

# CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS

## "C-1" AND "C-2" ROADWAY REHABILITATION

### HARMONY (ST. CLOUD), FLORIDA

CDD BOARD OF SUPERVISORS

Teresa Kramer ..... Chairman, Seat 5  
 Daniel Leet ..... Vice Chairman, Seat 1  
 Kenil Kassel ..... Assistant Secretary, Seat 3  
 Steven Benbe ..... Assistant Secretary, Seat 4  
 Michael Scarborough ..... Assistant Secretary, Seat 2

CDD REPRESENTATIVES

Angel Montagna (InfraMark) ..... District Manager  
 David Hamstra (Pegasus Engineering) ..... District Engineer  
 Timothy Qualls (Young Qualls, P.A.) ..... District Legal Counsel  
 Vincent Morrell ..... Field Operations Manager

**PROJECT LOCATION SUMMARY**

SECTIONS 19 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST

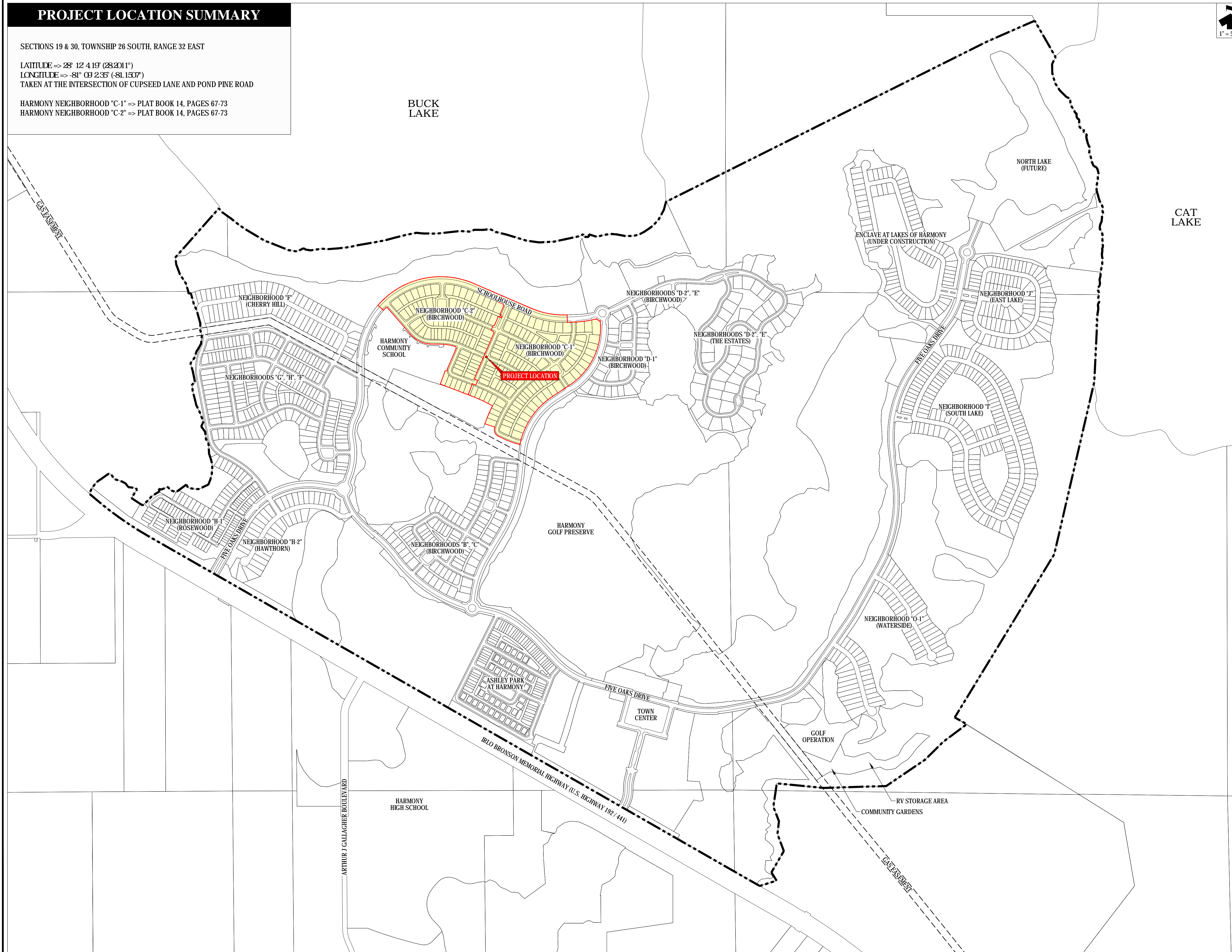
LATITUDE => 28° 12' 4.19" (28.2011°)

LONGITUDE => -81° 09' 2.35" (-81.1507°)

TAKEN AT THE INTERSECTION OF CUPSEED LANE AND POND PINE ROAD

HARMONY NEIGHBORHOOD "C-1" => PLAT BOOK 14, PAGES 67-73

HARMONY NEIGHBORHOOD "C-2" => PLAT BOOK 14, PAGES 67-73



DRAWING INDEX

SHEET	DRAWING TITLE
C01	COVER SHEET
C02	GENERAL NOTES
C03	OVERALL PLAN AND SHEET INDEX
C04	NEIGHBORHOOD "C-1" - ALLEY TRACTS "A-C20" AND "A-C21"
C05	NEIGHBORHOOD "C-1" - ALLEY TRACTS "A-C22" AND "A-C23"
C06	NEIGHBORHOOD "C-1" - ALLEY TRACT "A-C24"
C07	NEIGHBORHOOD "C-2" - ALLEY TRACTS "N" AND "O"
C08	NEIGHBORHOOD "C-2" - ALLEY TRACTS "P" AND "Q"
C09 - C10	MISCELLANEOUS DETAILS

PLANS SUBMITTAL AND REVISION SUMMARY

NO.	DATE	DESCRIPTION

NOTES

- GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (LATEST EDITION) AND SUPPLEMENTS THERETO IF NOTED IN THE BID DOCUMENTS FOR THIS PROJECT.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
  - 11" x 17" DRAWINGS ~ NOT TO SCALE
  - 12" x 18" DRAWINGS ~ HALF SIZE
  - 24" x 36" DRAWINGS ~ TO SCALE
- ELEVATION INFORMATION SHOWN WITHIN THESE PLANS IS REFERENCED TO THE NAVD88 VERTICAL DATUM.
- DATUM SHIFT FOR THIS PROJECT (SEE PROJECT LOCATION SUMMARY THIS SHEET) WILL BE APPLIED AS A CONSTANT VALUE FOR CONVERTING ELEVATIONS BETWEEN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

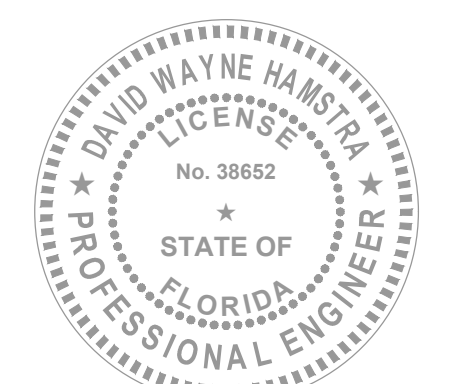
COMPUTED DATUM SHIFTS

- NAVD88 + 1.083' = NGVD29
- NGVD29 - 1.083' = NAVD88

CERTIFICATION BY THE ENGINEER OF RECORD

State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 27770

**Pegasus ENGINEERING**  
 PEGASUS ENGINEERING, LLC  
 310 WEST STATE ROAD 434, SUITE 309  
 WINTER SPRINGS, FLORIDA 32708  
 PHONE: 407-992-9160  
 FAX: 407-358-5155



**PRELIMINARY**

DAVID W. HAMSTRA  
 FLORIDA P.E. NUMBER 38652

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DAVID W. HAMSTRA, P.E. ON JANUARY 20, 2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS CERTIFICATION EXCLUDES CERTAIN INFORMATION THAT WAS PREPARED "BY OTHERS" AND MAY BE INCLUDED IN THE PLANS FOR THE CONTRACTOR'S CONVENIENCE, INCLUDING BUT NOT LIMITED TO THE TOPOGRAPHIC SURVEYS, MANUFACTURER DETAILS, FDOT DETAILS OBTAINED FROM THE DESIGN STANDARDS, AND STANDARD DETAILS PROVIDED BY THE CITY OF ST. CLOUD OR OSCEOLA COUNTY.

COPY

HARMONY NEIGHBORHOODS "C-1" AND "C-2" ROADWAY REHABILITATION



DEFINITION:

WHEN USED IN THESE GENERAL NOTES, THE WORD "OWNER" SHALL HAVE THE INDICATED MEANING:

HARMONY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT MANAGER
ANGEL MONTAGNA (INFRAMARK)
313 CAMPUS STREET | CELEBRATION, FL 34747
PHONE: 813-576-9748

REGULATORY AND PERMITTING

- RP-1. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE PROCEEDING WITH THE WORK.
RP-2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING FOR SAID INSPECTIONS.
RP-3. THE CONTRACTOR SHALL CONFORM AND ADHERE TO THE POLICIES ESTABLISHED BY THE OSCEOLA COUNTY PUBLIC WORKS DEPARTMENT...

GEOTECHNICAL AND TESTING

- GT-1. ~~A GEOTECHNICAL ENGINEERING REPORT HAS BEEN PREPARED AND IS AVAILABLE FOR THE CONTRACTOR'S INDEPENDENT REVIEW. THIS REPORT CONTAINS SPECIFIC RECOMMENDATIONS REGARDING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.~~
GT-2. THE CONTRACTOR SHALL ENSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR THE PLACEMENT OF ALL STRUCTURES, OR COMPACTED EARTH...
GT-3. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR FOR THE PURPOSE OF DETERMINING THE SUITABILITY OF MATERIAL ACQUIRED FROM EXCAVATIONS...

