

SKETCH PLAT SUBMITTAL FOR

# FALCON'S ROOST SUBDIVISION

A SINGLE FAMILY HOUSE DEVELOPMENT  
 LOCATED IN THE CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA  
 SECTION 17, TOWNSHIP 22 SOUTH, RANGE 35 EAST

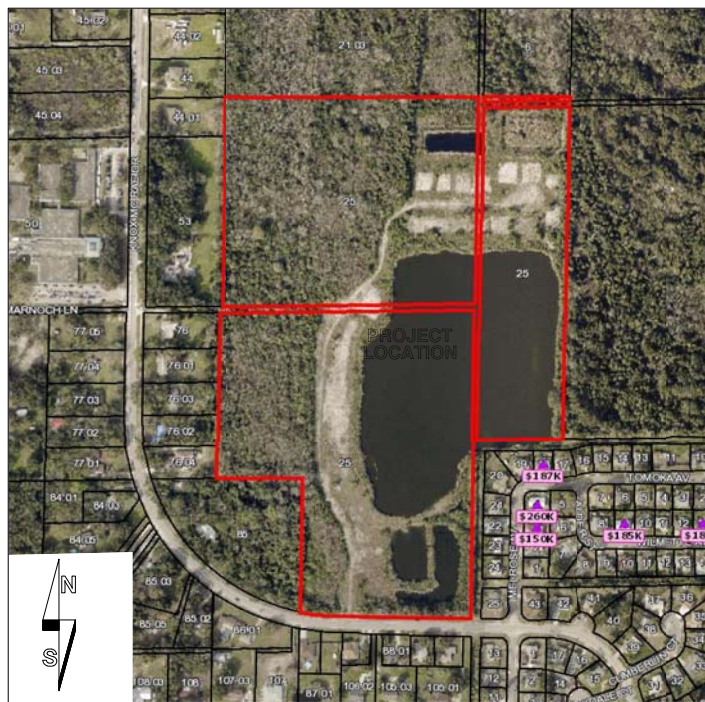
LEGAL DESCRIPTION:

That part of Lots 87 and 88 as shown on Plat of Titusville Fruit and Farm Lands Company Subdivision, recorded in Plat Book 2, page 29, of the Public Records of Brevard County, Florida, lying north of Knox McRae Drive together with a part of Lots 25,41,42 and 43 and all of Lots 40, 57, 56, 55, 54, 73, 74 and 75, including all road rights of way as shown on said Plat and less and except a 20 foot Right of Way, all lying in Section 17, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Beginning at the point of intersection of the West Boundary line of Oakdale Subdivision, Section Two, recorded in Plat Book 20, Page 22 of said Public Records with the North right of way line of Knox McRae Drive and run thence N 00°41'33" W, along said West line, 675.19 feet to the Northwest corner of Oakdale Section Three, recorded in Plat Book 20, Page 23 as recorded in said Public Records of Brevard County, Florida; thence run N 87°20'40" E, along the North line thereof, 339.63 feet to a Point of Intersection with the West line of Parcel 26; thence N 00°56'44" W, along the West line of said Parcel 26, a distance of 1336.31 feet; thence S 89°03'16" W, along the South line of Parcel 6 and Parcel 21.03, a distance of 1341.82 feet; thence S 00°52'30" E, along the East lines of Parcels 44.01, 53, 76, 76.01, 76.03, 76.02 and 76.04; thence N 87°17'14" E, along the North line of Parcel 85, a distance of 327.52 feet; thence S 01°06'44" E, along the East line of the aforesaid Parcel 85, a distance of 514.38 feet to a point lying on the North right of way line of Knox McRae Drive; said point lying on the arc of a circular curve concaved Northerly, having a radius of 765.00 feet; thence run in an Easterly direction along the arc of said curve through a central angle of 10°35'53" an arc distance of 141.50 feet to the point of tangency of said curve; thence N 89°19'37" E, along the North right of way line of Knox McRae Drive, 531.72 feet to the Point of Beginning.

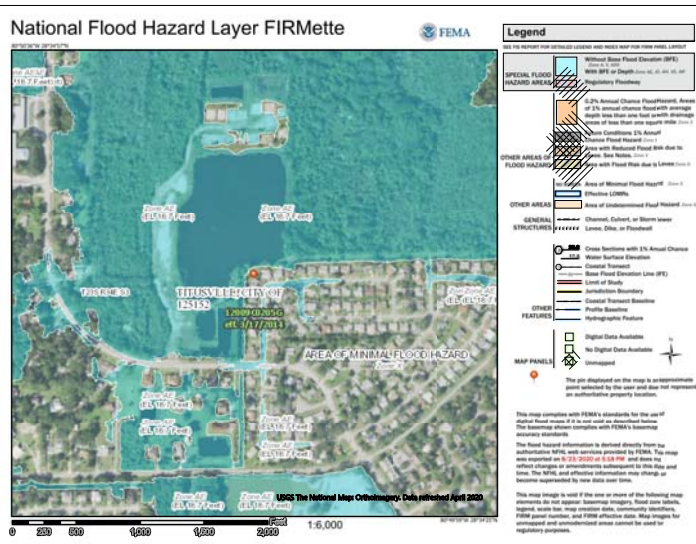
Less and Except a 20' Right of Way more particularly described as follows;

Commence at the North West Corner of Oakdale Section Three as recorded in Plat Book 20, Page 23 of the Public Records of Brevard County, Florida. Thence run N 87°20'40" E, along the North line of aforementioned Oakdale Section Three, a distance of 10.00 feet; Thence run N 00°41'33" W to the Southwest corner of Parcel 6, a distance of 1299.00 feet to the point of beginning of hereon described 20' Right of Way; Thence run N 87°20'40" E to a point on the West Line of Parcel 26; Thence run along said West Line of Parcel 26 N 00°56'44" W, a distance of 20.00 feet; Thence run S 87°20'40" W, a distance of 323.85 feet; Thence run S 00°41'33" E, a distance of 20.00 feet to the point of beginning. Containing 6474.00 Square Feet, (0.148 acres) more or less.



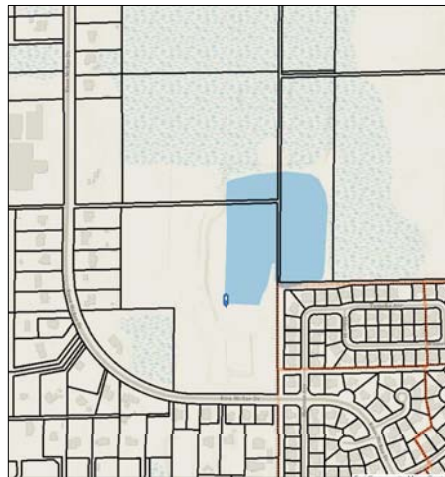
LOCATION MAP  
 N . T . S .

City of Titusville Preliminary Concurrence Assessment	
Project Name: Falcon's Roost	Date: August 12, 2020
Project Description: 28-lot single-family residential subdivision	
Residential Density (dwelling units): 28	Non-Residential Intensity (1,000 s.f.):
Potable Water	
Total Water Capacity*	6,409 MGD
Less Current Demand**	4,425 MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0,367 MGD
Remaining Capacity***	0,617 MGD
Estimated Unit Based Water Demand****	28.00 ERU 0,3084 MGD
*Total Water Capacity permitted flow is 6.01 MGD minus 10% reservation **12 Month Rolling Average ***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity. ****Based on 100 gallons/capacity/day or 250 gallons/unit/day in accordance with City Code Section 30-41.2 Water is reserved for this project only upon issuance of a Water Supply Capacity Allocation Permit in accordance with City Code Section 21-50.	
Wastewater	
Total Wastewater Capacity*	6,750 MGD
Less Current Demand**	4,161 MGD
Less Future Commitments (FDEP Permits)	0,291 MGD
Remaining Capacity***	2,298 MGD
Estimated Unit Based Wastewater Demand****	28.00 ERU 0,0063 MGD
*Total Wastewater Capacity based on Design capacity of Blue Heron and Osprey Treatment Facilities **12 Month Rolling Average ***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity. ****Based on 60 gallons/capacity/day or 125 gallons/unit/day in accordance with City Code Section 30-41.2	
Traffic Circulation	
Primary Access	
Street Name: Knox McRae Drive	Adopted LOS: Max Capacity: 18,590 ADT
Current Conditions	
Roadway Segment: Harrison Street to South Park Ave	2019 E+C Count: 18,950 ADT Volume/Count Ratio: 1.02
Future Conditions	
Roadway Segment:	Existing + New Count: 21,872 ADT Volume/Count Ratio: 1.18
Secondary Access	
Street Name:	Adopted LOS: Max Capacity: ADT
Current Conditions	
Roadway Segment:	2019 E+C Count: ADT Volume/Count Ratio:
Future Conditions	
Roadway Segment:	Existing + New Count: ADT Volume/Count Ratio:
Institute of Transportation Engineers (ITE) Index Number*: 210 Index	
Average Vehicle Trips per Unit on a Weekday: 9.57 ADT	
Total Average Vehicle Trips for this Development on a Weekday: 322 ADT	
*Institute of Transportation Engineers Trip Generation Sec. 65-133 LDR (or Latest Edition)	
Recreation/Open Space	
City Population: 47,846	Required Recreation/Open Space: 382.77 AC
Adopted LOS (acres/1,000 population): 8	Current Recreation/Open Space: 568.80 AC
	Existing Available Recreation/Open Space Capacity: 180.83 AC
Project Population: 62	Required Recreation/Open Space: 0.50 AC
	Remaining Recreation/Open Space Capacity: 183.33 AC
Staff Comments	
A traffic study is not required. Used SR 405 from SR50 to Fox Lake for traffic calculations.	
Evaluated By: N.F.	Evaluation Expiration Date: 2/8/2021



FEMA FIRM FLOOD ZONE MAP  
 N . T . S .

SITE DATA		LEGEND	
ZONING: R-1B AND OR		○	Set 1/2" iron rebar with cap # PSM 6545
FUTURE LAND USE: LOW DENSITY RESIDENTIAL AND CONSERVATION		●	Found iron rebar, size and cap #
BUILDING SETBACKS: (UNLESS OTHERWISE NOTED)		□	Set 4"x 4" concrete monument with cap # PSM 6545
25' FRONT		■	Found concrete monument, size and identification #
10' SIDE		△	Set nail and disk # PSM 6545
20' SIDE CORNER		▲	Found nail and disk, identification # as shown
25' REAR		⚠	Existing spot elevation
MAX. BUILDING HEIGHT: 35'		⚠	Denotes concrete areas
MAX. RESIDENTIAL DENSITY: 1 UNIT / ACRE		⚠	Denotes asphalt areas
MINIMUM LOT DIMENSION: 80.00' (75' MIN. PER ZONING)		⊗	Denotes Palm Tree
NUMBER OF RESIDENTIAL UNITS PROPOSED: 28		⊙	Denotes Oak Tree
RESIDENTIAL DENSITY PROPOSED: 1 UNIT / 1.77 ACRES		⊕	Denotes White Bark Tree
TOTAL SITE AREA: 53.0 ACRES±		⓪	Denotes Lot Number
TRACT A (STORMY ROAD, PRIVATE): 2.84 ACRES±			
TRACT B (RETENTION POND): 2.84 ACRES±			
TRACT C (RETENTION POND): 2.74 ACRES±			
TRACT D (WETLANDS CONSERVATION): 18.96 ACRES±			
TRACT E (BORROW PIT POND): 15.70 ACRES±			
TRACT F (LIFT STATION): 0.07 ACRES±			
TRACT G (LANDSCAPE BUFFER): 0.50 ACRES±			
TRACT H (LANDSCAPE BUFFER): 2.34 ACRES±			



FUTURE LAND USE MAP  
 N . T . S .

BENCH MARKS

PROJECT B.M. #1  
 N.A.V. DATUM, 1988. ELEVATION=19.11  
 TOP N. RIM (EAST SAN M.H.)

PROJECT B.M. #2  
 N.A.V. DATUM, 1988. ELEVATION=19.80  
 TOP N. RIM (WEST SAN M.H.)

SURVEYOR  
 LAYOUT SERVICES, INC.  
 3380 S PARK AVENUE, SUITE 7  
 TITUSVILLE, FLORIDA 32780

DEVELOPER / OWNER  
 A F A B BUSINESS GROUP INC  
 Brian Hommer  
 4700 Colony Rd.  
 New Smyrna, FL 32168

ENGINEER  
 CONSULTING CIVIL ENGINEERS, INC.  
 3650 BOBBI LANE, SUITE 119  
 TITUSVILLE, FLORIDA 32780

INDEX OF SHEETS

SHEET 1	MAPS AND SITE DATA
SHEETS 2	EXISTING CONDITIONS SURVEY
SHEETS 3-4	SKETCH PLAT
SHEETS 7-8	CIVIL UTILITY PLANS
SHEETS 9-10	CIVIL PAVING, GRADING, AND DRAINAGE PLANS

SKETCH PLAT NOTES

- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COSTS FOR ALL STREETS WITHIN AND ABUTTING THE PROPOSED SUBDIVISION NECESSITATED BY SAID SUBDIVISION.
- BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY LINE OF KNOX MC RAE DRIVE, BEING N 89°19'37" E ACCORDING TO THE PLAT DESCRIBED HEREON AND MAY NOT BE A TRUE NORTH AZIMUTH.
- THIS SITE APPEARS TO LIE WITHIN F.I.R.M. ZONES "X & AE" PER COMMUNITY PANEL NUMBER 12009C 0205G DATED 3/17/14.
- ALL RETENTION PONDS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE BORROW PIT/POND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LINES INTERSECTING CURVES ARE "NOT RADIAL" UNLESS OTHERWISE NOTED HEREON.
- IN ACCORDANCE WITH FLORIDA STATUTES 177.091 (28), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.
- DEVELOPMENT RIGHTS WITHIN THE WETLAND CONSERVATION EASEMENT ARE DEDICATED TO BREVARD COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF THE WETLAND CONSERVATION EASEMENT IS PERMITTED WITHOUT PRIOR APPROVAL OF BREVARD COUNTY, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- TRACT "A" IS A PRIVATE INGRESS/EGRESS AND PEDESTRIAN TRACT DEDICATED AND MAINTAINED BY THE FALCON'S ROOST SUBDIVISION HOMEOWNERS ASSOCIATION, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS & RESTRICTIONS OF FALCON'S ROOST SUBDIVISION.
- TRACTS "B" AND "C" ARE STORM WATER COLLECTION SYSTEM DEDICATED AND MAINTAINED BY THE FALCON'S ROOST SUBDIVISION HOMEOWNERS ASSOCIATION, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS & RESTRICTIONS OF FALCON'S ROOST SUBDIVISION.
- TRACT "D" IS A WETLAND CONSERVATION EASEMENT DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- TRACT "E" IS A BORROW PIT/STORM WATER RETENTION DEDICATED AND MAINTAINED BY FALCON'S ROOST SUBDIVISION HOMEOWNERS ASSOCIATION, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS & RESTRICTIONS OF FALCON'S ROOST SUBDIVISION.
- TRACT "F" IS LIFT STATION PRIVATELY OWNED, WHICH IS TO BE MAINTAINED BY THE FALCON'S ROOST SUBDIVISION HOMEOWNERS ASSOCIATION.
- MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.R.M." OR A "P.C.P." PER FLORIDA STATUTES CHAPTER 177.091 (9).
- AN EASEMENT OVER TRACT "A" IS DEDICATED TO THE CITY OF TITUSVILLE FOR EMERGENCY ACCESS AND THE OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
- THE UTILITY EASEMENT IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC OWNED UTILITIES, THAT THE CITY OF TITUSVILLE CAN CONSTRUCT, OPERATE, AND MAINTAIN. PUBLIC UTILITIES WITHIN THIS EASEMENT AND ANY STORM WATER FACILITIES (INCLUDING PIPING, INLETS AND SWALES) WITHIN THE UTILITY EASEMENT ARE TO BE OWNED AND MAINTAIN BY THE FALCON'S ROOST SUBDIVISION HOMEOWNERS ASSOCIATION.
- A WAIVER TO SEC. 30-337 TO ALLOW A DRAINAGE EASEMENT IN THE LANDSCAPE YARD ALONG THE EAST PROPERTY BOUNDARY ADJACENT TO LOTS 21 AND 22 (EMAIL FROM PEGGY BUSACCA FORWARDED BY EDDY GALINDO 1/7/21).
- A WAIVER TO SEC. 30-337 TO ALLOW A DRAINAGE EASEMENT IN THE LANDSCAPE YARD WEST OF LOT 6 ADJACENT TO TRACT D (EMAIL FROM MANDY LAMOTHE 1/19/21).

**WAIVER APPROVAL:**  
 DRC #2-2023-WAIVER FOR FALCON ROOST SUBDIVISION WAS APPROVED BY THE CITY DRC ON JANUARY 25, 2023 FOR SECTION 9.6.4 " MAXIMUM CUL-DE-SAC LENGTH GREATER THAN 500 FEET."

VARIANCE NOTE

- VARIANCE #17-2008 TO ALLOW A ROAD RADIUS LESS THAN 100 FEET ON A LOCAL ROAD (STORMY ROAD) WITH THE CONDITION THAT THE SUBDIVISION POSTED SPEED LIMIT BE REDUCED TO 15 MPH.

