

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 WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE 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 THREE YEARS FROM THE DATE STAMPED.

[Signature]

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

Construction Plans for Sunbridge NED Cyrils Drive Phase 2 Osceola County, FL

NOTES:

1. THIS PROJECT IS EXPECTED TO BALANCE WITH RESPECT TO EARTHWORK QUANTITIES, AND NO IMPORT OR EXPORT OF FILL MATERIAL IS PROPOSED. SHOULD EXPORT BE NEEDED, A PERMIT MODIFICATION WILL BE REQUIRED, AND ALL EXPORTED MATERIAL WILL BE SUBJECT TO OSCEOLA COUNTY FEES IN THE AMOUNT OF \$0.10 PER CUBIC YARD.
2. 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, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND DECORATIVE/RETAINING WALLS.

CONCEPT PLAN CP17-00002 (DRC JULY 7, 2017 STAFF REPORT) STAFF RECOMMENDATION AND REQUESTED ACTION:

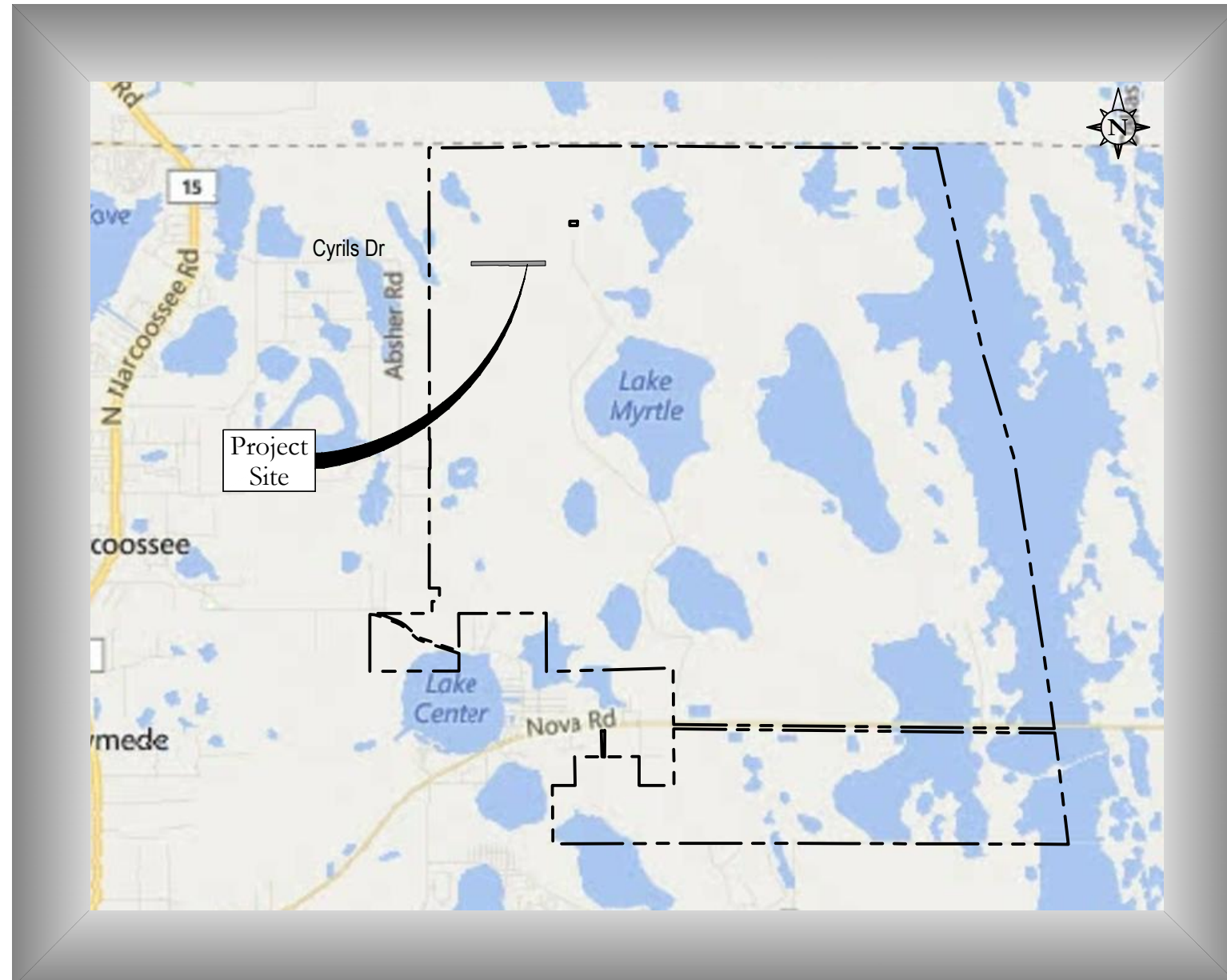
1. BOARD OF COUNTY COMMISSIONERS TO APPROVE RESCISSION OF THE NORTHEAST DISTRICT SECTOR PLAN WITH NOTICE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.
2. THE APPLICANT WILL SUBMIT TO THE COUNTY, PRIOR TO THE APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN (SDP), A STRATEGIC ECONOMIC PLAN FOR THE REGION AS REQUIRED BY POLICY 14.39 OF THE NORTHEAST DISTRICT ELEMENT, AS WELL AS CONTINUED COORDINATION WITH OSCEOLA COUNTY ECONOMIC DEVELOPMENT.
3. A DEVELOPER'S AGREEMENT (DA) BETWEEN THE APPLICANT AND THE COUNTY FOR THE OFFSITE IMPROVEMENTS OF CYRILS DRIVE WILL BE SUBMITTED CONCURRENTLY WITH THE FIRST SDP. THE DA MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS BEFORE THE APPROVAL OF THE FIRST SDP.

Utility Mains		
Main Type	Main Size	Linear Footage
WATERMAIN	8"	165
	16"	162
	20"	3,373
RECLAIMED WATERMAIN	6"	81
	8"	92
	12"	92
	16"	3,372
FORCEMAIN	20"	81
	8"	2,724
	16"	804

Parcel Id. No.:
01-25-31-0000-0010-0000
02-25-31-0000-0010-0000
11-25-31-0000-0010-0000
12-25-31-0000-0010-0000

Owner
Central Florida Property Holdings 500, LLC
Central Florida Property Holdings 600, LLC
PO Box 511196
Salt lake City, UT 84151

Owner/Developer/Applicant:
Tavistock East Services, LLC
6900 Tavistock Lakes Blvd., Suite 200
Orlando, FL 32827



Vicinity Map
Scale: 1" = 7,000'

