

***Live Oak Lake
Community Development District***

Agenda

August 20, 2026

AGENDA

Live Oak Lake
Community Development District

219 E. Livingston St., Orlando, FL 32801

Phone: 407-841-5524

August 13, 2026

Board of Supervisors
Live Oak Lake
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of Live Oak Lake Community Development District will be held **Thursday, August 20, 2026, at 2:00 PM at the Twin Lakes Clubhouse, 4921 Twin Lakes Blvd., St. Cloud, FL 34772.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/89001964564>

Zoom Call-In Information: 1-305-224-1968

Zoom ID: 890-0196-4564

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Consent Agenda
 - A. Approval of Minutes of the July 16, 2026, Board of Supervisors Meeting
 - B. Approval of Check Register
4. Consideration of Direct Collection Agreement with Narcoossee Land Ventures, LLC
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review of District Stormwater Report
 - ii. Consideration of Work Authorization 2026-3
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Presentation of Balance Sheet
6. Other Business
7. Supervisors Requests
 - A. Discussion of Fence at 5032 Gardenrow Drive
 - B. Discussion of Fence at 2783 Midsweet Avenue
8. Adjournment

SECTION III

MINUTES

**MINUTES OF MEETING
LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Thursday, **July 16, 2026**, at 2:02 p.m. at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, Florida.

Present and constituting a quorum:

Ned Bowman	Chairman
Linda Warner	Vice Chairman
Bob Holesko	Assistant Secretary
Andrea Stevens <i>by Zoom</i>	Assistant Secretary
Mel Gray Marshall <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Christine Wells	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Nicole Stalder <i>by Zoom</i>	District Engineer
Ashley Hilyard	Field Services Manager, GMS
Amanda Martineau	CAM
Christopher DePaola	General Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Three Board members were present in person constituting a quorum. Two Board members were present via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the meeting with a public comment period.

Resident (Ms. Payne-Lewis) commented on pond aerators and referenced a petition she submitted. She noted that pricing may be more competitive if the District considers vendors outside of the companies typically used by CDDs and HOAs.

Resident (Mr. Cohen) requested an update on the property ownership and maintenance map referenced at the previous meeting and asked where it could be found on the CDD website. He also requested the map identifying the ponds by number. Staff indicated these items would be addressed during the staff report. Mr. Cohen additionally raised concerns that the community midges have not improved despite previous discussions.

A resident raised a concern regarding a duck that appeared to be stuck or unable to fly and had remained in the same area since April. Staff advised that a State of Florida resource may be available and offered to coordinate assistance following the meeting.

Resident (Ms. Kaufman) raised concerns regarding the ongoing midge problem. She questioned why the proposed aeration solution would need to address all 29 lakes rather than concentrating on the lakes experiencing the most significant problems. She described the issue as affecting residents' quality of life and requested clarification on the proposed approach.

A resident followed up regarding the proposed fountain relocation, asking whether the previously discussed move would still occur. Staff advised that the matter was included on the day's agenda and would be addressed later in the meeting.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the June 18, 2026, Board of Supervisors Meeting

B. Approval of Check Register

Ms. Adams presented the consent agenda which included the June 18, 2026, meeting minutes and the check register totaling \$53,237.23. There were no questions or comments, and the motion passed unanimously.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Consent Agenda, was approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Adams reviewed the public hearing for the proposed Fiscal Year 2027 budget and related operations and maintenance assessments and provided an overview of the budget and hearing process. Following her review, Ms. Adams requested a motion to open the public hearing.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Opening the Public Hearing, was approved.
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During the public hearing, the Board discussed the proposed Fiscal Year 2027 budget, including maintenance responsibilities between the District and the HOA. Discussion focused on landscaping, irrigation, streetlights, and other improvements located within or adjacent to County rights-of-way. Ms. Adams explained that, as development was completed, certain parcels were conveyed to the CDD while others were conveyed to the HOA. One parcel conveyed to the HOA was subject to a maintenance assignment involving the County, creating a need to clearly establish which entity is responsible for associated maintenance costs.

Ms. Adams explained that the District has an interlocal agreement with Osceola County under which the District maintains landscaping and irrigation within the County right-of-way. The enhanced maintenance was undertaken because the community desired landscaping above the County's standard level. The District is working with legal counsel, the HOA, the District Engineer, and maintenance personnel to clarify the respective responsibilities of the District and HOA. Existing landscaping and maintenance contracts will also be reviewed to determine which entity should be responsible for the work and related costs going forward.

The Board discussed repair and maintenance expenditures and whether the proposed budget provided sufficient funding as District infrastructure and equipment continue to age. Ms. Adams advised that the proposed budget includes funding for general repairs and maintenance, along with a contingency line based on historical expenditures. No funds had been expended from the contingency line during the current fiscal year, and she indicated that staff was comfortable that the proposed funding levels would be sufficient to maintain the District's assets during the upcoming fiscal year.

The Board also discussed meeting rental expenses. Ms. Adams explained that the District previously met at the library without a rental charge; however, the District is now charged by the HOA for use of the current meeting location. The associated expense has therefore been included in the proposed budget.

Discussion followed regarding collection of the District's assessments through the uniform method of collection and the property tax roll. Ms. Adams explained that the amount budgeted for collection accounts for the early-payment discount available to property owners as well as collection fees associated with the County Tax Collector and Property Appraiser. The Board discussed the costs associated with the collection process and the benefits of using the tax roll as a secure method of collecting District assessments.

The Board further discussed stormwater facilities, pond maintenance, inspections, and the potential for duplication between work performed by the District and inspections performed by other governmental entities. Ms. Adams explained that special districts have reporting requirements associated with stormwater infrastructure and that the District Engineer reviews the system for matters such as erosion, outfall structures, and other maintenance concerns.

The Board discussed whether inspection information available from the City could be utilized to reduce duplication and unnecessary District expenses. Ms. Adams agreed to follow up with Mr. Crindell, the District Engineer, and the appropriate City representatives to determine what inspection records are available and whether there are opportunities to coordinate responsibilities. The Board also discussed using cameras to inspect underground infrastructure for construction debris or other obstructions and indicated that, if the City is willing to perform such work at its expense, the District should pursue that opportunity.

There being no further public comments regarding the proposed Fiscal Year 2027 budget, Ms. Adams requested a motion to close the public hearing.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Adams presented Resolution 2026-07 adopting the Fiscal Year 2027 budget. The Board discussed the proposed budget, including repair and maintenance funding, and Ms. Adams confirmed that the budget provides for no increase in assessments.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams reviewed Resolution 2026-08. Following brief discussion, a motion was made and seconded to approve Resolution 2026-08, Imposing Special Assessments and certifying an assessment roll.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-09
Resetting Public Hearing to Amend District
Rules of Procedure**

Ms. Adams reviewed Resolution 2026-09 resetting the public hearing to amend the District's Rules of Procedure. She explained that this was an administrative matter necessary to allow for proper notice of the public hearing. Earlier in the fiscal year, District Counsel had presented recommendations for administrative changes to the District's Rule of Procedure. The proposed changes will be presented to the Board at the rescheduled public hearing on September 17, 2026.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Resolution 2026-09 Resetting Public Hearing to Amend District Rules of Procedure, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy stated that she had no specific items to report. She noted that matters related to the maintenance map would be addressed separately later in the agenda, at which time she could provide additional comments as needed.

B. Engineer**i. Consideration of Work Authorization 2026-02**

Ms. Adams explained that the first matter for consideration was Work Authorization 2026-02, related to the Series 2020 project and the remaining developer completion obligations and infrastructure improvements within the District.

Ms. Adams explained that the purpose of the work authorization was for the District Engineer to prepare a report identifying the status of completed infrastructure, work that remained outstanding, and the infrastructure authorized through the engineer's report for the applicable phase of development. She noted that the Series 2020 project had been partially funded by bond proceeds and included infrastructure throughout the District. Because several years had passed, staff believed it would be beneficial to obtain a clear analysis of what had been completed and what remained to be completed, including identifying whether the developer or another party would be responsible for the remaining obligations.

The Board discussed the \$6,500 cost of the engineer's report and the availability of impact fee credits to fund the work. Ms. Adams advised that approximately \$40,000 remained available, although she would need to confirm the exact amount. She clarified that the work authorization would therefore have no impact on the District's general fund.

The Board also discussed whether previously approved lot configurations could change as development proceeded. Staff explained that changes could occur based upon final development plans and market conditions and that any resulting impact on debt service would be addressed through the applicable true-up process at the time of platting.

A Board member asked whether bond funds remained available to complete outstanding infrastructure. Ms. Adams clarified that no bond funds remained for that purpose and that the developer remained responsible for completing the required public infrastructure. If the obligation were transferred or assigned to another developer, that party would be required to use its own private funds to complete the remaining improvements included in the District's capital improvement plan.

Ms. Stalder stated that the discussion adequately explained the purpose of the work authorization and indicated that she could address the development closeout process separately.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Work Authorization 2026-02, was approved.
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Ms. Stalder provided additional information regarding the development and infrastructure closeout process. She explained that when a phase is completed and infrastructure is proposed for transfer, the improvements are inspected by both the applicable local municipality and the District Engineer. As-built plans are submitted to the municipality for review, and the municipality conducts its own inspection and prepares a closeout punch list. Items requiring correction must be addressed by the contractor. The District Engineer also performs a final inspection to confirm that the completed improvements are consistent with field conditions.

The Board discussed whether CCTV/video inspections of infrastructure are required as part of the closeout process. Ms. Stalder explained that this requirement varies by jurisdiction. She noted that previous closeouts performed through Osceola County did not require CCTV inspections and that she would need to confirm whether the City of St. Cloud requires them. If required, the contractor would typically perform the inspection, after which the City and District Engineer would review the resulting video. She further explained that the District could elect to require additional inspections independently, although such inspections are not necessarily standard unless required by the local municipality.

Ms. Stalder addressed the District's annual inspection and reporting requirements, explaining that the applicable water management district requires the CDD to report annually regarding operation and maintenance of the system. The District had completed its field work for the year and was preparing the required report. She noted that the City generally does not inspect private ponds as part of its process, although staff would further review the matter raised by the Board.

The Board discussed whether a resident CDD Board member could attend final punch-list inspections with the City, District Engineer, and contractor. Staff explained that attendance by a Board member during the District's portion of the process could be accommodated at the Board's direction. Attendance during the City's inspection process would be subject to the City's procedures, although staff could request that a CDD elected official be permitted to attend as a courtesy.

The Board expressed interest in having a Board member participate in future closeout meetings and final punch-list inspections. Staff explained that the City has its own permitting and inspection process, while the CDD separately conducts its review before infrastructure is conveyed from the landowner or developer to the District. Staff indicated that a designated Board member, such as the Board member assigned to the applicable area or the Chairman, could be included in the District's process at the Board's direction.

Ms. Stalder had no additional items to report. There being no further questions for the District Engineer, the Board excused Ms. Stalder from the remainder of the meeting.

C. Field Manager's Report

Ms. Hilyard provided an update regarding the midge management program, as well as several matters raised during public comment concerning the District's maintenance map. She advised that the maintenance map was available and that she would meet with the resident who raised the issue following the meeting to show where the map was posted on the District's public website and to address any additional field-management questions.

Ms. Hilyard reported that the maintenance map had been updated to identify pond numbers and locations and the corresponding areas of responsibility. She stated that the updated map would help clarify responsibility for maintenance going forward.

Ms. Hilyard also reported that previously approved landscape removals and replacements at the reserve monument signs and bridge-area planter were scheduled to be completed during the week and should be finished by the end of the following day. She noted that proposed changes to the landscape maintenance contract were also being reviewed in connection with the updated District responsibilities.

A Board member asked about the replacement plantings and whether the use of circular edging within the planters could be contributing to excessive water consumption. Ms. Hilyard stated that she understood irrigation to be located within the planters and would confirm the matter with the vendor. She noted that newly installed landscaping may also be receiving supplemental hand watering while becoming established and agreed to follow up regarding the irrigation concerns.

Ms. Hilyard reported that Solitude Lake Management continued to treat the District's ponds. Staff had requested deep-water temperature and dissolved oxygen reports to help ensure that treatment results were consistent with the District's pond-maintenance objectives. Treatments generally occur monthly, typically between the 6th and 11th of the month, although there had been approximately a one-week delay during the current month.

The Board discussed treatment of Pond 13 near Sweet Red Blush and Fall Glow. Ms. Hilyard explained that the treatment approach had been adjusted because treatment had previously been applied to only one side of the pond. Treatment was now being performed on both sides of the pond and within the roadside catch basins to address stagnant water and related conditions. The Board questioned why treatment had initially been limited to one side when the product was intended to disperse through the water. Ms. Hilyard stated that she was not certain of the reasoning behind the prior approach and would follow up with the vendor.

The Board further discussed stagnant water in stormwater drains and catch basins and the potential for such areas to contribute to midge activity. Staff confirmed that the intention was to treat the catch basins in addition to the ponds and clarified that treatment would encompass the applicable catch basins rather than only a portion of them.

Ms. Hilyard reported that following a request made at the previous meeting staff had conducted a trash collection at all CDD ponds during the month. A report had been prepared identifying the associated labor, and staff was coordinating with Solitude regarding ongoing pond-related maintenance.

Ms. Hilyard then presented a proposal related to the relocation of the Pond 4 fountain to Pond 2. She explained that the proposal included relocation of the fountain itself, together with the associated power box and power-control box. A motion was made to approve the proposal for fountain relocation.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Proposal for Fountain Relocation, was approved.
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The Board emphasized its desire for the fountain relocation to occur as quickly as possible, and staff acknowledged the request and indicated that the matter would be moved forward promptly.

The Board returned to the issue of stormwater management and asked how staff intended to address possible stagnant water within the stormwater drains. Ms. Hilyard reiterated that the catch basins, particularly those in areas experiencing stagnant water, would be included in the treatment program. Staff stated that the results at Pond 13 would be reviewed following treatment and that the approach could potentially be expanded to other ponds and associated catch basins if effective.

The Board also requested an update regarding the dissolved oxygen testing and related reports that had previously been discussed. Ms. Hilyard stated that the testing had been initiated by Jarrett and that she did not yet have the results. She advised that, by the next meeting, she would either provide the reports or give the Board an update regarding the anticipated timeframe for completion.

A Board member requested that the next meeting include information showing the number of irrigation sprinkler heads along Nolte Road, differentiated between the new HOA property and CDD-maintained property. Ms. Adams clarified that staff would obtain an irrigation count along Nolte Road distinguishing HOA property from CDD property. She further explained that staff was already working to identify the landscape maintenance expenses associated with the HOA tract, including irrigation costs, and would expand that request to include the number of sprinkler heads.

Ms. Adams also clarified that there is an agreement under which the CDD pays the streetlight costs for the applicable area and stated that she could provide additional information regarding that lease arrangement.

The Board raised concerns regarding the condition of landscaping, including magnolia trees and irrigation near the Multi Road area, and questioned whether the affected landscaping was receiving adequate irrigation. Ms. Hilyard agreed to follow up with the landscape vendor to confirm the condition and determine whether irrigation or another issue was responsible. Staff indicated that the matter would be investigated and reported back to the Board

D. District Manager's Report

i. Approval of Balance Sheet

Ms. Adams reviewed unaudited financial statements for informational purposes.

ii. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the Fiscal Year 2027 meeting schedule. The proposed schedule established meetings from October 2026 through September 2027 and maintained the District's existing schedule of meeting on the third Thursday of each month at 2:00 p.m. at the Twin Lakes Clubhouse.

On MOTION by Ms. Warner, seconded by Mr. Holesko, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

iii. District Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams then presented the Fiscal Year 2027 annual goals & objectives. She explained that Florida law requires special districts to adopt annual goals and objectives. The proposed Fiscal Year 2027 goals and objectives identified three primary areas: community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. Ms. Adams stated that the goals were structured so they could be accomplished efficiently through the District's normal course of business.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

**b. Review of Approved Fiscal Year 2026 Goals & Objectives
Authorizing the Chair to Execute Final Form**

Ms. Adams addressed the District's required annual report regarding achievement of its goals and objectives. She explained that the District was required to report whether the prior fiscal year's goals and objectives had been met and to post the completed report on the District's website by December 1, 2026. She requested authorization for the Chair to execute the final report so that it could be timely posted to the District's website.

On MOTION by Mr. Holesko, seconded by Ms. Warner, with all in favor, Accepting the Fiscal Year 2026 Goals & Objectives Authorizing the Chair to Execute Final Form, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There were no Supervisor's requests, and the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams requested a motion to adjourn the meeting.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the meeting was adjourned at 3:04 p.m.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION B

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 20, 2026

GENERAL FUND

Date	Check Numbers	Amount
07/22/26	849-853	\$31,675.42
08/06/26	854-859	\$36,919.97
<i><u>AUTOPAY:</u></i>		
08/12/26	8031-8033	\$15,784.29
Total		\$84,379.68

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/22/26	00010	6/02/26 93225850	202605 310-51300-42000		*	72.30	
		DELIVERY THRU 05/27/26					
		7/07/26 97232063	202606 310-51300-42000		*	6.68	
		SVCS 06/02/26					
		7/14/26 93791499	202607 310-51300-42000		*	56.63	
		DELIVERY THRU 07/08/26					
				FEDEX			135.61 000849
7/22/26	00001	7/01/26 194	202607 320-53800-34000		*	1,447.08	
		FIELD MGMT 07/26					
		7/01/26 195	202607 310-51300-34000		*	3,647.92	
		MGMT FEE 07/26					
		7/01/26 195	202607 310-51300-35101		*	105.00	
		WEB ADMIN 07/26					
		7/01/26 195	202607 310-51300-35100		*	162.25	
		INFO TECH 07/26					
		7/01/26 195	202607 310-51300-31300		*	450.67	
		DISSEMINATION AGENT SVCS					
		7/01/26 195	202607 310-51300-51000		*	.15	
		OFFICE SUPPLIES 07/26					
		7/01/26 195	202607 310-51300-42000		*	3.72	
		POSTAGE 07/26					
		7/01/26 195	202607 310-51300-42500		*	13.35	
		COPIES 07/26					
		7/01/26 195	202607 310-51300-51000		*	42.05	
		STAPLES 07/26					
		7/01/26 195	202607 310-51300-44000		*	200.00	
		MEETING ROOM 07/26					
				GMS-CENTRAL FLORIDA, LLC			6,072.19 000850
7/22/26	00004	7/22/26 07222026	202607 300-20700-10000		*	14,195.68	
		TRANSFER OF TEAX RECEIPTS					
				LIVE OAK LAKE CDD			14,195.68 000851
7/22/26	00039	7/22/26 07222026	202607 300-20700-10000		*	6,780.72	
		TRANSFER OF TAX RECEIPTS					
				LIVE OAK LAKE CDD			6,780.72 000852
7/22/26	00032	7/01/26 PSI27976	202607 320-53800-46800		*	1,474.00	
		MAINT 07/26					
		7/02/26 PSI28538	202607 320-53800-46800		*	3,017.22	
		MAINT 07/26					
				SOLITUDE LAKE MANAGEMENT			4,491.22 000853
8/06/26	00006	7/24/26 2249771	202606 320-53800-46300		*	4,500.00	
		SVCS 06/26					

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/24/26	22497769 202606 310-51300-31100 SVCS 06/26		*	1,385.00	
				DEWBERRY ENGINEERS INC.			5,885.00 000854
8/06/26	00010	7/20/26	88171192 202510 310-51300-42000 SVCS 10/25		*	67.06	
		7/21/26	97242601 202606 310-51300-42000 SVCS 06/16/26		*	6.05	
		7/28/26	93974611 202607 310-51300-42000 DELIVERY THRU 07/22/26		*	56.74	
				FEDEX			129.85 000855
8/06/26	00033	7/31/26	3780826 202506 310-51300-31500 SVCS 06/26		*	826.00	
		7/31/26	3780827 202506 300-13100-10000 SVCS 06/26		*	2,197.50	
		7/31/26	3780827 202506 310-51300-31500 SVCS 06/26		*	2,197.50	
		7/31/26	3780827 202506 300-20700-10000 SVCS 06/26		*	2,197.50-	
		7/31/26	3780826 202506 310-51300-31500 SVCS 06/26		V	826.00-	
		7/31/26	3780827 202506 300-13100-10000 SVCS 06/26		V	2,197.50-	
		7/31/26	3780827 202506 310-51300-31500 SVCS 06/26		V	2,197.50-	
		7/31/26	3780827 202506 300-20700-10000 SVCS 06/26		V	2,197.50	
		7/31/26	3780826 202606 310-51300-31500 SVCS 06/26		*	826.00	
		7/31/26	3780827 202606 300-13100-10000 SVCS 06/26		*	2,197.50	
		7/31/26	3780827 202606 310-51300-31500 SVCS 06/26		*	2,197.50	
		7/31/26	3780827 202606 300-20700-10000 SVCS 06/26		*	2,197.50-	
				KUTAK ROCK LLP			3,023.50 000856
8/06/26	00018	6/30/26	139098-0 202506 310-51300-48000 NOTICE OF PUBLIC HEARING		*	355.85	
		6/30/26	139098-0 202506 310-51300-48000 NOTICE OF PUBLIC HEARING		V	355.85-	
		6/30/26	139098-0 202606 310-51300-48000 NOTICE OF PUBLIC HEARING		*	355.85	
				ORLANDO SENTINEL			355.85 000857
				LOKS LIVE OAK LAKES SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/06/26	00032	8/01/26	PSI28891 202508 320-53800-46800 MAINT 08/26		*	1,474.00	
		8/02/26	PSI29379 202508 320-53800-46810 MAINT 08/26		*	899.89	
		8/02/26	PSI29399 202508 320-53800-46800 MAINT 08/26		*	3,017.22	
		8/01/26	PSI28891 202508 320-53800-46800 MAINT 08/26		V	1,474.00-	
		8/02/26	PSI29379 202508 320-53800-46810 MAINT 08/26		V	899.89-	
		8/02/26	PSI29399 202508 320-53800-46800 MAINT 08/26		V	3,017.22-	
		8/01/26	PSI28891 202608 320-53800-46800 MAINT 08/26		*	1,474.00	
		8/02/26	PSI29379 202608 320-53800-46810 MAINT 08/26		*	899.89	
		8/02/26	PSI29399 202608 320-53800-46800 MAINT 08/26		*	3,017.22	
SOLITUDE LAKE MANAGEMENT							5,391.11 000858
8/06/26	00049	8/01/26	218288 202608 320-53800-46200 LANDSCAPE MAINT 08/26		*	22,134.66	
UNITED LAND SERVICES							22,134.66 000859
TOTAL FOR BANK B						68,595.39	

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/26	00035	7/13/26 02232634	202607 320-53800-43000	SERVICE THRU 7/13/2026	*	28.26	
		7/13/26 02232634	202607 320-53800-43001	SERVICE THRU 7/13/2026	*	3,916.40	
		7/13/26 02232634	202607 320-53800-43000	SERVICE THRU 7/13/2026	*	28.71	
ORLANDO UTILITIES COMMISSION							3,973.37 008031
8/12/26	00037	7/22/26 62746-07	202607 320-53800-43100	SERVICE THRU 7/13/2026	*	64.25	
TOHO WATER AUTHORITY							64.25 008032
8/12/26	00037	7/22/26 62619-07	202607 320-53800-43100	SERVICE THRU 7/13/2026	*	11,746.67	
TOHO WATER AUTHORITY							11,746.67 008033
TOTAL FOR BANK Z						15,784.29	
TOTAL FOR REGISTER						84,379.68	

LOKS LIVE OAK LAKES SHENNING

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ASSESSMENTS - TAX COLLECTOR

							\$730,255.29 FY 2026 36300.10000 32.77%	\$1,013,900.00 FY 2026 36300.10000 45.50%	\$484,300.00 FY 2026 36300.10000 21.73%	\$2,228,455.29 TOTAL 100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	16 DSF Portion	20 DSF Portion	Total
11/14/25	INSTALLMENTS	\$18,369.18	\$928.88	\$348.81	\$0.00	\$17,091.49	\$5,600.81	\$7,776.27	\$3,714.42	\$17,091.49
11/21/25	CURRENT DISTRIBUTION	\$234,782.18	\$9,391.10	\$4,507.81	\$0.00	\$220,883.27	\$72,382.51	\$100,497.21	\$48,003.55	\$220,883.27
12/11/25	CURRENT DISTRIBUTION	\$1,743,586.96	\$69,744.01	\$33,476.86	\$0.00	\$1,640,366.09	\$537,540.97	\$746,331.86	\$356,493.26	\$1,640,366.09
12/19/25	CURRENT DISTRIBUTION	\$117,085.01	\$4,501.88	\$2,251.67	\$0.00	\$110,331.46	\$36,155.15	\$50,198.48	\$23,977.83	\$110,331.46
01/12/26	INSTALLMENTS	\$9,295.00	\$268.51	\$180.51	\$0.00	\$8,845.98	\$2,898.79	\$4,024.73	\$1,922.46	\$8,845.98
01/12/26	CURRENT DISTRIBUTION	\$22,829.57	\$684.88	\$442.91	\$0.00	\$21,701.78	\$7,111.58	\$9,873.85	\$4,716.35	\$21,701.78
01/30/26	INTEREST	\$0.00	\$0.00	\$0.00	\$1,473.84	\$0.00	\$482.97	\$670.57	\$320.30	\$1,473.84
02/05/26	INSTALLMENTS	\$702.43	\$11.62	\$13.82	\$0.00	\$676.99	\$221.85	\$308.02	\$147.13	\$676.99
02/05/26	CURRENT DISTRIBUTION	\$18,453.93	\$348.27	\$362.12	\$0.00	\$17,743.54	\$5,814.48	\$8,072.94	\$3,856.12	\$17,743.54
03/10/26	CURRENT DISTRIBUTION	\$10,322.23	\$118.87	\$204.06	\$0.00	\$9,999.30	\$3,276.73	\$4,549.47	\$2,173.10	\$9,999.30
03/10/26	INSTALLMENTS	\$363.14	\$0.00	\$7.26	\$0.00	\$355.88	\$116.62	\$161.92	\$77.34	\$355.88
04/07/26	INSTALLMENTS	\$9,656.20	\$0.00	\$193.13	\$0.00	\$9,463.07	\$3,101.01	\$4,305.50	\$2,056.57	\$9,463.07
04/07/26	CURRENT DISTRIBUTION	\$11,050.60	\$0.00	\$221.01	\$0.00	\$10,829.59	\$3,548.81	\$4,927.23	\$2,353.55	\$10,829.59
04/24/26	INTEREST	\$0.00	\$0.00	\$0.00	\$47.69	\$47.69	\$15.63	\$21.70	\$10.36	\$47.69
05/08/26	CURRENT DISTRIBUTION	\$17,616.77	(\$466.05)	\$361.65	\$0.00	\$17,721.17	\$5,807.15	\$8,062.76	\$3,851.26	\$17,721.17
05/08/26	INSTALLMENTS	\$700.96	(\$10.43)	\$14.23	\$0.00	\$697.16	\$228.46	\$317.19	\$151.51	\$697.16
06/05/26	DELINQUENT	\$2,918.90	(\$87.57)	\$60.13	\$0.00	\$2,946.34	\$965.50	\$1,340.52	\$640.31	\$2,946.34
06/13/26	DELINQUENT	\$9,697.23	(\$290.93)	\$199.77	\$0.00	\$9,788.39	\$3,207.61	\$4,453.51	\$2,127.27	\$9,788.39
07/29/26	INTEREST	\$0.00	\$0.00	\$0.00	\$30.60	\$30.60	\$10.03	\$13.92	\$6.65	\$30.60
TOTAL		\$2,227,430.29	\$85,143.04	\$42,845.75	\$1,552.13	\$2,100,993.63	\$688,486.65	\$955,907.64	\$456,599.34	\$2,100,993.63

**GROSS
99.95%**

ASSESSMENTS-DIRECT

					\$296,858.99 FY 2026 36300.10100 34.29%	\$568,825.00 FY2026 36300.10100 65.71%	\$865,683.99 TOTAL
DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS		O&M	DSF Portion	Total
CK#95036408 PULTE GROUP	10/15/25	\$26,120.30	\$26,120.30	\$26,120.30	\$26,120.30	\$0.00	\$26,120.30
CK#5512 NLV 2026-01	10/24/25	\$68,755.84	\$68,755.84	\$68,755.84	\$68,755.84	\$0.00	\$68,755.84
CK#95037898 PULTE GROUP	12/22/25	\$25,352.05	\$25,352.05	\$25,352.05	\$25,352.05	\$0.00	\$25,352.05
CK#5536 NLV 2026-01 (2)	12/17/25	\$66,733.61	\$66,733.61	\$66,733.61	\$66,733.61	\$0.00	\$66,733.61
CK#5551 NLV 2026-01 (3)	2/19/26	\$66,733.61	\$66,733.61	\$66,733.61	\$66,733.61	\$0.00	\$66,733.61
CK#95039198 PULTE GROUP	2/27/26	\$25,352.05	\$25,352.05	\$25,352.05	\$25,352.05	\$0.00	\$25,352.05
CK#5558 NLV 2026-01 (4)	3/18/26	\$262,579.37	\$262,579.37	\$262,579.37	\$0.00	\$262,579.37	\$262,579.37
CK#95042045 PULTE GROUP	7/22/26	\$95,666.62	\$95,666.62	\$95,666.62	\$0.00	\$95,666.62	\$95,666.62
TOTAL		\$637,293.45	\$637,293.45	\$637,293.45	\$279,047.46	\$358,245.99	\$637,293.45

ASSESSMENTS COMBINED

	GROSS AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$1,027,114.28	\$688,486.65	\$279,047.46	\$967,534.11	94.20%
DEBT SERVICE	\$2,067,025.00	\$955,907.64	\$358,245.99	\$1,314,153.63	63.58%
TOTAL	\$3,094,139.28	\$1,644,394.29	\$637,293.45	\$2,281,687.74	

SECTION IV

DIRECT COLLECTION AGREEMENT
[FY 2027 – Phases 5 & 6]

This **Agreement** ("**Agreement**") is made and entered into as of this September 1, 2026 ("**Effective Date**"), by and between:

LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida (hereinafter "**District**"), and

NARCOOSSEE LAND VENTURES, LLC, a Florida limited liability company, the owner and primary developer of lands within the District, and whose address is 283 Cranes Roost Blvd., Suite 250, Altamonte Springs, Florida 32701 ("**NLV**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within Phases 5 and 6 as more particularly described in **Exhibit A** attached hereto (the "**Property**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**FY 2027**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, NLV agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method (“**Uniform Method**”) of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments (“**Debt Assessments**”) if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Osceola County tax roll for platted lots; and

WHEREAS, the District and NLV desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property or in the event the Uniform Method is otherwise not available; and

WHEREAS, NLV desires to provide for the direct payment of the Special Assessments relating to the Property.