ORDINANCE NOTE

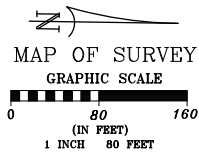
- THE CONDITIONS OF ORDINANCE NO. 70-2004:
- THE PROPOSED FIFTY-THREE (53) ACRE PORTION, OF THE OVERALL NINETY-EIGHT (98) ACRES, IS TO HAVE A MAXIMUM DENSITY OF THIRTY (30) UNITS, AS INDICATED ON THE SITE PLAN
  - THE FOURTEEN (14) ACRES PRESERVATION TRACT, WITHIN THE FIFTY-THREE ACRE PORTION, IS TO BE RECORDED IN THE PLAT AS A CONSERVATION EASEMENT
  - THE REMAINING FORTY-FIVE (45) ACRE PORTION, OF THE OVERALL NINETY-EIGHT ACRES, IS TO HAVE A MAXIMUM DENSITY OF THREE (3) UNITS TOTAL
  - COMPENSATORY STORAGE IS TO BE PROVIDED PER SECTION 35-88 (1)(J) OF THE CITY'S LAND DEVELOPMENT REGULATIONS FOR ALL FILLING WITHIN THE ONE HUNDRED (100) YEAR FLOOD PLAIN
  - A STORMWATER MANAGEMENT PLAN IS TO BE PROVIDED PER SECTION 30-201 THROUGH 30-206 OF THE CITY'S LAND DEVELOPMENT REGULATIONS.

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on the measurements and standards of practice as set forth in the Florida Board of Professional Land Surveyors in Chapter 45-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LAYOUT SERVICES, INC.  
 LAND SURVEYING & MAPPING  
 3380 S. PARK AVE. STE. 7  
 TITUSVILLE, FL 32780  
 (321) 529-4484  
 layout@att.net

REVISION TABLE	BY	DESCRIPTION
1/14/21	AR	(A) ADDRESSED COMMENTS FROM CITY OF TITUSVILLE LETTER DATED 1/14/21

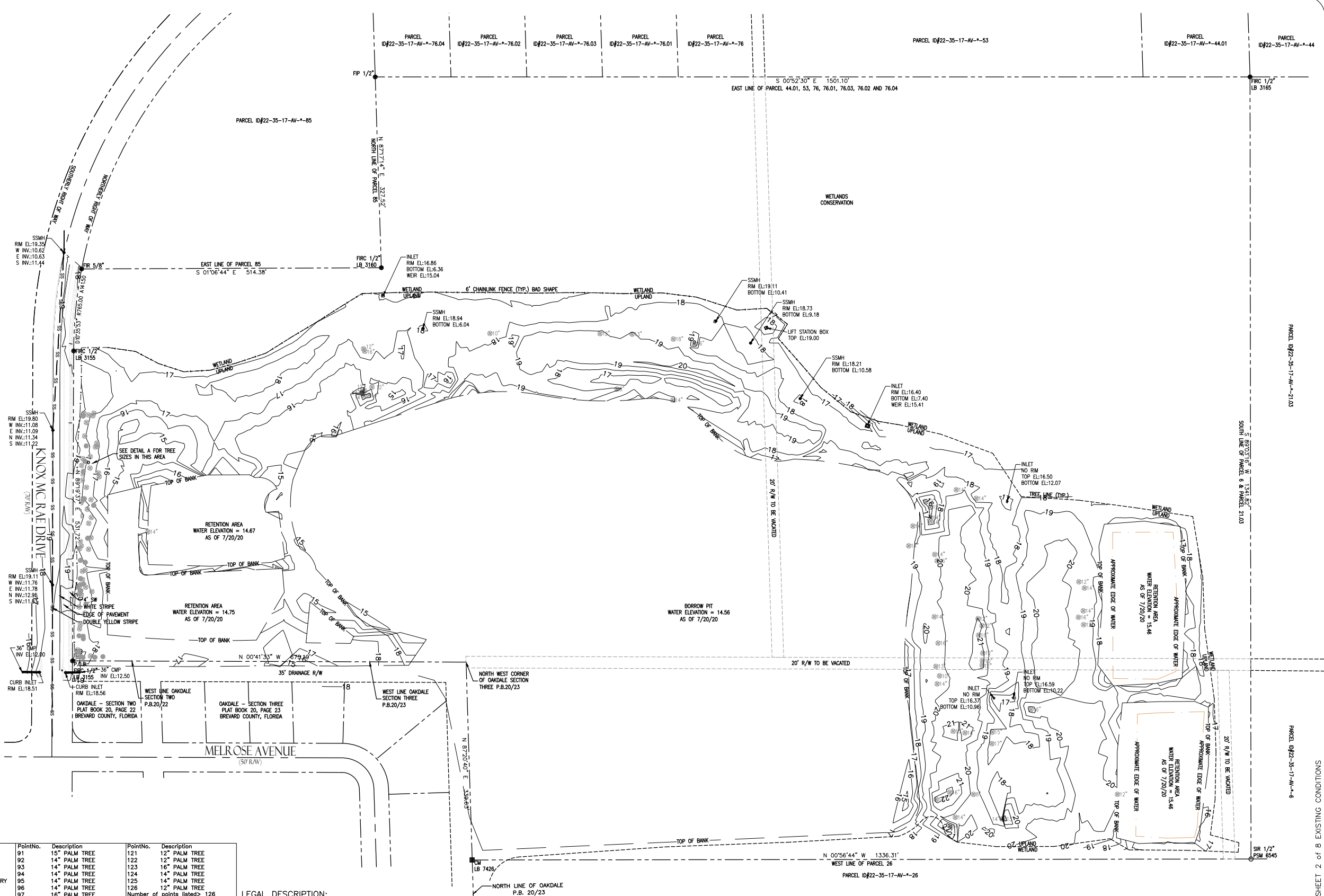
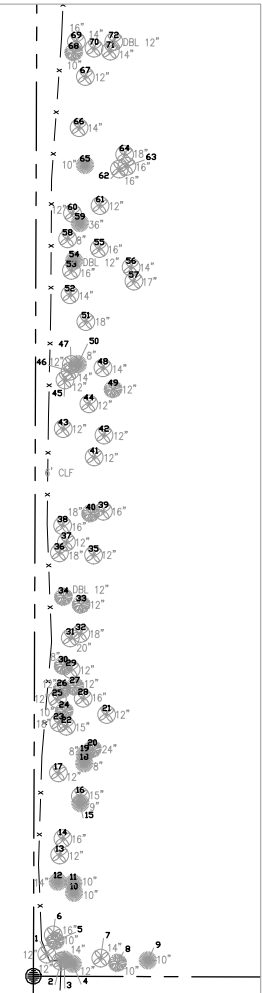
James Zimmerman  
 Professional Land Surveyor No. 6545  
 Certificate of Authorization No. 7540



- LEGEND:**
- Set 1/2" iron rebar with cap # PSM 6545
  - Found iron rebar, size and cap #
  - Found concrete monument, size and identification #
  - Existing spot elevation
  - Denotes concrete areas
  - Denotes asphalt areas
  - ⊗ Denotes Palm Tree
  - ⊙ Denotes Oak Tree
  - ⊙ Denotes White Bark Tree

- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - LB LICENSED BUSINESS
  - LS PROFESSIONAL LAND SURVEYOR
  - PLS PROFESSIONAL LAND SURVEYOR
  - PSM PROFESSIONAL SURVEYOR & MAPPER
  - PB PLAT BOOK
  - ORB OFFICIAL RECORDS BOOK
  - PC PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - FPR FIXED REFERENCE POINT
  - BM BENCH MARK
  - CM 4"x4" CONCRETE MONUMENT
  - FR FOUND IRON ROD
  - SIR SET IRON ROD
  - PIP FOUND IRON PIPE
  - FND FOUND NAIL & DISC
  - SN&D SET NAIL & DISC
  - FN&TT FOUND NAIL & TIN TAB
  - FD FOUND
  - EXIST EXISTING
  - PROF PROPOSED
  - PC POINT OF CURVATURE
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - PTC POINT OF TANGENCY
  - PI POINT OF INTERSECTION
  - POL POINT ON LINE
  - P/L PROPERTY LINE
  - C/L CENTERLINE
  - R/W RIGHT OF WAY
  - R/R RIGHT OF WAY
  - R RADIUS
  - D DELTA OR CENTRAL ANGLE
  - T TANGENT
  - A DISTANCE ALONG CURVE
  - (M) MEASURED DISTANCE
  - (D) DEED DISTANCE
  - NGVD NATIONAL GEODETIC VERTICAL DATUM
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ELEV ELEVATION
  - BFE BASE FLOOD ELEVATION
  - FFE FINISHED FLOOR ELEVATION
  - FIRM FEDERAL INSURANCE RATE MAP
  - PLUDE PUBLIC UTILITIES AND/OR DRAINAGE EASEMENT
  - BP BUILDING PERMIT NUMBER
  - CBS CONCRETE BLOCK STRUCTURE
  - CONC CONCRETE
  - EP EDGE OF PAVEMENT
  - BC BACK OF CURB
  - COV COVERED
  - S/W SIDEWALK
  - D/W DRIVEWAY
  - A/C AIR CONDITIONING
  - WM WATER METER
  - RWM REUSE WATER METER
  - FH FIRE HYDRANT
  - WPP WOODEN POWER OR TELEPHONE POLE
  - CPP CONCRETE POWER OR TELEPHONE POLE
  - ELEC ELECTRICAL RISER OR PEDESTAL
  - ELECHH ELECTRICAL HAND-HOLE
  - TEL TELEPHONE RISER OR PEDESTAL
  - TELEH TELEPHONE HAND-HOLE
  - CATV CABLE TELEVISION RISER OR PEDESTAL
  - CATHH CABLE TELEVISION HAND-HOLE
  - MH MANHOLE
  - SMH SANITARY SEWER MANHOLE
  - CMP CORRUGATED METAL PIPE
  - ACOMP ASPHALT COVERED CMP
  - RCP REINFORCED CONCRETE PIPE
  - DIP DUCTILE IRON PIPE
  - TOE EDGE OF WATER
  - TB TOP OF BANK
  - CLS CENTERLINE OF SMALE
  - CLF CHAIN LINK FENCE
  - WF WOODEN FENCE
  - HWF WIRE FENCE
  - OHW OVER HEAD WIRE
  - COV COVERED
  - CH CHORD
  - BRG BEARING
  - ID IDENTIFICATION
  - ALUM ALUMINUM
  - MES METERED END SECTION
  - ET ELECTRICAL TRANSFORMER
  - PDE PUBLIC DRAINAGE EASEMENT
  - TYP TYPICAL
  - CB CONCRETE BLOCK
  - TBM TOP OF BENCHMARK
  - DBL DOUBLE
- PROPERTY LINE**
- LOT LINE**
- RIGHT OF WAY LINE**
- TOP OF BANK**
- TOE**
- FENCE**
- CENTER LINE**
- EASEMENT**

- SURVEYOR'S NOTES:**
- Unless otherwise noted, only platted easements are shown hereon.
  - P.U.D.E. denotes Public Utilities and Drainage Easement. P.U.E. denotes Public Utilities Easement.
  - No underground utilities or improvements were located unless otherwise shown.
  - Bearings shown hereon are based on the RIGHT OF WAY LINE OF KNOX MCRAE DRIVE, being  $N 89^{\circ}19'37'' E$  according to the Plat described hereon and may not be a True North Azimuth.
  - This site appears to lie within F.I.R.M. Zones per Community Panel Number JGD05C 02059, dated 3/17/14.



List Points Tree Report  
Wed Oct 28 12:02:07 2020

PointNo.	Description	PointNo.	Description	PointNo.	Description	PointNo.	Description
1	12" PALM TREE	31	20" PALM TREE	61	12" PALM TREE	91	15" PALM TREE
2	12" PALM TREE	32	18" PALM TREE	62	16" PALM TREE	92	14" PALM TREE
3	12" SUGAR HACKBERRY	33	12" OAK TREE	63	16" PALM TREE	93	14" PALM TREE
4	12" SUGAR HACKBERRY	34	12" DBL OAK TREE	64	18" PALM TREE	94	14" PALM TREE
5	10" OAK TREE	35	12" PALM TREE	65	10" SUGAR HACKBERRY	95	14" PALM TREE
6	16" PALM TREE	36	16" PALM TREE	66	14" PALM TREE	96	14" PALM TREE
7	14" PALM TREE	37	12" PALM TREE	67	12" PALM TREE	97	16" PALM TREE
8	10" OAK TREE	38	16" PALM TREE	68	10" OAK TREE	98	14" PALM TREE
9	10" SUGAR HACKBERRY	39	16" PALM TREE	69	16" PALM TREE	99	16" PALM TREE
10	10" SUGAR HACKBERRY	40	18" OAK TREE	70	14" PALM TREE	100	13" PALM TREE
11	10" SUGAR HACKBERRY	41	12" PALM TREE	71	14" PALM TREE	101	10" PALM TREE
12	14" SUGAR HACKBERRY	42	12" PALM TREE	72	12" DBL PALM TREE	102	14" PALM TREE
13	12" PALM TREE	43	12" PALM TREE	73	14" PALM TREE	103	12" PALM TREE
14	16" PALM TREE	44	12" PALM TREE	74	14" PALM TREE	104	12" PALM TREE
15	9" SUGAR HACKBERRY	45	12" PALM TREE	75	14" PALM TREE	105	16" PALM TREE
16	15" PALM TREE	46	14" PALM TREE	76	14" PALM TREE	106	12" PALM TREE
17	12" PALM TREE	47	12" PALM TREE	77	10" PALM TREE	107	10" PALM TREE
18	8" SUGAR HACKBERRY	48	14" PALM TREE	78	12" PALM TREE	108	12" PALM TREE
19	8" SUGAR HACKBERRY	49	12" OAK TREE	79	16" PALM TREE	109	15" PALM TREE
20	24" OAK TREE	50	8" SUGAR HACKBERRY	80	10" PALM TREE	110	14" PALM TREE
21	12" PALM TREE	51	18" PALM TREE	81	10" PALM TREE	111	15" PALM TREE
22	15" PALM TREE	52	14" PALM TREE	82	12" PALM TREE	112	17" PALM TREE
23	18" PALM TREE	53	16" PALM TREE	83	13" PALM TREE	113	16" PALM TREE
24	10" OAK TREE	54	12" SUGAR HACKBERRY	84	8" PALM TREE	114	14" PALM TREE
25	12" PALM TREE	55	16" PALM TREE	85	14" PALM TREE	115	16" PALM TREE
26	12" OAK TREE	56	14" PALM TREE	86	18" PALM TREE	116	8" PALM TREE
27	12" OAK TREE	57	17" PALM TREE	87	16" PALM TREE	117	14" PALM TREE
28	16" PALM TREE	58	8" PALM TREE	88	14" PALM TREE	118	14" PALM TREE
29	12" PALM TREE	59	36" SUGAR HACKBERRY	89	14" PALM TREE	119	14" PALM TREE
30	8" OAK TREE	60	12" PALM TREE	90	12" PALM TREE	120	13" PALM TREE

**LEGAL DESCRIPTION:**

Beginning at the point of intersection of the West Boundary line of Oakdale Subdivision, Section Two, recorded in Plat Book 20, Page 22 of said Public Records with the North right of way line of Knox McRae Drive and run thence N 00°41'33" W, along said West line, 675.19 feet to the Northwest corner of Oakdale Section Three, recorded in Plat Book 20, Page 23 as recorded in said Public Records of Brevard County, Florida; thence run N 87°20'40" E, along the North line thereof, 339.63 feet to a Point of Intersection with the West line of Parcel 26; thence N 00°56'44" W, along the West line of said Parcel 26, a distance of 1336.31 feet; thence S 89°03'16" W, along the South line of Parcel 6 and Parcel 21.03, a distance of 1341.82 feet; thence S 00°52'30" E, along the East lines of Parcels 44.01, 53, 76, 76.01, 76.03, 76.02 and 76.04; thence N 87°17'14" E, along the North line of Parcel 85, a distance of 327.52 feet; thence S 01°06'44" E, along the East line of the aforesaid Parcel 85, a distance of 514.38 feet to a point lying on the North right of way line of Knox McRae Drive: said point lying on the arc of a circular curve concaved Northerly, having a radius of 765.00 feet; thence run in an Easterly direction along the arc of said curve through a central angle of 10°35'53" an arc distance of 141.50 feet to the point of tangency of said curve; thence N 89°19'37" E, along the North right of way line of Knox McRae Drive, 531.72 feet to the Point of Beginning.

Less and Except a 20' Right of Way more particularly described as follows:

Commence at the North West Corner of Oakdale Section Three as recorded in Plat Book 20, Page 23 of the Public Records of Brevard County, Florida. Thence run N 87°20'40" E, along the North line of aforementioned Oakdale Section Three, a distance of 10.00 feet; Thence run N 00°41'33" W to the Southwest corner of Parcel 6, a distance of 1299.00 feet to the point of beginning of hereon described 20' Right of Way; Thence run N 87°20'40" E to a point on the West Line of Parcel 26; Thence run along said West Line of Parcel 26 N 00°56'44" W, a distance of 20.00 feet; Thence run S 87°20'40" W, a distance of 323.85 feet; Thence run S 00°41'33" E, a distance of 20.00 feet to the point of beginning. Containing 6474.00 Square Feet, (0.148 acres) more or less.

