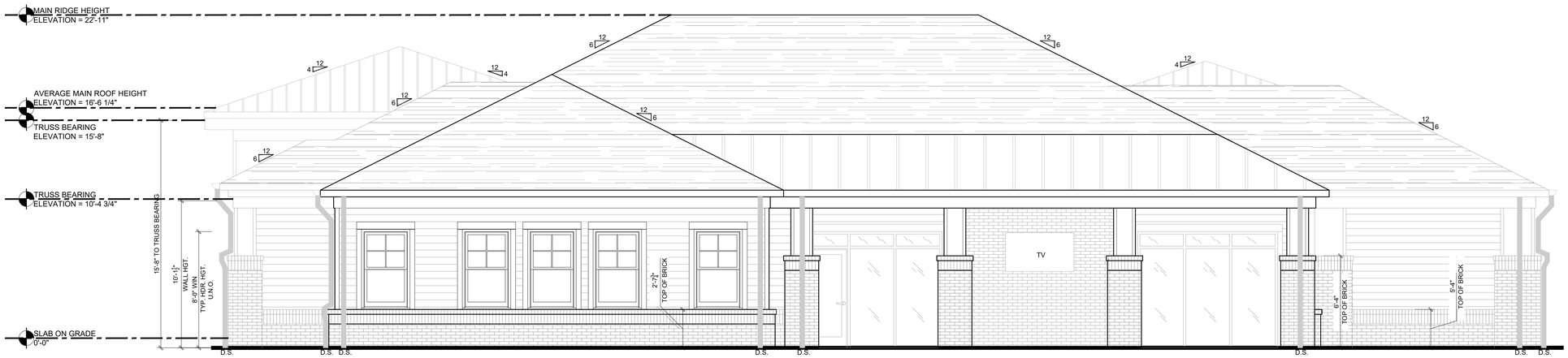
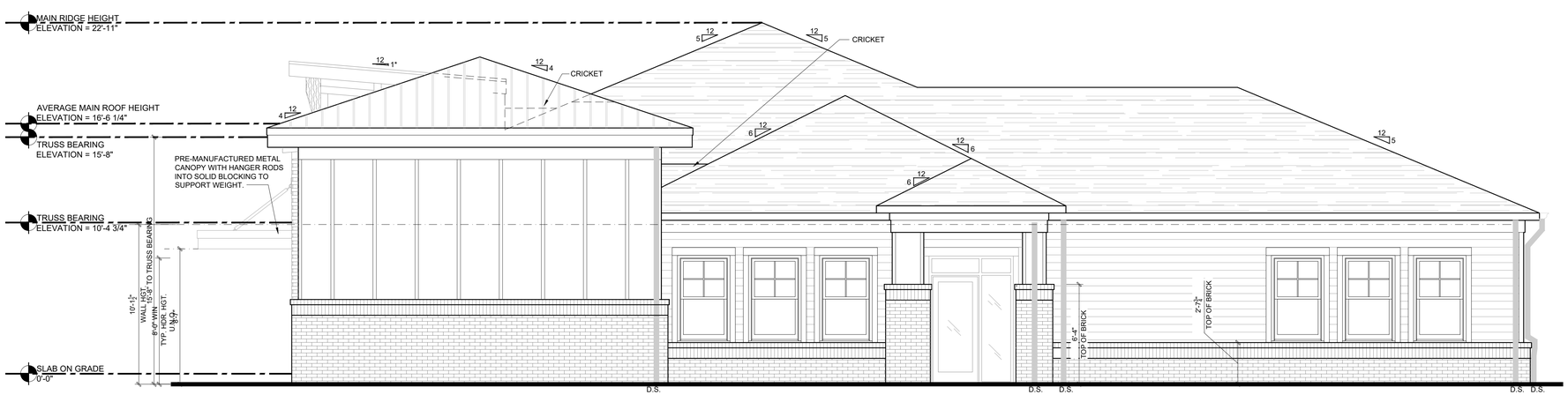
- = BRICK VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.



1 CLUBHOUSE REAR ELEVATION

Scale: 1/4" = 1'-0"



2 CLUBHOUSE RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"

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Evolve at Grove Park

Evolve Companies

Fruitland Park, FL

Design Development Review Set

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

ISSUE DATE:

PROGRESS DATE: 07-18-23

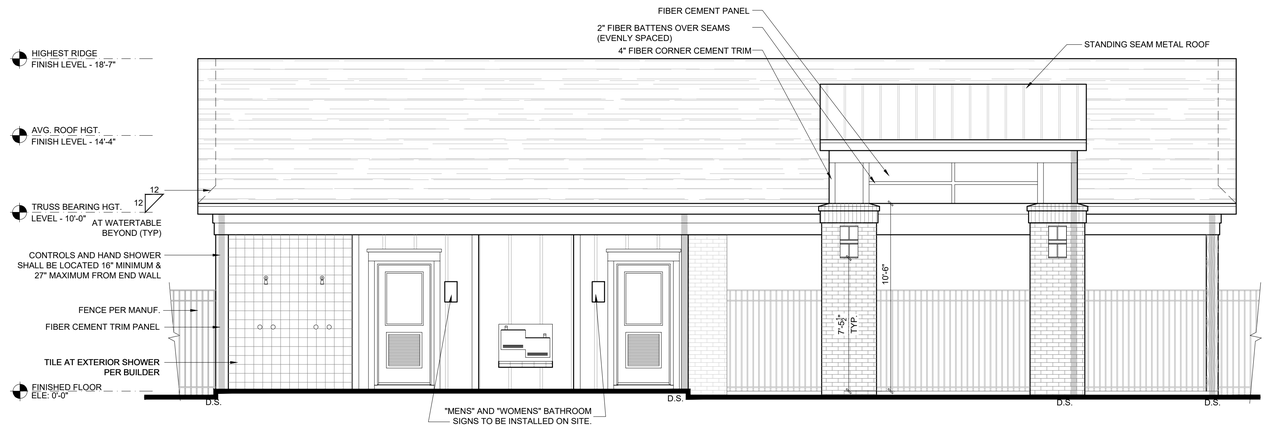
PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

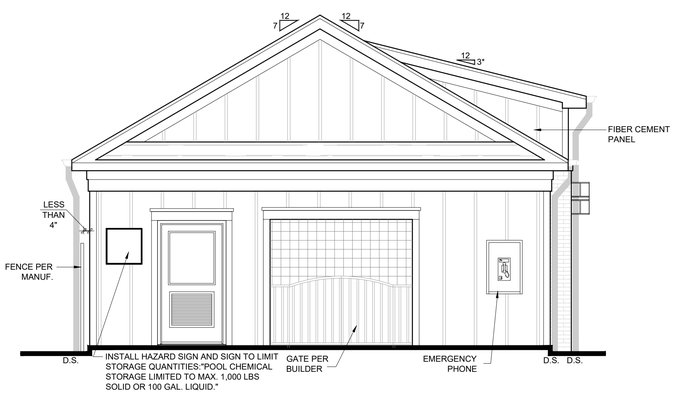
SHEET TITLE: Clubhouse Exterior Elevations

SHEET NUMBER: A207



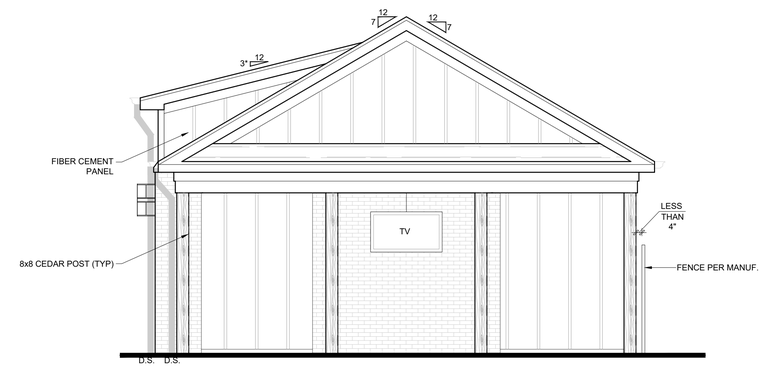
1 POOL HOUSE - FRONT ELEVATION

Scale: 1/4" = 1'-0"



