

CONSTRUCTION PLANS FOR BRIGHT SCHOLARS EARLY LEARNING ACADEMY

PARCEL #: 09-24-31-5146-02-001
9551 MOSS PRESERVE PARKWAY
ORLANDO FL, 32932

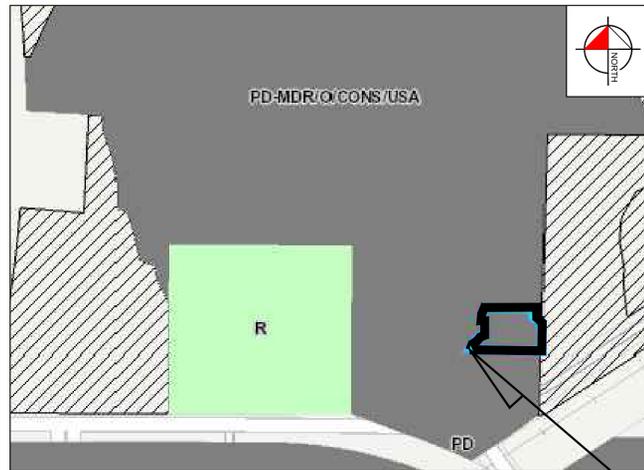
MAY 16, 2025



LEGEND
44 - SMRYNA

SITE

SOIL MAP
N.T.S.



FLUCS MAP
N.T.S.

SITE

LEGAL DESCRIPTION

A PORTION OF LOT 2, MOSS PARK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN NORTH 88°32'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 328.98 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID LOT 2: NORTHEASTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 48°28'56", A CHORD DISTANCE OF 34.49 FEET, A CHORD BEARING OF NORTH 32°32'20" EAST AND AN ARC LENGTH OF 35.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 24°54'13", A CHORD DISTANCE OF 30.40 FEET, A CHORD BEARING OF NORTH 44°01'42" EAST AND AN ARC LENGTH OF 30.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 58°07'25", A CHORD DISTANCE OF 17.97 FEET, A CHORD BEARING OF NORTH 60°56'18" EAST AND AN ARC LENGTH OF 18.77 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 90°00'00" EAST, FOR A DISTANCE OF 10.81 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR A DISTANCE OF 59.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 101°03'29", A CHORD DISTANCE OF 24.79 FEET, A CHORD BEARING OF NORTH 39°03'16" WEST AND AN ARC LENGTH OF 28.36 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 79.50 FEET, A CENTRAL ANGLE OF 08°05'23", A CHORD DISTANCE OF 12.30 FEET; A CHORD BEARING OF NORTH 15°05'46" EAST AND AN ARC LENGTH OF 12.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 531.50 FEET, A CENTRAL ANGLE OF 04°00'05", A CHORD DISTANCE OF 37.57 FEET, A CHORD BEARING OF NORTH 18°02'43" EAST AND AN ARC LENGTH OF 37.58 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 88°32'15" EAST, DEPARTING SAID WESTERLY LINE, FOR A DISTANCE OF 227.21 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE: SOUTH 01°02'45" WEST, FOR A DISTANCE OF 38.14 FEET; THENCE RUN SOUTH 58°00'19" EAST, FOR A DISTANCE OF 40.13 FEET; THENCE RUN SOUTH 32°02'29" EAST, FOR A DISTANCE OF 10.87 FEET; THENCE RUN SOUTH 01°02'45" WEST, FOR A DISTANCE OF 119.83 FEET TO THE POINT OF BEGINNING.

TOTAL SITE ACREAGE: 1.17 AC.

UTILITY PROVIDERS

ELECTRIC:
DUKE ENERGY
2501 25TH ST N
ST. PETERSBURG, FL. 33713
CONTACT: PHONE: 407-905-3321

GAS:
TECO PEOPLE GAS
600 W ROBINSON ST,
ORLANDO, FL 32801
CONTACT: SHARON BECK
PHONE: 407-496-6823

WATER/RECL./SEWER:
ORANGE COUNTY UTILITIES
9150 CURRY FORD RD
ORLANDO, FL 32825
PHONE: 407-254-9900

TELEPHONE:
AT&T FLORIDA
1120 S. ROGER CIR.
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: 561-997-0240

OWNER
STOREY PARK VENTURES, LLC
5600 E IRLLO BRONSON HIGHWAY
ST. CLOUD, FL 34771
CONTACT: JAMES BAUKNIGHT
PHONE: 407-908-3317
EMAIL: jbaunknight1@hotmail.com

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: BRANDON SANSARICQ, P.E.
PHONE: (689) 206-9013
EMAIL: brandon.sansaricq@kimley-horn.com

DEVELOPER
SHADOWBROOK DEVELOPEMENT
200 N. RONALD REGAN BLVD.
LONGWOOD, FL. 32750
CONTACT: BEN LEACH
PHONE: 407-809-5440
EMAIL: Ben@shadowbrookdev.com

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: JOHN GRIFFIN
PHONE: (407) 427-1630
EMAIL: john.griffin@kimley-horn.com

ARCHITECT
LIS ARCHITECTURE
2572 W SR 426 SUITE 2064
OVIEDO, FL 32765
CONTACT: DANIEL HUTTER III, RA
PHONE: 321-244-0402, EXT. 506
EMAIL: danh.@lis-ae.com

SURVEYOR
L&S DIVERSIFIED
489 STATE TOAD 436, SUITE 117
CASSELBERRY, FL 32707
CONTACT: SHERRY L. MANOR
PHONE: 407-681-3836
EMAIL: INFO@LSSURVEYOR.COM

RELEVANT PERMITS

ORANGE COUNTY
CONSERVATION AREA IMPACT PERMIT
PERMIT NO: CAI-20-09-066

DEVELOPMENT PLAN REVIEW
PERMIT NO: DP-24-05-139

COMMERCIAL PLAN REVIEW
PERMIT NO: B25901046

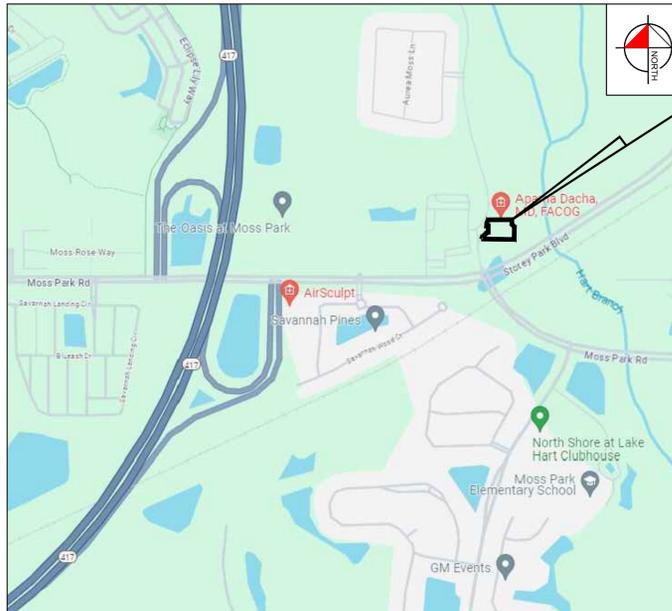
FLOODPLAIN PERMIT
PERMIT NO: 180503-549

FEMA
CLOMR-F
PERMIT NO: XXXXXX

SFWM
ERP MODIFICATION
PERMIT NO: 48-100256-P
48-104597-P

FDEP
POTABLE WATER
PERMIT NO: (self cert)

SANITARY SEWER
PERMIT NO: (self cert)



VICINITY MAP
N.T.S.

SECTION 09, TOWNSHIP 24S, RANGE 31E

PROJECT TEAM



AERIAL MAP
N.T.S.



FEMA
N.T.S.

SHEET INDEX

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C2.1	EROSION CONTROL DETAILS
C2.2	SWPPP
C3.0	DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	DETAILED SITE PLAN
C4.2	GEOMETRY PLAN
C5.0	PAVING & GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	SECTIONS
C5.3	RETAINING WALL EXHIBIT
C6.0	UTILITY PLAN
C6.1	UTILITY STRUCTURES, CALCULATIONS AND CROSSINGS
C7.0 - C7.1	CONSTRUCTION DETAILS
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EX1.0	FIRE TRUCK ROUTE

PREPARED BY
Kimley»Horn

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200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM CA 00035106

BRANDON M. SANSARICQ
FL.P.E. NO. 88117

BRIGHT SCHOLARS
ENGINEERS PROJECT
No. 248578000
REVISIONS:

GENERAL	PAVING, GRADING AND DRAINAGE	SANITARY SYSTEM
<p>1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY L&S DIVERSIFIED. THE CONTRACTOR SHALL RE-FIELD VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.</p> <p>2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL RE-FIELD VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.</p> <p>3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.</p> <p>5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.</p> <p>6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.</p> <p>8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.</p> <p>9. SAFETY: A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA. C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION. E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.</p> <p>10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.</p> <p>11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.</p> <p>12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.</p> <p>13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.</p> <p>14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.</p> <p>15. ALL DISTURBED AREAS WITHIN THE FDOT R/W SHALL BE SODDED.</p> <p>16. ALL DIMENSIONS ARE TO FACE OF CURB.</p> <p>17. CONTRACTOR TO CONTACT DESIGNATED OCU INSPECTOR AT THE CONSTRUCTION DIVISION AT 407-254-9798 TO SCHEDULE A MEETING PRIOR TO INITIATING CONSTRUCTION TO DISCUSS INSPECTION REQUIREMENTS.</p>	<p>1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.</p> <p>3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.</p> <p>4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.</p> <p>5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.</p> <p>6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.</p> <p>7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2025/2026 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.</p> <p>8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.</p> <p>9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)</p> <p>10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.</p> <p>11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.</p> <p>12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.</p> <p>13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.</p> <p>14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.</p> <p>15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.</p> <p>16. LIME ROCK AS-BUILTS ARE TO BE APPROVED BY OWNER'S ENGINEER PRIOR TO PAVING.</p> <p>17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.</p> <p>18. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY ANDREYEV ENGINEERING, INC., DATED SEPTEMBER 14, 2021.</p>	<p>1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.</p> <p>2. ALL GRAVITY SEWERS MUST BE SDR 35 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.</p> <p>3. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.</p> <p>4. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.</p> <p>5. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00%; AND 8" @ 0.40%.</p> <p>6. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE ORANGE COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</p> <p>7. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL RE-FIELD VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.</p> <p>8. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.</p> <p>9. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.</p> <p>10. LIFT STATION SHALL CONFORM WITH THE LATEST APPLICABLE SPECIFICATIONS AND STANDARDS.</p>
	<h3 style="text-align: center;">PAVING/GRADING TESTING AND INSPECTION</h3>	<h3 style="text-align: center;">SANITARY TESTING AND INSPECTION</h3>
	<p>1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.</p> <p>2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.</p>	<p>1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.</p> <p>2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>3. 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 C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.</p> <p>4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.</p> <p>5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.</p>
	<h3 style="text-align: center;">POTABLE WATER SYSTEM</h3>	<h3 style="text-align: center;">AS BUILT</h3>
<h3 style="text-align: center;">STORM DRAINAGE SYSTEM</h3>	<p>1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.</p> <p>2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH ORANGE COUNTY STANDARDS AND SPECIFICATIONS.</p> <p>3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.</p> <p>4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO ORANGE COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.</p> <p>6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.</p> <p>7. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY ORANGE COUNTY WATER DEPARTMENT INSPECTOR.</p> <p>8. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND ORANGE COUNTY WATER DEPARTMENT SPECIFICATIONS.</p> <p>9. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.</p> <p>10. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.</p> <p>11. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.</p> <p>12. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE ORANGE COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</p>	<p>UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.</p>
	<h3 style="text-align: center;">POTABLE WATER TESTING AND INSPECTION</h3>	
<h3 style="text-align: center;">DRAINAGE SYSTEM TESTING AND INSPECTION</h3>	<p>1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH ORANGE COUNTY UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.</p> <p>2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.</p>	



PER OC AND SFWD COMMENTS PER OC COMMENTS	05-15-25 AFE 06-26-25 AFE	REVISIONS No. DATE			
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LICENSED PROFESSIONAL KHA PROJECT 249550000	DATE 07/09/2025	SCALE AS SHOWN DESIGNED BY RW DRAWN BY MA CHECKED BY -	BRANDON SANSARICO, P.E. FLORIDA LICENSE NUMBER 88117	DATE:	
<h2 style="writing-mode: vertical-rl; transform: rotate(180deg);">GENERAL NOTES</h2>					
<h2 style="writing-mode: vertical-rl; transform: rotate(180deg);">BRIGHT SCHOLARS</h2>					
FLORIDA ORANGE COUNTY					
SHEET NUMBER <h1 style="font-size: 2em;">C1.0</h1>					

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STANDARD CONDITIONS OF APPROVAL FOR DRC CONSIDERATION

- 1. DEVELOPMENT SHALL CONFORM TO THE MOSS PARK NORTH PLANNED DEVELOPMENT; BOARD APPROVALS; MOSS PARK PRESERVE PRELIMINARY SUBDIVISION PLAN; BOARD APPROVALS; BRIGHT SCHOLARS EARLY LEARNING ACADEMY DEVELOPMENT PLAN DATED "RECEIVED *" AND TO THE CONDITIONS OF APPROVAL LISTED BELOW. DEVELOPMENT BASED UPON THIS APPROVAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES, AND REGULATIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT OF ANY APPLICABLE COUNTY LAWS, ORDINANCES, OR REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE BOARD, OR BY ACTION OF THE BOARD.
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 TO THE 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 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, AS MAY BE AMENDED, 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 DEVELOPMENT 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. IF APPLICABLE, AN ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND PURSUANT TO SECTION 163.3163, FLORIDA STATUTES, AS MAY BE AMENDED, MUST BE EXECUTED AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PRIOR TO ISSUANCE OF ANY PERMITS ASSOCIATED WITH THIS PLAN AND A COPY OF SUCH ACKNOWLEDGMENT SHALL BE SUBMITTED WITH ALL FUTURE PERMIT APPLICATIONS FOR THIS PROJECT.
7. DEVELOPMENT PLAN (DP) APPROVAL BY THE DRC (OR BOARD, AS APPLICABLE), SHALL AUTOMATICALLY EXPIRE IF CONSTRUCTION PLANS ARE REQUIRED AND HAVE NOT BEEN SUBMITTED AND APPROVED WITHIN TWO (2) YEARS FROM DP APPROVAL; IF CONSTRUCTION PLANS ARE NOT REQUIRED, SUCH DP SHALL EXPIRE TWO (2) YEARS FROM APPROVAL UNLESS A BUILDING PERMIT HAS BEEN OBTAINED WITHIN SUCH TWO-YEAR PERIOD. THE FOREGOING NOTWITHSTANDING, THE DRC MAY, UPON GOOD CAUSE SHOWN, GRANT SUCCESSIVE ONE (1) YEAR EXTENSIONS TO THE EXPIRATION DATE OF A DP IF THE DEVELOPER MAKES WRITTEN REQUEST TO THE DRC CHAIR PRIOR TO THE EXPIRATION DATE.
8. 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 SUPERVISOR AT NPDES@OCFL.NET. THE ORIGINAL NOI FORM SHALL BE SENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BY THE DEVELOPER.
9. PRIOR TO MASS GRADING, CLEARING, GRUBBING OR CONSTRUCTION, THE APPLICANT IS HEREBY NOTICED THAT THIS SITE MUST COMPLY WITH HABITAT PROTECTION REGULATIONS OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC).
10. UNLESS A NATURAL RESOURCE IMPACT PERMIT (NRIIP) IS APPROVED BY ORANGE COUNTY CONSISTENT WITH ORANGE COUNTY CODE CHAPTER 15, ARTICLE X, "WETLAND AND SURFACE WATER PROTECTION", PRIOR TO CONSTRUCTION PLAN APPROVAL, NO WETLAND, SURFACE WATER OR BUFFER ENCROACHMENTS SHALL BE PERMITTED. APPROVAL OF THIS PLAN DOES NOT AUTHORIZE ANY DIRECT OR INDIRECT WETLAND AND SURFACE WATER IMPACTS.
11. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF COMPLETION, ALL STORM DRAIN INLETS SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL READ "NO DUMPING, ONLY RAIN IN THE DRAIN." SPECIFICATION DETAIL WILL BE PROVIDED WITHIN ALL PLAN SETS. CONTACT THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) SUPERVISOR AT NPDES@OCFL.NET FOR DETAILS.
12. PURSUANT TO ARTICLE XII, CHAPTER 30, ORANGE COUNTY CODE, AS MAY BE AMENDED, UNLESS DOCUMENTATION TO THE COUNTY'S SATISFACTION HAS BEEN PROVIDED PROVING THAT A PROPERTY IS EXEMPT OR VESTED, EACH PROPERTY MUST APPLY FOR AND OBTAIN CONCURRENCY. UNLESS REQUIRED AT A DIFFERENT TIME (BY AGREEMENT, CONDITION OF APPROVAL, ETC.), RESIDENTIAL PROPERTIES MUST OBTAIN CONCURRENCY PRIOR TO APPROVAL OF THE PLAT; NON-RESIDENTIAL PROPERTIES THAT ARE REQUIRED TO PLAT MUST OBTAIN CONCURRENCY FOR ANY LOT WITH AN ASSIGNED USE PRIOR TO APPROVAL OF THE PLAT (LOTS WITHOUT AN ASSIGNED USE SHALL BE LABELED AS "FUTURE DEVELOPMENT") AND NON-RESIDENTIAL PROPERTIES THAT ARE NOT REQUIRED TO PLAT MUST OBTAIN CONCURRENCY PRIOR TO OBTAINING THE FIRST BUILDING PERMIT. CONCURRENCY MAY BE OBTAINED EARLIER THAN PLAT OR BUILDING PERMIT, BUT IT IS ULTIMATELY THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN CONCURRENCY, INCLUDING ANY PROPORTIONATE SHARE AGREEMENT, AS APPLICABLE, IN A TIMELY FASHION. SHOULD AN APPLICANT WAIT TO OBTAIN CONCURRENCY UNTIL LATER IN THE DEVELOPMENT PROCESS, THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DELAYS CAUSED BY THE APPLICANT'S FAILURE TO OBTAIN CONCURRENCY IN A TIMELY FASHION.
13. PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO ORANGE COUNTY UTILITIES DEMONSTRATING THAT PROPOSED AND EXISTING WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS HAVE BEEN DESIGNED TO SUPPORT ALL DEVELOPMENT WITHIN THE PD.
14. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.
15. OUTDOOR SALES, STORAGE, AND DISPLAY SHALL BE PROHIBITED.
16. PRIOR TO CONSTRUCTION PLAN APPROVAL, DOCUMENTATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH CERTIFIES THAT THE EXISTING DRAINAGE SYSTEM AND PONDS HAVE THE CAPACITY TO ACCOMMODATE THIS DEVELOPMENT AND THAT THIS PROJECT IS CONSISTENT WITH THE APPROVED MASTER DRAINAGE PLAN (MDP) FOR THIS PD. AN EMERGENCY HIGH WATER RELIEF OUTFALL SHALL BE PROVIDED TO ASSURE OVERFLOW DOES NOT CAUSE FLOODING OF SURROUNDING AREAS.
17. PRIOR TO CONSTRUCTION PLAN APPROVAL, DOCUMENTATION MUST BE PROVIDED CERTIFYING THAT THIS PROJECT HAS THE LEGAL RIGHT TO TIE INTO THE MASTER DRAINAGE SYSTEM.

