Grande Pines
Community Development District

Agenda

December 15, 2025

AGENDA

Grande Pines
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 8, 2025

Board of Supervisors
Grande Pines
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, December 15, 2025 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 15, 2025 Board of Supervisors Meeting
4. Consideration of Proposal for Security Services from 5th Avenue Concierge
5. **Consideration of Acquisition Agreement for Series 2026 Bonds - ADDED**
6. **Consideration of Bond Issuing Funding Agreement for Series 2026 Bonds - ADDED**
7. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Check Register
        ii. Balance Sheet and Income Statement
        iii. Ratification of Series 2024 Requisition #26
        iv. Consideration of Series 2024 Requisition #27
    D. Field Manager's Report
8. Other Business
9. Supervisors Requests
10. Adjournment

Sincerely,

Jason Showe
District Manager

MINUTES

MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **September 15, 2025,** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida 32801.

Present and constituting a quorum:

Achal Aggarwal	Chairman
Linda Kepfer	Vice Chairperson
Ernestina Whitney	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Mohammad Eisa *by phone*	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Showe stated that there were no members of the public present to provide any comments.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation of Kevin Parrish, Seat #5

Mr. Showe stated that they recently received a resignation from Mr. Kevin Parrish. He noted that the first step would be to accept that resignation from the Board.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Acceptance of the Resignation of Mr. Kevin Parrish, Seat #5, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #5 with a Term Ending November 2026

Mr. Showe stated that there was a vacancy in seat #5 and he asked the Board if there was an appointment at this time to fill that vacancy. Mr. Aggarwal stated that the Board would like to appoint Ms. Ashley Baksh.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Ms. Ashley Baksh to Fulfill Board Vacancy in Seat #5 was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe stated that they will work on getting the administration of oath to Ms. Ashley Baksh at the next meeting.

D. Consideration of Resolution 2025-10 Appointing Assistant Secretary

Mr. Showe stated that they are looking for a motion of Resolution 2025-10, appointing Ms. Ashley Baksh as an Assistant Secretary.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-10 Appointing Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting**

Mr. Showe presented the Minutes of the August 18, 2025, Board of Supervisors Meeting to the Board. He asked for any corrections or changes to the Minutes and there were no corrections or changes from the Board.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Contract Renewals**

A. Aquatic Plant Management Agreement with Aquatic Weed Management, Inc.
B. Fountain Maintenance Agreement with Cascades Fountains
C. Security Services Agreement with DSI Security Services

Mr. Showe stated that they have just got renewals for Fiscal Year 2026, and both the Aquatic Weed Management as well as the Cascade Fountains are just an extension in time. He noted that there was no proposal or increase proposed by the vendor. He added that security did propose a 3% increase, which had already been factored into the budget. Mr. Showe stated that they are doing a decent job at this point so it would be their recommendation if the Board is amendable to approve those extensions as presented.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Aquatic Plant Management Agreement with Aquatic Weed Management, Inc., the Fountain Maintenance Agreement with Cascades Fountains and the Security Services Agreement with DSI Security Services, were approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Carpenter stated that they are still working with the easement and that they should be there soon. She noted that she had no further updates for the Board.

B. Engineer

Mr. Eisa stated that he had nothing to report.

C. District Manager's Report

i. Check Register

Mr. Showe reviewed the check register and noted that they have checks 336 through 343 for $40,102.59 in the general fund and they also have August payroll for a grand total of $40,656.69.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register, was approved.

ii. Balance and Income Statement

Mr. Showe presented the Balance and Income Statement to the Board and noted that it does not require any action from the Board. He added that so far for 2025 through July 31, 2025, they are performing better than budget actuals and that they are in good shape on their assessments.

D. Field Managers Report

Mr. Wright stated that Exclusive Landscaping has taken over responsibility for the CDD and they are doing good so far. He noted that he had them tearing through the irrigation system and they are getting everything up and running, especially before dormant season. He added that there were a lot of issues beforehand with tree bubbler caps broken off and the wrong irrigation heads in some areas and they are already in progress correcting those issues. Mr. Wright stated that those repairs should be done by now, but he has not got confirmation yet. He noted that one of the things they are doing is all the tree stakes that are on San Skipper Road, and a few other areas are going to be pulled because they aren't really doing anything. He added that those trees have been there long enough to at least root and establish. Mr. Wright stated that if one of the trees falls, they can just put it back up at this point. He noted that he thinks it looks like a nuisance, and it creates a hazard if there is a storm and the actual ropes keep breaking. He added that now they are looking at things flying into the road and he would rather just pull them up now and get rid of that.

Mr. Wright stated that they are also looking at replacing a couple of damaged sod areas and this would be on a strip-by-strip basis in maybe two pallets. He noted that once he gets that pricing, they will go from there. He added that this is directly across from the clubhouse, so he is assuming that they want that area to look good. Mr. Wright stated that they are starting to work on the engineer report that was submitted. He noted that normally all these districts will put these out at the end of June, and they must sort through which districts have the biggest issues at their immediate needs for hurricane risk and potentials like that. He added that they just have some minor curb repairs and sidewalk repairs. Mr. Wright stated that this will be worked on in the next 30 days, and they will get some debris cleared from the storm water system. He noted that he included Exclusive Landscaping irrigation reports so the Board can see some of the pictures of where all the leaks came from and that all this area is being replaced. He added that it was about $2,500.00 to do all the head change outs and repairs but that will save time and money on water, pressure washing and potential slip hazards because the concrete was getting watered way too

much. Mr. Wright stated that they have been using new software for making maps for all their districts. He noted that this will have locations for any landscaping, fencing and fountains that insurance has been requiring. He added that if they are looking to ensure fencing, they must provide all this information, but it also provides resources where if they ever must have a vendor change it is fully interactive.

SEVENTH ORDER OF BUSINESS Other Business

Mr. Showe stated that there was no other business or Supervisor requests.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

Mr. Showe stated that there was no other business or Supervisor requests.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV



Paradiso Grande

6001 High Seas Dr,
Orlando, FL 32821

Concierge Services Proposal

5th AVENUE CONCIERGE

Grande Pines CDD

6013 Paradiso Grand Blvd,

Orlando, FL 32821

REGARDING

Paradiso Grande
6001 High Seas Dr,
Orlando, FL 32821

Dear Grande Pines CDD,

Thank you for inviting **5th Avenue Concierge Services** to submit a proposal for services at *Paradiso Grande, 6001 High Seas Dr, Orlando, FL 32821.*

Welcome to **5th Avenue Concierge Services**, where our services are designed to help you provide a unique experience to your residents and their guests and visitors.

Through our Concierge Program we strive to build strong relationships with our clients bringing amenities of a building to life and creating a safe environment for everyone to enjoy.

Our services are targeted exclusively to the high-end apartment segment, providing property owners and management with timely communication, easy to understand monthly statements, as well as daily logs and reports. We also pride ourselves in offering the highest level of customer service through our hotel-trained concierge team.

May this proposal serve as the basis for the terms of our engagement.

I look forward to discussing more detail the extent of our services.

Regards,

Edgar Cuevas
CEO
5th Avenue Concierge Services

About us

The team at **5th Avenue Concierge Services** has experience in providing luxury concierge and hospitality services around the world for over 10 years.

Our staff is provided with ongoing educational opportunities including in-house training, participation in industry events, and memberships with professional associations.

Our exclusive Concierge Program has been developed to provide an extraordinary service experience for our clients setting them aside from their competitors.

Operations Manager

Edgar Abreu

Operations Manager

Edgar has worked in concierge and customer service for more than 8 years. He has a major in Supervision and Management at Florida International University.

Edgar has managed a wide variety of luxury properties including new condominiums and class A apartment buildings. He is a member of the SEEFA (South East Florida Apartment Association) and has served on multiple committees within the organization.

Offered Services

5th Avenue Corporate Concierge Program includes:

- 24-Hour concierge services, 7 days a week†
- Front Desk / Help Desk Concierge*
- Reception and administration of packages**
- Daily activity reports
- Staff members in uniforms and with name tags
- Customized Procedure Manual (upon discussion and approval by management)
- Team's ongoing evaluation of procedures
- 24/7 on-call Operations Manager available for control and team support purposes.

† Service *does not* include concierge security or on-site guards.

* Service *does not* include reception and/or management of key unit. 5th Avenue Concierge Services does and will not assume any liability for loss of resident or non-resident's property.

** Service is limited to assisting carriers delivering packages into lockers.

NOTE.
Requests of video surveillance recordings will only be produced to third parties upon your approval.

Concierge Service Terms

PARTIES
Contractor/Provider: 5th Avenue Concierge Services Corporation
Owner: Grande Pines CDD
Owner's Agent: Icon Management

PROPERTY
6001 High Seas Dr,
Orlando, FL 32821

PRICING SCHEDULE 2026

a. Concierge staff rate at **$24.55** per hour, as follows:
   - 24 daily hours, 7 days per week per tower
   - 168 weekly hours per tower
   - Total of **US $4,124.40** per week (excluding holidays)

b. Supervisor rate at **$234.08** per week
c. Grand Total: **$4,358.48** per week

The following holidays will be billed at 1.5 times the rate: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

PRICING SCHEDULE 2027
As of January 1, 2027, all rates are subject to an annual increase of at least 4.50%

BILLING
Unless otherwise stated in the Agreement, fees are billed biweekly and due fifteen (15) days after receipt of the invoice. Invoices reflect daily charges. Payments shall be made pursuant to invoice instructions. Unpaid balances after the Due Date (as shown on the invoice) will incur interest at the rate of 1.5% per month or part of a moth until the date of payment. Owner agrees to reimburse Provider for any legal fees and costs incurred in the process of collecting overdue balances.

CONCIERGE SERVICES
Provider agrees to provide front desk services at the Property.
Concierge services do not include security services or on-site guards; monitoring Property's surveillance equipment; responding to security or emergency related calls; enforcing rules and regulations of Property; patrolling tasks, building inspection, prevent loss and damage, or restraining trespassers; management, maintenance, or housekeeping services, including cleaning up public areas following a spill; handling resident lock outs or distribution of key units; or any other related service.

TERMINATION
Either party shall have the option to terminate the Agreement with a 30-day written notice to the other party.

CONFIDENTIALITY
Owner acknowledges that these terms and any non-public, proprietary, or confidential information obtained from Provider in the course of performing its obligations under this Agreement (the "Confidential Information") shall remain confidential. Owner agrees not to disclose or allow the disclosure of Confidential Information to any third party without Provider's prior written consent. This obligation shall survive the termination of this Agreement. A breach of this provision may result in injunctive relief or other equitable remedies in addition to any other legal rights available to Provider.

NON-SOLICITATION
Owner (as well as its Agent) acknowledges that it shall not -unless authorized in writing by Provider- directly or indirectly solicit, offer to hire, or hire, Provider's employees who provide or have provided services at the Property, during the term of the Agreement and for a period of six (6) months thereafter. Upon violation of this restrictive covenant, Owner irrevocably agrees to pay Provider a fee in the amount of five thousand dollars ($5,000.00) per occurrence.

CONTRACTOR

EDGAR CUEVAS

_____

Edgar Cuevas
Title: CEO
5th Avenue Concierge Services Corporation

OWNER/CUSTOMER

_____ **Proposal accepted on: _____**

Name: Grande Pines CDD
Agent for ICON Management
Paradiso Grande

SECTION V

AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT)

THIS AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT) (the "Acquisition Agreement") is made and entered into as of December 15, 2026, by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Orange County, Florida (the "District") and **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company (the "Park Square"), **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company ("Master Developer") and **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida limited liability company, all located at 5200 Vineland Road, Suite 200, Orlando, Florida 32811 ("Park Square 2," and collectively with Park Square and the Master Developer, the "Developer").

RECITALS

WHEREAS, the District was established by Ordinance No. 2019-17 of the Board of County Commissioners of Orange County, Florida adopted on October 22, 2019 (the "Ordinance"), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the Developer is the developer and owner of certain property located within the Development and District boundaries identified in **Exhibit "A,"** (the "2026 Assessment Area"), which is attached hereto and incorporated herein (the "Lands"); and

WHEREAS, the District is issuing its $[_____] Grande Pines Community Development District Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") to (i) finance the Cost of construction, installation and equipping of a portion of the 2026 Assessment Area Capital Improvement Program (the "Project"), which Project is further described in the [Engineer's Report for Grande Pines Community Development District dated _____], as may be further amended or revised, attached hereto as Exhibit "B" and incorporated herein (the "Engineer's Report"), (ii) pay certain costs associated with the issuance of the Series 2026 Bonds, (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account; and

WHEREAS, the District plans to construct, complete the construction and/or acquire certain public infrastructure improvements within the Project, as more specifically described and identified in the Engineer's Report; and

WHEREAS, the Developer acknowledges that the Development will benefit from the timely completion and acquisition of the Project; and

WHEREAS, the Developer and the District acknowledge that the funds available from the Series 2026 Bonds will not be sufficient to complete the design, construction and/or acquisition of the Project; and

WHEREAS, the Developer has simultaneously entered into a completion agreement with the District whereupon the Developer has agreed to complete the Project or to provide to the District sufficient funds to allow it to timely complete the Project, as more generally described in Exhibit "B" (the "Improvements"), in an expeditious and timely manner, some of which development requires or includes some of the improvements or items as described herein (the "Completion Agreement"); and

WHEREAS, the District has not had sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents contemplated in Exhibit "C" (the "Work Product") which would allow the timely commencement and completion of construction of the Improvements; and

WHEREAS, the Developer is under contract to create or has created the Work Product for the District and wishes to convey certain elements thereof, as it is completed, to the District; and

WHEREAS, the Developer acknowledges that upon its conveyance, the District will have the right to use and rely upon the Work Product for any and all purposes and further desires to release to the District of all its right, title, and interest in and to the Work Product (except as provided for in this Acquisition Agreement); and

WHEREAS, the District desires to acquire ownership of the completed Work Product as well as the unrestricted right to use and rely upon the Work Product for any and all purposes; and

WHEREAS, in order to allow the District to avoid delay as a result of the lengthy process incident to the sale and closing on the Series 2026 Bonds, the Developer has under contract, under construction, or is obligated to convey to appropriate units of local government as is designated in the Engineer's Report, certain portions of the Project; and

WHEREAS, the Developer agrees to convey to the District all right, title, and interest in the Improvements to be owned by the District as of the "Acquisition Date" (as hereinafter defined); and

WHEREAS, the District wishes to acquire the Improvements from the Developer as of the Acquisition Date, notwithstanding the District's inability to pay for all or some of the Improvements with the proceeds of the Series 2026 Bonds; and

WHEREAS, in conjunction with the acquisition of the Improvements, the Developer desires to convey, or cause to be conveyed, to the District, interests in certain real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements,

whether such conveyances shall be in fee simple, perpetual easement, or other interest as may be in the best interests of the District, or required by permits or development plans and agreed to by the Developer (the "Real Property"); and

WHEREAS, the Developer agrees to convey, or cause to be conveyed, any such Real Property to the District and in a form satisfactory to the District and subject to the conditions set forth herein; and

WHEREAS, the Developer shall have the option to contribute additional Real Property and/or Improvements with values in an amount equal to or in excess of the assessment levied on the Lands, and, if such option is elected, the District has agreed to accept such conveyances in lieu of assessments in order to complete the Project, in an expeditious and timely manner ("Conveyances in Lieu of Assessments"); and

WHEREAS, the District and the Developer are entering into this Acquisition Agreement to ensure the timely completion, conveyance and operation of the Project.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Acquisition Agreement.

2. WORK PRODUCT. The District agrees to pay, but only to the extent funds are available for such purpose, the actual reasonable cost incurred by the Developer in preparation of the Work Product in accordance with the provisions of this Acquisition Agreement. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Acquisition Agreement. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors the total actual amount of cost, which in the District Engineer's sole opinion is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee. In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the funds from the District's Trustee. The parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction or operation, as applicable, of the Improvements.

A. The Developer agrees to release and/or to provide a non-exclusive assignment to the District of the right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights

in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain all releases and/or assignments from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases and/or assignments may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the reasonable discretion of the District.

B. The Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.

3. ACQUISITION OF IMPROVEMENTS. The Developer agrees that bond proceeds shall only be disbursed upon completion of the Improvements and conveyance to the District. The Developer has constructed, is constructing, has under contract or will have under contract to construct and complete, the Improvements. When the Improvements are completed and are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Improvements, their general location, and their estimated cost. Any Real Property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 4. The District Engineer, in consultation with counsel, shall determine in writing whether or not the infrastructure to be conveyed is a part of the Improvements contemplated by the Engineer's Report and, if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in Section 2. The District Manager shall determine, in writing, whether the District has, based on the Developer's estimate of costs, any unencumbered Series 2026 Bond funds available to pay for the acquisition of such Improvements, although the Developer agrees that such payment is not required for the conveyance(s), if sufficient funds are not available. The Developer agrees, if it elects this option, that either no payments or reimbursements of any kind shall be made by the District for Conveyances in Lieu of Assessments, or payments or reimbursements which may be deferred or partially deferred pending availability of unencumbered Series 2026 Bonds funds becoming available.

A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-built, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired by the District is to be subsequently conveyed to a third party governmental body, then the Developer agrees to cooperate and provide such certifications or documents as may be required by that governmental body, if any.

B. The District Engineer shall certify as to the actual cost of any Improvements built or constructed by or at the direction of the Developer, and the District

shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

C. The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Acquisition Agreement.

4. CONVEYANCE OF REAL PROPERTY.

A. Conveyance. The Developer agrees that it will convey, or cause to be conveyed by others, to the District at or prior to the Acquisition Date, and as determined solely by the District by a special warranty deed, easement (which may be non-exclusive), or other instrument reasonably acceptable to the District and the Developer together with a metes and bounds or platted legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements, or subsequently required to be conveyed by the District to Orange County or any other governmental entity. The parties agree that in no event shall the purchase price for the Real Property exceed the value of an appraisal or similar third-party report (prepared by a qualified appraiser or appraisal company) or other evidence acceptable to the District's bond counsel and District staff, obtained by the Developer or the District for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of Improvements on the Real Property and other Improvements serving the Property that have been, or will be, funded by the District. If requested and necessary, such special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future Improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the Real Property upon which the Improvements are constructed, including costs, if any, for the further conveyance by the District to Orange County or any other governmental entity, if applicable. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy in a form satisfactory to the District in an amount equal to the value paid by the District to the Developer for such Real Property (or a title search, if the District determines, in its sole discretion, a title policy is not necessary). In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such Real Property, the

Developer shall cure, or cause to be cured, such defects at no expense to the District.

B. Boundary or Other Adjustments. Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that in the event any land transfers made to the District to accommodate such adjustments result in a net increase in acreage to the District when there are bond proceeds available, the District will pay the lesser of the Developer's cost basis in the land received by the District or fair market value as determined by an independent appraisal. For any land transfers made to the Developer to accommodate such adjustments for which bond proceeds were used to pay for such land, the Developer shall pay the greater of the price paid by the District for such land or the fair market value as determined by an independent appraisal. Notwithstanding the above, if there is no net increase or decrease in the lands to be owned by the District and the Developer as a result of such conveyances, no consideration will be owed by either party provided the swapped lands have the same utility. Further, the parties may request an opinion of the District's bond counsel if some other alternative is proposed for any boundary adjustments and such opinion concludes that such alternative will not adversely affect the tax status of the Bonds. The party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, appraisals, any District bond counsel fee, recording fees or other costs.

5. COOPERATION AND COMPLETION. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Acquisition Agreement on such date or dates as the parties may jointly agree upon (each an "Acquisition Date"), but all must be no later than the end of a reasonable time period for acquisition considering the type of Work Product, Real Property and Improvements to be conveyed, or such other time period required to maintain the tax-exempt status of the Series 2026 Bonds as determined by an opinion of the District's bond counsel.

6. ENGINEER'S CERTIFICATION. Before any payments are made by the District to the Developer, or any Improvements, Work Product or Real Property is accepted by the District, in addition to the other requirements provided herein, the Developer shall provide to the District a certificate, signed by the District Engineer certifying that the Work Product, Improvements or Real Property are a part of the Project and that such Work Product, Improvements or Real Property has been prepared, constructed, installed or must be acquired, in conformity with the plans and specifications, the Engineer's Report and all applicable laws related to the preparation, construction, installation or acquisition thereof.

7. WARRANTY. For the acquisition of Improvements or Work Product hereunder, the Developer agrees to assign to the District all or any remaining portion of any professionals' or

contractors' warranties, contracts or bonds, warrantying or guaranteeing that the Improvements or Work Product conveyed against defects or failings in materials, equipment, fitness or construction. Notwithstanding such assignment, the Developer shall cause any such professionals and contractors to warranty that the Improvements are free from defects in materials, equipment and construction for a period of at least one (1) year from completion thereof.

8. DEFAULT. A default by either party under this Acquisition Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages (except special, consequential or punitive) and/or specific performance.

If the Developer fails to keep, observe or perform any of the agreements, terms, covenants or representations, or otherwise is in default of this Acquisition Agreement, the District shall give written notice to Developer (at the address listed in Section 13 below), and the Developer shall have sixty (60) days to cure such default (which time may be extended by the District in its sole discretion), unless a shorter time to cure is mandated by applicable law or regulation.

9. ENFORCEMENT OF ACQUISITION AGREEMENT. In the event that either party is required to enforce this Acquisition Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other, its reasonable attorneys' fees and costs incurred for trial, alternative dispute resolution, or appellate proceedings.

10. ACQUISITION AGREEMENT. This instrument shall constitute the final and complete expression of this Acquisition Agreement between the District and the Developer relating to the subject matter of this Acquisition Agreement.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Acquisition Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. AUTHORIZATION. The execution of this Acquisition Agreement has been duly authorized by the appropriate body or official of the District and the Developer. The District and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

13. NOTICES. All notices, requests, consents and other communications under this Acquisition Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Grande Pines Community Development District
219 E. Livingston Street
Orlando, FL 32801
Attention: District Manager
Tel: (407) 841-5524
Email: gflint@gmscfl.com

With a copy to: Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Avenue, Suite 1400
Orlando, FL 32801
Attention: District Counsel
Tel: (407) 481-5800
Email: jcarpenter@lathamluna.com

If to Developer: Park Square Grande Pines, LLC
Park Square Grande Pines Phase 2, LLC
Park Square Enterprises, LLC
Attention: Suresh Gupta
5200 Vineland Road, Suite 200
Orlando, FL 32811
Attention: Suresh Gupta

With a copy to: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
Attention: Gary Kaleita, Esq.
Email: gary.kaleita@lowndes-law.com

Except as otherwise provided in this Acquisition Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Acquisition Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein. Copies of Notices may be sent by e-mail, but such transmission should not constitute delivery under this Acquisition Agreement.

14. ARM'S LENGTH TRANSACTION. This Acquisition Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Acquisition Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Acquisition Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

15. THIRD PARTY BENEFICIARIES. This Acquisition Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Acquisition Agreement. Nothing in this Acquisition Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Acquisition Agreement or any of the provisions or conditions

of this Acquisition Agreement; and all of the provisions, representations, covenants, and conditions contained in this Acquisition Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective successors and assigns. Notwithstanding the foregoing, nothing in this paragraph shall be construed as impairing or modifying the rights of any holders of bonds issued by the District for the purpose of acquiring any Work Product, Real Property, or portion of the Improvements, and the Trustee for the Series 2026 Bonds, on behalf of the owners of the Series 2026 Bonds, shall be a direct third party beneficiary of the terms and conditions of this Acquisition Agreement and shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligation under this Acquisition Agreement.

16. ASSIGNMENT. This Acquisition Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

17. CONTROLLING LAW AND VENUE. This Acquisition Agreement and the provisions contained in this Acquisition Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties hereby acknowledge and agree that, in the event legal action is instituted to enforce this Acquisition Agreement, the Developer consents to and by execution hereof submit to the jurisdiction of any state court sitting in or for Orange County, Florida.

18. EFFECTIVE DATE. This Acquisition Agreement shall be effective upon its execution by the District and the Developer.

19. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Acquisition Agreement may be public records and will be treated as such in accordance with Florida law.

20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Acquisition Agreement shall not affect the validity or enforceability of the remaining portions of this Acquisition Agreement, or any part of this Acquisition Agreement not held to be invalid or unenforceable.

21. SOVEREIGN IMMUNITY. The Developer agrees that nothing in this Acquisition Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or laws.

22. INDEMNIFICATION. Developer agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury, incurred or sustained by the District (its agents, assigns and contractors) arising from, growing out of, or resulting from the Project and/or this Acquisition Agreement, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Acquisition Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Acquisition Agreement.

24. COUNTERPARTS. This Acquisition Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURE PAGE TO FOLLOW]

COUNTERPART SIGNATURE PAGE TO AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT)

IN WITNESS WHEREOF, the parties hereto have caused this Acquisition Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

PARK SQUARE 2:

WITNESSES:

PARK SQUARE GRANDE PINES PHASE 2, LLC, a Florida limited liability company

_____ By_____

Print:_____ Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____, on behalf of **PARK SQUARE GRANDE PINES PHASE 2, LLC,** a Florida limited liability company. Said person is [ ] personally known to me or [ ] have each produced a valid driver's license as identification.

_____
Notary Public; State of _____
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT)

IN WITNESS WHEREOF, the parties hereto have caused this Acquisition Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

PARK SQUARE:

WITNESSES:

PARK SQUARE GRANDE PINES, LLC, a Florida limited liability company

_____ By_____

Print:_____ Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____, on behalf of **PARK SQUARE GRANDE PINES, LLC,** a Florida limited liability company. Said person is [ ] personally known to me or [ ] have each produced a valid driver's license as identification.

_____
Notary Public; State of _____
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT)

IN WITNESS WHEREOF, the parties hereto have caused this Acquisition Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

MASTER DEVELOPER:

WITNESSES:

PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company

_____ By_____

Print:_____ Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____, on behalf of **PARK SQUARE ENTERPRISES, LLC,** a Delaware limited liability company. Said person is [ ] personally known to me or [ ] have each produced a valid driver's license as identification.

_____
Notary Public; State of _____
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (2026 PROJECT)

IN WITNESS WHEREOF, the parties hereto have caused this Acquisition Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

DISTRICT:

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

_____
Name:_____

By:_____
Print: Achal Aggarwal
Chairman of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Achal Aggarwal, as Chair of the Board of Supervisors, of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district. Said person is [ ] personally known to me, or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

EXHIBIT "A"

Legal Description

EXHIBIT "B"

Engineer's Report

[ATTACHED BELOW]

EXHIBIT "C"

Improvements to be Acquired

1.

EXHIBIT "D"

Work Product

All architectural, engineering, landscape design, construction and other professional work product related to the Improvements including but not limited to plans, specifications, designs, drawings, permit applications and permits, surveys, and the like.

SECTION VI

BOND ISSUE FUNDING AGREEMENT BETWEEN GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER
(SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026)

THIS BOND ISSUE FUNDING AGREEMENT (this "Agreement") is made and effective this 15th day of December, 2025, by and between **GRANDE PINES DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in the City of Orlando, Orange County, Florida, (the "District") and **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company (the "Park Square"), **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company ("Master Developer") and **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida limited liability company, all located at 5200 Vineland Road, Suite 200, Orlando, Florida 32811 ("Park Square 2," and collectively with Park Square and the Master Developer, the "Developer"). The "Developer" together with the District, shall be referred to as the "Parties".

RECITALS

WHEREAS, the District was established by Ordinance No. 2019-17 of the Board of County Commissioners of Orange County, Florida adopted on October 22, 2019 (the "Ordinance"), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the Developer is the developer and/or owner of certain property located within the District boundaries identified in **Exhibit "A,"** (the "2026 Assessment Area"), which is attached hereto and incorporated herein (the "Lands"); and

WHEREAS, the District was asked by the Developer to issue the Grande Pines Community Development District Special Assessment Revenue Bonds, Series 2026 (the "2026 Bonds") to provide financing for master capital improvements consisting of improvements to the master utility plan required by Orange County, Florida, with such infrastructure, improvements, facilities and services to benefit all the developed lands within the District (hereinafter, collectively, "2026 Project") and has authorized its staff to begin work related to the issue of the 2026 Bonds; and

WHEREAS, Developer owns the undeveloped lands and certain developed land within the 2026 Assessment Area; and

[WHEREAS, the majority of the lots within the 2026 Assessment Area are owned by third parties (confirm residents, HOA, etc.); and]

WHEREAS, Developer and the District desire to enter into this Agreement to provide funds to enable the District to commence work related to the issuance of the 2026 Bonds.

NOW THEREFORE, based upon good and valuable consideration and the mutual

covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Provision of Funds. Developer agrees to make available to the District such monies as are necessary to proceed with the issuance of the 2026 Bonds as follows:

A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds, as invoiced pursuant to an agreement or engagement letter approved by the District. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. Developer authorizes the District to direct District staff, including the District Engineer, District Manager, Methodology Consultant, if applicable, the District Counsel and Bond Counsel and other professional assistance as may be necessary, to proceed with the work contemplated by this Agreement.

B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District Engineer, District Manager, Methodology Consultant, if applicable, District Counsel and Bond Counsel or other professionals for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement. Developer may be reimbursed for monies paid, as costs of issuance for the 2026 Bonds to the extent allowable under the 2026 Bonds' bond documents and tax law.

C. Developer agrees to provide funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds, and will pay the Cost of Issuance at the closing for the 2026 Bonds.

D. In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work. The District may, in its discretion, place a lien on property (requiring payment as additional assessments) in the District owned by Developer, if such funds are not paid within ninety (90) days of the demand therefor.

3. Termination. Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. Default. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. Enforcement of Agreement. In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

8. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Grande Pines Community Development District
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager
Telephone: (407) 841-5524
Email: gflint@gmscfl.com

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.
Telephone: (407) 481-5800
Email: jcarpenter@lathamluna.com

If to Developer: Park Square Grande Pines, LLC
Park Square Grande Pines Phase 2, LLC
Park Square Enterprises, LLC
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Attention: Suresh Gupta

With a copy to: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801
Attention: Gary Kaleita, Esq.
Email: gary.kaleita@lowndes-law.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. Assignment. None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

12. Controlling Law; Venue. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Orange County, Florida.

13. Effective Date. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. **Sovereign Immunity**. Nothing contained herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. **Public Records**. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[SIGNATURE PAGES TO FOLLOW]

COUNTERPART SIGNATURE PAGE TO THE BOND ISSUE FUNDING AGREEMENT BETWEEN GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER
(SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DISTRICT:

Attest:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

_____
Secretary/Asst. Secretary

By:_____
Print: Achal Aggarwal
Title: Chairman of the Board of Supervisors

COUNTERPART SIGNATURE PAGE TO THE BOND ISSUE FUNDING AGREEMENT BETWEEN GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER
(SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

PARK SQUARE 2:

PARK SQUARE GRANDE PINES PHASE 2, LLC, a Florida limited liability company

By:_____
Name: _____
Title: _____

COUNTERPART SIGNATURE PAGE TO THE BOND ISSUE FUNDING AGREEMENT BETWEEN GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER
(SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

PARK SQUARE:

PARK SQUARE GRANDE PINES, LLC, a Florida limited liability company

By:_____
Name: _____
Title: _____

COUNTERPART SIGNATURE PAGE TO THE BOND ISSUE FUNDING AGREEMENT BETWEEN GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER
(SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

MASTER DEVELOPER:

PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company

By:_____
Name: _____
Title: _____

EXHIBIT "A"

[ATTACHED BELOW]

SECTION VII

SECTION C

SECTION 1

Grande Pines
Community Development District

Summary of Check Register

September 4, 2025 to November 30, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	9/8/25	344-346	$	65,538.10
	9/18/25	347-348	$	6,738.93
	9/23/25	349	$	6,699.00
	9/30/25	350-352	$	30,824.41
	10/7/25	353-354	$	13,966.04
	10/14/25	355-358	$	26,267.60
	10/21/25	359-361	$	1,341.00
	10/27/25	362	$	758.16
	11/6/25	363	$	6,752.10
	11/11/25	364-365	$	7,727.10
	11/18/25	366-370	$	6,795.19
			$	173,407.63
General Fund - Auto Pays				
	10/7/25-11/10/25	80000-80009	$	4,908.20
			$	4,908.20
	Supervisors September 2025			
	Achal Aggarwal	50107	$	184.70
	Linda Kepfer	50108	$	184.70
			$	369.40
		Total Amount	**$**	**178,685.23**

*** CHECK DATES 09/04/2025 - 11/30/2025 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/08/25	00024	8/28/25	20215	202508	320	53800-47000				*	675.00		
			LAKE MAINTENANCE AUG 25										
									AQUATIC WEED MANAGEMENT, INC			675.00	000344
9/08/25	00026	6/30/25	1807331	202506	320	53800-34500				*	18,092.88		
			SECURITY JUNE 25										
									DSI SECURITY SERVICES			18,092.88	000345
9/08/25	00013	9/02/25	09022025	202509	300	20700-10000				*	22,866.64		
			ASSESSMENTS TSFR SER2021										
		9/02/25	09022025	202509	300	20700-10000				*	23,903.58		
			ASSESSMENTS TSFR SER2024										
									US BANK AS TRUSTEE FOR GRANDE PINES			46,770.22	000346
9/18/25	00001	9/01/25	105	202509	320	53800-34000				*	1,312.50		
			FIELD MANAGMENT SEPT 25										
		9/01/25	105	202509	320	53800-48000				*	538.20		
			GUARDHOUSE A/C REPAIR										
		9/01/25	106	202509	310	51300-34000				*	3,541.67		
			MANAGEMENT FEES SEPT 25										
		9/01/25	106	202509	310	51300-35200				*	105.00		
			WEBSITE ADMIN SEPT 25										
		9/01/25	106	202509	310	51300-35100				*	157.50		
			INFORMATION TECH SEPT 25										
		9/01/25	106	202509	310	51300-31300				*	583.33		
			DISSEMINATION SVC SEPT 25										
		9/01/25	106	202509	310	51300-51000				*	.30		
			OFFICE SUPPLIES										
		9/01/25	106	202509	310	51300-42000				*	7.43		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,245.93	000347
9/18/25	00002	9/10/25	144935	202508	310	51300-31500				*	493.00		
			GENERAL COUNSEL AUG 25										
									LATHAM LUNA EDEN & BEAUDINE			493.00	000348
9/23/25	00005	9/12/25	29166	202509	300	15500-10000				*	6,699.00		
			FY26 ANNUAL INSURANCE										
									EGIS INSURANCE ADVISORS, LLC			6,699.00	000349
9/30/25	00024	9/29/25	20382	202509	320	53800-47000				*	675.00		
			AQUATIC MAINT SEPT 25										
									AQUATIC WEED MANAGEMENT, INC			675.00	000350
9/30/25	00026	8/31/25	1807566	202508	320	53800-34500				*	18,700.56		
			SECURITY AUG 25										
									DSI SECURITY SERVICES			18,700.56	000351

*** CHECK DATES 09/04/2025 - 11/30/2025 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/25	00029	9/01/25	46710	202509	320-53800-46200			*	6,752.10		
			LANDSCAPE MAINT SEPT 25								
		9/22/25	47694	202509	320-53800-47300			*	3,058.50		
			IRRIGATION REPAIRS								
		9/23/25	47734	202509	320-53800-47300			*	1,118.25		
			IRRIGATION REPAIRS								
		9/23/25	47735	202509	320-53800-47300			*	520.00		
			IRRIGATION REPAIRS								
							EXCLUSIVE LANDSCAPING GROUP			11,448.85	000352
10/07/25	00029	10/01/25	48729	202510	320-53800-46200			*	6,752.10		
			LANDSCAPE MAINT OCT 25								
							EXCLUSIVE LANDSCAPING GROUP			6,752.10	000353
10/07/25	00001	7/31/25	104	202507	320-53800-48000			*	1,484.94		
			INSTALL SIGNAGE/STR SIGN								
		9/15/25	107	202510	300-32500-10000			*	5,729.00		
			ASSESSMENT ROLL FY26								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			7,213.94	000354
10/14/25	00026	9/30/25	1807695	202509	320-53800-34500			*	18,489.66		
			SSECURITY SEPT 25								
							DSI SECURITY SERVICES			18,489.66	000355
10/14/25	00001	10/01/25	108	202510	310-51300-34000			*	3,647.92		
			MANAGEMENT FEES OCT 25								
		10/01/25	108	202510	310-51300-35200			*	108.17		
			WEBSITE ADMIN OCT 25								
		10/01/25	108	202510	310-51300-35100			*	162.25		
			INFORMATION TECH OCT 25								
		10/01/25	108	202510	310-51300-31300			*	600.83		
			DISSEMINATION SVC OCT 25								
		10/01/25	108	202510	310-51300-51000			*	.21		
			OFFICE SUPPLIES								
		10/01/25	108	202510	310-51300-42000			*	30.14		
			POSTAGE								
		10/01/25	108	202510	310-51300-42500			*	1.50		
			COPIES								
		10/01/25	109	202510	320-53800-34000			*	1,351.92		
			FIELD MANAGEMENT OCT 25								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,902.94	000356
10/14/25	00030	10/07/25	95	202510	320-53800-49000			*	1,700.00		
			HOLIDAY LIGHTING								
							FLORIDA LEGACY LIGHTING			1,700.00	000357

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/25	00003	10/01/25	93463	202510	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY26							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000358
10/21/25	00018	6/27/25	36567A	202506	320-53800-47000		*	395.00		
			QRTLY FOUNTAIN CLEANING							
						FOUNTAIN DESIGN GROUP, INC			395.00	000359
10/21/25	00002	10/15/25	146426	202509	310-51300-31500		*	736.00		
			GENERAL COUNSEL SEPT 25							
						LATHAM LUNA EDEN & BEAUDINE			736.00	000360
10/21/25	00006	10/02/25	20500048	202509	310-51300-31100		*	210.00		
			ENGINEER SVCS SEPT 25							
						POULOS & BENNETT			210.00	000361
10/27/25	00013	10/21/25	10212025	202510	300-20700-10000		*	370.67		
			ASSESSMENT TSFR SER2021							
		10/21/25	10212025	202510	300-20700-10000		*	387.49		
			ASSESSMENT TSFR SER2024							
						US BANK AS TRUSTEE FOR GRANDE PINES			758.16	000362
11/06/25	00029	8/05/25	44174	202508	320-53800-46200		*	6,752.10		
			LANDSCAPING MAINT AUG 25							
						EXCLUSIVE LANDSCAPING GROUP			6,752.10	000363
11/11/25	00024	10/31/25	20673	202510	320-53800-47000		*	975.00		
			LAKE MAINTENANCE OCT 25							
						AQUATIC WEED MANAGEMENT, INC			975.00	000364
11/11/25	00029	11/01/25	50847	202511	320-53800-46200		*	6,752.10		
			LANDSCAPE MAINT NOV 25							
						EXCLUSIVE LANDSCAPING GROUP			6,752.10	000365
11/18/25	00022	11/11/25	256003	202511	320-53800-34800		*	245.00		
			ENTRANCE GATE REPAIR							
						ACCESS CONTROL SOLUTIONS			245.00	000366
11/18/25	00001	11/01/25	110	202511	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT NOV 25							
		11/01/25	111	202511	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES NOV 25							
		11/01/25	111	202511	310-51300-35200		*	108.17		
			WEBSITE ADMIN NOV 25							
		11/01/25	111	202511	310-51300-35100		*	162.25		
			INFORMATION TECH NOV 25							

*** CHECK DATES 09/04/2025 - 11/30/2025 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		11/01/25	111	202511	310	51300-31300				*	600.83		
			DISSEMINATION SVC NOV 25										
		11/01/25	111	202511	310	51300-51000				*	.33		
			OFFICE SUPPLIES										
		11/01/25	111	202511	310	51300-42000				*	7.59		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,879.01	000367
11/18/25	00002	11/12/25	147039	202510	310	51300-31500				*	243.00		
			GENERAL COUNSEL OCT 25										
									LATHAM LUNA EDEN & BEAUDINE			243.00	000368
11/18/25	00004	9/30/25	12481051	202509	310	51300-48000				*	275.68		
			NOT BID MISC 9/5/25										
									ORLANDO SENTINEL			275.68	000369
11/18/25	00006	11/12/25	20500048	202510	310	51300-31100				*	152.50		
			ENGINEER SVCS OCT 25										
									POULOS & BENNETT			152.50	000370

TOTAL FOR BANK A 173,407.63

TOTAL FOR REGISTER 173,407.63

*** CHECK DATES 10/01/2025 - 11/30/2025 *** GRANDE PINES - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/07/25	00020	9/30/25	91015260	202509	320-53800-43000		*	314.39		
			6009 PARADISO UNTB SEP25							
						DUKE ENERGY			314.39	080000
10/07/25	00020	9/30/25	91016259	202509	320-53800-43000		*	152.50		
			6000 PARADISO GUARD SEP25							
						DUKE ENERGY			152.50	080001
10/07/25	00020	9/30/25	91015260	202509	320-53800-43000		*	722.52		
			6009 PARADISO UNTA SEPT25							
		9/30/25	91016260	202509	320-53800-43000		*	39.87		
			6003 PARADISO GR BL SEP25							
		9/30/25	91018180	202509	320-53800-43000		*	704.53		
			6302 SAND SKIP FOUN SEP25							
						DUKE ENERGY			1,466.92	080002
10/27/25	00031	10/17/25	18027627	202510	320-53800-43200		*	36.21		
			6013 PARADISO GRA OCT 25							
		10/17/25	18027627	202510	320-53800-43200		*	501.81		
			6025 HIGH SEAS DR OCT 25							
						ORANGE COUNTY UTILITIES DEPT			538.02	080003
11/10/25	00020	10/31/25	91015260	202510	320-53800-43000		*	198.03		
			6009 PARADISO GRAND OCT25							
						DUKE ENERGY			198.03	080004
11/10/25	00020	10/31/25	91015260	202510	320-53800-43000		*	802.52		
			6009 PARADISO GRAND OCT25							
						DUKE ENERGY			802.52	080005
11/10/25	00020	10/31/25	91016259	202510	320-53800-43000		*	139.93		
			6000 PARADISO GRAND OCT25							
						DUKE ENERGY			139.93	080006
11/10/25	00020	10/31/25	91016260	202510	320-53800-43000		*	41.64		
			6003 PARADISO GRAND OCT25							
						DUKE ENERGY			41.64	080007
11/10/25	00020	10/31/25	91018180	202510	320-53800-43000		*	762.20		
			6302 SAND SKIPPER OCT 25							
						DUKE ENERGY			762.20	080008
10/28/25	00031	9/17/25	2749-09.	202509	320-53800-43200		*	28.33		
			6013 PARADISO GRAC SEPT25							
		9/17/25	2749-09.	202509	320-53800-43200		*	463.72		
			6025 HIGH SEAS DR SEPT 25							
						ORANGE COUNTY UTILITIES DEPT			492.05	080009
							TOTAL FOR BANK Z	4,908.20		

*** CHECK DATES 10/01/2025 - 11/30/2025 *** GRANDE PINES - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		4,908.20		

SECTION 2

Grande Pines

Community Development District

Unaudited Financial Reporting

October 31, 2025

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7	Capital Projects Fund - Series 2024
8-9	Month to Month
10	Long Term Debt Report

Grande Pines

Community Development District

Combined Balance Sheet

October 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
Assets:				
Cash	$ 61,371	$ -	$ -	$ 61,371
State Board of Administration	$ 152,700	$ -	$ -	$ 152,700
Receivables	$ 12,484	$ -	$ -	$ 12,484
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 181,233	$ -	$ 181,233
Construction	$ -	$ -	$ 33,331	$ 33,331
Series 2024				
Reserve	$ -	$ 404,898	$ -	$ 404,898
Revenue	$ -	$ 179,165	$ -	$ 179,165
Construction	$ -	$ -	$ 1,154,443	$ 1,154,443
Total Assets	**$ 226,555**	**$ 1,147,796**	**$ 1,187,774**	**$ 2,562,125**
Liabilities:				
Accounts Payable	$ 10,343	$ -	$ -	$ 10,343
Deposits	$ 5,000	$ -	$ -	$ 5,000
Total Liabilites	**$ 15,343**	**$ -**	**$ -**	**$ 15,343**
Fund Balances:				
Unassigned	$ 211,212	$ -	$ -	$ 211,212
Assigned for:				
Debt Service - Series 2021	$ -	$ 563,733	$ -	$ 563,733
Debt Service - Series 2024	$ -	$ 584,063	$ -	$ 584,063
Capital Projects - Series 2021	$ -	$ -	$ 33,331	$ 33,331
Capital Projects - Series 2024	$ -	$ -	$ 1,154,443	$ 1,154,443
Total Fund Balances	**$ 211,212**	**$ 1,147,796**	**$ 1,187,774**	**$ 2,546,783**
Total Liabilities & Fund Equity	$ 226,555	$ 1,147,796	$ 1,187,774	$ 2,562,125

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 618,635	$ -	$ -	$ -
Cost Share Revenue	$ 6,242	$ -	$ -	$ -
Interest Income	$ -	$ -	$ 554	$ 554
Total Revenues	**$ 624,877**	**$ -**	**$ 554**	**$ 554**
Expenditures:				
Administrative Expenditures				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	$ 918	$ 77	$ -	$ 77
Engineering	$ 12,000	$ 1,000	$ 153	$ 848
Attorney	$ 25,000	$ 2,083	$ 243	$ 1,840
Arbitrage	$ 900	$ -	$ -	$ -
Annual Audit	$ 6,000	$ -	$ -	$ -
Dissemination Fees	$ 7,210	$ 601	$ 601	$ -
Trustee Fees	$ 9,020	$ 4,143	$ 4,143	$ -
Assessment Administration	$ 5,729	$ 5,729	$ 5,729	$ -
Management Fees	$ 43,775	$ 3,648	$ 3,648	$ -
Information Technology	$ 1,947	$ 162	$ 162	$ (0)
Website Administration	$ 1,298	$ 108	$ 108	$ (0)
Telephone	$ 300	$ 25	$ -	$ 25
Postage	$ 200	$ 17	$ 30	$ (13)
Insurance	$ 7,352	$ 7,352	$ 6,699	$ 653
Printing & Binding	$ 350	$ 29	$ 2	$ 28
Legal Advertising	$ 5,000	$ 417	$ -	$ 417
Other Current Charges	$ 1,000	$ 83	$ -	$ 83
Office Supplies	$ 200	$ 17	$ 0	$ 16
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative Expenditures	**$ 140,374**	**$ 26,666**	**$ 21,693**	**$ 4,973**

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Field Expenditures				
Field Management	$ 16,223	$ 1,352	$ 1,352	$ -
Security	$ 230,000	$ 19,167	$ -	$ 19,167
Gate Repairs	$ 8,500	$ 708	$ -	$ 708
Gate Internet, Phone, Cable	$ 3,000	$ 250	$ -	$ 250
Gate Cameras	$ 1,200	$ 100	$ -	$ 100
Property Insurance	$ 2,712	$ -	$ -	$ -
Electric	$ 25,344	$ 2,112	$ 1,944	$ 168
Streetlights	$ 52,000	$ 4,333	$ -	$ 4,333
Water & Sewer	$ 20,000	$ 1,667	$ 538	$ 1,129
Landscape Maintenance	$ 82,000	$ 6,833	$ 6,752	$ 81
Landscape Contingency	$ 5,000	$ 417	$ -	$ 417
Irrigation Repairs	$ 3,000	$ 250	$ -	$ 250
Lake Maintenance	$ 15,000	$ 1,250	$ 975	$ 275
Pressure Washing	$ 5,790	$ 483	$ -	$ 483
Repairs & Maintenance	$ 10,000	$ 833	$ -	$ 833
Contingency	$ 4,735	$ 395	$ 1,700	$ (1,305)
Total Field Expenditures	**$ 484,503**	**$ 40,149**	**$ 13,261**	**$ 26,888**
Total Expenditures	**$ 624,877**	**$ 66,816**	**$ 34,954**	**$ 31,861**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (34,400)	
Fund Balance - Beginning	$ -		$ 245,613	
Fund Balance - Ending	$ -		$ 211,212	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessment - Tax Roll	$ 383,353	$ -	$ -	$ -
Interest	$ 9,447	$ 1,688	$ 1,688	$ -
Total Revenues	**$ 392,800**	**$ 1,688**	**$ 1,688**	**$ -**
Expenditures:				
Series 2021				
Interest - 11/1	$ 117,125	$ -	$ -	$ -
Principal - 5/1	$ 150,000	$ -	$ -	$ -
Interest - 5/1	$ 117,125	$ -	$ -	$ -
Total Expenditures	**$ 384,250**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (1,162)	$ (1,162)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,162)**	**$ (1,162)**
Excess (Deficiency) of Revenues over Expenditures	$ 8,550		$ 526	
Fund Balance - Beginning	$ 171,558		$ 563,207	
Fund Balance - Ending	$ 180,108		$ 563,733	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessment - Tax Roll	$ 399,845	$ -	$ -	$ -
Interest	$ 9,429	$ -	$ 1,745	$ 1,745
Total Revenues	**$ 409,274**	**$ -**	**$ 1,745**	**$ 1,745**
Expenditures:				
Series 2024				
Interest - 11/1	$ 156,285	$ -	$ -	$ -
Principal - 5/1	$ 85,000	$ -	$ -	$ -
Interest - 5/1	$ 156,285	$ -	$ -	$ -
Total Expenditures	**$ 397,570**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 11,704		$ 1,745	
Fund Balance - Beginning	$ 167,952		$ 582,318	
Fund Balance - Ending	$ 179,656		$ 584,063	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 97	$ 97
Total Revenues	**$ -**	**$ -**	**$ 97**	**$ 97**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,162	$ 1,162
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 1,162**	**$ 1,162**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 1,259	
Fund Balance - Beginning	$ -		$ 32,072	
Fund Balance - Ending	$ -		$ 33,331	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 3,496	$ 3,496
Total Revenues	**$ -**	**$ -**	**$ 3,496**	**$ 3,496**
Expenditures:				
Capital Outlay	$ -	$ -	$ 189	$ (189)
Total Expenditures	**$ -**	**$ -**	**$ 189**	**$ (189)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 3,307	
Fund Balance - Beginning	$ -		$ 1,151,136	
Fund Balance - Ending	$ -		$ 1,154,443	

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cost Share Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 554	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 554
Total Revenues	**$ 554**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 554**
Expenditures:													
Administrative Expenditures													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 153	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 153
Attorney	$ 243	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 243
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Fees	$ 601	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 601
Trustee Fees	$ 4,143	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,143
Assessment Administration	$ 5,729	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,729
Management Fees	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,648
Information Technology	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 162
Website Administration	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 108
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Insurance	$ 6,699	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,699
Printing & Binding	$ 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative Expenditure	**$ 21,693**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,693**

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Expenditures													
Field Management	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,352
Security	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Gate Attendants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Gate Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Gate Internet, Phone, Cable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Gate Cameras	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Gate Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Electric	$ 1,944	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,944
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Water & Sewer	$ 538	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	538
Landscape Maintenance	$ 6,752	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	6,752
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Lake Maintenance	$ 975	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	975
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Contingency	$ 1,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,700
Total Field Expenditures	**$ 13,261**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**13,261**
Total Expenditures	**$ 34,954**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**34,954**
Excess (Deficiency) of Revenues over Expenditures	$ (34,400)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	(34,400)

Grande Pines

Community Development District

Long Term Debt Report

Series 2021, Special Assessment Bonds

Interest Rates:	2.50%, 3.20%, 3.75%, 4.00%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$382,500	
Reserve Fund Balance	$382,500	
Bonds Outstanding - 11/1/21		$6,760,000
Less: Principal Payment - 5/1/22		($135,000)
Less: Principal Payment - 5/1/23		($135,000)
Less: Principal Payment - 5/1/24		($140,000)
Less: Principal Payment - 5/1/25		($145,000)
Current Bonds Outstanding		**$6,205,000**

Series 2024, Special Assessment Bonds

Interest Rates:	4.650%, 5.450%, 5.800%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$399,845	
Reserve Fund Balance	$404,898	
Bonds Outstanding - 11/1/24		$5,765,000
Less: Principal Payment - 5/1/25		($85,000)
Current Bonds Outstanding		**$5,680,000**

SECTION 3

REQUISITION

Grande Pines Community Development District
Orange County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA TWO)

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number; 26

(B) Name of Payee; Latham, Luna, Eden & Beaudine

(C) Amount Payable; $189.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 146455 - Conveyances/Reqs for Sept 2025

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "(E)" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area Two Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 10/27/25

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Capital Improvement Program and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Capital Improvement Program improvements being acquired from the proceeds of the 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

C. Baffa
Consulting Engineer 10/21/25

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

October 15, 2025

Invoice #: 146455
Federal ID #:59-3366512

Grande Pines CDD
c/o Governmental Management Services- CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

Matter ID: 4168-003 Conveyances/Requisitions

For Professional Services Rendered:

9/26/2025	JEL	Review draft access and license agreement and comments to same; review property records and emails with District Engineer regarding phase 3 turnover.	0.70	$189.00
Total Professional Services:			**0.70**	**$189.00**

Total	$189.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00
		Total Due	**$189.00**

SECTION 4

REQUISITION

Grande Pines Community Development District
Orange County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA TWO)

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number; 27

(B) Name of Payee; Park Square Grande Pines, LLC

(C) Amount Payable; $1,165,074.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Reimbursement for Assessment Area Two Costs

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "(E)" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area Two Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Capital Improvement Program and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Capital Improvement Program improvements being acquired from the proceeds of the 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

_____
Consulting Engineer

PAPE–DAWSON

Grande Pines Community Development District Assessment Area Two

Acquisition & Requisition No. 27

Orange County, Florida



This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Prepared For

Park Square Grande Pines
5200 Vineland Road, Suite 200
Orlando, FL 32811

Date
December 8, 2025

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REQUISITION NO. 27 SUMMARY

Grande Pines Community Development District (CDD) Acquisition & Requisition Request No. 27 is detailed in the following report. Requisition No. 27 includes Assessment Area Two, more specifically, CDD lands located within Area Two, Paradiso Grande Phase 3 (f.k.a. Grande Pines Phase 3) and Paradiso Grande Phase 5 (f.k.a. Grande Pines Phase 5) as recorded in Plat Book 114 Page 129-133 (Exhibit C) and Plat Book 114 Page 134-138 (Exhibit D).

Requisition No. 27 includes reimbursement request to Park Square Grande Pines, LLC for Assessment Area Two Estimated Costs, per Exhibit 15 of the CDD Engineer's Report. The reimbursement request relates to Grande Pines including the following:

- Construction Costs (See Exhibit A)
    - Grande Pines Phase 3 Infrastructure
    - Grande Pines Phase 5 Infrastructure

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to CDD Assessment Area Two. In addition, the approved construction plans associated with the Grande Pines Phase 3 & Grande Pines Phase 5 infrastructure construction are provided as Exhibit D.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Grande Pines Phase 3 and Grande Pines Phase 5 utilities construction and site grading. At the time of this report, Orange County has issued Certification of Completion for Grande Pines Phase 3 and Grande Pines Phase 5. Requisition No. 27 includes the construction costs paid by Park Square Grande Pines, LLC to Wal-Rose, Inc. based on Pay Applications reviewed by Poulos & Bennett.

Section 1
Requisition No. 27

Table 1

Grande Pines Community Development District

Summary of % CDD Reimbursable % Applicable Requisition #27

Wal-Rose, Inc. Pay Application #23 23-003 Grande Pines Phase 3		*CDD Requisition 27*		
Description	*Amount*	*% CDD Reimbursable*	*% Requisition #27*	*Amount*
Mobilization	$ 15,500.00	100%	100%	$ 15,500.00
Construction Survey & Layout	$ 47,500.00	100%	100%	$ 47,500.00
Certified As-Builts	$ 12,500.00	100%	100%	$ 12,500.00
Construction Materials Testing	$ 34,425.00	100%	100%	$ 34,425.00
Erosion Control - Miscellaneous	$ 17,500.00	100%	100%	$ 17,500.00
SANITARY SEWER SANITARY SEWER	$ -	100%	100%	$ -
8" PVC (SDR 35) 2850lf	$ 137,256.00	100%	100%	$ 137,256.00
Sanitary Manhole 0-6 4ea	$ 42,927.40	100%	100%	$ 42,927.40
Sanitary Manhole 6-8 2ea	$ 27,214.20	100%	100%	$ 27,214.20
Sanitary Manhole 8-10 5ea	$ 81,747.15	100%	100%	$ 81,747.15
Sanitary Manhole 12-14 1ea	$ 20,058.19	100%	100%	$ 20,058.19
Single Service Assembly 24 ea	$ 44,365.92	0%	100%	$ -
Double Service Assembly 33ea	$ 87,458.91	0%	100%	$ -
Testing per JHA Requirements 2850lf	$ 10,687.50	100%	100%	$ 10,687.50
Sanitary Sewer Dewatering 2850lf	$ 44,175.00	100%	100%	$ 44,175.00
STORM	$ -	100%	100%	$ -
10" HDPE 297lf	$ 8,253.63	0%	100%	$ -
12" HDPE 360lf	$ 10,198.80	0%	100%	$ -
15" HDPE 1133lf	$ 41,059.92	11%	100%	$ 4,516.59
18" HDPE 427lf	$ 19,270.51	0%	100%	$ -
24" HDPE 1783lf	$ 118,961.76	4%	100%	$ 4,758.47
15" RCP 110lf	$ 5,426.30	100%	100%	$ 5,426.30
18" RCP 467lf	$ 30,172.87	91%	100%	$ 27,457.31
24" RCP 777lf	$ 72,750.51	100%	100%	$ 72,750.51
30" RCP 2025lf	$ 276,696.00	58%	100%	$ 160,483.68
36" RCP 352lf	$ 64,106.24	100%	100%	$ 64,106.24
42" RCP 432lf	$ 108,159.84	100%	100%	$ 108,159.84
48" RCP 247lf	$ 73,477.56	100%	100%	$ 73,477.56
15" MES 1ea	$ 2,550.00	100%	100%	$ 2,550.00
24" MES 2ea	$ 7,500.00	100%	100%	$ 7,500.00
36" MES 1ea	$ 6,550.00	100%	100%	$ 6,550.00
48" MES 1ea	$ 7,500.00	100%	100%	$ 7,500.00
Yard Drain 32ea	$ 136,242.56	0%	100%	$ -
Manhole 26ea	$ 223,003.56	85%	100%	$ 189,553.03
FDOT Type I Curb Inlet 8ea	$ 86,585.28	100%	100%	$ 86,585.28
FDOT Type 2 Curb Inlet 3ea	$ 36,247.89	100%	100%	$ 36,247.89
FDOT Type 4 Curb Inlet 1ea	$ 9,528.51	100%	100%	$ 9,528.51
DBI Type H 1ea	$ 26,561.74	100%	100%	$ 26,561.74
DBI Type F 2ea	$ 16,319.34	0%	100%	$ -
DBI Type D 2ea	$ 37,597.80	50%	100%	$ 18,798.90
Storm Testing 8269lf	$ 31,008.75	50%	100%	$ 15,504.38
30" MES 1ea	$ 6,250.00	0%	100%	$ -
WATER	$ -	100%	100%	$ -
Remove Blowoff & Connect to Existing 8" Gate Valve 1ea	$ 1,250.00	100%	100%	$ 1,250.00
8" PVC Main 3000lf	$ 150,270.00	100%	100%	$ 150,270.00
8" Gate Valve 4ea	$ 12,831.28	100%	100%	$ 12,831.28
2" Blow Off 3ea	$ 9,320.22	100%	100%	$ 9,320.22
Fire Hydrant Assembly 7ea	$ 53,208.82	100%	100%	$ 53,208.82
Single Service 13ea	$ 12,617.15	0%	100%	$ -
Double Service 38ea	$ 37,042.40	0%	100%	$ -
Fittings	$ 70,372.47	100%	100%	$ 70,372.47
Testing & Chlorination Per JHA Requirements 3000lf	$ 4,950.00	100%	100%	$ 4,950.00
Jumper Assembly 1ea	$ 3,489.18	100%	100%	$ 3,489.18
RECLAIM	$ -	100%	100%	$ -
Remove Blowoff & Connect to Existing 6" RM Gate Valve 1ea	$ 1,100.00	100%	100%	$ 1,100.00
6" PVC Main 3100lf	$ 107,477.00	100%	100%	$ 107,477.00
6" Gate Valve 4ea	$ 9,933.60	100%	100%	$ 9,933.60
2" Blow Off 2ea	$ 7,357.52	100%	100%	$ 7,357.52
Single Service 21ea	$ 19,526.64	0%	100%	$ -
Double Service 35ea	$ 32,702.25	0%	100%	$ -
Fittings	$ 45,101.75	100%	100%	$ 45,101.75
Testing per JHA Requirements 3100lf	$ 3,410.00	100%	100%	$ 3,410.00
ROADS CONCRETE	$ -	100%	100%	$ -
12" Compacted Subgrade 13685sy	$ 54,055.75	80%	100%	$ 43,244.60
6" Compacted Soil Cement Base 11750sy	$ 301,975.00	77%	100%	$ 232,520.75
1.25" Type SP 9.5 Asphalt 11750sy	$ 142,762.50	77%	100%	$ 109,927.13
6" Stabilized Curb Pad 2600sy	$ 19,240.00	80%	100%	$ 15,392.00
Miami Curb 5800lf	$ 111,650.00	100%	100%	$ 111,650.00
Type "D" Curb 1250lf	$ 22,812.50	0%	0%	$ -
Handicap Ramp w/ADA Mat 2ea	$ 2,790.00	100%	0%	$ -

Table 1

Grande Pines Community Development District

Summary of % CDD Reimbursable % Applicable Requisition #27

4' x 4" Sidewalk Concrete 1520sf	$ 9,500.00		100%	0%	$ -
Signage & Striping	$ 47,219.96		100%	0%	$ -
ALTERNATE ADDS	$ -		100%	100%	$ -
Stack Block Retaining Walls 26635sff	$ 945,542.50		0%	100%	$ -
Safety Railing 5045lf	$ 277,475.00		0%	100%	$ -
Storm Dewatering 8269lf	$ 86,824.50		50%	100%	$ 43,412.25
Excavation to Phase 5 7316cy	$ 30,361.40		0%	100%	$ -
Excavation to Stockpile 10551cy	$ 36,928.50		0%	100%	$ -
6' Monolithic Sidewalk 350lf	$ 20,223.00		0%	100%	$ -
SUBTOTAL:	**$ 4,776,615.53**			Subtotal	$ 2,455,725.23
Change Orders					
PCCO#001					
PCO#001					
Earthwork.Other Additional Loads of Trash	$ 30,000.00		0%	100%	$ -
PCCO#002					
PCO#002					
Asphalt.Other 1.25" SP 9.5 Asphalt	$ 38,305.00		100%	100%	$ 38,305.00
PCCO#003					
PCO#003					
Gen Conditions.Other DEDUCT - RETAINING WALLS	$ (945,542.50)		0%	100%	$ -
Gen Conditions.Other DEDUCT - SAFETY RAILING	$ (277,475.00)		0%	100%	$ -
PCCO#004					
PCO#004					
Sod for Back of Curb	$ 8,812.50		100%	100%	$ 8,812.50
PCCO#005					
PCO#005					
Install Risers on Storm Yard	$ 12,065.00		0%	100%	$ -
PCCO#006					
PCO#006					
Turbidity Barrier	$ 7,850.00		100%	100%	$ 7,850.00
PCCO#007					
PCO#007					
Reduce 2 ea 2" Irrigation Services	$ 2,011.35		0%	100%	$ -
PCCO#008					
PCO#008					
Bahia Sod	$ 11,712.96		100%	100%	$ 11,712.96
PCCO#009					
PCO#009					
Furnish and Install Sod on R/W going to offsite pond	$ 8,122.80		100%	100%	$ 8,122.80
PCCO#010					
PCO#010					
Raising Storm Manholes after grading revisions	$ 23,134.00		100%	100%	$ 23,134.00
PCCO#011					
PCO#011					
Remove clearing/tree debris 80 loads (dump truck)	$ 38,052.00		100%	100%	$ 38,052.00
PCCO#012					
PCO#012					
Trench Box Rental	$ 1,588.62		100%	100%	$ 1,588.62
PCCO#013					
PCO#013					
Furnish and Install 8' Fence	$ 20,700.90		100%	100%	$ 20,700.90
PCCO#014					
PCO#014					
Remove and Replace 12 LF 6' Sidewalk	$ 1,142.16		100%	100%	$ 1,142.16
PCCO#015					
PCO#015					
Clean Storm System	$ 16,359.33		100%	100%	$ 16,359.33
PCCO#016					
PCO#016					
Auto Flushing Devices	$ 20,486.96		100%	100%	$ 20,486.96
PCCO#017					
PCO#017					
R&R Signage for Final Walk	$ 1,620.00		100%	100%	$ 1,620.00
PCCO#018					
PCO#018					
Plug, Pump & Clean Storm	$ 21,880.74		100%	100%	$ 21,880.74
PCCO#019					
PCO#019					
Fence Replacement	$ 2,829.73		100%	100%	$ 2,829.73
PCCO#020					

Table 1

Grande Pines Community Development District

Summary of % CDD Reimbursable % Applicable Requisition #27

PCO#020					
Misc Concrete Repairs Pre-Final Punch	$ 25,363.84		100%	100%	$ 25,363.84
Change Order Subtotal:	**$ (930,979.61)**		**Change Order CDD Reimbursable Subtotal:**		**$ 247,961.54**
Pay Application #23 GRAND TOTAL:	**$ 3,845,635.92**		***Total Requisition #27 - Construction Costs Eligible for CDD Reimbursement (Phase 3):***		**$ 2,703,686.77**

[1]Drainage Swales and retaining walls are located within Residential Lots and are not applicable for CDD Reimbursement.

[2]Parking Tract PT-3A and PT-4 is owned and maintained by the association and is not applicable for CDD Reimbursement.

Table 1
Grande Pines Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #27

Wal-Rose, Inc. Pay Application #24 23-004 Grande Pines Phase 5		*CDD Requisition 27*		
Description	*Amount*	*% CDD Reimbursable*	*% Requisition #27*	*Amount*
Mobilization	$ 10,000.00	100%	100%	$ 10,000.00
Construction Survey & Layout	$ 37,500.00	100%	100%	$ 37,500.00
Certified As-Builts	$ 7,500.00	100%	100%	$ 7,500.00
Construction Materials Testing	$ 26,175.75	100%	100%	$ 26,175.75
Erosion Control - Miscellaneous	$ 12,500.00	100%	100%	$ 12,500.00
SANITARY SEWER	$ -	100%	100%	$ -
B" PVC 2090lf	$ 100,654.40	100%	100%	$ 100,654.40
Sanitary Manhole 0-6 2ea	$ 20,562.56	100%	100%	$ 20,562.56
Sanitary Manhole 6-8 2ea	$ 27,309.82	100%	100%	$ 27,309.82
Sanitary Manhole 8-10 3ea	$ 46,174.14	100%	100%	$ 46,174.14
Single Service Assembly 21 ea	$ 38,820.18	0%	100%	$ -
Double Service Assembly 42ea	$ 111,311.34	0%	100%	$ -
Testing per JHA Requirements 2090lf	$ 7,837.50	100%	100%	$ 7,837.50
Sanitary Sewer Dewatering 2090lf	$ 32,395.00	100%	100%	$ 32,395.00
Core into Existing	$ 1,250.00	100%	100%	$ 1,250.00
STORM	$ -	100%	100%	$ -
Core Drill & Connect to Existing Structure 2ea	$ 5,500.00	100%	100%	$ 5,500.00
10" HDPE 2510lf	$ 69,752.90	0%	100%	$ -
12" HDPE 715lf	$ 20,255.95	0%	100%	$ -
15" RCP 1160lf	$ 57,222.80	100%	100%	$ 57,222.80
18" RCP 255lf	$ 16,475.55	100%	100%	$ 16,475.55
24" RCP 635lf	$ 59,455.05	100%	100%	$ 59,455.05
30" RCP 750lf	$ 102,480.00	100%	100%	$ 102,480.00
15" MES 2ea	$ 5,100.00	100%	100%	$ 5,100.00
Yard Drain 58ea	$ 175,000.50	0%	100%	$ -
Manhole 7ea	$ 37,578.59	100%	100%	$ 37,578.59
FDOT Type 3 Curb Inlet 1ea	$ 8,076.09	100%	100%	$ 8,076.09
FDOT Type 4 Curb Inlet 11ea	$ 108,657.12	100%	100%	$ 108,657.12
DBI Type C 2ea	$ 7,162.18	0%	100%	$ -
DBI Type V 6ea	$ 45,479.88	50%	100%	$ 22,739.94
Storm Testing 6025lf	$ 22,593.75	87%	100%	$ 19,656.56
Type 'C' Control Structure 1ea	$ 13,513.05	100%	100%	$ 13,513.05
WATER	$ -	100%	100%	$ -
12" x 12" Wet Tap 1ea	$ 15,014.82	100%	100%	$ 15,014.82
Remove Blowoff & Connect to Existing 12" Gate Valve 1ea	$ 1,550.00	100%	100%	$ 1,550.00
6" PVC Main 120lf	$ 4,048.80	100%	100%	$ 4,048.80
12" DIP Main 2090lf	$ 194,829.80	100%	100%	$ 194,829.80
6" Gate Valve 1ea	$ 2,483.40	100%	100%	$ 2,483.40
12" Gate Valve 2ea	$ 10,929.90	100%	100%	$ 10,929.90
6" Blow Off 2ea	$ 212.52	100%	100%	$ 212.52
Fire Hydrant Assembly 5ea	$ 41,724.95	100%	100%	$ 41,724.95
Single Service 104ea	$ 253,398.08	0%	100%	$ -
Fittings	$ 89,654.78	100%	100%	$ 89,654.78
Testing & Chlorination Per JHA Requirements 2090lf	$ 3,448.50	100%	100%	$ 3,448.50
Jumper Assembly 2ea	$ 6,978.36	100%	100%	$ 6,978.36
RECLAIM	$ -	100%	100%	$ -
6" PVC Main 640lf	$ 22,188.80	100%	100%	$ 22,188.80
8" PVC Main 1660lf	$ 83,149.40	100%	100%	$ 83,149.40
6" Gate Valve 2ea	$ 4,966.80	100%	100%	$ 4,966.80
8" Gate Valve 1ea	$ 3,207.82	100%	100%	$ 3,207.82
6" Blow Off 1ea	$ 3,678.76	100%	100%	$ 3,678.76
Single Service 8ea	$ 15,930.88	0%	100%	$ -
Fittings	$ 35,869.70	100%	100%	$ 35,869.70
Testing per JHA Requirements 2300lf	$ 2,530.00	100%	100%	$ 2,530.00
8"x8" Wet Tap Assembly 1ea	$ 7,826.33	100%	100%	$ 7,826.33
ROADS CONCRETE	$ -	100%	100%	$ -
12" Compacted Subgrade 13000sy	$ 51,350.00	100%	100%	$ 51,350.00
6" Compacted Soil Cement Base 10250sy	$ 263,425.00	100%	100%	$ 263,425.00
1.25" Type SP 9.5 Asphalt 10250sy	$ 124,537.50	100%	100%	$ 124,537.50
6" Stabilized Curb Pad 2750sy	$ 20,350.00	100%	100%	$ 20,350.00
Miami Curb 3950lf	$ 76,037.50	100%	100%	$ 76,037.50
Type F Curb & Gutter 445lf	$ 9,011.25	100%	100%	$ 9,011.25
Type A Curb 975lf	$ 19,743.75	100%	100%	$ 19,743.75
Handicap Ramp w/ADA Mat 6ea	$ 8,370.00	100%	100%	$ 8,370.00
5' x 4" Sidewalk Concrete 8570sf	$ 62,410.50	85%	100%	$ 53,048.93
Signage & Striping	$ 13,285.07	100%	100%	$ 13,285.07
Valley Gutter 475lf	$ 14,107.50	100%	100%	$ 14,107.50
ALTERNATE ADDS	$ -	100%	100%	$ -
Stack Block Retaining Walls 9679sff	$ 343,604.50	0%	100%	$ -

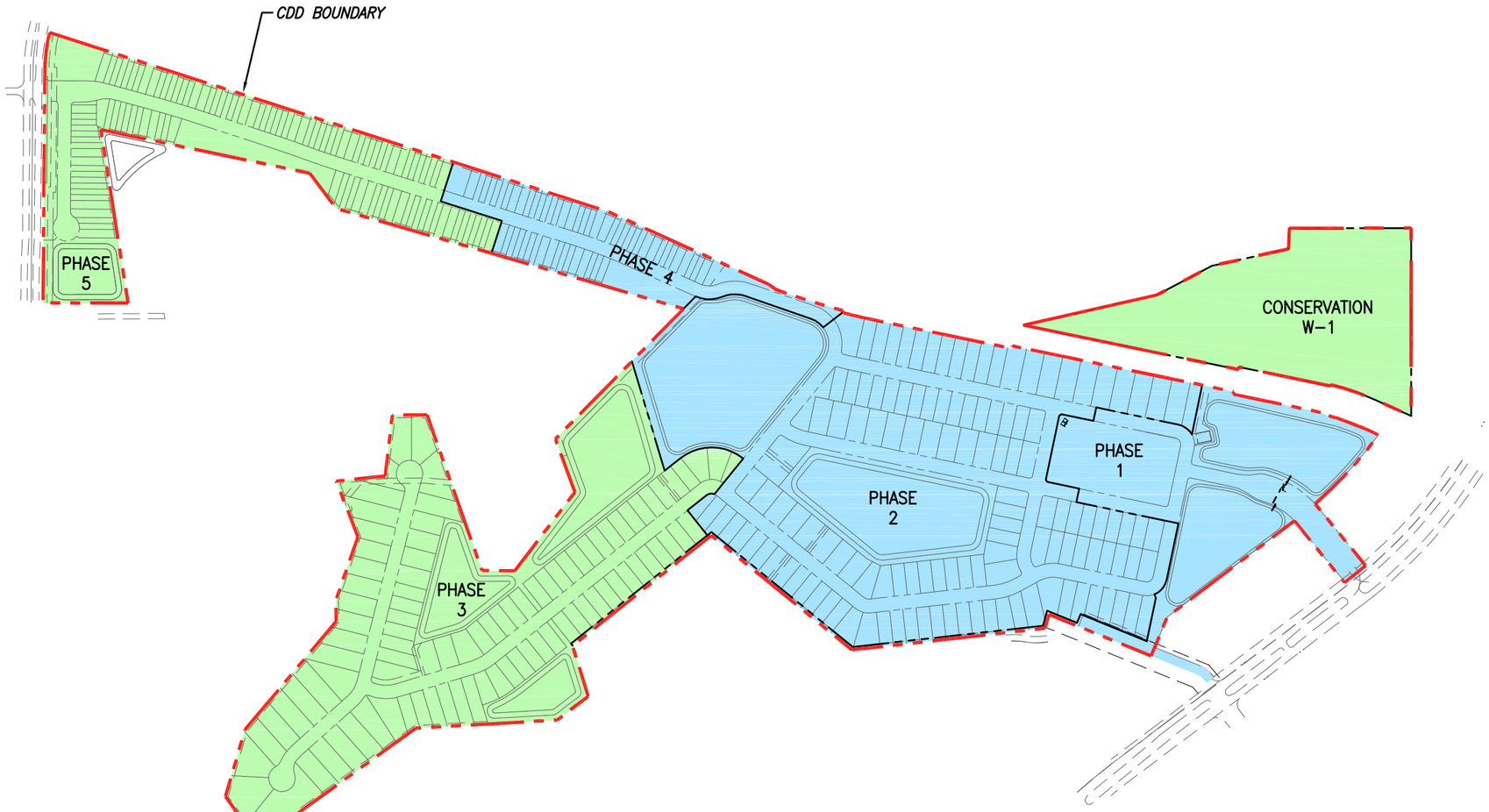
Table 1
Grande Pines Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #27

Safety Railing 2700lf	$ 148,500.00		0%	100%	$ -
Storm Dewatering 6025lf	$ 63,262.50		87%	100%	$ 55,038.38
Type D Curb 655lf	$ 11,953.75		0%	100%	
SUBTOTAL:	**$ 3,267,865.32**			Subtotal	$ 2,028,912.23
Change Orders					
PCCO#001					
PCO#001					
General Conditions - Reduce Service Size from 2" to 1" (114 Services Only)	$ 71,690.90		0%	100%	$ -
PCCO#002					
PCO#002					
Earthwork.Other - EARTHWORK	$ (190,709.54)		0%	100%	$ -
Storm.Other - STORM	$ 27,106.84		100%	100%	$ 27,106.84
General Conditions - FENCE REMOVAL & REPLACE	$ 101,127.68		100%	100%	$ 101,127.68
PCCO#003					
PCO#003					
Storm.Other - DEMO OLD INLET TOPS	$ 7,500.00		100%	100%	$ 7,500.00
Storm.Other - INSTALL REDUCER SLABS W/ MANHOLE RING AND COVER	$ 11,889.15		100%	100%	$ 11,889.15
Storm.Other - NEW TYPE 'S' INLET W/ FLUMES & CURB TIE-INS	$ 138,253.50		100%	100%	$ 138,253.50
PCCO#004					
PCO#004					
All Curb.Other - Remove and Replace Curb	$ 50,324.80		100%	100%	$ 50,324.80
All Curb.Other - Wal-Rose Responsible R & R Curb	$ (8,505.60)		100%	100%	$ (8,505.60)
PCCO#005					
PCO#005					
Earthwork.Other - Sod for Back of Curb	$ 6,712.50		100%	100%	$ 6,712.50
Earthwork.Other - Sod for Pond Slopes	$ 15,581.25		100%	100%	$ 15,581.25
PCCO#006					
PCO#006					
General Conditions - move water services	$ 8,750.00		100%	100%	$ 8,750.00
PCCO#007					
PCO#008					
All Sod.Other - Bahia Sod	$ 4,972.80		100%	100%	$ 4,972.80
PCCO#008					
PCO#8					
Clean Storm System for Pre Final walk / lamp with Orange County	$ 12,604.41		100%	100%	$ 12,604.41
PCCO#009					
PCO#09					
Repair of Replace Signage for Final Walk with Orange County	$ 830.25		100%	100%	$ 830.25
PCCO#010					
PCO#011					
Plug, Pump Down and Clean	$ 26,337.64		100%	100%	$ 26,337.64
PCCO#013					
PCO#013					
Silt Fence	$ 875.00		100%	100%	$ 875.00
R&R F Curb	$ 286.00		100%	100%	$ 286.00
R&R 4' Sidewalk	$ 1,440.00		100%	100%	$ 1,440.00
R&R Trench Curb	$ 375.00		100%	100%	$ 375.00
PCCO#014					
PCO#014					
Concrete Repair Orange County Prewalk	$ 7,708.50		100%	100%	$ 7,708.50
PCCO#012					
PCO#012					
Wall Repair and Fence	$ 10,436.85		100%	100%	$ 10,436.85
PCCO#011					
PCO#011					
Concrete Removal and Replace	$ 3,779.30		100%	100%	$ 3,779.30
Change Order Subtotal:	**$ 309,367.23**			**Change Order CDD Reimbursable Subtotal:**	**$ 428,385.87**
Pay Application #24 GRAND TOTAL:	**$ 3,577,232.55**			***Total Requisition #27 - Construction Costs Eligible for CDD Reimbursement (Phase 5):***	**$ 2,457,298.10**
				Total Requisition #27 - Construction Costs Eligible for CDD Reimbursement:	**$ 5,160,984.87**
				Total Requisition #12 & #13 Reimbursed:	**$ 3,903,618.56**
				Total Requisition #27:	**$ 1,257,366.31**

1 Drainage swales are located within Residential Lots and are not applicable for CDD

2 Tract PT-7 is a common area and is to be owned and maintained by the Homeowners Association. Therefore, it is not applicable for CDD Reimbursements.

Section 2
Exhibits



ASSESSMENT AREA MINIMUM LOT WIDTH						
TYPE	AREAS	70'	50'	22'-23'	UNIT TOTAL	AREA
n/a	PHASE 1	0	0	0	0	13.31 ACRES
n/a	PHASE 2	28	99	0	127	42.24 ACRES
n/a	PHASE 4	0	0	55	55	6.50 ACRES
	ASSESSMENT AREA ONE CAPITAL IMPROVEMENT PROGRAM TOTAL	28	99	55	182	62.05 ACRES
n/a	CONSERVATION	0	0	0	0	12.01 ACRES
n/a	PHASE 3	33	56	0	89	30.32 ACRES
	PHASE 5	0	0	114	114	14.41 ACRES
	ASSESSMENT AREA TWO CAPITAL IMPROVEMENT PROGRAM TOTAL	33	56	114	203	56.74 ACRES
n/a	GRAND TOTAL	61	155	169	385	118.79 ACRES

BOUNDARY

PHASE

Assessment Area Exhibit

Grande Pines

250 0 250 500

SCALE IN FEET

January 11, 2021

P & B Job No.: 18-007

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit 15

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\CDD\CAD\18-007 CDD ASSESSMENT AREA EXHIBIT

APPLICATION AND CERTIFICATE FOR PAYMENT

A1A DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 2 PAGES

TO (OWNER):
Park Square Homes
C/O:
5200 Vineland Rd Suite 200
Orlando, FL 32811

PROJECT: Grande Pines Ph 3
Job #: 23-003
Customer Job or PO#:
Vendor #:
Job Code:

APPLICATION #: 23 ret
DISTRIBUTION TO: Homes
PERIOD TO: 10/31/2025

VIA (ARCHITECT):
ARCHITECT'S Project #:

Wal-Rose Inc
2150 Marquette Ave.
Sanford, FL 32773

CONTRACT FOR: Park Square Homes
CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner TOTAL			
Approved this Month			
Number	Date Approved		
1		30,000.00	
2		38,305.00	
3			(1,223,017.50)
4		8,812.50	
5		12,065.00	
6		7,850.00	
7		2,011.35	
8		11,712.96	
9		8,122.80	
10		23,134.00	
11		38,052.00	
12		1,588.62	
13		20,700.90	
14		1,142.16	
15		16,359.33	
16		20,486.96	
17		1,620.00	
18		21,880.74	
19		2,829.73	
20		25,363.84	
	TOTALS	292,037.89	(1,223,017.50)
Net change by Change Orders			(930,979.61)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: Samantha [signature] Date: 11/5/25

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, A1A Document G703, is attached.

1. **ORIGINAL CONTRACT SUM**	$	4,776,615.53
2. **Net changes by Change Order**	$	(930,979.61)
3. **CONTRACT SUM TO DATE (Line 1 + 2)**	$	3,845,635.92
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)	$	3,845,635.92
5. **RETAINAGE:**		
a. _____ of Completed Work (Column D + E on G703)	$	
b. _____ % of Stored Material (Column F on G703)	$	
Total Retainage (Line 5a + 5b or Total in column 1 of G703)		
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	3,845,635.92
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)	$	3,461,072.33
	$	
8. **CURRENT PAYMENT DUE**	$	384,563.59
9. **BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)	$	

State of: Florida County of: Seminole
Subscribed and sworn to before me this 5th day of November 2025
Notary Public: [signature]
My commission expires:

CHRIS SHEETS
Notary Public - State of Florida
Commission # HH 207762
My Comm. Expires Jan 16, 2026
Bonded through National Notary Assn.

