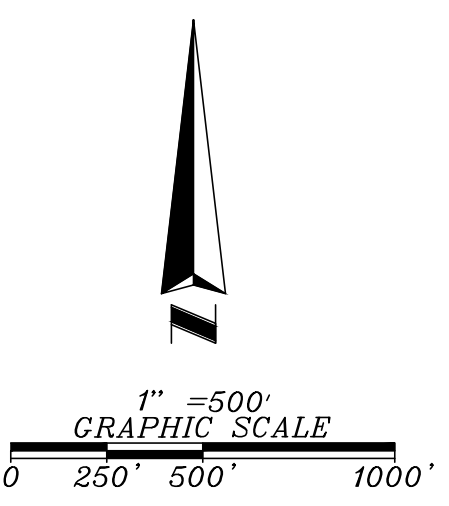


LEGAL DESCRIPTION

PARCEL A: THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND LESS AND EXCEPT THE NORTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. AND: THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; RUN THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID SECTION 24. THENCE SOUTH TO THE POINT OF BEGINNING.



SCHEDULE B-II EXCEPTIONS

- ITEMS 1-6, AND 8 ARE NON-SURVEY RELATED.
ITEM 7 IS DELETED.
9. EASEMENT GRANTED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 18, 1955 IN DEED BOOK 361, PAGE 371, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL A) AS SHOWN.
10. MINERAL RESERVATIONS IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 27, 1957 IN BOOK 6, PAGE 398, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; WITHOUT THE RIGHT OF ENTRY AND/OR EXPLORATION. (PARCEL A) NOTHING TO PLOT.
11. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 9, 1979 IN BOOK 686, PAGE 917, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL A) AS SHOWN.
12. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 9, 1979 IN BOOK 686, PAGE 919, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL A) AS SHOWN.
13. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED JULY 18, 1986 IN BOOK 883, PAGE 2133, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL A) AS SHOWN.
14. MINERAL RESERVATIONS IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 27, 1957 IN BOOK 6, PAGE 398, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; WITHOUT THE RIGHT OF ENTRY AND/OR EXPLORATION. (PARCEL B) NOTHING TO PLOT.
15. DECLARATION OF ACCESS EASEMENT AND SECOND MODIFICATION TO ROADWAY EASEMENT AGREEMENT RECORDED NOVEMBER 4, 2004 IN BOOK 2690, PAGE 2279, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL B) AS SHOWN.
16. TERMS AND CONDITIONS OF THAT UNRECORDED FORESTRY MANAGEMENT AGREEMENT BY AND BETWEEN MARINA LANDING, INC. AND KENNETH R. WALKER DATED JUNE 28, 2004. (PARCEL B) NOTHING TO PLOT.
17. MINERAL RESERVATIONS IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 18, 1955 IN DEED BOOK 361, PAGE 371, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; WITHOUT THE RIGHT OF ENTRY AND/OR EXPLORATION. (PARCEL C) NOTHING TO PLOT.
18. MINERAL RESERVATIONS IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 15, 1955 IN DEED BOOK 372, PAGE 442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; WITHOUT THE RIGHT OF ENTRY AND/OR EXPLORATION. (PARCEL C) NOTHING TO PLOT.
19. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 9, 1979 IN BOOK 686, PAGE 991 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL C) AS SHOWN.
20. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 9, 1979 IN BOOK 686, PAGE 993, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL C) AS SHOWN.
21. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 24, 1979 IN BOOK 687, PAGE 1114, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PARCEL C) AS SHOWN.
22. TERMS AND CONDITIONS OF THAT UNRECORDED FORESTRY MANAGEMENT AGREEMENT BY AND BETWEEN MARINA LANDING, INC. AND KENNETH R. WALKER DATED JUNE 28, 2004. (PARCEL C) NOTHING TO PLOT.
23. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DECLARATION OF UNITY OF TITLE RECORDED IN BOOK 3817, PAGE 94. (ALL PARCELS) NOTHING TO PLOT.
24. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2012-10 RECORDED IN BOOK 4141, PAGE 961. (ALL PARCELS) NOTHING TO PLOT.
25. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NOTHING TO PLOT.

LEGEND

- RECOVERED SURVEY MONUMENT
RECOVERED SURVEY MONUMENT (UNLESS OTHERWISE NOTED)
RADIUS
CENTRAL ANGLE
ARC LENGTH
CHORD LENGTH
CHORD BEARING
UTILITY POLE
GUYWIRE
SANITARY MANHOLE
LIGHT POLE
STORM MANHOLE
PAGE
BASE FLOOD ELEVATION
FIRE HYDRANT
WATER VALVE
GAS VALVE
EDGE OF PAVEMENT
PROFESSIONAL SURVEYOR AND MAPPER
LICENSED SURVEYOR
PERMANENT REFERENCE MONUMENT
PERMANENT CONTROL POINT
POINT OF INTERSECTION
POINT OF TANGENCY
POINT OF CURVATURE
RADIUS POINT
DRAINAGE & UTILITY EASEMENT
SIGN
OVERHEAD UTILITY LINE
FLORIDA POWER CORPORATION
OFFICIAL RECORDS BOOK
WOOD & WIRE FENCE

SURVEYOR'S CERTIFICATE

To Avalon Groves, LLC; Larspur Land LLC; Stonehill Institutional Partners, L.P.; Heartstone Lake County, LLC; First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on September 5, 2014.

- 1. This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
2. The property described hereon is the same as the property described in Legal Description, First American Title Insurance Company Commitment No. 5011612-NCS-670753-SD, with an effective date of May 28, 2014 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
3. The Property is located within an area having a Zone Designation X, A, AND AE by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12069C0675 E, with an effective date of December 18, 2012, for community No. 120421, Lake County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the Property is situated.
4. The Property has direct access to Sawgrass Plantation Boulevard. There is no observed evidence of current earth moving work, building construction or building additions at the Property.
5. There are no proposed changes in street right of way lines affecting the Property.
6. There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
7. There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.

SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST HAVING A BEARING N00°08'53"E, PER DESCRIPTION.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 5011612-NCS-670753-SD, FILE NO. NCS-670753-SD, DATED MAY 28, 2014.
4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12069C 0675 E, DATED 12/18/2012, AND FOUND THE SUBJECT PROPERTY LIES IN THREE ZONES. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ZONE "A" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD DETERMINED AND ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD DETERMINED.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK WITH ZONE DESIGNATION (H 465) HAVING AN ELEVATION OF 113.48' NAVD 88 DATUM

Table with columns: DATE, BY, CHG, REVISIONS, FIELD UPDATE BOUNDARY AND NEW TITLE, CLIENT COMMENTS.

B O U N D A R Y S U R V E Y
O F
A V A L O N G R O V E S
S E C T I O N S 1 3 , 1 4 , 2 3 & 2 4 T O W N S H I P 2 4 S O U T H ,
R A N G E 2 6 E A S T
L A K E C O U N T Y , F L O R I D A



Table with columns: JOB NO., FIELD DATE, SCALE, DRAWN BY, APPROVED BY, DRAWING FILE.

DAVID M. DeFILIPPO Date
Florida Professional Land Surveyor No. 5038

ABBREVIATIONS

A	AREA ANCHOR BOLT ABANDON(ED) ACRE(S) ACRE FOOT/FEET ASBESTOS CEMENT PIPE ADDITIONAL AVERAGE DAILY TRAFFIC ALUMINUM ALTERNATE BEFORE NOON AMPERE(S) APPROXIMATE AIR RELEASE VALVE ASPHALT ASSEMBLY AVERAGE AZIMUTH	F	FRAME AND COVER FLOOR DRAIN FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION FINISHED FLOOR FINISHED GRADE FURNISH AND INSTALL FIGURE FINISHED FITTING FENCE LINE FLOOR FLEXIBLE FLANGE FORCE MAIN FOUND FEET PER HOUR FEET PER MINUTE FEET PER SECOND FEET/FOOT FOOTING	P	POINT OF CURVATURE POINT OF COMPOUND CURVATURE POLYETHYLENE PIPE PROFILE GRADE POINT POINT OF INTERSECTION PROPERTY LINE POINT OF BEGINNING PUSH ON JOINT POWER POLE PHONE RISER POINT OF REVERSE CURVATURE PRESSURE PROJECT PROPOSED POINT OF REVERSE VERTICAL CURVE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT POWER
B	BACKFLOW PREVENTER BASELINE BUILDING BOULEVARD BENCHMARK BOUNDARY BLOWOFF BACK OF CURB BOTTOM BEARING BOTTOM OF SLOPE BUTTERFLY VALVE	G	GAUGE GALLON GALVANIZED GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GUARD RAIL GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GUY WIRE GROUND WATER TABLE	Q	FLOW RATE
C	CAPACITY CATCH BASIN CENTER TO CENTER CEMENT CUBIC FEET CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CURB AND GUTTER CAST IRON CAST IRON PIPE CONSTRUCTION JOINT CENTER LINE CONCRETE LIGHT POLE CLEAR/CLEARANCE CLASS CONCRETE MONUMENT CORRUGATED METAL PIPE CORRUGATED METAL PIPE ARCH COUNTY COUNTY CLEANOUT COLUMN COMPLETE CONCRETE CONNECTION CONSTRUCTION(ION) CONTINUOUS COORDINATE(S) CORNER COUPLING CONCRETE POWER POLE CONTROL STRUCTURE COATING CENTER CABLE TELEVISION CULVERT CUBIC YARD CYLINDER	H	HOSE BIBB HIGH DENSITY POLYETHYLENE HARDWARE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRAULIC	R	RADIUS REINFORCED CONCRETE PIPE REINFORCED CONCRETE PIPE ARCH ROAD ROADWAY REDUCER REFERENCE REINFORCE(D) REQUIRED REVISE/REVISION REVOLUTIONS PER MINUTE RAILROAD RIGHT RELIEF VALVE RIGHT-OF-WAY REUSE WATER MAIN
D	DOUBLE DEGREE DEFLECTION DEPARTMENT DETAIL DESIGN HIGH WATER LEVEL DUCTILE IRON DIAMETER DIAGONAL DIMENSION DUCTILE IRON PIPE DISCHARGE DISTANCE DROP MANHOLE DOWN DRAIN DRAWING DRIVEWAY	I	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT INSTALL IRON PIPE IRON ROD INTERSECT/INTERSECTION INVERT	S	SOUTH SANITARY SEWER SPASH BLOCK SCHEDULE SIDE DRAIN SHELF DRAIN SOUTHEAST SECONDS SECTION SHEET SEASONAL HIGH GROUND WATER TABLE SIMILAR SETBACK LINE SLOPE SHEET METAL SPECIFICATION(S) SQUARE SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQUARE YARD(S) STATE ROAD STAINLESS STEEL STREET STATION STANDARD STEEL STRUCTURE STORM SEWER SUPPORT SUSPEND/SUSPENSION SERVICE SOUTHWEST SIDEWALK SYMBOL(S) SYMMETRICAL SYSTEM
E	EAST EACH EDGE OF CONCRETE ENERGY DISSIPATOR EACH FACE EFFLUENT EXISTING GRADE EASEMENT LINE ELBOW ELECTRIC ELEVATION ELLIPSE/ELLIPTICAL ENCASMENT ENGINEER(ING) EDGE OF PAVEMENT EQUAL/EQUATION EQUIPMENT EQUIVALENT EASEMENT ESTIMATE EACH WAY ENDWALL EXCAVATE/EXCAVATION EXISTING EXPAND/EXPANSION EXTEND/EXTENSION	J	JUNCTION BOX JUNCTION JOIST JOINT	T	TANGENT TURBIDLOCK TOP AND BOTTOM TIME OF CONCENTRATION TRENCH DRAIN TD TOTAL DYNAMIC HEAD TECHNOLOGICAL/TECHNICAL TEMPORARY TERMINAL MANHOLE TOP OF BANK TOC TOE OF CURB TOE OF SLOPE TOTAL TOP OF SLOPE TOWNSHIP TYPICAL
F	FINISHED FLOOR FINISHED GRADE FURNISH AND INSTALL FIGURE FINISHED FITTING FENCE LINE FLOOR FLEXIBLE FLANGE FORCE MAIN FOUND FEET PER HOUR FEET PER MINUTE FEET PER SECOND FEET/FOOT FOOTING	L	LENGTH LATITUDE LATERAL LB LINEAR FEET/FOOT LONG LIMIT(S) LIGHT POLE LONG LEFT LOW WATER LEVEL	U	UNDERDRAIN UNDERGROUND UNLESS OTHERWISE NOTED UNDERGROUND TELEPHONE CABLE
G	GAUGE GALLON GALVANIZED GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GUARD RAIL GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GUY WIRE GROUND WATER TABLE	M	MAINTENANCE MATERIAL MAXIMUM MECHANICAL MITERED END MANUFACTURER MILLION GALLONS PER DAY MANHOLE MANHOLE COVER MEAN HIGH WATER LEVEL MINIMUM MISCELLANEOUS MECHANICAL JOINT METAL LIGHT POLE MEAN LOW WATER LEVEL MONUMENT MILES PER HOUR MEAN SEA LEVEL MOUNTING	V	VALVE BOX VERTICAL CURVE VITRIFIED CLAY PIPE VERTICAL VERTICAL POINT OF CURVE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY
H	HOSE BIBB HIGH DENSITY POLYETHYLENE HARDWARE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRAULIC	N	NORTH NORTH NOT APPLICABLE NAIL AND CAP NORTHEAST NATURAL GROUND NOT IN CONTRACT NUMBER NO OR # NOMINAL NOT TO SCALE NORTHWEST NORMAL WATER LEVEL	W	WEST WITH WATER MAIN WITHOUT WATER/WEATHER PROOF WOOD POWER POLE WATER SURFACE WET SEASON WATER TABLE WEIGHT WATER VALVE WELDED WIRE FABRIC WELDED WIRE MESH
I	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT INSTALL IRON PIPE IRON ROD INTERSECT/INTERSECTION INVERT	O	ON CENTER OUTSIDE DIAMETER OR EQUAL OPENING OPPOSITE OVAL REINFORCED CONCRETE PIPE OUTFALL STRUCTURE OVERFLOW OVERHEAD	Y	YARD YEAR
J	JUNCTION BOX JUNCTION JOIST JOINT	P	POINT OF CURVATURE POINT OF COMPOUND CURVATURE POLYETHYLENE PIPE PROFILE GRADE POINT POINT OF INTERSECTION PROPERTY LINE POINT OF BEGINNING PUSH ON JOINT POWER POLE PHONE RISER POINT OF REVERSE CURVATURE PRESSURE PROJECT PROPOSED POINT OF REVERSE VERTICAL CURVE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT POWER	Z	AND AT DELTA

EXISTING SYMBOLS

	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

SANITARY

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

	WATER MAIN PVC PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN

	STORM SEWER		FDOT TYPE 1 INLET
	MANHOLE		FDOT TYPE 2 INLET
	MITERED END		FDOT TYPE 3 INLET
	STORM INLET		FDOT TYPE 4 INLET
	FDOT TYPE 6 INLET		FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

	BENCHMARK		GUY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		WOOD UTILITY POLE		DIRT ROAD
	SET 4x4 CM		CONCRETE UTILITY POLE		8" MAPLE TREE
	SET IRON ROD		ELECTRIC MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE MANHOLE		8" PINE TREE
	CONCRETE		TELEPHONE RISER		8" PALM TREE
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER		8" MISC. TREE
	INTERSTATE ROADS		WELL		
	STATE ROADS		MONITORING WELL		
	WOOD AND/OR METAL LIGHT POLE		RR CROSSING SIGN		
	CONCRETE LIGHT POLE		RR CROSSING GATE		
	YARD LIGHT		TRAFFIC SIGNAL POLE		
	MISCELLANEOUS SIGN		SATELLITE DISH		
	SECTION CORNER		GUY WIRE		
	EDGE OF PAVEMENT W/O CURB		HANDICAP PARKING		
	EDGE OF PAVEMENT W/CURB		SPOT ELEVATION		

PROPOSED SYMBOLS

	BOUNDARY		CONSERVATION SETBACK
	CENTER LINE		CHAIN LINK FENCE
	CONTOUR		EASEMENT
	FENCE		GUARDRAIL
	LOT LINE		PROPERTY LINE
	RETAINING WALL		RIGHT-OF-WAY LINE
	SETBACK LINE		SHORELINE
	SWALE		TREE LINE

SANITARY

	100 LF SAN 8 PVC 0.40%		100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT		DOUBLE SANITARY SERVICE
	FORCE MAIN PVC PIPE		MANHOLE

WATER & REUSE WATER

	WATER MAIN PVC PIPE		11 1/2" BEND
	12 1/2" BEND		45° BEND
	90° BEND		TEE
	CHECK VALVE		DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE		GATE VALVE
	FIRE HYDRANT		METER
	BACKFLOW PREVENTER		SAMPLE POINT
	RECLAIM WATER MAIN		REUSE WATER SYSTEM CONNECTION
	DOUBLE REUSE WATER SERVICE		

	100 LF STS 24 HDPE @ 0.20%		100 LINEAR FEET STORM PIPE
	24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20%		UNDERDRAIN 8" PVC PIPE
	DRAINAGE FLOW DIRECTION		FDOT INLET TYPE 1
	FDOT INLET TYPE 2		FDOT INLET TYPE 3
	FDOT INLET TYPE 4		FDOT INLET TYPE 5
	FDOT INLET TYPE 6		MANHOLE
	MITERED END SECTION		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SPOT ELEVATION		STORM INLET

HIGHWAY & UTILITIES

	BOUND CORNER		CONCRETE
	COUNTY ROADS		DETAIL REFERENCE
	DUMPSTER PAD		FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE		HANDICAP PARKING
	INTERSTATE ROADS		LIGHT POLE
	SIGNS		SECTION CORNER
	STATE ROADS		SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING		UTILITY POLE
	BLDG OR STRUCTURE		TYPE F CURB & GUTTER
	MIAMI CURB		CROSS SECTION DETAIL

MADDEN
BROOKHOLD & GLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SYMBOLS AND ABBREVIATIONS FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

DATE	REVISIONS
11/11	1
10/10	2
09/09	3
08/08	4
07/07	5
06/06	6
05/05	7
04/04	8
03/03	9
02/02	10
01/01	11

JOB #	13021
DATE:	9/16/15
SCALE:	NTS
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

GENERAL NOTES

- ALL DESIGN & CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CODES, REGULATIONS & REQUIREMENTS OF THE LAKE COUNTY LAND DEVELOPMENT CODE (L.D.C.), THE LATEST ENGINEERING STANDARDS MANUAL (E.S.M.), ROADWAY AND TRAFFIC STANDARDS (R.T.S.) & THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE & UTILITY CONSTRUCTION (S.S.R.B.U.C.) ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, & THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
- THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD IF DISTURBED OR DESTROYED. THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS DIRECTED TO NOTIFY MADDEN ENGINEERING INC., PHONE (407) 629-8330, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY F.D.O.T. AND LAKE COUNTY STANDARDS AND SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS TO LAKE COUNTY PRIOR TO CONSTRUCTION. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND LAKE COUNTY AND F.D.O.T. APPROVED PROCEDURES.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PROJECT ENGINEER UPON PROJECT COMPLETION.
- AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
- CONTRACTOR SHALL COMPLY WITH ALL LAKE COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
- SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
- TOPOGRAPHY WAS PROVIDED BY ALLEN & COMPANY.
- SANITARY SEWER SERVICE PROVIDED BY THE CITY OF MT. DORA.
- ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
- AN UNDERGROUND UTILITY PERMIT MUST BE OBTAINED FROM THE LAKE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL TAKE SPECIAL NOTICE THAT ALL SPECIFICATIONS AND DETAILS SHOWN HEREON ARE BELIEVED TO BE THE LATEST AND MOST ACCURATE AT THE TIME OF DESIGN AND SUBMITTAL, HOWEVER THE ENGINEER DOES NOT WARRANT ANY OF THE PROVIDED SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE SUBJECT TO REVISION BY THE ISSUING MUNICIPALITIES AND AGENCIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION, TESTING AND MATERIALS CONFORM TO THE LATEST EDITIONS OF THE DESIGNATIONS INCLUDING, BUT NOT LIMITED TO THE LAKE COUNTY LAND DEVELOPMENT REGULATIONS, F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (GREEN BOOK) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY LAKE COUNTY FOR PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE PROSECUTION OF THE WORK, RESULTING FROM ANY, OMISSION, NEGLIGENCE, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
- SUMTER ELECTRIC COOPERATIVE, INC. WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED POWER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE SUMTER ELECTRIC COOPERATIVE, INC TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS IN THE WORK, AND AVOID UNNECESSARY DELAYS.
- TELEPHONE UTILITY PROVIDER WILL INSTALL THE PROPOSED TELEPHONE DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH TELEPHONE UTILITY PROVIDER TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS AND AVOID UNNECESSARY DELAYS.

WATER

- ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF MT. DORA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM TO BE OWNED & MAINTAINED BY THE CITY OF MT. DORA.
- THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
- WHERE WATER LINES CONFLICT WITH STORM AND SANITARY SEWER, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION, INSTALL 45° BENDS AS NECESSARY TO OBTAIN A MINIMUM CLEARANCE OF 18" INCHES.
- WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER WILL BE 20" AWMA C-900 PIPE CENTERED ON THE POINT OF CROSSING. WHEN WATER MAIN PARALLELS A SEWER MAIN, A SEPARATION MEASURED EDGE TO EDGE, OF AT LEAST 10" SHOULD BE MAINTAINED WHERE PRACTICAL. IN CASE EITHER THE SPECIFIED CLEARANCES OF TEN FEET/18 INCHES BETWEEN WATER MAINS AND SANITARY OR STORM SEWER ARE NOT MAINTAINED, ONE OF THE LINES MUST BE UPGRADED TO PVC C-900 (SANITARY SEWER LINES SHALL BE UPGRADED FOR WATER/SEWER CONFLICTS, THE WATER MAIN SHALL BE UPGRADED FOR WATER/STORM SEWER CONFLICTS.)

- WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 P.S.I.) IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
- ALL 4"-12" WATER LINES SHALL BE PVC PIPE AWMA C-900, DR 18, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139. FROM P.O.S. FORWARD AS DESIGNATED BY F.S. 633, PIPE SHALL BE DR-14 AND TESTED AT 200 P.S.I. FOR TWO HOURS. ALL 14"-18" WATER LINES SHALL BE PVC PIPE AWMA C-905 DR18, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139.
- GATE VALVES SHALL CONFORM TO AWMA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. THEY SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
- THE CONTRACTOR SHALL TAPE 14 GAUGE LOCATOR WIRE TO ALL WATER LINES AT 10' +/- INTERVALS.
- SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 1995 EDITION.
- NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5-1/4" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED, HYDRANTS SHALL BE POSITIONED NOT MORE THAN 18 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
- MADDEN ENGINEERING, INC. SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT HOURS (2 FULL WORKING DAYS) PRIOR TO TESTING OF THE WATER LINES, PHONE (407)629-8330.
- HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWMA C600 OR M23 AS APPLICABLE.
- DISINFECTING OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWMA C651-DISINFECTING WATER MAIN, INCLUDING ANY REQUIRED TESTING BY THE CITY OF MT. DORA.
- THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.
- CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEER'S OPTION AND AT THE CONTRACTOR'S EXPENSE.
- POTABLE WATER SYSTEM TO BE OWNED & MAINTAINED BY THE CITY OF MT. DORA.
- BLUE REFLECTORS SHALL BE INSTALLED IN THE MIDDLE OF THE TRAFFIC LANE NEAREST THE HYDRANT PER SFPC 602.5.3.
- NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- TO MAKE WET TAPS USE EITHER DUCTILE IRON MECHANICAL JOINT OR FABRICATED STEEL TAPPING SLEEVE. THIS TAPPING SLEEVE SHALL BE PROPERLY RECESSED FOR TAPPING VALVE. TAPPING VALVE SHALL BE RESILIENT SEATED GATE VALVE CONFORMING TO ANSI/AWMA C508 WITH 2" SQUARE OPERATOR NUT. MATERIAL SPECIFICATIONS ARE PER THE CITY OF MT. DORA LDC WATER DISTRIBUTION SYSTEMS.
- ALL WATER SERVICE LATERALS OR STUBOUTS SHALL BE CLEARLY MARKED BY ETCHING OR CUTTING IN THE CONCRETE CURB AND "S" FOR SANITARY AND A "W" FOR WATER. WHERE CURB DOES NOT EXIST OR IS NOT PLANNED, SERVICE LINE LOCATIONS SHALL BE ADEQUATELY MARKED BY A METHOD APPROVED BY THE CITY OF MT. DORA, BUREAU OF PUBLIC WORKS.

SANITARY SEWER

- ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35.
- ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER UNLESS OTHERWISE NOTED.
- ANY UPGRADE IN SANITARY SEWERS SHALL BE TO PVC C-900. THE USE OF DIP FOR UPGRADE IS NOT ALLOWED.
- INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
- FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
- WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF MT. DORA INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
- MADDEN ENGINEERING, INC. SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (2 FULL WORKING DAYS) PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)629-8330.
- THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.
- CONTRACTOR TO ENSURE POSITIVE FLOW WITHIN SANITARY SEWER SYSTEM, ANY AREAS OF STANDING WATER IN THE PIPING SHALL BE CAUSE FOR REJECTION.
- CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF APPROVED BASE MATERIAL.

PAVING AND DRAINAGE

- THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LAKE COUNTY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE DRAINAGE PLAN.
- EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND LAKE COUNTY SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS. CONTRACTOR SHALL FOLLOW EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER S.F.W.M.D., E.P.A. & THE LAKE COUNTY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT, SPECIFICATIONS AND DETAILS.

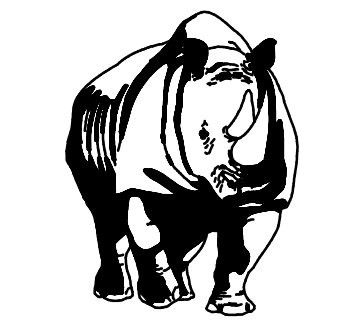
- SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY YOVAISH ENGINEERING SCIENCES AND ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST TO THE OWNER. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORTS PREPARED BY POINT FOUR ENGINEERING SCIENCES.
- THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. AN ARBOR PERMIT MAY BE REQUIRED FROM THE COUNTY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (TWO WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS DIRECTED TO NOTIFY MADDEN ENGINEERING, INC. IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED, AND/OR OF PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET LAKE COUNTY AND A.D.A. SPECIFICATIONS.
- ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
- THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I..
- ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP CONTRACTION JOINTS EVERY 5' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK SLOPES SHALL BE 2.0% MAX. CROSS SLOPE. MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'.
- PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES DURING CONSTRUCTION AS REQUIRED TO PREVENT SEDIMENTATION.
- ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO LAKE COUNTY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM LAKE COUNTY SHALL BE RECEIVED PRIOR TO PAVING.
- CONTRACTOR SHALL COMPLY WITH ALL OF LAKE COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
- ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
- ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION SHALL MEET LAKE COUNTY TRANSPORTATION ENGINEERING AND FEDERAL BUREAU MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS AND REGULATIONS AND REQUIREMENTS AND REQUIREMENTS AS WELL AS THE LAKE COUNTY LAND DEVELOPMENT CODE (L.D.C.).
- REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
- PAVEMENT RETURN RADI SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALKS ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDERS AT TIME OF INDIVIDUAL HOME CONSTRUCTION. SEE DETAILS FOR SIDEWALK SPECS.
- ALL DISTURBED AREAS WITHIN THE LAKE COUNTY RIGHT-OF-WAY SHALL BE SODDED.
- REAR YARD PONDS AND SWALES WILL BE SODDED AND CONSTRUCTED ALONG WITH THE INFRASTRUCTURE.
- POND SLOPES AND BERMS SHALL BE SODDED TO BOTTOM. DRY RETENTION POND BOTTOM SHALL BE SODDED
- CONTRACTOR IS TO ADJUST FINAL GRADES AT ENTRANCE AS REQUIRED TO MAINTAIN ADEQUATE SITE DISTANCE AS SHOWN BY SITE DISTANCE TRIANGLES ON PLANS. THIS WILL ALLOW FOR MAXIMUM PRESERVATION OF EXISTING TREES.
- ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FDOT, LATEST EDITION AND THE LAKE COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT ALL STORM SEWER APPURTENANCES IN ACCORDANCE WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS AND LAKE COUNTY SPECIFICATIONS.
- EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND LAKE COUNTY SPECIFICATIONS AS WELL AS REQUIREMENTS FOR SITE WORK AS SHOWN IN GEOTECHNICAL REPORTS AS PREPARED BY POINT FOUR ENGINEERING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL PAVEMENT HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE LAKE COUNTY SPECIFICATIONS FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.
- AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED SOILS ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
- COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 2" OF THE ROADWAY TO 98% OF THE MODIFIED PROCTOR DENSITY. WITHIN OTHER AREAS TO 95%.
- IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL THE AXIS OF FILL. THE SOIL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
- DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM SITE.
- ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.
- AT THE TIME OF CONSTRUCTION, IF THE LAKE COUNTY HAS DEEMED HDPE PIPE ALLOWABLE FOR SUBDIVISION USE, ALL RCP PIPE SHALL BE SUBSTITUTED WITH HDPE PIPE.

EROSION CONTROL:

THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH THE LAKE COUNTY STANDARDS, DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER.

- TEMPORARY EROSION CONTROL
 - STOCKPILING MATERIAL
 - NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 - INLET PROTECTION
 - INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 - TEMPORARY SEEDING
 - AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
 - TEMPORARY SEEDING AND MULCHING
 - SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 3 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES. LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES.
 - TEMPORARY GRASSING
 - THE SEEDER OR THE SEEDER AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
 - TEMPORARY REGRASSING
 - IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
 - THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
 - MAINTENANCE
 - ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
- PERMANENT EROSION CONTROL
 - THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMER DEVICE TO TRAP FLOATABLE DEBRIS.

- PERMANENT SEEDING
 - ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEEDED.
- PERMANENT SEEDING AND MULCHING
 - SLOPES OF 6:1 TO 4:1 INCLUSIVE WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
- PERMANENT SODDING
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOLID SODDED. OTHER AREAS WITH AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODDED.
- STRIP SODDING
 - STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
- REGRASSING
 - ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.
- ADDITIONAL FERTILIZATION
 - GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED.
- FOR ADDITIONAL SODDING REQUIREMENTS, REFER TO THE LANDSCAPE PLANS.



MADDEN
 BOOTH AD & GLUNT INC
ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

GENERAL NOTES
 FOR
AVALON GROVES
 FLORIDA
 LAKE COUNTY

AVALON LAND, LLC
 24151 VENTURA BLVD
 CLABASAS, CA 91302
 407-908-6887

ENGINEER IN CHARGE:
 DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-0007273

NO.	DATE	REVISIONS
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JOB # 13021
 DATE: 9/16/15
 SCALE: NTS
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS

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MADDEN
 BOORHEAD & GLUNT, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

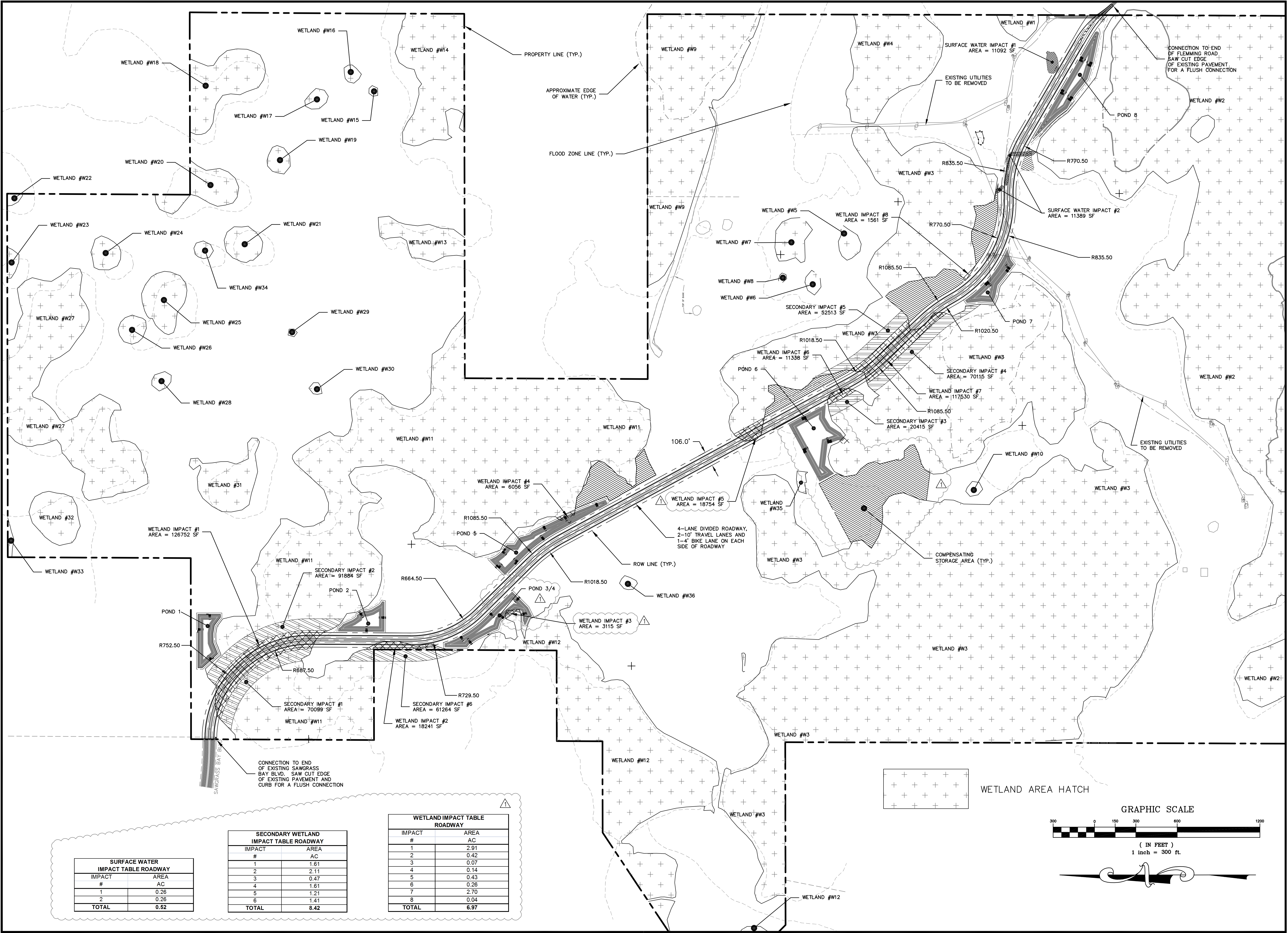
OVERALL SITE PLAN
 FOR
AVALON GROVES
 FLORIDA
 LAKE COUNTY

AVALON LAND, LLC
 24151 VENTURA BLVD
 CLABASAS, CA 91302
 407-908-6887

ENGINEER IN CHARGE:
 DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-007723

NO.	DATE	REVISIONS
1	11/20/15	REVISED W/RE PLAN PER SURMID COMMENTS
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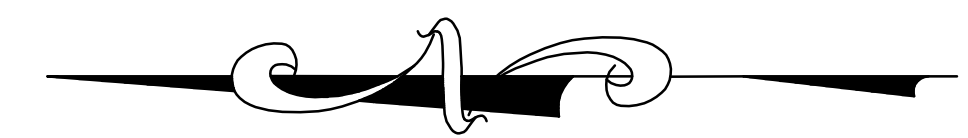
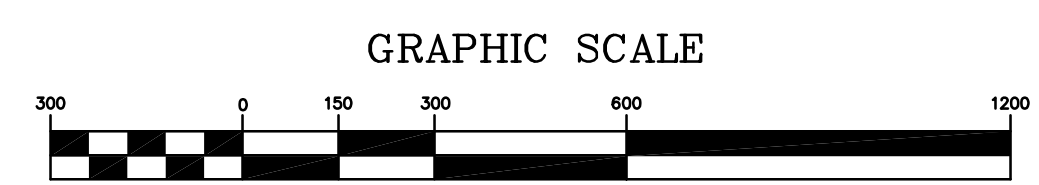
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 DATE: 9/16/15
 SCALE: 1" = 300'
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS



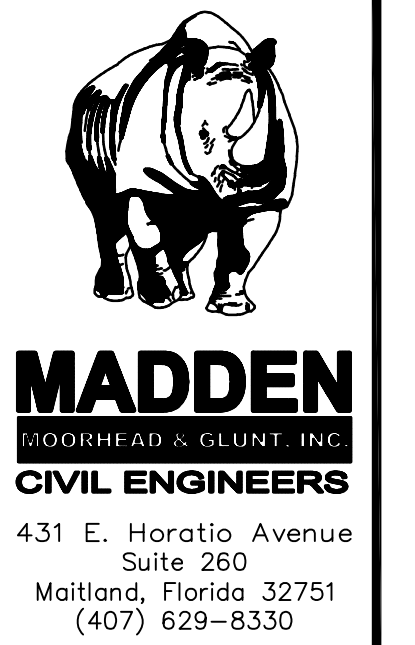
SURFACE WATER IMPACT TABLE ROADWAY	
IMPACT #	AREA AC
1	0.26
2	0.26
TOTAL	0.52

SECONDARY WETLAND IMPACT TABLE ROADWAY	
IMPACT #	AREA AC
1	1.61
2	2.11
3	0.47
4	1.61
5	1.21
6	1.41
TOTAL	8.42

WETLAND IMPACT TABLE ROADWAY	
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4	0.14
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7	2.70
8	0.04
TOTAL	6.97