Drawn by: AR  
Checked by: JZ  
Scale: 1" = 80'  
Date: 7/29/20  
Project: x LAKE BELLA  
DATE REVISIONS

**LAYOUT SERVICES, INC.**  
LAND SURVEYING & MAPPING  
3380 S. PARK AVE. STE 7  
TITUSVILLE, FL 32780  
(321) 529-4484  
layout1@att.net

**Section 17, Township 22S, Range 35E**

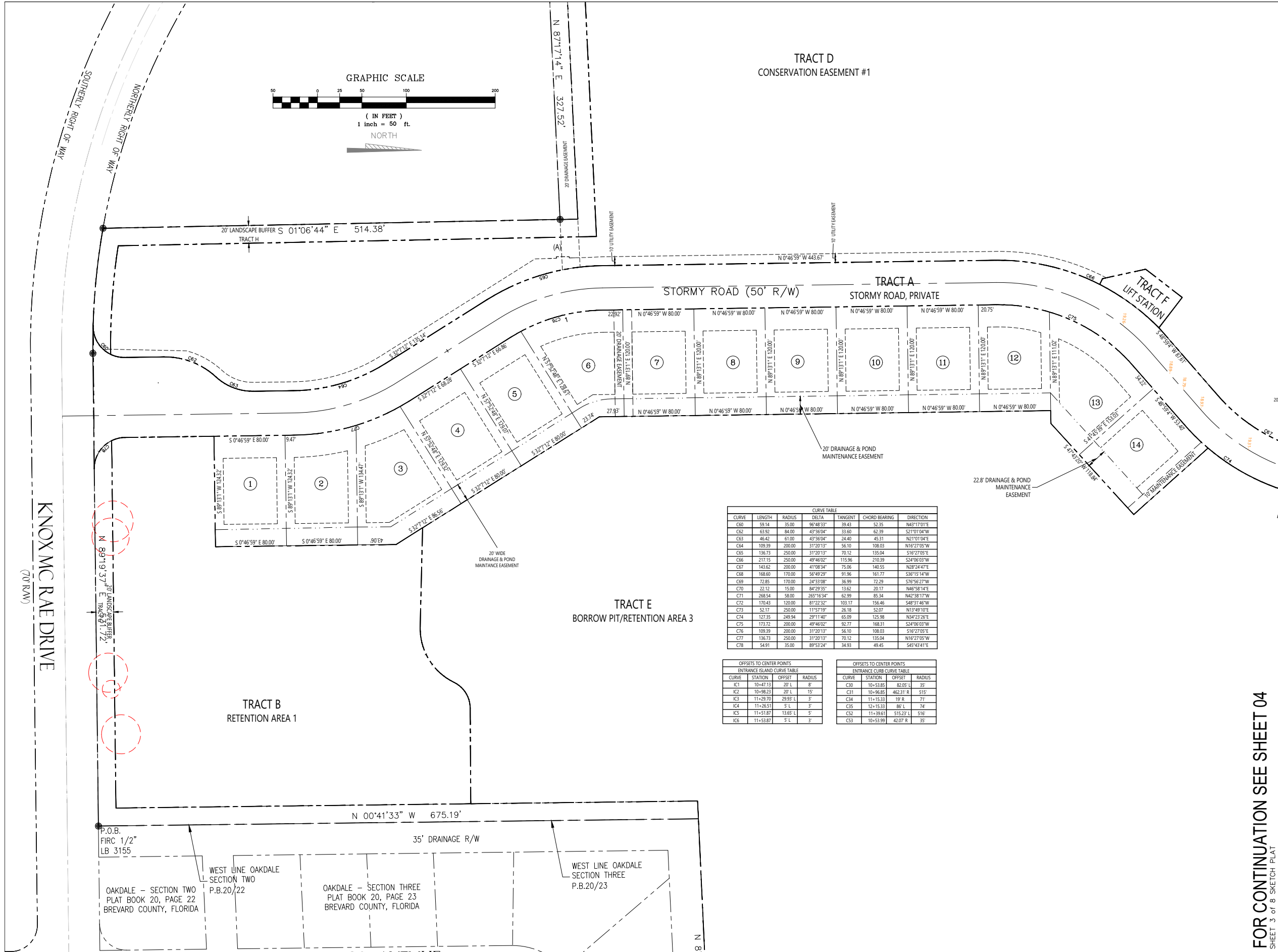
**BOUNDARY, TOPOGRAPHIC, TREE AND IMPROVEMENT SURVEY**

Certified to: CITY OF TITUSVILLE

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

James Zimmerman  
Professional Land Surveyor No. 6545  
Certificate of Authorization No. 7540  
State of Florida

SHEET 2 OF 8 EXISTING CONDITIONS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	DIRECTION
C60	59.14	35.00	96°48'33"	39.43	52.35	N43°17'01"E
C62	63.92	84.00	43°38'04"	33.60	62.39	S21°01'04"W
C63	46.42	61.00	43°38'04"	24.40	45.31	N21°01'04"E
C64	109.39	200.00	31°20'13"	56.10	108.03	N16°27'05"W
C65	136.73	250.00	31°20'13"	70.12	135.04	S16°27'05"E
C66	217.15	250.00	49°46'02"	115.96	210.39	S24°06'03"W
C67	143.62	200.00	41°08'34"	75.06	140.55	N28°24'47"E
C68	168.60	170.00	56°49'28"	91.96	161.77	S30°15'14"W
C69	72.85	170.00	24°33'08"	36.99	72.29	S76°56'27"W
C70	22.12	15.00	84°29'35"	13.62	20.17	N46°58'14"E
C71	268.54	58.00	265°16'34"	62.89	85.34	N42°28'17"W
C72	170.43	120.00	81°22'32"	103.17	156.46	S48°31'46"W
C73	52.17	250.00	11°57'19"	26.18	52.07	N13°49'10"E
C74	127.35	249.94	29°11'46"	65.09	125.98	N34°23'26"E
C75	173.72	200.00	49°46'02"	92.77	168.31	S24°06'03"W
C76	109.39	200.00	31°20'13"	56.10	108.03	S16°27'05"E
C77	136.73	250.00	31°20'13"	70.12	135.04	N16°27'05"W
C78	54.91	35.00	89°53'24"	34.83	49.45	S45°43'41"E

OFFSETS TO CENTER POINTS ENTRANCE ISLAND CURVE TABLE				
CURVE	STATION	OFFSET	RADIUS	
IC1	10+47.13	20' L	8'	
IC2	10+98.23	20' L	15'	
IC3	11+29.70	29.93' L	3'	
IC4	11+26.51	5' L	3'	
IC5	11+51.07	13.65' L	5'	
IC6	11+53.07	5' L	3'	

OFFSETS TO CENTER POINTS ENTRANCE CURB CURVE TABLE				
CURVE	STATION	OFFSET	RADIUS	
CC0	10+53.85	82.05' L	35'	
CC1	10+96.85	462.31' R	515'	
CC4	11+15.33	19' R	71'	
CC5	12+15.33	86' L	74'	
CC2	11+39.61	515.23' L	516'	
CC3	10+53.99	42.07' R	35'	

REVISION TABLE		DESCRIPTION
DATE	BY	(ALL ADDRESSED COMMENTS FROM CITY OF TITUSVILLE LETTER DATED 1/14/21)
1/14/21	AR	

James Zimmerman  
Professional Land Surveyor No. 6540  
Certificate of Authorization No. 7540  
State of Florida

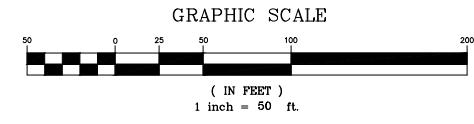
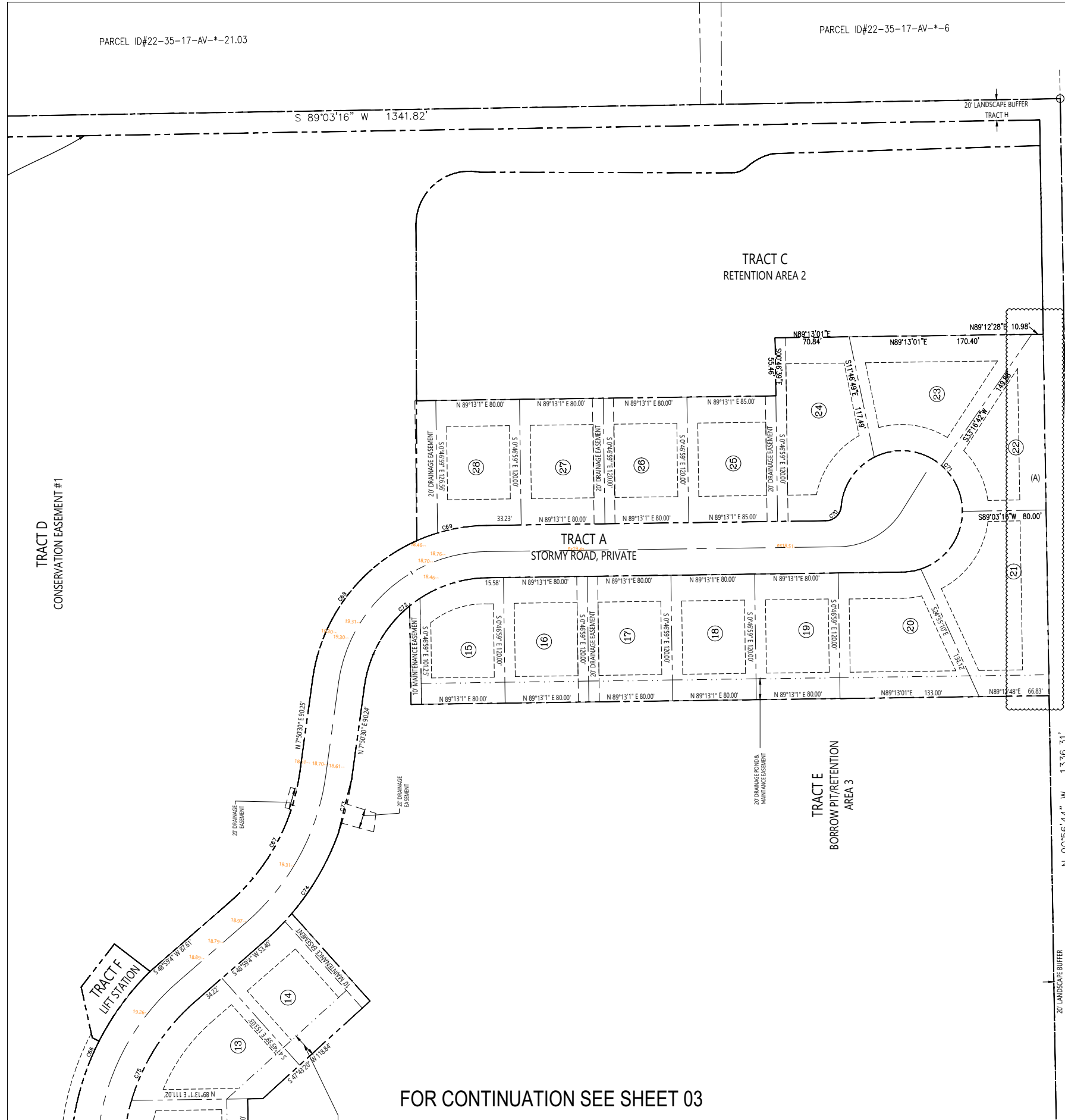
I hereby certify that the survey shown herein is true and correct to the best of my knowledge and belief, based on the measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 55-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**LAYOUT SERVICES, INC.**  
LAND SURVEYING & MAPPING  
3380 S. PARK AVE. STE. 7  
TITUSVILLE, FL 32780  
(321) 529-4484  
ljsout1@att.net

**FOR CONTINUATION SEE SHEET 04**  
SHEET 3 of 8 SKETCH PLAT

PARCEL ID#22-35-17-AV-\*--21.03

PARCEL ID#22-35-17-AV-\*--6



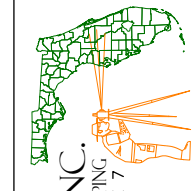
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	DIRECTION
C60	59.14	35.00	96°48'33"	39.43	52.35	N43°17'01"E
C62	63.92	84.00	43°36'04"	33.60	62.39	S21°01'04"W
C63	46.42	61.00	43°36'04"	24.40	45.31	N21°01'04"E
C64	109.39	200.00	31°20'13"	56.10	108.03	N16°27'05"W
C65	136.73	250.00	31°20'13"	70.12	135.04	S16°27'05"E
C66	217.15	250.00	49°46'02"	115.96	210.39	S24°06'03"W
C67	143.62	200.00	41°08'34"	75.06	140.55	N28°24'47"E
C68	168.60	170.00	56°49'29"	91.96	161.77	S36°15'14"W
C69	72.85	170.00	24°33'08"	36.99	72.29	S76°56'27"W
C70	22.12	15.00	84°29'35"	13.62	20.17	N46°58'14"E
C71	268.54	58.00	265°16'34"	62.99	85.34	N42°38'17"W
C72	170.43	120.00	81°22'32"	103.17	156.46	S48°31'46"W
C73	52.17	250.00	11°57'19"	26.18	52.07	N13°49'10"E
C74	127.35	249.94	29°11'40"	65.09	125.98	N34°23'26"E
C75	173.72	200.00	49°46'02"	92.77	168.31	S24°06'03"W
C76	109.39	200.00	31°20'13"	56.10	108.03	S16°27'05"E
C77	136.73	250.00	31°20'13"	70.12	135.04	N16°27'05"W
C78	54.91	35.00	89°53'24"	34.93	49.45	S45°43'41"E

REVISION TABLE		DESCRIPTION
DATE	BY	(A) ADDRESSED COMMENTS FROM CITY OF TITUSVILLE LETTER
7/14/21	AR	DALED 7/14/21

I hereby certify that the survey shown herein is true and correct to the best of my knowledge and belief, based on the measurements and data obtained in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 45-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

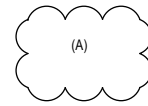
James Zimmerman  
Professional Land Surveyor No. 6545  
Certificate of Authorization No. 7540

LAYOUT SERVICES, INC.  
LAND SURVEYING & MAPPING  
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TITUSVILLE, FL 32780  
(321) 529-4484  
lAYOUT1@att.net



SHEET 4 of 8 SKETCH PLAT

FOR CONTINUATION SEE SHEET 03



PARCEL ID#22-35-17-AV-\*--26

N 00°56'44" W 1336.31'

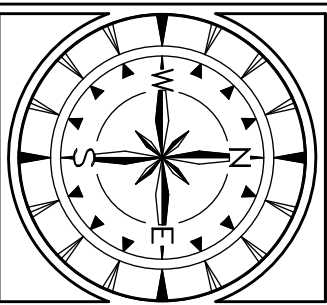
TRACT E  
BORROW PIT/RETENTION  
AREA 3

TRACT A  
STORMY ROAD, PRIVATE

TRACT C  
RETENTION AREA 2

TRACT D  
CONSERVATION EASEMENT #1

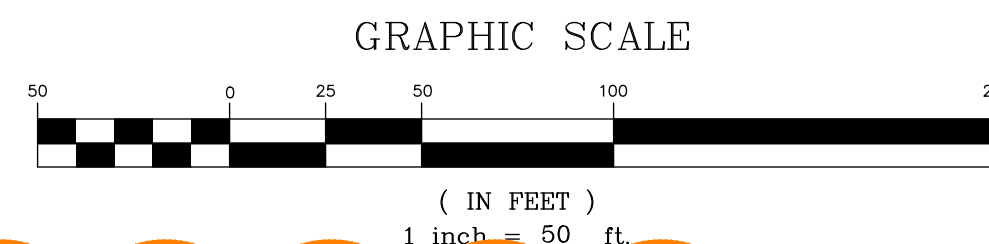
TRACT F  
LIFT STATION



CCEI PROJECT No. 200521.

SHEET No.

05

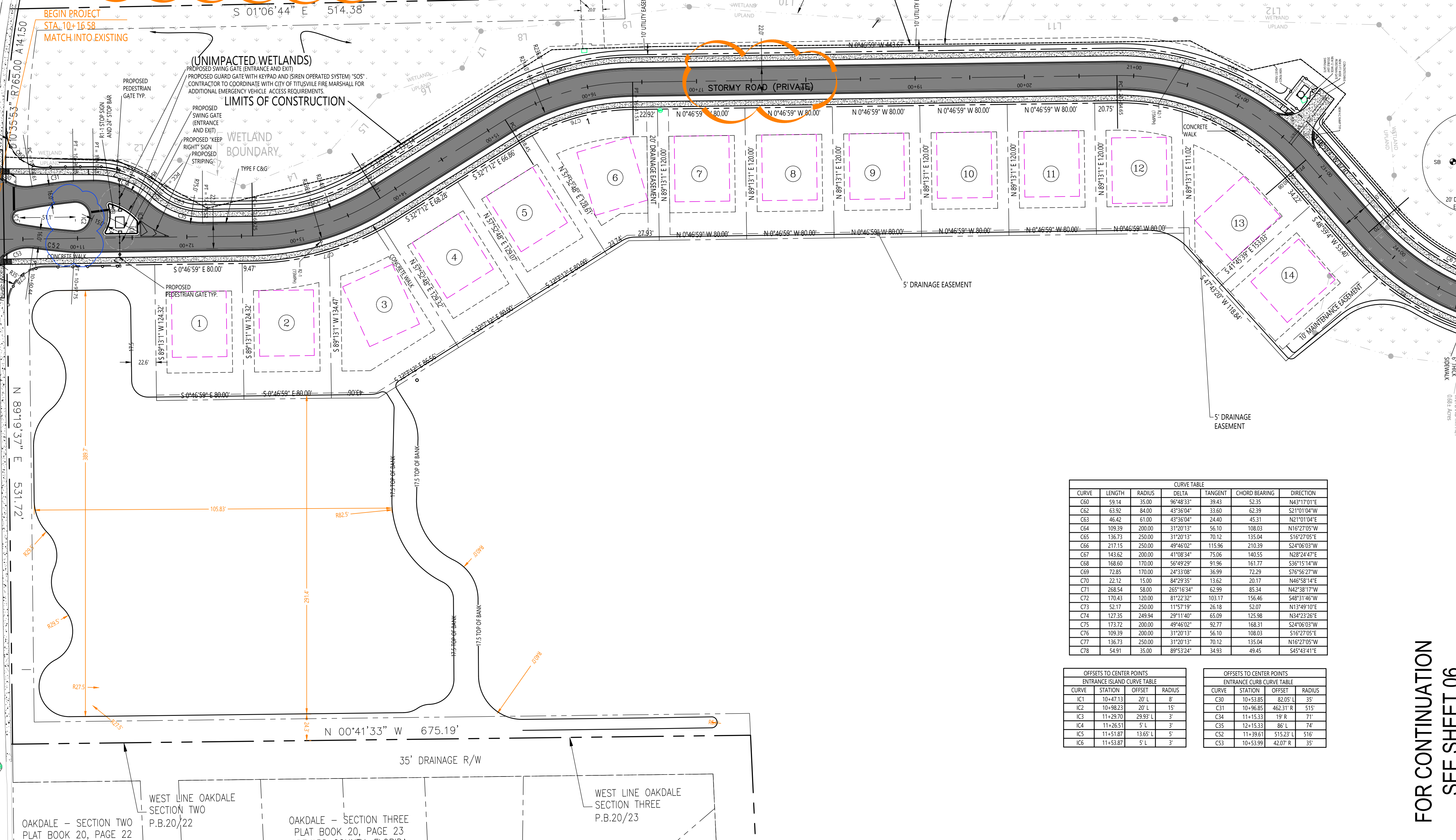


**CITY OF TITUSVILLE MOTORIZED GATE NOTE:**

1. PROPOSED MOTORIZED SWING AND GAUD GATE SHALL INCLUDE A KEYPAD FOR ENTRY CODE, A KNOX KEY SWITCH (ORDER KEY SWITCH AT WWW.KNOXBOX.COM), AND AN SOS (SIREN OPERATED SYSTEM) THAT ACTIVATES GATE OPENER UPON ACTIVATION OF EMERGENCY VEHICLE SIREN. AUTOMATIC OPENERS SHALL OPEN TO FULLY OPEN POSITION IN THE EVENT OF POWER FAILURE.