SPECIAL CONDITIONS OF APPROVAL FOR CAI-20-09-066

- 1. THIS PERMIT SHALL BECOME FINAL AND EFFECTIVE UPON EXPIRATION OF A 15-CALENDAR DAY APPEAL PERIOD FOLLOWING THE DATE OF ISSUANCE, UNLESS AN APPEAL HAS BEEN FILED WITHIN THIS TIMEFRAME. ANY APPEAL SHALL STAY EFFECTIVE DATE OF THIS PERMIT UNTIL ANY AND ALL APPEALS ARE RESOLVED.
2. THE OPERATIONAL PHASE OF THIS PERMIT IS EFFECTIVE UPON COMPLETION OF CONSTRUCTION AND CONTINUES IN PERPETUITY.
3. NO DIRECT WETLAND IMPACTS HAVE BEEN AUTHORIZED BY THIS PERMIT.
4. THE PROJECT MUST BE COMPLETED IN ACCORDANCE WITH THE 'SITE PLAN SHEET NO. C-3' PREPARED BY CIVLPCORP ENGINEERING, INC. AND RECEIVED BY THE ENVIRONMENTAL PROTECTIVE DIVISION (EPD) ON JUNE 23, 2021. CONSTRUCTION SHALL BE COMPLETED WITHIN FIVE YEARS FROM THE ISSUANCE OF THIS PERMIT UNLESS EXTENDED IN WRITING. REQUESTS FOR PERMIT EXTENSION MUST BE SUBMITTED TO THE EPD PRIOR TO THE EXPIRATION DATE.
5. THE ADJACENT CONSERVATION EASEMENT (CE) AREA SHALL BE CLEARLY MARKED WITH SIGNAGE AT EVER CHANGE IN DIRECTION OF THE ADJACENT CE AREA, AS DEPICTED ON THE 'SITE PLAN SHEET NO. C-3' PREPARED BY CIVLPCORP ENGINEERING, INC., RECEIVED BY THE EPD ON JUNE 23, 2021. THE SIGNS SHALL BE INSTALLED PRIOR TO THE CERTIFICATION OF COMPLETION.
6. THIS PROJECT WILL NOT INCLUDE UPLAND BUFFERS BETWEEN THE DEVELOPMENT AND THE CLASS-I WETLAND CE AREA. PRIOR TO BEGINNING CONSTRUCTION, THE PERMITTEE MUST DEMARCAT THE BOUNDARIES OF THE SURVEYED WETLAND CONSERVATION EASEMENT AREA WITH 6-FOOT HIGH PVC POLES WITH ORANGE FLAGGING TIED TO THE TOPS OR ORANGE SAFETY FENCING. INITIAL CLEARING SHALL INCLUDE A PATH ALONG THE LIMIT OF CONSTRUCTION TO FACILITATE INSTALLATION OF SILT FENCE AND FORM A VISUAL LIMIT OF CLEARING. AFTER THE INITIAL CLEARING ADJACENT TO THE CONSERVATION EASEMENT AREA IS COMPLETE, A SILT FENCE MUST BE INSTALLED ALONG THE WETLAND CONSERVATION EASEMENT BOUNDARY AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE PERMITTEE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15, ARTICLE XCIII ENVIRONMENTAL LAND STEWARDSHIP PROGRAM (ELSP) ORDINANCE.
8. THE AMENDED STEWARDSHIP LANDS MAP, AS DEPICTED ON 'FIGURE C-1,' PREPARED BY BIO-TECH CONSULTING INC., AND RECEIVED BY EPD ON SEPTEMBER 29, 2020 SHALL BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY WITHIN 60 DAYS OF PERMIT ISSUANCE. THE AMENDED MAP MUST BE RECORDED ALONG WITH A COPY OF THE ENVIRONMENTAL LAND STEWARDSHIP AGREEMENT PREVIOUSLY RECORDED IN THE ORANGE COUNTY PUBLIC RECORDS ON JUNE 21, 2017 UNDER DOC#20170346180BLC RECORDS ON JUNE 21, 2017 UNDER DOC#20170346180.
9. WITHIN 90 DAYS OF PERMIT ISSUANCE, DISCLOSURE STATEMENTS SHALL BE PROVIDED FOR SIGNATURE TO ALL PURCHASERS OF THE PROPERTY INCLUDED IN THE STEWARDSHIP LANDS IDENTIFIED IN THE ENVIRONMENTAL LAND STEWARDSHIP AGREEMENT PREVIOUSLY RECORDED IN THE ORANGE COUNTY PUBLIC RECORDS ON JUNE 21, 2017 UNDER DOC#2017346180.
10. NO STOCKPILES OF FILL MAY BE STORED WITHIN 50-FEET OF THE ADJACENT CONSERVATION AREA, AND ANY MATERIAL TEMPORARILY STORED ON SITE MUST BE CONTAINED WITH APPROPRIATE EROSION CONTROL DEVICES.
11. PRIOR TO INITIATING ANY CONSTRUCTION, EPD SHALL RECEIVE DOCUMENTATION INDICATING THAT THE ALLOCATION OF 0.01 STATE UMAM MITIGATION BANK CREDITS FROM THE TM-ECON MITIGATION BANK, PHASE 1-3 HAS BEEN COMPLETED.
12. IN THE EVENT THAT THE PERMITTEE DOES NOT SUCCESSFULLY COMPLETE THE TRANSACTIONS TO OBTAIN THE REQUISITE 0.01 STATE UMAM MITIGATION BANK CREDITS FROM THE TM-ECON MITIGATION BANK, PHASES 1-3, THE PERMITTEE SHALL OBTAIN A PERMIT MODIFICATION FROM THE ENVIRONMENTAL PROTECTIVE OFFICER TO PROVIDE ALTERNATIVE MITIGATION FOR THE SECONDARY IMPACTS TO WETLANDS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
13. PRIOR TO ANY FILLING WITHIN THE 100-YEAR FLOOD ZONE, A FLOOD PLAIN PERMIT MAY BE REQUIRED FROM THE ORANGE COUNTY STORMWATER MANAGEMENT DIVISION AUTHORIZING THE FILL.
14. THE PERMITTEE SHALL NOTIFY THE EPD, IN WRITING, WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF THE REAL PROPERTY SUBJECT TO THIS PERMIT. THE PERMITTEE SHALL REMAIN LIABLE FOR ALL PERMIT CONDITIONS AND CORRECTION ACTIONS THAT AMY BE REQUIRED AS A RESULT OF ANY PERMIT VIOLATIONS WHICH OCCUR PRIOR TO THE TRANSFER OF THE PERMIT BY ORANGE COUNTY TO A SUBSEQUENT OWNER. IF APPLICABLE, NO PERMIT SHALL BE TRANSFERRED UNLESS AND UNTIL ADEQUATE FINANCIAL ASSURANCE HAS BEEN PROVIDED AND APPROVED BY ORANGE COUNTY.
15. FOR PROJECTS WHICH DISTURB ONE ACRE OF MORE OF LAND, OR WHICH ARE LESS THAN ONE ACRE BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OF SALE THAT IS GREATER THAN ONE ACRE, COVERAGE UNDER A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERIC PERMIT (CGP) IS REQUIRED. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE OPERATOR 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 CGP. PURSUANT TO THE REQUIREMENTS OF 62-621.399(4)(a) FLORIDA ADMINISTRATIVE CODE (FAC) AS THE OPERATOR OF THE MS4, A COPY OF THE NOI SHALL ALSO BE SUBMITTED TO THE ORANGE COUNTY NPDES ENVIRONMENTAL PROGRAM SUPERVISOR PRIOR TO THE START OF ACTIVITIES. COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO 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/CONTRACTOR SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO THE OPERATOR(S) OF THE MS4. A COPY OF THE CGP, NOI, AND ADDITIONAL INFORMATION CAN BE FOUND AT THE FOLLOWING WEBSITE: http://dep.state.fl.us/water/stormwater/npdes/construction3.html
16. TURBIDITY AND SEDIMENT SHALL BE CONTROLLED TO PREVENT OFF-SITE, UNPERMITTED IMPACTS AND VIOLATIONS OF WATER QUALITY STANDARDS PURSUANT TO RULES 62-302.500, 62-302.530, AND 62-4.242 FAC. BEST MANAGEMENT PRACTICES (BMPs), AS SPECIFIED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (2013, OR MOST CURRENT VERSION), SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THERE IS POSSIBILITY OF TRANSFERRING SEDIMENT, TURBIDITY, OR OTHER POLLUTANTS INTO WETLANDS AND/OR SURFACE WATERS DUE TO THE PERMITTED ACTIVITIES. BMPs ARE PERFORMANCE BASED. IF SELECTED BMPs ARE INEFFECTIVE OR IF SITE-SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES AS NECESSARY TO PREVENT ADVERSE IMPACTS TO WETLANDS AND/OR SURFACE WATERS, TURBIDITY DISCHARGING FROM A SITE MUST NOT EXCEED 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) OVER BACKGROUND FOR CLASS-III WATERS AND THEIR TRIBUTARIES OR 0 NTU OVER BACKGROUND FOR THOSE SURFACE WATERS AND TRIBUTARIES AS OUTSTANDING FLORIDA WATERS (OFW). A COPY OF THE DESIGNER AND REVIEWER MANUAL CAN BE FOUND AT THE FOLLOWING WEBSITE: https://www.firules.org/Gateway/referee.asp?No=Ref-04227.
17. DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE OPERATOR/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF CHAPTERS 62-621.300(2)(a) AND 62-620, F.A.C. AND CHAPTER 403 FS. DISCHARGES DIRECTED TO TEH COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES.
18. ALL EXCESS LUMBER, SCRAP WOOD, TRASH, GARBAGE, AND OTHER SIMILAR CONSTRUCTION MATERIALS SHALL BE REMOVED FROM THE PRESERVATION AREAS IMMEDIATELY.

GENERAL CONDITIONS OF APPROVAL FOR CAI-20-09-066

- 1. SUBJECT TO THE TERMS AND CONDITIONS HEREIN, THE PERMITTEE IS HEREBY AUTHORIZED TO PERFORM OR CAUSE TO BE PERFORMED, THE IMPACTS SHOWN ON THE APPLICATION AND APPROVED DRAWINGS, PLANS, AND OTHER DOCUMENTS ATTACHED HERETO OR ON FILE WITH THE EPD. THE PERMITTEE BINDS ITSELF AND ITS SUCCESSORS TO COMPLY WITH PROVISIONS AND CONDITIONS OF THIS PERMIT. ID THE EPD DETERMINES AT ANY TIME THAT ACTIVITIES, INCLUDING WITHOUT LIMITATION THE PERFORMANCE OF THE REQUIRED MITIGATION, ARE NOT IN ACCORDANCE WITH THE CONDITIONS OF THE PERMIT, WORK SHALL CEASE AND THE PERMIT MAY BE REVOKED IMMEDIATELY BY THE ENVIRONMENTAL PROTECTION OFFICER. NOTICE OF THE REVOCATION SHALL BE PROVIDED TO THE PERMIT HOLDER PROMPTLY THEREAFTER.
2. PRIOR TO CONSTRUCTION, THE PERMITTEE SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON-SITE. THE PERMITTEE SHALL ADVISE THE CONTRACTOR THAT ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING CLEARING, MAY BE A VIOLATION OF THIS PERMIT.
3. CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE EPD PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES FOR REVIEW AND APPROVAL. THE CONSTRUCTION PLANS SHALL INCLUDE, BUT ARE NOT LIMITED TO, A SITE PLAN CLEARLY DEPICTING THE LOCATION AND ACREAGE OF THE IMPACT AND PRESERVATION AREAS.
4. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO MAINTAIN A COPY OF THIS PERMIT, COMPLETE WITH ALL APPROVED DRAWINGS, PLANS, CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS IN GOOD CONDITIONS AT THE CONSTRUCTION SITE. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT. THE COMPLETE PERMIT SHALL BE AVAILABLE UPON REQUEST BY ORANGE COUNTY STAFF.
5. ISSUANCE OF THIS PERMIT DOES NOT WARRANT IN ANY WAY THAT THE PERMITTEE HAS RIPARIAN OR PROPERTY RIGHTS TO CONSTRUCT ANY STRUCTURE PERMITTED HEREIN AND ANY SUCH CONSTRUCTION IS DONE AT THE SOLE RISK OF THE PERMITTEE. IN THE EVENT THAT ANY PART OF THE STRUCTURE(S) PERMITTED HEREIN IS DETERMINED BY A FINAL ADJUDICATION ISSUED BY A COURT OF COMPETENT JURISDICTION TO ENCR OACH ON OR INTERFERE WITH ADJACENT PROPERTY OWNER'S RIPARIAN OR PROPERTY RIGHTS, THE PERMITTEE AGREES TO EITHER OBTAIN WRITTEN CONSENT OR TO REMOVE THE OFFENDING STRUCTURE OR ENCROACHMENT WITHIN 60 DAYS FROM THE DATE OF ADJUDICATION. FAILURE TO COMPLY SHALL CONSTITUTE A MATERIAL BREACH OF THIS PERMIT AND SHALL BE GROUNDS FOR ITS IMMEDIATE REVOCATION. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE OPERATOR/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF CHAPTERS 62-621.300(2)(a) AND 62-620, F.A.C., AND CHAPTER 403 FS. 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.
6. THIS PERMIT DOES NOT RELEASE THE PERMITTEE FROM COMPLYING WITH ALL OTHER FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS. SPECIFICALLY, THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL, AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES UPON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 15, ARTICLE X OF THE ORANGE COUNTY CODE. IF THESE PERMIT CONDITIONS CONFLICT WITH THOSE OF ANY OTHER REGULATORY AGENCY, THE PERMITTEE SHALL COMPLY WITH THE MOST STRINGENT CONDITIONS. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE EPD OF ANY CONFLICT BETWEEN THE CONDITIONS OF THIS PERMIT AND ANY OTHER PERMIT OR APPROVAL.
7. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PROPERTY, PERMITTED ACTIVITIES, OR APPROVED MITIGATION, THE PERMITTEE SHALL PROVIDE WRITTEN NOTIFICATION TO THE EPD OF THE CHANGE PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
8. THE EPD SHALL HAVE FINAL CONSTRUCTION PLAN APPROVAL TO ENSURE THAT NO MODIFICATION HAS BEEN AMDE DURING THE CONSTRUCTION PROCESS.
9. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE EPD IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.
10. THE EPD STAFF, WITH PROPER IDENTIFICATION, SHALL HAVE PERMISSION TO ENTER THE SITE AT ANY REASONABLE TIME TO ENSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
11. THE PERMITTEE SHALL HOLD AND SAVE THE COUNTY HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES, WHICH MAY ARISE BY REASON OF THE ACTIVITIES AUTHORIZED BY THE PERMIT.
12. ALL COSTS, INCLUDING ATTORNEY'S FEES, INCURRED BY THE COUNTY IN ENFORCING THE TERMS AND CONDITIONS OF THIS PERMIT SHALL BE REQUIRED TO BE PAID BY THE PERMITTEE.
13. THE PERMITTEE AGREES THAT ANY DISPUTE ARISING FROM MATTERS RELATING TO THIS PERMIT SHALL BE GOVERNED BY THE LAWS OF FLORIDA, AND INITIATED ONLY IN ORANGE COUNTY.
14. PURSUANT TO SECTION 125.022 FS, ISSUANCE OF THIS PERMIT BY THE COUNTY DOES NOT IN ANY WAY CREATE ANY RIGHTS ON PART OF THE PERMITTEE TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON PART OF THE COUNTY FOR ISSUANCE OF THE PERMIT IF THE PERMITTEE FAILS TO OBTAIN THE 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.
15. PURSUANT TO SECTION 125.022 FS, THE APPLICANT SHALL OBTAIN ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS BEFORE COMMENCEMENT OF DEVELOPMENT.