Sheet Index		Subm./Rev.									
Sheet Id.	Sheet Title	1	2	3	4	5	6	7	8	9	10
C0.01 - C0.02	General Notes	■	■								
C0.03	Existing Survey & Topography	■	■								
C0.04	Existing Conditions - Soils & Floodplain	■	■								
C0.05	Existing Conditions - FLUCFCS	■	■								
C0.06	Survey & Legal Description	■	■	■							
C2.00	Master Site Plan & Site Data	■	■								■
C2.01	MXD Site Plan	■	■								■
C2.10	Erosion Control Plan & Details	■	■								
DWP-1	Dewatering Operation Plan			■							
C3.00	Typical Road Sections	■	■	■							
C3.10 - C3.12	Signing, Striping & Sidewalk Plan	■	■	■						■	■
C4.00	Roadway Soil Borings	■	■								
C4.01	Muck Probe And Locations	■	■								
C5.00 - C5.01	Drainage Map	■	■	■	■						■
C5.10	Pond Details	■	■	■							
C5.20 - C5.21	Control Structure Details	■	■								
C5.30	Box Culvert Plan	■	■								■
C6.00	Project Layout & Road Centerline Geometry	■	■								■
C6.01 - C6.07	Plan & Profiles	■	■	■	■					■	■
C7.00	Utility Site Plan	■	■								
C7.01 - C7.07	Utility Plan & Profiles	■	■	■	■					■	■
C7.50 - C7.51	Utility Asset Tables	■	■								
C8.00 - C8.10	Cross Sections	■	■								■
C9.20 - C9.21	TWA Construction Details	■	■								
C9.22	TWA Construction Notes	■	■								
C9.30	OUC Details	■	■								
LP-1.0	Roadway Permit Landscape Key Plan	■	■	■							
LP-1.1 - LP-1.2	Roadway Permit Landscape Plan	■	■								
LP-2.1	Roadway Permit Plant List, Details And Notes	■	■								
LP-3.0	Irrigation Permit Key Plan	■	■								
LP-3.1 - LP-3.4	Roadway Permit Irrigation Plan	■	■	■	■						
LP-3.5 - LP-3.7	Irrigation Notes & Details	■	■	■							

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
Allen & Company
16 E. Plant St
Winter Garden, FL
407.654.5355
407.654.5356

Environmental:
Breedlove, Dennis & Associates, Inc
330 W. Canton Ave
Winter Park, FL 32789
407.677.1882

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Blvd.
Orlando, FL 32811
407.423.0504

Landscape Architect:
Foster Conant & Associates
120 W. Robinson St.
Orlando, FL 32801
407.648.2225

Utilities:
Florida Public Utilities
450 S. Charles Richard Beall Blvd.
Debarry, FL 32713
800.427.7712
386.668.2600

Electric:
Orlando Utility Commission
100 W. Anderson St.
Orlando, FL 32801
407.434.2569

Telephone & Fiber Optic:
Century Link
1359 E. Vine St.
Kissimmee, FL 34744
407.814.5293

Communications & Fiber Optics:
AT&T
1332 N. John Young Parkway
Kissimmee, FL 34741
770.918.5424
407.931.0300

Cable, Telephone, & Fiber Optics:
Bright House Networks, LLC
3613 Grissom Lane
Kissimmee, FL 34741
407.532.8509

Professional Engineer Seal for Christina M. Baxter, License No. 67547, State of Florida. Includes signature and date: September 25, 2020.



2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 17-042

Date	Description
12/3/2018	Submit To SFWMD, TWA & County
1 1/22/2019	Revised Per TWA & County Comments
2 3/11/2019	Revised Per County Comments
5/3/2019	Bid Set
3 5/3/2019	Revised For TWA's Review
4 5/17/2019	Revised Per TWA Comments
5 6/12/2019	Revised Per TWA Comments
6 8/20/2019	Revised RW & FM Layout & Sizes
7 9/19/2019	Revised Per TWA Comments
8 3/19/2020	Field Revision No. 1
9 4/17/2020	Field Revision No. 2
10 9/24/2020	Field Revision No. 3

(SDP18-0204)(PS17-00025)(CP17-00002)(CPA09-009)(TWA180130)
NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE 2015 MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE OSCEOLA COUNTY REGULATIONS AND SPECIFICATIONS.

Construction Plans for Sunbridge NED Cyrils Dr. Phase 2

Z:\2017\17-042 TAVISTOCK - SUNBRIDGE\CYRILS DR\CD\FINAL\PHASE 2\17042-CD_P&B-CS

General Site Data	
Osceola County Land Use Zoning	Mixed Use
Community Development	MXD
Total Area of Disturbance	25.84 Ac.
Disturbed Area NCL	7.04 Ac.

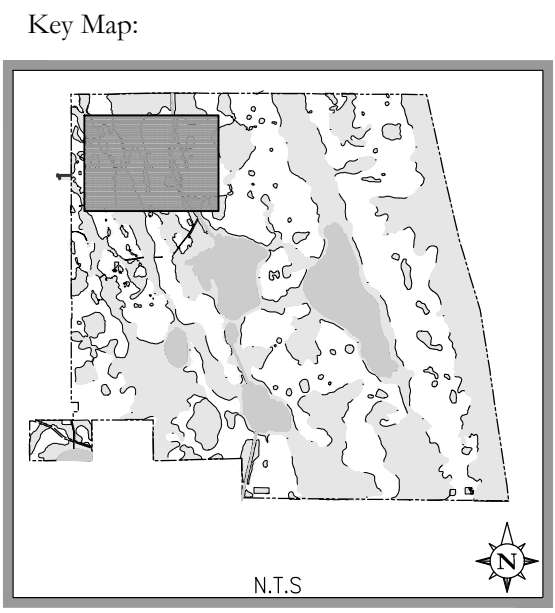
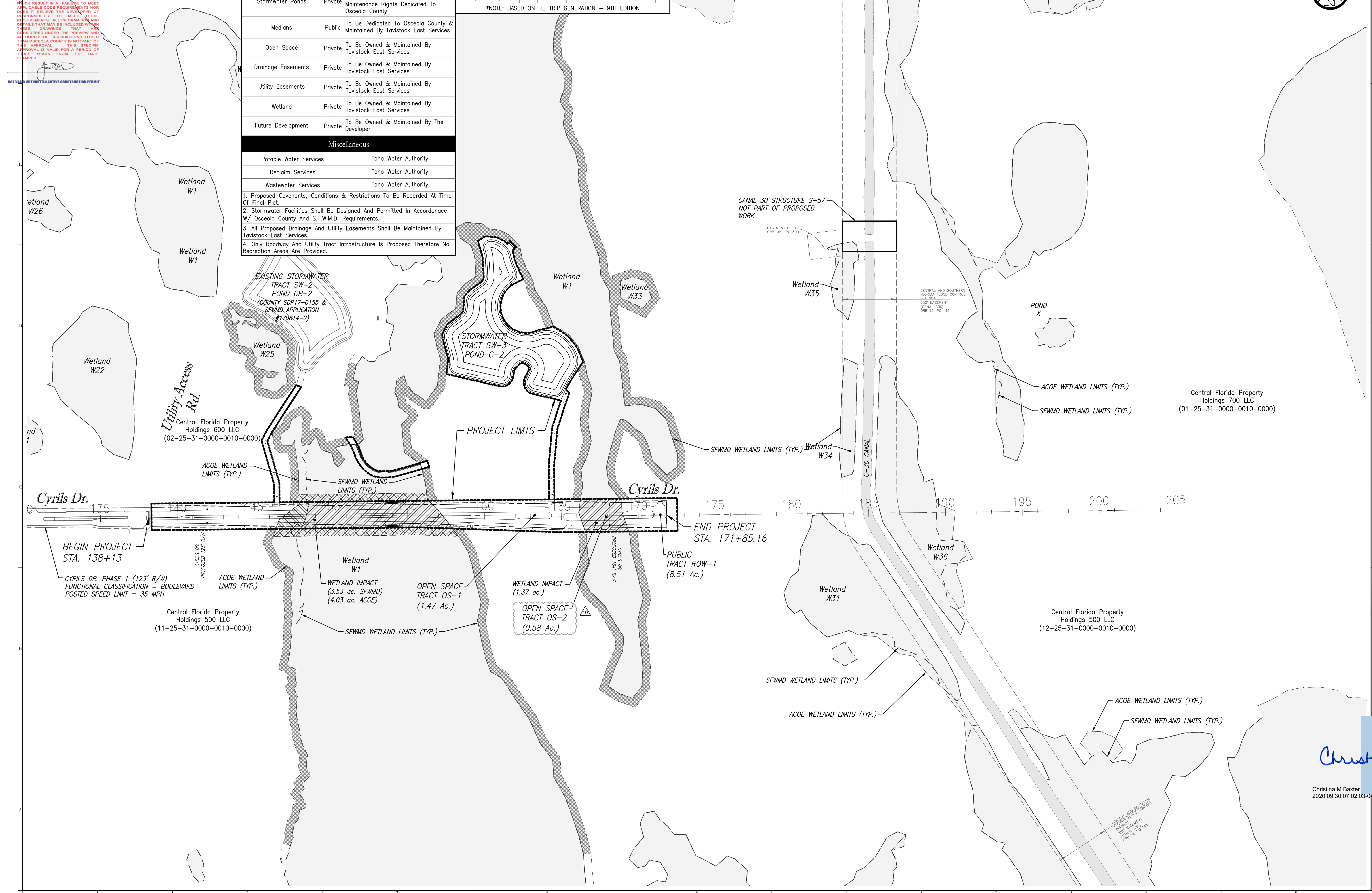
General Notes	
Ownership / Maintenance	To Be Owned & Maintained By Osceola County
Roadways	Public To Be Owned & Maintained By Osceola County
Roadways	Private To Be Owned & Maintained By Tavistock East Services Or ISD
Stormwater Ponds	Private To Be Owned & Maintained By Tavistock East Services With Maintenance Rights Dedicated To Osceola County
Medians	Public To Be Dedicated To Osceola County & Maintained By Tavistock East Services
Open Space	Private To Be Owned & Maintained By Tavistock East Services
Drainage Easements	Private To Be Owned & Maintained By Tavistock East Services
Utility Easements	Private To Be Owned & Maintained By Tavistock East Services
Wetland	Private To Be Owned & Maintained By Tavistock East Services
Future Development	Private To Be Owned & Maintained By The Developer

