

Lake Minneola Landings

Lake County, Florida

Construction Plans

OWNER:
 Friendly Capital Partners
 418 East Miller Street, Suite 100
 Orlando, FL 32806
 Contact: Leslie Hurst
 (917)599-6161

ENGINEER:
 H & B Consulting Engineers, Inc.
 218 N. Florida Street, Suite 3/P.O. Box 520
 Bushnell, FL 33513
 (352)793-2113

SURVEYOR:
 Allen & Company
 16 East Plant Street
 Winter Garden, FL 34787
 (407)654-5355

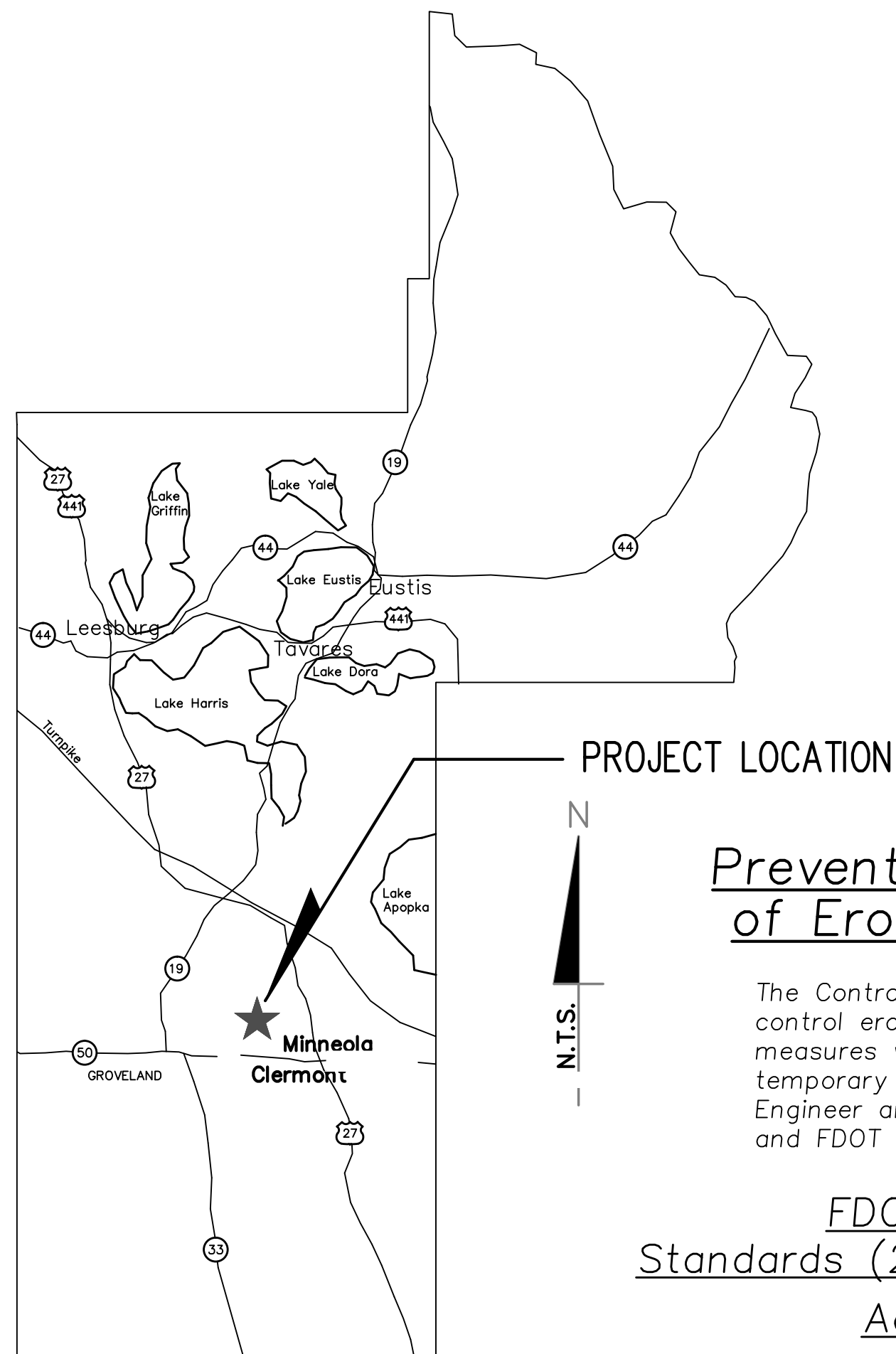
SOILS LABORATORY:
 Central Testing
 130 Satellite Ct.
 Leesburg, FL 34748
 (352)793-3110