BEGIN PROJECT STA. 10+16.58 MATCH INTO EXISTING

S 01°06'44" E 514.38'



PROPOSED DECORATIVE FENCE (BY OTHERS)  
R-1 STOP SIGN AND 24" STOP BAR  
CROSS WALK STRIPING PER FOOT INDEX #17436 SHEET 3 OF 13

REPLACE EXISTING SHOULDER WITH FULL DEPTH ASPHALT  
TRUNCATED DOME DETECTABLE WARNING FOOT INDEX 304 (TYP.)  
PROPOSED DECORATIVE FENCE (BY OTHERS)

KNOX MC RAE DRIVE (70' R/W)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	DIRECTION
C60	59.14	35.00	96°48'33"	39.43	S2.35	N43°17'01"E
C62	63.92	84.00	43°36'04"	33.60	62.39	S21°10'10"W
C63	46.42	61.00	43°36'04"	24.40	45.31	N21°01'06"E
C64	109.39	200.00	31°20'13"	56.10	108.03	N16°27'05"E
C65	136.73	250.00	31°20'13"	70.12	135.04	S16°27'05"E
C66	217.15	250.00	49°46'02"	115.96	210.39	S24°06'03"W
C67	143.62	200.00	41°08'34"	75.06	140.55	N28°24'47"E
C68	168.60	170.00	56°49'29"	91.96	161.77	S36°15'14"W
C69	72.85	170.00	24°33'08"	36.99	72.29	S76°56'27"W
C70	22.12	15.00	64°29'35"	13.62	20.17	N46°58'14"E
C71	268.54	58.00	265°16'34"	62.99	85.34	N42°38'17"W
C72	170.43	120.00	81°22'32"	103.17	156.46	S48°31'46"W
C73	52.17	250.00	11°57'19"	26.18	52.07	N13°49'10"E
C74	127.35	249.94	29°11'40"	65.09	125.88	N34°23'26"E
C75	173.72	200.00	49°46'02"	92.77	168.31	S24°06'03"W
C76	108.99	200.00	31°20'13"	56.10	108.03	S16°27'05"E
C77	136.73	250.00	31°20'13"	70.12	135.04	N16°27'05"W
C78	54.91	35.00	89°53'24"	34.93	49.45	S45°43'41"E

OFFSETS TO CENTER POINTS ENTRANCE ISLAND CURVE TABLE			
CURVE	STATION	OFFSET	RADIUS
IC1	10+47.13	20' L	8'
IC2	10+98.23	20' L	15'
IC3	11+29.70	29.93' L	3'
IC4	11+26.51	5' L	3'
IC5	11+51.87	13.65' L	5'
IC6	11+53.87	5' L	3'

OFFSETS TO CENTER POINTS ENTRANCE CURB CURVE TABLE			
CURVE	STATION	OFFSET	RADIUS
C30	10+53.85	82.05' L	35'
C31	10+96.85	462.31' R	515'
C34	11+15.33	19' R	71'
C35	12+15.33	80' L	74'
C32	11+39.61	515.23' L	516'
C33	10+53.89	42.07' R	35'

FILE: PATHS\CCEI\Projects\200521\_Falcons Roost (Lake Bella)\01\_Drawings\10\_Borders (x-ref)\200521\_rfs-bdr24.dwg Jan 25, 2023 - 4:10pm



**CONSULTING CIVIL ENGINEERS, INC.**  
3650 BOBBI LANE SUITE 119  
TITUSVILLE, FLORIDA 32780  
PH.(321) 269-9930 INFO@CCEI.FL  
CERT. AUTH. NO. 00007522

CLIENT:  
A F A B BUSINESS GROUP INC.  
4700 OLD COLONY ROAD  
NEW SMYRNA, FL. 32168

PROJECT NAME:  
**FALCON'S ROOST AT LAKE BELLA**

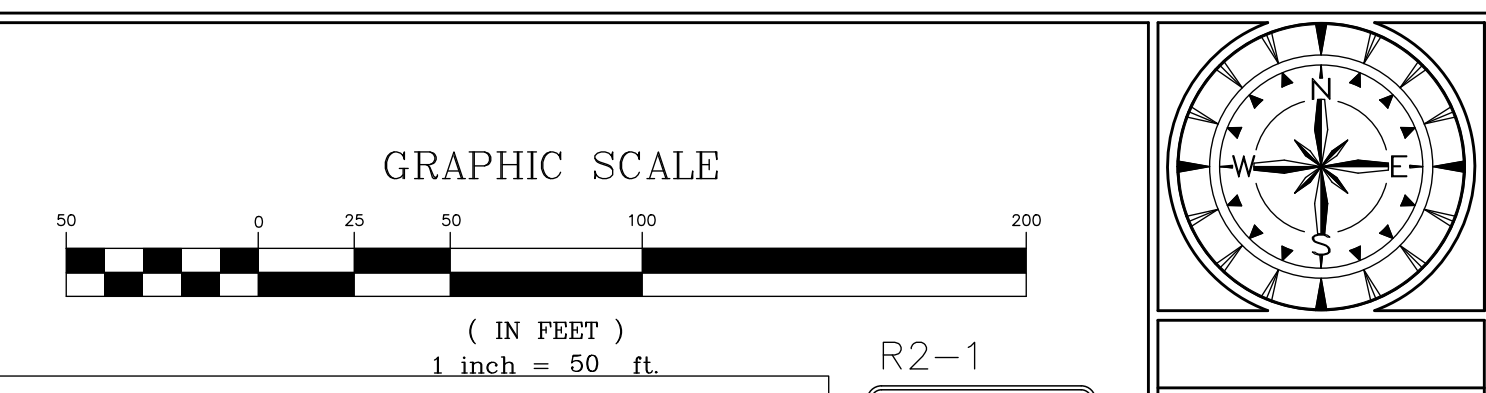
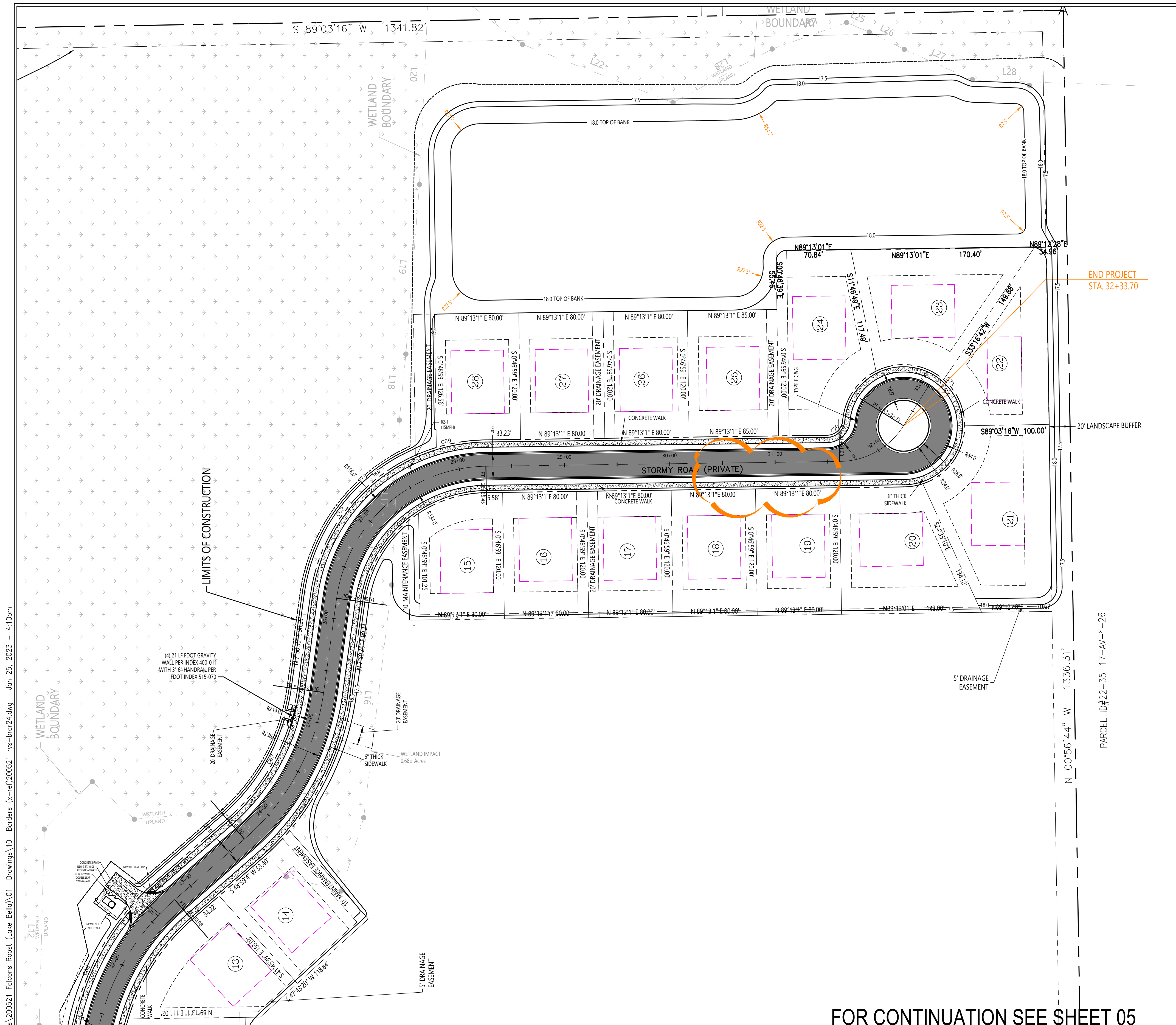
DRAWING TITLE:  
**SITE AND GEOMETRY PLAN (SHEET 1 OF 2)**

REVISION TABLE		
DATE	BY	DESCRIPTION
01-12-21	SGH	REVISD PER CITY OF TITUSVILLE COMMENTS
01-14-21	SGH	REVISD PER CITY OF TITUSVILLE COMMENTS
04-09-21	SGH	REVISD PER CITY OF TITUSVILLE COMMENTS
01-12-23	SGH	ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY

DESIGNED BY: ZSC  
DRAWN BY: PT  
DATE:  
ZOEHR S. CHEHAYEB, P.E. #38577

FOR CONTINUATION SEE SHEET 06

THE WORK CONTAINED WITHIN THESE PLANS IS THE INTELLECTUAL PROPERTY OF CCEI AND HENCE PROTECTED BY ALL APPLICABLE COPYRIGHT LAWS. ANY USE, DISSEMINATION OR ALTERATION OF THIS WORK WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER OF RECORD IS STRICTLY FORBIDDEN. THESE PLANS ARE INVALID WITHOUT THE SIGNATURE AND SEAL OF THE ENGINEER OF RECORD.



**GENERAL NOTES:**

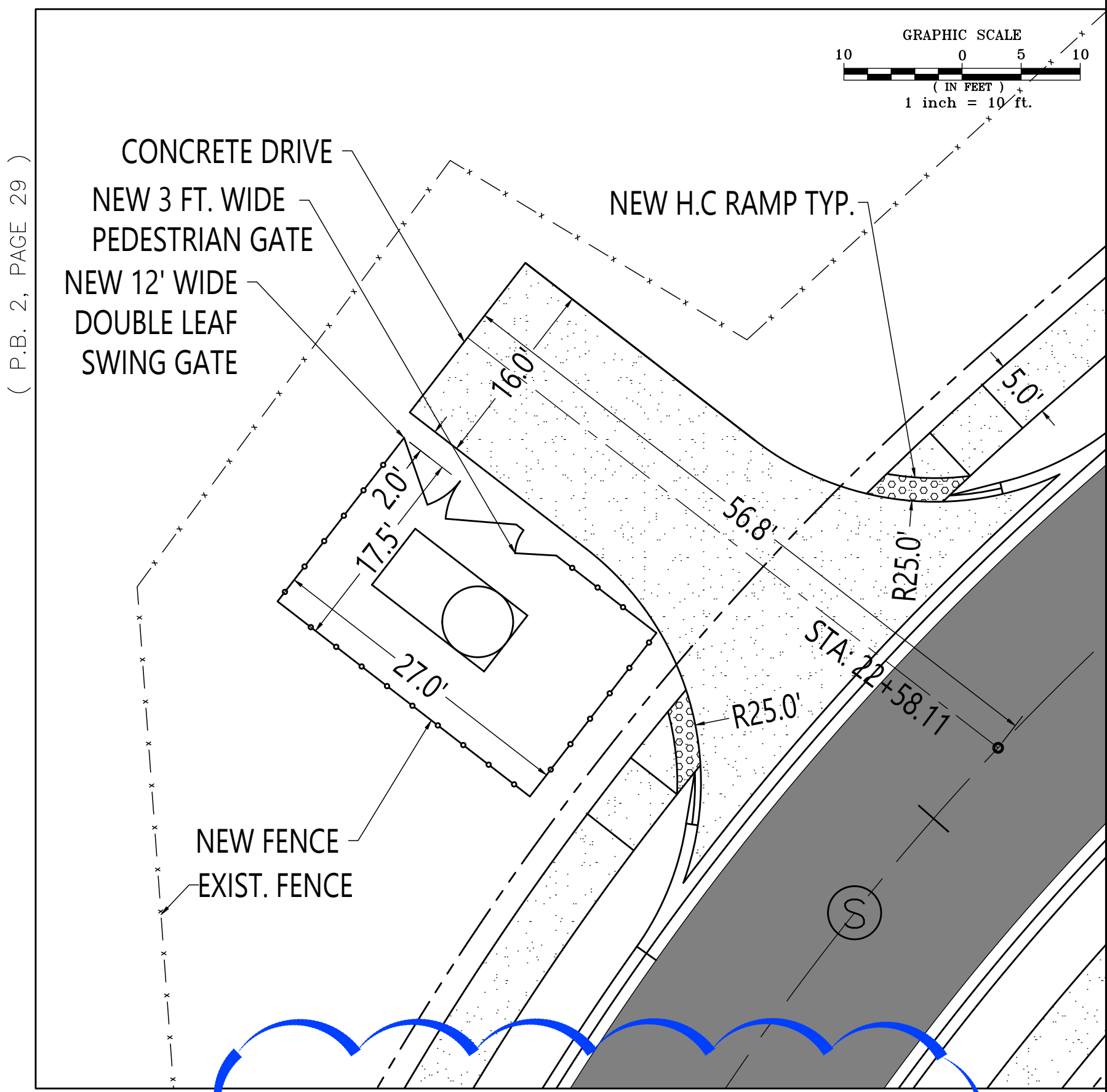
1. ALL SIGNS USED SHALL UTILIZE HIGH INTENSITY FACES. ALL STREET NAME FACES SHALL BE 9" WIDE AND USE 5" CHARACTERS WITH CITY COLORS (GREEN BACKGROUND WITH WHITE LETTERING).
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. HANDICAP RAMPS WITH TRUNCATED DOMES PER FDOT AND ADA REQUIREMENTS. THEY SHALL BE "BRICK RED" IN COLOR PER CITY CRITERIA.