ITE Trip Generation Statement							
DESCRIPTION	ITE Code	PEAK TRIP GENERATION RATES*		UNITS	PEAK HOUR TRIPS		
		WEEKDAY	AM		PM	DAILY	AM
Single Family Homes (Detached)	0	0.00	0	0.00	0	0	0
Townhomes (Attached)	0	0.00	0	0.00	0	0	0

*NOTE: BASED ON ITE TRIP GENERATION - 9TH EDITION

Miscellaneous	
Potable Water Services	Toho Water Authority
Reclaim Services	Toho Water Authority
Wastewater Services	Toho Water Authority

- Proposed Covenants, Conditions & Restrictions To Be Recorded At Time Of Final Plat.
- Stormwater Facilities Shall Be Designed And Permitted In Accordance W/ Osceola County And S.F.W.M.D. Requirements.
- All Proposed Drainage And Utility Easements Shall Be Maintained By Tavistock East Services.
- Only Roadway And Utility Tract Infrastructure Is Proposed Therefore No Recreation Areas Are Provided.



Consultant:

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	12/03/18	SUBMIT TO TWA, SFWMD & COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	17-042
DESIGNED BY:	JLD
DRAWN BY:	JLD
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 300'

Project Name:

**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
**MASTER SITE PLAN &
SITE DATA**

Sheet No.:
C2.00

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:03-0000



Poulos & Bennett, LLC
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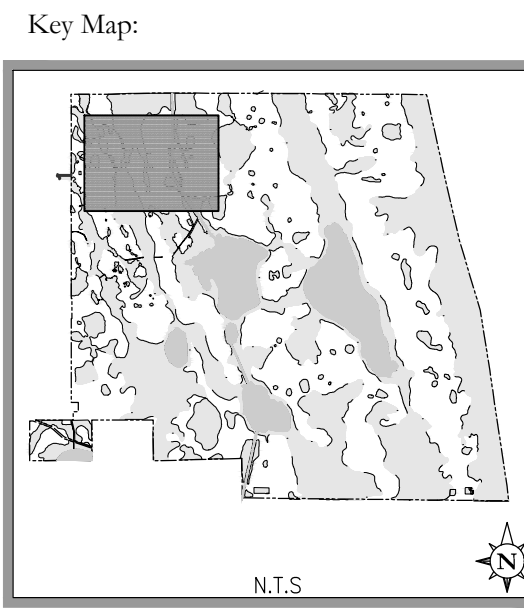
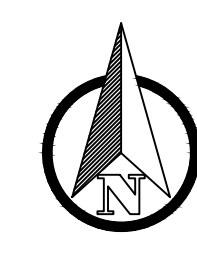
Z:\2017\17-042 TAVISTOCK - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD_P12-MSP

SDP18-0204
11/17/2020
Osceola County
Community Development

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SCALE IN FEET



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Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
MXD SITE PLAN

Sheet No.:
C2.01

Seal:
CHRISTINA M. BAXTER
LICENSED PROFESSIONAL ENGINEER
No. 67547
STATE OF FLORIDA
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:09:00

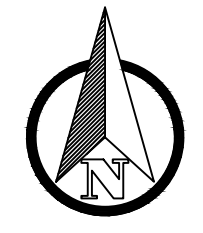


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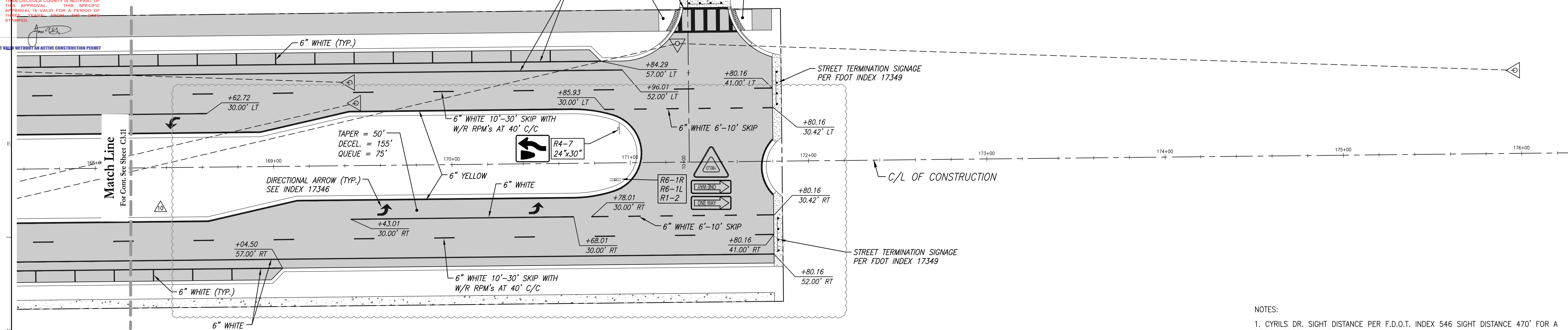
Z:\2017\17-042 TWINSTOCK - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD_P18-MSP

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Match Line
For Cont. See Sheet C3.11