Table with columns: PER OC AND SF/WD COMMENTS, PER OC COMMENTS, No., REVISIONS, DATE, BY.

Kimley-Horn logo and contact information: 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801. PHONE: 407-988-1511. WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL: BRANDON SANSARICO, P.E. FLORIDA LICENSE NUMBER 88117. DATE: 07/09/2025

GENERAL NOTES: KHA PROJECT 249550000, DATE 07/09/2025, SCALE AS SHOWN, DESIGNED BY RW, DRAWN BY MA, CHECKED BY

BRIGHT SCHOLARS logo and address: ORANGE COUNTY, FLORIDA

CALL 48 HOURS BEFORE YOU DIG. IT'S THE LAW! DIAL 811. Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

BRIGHT SCHOLARS EARLY LEARNING ACADEMY
TAX PARCEL: 09-24-31-5146-02-001
ORANGE COUNTY, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

SHADOWBROOK DEVELOPMENT
200 N. RONALD REGAN BLVD.
LONGWOOD, FL, 32750
CONTACT: BEN LEACH

PROJECT DESCRIPTION

BRIGHT SCHOLARS IS A EARLY LEARNING FACILITY ON A ± 1.17 AC SITE. THE SITE IS LOCATED ±600 FEET NORTH OF THE STOREY PARK BLVD AND MOSS PRESERVE PARKWAY INTERSECTION IN ORANGE COUNTY, FLORIDA.

PROJECT AREA: 1.17 ACRES
CONTRIBUTING DRAINAGE AREA: 1.07 ACRES

ULTIMATE RECEIVING WATERS: LAKE OKEECHOBEE

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
SMYRNA-SMYRNA, WET, FINE SAND	A/D

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE STORM WATER COLLECTION SYSTEM WILL CONNECT TO THE PREVIOUSLY PERMITTED EXISTING MASTER STORM WATER POND. THE PROPOSED IMPERVIOUS AREA IN THE SITE IS WITHIN THE ALLOWABLE PERMITTED AMOUNT.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

- | | |
|---------------------------|-----------------------|
| -ASPHALT | -CLEANING SUPPLIES |
| -CONCRETE | -DETERGENTS |
| -FERTILIZERS | -MASONRY BLOCK/BRICKS |
| -METAL PIECES | -PAINT |
| -PETROLEUM BASED PRODUCTS | -WOOD |
| -TAR | |

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABILIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: _____

BRANDON M. SANSARICQ, P.E.
FLORIDA REGISTRATION NUMBER: 88117
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

CALL 48 HOURS BEFORE YOU DIG



IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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PHONE: 407-988-1511
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LICENSED PROFESSIONAL	BRANDON SANSARICQ, P.E.	DATE:
KHA PROJECT	249550000	DATE:
SCALE	AS SHOWN	CHECKED BY:
DESIGNED BY	RW	DRAWN BY
CHECKED BY	MA	DATE:

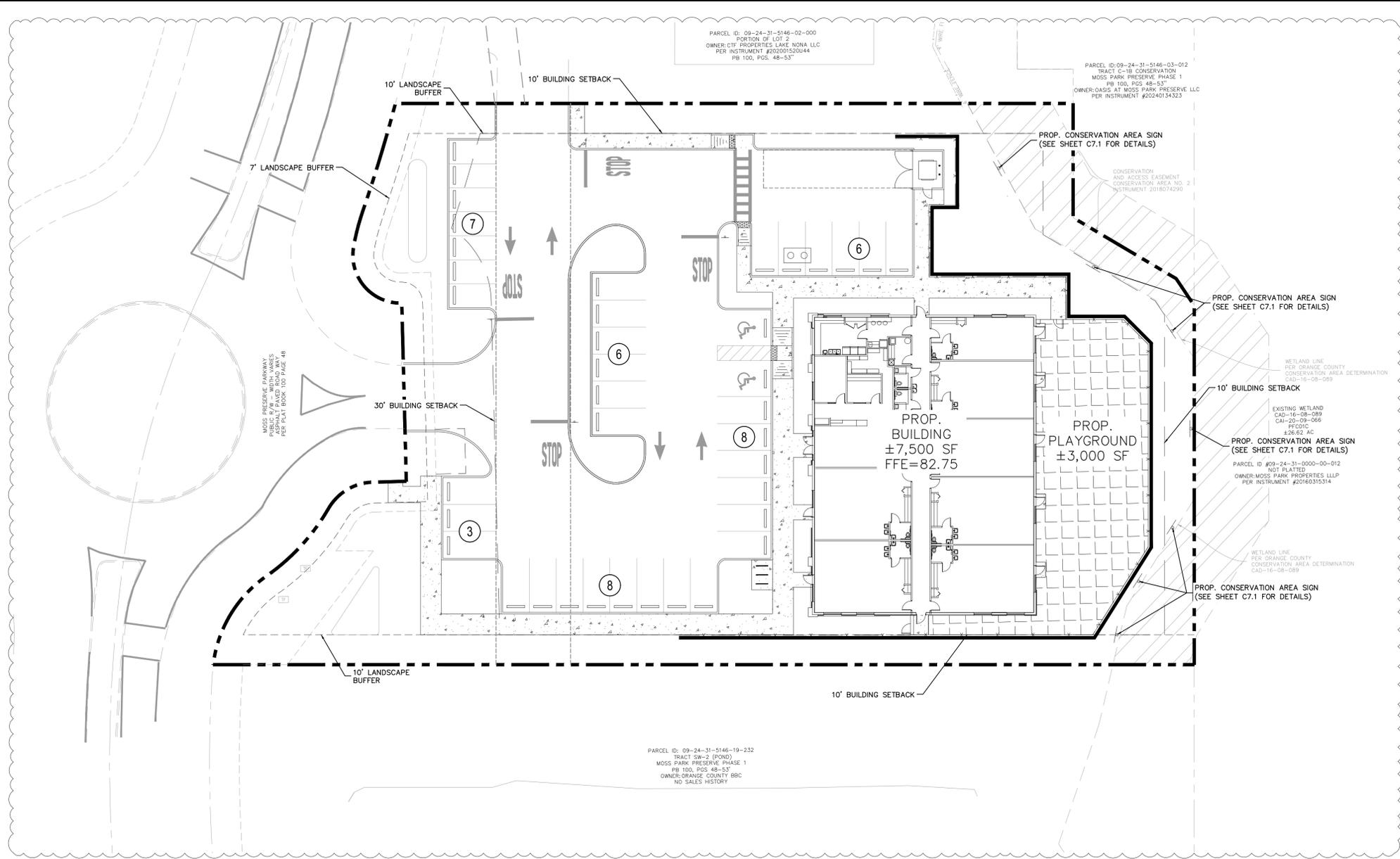
SWPPP

BRIGHT SCHOLARS

ORANGE COUNTY FLORIDA

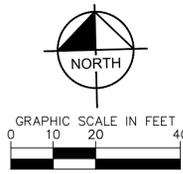
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LEGEND

- PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. UTILITY EASEMENT
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPOSED CONCRETE SIDEWALK
- SECONDARY WETLAND IMPACT
- PERVIOUS SYNTHETIC TURF
- PARKING COUNT



SITE DATA:

TOTAL SITE AREA:	±1.17 AC (±50,965 SQFT)
DEVELOPABLE AREA:	±1.07 AC (±46,609 SQFT)
PARCEL ID:	09-24-31-5146-02-001
PROPOSED BUILDING AREA:	7,500 SQFT
FUTURE LAND USE:	PD-MDR/O/CONS/USA
EXISTING ZONING:	PD
EXISTING USE:	VACANT
PROPOSED USE:	DAYCARE CENTER/ KINDERGARTEN

MAXIMUM FAR:	1.50
PROVIDED FAR:	0.16
MAXIMUM IMPERVIOUS:	70% OF DEVELOPABLE AREA
PROVIDED IMPERVIOUS AREA:	0.64 AC (60%)
PROVIDED PERVIOUS AREA:	0.43 AC (40%)
MINIMUM LOT WIDTH:	85 FT
PROVIDED LOT WIDTH:	185 FT

PER THE APPROVED PSP-17-06-181, THE PROPOSED DAYCARE/PRIVATE KINDERGARTEN WILL BE A ONE-STORY BUILDING OF APPROX. 7,500 SF, WITH AN OUTDOOR PLAYGROUND AND WITH NORMAL HOURS OF OPERATION FROM 7AM. TO 7PM. THE SCHOOL WILL SERVE UP TO 125 STUDENTS FROM 3 MONTHS TO 5 YEARS OF AGE AND WILL PROVIDE DAYCARE AND PRIVATE KINDERGARTEN CLASSES.

AREA BREAKDOWN CALCULATIONS:

	AREA	PERCENTAGE
BUILDING =	0.17 AC	14.5%
PAVEMENT =	0.47 AC	40.2%
PERVIOUS =	0.53 AC	45.3%
RETENTION AREA =	0.00 AC	00.0%
TOTAL PROJECT AREA =	1.17 AC	

PARKING REQUIREMENTS
*(PER ORANGE COUNTY LDC CH. 38, ART. XI, SEC. 38-1476)

REQUIRED CAR PARKING

*(1 SPACE FOR EACH 10 CHILDREN, PLUS WITH A PICK-UP AND DROP-OFF AREA ONE SPACE FOR EACH 10 CHILDREN OR WITHOUT A PICK-UP OR DROP-OFF AREA ONE SPACE FOR EACH 5 CHILDREN)

1 SPACE X (125 CHILDREN/10) + 1 SPACE X (125 CHILDREN/5)
TOTAL CAR PARKING REQUIRED: 38 SPACES

PROVIDED CAR PARKING

PARKING SPACES (9'X18')	29 SPACES
COMPACT PARKING (8'X16')	7 SPACES
ADA PARKING (12'X18')	2 SPACES
TOTAL CAR PARKING PROVIDED:	38 SPACES

REQUIRED BICYCLE PARKING

*(REQUIRED 2 SPACES PER (10) VEHICLE PARKING SPACES + 1 ADDITIONAL SPACE PER (10) VEHICLE PARKING ABOVE (10))

TOTAL REQUIRED = 5 BICYCLE PARKING SPACES

PROVIDED BICYCLE PARKING

TOTAL PROVIDED = 6 BICYCLE PARKING (3 RACKS)

IMPERVIOUS CALCULATIONS:

TOTAL MAX. IMPERVIOUS COVERAGE (70%) =	0.75 AC
BUILDING =	0.17 AC (7,500 SF)
PAVEMENT =	0.47 AC (20,473 SF)
TOTAL PROP. IMPERVIOUS AREA =	0.66 AC (27,973 SF)
TOTAL PROP. PERVIOUS AREA =	0.43 AC (18,636 SF)

UTILITY SERVICES

ORANGE COUNTY UTILITIES SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE, WASTEWATER, WATER AND RECLAIMED WATER SYSTEMS.

PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND, RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THE ENTIRE PROJECT.

DIMENSION REGULATIONS
(PER ORANGE COUNTY LDC (CH.38, ART. VIII, DIVISION 4, SEC. 38-1272- GENERAL COMMERCIAL)

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT	50'	21'-8"
BUILDING SETBACKS:		
FRONT SETBACK (WEST)	30'	30'
SIDE SETBACK (SOUTH)	10'	10'
SIDE SETBACK (NORTH)	10'	10'
REAR SETBACK (EAST)	10'	10'

FLOOR AREA RATIO:

MAX FLOOR AREA RATIO:
FAR = 1.50

PROVIDED FLOOR AREA RATIO:
(7,500 SQFT / 46,609 SQFT) = 0.16

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD_ZONE

BASED ON FEMA FLOOD MAP 12095C0465G, DATED JUNE 20, 2018 SHOWS THE SUBJECT PROPERTY IS FULLY LOCATED WITHIN ZONE X AND AE AREAS OUTSIDE THE FLOODPLAIN.

SITE LIGHTING

ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE 2003-08 AND ALL CURRENT APPLICABLE ORANGE COUNTY STANDARDS.

LANDSCAPING

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

FIRE PROTECTION

FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 8TH EDITION.

CONSERVATION IMPACT PERMIT

CAI-20-09-066 WAS ISSUED ON AUGUST 2, 2021

WETLAND IMPACT AREA

SECONDARY WETLAND IMPACTS: 5,643 SF

SIGNAGE

POLE SIGNS AND NEW BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.

PER OC AND SFWD COMMENTS	05-15-25 AFE	06-26-25 AFE

Kimley-Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-988-1511
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LICENSED PROFESSIONAL

BRANDON SANSARICO, P.E.
FLORIDA LICENSE NUMBER 88117

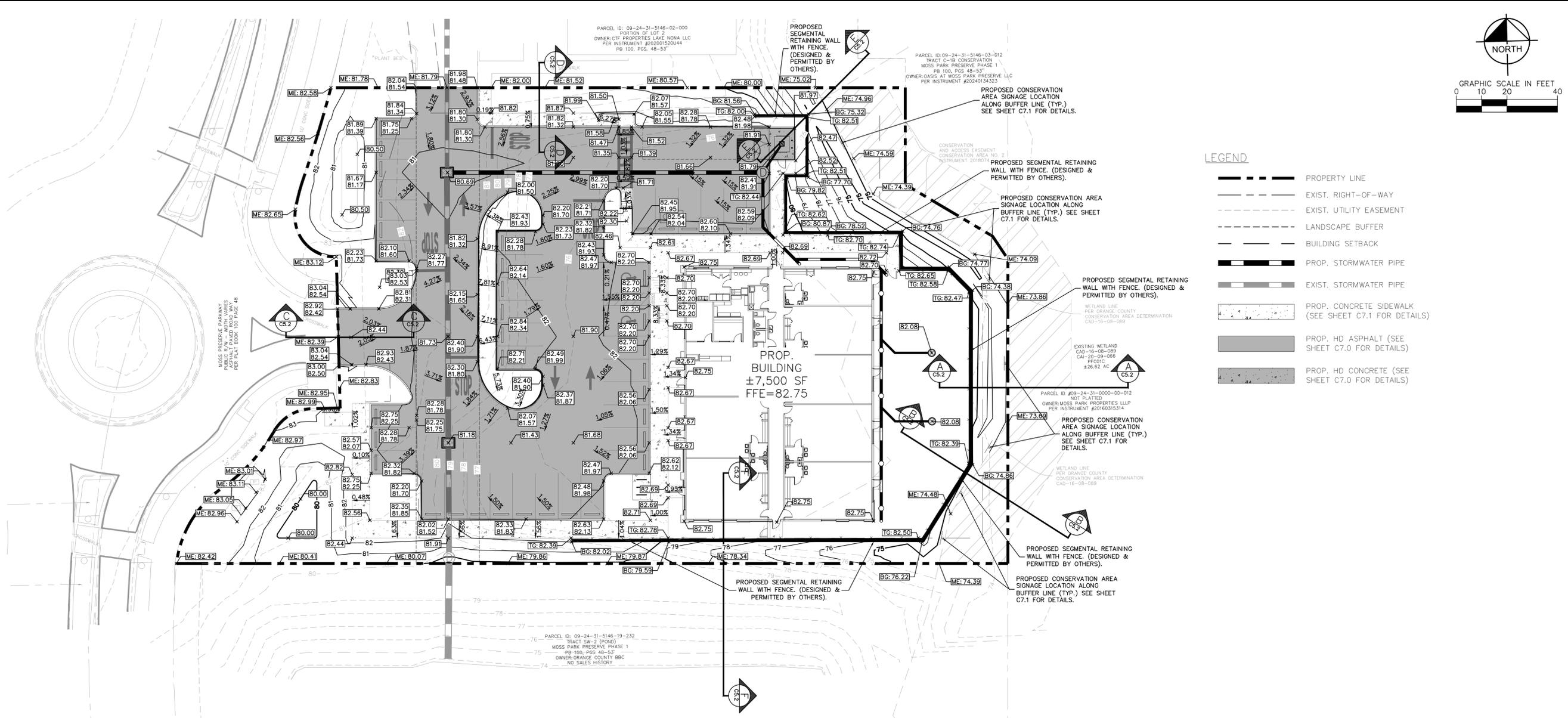
KHA PROJECT	249550000
DATE	07/09/2025
SCALE	AS SHOWN
DESIGNED BY	RW
DRAWN BY	MA
CHECKED BY	-

OVERALL SITE PLAN

BRIGHT SCHOLARS

ORANGE COUNTY FLORIDA

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LEGEND

- PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. UTILITY EASEMENT
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROP. STORMWATER PIPE
- EXIST. STORMWATER PIPE
- PROP. CONCRETE SIDEWALK (SEE SHEET C7.1 FOR DETAILS)
- PROP. HD ASPHALT (SEE SHEET C7.0 FOR DETAILS)
- PROP. HD CONCRETE (SEE SHEET C7.0 FOR DETAILS)

PAVING AND GRADING NOTES:

1. ALL PROPOSED PRIVATE PAVEMENT AND CONCRETE SHALL BE PER THE GEOTECHNICAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC. DATED 9/14/2021.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON ORANGE COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE THE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL RE-FIELD VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0%. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN WALKWAYS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED A MAX. 2.0% CROSS SLOPE AND MAX. 5.0% RUNNING SLOPE.