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** NLV agrees that the Special Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District. NLV hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Special Assessments.

3. **COVENANT TO PAY.** NLV agrees to pay the O&M Assessments and its previously levied Debt Assessments attributable to the Property, regardless of whether NLV owns the Property at the time of such payment. Nothing herein shall prohibit NLV from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to NLV on or about September 15, 2026, indicating the exact amount of the O&M Assessments and Debt Assessments being certified for collection in FY 2027. If NLV does not pay such invoice in full on or prior to December 1, 2026, then to the extent permitted by law, NLV may pay the Special Assessments in several partial, deferred payments and according to the following schedule: (i) for O&M Assessments, 34% due no later than October 15, 2026, 33% due no later than January 1, 2027, and 33% due no later than March 1, 2027; and (ii) for Debt Assessments, 67% due no later than April 1, 2027, and 33% due no later than October 1, 2027. The District’s decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District’s ability to collect and enforce its Special Assessments by any other method authorized by Florida law. NLV

acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Osceola County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for FY 2027, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to NLV: Narcoossee Land Ventures, LLC
 283 Cranes Roost Blvd., Suite 250
 Altamonte Springs, Florida 32701
 Attn: Amanda Caruso

If to the District: Live Oak Lake Community Development District
 219 East Livingston Street
 Orlando, Florida 32801
 Attn: District Manager

With a copy to: Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301
 Attn: District Counsel

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the

requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonable withheld; provided however, that NLV may assign this Agreement to Pulte Home Company, LLC ("**Pulte**") upon Pulte becoming the successor-in-interest of all of the Property without obtaining the prior written consent of the District provided Pulte expressly assumes in writing all of NLV's obligations hereunder and NLV files notice of such assignment and assumption with the District whereupon NLV will be released from any obligations or liability hereunder.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the NLV.

10. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of the Effective Date.

IN WITNESS WHEREOF, the parties execute this agreement the Effective Date first written above.

Attest:

LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

NARCOOSSEE LAND VENTURES, LLC,
a Florida limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A
Description of the Property
[Phases 5 & 6]

TRACTS FD-5 AND FD-6, AS SHOWN N THE PLAT KNOWN AS TWIN LAKES PHASES 3, 5, AND 6, RECORDED IN THE OFFICIAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 175 THROUGH 178, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SECTION V

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: tadams@gmscfl.com

July 20, 2026

Ms. Tricia Adams, District Manager
Live Oak Lake Community Development District
219 E. Livingston Street
Orlando, Florida 32801

Subject: **2026 District Stormwater Report
Live Oak Lake Community Development District
South Florida Water Management District**

Dear Ms. Adams:

In accordance with South Florida Water Management District for the Live Oak Lake Community Development District (CDD), we have completed our annual stormwater review of the portions of the projects constructed within this CDD. We find, based on this visual inspection and our knowledge of the community, that the stormwater infrastructure is being maintained in reasonably good repair; however, there are several items noted in the following write up that need attention.

Should you have any questions or require additional information, please contact me at (321) 354-9707.

Sincerely,

Nicole P. Stalder, P.E.
Vice President, Business Unit Manager
Dewberry Engineers, Inc

*NPS:ap
J:\Live Oak Lake CDD\Reports\Stormwater\Annual CDD StormWater Inspection 2026*



REPORT LETTER

Date: July 20, 2026

To: Nicole Stalder, District Engineer, Dewberry

From: Derek Staat EI, Graduate Engineer, Dewberry

Subject: Live Oak Lake Community Development District (CDD)

Stormwater Annual Inspection Results (June 2026); SFWMD Permit No.'s 49-02449-P, 49-02558-W, 49-103905-P, 49-103927-P, 49-105516-P, 49-104766-P, 49-106371-P, 49-103983-P.

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Live Oak Lake CDD stormwater management system conducted on June 10, 2026. The inspection and this report are specific to the system constructed in accordance with South Florida Water Management District (SFWMD) Permit No.'s 49-02449-P, 49-02558-W, 49-103905-P, 49-103927-P, 49-105516-P, 49-104766-P, 49-106371-P, 49-103983-P.

Please find below the summary of the findings of the inspection along with included recommendations for each of the action items noted. This letter contains a stormwater inspection map (**Attachment 1**) and a photo log (**Attachment 2**) depicting the areas of the stormwater management system that were inspected and require attention. The exhibit used and notes taken during the maintenance and operation inspection are included in Site Visit Exhibit (**Attachment 3**).

Report Recommendations

Live Oak Lakes: SFWMD Maintenance and Operation Inspection

General Comments are provided below regarding maintenance on site:

- Overgrowth appeared on nearly all outfall mitered end structures for the ponds. It is recommended that overgrowth is removed on all of these structures and the surrounding area to allow for increased stormwater flow.

The recommended corrective measures are listed below and displayed on the attached **Stormwater Photo Log (Attachment 2)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted. Items with a "*" are most severe and should be addressed first:

PROJECT LOCATION	POND	STRUCTURE NAME	TYPE	CONDITION	CORRECTIVE MEASURE
Twin Lakes	1	D519	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	1	D521	MES	1. Vegetation Overgrowth 2. Cracking	1. Remove Vegetation from front of MES 2. Verify severity of cracking when vegetation is clear and grout

REPORT LETTER

PROJECT LOCATION	POND	STRUCTURE NAME	TYPE	CONDITION	CORRECTIVE MEASURE
Twin Lakes	1	Outfall Structure	Orifice	Dirt buildup is blocking orifice	Remove dirt buildup from orifice
Twin Lakes	1	MES	MES	Vegetation overgrowth	Remove vegetation from front of MES
Twin Lakes	2	Outfall Structure	Orifice	Dirt buildup is blocking orifice	Remove dirt buildup from orifice
Twin Lakes	4	D121	MES	Large crack in MES, piece broken off	1. CCTV MES and connecting pipe, to verify effect of MES crack on pipe, if any 2. If pipe is also cracked, contractor to review repair options 3. If pipe is not cracked, MES to be stabilized with rock rubble
Twin Lakes	4	D65	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	4	D50A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	3	D53A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	3	D69A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	5	D80	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed
Twin Lakes	5	D68A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed

REPORT LETTER

PROJECT LOCATION	POND	STRUCTURE NAME	TYPE	CONDITION	CORRECTIVE MEASURE
Twin Lakes	6	D85A	MES	Washout around sides and top of structure	Add and stabilize soil and replace sod as needed
Twin Lakes	6	D99	MES	Washout under top of structure	Replace missing sod with new sod and stabilize
Twin Lakes	7	CS500	Outfall Structure	1. Grate has fallen 2. Vegetation debris inside and on top	1. Clear debris from structure 2. Install 4"x4" angle iron along long side of structure to support top of grate level with top of structure, utilize lag bolts to hold angle iron every 6"-12"
Twin Lakes	16	Bank of Pond	Hole	Large hole is in pond bank	Investigate reason for hole, make repair if necessary and fill in hole and sod
Twin Lakes	16	Bank of Pond	Hole	Large hole in pond bank	Investigate reason for hole, make repair if necessary and fill in hole and sod
Twin Lakes	20	Bank of Pond	Erosion	Large Eroded Area	While water level is low, add dirt, stabilize and sod down to NWL
Twin Lakes	20	Bank of Pond	Erosion	Large Eroded Area	While water level is low, remove dirt that has been swept into pond
Twin Lakes	24	Bank of Pond	Erosion	Large hole in pond bank	Investigate reason for hole, make repair if necessary and fill in hole and sod
Twin Lakes	25	D75	Outfall Structure	Fabric appears partially remaining from initial construction	Remove fabric
Northwest Lakeside Grove	4	D79	MES	1. Washout under top of structure 2. Rebar is sticking up behind structure	1. Replace soil and stabilize 2. Remove rebar or cut to be underground



REPORT LETTER

PROJECT LOCATION	POND	STRUCTURE NAME	TYPE	CONDITION	CORRECTIVE MEASURE
Northwest Lakeside Grove	5	Side of Pond	Erosion	Pond slope appears to be eroded	Replace soil, stabilize and sod side of pond
Northwest Lakeside Grove	6	D19	MES	1. Top of MES Structure cracked 2. Vegetation in front of structure	1. Grout crack in MES 2. Clear vegetation from in front of structure
Northwest Lakeside Grove Pond 6	6	D33	MES	Extreme vegetation around MES, Unable to verify condition	1. Clear vegetation from around MES 2. Verify condition of MES

Attachments

Attachment 1. Stormwater Inspection Map

Attachment 2. Live Oak Lakes CDD Photo Log

Attachment 3. Site Visit Notes

EXHIBIT #1

OSCEOLA COUNTY, FL

SEAL

KEY PLAN

SCALE

NORTH



No.	DATE	BY	Description

REVISIONS

DRAWN BY MDC

APPROVED BY NPS

CHECKED BY NPS

DATE DECEMBER 2020

TITLE

STORMWATER
INSPECTION
MAP
(ATTACHMENT 1)

PROJECT NO. 50075546 (BKNT-1)

SHEET NO.

Live Oak Lake CDD Photo Log Attachment 2

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	1	D519	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Low
Twin Lakes	1	D521	MES	1. Vegetation Overgrowth 2. Cracking	1. Remove Vegetation from front of MES 2. Verify severity of cracking when vegetation is clear and grout		Moderate
Twin Lakes	1	Outfall Structure	Orifice	Dirt buildup is blocking orifice	Remove dirt buildup from orifice to allow free flow of water		Severe
Twin Lakes	1	MES	MES	Vegetation overgrowth	Remove vegetation from front of MES		Moderate

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	2	Outfall Structure	Orifice	Dirt buildup is blocking orifice	Remove dirt buildup from orifice to allow free flow of water		Severe
Twin Lakes	4	D121	MES	Large crack in MES, piece broken off	1. CCTV MES and connecting pipe, to verify affect of MES crack on pipe, if any 2. If pipe is also cracked, contractor to review repair options 3. If pipe is not cracked, MES to be stabilized with rock rubble		Severe
Twin Lakes	4	D65	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Moderate
Twin Lakes	4	D50A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Moderate

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	3	D53A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Moderate
Twin Lakes	3	D69A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Moderate
Twin Lakes	5	D80	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Low
Twin Lakes	5	D68A	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Low

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	6	D85A	MES	Washout around sides and top of MES structure	Add and stabilize soil and replace sod as needed		Severe
Twin Lakes	6	D99	MES	Washout under top of MES structure	Add and stabilize soil and replace sod as needed		Low
Twin Lakes	7	CS500	Outfall Structure	1. Grate has fallen 2. Vegetation debris inside and on top	1. Clear debris from structure 2. Install 4"x4" angle iron along long side of structure to support top of grate level with top of structure, utilize lag bolts to hold angle iron every 6"-12"		Severe
Twin Lakes	16	Bank of Pond	Hole	Large hole in pond bank	Investigate reason for hole, make repair if necessary and fill in hole with sod		Low

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	16	Bank of Pond	Hole	Large hole in pond bank	Investigate reason for hole, make repair if necessary and fill in hole with sod		Low
Twin Lakes	20	Bank of Pond	Erosion	Large Eroded Area	While water level is low, add dirt, stabilize and sod down to NWL		Low
Twin Lakes	20	Bank of Pond	Erosion	Large Eroded Area	While water level is low, remove dirt that has been swept into pond		Low

Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Twin Lakes	24	Bank of Pond	Erosion	Large hole in pond bank	Investigate reason for hole, make repair if necessary and fill in hole with sod		Low
Twin Lakes	25	D75	Outfall Structure	Fabric appears partially remaining from initial construction	Remove fabric		Severe
Northwest Lakeside Grove	4	D79	MES	1. Washout under top of structure 2. Rebar is sticking up behind structure	1. Replace soil and stabilize 2. Remove rebar or cut to be underground		Severe

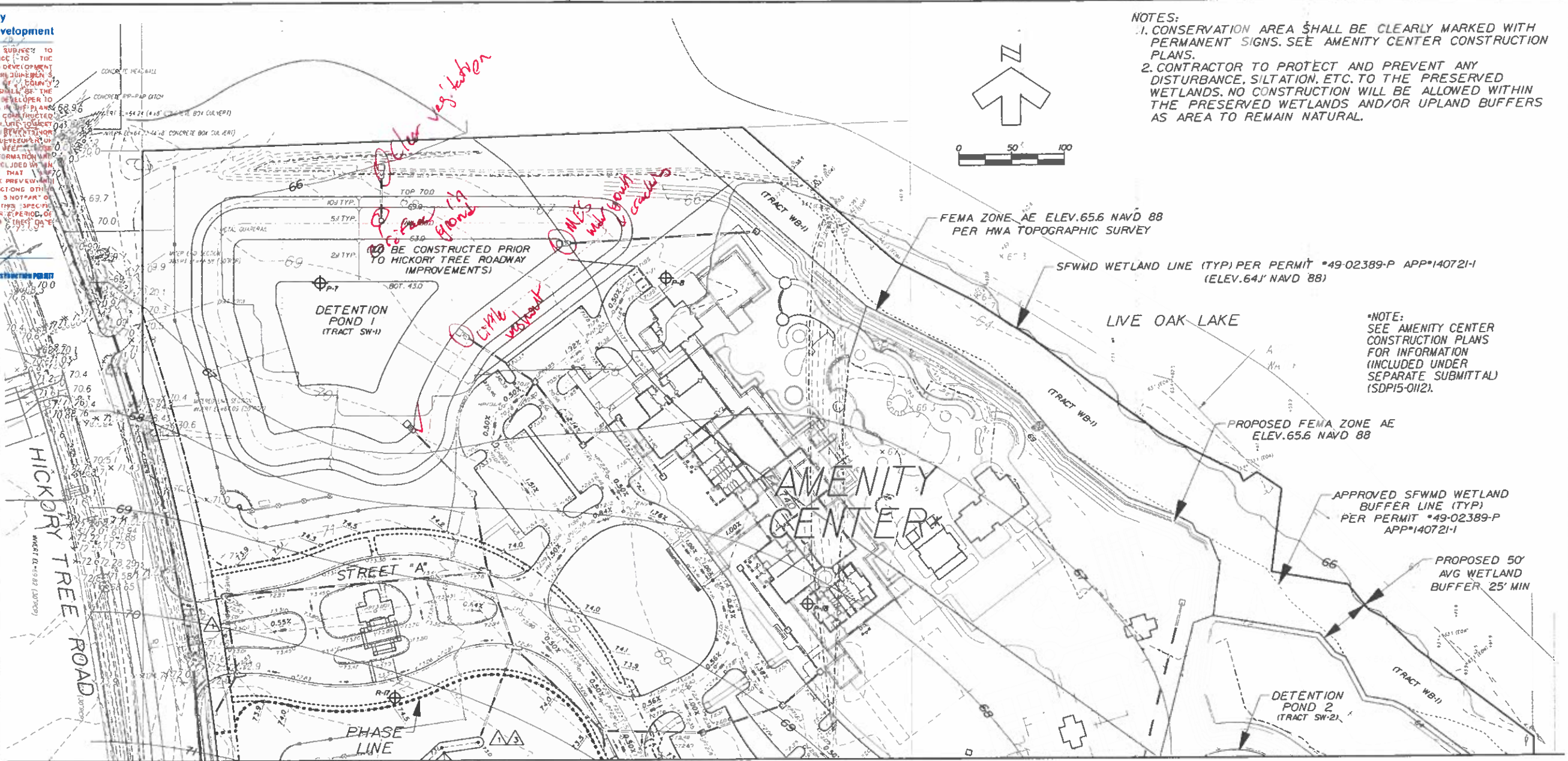
Project Location	Pond	Structure Name	Type	Condition	Corrective Measure	Photo	Severity
Northwest Lakeside Grove	5	Side of Pond	Erosion	Pond slope appears to be eroded	Replace soil, stabilize and sod side of pond		Moderate
Northwest Lakeside Grove	6	D19	MES	1. Top of MES Structure cracked 2. Vegetation in front of structure	1. Grout crack in MES 2. Clear vegetation from in front of structure		Severe
Northwest Lakeside Grove Pond 6	6	D33	MES	Extreme vegetation around MES, Unable to verify condition	1. Clear vegetation from around MES 2. Verify condition of MES		Moderate

SDP15-0060 - 10/22/15

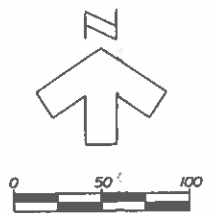
Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC ORDINANCES OF THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES IN THE PLANS OR THE FACILITY AND CONSTRUCTION WHICH RESULT IN A FAILURE TO COMPLY WITH APPLICABLE CODE REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY TO VERIFY THE REQUIREMENTS ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED IN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEWING AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE PROFESSIONAL ENGINEER



- NOTES:
1. CONSERVATION AREA SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS. SEE AMENITY CENTER CONSTRUCTION PLANS.
 2. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.



NOTE:
REFER TO CONSTRUCTION REVISION FOR NORTHWEST GROVES FOR HICKORY TREE ROADWAY IMPROVEMENTS.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		D3
SPOT ELEVATION	87.42	87.42
LOT GRADING	1x5'	PROP.
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		-74
SOILS BORING		P-10

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 2. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
 4. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. 9 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. 66.
 6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.

8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. 20-22 & 29-47.
10. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
11. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
13. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. 6.
14. REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.

Dewberry

FLORIDA

OSCEOLA COUNTY

LOT & BLOCK GRADING PLAN

TWIN LAKES PHASE 1

200 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801

407-840-1700 - ENGINEERING BUSINESS - 97A

9/17/2015

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

REV PER COUNTY & CITY COMMENTS

OSCEOLA COUNTY
COMMUNITY DEVELOPMENT

NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 1' ABOVE THE ADJACENT ROAD CROWN FOR APPROVAL WITH THIS S.D.P. IS BEING REQUESTED.
2. ALL RETENTION/DETENTION BASINS SHALL BE SPECIFIC CONFORMANCE WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF GOVERNMENT. LUMBER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF CORRECT ANY DEFECTS IN THE OR THE FACILITY AS CONSTRUCTION WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS.
3. THE HOA SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION, AND REPAIR OF THE DRAINAGE, ACCESS & SIDEWALK ESM. THE HOA SHALL BE RESPONSIBLE TO MEET THE REQUIREMENTS OF THE HOA THAT MAY BE INCLUDED WITHIN THE HOA WITH ACCESS RIGHTS TO THESE DRAWINGS. THAT OSCEOLA COUNTY, CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY.
4. THIS APPROVAL IS NOT PART OF THE APPROVAL & VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

7220

8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.

9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET NO. 20-22 & 29-47.

10. A MINIMUM 500' OF EXISTING SIDEWALK SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/ OR EDGE OF PAVEMENT SHALL BE SODDED.

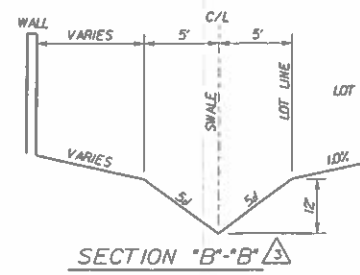
11. ALL SOIL DENSITY TO BE SUBMITTED IN INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER UNDESIRABLE SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

13. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET 20-22.

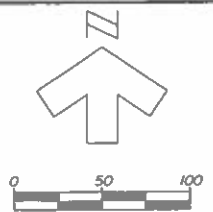
14. REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE, BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.

LOTS 170-173 ARE
BETWEEN 18° & 24°
ABOVE THE CROWN
OF THE ROADWAY.



LEGEND	
DESCRIPTION	
STORM SEWER SYSTEM	EXISTING
CONTOUR	
DRAINAGE STRUCTURE	D3
SPOT ELEVATION	87.42
LOT GRADING	EXIST
DIRECTION OF SURFACE FLOW	
PROPOSED SHWT CONTOURS	74
SOILS BORING	Φ-10

*NOTE:
SEE AMENITY CENTER
CONSTRUCTION PLANS FOR
INFORMATION (INCLUDED UNDER
SEPARATE SUBMITTAL)
(SDP15-0112).



AMENITY
CENTER
PHASE I

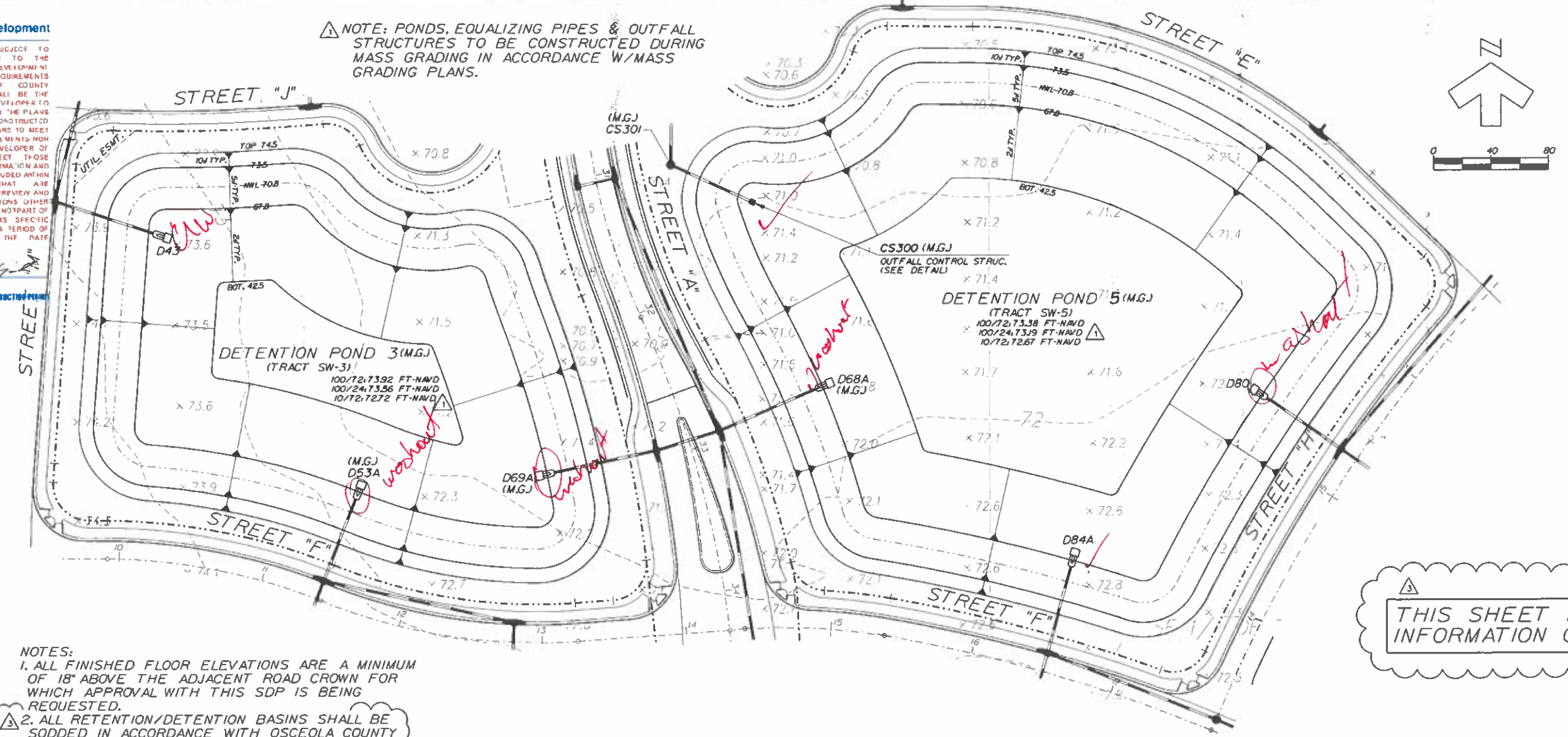
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE SHEET No. 13 FOR TYPICAL LOT & BLOCK GRADING DETAILS.

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED. THE RESULTING FAILURE TO MEET APPLICABLE CODE REQUIREMENTS DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS NOT INCLUDED HEREIN ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

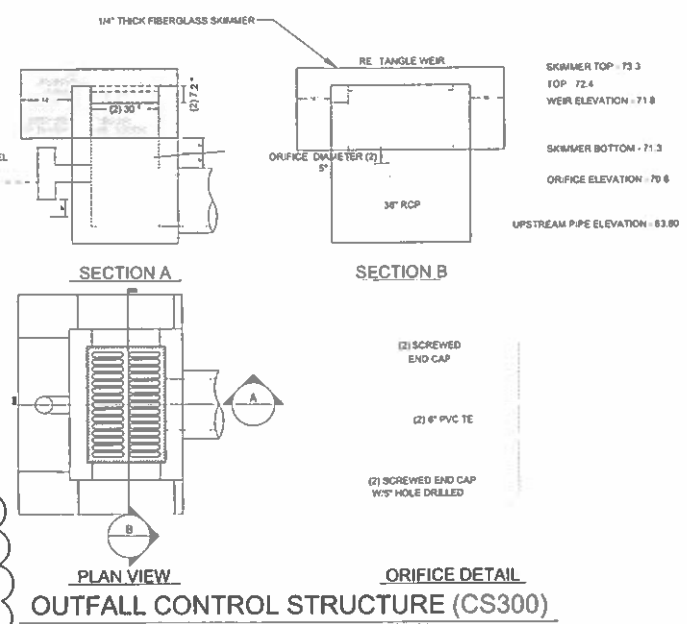
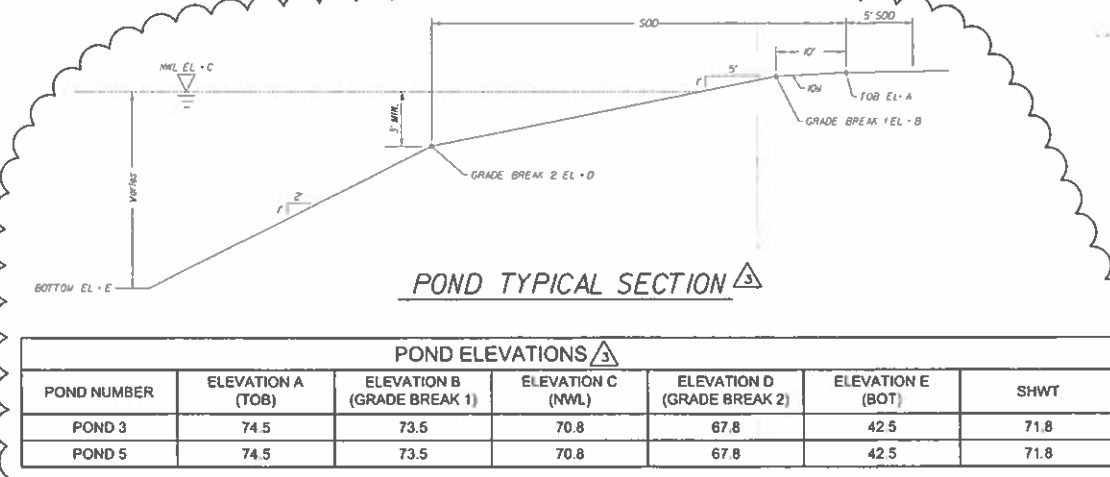
NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

NOTE: PONDS, EQUALIZING PIPES & OUTFALL STRUCTURES TO BE CONSTRUCTED DURING MASS GRADING IN ACCORDANCE W/MASS GRADING PLANS.



- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 2. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
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 5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. 66.
 6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. 29-47.
 10. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



Dewberry

FLORIDA

OSCEOLA COUNTY

DETENTION PONDS 3 & 5

TWIN LAKES PHASE I

CORPORATE OFFICE: 3505 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801

407-543-5110 - ENGINEERING BUSINESS - 8794

9/17/2015

REVISIONS	DATE	BY	DESCRIPTION
1	8-6-15	KJK	REV PER COUNTY & CITY COMMENTS
2	8-6-15	KJK	REV PER CITY UTILITIES COMMENTS
3	8-15-15	KJK	REV PER COUNTY & CITY REVIEW

CONTRACTOR: "As-Built" were furnished to me by the contractor listed below. I, or on my behalf, have reviewed the drawings and have no knowledge of any errors or omissions in the construction.