Cyrils Drive

- NOTES:
1. CYRILS DR. SIGHT DISTANCE PER F.D.O.T. INDEX 546 SIGHT DISTANCE 470' FOR A DESIGN SPEED 40 MPH
 2. A VARIABLE MESSAGE BOARD TO BE INSTALLED AT LEAST ONE WEEK PRIOR TO BEGINNING OF CONSTRUCTION OF OFFSITE IMPROVEMENTS WITHIN COUNTY RIGHT-OF-WAY.
 3. ANNOTATED TAPER LENGTHS ARE PART OF THE TOTAL DECELERATION LENGTH PER F.D.O.T. INDEX 301.
 4. SIGNING AND PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, 2015.
 5. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
 6. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH HORIZONTAL CLEARANCES (CLEAR ZONES) AS SPECIFIED BY THE FDOT.
 7. ALL TEMPORARY PAVEMENT MARKINGS SHALL BE PAINT.
 8. ALL PERMANENT PAVEMENT MARKINGS SHALL BE THERMOPLASTIC. CONTRACTOR SHALL UTILIZE ALKYD BASED THERMOPLASTIC.
 9. ALPHALT SURFACES SHALL CURE 30 DAYS BEFORE THE FINAL THERMOPLASTIC PAVEMENT MARKINGS ARE INSTALLED.
 10. FOR REFLECTIVE PAVEMENT MARKER PLACEMENT DETAILS, REFER TO FDOT DESIGN STANDARDS, INDEX NO. 17352.

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
10	9/24/20	FIELD REVISION NO. 3
9	4/17/20	FIELD REVISION NO. 2
8	3/19/20	FIELD REVISION NO. 1
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	12/03/18	SUBMIT TO TWA, SPWMD & COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	17-042
DESIGNED BY:	JLD
DRAWN BY:	JLD
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 30'

Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
**SIGNING, STRIPING &
SIDWALK PLAN**

Sheet No.:
C3.12

Seal:

Christina Baxter

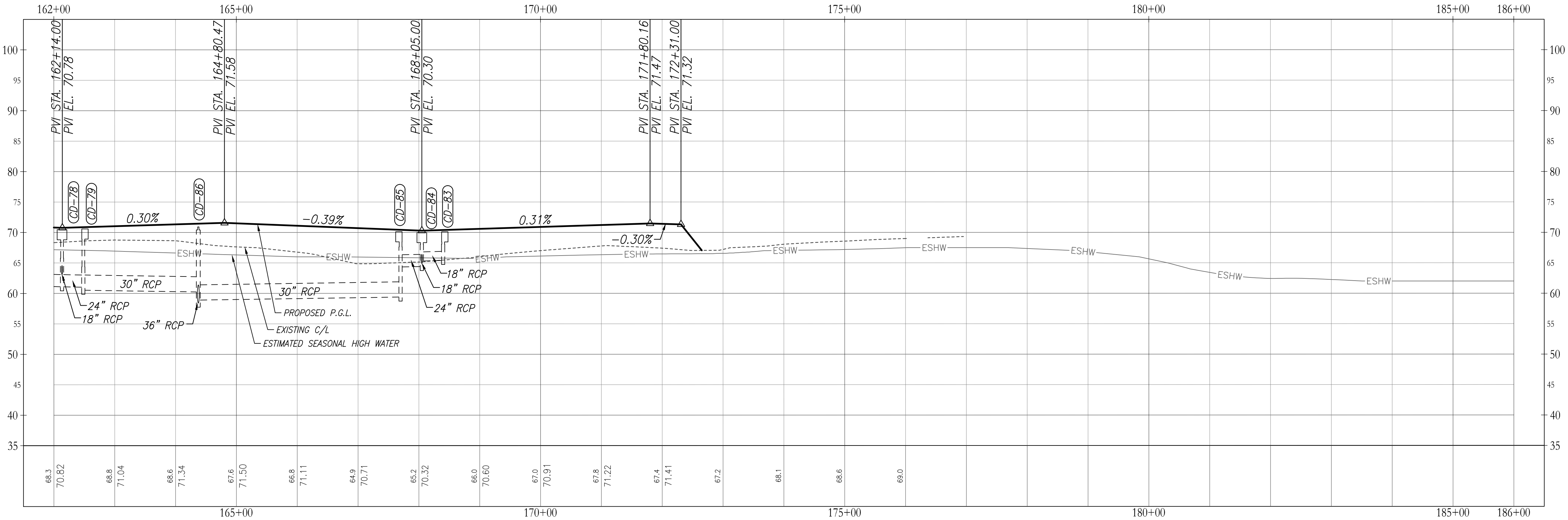
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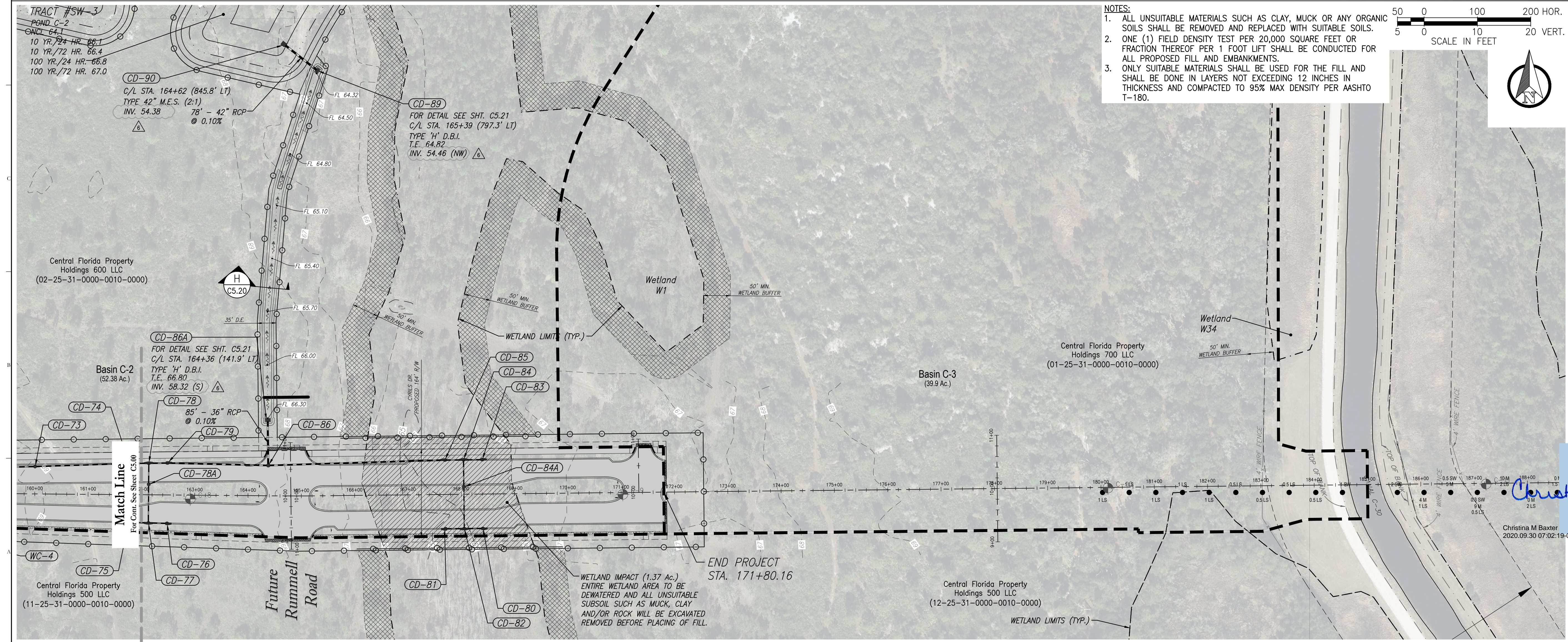
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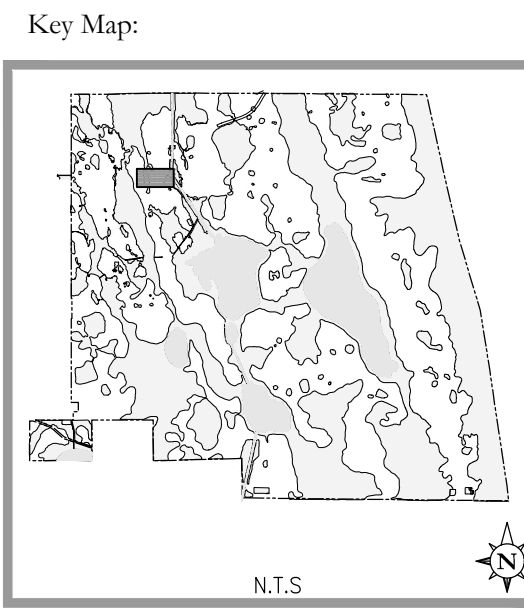
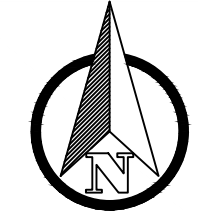
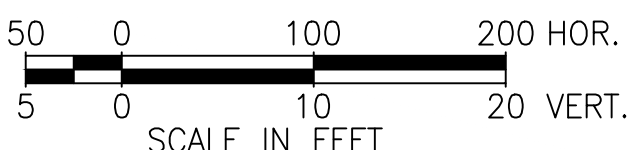
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Cyrils Drive



