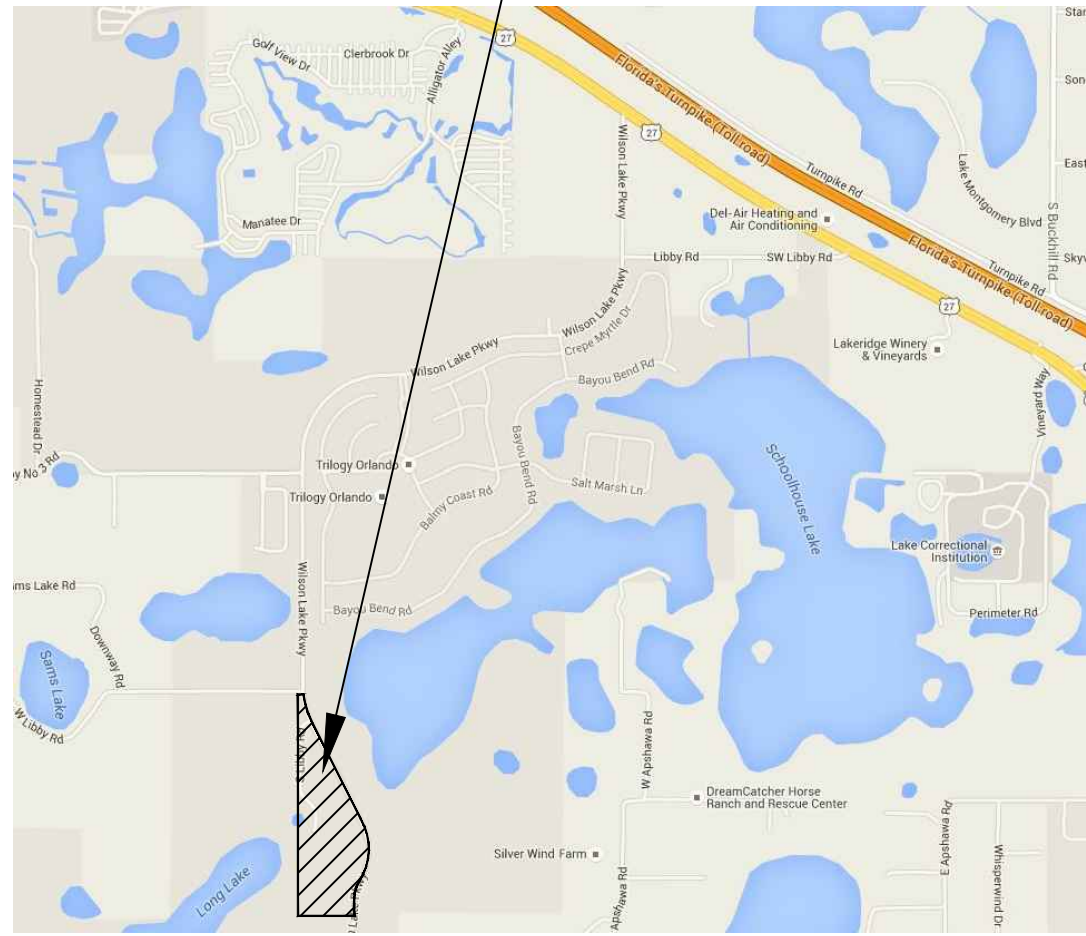


PROJECT SITE



SEC 34, TWP 21S, RNG 25E
PROJECT LOCATION

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN N89°45'38"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 697.58 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°45'38"W, ALONG SAID SOUTH LINE, A DISTANCE OF 626.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH LINE RUN N00°17'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2636.998 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILSON LAKE PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2866, PAGES 164-172, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE S89°42'20"E, A DISTANCE OF 4.82 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 23°35'45" AND A RADIUS OF 890.00 FEET; THENCE FROM A TANGENT BEARING OF S03°03'28"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 366.52 FEET TO THE POINT OF TANGENCY; THENCE S26°39'13"E, A DISTANCE OF 1117.88 FEET; THENCE S63°20'47"W, A DISTANCE OF 15.00 FEET; THENCE S26°39'13"E, A DISTANCE OF 301.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 50°19'00" AND A RADIUS OF 645.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 566.43 FEET; THENCE DEPARTING SAID CURVE, RUN S66°20'13"E, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 06°43'40" AND A RADIUS OF 660.00 FEET; THENCE FROM A TANGENT BEARING OF S23°39'47"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 30°23'34" AND A RADIUS OF 740.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 392.53 FEET TO THE POINT OF TANGENCY; THENCE S00°00'07"E, A DISTANCE OF 14.71 FEET TO THE POINT OF BEGINNING.

