



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8915

June 21, 2019

Regulatory Division
West Branch
Tampa Permits Section

PUBLIC NOTICE

Permit Application Number SAJ-2018-03108 (SP-CSH)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: City of Leesburg
Attn: DC Maudlin
550 S 14th Street
Leesburg, FL 34748

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Lake Harris. The project site is located at 109 E Dixie Avenue, in Section 26, Township 19 South, Range 24 East, Leesburg, Lake County, Florida.

Directions to the site are as follows: From US 441/North Blvd W, go south on W Dixie Ave approximately 1.5 miles. The entrance to Venetian Gardens is on the left.

APPROXIMATE CENTRAL COORDINATES: Latitude 28.805705°N
Longitude 81.874822°W

PROJECT PURPOSE:

Basic: The basic project purpose is recreation and water access.

Overall: The overall project purpose is to provide public docking access for the residents of Leesburg with access to the Ski Beach Bar and Grill, Leesburg Boat Club and Venetian Gardens Park.

EXISTING CONDITIONS: The wetland system consists of the surface waters of Venetian Cove / Lake Harris. Lake Harris is a large freshwater lake, approximately 13,788 acres in size and receives inflow at its southwestern shore from the Palatka River which originates from the Clermont Chain of Lakes to the south. The onsite vegetation consists of pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria*

latifolia), white water lily (*Nymphaea alba*), maidencane (*Panicum hemitomen*), torpedo grass (*Panicum repens*), and Pennywort (*Hydrocotyle umbellata*).

PROPOSED WORK: The applicant seeks authorization to remove an existing wooden dock and construct a new 44-slip docking facility for use by members of the Leesburg Boat Club and the general public. The dock is proposed as part of the overall development of the Ski Beach Bar & Grill Restaurant – Floating Dock Facility. The proposed dock would be constructed parallel to the shoreline of Venetian Cove/Lake Harris extending from Ski Beach Bar & Grill to the Leesburg Boat Club. The proposed 7,879-square-foot docking facility provides four access points from the uplands consisting of fixed piers connected to floating gangways leading to the 545-foot long floating dock with 22 finger piers.

A stormwater outfall pipe is proposed to be installed between the new Ski Beach Bar & Grill Restaurant and the existing Leesburg Boat Club resulting in approximately 0.013 acres of temporary wetland impacts.

Further, the applicant seeks after-the-fact authorization for the construction of a wooden deck extending over Lake Harris by 216-square-feet.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Aquatic vegetation that falls within the access corridors / mooring areas of the docking facility will be permitted for removal by the FWC prior to the construction of the docking facility. The site plan has been designed to limit construction, as much as possible, to areas with no or minimal vegetation. The applicant will restrict dock construction, and the mooring and maneuvering of boats, to those areas that have been permitted to be maintained clear by the FWC in the Invasive Plant Management Permit to be issued for this project. No boat mooring will be allowed along the fixed piers or gangways. Rope barriers and signage, as well as nearby aquatic vegetation, will deter access. Additional signage will be placed at the ends of the mooring docks to prevent mooring in excess of the 44 slips proposed.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required:

The current site plan does include minor impacts to the surface waters of Lake Harris, however the proposed project will not degrade the quality of the Lake Harris shoreline or impact the current utilization of the area by local wildlife. The upland areas have been temporarily disturbed during the demolition of the existing Leesburg Community Center facility including the buildings, roads, etc. Following completion of the construction of the

new facility, the areas along the shoreline will be reestablished to their current condition. Physical barriers and signage will be installed to prevent secondary impacts.

CULTURAL RESOURCES: The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES:

Florida Scrub Jay (*Aphelocoma corulescens*): The Corps determined that the proposed project would have no effect on this species. The project is located within the consultation area for the scrub jay. However, the proposed project site does not contain the scrub oak habitat necessary to support the scrub jay.

Wood stork (*Mycteria americana*): The Corps has determined that the proposed project is not likely to adversely affect the Wood stork. Since the applicant's proposal involves work within suitable foraging habitat for wood storks, the Corps utilized *The Corps of Engineers, U.S. Fish and Wildlife Service (FWS), Jacksonville Ecological Services Field Office, and State of Florida Effect Determination Key for the Wood Stork in Central and North Peninsular Florida, September 2008* to evaluate the proposed project's potential impact on wood storks. Use of this key produced the following sequence indicating that the project is not likely to affect the wood stork: A-B-C (not likely to adversely affect). The proposed project impacts to suitable foraging habitat are not within a wood stork Core Foraging Area of a colony site, and no wood storks have been documented foraging on site. In light of these facts, the Corps determined that the proposed project is not likely to adversely affect the wood stork.

Everglades snail kite (*Rostrhamus sociabilis*): The Corps has determined that the proposed project would have no effect on this species. There are no documented records of the primary prey (apple snail) on the project site. Therefore, the project is expected to have no effect on the Everglade snail kite.

Sand skinks (*Neoseps reynoldsi*) and bluetail mole skinks (*Eumeces egregius lividus*): The Corps determined that the proposed project would have no effect on these species. The project is located within the consultation area for skinks, however the site does not contain the habitat necessary to support the skinks.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact freshwater wetlands and lakes that do not support EFH or Federally managed fishery. Thus, our initial determination is that the proposed action would not have a substantial adverse

impact on EFH or Federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Tampa Permits Section within 15 days from the date of this notice. For electronic mail (preferred) submit comments to Caitlin.S.Hoch@usace.army.mil. For standard mail submit comments to 10117 Princess Palm Avenue, Suite 120, Tampa, Florida 33610-8302. Please reference this permit number, SAJ- 2018-03108 (SP-CSH), on all submittals.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Caitlin Hoch, in writing at the Tampa Permits Section, 10117 Princess Palm Avenue, Suite 120, Tampa, Florida 33610; by electronic mail at Caitlin.S.Hoch@usace.army.mil or, by telephone at (813) 355-0789.

ADDITIONAL INFORMATION: After reviewing all available information pertaining to the completed work, the Department of the Army has not recommended legal action at this time. Final determination regarding legal action will be made after review of the project through the permit procedure.

