PUBLIC NOTICE AND AGENDA OF THE GROVELAND **LOCAL PLANNING AGENGY** MEETING SCHEDULED TO CONVENE AT **6:30** P.M., WEDNESDAY, JUNE 20, 2016, IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
CITY MANAGER	REDMOND JONES, II	redmond.jones@groveland-fl.gov
ACTING CITY CLERK	LISA CORTESE	lisa.cortese@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF M. SMITH TENNYSON	melvin.tennyson@groveland-fl.gov

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

AGENDA

1. Approval of Meeting Minutes from June 8, 2016
2. Approval of Rockers Lockers Site Plan
3. Approval of Trilogy Phase V Final Plat

Comments from the Public

Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer. **If your address is exempt from public record you are not required to state it. In addition do not give out your Social Security Number, phone number, email address of any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.**

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

City of Groveland

Minutes

Local Planning Agency Meeting

Wednesday, June 8, 2016

The Groveland City Council held a regularly scheduled meeting on Wednesday, June 8, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:30 pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Council Member Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, City Manager Redmond Jones, Acting City Clerk Lisa Cortese and Sergeant-at-Arms Chief M. Smith Tennyson. Council Member John Griffin was absent.

AGENDA

1. **Approval of Meeting Minutes 05-16-2016**
   Council Member Dina Sweatt moved to approve; seconded by Council Member Mike Radzik.
   The motion was approved with all members present voting aye.

2. **Resolution 2016-06-15: Open Air Permit Fee**
   Council Member Mike Radzik moved to forward to Council with the recommendation for approval; seconded by Council Member Dina Sweatt.
   The motion was approved with all members present voting aye.

PUBLIC COMMENT

ADJOURNMENT

Mayor Tim Loucks adjourned the meeting at 6:35pm.

Attest:

Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk

REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE:	June 20, 2016

ITEM NUMBER:	**2**
AGENDA ITEM:	**Rockers Lockers – Site Plan Approval**
CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
PREPARED BY:	Ken Comia, City Planner
DATE:	June 10, 2016

BACKGROUND:

The Rocker Family Trust had submitted to the City for review a site plan that incorporated Lots 3, 4 and 5 of the Green Valley Commons Plat. Instead of six separate processes for each individual lot, which includes a construction plan review before any building plan review could occur, the developer had to combine all lots into one legal lot creating a more efficient review process. After Council approval, the Rocker Family Trust will present engineering plans for City approval.

The Rocker Family Trust is proposing a series of 13 buildings of various sizes within the commercial PUD. The PUD is located directly north of State Road 50, south of Magnificent Lane and the Green Valley Townhomes subdivision and west of Green Valley Boulevard.

The Property consists of +/- 7.39 acres and is currently zoned Commercial PUD, with a Future Land Use designation of Commercial. The property owner seeks Site Plan approval.

The building elevations and the landscaping plan are in compliance with orientation, design standards, and the landscaping code.

STAFF RECOMMENDATION:	**Staff seeks direction from City Council**

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

Rockers Lockers

Green Valley Commons - Lots 3 - 5

Groveland, FL

Site Plans

for

Rocker Family Trust

by

Denham Engineering, LLC

Call Sunshine Before You Dig (1-800-432-4770)

Project Team

Owner
William Lasher, Trustee
Rocker Family Trust
[illegible]
Kissimmee, FL [illegible]
Fax: [illegible]

Architect
Steven H Architecture
[illegible]
Orlando, FL [illegible]
Fax: [illegible]

Surveyor
[illegible]
[illegible]
Clermont, Florida 34711
Fax: [illegible]

Civil Engineer
Denham Engineering, LLC
[illegible]
Orlando, FL [illegible]
Fax: [illegible]

Geotechnical Engineer
Universal Engineering Science
[illegible]
Orlando, FL [illegible]
Fax: [illegible]

Landscape Architect
Mugley Design
[illegible]
Orlando, FL [illegible]
Fax: [illegible]

Utilities

Drinking Water
City of Groveland
[illegible]
Groveland, FL [illegible]
Fax: [illegible]

Sanitary Sewer
City of Groveland
[illegible]
Groveland, FL [illegible]
Fax: [illegible]

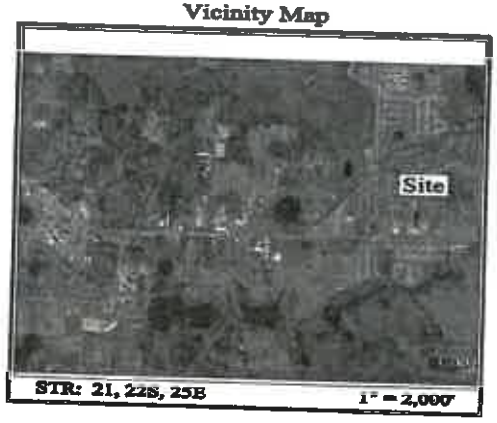
Garbage Disposal
City of Groveland
[illegible]
Groveland, FL [illegible]
Fax: [illegible]
Fax: [illegible]

Electric
[illegible]
[illegible]
Winter Garden, FL [illegible]
Fax: [illegible]
Fax: [illegible]

Phone
Century Link
[illegible]
Clermont, FL
Fax: [illegible]

Cable
[illegible]
Clermont, FL
Fax: [illegible]

Vicinity Map



STR: 21, 22S, 25E

1" = 2,000'

Drawing Index

No.	Title	Revised
1	Cover	[illegible]
2A	[illegible]	[illegible]
2B	[illegible]	[illegible]
2C	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]

Denham Engineering, LLC
Orlando: 407-217-5487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Rocker Family Trust

Rocker's Lockers
Green Valley Commons Lots 3-5
Groveland, FL

Site Plans

Cover Sheet

Revisions

No.	Date	Description
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8		
9		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: [illegible]
FL Registration #[illegible]
Certificate of Authorization #[illegible]

N
W E
S

GRAPHIC SCALE
0 2000 4000
1 inch = 2000 ft.

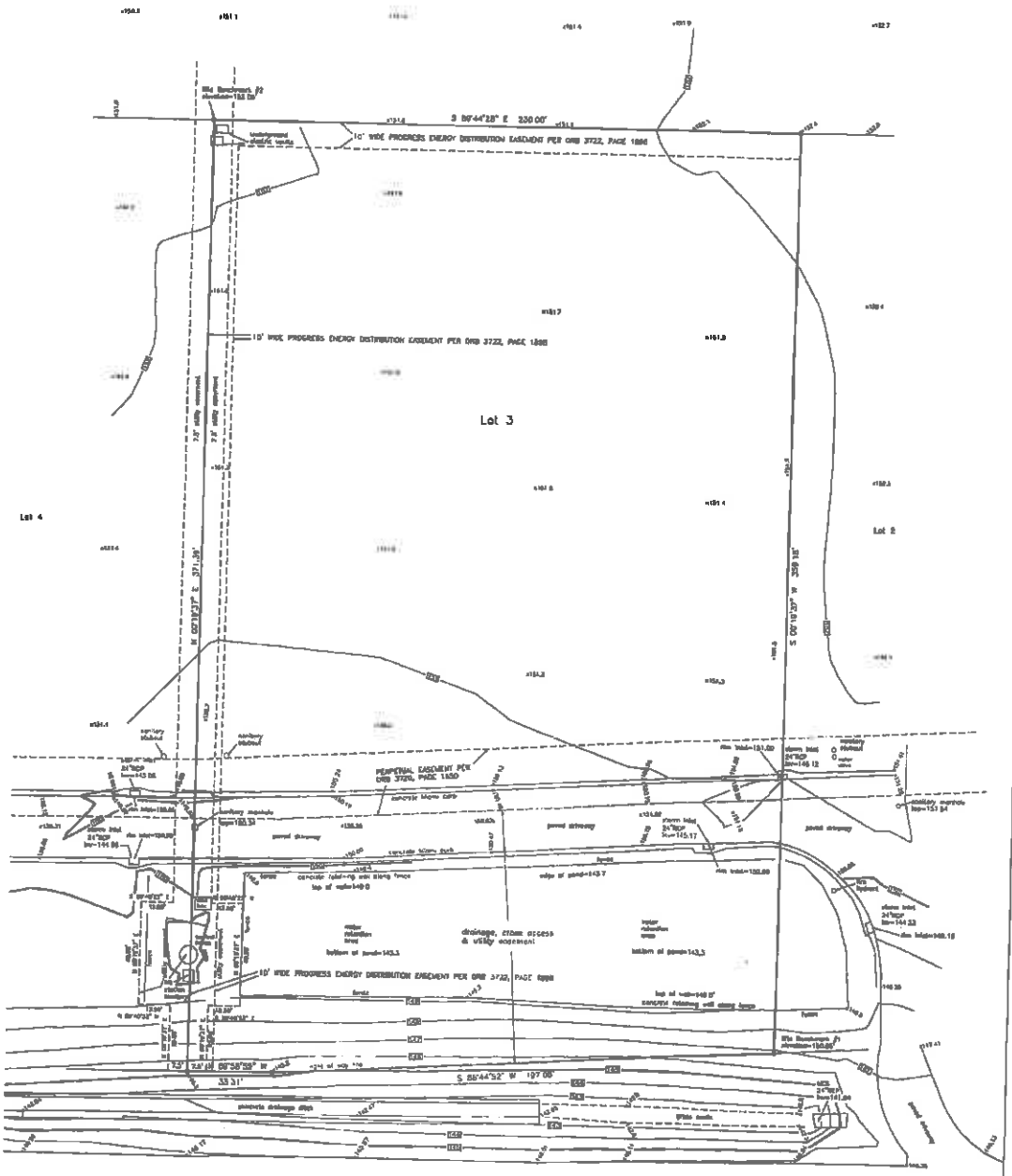
Sheet Number
1 of 7

Map of Boundary & Topographic Survey

Description:
Lot 3, GREEN VALLEY COMMONS,
according to the plat thereof, as recorded in
Plat Book 52, Pages 85-86,
Public Records of Lake County, Florida.

Notes:
-Bearings based on the North line of Lot 3 as being S 89°44'28" E, an assumed meridian
-Legal description supplied by client
-Title commitment by Westcor Land Title Insurance Company File No 15-294 dated 11/20/15 was provided for this Survey.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 1.833 acres, more or less.
-Elevations based on original project datum (NGVD 1929 datum).

Scale = 1"=20'



LEGEND:
● Denotes found 1/2" iron rod
○ Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification
I hereby certify to the Rocker Family Trust that this Map of Boundary & Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

01/30/16
JEFFREY P. RHODEN PSM #5322
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

Lake County
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0565 E dated Dec 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

01/30/16 updated Survey with new title commitment by Westcor
06/30/15 revised title commitment, add perpetual easement & Prog E easement.
01/28/15 added elevation datum to original project datum.

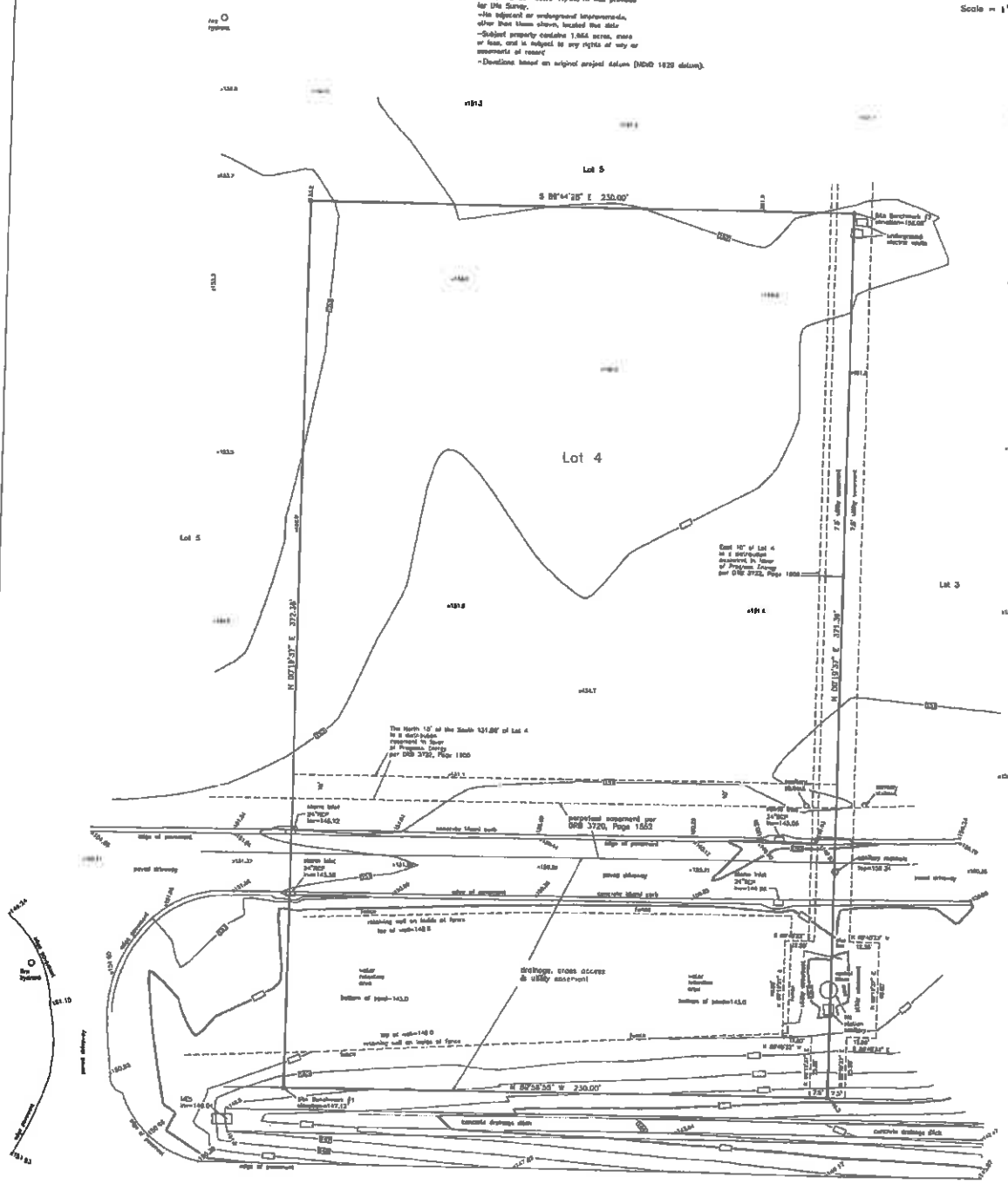
Field Date 12/23/14	Prepared for: Rocker Family Trust — 02075.033
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6295
Scale: 1"=20'	

Map of Boundary & Topographic Survey

Description:
Lot 4, GREEN VALLEY COMMONS,
according to the plat thereof, as recorded in
Plat Book 52, Pages 85-86,
Public Records of Lake County, Florida

Notes:
-Bearings based on the North line of Lot 4 as being S 88°44'28" E, an assumed meridian
-Legal description supplied by client
-Title commitment, by Investor Land Title Insurance Company file No. 12-294 dated 11/30/12 was provided for this Survey.
-No adjacent or underground improvements, other than those shown, located this date
-Subject property contains 1.864 acres, more or less, and is subject to any rights of way or easements of record
-Elevations based on original project datum (NGVD 1929 datum).

Scale = 1"=20'



Surveyor's Certification
I hereby certify to the Rocker Family Trust that this Map of Boundary & Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
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.

Lake County
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0583 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

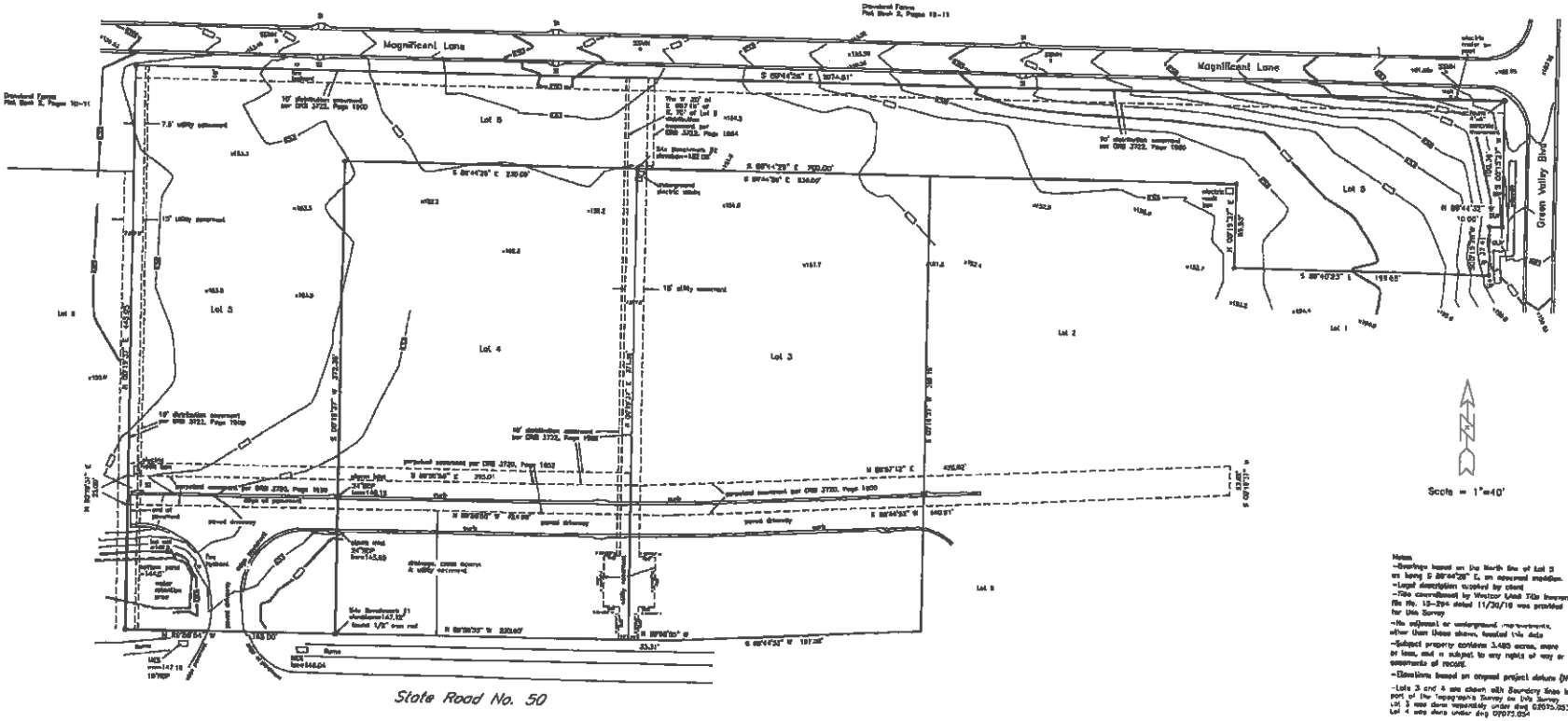
LEGEND:
● Denotes found 1/2" iron rod
○ Denotes set 1/2" iron rod & cap marked "LB 6980"

01/20/16 updated Survey with title commitment
01/20/15 added elevation datum to original project datum

Field Date 12/23/14	Prepared for: 02075.054 Rocker Family Trust
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980
Scale 1"=20'	420 E. Minnehaha Ave Clermont, FL 34711 352-394-6235

Map of Boundary & Topographic Survey

Description:
Lot 5, GREEN VALLEY COMMONS,
according to the plat thereof, as recorded in
Plat Book 52, Pages 85-88,
Public Records of Lake County, Florida.