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 384,563.59
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:
By: Stephen Saha Digitally signed by Stephen K Saha Date: 2025.11.07 12:48:48-05'00' Date:
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET *A1A DOCUMENT G703* (Instructions on reverse side) PAGE 2 OF 2 PAGES

A1A Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

Project: Grande Pines Ph 3
APPLICATION NUMBER: 23
APPLICATION DATE: 11/5/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	GENERAL CONDITIONS GENERAL CONDITIONS								
1	Mobilization	$ 15,500.00	$ 15,500.00			$ 15,500.00	100%	$ -	$ -
2	Construction Survey & Layout	$ 47,500.00	$ 47,500.00			$ 47,500.00	100%	$ -	$ -
3	Certified As-Builts	$ 12,500.00	$ 12,500.00			$ 12,500.00	100%	$ -	$ -
4	Construction Materials Testing	$ 34,425.00	$ 34,425.00			$ 34,425.00	100%	$ -	$ -
5	Erosion Control - Miscellaneous	$ 17,500.00	$ 17,500.00			$ 17,500.00	100%	$ -	$ -
	SANITARY SANITARY SANITARY SANITARY								$ -
6	8" PVC (SDR 35) 2850lf	$ 137,256.00	$ 137,256.00			$ 137,256.00	100%	$ -	$ -
7	Sanitary Manhole 0-6 4ea	$ 42,927.40	$ 42,927.40			$ 42,927.40	100%	$ -	$ -
8	Sanitary Manhole 6-8 2ea	$ 27,214.20	$ 27,214.20			$ 27,214.20	100%	$ -	$ -
9	Sanitary Manhole 8-10 5ea	$ 81,747.15	$ 81,747.15			$ 81,747.15	100%	$ -	$ -
10	Sanitary Manhole 12-14 1ea	$ 20,058.19	$ 20,058.19			$ 20,058.19	100%	$ -	$ -
11	Single Service Assembly 24ea	$ 44,365.92	$ 44,365.92			$ 44,365.92	100%	$ -	$ -
12	Double Service Assembly 33ea	$ 87,458.91	$ 87,458.91			$ 87,458.91	100%	$ -	$ -
13	Testing per JHA Requirements 2850lf	$ 10,687.50	$ 10,687.50			$ 10,687.50	100%	$ -	$ -
14	Sanitary Sewer Dewatering 2850lf	$ 44,175.00	$ 44,175.00			$ 44,175.00	100%	$ -	$ -
	STORM STORM STORM STORM STORM								$ -
15	10" HDPE 297lf	$ 8,253.63	$ 8,253.63			$ 8,253.63	100%	$ -	$ -
16	12" HDPE 360lf	$ 10,198.80	$ 10,198.80			$ 10,198.80	100%	$ -	$ -
17	15" HDPE 1133lf	$ 41,059.92	$ 41,059.92			$ 41,059.92	100%	$ -	$ -
18	18" HDPE 427lf	$ 19,270.51	$ 19,270.51			$ 19,270.51	100%	$ -	$ -
19	24" HDPE 1783lf	$ 118,961.76	$ 118,961.76			$ 118,961.76	100%	$ -	$ -
20	15" RCP 110lf	$ 5,426.30	$ 5,426.30			$ 5,426.30	100%	$ -	$ -
21	18" RCP 467lf	$ 30,172.87	$ 30,172.87			$ 30,172.87	100%	$ -	$ -
22	24" RCP 777lf	$ 72,750.51	$ 72,750.51			$ 72,750.51	100%	$ -	$ -
23	30" RCP 2025lf	$ 276,696.00	$ 276,696.00			$ 276,696.00	100%	$ -	$ -
24	36" RCP 352lf	$ 64,106.24	$ 64,106.24			$ 64,106.24	100%	$ -	$ -
25	42" RCP 432lf	$ 108,159.84	$ 108,159.84			$ 108,159.84	100%	$ -	$ -
26	48" RCP 247lf	$ 73,477.56	$ 73,477.56			$ 73,477.56	100%	$ -	$ -
27	15" MES 1ea	$ 2,550.00	$ 2,550.00			$ 2,550.00	100%	$ -	$ -
28	24" MES 2ea	$ 7,500.00	$ 7,500.00			$ 7,500.00	100%	$ -	$ -
29	36" MES 1ea	$ 6,550.00	$ 6,550.00			$ 6,550.00	100%	$ -	$ -
30	48" MES 1ea	$ 7,500.00	$ 7,500.00			$ 7,500.00	100%	$ -	$ -
31	Yard Drain 32ea	$ 136,242.56	$ 136,242.56			$ 136,242.56	100%	$ -	$ -
32	Manhole 26ea	$ 223,003.56	$ 223,003.56			$ 223,003.56	100%	$ -	$ -
33	FDOT Type I Curb Inlet 8ea	$ 86,585.28	$ 86,585.28			$ 86,585.28	100%	$ -	$ -
34	FDOT Type 2 Curb Inlet 3ea	$ 36,247.89	$ 36,247.89			$ 36,247.89	100%	$ -	$ -
35	FDOT Type 4 Curb Inlet 1ea	$ 9,528.51	$ 9,528.51			$ 9,528.51	100%	$ -	$ -
36	DBI Type H 1ea	$ 26,561.74	$ 26,561.74			$ 26,561.74	100%	$ -	$ -
37	DBI Type F 2ea	$ 16,319.34	$ 16,319.34			$ 16,319.34	100%	$ -	$ -
38	DBI Type D 2ea	$ 37,597.80	$ 37,597.80			$ 37,597.80	100%	$ -	$ -
39	Storm Testing 8269lf	$ 31,008.75	$ 31,008.75			$ 31,008.75	100%	$ -	$ -
40	30" MES 1ea	$ 6,250.00	$ 6,250.00			$ 6,250.00	100%	$ -	$ -

CONTINUATION SHEET *A1A DOCUMENT G703* (Instructions on reverse side) PAGE 2 OF 2 PAGES

A1A Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

Project: Grande Pines Ph 3
APPLICATION NUMBER: 23
APPLICATION DATE: 11/5/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	WATER WATER WATER WATER WATER								$ -
41	Remove Blowoff & Connect to Existing 8" Gate Valve 1ea	$ 1,250.00	$ 1,250.00			$ 1,250.00	100%	$ -	$ -
42	8" PVC Main 3000lf	$ 150,270.00	$ 150,270.00			$ 150,270.00	100%	$ -	$ -
43	8" Gate Valve 4ea	$ 12,831.28	$ 12,831.28			$ 12,831.28	100%	$ -	$ -
44	2" Blow Off 3ea	$ 9,320.22	$ 9,320.22			$ 9,320.22	100%	$ -	$ -
45	Fire Hydrant Assembly 7ea	$ 53,208.82	$ 53,208.82			$ 53,208.82	100%	$ -	$ -
46	Single Service 13ea	$ 12,617.15	$ 12,617.15			$ 12,617.15	100%	$ -	$ -
47	Double Service 38ea	$ 37,042.40	$ 37,042.40			$ 37,042.40	100%	$ -	$ -
48	Fittings	$ 70,372.47	$ 70,372.47			$ 70,372.47	100%	$ -	$ -
49	Testing & Chlorination Per JHA Requirements 3000lf	$ 4,950.00	$ 4,950.00			$ 4,950.00	100%	$ -	$ -
50	Jumper Assembly 1ea	$ 3,489.18	$ 3,489.18			$ 3,489.18	100%	$ -	$ -
	RECLAIM RECLAIM RECLAIM RECLAIM								$ -
51	Remove Blowoff & Connect to Existing 6" RM Gate Valve 1ea	$ 1,100.00	$ 1,100.00			$ 1,100.00	100%	$ -	$ -
52	6" PVC Main 3100lf	$ 107,477.00	$ 107,477.00			$ 107,477.00	100%	$ -	$ -
53	6" Gate Valve 4ea	$ 9,933.60	$ 9,933.60			$ 9,933.60	100%	$ -	$ -
54	2" Blow Off 2ea	$ 7,357.52	$ 7,357.52			$ 7,357.52	100%	$ -	$ -
55	Single Service 21ea	$ 19,526.64	$ 19,526.64			$ 19,526.64	100%	$ -	$ -
56	Double Service 35ea	$ 32,702.25	$ 32,702.25			$ 32,702.25	100%	$ -	$ -
57	Fittings	$ 45,101.75	$ 45,101.75			$ 45,101.75	100%	$ -	$ -
58	Testing per JHA Requirements 3100lf	$ 3,410.00	$ 3,410.00			$ 3,410.00	100%	$ -	$ -
	ROADS CONCRETE ROADS CONCRETE								$ -
59	12" Compacted Subgrade 13685sy	$ 54,055.75	$ 54,055.75			$ 54,055.75	100%	$ -	$ -
60	6" Compacted Soil Cement Base 11750sy	$ 301,975.00	$ 301,975.00			$ 301,975.00	100%	$ -	$ -
61	1.25" Type SP 9.5 Asphalt 11750sy	$ 142,762.50	$ 142,762.50			$ 142,762.50	100%	$ -	$ -
62	6" Stabilized Curb Pad 2600sy	$ 19,240.00	$ 19,240.00			$ 19,240.00	100%	$ -	$ -
63	Miami Curb 5800lf	$ 111,650.00	$ 111,650.00			$ 111,650.00	100%	$ -	$ -
64	Type "D" Curb 1250lf	$ 22,812.50	$ 22,812.50			$ 22,812.50	100%	$ -	$ -
65	Handicap Ramp w/ADA Mat 2ea	$ 2,790.00	$ 2,790.00			$ 2,790.00	100%	$ -	$ -
66	4' x 4" Sidewalk Concrete 1520sf	$ 9,500.00	$ 9,500.00			$ 9,500.00	100%	$ -	$ -
67	Signage & Striping	$ 47,219.96	$ 47,219.96			$ 47,219.96	100%	$ -	$ -
	ALTERNATE ADDS ALTERNATE ADDS								$ -
68	Stack Block Retaining Walls 26635sff	$ 945,542.50	$ 945,542.50			$ 945,542.50	100%	$ -	$ -
69	Safety Railing 5045lf	$ 277,475.00	$ 277,475.00			$ 277,475.00	100%	$ -	$ -
70	Storm Dewatering 8269lf	$ 86,824.50	$ 86,824.50			$ 86,824.50	100%	$ -	$ -
71	Excavation to Phase 5 7316cy	$ 30,361.40	$ 30,361.40			$ 30,361.40	100%	$ -	$ -
72	Excavation to Stockpile 10551cy	$ 36,928.50	$ 36,928.50			$ 36,928.50	100%	$ -	$ -
73	6' Monolithic Sidewalk 350lf	$ 20,223.00	$ 20,223.00			$ 20,223.00	100%	$ -	$ -

CONTINUATION SHEET *A1A DOCUMENT G703* (Instructions on reverse side) PAGE 2 OF 2 PAGES

A1A Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

Project: Grande Pines Ph 3
APPLICATION NUMBER: 23
APPLICATION DATE: 11/5/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
CO #1	Additional Loads of Trash	$ 30,000.00	$ 30,000.00			$ 30,000.00	100%	$ -	$ -
CO #2	1.25" SP 9.5 Asphalt	$ 38,305.00	$ 38,305.00			$ 38,305.00	100%	$ -	$ -
CO #3	DEDUCT - RETAINING WALLS	$ (1,223,017.50)	$ (1,223,017.50)			$ (1,223,017.50)	100%	$ -	$ -
CO #4	Sod for Back of Curb	$ 8,812.50	$ 8,812.50			$ 8,812.50	100%	$ -	$ -
CO #5	Install Risers on Storm Yard	$ 12,065.00	$ 12,065.00			$ 12,065.00	100%	$ -	$ -
CO #6	Turbidity Barrier	$ 7,850.00	$ 7,850.00			$ 7,850.00	100%	$ -	$ -
CO #7	Reduce 2 ea 2" irrigation services	$ 2,011.35	$ 2,011.35			$ 2,011.35	100%	$ -	$ -
CO #8	Bahia Sod	$ 11,712.96	$ 11,712.96			$ 11,712.96	100%	$ -	$ -
CO #9	Furnish and Install Sod on R/W going to offsite pond	$ 8,122.80	$ 8,122.80			$ 8,122.80	100%	$ -	$ -
CO #10	Raising Storm Manholes after grading revisions	$ 23,134.00	$ 23,134.00			$ 23,134.00	100%	$ -	$ -
CO #11	Remove clearing/tree debris 80 loads (dump truck)	$ 38,052.00	$ 38,052.00			$ 38,052.00	100%	$ -	$ -
CO #12	Trench Box Rental	$ 1,588.62	$ 1,588.62			$ 1,588.62	100%	$ -	$ -
CO #13	Furnish and Install 8' Fence	$ 20,700.90	$ 20,700.90			$ 20,700.90	100%	$ -	$ -
CO #14	Remove and Replace 12 LF 6' Sidewalk	$ 1,142.16	$ 1,142.16			$ 1,142.16	100%	$ -	$ -
CO #15	Clean Storm System	$ 16,359.33	$ 16,359.33			$ 16,359.33	100%	$ -	$ -
CO #16	Auto Flushing Devices	$ 20,486.96	$ 20,486.96			$ 20,486.96	100%	$ -	$ -
CO #17	R&R Signage for Final Walk	$ 1,620.00	$ 1,620.00			$ 1,620.00	100%	$ -	$ -
CO #18	Plug, Pump & Clean Storm	$ 21,880.74	$ 21,880.74			$ 21,880.74	100%	$ -	$ -
CO #19	Fence Replacement	$ 2,829.73	$ 2,829.73			$ 2,829.73	100%	$ -	$ -
CO #20	Misc Concrete Repairs Pre-Final Punch	$ 25,363.84	$ 25,363.84	$ -		$ 25,363.84	100%	$ -	$ -
		$ 3,845,635.92	$ 3,845,635.92	$ -	$ -	$ 3,845,635.92	100%	$ -	$ -

TO OWNER/CLIENT:
Park Square Homes
5200 Vineland Road - Suite 200
Orlando, Florida 32811

PROJECT:
23-004 Grand Pines Ph5 Infrastructure

APPLICATION NO: 24
INVOICE NO: 24
PERIOD: 11/01/25 - 11/05/25
PROJECT NO: 23-004
CONTRACT DATE:

FROM CONTRACTOR:
Wal-Rose Inc
2150 Marquette Ave
Sanford, Florida 32773

VIA ARCHITECT/ENGINEER:

CONTRACT FOR: 23-004 Grand Pines Ph5 Infrastructure

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum		$3,267,865.32
2.	Net change by change orders		$309,367.23
3.	Contract Sum to date (Line 1 ± 2)		$3,577,232.55
4.	Total completed and stored to date (Column G on detail sheet)		$3,577,232.55
5.	Retainage:		
	a. 0.00% of completed work	$0.00	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)		$3,577,232.55
7.	Less previous certificates for payment (Line 6 from prior certificate)		$3,219,509.18
8.	Current payment due:		$357,723.37 ✓
9.	Balance to finish, including retainage (Line 3 less Line 6)		$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$508,582.37	$(199,215.14)
Total approved this month:	$0.00	$0.00
Totals:	$508,582.37	$(199,215.14)
Net change by change orders:	$309,367.23	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Wal-Rose Inc

By: Samantha Fabel Date: 11/12/25

State of: Florida
County of: Seminole
Subscribed and sworn to before me this 12th day of Seminole 2025
Notary Public:
My commission expires:

CHRIS SHEETS
Notary Public - State of Florida
Commission # HH 207763
My Comm. Expires Jan 16, 2026
Bonded through National Notary Assn.

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $357,723.37

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: Stephen Saha Digitally signed by Stephen K Saha Date: 2025.11.17 10:24:18-05'00' Date:

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 24
APPLICATION DATE:
PERIOD: 11/01/25 - 11/05/25

Contract Lines

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GENERAL CONDITIONS GENERAL CONDITIONS	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
2	Mobilization	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100.00%	$0.00	$0.00
3	Construction Survey & Layout	$37,500.00	$37,500.00	$0.00	$0.00	$37,500.00	100.00%	$0.00	$0.00
4	Certified As-Builts	$7,500.00	$7,500.00	$0.00	$0.00	$7,500.00	100.00%	$0.00	$0.00
5	Construction Materials Testing	$26,175.75	$26,175.75	$0.00	$0.00	$26,175.75	100.00%	$0.00	$0.00
6	Erosion Control - Miscellaneous	$12,500.00	$12,500.00	$0.00	$0.00	$12,500.00	100.00%	$0.00	$0.00
7	SANITARY SEWER SANITARY SEWER	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
8	8" PVC 2090lf	$100,654.40	$100,654.40	$0.00	$0.00	$100,654.40	100.00%	$0.00	$0.00
9	Sanitary Manhole 0-6 2ea	$20,562.56	$20,562.56	$0.00	$0.00	$20,562.56	100.00%	$0.00	$0.00
10	Sanitary Manhole 6-8 2ea	$27,309.82	$27,309.82	$0.00	$0.00	$27,309.82	100.00%	$0.00	$0.00
11	Sanitary Manhole 8-10 3ea	$46,174.14	$46,174.14	$0.00	$0.00	$46,174.14	100.00%	$0.00	$0.00
12	Single Service Assembly 21ea	$38,820.18	$38,820.18	$0.00	$0.00	$38,820.18	100.00%	$0.00	$0.00
13	Double Service Assembly 42ea	$111,311.34	$111,311.34	$0.00	$0.00	$111,311.34	100.00%	$0.00	$0.00
14	Testing per JHA Requirements 2090lf	$7,837.50	$7,837.50	$0.00	$0.00	$7,837.50	100.00%	$0.00	$0.00
15	Sanitary Sewer Dewatering 2090lf	$32,395.00	$32,395.00	$0.00	$0.00	$32,395.00	100.00%	$0.00	$0.00
16	Core into Existing	$1,250.00	$1,250.00	$0.00	$0.00	$1,250.00	100.00%	$0.00	$0.00
17	STORM STORM STORM STORM STORM	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
18	Core Drill & Connect to Existing Structure 2ea	$5,500.00	$5,500.00	$0.00	$0.00	$5,500.00	100.00%	$0.00	$0.00
19	10" HDPE 2510lf	$69,752.90	$69,752.90	$0.00	$0.00	$69,752.90	100.00%	$0.00	$0.00
20	12" HDPE 715lf	$20,255.95	$20,255.95	$0.00	$0.00	$20,255.95	100.00%	$0.00	$0.00
21	15" RCP 1160lf	$57,222.80	$57,222.80	$0.00	$0.00	$57,222.80	100.00%	$0.00	$0.00
22	18" RCP 255lf	$16,475.55	$16,475.55	$0.00	$0.00	$16,475.55	100.00%	$0.00	$0.00
23	24" RCP 635lf	$59,455.05	$59,455.05	$0.00	$0.00	$59,455.05	100.00%	$0.00	$0.00
24	30" RCP 750lf	$102,480.00	$102,480.00	$0.00	$0.00	$102,480.00	100.00%	$0.00	$0.00
25	15" MES 2ea	$5,100.00	$5,100.00	$0.00	$0.00	$5,100.00	100.00%	$0.00	$0.00
26	Yard Drain 58ea	$175,000.50	$175,000.50	$0.00	$0.00	$175,000.50	100.00%	$0.00	$0.00
27	Manhole 7ea	$37,578.59	$37,578.59	$0.00	$0.00	$37,578.59	100.00%	$0.00	$0.00
28	FDOT Type 3 Curb Inlet 1ea	$8,076.09	$8,076.09	$0.00	$0.00	$8,076.09	100.00%	$0.00	$0.00
29	FDOT Type 4 Curb Inlet 11ea	$108,657.12	$108,657.12	$0.00	$0.00	$108,657.12	100.00%	$0.00	$0.00
30	DBI Type C 2ea	$7,162.18	$7,162.18	$0.00	$0.00	$7,162.18	100.00%	$0.00	$0.00
31	DBI Type V 6ea	$45,479.88	$45,479.88	$0.00	$0.00	$45,479.88	100.00%	$0.00	$0.00
32	Storm Testing 6025lf	$22,593.75	$22,593.75	$0.00	$0.00	$22,593.75	100.00%	$0.00	$0.00
33	Type 'C' Control Structure 1ea	$13,513.05	$13,513.05	$0.00	$0.00	$13,513.05	100.00%	$0.00	$0.00
34	WATER WATER WATER WATER	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
35	12" x 12" Wet Tap 1ea	$15,014.82	$15,014.82	$0.00	$0.00	$15,014.82	100.00%	$0.00	$0.00
36	Remove Blowoff & Connect to Existing 12" Gate Valve 1ea	$1,550.00	$1,550.00	$0.00	$0.00	$1,550.00	100.00%	$0.00	$0.00
37	6" PVC Main 120lf	$4,048.80	$4,048.80	$0.00	$0.00	$4,048.80	100.00%	$0.00	$0.00
38	12" DIP Main 2090lf	$194,829.80	$194,829.80	$0.00	$0.00	$194,829.80	100.00%	$0.00	$0.00
39	6" Gate Valve 1ea	$2,483.40	$2,483.40	$0.00	$0.00	$2,483.40	100.00%	$0.00	$0.00
40	12" Gate Valve 2ea	$10,929.90	$10,929.90	$0.00	$0.00	$10,929.90	100.00%	$0.00	$0.00
41	6" Blow Off 2ea	$212.52	$212.52	$0.00	$0.00	$212.52	100.00%	$0.00	$0.00
42	Fire Hydrant Assembly 5ea	$41,724.95	$41,724.95	$0.00	$0.00	$41,724.95	100.00%	$0.00	$0.00
43	Single Service 104ea	$253,398.08	$253,398.08	$0.00	$0.00	$253,398.08	100.00%	$0.00	$0.00
44	Fittings	$89,654.78	$89,654.78	$0.00	$0.00	$89,654.78	100.00%	$0.00	$0.00
45	Testing & Chlorination Per JHA Requirements 2090lf	$3,448.50	$3,448.50	$0.00	$0.00	$3,448.50	100.00%	$0.00	$0.00
46	Jumper Assembly 2ea	$6,978.36	$6,978.36	$0.00	$0.00	$6,978.36	100.00%	$0.00	$0.00
47	RECLAIM RECLAIM RECLAIM RECLAIM	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
48	6" PVC Main 640lf	$22,188.80	$22,188.80	$0.00	$0.00	$22,188.80	100.00%	$0.00	$0.00
49	8" PVC Main 1660lf	$83,149.40	$83,149.40	$0.00	$0.00	$83,149.40	100.00%	$0.00	$0.00
50	6" Gate Valve 2ea	$4,966.80	$4,966.80	$0.00	$0.00	$4,966.80	100.00%	$0.00	$0.00
51	8" Gate Valve 1ea	$3,207.82	$3,207.82	$0.00	$0.00	$3,207.82	100.00%	$0.00	$0.00
52	6" Blow Off 1ea	$3,678.76	$3,678.76	$0.00	$0.00	$3,678.76	100.00%	$0.00	$0.00
53	Single Service 8ea	$15,930.88	$15,930.88	$0.00	$0.00	$15,930.88	100.00%	$0.00	$0.00
54	Fittings	$35,869.70	$35,869.70	$0.00	$0.00	$35,869.70	100.00%	$0.00	$0.00
55	Testing per JHA Requirements 2300lf	$2,530.00	$2,530.00	$0.00	$0.00	$2,530.00	100.00%	$0.00	$0.00
56	8"x8" Wet Tap Assembly 1ea	$7,826.33	$7,826.33	$0.00	$0.00	$7,826.33	100.00%	$0.00	$0.00
57	ROADS CONCRETE ROADS CONCRETE	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
58	12" Compacted Subgrade 13000sy	$51,350.00	$51,350.00	$0.00	$0.00	$51,350.00	100.00%	$0.00	$0.00
59	6" Compacted Soil Cement Base 10250sy	$263,425.00	$263,425.00	$0.00	$0.00	$263,425.00	100.00%	$0.00	$0.00
60	1.25" Type SP 9.5 Asphalt 10250sy	$124,537.50	$124,537.50	$0.00	$0.00	$124,537.50	100.00%	$0.00	$0.00
61	6" Stabilized Curb Pad 2750sy	$20,350.00	$20,350.00	$0.00	$0.00	$20,350.00	100.00%	$0.00	$0.00
62	Miami Curb 3950lf	$76,037.50	$76,037.50	$0.00	$0.00	$76,037.50	100.00%	$0.00	$0.00
63	Type F Curb & Gutter 445lf	$9,011.25	$9,011.25	$0.00	$0.00	$9,011.25	100.00%	$0.00	$0.00
64	Type A Curb 975lf	$19,743.75	$19,743.75	$0.00	$0.00	$19,743.75	100.00%	$0.00	$0.00
65	Handicap Ramp w/ADA Mat 6ea	$8,370.00	$8,370.00	$0.00	$0.00	$8,370.00	100.00%	$0.00	$0.00
66	5' x 4" Sidewalk Concrete 10050sf	$62,410.50	$62,410.50	$0.00	$0.00	$62,410.50	100.00%	$0.00	$0.00
67	Signage & Striping	$13,285.07	$13,285.07	$0.00	$0.00	$13,285.07	100.00%	$0.00	$0.00
68	Valley Gutter 475lf	$14,107.50	$14,107.50	$0.00	$0.00	$14,107.50	100.00%	$0.00	$0.00
69	ALTERNATE ADDS ALTERNATE ADDS	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
70	Stack Block Retaining Walls 9679sff	$343,604.50	$343,604.50	$0.00	$0.00	$343,604.50	100.00%	$0.00	$0.00
71	Safety Railing 2700lf	$148,500.00	$148,500.00	$0.00	$0.00	$148,500.00	100.00%	$0.00	$0.00
72	Storm Dewatering 6025lf	$63,262.50	$63,262.50	$0.00	$0.00	$63,262.50	100.00%	$0.00	$0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
73	Type 'D' Curb 655lf	$11,953.75	$11,953.75	$0.00	$0.00	$11,953.75	100.00%	$0.00	$0.00
	TOTALS:	**$3,267,865.32**	**$3,267,865.32**	**$0.00**	**$0.00**	**$3,267,865.32**	**100.00%**	**$0.00**	**$0.00**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
74	**PCCO#001**								
74.1	**PCO#001**								
74.1.1	General Conditions Reduce Service Size from 2" to 1" (114 Services Only)	$71,690.90	$71,690.90	$0.00	$0.00	$71,690.90	100.00%	$0.00	$0.00
75	**PCCO#002**								
75.1	**PCO#002**								
75.1.1	Earthwork.Other EARTHWORK	$(190,709.54)	$(190,709.54)	$0.00	$0.00	$(190,709.54)	100.00%	$0.00	$0.00
75.1.2	Storm.Other STORM	$27,106.84	$27,106.84	$0.00	$0.00	$27,106.84	100.00%	$0.00	$0.00
75.1.3	General Conditions FENCE REMOVAL & REPLACE	$101,127.68	$101,127.68	$0.00	$0.00	$101,127.68	100.00%	$0.00	$0.00
76	**PCCO#003**								
76.1	**PCO#003**								
76.1.1	Storm.Other DEMO OLD INLET TOPS	$7,500.00	$7,500.00	$0.00	$0.00	$7,500.00	100.00%	$0.00	$0.00
76.1.2	Storm.Other INSTALL REDUCER SLABS W/ MANHOLE RING AND COVER	$11,889.15	$11,889.15	$0.00	$0.00	$11,889.15	100.00%	$0.00	$0.00
76.1.3	Storm.Other NEW TYPE 'S' INLET W/ FLUMES & CURB TIE-INS	$138,253.50	$138,253.50	$0.00	$0.00	$138,253.50	100.00%	$0.00	$0.00
77	**PCCO#004**								
77.1	**PCO#004**								
77.1.1	All Curb.Other Remove and Replace Curb	$50,324.80	$50,324.80	$0.00	$0.00	$50,324.80	100.00%	$0.00	$0.00
77.1.2	All Curb.Other Wal-Rose Responsible R & R Curb	$(8,505.60)	$(8,505.60)	$0.00	$0.00	$(8,505.60)	100.00%	$0.00	$0.00
78	**PCCO#005**								
78.1	**PCO#005**								
78.1.1	Earthwork.Other Sod for Back of Curb	$6,712.50	$6,712.50	$0.00	$0.00	$6,712.50	100.00%	$0.00	$0.00
78.1.2	Earthwork.Other Sod for Pond Slopes	$15,581.25	$15,581.25	$0.00	$0.00	$15,581.25	100.00%	$0.00	$0.00
79	**PCCO#006**								
79.1	**PCO#006**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
79.1.1	General Conditions move water services	$8,750.00	$8,750.00	$0.00	$0.00	$8,750.00	100.00%	$0.00	$0.00
80	**PCCO#007**								
80.1	**PCO#008**								
80.1.1		$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
80.1.2	All Sod,Other Bahia Sod	$4,972.80	$4,972.80	$0.00	$0.00	$4,972.80	100.00%	$0.00	$0.00
81	**PCCO#008**								
81.1	**PCO#8**								
81.1.1	Clean Storm System for Pre Final walk / lamp with Orange County	$12,604.41	$12,604.41	$0.00	$0.00	$12,604.41	100.00%	$0.00	$0.00
82	**PCCO#009**								
82.1	**PCO#09**								
82.1.1	Repair or Replace Signage for Final Walk with Orange County	$830.25	$830.25	$0.00	$0.00	$830.25	100.00%	$0.00	$0.00
83	**PCCO#10**								
83.1	**PCO#011**								
83.1.1	Plug, Pump Down and Clean	$26,337.64	$26,337.64	$0.00	$0.00	$26,337.64	100.00%	$0.00	$0.00
84	**PCCO#13**								
84.1	**PCO#013**								
84.1.1	Silt Fence	$875.00	$875.00	$0.00	$0.00	$875.00	100.00%	$0.00	$0.00
84.1.2	R&R F Curb	$286.00	$286.00	$0.00	$0.00	$286.00	100.00%	$0.00	$0.00
84.1.3	R&R 4' Sidewalk	$1,440.00	$1,440.00	$0.00	$0.00	$1,440.00	100.00%	$0.00	$0.00
84.1.4	R&R Trench Curb	$375.00	$375.00	$0.00	$0.00	$375.00	100.00%	$0.00	$0.00
85	**PCCO#14**								
85.1	**PCO#014**								
85.1.1	Concrete Repair Orange County Prewalk	$7,708.50	$7,708.50	$0.00	$0.00	$7,708.50	100.00%	$0.00	$0.00
86	**PCCO#12**								
86.1	**PCO#12**								
86.1.1	Wall Repair and Fence	$10,436.85	$10,436.85	$0.00	$0.00	$10,436.85	100.00%	$0.00	$0.00
87	**PCCO#11**								
87.1	**PCO#011**								
87.1.1	Concrete Removal and Replace	$3,779.30	$3,779.30	$0.00	$0.00	$3,779.30	100.00%	$0.00	$0.00
	TOTALS:	**$309,367.23**	**$309,367.23**	**$0.00**	**$0.00**	**$309,367.23**	**100.00%**	**$0.00**	**$0.00**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	$3,577,232.55	$3,577,232.55	$0.00	$0.00	$3,577,232.55	100.00%	$0.00	$0.00

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of **$ 384,563.59** hereby waives and releases its lien and right to claim lien for labor, services, or materials furnished through **10/31/2025** to **Park Square Homes** on the following described property:

Grande Pines Ph 3

This waiver and release does not cover any retention or labor, services, or materials furnished with respect to retention.

Dated on: **11/5/2025**

Lienor: **Wal-Rose Inc.**

By: Samantha Griffith
Name: Samantha Griffith
Title: Authorized Signer

State of FLORIDA
County of SEMINOLE

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization, this 5th day of November, 2025, **Samantha Griffith**

He/She is [✓] personally known to me or [_____] has produced ____ as identification.

CHRIS SHEETS
Notary Public - State of Florida
Commission # HH 207762
My Comm. Expires Jan 16, 2026
Bonded through National Notary Assn.

Notary Public:
Printed Name:
Commission #:
Commission Expires:

CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of $357,723.37, to be received but not yet received, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Park Square Homes to the following described property:

Job # 23-004
Grand Pines Ph 5

DATED on 11 | 12, 2025.

Lienor: Wal-Rose Inc

By: Samantha Griffith

Printed Name: Samantha Griffith

Title: COO

STATE OF Florida

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization, this 12th day of November, 2025, Samantha Griffith. He/She is [✓] personally known to me or [___] has produced _____ as identification.

(Signature of Notary Public)

CHRIS SHEETS
Notary Public - State of Florida
Commission # HH 237762
My Comm. Expires Jan 19, 2026
Bonded through National Notary Assn.

Print Name: _____

NOTE: *This is a statutory form prescribed by §713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.*

Section 3
Supplemental Documents

PARADISO GRANDE PHASE 3

SHEET 1 OF 5

A REPLAT OF A PORTION OF GOLF COURSE PARCEL 3 AND LAKE 9 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **129**

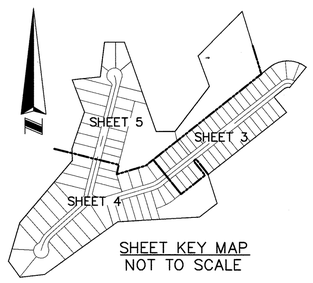
LEGAL DESCRIPTION PHASE 3:

A PARCEL OF LAND COMPRISING A PORTION OF GOLF COURSE PARCEL 3 AND LAKE 9, ORANGEWOOD NEIGHBORHOOD 2, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF GOLF COURSE PARCEL 1, PARCEL 8 AND LAKE 9 OF THE AFORESAID ORANGEWOOD NEIGHBORHOOD 2 PLAT, THENCE RUN SOUTH 44°29'36" WEST FOR A DISTANCE OF 276.16 FEET TO THE **POINT OF BEGINNING**; THENCE RUN SOUTH 16°41'39" EAST FOR A DISTANCE OF 429.93 FEET; THENCE RUN NORTH 51°33'18" EAST FOR A DISTANCE OF 74.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, WITH A CHORD BEARING OF SOUTH 89°50'08" EAST, AND A CHORD DISTANCE OF 237.12 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°13'08" FOR A DISTANCE OF 256.07 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 39°04'26" WEST FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 81°51'49" WEST, AND A CHORD DISTANCE OF 30.28 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°37'02" FOR A DISTANCE OF 31.74 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°33'18" WEST FOR A DISTANCE OF 90.92 FEET; THENCE RUN SOUTH 38°26'42" EAST FOR A DISTANCE OF 130.01 FEET; THENCE RUN SOUTH 51°33'18" WEST FOR A DISTANCE OF 655.07 FEET; THENCE RUN SOUTH 17°06'30" EAST FOR A DISTANCE OF 198.79 FEET; THENCE RUN SOUTH 52°18'45" WEST FOR A DISTANCE OF 146.36 FEET; THENCE RUN SOUTH 86°42'01" WEST FOR A DISTANCE OF 534.28 FEET; THENCE RUN SOUTH 54°10'08" WEST FOR A DISTANCE OF 590.09 FEET; THENCE RUN SOUTH 83°27'44" WEST FOR A DISTANCE OF 162.24 FEET; THENCE RUN NORTH 36°09'00" WEST FOR A DISTANCE OF 129.41 FEET; THENCE RUN NORTH 16°16'12" EAST FOR A DISTANCE OF 264.03 FEET; THENCE RUN NORTH 40°06'30" EAST FOR A DISTANCE OF 533.14 FEET; THENCE RUN NORTH 01°08'12" WEST FOR A DISTANCE OF 78.37 FEET; THENCE RUN NORTH 19°00'19" EAST FOR A DISTANCE OF 253.34 FEET; THENCE RUN NORTH 21°04'47" WEST FOR A DISTANCE OF 225.00 FEET; THENCE RUN NORTH 83°57'03" EAST FOR A DISTANCE OF 185.00 FEET; THENCE RUN NORTH 06°54'15" EAST FOR A DISTANCE OF 230.00 FEET; THENCE RUN SOUTH 89°52'40" EAST FOR A DISTANCE OF 130.70 FEET; THENCE RUN SOUTH 19°31'03" EAST FOR A DISTANCE OF 620.57 FEET; THENCE RUN NORTH 89°51'45" EAST FOR A DISTANCE OF 122.55 FEET; THENCE RUN NORTH 37°24'11" EAST FOR A DISTANCE OF 372.06 FEET; THENCE RUN NORTH 20°17'21" WEST FOR A DISTANCE OF 212.30 FEET; THENCE RUN NORTH 44°29'36" EAST FOR A DISTANCE OF 411.32 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1,320,423 SQUARE FEET, 30.31 ACRES, MORE OR LESS.



SHEET KEY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

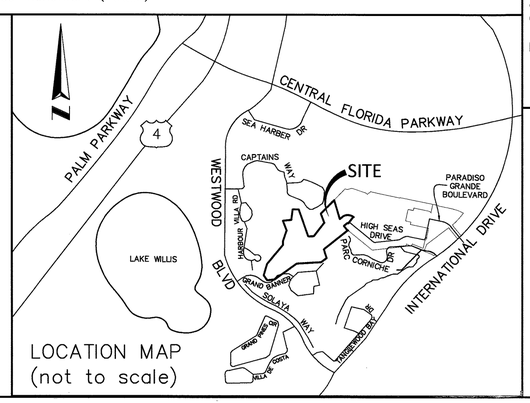
1. BEARINGS HEREON ARE ASSUMED AND BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13–24–28 BEING SOUTH 00°24'42" EAST, ASSUMED.
2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON–RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS, INCLUDING WITHOUT LIMITATION THE UTILITY EASEMENT LOCATED ON TRACT R–3, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THE LANDS DESCRIBED AND PLATTED HEREIN ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PARADISO GRANDE, RECORDED IN DOCUMENT NUMBER 20220159134 IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (THE "DECLARATION") AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.
5. THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, (THE CDD) FOR THE LANDS SHOWN HEREON WAS ESTABLISHED THROUGH THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, IN DOCUMENT NO. 20190730865 AND RE:RECORDED IN DOCUMENT NO. 20190734506 ON NOVEMBER 21, 2019.
6. TRACT R–3 (PUBLIC ROADWAY TRACT) SHALL BE OWNED AND MAINTAINED BY THE CDD AND IS RESERVED FOR THE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES:
   (i) THE CDD FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE CDD
   (ii) THE OWNERS OF THE LOTS WITHIN THE PROPERTY, AS DEFINED IN THE DECLARATION, FOR THE PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ACCESS TRACTS, AND;
   (iii) ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENTAL FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE ACCESS TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
   (iv) PUBLIC UTILITY ACCESS & MAINTENANCE, A UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER THE ENTIRETY OF TRACT R–3.
   (v) A PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
7. TRACTS PT–3A AND PT–4 (PARKING) SHALL BE OWNED AND MAINTAINED BY THE PARADISO GRANDE PROPERTY OWNERS ASSOCIATION, INC., (ASSOCIATION). A PARKING EASEMENT, OVER TRACT PT–3A, IS HEREBY DEDICATED TO THE CDD.
8. AN EMERGENCY ACCESS EASEMENT OVER THE CDD PUBLIC STORM DRAINAGE CONVEYANCE SYSTEM WITHIN TRACT R–3, TRACTS D–5 AND D–6, AND OVER THE DRAINAGE EASEMENTS, (EXCLUDING THE P.O.A.D.E.'S) SHOWN HEREON IS HEREBY DEDICATED TO ORANGE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON ORANGE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE CDD PUBLIC DRAINAGE SYSTEM.
9. THE LANDS SHOWN HEREON HAVE BEEN PREVIOUSLY USED AS A GOLF COURSE.
10. THE PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENTS (P.O.A.D.E.) AND WALL FENCE EASEMENTS (W.F.E) SHOWN HEREON ARE DEDICATED TO THE ASSOCIATION.
11. THE COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENTS (CDD D.E.) SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT.
12. THE LANDS SHOWN HEREON ARE BENEFITED BY THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 20160504007 OF THE PUBLIC RECORDS OF ORANGE ORANGE COUNTY, FLORIDA.

LEGEND:

P.B.	denotes Plat Book
O.R.	denotes Official Records Book
PGS.	denotes Page(s)
P.C.	denotes point of curvature
P.T.	denotes point of tangency
R.P.	denotes radius point
P.I.	denotes point of intersection
N.R.	denotes non–radial
R	denotes radius
CB	denotes chord bearing
C	denotes chord length
Δ	denotes central angle
L	denotes arc length
CCR#	denotes Certified Corner Record Number
DOC#	denotes Official Records Document Number of the Public Records of Orange County, Florida
C.B.	denotes Condominium Book
N.T.	denotes Non–Tangent
P.O.L.	denotes Point on Line
L.B.	denotes License Business
o	denotes set nail and disk LB 6723 permanent reference monument (P.R.M.)
■	denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (P.R.M.)
⊡	denotes recovered 4" x 4" concrete monument LB 6723 permanent reference monument (P.R.M.) unless otherwise specified
LLC	denotes limited liability company
⌒	denotes change in direction along right–of–way lines
℄	denotes centerline
◉	denotes set nail & disk LB 6723 permanent control point (P.C.P.)
D.E.	denotes drainage easement
U.E.	denotes utility easement
W.F.E.	denotes wall fence easement
P.O.A.D.E.	denotes property owners association drainage easement
CDD D.E.	denotes community development district drainage easement

CDD D.E. denotes community development district drainage easement

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WINTER GARDEN, FLORIDA 34787
(407) 654–5355 LB #6723



LOCATION MAP
(not to scale)

The property shown hereon represents the lands included in the GRANDE PINES ORANGEWOOD (N–2 PD) Parcel 11D Preliminary Subdivision Plan **(Case No. CDR 20–02–045)** as approved by the Orange County Board of County Commissioners on **10–13–2020**.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes & legend
SHEET 2 of 5 – overall boundary, key map
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry

CERTIFICATE OF APPROVAL BY PROPERTY OWNERS ASSOCIATION

THIS IS TO CERTIFY, that on January 18, 2024 the foregoing plat and Tracts PT–3A and PT–4 (Parking), W.F.E./P.O.A.D.E. (WALL FENCE EASEMENT/ PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENT) depicted hereon have been accepted and approved by the Paradiso Grande Property Owners Association, Inc.

(CORPORATE SEAL)

Paradiso Grande Property Owners Association, Inc.

By: Amanda Whitney

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on September 12, 2022 completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: LS5633 Date: 1/16/24

James L. Rekenthaler, P.S.M. # 5633
STATE OF FLORIDA
Allen & Company
Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

KNOW ALL MEN BY THESE PRESENTS, THAT THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS TRACT R–3 (PUBLIC ROADWAY), TRACTS D–5 AND D–6 (STORMWATER), TRACTS OS–4 AND OS–5 (OPEN SPACE), CDD D.E. (COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENT) AND THE PARKING EASEMENT OVER TRACT PT–3A, BY THE ABOVE DEDICATION AND ALSO RECORDING OF THIS PLAT, AND SAID TRACTS ARE INTENDED FOR THE GENERAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW:

BY: GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES.

Suhuel Rojas
SIGNATURE OF WITNESS
Suhuel Rojas
PRINTED NAME OF WITNESS
Richard Nevergold Jr
SIGNATURE OF WITNESS
Richard Nevergold Jr.
PRINTED NAME OF WITNESS

BY: Amanda Whitney
NAME: AMANDA WHITNEY
TITLE: PRESIDENT

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 18 DAY OF January, 2024, BY AMANDA WHITNEY, AS PRESIDENT, OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES. SUCH PERSON [✓] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
Signature:
Printed Name: Joshua Rivera
Commission No.: HH 122819
My Commission Expires: 4/27/25

Notary Public State of Florida
Joshua Rivera
My Commission HH 122819
Expires 04/27/2025

PARADISO GRANDE PHASE 3
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT THE OWNERS HAVE CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND HEREBY DEDICATES THE UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENT (D.E.) TO THE PERPETUAL USE OF THE PUBLIC UNLESS OTHERWISE NOTED.

TRACT R–3 (PUBLIC ROADWAY), TRACTS D–5, D–6 (STORMWATER), OS–4 AND OS–5 (OPEN SPACE), AND CDD D.E. (COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENT) ARE HEREBY DEDICATED IN FEE SIMPLE TO THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT WITHOUT ANY RESTRICTION WHATSOEVER.

IN WITNESS WHEREOF, THE UNDERSIGNED, PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED AUTHORIZED SIGNATORY THEREUNTO DULY AUTHORIZED ON THIS 18 DAY OF January 2024.

BY: PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY

5200 Vineland Rd Orlando, FL 32811

SIGNATURE OF WITNESS
Christine Costello
PRINTED NAME OF WITNESS
Suhuel Rojas 5200 Vineland Rd Orlando, FL 32811
SIGNATURE OF WITNESS
Suhuel Rojas
PRINTED NAME OF WITNESS

BY: NAME: SURESH GUPTA
TITLE: MANAGER

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION THIS 18 DAY OF January, 2024, BY SURESH GUPTA AS MANAGER OF PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY SUCH PERSON [✓] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
Signature: Mariana Movell
Printed Name: Mariana Movell
Commission No.: HH111077
My Commission Expires: 3/29/2025

Mariana Movell
Notary Public
State of Florida
Comm# HH111077
Expires 3/29/2025

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

William R. Muscatello jr. 2/19/24
County Surveyor Date

CERTIFICATE OF APPROVAL BY ZONING MANAGER

Examined and Approved 2/20/24
Zoning Manager Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved 2/19/24
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 2-21-24 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County

Attest: Phil Diamond
Clerk of the Board.
By: S. Wright for D.C.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 2-22-2024 as Doc.# 20240104187

County Comptroller in and for Orange County, Florida.

By:

COUNTY COMPTROLLER SEAL ORANGE COUNTY FLORIDA

PARADISO GRANDE PHASE 3

A REPLAT OF A PORTION OF GOLF COURSE PARCEL 3 AND LAKE 9 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **130**

SHEET 2 OF 5

1" =100'
GRAPHIC SCALE
0 50 100 200

SHEET KEY MAP
NOT TO SCALE

DETAIL A
SCALE: 1"=30'

NORTH 1/4 CORNER OF SECTION 13-24-28
6"X 6" CONCRETE MONUMENT WITH 3/4" IRON PIPE & NAIL, TOP BROKEN, CCR# 074104

POINT OF COMMENCEMENT
COMMON CORNER OF GOLF COURSE PARCEL 1, PARCEL 8 AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING

S00°24'42"E (BASIS OF BEARING ASSUMED) 5244.04'(OVERALL) 1644.04'

S44°29'36"W 64.71'

S44°29'36"W 276.16'

N44°29'36"E 411.32'

S16°41'39"E 429.93'

N20°17'21"W 212.30'

S89°52'40"E 130.70'

N06°54'15"E 230.00'

N83°57'03"E 185.00'

S19°31'03"E 620.57'

N37°24'11"E 372.06'

N89°51'45"E 122.55'

N21°04'47"W 225.00'

N19°00'19"E 253.34'

N01°08'12"W 78.37'

N40°06'30"E 533.14'

N16°16'12"E 264.03'

S54°10'08"W 590.09'

S83°27'44"W 162.24'

N36°09'00"W 129.41'

S86°42'01"W 534.28'

S52°18'45"W 146.36'

S17°08'30"E 198.79'

S51°33'18"W 655.07'

S51°33'18"W 90.92'

S 38°28'42" 150.01'

R=190.00'
CB=S 89°50'08" E
C=237.12'
Δ=77°13'08"
L=256.07' OVERALL

N51°33'18"E 74.04'

S39°04'26"W 172.66'

R=30.00'
CB=S 81°51'49" W
C=30.28'
Δ=60°37'02"
L=31.74'

3585.09'

SEE DETAIL A

SEE SHEET 5

SEE SHEET 3

MATCH LINE

SEE SHEET 5 MATCHLINE

SEE SHEET 4

SEE SHEET 4 MATCHLINE

HIGH SEAS DRIVE
TRACT R-3 (PUBLIC ROADWAY)

MORAY BAY AVENUE
TRACT R-3 (PUBLIC ROADWAY)

EBB TIDE LANE, TRACT R-2 PUBLIC ROADWAY

SAND SKIPPER ROAD TRACT R-2
52.00' RIGHT OF WAY WIDTH

NORTH-SOUTH CENTER OF SECTION 13-24-28

NORTH LINE OF THE SW 1/4 OF SECTION 13-24-28

SOUTH LINE OF THE NW 1/4 OF SECTION 13-24-28

SOUTH 1/4 CORNER OF SECTION 13-24-28
4"X 4" CONCRETE MONUMENT WITH ORANGE COUNTY CAP DATED 1991, CCR# 0041845

CYPRESS HARBOUR CONDOMINIUM C.B. 20, PGS 48-50

CYPRESS HARBOUR CONDOMINIUM C.B. 21, PGS 50-51

CYPRESS HARBOUR CONDOMINIUM C.B. 22, PGS. 57-58

CYPRESS HARBOUR CONDOMINIUM C.B. 21, PGS. 52-53

CYPRESS HARBOUR CONDOMINIUM C.B. 21, PGS. 93-94

CYPRESS HARBOUR CONDOMINIUM C.B. 21, PGS. 67-68

CYPRESS HARBOUR CONDOMINIUM C.B. 19, PGS. 116-119

PARCEL 8, ORANGEWOOD NEIGHBORHOOD-2 P.B. 17, PGS. 81-87

PARCEL 2, ORANGEWOOD NEIGHBORHOOD-2 P.B. 17, PGS. 81-87

PARCEL 9 ORANGEWOOD NEIGHBORHOOD 2 P.B. 17, PGS 81-87

PARCEL 10 ORANGEWOOD NEIGHBORHOOD-2 P.B. 17, PGS. 81-87

LAKE 10 ORANGEWOOD NEIGHBORHOOD-2 P.B. 17, PGS. 81-87

PARADISO GRANDE PHASE 2 P.B. 108, PGS. 66-71 TRACT D-4 (STORMWATER)

PARADISO GRANDE PHASE 2 P.B. 108, PGS. 66-71 TRACT D-3 (STORMWATER)

PARADISO GRANDE PHASE 2 P.B. 108, PGS. 66-71

TRACT PT-5 PARADISO GRANDE PHASE 4 P.B. 111, PGS. 77-81

TRACT D-6 (STORMWATER)

TRACT D-5 (STORMWATER)

TRACT OS-5 (OPEN SPACE)

TRACT OS-4 (OPEN SPACE)

TRACT OS-1 (OPEN SPACE)

TRACT PT-4 (PARKING)

TRACT PT-2 (PARKING)

TRACT PT-3A (PARKING)

TRACT D-6 (STORMWATER)

10.00' U.E.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C59	190.00'	S58°53'06"E	50.64'	15°19'03"	50.80'
C62	190.00'	N88°44'06"E	229.64'	74°21'36"	246.59'
C63	190.00'	S52°39'20"E	9.48'	02°51'32"	9.48'

SHEET INDEX
SHEET 1 of 5 – legal description, dedication, surveyors notes & legend
SHEET 2 of 5 – overall boundary, key map
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry

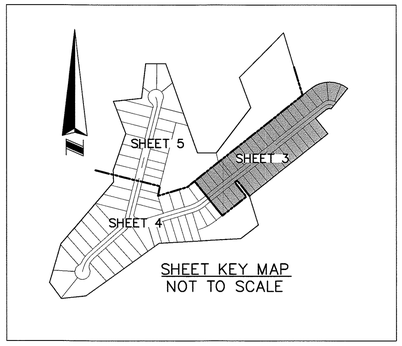
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PARADISO GRANDE PHASE 3

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SHEET 3 OF 5

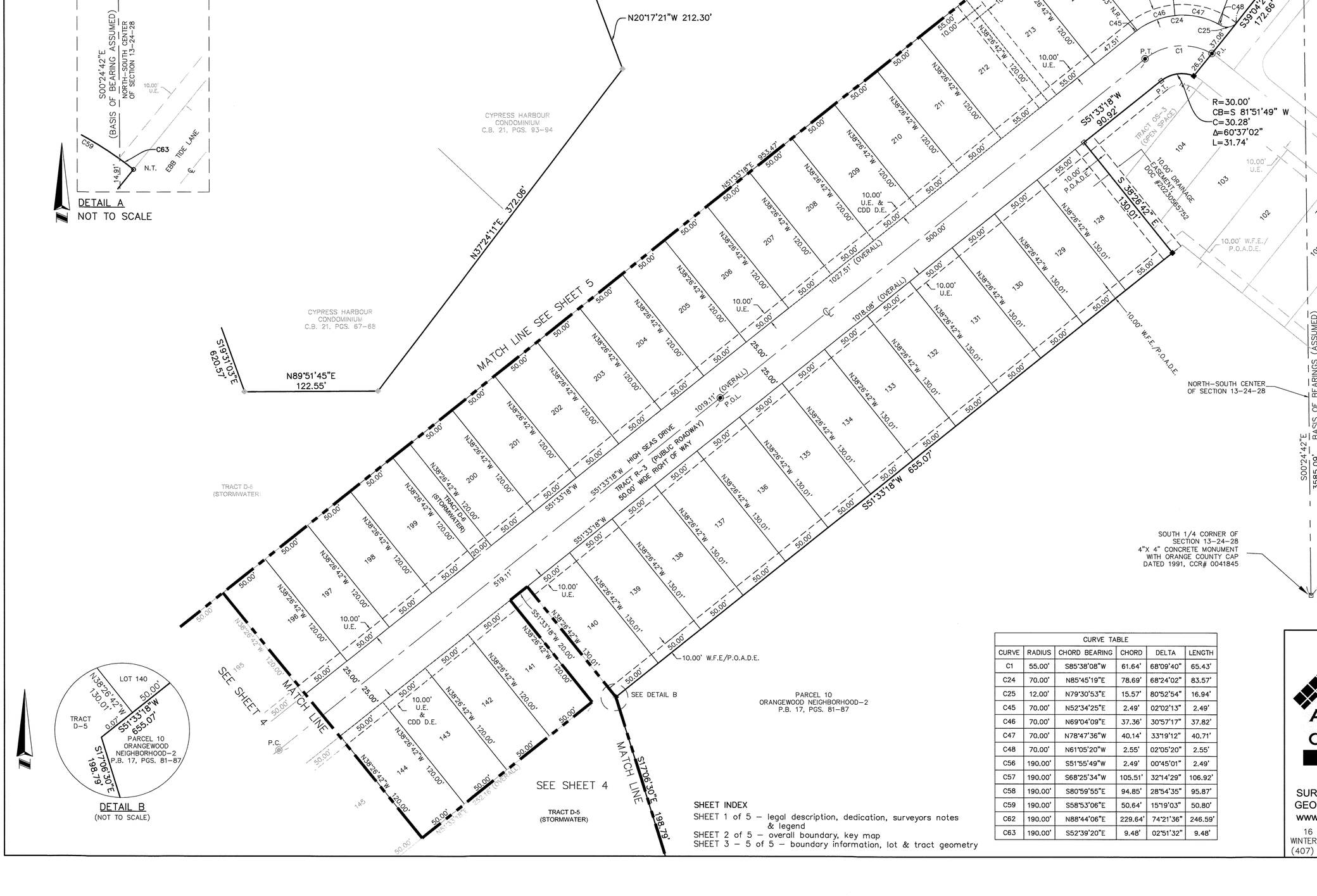
PLAT BOOK **114** PAGE **131**



SHEET KEY MAP
NOT TO SCALE

1" = 50'
GRAPHIC SCALE
0 25 50 100

DETAIL A
NOT TO SCALE



DETAIL B
(NOT TO SCALE)

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	55.00'	S85°38'08"W	61.64'	68°09'40"	65.43'
C24	70.00'	N85°45'19"E	78.69'	68°24'02"	83.57'
C25	12.00'	N79°30'53"E	15.57'	80°52'54"	16.94'
C45	70.00'	N52°34'25"E	2.49'	02°02'13"	2.49'
C46	70.00'	N69°04'09"E	37.36'	30°57'17"	37.82'
C47	70.00'	N78°47'36"W	40.14'	33°19'12"	40.71'
C48	70.00'	N61°05'20"W	2.55'	02°05'20"	2.55'
C56	190.00'	S51°55'49"W	2.49'	00°45'01"	2.49'
C57	190.00'	S68°25'34"W	105.51'	32°14'29"	106.92'
C58	190.00'	S80°59'55"E	94.85'	28°54'35"	95.87'
C59	190.00'	S58°53'06"E	50.64'	15°19'03"	50.80'
C62	190.00'	N88°44'06"E	229.64'	74°21'36"	246.59'
C63	190.00'	S52°39'20"E	9.48'	02°51'32"	9.48'

SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes & legend
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SHEET 4 OF 5

PLAT BOOK **114** PAGE **132**

1" = 60'
GRAPHIC SCALE
0 30 60 120

LAKE 10
ORANGEWOOD
NEIGHBORHOOD–2
P.B. 17, PGS. 81–87

N19°00'19"E 253.34'

MATCH LINE
SEE SHEET 5

N01°08'12"W 78.37'

SEE SHEET 5

SEE DETAIL C

TRACT D-6
(STORMWATER)

N51°33'18"E 953.47'

MATCH LINE
SEE SHEET 3

SEE SHEET 3

MATCH LINE
SEE SHEET 5

TRACT D-6
(STORMWATER)

TRACT D-6
(STORMWATER)

DETAIL C
1" = 30'

S51°33'18"W
655.07'

PARCEL 10
ORANGEWOOD NEIGHBORHOOD–2
P.B. 17, PGS. 81–87

S17°06'30"E 198.79'

MATCH LINE

N51°33'18"E 252.16' (OVERALL)

TRACT D-5
(STORMWATER)

SOUTH LINE OF THE
NW 1/4 OF
SECTION 13–24–28

S52°18'45"W
146.36'

S86°42'01"W 260.61'

S86°42'01"W 534.28'

10.00' W.F.E./P.O.A.D.E.

PARCEL 9
ORANGEWOOD NEIGHBORHOOD 2
P.B. 17, PGS 81–87

S54°10'08"W 590.09'

10.00' W.F.E./P.O.A.D.E.

PARCEL 2, ORANGEWOOD
NEIGHBORHOOD–2
P.B. 17, PGS. 81–87

CYPRESS HARBOUR
CONDOMINIUM
C.B. 19, PGS. 116–119

N40°06'30"E 535.14'

10.00' W.F.E./P.O.A.D.E.

30.00' WIDE DRAINAGE,
ACCESS AND UTILITY
EASEMENT AGREEMENT
DOC# 20160369077

N16°16'12"E 264.03'

N87°04'44"W 139.96'

20.00' WIDE GOLF COURSE
AND DRAINAGE EASEMENT
P.B. 17, PGS. 81–87

N35°09'00"W
129.41'

S39°38'59"W 171.71'

10.00' W.F.E./P.O.A.D.E.

TRACT PT-3A
(PARKING)

S83°27'44"W
162.24'

TRACT R-3 (PUBLIC ROADWAY)

TRACT R-3 (PUBLIC ROADWAY)
50.00' WIDE RIGHT OF WAY

HIGH SEAS DRIVE
50.00' WIDE RIGHT OF WAY

MURAT BAY AVENUE
276.82' WIDE RIGHT OF WAY

SHEET KEY MAP
NOT TO SCALE

SHEET 5
SHEET 3
SHEET 4

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C2	200.00'	S62°24'12"W	75.28'	21°41'49"	75.74'
C3	150.00'	N88°04'56"W	96.01'	37°19'54"	97.73'
C4	150.00'	N31°16'42"E	87.99'	34°06'48"	89.31'
C5	150.00'	N32°42'03"E	80.85'	31°16'04"	81.86'
C6	150.00'	N34°27'33"E	71.94'	27°45'05"	72.65'
C7	150.00'	N17°24'09"E	16.65'	6°21'43"	16.66'
C10	175.00'	S88°04'56"E	112.02'	37°19'54"	114.02'
C11	12.00'	S71°17'22"W	15.20'	78°35'17"	16.46'
C12	175.00'	S40°09'54"W	49.74'	16°20'22"	49.91'
C13	125.00'	S41°52'07"W	28.15'	12°55'58"	28.21'
C14	50.00'	S07°14'15"W	47.20'	56°19'45"	49.16'
C15	50.00'	N68°59'51"W	74.40'	263°51'33"	230.26'
C16	37.00'	N43°18'52"E	24.85'	39°14'08"	25.34'
C17	175.00'	N36°00'57"E	74.67'	24°38'18"	75.25'
C18	125.00'	N31°16'42"E	73.33'	34°06'48"	74.42'
C21	12.00'	S27°35'51"E	16.00'	83°38'17"	17.52'
C22	125.00'	S88°04'56"E	80.01'	37°19'54"	81.45'
C23	175.00'	N62°24'12"E	65.87'	21°41'49"	66.27'
C26	225.00'	S57°08'12"W	43.77'	11°09'48"	43.84'
C27	225.00'	S67°59'06"W	41.31'	10°32'00"	41.36'
C28	175.00'	S75°10'56"W	11.79'	3°51'39"	11.79'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C29	175.00'	N86°09'07"W	100.78'	33°28'15"	102.23'
C30	12.00'	N89°10'17"W	8.11'	39°30'36"	8.27'
C31	12.00'	S51°32'04"W	8.03'	39°04'41"	8.18'
C32	50.00'	S32°44'23"W	4.65'	5°19'30"	4.65'
C33	50.00'	S53°51'40"W	96.50'	149°34'35"	130.53'
C34	50.00'	S24°12'53"E	45.61'	54°16'19"	47.36'
C35	50.00'	S32°06'00"W	48.75'	58°21'27"	50.93'
C36	50.00'	N62°06'19"E	1.44'	1°39'13"	1.44'
C37	175.00'	N31°13'43"E	45.88'	15°03'51"	46.01'
C38	175.00'	N43°32'52"E	29.21'	9°34'27"	29.24'
C43	175.00'	N64°05'32"E	55.71'	18°19'08"	55.95'
C44	175.00'	N53°14'38"E	10.32'	3°22'40"	10.32'
C50	345.00'	S62°48'23"W	134.63'	22°30'10"	135.50'
C51	345.00'	S57°08'12"W	67.11'	11°09'48"	67.22'
C52	345.00'	S68°23'17"W	68.17'	11°20'22"	68.28'
C53	55.00'	S62°24'12"W	20.70'	21°41'49"	20.83'
C54	55.00'	S64°05'32"W	17.51'	18°19'08"	17.58'
C55	55.00'	S53°14'38"W	3.24'	3°22'40"	3.24'
C61	225.00'	S62°24'12"W	84.70'	21°41'49"	85.20'
C64	50.00'	S04°34'30"W	43.05'	51°00'15"	44.51'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N16°44'53"W	109.37'
L13	N31°33'52"E	15.98'
L14	N73°15'07"E	30.07'
L15	N31°33'52"E	29.47'
L16	N16°44'53"W	100.40'
L17	N73°15'07"E	42.99'

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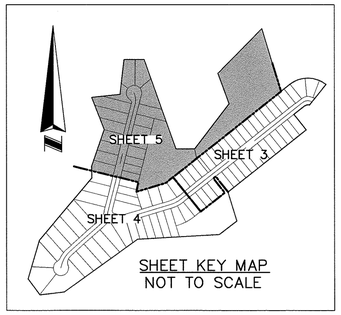
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SHEET 5 OF 5

PLAT BOOK **114** PAGE **133**

1" = 60' GRAPHIC SCALE
0 30 60 120



SHEET KEY MAP
NOT TO SCALE

POINT OF BEGINNING
20.00' D.E.
22.83'
N44°29'36"E 411.32'
387.62'
MATCH LINE SEE SHEET 2
S16°41'39"E 429.93'
N20°17'21"W 212.30'
N37°24'11"E 372.06'
N51°33'18"E 953.47'
MATCH LINE SEE SHEET 3
S19°31'03"E 620.57'
84.18'
10.00' W.F.E./P.O.A.D.E.
S19°31'03"E 190.30'
N89°51'45"E 122.55'
S89°52'40"E 130.70'
71.79'
58.91'
10.00' W.F.E./P.O.A.D.E.
132.78'
N06°54'15"E 230.00'
156.54'
N00°07'20"E 170.08' NR
10.00' W.F.E./P.O.A.D.E
N83°57'03"E 185.00'
114.92'
70.08'
56.00'
N21°04'47"W 225.00'
85.77'
5.78'
10.22'
8.23'
2.09'
N19°00'19"E 253.34'
70.24'
40.53'
30.72'
N01°08'12"W 78.37'
MATCH LINE SEE SHEET 4
N14°13'18"E 18.66'
N10°42'08"E 45.13'
N73°15'07"E 189.04'
MATCH LINE SEE SHEET 4
C53
TRACT OS-5 (OPEN SPACE)
73.46'
N52°11'35"W 54.87'
C40
C20
10.00' U.E.
C41
N49°26'54"E 95.85'
50.00'
R.P.
C42
C39
C8
L2
TRACT PT-4 (PARKING)
L3
L4
213.92' (OVERALL)
L6
121.26'
N75°46'42"W 194.55' NR
10.00' U.E.
25.00'
25.00'
P.C.
C19
L5
20.00' D.E.
58.99'
10.00' U.E. N75°46'42"W 152.95'
70.00'
70.00'
N75°46'42"W 193.98'
N75°46'42"W 227.93'
N75°46'42"W 178.37'
N75°46'42"W 130.44'
N75°46'42"W 136.30'
N75°46'42"W 142.16'
N75°46'42"W 148.02'
N75°46'42"W 143.27'
N75°46'42"W 120.00'
N75°46'42"W 199.69'
79.69'
N75°46'42"W 120.00'
N75°46'42"W 120.00'
N75°46'42"W 120.00'
N75°46'42"W 120.00'
N75°46'42"W 120.00'
N75°46'42"W 120.00'
448.66'
N14°13'18"E
730.48' (OVERALL)
730.48' (OVERALL)
N14°13'18"E 785.05' (OVERALL)
10.00' U.E. & CDD D.E.
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
70.00'
70.00'
70

PARADISO GRANDE PHASE 5

SHEET 1 OF 5

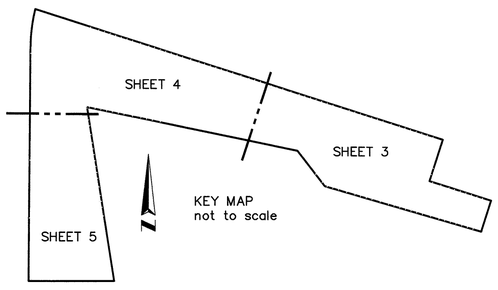
REPLATTING A PORTION OF GOLF COURSE PARCEL 1 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **134**

SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13–24–28 BEING NORTH 89°46'46" WEST.
2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON–RADIAL (NR).
3. ALL PLATTED UTILITY EASEMENTS, INCLUDING WITHOUT LIMITATION THE UTILITY EASEMENT LOCATED ON TRACT R–5, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THE LANDS DESCRIBED AND PLATTED HEREIN ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PARADISO GRANDE, RECORDED IN DOCUMENT NUMBER 20220159134 AND SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS, CONDTIONS, EASEMENTS AND RESTRICTIONS FOR PARADISO GRANDE RECORDED IN DOCUMENT NUMBER 20220220516 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (THE DECLARATION) AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO. COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY THE PARADISO GRANDE PROPERTY OWNERS ASSOCIATION INC.(ASSOCIATION).
5. THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, (THE CDD) FOR THE LANDS SHOWN HEREON WAS ESTABLISHED THROUGH THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, IN DOCUMENT NO. 20190730865 AND RE:RECORDED IN DOCUMENT NO. 20190734506 ON NOVEMBER 21, 2019.
6. TRACT R–5 (PUBLIC ROADWAY TRACT) SHALL BE OWNED AND MAINTAINED BY THE CDD AND IS RESERVED FOR THE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES:

   (i) THE CDD FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE CDD
   (ii) THE OWNERS OF THE LOTS WITHIN THE PROPERTY, AS DEFINED IN THE DECLARATION, FOR THE PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ACCESS TRACTS, AND;
   (iii) ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENTAL FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE ACCESS TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
   (iv) A PUBLIC UTILITY ACCESS & MAINTENANCE, A UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER THE ENTIRETY OF TRACT R–5.
   (v) A PUBLIC UTILITY ACCESS EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
7. TRACT PT–7 (PARKING) IS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. A PARKING EASEMENT, OVER TRACT PT–7, IS HEREBY DEDICATED TO THE CDD.
8. TRACTS OS–7, OS–8 AND OS–9 (OPEN SPACE) ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE CDD.
9. AN EMERGENCY ACCESS EASEMENT OVER THE CDD PUBLIC STORM DRAINAGE CONVEYANCE SYSTEM WITHIN TRACT D–8 AND OVER THE DRAINAGE EASEMENTS EXCLUDING THE PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENTS (P.O.A.D.E.) SHOWN HEREON IS HEREBY DEDICATED TO ORANGE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON ORANGE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE CDD PUBLIC DRAINAGE SYSTEM.
10. THE WALL/FENCE/EASEMENTS (W.F.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION.
11. THE LANDS SHOWN HEREON HAVE BEEN PREVIOUSLY USED AS A GOLF COURSE.
12. THE PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENTS (P.O.A.D.E.) ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION
13. THE COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENTS (CDD D.E.) SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT.
14. TRACT D–8 (STORMWATER) IS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE CDD.
15. THE LANDS DEPICTED HEREON ARE BENEFITED BY THE DECLARATION OF EASEMENTS RECORDED IN DOC# 20160504007 OF THE PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA.



LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF GOLF COURSE PARCEL 1, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

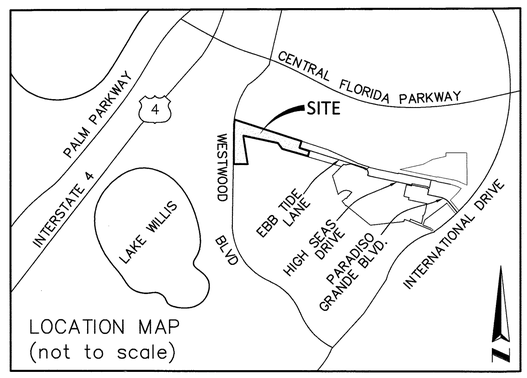
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID GOLF COURSE PARCEL 1; THENCE RUN SOUTH 72° 13' 51" EAST ALONG THE NORTH LINE OF SAID GOLF COURSE PARCEL 1, FOR A DISTANCE OF 1595.00 FEET TO THE MOST NORTHWEST CORNER OF PARADISO GRANDE PHASE 4 AS RECORDED IN PLAT BOOK 111, PAGES 77 THROUGH 81 OF SAID PUBLIC RECORDS;THENCE DEPARTING SAID NORTH LINE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID PARADISO GRANDE PHASE 4: SOUTH 17° 46' 09" WEST FOR A DISTANCE OF 162.32 FEET; THENCE RUN SOUTH 72° 27' 20" EAST FOR A DISTANCE OF 241.29 FEET; THENCE RUN SOUTH 17° 46' 09" WEST FOR A DISTANCE OF 121.56 FEET TO THE SOUTHWEST CORNER OF SAID PARADISO GRANDE PHASE 4 AND A POINT ON THE SOUTH LINE OF AFORESAID GOLF COURSE PARCEL 1, ALSO BEING A POINT ON THE NORTH LINE OF PARCEL 8 OF SAID ORANGEWOOD NEIGHBORHOOD 2; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE OF GOLF COURSE PARCEL 1 AND THE NORTH LINE OF SAID PARCEL 8: NORTH 73° 52' 37" WEST FOR A DISTANCE OF 607.00 FEET; THENCE RUN NORTH 37° 39' 42" WEST FOR A DISTANCE OF 167.29 FEET; THENCE RUN NORTH 78° 14' 44" WEST FOR A DISTANCE OF 800.54 FEET; THENCE RUN SOUTH 08° 48' 43" EAST FOR A DISTANCE OF 658.05 FEET; THENCE RUN SOUTH 89° 57' 50" WEST FOR A DISTANCE OF 319.06 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF WESTWOOD BOULEVARD ACCORDING TO DEED BOOK 1032, PAGE 559, PLAT BOOK E, PAGE 22, DEED BOOK 1032, PAGE 561 AND PLAT BOOK 17, PAGES 81 THROUGH 87 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT–OF–WAY LINE; NORTH 00° 29' 18" EAST FOR A DISTANCE OF 877.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET, WITH A CHORD BEARING OF NORTH 07° 11' 22" EAST, AND A CHORD DISTANCE OF 140.03 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 24' 07" FOR A DISTANCE OF 140.34 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 14.38 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes
SHEET 2 of 5 – boundary information & legend
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry



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LICENSED BUSINESS #6723
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WINTER GARDEN, FLORIDA 34787
(407) 654–5355 FAX (407) 654–5356

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE GRANDE PINES ORANGEWOOD (N–2 PD) PARCEL 11D PRELIMINARY SUBDIVISION PLAN (CASE NO. CDR 20–02–045) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON 10–13–2020.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on March 13, 2020 completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: _____ Date: 2/2/24

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

CERTIFICATE OF APPROVAL BY PROPERTY OWNERS ASSOCIATION

THIS IS TO CERTIFY, that on February 5th 2024 the foregoing plat and Tract PT–7 (Parking), Wall/Fence Easements (W.F.E.) and Property Owners Association Drainage Easements (P.O.A.D.E.) depicted hereon have been accepted and approved by the Paradiso Grande Property Owners Association, Inc. (Association).

Paradiso Grande Property Owners Association, Inc.

By: Amanda Whitney (CORPORATE SEAL)

KNOW ALL MEN BY THESE PRESENTS, THAT THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENTS (CDD D.E.), TRACT R–5 (PUBLIC ROADWAY), TRACT D–8 (STORMWATER) AND TRACTS OS–7, OS–8 AND OS–9 (OPEN SPACE), BY THE ABOVE DEDICATION AND ALSO RECORDING OF THIS PLAT, AND SAID TRACTS ARE INTENDED FOR THE GENERAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW:

BY: GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

Suhel Rojas — BY: Amanda Whitney
SIGNATURE OF WITNESS

Suhel Rojas — NAME: Amanda Whitney
PRINTED NAME OF WITNESS

TITLE: President

SIGNATURE OF WITNESS

SUGANDHA SHARMA
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF Seminole

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 5th DAY OF February, 2024, BY AMANDA WHITNEY, AS PRESIDENT, OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES, SUCH PERSON [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

Notary Public State of Florida
Carol Kay Cole
My Commission HH 118108
Expires 04/18/2025

Signature: Carol Kay Cole
Printed Name: Carol Kay Cole
Commission No.: HH 118108
My Commission Expires: 4/18/2025

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

Willie K. Mitchell Jr. 2/19/24
County Surveyor Date

PARADISO GRANDE PHASE 5
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT THE OWNERS HAVE CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND HEREBY DEDICATES THE UTILITY EASEMENTS (U.E.) TO THE PERPETUAL USE OF THE PUBLIC. THE FIFTEEN (15.00) FOOT TRANSIT EASEMENT (T.E.) AND THE TWENTY (20.00) FOOT LANDSCAPE, PEDESTRIAN AND UTILITY EASEMENT (L.P.U.E.) ALONG WESTWOOD BOULEVARD ARE HEREBY DEDICATED TO ORANGE COUNTY FOR FUTURE USE WHEN AND IF THE TRANSIT PLAN ("THE PLAN") IS IMPLEMENTED BY ORANGE COUNTY. WHEN THE PLAN IS IMPLEMENTED, ANY UNUSED PORTION WILL BE ABANDONED AND VACATED, AND WILL REVERT TO THE OWNER OF THE UNDERLYING FEE. UNTIL UTILIZED OR ABANDONED, THE TRANSIT EASEMENT AREA AND THE LANDSCAPE, PEDESTRIAN AND UTILITY EASEMENT AREA MAY BE USED BY THE THEN OWNER OF THE UNDERLYING FEE FOR TEMPORARY USES, SUCH AS, BUT NOT LIMITED TO THE CONSTRUCTION AND INSTALLATION OF NON–CODE REQUIRED PARKING, SIGNAGE, LANDSCAPING, DECORATIVE FENCE/WALL, IRRIGATION AND RECREATION AREAS. AS THE TRANSIT EASEMENT AREA COVERS THE SOLE MEANS OF ACCESS FOR THE SUBJECT PROPERTY, AND IS ALSO USED FOR UTILITY EASEMENTS, ITS USE BY THE COUNTY SHALL NOT UNREASONABLY INTERFERE WITH NORMAL PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SUBJECT PROPERTY TO AND FROM WESTWOOD BOULEVARD, NOR NORMAL USE AND MAINTENANCE OF UTILITY LINES THEREIN.

RW–1 (RIGHT–OF–WAY) IS HEREBY DEDICATED IN FEE SIMPLE TO ORANGE COUNTY WITHOUT ANY RESTRICTION WHATSOEVER. COUNTY OWNERSHIP OF THIS TRACT AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO ORANGE COUNTY AND NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN ORANGE COUNTY AS AFOREMENTIONED.

IN WITNESS WHEREOF, THE UNDERSIGNED, PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED AUTHORIZED SIGNATORY THEREUNTO DULY AUTHORIZED ON THIS 5th DAY OF February 2024.

BY: PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

Suhel Rojas — 5200 Vineland Rd Ste 200 Orlando, FL 32811 — BY: _____
SIGNATURE OF WITNESS

Suhel Rojas — NAME: SURESH GUPTA
PRINTED NAME OF WITNESS

SIGNATURE OF WITNESS — TITLE: MANAGER

Ruben Pereira
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 5TH DAY OF February, 2024,

BY SURESH GUPTA, AS MANAGER, OF PARK SQUARE GRANDE PINES PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCH PERSON [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

Notary Public State of Florida
Carol Kay Cole
My Commission HH 118108
Expires 04/18/2025

Signature: Carol Kay Cole
Printed Name: Carol Kay Cole
Commission No.: HH 118108
My Commission Expires: 04/18/2025

CERTIFICATE OF APPROVAL BY ZONING MANAGER

Examined and Approved _____ 2/20/24
Zoning Manager Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved _____ 2/19/24
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 2-21-24 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

_____
Orange County

Attest: Phil Diamond
Clerk of the Board.

By: _____ for D.C.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 2-22-2024 as Doc.# 20240104134

County Comptroller in and for Orange County, Florida.