SURVEYOR

POLK LAND SURVEYING, INC.
116 EAST STUART AVENUE
LAKE WALES, FL 33853

OWNER

CITY OF GROVELAND
156 S LAKE AVE
GROVELAND, FL 34736-2597

WEST VILLAS

GROVELAND, FL 34736

PARCEL ID

34-21-25-000400004300

PLANS FOR: SINGLE FAMILY SUBDIVISION PUBLIC ROADS

SPECIFICATIONS AND CONSTRUCTION NOTES

- All construction methods, materials and workmanship shall be in accordance with Florida Department of Transportation Standard Specifications for road and bridge construction, latest revision thereof and supplemental specifications thereto, as modified by Street Paving and Drainage Standards for CITY OF GROVELAND, Florida. A complete set of contract specifications is to be included with each set of construction plans, and is to be included with plans, and is to remain on-site at all times. The Contractor is responsible for reviewing and abiding by all requirements noted herein. The Engineer shall be consulted to make any and all required interpretations of the plans and specs, however, this in no way relieves the Contractor of his responsibility for constructing the project to accomplish the intent of the plans.
- All portions of the roadway construction including the base and sub-base shall be compacted to minimum densities as specified in Sections 160 and 200 respectively, of the Florida Department of Transportation Standard Specifications. The asphalt pavement shall be constructed and compacted as specified by Section 330 of the Florida Department of Transportation Standard Specifications. All curve radii at intersections shall be 35 feet to the edge of pavement unless otherwise shown.
- All work shown shall be accomplished to meet the specifications and notes, herein, and the approval of the Engineer. It shall be the Contractor's responsibility to notify the Engineer for all inspections and to supply all tests requested by the specifications for the street construction which shall be submitted to the Owner and/or Engineer prior to completion. The tests required shall be performed by an independent testing laboratory approved by the Engineer. The cost for the testing shall be paid by the Contractor and said cost shall be included in the price bid for the work and no additional compensation will be allowed. Prior to payment of all partial and final payments of all work noted herein, the Contractor shall furnish the Engineer with all of the test results for work completed. Final payment for the work shall be made only after all the work has been completed and accepted in writing by the Engineer. The Contractor shall certify to the completion of the work to the Owner and the governing agencies.
- Location of all existing utilities shown on the plans has been determined from the best possible information available and are given for the convenience of the Contractor. The Engineer assumes no responsibility for their correctness or accuracy. It shall be the Contractor's responsibility to notify the various utilities by calling Sunshine- 1-800-432-4770 and other appropriate methods forty-eight hours prior to the commencement of any construction activity so Utility Representatives can assist in field location of all underground utilities. The Contractor shall exercise caution when crossing underground utilities, whether shown on the plans or located by the utility company. Any damage to existing utilities shall be the responsibility of the Contractor. It is the developers responsibility to obtain all required permit approvals, copies of which shall be supplied to the CITY Engineer. The Contractor shall obtain and/or verify existence of required permits, and shall arrange a pre-construction conference with the project Engineer prior to starting construction.
- All materials excavated shall be the property of the Owner and shall be disposed of as directed by the Owner and/or Engineer.
- Repair and replacement of all private and public property affected by this work is required. Damaged property shall be restored to a condition equal to, or better than the existing condition before commencing of construction, unless specifically exempted by the plans. Cost to be incidental to other construction and no extra compensation will be allowed.
- Boundary surveys, descriptions, easements, existing improvements, topographic contours, soils borings, cultural information and vertical land surveying information are furnished to the Engineer by others and the Engineer assumes no responsibility for their correctness or accuracy. The Engineer's work shown on the plans has been prepared based on boundary information provided by the surveyor noted on this sheet. P.R.M.'s shall be provided by the Owner for laying out the work and the Contractor shall exercise care not to disturb these monuments. Should any monument be disturbed during construction by the contractor, monument shall be replaced at the contractor's expense by a Registered Surveyor approved by the Owner.
- All paving surfaces at intersections and adjacent sections shall be graded to drain positively in the direction shown by the flow arrows on the plans. A smooth transition in pavement surfaces shall be provided for vehicles, with no sharp breaks in grade, no unusually steep grades or reverse cross slopes, the grading of approaches to the intersections shown may have to be determined in the field at different grades from the centerline grade to accomplish the smooth transitions. The engineer shall be consulted so that he may make any and all required interpretations of the plans or give supplementary instruction to accomplish the intent of the plans.
- It shall be the Contractor's responsibility to perform all necessary construction staking required to install the improvements noted on these drawings and the contract specifications. The cost for construction surveying and stakeout work shall be included in the price bid and no extra compensation will be allowed.
- Omissions from the drawings or specifications or the misdescription of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed shall not relieve the Contractor from performing such omitted and misdescribed details of the work, but they shall be performed as if fully and correctly set forth and described on the drawings and specifications.
- The Engineer assumes no responsibility for the completeness or accuracy of estimated quantities, which are provided only for the Contractor's convenience in determining bids on a unit price.
- Any shoring required for trenching shall be provided by the Contractor. Cost of shoring shall be included in the unit cost of items requiring excavation. No separate payment shall be made for shoring.
- The site, including retention areas, shall be cleared of all unwanted items such as fences, walls, foundations, logs, shrubs, brush, weeds, other vegetation and accumulations of rubbish of whatever nature. These items shall be disposed of in accordance with local statutes. No soils shall be disturbed below or without applicable dredge and fill permits 25' above areas noted as jurisdictional wetlands.
- Excavation, placement, and compaction of soil materials shall be done in accordance with the Soils Engineer's recommendations. Fill in areas requiring two feet or more shall be placed in successive lifts of not more than 12 inch thickness measured loose. The material shall be compacted in each layer by means of tamping equipment to a uniform density of 100% of standard proctor density, ASTM D-698. Per Polk County Standards and Land Development Code. The materials shall be compacted with a moisture content permitting the specified compaction. Cost for all excavation, placement of fill to conform to finish grades noted, compaction and testing shall be included in the price bid for site grading and no additional compensation will be allowed.
- Best management practices for erosion and sedimentation practice shall be used in construction of this project.
 - The contractor shall prepare and permit project erosion control plan
 - Install silt fences where noted and in accordance with plan details and FDOT index no. 102.
 - The retention pond shall be constructed before all other work is started
 - The retention pond side slopes, "sodded"
 - Seed and mulch right-of-way swales.
- All asbuilts to be done on engineered plans. An electronic copy can be obtained from engineer upon surveyors request.
- Drainage asbuilts to include lot elevations on all 4 corners and center of lot, to verify conformance to plan design.
- Contractor shall contract with a geotechnical engineer during construction to ensure all improvements are constructed on suitable soils as defined by FDOT.
- Construction materials, quality and workmanship shall be in accordance with CITY OF GROVELAND, and FDOT specifications and standards and the Manual of Uniform Traffic Control Devices.