PAVING AND GRADING NOTES (CONT.):

8. ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED A MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
10. CONTRACTOR TO RE-FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. FOR EROSION CONTROL PLANS/DETAILS REFER TO SHEETS C2.0 AND C2.1.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
13. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES PRIOR TO START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD, PRIOR TO START OF CONSTRUCTION, IF DESIGN DOES NOT PROVIDE 36" COVER.
14. ALL OFFSITE PAVING TO BE CONSTRUCTED PER THE ORANGE COUNTY LAND DEVELOPMENT CODE.
15. ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN." MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS, OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST METAL. MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 AND 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER SHALL BE BETWEEN 3.75 AND 4.25 INCHES.

PAVING AND GRADING NOTES (CONT.):

16. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

ENGINEER CERTIFICATION:

I, BRANDON M. SANSARICO, P.E. HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM, FOR THE PROJECT KNOWN AS BRIGHT SCHOLARS, MEETS ALL OF THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH ORANGE COUNTY STORMWATER MANAGEMENT CRITERIA.



DATUM/BENCHMARKS:

1. ELEVATIONS SHOWN PER NAVD 88, DATUM PER ORANGE COUNTY BENCHMARK NUMBER L1415036, EL. = 74.633'. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS.

Always call 811 two full business days before you dig to have underground utilities located and marked.

PER OC COMMENTS	PER OC AND SF/WD COMMENTS	NO.	REVISIONS	DATE	BY

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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
 PHONE: 407-988-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL	BRANDON SANSARICO, P.E.	DATE:	
KHA PROJECT	249550000	DATE	07/09/2025
SCALE	AS SHOWN	DESIGNED BY	RW
DRAWN BY	MA	CHECKED BY	
FLORIDA LICENSE NUMBER	88117		

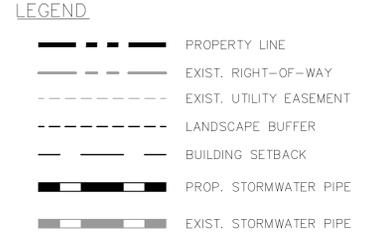
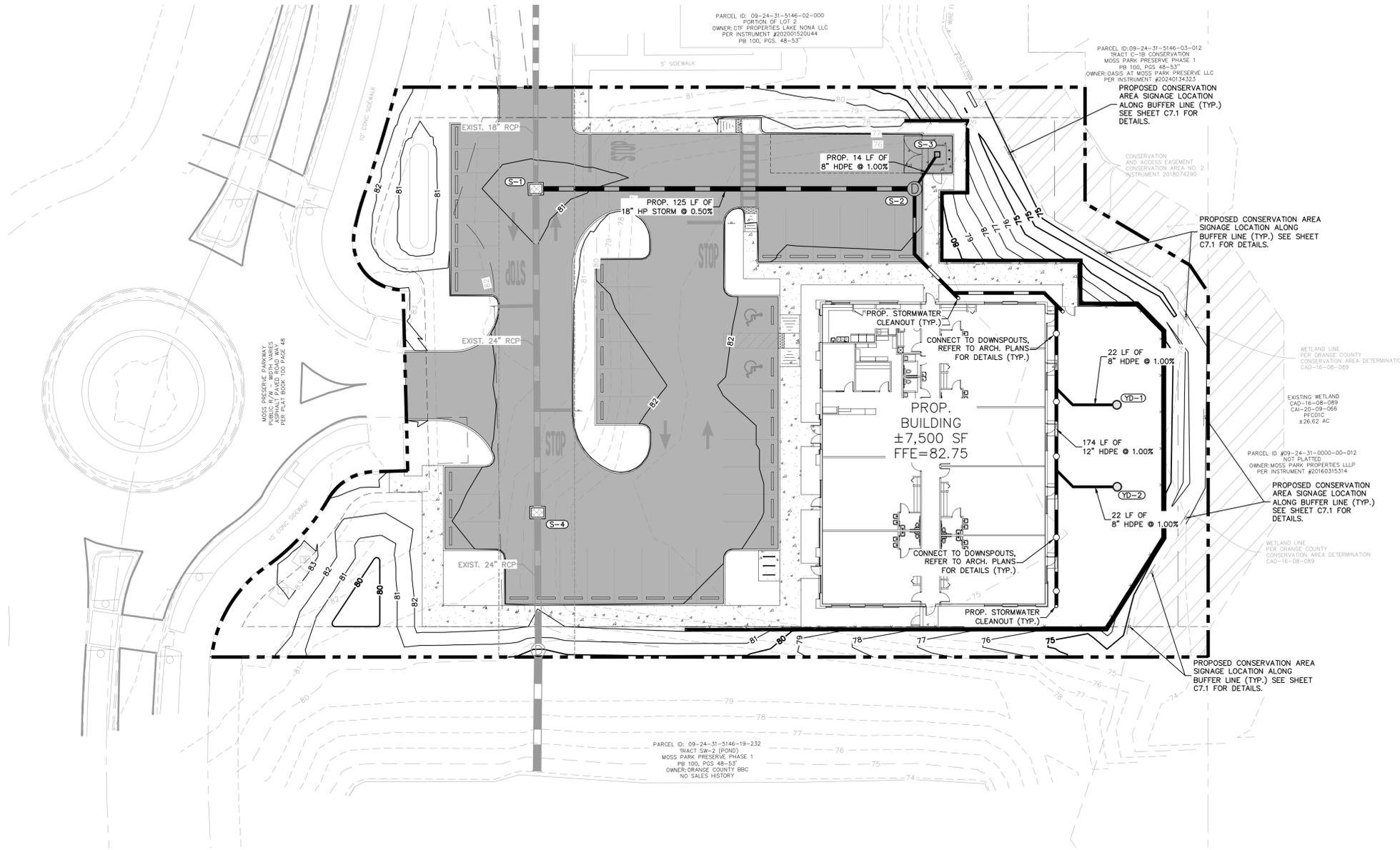
PAVING & GRADING PLAN

BRIGHT SCHOLARS

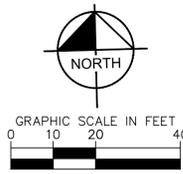
ORANGE COUNTY FLORIDA

SHEET NUMBER **C5.0**

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S-1	EXIST. INLET FRAME & GRATE TO ADJUSTED/REPLACED TO MATCH FINISHED GRADE TOP: 80.70 E. INV IN: 74.20 (18" HDPE) N. INV IN: 74.08 (18" RCP) S. INV OUT: 74.08 (24" RCP)
S-2	STORM MH TOP: 81.88 S. INV IN: 74.82 (12" HDPE) NE. INV IN: 74.82 (8" HDPE) W. INV OUT: 74.83 (18" HDPE)
S-3	H-20 1'X1' DUMPSTER YARD DARIN TOP: 81.79 SW. INV OUT: 74.96 (8" HDPE)
S-4	TYPE "D" INLET PER FDOT INDEX #425-052 INLET TO BE INSTALLED IN-LINE WITH EXIST. 24" PIPE TOP: 81.18 N. INV IN: 73.84 (24" RCP) S. INV OUT: 73.84 (24" RCP)
YD-1	18" NYLOPLAST YARD DRAIN OR SIMILAR (SEE SHEET C7.1 FOR DETAILS) TOP: 82.08 W. INV OUT: 76.07 (8" HDPE)
YD-2	18" NYLOPLAST YARD DRAIN OR SIMILAR (SEE SHEET C7.1 FOR DETAILS) TOP: 82.08 W. INV OUT: 76.34 (8" HDPE)



DRAINAGE NOTES:

- ALL STORM PIPES LABELED "HDPE" SHALL BE ADS HIGH PERFORMANCE (HP) POLYPROPYLENE STORM SEWER PIPE. CONTRACTOR MUST BE CERTIFIED BY PIPE MANUFACTURER AS QUALIFIED TO INSTALL HDPE PIPE.
- CONTRACTOR TO RE-FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND ELEVATIONS SHOWN ON PLAN.
- FOR EROSION CONTROL PLANS/DETAILS, REFER TO SHEETS C2.0 AND C2.1.
- ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD INDEX #430-001.
- CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
- CONTRACTOR TO RE-FIELD VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD, PRIOR TO CONSTRUCTION, IF DESIGN DOES NOT PROVIDE 36" COVER.
- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN." MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS, OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 AND 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER SHALL BE BETWEEN 3.75 AND 4.25 INCHES.

DRAINAGE NOTES (CONT.):

- CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

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DATUM/BENCHMARKS:

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PER OC AND SFWD COMMENTS	05-15-25 AFE	06-26-25 AFE

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PHONE: 407-988-1511
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LICENSED PROFESSIONAL	BRANDON SANSARICO, P.E.	DATE:
KHA PROJECT	249550000	DATE:
SCALE	AS SHOWN	DATE:
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DRAWN BY	MA	DATE:
CHECKED BY	-	DATE:

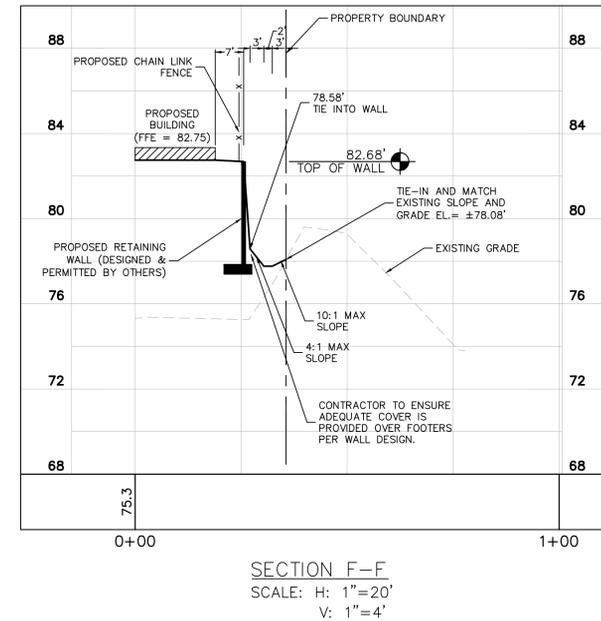
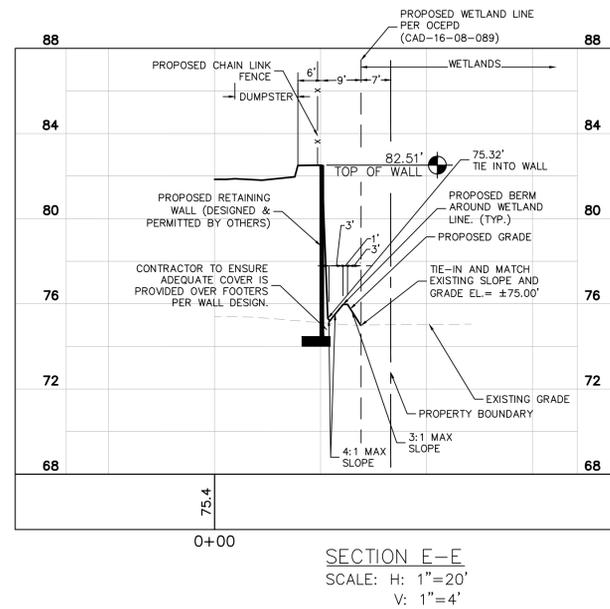
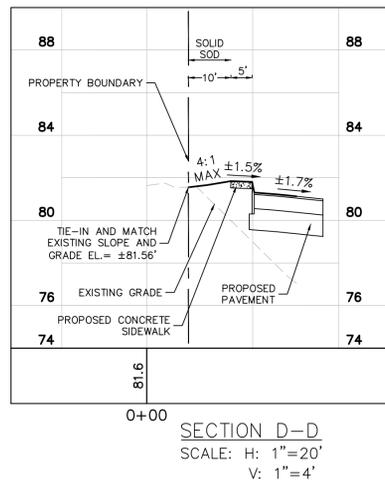
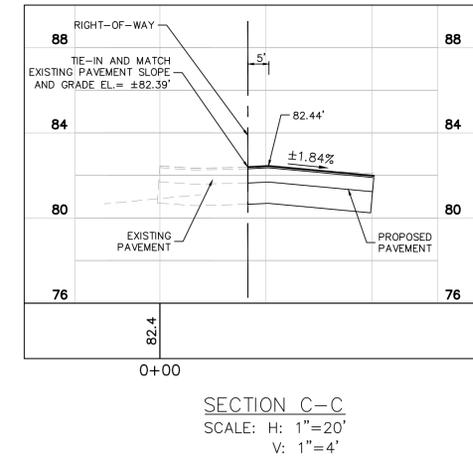
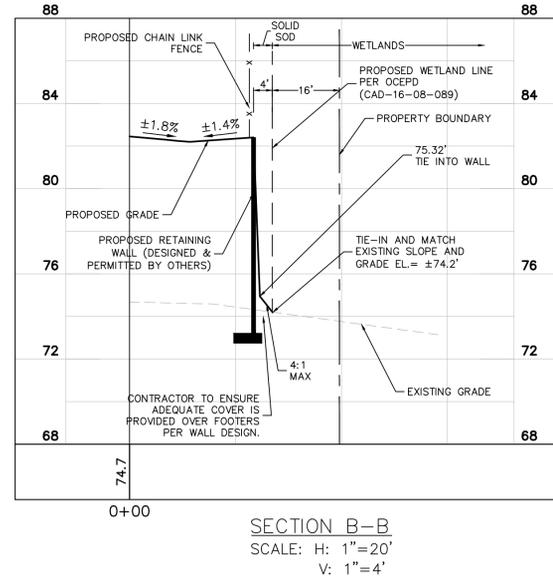
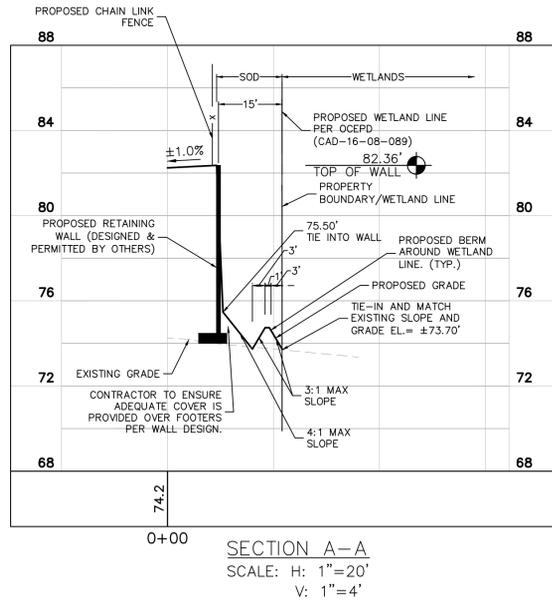
BRIGHT SCHOLARS

ORANGE COUNTY FLORIDA

DRAINAGE PLAN

SHEET NUMBER **C5.1**

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1

2

NO.	REVISIONS	DATE	BY
05-15-25 AFE	PER OC AND SFWD COMMENTS		
06-26-25 AFE	PER OC COMMENTS		

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LICENSED PROFESSIONAL
BRANDON SANSARICO, P.E.
FLORIDA LICENSE NUMBER
88117

KHA PROJECT 249550000	DATE 07/09/2025	SCALE AS SHOWN	DESIGNED BY RW	DRAWN BY MA	CHECKED BY
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SECTIONS

