# PRELIMINARY SUBDIVISION PLANS

FOR

# LAKESIDE AT SUNRISE PUD

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 24 EAST CITY OF GROVELAND, FLORIDA

**FOR** 

# HANOVER LAND COMPANY

2420 S. LAKEMONT AVE., SUITE 450 ORLANDO, FL 32814 PHONE: (407) 702-9226

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431 E. HORATIO AVENUE, SUITE 260 MAITLAND, FLORIDA 32751 PHONE (407) 629-8330 FAX (407) 629-8336

## UTILITY PROVIDERS:

# POTABLE WATER & SEWER CITY OF GROVELAND 156 S. LAKE AVE GROVELAND, FL 34736 (352) 429-0227 ELECTRIC SUMTER ELECTRIC P.O. BOX 301 SUMTERVILLE, FL 33585 (352) 793-3801 CABLE BRIGHTHOUSE NETWORK

BRIGHTHOUSE NETWORK
3767 ALL AMERICAN BOULEVARD
ORLANDO, FL
(407) 295-9119

TELEPHONE
CENTURYLINK
555 LAKE BORDER DRIVE

APOPKA, FL 32703

(407) 656-2734

(407) 889-6269

<u>GAS</u>
LAKE APOPKA NATURAL GAS
P.O. BOX 771275
WINTER GARDEN, FL 34777-1275

## PROJECT TEAM MEMBERS:

## OWNER/DEVELOPER HANOVER LAND COMPANY

2420 S. LAKEMONT AVE., SUITE 450 ORLANDO, FL 32814 (407) 702-9226

CIVIL ENGINEER

MADDEN, MOORHEAD, & STOKES, INC. 431 E. HORATIO AVE., SUITE 260 MAITLAND, FL 32751 (407) 629-8330

GEO-TECH

NATIVE GEOSCIENCE, INC.

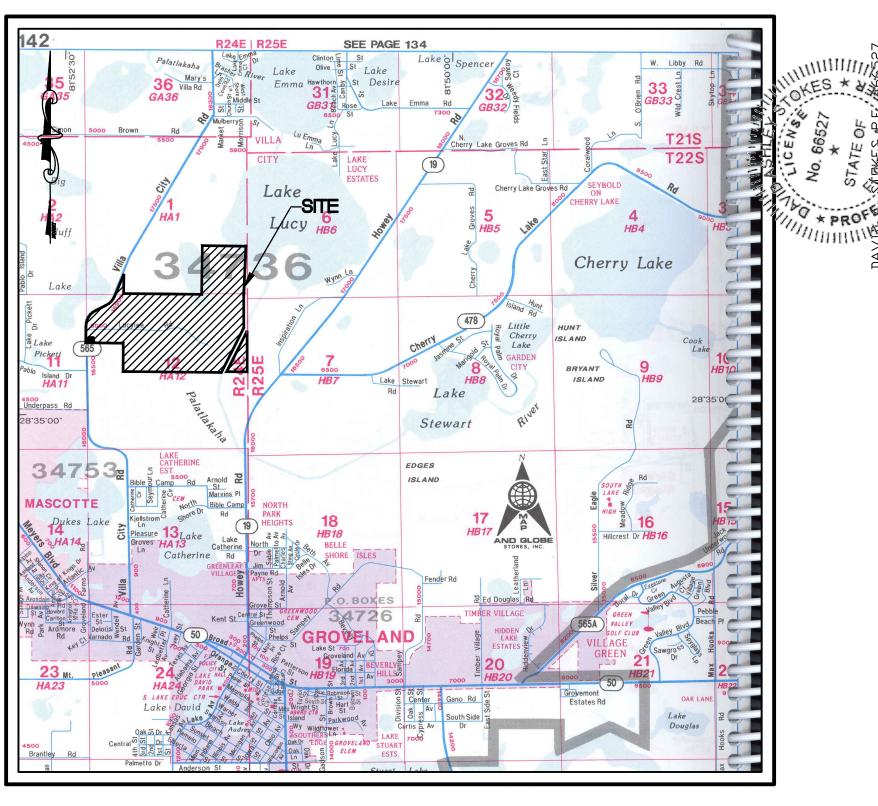
NATIVE GEOSCIENCE, INC. 2014 EDGEWATER DRIVE, SUITE 246 ORLANDO, FL 32804 (407) 342–1443