Project Address

C.R. 565A
 Groveland, Florida 34736

REGULATORY AGENCY PERMITS REQUIRED

- SUBDIVISION (COMMERCIAL) DRIVEWAY CONNECTION
- TO C.R. 561/LAKE MINNEOLA SHORES - LAKE COUNTY
- RIGHT-OF-WAY UTILIZATION PERMIT FOR C.R. 565A - LAKE COUNTY
- PRIOR TO COMMENCEMENT OF CONSTRUCTION
- RIGHT-OF-WAY UTILIZATION PERMIT FOR C.R. 561 - LAKE COUNTY
- PRIOR TO COMMENCEMENT OF CONSTRUCTION
- SITE PLAN - LAKE COUNTY
- WATER PLAN - CITY OF GROVELAND
- STORM WATER - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- WATER - FDEP
- RETAINING WALL @ WRA B-1 - BUILDING SERVICES
- BOAT RAMP - BUILDING SERVICES



PROJECT LOCATION

Prevention, Control, and Abatement of Erosion and Water Pollution

The Contractor shall take sufficient precautions to prevent and control erosion on this project and in offsite areas. These measures will consist of construction and maintenance of temporary erosion control features as may be directed by the Engineer and as in Sec. 104 of the FDOT Standard Specification and FDOT Index No. 102.