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BOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
Suite 260
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Maitland, Florida 32751
(407) 629-8330

GRADING AND DRAINAGE PLAN
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

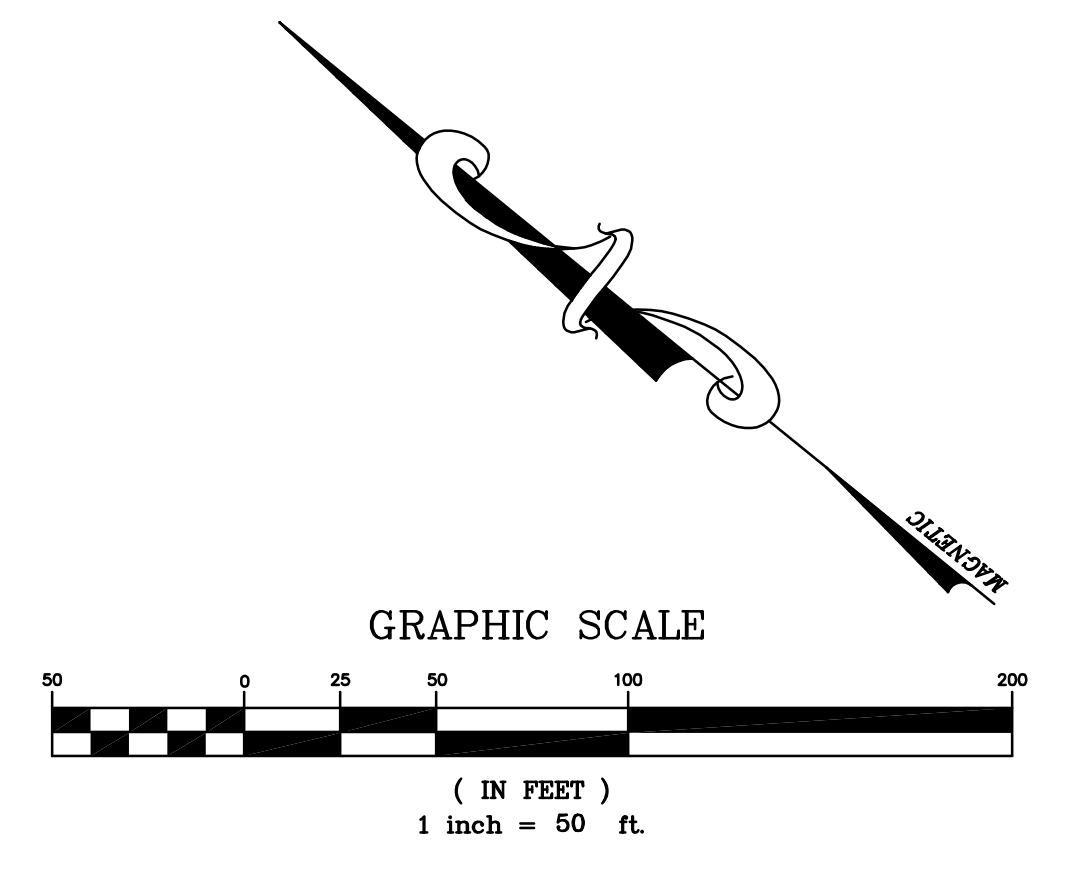
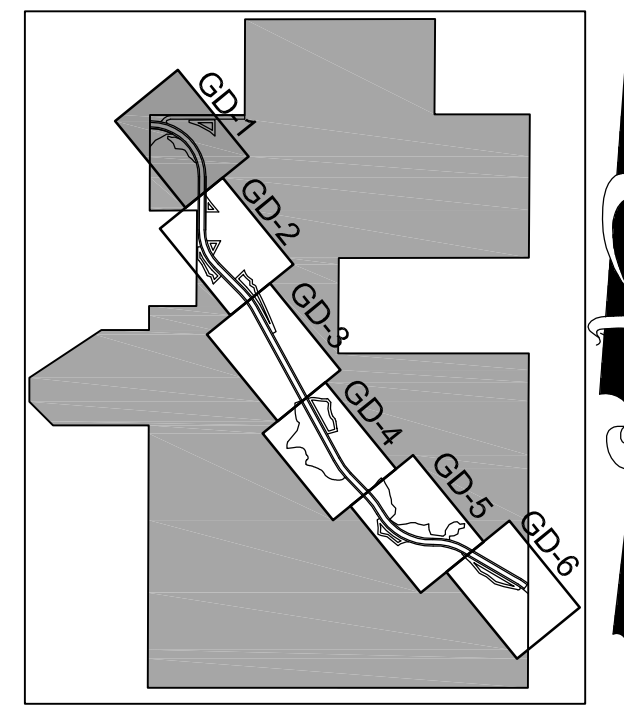
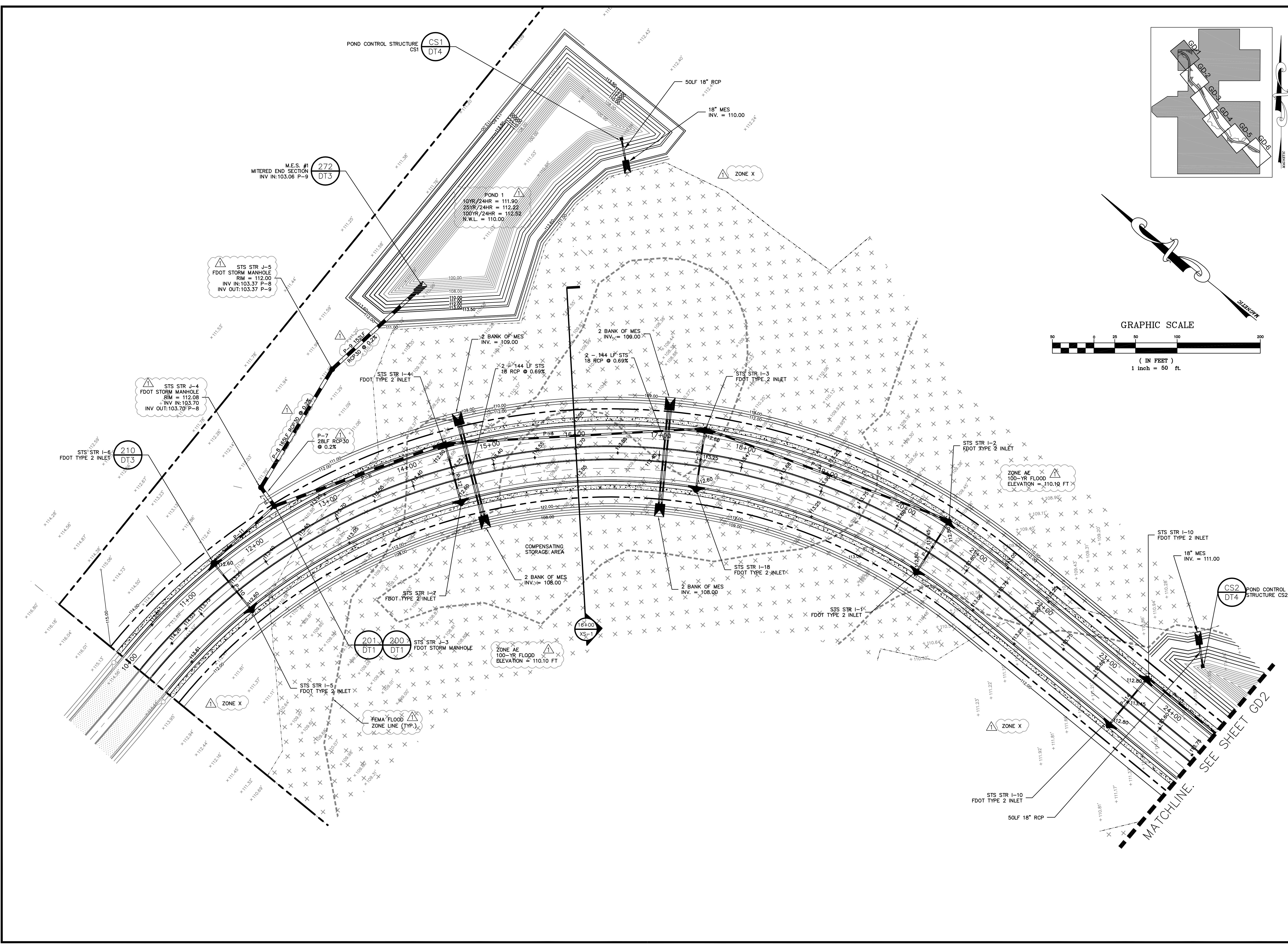
AVALON LAND, LLC
24151 VENTURA BLVD.
CALABASAS, CA 91302
(407) 908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-007723

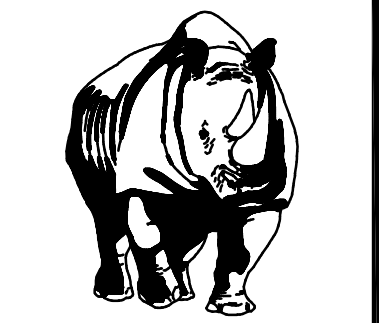
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JOB # 13021
DATE: 9/16/15
SCALE: 1"=50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

GD-1
8 OF 36



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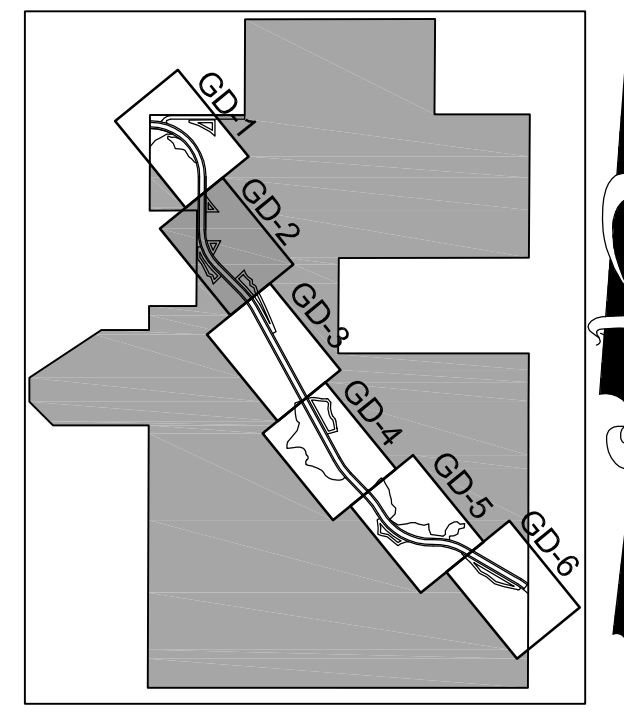
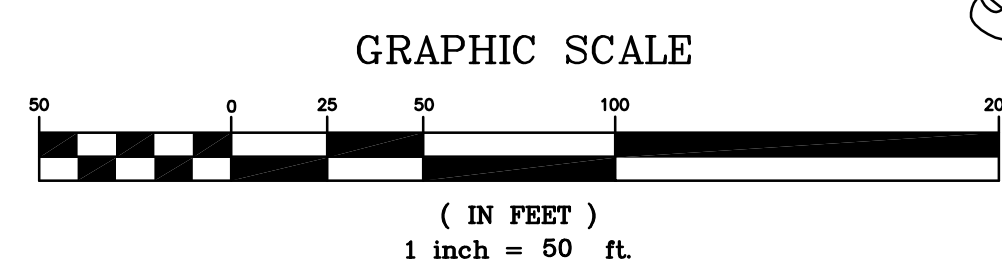
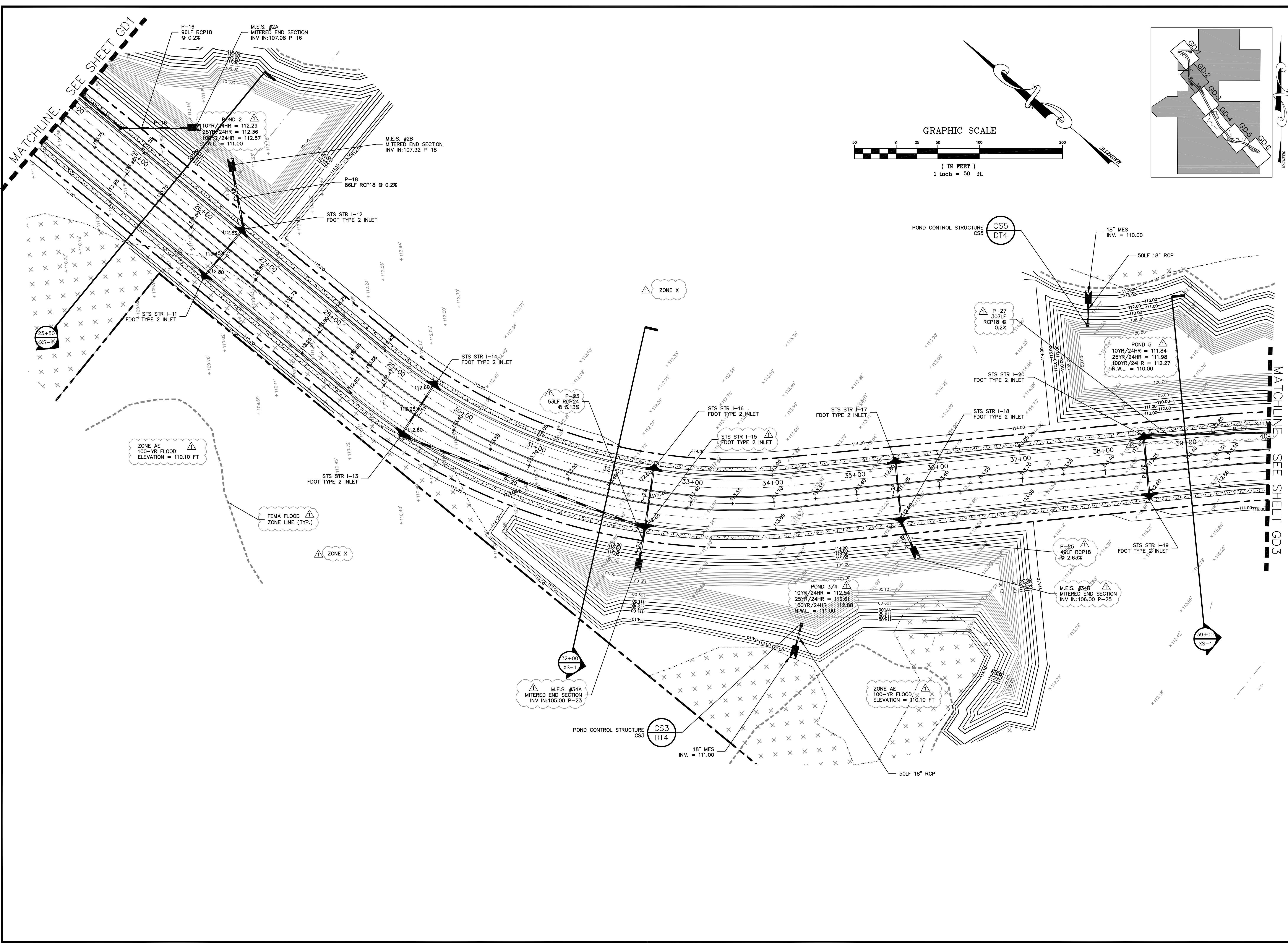
GRADING AND DRAINAGE PLAN
 FOR
AVALON GROVES
 LAKE COUNTY, FLORIDA

AVALON LAND, LLC
 24151 VENTURA BLVD.
 CALABASAS, CA 91302
 (407) 908-6987

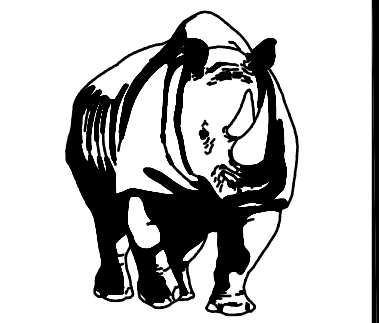
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JOB # 13021
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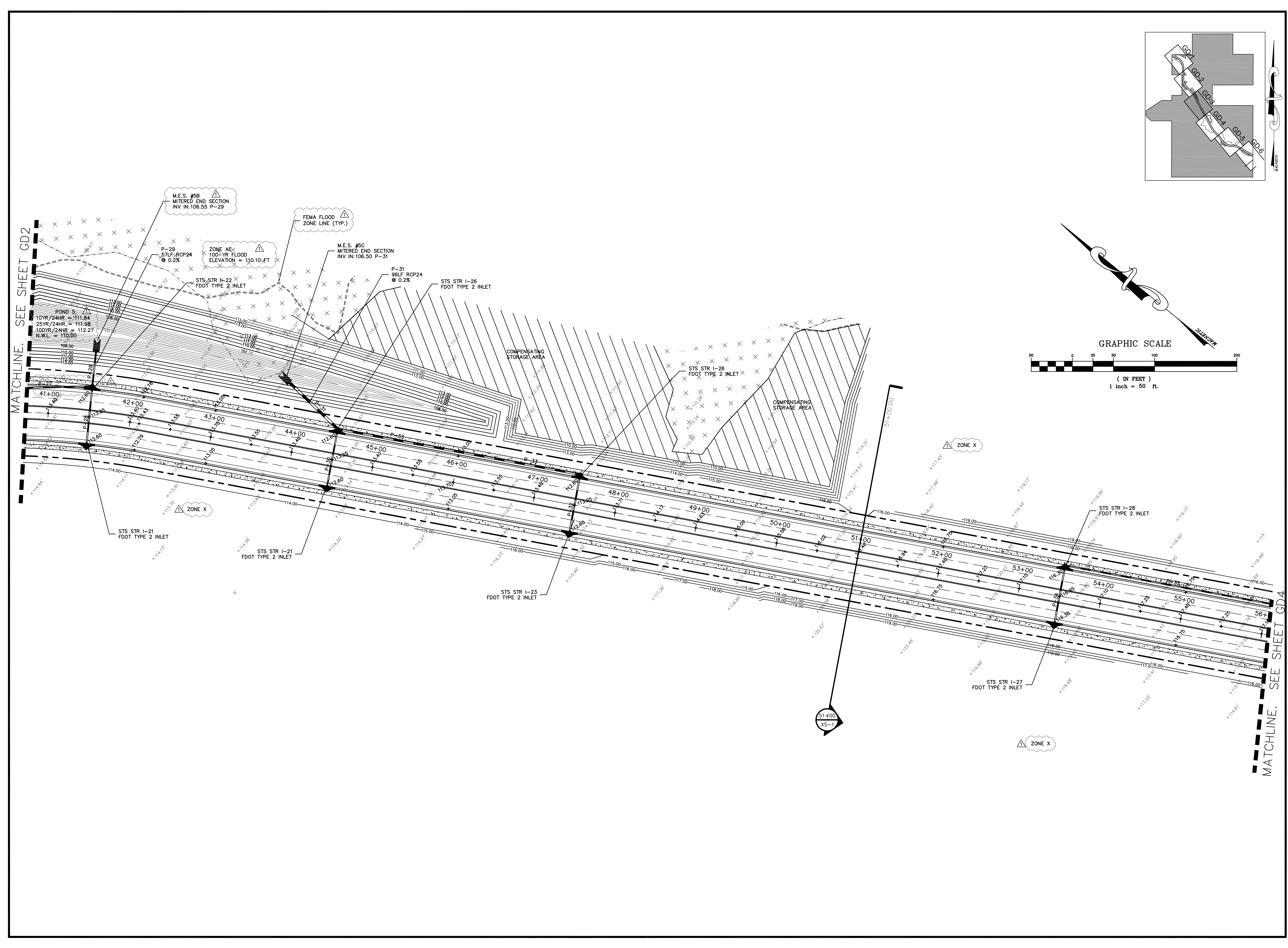
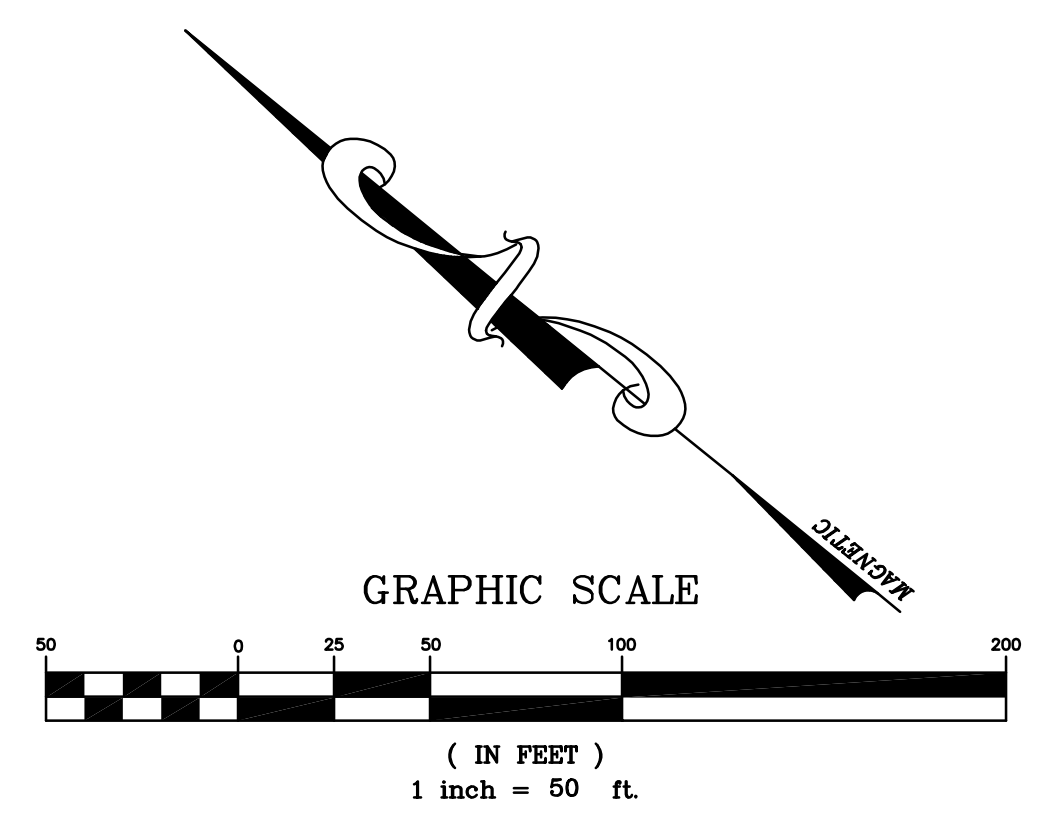
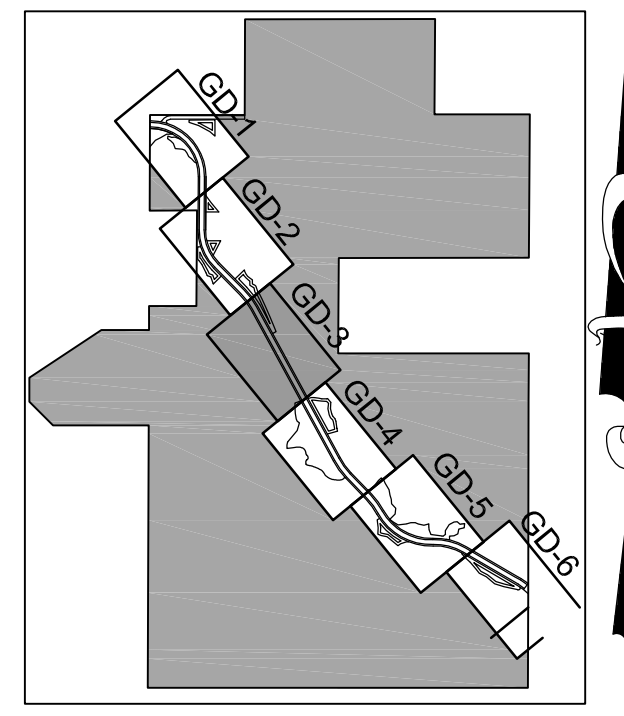
GRADING AND DRAINAGE PLAN
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

AVALON LAND, LLC
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 (407) 908-6987

ENGINEER IN CHARGE:
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GRADING AND DRAINAGE PLAN
FOR
AVALON GROVES
LAKE COUNTY FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD.
CALABASAS, CA 91302
(407) 908-6987

ENGINEER IN CHARGE:

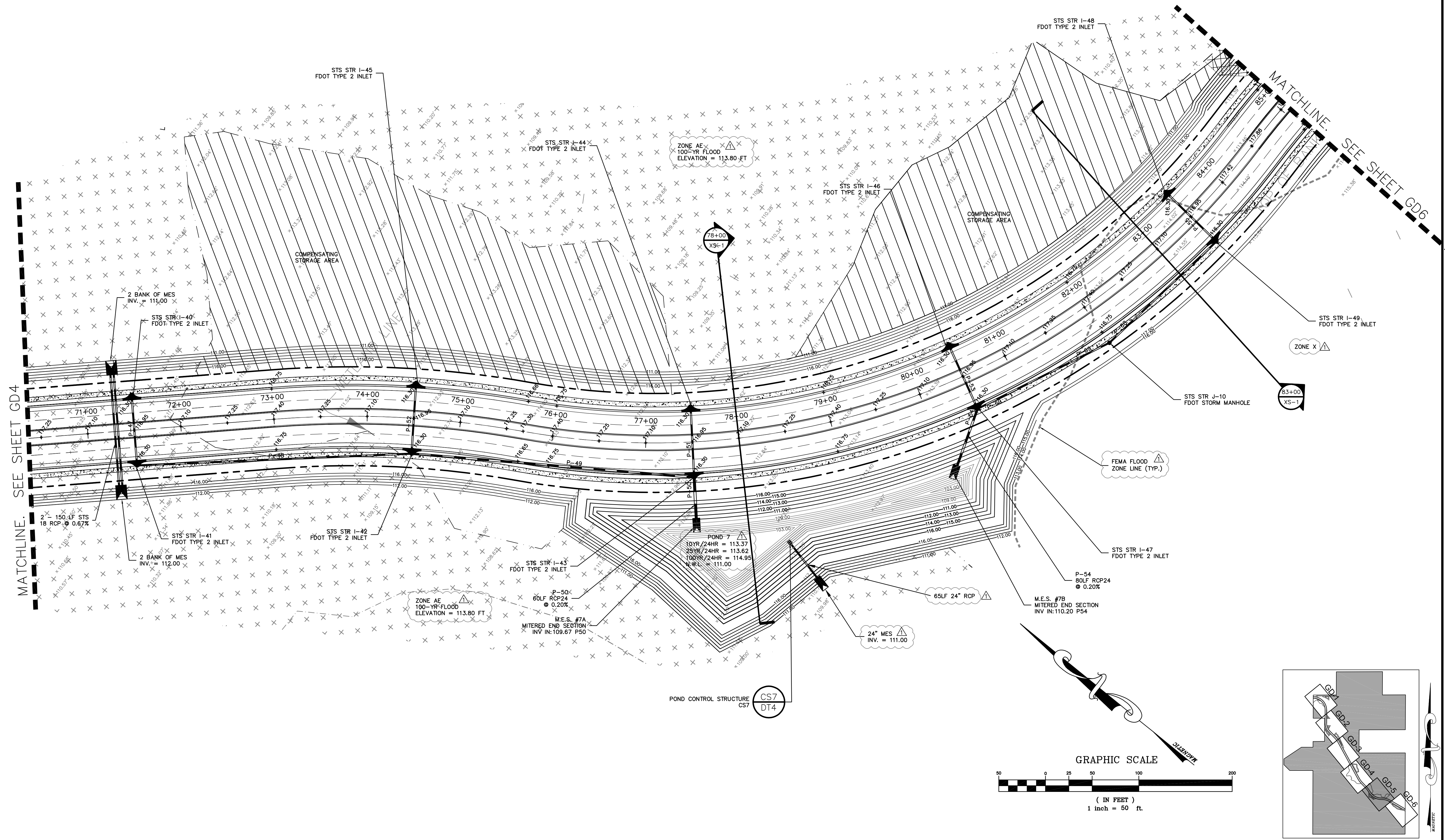
DAVID A. STOKES P.E. #66527

CERTIFICATE OF AUTHORIZATION NO. EB-0007723

REVISIONS

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SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

GD-5
12 OF 36



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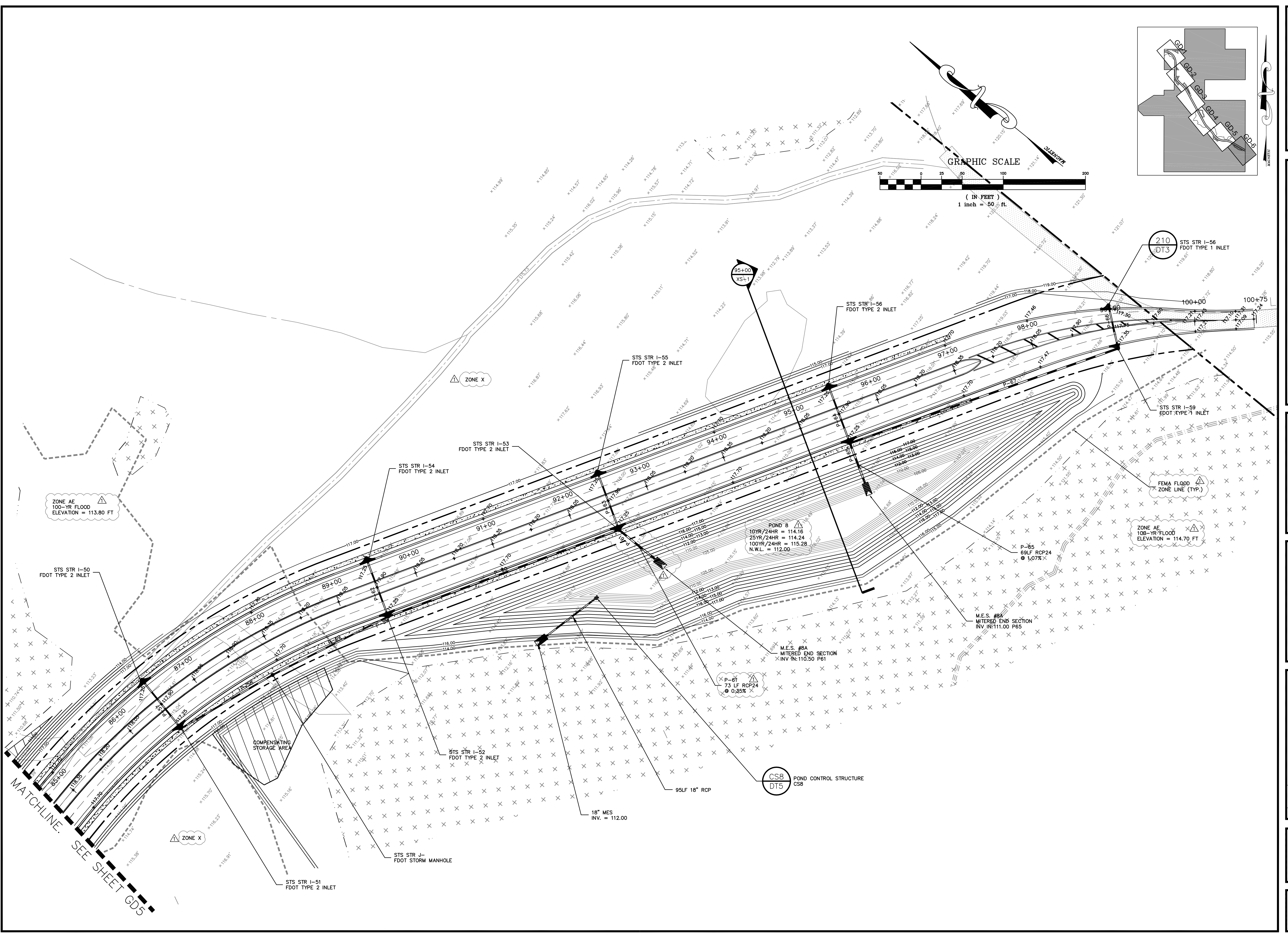
GRADING AND DRAINAGE PLAN
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AVALON GROVES
 LAKE COUNTY
 FLORIDA

AVALON LAND, LLC
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 (407) 908-6987

ENGINEER IN CHARGE:
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Maitland, Florida 32751
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EROSION CONTROL PLAN
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

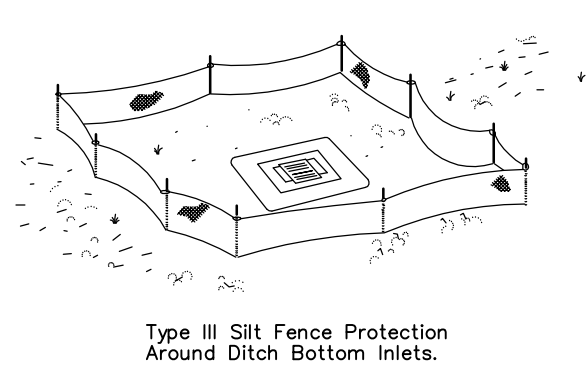
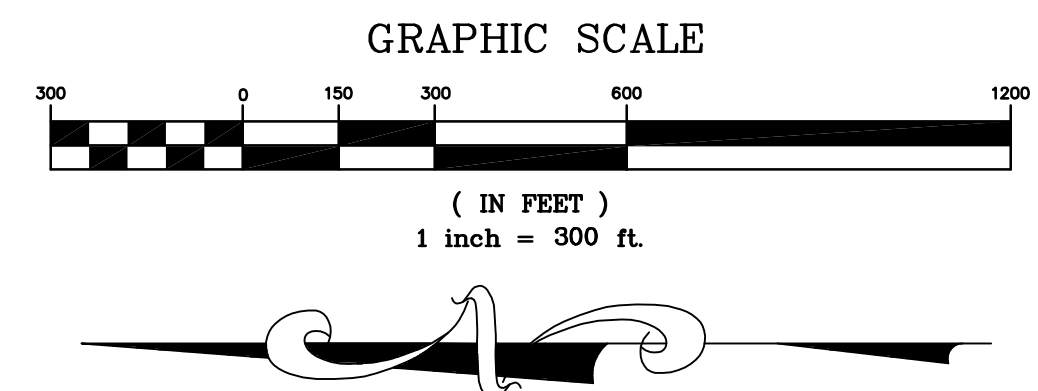
AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

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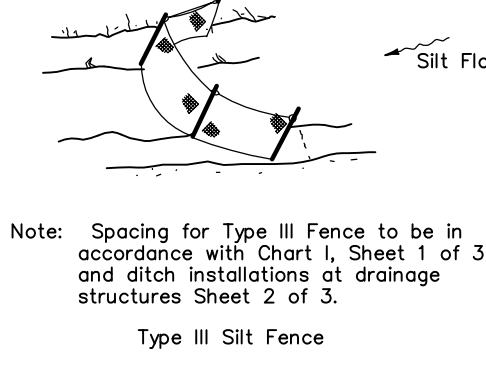
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APPROVED BY: DAS

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14 OF 36

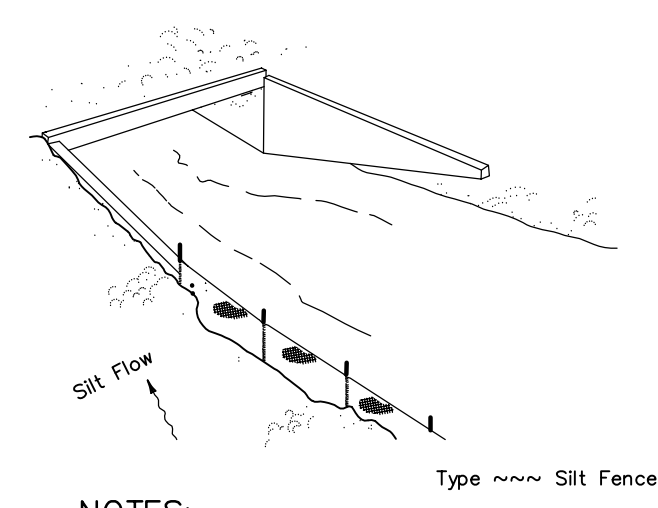


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

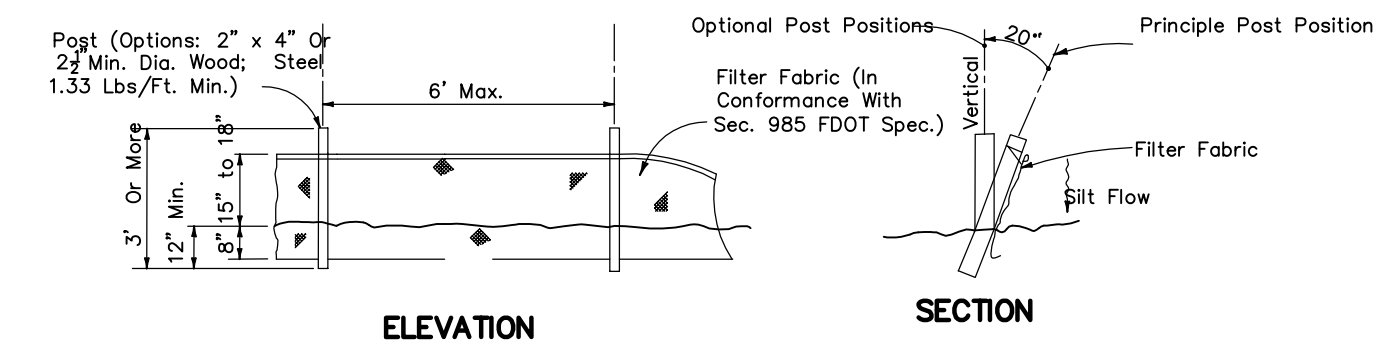
SILT FENCE APPLICATIONS



Note: Spacing for Type III Fence to be in accordance with Chart I, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