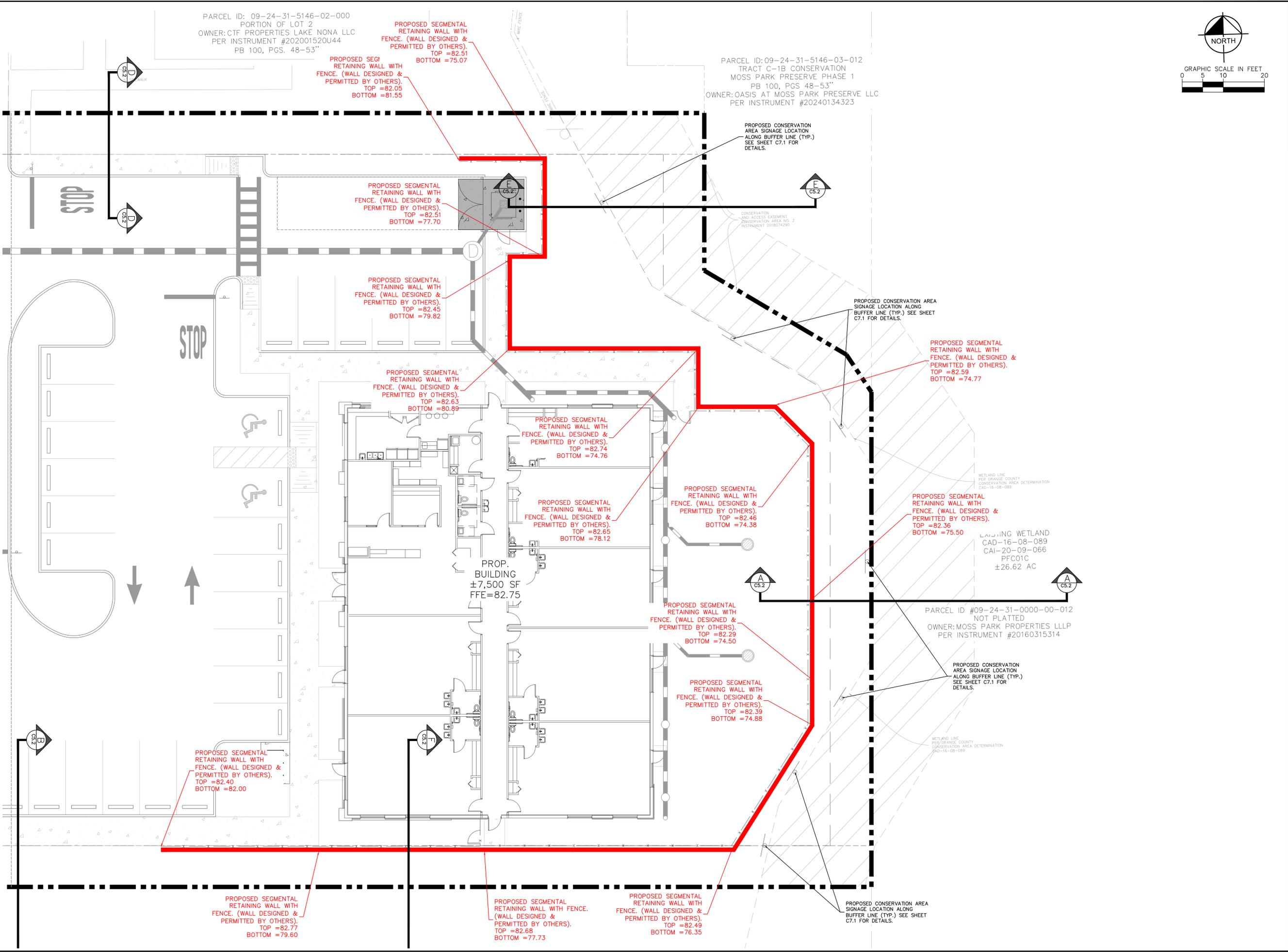
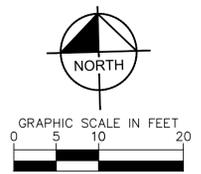
BRIGHT SCHOLARS
ORANGE COUNTY FLORIDA

SHEET NUMBER
C5.2

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PARCEL ID: 09-24-31-5146-02-000
 PORTION OF LOT 2
 OWNER: CTF PROPERTIES LAKE NONA LLC
 PER INSTRUMENT #202001520U44
 PB 100, PGS. 48-53"

PARCEL ID: 09-24-31-5146-03-012
 TRACT C-1B CONSERVATION
 MOSS PARK PRESERVE PHASE 1
 PB 100, PGS 48-53"
 OWNER: OASIS AT MOSS PARK PRESERVE LLC
 PER INSTRUMENT #20240134323



PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.40
 BOTTOM = 82.00

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.77
 BOTTOM = 79.60

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.51
 BOTTOM = 77.70

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.45
 BOTTOM = 79.82

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.63
 BOTTOM = 80.89

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.74
 BOTTOM = 74.76

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.65
 BOTTOM = 78.12

PROP.
 BUILDING
 ±7,500 SF
 FFE=82.75

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.39
 BOTTOM = 74.88

PROPOSED SEGMENTAL
 RETAINING WALL WITH FENCE.
 (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.68
 BOTTOM = 77.73

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.49
 BOTTOM = 76.35

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.46
 BOTTOM = 74.38

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.36
 BOTTOM = 75.50

PROPOSED SEGMENTAL
 RETAINING WALL WITH
 FENCE. (WALL DESIGNED &
 PERMITTED BY OTHERS).
 TOP = 82.59
 BOTTOM = 74.77

PROPOSED CONSERVATION
 AREA SIGNAGE LOCATION
 ALONG BUFFER LINE (TYP.)
 SEE SHEET C7.1 FOR
 DETAILS.

PARCEL ID #09-24-31-0000-00-012
 NOT PLATTED
 OWNER: MOSS PARK PROPERTIES LLLP
 PER INSTRUMENT #20160315314

PROPOSED CONSERVATION
 AREA SIGNAGE LOCATION
 ALONG BUFFER LINE (TYP.)
 SEE SHEET C7.1 FOR
 DETAILS.

WETLAND LINE
 PER ORANGE COUNTY
 CONSERVATION AREA DETERMINATION
 CAD-16-08-089

WETLAND LINE
 PER ORANGE COUNTY
 CONSERVATION AREA DETERMINATION
 CAD-16-08-089
 CAI-20-09-066
 PFC01C
 ±26.62 AC

PROPOSED CONSERVATION
 AREA SIGNAGE LOCATION
 ALONG BUFFER LINE (TYP.)
 SEE SHEET C7.1 FOR
 DETAILS.

CONSERVATION
 AND ACCESS EASEMENT
 CONSERVATION AREA NO. 2
 INSTRUMENT 2018074290

NO.	REVISIONS	DATE	BY
05-15-25 AFE			
06-26-25 AFE			

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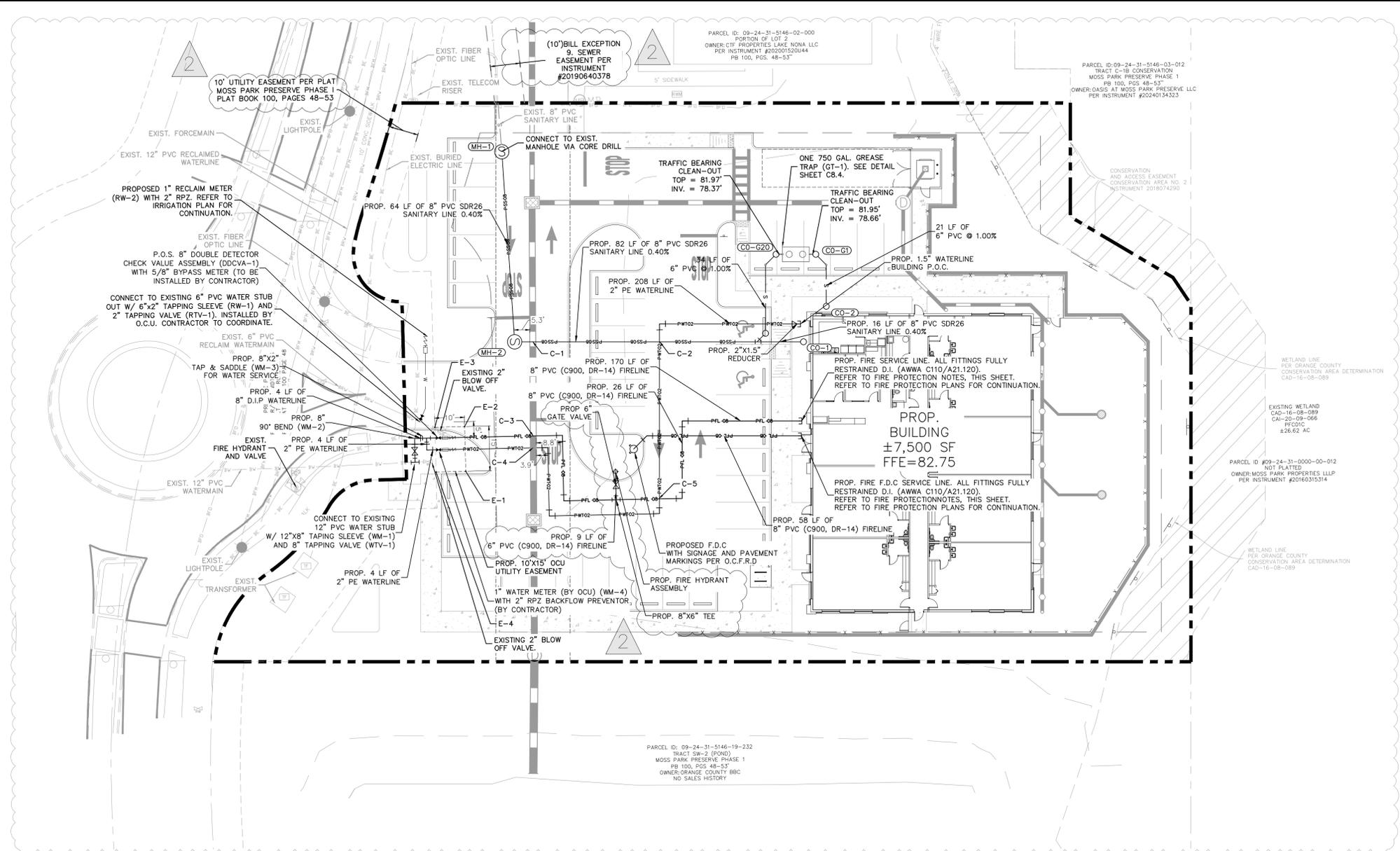
LICENSED PROFESSIONAL	BRANDON SANSARICO, P.E.
KHA PROJECT	249550000
DATE	07/09/2025
SCALE	AS SHOWN
DESIGNED BY	RW
DRAWN BY	MA
CHECKED BY	

RETAINING WALL EXHIBIT

**BRIGHT
SCHOLARS**

ORANGE COUNTY
FLORIDA

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LEGEND

- PROPERTY LINE
- - - EXIST. RIGHT-OF-WAY
- - - EXIST. UTILITY EASEMENT
- PS08 PS08 PROP. SANITARY LINE
- PW02 PW02 PROP. WATERLINE
- PFL 08 PFL 08 PROP. FIRELINE
- SW SW EXIST. WATERMAIN
- S S EXIST. SANITARY LINE
- BRW BRW EXIST. RECLAIMED WATERMAIN
- BFM BFM EXIST. U.G. FORCEMAIN
- BE BE EXIST. U.G. POWER LINE
- BFO BFO EXIST. U.G. FIBER OPTIC LINE

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CO-G1	CLEAN OUT RIM: 81.95 INV IN: 78.67 INV OUT: 78.67
CO-G20	CLEAN OUT RIM: 81.97 INV IN: 78.37 INV OUT: 78.37
CO-1	PROP. SANITARY SEWER BUILDING P.O.C./CLEANOUT RIM: 82.73 INV OUT: 78.11
CO-2	CLEAN OUT RIM: 82.72 INV OUT: 78.85
MH-1	EXIST. MANHOLE RIM ELEVATION TO BE MODIFIED. CONNECT TO EXIST. MANHOLE VIA CORE DRILL RIM: 81.16 INV IN: 76.03 (PROP.) INV OUT: 75.93 (EXIST.)
MH-2	PROP. SANITARY MANHOLE RIM: 81.67 INV IN: 77.73 INV OUT: 76.29

UTILITY NOTES:

- CONTRACTOR TO RE-FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- PLUMBER'S SEWER CLEANOUT TO BE WITHIN 5FT OF THE PROPOSED BUILDING.
- ALL WATER, SANITARY, AND RECLAIMED WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE TO ORANGE COUNTY UTILITY STANDARDS.
- CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUTE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUTE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
- CONTRACTOR TO ENSURE 36" CLEARANCE AROUND ALL FIRE HYDRANTS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE FIRE HYDRANT OUTAGES WITH AHJ OR FIRE DEPARTMENT.
- FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON PLANS SHALL BE COORDINATED WITH ORANGE COUNTY FIRE RESCUE.
- THE SIZE, LOCATION, AND POINTS OF CONNECTION FOR WASTEWATER, STORMWATER, POTABLE WATER, AND RECLAIMED WATER SHALL BE FINALIZED AT TIME OF CONSTRUCTION PLAN REVIEW.

UTILITY NOTES (CONT.):

- ALL FIRE HYDRANTS ARE TO BE WITHIN 450' HOSE LAY DISTANCE AND NOT WITHIN 40' OF BUILDINGS. HYDRANTS SERVING THE SAME BUILDING SHOULD BE LOCATED NO MORE THAN 500' APART.
- MAINTAIN A MIN. OF 3FT OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
- METERS 2" AND UNDER ARE TO BE INSTALLED BY OCU. BACKFLOW PREVENTORS ARE TO BE INSTALLED BY THE CONTRACTOR.
- WATER SERVICES 4" AND LARGER SHALL BE DIP FROM THE POINT OF CONNECTION TO THE EXISTING MAIN TO THE METER ASSEMBLY.
- HYDRANTS SHALL OPEN LEFT. 1-1/2" PENTAGON OPERATING NUT, NST HOSE & PUMPER THREAD, ROTATE 360 DEGREES. CLOSED DRAINS, EPOXY ON SHIN AND OUT 304 SS NUTS AND BOLTS BELOW GROUND. OCU ACCEPTABLE HYDRANTS ARE AMERICAN FLOW CONTROL 9-84-9 (6 INCH.), CLOW MEDIUM 2545, AND MUELLER SUPER CENTURION 250.
- FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON C6.1 SHALL BE COORDINATED WITH ORANGE COUNTY FIRE RESCUE.
- ALL FDCS ARE TO BE LOCATED WITHIN 100' OF A FIRE HYDRANT.
- FOR UTILITY STRUCTURES AND CALCULATIONS, SEE SHEET C6.1.

19. CONTRACTOR TO CONTACT THE DESIGNATED OCU INSPECTOR AT THE CONSTRUCTION DIVISION AT 407-254-9798 TO SCHEDULE A MEETING PRIOR TO INITIATING CONSTRUCTION TO DISCUSS INSPECTION REQUIREMENTS.

GENERAL FIRE SERVICE NOTES:

- ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (LATEST EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
- ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH A.H.J. AND LOCAL FIRE DEPARTMENT PRIOR TO SHOP DRAWING REVIEW.
- FIRE DEPARTMENT CONNECTIONS SHALL BE PER NFPA 24, SEC 5.9.3.1 AND SHALL NOT BE LOCATED MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14: 6.3.5.4]
- PROVIDE SIGNAGE, INDICATING ITS LOCATION AND THE BUILDING IT SERVES, FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.).
- PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. AS REQUIRED BY FLORIDA STATUTE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUTE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Boundary Corner Type	Comments
E-1	C6.0				Easement	
E-2	C6.0				Easement	
E-3	C6.0				Easement	
E-4	C6.0				Easement	

ID Number	Utility Asset Number	Plan Sheet #	Easting	Northing	Elevation	Comments
CO-01		C6.0				
CO-02		C6.0				
CO-G1		C6.0				
CO-G20		C6.0				

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Comments
WM-1	C6.0				Water Main	
DDCA-1	C6.0				Fire Main	
RW-2	C6.0				Reclaim Main	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
WM-1	C6.0				Water Main	Tapping Sleeve	
WM-2	C6.0				Water Main	Band	
WM-3	C6.0				Water Main	Tap & Saddle	
RW-1	C6.0				Reclaim Main	Tapping Sleeve	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Volume (gallons)	Comments
GT-1	C6.0				750	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size (inch)	Manufacturer	Model #	# of Turns to Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
WTV-1					Tapping Valve	Water Main	8							
RTV-1					Tapping Valve	Reclaim Main	2							

ID Number	Utilities Asset Number	Plan Sheet #	Easting	Northing	Rim Elevation	Invert Elv NE	Invert Elv E	Invert Elv S	Invert Elv SW	Invert Elv W	Invert Elv NW	Manufacturer	Comments
MH-1		C6.0											Private
MH-2		C6.0											Private

ENGINEER CERTIFICATION:

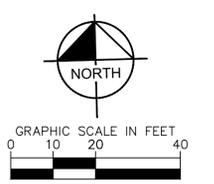
I, BRANDON M. SANSARICO, P.E. HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED AND THE LOCATION AND ELEVATION DEPICTED ON THESE PLANS IS BASED ON ACTUAL SURVEY, GROUND PENETRATING RADAR, SOFT DIG EXCAVATIONS, AND OTHER INDUSTRY METHODS. I FURTHER CERTIFY THAT ALL MEASURES HAVE BEEN TAKEN WITH REGARD TO NOTIFYING UTILITY PROVIDERS TO MARK THEIR UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S. SUNSHINE STATE ONE CALL.

TOTAL IRRIGATION AREA:
16,740 SQUARE FEET

DATUM/BENCHMARKS:

- ELEVATIONS SHOWN PER NAVD 88. DATUM PER ORANGE COUNTY BENCHMARK NUMBER L1415036. EL = 74.633'. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS.

Always call 811 two full business days before you dig to have underground utilities located and marked.