Notes
-Bearings based on the North line of Lot 2 as being S 89°44'28" E, as assumed meridian.
-Legal description supplied by client
-Title commitment by Westcor Land Title Insurance Company File No. 15-294 dated 11/30/15 was provided for this Survey
-No subsoil or underground improvements, other than those shown, located this date
-Subject property contains 3.485 acres, more or less, and is subject to any rights of way or easements of record.
-Elevations based on original project datum (NGVD 1929 datum).
-Lots 3 and 4 are shown with Boundary lines but are not a part of the Topographic Survey on this Survey.
Lot 3 was done separately under dwg 02075.053
Lot 4 was done under dwg 02075.054

LEGEND

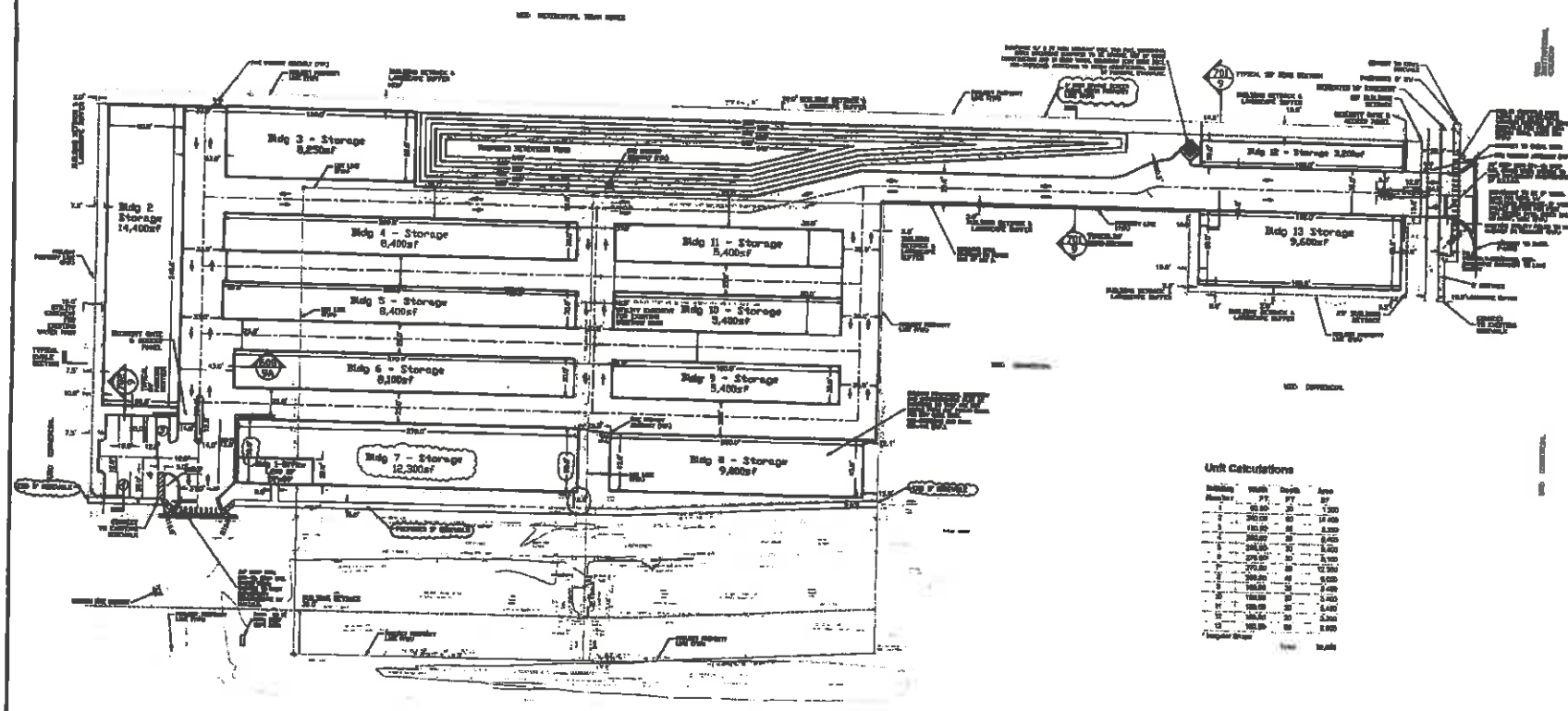
- Denotes set 1/2" iron rod & cap marked "LB 6990"
- OHP denotes guy wire
- UP denotes utility pole
- TEMH denotes sanitary sewer manhole
- SI denotes storm inlet

Surveyor's Certification
I hereby certify to the Rocker Family Trust that this Map of Boundary & Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

01/20/16
JEFFREY P. RHODEN PSM #5322
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

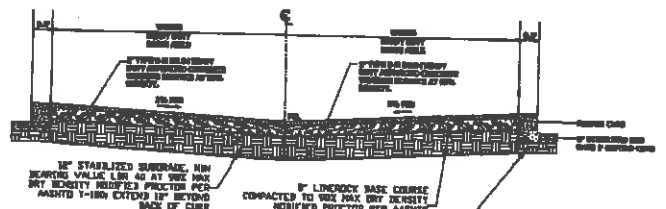
Lake County
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0565 E dated Dec 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Field Date 01/09/16	Prepared for: 02075.055 Rocker Family Trust
Drawn by JPR	Rhoden Land Surveying, Inc. LB #6990 420 E Minnehaha Ave. Clermont, FL 34711 352-394-6255
Scale: 1"=40'	



Unit Calculations

Building Number	Width FT	Depth FT	Area SF
1	50.00	30	1,500
2	240.00	60	14,400
3	110.00	75	8,250
4	200.00	42	8,400
5	200.00	42	8,400
6	240.00	42	8,100
7	270.00	45	12,300
8	200.00	48	9,600
9	180.00	30	5,400
10	180.00	30	5,400
11	180.00	30	5,400
12	110.00	30	3,300
13	160.00	60	9,600
Total Sheet			96,600



702 9 / 702 9 TYPICAL ROADWAY SECTION N.T.S.

Utilities

1. POTABLE WATER SYSTEM PROVIDER : CITY OF GROVELAND.
2. SANITARY SEWER SYSTEM PROVIDER: CITY OF GROVELAND.
3. REUSE WATER SYSTEM – CITY OF GROVELAND (FUTURE CONNECTION).
   CONTRACTOR TO BE BY WELL FOR FUTURE CONNECTION POSSIBLE TO REUSE SYSTEM SHOULD THE REUSE BECOME AVAILABLE.
4. WATER & SEWER LINES TO BE CITY OWNED & MAINTAINED.

Storm Water

1. STORM WATER AND DRAINAGE FACILITIES : OFF-SITE STORMWATER FACILITIES PROVIDED BY GREEN VALLEY COMMONS COMMERCIAL SUBDIVISION.
2. OF-SITE SOILS (APOPKA & CHANDLER SAND, TYPE "A").
3. ON-SITE VEGETATION : PINE COVER OF MIXED HARDWOOD.
4. SIDEWALK : 5' WIDE ALONG AND WITHIN ROW

Road Data

1. ALL ROADS TO BE PUBLIC THE MIN ROW PLANS PLANS.

Road Signs

1. STOP SIGN WILL BE PROVIDED AT EXIT OF THE SITE ONTO GREEN VALLEY BLVD.

General Notes

1. CALL SUNSHINE (1-800-432-4770) PRIOR TO ANY CONSTRUCTION OPERATION (WWW.CALLSUNSHINE.COM)
2. THERE ARE NO EXISTING TREES ON SITE TO BE PROTECTED.
3. CONTRACTOR TO PROVIDE EXISTING TREES, SHRUBS AND OTHER LANDSCAPING ALONG ROADWAY. SHOULD CONFLICT ARISE BETWEEN EXISTING LANDSCAPING AND PROPOSED BUILDING IMPROVEMENTS AND OTHER IMPROVEMENTS, CONTRACTOR TO REVISIT LANDSCAPING TO THE SATISFACTION OF CITY OR COUNTY INSPECTOR.
4. TREES TO BE PRIVATELY OWNED & MAINTAINED.

Land Use

ZONING	PI, CGO, MXC
FUTURE LAND USE	COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	MINI WAREHOUSE LOT (SELF STORAGE W/ SUPPORTIVE RETAIL & OFFICE)
NUMBER OF LOTS	1 (LOTS 1, 2 & 3)
TOTAL AREA	11.57 ACRES ± 504,000 SF

Setbacks

PI:	
FRONT:	30 FT (LOT 1 & 2 ON GV-CO)
SIDE:	20 FT (LOT 1 & 2 GREEN VALLEY BLVD.)
SIDE:	20 FT (LOT 1 & 2 WEST)
REAR:	10 FT (LOT 1 & 2 REMAINDER)
CGO, 1, 2 & 3:	
FRONT:	30 FT (GV-CO)
SIDE:	20 FT (LOT 3 & 3 GREEN VALLEY BLVD.)
SIDE:	20 FT (LOT 3 & 3 WEST)
REAR:	10 FT (LOT 3 & 3 REMAINDER)
MXC:	
FRONT:	10 FT (LOT 6 & GV-CO)
SIDE:	0 FT (LOT 1 & GREEN VALLEY BLVD.)
SIDE:	0 FT (LOT 1 & 6 WEST)
REAR:	10 FT (LOT 1 & 6 REMAINDER)
	WHERE PRESENT 10 FT

Buffers

PI:	
FRONT:	15 FT (GV-CO)
SIDE:	10 FT (LOT 1 & GREEN VALLEY BLVD.)
SIDE:	0 FT (LOT 1 & 6 WEST)
REAR:	10 FT (LOT 1 & 6 REMAINDER)
	WHERE PRESENT 10 FT

Building

MAX. HEIGHT = 35	
MAX. BLDG. HEIGHT = 35'	

Parking

PARKING PER CODE FOR "MINI-WAREHOUSE/ PERSONAL STORAGE FACILITIES" USE	
SPACES REQUIRED = 5	
SPACES PROVIDED = 5	

Impervious Area Calculations

	Bldg #	Area (sq ft)	Bldg #	Area (sq ft)	Bldg #	Area (sq ft)	Area (sq ft)
Total Site Area		504,000					504,000
Building Area		132,600		96,600		36,000	132,600
Sidewalk (Allowed)		7,600		3,800		3,800	7,600
Parking Area		840		6,140		6,140	6,980
Parking Area with Swale		870		870		870	1,740
Proposed Buildings		1,870		900		900	870
Buildings							-
Buildings	1	1,500	1	1,500			1,500
Buildings	2	14,400					14,400
Buildings	3	8,250					8,250
Buildings	4	1,800	4	8,400			8,400
Buildings	5	1,800	5	8,400			8,400
Buildings	6	1,800	6	8,100			8,100
Buildings	7	1,871	7	12,271			12,300
Buildings					8	9,600	9,600
Buildings					9	5,400	5,400
Buildings					10	5,400	5,400
Buildings					11	5,400	5,400
Buildings					12	3,300	3,300
Buildings	13	3,300		-		-	3,300
Buildings	13	9,600		-		-	9,600
Remainder		300		-		-	300
Proposed Sidewalks (Max)		1,140		-		-	1,140
Proposed Sidewalk		630		1,140		1,140	1,770
Proposed Curb		3,0[illegible]		13,240		17,000	30,000
Proposed Curb		720		4		240	837

Total Impervious Area	97,114	61,176	51,975	
Impervious Area Provided	80,855	73,870	72,300	
Impervious Area Allowed - City	80,855	80,855	80,855	
Impervious Area Allowed - SWFWMD (to outfall, Pond)	8,95	74,000	70,000	

*Lot 2 is over Area allowed by 22 sqs ft directly to adjacent pond at DA-38, remainder sent to wetland on site in lot 3 Detention Pond

Area allowed to discharge directly to adjacent wetland pond:

Total Impervious Area Allowed to Outfall Pond	13,843	30,870	13,843	
Existing Area (Provided lot)	8,714	7,013	7,014	TOTAL
Proposed Area to Outfall Pond**	5,649	24,357	10,829	40,835

** Remainder of impervious Area will flow to wet pond on lot 3

Denham Engineering, LLC
Orlando: 407-217-3487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Rocker Family Trust

Rocker's Lockers

Green Valley Commons Lots 3-5
Groveland, FL

Site Plans

Dimension Plan

Revisions

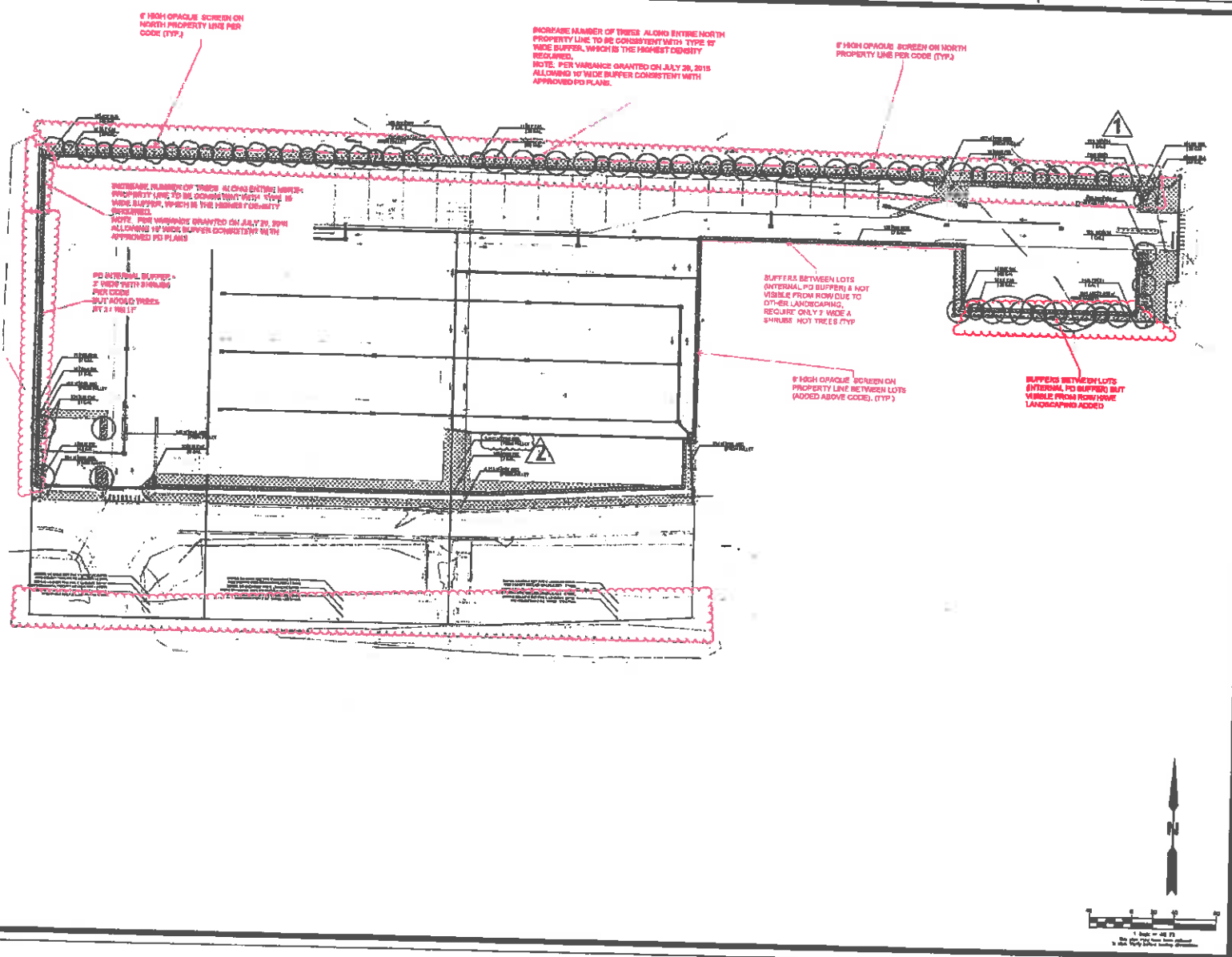
No.	Date	Description
1	10-21-15	Building Area Revisions per Client
2	10-27-15	Building Area Revisions per SDRC
3	11-02-15	Office Area Revisions
4	11-20-15	Building Area Revisions per Client
5	12-01-15	Building Area Revisions per Client
6	12-12-15	Self Storage Units
7	12-30-15	Subdivision of Lots 1, 2 & 3
8	01-11-16	Proposed to City Commission
9	02-01-16	Building and Landscape Revisions
10	02-12-16	Per City Comments

Plans are valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 02-12-16
FL Registration #58006
Certificate of Authorization #27666

N
GRAPHIC SCALE
0 40 80
1 inch = 40 ft.

