

FINAL ENGINEERING PLANS FOR SOLACE AT CORNER LAKE / CORNER LAKE GARDENS PD

(23-S-293) (PSP-22-12-362)

SECTION 9, TOWNSHIP 22 SOUTH, RANGE 32 EAST
ORANGE COUNTY, FLORIDA

PARCEL ID NO.:
09-22-32-0000-00-006

OWNER

MI HOMES OF ORLANDO
400 INTERNATIONAL PARKWAY, SUITE 470
LAKE MARY, FL 32746
PH: (407) 531-5176

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 32 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS THE NORTH 350 FEET OF THE WEST 300 FEET AND LESS THE NORTH 30 FEET FOR ROAD RIGHT-OF-WAY FOR CR-420

AND

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 32 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS THE NORTH 30' ROAD RIGHT-OF-WAY AND LESS ROAD RIGHT-OF-WAY FOR CR-419 AND LESS THE PART LYING EAST OF CR-419.

TOTAL SITE ACREAGE: 74.19

ENGINEERS CERTIFICATION:

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND ORANGE COUNTY REGULATIONS AND SPECIFICATIONS.

NOTE:
THE DESIGN IS BASE ON OCU MANUAL 2021.

PLANS EXPIRE

5/29/2025

APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

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SURVEYOR:
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
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LANDSCAPE ARCHITECT:
DALY DESIGN GROUP
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PHONE: (407) 740-7373

DEVELOPER/OWNER:
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MI HOMES OF ORLANDO LLC
400 INTERNATIONAL PARKWAY 470
LAKE MARY, FLORIDA 32746
PHONE: (407) 531-5177
EMAIL: dbrown@mihomes.com

UTILITY PROVIDERS

WATER SERVICE:
ORANGE COUNTY UTILITIES
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ORLANDO, FL 32825
PHONE: (407) 254-9900

SEWER:
SEPTIC

ELECTRICITY
DUKE ENERGY OPERATIONS CENTER
2801 W SR 426
OVIEDO, FLORIDA 32765
DEPUTYDUKE-ENERGY.COM

CABLE
CHARTER COMMUNICATIONS
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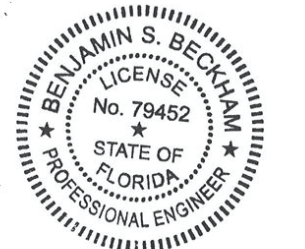
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THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED
05.30.2024

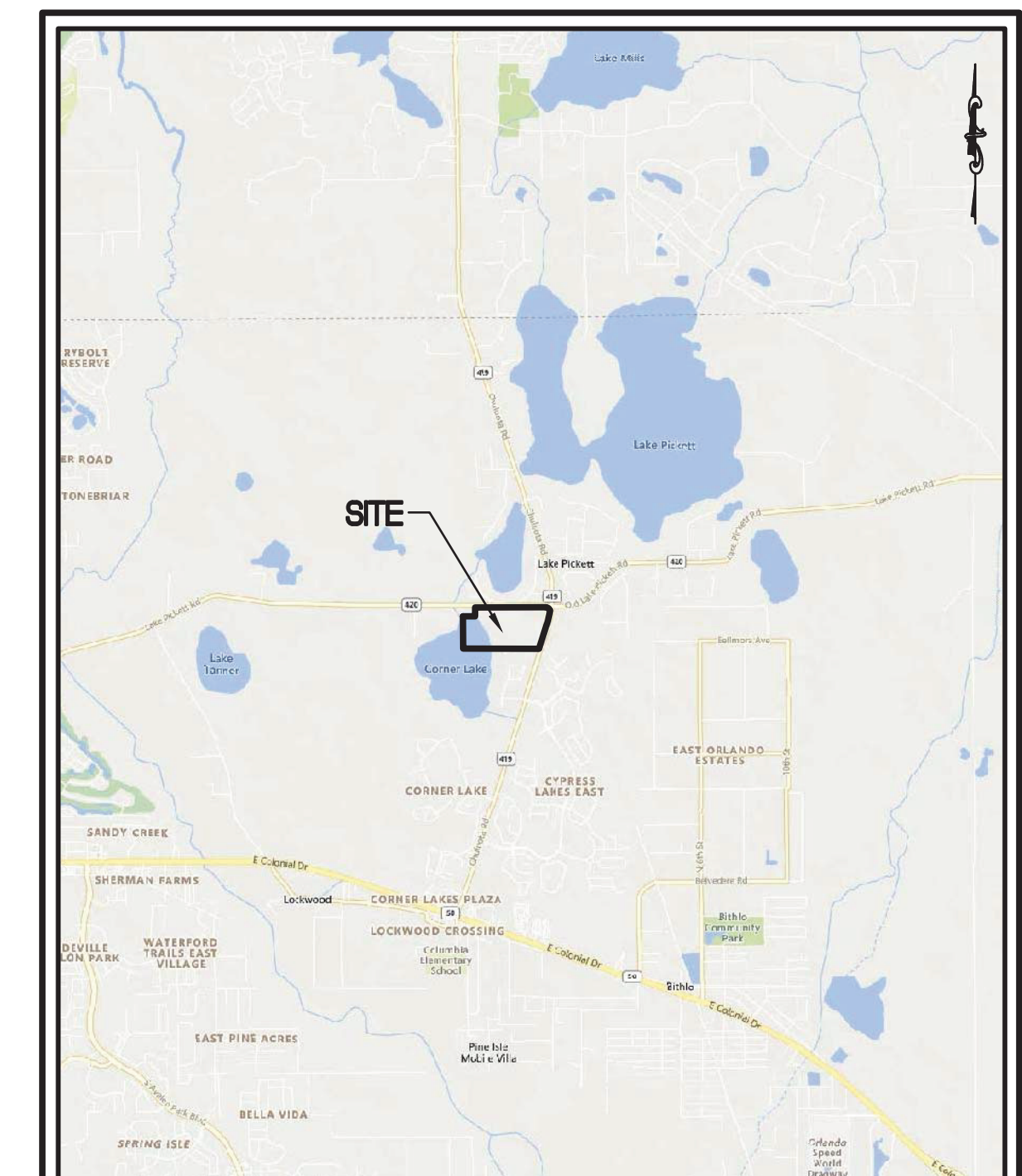
VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER



This item has been electronically signed and sealed by Benjamin S. Beckham, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by
Benjamin S. Beckham
Date: 2024.05.28
10:28:58 -0400

VICINITY MAP
1" = 5,000'



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CONDITIONS OF APPROVAL:

- 1. DEVELOPMENT SHALL CONFORM TO THE CORNER LAKE GARDENS PD LAND USE PLAN; ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS (BOC) APPROVALS; SOLACE AT CORNER LAKE PRELIMINARY SUBDIVISION PLAN DATED RECEIVED *. AND TO THE CONDITIONS OF APPROVAL LISTED BELOW. DEVELOPMENT BASED UPON THIS APPROVAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES, AND REGULATIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. ANY APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES, OR REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE BCC, OR BY ACTION OF THE BCC. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN A CONDITION OF APPROVAL OF THIS PRELIMINARY SUBDIVISION PLAN AND THE PRELIMINARY SUBDIVISION PLAN DATED RECEIVED *, THE CONDITION OF APPROVAL SHALL CONTROL TO THE EXTENT OF SUCH CONFLICT OR INCONSISTENCY.
2. THIS PROJECT SHALL COMPLY WITH, ADHERE TO, AND NOT DEVIATE FROM OR OTHERWISE CONFLICT WITH ANY VERBAL OR WRITTEN PROMISE OR REPRESENTATION MADE BY THE APPLICANT (OR AUTHORIZED AGENT) TO THE BOARD OF COUNTY COMMISSIONERS (BOARD) AT THE PUBLIC HEARING WHERE THIS DEVELOPMENT PERMIT WAS GRANTED. SUCH PROMISE OR REPRESENTATION, WHETHER ORAL OR WRITTEN, SHALL BE RELIED UPON BY THE BOARD IN APPROVING THE DEVELOPMENT, COULD HAVE REASONABLY BEEN EXPECTED TO HAVE BEEN RELIED UPON BY THE BOARD IN APPROVING THE DEVELOPMENT, OR COULD HAVE REASONABLY INDUCED OR OTHERWISE INFLUENCED THE BOARD TO APPROVE THE DEVELOPMENT. IN THE EVENT ANY SUCH PROMISE OR REPRESENTATION IS NOT COMPLIED WITH OR ADHERED TO, OR THE PROJECT DEVIATES FROM OR OTHERWISE VIOLATES THE REPRESENTATION, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND/OR POSTPONE THE RECORDING OF (OR REFUSE TO RECORD) THE PLAT FOR THE PROJECT. FOR PURPOSES OF THIS CONDITION, A 'PROMISE OR REPRESENTATION' SHALL BE DEEMED TO HAVE BEEN MADE TO THE BOARD BY THE APPLICANT (OR AUTHORIZED AGENT) IF IT WAS EXPRESSLY MADE TO THE BOARD AT A PUBLIC HEARING WHERE THE DEVELOPMENT WAS CONSIDERED AND APPROVED.
3. PURSUANT TO SECTION 125.022, FLORIDA STATUTES, ISSUANCE OF THIS DEVELOPMENT PERMIT BY THE COUNTY DOES NOT IN ANY WAY CREATE ANY RIGHTS ON THE PART OF THE APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE COUNTY FOR ISSUANCE OF THE PERMIT, OR ANY OTHER DEVELOPMENT ORDER, IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. PURSUANT TO SECTION 125.022, THE APPLICANT SHALL OBTAIN ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS BEFORE COMMENCEMENT OF DEVELOPMENT.
4. DEVELOPER / APPLICANT HAS A CONTINUING OBLIGATION AND RESPONSIBILITY FROM THE DATE OF APPROVAL OF THIS PRELIMINARY SUBDIVISION PLAN TO PROMPTLY DISCLOSE TO THE COUNTY ANY CHANGES IN OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD AFFECTING THE PROPERTY THAT IS SUBJECT TO THE PLAN, AND TO RESOLVE ANY ISSUES THAT MAY BE IDENTIFIED BY THE COUNTY AS A RESULT OF ANY SUCH CHANGES. DEVELOPER / APPLICANT ACKNOWLEDGES AND UNDERSTANDS THAT ANY SUCH CHANGES ARE SOLELY THE DEVELOPER'S / APPLICANT'S OBLIGATION AND RESPONSIBILITY TO DISCLOSE AND RESOLVE, AND THAT THE DEVELOPER'S / APPLICANT'S FAILURE TO DISCLOSE AND RESOLVE ANY SUCH CHANGES TO THE SATISFACTION OF THE COUNTY MAY RESULT IN THE COUNTY NOT ISSUING (OR DELAYING ISSUANCE OF) DEVELOPMENT PERMITS, OR DELAYING RECORDING OF A PLAT FOR THE PROPERTY, OR BOTH.
5. PROPERTY THAT IS REQUIRED TO BE DEDICATED OR OTHERWISE CONVEYED TO ORANGE COUNTY (BY PLAT OR OTHER MEANS) SHALL BE FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS MAY BE ACCEPTABLE TO COUNTY AND CONSISTENT WITH THE ANTICIPATED USE. OWNER / DEVELOPER SHALL PROVIDE, AT NO COST TO COUNTY, ANY AND ALL EASEMENTS REQUIRED FOR APPROVAL OF A PROJECT OR NECESSARY FOR THE OPERATION OF EXISTING FACILITIES, INCLUDING ANY EASEMENTS TO BE CONVEYED TO COUNTY AT A LATER DATE AS DETERMINED BY COUNTY. ANY FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN THE WITHDRAWAL OF DEVELOPMENT PERMITS AND PLAT APPROVAL(S).
6. IF APPLICABLE, AN ACKNOWLEDGMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND PURSUANT TO SECTION 163.316(3), FLORIDA STATUTES, MUST BE EXECUTED AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PRIOR TO FINAL APPROVAL OF THIS PLAN AND A COPY OF SUCH ACKNOWLEDGMENT SHALL BE SUBMITTED WITH ALL FUTURE PERMIT APPLICATIONS FOR THIS PROJECT.
7. THIS PROJECT SHALL BE A GATED COMMUNITY SUBJECT TO AND GOVERNED BY ARTICLE VIII, CHAPTER 34, AS IT MAY BE AMENDED FROM TIME TO TIME (THE 'GATED COMMUNITIES ORDINANCE') AND THE INFRASTRUCTURE, OTHER THAN PUBLIC UTILITIES, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER. THE TERM IS DEFINED AS THE GATED COMMUNITIES ORDINANCE, INCLUDING ITS SUCCESSORS, WHICH SHALL FULLY COMPLY WITH THE GATED COMMUNITIES ORDINANCE. THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, IN ASSIGNS, CONVEYS, TRANSFERS, SELL, OR OTHERWISE DISPOSES OF ALL OR PART OF THE PROPERTY, THE DEVELOPER SHALL BE RESPONSIBLE TO THE GATED COMMUNITIES ORDINANCE, A GATED COMMUNITY IS A PRIVILEGE AND NOT A RIGHT, AND, AS SUCH, APPROVAL OF THIS PROJECT AS A GATED COMMUNITY BY THE BOARD CONSTITUTES A CONTRACT BETWEEN THE DEVELOPER AND THE BOARD, THE CONSIDERATION FOR WHICH IS THE DEVELOPER'S AGREEMENT AND ACKNOWLEDGMENT THAT THE DEVELOPER SHALL CREATE AND MAINTAIN THE RESERVE ACQUISITION AGREEMENT AS SET FORTH IN, AND IN ACCORDANCE WITH, THE GATED COMMUNITIES ORDINANCE, INCLUDING, NOTWITHSTANDING SECTION 720.305(6)(I), FLORIDA STATUTES, THE REQUIREMENT THAT THE DEVELOPER MAKE THE INITIAL CONTRIBUTIONS UNDER SECTION 34-291(C)(6) OF THE GATED COMMUNITIES ORDINANCE TO HELP ENSURE THE FINANCIAL ABILITY OF ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE INFRASTRUCTURE AFTER THE TURNOVER OF THE INFRASTRUCTURE TO THE COUNTY. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE COUNTY CONFIRMING ITS OBLIGATIONS UNDER THE GATED COMMUNITIES ORDINANCE.
8. IN ACCORDANCE WITH FEMA REQUIREMENTS, A LETTER OF MAP CHANGE (LOMC) MAY BE REQUIRED FROM THE OWNER/ENGINEER. NEW DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN WHERE NO ESTABLISHED BASE FLOOD ELEVATIONS (BFE) HAVE BEEN IDENTIFIED MUST PERFORM A STUDY TO ESTIMATE AND APPROVAL OF THE CONSTRUCTION OF PROPOSED STORMWATER CONTROL STRUCTURES AND POND SLOPES, AND AS MAY BE AMENDED FROM TIME TO TIME.
9. PRIOR TO ANY CONSTRUCTION PLAN APPROVAL, AND ANY FILLING WITHIN THE 100-YEAR FLOOD ZONE, THE APPLICANT MUST OBTAIN THE REQUIRED PERMIT(S) AND APPROVAL(S) FROM THE ORANGE COUNTY FLOODPLAIN ADMINISTRATOR AUTHORIZING ANY FILL PURSUANT TO CHAPTER 19, ORANGE COUNTY CODE. REVIEW AND APPROVAL OF COMPENSATING STORAGE CALCULATIONS MUST ACCOMPANY THE ABOVE PERMIT AS PROVIDED FOR IN CHAPTER 19-107.
10. A CURRENT PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (ESA) AND CURRENT TITLE OPINION SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AS PART OF ANY CONSTRUCTION PLAN SUBMITTAL AND MUST BE APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY STREETS AND/OR TRACTS ANTICIPATED TO BE DEDICATED TO THE COUNTY AND/OR TO THE PERPETUAL USE OF THE PUBLIC.
11. A MANDATORY PRE-APPLICATION/SUFFICIENCY REVIEW MEETING FOR THE PLAT SHALL BE REQUIRED PRIOR TO PLAT SUBMITTAL, BUT AFTER RECEIVING THE SITE STRIPPER REVIEW. THE APPLICANT SHALL ATTEND, TO THE COUNTY'S SATISFACTION, ALL ITEMS IDENTIFIED IN THE PRE-APPLICATION/SUFFICIENCY REVIEW MEETING PRIOR TO FORMAL SUBMITTAL OF THE PLAT TO THE COUNTY.
12. ASSOCIATED OFFSITE INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, TURNING LANE(S), ROADWAY IMPROVEMENTS, AND PUBLIC UTILITIES, MUST BE SUBMITTED AS AN E-PLAN AND HAVE A CERTIFICATE OF COMPLETION PRIOR TO PLATING.
13. IN ACCORDANCE WITH ORANGE COUNTY CODE CHAPTER 30, ARTICLE VIII, DIVISION 2, SECTION 30-280(E) OF THE ORANGE COUNTY SITE DEVELOPMENT ORDINANCE, CHAPTER 30, ARTICLE VIII, DIVISION 2, SECTION 30-280(A)(4) OF THE ORANGE COUNTY GATED COMMUNITIES ORDINANCE, THE O&M PLAN SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:
1) A SCHEDULE FOR MOWING STORMWATER PONDS, INCLUDING AROUND STRUCTURES,
2) A SCHEDULE FOR ALGAE CONTROL FOR WET BOTTOM PONDS,
3) A SCHEDULE FOR DISKING PONDS,
4) A SCHEDULE FOR INSPECTION OF PIPES, UNDERDRAINS, CONTROL STRUCTURES, POND SLOPES, AND ANY OTHER PERMITTED STORMWATER MANAGEMENT CONTROL OR CONVEYANCE STRUCTURES,
5) A METHOD FOR IDENTIFYING AND REPAIRING OR REPLACING DAMAGED STRUCTURES OR ERODED POND BANKS,
6) ADDITIONAL REQUIREMENTS AS NECESSARY TO ADDRESS SPECIFIC SITE CONDITIONS RELATED TO LAND USE, SOIL CONDITIONS, WATER TABLE, MINIMUM FLOOD PROTECTION, AND OTHER RELEVANT FACTORS,
7) AN ASSESSMENT AND PERFORMANCE EVALUATION (APE) REPORT CERTIFIED BY A PROFESSIONAL ENGINEER (PE) LICENSED IN THE STATE OF FLORIDA TO BE SUBMITTED EVERY THREE YEARS. ADDITIONAL MAINTENANCE REQUIREMENTS MAY BE ESTABLISHED BY THE PE PERFORMING THE EVALUATION REPORT.
14. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF COMPLETION, ALL STORM DRAIN INLETS SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL READ 'NO DUMPING, ONLY RAIN IN THE DRAIN.' SPECIFICATION DETAIL WILL BE PROVIDED WITHIN ALL PLAN SETS. CONTACT THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) SUPERVISOR AT THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION FOR DETAIL SPECIFICATIONS.
15. PRIOR TO COMMENCEMENT OF ANY EARTH WORK OR CONSTRUCTION, IF ONE ACRE OR MORE OF LAND WILL BE DISTURBED, THE DEVELOPER SHALL PROVIDE A COPY OF THE COMPLETED NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTICE OF INTENT (NOI) FORM FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION, NPDES ADMINISTRATOR.
16. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT RAMP. ANY PERSON DESIRING TO CONSTRUCT A BOAT RAMP SHALL APPLY TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER XV ENVIRONMENTAL CONTROL ARTICLE XV BOAT RAMPS, PRIOR TO INSTALLATION, FOR AN ORANGE COUNTY BOAT RAMP FACILITY PERMIT, AS WELL AS TO ANY OTHER ORANGE COUNTY DIVISION(S) FOR ANY OTHER APPLICABLE PERMITS.
17. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURES. ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE STRUCTURES SHALL APPLY TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION, PRIOR TO INSTALLATION, FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT, AS WELL AS TO ANY OTHER ORANGE COUNTY DIVISION(S) FOR ANY OTHER APPLICABLE PERMITS.
18. PRIOR TO MASS GRADING, CLEARING, GRUBBING OR CONSTRUCTION, THE APPLICANT IS HEREBY NOTICED THAT THIS SITE MUST COMPLY WITH HABITAT PROTECTION REGULATIONS OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
19. UNLESS A CONSERVATION AREA IMPACT (CAI) PERMIT IS APPROVED BY ORANGE COUNTY CONSISTENT WITH ORANGE COUNTY CODE CHAPTER 15, ARTICLE X, 'WETLAND CONSERVATION AREAS'; PRIOR TO CONSTRUCTION PLAN APPROVAL, NO CONSERVATION AREA OR BUFFER ENCROACHMENTS SHALL BE PERMITTED. APPROVAL OF THIS PLAN DOES NOT AUTHORIZE ANY DIRECT OR INDIRECT CONSERVATION AREA IMPACTS.
20. IN LIEU OF CONVENTIONAL (NON-NITROGEN-REDUCING) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTOS), ALSO REFERRED TO AS SEPTIC SYSTEMS, THE DEVELOPMENT SHALL IMPLEMENT ADVANCED NITROGEN REDUCING SEPTIC SYSTEMS APPROVED BY THE FLORIDA DEPARTMENT OF HEALTH.
21. COMMUNITY BOAT RAMPS AND SEMI-PRIVATE DOCKS ARE PROHIBITED ON CORNER LAKE.
22. THE OWNER SHALL DONATE RIGHT-OF-WAY ON LAKE PICKETT ROAD AT NO COST TO THE COUNTY. THE RIGHT-OF-WAY SHALL BE CONVEYED PRIOR TO OR CONCURRENT WITH FIRST PLAT APPROVAL.
23. PURSUANT TO ARTICLE XII, CHAPTER 30, ORANGE COUNTY CODE, UNLESS DOCUMENTATION TO THE COUNTY'S SATISFACTION HAS BEEN PROVIDED PROVING THAT A PROPERTY IS EXEMPT OR VESTED, EACH PROPERTY MUST APPLY FOR AND OBTAIN CONCURRENCY, UNLESS REQUIRED AT A DIFFERENT TIME (BY AGREEMENT, CONDITION OF APPROVAL, ETC.), RESIDENTIAL PROPERTIES MUST OBTAIN CONCURRENCY PRIOR TO APPROVAL OF THE PLAT; NON-RESIDENTIAL PROPERTIES THAT ARE REQUIRED TO OBTAIN CONCURRENCY FOR ANY LOT WITH AN ASSIGNED USE PRIOR TO APPROVAL OF THE PLAT (LOTS WITHOUT AN ASSIGNED USE SHALL BE LABELED AS 'FUTURE DEVELOPMENT') AND NON-RESIDENTIAL PROPERTIES THAT ARE NOT REQUIRED TO OBTAIN CONCURRENCY PRIOR TO OBTAINING THE FIRST BUILDING PERMIT, CONCURRENCY MAY BE OBTAINED EARLIER THAN PLAT OR BUILDING PERMIT, BUT IT IS ULTIMATELY THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN CONCURRENCY, INCLUDING ANY PROPORTIONATE SHARE AGREEMENT, AS APPLICABLE, IN A TIMELY FASHION. SHOULD AN APPLICANT WAIT TO OBTAIN CONCURRENCY PRIOR TO THE DEVELOPMENT PROCESS, LATER IN THE DEVELOPMENT PROCESS, THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DELAYS CAUSED BY THE APPLICANT'S FAILURE TO OBTAIN CONCURRENCY IN A TIMELY FASHION.
24. A MASTER UTILITY PLAN (MUP) FOR THE PD SHALL BE SUBMITTED TO ORANGE COUNTY UTILITIES AT LEAST THIRTY (30) DAYS PRIOR TO SUBMITTAL OF THE FIRST SET OF CONSTRUCTION PLANS. CONSTRUCTION PLANS WITHIN THIS PD SHALL BE CONSISTENT WITH AN APPROVED AND UP-TO-DATE MASTER UTILITY PLAN (MUP). MUP UPDATES SHALL BE SUBMITTED TO ORANGE COUNTY UTILITIES AT LEAST THIRTY (30) DAYS PRIOR TO THE CORRESPONDING CONSTRUCTION PLAN SUBMITTAL. THE MUP AND UPDATES MUST BE APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.
25. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
26. SHORT TERM/TRAILBLAZER RENTAL IS PROHIBITED. LENGTH OF STAY SHALL BE FOR 180 CONSECUTIVE DAYS OR GREATER.
27. UNLESS OTHERWISE SPECIFIED TO THE COUNTY'S SATISFACTION IN THE PSP, A DEVELOPMENT PLAN, IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 34-131(8) (20), INCLUDING THE GROUP TYPE, IS REQUIRED FOR THE PARK / RECREATION TRACT(S) WITHIN THIS PRELIMINARY SUBDIVISION PLAN (PSP), OR PHASE THEREOF, AS APPROPRIATE. REGARDLESS OF WHETHER THE PARK / RECREATION TRACT IS INCLUDED IN THE PSP OR APPROVED VIA A SEPARATE DEVELOPMENT PLAN, THE PARK / RECREATION AREA TRACT(S) SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE SUBDIVISION INFRASTRUCTURE AND COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF COMPLETION (C OF C) FOR THE INFRASTRUCTURE FOR THE PHASE IN WHICH THE PARK / RECREATION TRACT(S) IS LOCATED.
28. NEW STREETS THAT ARE EXTENSIONS OF OR IN ALIGNMENT WITH EXISTING STREETS SHALL BEAR THE SAME NAMES AS THOSE BORNE BY SUCH EXISTING STREETS, UNLESS ALTERNATIVE APPROVED BY ORANGE COUNTY ISS/911 ADMINISTRATIVE DEPARTMENT.
29. THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) SHALL PROVIDE THAT FOR THE HOA IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DECORATIVE ENHANCEMENTS (E.G., PAVERS) REMOVED OR DAMAGED AS A RESULT OF OPERATIONS AND MAINTENANCE ACTIVITIES PERFORMED BY ORANGE COUNTY WITHIN TRACT A-1 AS SHOWN ON THE PSP AND ALL UTILITY EASEMENTS.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY, FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I. FOR THE ORANGE COUNTY ENGINEER

GENERAL NOTES

- 1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT 'STANDARD SPECIFICATIONS' FOR ROAD AND BRIDGE CONSTRUCTION' ADOPTED IN FULL BY THE STATE OF FLORIDA AND ALL SUPPLEMENTS THERETO, AND THE FDOT 'STANDARD PLANS', WHICHEVER IS MORE STRINGENT.
2. ALL FDOT DESIGN DETAILS ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT STANDARD PLANS, LATEST EDITION.
3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
4. CONTRACTOR, INCLUDING ANY SUB-CONTRACTORS, IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL CONSTRUCT, CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS ALLOWED (BUT NOT NECESSARILY LIMITED TO) ARE:
- ACCE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
- FDEP WATER DISTRIBUTION
- FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
- FDEP REUSE
- FDEP DREDGE AND FILL
- FDEP NPDES GENERIC PERMIT FOR STORMWATERDISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
- FDEP DREDGE AND FILL CONNECTION
- FDOT UTILITY
- FDOT STORMWATER DISCHARGE CONNECTION
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
- LOCAL RIGHT OF WAY USE
- LOCAL UNDERGROUND UTILITIES
- WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DETERIORING (CUP)
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED SURVEYOR OR PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.
7. DIFFERENT SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR IN DETERMINING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPER AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
10. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLAN / DEVELOPMENT PLAN AND LOCAL GOVERNMENT. CONTRACTOR SHALL PROTECT ALL TREES FROM REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
11. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.
16. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
18. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
19. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
20. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE CONSTRUCTION IS PROGRESSING AS ANTICIPATED AND TO OBTAIN DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
21. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.
22. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
23. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.
24. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD CENTERLINE GEOMETRIC COORDINATE POINTS AND STAKEOUT IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION.
25. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

PAVING AND DRAINAGE

- 1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED GRADE SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.
2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT THE CONTRACTOR SHALL CONDUCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPES IN THE AREA OF THE PROPOSED EXCAVATION. THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVED OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.
4. UNLESS OTHERWISE NOTED, RAISED AND EXISTING ELEVATIONS AT PROPERTY LINES, CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITH THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER /OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER AND THIS TIME SHALL BE FOR THE CONTRACTOR TO IDENTIFY AND POINT OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.
9. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND BEFORE CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET ORANGE COUNTY AND A.D.A. SPECIFICATIONS.
10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.
11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE POLYPROPYLENE (PP) PIPE
13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I.
16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONCRETE JOINTS EVERY 5 FEET AND AN EXPANSION JOINT EVERY 20-FEET (MINIMUM). MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%.
17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.
18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE REPORTED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.
19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.
20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.
22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.
24. ALL OFFSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
25. ALL ONSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE PAINT UNLESS OTHERWISE SPECIFIED.
26. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
27. PAVEMENT RETURN RADI SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
28. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.), IN THE CASE OF FLOOD BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
29. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H+20 LOADING.
30. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.
31. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERIGHT ADAPTER CONNECTION. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.
32. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST TRAVEL LANE.
33. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

PAVING AND DRAINAGE (CONTINUED)

- 34. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
35. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
36. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND THE 'V' OR 'P' STRUCTURE BOTTOMS, SIZED AND REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATION SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
37. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

WATER

- 1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWMA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD #1 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
6. SITE UTILITY WORK SHALL TERMINATE 5-FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.
9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VAUUM-TYPE SANITARY SEWER OR STORM SEWER 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.
9.2. 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.
10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
10.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AS MEASURED FROM THE OUTSIDE OF THE WATER MAIN AND THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR VAUUM-TYPE SANITARY SEWER.
10.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 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 FROM THE OTHER PIPELINE AS POSSIBLE. THE OUTSIDE OF SUCH A CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VAUUM-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.
12. WATER LINES 2-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUBING.
13. WATER LINES 4-INCH TO 12-INCH IN DIAMETER SHALL BE NSF LOGO PVC PIPE CONFORMING TO AWMA C-900 AND BE DR-18.
14. ALL FITTINGS SHALL BE DUCTILE IRON (D.I.) OR GRAY IRON MECHANICAL JOINTS WITH A MINIMUM PRESSURE RATING OF 250 P.S.I. CONFORMING TO ANSI A-21.10 AWMA C-110, OR D.I. COMPLYING WITH ANSI A-21.10 AWMA C-110, OR D.I. CONFORMING TO ANSI A-21.53 / AWMA C-153.
15. FROM THE POINT OF SERVICE (P.O.S.) FORWARD AS DESIGNATED BY S.S. 633, FIRE SUPPLY PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.
16. GATE VALVES SHALL CONFORM TO AWMA C-509-87, WITH WRENCH NUT EXCESSIVE STEMS AND OTHER APPURTENANCES AS REQUIRED AND SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS AND TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
17. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS INSULATED TO GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTING SHALL APPEAR EQUALLY ON PIPE. THE LETTERING SHALL BE IN THE CENTER OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
18. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, LATEST EDITION.
19. NEW FIRE HYDRANTS SHALL BE INSTALLED SO 5-1/4" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE INSTALLED NOT MORE THAN 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.