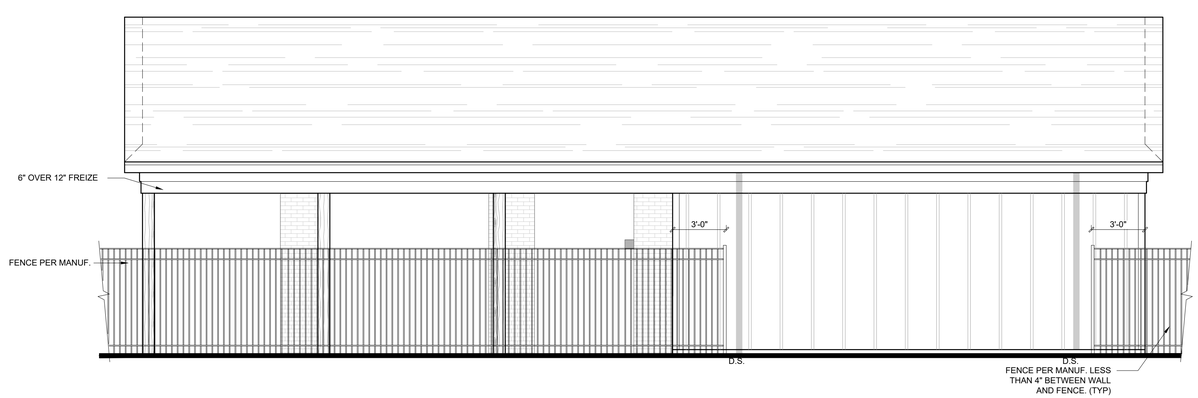
2 POOL HOUSE - LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



3 POOL HOUSE - RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"



4 POOL HOUSE - REAR ELEVATION

Scale: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT SHINGLE ROOF
= STANDING SEAM METAL ROOF
= FIBER CEMENT HORIZONTAL SIDING
= FIBER CEMENT VERTICAL SIDING PANELS W/ 2" FIBER CEMENT BATTENS
= BRICK VENEER
= ROWLOCK/SOLDIER COURSE

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RALEIGH, NC

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Evolve Companies
Fruitland Park, FL
Design Development Review Set

PROGRESS DATE: 07-18-23
ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923
DRAWN BY: JT, AM
CHECKED BY: MM
SHEET TITLE: Pool House Exterior Elevations
SHEET NUMBER: A703

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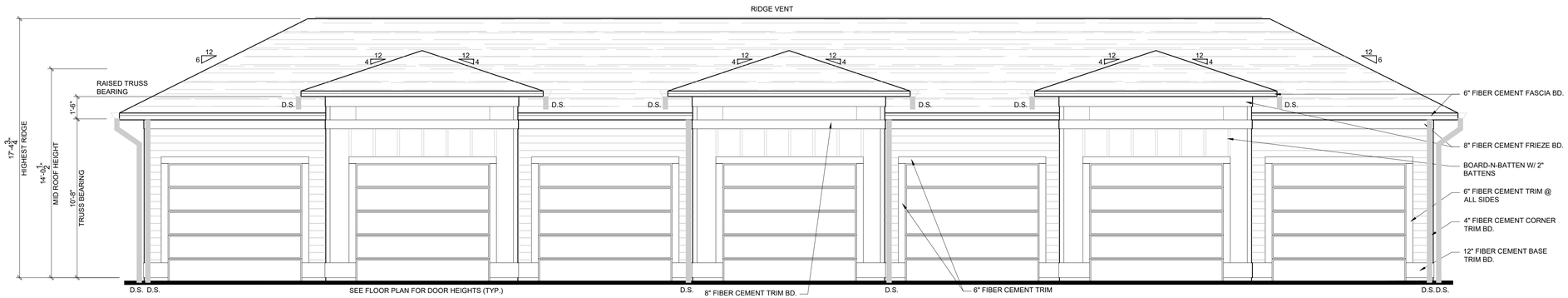
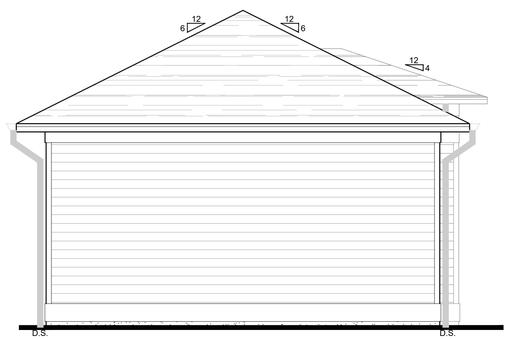


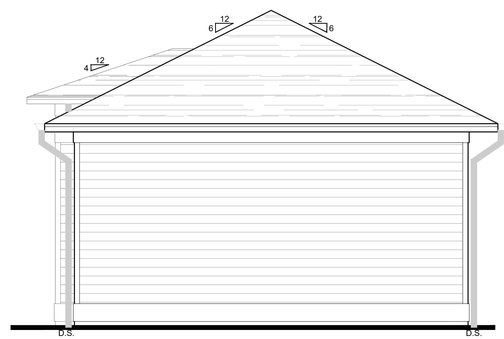
1 GARAGE TYPE 1 - FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 GARAGE TYPE 1 - LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"

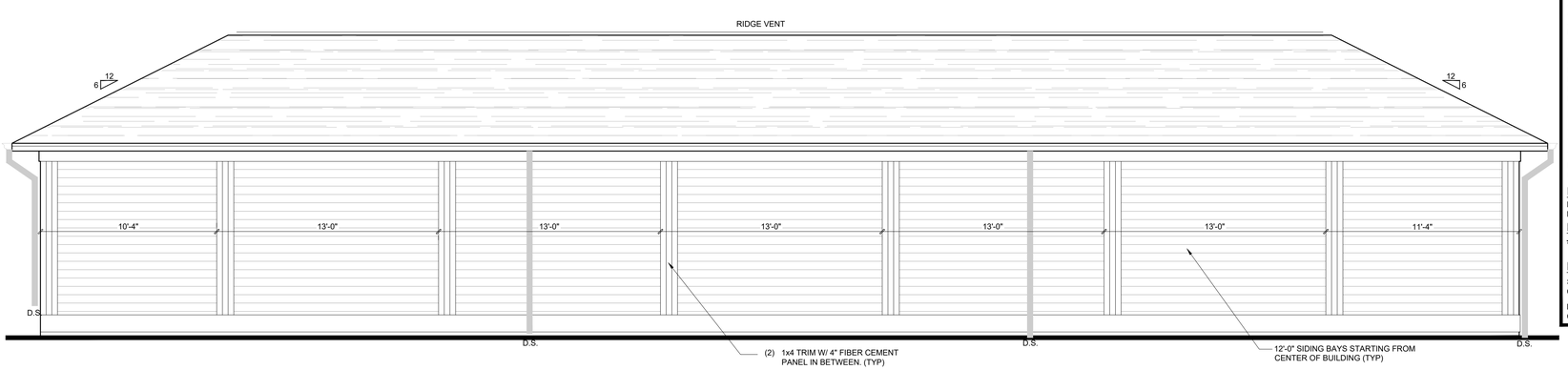


3 GARAGE TYPE 1 - RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

- = ASPHALT SINGLE ROOF
- = FIBER CEMENT LAP SIDING
- = FIBER CEMENT PANEL BD W/ CAULK JOINT
- = BOARD & BATTEN SIDING - VERTICAL 1x3 FIBER CEMENT BATTENS @ 24" O.C. OVER 5/16" FIBER CEMENT PANELS TYP.
- = PARGE FOUNDATION



4 GARAGE TYPE 1 - REAR ELEVATION

Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

ADDRESSING

ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

GUTTERS & DOWNSPOUTS

REFER TO ROOF PLANS FOR GUTTER AND DOWNSPOUT LOCATIONS AND SIZING

EXTERIOR BUILDING LIGHTING

REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LOCATIONS

ROOFS

* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

PAINT ALL ROOF PENETRATIONS TO MATCH SHINGLE COLOR

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Design Development Review Set

PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

SHEET TITLE: Garage Type 1 Exterior Elevations

SHEET NUMBER: A708

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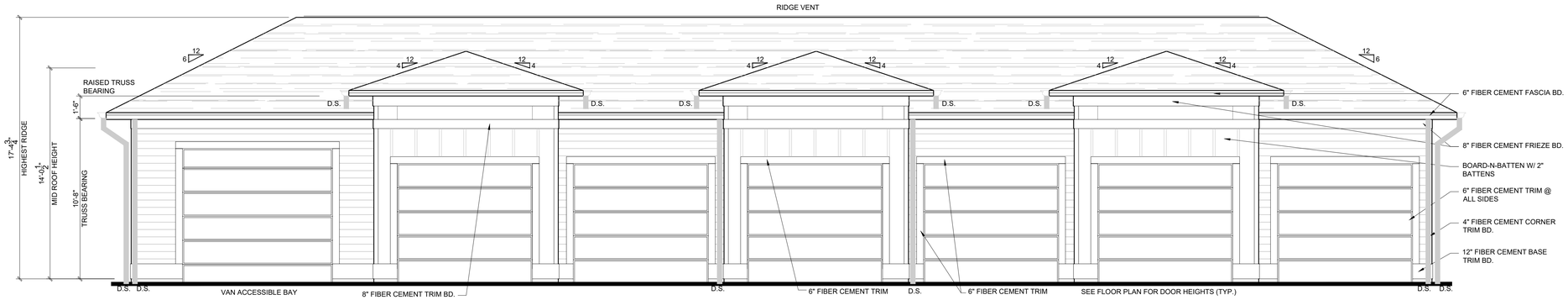
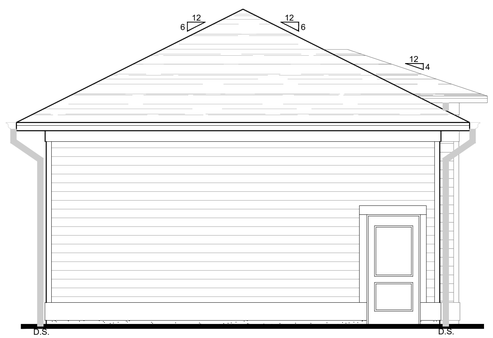


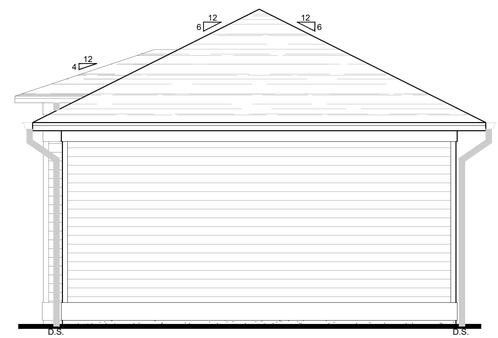
1 GARAGE TYPE 2 - FRONT ELEVATION (VAN ACCESSIBLE)

Scale: 1/4" = 1'-0"



2 GARAGE TYPE 2 - LEFT SIDE ELEVATION (VAN ACCESSIBLE)

Scale: 1/4" = 1'-0"

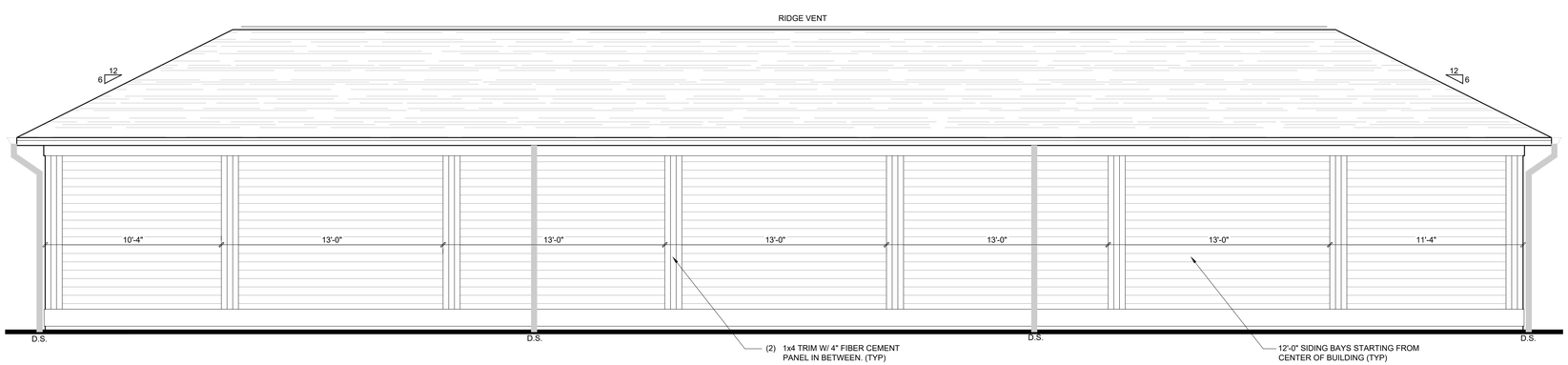


3 GARAGE TYPE 2 - RIGHT SIDE ELEVATION (VAN ACCESSIBLE)

Scale: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

- = ASPHALT SINGLE ROOF
- = FIBER CEMENT LAP SIDING
- = FIBER CEMENT PANEL BD W/ CAULK JOINT
- = BOARD & BATTEN SIDING - VERTICAL 1x3 FIBER CEMENT BATTENS @ 24" O.C. OVER 5/16" FIBER CEMENT PANELS TYP.
- = PARGE FOUNDATION



4 GARAGE TYPE 2 - REAR ELEVATION (VAN ACCESSIBLE)

Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

ADDRESSING

ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

GUTTERS & DOWNSPOUTS

REFER TO ROOF PLANS FOR GUTTER AND DOWNSPOUT LOCATIONS AND SIZING

EXTERIOR BUILDING LIGHTING

REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LOCATIONS

ROOFS

* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

PAINT ALL ROOF PENETRATIONS TO MATCH SHINGLE COLOR

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Design Development Review Set

PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

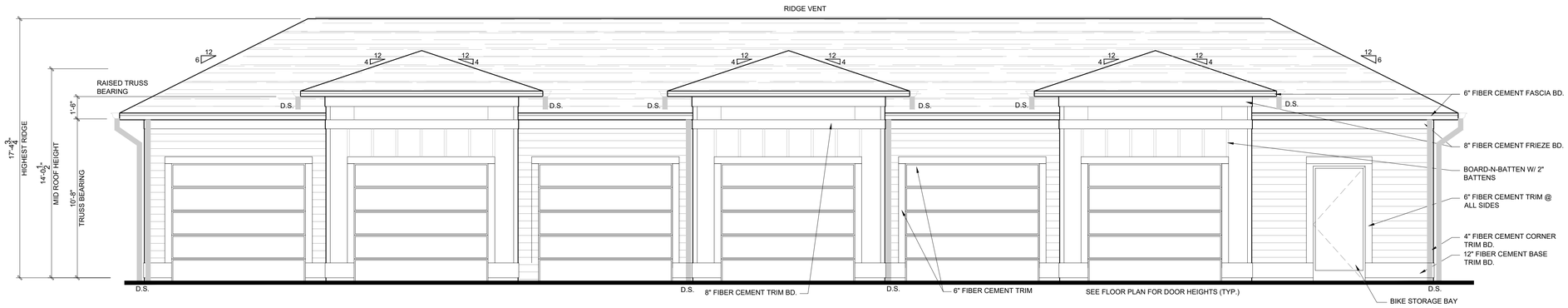
PROJECT NO: 000923

DRAWN BY: JT, AM

CHECKED BY: MM

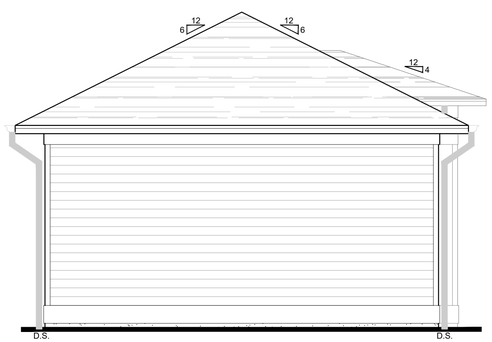
SHEET TITLE: Garage Type 2 Exterior Elevations

SHEET NUMBER: A711



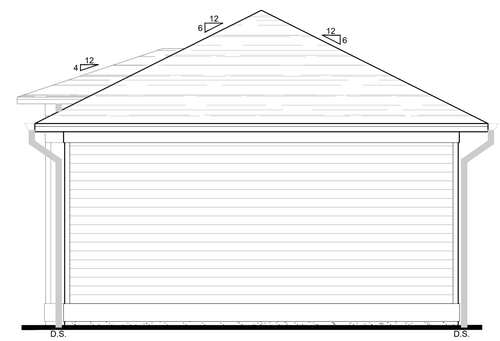
1 GARAGE TYPE 3 - FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 GARAGE TYPE 3 - LEFT ELEVATION