Sheet Number
3 of 7



MD

Morgan Design
Land Development Consultants, Inc.
Land Planning, Landscape Architecture, Environmental Services

ROCKER FAMILY TRUST

ROCKERS LOCKERS

Lots 3, 4, 5
Green Valley Condominiums
Groveland, Florida

SITE PLANS

Sheet Title

LANDSCAPE PLAN

Date: October 12, 2015

Revisions

No.	Date
1	January 25, 2016
2	March 7, 2016

Seal

Joseph R Morgan
State of Florida Lic. No. LA 0001300

Sunshine811.com

Sheet Number

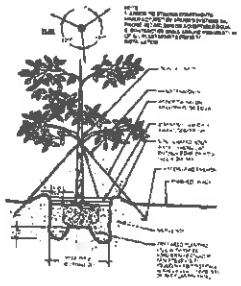
L1

GENERAL LANDSCAPE NOTES:

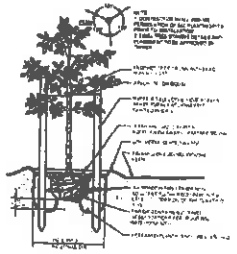
1. ALL TREE CALIPER SIZES GIVEN ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES GIVEN ARE MINIMUM. INCREASE SIZE OR POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER SIZE EQUIVALENTS ARE INDICATED FOR EACH PLANT SIZE. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE BASED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "BASE PLANTING" SIZE.
5. OWNER'S REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH MAIN SPECIES ACCORDING TO THE SPECIFICATIONS OF THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE CONNECTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES, MINOR OBSTRUCTIONS AND/OR GROUND IMPEDIMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS NOT OPERATIVE DURING NOT OPERATING OR NOT OPERATING CORRECTLY
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. DEBRIS AND DEBRIS SHALL BE COLLECTED AND DISPOSED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED MANNER AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING DEAD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH IRRIGATED/GROUNDCOVER AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED. WHERE EXISTING LAWN AREAS ARE DAMAGED BY THE WORK, AND WHERE NEW VEGETATION IS INSTALLED EXCEPT OTHERWISE NOTED ON PLANS, WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND INTO EXISTING AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL HEAD ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS, PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK. FOR EVERY BLOCK SECTION OF EVERY THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDERTAKEN BY PERSONS WHO ARE THE AREAS INTERVIEW AND/OR ACCEPTED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, DISPOSAL, PAYMENT, GUARANTEE, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS CALCULATED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DELETE FROM THE LIST FOR THE CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY ON THE ITEMS LISTED IN THE "PLANT LIST"
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS PROVIDED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE DESIGNATED BY THE OWNER OR OWNER'S REPRESENTATIVE. MOVEMENT OF EQUIPMENT TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT REMOVE OR DISPOSE OF ANY MAT WITH PERSONAL TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE DIRECTED BY THE OWNER. CONSTRUCTION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES AND DESTRUCTION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER STEPS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULE IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. ONE TRUNK PALM OR APPROVED SUBS. SHALL BE USED OTHERS MEANS NOT ALLOWED.

PLANT SCHEDULE									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE	REMARKS
ACE RUB	61	ACER RUBRUM	RED MAPLE	15 GAL.	4" CAL	12' H MIN. X 5' S MIN.	MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL
ILX CAS	25	ILEX CASSINE	DAHOON HOLLY	30 GAL.	3.5" CAL MIN	9' H X 4' S MIN	MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL
LAG FLO	3	LAGERSTROEMIA X "FAUREIANA"	CORAL PINK CRAPE MYRTLE	30 GAL.	4.5" CAL MIN.	8' H X 4' S MIN	LOW-MEDIUM	NO	MULTI-TRUNK, FULL
MAG GRA	4	MAGNOLIA GRANDIFLORA "D.D. BLANCHARD" TM	SOUTHERN MAGNOLIA	45 GAL.	4" CAL	12' H MIN. X 5' S MIN.	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL
QUE VIR	31	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL.	4" CAL	12' H MIN. X 5' S MIN.	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	*	SPECIFICATION	WATER USAGE	NATIVE	REMARKS
MAN PIN	288	MANDEVILLA PINDOS	PINK PLUMP	7 GAL.		24" H MIN. X 24" S	LOW-MEDIUM	YES	FULL
VIB ODO	499	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL.		36" H MIN. X 24" S	LOW	NO	FULL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	*	SPECIFICATION	WATER USAGE	NATIVE	SPACING REMARKS
LIR EXIM	280	LIRIOPE MUSCARI "EXIMIA GOODES"	LIRIOPE	1 GAL.		12" H X 10" S	MEDIUM	NO	18" o.c. FULL
TUL VIO	140	VELLOSIA VIOLACEA	SOCIETY GARLIC	1 GAL.		12" H X 10" S	LOW	NO	18" o.c. FULL
MULCHES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	*	SPECIFICATION	WATER USAGE	NATIVE	SPACING REMARKS
MUL ARE	22,840 SF	INSTALLED MULCH "ARGENTINE"	BARK, GRADE	FRESH PROJECT		Size	N/A	NO	CLEAN AND WASH FREE

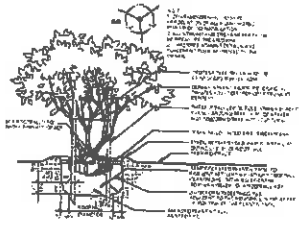
1 LANDSCAPE SCHEDULE



2 LARGE TREE PLANTING DETAIL
Scale: N.T.S



3 SMALL TREE PLANTING DETAIL
Scale: N.T.S



4 MULTI-TRUNK TREE PLANTING DETAIL
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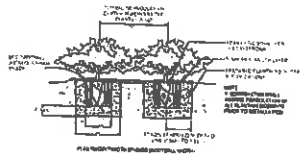
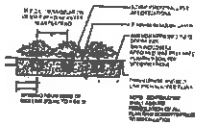
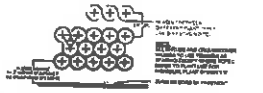


5 SHRUB PLANTING DETAIL
Scale: N.T.S



6 GROUNDCOVER PLANTING DETAIL
Scale: N.T.S.



7 PLANT SPACING DETAIL
Scale: N.T.S.

MD Design

ROCKER FAMILY TRUST

ROCKERS LOCKERS
LOTS 3, 4, 5
GREEN VALLEY COMMONS
GROVELAND, FLORIDA

SITE PLANS

Sheet Title
LANDSCAPE NOTES & DETAILS

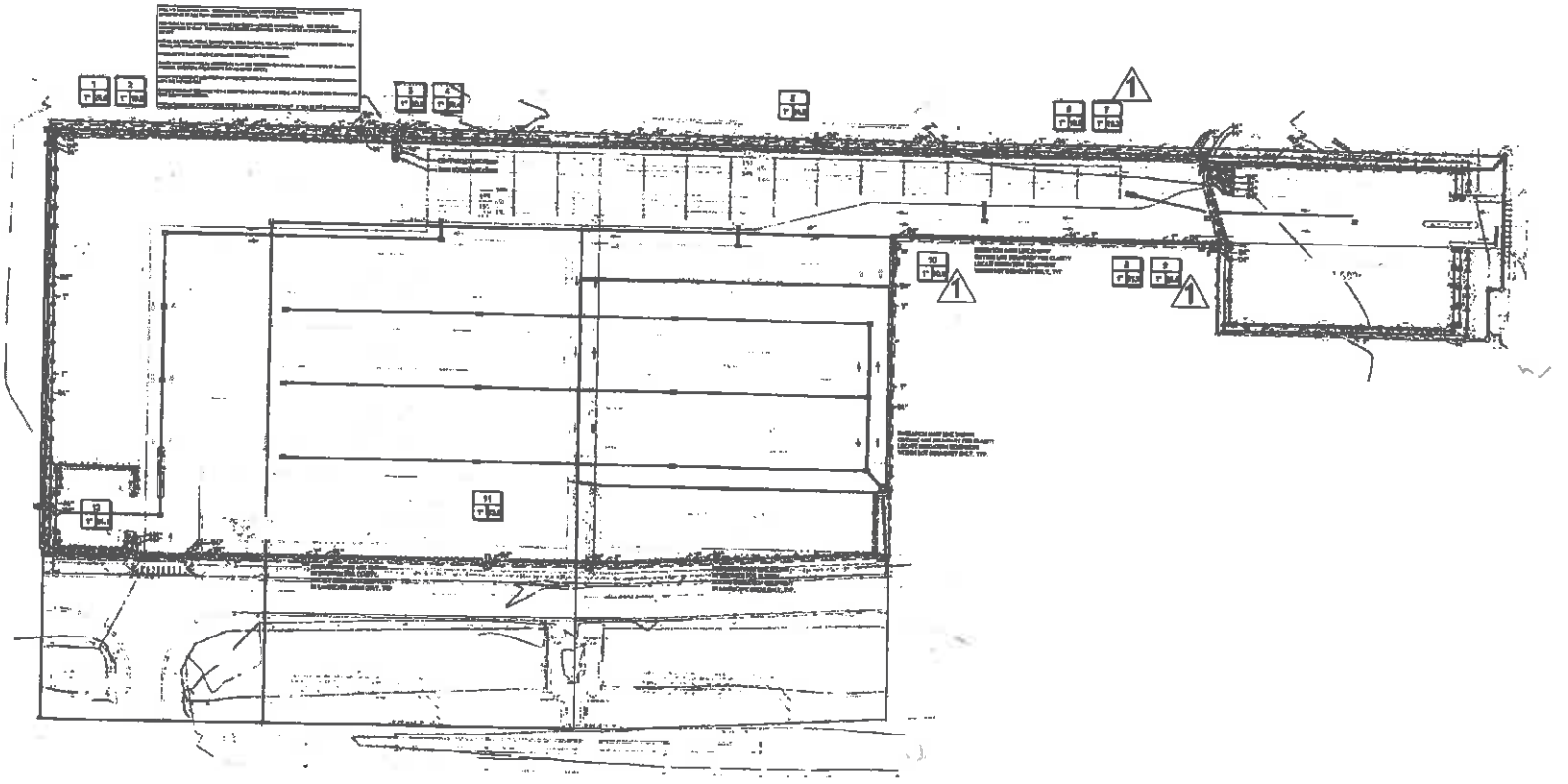
Date	October 12, 2016
Revisions	
No	Date:
1	January 20, 2016
2	March 7, 2016

Seal

James R. Hagley
State of Florida Lic. No. LA 0001300

Sunshine811.com

Sheet Number
L2



ROCKER FAMILY TRUST

ROCKERS LOCKERS
LOTS 3, 4, 5
GREEN VALLEY COMMONS
GROVELAND, FLORIDA

SITE PLANS

Sheet Title
IRRIGATION PLAN

Date October 12, 2016

Revisions
No Date

Seal

James R Bagley
State of Florida Lic. No. LA 0001306

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Sheet Number
L3

TYPICAL IRRIGATION NOTES:

1. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE AS INDICATED ON DRAWINGS.
2. ANY TREES TO REMAIN WITHIN LIMIT OF WORK SHALL BE VERIFIED IN THE FIELD AND PROTECTED FROM DAMAGES.
3. ALL PROJECT BASE INFORMATION PROVIDED BY THE OWNER.
4. REFER TO ENGINEERING DRAWINGS FOR ALL UTILITY LOCATIONS, AND VERIFY IN THE FIELD PRIOR TO COMMENCING WORK. REFER TO ENGINEERING DRAWINGS FOR FINAL GRADING AND SPOT ELEVATIONS. VERIFY IN THE FIELD PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, OR BORING MUST FIRST OBTAIN ALL REQUIRED PERMITS. WORK IS NOT AUTHORIZED PRIOR TO THE ISSUANCE OF PERMIT(S). THE CONTRACTOR SHALL COMPLY WITH FL 77-153 REGARDING NOTIFICATIONS OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER FOR ALL EXCAVATION PERMITS AND NOTIFICATIONS NECESSARY PRIOR TO INITIATING ALL WORK.
6. VERIFY GALLONAGE AND PRESSURE AVAILABILITY AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.
7. POP-UP SPRINKLER HEADS AND LATERALS SHALL BE INSTALLED 6" FROM EDGE OF PAVEMENT OR WALKS AND FLUSH WITH FINISH GRADE.
8. THE LOCATION OF ALL CONTROLLERS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE POWER SOURCE AND SERVICE WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE TELEPHONE COMMUNICATION WIRE AND SERVICE WITH THE OWNERS REPRESENTATIVE AND THE COMMUNICATIONS PROVIDER PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE AND INTEGRATE THE OPERATION SCHEDULE OF THE IRRIGATION CONTROL SYSTEM PER THE OWNERS REPRESENTATIVES DIRECTION AND APPROVAL.
12. FIELD ALTERATIONS MADE IN THE IRRIGATION CONTRACT DRAWINGS MUST BE IN THE BEST INTEREST OF THE PLANT MATERIAL, SOD AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR SHALL BE APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. NO MATERIAL SUBSTITUTIONS ARE ALLOWED. ANY ALTERATION DEEMED BY THE OWNERS REPRESENTATIVE NOT IN CONFORMANCE WITH THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE. IF QUESTIONS ARISE AS TO THE BEST WAY TO COMPLETE A FIELD ALTERATION, CONTACT THE OWNERS REPRESENTATIVE FOR APPROVAL.
14. THE LOCATION OF ALL PLANT MATERIAL SHALL BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR FOR APPROVAL BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
15. RISER-MOUNTED SPRAY HEADS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS ADJACENT TO BUILDING OR STRUCTURES ONLY.
    b. TO BE INSTALLED 6" ABOVE PLANT HEIGHT AT TIME OF PLANTING.
    c. RISER TO BE OF SCHEDULE 40 PVC AND PAINTED GREEN.
    d. INSTALLED 12" FROM EDGE OF BUILDING WALL.
17. HIGH POP-UP SPRAYS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS WHERE SPRAY HEADS IN LOW PLANTING OR GROUNDCOVER (MATURE PLANT HEIGHT IS 1' - 18").
    b. IN PARKING ISLANDS CONTAINING GROUNDCOVER PLANTING.
    c. WHERE IT IS ADVANTAGEOUS TO CONCEAL SPRINKLER HEADS DUE TO HIGH PEDESTRIAN TRAFFIC, VISIBILITY, VANDALISM AND MAINTENANCE. INSTALL SPRAY HIGH POP-UP RISER SO THAT HIGH POP-UPS SPRING ABOVE PLANT MATERIAL.
18. CHANGES IN HEAD PLACEMENT OR A SPRAY SUBSTITUTION SHOULD ALWAYS TAKE INTO CONSIDERATION:
    a. WHAT IS BEST FOR THE GROWTH AND MAINTENANCE OF THE SOD AND PLANT MATERIAL.
    b. MAINTAINING A CONSTANT AND EVEN WATER DISTRIBUTION AND PRECIPITATION RATE (I.E., NEVER PUT ROTORS AND SPRAYS IN SAME ZONE)
19. INSTALL ALL CONNECTED PIPING SHOWN BETWEEN DIFFERENT PIPE SIZES LABELS AS THE LARGER OF THE TWO SIZES OF PIPE.
20. INSTALL ALL PIPING TO INDIVIDUAL SPRAY HEADS AND BUBBLERS AS 3/4"
21. EACH TYPE OF ZONE IS TO BE PIPED SEPARATELY. DO NOT INTERCONNECT DIFFERENT TYPES OF ZONES (I.E., ROTORS AND SPRAYS).
22. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
23. PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE.
24. VALVES ARE SHOWN OUTSIDE OF PLANT BEDS FOR GRAPHIC CLARITY. INSTALL ALL VALVES AND VALVE BOXES IN LAWN AREAS, NOT PLANTING BEDS.
25. THE CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CODES, INCLUDING THOSE REGARDING SEPARATION DISTANCE MINIMUMS FOR POTABLE WATER VERSUS EFFLUENT WATER AND SHALL INSTALL THE SYSTEM IN ACCORDANCE WITH THOSE CODES.
26. INSTALL 12" POP-UP SPRAY HEADS AT FINISHED GRADE IN ALL GROUNDCOVER AREAS.
27. INSTALL ALL SPRAYHEADS IN SHRUB BEDS ON RISERS ALONG BUILDING SIDEWALLS.
28. SPACE ALL SPRAY HEADS AT A MAXIMUM OF 55% OF THEIR EFFECTIVE COVERAGE DIAMETER OR CLOSER WHERE SHOWN AS SUCH ON THE PLANS.
29. ALL BAHIA SOD WILL NOT BE IRRIGATED. UNLESS SHOWN OTHERWISE. CONTRACTOR WILL BE RESPONSIBLE FOR HAND WATERING UNTIL IT IS WELL ENOUGH ESTABLISHED TO SURVIVE THROUGH THE WARRANTY PERIOD.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	GPM	RADIUS
●	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" NPT THREADED RISERS.	21	EST	0.49	4'x15'
●	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" NPT THREADED RISERS.	176	SST	1.21	4'x30'
■	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	3	CST	1.21	4'x30'
■	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	10	EST	0.61	4'x15'
◆	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	5	90	0.26	8'
◇	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	4	90	0.39	10'
◘	RAIN BIRD 1812-SAM-PRS HE-VAN SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	7	ADJ		8'
▲	RAIN BIRD 1300-1401 FLOOD FIXED FLOW RATE (0.25/0.5GPM), FULL CIRCLE BUBBLER, 1/2" NPT.	132	360	0.25	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◉	RAIN BIRD PESB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	12
◪	RAIN BIRD 33-DLRC 3/4" 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	11
C	RAIN BIRD ESP-LXME WITH (2) ESP-LXMSM 18 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.	1
⊛	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
✻	IRRIGATION WELL	1
——	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 3/4" PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.	1,471 L.F.
——	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 1" PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.	778.1 L.F.
——	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 1 1/4" PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.	180.0 L.F.
— — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2" PVC SCHEDULE 40 IRRIGATION PIPE.	1,149 L.F.
=========	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	312.9 L.F.