WATER (CONTINUED)

- 20. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH AWMA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWMA C-600 FOR DUCTILE IRON PIPE AND AWMA C-900 FOR PVC PIPE. DISINFECTION AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWMA C-651 AND RULE 62-555.340 F.A.C.
21. THE CONTRACTOR SHALL SUPPLY COMPLETE AS-BUILT INFORMATION RELATIVE TO LOCATION AND ELEVATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.
22. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE PROVIDED MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
23. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. (I.E. FIRE FLOW TEST SHALL BE PERFORMED)
24. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THE LESSOR OF THOSE RECOMMENDED BY THE PIPE MANUFACTURER OR UTILITY PROVIDER'S CONSTRUCTION SPECIFICATIONS.
25. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(2)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPING LOCATED WITHIN THE TOP 30 PERCENTS OF THE PIPE. SLD STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
26. MARK RESIDENTIAL SERVICES WITH 8-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS PROVIDED WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
27. PIPE MATERIALS:
PVC MAINS - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING BUSHINGS, VALVES, FIRE HYDRANTS AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWMA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWMA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWMA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.
PVC JOINTS - SHALL BE IN ACCORDANCE WITH ASTM D3139.
DUCTILE IRON MAINS - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.
DUCTILE IRON JOINTS - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWMA C111.
SERVICES SHALL BE IN ACCORDANCE WITH AWMA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
28. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITY PROVIDER. ALL VALVES SHALL BE OPERATED BY UTILITY PROVIDER PERSONNEL ONLY.
29. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
30. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6-INCH AND SHALL INCLUDE AN AUXILIARY VALVE.
31. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY PROTECT THE PIPE AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWMA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
32. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
33. ENGINEER RESERVES THE RIGHT TO WITHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY ENGINEER, AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

FIRE

THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE IS HEREBY INCORPORATED
NFPA 1, 2018 EDITION
NFPA 13, 2016 EDITION
NFPA 136, 2016 EDITION
NFPA 24, 2016 EDITION
NFPA 101, 2018 EDITION

DEMOLITION NOTES

- 1. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING, CAPPED AND PLUGGED PIPE ENDS SHAD BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE

APPROVED 5/29/2024

Paola Talavera
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FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

BOAT DOCK

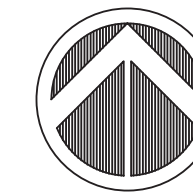
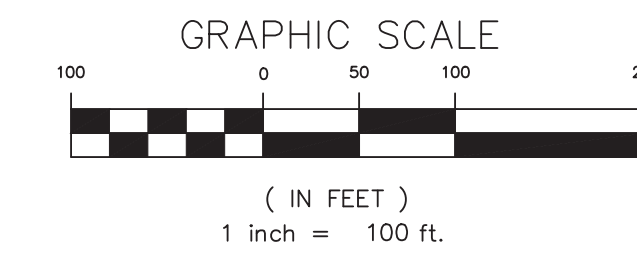
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURES. ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE STRUCTURES SHALL APPLY TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION, AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION, PRIOR TO INSTALLATION, FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT, AS WELL AS TO ANY OTHER ORANGE COUNTY DIVISION(S) FOR ANY OTHER APPLICABLE PERMITS.

FEMA - FIRM PANEL

PER FEMA FIRM PANEL NO. 12095CO285F & 12095CO305F, DATED SEPT. 25, 2009, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE AE; AREAS WITH THE BASE FLOOD ELEVATION DETERMINED. THE FLOOD PLAIN ELEVATION FOR CORNER LAKE IS 62.2 NAVD.

SOILS LEGEND		
SOILS LINE		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
2	ARCHBOLD FINE SAND, 0 TO 5 PERCENT SLOPES	A
42	SANIBEL MUCK, SANIBEL DRAINED-UNDRAINED	A/D
44	SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES	A/D
54	ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES	A
99	WATER	-

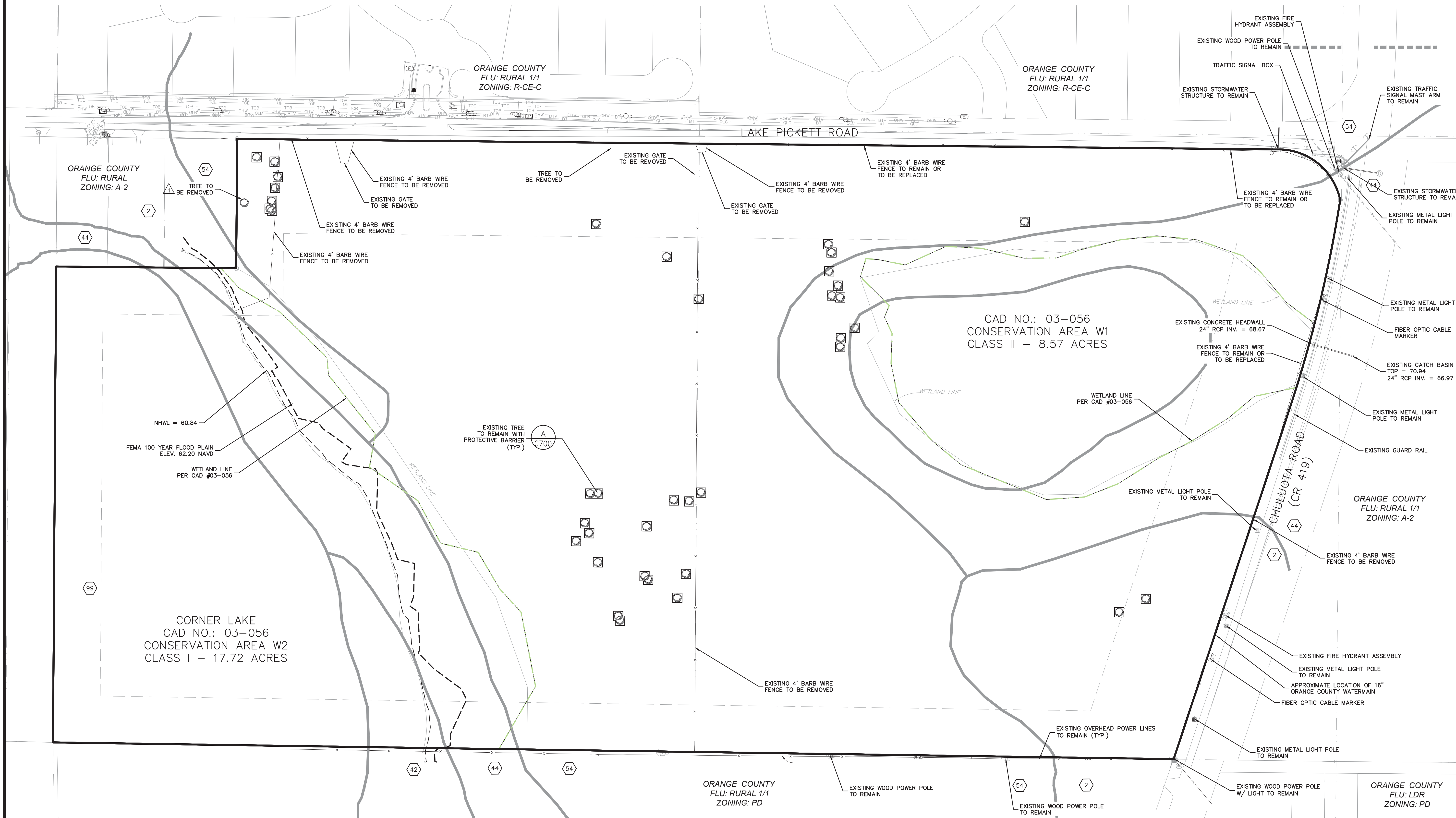
SOURCE: USDA, WEB SOIL SURVEY



LEGEND

- ORANGE COUNTY FLU: RURAL 1/1 ZONING: A-2
- GOVERNING JURISDICTION
- FUTURE LAND USE
- ZONING

THIS PLAN AND THE EXISTING CONDITIONS SHOWN ON THIS PLAN DO NOT SUPERSEDE OR SUBSTITUTE ANY SURVEYED INFORMATION. PLEASE REFERENCE SURVEY FOR OFFICIAL LOCATIONS AND INFORMATION OF THE EXISTING CONDITIONS.



MADDEN
HOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

EXISTING CONDITIONS PLAN
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

M/HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	03/09/24	REVISED PER ORANGE COUNTY COMMENTS
2		
3		
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JOB # 21097
DATE: 01/09/2024
SCALE: 1"=100'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

C005

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SITE DATA NOTES

- PARCEL ID: 09-22-32-0000-00-006
- GROSS LAND AREA: 74.19 AC.
- ROW DEDICATION: 2.15 AC.
- ZONING: PD
- FUTURE LAND USE: RURAL 1/1
- EXISTING USE: VACANT (PASTURE)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED # OF LOTS: 47
- MINIMUM LOT AREA: LAKE FRONT LOTS: 1 AC. ABOVE NHWE; 1/2 AC. BUILDABLE AREA
INTERIOR LOTS: 75% OF LOTS 1/2 AC.; 25% OF LOTS 1/3 AC.
- MINIMUM LOT WIDTH: LAKE FRONT LOTS: 90'
INTERIOR LOTS: 80'
- MAXIMUM BUILDING HEIGHT: 35' (3 STORIES)
- LOT SETBACKS:
FRONT: *20'
REAR: 35'
SIDE: 5'
SIDE STREET: 15'
NHWE: 50'
ACCESSORY STRUCTURE: 5' (REAR AND SIDE)
*WHERE THE LOT FRONTAGE IS LESS THAN THE REQUIRED MINIMUM LOT WIDTH, THE BUILDING SETBACK DISTANCE IS THE MINIMUM REQUIRED, OR THE DISTANCE TO THE POINT WHERE THE LOT WIDTH EQUALS THE REQUIRED MINIMUM WIDTH, WHICHEVER IS GREATER.
- SEPTIC TANK SETBACK: 75' FROM WETLAND, 150' FROM NHWE, WHICHEVER IS GREATER
75' FROM ROADWAY UNDERDRAIN
- IN LIEU OF CONVENTIONAL (NON NITROGEN-REDUCING) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS), ALSO REFERRED TO AS SEPTIC SYSTEMS, THE DEVELOPMENT SHALL IMPLEMENT ADVANCED NITROGEN REDUCING SEPTIC SYSTEMS APPROVED BY THE FLORIDA DEPARTMENT OF HEALTH.
- SCHOOL AGE CHILDREN:
ELEMENTARY: (47 DU X 0.178 CHLD/DU) = 8.37 (9) CHILDREN
MIDDLE: (47 DU X 0.094 CHLD/DU) = 4.42 (5) CHILDREN
HIGH: (47 DU X 0.133 CHLD/DU) = 6.25 (7) CHILDREN
TOTAL SCHOOL AGE CHILDREN: 21 CHILDREN
- PER FEMA FIRM PANEL NO. 12095C0285F & 12095C0305F, DATED SEPT. 25, 2009, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE AE; AREAS WITH THE BASE FLOOD ELEVATION DETERMINED. THE FLOOD PLAIN ELEVATION FOR CORNER LAKE IS 62.2 NAVD.
- THE PROJECT SITE CONTAINS TWO ONSITE WETLANDS. CONSERVATION AREA DETERMINATION 03-056 HAS BEEN ESTABLISHED FOR BOTH WETLANDS. WETLAND W1 IS CONSIDERED A CLASS II WETLAND AND CONTAINS APPROXIMATELY 8.57 ACRES. WETLAND W2 IS CONSIDERED A CLASS I WETLAND AND CONTAINS APPROXIMATELY 17.72 ACRES.
- NO IMPACTS TO EXISTING WETLANDS ARE PROPOSED. ANY IMPACTS TO WETLANDS WILL REQUIRE PERMITTING THROUGH ORANGE COUNTY EPD AS WELL AS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- WETLAND BUFFERS SHALL MEET ORANGE COUNTY AND SJRWMD REQUIREMENTS.
- WATER SERVICE WILL BE PROVIDED BY ORANGE COUNTY.
- SANITARY SERVICE WILL BE PROVIDED BY SEPTIC.
- NO RECLAIMED WATER SERVICE IS AVAILABLE. IRRIGATION TO BE PROVIDED VIA WELL.
- UTILITY EASEMENTS DEDICATED TO ORANGE COUNTY SHALL BE PROVIDED OVER ALL WATER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET ORANGE COUNTY REQUIREMENTS.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER MANAGEMENT SYSTEM.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY AND SJRWMD REQUIREMENTS.
- COMMUNITY BOAT RAMPS AND SEMI-PRIVATE DOCKS ARE PROHIBITED ON CORNER LAKE. A COMMUNITY PARK, IF ANY, SHALL BE SECURED WITH A FENCE AND A GATE.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ORANGE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF ORANGE COUNTY.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- PROJECT SIGNAGE WILL COMPLY WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
- FINISHED GRADES FOR LOTS AT THE PERIMETER OF THE PROPERTY ARE EXPECTED TO VARY MORE THAN ONE (1) FOOT ABOVE OR BELOW EXISTING GRADES.
- THIS SUBDIVISION SHALL COMPLY WITH ORANGE COUNTY CODE 34-280, 290, AND 291.
- ELECTRONICALLY OPERATED GATES ARE PROPOSED TO BE AUTOMATIC, WITH A CLICK2ENTER SYSTEM WITH BATTERY BACK-UP OR APPROVED LOOK BOX FOR EMERGENCY VEHICLE ACCESS. GATES SHALL OPEN ALL THE WAY TO 20 FEET FOR FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH NFPA 1, SECTION 18.2.2.2, LATEST EDITION.
- NATIVE PLANT SPECIES SHALL BE UTILIZED IN LANDSCAPING, AND REMOVAL OF UNDERSTORY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL AS REQUIRED IN THE ECONLOCHATCHEE RIVER BASIN ORDINANCE 15-442(B).

RESIDENTIAL DENSITY

GROSS PROJECT AREA:	74.19 AC.
NON-BUILDABLE AREA: CLASS II WETLAND W1: CONSERVATION AREA W2 (CORNER LAKE & WETLAND):	8.57 AC. 17.72 AC.
NET DEVELOPABLE AREA:	47.90 AC.
RESIDENTIAL DENSITY:	47 LOTS / 47.90 AC. = 0.98 DU/AC.

PARKING

PARKING REQUIRED (LOT >75): 47 SINGLE FAMILY LOTS ; REMOTE GUEST; TOTAL REQUIRED:	2 SPACES PER UNIT 0 SPACES PER UNIT 94 SPACES
PARKING PROVIDED (LOT >75): 47 SINGLE FAMILY LOTS ;	4 SPACES PER UNIT (2 SPACES MIN. GARAGE + 2 SPACES MIN. DRIVEWAY) 188 SPACES
TOTAL PROVIDED:	

LOT NOTES

LAKE FRONT LOTS: NUMBER OF LOTS: MINIMUM AREA OF LOT ABOVE NHWE: MINIMUM DEVELOPABLE AREA: MINIMUM LOT WIDTH:	12 1 AC. 1/2 AC. 90'
INTERIOR LOTS: NUMBER OF LOTS: NUMBER OF 1/2 AC. LOTS: NUMBER OF 1/3 AC. LOTS: MINIMUM LOT WIDTH (1/2 ACRE LOTS) MINIMUM LOT WIDTH (1/3 ACRE LOTS)	35 28 (80%) 7 (20%) 80' 80'

GRAPHIC SCALE

LEGEND

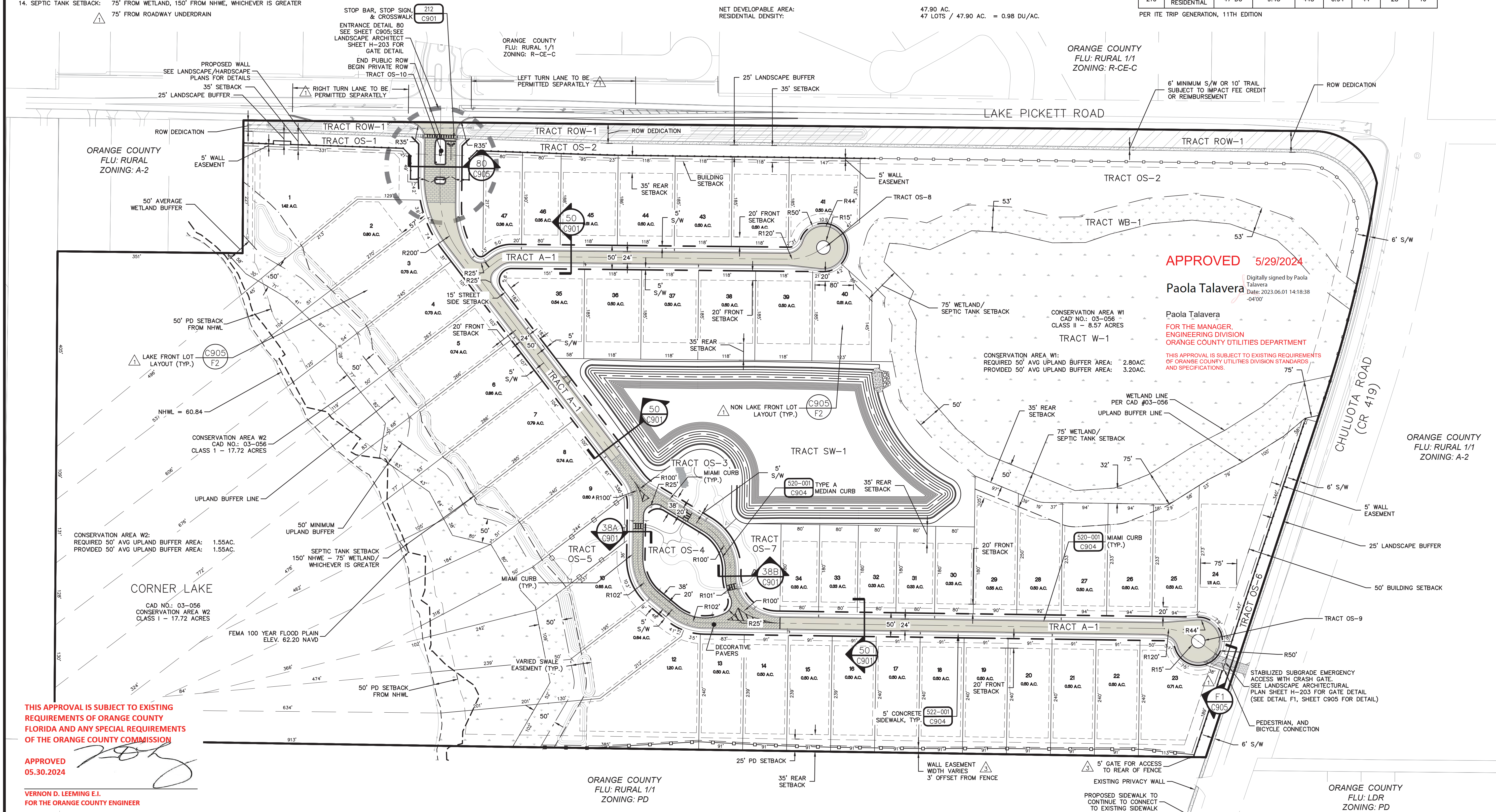
- GOVERNING JURISDICTION
- FUTURE LAND USE
- ZONING

ORANGE COUNTY
FLU: RURAL 1/1
ZONING: A-2

TRIP GENERATION

ITU CODE	LAND USE	SIZE	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	47 DU	9.43	443	0.94	44	28	16

PER ITE TRIP GENERATION, 11TH EDITION



THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

MADDEN CIVIL ENGINEERS
MOORHEAD & STOKES, LLC
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL SITE PLAN FOR SOLACE AT CORNER LAKE

ORANGE COUNTY FLORIDA

M/M HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-00077723

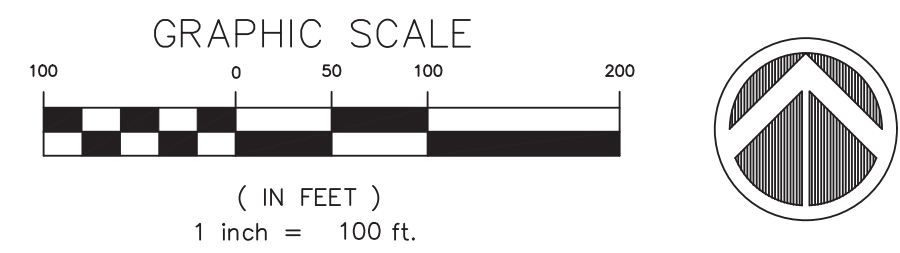
NO.	DATE	REVISIONS
1	12/09/23	REVISED PER ORANGE COUNTY COMMENTS
2	03/05/24	REVISED PER ORANGE COUNTY COMMENTS
3	05/29/24	REVISED PER ORANGE COUNTY COMMENTS

JOB # 21097
DATE: 01/09/2024
SCALE: 1"=100'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