R2-1  
**SPEED LIMIT 15**

CCEI PROJECT No. 200521.  
SHEET No. **06**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	DIRECTION
C60	59.14	35.00	96°48'33"	39.43	52.35	N43°17'01"E
C62	63.92	84.00	43°36'04"	33.60	62.39	S21°01'04"W
C63	46.42	61.00	43°36'04"	24.40	45.31	N21°01'04"E
C64	109.39	200.00	31°20'13"	56.10	108.03	N16°27'05"W
C65	136.73	250.00	31°20'13"	70.12	135.04	S16°27'05"E
C66	217.15	250.00	49°46'02"	115.96	210.39	S24°06'03"W
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C71	268.54	58.00	265°16'34"	62.99	85.34	N42°38'17"W
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C74	127.35	249.94	29°11'40"	65.09	125.98	N34°23'26"E
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C77	136.73	250.00	31°20'13"	70.12	135.04	N16°27'05"W
C78	54.91	35.00	89°53'24"	34.93	49.45	S45°43'41"E

TITUSVILLE FRUIT AND FARM LANDS CO. SUBDIVISION  
( P.B. 2, PAGE 29 )



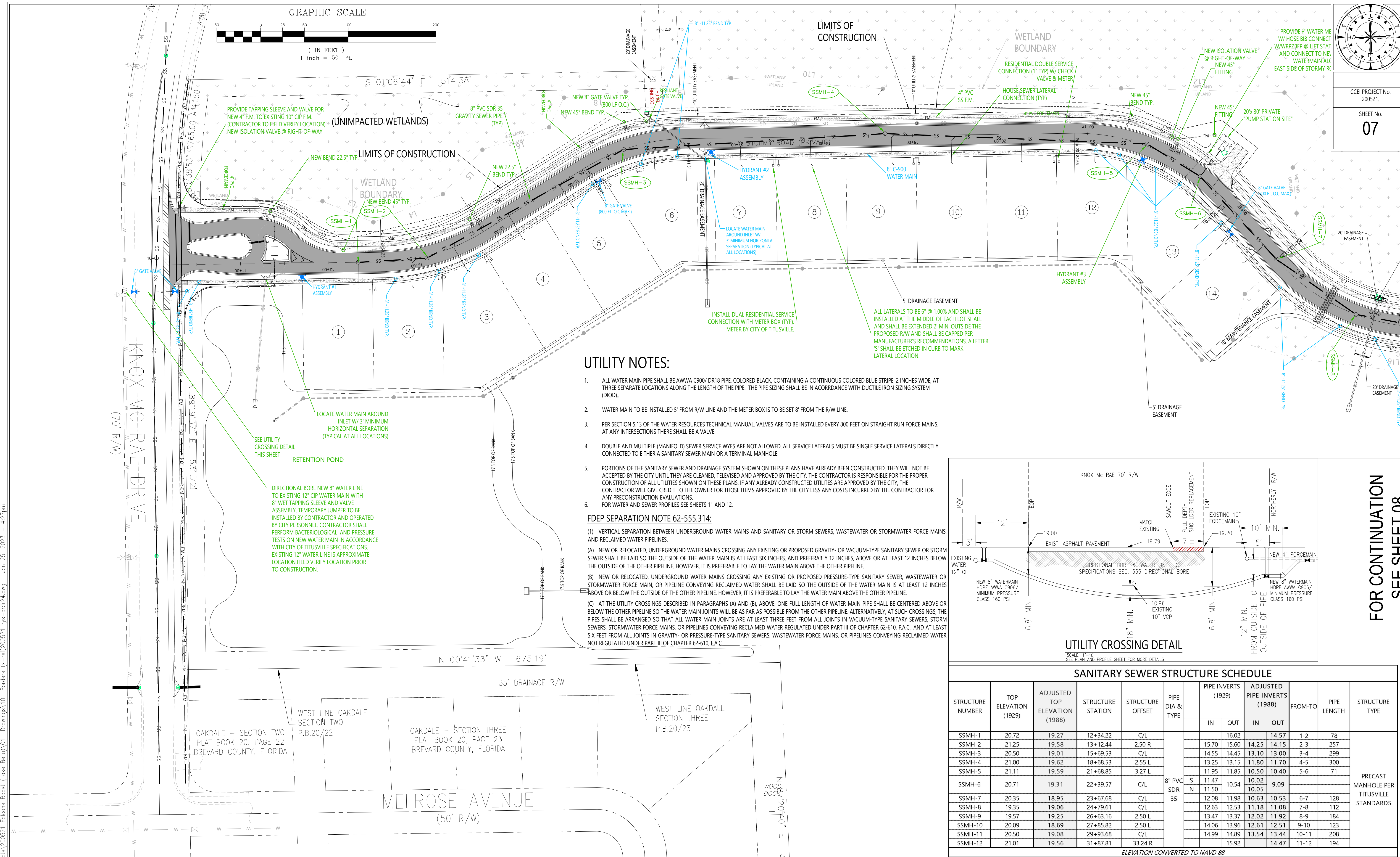
**DRIVEWAY/ PUMP STATION SITE LAYOUT PLAN**

FOR CONTINUATION SEE SHEET 05

FILE PATH: \\CCEI\Projects\200521\_Falcons Roost (Lake Bella)\01\_Drawings\10\_Borders (x-ref)\200521\_05-bdr24.dwg Jan 25, 2023 - 4:10pm

		<b>CONSULTING CIVIL ENGINEERS, INC.</b> 3650 BOBBI LANE SUITE 119 TITUSVILLE, FLORIDA 32780 PH. (321) 269-9930 INFO@CCEI.COM CERT. AUTH. NO. 00007522	<b>CLIENT:</b> A F A B BUSINESS GROUP INC. 4700 OLD COLONY ROAD NEW SMYRNA, FL. 32168	<b>PROJECT NAME:</b> <b>FALCON'S ROOST AT LAKE BELLA</b>	<b>DRAWING TITLE:</b> SITE AND GEOMETRY PLAN (SHEET 2 OF 2)	<b>REVISION TABLE</b>	ZOEHR S. CHEHAYEB, P.E. #38577 DATE: _____ DESIGNED BY: ZSC DRAWN BY: PIT											
						<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01-12-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-14-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>04-09-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>11-01-22</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-12-23</td> <td>SGH</td> <td>ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY</td> </tr> </tbody> </table>		DATE	BY	DESCRIPTION	01-12-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	01-14-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	04-09-21	SGH
DATE	BY	DESCRIPTION																
01-12-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS																
01-14-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS																
04-09-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS																
11-01-22	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS																
01-12-23	SGH	ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY																

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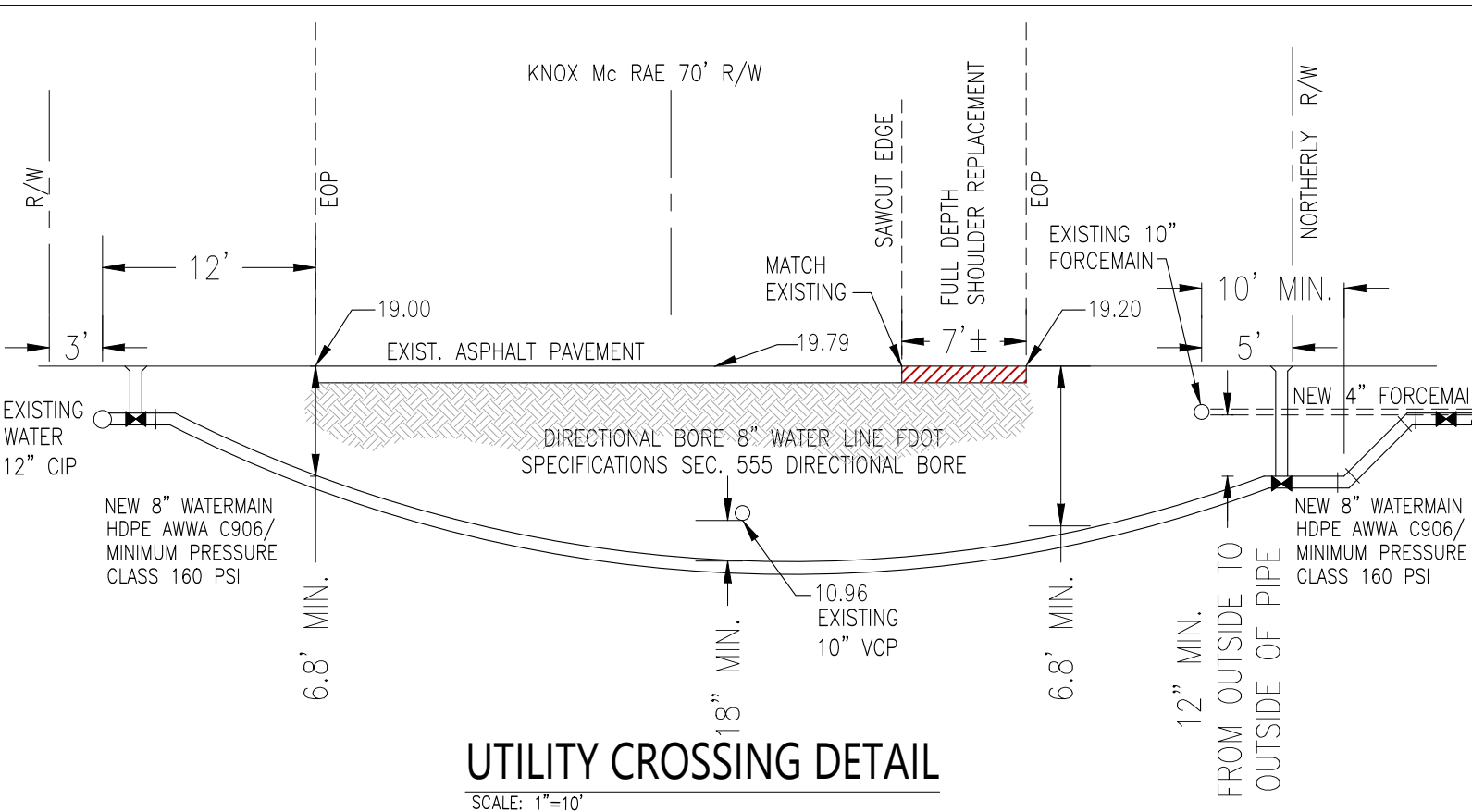
FILE PATH: \\C:\Users\jccel\Projects\200521 - Falcon's Roost (Lake Bella)\01 - Drawings\10 - Borders (x-ref)\200521 - rps-bor24.dwg Jan 25, 2023 - 4:27pm

**UTILITY NOTES:**

- ALL WATER MAIN PIPE SHALL BE AWWA C900/DR18 PIPE, COLORED BLACK, CONTAINING A CONTINUOUS COLORED BLUE STRIPE, 2 INCHES WIDE, AT THREE SEPARATE LOCATIONS ALONG THE LENGTH OF THE PIPE. THE PIPE SIZING SHALL BE IN ACCORDANCE WITH DUCTILE IRON SIZING SYSTEM (DID).
- WATER MAIN TO BE INSTALLED 5' FROM R/W LINE AND THE METER BOX IS TO BE SET 8' FROM THE R/W LINE.
- PER SECTION 5.13 OF THE WATER RESOURCES TECHNICAL MANUAL VALVES ARE TO BE INSTALLED EVERY 800 FEET ON STRAIGHT RUN FORCE MAINS. AT ANY INTERSECTIONS THERE SHALL BE A VALVE.
- DOUBLE AND MULTIPLE (MANIFOLD) SEWER SERVICE WYES ARE NOT ALLOWED. ALL SERVICE LATERALS MUST BE SINGLE SERVICE LATERALS DIRECTLY CONNECTED TO EITHER A SANITARY SEWER MAIN OR A TERMINAL MANHOLE.
- PORTIONS OF THE SANITARY SEWER AND DRAINAGE SYSTEM SHOWN ON THESE PLANS HAVE ALREADY BEEN CONSTRUCTED. THEY WILL NOT BE ACCEPTED BY THE CITY UNTIL THEY ARE CLEANED, TELEVIEWED AND APPROVED BY THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER CONSTRUCTION OF ALL UTILITIES SHOWN ON THESE PLANS. IF ANY ALREADY CONSTRUCTED UTILITIES ARE APPROVED BY THE CITY, THE CONTRACTOR WILL GIVE CREDIT TO THE OWNER FOR THOSE ITEMS APPROVED BY THE CITY LESS ANY COSTS INCURRED BY THE CONTRACTOR FOR ANY PRECONSTRUCTION EVALUATIONS.
- FOR WATER AND SEWER PROFILES SEE SHEETS 11 AND 12.

**FDEP SEPARATION NOTE 62-555.314:**

- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



**SANITARY SEWER STRUCTURE SCHEDULE**

STRUCTURE NUMBER	TOP ELEVATION (1929)	ADJUSTED TOP ELEVATION (1988)	STRUCTURE STATION	STRUCTURE OFFSET	PIPE DIA & TYPE	PIPE INVERTS (1929)		ADJUSTED PIPE INVERTS (1988)		FROM-TO	PIPE LENGTH	STRUCTURE TYPE
						IN	OUT	IN	OUT			
SSMH-1	20.72	19.27	12+34.22	C/L	8" PVC SDR 35		16.02	14.57	1-2	78	PRECAST MANHOLE PER TITUSVILLE STANDARDS	
SSMH-2	21.25	19.58	13+12.44	2.50 R		15.70	15.60	14.25	14.15	2-3		257
SSMH-3	20.50	19.01	15+69.53	C/L		14.55	14.45	13.10	13.00	3-4		299
SSMH-4	21.00	19.62	18+68.53	2.55 L		13.25	13.15	11.80	11.70	4-5		300
SSMH-5	21.11	19.59	21+68.85	3.27 L		11.95	11.85	10.50	10.40	5-6		71
SSMH-6	20.71	19.31	22+39.57	C/L		11.47	11.50	10.02	9.09			
SSMH-7	20.35	18.95	23+67.68	C/L		12.08	11.98	10.63	10.53	6-7		128
SSMH-8	19.35	19.06	24+79.61	C/L		12.63	12.53	11.18	11.08	7-8		112
SSMH-9	19.57	19.25	26+63.16	2.50 L		13.47	13.37	12.02	11.92	8-9		184
SSMH-10	20.09	18.69	27+85.82	2.50 L		14.06	13.96	12.61	12.51	9-10		123
SSMH-11	20.50	19.08	29+93.68	C/L		14.99	14.89	13.54	13.44	10-11		208
SSMH-12	21.01	19.56	31+87.81	33.24 R		15.92	14.47	11-12	194			

*ELEVATION CONVERTED TO NAVD 88*



**CONSULTING CIVIL ENGINEERS, INC.**  
 3650 BOBBI LANE SUITE 119  
 TITUSVILLE, FLORIDA 32780  
 PH.(321) 269-9930 INFO@CCEI.COM  
 CERT. AUTH. NO. 00007522

**CLIENT:**  
 A F A B BUSINESS GROUP INC.  
 4700 OLD COLONY ROAD  
 NEW SMYRNA, FL. 32168

**PROJECT NAME:**  
**FALCON'S ROOST AT LAKE BELLA**

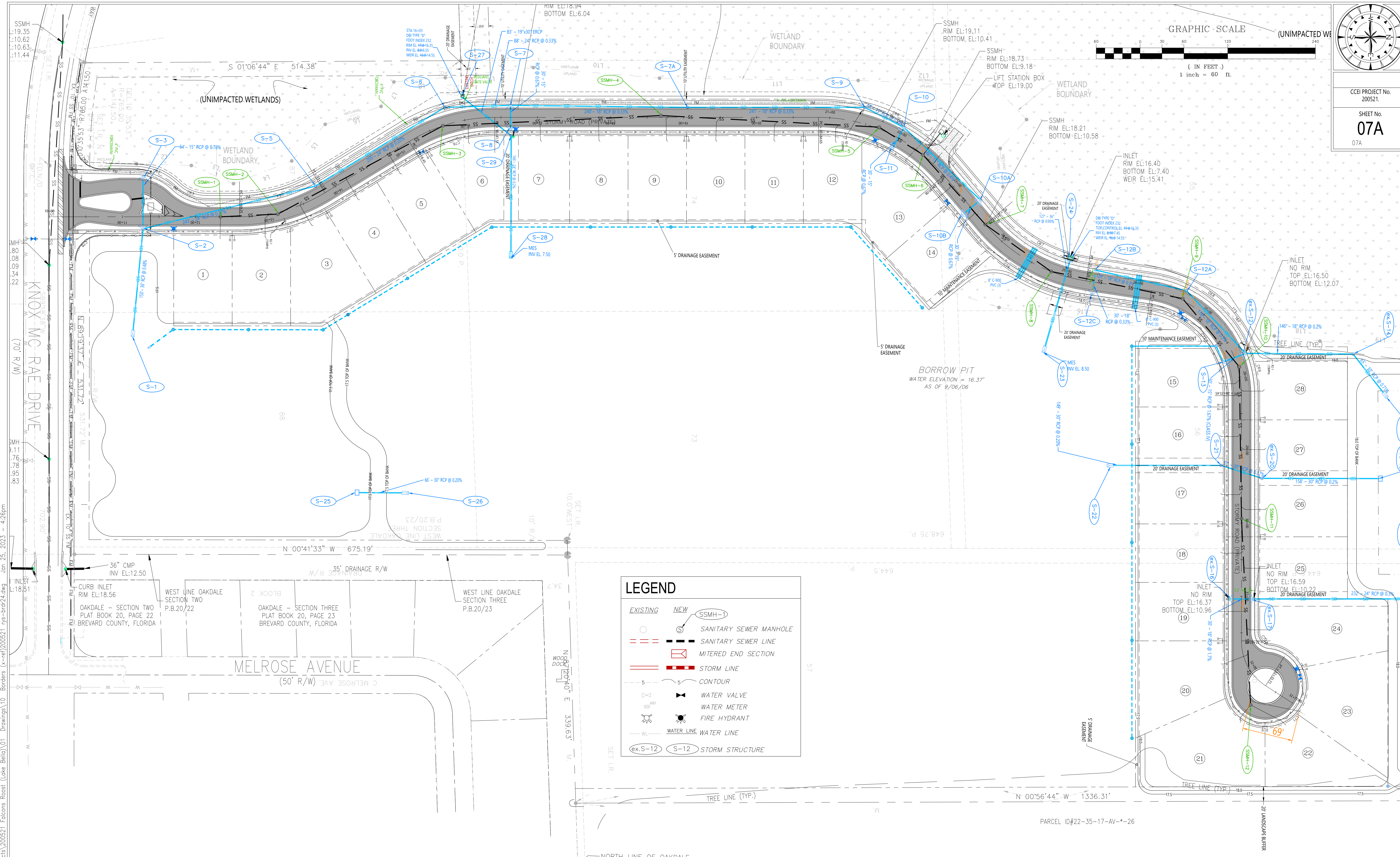
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**UTILITY PLAN (SHEET 1 OF 2)**