CRITICAL ANALYSIS

Generated:	2016-01-25 09:54
P.O.C. NUMBER: 01	
Water Source Information:	IRRIGATION WELL
FLOW AVAILABLE	
Custom Max Flow:	30.00 gpm
Flow Available:	30.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	50.00 psi
Pressure Available:	50.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	25.38 gpm
Flow Available at POC:	30.00 gpm
Residual Flow Available:	4.62 gpm
Pressure Req. at Critical Station:	41.22 psi
Loss for Fittings:	0.75 psi
Loss for Main Line:	7.49 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	49.47 psi
Pressure Available:	50.00 psi
Residual Pressure Available:	0.53 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	41.27	45.49	26.43	2.01 in/h
2	RAIN BIRD PESB-PRS-D	1"	BUBBLER	34.15	37.49	10.75	7.66 in/h
3	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	37.77	37.56	10.97	1.87 in/h
4	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	40.47	40.47	23.41	1.81 in/h
5	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	39.33	40.76	24.29	1.84 in/h
6	RAIN BIRD PESB-PRS-D	1"	BUBBLER	39.33	40.97	19.73	4.02 in/h
7	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	37.49	39.40	10.21	1.66 in/h
8	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	39.21	40.40	21.19	1.65 in/h
9	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	41.33	45.10	20.47	1.60 in/h
10	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	38.38	41.49	20.60	1.44 in/h
11	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	39.46	45.61	23.68	1.58 in/h
12	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	40.47	45.99	24.09	1.62 in/h

ROCKER FAMILY TRUST

ROCKERS LOCKERS
LOTS 3, 4, 5
GREEN VALLEY COMMONS
GROVELAND, FLORIDA

SITE PLANS

Sheet Title
IRRIGATION NOTES

Date October 12, 2015
Revisions
No Date

Seal

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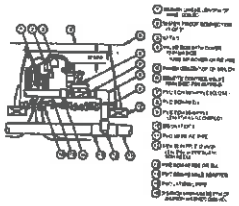
Sheet Number
L4



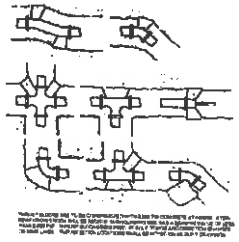
1 REMOTE CONTROL VALVE

Scale: N.T.S.

ALL PIPE TRENCHING SHALL CONFORM TO THE CITY OF GROVELAND MANUAL OF STANDARDS. APPENDIX A, GENERAL DETAILS

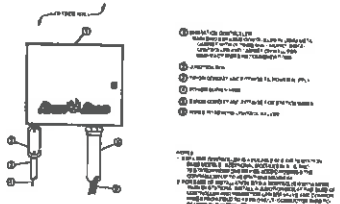
2 TYPICAL TRENCHING DETAIL

Scale: N.T.S.



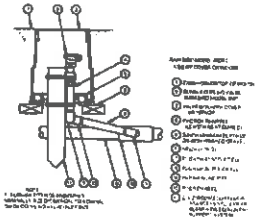
3 TYPICAL THRUST BLOCK DETAIL

Scale: N.T.S.



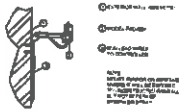
4 ESP-LXME CONTROLLER IN METAL CABINET

Scale: N.T.S.



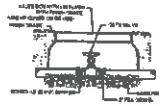
5 QUICK COUPLER VALVE

Scale: N.T.S.



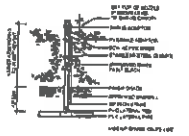
6 WALL MOUNTED RAIN SENSOR

Scale: N.T.S.



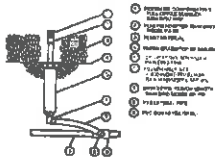
7 GATE VALVE

Scale: N.T.S.



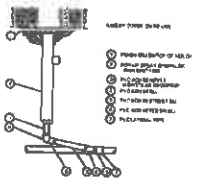
8 SHRUB NOZZLE ON FIXED RISER

Scale: N.T.S.



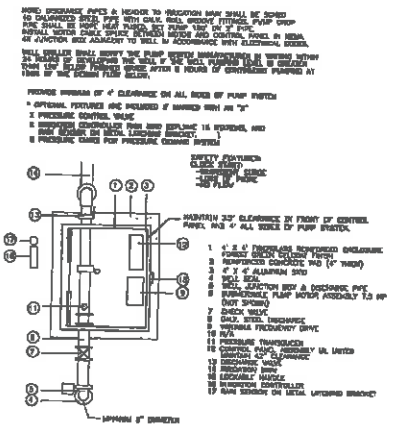
9 TYPICAL BUBBLER DETAIL

Scale: N.T.S.



10 TYPICAL POP-UP SPRAY HEAD DETAIL

Scale: N.T.S.



11 SUBMERSIBLE PUMP SYSTEM DETAIL

Scale: N.T.S.

MAINTAIN 33" CLEARANCE IN FRONT OF CONTROL PANEL AND 4' ALL SIDES OF PUMP SYSTEM.

1. 4' X 4' FIBERGLASS REINFORCED ENCLOSURE FOREST GREEN SYLVAN FINISH
2. REINFORCED CONCRETE PAD (4" THICK)
3. 4" X 4" ALUMINUM SKID
4. BOLT SEAL
5. WELL JUNCTION BOX & DISCHARGE PIPE
6. SUBMERSIBLE PUMP MOTOR ASSEMBLY 7.5 HP (NOT SHOWN)
7. CHECK VALVE
8. GALV. STEEL TRIGHANGE
9. VARIABLE FREQUENCY DRIVE
10. N/A
11. PRESSURE TRANSDUCER
12. CONTROL PANEL ASSEMBLY UL LISTED MINIMUM 33" CLEARANCE
13. DISCHARGE VALVE
14. PRESSURE SWITCH
15. LOCKABLE HANDLE
16. IRRIGATION CONTROLLER
17. RAIN SENSOR ON METAL LATCHING BRACKET

MINIMUM 3" DIAMETER

PLAN VIEW NTS

ROCKER FAMILY TRUST

ROCKERS LOCKERS

LOTS 3, 4, 5

GREEN VALLEY COMMONS

GROVELAND, FLORIDA

SITE PLANS

Sheet Title

IRRIGATION DETAILS

Date: October 12, 2015

Revisions

No	Date
1	January 26, 2016

Seal

James R Mosley
State of Florida Lic. No. LA 0001800

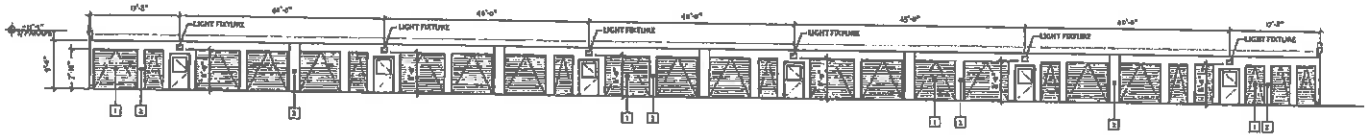
Sunshine811.com

Sheet Number

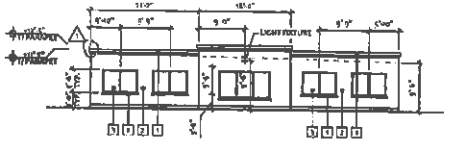
L5

EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON MTL. DOOR	SHERWIN WILLIAMS	SHERGREEN
2	EXTERIOR PAINT ON F.I.F. & F/METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT ON S.F.S.F.S.	SHERWIN WILLIAMS	BLUE GRAY

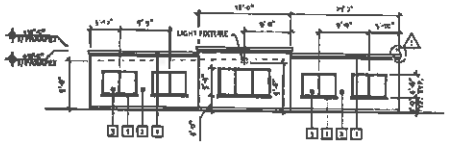
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED



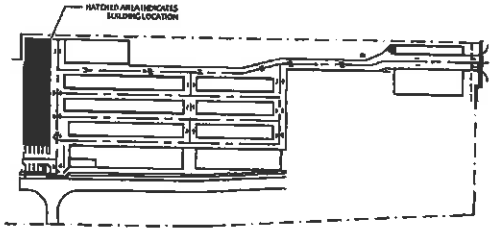
05 BUILDING 2 - EAST ELEVATION



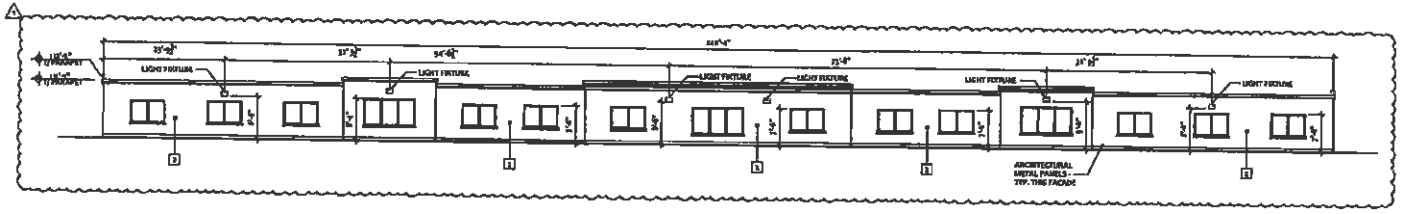
04 BUILDING 2 - SOUTH ELEVATION



03 BUILDING 2 - NORTH ELEVATION



02 KEY PLAN



01 BUILDING 2 - WEST ELEVATION

05 MAY 2016

ELEVEN 18

Licence Addendum

REVISIONS

#	DATE	DESC.
-	04 JUN 16	PERMIT SET
	10 NOV 15	PERMIT SET
	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

Rockers Lockers

PROJECT CLIENT

Rocker Family Trust

DATE: 07 MAR 2016 | DRAWN BY: RM

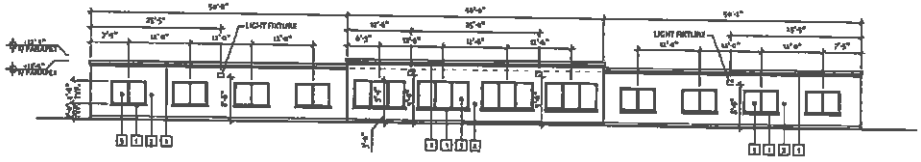
JOB NUMBER: | CHECKED BY: MA

EXTERIOR ELEVATIONS | A-301

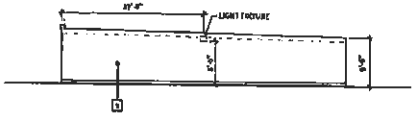
EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION COLOR
1	EXTERIOR PAINT ON BTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON EAT'S / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT ON EAT'S	SHERWIN WILLIAMS	BLUE GRAY

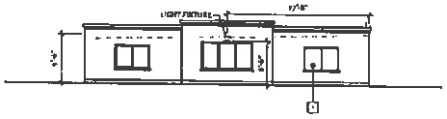
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED



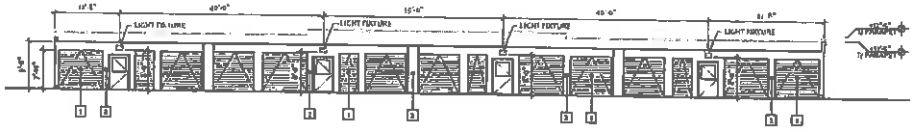
05 BUILDING 3 - NORTH ELEVATION



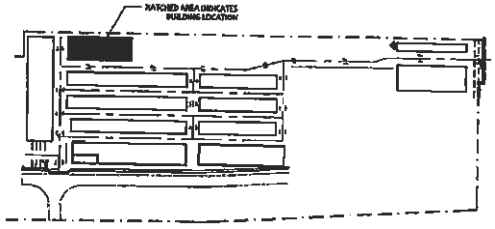
04 BUILDING 3 - WEST ELEVATION



03 BUILDING 3 - EAST ELEVATION



02 BUILDING 3 - SOUTH ELEVATION



01 KEY PLAN

NORTH

CONSULTANT

05 MAY 2016

ELEVEN 18

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4202 Central Blvd. #542
Orlando, FL 32801
www.elevenarchitecture.com

Mark Adams: 407-758-1119
Kim Day: 407-416-9966
Nick Wilkie: 407-416-9965

REVISIONS

#	DATE	DESC
-	01 JUN 16	PERMIT SET
-	20 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	02 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

Rockers Lockers

PROJECT CLIENT

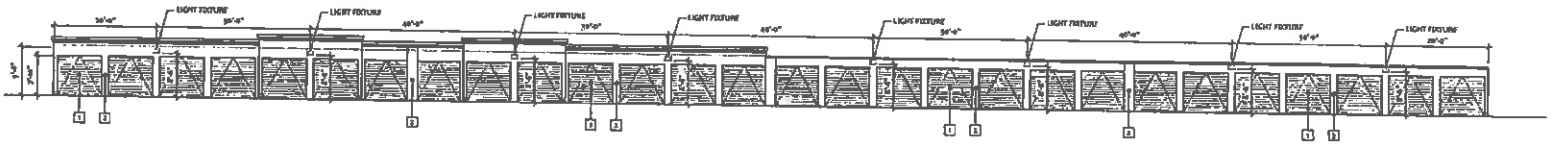
Rocker Family Trust

DATE 07 MAR 2016	DRAWN BY EAS
JOB NUMBER	CHECKED BY MA
EXTERIOR ELEVATIONS	A-302

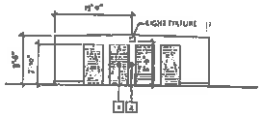
EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON MTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER E.I.F.S.	SHERWIN WILLIAMS	BLUE GRAY

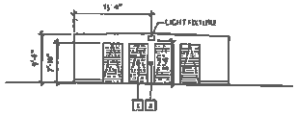
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED



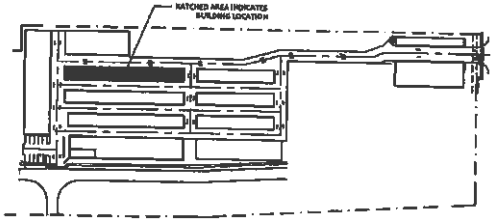
05 BUILDING 4 - NORTH ELEVATION
3/32" = 1'-0"



04 BUILDING 4 - WEST ELEVATION
3/32" = 1'-0"

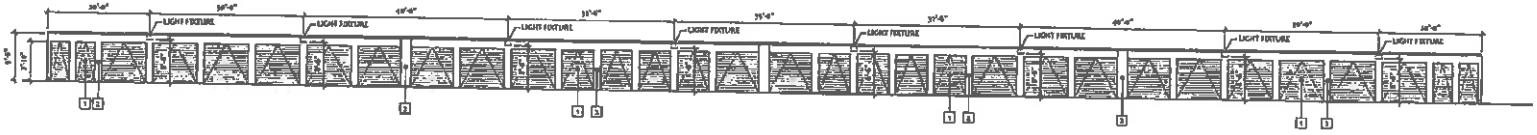


03 BUILDING 4 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
3/32" = 1'-0"

NORTH



01 BUILDING 4 - SOUTH ELEVATION
3/32" = 1'-0"

CONSULTANT

05 MAY 2016

ELEVEN 18

Licensed Architect

Mark Adams, AIA
FL. REG. #AR0009423

Mark Adams, 407 798-0175
Kim Day, 407-416-9960
Mike Walter, 407-416-9965

REVISIONS

#	DATE	DESC.
-	01 JUN 15	PERMIT SET
-	10 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
	05 MAY 16	COMMENT RESPONSE

PROJECT NAME:

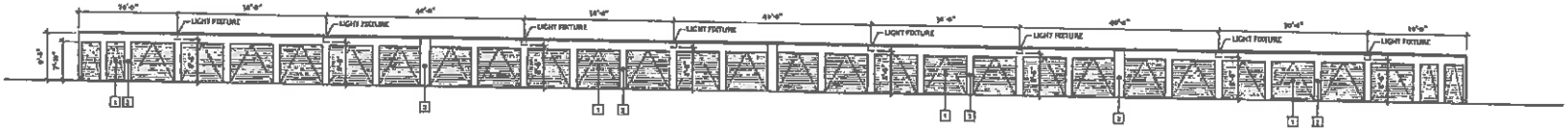
Rockers Lockers

PROJECT CLIENT:

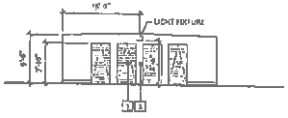
Rocker Family Trust

DATE: 07 JAN 2016	DRAWN BY: KM
JOB NUMBER	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-303

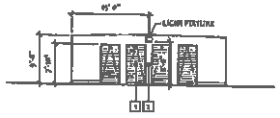
EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON MTL DOOR	SHERWIN WILLIAMS	EVERGREEN
2	ENTERADA PAINT ON EIFS / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT ON EIFS	SHERWIN WILLIAMS	BLUE GRAY
COLORS ARE PER BIFCO COLOR PALLETTE UNLESS OTHERWISE NOTED			



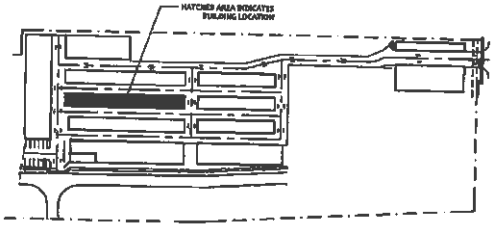
05 BUILDING 5 - NORTH ELEVATION
3/32" = 1'-0"



04 BUILDING 5 - WEST ELEVATION
3/32" = 1'-0"

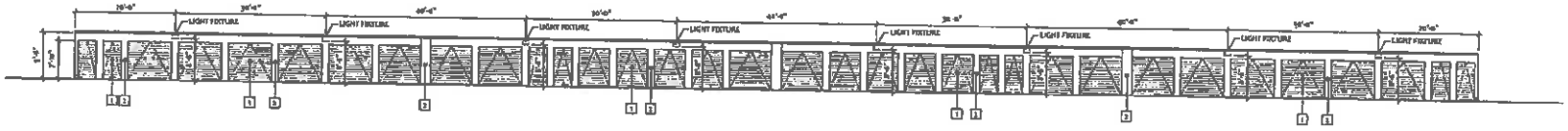


03 BUILDING 5 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
3/32" = 1'-0"

NORTH



01 BUILDING 5 - SOUTH ELEVATION
3/32" = 1'-0"

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CONSULTANT

05 MAY 2016

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REVISIONS		
#	DATE	DESC.
-	01 NOV 15	PLANNING SET
	20 NOV 15	PLANNING SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

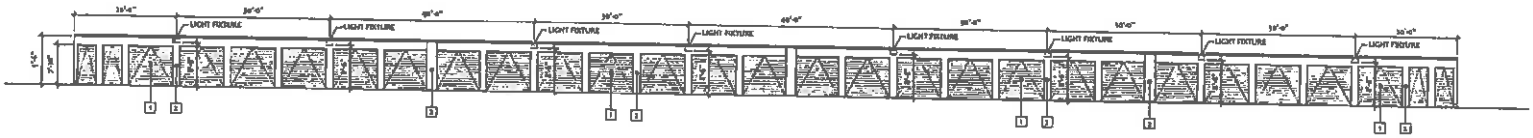
Rockers Lockers

PROJECT CLIENT

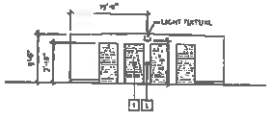
Rocker Family Trust

DATE: 07 MAR 2016	DRAWN BY: AM
JOB NUMBER:	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-304

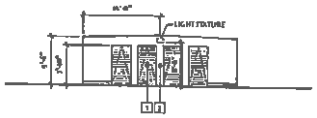
EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON WTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. FINISH	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER E.I.F.S.	SHERWIN WILLIAMS	BLUE GRAY
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED			



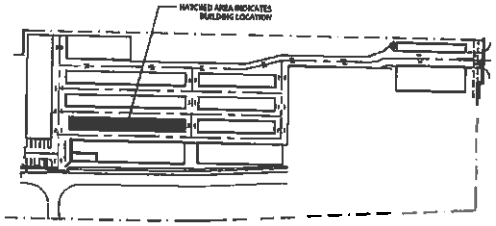
05 BUILDING 6 - NORTH ELEVATION
3/32" = 1'-0"



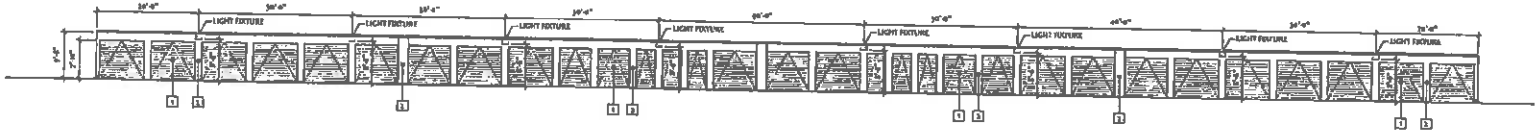
04 BUILDING 6 - WEST ELEVATION
3/32" = 1'-0"



03 BUILDING 6 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
1/16" = 1'-0"



01 BUILDING 6 - SOUTH ELEVATION
3/32" = 1'-0"

CONSULTANT

05 MAY 2016

ELEVEN 18

Eleven Architecture

429 E. Central Blvd #401
Orlando, FL 32801
www.elevenarchitecture.com

Mark Adams: 407-258-1199
Eric Gray: 407-418-9960
Nate White: 407-418-9965

REVISIONS		
#	DATE	DESC.
-	01 JUN 15	PERMIT SET
-	30 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

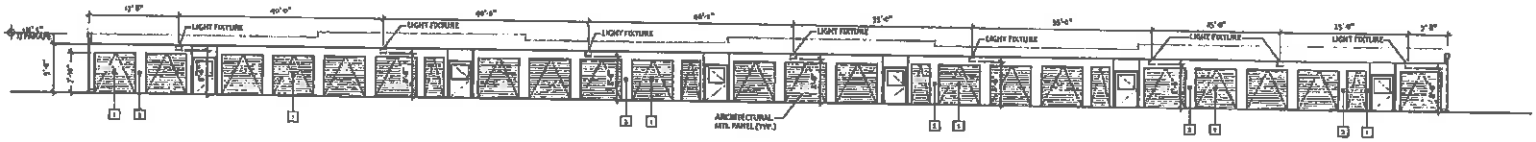
PROJECT NAME
Rockers Lockers
PROJECT CLIENT
Rocker Family Trust

DATE 05 MAY 2016	DRAWN BY KSR
JOB NUMBER 5	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-305

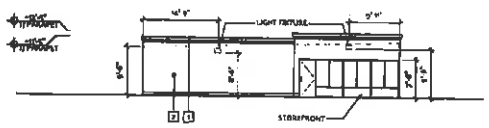
EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON MTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER E.I.F.S.	SHERWIN WILLIAMS	BLUE GRAY

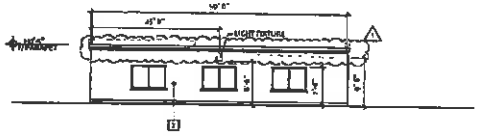
COLORS ARE PER DETCO COLOR PALETTE UNLESS OTHERWISE NOTED



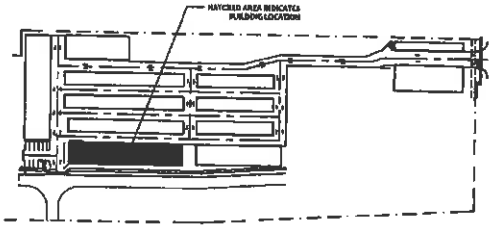
05 BUILDING 7 / 1 - NORTH ELEVATION



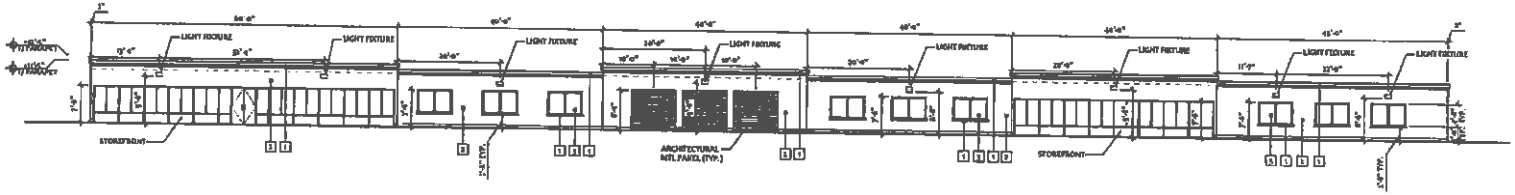
04 BUILDING 7 / 1 - WEST ELEVATION



03 BUILDING 7 / 1 - EAST ELEVATION



02 KEY PLAN



01 BUILDING 7 / 1 - SOUTH ELEVATION

05 MAY 2016

ELEVEN 18

REVISIONS

#	DATE	DESC.
-	01 JUN 15	PERMIT SET
-	30 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	02 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

Rockers Lockers

PROJECT CLIENT

Rocker Family Trust

DATE 07 MAR 2016 | DRAWN BY RM

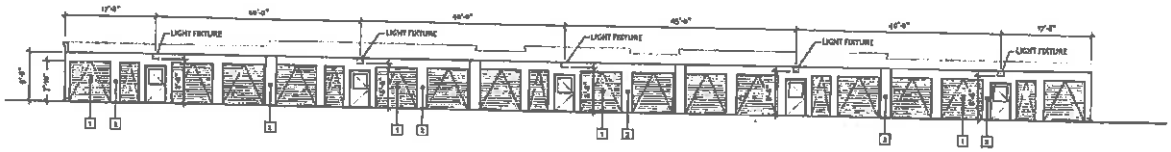
JOB NUMBER | CHECKED BY MA

EXTERIOR ELEVATIONS A-306

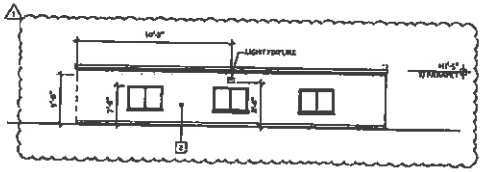
EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION COLOR
1	EXTERIOR PAINT ON MTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. FAMILY	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER E.I.F.S.	SHERWIN WILLIAMS	BLUE GRAY

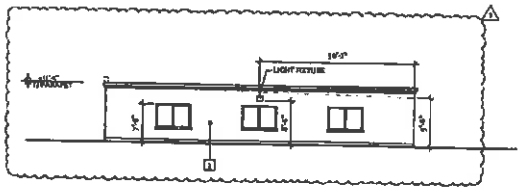
COLORS ARE FOR BEFCO COLOR PALETTE UNLESS OTHERWISE NOTED



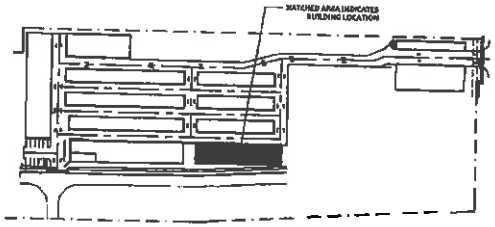
05 BUILDING 8 - NORTH ELEVATION



04 BUILDING 8 - WEST ELEVATION

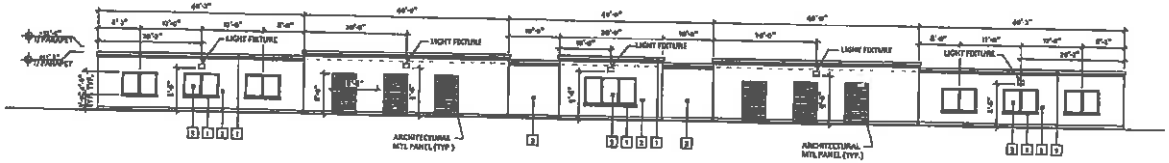


03 BUILDING 8 - EAST ELEVATION



02 KEY PLAN

NORTH



01 BUILDING 8 - SOUTH ELEVATION

CONSULTANT

05 MAY 2016

ELEVEN 18

Licensed Architecture

Mark Adams, 407-251-2119
Kim Day, 407-416-9960
Nicko Wilson, 407-416-9965

REVISIONS

#	DATE	DESC.
-	01 JUN 15	PERMIT SET
-	10 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

Rockers Lockers

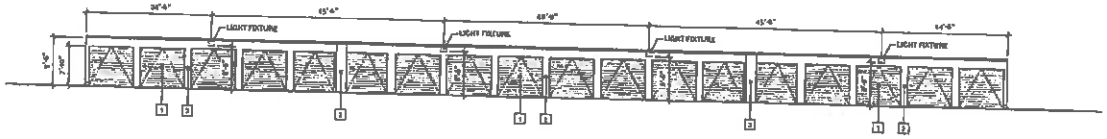
PROJECT CLIENT:

Rocker Family Trust

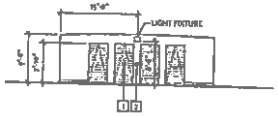
DATE 07 MAR 2016	DRAWN BY CRE
JOB NUMBER	CHECKED BY MA
EXTERIOR ELEVATIONS	A-307

EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION COLOR
1	EXTERIOR PAINT ON WTL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. / MODUL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT ON E.I.F.S.	SHERWIN WILLIAMS	BLUE GANT

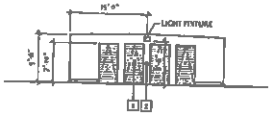
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED



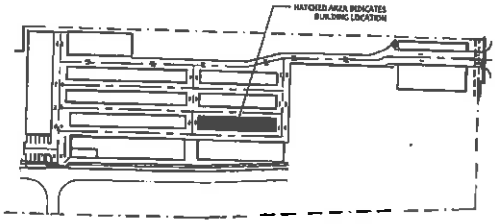
05 BUILDING 9 - NORTH ELEVATION



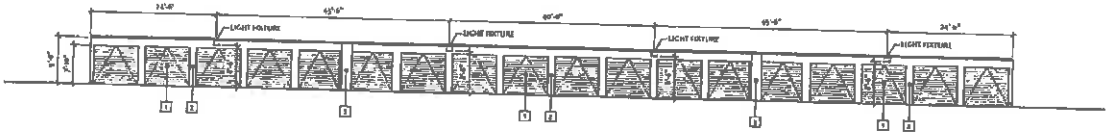
04 BUILDING 9 - WEST ELEVATION



03 BUILDING 9 - EAST ELEVATION



02 KEY PLAN



01 BUILDING 9 - SOUTH ELEVATION

05 MAY 2016

ELEVEN 18

REVISIONS

#	DATE	DESC.
-	01 JUN 15	PERMIT SET
	10 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

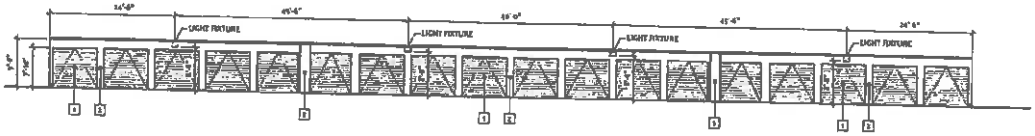
Rockers Lockers

PROJECT CLIENT

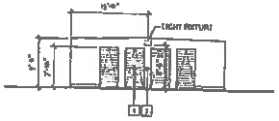
Rocker Family Trust

DATE 07 MAR 2016	DRAWN BY KH
JOB NUMBER	CHECKED BY MA
EXTERIOR ELEVATIONS	A-308

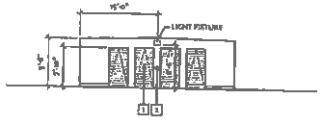
EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON MTL DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON LT.G.S. / METAL	SHERWIN WILLIAMS	SANTO FONE
3	EXTERIOR PAINT ONLY LT.G.S.	SHERWIN WILLIAMS	MONG GRAY
COLORS ARE PER BETCO COLOR PALETTE UNLESS OTHERWISE NOTED			



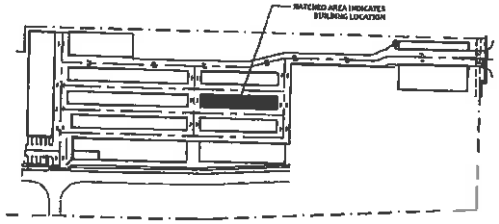
05 BUILDING 10 - NORTH ELEVATION
3/32" = 1'-0"



04 BUILDING 10 - WEST ELEVATION
3/32" = 1'-0"

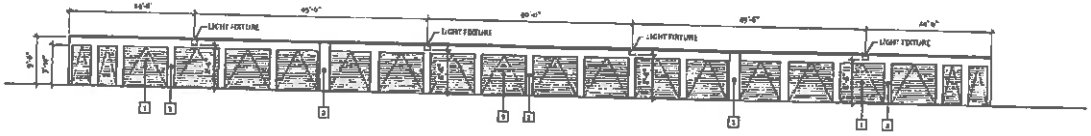


03 BUILDING 10 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
3/32" = 1'-0"

NORTH



01 BUILDING 10 - SOUTH ELEVATION
3/32" = 1'-0"

05 MAY 2016

Mark Adams, AIA
FL RLA License #6099433

Allen Day McLaren, AIA
FL RLC License #0013138

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Mike Miller: 407-416-9964

REVISIONS

#	DATE	DESC.
-	01 JUN 15	PERMIT SET
	30 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	02 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