C100

NO.	DATE	REVISIONS
1	01/09/2024	REVISED PER SPWM COMMENTS
2	05/27/2024	REVISED PER ORANGE COUNTY COMMENTS
3	05/28/2024	REVISED PER ORANGE COUNTY COMMENTS
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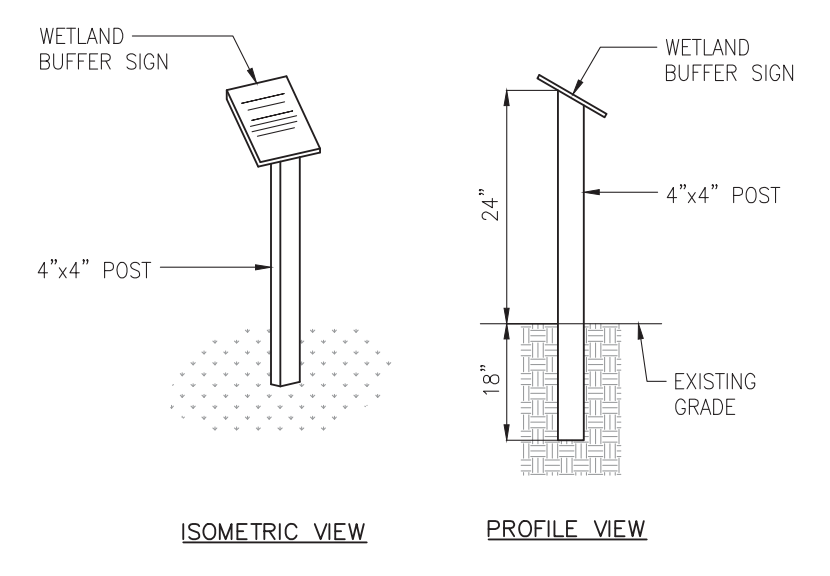
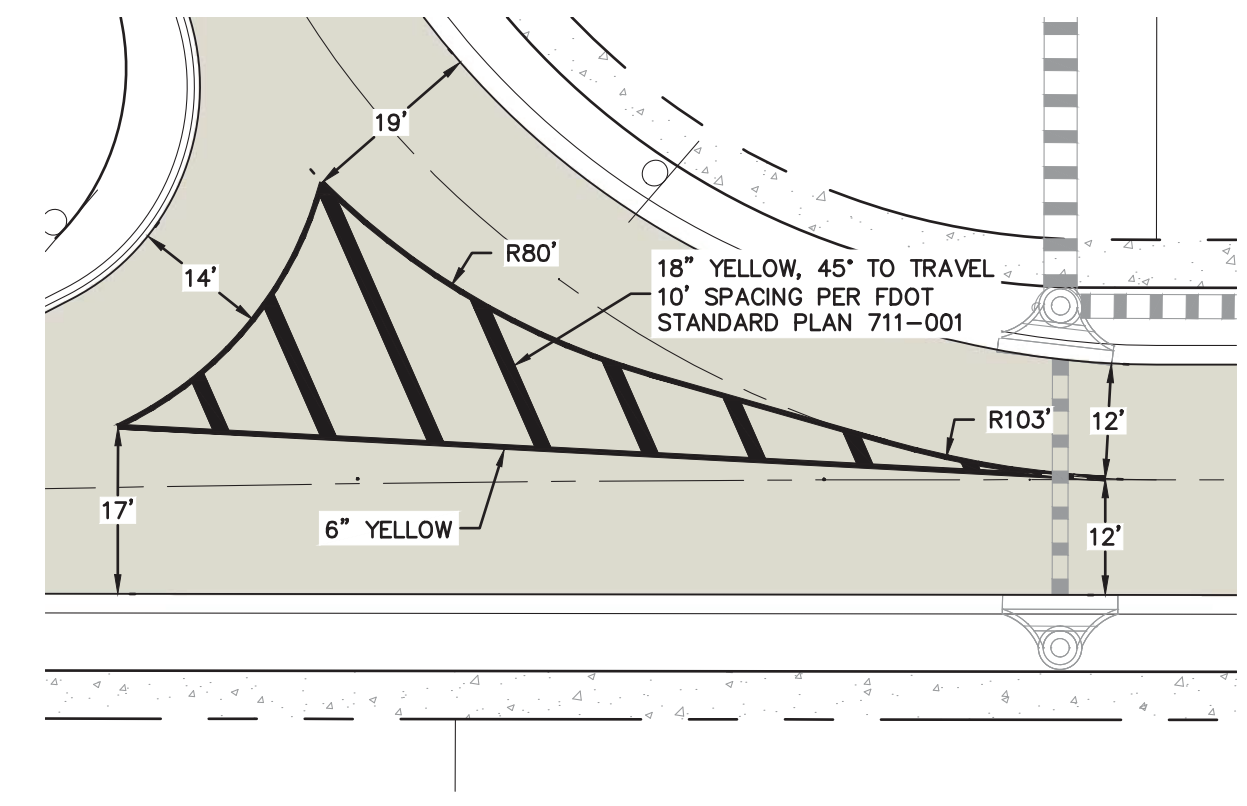
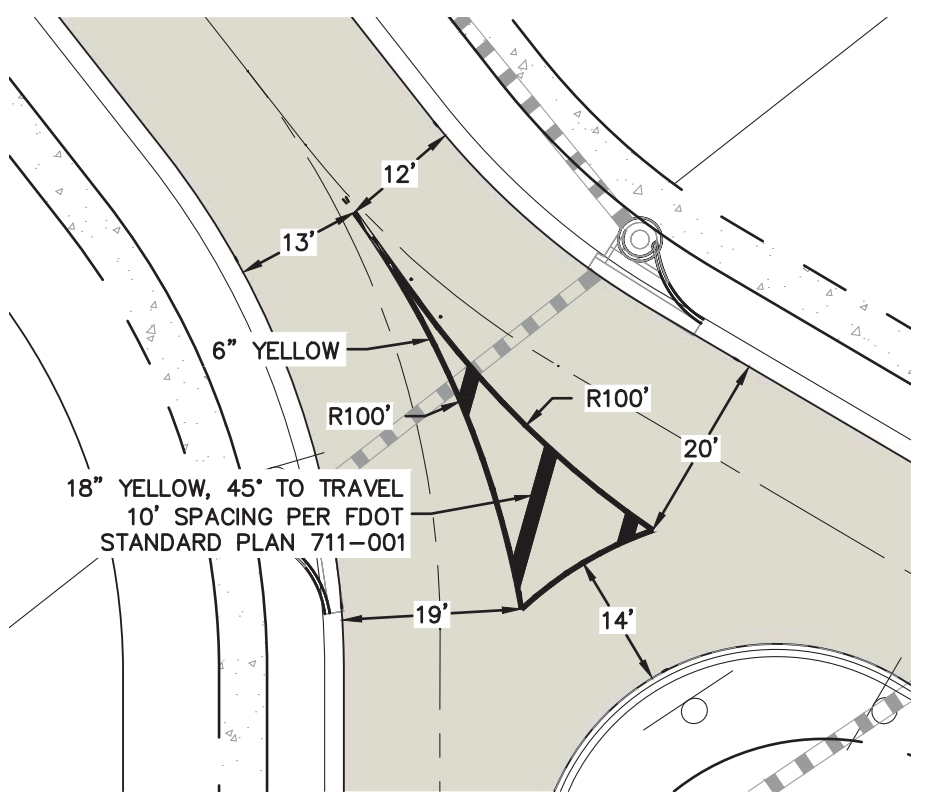


- LEGEND:**
- A** 12" WHITE SOLID PEDESTRIAN CROSSWALK LINE WITH 24" WHITE LADDER STYLE SPECIAL EMPHASIS CROSSWALK, PER FDOT INDEX 711-001
 - B** 24" WHITE STOP LINE MARKING, PER FDOT INDEX 711-001
 - 1A** (1) 30"x30" "STOP" SIGN (R1-1) CO-MOUNTED WITH STREET NAME SIGN (D3-1) OR COUNTY EQUIVALENT AND "NO OUTLET" (W14-2a) PLAQUE
 - B** (1) 30"x30" "STOP" SIGN (R1-1) CO-MOUNTED WITH STREET NAME SIGN (D3-1) OR COUNTY EQUIVALENT
 - 2** (3) 24"x30" "SPEED LIMIT" SIGN (R2-1), 25 MPH
 - 3R** (2) 24"x24" "NO PARKING" SIGN (R8-3) WITH 12"x24" RIGHT ARROW PLAQUE
 - 3L** (2) 24"x24" "NO PARKING" SIGN (R8-3) WITH 12"x24" LEFT ARROW PLAQUE
 - 4** (1) 30"x30" "NO OUTLET" SIGN (W14-2)
 - 5** (4) 30"x30" "DO NOT ENTER" SIGN (R5-1)
 - 6** (2) 24"x30" "KEEP RIGHT" SIGN (R4-7) CO-MOUNTED WITH 18"x18" OM1-3 OBJECT MARKER SIGN
 - 7A** (2) 30"x30" "PEDESTRIAN WARNING" SIGN (W11-2) CO-MOUNTED WITH 12"x24" "AHEAD" PLAQUE (W16-9P)
 - 7B** (2) 30"x30" "PEDESTRIAN WARNING" SIGN (W11-2) CO-MOUNTED WITH 12"x24" "DIAGONAL ARROW" PLAQUE (W16-7P)
 - 8** (17) 24"x24" "NO PARKING" SIGN (R8-3) WITH 12"x24" DOUBLE ARROW PLAQUE

NO PARKING SIGNAGE NOTES:

- A. PARKING MUST BE PROHIBITED WITHIN AND UP TO 50 FT AWAY FROM ANY CURVE.
- B. THERE SHALL BE NO PARKING WITHIN 100 FEET OF ANY CUL-DE-SACS.
- C. NO PARKING SIGNS SHALL BE LOCATED AT APPROXIMATELY 30-DEGREE ANGLE TO THE ROADWAY FACING ONCOMING TRAFFIC.
- D. PARKING RESTRICTION ALONG THE ENTIRE NEIGHBORHOOD MUST BE SIGNED ACCORDINGLY.
- E. NO PARKING SIGNAGE SHALL NOT BE LOCATED ON ANY STREET LIGHT POSTS.
- F. SIGN R8-3 WITH AN SINGLE OR DOUBLE ARROW SUB PLATE WILL BE USED TO DEMARCATTE THE NO PARKING SIGN ZONE.

- NOTES:**
1. DETECTABLE WARNING SURFACES WILL BE PROVIDED AT ALL PLACES WHERE VEHICULAR PATH MEETS PEDESTRIAN PATH.
 2. RAMP(S) WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS.
 3. ALL PAVEMENTS MARKINGS SHALL BE THERMOPLASTIC AND MUST COMPLY WITH FDOT INDEX 711-001.
 4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.

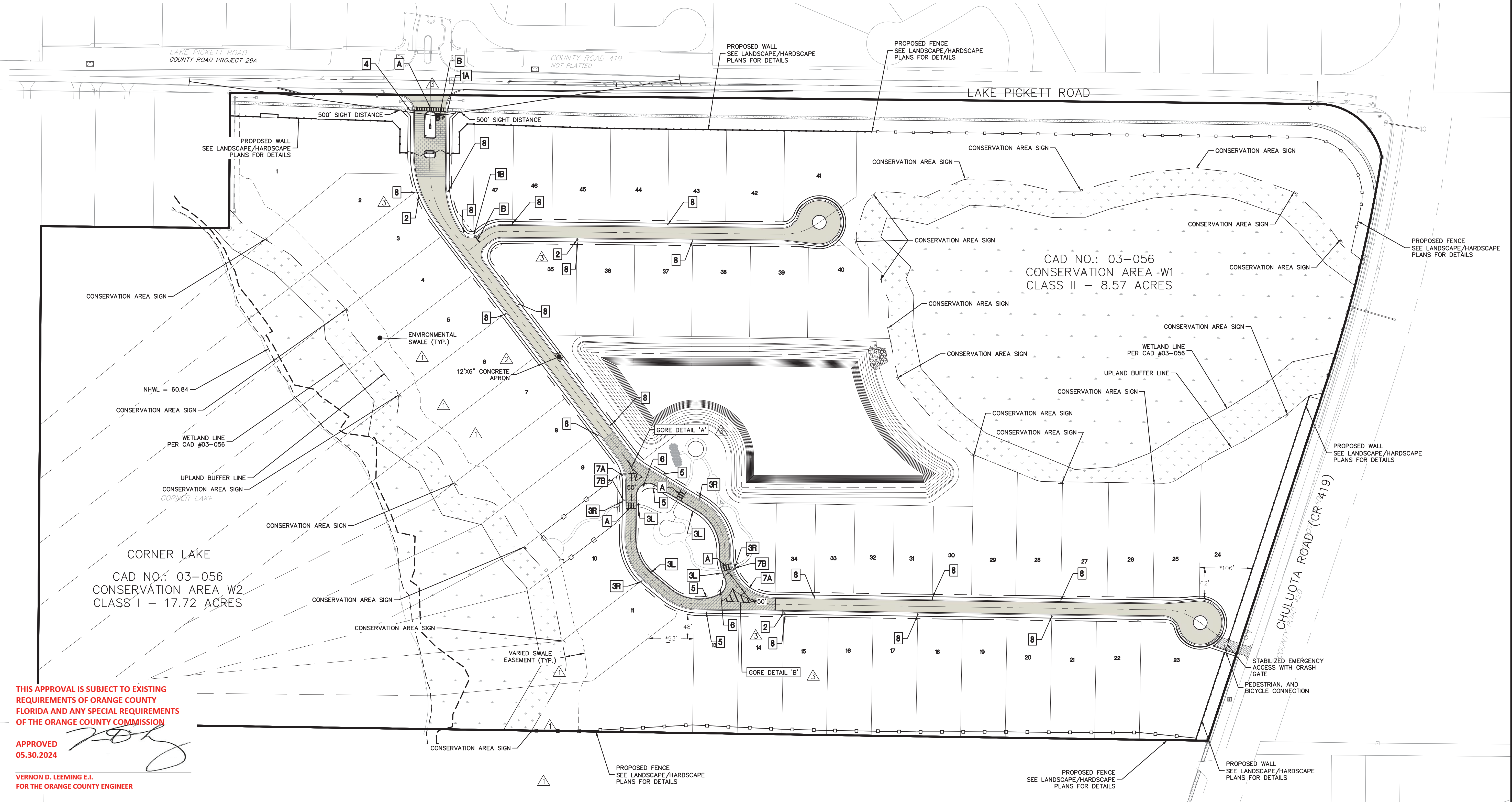


CONSERVATION AREA SIGNAGE
N.T.S.

APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.



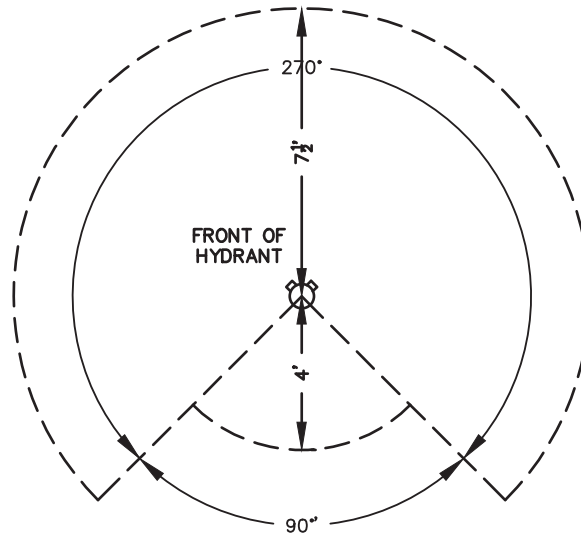
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

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HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE



FIRE HYDRANT CLEARANCE DETAIL

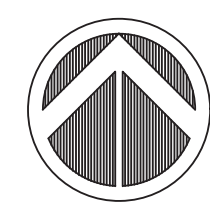
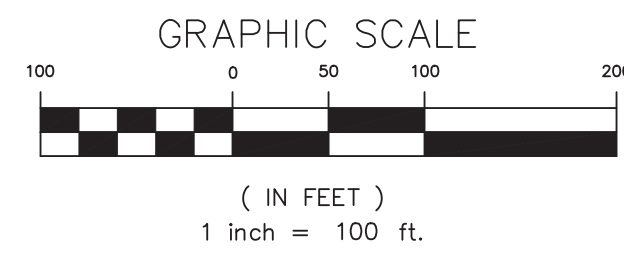
THE NEEDED FIRE FLOW PER NFPA 1, CHAPTER 18.4.5.1.1 IS 1,000 GPM FOR 1 HOUR (PROPOSED UNITS ARE LESS THAN 5,000 SF)

HOMES 5,000 SQUARE FEET OR LESS SHALL PROVIDE 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 (FFPC, 7th EDITION).

NEEDED FIRE FLOW DETERMINED AT 1,022.8 GPM. SEE UTILITY REPORT FOR DEMAND.

NOTES:

- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
- THE FOLLOWING IS REQUIRED FOR ACCESS SIGNAGE FOR NEW CONSTRUCTION SITES:
 - SIGNAGE SHALL READ 'FIRE DEPARTMENT ACCESS' AND SHALL INCLUDE SITE ADDRESS, OR RANGE OF ADDRESSES, FOR ALL COMMERCIAL SITES AND RESIDENTIAL MODEL HOMES.
 - SIZE: THE TWO-SIDED SIGN PLATE SHALL BE A MINIMUM OF 4X4 FEET
 - COLOR: THE SIGN SHALL HAVE A RED BACKGROUND WITH A WHITE LEGEND.
 - LETTERING FOR THE SIGN SHALL BE FOUR INCH.
 - ADDRESS ON SIGN SHALL BE TWO AND ONE HALF INCH.
 - LOCATION: SIGN SHALL BE INSTALLED AT EACH POINT OF ENTRY.
 - BOTTOM OF SIGN SHALL BE SIX FEET ABOVE GRADE ON POSTS.
- ELECTRONICALLY OPERATED GATES ARE PROPOSED TO BE AUTOMATIC, WITH A CLICKCENTER SYSTEM WITH BATTERY BACK-UP OR APPROVED LOCK BOX FOR EMERGENCY VEHICLE ACCESS. GATES SHALL OPEN ALL THE WAY TO 20 FEET FOR FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH NFPA 1, SECTION 18.2.2.2, LATEST EDITION.
- PLANS SHALL BE IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE, 7th EDITION.
- ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 43 TONS. (NFPA 1, 18.2.3.5.2)
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
- UNLESS NOTED OTHERWISE, IRRIGATION TO BE BY WELL, TO BE PERMITTED SEPARATELY. ⚠️

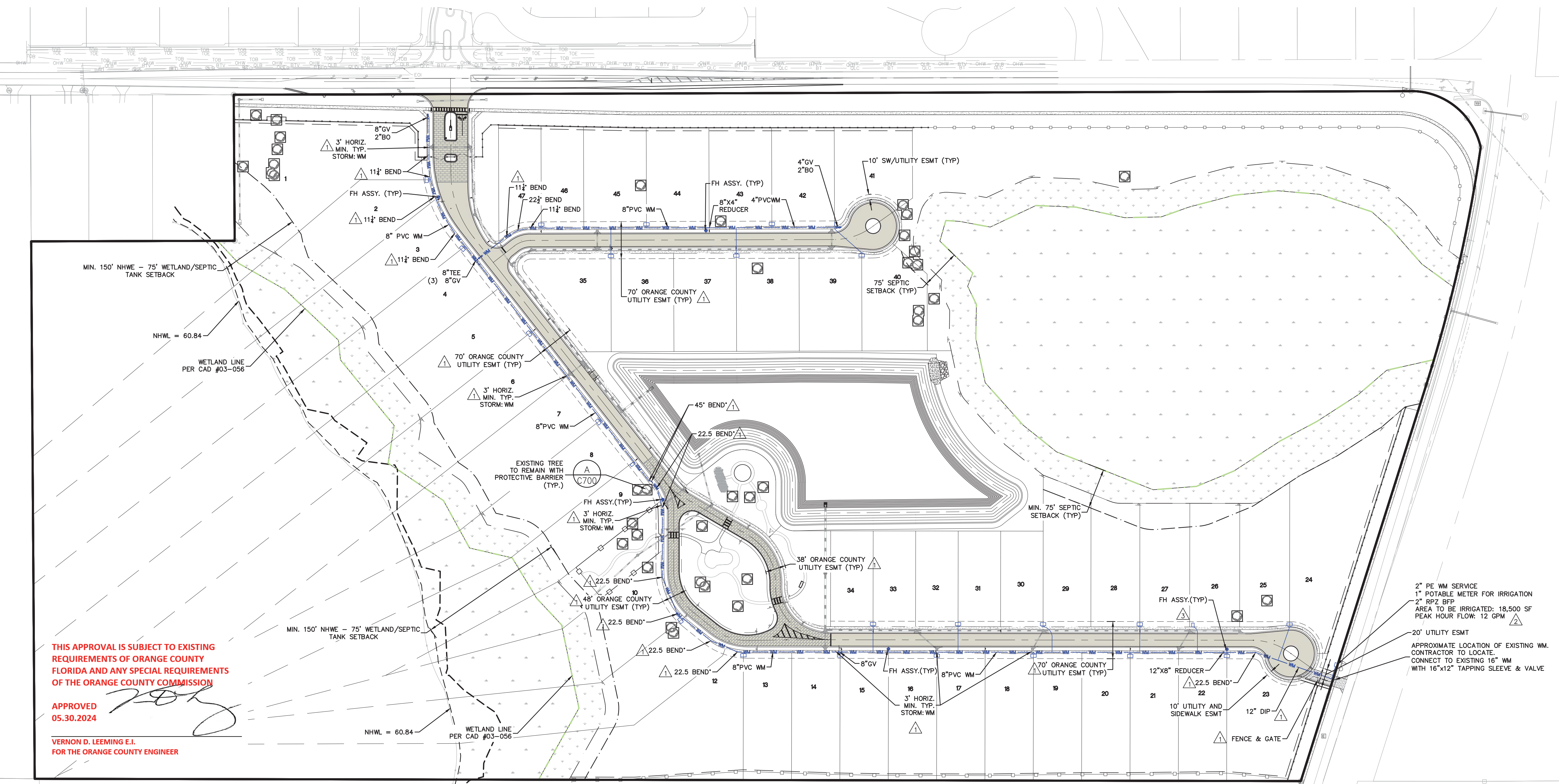


APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -04'00'

Paola Talavera
FOR THE MANAGER
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

M/I HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

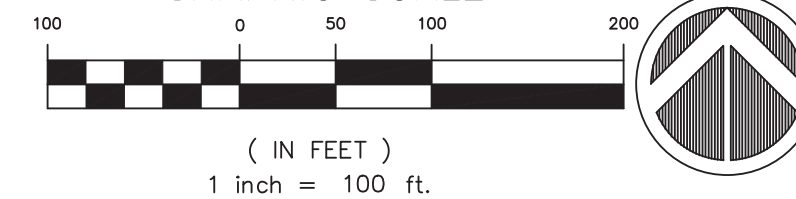
ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
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2	12/20/23	REVISED PER ORANGE COUNTY UTILITY COMMENTS
3	05/09/24	REVISED PER ORANGE COUNTY COMMENTS
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JOB # 21097
DATE: 01/09/2024
SCALE: 1"=100'
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DRAWN BY: BCH
APPROVED BY: BSS

C201

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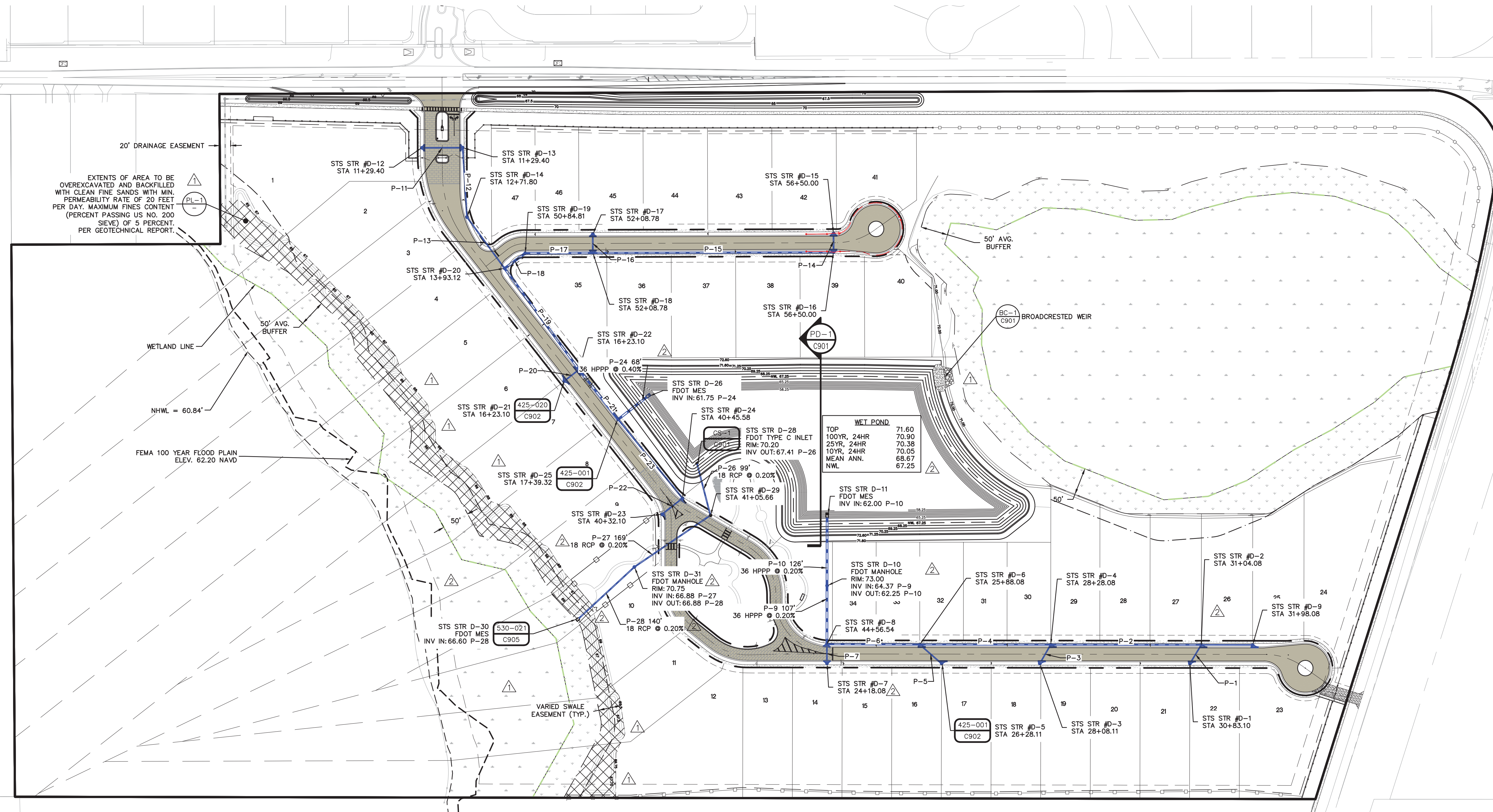
LEGEND:
LIMITS OF OVEREXCAVATION

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

M/HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

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CERTIFICATE OF AUTHORIZATION NO. CA-0007723



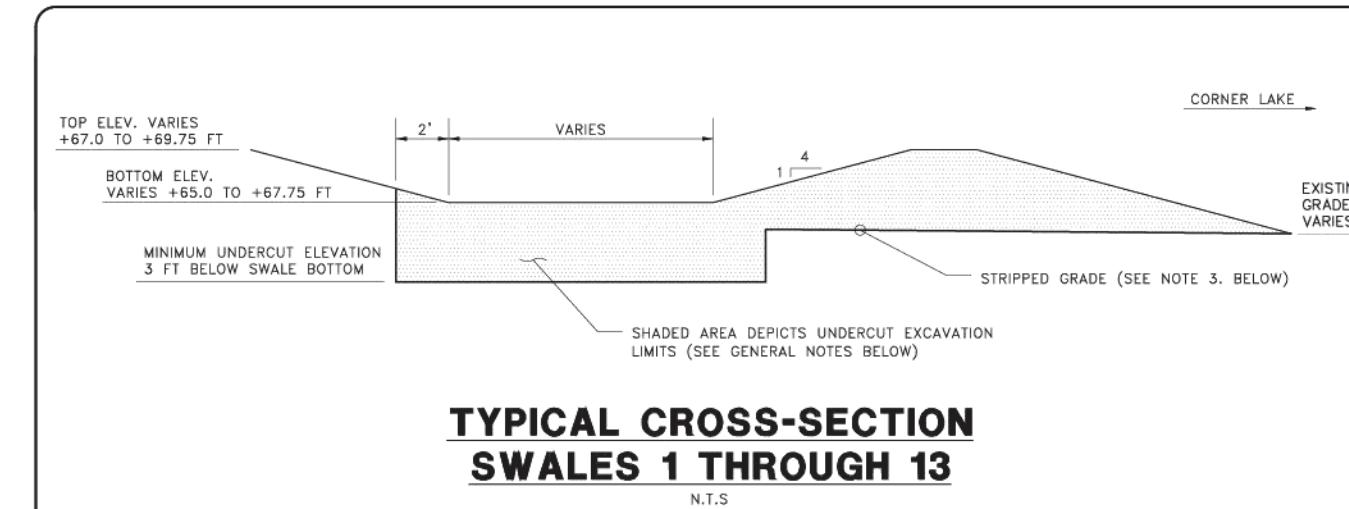
EXTENTS OF AREA TO BE OVEREXCAVATED AND BACKFILLED WITH CLEAN FINE SANDS WITH MIN. PERMEABILITY RATE OF 20 FEET PER DAY. MAXIMUM FINES CONTENT (PERCENT PASSING US NO. 200 SIEVE) OF 5 PERCENT. PER GEOTECHNICAL REPORT.

NHWL = 60.84'

FEMA 100 YEAR FLOOD PLAIN ELEV. 62.20 NAVD

NOTES:

- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND OTHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
- UNDERDRAINS TO BE INSTALLED PER GEOTECHNICAL REPORT (SSGM - PN21-E0193.189A, AUG. 29, 2023) PROVIDED BY YOVAISH ENGINEERING.