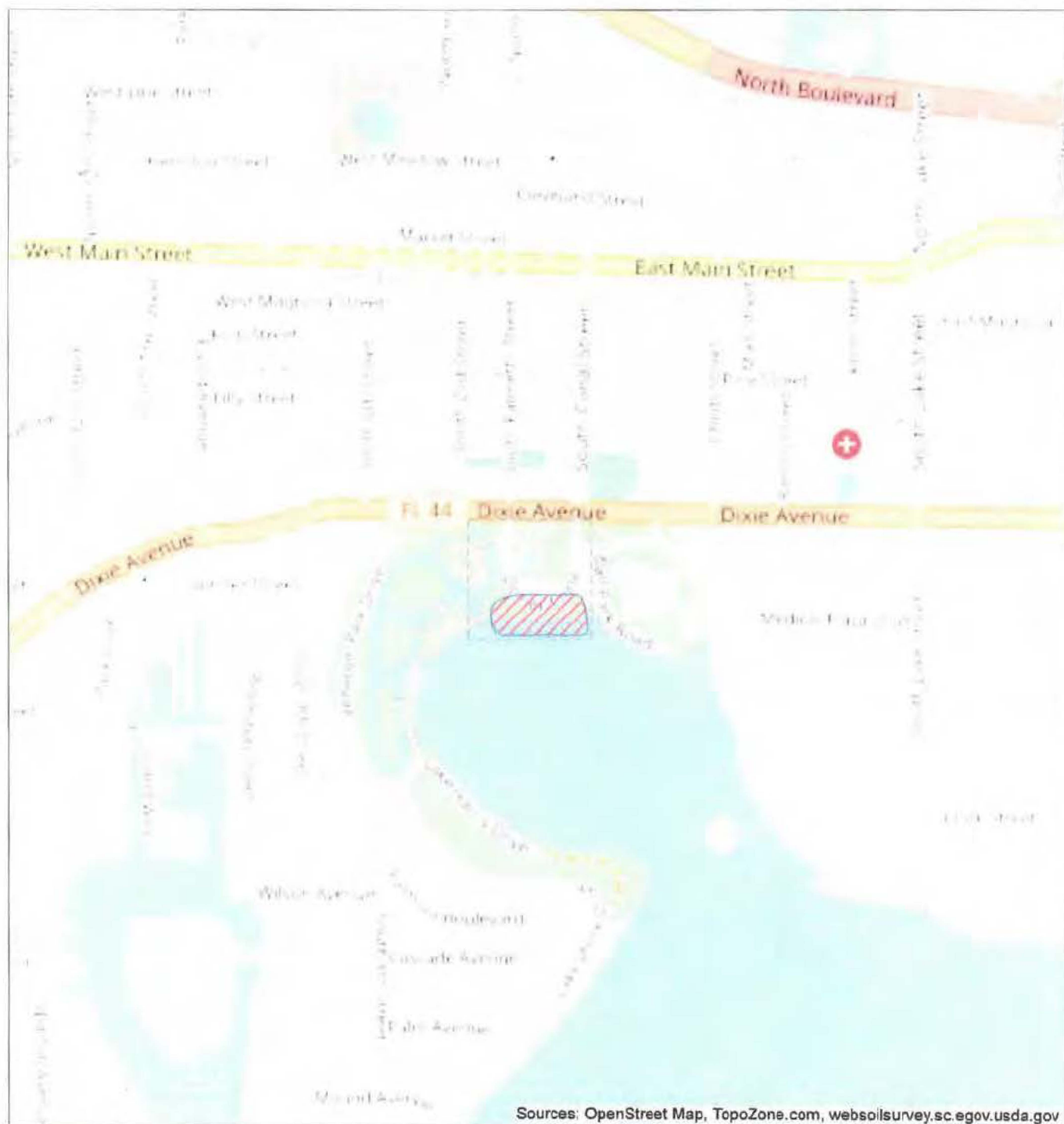
IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board, in the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



LEGEND

-  Project Area
-  Permit Area

CITY OF LEESBURG - VENETIAN GARDENS

Floating Dock Facility, Ski Beach Bar & Grill

Leesburg Boat Club

109 E. Dixie Avenue

Leesburg, FL 34748

Figure #1

Location Map



971 Smokerlee Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com



1000 Feet

Project # 754.04.18



Produced By: SAE

Date: 03/05/19



Source: Bing Maps

LEGEND

-  Project Area
-  Permit Area

CITY OF LEESBURG - VENETIAN GARDENS

Floating Dock Facility, Ski Beach Bar & Grill

Leesburg Boat Club

109 E. Dixie Avenue

Leesburg, FL 34748

Figure #2

Aerial Photograph



971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com



150 Feet

Project # 754.04.18

Produced By: SAE

Date: 03/05/19



Sources: Riddle-Newman Engineering, Bing Maps, TopoZone.com, websoilsurvey.sc.egov.usda.gov

LEGEND

- Project Area
- Permit Modification Area
- Shading Impact Area = 6,854 sq.ft. (0.157 ac)
(de minimis - Permitted by FWC)
- Impact - Vegetation Removal = 14,432 sq.ft. (0.331 ac)
(Permitted by FWC)
- Navigational Lights (Solar Powered)
- Trash Receptacles
- Signage

Lake Harris within Permit Area = 93,288 sq ft (2.14 acres)

AREAS OF IMPACT

- Pier/Gangway A = 460 sq.ft. (minor shading)
- Pier/Gangway B = 437 sq.ft. (minor shading)
- Pier/Gangway C = 0 sq.ft. (no vegetation present)
- Pier/Gangway D = 0 sq.ft. (no vegetation present)
- Outfall Pipe & Inlet = 53 sq ft. (temporary impact)
- Covered Wooden Deck (existing) = 216 sq.ft. (no vegetation present-de minimis)
- Leesburg Boat Club - New Deck = 540 sq.ft.
- Floating Pier & Finger Docks = 5,862 sq.ft.
- 23 - 12" Round Steel Pilings = 18.1 sq.ft.
- 24 - 12"x12" Square Concrete Pilings = 24.0 sq.ft.
- TOTAL STRUCTURES OVER SURFACE WATERS = 7,879 sq.ft.**

CITY OF LEESBURG - VENETIAN GARDENS

Floating Dock Facility, Ski Beach Bar & Grill

Leesburg Boat Club

109 E. Dixie Avenue

Leesburg, FL 34748

Figure #3

Site Plan - Wetland/Surface Water Impacts



100 Feet

Project # 754.04.18

Produced By: SAE

Date: 03/05/19






971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stilwaterenvironmental.com



Source: Riddle-Newman Engineering, Bing Maps

LEGEND

- | | | |
|---|--|--|
|  Access Corridor = 0.403 acres
Plants to be removed by hand: Nuphar, White Water Lilly, Maidencane, & Torpedo Grass |  Area to be Replanted = 0.204 acres
Plants to be installed: Pickerelweed, Duck Potato, & White Water Lilly |  Vegetation Not to be Controlled = 0.377 acres
Pickerelweed, Duck Potato, & Maidencane |
|---|--|--|

CITY OF LEESBURG - VENETIAN GARDENS

Floating Dock Facility, Ski Beach Bar & Grill

Leesburg Boat Club

109 E. Dixie Avenue

Leesburg, FL 34748

Figure #14

Invasive Plant Management Permit Exhibit



971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

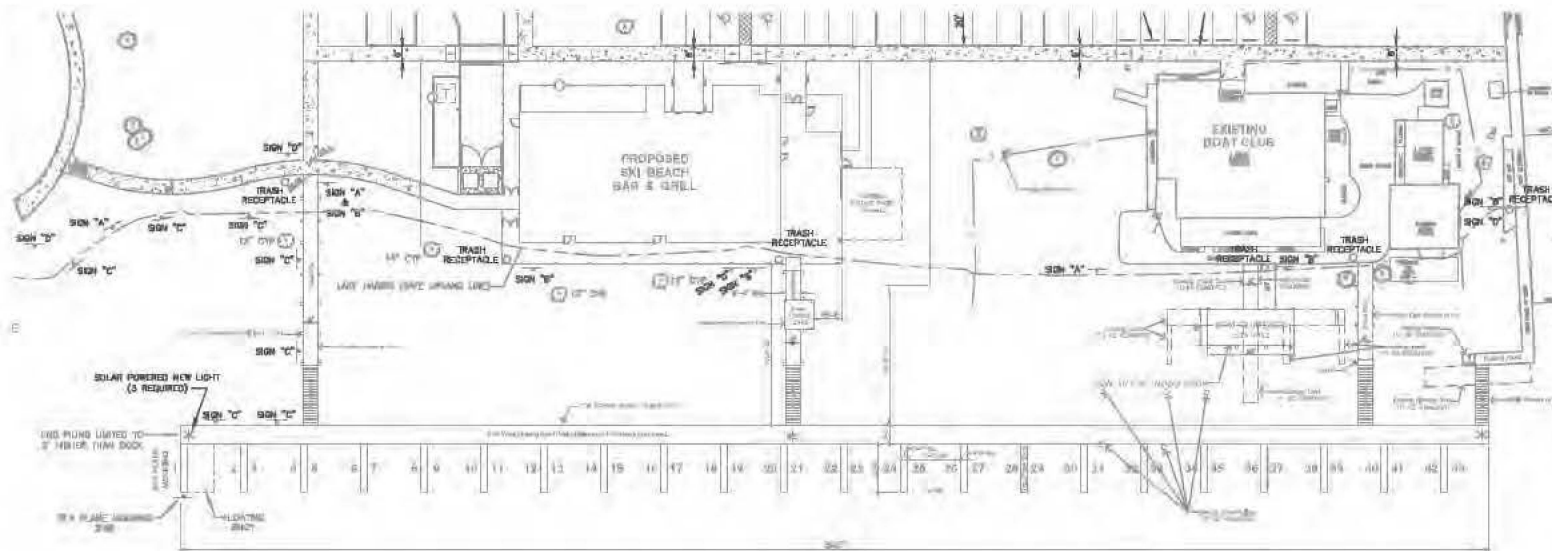


60 Feet

Project # 754.04.18

Produced By: SAE

Date: 03/05/19



PLEASE DO NOT FEED OR
HARASS THE WILDLIFE

SIGN "A"

