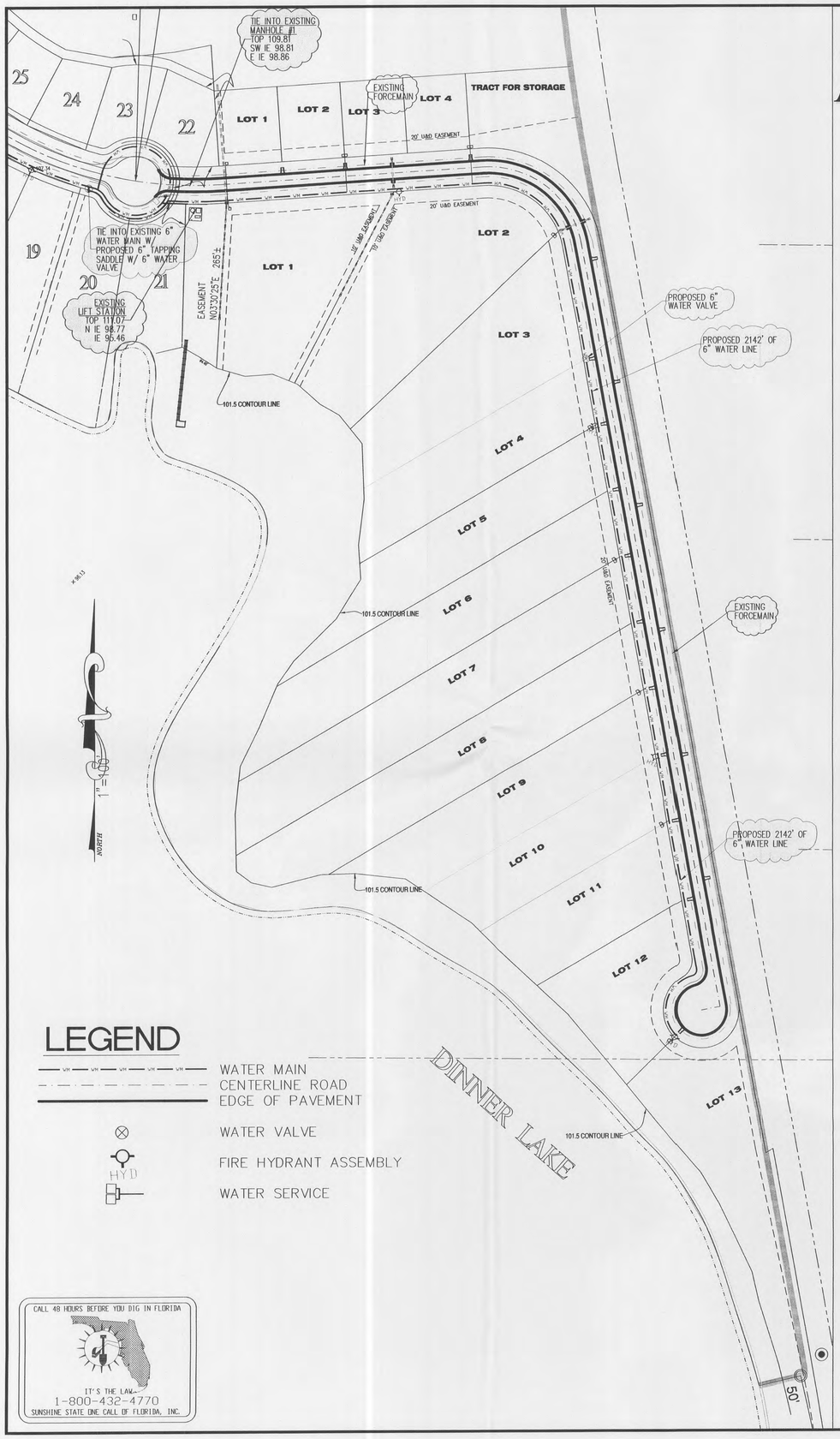
SUNSET POINTE ON DINNER LAKE SUBDIVISION PHASE II

A 13 UNIT SUBDIVISION



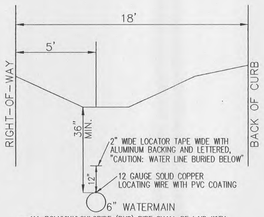
LEGEND

- WATER MAIN
- CENTERLINE ROAD
- EDGE OF PAVEMENT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE

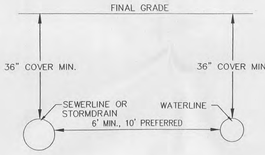
CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