- NOTES:
1. ALL UNSUITABLE MATERIALS SUCH AS CLAY, MUCK OR ANY ORGANIC SOILS SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS.
 2. ONE (1) FIELD DENSITY TEST PER 20,000 SQUARE FEET OR FRACTION THEREOF PER 1 FOOT LIFT SHALL BE CONDUCTED FOR ALL PROPOSED FILL AND EMBANKMENTS.
 3. ONLY SUITABLE MATERIALS SHALL BE USED FOR THE FILL AND SHALL BE DONE IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% MAX DENSITY PER AASHTO T-180.



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NO. DATE DESCRIPTIONS

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VERTICAL DATUM: NAVD 88

JOB NO.: 17-042

DESIGNED BY: JLD

DRAWN BY: JLD

CHECKED BY: CMB

APPROVED BY: CMB

SCALE IN FEET: 1" = 100'

Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
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(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
DRAINAGE MAP

Sheet No.:
C5.01

Seal:
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STATE OF FLORIDA
DATE: September 25, 2020

Christina Baxter

POULOS & BENNETT

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SDP18-0204
11/13/2020

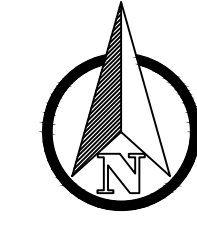
Osceola County
Community Development

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 WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE 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 THREE YEARS FROM THE DATE DATED.

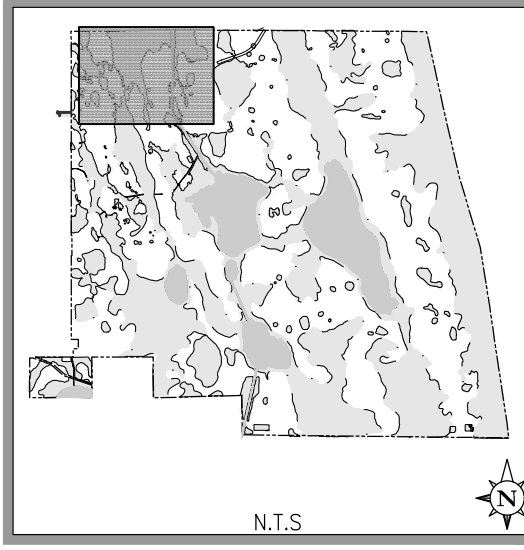
NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

SUNBRIDGE NED
BOUNDARY

150 0 300 600
SCALE IN FEET



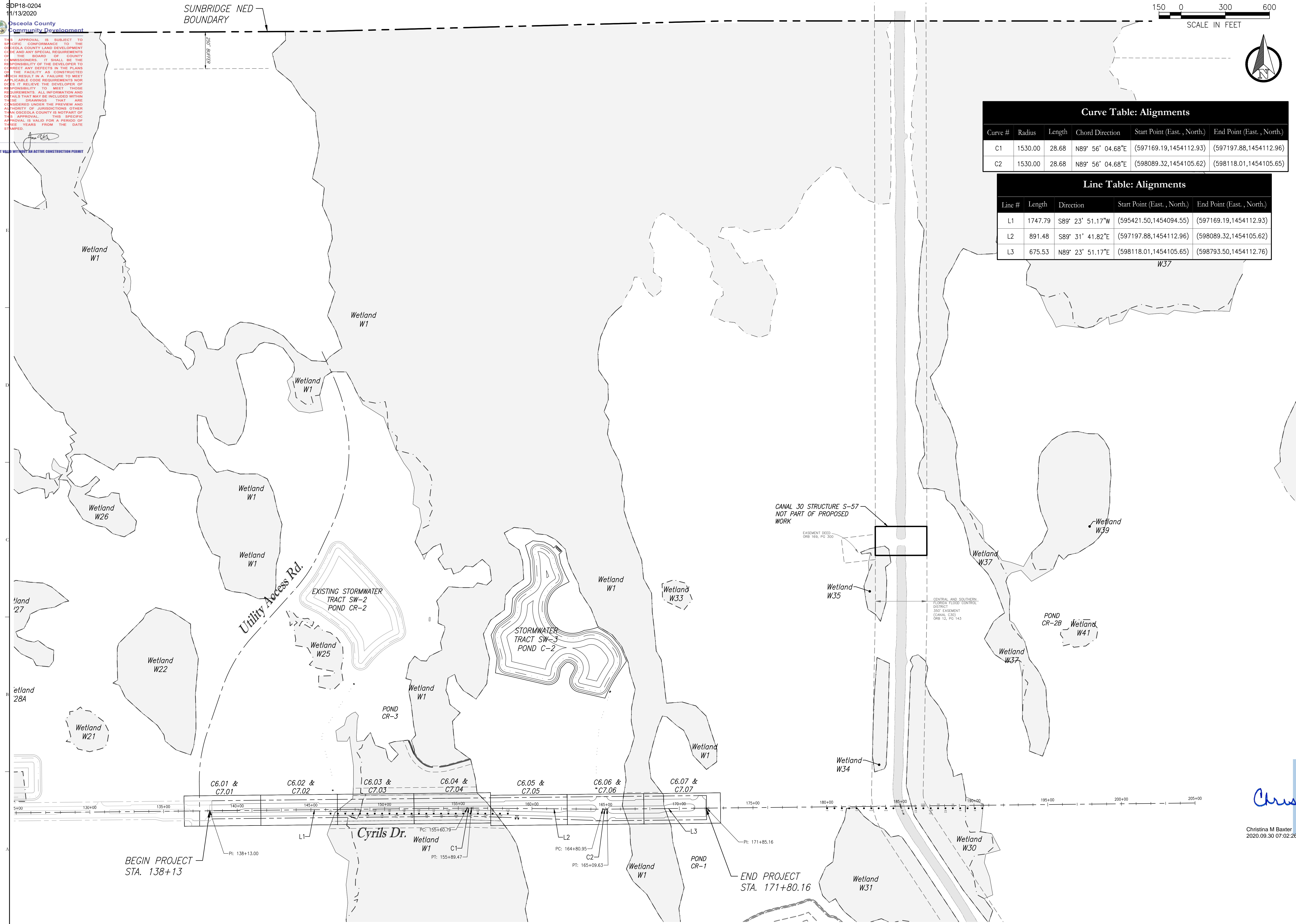
Key Map:



Consultant:

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point (East, North)	End Point (East, North)
C1	1530.00	28.68	N89° 56' 04.68"E	(597169.19,1454112.93)	(597197.88,1454112.96)
C2	1530.00	28.68	N89° 56' 04.68"E	(598089.32,1454105.62)	(598118.01,1454105.65)

Line Table: Alignments					
Line #	Length	Direction	Start Point (East, North)	End Point (East, North)	
L1	1747.79	S89° 23' 51.17"W	(595421.50,1454094.55)	(597169.19,1454112.93)	
L2	891.48	S89° 31' 41.82"E	(597197.88,1454112.96)	(598089.32,1454105.62)	
L3	675.53	N89° 23' 51.17"E	(598118.01,1454105.65)	(598793.50,1454112.76)	



- 10 9/24/20 FIELD REVISION NO. 3
- 9 4/17/20 FIELD REVISION NO. 2
- 8 3/19/20 FIELD REVISION NO. 1
- 7 9/19/19 REV. PER TWA COMMENTS
- 6 8/20/19 REV. RW & FM LAYOUT L&SIZES
- 5 6/12/19 REV. PER TWA COMMENTS
- 4 5/17/19 REV. PER TWA COMMENTS
- 3 5/03/19 REV. FOR TWA'S REVIEW
- 5/03/19 BID SET
- 2 3/11/19 REV. PER COUNTY COMMENTS
- 1 1/22/19 REV. PER TWA & COUNTY COMMENTS
- 12/03/18 SUBMIT TO TWA, SFWMD & COUNTY

NO. DATE DESCRIPTIONS
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88
JOB NO.: 17-042
DESIGNED BY: JLD
DRAWN BY: JLD
CHECKED BY: CMB
APPROVED BY: CMB
SCALE IN FEET: 1" = 300'

Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
**PROJECT LAYOUT &
ROAD CENTERLINE
GEOMETRY**

Sheet No.:
C6.00

Seal:
CHRISTINA M. BAXTER
LICENSED PROFESSIONAL ENGINEER
No. 67547
STATE OF FLORIDA
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:26



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

Z:\2017\17-042 TAWISDCK - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD_P12-PL

THIS APPROVAL IS SUBJECT TO THE SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE COUNTY. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLAN AND TO BE RESPONSIBLE FOR THE FACILITY AS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS OTHER THAN OSCEOLA COUNTY. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF THIS APPROVAL.

NOT VALID WITH AN ACTIVE CONSTRUCTION PERMIT

Match Line
For Cont. See Sheet C6.05

Match Line
For Cont. See Sheet C6.07

Match Line
For Cont. See Sheet C6.08

Match Line
For Cont. See Sheet C6.09

Match Line
For Cont. See Sheet C6.10

Match Line
For Cont. See Sheet C6.11

Match Line
For Cont. See Sheet C6.12

Match Line
For Cont. See Sheet C6.13

Match Line
For Cont. See Sheet C6.14

Match Line
For Cont. See Sheet C6.15

Match Line
For Cont. See Sheet C6.16

Match Line
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Match Line
For Cont. See Sheet C6.41

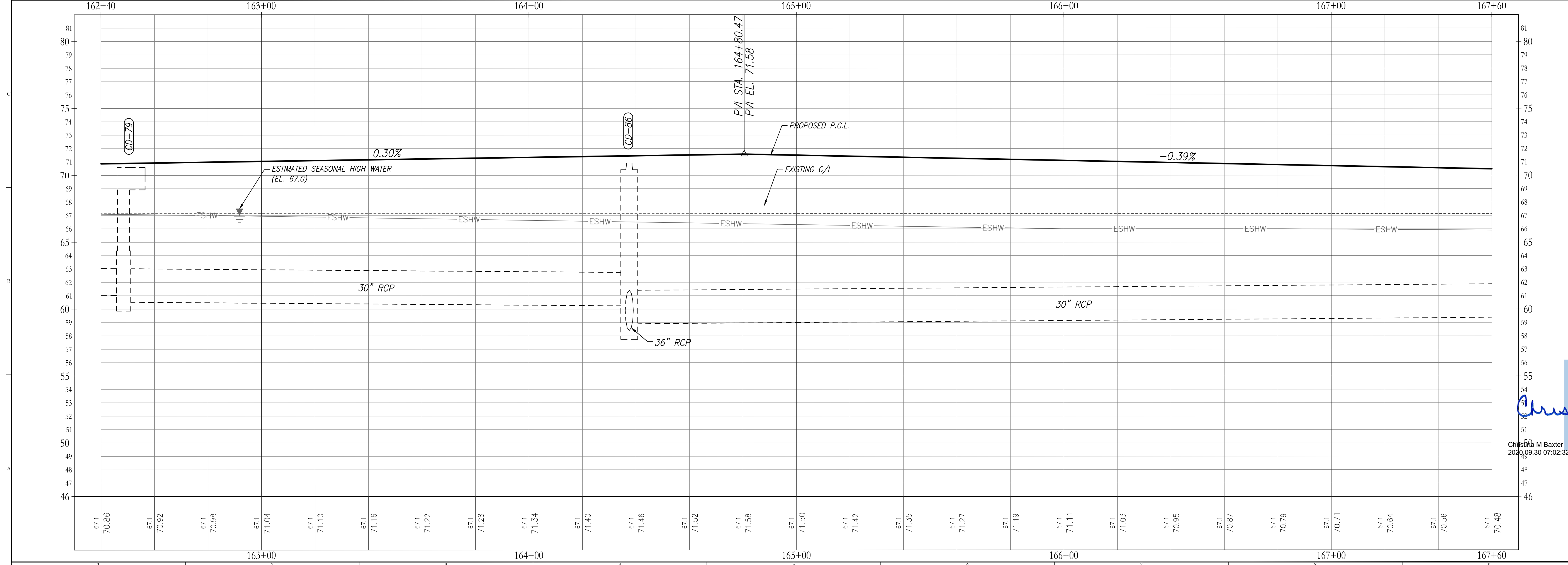
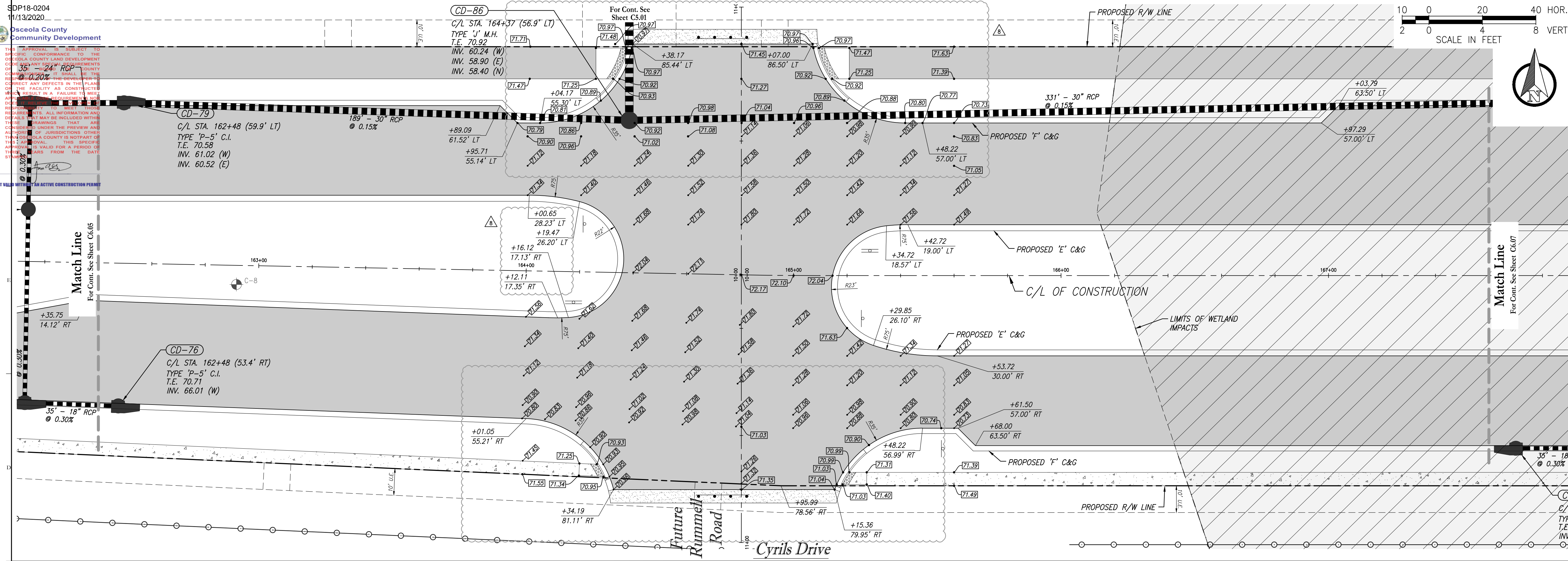
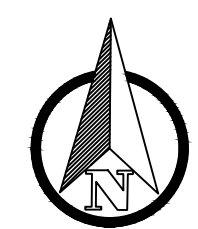
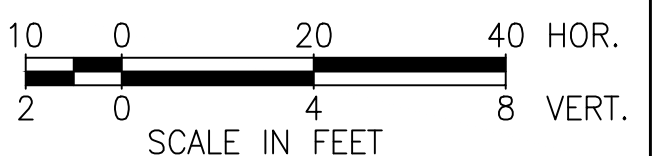
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Match Line
For Cont. See Sheet C6.43