SCALE: NOT TO SCALE

PLACE TRASH IN
TRASH RECEPTACLE

SIGN "B"

SCALE: NOT TO SCALE

NO BOAT MOORING

SIGN "C"

SCALE: NOT TO SCALE

BURMERGED RESOURCES PRESENT
SEAGRASS (Vallisneria spiralis)
IS PRESENT IN THE VENETIAN COVE.
SEAGRASS IS A SUBMERGED LONG LEAVED MARINE PLANT
THAT AVERAGES TWO-FOOT IN LENGTH.
IT PROVIDES AN EXCELLENT HABITAT
FOR INVERTEBRATES AND FISH.
THESE INVERTEBRATES IN TURN ARE USED AS
FOOD BY FISH AND OTHER WILDLIFE SPECIES
(E.G. AMPHIBIANS, REPTILES, DUCKS, ETC.)
IN ADDITION, SEAGRASS SEEDS, ROOTS AND LEAVES ARE
CONSUMED BY DUCKS AND OTHER WATER FOWL.

SIGN "D"

SCALE: NOT TO SCALE

LEGEND

- * Navigational Lights (Solar Powered)
- Trash Receptacles
- Signage

Source: Riddle-Newman Engineering \ Venetian Gardens Community Center

CITY OF LEESBURG - VENETIAN GARDENS

Floating Dock Facility, Ski Beach Bar & Grill

Leesburg Boat Club

109 E. Dixie Avenue

Leesburg, FL 34748

Figure #16

Secondary Impact Mitigation



971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

80

Feet



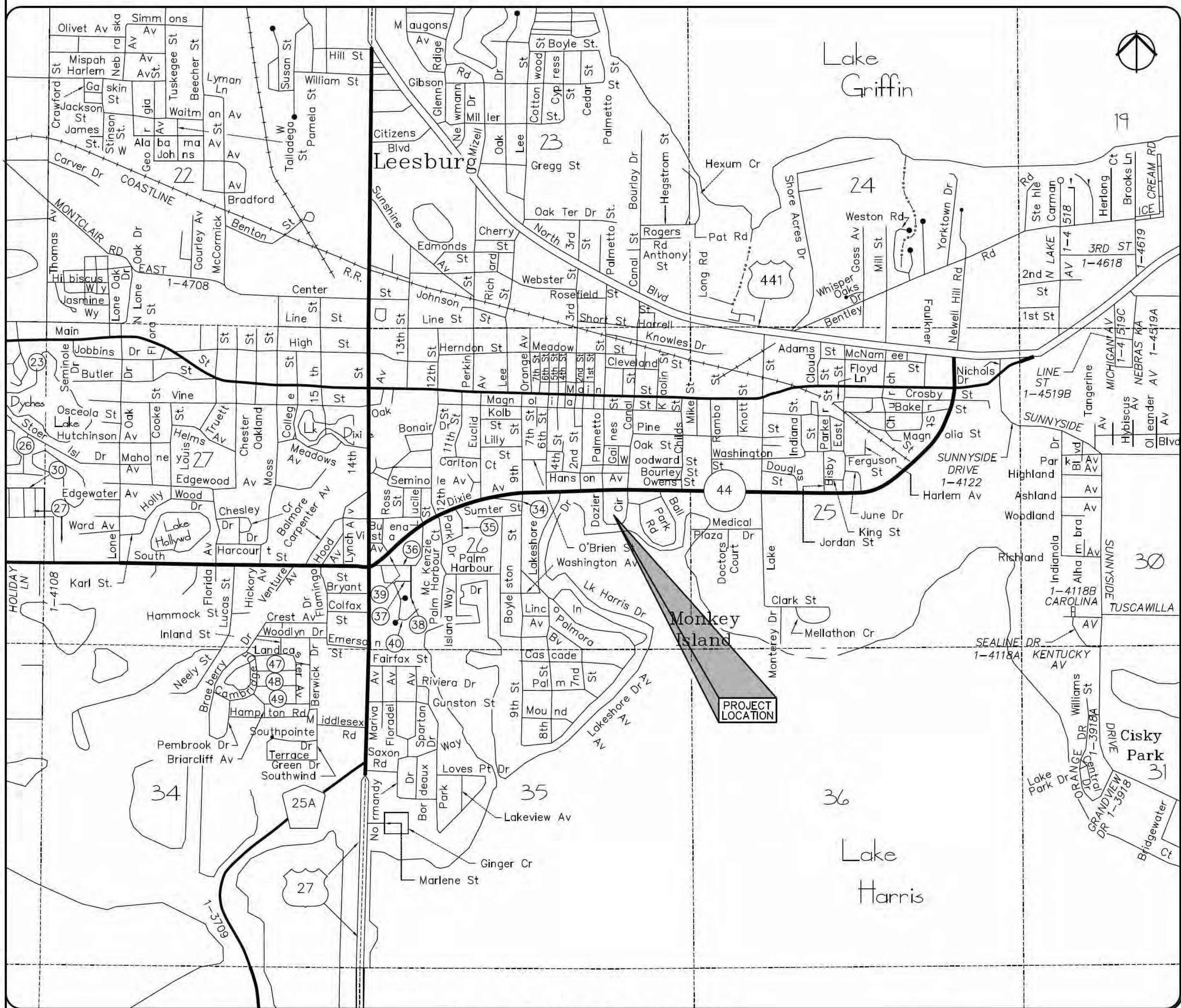
Project # 754.04.18

Produced By: SAE

Date: 03/05/19

VENETIAN GARDENS COMMUNITY CENTER

LEESBURG, FLORIDA



SECTION 26, TOWNSHIP 19 SOUTH, RANGE 24 EAST



LOCATION PLAN
SCALE: 1"=1,000'



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING, DATED 10/25/17.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEESBURG, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES. ALL FOOT RIGHT-OF-WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
- ALL DISTURBED OPEN AREAS SHALL BE SODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF LEESBURG WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF LEESBURG REQUIREMENTS.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE OWNER WILL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 26, Township 19 South, Range 24 East, lying in Lake County, Florida.

SHEET INDEX

C101	COVER SHEET
C102	STORMWATER POLLUTION PREVENTION PLAN
C201	DEMOLITION PLAN
C301	GEOMETRY PLAN
C401-C402	GRADING & DRAINAGE PLAN
C403-C405	CROSS SECTIONS
C406	BOAT CLUB MODIFICATION PLAN
C501-C502	UTILITY PLANS
C601-C609	DETAIL SHEETS

SITE DATA

PROJECT AREA = 389,101 sq.ft. (8.93 ac.)
EXISTING IMPERVIOUS AREA = 140,435 sq.ft. (3.22 ac.)
EXISTING IMPERVIOUS AREA TO BE REMOVED = 140,435 sq.ft. (3.22 ac.)
PROPOSED IMPERVIOUS AREA = 207,435 sq.ft. (4.76 ac.)
NET NEW IMPERVIOUS AREA = 67,000 sq.ft. (1.54 ac.)
TOTAL IMPERVIOUS AREA = 207,435 sq.ft. (4.76 ac.)
PERCENT IMPERVIOUS AREA = 53.3% (of total area)
PERMITTED PLANS ACCOUNTED FOR 20,000 sq.ft. OF FUTURE OUTPARCELS AND/OR ADDITIONS.
NEW RESTAURANT IMPERVIOUS AREA = 12,037 sq.ft.
FUTURE RESTAURANT PATIO IMPERVIOUS AREA = 750 sq.ft.
BOAT CLUB ROOF AREA = 3,698 sq.ft.
TOTAL = 16,485 sq.ft.
REMAINING AREA FOR FUTURE = 3,515 sq.ft.
FLOOD ZONE = "X"
ZONING = "P"
EXISTING USE OF SITE = COMMUNITY FACILITY
PROPOSED USE OF SITE = COMMUNITY FACILITY
PROPOSED BUILDING SQUARE FOOTAGE = 16,894 sq.ft.
PARKING PROVIDED = 236 spaces
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