PER OC AND SF/WD COMMENTS	PER OC COMMENTS	NO.	REVISIONS	DATE	BY

Kimley-Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-988-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
BRANDON SANSARICO, P.E.
FLORIDA LICENSE NUMBER 88117

KHA PROJECT 249550000
DATE 07/09/2025
SCALE AS SHOWN
DESIGNED BY RW
DRAWN BY MA
CHECKED BY -
DATE: -

UTILITY PLAN

BRIGHT SCHOLARS

FLORIDA

ORANGE COUNTY

SHEET NUMBER
C6.0

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POTABLE WATER DEMANDS									
*PER ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL (2021)									
BUILDING	ERC	RATE	NO. OF CHILDREN	GPD			GPM		
				ADF	MDF	PDF	ADF	MDF	PDF
DAYCARE/KINDERGARTEN	0.025	350 GAL/DAY/CHILD	125	1,094	2,188	4,375	0.76	1.52	3.04

WASTEWATER FLOW DETERMINATION									
*PER ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL (2021)									
BUILDING	ERU	RATE	NO. OF CHILDREN	GPD			GPM		
				ADF	MDF	PDF	ADF	MDF	PDF
DAYCARE/KINDERGARTEN	0.025	300 GAL/DAY/CHILD	125	938	1,875	3,750	0.65	1.30	2.60

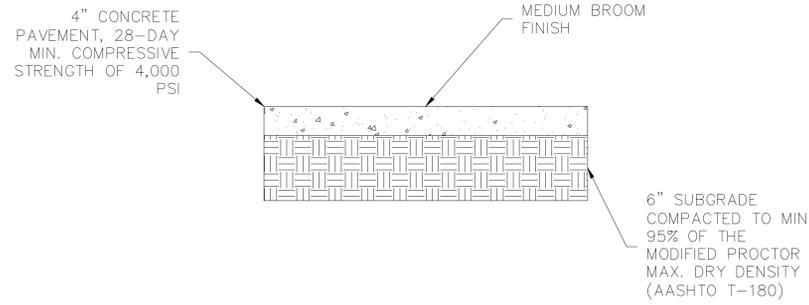
SANITARY PIPE SIZING & FLOW RATE ANALYSIS						
*PER ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL (2021)						
PIPE DIA. (D)		PIPE AREA (A)	MANNING'S COEFFICIENT (n)	PIPE SLOPE (S)	PIPE CAPACITY *FULL AT D/4	VELOCITY (V)
8 IN.	0.667 FT	0.349 FT ²	0.012	0.40%	0.167 FT	2.38 FT/SEC
DESIGN FLOW RATE (Q _{DES})		DESIGN FLOW RATE (Q _{DES})	DESIGN FLOW RATE (Q _{DES})	PEAK FLOW RATE (Q _{PEAK})	PEAK FLOW RATE (Q _{PEAK})	PEAK FLOW RATE (Q _{PEAK})
0.830		373	536,525	2.6	3,750	

BRIGHT SCHOLARS NEEDED FIRE FLOW DEMANDS					
*PER NFPA 1 UNIFORM FIRE CODE HANDBOOK, 2021 EDITION					
BUILDING AREA	BUILDING TYPE	ASSOCIATED MIN. NFF	SPRINKLERS	CALCULATED FIRE FLOW	PROVIDED FIRE FLOW
7,500 (SF)	TYPE-III (200)	*PER TABLE 18.4.5.1.2 OF THE NFPA UNIFORM FIRE CODE HANDBOOK 2,000 GPM	*YES OR NO YES	*75% SPRINKLER CREDIT REDUCTION, IF APPLICABLE. NFF MUST BE ≥ 1,000 GPM 1,000 GPM	1,000 GPM

PIPE CROSSING TABLE						
*PER ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL (2021)						
CROSSING	TOP PIPE		BOTTOM PIPE		MINIMUM CLEARANCE	PROVIDED CLEARANCE
	SYSTEM	ELEV.	SYSTEM	ELEV.		
C-1	SAN.	77.72'	STRM.	76.22'	1.5'	1.5'
C-2	SAN.	78.40'	WATER	ELEV.	1.0'	1.0'
C-3	STRM.	73.65'	FIRE	ELEV.	1.0'	1.0'
C-4	STRM.	73.64'	WATER	ELEV.	1.0'	1.0'
C-5	WATER	ELEV.	FIRE	ELEV.	1.0'	1.0'

BRIGHT SCHOLARS ORANGE COUNTY FLORIDA	UTILITY STRUCTURES, CALCULATIONS AND CROSSINGS	SHEET NUMBER C6.1
LICENSED PROFESSIONAL BRANDON SANSARICO, P.E. FLORIDA LICENSE NUMBER 88117		
KHA PROJECT 249550000 DATE 07/09/2025 SCALE AS SHOWN DESIGNED BY RW DRAWN BY MA CHECKED BY -		
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-988-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106		
PER OC AND SFWD COMMENTS PER OC COMMENTS	REVISIONS No. DATE BY	05-15-25 AFE 06-26-25 AFE

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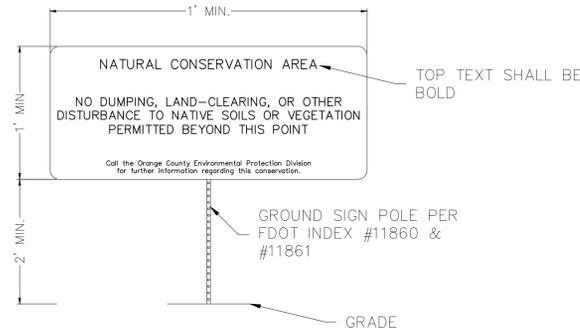


PAVEMENT NOTES:

1. ALL SIDEWALKS ARE TO BE CONSTRUCTED PER FDOT DESIGN INDEX #310.
2. ALL WORK SHALL COMPLY WITH ORANGE COUNTY SPECIFICATIONS.
3. THE BOTTOM OF BASE COURSE AND SEASONAL HIGH GROUNDWATER LEVEL SHALL BE SEPARATED BY A MINIMUM OF 18" FOR A CRUSHED CONCRETE BASE.
4. ALL BASE MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS AND SHALL CONSIST OF WELL-DRAINING SOILS.

CONCRETE SIDEWALK PAVEMENT DETAIL

NTS

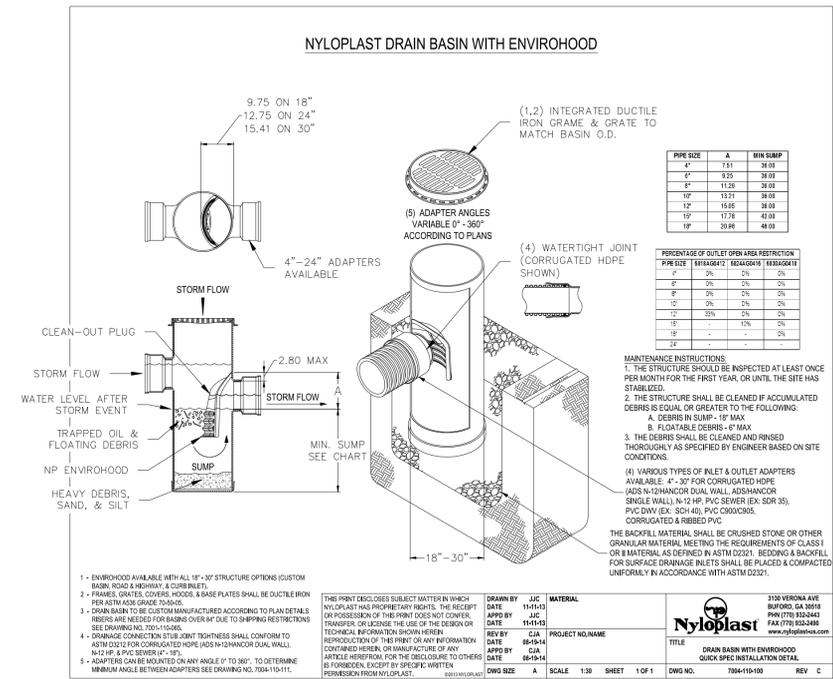


NOTES:

1. SIGNS SHOULD BE PLACED AT 75' INTERVALS ALONG THE EDGE OF THE CONSERVATION EASEMENT.
2. CONTRACTOR SHALL ERECT PERMANENT PROPERTY MONUMENTS THAT ARE VISIBLE TO RESIDENTS AND GROUND CREWS THAT CLEARLY DEFINE THE CONSERVATION EASEMENT BOUNDARY. MONUMENTS SHALL BE VISIBLE AND DURABLE 4" SQUARE BY 4' TALL CONCRETE PILLARS, BURIED 2' IN THE GROUND. PILLARS SHOULD BE INSTALLED IN 50' INCREMENTS ALONG THE CONSERVATION EASEMENT LINE.

CONSERVATION AREA DETERMINATION SIGN DETAIL

NTS



NYOLOPLAST DRAIN BASIN WITH ENVIROHOOD DETAIL

NTS

PER OC AND SFWD COMMENTS	DATE	BY
	05-15-25 AFE	
	06-26-25 AFE	

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 PHONE: 407-988-1511
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LICENSED PROFESSIONAL
 BRANDON SANSARICO, P.E.
 FLORIDA LICENSE NUMBER 88117
 DATE: -

KHA PROJECT 249550000
 DATE 07/09/2025
 SCALE AS SHOWN
 DESIGNED BY RW
 DRAWN BY MA
 CHECKED BY -
 DATE: -

BRIGHT SCHOLARS
 ORANGE COUNTY FLORIDA
 CONSTRUCTION DETAILS

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APPENDIX A STANDARD DRAWINGS

THRUST COLLAR - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)

NOTES:

- ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
- MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
- ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
- NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
- DESIGN PRESSURE: 150 PSI.
- REQUIRED FOR LINE STOPS IF RESTRAINT TABLE REQUIREMENTS CANNOT BE MET.

PIPE SIZE (IN)	PIPE SIZE				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	18.0	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
FIGURE A106
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

GATE VALVE & BOX - WATER & RECLAIMED WATER MAINS

NOTES:

- PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
- THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
- 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.
- 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.
- FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
- REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
- DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
FIGURE A108-1
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

GATE VALVE & BOX - MINIMUM PIPE DEPTH AT VALVE PER MANUFACTURER

APPROVED APPENDIX D PRODUCTS VALVE SIZE (INCHES)	AMERICAN FLOW CONTROL	CLOW COMPANY	MUELLER COMPANY
	MIN COVER TO TOP OF PIPE (INCHES)	MIN COVER TO TOP OF PIPE (INCHES)	MIN COVER TO TOP OF PIPE (INCHES)
16	53	54	54
20	57	72	62
24	63	75	66
30	80	81	80
36	89	88	89
42	102	102	101
48	109	102	110
54	106		
60	122		
66	119		

NOTES:

- MINIMUM COVER OVER PIPE IS CALCULATED BASED ON INSTALLATION OF THE GATE VALVE OPERATING NUT AT 24-IN BELOW GRADE.
- ADDITIONAL DEPTH MAY BE REQUIRED BASED ON SITE CONDITIONS OR ROAD DESIGN.
- REFERENCE FIGURE A108-1 FOR TYPICAL GATE VALVE STANDARD DRAWING.

ORANGE COUNTY UTILITIES
FIGURE A108-2
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

BUTTERFLY VALVE & BOX - WATER & RECLAIMED WATER MAINS

NOTES:

- PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
- THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
- 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.
- 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.
- FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
- REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
- DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
FIGURE A109
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

BUTTERFLY VALVE & BOX - WATER & RECLAIMED WATER MAINS

NOTES:

- PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
- THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
- 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.
- 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.
- FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
- REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
- DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
FIGURE A109
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

VALVE BOX PAD

NOTES:

- BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
- 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.
- NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
- ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

ORANGE COUNTY UTILITIES
FIGURE A112
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

UTILITY MAIN MARKER

NOTES:

- 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.
- MARKERS SHALL BE 4-IN DIAMETER SCH 80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
- 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
FIGURE A113
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

APPENDIX A STANDARD DRAWINGS

PIPE LOCATING WIRE

NOTES:

- 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.
- LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
- WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
- WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
- 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.
- AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART.
- REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

ORANGE COUNTY UTILITIES
FIGURE A114
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 10/10/2021

05-15-25 AFE
 06-26-25 AFE

PER OC AND SFWD COMMENTS
 PER OC COMMENTS

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REVISIONS _____

DATE _____

BY _____

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 PHONE: 407-988-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
 BRANDON SANSARICO, P.E.
 FLORIDA LICENSE NUMBER 88117

KHA PROJECT 249550000
 DATE 07/09/2025
 SCALE AS SHOWN
 DESIGNED BY RW
 DRAWN BY MA
 CHECKED BY _____

OCU DETAILS

FLORIDA

BRIGHT SCHOLARS

ORANGE COUNTY

SHEET NUMBER
C8.1

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APPENDIX A		STANDARD DRAWINGS									
HORIZONTAL PIPELINE SEPARATION REQUIREMENTS											
HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)											
PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)	
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES	
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'	
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)	
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'	
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)	
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'	
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)	
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH	

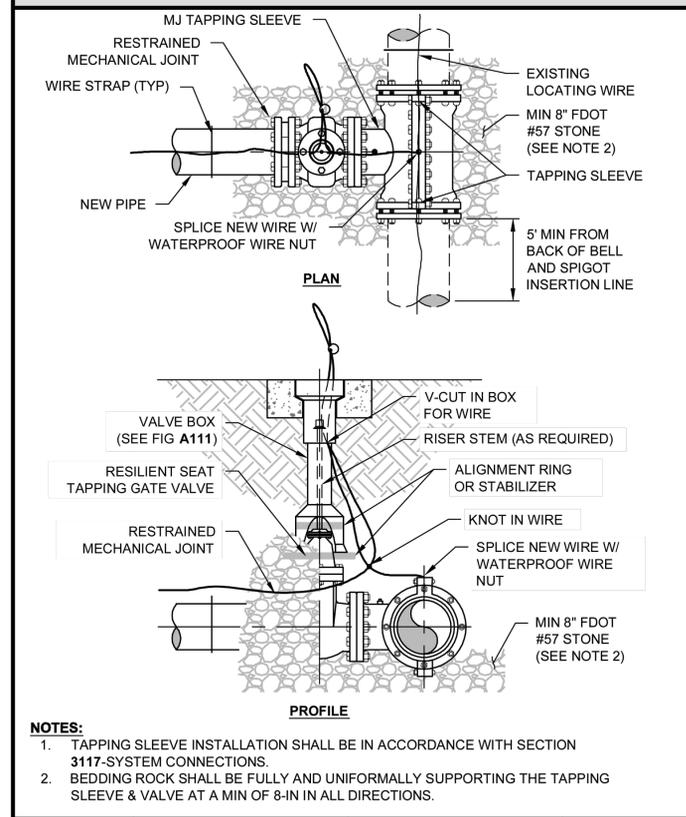
NOTES:
 1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
 3. 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 PRIOR TO INSTALLATION.
 4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
 5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
 6. REFERENCE FIGURE A116-2 FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
 7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO: LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 FIGURE A116-1
 10/10/2021

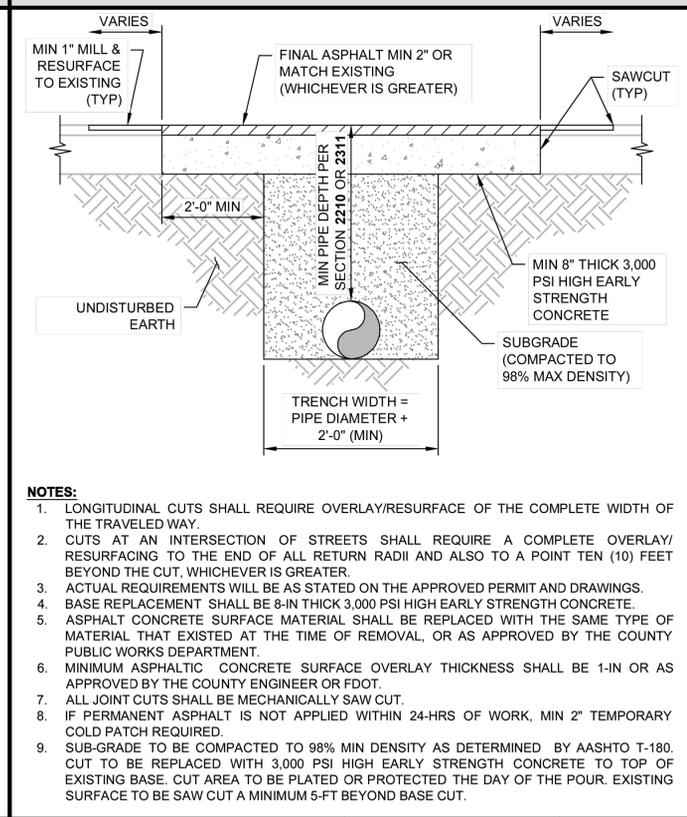
APPENDIX A		STANDARD DRAWINGS					
VERTICAL PIPELINE SEPARATION REQUIREMENTS							
VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)							
PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)		
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 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