DATE OF REVIEW: 9/17/2015

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1" = 40'

DATE: 9/17/2015

PROJECT NO: 15-0060

FILE NAME: 15-0060-01.dwg

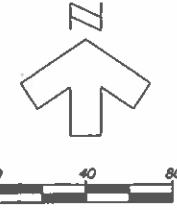
SHEET: 1 OF 16

3:36:07 PM

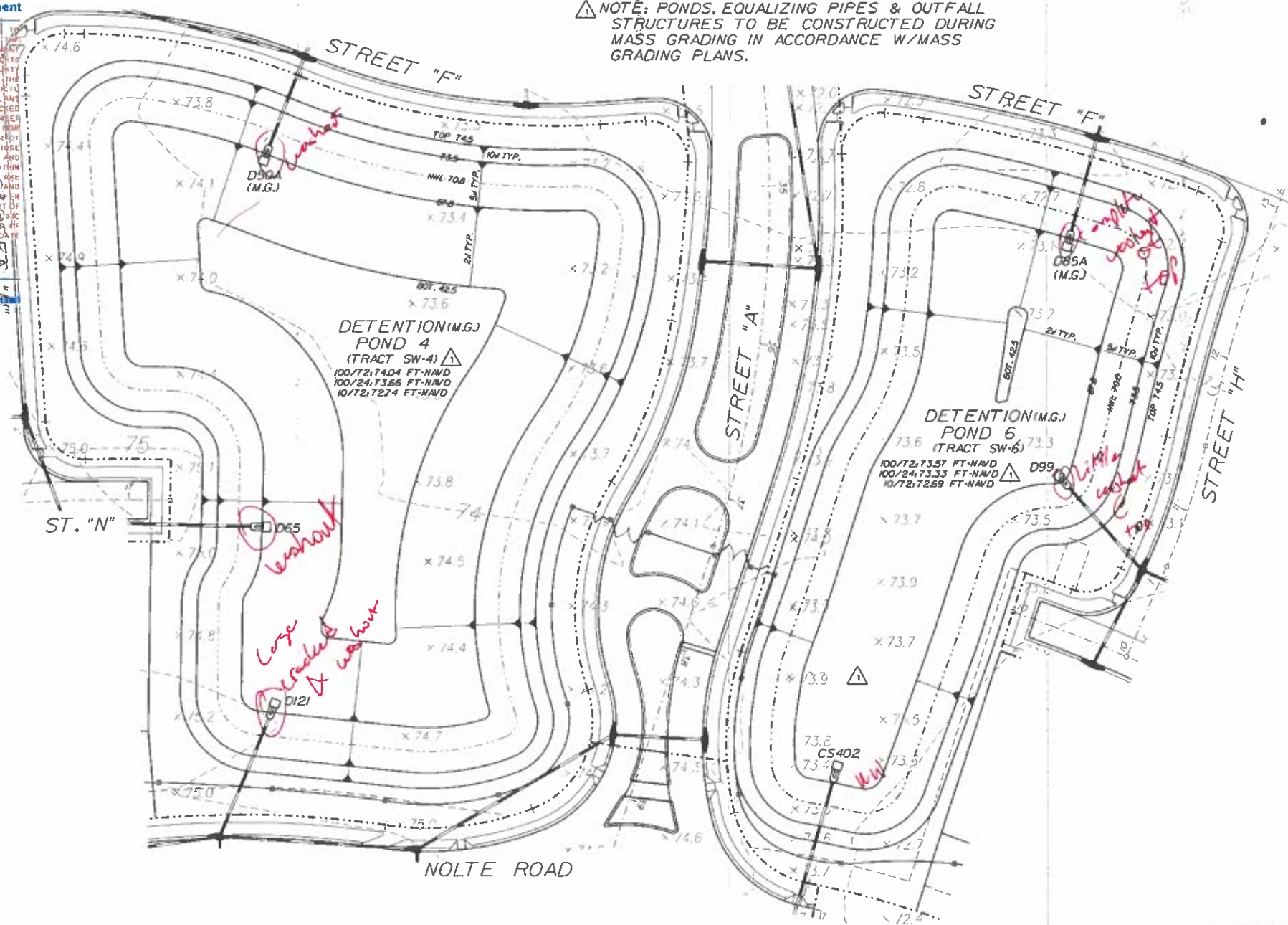
THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THIS DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THE REQUIREMENTS ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS. THESE ARE CONSIDERED UNDER THE PREEMPTIVE AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIAL APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONTRACT DOCUMENT

NOTE: PONDS, EQUALIZING PIPES & OUTFALL STRUCTURES TO BE CONSTRUCTED DURING MASS GRADING IN ACCORDANCE W/MASS GRADING PLANS.



THIS SHEET FOR
INFORMATION ONLY

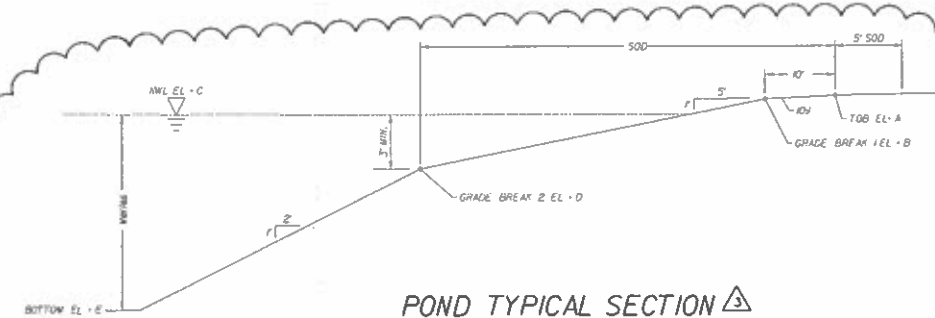


NOTES:

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5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. 66.
6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.

8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. 29-47.
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12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



POND TYPICAL SECTION

POND ELEVATIONS						
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)	SHWT
POND 4	74.6	73.5	70.8	67.8	42.5	71.8
POND 6	74.6	73.5	70.8	67.8	42.5	71.8

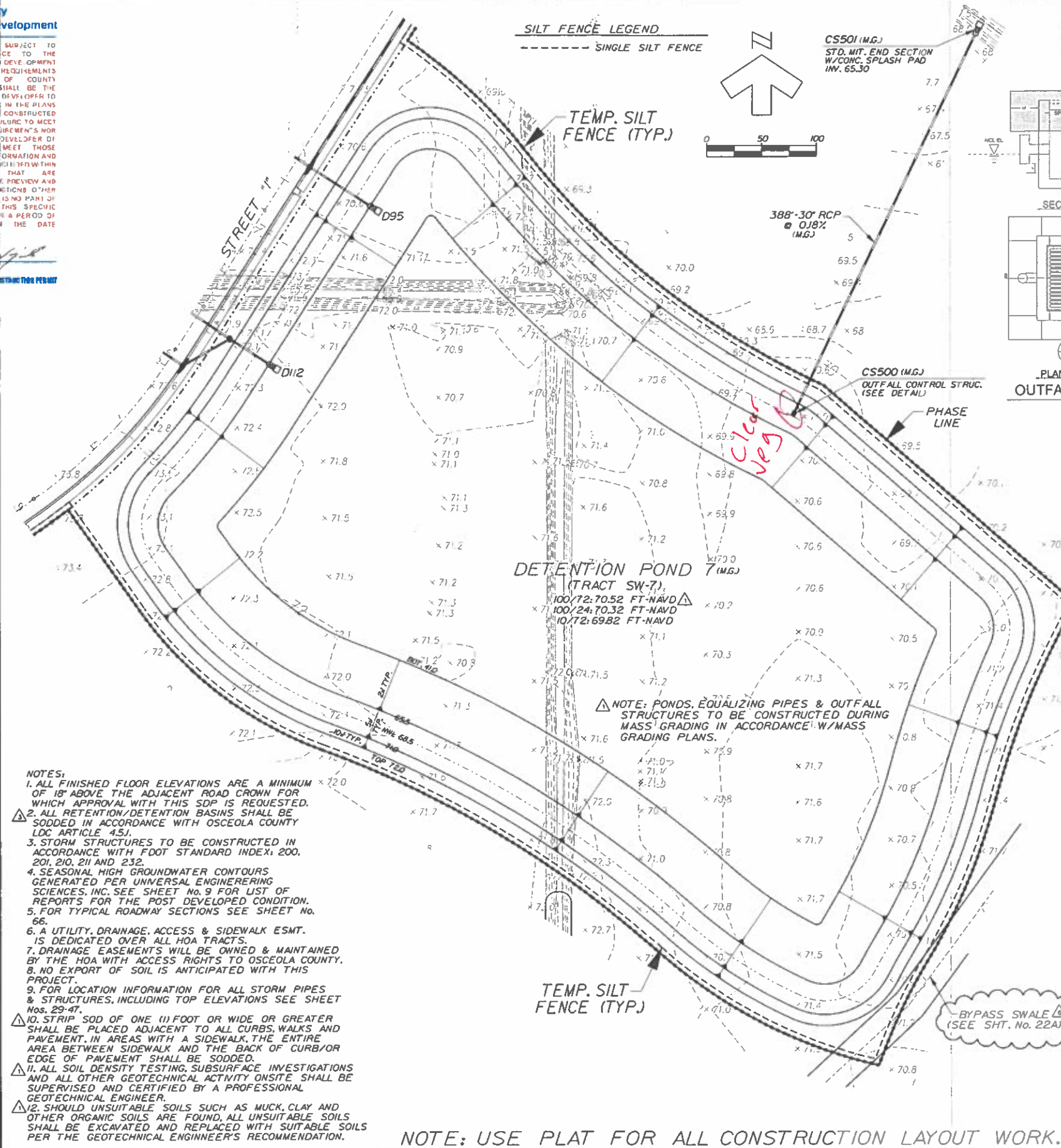
DATE	BY	REVISIONS	DESCRIPTION
8-6-15	KJK	1	REV PER COUNTY & CITY COMMENTS/ OFFICE QA
6-25-15	KJK	2	REV PER CITY UTILITIES COMMENTS
6-15-15	KJK	3	REV PER COUNTY & OFFICE REVIEW

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

SDP15-0060 - 10/22/15

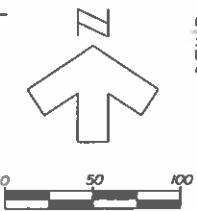
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NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

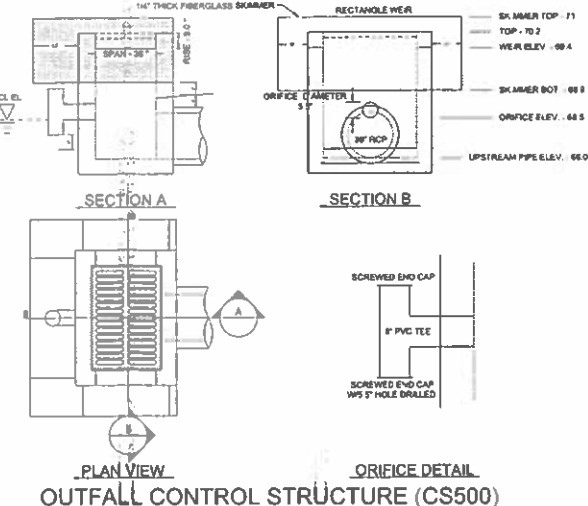


SILT FENCE LEGEND
--- SINGLE SILT FENCE

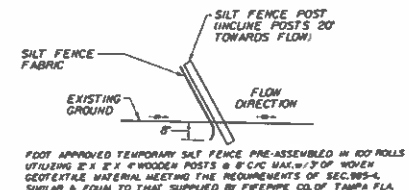
TEMP. SILT FENCE (TYP.)



CS500 (M.G.)
STD. MIT. END SECTION
W/ CONC. SPLASH PAD
INV. 65.30



OUTFALL CONTROL STRUCTURE (CS500)
TYPE "D" INLET PER F.D.O.T. INDEX NO. 232
NOTE: CONSTRUCT WEIRS ON NON-BENCHED SIDES



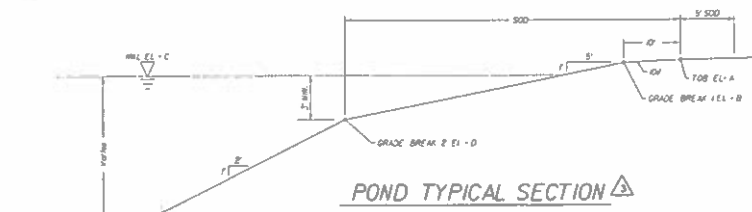
SINGLE SILT FENCE

NOTES:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDING.
5. GEOTEXTILE MATERIAL TO MEET THE REQUIREMENTS OF SEC. 905-4.

TYPICAL SILT FENCE DETAILS

NOTE:
TEMP. SILT FENCE SINGLE ROW ALONG INSIDE OF PERIMETER OF P/L THE EROSION CONTROL MEASURES DEPICTED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES WILL BE UTILIZED BY THE CONTRACTOR AS NEEDED BASED ON ACTUAL SITE CONDITIONS.

THIS SHEET FOR
INFORMATION ONLY



POND TYPICAL SECTION

POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (HWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 7	72.0	71.0	68.5	65.5	41.0

- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS REQUESTED.
 2. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX, 200, 201, 210, 211 AND 232.
 4. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. 9 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. 66.
 6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET NOS. 29-47.
 10. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
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 12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

TEMP. SILT FENCE (TYP.)

BYPASS SWALE (SEE SHT. NO. 22A)

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

REVISION	DESCRIPTION	DATE	BY
1	ADDED BYPASS SWALE	8-25-15	K.K.
2	REV PER OFFICE QA	8-18-15	K.K.
3	REV PER COUNTY & CITY COMMENTS/OFFICE QA	8-6-15	K.K.
4	REV PER CITY UTILITIES COMMENTS	6-25-15	K.K.
5	REV PER COUNTY & OFFICE REVIEW	6-15-15	K.K.

CONTRACTOR "AS-BUILT" stamp area with fields for project name, date, and signatures. Includes a circular seal for the Professional Engineer.

OSCEOLA COUNTY PERMANENT EROSION CONTROL NOTES:
THE EROSION CONTROL FACILITIES OF THE PROJECT SHALL BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMING DEVICE TO TRAP FLOATABLE DEBRIS.

A. PERMANENT SEEDING
ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL, AS A MINIMUM, BE FERTILIZED AND SEEDING IN ACCORDANCE WITH THE OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS.

B. PERMANENT SEEDING AND MULCHING
IN ADDITION TO THE MINIMUM REQUIREMENTS ABOVE, SLOPES OF FROM 6:1 TO 3:1, INCLUSIVE, WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES. LOOSE MEASURE OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.

C. PERMANENT SODDING
ALL RETENTION/DETENTION BASINS SHALL BE SOLID SODDED AS DESCRIBED IN THIS CHAPTER. ALL EXPOSED AREAS INCLUDING PUBLIC RIGHTS-OF-WAY WITH SLOPES STEEPER THAN 4:1 WILL BE SOLID SODDED.

D. STRIP SODDING
STRIP SOD, IF FOOT WIDE OR GREATER, SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN THE SIDEWALK AND THE BACK OF CURB AND/OR EDGE OF PAVEMENT SHALL BE SODDED.

E. REGRASSING
ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.

F. ADDITIONAL FERTILIZER
GRASSED AREAS, NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION, SHALL BE REFERTILIZED AT AN APPLICATION RATE OF 250 LB. PER ACRE.

Drawing Index

Civil

- COVER SHEET
OVERALL BOUNDARY LEGAL
OVERALL BOUNDARY SURVEY
GENERAL NOTES
EXISTING CONDITIONS PLAN
ENVIRONMENTAL IMPACTS PLAN
DEWATERING PLAN
BOUNDARY SURVEY
EROSION CONTROL PLANS
OVERALL TWIN LAKES SITE PLAN
PHASE 2A & 2B SITE PLAN
STOPPING SIGHT DISTANCE
GEOMETRY PLANS
GEOMETRY DATA
OVERALL GRADING PLAN KEY MAP
LOT & BLOCK GRADING PLANS
DETENTION PONDS 9 & 10
DETENTION PONDS 12 & 13
DETENTION PONDS 14 & 15
PHASE 2A TEMPORARY BYPASS DITCH
PHASE 2C & PORTION OF 2D MASS GRADING LIMITS
UTILITY PLANS
SAMPLE POINTS LOCATION PLANS
PLAN & PROFILE KEY MAP
PLAN & PROFILES
HICKORY TREE ROAD UTILITY IMPROVEMENTS
SIGNAGE & STRIPING PLANS
CITY OF ST. CLOUD DETAILS
PAVING & DRAINAGE DETAILS
IRRIGATION DETAIL

Landscape

- L1.10-L1-12 LAYOUT PLAN
L2.10-L2.13 LANDSCAPE PLAN
L2.20 NOTES, LEGEND & DETAILS

Irrigation

- IR1-IR10 IRRIGATION PLAN
IR11-IR12 IRRIGATION DETAILS
IR13 IRRIGATION NOTES

LEGAL DESCRIPTION:

PHASE 2
A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, TOGETHER WITH A PORTION OF LOTS 7 AND 8 AND THAT PLATTED UNNAMED RIGHT OF WAY LYING NORTHERLY THEREOF, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD (VARIABLE RIGHT OF WAY WIDTH) PER OFFICIAL RECORDS BOOK 3953, PAGE 1367, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S 89°39'48"W, A DISTANCE OF 10.00 FEET; THENCE S 00°13'55"W, A DISTANCE OF 290.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S 89°48'05" E, A DISTANCE OF 30.00 FEET; THENCE N 00°13'55" E, A DISTANCE OF 32.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 31°45'25", A CHORD BEARING OF N 74°11'00" E AND A CHORD DISTANCE OF 20.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF N 62°27'43" E AND A CHORD DISTANCE OF 68.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.82 FEET TO THE END OF SAID CURVE; THENCE S 89°45'55" E, A DISTANCE OF 141.46 FEET; THENCE N 00°13'55" E, A DISTANCE OF 141.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF N 28°06'50" E AND A CHORD DISTANCE OF 68.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°08'22", A CHORD BEARING OF N 20°41'11" E AND A CHORD DISTANCE OF 26.70 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.28 FEET TO THE END OF SAID CURVE; THENCE S 89°48'05" E, A DISTANCE OF 28.43 FEET; THENCE N 00°13'55" E, A DISTANCE OF 9.50 FEET; THENCE S 89°48'05" E, A DISTANCE OF 5.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 743.00 FEET, A CENTRAL ANGLE OF 13°33'58", A CHORD BEARING OF N 83°26'56" E AND A CHORD DISTANCE OF 175.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 13°27'03", A CHORD BEARING OF N 83°19'59" E AND A CHORD DISTANCE OF 321.80 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 322.32 FEET TO A POINT OF TANGENCY; THENCE N 90°00'00" E, A DISTANCE OF 222.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 67°31'24", A CHORD BEARING OF S 56°14'18" E AND A CHORD DISTANCE OF 64.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 34°28'11", A CHORD BEARING OF S 15°14'30" E AND A CHORD DISTANCE OF 44.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.72 FEET TO THE END OF SAID CURVE; THENCE N 90°00'00" E, A DISTANCE OF 111.80 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 85°20'36", A CHORD BEARING OF N 42°40'18" E AND A CHORD DISTANCE OF 81.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 28°10'48", A CHORD BEARING OF S 80°34'00" E AND A CHORD DISTANCE OF 90.07 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 36°14'21", A CHORD BEARING OF S 48°21'28" E AND A CHORD DISTANCE OF 276.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 281.46 FEET TO A POINT OF TANGENCY; THENCE S 30°14'15" E, A DISTANCE OF 35.69 FEET; THENCE S 59°45'45" W, A DISTANCE OF 65.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 90.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 35.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 30.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 64.74 FEET; THENCE N 30°14'15" W, A DISTANCE OF 20.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 30.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 163.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 39°18'04", A CHORD BEARING OF S 44°33'17" E AND A CHORD DISTANCE OF 432.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 437.25 FEET TO A POINT OF TANGENCY; THENCE S 59°32'19" E, A DISTANCE OF 627.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 11°41'43", A CHORD BEARING OF S 65°23'10" E AND A CHORD DISTANCE OF 214.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.35 FEET TO THE END OF SAID CURVE; THENCE S 18°45'38" W, A DISTANCE OF 108.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF S 58°14'17" W AND A CHORD DISTANCE OF 243.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.55 FEET TO THE END OF SAID CURVE; THENCE S 66°43'12" W, A DISTANCE OF 64.74 FEET; THENCE S 18°45'38" W, A DISTANCE OF 108.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF S 11°44'35" W AND A CHORD DISTANCE OF 205.99 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.87 FEET TO THE END OF SAID CURVE; THENCE S 00°18'49" W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF S 09°44'31" E AND A CHORD DISTANCE OF 173.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF S 11°59'22" E AND A CHORD DISTANCE OF 123.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.57 FEET TO THE END OF SAID CURVE; THENCE S 05°32'35" E, A DISTANCE OF 62.76 FEET; THENCE S 00°18'49" W, A DISTANCE OF 179.89 FEET; THENCE S 89°43'11" E, A DISTANCE OF 12.80 FEET; THENCE S 00°18'49" W, A DISTANCE OF 247.76 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N 89°43'11" W ALONG SAID SOUTH LINE, A DISTANCE OF 1208.70 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 7; THENCE RUN S00°23'24"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 331.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 1198.80 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: N00°27'37"E, A DISTANCE OF 0.94 FEET; THENCE RUN N89°32'12"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°27'16"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: N 00°13'55" E, A DISTANCE OF 1266.45 FEET; THENCE N 89°46'37" W, A DISTANCE OF 10.00 FEET; THENCE N 00°13'55" E, A DISTANCE OF 1014.41 FEET TO THE POINT OF BEGINNING
CONTAINING: 140.497 ACRES MORE OR LESS.

TWIN LAKES PHASES 2A & 2B W/MASS GRADING OF 2C & PORTIONS OF 2D

Osceola County, Florida CONSTRUCTION PLANS Submittal AUGUST 2016

Parcel ID. Numbers
17-26-31-0000-0040-0000 Portion,
17-26-31-0000-0050-0000 Portion,
17-26-31-0000-0060-0000
& 20-26-31-4950-0001-0070

NOTE:
THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, BOAT DOCKS, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND DECORATIVE/RETAINING WALLS.

UTILITY PROVIDERS

SEWER, WATER & RECLAIM
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FLORIDA 34769
407-957-7344
POWER
OUC ELECTRIC
5003 PERSHING AVENUE
ORLANDO, FLORIDA 32822
407-384-4100

TELEPHONE
CENTURYLINK
1359 VINE STREET
KISSIMMEE, FLORIDA 34741
407-957-6302
CABLE
BRIGHTHOUSE
3613 GRISSOM LANE
KISSIMMEE, FLORIDA 34741
407-532-8509

Prepared For

NARCOOSSEE LAND VENTURES, LLC
370 CENTER POINT CIRCLE
ALTAMONTE SPRINGS, FLORIDA 32701

Civil Engineer /Environmental

DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: (321) 354-9711
CONTACT: DANIELLE VAN DE LOO, P.E.

Survey-Topographic

HANSON, WALTER & ASSOCIATES
400 EMMITT STREET
KISSIMMEE, FLORIDA 34741
PHONE: (407) 847-9433
CONTACT: RANDY HANSON

Survey-Boundary & Topographic

DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: (321) 354-9834
CONTACT: BILL DONLEY, P.S.M.

Geotechnical Engineer

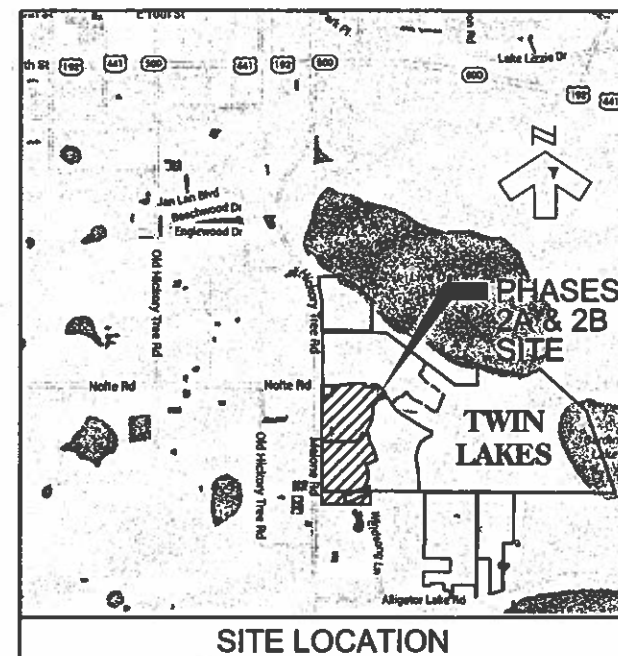
UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504
CONTACT: GUY H. RABENS, M.S., P.E.

Traffic Engineer

LUKE TRANSPORTATION ENGINEERING
CONSULTANTS, INC.
29 EAST PINE STREET
ORLANDO, FLORIDA 32828
PHONE: (407) 423-8055
CONTACT: J. ANTHONY LUKE, P.E.

Landscape Architect

DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: (321) 354-9744
CONTACT: MICHAEL URCHUK



SITE LOCATION

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.343.8130
ENGINEERING BUSINESS - 4704

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA

SEAL

Danielle Van De Loo
Professional Engineer
FL 17182010

No.	DATE	BY	Description
2	11-9-16	TFS	REV PER COMMENTS
1	9-22-16	TFS	REV PER COMMENTS
REVISIONS			
DRAWN BY: JFS			
APPROVED BY: DMV			
CHECKED BY: DMV			
DATE: AUGUST 2016			
DATUM: NAVD 88			

TITLE

COVER SHEET

PROJECT NO. JAB017-1/Phase 2

C01

SHEET NO.

SDP16-0088 - 12114/16

Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONDITIONS OF THE OSCEOLA COUNTY COMMUNITY DEVELOPMENT CODE AND ANY SUBSEQUENT AMENDMENTS OF THE OSCEOLA COUNTY COMMISSIONER. THE APPLICANT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ATTACHED SURVEY PLAN

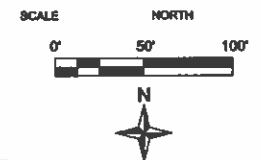
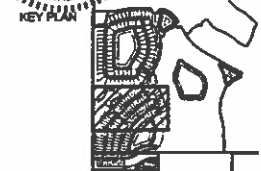
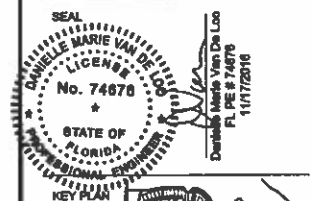
MATCH LINE SEE SHEET No. C20 MATCH LINE
(SEE SHEET No. C25 FOR PHASE 2A TEMPORARY BYPASS DITCH)

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS 4794

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	Description
REVISIONS			
1	08/01/2016	DMV	ISSUED FOR PERMIT
2	08/01/2016	DMV	REVISED FOR COMMENTS
3	08/01/2016	DMV	REVISED FOR COMMENTS
4	08/01/2016	DMV	REVISED FOR COMMENTS
5	08/01/2016	DMV	REVISED FOR COMMENTS
6	08/01/2016	DMV	REVISED FOR COMMENTS
7	08/01/2016	DMV	REVISED FOR COMMENTS
8	08/01/2016	DMV	REVISED FOR COMMENTS
9	08/01/2016	DMV	REVISED FOR COMMENTS
10	08/01/2016	DMV	REVISED FOR COMMENTS
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13	08/01/2016	DMV	REVISED FOR COMMENTS
14	08/01/2016	DMV	REVISED FOR COMMENTS
15	08/01/2016	DMV	REVISED FOR COMMENTS
16	08/01/2016	DMV	REVISED FOR COMMENTS
17	08/01/2016	DMV	REVISED FOR COMMENTS
18	08/01/2016	DMV	REVISED FOR COMMENTS
19	08/01/2016	DMV	REVISED FOR COMMENTS
20	08/01/2016	DMV	REVISED FOR COMMENTS

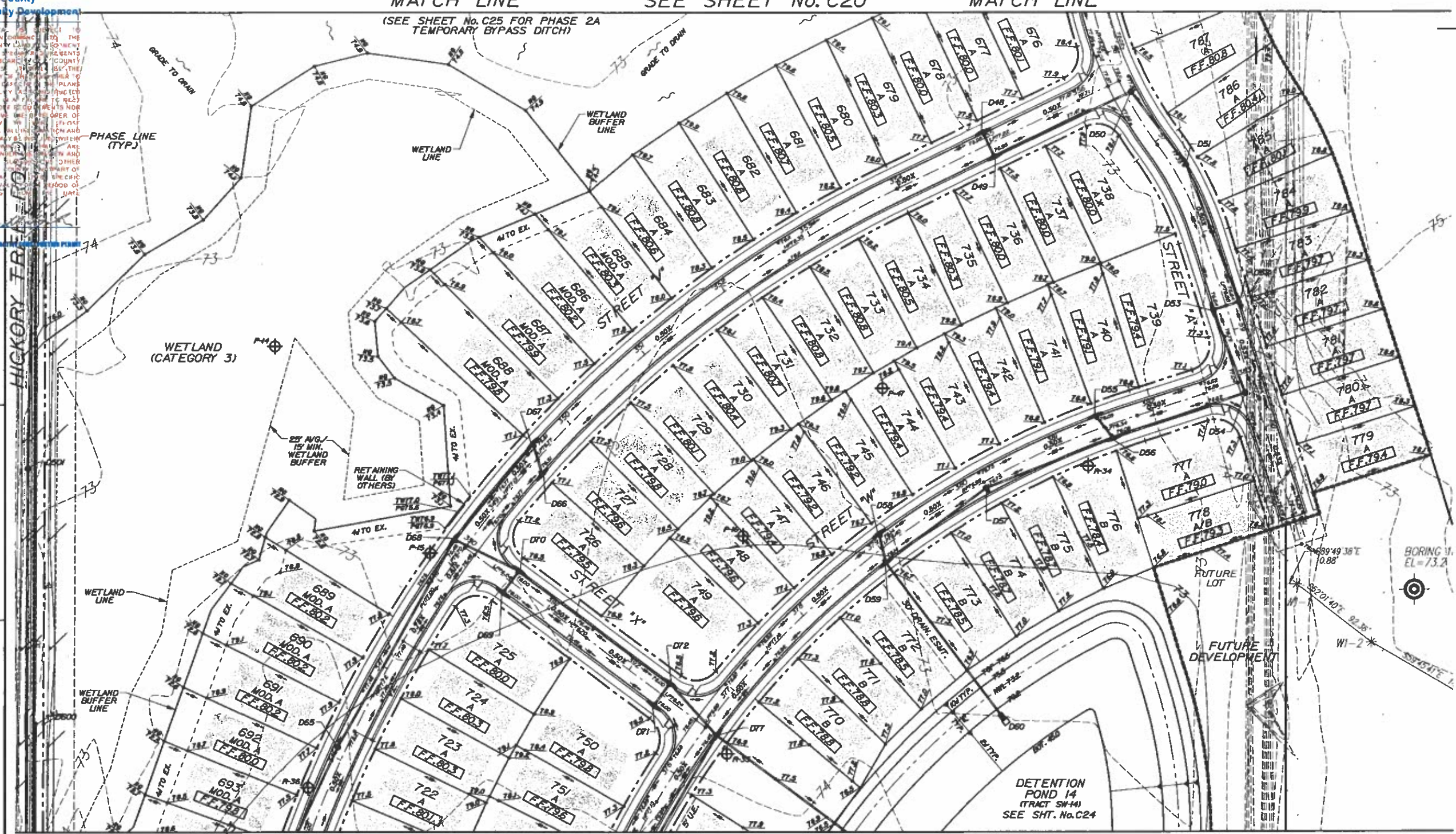
DRAWN BY: TFS
APPROVED BY: DMV
CHECKED BY: DMV
DATE: AUGUST 2016
DUTY: NAVD 88

TITLE
LOT & BLOCK GRADING PLAN

PROJECT NO. JAB01-11FinalPhase 2

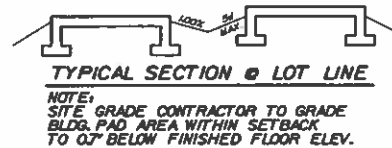
C21

SHEET NO.
SDP 16-0088 PS 15-00025 ZMA 13-0045



LEGEND

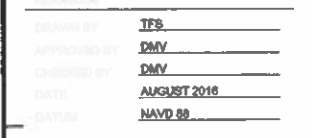
DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		
SPOT ELEVATION		
LOT GRADING		
DIRECTION OF SURFACE FLOW		
PROPOSED SHMT CONTOURS		
SOILS BORING		
WETLAND LINE		
WETLAND BUFFER LINE		



NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

- NOTES:
- SEE SHEET No. C18 FOR TYPICAL FPA GRADING DETAILS.
 - ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 - MOD. B & B GRADED LOTS ARE AT A MINIMUM 18" ABOVE THE CROWN OF THE ROADWAY.
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.51.
 - STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: B00, B01, B02, B03 AND B32.
 - SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C11 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 - FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C01.
 - A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 - DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 - NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 - FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C23-C24 & C32-C33.
 - STRIP SOD OF ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 - SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C08.
 - REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
 - CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS (SEE DETAIL SHEET No. C10).
 - CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.