OWNER

City of Leesburg
P.O. Box 490630
Leesburg, Florida 34749

ARCHITECT

Jorge A. Borrelli, Principal
Borrelli & Partners
720 Vassar Street
Orlando, Florida 32804
Phone (407) 418-1338
Fax (407) 418-1342

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7412

SURVEYOR

James L. Petersen
Southeastern Surveying & Mapping
6500 All American Boulevard
Orlando, Florida 32810
Phone (407) 292-8580

CITY OF LEESBURG VENETIAN GARDENS

FOR PERMITTING

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando, FL 32804
407.418.1338 :: fax 407.418.1342
CONTRACTOR: SEE SEPARATE PLAN FOR PERMITTING REQUIREMENTS. A PERMIT IS REQUIRED FOR ALL CONSTRUCTION. THE CITY OF LEESBURG IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF LEESBURG IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7412
keith@riddle-engineering.com
C4# 0002883

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

SIGNATURE AND DATED SEAL

CONSULTANTS

PROJECT ADDRESS

DATE

REV.

DESCRIPTION

PHASE

100% Construction Documents

SCALE

1"=1,000'

DRAWN BY

RSB

CHECKED BY

KER

DATE

8.09.2018

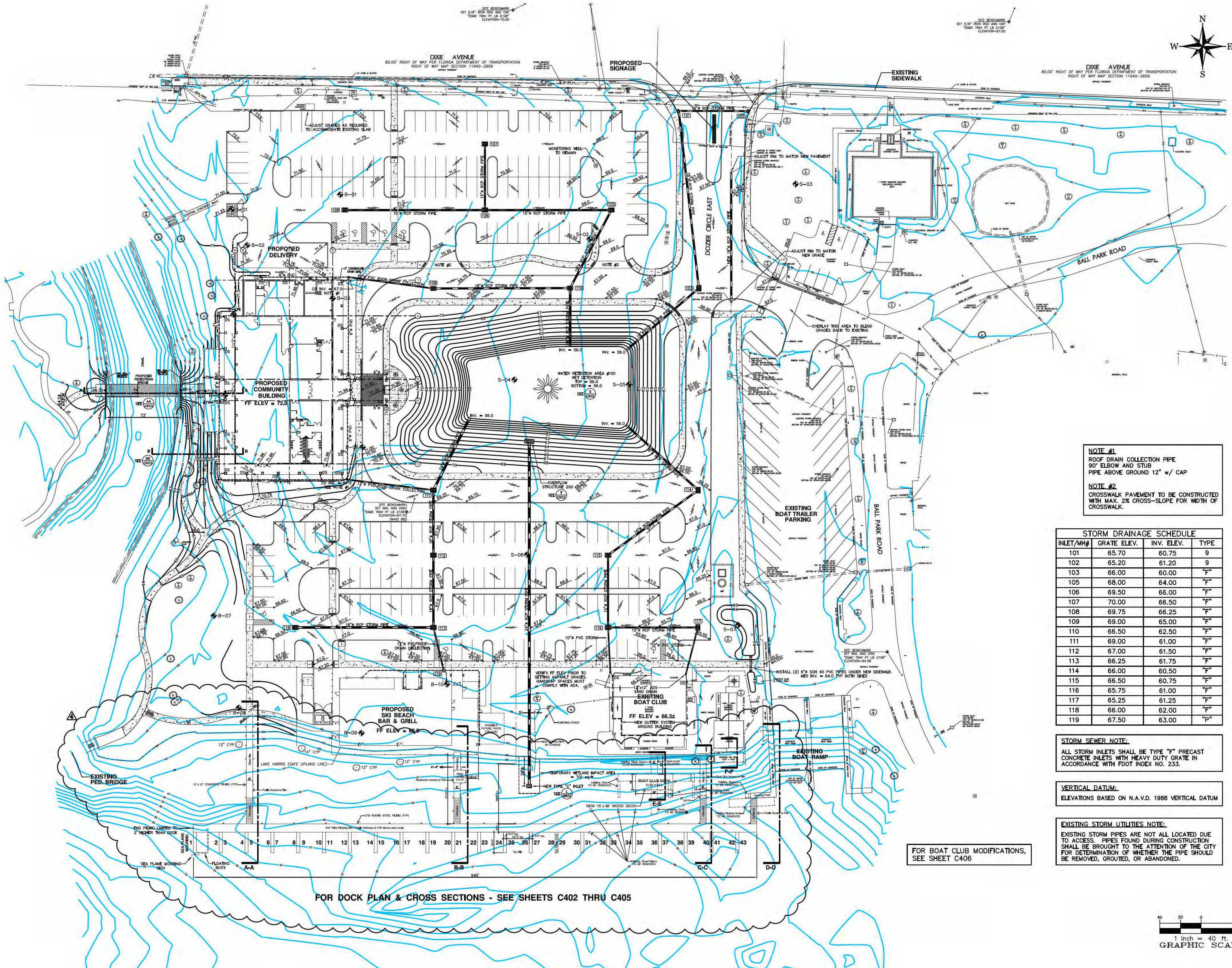
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PERMIT COMMENTS

17.51 Venetian Gardens Community Center.dwg

C101

OF



NOTE #1
ROOF DRAIN COLLECTION PIPE
90" ELBOW AND STUB
PIPE ABOVE GROUND 12" w/ CAP

NOTE #2
CROSSWALK PAVEMENT TO BE CONSTRUCTED
WITH MAX. 2% CROSS-SLOPE FOR WIDTH OF
CROSSWALK.

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	65.70	60.75	9
102	65.20	61.20	9
103	66.00	60.00	"F"
105	68.00	64.00	"F"
106	69.50	66.00	"F"
107	70.00	66.50	"F"
108	69.75	66.25	"F"
109	69.00	65.00	"F"
110	66.50	62.50	"F"
111	69.00	61.00	"F"
112	67.00	61.50	"F"
113	66.25	61.75	"F"
114	66.00	60.50	"F"
115	66.50	60.75	"F"
116	65.75	61.00	"F"
117	65.25	61.25	"F"
118	66.00	62.00	"F"
119	67.50	63.00	"P"

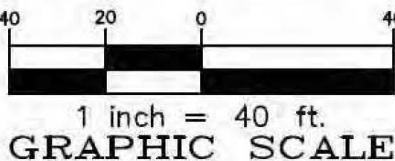
STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST
CONCRETE INLETS WITH HEAVY DUTY GRATE IN
ACCORDANCE WITH FDOT INDEX NO. 233.

VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

EXISTING STORM UTILITIES NOTE:
EXISTING STORM PIPES ARE NOT ALL LOCATED DUE
TO ACCESS. PIPES FOUND DURING CONSTRUCTION
SHALL BE BROUGHT TO THE ATTENTION OF THE CITY
FOR DETERMINATION OF WHETHER THE PIPE SHOULD
BE REMOVED, GROUTED, OR ABANDONED.

FOR BOAT CLUB MODIFICATIONS,
SEE SHEET C406

FOR DOCK PLAN & CROSS SECTIONS - SEE SHEETS C402 THRU C405



CITY OF LEESBURG VENETIAN GARDENS

CONSULTANTS

SIGNATURE AND DATED SEAL

RIDDLE-NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7412
keith@riddlenewman.com
C-44 0002885

PROJECT ADDRESS

201 E. Dixie Ave., Leesburg, FL
34748

DATE

5.15.2019

REV.

DESCRIPTION

SCALE

1"=40'

DRAWN BY

RSJ

CHECKED BY

KER

DATE

8.09.2018

PROJECT NO.