Scale: 1/4" = 1'-0"

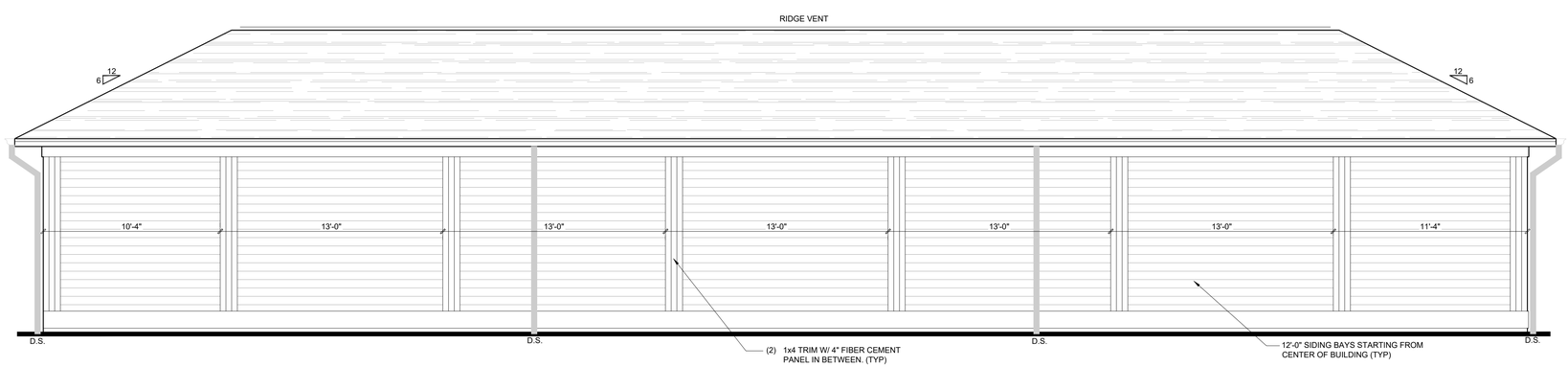


3 GARAGE TYPE 3 - RIGHT ELEVATION

Scale: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

- = ASPHALT SINGLE ROOF
- = FIBER CEMENT LAP SIDING
- = FIBER CEMENT PANEL BD W/ CAULK JOINT
- = BOARD & BATTEN SIDING - VERTICAL 1x3 FIBER CEMENT BATTENS @ 24" O.C. OVER 5/16" FIBER CEMENT PANELS TYP.
- = PARGE FOUNDATION



4 GARAGE TYPE 3 - REAR ELEVATION

Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

ADDRESSING

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PENETRATIONS

ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL

GUTTERS & DOWNSPOUTS

REFER TO ROOF PLANS FOR GUTTER AND DOWNSPOUT LOCATIONS AND SIZING

EXTERIOR BUILDING LIGHTING

REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LOCATIONS

ROOFS

★USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

PAINT ALL ROOF PENETRATIONS TO MATCH SHINGLE COLOR

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Fruitland Park, FL

Design Development Review Set

PROGRESS DATE: 07-18-23

ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923

DRAWN BY: JT, AM

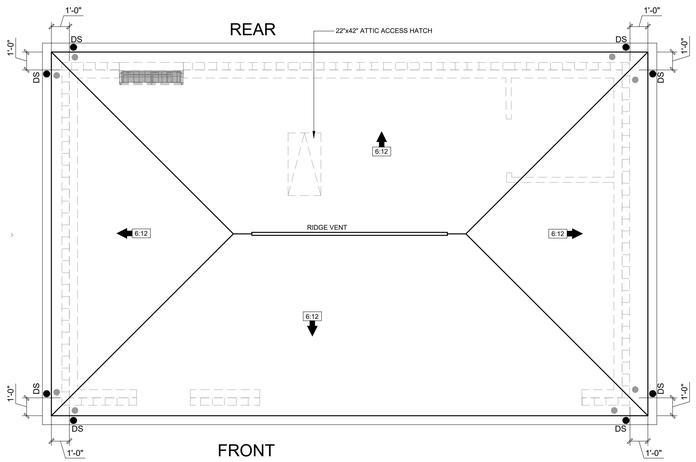
CHECKED BY: MM

SHEET TITLE:

Garage Type 3
Exterior Elevations

SHEET NUMBER:

A713



3 MAINTENANCE BUILDING - ROOF PLAN

Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

ROOFS

*USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

PAINT ALL ROOF PENETRATIONS TO MATCH SHINGLE COLOR

ROOF VENTILATION

SEE ROOF PLAN FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

GENERAL NOTES

WALLS

1- ALL EXTERIOR STUD WALLS ARE DRAWN 5.5" THICK U.N.O. & ALL INTERIOR WALLS ARE DRAWN AS 3.5" THICK U.N.O.
2- ANGLED WALLS ARE DRAWN @ 45 DEGREES U.N.O.
3- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O. DIMENSIONS ARE TO EXTERIOR FACE OF STUD.

SMOKE DETECTORS

NUMBER AND LOCATION OF SMOKE DETECTORS SHALL CONFORM TO N.E.C.

ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED BY BUILDER ACCORDING TO CODE.

WALL/CEILING HEIGHTS

WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 10'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 10/O ON THE PLANS).

GENERAL

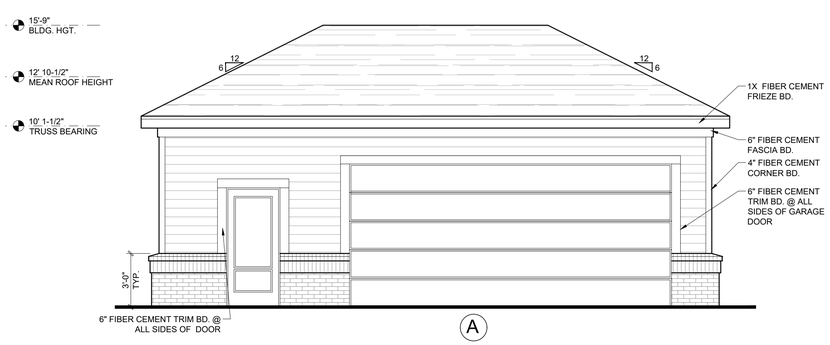
F.E. DENOTES THE LOCATION OF A FIRE EXTINGUISHER.

RESTROOM FIXTURE LEGEND

- A TOILET PAPER HOLDER
- B SANITARY NAPKIN/TAMPON DISPOSAL
- C MIRROR: SIZE 2 TO 4 INCHES LESS THAN VANITY WIDTH
- D SOAP DISPENSER
- E PAPER TOWEL DISPENSER
- F COIN OPERATED DISPENSER
- G PAPER TOWEL DISPENSER/ WASTE RECEPTACLE