SURVEYOR FLORIDA GEODETIC, LLC. 797 WEST MONTROSE STREET CLERMONT, FL 34711 (352) 394-3000

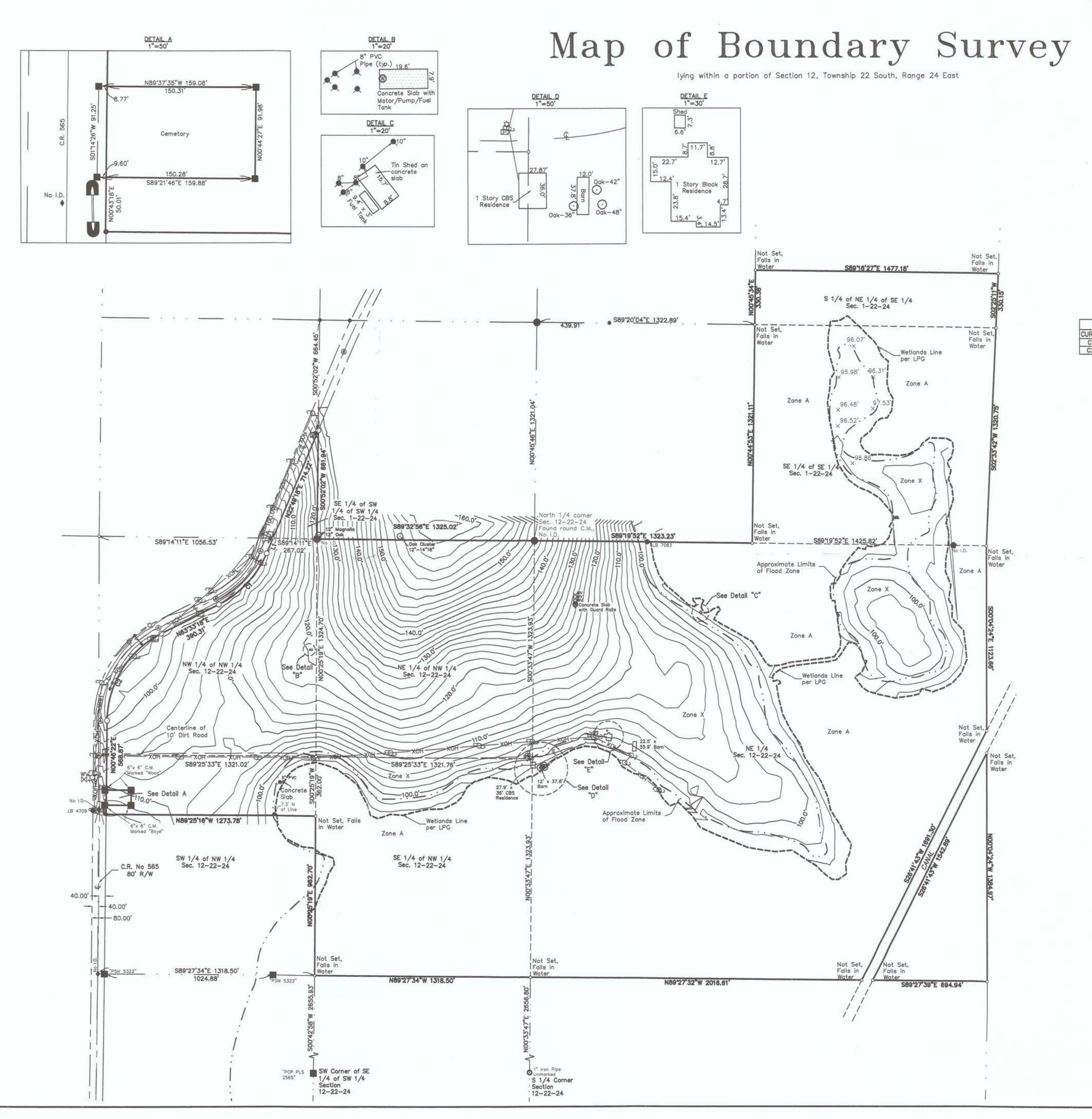
LONGWOOD, FL 32779 (407) 869-9434

ENVIRONMENTAL CONSULTANT ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BLVD., SUITE 202

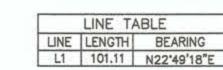
# VICINITY MAP



AKESIDE AT SUNRISE PUI







CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	
C1	613.69	435.75	40'40'58"	227.51	426.65	N4312'49"E	
C2	597.28	654.31	62'45'59"	364.34	622.08	S32'06'17"W	

## LEGEND

- Found 5/8" Iron Rod and Cap, as noted
- O Set 5/8" Iron Rod and Cap marked "FL-GEO LB 7063"
- D Found 1/2" Iron Rod and Cap, as noted
- Found 4"x4" Concrete Monument, as noted
- Found 4" Round Concrete Monument, as noted
- Found PK Nail & Disk marked "FAR-BAR LB 4709"
- Found Axle
- Found Rail Road Spike
- Calculated Point (nothing found or set)
- Denotes Concrete
- M Denotes Well W Denotes Water Meter
- S Denotes Sewer Valve
- Denotes Gas Valve
- MWV Denotes Water Valve
- Denotes PVC Pipe
- P Denotes Communication Pedestal ☑ Denotes Utility Vault
- Denotes Electric Pedistal/Box
- Denotes Light Pole
- Denotes Power Pole
- Denotes Guy Pole
- Denotes Guy Wire Denotes Irrigation
- Denotes Mitered End Section (18" Pipe Except as noted)
- -xox- Denotes Overhead Wire
- ---- Denotes Flood Zone Limits
- X- Denotes 4' Wire Fence © Denotes Centerline
- F.D. Denotes Found Monumentation
- C.M. Denotes Concrete Monument
- R/W Denotes Right-of-Way

00.00' Denotes Spot Elevation

GRAPHIC SCALE 1"=300" 2' Countour Interval

LEGAL DESCRIPTION

That part of the SE 1/4 of the SW 1/4 of the SW 1/4, also known as Tract 63, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, lying East of County Road No. 565, in Section 1, Township 22 South, Range 24 East, Lake County, Florida

That part of the NW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 24 East, Lake County, Florida, lying East of County Road No. 565.

Begin at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 24 East, Lake County, Florida; thence run East 1320 feet; thence run South 362 feet; thence run West 1320 feet; thence run North 362 feet to the Point of Beginning; LESS the right of way of County Road No. 565 and ALSO LESS: Begin at a point 1027.7 feet North of the Southwest corner of the Said SW 1/4 of the NW 1/4; thence run North 89"16' East 198.6 feet; thence run North 92 feet; thence run South 8916' West 198.6 feet; thence run South 92 feet to the Point of

The Southeast 1/4 of the Southeast 1/4 of Section 1, Township 22 South, Range 24 East and that part of Section 12, Township 22 South, Range 24 East described as follows: The Northeast 1/4 West of the Canal; the Northeast 1/4 East of the Canal; the Northeast 1/4 of the Northwest 1/4; the North 150 feet of the East 100.00 feet of the Southeast 1/4 of the Northwest 1/4, all being in Lake County, Florida

A 12 foot ingress/egress easement, the centerline of which is

described as follows: Commence at the West 1/4 corner of Section 12, Township 22 South, Range 24 East, Lake County, Florida; run N.00'37'54" W. 1327.12 feet along the West line of said Section 12 to the Centerline extended of a limerock and dirt road as existing November 16, 1987; thence run N.89'22'06"E. 40.00 feet to the East right-of-way line of S-565 and the Point of Beginning for the description; thence run N.89'02'20"E. 1292.31 along the centerline of the aforementioned limerock and dirt road to a point 6.0 feet North of the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of the aforementioned Section 12 and the end of this description.

The South 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 1, Township 22 South, Range 24 East, Lake County,

CONTAINING 340.3 (160.3 Upland) acres, more or less, and being subject to any easements or rights of way of record.

## BASIS OF BEARING

Bearings shown hereon are based on Grid North, State Plane Coordinates, Florida East Zone (901); 83/90 Datum. Primary Control Point - GROVELAND 1935 (PID-Ak6877)

LATITUDE= 28° 33' 03.24039" N LONGITUDE= 81° 51' 38.29199" W

## SURVEYOR'S NOTES

- Elevations shown are based on NAVD 1988 Datum. - No title commitment or abstract for the above property has been provided. It is possible there are recorded or unrecorded documents which could affect the boundary of this parcel.

- No adjacent, underground or internal improvements, other than those shown, located this date. - This survey does not attempt to show all easements or rights-of-way of record, the size or location of prescriptive easements, fence lines or physical features of the property. items such as buildings and fences which are shown, are for informational purposes only.

## FLOOD NOTE

LAKE COUNTY I HEREBY DECLARE THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP PANEL 120421 0530 D DATED JULY 3, 2002 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND MY PROFESSIONAL OPINION THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X & A