16-170

PHASE

100% Construction Documents

OWNER NAME AND ADDRESS

City of Leesburg
204 N 5th St, Leesburg, FL 34748

PERMIT COMMENTS

1

DATE

8.09.2018

PROJECT NO.

16-170

PHASE

100% Construction Documents

OWNER NAME AND ADDRESS

City of Leesburg
204 N 5th St, Leesburg, FL 34748

PERMIT COMMENTS

1

DATE

8.09.2018

PROJECT NO.

16-170

PHASE

100% Construction Documents

OWNER NAME AND ADDRESS

City of Leesburg
204 N 5th St, Leesburg, FL 34748

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16-170

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PROJECT NO.

16-170

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PHASE

100% Construction Documents

OWNER NAME AND ADDRESS

City of Leesburg
204 N 5th St, Leesburg, FL 34748

PERMIT COMMENTS

1

DATE

8.09.2018

PROJECT NO.

16-170

PHASE

100% Construction Documents

OWNER NAME AND ADDRESS

City of Leesburg
204 N 5th St, Leesburg, FL 34748

PERMIT COMMENTS

1

DATE

8.09.2018

PROJECT NO.

16-170

PHASE

100% Construction Documents

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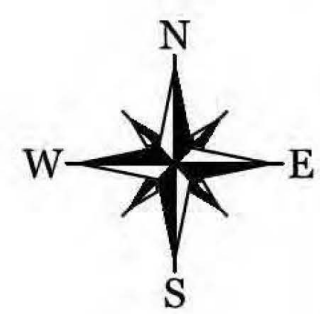
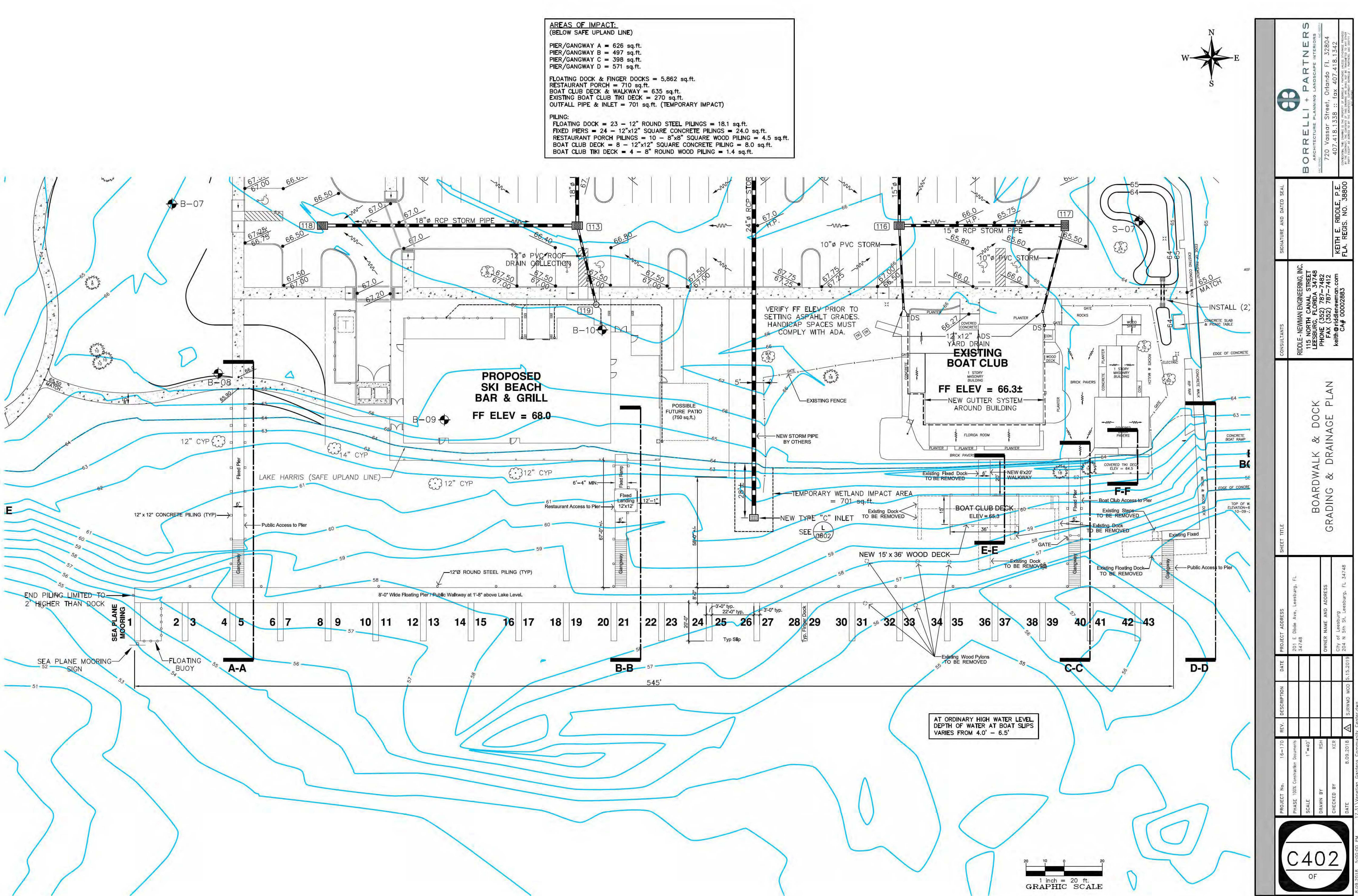
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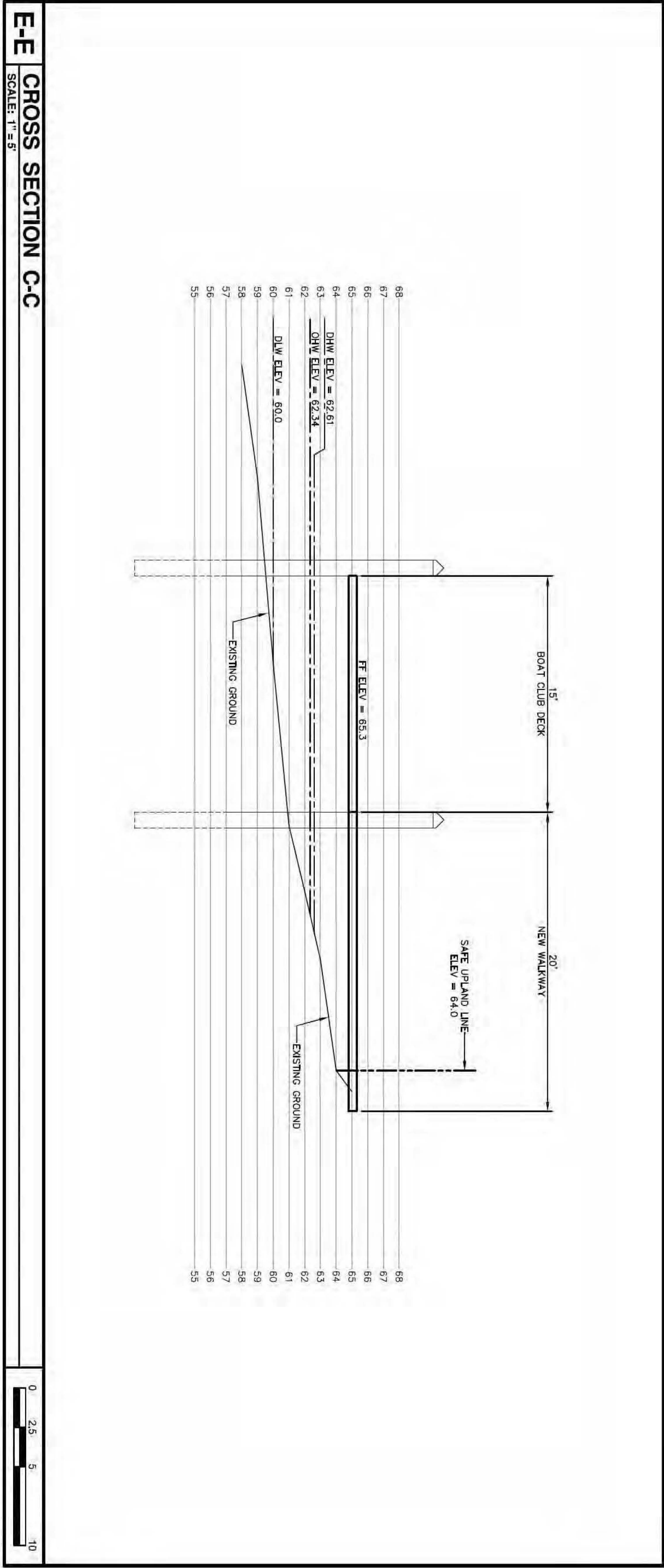
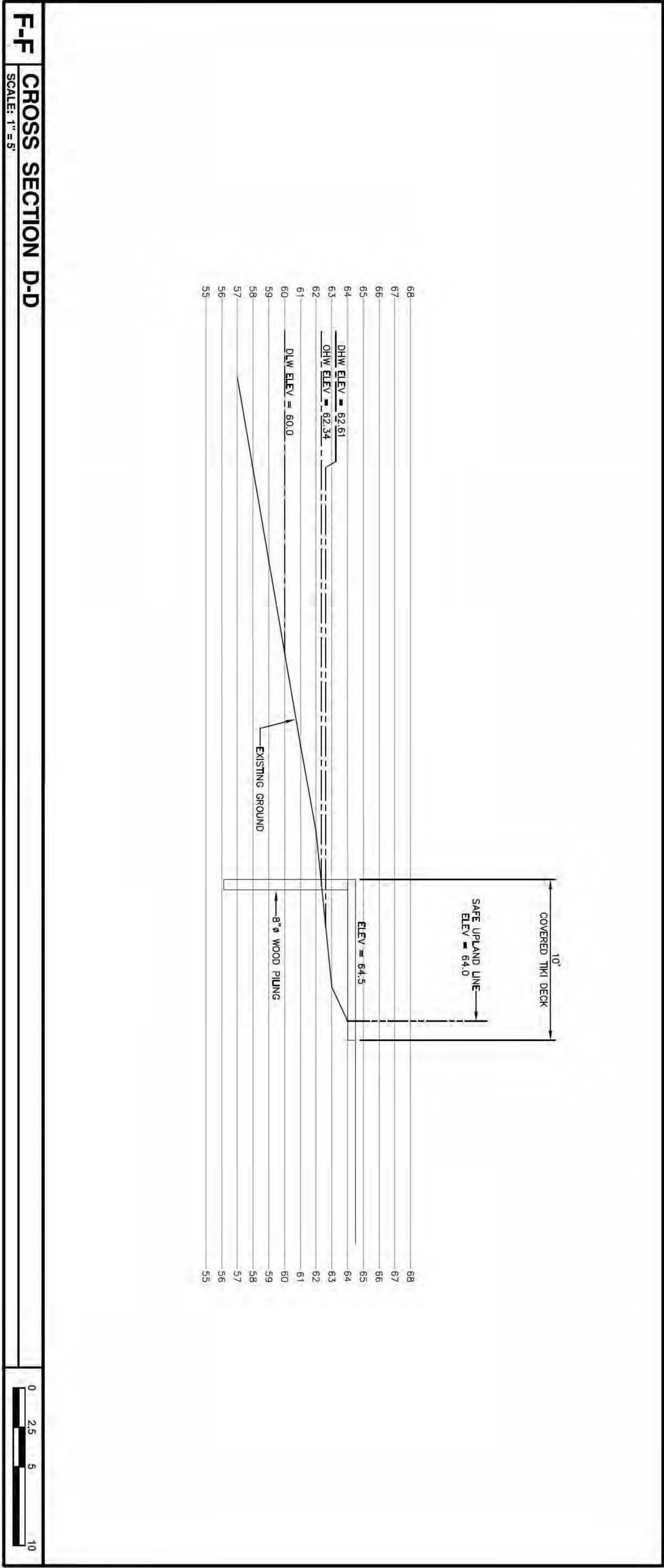
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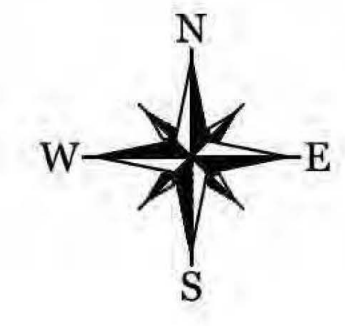
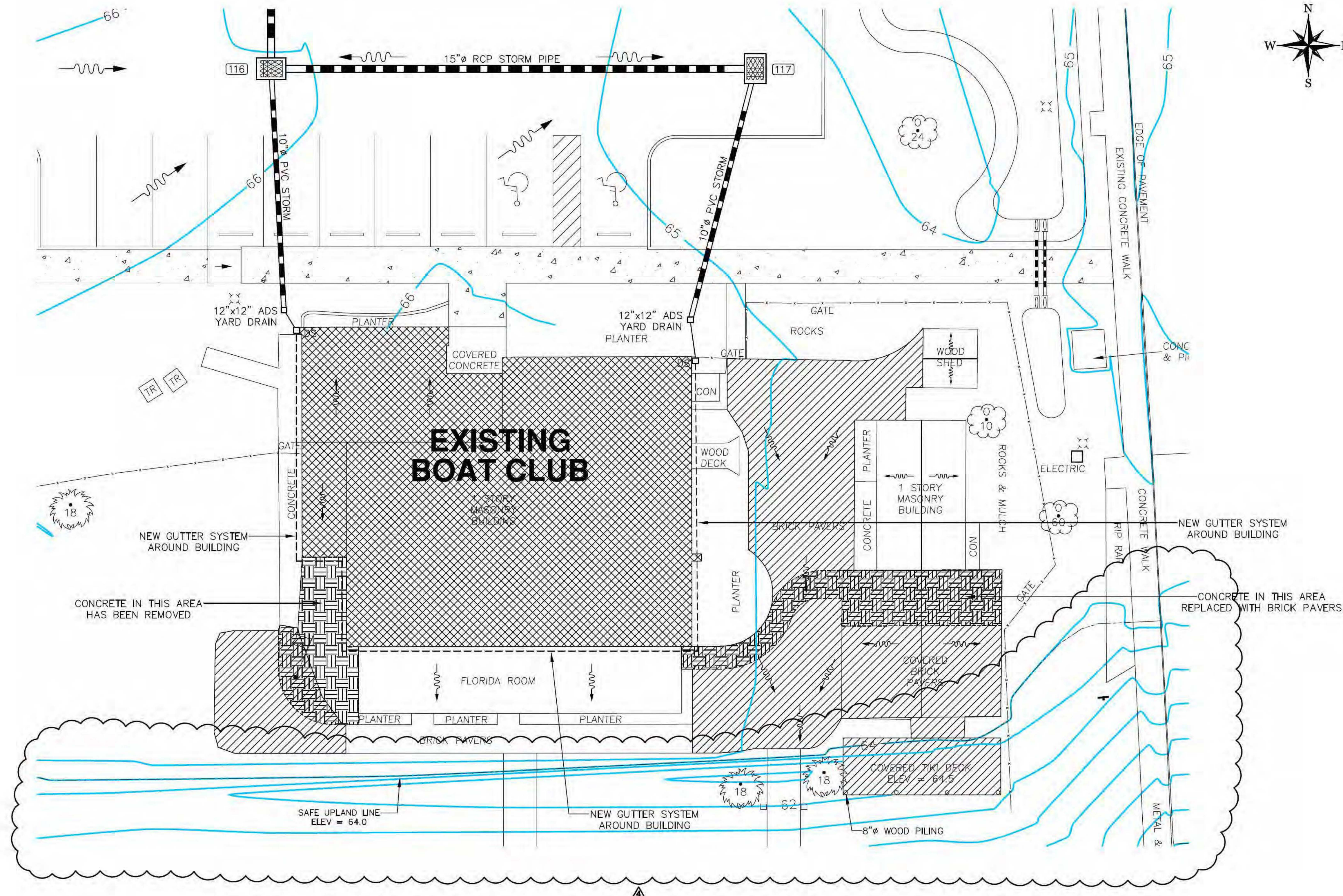
PROJECT NO.