TYPICAL CROSS-SECTION SWALES 1 THROUGH 13

GENERAL NOTES:
1. PRIOR TO STARTING CONSTRUCTION, SURVEY CONTROL TO PROPERLY DELINEATE THE HORIZONTAL EXTENT OF THE SWALE BOTTOM AND SWALE BERM AREAS SHALL BE PROVIDED.
2. DEPENDING UPON THE TIME OF YEAR THAT THE WORK IS PERFORMED, DOWATERING MAY BE REQUIRED. THE DOWATERING OPERATION, IF REQUIRED, SHALL MAINTAIN THE GROUNDWATER A MINIMUM OF 2 FEET BELOW THE EXCAVATION GRADE(S). ALL DOWATERING EFFLUENT SHALL BE RETAINED ON SITE.
3. THE LIMITS OF THE SWALE SHALL BE STRIPPED TO REMOVE THE EXISTING VEGETATION AND ROOT MAT (WHERE ENCOUNTERED). THE UNSUITABLE MATERIAL SHALL BE STOCKPILED FOR DISPOSAL OFF-SITE OR AS DIRECTED BY THE OWNER.
4. THE ENTIRE LIMITS OF THE SWALE SHALL BE OVER-EXCAVATED AS DEPICTED BY THE SHADED AREA ON THE CROSS-SECTION PRESENTED ABOVE.
5. UPON APPROVAL BY THE GEOTECHNICAL ENGINEER, THE EXCAVATION BOTTOM (APPROXIMATELY 4 FEET BELOW SWALE BOTTOM) SHALL BE SCARIFIED AND BACKFILLED. THE BACKFILL SHALL COMPRISE CLEAN FINE SANDS (LESS THAN 30 PASSING THE US NO. 200 SIEVE) WITH A REMODELED PERMEABILITY OF 20 FEET PER DAY OR GREATER WHEN COMPACTED TO A DENSITY OF 95 PERCENT OF THE SOIL'S MAXIMUM MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557).
6. NO BURYING OF ON-SITE UNSUITABLE SOILS, STRIPPINGS OR DEBRIS IS PERMITTED WITHIN OR BENEATH THE SWALE SIDE SLOPES.

SEEPAGE ANALYSIS
PROPOSED SWALES
SOLACE AT CORNER LAKE
ORANGE COUNTY, FLORIDA

DRAWN BY:	SCALE:	JOB NO.:
DATE:	NOTED:	21-10183.189A
APPROVED BY:	DATE:	PLATE:
DATE:	8/21/2023	1

PL-1 TYPICAL SWALE CROSS SECTION N.T.S.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

APPROVED 5/29/2024

Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

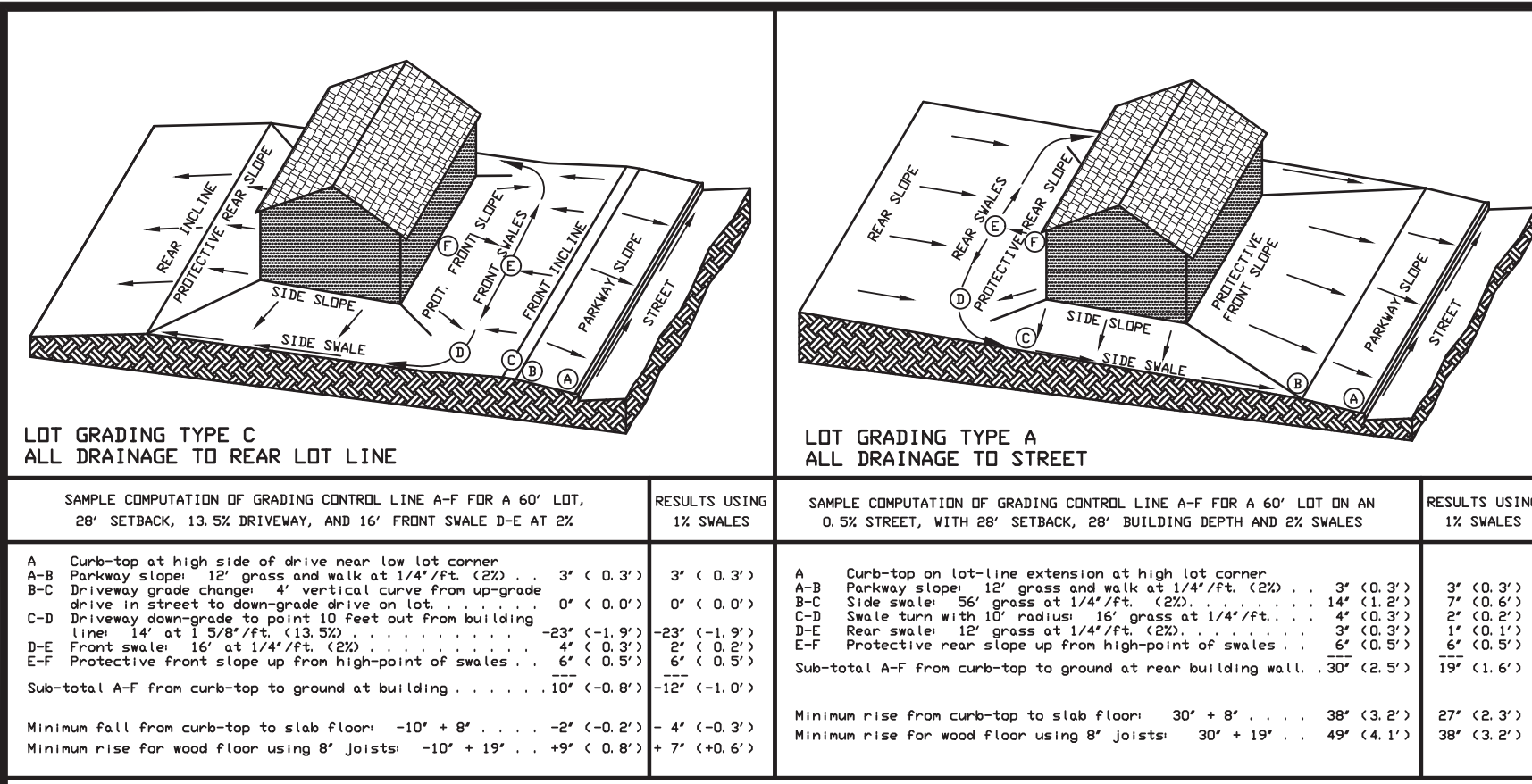
Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

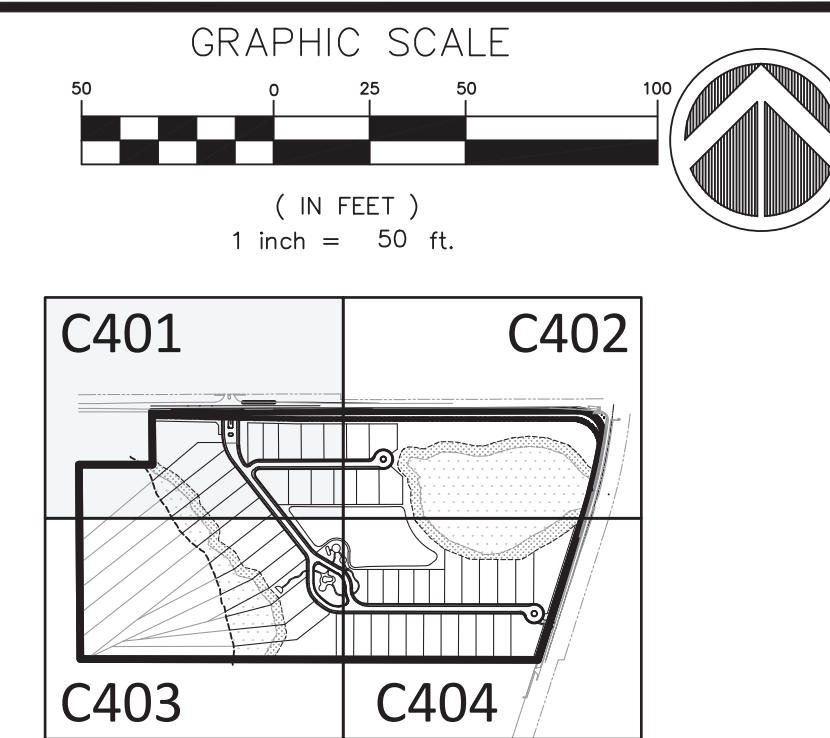
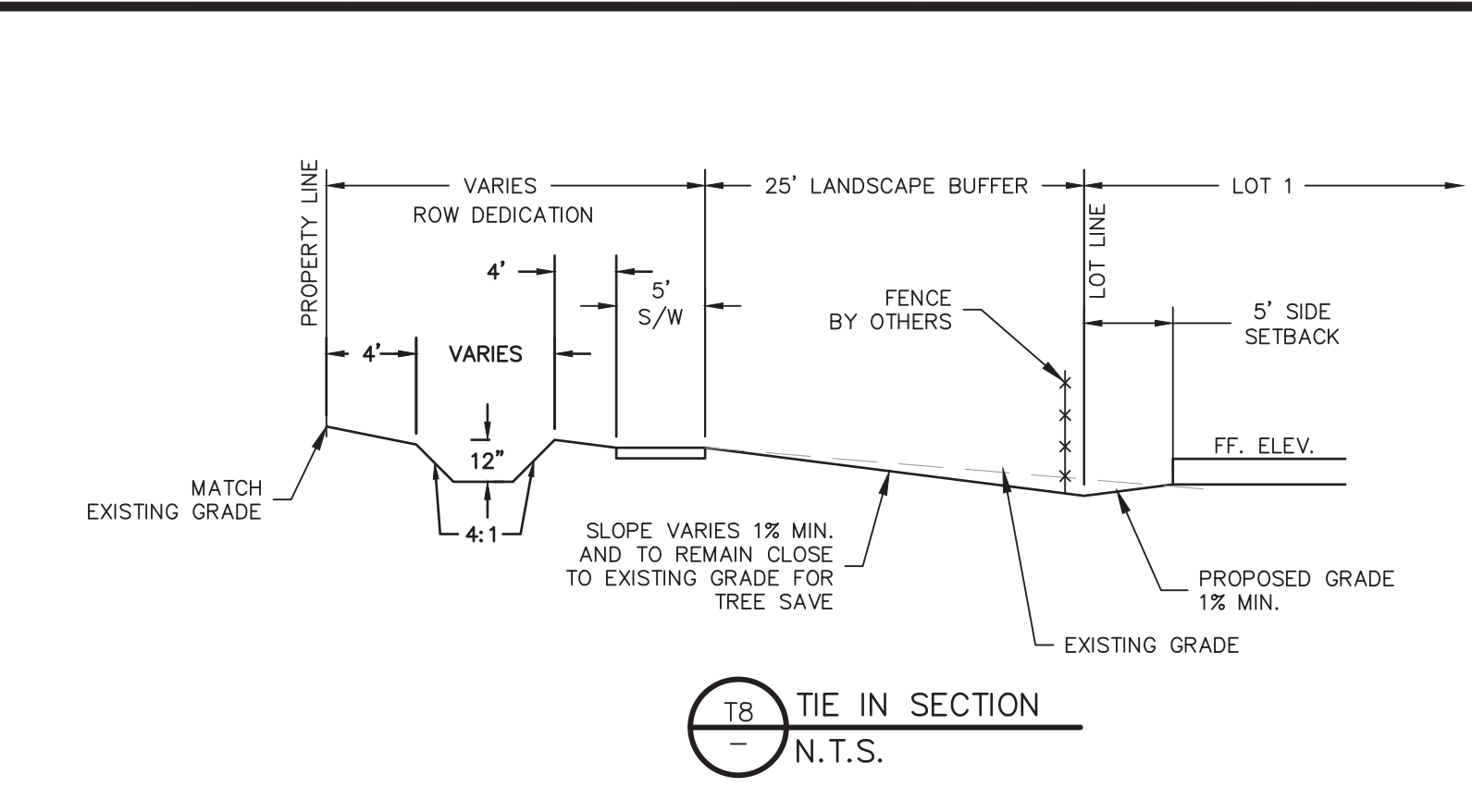
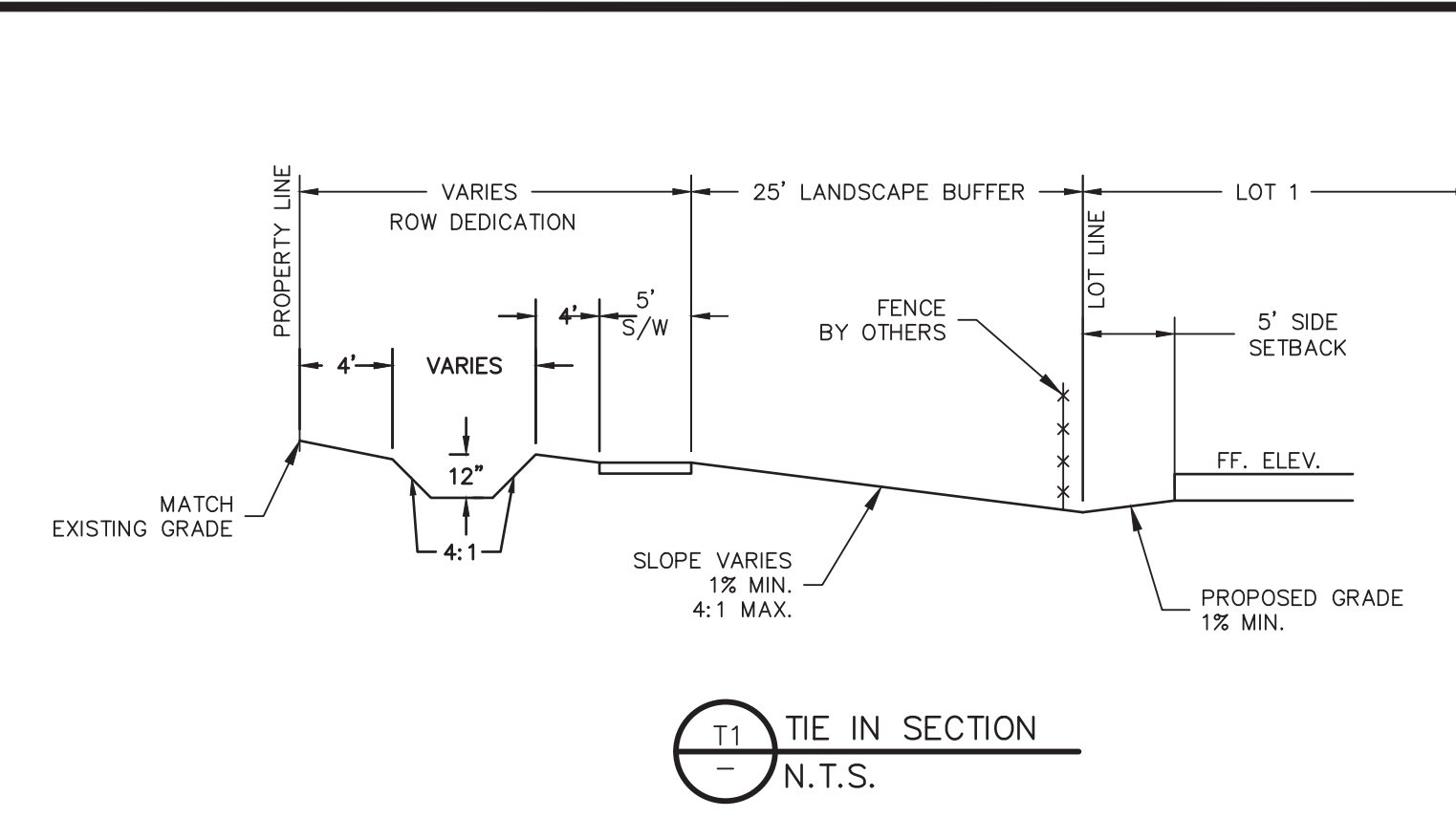
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2	03/04/24	REVISED PER ORANGE COUNTY COMMENTS
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JOB # 21097
DATE: 01/09/2024
SCALE: 1"=100'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

C301



LOT GRADING TYPE C		LOT GRADING TYPE A	
SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT, 8' SETBACK, 13.5% DRIVEWAY, AND 16' FRONT SWALE D-E AT 2%		RESULTS USING 1% SWALES	
A	Curb-top at high side of drive near top lot corner	3'	(0.3')
B	Driveway grade change - 4' vertical curve from apron	0'	(0.0')
C	Drive in street to downgrade drive on lot	0'	(0.0')
D	Front swale - 16' at 1.5%/ft. (2.25%)	-20'	(-1.8')
E	Protective front slope up from highpoint of swales	4'	(0.3')
F	Sub-total A-F from curb-top to ground at rear building wall	-17'	(-1.0')
Minimum fall from curb-top to slab floor		-10' + 8'	-2' (-0.3')
Minimum rise for wood floor using 8' joists		-10' + 19'	9' (+0.8')



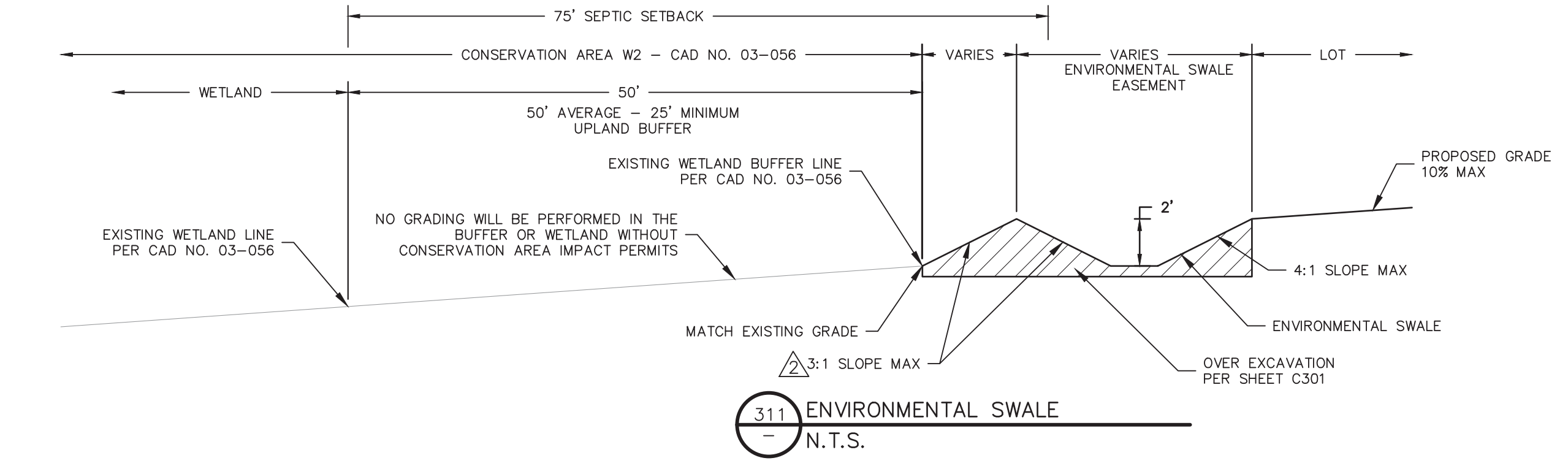
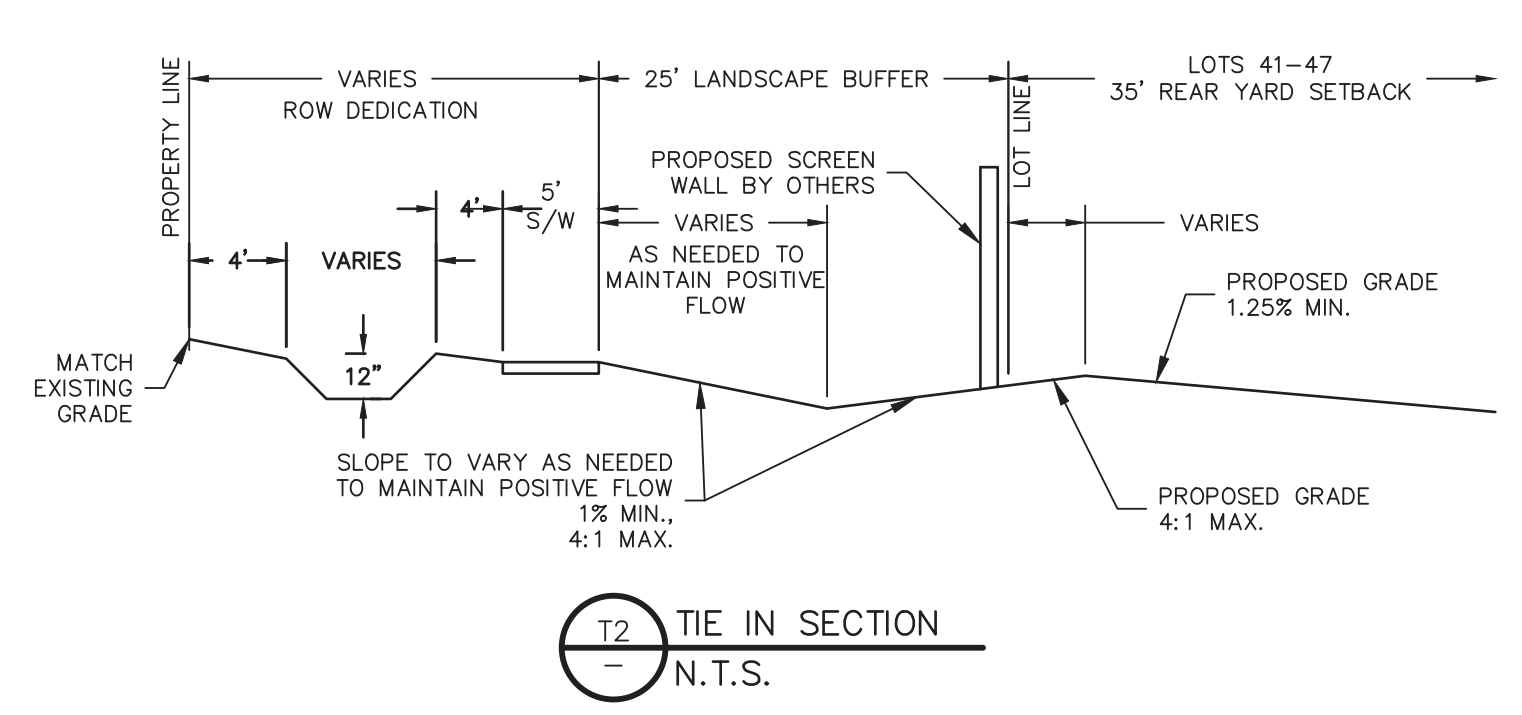
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.



GRADING PLAN
FOR
SOLACE AT CORNER LAKE
FLORIDA
ORANGE COUNTY

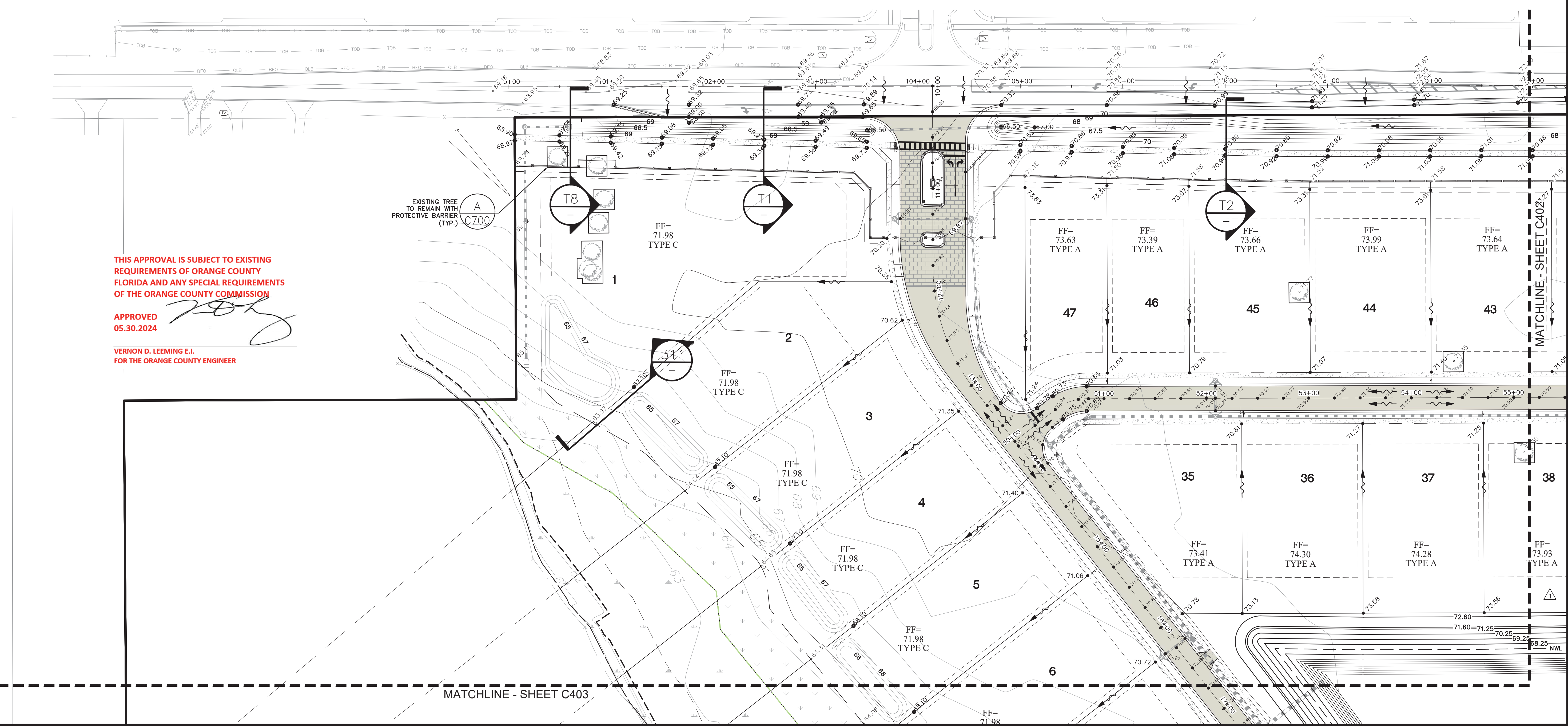
M/HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER



NO.	DATE	REVISIONS
1	12/09/23	REVISED PER ORANGE COUNTY UTILITY COMMENTS
2	05/27/24	REVISED PER ORANGE COUNTY UTILITY COMMENTS
3	05/28/24	REVISED PER ORANGE COUNTY UTILITY COMMENTS
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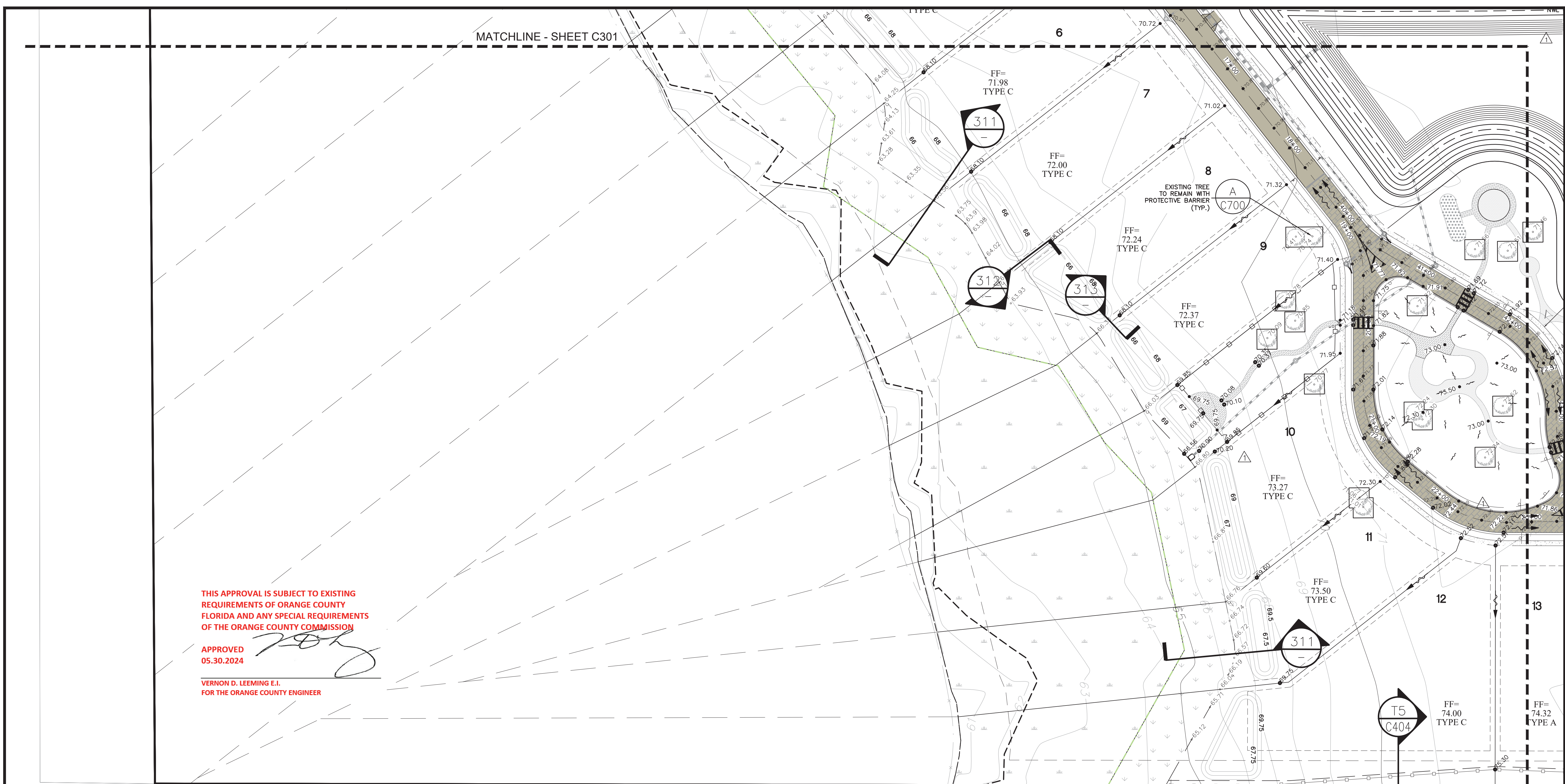
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DRAWN BY: BCH
APPROVED BY: BSS

C401

NO.	DATE	REVISIONS
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JOB # 21097
DATE: 01/09/2024
SCALE: 1" = 50'
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DRAWN BY: BCH
APPROVED BY: BSB

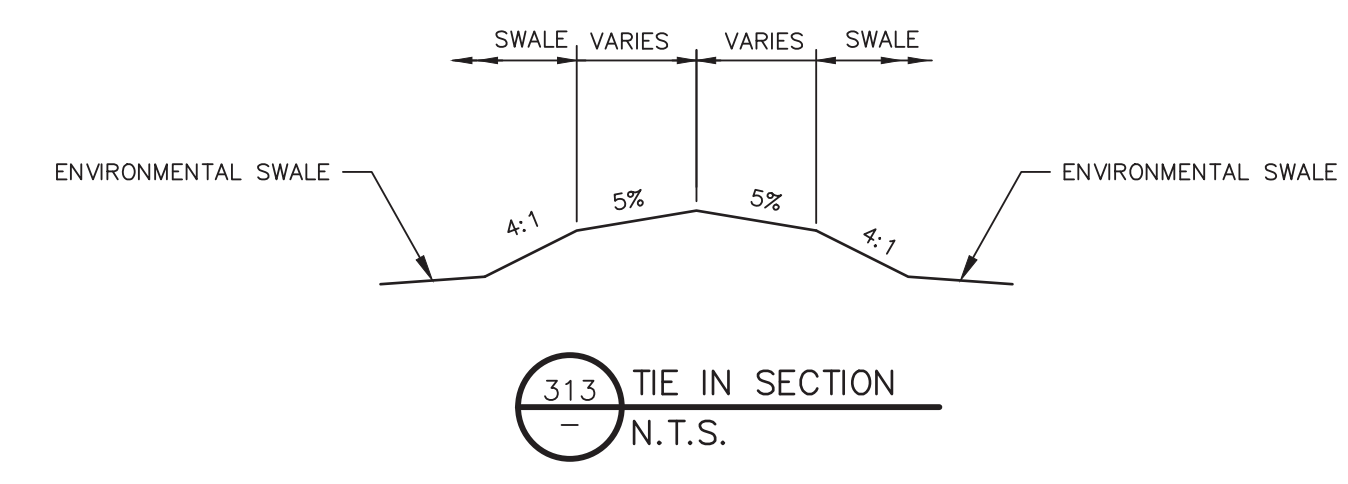
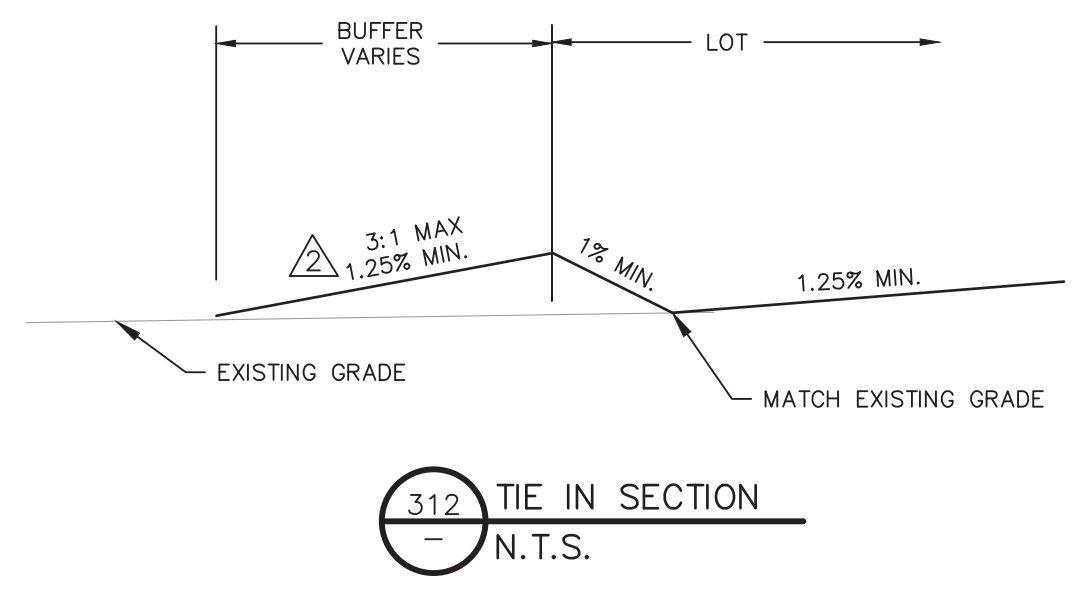
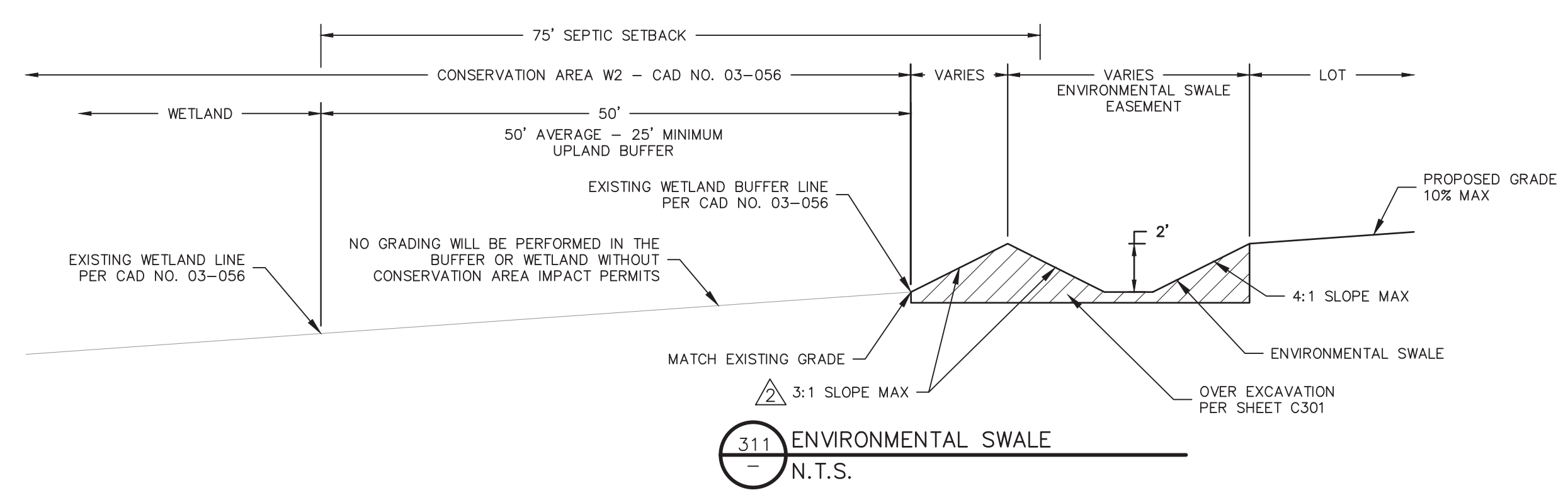
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THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED
05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

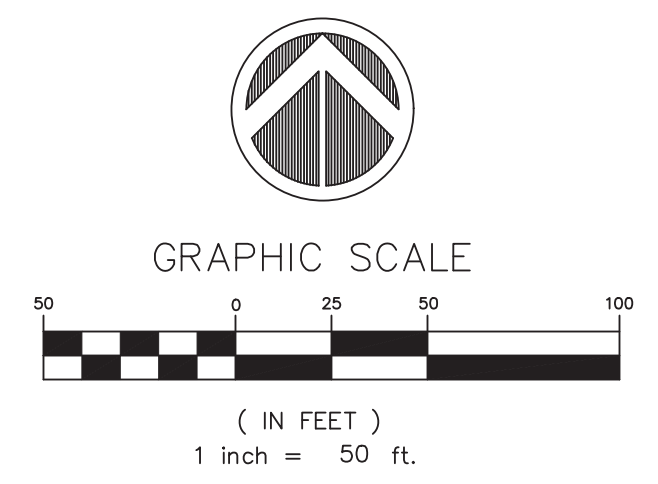
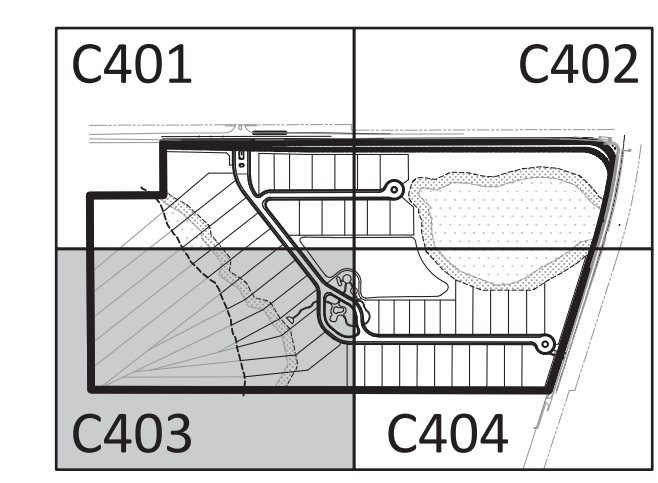


APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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H:\Data\21097\Eng\Plan\21097_C-061_08-03.dwg May 28, 2024 9:50 AM



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

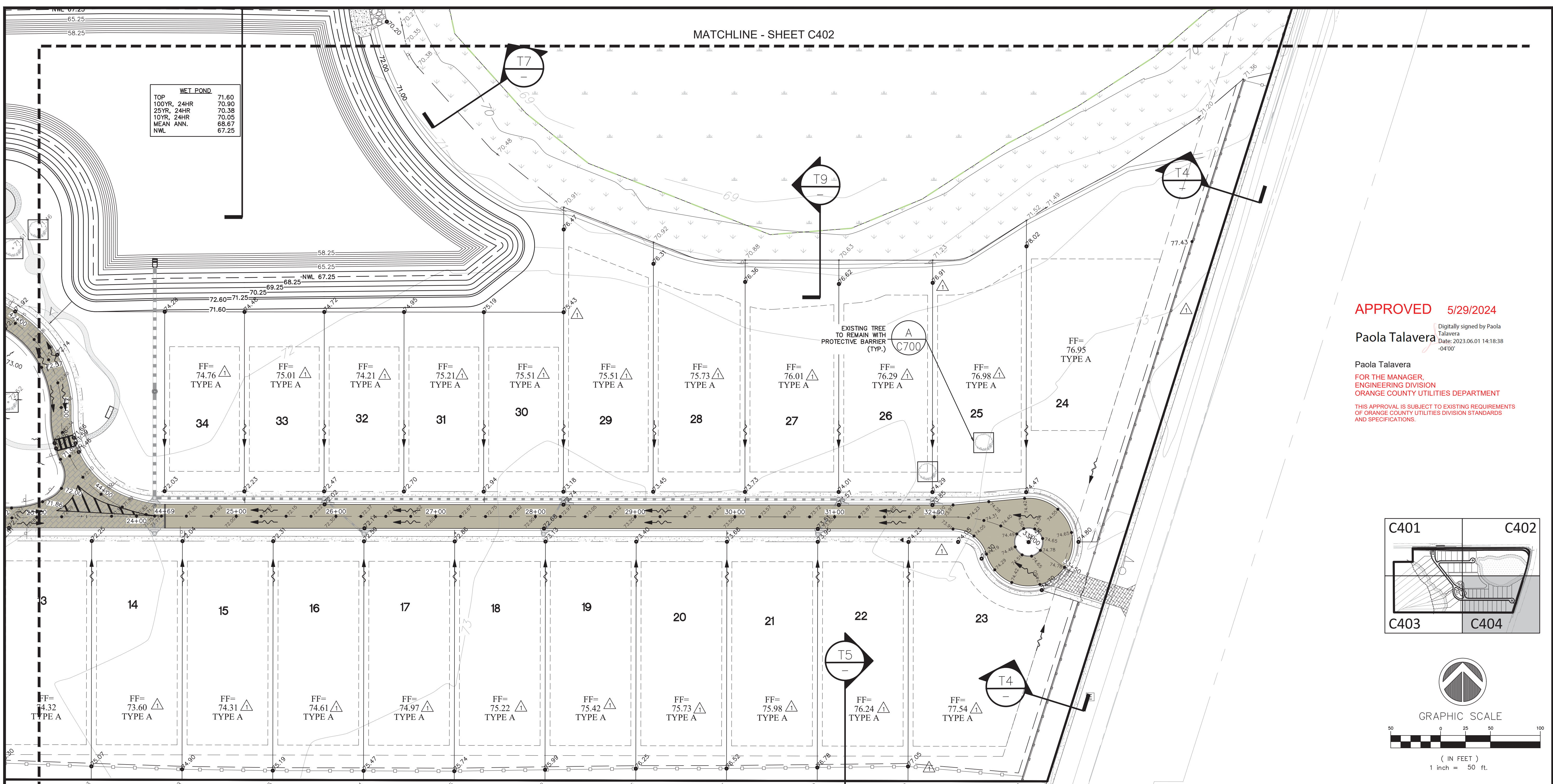
M/M HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

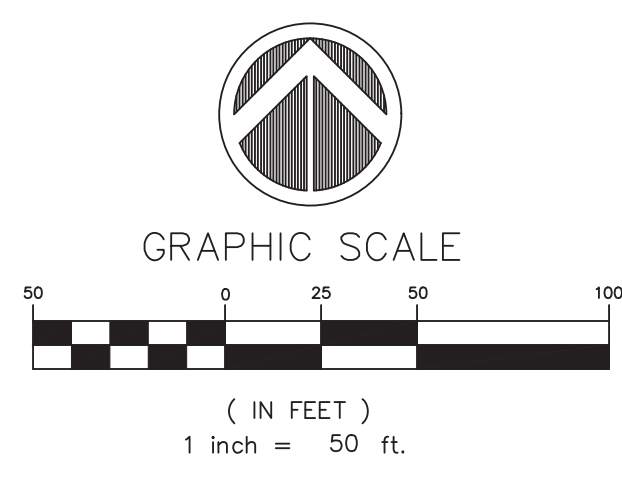
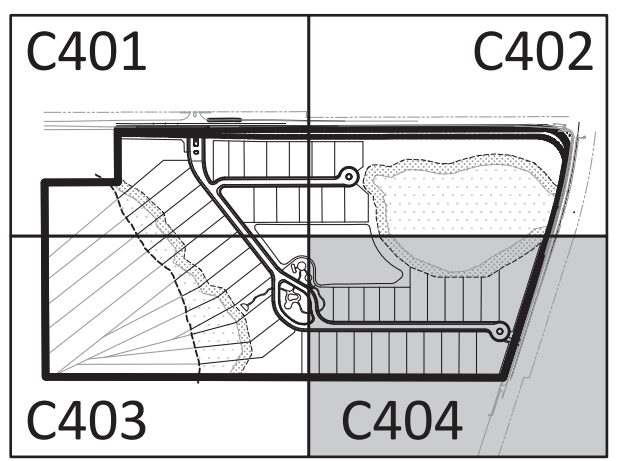
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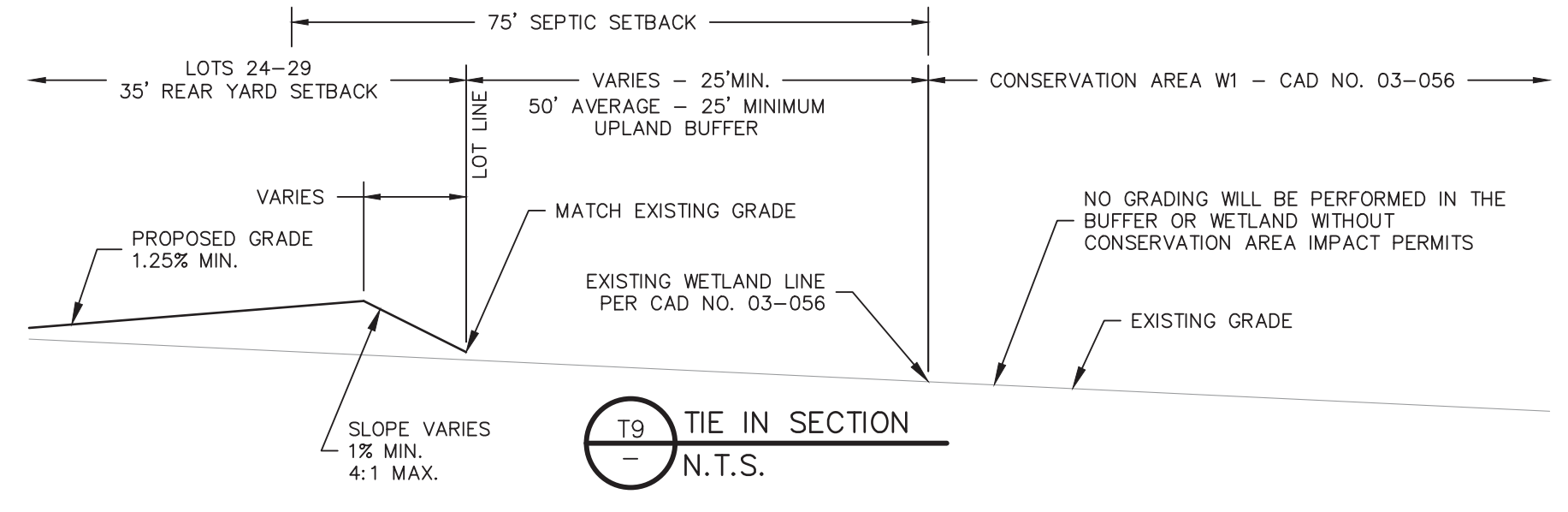
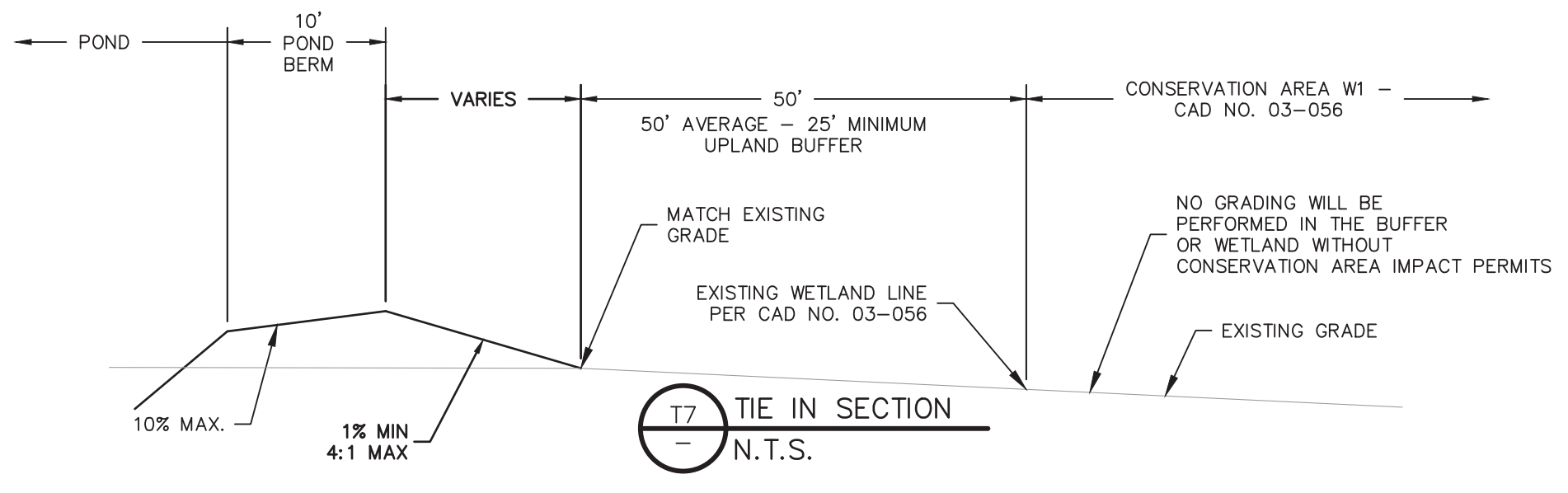
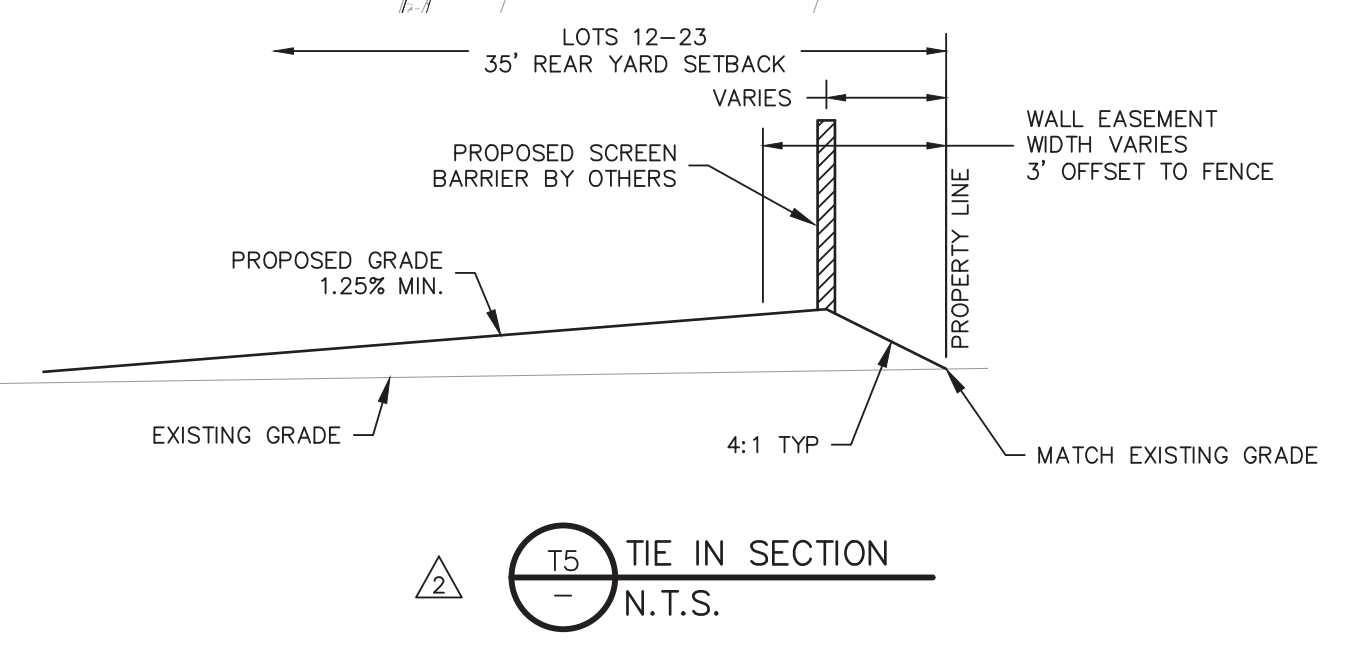
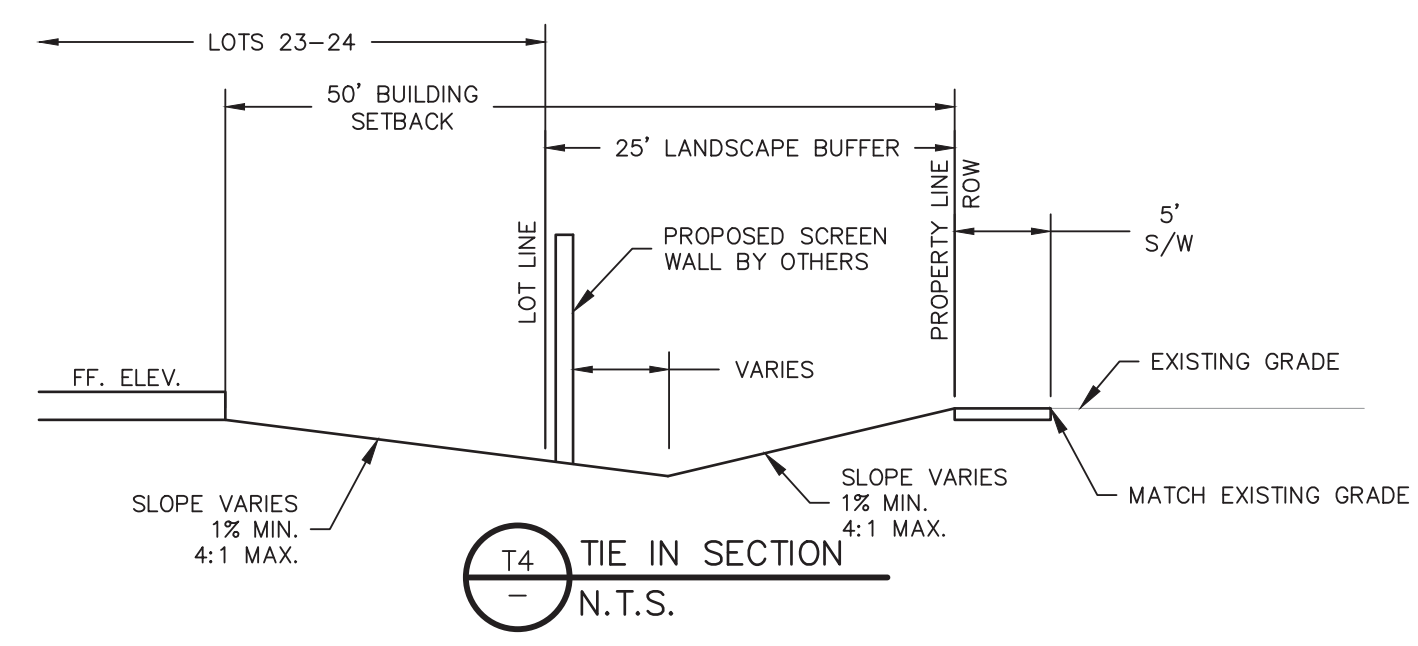
C404