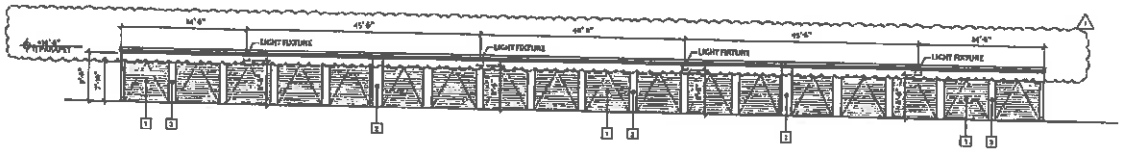
Rockers Lockers

PROJECT CLIENT

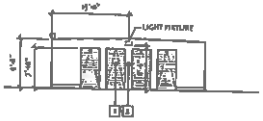
Rocker Family Trust

DATE 02 MAR 2016	DRAWN BY: KDP
JOB NUMBER:	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-309

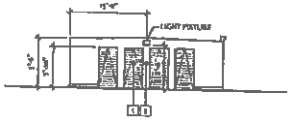
EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON ALL DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON S.L.P.S / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVERALL	SHERWIN WILLIAMS	SILVER GRAY
COLORS ARE PER RESCO COLOR PALLETTE UNLESS OTHERWISE NOTED			



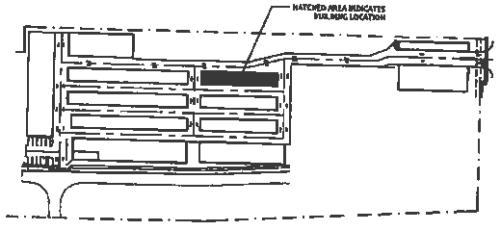
05 BUILDING 11 - NORTH ELEVATION



04 BUILDING 11 - WEST ELEVATION

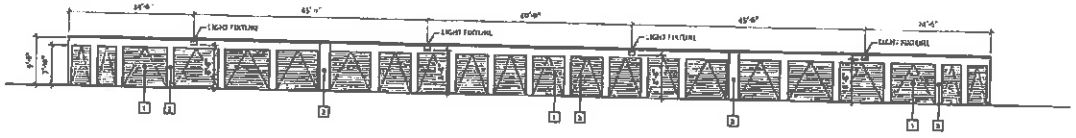


03 BUILDING 11 - EAST ELEVATION



02 KEY PLAN

NORTH



01 BUILDING 11 - SOUTH ELEVATION

CONSULTANT

05 MAY 2016

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FL REG. #AR0017473

Kim Day Williams AIA
FL REG. #AR0017978

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Mark Adams: 407.730.2119
Kim Day: 407.416.9966
Nate White: 407.416.9966

REVISIONS		
#	DATE	DESC
-	01 JUL 15	PERMIT SET
	30 NOV 15	PERMIT SET
-	01 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

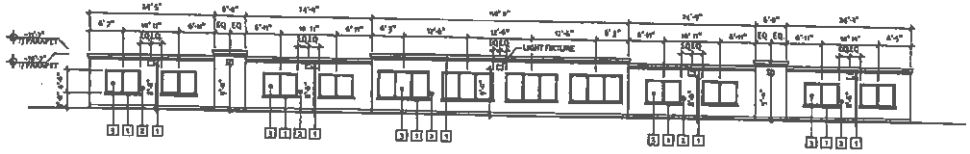
Rockers Lockers

PROJECT CLIENT

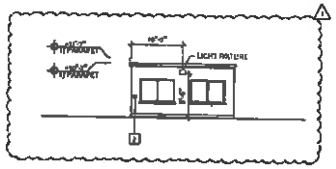
Rocker Family Trust

DATE 30 MAR 2016	DRAWN BY: EM
JOB NUMBER:	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-310

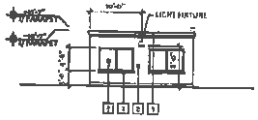
EXTERIOR FINISH LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION
1	EXTERIOR PAINT ON MTL. DOOR	SHERWIN WILLIAMS	COLOR EVERGREEN
2	EXTERIOR PAINT ON E.I.F.S. PANELS	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER E.I.F.S.	SHERWIN WILLIAMS	BLUE GRAY
COLORS ARE PER BTCO COLOR PALETTE UNLESS OTHERWISE NOTED			



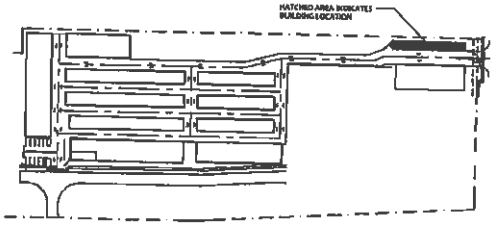
05 BUILDING 12 - NORTH ELEVATION
3/32" = 1'-0"



04 BUILDING 12 - WEST ELEVATION
3/32" = 1'-0"

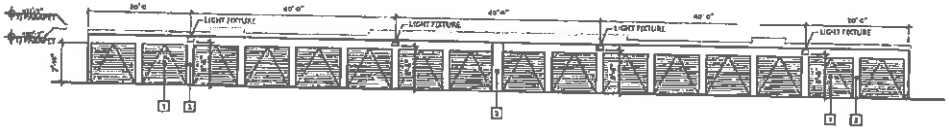


03 BUILDING 12 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
3/64" = 1'-0"

NORTH



01 BUILDING 12 - SOUTH ELEVATION
3/32" = 1'-0"

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CONSULTANT

05 MAY 2016

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FL REG. AA0006871

Kim Day McLaren, AIA
FL REG. AA0006171

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REVISIONS		
#	DATE	DESC
-	06 JUN 15	PERMIT SET
	20 NOV 15	PERMIT SET
-	09 MAR 16	COMMENT RESPONSE
-	02 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME

Rockers Lockers

PROJECT CLIENT

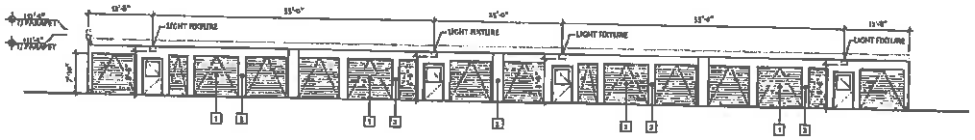
Rocker Family Trust

DATE: 20 MAR 2016	DRAWN BY: RM
JOB NUMBER:	CHECKED BY: MA
EXTERIOR ELEVATIONS	A-311

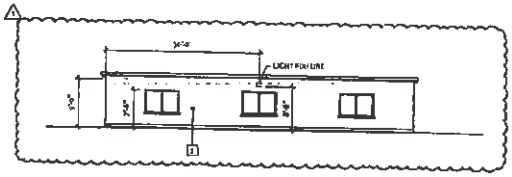
EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION / COLOR
1	EXTERIOR PAINT ON STEL. DOOR	SHERWIN WILLIAMS	EVERGREEN
2	EXTERIOR PAINT ON EAVES / METAL	SHERWIN WILLIAMS	SANDSTONE
3	EXTERIOR PAINT OVER EIFS	SHERWIN WILLIAMS	BLUE GRAY

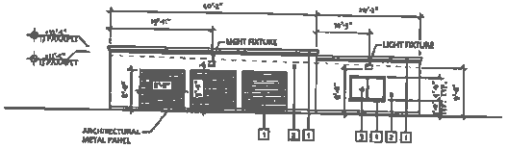
COLORS ARE PER BELCO COLOR PALETTE UNLESS OTHERWISE NOTED



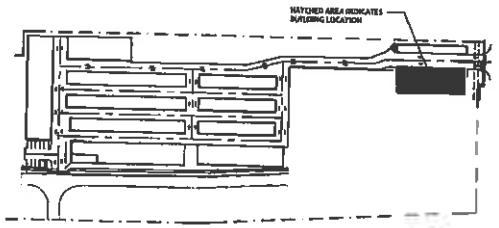
05 BUILDING 13 - NORTH ELEVATION
3/32" = 1'-0"



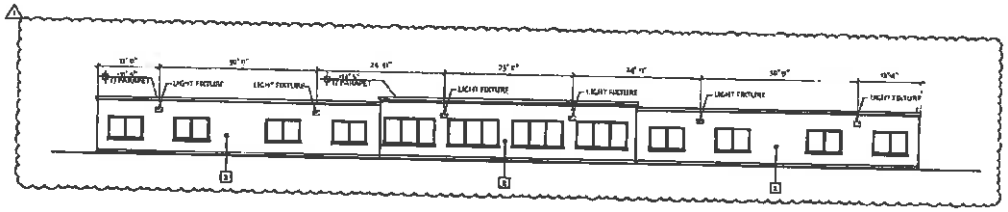
04 BUILDING 13 - WEST ELEVATION
3/32" = 1'-0"



03 BUILDING 13 - EAST ELEVATION
3/32" = 1'-0"



02 KEY PLAN
3/32" = 1'-0"



01 BUILDING 13 - SOUTH ELEVATION
3/32" = 1'-0"

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CONSULTANT

05 MAY 2016

Mark A. Stutz, AIA
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Kim Day McCarty, AIA
FL REG #AR0011538

ELEVEN 18 ARCHITECTURE

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Mark Adams: 407-952-2019
Kim Day: 407-408-9860
Mark Stutz: 407-408-9063

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REVISIONS

#	DATE	DESC.
-	04 JUN 15	PERMIT SET
	20 NOV 15	PERMIT SET
-	02 MAR 16	COMMENT RESPONSE
-	07 MAR 16	COMMENT RESPONSE
-	05 MAY 16	COMMENT RESPONSE

PROJECT NAME
Rockers Lockers

PROJECT CLIENT
Rocker Family Trust

DATE: 20 MAR 2015
DRAWN BY: KM
JOB NUMBER:
CHECKED BY: MA

EXTERIOR ELEVATIONS
A-312

REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE:	June 20, 2016

ITEM NUMBER:	**3**
AGENDA ITEM:	**Trilogy Phase 5 – Final Plat Approval**
CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
PREPARED BY:	Ken Comia, City Planner
DATE:	June 10, 2016

BACKGROUND:

The Property consists of 137.03 acres and has a zoning designation of PUD.

The Property has a Future Land Use designation of Single Family Medium Density. The property owner seeks final plat approval. The plat provides for the following:

- 220 Lots
- Minimum lot size is none. Minimum lot width is 30 feet.
- Setbacks which are consistent with the zoning designation are as follows:

Front	10 feet	Any part of the structure (including but not limited to dwelling, storage, side loading garage, porches, but excluding front loading garage)
	20 feet	Front loading garage
Side	Between 0 and 5 feet dependent on lot width	
Street side	10 feet	
Rear	10 feet	

STAFF RECOMMENDATION:	**Approve the motion**

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:

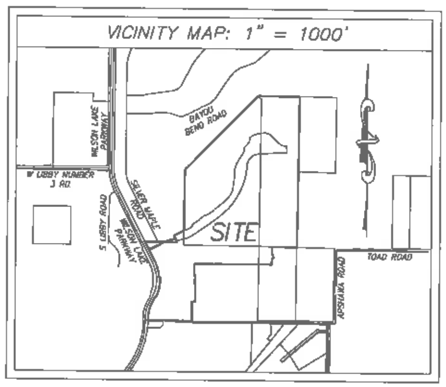
PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N 00°34'07" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AS PER PLAT BOOK 56, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. ALL CURVILINEAR LINES ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
3. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACTS A, B, I AND J ARE DESIGNATED AS LANDSCAPE BUFFER TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
5. TRACTS D, E, G, H, AND K ARE DESIGNATED AS OPEN SPACE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
6. TRACTS C, L, M AND N ARE DESIGNATED AS CONSERVATION TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF SAID TRACTS IS ALLOWED UNLESS APPROVED BY THE CITY OF GROVELAND AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES. TRACTS C, L, M AND N ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
7. TRACTS O AND P ARE DESIGNATED AS A STORMWATER MANAGEMENT/OPEN SPACE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT.
8. TRACT Q IS DESIGNATED AS A COMMON AREA TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION.
9. TRACT R IS DESIGNATED AS A PRIVATE ROADWAY TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION. AN ACCESS AND UTILITY EASEMENT OVER TRACT R IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UTILITY PROVIDERS.
10. TRACT S IS DESIGNATED AS A LIFT STATION TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVELAND.
11. THE OWNERS OF ALL PLATTED LOTS SHALL BE PARTICIPANTS IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD.
12. EVERY OWNER OF A LOT IS COVENANTED TO PARTAKE IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD, AND TO PROMPTLY PAY THE ANNUAL ASSESSMENT TO BE SET BY THE EFBD.
13. A MINIMUM OF FIVE PERCENT OF ASSESSMENTS WILL BE SET ASIDE TO REPLACE LANDSCAPING IN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFER, STREET TREES AND PARKS/RECREATION AREAS.
14. LANDS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO THAT CERTAIN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3005, PAGES 1472-1478, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
15. LANDS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO THAT CERTAIN OWNER/DEVELOPER/BUILDER AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4620, PAGES 1375-1394, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AERIAL 1" = 500'

LEGEND AND ABBREVIATIONS:

BSL	BUILDING SETBACK LINE
CB	CHORD BEARING
CH	CHORD DISTANCE
℄	CENTER LINE
CM	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
DSL	DWELLING SETBACK LINE
ESMT	EASEMENT
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP
FND	FOUND
GSL	GARAGE SETBACK LINE
ID	IDENTIFICATION
IP	IRON PIPE
IPC	IRON PIPE & CAP
IR	IRON ROD
IRC	IRON ROD & CAP
L	ARC LENGTH
LB	LICENSED BUSINESS
(M)	MEASURED
N/D	NAIL & DISK
NO.	NUMBER
(NR)	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE/PAGES
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PNT	POINT OF NON-TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR MAPPER
PT	POINT OF TANGENCY
R	RADIUS
(R)	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
UE	UTILITY EASEMENT
(TYP)	TYPICAL
W/	WITH
Δ	CENTRAL ANGLE
⊥	BREAK LINE
■	SET 4"x4" CM (PRM LB 8011)
□	FOUND 4"x4" CM (PRM LB 1221) UNLESS OTHERWISE NOTED
●	SET N/D (PCP LB 8011)
●	FOUND N/D (PCP LB 1221)
●	SET 5/8" IRC (PRM LB 8011)
○	SET 5/8" IRC (WITNESS LB 8011)



LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT C, CASCADES OF GROVELAND – PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 82-85, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N44°08'34"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 1836.82 FEET TO THE SOUTHWEST CORNER OF TRACT G, THE CASCADES OF GROVELAND – PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 17-31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°27'44"E, ALONG THE SOUTH LINE OF SAID TRACT G, A DISTANCE OF 725.16 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 35; THENCE S00°37'15"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1,333.52 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°33'07"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35, A DISTANCE OF 1337.83 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°26'53"W, A DISTANCE OF 440.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 117.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'34", A CHORD BEARING OF S44°41'50"E AND A CHORD DISTANCE OF 35.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S01°03'01"W, A DISTANCE OF 50.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'08", A CHORD BEARING OF S45°18'10"W AND A CHORD DISTANCE OF 35.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.05 FEET TO THE POINT OF TANGENCY; THENCE S00°33'07"W, A DISTANCE OF 95.22 FEET; THENCE N89°56'47"W, A DISTANCE OF 50.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 45.46 FEET; THENCE N89°56'47"W, A DISTANCE OF 1307.41 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S12°13'23"E, A DISTANCE OF 61.40 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S09°25'52"E, A DISTANCE OF 38.65 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S01°32'21"E, A DISTANCE OF 50.02 FEET; THENCE S00°03'13"W, A DISTANCE OF 142.81 FEET; THENCE N89°36'40"W, A DISTANCE OF 51.18 FEET; THENCE S00°23'20"W, A DISTANCE OF 120.00 FEET; THENCE S16°47'28"W, A DISTANCE OF 52.12 FEET; THENCE S00°23'20"W, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35; THENCE N89°36'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 142.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE N89°45'38"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 617.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHERRY LAKE BOULEVARD (ALSO KNOWN AS WILSON LAKE PARKWAY), AS DESCRIBED IN OFFICIAL RECORDS BOOK 2868, PAGES 164-172 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: N00°00'07"W, A DISTANCE OF 15.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 30°23'34", A CHORD BEARING OF N15°11'40"E AND A CHORD DISTANCE OF 346.01 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 06°43'40", A CHORD BEARING OF N27°01'37"E AND A CHORD DISTANCE OF 86.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.89 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S66°20'13"E, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 26°52'09", A CHORD BEARING OF N10°13'42"E AND A CHORD DISTANCE OF 350.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 354.08 FEET TO A POINT ON A RADIAL LINE; THENCE DEPARTING SAID CURVE, RUN S86°47'38"W, ALONG SAID RADIAL LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°26'51", A CHORD BEARING OF N14°55'48"W AND A CHORD DISTANCE OF 300.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.83 FEET TO THE POINT OF TANGENCY; THENCE N26°39'13"W, A DISTANCE OF 390.42 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°56'47"E, A DISTANCE OF 558.63 FEET; THENCE N22°17'18"W, A DISTANCE OF 120.67 FEET; THENCE N64°44'39"E, A DISTANCE OF 54.05 FEET; THENCE N59°01'18"E, A DISTANCE OF 60.57 FEET; THENCE N64°16'04"E, A DISTANCE OF 60.46 FEET; THENCE N81°17'31"E, A DISTANCE OF 32.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 34; THENCE N00°17'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1073.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 137.03 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1 – COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES
SHEET 2 – OVERALL PLAT/KEY SHEET
SHEETS 3-6 – PLAT DETAIL SHEETS

ZONING AND SETBACKS

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
TOTAL NUMBER OF LOTS: 280
MINIMUM LOT SIZE: NONE MINIMUM LOT WIDTH: 30 FEET
SETBACKS:
FRONT – ANY PART OF THE STRUCTURE (INCLUDING BUT NOT LIMITED TO DWELLING, STORAGE, SIDE LOADING GARAGE, PORCHES, BUT EXCLUDING FRONT LOADING GARAGE): 10 FEET. FRONT LOADING GARAGES: 20 FEET
SIDE – FOR LOTS 50 FEET OR GREATER IN WIDTH, THE MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET. FOR LOTS NARROWER THAN 50 FEET IN WIDTH, THE SIDE YARD SETBACK MAY BE BETWEEN 0 FEET AND 5 FEET, PROVIDED THAT IN NO EVENT SHALL THE SEPARATION BETWEEN DWELLING UNITS ON ADJACENT LOTS BE LESS THAN 10 FEET.
REAR – 10 FEET
STREET SIDE – 10 FEET

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE ______________ 2016
THE ______________ APPROVED THE FOREGOING PLAT.