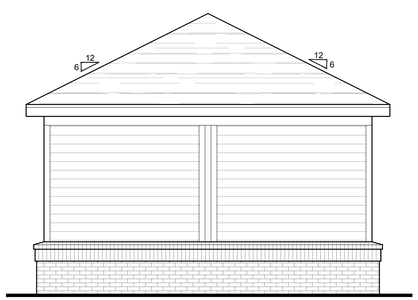
NOTE: SEE CLUBHOUSE BATH ELEVATION SHEET FOR MOUNTING DIMENSIONS

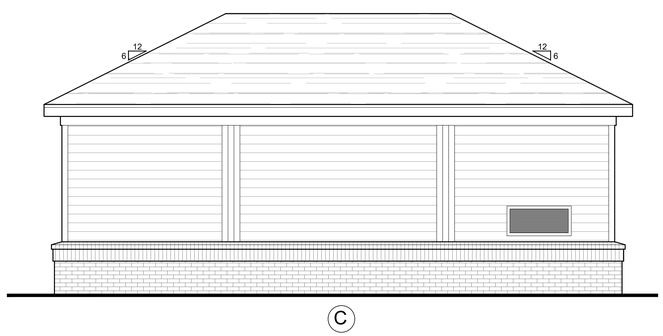
- MAINTENANCE BUILDING GENERAL NOTES & LEGENDS



ARCHITECTURAL PLANS
EXTERIOR MATERIALS

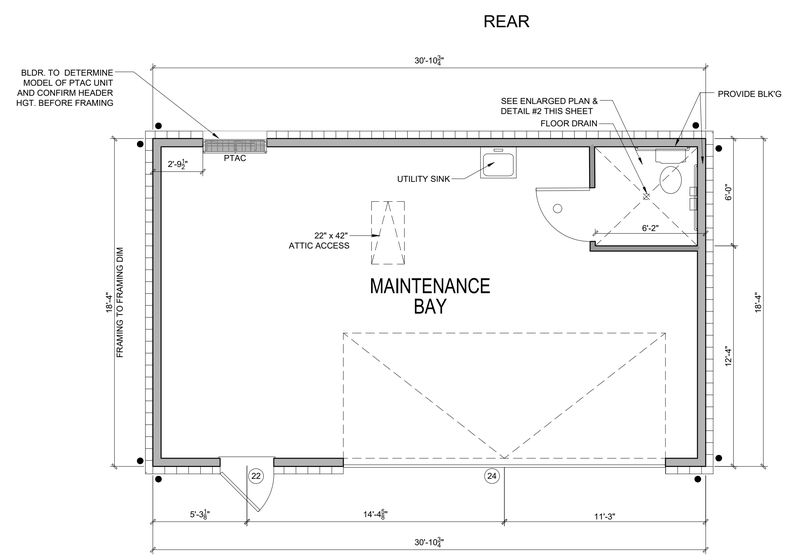
- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = FIBER CEMENT HORIZONTAL SIDING
- = FIBER CEMENT VERTICAL SIDING PANELS W/ 2" FIBER CEMENT BATTENS
- = BRICK VENEER
- = ROWLOCK/SOLDIER COURSE





5 MAINTENANCE BUILDING - ELEVATIONS

Scale: 1/4" = 1'-0"



SQUARE FOOTAGE	
GARAGE / MAINTENANCE BAY =	566

1 MAINTENANCE BUILDING - FLOOR PLAN

Scale: 1/4" = 1'-0"

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PLANWORX ARCHITECTURE, PA — REGISTERED ARCHITECTURAL CORPORATION — CERT. NO. 50909 — N.C. — RALEIGH, NC

Evolve at Grove Park
Evolve Companies
Fruitland Park, FL
Design Development Review Set

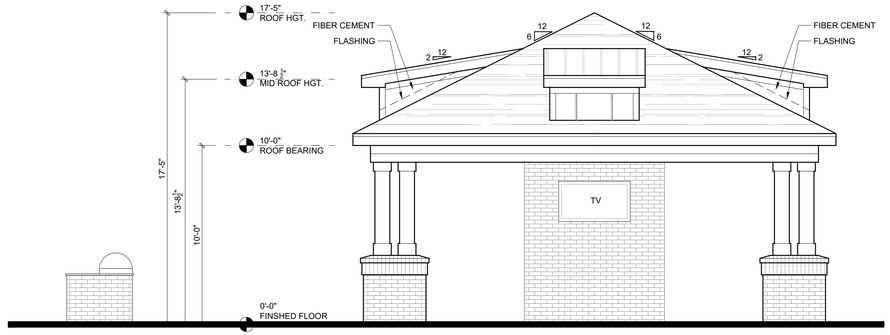
PROGRESS DATE: 07-18-23
ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

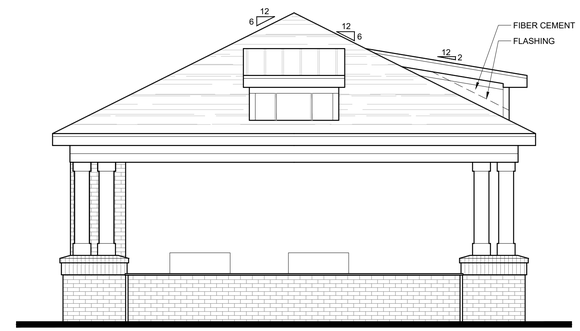
PROJECT NO: 000923
DRAWN BY: JT, AM
CHECKED BY: MM

SHEET TITLE: Maintenance Building Plans & Elevations

SHEET NUMBER: A714



FRONT ELEVATION

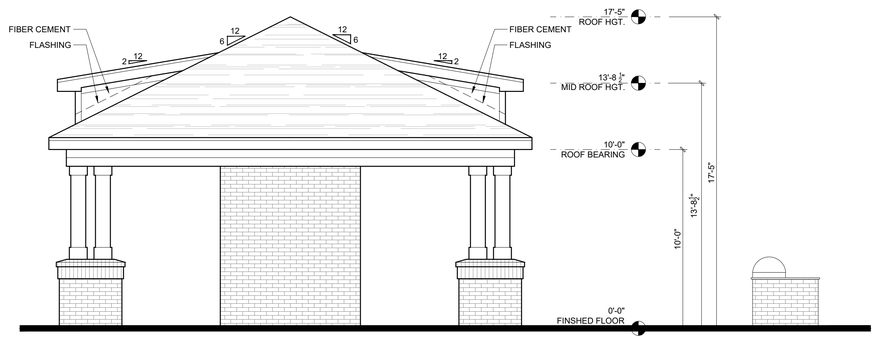


LEFT ELEVATION

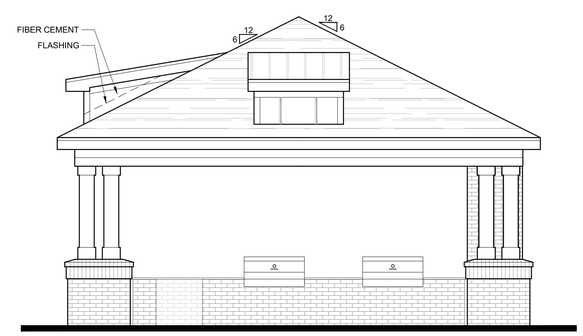
EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = FIBER CEMENT PANEL BD W/ 2" BATTENS AT 16" O.C. PER ELEVATION
- = FIBER CEMENT LAP SIDING
- = BRICK VENEER
- = BRICK ROWLOCK SILL
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.
- = WINDOW FIBER CEMENT TRIM (TYP.) PER BUILDER
- = 4" CORNER/WALL FIBER CEMENT TRIM (TYP.) PER BUILDER

CORNER BOARDS TO BE 6" FIBER CEMENT TRIM



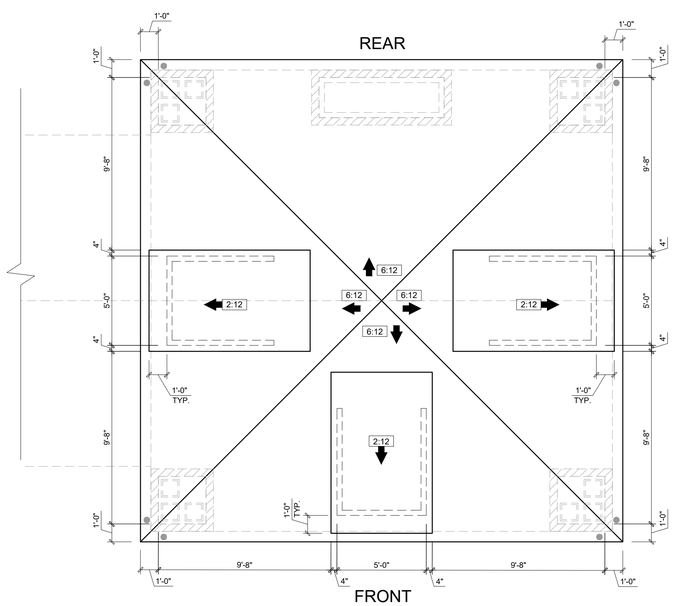
REAR ELEVATION



RIGHT ELEVATION

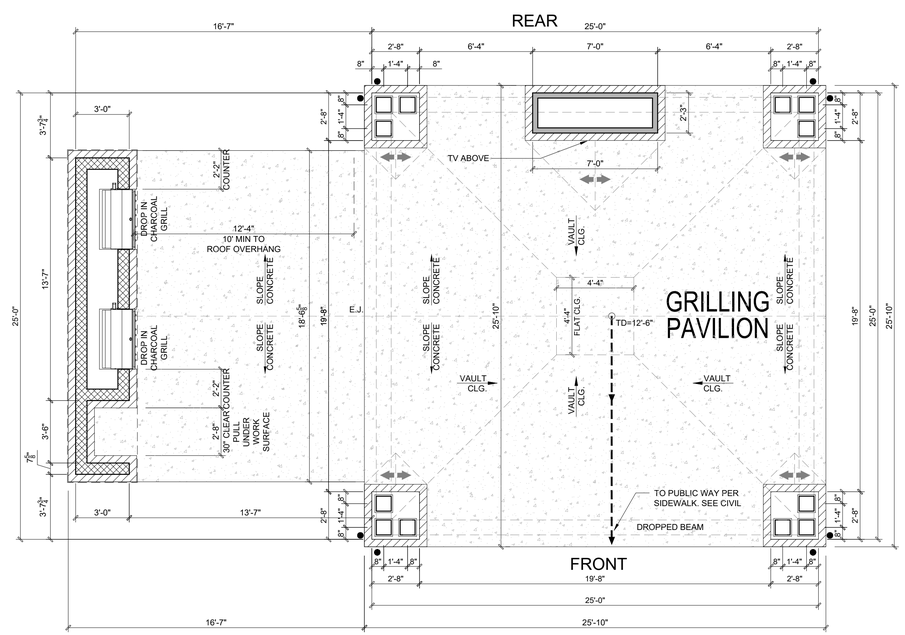
3 GRILLING PAVILION - ELEVATIONS

Scale: 1/4" = 1'-0"