APPROVED 5/29/2024
Paola Talavera
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Date: 2023.06.01 14:18:38 -0400
Paola Talavera
FOR THE MANAGER
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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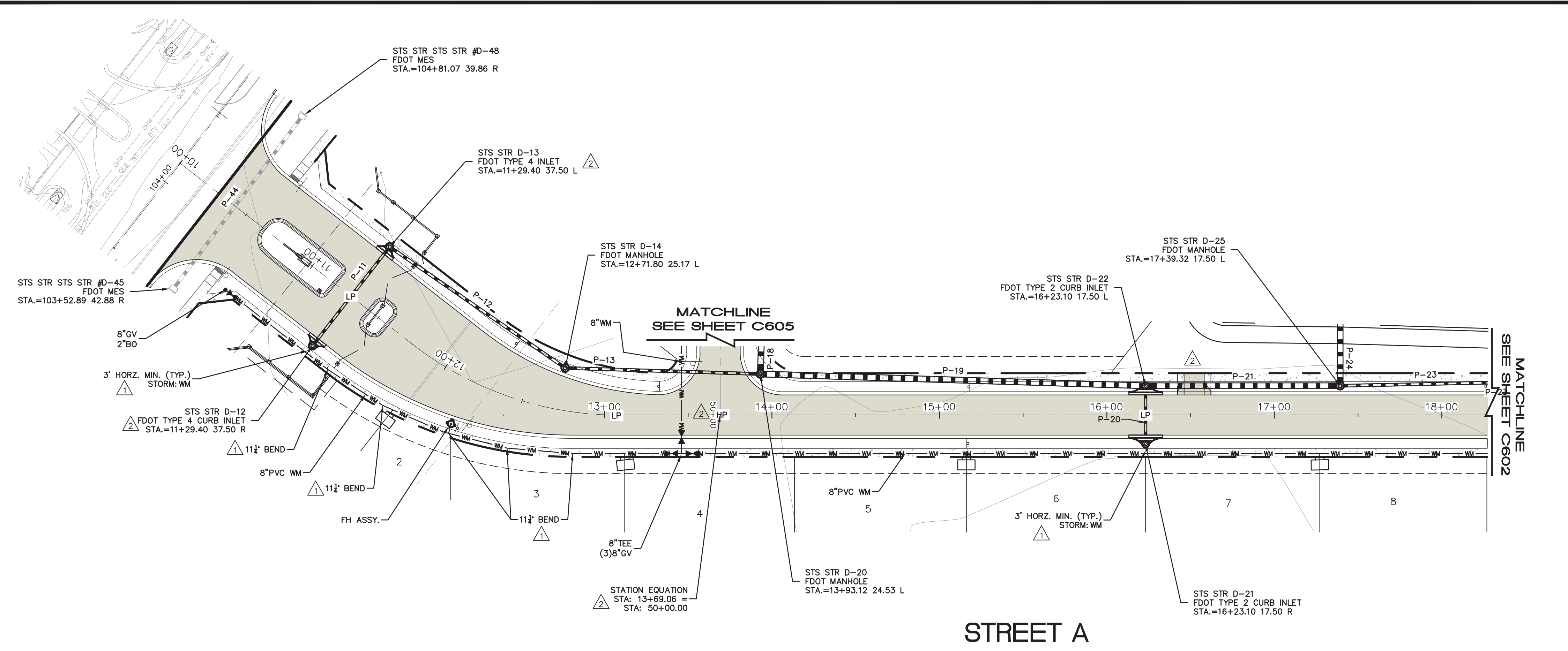
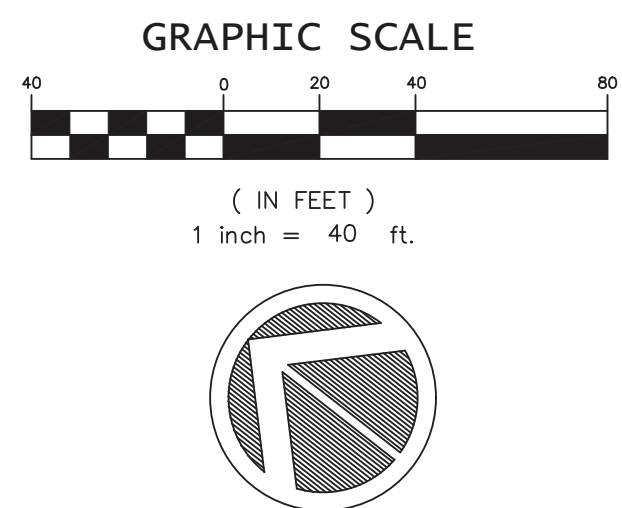


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APPROVED 05.30.2024
VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER



MATCHLINE - SHEET C403

MATCHLINE - SHEET C402



STREET A

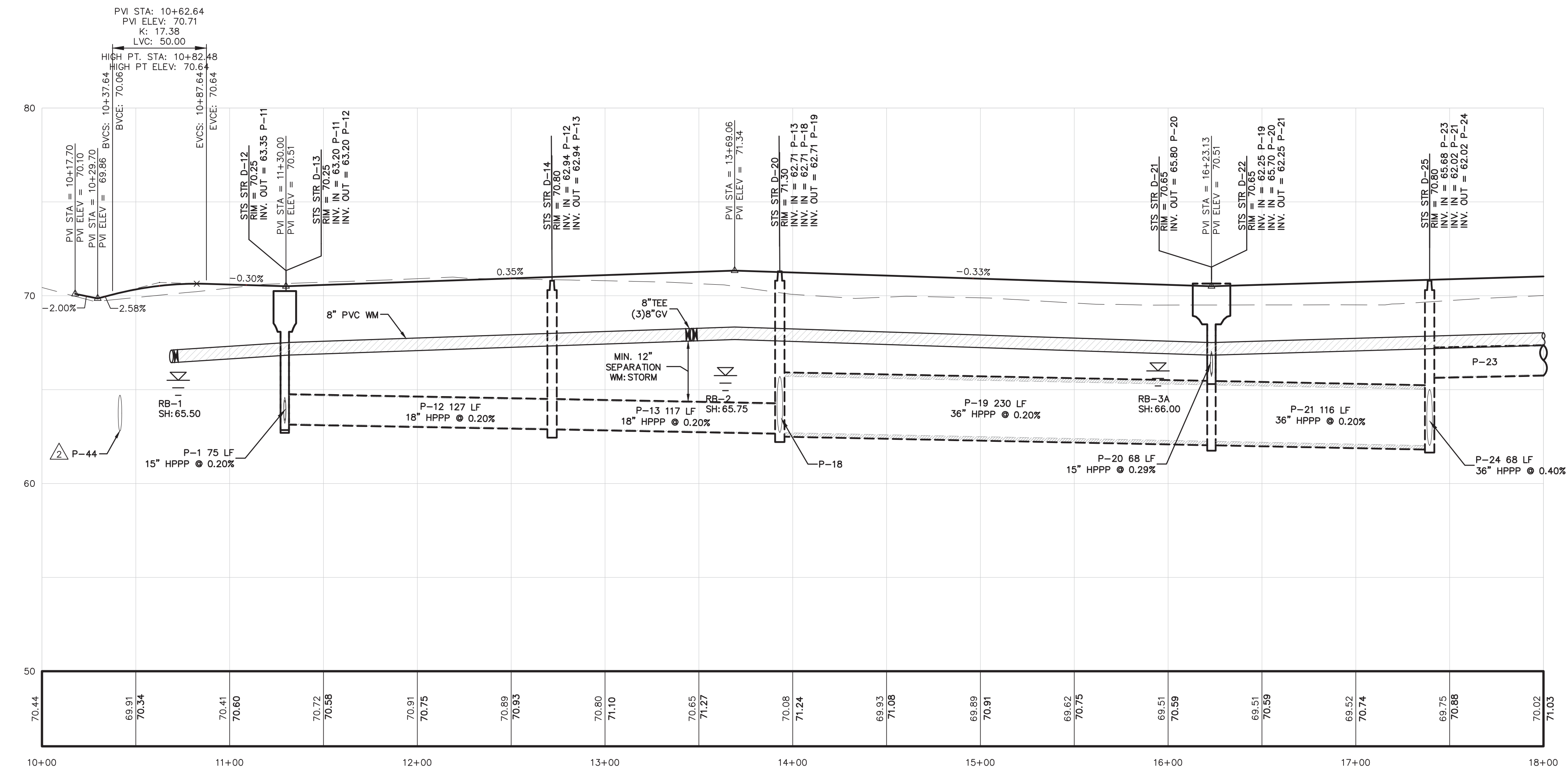
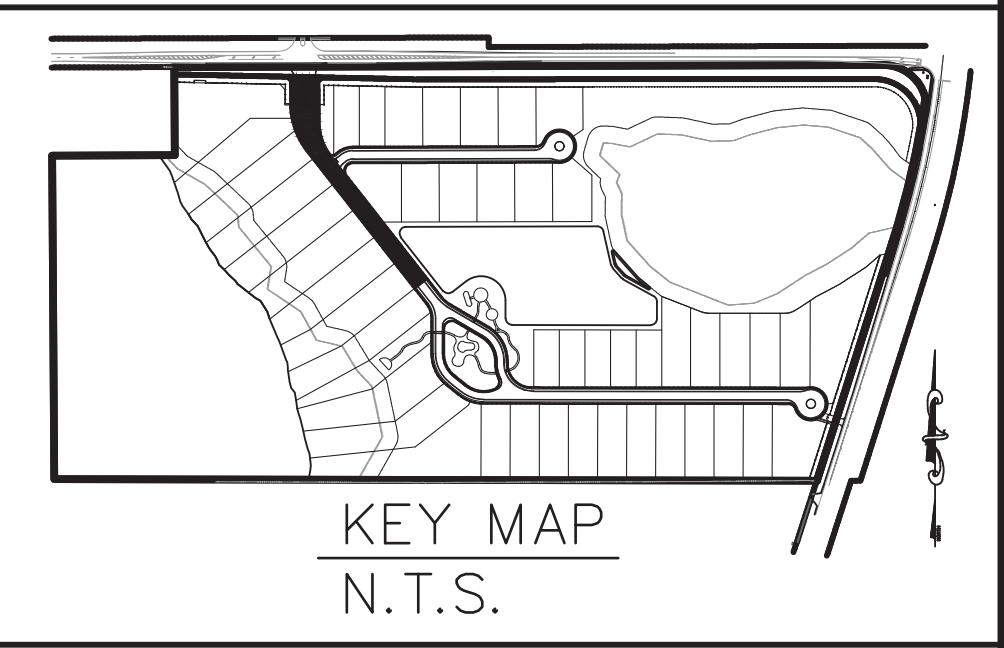
APPROVED 5/29/2024

Paola Talavera
 Digitally signed by Paola Talavera
 Date: 2023.06.01 14:18:38 -0400

FOR THE MANAGER,
 ENGINEERING DIVISION
 ORANGE COUNTY UTILITIES DEPARTMENT

PLAN AND PROFILE
 FOR
SOLACE AT CORNER LAKE
 FLORIDA
 ORANGE COUNTY

- NOTE:
 A) ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
 B) WATER MAIN IS TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.



THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
 FOR THE ORANGE COUNTY ENGINEER

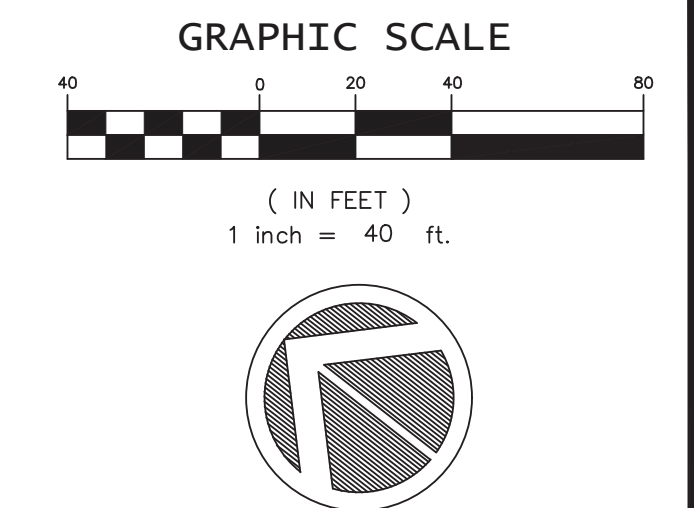
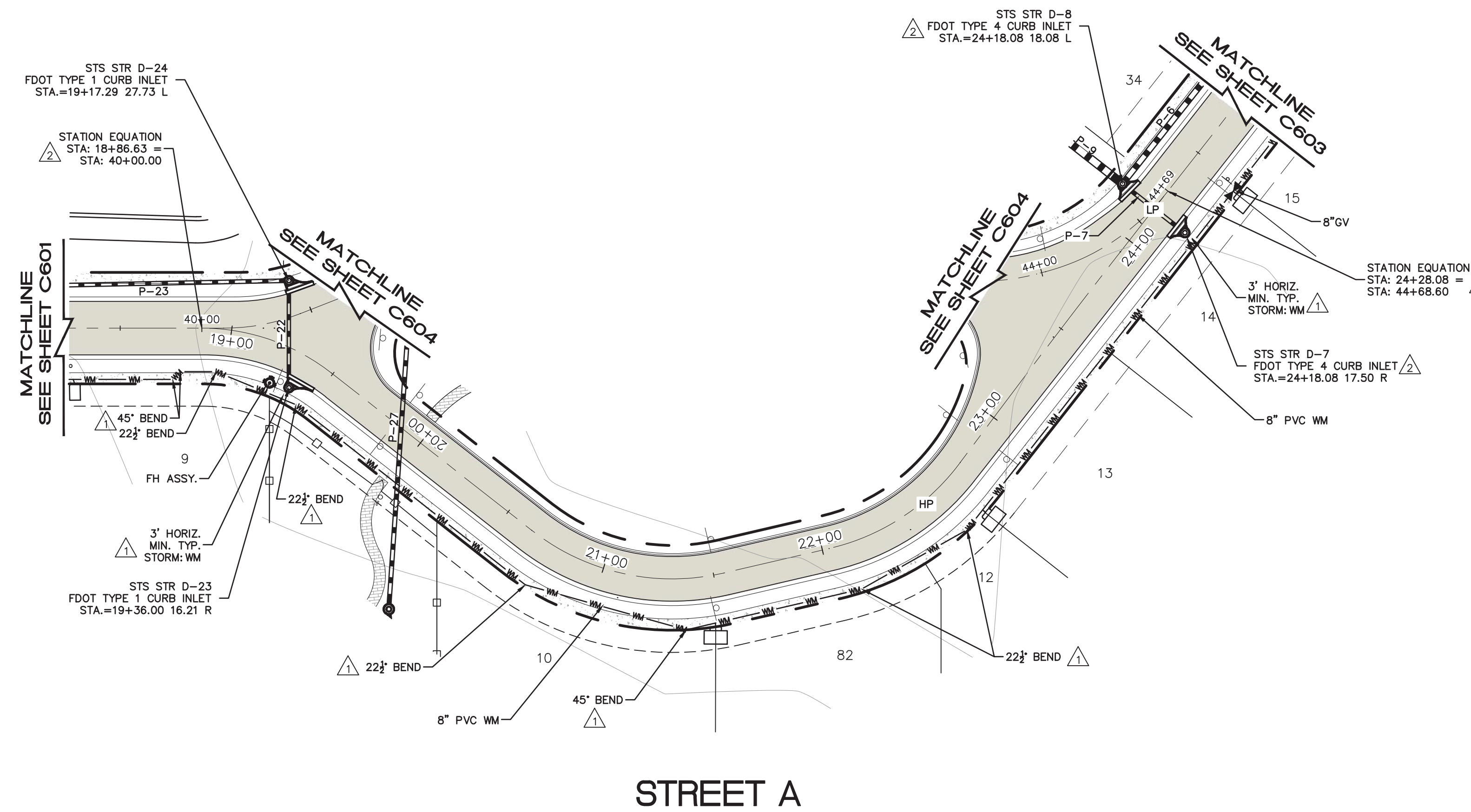
M/M HOMES
 400 INTERNATIONAL PARKWAY
 LAKE MARY, FLORIDA 32746
 (407) 531-5177

ENGINEER IN CHARGE:
 BENJAMIN S. BECKHAM, P.E. #79452
 May 28, 2024
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	12/06/23	REVISED PER ORANGE COUNTY COMMENTS
2	05/22/24	REVISED PER ORANGE COUNTY COMMENTS
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JOB # 21097
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 DRAWN BY: BCH
 APPROVED BY: BSB

C601

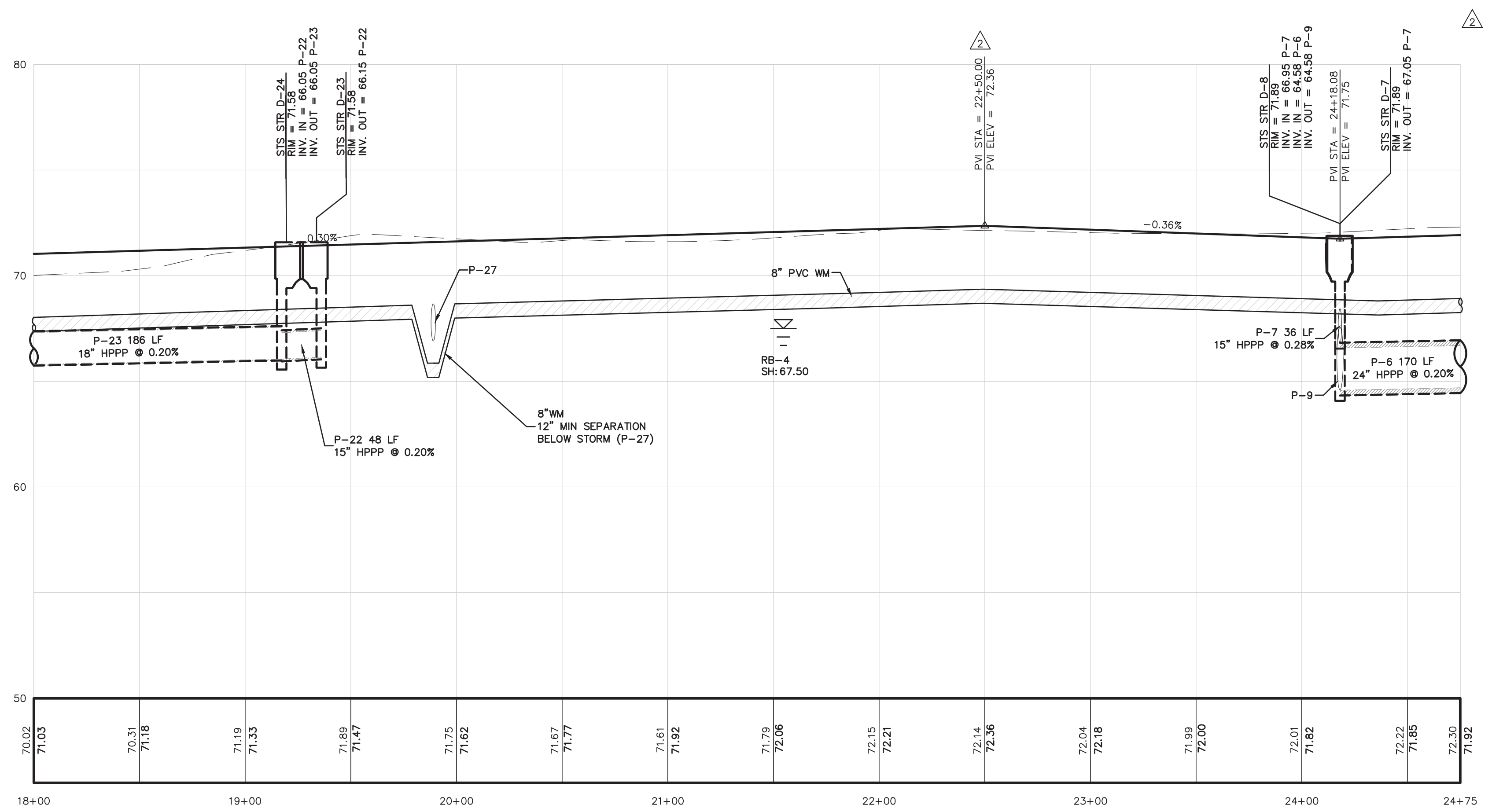
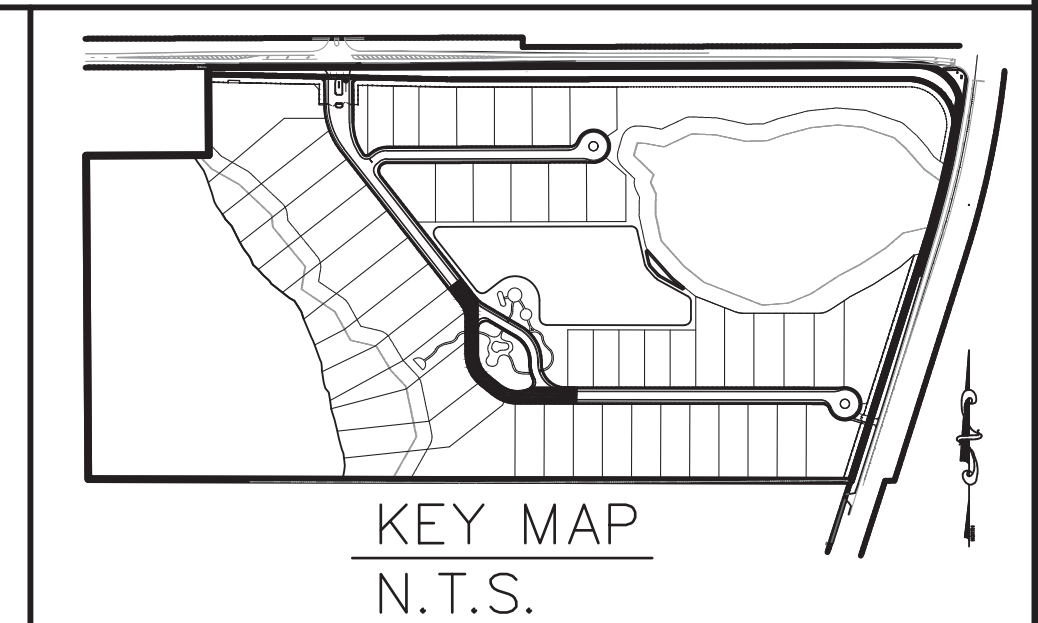


APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
 Date: 2023.06.01 14:18:38 -04'00'

Paola Talavera
 FOR THE MANAGER,
 ENGINEERING DIVISION
 ORANGE COUNTY UTILITIES DEPARTMENT

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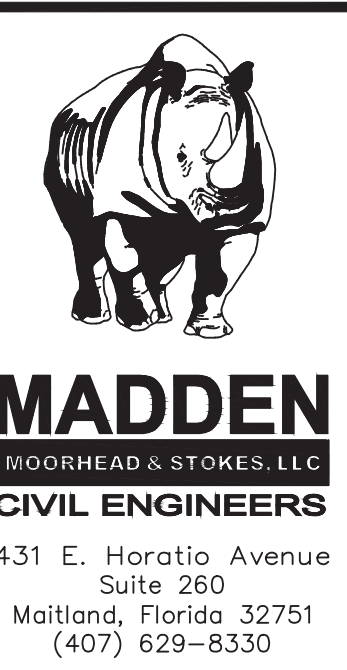


NOTE:
 A) ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
 B) WATER MAIN IS TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.