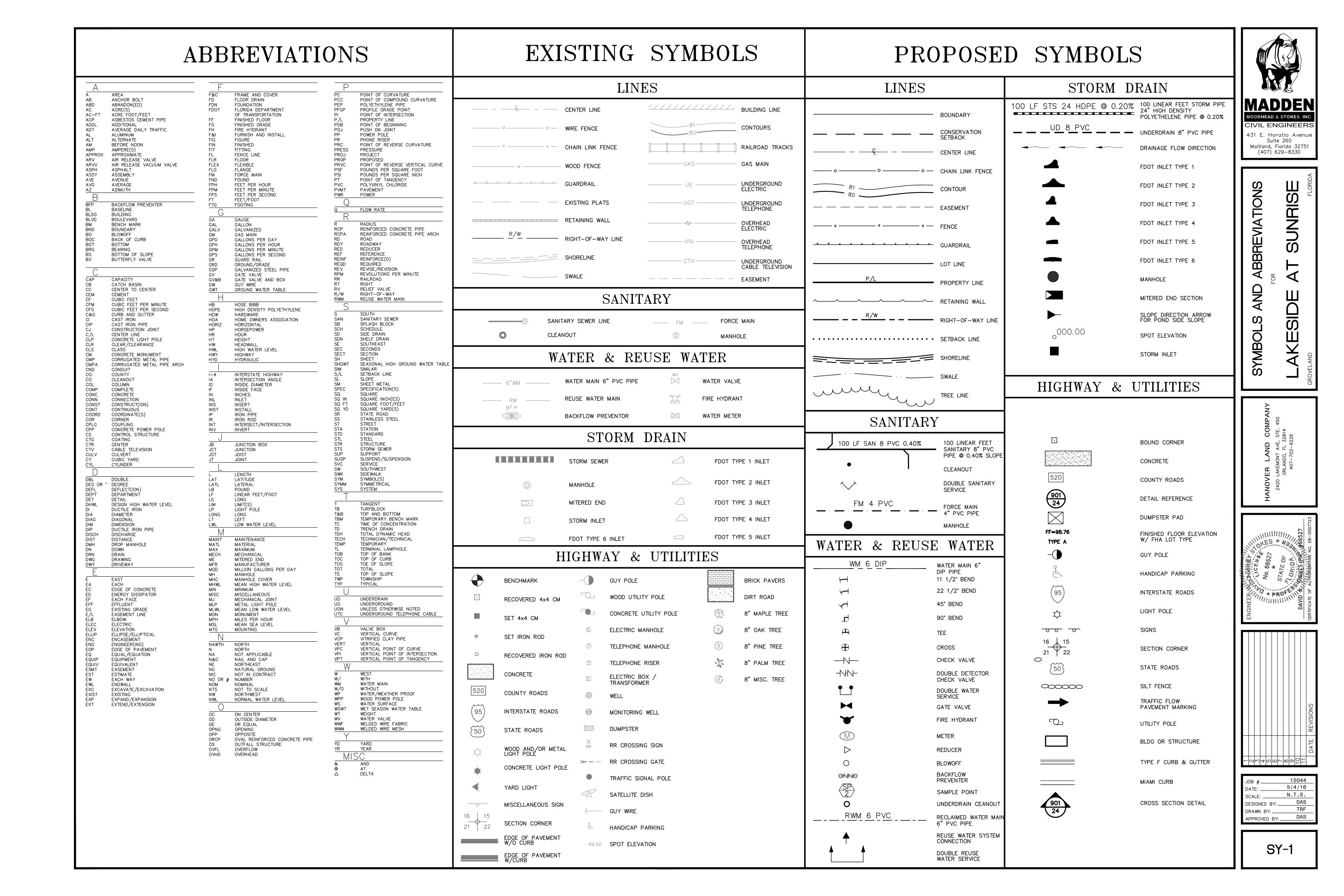
## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO TERRY McCEWEN THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT SAID SURVEY AND DRAWING ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP OF BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. FLORIDA GEODETIC, LLC LB 7063

JAMES H. WALTERS JR. PLS #2568 STATE OF FLORIDA UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

(352) 394-3000 / FAX (352) 394-1305

# Date Revisions Terry McEwen Florida Geodetic, LLC 737 West Montrose St. Clermont, Florida 34711



## **GENERAL NOTES**

- 1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF GROVELAND DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
- 2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH CITY OF GROVELAND MAINS, WHICH HAVE BEEN FIELD VERIFIED 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.
- 3. 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.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- 5. 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.
- 6. THE CONTRACTOR IS DIRECTED TO NOTIFY MADDEN, MOORHEAD & STOKES INC., PHONE (407) 629-8330, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- 7. 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.
- 8. 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 THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
- 9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- 10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- 11. 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 CITY OF GROVELAND STANDARDS AND SPECIFICATIONS.
- 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND CITY OF GROVELAND F.D.O.T., AND CITY OF GROVELAND APPROVED PROCEDURES.
- 13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 14. CONTRACTOR SHALL COMPLY WITH ALL CITY OF GROVELAND REQUIREMENTS FOR INSPECTION AND TESTING.
- 15. SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
- 16. TOPOGRAPHY WAS PROVIDED BY FLORIDA GEODETIC, LLC.
- 17. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
- 18. AN UNDERGROUND UTILITY PERMIT MUST BE OBTAINED FROM THE CITY OF GROVELAND PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 19. CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
- 20. 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 WARRANTY 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 DESIGN REFERENCES INCLUDING, BUT NOT LIMITED TO THE CITY OF GROVELAND LAND DEVELOPMENT REGULATIONS AND THE 2014 FDOT DESIGN STANDARDS AND 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.
- 21. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE CITY OF GROVELAND LDC AND SPECIFICATIONS 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, NEGLECT, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
- 22. SUMTER ELECTRIC COOPERATIVE, INC. WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED POWER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH SUMPTER ELECTRIC TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS IN THE WORK, AND AVOID UNNECESSARY DELAYS.
- 23. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE
- 24. ALL STRIPING WITHIN THE CITY RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
- 25. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES
- 26. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.

## STORMWATER POLLUTION PREVENTION NOTES:

- 1. 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 HAY BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
- 2. 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.
- 3. 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.
- 5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITH IN SEVEN DAYS SHALL BE SEEDED 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.
- 6. THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- 7. 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
- 8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND 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.
- 9. 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.

10. 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 CITY.

  11. 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.

  12. 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.

  13. 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.

  14. 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

- 15. 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.
- 16. REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
- 17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH INDEX NO. 102.

## PAVING AND DRAINAGE

FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.

- THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND CITY
  OF GROVELAND SPECIFICATIONS THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON
  THE GRADING PLAN.
- 2. EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND CITY OF GROVELAND SPECIFICATIONS.
- 3. 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.
- 4. 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
- 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE.
- 6. 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.
- 7. 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.
- 8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.
- 9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT.
- 10. ALL PIPE NOTED ON THE PLANS AS RCP SHALL BE REINFORCED CONCRETE PIPE.
- 11. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
- 12. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I..
- 13. ALL SIDEWALK WIDTHS SHALL BE 4', 5', 7' OR AS NOTED (SHEET DT-1) AND SHALL HAVE 1" DEEP CONTRACTION JOINTS EVERY 5' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK CROSS SLOPES SHALL BE 2.0%. MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'. SIDEWALKS NOT ABUTTING LOTS SHALL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE.
- 14. PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.
- 15. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO CITY OF GROVELAND AS SOON AS THEY ARE GENERATED. CLEARANCE FROM CITY OF GROVELAND SHALL BE RECEIVED PRIOR TO PAVING.
- 16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF GROVELAND REQUIREMENTS FOR INSPECTION AND TESTING.

  17. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
- 18. ALL TRAFFIC CONTROL SIGNS, MARKINGS AND STREET NAME SIGNS ARE TO CONFORM TO F.D.O.T. AND ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CITY OF GROVELAND L.D.C. AND CITY OF GROVELAND CODES.
- 19. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
- 20. PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

  21. POND SLOPES AND BERMS SHALL BE SODDED TO N.W.L.
- 21. FOIND SLOPES AND BERMS SHALL BE SUDDED TO N.W.L.

  22. SOIL CEMENT BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN
- COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY ENGINEER.
- 23. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
- 24. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION.
- 25. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.