MATCH LINE SEE SHEET No. C21 MATCH LINE

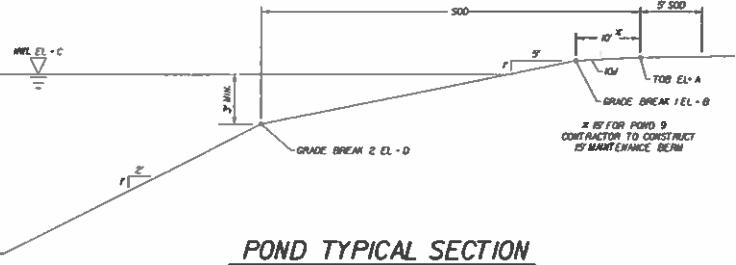


13. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
14. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
15. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET NO. C08.
16. REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
17. CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS (SEE DETAIL SHEET NO. 1).
18. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SITUATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.
19. AT POINT OF CONNECTION AT HICKORY TREE ROAD, SAW CUT EXISTING PAVEMENT TO CLEAR EROSION STOPS AND STABILIZE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY ERRORS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THE DEVELOPER DOES NOT RELY ON THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF SIX (6) YEARS FROM THE DATE STAMPED.

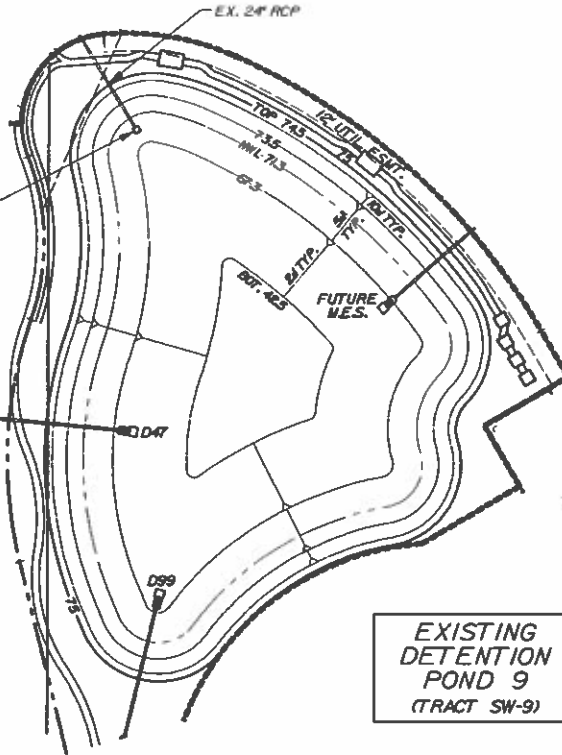
NOT VALID WITHOUT AN ACTIVE PROFESSIONAL SEAL



POND ELEVATIONS

POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
EX. POND 9	75.0	73.5	71.3	67.3	42.5
POND 10	75.8	74.8	72.8	69.8	45.0

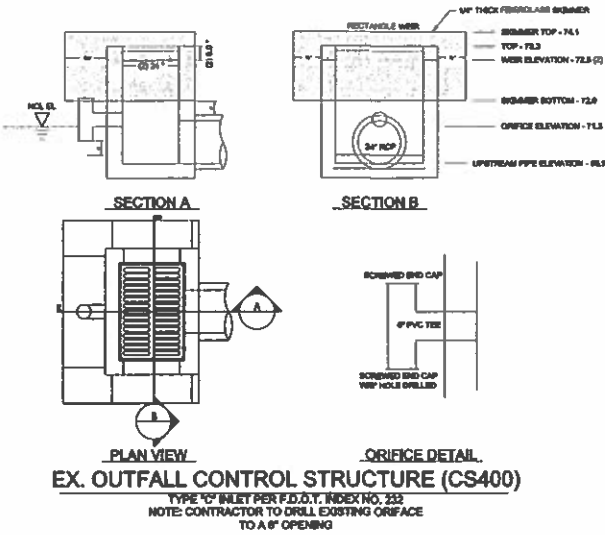
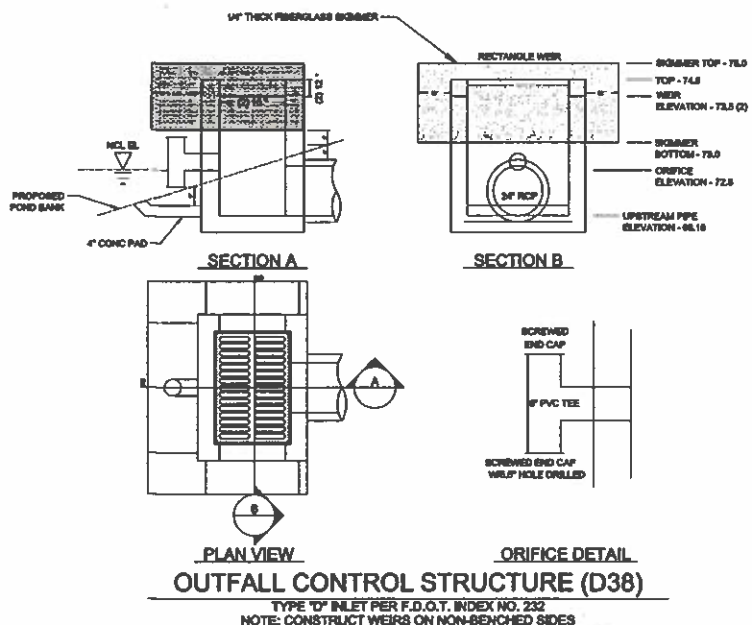
CS400
EX. OUTFALL CONTROL STRUC.
(SEE DETAIL)



POND DESIGN STAGES

POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
EX. POND 9	73.39	73.80	74.80	75.08
POND 10	74.09	74.49	75.45	75.75

DETENTION POND 10
(TRACT SW-10)

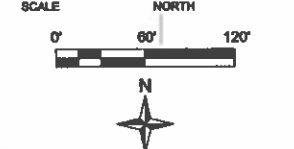
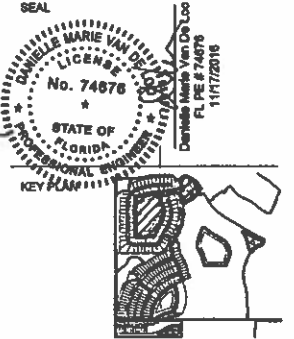


- NOTES:
- ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 - STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 - FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C32-C42.
 - STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON-SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.1120
ENGINEERING BUSINESS 4074

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	REVISIONS
2	11-8-16	TPS	REV PER COMMENTS

DRAWN BY: TPS
APPROVED BY: DMV
CHECKED BY: DMV
DATE: AUGUST 2016
DATUM: NAVD 88

TITLE

DETENTION POND 9 & 10

PROJECT NO. J:\BENT-1\Phase 2

C23

SHEET NO.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

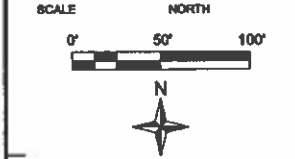
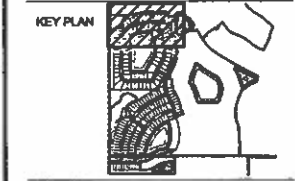
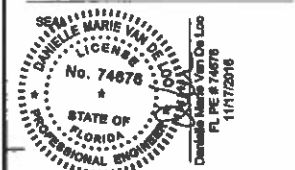
THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONFORMANCE WITH THE OSCEOLA COUNTY LDC AND ANY SPECIAL ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY.

1/4" = 1' HORIZONTAL SCALE
1" = 1' VERTICAL SCALE

Dewberry Engineers Inc.
600 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.833.1121
ENGINEERING BUSINESS 4704

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	Description

DRAWN BY	TFB
APPROVED BY	SMV
CHECKED BY	SMV
DATE	AUGUST 2016
DATUM	NAVD 83

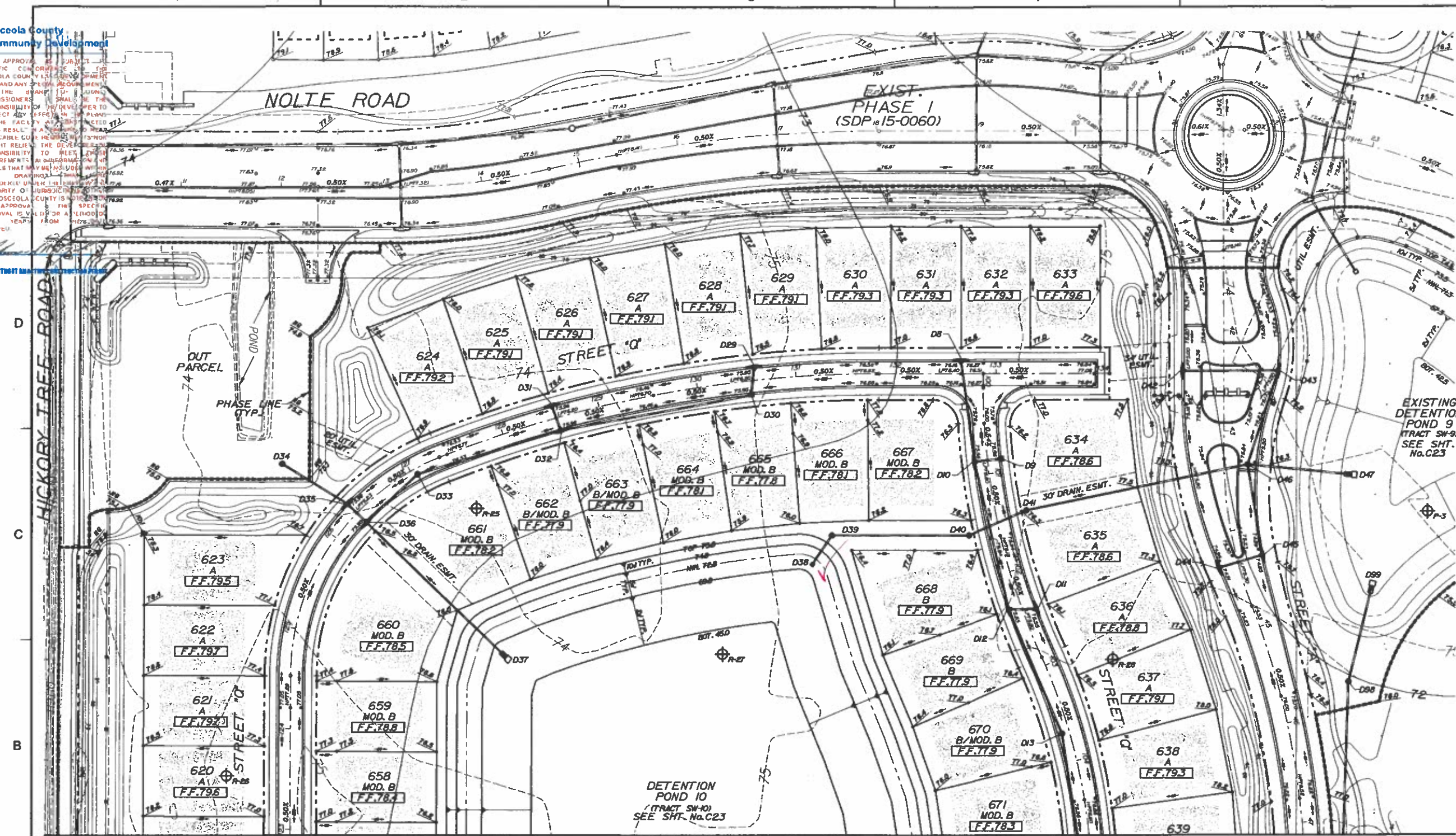
TITLE

LOT & BLOCK
GRADING PLAN

PROJECT NO. J280NT-11FinalPhase 2

C19

SHEET NO.



DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		
SPOT ELEVATION		
LOT GRADING		
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		
SOILS BORING		
WETLAND LINE		
WETLAND BUFFER LINE		



NOTE:
SITE GRADE CONTRACTOR TO GRADE
BLDG. PAD AREA WITHIN SETBACK
TO 0.7' BELOW FINISHED FLOOR ELEV.

- NOTES:
- SEE SHEET NO. C18 FOR TYPICAL FPA GRADING DETAILS.
 - ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 - MOD. B & B GRADED LOTS ARE AT A MINIMUM 18" ABOVE THE CROWN OF THE ROADWAY.
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 - STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 200, 210, 210, 21 AND 232.
 - SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. C17 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 - FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. C18.
 - A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 - DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 - NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 - FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C23-C24 & C32-C49.
 - STRIP SOD OF ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/EDGE OF PAVEMENT SHALL BE SODDED.
 - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON-SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 - SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET NO. C08.
 - REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
 - CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS (SEE DETAIL SHEET NO. C18).
 - CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.
 - ENTRANCE OF STREET "A" PAVT. TO BE GRADED USING SPOTS, C/L PROFILE FOR GUIDE ONLY.

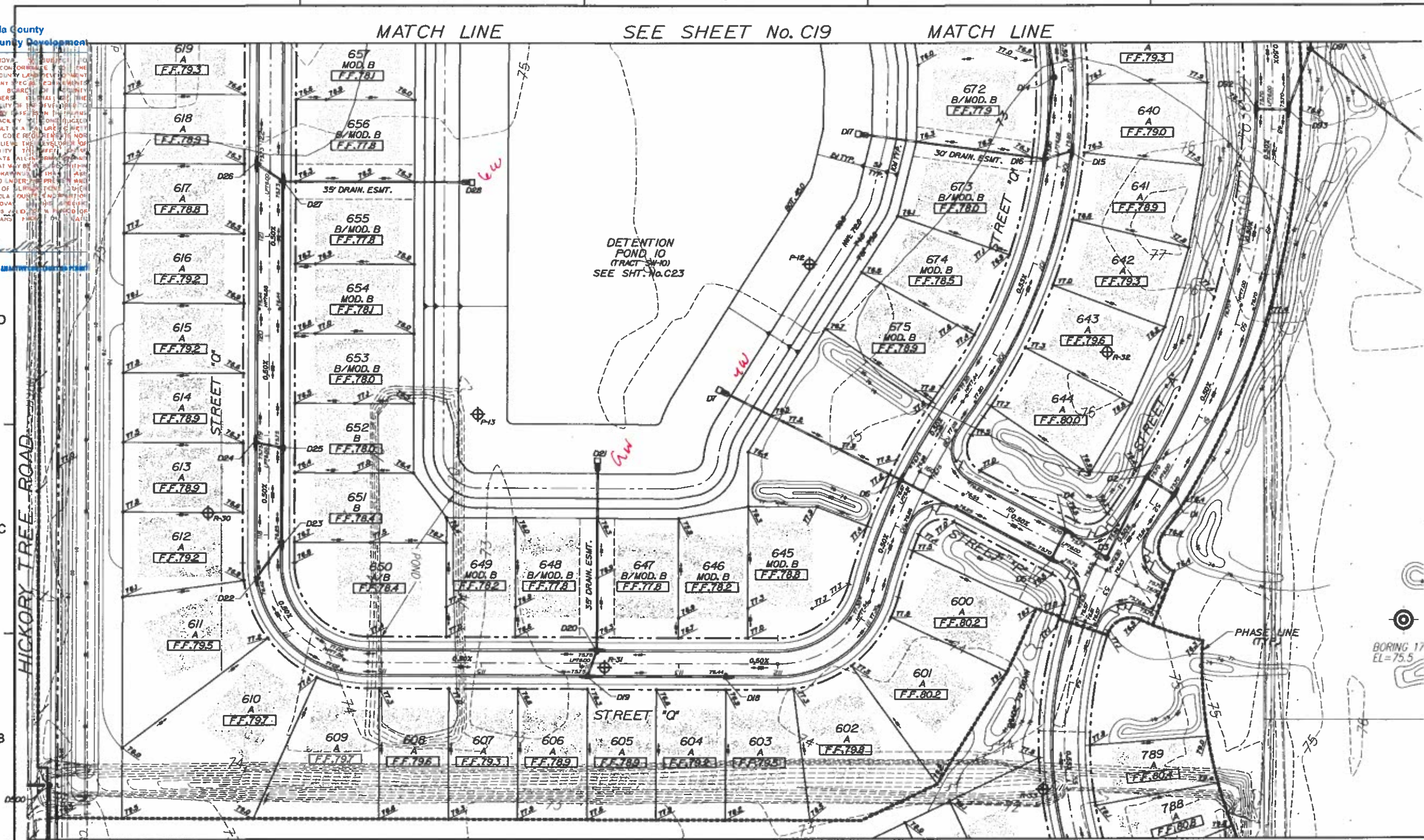
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

SDP16-0088 - 12/14/16

Osceola County
Community Development

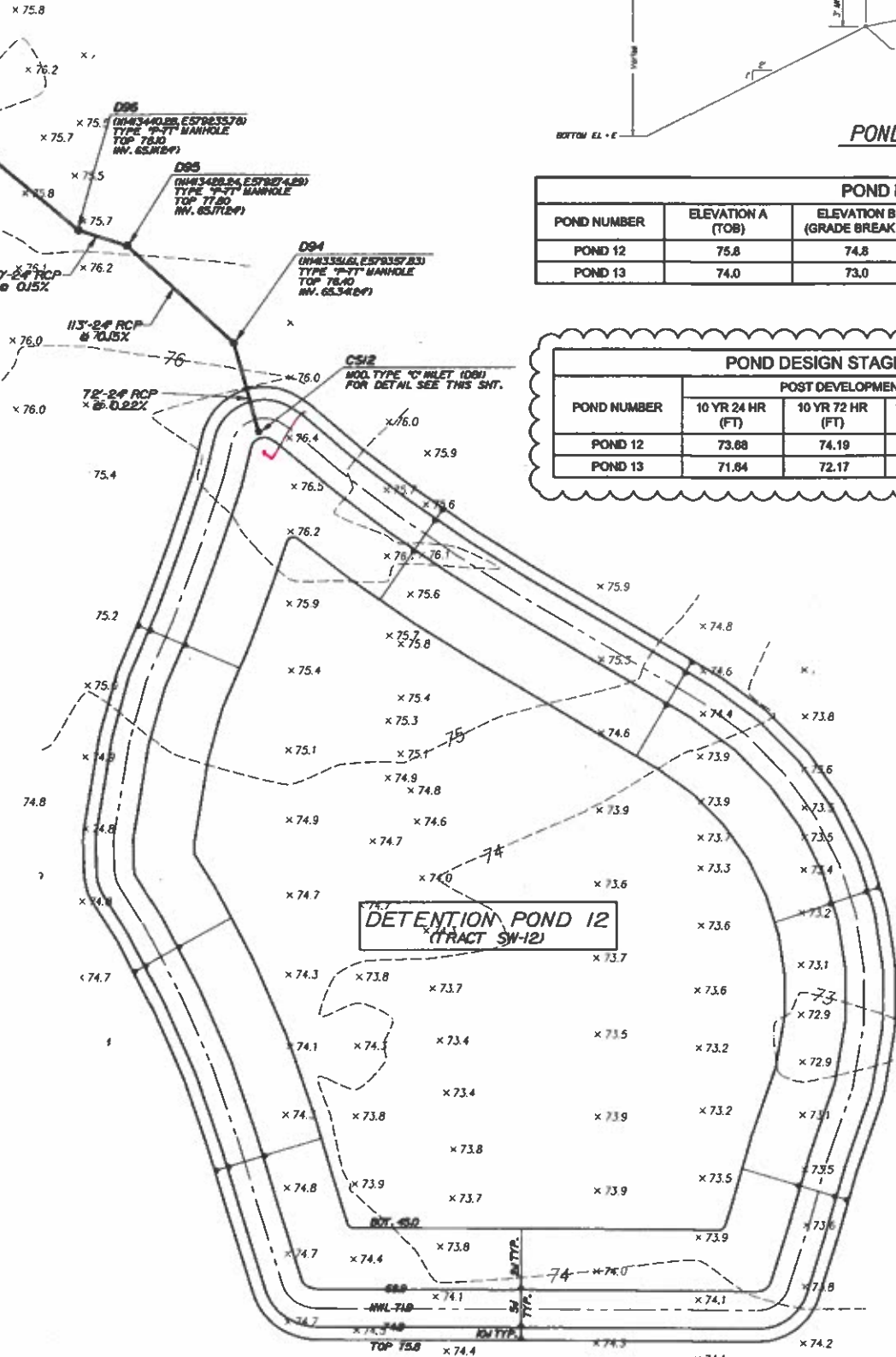
THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONFORMANCE WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY OFFENSE IN THE PLAN OR THE FACILITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE APPLICABLE CODE REQUIREMENTS. IT DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY FOR THE APPLICABLE REQUIREMENTS. ALL APPLICABLE REQUIREMENTS SHALL BE COMPLIED WITH. THESE DRAWINGS SHALL BE CONSIDERED UNDER THE PRESENT AUTHORITY OF THE DEVELOPER. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN APPROVED PLAT



THIS APPROVAL IS SUBJECT TO SPECIFIC PERFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY LEGAL REQUIREMENTS UPON THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS, IF ANY, ARE UNLESS OTHERWISE SPECIFIED, AUTHORITY OF JURISDICTION OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT BE CONSIDERED A CONSTRUCTION PERMIT



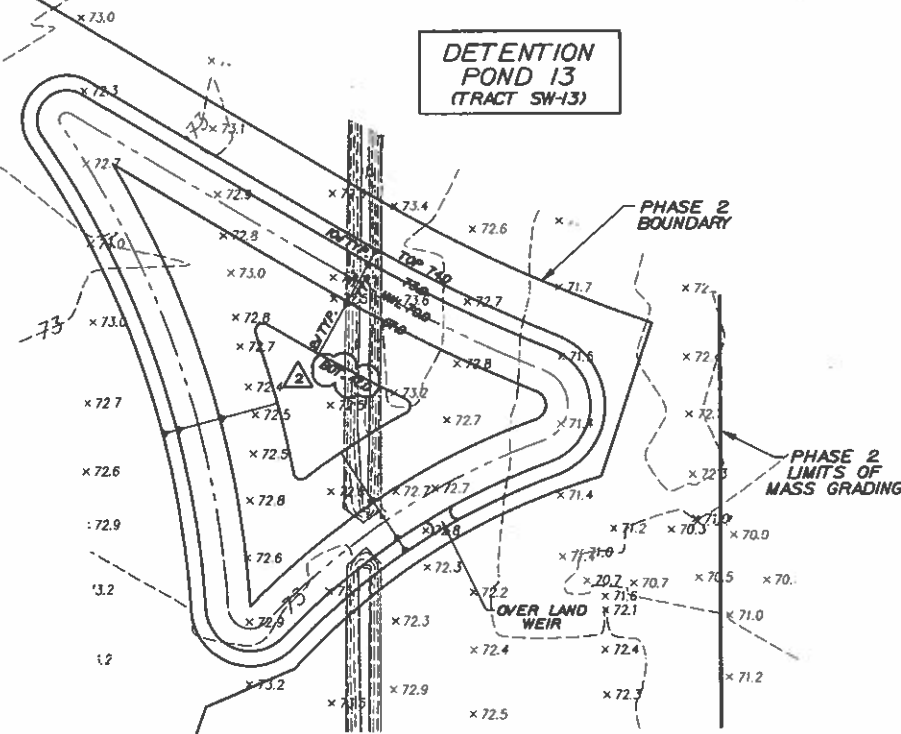
POND TYPICAL SECTION

POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 12	75.8	74.8	71.9	68.9	45.0
POND 13	74.0	73.0	70.0	67.0	47.0

POND DESIGN STAGES

POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 12	73.68	74.19	75.53	75.83
POND 13	71.84	72.17	72.84	72.88

DETENTION
POND 13
(TRACT SW-13)



OVER LAND WEIR
(INTERIM CONDITION UNTIL FUTURE CONSTRUCTION)

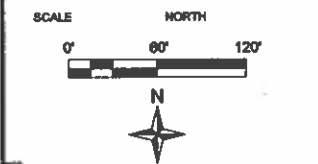
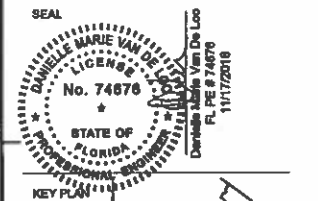
- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 2. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
 4. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. 01 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. 06.
 6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET NO. 02-049.
 10. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 11. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE, SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.243.8120
ENGINEERING BUSINESS 4594

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA



REVISIONS			
No.	DATE	BY	DESCRIPTION
2	11-10-16	TFS	REV PER COMMENTS

DRAWN BY TFS
APPROVED BY DMV
CHECKED BY DMV
DATE AUGUST 2016
DATUM NAVD 88

TITLE

DETENTION
POND 12 & 13

PROJECT NO. J4810NT-1/Phase 2

C23A

SHEET NO.

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THIS APPROVAL DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THESE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE STAMPED.