REVISION DATE	BY	DESCRIPTION
01-12-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS
01-14-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS
01-09-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS
12-02-22	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS
01-12-23	SGH	ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY

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ZOEHR S. CHEHAYEB, PE #38577  
 DATE: DESIGNED BY: ZSC DRAWN BY: PT

FOR CONTINUATION SEE SHEET 08



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 CERT. AUTH. NO. 00007522

CLIENT:  
**A F A B BUSINESS GROUP INC.**  
 4700 OLD COLONY ROAD  
 NEW SMYRNA, FL. 32168

PROJECT NAME:  
**FALCON'S ROOST  
 AT LAKE BELLA**

DRAWING TITLE:  
**OVERALL UTILITY PLAN**

REVISION TABLE		DESCRIPTION
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01-12-23	SGH	ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY

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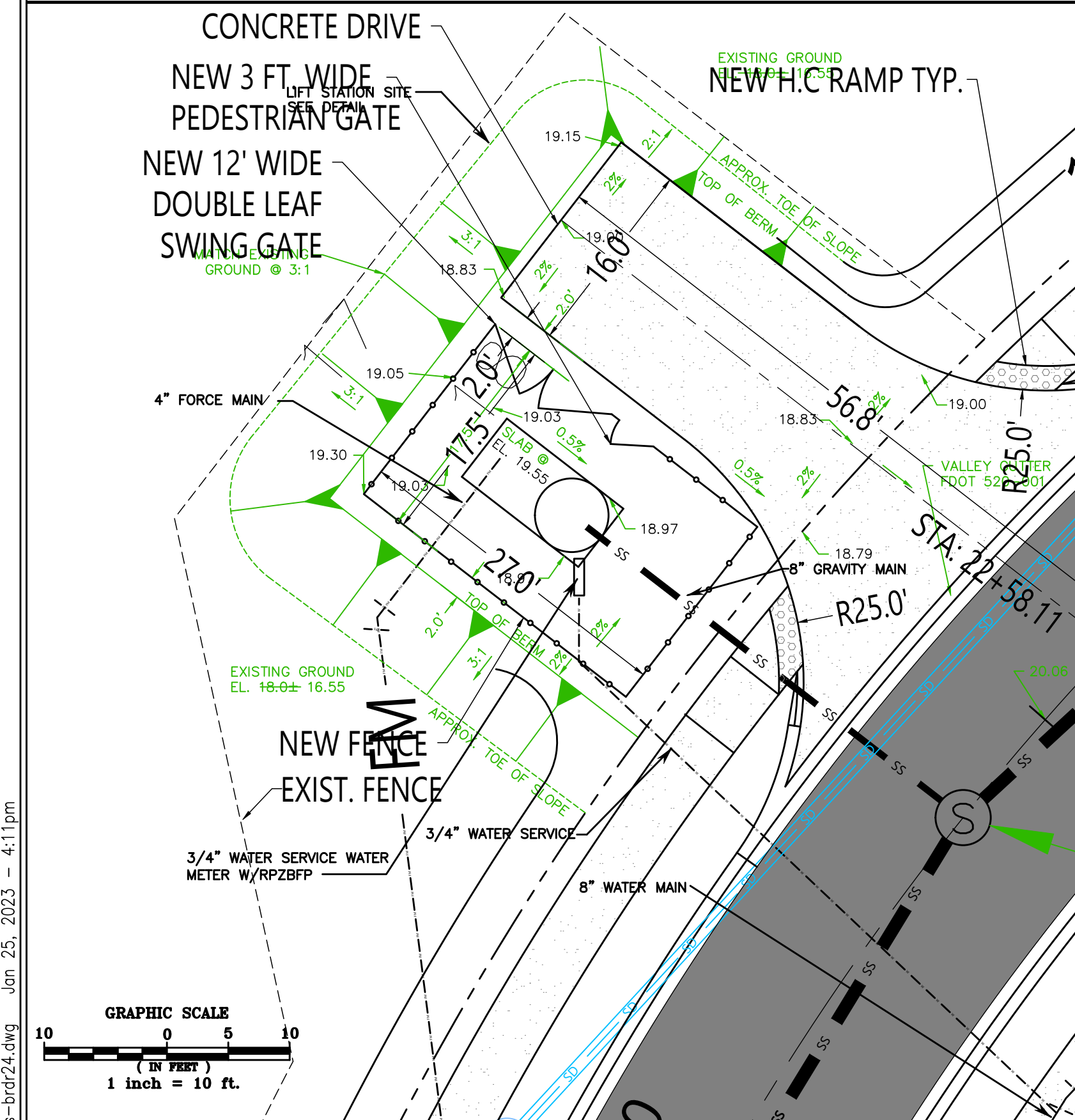
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 DESIGNED BY: ZSC  
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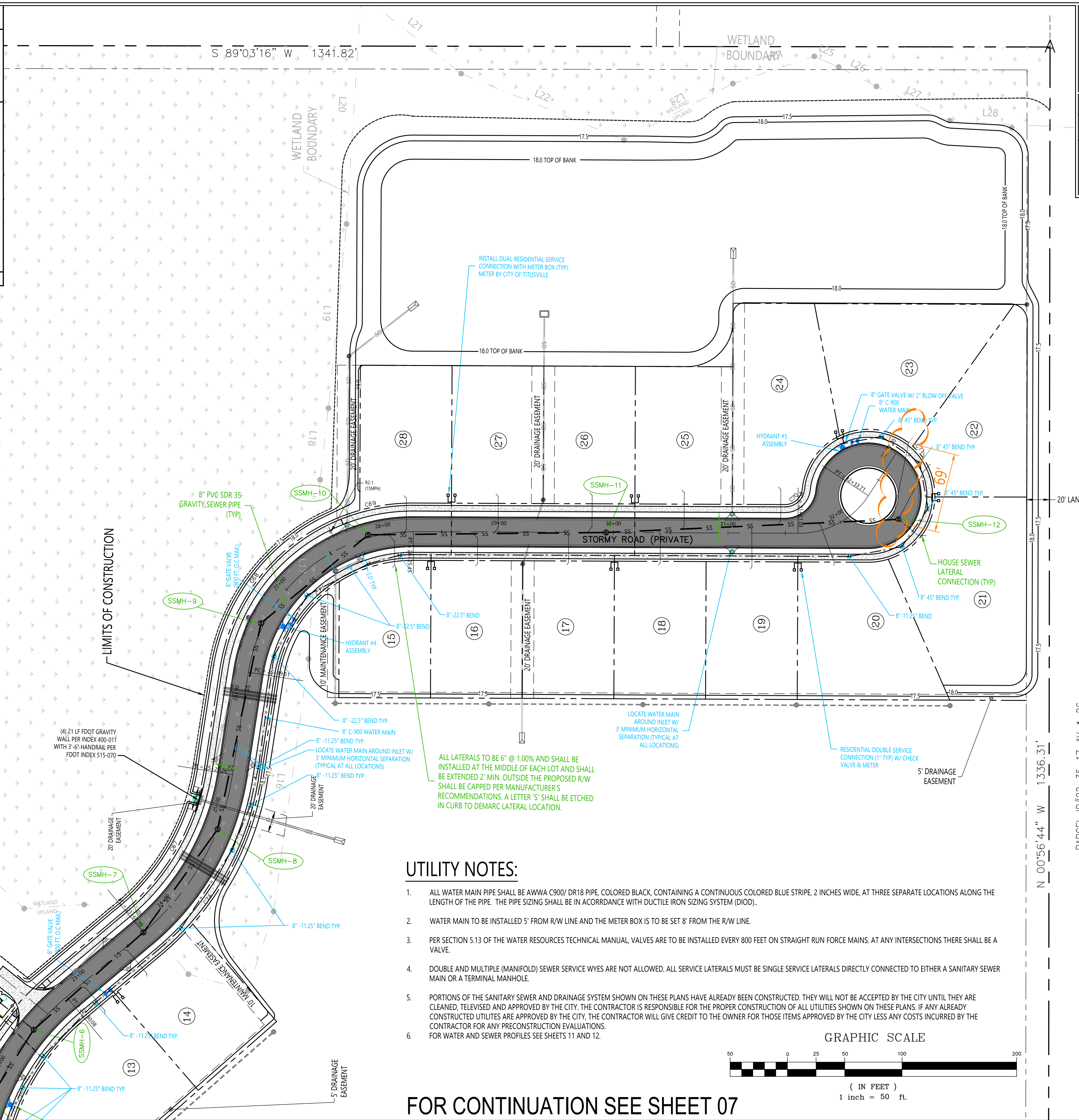
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ELEVATION CONVERTED TO NAVD 88



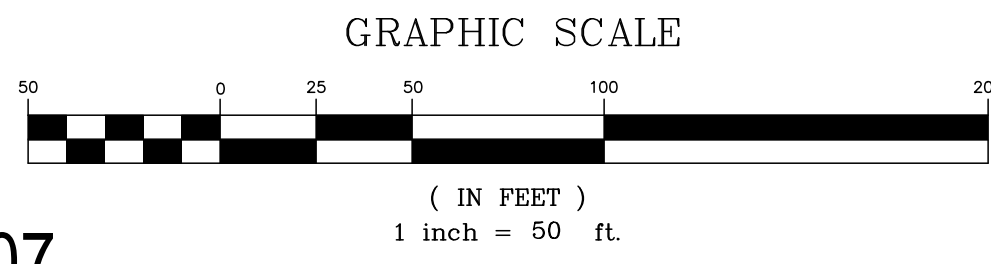
SANITARY SEWER PUMP STATION SITE LAYOUT PLAN

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UTILITY NOTES:

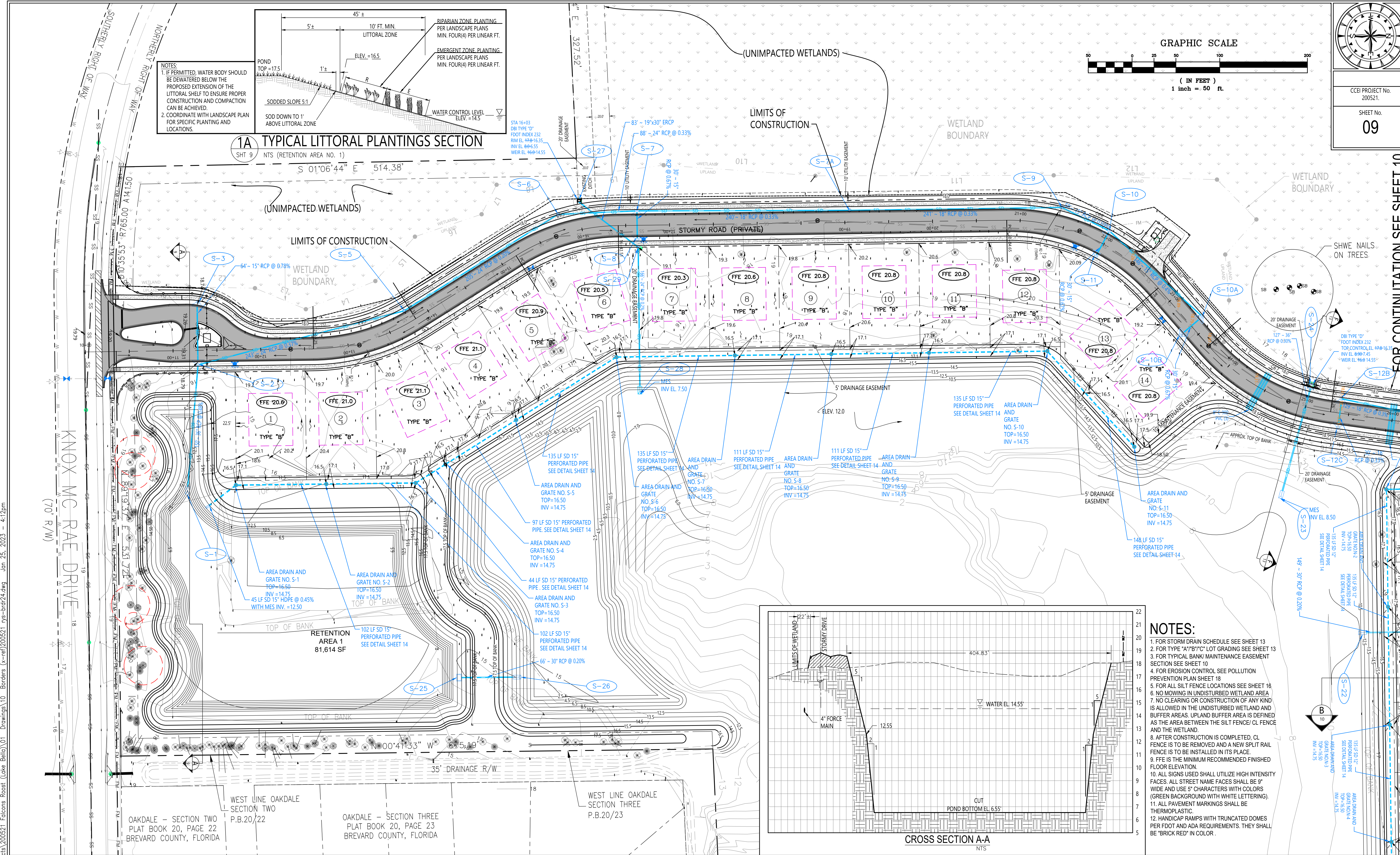
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- FOR WATER AND SEWER PROFILES SEE SHEETS 11 AND 12.



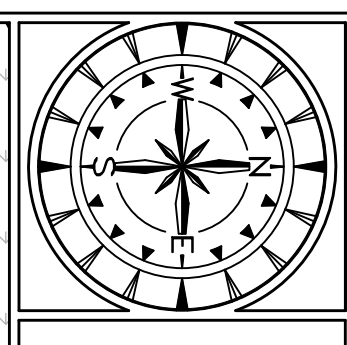
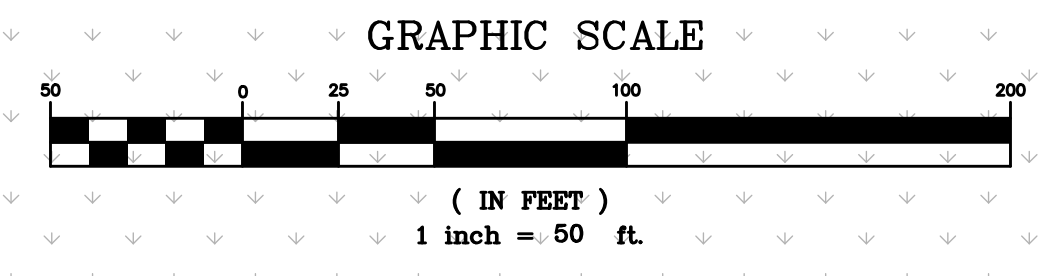
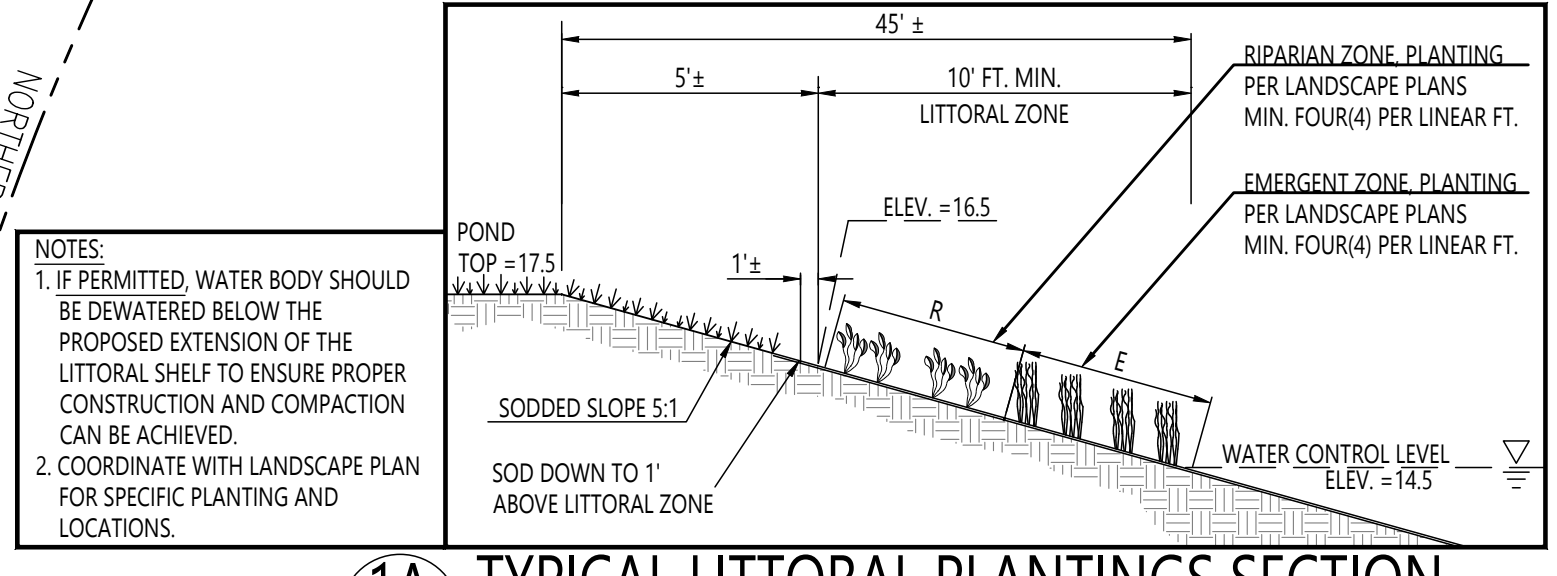
FOR CONTINUATION SEE SHEET 07