### 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 GROVELAND STANDARD DETAILS AND LAND DEVELOPMENT CODES.
- 2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
- 3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE
- 4. (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62—610, EA.C.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM—TYPE SANITARY SEWER.
- (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY— OR PRESSURE—TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62—610, EA.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY—TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY—
  OR VACUUM—TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER
  MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW
  THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE
  THE OTHER PIPELINE.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE—TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM—TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62—610, EA.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY— OR PRESSURE—TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62—610, EA.C.
- 5. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER
- 6. ALL 4"-12" WATER LINES SHALL BE PVC PIPE AWWA C-900, DR 18, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139. FROM POS FORWARD AS DESIGNATED BY F.S. 633, PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.
- 7. GATE VALVES SHALL CONFORM TO AWWA 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.
- 8. THE CONTRACTOR SHALL TAPE 14 GAUGE LOCATOR WIRE TO ALL WATER LINES AT 5' INTERVALS.
- 9. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 1995 EDITION.

  10. 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 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
- 11. MADDEN, MOORHEAD & STOKES, 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.
- 12. 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 AWWA C600 OR M23 AS APPLICABLE.
- 13. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651—DISINFECTING WATER MAIN, INCLUDING ANY REQUIRED TESTING BY CITY OF GROVELAND.
- 14. 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.