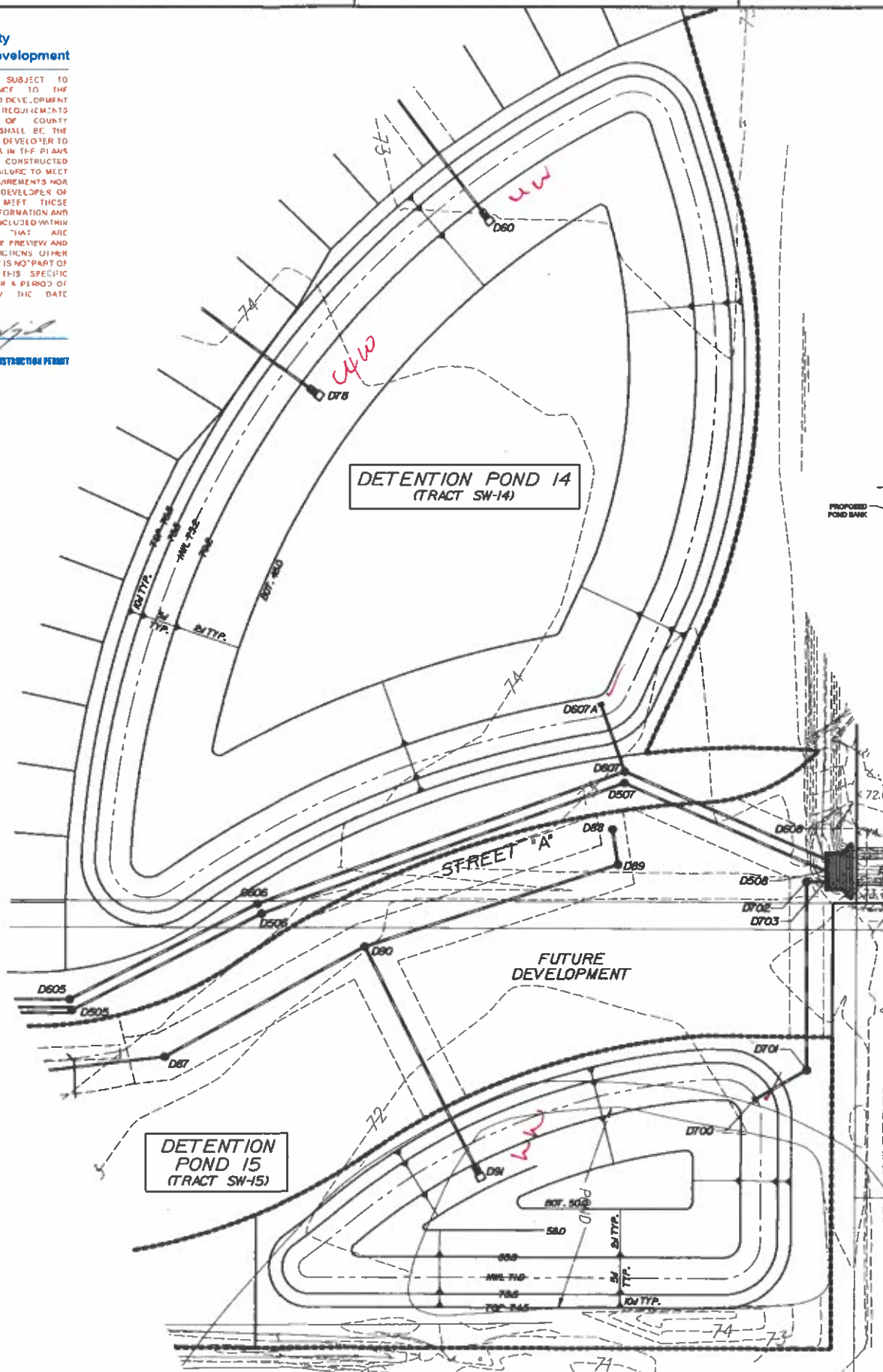
NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

D

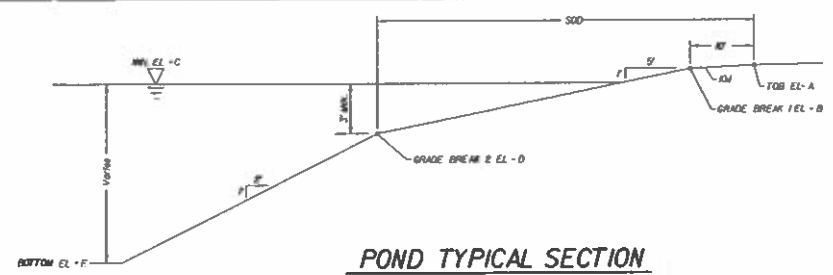
C

B

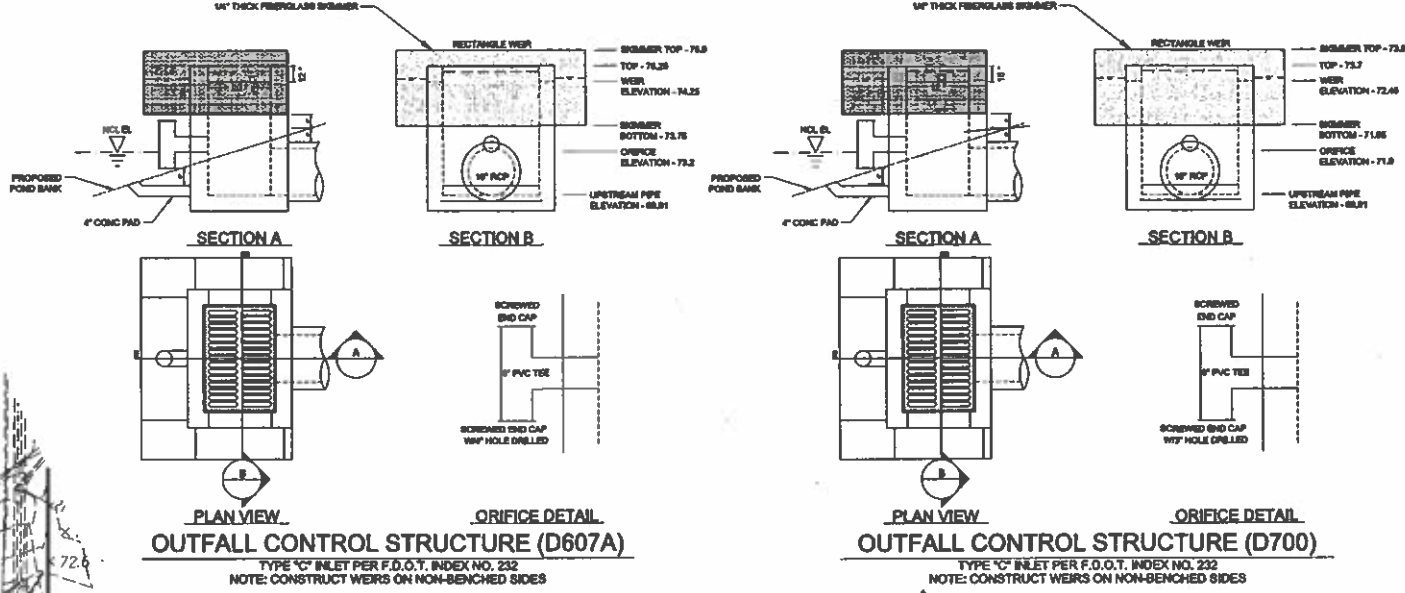
A



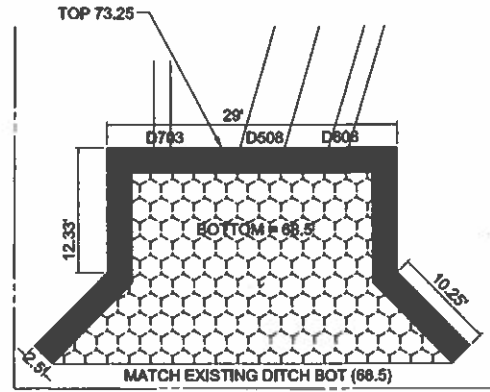
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 14	76.5	75.5	73.2	70.2	45.0
POND 15	74.5	73.5	71.0	68.0	50.0



POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 14	74.99	75.43	76.32	76.68
POND 15	72.91	73.28	74.08	74.35



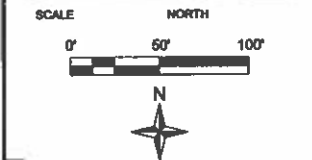
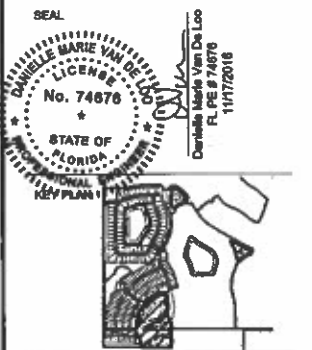
24" DEEP, 4" TO 6" ROCK RUBBLE W/ FILTER FABRIC

- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 2. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.51.
 3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX, 800, 201, 210, 211 AND 232.
 4. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. C11 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 5. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C61.
 6. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 7. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 8. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 9. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C32-C49.
 10. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 11. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON-SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 12. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5130
ENGINEERING BUSINESS 4794

TWIN LAKES
PHASES 2A & 2B

OSCEOLA COUNTY, FLORIDA



REVISIONS			
No.	DATE	BY	Description
2	11-4-18	TPB	REV PER COMMENTS
DRAWN BY TPB			
APPROVED BY DMV			
CHECKED BY DMV			
DATE AUGUST 2016			
DATUM NAVD 88			

TITLE
DETENTION POND 14 & 15
PROJECT NO. JKH011-15Phase 2
C24
SHEET NO.
SDP 16-0088 PS 15-00025 ZMA 13-0045

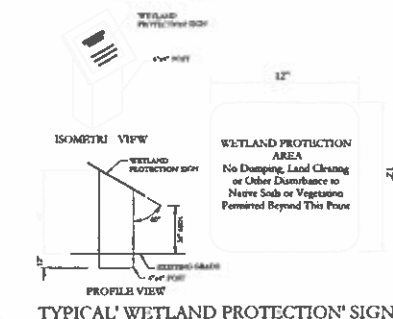
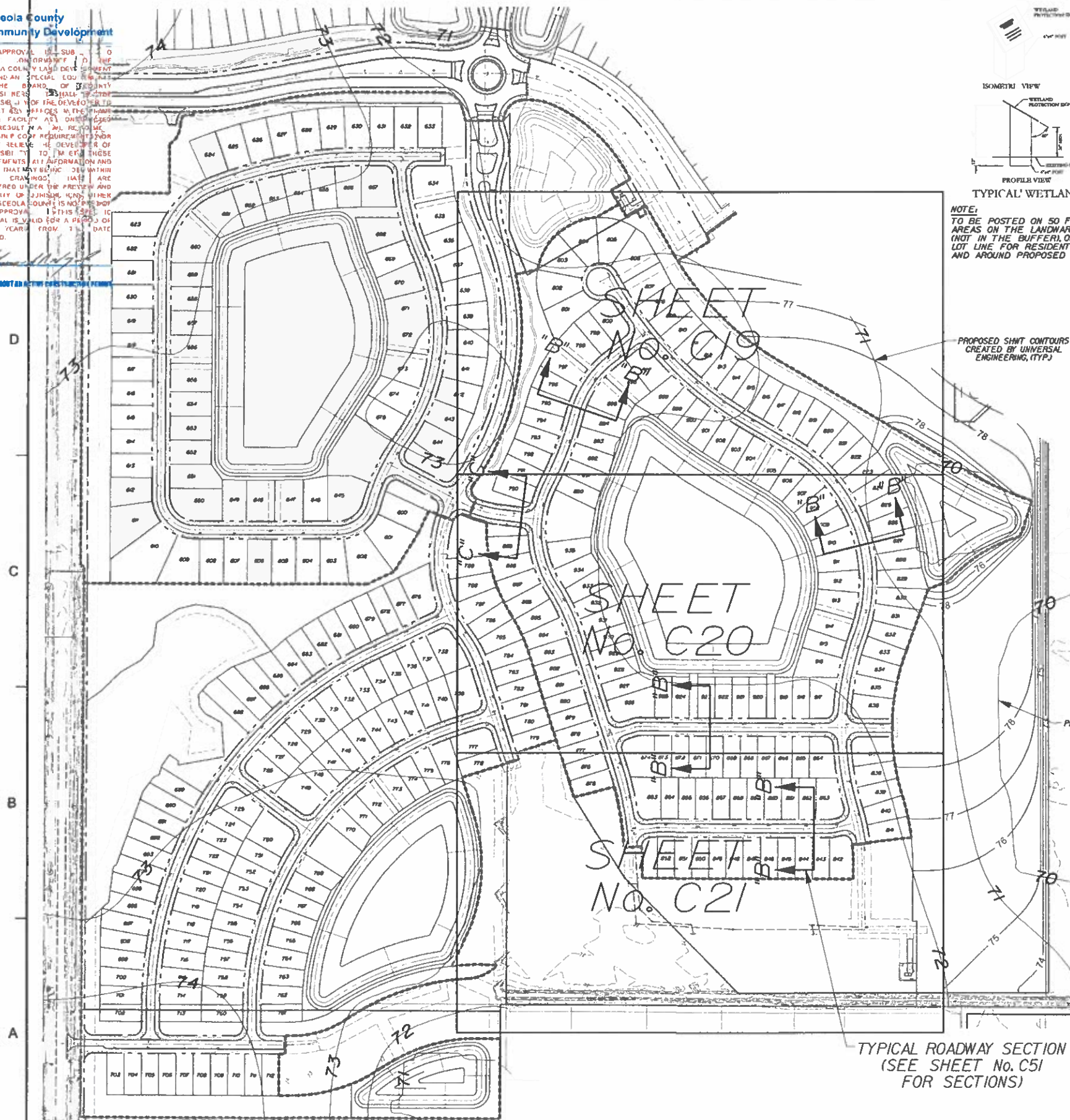
DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: (321) 354-9744
CONTACT: MICHAEL URCHUK

SDP16-0123 - 12/14/16

Osceola County
Community Development

THIS APPROVAL IS SUBMITTED TO THE OSCEOLA COUNTY LAND DEVELOPMENT BOARD FOR REVIEW AND APPROVAL. THE BOARD OF COUNTY COMMISSIONERS SHALL REVIEW THE PROJECT AND IF IT DEEMES IT TO BE IN THE BEST INTERESTS OF THE COUNTY, IT SHALL APPROVE THE PROJECT. THE BOARD OF COUNTY COMMISSIONERS SHALL REVIEW THE PROJECT AND IF IT DEEMES IT TO BE IN THE BEST INTERESTS OF THE COUNTY, IT SHALL APPROVE THE PROJECT. THE BOARD OF COUNTY COMMISSIONERS SHALL REVIEW THE PROJECT AND IF IT DEEMES IT TO BE IN THE BEST INTERESTS OF THE COUNTY, IT SHALL APPROVE THE PROJECT.

NOT VALID WITHOUT AN ACTIVE PROFESSIONAL ENGINEER



NOTE:
TO BE POSTED ON 50 FOOT CENTERS IN COMMON AREAS ON THE LANDWARD EDGE OF THE BUFFER (NOT IN THE BUFFER) ON EVERY OTHER INDIVIDUAL LOT LINE FOR RESIDENTIAL PROPERTIES ADJACENT, AND AROUND PROPOSED WETLAND BUFFER EDGE.

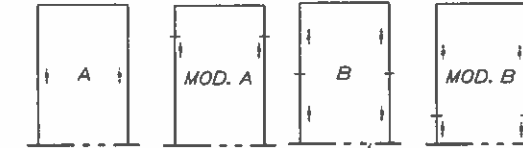
PROPOSED SHMT CONTOURS
CREATED BY UNIVERSAL
ENGINEERING, (TYP.)

PROPOSED SHMT CONTOURS
CREATED BY UNIVERSAL
ENGINEERING, (TYP.)

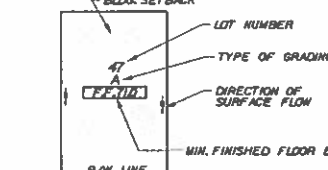
TYPICAL ROADWAY SECTION
(SEE SHEET No. C51
FOR SECTIONS)

- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 2. MOD. B & B GRADED LOTS ARE AT A MINIMUM 18" ABOVE THE CROWN OF THE ROADWAY.
 3. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.51.
 4. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
 5. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C13 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 6. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C51.
 7. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 8. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 9. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 10. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C27-C33.
 11. STRIP SOD OF ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 12. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 13. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 14. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C10.
 15. REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
 16. CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS, SEE DETAIL.
 17. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.

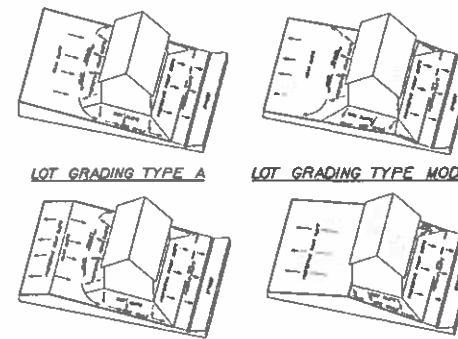
MAXIMUM IMPERVIOUS AREA PER LOT
50' LOTS - 4100 SF
70' LOTS - 5800 SF
AREA INCLUDES WALKWAYS
AND DRIVEWAYS



R/W LINE



TYPICAL LOT LAYOUT



LOT GRADING TYPE MOD. A LOT GRADING TYPE B
TYPICAL FHA GRADING

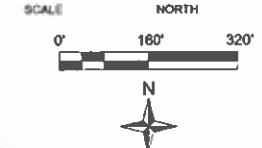
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 5794

TWIN LAKES
PHASES 2C

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	REVISIONS
1	11-9-16	TFS	REV PER COMMENTS

DRAWN BY: TFS / RAL
APPROVED BY: DMV
CHECKED BY: DMV
DATE: OCTOBER 2016
DATUM: NAVD 88

TITLE
OVERALL
GRADING PLAN
KEY MAP

PROJECT NO. J:\BKNY-1\FinalPhase 2C

C18

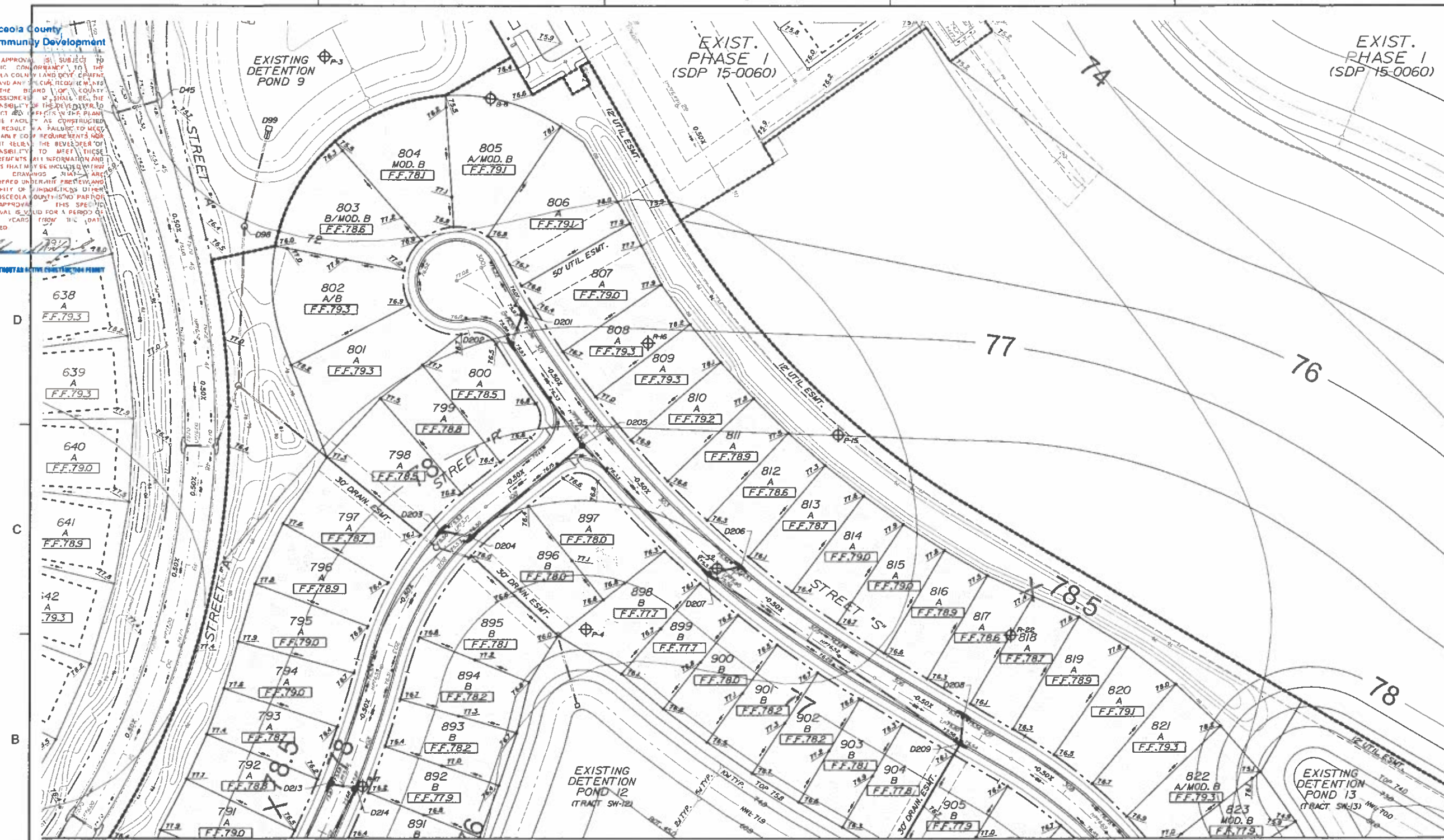
SHEET NO.
SDP 16-0123 PS 15-00025 ZMA 13-0045

SDP16-0123 - 12/14/16

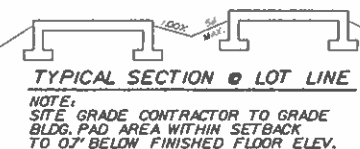
Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONDITIONS OF THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY OTHER ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT AND UPDATE THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THESE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED IN THESE DRAWINGS SHALL BE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF THE BOARD OF COUNTY COMMISSIONERS. OTHER THAN OSCEOLA COUNTY, THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONTRACT AND PERMIT



LEGEND	
DESCRIPTION	EXISTING PROPOSED
STORM SEWER SYSTEM	
CONTOUR	
DRAINAGE STRUCTURE	
SPOT ELEVATION	
LOT GRADING	
DIRECTION OF SURFACE FLOW	
PROPOSED SHWT CONTOURS	
SOILS BORING	



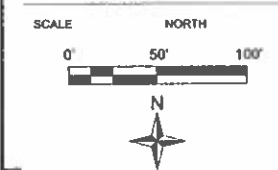
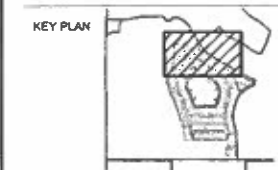
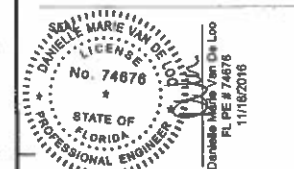
- NOTES:
- SEE SHEET No. C18 FOR TYPICAL F&A GRADING DETAILS.
 - ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 - MOD. B & B GRADED LOTS ARE AT A MINIMUM 18" ABOVE THE CROWN OF THE ROADWAY.
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LOC ARTICLE 4.51.
 - STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
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 - FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C51.
 - A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 - DRAINAGE EASEMENTS SHALL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 - NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 - FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C27-C33.
 - STRIP SOD OF ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 - SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C10.
 - REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
 - CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS (SEE DETAIL SHEET No. C18).
 - CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SITUATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.

Dewberry

Dewberry Engineers Inc.
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ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 8784

TWIN LAKES
PHASES 2C

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	Description
REVISIONS			
1	11/16/2016	TFS/LAL	ISSUED FOR PERMIT
2	11/16/2016	DMV	REVISED
3	11/16/2016	DMV	REVISED
4	11/16/2016	DMV	REVISED
5	11/16/2016	DMV	REVISED
6	11/16/2016	DMV	REVISED
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99	11/16/2016	DMV	REVISED
100	11/16/2016	DMV	REVISED

No.	DATE	BY	Description
REVISIONS			
1	11/16/2016	TFS/LAL	ISSUED FOR PERMIT
2	11/16/2016	DMV	REVISED
3	11/16/2016	DMV	REVISED
4	11/16/2016	DMV	REVISED
5	11/16/2016	DMV	REVISED
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98	11/16/2016	DMV	REVISED
99	11/16/2016	DMV	REVISED
100	11/16/2016	DMV	REVISED

TITLE

LOT & BLOCK
GRADING PLAN

PROJECT NO. JABKV11-Phase 2C

C19

SHEET NO.

SDP 16-0123 PS 15-00025 ZMA 13-0045

1 11-10-16 TFS REV PER COMMENTS

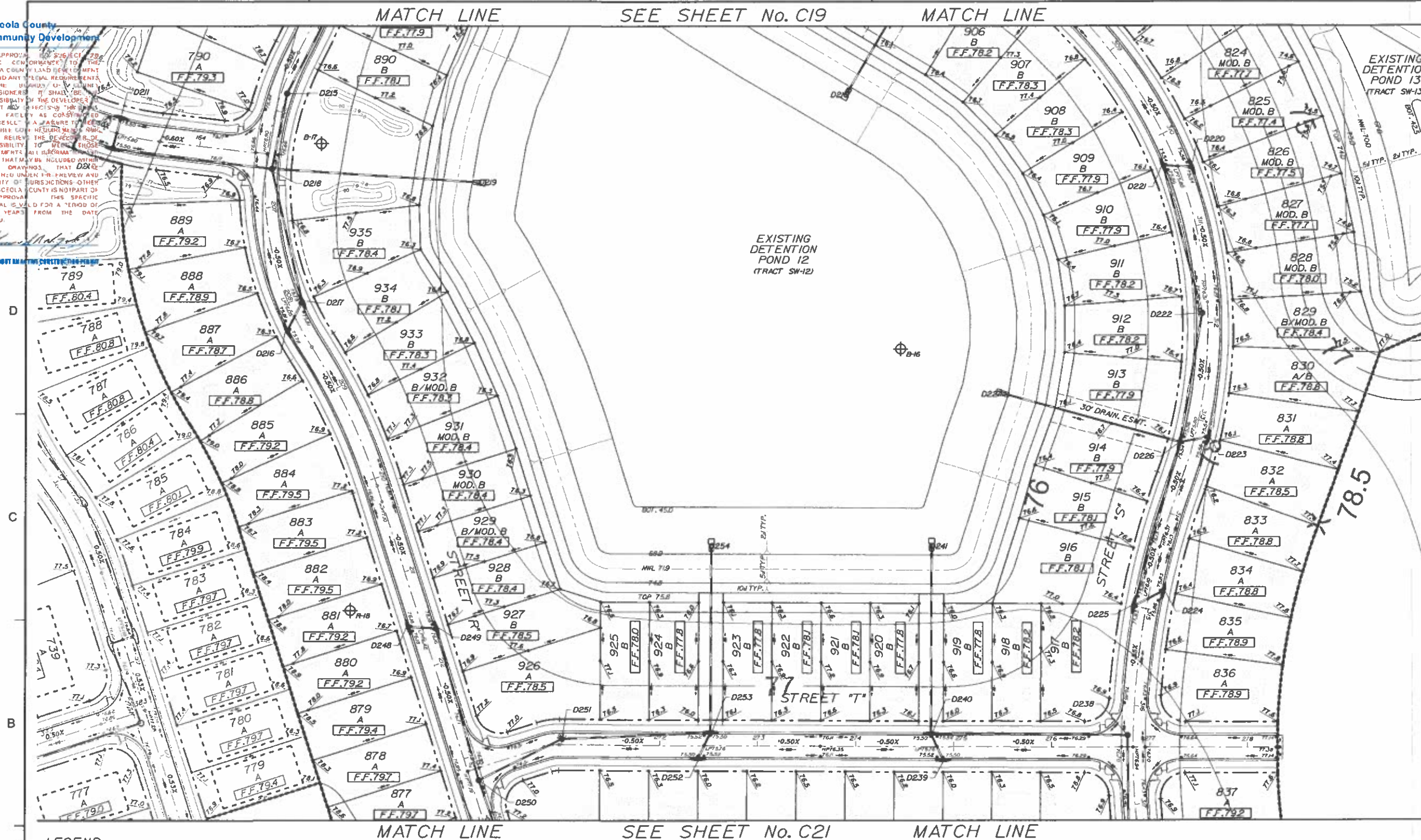
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

SDP16-0123 - 12/14/16

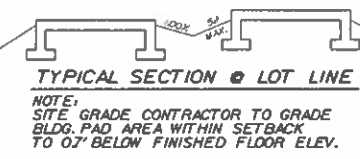
Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY FUTURE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES OF THIS PLAN OR THE FAILURE TO COMPLY WITH THE WHICH RESULT IN A VIOLATION OF THE APPLICABLE CODE. THE DEVELOPER DOES NOT RELY ON THE APPROVAL OF THIS PLAN FOR ANY OTHER PURPOSES. THE APPROVAL OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPROVAL OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPROVAL OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

NOT VALID WITHOUT AN APPROVED SITE PLAN



LEGEND	
DESCRIPTION	EXISTING PROPOSED
STORM SEWER SYSTEM	
CONTOUR	
DRAINAGE STRUCTURE	
SPOT ELEVATION	
LOT GRADING	
DIRECTION OF SURFACE FLOW	
PROPOSED SHWT CONTOURS	
SOILS BORING	



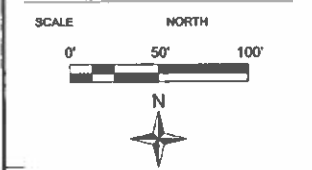
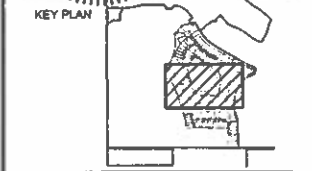
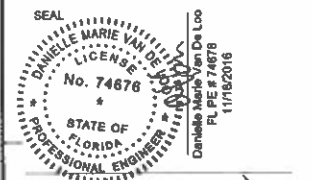
- NOTES:
- SEE SHEET No. C18 FOR TYPICAL F&A GRADING DETAILS.
 - ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH APPROVAL WITH THIS SDP IS BEING REQUESTED.
 - MOD. B & B GRADED LOTS ARE AT A MINIMUM 18" ABOVE THE CROWN OF THE ROADWAY.
 - ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5.
 - STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
 - SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C13 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 - FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C51.
 - A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
 - DRAINAGE EASEMENTS SHALL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 - NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 - FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C27-C33.
 - STRIP SOD OF ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 - SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C10.
 - REFER TO LANDSCAPE PLANS FOR PERIMETER LANDSCAPE BERMING AND COLUMN ELEVATIONS FOR PERIMETER WALL.
 - CONSERVATION AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS (SEE DETAIL SHEET No. C18).
 - CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 4794

TWIN LAKES
PHASES 2C

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	Description
1	10/20/16	TFS/RAL	ISSUED FOR PERMIT
2	11/10/16	DMV	REVISED FOR COMMENTS
3	11/10/16	DMV	REVISED FOR COMMENTS
4	11/10/16	DMV	REVISED FOR COMMENTS
5	11/10/16	DMV	REVISED FOR COMMENTS

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4	11/10/16	DMV	REVISED FOR COMMENTS
5	11/10/16	DMV	REVISED FOR COMMENTS

TITLE

LOT & BLOCK
GRADING PLAN

PROJECT NO. JABONT-1FinalPhase 2C

SHEET NO.