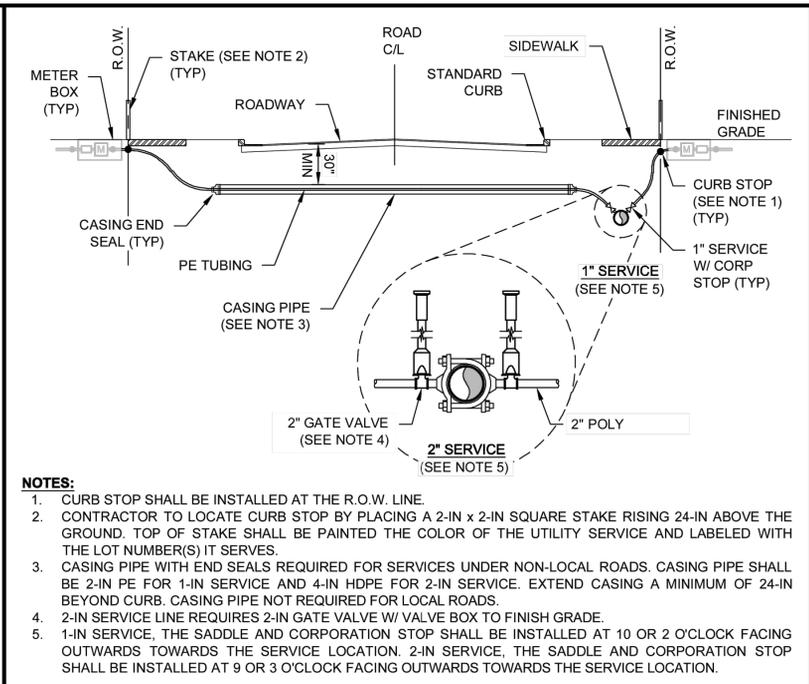


ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 FIGURE A121-1
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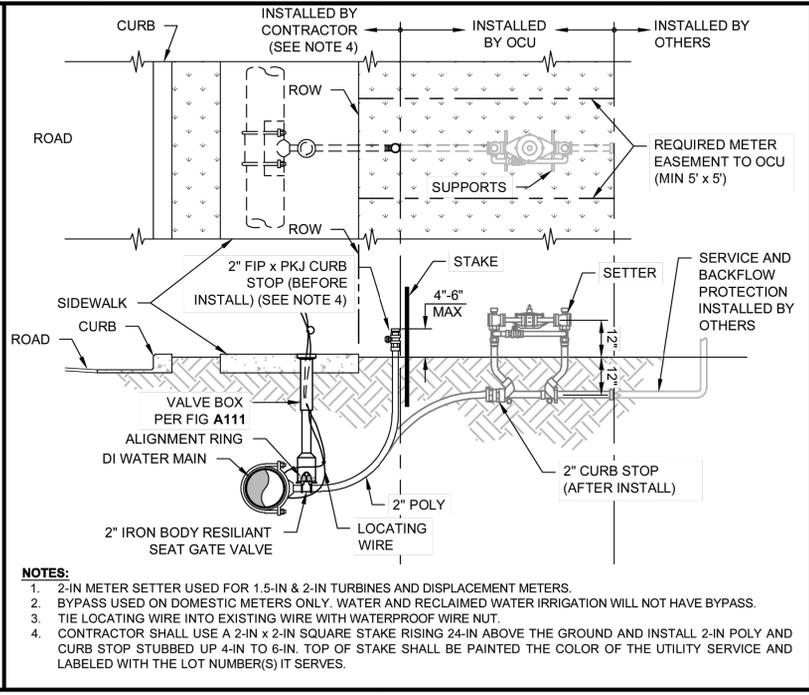


ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 FIGURE A124
 10/10/2021

ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 FIGURE A120
 10/10/2021



ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 FIGURE A130
 10/10/2021

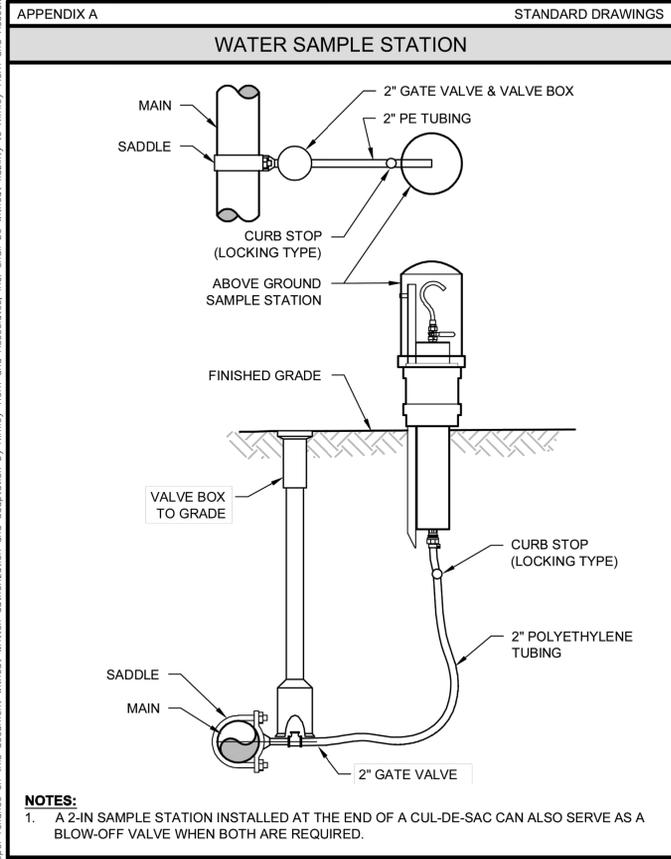


APPENDIX A
 STANDARD DRAWINGS
 WATER & RECLAIMED WATER SERVICES (TYPICAL)

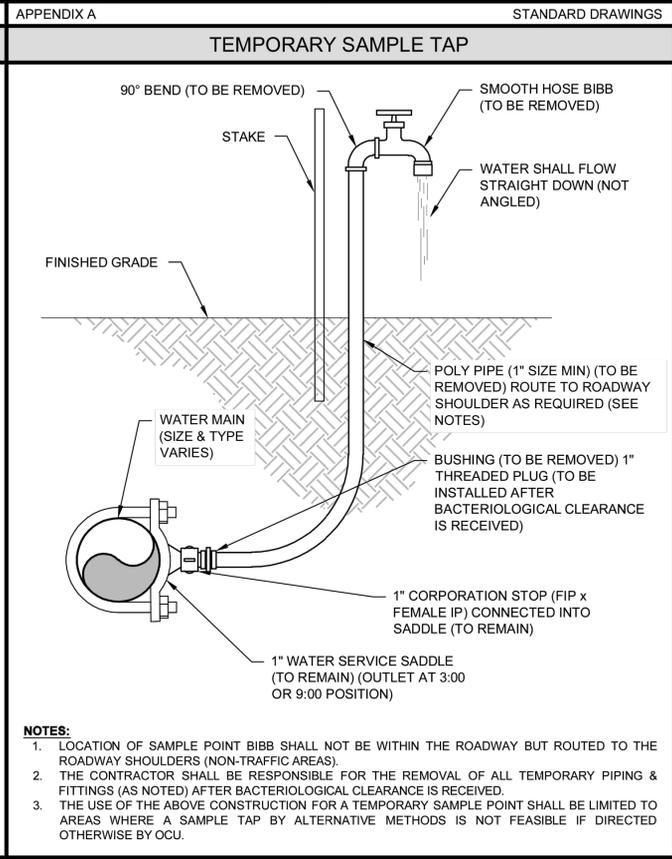
APPENDIX A
 STANDARD DRAWINGS
 METER INSTALLATION DETAIL - 1 1/2\"/>

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06-26-25 AFE	PER OC COMMENTS						

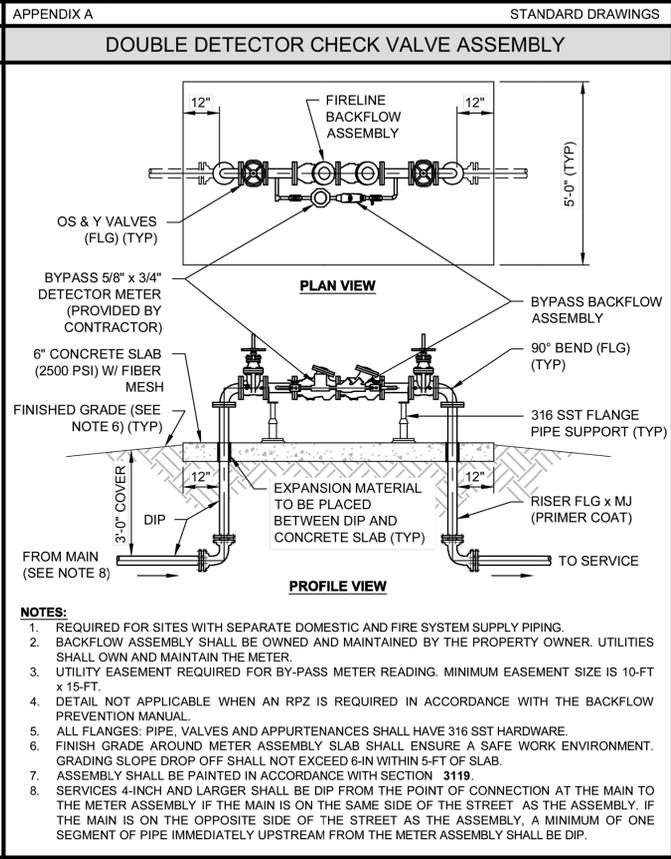
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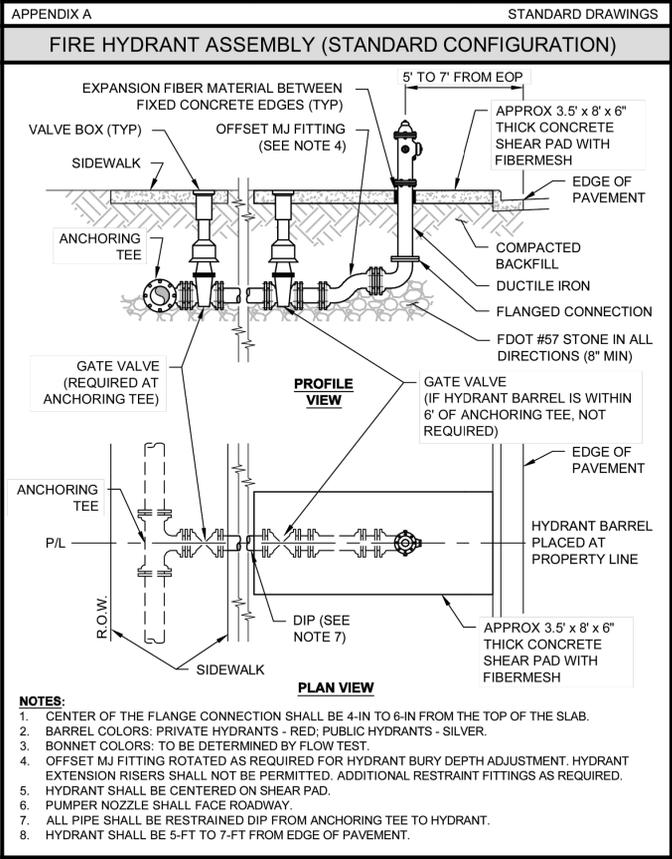
ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A201-1
10/10/2021



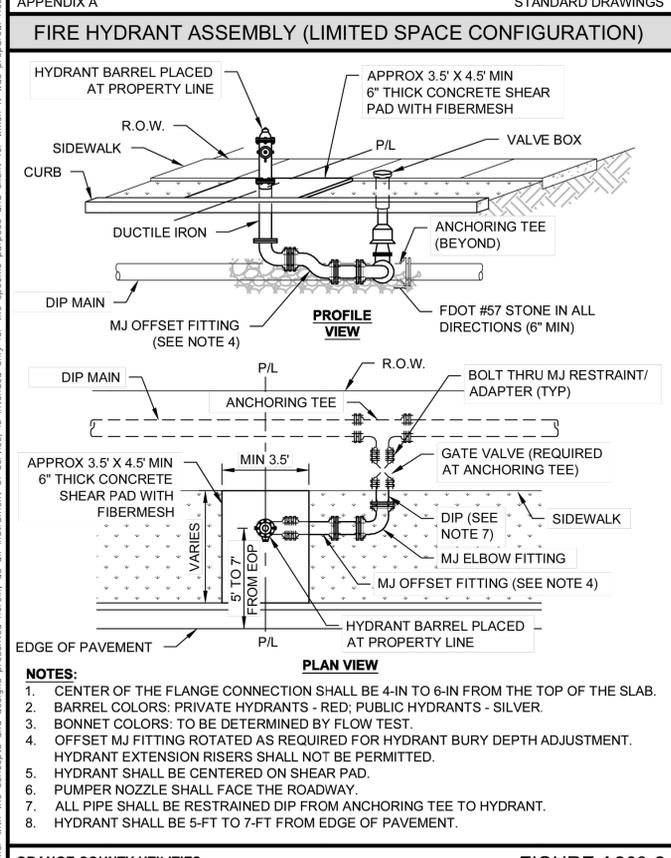
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FIGURE A201-2
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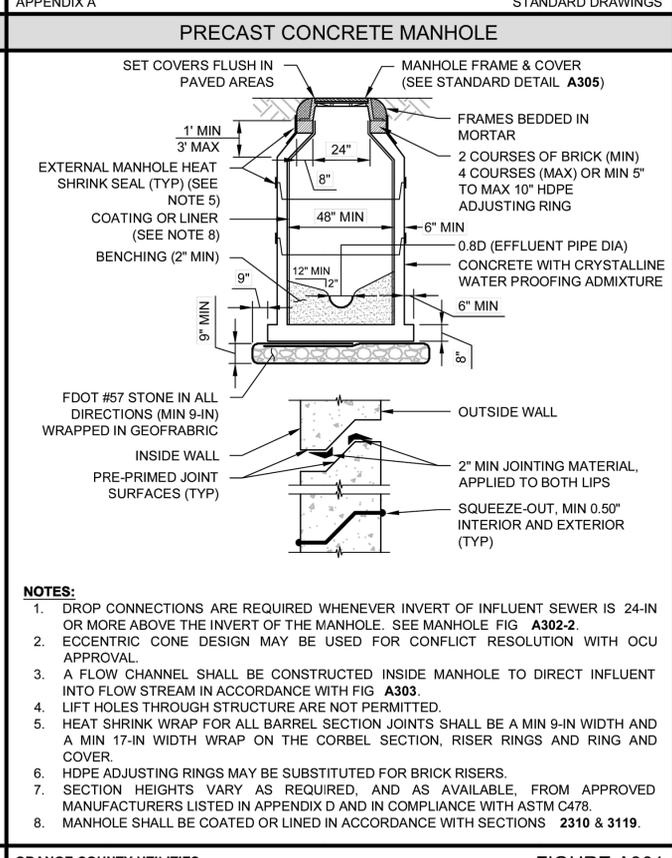
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STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A202
10/10/2021



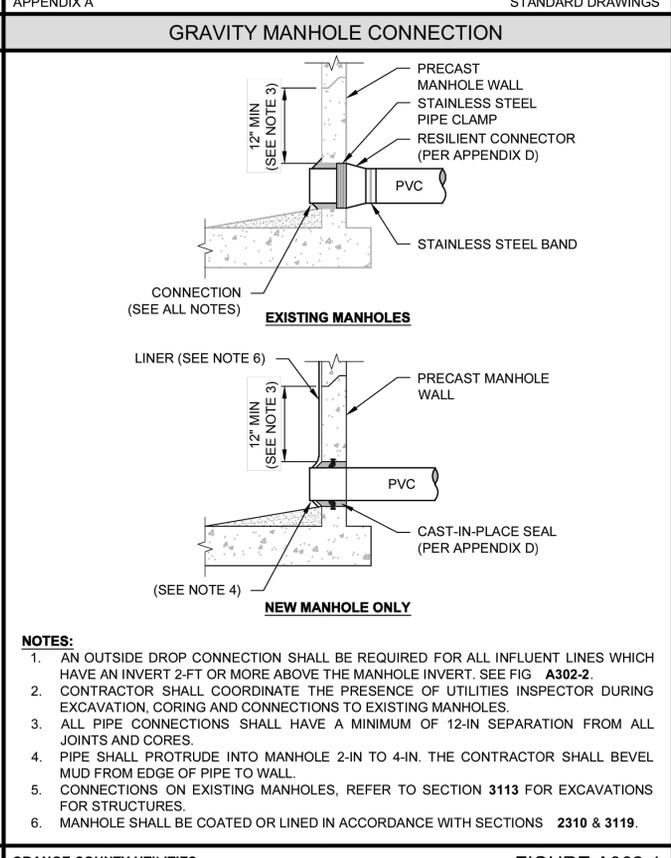
ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A203-1
10/10/2021



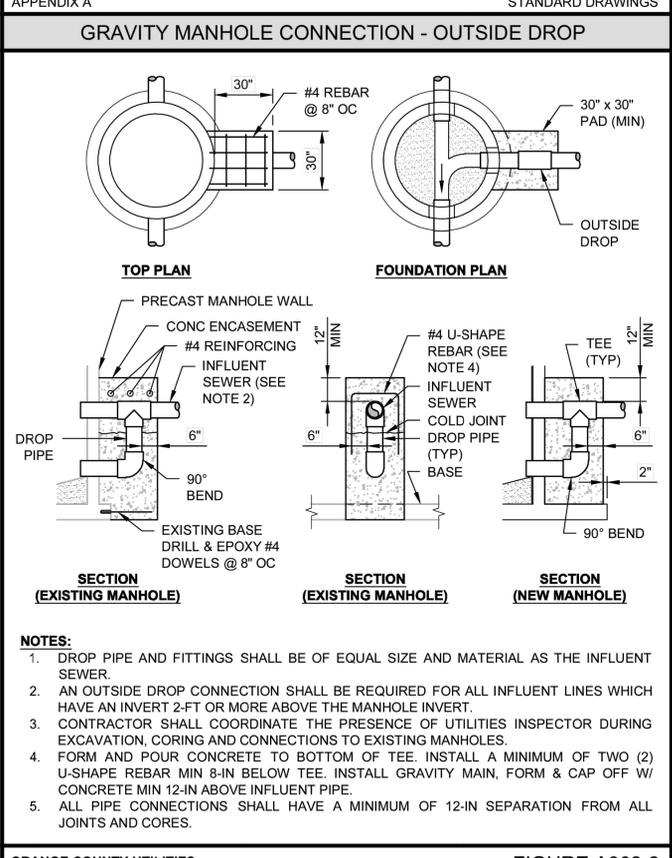
ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A203-2
10/10/2021



ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A301
10/10/2021



ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A302-1
10/10/2021



ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
FIGURE A302-2
10/10/2021

OCU DETAILS

BRIGHT SCHOLARS

ORANGE COUNTY FLORIDA

SHEET NUMBER
C8.3

PER OC AND SFWD COMMENTS

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No.