		<b>CONSULTING CIVIL ENGINEERS, INC.</b> 3650 BOBBI LANE SUITE 119 TITUSVILLE, FLORIDA 32780 PH. (321) 269-9930 INFO@CCEI.FL.COM CERT. AUTH. NO. 00007522	<b>CLIENT:</b> A F A B BUSINESS GROUP INC. 4700 OLD COLONY ROAD NEW SMYRNA, FL. 32168	<b>PROJECT NAME:</b> FALCON'S ROOST AT LAKE BELLA	<b>DRAWING TITLE:</b> UTILITY PLAN (SHEET 2 OF 2)	<b>REVISION TABLE</b>	THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ZOEHR S. CHEHAYEB, PE #38577 USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT TO BE CONSIDERED SIGNED AND SEALED AND THE SHA-1 CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	DATE: DESIGNED BY: ZSC DRAWN BY: PT										
						<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01-12-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-14-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-09-21</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>12-07-20</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-12-23</td> <td>SGH</td> <td>ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY</td> </tr> </tbody> </table>			DATE	BY	DESCRIPTION	01-12-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	01-14-21	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	01-09-21
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CCEI PROJECT No.  
200521.  
SHEET No.  
**09**

FOR CONTINUATION SEE SHEET 10

NOTES:  
1. IF PERMITTED, WATER BODY SHOULD BE DEWATERED BELOW THE PROPOSED EXTENSION OF THE LITTORAL SHELF TO ENSURE PROPER CONSTRUCTION AND COMPACTION CAN BE ACHIEVED.  
2. COORDINATE WITH LANDSCAPE PLAN FOR SPECIFIC PLANTING AND LOCATIONS.

1A TYPICAL LITTORAL PLANTINGS SECTION  
SHT 9 NTS (RETENTION AREA NO. 1)

(UNIMPACTED WETLANDS)

LIMITS OF CONSTRUCTION

WETLAND BOUNDARY

WETLAND BOUNDARY

SHW NAILS ON TREES

LIMITS OF CONSTRUCTION

WETLAND BOUNDARY

TYPE "B"

TYPE "B"

TYPE "B"

TYPE "B"

TYPE "B"

TYPE "B"

TYPE "B"

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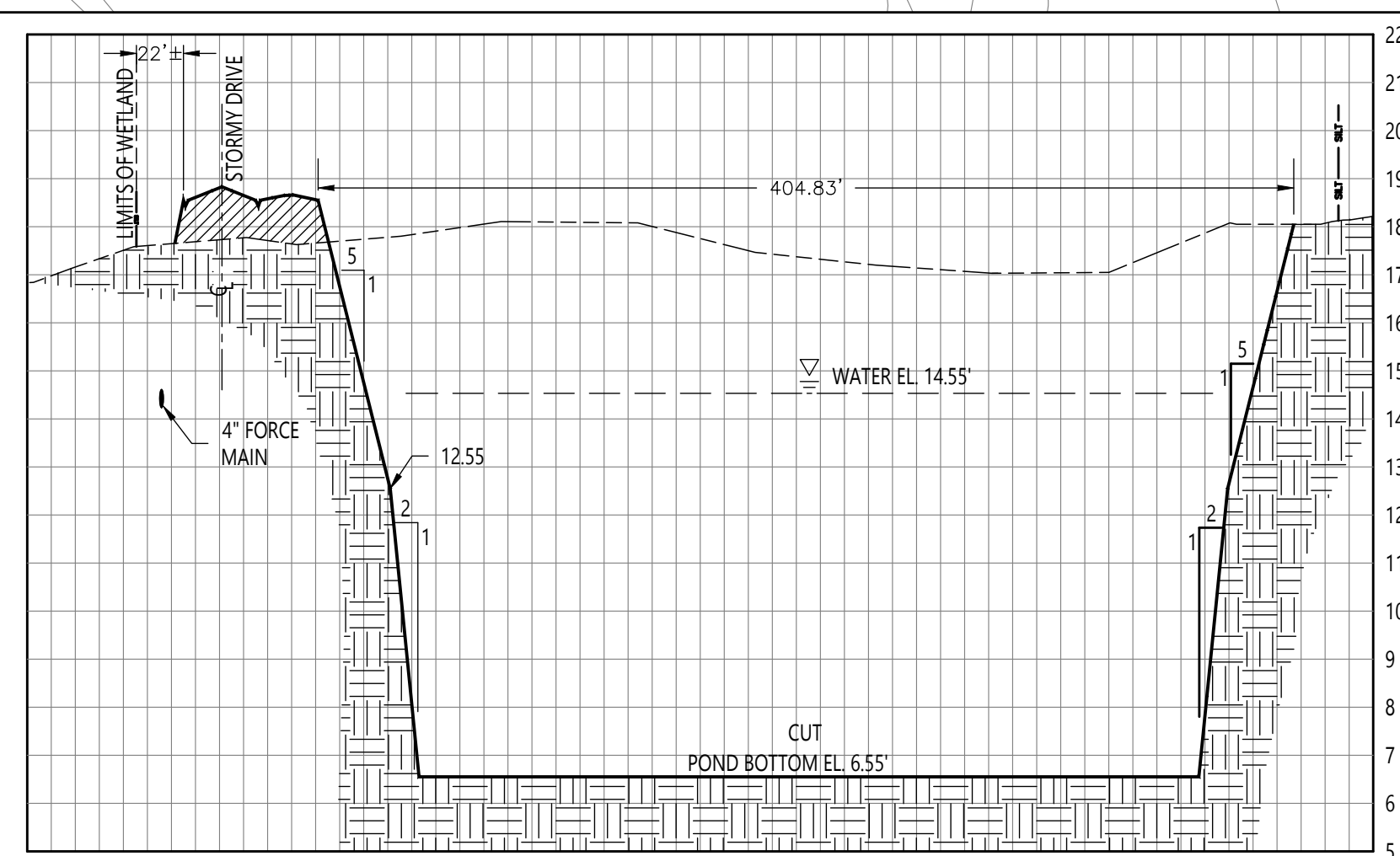
TYPE "B"

OAKDALE - SECTION TWO  
PLAT BOOK 20, PAGE 22  
BREVARD COUNTY, FLORIDA

OAKDALE - SECTION TWO  
P.B.20/22

OAKDALE - SECTION THREE  
PLAT BOOK 20, PAGE 23  
BREVARD COUNTY, FLORIDA

OAKDALE - SECTION THREE  
P.B.20/23



CROSS SECTION A-A  
NTS

- NOTES:**
- FOR STORM DRAIN SCHEDULE SEE SHEET 13
  - FOR TYPE "A"/"B"/"C" LOT GRADING SEE SHEET 13
  - FOR TYPICAL BANK MAINTENANCE EASEMENT SECTION SEE SHEET 10
  - FOR EROSION CONTROL SEE POLLUTION PREVENTION PLAN SHEET 18
  - FOR ALL SILT FENCE LOCATIONS SEE SHEET 16
  - NO MOWING IN UNDISTURBED WETLAND AREA
  - NO CLEARING OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE UNDISTURBED WETLAND AND BUFFER AREAS. UPLAND BUFFER AREA IS DEFINED AS THE AREA BETWEEN THE SILT FENCE/CL FENCE AND THE WETLAND.
  - AFTER CONSTRUCTION IS COMPLETED, CL FENCE IS TO BE REMOVED AND A NEW SPLIT RAIL FENCE IS TO BE INSTALLED IN ITS PLACE.
  - FFE IS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION.
  - ALL SIGNS USED SHALL UTILIZE HIGH INTENSITY FACES. ALL STREET NAME FACES SHALL BE 9" WIDE AND USE 5" CHARACTERS WITH COLORS (GREEN BACKGROUND WITH WHITE LETTERING).
  - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
  - HANDICAP RAMPS WITH TRUNCATED DOMES PER FOOT AND ADA REQUIREMENTS. THEY SHALL BE "BRICK RED" IN COLOR.