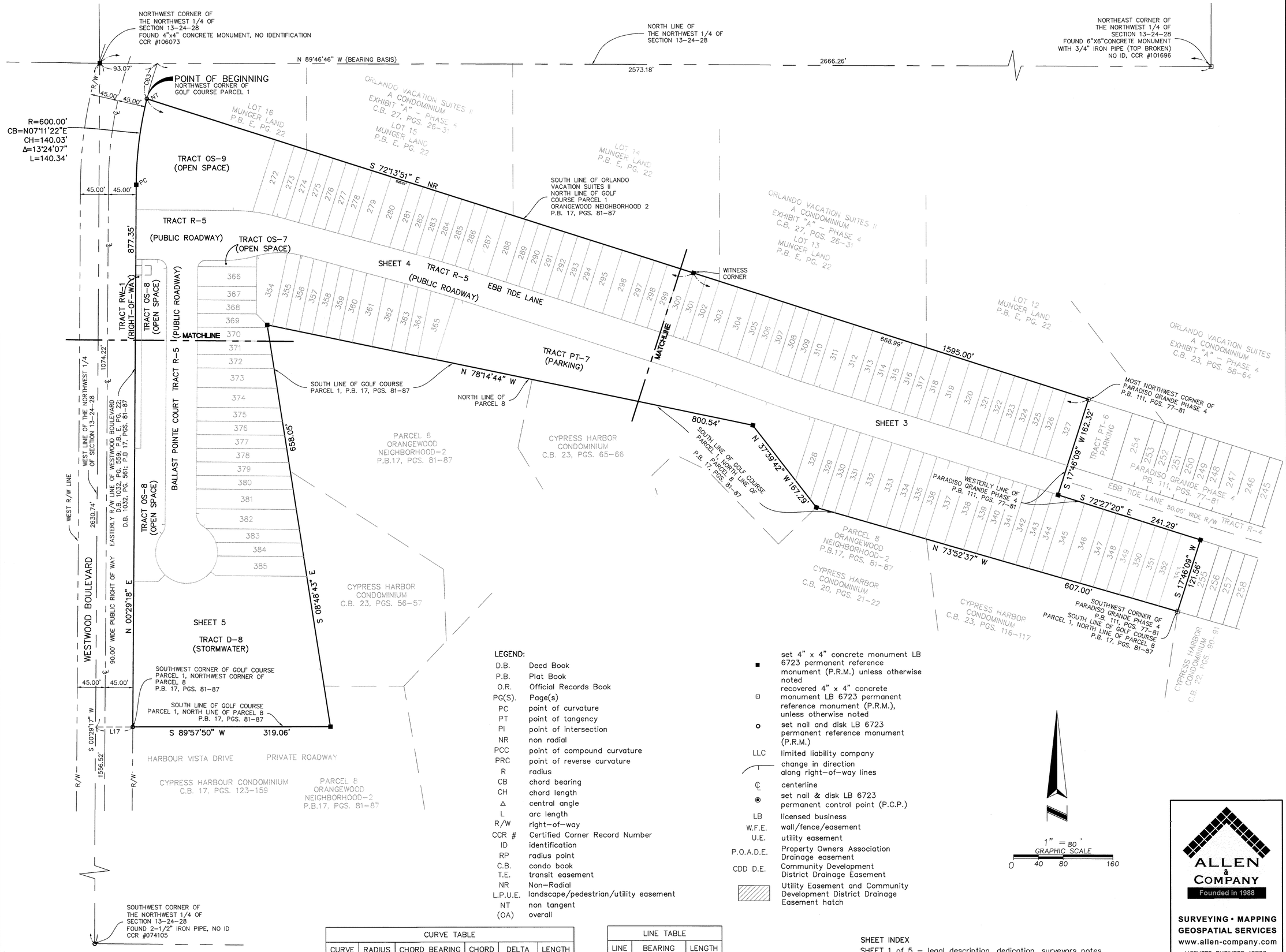
By: _____

COUNTY COMPTROLLER SEAL ORANGE COUNTY FLORIDA

PARADISO GRANDE PHASE 5

REPLATTING A PORTION OF GOLF COURSE PARCEL 1 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **135**



LEGEND:

D.B.	Deed Book
P.B.	Plat Book
O.R.	Official Records Book
PG(S).	Page(s)
PC	point of curvature
PT	point of tangency
PI	point of intersection
NR	non radial
PCC	point of compound curvature
PRC	point of reverse curvature
R	radius
CB	chord bearing
CH	chord length
Δ	central angle
L	arc length
R/W	right-of-way
CCR #	Certified Corner Record Number
ID	identification
RP	radius point
C.B.	condo book
T.E.	transit easement
NR	Non-Radial
L.P.U.E.	landscape/pedestrian/utility easement
NT	non tangent
(OA)	overall

■	set 4" x 4" concrete monument LB 6723 permanent reference monument (P.R.M.) unless otherwise noted
⊡	recovered 4" x 4" concrete monument LB 6723 permanent reference monument (P.R.M.), unless otherwise noted
o	set nail and disk LB 6723 permanent reference monument (P.R.M.)
LLC	limited liability company
	change in direction along right-of-way lines
℄	centerline
◉	set nail & disk LB 6723 permanent control point (P.C.P.)
LB	licensed business
W.F.E.	wall/fence/easement
U.E.	utility easement
P.O.A.D.E.	Property Owners Association Drainage easement
CDD D.E.	Community Development District Drainage Easement
	Utility Easement and Community Development District Drainage Easement hatch

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C63	600.00'	S16°45'38"W	60.09'	05°44'27"	60.12'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N89°57'50"E	59.89'

SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes
SHEET 2 of 5 – boundary information & legend
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry

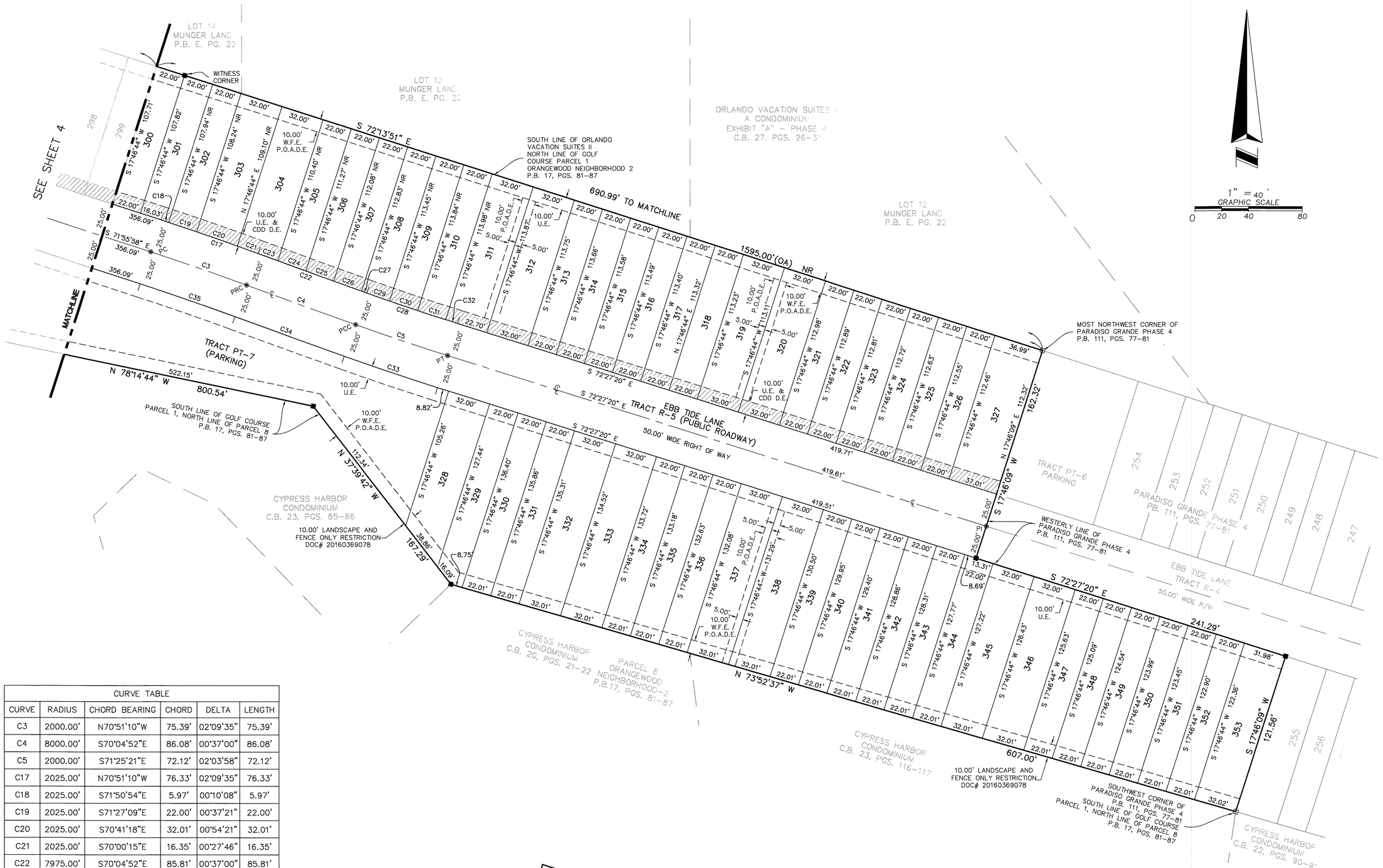
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PARADISO GRANDE PHASE 5

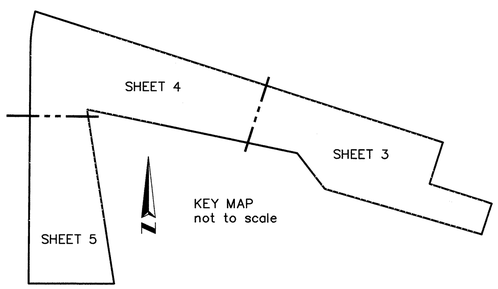
SHEET 3 OF 5

PLAT BOOK **114** PAGE **136**

REPLATTING A PORTION OF GOLF COURSE PARCEL 1 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	2000.00'	N70°51'10"W	75.39'	02°09'35"	75.39'
C4	8000.00'	S70°04'52"E	86.08'	00°37'00"	86.08'
C5	2000.00'	S71°25'21"E	72.12'	02°03'58"	72.12'
C17	2025.00'	N70°51'10"W	76.33'	02°09'35"	76.33'
C18	2025.00'	S71°50'54"E	5.97'	00°10'08"	5.97'
C19	2025.00'	S71°27'09"E	22.00'	00°37'21"	22.00'
C20	2025.00'	S70°41'18"E	32.01'	00°54'21"	32.01'
C21	2025.00'	S70°00'15"E	16.35'	00°27'46"	16.35'
C22	7975.00'	S70°04'52"E	85.81'	00°37'00"	85.81'
C23	7975.00'	S69°49'45"E	15.67'	00°06'45"	15.67'
C24	7975.00'	S69°57'53"E	22.02'	00°09'29"	22.02'
C25	7975.00'	S70°07'22"E	22.01'	00°09'29"	22.01'
C26	7975.00'	S70°16'51"E	22.01'	00°09'29"	22.01'
C27	7975.00'	S70°22'29"E	4.10'	00°01'46"	4.10'
C28	1975.00'	S71°25'21"E	71.22'	02°03'58"	71.22'
C29	1975.00'	S70°38'57"E	17.91'	00°31'11"	17.91'
C30	1975.00'	S71°13'42"E	22.00'	00°38'18"	22.00'
C31	1975.00'	S71°52'00"E	22.00'	00°38'18"	22.00'
C32	1975.00'	S72°19'14"E	9.30'	00°16'12"	9.30'
C33	2025.00'	S71°25'21"E	73.02'	02°03'58"	73.02'
C34	8025.00'	S70°04'52"E	86.35'	00°37'00"	86.35'
C35	1975.00'	N70°51'10"W	74.45'	02°09'35"	74.45'



SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes
SHEET 2 of 5 – boundary information & legend
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry

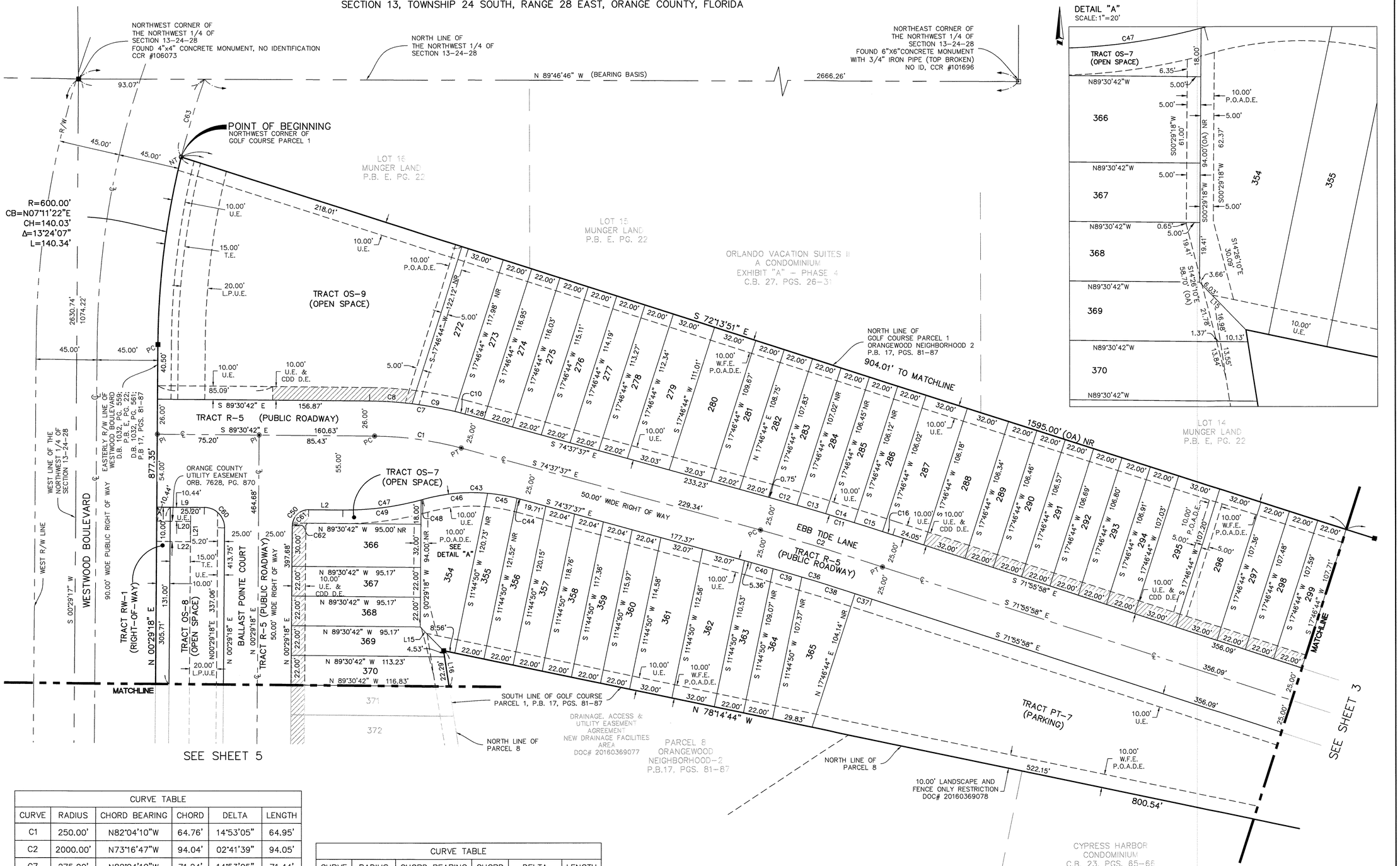
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PARADISO GRANDE PHASE 5

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SHEET 4 OF 5

PLAT BOOK **114** PAGE **137**

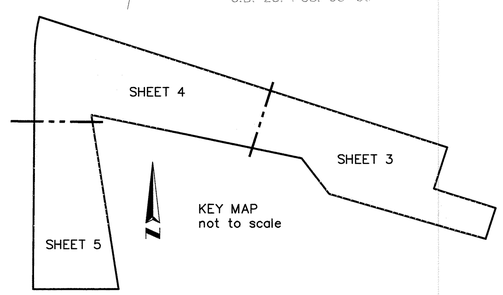


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	250.00'	N82°04'10"W	64.76'	14°53'05"	64.95'
C2	2000.00'	N73°16'47"W	94.04'	02°41'39"	94.05'
C7	275.00'	N82°04'10"W	71.24'	14°53'05"	71.44'
C8	275.00'	N86°14'19"W	31.40'	06°32'45"	31.42'
C9	275.00'	S79°36'09"E	32.27'	06°43'36"	32.29'
C10	275.00'	S75°25'59"E	7.74'	01°36'44"	7.74'
C11	2025.00'	N73°16'47"W	95.21'	02°41'39"	95.22'
C12	2025.00'	S74°19'34"E	21.26'	00°36'06"	21.26'
C13	2025.00'	S73°42'50"E	22.01'	00°37'22"	22.01'
C14	2025.00'	S73°05'29"E	22.00'	00°37'21"	22.00'
C15	2025.00'	S72°28'08"E	22.00'	00°37'21"	22.00'
C16	2025.00'	S72°02'43"E	7.95'	00°13'30"	7.95'
C36	1975.00'	N73°16'47"W	92.86'	02°41'39"	92.87'
C37	1975.00'	N72°07'25"W	13.16'	00°22'54"	13.16'
C38	1975.00'	N72°54'31"W	40.95'	01°11'17"	40.95'
C39	1975.00'	N73°49'21"W	22.07'	00°38'25"	22.07'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C40	1975.00'	N74°23'05"W	16.69'	00°29'03"	16.69'
C43	135.00'	S89°53'11"W	72.09'	30°58'24"	72.98'
C44	135.00'	N75°07'23"W	2.34'	00°59'31"	2.34'
C45	135.00'	N80°17'44"W	22.01'	09°21'12"	22.04'
C46	135.00'	S84°42'49"W	48.34'	20°37'41"	48.60'
C47	213.00'	N82°26'39"E	59.61'	16°05'19"	59.81'
C48	213.00'	S74°34'01"W	1.24'	00°20'03"	1.24'
C49	213.00'	S82°36'40"W	58.38'	15°45'16"	58.57'
C50	12.00'	S45°29'18"W	16.97'	90°00'00"	18.85'
C60	15.00'	N44°30'42"W	21.21'	90°00'00"	23.56'
C61	12.00'	S50°17'07"W	15.49'	80°24'21"	16.84'
C62	12.00'	S05°17'07"W	2.01'	09°35'39"	2.01'
C63	600.00'	S16°45'38"W	60.09'	05°44'27"	60.12'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S89°30'42"E	25.34'
L9	S89°30'42"E	35.20'
L15	N44°10'53"W	24.65'
L16	S08°48'43"E	26.82'
L20	S89°30'42"E	25.00'
L21	S00°29'18"W	15.00'
L22	S89°30'42"E	25.00'

1" = 40' GRAPHIC SCALE
0 20 40 80



SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes
SHEET 2 of 5 – boundary information & legend
SHEET 3 – 5 of 5 – boundary information, lot & tract geometry

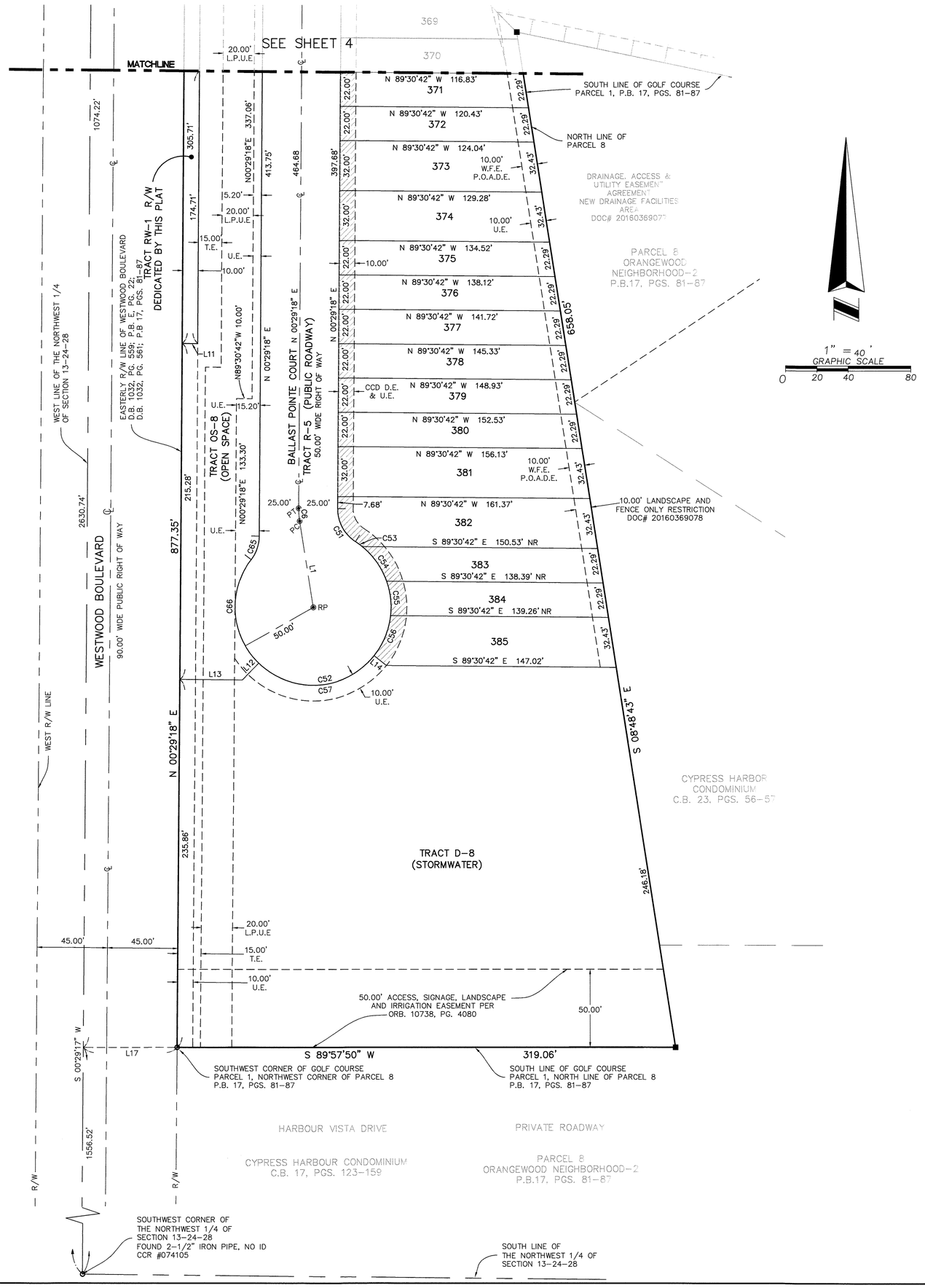
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(407) 654-5355 FAX (407) 654-5356

PARADISO GRANDE PHASE 5

REPLATTING A PORTION OF GOLF COURSE PARCEL 1 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

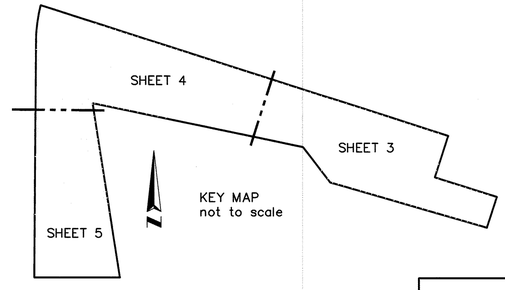
SHEET 5 OF 5

PLAT BOOK **114** PAGE **138**



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C6	50.00'	S04°12'51"E	8.20'	9°24'19"	8.21'
C51	25.00'	S28°18'33"E	24.09'	57°35'42"	25.13'
C52	50.00'	N80°14'53"E	67.75'	274°42'34"	239.73'
C53	50.00'	S53°56'40"E	5.52'	6°19'27"	5.52'
C54	50.00'	S35°05'20"E	27.05'	31°23'14"	27.39'
C55	50.00'	S06°35'14"E	22.17'	25°36'59"	22.35'
C56	50.00'	S22°23'16"W	27.84'	32°20'01"	28.22'
C57	50.00'	S86°24'25"W	74.14'	95°42'17"	83.52'
C65	25.00'	N19°02'44"E	15.91'	37°06'52"	16.19'
C66	50.00'	S04°04'08"E	66.49'	83°20'37"	72.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°55'01"E	55.90'
L11	S89°30'42"E	10.00'
L12	S44°15'33"W	15.06'
L13	S89°30'42"E	40.00'
L14	S51°26'43"E	10.00'
L17	N89°57'50"E	59.89'



SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes
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Construction Plans

for

Grande Pines

Orangewood N-2 PD Parcel 11D Phase 3

Orange County, FL

PSP-15-03-060

OCU 22-S-002

Utility Providers	
Potable Water Service	Orange County Utilities Division
Reclaim Services	Orange County Utilities Division
Wastewater Services	Orange County Utilities Division
Electric Services	Duke Energy

REVISED

(THIS SUPERCEDES PREVIOUS PLANS)

APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Parcel Id. No.:

13-24-28-6283-07-001 (Partial)

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

APPROVED

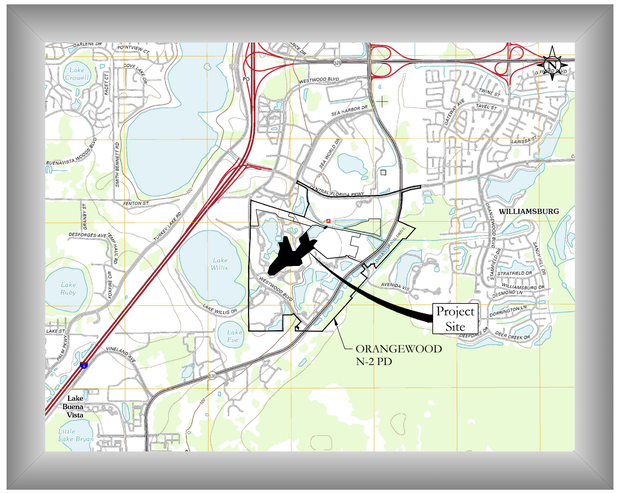
August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.

Owner/Developer/Applicant:

Park Square Grande Pines LLC
5200 Vineland Road Suite 200
Orlando, FL 32811
EMAIL: MMCQUARRIE@PARKSQUAREHOMES.COM
PHONE: 407-529-3044


Project Site
ORANGEWOOD N-2 PD
WILLIAMSBURG
Lake Buena Vista
Lake Ruby
Lake Eve
Lake Willis
Lake Crowell
Little Lake Bryan
VINELAND RD
WESTWOOD BLVD
SEA HARBOR DR
DANIELS RD
DESTINATION PKWY
STRATHEAM DR
GRANDEE FARMS DR
DESPONDES AVE
AVENIDA AVE
LAKE BELLE DR
LAKE ST
FENTON ST
DARLENE DR
PONTIUS CT
DOVE CREEK DR
HASTEN ST
RUESSWOOD DR
DEER CREEK DR
LANDAU ST
LEVEL ST
CLUBHOUSE DR
CHAMPIONSGATE BLVD
CHAMPIONSGATE PKWY
GRANDEE FARMS DR
DUNCAN DR
DUNSTON LN
DORADO LN
CORTINA LN
CAMPANILE DR
CAMPANILE LN
CAMPANILE CT
CAMPANILE PL
CAMPANILE WAY
CAMPANILE TER
CAMPANILE CIR
CAMPANILE AVE
CAMPANILE BLVD
CAMPANILE PKWY
CAMPANILE ST
CAMPANILE RD

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE

APPROVED 12/28/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556 – THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE 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 PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES 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).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
8. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON 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 DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
9. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
10. CONTRACTOR SHALL PROTECT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
11. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
12. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
13. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
15. 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 CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
16. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
19. ALL FDOT DESIGN INDICES 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 ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
20. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE (PLAT(S) (ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS). CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION. 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 COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE
22. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
23. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
24. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM ORANGE COUNTY, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
25. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILT TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. AS-BUILT SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.11 WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12 WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
4. IN ORANGE COUNTY THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE OCU STANDARD ASSET TABLES TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
5. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
7. POTABLE WATER CROSSINGS – POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
8. IN ORANGE COUNTY COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARD AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH EPA, W.M.D, AND CITY/COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. IN ORANGE COUNTY THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
9. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

SURVEY AND CONTROL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND BENCHMARKS BY ALLEN & CO DATED 3-18-2015

PAVING, DRAINAGE AND GRADING NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

PAVING, DRAINAGE AND GRADING NOTES:

4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
9. 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 OWNER'S LANDSCAPE ARCHITECT.
10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (AND TO ORANGE COUNTY STANDARD SPECIFICATIONS).
12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
13. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
14. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
15. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
21. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
22. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
25. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

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26. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
27. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
28. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF 12095C0415F, COMMUNITY PANEL #415, DATED 9/25/09)
29. ALL DISTURBED FDOT AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
30. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN UNLESS STEM WALLS OR TURN DOWN SLABS PROVIDE FOR ADDITIONAL ELEVATION TRANSITIONS.
31. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
32. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
33. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL RE

SANITARY SEWER NOTES:

1. IN ORANGE COUNTY ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH ORANGE COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER AND WATERMAIN CONSTRUCTION.
2. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM AS SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.28%, FOR 12" PVC WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:

   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.

   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.

   C) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
9. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
10. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
11. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
12. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE OF TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
13. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
14. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
15. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.
17. THE PROPOSED DRY-LINE GRAVITY MAIN IS TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU.

RECLAIMED WATER NOTES:

1. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY O.C.U.) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
2. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
3. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.
4. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
5. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
6. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
7. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
8. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.
9. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER.
10. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
11. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
12. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.
13. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.
14. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
15. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
16. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
17. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
3. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
4. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
5. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

SPECIAL PURPOSE NOTES:

1. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
2. THE WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.
3. VIBRATORY COMPACTION METHODS SHALL NOT BE Used WITHIN EXISTING GAS EASEMENTS.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
3. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
4. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
5. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
6. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
2. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
3. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

HORIZONTAL GEOMETRY NOTES:

1. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
2. LOCATIONS OF SANITARY AND DRAINAGE STRUCTURES ARE GIVEN AT THE CENTER OF THE BOTTOM OF THE STRUCTURE.
3. ALL STORM PIPE LENGTHS ARE TO BE MEASURED TO CENTER OF DRAINAGE STRUCTURE OR TO THE END OF MITERED END SECTIONS.

SIGNING AND MARKING NOTES:

1. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION.
2. ALL MARKINGS AND STRIPING ARE TO BE (THERMOPLASTIC/PAINT) AND SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATION. COLOR SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED, AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF FDOT AND ORANGE COUNTY.
3. ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGN.
4. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVEL LANE TO MARK THEIR LOCATIONS.
5. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
6. ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

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

APPROVED 12.28.2022

Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
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04	07/18/22	REVISIONS PER OCPW
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02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CONSTRUCTION NOTES

Sheet No.:

C0.02

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

This item has been electronically signed and sealed by Jamie T. Poulos on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GN

ORANGE COUNTY GOVERNMENT FLORIDA

Interoffice Memorandum

DATE: September 25, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development Services Department

CONTACT PERSON: **Eric Raasch, DRC Chairman**
Development Review Committee
Planning Division
(407) 836-5523

Eric P. Raasch, Jr., AICP

Digitally signed by Eric P. Raasch, Jr., AICP
Date: 2020.09.25 14:43:01 -04'00'

SUBJECT: October 13, 2020 – Public Hearing
Applicant: Christina Baxter, Poulos & Bennett, LLC
Orangewood (Neighborhood 2) Planned Development / Grande Pines Parcel 11D Preliminary Subdivision Plan
Case # CDR-20-02-045 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP), which is currently entitled for 423 short-term rental units on fee simple lots. The current request is to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of a CDD for the project and modify to Board condition #9 to accommodate the additional phase.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan and approve the Orangewood (Neighborhood 2) PD / Grande Pines Parcel 11D PSP dated "Received August 28, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme
Attachments

CASE # CDR-20-02-045
Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP) to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

Board condition #7 from May 21, 2019 currently reads as follows:

7. *This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.*

DRC recommended deleting this condition, as the project is short-term rental and won't be covered by the County's Gated Communities Ordinance. Additionally, a Community Development District has been created for the property.

Board condition #9 from May 21, 2019 currently reads as follows:

9. *Developer shall notify the neighboring property thirty (30) days prior to construction of Phase 4 at the address provided.*

DRC recommended modifying this condition to include the new proposed phase in the notice to the residents as well, which has been updated as condition #13.b.

2. PROJECT ANALYSIS

A. Location: South of Central Florida Parkway / West of I-Drive

B. Parcel ID: 13-24-28-6283-07-010, 13-24-28-6283-00-110, 13-24-28-6283-12-040, 13-24-28-6283-03-020, 13-24-28-6283-12-090

C. Total Acres: 118.78 acres

D. Water Supply: Orange County Utilities

E. Sewer System: Orange County Utilities

F. Schools: Sunshine ES: Enrolled - 507 / Capacity - 551
Freedom MS: Enrolled - 1,236 / Capacity - 1,066
Freedom HS: Enrolled - 3,735 / Capacity - 2,605

G. School Population: 193

H. Park: Lester Mandell Park – 2.8 Miles

I. Proposed Use: 385 Short-Term Rental Units

J. Site Data: Maximum Building Height: 35'
Minimum Living Area: 1,200 Square Feet
Building Setbacks:
25' PD Perimeter
35' I-Drive
40' Westwood Boulevard (R-O-W)
150' Westwood Boulevard (Centerline)
40' Central Florida Parkway (R-O-W)
70' Central Florida Parkway (Centerline)
20' Front
20' Rear
5' Side (Phase 1 & 2)
10' (Phase 3)
15' Side Street

K. Fire Station: 54 – 6500 Central Florida Parkway

L. Transportation: This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements on both Westwood Boulevard and International Drive.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Residential (ACR). The subject property is designated PD (Planned Development) on the Zoning Map, which is consistent with the current FLUM Designation.

4. ZONING

PD (Planned Development District) (Orangewood N-2 PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Orangewood N-2 PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Grande Pines Parcel 11D Preliminary Subdivision Plan dated "Received August 28, 2020;" 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, except to the extent any applicable 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 August 28, 2020," 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 received final approval, where such promise or representation, whether oral or written, was 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 conflicts with such promise or representation, the County may withhold (or postpone issuance of) development 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, not recording (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 relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. 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. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

7. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.

8. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and / or a recorded restrictive covenant, as applicable of the prior use of this property as a golf course or other uses as identified in an environmental site assessment.

9. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

10. 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.

11. Pursuant to OC Comp Plan Policy C1.5.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing or demolition), mass grading and or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required.

12. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on the plan as a revised plan and conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated, May 21, 2019, shall apply:

a. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be

subject to school concurrency and required to go through the review process prior to platting.

b. Developer shall notify the neighboring property thirty (30) days prior to commencement of construction of Phase 4 and Phase 5 at the address provided at the May 21, 2019, BCC Hearing.

14. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated October 6, 2015 shall apply:

a. The stormwater management system shall be designed to retain the 100-year / 24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

b. The property shall be re-platted.

c. A mandatory pre-application / sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, 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.

d. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.

e. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

f. Any proposed public utility easements located on land owned by an entity other than the developer must be granted and recorded prior to construction plan approval.

g. 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 updated MUP must be approved prior to construction plan approval.

h. A Development Plan for any Park / Recreation Area shall be approved by the DRC and installed in conjunction with the associated plat.

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

APPROVED 12.28.2022 *Thecla Marshall*

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

APPROVED 12/28/2022

Fidan Chiotakis

Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Key Map:

Consultant:

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SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

BCC CONDITIONS OF APPROVAL

Sheet No.:

C0.03

Seal:

JAMIE T. POULOS
LICENSE
No. 57568
STATE OF FLORIDA
PROFESSIONAL ENGINEER

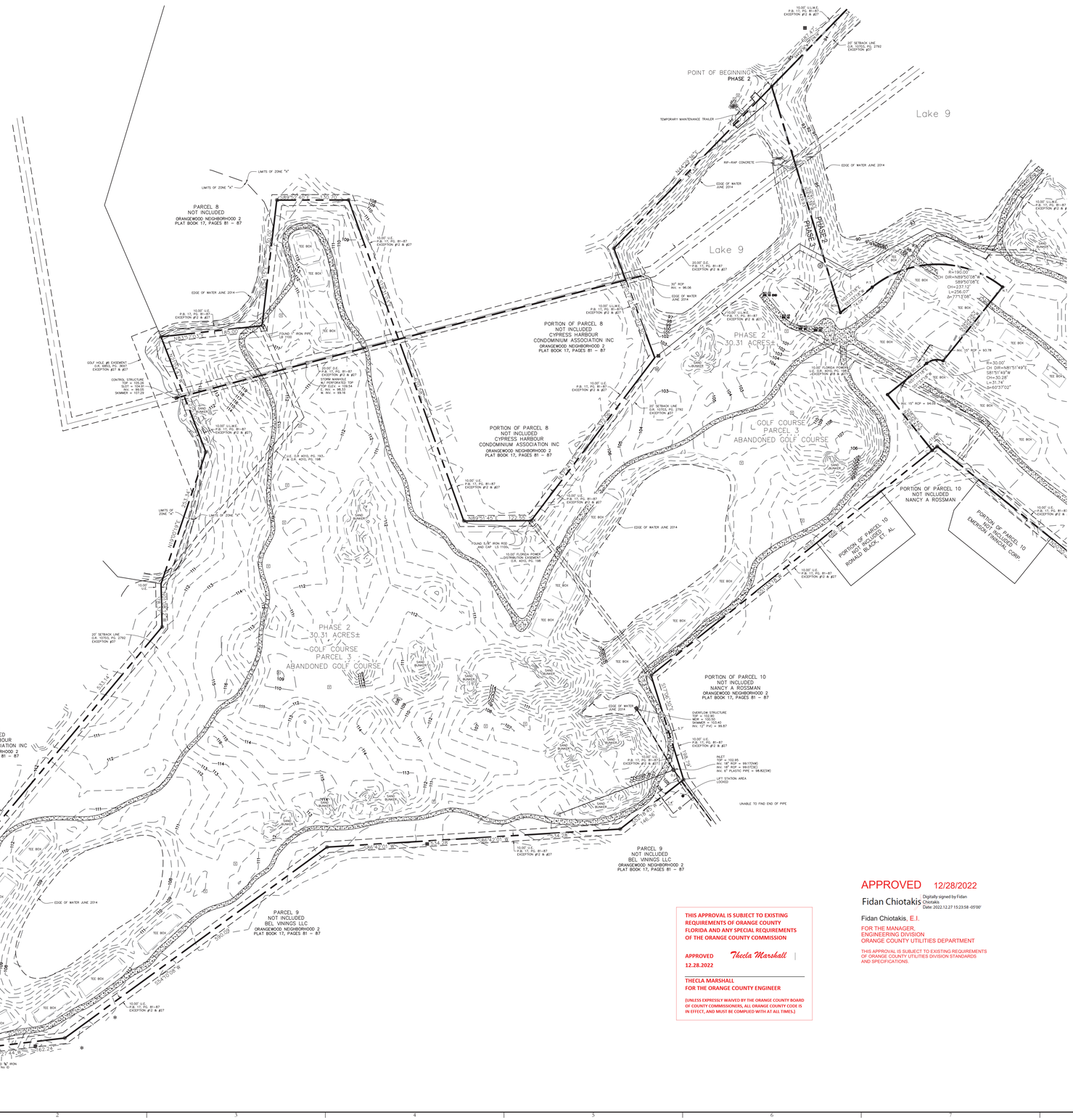
DATE: August 31, 2022

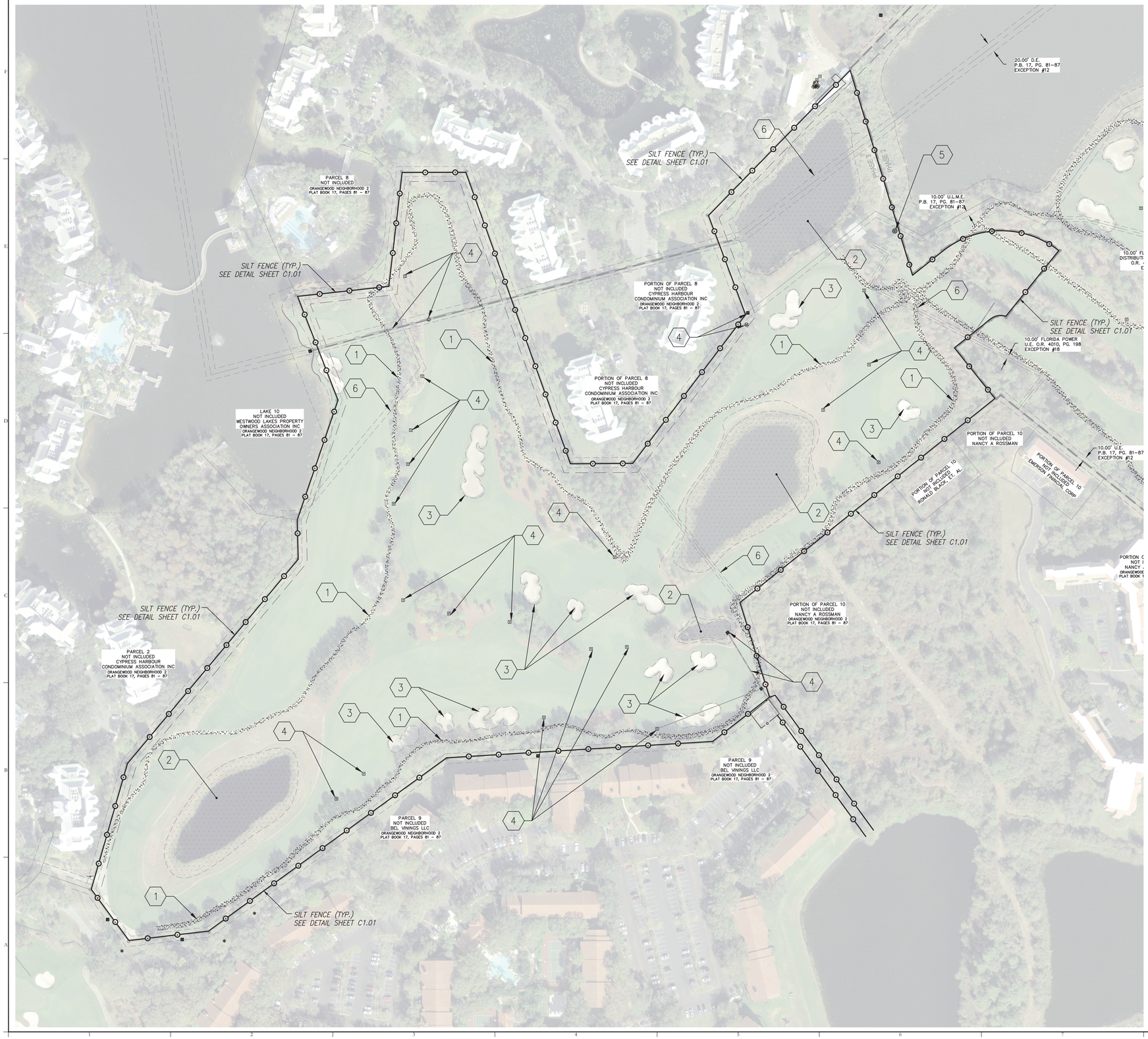
This item has been electronically signed and sealed by Jamie T. Poulos on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GN


POINT OF BEGINNING
PHASE 2
Lake 9
PHASE 2
30.31 ACRES±
GOLF COURSE
PARCEL 3
ABANDONED GOLF COURSE
PARCEL 8
NOT INCLUDED
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
PORTION OF PARCEL 8
NOT INCLUDED
CYPRESS HARBOUR
CONDOMINIUM ASSOCIATION INC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
PORTION OF PARCEL 10
NOT INCLUDED
NANCY A ROSSMAN
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
PORTION OF PARCEL 10
NOT INCLUDED
RONALD BLACK, ET AL.
PORTION OF PARCEL 10
NOT INCLUDED
EMERSON FINANCIAL CORP.
PARCEL 2
NOT INCLUDED
CYPRESS HARBOUR
CONDOMINIUM ASSOCIATION INC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
PARCEL 9
NOT INCLUDED
BEL VINNINGS LLC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
PARCEL 9
NOT INCLUDED
BEL VINNINGS LLC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87
WESTWOOD BOULEVARD
EDGE OF WATER JUNE 2014
TEE BOX
LAKE BUNKER
N89°51'49"E 722.30'
S89°51'49"W 1324.78'
S00°08'11"E 1146.00'
S57°58'10"E 1146.00'
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50' 0 100' 200'

SCALE IN FEET

Key Map:

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APPROVED 12.28.2022 *Thecla Marshall*

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

DEMOLITION LEGEND

1. EXISTING CONCRETE TO BE REMOVED.
2. EXISTING POND TO BE FILLED.
3. SAND BUNKERS TO BE REMOVED.
4. EXISTING DRAINAGE STRUCTURES AND ASSOCIATED PIPES TO BE REMOVED.
5. EXISTING UTILITIES TO BE REMOVED.
6. EXISTING EASEMENT TO BE VACATED.

SILT FENCE
(SEE C1.01 FOR DETAIL)

LIMITS OF DISTURBED AREA

EXISTING SIDEWALK TO BE REMOVED.

EXISTING POND TO BE FILLED.

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
1–800–432–4770
TOLL FREE
FL STATUE 553 351(1979) REQUIRES MIN. 2 DAYS AND MAX. 5 DAYS NOTICE BEFORE YOU EXCAVATE

Consultant:

NO.	DATE:	DESCRIPTIONS:
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APPROVED BY:	JTP
SCALE IN FEET:	1" = 100'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DEMOLITION, EROSION CONTROL, & OFFSITE IMPROVEMENT PLAN

Sheet No.:

C1.00

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

This item has been electronically signed and sealed by Jamie T. Poulos on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
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Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-DECP

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD, SHOULD BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.F.W.M.D. AND ORANGE COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO ORANGE COUNTY FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AT A MINIMUM. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED SYNTHETIC BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
5. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
6. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.F.W.M.D. EROSION PROTECTION STANDARDS.
7. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS MANUAL PUBLISHED BY FDEP.
9. CONTRACTOR SHALL STAKE IN ALL SOD FOR ALL SLOPES OR UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
10. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND ORANGE COUNTY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
11. CONTRACTOR SHALL SEED AND MULCH OR SOD ALL DISTURBED AREAS.

SWPPP NOTES

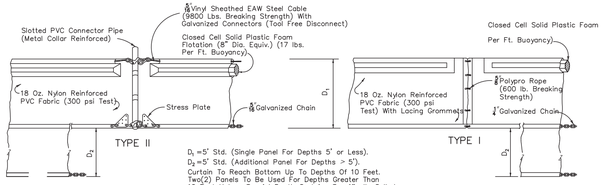
1. CONSTRUCTION ACTIVITY PERTAINS TO INSTALLATION OF DRAINAGE INLETS AND CONVEYANCE TO A WET DETENTION POND.
2. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING FILTER FABRIC AND PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE w/ A DOUBLE ROW SILT FENCE REINFORCED w/ FIELD FENCING SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED w/ RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
3. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION. MULCHING PRACTICES AND SOD SHALL BE APPLIED TO THE PARKING LOT AREAS.
4. SILT FENCE, INETS/OUTLETS PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
5. SEDIMENT BASINS IS APPLICABLE DUE TO PROJECT AREA IS OVER 10 AC. A 3,600 CU. FT. OF STORAGE PER ACRE SHALL BE PROVIDED UNTIL FINAL STABILIZATION.
6. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
   - 6.1. WASTE DISPOSAL – ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
   - 6.2. OFFSITE VEHICLE TRACKING TO/FROM CONSTRUCTION – SEDIMENT AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE (SEE DETAIL THIS SHEET), DAILY STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN AS NECESSARY.
   - 6.3. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE – FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE w/ MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED.
   - 6.4. STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES – ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
   - 6.5. OTHER – PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
   - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENTS DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
   - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
   - 7.3. INLETS/OULETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY.
   - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
   - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
   - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE w/ PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (FROM NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6" OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.

NPDES PERMIT NOTES

CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL. INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR DEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES DEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.

GENERAL NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAINED A DEMOLITION PERMIT FROM ORANGE COUNTY BUILDING DIVISION PRIOR TO THE REMOVAL OF THE BUILDING ON SITE.

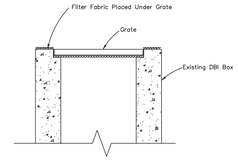


D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths > 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIER

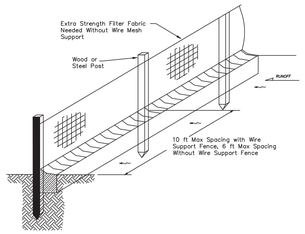
N.T.S.



Note: This filter fabric placement to be used during soil disturbing activities. The filter must be checked periodically for sediment buildup and/or damage to filter material. The contractor must remove the filter fabric and check the structures for sediment buildup after soil disturbing activities have ceased.

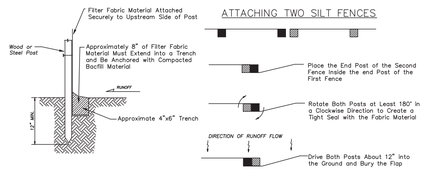
D.B.I. FILTER FABRIC DETAIL

N.T.S.



APPROVED 12/28/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

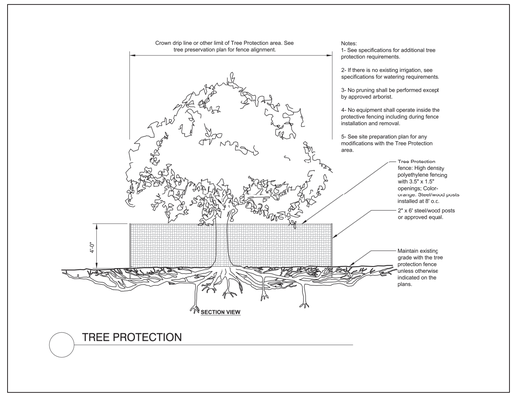
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

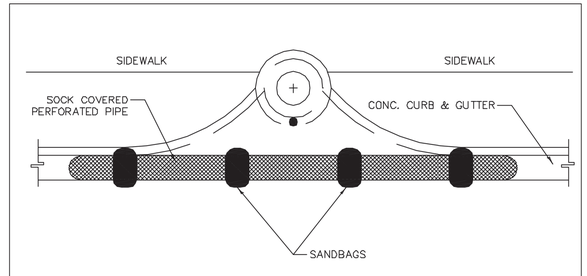


FILTER FABRIC SILT FENCE INSTALLATION

Additional Controls to be Utilized as Needed, Dependent Upon Actual Site Conditions and Construction Operations

N.T.S.





PLAN VIEW

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

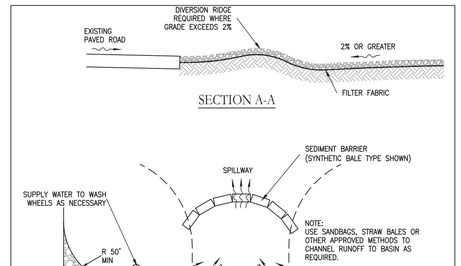
CURB AND GUTTER SEDIMENT BARRIER

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

APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)



PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABALIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 100'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DEMOLITION, EROSION CONTROL, & OFFSITE IMPROVEMENT PLAN

Sheet No.:

C1.01

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

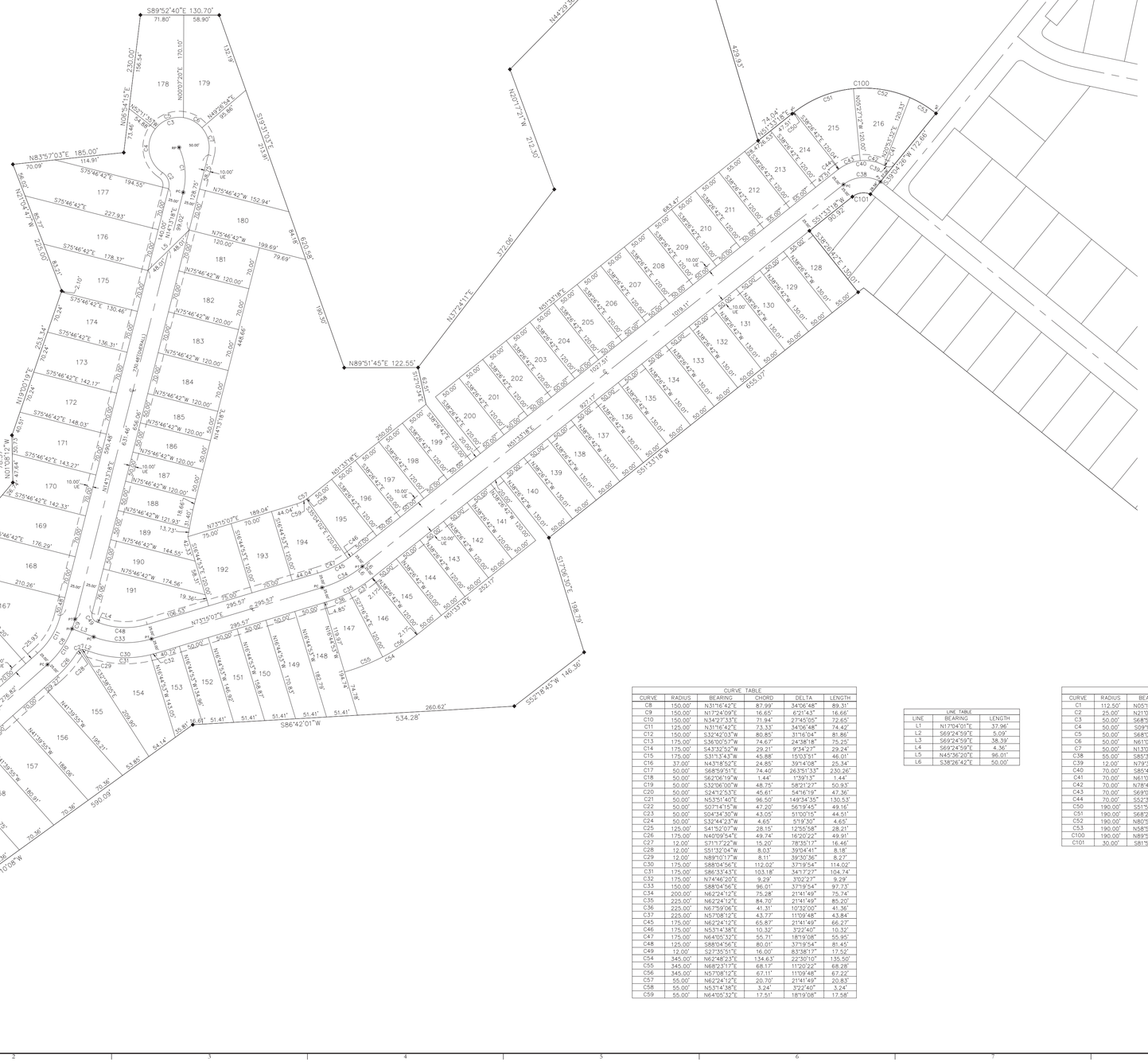
This item has been electronically signed and sealed by Jamie T. Poulos on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

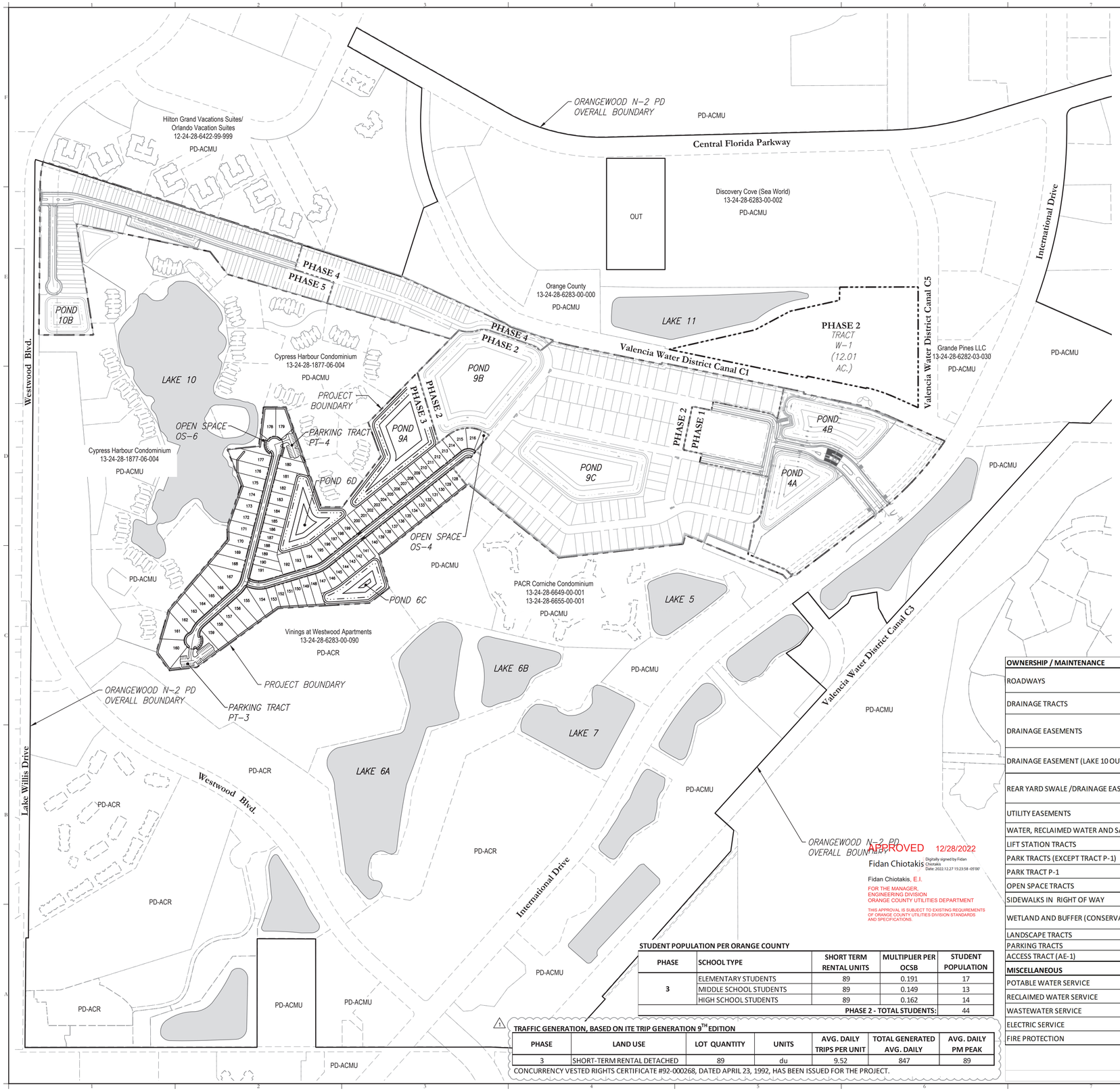
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-DEP

50' 0 100' 200'
SCALE IN FEET


S89°52'40"E 130.70'
71.80'
58.90'
N83°57'03"E 185.00'
114.91'
70.09'
S75°46'42"E 194.55'
N75°46'42"W 152.94'
84.18'
67.76'
199.69'
79.69'
S75°46'42"E 227.93'
S75°46'42"E 178.37'
S75°46'42"E 130.46'
S75°46'42"E 136.31'
S75°46'42"E 142.17'
S75°46'42"E 148.03'
S75°46'42"E 143.27'
S75°46'42"E 142.33'
S75°46'42"E 176.29'
S75°46'42"E 210.26'
N75°46'42"W 120.00'
N75°46'42"W 121.93'
N75°46'42"W 144.55'
N75°46'42"W 174.56'
N75°46'42"W 120.00'
S41°39'05"E 212.20'
S41°39'05"E 202.08'
S41°39'05"E 191.84'
S41°39'05"E 181.60'
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S41°39'05"E 178.58'
N41°39'05"W 198.27'
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N41°39'05"W 173.75'
N41°39'05"W 182.18'
N87°04'44"W 139.95'
N87°04'44"W 171.71'
S83°27'44"W 162.24'
S54°10'08"W 590.09'
S52°16'45"W 146.36'
S86°42'01"W 534.28'
260.62'
N89°51'45"E 122.55'
N37°24'11"E 372.06'
N20°17'21"W 212.30'
N44°29'36"E 411.32'
S15°41'39"E 429.93'
N61°51'18"E 74.04'
S51°53'18"W 90.02'
S51°53'18"W 1019.11'
N61°51'18"E 655.07'
S51°53'18"W 1451.18'
N61°51'18"E 1451.18



150' 0 300' 600'

SCALE IN FEET

General Site Data

	PHASE 3	
Land Use	Low Density Residential	
Zoning	PD	
Total Lots (Attached)	89	
Total Acres	30.31 Ac.	
Total Wetland/Buffers	0.00 Ac.	
Total Developable Acres	30.31 Ac.	
Gross Units / Ac.	2.94	
Net Units / Ac.	2.94	
DESCRIPTION	RENTAL DETACHED (FRONT)	RENTAL DETACHED (FRONT)
Number Of Units	56	33
Max. Building Height	35' (2 Stories)	35' (2 Stories)
Min. Average Lot Size (Allowed)	5,500 SF	7,700 SF
Min. Living Area (Heated + Cooled)	1,200 SF.	1200 SF.
Min. Lot Width (Allowed)	50'	70'
Min. Lot Width (Provided)		
Min. Lot Depth (Allowed)	110'	110'
Min. Lot Depth (Provided)		
Setbacks:		
Front	25'	25'
Rear	20'	20'
Side	20'	20'
PD Boundary	5'	5'
Corner / Side St.	15'	15'

Notes:

1. Proposed Covenants, Conditions & Restrictions To Be Recorded At Time Of Final Plat.
2. Stormwater Facilities Shall Be Designed And Permitted In Accordance W/ Orange County And The S.F.W.M.D. Wetland Limits.
3. For Platting Purposes This Project Is Commercial And Shall Not Be Subject To Code Sections 34-280, 34-290 & 34-291.

Lot Chart

Phase	Number of Lots
2	127
3	89
4	55
5	114
Totals	385

STUDENT POPULATION PER ORANGE COUNTY

PHASE	SCHOOL TYPE	SHORT TERM RENTAL UNITS	MULTIPLIER PER OCSB	STUDENT POPULATION
3	ELEMENTARY STUDENTS	89	0.191	17
	MIDDLE SCHOOL STUDENTS	89	0.149	13
	HIGH SCHOOL STUDENTS	89	0.162	14
			PHASE 2 - TOTAL STUDENTS:	44

1 **TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION 9TH EDITION**

PHASE	LAND USE	LOT QUANTITY	UNITS	AVG. DAILY TRIPS PER UNIT	TOTAL GENERATED AVG. DAILY	AVG. DAILY PM PEAK
3	SHORT-TERM RENTAL DETACHED	89	du	9.52	847	89

CONCURRENCY VESTED RIGHTS CERTIFICATE #92-000268, DATED APRIL 23, 1992, HAS BEEN ISSUED FOR THE PROJECT.

APPROVED 12/28/2022

Fidan Chiotakis

Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT (CDD)
DRAINAGE TRACTS	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE CDD
DRAINAGE EASEMENTS	PUBLIC / CDD	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH IN THE EASEMENT ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
DRAINAGE EASEMENT (LAKE 10 OUTFALL)	PUBLIC / CDD	TO BE GRANTED TO ORANGE COUNTY AND THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD
REAR YARD SWALE /DRAINAGE EASEMENTS	PUBLIC / CDD	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
WATER, RECLAIMED WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
PARK TRACTS (EXCEPT TRACT P-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARK TRACT P-1	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION
OPEN SPACE TRACTS	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
SIDEWALKS IN RIGHT OF WAY	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
WETLAND AND BUFFER (CONSERVATION AREA)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY
LANDSCAPE TRACTS	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARKING TRACTS	PUBLIC / HOA	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
ACCESS TRACT (AE-1)	PUBLIC / CDD	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS		
POTABLE WATER SERVICE		ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE		ORANGE COUNTY UTILITIES
WASTEWATER SERVICE		ORANGE COUNTY UTILITIES
ELECTRIC SERVICE		DUKE ENERGY
FIRE PROTECTION		ORANGE COUNTY FIRE RESCUE

Key Map:

Consultant:

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

APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1"=300'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

MASTER SITE PLAN & SITE DATA

Sheet No.:

C2.00

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

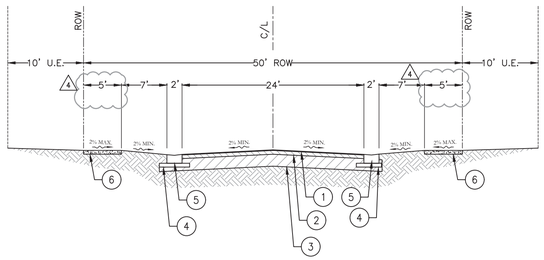
DATE: August 31, 2022

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

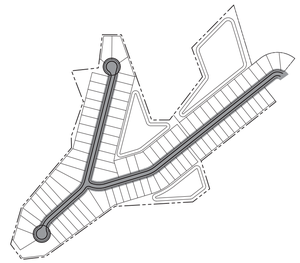
Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-MSP



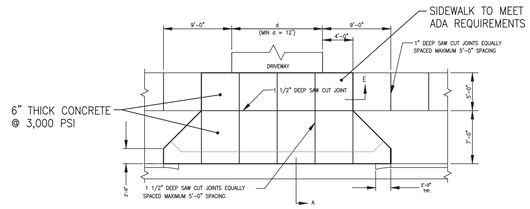
A TYPICAL ROAD SECTION (50' ROW)
N.T.S.

NOTE:

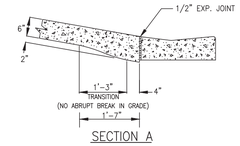
THERE IS A 10 FT. UTILITY EASEMENT PROVIDED ADJACENT TO ALL RIGHT-OF-WAYS WITH THE PLAT. ROADWAYS ARE PRIVATE AND UTILITIES ARE PUBLIC. ALL PRIVATE RIGHT-OF-WAY INCLUDE A UTILITY AND ACCESS EASEMENT TO ORANGE COUNTY.



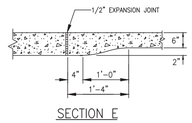
KEY MAP
N.T.S.



PLAN VIEW



SECTION A



SECTION E

TYPICAL SIDEWALK DRIVEWAY APRONS

TYPICAL DRIVEWAY APRONS
ALL MEASUREMENTS ARE IN ENGLISH UNLESS OTHERWISE SPECIFIED. N.T.S.

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

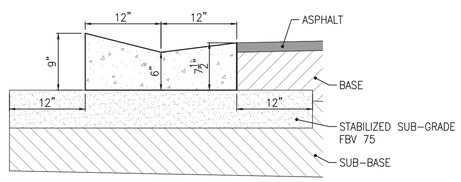
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

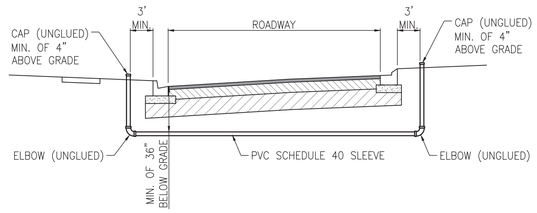
Pavement Legend

Symbol Id.	Description
1	1.25" (IN.) TYPE SP-9.5 ASPHALT
2	6" (IN.) SOIL CEMENT BASE COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180 (MIN. 300 P.S.I. @ 7 DAYS)
3	12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180
4	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5	MIAMI CONC. CURB
6	4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)

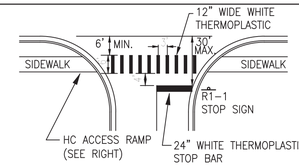
NOTE: PAVEMENT STRUCTURE BASED ON GEOTECHINICAL RECOMENDATIONS BY UNIVERSAL ENGINEERING. UES REPORT NO 1326873 (NEW DOC 1632691)



MIAMI CURB DETAIL
N.T.S.



SLEEVE INSTALLATION
N.T.S.



NOTE: STOP SIGNS TO BE 36" (HIGH INTENSITY) & STOP BARS TO BE 24" WIDE WHITE THERMOPLASTIC REFER TO FDOT INDEX 711-001 FOR MORE INFORMATION.

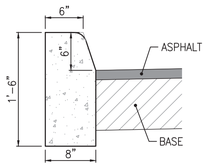
CROSSWALK & HC RAMP DETAIL
N.T.S.

REFER TO FDOT INDEX #522-002 DETECTABLE WARNINGS AND SIDEWALK CURB AND RAMPS

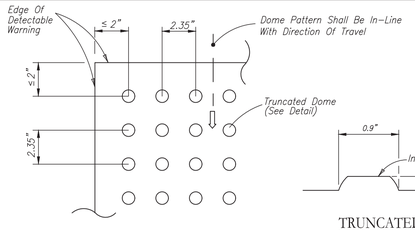


R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7' HIGH. 24" WIDE STOP BAR PER DETAIL

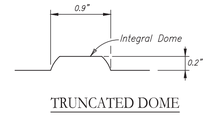
STOP SIGN DETAIL
N.T.S.



TYPE 'D' CURB DETAIL
N.T.S.



PLAN VIEW



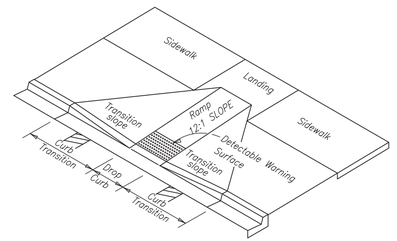
TRUNCATED DOME

All sidewalk curb ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24 inches (610 mm) from the back of curb.

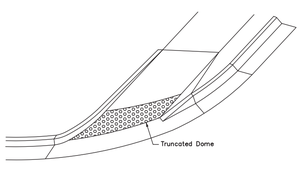
CURB RAMP DETECTABLE WARNING SURFACE

REFER TO FDOT INDEX #522-002 DETECTABLE WARNINGS AND SIDEWALK CURB AND RAMPS

CURB RAMP DETECTABLE WARNING SURFACE DETAIL
N.T.S.



PICTORIAL VIEW

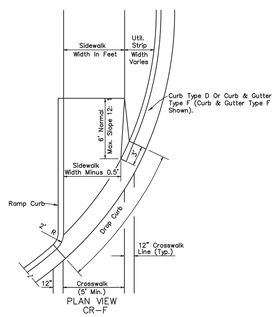


PICTORIAL VIEW

NOTES:
1. ALL CURB RAMPS SHALL INCLUDE DETECTABLE WARNING SURFACE IN ACCORDANCE WITH FDOT INDEX 522-002. (SEE TRUNCATED DOME DETAIL THIS SHEET)

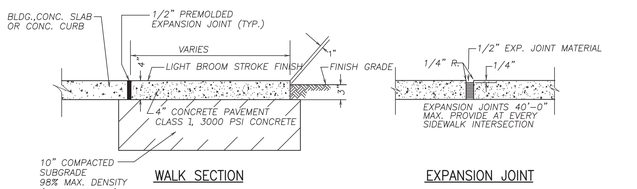
TURN LANE PAVEMENT SECTIONS	
NUMBER	DESCRIPTION
1	2" TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE (TRAFFIC C)
2	8" LIMEROCK (PER FDOT SECTION 230) HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (PER ASTM D1557)
3	12" TYPE B STABILIZATION WITH A FBV OF 75 AND LBR OF 40. IN ADDITION SUBBASE SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (ASTM D1557).

NOTES:
1. SOURCES:
   1.1. REPORT OF GEOTECHNICAL INVESTIGATION (PN 17-3581), DATED JANUARY 26, 2018, BY FAULKNER ENGINEERING SERVICES, INC.
   1.2. REPORT OF PAVEMENT CORING (PN 20-4528), DATED JANUARY 31, 2020, BY FAULKNER ENGINEERING SERVICES, INC.
2. STRUCTURAL NUMBER CALCULATION (PER FDOT FROM SECTION 5.3):
   $SNc = (a_1*D_1) + (A_2*D_2) + (A_3*D_3) + \ldots + (a_n*D_n)$
   WHERE:
   SNc = THE TOTAL CALCULATED STRENGTH OF THE PAVEMENT LAYERS (IN)
   a_1 = LAYER COEFFICIENT OF FIRST LAYER
   D_1 = LAYER THICKNESS (IN) OF THE FIRST LAYER
   SNc = 3.5" ASPHALT OVERLAY + 2" EXISTING ASPHALT +1.25" ADDITIONAL OVERLAY + 1" ASPHALT (LIFT = 3.5(0.44) + 2(0.30) + 1.25(0.44) + 1(0.44) = 3.13
3. CONTRACTOR MAY USE A FULL DEPTH BASE (OPTIONAL GROUP 11) AS AN ALTERNATIVE TO 8" LIMEROCK BASE.
4. THE 3.5" MILL & OVERLAY, ADDITIONAL 1.25" OVERLAY AND 1" LIFT OF ASPHALT OVER EXISTING SPRUCE ROAD SHALL BE TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE (TRAFFIC C)
5. DESIGN SPEED: 40 MPH



PLAN VIEW
CR-F

CR-F CURB RAMP DETAIL - ALL RAMPS
N.T.S.



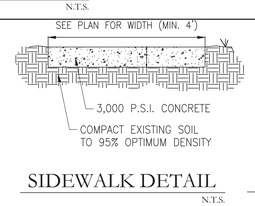
WALK SECTION

EXPANSION JOINT

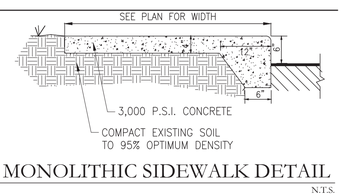
CONSTRUCTION JOINT

DUMMY GROOVE

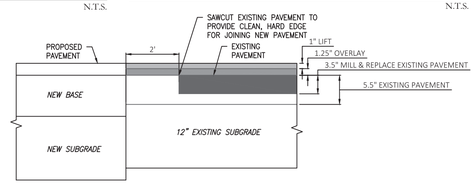
SIDEWALK JOINT DETAIL
NTS



SIDEWALK DETAIL
N.T.S.



MONOLITHIC SIDEWALK DETAIL
N.T.S.



PAVEMENT SPLICE DETAIL
N.T.S.

Key Map:

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

APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

Consultant:

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04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

TYPICAL ROAD SECTIONS & GENERAL CONSTRUCTION DETAILS

Sheet No.:

C3.00

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

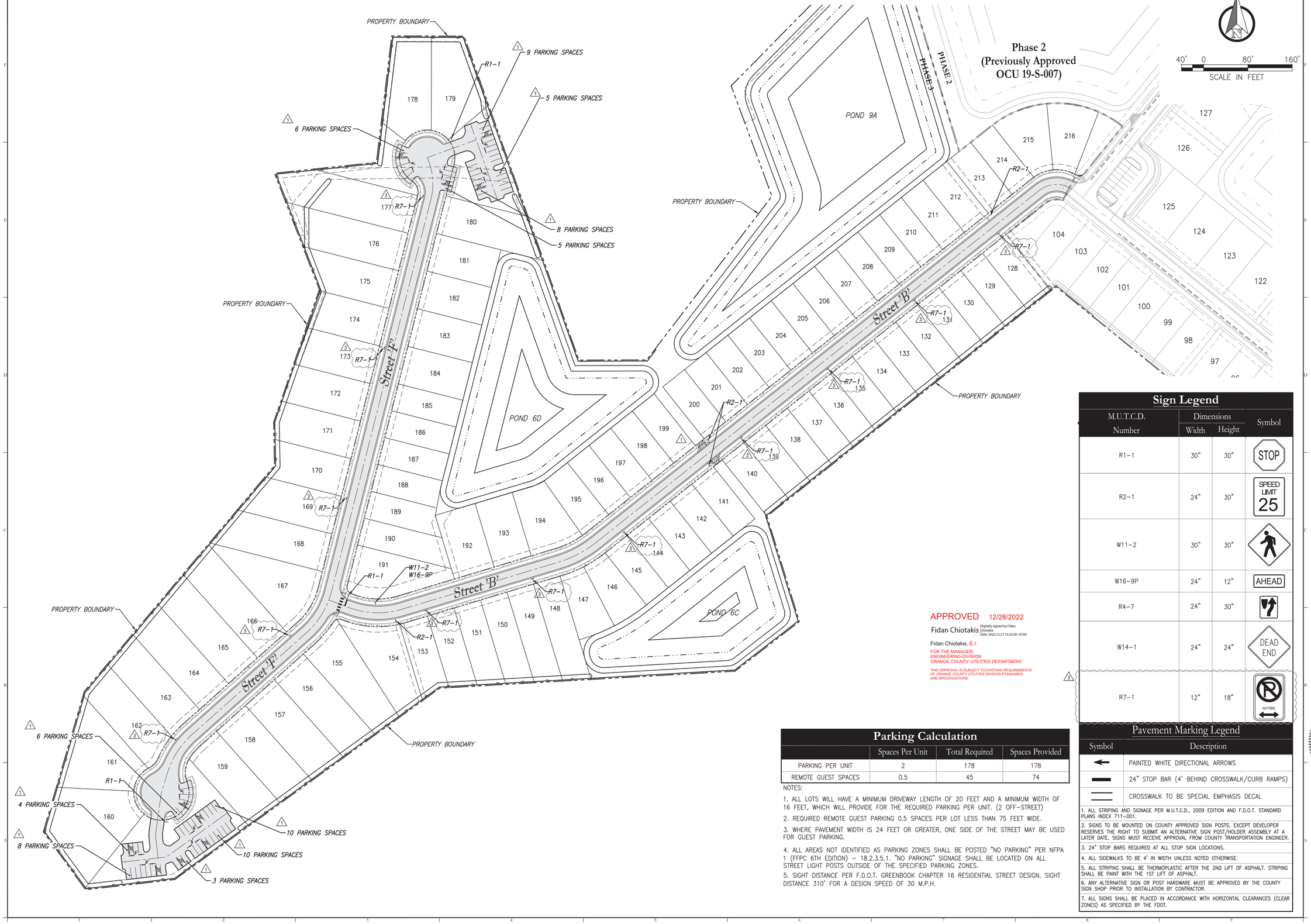
DATE: August 31, 2022

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-TRS



Sign Legend

M.U.T.C.D. Number	Dimensions Width	Dimensions Height	Symbol
R1-1	30"	30"	STOP
R2-1	24"	30"	SPEED LIMIT 25
W11-2	30"	30"	
W16-9P	24"	12"	AHEAD
R4-7	24"	30"	
W14-1	24"	24"	DEAD END
R7-1	12"	18"	ANYTIME

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Parking Calculation

	Spaces Per Unit	Total Required	Spaces Provided
PARKING PER UNIT	2	178	178
REMOTE GUEST SPACES	0.5	45	74

NOTES:

1. ALL LOTS WILL HAVE A MINIMUM DRIVEWAY LENGTH OF 20 FEET AND A MINIMUM WIDTH OF 16 FEET, WHICH WILL PROVIDE FOR THE REQUIRED PARKING PER UNIT. (2 OFF-STREET)
2. REQUIRED REMOTE GUEST PARKING 0.5 SPACES PER LOT LESS THAN 75 FEET WIDE.
3. WHERE PAVEMENT WIDTH IS 24 FEET OR GREATER, ONE SIDE OF THE STREET MAY BE USED FOR GUEST PARKING.
4. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER NFPA 1 (FFPC 6TH EDITION) – 18.2.3.5.1. "NO PARKING" SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
5. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.

Pavement Marking Legend

Symbol	Description
	PAINTED WHITE DIRECTIONAL ARROWS
	24" STOP BAR (4' BEHIND CROSSWALK/CURB RAMPS)
	CROSSWALK TO BE SPECIAL EMPHASIS DECAL

1. ALL STRIPING AND SIGNAGE PER M.U.T.C.D., 2009 EDITION AND F.D.O.T. STANDARD PLANS INDEX 711-001.
2. SIGNS TO BE MOUNTED ON COUNTY APPROVED SIGN POSTS. EXCEPT DEVELOPER RESERVES THE RIGHT TO SUBMIT AN ALTERNATIVE SIGN POST/HOLDER ASSEMBLY AT A LATER DATE. SIGNS MUST RECEIVE APPROVAL FROM COUNTY TRANSPORTATION ENGINEER.
3. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS.
4. ALL SIDEWALKS TO BE 4' IN WIDTH UNLESS NOTED OTHERWISE.
5. ALL STRIPING SHALL BE THERMOPLASTIC AFTER THE 2ND LIFT OF ASPHALT. STRIPING SHALL BE PAINT WITH THE 1ST LIFT OF ASPHALT.
6. ANY ALTERNATIVE SIGN OR POST HARDWARE MUST BE APPROVED BY THE COUNTY SIGN SHOP PRIOR TO INSTALLATION BY CONTRACTOR.
7. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH HORIZONTAL CLEARANCES (CLEAR ZONES) AS SPECIFIED BY THE FDOT.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 80'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

JAMIE T. POULOS ★ LICENSE No. 57568 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

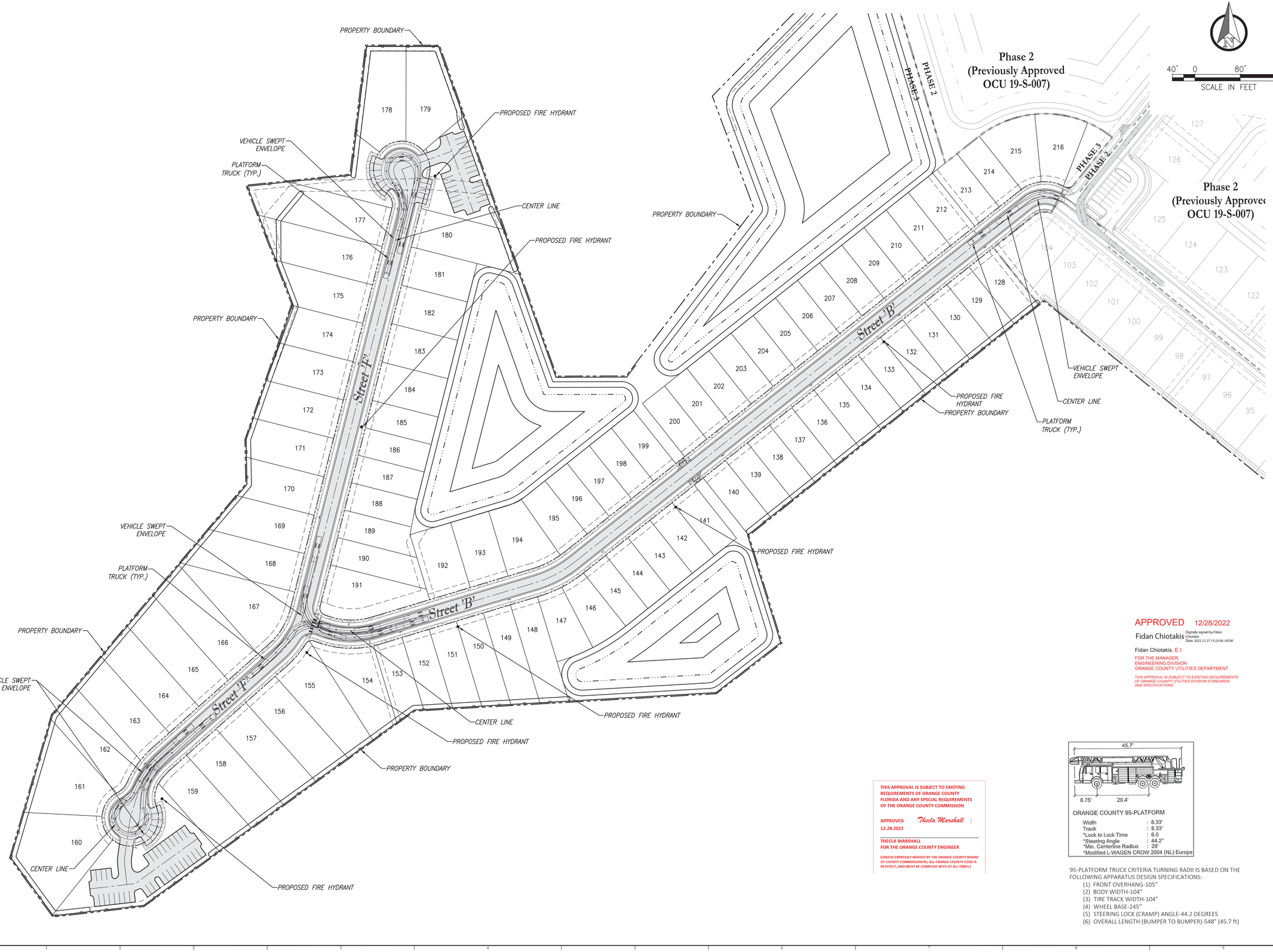
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APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
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ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

ORANGE COUNTY 95-PLATFORM

Width	: 8.33'
Track	: 8.33'
*Lock to Lock Time	: 6.0
*Steering Angle	: 44.2°
*Min. Centerline Radius	: 29'

*Modified L-WAGEN CROW 2004 (NL) Europe

95-PLATFORM TRUCK CRITERIA TURNING RADII IS BASED ON THE FOLLOWING APPARATUS DESIGN SPECIFICATIONS:

(1) FRONT OVERHANG-105"
(2) BODY WIDTH-104"
(3) TIRE TRACK WIDTH-104"
(4) WHEEL BASE-245"
(5) STEERING LOCK (CRAMP) ANGLE-44.2 DEGREES
(6) OVERALL LENGTH (BUMPER TO BUMPER)-548" (45.7 ft)

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
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DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 80'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

FIRE ACCESS PLAN

Sheet No.:

C3.20

Seal:

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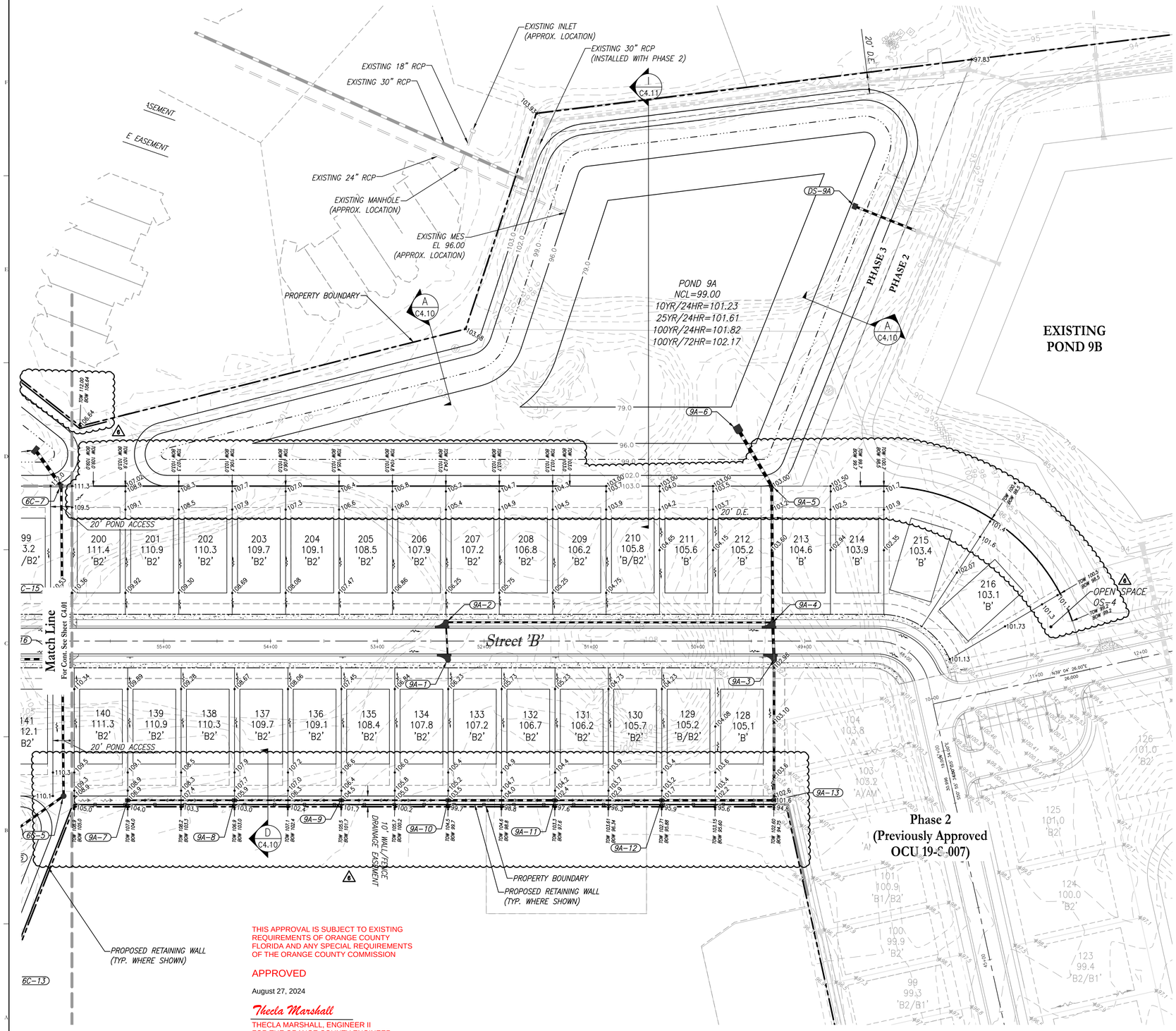
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APPROVED

August 27, 2024

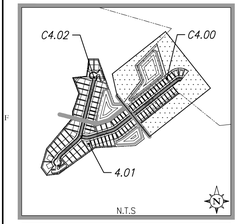
Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

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25' 0 50' 100'
SCALE IN FEET

Key Map:



Consultant:

APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

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 Legend

Symbol	Description
× 100.00 EX	EXISTING SPOT GRADE
• 104.00	PROPOSED SPOT GRADE
• 101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
74	PROPOSED CONTOUR
	SIDEWALK TO BE CONSTRUCTED W/ INFRASTRUCTURE
	TRAIL TO BE CONSTRUCTED W/ INFRASTRUCTURE
	STEM WALL
	RETAINING WALL
	100 YR. FLOOD ELEVATION

1 — LOT NUMBER
70.0 — PROP. MIN. FIN. FL. ELEV.
69.33 — PROP. MIN. PAD ELEV.
'A' — LOT GRADE TYPE
BUILDING PAD LIMITS
8"-24" BLOCK EXPOSED STEM WALL OR TURN DOWN SLAB. FINAL STEM WALL/TURN DOWN SLAB HEIGHT TO BE DETERMINED BASED ON FINAL BUILDING & GARAGE FOOTPRINTS AND PLACEMENT ON LOT.

NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON DATA PROVIDED BY ALLEN & COMPANY. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO OSCEOLA COUNTY ENGINEERING FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 24" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
6. ANY UNSUITABLE SOILS SUCH AS CLAY , MUCK OR ANY ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS.
7. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
8. ALL EXPOSED AREAS INCLUDING PUBLIC RIGHTS-OF-WAY WITH SLOPE STEEPER THAN 4:1 WILL BE SODDED PER LDC 4.5.5.D.
9. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY PER LCD 4.5.4.B.
10. THE MAXIMUM IMPERVIOUS AREA PER LOT IS 70% IMPERVIOUS.
11. RETAINING WALL (DESIGNED AND PERMITTED BY OTHERS. DRAINAGE PIPES CANNOT BE LOCATED WITHIN THE GEOGRID TIE-BACKS FOR SEGMENTED BLOCK WALLS.)

NO.	DATE:	DESCRIPTIONS:
08	08/05/24	REVISIONS PER OCPW
07	06/20/24	REVISIONS PER OCPW
06	05/17/24	GRADING REVISION
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02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING PLAN

Sheet No.:

C4.00

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: August 5, 2024

This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GP

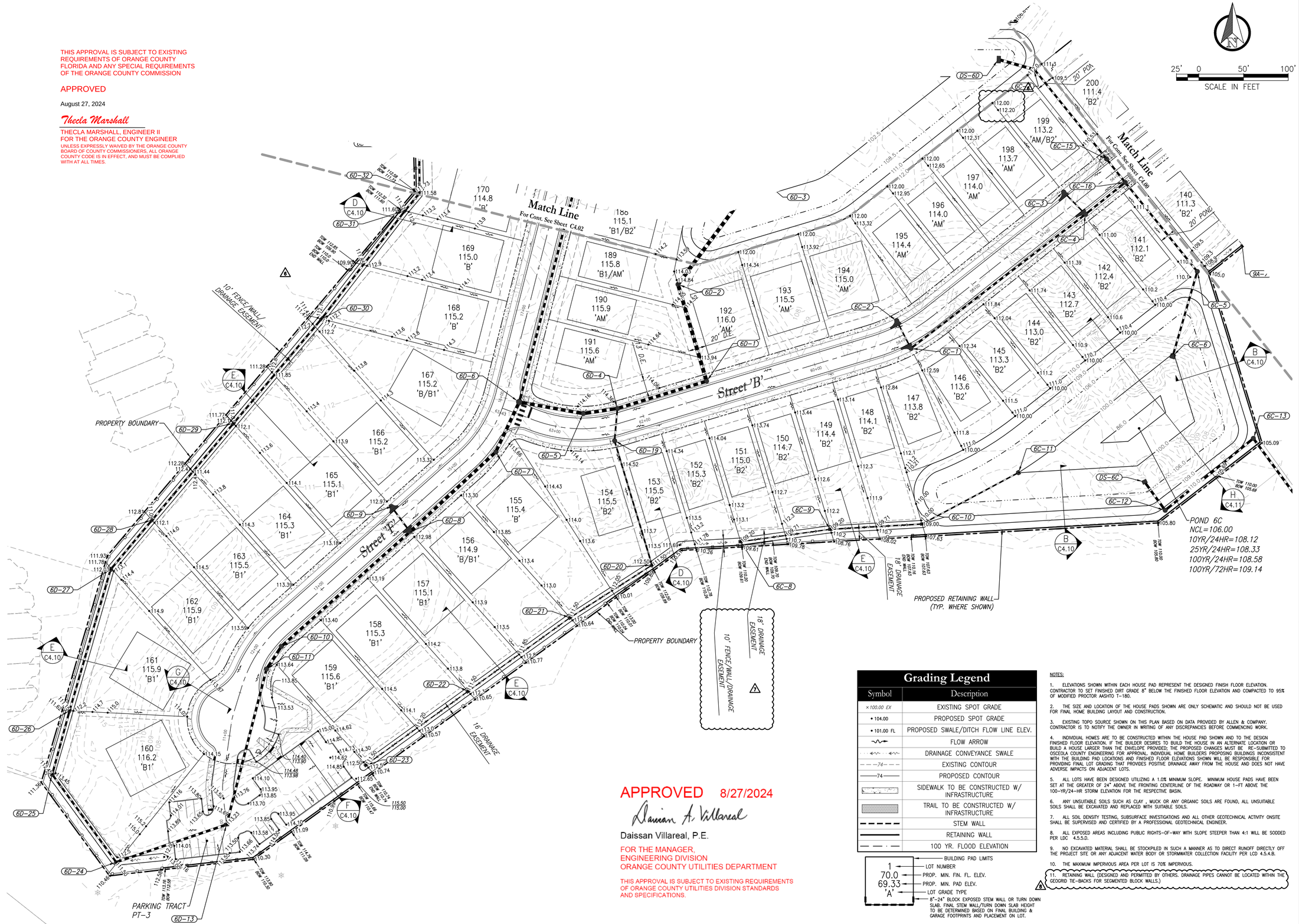
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.



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	FLOW ARROW
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APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

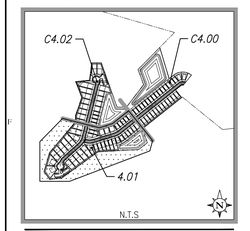
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING PLAN

Sheet No.:

C4.01

Seal:

CHRISTINA M. BAXTER
LICENSE No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

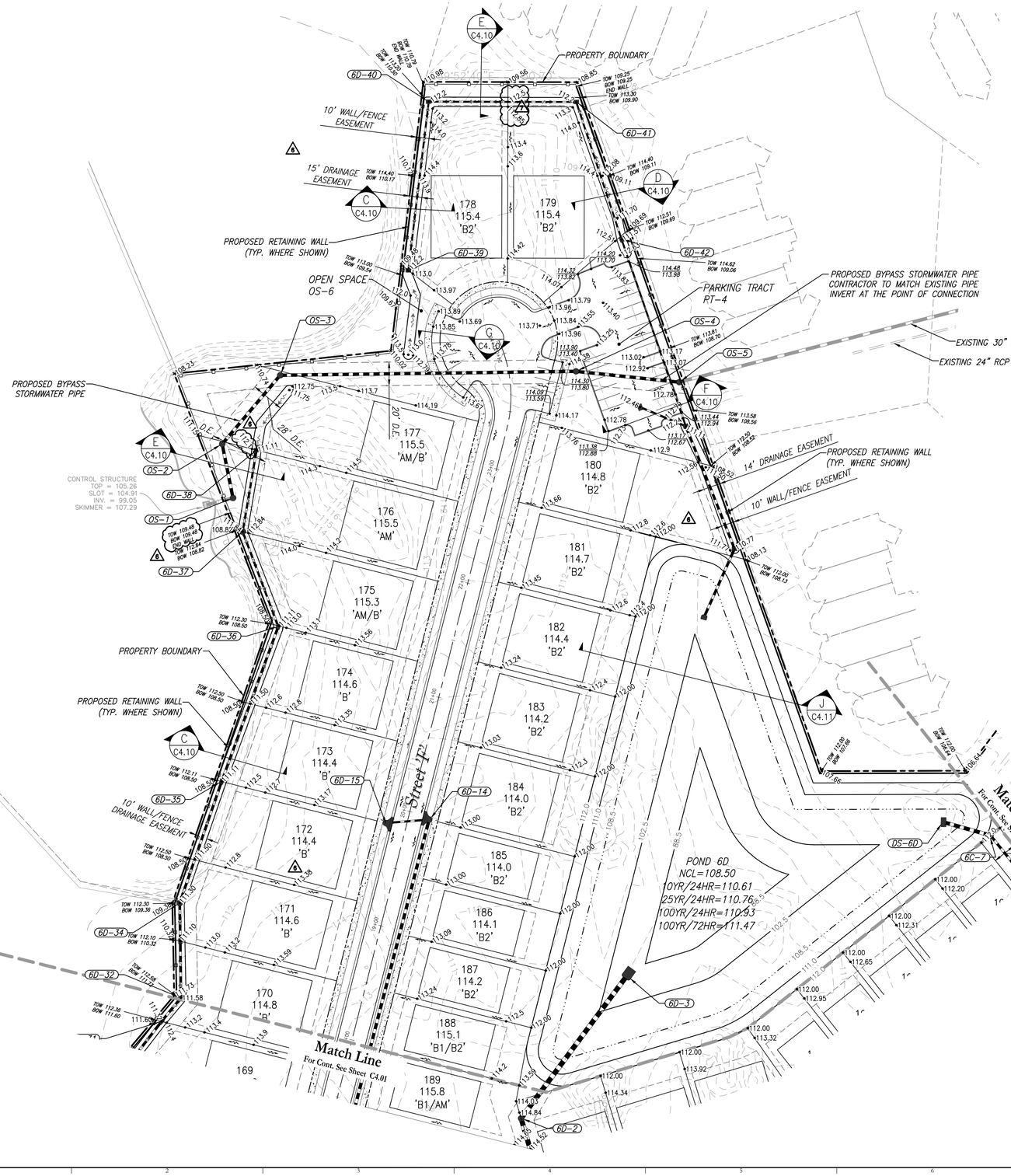
DATE: August 5, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GP



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25' 0 50' 100'
SCALE IN FEET

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APPROVED

August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
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APPROVED 8/27/2024

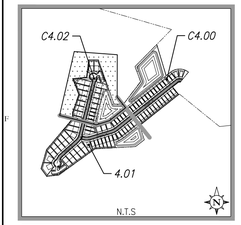
Daissan A. Villareal

Daissan Villareal, P.E.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING PLAN

Sheet No.:

C4.02

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: August 5, 2024

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POULOS & BENNETT

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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GP

Lot Data Table			
Lot #	F.F.E.	Lot Grading Type	Crown Elevation
128	105.1	'B'	103.17
129	105.2	'B/B2'	103.67
130	105.7	'B2'	104.17
131	106.2	'B2'	104.67
132	106.7	'B2'	105.17
133	107.2	'B2'	105.67
134	107.8	'B2'	106.23
135	108.4	'B2'	106.84
136	109.1	'B2'	107.43
137	109.7	'B2'	108.06
138	110.3	'B2'	108.67
139	110.9	'B2'	109.28
140	111.3	'B2'	109.81
141	112.0	'B2'	110.43
142	112.4	'B2'	110.87
143	112.7	'B2'	111.28
144	113.0	'B2'	111.58
145	113.3	'B2'	111.88
146	113.6	'B2'	112.16
147	113.8	'B2'	112.40
148	114.1	'B2'	112.68
149	114.4	'B2'	112.98
150	114.7	'B2'	113.28
151	115.0	'B2'	113.58
152	115.3	'B2'	113.88
153	115.5	'B2'	114.18
154	115.5	'B2'	114.13
155	115.4	'B'	113.37
156	114.9	'B/B1'	113.02
157	115.1	'B1'	112.98

Lot Data Table			
Lot #	F.F.E.	Lot Grading Type	Crown Elevation
158	115.3	'B1'	113.19
159	115.6	'B1'	113.40
160	116.2	'B1'	113.80
161	115.9	'B1'	113.73
162	115.9	'B1'	113.58
163	115.5	'B1'	113.39
164	115.3	'B1'	113.18
165	115.1	'B1'	112.97
166	115.2	'B1'	113.04
167	115.2	'B/B1'	113.61
168	115.2	'B'	113.46
169	115.0	'B'	113.25
170	114.8	'B'	113.04
171	114.6	'B'	112.83
172	114.4	'B'	112.62
173	114.4	'B'	112.59
174	114.6	'B'	112.80
175	115.3	'AM/B'	113.01
176	115.5	'AM'	113.22
177	115.5	'AM/B'	113.43
178	115.4	'B2'	114.22
179	115.4	'B2'	114.22
180	114.8	'B2'	113.46
181	114.7	'B2'	113.25
182	114.4	'B2'	113.04
183	114.2	'B2'	112.83
184	114.0	'B2'	112.62
185	114.0	'B2'	112.56
186	114.1	'B2'	112.71
187	114.2	'B2'	112.86

Lot Data Table			
Lot #	F.F.E.	Lot Grading Type	Crown Elevation
188	115.1	'B1/B2'	113.01
189	115.8	'B1/AM'	113.16
190	115.9	'AM'	113.31
191	115.6	'AM'	113.46
192	116.0	'AM'	113.40
193	115.5	'AM'	112.98
194	115.0	'AM'	112.56
195	114.4	'AM'	111.90
196	114.0	'AM'	111.60
197	113.7	'AM'	111.30
198	113.3	'AM'	110.89
199	112.9	'A'	110.45
200	112.8	'A/B2'	109.83
201	110.9	'B2'	109.30
202	110.3	'B2'	108.69
203	109.7	'B2'	108.08
204	109.1	'B2'	107.47
205	108.5	'B2'	106.86
206	107.9	'B2'	106.23
207	107.2	'B2'	105.69
208	106.8	'B2'	105.19
209	106.2	'B2'	104.69
210	105.8	'B/B2'	104.19
211	105.6	'B'	103.67
212	105.2	'B'	103.19
213	104.6	'B'	102.54
214	103.9	'B'	101.92
215	103.4	'B'	101.49
216	103.1	'B'	101.18

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APPROVED 12.28.2022

Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	NTS

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

LOT GRADING DATA

Sheet No.:

C4.03

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

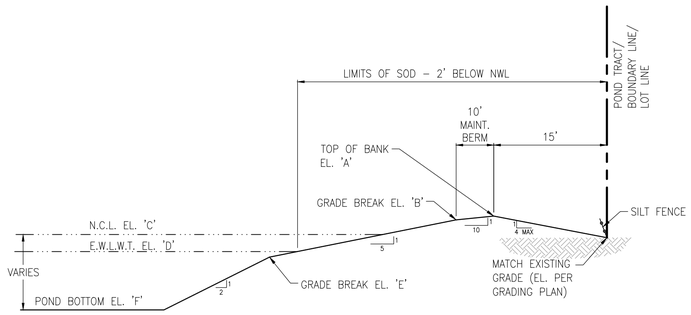
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POULOS & BENNETT

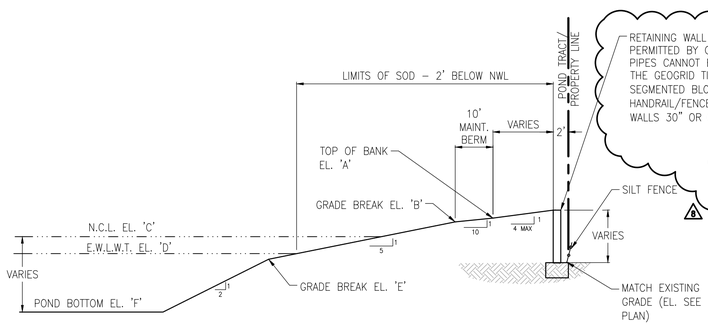
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-GP

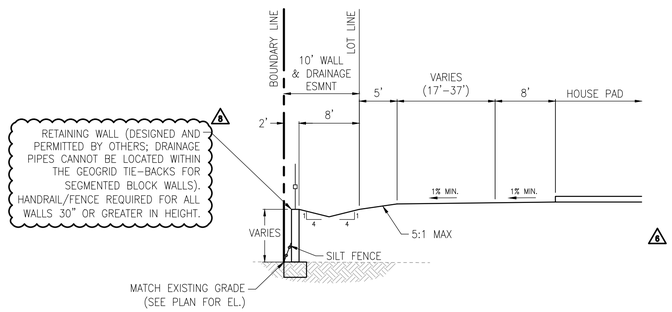
Pond Chart						
Pond #	El. 'A'	El. 'B'	El. 'C'	El. 'D'	El. 'E'	El. 'F'
6C	110.0	109.0	106.0	102.0	100.0	86.0
6D	112.0	111.0	108.5	104.5	102.5	88.5
9A	103.0	102.0	99.0	98.0	96.0	79.0



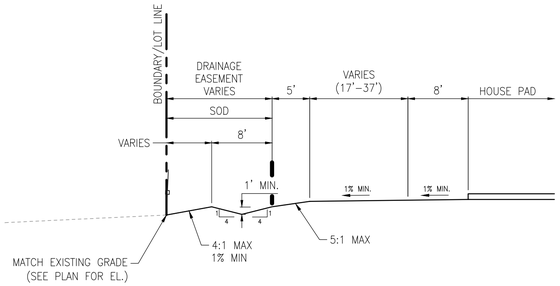
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N.T.S.



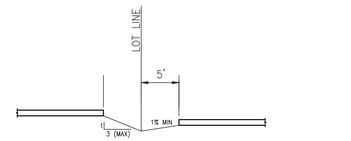
B TYPICAL POND GRADING SECTION
N.T.S.



C REAR YARD SWALE (WITH WALL) GRADING SECTION
N.T.S.

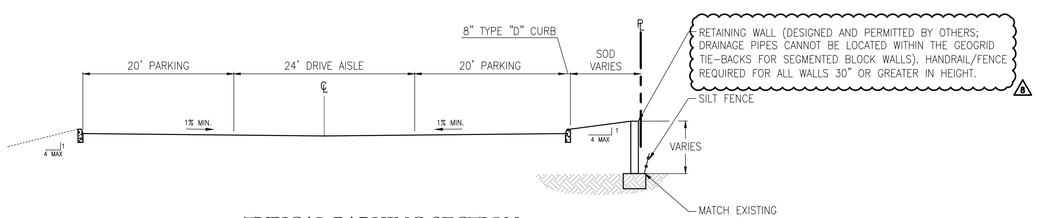


D REAR YARD SWALE (WITH WALL) GRADING SECTION
N.T.S.

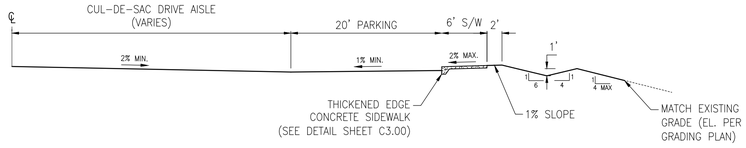


TYPICAL GRADING SECTION
LOTS WITH 1.5 FT DIFFERENTIAL BETWEEN FINISH FLOORS ELEVATIONS WILL REQUIRE A STEM WALL
N.T.S.

E REAR YARD SWALE (WITHOUT WALL) GRADING SECTION
N.T.S.



F TYPICAL PARKING SECTION
N.T.S.



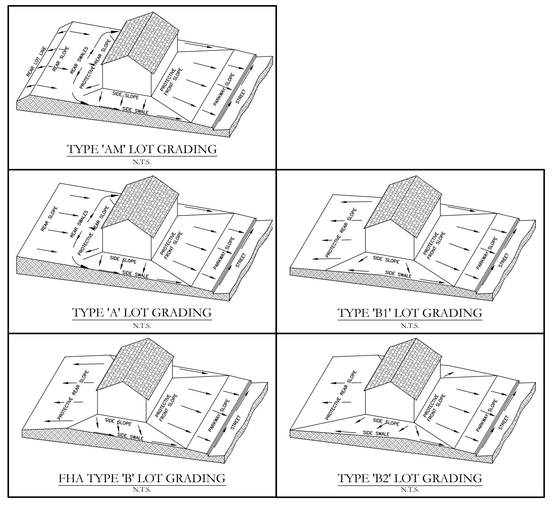
G TYPICAL CUL-DE-SAC PARKING SECTION
N.T.S.

APPROVED 8/27/2024
Daissan A. Villareal
Daissan Villareal, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

APPROVED
August 27, 2024
Thecla Marshall
THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.

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LOT GRADING TYPES
N.T.S.

Key Map:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
GRADING DETAILS

Sheet No.:
C4.10

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

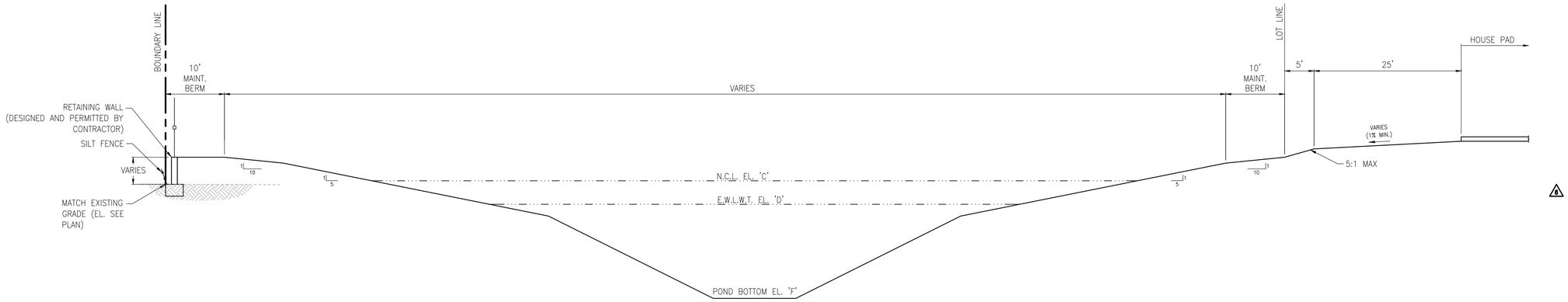
DATE: August 5, 2024

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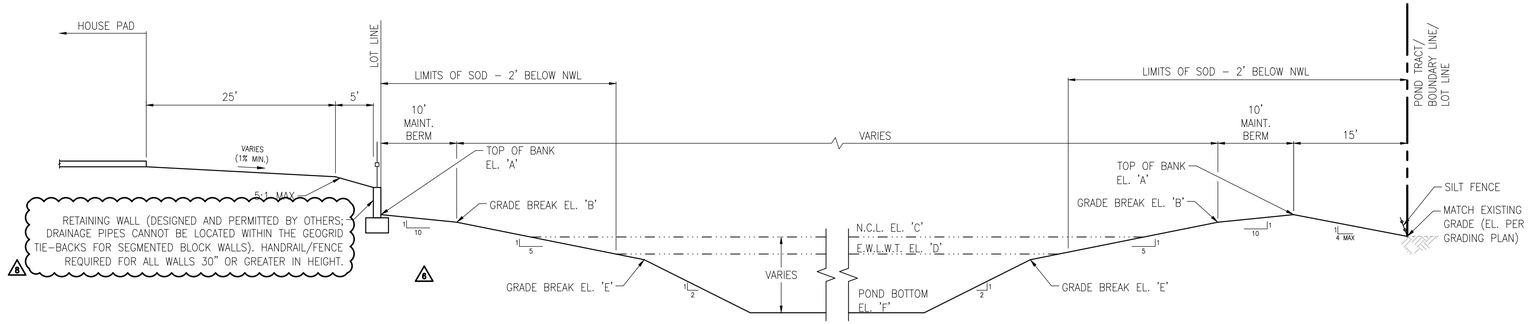
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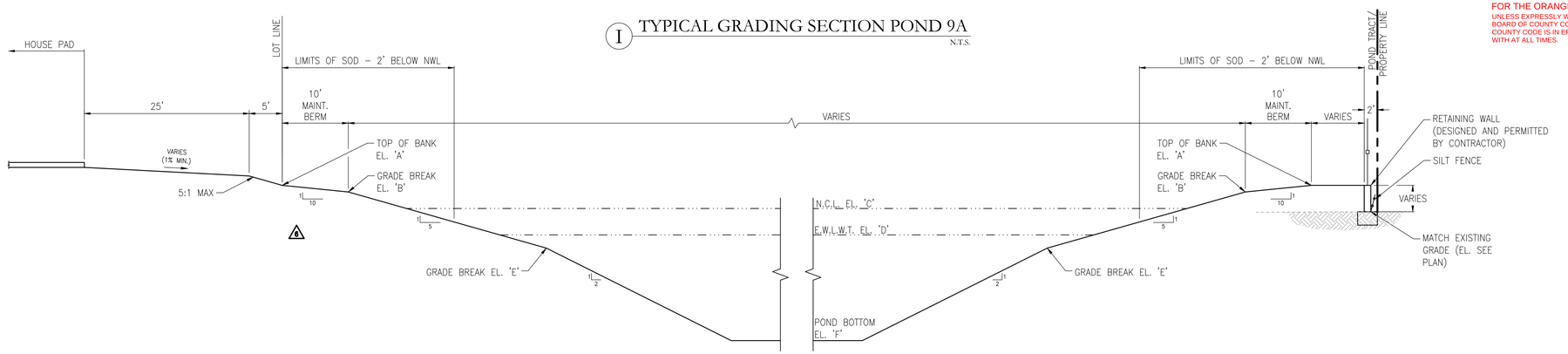
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H TYPICAL GRADING SECTION POND 6C
N.T.S.



I TYPICAL GRADING SECTION POND 9A
N.T.S.



J TYPICAL GRADING SECTION POND 6D
N.T.S.

APPROVED 8/27/2024
Daissan A. Villareal
Daissan Villareal, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED
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THECLA MARSHALL, ENGINEER II
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SUBMISSIONS/REVISIONS

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SCALE IN FEET:	N.T.S.

Project Name:
GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
GRADING DETAILS

Sheet No.:
C4.11

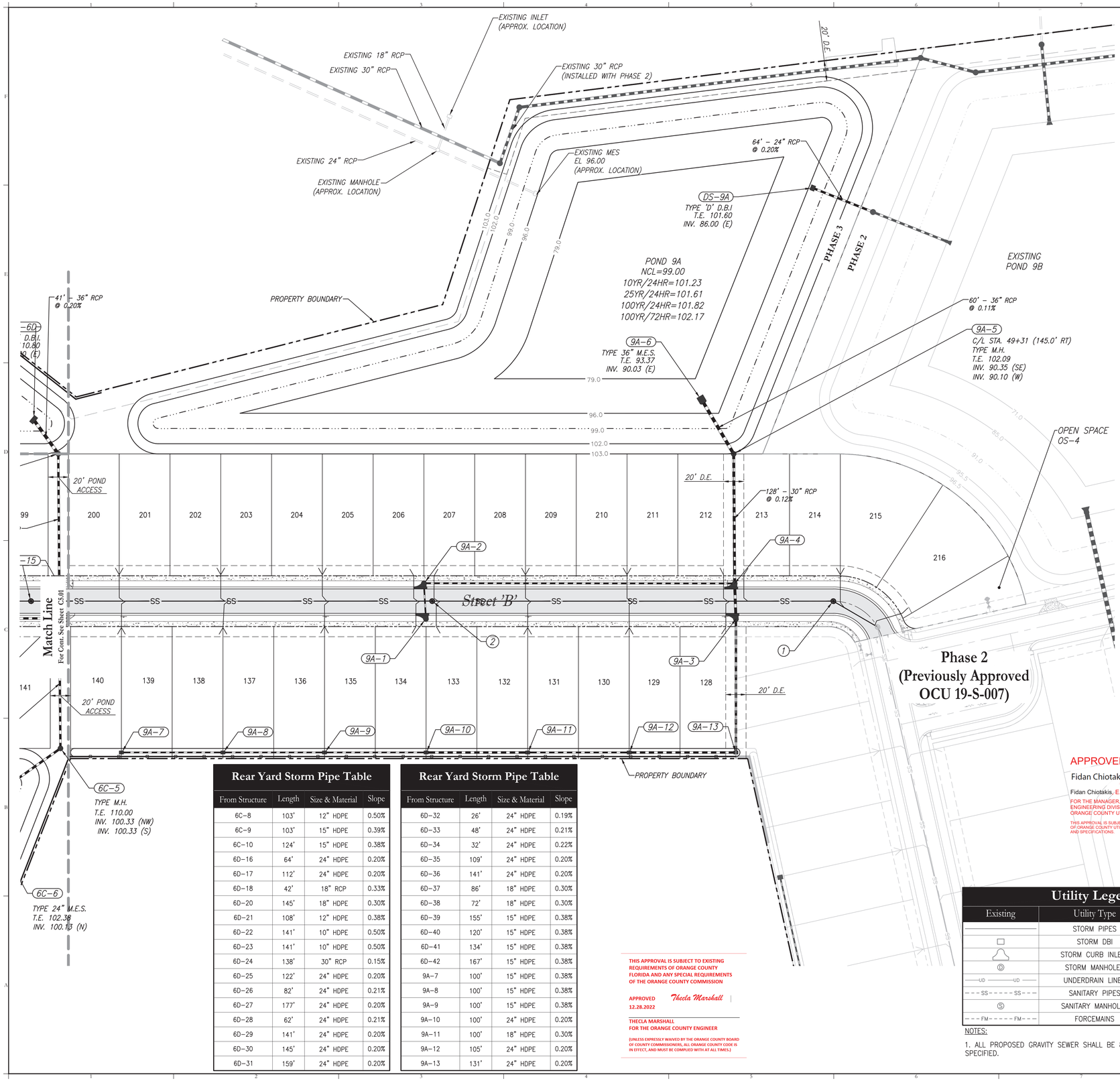
Seal:
CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 5, 2024

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25' 0 50' 100'

SCALE IN FEET

Rear Yard Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
6C-8	YARD DRAIN	109.20	104.20 - 12" (E)
6C-9	YARD DRAIN	109.20	103.69 - 12" (W) 103.44 - 15" (E)
6C-10	YARD DRAIN	109.00	103.04 - 15" (W) 103.04 - 15" (NE)
6C-11	15" M.E.S.	104.01	102.57 - 15" (SW)
6D-16	YARD DRAIN	108.24	103.69 - 24" (N) 103.69 - 24" (SW)
6D-17	YARD DRAIN	109.39	106.82 - 18" (NW) 104.66 - 15" (N) 103.91 - 24" (S)
6D-20	YARD DRAIN	111.50	105.43 - 12" (SW) 105.18 - 18" (N)
6D-21	YARD DRAIN	111.50	106.26 - 10" (SW) 105.84 - 12" (NE)
6D-22	YARD DRAIN	111.50	106.96 - 10" (SW) 106.96 - 10" (NE)
6D-23	YARD DRAIN	111.50	107.67 - 10" (NE)
6D-24	YARD DRAIN	111.50	103.16 - 24" (NW) 102.66 - 30" (E)
6D-25	M.H.	112.45	103.40 - 24" (N) 103.40 - 24" (SE)
6D-26	YARD DRAIN	111.15	103.57 - 24" (N) 103.57 - 24" (S)
6D-27	M.H.	112.03	103.92 - 24" (NE) 103.92 - 24" (S)
6D-28	YARD DRAIN	111.09	104.05 - 24" (NE) 104.05 - 24" (SW)
6D-29	YARD DRAIN	111.85	104.33 - 24" (NE) 104.33 - 24" (SW)
6D-30	YARD DRAIN	111.11	104.62 - 24" (NE) 104.62 - 24" (SW)
6D-31	YARD DRAIN	111.32	104.94 - 24" (NE) 104.94 - 24" (SW)
6D-32	M.H.	111.58	104.99 - 24" (N) 104.99 - 24" (SW)
6D-33	YARD DRAIN	111.10	105.08 - 24" (N) 105.09 - 24" (S)
6D-34	M.H.	111.30	105.15 - 24" (N) 105.15 - 24" (S)
6D-35	YARD DRAIN	111.11	105.37 - 24" (N) 105.37 - 24" (S)
6D-36	YARD DRAIN	111.11	106.14 - 18" (N) 105.65 - 24" (S)
6D-37	M.H.	111.84	106.40 - 18" (N) 106.40 - 18" (S)
6D-38	YARD DRAIN	111.11	106.62 - 18" (S)
6D-39	YARD DRAIN	109.76	106.85 - 15" (N)
6D-40	YARD DRAIN	109.16	106.26 - 15" (S) 106.26 - 15" (E)
6D-41	YARD DRAIN	108.72	105.80 - 15" (W) 105.81 - 15" (S)
6D-42	YARD DRAIN	109.24	105.30 - 15" (N) 105.30 - 15" (S)
6D-43	15" M.E.S.	107.17	103.56 - 24" (NE)
9A-7	YARD DRAIN	104.41	100.16 - 15" (NE)
9A-8	YARD DRAIN	104.16	99.78 - 15" (SW) 99.78 - 15" (NE)
9A-9	YARD DRAIN	103.66	99.40 - 15" (SW) 99.40 - 15" (NE)
9A-10	YARD DRAIN	103.01	99.02 - 15" (SW) 98.01 - 24" (NE)
9A-11	YARD DRAIN	102.36	97.81 - 24" (SW) 97.86 - 18" (NE)
9A-12	YARD DRAIN	101.71	97.56 - 18" (SW) 96.71 - 24" (NE)
9A-13	YARD DRAIN	101.60	96.50 - 24" (SW) 96.50 - 24" (NW)

Rear Yard Storm Pipe Table

From Structure	Length	Size & Material	Slope
6C-8	103'	12" HDPE	0.50%
6C-9	103'	15" HDPE	0.39%
6C-10	124'	15" HDPE	0.38%
6D-16	64'	24" HDPE	0.20%
6D-17	112'	24" HDPE	0.20%
6D-18	42'	18" RCP	0.33%
6D-20	145'	18" HDPE	0.30%
6D-21	108'	12" HDPE	0.38%
6D-22	141'	10" HDPE	0.50%
6D-23	141'	10" HDPE	0.50%
6D-24	138'	30" RCP	0.15%
6D-25	122'	24" HDPE	0.20%
6D-26	82'	24" HDPE	0.21%
6D-27	177'	24" HDPE	0.20%
6D-28	62'	24" HDPE	0.21%
6D-29	141'	24" HDPE	0.20%
6D-30	145'	24" HDPE	0.20%
6D-31	159'	24" HDPE	0.20%

Rear Yard Storm Pipe Table

From Structure	Length	Size & Material	Slope
6D-32	26'	24" HDPE	0.19%
6D-33	48'	24" HDPE	0.21%
6D-34	32'	24" HDPE	0.22%
6D-35	109'	24" HDPE	0.20%
6D-36	141'	24" HDPE	0.20%
6D-37	86'	18" HDPE	0.30%
6D-38	72'	18" HDPE	0.30%
6D-39	155'	15" HDPE	0.38%
6D-40	120'	15" HDPE	0.38%
6D-41	134'	15" HDPE	0.38%
6D-42	167'	15" HDPE	0.38%
9A-7	100'	15" HDPE	0.38%
9A-8	100'	15" HDPE	0.38%
9A-9	100'	15" HDPE	0.38%
9A-10	100'	24" HDPE	0.20%
9A-11	100'	18" HDPE	0.30%
9A-12	105'	24" HDPE	0.20%
9A-13	131'	24" HDPE	0.20%

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APPROVED 12.28.2022 *Thecla Marshall*

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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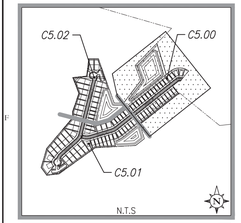
Utility Legend

Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
UD UD	UNDERDRAIN LINES	UD UD
SS SS	SANITARY PIPES	SS
S	SANITARY MANHOLES	
FM FM	FORCEMAINS	FM

NOTES:

1. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.

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Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DRAINAGE & WASTEWATER PLAN

Sheet No.:

C5.00

Seal:

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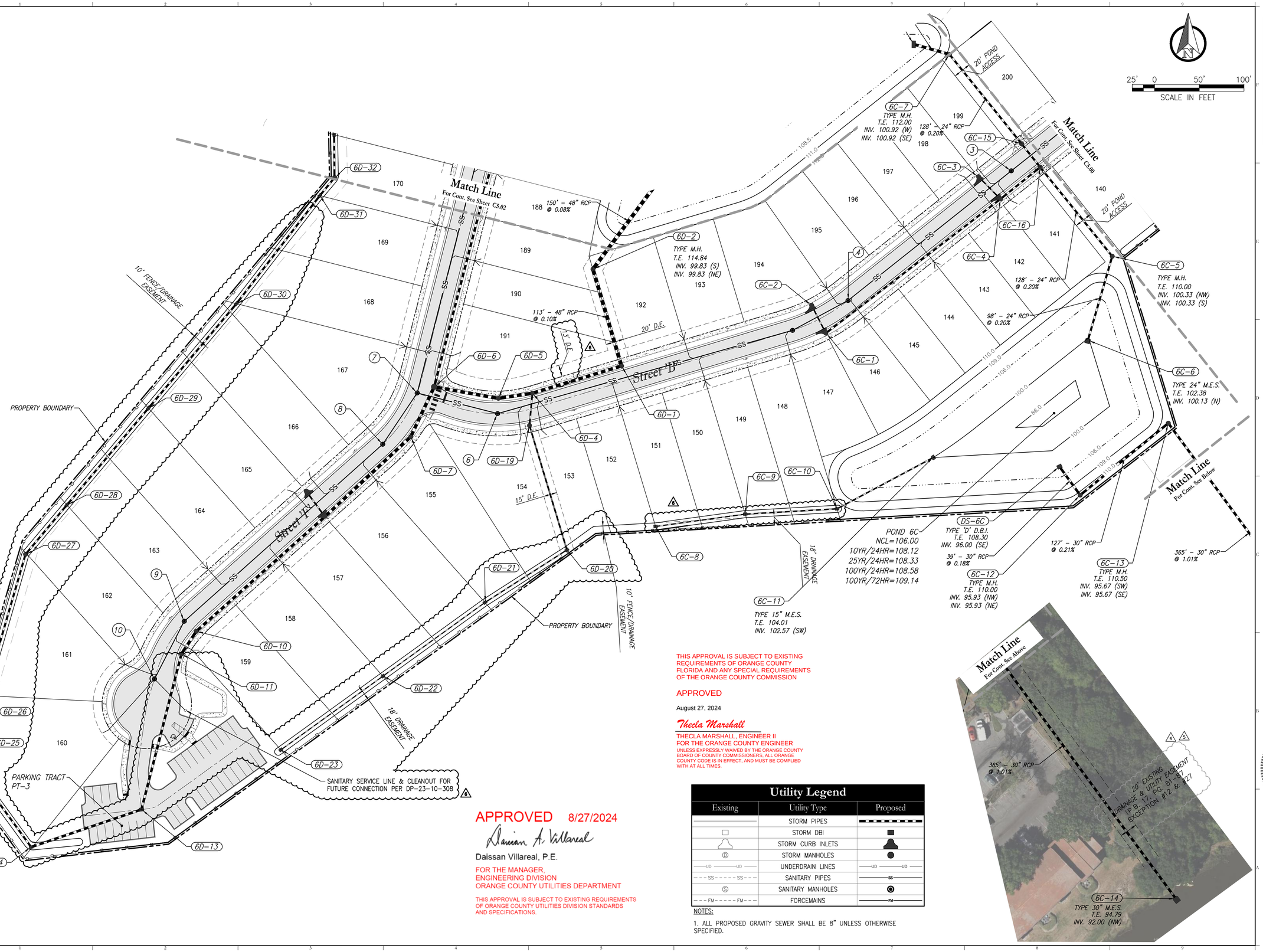
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August 27, 2024

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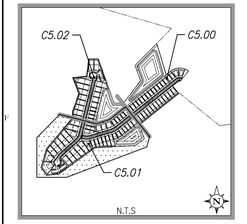
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N-2 PD
PARCEL 11D
PHASE 3

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Sheet Title:

DRAINAGE & WASTEWATER PLAN

Sheet No.:

C5.01

Seal:

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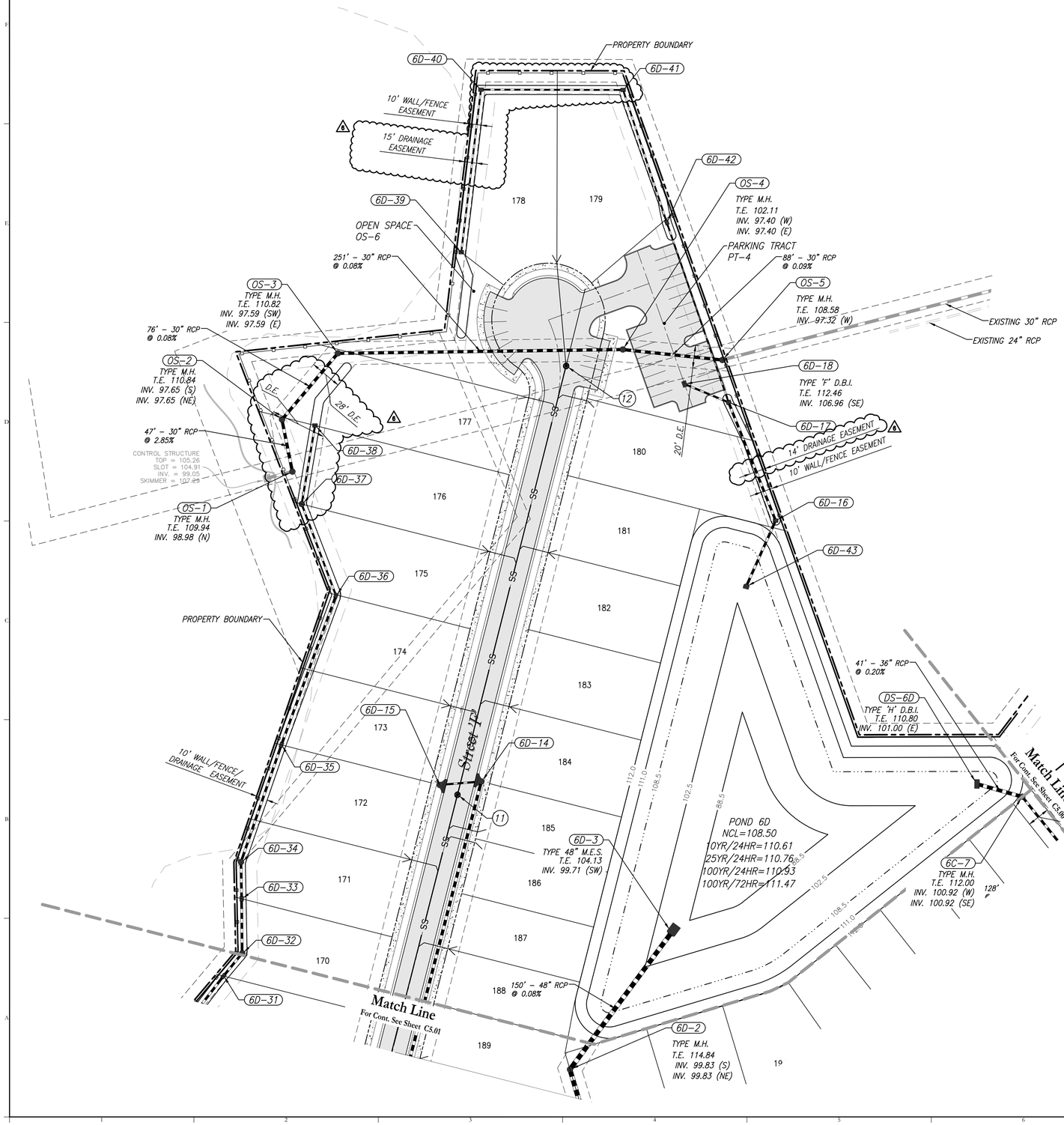
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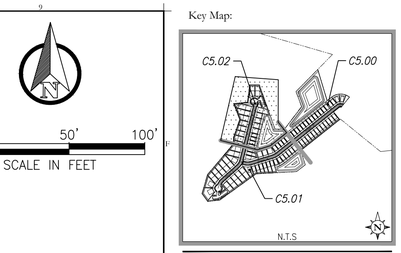
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-DWMP





25' 0 50' 100'
SCALE IN FEET

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

APPROVED

August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.

APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Utility Legend

Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
UD UD	UNDERDRAIN LINES	UD UD
SS SS	SANITARY PIPES	SS
	SANITARY MANHOLES	
FM FM	FORCEMAINS	FM

NOTES:

1. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.

Key Map:

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VERTICAL DATUM:	NAVD 88
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DRAWN BY:	SA/DM
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APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DRAINAGE & WASTEWATER PLAN

Sheet No.:

C5.02

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

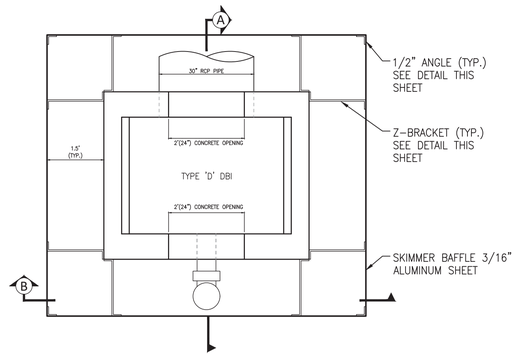
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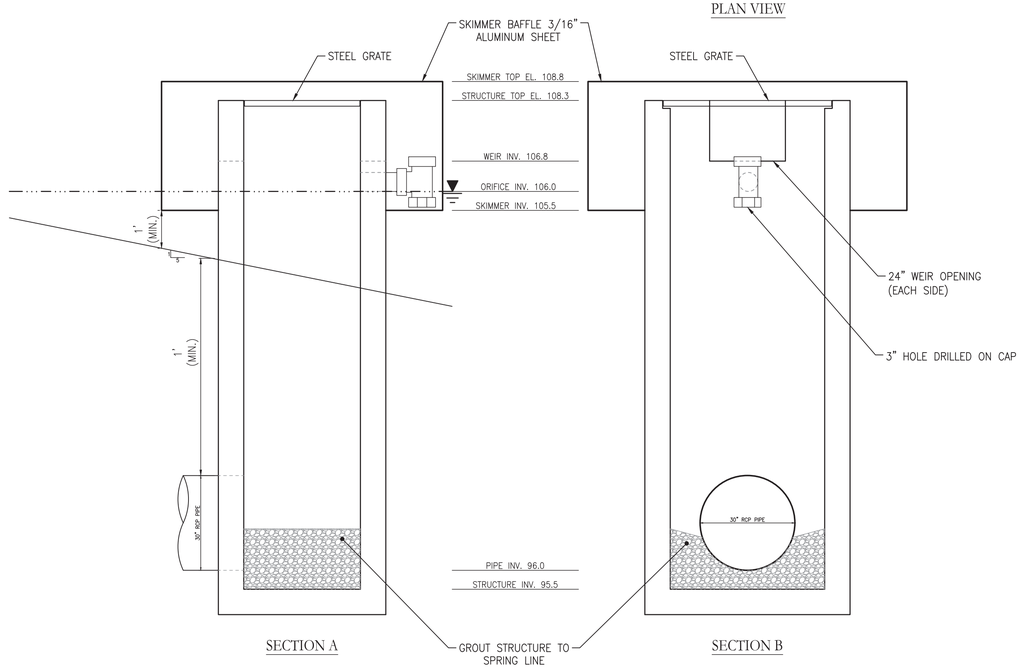
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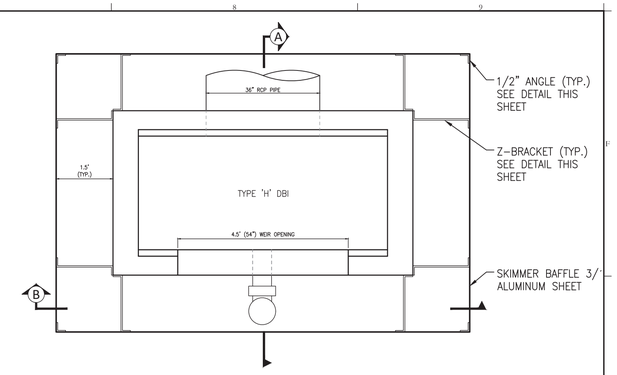
PLAN VIEW



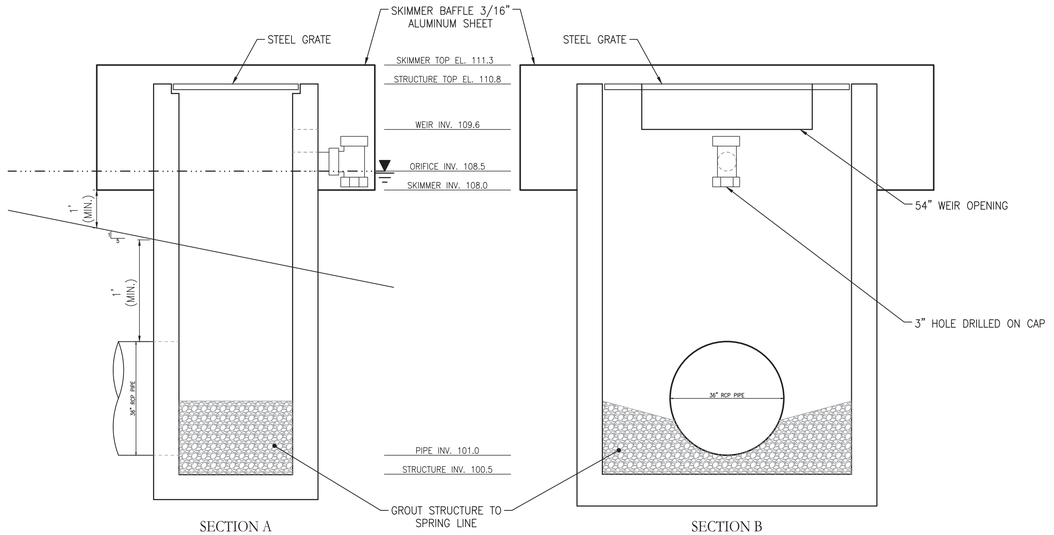
SECTION A

SECTION B

OUTFALL STRUCTURE #6C



PLAN VIEW



SECTION A

SECTION B

OUTFALL STRUCTURE #6D

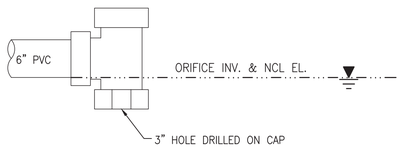
APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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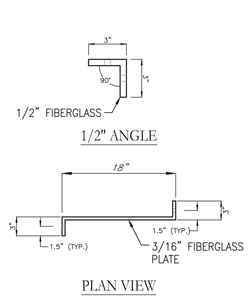
ORIFICE DETAIL

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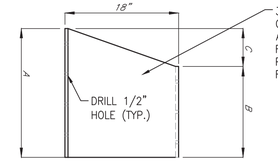
APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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PLAN VIEW



SECTION VIEW

STRUCTURE #	A	B	C
DS-6C	3.3'	2.8'	0.5'
DS-6D	3.3'	2.8	0.5'
DS-9A	3.1'	2.6'	0.5'

NOTES:

1. MOUNT BRACKETS TO SKIMMER W/ 1/4" STAINLESS STEEL BOLTS.
2. MOUNT BRACKETS TO STRUCTURES W/ 3/8"x3 1/2" STAINLESS STEEL WEDGE ANCHORS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A BENCH MARK IS TO BE SET ON TOP OF THE OUTFALL STRUCTURES.
5. SKIMMER TO BE MOUNTED TO D.B.I. IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS USING Z-BRACKETS.
6. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
7. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHAINS.

MOUNTING Z-BRACKET DETAIL

Key Map:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 2'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CONTROL STRUCTURE DETAIL

Sheet No.:

C5.03

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

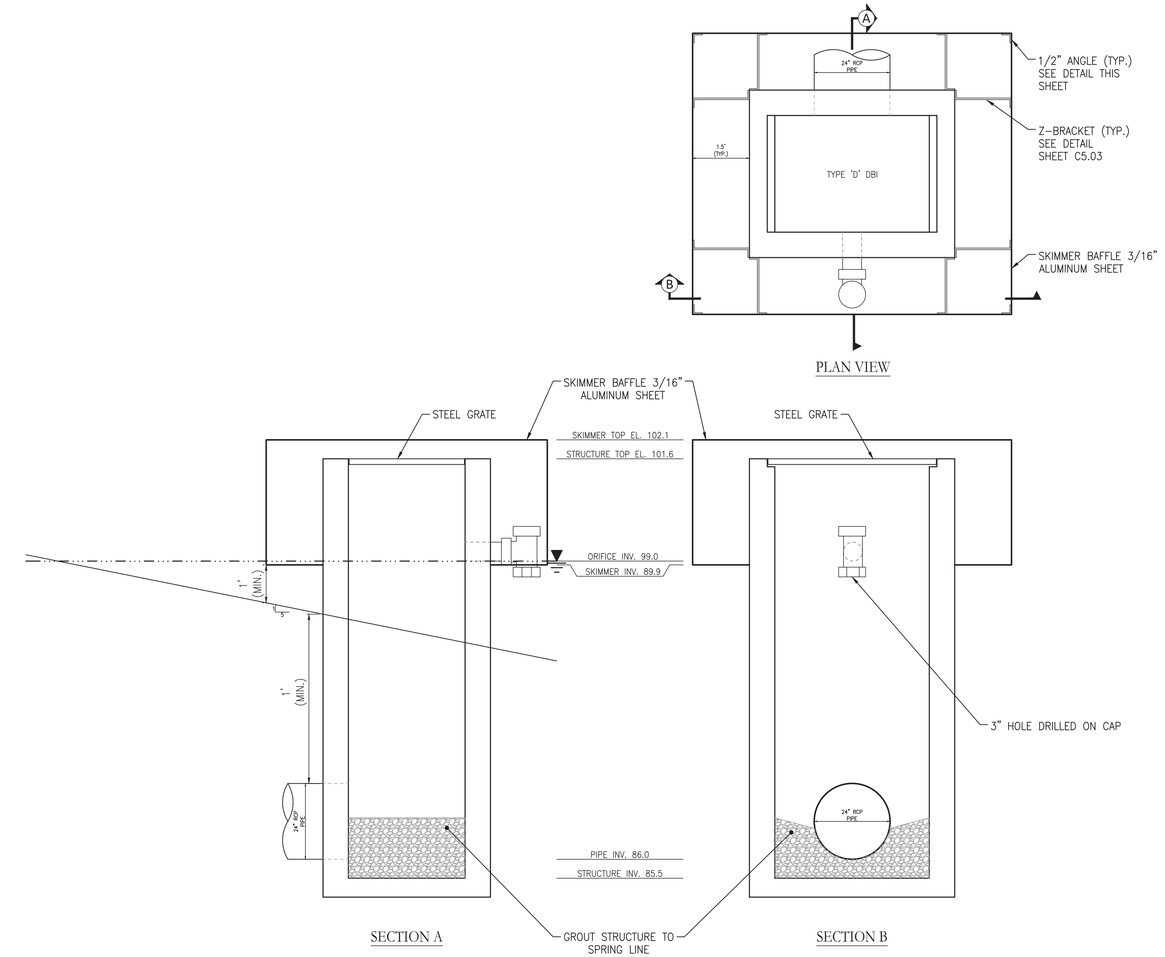
DATE: August 31, 2022

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OUTFALL STRUCTURE #9A

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APPROVED 12.28.2022

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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APPROVED 12/28/2022

Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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SUBMISSIONS/REVISIONS

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DRAWN BY:	SA/DM
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APPROVED BY:	JTP
SCALE IN FEET:	1" = 2'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CONTROL STRUCTURE DETAIL

Sheet No.:

C5.04

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

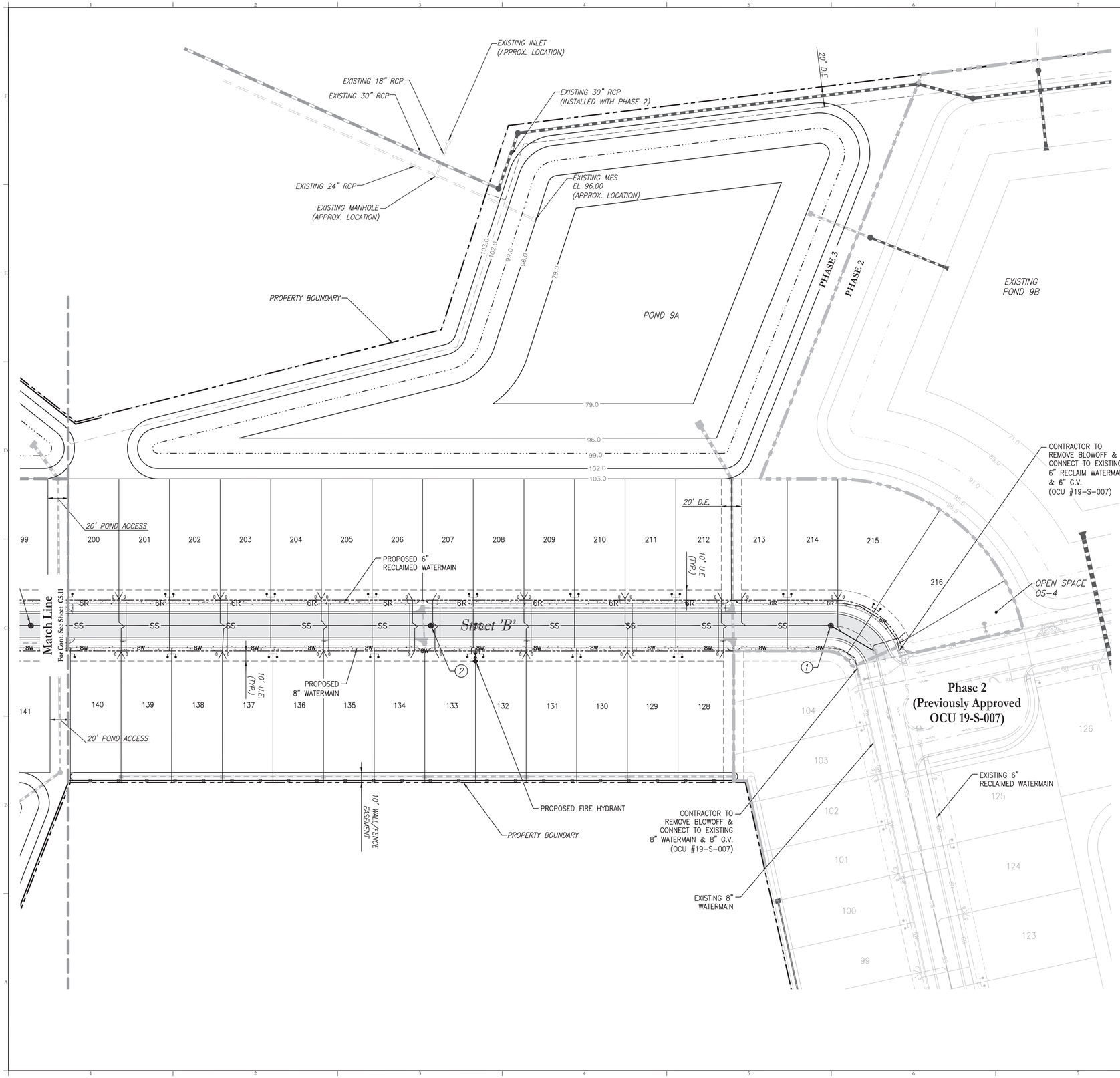
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25' 0 50' 100'
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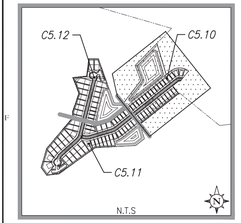
Utility Legend

Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
UD	UNDERDRAIN LINES	UD
SS	SANITARY PIPES	SS
S	SANITARY MANHOLES	
FM	FORCEMAINS	FM
WM	WATER MAINS	WM
	FIRE HYDRANT	
FW	FIRE LINE	FW
RW	RECLAIM MAINS	RW
EL	ELECTRICAL LINES	EL
GAS	GAS LINES	GAS
FO	FIBER OPTIC LINES	FO
TEL	TELEPHONE LINES	TEL
TV	CABLE TV LINES	TV

NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
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Key Map:



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Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY SITE PLAN

Sheet No.:

C5.10

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

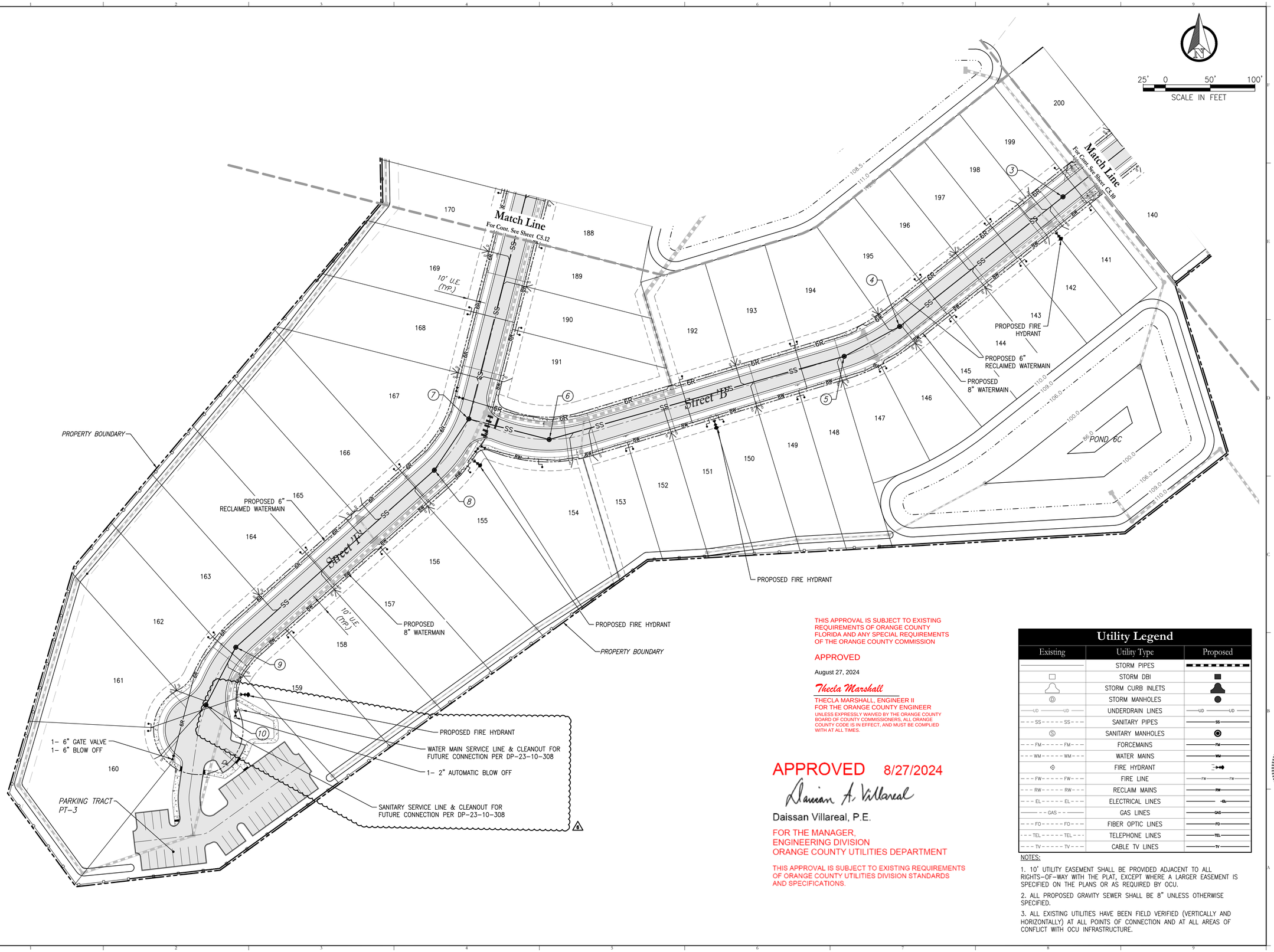
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APPROVED

August 27, 2024

Thecla Marshall

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APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

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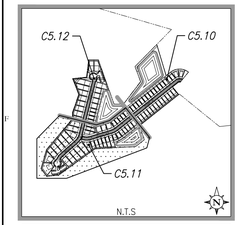
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Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY SITE PLAN

Sheet No.:

C5.11

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

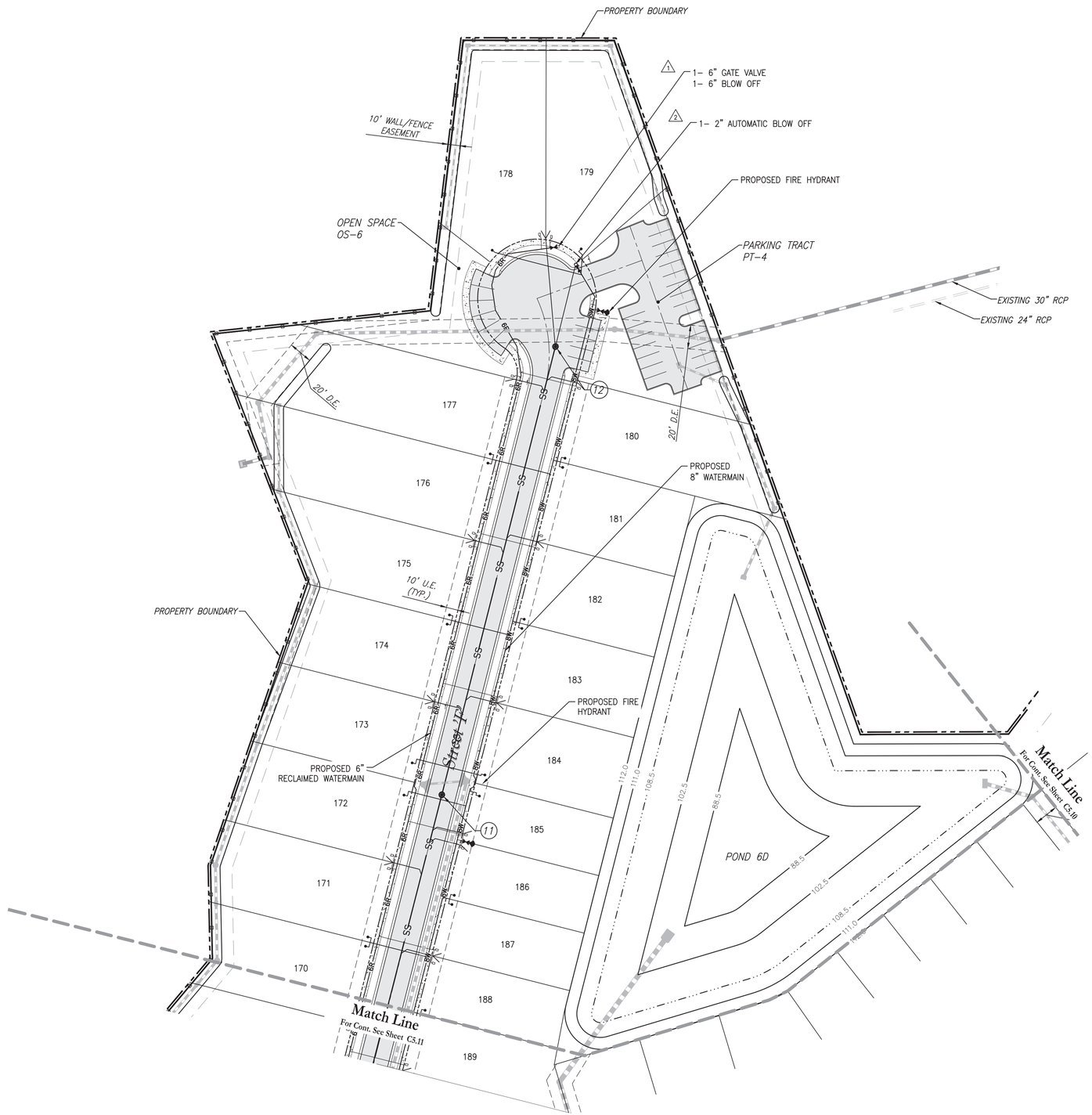
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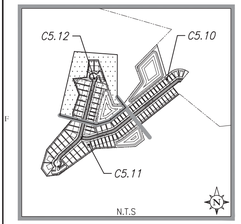
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25' 0 50' 100'

SCALE IN FEET

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Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY SITE PLAN

Sheet No.:

C5.12

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED *Thecla Marshall*
12.28.2022

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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TV TV	CABLE TV LINES	TV

NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS–OF–WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

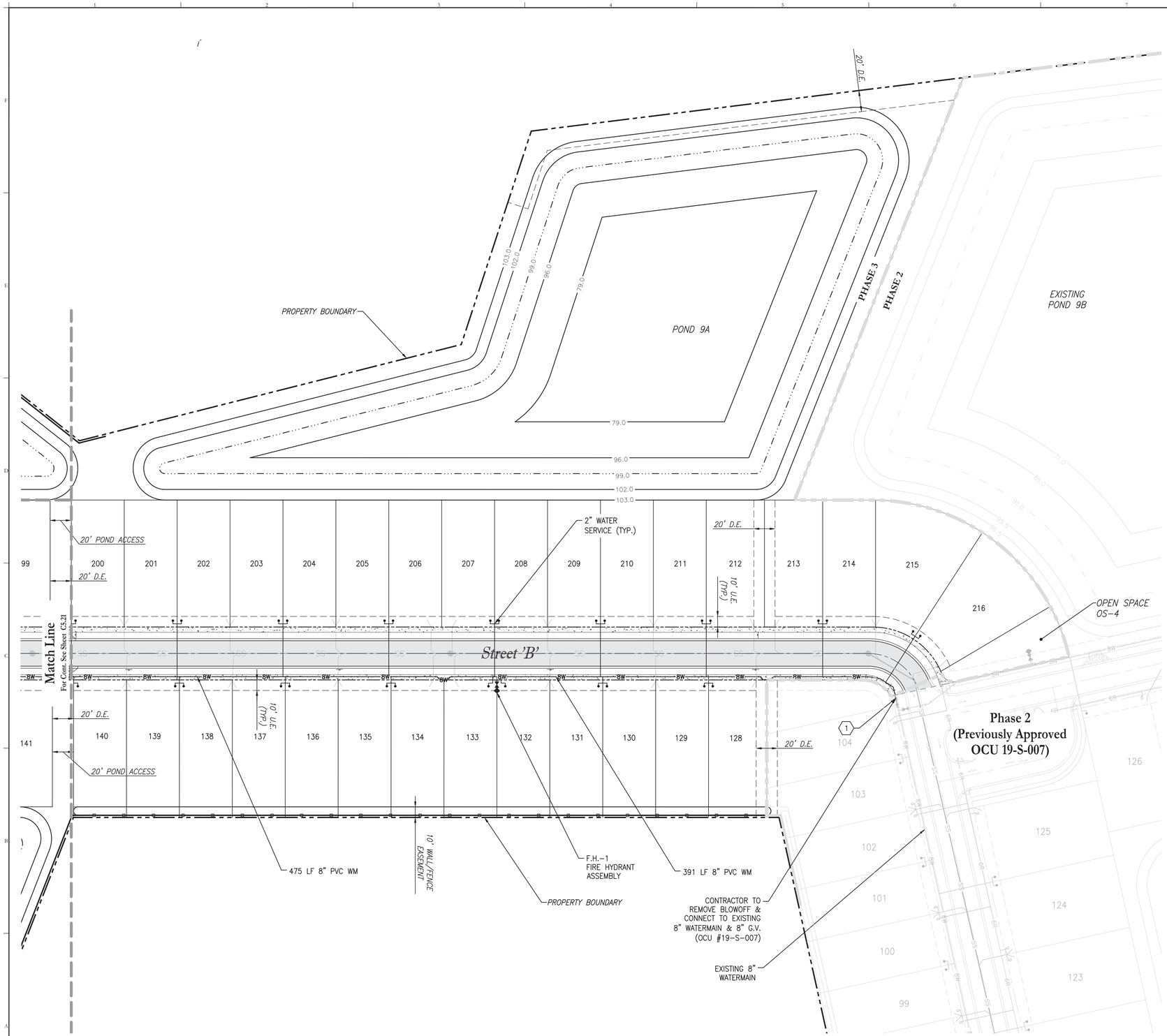
DATE: August 31, 2022

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Eng. Bus. No. 28567

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25' 0 50' 100'

SCALE IN FEET

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

APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Utility Legend

Existing	Utility Type	Proposed
- - WM - - - - WM - -	WATER MAIN X" DIAMETER	XW
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	
	FIRE HYDRANT ASSEMBLY	
	BT SAMPLE POINT	1

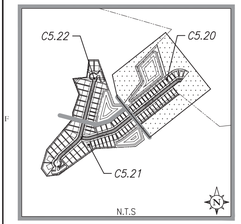
NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
2. ALL FIRE HYDRANTS TO BE CONSTRUCTED PER OCU DETAILS. VALVES SHOULD BE LOCATED BETWEEN TEE & BEND.
3. THE OFFICE OF THE FIRE MARSHAL RECOGNIZES STREETS AS REQUIRED FIRE DEPARTMENT ACCESS AND "NO PARKING" SIGNAGE SHALL BE INSTALLED. SEE SHEET C3.10 FOR LOCATION.
4. THE NEEDED FIRE FLOW (NFF) IS 1,000 FOR SINGLE FAMILY UNITS.
5. POTABLE WATER PIPE MATERIAL IS PVC UNLESS OTHERWISE NOTED.
6. NFPA 1 (FFPC 7TH ED.) – 18.5.2 – DETACHED ONE AND TWO-FAMILY DWELLINGS. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING: (1) THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FT. (2) THE MAXIMUM DISTANCE BETWEEN HYDRANTS SHALL NOT EXCEED 800 FT.
7. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATION MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND FLORIDA FIRE PREVENTION CODE 7TH ED. COMPRISED OF NFPA 1 & 101 (2022 EDITIONS) WITH FLORIDA AMENDMENTS.
8. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE NFPA 1, 2022 EDITION (FFPC 7TH EDITION).

3 9. NEEDED FIRE FLOW FOR RESIDENTIAL UNITS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1, 2022 EDITION (FFPC 7TH EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA 1, 2022 EDITION (FFPC 7TH EDITION) (OCFRD). NEEDED FIRE FLOW FOR ANY OTHER STRUCTURES WILL BE DETERMINED AT DEVELOPMENT PLAN SUBMITTAL IF APPLICABLE.

10. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING AND/OR FIRE CODE REQUIREMENTS.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.20

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

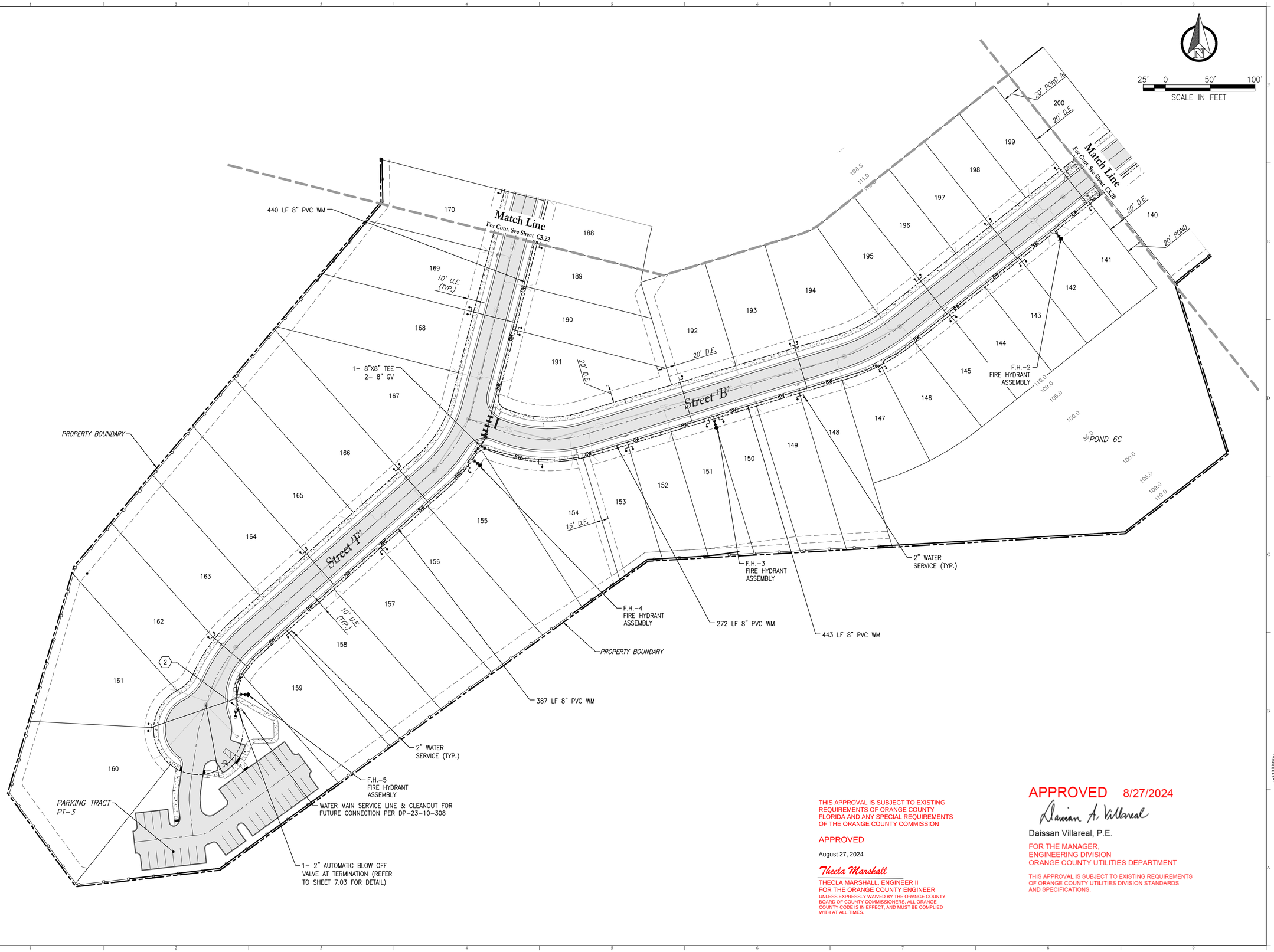
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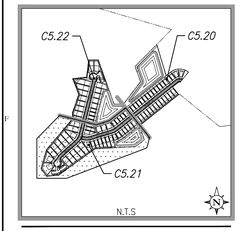
POULOS & BENNETT

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
06	05/17/24	GRADING REVISION
05	08/30/22	REVISIONS PER OCPW
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Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.21

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: May 23, 2024

This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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

APPROVED

August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.

APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

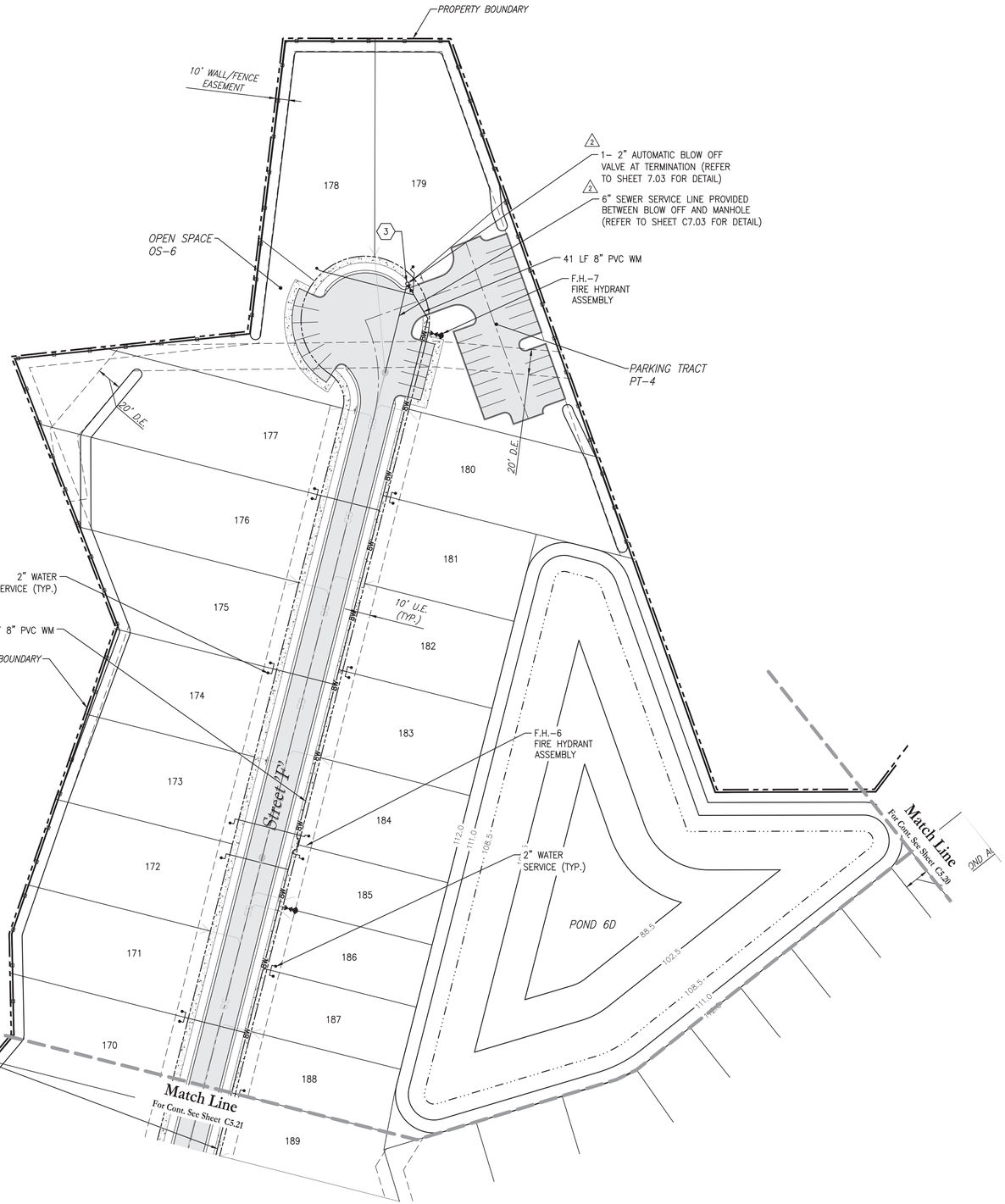
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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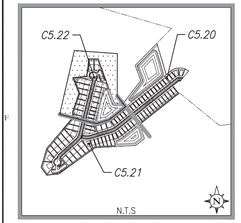


N

25' 0 50' 100'

SCALE IN FEET

Key Map:



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APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.22

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APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Seal:

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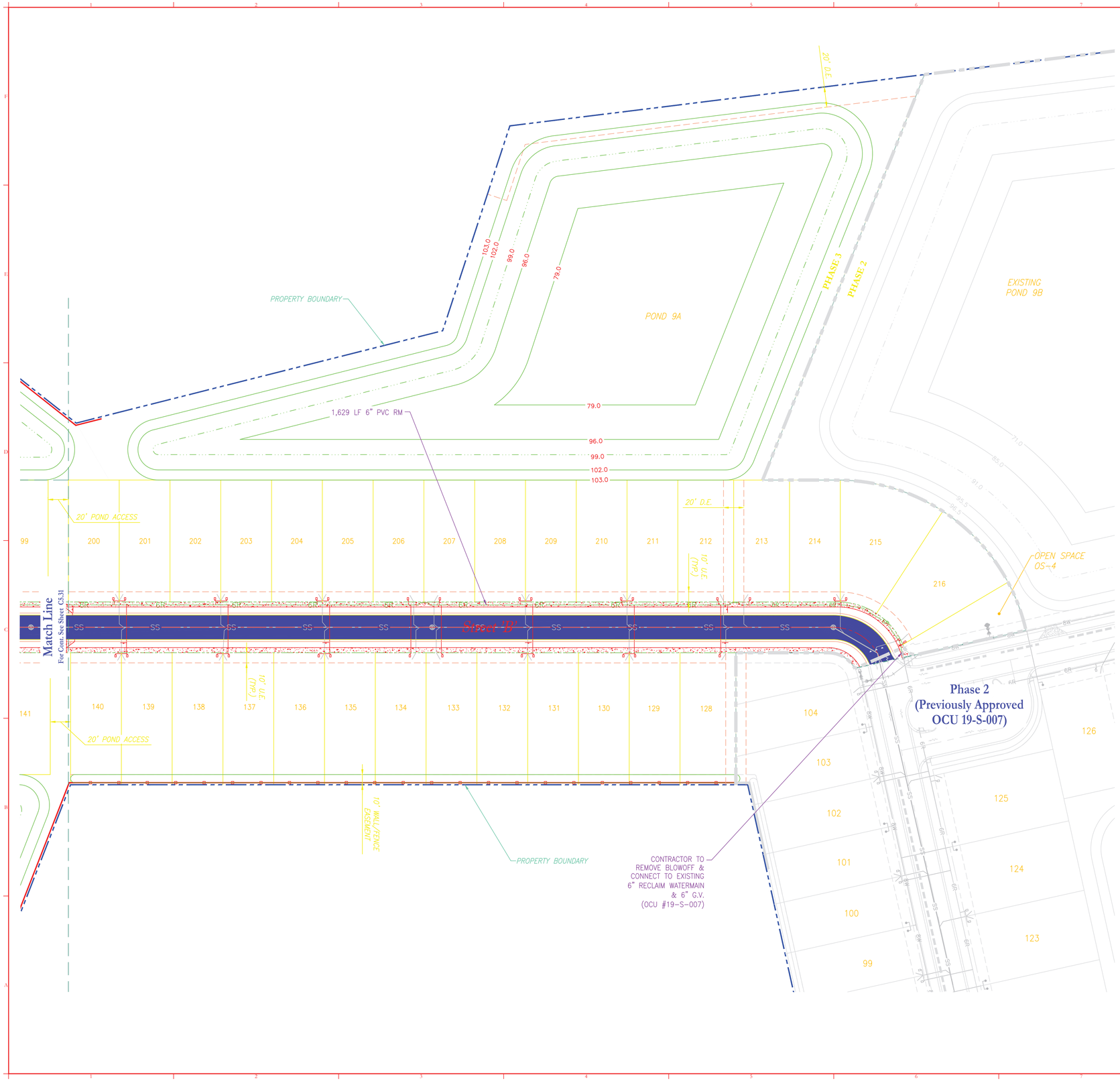
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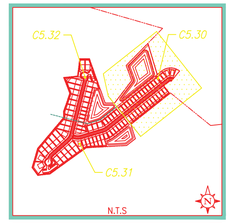
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SUBMISSIONS/REVISIONS

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CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

RECLAIM WATER DISTRIBUTION PLAN

Sheet No.:

C5.30

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

APPROVED 12.28.2022 *Thecla Marshall*

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

APPROVED 12/28/2022

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Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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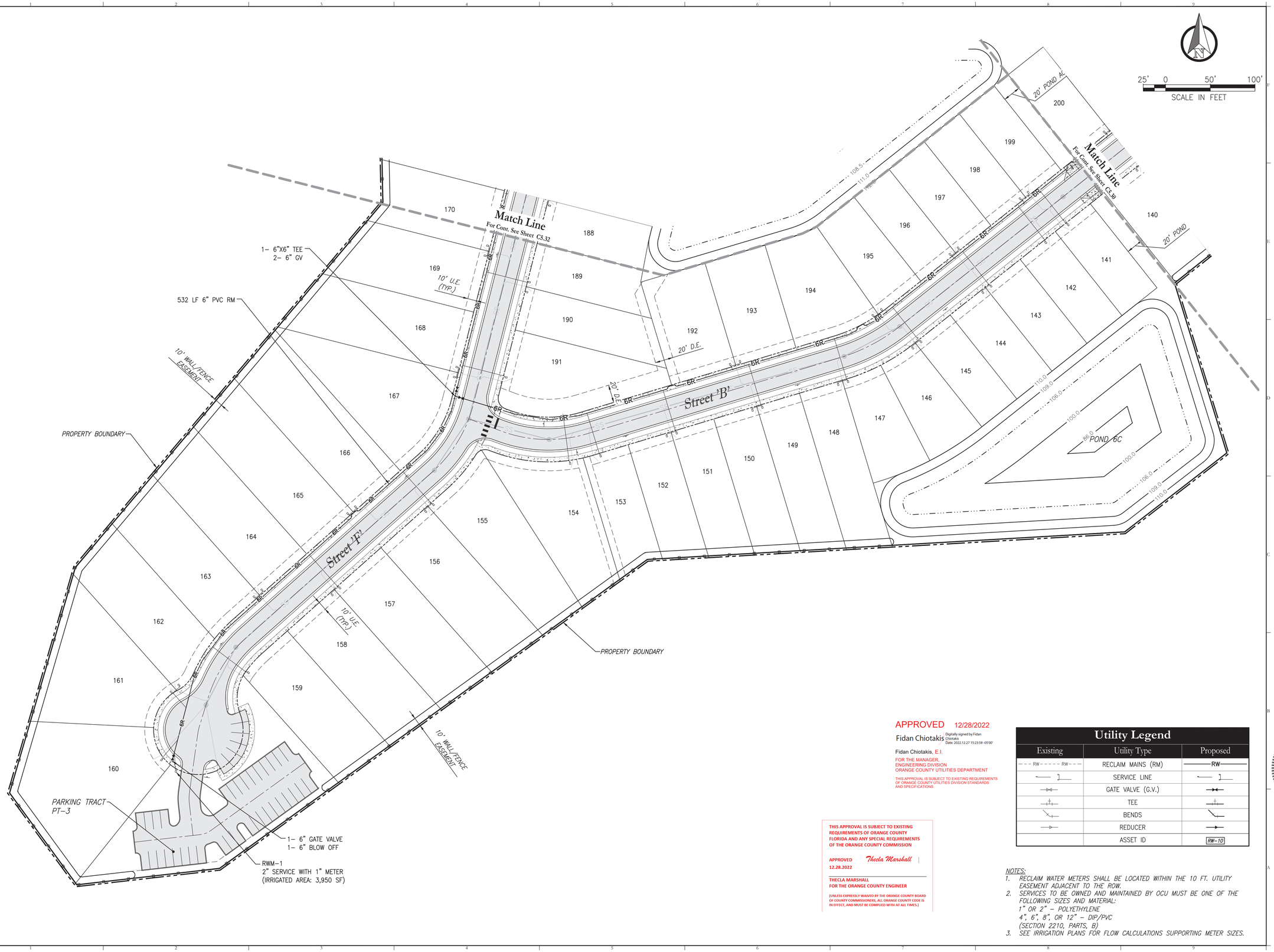
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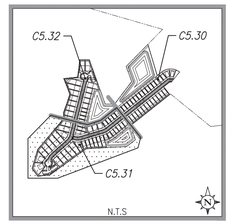
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Key Map:



Consultant:

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00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

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DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

RECLAIM WATER DISTRIBUTION PLAN

Sheet No.:

C5.31

Seal:

JAMIE T. POULOS
LICENSE
No. 57568
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: August 31, 2022

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Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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APPROVED 12.28.2022 Thecla Marshall
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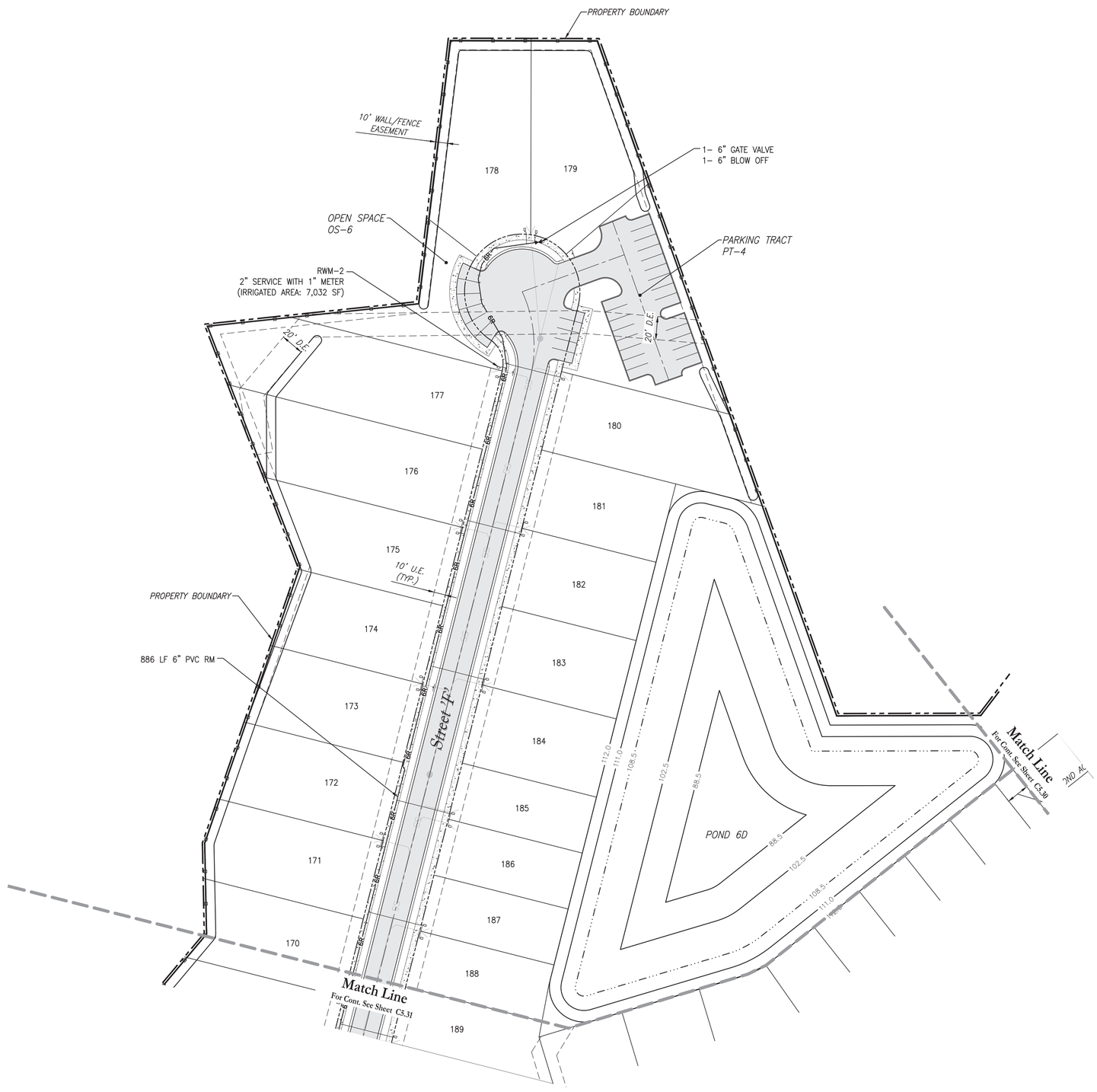
Utility Legend

Existing	Utility Type	Proposed
RW	RECLAIM MAINS (RM)	RW
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	
	ASSET ID	RW-10

NOTES:
1. RECLAIM WATER METERS SHALL BE LOCATED WITHIN THE 10 FT. UTILITY EASEMENT ADJACENT TO THE ROW.
2. SERVICES TO BE OWNED AND MAINTAINED BY OCU MUST BE ONE OF THE FOLLOWING SIZES AND MATERIAL:
   1" OR 2" – POLYETHYLENE
   4", 6", 8", OR 12" – DIP/PVC
   (SECTION 2210, PARTS, B)
3. SEE IRRIGATION PLANS FOR FLOW CALCULATIONS SUPPORTING METER SIZES.

POULOS & BENNETT
Poulos & Bennett, LLC
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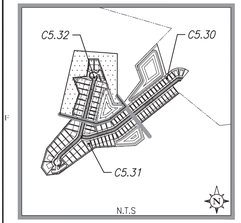


N

25' 0 50' 100'

SCALE IN FEET

Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

RECLAIM WATER DISTRIBUTION PLAN

Sheet No.:

C5.32

Seal:

JAMIE T. POULOS
LICENSE
No. 57568
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: August 31, 2022

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Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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Cleanout

ID Number	Lot Number	Plan Sheet #	Easting	Northing	Elevation	Comments

Manholes

ID Number	Plan Sheet #	Easting	Northing	Rim Elevation	Invert Elv N	Invert Elv NE	Invert Elv E	Invert Elv SE	Invert Elv S	Invert Elv SW	Invert Elv W	Invert Elv NW	Manufacturer	Comments

Utility Easements

ID Number	Plan Sheet #	Easting	Northing	Elevation	Boundary Corner Type	Comments

Valves

ID Number	Plan Sheet #	Easting	Northing	Elevation	Size	Valve Type	Main Type	Manufacturer	Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments

Hydrants

ID Number	Plan Sheet #	Easting	Northing	Elevation	Manufacturer	Model #	Comments

Meter

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Comments

Existing OC Utility Crossing

ID Number	Plan Sheet #	Easting	Northing	Existing Pipe Elevation	Proposed Crossing Elevation	Exising Main Type	Comments

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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.

NOTE:
ASSET TABLE SHALL BE COMPLETED IN ACCORDANCE WITH OCU STANDARDS AND SPECIFICATIONS MANUAL AND SHALL BE SUBMITTED WITH THE RECORD DRAWINGS PRIOR TO CERTIFICATION OF COMPLETION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY ASSET TABLE

Sheet No.:

C5.40

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

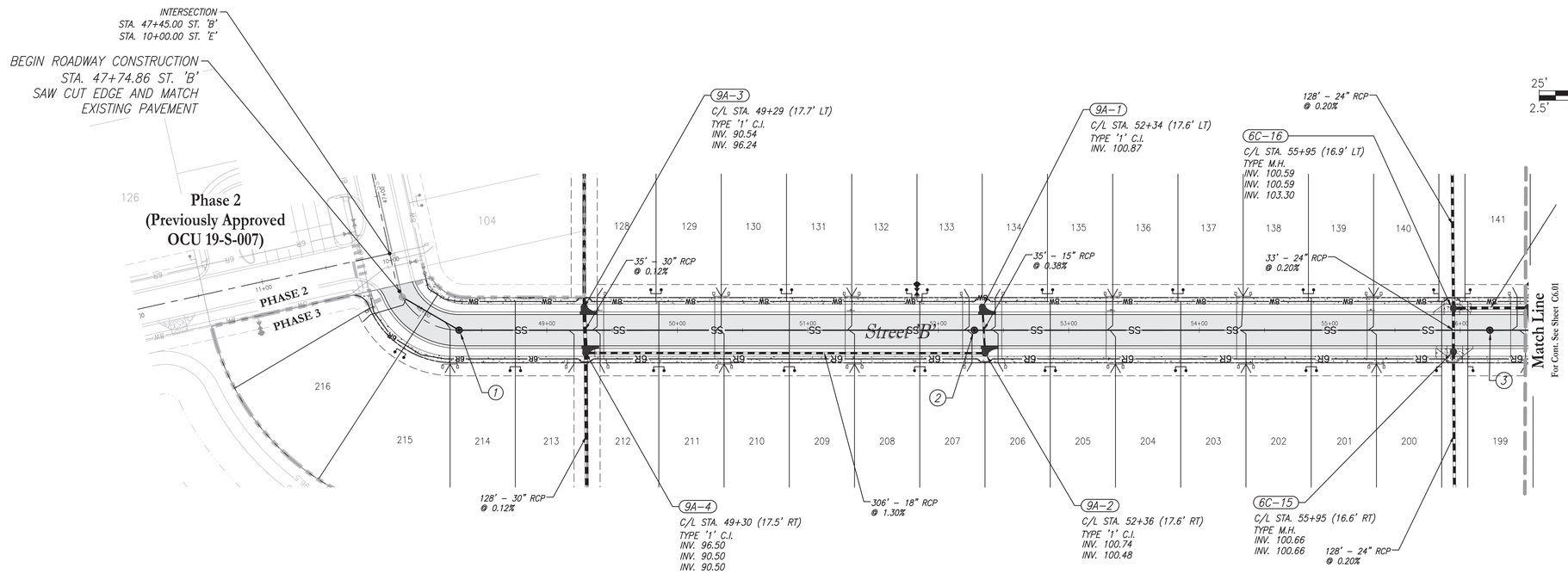
DATE: August 31, 2022

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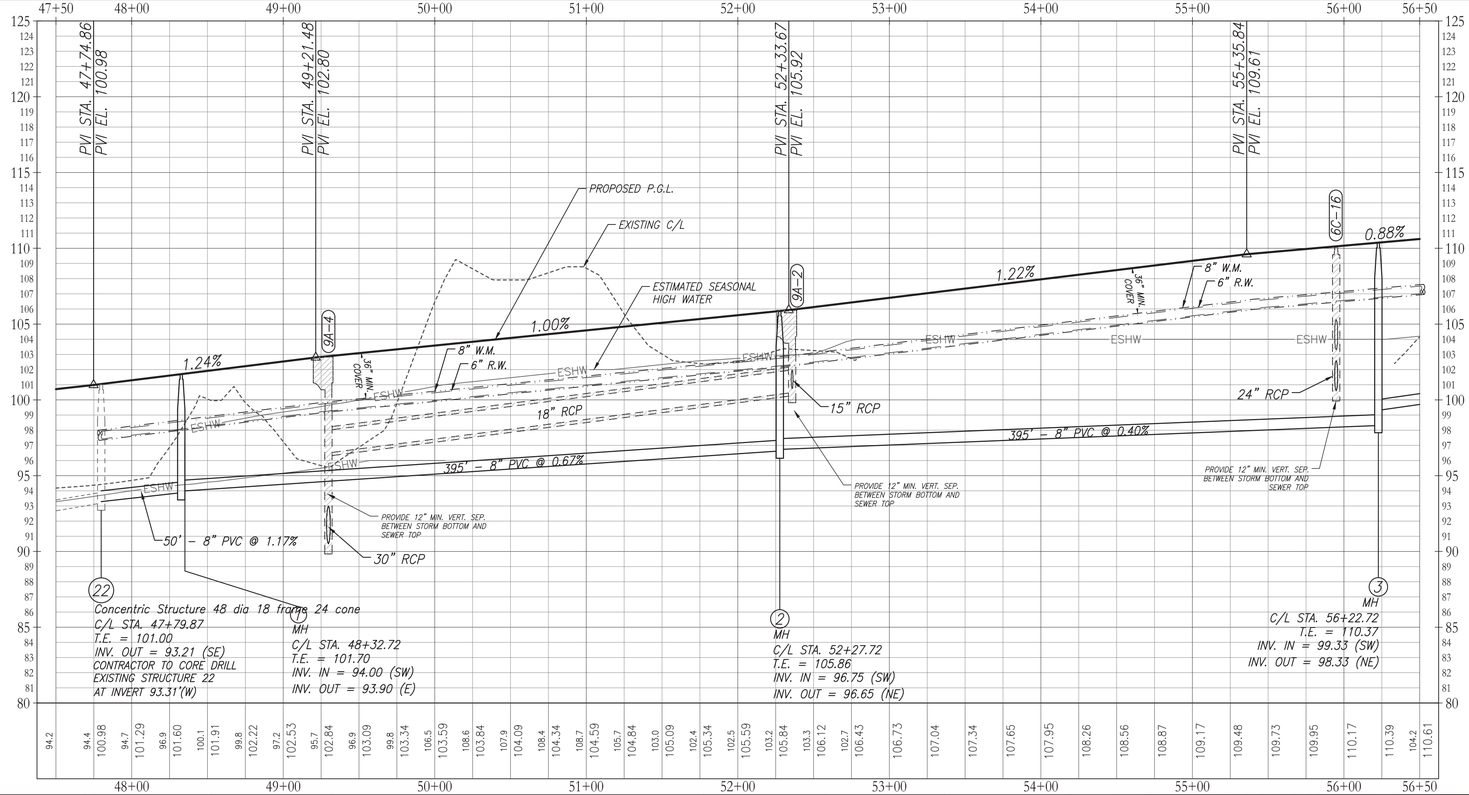
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-UAT



'Street B'



NOTES:

1. *PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.*
2. *3' MIN. HORIZONTAL SEPARATION BETWEEN WATERMAINS/RECLAIMED WATERMAINS & STORM.*

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

APPROVED 12.28.2022

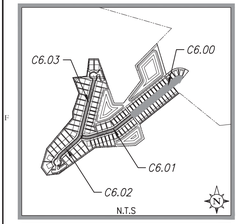
THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

APPROVED 12/28/2022
Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
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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00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

PLAN & PROFILES

Sheet No.:

C6.00

Seal:

JAMIE T. POULOS
LICENSE
No. 57568
STATE OF FLORIDA
PROFESSIONAL ENGINEER

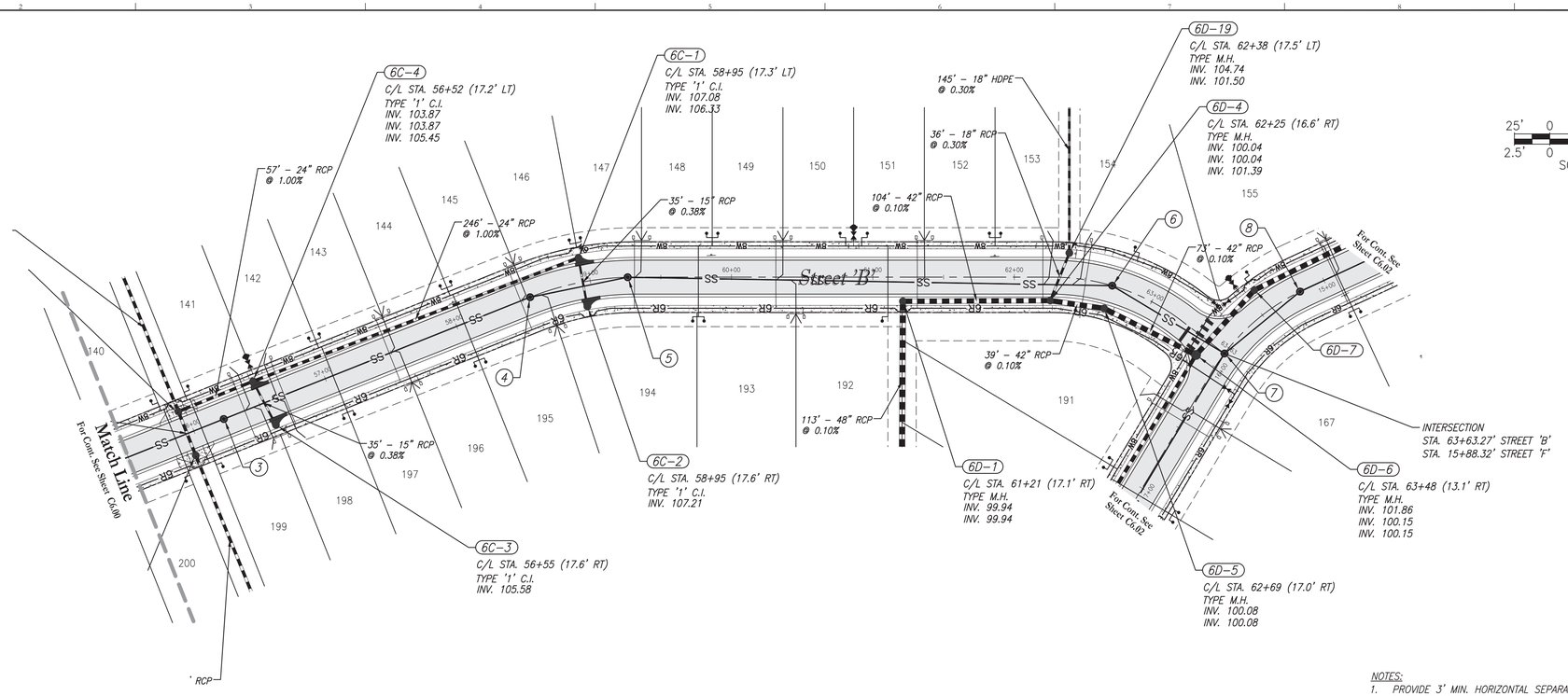
DATE: August 31, 2022

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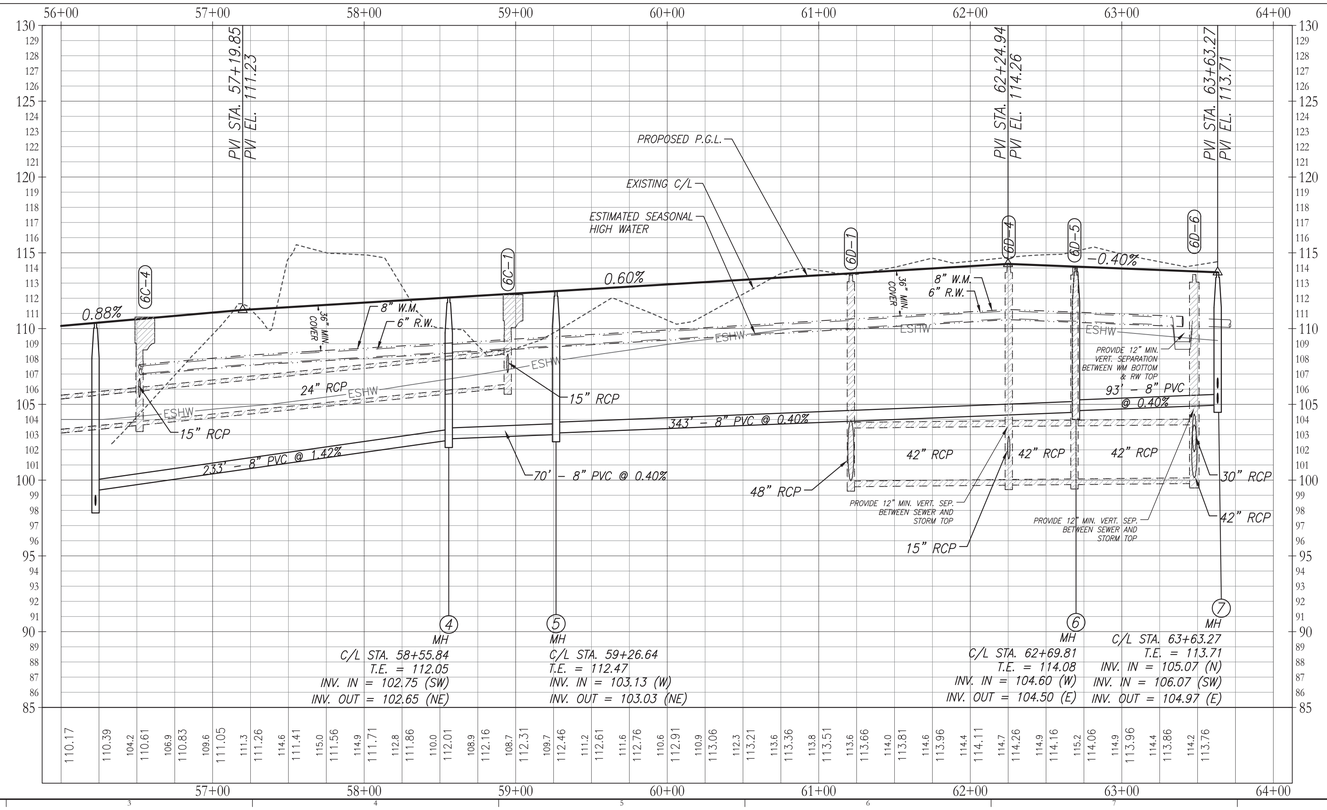
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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NOTES:
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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'Street B'



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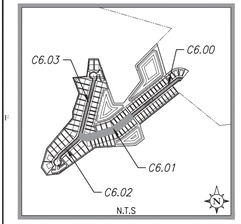
APPROVED 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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APPROVED 12/28/2022
Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	1" = 40'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.01

Seal:
JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

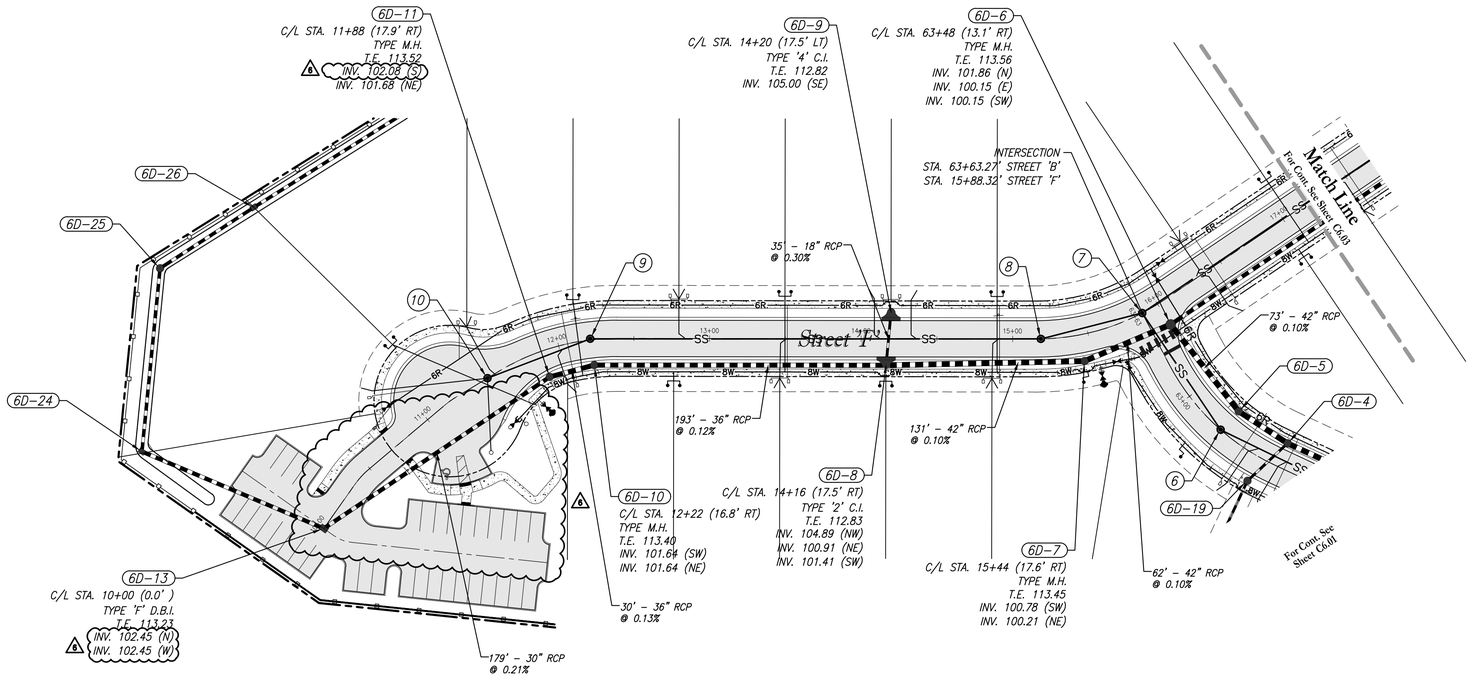
DATE: August 31, 2022

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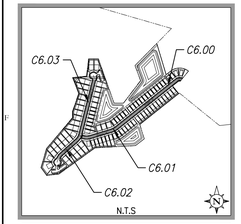
Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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25' 0 50' 100' HOR.
2.5' 0 5' 10' VERT.
SCALE IN FEET

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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07	06/20/24	REVISIONS PER OCPW
06	05/17/24	GRADING REVISION
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
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SCALE IN FEET:	1" = 50'

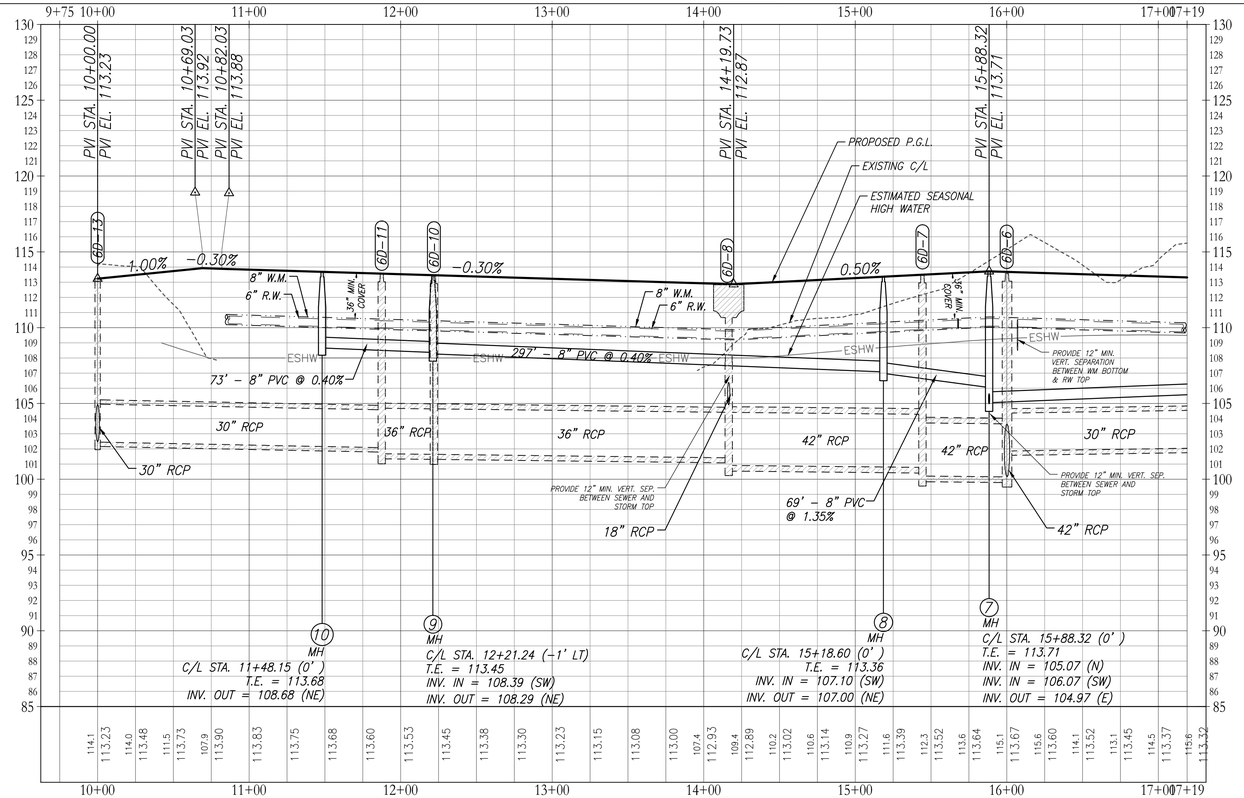
Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

NOTES:

1. *PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.*
2. *3' MIN. HORIZONTAL SEPARATION BETWEEN WATERMAINS/RECLAIMED WATERMAINS & STORM.*

'Street F'



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

APPROVED

August 27, 2024

Thecla Marshall

THECLA MARSHALL, ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.

APPROVED 8/27/2024

Daissan A. Villareal

Daissan Villareal, P.E.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

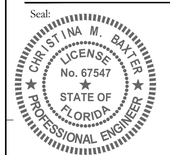
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.02

Seal:

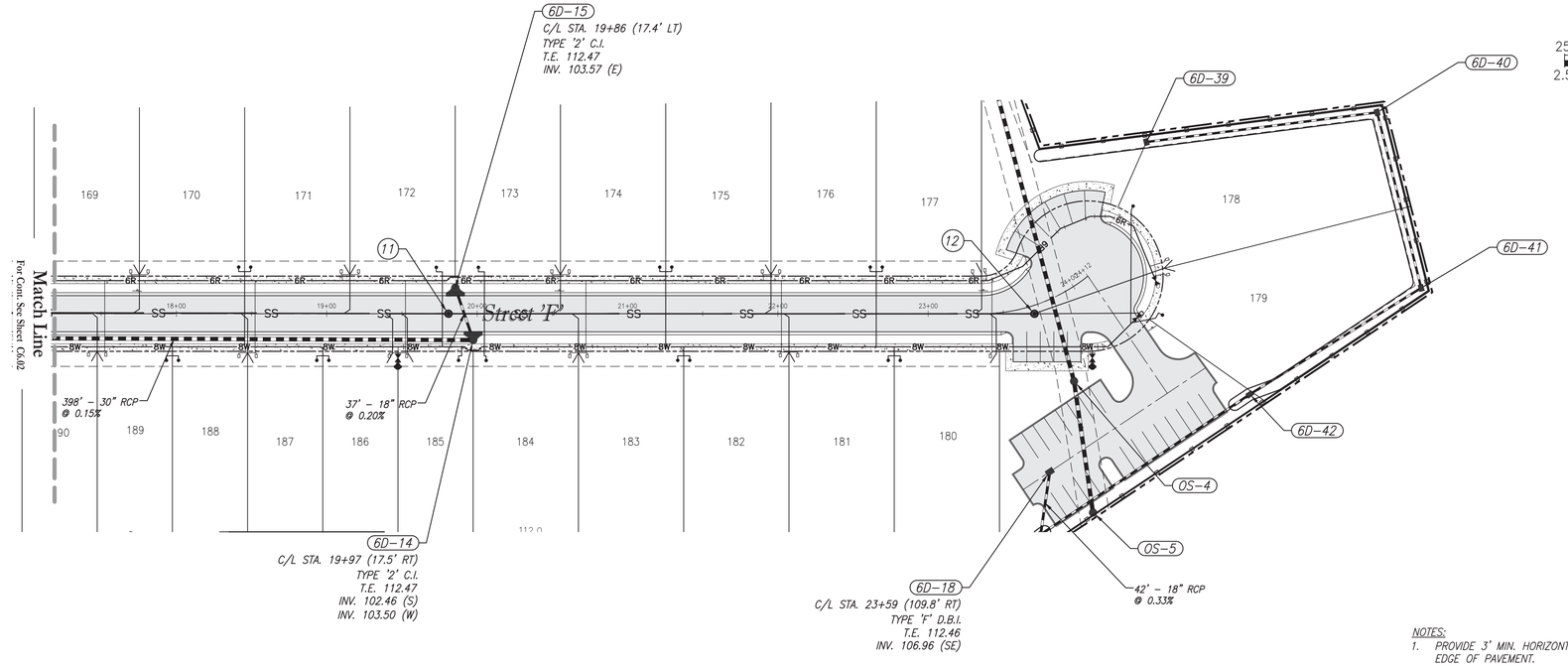


DATE: October 24, 2023

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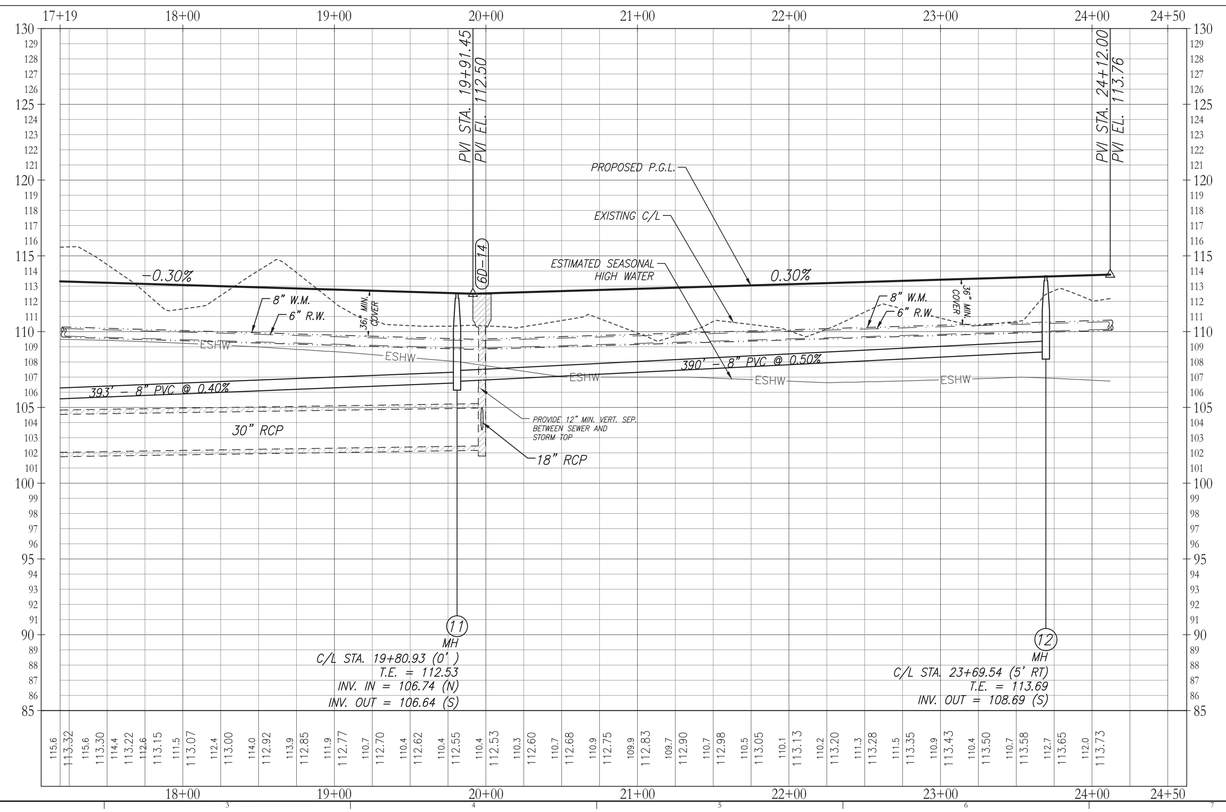
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



25' 0 50' 100' HOR.
2.5' 0 5' 10' VERT.
SCALE IN FEET

'Street F'

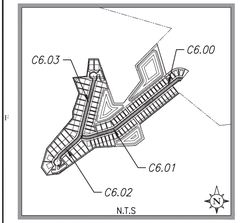


NOTES:
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APPROVED 12/28/2022
Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

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APPROVED 12.28.2022 Thecla Marshall
THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER
(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

Key Map:



Consultant:

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SUBMISSIONS/REVISIONS	
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APPROVED BY:	JTP
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.03

Seal:
JAMIE T. POULOS
LICENSE
No. 57568
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: August 31, 2022

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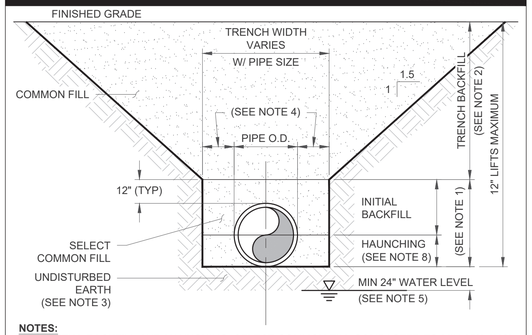
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APPENDIX A STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE A



NOTES:

1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. CONTRACTOR SHALL USE BEDDING AND TRENCHING - TYPE B DETAIL FOR OVER EXCAVATION AND WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE EXCAVATION.

ORANGE COUNTY UTILITIES

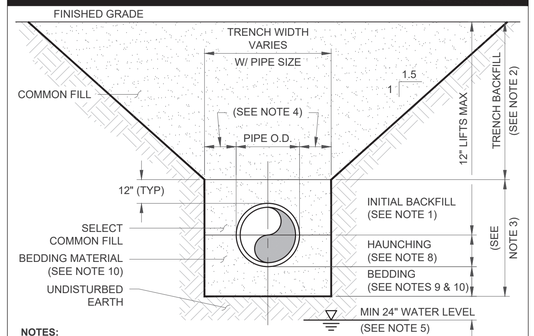
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A101

10/10/2021

APPENDIX A STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE B



NOTES:

1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. BEDDING DEPTH SHALL BE 4-IN MINIMUM FOR PIPE DIAMETER UP TO 12-IN AND 6-IN MINIMUM FOR PIPE DIAMETER 16-IN AND LARGER.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF REQUIRED BEDDING MATERIAL BELOW THE PIPE. UTILITIES SHALL DETERMINE REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION IN THE FIELD.

ORANGE COUNTY UTILITIES

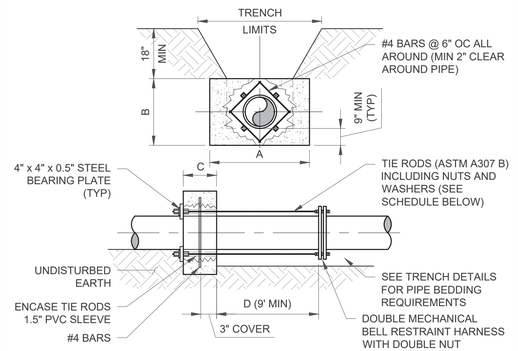
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A102

10/10/2021

APPENDIX A STANDARD DRAWINGS

THRUST COLLAR - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. REQUIRED FOR LINE STOPS IF RESTRAINT TABLE REQUIREMENTS CANNOT BE MET.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (IN)	PIPE SIZE					
	DIMENSIONS (FT)				TIE RODS REQ'D	
	A	B	C	D	DIA	NO.
6	2.0	2.0	1.0		0.75	2
8	2.5	2.5	1.0		0.75	2
10	3.5	3.0	1.0		0.75	4
12	5.0	3.0	1.0		0.75	4
16	6.0	4.0	1.5		0.75	4
20	8.0	5.0	1.5		0.75	6
24	9.0	6.0	1.5		0.75	10
30	12.0	7.0	1.5		1.0	10
36	15.0	8.0	1.5		1.0	14
42	16.0	9.0	2		1.0	16
48	19.0	10.0	2		1.0	20
54	22.0	10.0	3		1.0	24
60	27.0	10.0	3		1.125	24
64	31.0	10.0	3		1.25	20

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

ORANGE COUNTY UTILITIES

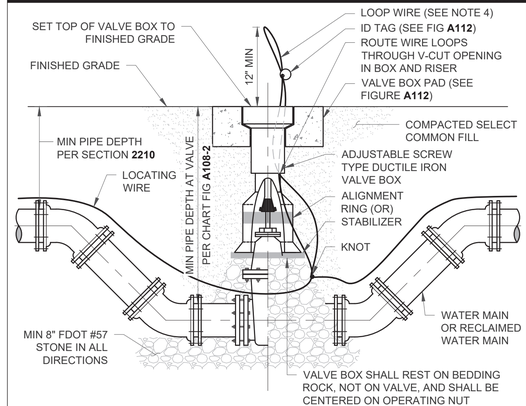
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A106

10/10/2021

APPENDIX A STANDARD DRAWINGS

GATE VALVE & BOX - WATER & RECLAIMED WATER MAINS



NOTES:

1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A108-1

10/10/2021

APPROVED 12/28/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'

Fidan Chiotakis, E.I.

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 12.28.2022 Thecla Marshall

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

Key Map:

Consultant:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.00

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

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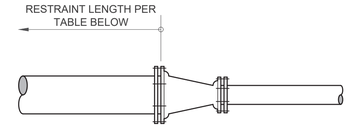
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-CDTLS

APPENDIX A STANDARD DRAWINGS

RESTRAINED PIPE TABLE - REDUCERS - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FEET) TO BE RESTRAINED ON LARGE SIDE OF REDUCER

PVC & DI PIPE	REDUCER SMALL SIZE (IN)										
DIA (INCH)	4	6	8	12	16	20	24	30	36	42	48
6	31										
8	56	33									
12		79	58								
16			101	59							
20				105	59						
24				205	151	83					
30					233	180	116				
36						259	208	115			
42							281	205	110		
48								281	201	109	
54									282	204	112
60										253	170
64											222

* BASED ON WORKING PRESSURE 150 PSI

NOTES:

1. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH THE PROCEDURES IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", GUIDELINES PUBLISHED BY DIPRA AND AWWA M23 "PVC PIPE - DESIGN AND INSTALLATION.
2. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATED AND LAYING CONDITIONS.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-3

10/10/2021

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APPROVED 12.28.2022

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THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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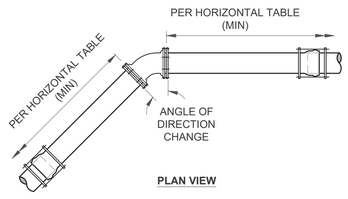
Fidan Chiotakis, E.I.

FOR THE MANAGER,
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ORANGE COUNTY UTILITIES DEPARTMENT

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APPENDIX A STANDARD DRAWINGS

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PLAN VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	6	7	8	11	12	15	16	17	18	19	20
	5 5/8° BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	19	26	34	49	62	75	125	151	174	203	223			

NOTES:

1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHLYENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

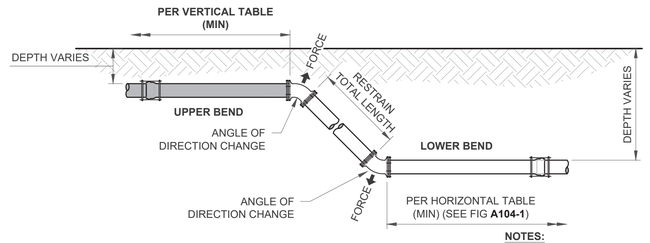
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-1

10/10/2021

APPENDIX A STANDARD DRAWINGS

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PROFILE VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:

1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHLYENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-2

10/10/2021

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SUBMISSIONS/REVISIONS

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GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.01

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

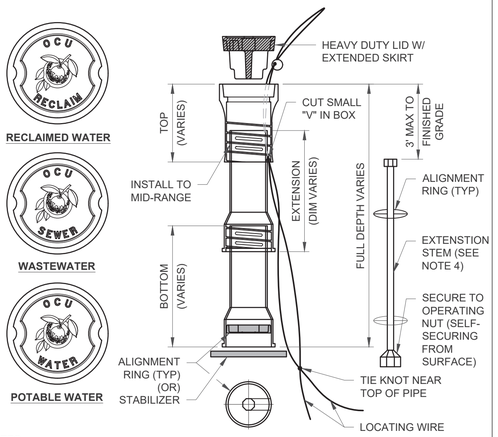
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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-CDTLS

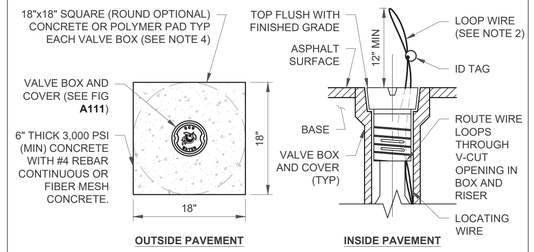
TYPICAL VALVE BOX & COVER



NOTES:

1. HEAVY DUTY VALVE BOX LIDS ARE REQUIRED FOR ALL VALVE BOXES.
2. TOP SECTION SHALL BE INSTALLED AT MID-RANGE FOR FUTURE ADJUSTMENT.
3. HEAVY DUTY VALVE BOX LID SHALL HAVE A 5-IN MIN DEPTH AND WEIGH A MINIMUM OF 22-LBS. LID SHALL HAVE POWDER COATING PAINT AT A MIN OF 3 MILL.
4. EXTENSION STEMS AND ALIGNMENT RING/WALL BRACKETS SHALL BE PROVIDED ON ALL BURIED VALVES SO THAT THE OPERATING NUT SHALL BE NO MORE THAN 36-IN BELOW FINISHED GRADE. MATERIAL SHALL BE MINIMUM 304 SST.
5. ADD ADD'L SCREW EXTENSION AS REQUIRED AFTER SCREW EXTENSION EXCEEDS 24-IN.
6. STACKING OF VALVE BOX BOTTOM SECTIONS IS NOT PERMITTED.
7. VALVE BOX SHALL REST ON BEDDING ROCK, NOT ON VALVE, AND SHALL BE CENTERED ON OPERATING NUT.

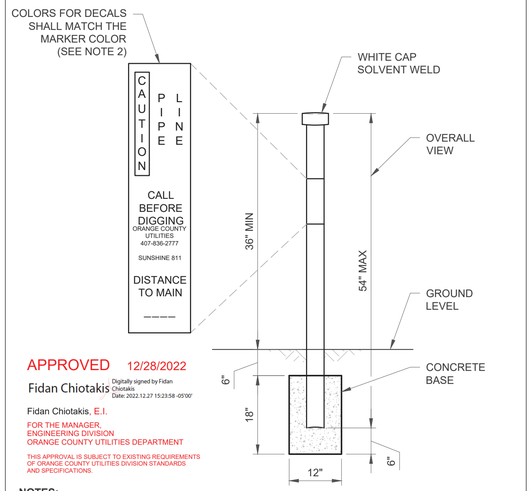
VALVE BOX PAD



NOTES:

1. BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
3. NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
4. ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

UTILITY MAIN MARKER

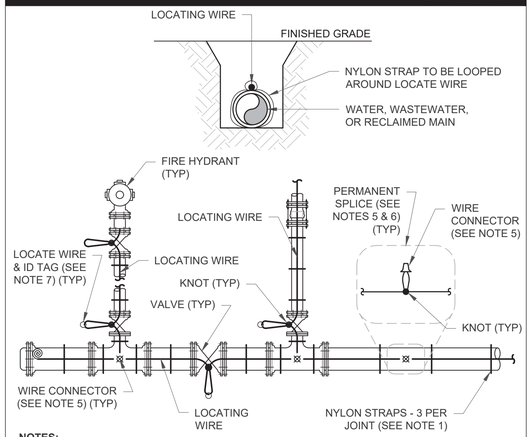


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ORANGE COUNTY UTILITIES DEPARTMENT
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NOTES:

1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30-FT FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
2. MARKERS SHALL BE 4-IN DIAMETER SCH 80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 500-FT.

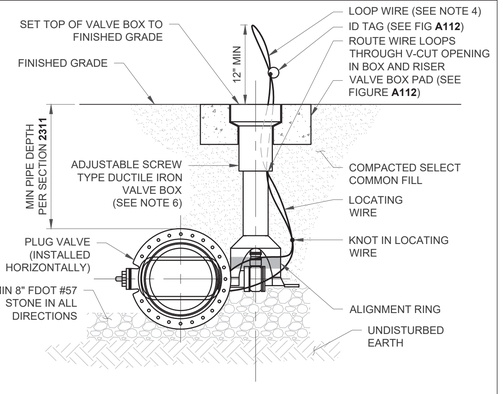
PIPE LOCATING WIRE



NOTES:

1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS, LOOPED AND SECURED TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
4. WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
5. PERMANENT SPLICES MUST BE MADE IN THE LENGTH OF THE WIRE USING WIRE CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, DIELECTRIC SILICONE GEL OR MOISTURE-RESISTANT GREASE FILLED.
6. AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART.
7. REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

PLUG VALVE & BOX - WASTEWATER



NOTES:

1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

VERTICAL PIPELINE SEPARATION REQUIREMENTS

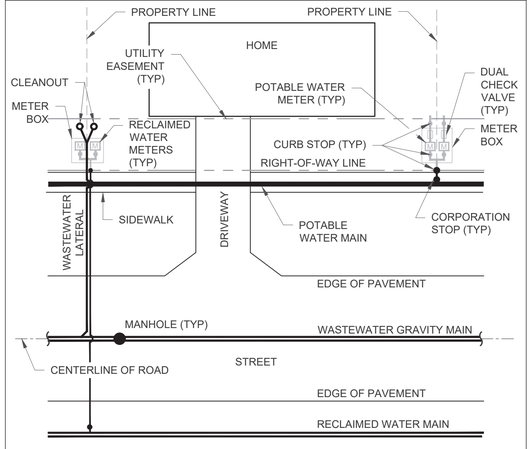
VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:

1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE **A116-1** FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

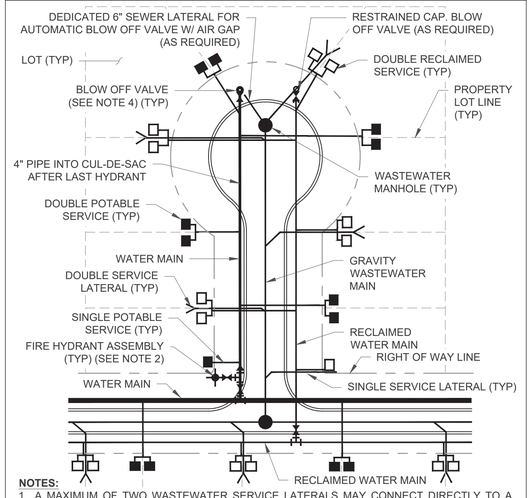
RESIDENTIAL SERVICE LOCATIONS WITH RECLAIMED WATER



NOTES:

1. EACH POTABLE WATER SERVICE WILL SERVE TWO LOTS IF RECLAIMED WATER IS AVAILABLE.
2. SITEWORK CONTRACTOR TO INSTALL WATER AND RECLAIMED WATER SERVICES PER DETAIL **A120** AND WASTEWATER LATERALS PER DETAIL **A306-1**.
3. METER, BOX, AND DUAL CHECK VALVE BACKFLOW PREVENTER TO BE INSTALLED BY OCU AFTER ALL APPLICABLE PERMITS AND FEES ARE FULFILLED.
4. WASTEWATER LATERAL CLEAN-OUTS TO BE INSTALLED BY DEVELOPMENT PLUMBING CONTRACTOR.
5. SERVICES SHALL BE INSTALLED AT 90° FROM MAIN TO PROPERTY LINE.
6. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE WATER, RECLAIM, OR SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.

SINGLE FAMILY RESIDENTIAL CUL-DE-SAC UTILITY PLAN WITH RECLAIMED WATER



NOTES:

1. A MAXIMUM OF TWO WASTEWATER SERVICE LATERALS MAY CONNECT DIRECTLY TO A TERMINAL MANHOLE.
2. HYDRANT SHALL NOT BE PLACED AT THE END OF THE CUL-DE-SAC / DEAD END AND NO LESS THAN 500 FEET FROM THE LAST RESIDENT OR DEAD END. LAST HYDRANT SHALL BE LOCATED AS CLOSE TO THE INTERSECTION AS POSSIBLE WHILE MAINTAINING PROPER FIRE CODE.
3. RECLAIM SERVICE IS VERTICAL ON TOP OF SEWER SERVICE AT PROPERTY LINE. DRAWN SLIGHTLY OFFSET FOR CLARITY.
4. BLOW OFF VALVE SHALL BE LOCATED AT THE PROPERTY LOT LINE AND AVOID DRIVEWAY.

Key Map:

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APPROVED 12.28.2022 *Thecla Marshall*

THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

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SUBMISSIONS/REVISIONS

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JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.02

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

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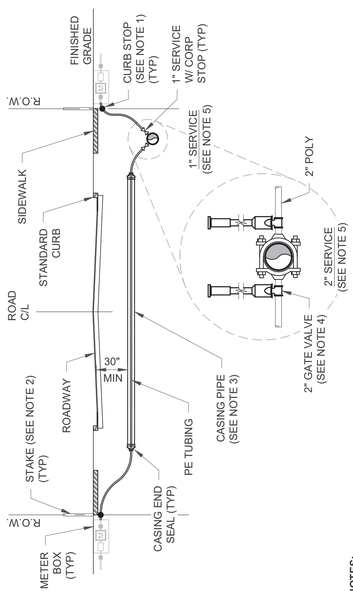
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APPENDIX A — STANDARD DRAWINGS

WATER & RECLAIMED WATER SERVICES (TYPICAL)

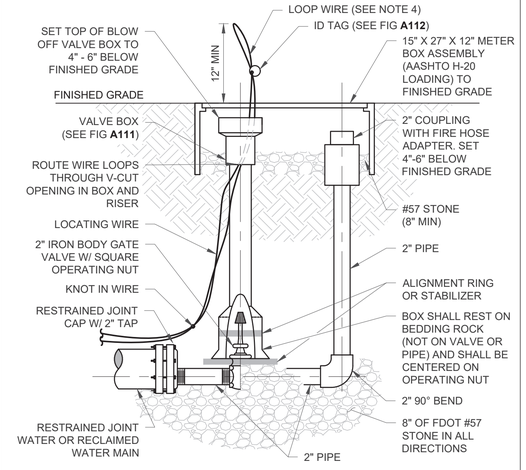


NOTES:
1. CURB STOP SHALL BE INSTALLED AT THE R.O.W. LINE. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2-IN x 2-IN SQUARE STAKE RISING 24-IN ABOVE THE GROUND TO THE SIDE OF THE CURB STOP. THE STAKE SHALL BE PAINTED THE COLOR OF THE UTILITY SERVICE AND LABELED WITH THE LOT NUMBER(S) IT SERVES.
2. CASING PIPE WITH END SEALS REQUIRED FOR SERVICES UNDER NON-LOCAL ROADS. CASING PIPE SHALL BE 2-IN PE FOR 1-IN SERVICE AND 4-IN HDPE FOR 2-IN SERVICE. EXTEND CASING A MINIMUM OF 24-IN BEYOND CURB. CASING PIPE NOT REQUIRED FOR LOCAL ROADS.
3. 2-IN SERVICE LINE REQUIRES 2-IN GATE VALVE W/ VALVE BOX TO FINISH GRADE.
4. 1-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 10 OR 2 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION. 2-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 9 OR 3 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A120
10/10/2021

APPENDIX A — STANDARD DRAWINGS

PERMANENT BLOW OFF VALVE - WATER & RECLAIMED WATER

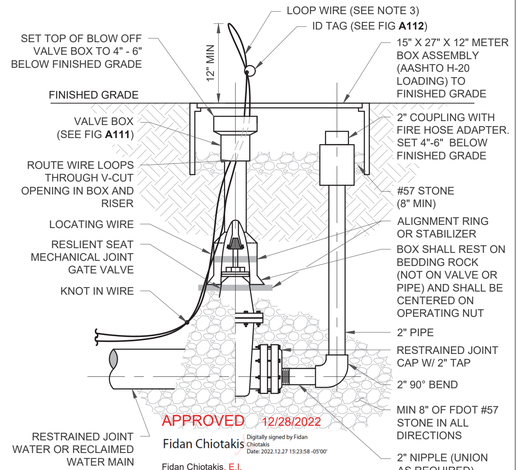


NOTES:
1. INSTALL MANUFACTURED BLOW OFF BOXES AS APPROVED IN APPENDIX D.
2. FOR USE AT PERMANENT WATER AND RECLAIMED WATER DEAD-ENDS, SUCH AS CUL-DE-SACS.
3. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
4. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
5. SHALL NOT BE INSTALLED IN THE PAVEMENT, SIDEWALK, OR CURB.
6. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A122-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

TEMPORARY BLOW OFF VALVE - WATER & RECLAIMED WATER

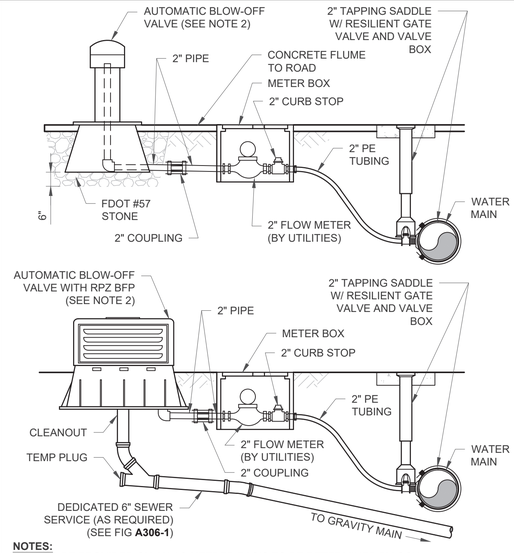


NOTES:
1. FOR USE AT PHASE LINES OR TEMPORARY TERMINATION POINTS.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
3. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
4. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A122-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

BLOW OFF VALVE, AUTOMATIC - WATER

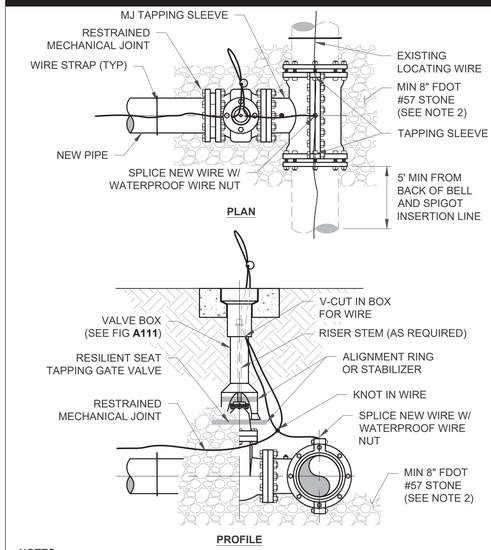


NOTES:
1. TO BE PROVIDED ON AN AS-NEEDED BASIS TO BE DETERMINED BY OCU.
2. A 12-IN MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN AUTOMATIC FLUSHING SYSTEM AND ANY OBSTRUCTIONS.
3. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A122-3
10/10/2021

APPENDIX A — STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY FOR WATER & RECLAIMED WATER

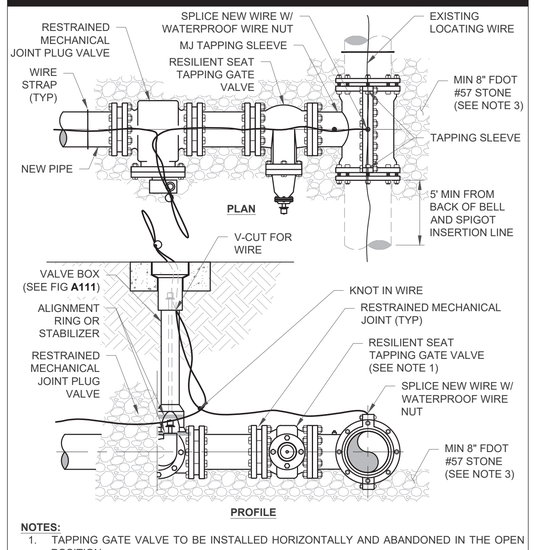


NOTES:
1. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
2. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A121-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY WITH PLUG VALVE FOR WASTEWATER

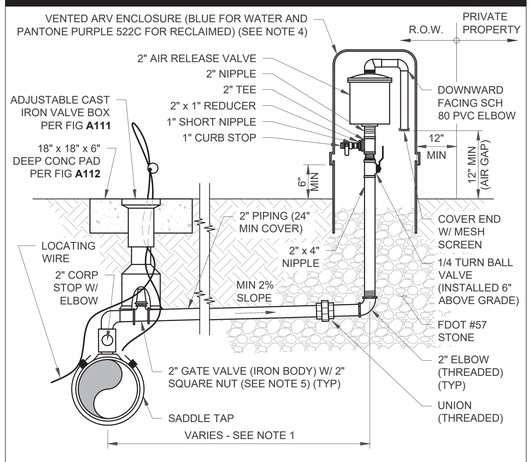


NOTES:
1. TAPPING GATE VALVE TO BE INSTALLED HORIZONTALLY AND ABANDONED IN THE OPEN POSITION.
2. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
3. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A121-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE FOR WATER & RECLAIMED WATER

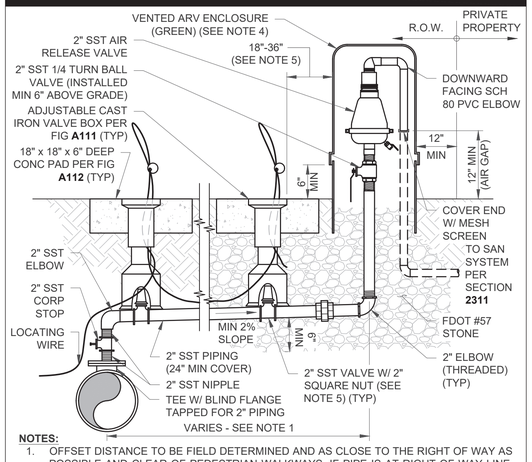


NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. IF A LARGER ARV IS REQUIRED, THIS SHALL BE SUBMITTED AND APPROVED BY UTILITIES PRIOR TO INSTALLATION.
3. ALL PIPING AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST. ALL VALVES AND APPURTENANCES SHALL BE BRASS OR 316 SST.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TAP AT MAIN.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A115-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER - 2" DIA



NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. FOR LARGER DIAMETER REFER TO FIGURE **A115-3**.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316 SST EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A115-2
10/10/2021

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
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APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

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JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

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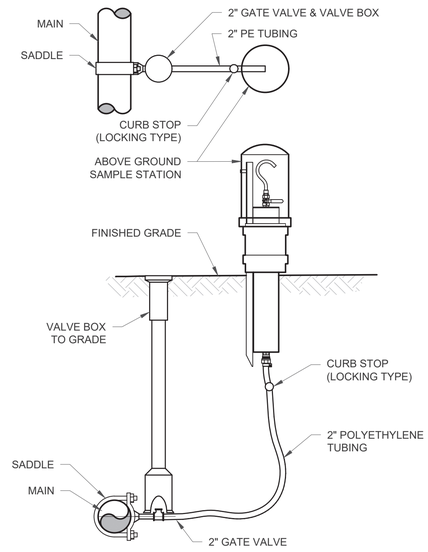
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APPENDIX A STANDARD DRAWINGS

WATER SAMPLE STATION



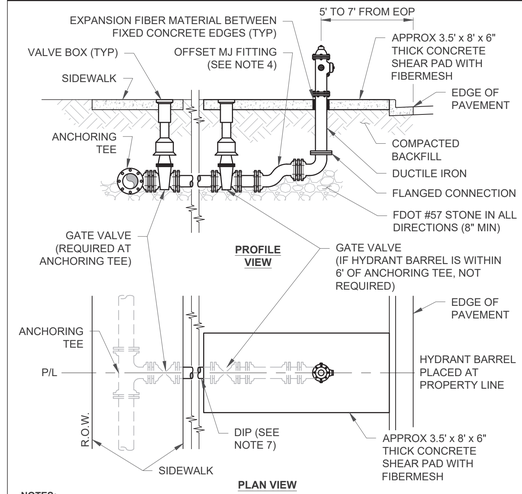
NOTES:
1. A 2-IN SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW-OFF VALVE WHEN BOTH ARE REQUIRED.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A201-1
10/10/2021

APPENDIX A STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (STANDARD CONFIGURATION)



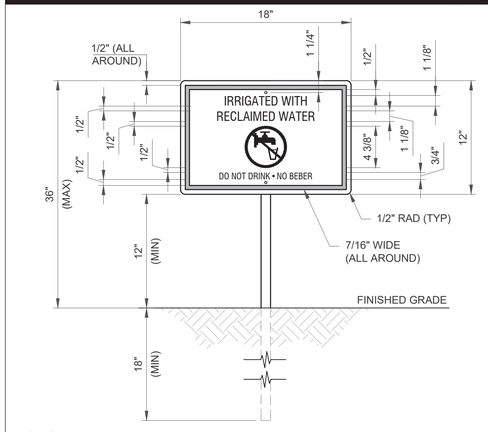
NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED. ADDITIONAL RESTRAINT FITTINGS AS REQUIRED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A203-1
10/10/2021

APPENDIX A STANDARD DRAWINGS

RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"



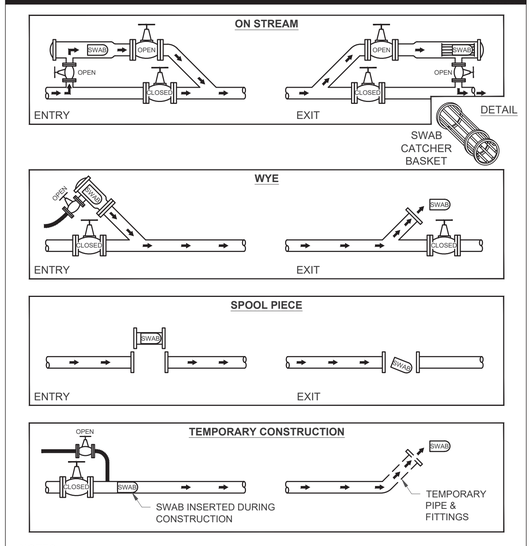
NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE 0.040 GAUGE METAL.
6. POST SHALL BE 2.375-IN OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND / OR AS APPROVED BY THE UTILITIES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A501
10/10/2021

APPENDIX A STANDARD DRAWINGS

SWABBING ACCESS POINTS



NOTES:
1. FOAM SWAB.
2. SUGGESTED FOR WATER AND RECLAIMED WATER MAINS OF ALL SIZES. REQUIRED FOR WATER AND RECLAIMED WATER MAINS 16-IN DIAMETER AND GREATER.
3. CONCRETE SLAB AND DESIGN SHALL BE REVIEWED BY UTILITIES PRIOR TO APPROVAL.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A205
10/10/2021

APPROVED 12/28/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
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DRAWN BY:	SA/DM
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APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

STANDARD WATER DETAILS

Sheet No.:

C7.10

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

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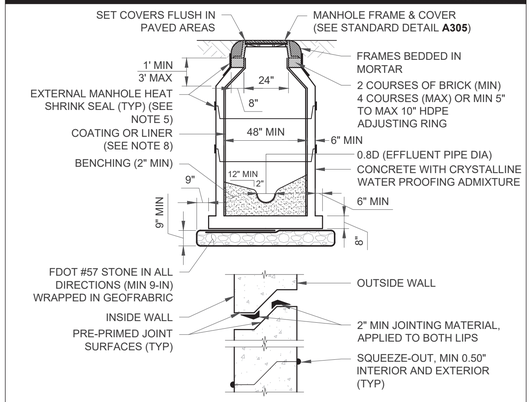
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APPENDIX A — STANDARD DRAWINGS

PRECAST CONCRETE MANHOLE



NOTES:

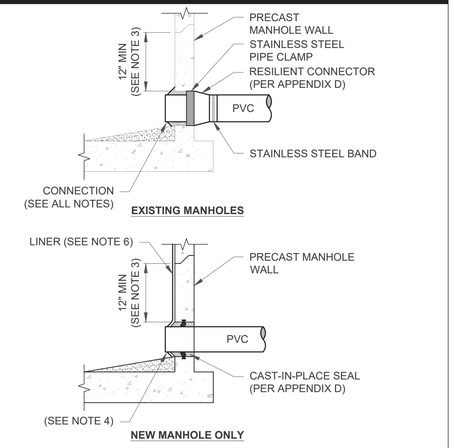
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24-IN OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE FIG **A302-2**.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM IN ACCORDANCE WITH FIG **A303**.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. HEAT SHRINK WRAP FOR ALL BARREL SECTION JOINTS SHALL BE A MIN 9-IN WIDTH AND A MIN 17-IN WIDTH WRAP ON THE CORBEL SECTION, RISER RINGS AND RING AND COVER.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D AND IN COMPLIANCE WITH ASTM C478.
8. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310** & **3119**.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A301
10/10/2021

APPENDIX A — STANDARD DRAWINGS

GRAVITY MANHOLE CONNECTION



NOTES:

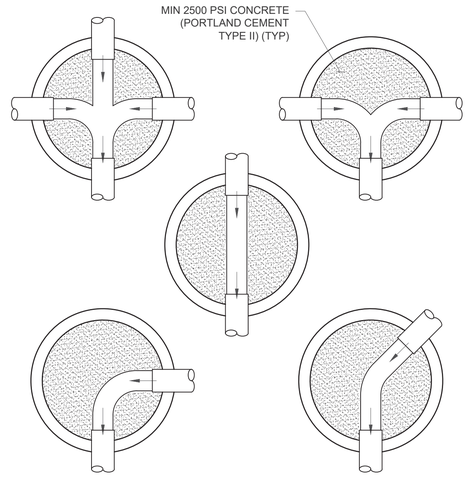
1. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2-FT OR MORE ABOVE THE MANHOLE INVERT. SEE FIG **A302-2**.
2. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING AND CONNECTIONS TO EXISTING MANHOLES.
3. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.
4. PIPE SHALL PROTRUDE INTO MANHOLE 2-IN TO 4-IN. THE CONTRACTOR SHALL BEVEL MUD FROM EDGE OF PIPE TO WALL.
5. CONNECTIONS ON EXISTING MANHOLES, REFER TO SECTION **3113** FOR EXCAVATIONS FOR STRUCTURES.
6. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310** & **3119**.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A302-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

GRAVITY MANHOLE FLOW CHANNELS



APPROVED 12/28/2022
Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2022.12.27 15:23:58 -05'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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NOTES:

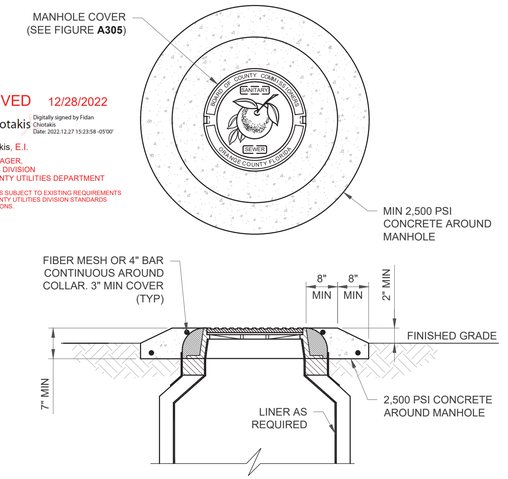
1. ALL PIPE CONNECTIONS SHALL BE IN ACCORDANCE WITH FIGS **A302-1**, **A302-2**, GRAVITY MANHOLE CONNECTIONS
2. ALL BENCH WORK SHALL SLOPE TOWARDS THE INVERT AND BE A MIN 2-IN PER FOOT SLOPE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A303
10/10/2021

APPENDIX A — STANDARD DRAWINGS

MANHOLE IN NON-PAVED AREA



NOTES:

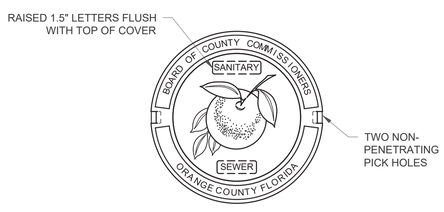
1. MINIMUM CLEARANCE OF 30-IN FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2-IN ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

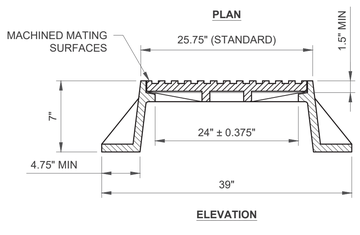
ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A304
10/10/2021

APPENDIX A — STANDARD DRAWINGS

STANDARD MANHOLE FRAME & COVER





NOTES:

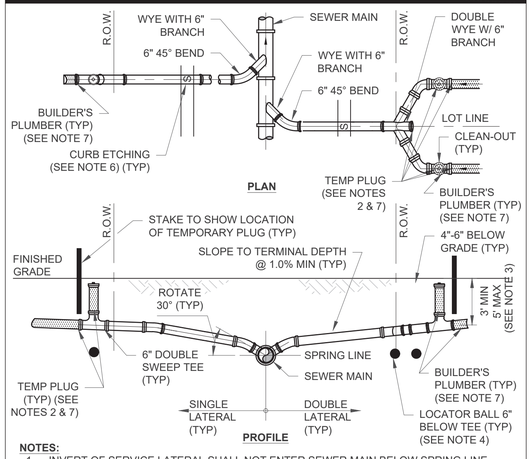
1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A305
10/10/2021

APPENDIX A — STANDARD DRAWINGS

SERVICE LATERAL



NOTES:

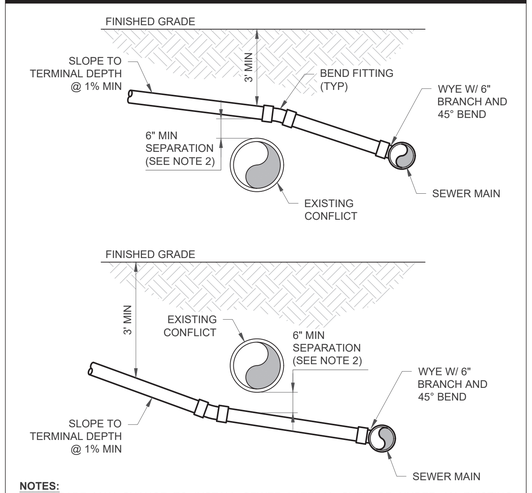
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL AND DOUBLE SWEEP TEES SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
3. TEE & WYE SHALL BE NO SHALLOWER THAN 3-FT AND NO DEEPER THAN 5-FT.
4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, TWO PER DOUBLE SERVICE AND ONE PER SINGLE SERVICE AT MINIMUM.
5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
6. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
7. BUILDER'S PLUMBER WILL REMOVE PLUG(S), INSTALL CLEANOUT ON DOUBLE SWEEP TEE, AND CONNECT SERVICE LATERAL TO HOUSE. NO DIRT OR DEBRIS SHALL ENTER THE SERVICE LATERAL THROUGHOUT CONSTRUCTION.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A306-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

SERVICE LATERAL - PIPE CONFLICT



NOTES:

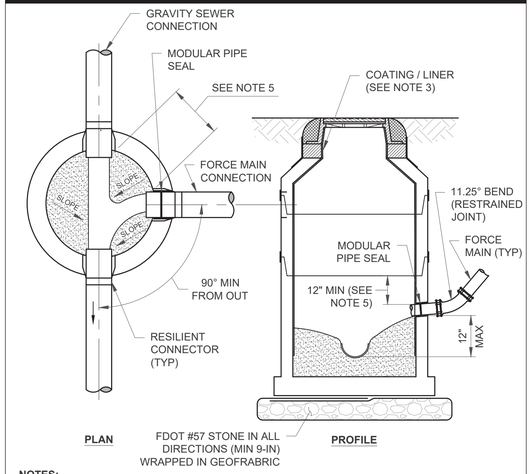
1. GRADE MAX CHANGE TO INSTALL SEWER LATERAL OVER OR UNDER AN EXISTING CONFLICT.
2. ALL CONFLICT SEPARATIONS LESS THAN THE MINIMUM SHALL NOT BE PERMITTED UNLESS APPROVED BY THE UTILITIES INSPECTOR.
3. MINIMUM SLOPE SHALL NOT BE LESS THAN 1%.
4. BEND FITTINGS SHALL BE USED TO ENSURE PROPER SEPARATION FROM ALL HORIZONTAL CONFLICTS.
5. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A306-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

FORCE MAIN TO GRAVITY SEWER CONNECTION



NOTES:

1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1-FT ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR FORCE MAIN.
3. NEW MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM, SHALL BE LINED. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM SHALL BE COATED OR LINED PER APPENDIX D.
4. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING, AND CONNECTIONS TO EXISTING MANHOLES.
5. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A307
10/10/2021

Key Map:

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

APPROVED 12.28.2022
THECLA MARSHALL
FOR THE ORANGE COUNTY ENGINEER

(UNLESS EXPRESSLY WAIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, ALL ORANGE COUNTY CODE IS IN EFFECT, AND MUST BE COMPLIED WITH AT ALL TIMES.)