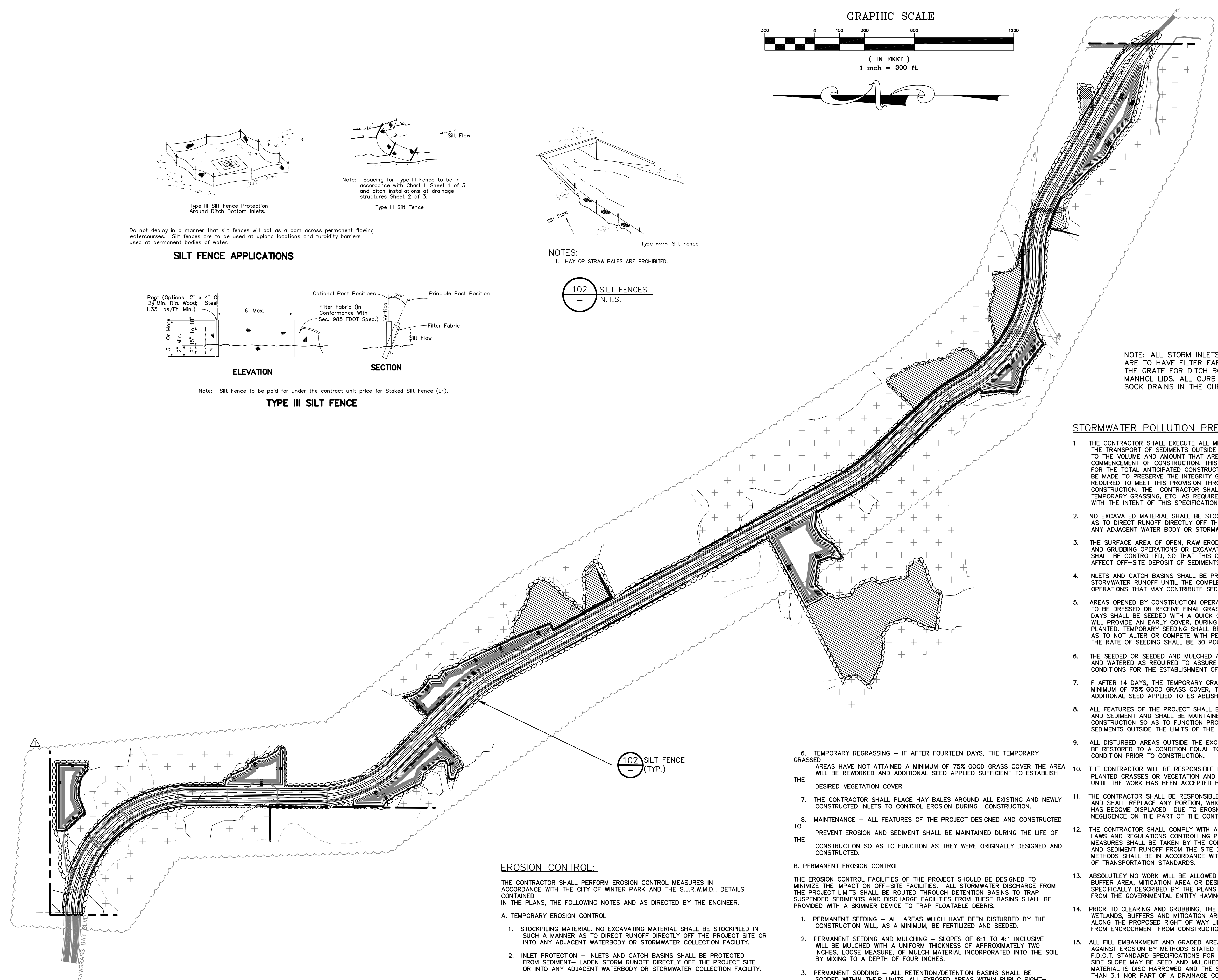
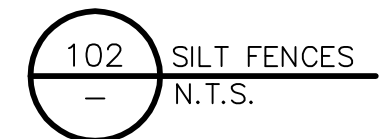


NOTES:
1. HAY OR STRAW BALES ARE PROHIBITED.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE



NOTE: ALL STORM INLETS AND STRUCTURES ARE TO HAVE FILTER FABRIC WRAPPED AROUND THE GRATE FOR DITCH BOTTOM INLETS AND MANHOLE LIDS, ALL CURB INLETS ARE TO USE SOCK DRAINS IN THE CURB LINE.

STORMWATER POLLUTION PREVENTION NOTES:

- THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
- INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDING WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER, DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
- THE SEEDING OR SEEDING AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
- ALL FEATURES OF THE PROJECT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
- PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS, WETLANDS, BUFFERS AND MITIGATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.
- ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104. F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MAY BE SEED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
- REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
- EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH FDOT INDEX NO. 102.
- INSPECTIONS ON EROSION CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS AFTER 1/4 INCH OF RAINFALL. THE INSPECTIONS MUST BE LOGGED BY THE CONTRACTOR AND KEPT WITH THE APPROVED PLANS AND SWPPP.
- GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ONSITE DIRT. IF GRAVEL IS NOT ALLOWED, THE CONSTRUCTION ENTRANCES SHALL BE SWEEP PERIODICALLY AND LOGGED BY THE CONTRACTOR.

EROSION CONTROL:

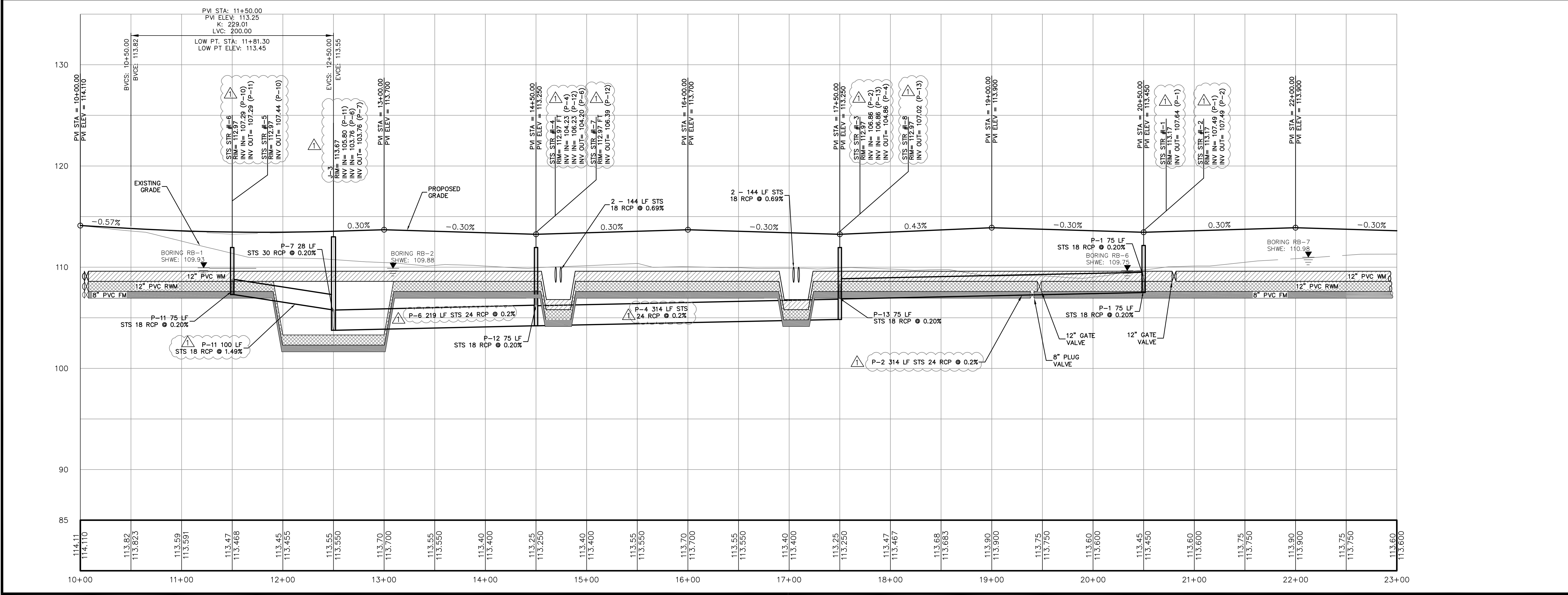
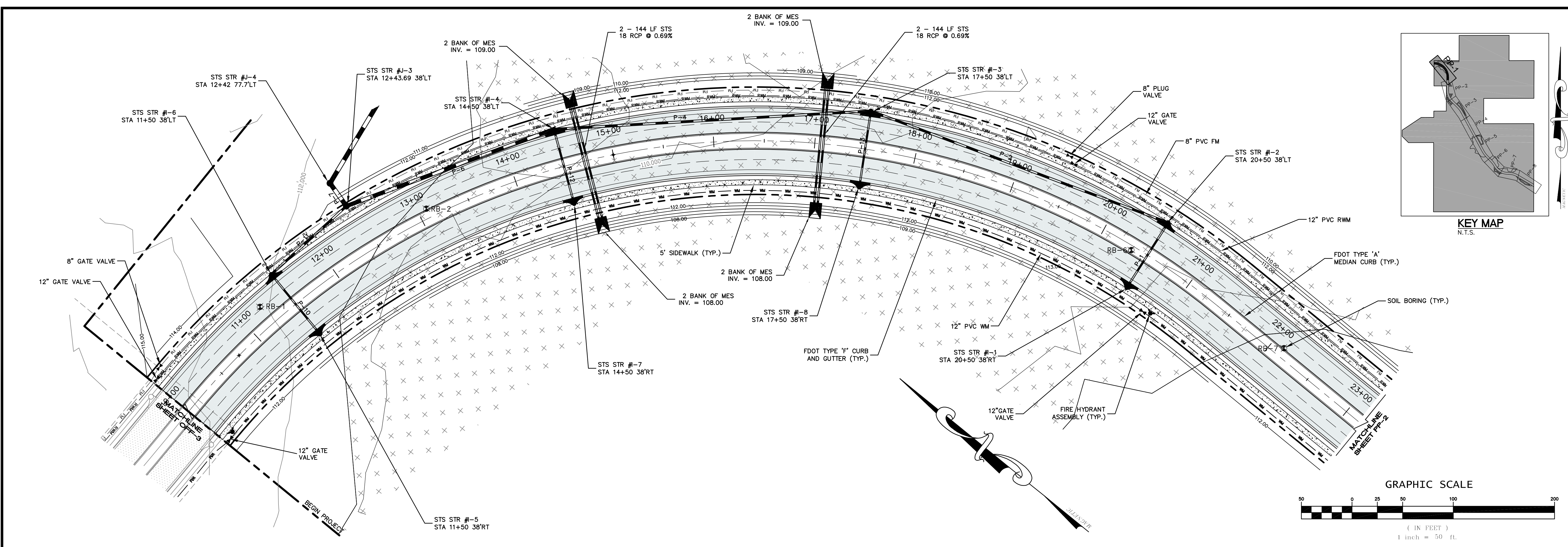
THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF WINTER PARK AND THE S.J.R.W.M.D., DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER.

- TEMPORARY EROSION CONTROL**
 - STOCKPILING MATERIAL - NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 - INLET PROTECTION - INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT- LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 - TEMPORARY SEEDING / STRIP SODDING - AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED WITH FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE STRIP-SODDED ALONG ALL DEDICATED ROW'S. THIS WILL PREVENT SEDIMENT RUNOFF FROM INDIVIDUAL LOTS INTO THE ROW AND DRAINAGE SYSTEMS, AND WILL NOT LATER COMPETE WITH THE PERMANENT LOT GRASSING.
 - TEMPORARY SEEDING AND MULCHING - SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 3 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDING AREA TO A DEPTH OF 4 INCHES.
 - TEMPORARY GRASSING - THE SEEDING OR THE SEEDING AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- PERMANENT EROSION CONTROL**
 - PERMANENT SEEDING - ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEED.
 - PERMANENT SEEDING AND MULCHING - SLOPES OF 6:1 TO 4:1 INCLUSIVE WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
 - PERMANENT SODDING - ALL RETENTION/DETENTION BASINS SHALL BE SODDED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOLID SODDED. OTHER AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODDED.
 - STRIP SODDING - STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
 - REGRASSING - ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.
 - ADDITIONAL FERTILIZATION - GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED.
 - FOR ADDITIONAL SODDING REQUIREMENTS, REFER TO THE LANDSCAPE PLANS

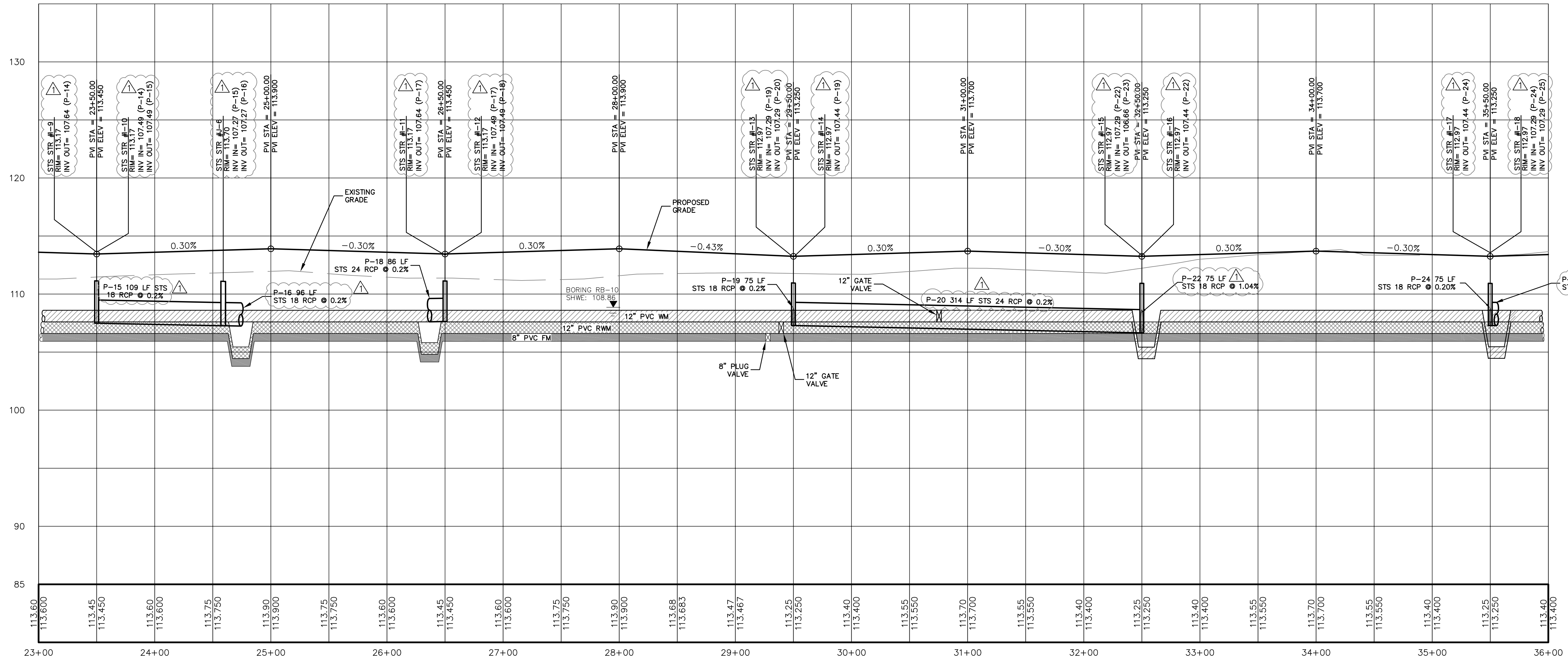
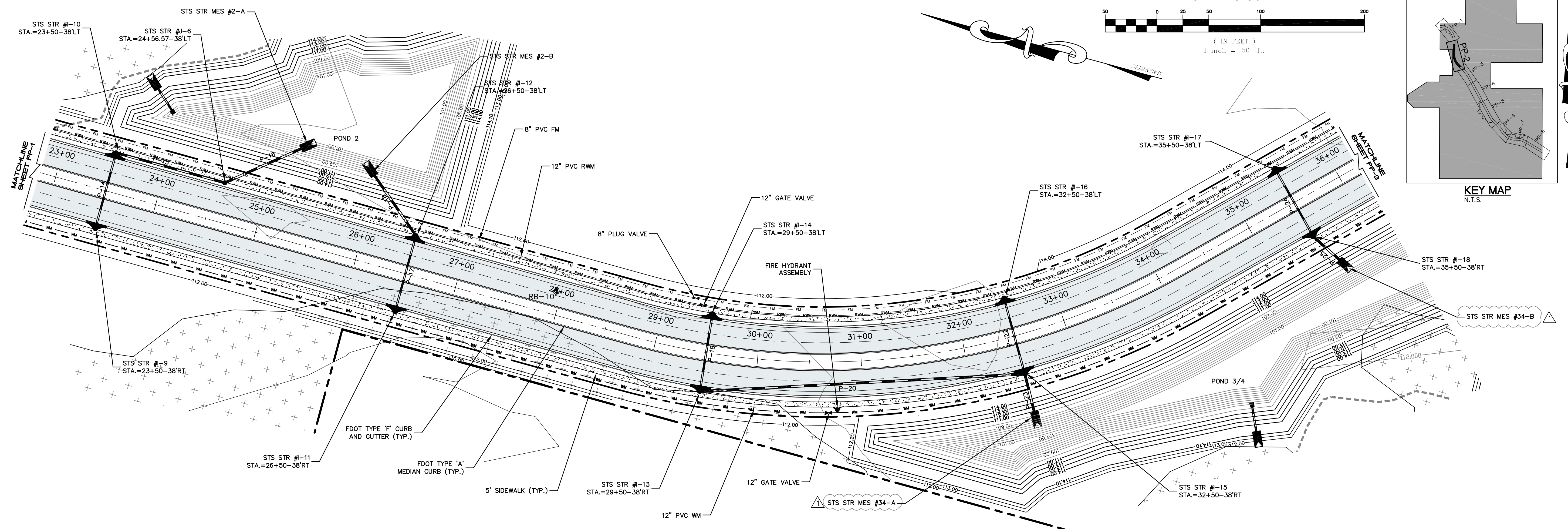
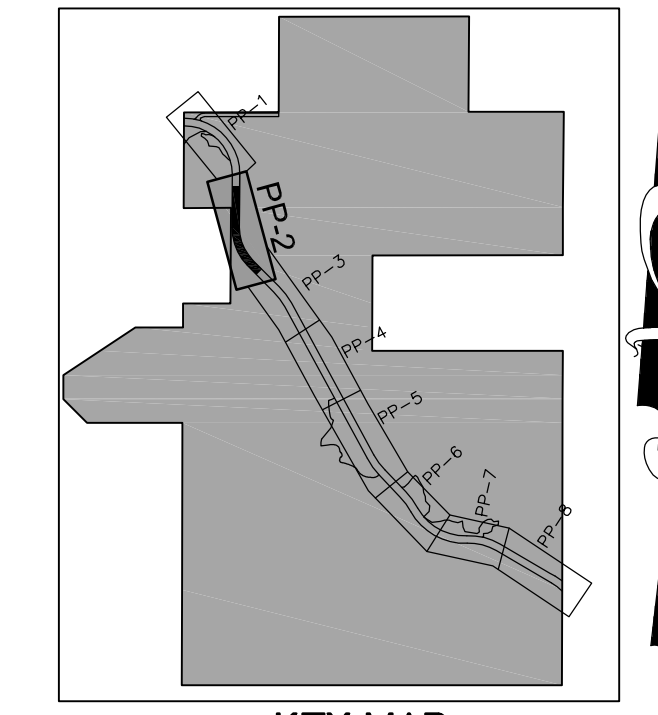
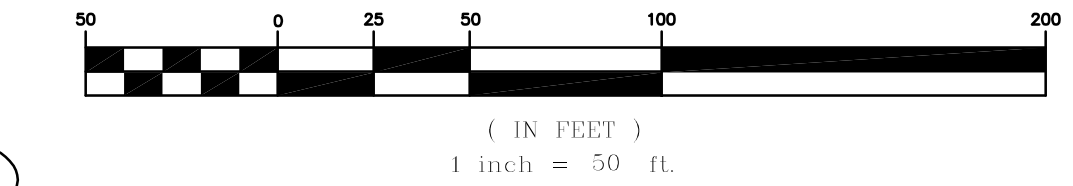
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JOB #	13021
DATE:	9/16/15
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APPROVED BY:	DAS



GRAPHIC SCALE



MADDEN
BOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
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PLAN AND PROFILE
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007223

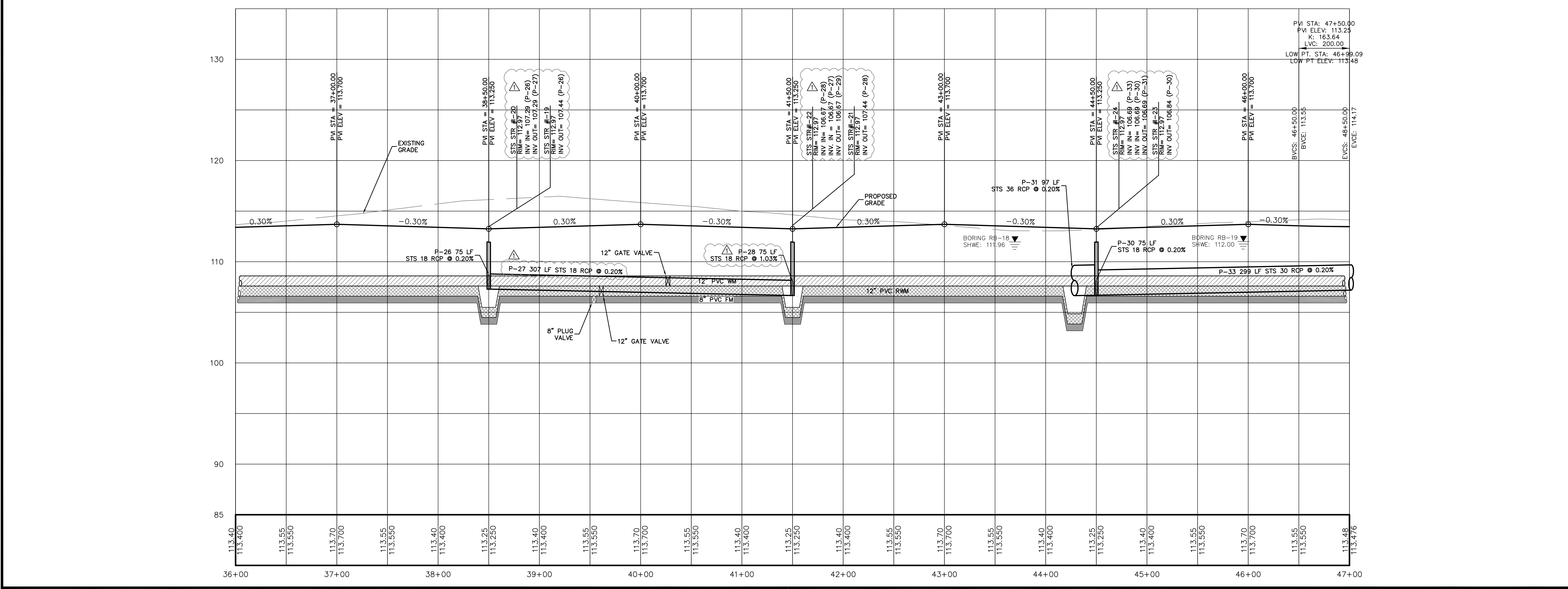
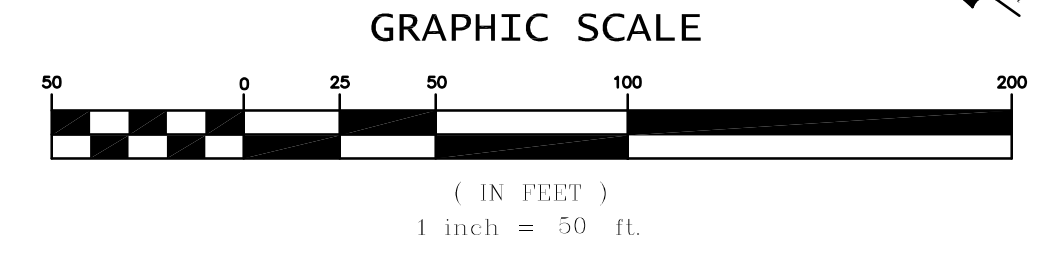
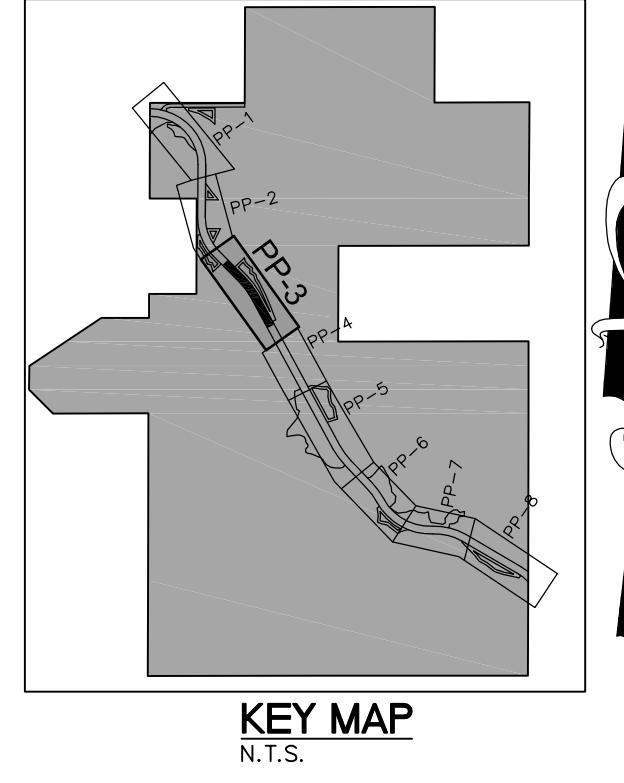
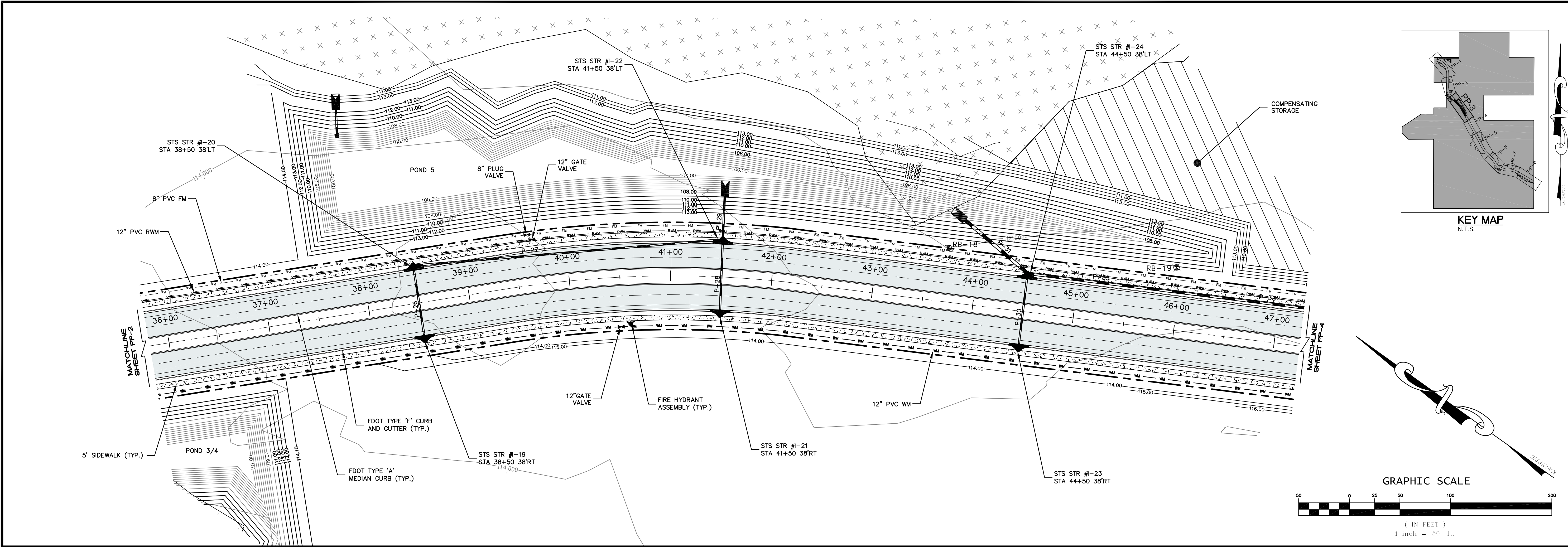
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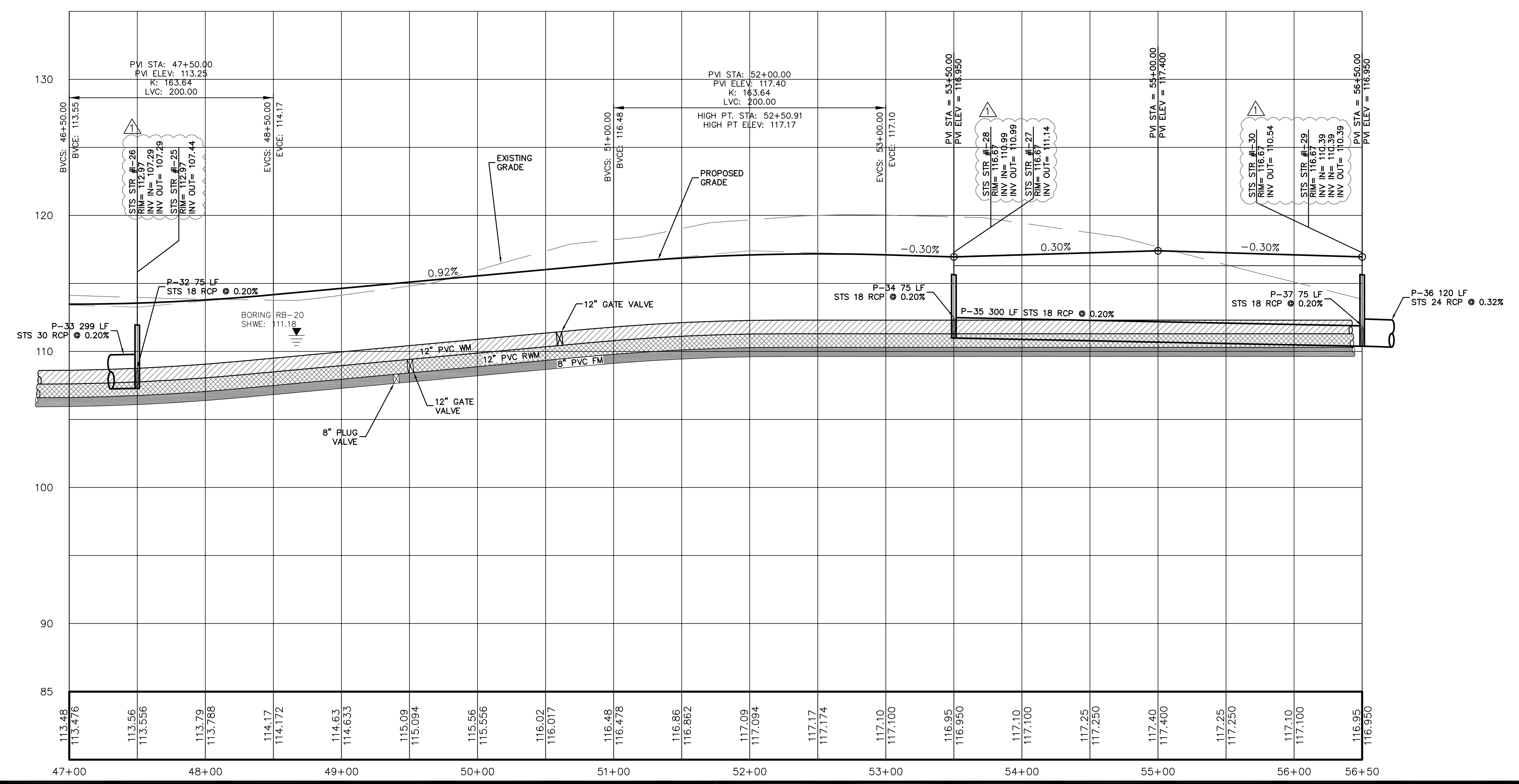
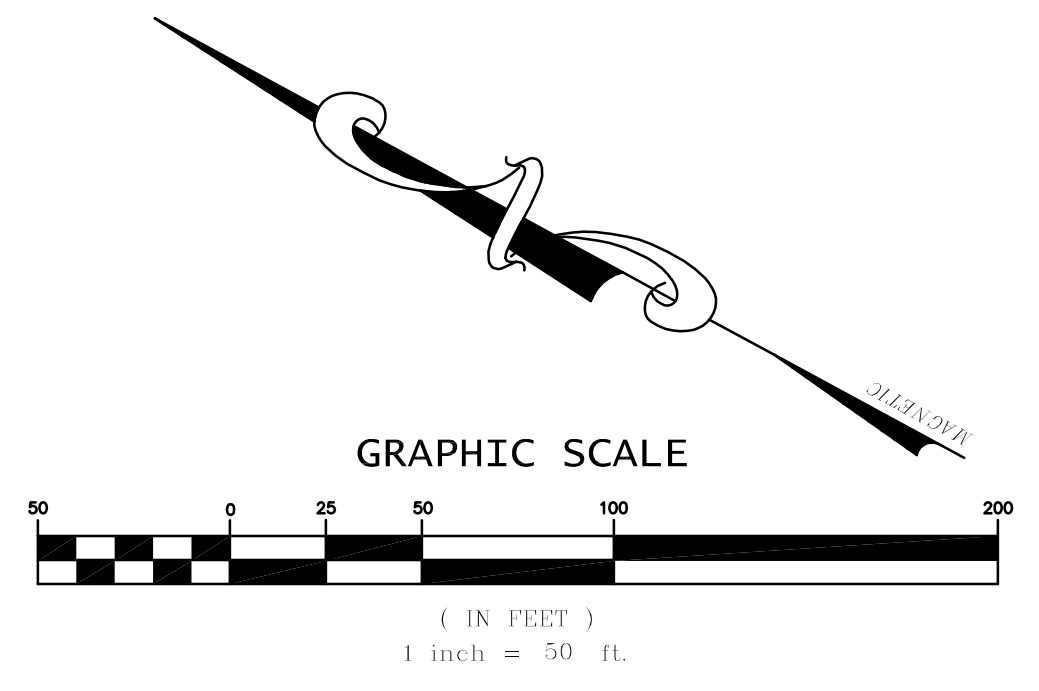
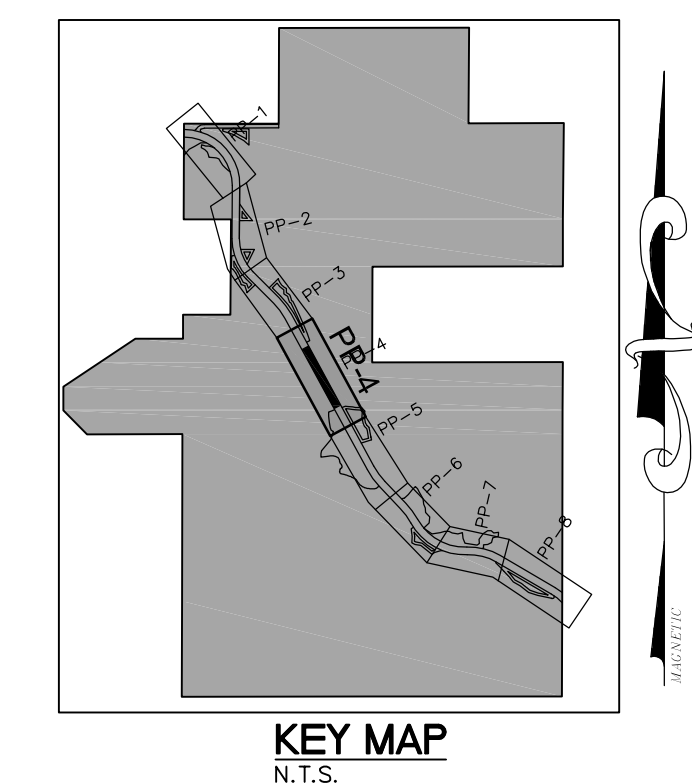
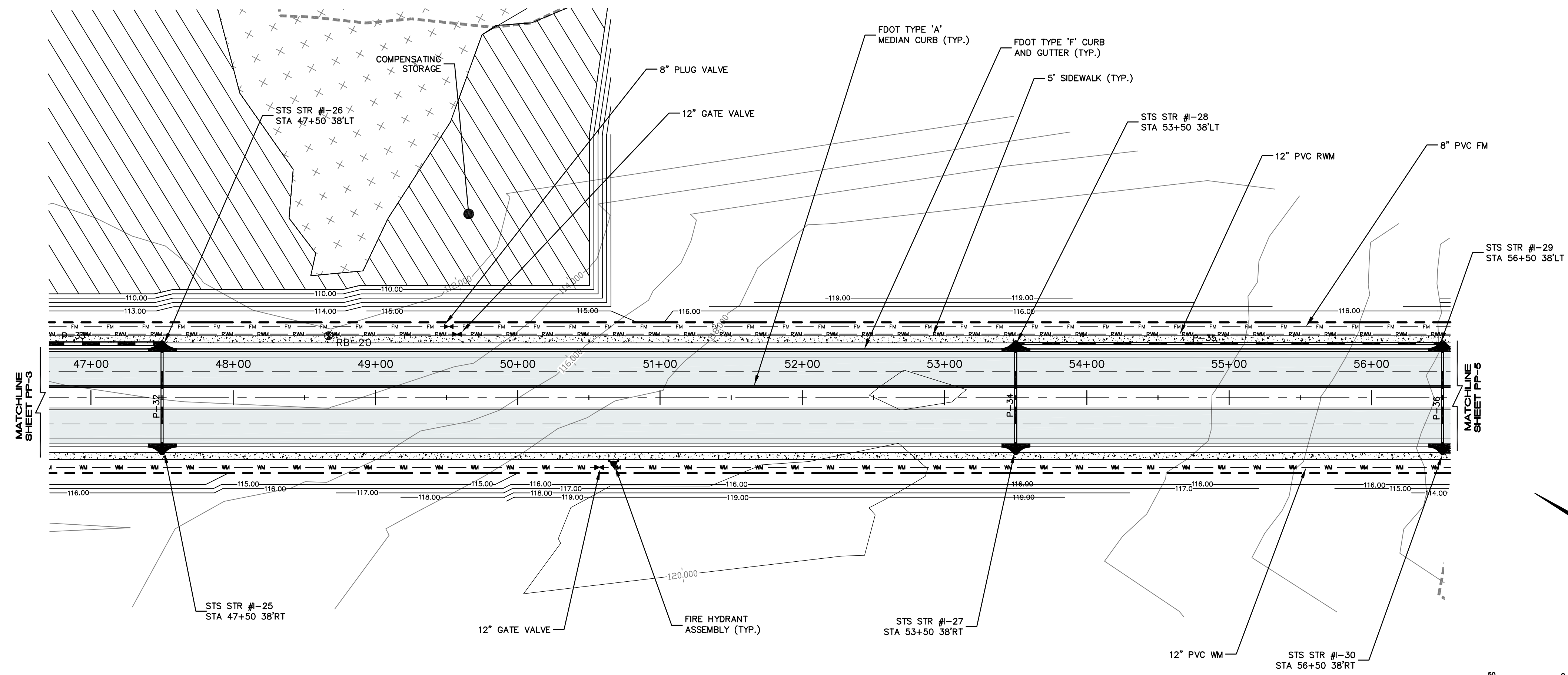
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DRAWN BY:	RJS
APPROVED BY:	DAS