MAINTENANCE OF TRAFFIC (MOT)

- MT-1. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC WITH DESTINATIONS WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED. IF ACCESS TO LOCAL TRAFFIC IS CHANGED DURING CONSTRUCTION, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER...
MT-2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC...
MT-3. THE CONTRACTOR SHALL PROTECT ALL EXISTING TRAFFIC AND STREET SIGNS.

ADDITIONAL SURVEY REQUIREMENTS

IN ADDITION TO THE REQUIREMENTS OF NOTE GS-1 (ON THIS SHEET), A PROFESSIONAL LAND SURVEYOR SHALL STAKE THE LOCATION OF ALL PROPOSED STRUCTURES FOR THE OWNER'S REVIEW AND ACCEPTANCE BEFORE COMMENCING CONSTRUCTION.

GEOMETRY & SURVEY

- GS-1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SET OF FIELD NOTES VERIFYING THE BENCHMARK ELEVATIONS AND THE REFERENCE POINT TIES SHOWN ON THE PLAN AND PROFILE SHEETS, AND/OR SUBMIT A SET OF FIELD NOTES FOR ALL ADDITIONAL BENCHMARK AND REFERENCE POINT TIES PROPOSED TO BE USED IN CONSTRUCTING THE PROJECT...
GS-2. PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE PROJECT ENGINEER...
GS-5. THE ENGINEER HAS UTILIZED TOPOGRAPHIC SURVEY INFORMATION WHICH HE HAS RELIED UPON IN THE PREPARATION OF THESE PLANS...

STATE GEODETIC ADVISOR, RONNIE TAYLOR
SUITE 309
3900 COMMONWEALTH BOULEVARD
TALLAHASSEE, FL
(904) 488-2427

UTILITIES

- UL-1. THE LOCATION OF ALL EXISTING UTILITY SERVICES, FACILITIES, AND STRUCTURAL FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR...
UL-2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISRUPTION OF SERVICE, OR CLARIFICATION OF UTILITY ACTIVITY...
UL-3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK...
UL-4. PRIOR TO EXCAVATING IN THE VICINITY OF A GAS PIPELINE, THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTES...
UL-5. THE CONTRACTOR SHALL NOTIFY UTILITIES 72 HRS. PRIOR TO EXCAVATION...
UL-6. UTILITIES ENCOUNTERED:



SUNSHINE 811
11 PLANTATION ROAD
DEBARY, FL 32713
1-800-432-4770
WWW.SUNSHINE811.COM

CATV
CHARTER COMMUNICATIONS
JOHN SMITH
407-532-8520
FIBER
CENTURYLINK
BILL McCLLOUD
850-599-1444
THOMAS STURMER (ALTERNATE)
720-578-8090
TAC CENTER (EMERGENCY CONTACT)
800-778-9140
SEWER WATER
TOHO WATER AUTHORITY
WESTIN DOBBINS
407-944-5000

ELECTRIC
ORLANDO UTILITIES COMMISSION
JUAN DIAZ
407-434-4143
JEFF MANN (ALTERNATE)
GAS
FLORIDA GAS TRANSMISSION
JOSEPH E. SANCHEZ
407-838-1711
WYATT GUDGER (ALTERNATE)
407-212-9405
RUSSELL MACLEES (EMERGENCY CONTACT)
407-838-7504

EROSION CONTROL AND POLLUTION ABATEMENT

- EC-1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION.
EC-2. THE CONTRACTOR SHALL EMPLOY SUCH EROSION CONTROL METHODS AS SPECIFIED BY THE FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2010 edition).
EC-3. INSTALLATION OF SILT FENCES AND TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2010 edition).
EC-4. SILT SCREENS AND TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PROPOSED WORK...

EARTHWORK

- EW-1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SLOPES AND EMBANKMENTS. THE CONTRACTOR SHALL REPAIR OR REMEDY DAMAGE TO SUCH F CAUSED BY EROSION, CONTRACTOR ACTIVITIES OR LACK OF MAINTENANCE UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
EW-2. THE CONTRACTOR SHALL EXAMINE THE SITE, REVIEW THE PLANS, AND INDEPENDENTLY DETERMINE THE VOLUME OF EXCAVATION, FILL AND/OR BACKFILL REQUIRED TO PERFORM THE WORK.
EW-3. ALL FILL PLACED SHALL BE COMPACTED AND TESTED IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS AND/OR THE SPECIAL PROVISIONS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL BID ITEMS (SBI) THAT WERE PREPARED SPECIFICALLY FOR THE PROJECT.
EW-4. IN ALL AREAS WHICH REQUIRE FILL MATERIAL, THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION AND OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED.
EW-5. ALL SOIL STRIPPINGS, DELETERIOUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER OR SPECIFIED ELSEWHERE IN THE PLANS FOR SELECT DISPOSAL...

STORM WATER (DRAINAGE)

- SW-1. ALL MANHOLES, INLETS, AND JUNCTION BOX STRUCTURES SHALL BE PRECAST AND IN ACCORDANCE WITH ASTM C-478 UNLESS OTHERWISE SPECIFIED.
SW-2. ALL MANHOLES, INLETS, AND JUNCTION BOX STRUCTURES SHALL HAVE TRAFFIC BEARING FRAMES AND COVERS, OR GRATES MEETING HS-20 LOADING REQUIREMENTS, UNLESS OTHERWISE SPECIFIED WITHIN THE PLANS.
SW-3. ALL REINFORCED CONCRETE PIPE SHALL BE OF THE CLASS AND BEDDING SPECIFIED BY FDOT'S STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, (latest edition).
SW-4. ALL PIPE JOINT CONNECTIONS SHALL BE WRAPPED WITH A FILTER FABRIC MATERIAL IN ACCORDANCE WITH FDOT'S STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (FOOT INDEX NO. 430-001).
SW-5. ALL EXISTING AND INSTALLED STORM SEWER LINES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT THE LAST STAGE OF CONSTRUCTION, THE COST OF WHICH SHALL BE INCIDENTAL TO THE PROJECT CONSTRUCTION...
SW-6. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS, BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE...
SW-7. ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE OWNER / ENGINEER.
SW-8. ALL INLET/MANHOLE - PIPE JOINTS SHALL BE FILLED WITH NON-SHRINK GROUT, COVERED WITH AN ASPHALTIC MASTIC COATING, AND WRAPPED WITH A FILTER FABRIC MATERIAL PER SECTION 430-7.3.1.7 OF FDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (latest edition).
SW-9. CHANGES OF PIPE INVERTS NOT EXCEEDING PLUS OR MINUS ONE (1) FOOT WILL NOT BE CONSIDERED AS A BASIS FOR ADDITIONAL COMPENSATION FOR THE PERTINENT PIPE BID ITEM OR FOR MODIFICATION OF PRECAST STRUCTURES.
SW-10. PIPE LENGTHS AND SLOPES DEPICTED ON THE PLAN AND PROFILE SHEETS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, MEASUREMENT OF DRAINAGE PIPE FOR PAYMENT SHALL BE DETERMINED FROM ACTUAL LENGTHS INSTALLED.

MISCELLANEOUS NOTES

- MN-1. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, PROFILES, CROSS-SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
MN-2. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES, OR CONSTRUCTION LIMITS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION, REMOVAL, OR DISTURBANCE IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS.
MN-3. THE CONTRACTOR SHALL EXAMINE THE SITE FOR ALL CONDITIONS WHICH MAY AFFECT HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERY, LOCATION AND IDENTIFICATION OF EXISTING UTILITIES, DRAINAGE SYSTEMS OR PHYSICAL STRUCTURES WITHIN THE LIMITS OF WORK...
MN-4. THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FROM THE SITE AND DISPOSE OF IT IN AN APPROVED MANNER. BURNING ON SITE WILL NOT BE ALLOWED.
MN-5. THE CONTRACTOR SHALL CLEARLY MARK THE LIMITS OF WORK PRIOR TO CLEARING TO PROTECT ADJACENT AREAS FROM CONSTRUCTION ACTIVITIES.
MN-6. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON PROJECT COMPLETION, PRIOR TO FINAL CERTIFICATION OF SUBSTANTIAL COMPLETION BY THE ENGINEER...
MN-7. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING, AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES, OR TO MINIMIZE TRENCH WIDTH AS REQUIRED...
MN-8. ALL PERSONAL PROPERTY, EXCEPT MAILBOXES, WITHIN THE RIGHT-OF-WAY NOT RELOCATED BY THE PROPERTY OWNER(S) SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT...
MN-9. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCING CONSTRUCTION...

UTILITY SEPARATION REQUIREMENTS

Table titled 'LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314' showing separation and crossing requirements for Storm Sewer, Vacuum Sanitary Sewer, Gravity or Pressure Sanitary Sewer, and On-Site Sewage Treatment & Disposal System.

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

MISCELLANEOUS NOTES (CONTINUED)

- MN-10. APPARENT ERRORS, DISCREPANCIES OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING. NO EXTRA PAYMENT WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS...
MN-11. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE DIRECTED. IF REQUIRED TO BE REMOVED, THE ITEM SHALL BE PAID FOR UNDER "CLEARING AND GRUBBING." THE CONTRACTOR SHALL CLEARLY MARK THOSE TREES SCHEDULED FOR REMOVAL, PROTECTION, AND REPLACEMENT.
MN-12. PAVEMENT AREAS SCHEDULED TO BE OPEN-CUT SHALL HAVE THE PAVEMENT CLEANLY SAW-CUT BEFORE REMOVAL OF MATERIAL...
MN-13. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH REQUIREMENTS OF THE PLANS, PERMITS, AND STANDARDS ADOPTED BY OWNER...
MN-14. ALL LANDSCAPING, PLANTS AND MULCH SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.

VIDEO INSPECTIONS

- VI-1. THE CONTRACTOR SHALL SUBMIT A VIDEO OF THE PROJECT AREAS WITHIN THE LIMITS OF CONSTRUCTION TO THE OWNER BEFORE CONSTRUCTION COMMENCEMENT.
VI-2. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSPECTED AND ACCEPTED BY THE OWNER AND/OR ENGINEER OF RECORD PRIOR TO FINAL PAVING OR SURFACE RESTORATION. PRIOR TO FINAL ACCEPTANCE, STORM PIPES INSTALLED ON THE PROJECT ARE TO BE INSPECTED USING A CLOSED CIRCUIT TELEVISION (CCTV) CAMERA...
AND MUST BE APPROVED BY THE OWNER AND/OR ENGINEER OF RECORD BEFORE FINAL ACCEPTANCE OF THE PROJECT.