2 GRILLING PAVILION - ROOF PLAN

Scale: 1/4" = 1'-0"



SQUARE FOOTAGE

PAVILION FLOOR = 625

● = DOWNSPOUT

1 GRILLING PAVILION - FLOOR PLAN

Scale: 1/4" = 1'-0"

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Evolve at Grove Park

Evolve Companies

Fruitland Park, FL

Design Development Review Set

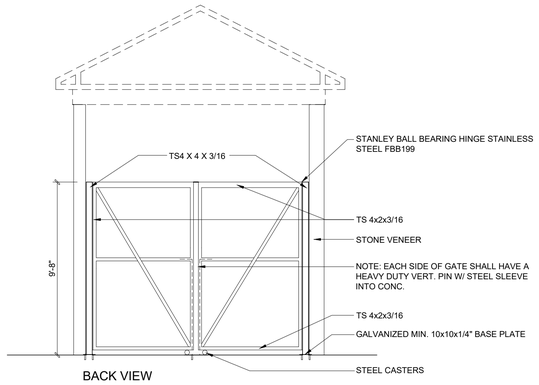
PROGRESS DATE:	07-18-23
ISSUE DATE:	

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

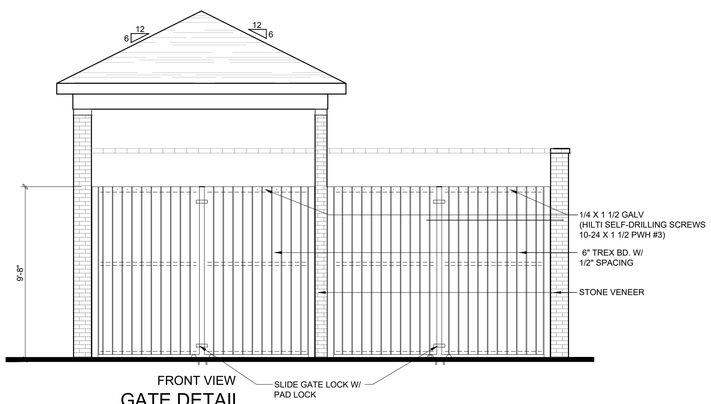
PROJECT NO:	000923
DRAWN BY:	JT, AM
CHECKED BY:	MM

SHEET TITLE: Grilling Pavilion Plans & Elevations

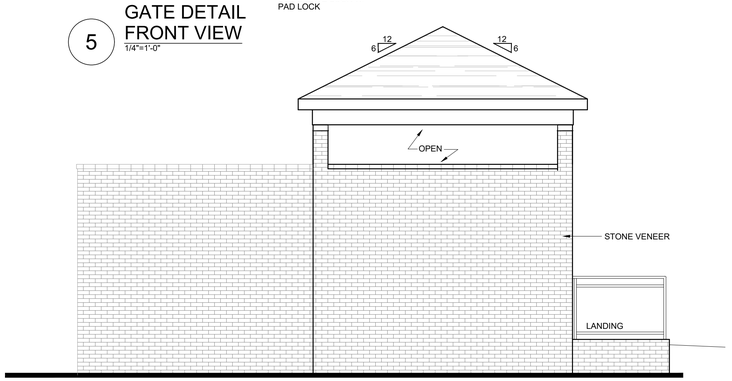
SHEET NUMBER: A715



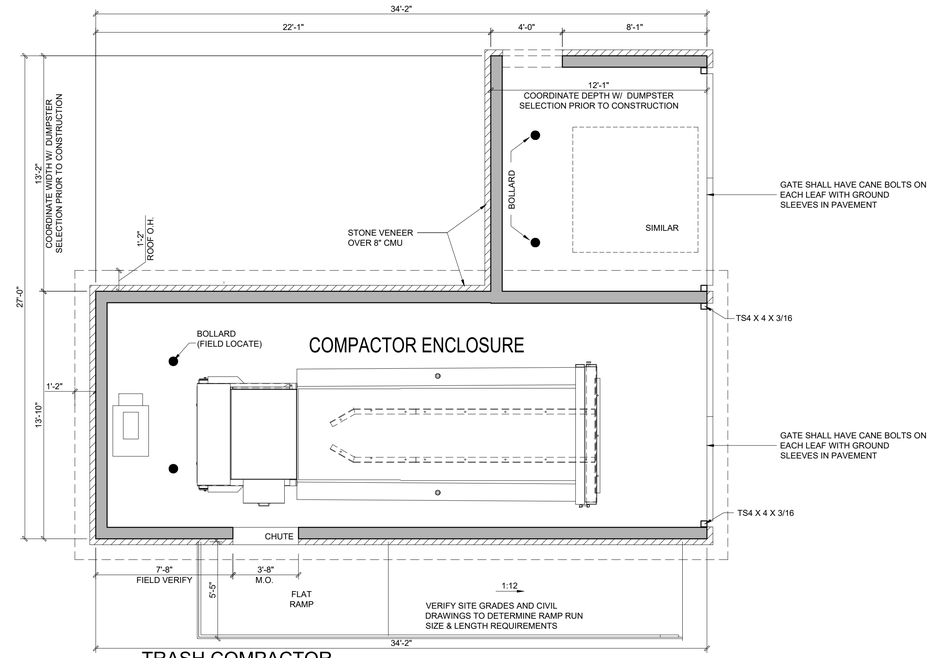
4 GATE DETAIL BACK VIEW
1/4"=1'-0"



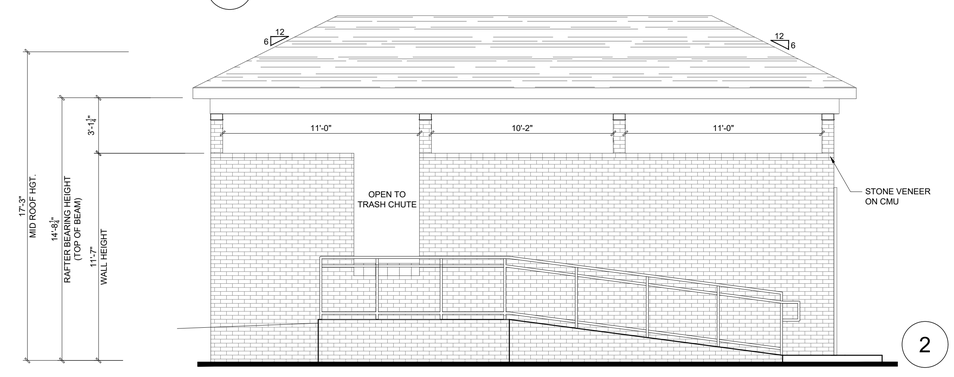
5 GATE DETAIL FRONT VIEW
1/4"=1'-0"