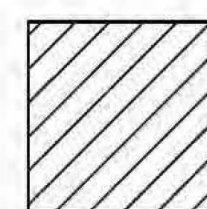
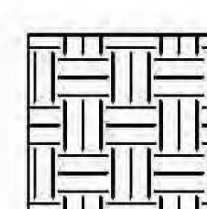
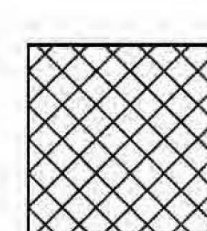
16-170



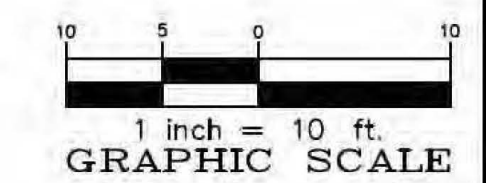
		BORRELLI + PARTNERS ARCHITECTURE PLANNING LANDSCAPE INTERIORS 720 Vassar Street, Orlando, FL 32804 407.418.1338 :: Fax 407.418.1342	
SIGNATURE AND DATED SEAL		KEITH E. RIDDLE, P.E. FLA. REGIS. NO. 38800	
CONSULTANTS		RIDDLE-NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET LEESBURG, FLORIDA 34748 PHONE (352) 787-7412 keith.riddle@rnm.com C4# 0002885	
SHEET TITLE		BOARDWALK & DOCK GRADING & DRAINAGE PLAN	
PROJECT No.	16-170	REV.	DESCRIPTION
PHASE	100% Construction Documents	1"=40'	REV.
SCALE			
DRAWN BY	PSH		
CHECKED BY	KER		
DATE	8.09.2018		
PROJECT ADDRESS		OWNER NAME AND ADDRESS	
201 E Ditle Ave., Leesburg, FL 34748		City of Leesburg 204 N 5th St, Leesburg, FL 34748	
DATE		SYNOPSIS	
8.09.2018		SYNOPSIS	
17.51\Venetian Gardens Community Center.dwg		17.51\Venetian Gardens Community Center.dwg	
8.09.2018 5:00:00 PM		8.09.2018 5:00:00 PM	
C402		OF	






-  AREA ① = 3,195 sq.ft.
-  AREA ② = 735 sq.ft.
-  COMPENSATING AREA = 3,698 sq.ft.

BOAT CLUB IMPERVIOUS CALCULATIONS
AREA ① ABOVE REPRESENTS THE TOTAL LIMITS OF UNPERMITTED IMPROVEMENTS. SOME CONCRETE WAS PRESENT IN THOSE AREAS PRIOR. (AREA ②)
NET IMPERVIOUS CONSTRUCTED WITHOUT A PERMIT = 2,460 sq.ft. = 0.06 acres.
COMPENSATING AREA NOW BEING GUTTERED AND PIPED TO WRA= 3,698 sq.ft.



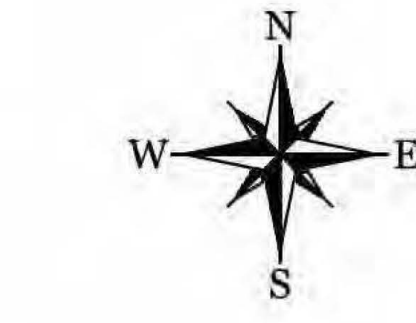
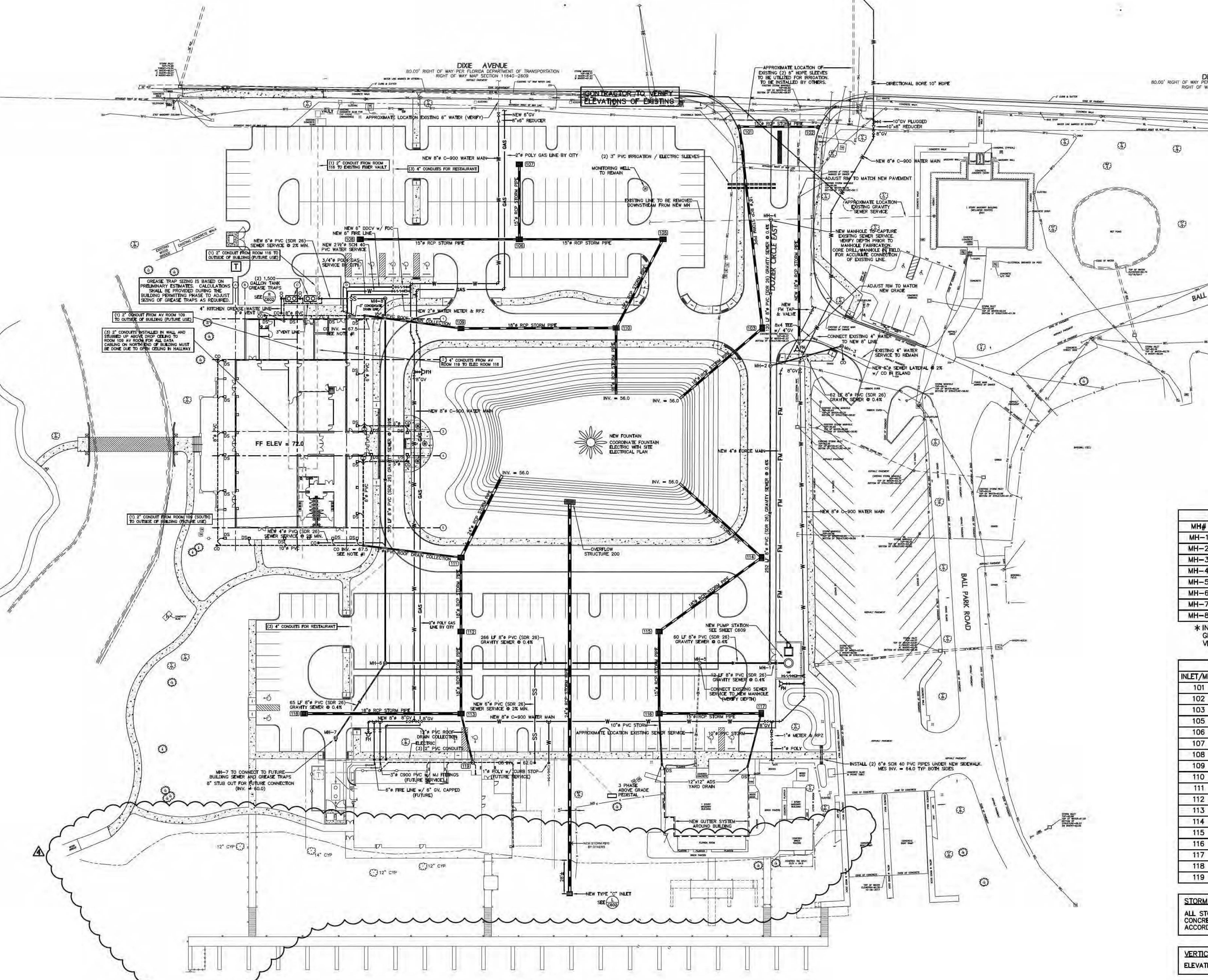
 BORRELLI + PARTNERS ARCHITECTURE PLANNING LANDSCAPE INTERIORS 720 Vassar Street, Orlando, FL 32804 407.418.1338 :: fax 407.418.1342 www.borrelliandpartners.com		SIGNATURE AND DATED SEAL KEITH E. RIDDLE, P.E. FLA. REGIS. NO. 38800			
CONSULTANTS RIDDLE-NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET LEESBURG, FLORIDA 34748 PHONE (352) 787-7412 FAX (352) 787-7412 keith@riddlenewman.com C44 0002885		SHEET TITLE BOAT CLUB MODIFICATION PLAN			
PROJECT No.	18-170	REV.	DESCRIPTION	DATE	PROJECT ADDRESS 201 E Dine Ave, Leesburg, FL 34748
PHASE	100% Construction Documents				
SCALE	1"=10'				
DRAWN BY	RSB				OWNER NAME AND ADDRESS City of Leesburg 204 N 5th St, Leesburg, FL 34748
CHECKED BY	KER				
DATE	8.09.2018	1	PERMIT COMMENTS	9.6.2018	
17.51\Veronica Gardens Community Center.dwg					
<div><div>C406</div><div>OF</div></div>					