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	08/30/22	REVISIONS PER OCPW
04	07/18/22	REVISIONS PER OCPW
03	04/12/22	REVISIONS PER FIRE COMMENTS
02	03/29/22	REVISIONS PER OCU
01	03/02/22	REV. PER OCPW, OCU, & SFWMD
00	12/03/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM
APPROVED BY:	JTP
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 3

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

STANDARD WASTEWATER DETAILS

Sheet No.:

C7.20

Seal:

JAMIE T. POULOS LICENSE No. 57568 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: August 31, 2022

This item has been electronically signed and sealed by Jamie T. Poulos on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 3\CAD\FINAL\COUNTY\18007-PH3-CDTLS

Construction Plans
for
Grande Pines
Orangewood N-2 PD Parcel 11D Phase 5
Orange County, FL
PSP-15-03-060
OCU 22-S-001

Reviewed for Orange County Code Compliance

These plans have been reviewed for compliance with applicable Orange County Land Development Codes, Standards, and specifications. During construction, should field conditions reveal non-conformance with County Codes, it shall be the full responsibility of the applicant, their consultants, and/or their designee to make corrections necessary to be in compliance with County Codes. Upon completion of construction, the applicant, their engineer of record, and/or their designee shall comply with all requirements of other County Departments before the Certificate of Completion. Changes to these reviewed plans must be submitted to and reviewed by the County before the construction of the proposed change(s).

Reviewed by

C. Yazmin Barbosa — October 27, 2025

C. Yazmin Barbosa, Date
For The Orange County Engineer

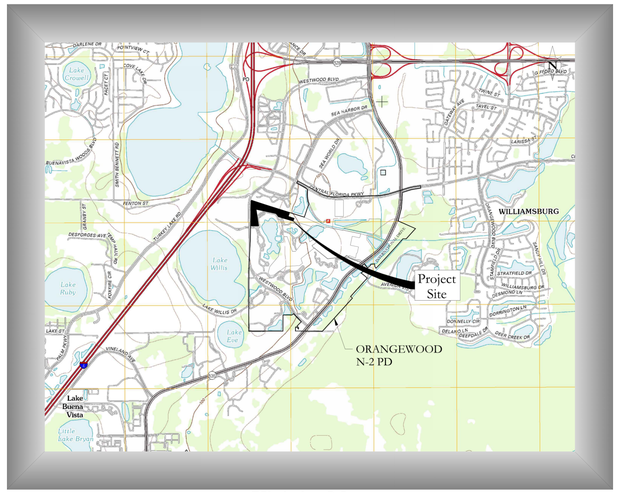
Utility Providers	
Potable Water Service	Orange County Utilities Division
Reclaim Services	Orange County Utilities Division
Wastewater Services	Orange County Utilities Division
Electric Services	Duke Energy

Parcel Id. No.:

13-24-28-6283-07-010

Owner/Developer/Applicant:

Park Square Grande Pines LLC
5200 Vineland Road Suite 200
Orlando, FL 32811
EMAIL: MMCQUARRIE@PARKSQUAREHOMES.COM
PHONE: 407-529-3044


Project Site
WILLIAMSBURG
ORANGEWOOD N-2 PD
Lake Boena Vista
Lake Willis
Lake Ruby
Lake Eve
WESTWOOD BLVD
LAKE WILLIS DR
LAKE BERYL DR
DEPORRES AVE
SEAVEN ST
SEA HARBOR DR
SAND POINTE DR
SAND CASTLE DR
SAND DOLLAR DR
SAND PIPER DR
SAND CANYON DR
SAND CASTLE CT
SAND PIPER CT
SAND DOLLAR CT
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SAND CASTLE PL
SAND PIPER PL
SAND DOLLAR PL
SAND CANYON PL
SAND CASTLE PKWY
SAND CANYON PKWY
SAND CANYON TRL
SAND CANYON LN
SAND CANYON CIR
SAND CANYON CV
SAND CANYON WAY
SAND CANYON TER
SAND CANYON PT
SAND CANYON CT
SAND CANYON DR
SAND CANYON AVE
SAND CANYON BLVD

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556 – THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE 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 PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES 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).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
8. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON 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 DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
9. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
10. CONTRACTOR SHALL PROTECT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
11. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
12. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
13. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
15. 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 CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
16. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
19. ALL FDOT DESIGN INDICES 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 ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
20. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S) (ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS). CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION. 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 COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE
22. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
23. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
24. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM ORANGE COUNTY, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IF IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
25. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILT TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. AS-BUILT SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.11 WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12 WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
4. IN ORANGE COUNTY THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE OCU STANDARD ASSET TABLES TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
5. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
7. POTABLE WATER CROSSINGS – POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
8. IN ORANGE COUNTY COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARD AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH EPA, W.M.D, AND CITY/COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. IN ORANGE COUNTY THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
9. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

SURVEY AND CONTROL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND BENCHMARKS BY ALLEN & CO DATED 3-18-2015

PAVING, DRAINAGE AND GRADING NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

PAVING, DRAINAGE AND GRADING NOTES:

4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
9. 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 OWNER'S LANDSCAPE ARCHITECT.
10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (AND TO ORANGE COUNTY STANDARD SPECIFICATIONS).
12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
13. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
14. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
15. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
21. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
22. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
25. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

   GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES

   REPORT NO(S).: XXXXXXX

   DATE (S): XXXXXXX
26. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
27. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
28. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF 12095C0415F, COMMUNITY PANEL #415, DATED 9/25/09)
29. ALL DISTURBED FDOT AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
30. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN UNLESS STEM WALLS OR TURN DOWN SLABS PROVIDE FOR ADDITIONAL ELEVATION TRANSITIONS.
31. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
32. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
33. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
34. ENGINEER RESERVES

SANITARY SEWER NOTES:

1. IN ORANGE COUNTY ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH ORANGE COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER AND WATERMAIN CONSTRUCTION.
2. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM AS SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.28%, FOR 12" PVC WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
9. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
10. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
11. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
12. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE Of TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
13. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
14. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
15. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.
17. THE PROPOSED DRY-LINE GRAVITY MAIN IS TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU.

RECLAIMED WATER NOTES:

1. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY O.C.U.) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
2. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
3. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.
4. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
5. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
6. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
7. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
8. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.
9. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER.
10. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
11. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
12. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.
13. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.
14. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
15. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
16. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
17. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
3. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
4. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
5. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

SPECIAL PURPOSE NOTES:

1. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
2. THE WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.
3. VIBRATORY COMPACTION METHODS SHALL NOT BE Used WITHIN EXISTING GAS EASEMENTS.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
3. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
4. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
5. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
6. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
2. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
3. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

HORIZONTAL GEOMETRY NOTES:

1. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
2. LOCATIONS OF SANITARY AND DRAINAGE STRUCTURES ARE GIVEN AT THE CENTER OF THE BOTTOM OF THE STRUCTURE.
3. ALL STORM PIPE LENGTHS ARE TO BE MEASURED TO CENTER OF DRAINAGE STRUCTURE OR TO THE END OF MITERED END SECTIONS.

SIGNING AND MARKING NOTES:

1. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION.
2. ALL MARKINGS AND STRIPING ARE TO BE (THERMOPLASTIC/PAINT) AND SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATION. COLOR SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED, AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF FDOT AND ORANGE COUNTY.
3. ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGN.
4. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVEL LANE TO MARK THEIR LOCATIONS.
5. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
6. ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CONSTRUCTION NOTES

Sheet No.:

C0.02

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:40:52-04'00'

This item has been electronically signed and sealed by DARIN ALEX LOCKWOOD on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-GN

Interoffice Memorandum

DATE: September 25, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

CONTACT PERSON: **Eric Raasch, DRC Chairman**
Development Review Committee
Planning Division
(407) 836-5523

Eric P. Raasch, Jr., AICP
Digitally signed by Eric P. Raasch, Jr., AICP
Date: 2020.09.25 14:43:01 -04'00'

SUBJECT: October 13, 2020 – Public Hearing
Applicant: Christina Baxter, Poulos & Bennett, LLC
Orangewood (Neighborhood 2) Planned Development / Grande Pines Parcel 11D Preliminary Subdivision Plan
Case # CDR-20-02-045 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP), which is currently entitled for 423 short-term rental units on fee simple lots. The current request is to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify to Board condition #9 to accommodate the additional phase.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan and approve the Orangewood (Neighborhood 2) PD / Grande Pines Parcel 11D PSP dated "Received August 28, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme
Attachments

CASE # CDR-20-02-045
Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP) to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

Board condition #7 from May 21, 2019 currently reads as follows:

7. *This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.*

DRC recommended deleting this condition, as the project is short-term rental and won't be covered by the County's Gated Communities Ordinance. Additionally, a Community Development District has been created for the property.

Board condition #9 from May 21, 2019 currently reads as follows:

9. *Developer shall notify the neighboring property thirty (30) days prior to construction of Phase 4 at the address provided.*

DRC recommended modifying this condition to include the new proposed phase in the notice to the residents as well, which has been updated as condition #13.b.

2. PROJECT ANALYSIS

A. Location: South of Central Florida Parkway / West of I-Drive

B. Parcel ID: 13-24-28-6283-07-010, 13-24-28-6283-00-110, 13-24-28-6283-12-040, 13-24-28-6283-03-020, 13-24-28-6283-12-090

C. Total Acres: 118.78 acres

1

D. Water Supply: Orange County Utilities

E. Sewer System: Orange County Utilities

F. Schools: Sunshine ES: Enrolled - 507 / Capacity - 551
Freedom MS: Enrolled - 1,236 / Capacity - 1,066
Freedom HS: Enrolled - 3,735 / Capacity - 2,605

G. School Population: 193

H. Park: Lester Mandell Park – 2.8 Miles

I. Proposed Use: 385 Short-Term Rental Units

J. Site Data: Maximum Building Height: 35'
Minimum Living Area: 1,200 Square Feet
Building Setbacks:
25' PD Perimeter
35' I-Drive
40' Westwood Boulevard (R-O-W)
150' Westwood Boulevard (Centerline)
40' Central Florida Parkway (R-O-W)
70' Central Florida Parkway (Centerline)
20' Front
20' Rear
5' Side (Phase 1 & 2)
10' (Phase 3)
15' Side Street

K. Fire Station: 54 – 6500 Central Florida Parkway

L. Transportation: This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements on both Westwood Boulevard and International Drive.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Residential (ACR). The subject property is designated PD (Planned Development) on the Zoning Map, which is consistent with the current FLUM Designation.

4. ZONING

PD (Planned Development District) (Orangewood N-2 PD)

2

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Orangewood N-2 PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Grande Pines Parcel 11D Preliminary Subdivision Plan dated "Received August 28, 2020," 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, except to the extent any applicable 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 August 28, 2020," 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 received final approval, where such promise or representation, whether oral or written, was 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 conflicts with such promise or representation, the County may withhold (or postpone issuance of) development 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.

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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, not recording (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 relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. 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. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

7. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.

4

8. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and / or a recorded restrictive covenant, as applicable of the prior use of this property as a golf course or other uses as identified in an environmental site assessment.

9. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

10. 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.

11. Pursuant to OC Comp Plan Policy C1.5.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing, or demolition), mass grading and or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required.

12. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on the plan as a revised plan and conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated, May 21, 2019, shall apply:

a. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be

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subject to school concurrency and required to go through the review process prior to platting.

b. Developer shall notify the neighboring property thirty (30) days prior to commencement of construction of Phase 4 and Phase 5 at the address provided at the May 21, 2019, BCC Hearing.

14. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated October 6, 2015 shall apply:

a. The stormwater management system shall be designed to retain the 100-year / 24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

b. The property shall be re-platted.

c. A mandatory pre-application / sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, 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.

d. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.

e. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

f. Any proposed public utility easements located on land owned by an entity other than the developer must be granted and recorded prior to construction plan approval.

g. 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

6

corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

h. A Development Plan for any Park / Recreation Area shall be approved by the DRC and installed in conjunction with the associated plat.

7

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

BCC CONDITIONS OF APPROVAL

Sheet No.:

C0.03

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 063504
DATE: May 23, 2022

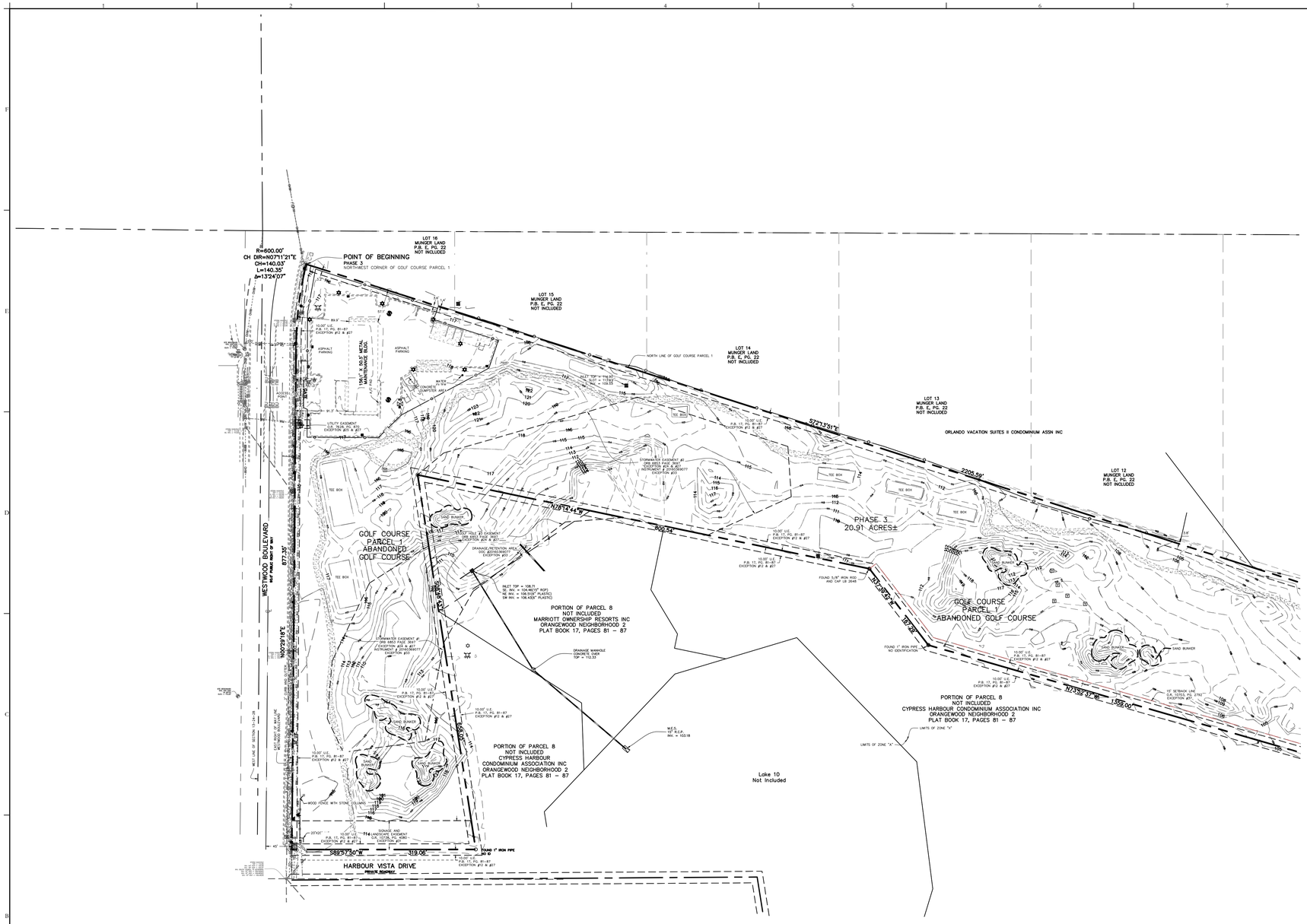
Darin A Lockwood
Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:41:19-04'00'

This item has been electronically signed and sealed by Darin Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-GN



Key Map:

Consultant:

ALLEN & COMPANY
Professional Surveyors & Mappers
16 E. PLANT STREET
WINTER GARDEN, FL 34787
(407)654-5355/(407)-654-5356

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
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APPROVED BY:	DAL
SCALE IN FEET:	1" = 100'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

EXISTING CONDITIONS

Sheet No.:

C0.04

LEGEND:

U.L.M.E.	UTILITY & LAKE MAINTENANCE EASEMENT	GV	GAS VALVE
G.C.&D.E.	GOLF COURSE & DRAINAGE EASEMENT	GA	GUY ANCHOR
D.E.	DRAINAGE EASEMENT	IV	IRRIGATION VALVE
U.E.	PLATTED UTILITY EASEMENT	WL	WOOD LIGHT POLE
L.B.E.	LANDSCAPE BUFFER EASEMENT	LL	LANDSCAPE LIGHT
G.C.E.	GOLF COURSE ACCESS EASEMENT	MB	MAILBOX
P.O.C.	POINT OF COMMENCEMENT	MES	MITRED END SECTION
P.O.B.	POINT OF BEGINNING	UM	UNKNOWN MANHOLE
REC.	RECOVERED MONUMENTATION	ML	METAL LIGHT POLE
	SET 1/2" IRON ROD AND CAP LB#6723	TR	TELEPHONE RISER
	FOUND MONUMENT AS NOTED	RWV	RECLAIMED WATE VALVE
	CATCH BASIN	SN	SIGN
	BACK FLOW PREVENTER	SM	SANITARY MANHOLE
	WATER METER	UV	UTILITY VAULT
	CONCRETE LIGHT POLE	WELL	WELL
	UTILITY POLE	WV	WATER VALVE
	DRAINAGE MANHOLE	YD	YARD DRAIN
	CHANGE IN DIRECTION NO MONUMENT SET)	OU	OVERHEAD UTILITY
	ELECTRIC BOX	R	RADIUS
	FIRE HYDRANT	CH	CHORD
	FIRE DEPARTMENT CONNECTION	DIR	DIRECTION
P.C.	POINT OF CURVATURE	L	LENGTH
P.T.	POINT OF TANGENCY	Δ	DELTA
N.T.	NON-TANGENT	O	6' CHAIN LINK FENCE
P.R.C.	POINT OF REVERSE CURVE		
℄	CENTERLINE		
FLOW LINE	CONCRETE		

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu

Lei Xu, PE

FOR THE ORANGE COUNTY ENGINEER

05-25-2022

DATE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF WESTWOOD BOULEVARD AS BEING N00°29'18"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-3966477, EFFECTIVE DATE MARCH 19, 2018 @ 8:00 A.M.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE A, NO FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0415F, MAP REVISED 9/25/2009.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LAST DATE IN FIELD: MAY 14, 2018.

THERE ARE NO GAPS OR GORES BETWEEN THE PUBLIC-RIGHTS OF WAY, THE ACCESS EASEMENTS SERVING THE PROPERTY, AND THE PROPERTY.

THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES EXCEPT THOSE SHOWN HEREON.

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 2037-3966477, DATED MARCH 19, 2018, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.

THERE IS NO OBSERVED EVIDENCE OF ANY OVERLAPS OR BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.

THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM, BENCHMARK NUMBER L1362023, ELEVATION BEING 81.629. (NORTH AMERICAN VERTICAL DATUM 1988)

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood Date: 2022.05.23 15:41:33-04'00'

This item has been electronically signed and sealed by Darin Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-EX

NOTES:
1. PHASE 1 PERMIT NUMBER IS B1896728

CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
1-800-432-4770
TOLL FREE
FL STATUE 553 351(1979) REQUIRES MIN. 2 DAYS AND MAX. 5 DAYS NOTICE BEFORE YOU EXCAVATE

Soil Classification

Soil #	Soil Name	Hydrologic Group
20	Immokalee Fine Sand	B/D
26	Ona Fine Sand, 0 To 2 Percent Slopes	B/D
34	Pomello Fine Sand, 0 To 5 Percent Slopes	A
37	St. Johns Fine Sand	B/D
42	Sanibel Muck	A/D
44	Smyrna Fine Sand, 0 To 2 Percent Slopes	A/D
54	Zolfo Fine Sand, 0 To 2 Percent Slopes	A

Source: USDA Natural Resource – Orange County, (FL 1995)

N

35 0 70 140
SCALE IN FEET

DEMOLITION LEGEND

1. EXISTING CURB, PAVEMENT, CONCRETE, & ARCHITECTURAL STRUCTURES TO BE REMOVED
2. EXISTING DRAINAGE STRUCTURES AND ASSOCIATED PIPES TO BE REMOVED.
3. EXISTING DRIVEWAY RAMP TO BE REMOVED.
4. EXISTING FIRE HYDRANT & FDC TO BE REMOVED.
5. EXISTING LIGHT POLES TO BE REMOVED

LIMITS OF DISTURBED AREA
SILT FENCE & DUST BARRIER (SEE C1.01 FOR DETAIL)
DOUBLE SILT FENCE & DUST BARRIER
PROPERTY LINE
EXISTING SIDEWALK TO BE REMOVED.

LOT 16 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
LOT 15 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
LOT 14 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
LOT 13 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
LOT 12 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
LOT 11 MUNGER LAND P.B. E, PG. 22 NOT INCLUDED
ORLANDO VACATION SUITES II CONDOMINIUM ASSN INC
HILTON GRAND VA

DROP STRUCTURE TO BE PROTECTED DURING CONSTRUCTION
SILT FENCE (TYP.) SEE DETAIL SHEET C1.01
CURB INLET PROTECTION (SEE DETAIL SHEET C1.01)
TEMPORARY CONSTRUCTION ENTRANCE SEE SHEET C1.01 FOR DETAIL
PHASE 5 LIMITS

PORTION OF PARCEL 8
NOT INCLUDED
MARRIOTT OWNERSHIP RESORTS INC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87

PORTION OF PARCEL 8
NOT INCLUDED
CYPRESS HARBOUR
CONDOMINIUM ASSOCIATION INC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87

PORTION OF PARCEL 8
NOT INCLUDED
CYPRESS HARBOUR CONDOMINIUM ASSOCIATION INC
ORANGEWOOD NEIGHBORHOOD 2
PLAT BOOK 17, PAGES 81 – 87

Lake 10
Not Included

Westwood Blvd.

APPROVED 5/24/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'
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Key Map:

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APPROVED

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Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER
05-25-2022
DATE

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 70'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DEMOLITION & EROSION CONTROL PLAN

Sheet No.:

C1.00

Seal:

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DARIN ALEX LOCKWOOD
P.E. NO. 0063504
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Date: 2022.05.23 15:41:47 -04'00'

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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-DECP

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.

2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.

3. AT A MINMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.

4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.F.W.M.D. AND ORANGE COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

5. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO ORANGE COUNTY FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

6. 4' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB. THE CURBSIDE BMP SHALL BE INSTALLED AS INDICATED IN THE SWPPP WHILE GRADING IS ACTIVE.

7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.

8. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.F.W.M.D. EROSION PROTECTION STANDARDS.

9. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

10. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE NPDES CONSTRUCTION GENERIC PERMIT, 62.621.300(4)(a) F.A.C.

11. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.

12. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND ORANGE COUNTY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.

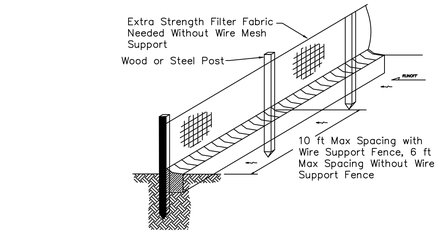
13. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN A FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

14. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OC EPD). COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER SHALL BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACT SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO OC EPD.

15. BMPS TO CONTROL DUST SHALL BE IMPLEMENTED, AS NEEDED, DURING THE COURSE OF LAND DISTURBING ACTIVITIES.

16. PRIOR TO BEGINNING CONSTRUCTION NEAR A CONSERVATION AREA (WETLAND/UPLAND BUFFER), THE PERMITEE MUST DEMARCATE THE LIMITS OF CONSTRUCTION WITH ORANGE SAFETY FENCING.

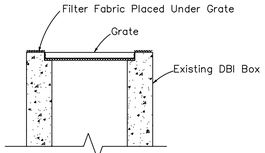
17. INITIAL CLEARING SHALL INCLUDE A PATH ALONG THE LIMIT OF CONSTRUCTION TO FACILITATE A VISUAL LIMIT OF CLEARING FOR THE INSTALLATION OF THE ORANGE SAFETY FENCE AND EROSION CONTROL DEVICES. AFTER THE INITIAL CLEARING ADJACENT TO THE CONSERVATION AREAS IS COMPLETE, A SILT FENCE AND ORANGE SAFETY FENCE MUST BE INSTALLED ALONG THE LIMITS OF CONSTRUCTION NEXT TO THE CONSERVATION EASEMENT BOUNDARIES AND MAINTAINED THROUGHOUT CONSTRUCTION.



FILTER FABRIC SILT FENCE INSTALLATION

Additional Controls to be Utilized as Needed, Dependent Upon Actual Site Conditions and Construction Operations

N.T.S.



Note: This filter fabric placement to be used during soil disturbing activities. The filter must be checked periodically for sediment buildup and/or damage to filter material. The contractor must remove the filter fabric and check the structures for sediment buildup after soil disturbing activities have ceased.

D.B.I. FILTER FABRIC DETAIL

N.T.S.

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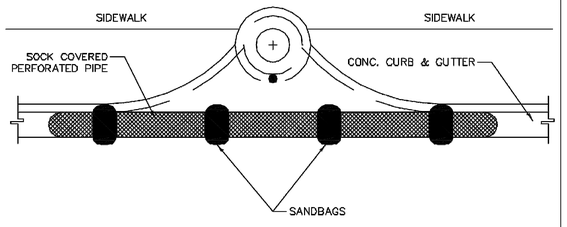
Lei Xu

Lei Xu, PE

FOR THE ORANGE COUNTY ENGINEER

05-25-2022

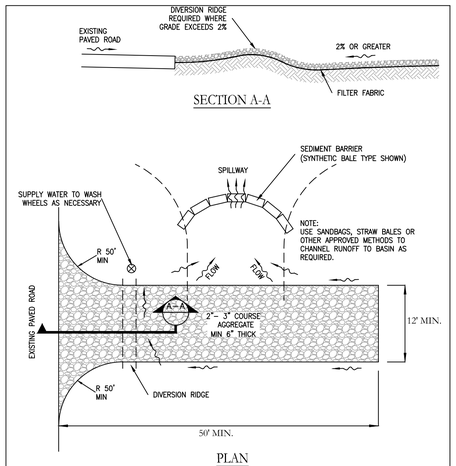
DATE



PLAN VIEW

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER (N.T.S)



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABALIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CURB AND GUTTER SEDIMENT BARRIER (N.T.S)

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

DEMOLITION & EROSION CONTROL DETAILS

Sheet No.:

C1.01

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504

DATE: May 23, 2022

Darin A Lockwood Digitally signed by Darin A Lockwood Date: 2022.05.23 15:42:01-04'00'

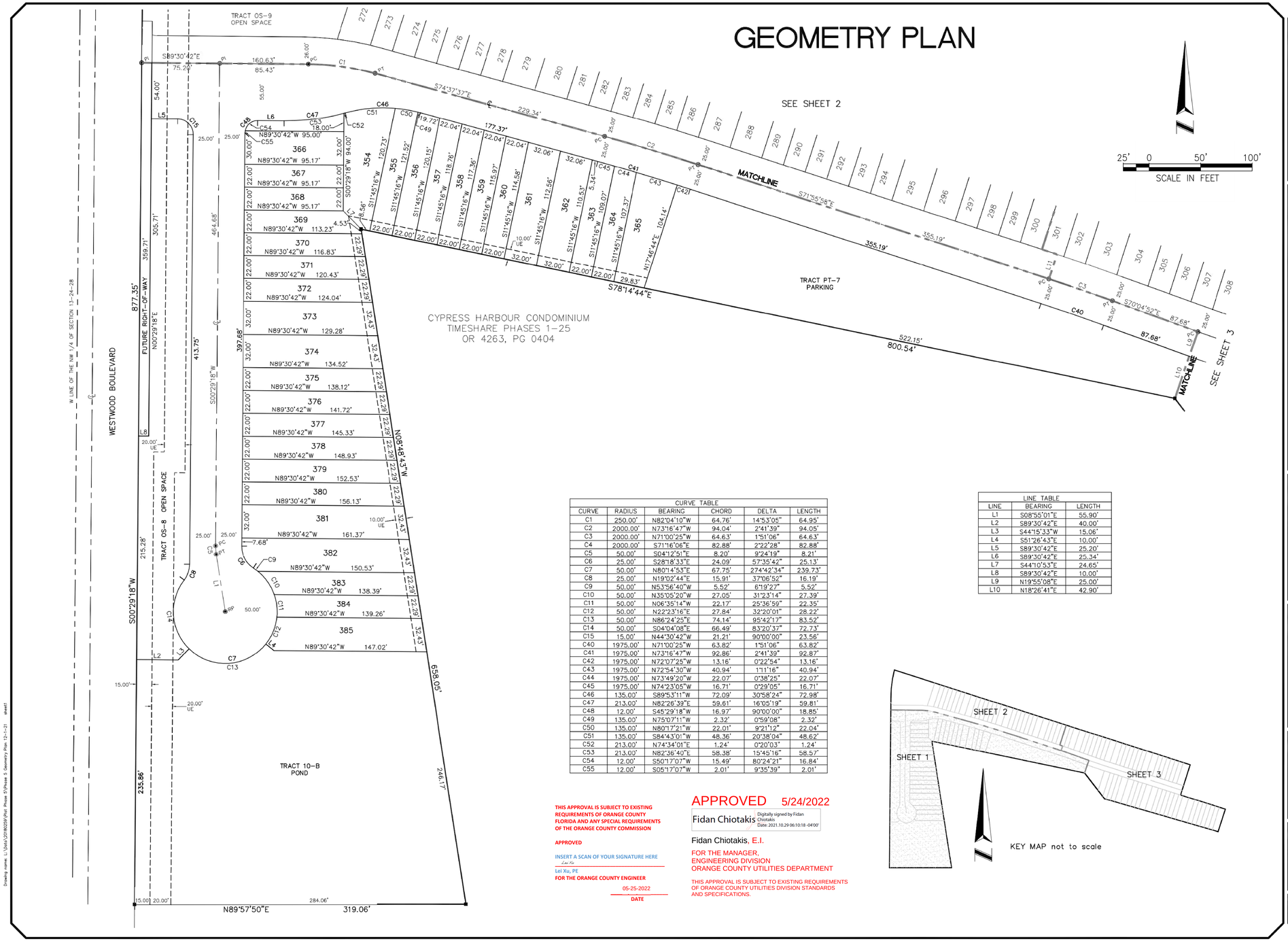
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POULOS & BENNETT

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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-DECP

GEOMETRY PLAN



SCALE IN FEET: 25' 0 50' 100'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	250.00'	N82°04'10"W	64.76'	14°53'05"	64.95'
C2	2000.00'	N73°16'47"W	94.04'	2°41'39"	94.05'
C3	2000.00'	N71°00'25"W	64.63'	1°51'06"	64.63'
C4	2000.00'	S71°16'06"E	82.88'	2°22'28"	82.88'
C5	50.00'	S04°12'51"E	8.20'	9°24'19"	8.21'
C6	25.00'	S28°18'33"E	24.09'	57°35'42"	25.13'
C7	50.00'	N80°14'53"E	67.75'	274°42'34"	239.73'
C8	25.00'	N19°02'44"E	15.91'	37°06'52"	16.19'
C9	50.00'	N53°56'40"W	5.52'	6°19'27"	5.52'
C10	50.00'	N35°05'20"W	27.05'	31°23'14"	27.39'
C11	50.00'	N06°35'14"W	22.17'	25°36'59"	22.35'
C12	50.00'	N22°23'16"E	27.84'	32°20'01"	28.22'
C13	50.00'	N86°24'25"E	74.14'	95°42'17"	83.52'
C14	50.00'	S04°04'08"E	66.49'	83°20'37"	72.73'
C15	15.00'	N44°30'42"W	21.21'	90°00'00"	23.56'
C40	1975.00'	N71°00'25"W	63.82'	1°51'06"	63.82'
C41	1975.00'	N73°16'47"W	92.86'	2°41'39"	92.87'
C42	1975.00'	N72°07'25"W	13.16'	0°22'54"	13.16'
C43	1975.00'	N72°54'30"W	40.94'	1°11'16"	40.94'
C44	1975.00'	N73°49'20"W	22.07'	0°38'25"	22.07'
C45	1975.00'	N74°23'05"W	16.71'	0°29'05"	16.71'
C46	135.00'	S89°53'11"W	72.09'	30°58'24"	72.98'
C47	213.00'	N82°26'39"E	59.61'	16°05'19"	59.81'
C48	12.00'	S45°29'18"W	16.97'	90°00'00"	18.85'
C49	135.00'	N75°07'11"W	2.32'	0°59'08"	2.32'
C50	135.00'	N80°17'21"W	22.01'	9°21'12"	22.04'
C51	135.00'	S84°43'01"W	48.36'	20°38'04"	48.62'
C52	213.00'	N74°34'01"E	1.24'	0°20'03"	1.24'
C53	213.00'	N82°36'40"E	58.38'	15°45'16"	58.57'
C54	12.00'	S50°17'07"W	15.49'	80°24'21"	16.84'
C55	12.00'	S05°17'07"W	2.01'	9°35'39"	2.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°55'01"E	55.90'
L2	S89°30'42"E	40.00'
L3	S44°15'33"W	15.06'
L4	S51°26'43"E	10.00'
L5	S89°30'42"E	25.20'
L6	S89°30'42"E	25.34'
L7	S44°10'53"E	24.65'
L8	S89°30'42"E	10.00'
L9	N19°55'08"E	25.00'
L10	N18°26'41"E	42.90'

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APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
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ORANGE COUNTY UTILITIES DEPARTMENT

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ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 34787
(407) 654-5355/(407)654-5356 FAX

GEOMETRY PLAN
OF
GRANDE PINES PHASE 5
SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: PARK SQUARE HOMES

FOR THE LICENSED BUSINESS # 6723 BY: JAMES L. RONAN P.S.M. # 5633

DATE	REVISIONS

JOB #	20180259
DATE:	12-1-2021
SCALE:	1" = 40 FEET
CALC BY:	JB
FIELD BY:	FC
DRAWN BY:	PJR
CHECKED BY:	JLR

SHEET 1 OF 3

Key Map:

Consultant:

03	05/23/22	SUBMIT FOR STAMPING
02	05/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1=60

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CENTERLINE GEOMETRY PLAN

Sheet No.:

C1.10

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:42:15-04'00'

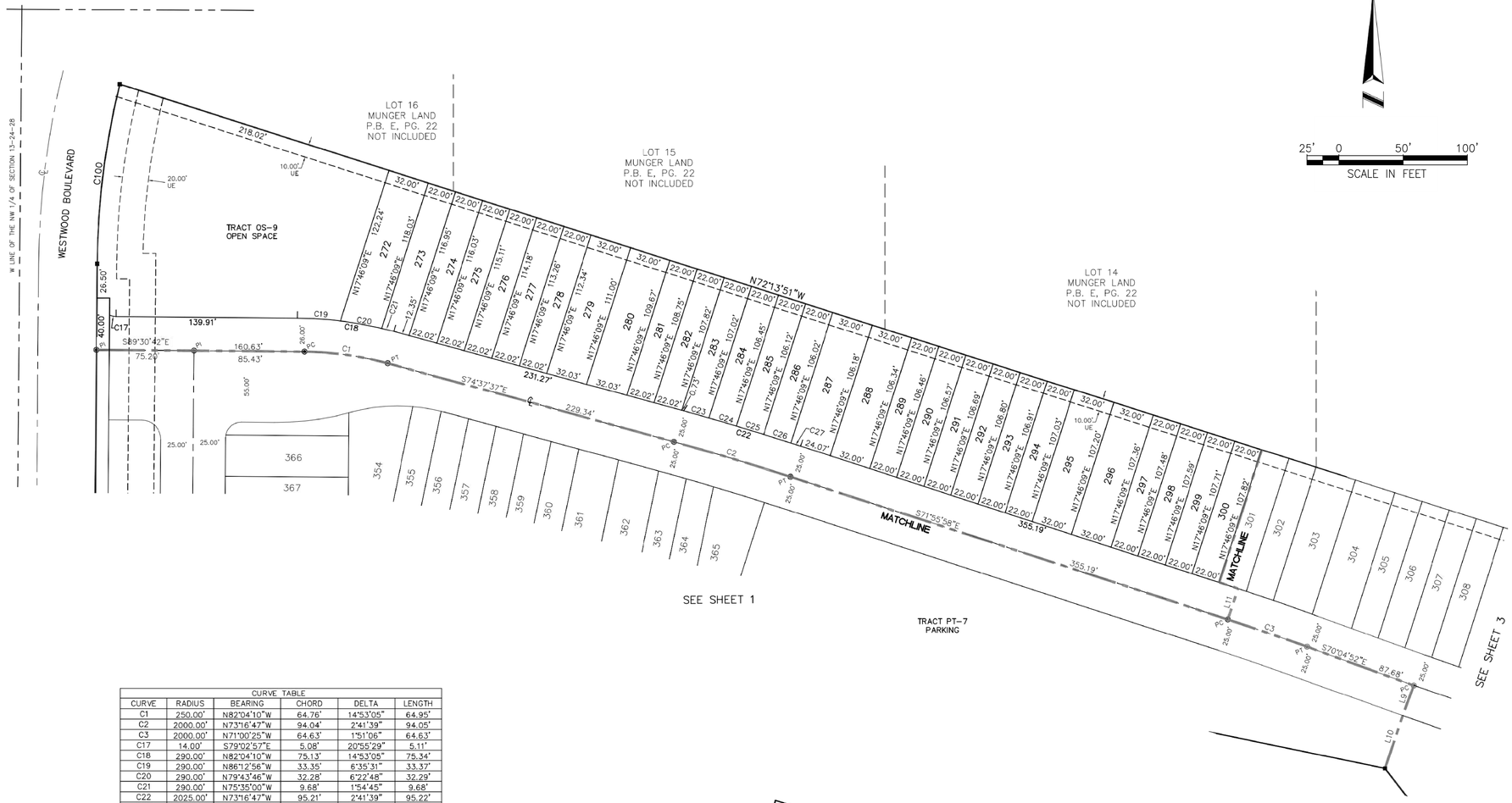
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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Drawing name: L:\Data\20180259\Plat Phase 5\Phase 5_Geometry Plan 12-1-21 sheet1

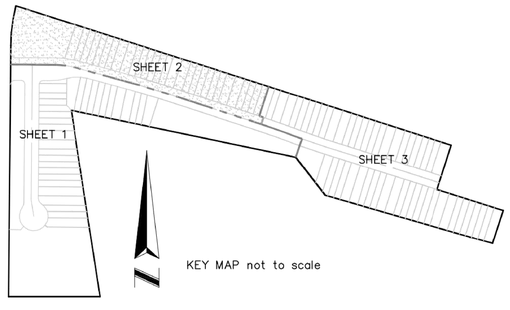
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GEOMETRY PLAN



CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	250.00'	N82°04'10"W	64.76'	14°53'05"	64.95'
C2	2000.00'	N73°16'47"W	94.04'	2°41'39"	94.05'
C3	2000.00'	N71°00'25"W	64.63'	1°51'06"	64.63'
C17	14.00'	S79°02'57"E	5.08'	20°55'29"	5.11'
C18	290.00'	N82°04'10"W	75.13'	14°53'05"	75.34'
C19	290.00'	N86°12'56"W	33.35'	6°35'31"	33.37'
C20	290.00'	N79°43'46"W	32.28'	6°22'48"	32.29'
C21	290.00'	N75°35'00"W	9.68'	1°54'45"	9.68'
C22	2025.00'	N73°16'47"W	95.21'	2°41'39"	95.22'
C23	2025.00'	N74°19'33"W	21.28'	0°36'08"	21.28'
C24	2025.00'	N73°42'49"W	22.01'	0°37'22"	22.01'
C25	2025.00'	N73°05'27"W	22.00'	0°37'21"	22.00'
C26	2025.00'	N72°28'06"W	22.00'	0°37'21"	22.00'
C27	2025.00'	N72°02'42"W	7.93'	0°13'28"	7.93'
C100	600.00'	S07°11'21"W	140.03'	13°24'07"	140.34'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N18°04'02"E	25.00'



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APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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OF
GRANDE PINES PHASE 5
SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: PARK SQUARE HOMES

REVISIONS
DATE

JOB # 20180259
DATE: 12-1-2021
SCALE: 1" = 40 FEET
CALC BY: JB
FIELD BY: FC
DRAWN BY: PJR
CHECKED BY: JLR

SHEET 2 OF 3

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1=50

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CENTERLINE GEOMETRY PLAN

Sheet No.:

C1.11

Seal:

DARIN ALEX LOCKWOOD
LICENSE
No. 63504
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:42:31-04'00'

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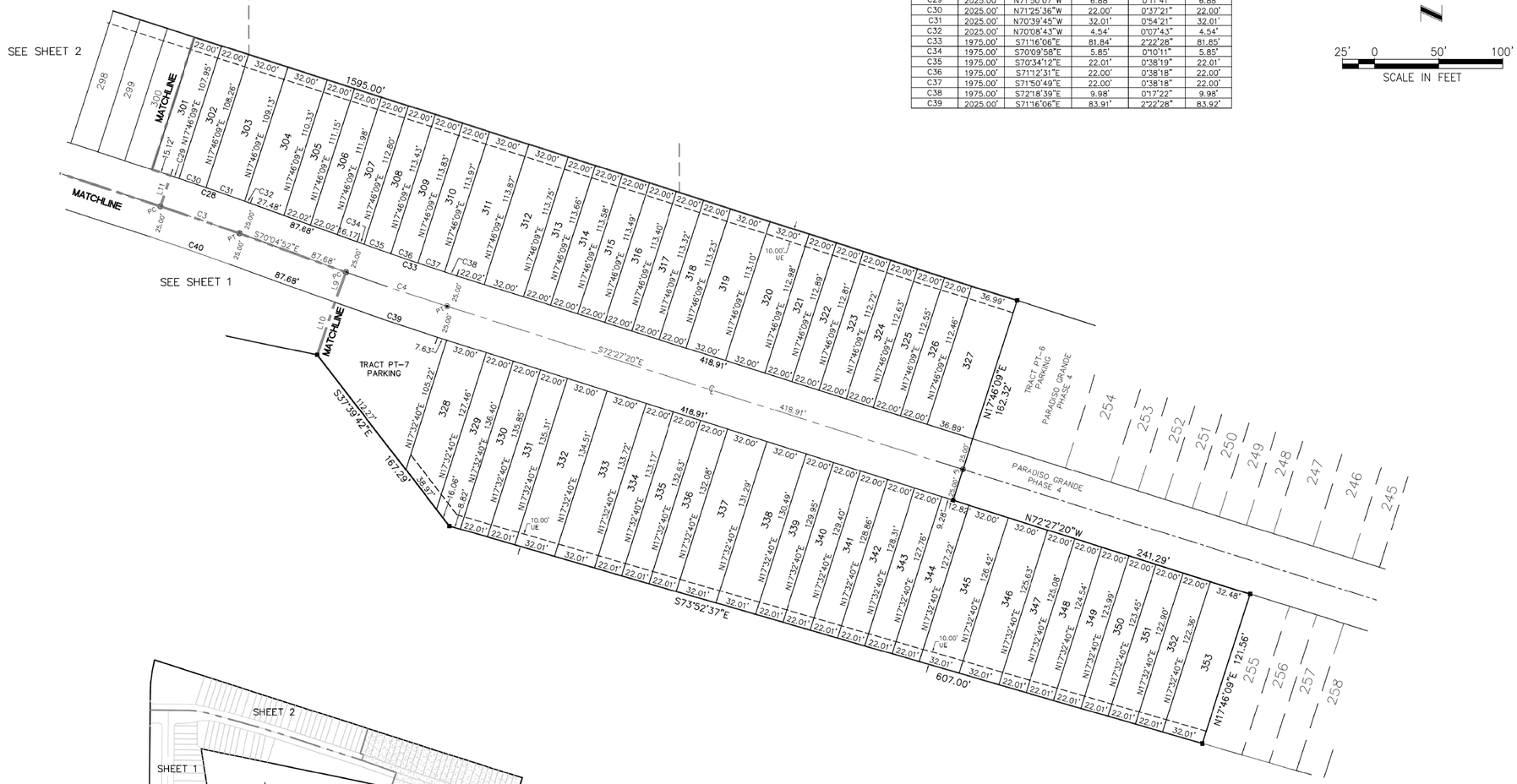
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

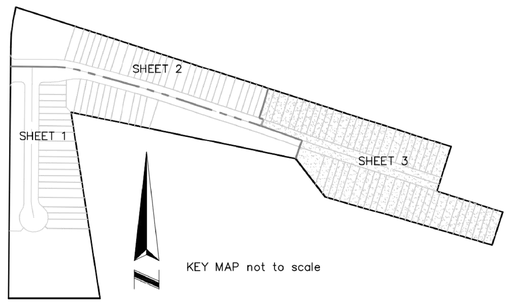
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GEOMETRY PLAN

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C3	2000.00'	N71°00'25"W	64.63'	1°51'06"	64.63'
C4	2000.00'	S71°16'06"E	82.88'	2°22'28"	82.88'
C28	2025.00'	N71°00'25"W	65.44'	1°51'06"	65.44'
C29	2025.00'	N71°50'07"W	6.88'	0°11'41"	6.88'
C30	2025.00'	N71°25'36"W	22.00'	0°37'21"	22.00'
C31	2025.00'	N70°39'45"W	32.01'	0°54'21"	32.01'
C32	2025.00'	N70°08'43"W	4.54'	0°07'43"	4.54'
C33	1975.00'	S71°16'06"E	81.84'	2°22'28"	81.85'
C34	1975.00'	S70°09'58"E	5.85'	0°10'11"	5.85'
C35	1975.00'	S70°34'12"E	22.01'	0°38'19"	22.01'
C36	1975.00'	S71°12'31"E	22.00'	0°38'18"	22.00'
C37	1975.00'	S71°50'49"E	22.00'	0°38'18"	22.00'
C38	1975.00'	S72°18'39"E	9.98'	0°17'22"	9.98'
C39	2025.00'	S71°16'06"E	83.91'	2°22'28"	83.92'





LINE TABLE		
LINE	BEARING	LENGTH
L9	N19°55'08"E	25.00'
L10	N18°26'41"E	42.90'
L11	N18°04'02"E	25.00'

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APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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25' 0 50' 100'
SCALE IN FEET

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(407) 654-5355/(407)654-5356 FAX

OF
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ORANGE COUNTY, FLORIDA

FOR: PARK SQUARE HOMES

REVISIONS / DATE

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SHEET 3 OF 3

Key Map:

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APPROVED BY:	DAL
SCALE IN FEET:	1=50

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

CENTERLINE GEOMETRY PLAN

Sheet No.:

C1.12

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:42:46-04'00'

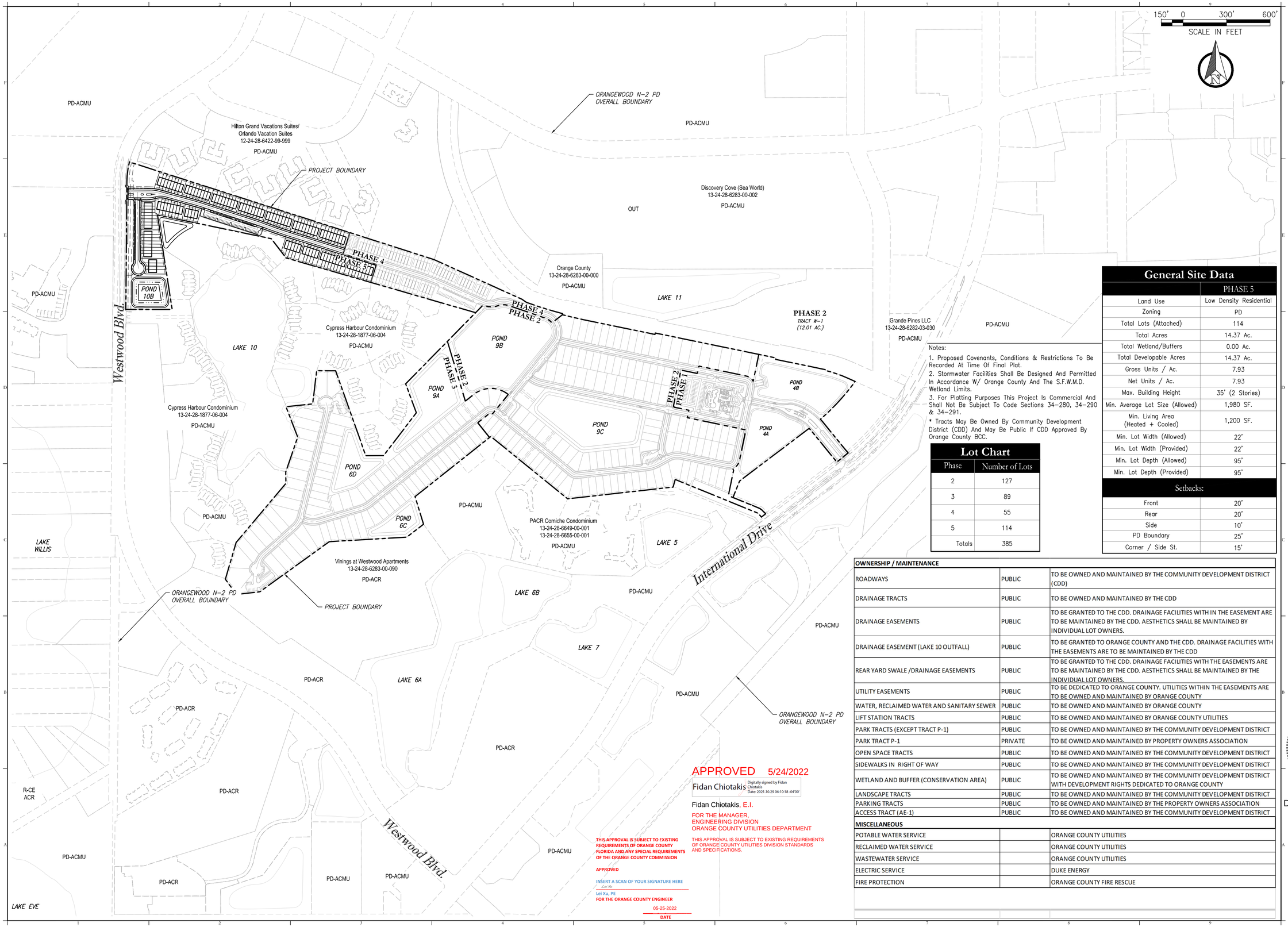
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Drawing name: L:\Data\20180259\Plat Phase 5\Phase 5 Geometry Plan 12-1-21 sheet3

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-GEO



Notes:

1. Proposed Covenants, Conditions & Restrictions To Be Recorded At Time Of Final Plat.
2. Stormwater Facilities Shall Be Designed And Permitted In Accordance W/ Orange County And The S.F.W.M.D. Wetland Limits.
3. For Platting Purposes This Project Is Commercial And Shall Not Be Subject To Code Sections 34-280, 34-290 & 34-291.

* Tracts May Be Owned By Community Development District (CDD) And May Be Public If CDD Approved By Orange County BCC.

Lot Chart

Phase	Number of Lots
2	127
3	89
4	55
5	114
Totals	385

General Site Data

	PHASE 5
Land Use	Low Density Residential
Zoning	PD
Total Lots (Attached)	114
Total Acres	14.37 Ac.
Total Wetland/Buffers	0.00 Ac.
Total Developable Acres	14.37 Ac.
Gross Units / Ac.	7.93
Net Units / Ac.	7.93
Max. Building Height	35' (2 Stories)
Min. Average Lot Size (Allowed)	1,980 SF.
Min. Living Area (Heated + Cooled)	1,200 SF.
Min. Lot Width (Allowed)	22'
Min. Lot Width (Provided)	22'
Min. Lot Depth (Allowed)	95'
Min. Lot Depth (Provided)	95'
Setbacks:	
Front	20'
Rear	20'
Side	10'
PD Boundary	25'
Corner / Side St.	15'

OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT (CDD)
DRAINAGE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CDD
DRAINAGE EASEMENTS	PUBLIC	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH IN THE EASEMENT ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
DRAINAGE EASEMENT (LAKE 10 OUTFALL)	PUBLIC	TO BE GRANTED TO ORANGE COUNTY AND THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD
REAR YARD SWALE /DRAINAGE EASEMENTS	PUBLIC	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
WATER, RECLAIMED WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
PARK TRACTS (EXCEPT TRACT P-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARK TRACT P-1	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION
OPEN SPACE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
SIDEWALKS IN RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
WETLAND AND BUFFER (CONSERVATION AREA)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY
LANDSCAPE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARKING TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
ACCESS TRACT (AE-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS		
POTABLE WATER SERVICE		ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE		ORANGE COUNTY UTILITIES
WASTEWATER SERVICE		ORANGE COUNTY UTILITIES
ELECTRIC SERVICE		DUKE ENERGY
FIRE PROTECTION		ORANGE COUNTY FIRE RESCUE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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APPROVED

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Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

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APPROVED BY:	DAL
SCALE IN FEET:	1" = 300'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

MASTER SITE PLAN & SITE DATA

Sheet No.:

C2.00

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

Darin A Lockwood

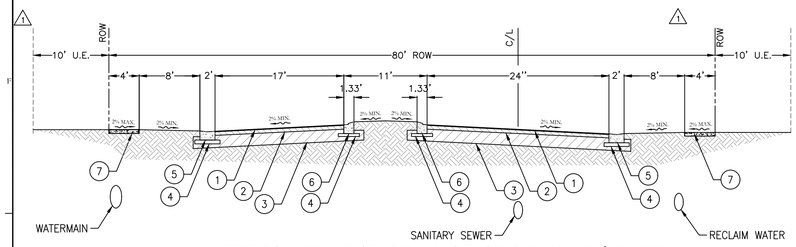
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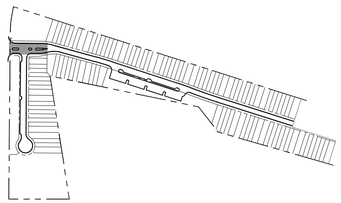
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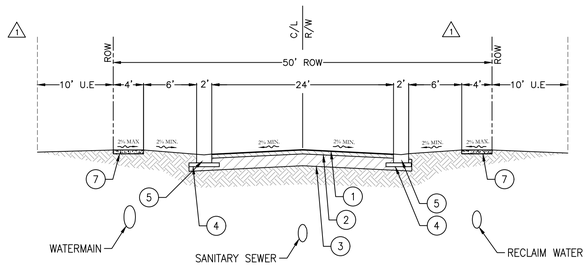
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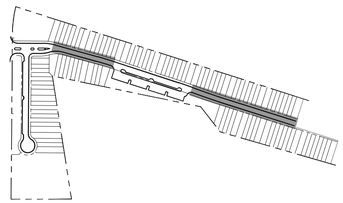
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N.T.S.



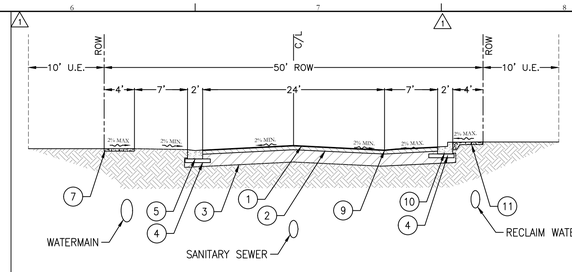
KEY MAP
N.T.S.



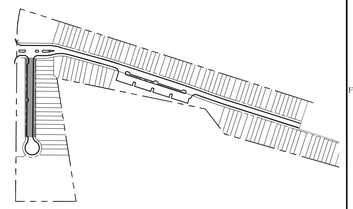
B TYPICAL ROAD SECTION W/PARKING (50' ROW)
N.T.S.



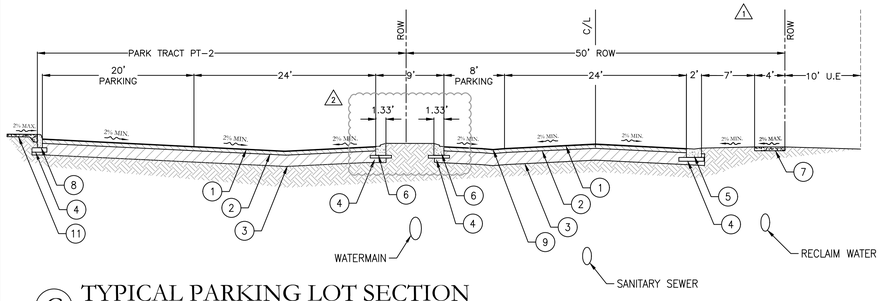
KEY MAP
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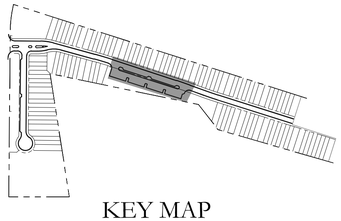
D TYPICAL ROAD SECTION W/PARKING (50' ROW)
N.T.S.



KEY MAP
N.T.S.



C TYPICAL PARKING LOT SECTION
N.T.S.



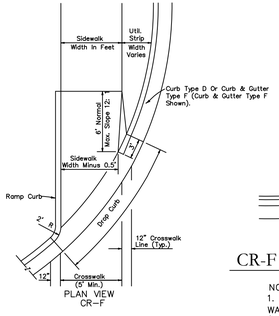
KEY MAP
N.T.S.

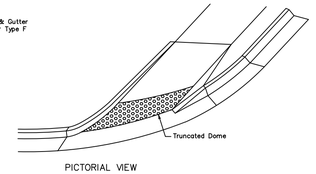
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Symbol Id.	Description
1	1.25" (IN.) TYPE SP-9.5 ASPHALT
2	6" (IN.) SOIL CEMENT BASE COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180 (MIN. 300 P.S.I. @ 7 DAYS)
3	12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180
4	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5	MIAMI CONC. CURB
6	TYPE 'A' CURB
7	4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)
~~8~~	~~TYPE 'D' CONC. CURB~~
9	VALLEY GUTTER
10	TYPE 'F' CURB & GUTTER (MODIFIED)
11	4" THICK 3000 PSI MONOLITHIC SIDEWALK/CURB

NOTE: PAVEMENT STRUCTURE BASED ON GEOTECHINICAL RECOMENDATIONS BY UNIVERSAL ENGINEERING. UES REPORT NO 1326873 (NEW DOC 1632691)

1 NOTE:

THERE IS A 10 FT. UTILITY EASEMENT PROVIDED ADJACENT TO ALL RIGHT-OF-WAYS WITH THE PLAT. ROADWAYS ARE PRIVATE AND UTILITIES ARE PUBLIC. ALL PRIVATE RIGHT-OF-WAY INCLUDE A UTILITY AND ACCESS EASEMENT TO ORANGE COUNTY.

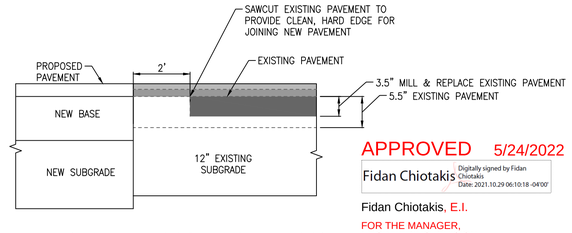




PICTORIAL VIEW

CR-F CURB RAMP DETAIL - ALL RAMPS
N.T.S.

NOTES:
1. ALL CURB RAMPS SHALL INCLUDE DETECTABLE WARNING SURFACE IN ACCORDANCE WITH FDOT INDEX 304. (SEE TRUNCATED DOME DETAIL SHEET C3.00)



PAVEMENT SPLICE DETAIL
N.T.S.

APPROVED 5/24/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

TURN LANE PAVEMENT SECTIONS	
NUMBER	DESCRIPTION
1	2" TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE (TRAFFIC C)
2	8" LIMEROCK (PER FDOT SECTION 230) HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (PER ASTM D1557)
3	12" TYPE B STABILIZATION WITH A FBV OF 75 AND LBR OF 40. IN ADDITION SUBBASE SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (ASTM D1557).

NOTES:
1. SOURCES:
 1.1. REPORT OF GEOTECHNICAL INVESTIGATION (PN 17-3581), DATED JANUARY 26, 2018, BY FAULKNER ENGINEERING SERVICES, INC
 1.2. REPORT OF PAVEMENT CORING (PN 20-4528), DATED JANUARY 31, 2020, BY FAULKNER ENGINEERING SERVICES, INC
2. STRUCTURAL NUMBER CALCULATION (PER FDOT FPDM SECTION 5.3):
 $SNc = (a_1*D_1) + (A_2*D_2) + (A_3*D_3) + \ldots + (a_n*D_n)$
 WHERE:
 SNc = THE TOTAL CALCULATED STRENGTH OF THE PAVEMENT LAYERS (IN)
 a_1 = LAYER COEFFICIENT OF FIRST LAYER
 D_1 = LAYER THICKNESS (IN) OF THE FIRST LAYER
 SNc = 3.5" ASPHALT OVERLAY + 2" EXISTING ASPHALT +1.25" ADDITIONAL OVERLAY + 1" ASPHALT LIFT = 3.5(0.44) + 2(0.30) + 1.25(0.44) + 1(0.44) = 3.13
3. CONTRACTOR MAY USE A FULL DEPTH BASE (OPTIONAL GROUP 11) AS AN ALTERNATIVE TO 8" LIMEROCK BASE.
4. THE 3.5" MILL & OVERLAY, ADDITIONAL 1.25" OVERLAY AND 1" LIFT OF ASPHALT OVER EXISTING SPRUCE ROAD SHALL BE TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE (TRAFFIC C)
5. DESIGN SPEED: 40 MPH

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE
Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER
05-25-2022
DATE

Key Map:

Consultant:

03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

TYPICAL ROAD SECTIONS & GENERAL CONSTRUCTION DETAILS

Sheet No.:

C3.00

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER
DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

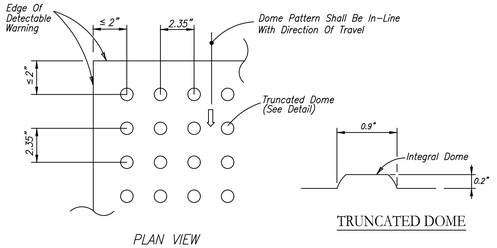
Darin A Lockwood
Digitally signed by Darin A Lockwood Date: 2022.05.23 15:43:20-04'00'

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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PLAN VIEW

TRUNCATED DOME

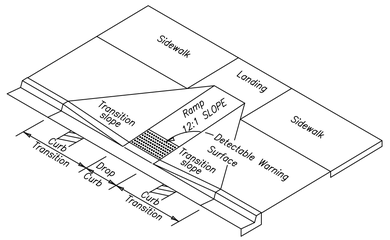
All sidewalk curb ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24 inches (610 mm) from the back of curb.

CURB RAMP DETECTABLE WARNING SURFACE

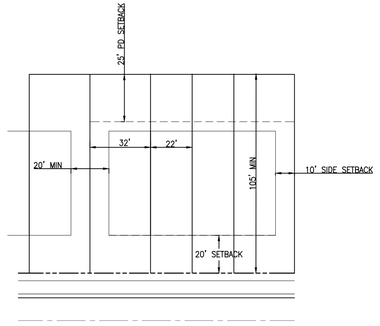
REFER TO FDOT INDEX #304
PUBLIC SIDEWALK CURB RAMPS

CURB RAMP DETECTABLE WARNING SURFACE DETAIL

N.T.S.

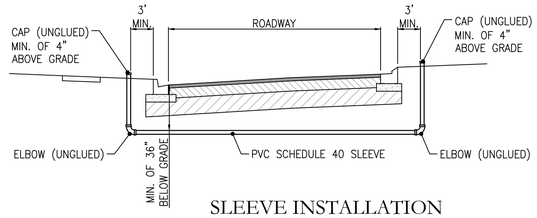


PICTORIAL VIEW



TYPICAL ATTACHED LOT LAYOUT

N.T.S.



SLEEVE INSTALLATION

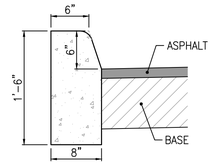
N.T.S.



R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7' HIGH. 24" WIDE STOP BAR PER DETAIL

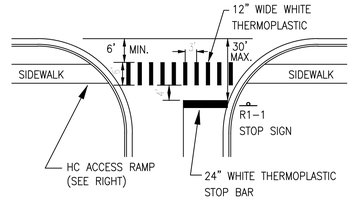
STOP SIGN DETAIL

N.T.S.



TYPE 'D' CURB DETAIL

1" = 10'

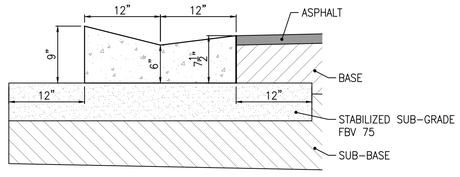


NOTE: STOP SIGNS TO BE 36" (HIGH INTENSITY) & STOP BARS TO BE 24" WIDE WHITE THERMOPLASTIC REFER TO FDOT INDEX 17346 FOR MORE INFORMATION.

CROSSWALK & HC RAMP DETAIL

NTS

REFER TO FDOT INDEX #0304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS



MIAMI CURB DETAIL

N.T.S.

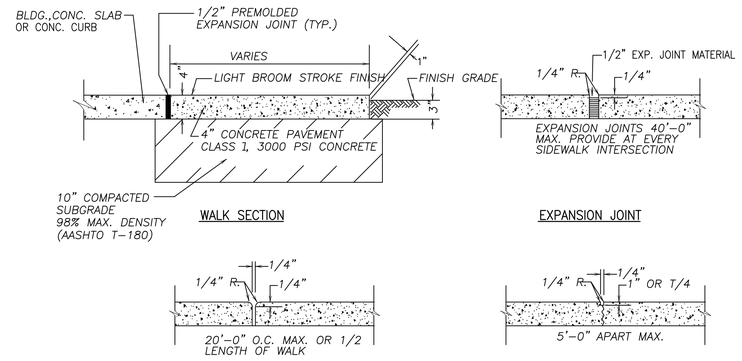
APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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SIDEWALK JOINT DETAIL

NTS

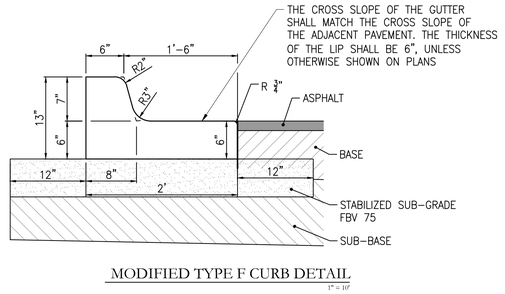
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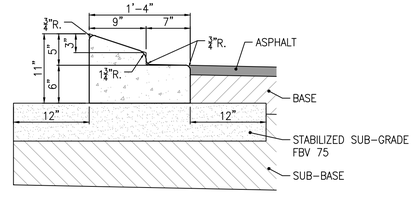
Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE



MODIFIED TYPE F CURB DETAIL

1" = 10'



TYPE A CURB DETAIL

1" = 10'

Key Map:

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VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

TYPICAL ROAD SECTIONS & GENERAL CONSTRUCTION DETAILS

Sheet No.:

C3.01

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

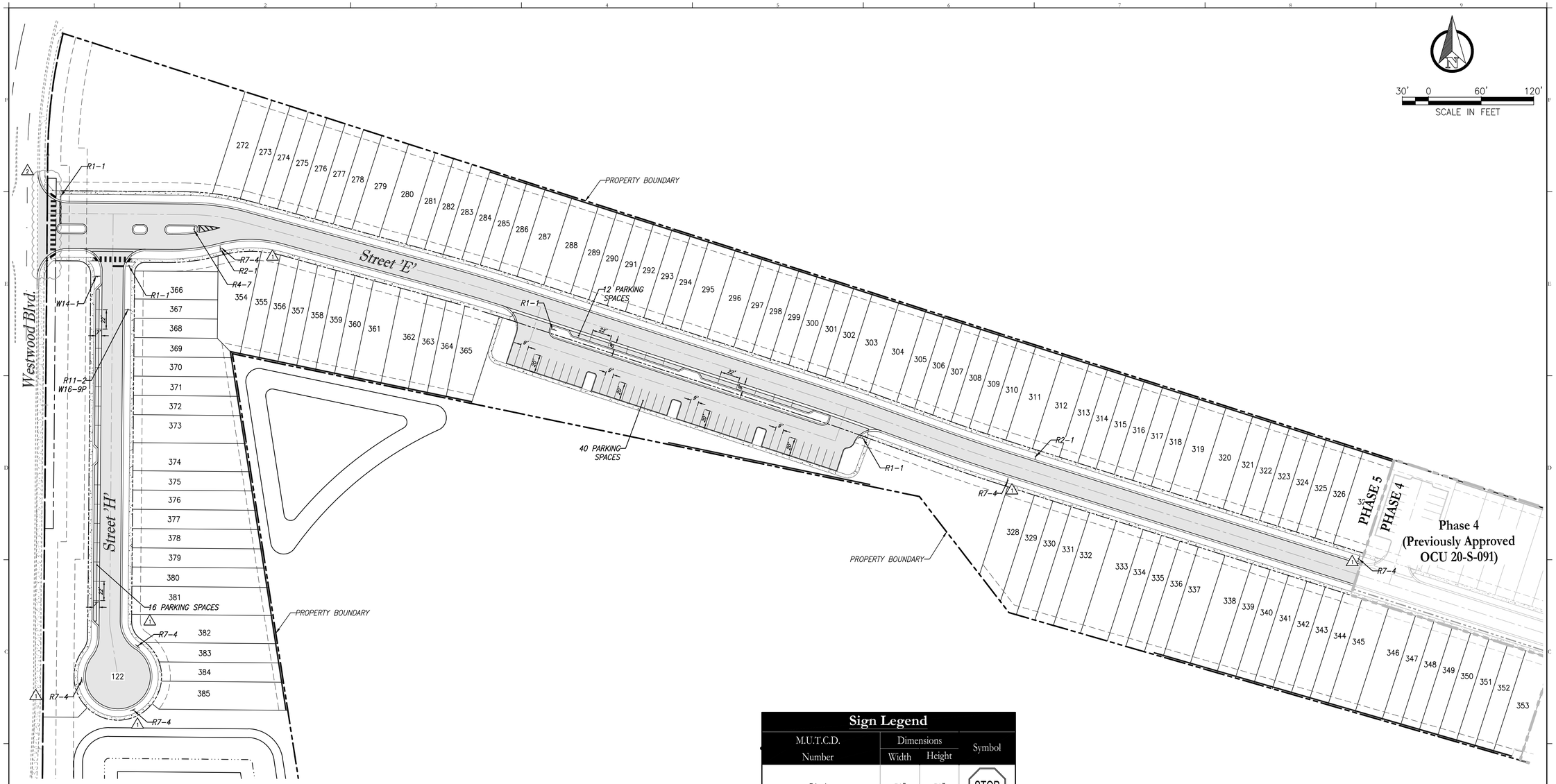
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Date: 2022.05.23 15:43:39-04'00'

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Parking Calculation

	Spaces Per Unit	Total Required	Spaces Provided
PARKING PER UNIT	2	228	228
REMOTE GUEST SPACES	0.5	57	68

NOTES:

1. ALL LOTS WILL HAVE A MINIMUM DRIVEWAY LENGTH OF 20 FEET AND A MINIMUM WIDTH OF 16 FEET, WHICH WILL PROVIDE FOR THE REQUIRED PARKING PER UNIT. (2 OFF-STREET)
2. REQUIRED REMOTE GUEST PARKING 0.5 SPACES PER LOT LESS THAN 75 FEET WIDE.
3. WHERE PAVEMENT WIDTH IS 24 FEET OF GREATER, ONE SIDE OF THE STREET MAY BE USED FOR GUEST PARKING.
4. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER NFPA 1 (FFPC 6TH EDITION) – 18.2.3.5.1. "NO PARKING" SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
5. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.

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

APPROVED

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Lei Xu, PE

FOR THE ORANGE COUNTY ENGINEER

05-25-2022

DATE

Sign Legend

M.U.T.C.D. Number	Dimensions Width	Dimensions Height	Symbol
R1-1	30"	30"	STOP
R2-1	24"	30"	SPEED LIMIT 25
W11-2	30"	30"	
W16-9P	24"	12"	AHEAD
R4-7	24"	30"	
W14-1	24"	24"	DEAD END
R7-4	12"	18"	ANYTIME

Pavement Marking Legend

Symbol	Description
←	PAINTED WHITE DIRECTIONAL ARROWS
▬	24" STOP BAR (4' BEHIND CROSSWALK/CURB RAMPS)
═	CROSSWALK TO BE SPECIAL EMPHASIS DECAL

1. ALL STRIPING AND SIGNAGE PER M.U.T.C.D., 2009 EDITION AND F.D.O.T. STANDARD PLANS INDEX 711-001.
2. SIGNS TO BE MOUNTED ON COUNTY APPROVED SIGN POSTS. EXCEPT DEVELOPER RESERVES THE RIGHT TO SUBMIT AN ALTERNATIVE SIGN POST/HOLDER ASSEMBLY AT A LATER DATE. SIGNS MUST RECEIVE APPROVAL FROM COUNTY TRANSPORTATION ENGINEER.
3. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS.
4. ALL SIDEWALKS TO BE 5' IN WIDTH UNLESS NOTED OTHERWISE.
5. ALL STRIPING SHALL BE THERMOPLASTIC AFTER THE 2ND LIFT OF ASPHALT. STRIPING SHALL BE PAINT WITH THE 1ST LIFT OF ASPHALT.
6. ANY ALTERNATIVE SIGN OR POST HARDWARE MUST BE APPROVED BY THE COUNTY SIGN SHOP PRIOR TO INSTALLATION BY CONTRACTOR.
7. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH HORIZONTAL CLEARANCES (CLEAR ZONES) AS SPECIFIED BY THE FDOT.