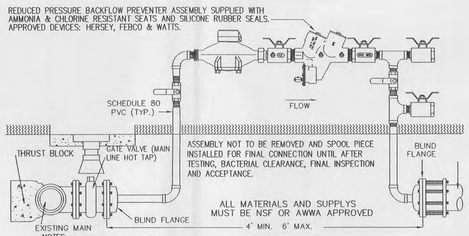
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE OF PREPARATION:	14-MAY-07
STRAP NUMBER	C 20 34 29 050 0030 0000 C 17 34 29 050 0010 0000 C 17 34 29 020 0000 1260 C 17 34 29 020 0000 1080 C 17 34 29 020 0000 1100
DEVELOPMENT:	SUNSET POINTE ON DINNER LAKE SUBDIVISION, PHASE II SEC. 17 & 20, TWP. 34S, RGE. 29E
OWNER:	DINNER LAKE GROVE LLC 4572 THORNLEA ROAD ORLANDO, FL 32817
ENGINEER:	ROGER DALE POLSTON, P.E. POLSTON ENGINEERING, INC. 2925 KENILWORTH BOULEVARD SEBRING, FL 33870 (863) 385-5564 (863) 385-2462 FAX
SURVEYOR:	GARY GERMAINE GERMAINE SURVEYING, INC. 3803 KENILWORTH BLVD. SEBRING, FL 33870 (863) 385-6856
EXISTING USE:	VACANT, GROVE
ZONING:	R1A
WATER:	CENTRAL, CITY OF SEBRING
SANITARY:	CENTRAL, CITY OF SEBRING
F.L.U. MAP DESIGNATION:	CITY OF SEBRING
PROPOSED LOTS:	17



--ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL BE LAID WITH METAL LOCATOR TAPE BURIED ONE FOOT ABOVE AND PARALLEL TO THE PIPE CENTERLINE. THE LOCATOR TAPE SHALL BE AT LEAST 2 INCHES WIDE WITH ALUMINUM BACKING AND SHALL BE LETTERED, "CAUTION: WATER LINE BURIED BELOW"
--ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL BE LAID WITH A 12 GAUGE SOLID COPPER LOCATING WIRE WITH PVC COATING BURIED ON TOP OF THE PIPE. WIRE AND INSTALLATION SHALL MEET NATIONAL ELECTRICAL CODE FEDERAL SPECIFICATION J-C-308.

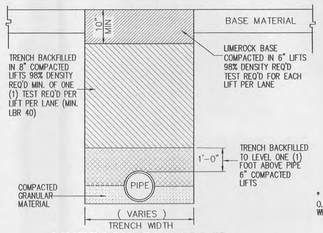




NOTES:
1. FINAL CONNECTION TO BE WITNESSED BY CITY OF SEBRING UTILITIES DEPT.
2. BLIND FLANGES TO BE PROPERLY RESTRAINED.
6. BACKFLOW ASSEMBLY REQUIRES INITIAL CERTIFICATION BY CITY OF SEBRING UTILITIES DEPARTMENT PERSONNEL.