C20

SDP 16-0123 PS 15-00025 ZMA 13-0045

1 11-10-16 TFS REV PER COMMENTS

SDP16-0123 - 12/14/16

Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO THE
SPECIFIC CONDITIONS OF THE
OSCEOLA COUNTY LAND DEVELOPMENT
ORDINANCE AND ANY SPECIAL REQUIREMENTS
OF THE BOARD OF COUNTY
COMMISSIONERS. IT SHALL BE THE
RESPONSIBILITY OF THE DEVELOPER TO
CORRECT AND IMPROVE THE PLANS
OR THE FACILITY AS CONSTRUCTED
WHICH RESULT IN A FAILURE TO MEET
APPLICABLE CODE REQUIREMENTS. THE
DEVELOPER DOES IT UNDER THE DEVIL
DOES IT RELIEF THE DEVELOPER OF
RESPONSIBILITY TO MEET THESE
REQUIREMENTS. ALL INFORMATION AND
DETAILS THAT MAY BE INCLUDED WITHIN
THESE DRAWINGS, THAT ARE
CONSIDERED UNDER THE PRESENT AND
AUTHORITY OF JURISDICTION OTHER
THAN OSCEOLA COUNTY IS NOT PART OF
THIS APPROVAL. THIS SPECIFIC
APPROVAL IS VALID FOR A PERIOD OF
THREE YEARS FROM THE DATE
STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

MATCH LINE

SEE SHEET No. C20

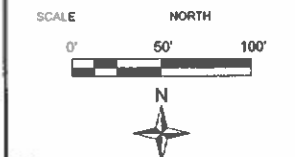
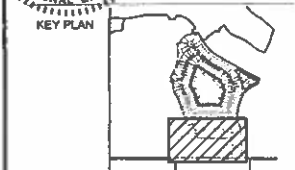
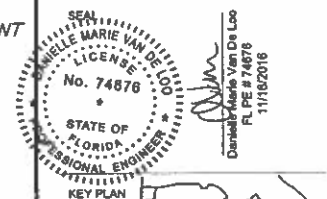
MATCH LINE

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS 3794

TWIN LAKES
PHASES 2C

OSCEOLA COUNTY, FLORIDA



No.	DATE	BY	Description
REVISIONS			
1	11/10/16	TFS / RAL	DESIGN
2	11/10/16	DMV	APPROVED
3	11/10/16	DMV	CHECKED
4	11/10/16	DMV	DATE
5	11/10/16	DMV	DATUM

DRAWN BY TFS / RAL
APPROVED BY DMV
CHECKED BY DMV
DATE OCTOBER 2016
DATUM NAVD 88

TITLE

LOT & BLOCK
GRADING PLAN

PROJECT NO. J16011-10Phase 2C

C21

SHEET NO.

SDP 16-0123 PS 15-00025 ZMA 13-0045

LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		
SPOT ELEVATION		
LOT GRADING		
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		
SOILS BORING		

TYPICAL SECTION @ LOT LINE

NOTE:
SITE GRADE CONTRACTOR TO GRADE
BLDG. PAD AREA WITHIN SETBACK
TO 0.7' BELOW FINISHED FLOOR ELEV.

NOTES:

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

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C24	SITE PLANS KEY MAP
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C27	GEOMETRY PLANS KEY MAP
C28	TRACTS TABLE & CALLOUTS
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C30	DETENTION PONDS KEY MAP
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C33	EX. DETENTION POND 9
C34	EX. DETENTION POND 13
C35	EX. DETENTION POND 16
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C42	ALLIGATOR LAKE ROAD IMPROVEMENTS
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C46	CITY OF ST. CLOUD DETAILS
C47	TYPICAL PAVEMENT SECTIONS
C48	PAVING & DRAINAGE DETAILS
C49	SODDING LIMITS PLAN

LEGAL DESCRIPTION:

SECTION 10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.





Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
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ENGINEERING BUSINESS #794

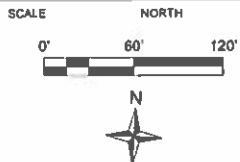
TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR

OSCEOLA COUNTY, FLORIDA

SEAL



Nicole P. Stalder
This item has been digitally
signed and sealed by Nicole P.
Stalder PE on the date adjacent
to the seal. Printed copies of this
document are not considered
signed and sealed and the
signature must be verified on any
electronic copies.
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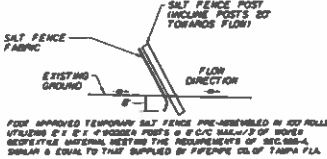
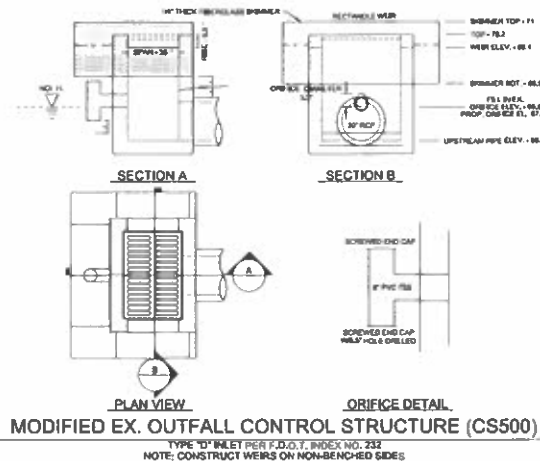
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APPROVED BY NPS
CHECKED BY NPS
DATE OCTOBER 2019
DATUM NAVD 88

TITLE

EX. DETENTION
POND 7

PROJECT: J:\BENT3\FINAL\NOLTE-STREET A
SHEET NO.

C43A

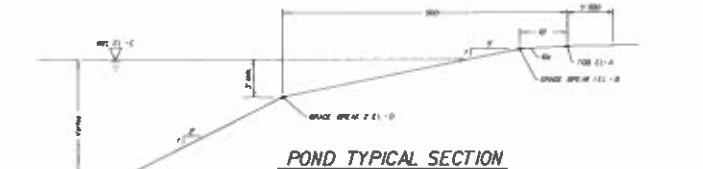


NOTES:
CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH
RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR
TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE
IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE
FINISHED GRADE, PREPARED AND SEEDING.
5. GEOTEXTILE MATERIAL TO MEET THE REQUIREMENTS OF SEC. 905-A.

TYPICAL SILT FENCE DETAILS

NOTE:
TEMP. SILT FENCE SINGLE ROW ALONG INSIDE OF
PERIMETER OF P/L THE EROSION CONTROL
MEASURES DEPICTED ON THE PLANS ARE THE
MINIMUM REQUIRED. ADDITIONAL MEASURES WILL
BE UTILIZED BY THE CONTRACTOR AS NEEDED
BASED ON ACTUAL SITE CONDITIONS.

FINAL BUILD-OUT POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 7	69.50	69.83	70.58	70.97



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOD)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (BWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 7	72.0	71.9	67.9	65.5	41.8

OSCEOLA COUNTY PERMANENT EROSION CONTROL NOTES:
THE EROSION CONTROL FACILITIES OF THE PROJECT SHALL BE DESIGNED TO MINIMIZE THE IMPACT
ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE
ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES
FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMING DEVICE TO TRAP FLOATABLE DEBRIS.
A. PERMANENT SEEDING
ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL, AS A MINIMUM, BE FERTILIZED
AND SEEDING IN ACCORDANCE WITH THE OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS.
B. PERMANENT SEEDING AND MULCHING
IN ADDITION TO THE MINIMUM REQUIREMENTS ABOVE, SLOPES OF FROM 6:1 TO 3:1, INCLUSIVE, WILL BE
MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH
MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
C. PERMANENT SODDING
ALL RETENTION/DETENTION BASINS SHALL BE SOLID SODDED AS DESCRIBED IN THIS CHAPTER. ALL
EXPOSED AREAS INCLUDING PUBLIC RIGHTS-OF-WAY WITH SLOPES STEEPER THAN 4:1 WILL BE SOLID
SODDED.
D. STRIP SODDING
STRIP SOD, IF FOOT WIDE OR GREATER, SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND
PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN THE SIDEWALK AND THE BACK
OF CURB AND/OR EDGE OF PAVEMENT SHALL BE SODDED.
E. REGRASSING
ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND
COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN
ESTABLISHED, THE AREA WILL BE REGRASSED.
F. ADDITIONAL FERTILIZER
GRASSED AREAS, NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION, SHALL BE REFERTILIZED
AT AN APPLICATION RATE OF 250 LB. PER ACRE.

EX. DETENTION
POND 7
(TRACT SWN-7)

EX. CS500
EX. OUTFALL CONTROL
STRUCTURE
(SEE DETAIL)

D901
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 62.00

D801
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 60.80

D800
(N1413840.22, E580732.37)
TYPE "J-TT" MANHOLE
TOP 72.0
INV. 60.85

62'-36" RCP @ 0.08%

72'-36" RCP @ 0.07%

SEE SHEET
No. C45A

D604
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 58.30

D603
(N1413587.39, E580615.00)
TYPE "P-TT" MANHOLE
TOP 72.40
INV. 57.42

GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE
SODDED IN ACCORDANCE WITH OSCEOLA COUNTY
LDC ARTICLE 45A.
2. STORM STRUCTURES TO BE CONSTRUCTED IN
ACCORDANCE WITH FDOT STANDARD INDEX: 425-001,
425-010, 425-020, 425-021 & 425-052.
3. SEASONAL HIGH GROUNDWATER CONTOURS
GENERATED PER UNIVERSAL ENGINEERING
SCIENCES, INC. SEE SHEET NO. C15 FOR LIST OF
REPORTS FOR THE POST DEVELOPED CONDITION.
4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No.
C87.
5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY
THE HOA OR CDD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS
PROJECT.
7. FOR LOCATION INFORMATION FOR ALL STORM PIPES
& STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET
Nos. C44-C48, C50-C58 & C60-C62.
8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER
SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND
PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE
AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR
EDGE OF PAVEMENT SHALL BE SODDED.
9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS
AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE
SUPERVISED AND CERTIFIED BY A PROFESSIONAL
GEOTECHNICAL ENGINEER.
10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND
OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS
SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS
PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON
SHEET No. C29A.
12. ALL DISTURBED DITCH SIDE SLOPES AND BANKS
SHALL BE REGRADED TO MATCH EXISTING SLOPES
AND RESTABILIZED VIA PINED SODDING, OVERLAPPED
SODDING OR EROSION CONTROL GEOSYNTHETIC FABRICS.
13. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE
SYSTEM FUNCTIONALLY DURING CONSTRUCTION.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

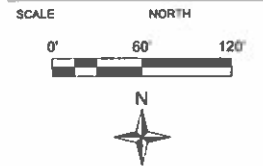


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ENGINEERING BUSINESS - 8784

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR
OSCEOLA COUNTY, FLORIDA



Nicole P. Stalder
This item has been digitally
signed and sealed by Nicole P.
Stalder PE on the date adjacent
to the seal. Printed copies of
this document are not
considered signed and sealed
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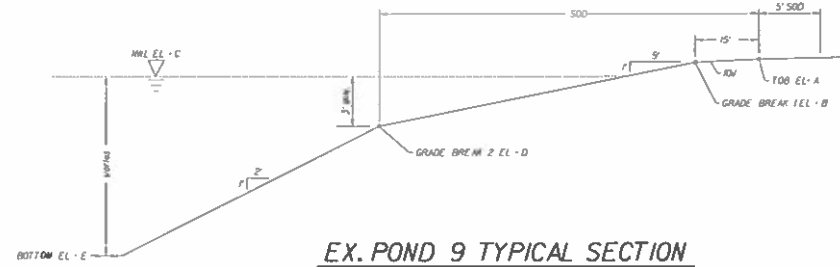
REVISIONS				
No.	DATE	BY	Description	
4	05-12-20	KJK	REV PER QA/QC	
3	04-10-20	KJK	REV PER COMMENTS	
2	03-11-2020	SKH	REV PER REVIEW	
1	12-10-19	KJK	REV. PER CO.	

PROJECT # 50116238
DRAWN BY KJK
APPROVED BY NPS
CHECKED BY NPS
DATE OCTOBER 2019
DATUM NAVD 88

TITLE
EX. DETENTION
POND 9
(CONSTRUCTED
W/PHASE 1)

PROJECT: J:\BKNT3\FINAL\NOLTE-STREET-A
SHEET NO.

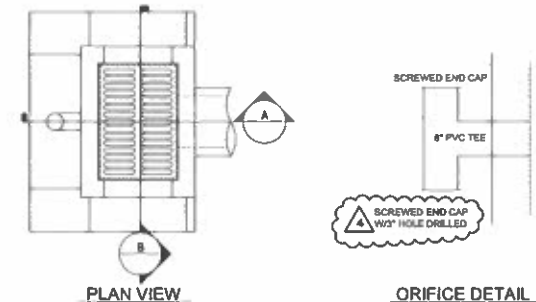
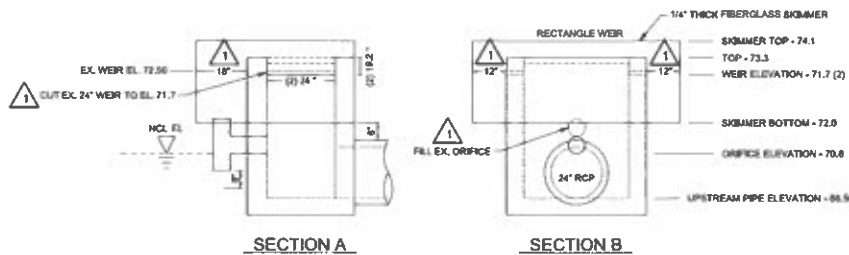
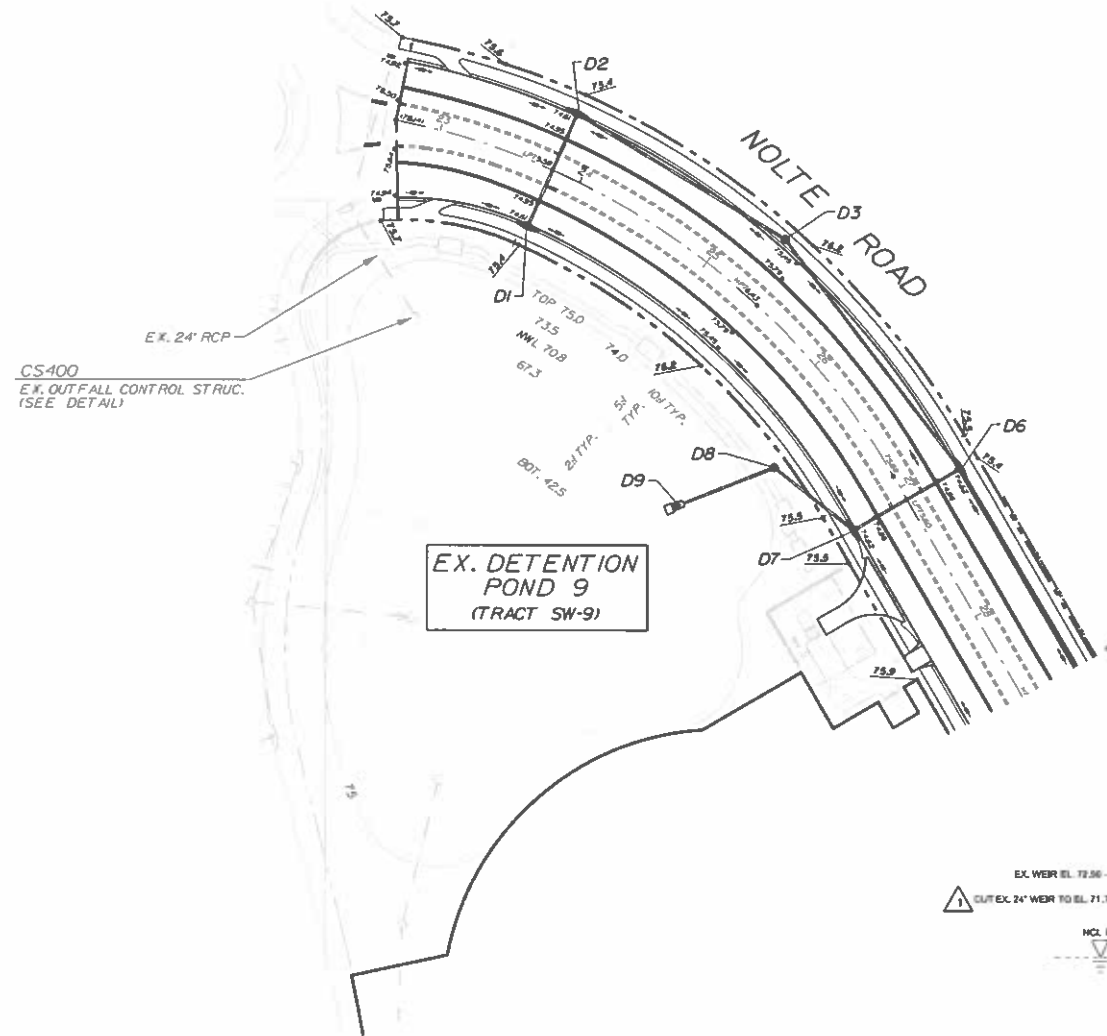
C44



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 9	75.0	73.5	70.8	67.3	42.5

INTERIM CONDITION POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 9	72.83	73.39	74.43	74.72

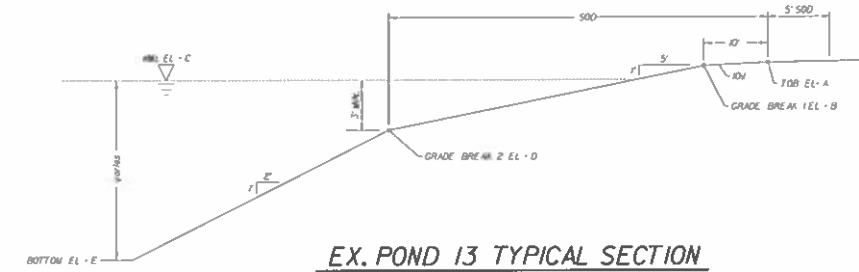
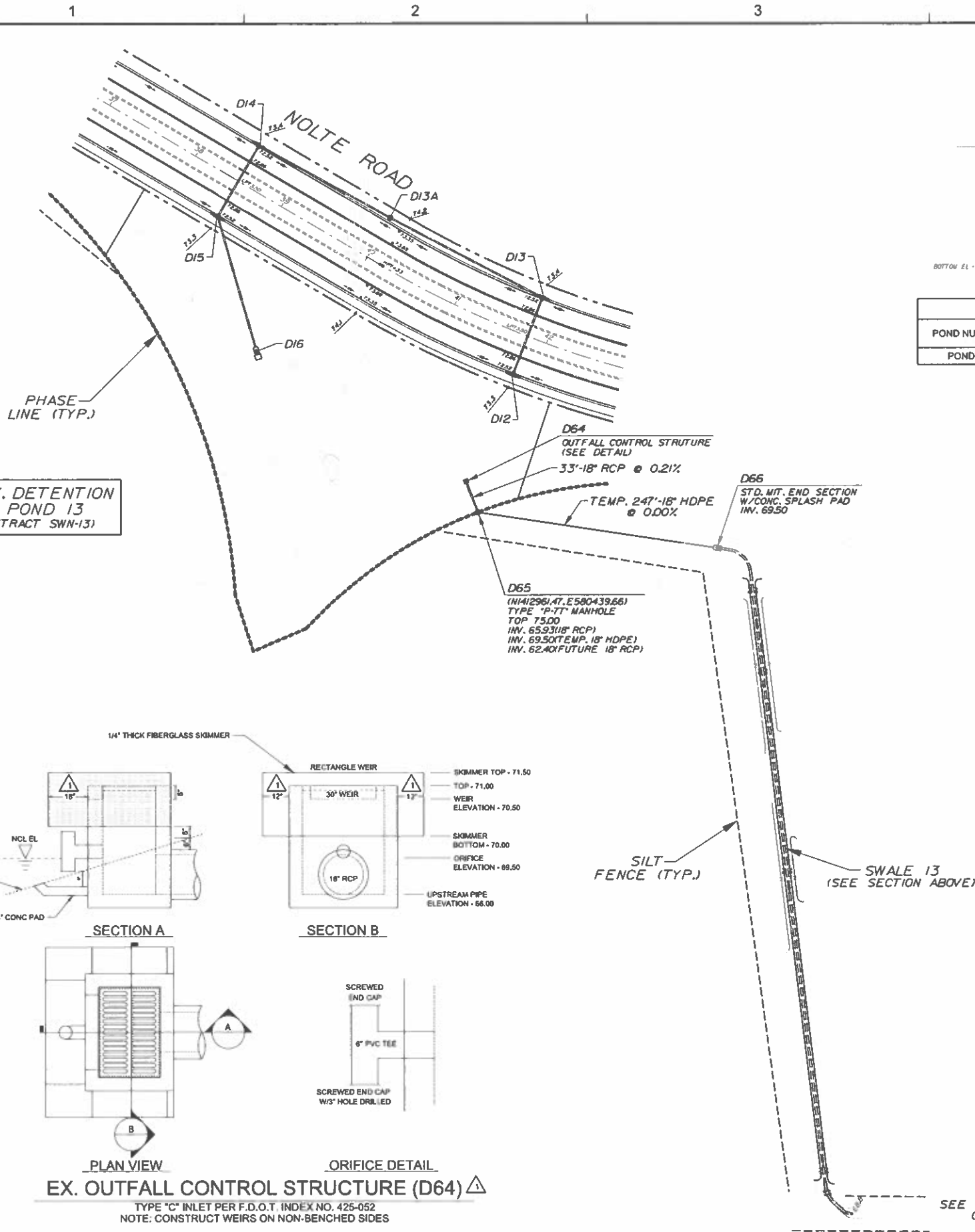
FINAL BUILD-OUT POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 9	72.83	73.37	74.43	74.73



EX. OUTFALL CONTROL STRUCTURE (CS400) TYPE 'C' INLET PER F.O.D.T. INDEX NO. 425-052

- GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 425-001, 425-010, 425-020, 425-021 & 425-052.
 3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C15 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C07.
 5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA OR CDD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C44-C48, C50-C58 & C60-C62.
 8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT IN AREAS WITH A SIDEWALK. THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C29A.
 12. CONTRACTOR TO RESOD ALL DISTURBED POND BANKS DUE TO GRADING OR PIPE INSTALLATION.

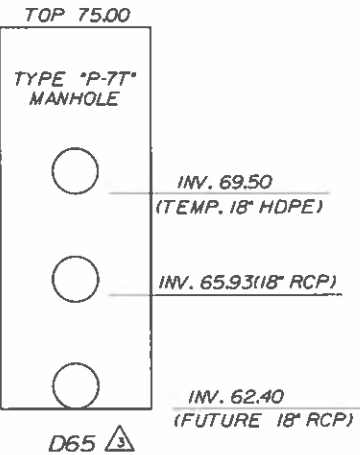
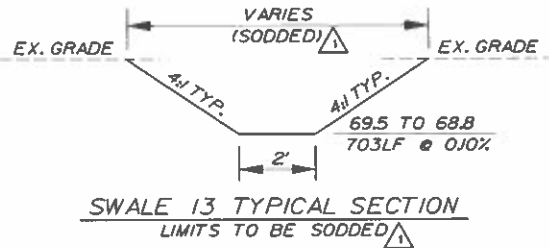
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 13	73.5	72.5	69.5	66.5	47.0

INTERIM CONDITION POND DESIGN STAGES				
POST DEVELOPMENT PEAK STAGES				
POND NUMBER	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 13	70.73	71.02	71.75	72.07

FINAL BUILD-OUT POND DESIGN STAGES				
POST DEVELOPMENT PEAK STAGES				
POND NUMBER	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 13	70.79	71.16	72.15	72.45

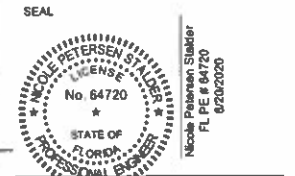


- GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX, 425-001, 425-010, 425-020, 425-021 & 425-052.
 3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. C15 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. C87.
 5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA OR CCD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C44-C48, C50-C58 & C60-C62.
 8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT, IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET NO. C29A.
 12. CONTRACTOR TO RESOD ALL DISTURBED POND BANKS DUE TO GRADING OR PIPE INSTALLATION.

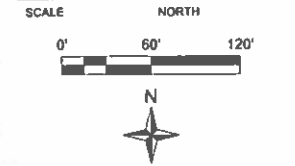


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ENGINEERING BUSINESS 4784

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR
OSCEOLA COUNTY, FLORIDA



Nicole P. Stalder
This item has been digitally signed and sealed by Nicole P. Stalder PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
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REVISIONS			
No.	DATE	BY	Description
4	05-12-20	KJK	REV PER QAO/C
3	04-10-20	KJK	REV PER COMMENTS
2	03-11-2020	SKH	REV PER REVIEW
1	12-10-19	KJK	REV. PER CO.

PROJECT # 50116238
DRAWN BY KJK
APPROVED BY NPS
CHECKED BY NPS
DATE OCTOBER 2019
DATUM NAVD 88

TITLE
EX. DETENTION
POND 13
(CONSTRUCTED
W/PHASE 2)

PROJECT: J:\BKV\3\FINAL\NOLTE-STREET-A
SHEET NO.

C45

EX. DETENTION
POND 7
(TRACT SWN-7)
SEE SHEET No. C43A

D604
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 57.30

D603
(N1413587.39, E580615.00)
TYPE 'J-TT' MANHOLE
TOP 72.40
INV. 57.42

72'-36" RCP @ 0.17%

TEMP. 305'-24" HDPE
@ 0.15%

D602
(N1413441.98, E580883.47)
TYPE 'J-TT' MANHOLE
TOP 72.60
INV. 57.88

TEMP. 305'-24" HDPE
@ 0.15%

D600
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 58.40

D601
(N1413296.58, E581151.95)
TYPE 'J-TT' MANHOLE
TOP 72.40
INV. 58.34

D700
(N1413268.66, E581411.16)
TYPE 'J-TT' MANHOLE
TOP 71.20
INV. 59.09

75'-30" RCP @ 0.12%

D701
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 59.00

PHASE
LINE (TYP.)

DETENTION
POND 16
(TRACT SWN-16)

NOLTE ROAD

FINAL BUILD-OUT POND DESIGN STAGES

POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 16	69.50	69.83	70.63	71.04

POND TYPICAL SECTION

POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 16	71.0	70.0	67.6	63.1	40.1

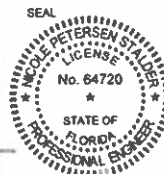
- GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.51.
 2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: 425-001, 425-010, 425-020, 425-021 & 425-052.
 3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C15 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C87.
 5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA OR CDD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C44-C48, C50-C58 & C60-C62.
 8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C29A.
 12. ALL DISTURBED DITCH SIDE SLOPES AND BANKS SHALL BE REGRADED TO MATCH EXISTING SLOPES AND RESTABILIZED VIA PINED SODDING, OVERLAPPED SODDING OR EROSION CONTROL GEOSYNTHETIC FABRICS.
 14. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE SYSTEM FUNCTIONALLY DURING CONSTRUCTION.



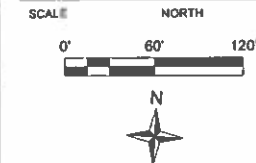
Dewberry Engineers Inc.
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ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS 4794

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR

OSCEOLA COUNTY, FLORIDA



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Stalder PE on the date
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copies.
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REVISIONS			
No.	DATE	BY	Description
4	05-12-20	KJK	REV PER QAO/C

PROJECT # 50116238
DRAWN BY KJK
APPROVED BY NPS
CHECKED BY NPS
DATE OCTOBER 2019
DATUM NAVD 88

TITLE

DETENTION
POND 16

PROJECT: J:\B0173\FINAL\NOLTE-STREET A
SHEET NO.

C45A

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

INTERIM CONDITION POND DESIGN STAGES

FINAL BUILD-OUT POND DESIGN STAGES

POND NUMBER	POST DEVELOPMENT PEAK STAGES				POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)		10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 19	67.71	68.03	68.40	68.51	POND 19	68.08	68.58	69.38	69.70
POND 20	67.67	67.95	68.73	68.77	POND 20	68.34	68.90	69.99	70.21

- GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
 2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX: 425-001, 425-010, 425-020, 425-021 & 425-052.
 3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET No. C15 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET No. C87.
 5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA OR CDD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C44-C48, C50-C58 & C60-C62.
 8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT IN AREAS WITH A SIDEWALK. THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
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11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET No. C29A.
12. ALL DISTURBED DITCH SIDE SLOPES AND BANKS SHALL BE REGRADED TO MATCH EXISTING SLOPES AND RESTABILIZED VIA PINED SODDING, OVERLAPPED SODDING OR EROSION CONTROL GEOSYNTHETIC FABRICS.
13. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE SYSTEM FUNCTIONALLY DURING CONSTRUCTION.

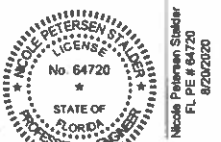


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ORLANDO, FL 32803
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ENGINEERING BUSINESS 4794

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR

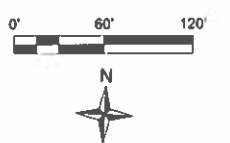
OSCEOLA COUNTY, FLORIDA

SEAL



Nicole P. Stalder
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REVISIONS

No.	DATE	BY	DESCRIPTION
4	05-12-20	KJK	REV PER QACG
3	04-10-20	KJK	REV PER COMMENTS
1	12-10-19	KJK	REV. PER CO.