- 15. CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEERS OPTION AND THE CONTRACTOR'S EXPENSE
- 16. WATER SERVICE PROVIDED BY CITY OF GROVELAND.

MAINS/LATERALS, SEE WATER NOTES 3 & 4.

17. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. ( I.E. FIRE FLOW TEST SHALL BE PERFORMED)

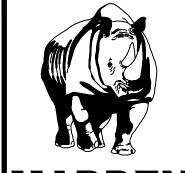
## SANITARY SEWER

- 1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- 2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35.
- 3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER UNLESS OTHERWISE NOTED.
- 5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER
- 6. 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.
- 7. 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 WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
- 8. MADDEN, MOORHEAD & STOKES, 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.
- 9. 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.
- 10. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF LIMEROCK BASE.
- 11. MINIMUM SLOPE ON ALL 8" SANITARY SEWER GRAVITY MAINS TO BE 0.3%.
- 12. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.

13. AIR RELEASE VAVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

AT MANHOLES, AND 2'X2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.

14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLES/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'X4'



MADDEN
MOORHEAD & STOKES, INC.

CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260

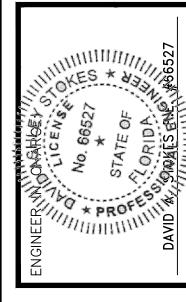
Maitland, Florida 32751 (407) 629-8330

ENERAL NOTES

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GROVELAND

OVER LAND COMPAN 420 LAKEMONT AVE, STE. 450 ORLANDO, FL 32814 407-702-9226



DATE REVISIONS

JOB # \_\_\_\_\_\_\_ 15044

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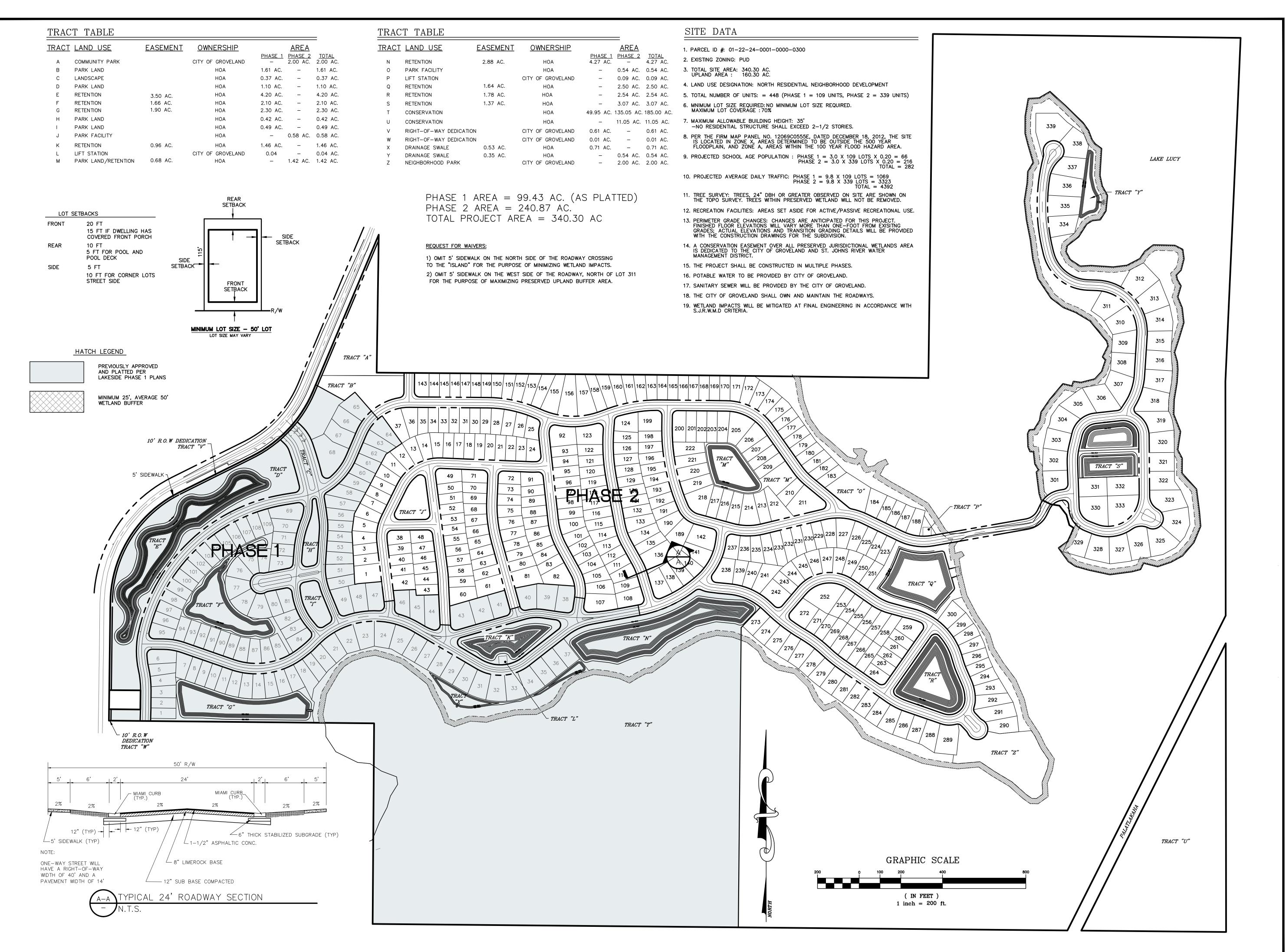
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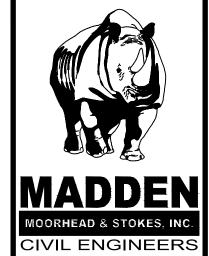
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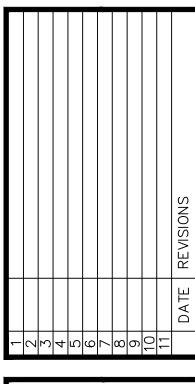
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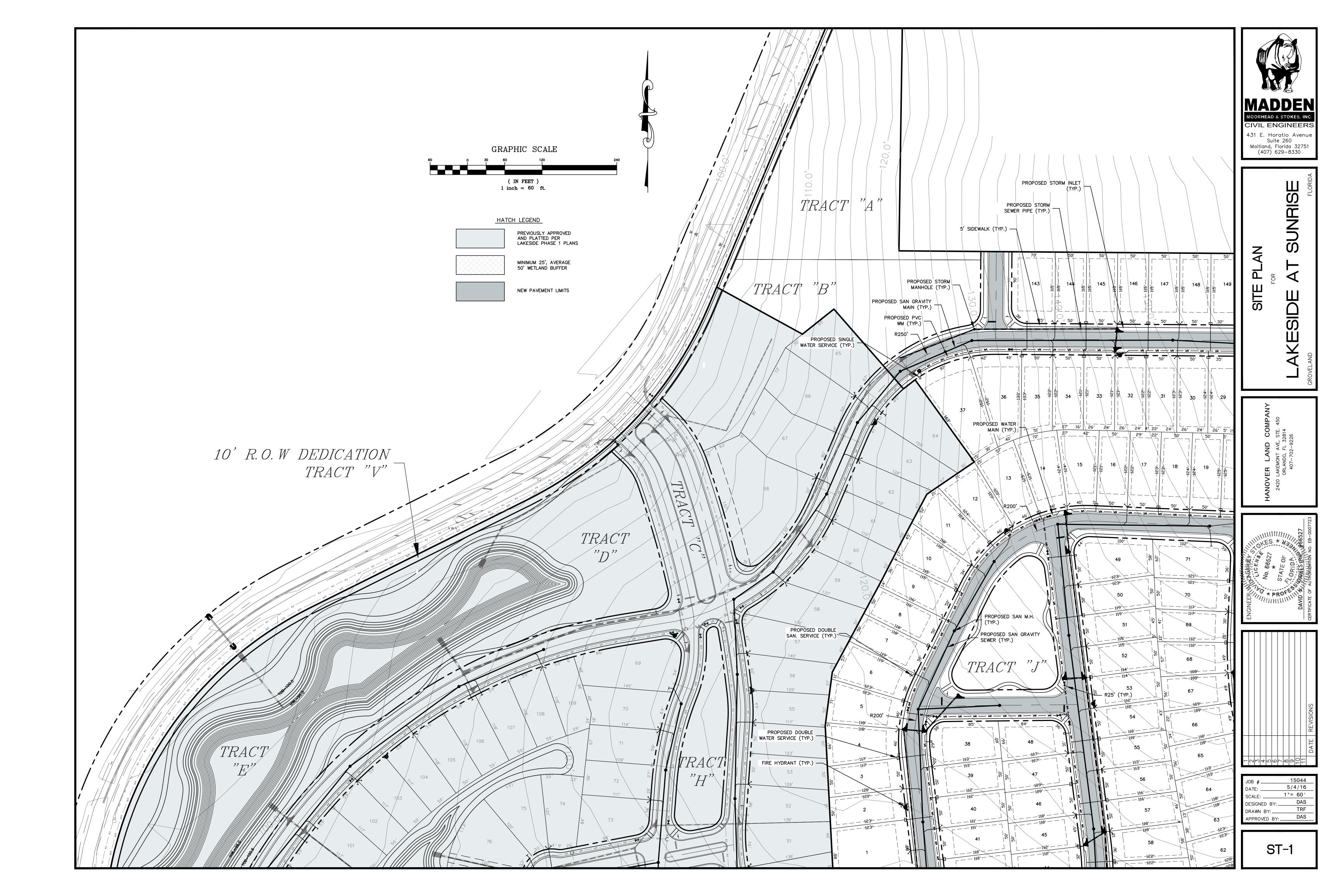
431 E. Horatio Avenue Suite 260 Maitland, Florida 32751