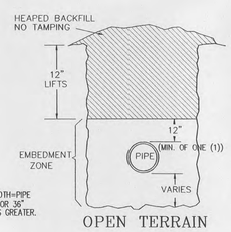
CONNECTION TO EXISTING WATER MAIN

GAP CONFIGURATION FOR TESTING



LIMEROCK DRIVEWAY

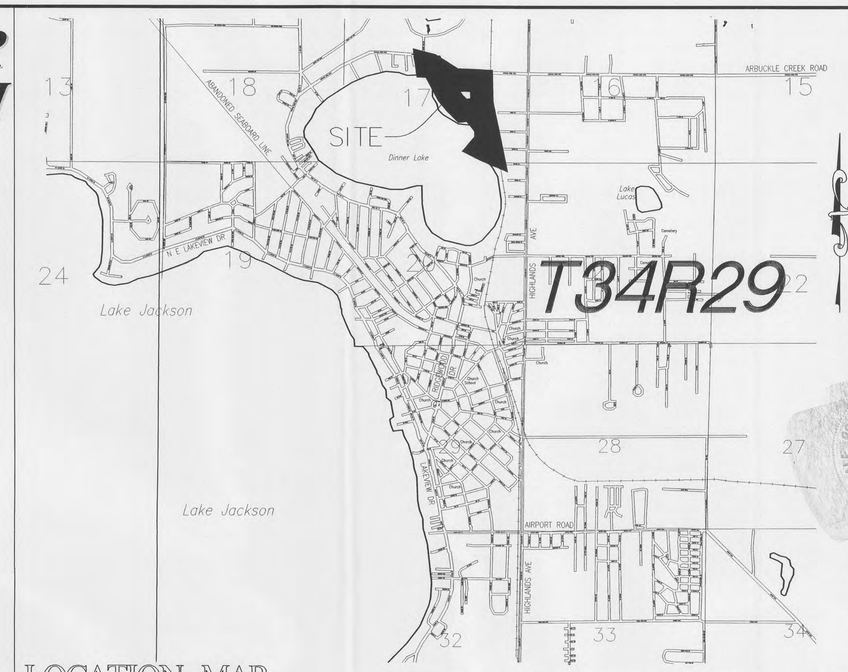
NOTES:
1) ALL PROCTOR AND DENSITY TESTS SHALL BE TAKEN BY A CERTIFIED LABORATORY
2) ALL TESTS SHALL BE COMPLETED AND MEET MINIMUM DENSITY REQUIREMENTS PRIOR TO ADDITIONAL BACK-FILLING



* TRENCH WIDTH=PIPE O.D.+ 0'-8" OR 36" WHICHEVER IS GREATER.

OPEN TERRAIN

BACKFILL-LIMEROCK DRIVEWAY AND OPEN TERRAIN



LOCATION MAP

PROJECT LOCATED WITHIN SECTION 17 & 20, TOWNSHIP 34 SOUTH, RANGE 29 EAST

NOTE TO CONTRACTOR:
-THIS PROJECT WILL INCLUDE STORM WATER AND SANITARY SEWER CROSSOVERS AND PARALLELS.
-IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER TO ACQUIRE THE PERTINENT INFORMATION FOR LOCATING THE STORM WATER DRAINAGE SYSTEM BEFORE CONSTRUCTION.
-THE CONTRACTOR IS REQUIRED TO CONTACT THE ENGINEER, IF THERE ARE ANY QUESTIONS ABOUT PLACEMENT OF, CROSSOVER REQUIREMENTS, ETC.

LEGAL DESCRIPTION:
FARMS 108, 109, AND 110, OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 29 EAST, OF DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

FARMS 126, 127, 128, 129 130, OF SECTIONS 17 AND 20, TOWNSHIP 34 SOUTH, RANGE 29 EAST, OF DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

TRACTS 1, 2, 3, AND 4, A REPLAT OF FARMS IN DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 45, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

THAT PART OF FARMS 3 AND 4, LYING WEST OF RAILROAD RIGHT OF WAY, IN SECTIONS 7 AND 20, TOWNSHIP 34 SOUTH, RANGE 29 EAST, OF DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 4.

AND

ALL THAT PORTION OF AN UNNAMED 40 FOOT WIDE STREET LYING ADJACENT TO AND WESTERLY OF LOTS 3, 4, 5, 126, 127, 128, 129, AND 130, DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMELY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

ALL OF THE UNNAMED 40 FOOT WIDE STREET LYING BETWEEN LOTS 3 AND 130, DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