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 60'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

PARKING DESIGNATION AND SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

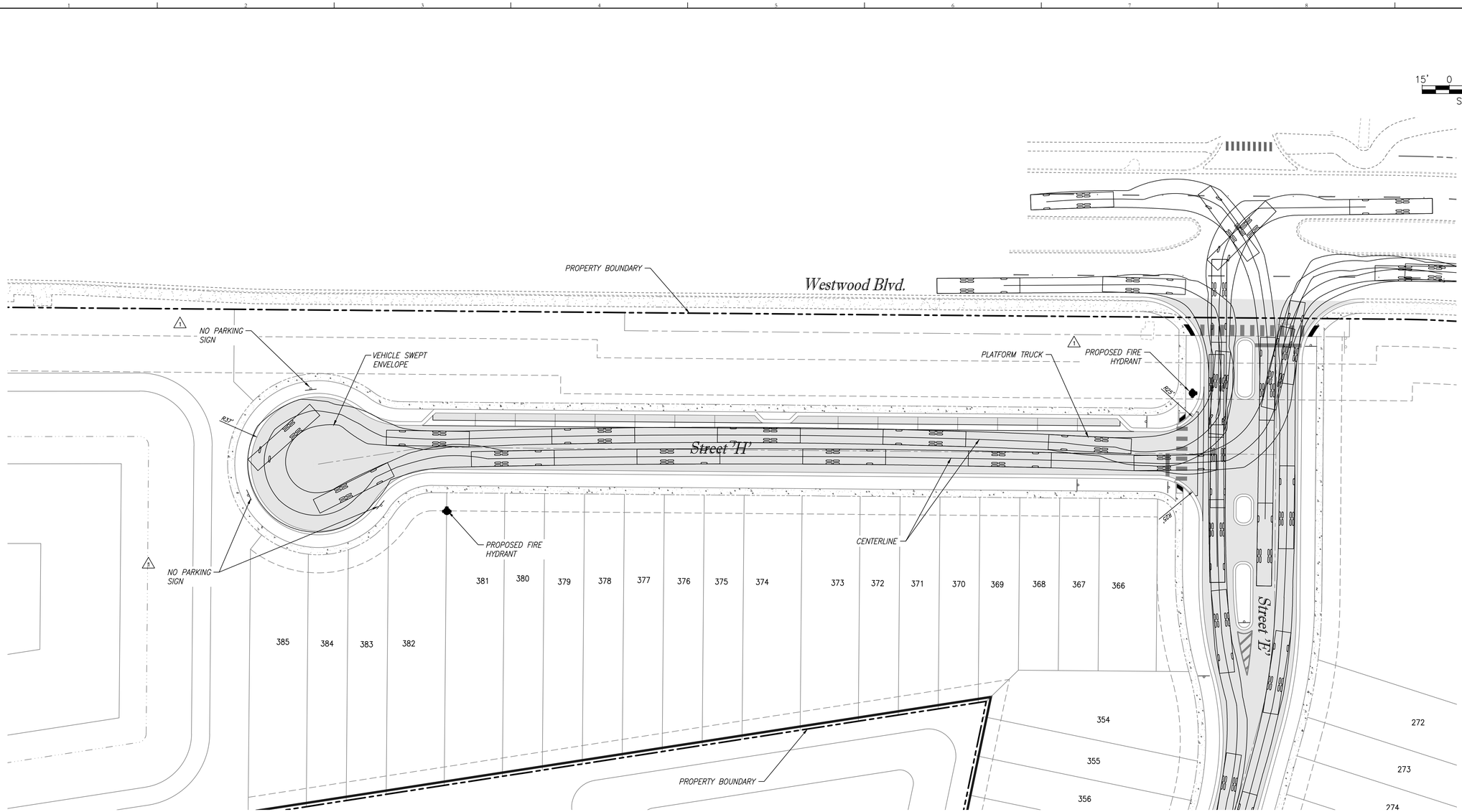
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APPROVED

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Lei Xu, PE

FOR THE ORANGE COUNTY ENGINEER

05-25-2022

DATE

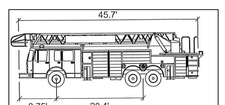
APPROVED 5/24/2022

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Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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ORANGE COUNTY 95-PLATFORM

Width	: 8.33'
Track	: 8.33'
*Lock to Lock Time	: 6.0
*Steering Angle	: 44.2°
*Min. Centerline Radius	: 29'
*Modified L-WAGEN CROW 2004 (NL) Europe	

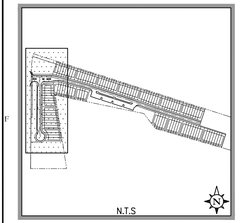
95-PLATFORM TRUCK CRITERIA TURNING RADII IS BASED ON THE FOLLOWING APPARATUS DESIGN SPECIFICATIONS:

(1) FRONT OVERHANG-105"
(2) BODY WIDTH-104"
(3) TIRE TRACK WIDTH-104"
(4) WHEEL BASE-245"
(5) STEERING LOCK (CRAMP) ANGLE-44.2 DEGREES
(6) OVERALL LENGTH (BUMPER TO BUMPER)-548" (45.7 ft)

Notes

1. OCFRD Platform Truck Exhibit Specifications Shall Be Used And Included On Exhibit 18.2.3.4.3.1 NFPA 1 FFPC 6th Edition) 1.OCFRD Platform: Overall Length (Bumper To Bumper)-45.7 Feet Width-8.33 Feet Lock To Lock Time-6.0 Steering Angle-44.2 Degrees Min Centerline Radius - 29 Feet Site Plan Shall Indicate Centerline, Front Tire Track, & Body Envelope Of Apparatus At ALL Turns. (FR)

Key Map:



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VERTICAL DATUM:	NAVD 88
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CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 30'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

FIRE ACCESS PLAN

Sheet No.:

C3.20

Seal:

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DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

Darin A Lockwood

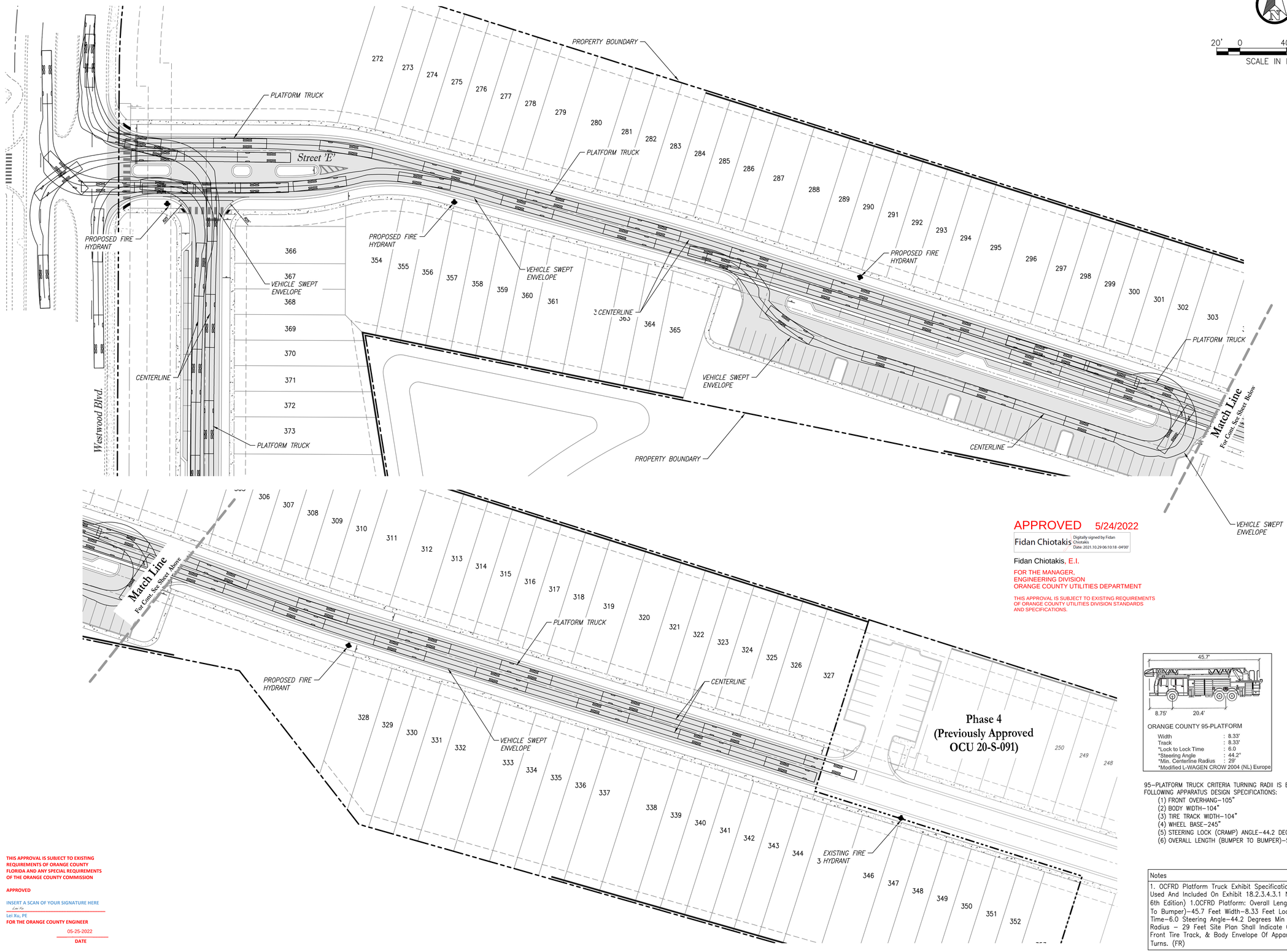
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(2) BODY WIDTH-104"
(3) TIRE TRACK WIDTH-104"
(4) WHEEL BASE-245"
(5) STEERING LOCK (CRAMP) ANGLE-44.2 DEGREES
(6) OVERALL LENGTH (BUMPER TO BUMPER)-548" (45.7 ft)

Notes
1. OCFRD Platform Truck Exhibit Specifications Shall Be Used And Included On Exhibit 18.2.3.4.3.1 NFPA 1 FFPC 6th Edition) 1.OCFRD Platform: Overall Length (Bumper To Bumper)-45.7 Feet Width-8.33 Feet Lock To Lock Time-6.0 Steering Angle-44.2 Degrees Min Centerline Radius - 29 Feet Site Plan Shall Indicate Centerline, Front Tire Track, & Body Envelope Of Apparatus At ALL Turns. (FR)

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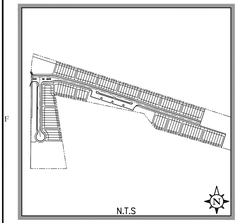
APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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APPROVED BY:	DAL
SCALE IN FEET:	1" = 40'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

FIRE ACCESS PLAN

Sheet No.:

C3.21

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

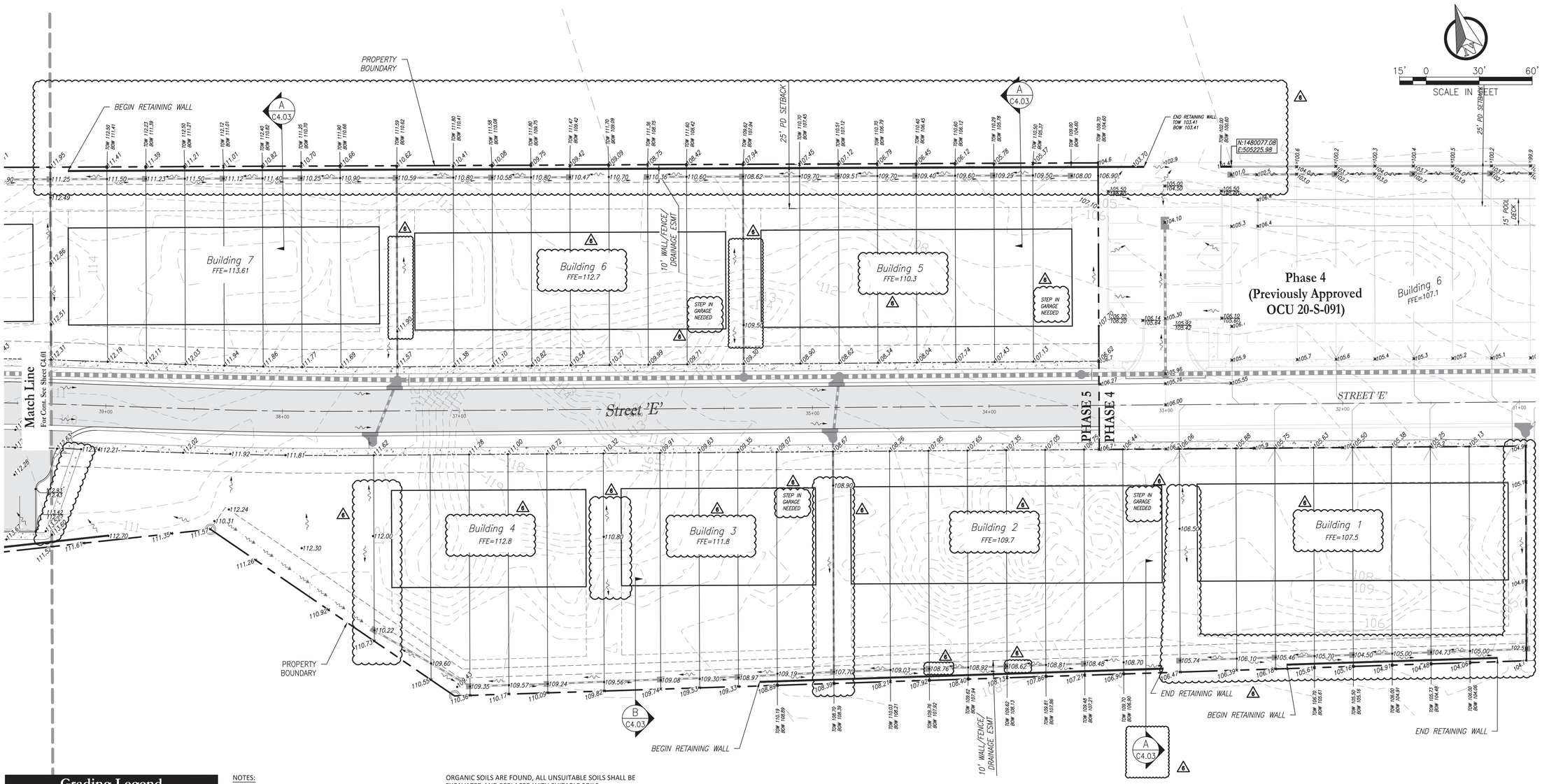
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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-AUTO



Grading Legend

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APPROVED

C. Jazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 03/26/2024

FIELD REVISION

THIS SUPERSEDES PREVIOUS PLANS

APPROVED 3/26/2024

Paola Talavera

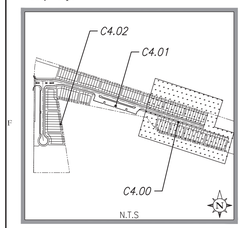
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Date: 2023.06.01 14:18:38 -04'00'

Paola Talavera

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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SCALE IN FEET:	1" = 30'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING PLAN

Sheet No.:

C4.00

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

Christina M Baxter

CHRISTINA M. BAXTER
P.E. NO. 0067547

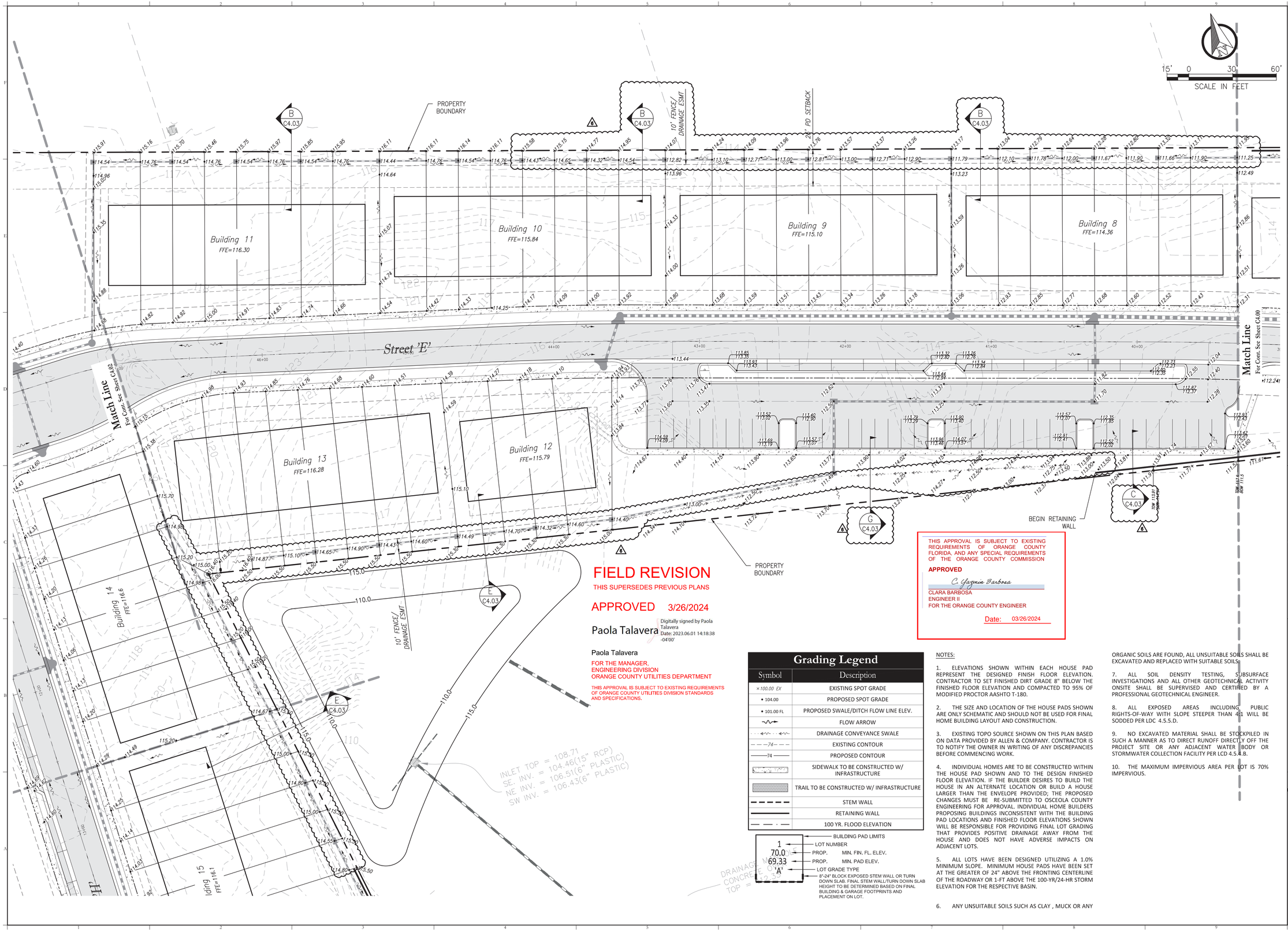
DATE: January 12, 2024

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FIELD REVISION

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APPROVED 3/26/2024

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APPROVED

C. Jazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 03/26/2024

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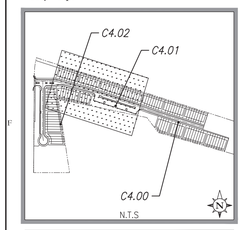
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APPROVED BY:	DAL
SCALE IN FEET:	1" = 30'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING PLAN

Sheet No.:

C4.01

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

Christina M Baxter

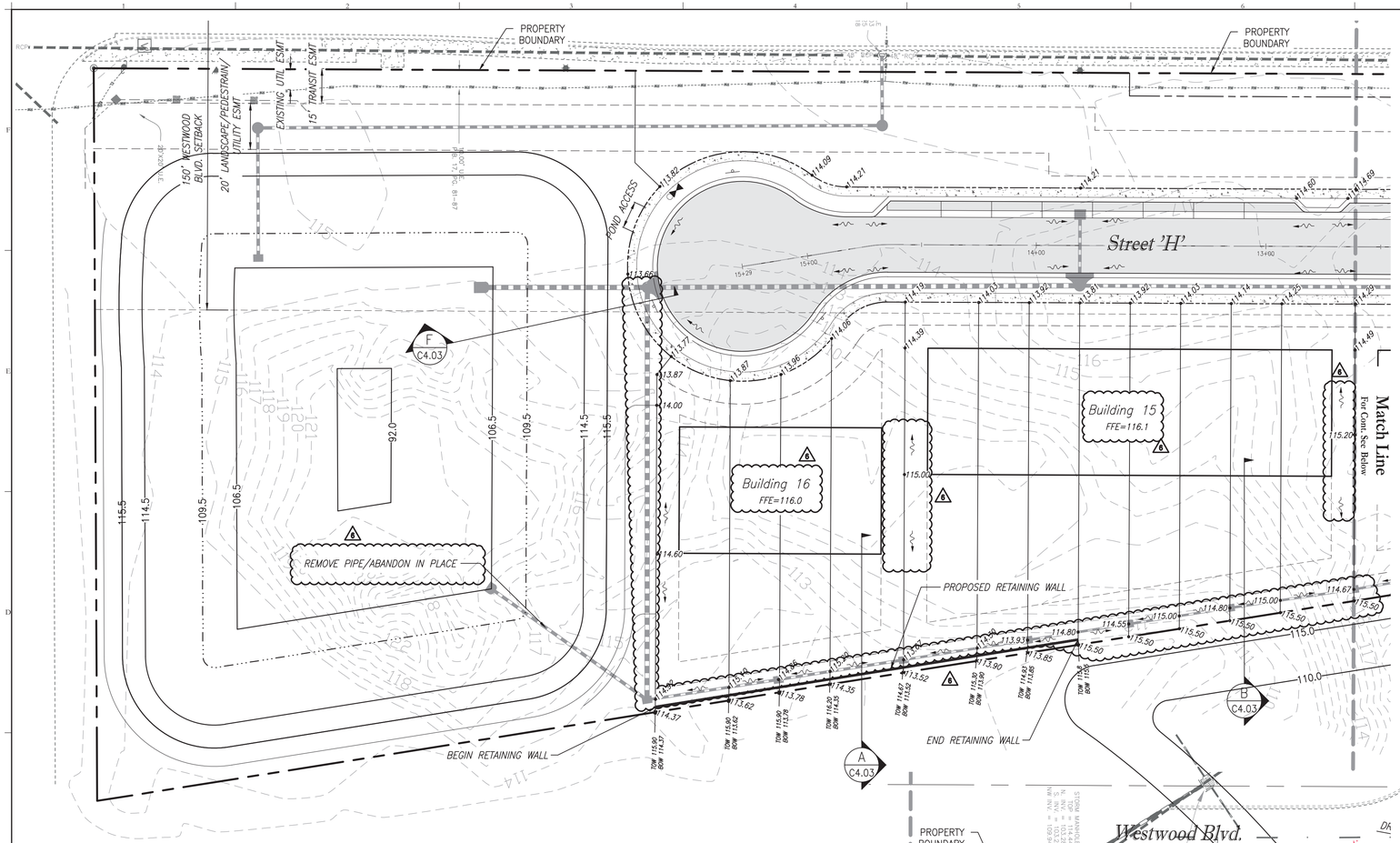
CHRISTINA M. BAXTER
P.E. NO. 0067547
DATE: January 12, 2024

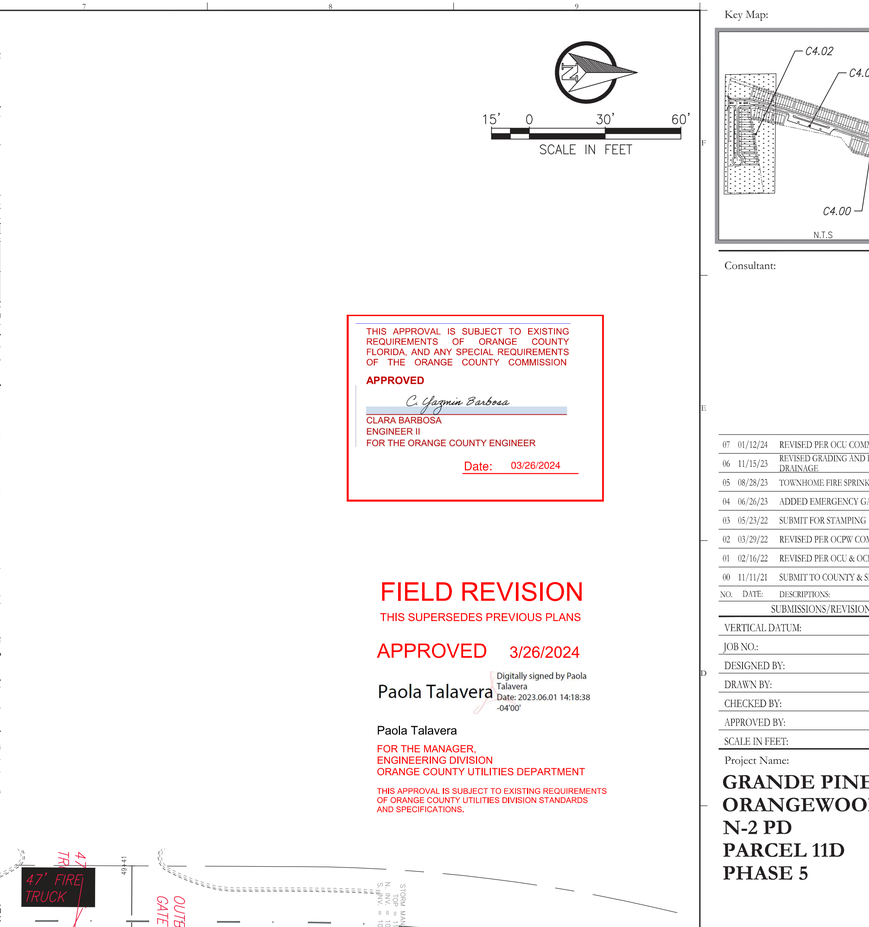
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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-GDP





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APPROVED

C. Yazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 03/26/2024

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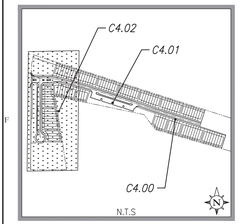
APPROVED 3/26/2024

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

Paola Talavera
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N-2 PD
PARCEL 11D
PHASE 5

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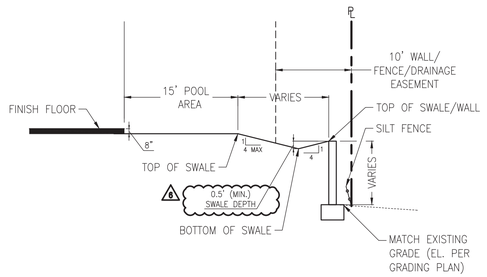
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Christina M Baxter
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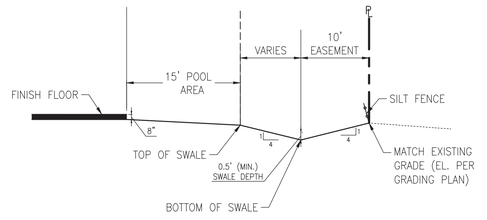
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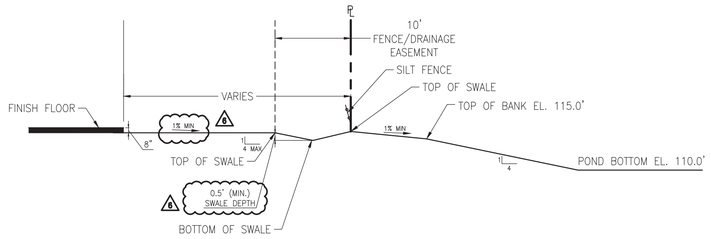
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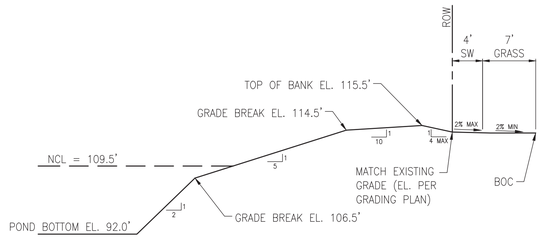
A REAR YARD GRADING SECTION WITH WALL



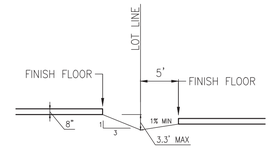
B REAR YARD GRADING SECTION WITHOUT WALL ⚠6



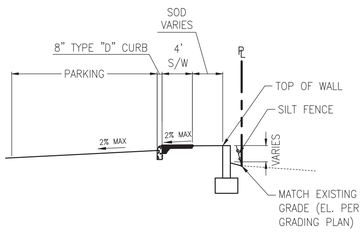
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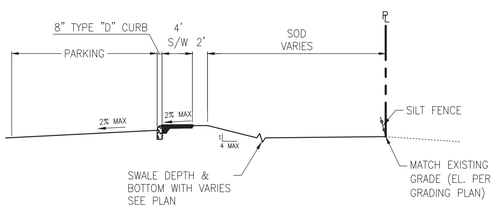
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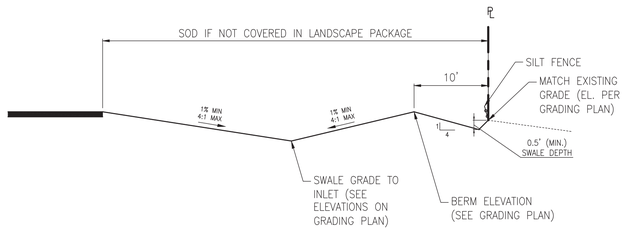
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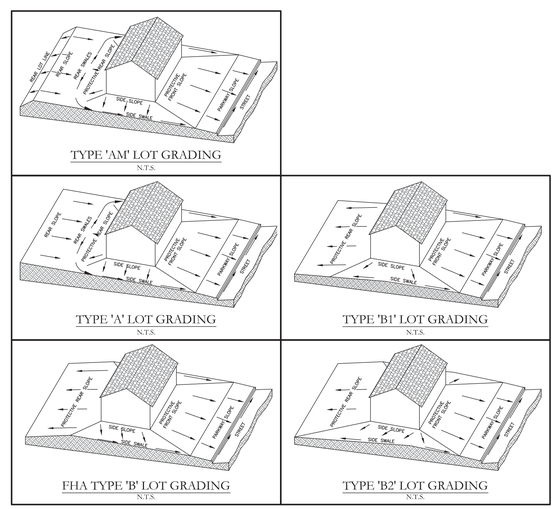
C TYPICAL GRADING SECTION



D TYPICAL GRADING SECTION



G TYPICAL GRADING SECTION ⚠6



LOT GRADING TYPES
N.T.S.

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

APPROVED

C Yazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 03/26/2024

FIELD REVISION
THIS SUPERSEDES PREVIOUS PLANS

APPROVED 3/26/2024

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

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/12/24	REVISED PER OCU COMMENTS
06	11/15/23	REVISED GRADING AND REAR YARD DRAINAGE
05	08/28/23	TOWNHOME FIRE SPRINKLERS REVISION
04	06/26/23	ADDED EMERGENCY GATE
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 10'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GRADING DETAILS

Sheet No.:

C4.03

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER
P.E. NO. 0067547

DATE: January 12, 2024

Christina M Baxter

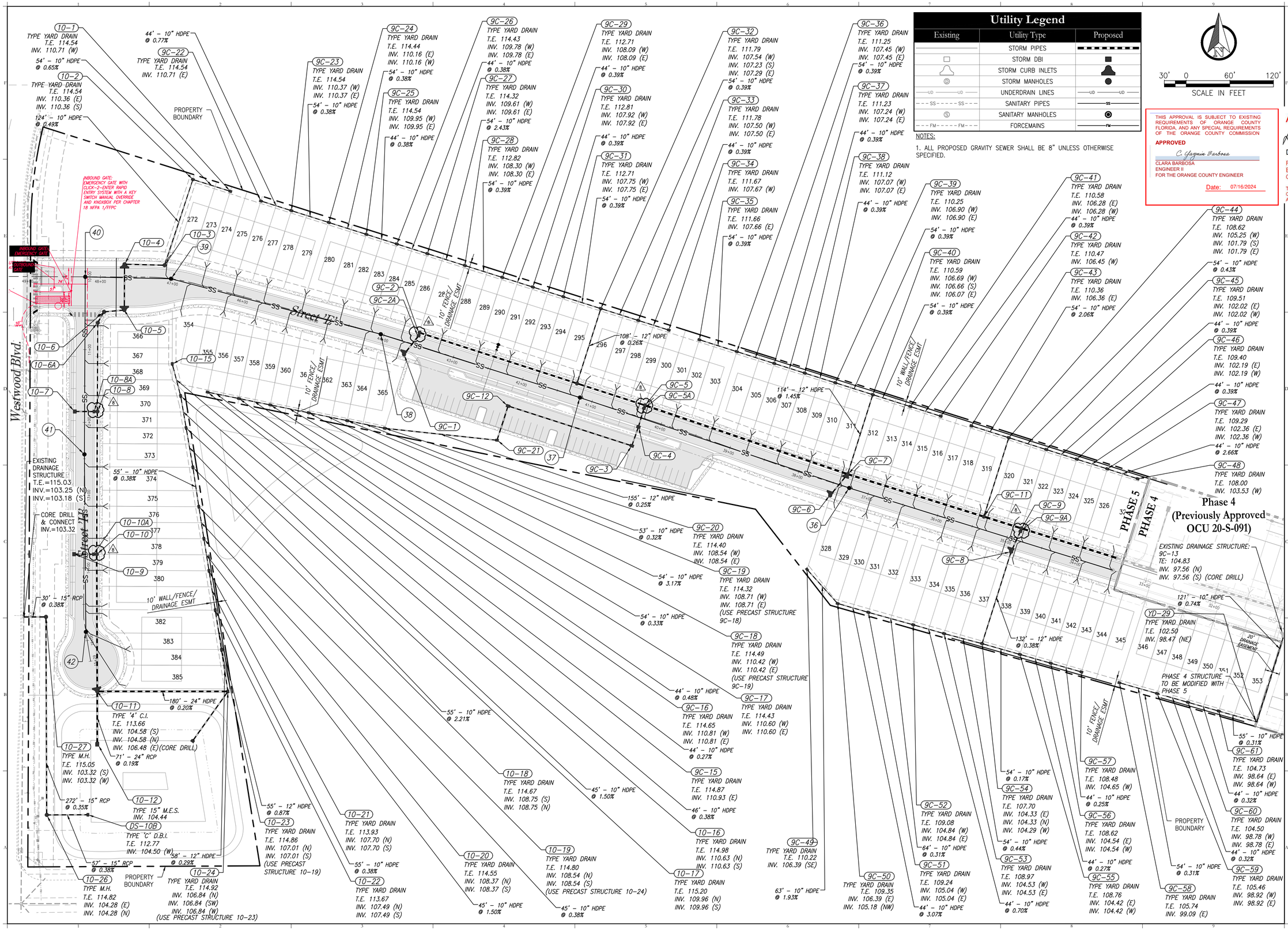
Digitally signed by Christina M Baxter
DN: C=US, E=cbaxter@poulosandbennett.com, O=Poulos & Bennett, L.L.C., CN=Christina M Baxter
Reason: I am the author of this document
Location: your signing location here
Date: 2024.01.12 11:02:48-05'00'

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 5\CAD\FINAL\COUNTY\18007-PH5-GDTLS



Key Map:

APPROVED 7/9/2024
Daissan A. Villareal
Daissan Villareal, P.E.
FOR THE MANAGER, ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION
APPROVED
C. Yazmin Barbosa
CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER
Date: 07/16/2024

NO.	DATE:	DESCRIPTIONS:
08	06/14/24	CURB INLETS REVISION
07	01/12/24	REVISED PER OCU COMMENTS
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SUBMISSIONS/REVISIONS

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JOB NO.:	18-007
DESIGNED BY:	DM
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CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 60'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
DRAINAGE & WASTEWATER PLAN

Sheet No.:
C5.00

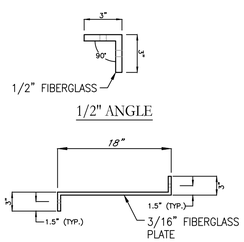
Seal:
CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA ENGINEER PROFESSIONAL
Christina M Baxter
Digitally signed by Christina M Baxter
DN: c=US, o=Florida, ou=Engineering, cn=Christina M Baxter, email=christina.baxter@poulosandbennett.com
Reason: I am the author of this document
Date: 2024.06.19 16:54:46-04'00'
CHRISTINA M. BAXTER P.E. NO. 0067547
DATE: June 19, 2024

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POULOS & BENNETT

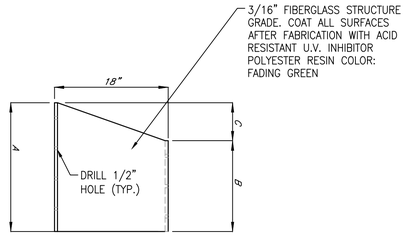
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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1/2" ANGLE

PLAN VIEW



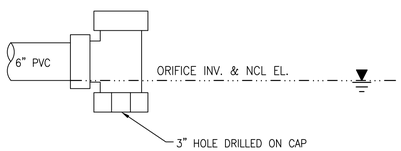
SECTION VIEW

STRUCTURE #	A	B	C
OS-10B	3.77'	3.27'	0.5'

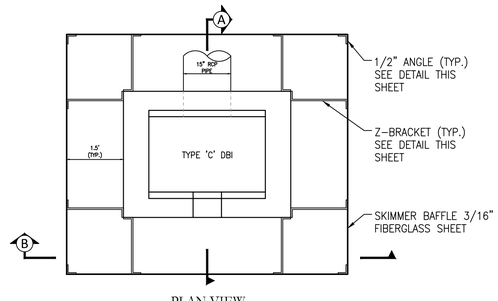
NOTES:
1. MOUNT BRACKETS TO SKIMMERS W/ 1/4" STAINLESS STEEL BOLTS.
2. MOUNT BRACKETS TO STRUCTURES W/ 3/8" x 3 1/2" STAINLESS STEEL WEDGE ANCHORS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

MOUNTING Z-BRACKET DETAIL

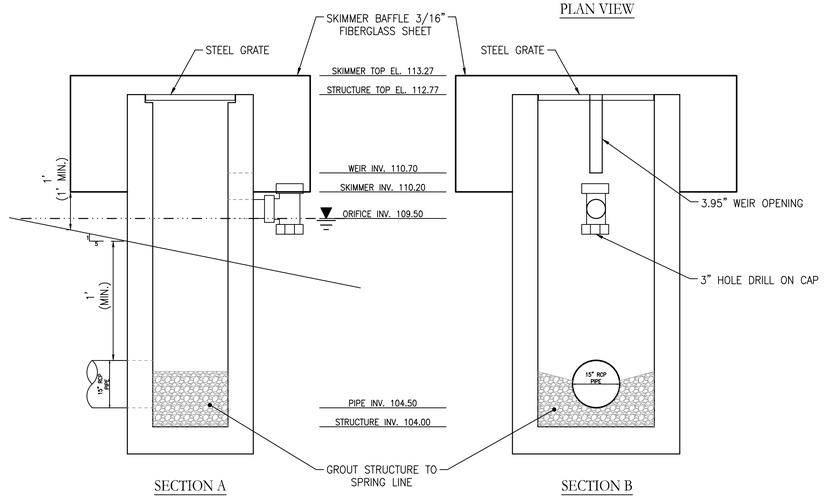
NOTES:
1. MOUNT BRACKETS TO SKIMMER W/ 1/4" STAINLESS STEEL BOLTS.
2. MOUNT BRACKETS TO STRUCTURES W/ 3/8"x3 1/2" STAINLESS STEEL WEDGE ANCHORS.
3. A BENCH MARK IS TO BE SET ON TOP OF THE OUTFALL STRUCTURES.
4. SKIMMER TO BE MOUNTED TO D.B.I. IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS USING Z-BRACKETS.
5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHAINS.



ORIFICE DETAIL



PLAN VIEW



SECTION A SECTION B

OUTFALL STRUCTURE OS-10B

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 2'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
CONTROL STRUCTURE DETAIL

Sheet No.:
C5.01

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

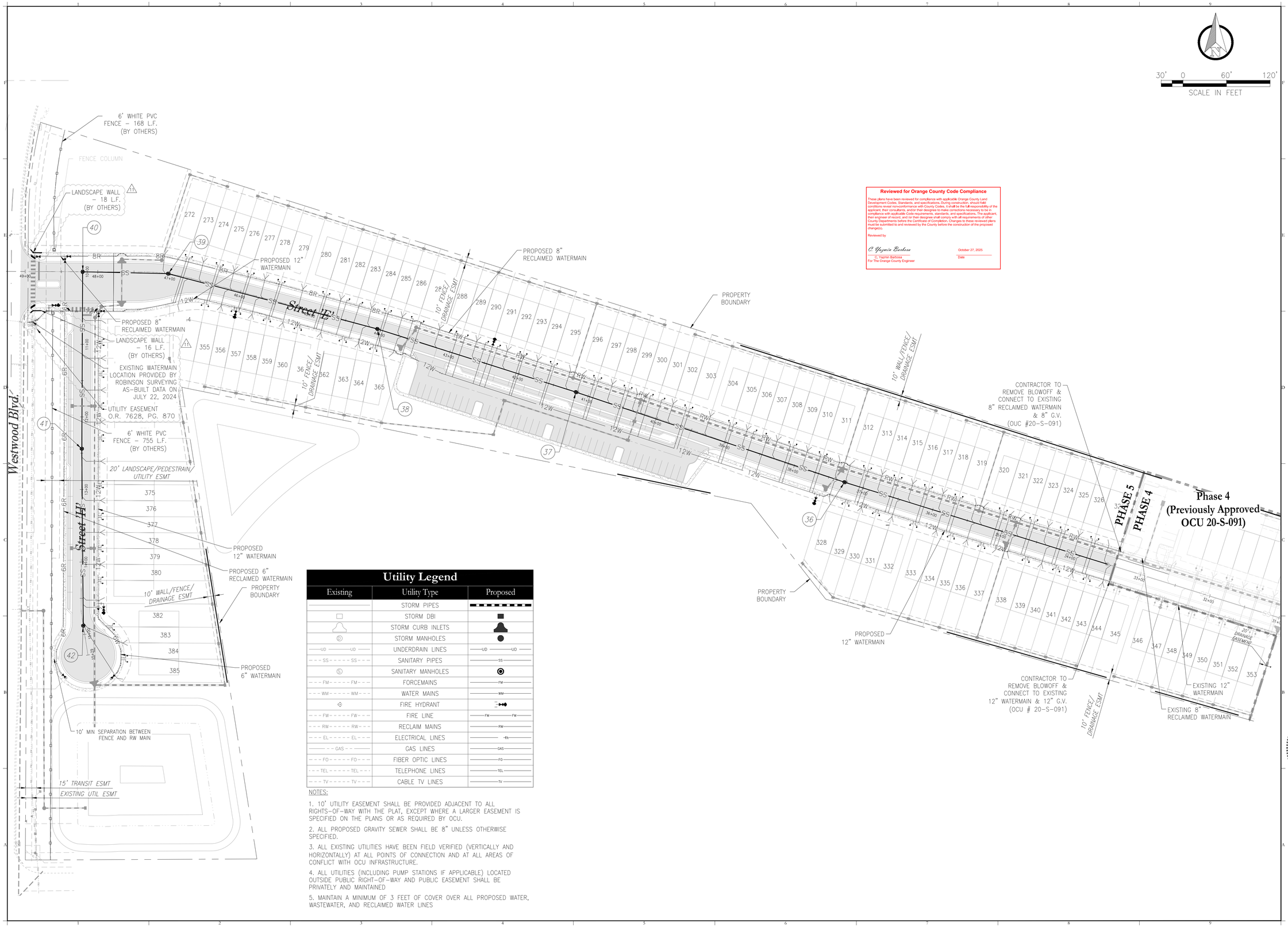
Darin A Lockwood Digitally signed by Darin A Lockwood Date: 2022.05.23 15:46:17-04'00'

This item has been electronically signed and sealed by Darin Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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Reviewed for Orange County Code Compliance

These plans have been reviewed for compliance with applicable Orange County Land Development Codes, Standards, and specifications. During construction, should field conditions reveal non-conformance with County Codes, it shall be the full responsibility of the applicant, their consultants, and/or their designee to make corrections necessary to be in compliance with County Codes. Upon completion of construction, the applicant, their engineer of record, and/or their designee shall comply with all requirements of other County Departments before the Certificate of Completion. Changes to these reviewed plans must be submitted to and reviewed by the County before the construction of the proposed change(s).

Reviewed by

C. Yazmin Barbosa — October 27, 2025
C. Yazmin Barbosa — Date
For The Orange County Engineer

Utility Legend

Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
UD	UNDERDRAIN LINES	UD
SS	SANITARY PIPES	SS
	SANITARY MANHOLES	
FM	FORCEMAINS	FM
WM	WATER MAINS	WM
	FIRE HYDRANT	
FW	FIRE LINE	FW
RW	RECLAIM MAINS	RW
EL	ELECTRICAL LINES	EL
GAS	GAS LINES	GAS
FO	FIBER OPTIC LINES	FO
TEL	TELEPHONE LINES	TEL
TV	CABLE TV LINES	TV

NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
4. ALL UTILITIES (INCLUDING PUMP STATIONS IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED
5. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES

30' 0 60' 120'
SCALE IN FEET

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
11	08/12/25	FIELD REVISION - LA WALL REVISION
10	03/03/25	FIELD REVISION - RW METER REVISION
09	12/18/24	FIELD REVISION - METER SIZE UPDATE
08	06/14/24	CURB INLETS REVISION
07	01/12/24	REVISED PER OCU COMMENTS
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00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 60'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY SITE PLAN

Sheet No.:

C5.10

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER LIC. NO. 067547 STATE OF FLORIDA

DATE: August 21, 2025

Christina M Baxter

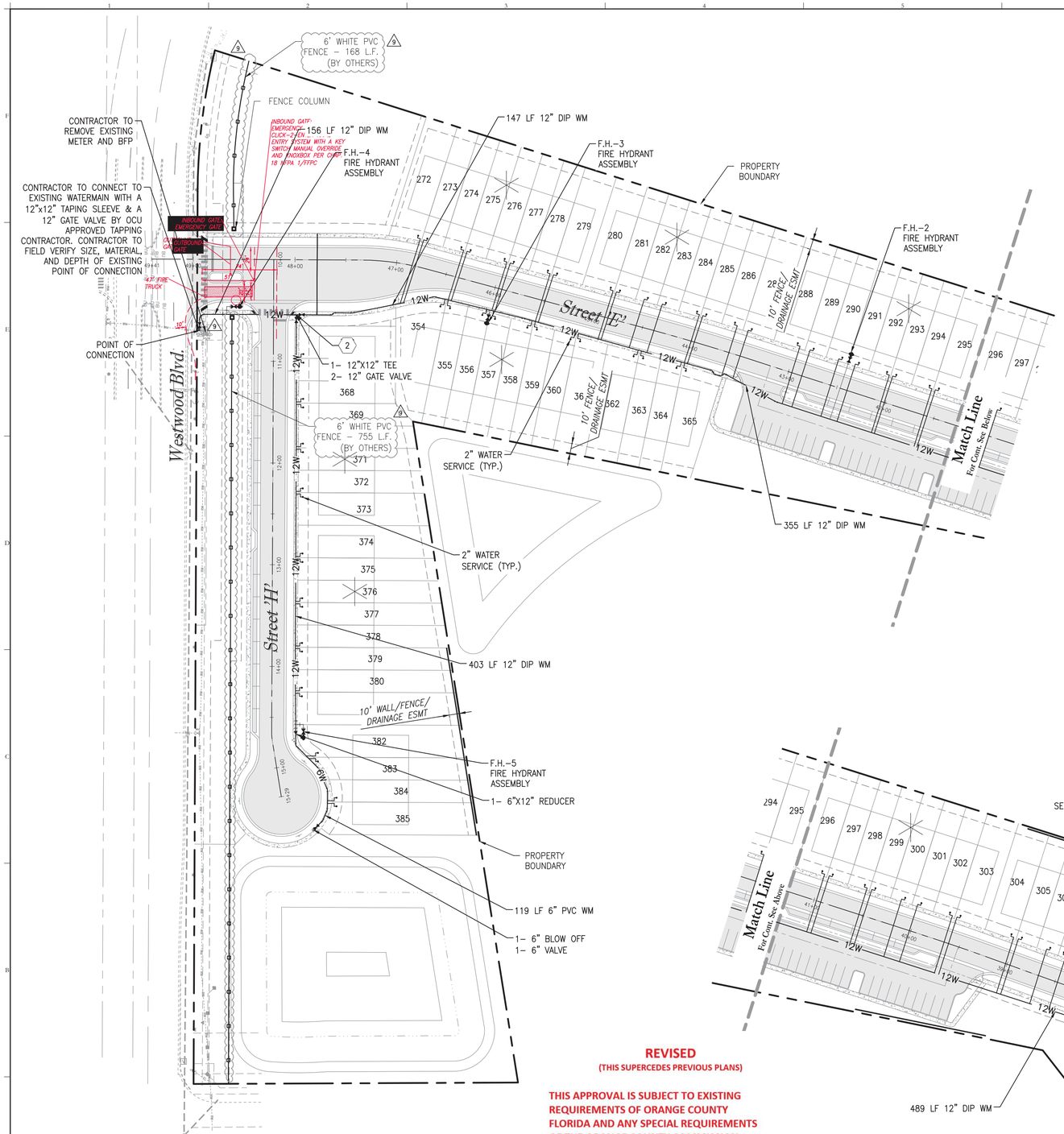
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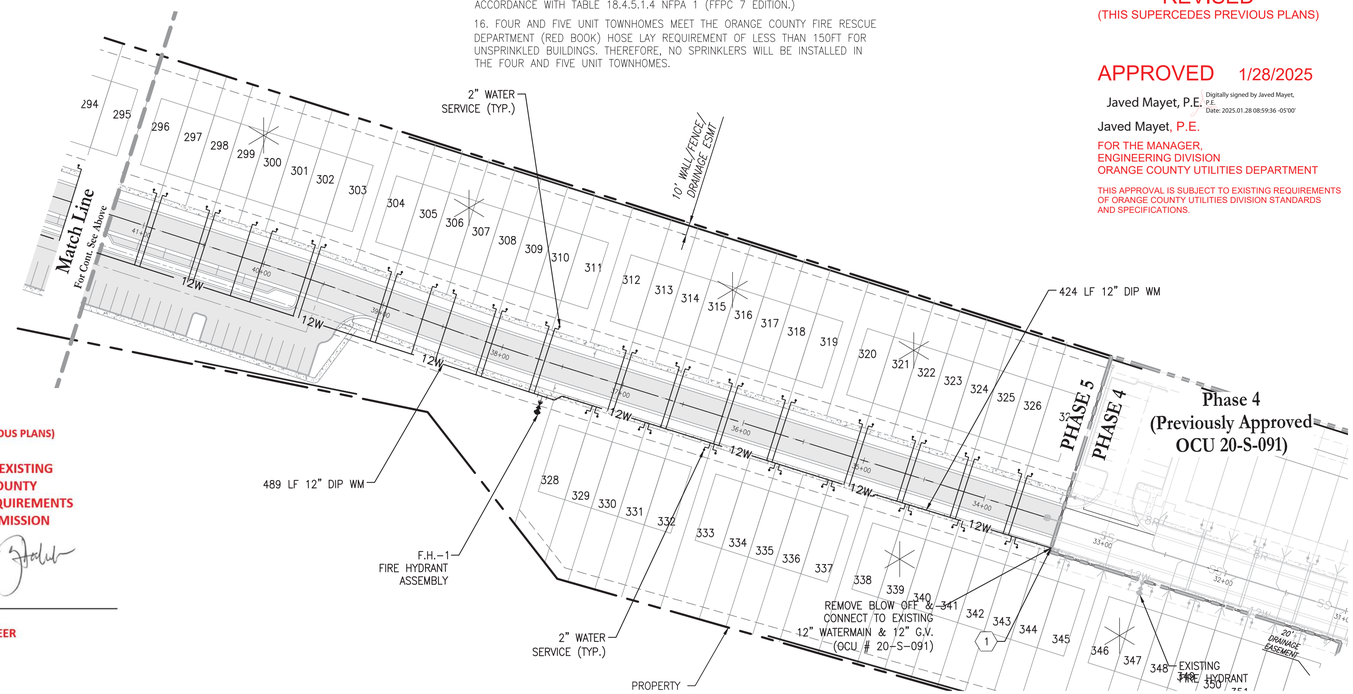
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REVISED
(THIS SUPERCEDES PREVIOUS PLANS)

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

APPROVED
02.03.2025

HONZER P. HALILI
FOR THE ORANGE COUNTY ENGINEER

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN X" DIAMETER	WM
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	
	FIRE HYDRANT ASSEMBLY	
	BT SAMPLE POINT	1
	TOWNHOMES WITH FIRE SPRINKLERS	

NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHT–OF–WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
2. ALL FIRE HYDRANTS TO BE CONSTRUCTED PER OCU DETAILS. VALVES SHOULD BE LOCATED BETWEEN TEE & BEND.
3. THE OFFICE OF THE FIRE MARSHAL RECOGNIZES STREETS AS REQUIRED FIRE DEPARTMENT ACCESS AND "NO PARKING" SIGNAGE SHALL BE INSTALLED. SEE SHEET C3.10 FOR LOCATION.
4. THE NEEDED FIRE FLOW (NFF) IS 2,000 GPM FOR TOWNHOMES UNITS.
5. POTABLE WATER PIPE MATERIAL IS PVC UNLESS OTHERWISE NOTED.
6. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATION MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND FLORIDA FIRE PREVENTION CODE 7TH ED. COMPRISED OF NFPA 1 & 101 (2022 EDITIONS) WITH FLORIDA AMENDMENTS.
7. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE NFPA 1, 2022 EDITION (FFPC 7TH EDITION).
8. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING AND/OR FIRE CODE REQUIREMENTS.
9. EIGHT–UNIT TOWNHOME BUILDINGS (MARKED WITH A STAR) WILL HAVE FIRE SPRINKLERS AND SHALL HAVE NFPA 13D FIRE SPRINKLERS SYSTEM
10. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE (OCU MANUAL SECTION 2111 3.03 G)
11. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT–OF–WAYS AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED
12. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES
13. A 1 INCH METER WITH 2 INCH DOUBLE SERVICE CONNECTION IS REQUIRED FOR TOWNHOUSE UNITS WITH FIRE SPRINKLER SYSTEM.
14. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQ.FT. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SW.FT. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF NFPA 1 (FFPC 7TH EDITION).
15. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 18.4.5.1.4 NFPA 1 (FFPC 7 EDITION.)
16. FOUR AND FIVE UNIT TOWNHOMES MEET THE ORANGE COUNTY FIRE RESCUE DEPARTMENT (RED BOOK) HOSE LAY REQUIREMENT OF LESS THAN 150FT FOR UNSPRINKLED BUILDINGS. THEREFORE, NO SPRINKLERS WILL BE INSTALLED IN THE FOUR AND FIVE UNIT TOWNHOMES.

REVISED
(THIS SUPERCEDES PREVIOUS PLANS)

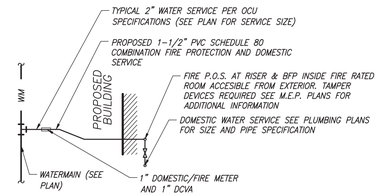
APPROVED 1/28/2025

Javed Mayet, P.E. Digitally signed by Javed Mayet, P.E. Date: 2025.01.28 08:59:36 -05'00'

Javed Mayet, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

30' 0 60' 120'
SCALE IN FEET



13D UNITS

NOTES:

1) CIVIL SCOPE FOR THE FIRE WATER SERVICE INSTALLATION ENDS 3 FEET FROM THE BUILDING FOUNDATION. MEP AND/OR FIRE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE CONNECTION TO THE FIRE RISER PIPE. SEE MEP PLANS FOR CONTINUATION.

2) THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, OR IV. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM. "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. (FLORIDA STATUES 633.021, 633.539, 489.105)

FIRE PROTECTION AND DOMESTIC SERVICE LATERAL DETAIL

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
09	12/18/24	FIELD REVISION - METER SIZE UPDATE
08	06/14/24	CURB INLETS REVISION
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02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 60'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.20

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER P.E. NO. 0067547 DATE: June 19, 2024

Christina M Baxter

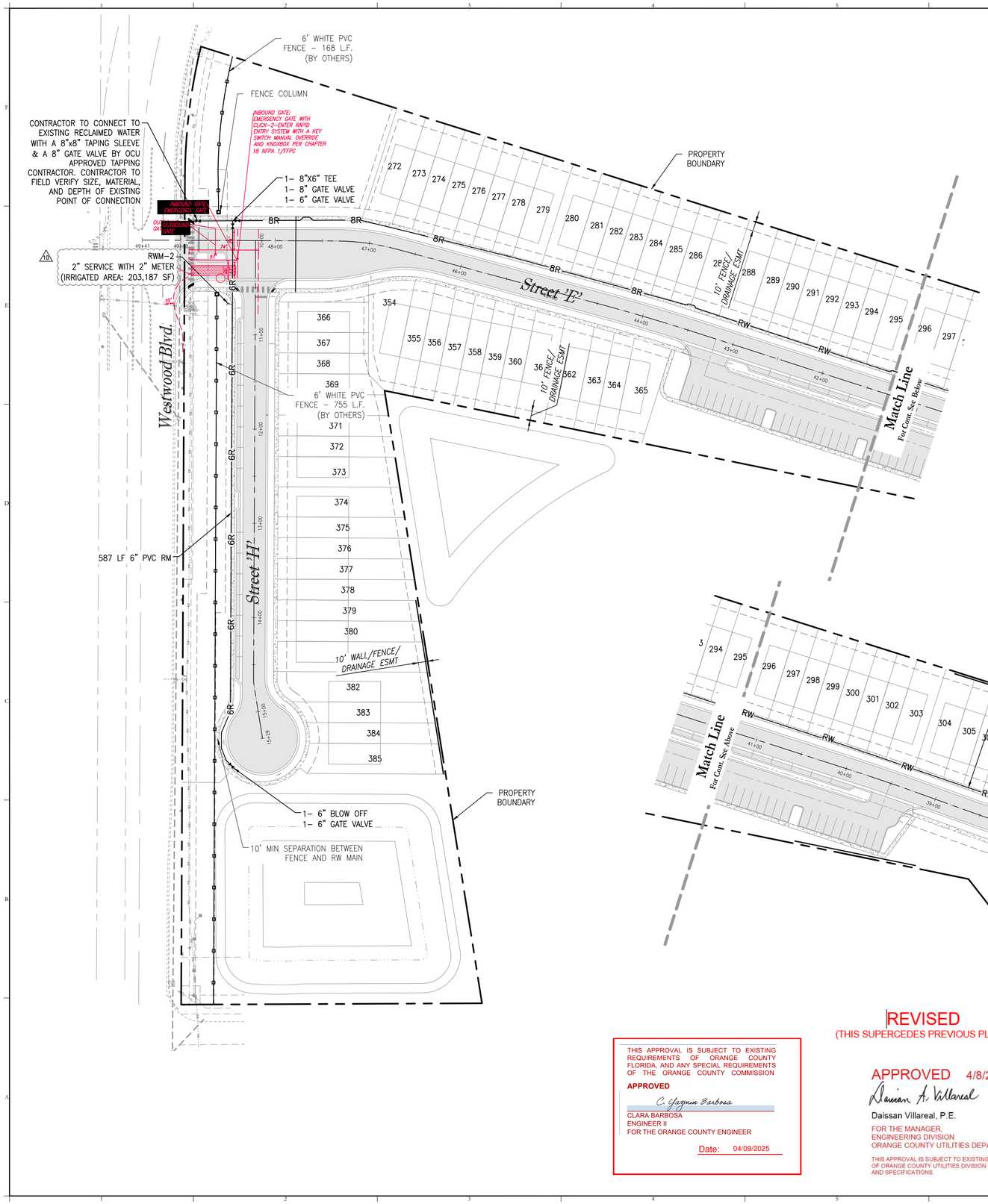
Digitally signed by Christina M Baxter DN: CN=Christina M Baxter, O=Poulos and Bennett, C=US, E=cbaxter@poulos-bennett.com, 0.9.2342.19200300.100.1.1=C0000018758ACA4C0004B536, UID=P0004B536 Date: 2024.12.20 10:28:10-05'00'

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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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Utility Legend

Existing	Utility Type	Proposed
RW	RECLAIM MAINS (RM)	RW
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	

NOTES:

1. RECLAIM WATER METERS SHALL BE LOCATED WITHIN THE 10 FT UTILITY EASEMENT ADJACENT TO THE ROW

2. SERVICES TO BE OWNED AND MAINTAINED BY OCU MUST BE ONE OF THE FOLLOWING SIZES AND MATERIAL

1" OR 2" POLYETHYLENE

4", 6", 8" OR 12" DIP/PVC

(SECTION 2210, PARTS B

3. SEE IRRIGATION PLANS FOR FLOW CALCULATIONS SUPPORTING METER SIZE

4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE (OCU MANUAL SECTION 2111 3.03 G)

5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT–OF–WAYS AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED

6. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES

7. REFER TO LANDSCAPING AND IRRIGATION PLAN SHEET L520 FOR DETAILS.

30' 0 60' 120'
SCALE IN FEET

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

APPROVED

C. Yazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 04/09/2025

REVISED
(THIS SUPERCEDES PREVIOUS PLANS)

APPROVED 4/8/2025
Daissan A. Villareal
Daissan Villareal, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
10	03/03/25	FIELD REVISION - RW METER REVISION
09	12/18/24	FIELD REVISION - METER SIZE UPDATE
08	06/14/24	CURB INLETS REVISION
07	01/12/24	REVISED PER OCU COMMENTS
06	11/15/23	REVISED GRADING AND REAR YARD DRAINAGE
05	08/28/23	TOWNHOME FIRE SPRINKLERS REVISION
04	06/26/23	ADDED EMERGENCY GATE
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
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APPROVED BY:	DAL
SCALE IN FEET:	1" = 60'

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

RECLAIM WATER DISTRIBUTION PLAN

Sheet No.:

C5.30

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER P.E. NO. 0067547

DATE: March 3, 2025

Digitally signed by Christina M Baxter
DN: C=US, O=Poulos & Bennett, CN=Christina M Baxter, E=cbaxter@poulosandbennett.com, OU=Orlando, FL
Date: 2025.03.03 17:06:40-05'00'

Christina M Baxter

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Eng. Bus. No. 28567

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Cleanout

ID Number	Lot Number	Plan Sheet #	Easting	Northing	Elevation	Comments

Manholes

ID Number	Plan Sheet #	Easting	Northing	Rim Elevation	Invert Elv N	Invert Elv NE	Invert Elv E	Invert Elv SE	Invert Elv S	Invert Elv SW	Invert Elv W	Invert Elv NW	Manufacturer	Comments

Utility Easements

ID Number	Plan Sheet #	Easting	Northing	Elevation	Boundary Corner Type	Comments

Valves

ID Number	Plan Sheet #	Easting	Northing	Elevation	Size	Valve Type	Main Type	Manufacturer	Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments

Hydrants

ID Number	Plan Sheet #	Easting	Northing	Elevation	Manufacturer	Model #	Comments

Meter

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Comments

Existing OC Utility Crossing

ID Number	Plan Sheet #	Easting	Northing	Existing Pipe Elevation	Proposed Crossing Elevation	Exising Main Type	Comments

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

NOTE:
ASSET TABLE SHALL BE COMPLETED IN ACCORDANCE WITH OCU STANDARDS AND SPECIFICATIONS MANUAL AND SHALL BE SUBMITTED WITH THE RECORD DRAWINGS PRIOR TO CERTIFICATION OF COMPLETION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

UTILITY ASSET TABLES

Sheet No.:

C5.40

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

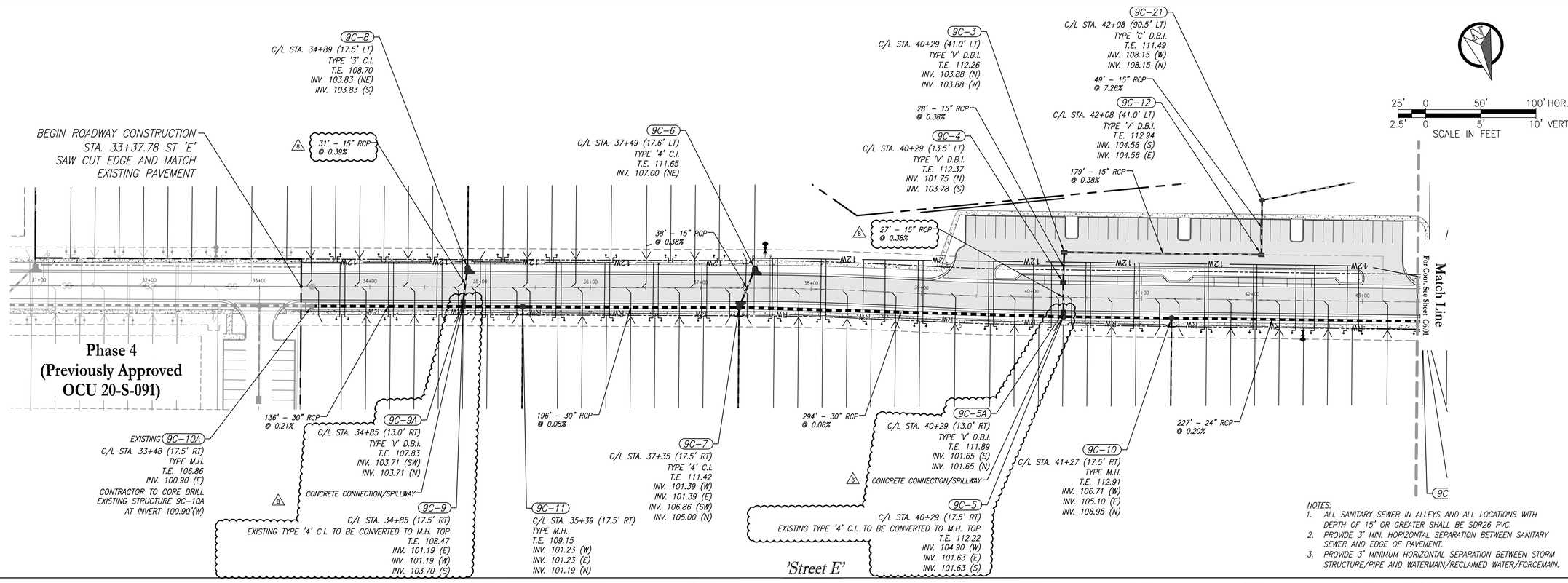
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Date: 2022.05.23 15:47:51-04'00'

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Eng. Bus. No. 28567

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APPROVED 7/9/2024

Daissan A. Villareal

Daissan Villareal, P.E.

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

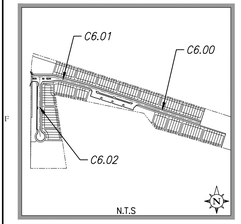
C. Yazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 07/16/2024

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Key Map:



Consultant:

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07	01/12/24	REVISED PER OCU COMMENTS
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00	11/11/21	SUBMIT TO COUNTY & SFWMD
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

PLAN & PROFILES

Sheet No.:

C6.00

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

Christina M Baxter

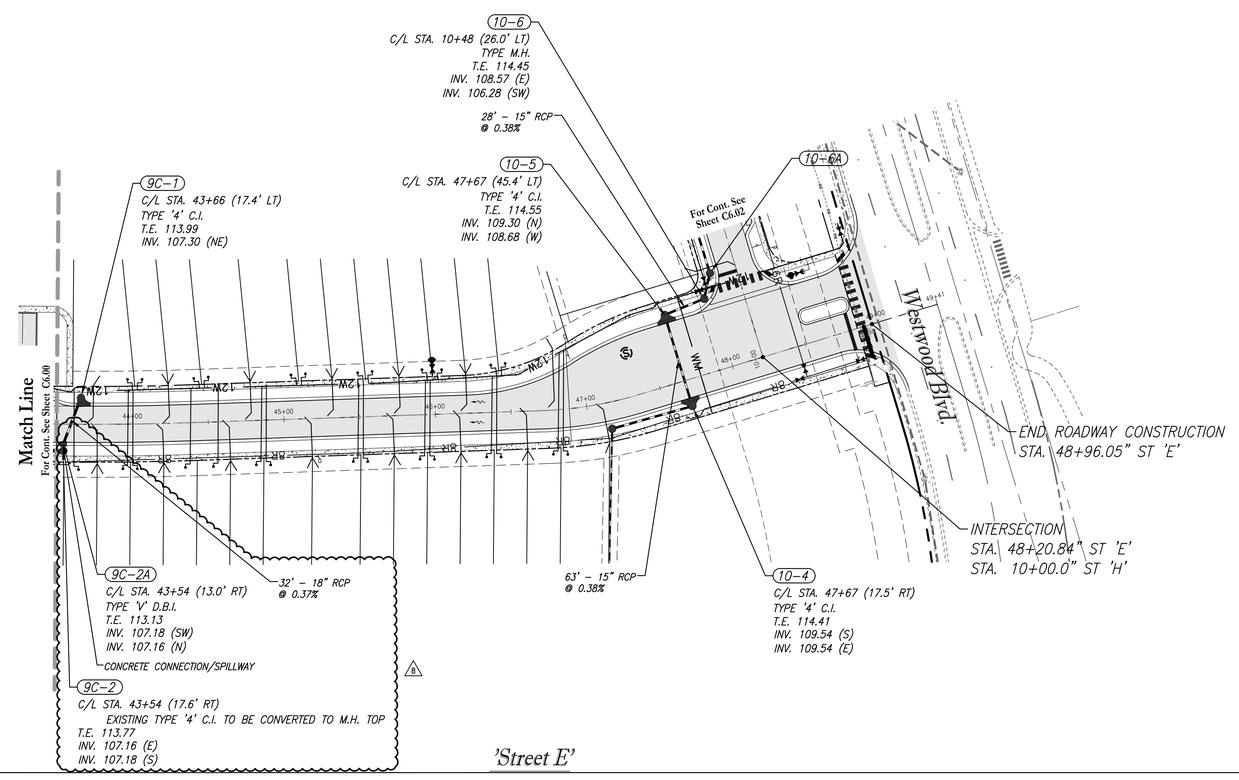
Digitally signed by Christina M Baxter
DN: C=US, E=cbaxter@poulosandbennett.com, O=Poulos & Bennett, L.L.C., CN=Christina M Baxter
Reason: I am approving this document
Date: 2024.06.19 08:54:54-04'00'

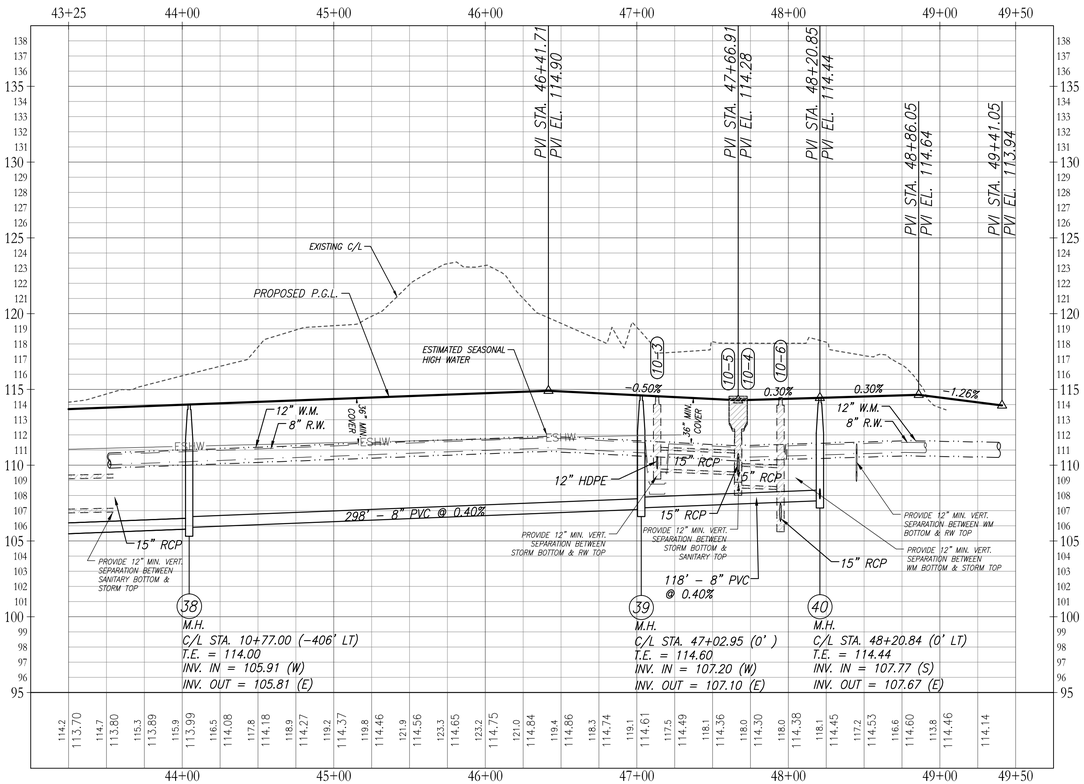
CHRISTINA M. BAXTER
P.E. NO. 0067547
DATE: June 19, 2024

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567





25' 0 50' 100' HOR.
2.5' 0 5' 10' VERT.
SCALE IN FEET

NOTES:
1. ALL SANITARY SEWER IN ALLEYS AND ALL LOCATIONS WITH DEPTH OF 15' OR GREATER SHALL BE SDR26 PVC.
2. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURE/PIPE AND WATERMAIN/RECLAIMED WATER/FORCEMAIN.

APPROVED 7/9/2024
Daissan A. Villareal
Daissan Villareal, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

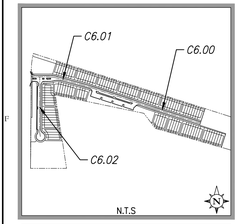
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

C. Yazmin Barbosa
CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 07/16/2024

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:
ORANGE COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.01

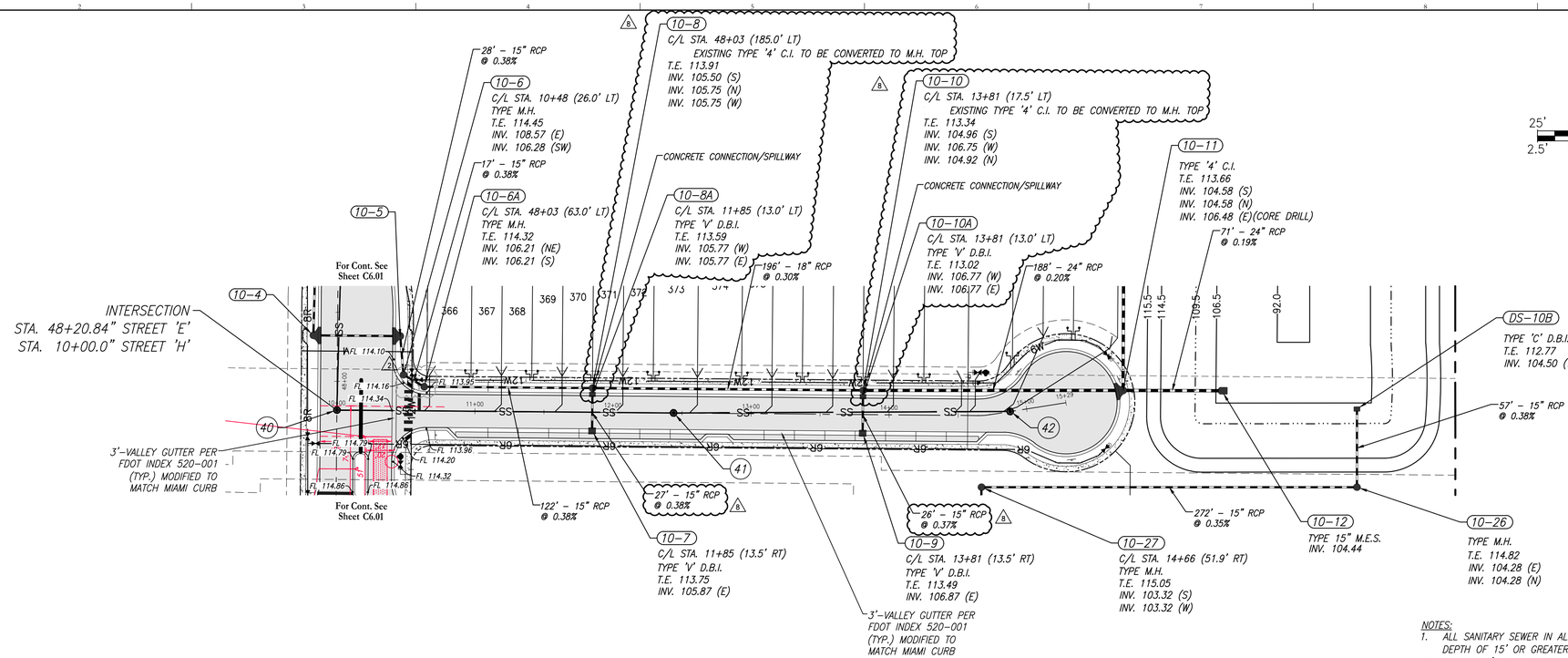
Seal:
CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER
Christina M Baxter
Digitally signed by Christina M Baxter
DN: C=US, E=cbaxter@poulosandbennett.com, O=Poulos & Bennett, CN=Christina M Baxter
Reason: I am approving this document
Date: 2024.06.19 08:55:00 -04'00'
CHRISTINA M. BAXTER P.E. NO. 0067547
D.A.TE: June 19, 2024

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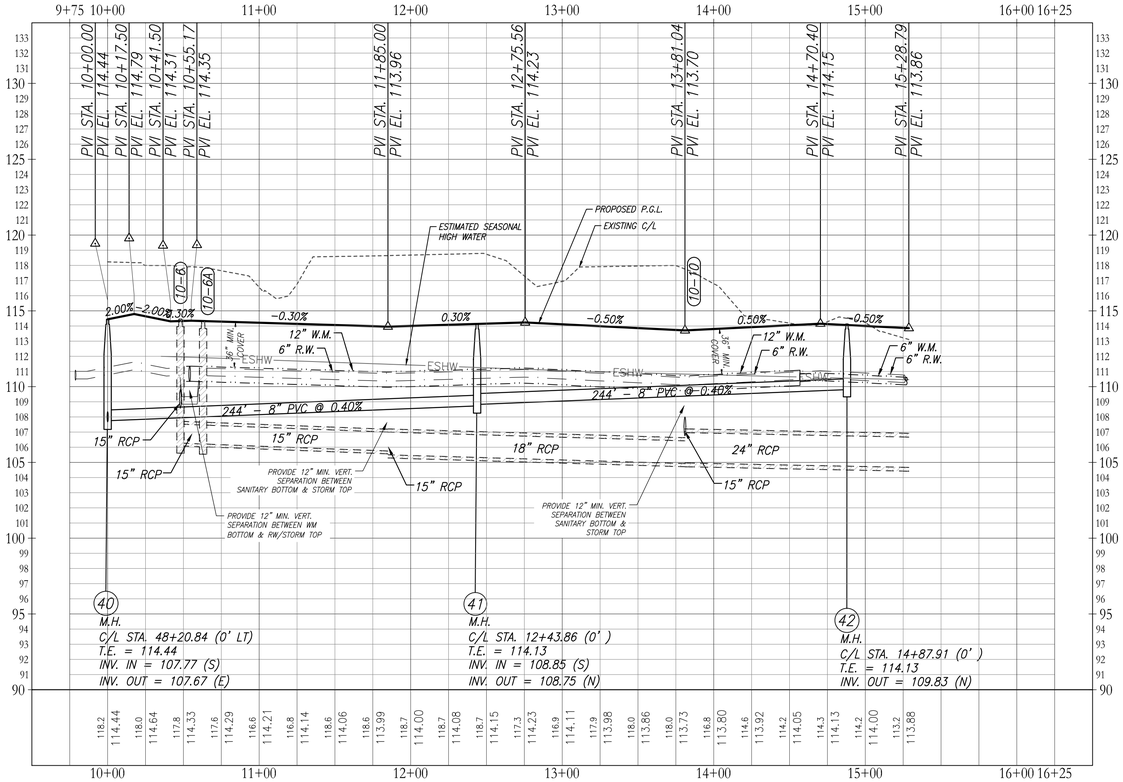
Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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NOTES:
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3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURE/PIPE AND WATERMAIN/RECLAIMED WATER/FORCEMAIN.

'Street H'



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

APPROVED

C. Yazmin Barbosa

CLARA BARBOSA
ENGINEER II
FOR THE ORANGE COUNTY ENGINEER

Date: 07/16/2024

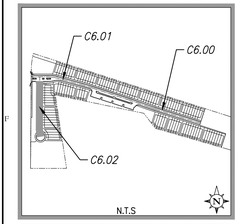
APPROVED 7/9/2024

Daissan A. Villareal

Daissan Villareal, P.E.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Key Map:



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APPROVED BY:	DAL
SCALE IN FEET:	1" = 50'

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

PLAN & PROFILES

Sheet No.:

C6.02

Seal:

CHRISTINA M. BAXTER LICENSE No. 67547 STATE OF FLORIDA PROFESSIONAL ENGINEER

Christina M Baxter

Digitally signed by Christina M Baxter
DN: CN=Christina M Baxter, O=Poulos & Bennett, C=US, E=cbaxter@poulosandbennett.com, 0.9.2342.19200300.100.1.1=F08AC4A1C6004B38
Date: 2024.06.19 08:55:09-04'00'

CHRISTINA M. BAXTER
P.E. NO. 0067547
DATE: June 19, 2024

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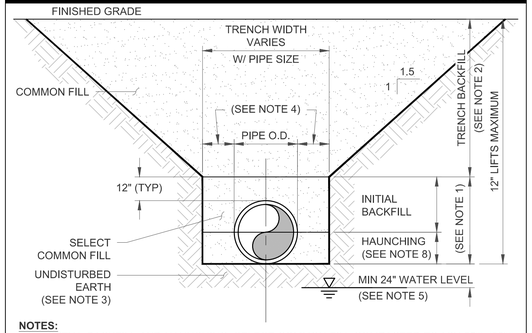
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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APPENDIX A STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE A



NOTES:

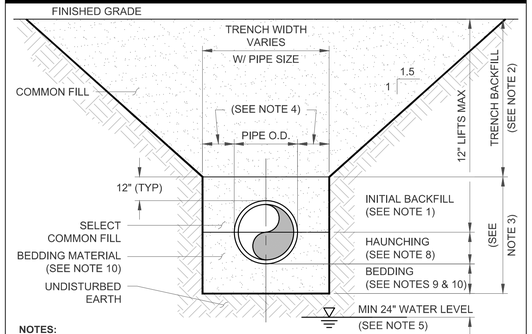
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. CONTRACTOR SHALL USE BEDDING AND TRENCHING - TYPE B DETAIL FOR OVER EXCAVATION AND WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE EXCAVATION.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A101
10/10/2021

APPENDIX A STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE B



NOTES:

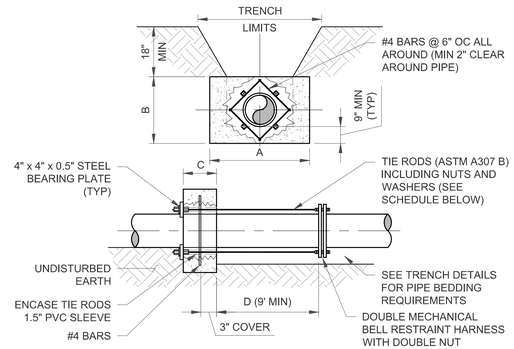
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. BEDDING DEPTH SHALL BE 4-IN MINIMUM FOR PIPE DIAMETER UP TO 12-IN AND 6-IN MINIMUM FOR PIPE DIAMETER 16-IN AND LARGER.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF REQUIRED BEDDING MATERIAL BELOW THE PIPE. UTILITIES SHALL DETERMINE REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION IN THE FIELD.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A102
10/10/2021

APPENDIX A STANDARD DRAWINGS

THRUST COLLAR - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. REQUIRED FOR LINE STOPS IF RESTRAINT TABLE REQUIREMENTS CANNOT BE MET.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (IN)	PIPE SIZE					
	DIMENSIONS (FT)				TIE RODS REQ'D	
	A	B	C	D	DIA	NO.
6	2.0	2.0	1.0		0.75	2
8	2.5	2.5	1.0		0.75	2
10	3.5	3.0	1.0		0.75	4
12	5.0	3.0	1.0		0.75	4
16	6.0	4.0	1.5		0.75	4
20	8.0	5.0	1.5		0.75	6
24	9.0	6.0	1.5		0.75	10
30	12.0	7.0	1.5		1.0	10
36	15.0	8.0	1.5		1.0	14
42	16.0	9.0	2		1.0	16
48	19.0	10.0	2		1.0	20
54	22.0	10.0	3		1.0	24
60	27.0	10.0	3		1.125	24
64	31.0	10.0	3		1.25	20

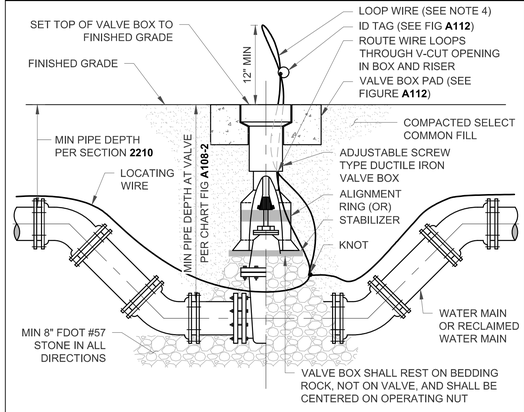
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A106
10/10/2021

APPENDIX A STANDARD DRAWINGS

GATE VALVE & BOX - WATER & RECLAIMED WATER MAINS



NOTES:

1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A108-1
10/10/2021

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Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.00

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:50:40-04'00'

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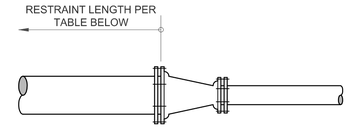
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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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APPENDIX A — STANDARD DRAWINGS

RESTRAINED PIPE TABLE - REDUCERS - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FEET) TO BE RESTRAINED ON LARGE SIDE OF REDUCER

PVC & DI PIPE	REDUCER SMALL SIZE (IN)										
DIA (INCH)	4	6	8	12	16	20	24	30	36	42	48
6	31										
8	56	33									
12		79	58								
16			101	59							
20				105	59						
24				205	151	83					
30					233	180	116				
36						259	208	115			
42							281	205	110		
48								281	201	109	
54									282	204	112
60										253	170
64											222

* BASED ON WORKING PRESSURE 150 PSI

NOTES:

1. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH THE PROCEDURES IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", GUIDELINES PUBLISHED BY DIPRA AND AWWA M23 "PVC PIPE - DESIGN AND INSTALLATION.
2. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATED AND LAYING CONDITIONS.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-3

10/10/2021

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Lei Xu, PE

FOR THE ORANGE COUNTY ENGINEER

05-25-2022

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APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

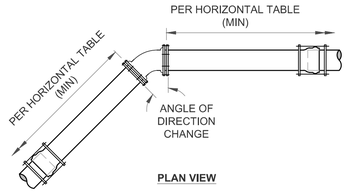
Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

APPENDIX A — STANDARD DRAWINGS

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PLAN VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	6	7	8	11	12	15	16	17	18	19	20
	5 5/8° BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	19	26	34	49	62	75	125	151	174	203	223			

NOTES:

1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

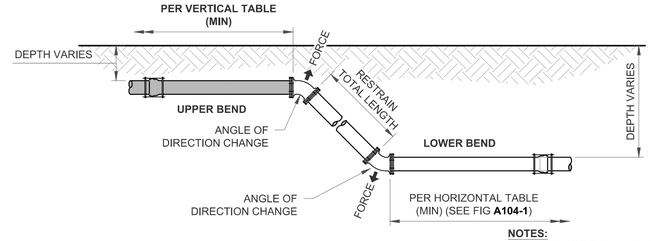
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-1

10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PROFILE VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:

1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES

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FIGURE A104-2

10/10/2021

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.01

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:50:53-04'00'

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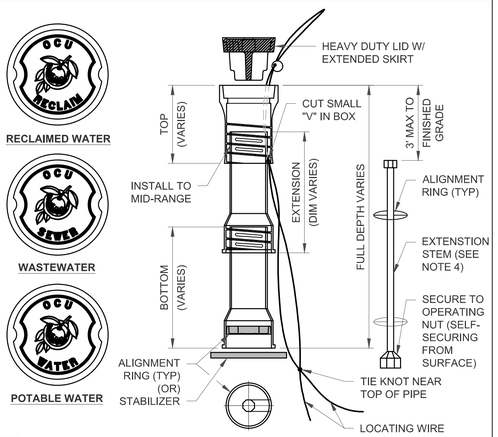
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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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APPENDIX A — STANDARD DRAWINGS

TYPICAL VALVE BOX & COVER



NOTES:

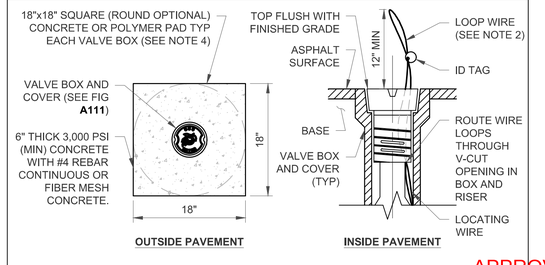
1. HEAVY DUTY VALVE BOX LIDS ARE REQUIRED FOR ALL VALVE BOXES.
2. TOP SECTION SHALL BE INSTALLED AT MID-RANGE FOR FUTURE ADJUSTMENT.
3. HEAVY DUTY VALVE BOX LID SHALL HAVE A 5-IN MIN DEPTH AND WEIGH A MINIMUM OF 22-LBS. LID SHALL HAVE POWDER COATING PAINT AT A MIN OF 3 MILL.
4. EXTENSION STEMS AND ALIGNMENT RING/WALL BRACKETS SHALL BE PROVIDED ON ALL BURIED VALVES SO THAT THE OPERATING NUT SHALL BE NO MORE THAN 36-IN BELOW FINISHED GRADE. MATERIAL SHALL BE MINIMUM 304 SST.
5. ADD ADD'L SCREW EXTENSION AS REQUIRED AFTER SCREW EXTENSION EXCEEDS 24-IN.
6. STACKING OF VALVE BOX BOTTOM SECTIONS IS NOT PERMITTED.
7. VALVE BOX SHALL REST ON BEDDING ROCK, NOT ON VALVE, AND SHALL BE CENTERED ON OPERATING NUT.