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MADDEN
 ENGINEERS & ARCHITECTS
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 250
 Maitland, Florida 32751
 (407) 629-8330

PLAN AND PROFILE
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

AVALON LAND, LLC
 24151 VENTURA BLVD
 CLABASAS, CA 91302
 407-908-6987

ENGINEER IN CHARGE: DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-0007223

NO.	DATE	REVISIONS
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JOB # 13021
 DATE: 9/16/15
 SCALE: 1" = 50'
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS

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431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

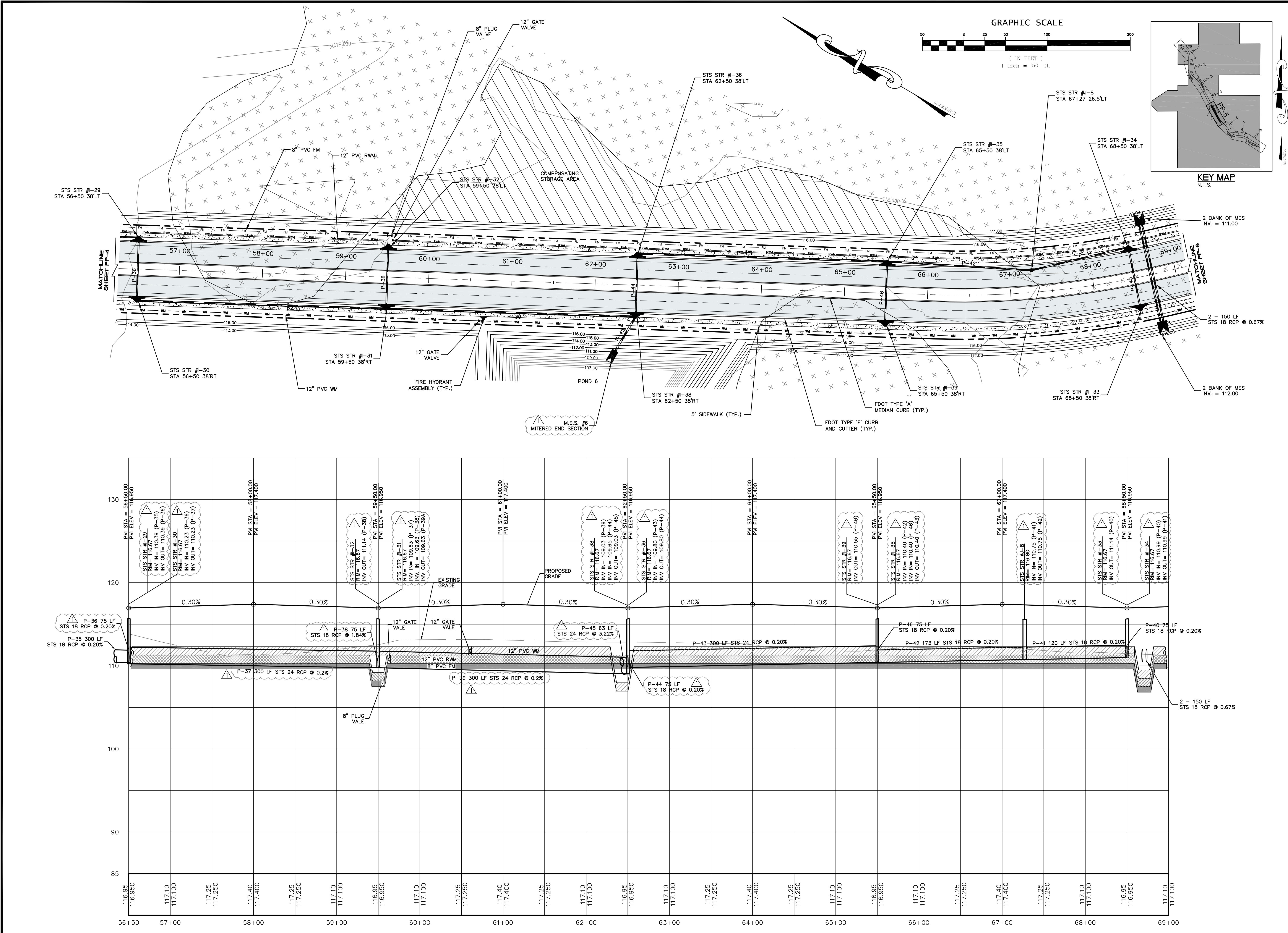
PLAN AND PROFILE
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

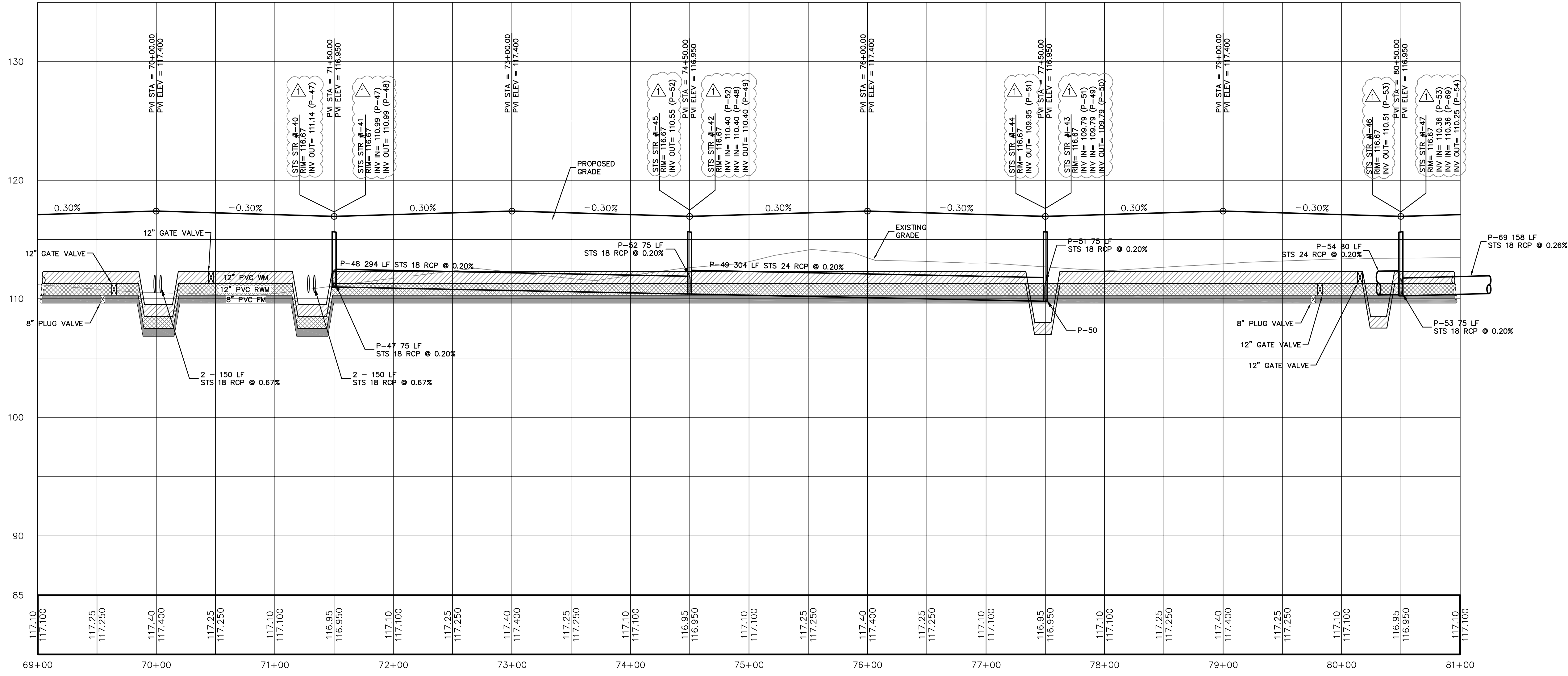
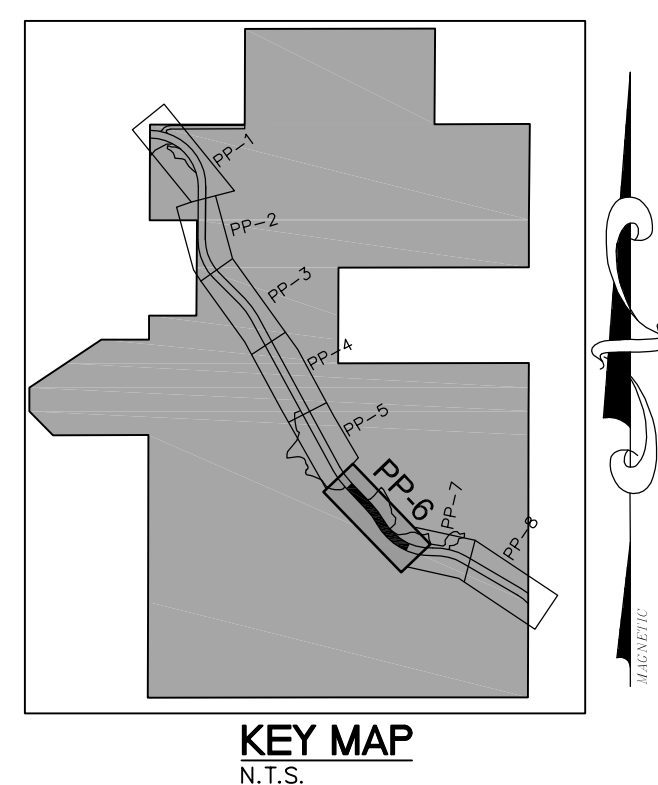
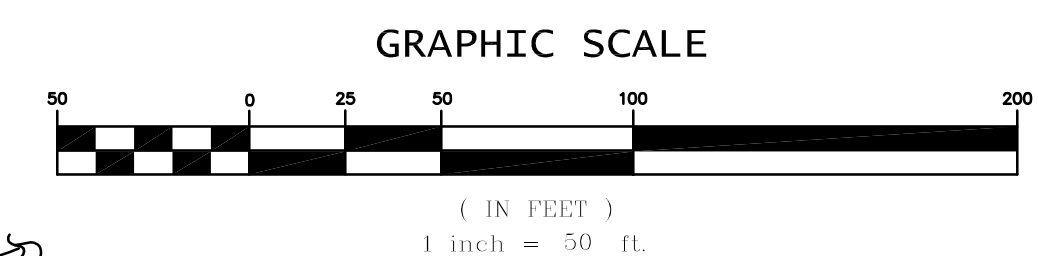
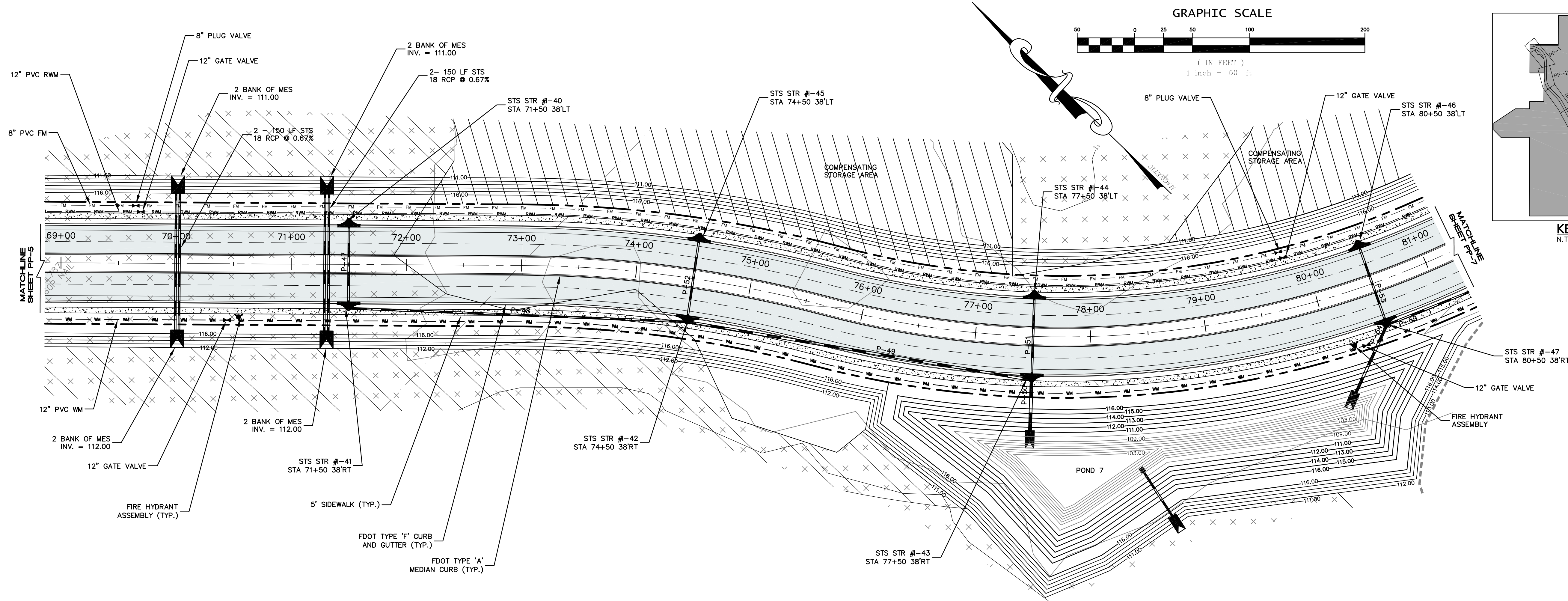
ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	11/20/15	REVISED PER SRMID COMMENTS
2		
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JOB # 13021
DATE: 9/16/15
SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS



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MADDEN
 BOORHEAD & GLUNT, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

PLAN AND PROFILE
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

AVALON LAND, LLC
 24151 VENTURA BLVD
 CLABASAS, CA 91302
 407-908-6987

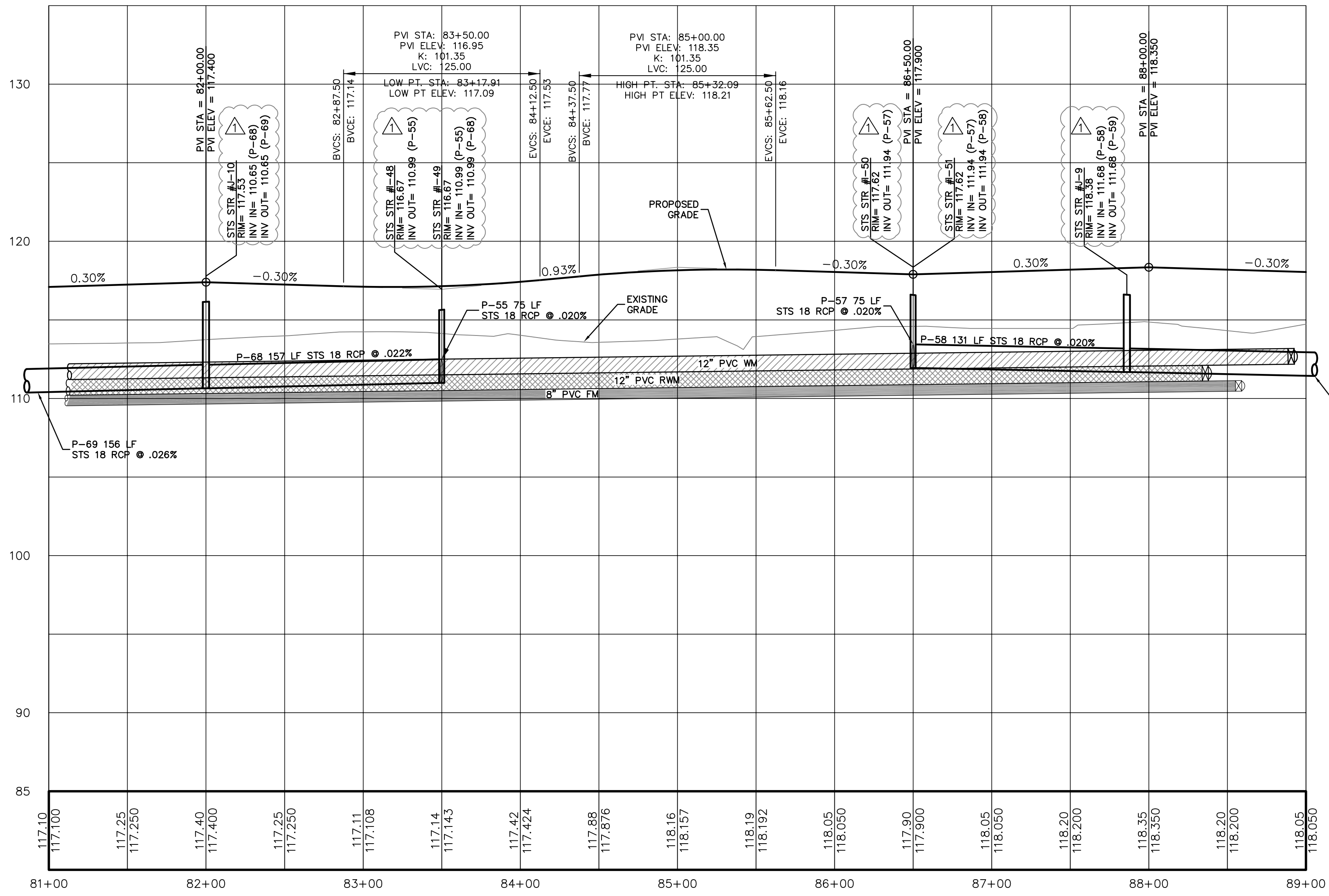
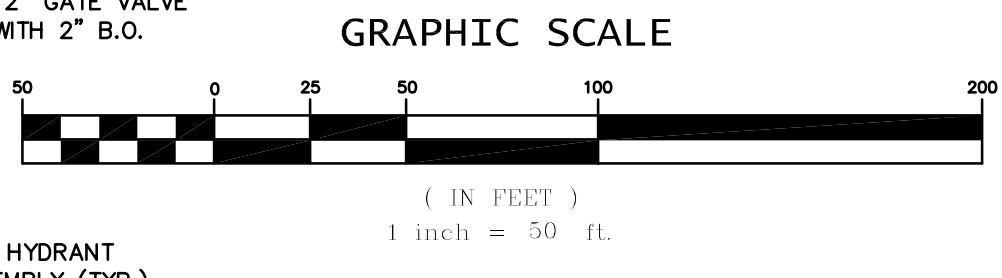
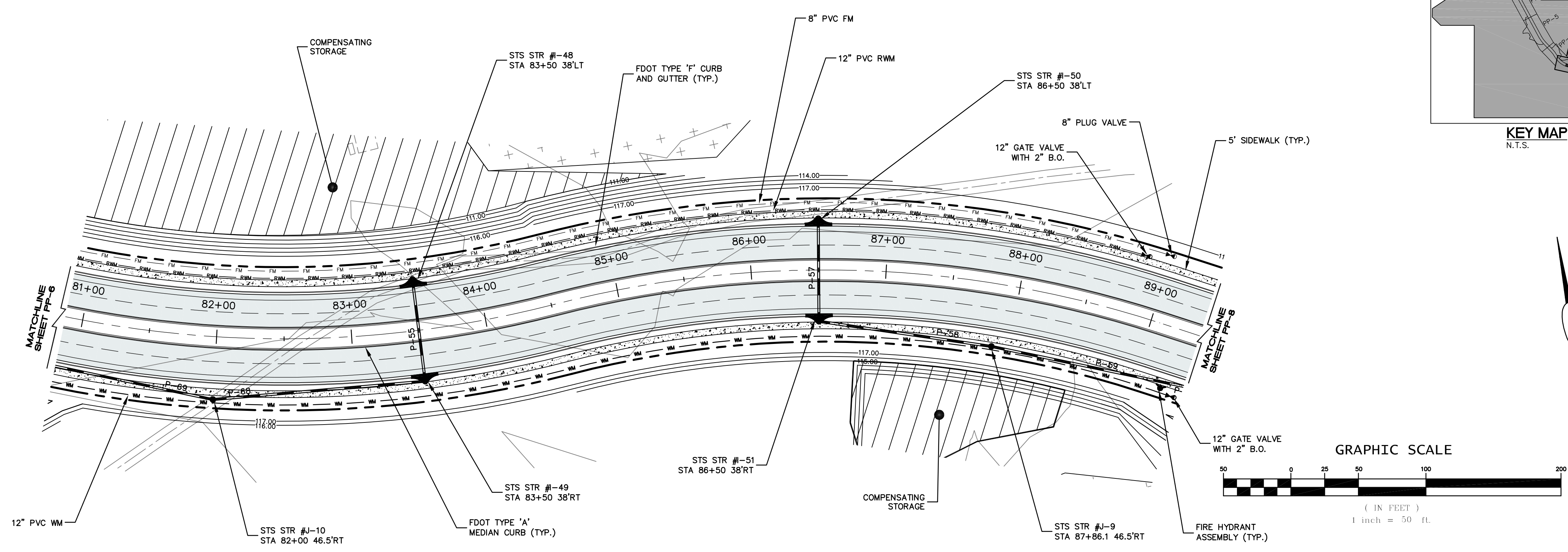
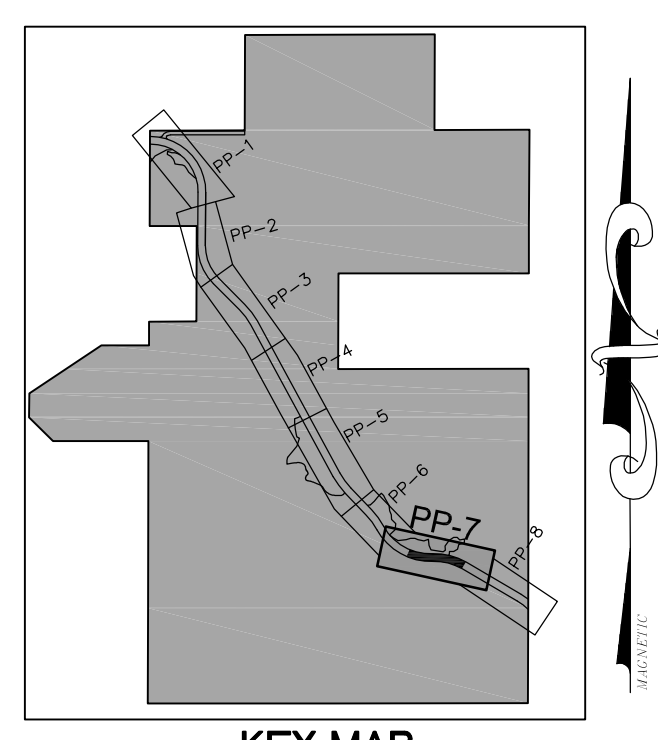
ENGINEER IN CHARGE:
 DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-0007223

NO.	DATE	REVISIONS
1	11/20/15	REVISED PER S&M/C COMMENTS
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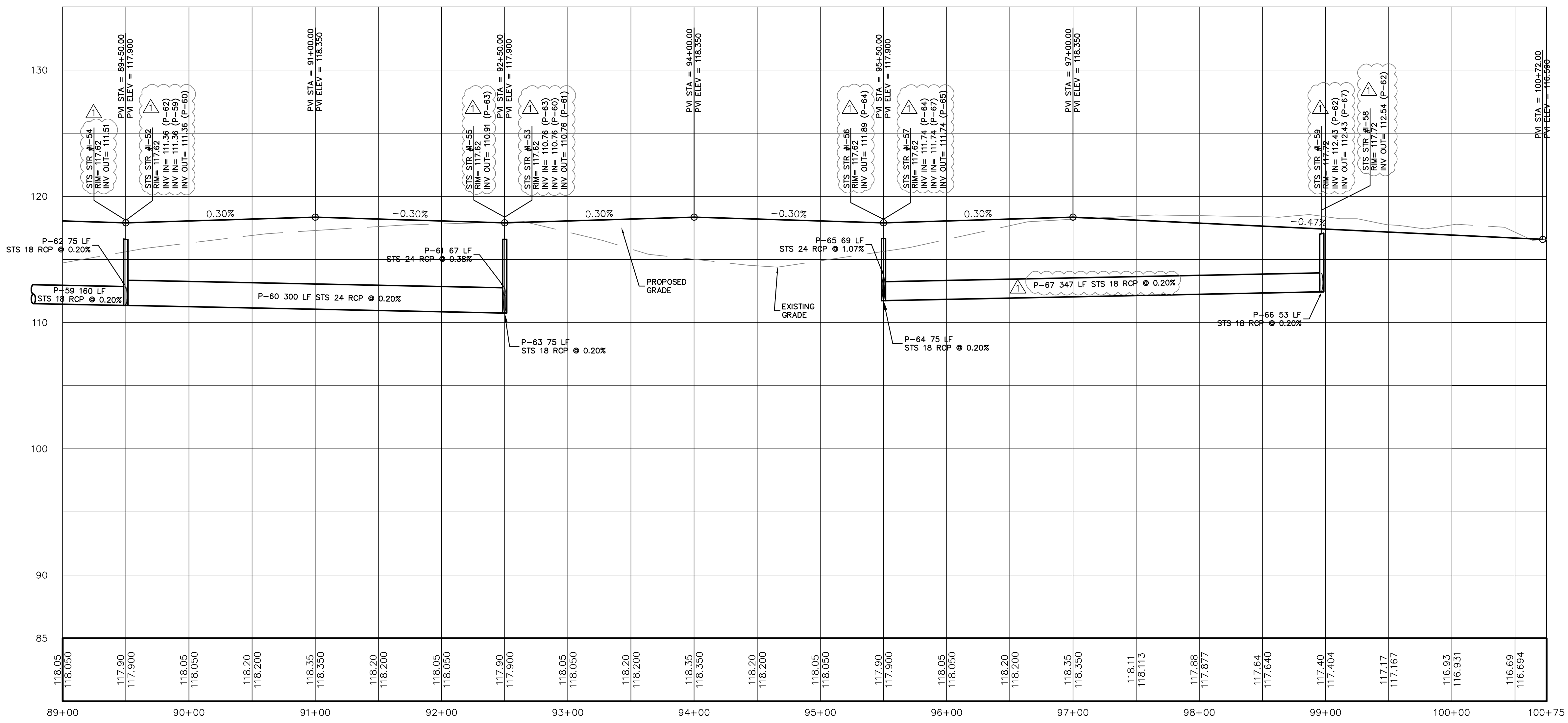
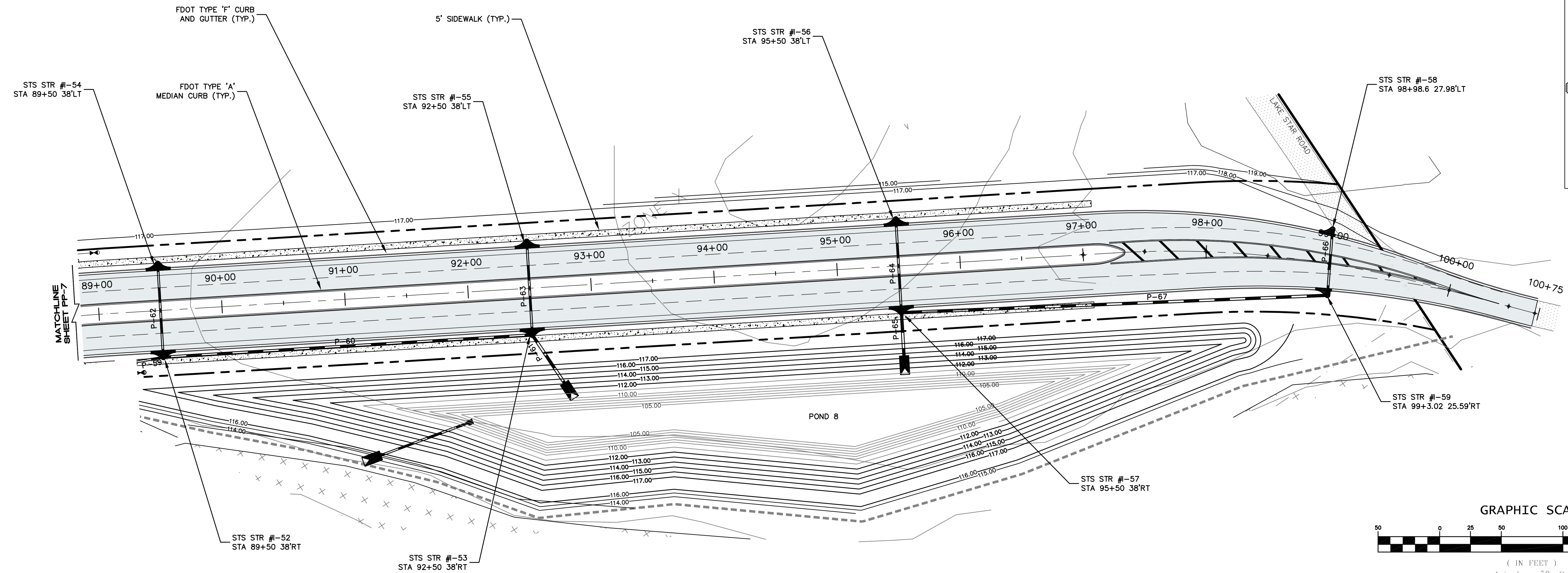
JOB # 13021
 DATE: 9/16/15
 SCALE: 1" = 50'
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS

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NO.	DATE	REVISIONS
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PLAN AND PROFILE
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

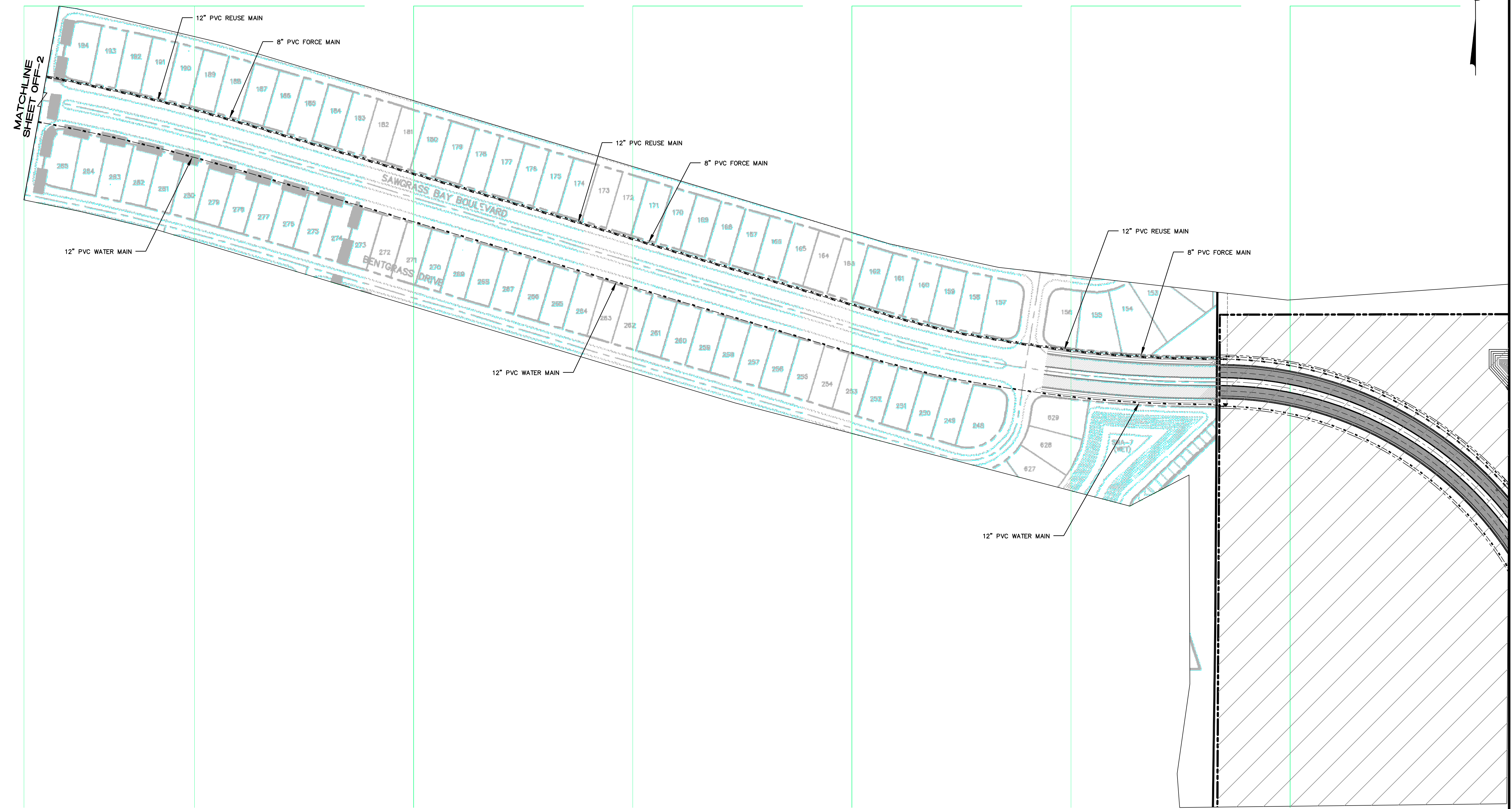
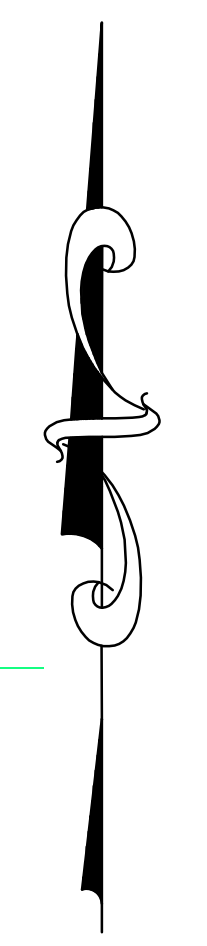
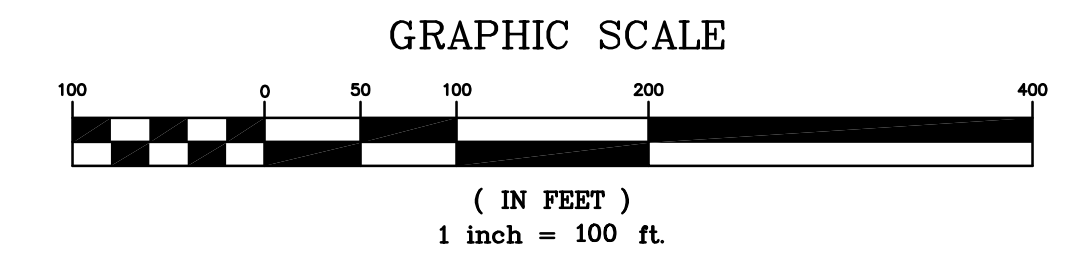
AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	11/20/15	REVISED PER S&M/C COMMENTS
2		
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JOB # 13021
DATE: 9/16/15
SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