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APPROVED 05.30.2024

[Signature]
 VERNON D. LEEMING E.I.
 FOR THE ORANGE COUNTY ENGINEER



PLAN AND PROFILE FOR SOLACE AT CORNER LAKE
 ORANGE COUNTY FLORIDA

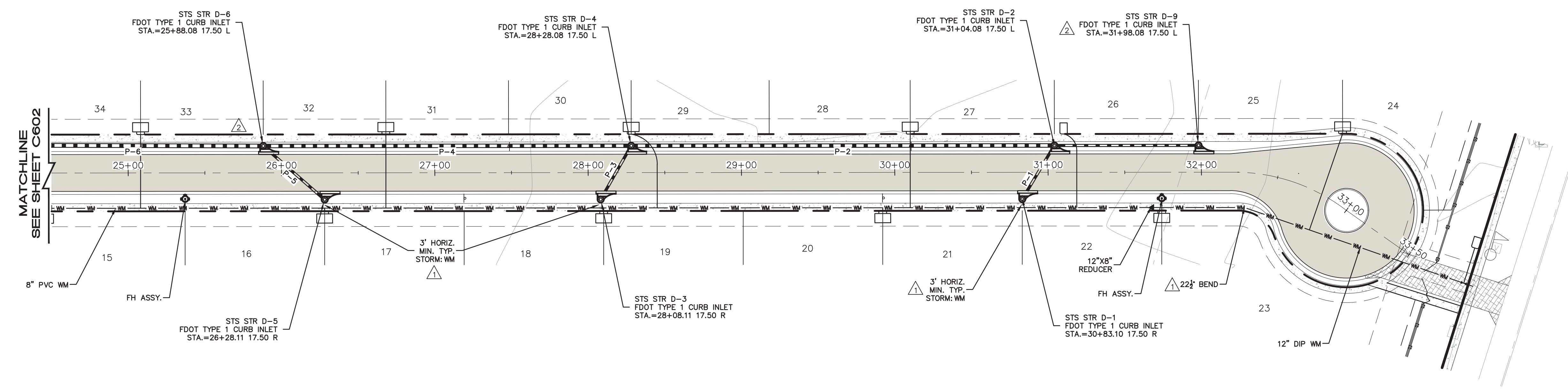
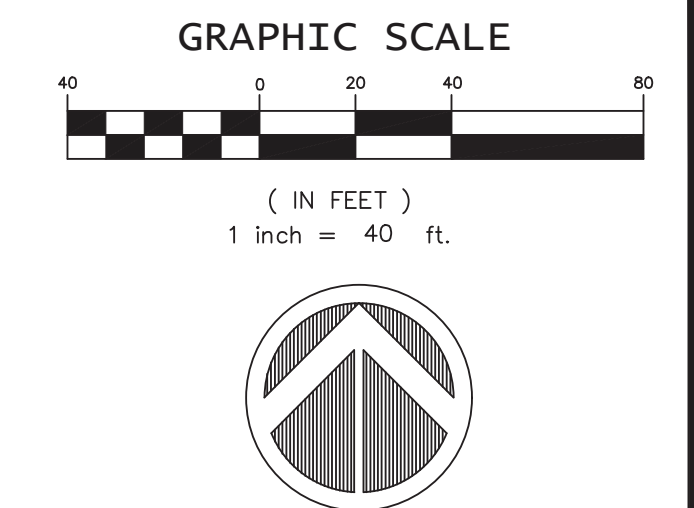
M/M HOMES
 400 INTERNATIONAL PARKWAY
 LAKE MARY, FLORIDA 32746
 (407) 531-8177

ENGINEER IN CHARGE:
 BENJAMIN S. BECKHAM, P.E. #79452
 May 28, 2024
 CERTIFICATE OF AUTHORIZATION NO. 0A-0007723

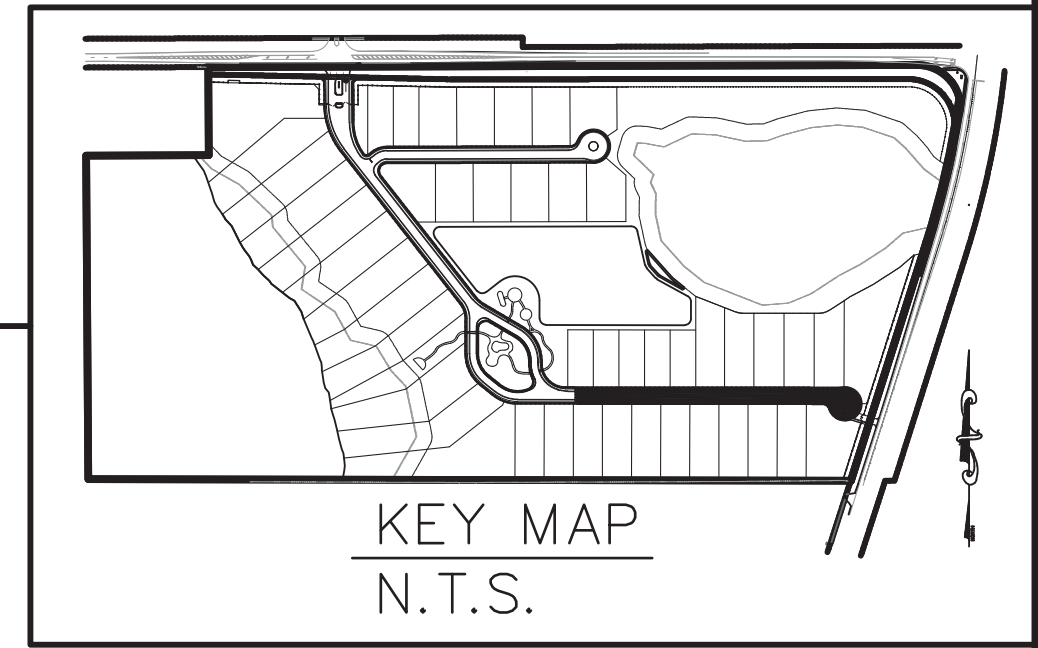
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JOB # 21097
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 DRAWN BY: BCH
 APPROVED BY: BSB

C602

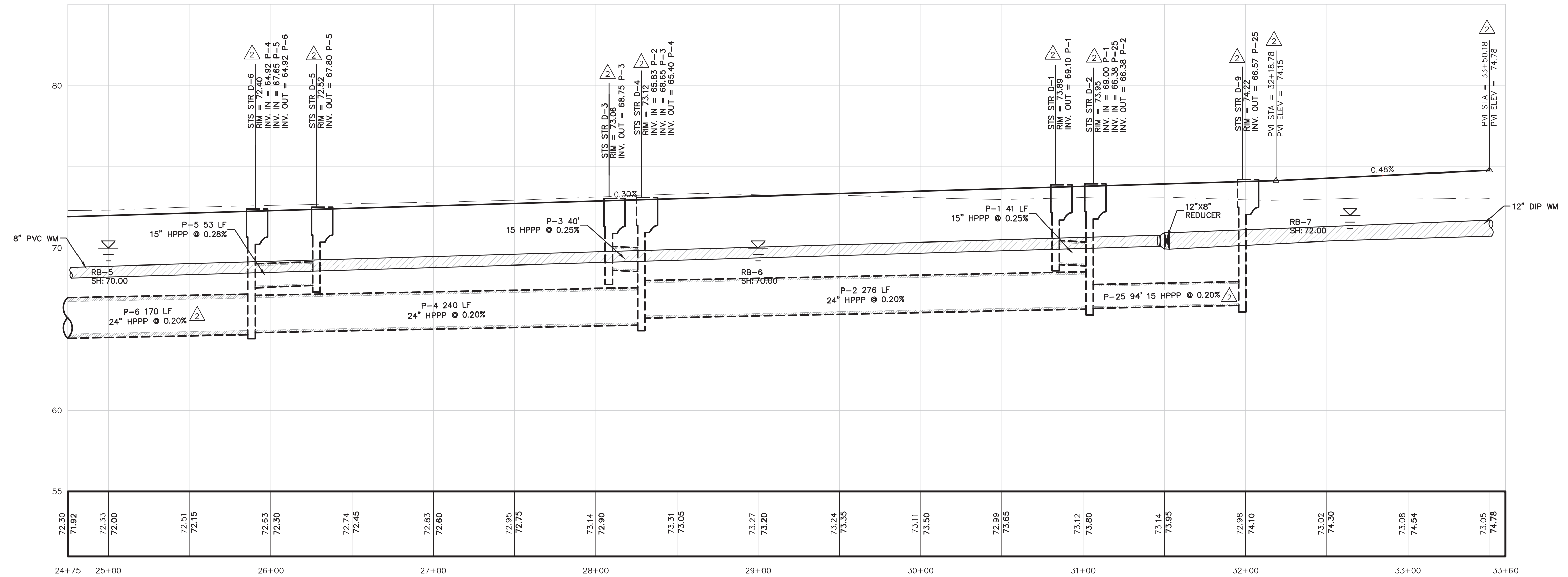


STREET A



PLAN AND PROFILE
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

M/H HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177



NOTE:
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APPROVED *[Signature]*
05.30.2024
VERNON D. LEEMING, E.I.
FOR THE ORANGE COUNTY ENGINEER

APPROVED 5/29/2024

Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

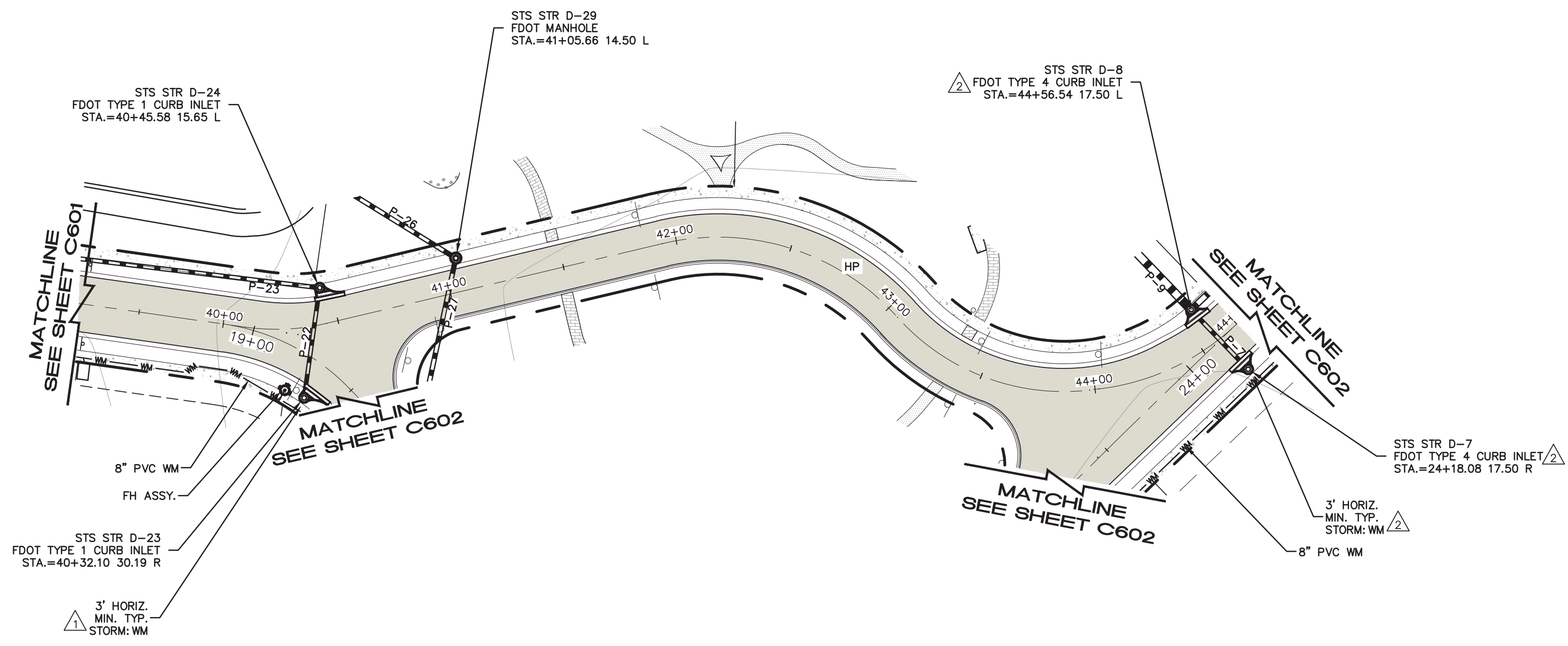
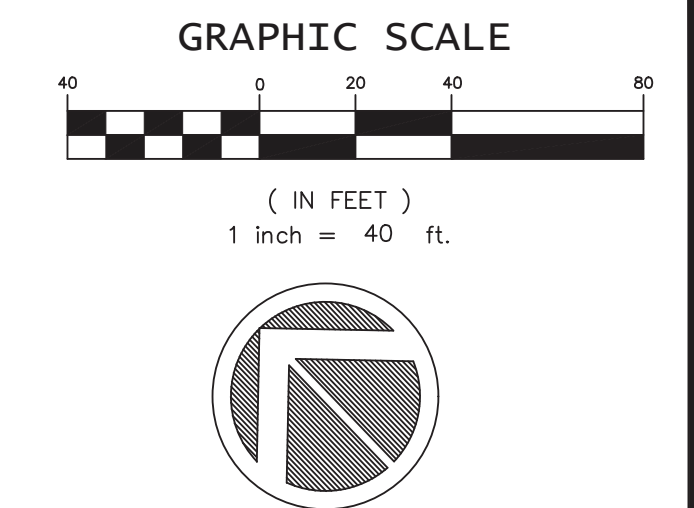
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ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
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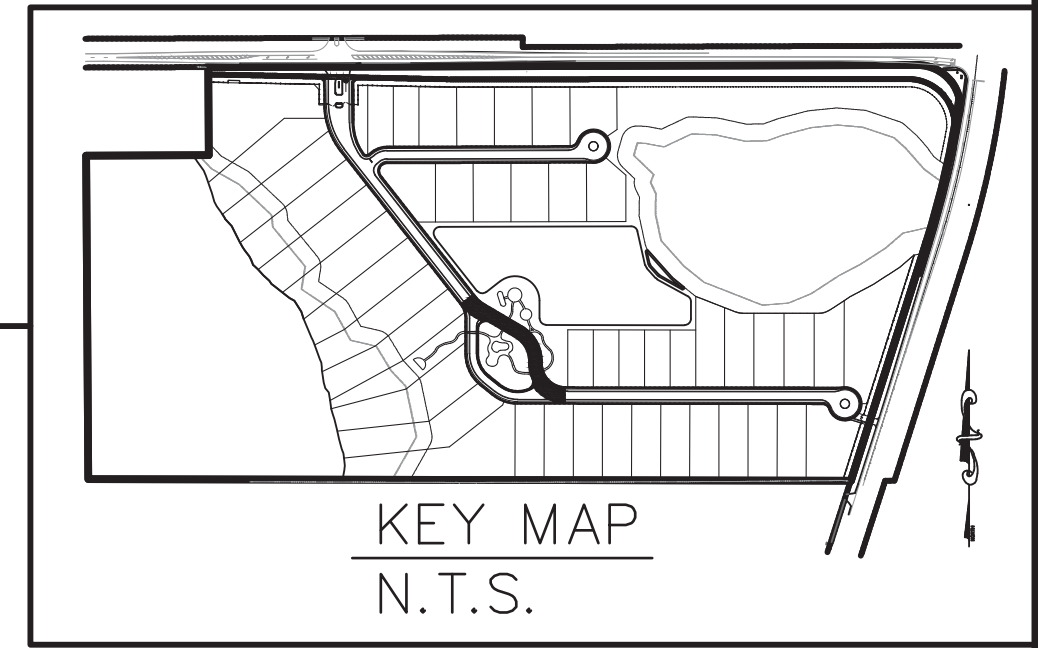
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APPROVED BY: BSB

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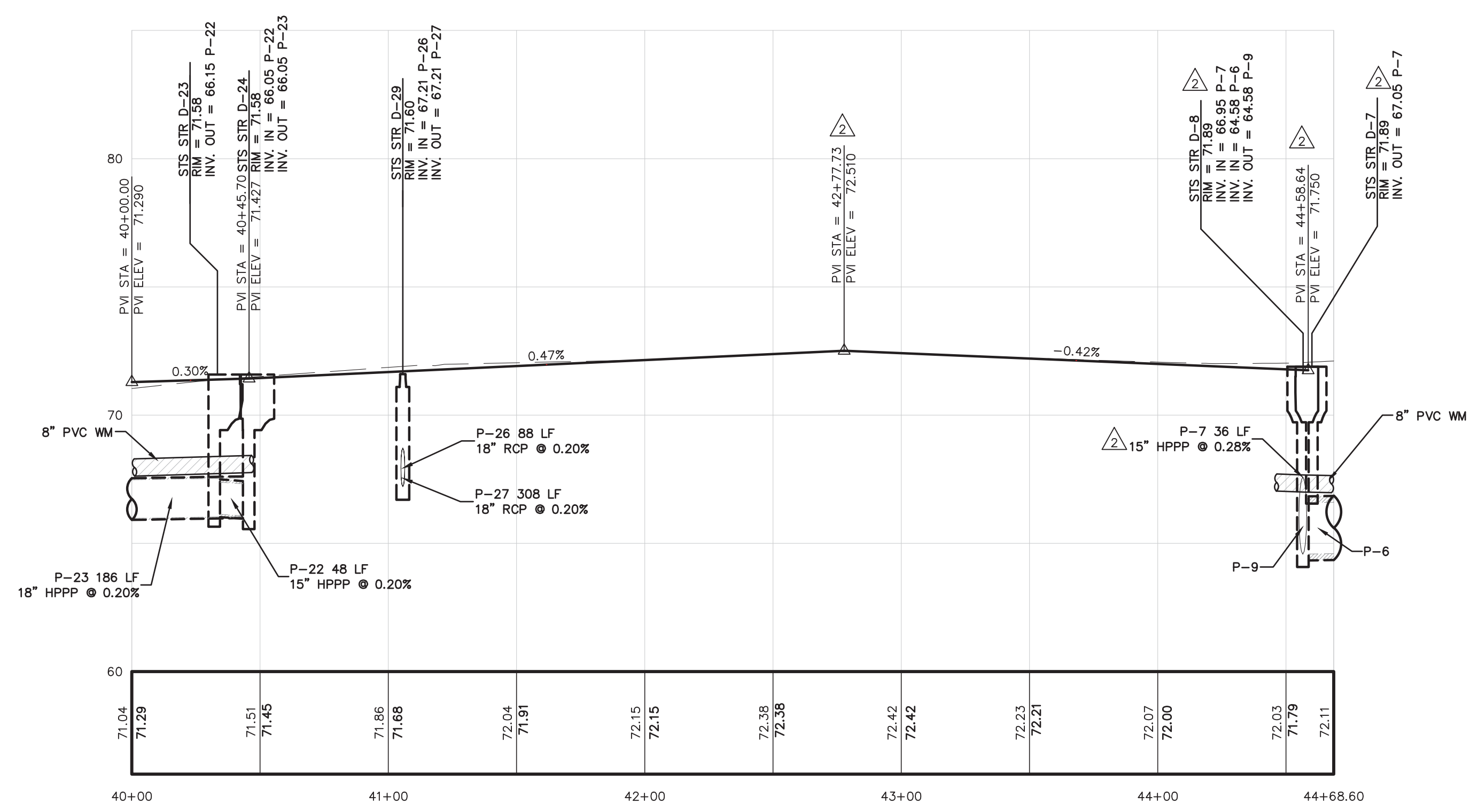


STREET A2



PLAN AND PROFILE
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

MV HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-8177



NOTE:
A) ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
B) WATER MAIN IS TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

APPROVED 5/29/2024

Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -0400

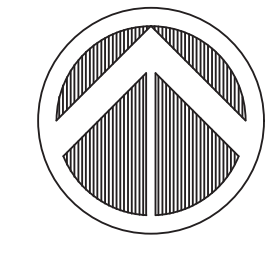
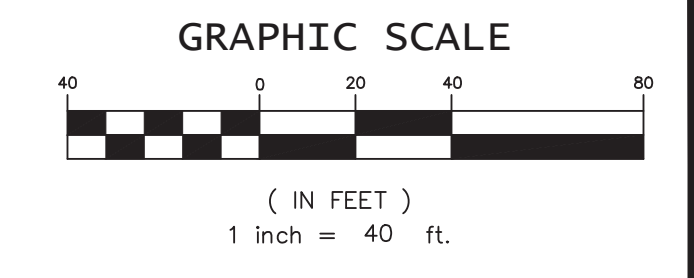
Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

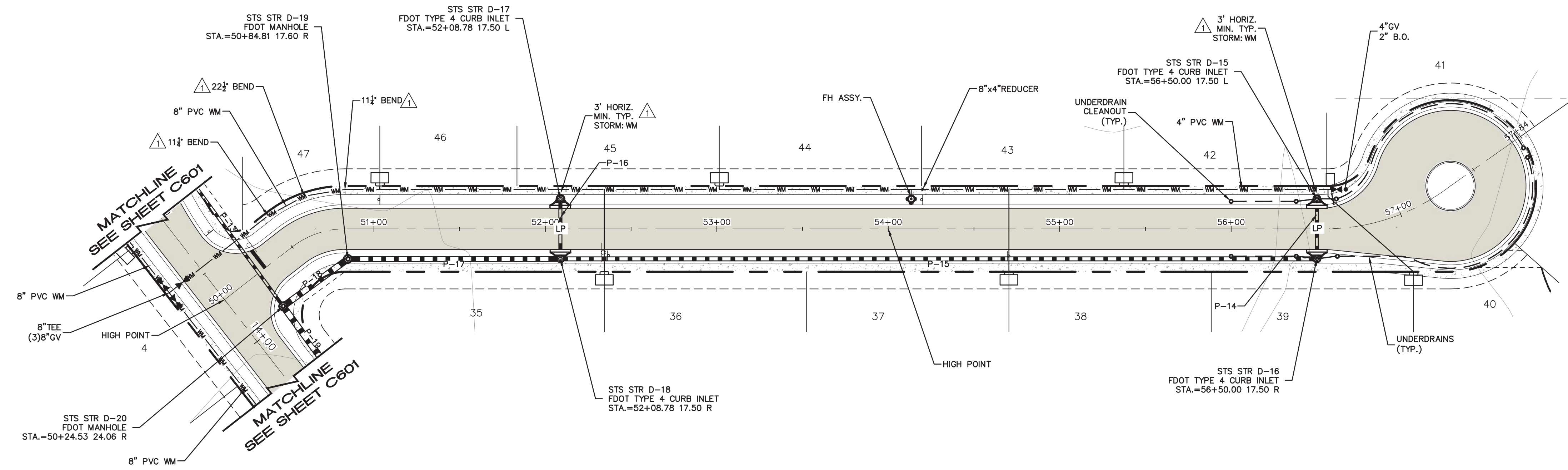
NO.	DATE	REVISIONS
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2	03/07/24	REVISED PER ORANGE COUNTY COMMENTS
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JOB # 21097
DATE: 01/09/2024
SCALE: H: 1"=40' V: 1"=4'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

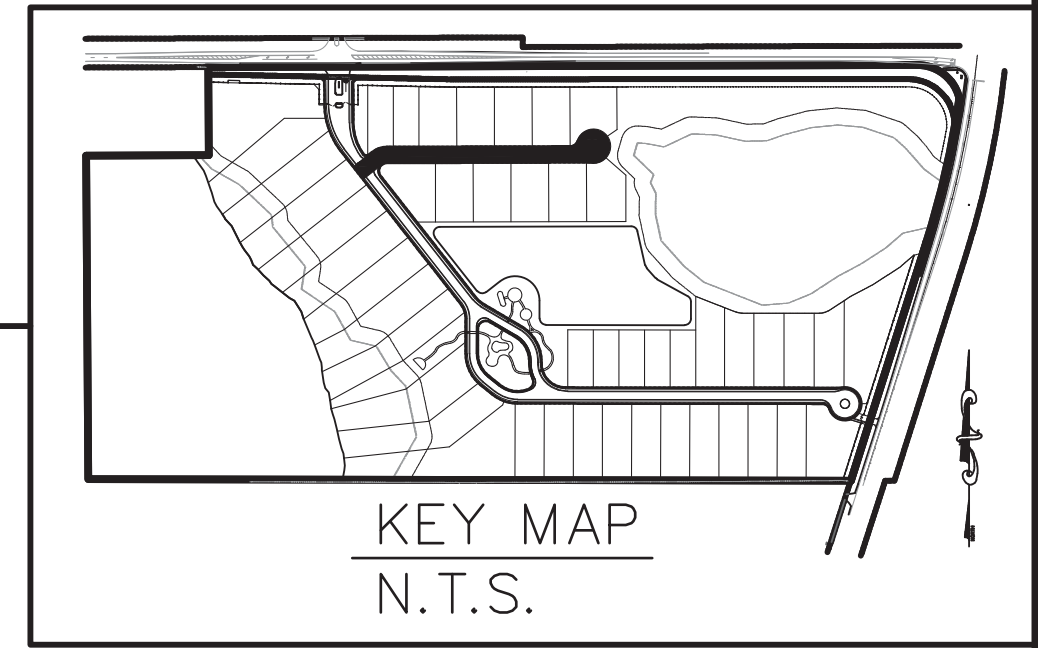
C604



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330



STREET B



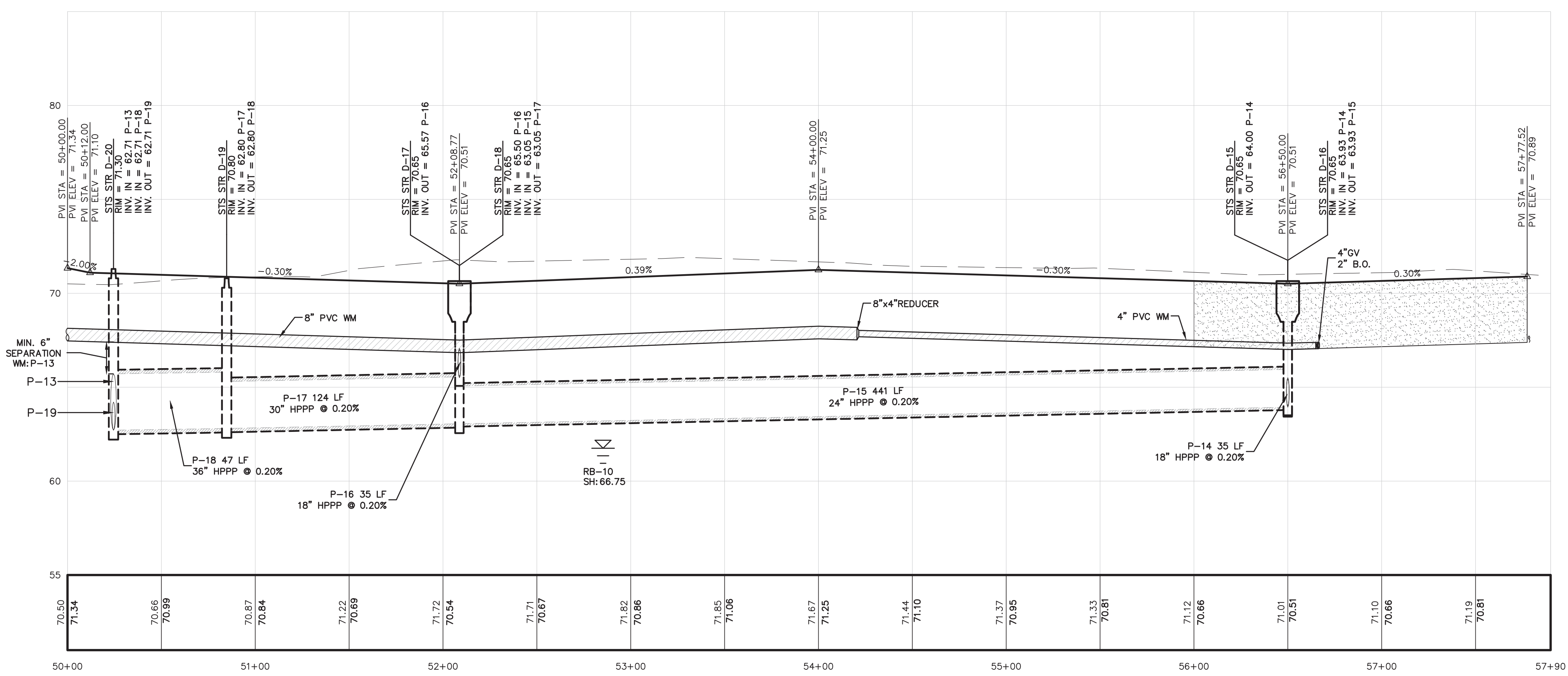
PLAN AND PROFILE
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY
FLORIDA

M/M HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-8177

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED 05.30.2024

VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER



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 - B) WATER MAIN IS TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.
 - C) UNDERDRAINS TO BE INSTALLED PER GEOTECHNICAL REPORT PROVIDED BY YOVAISH ENGINEERING.