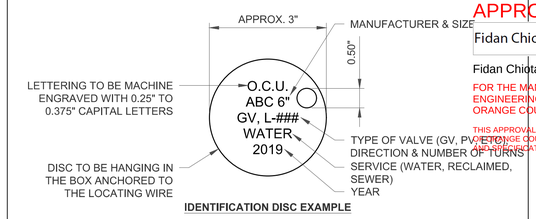
ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A111
10/10/2021

APPENDIX A — STANDARD DRAWINGS

VALVE BOX PAD





IDENTIFICATION DISC EXAMPLE

APPROVED 5/24/2022
Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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NOTES:

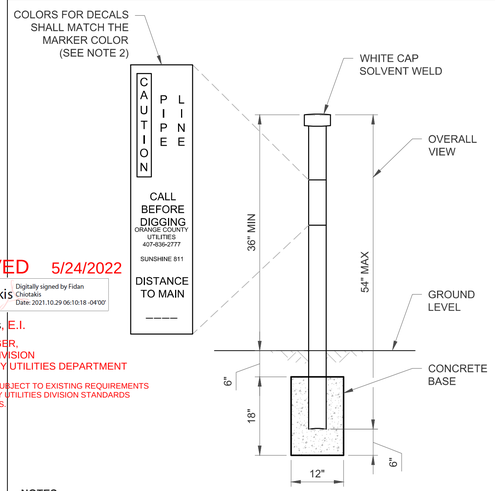
1. BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
3. NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
4. ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A112
10/10/2021

APPENDIX A — STANDARD DRAWINGS

UTILITY MAIN MARKER



NOTES:

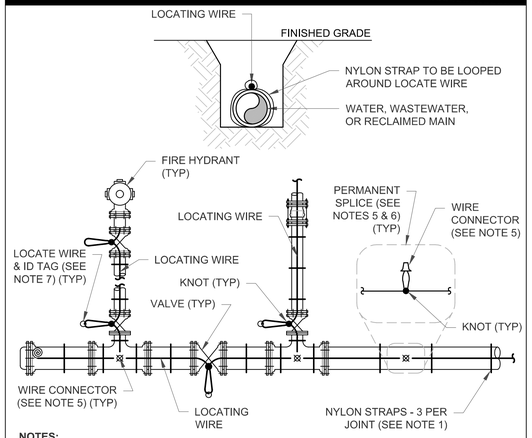
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30-FT FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
2. MARKERS SHALL BE 4-IN DIAMETER SCH 80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 500-FT.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A113
10/10/2021

APPENDIX A — STANDARD DRAWINGS

PIPE LOCATING WIRE



NOTES:

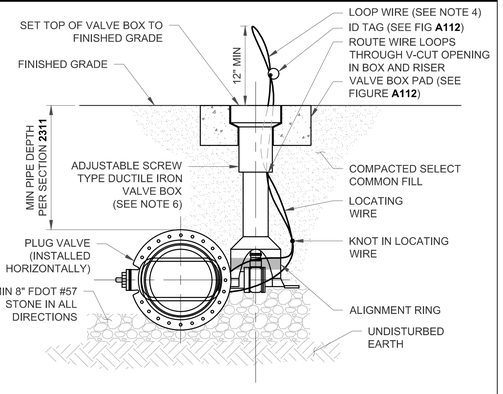
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS, LOOPED AND SECURED TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
4. WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
5. PERMANENT SPLICES MUST BE MADE IN THE LENGTH OF THE WIRE USING WIRE CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, DIELECTRIC SILICONE GEL OR MOISTURE-RESISTANT GREASE FILLED.
6. AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART.
7. REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A114
10/10/2021

APPENDIX A — STANDARD DRAWINGS

PLUG VALVE & BOX - WASTEWATER



NOTES:

1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A110
10/10/2021

APPENDIX A — STANDARD DRAWINGS

VERTICAL PIPELINE SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:

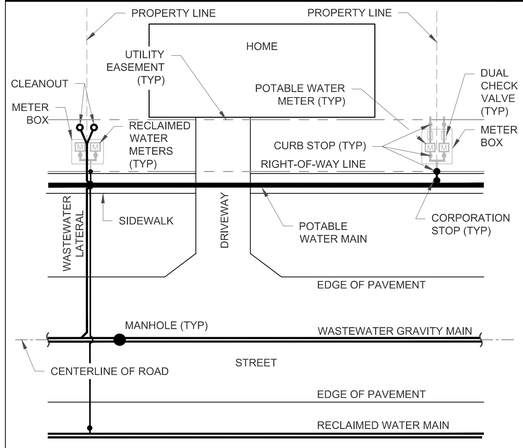
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE **A116-1** FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A116-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESIDENTIAL SERVICE LOCATIONS WITH RECLAIMED WATER



NOTES:

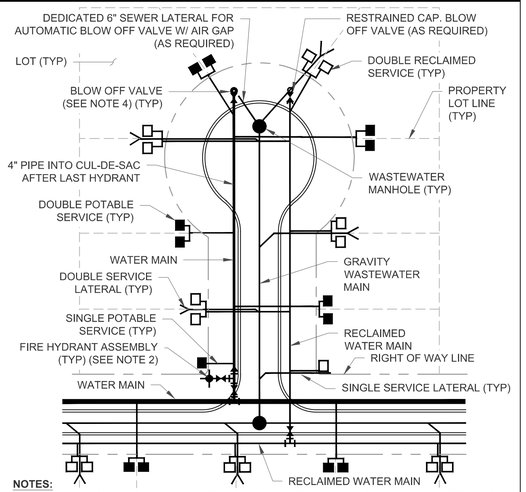
1. EACH POTABLE WATER SERVICE WILL SERVE TWO LOTS IF RECLAIMED WATER IS AVAILABLE.
2. SITEWORK CONTRACTOR TO INSTALL WATER AND RECLAIMED WATER SERVICES PER DETAIL **A120** AND WASTEWATER LATERALS PER DETAIL **A306-1**.
3. METER, BOX, AND DUAL CHECK VALVE BACKFLOW PREVENTER TO BE INSTALLED BY OCU AFTER ALL APPLICABLE PERMITS AND FEES ARE FULFILLED.
4. WASTEWATER LATERAL CLEAN-OUTS TO BE INSTALLED BY DEVELOPMENT PLUMBING CONTRACTOR.
5. SERVICES SHALL BE INSTALLED AT 90° FROM MAIN TO PROPERTY LINE.
6. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE WATER, RECLAIM, OR SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A118-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

SINGLE FAMILY RESIDENTIAL CUL-DE-SAC UTILITY PLAN WITH RECLAIMED WATER



NOTES:

1. A MAXIMUM OF TWO WASTEWATER SERVICE LATERALS MAY CONNECT DIRECTLY TO A TERMINAL MANHOLE.
2. HYDRANT SHALL NOT BE PLACED AT THE END OF THE CUL-DE-SAC / DEAD END AND NO LESS THAN 500 FEET FROM THE LAST RESIDENT OR DEAD END. LAST HYDRANT SHALL BE LOCATED AS CLOSE TO THE INTERSECTION AS POSSIBLE WHILE MAINTAINING PROPER FIRE CODE.
3. RECLAIM SERVICE IS VERTICAL ON TOP OF SEWER SERVICE AT PROPERTY LINE. DRAWN SLIGHTLY OFFSET FOR CLARITY.
4. BLOW OFF VALVE SHALL BE LOCATED AT THE PROPERTY LOT LINE AND AVOID DRIVEWAY.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A119-1
10/10/2021

Key Map:

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Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
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Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

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GENERAL CONSTRUCTION DETAILS

Sheet No.:

C7.02

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DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood
Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:51:07-04'00'

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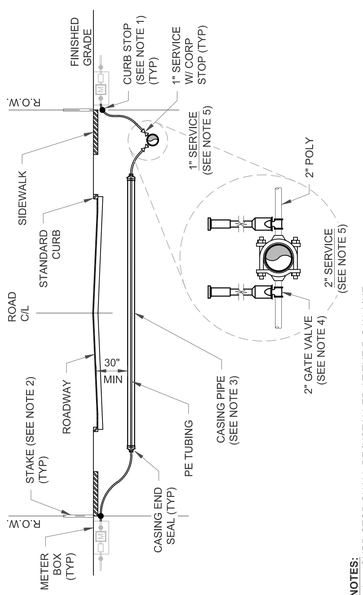
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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APPENDIX A STANDARD DRAWINGS

WATER & RECLAIMED WATER SERVICES (TYPICAL)

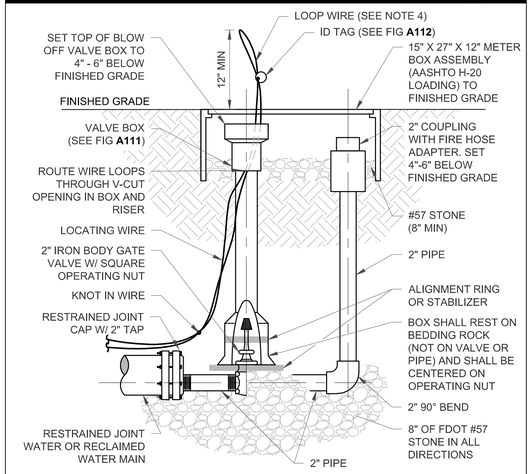


NOTES:
1. CURB STOP SHALL BE INSTALLED AT THE R.O.W. LINE.
2. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2-IN x 2-IN SQUARE STAKE RISING 24-IN ABOVE THE GROUND TOP OF CURB. THE STAKE SHALL BE PAINTED THE COLOR OF THE UTILITY SERVICE AND LABELED WITH THE LOT NUMBER(S) IT SERVES.
3. CASING PIPE WITH END SEALS REQUIRED FOR SERVICES UNDER NON-LOCAL ROADS. CASING PIPE SHALL BE 2-IN PE FOR 1-IN SERVICE AND 4-IN HDPE FOR 2-IN SERVICE. EXTEND CASING A MINIMUM OF 24-IN BEYOND CURB. CASING PIPE NOT REQUIRED FOR LOCAL ROADS.
4. 2-IN SERVICE LINE REQUIRES 2-IN GATE VALVE W/ VALVE BOX TO FINISH GRADE.
5. 1-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 10 OR 2 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION. 2-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 9 OR 3 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A120
10/10/2021

APPENDIX A STANDARD DRAWINGS

PERMANENT BLOW OFF VALVE - WATER & RECLAIMED WATER

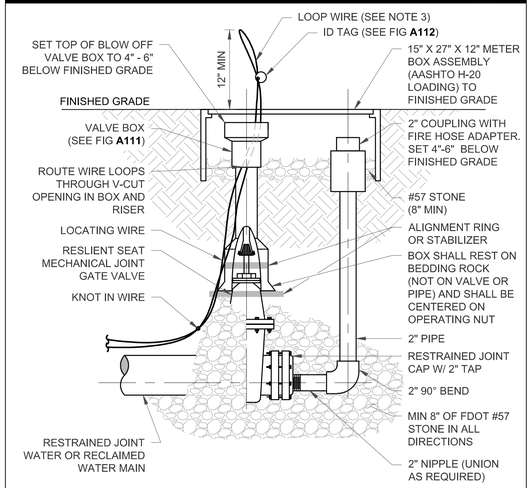


NOTES:
1. INSTALL MANUFACTURED BLOW OFF BOXES AS APPROVED IN APPENDIX D.
2. FOR USE AT PERMANENT WATER AND RECLAIMED WATER DEAD-ENDS, SUCH AS CUL-DE-SACS.
3. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
4. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
5. SHALL NOT BE INSTALLED IN THE PAVEMENT, SIDEWALK, OR CURB.
6. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A122-1
10/10/2021

APPENDIX A STANDARD DRAWINGS

TEMPORARY BLOW OFF VALVE - WATER & RECLAIMED WATER

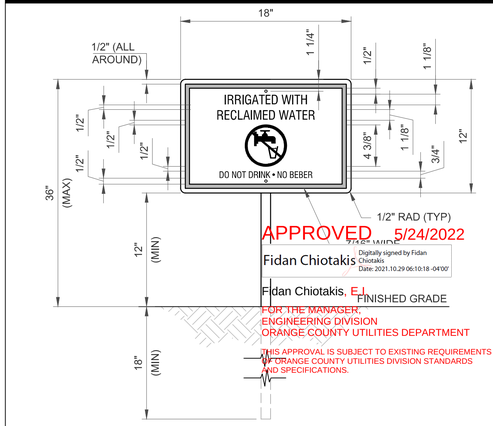


NOTES:
1. FOR USE AT PHASE LINES OR TEMPORARY TERMINATION POINTS.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
3. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
4. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A122-2
10/10/2021

APPENDIX A STANDARD DRAWINGS

RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"



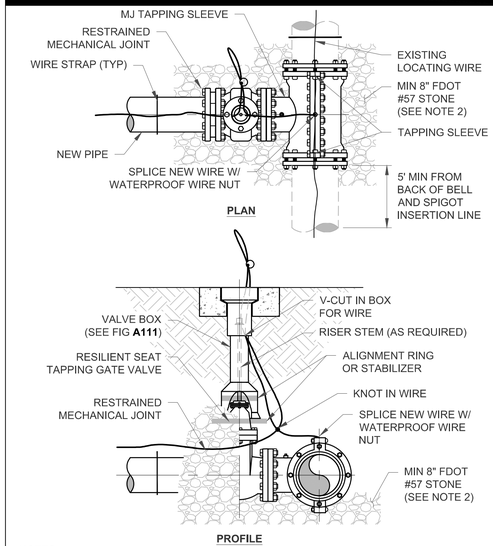
APPROVED 5/24/2022
Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2021.10.29 06:10:18 -04'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE 0.040 GAUGE METAL.
6. POST SHALL BE 2.375-IN OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND / OR AS APPROVED BY THE UTILITIES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A501
10/10/2021

APPENDIX A STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY FOR WATER & RECLAIMED WATER

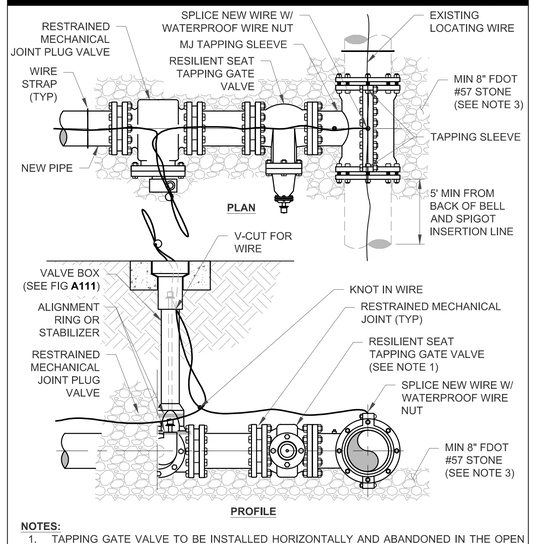


NOTES:
1. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
2. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A121-1
10/10/2021

APPENDIX A STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY WITH PLUG VALVE FOR WASTEWATER

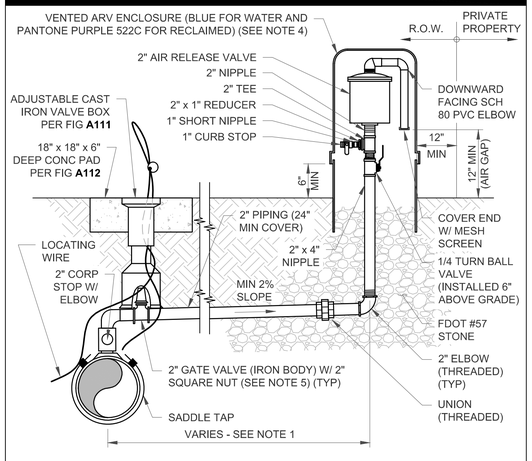


NOTES:
1. TAPPING GATE VALVE TO BE INSTALLED HORIZONTALLY AND ABANDONED IN THE OPEN POSITION.
2. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
3. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A121-2
10/10/2021

APPENDIX A STANDARD DRAWINGS

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE FOR WATER & RECLAIMED WATER

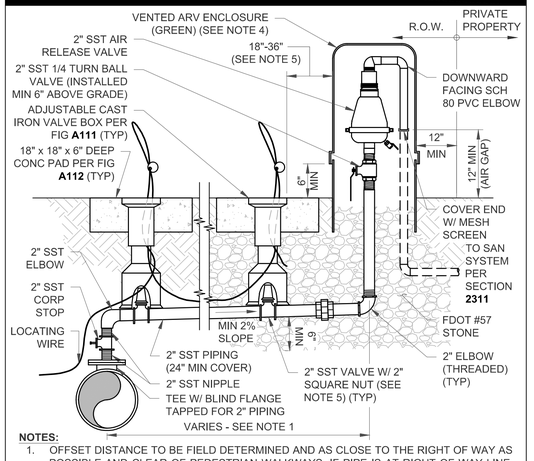


NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. IF A LARGER ARV IS REQUIRED, THIS SHALL BE SUBMITTED AND APPROVED BY UTILITIES PRIOR TO INSTALLATION.
3. ALL PIPING AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST. ALL VALVES AND APPURTENANCES SHALL BE BRASS OR 316 SST.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TAP AT MAIN.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A115-1
10/10/2021

APPENDIX A STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER - 2" DIA



NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. FOR LARGER DIAMETER REFER TO FIGURE **A115-3**.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316 SST EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A115-2
10/10/2021

Key Map:

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Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
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01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

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VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

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DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood

Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:51:25-04'00'

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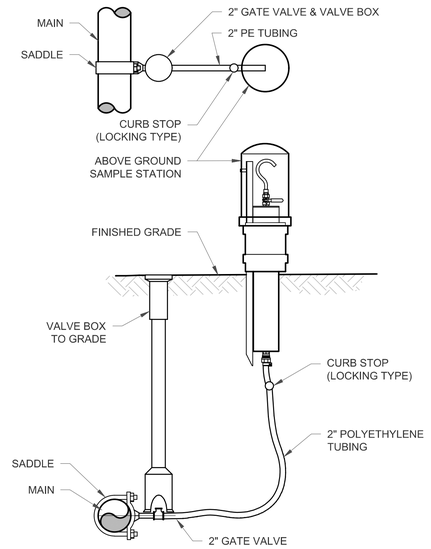
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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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APPENDIX A — STANDARD DRAWINGS

WATER SAMPLE STATION



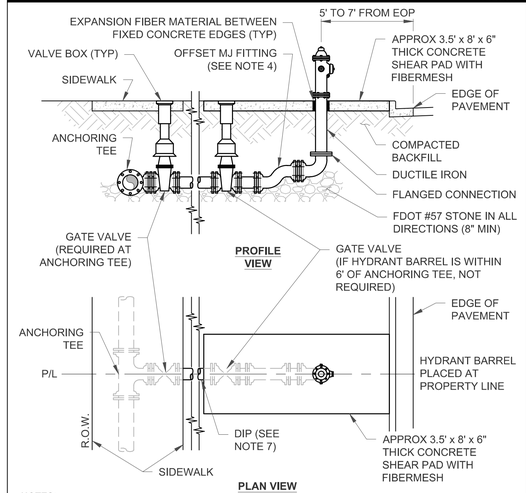
NOTES:
1. A 2-IN SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW-OFF VALVE WHEN BOTH ARE REQUIRED.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A201-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (STANDARD CONFIGURATION)



NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED. ADDITIONAL RESTRAINT FITTINGS AS REQUIRED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A203-1
10/10/2021

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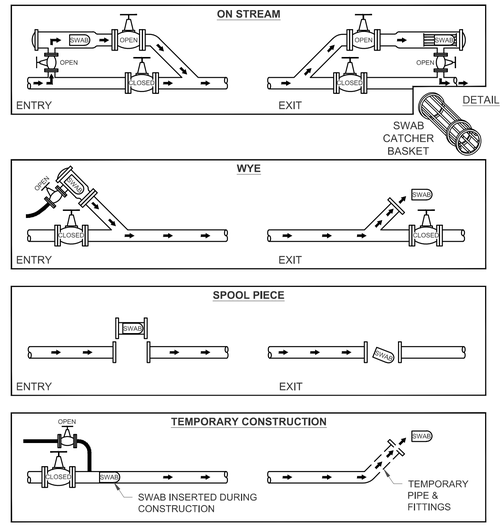
05-25-2022
DATE

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Fidan Chiotakis
Digitally signed by Fidan Chiotakis
Date: 2021.10.29 06:10:18 -04'00'
Fidan Chiotakis, E.I.
FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

APPENDIX A — STANDARD DRAWINGS

SWABBING ACCESS POINTS



NOTES:
1. FOAM SWAB.
2. SUGGESTED FOR WATER AND RECLAIMED WATER MAINS OF ALL SIZES. REQUIRED FOR WATER AND RECLAIMED WATER MAINS 16-IN DIAMETER AND GREATER.
3. CONCRETE SLAB AND DESIGN SHALL BE REVIEWED BY UTILITIES PRIOR TO APPROVAL.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A205
10/10/2021

Key Map:

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NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES
ORANGEWOOD
N-2 PD
PARCEL 11D
PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

STANDARD WATER DETAILS

Sheet No.:

C7.10

Seal:

DARIN ALEX LOCKWOOD LICENSE No. 63504 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARIN ALEX LOCKWOOD
P.E. NO. 0063504
DATE: May 23, 2022

Darin A Lockwood
Digitally signed by Darin A Lockwood
Date: 2022.05.23 15:51:41-04'00'

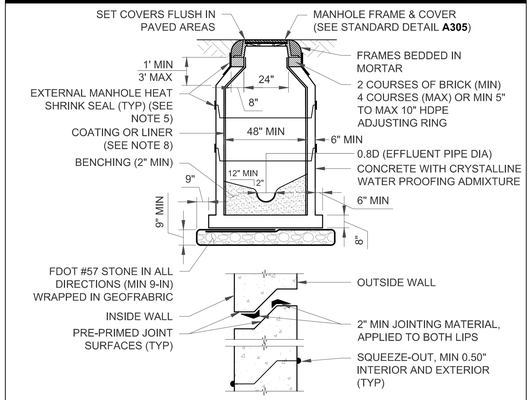
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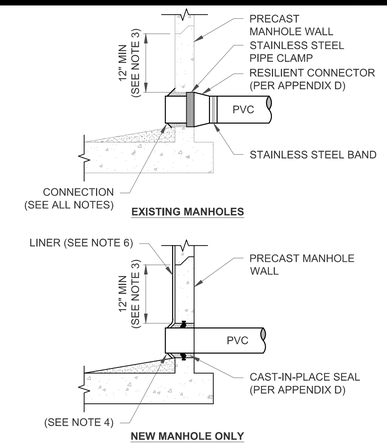
PRECAST CONCRETE MANHOLE



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24-IN OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE FIG **A302-2**.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM IN ACCORDANCE WITH FIG **A303**.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. HEAT SHRINK WRAP FOR ALL BARREL SECTION JOINTS SHALL BE A MIN 9-IN WIDTH AND A MIN 17-IN WIDTH WRAP ON THE CORBEL SECTION, RISER RINGS AND RING AND COVER.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D AND IN COMPLIANCE WITH ASTM C478.
8. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310** & **3119**.

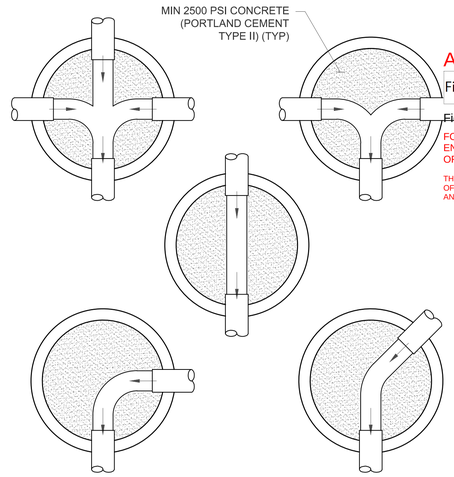
GRAVITY MANHOLE CONNECTION



NOTES:

1. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2-FT OR MORE ABOVE THE MANHOLE INVERT. SEE FIG **A302-2**.
2. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING AND CONNECTIONS TO EXISTING MANHOLES.
3. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.
4. PIPE SHALL PROTRUDE INTO MANHOLE 2-IN TO 4-IN. THE CONTRACTOR SHALL BEVEL MUD FROM EDGE OF PIPE TO WALL.
5. CONNECTIONS ON EXISTING MANHOLES, REFER TO SECTION **3113** FOR EXCAVATIONS FOR STRUCTURES.
6. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310** & **3119**.

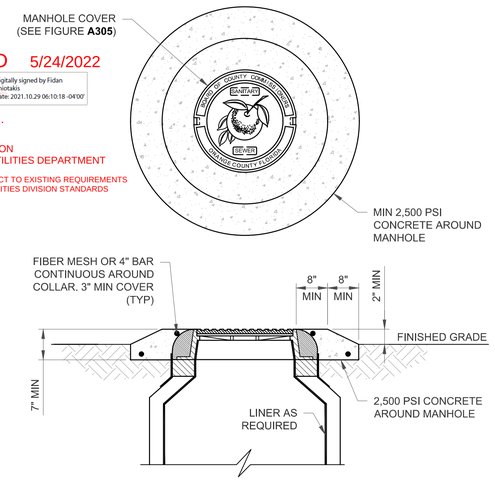
GRAVITY MANHOLE FLOW CHANNELS



NOTES:

1. ALL PIPE CONNECTIONS SHALL BE IN ACCORDANCE WITH FIGS **A302-1**, **A302-2**, GRAVITY MANHOLE CONNECTIONS
2. ALL BENCH WORK SHALL SLOPE TOWARDS THE INVERT AND BE A MIN 2-IN PER FOOT SLOPE.

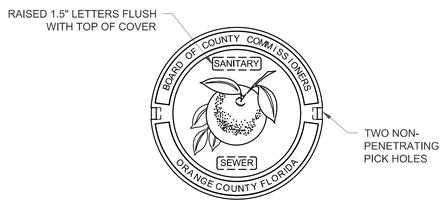
MANHOLE IN NON-PAVED AREA

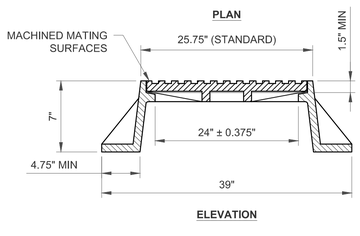


NOTES:

1. MINIMUM CLEARANCE OF 30-IN FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2-IN ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

STANDARD MANHOLE FRAME & COVER

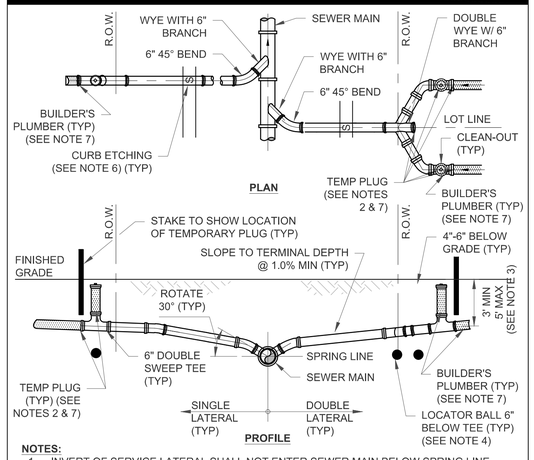




NOTES:

1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

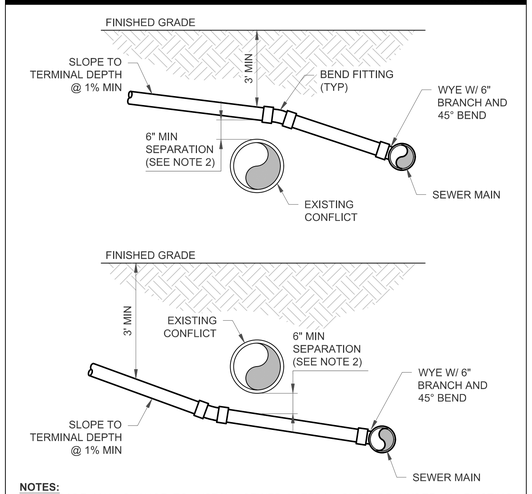
SERVICE LATERAL



NOTES:

1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL AND DOUBLE SWEEP TEES SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
3. TEE & WYE SHALL BE NO SHALLOWER THAN 3-FT AND NO DEEPER THAN 5-FT.
4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, TWO PER DOUBLE SERVICE AND ONE PER SINGLE SERVICE AT MINIMUM.
5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
6. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
7. BUILDER'S PLUMBER WILL REMOVE PLUG(S), INSTALL CLEANOUT ON DOUBLE SWEEP TEE, AND CONNECT SERVICE LATERAL TO HOUSE. NO DIRT OR DEBRIS SHALL ENTER THE SERVICE LATERAL THROUGHOUT CONSTRUCTION.

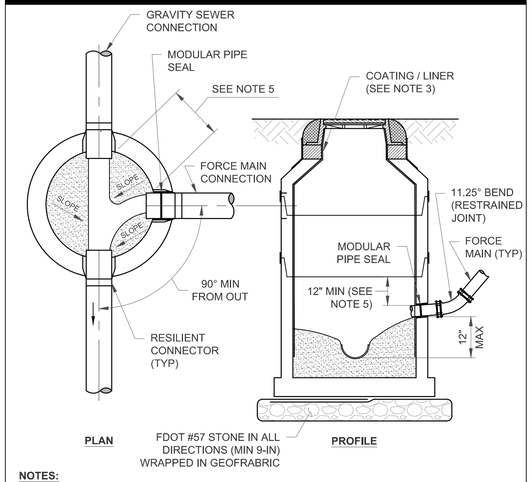
SERVICE LATERAL - PIPE CONFLICT



NOTES:

1. GRADE MAX CHANGE TO INSTALL SEWER LATERAL OVER OR UNDER AN EXISTING CONFLICT.
2. ALL CONFLICT SEPARATIONS LESS THAN THE MINIMUM SHALL NOT BE PERMITTED UNLESS APPROVED BY THE UTILITIES INSPECTOR.
3. MINIMUM SLOPE SHALL NOT BE LESS THAN 1%.
4. BEND FITTINGS SHALL BE USED TO ENSURE PROPER SEPARATION FROM ALL HORIZONTAL CONFLICTS.
5. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.

FORCE MAIN TO GRAVITY SEWER CONNECTION



NOTES:

1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1-FT ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR FORCE MAIN.
3. NEW MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM, SHALL BE LINED. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM SHALL BE COATED OR LINED PER APPENDIX D.
4. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING, AND CONNECTIONS TO EXISTING MANHOLES.
5. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.

Key Map:

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FOR THE ORANGE COUNTY ENGINEER

05-25-2022
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ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT
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Consultant:

NO.	DATE:	DESCRIPTIONS:
03	05/23/22	SUBMIT FOR STAMPING
02	03/29/22	REVISED PER OCPW COMMENTS
01	02/16/22	REVISED PER OCU & OCPW COMMENTS
00	11/11/21	SUBMIT TO COUNTY & SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	DM
DRAWN BY:	SA/DM
CHECKED BY:	DM/DAL
APPROVED BY:	DAL
SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 5

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

STANDARD WASTEWATER DETAILS

Sheet No.:

C7.20

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DARIN ALEX LOCKWOOD P.E. NO. 0063504 DATE: May 23, 2022

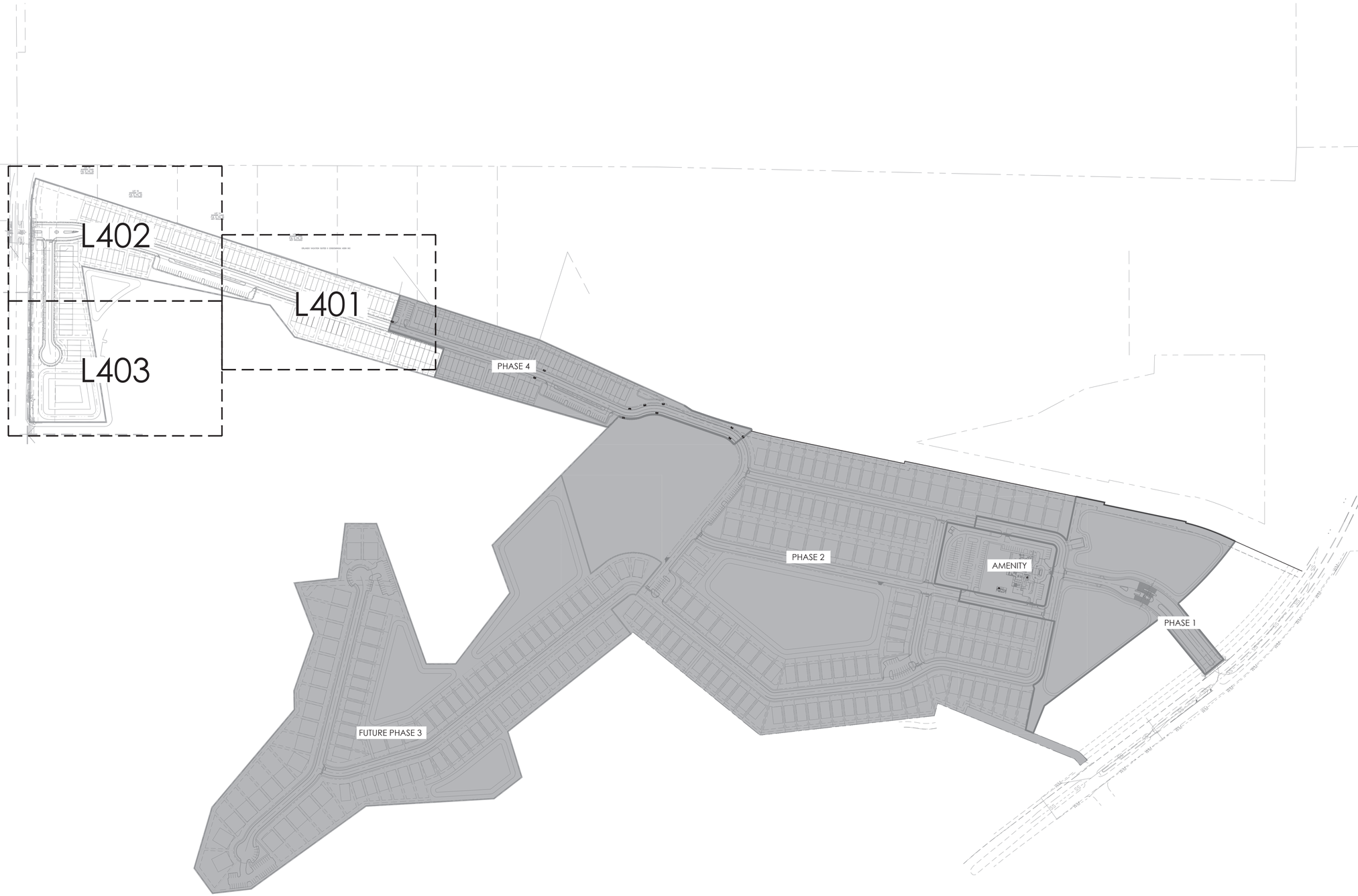
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GRANDE PINES - PHASE 5
Landscape Architecture
Park Square Homes
Orange County, Florida
OVERALL LANDSCAPE PLAN

DATE: November 11, 2021
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_LA BASE

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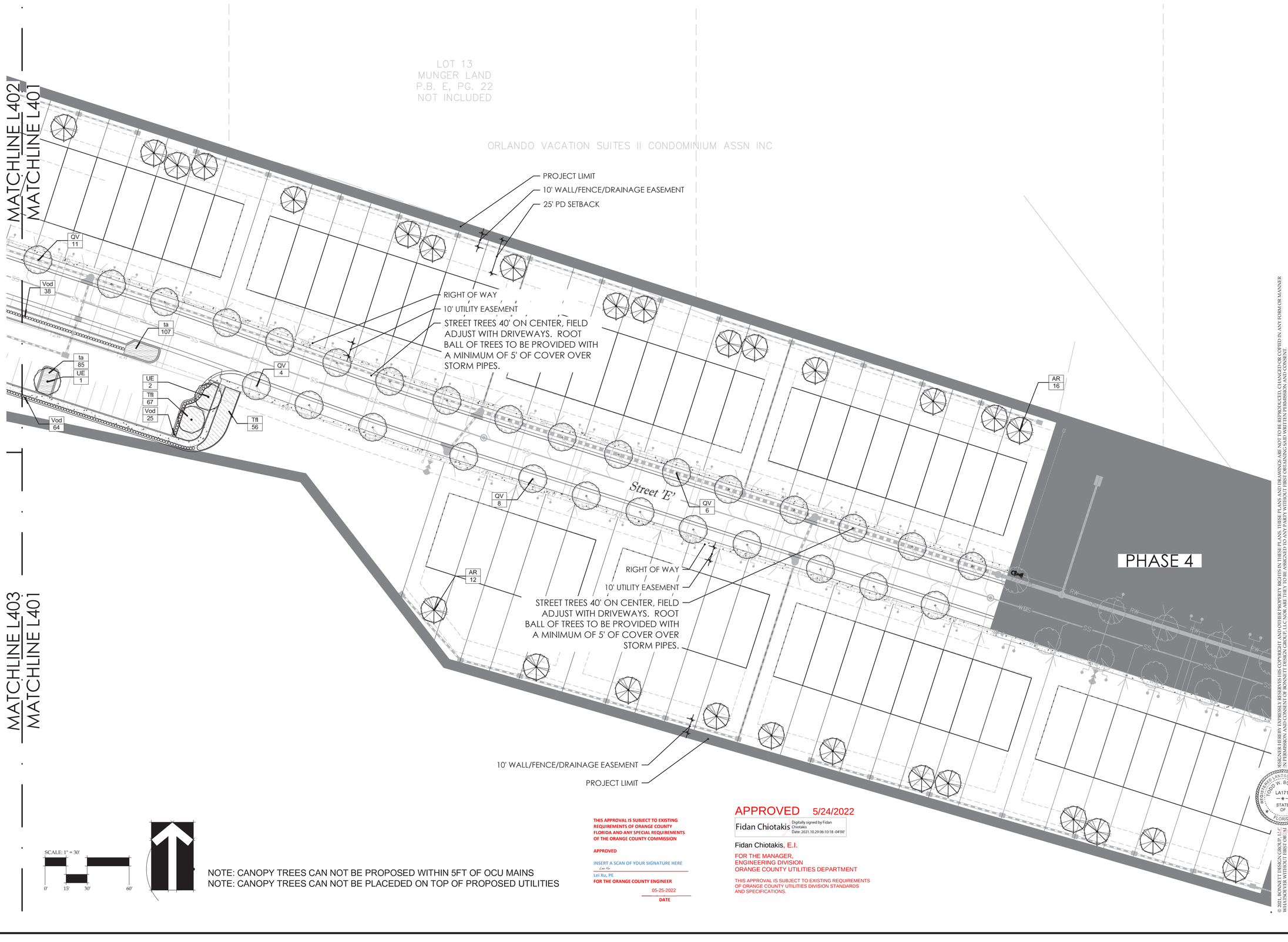
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L400

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NOTE: CANOPY TREES CAN NOT BE PLACEDED ON TOP OF PROPOSED UTILITIES

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GRANDE PINES - PHASE 5

Landscape Architecture

Park Square Homes

Orange County, Florida

LANDSCAPE PLAN - CODE

DATE: November 11, 2021
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_LA BASE

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SCALE: 1" = 30'

0' 15' 30' 60'

LOT 16
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

15' TRANSIT EASEMENT
20' LANDSCAPE/PEDESTRIAN/UTILITY EASEMENT
38' WESTWOOD BLVD. SETBACK

PROJECT LIMIT
10' WALL/FENCE/DRAINAGE EASEMENT
25' PD SETBACK

LOT 15
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

WESTWOOD BLVD.

Street 'E'

75'-0" NO TREES

RIGHT OF WAY
10' UTILITY EASEMENT
STREET TREES 40' ON CENTER, FIELD ADJUST WITH DRIVEWAYS. ROOT BALL OF TREES TO BE PROVIDED WITH A MINIMUM OF 5' OF COVER OVER STORM PIPES.

RIGHT OF WAY
10' UTILITY EASEMENT
STREET TREES 40' ON CENTER, FIELD ADJUST WITH DRIVEWAYS. ROOT BALL OF TREES TO BE PROVIDED WITH A MINIMUM OF 5' OF COVER OVER STORM PIPES.

10' WALL/FENCE/DRAINAGE EASEMENT
PROJECT LIMIT

LOT 14
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

MATCHLINE L401
MATCHLINE L402

MATCHLINE L402
MATCHLINE L403

QV2 4
QV2 4
Vod 86
ta 67
SP 3
QV 18
QV 1
SP 3
QV 1
QV 11
ta 26
ta 69
Vod 126
QV2 7
QV 5
Vod 157
AR 13
UE 2
Tfl 92
Vod 22
ta 131
Vod 64
AR 12
ta 85
UE 1
ta 133
Vod 26
ta 85
UE 1

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GRANDE PINES - PHASE 5
Landscape Architecture
Park Square Homes
Orange County, Florida
LANDSCAPE PLAN - CODE

DATE: November 11, 2021
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FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_LA BASE

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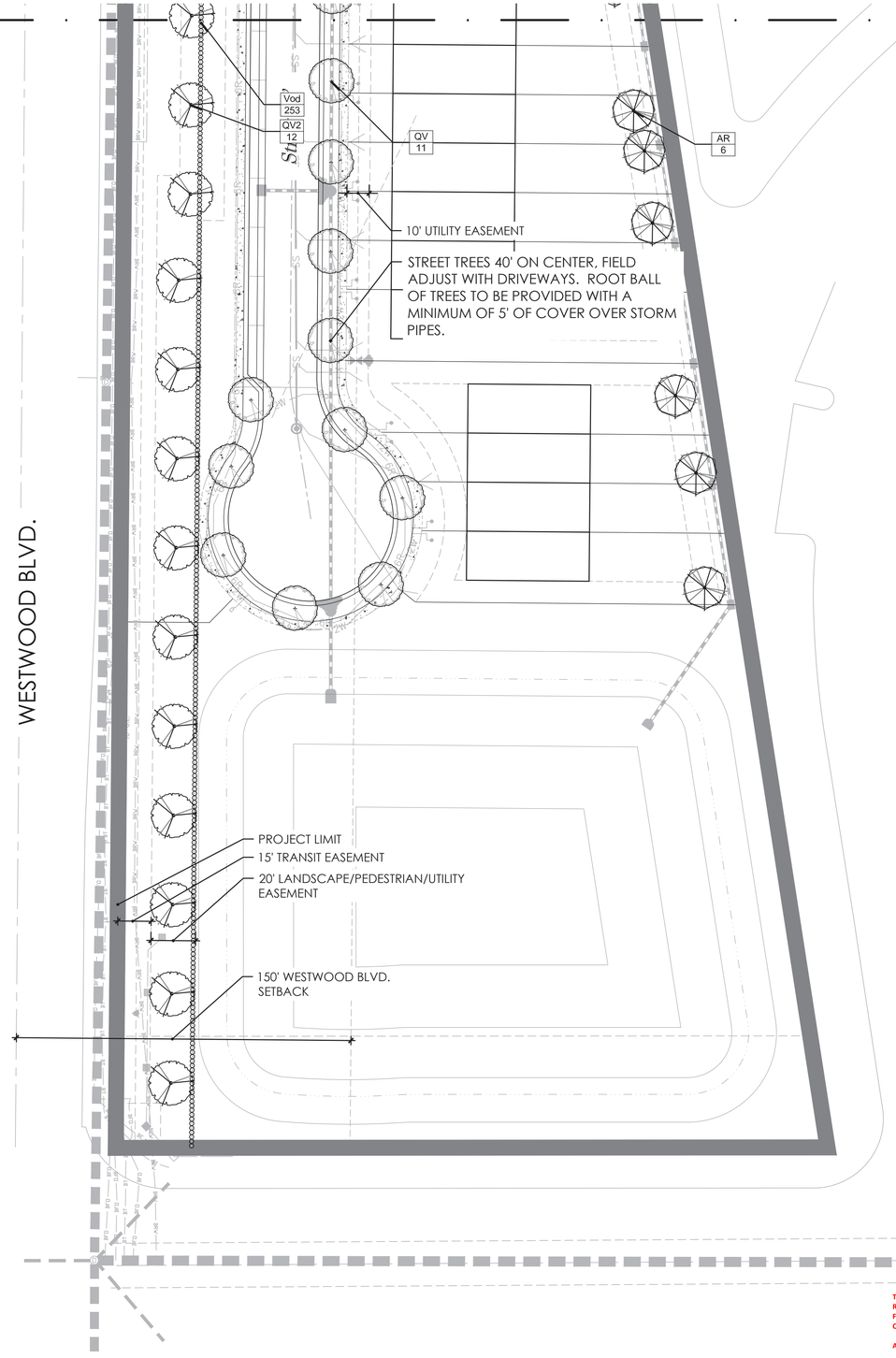
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MATCHLINE L403



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GRANDE PINES - PHASE 5

Landscape Architecture

Park Square Homes
Orange County, Florida
LANDSCAPE PLAN - CODE

DATE: November 11, 2021
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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron.
tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

PLANT SCHEDULE

BUFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
AR	59	Acer rubrum	Red Maple	3" cal., 10`-12`ht. x 60" spd.	YES	HIGH	AS
QV2	27	Quercus virginiana	Live Oak	3" cal., 10`-12`ht. x 60" spd.	YES	LOW	AS
PARKING AREA	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
UE	7	Ulmus parvifolia 'Emer II'	Allee Lacebark Elm	3" cal., 10`-12` Ht.	NO	MEDIUM	AS
STREET TREES: LOTS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
QV	76	Quercus virginiana	Live Oak	3" cal., 10`-12`ht. x 60" spd.	YES	LOW	AS
SP	6	Sabal palmetto	Sabal Palm	12`-15` MIXED	YES	LOW	AS
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
Vod	861	Viburnum obovatum `Densa`	Viburnum	3 gal., full	YES	LOW	24" o.c.
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
Tfl	215	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 gal., full	YES	LOW	36" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
ta	788	Trachelospermum asiaticum	Asian Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	18" o.c.

LANDSCAPE REQUIREMENTS:

AA. **(a)** The landscape plan shall conform to requirements set forth in Chapter 24 of Orange County Code. The Landscape Plan is prepared and certified by a Landscape Architect who is registered in the State of Florida.
(b) The landscape plan is a "40-40-20 Plan".
(c) The irrigation system will be permanent.
(d) The irrigation shall be designed and installed to conform to Chapter 37, Sec. 601-613 of this Code.

BB. Per Sec. 34-131(c)(1), all preliminary subdivision plans submitted after October 1, 2010 shall include a landscape plan to include any common or recreation areas lots within the subdivision and excluding storm water management areas.
Per Sec. 34-131(c)(1)a, the landscape plan shall contain no more than 60% turf based upon the total square footage of landscaped and irrigated common areas, excluding qualified retention ponds, storm water conveyance systems and active recreation areas/ball fields. No more than 60% of the landscaping on individual residential lots may be turf. Refer to typical lot diagram.

DD. Per Sec. 34-131(c)(3), the landscape plan designed in compliance with this Code.

EE. Per Sec. 34-131(c)(5), nothing in this ordinance shall be construed to prohibit or be enforced to prohibit any property owner from implementing county-approved low impact development techniques for storm water management and capture or Florida friendly landscaping on his/her land.

FF. Per Sec. 34-133(k), the developer shall provide one (1) copy of all deed restrictions affecting the subdivision which shall include language providing that the landscape plan submitted with the preliminary subdivision plan shall be maintained in compliance with this Code. This landscape compliance language cannot be changed without county approval and such landscape plan compliance enforcement shall be the responsibility of the homeowners association.

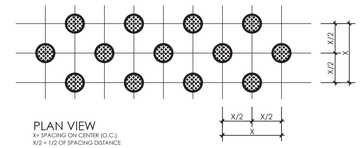
ORANGE COUNTY GENERAL NOTES:

1. Mulch requirements: Mulch, per Sec 24-6(B)(4), Shall be specified in plant beds and around individual trees. When applied to trees, mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See http://hort.ifas.ufl.edu/woody/over-mulching.shtml for more information.
2. Landscape Inspection Scheduling: To schedule a landscape inspection for all completed permits, use the "fast track" application at https://fasttrack.ocfl.net/PublicPortal/OC/index.jsp. Request a code "270" Landscape/Zoning Inspection. All permits associated with the project that are complete and have a landscape or zoning hold should be entered in order for all landscape/zoning holds to be released upon satisfactory inspection. Inspections are conducted on Tuesday and Fridays only and shall be scheduled no later than midnight on the night before those days in order to ensure the inspection will take place. Any trees proposed to be preserved on this plan that are subsequently removed, shall be considered a violation, and as such shall be replaced in inches on site at a 2:1 ratio for Non-Specimen trees and at ratio of 4:1 for Specimen trees. As an alternative, the violation may be satisfied via payment into the county tree fund or by some combination of payment and onsite planting. The current fee, as may be amended by the Orange County BCC, is $106 per inch. In all circumstances, mitigation must be satisfied prior to the release of landscape/zoning hold(s).

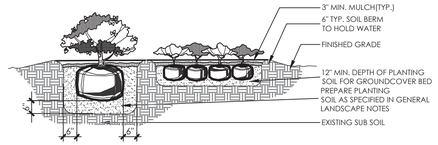
Note:
PERMANENT UNDERGROUND IRRIGATION shall be in accordance with Chapter 24-6 and Chapter 24-7 of the Orange County Code, and the system shall be designed and installed as to conform with Chapter 37, Section 601-613 of the Orange County Code (which is under the purview of the Utilities Division).

Sec 24-4 (a) Vehicular use areas.		
(3) Interior Landscaping Parking area s.f.	Required 10% landscape	Provided s.f.
26,086	2608.613	7,039

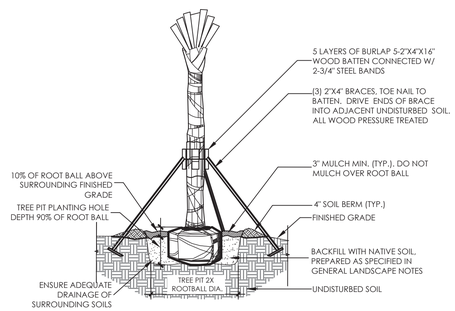
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Fidan Chiotakis, E.I.
FOR THE MANAGER,
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ORANGE COUNTY UTILITIES DEPARTMENT
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PLAN VIEW



SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

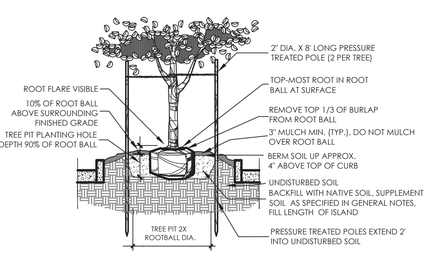


HURRICANE CUT PALM PLANTING DETAIL
N.T.S.

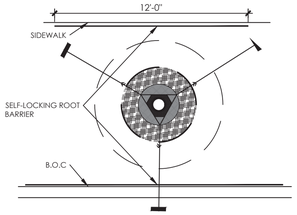
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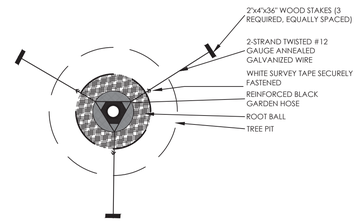
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05-25-2022
DATE



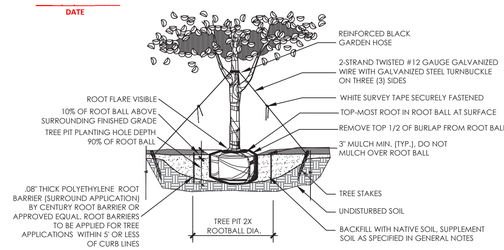
MEDIAN/ISLAND TREE PLANTING DETAIL
N.T.S.



ROOT BARRIER



LARGE CANOPY TREE STAKING PLAN



LARGE CANOPY TREE PLANTING DETAIL
N.T.S.

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407.622.1588 voice
407.358.5363 fax

GRANDE PINES - PHASE 5
Landscape Architecture
Park Square Homes
Orange County, Florida
LANDSCAPE DETAILS AND NOTES

DATE: November 11, 2021
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_LA BASE
REVISIONS:

FLORIDA LANDSCAPE ARCHITECTURE REGISTERED LA1718 STATE OF FLORIDA
Digitally signed by Todd W Bonnett
Date: 2021.11.11 12:11:03 -05'00'
Todd W. Bonnett, RLA # FLA0001718

L410

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Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

SCALE: 1" = 200'

0' 50' 100' 200'

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GRANDE PINES - PHASE 5
Landscape Architecture
Park Square Homes
Orange County, Florida
OVERALL IRRIGATION PLAN

DATE: November 11, 2021
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_IR BASE

REVISIONS:

REGISTERED LANDSCAPE ARCHITECT TODD W. BONNETT LA1718 STATE OF FLORIDA

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LOT 15
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

LOT 14
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

LOT 13
MUNGER LAND
P.B. E, PG. 22
NOT INCLUDED

ORLANDO VACATION SUITES II CONDOMINIUM

MATCHLINE L503

MATCHLINE L502

Street 'E'

2" SLEEVE

SCALE: 1" = 30'

0' 15' 30' 60'

IRRIGATION SPADE DESIGN

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GRANDE PINES - PHASE 5

Landscape Architecture

Park Square Homes

Orange County, Florida

IRRIGATION PLAN - CODE

DATE: November 11, 2021
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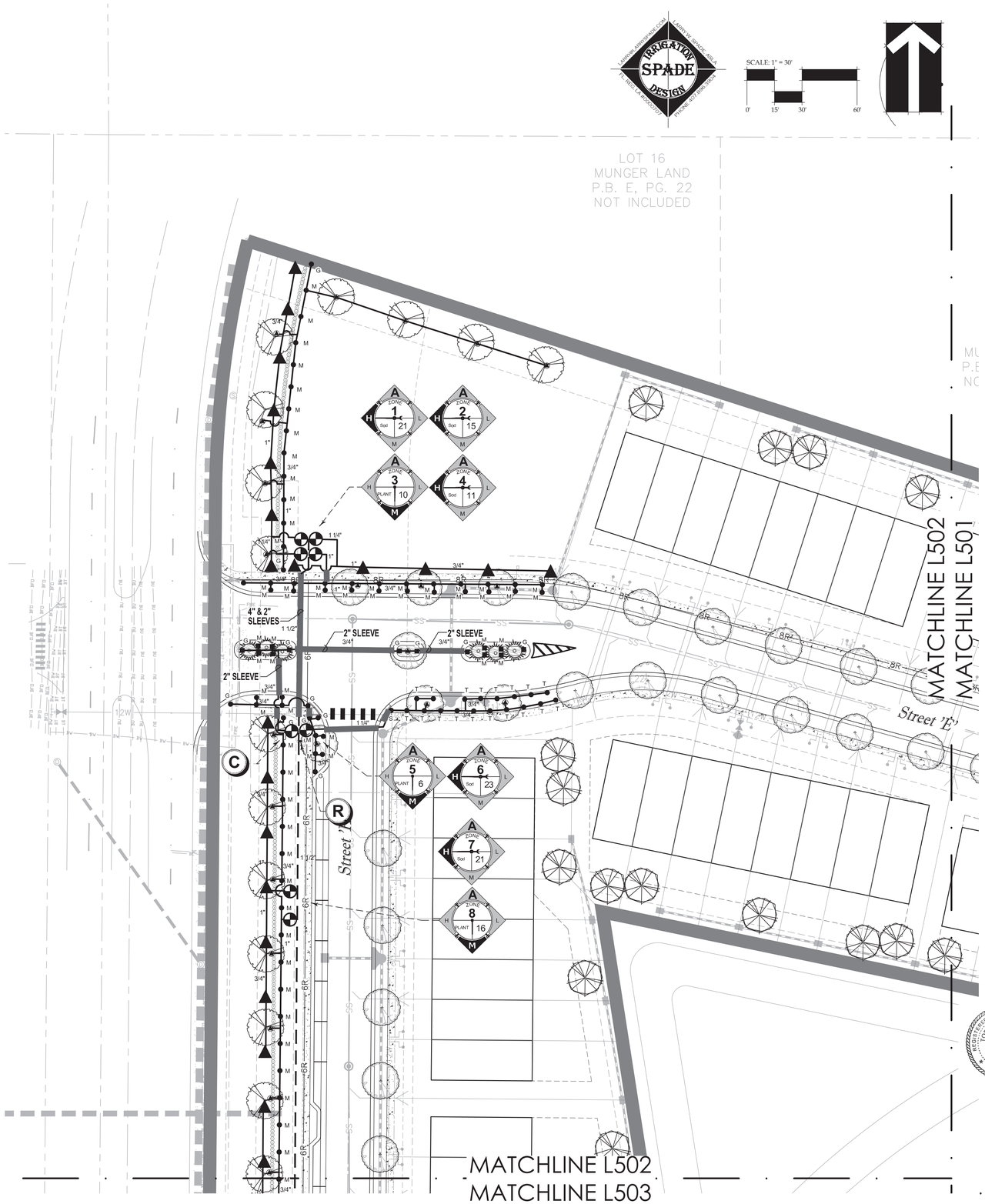
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GRANDE PINES - PHASE 5
Landscape Architecture
Park Square Homes
Orange County, Florida
IRRIGATION PLAN - CODE

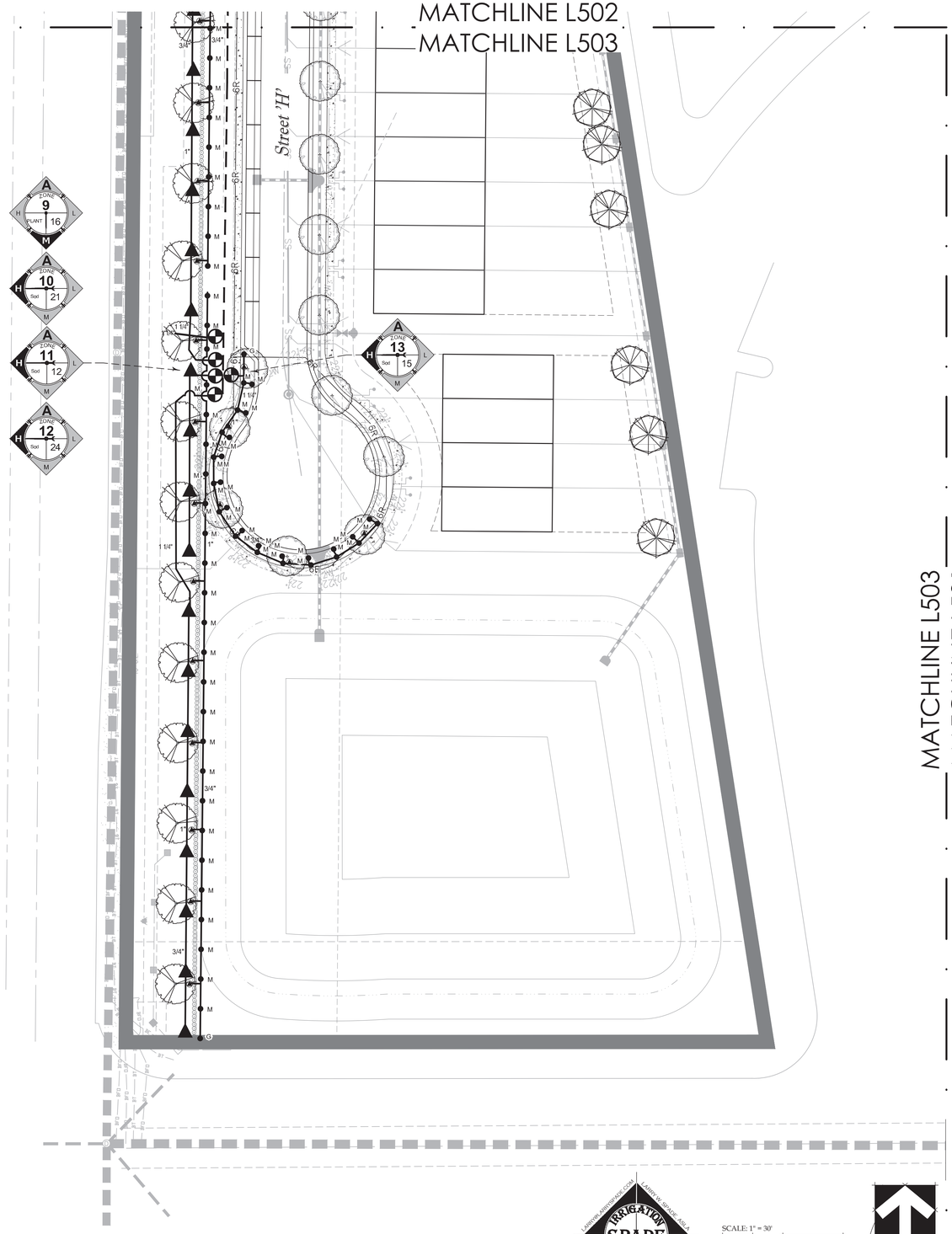
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DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_IR BASE

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L502



MATCHLINE L503
MATCHLINE L501

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GRANDE PINES - PHASE 5

Landscape Architecture

Park Square Homes
Orange County, Florida
IRRIGATION PLAN - CODE

DATE: November 11, 2021
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_IR BASE

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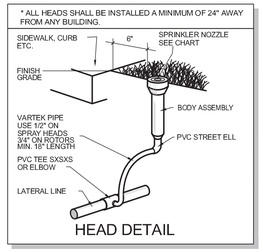
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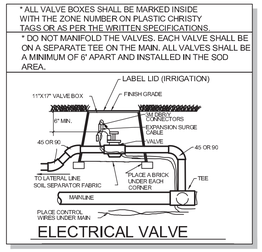
Todd W. Bonnett, RLA # FLA001718

L503

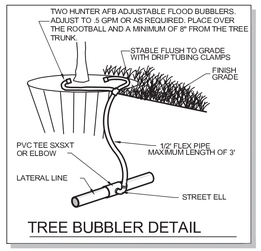
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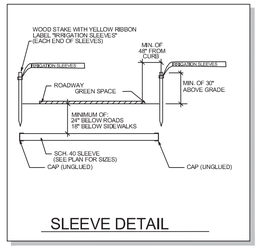
HEAD DETAIL



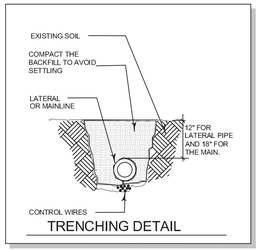
ELECTRICAL VALVE



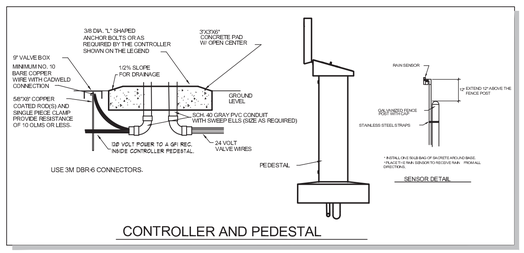
TREE BUBBLER DETAIL



SLEEVE DETAIL



TRENCHING DETAIL



CONTROLLER AND PEDESTAL

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS, THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12' OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

LEGEND

REFER TO THE RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
■	HUNTER PRS40 SPRAY SERIES 12" POP-UP
▲	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
— — —	CLASS 200 PURPLE PVC MAINLINE-1 1/2"
———	CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
▬	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
⊕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER 0-25 GPM=1"
C	CONTROLLER- HUNTER ICC2 PEDESTAL MOUNT. (TWO LOCATIONS). WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLIK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
P	POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. (TWO LOCATIONS) REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

ZONE CHART "A"

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	ROTOR	HIGH	0.5	1.5	21	90	1,890
2	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
3	PLANT	SPRAY	MEDIUM	0.75	1.0	10	40	400
4	SOD	SPRAY	HIGH	0.75	1.5	11	60	660
5	PLANT	SPRAY	MEDIUM	0.75	1.0	6	40	240
6	SOD	SPRAY	HIGH	0.75	1.5	23	60	1,380
7	SOD	ROTOR	HIGH	0.5	1.5	21	90	1,890
8	PLANT	SPRAY	MEDIUM	0.75	1.0	16	40	640
9	PLANT	SPRAY	MEDIUM	0.75	1.0	16	40	640
10	SOD	ROTOR	HIGH	0.5	1.5	21	90	1,890
11	SOD	ROTOR	HIGH	0.5	1.5	12	90	1,080
12	SOD	ROTOR	HIGH	0.5	1.5	24	90	2,160
13	SOD	SPRAY	HIGH	0.75	1.5	15	60	900
					TOTAL GPM PER RUN CYCLE	211	880	15,120
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			30,240

ZONE CHART "B"

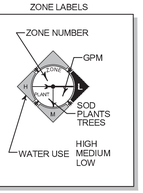
ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	SPRAY	HIGH	0.75	1.5	13	60	780
2	PLANT	SPRAY	MEDIUM	0.75	1.0	22	40	880
3	PLANT	SPRAY	MEDIUM	0.75	1.0	17	40	680
4	PLANT	SPRAY	MEDIUM	0.75	1.0	19	40	760
5	PLANT	SPRAY	MEDIUM	0.75	1.0	20	40	800
					TOTAL GPM PER RUN CYCLE	91	220	3,900
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			7,800

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS	
A	MP2000	RED	1.47	19'	FULL	360°
B	MP CORNER	TURQUOISE	.45	14'	CORNER	105°
C	MP CORNER	TURQUOISE	.19	14'	CORNER	45°
D	MP2000	BLACK	.74	19'	HALF	180°
F	MP2000	BLACK	.40	19'	QUARTER	90°
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP	
H	RAIN. XPCN	BLACK	.23	4.5'	HALF PATTERN	
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP	
S	MP815	ORANGE	.21-.42	8'-16'	90 °- 180 °	
T	MP815	MAROON	.49-.93	8'-16'	90 °- 180 °	
V	MP3000	BLUE	.86	30'	QUARTER	90 °
W	MP3000	BLUE	1.82	30'	HALF	180°
X	MP3000	YELLOW	2.73	30'	THREE QTR.	270°
Y	MP3000	GRAY	3.64	30'	FULL	360°
Z	MP2000	GREEN	1.10	19'	THREE QTR.	270°

ZONE LABELS



THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

RECLAIMED WATER REQUIREMENTS

1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
2) ALL INSTALLATION SHALL BE AS PER ORANGE COUNTY UTILITIES REQUIREMENTS. AN INSPECTION BY ORANGE COUNTY UTILITIES MAY BE REQUIRED.
3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET. REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

OCU CALULATIONS

SYSTEM "A"

TOTAL IRRIGATED AREA IS 29,691 S.F.

TOTAL RUN TIME PER WEEK IS 14.7 HOURS PER WEEK

MAXIMUM ZONE SIZE IS 24 GPM. A 1 INCH METER IS REQUIRED

ONLY ONE ZONE SHALL RUN AT ONE TIME

THE METER SIZE IS BASED AS PER TABLE 2510-3 (OCU MANUAL SECTION 2210, PART 2A AND PART 6F) AND THE ALLOWABLE DAYS AND HOURS TO IRRIGATE AS PER THE WATER MANAGEMENT DISTRICT.

SYSTEM "B"

TOTAL IRRIGATED AREA IS 7,232 S.F.

TOTAL RUN TIME PER WEEK IS 3.7 HOURS PER WEEK

MAXIMUM ZONE SIZE IS 22 GPM. A 1 INCH METER IS REQUIRED

ONLY ONE ZONE SHALL RUN AT ONE TIME

THE METER SIZE IS BASED AS PER TABLE 2510-3 (OCU MANUAL SECTION 2210, PART 2A AND PART 6F) AND THE ALLOWABLE DAYS AND HOURS TO IRRIGATE AS PER THE WATER MANAGEMENT DISTRICT.

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

APPROVED

INSERT A SCAN OF YOUR SIGNATURE HERE

Lei Xu, PE
FOR THE ORANGE COUNTY ENGINEER

05-25-2022
DATE

APPROVED 5/24/2022

Fidan Chiotakis Digitally signed by Fidan Chiotakis Date: 2021.10.29 06:10:18 -04'00'

Fidan Chiotakis, E.I.

FOR THE MANAGER,
ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPARTMENT

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

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

GRANDE PINES - PHASE 5

Landscape Architecture
Park Square Homes
Orange County, Florida
IRRIGATION DETAILS AND NOTES

DATE: November 11, 2021
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.192
FILE NAME: 2021.192_PSH-GRANDE PINES PH 5_IR BASE

REVISIONS:

Digitally signed by Todd W Bonnett
Date: 2021.11.11 12:12:00 -05'00'

Todd W. Bonnett, PLA # FL6001728

L510

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Section 4
Bill of Sale Infrastructure

A DIVISION OF PARK SQUARE ENTERPRISES, LLC

BILL OF SALE ABSOLUTE AND AGREEMENT

Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 3 (22-S-002))

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the "**Agreement**") is made as of this _____ day of _____, 2024, is given to the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "**District**"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida Limited Liability Company (hereinafter referred to as the "**Developer**"), whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain real property (the "**Land**") and has constructed infrastructure improvements (collectively, the "**Improvements**") on the Land, as more fully described in the attached **Exhibit "A;"** and

WHEREAS, both the Developer and the District find it to be in the best interest of both parties for the District to own, operate and maintain the Improvements for the benefit of the District's landowners; and

WHEREAS, the Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the Developer, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or

for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

1. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 3 (22-S-002))

IN WITNESS WHEREOF, the Developer has executed this Bill of Sale and Agreement as of the date first above written

DEVELOPER:

WITNESSES:

PARK SQUARE GRANDE PINES PHASE 2, LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

Print Name: Christine Costello
5200 Vineland Rd, Orlando, FL 32811

Print Name: Amanda Whitney

By: _____
Name: Suresh Gupta
Title: Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 5th day of April, 2024, by Suresh Gupta, as Manager of **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida limited liability company. Said person is [✓] personally known to me or [ ] have produced _____ as identification.

_____
Notary Public; State of Florida
Print Name: Christine Costello
My Commission Expires: 9/20/2027
My Commission No.: HH446677

(NOTARY SEAL)

CHRISTINE COSTELLO
Notary Public
State of Florida
Comm# HH446677
Expires 9/20/2027

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 3 (22-S-002))

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Agreement as of the date first above written.

DISTRICT:

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

Print Name: George S. Flint
Secretary/Assistant Secretary

By: Linda Kepfer
Name: Linda Kepfer
Title: Vice Chair

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of March, 2024, by Linda Kepfer, as Vice Chair of the Board of Supervisors of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George S. Flint, as Secretary/Assistant Secretary of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is [✓] personally known to me or [ ] have produced _____ as identification.

STACIE M. VANDERBILT
Notary Public - State of Florida
Commission # HH 018717
My Comm. Expires Jul 29, 2024
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: Stacie M. Vanderbilt
My Commission Expires: 7/29/2024
My Commission No.: HH018717

(NOTARY SEAL)

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

The Phase 3 Improvements

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING A PORTION OF GOLF COURSE PARCEL 3 AND LAKE 9, ORANGEWOOD NEIGHBORHOOD 2, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF GOLF COURSE PARCEL 1, PARCEL 8 AND LAKE 9 OF THE AFORESAID ORANGEWOOD NEIGHBORHOOD 2 PLAT, THENCE RUN SOUTH 44°29'36" WEST FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 16°41'39" EAST FOR A DISTANCE OF 429.93 FEET; THENCE RUN NORTH 51°33'18" EAST FOR A DISTANCE OF 74.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, WITH A CHORD BEARING OF SOUTH 89°50'08" EAST, AND A CHORD DISTANCE OF 237.12 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°13'08" FOR A DISTANCE OF 256.07 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 39°04'26" WEST FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 81°51'49" WEST, AND A CHORD DISTANCE OF 30.28 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°37'02" FOR A DISTANCE OF 31.74 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°33'18" WEST FOR A DISTANCE OF 90.92 FEET; THENCE RUN SOUTH 38°26'42" EAST FOR A DISTANCE OF 130.01 FEET; THENCE RUN SOUTH 51°33'18" WEST FOR A DISTANCE OF 655.07 FEET; THENCE RUN SOUTH 17°06'30" EAST FOR A DISTANCE OF 198.79 FEET; THENCE RUN SOUTH 52°18'45" WEST FOR A DISTANCE OF 146.36 FEET; THENCE RUN SOUTH 86°42'01" WEST FOR A DISTANCE OF 534.28 FEET; THENCE RUN SOUTH 54°10'08" WEST FOR A DISTANCE OF 590.09 FEET; THENCE RUN SOUTH 83°27'44" WEST FOR A DISTANCE OF 162.24 FEET; THENCE RUN NORTH 36°09'00" WEST FOR A DISTANCE OF 129.41 FEET; THENCE RUN NORTH 16°16'12" EAST FOR A DISTANCE OF 264.03 FEET; THENCE RUN NORTH 40°06'30" EAST FOR A DISTANCE OF 533.14 FEET; THENCE RUN NORTH 01°08'12" WEST FOR A DISTANCE OF 78.37 FEET; THENCE RUN NORTH 19°00'19" EAST FOR A DISTANCE OF 253.34 FEET; THENCE RUN NORTH 21°04'47" WEST FOR A DISTANCE OF 225.00 FEET; THENCE RUN NORTH 83°57'03" EAST FOR A DISTANCE OF 185.00 FEET; THENCE RUN NORTH 06°54'15" EAST FOR A DISTANCE OF 230.00 FEET; THENCE RUN SOUTH 89°52'40" EAST FOR A DISTANCE OF 130.70 FEET; THENCE RUN SOUTH 19°31'03" EAST FOR A DISTANCE OF 620.57 FEET; THENCE RUN NORTH 89°51'45" EAST FOR A DISTANCE OF 122.55 FEET; THENCE RUN NORTH 37°24'11" EAST FOR A DISTANCE OF 372.06 FEET; THENCE RUN NORTH 20°17'21" WEST FOR A DISTANCE OF 212.30 FEET; THENCE RUN NORTH 44°29'36" EAST FOR A DISTANCE OF 411.32 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,320,423 SQUARE FEET, 30.31 ACRES, MORE OR LESS.

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

BILL OF SALE
Potable Water Distribution System, Reclaim Water Distribution System, and Sanitary Sewer Collection System

Grande Pines Community Development District, c/o Governmental Management Services – Central Florida, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida, (ATTN: District Manager), County of Orange, State of Florida, Seller, for and in consideration of the sum of one ($1.00) dollar and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system installed by Seller and located on the following County easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Grande Pines Orangewood N-2 PD Parcel 11D Phase 3 (22-S-002)**
Exhibit "A" Legal
Description Attached
Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at Orange County, Florida on March 20, 2024.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

By: _____ _____
Seller Signature Notary Signature

linda kepfer March 20 2024 Stacie M. Vanderbilt 3/20/24
Print Seller Name and Date Print Notary Name and Date

Vice Chair
Print Company Title

STACIE M. VANDERBILT
Notary Public - State of Florida
Commission # HH 018717
My Comm. Expires Jul 29, 2024
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of March, 2024 by linda kepfer, of Grande Pines CDD, a Vice Chair, on behalf of the company, who is [✓] personally known to me or [ ] has produced _____ as identification.

NOTE: Must be an Officer of Company authorized to sign on Company's behalf

EXHIBIT "A"

A PARCEL OF LAND COMPRISING A PORTION OF GOLF COURSE PARCEL 3 AND LAKE 9, ORANGEWOOD NEIGHBORHOOD 2, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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CONTAINING 1,320,423 SQUARE FEET, 30.31 ACRES, MORE OR LESS.

A DIVISION OF PARK SQUARE ENTERPRISES, LLC

BILL OF SALE ABSOLUTE AND AGREEMENT
Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 5 (22-S-001))

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the "**Agreement**") is made as of this 5th day of April, 2024, is given to the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "**District**"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida Limited Liability Company (hereinafter referred to as the "**Developer**"), whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain real property (the "**Land**") and has constructed infrastructure improvements (collectively, the "**Improvements**") on the Land, as more fully described in the attached **Exhibit "A**;" and

WHEREAS, both the Developer and the District find it to be in the best interest of both parties for the District to own, operate and maintain the Improvements for the benefit of the District's landowners; and

WHEREAS, the Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the Developer, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or

for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

1. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 5 (22-S-001))

IN WITNESS WHEREOF, the Developer has executed this Bill of Sale and Agreement as of the date first above written

DEVELOPER:

PARK SQUARE GRANDE PINES PHASE 2, LLC, a Florida limited liability company

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
Print Name: Christine Costello
5200 Vineland Rd, Orlando FL 32811

_____
Print Name: SUGANDHA SHARMA.

By: _____
Name: Suresh Gupta
Title: Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 5th day of April, 2024, by Suresh Gupta, as Manager of **PARK SQUARE GRANDE PINES PHASE 2, LLC**, a Florida limited liability company. Said person is [✓] personally known to me or [ ] have produced _____ as identification.

_____
Notary Public; State of Florida
Print Name: Christine Costello
My Commission Expires: 9/20/2027
My Commission No.: HH446677

(NOTARY SEAL)

CHRISTINE COSTELLO
Notary Public
State of Florida
Comm# HH446677
Expires 9/20/2027

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Grande Pines Community Development District – Utility Improvements
(Parcel 11D Phase 5 (22-S-001))

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Agreement as of the date first above written.

DISTRICT:

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

Print Name: George S. Flint
Secretary/Assistant Secretary

By: Linda Kepfer
Name: Linda Kepfer
Title: Vice Chair

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of March, 2024, by Linda Kepfer, as Vice Chair of the Board of Supervisors of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George S. Flint, as Secretary/Assistant Secretary of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is [✓] personally known to me or [ ] have produced _____ as identification.

STACIE M. VANDERBILT
Notary Public - State of Florida
Commission # HH 018717
My Comm. Expires Jul 29, 2024
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: Stacie M. Vanderbilt
My Commission Expires: 7/29/2024
My Commission No.: HH018717

(NOTARY SEAL)

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

The Phase 5 Improvements

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING A PORTION OF GOLF COURSE PARCEL 1, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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CONTAINS 14.38 ACRES MORE OR LESS.

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

BILL OF SALE

Potable Water Distribution System, Reclaim Water Distribution System, and Sanitary Sewer Collection System

Grande Pines Community Development District, c/o Governmental Management Services – Central Florida, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida, (ATTN: District Manager), County of Orange, State of Florida, Seller, for and in consideration of the sum of one ($1.00) dollar and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system installed by Seller and located on the following County easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Grande Pines Orangewood N-2 PD Parcel 11D Phase 5 (22-S-001)**
Exhibit "A" Legal
Description Attached

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at Orange County, Florida on March 20, 2024.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

By: _____ _____
Seller Signature Notary Signature

Linda Kepfer March 20, 2024 Stacie M. Vanderbilt 3/20/24
Print Seller Name and Date Print Notary Name and Date

Vice Chair
Print Company Title

STATE OF FLORIDA
COUNTY OF ORANGE

STACIE M. VANDERBILT
Notary Public - State of Florida
Commission # HH 018717
My Comm. Expires Jul 29, 2024
Bonded through National Notary Assn.

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of March, 2024 by Linda Kepfer, of Grande Pines CDD, a Vice Chair, on behalf of the company, who is [✓] personally known to me or [ ] has produced _____ as identification.

NOTE: Must be an Officer of Company authorized to sign on Company's behalf

EXHIBIT "A"

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CONTAINS 14.38 ACRES MORE OR LESS.

SECTION D

December 15, 2025

Grande Pines CDD

Field Management Report

Conservation Area Cleanup



Photo Description:

- A small section of conservation area will be cleared to help mitigate flow restrictions to the stormwater structure.
- Gathering proposal to add spray treatments to the monthly aquatics scope.

Tract D-1 Fountain

Photo Description:

- The Tract D-1 fountain continues to trip due to the lights causing outages. The lights have been temporarily disabled for repairs.



Entrance Pressure Washing



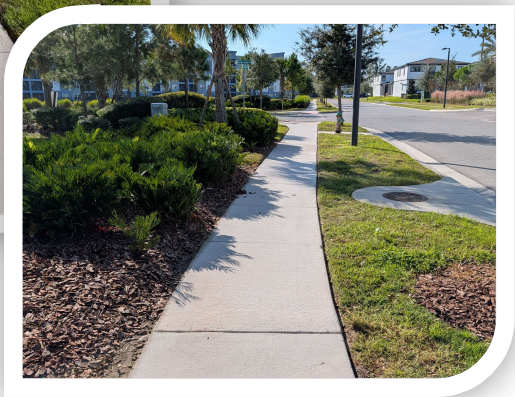


Photo Description:

- Both entrance and exits sidewalks were pressure washed.

Guardhouse Pressure Washing



Photo Description:

- Pressure washing of the guardhouse is being scheduled.

New Phase Landscaping



Photo Description:

- Most of the sod in the new phases is establishing properly.
- Working with the landscaper to address minor maintenance issues.