____
MAYOR

ATTEST ______________ CITY CLERK

CERTIFICATE OF APPROVAL BY CLERK OF COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE LAKE COUNTY OFFICIAL RECORDS ON ______________ FILE NO. ______________

CLERK OF COURT IN AND FOR LAKE COUNTY, FLORIDA

BY: ______________

CASCADES OF GROVELAND – PHASE 5
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES: (1) TRACTS A, B, C, D, E, G, H, I, J, K, L, M, N, Q AND R SHOWN HEREON TO THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; (2) TRACTS O AND P SHOWN HEREON TO THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT. (3) TRACT S TO THE CITY OF GROVELAND; (4) CONSERVATION EASEMENT OVER TRACTS C, L, M AND N TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; (5) ALL UTILITY EASEMENTS TO PUBLIC UTILITY PROVIDERS; (6) ACCESS EASEMENT BETWEEN LOT 142 AND LOT 143 AND DRAINAGE EASEMENTS TO THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT. (7) FOR VALUABLE CONSIDERATION, SHEA HOMES ACTIVE ADULT, LLC. ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS ______ DAY OF ______________, 2016.

OWNER: SHEA HOMES ACTIVE ADULT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHEA HOMES, INC. A DELAWARE CORPORATION
ITS: SOLE MEMBER/MANAGER

BY: ______________ MICHAEL L. FRALEY, JR. ASSISTANT SECRETARY
BY: ______________ OSCAR HARPER AUTHORIZED AGENT

WITNESSES: WITNESSES:

1) ______________ 1) ______________
NAME: ______________ NAME: ______________
2) ______________ 2) ______________
NAME: ______________ NAME: ______________

ADDRESS: 748 WILSON LAKE PARKWAY GROVELAND, FL 34736

STATE OF FLORIDA, COUNTY OF ______________

THIS IS TO CERTIFY, THAT ON THIS ____ DAY OF ______________ 2016, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MICHAEL J. FRALEY, JR. AS ASSISTANT SECRETARY AND OSCAR HARPER AS AUTHORIZED AGENT OF SHEA HOMES, INC., A DELAWARE CORPORATION, MANAGER OF SHEA HOMES ACTIVE ADULT LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN BY ME OR PRODUCED THE FOLLOWING IDENTIFICATION ______________ AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
NOTARY PUBLIC
MY COMMISSION NO. IS: ______________
MY COMMISSION EXPIRES: ______________

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177

CITY SURVEYOR ______________ DATE ______________

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA.

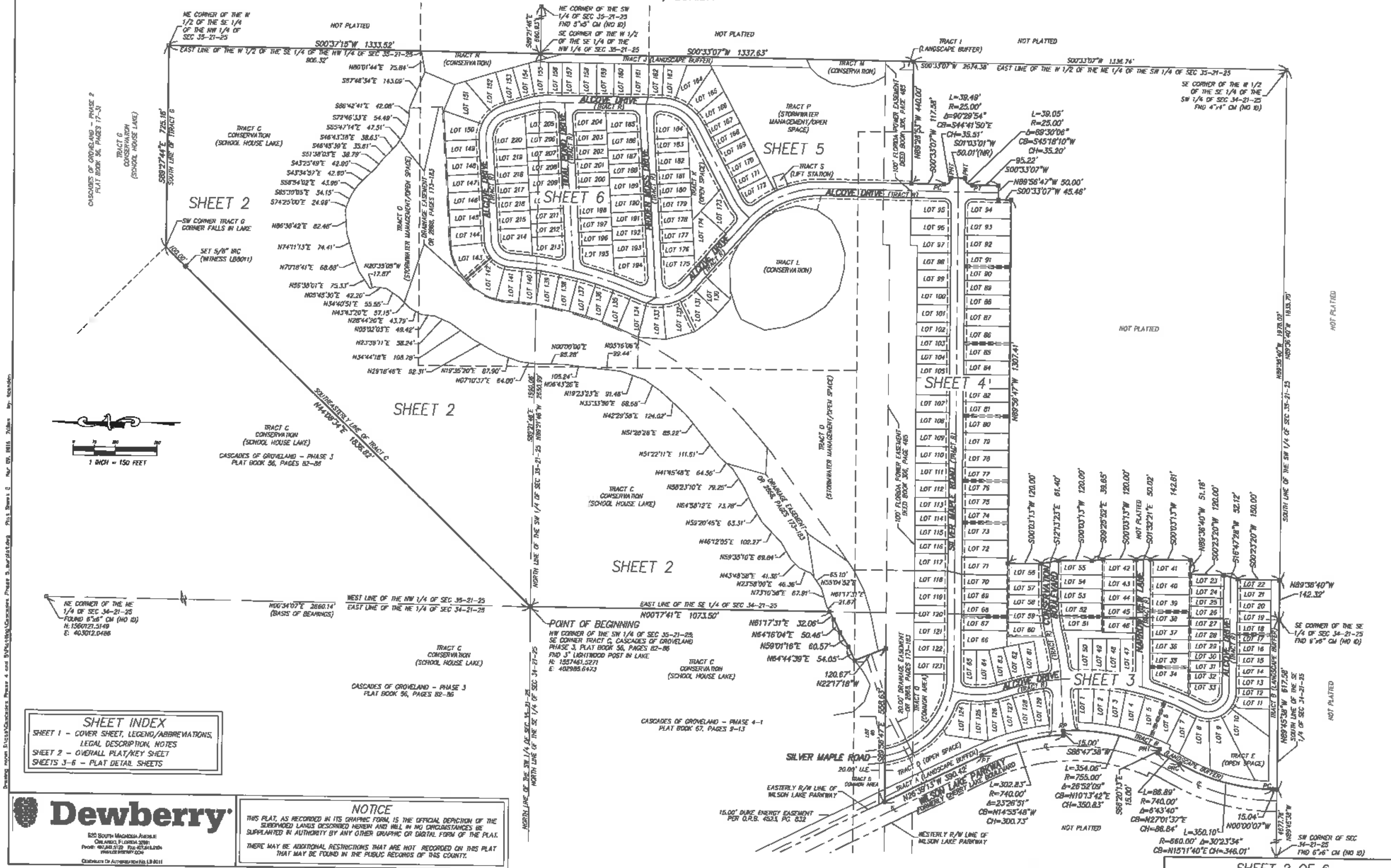
DATED: 03/09/16 SIGNED: ______________
REGISTRATION NO. 5381
WILLIAM D. DONLEY
DEWBERRY ENGINEERS, INC.
520 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 8011

Dewberry
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. LB 8011

CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



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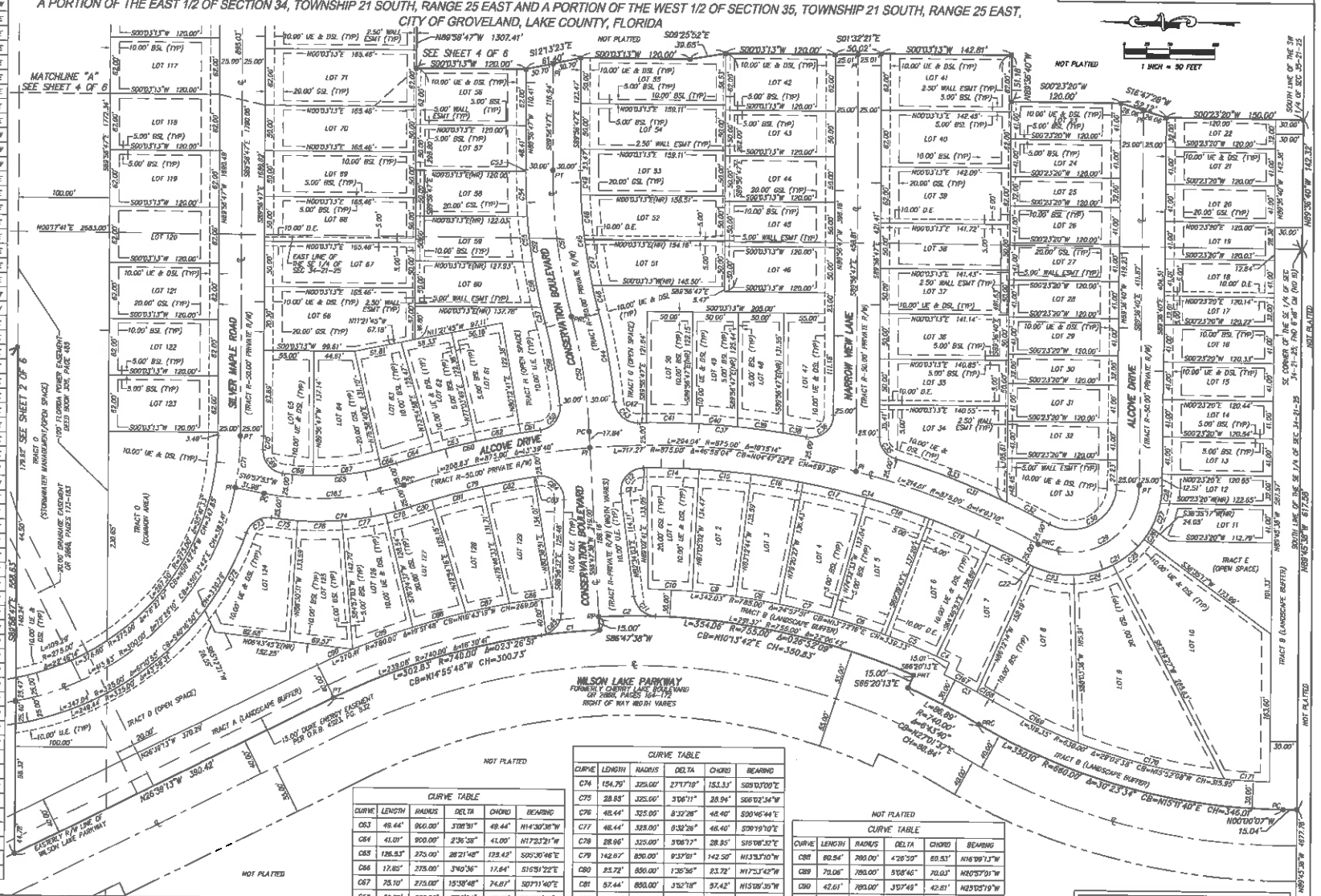
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Dewberry
800 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.75'	740.00'	4°58'09"	63.73'	N05°40'27"W
C2	62.69'	755.00'	4°45'27"	62.67'	N00°49'39"W
C3	60.41'	770.00'	4°29'42"	60.38'	N28°08'36"E
C4	15.86'	785.00'	1°09'27"	15.86'	N25°16'28"E
C5	60.73'	785.00'	4°25'32"	60.71'	N29°28'46"E
C6	60.72'	785.00'	4°25'35"	60.71'	N1B°02'50"E
C7	59.73'	785.00'	4°21'35"	59.72'	N13°39'05"E
C8	48.25'	785.00'	3°31'18"	48.24'	N09°42'38"E
C9	48.32'	785.00'	3°31'37"	48.32'	N06°11'10"E
C10	48.42'	785.00'	3°32'02"	48.41'	N02°39'21"E
C11	35.35'	25.00'	81°00'58"	32.48'	S42°03'34"W
C12	41.97'	25.00'	96°11'33"	37.21'	N49°20'01"W
C13	4.14'	850.00'	0°16'45"	4.14'	N01°05'42"W
C14	57.44'	850.00'	3°52'18"	57.42'	N00°58'50"E
C15	57.44'	850.00'	3°52'18"	57.42'	N04°51'07"E
C16	57.44'	850.00'	3°52'18"	57.42'	N08°43'25"E
C17	71.18'	850.00'	4°47'54"	71.16'	N13°03'30"E
C18	72.40'	850.00'	4°52'50"	72.38'	N17°53'52"E
C19	72.40'	850.00'	4°52'50"	72.38'	N22°46'42"E
C20	45.32'	850.00'	3°03'17"	45.31'	N26°44'45"E
C21	205.75'	100.00'	117°53'04"	171.33'	S30°40'08"E
C22	7.81'	100.00'	4°28'37"	7.81'	S26°02'05"W
C23	44.92'	100.00'	25°44'10"	44.54'	S10°55'41"W
C24	44.92'	100.00'	25°44'10"	44.54'	S14°48'29"E
C25	44.92'	100.00'	25°44'10"	44.54'	S40°32'38"E
C26	15.06'	100.00'	8°37'37"	15.04'	S57°43'32"E
C27	28.91'	100.00'	16°20'00"	28.41'	S70°12'20"E
C28	19.82'	100.00'	11°34'20"	19.78'	S83°38'30"E
C29	154.31'	75.00'	117°53'04"	128.50'	S30°40'08"E
C30	102.87'	50.00'	117°53'04"	85.66'	S30°40'08"E
C31	182.63'	900.00'	11°37'36"	182.32'	N22°27'38"E
C32	51.97'	900.00'	3°18'32"	51.97'	N26°37'08"E
C33	130.68'	900.00'	8°19'05"	130.54'	N20°48'20"E
C34	437.76'	850.00'	29°30'28"	432.94'	S13°31'10"W
C35	32.03'	25.00'	73°24'25"	29.88'	S53°21'00"W
C36	43.73'	25.00'	100°13'10"	38.36'	S39°50'08"E
C37	186.14'	900.00'	11°51'01"	185.81'	N04°21'02"E
C38	25.91'	900.00'	1°38'39"	25.91'	N09°27'03"E
C39	50.38'	900.00'	3°12'28"	50.37'	N07°01'20"E
C40	50.11'	900.00'	3°11'25"	50.11'	N03°49'25"E
C41	50.01'	900.00'	3°11'01"	50.00'	N00°38'11"E
C42	9.73'	900.00'	0°37'10"	9.73'	N01°53'54"W
C43	37.37'	25.00'	85°39'07"	33.99'	S41°19'06"W
C44	102.70'	655.00'	8°59'00"	102.59'	N79°35'08"E
C45	135.35'	895.00'	14°57'35"	134.91'	S82°34'26"W
C46	27.84'	895.00'	2°40'53"	27.84'	S76°26'08"W
C47	50.76'	895.00'	4°51'17"	50.75'	S80°13'09"W
C48	50.20'	895.00'	4°50'04"	50.19'	S85°04'30"W
C49	26.54'	895.00'	2°13'21"	26.54'	S88°46'32"W
C50	127.63'	625.00'	11°41'39"	127.40'	N80°56'38"E
C51	163.18'	625.00'	14°57'35"	162.72'	S82°34'26"W
C52	171.02'	635.00'	14°57'35"	170.53'	S82°34'26"W
C53	1.32'	655.00'	0°06'21"	1.32'	S89°59'03"W
C54	50.03'	655.00'	4°22'42"	50.04'	S87°43'31"W
C55	50.38'	895.00'	4°24'18"	50.33'	S83°20'01"W
C56	50.97'	895.00'	4°27'32"	50.96'	S78°54'05"W
C57	18.04'	895.00'	1°34'41"	18.04'	S75°52'59"W
C58	91.41'	535.00'	9°46'08"	91.32'	N79°29'42"E
C59	38.27'	25.00'	87°42'38"	34.64'	S52°14'50"E
C60	161.11'	900.00'	10°16'04"	161.59'	N13°32'38"W
C61	21.92'	900.00'	1°23'43"	21.92'	N09°05'28"W
C62	49.44'	900.00'	3°08'31"	49.44'	N11°21'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C63	49.44'	900.00'	3°08'31"	49.44'	N14°30'38"W
C64	41.01'	900.00'	2°36'38"	41.00'	N17°23'21"W
C65	126.93'	275.00'	26°21'48"	125.82'	S05°30'46"E
C66	17.85'	275.00'	3°40'36"	17.84'	S16°51'22"E
C67	75.10'	275.00'	15°38'48"	74.87'	S07°11'40"E
C68	33.79'	275.00'	7°02'24"	33.77'	S04°08'56"W
C69	37.09'	25.00'	85°00'32"	33.78'	S56°10'31"W
C70	14.92'	325.00'	2°37'47"	14.91'	S88°37'54"E
C71	57.13'	300.00'	10°54'40"	57.04'	S84°28'27"E
C72	97.60'	325.00'	17°12'24"	97.24'	S82°16'03"E
C73	34.67'	25.00'	79°27'57"	31.96'	N31°08'19"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C74	154.79'	325.00'	27°17'19"	153.33'	S09°10'00"E
C75	28.83'	325.00'	3°08'11"	28.94'	S06°02'54"W
C76	48.44'	325.00'	8°32'28"	48.40'	S00°46'44"E
C77	48.44'	325.00'	8°32'28"	48.40'	S09°19'10"E
C78	28.96'	325.00'	3°08'17"	28.95'	S16°08'32"E
C79	142.67'	800.00'	9°37'01"	142.50'	N13°33'10"W
C80	23.72'	850.00'	1°35'56"	23.72'	N17°53'42"W
C81	57.44'	850.00'	3°52'18"	57.42'	N15°08'39"W
C82	57.44'	850.00'	3°52'18"	57.42'	N11°17'18"W
C83	4.08'	850.00'	0°16'30"	4.08'	N09°12'54"W
C84	43.69'	25.00'	100°09'07"	38.34'	N40°58'24"E
C85	35.26'	25.00'	80°48'00"	32.41'	S48°32'32"E
C86	48.51'	780.00'	3°33'48"	48.50'	N08°34'19"W
C87	48.59'	780.00'	3°34'35"	48.58'	N12°08'31"W