LEGEND:

[Hatched Area] EXTENTS OF ROAD SECTION TO BE UNDERDRAINED

APPROVED 5/29/2024

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	12/06/23	REVISED PER ORANGE COUNTY COMMENTS
2		
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JOB # 21097
DATE: 01/09/2024
SCALE: H: 1"=40' V: 1"=4'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSB

C605

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APPROVED 5/29/2024

Paola Talavera
Digitally signed by Paola Talavera
Date: 2023.06.01 14:18:38 -04'00'

Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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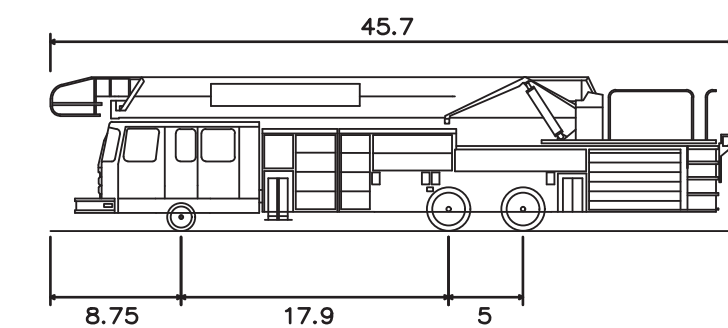
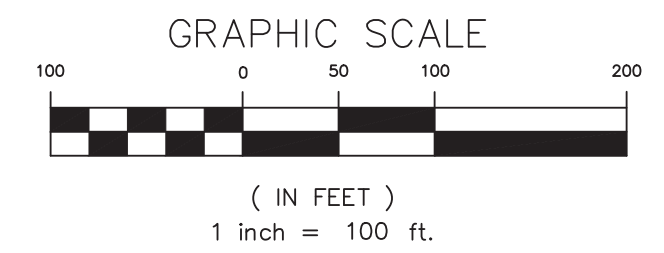
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VERNON D. LEEMING E.I.
FOR THE ORANGE COUNTY ENGINEER

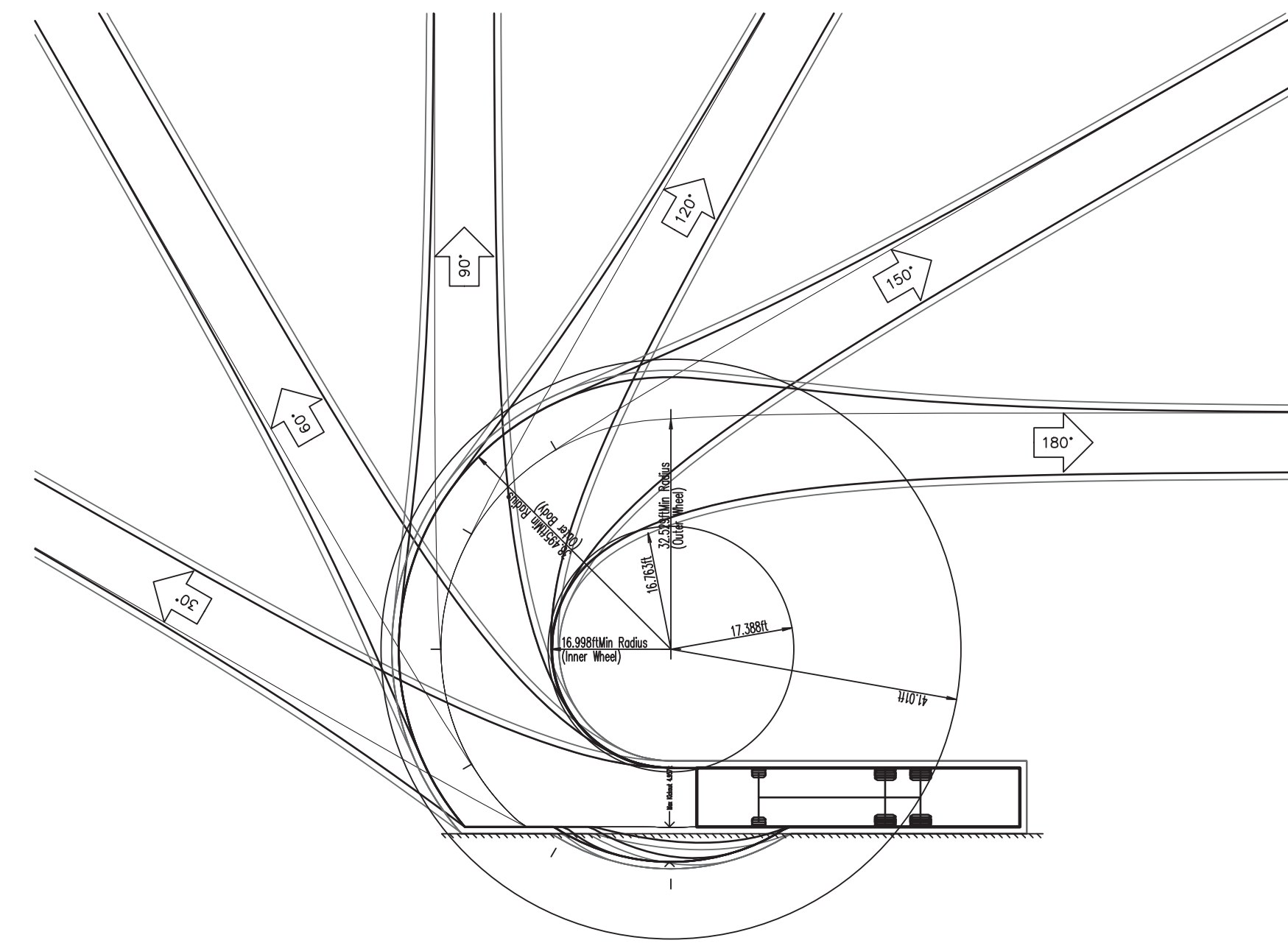
NOTES

1. ALL GATES SHALL BE EQUIPPED WITH HIGH AND LOW OPTICOM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES, YELP SIREN ACTIVATION FOR EMERGENCY ACCESS.
2. FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. FIRE LANE MARKINGS SHALL BE PROVIDED AT EACH FDC LOCATION. ADDITIONAL DETAILING SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
4. PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED UTILITIES PROVIDE ADEQUATE FLOW AND MEET MINIMUM PRESSURE REQUIREMENTS PER OCU.
4. DEVELOPMENT TO FOLLOW CURRENT NFPA 14 (2017 EDITION) AND FLORIDA FIRE PREVENTION CODE (7TH EDITION) CONCERNING FIRE AND LIFE SAFETY.
5. FIRE PROTECTION SYSTEM (IF REQUIRED) AND FIRE HYDRANTS TO BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION DESIGNER AND CONTRACTOR AND TO MEET NFPA 1.
5. FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS (IF REQUIRED) SHALL HAVE A CLEARANCE OF 60" IN FRONT AND TO THE SIDES WITH A 36" CLEARANCE TO THE REAR.
6. FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL MAINTAIN 40' SEPARATION FROM THE BUILDINGS THEY SERVE. FIRE HYDRANTS AND FDC SHALL NOT HAVE MORE THAN 100' OF SEPARATION.



ORANGE COUNTY 95 PLATFORM

Overall Length	45.700ft
Overall Width	8.330ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	44.20°
Min. Centerline Radius	29'

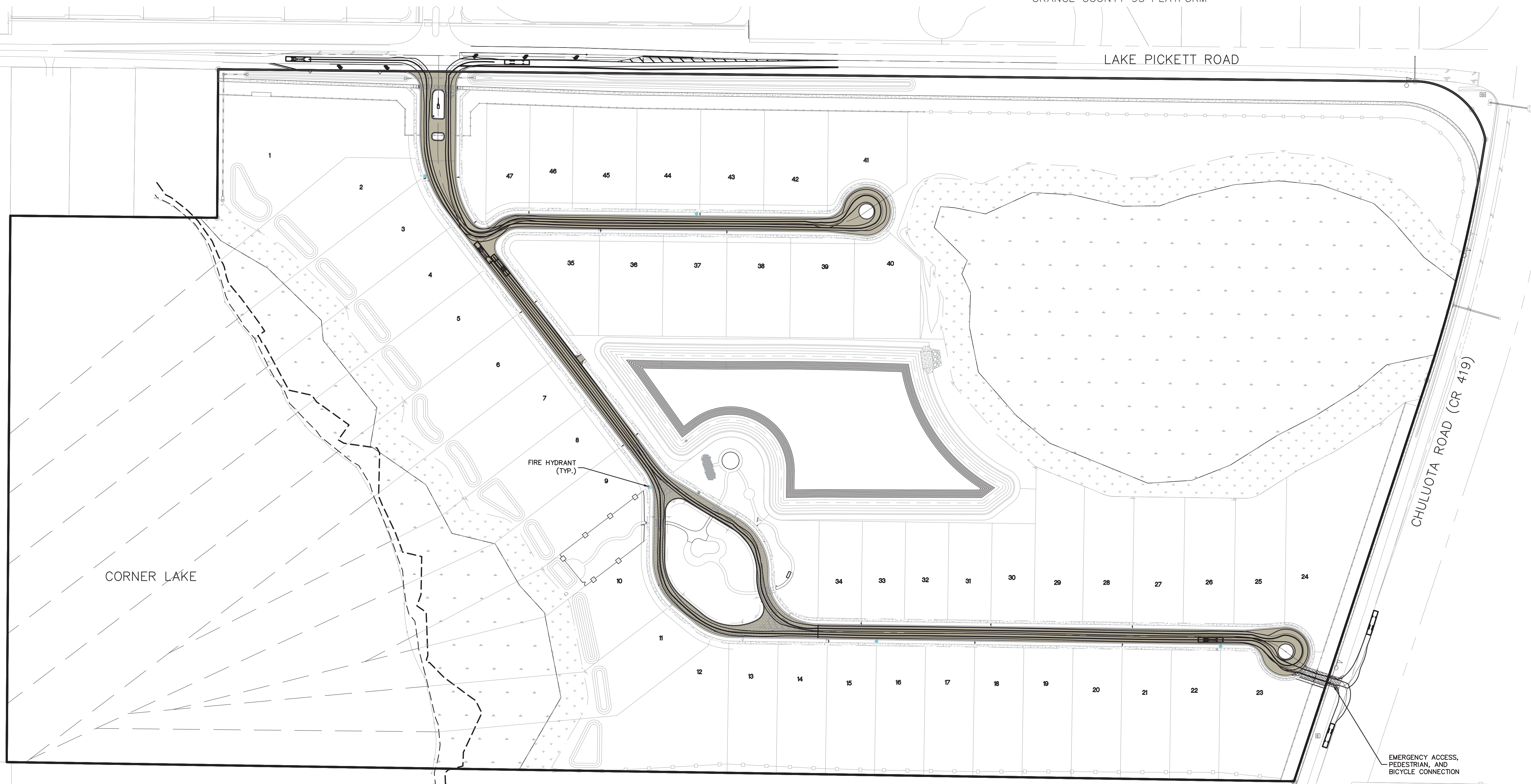


ORANGE COUNTY 95 PLATFORM

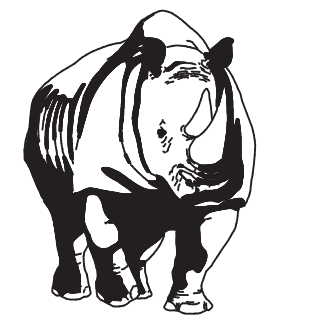
LAKE PICKETT ROAD

CHULUOTA ROAD (CR 419)

CORNER LAKE



EMERGENCY ACCESS, PEDESTRIAN, AND BICYCLE CONNECTION



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
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FIRE TRUCK CIRCULATION PLAN
FOR
SOLACE AT CORNER LAKE
ORANGE COUNTY FLORIDA

M/I HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
(407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 28, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1		
2		
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JOB # 21097
DATE: 01/09/2024
SCALE: 1"=100'
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

C801

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MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
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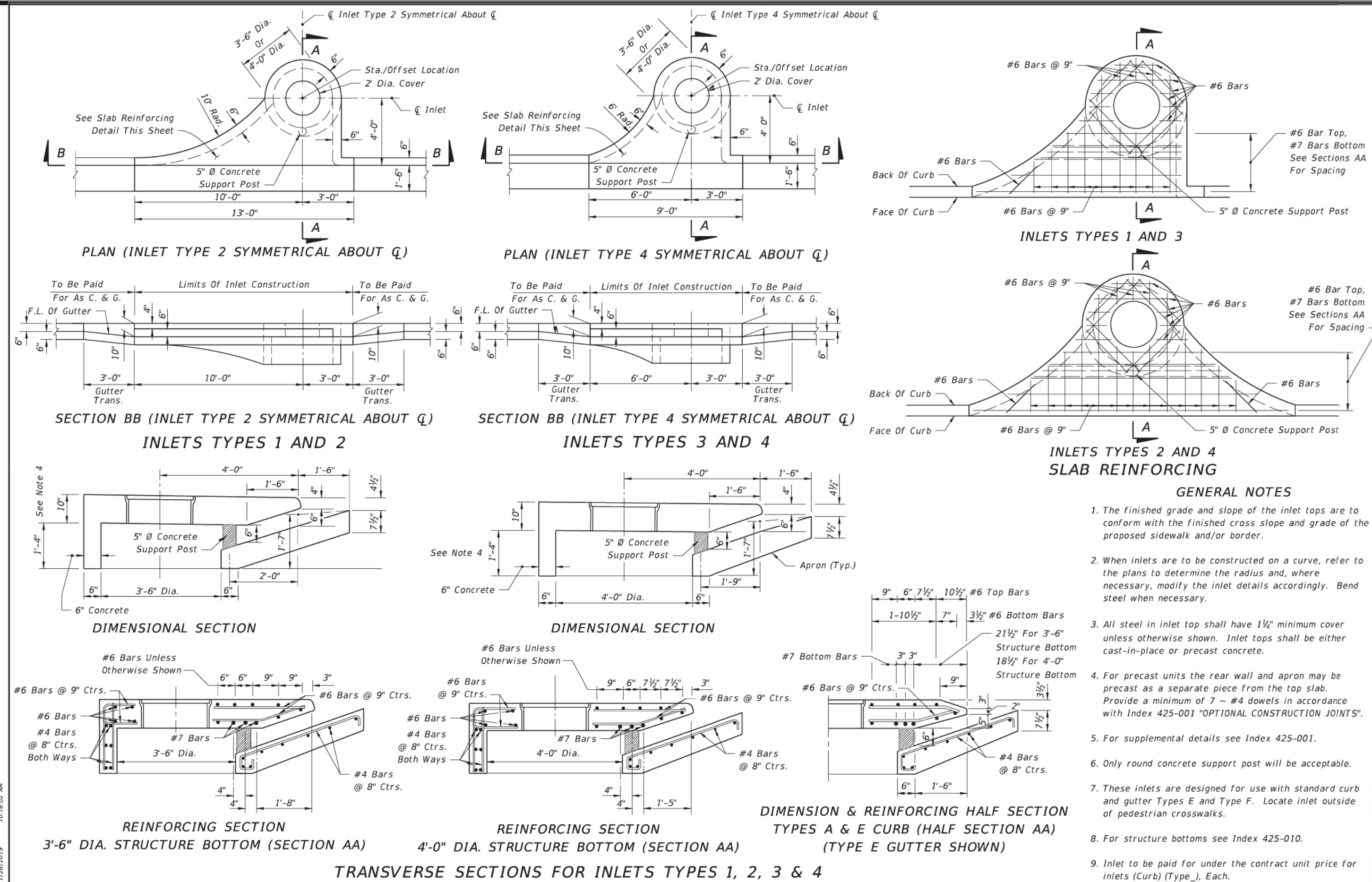
MZ HOMES
400 INTERNATIONAL PARKWAY
LAKE MARY, FLORIDA 32746
LAKE MARY (407) 531-5177

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 26, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

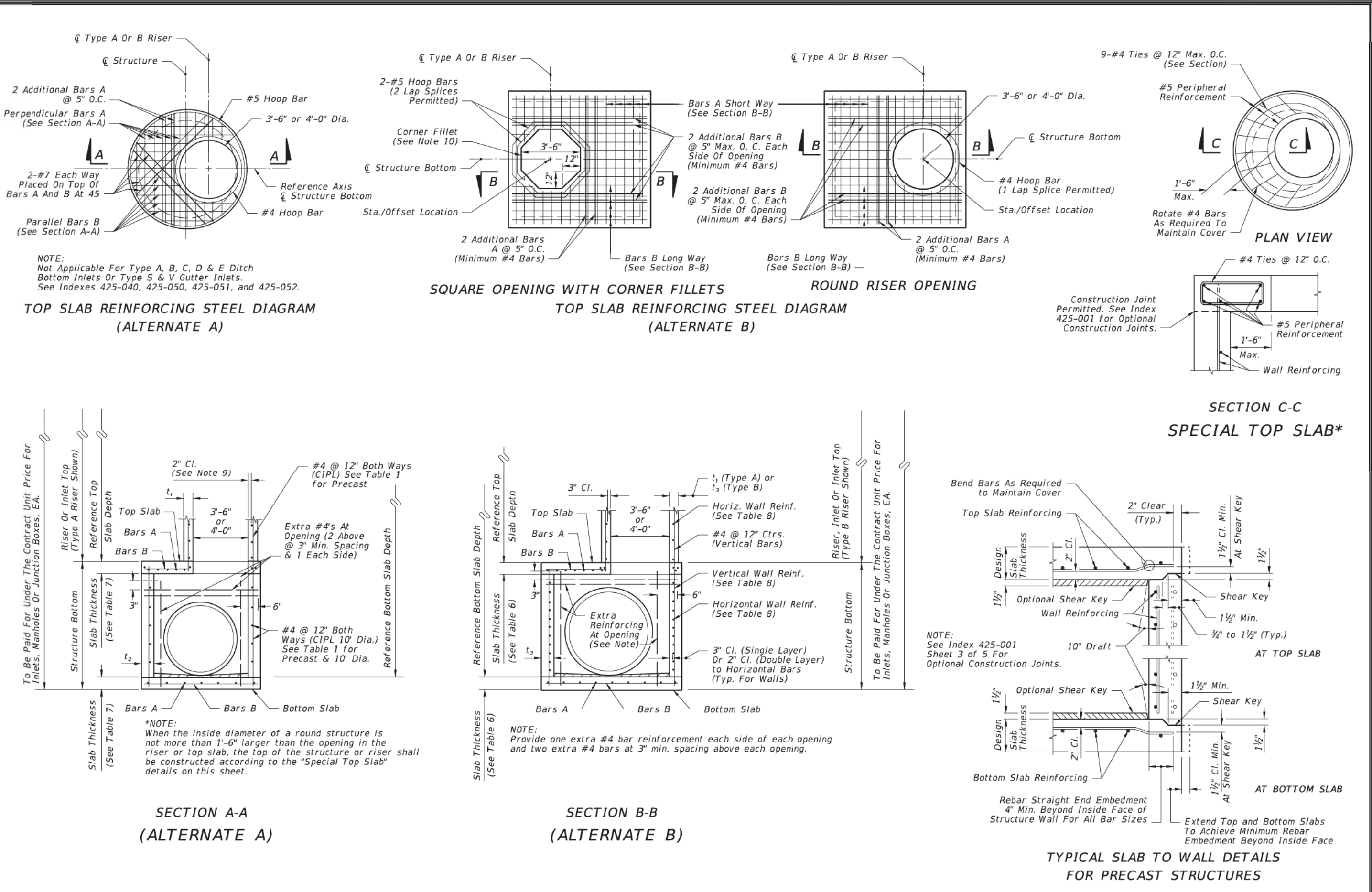
NO.	DATE	REVISIONS
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2	05/29/2024	REVISED

JOB # 21097
DATE: 01/09/2024
SCALE: N/A
DESIGNED BY: BCH
DRAWN BY: BCH
APPROVED BY: BSS

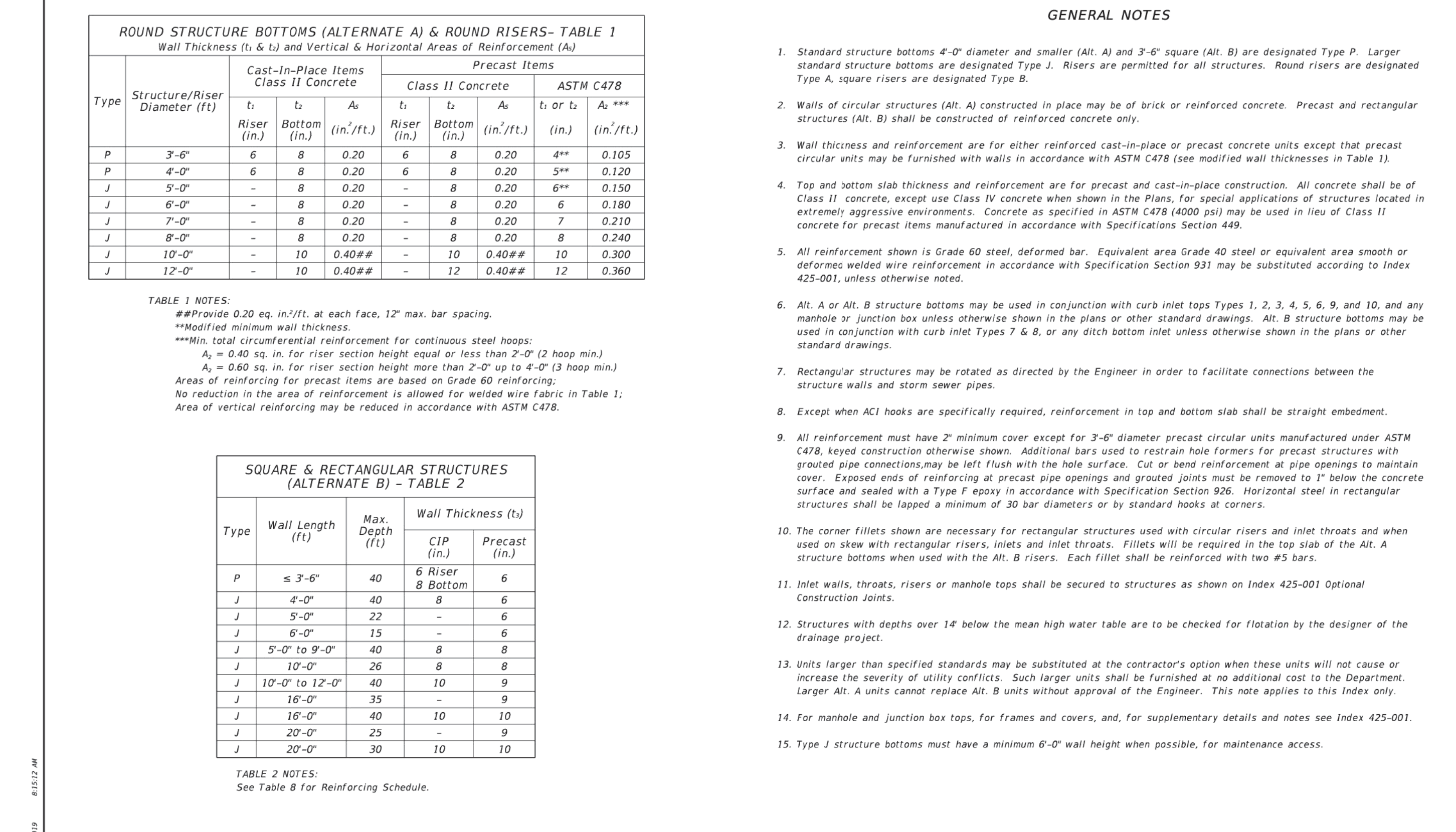
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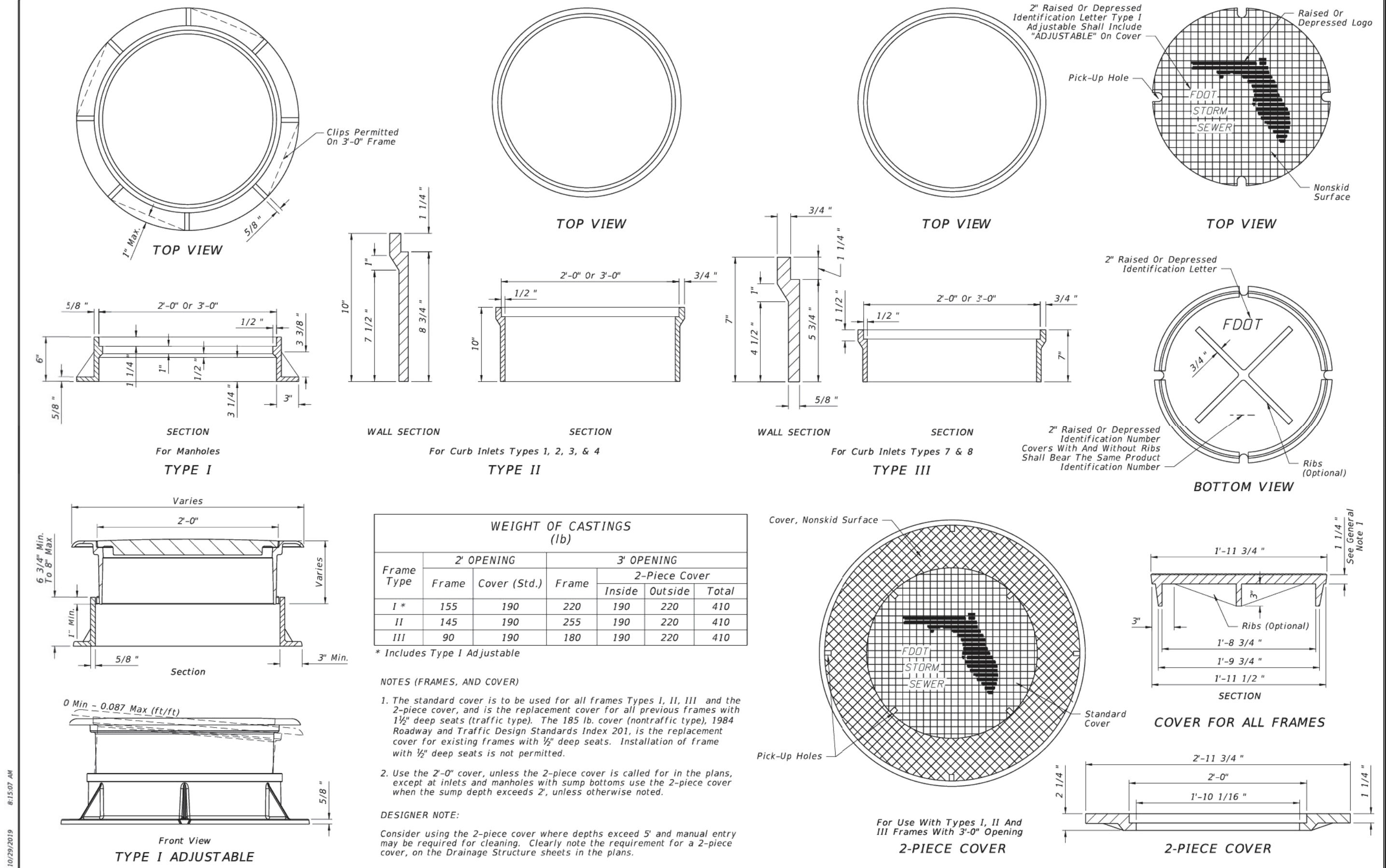
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11/01/17		FDOT	425-020	1 of 1



LAST REVISION	DESCRIPTION	FY 2020-21 STANDARD PLANS	INDEX	SHEET
11/01/19		FDOT	425-010	1 of 5



LAST REVISION	DESCRIPTION	FY 2020-21 STANDARD PLANS	INDEX	SHEET
11/01/17		FDOT	425-010	2 of 5



LAST REVISION	DESCRIPTION	FY 2020-21 STANDARD PLANS	INDEX	SHEET
11/01/17		FDOT	425-001	1 of 5

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APPROVED
05.30.2024

VERNON D. LEEMING, E.I.
FOR THE ORANGE COUNTY ENGINEER

APPROVED 5/29/2024

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Paola Talavera
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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