DATE

LICENSED PROFESSIONAL

BRANDON SANSARICO, P.E.

FLORIDA LICENSE NUMBER 88117

DATE: -

KHA PROJECT 249550000

DATE 07/09/2025

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DESIGNED BY RW

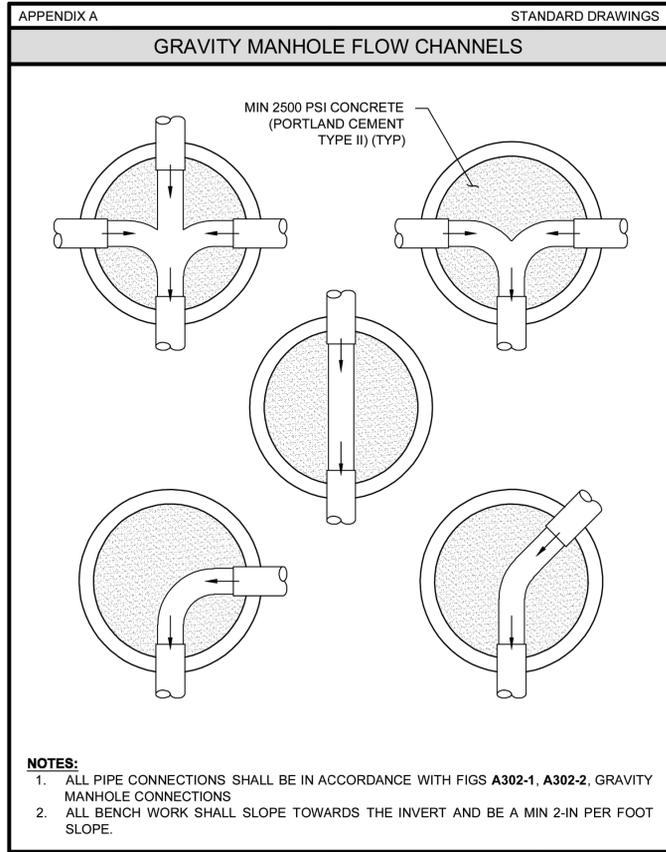
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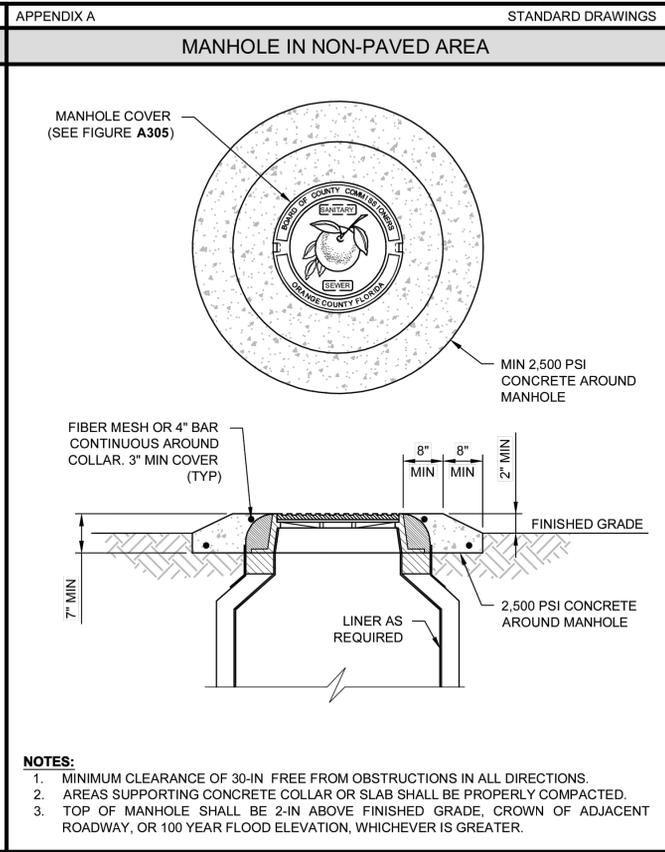
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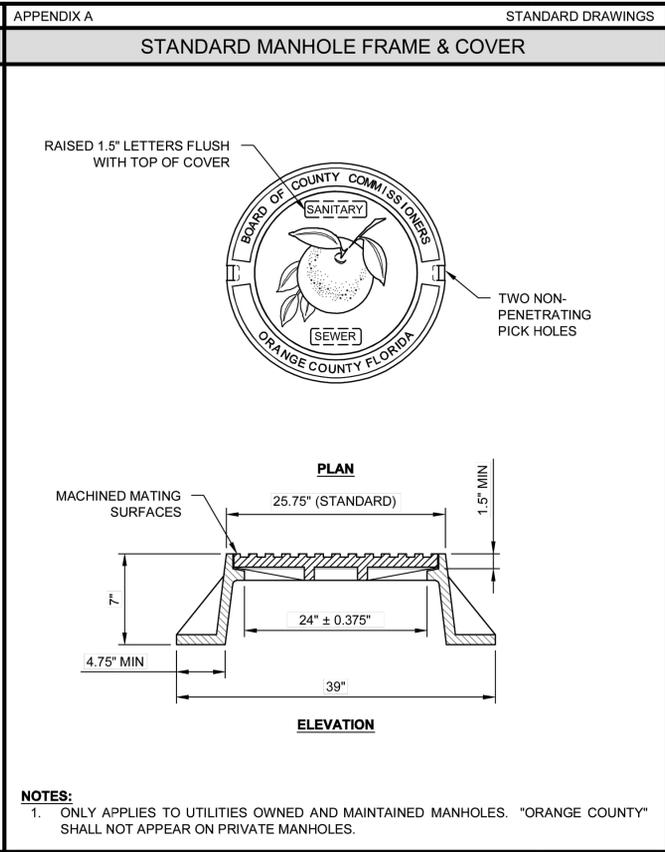
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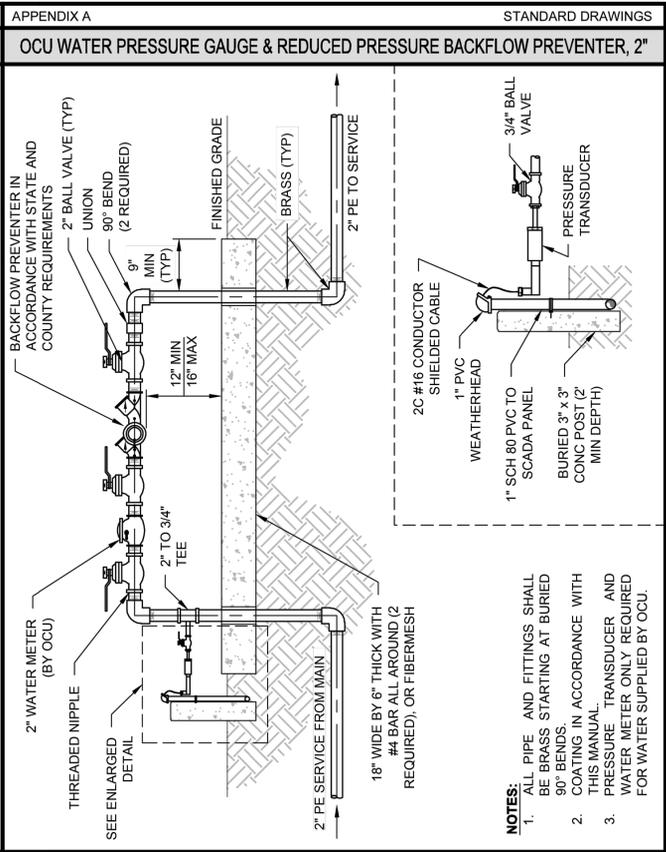
ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A303
 10/10/2021



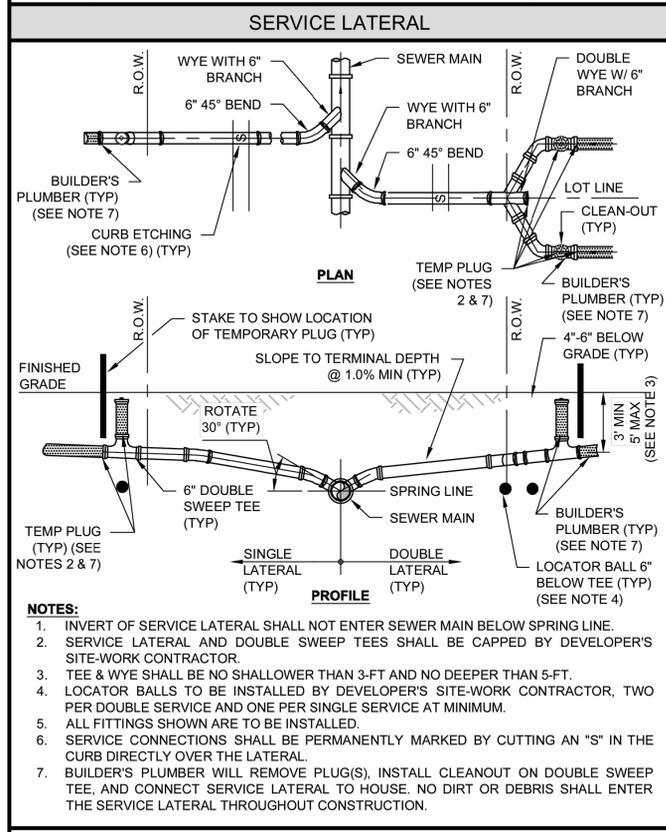
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 APPENDIX A
FIGURE A304
 10/10/2021



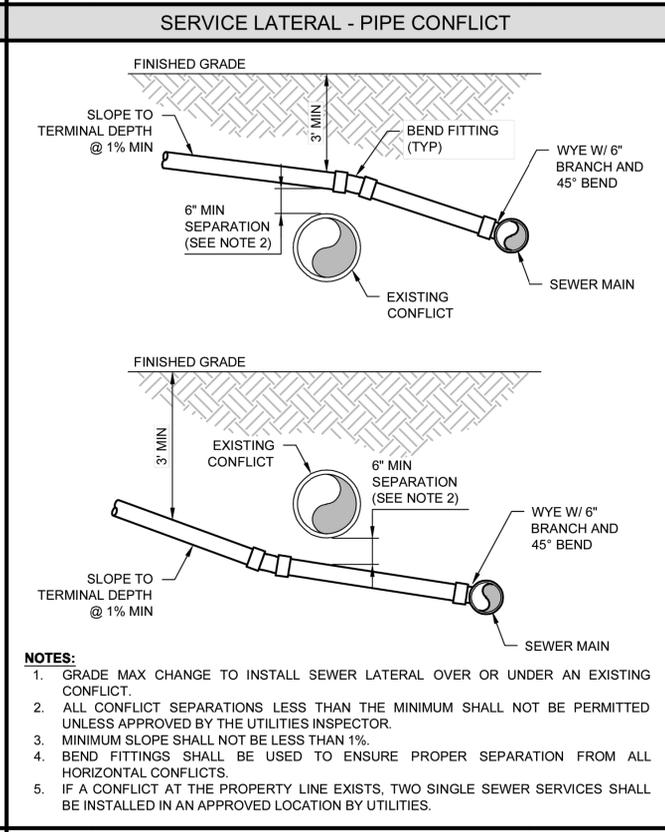
ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A305
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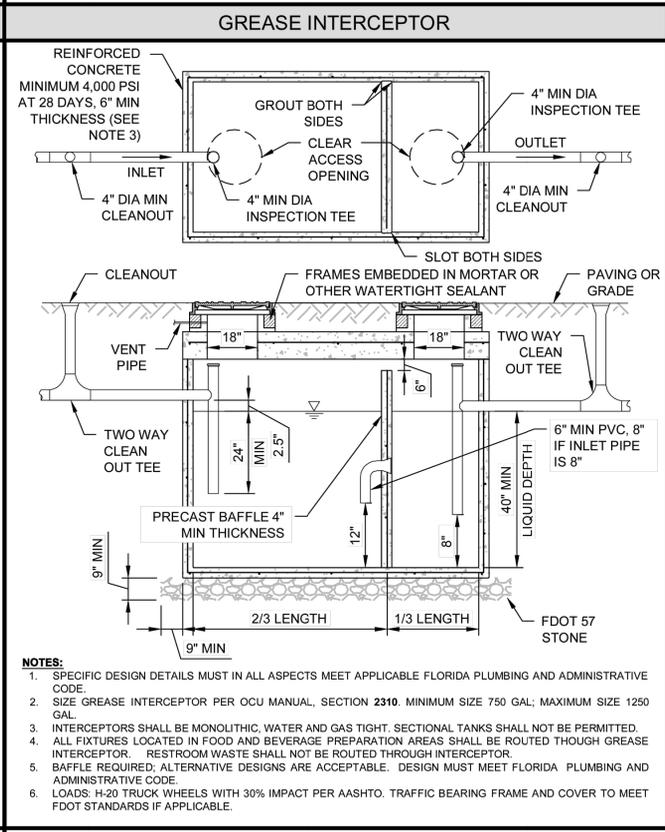
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 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A409-1
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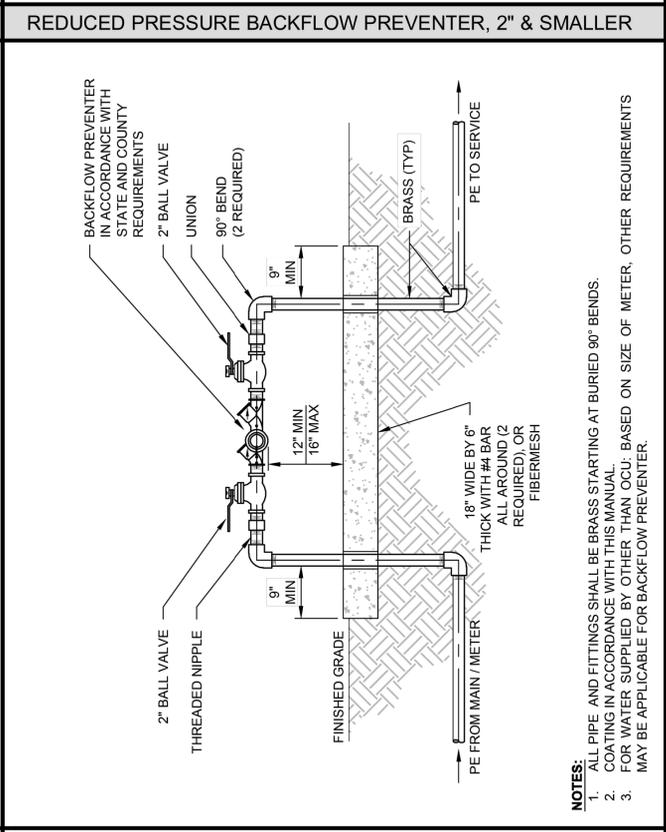
ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A306-1
 10/10/2021



ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A306-2
 10/10/2021



ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A308-1
 10/10/2021



ORANGE COUNTY UTILITIES
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
FIGURE A409-2
 10/10/2021

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<p>OCU DETAILS</p>			
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<p>DATE: 07/09/2025</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: RW</p> <p>DRAWN BY: MA</p> <p>CHECKED BY: -</p>		<p>OCU DETAILS</p>	
<p>BRIGHT SCHOLARS</p> <p>ORANGE COUNTY, FLORIDA</p>		<p>SHEET NUMBER</p> <p>C8.4</p>	