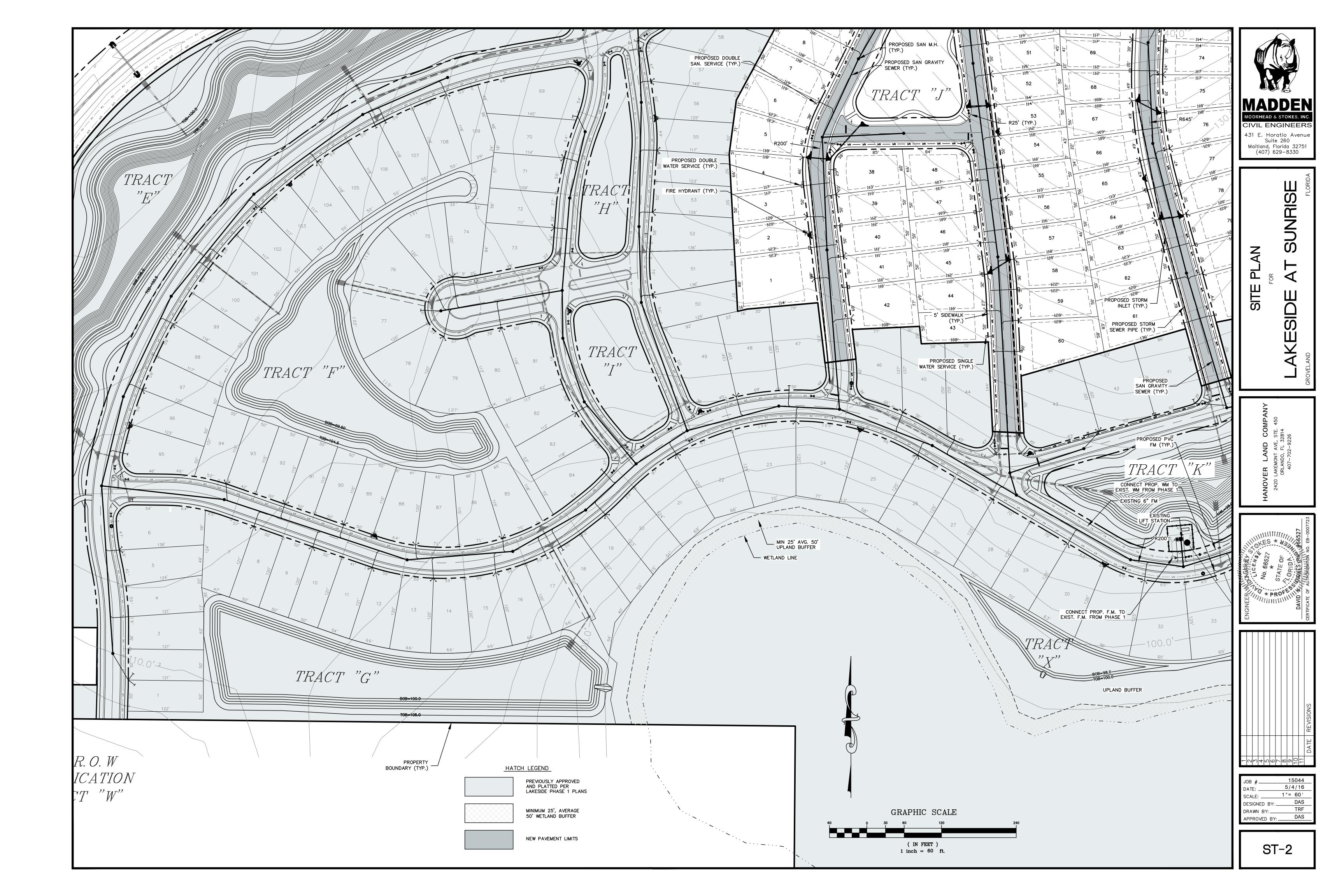
(407) 629-8330



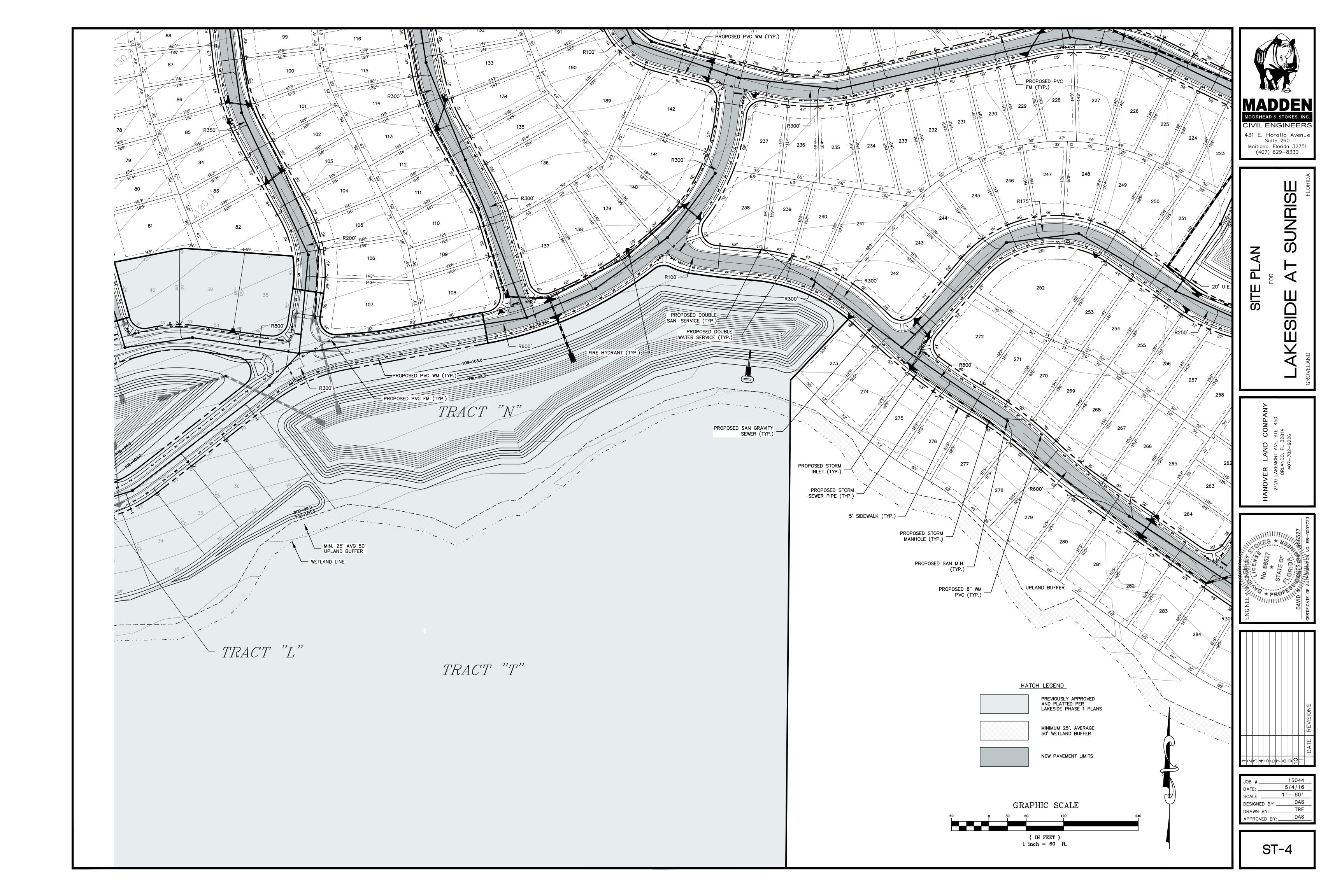
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