Match Line
For Cont. See Sheet C6.44

Match Line
For Cont. See Sheet C6.45

Match Line
For Cont. See Sheet C6.46



Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
10	9/24/20	FIELD REVISION NO. 3
9	4/17/20	FIELD REVISION NO. 2
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5/03/19		BID SET
2	3/11/19	REV. PER COUNTY COMMENTS
1	1/22/19	REV. PER TWA & COUNTY COMMENTS
12/03/18		SUBMIT TO TWA, SFWMD & COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	17-042
DESIGNED BY:	JLD
DRAWN BY:	JLD
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 20'
Project Name:	SUNBRIDGE NED CYRILS DRIVE PHASE 2

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.06

Seal:
CHRISTINA M. BAXTER
LICENSED PROFESSIONAL ENGINEER
No. 67547
STATE OF FLORIDA
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:32-0100



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

Z:\2017\17-042 TAWISDOCK - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD-PR2-PP

THIS PROJECT IS SUBJECT 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 OF THE FACILITY AS CONSTRUCTED AND TO MAINTAIN THE FACILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE.

NOT VALID FOR AN ACTIVE CONSTRUCTION PERMIT

Match Line
For Cont. See Sheet C6.06

35' - 24" RCP @ 0.20%

35' - 18" RCP @ 0.30%

51' - 18" RCP @ 0.30%

78' - 18" RCP @ 0.30%

35' - 18" RCP @ 0.30%

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35' - 18" RCP @ 0.30%

CD-85
C/L STA. 167+70 (64.5' LT)
TYPE 'P-5' C.I.
T.E. 70.13
INV. 59.40 (W)
INV. 64.34 (E)

CD-83
C/L STA. 168+40 (64.5' LT)
TYPE 'P-5' C.I.
T.E. 70.11
INV. 65.41 (W)

CD-84
C/L STA. 168+05 (64.5' LT)
TYPE 'P-6' C.I.
T.E. 70.00
INV. 64.41 (W)
INV. 64.91 (S)
INV. 65.30 (E)

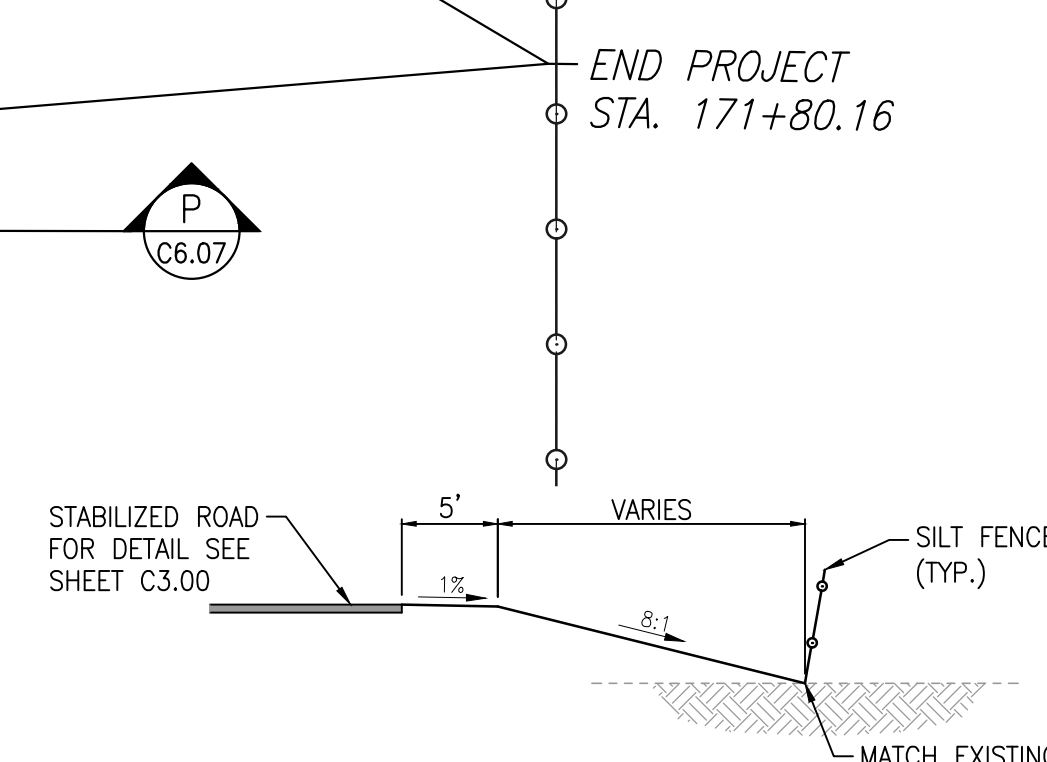
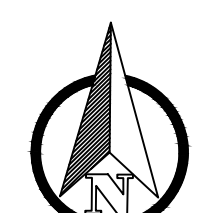
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C/L STA. 168+05 (13.7' LT)
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T.E. 71.28
INV. 65.07 (S)
INV. 65.07 (N)

CD-82
C/L STA. 168+05 (64.5' RT)
TYPE 'P-6' C.I.
T.E. 70.00
INV. 65.30 (N)
INV. 65.30 (E)
INV. 65.33 (W)

CD-80
C/L STA. 168+40 (64.5' RT)
TYPE 'P-5' C.I.
T.E. 70.11
INV. 65.41 (W)

CD-81
C/L STA. 167+70 (64.5' RT)
TYPE 'P-5' C.I.
T.E. 70.13
INV. 65.43 (E)

Cyrils Drive



P TYPICAL GRADING DETAIL
N.T.S.