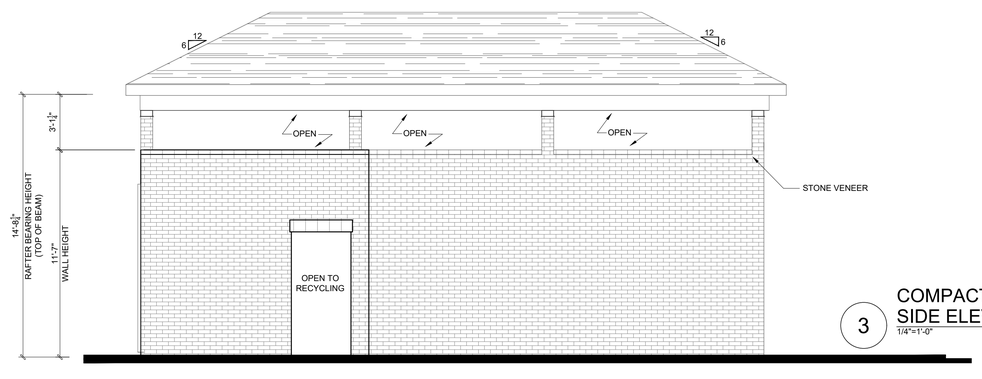
6 COMPACTOR ENCLOSURE REAR ELEVATION
1/4"=1'-0"



1 TRASH COMPACTOR ENCLOSURE PLAN
1/4"=1'-0"



2 COMPACTOR ENCLOSURE SIDE ELEVATION
1/4"=1'-0"



3 COMPACTOR ENCLOSURE SIDE ELEVATION
1/4"=1'-0"

1 TRASH COMPACTOR - PLAN & ELEVATIONS
SCALE: 1/4"=1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
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Evolve at Grove Park
Evolve Companies
Fruitland Park, FL
Design Development Review Set

PROGRESS DATE: 07-18-23
ISSUE DATE:

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO: 000923
DRAWN BY: JT, AM
CHECKED BY: MM
SHEET TITLE: Compactor Enclosure Plans & Elevations
SHEET NUMBER: A718

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

SITE PLAN

Owner: **Evolve Companies, LLC, John McDonald**

Engineer: **Upham, Inc., Roger Strcula, P.E.**

General Location: **North side of CR 466-A and east of Oliver Lane**

Number of Acres: **19.56 ± acres**

Existing Zoning: **Mixed Use PUD**

Existing Land Use: **Commercial and MF High Density**

Date: **August 28, 2023**

Description of Project

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as "The Hawthorne's". The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

	Surrounding Zoning	**Surrounding Land Use**
North	County Agriculture and R-7	County Rural
South	Village of Fruitland Park DRI	Village of Fruitland Park DRI
East	C-2	Commercial
West	Commercial PUD	Commercial

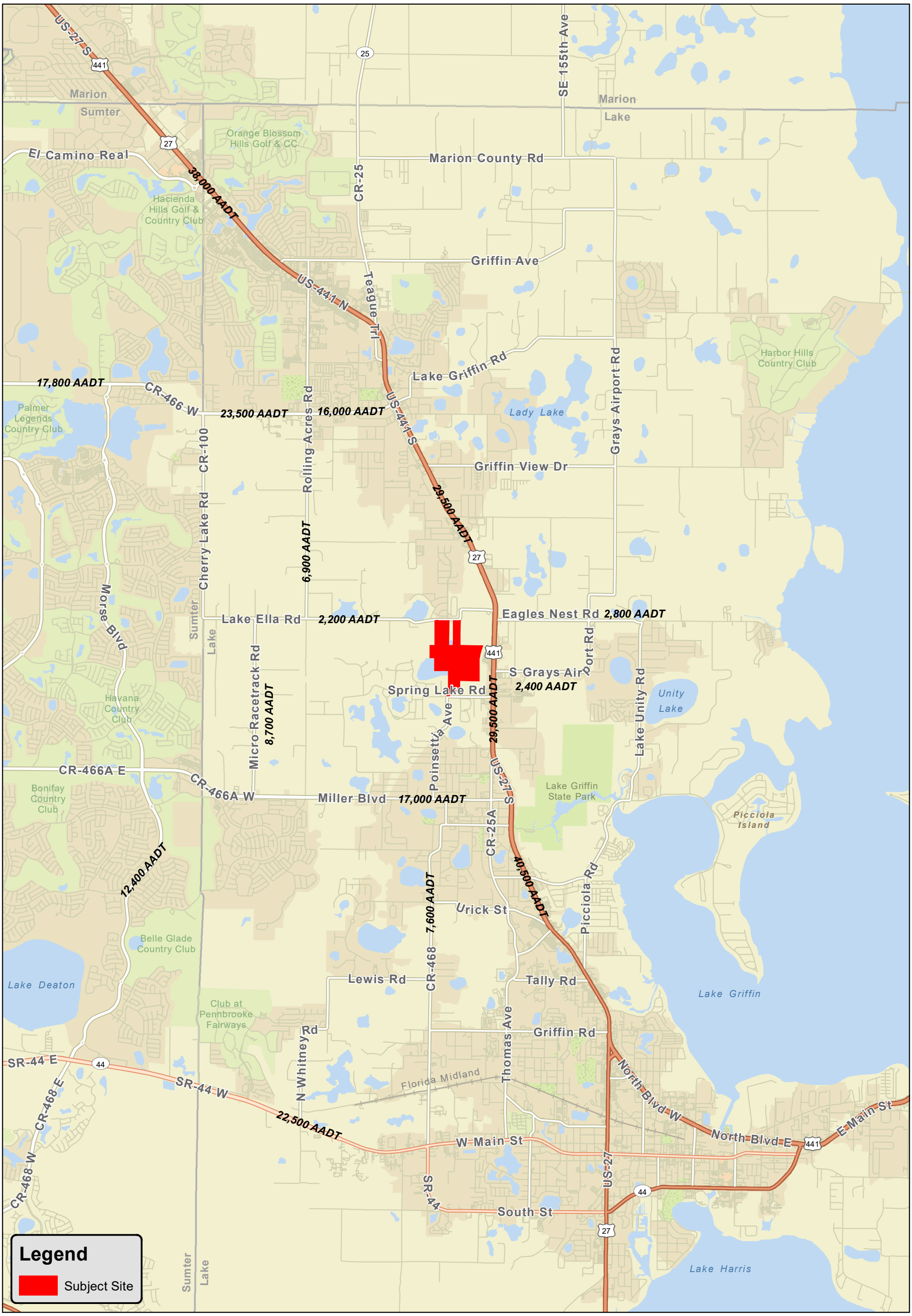
Assessment

Review Comments

All planning comments have been addressed.

Recommendation

Planning staff recommends approval. Please be advised that a separate sign permit will be required.