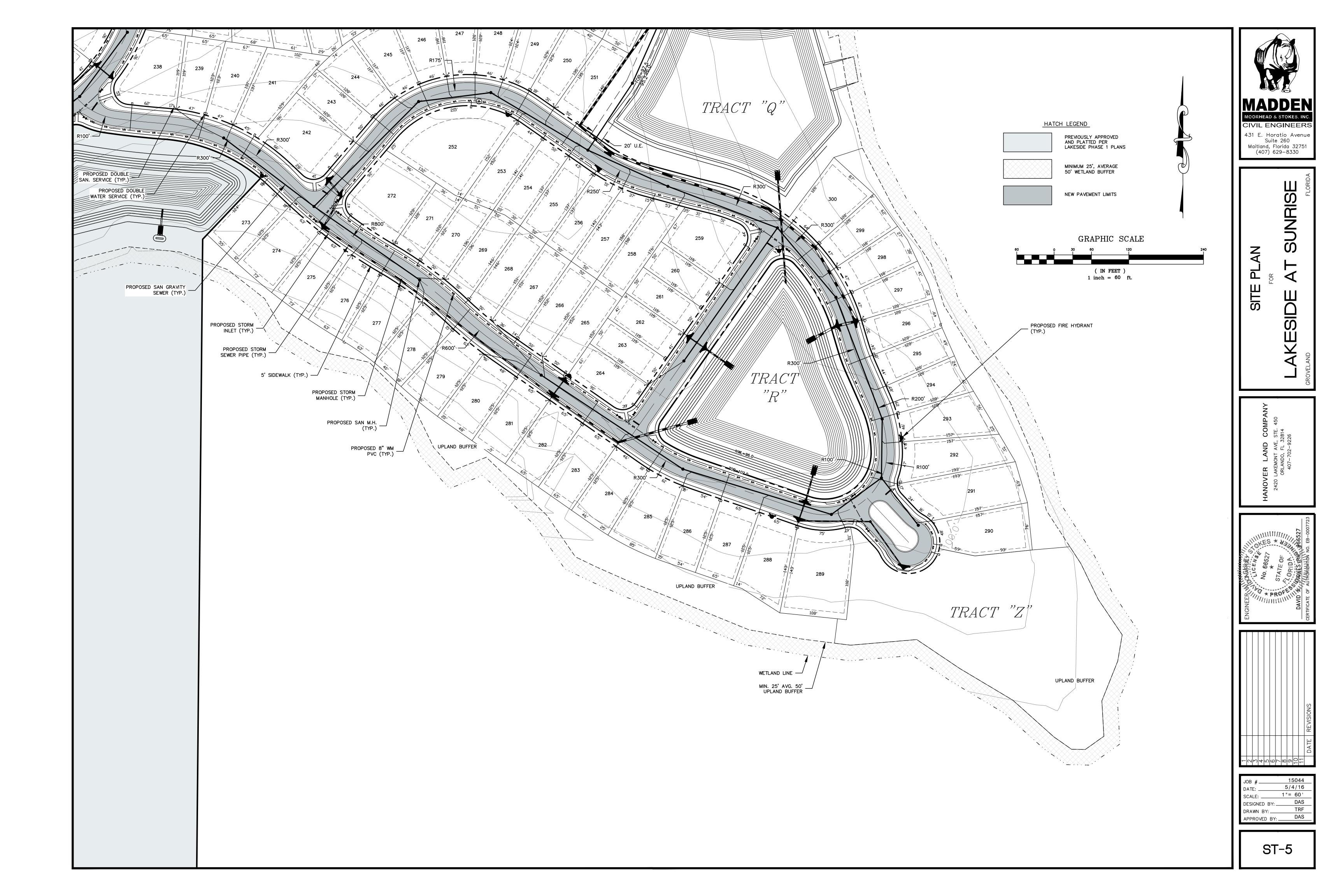
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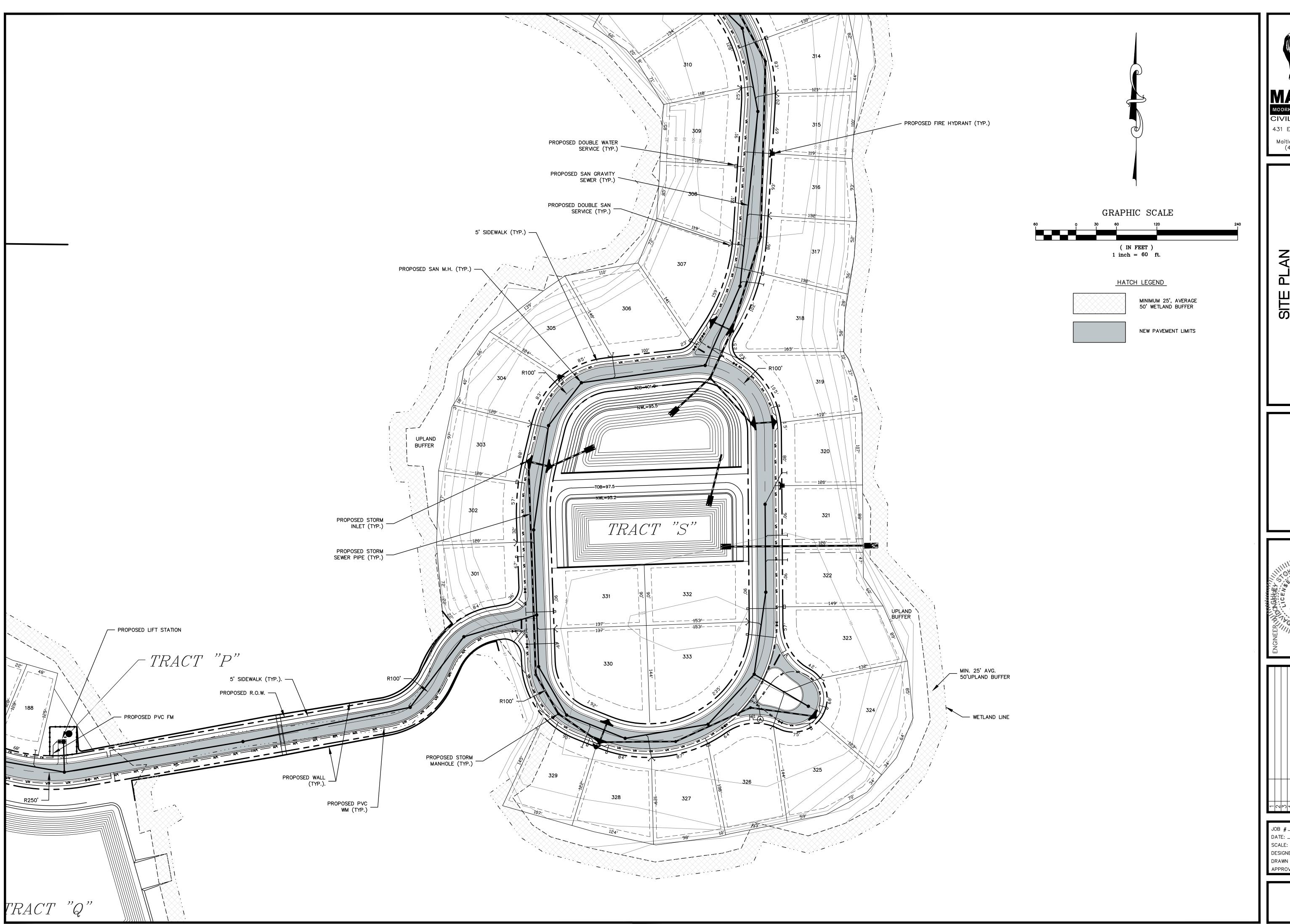