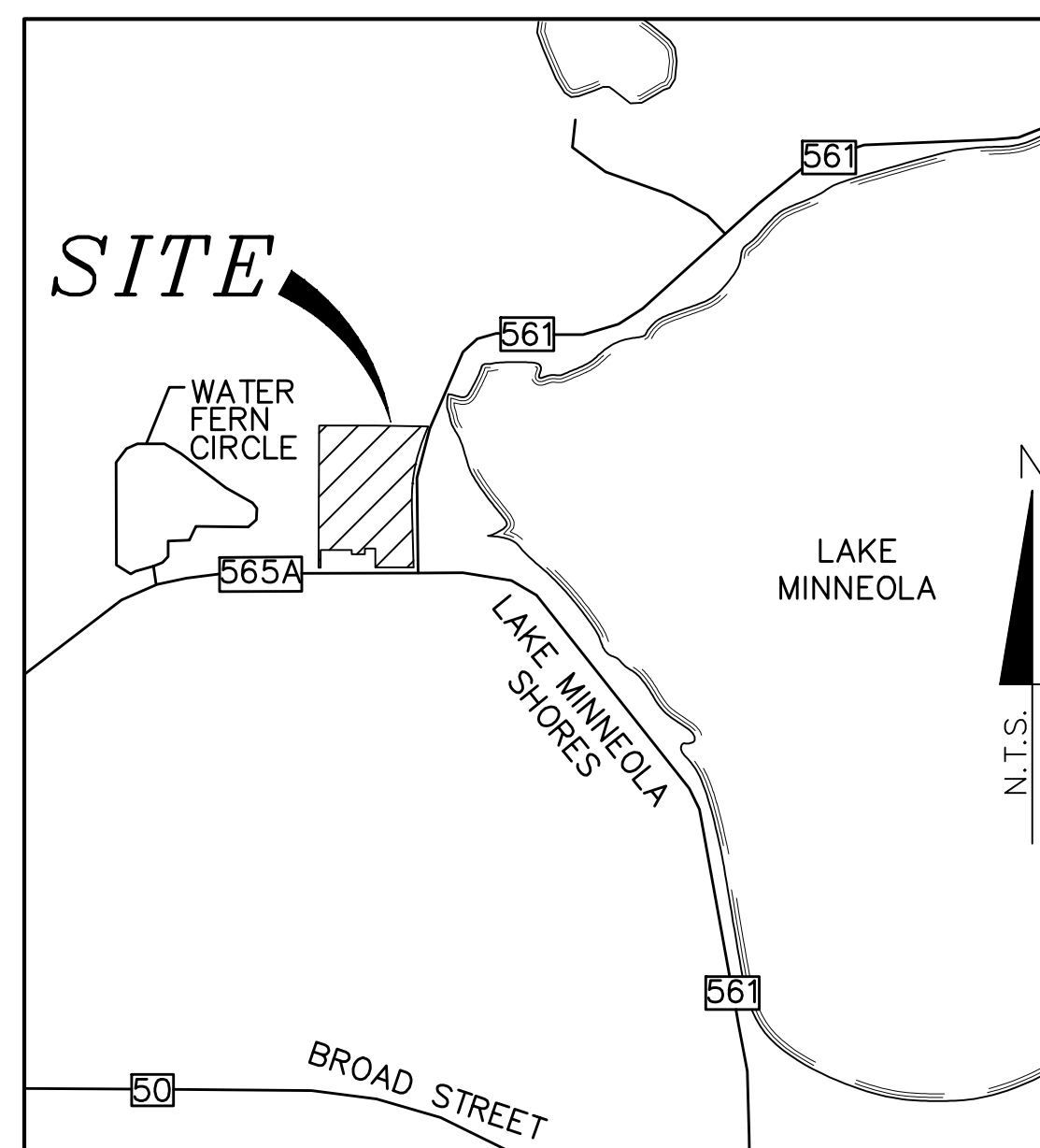
FDOT Roadway and Traffic Design Standards (2016-17, 2015 & 2010) & FDOT Utility Accommodation Manual (2016)

102, 200, 205, 210, 220, 232, 273, 280, 300, 304, 310, 600, 602, & 604

Alternate Key Numbers

1303346, 1303257, 1303397, 2602708 & 2602694

VICINITY MAP
 Lake County, FL



Location Map

TRACT TABLE				
TRACT LABEL	TRACT TYPE	AREA (ACRES)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
A	LANDSCAPE/DRAINAGE	0.12	HOA	
B	LANDSCAPE/DRAINAGE	0.15	HOA	
C	LANDSCAPE BUFFER	0.51	HOA	
D	LANDSCAPE BUFFER	0.11	HOA	
E	LANDSCAPE, UTILITY, EMERGENCY ACCESS, SIDEWALK & BIKE PATH	0.24	HOA	
F	UPLAND BUFFER	0.62	HOA	SURFWD
G	WETLAND	12.89	HOA	
WRA B-1	WATER RETENTION	1.29	HOA	
WRA B-2	WATER RETENTION	1.03	HOA	
WRA B-3	WATER RETENTION	0.82	STATE OF FLORIDA	
TRACT RW-1	ADDITIONAL RIGHT-OF-WAY	0.62	HOA	
PARK A	PASSIVE PARK	0.42	LAKE COUNTY	
PARK B	PASSIVE PARK	0.06	HOA	
PARK C	PASSIVE PARK	1.69	HOA	
PARK D	PASSIVE PARK	0.13	HOA	

Project Data

39.70 ACRE SITE, PARCEL # 152225000100000100
 152225000100000500
 142225000200000100
 142225000200002700
 142225000200002800

EXISTING ZONING = PUD & MP
 PROPOSED ZONING = PUD
 SETBACKS = 20' FRONT
 7.5' SIDE
 20' BACK
 15' CORNER SIDE
 50' FROM WETLANDS
 5' ACCESSORY STRUCTURES INCLUDING SWIMMING POOLS DECKS, SCREEN ENCLOSURES ECT.