ALL OF THE UNNAMED 40 FOOT WIDE STREET LYING NORTH OF AND ADJACENT TO LOT 126, DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ARBUCKLE CREEK ROAD (STATE ROAD NO. 17A) AND THE EASTERLY RIGHT OF WAY LINE OF DINNER LAKE; THENCE RUN SOUTH 84°03'25" EAST, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ARBUCKLE CREEK ROAD, 11.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 793.51 FEET AND AN INCLUDED ANGLE OF 23°44'58"; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 328.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60°18'27" EAST, STILL ALONG SAID RIGHT OF WAY, 544.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 434.26 FEET AND AN INCLUDED ANGLE OF 29°11'56"; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 221.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°30'23" EAST, 846.37 FEET TO THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID ARBUCKLE CREEK ROAD AND THE WESTERLY RIGHT OF WAY LINE OF A RAILROAD RIGHT OF WAY; THENCE SOUTH 00°42'18" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 463.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE OT THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 3869.72 FEET AND AN INCLUDED ANGLE OF 10°57'55"; THENCE SOUTHEASTERLY, ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 740.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°15'36" EAST, STILL ALONG SAID RIGHT OF WAY LINE, 1590.32 FEET; THENCE NORTH 57°59'22" EAST, 13.46 FEET; THENCE SOUTH 10°15'36" EAST, STILL ALONG SAID RIGHT OF WAY LINE, 393.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2827.40 FEET AND AN INCLUDED ANGLE OF 4°20'06"; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY, AN ARC DISTANCE OF 213.92 FEET; THENCE SOUTH 84°36'53" WEST, 13.42 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF AN UNNAMED 40 FOOT WIDE STREET AS SHOWN ON THE PLAT OF DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 5, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH HIGHLANDS WAS FORMERLY A PART AND RECORDED IN TRANSCRIPT BOOK, PAGE 3A, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE TO THE WEST; SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1404.41 FEET AND AN INCLUDED ANGLE OF 7°42'52"; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 189.09 FEET; THENCE NORTH 1°35'07"02" WEST, ALONG SAID RIGHT OF WAY, 53.46 FEET; THENCE SOUTH 76°52'58" WEST, 67.75 FEET TO A POINT ON THE SHORE LINE OF DINNER LAKE; THENCE NORTHWESTERLY, MEANDERING ALONG THE SHORE LINE OF SAID DINNER LAKE, 4000 FEET MORE OR LESS(NORTH 35°40'52" WEST, ALONG A TIE LINE, 3922.23 FEET); THENCE NORTH 05°55'32" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID DINNER LAKE, 468.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 78.53 ACRES MORE OR LESS.

LESS AND ACCEPT SUNSET POINTE ON DINNER LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 55, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

WATERLINE CROSSING TABLE

	HORIZONTAL SEPARATION	CROSSING (1)	JOINT SPACING * CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN / 3' MINIMUM / OTHER	WATER MAIN / 12" IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED / OTHER	ALTERNATE 3' MINIMUM / OTHER / WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN / 10' PREFERRED 3' MINIMUM / OTHER	WATER MAIN / 12" IS PREFERRED 6" IS THE MINIMUM / OTHER	ALTERNATE 3' MINIMUM / OTHER / WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN / 10' PREFERRED 6' MINIMUM (3) / OTHER	WATER MAIN / 12" IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED / OTHER	ALTERNATE 6" APPROX. MINIMUM / OTHER / WATER MAIN

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FEET FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT APPROVED CONSTRUCTION DRAWINGS

SEP 19 2007

RECEIVED AND DATED

Southwest Florida Water Management District

SUNSET POINTE ON DINNER LAKE SUBDIVISION, PHASE II — WATER LAYOUT

SCALE	SHEET	WORK ORDER #	APPROVED BY
1"=100'	6 OF 10	06011	

DATE	REMARK	DR	CH
17-SEP-07	SOIL BORING LOCATIONS ADDED	MLW	
04-SEP-07	SWFWMD REVISIONS	MLW	
14-MAY-07	INITIAL SUBMITTAL	MLW	

POLSTON ENGINEERING, INC.
2925 KENILWORTH BLVD. P.O. BOX 588
SEBRING, FLORIDA 33871-0588
863-385-5564

PROFESSIONAL ENGINEERS
BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER: 5684
PROFESSIONAL ENGINEER: ROGER DALE POLSTON P.E. NUMBER: 33222
PROFESSIONAL ENGINEER: MARVIN LUTHER WOLFE P.E. NUMBER: 46030