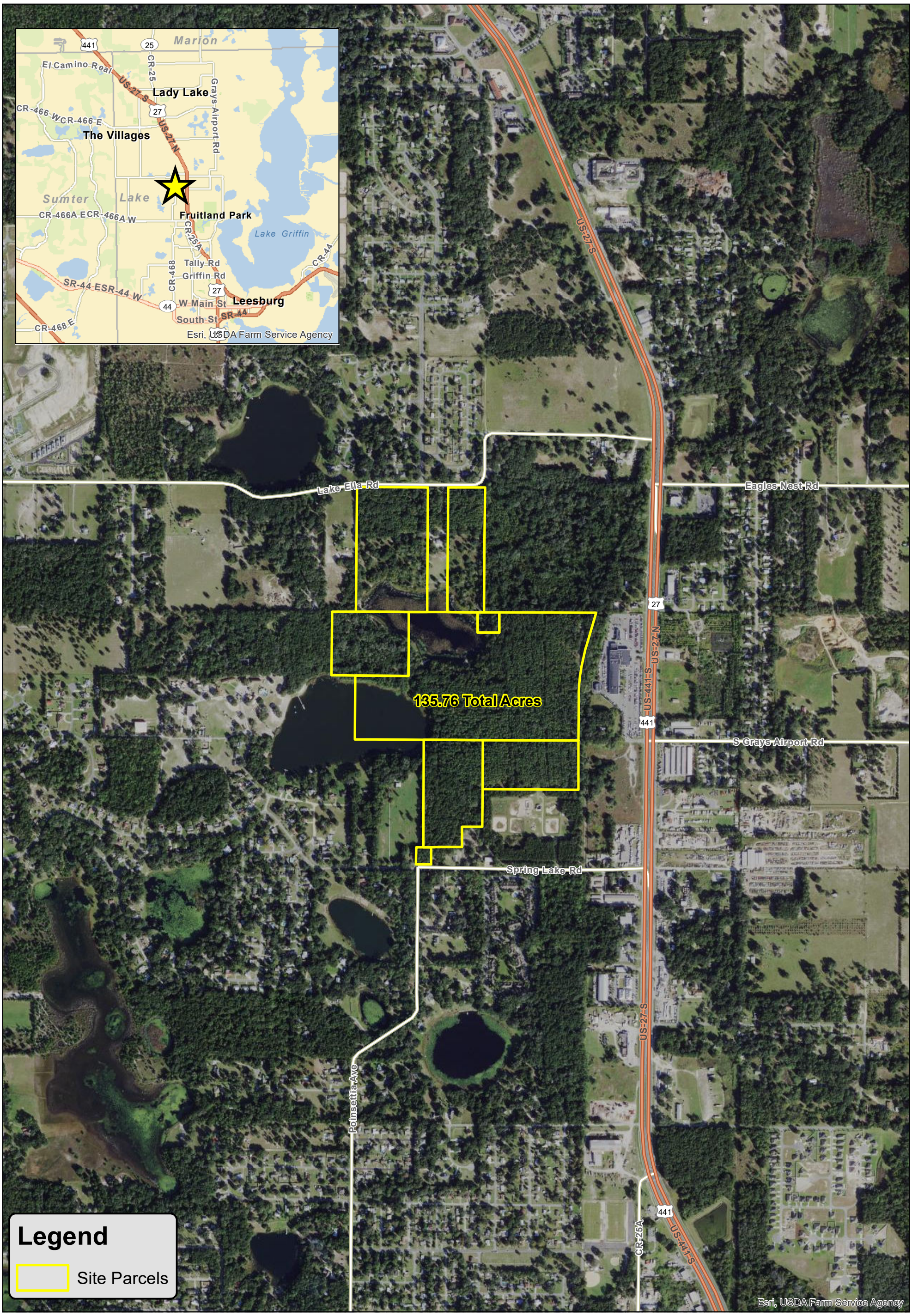


The Villages at Lake Geneva

Location and Traffic Map (FLDOT 2021 Counts)

0 0.25 0.5 1
Miles

N



WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

The Villages at Lake Geneva

Aerial Map

0 250 500 1,000
Feet

N

A variance to modify Section 157.080(a)(4)(C) iii of the code for the City of Fruitland Park to permit corrugated polyethylene pipe (HP) under roads.
Section 157.080(a)(4)(C) iii reads:

iii) ***Storm Sewers***

The following is a list of minimum standards for storm sewers:

a Material: reinforced concrete, asphalt coated corrugated metal, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.

b Minimum Size: Eighteen (18) inches or equal.

c. Minimum Cover: Per FDOT standards.

d Junctions: Inlet or manhole required at each change of alignment, grade, size or material. Maximum length between manholes shall be 300 feet for pipe sizes of 18 inches or less, 400 feet for pipes up to 42 inches, and 500 feet for 42 inches and above or as approved by the Public Works Director or designee.

e End Treatment: Inlet, manhole, headwall, mitered end sections or flared end sections.

The justification for the variance is that under the code the use of corrugated polyethylene pipe (HP) is permitted everywhere except under roads. While the roads will be dedicated to the city the maintenance of the roads and drainage will be done by the Homeowners Association/Community Development District. The use of polyethylene pipe (HP) is permitted by the Florida Department of Transportation (FDOT), Lake County and many other municipalities in Central Florida. A copy of the letter from Lake County approving the use of Class II Polypropylene Pipe (HP Storm) is attached. The conditions outlined in the letter will be met. While not a justification for the use of HP pipes, the cost differential between RCP and HP has increased greatly in the past 3 years, making the use of HP Pipe very attractive. The quality of material and longevity increased greatly with HP pipe. This becomes apparent with the acceptance of HP pipes in Right-of-Ways in the majorities of jurisdictions thru-out central Florida, notably FDOT and Lake County.

iii) ***Storm Sewers***

The following is a list of minimum standards for storm sewers:

[a] Material: reinforced concrete, asphalt coated corrugated metal, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.

[b] Minimum Size: Eighteen (18) inches or equal.

c. Minimum Cover: Per FDOT standards.

[d] Junctions: Inlet or manhole required at each change of alignment, grade, size or material. Maximum length between manholes shall be 300 feet for pipe sizes of 18 inches or less, 400 feet for pipes up to 42 inches, and 500 feet for 42 inches and above or as approved by the Public Works Director or designee.

[e] End Treatment: Inlet, manhole, headwall, ~~metered~~ mitered end sections or flared end sections.

VIA EMAIL echurch@fruitlandpark.org

October 27, 2023

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: Enclave at Lake Geneva Variance Request for HP Pipe (Halff AVO 043866.123) Review #1

Dear Ms. Church:

Per an email request dated October 26, 2023, I have reviewed the documents which were included in Dropbox for the above referenced project. Based on my review, Halff does not object to the variance provided that post inspection services are provided by the pipe manufacturer as discussed in the pre-application meeting on 10-24-23 with Mr. Richard Wohlfarth and city staff.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:am

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

VARIANCE – ENCLAVE AT LAKE GENEVA

Owner:	**Lake Saunders Groves Land, LLP**
Engineer:	**W/C Group, Richard Wohlfarth, P.E.**
General Location:	**South of Lake Ella Road and west of US 27/441**
Number of Acres:	**135 ± acres**
Existing Zoning:	**PUD**
Existing Land Use:	**Multi-Family High Density**
Date:	**November 2, 2023**

Description of Project

The applicant is requesting a variance from the subdivision design criteria (Chapter 157, Section 157.080(a)(4)(C) iii) to utilize corrugated polyethylene pipe (HP) instead of the required reinformed concrete pipe.

Assessment

The applicant has submitted the following justification for the variance. The use of polyethylene pipe (HP) is permitted everywhere except under roads. The use of HP is permitted by the FDOT, Lake County and other municipalities in Central Florida. The applicant submitted a letter from Lake County indicating that Lake County approves the use of 12-inch through 48-inch Class II Polypropylene pipe (such as HP Storm) as approved by FDOT for all gravity flow storm drainage applications. Class II Polypropylene Pipe is approved for use in the right of way including cross drains under Arterial, Collector, and major roadways within Lake County provided the following criteria is met:

1) Minimum and Maximum cover heights should follow the requirements set forth in the FDOT Drainage Manual, Appendix C, as reiterated in Table 1. Polypropylene pipe can be installed in deeper conditions once supporting calculations and documentation associated with this analysis are approved.
    a. Polypropylene Pipe is required to be installed with an RCP end section.

b. Polypropylene Pipe is Wall Zone installations should follow the requirements set forth in the FDOT Drainage Manual Section 3.11, Appendix D and in the latest version of FDOT Standard Specifications, section 430-4.1.
c. FDOT's pipe repair matrix should be used as guidance for any repairs
d. Polypropylene Pipe must be produced from a FDOT approved production facility for Class II Polypropylene Pipe
e. Class I Polypropylene Pipe is not accepted for use within Lake County roadways

Chapter 157, Section 157.110(d) outlines the review criteria for variances from required improvements or design criteria as follows:

1) Topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant.

There are no topographic or other physical conditions that exist associated with the site to prevent the use of reinforced concrete pipe.

2) Literal interpretation of the Land Development Code would result in unnecessary and undue hardship on the applicant.

The applicant has submitted their justification for the requested variance. The Fruitland Park Land Development Regulations allow the use of HP is permitted for use everywhere except under roads. The roadways in the proposed development will be dedicated to the public; however, ownership and maintenance of the roadways and drainage system will be the responsibility of the Homeowners Association or a Community Development District (CDD); therefore, the City of Fruitland Park will not be responsible. In addition, Lake County and FDOT also allow for use of polyethylene pipe (HP) under roadways. The applicant also stated that although not a justification for use of the HP pipes, the cost differential between RCP and HP has increased greatly in the past 3 years, making the use of HP pipe very attractive. The quality of material and longevity increased greatly with HP pipe. This becomes apparent with the acceptance of HP pipes in rights of ways in the majorities of jurisdictions through out central Florida, notably FDOT and Lake County.

The City Commission may attach any such conditions to the variance as will assure that the variance will not result in noncompliance with the intent and purpose of this Chapter.

Recommendation

Since the use of HP and reinforced concrete pipe is an engineering issue rather than a planning issue, staff defers to the City Engineers. The City Engineer has recommended that post inspection services are provided by the pipe manufacturer.

Should the City Commission approve the variance it is recommended that the conditions outlined by Lake County and the City Engineer be incorporated.