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OFFSITE UTILITY PLAN
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

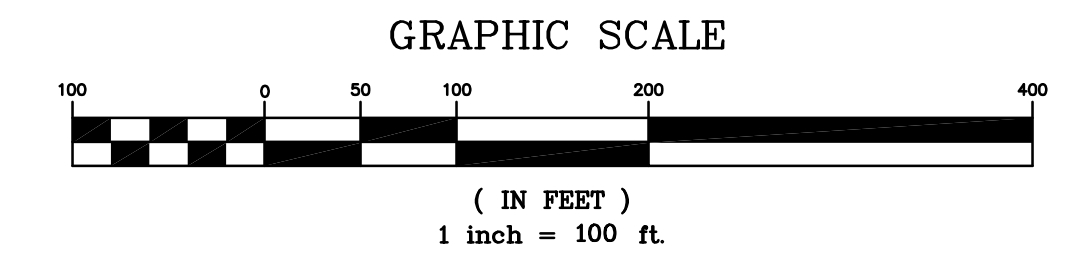
ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
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JOB # 13021
DATE: 9/16/15
SCALE: 1" = 100'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

NOTE: PLANS ARE BASED OFF OF SAWGRASS BAY BOULEVARD PLANS

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MADDEN
BROOKHARD & GLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

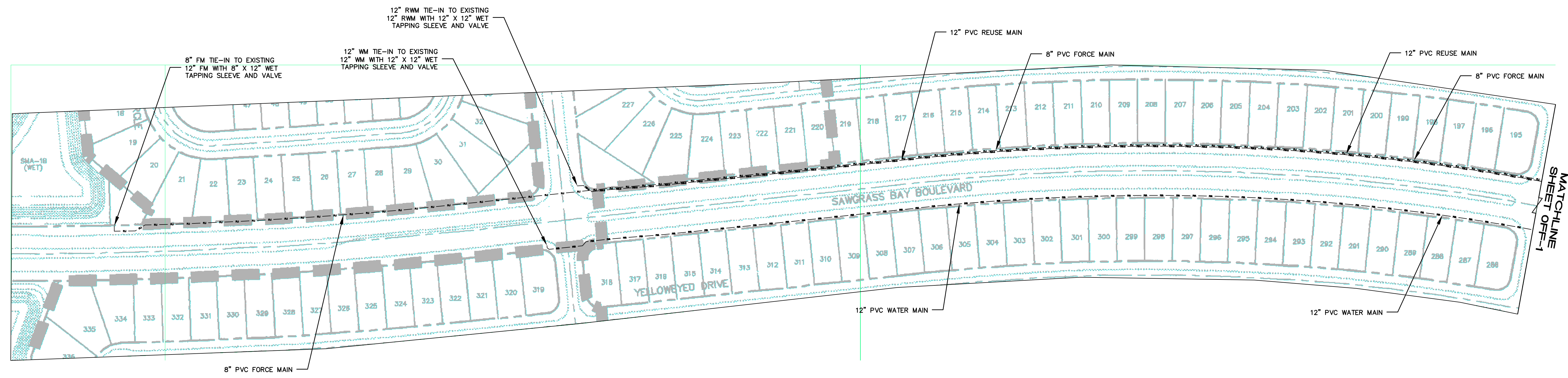
OFFSITE UTILITY PLAN
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

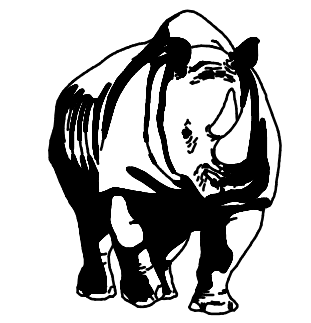
NO.	DATE	REVISIONS
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JOB # 13021
DATE: 9/16/15
SCALE: 1" = 100'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS



NOTE: PLANS ARE BASED OFF OF SAWGRASS BAY BOULEVARD PLANS

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MADDEN
 HOCHMIR AD & CLUNT, INC.
CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

OFFSITE PLAN AND PROFILE
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

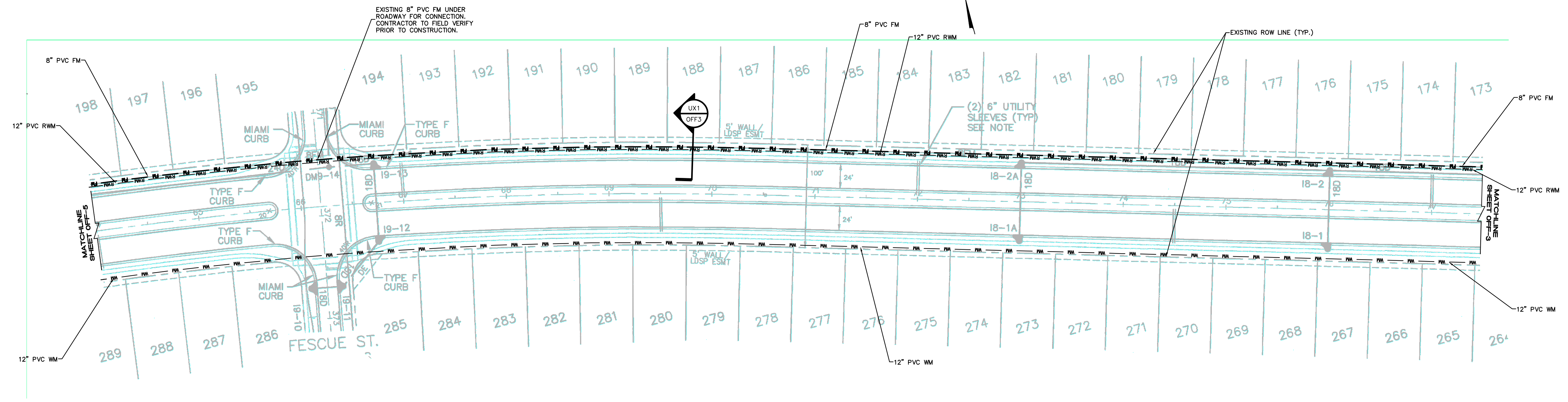
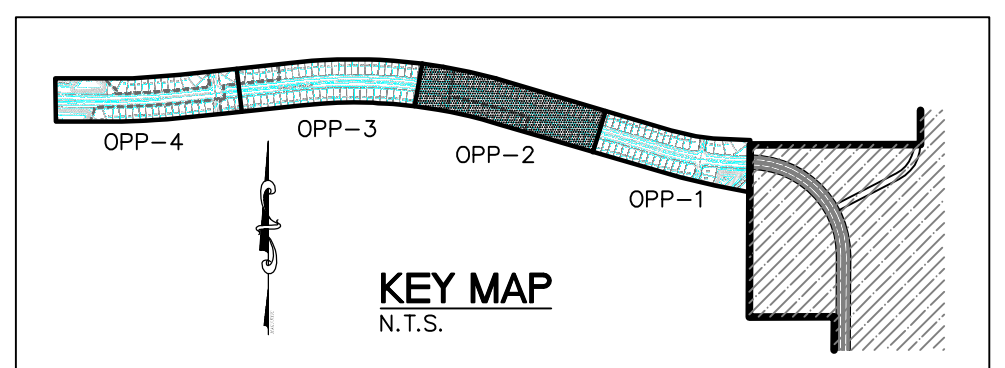
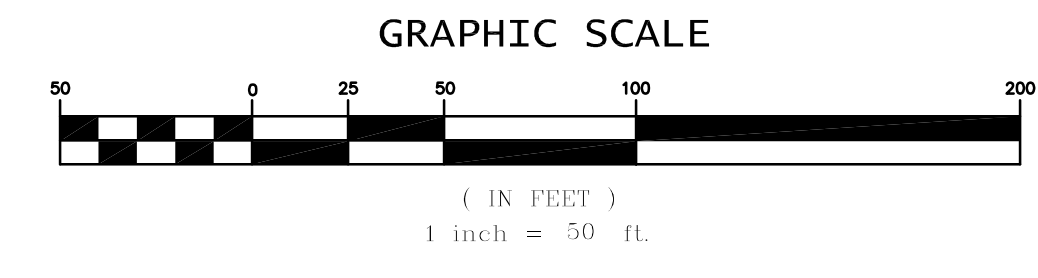
AVALON LAND, LLC
 2451 VENTURA BLVD
 CLARKSBURG, VA 24032
 407-908-6987

ENGINEER IN CHARGE:
 DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS

JOB # 13021
 DATE: 9/16/15
 SCALE: 1" = 50'
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS

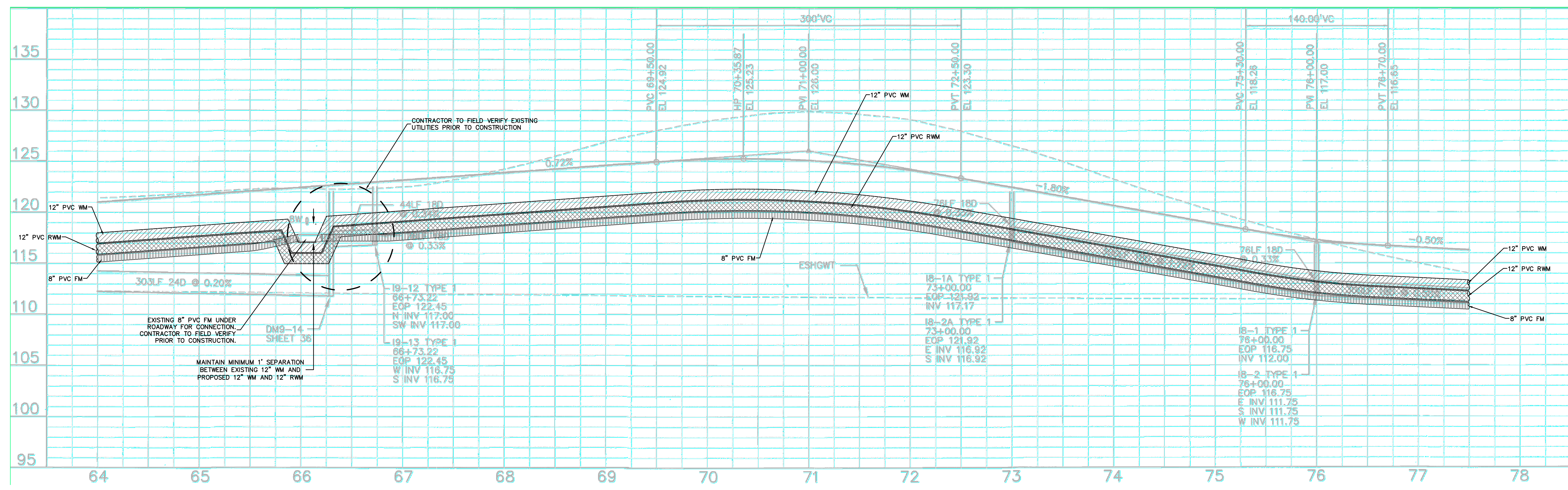
OFF-4
 26 OF 36



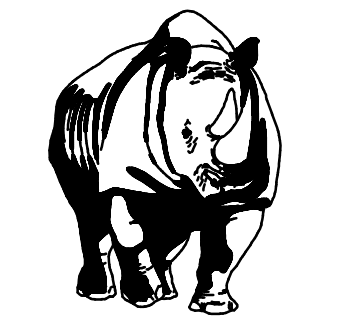
SAWGRASS BAY BOULEVARD

NOTE: PLANS ARE BASED OFF OF SAWGRASS BAY BOULEVARD PLANS

PROFILE VIEW NOTE:
 FOR GRAPHICAL PURPOSES THE FORCE MAIN AND REUSE MAIN ARE OFFSET. THE FORCE MAIN AND REUSE MAIN ARE TO BE 3' BELOW GRADE UNLESS OTHERWISE NOTED.



OFF-4
 26 OF 36



MADDEN
 HOCHMIR AD & CLUNT, INC.
CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

OFFSITE PLAN AND PROFILE
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

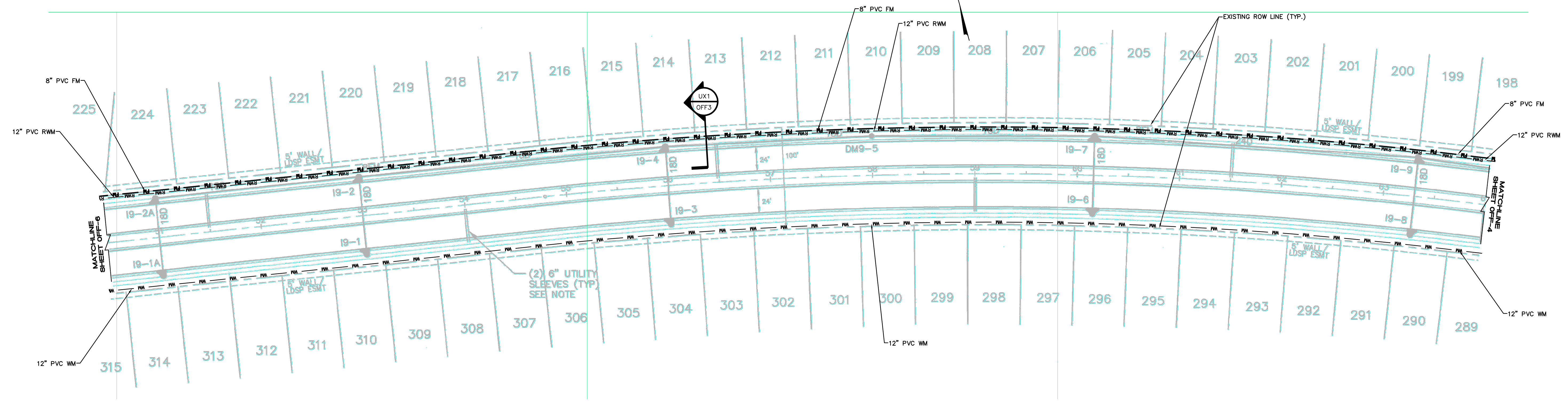
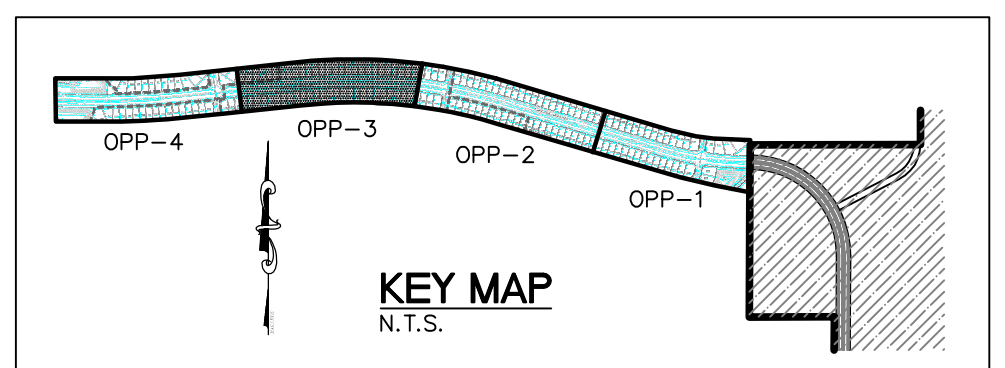
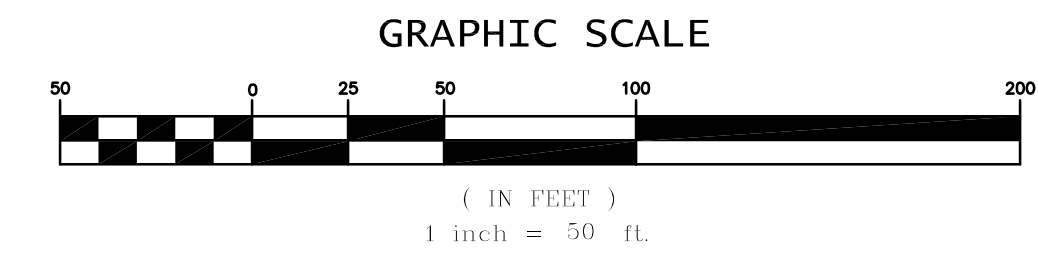
AVALON LAND, LLC
 2451 VENTURA BLVD
 CLARKSBURG, VA 24032
 407-908-6987

ENGINEER IN CHARGE:
 DAVID A. STOKES P.E. #66527
 CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS

JOB # 13021
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 APPROVED BY: DAS

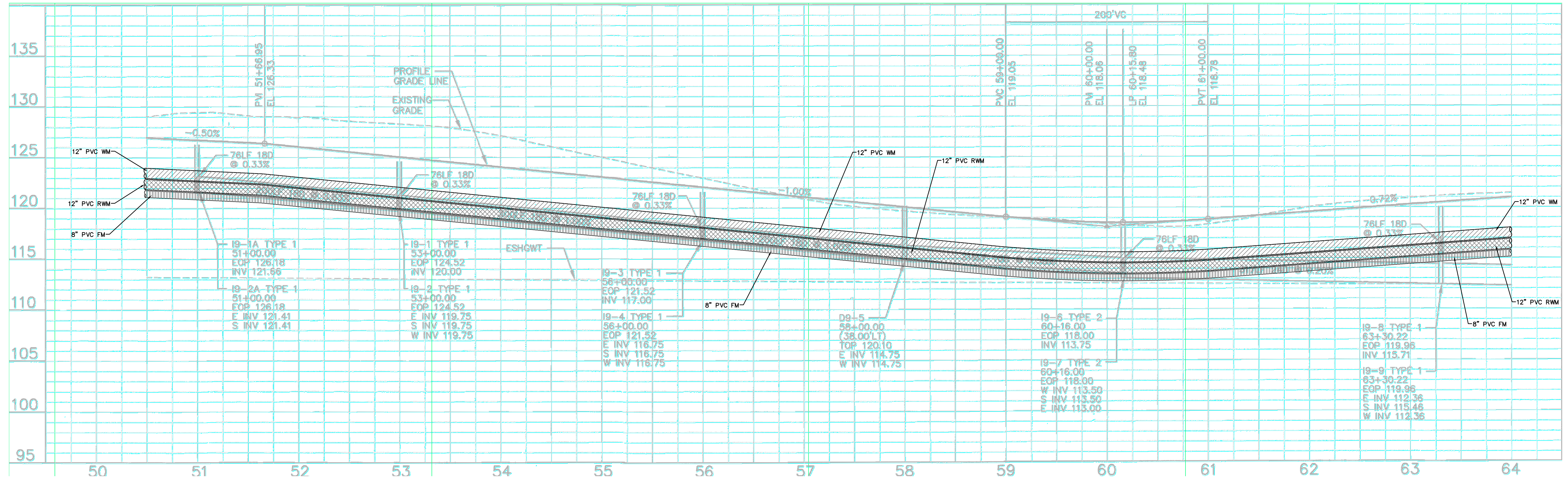
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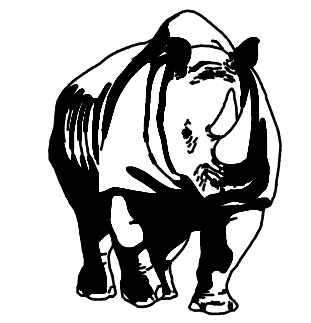


SAWGRASS BAY BOULEVARD

NOTE: PLANS ARE BASED OFF OF SAWGRASS BAY BOULEVARD PLANS

PROFILE VIEW NOTE:
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HOCHMAD & CLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OFFSITE PLAN AND PROFILE
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

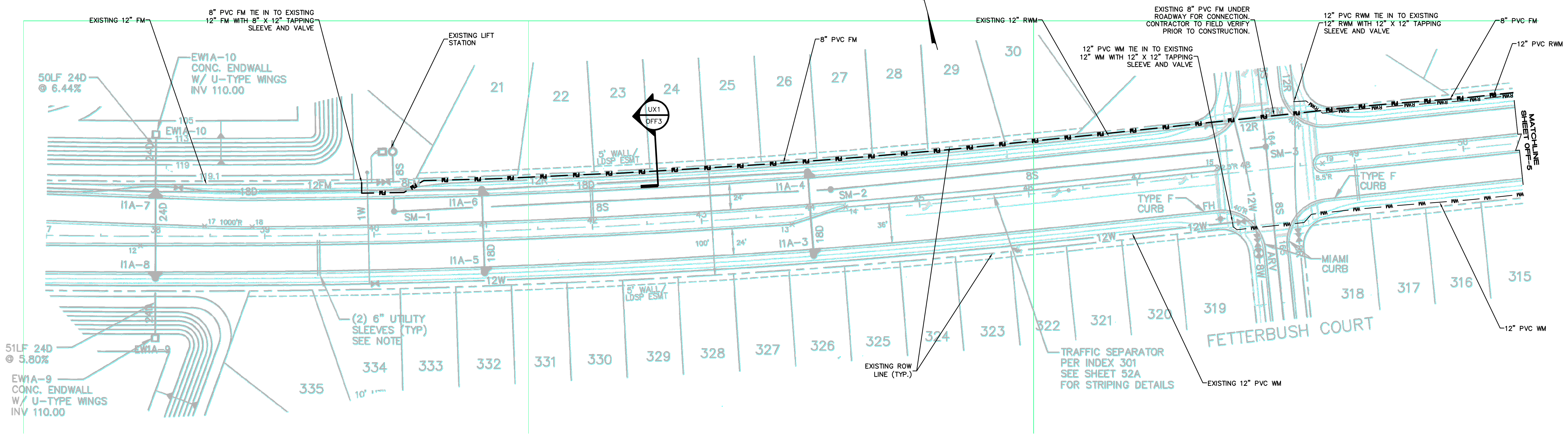
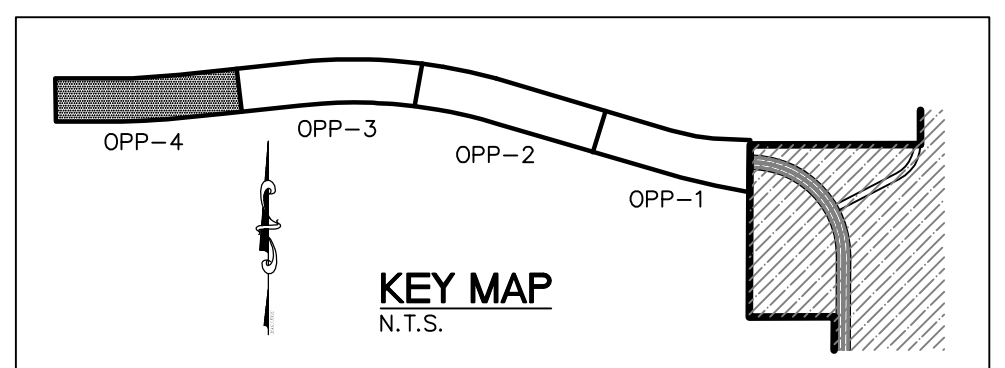
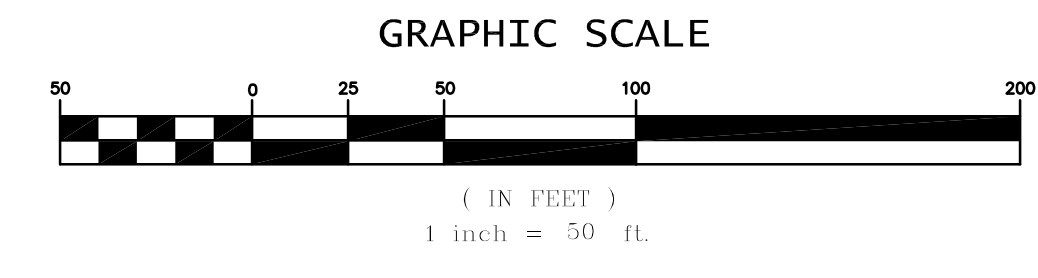
AVALON LAND, LLC
2451 VENTURA BLVD
CLARKSBURG, VA 91302
407-908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS

JOB # 13021
DATE: 9/16/15
SCALE: 1" = 50'
DESIGNED BY: RJS
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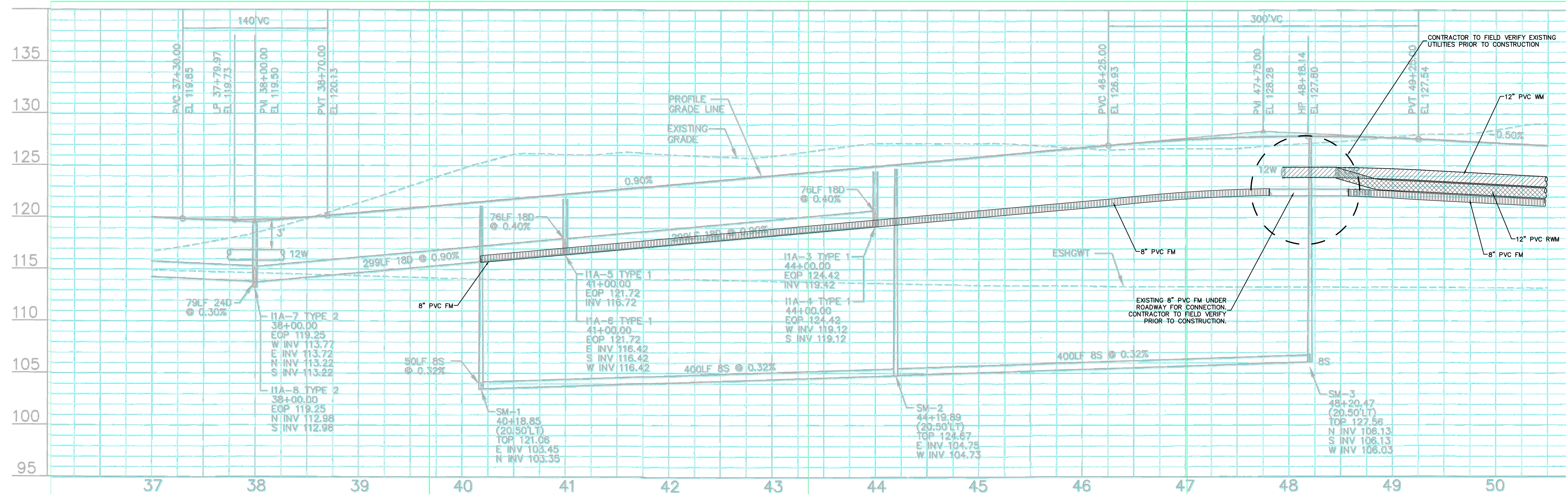
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28 OF 36

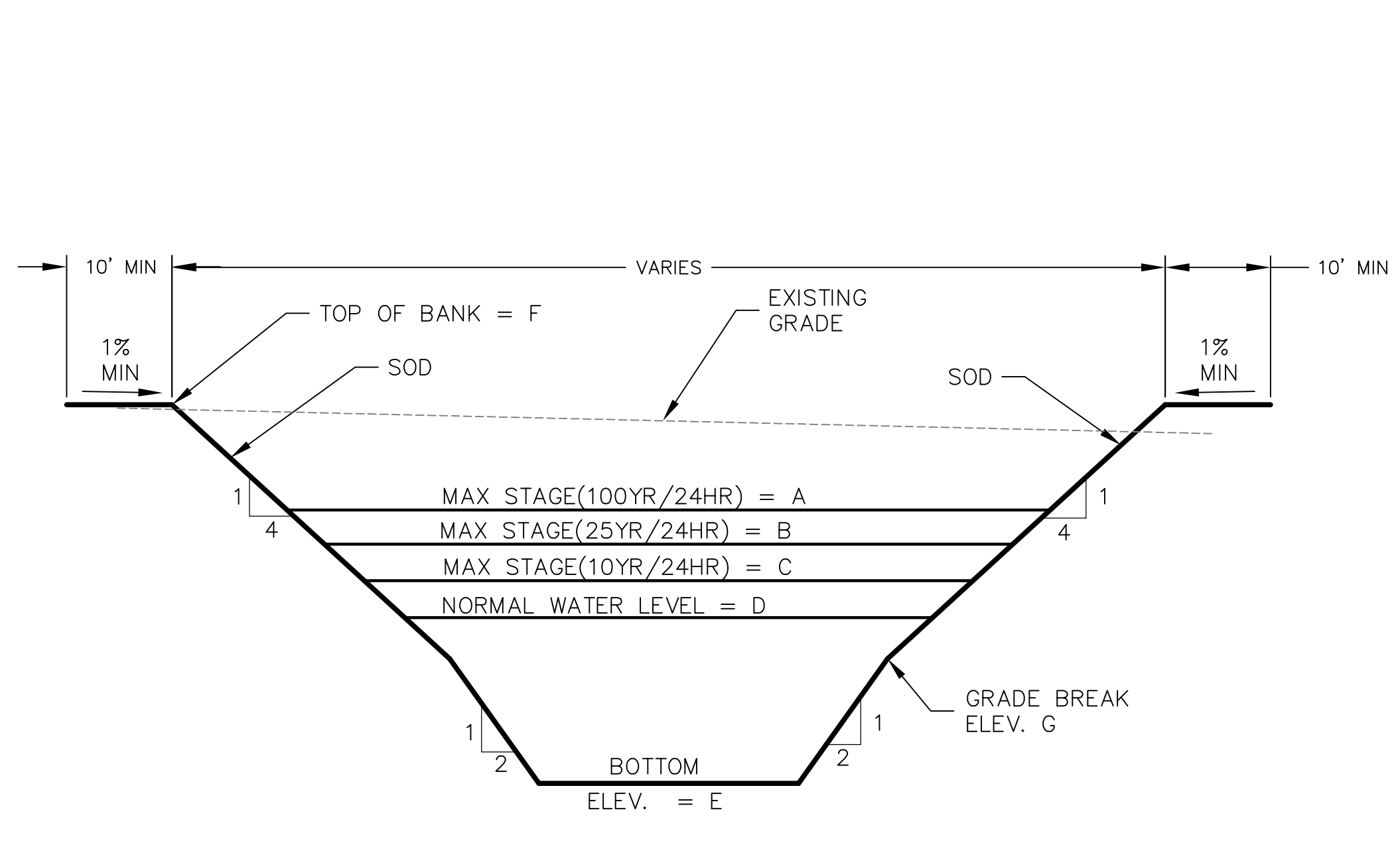
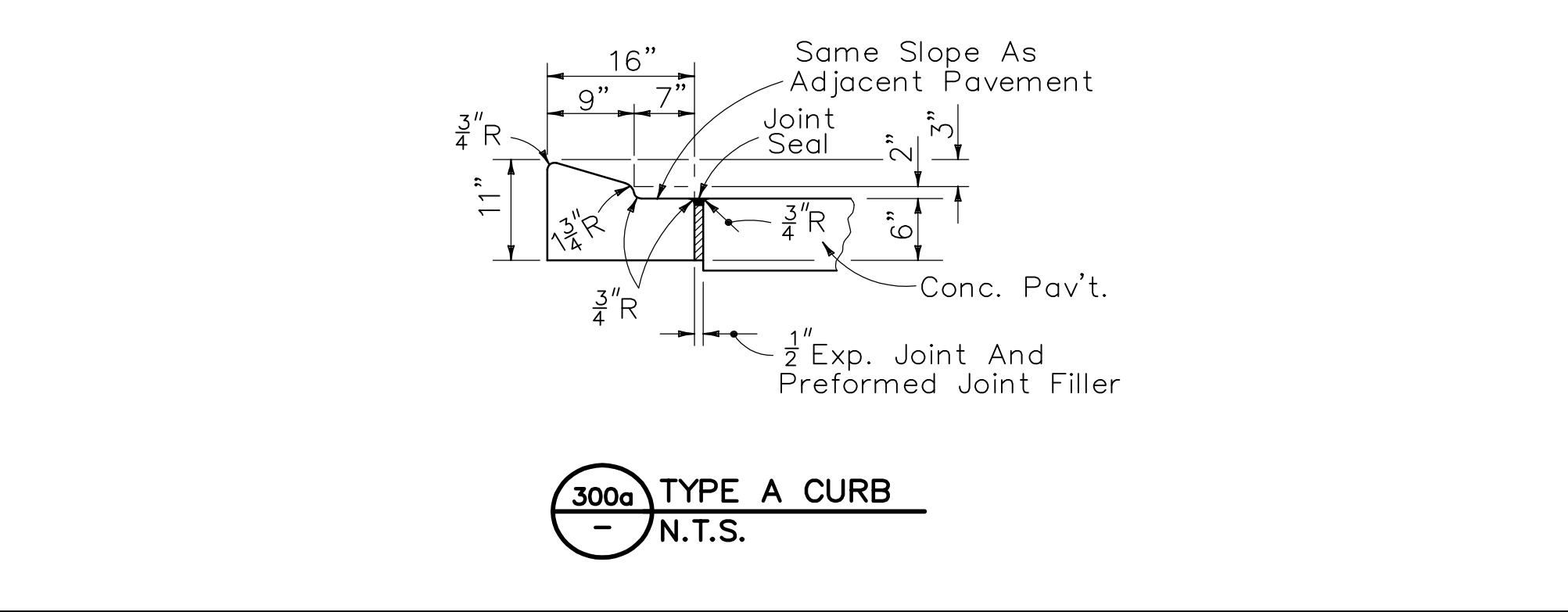
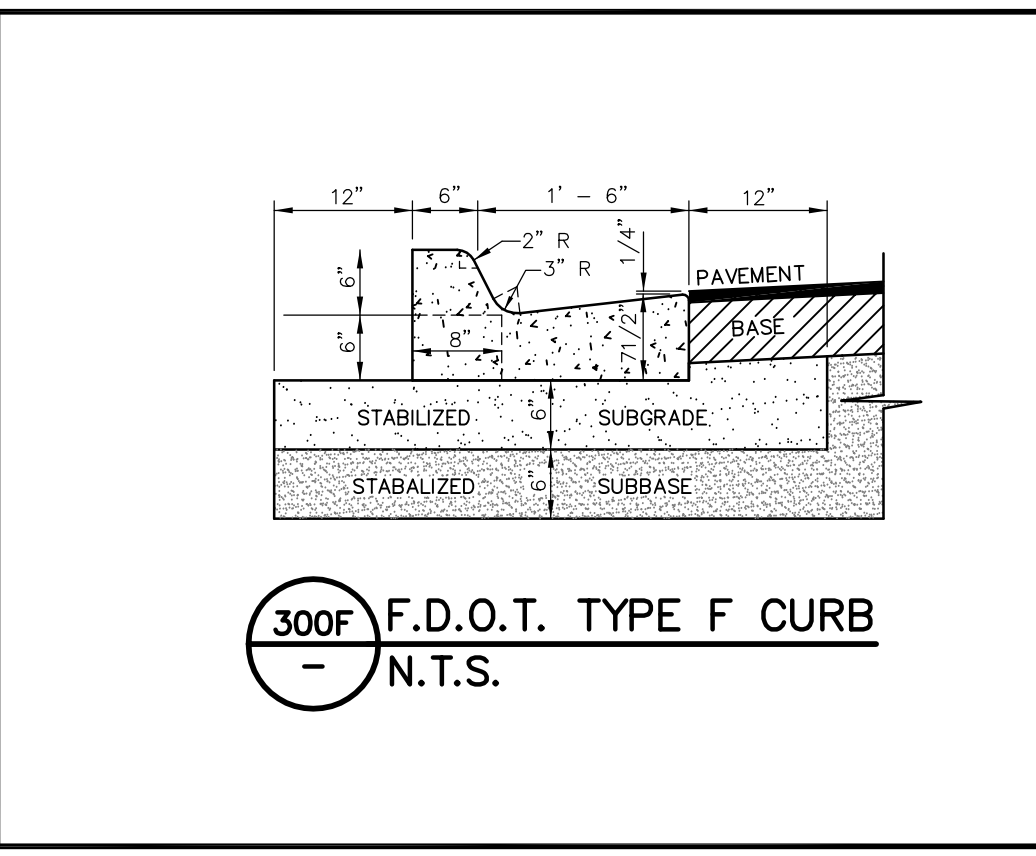
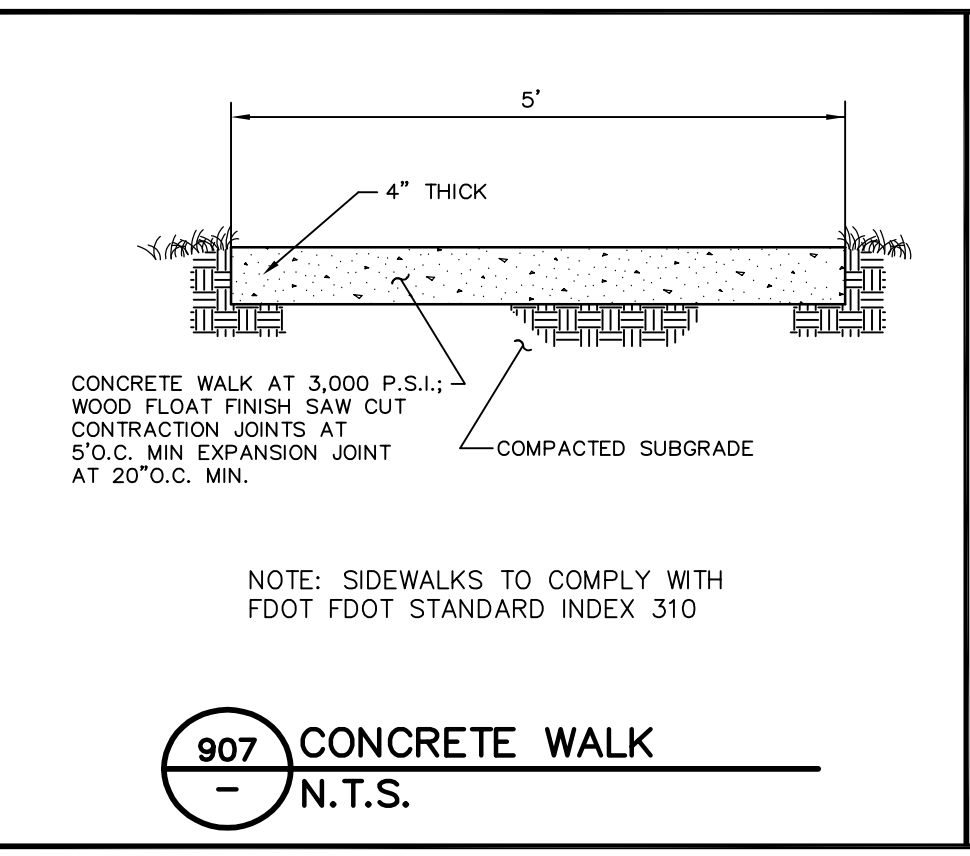
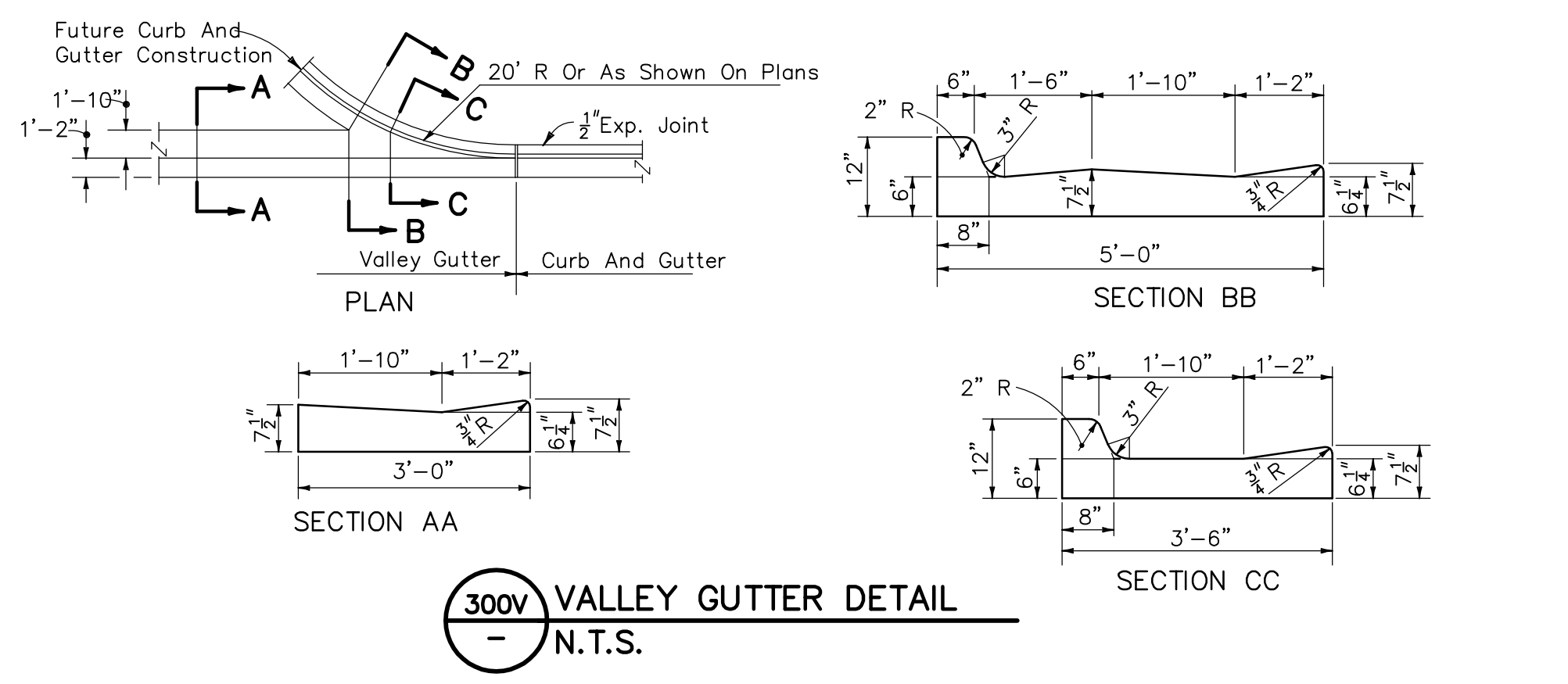