NOT PLATTED CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C88	80.54'	780.00'	4°28'39"	80.51'	N16°09'13"W
C89	70.06'	780.00'	5°08'46"	70.03'	N20°57'01"W
C90	42.61'	780.00'	3°07'49"	42.61'	N25°05'19"W
C153	153.30'	300.00'	29°39'33"	153.57'	S03°51'53"E
C167	40.65'	770.00'	3°01'30"	40.65'	N27°24'30"E
C168	15.76'	770.00'	1°28'12"	15.75'	N29°39'21"E
C169	104.67'	630.00'	9°31'11"	104.55'	N25°37'51"W
C170	165.07'	630.00'	15°00'48"	164.60'	N13°21'13"W
C171	49.61'	630.00'	4°30'41"	49.59'	N03°35'08"W

NOT PLATTED CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C172	60.53'	780.00'	4°26'39"	60.51'	N16°09'13"W
C173	70.06'	780.00'	5°08'46"	70.03'	N20°57'01"W
C174	42.61'	780.00'	3°07'49"	42.61'	N25°05'19"W
C175	153.30'	300.00'	29°39'33"	153.57'	S03°51'53"E
C176	40.65'	770.00'	3°01'30"	40.65'	N27°24'30"E
C177	15.76'	770.00'	1°28'12"	15.75'	N29°39'21"E
C178	104.67'	630.00'	9°31'11"	104.55'	N25°37'51"W
C179	165.07'	630.00'	15°00'48"	164.60'	N13°21'13"W
C180	49.61'	630.00'	4°30'41"	49.59'	N03°35'08"W

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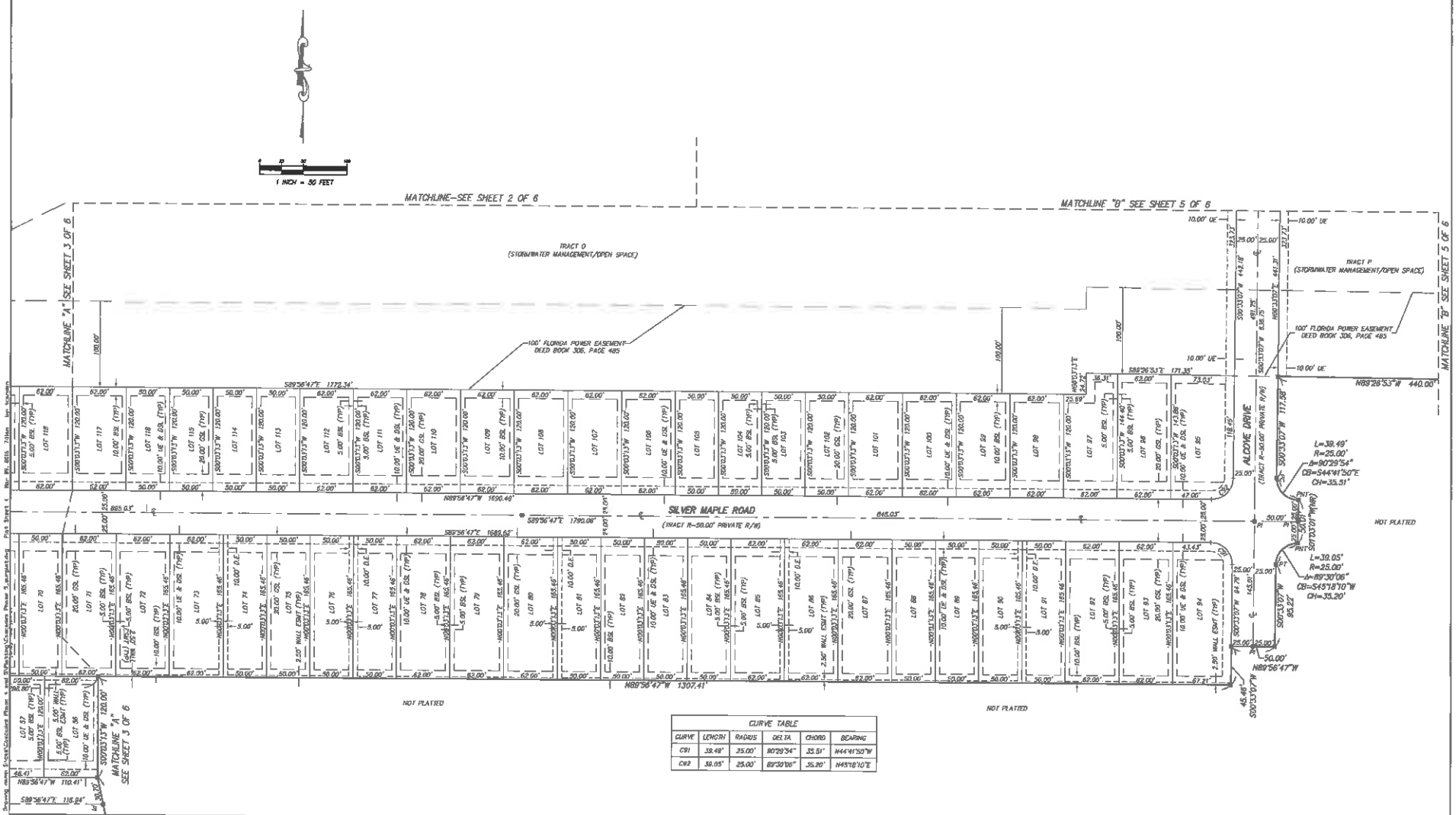
SHEET INDEX

SHEET 1 – COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES
SHEET 2 – OVERALL PLAT/KEY SHEET
SHEET 3–6 – PLAT DETAIL SHEETS

CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C91	39.49'	25.00'	90°29'54"	35.51'	N44°41'50"W
C92	39.05'	25.00'	89°30'06"	35.20'	N45°18'10"E

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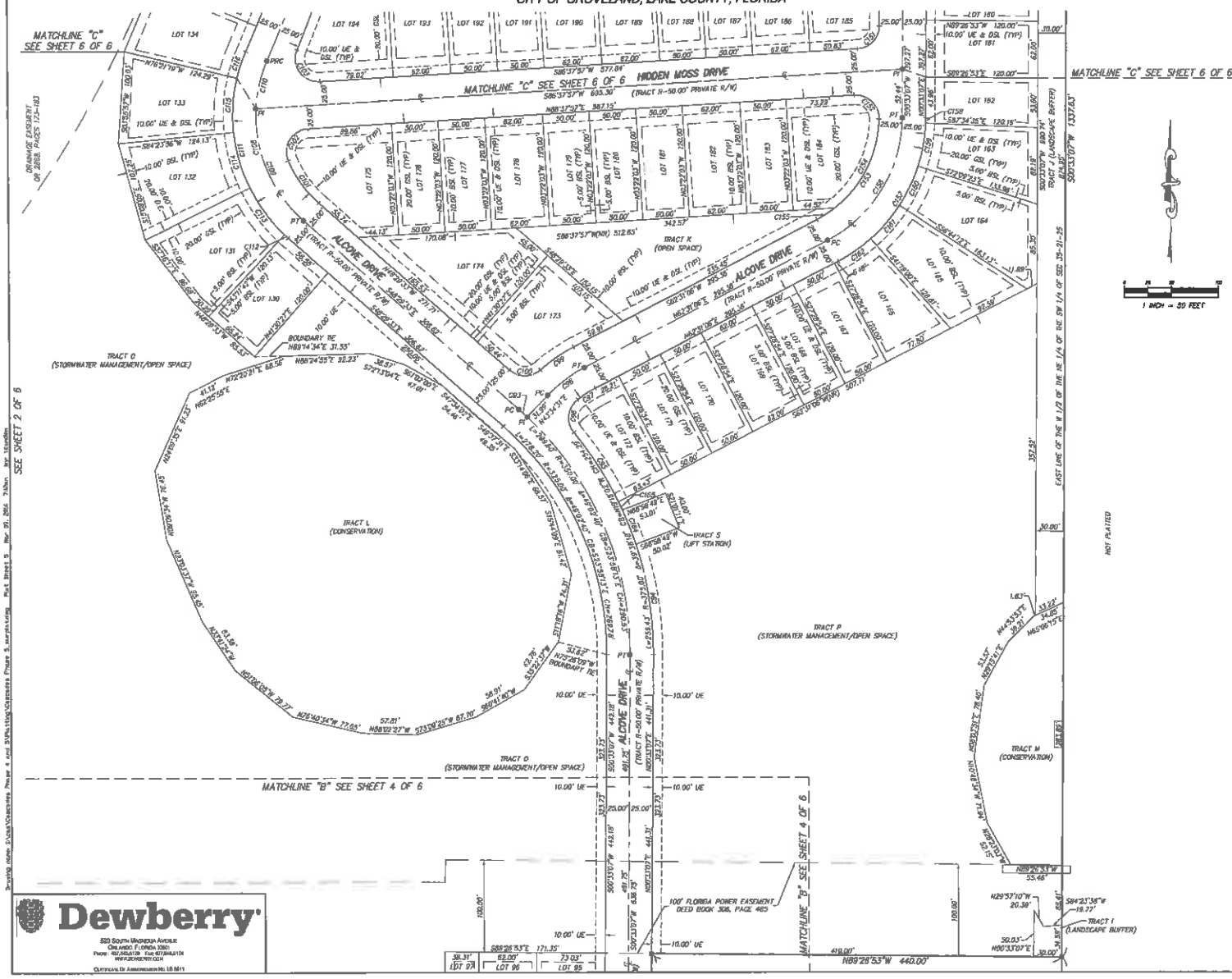
A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE LIKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C93	12.83'	380.00'	2°04'54"	12.63'	N47°27'31"W
C94	121.09'	375.00'	18°30'03"	120.57'	N08°41'58"W
C95	68.83'	375.00'	10°34'18"	68.63'	N32°18'02"W
C96	38.78'	25.00'	91°08'04"	35.70'	S08°26'31"W
C97	22.84'	125.00'	10°28'13"	22.81'	S57°16'59"W
C98	48.59'	150.00'	18°56'35"	49.37'	S53°12'48"W
C99	43.41'	175.00'	14°12'49"	43.30'	S53°24'42"W
C100	38.30'	25.00'	87°12'10"	33.20'	N86°54'22"E
C101	56.53'	125.00'	25°54'38"	56.05'	S35°32'14"E
C102	47.65'	25.00'	109°12'31"	40.78'	S32°01'31"W
C103	50.65'	25.00'	116°04'17"	42.42'	S35°19'35"E
C108	188.90'	150.00'	72°08'10"	176.66'	S12°24'38"E
C109	135.28'	150.00'	51°40'02"	130.73'	S22°39'33"E
C110	53.63'	150.00'	20°29'08"	53.35'	S13°25'02"W
C111	220.38'	175.00'	72°08'10"	206.10'	S12°24'38"E
C112	5.15'	175.00'	1°41'15"	5.15'	S47°38'36"E
C113	62.93'	175.00'	20°38'07"	62.59'	S38°30'75"E
C114	62.93'	175.00'	20°38'07"	62.59'	S15°54'07"E
C115	58.78'	175.00'	19°14'48"	58.51'	S04°01'19"W
C116	30.59'	175.00'	10°00'55"	30.55'	S18°59'09"W
C151	37.58'	25.00'	86°04'30"	34.13'	N43°35'32"E
C152	41.26'	25.00'	94°33'04"	36.73'	N46°05'31"W
C153	133.81'	125.00'	61°20'09"	127.51'	N31°31'04"E
C154	111.01'	125.00'	50°53'00"	107.40'	N26°37'31"E
C155	22.80'	125.00'	10°27'05"	22.77'	N57°17'34"E
C156	162.23'	150.00'	61°57'39"	154.44'	N31°32'07"E
C157	189.27'	175.00'	61°57'39"	180.18'	N31°32'07"E
C158	5.72'	175.00'	1°52'18"	5.72'	N61°29'18"E
C159	47.10'	175.00'	15°25'11"	46.96'	N10°08'01"E
C160	47.10'	175.00'	15°25'11"	46.96'	N25°33'12"E
C161	47.10'	175.00'	15°25'11"	46.96'	N40°58'24"E
C162	42.26'	175.00'	13°50'07"	42.15'	N55°38'03"E
C164	40.03'	375.00'	06°06'52"	40.00'	N21°00'24"W
C165	8.50'	375.00'	01°27'03"	8.50'	N24°47'22"W

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CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C102	47.65'	25.00'	109°12'51"	40.78'	S32°01'31"W
C103	50.65'	25.00'	116°04'17"	42.42'	S35°19'55"E
C104	201.58'	1425.00'	8°08'19"	201.42'	N18°39'05"E
C105	92.14'	1425.00'	3°42'17"	92.12'	N20°51'06"E
C106	109.45'	1425.00'	4°24'02"	109.42'	N16°47'36"E
C107	31.43'	25.00'	72°02'02"	29.40'	S50°36'56"W
C108	188.90'	150.00'	72°09'10"	176.66'	S12°24'58"E
C109	135.28'	150.00'	51°40'02"	130.73'	S22°39'33"E
C110	53.63'	150.00'	20°28'08"	53.35'	S13°23'02"W
C111	220.38'	175.00'	72°09'10"	206.10'	S12°24'58"E
C114	62.93'	175.00'	20°36'07"	62.59'	S13°34'07"E
C115	58.78'	175.00'	19°14'45"	58.51'	S24°01'19"W
C116	30.59'	175.00'	10°00'99"	30.55'	S16°39'06"W
C117	24.69'	1375.00'	1°01'44"	24.68'	N23°08'44"E
C118	72.83'	1375.00'	3°02'05"	72.82'	N21°06'50"E
C119	67.39'	1375.00'	2°48'30"	67.39'	N18°11'32"E
C120	67.39'	1375.00'	2°48'30"	67.39'	N15°23'02"E
C121	67.39'	1375.00'	2°48'30"	67.39'	N12°34'32"E
C122	67.39'	1375.00'	2°48'30"	67.39'	N09°46'03"E
C123	67.39'	1375.00'	2°48'30"	67.39'	N06°57'33"E
C124	43.78'	1375.00'	1°49'28"	43.78'	N04°38'14"E
C125	144.69'	100.00'	82°54'07"	132.40'	S43°10'53"W
C126	18.82'	100.00'	10°50'20"	18.89'	S09°09'00"W
C127	59.70'	100.00'	34°12'29"	58.82'	S31°40'24"W
C128	59.70'	100.00'	34°12'29"	58.82'	S65°52'53"W
C129	6.37'	100.00'	3°38'49"	6.36'	S84°48'33"W
C130	108.52'	75.00'	82°54'07"	99.30'	S43°10'53"W
C131	45.32'	25.00'	103°51'23"	39.36'	S41°26'21"E
C132	168.00'	1425.00'	6°45'30"	167.99'	N07°08'25"E
C133	91.03'	1425.00'	3°39'36"	91.01'	N08°39'32"E
C134	77.08'	1425.00'	3°05'55"	77.05'	N05°16'47"E
C135	72.35'	50.00'	82°54'07"	66.20'	S43°10'53"W
C136	167.50'	123.00'	78°46'34"	133.25'	N34°58'46"W
C137	1.30'	125.00'	0°35'38"	1.30'	S38°35'48"W
C138	57.58'	125.00'	26°23'28"	57.07'	N79°34'41"W
C139	55.77'	125.00'	25°33'43"	55.31'	N53°36'05"W
C140	52.88'	125.00'	24°13'48"	52.47'	N28°42'21"W
C141	134.00'	100.00'	76°46'34"	124.20'	N34°58'46"W
C142	100.50'	73.00'	78°46'34"	93.15'	N34°58'46"W
C143	67.32'	225.00'	17°08'38"	67.07'	N08°01'11"W
C144	37.58'	25.00'	86°04'50"	34.13'	N43°33'32"E
C145	74.80'	250.00'	17°08'38"	74.52'	N08°01'11"W
C146	82.28'	275.00'	17°08'38"	81.98'	N08°01'11"W
C147	28.20'	275.00'	5°52'28"	28.18'	N13°39'14"W
C148	47.40'	275.00'	9°52'30"	47.34'	N05°46'45"W
C149	6.89'	275.00'	1°23'37"	6.89'	N00°08'42"W
C150	40.98'	25.00'	93°53'10"	36.54'	N46°24'28"W
C151	37.58'	25.00'	86°04'50"	34.13'	N43°33'32"E
C152	41.26'	25.00'	94°33'04"	36.73'	N46°05'31"W
C153	133.87'	125.00'	61°20'05"	127.51'	N31°51'04"E
C154	111.01'	125.00'	50°53'00"	107.40'	N26°37'31"E
C156	162.23'	150.00'	61°57'59"	154.44'	N31°32'07"E
C158	5.72'	175.00'	1°52'18"	5.72'	N01°29'16"E
C159	47.10'	175.00'	15°25'11"	46.96'	N10°08'20"E

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