Table with columns for REV. (revision numbers) and DESCRIPTION (revision details).



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS
"C-1" AND "C-2" ROADWAY REHABILITATION

GENERAL NOTES

Pegasus ENGINEERING
Pegasus Engineering, LLC
301 West SR 434, Suite 309
Winter Springs, Florida 32708
Office 407-992-9160
Fax 407-358-5155

State of Florida Board of Professional Engineers
Certificate of Authorization No. 27770

Table with project details: JOB No., DESIGNED BY, DRAWN BY, APPROVED BY, DATE.

SHEET C02 OF C10

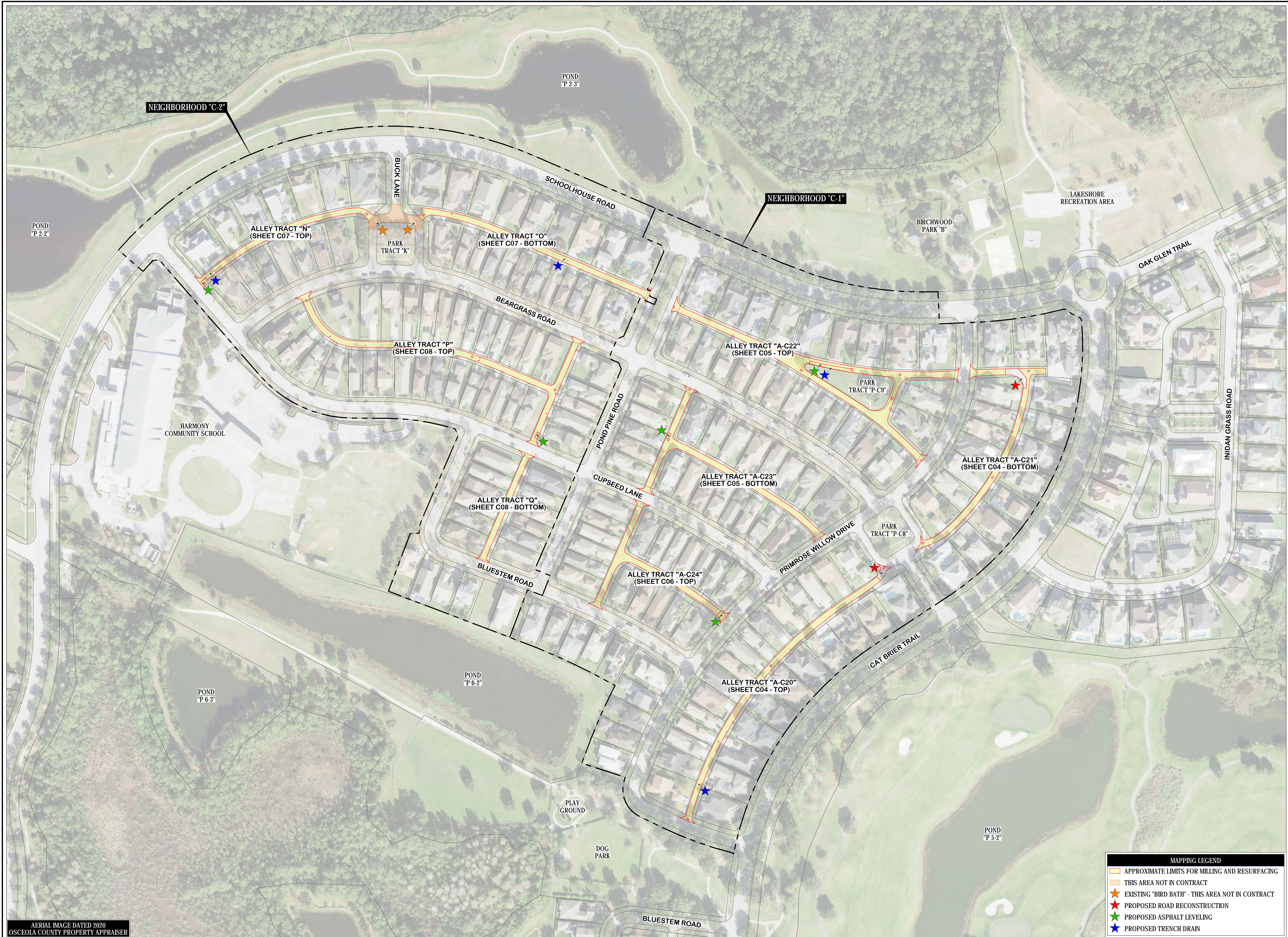
NOT A FINAL PLAN UNLESS SIGNED AND SEALED

PRELIMINARY
DAVID W. HAMSTRA, P.E.
REGISTRATION NO. 38652
DATE: January 7, 2022

COPY



COPY



AERIAL IMAGE DATED 2020  
OSCEOLA COUNTY PROPERTY APPRAISER

0' 100'

REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
"C-1" AND "C-2" ROADWAY REHABILITATION

OVERALL PLAN AND SHEET INDEX

**Pegasus ENGINEERING**  
 Pegasus Engineering, LLC  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Office 407-992-9160  
 Fax 407-358-5155

State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

SHEET C03 OF C10

NOT A FINAL PLAN UNLESS  
SIGNED AND SEALED

**PRELIMINARY**  
 DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: January 7, 2022

**MAPPING LEGEND**

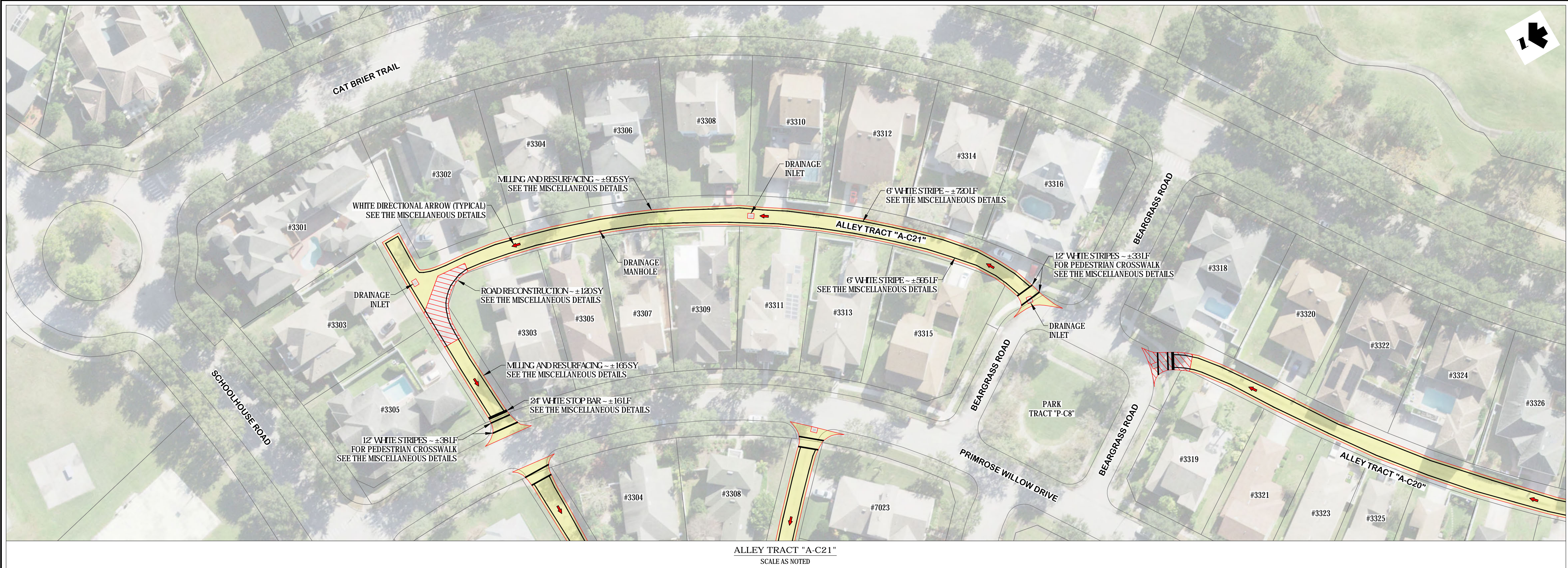
- APPROXIMATE LIMITS FOR MILLING AND RESURFACING
- THIS AREA NOT IN CONTRACT
- EXISTING "BIRD BATH" - THIS AREA NOT IN CONTRACT
- PROPOSED ROAD RECONSTRUCTION
- PROPOSED ASPHALT LEVELING
- PROPOSED TRENCH DRAIN



COPY



ALLEY TRACT "A-C20"  
SCALE AS NOTED



ALLEY TRACT "A-C21"  
SCALE AS NOTED



REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
 "C-1" AND "C-2" ROADWAY REHABILITATION  
 NEIGHBORHOOD "C-1" -  
 ALLEY TRACTS "A-C20" AND "A-C21"



Pegasus Engineering, LLC  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Office: 407-992-9160  
 Fax: 407-358-5155