PROJECT # 50116238

DRAWN BY KJK

APPROVED BY NPS

CHECKED BY NPS

DATE OCTOBER 2019

DATUM NAVD 88

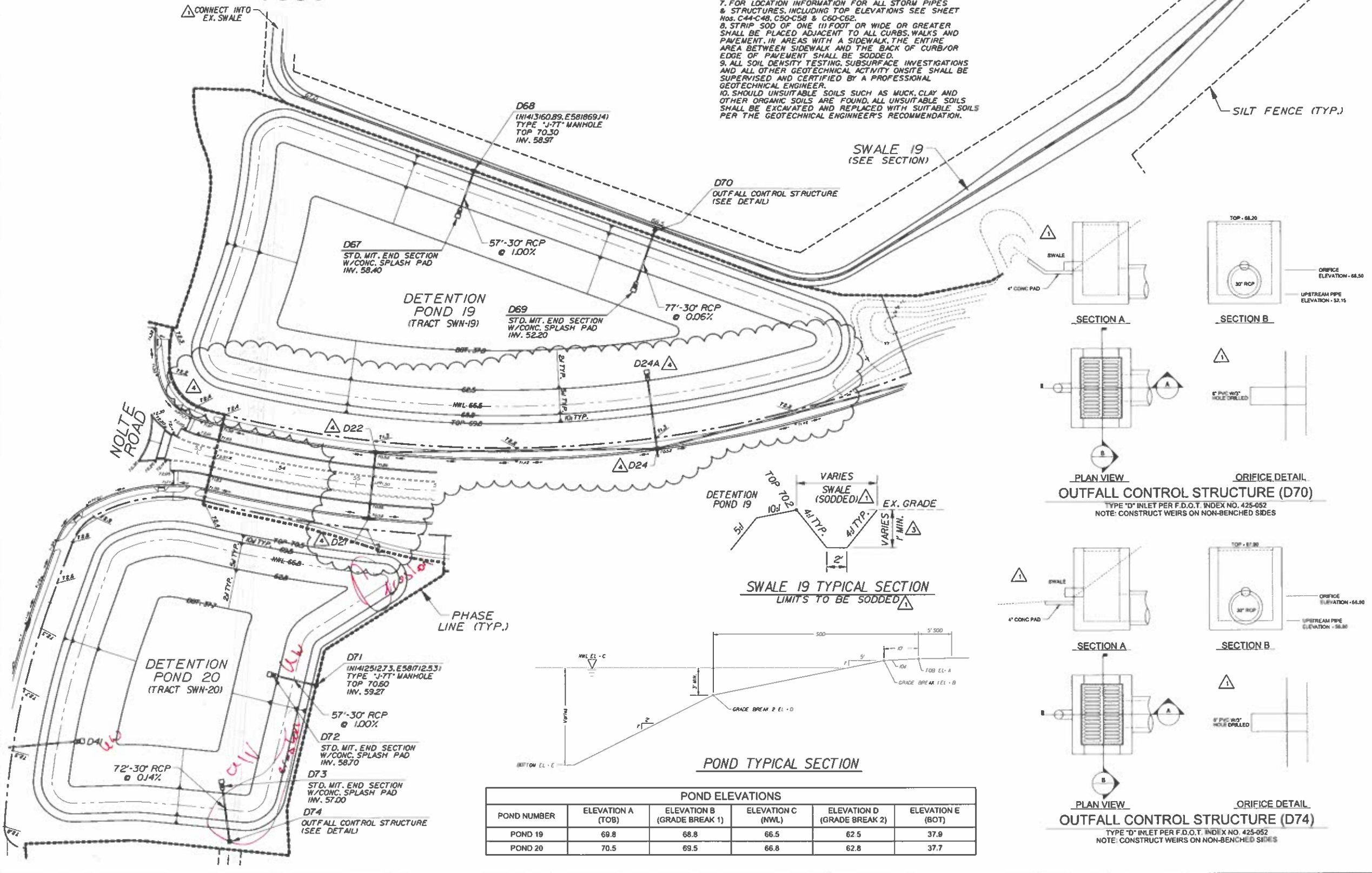
TITLE

DETENTION
PONDS
19 & 20

PROJECT: JABKNT3/FINALNOLTE-STREET A

SHEET NO.

C46



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 19	69.8	68.8	66.5	62.5	37.9
POND 20	70.5	69.5	66.8	62.8	37.7

NOT TO SCALE
FOR CONSTRUCTION LAYOUT WORK ONLY
THIS SHEET IS A PART OF A SET OF SHEETS
FOR THE PROJECT DESCRIBED HEREIN
AND IS NOT TO BE USED SEPARATELY
FROM THE OTHER SHEETS OF THE SET
OR FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT
OF THE ENGINEER OF RECORD
DATE: 09/15/2020
BY: [Signature]

D43

(N1411439.89, E581447.84)
STRUC. FOR FUTURE "P-6" INLET
TOP 72.41
TEMP. TOP SLAB 70.41
INV. 67.90

D43A

(N141143.39, E581447.60)
STRUC. FOR FUTURE "P-6" INLET
TOP 72.41
TEMP. TOP SLAB 70.41
INV. 67.80(15)
INV. 63.82(24)

D42

(N1411437.46, E581716.31)
STRUC. FOR FUTURE "P-6" INLET
TOP 71.88
TEMP. TOP SLAB 69.88
INV. 65.00

32'-15" RCP @ 0.32%

27'-15" RCP @ 0.37%

250'-18" RCP @ 0.21%

FUTURE STREET "B-A"

FUTURE PHASE 8

D43A

37'-24" RCP @ 0.19%

D44

D42A

(N1411411.2, E581697.59)

STRUC. FOR FUTURE "P-6" INLET

TOP 71.88

TEMP. TOP SLAB 69.88

INV. 64.90(15)

INV. 64.70(18)

INV. 64.70(18)

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INV. 64.70(18)

D77

STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 64.00

168'-24" RCP @ 0.21%

D76

(N1411441.16, E581776.41)
TYPE "P-77" MANHOLE
TOP 72.41
INV. 64.35

199'-24" RCP @ 0.20%

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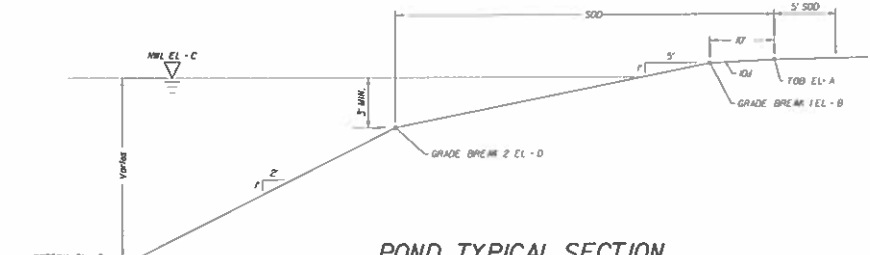
199'-24" RCP @ 0.20%

199'-24" RCP @ 0.20%

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199'-24" RCP @ 0.20%

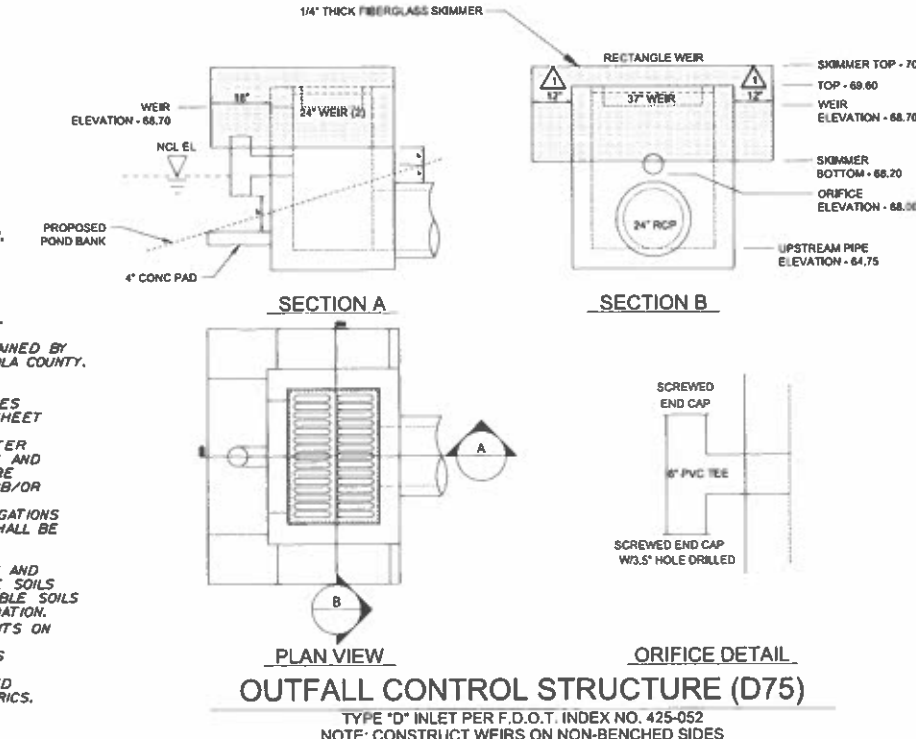
- GRADING NOTES:**
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.51.
 2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX, 425-001, 425-010, 425-020, 425-021 & 425-052.
 3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. C15 FOR LIST OF REPORTS FOR THE POST DEVELOPED CONDITION.
 4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. C87.
 5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE MOA OR CCD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
 6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
 7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET Nos. C44-C48, C50-C58 & C60-C62.
 8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT, IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
 9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
 11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET NO. C29A.
 12. ALL DISTURBED DITCH SIDE SLOPES AND BANKS SHALL BE REGRADED TO MATCH EXISTING SLOPES AND RESTABILIZED VIA PINED SODDING, OVERLAPPED SODDING OR EROSION CONTROL GEOSYNTHETIC FABRICS.
 14. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE SYSTEM FUNCTIONALLY DURING CONSTRUCTION.



POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 25	71.0	70.0	68.0	64.0	37.0

INTERIM CONDITION POND DESIGN STAGES					
POND NUMBER	POST DEVELOPMENT PEAK STAGES				
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)	
POND 25	68.10	69.49	70.31	70.49	

FINAL BUILT-OUT POND DESIGN STAGES					
POND NUMBER	POST DEVELOPMENT PEAK STAGES				
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)	
POND 25	69.11	69.51	70.34	70.52	

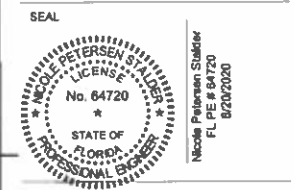


NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

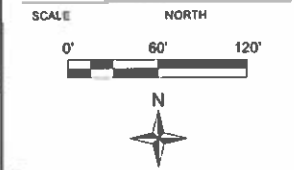


Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5130
ENGINEERING BUSINESS - 8794

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR
OSCEOLA COUNTY, FLORIDA



Nicole P. Stalder
This Item has been digitally signed and sealed by Nicole P. Stalder PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified in any electronic copies.
2020.08.24 15:52:05 -04'00'



REVISIONS				
No.	DATE	BY	DESCRIPTION	
4	05-12-20	KJK	REV PER QA/QC	
3	04-10-20	KJK	REV PER COMMENTS	
2	03-11-2020	DKO	REV PER REVIEW	
1	12-10-19	KJK	REV PER CO.	

PROJECT # 50116238
DRAWN BY KJK
APPROVED BY NPS
CHECKED BY NPS
DATE OCTOBER 2019
DATUM NAVD 88

TITLE

DETENTION
POND 25

PROJECT: H80K13/FINAL/NOLTE-STREET A
SHEET NO.

C47

THIS DRAWING IS THE PROPERTY OF DEWBERRY ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEWBERRY ENGINEERS, INC. THE USER OF THIS DRAWING AGREES TO HOLD DEWBERRY ENGINEERS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST DEWBERRY ENGINEERS, INC. BY A THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD DEWBERRY ENGINEERS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST DEWBERRY ENGINEERS, INC. BY A THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

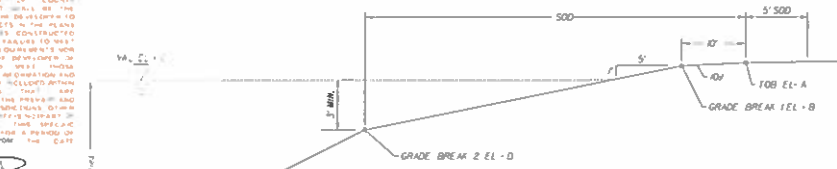
NO FIELD NOTES OR ACTS OF CONSTRUCTION

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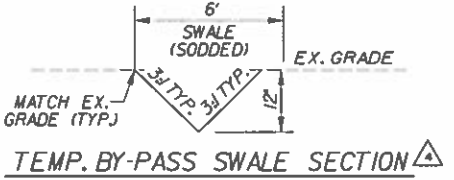
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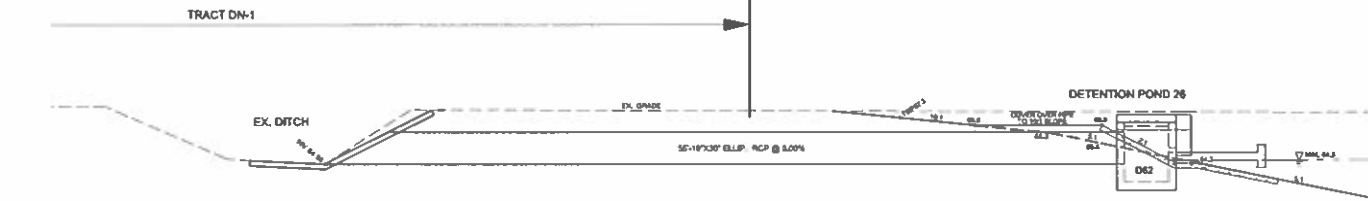


POND TYPICAL SECTION

POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NWL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 26	67.3	66.3	64.5	60.5	33.5



TEMP. BY-PASS SWALE SECTION

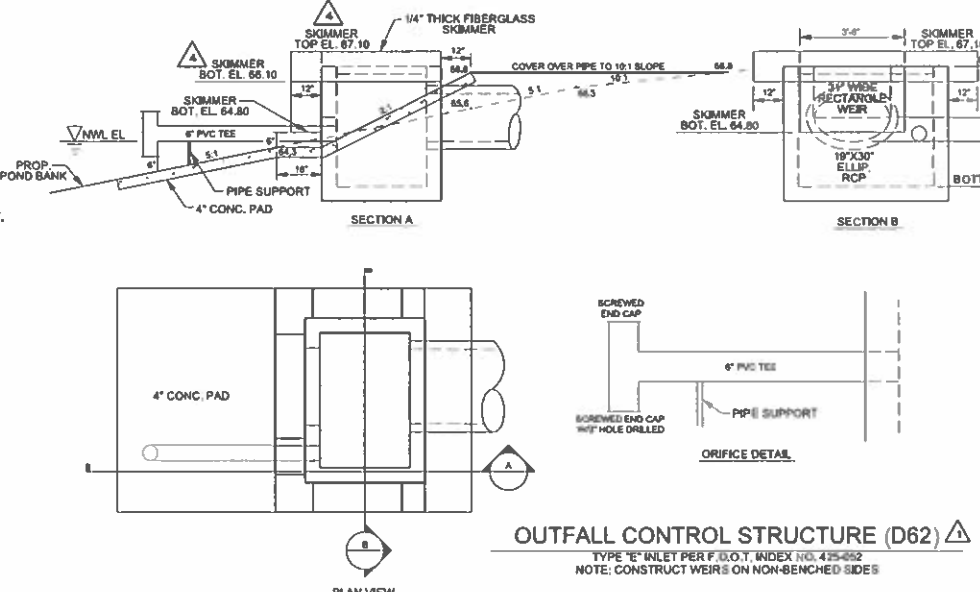


POND OUTFALL SECTION

INTERIM CONDITION POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 26	65.95	66.35	66.95	67.21

FINAL BUILT-OUT POND DESIGN STAGES				
POND NUMBER	POST DEVELOPMENT PEAK STAGES			
	10 YR 24 HR (FT)	10 YR 72 HR (FT)	100 YR 24 HR (FT)	100 YR 72 HR (FT)
POND 26	65.94	66.32	66.99	67.28

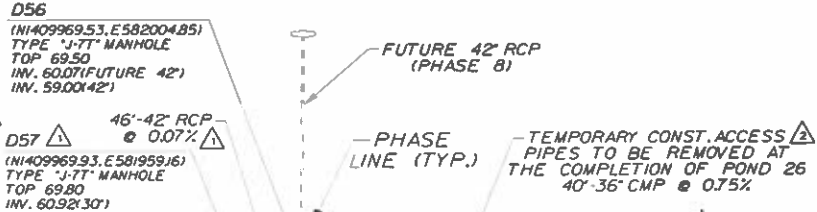
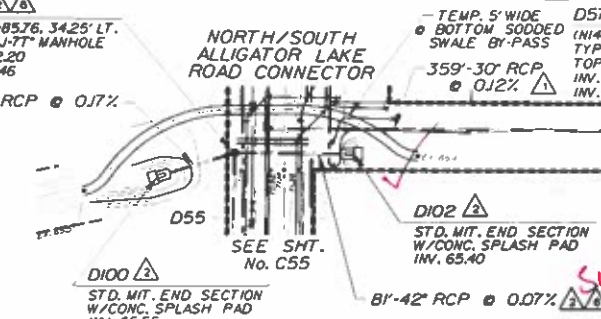
GRADING NOTES:
1. ALL RETENTION/DETENTION BASINS SHALL BE SODDED IN ACCORDANCE WITH OSCEOLA COUNTY LDC ARTICLE 4.5J.
2. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-001, 425-002, 425-003 & 425-052.
3. SEASONAL HIGH GROUNDWATER CONTOURS GENERATED PER UNIVERSAL ENGINEERING SCIENCES, INC. SEE SHEET NO. C15 FOR USE OF REPORTS FOR THE POST DEVELOPED CONDITION.
4. FOR TYPICAL ROADWAY SECTIONS SEE SHEET NO. C87.
5. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA OR CCD WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
6. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
7. FOR LOCATION INFORMATION FOR ALL STORM PIPES & STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEET NOS. C44-C48, C50-C58 & C60-C62.
8. STRIP SOD OF ONE (1) FOOT OR WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN SIDEWALK AND THE BACK OF CURB/OR EDGE OF PAVEMENT SHALL BE SODDED.
9. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
10. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
11. SEE PERMANENT EROSION CONTROL REQUIREMENTS ON SHEET NO. C29A.
12. ALL DISTURBED DITCH SIDE SLOPES AND BANKS SHALL BE REGRADED TO MATCH EXISTING SLOPES AND RESTABILIZED VIA PINED SODDING, OVERLAPPED SODDING OR EROSION CONTROL GEOSYNTHETIC FABRICS.
13. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE SYSTEM FUNCTIONALLY DURING CONSTRUCTION.



OUTFALL CONTROL STRUCTURE (D62)

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

TEMP. SWALE BY-PASS



DETENTION POND 26 (TRACT SWN-26)

ALLIGATOR LAKE ROAD

Dewberry
Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS 47th

TWIN LAKES
NOLTE ROAD &
NORTH/SOUTH
ALLIGATOR LAKE ROAD
CONNECTOR
OSCEOLA COUNTY, FLORIDA

SEAL
NICOLE P. STALDER
Professional Engineer
No. 84720
STATE OF FLORIDA
FL PE # 84720
2/26/2021
This item has been digitally signed and sealed by Nicole P. Stalder on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
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SCALE NORTH
0' 60' 120'
N

REVISIONS			
No.	DATE	BY	Description
9	01-12-21	MDC	REV DRAINAGE
8	10-29-20	KJK	REV PIPE SIZE
4	05-12-20	KJK	REV PER QAO/C
3	04-10-20	KJK	REV PER COMMENTS
2	03-11-2020	DKO	REV PER REVIEW
1	12-10-19	KJK	REV. PER CO.

PROJECT #	50116238
DRAWN BY	KJK
APPROVED BY	NPS
CHECKED BY	NPS
DATE	SEPTEMBER 2020
DATUM	NAVD 88

TITLE

DETENTION POND 26

PROJECT: J380103FINALWOLTE-STREET A
SHEET NO.

C48

CONSTRUCTION PLANS

OSCEOLA COUNTY, FLORIDA

NORTHWEST LAKESIDE GROVES

PARCEL ID. NUMBER 18-26-31-4950-0001-0010

PREPARED FOR:
JTD Land at Lakeside, LLC
210 South Hoagland Boulevard
Kissimmee, Florida 34741
Contact: Craig Harris

OWNER/DEVELOPER

JTD LAND AT LAKESIDE, LLC
210 SOUTH HOAGLAND BLVD.
KISSIMMEE, FLORIDA 34741
PHONE: (407) 870-0066
CONTACT: CRAIG HARRIS

GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32835
PHONE: (407) 423-0564
CONTACT: GUY RABENS, P.E.

ENGINEER/PLANNER

DEWBERRY/BOWYER-SINGLETON
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: NICOLE STALDER, P.E.

ENVIRONMENTAL

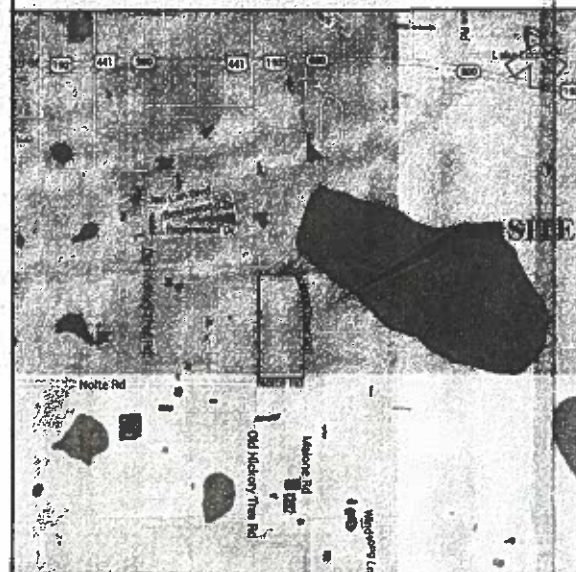
BIO-TECH CONSULTING, INC.
3002 EAST BOWMAN STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5989
CONTACT: JOHN MIKLOS

SURVEYOR

DEWBERRY/BOWYER-SINGLETON
(OFF-SITE SURVEY, HICKORY TREE
ROAD AND WATER ELEVATIONS)
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: NICOLE STALDER, P.E.

HANSON, WALTER AND ASSOCIATES

(ON-SITE SURVEY &
DRAINAGE STRUCTURES)
400 EMMITT ST.
KISSIMMEE, FLORIDA 34741
PHONE: (407) 847-9433
CONTACT: RANDY HANSON



LOCATION MAP
SECTION: 18; TOWNSHIP: 26S; RANGE: 31E

LEGAL DESCRIPTION

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 1199.94 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1768.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66.951 ACRES MORE OR LESS.

NOTE: THE FOLLOWING PROPOSED FACILITIES SHOWN ON THESE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY, AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES), AND INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND RETAINING WALLS THAT EXCEED THREE (3) FEET IN HEIGHT. SUNSHINE STATE TICKET NUMBERS 274400221, 274400123 AND 274400185.

UTILITY PROVIDERS

SEWER, WATER & RECLAIM
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FLORIDA 34769
407-958-7344

POWER

OUC ELECTRIC
5003 PERSHING AVENUE
ORLANDO, FLORIDA 32822
407-384-4100

TELEPHONE

CENTURYLINK
1359 VINE STREET
KISSIMMEE, FLORIDA 34769
407-390-6302

CABLE

BRIGHTHOUSE
3613 GRISSOM LANE
KISSIMMEE, FLORIDA 34769
407-532-8509

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THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

SDP14-0129

REVISED
10/11/18
Community
Development



FLORIDA

LAKESIDE GROVES

NOT VALID WITHOUT AN
ACTIVE CONSTRUCTION
PERMIT

APPROVED FOR
CONSTRUCTION

THE APPROVAL OF SDP14-0129 IS SUBJECT TO THE APPROVAL OF THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED IN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF THE SUBDIVISIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE BELOW.

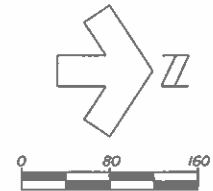
REVIEWED BY OSCEOLA COUNTY ENGINEER
DATE: 03/04/15
REVIEWED PER COMMENT
REVIEWED PER COMMENT
REVIEWED PER COMMENT

THE APPROVAL OF SDP14-0129 IS SUBJECT TO FIELD VERIFICATION - MUST MEET CODE

CONTRACTOR'S AS-BUILT: I hereby state that these "As-Built" were furnished to me by the contractor listed below, or on employee under my direct supervision, and I have reviewed them for accuracy and compliance with the original design. This statement is based upon the construction of the project.

DATE: FEB 18 2015
DESIGNED: JTS
CHECKED: HPS
SCALE: NONE
PROJECT NO: 14-0129
FILE NAME: 14-0129-001
SHEET: 1 OF 44

SDP 14-0129 PS 14-00001



THE APPROVAL OF SDP1111 IS SUBJECT TO SPECIFIC CONFORMANCE WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITH THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIOUS JURISDICTION OF ANY OTHER JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE BELOW.

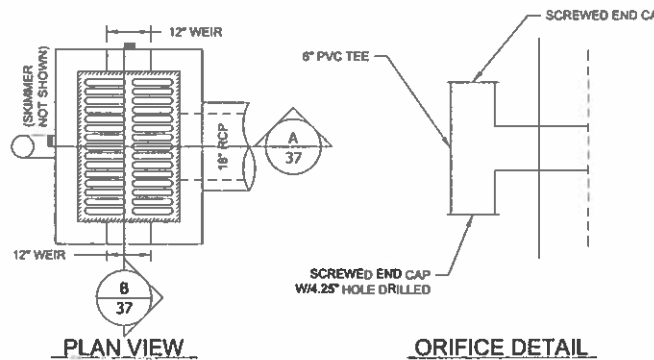
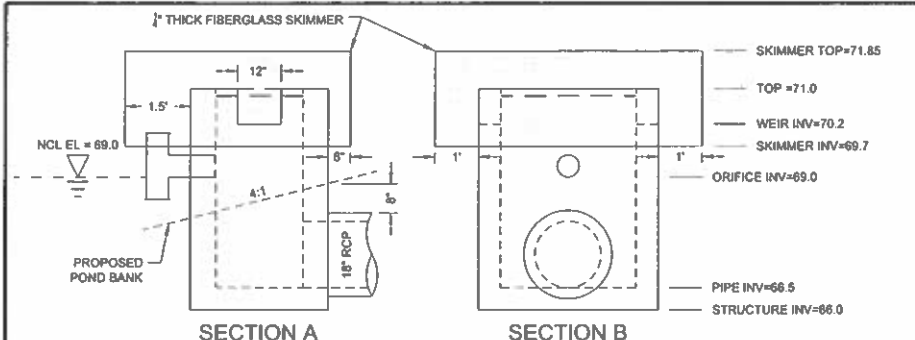
REVIEWED BY OSCEOLA COUNTY FIRE MARSHAL'S OFFICE

David Ray H. [Signature] 7329

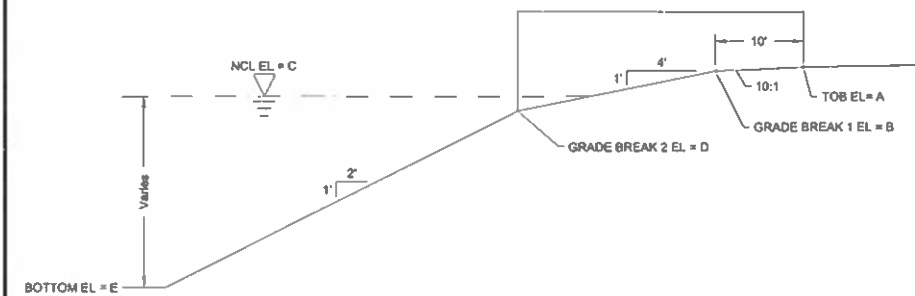
THE APPROVAL OF SDP1-0128 IS SUBJECT TO FIELD VERIFICATION - MUST MEET CODE

NOTES:

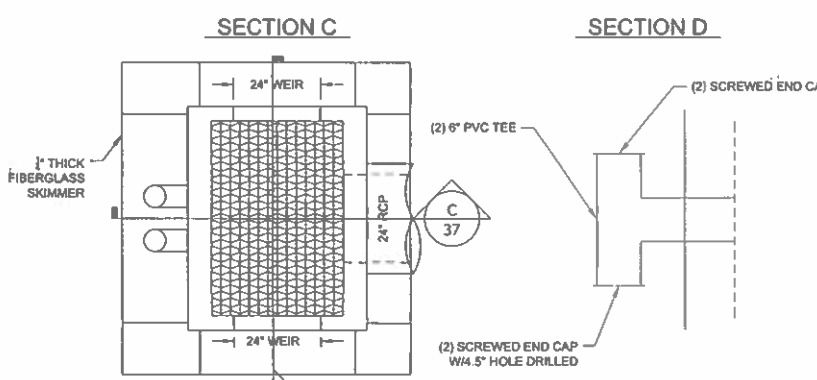
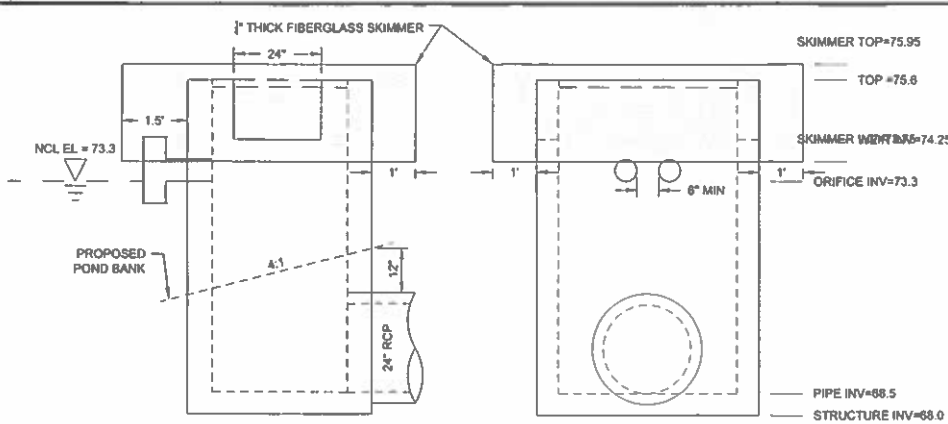
1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESM.T. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
3. A 10' UTILITY EASEMENT IS ADJACENT TO THE RIGHT-OF-WAY ON BOTH SIDES OF EVERY STREET.
4. THE CITY OF ST. CLOUD WILL MAINTAIN THE SANITARY SEWER FORCE MAIN WITHIN THE OSCEOLA COUNTY RIGHT OF WAY.
5. SEE CITY OF ST. CLOUD UTILITY DETAILS FOR SERVICE CONNECTIONS (SHEETS 39-44)
6. TRANSFORMERS TO BE LOCATED WITHIN THE UTILITY EASEMENT, CENTERED IN EASEMENT WITH MINIMUM 2' FROM FACE OF TRANSFORMER OR PAD TO THE RIGHT-OF-WAY LINE.