FLU = URBAN LOW DENSITY
 BUILDING HEIGHT - MAXIMUM 45'

Utilities

Potable Water - City of Groveland
 Sewer - On-Site Septic Tank / Drainfield
 Electric - Duke Energy
 Telephone - Embarq
 Cable T.V. - Bright House

LEGAL DESCRIPTION:

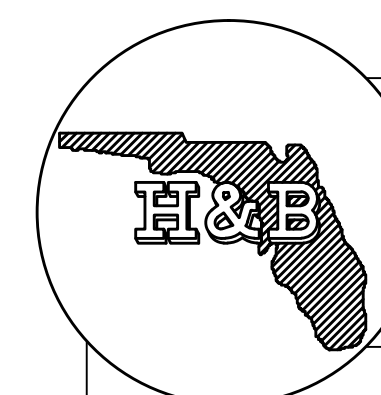
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 88°54'11" EAST ALONG THE NORTH LINE OF SAID SECTION 14 FOR A DISTANCE OF 607.48 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A PER LAKE COUNTY MAP BOOK 4, PAGES 82 THROUGH 85, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES: SOUTH 22°20'03" WEST FOR A DISTANCE OF 127.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1943.08 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 09°57'42" FOR AN ARC LENGTH OF 337.83 FEET, A CHORD BEARING OF SOUTH 17°21'12" WEST AND A CHORD LENGTH OF 337.41 FEET; THENCE RUN NORTH 77°37'39" WEST FOR A DISTANCE OF 2.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1945.08 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°45'00" FOR AN ARC LENGTH OF 229.15 FEET, A CHORD BEARING OF SOUTH 08°59'51" WEST AND A CHORD LENGTH OF 229.02 FEET; THENCE RUN SOUTH 84°22'39" EAST FOR A DISTANCE OF 2.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1943.08 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°27'18" FOR AN ARC LENGTH OF 252.82 FEET, A CHORD BEARING OF SOUTH 01°53'42" WEST AND A CHORD LENGTH OF 252.64 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 01°49'57" EAST FOR A DISTANCE OF 725.94 FEET TO A POINT 5.03 FEET NORTH OF NORTH RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ROAD NO. S-561-A; SECTION NO. 1162-250, DATED JULY 18, 1957, THENCE RUN NORTH 89°57'57" WEST FOR A DISTANCE OF 448.14 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°22'00" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 220.59 FEET; THENCE RUN NORTH 89°58'34" WEST FOR A DISTANCE OF 122.04 FEET; THENCE RUN SOUTH 00°23'14" WEST FOR A DISTANCE OF 65.60 FEET; THENCE RUN NORTH 89°58'34" WEST FOR A DISTANCE OF 155.00 FEET; THENCE RUN NORTH 00°23'14" EAST FOR A DISTANCE OF 90.00 FEET; THENCE RUN NORTH 89°58'34" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00°23'14" WEST FOR A DISTANCE OF 41.29 FEET; THENCE RUN NORTH 89°58'34" WEST FOR A DISTANCE OF 336.69 FEET; THENCE RUN SOUTH 00°23'14" WEST FOR A DISTANCE OF 208.40 FEET; THENCE RUN NORTH 89°53'48" WEST FOR A DISTANCE OF 25.20 FEET TO THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°19'11" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1657.09 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE RUN NORTH 89°47'43" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 665.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.70 ACRES, MORE OR LESS.

INDEX OF SHEETS

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- 13 Boat Ramp Detail
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- 15-18 Utility Details



H & B CONSULTING ENGINEERS, INC.
 Certificate of Authorization # 4829
 P.O. Box 520
 218 N. Florida Street - Suite 3
 Bushnell, Florida 33513
 Phone : (352) 793-2113

Lake Minneola Landings
C.R. 561
Groveland, FL 34711

REVISIONS	

Drawn: WSR Checked: MZB
 Date: 06/16 Scale: as shown Sheet 1 Of 18