State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

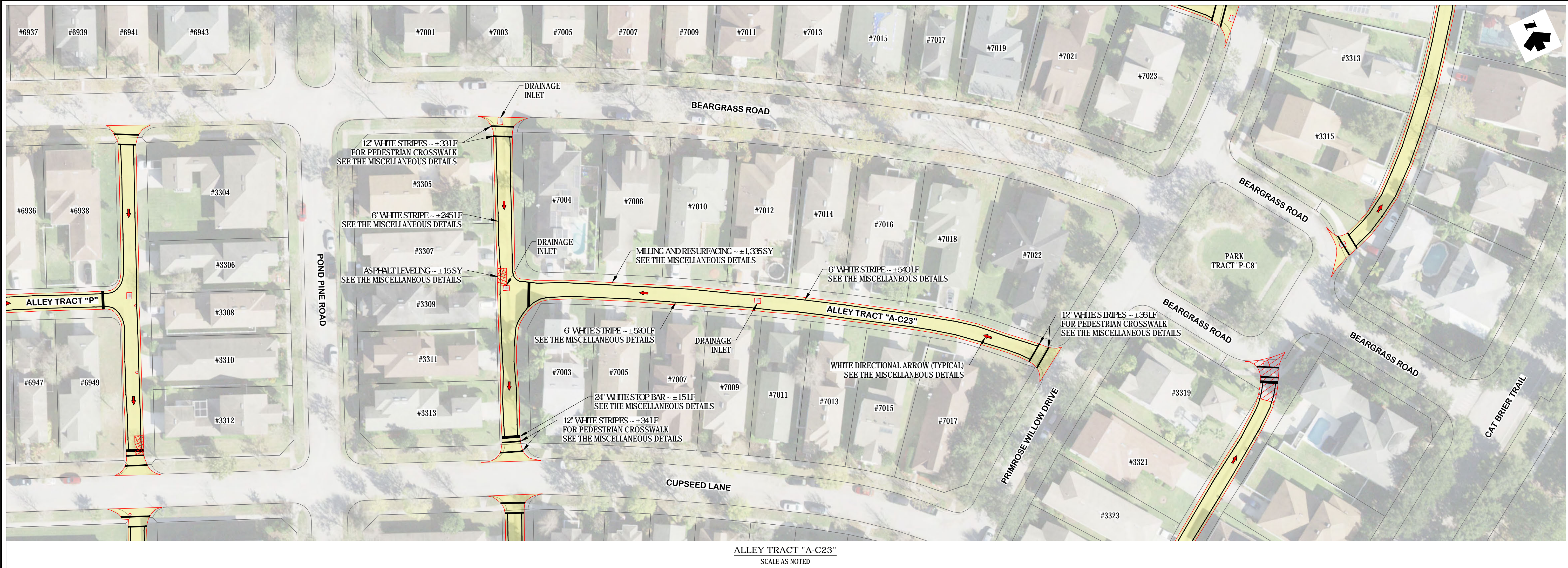
SHEET C04 OF C10

NOT A FINAL PLAN UNLESS  
 SIGNED AND SEALED

PRELIMINARY  
 DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: January 7, 2022



COPY



NO.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
 "C-1" AND "C-2" ROADWAY REHABILITATION  
 NEIGHBORHOOD "C-1" -  
 ALLEY TRACTS "A-C22" AND "A-C23"

**Pegasus**  
 ENGINEERING  
 Pegasus Engineering, LLC  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Office: 407-992-9160  
 Fax: 407-358-5155

State of Florida Board of Professional Engineers  
Certificate of Authorization No. 27770

JOB No.: MSC-22055  
 DESIGNED BY: GAT  
 DRAWN BY: CAD  
 APPROVED BY: DWH  
 DATE: JANUARY 2022

SHEET C05 OF C10

NOT A FINAL PLAN UNLESS SIGNED AND SEALED

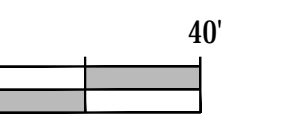
**PRELIMINARY**  
 DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: January 7, 2022



COPY



ALLEY TRACT "A-C24"  
SCALE AS NOTED



REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
"C-1" AND "C-2" ROADWAY REHABILITATION

NEIGHBORHOOD "C-1" -  
ALLEY TRACT "A-C24"



Pegasus Engineering, LLC  
301 West SR 434, Suite 309  
Winter Springs, Florida 32708  
Office 407-992-9160  
Fax 407-558-5155

State of Florida Board of Professional Engineers  
Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

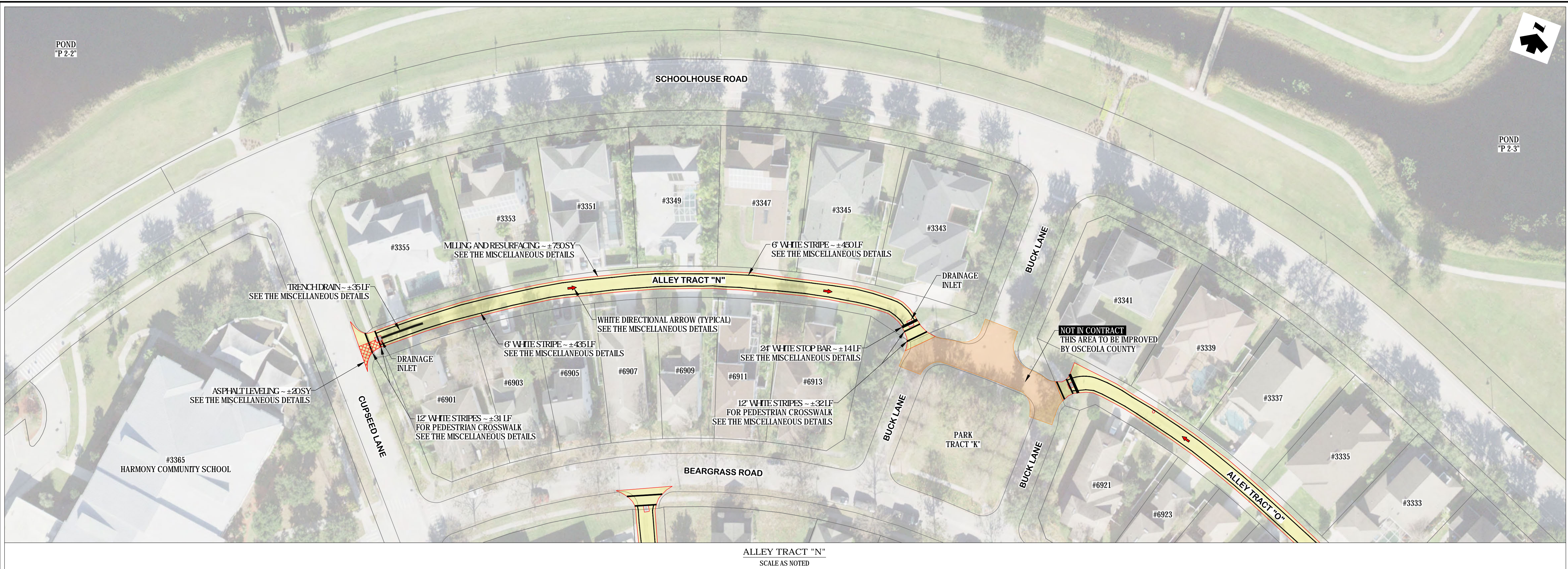
SHEET C06 OF C10

NOT A FINAL PLAN UNLESS  
SIGNED AND SEALED

PRELIMINARY  
DAVID W. HAMSTRA, P.E.  
REGISTRATION No. 38652  
DATE: January 7, 2022



COPY



ALLEY TRACT "N"  
SCALE AS NOTED



ALLEY TRACT "O"  
SCALE AS NOTED

0' 40'

REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
"C-1" AND "C-2" ROADWAY REHABILITATION  
NEIGHBORHOOD "C-2" -  
ALLEY TRACTS "N" AND "O"

**Pegasus** ENGINEERING  
Pegasus Engineering, LLC  
301 West SR 434, Suite 309  
Winter Springs, Florida 32708  
Office 407-992-9160  
Fax 407-358-5155

State of Florida Board of Professional Engineers  
Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