STRUCTURE D82 DETAIL
MODIFIED FDOT TYPE 'C' DBI

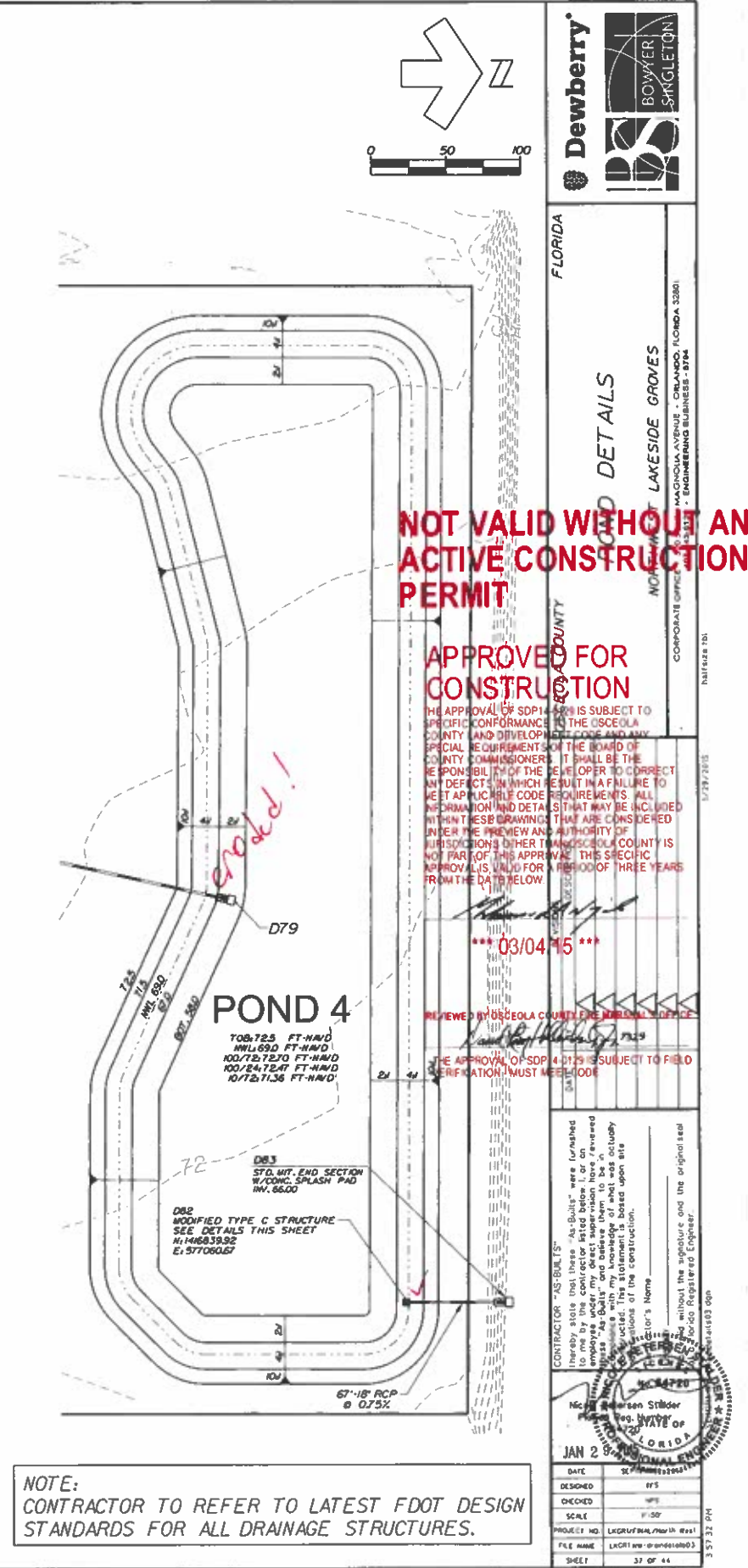
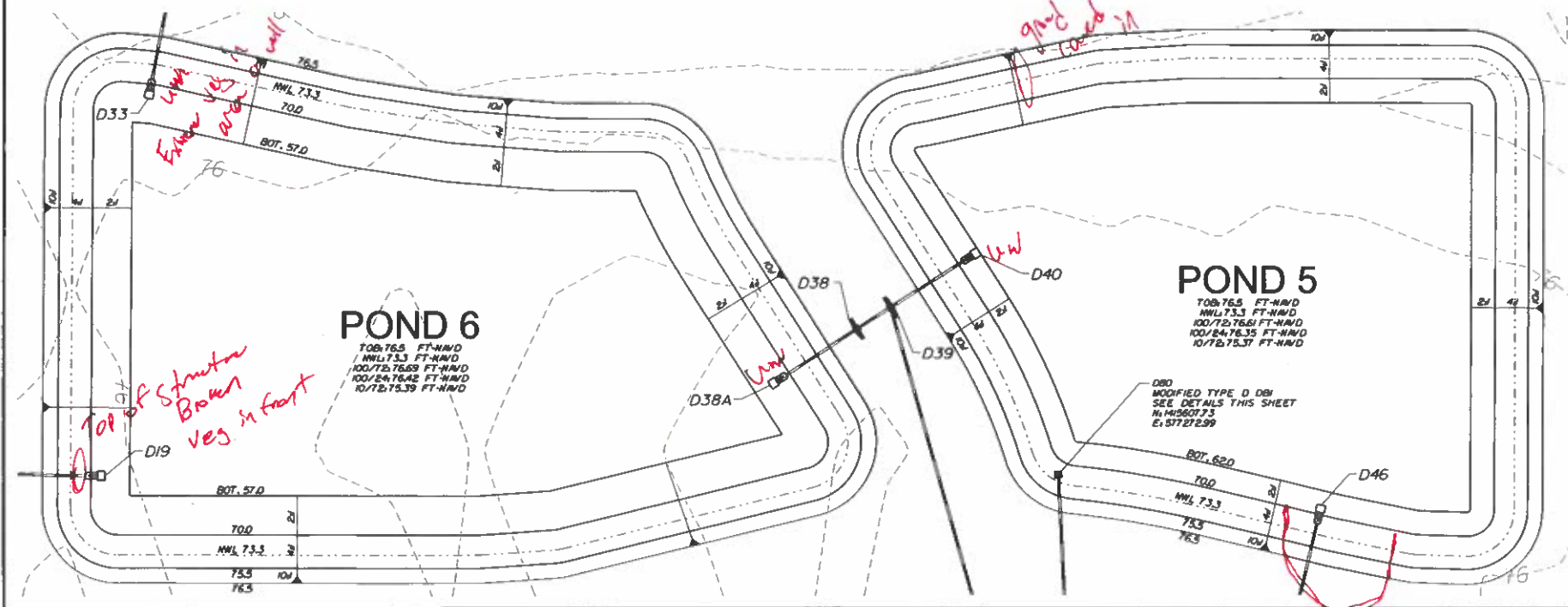


POND 4-6 TYPICAL SECTION



STRUCTURE D80 DETAIL
MODIFIED FDOT TYPE 'D' DBI

POND ELEVATIONS					
POND NUMBER	ELEVATION A (TOB)	ELEVATION B (GRADE BREAK 1)	ELEVATION C (NCL)	ELEVATION D (GRADE BREAK 2)	ELEVATION E (BOT)
POND 4	72.5	71.5	69	67	58
POND 5	78.5	75.5	73.3	70	62
POND 6	78.5	75.5	73.3	70	57



NOTE:
CONTRACTOR TO REFER TO LATEST FDOT DESIGN STANDARDS FOR ALL DRAINAGE STRUCTURES.

Dewberry
BOWEN SKELETON
FLORIDA
COUNTY
LAKESIDE GROVES
CORPORATE OFFICE
14000 N. W. 11th Ave., Suite 200
Miami, FL 33157
PH: 305.444.1111
FAX: 305.444.1112
WWW.DEBERRY.COM

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

APPROVED FOR CONSTRUCTION

THE APPROVAL OF SDP 14.019 IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE REQUIRED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN FLORIDA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE BELOW.

*** 03/04/15 ***

REVIEWED BY USCEOLA COUNTY ENGINEERING OFFICE

THE APPROVAL OF SDP 14.019 IS SUBJECT TO FIELD VERIFICATION MUST BE KEPT ON FILE

CONTRACTOR: "AS-BUILT" drawings shall be furnished to me by the contractor listed below, for review and approval. The contractor shall be responsible for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided.

DATE: 03/04/15
DESIGNED: RFS
CHECKED: RFS
SCALE: 1"=50'
PROJECT NO: 14000 N. W. 11th Ave., Suite 200
FILE NAME: 14000 N. W. 11th Ave., Suite 200
SHEET: 37 OF 44

SOP 14-0128 PS 14-00001

SECTION 2

Sent Via Email: tadams@gmscfl.com

July 20, 2026

Ms. Tricia Adams, District Manager
Live Oak Lake Community Development District
Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2026-3
Live Oak Lake Community Development District
District Engineering Services
Osceola County, Florida**

Dear Ms. Adams:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to continue to provide general engineering services for the Live Oak Lake Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

I. General Engineering Services

We will perform general engineering services as necessary, including but not limited to, attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$1,000.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This Work Authorization, together with the referenced District Engineer Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000,

Ms. Tricia Adams
Live Oak Lake CDD
July 20, 2026

Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to continuing to work with you on this project.

Sincerely,



Nicole P. Stalder, P.E., LEED-AP
Vice President
Business Unit Manager, Site/Civil Services

NPS:ap

*J:\Live Oak Lakes CDD\Live Oak Lakes CDD\Project Management\Contract CDD\WO\Live Oak Lakes CDD General Engineering
- 07-20-2026*

Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Live Oak Lake Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

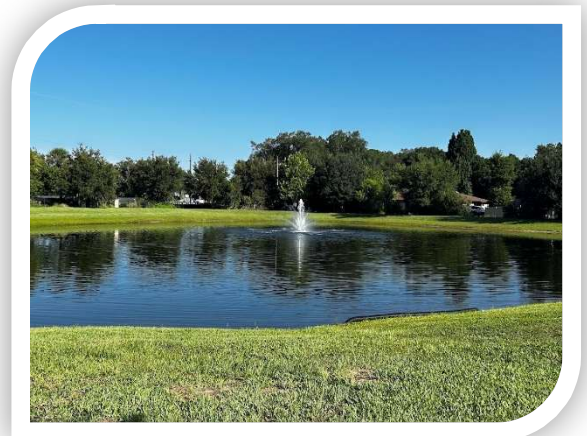
SECTION C

Live Oak Lake CDD

Field Management Report

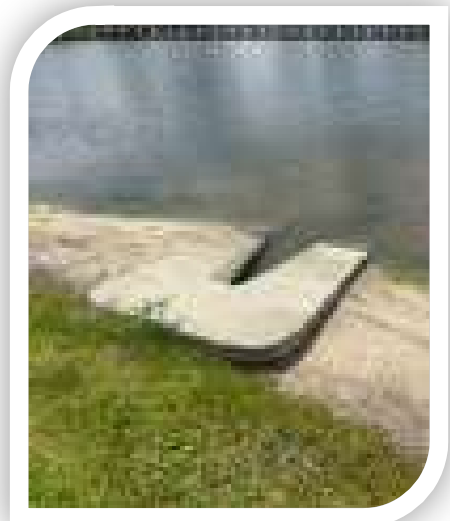
Contracted Services

- The Pond 4 fountain has been transferred to Pond 2.
- The Pond 2 power control box has been utilized to replace the damaged fountain 5 box.
- All ponds have been treated for algae, lake weed, and shoreline weeds, and trash has been collected from the shoreline.
- Plant enhancements at the Reserve monument signs and in the boulevard planter pots were rescheduled for Tuesday, August 18th.



Site Items

- Following the recent engineer's report, a task list has been sent to the landscape team to begin addressing the vegetation-related recommendations:
 - a. Adding and stabilizing soil
 - b. Removing vegetation from mitered ends
- Vendors are being sourced to perform the recommended structural corrective measures.



SECTION D

SECTION 1

Live Oak Lake
Community Development District

Unaudited Financial Reporting
July 31, 2026



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8	<u>Capital Projects Fund Series 2020</u>
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12-16	<u>Check Run Summary</u>
17	<u>Assessment Receipt Schedule</u>

Live Oak Lake
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Impact Fee Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 480,618	\$ 104,541	\$ -	\$ -	\$ 585,160
Due from Impact Fee Fund	\$ 44,999	\$ -	\$ -	\$ -	\$ 44,999
Due from General Fund	\$ -	\$ -	\$ 10,189	\$ -	\$ 10,189
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
Investments:					
Bank United	\$ 19,334	\$ -	\$ -	\$ -	\$ 19,334
Series 2016					
Reserve	\$ -	\$ -	\$ 475,903	\$ -	\$ 475,903
Revenue	\$ -	\$ -	\$ 602,925	\$ -	\$ 602,925
Prepayment	\$ -	\$ -	\$ 438	\$ -	\$ 438
Series 2020					
Reserve	\$ -	\$ -	\$ 988,440	\$ -	\$ 988,440
Revenue	\$ -	\$ -	\$ 367,159	\$ -	\$ 367,159
Prepayment	\$ -	\$ -	\$ 474	\$ -	\$ 474
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
Total Assets	\$ 545,431	\$ 104,541	\$ 2,445,528	\$ 89	\$ 3,095,589
Liabilities:					
Accounts Payable	\$ 25,178	\$ -	\$ -	\$ -	\$ 25,178
Due to Debt Service	\$ 10,189	\$ -	\$ -	\$ -	\$ 10,189
Due to General Fund	\$ -	\$ 44,999	\$ -	\$ -	\$ 44,999
Total Liabilities	\$ 35,367.16	\$ 44,999	\$ -	\$ -	\$ 80,366
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
Restricted for:					
Impact Fee	\$ -	\$ 59,542	\$ -	\$ -	\$ 59,542
Debt Service - Series 2016	\$ -	\$ -	\$ 1,089,448	\$ -	\$ 1,089,448
Debt Service - Series 2020	\$ -	\$ -	\$ 1,356,080	\$ -	\$ 1,356,080
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 509,584	\$ -	\$ -	\$ -	\$ 509,584
Total Fund Balances	\$ 510,064	\$ 59,542	\$ 2,445,528	\$ 89	\$ 3,015,223
Total Liabilities & Fund Balance	\$ 545,431	\$ 104,541	\$ 2,445,528	\$ 89	\$ 3,095,589

Live Oak Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Collector (Net)	\$ 686,439	\$ 686,439	\$ 688,487	\$ 2,047
Direct Assessment - Pulte	\$ 76,824	\$ 76,824	\$ 76,824	\$ -
Direct Assessment - NLV	\$ 202,223	\$ 202,223	\$ 202,223	\$ -
Interest Income	\$ -	\$ -	\$ 565	\$ 565
Total Revenues	\$ 965,487	\$ 965,487	\$ 968,099	\$ 2,612
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,000	\$ 5,000
FICA Expense	\$ 918	\$ 765	\$ 383	\$ 383
Engineering	\$ 15,000	\$ 12,500	\$ 8,135	\$ 4,365
Dissemination	\$ 5,408	\$ 4,506	\$ 4,507	\$ (0)
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 200	\$ (200)
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Property Appraiser	\$ 600	\$ 600	\$ 1,234	\$ (634)
Arbitrage	\$ 1,150	\$ 958	\$ -	\$ 958
Attorney	\$ 25,000	\$ 20,833	\$ 9,866	\$ 10,967
Annual Audit	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,485	\$ 383
Management Fees	\$ 43,775	\$ 36,479	\$ 36,479	\$ (0)
Information Technology	\$ 1,947	\$ 1,622	\$ 1,623	\$ (0)
Postage	\$ 1,450	\$ 1,208	\$ 2,058	\$ (850)
Copies	\$ 250	\$ 208	\$ 34	\$ 174
Rentals and Leases	\$ 3,600	\$ 3,000	\$ 1,502	\$ 1,498
Insurance	\$ 7,814	\$ 7,814	\$ 6,893	\$ 921
Legal Advertising	\$ 2,500	\$ 2,083	\$ 998	\$ 1,086
Other Current Charges	\$ 350	\$ 292	\$ -	\$ 292
Office Supplies	\$ 100	\$ 83	\$ 89	\$ (6)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,260	\$ 1,050	\$ 2,800	\$ (1,750)
Total General & Administrative	\$ 142,872	\$ 123,755	\$ 101,168	\$ 22,587

Live Oak Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 17,365	\$ 14,471	\$ 14,471	\$ (0)
Property Insurance	\$ 4,374	\$ 4,374	\$ 3,764	\$ 610
Aquatic Control	\$ 55,000	\$ 45,833	\$ 45,589	\$ 244
Mitigation Maintenance	\$ -	\$ -	\$ 4,500	\$ (4,500)
Midge Management	\$ 105,000	\$ 87,500	\$ 81,087	\$ 6,413
Contingency	\$ 29,384	\$ 24,487	\$ 330	\$ 24,157
Landscape Maintenance	\$ 282,000	\$ 235,000	\$ 220,043	\$ 14,957
Landscaping Replacements	\$ 50,000	\$ 41,667	\$ 6,766	\$ 34,901
Pond Fountain Maintenance	\$ 15,000	\$ 12,500	\$ 2,699	\$ 9,801
Irrigation Consultant Services	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 15,000	\$ 12,500	\$ 18,787	\$ (6,287)
General Repairs and Maintenance	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Electricity-Street Lights	\$ 50,892	\$ 42,410	\$ 38,992	\$ 3,418
Electricity-Fountains	\$ 57,600	\$ 48,000	\$ 573	\$ 47,427
Water-Irrigation	\$ 100,000	\$ 83,333	\$ 87,211	\$ (3,878)
Capital Reserve	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Subtotal Field Expenditures	\$ 822,614	\$ 686,241	\$ 524,812	\$ 161,430
Total Operations & Maintenance	\$ 822,614	\$ 686,241	\$ 524,812	\$ 161,430
Total Expenditures	\$ 965,487	\$ 809,996	\$ 625,979	\$ 184,017
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 342,120	
Net Change in Fund Balance	\$ -		\$ 342,120	
Fund Balance - Beginning	\$ -		\$ 167,944	
Fund Balance - Ending	\$ -		\$ 510,064	

Live Oak Lake
Community Development District
Impact Fee Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Impact Fees	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Stormwater	\$ -	\$ -	\$ 2,198	\$ (2,198)
Total Expenditures	\$ -	\$ -	\$ 2,198	\$ (2,198)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (2,198)	
Net Change in Fund Balance	\$ -		\$ (2,198)	
Fund Balance - Beginning	\$ -		\$ 61,740	
Fund Balance - Ending	\$ -		\$ 59,542	

Live Oak Lake
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 954,030	\$ 954,030	\$ 955,908	\$ 1,878
Interest	\$ 5,000	\$ 4,167	\$ 32,418	\$ 28,251
Total Revenues	\$ 959,030	\$ 958,196	\$ 988,325	\$ 30,129
Expenditures:				
Interest - 11/1	\$ 300,994	\$ 300,994	\$ 300,994	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 355,000	\$ 355,000	\$ 355,000	\$ -
Interest - 5/1	\$ 300,994	\$ 300,994	\$ 300,653	\$ 341
Total Expenditures	\$ 956,988	\$ 956,988	\$ 971,647	\$ (14,659)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,042		\$ 16,678	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 54	\$ 54
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 54	\$ 54
Net Change in Fund Balance	\$ 2,042		\$ 16,732	
Fund Balance - Beginning	\$ 576,849		\$ 1,072,716	
Fund Balance - Ending	\$ 578,891		\$ 1,089,448	

Live Oak Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 143,562	\$ 143,562	\$ 456,599	\$ 313,038
Assessments - Direct	\$ 846,376	\$ 358,246	\$ 358,246	\$ -
Assessments - Ppmt	\$ -	\$ -	\$ 14,361	\$ 14,361
Interest	\$ 5,000	\$ 4,167	\$ 36,927	\$ 32,760
Total Revenues	\$ 994,938	\$ 505,974	\$ 866,133	\$ 360,159
Expenditures:				
Interest - 11/1	\$ 335,050	\$ 335,050	\$ 335,050	\$ -
Interest - 2/1	\$ -	\$ -	\$ 173	\$ (173)
Special Call - 2/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 5/1	\$ 335,050	\$ 335,050	\$ 334,705	\$ 345
Total Expenditures	\$ 995,100	\$ 995,100	\$ 1,009,928	\$ (14,828)
Excess (Deficiency) of Revenues over Expenditures	\$ (163)		\$ (143,795)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 3	\$ 3
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3	\$ 3
Net Change in Fund Balance	\$ (163)		\$ (143,792)	
Fund Balance - Beginning	\$ 505,154		\$ 1,499,872	
Fund Balance - Ending	\$ 504,991		\$ 1,356,080	

Live Oak Lake
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (54)	\$ (54)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (54)	\$ (54)
Net Change in Fund Balance	\$ -		\$ (52)	
Fund Balance - Beginning	\$ -		\$ 52	
Fund Balance - Ending	\$ -		\$ -	

Live Oak Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3)	\$ (3)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3)	\$ (3)
Net Change in Fund Balance	\$ -		\$ (0)	
Fund Balance - Beginning	\$ -		\$ 89	
Fund Balance - Ending	\$ -		\$ 89	

Live Oak Lake
Community Development District
Month to Month
FY 2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Revenues:													
Assessments - Tax Collector (Net)	\$ -	\$ 77,983	\$ 573,696	\$ 10,493	\$ 6,036	\$ 3,393	\$ 6,665	\$ 6,036	\$ 4,173	\$ 10	\$ -	\$ -	\$ 688,487
Direct Assessment - Pulte	\$ 26,120	\$ -	\$ -	\$ 25,352	\$ -	\$ 25,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,824
Direct Assessment - NLV	\$ 68,756	\$ -	\$ -	\$ 66,734	\$ -	\$ 66,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202,223
Interest Income	\$ 59	\$ 56	\$ 55	\$ 55	\$ 49	\$ 55	\$ 53	\$ 74	\$ 53	\$ 55	\$ -	\$ -	\$ 565
Total Revenues	\$ 94,936	\$ 78,039	\$ 573,752	\$ 102,634	\$ 6,086	\$ 95,534	\$ 6,719	\$ 6,110	\$ 4,226	\$ 65	\$ -	\$ -	\$ 968,099
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ 400	\$ -	\$ 800	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ 5,000
FICA Expense	\$ -	\$ 61	\$ -	\$ 61	\$ 31	\$ -	\$ 61	\$ 46	\$ 61	\$ 61	\$ -	\$ -	\$ 383
Engineering	\$ 335	\$ 335	\$ -	\$ -	\$ 1,005	\$ -	\$ 838	\$ 4,238	\$ 1,385	\$ -	\$ -	\$ -	\$ 8,135
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ 4,507
Dissemination-Amortization Schedules	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 1,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,234
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 931	\$ 2,095	\$ 383	\$ 865	\$ 1,210	\$ 516	\$ 2,237	\$ 805	\$ 826	\$ -	\$ -	\$ -	\$ 9,866
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Trustee Fees	\$ 4,041	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,485
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ 36,479
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ 1,623
Postage	\$ 101	\$ 91	\$ 375	\$ 255	\$ 227	\$ 209	\$ 187	\$ 144	\$ 200	\$ 269	\$ -	\$ -	\$ 2,058
Copies	\$ 2	\$ -	\$ -	\$ -	\$ 15	\$ 3	\$ 1	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ 34
Rentals and Leases	\$ -	\$ -	\$ 401	\$ -	\$ 450	\$ -	\$ -	\$ 251	\$ 200	\$ 200	\$ -	\$ -	\$ 1,502
Insurance	\$ 6,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,893
Legal Advertising	\$ -	\$ 264	\$ -	\$ 189	\$ -	\$ -	\$ -	\$ -	\$ 188	\$ 356	\$ -	\$ -	\$ 998
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ 45	\$ 0	\$ 0	\$ 0	\$ 42	\$ -	\$ -	\$ 89
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 1,855	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ 2,800
Total Administrative	\$ 22,352	\$ 12,457	\$ 5,524	\$ 6,637	\$ 8,937	\$ 6,889	\$ 13,789	\$ 10,449	\$ 8,026	\$ 6,108	\$ -	\$ -	\$ 101,168

Live Oak Lake
Community Development District
Month to Month
FY 2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ -	\$ -	\$ 14,471
Property Insurance	\$ 3,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,764
Aquatic Control	\$ 4,375	\$ 4,491	\$ 4,491	\$ 5,284	\$ 4,491	\$ 4,491	\$ 4,491	\$ 4,491	\$ 4,491	\$ 4,491	\$ -	\$ -	\$ 45,589
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 4,500
Midge Management	\$ 3,529	\$ 4,580	\$ 14,859	\$ 7,075	\$ 16,854	\$ 6,579	\$ 7,874	\$ 6,579	\$ 6,579	\$ 6,579	\$ -	\$ -	\$ 81,087
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ 330
Landscape Maintenance	\$ 21,700	\$ 21,700	\$ 21,700	\$ 22,135	\$ 22,135	\$ 22,135	\$ 22,135	\$ 22,135	\$ 22,135	\$ 22,135	\$ -	\$ -	\$ 220,043
Landscaping Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,766	\$ -	\$ -	\$ -	\$ -	\$ 6,766
Pond Fountain Maintenance	\$ -	\$ 900	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 2,699
Irrigation Consultant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 9,718	\$ -	\$ -	\$ -	\$ 4,002	\$ 1,749	\$ 1,518	\$ 1,799	\$ -	\$ -	\$ -	\$ -	\$ 18,787
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity-Street Lights	\$ 3,873	\$ 3,902	\$ 3,866	\$ 3,924	\$ 3,902	\$ 3,888	\$ 3,902	\$ 3,916	\$ 3,902	\$ 3,916	\$ -	\$ -	\$ 38,992
Electricity-Fountains	\$ 58	\$ 58	\$ 57	\$ 58	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ 573
Water-Irrigation	\$ 9,012	\$ 11,978	\$ 11,376	\$ 9,408	\$ 13,579	\$ 9,952	\$ 2,942	\$ 1,159	\$ 5,994	\$ 11,811	\$ -	\$ -	\$ 87,211
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
Total Field	\$ 57,477	\$ 49,056	\$ 57,796	\$ 49,330	\$ 67,366	\$ 50,298	\$ 44,367	\$ 49,579	\$ 44,605	\$ 54,936	\$ -	\$ -	\$ 524,812
Total Expenditures	\$ 79,829	\$ 61,513	\$ 63,321	\$ 55,967	\$ 76,303	\$ 57,187	\$ 58,156	\$ 60,029	\$ 52,631	\$ 61,044	\$ -	\$ -	\$ 625,979
Excess (Deficiency) of Revenues over Expenditures	\$ 15,107	\$ 16,526	\$ 510,431	\$ 46,667	\$ (70,217)	\$ 38,347	\$ (51,437)	\$ (53,919)	\$ (48,405)	\$ (60,979)	\$ -	\$ -	\$ 342,120

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2026

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$4,930,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$955,025.00	
Reserve Fund Balance:	\$475,903.13	
Bonds outstanding - 9/30/2025		\$13,150,000.00
Less:	May 1, 2026 (Mandatory)	(\$355,000.00)
Less:	November 1, 2025 (Special Call)	(\$15,000.00)
Current Bonds Outstanding		\$12,780,000.00
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.800%	
Maturity Date:	5/1/30	\$1,745,000.00
Interest Rate:	4.400%	
Maturity Date:	5/1/40	\$4,810,000.00
Interest Rate:	4.600%	
Maturity Date:	5/1/51	\$8,525,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$989,553.13	
Reserve Fund Balance:	\$988,440.00	
Bonds outstanding - 9/30/2025		\$15,080,000.00
Less:	February 1, 2026 (Special Call)	(\$15,000.00)
Less:	May 1, 2026 (Mandatory)	(\$325,000.00)
Current Bonds Outstanding		\$14,740,000.00
Total Current Bonds Outstanding		\$27,520,000.00

SECTION VII

*to be provided under
separate cover*