SAWGRASS BAY BOULEVARD

NOTE: PLANS ARE BASED OFF OF SAWGRASS BAY BOULEVARD PLANS

PROFILE VIEW NOTE:
FOR GRAPHICAL PURPOSES THE FORCE MAIN AND REUSE MAIN ARE OFFSET. THE FORCE MAIN AND REUSE MAIN ARE TO BE 3' BELOW GRADE UNLESS OTHERWISE NOTED.

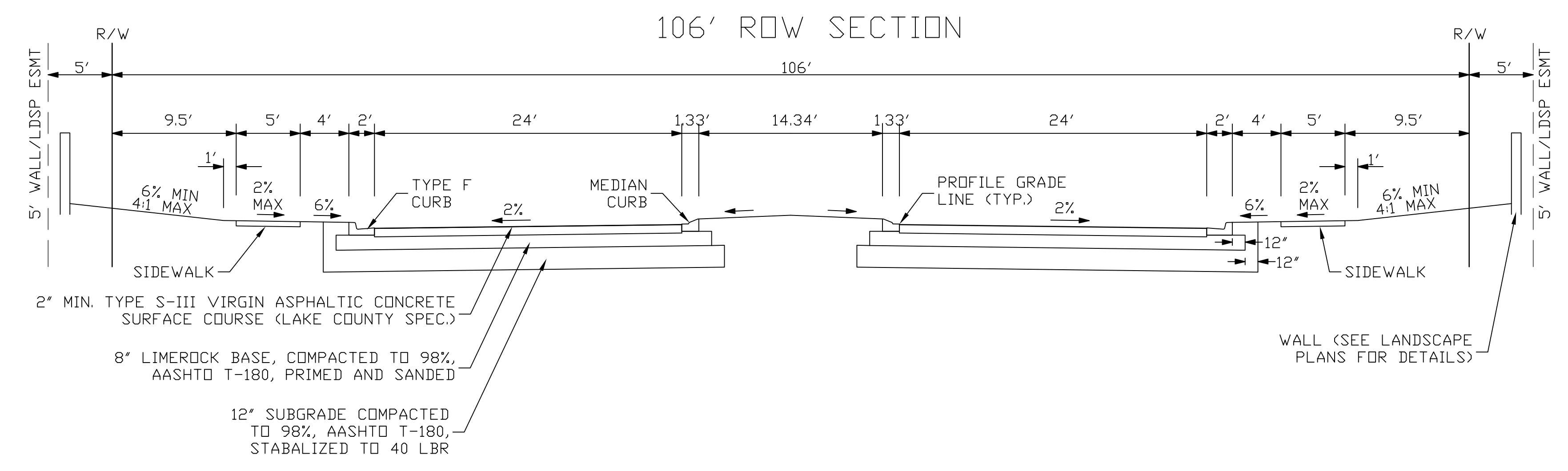
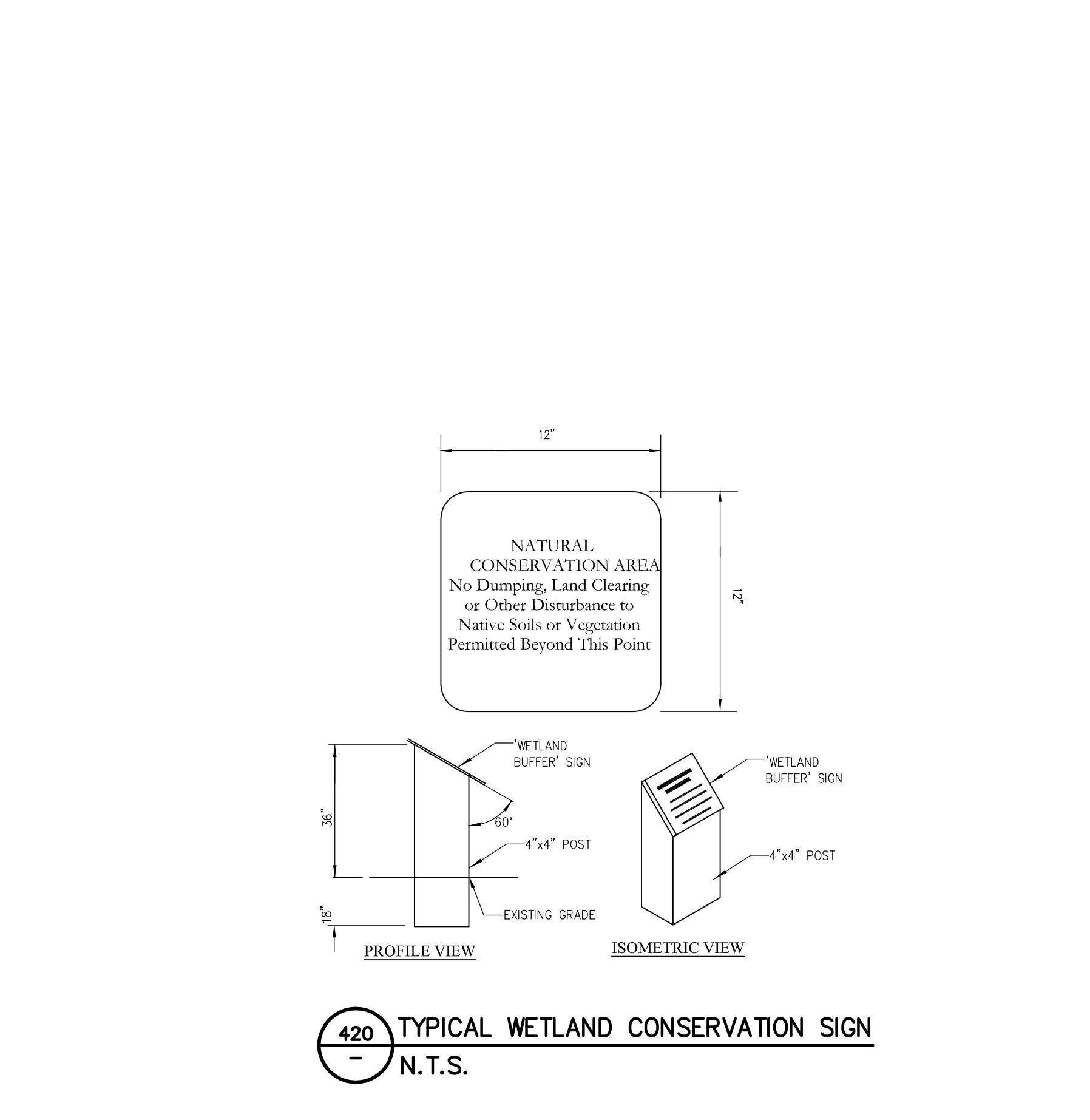




POND #	ELEVATION						
	A	B	C	D	E	F	G
1	112.52	112.22	111.90	110.00	100.00	113.50	108.00
2	112.57	112.36	112.29	111.00	101.00	114.00	109.00
3-4	112.88	112.61	112.54	111.00	101.00	114.00	109.00
5	112.27	111.98	111.84	110.00	100.00	113.00	108.00
6	114.63	112.58	112.39	111.00	103.00	116.00	109.00
7	114.95	113.62	113.37	111.00	103.00	116.00	109.00
8	115.28	114.24	114.16	112.00	105.00	117.00	110.00

SOD SHALL BE PLACED ON THE SIDE SLOPES AND BERM OF THE POND. SIDE SLOPE SHALL BE SODDED TO THE GRADE BREAK.

903A TYPICAL WET DETENTION POND
N.T.S.



SAWGRASS BAY EXTENSION 4-LANE BLVD.



CONSTRUCTION DETAILS FOR AVALON GROVES
LAKE COUNTY FLORIDA

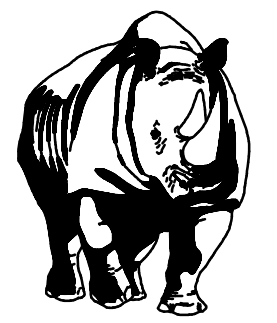
CLIENT
AVALON LAND, LLC
2515 W. BAYHILL BLVD
CORAL GABLES, FL 33134
PHONE: (407) 908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS
1	11/20/15	REVISED PER SURVIVOR COMMENTS
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JOB # 13021
DATE 9/16/15
SCALE N.T.S.
DESIGNED BY DAS
DRAWN BY TRF
APPROVED BY DAS

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MADDEN
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONSTRUCTION DETAILS
FOR
AVALON GROVES

FLORIDA
LAKE COUNTY

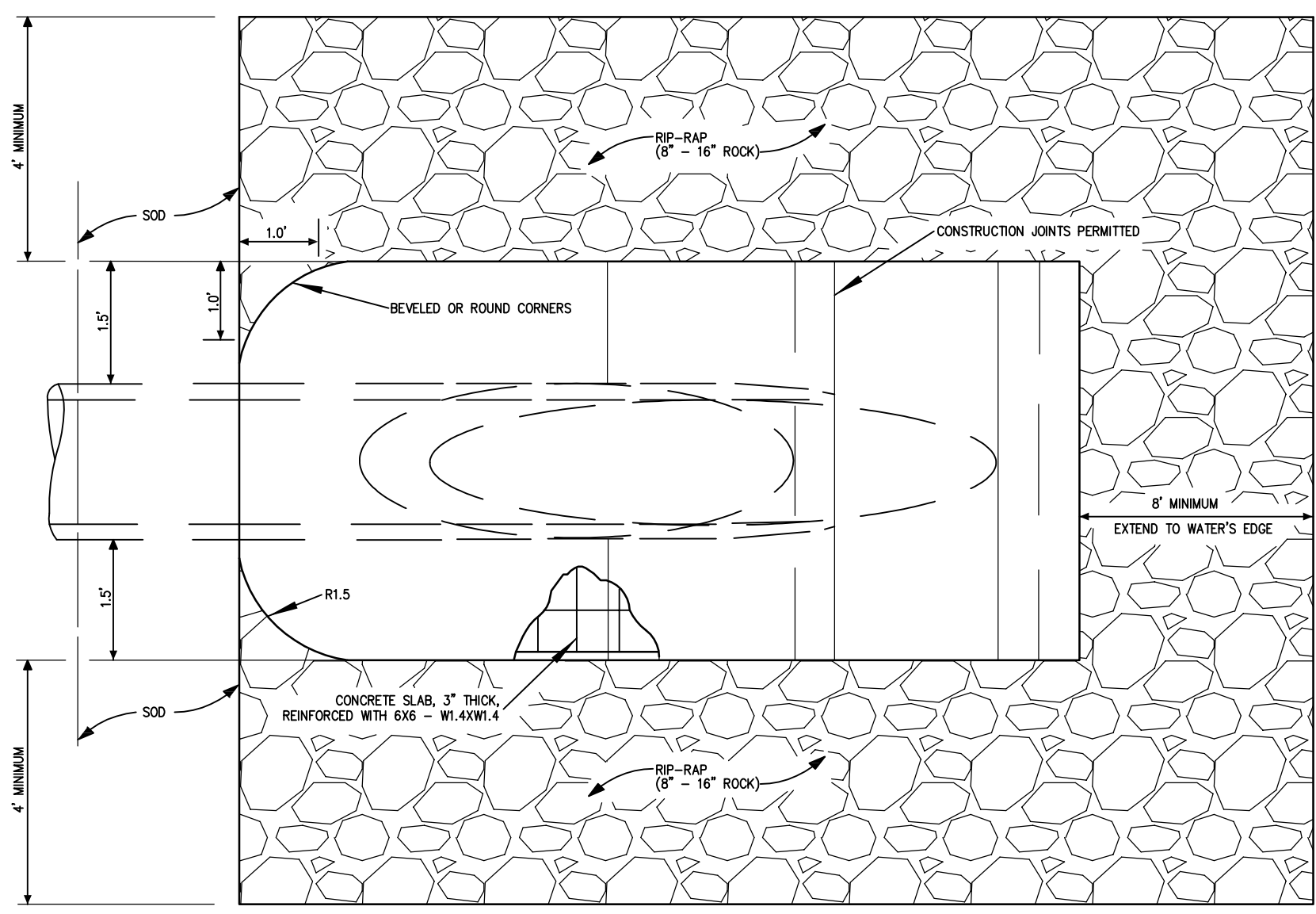
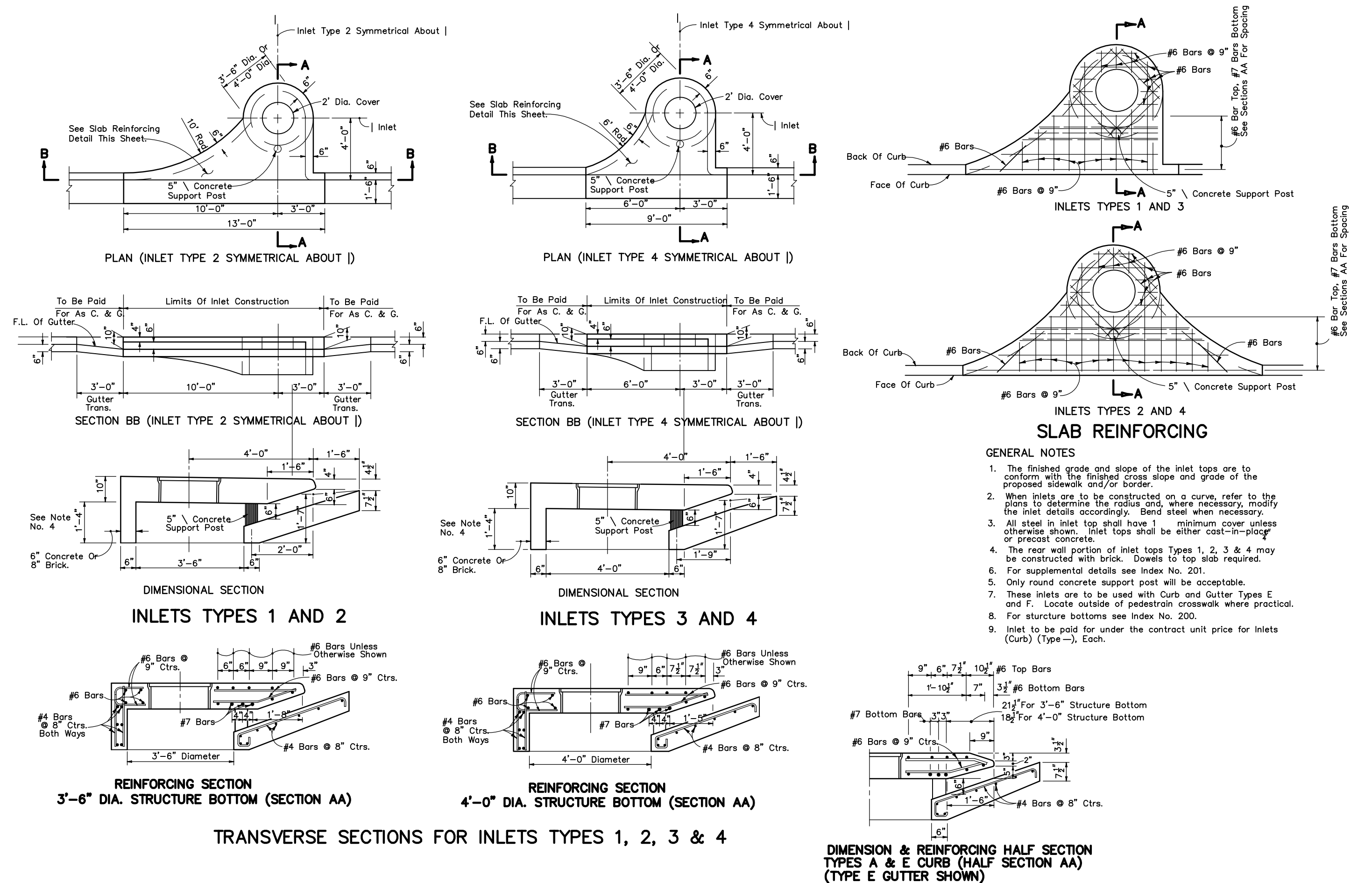
CLIENT
AVALON LAND, LLC
251 W. WEAVER BLVD.
SUITE 200
MAITLAND, FL 32751
PHONE: (407) 908-6987

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

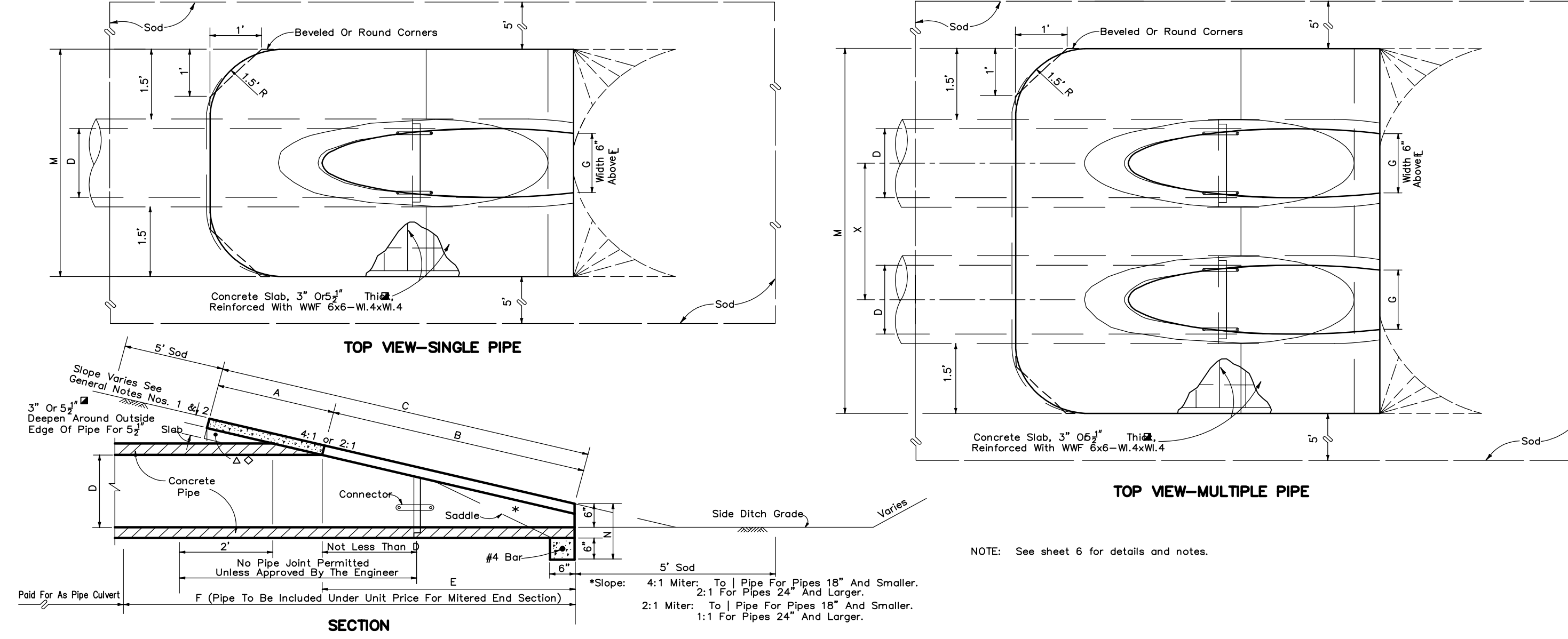
NO.	DATE	REVISIONS
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JOB # 13021
DATE: 9/16/15
SCALE: N.T.S.
DESIGNED BY: DAS
DRAWN BY: TRF
APPROVED BY: DAS

DT-3
31 OF 36



SLOPE	D	X	A	B	C	E	F	G	DIMENSIONS AND QUANTITIES				SODDING (SQ. YDS.)								
									M				N				S				
									Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	
2:1	12"	2'-0"	1.82	2.18	4.10	2.55	8'	1.22	4.63	7.21	9.79	12.37	1.19	0.38	0.58	0.77	0.96	21	24	29	32
	18"	2'-0"	1.87	2.24	4.21	2.58	8'	1.41	4.90	7.51	10.11	1.27	0.44	0.65	0.87	1.09	21	25	29	31	
	24"	2'-0"	1.92	2.30	4.32	2.61	8'	1.60	5.19	7.83	10.44	1.33	0.51	0.74	1.00	21	26	30	32		
	30"	2'-0"	1.97	2.36	4.43	2.64	8'	1.79	5.48	8.17	10.79	1.39	0.58	0.83	1.11	21	27	31	33		
	36"	2'-0"	2.02	2.42	4.54	2.67	8'	1.98	5.77	8.51	11.14	1.45	0.65	0.91	1.21	21	28	32	34		
	42"	2'-0"	2.07	2.48	4.65	2.70	8'	2.17	6.06	8.85	11.49	1.51	0.72	0.99	1.31	21	29	33	35		
	48"	2'-0"	2.12	2.54	4.76	2.73	8'	2.36	6.35	9.19	11.84	1.57	0.79	1.08	1.44	21	30	34	36		
	54"	2'-0"	2.17	2.60	4.87	2.76	8'	2.55	6.64	9.53	12.19	1.63	0.86	1.17	1.58	21	31	35	37		
4:1	12"	2'-0"	2.27	4.09	6.36	4.03	8'	1.22	4.63	7.21	9.79	12.37	1.19	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-0"	2.35	4.19	6.51	4.11	8'	1.41	4.90	7.51	10.11	1.27	0.66	0.99	1.31	1.65	23	27	31	34	
	24"	2'-0"	2.43	4.29	6.63	4.19	8'	1.60	5.19	7.83	10.44	1.33	0.74	1.10	1.42	23	28	32	35		
	30"	2'-0"	2.51	4.39	6.75	4.27	8'	1.79	5.48	8.17	10.79	1.39	0.82	1.15	1.56	23	29	33	36		
	36"	2'-0"	2.59	4.49	6.87	4.35	8'	1.98	5.77	8.51	11.14	1.45	0.90	1.21	1.71	23	30	34	37		
	42"	2'-0"	2.67	4.59	6.99	4.43	8'	2.17	6.06	8.85	11.49	1.51	0.98	1.28	1.86	23	31	35	38		
	48"	2'-0"	2.75	4.69	7.11	4.51	8'	2.36	6.35	9.19	11.84	1.57	1.06	1.36	2.01	23	32	36	39		
	54"	2'-0"	2.83	4.79	7.23	4.59	8'	2.55	6.64	9.53	12.19	1.63	1.14	1.44	2.16	23	33	37	40		