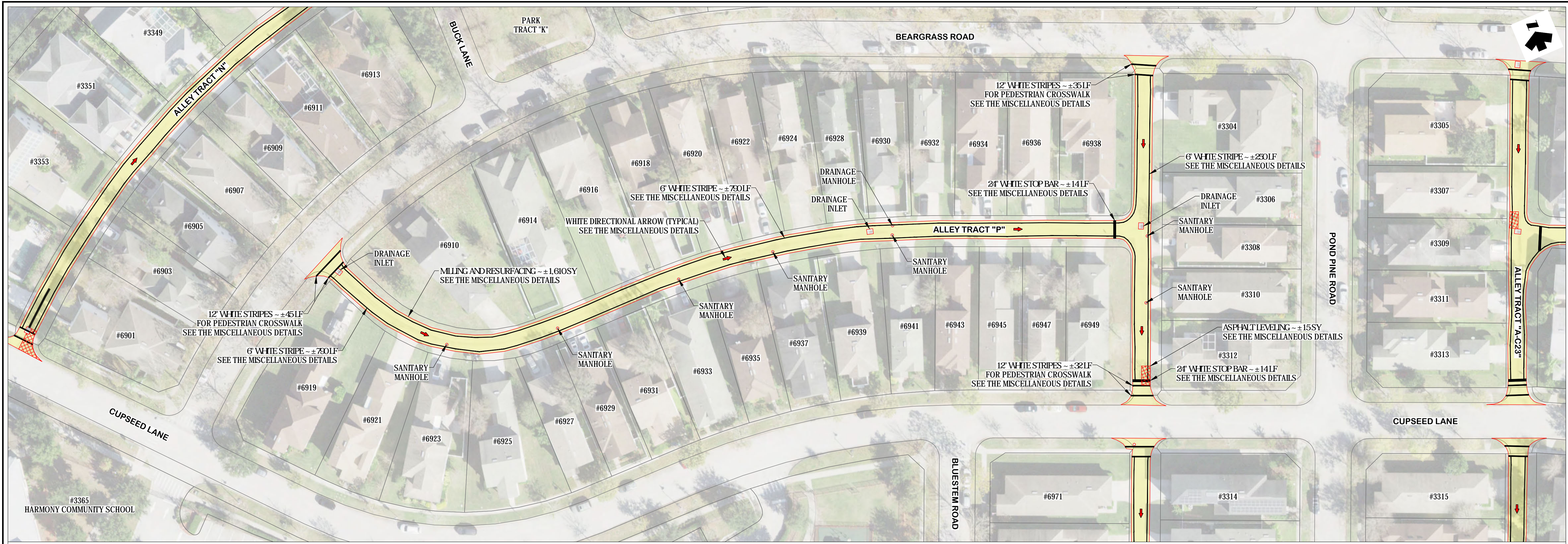
SHEET C07 OF C10

NOT A FINAL PLAN UNLESS  
SIGNED AND SEALED

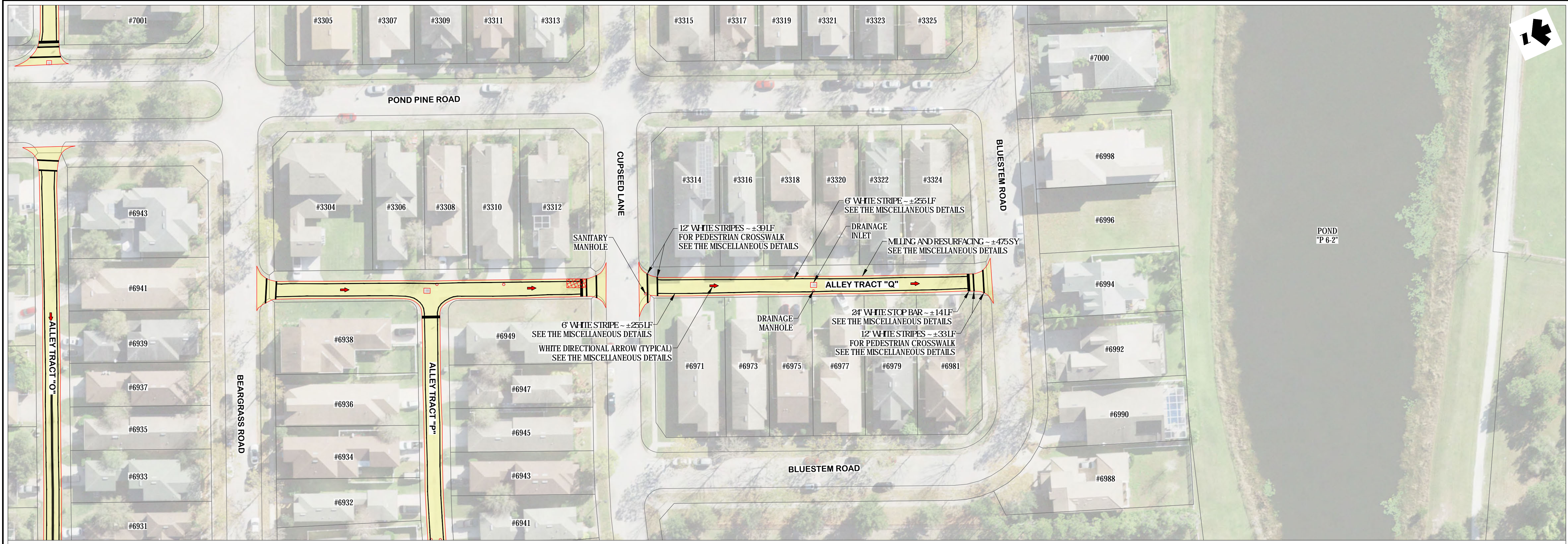
**PRELIMINARY**  
DAVID W. HAMSTRA, P.E.  
REGISTRATION No. 38652  
DATE: January 7, 2022



COPY



ALLEY TRACT "P"  
SCALE AS NOTED



ALLEY TRACT "Q"  
SCALE AS NOTED

REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
"C-1" AND "C-2" ROADWAY REHABILITATION  
NEIGHBORHOOD "C-2" -  
ALLEY TRACTS "P" AND "Q"



Pegasus Engineering, LLC  
301 West SR 434, Suite 309  
Winter Springs, Florida 32708  
Office 407-992-9160  
Fax 407-358-5155  
Slate of Florida Board of Professional Engineers  
Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

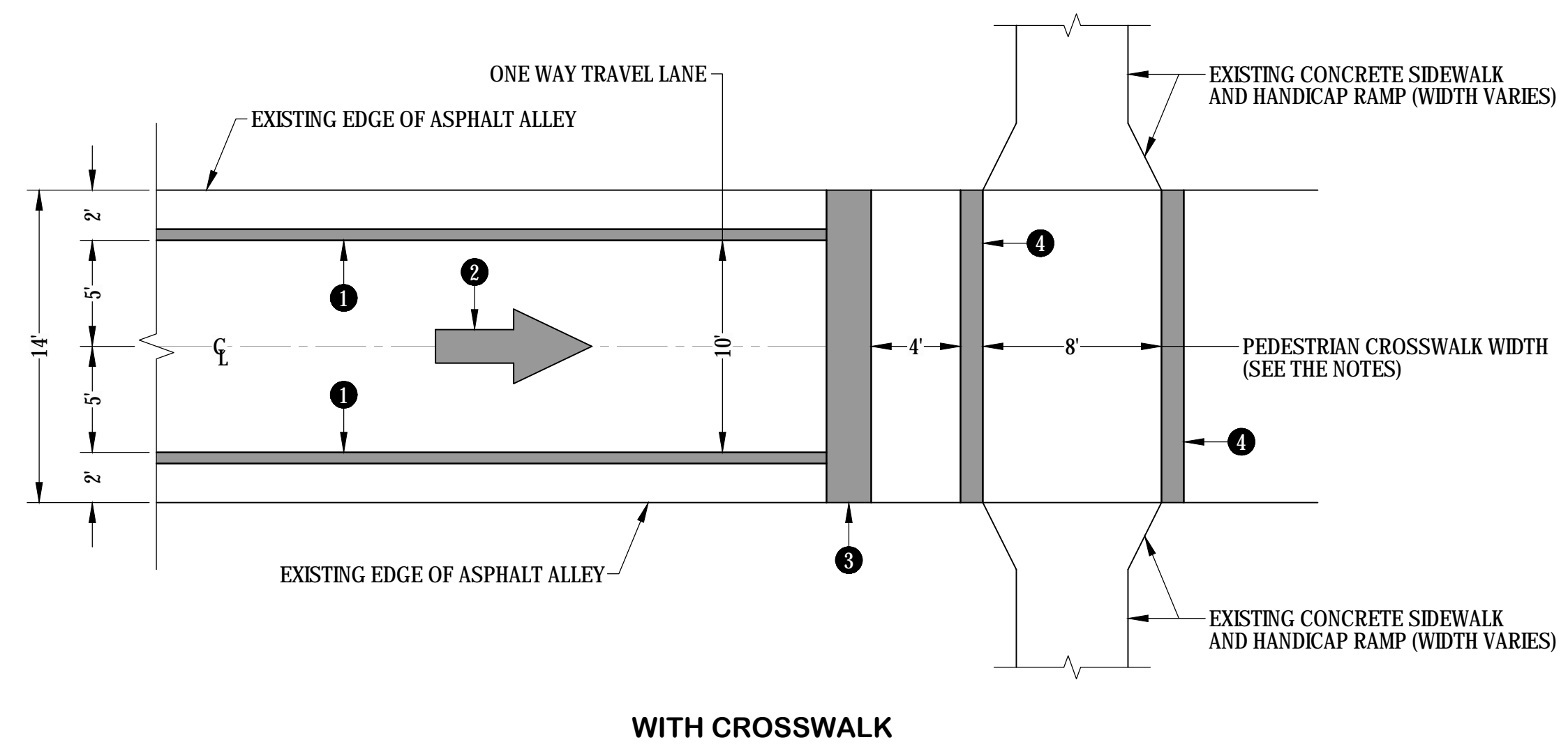
SHEET C08 OF C10

NOT A FINAL PLAN UNLESS  
SIGNED AND SEALED

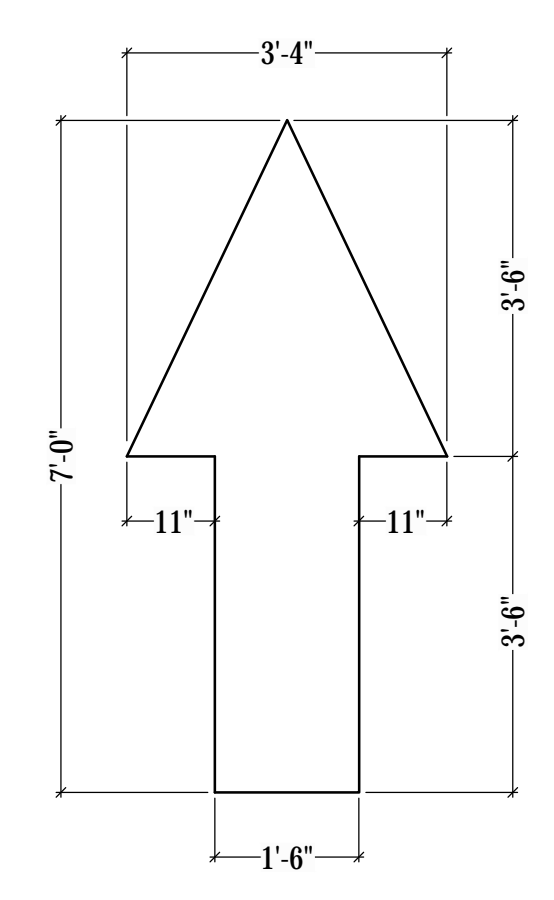
PRELIMINARY  
DAVID W. HAMSTRA, P.E.  
REGISTRATION No. 38652  
DATE: January 7, 2022



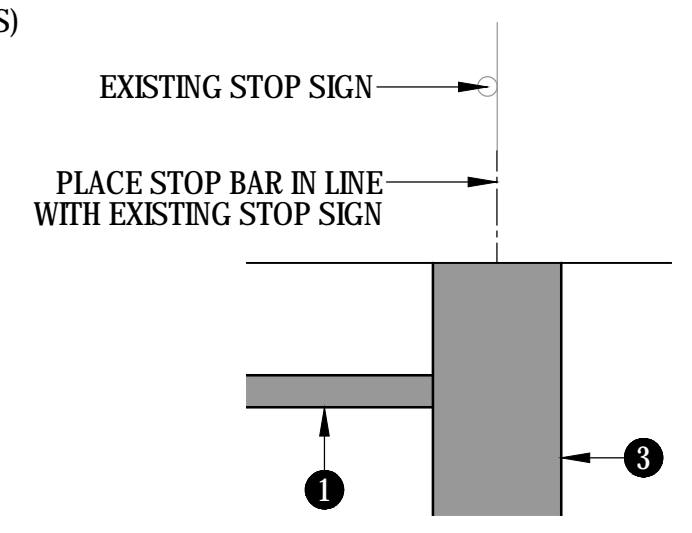
SYMBOL LEGEND	
1	6" WHITE STRIPE
2	WHITE DIRECTIONAL ARROW
3	24" WHITE STOP BAR
4	12" WHITE STRIPE