10

AREA DRAIN AND GRATE NO. S-1 SEE DETAIL SHEET 14

AREA DRAIN AND GRATE NO. S-2 SEE DETAIL SHEET 14

AREA DRAIN AND GRATE NO. S-3 SEE DETAIL SHEET 14

AREA DRAIN AND GRATE NO. S-4 SEE DETAIL SHEET 14

AREA DRAIN AND GRATE NO. S-5 SEE DETAIL SHEET 14

AREA DRAIN AND GRATE NO. S-6 SEE DETAIL SHEET 14



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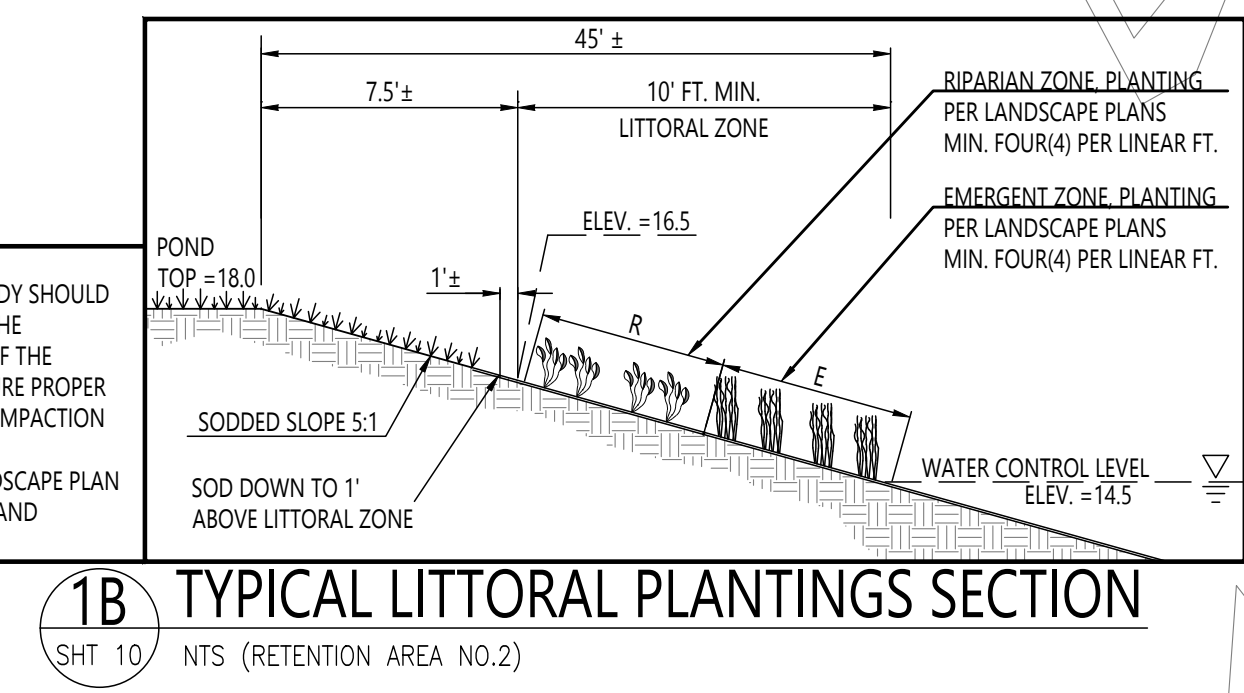
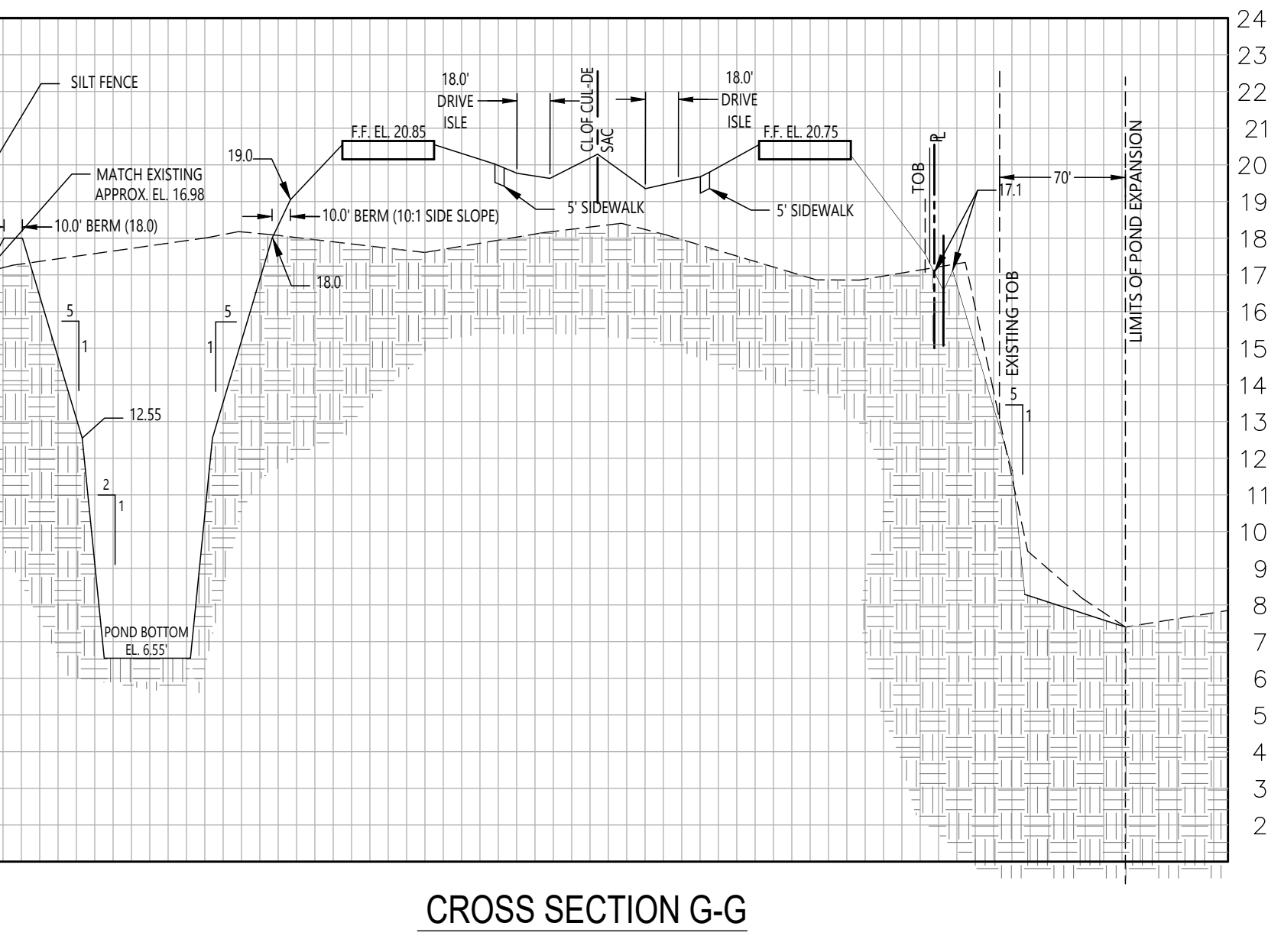
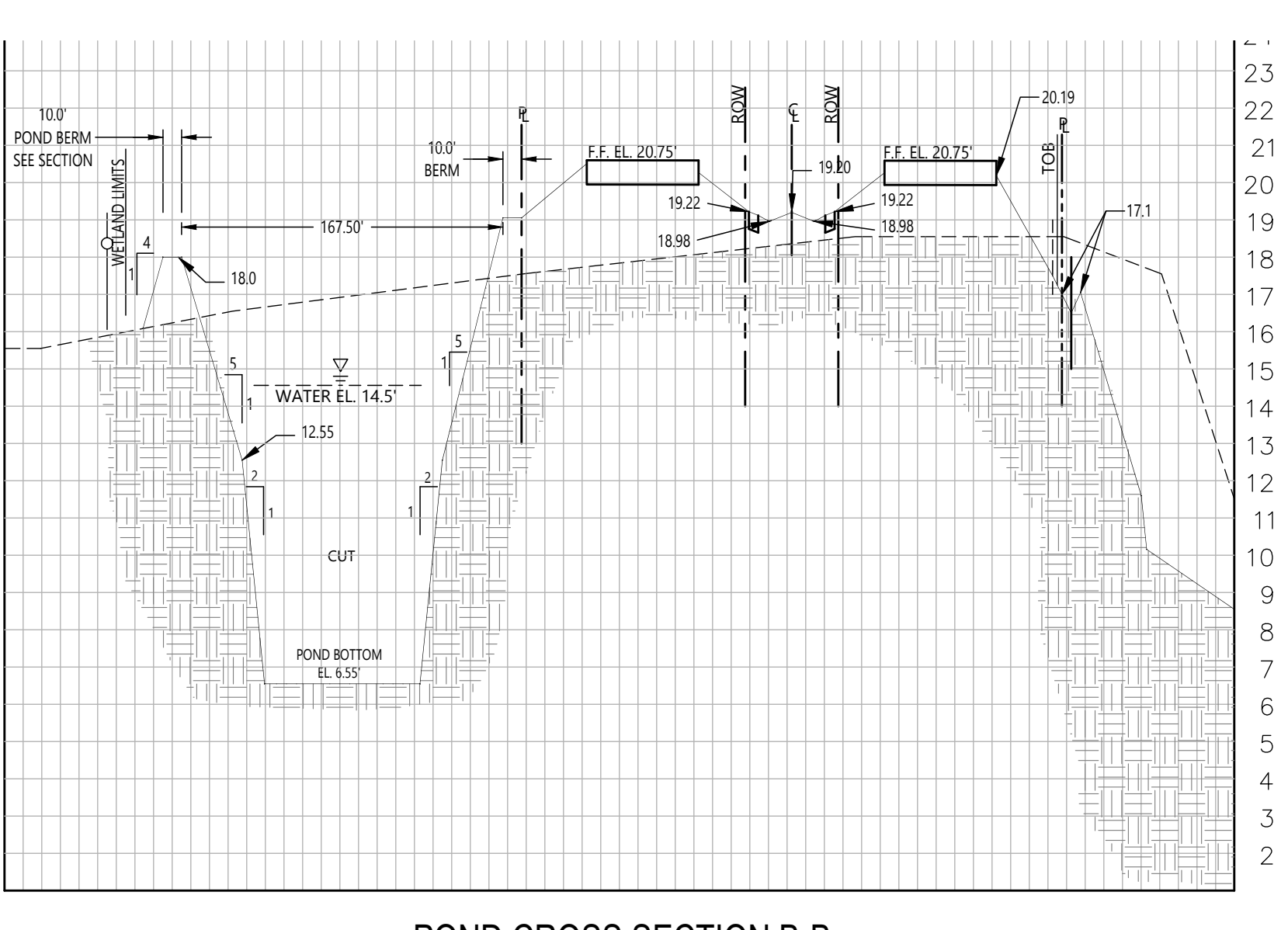
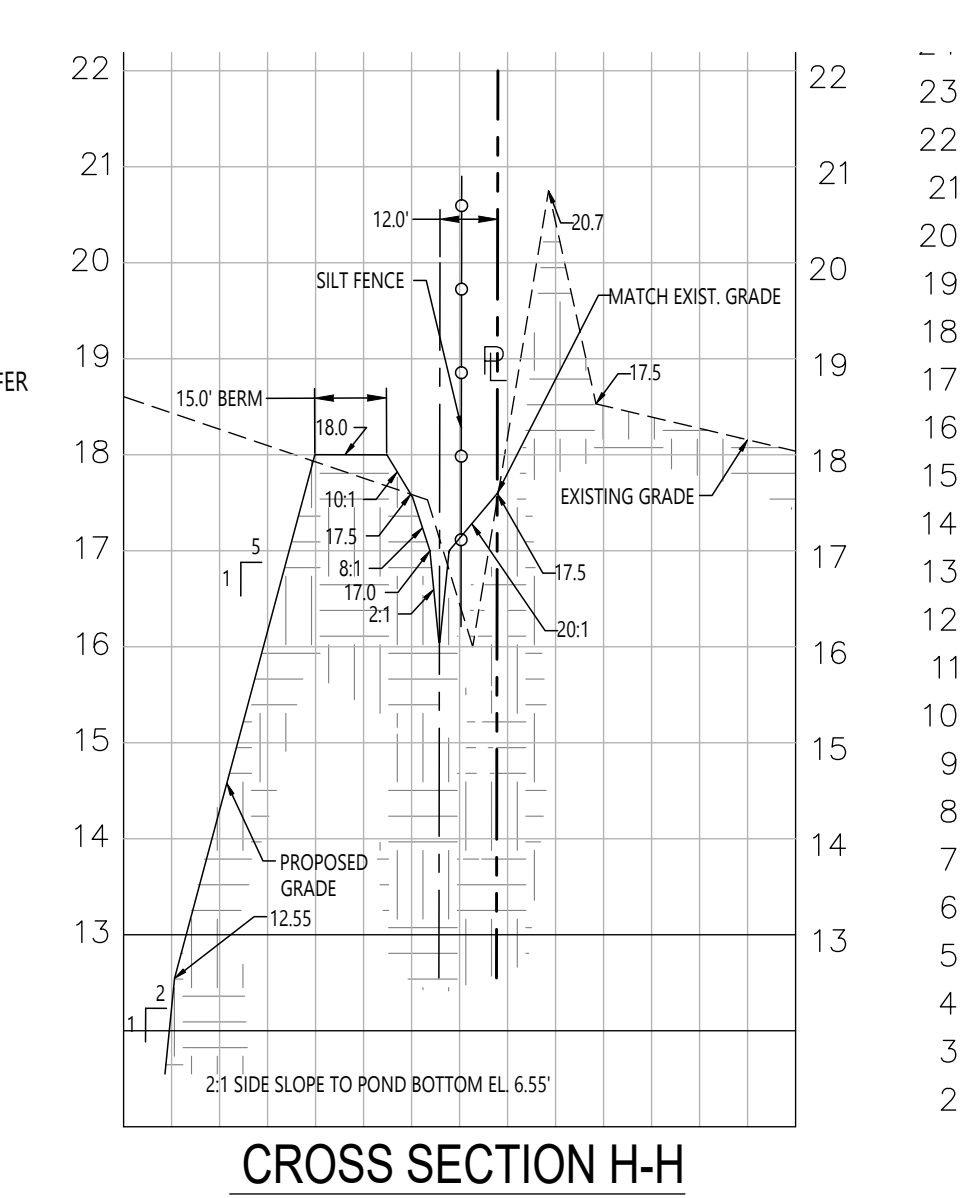
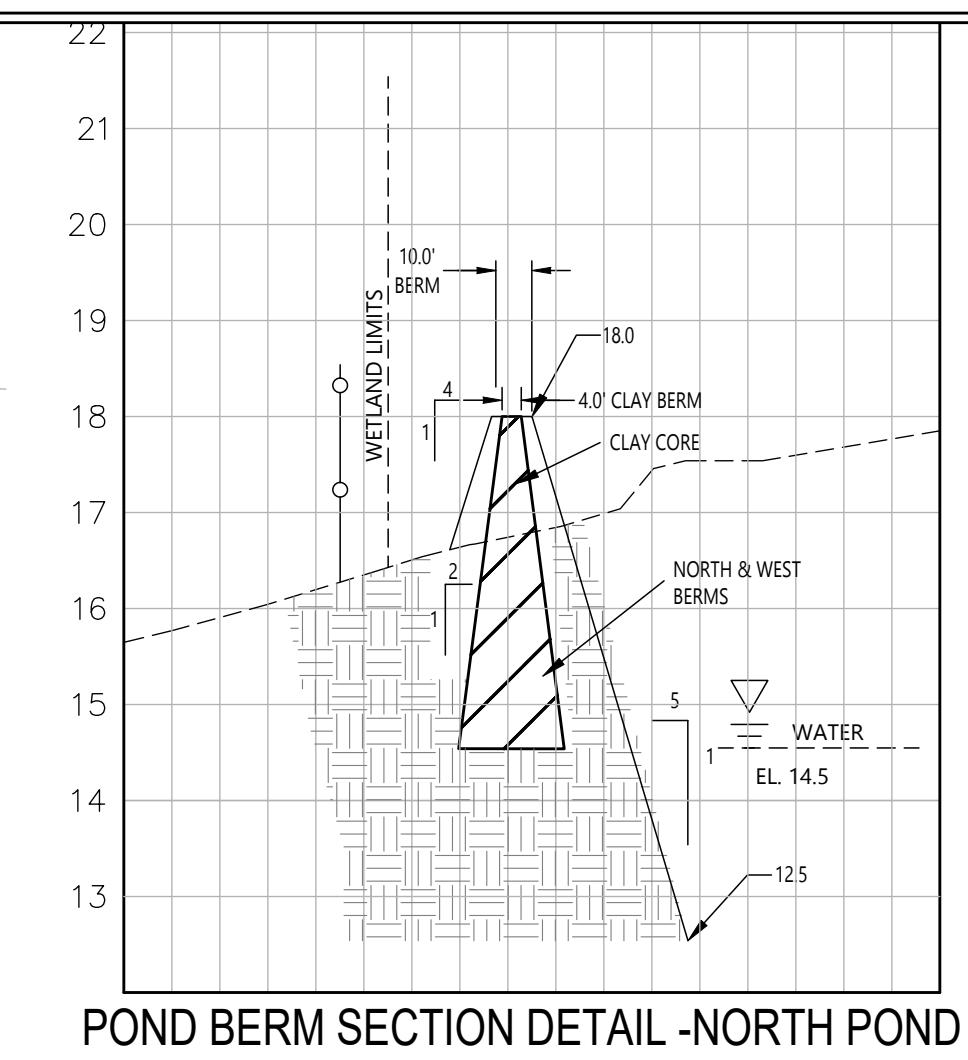
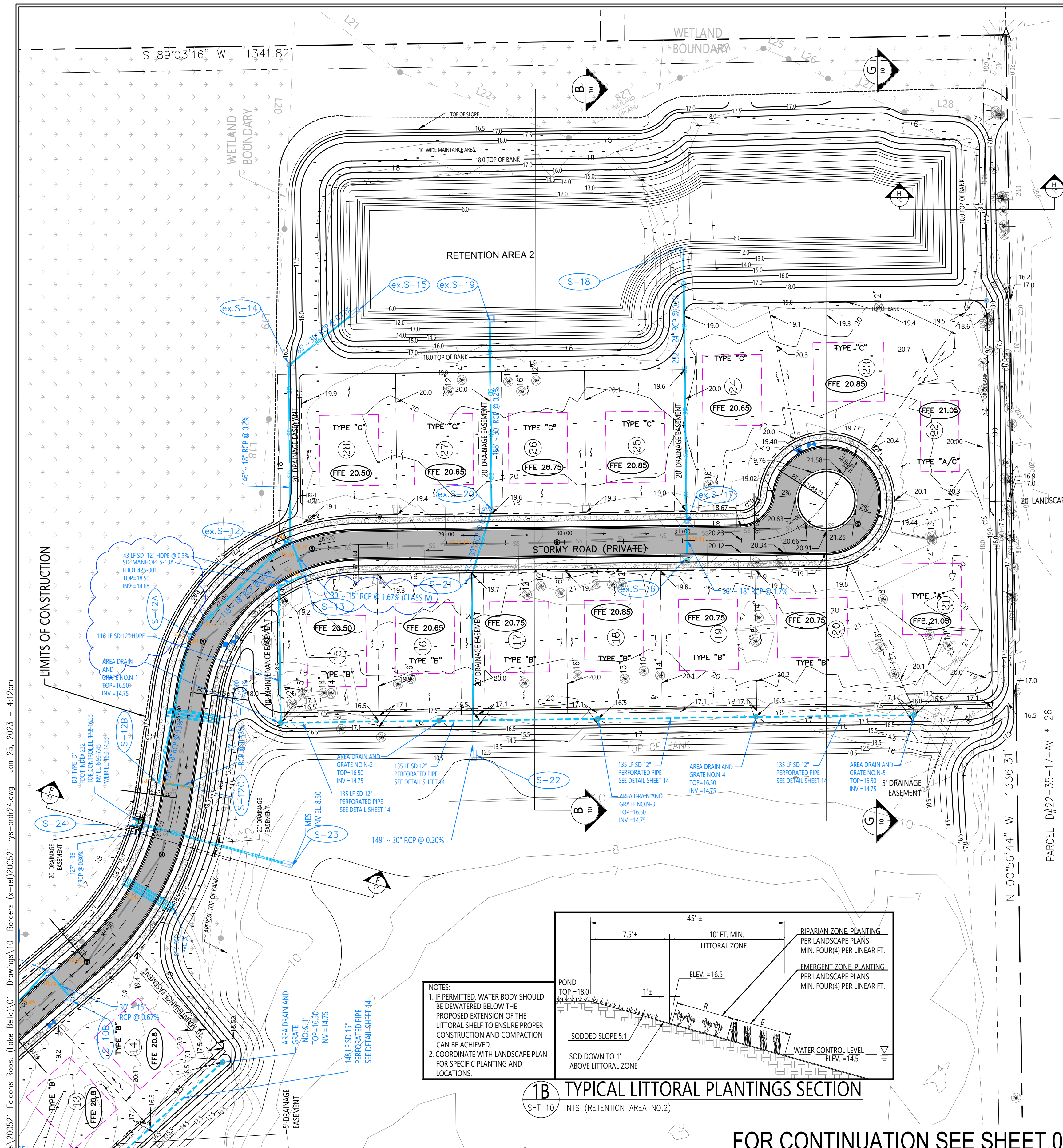
PROJECT NAME:  
**FALCON'S ROOST AT LAKE BELLA**

DRAWING TITLE:  
**PAVING, GRADING & DRAINAGE PLAN (SHEET 1 OF 2)**

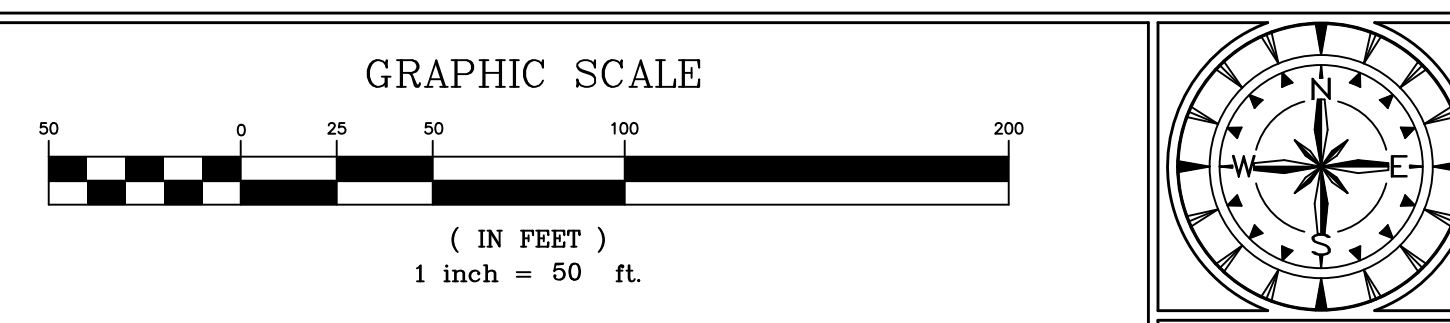
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DATE: \_\_\_\_\_  
DESIGNED BY: ZSC  
DRAWN BY: PIT

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  - NO MOWING IN UNDISTURBED WETLAND AREA
  - NO CLEARING OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE UNDISTURBED WETLAND AND BUFFER AREAS. UPLAND BUFFER AREA IS DEFINED AS THE AREA BETWEEN THE SILT FENCE/ CL FENCE AND THE WETLAND.
  - AFTER CONSTRUCTION IS COMPLETED, CL FENCE IS TO BE REMOVED AND A NEW SPLIT RAIL FENCE IS TO BE INSTALLED IN ITS PLACE.
  - FFE IS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION.
  - ALL SIGNS USED SHALL UTILIZE HIGH INTENSITY FACES. ALL STREET NAME FACES SHALL BE 9" WIDE AND USE 5" CHARACTERS WITH COLORS (GREEN BACKGROUND WITH WHITE LETTERING).
  - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
  - HANDICAP RAMPS WITH TRUNCATED DOMES PER FOOT AND ADA REQUIREMENTS. THEY SHALL BE "BRICK RED" IN COLOR.
  - STRUCTURES DENOTED AS (ex. S-12) ARE EXISTING STRUCTURES TO BE VERIFIED IN THE FIELD.



CCEI PROJECT No.  
200521.  
SHEET No.  
**10**

FOR CONTINUATION SEE SHEET 09

		<b>CONSULTING CIVIL ENGINEERS, INC.</b> 3650 BOBBI LANE SUITE 119 TITUSVILLE, FLORIDA 32780 PH.(321) 269-9930 INFO@CCEI.FL CERT. AUTH. NO. 00007522	<b>CLIENT:</b> A F A B BUSINESS GROUP INC. 4700 OLD COLONY ROAD NEW SMYRNA, FL. 32168	<b>PROJECT NAME:</b> <b>FALCON'S ROOST AT LAKE BELLA</b>	<b>DRAWING TITLE:</b> PAVING, GRADING & DRAINAGE PLAN (SHEET 2 OF 2)	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01-12-21</td> <td>SGH</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-14-21</td> <td>SGH</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>04-09-21</td> <td>SGH</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>12-01-22</td> <td>SGH</td> <td>SGH</td> <td>REVISED PER CITY OF TITUSVILLE COMMENTS</td> </tr> <tr> <td>01-12-23</td> <td>SGH</td> <td>SGH</td> <td>ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY</td> </tr> </tbody> </table>	REVISION	DATE	BY	DESCRIPTION	01-12-21	SGH	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	01-14-21	SGH	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	04-09-21	SGH	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	12-01-22	SGH	SGH	REVISED PER CITY OF TITUSVILLE COMMENTS	01-12-23	SGH	SGH	ADDED GEOMETRY OF LIFTSTATION AND DRIVEWAY	ZOHEIR S. CHEHAYEB, P.E. #38577  DATE: _____ DESIGNED BY: ZSC DRAWN BY: PT
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