MADDEN
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONSTRUCTION DETAILS
FOR
AVALON GROVES

FLORIDA
LAKE COUNTY

CLIENT
AVALON LAND, LLC
251 W. BERRY BLVD
SUITE 200
LAKE COUNTY, FL 32750
PHONE: (407) 908-8987

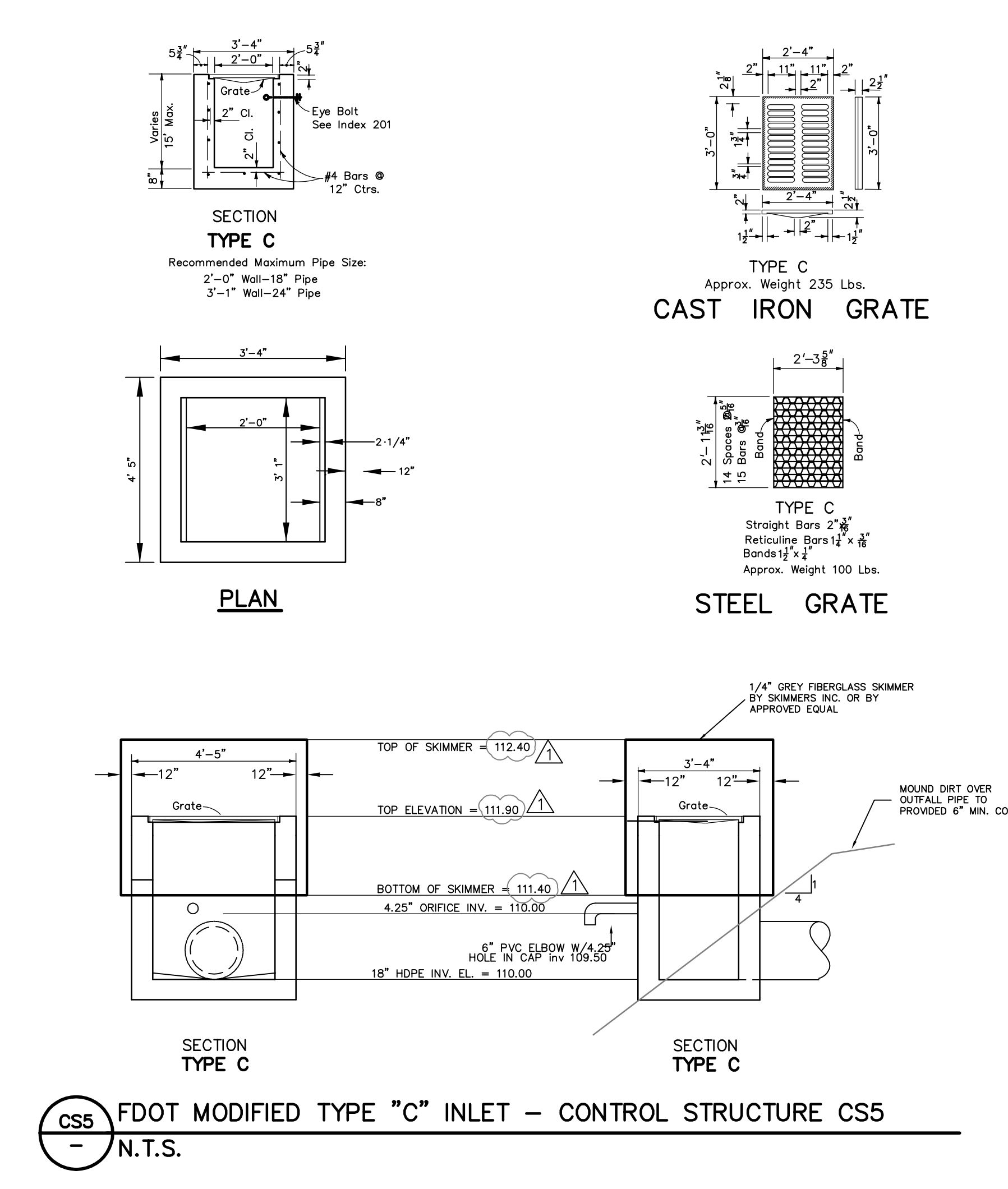
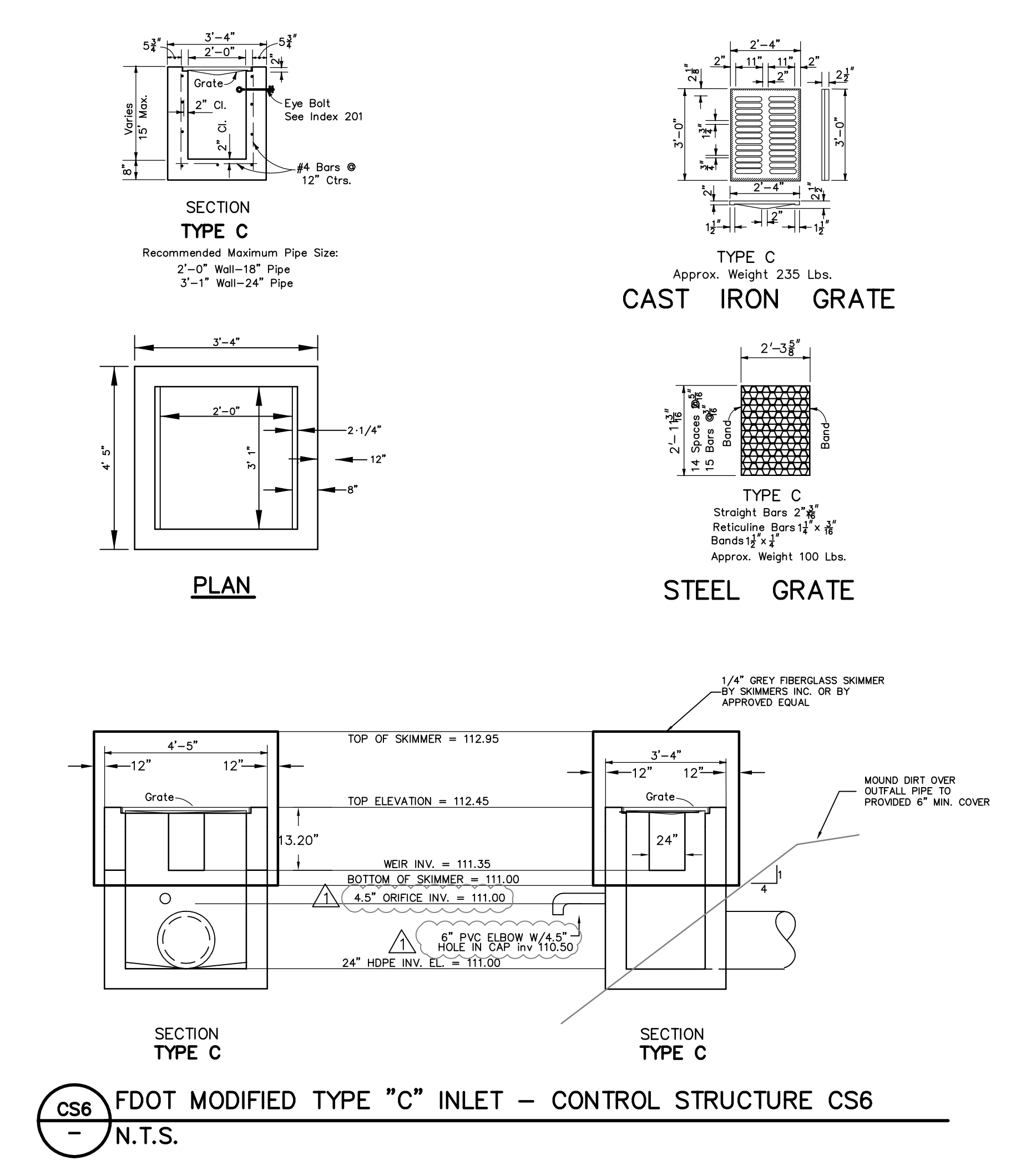
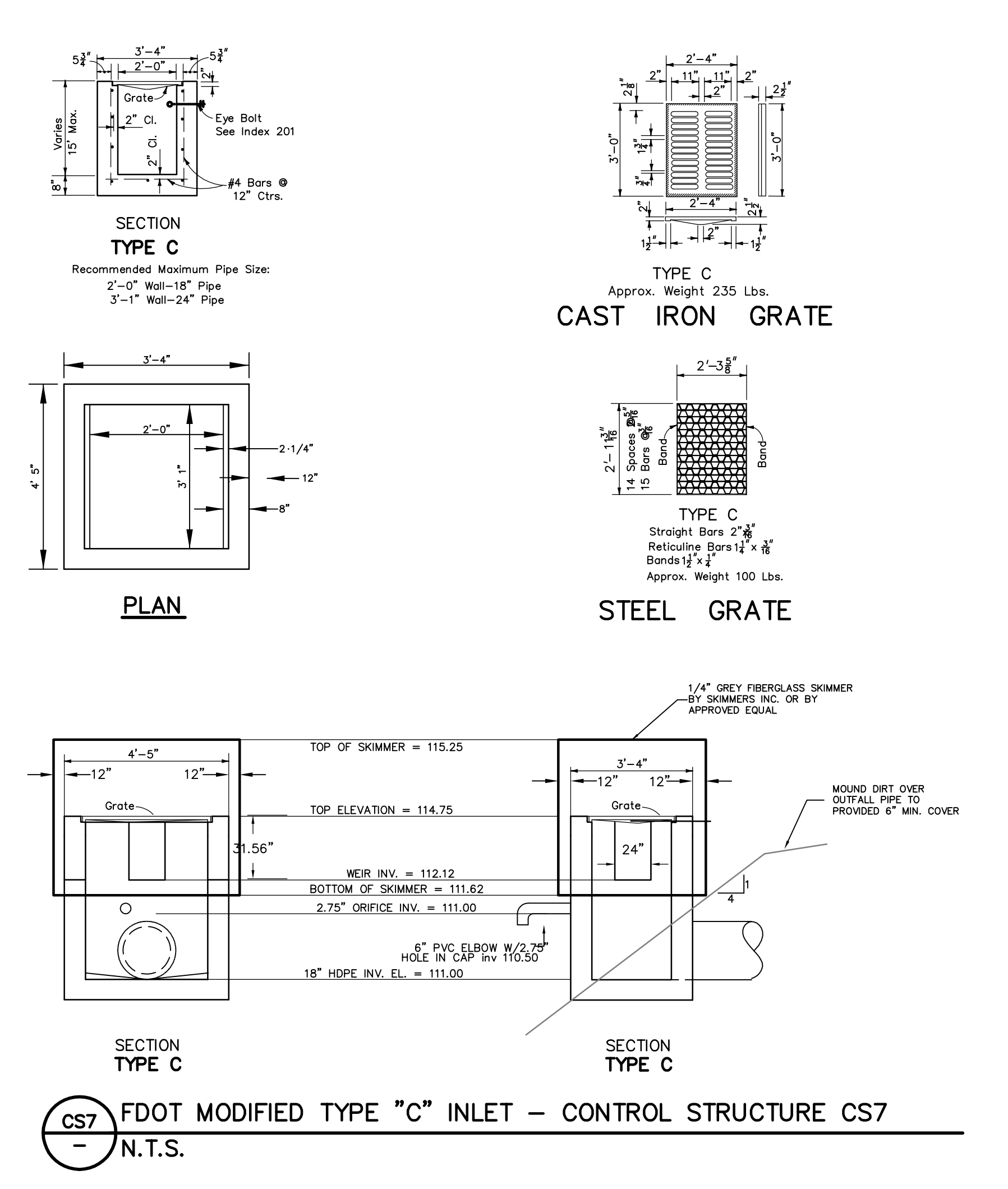
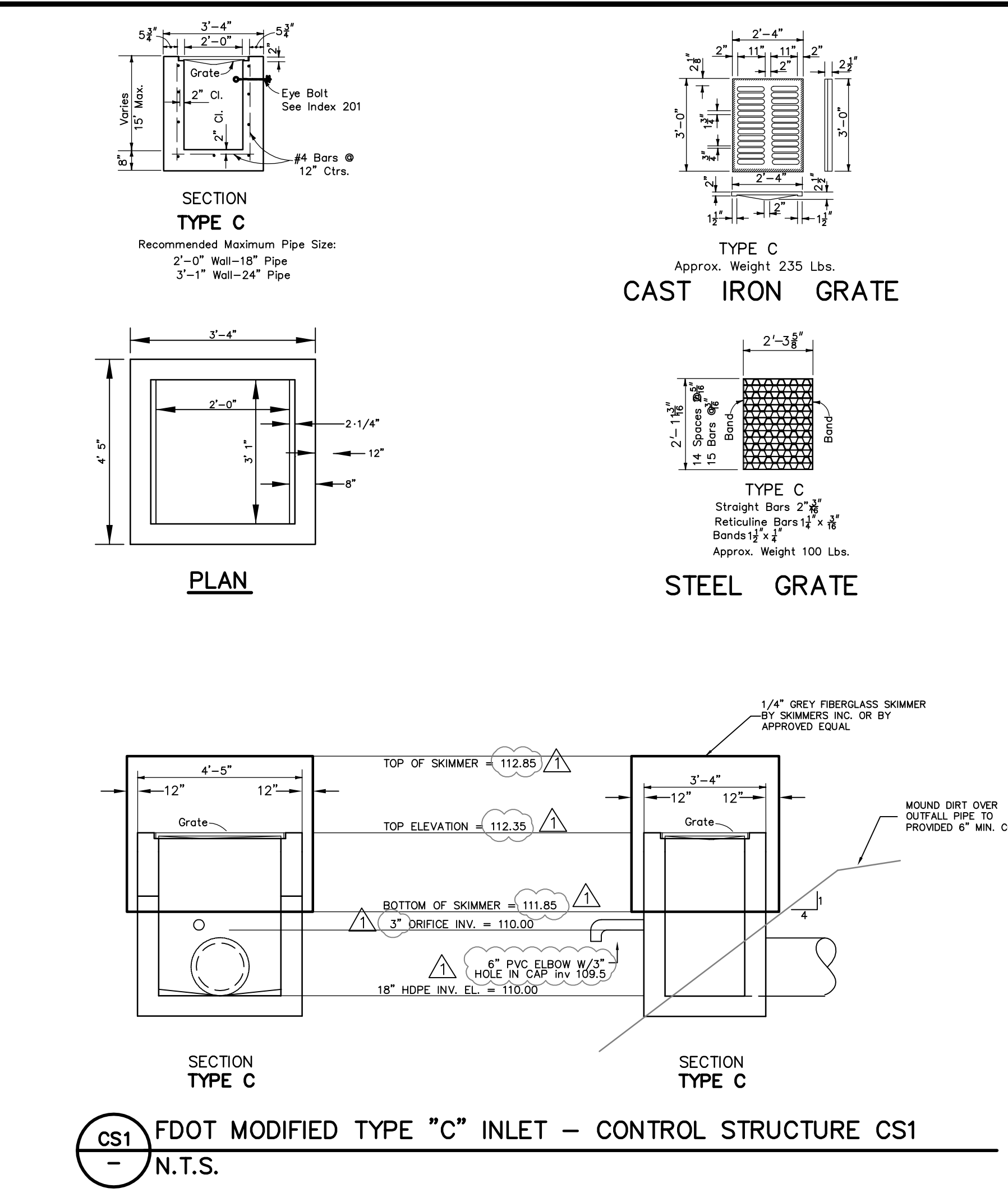
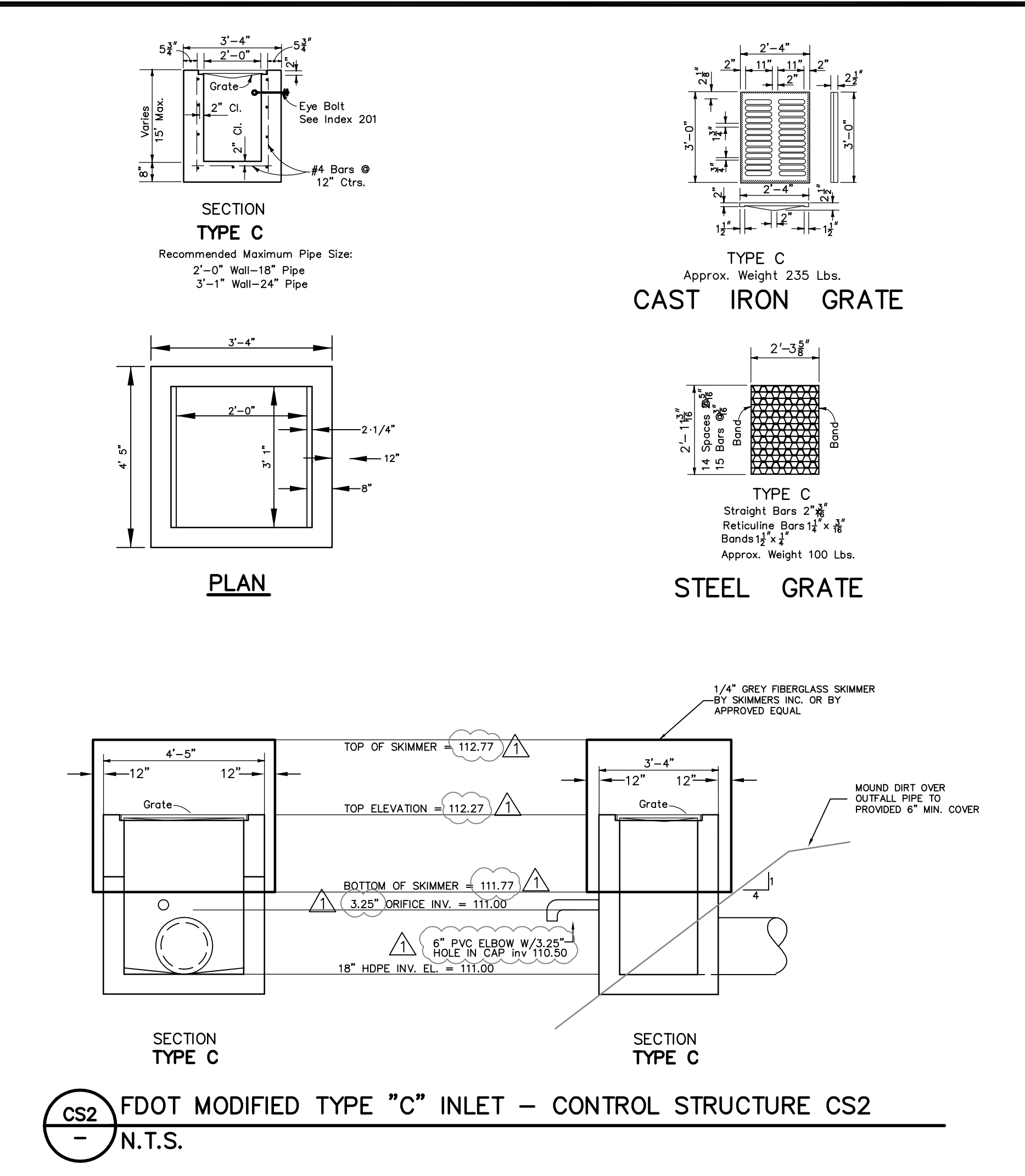
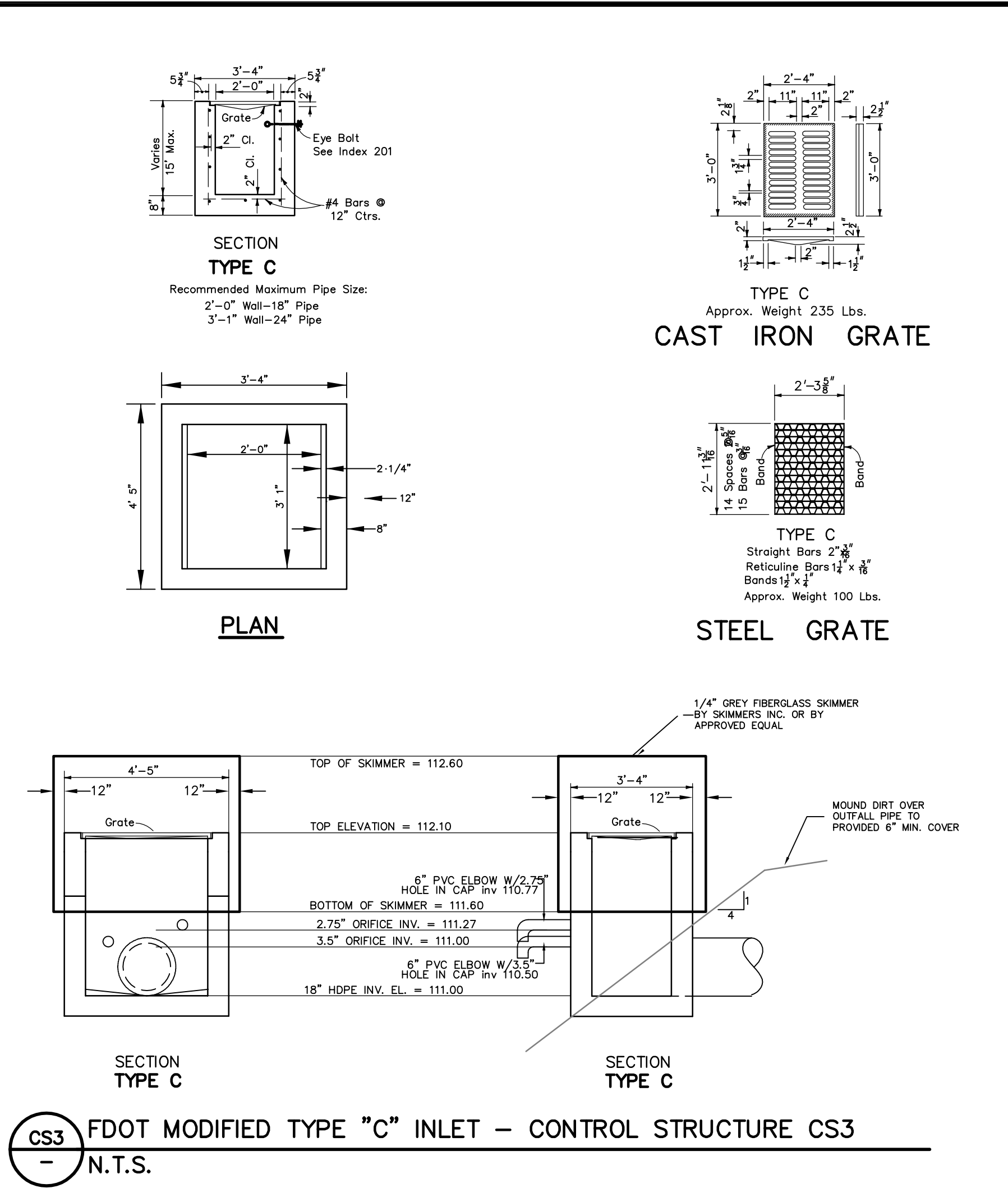
ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

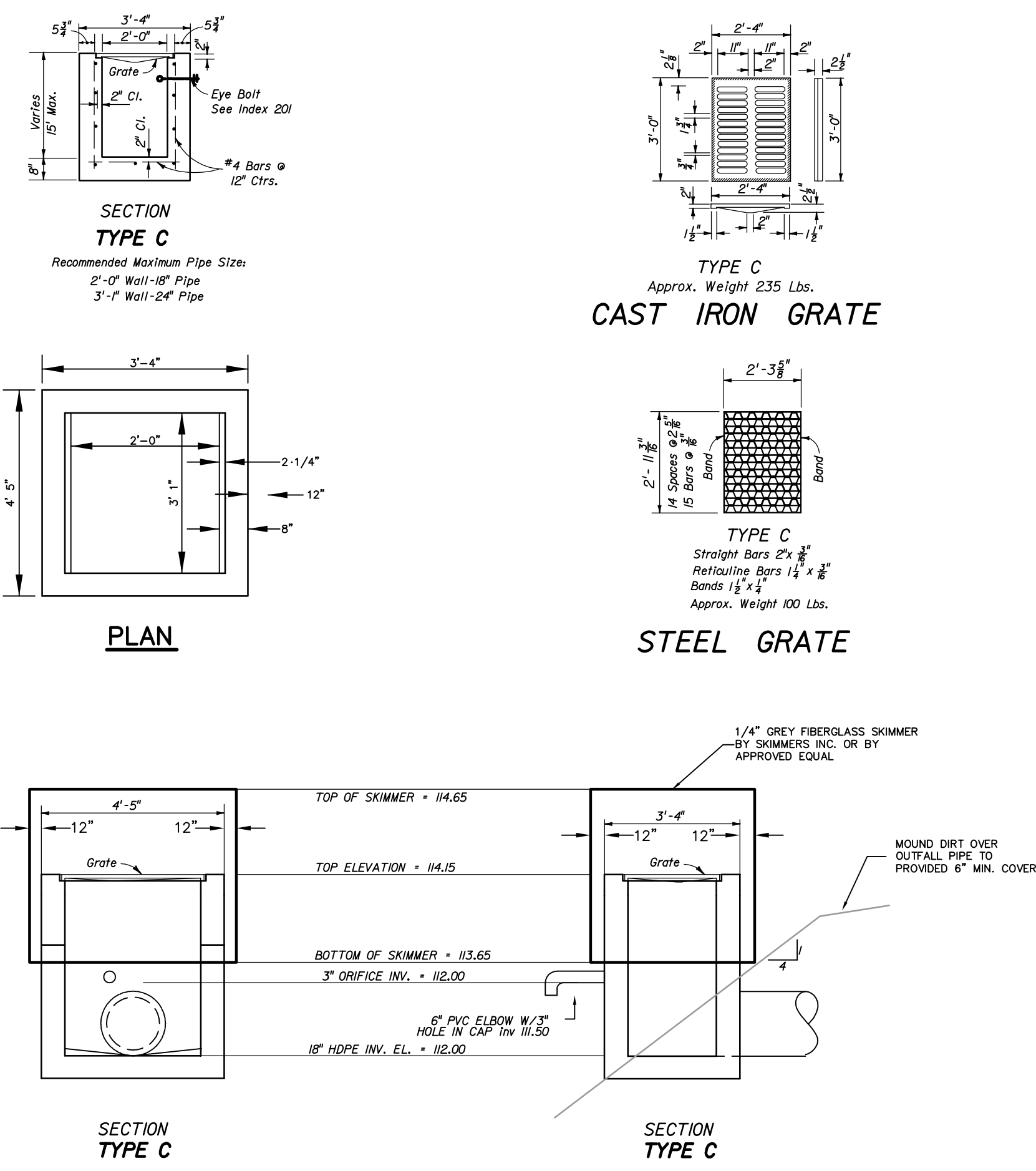
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JOB # 13021
DATE: 9/16/15
SCALE: N.T.S.
DESIGNED BY: DAS
DRAWN BY: TRF
APPROVED BY: DAS

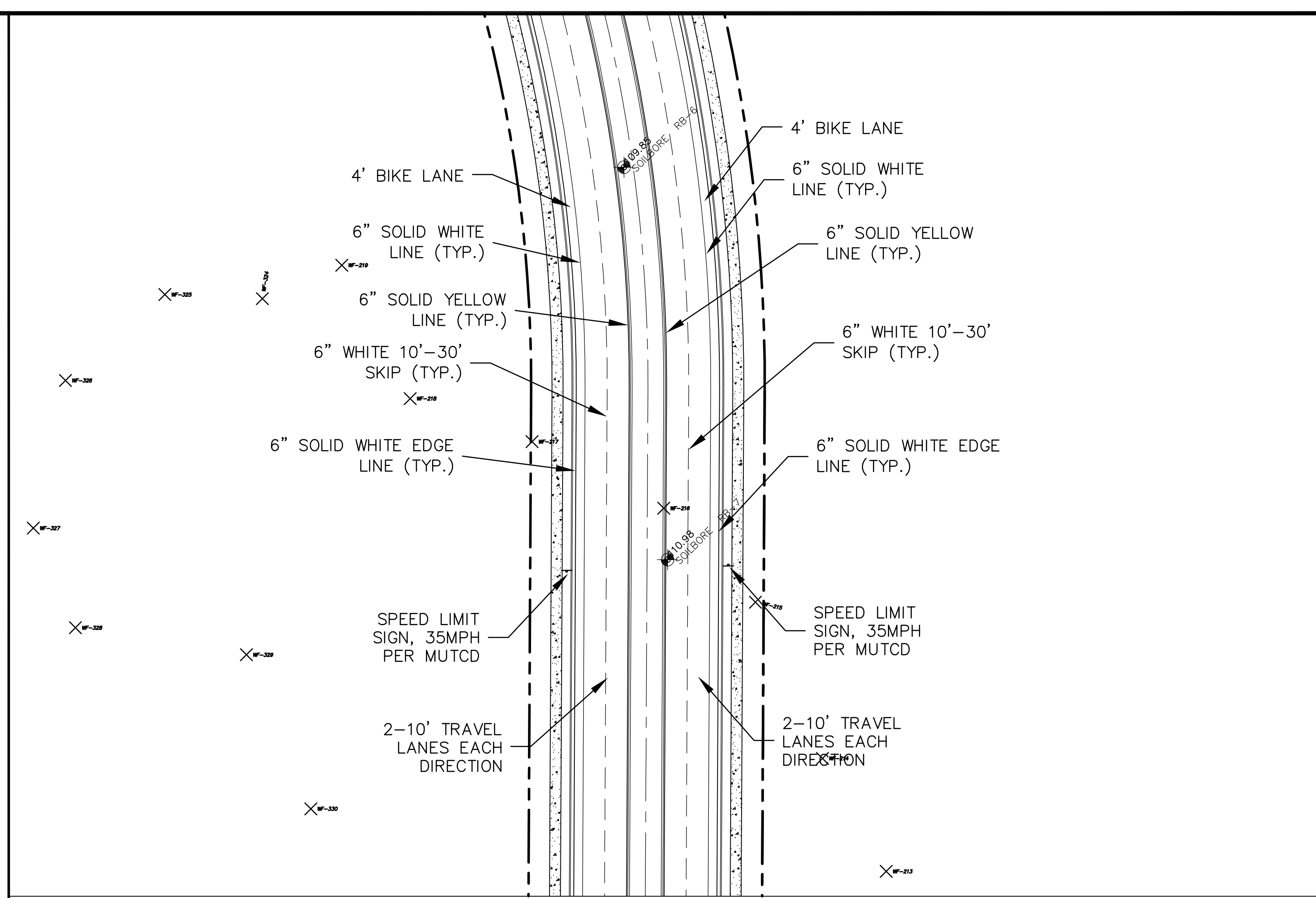
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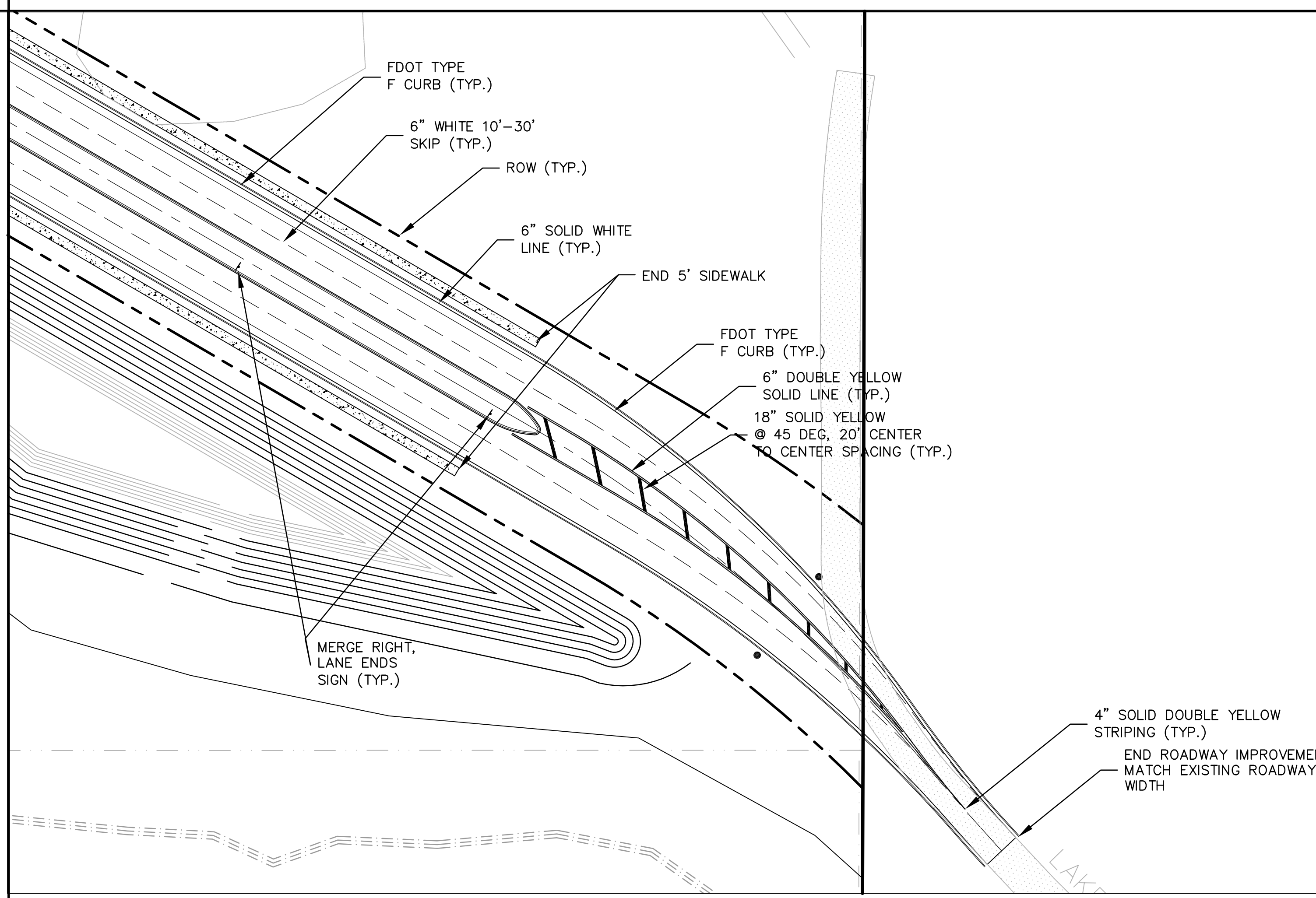




CS8 FDOT MODIFIED TYPE "C" INLET - CONTROL STRUCTURE CS8
- N.T.S.



TYPICAL STRIPING AND SIGNAGE DETAIL



SOUTHERN TRANSITION TO EXISTING ROAD

MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
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(407) 629-8330

CONSTRUCTION DETAILS
FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

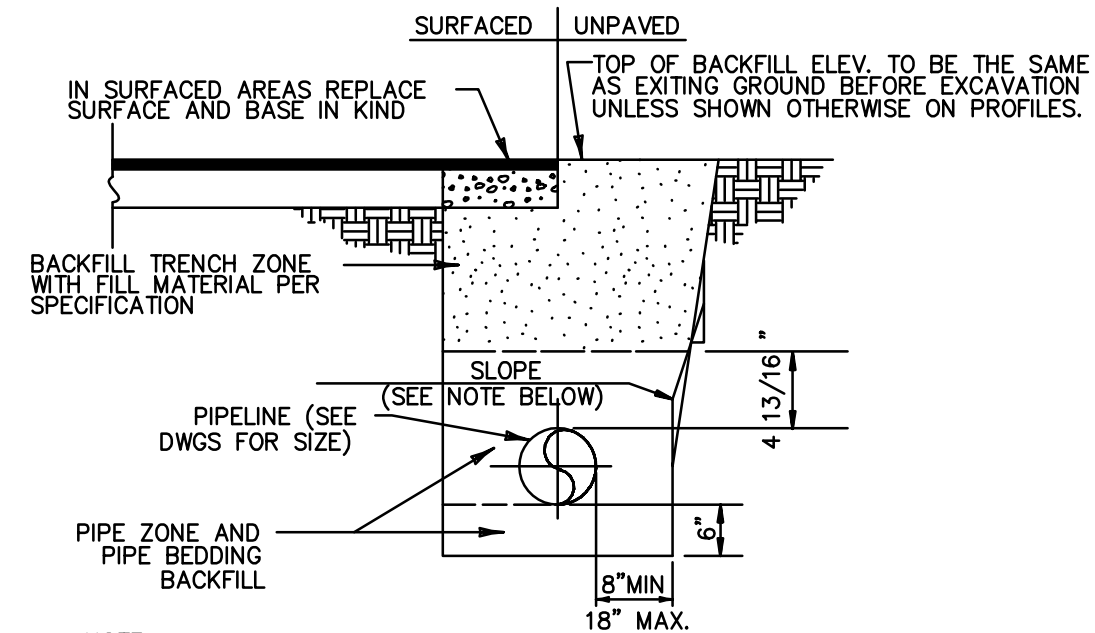
AVALON LAND, LLC
251 W. WEAVER BLVD
SUITE 300
LAKE COUNTY, FL 32709
PHONE: (407) 908-6987

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
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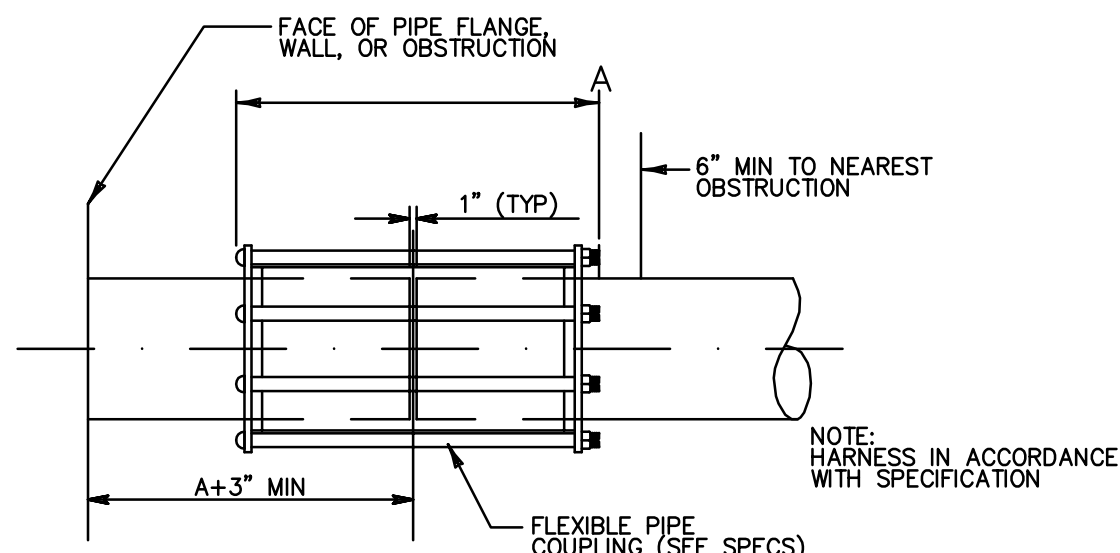
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DESIGNED BY: DAS
DRAWN BY: TRF
APPROVED BY: DAS

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NOTE:
SHORE OR BRACE TRENCH WALLS WHERE SAFE SLOPES WOULD INTERFERE WITH EXISTING UTILITIES OR IMPROVEMENTS OF EXTEND BEYOND THE EASEMENT OR R/W LIMITS.

TYPICAL TRENCH SECTION DETAIL
N.T.S.



FLEXIBLE PIPE COUPLING
N.T.S.

FITTINGS	PIPE SIZE (INCHES)					
	4	6	8	10	12	16
90° BEND	21 (24)	28 (33)	36 (44)	44 (51)	51 (60)	65 (75)
45° BEND	9 (10)	12 (19)	15 (18)	19 (22)	21 (25)	27 (31)
22 1/2° BEND	4 (5)	6 (7)	7 (9)	8 (11)	10 (12)	13 (15)
11 1/4° BEND	2 (3)	3 (4)	4 (5)	5 (6)	5 (6)	7 (8)
BRANCH OR TEE	21 (24)	28 (33)	36 (44)	44 (51)	51 (60)	65 (75)
DEAD ENDS	*	*	*	*	*	*

* SEE DETAIL 7 ON SHEET CD-2 FOR DEAD ENDS

NOTES:

- INSTALL FULL LENGTH JOINTS WITH TOTAL NUMBER OF JOINTS EQUAL TO OR GREATER THAN SHOWN IN THE TABLE AND FOR THE TOTAL EQUIVALENT LENGTH REQUIRED.
- WHERE TWO OR MORE FITTINGS ARE TOGETHER USE FITTINGS WHICH YIELD THE GREATEST NUMBER OF RESTRAINED JOINTS.
- CONTRACTOR SHALL SUBMIT FOR REVIEW AND COMMENT, DRAWINGS FOR RESTRAINED JOINT SYSTEM, ENGINEER APPROVED SHOP DRAWINGS TO BE SUBMITTED TO THE CITY OF MT. DORA.
- THRUST BLOCK AND RESTRAINING SEWER AND WATER MAIN SCHEDULES SHALL BE COMPLETED BY THE ENGINEER, BASED ON ALL DESIGN CONSIDERATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PIPE TYPE, SOIL BEARING CAPACITY, SOIL TYPE, DEPTH OF COVER, TEST PRESSURE, LAYING CONDITIONS, SAFETY FACTOR.
- THIS CHART WAS PREPARED BASED UPON THE 1992 DIPRA MANUAL FOR THRUST RESTRAINT OF DUCTILE IRON PIPE, ASSUMING: (1.) 150 PSI WORKING PRESSURE, (2.) 3 FEET OF DEPTH, AND (3.) LAYING CONDITION NO. 3 FOR SAND/SILT BACKFILL.
- DISTANCES SHOWN IN BRACKETS (4) ARE FOR PVC PIPE.
- THESE TABLES SHALL BE USED FOR POTABLE WATER MAINS AND SANITARY FORCE MAINS.

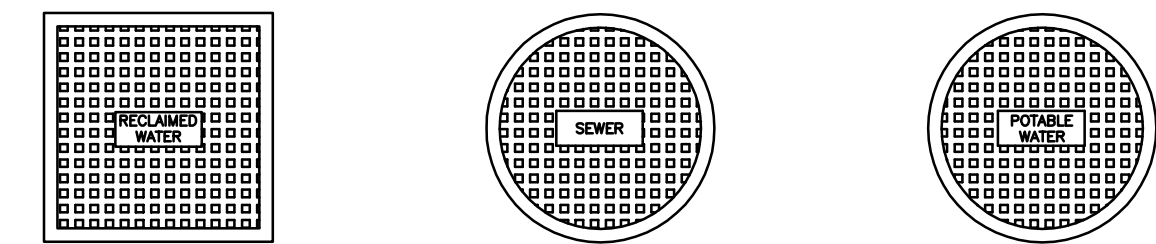
RESTRAINED PIPE LENGTHS AND DETAILS

N.T.S.

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS								
	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GAVITY & F.M.)		STORM SEWER		ACCEPTABLE VARIANCES
	HORZ.	VERT.	HORZ.	VERT.	HORZ.	VERT.	HORZ.	VERT.	
POTABLE WATER	—	—	5' C/C 3' O/D	18'	10'	18'	10'	18'	SEE GENERAL NOTES: ND.4
RECLAIMED WATER	5' C/C 3' O/D	18'	—	—	5' C/C 3' O/D	18'	—	—	
SANITARY SEWER	10'	18'	5' C/C 3' O/D	18'	—	—	—	—	

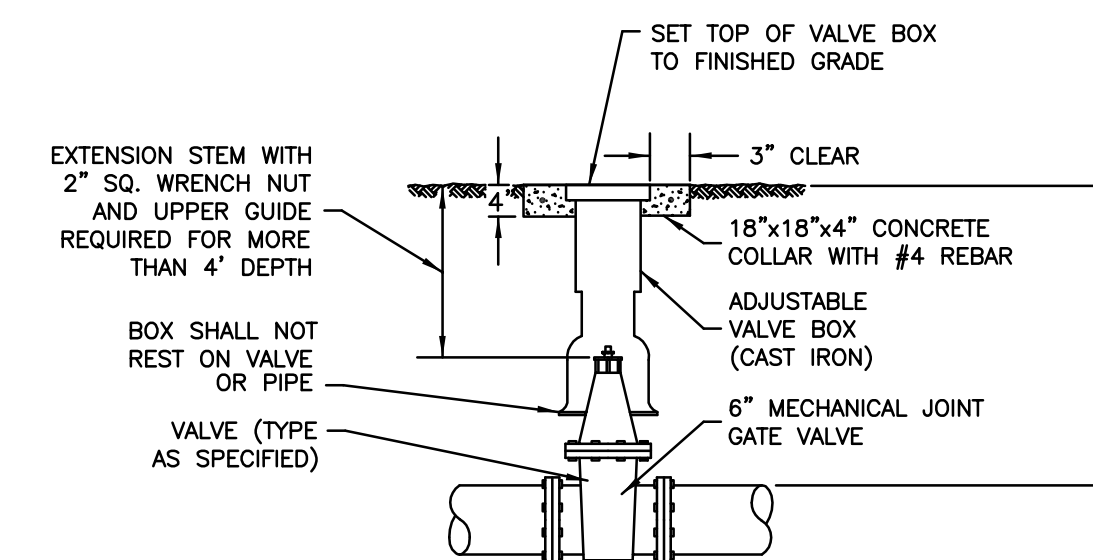
- THIS TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
 - FOR THE PURPOSE OF THIS TABLE RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DETERMINED BY F.A.C. 17-618. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
 - ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
 - A) C/C-DENOTES CENTER OF PIPE TO CENTER OF PIPE.
 - B) O/D-DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 - ACCEPTABLE VARIANCES:
 - A) WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE BETWEEN SANITARY AND WATER, SANITARY SHALL BE UPGRADED TO C-900 PVC/DR 18. USE 1/2" WATER MAIN IF THIS OTHER LINE IS A STORM SEWER.
 - B) WHERE 18" MINIMUM VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF C-900 PVC/DR 18 FOR SANITARY OR D.I.P. FOR WATER AT CROSSING. SPECIAL SUPPORT MAY BE REQUIRED.
 - C) IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED.
 - NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
- * OTHER ALTERNATIVES IF PROPOSED MUST BE JUSTIFIED BY THE ENGINEER ON A CASE BY CASE BASIS AND MUST RECEIVE F.D.E.P. APPROVAL IN ADVANCE PRIOR TO IMPLEMENTATION.

HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS



RECLAIMED WATER TO BE DETERMINED
SEWER TO BE DETERMINED
POTABLE WATER TO BE DETERMINED

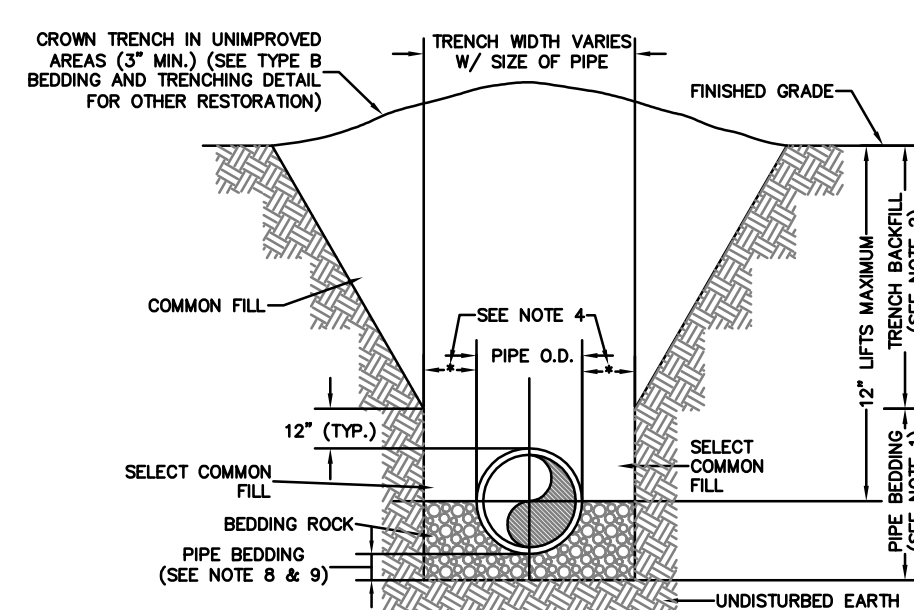
TYPICAL VALVE BOX COVER DETAILS



TYPICAL VALVE AND VALVE BOX DETAIL

VALVE, VALVE BOX AND COVER

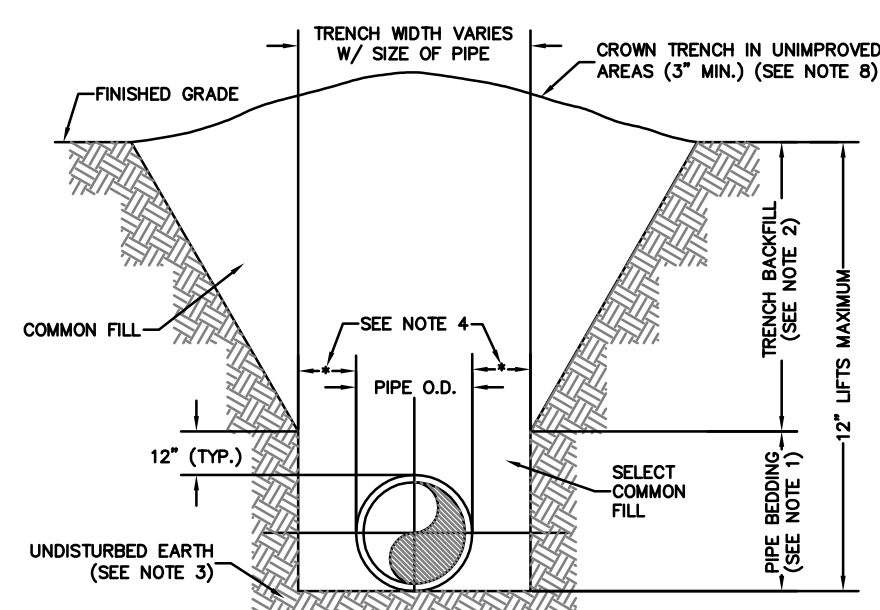
N.T.S.



NOTES:

- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER MAXIMUM DENSITY AS PER AASHTO T-180.
- USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF MT.DORA.
- (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
- GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

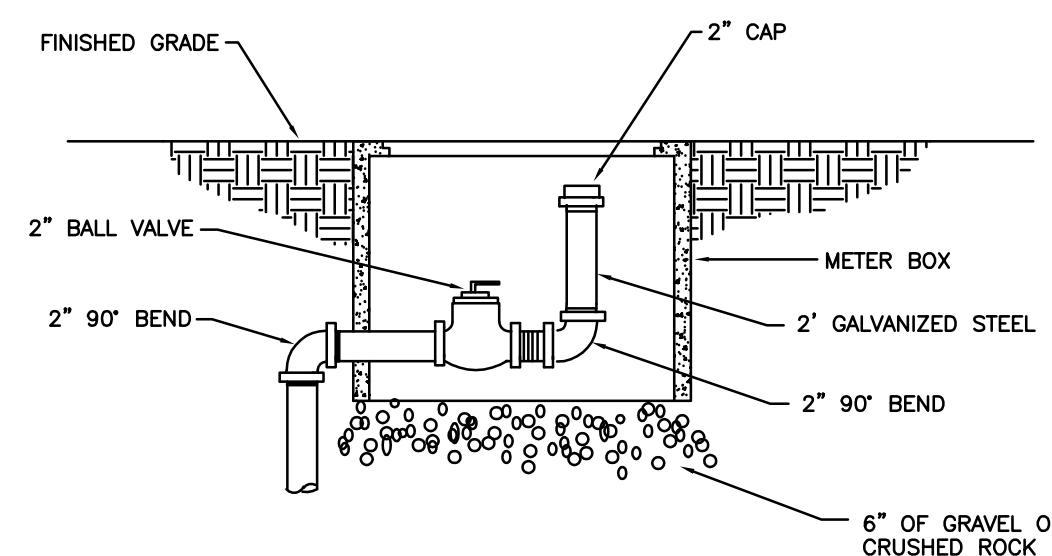
TYPE A BEDDING AND TRENCHING DETAIL
N.T.S.



NOTES:

- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY OF MT. DORA.
- (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN LAKE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TYPE B BEDDING AND TRENCHING DETAIL
N.T.S.

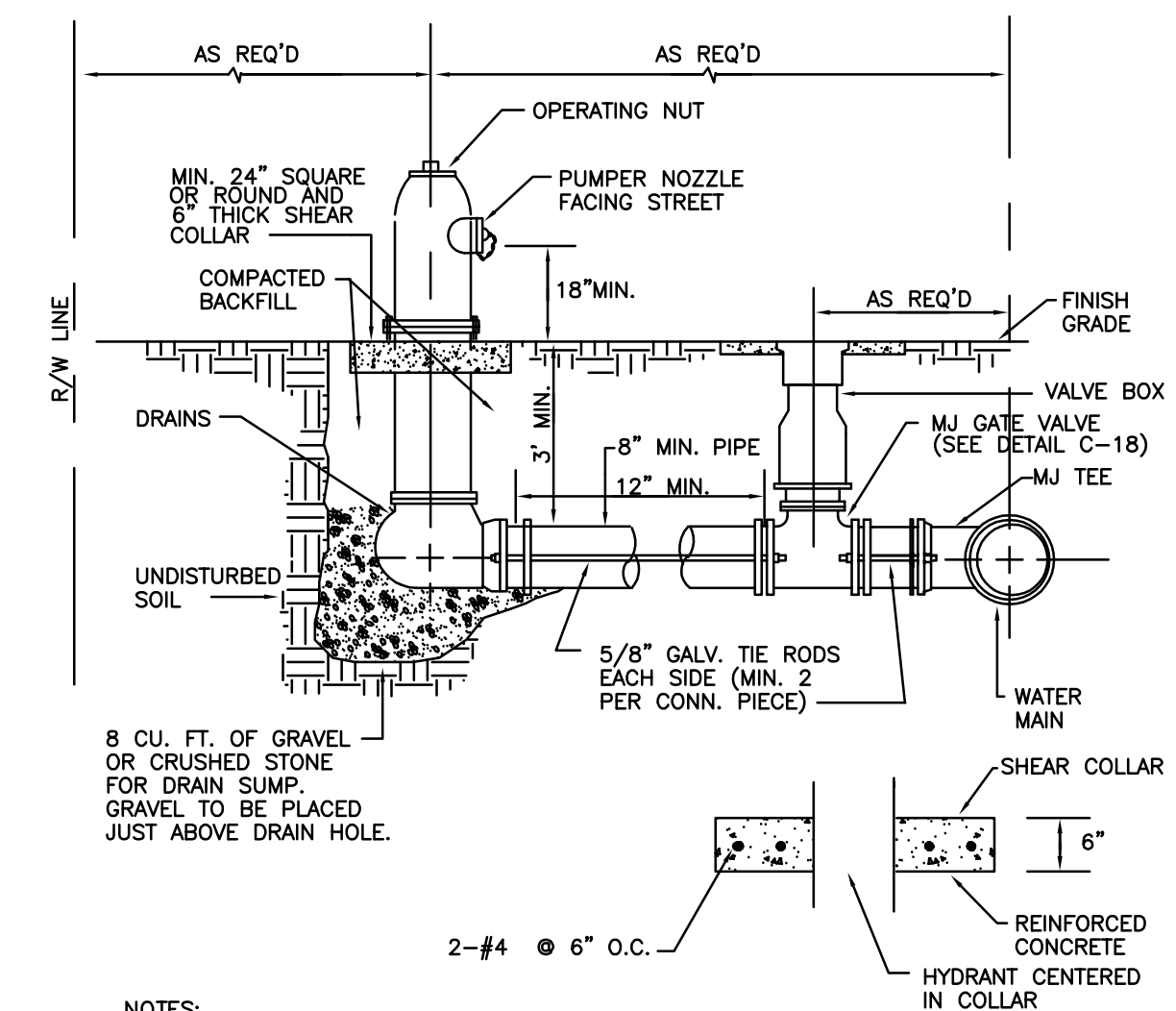


NOTE:

- BALL VALVE TO BE BRONZE WITH 316 STAINLESS STEEL BALL AND STEM.
- HANDLE SHALL BE STAINLESS STEEL OR BRONZE.

BLOW-OFF VALVE

N.T.S.



NOTES:

- HYDRANT TO BE LOCATED 4' TO 8' FROM EDGE OF PAVEMENT IN BETWEEN CURB AND SIDEWALK.
- HYDRANT TO BE PAINTED WITH 1 COAT DUPONT 131 PRIMER, 1 1/2 MIL. DRY FILM THICKNESS AND 2 COATS DUPONT 7744A, 1 1/2 MIL. DRY FILM THICKNESS EACH COAT, OR APPROVED EQUAL.
- VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE, AND COVER SHALL BE MARKED "WATER".
- THE SHEAR COLLAR MAY BE INSTALLED UP TO 4" BELOW FINISHED GRADE WITH SODDING OVER THE COLLAR.
- CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR COLLAR SHALL BE 6" MIN.

FIRE HYDRANT ASSEMBLY

N.T.S.



MADDEN
BOORHARD & GUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330

COUNTY DETAILS FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

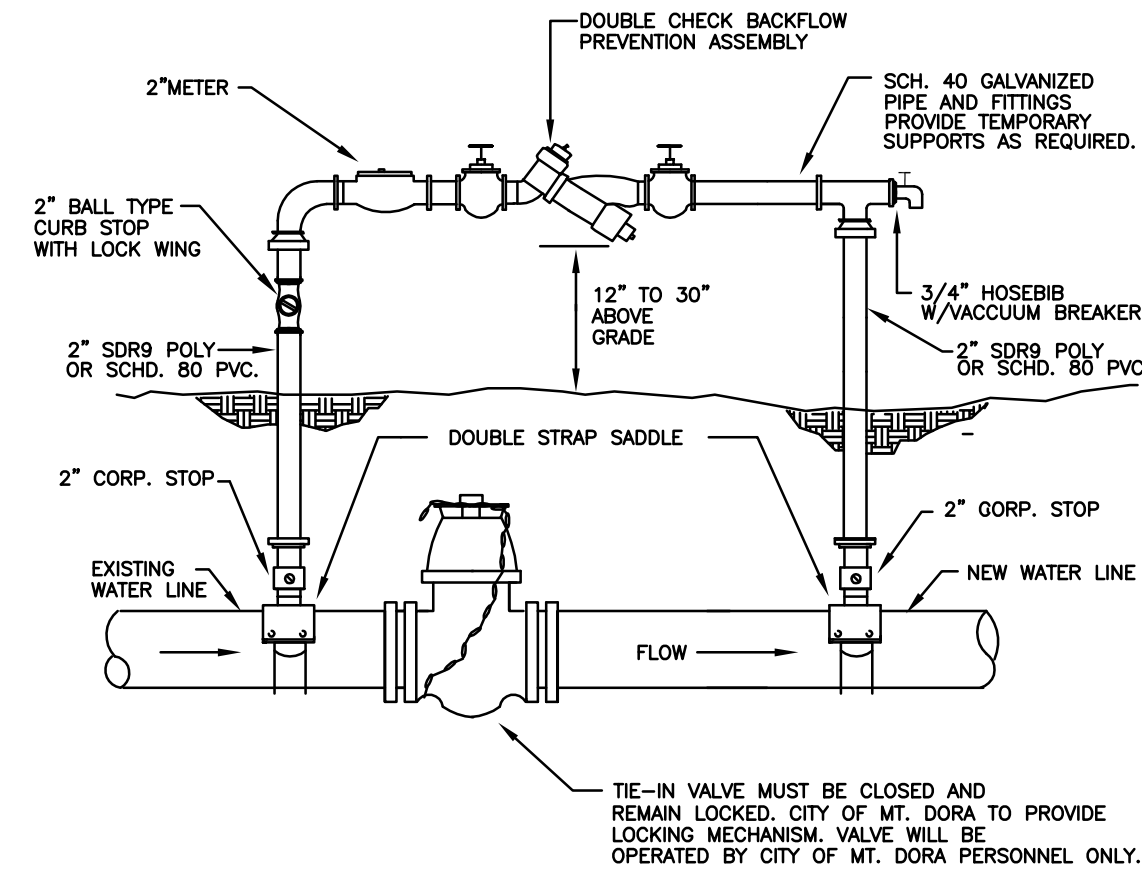
AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 13021
DATE: 9/16/15
SCALE: N.T.S.
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

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34 OF 36



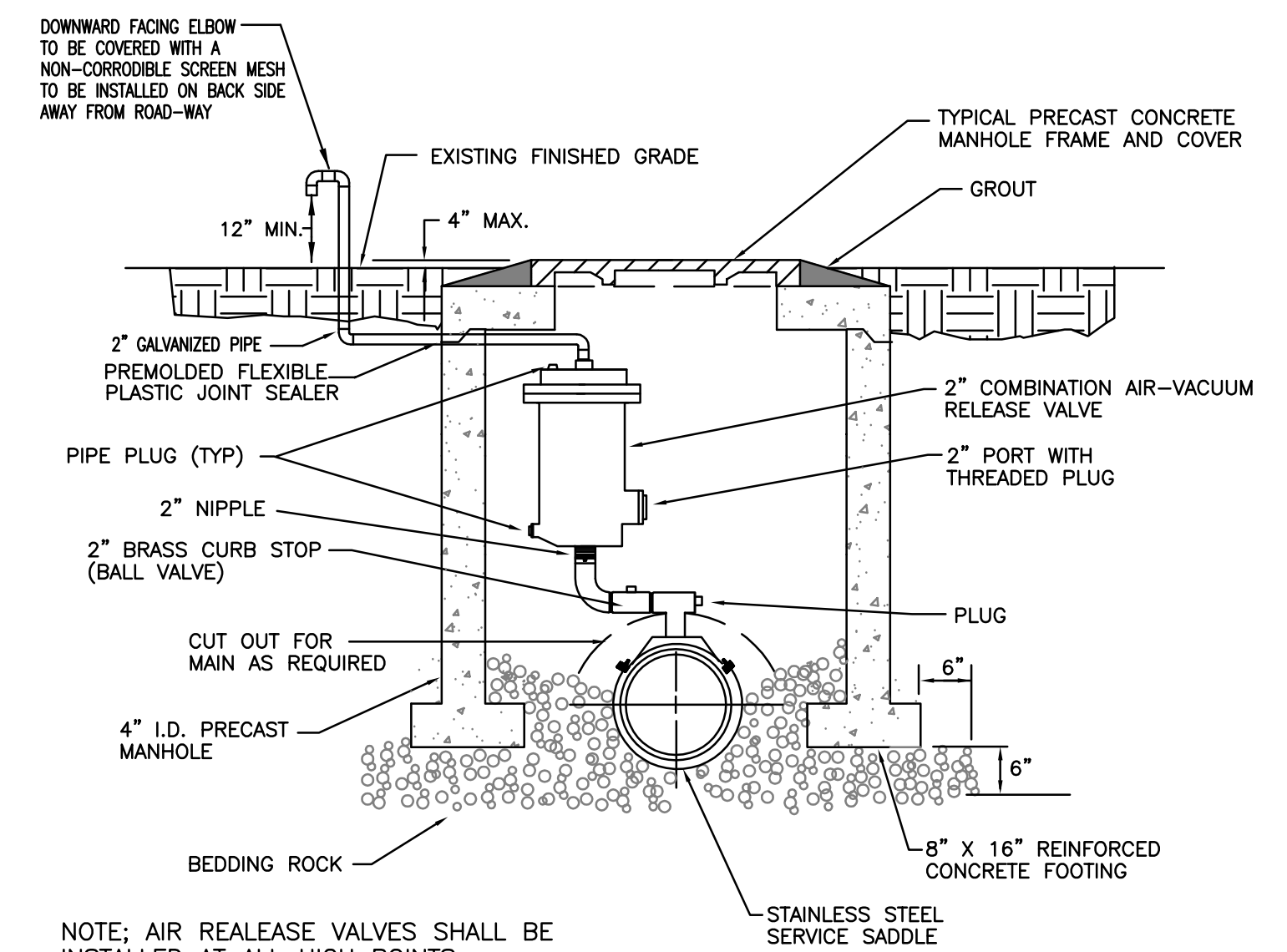
TEMPORARY JUMPER DETAIL

- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
- THE DETAIL ABOVE IS TO BE USED FOR FILLING ANY NEW 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) & OTHER PERTINENT AGENCIES HAS BEEN RECEIVED BY CITY OF MT. DORA UTILITIES. 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, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651-92.

- FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE UNDER VERY CONTROLLED CONDITIONS. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
 - 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 TIE-IN. VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
 - 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 MAINS.
 - 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 VALVE IS ALWAYS GREATER THAN 10 PSI.
 - THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE UTILITY COMPANY UNTIL FLUSHING BEGINS.
 - THE TIE-IN VALVE SHALL BE OPENED ONLY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE UTILITY COMPANY AND OBSERVED BY THE ENGINEER.
- AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION, & IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACK FLOW PREVENTION TECHNICIAN AS APPROVED BY THE CITY OF MT. DORA CROSS-CONNECTION CONTROL PROGRAM.
- 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 UTILITY COMPANY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
- UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
- ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TEMPORARY JUMPER CONNECTION

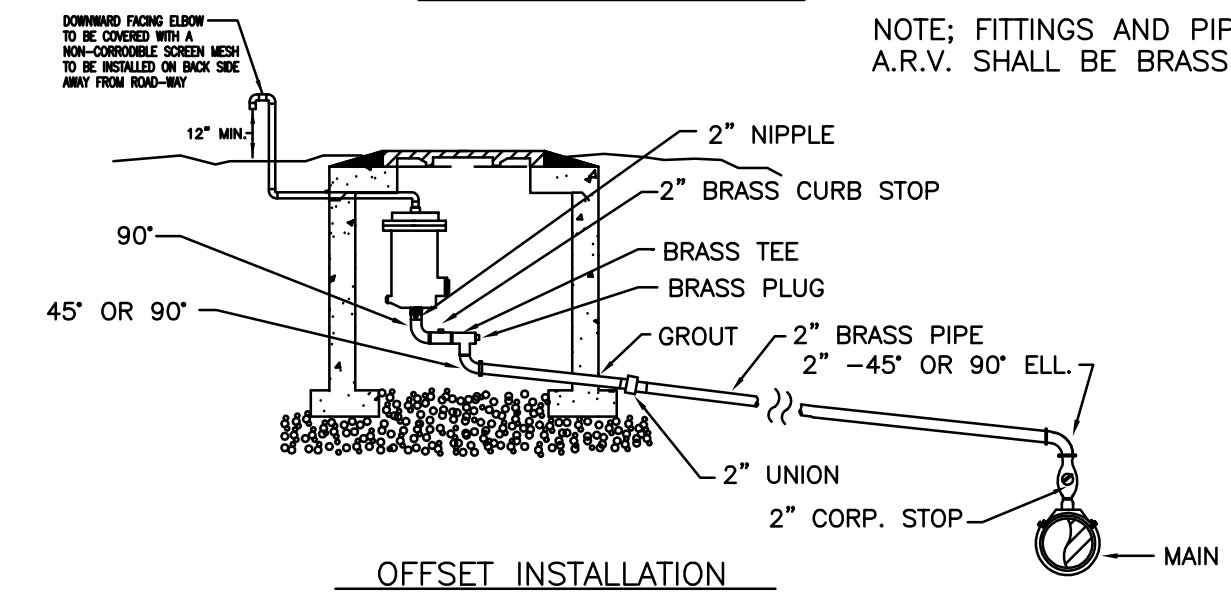
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TYPICAL DETAIL

NOTE: AIR RELEAVE VALVES SHALL BE INSTALLED AT ALL HIGH POINTS

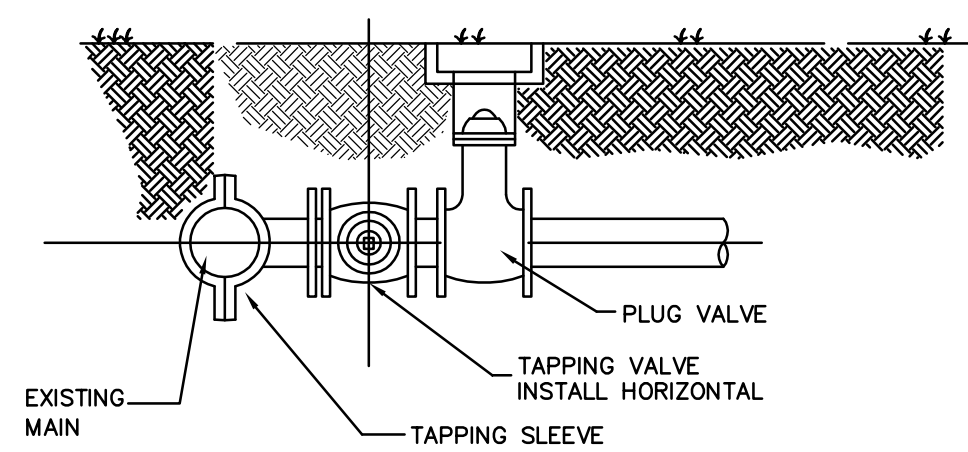
NOTE: FITTINGS AND PIPE FOR A.R.V. SHALL BE BRASS.



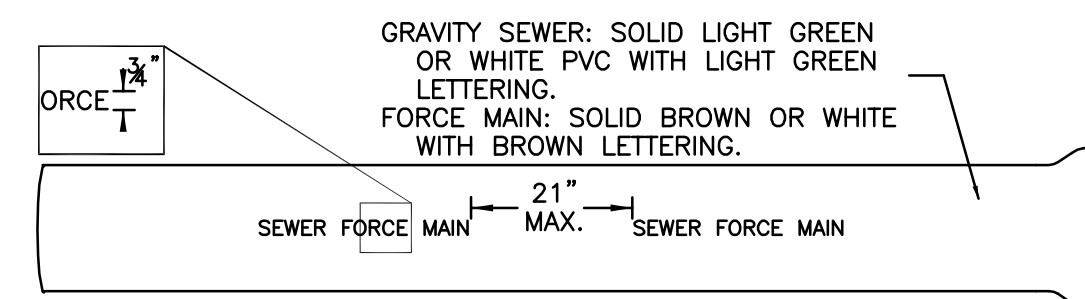
OFFSET INSTALLATION

AIR/VACUUM RELEASE DETAILS

NTS



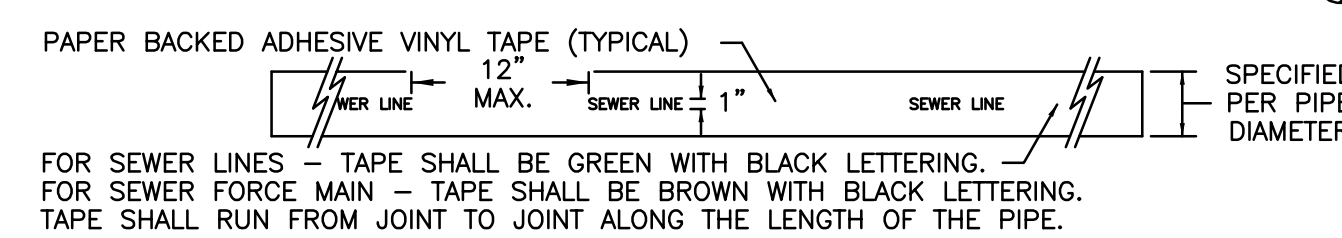
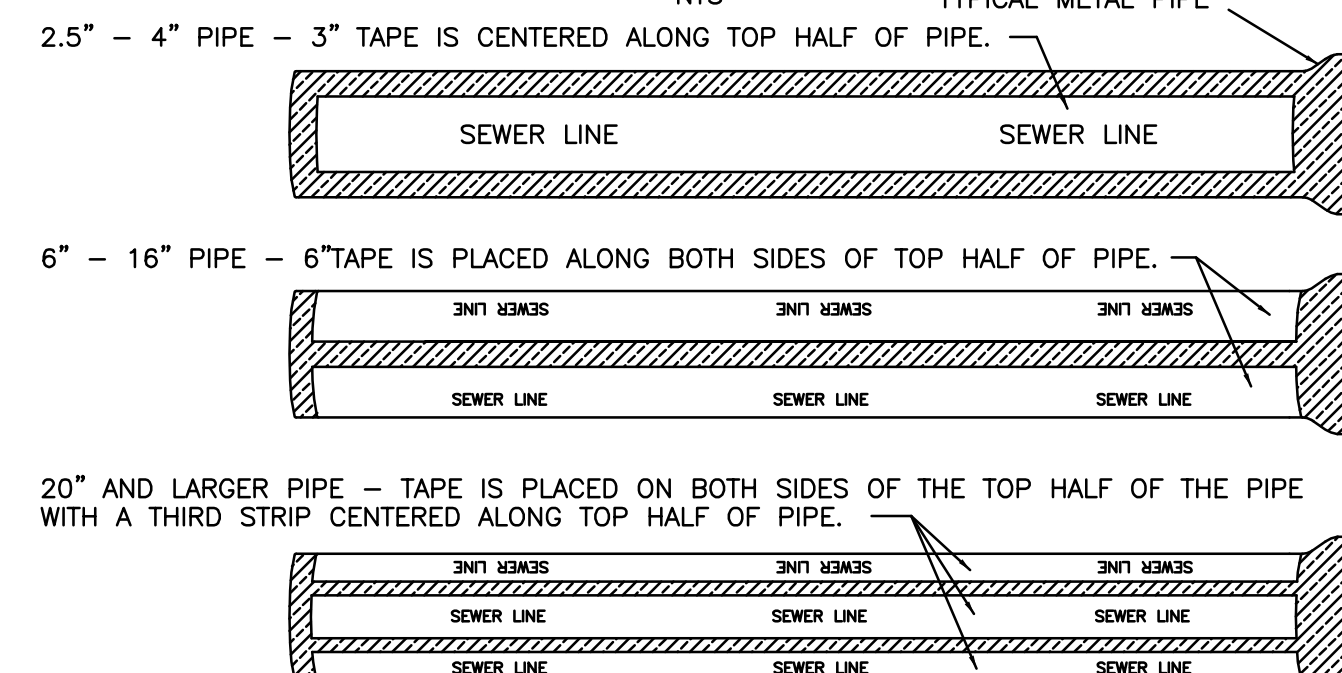
FORCE MAIN TIE IN DETAIL



- PIPE IDENTIFICATION LETTERING:
 - FORCE MAIN: SEWER FORCE MAIN
 - GRAVITY SEWER: SEWER LINE
- THE LETTERING SHALL APPEAR ON 3 SIDES OF THE PIPE AND RUN THE ENTIRE LENGTH OF THE PIPE.
- LETTERING A MIN. OF 3/16" IN. HEIGHT AND APPEARING NOT LESS THAN ONCE EVERY 21" IN. INTERVAL SHALL RUN THE LENGTH OF THE PIPE.
- LETTERING MUST BE PERMANENTLY IMPREGNATED INTO THE PVC (IT CAN'T BE STENCILED TO THE SURFACE).

FORCE MAIN AND GRAVITY LINES

NTS

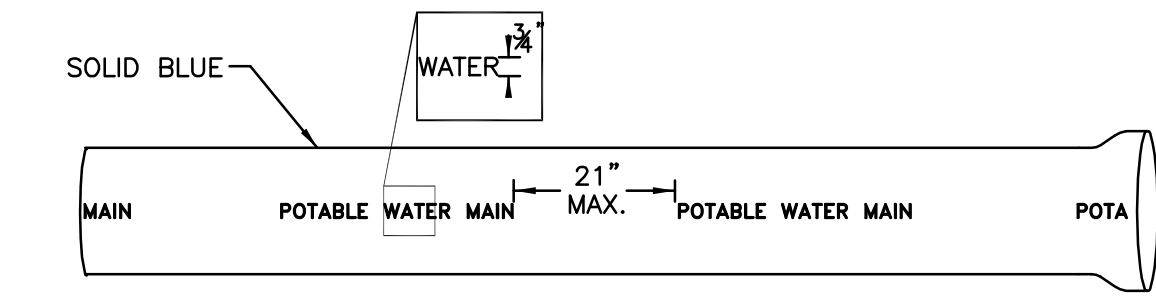


METAL FORCE MAIN AND GRAVITY LINES WITH IDENTIFICATION TAP

NTS

PIPE IDENTIFICATION (SEWER - FORCE MAIN AND GRAVITY)

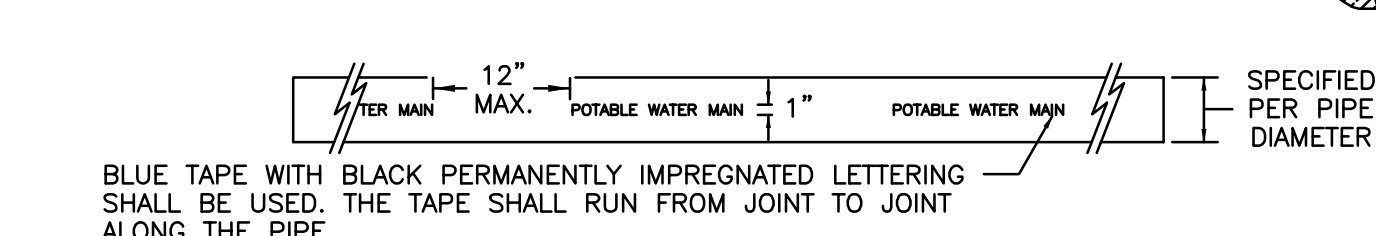
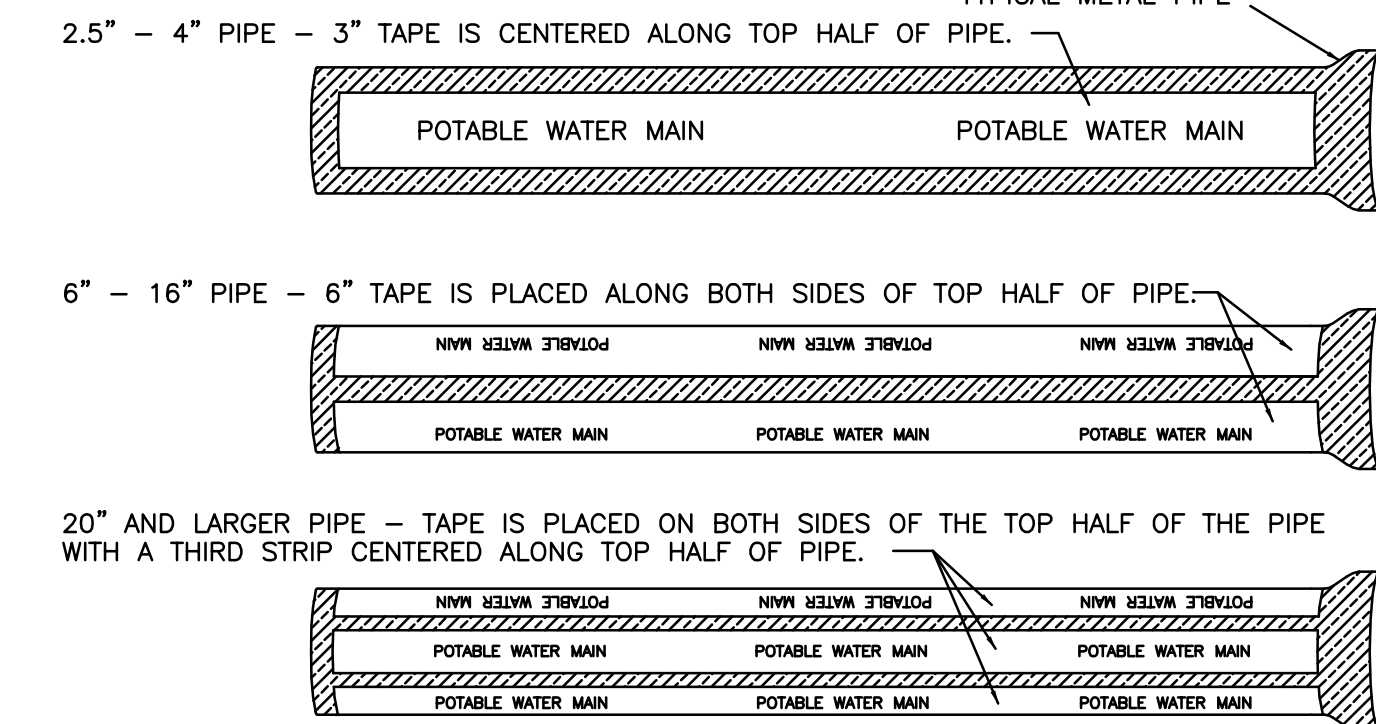
NTS



- LETTERING SHALL APPEAR ON 3 SIDES OF THE PIPE AND RUN THE ENTIRE LENGTH OF THE PIPE.
- LETTERING SHALL BE A MIN. 3/16" IN HEIGHT AND APPEAR ONE OR MORE TIMES EVERY 21" ALONG THE LENGTH OF THE PIPE.
- LETTERING MUST BE PERMANENTLY IMPREGNATED INTO THE PVC (IT MAY NOT BE STENCILED TO THE SURFACE).
- LETTERING SHALL BE BLUE ON WHITE PVC OR WHITE ON BLUE PVC.

PVC POTABLE WATER MAIN

NTS



METAL POTABLE WATER MAIN WITH IDENTIFICATION TAPE

NTS

PIPE IDENTIFICATION (POTABLE WATER)

NTS



MADDEN
BROTHERS & GLUNT INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

COUNTY DETAILS FOR
AVALON GROVES
LAKE COUNTY
FLORIDA

AVALON LAND, LLC
24151 VENTURA BLVD
CLABASAS, CA 91302
407-908-6887

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 13021
DATE: 9/16/15
SCALE: NTS
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS



MADDEN
 BROOKHEAD & GLUNT, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
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CROSS SECTIONS
 FOR
AVALON GROVES
 LAKE COUNTY
 FLORIDA

AVALON LAND, LLC
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11		

JOB # 13021
 DATE: 9/16/15
 SCALE: H: 1"=50' V: 1"=5'
 DESIGNED BY: RJS
 DRAWN BY: RJS
 APPROVED BY: DAS