**WITH CROSSWALK**



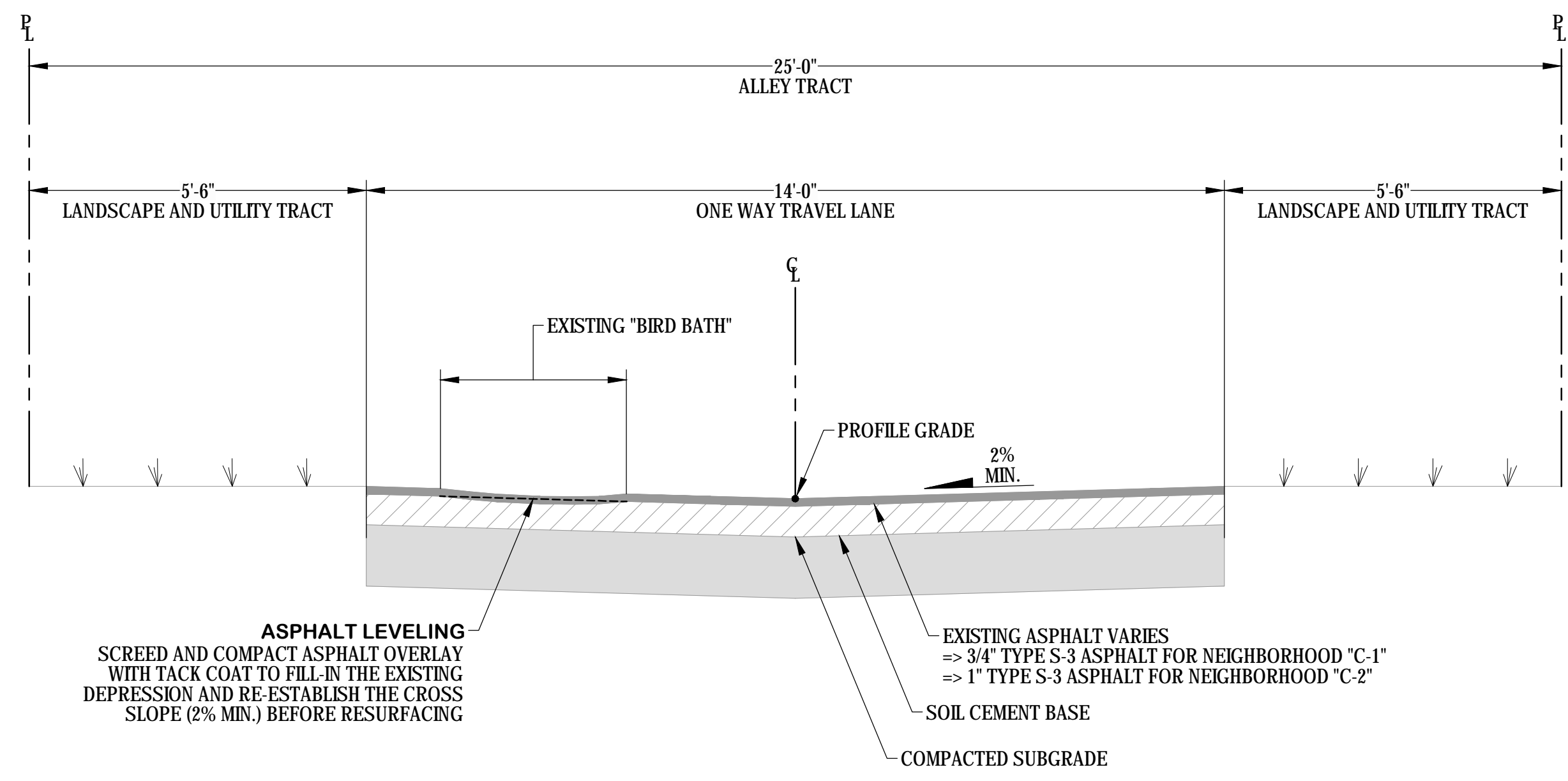
**DIRECTIONAL ARROW**



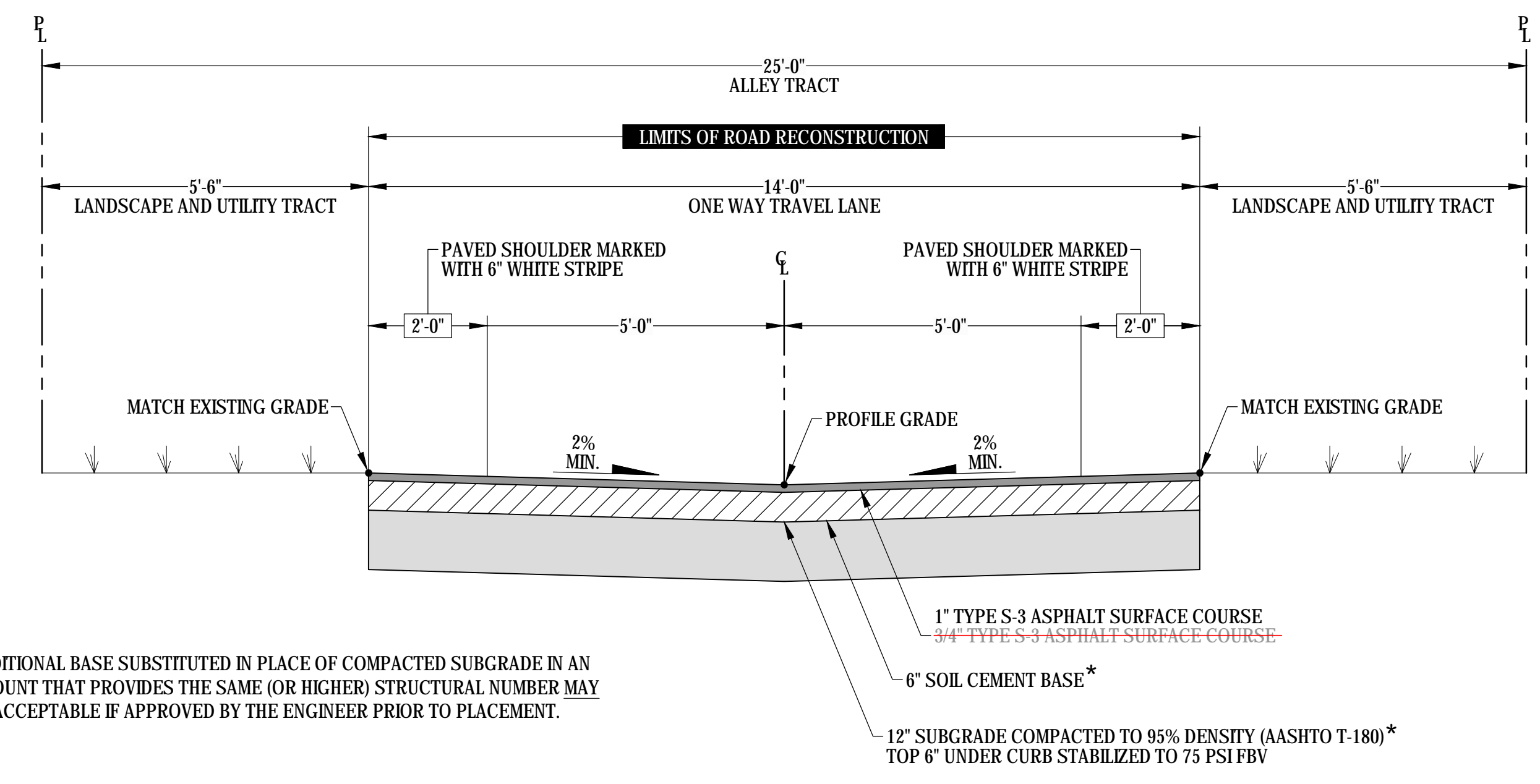
**WITHOUT CROSSWALK**

- NOTES:
1. PEDESTRIAN CROSSWALKS SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 711-011.
  2. PEDESTRIAN CROSSWALKS HAVE BEEN GRAPHICALLY SHOWN WITH A WIDTH OF 8-FEET, HOWEVER, THE ENGINEER MAY REQUIRE A DIFFERENT WIDTH BASED ON SITE SPECIFIC CONDITIONS AT EACH CROSSWALK LOCATION. IN NO CASE SHALL THE CROSSWALK WIDTH BE LESS THAN 6-FEET.
  3. ALL PAVEMENT MARKINGS SHALL BE RETROREFLECTIVE WHITE TRAFFIC PAINT.