LEGEND & ABBREVIATIONS:

- X- = CHAINING FENCE
- BCL- = BURIED CABLE LINE
- BEL- = BURIED ELECTRIC LINE
- BFO- = BURIED FIBER OPTIC LINE
- BL- = BURIED TELEPHONE LINE
- COM- = COMMUNICATION LINE
- G- = GAS LINE
- IRR- = IRRIGATION LINE
- OHL- = OVERHEAD UTILITY LINE
- W- = WATER LINE
- RCL- = RECLAIM WATER LINE
- SS- = SANITARY SEWER
- FM- = FORCE MAIN
- UNK- = UNKNOWN UTILITY LINE
- OTC- = OVERHEAD TRAFFIC CONTROL
- PVC- = POLYVINYL CHLORIDE PIPE
- RCP- = REINFORCED CONCRETE PIPE
- RCE- = REINFORCED CONCRETE PIPE ELLIPTICAL
- VCP- = VITRIFIED CLAY PIPE
- UNK- = UNKNOWN
- LB- = LICENSED BUSINESS
- LS- = LICENSED SURVEYOR
- RLS- = REGISTERED LAND SURVEYOR
- PSM- = PROFESSIONAL SURVEYOR AND MAPPER
- PCP- = PERMANENT CONTROL POINT
- PRM- = PERMANENT REFERENCE MONUMENT
- ID- = IDENTIFICATION
- STA- = STATION
- LT- = LEFT
- RT- = RIGHT
- L- = LENGTH
- R- = RADIUS
- Δ- = DELTA
- CH- = CHORD
- CB- = CHORD BEARING
- ADA- = AMERICANS WITH DISABILITIES ACT TYPE MAT
- R/W- = RIGHT OF WAY
- FF- = FINISH FLOOR ELEVATION
- END- = END OF INFORMATION
- NAD- = NORTH AMERICAN DATUM
- NAVD- = NORTH AMERICAN VERTICAL DATUM
- TRAV PT- = TRAVEL POINT
- SSAC- = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- ACU- = AIR CONDITIONING UNIT
- BCL- = BURIED CABLE TV PEDestal
- BEL- = BURIED ELECTRIC PEDestal
- BFL- = BACKFLOW PREVENTER
- B- = BENCHMARK
- h- = BENCH
- BTP- = BURIED TELEPHONE PEDestal
- C- = CONCRETE MONUMENT
- C- = CLEAN OUT
- D- = DRAINAGE MANHOLE
- E- = ELECTRIC FIXTURE
- EM- = ELECTRIC SERVICE METER
- FI- = FLAT GRADE INLET
- FH- = FIRE HYDRANT
- F- = FLAGPOLE
- G- = DOWN GUY
- H- = HAND HOLE
- R- = IRON ROD
- B- = IRRIGATION VALVE BOX
- L- = LIGHT POLE
- M- = MIXED END SECTION
- MW- = MONITORING WELL
- N- = NAIL W/DISC
- U- = UTILITY POLE
- P- = POST/BOLLARD
- R- = RECLAIMED WATER VALVE
- S- = SANITARY MANHOLE
- NT- = NON-TRAFFIC SIGN
- SP- = SERVICE POLE
- SV- = SEWER VALVE
- TC- = TRAFFIC CONTROLLER CABINET
- TH- = TRAFFIC SIGNAL HEAD
- TS- = TRAFFIC SIGN
- T- = TRANSFORMER ON SLAB
- TSP- = TRAFFIC SIGNAL SPAN POLE
- UM- = UTILITY MARKER
- V- = VAULT
- W- = WATER METER
- WPB- = WORKING PULL BOX
- WV- = WATER VALVE
- CON- = CONCRETE

SIZE SHOWN IS TRUNK DUCT
IN INCHES MEASURED AT CHEST
HEIGHT

- = PALM
- = CYPRESS
- = CLIP
- = HOLLY
- = LOCUST
- = MAGNOLIA
- = MAPLE
- = OAK
- = UNKNOWN
- = SYCAMORE



CONTRACTOR SHALL OBTAIN A
FDOT UTILITY PERMIT PRIOR TO
WORK WITHIN THE FDOT R.O.W.

EXISTING STORM UTILITIES NOTE:
EXISTING STORM PIPES ARE NOT
LOCATED DUE TO ACCESS. PIPES
FOUND DURING CONSTRUCTION SHALL
BE BROUGHT TO THE ATTENTION OF
THE CITY FOR DETERMINATION OF
WHETHER THE PIPE SHOULD BE
REMOVED, GROUTED, OR ABANDONED.

SANITARY SEWER SCHEDULE			
MH#	RIM ELEV.	INV. IN	INV. OUT
MH-1	66.20	56.50	56.40
MH-2	66.60	57.60	57.50
MH-3	66.50	-	57.85
MH-4	67.0±	*	58.08
MH-5	66.8±	56.84	56.74
MH-6	67.6±	58.00	57.90
MH-7	66.80	60.00	58.26
MH-8	71.0±	-	62.00

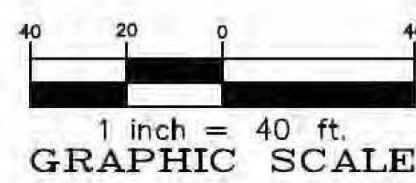
* INVERT FOR CONNECTIONS OF EXISTING
GRAVITY SEWER TO BE FIELD DETERMINED.
VERIFY DEPTH PRIOR TO CONSTRUCTION.

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	65.70	60.75	9
102	65.20	61.20	9
103	66.00	60.00	"F"
105	68.00	64.00	"F"
106	69.50	66.00	"F"
107	70.00	66.50	"F"
108	69.75	66.25	"F"
109	69.00	65.00	"F"
110	66.50	62.50	"F"
111	69.00	61.00	"F"
112	67.00	61.50	"F"
113	66.25	61.75	"F"
114	66.00	60.50	"F"
115	66.50	60.75	"F"
116	65.75	61.00	"F"
117	65.25	61.25	"F"
118	66.00	62.00	"F"
119	67.50	63.00	"P"

STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST
CONCRETE INLETS WITH HEAVY DUTY GRATE IN
ACCORDANCE WITH FDOT INDEX NO. 233.

VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

NOTE #1
ROOF DRAIN COLLECTION PIPE
90° ELBOW AND STUB
PIPE ABOVE GROUND 12" w/ CAP



CITY OF LEESBURG VENETIAN GARDENS

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando, FL 32804
407.418.1338 :: Fax 407.418.1342

RIDDLE-NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7472
keith.riddle@rnmeng.com
CA# 0002883

UTILITY PLAN

SHEET TITLE

PROJECT ADDRESS: 201 E Dixie Ave., Leesburg, FL 34748

DATE: 5.15.2019

REV. DESCRIPTION: 1. S/RWMD MOD 5.15.2019

SCALE: 1"=40'

DRAWN BY: RST

CHECKED BY: KER

DATE: 8.09.2018

1. PERMIT COMMENTS

PROJECT No. 1E-170

PHASE 100% Construction Documents

OWNER NAME AND ADDRESS: City of Leesburg, 204 N 5th St, Leesburg, FL 34748

DATE: 8.09.2018

1. PERMIT COMMENTS

C501

OF