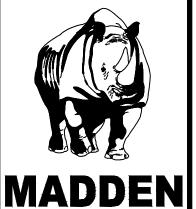












MOORHEAD & STOKES, INC.

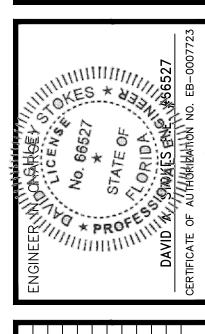
CIVIL ENGINEERS

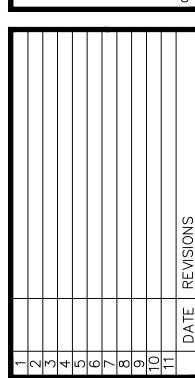
431 E. Horatio Avenue
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Maitland, Florida 32751

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Maitland, Florida 32751
(407) 629-8330

SITE PLAN
FOR
THE SUNRISE

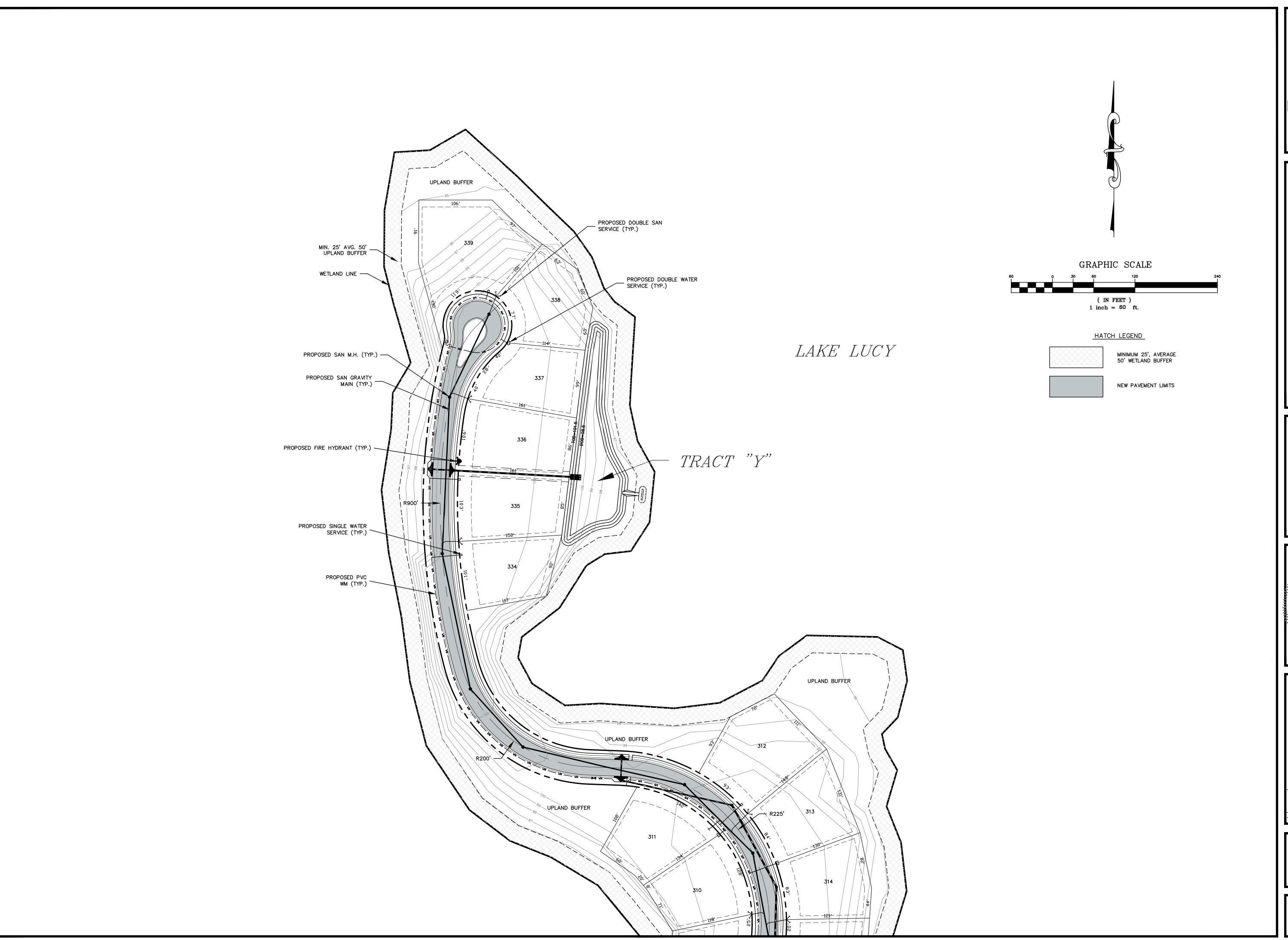
HANOVER LAND COMPANY
2420 LAKEMONT AVE, STE. 450
ORLANDO, FL 32814
407-702-9226

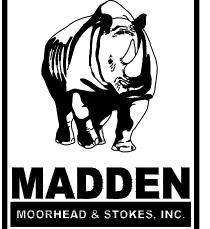




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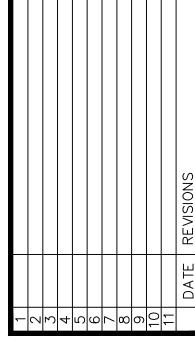
MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

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

SITE PLAN
FOR AKESIDE AT SUNRISE

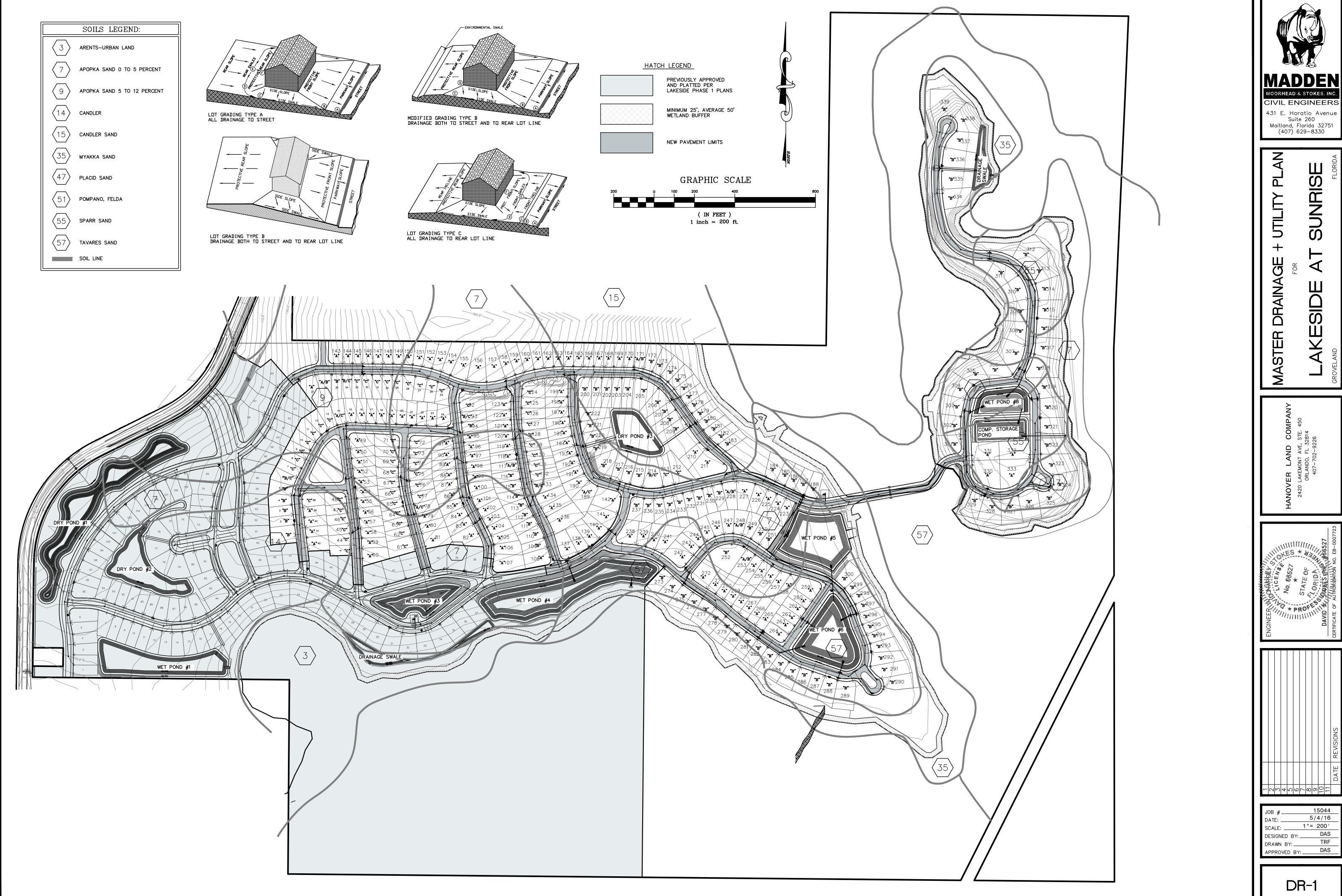
NOVER LAND COMPANY
2420 LAKEMONT AVE, STE. 450
ORLANDO, FL 32814
407-702-9226





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MOORHEAD & STOKES, INC. CIVIL ENGINEERS

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