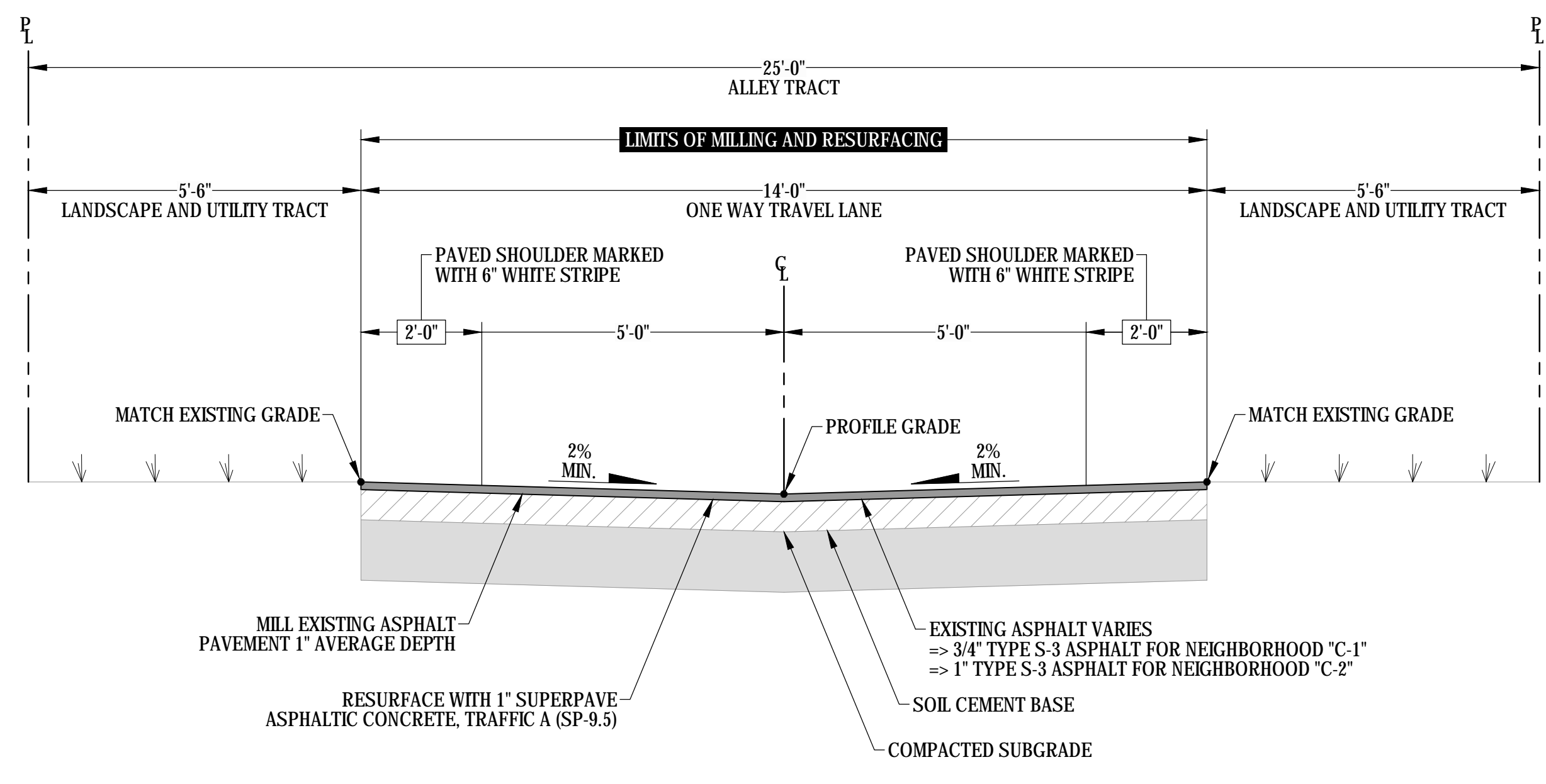
**NEIGHBORHOODS "C-1" AND "C-2"**  
**PAVEMENT MARKINGS FOR ALLEYS AND PEDESTRIAN CROSSWALKS**  
 NOT TO SCALE



**NEIGHBORHOODS "C-1" AND "C-2"**  
**ALLEY TYPICAL SECTION - ASPHALT LEVELING**  
 NOT TO SCALE



**NEIGHBORHOOD "C-1"**  
**ALLEY TYPICAL SECTION - ROAD RECONSTRUCTION**  
 NOT TO SCALE



**NEIGHBORHOODS "C-1" AND "C-2"**  
**ALLEY TYPICAL SECTION - MILLING AND RESURFACING**  
 NOT TO SCALE

- NOTES:
1. THESE TYPICAL SECTIONS WERE REPRODUCED FROM THE ORIGINAL CONSTRUCTION PLANS FOR BIRCHWOOD P.U.D. NEIGHBORHOOD "B & C" PREPARED BY MILLER EINHOUSE RYMER ASSOCIATES, INC. (DATED APRIL 2, 2001) AND THE ORIGINAL CONSTRUCTION PLANS FOR BIRCHWOOD P.U.D. NEIGHBORHOOD "C-2" PREPARED BY MILLER EINHOUSE RYMER & BOYD (DATED JULY 21, 2003).

COPY

REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS "C-1" AND "C-2" ROADWAY REHABILITATION

MISCELLANEOUS DETAILS

**Pegasus ENGINEERING**  
 Pegasus Engineering, LLC  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Office 407-992-9160  
 Fax 407-358-5155  
 State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

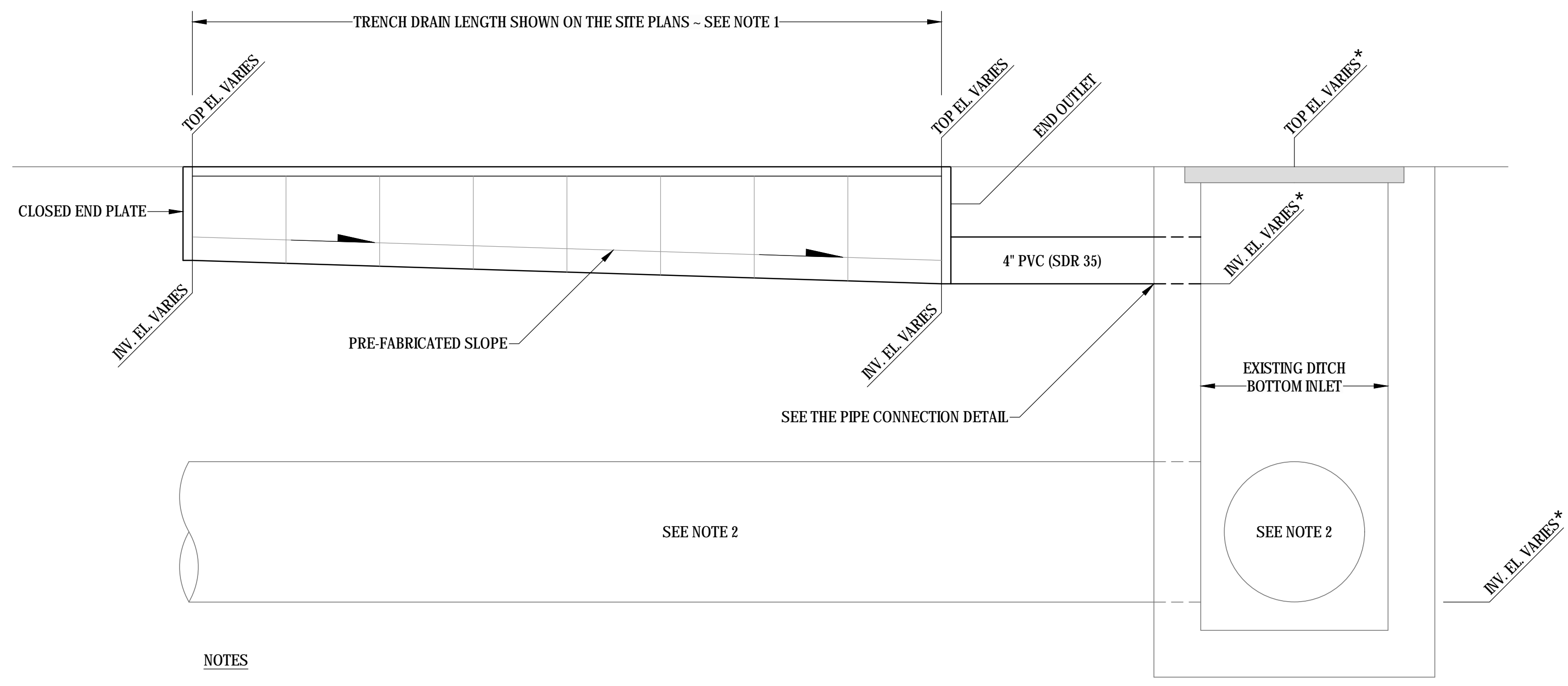
SHEET C09 OF C10

NOT A FINAL PLAN UNLESS SIGNED AND SEALED

**PRELIMINARY**  
 DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: January 7, 2022



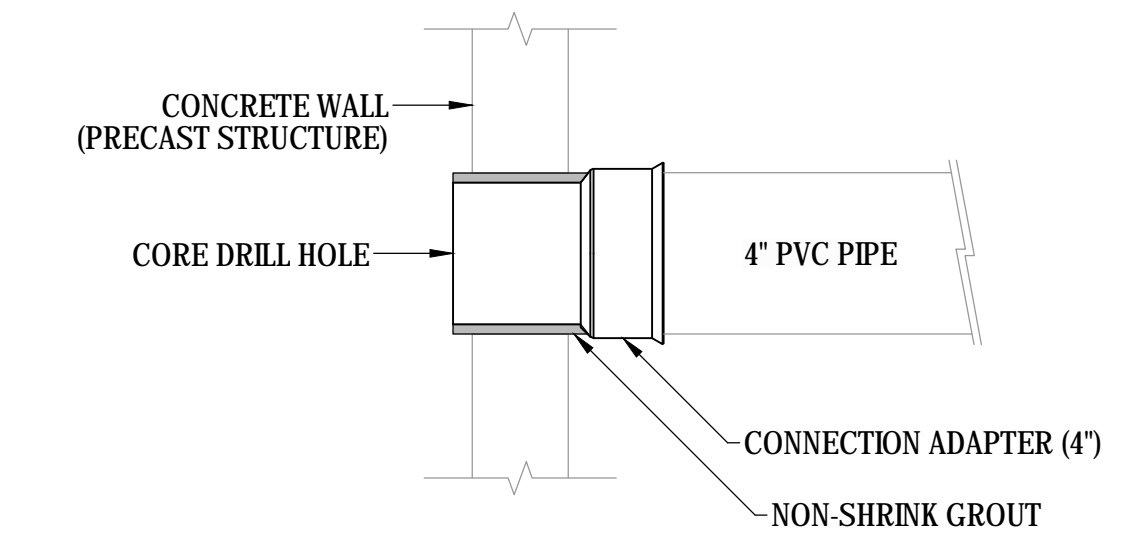
COPY



NOTES

- 1. TYPE II TRENCH DRAIN SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 436-001.
- 2. EXISTING STORM PIPE - SIZE AND CONFIGURATION VARIES.
- \* THE CONTRACTOR SHALL OBTAIN SURVEY INFORMATION FOR THE EXISTING DRAINAGE STRUCTURE AND STORM PIPE AND EVALUATE POTENTIAL CONNECTION ISSUES AS PART OF PREPARING THE TRENCH DRAIN SHOP DRAWINGS.