DRAWING INDEX

- 1.0 COVER SHEET
- 1.1 BOUNDARY
- 1.2 TOPOGRAPHY
- 3.0 OVERALL SITE PLAN
- 3.1-3.2 SITE PLAN
- 3.3 SITE DETAILS
- 4.0 OVERALL DRAINAGE PLAN
- 5.0 OVERALL UTILITY PLAN

CA#: 30924
6150 SOUTH FLORIDA AVE, STE. 200
LAKELAND, FL 33813
863-422-5517 (P) / 863-422-7299 (F)
www.quiggengineering.com



QUIGG ENGINEERING INC

SEE SIGNATURE
BLOCK BELOW

DAVID BOOHER P.E. #78186 DATE

DATE	REVISIONS	DESCRIPTION	BY

WEST VILLAS
LAKE COUNTY, FLORIDA
SECTION 34, TWP 21S, RNG 25E
LAKE COUNTY, FL
COVER SHEET

CONSTRUCTION DRAWING
 RECORD DRAWING
ENGINEER DAVID BOOHER, P.E.
PRINT NAME
LICENSE # 78186

ENGINEER _____
SIGNATURE
DATE _____

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT NAME SHEET
DATE: 12-07-15
SCALE: 1"=100'
PROJECT #: 15FL042
DRAWN BY: EHH
APPROVED BY:

SHEET NUMBER
1.0