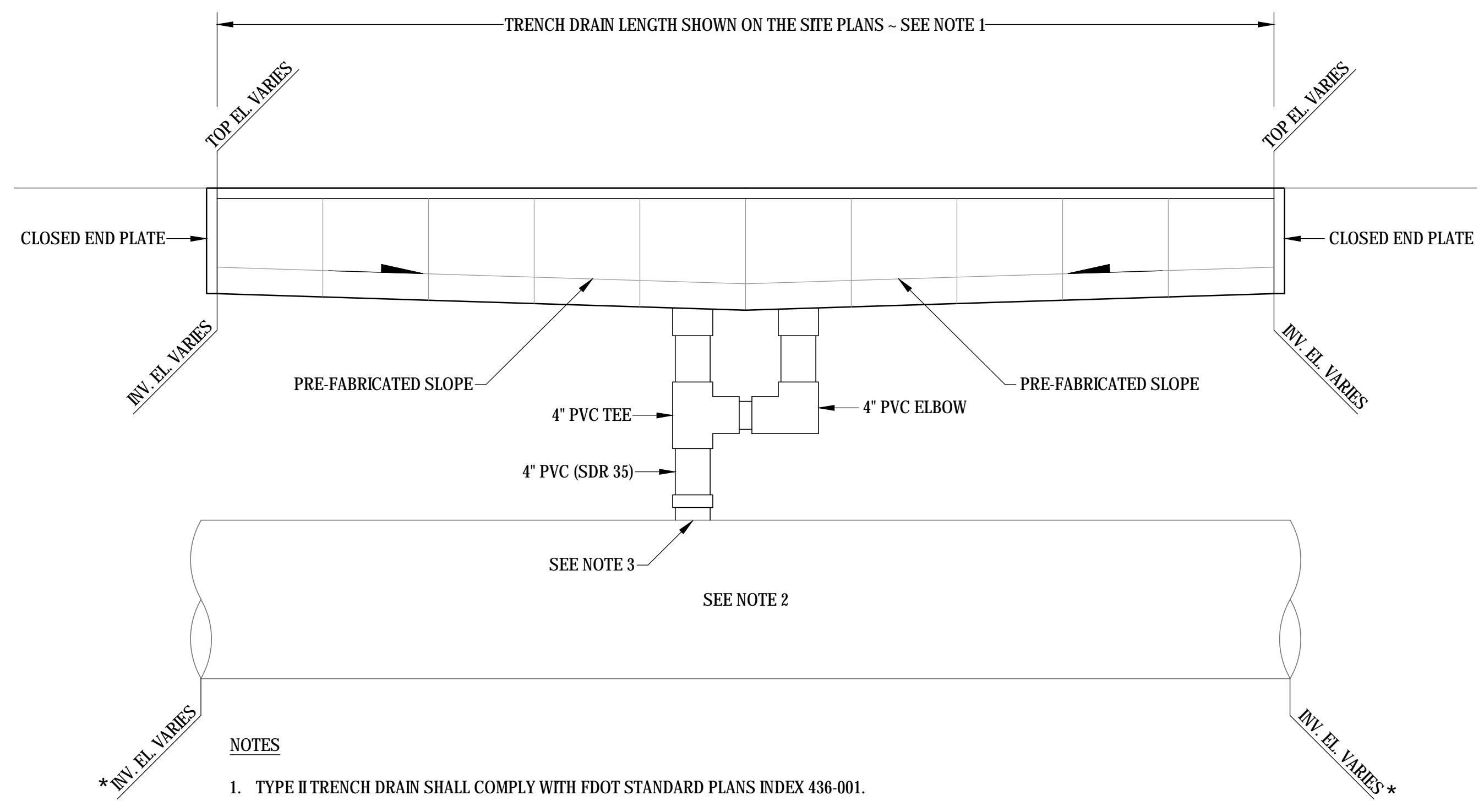
END OUTLET CONFIGURATION



NOTES:

- 1. CONNECTION ADAPTER SHALL BE NYLOPLAST OR APPROVED EQUIVALENT.

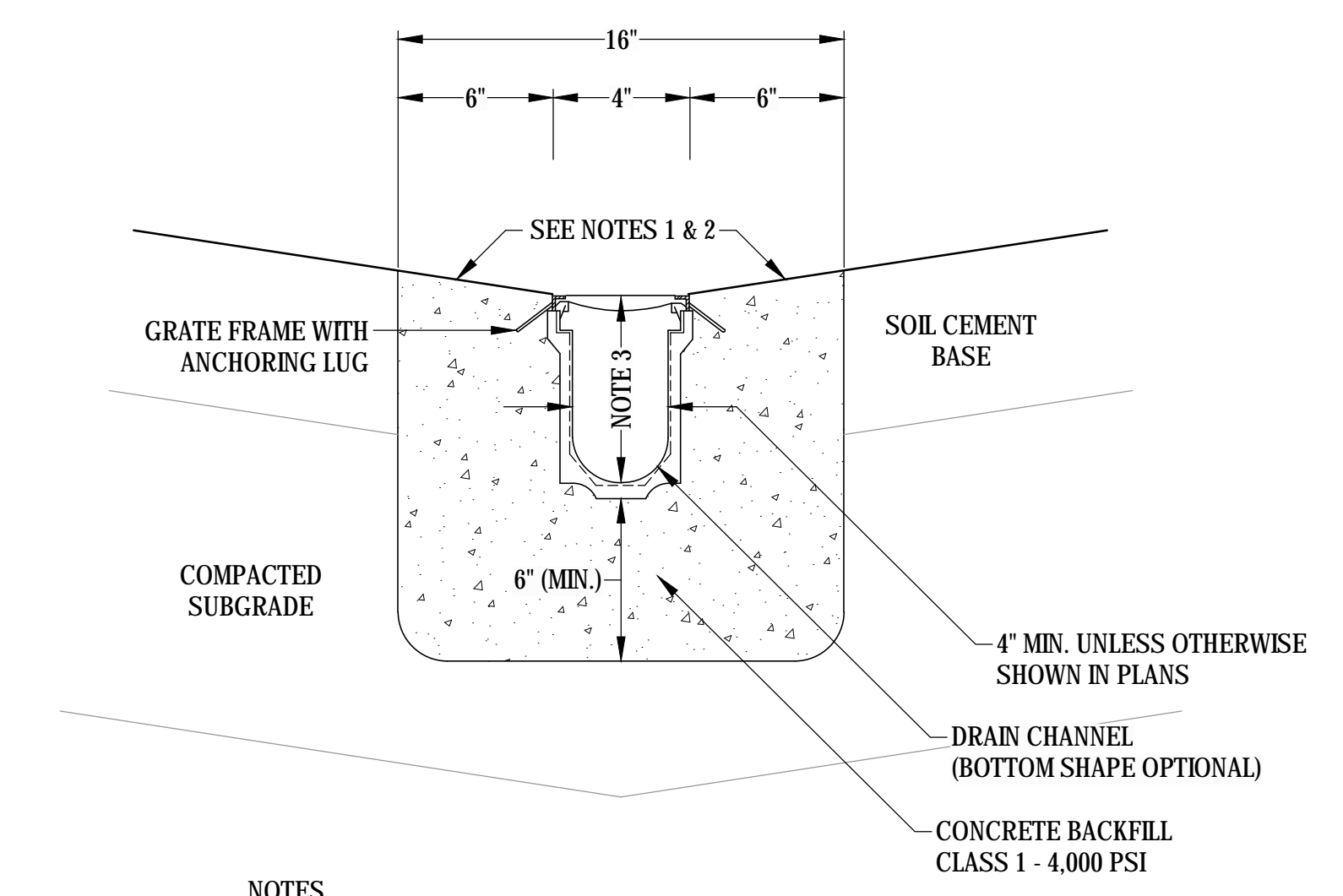
PIPE CONNECTION DETAIL



NOTES

- 1. TYPE II TRENCH DRAIN SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 436-001.
- 2. EXISTING STORM PIPE - SIZE AND DEPTH VARIES.
- 3. ADVANCED DRAINAGE SYSTEMS (ADS) INSERTA TEE (4") OR APPROVED EQUIVALENT.
- \* THE CONTRACTOR SHALL OBTAIN SURVEY INFORMATION FOR THE EXISTING STORM PIPE AND EVALUATE POTENTIAL CONNECTION ISSUES AS PART OF PREPARING THE TRENCH DRAIN SHOP DRAWINGS.

BOTTOM OUTLET CONFIGURATION



NOTES

- 1. EXISTING ASPHALT PAVEMENT.
- 2. EXISTING CROSS SLOPE (2% MIN.)
- 3. TRENCH DRAIN DEPTH VARIES.

TYPICAL SECTION

TRENCH DRAIN  
NOT TO SCALE

REV.	DATE	DESCRIPTION



CONSTRUCTION PLANS FOR HARMONY NEIGHBORHOODS  
"C-1" AND "C-2" ROADWAY REHABILITATION

MISCELLANEOUS DETAILS

**Pegasus ENGINEERING**  
 Pegasus Engineering, LLC  
 301 West SR 434, Suite 309  
 Winter Springs, Florida 32708  
 Office: 407-992-9160  
 Fax: 407-358-5155  
 State of Florida Board of Professional Engineers  
 Certificate of Authorization No. 27770

JOB No.:	MSC-22055
DESIGNED BY:	GAT
DRAWN BY:	CAD
APPROVED BY:	DWH
DATE:	JANUARY 2022

SHEET C10 OF C10

NOT A FINAL PLAN UNLESS SIGNED AND SEALED

**PRELIMINARY**  
 DAVID W. HAMSTRA, P.E.  
 REGISTRATION No. 38652  
 DATE: January 7, 2022