Key Map:

Consultant:

10	9/24/20	FIELD REVISION NO. 3
9	4/17/20	FIELD REVISION NO. 2
8	3/19/20	FIELD REVISION NO. 1
7	9/19/19	REV. PER TWA COMMENTS
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2	3/11/19	REV. PER COUNTY COMMENTS
1	1/22/19	REV. PER TWA & COUNTY COMMENTS
	12/03/18	SUBMIT TO TWA, SPWMD & COUNTY
NO.	DATE:	DISCUSSIONS
		SUBMISSIONS/REVISIONS
	VERTICAL DATUM:	NAVD 88
	JOB NO.:	17-042
	DESIGNED BY:	JLD
	DRAWN BY:	JLD
	CHECKED BY:	CMB
	APPROVED BY:	CMB
	SCALE IN FEET:	1" = 20'
	Project Name:	SUNBRIDGE NED CYRILS DRIVE PHASE 2

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
PLAN & PROFILES

Sheet No.:

C6.07

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:37-0100

POULOS & BENNETT

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

Z:\2017\17-042 TMS100K - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD_P12-PP

SDP18-0204
11/12/2020

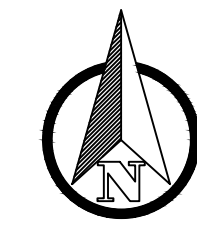
Osceola County
Community Development

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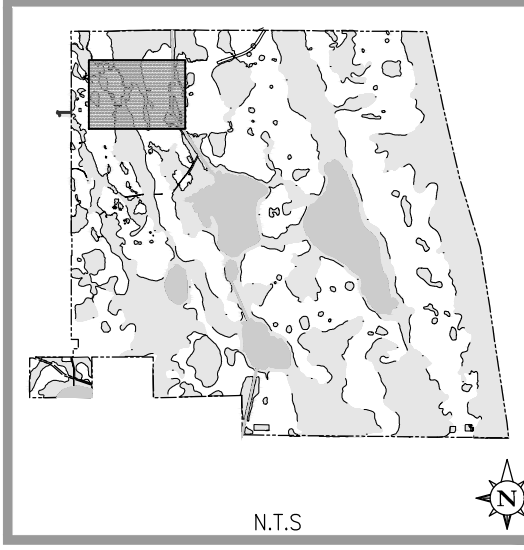
[Signature]

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

100 0 200 400
SCALE IN FEET



Key Map:



Consultant:

10	9/24/20	FIELD REVISION NO. 3
9	4/17/20	FIELD REVISION NO. 2
8	3/19/20	FIELD REVISION NO. 1
7	9/19/19	REV. PER TWA COMMENTS
6	8/20/19	REV. RW & FM LAYOUT L&SIZES
5	6/12/19	REV. PER TWA COMMENTS
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	5/03/19	BID SET
2	3/11/19	REV. PER COUNTY COMMENTS
1	1/22/19	REV. PER TWA & COUNTY COMMENTS
	12/03/18	SUBMIT TO TWA, SPWMD & COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	17-042
DESIGNED BY:	JLD
DRAWN BY:	JLD
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 200'

Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
UTILITY SITE PLAN

Sheet No.:
C7.00

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09/30 07:02:42-0400

POULOS & BENNETT

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



CANAL 30 STRUCTURE S-57
NOT PART OF PROPOSED
WORK

EASEMENT DEED
ORB 169, PG 300

CENTRAL AND SOUTHERN
FLORIDA FLOOD CONTROL
DISTRICT
350' EASEMENT
(CANAL C30)
ORB 12, PG 143

BEGIN PROJECT
STA. 138+13

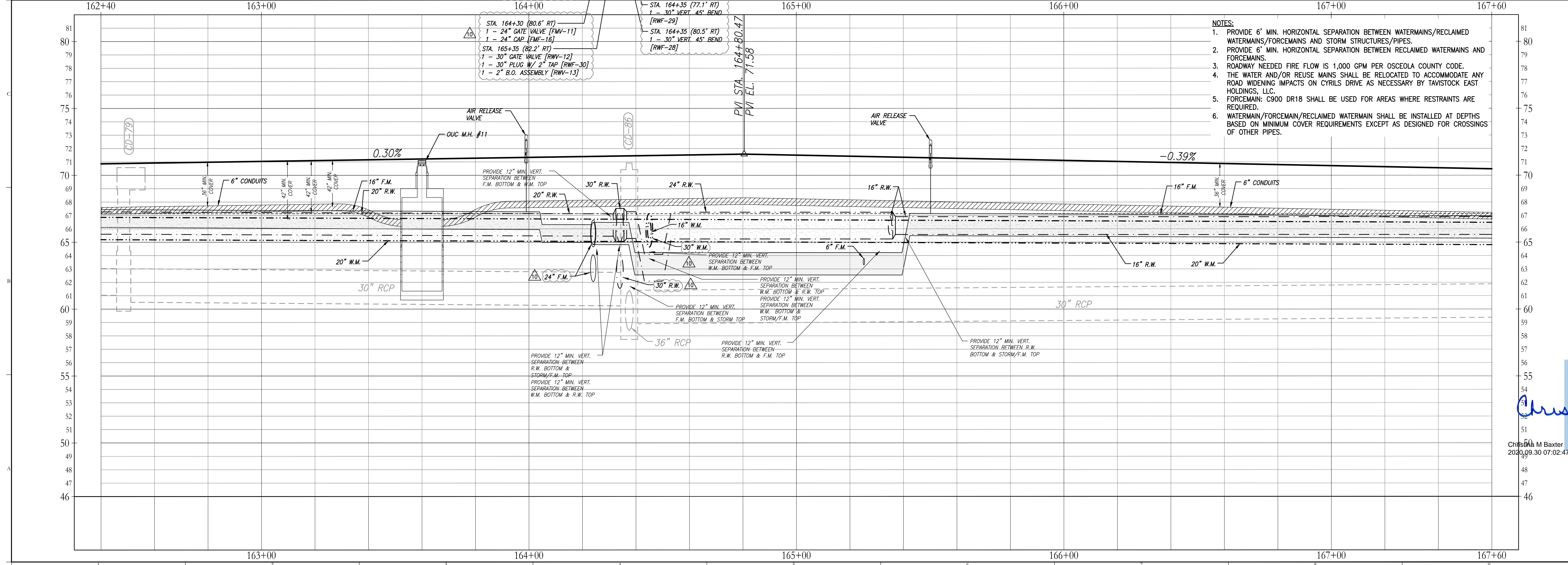
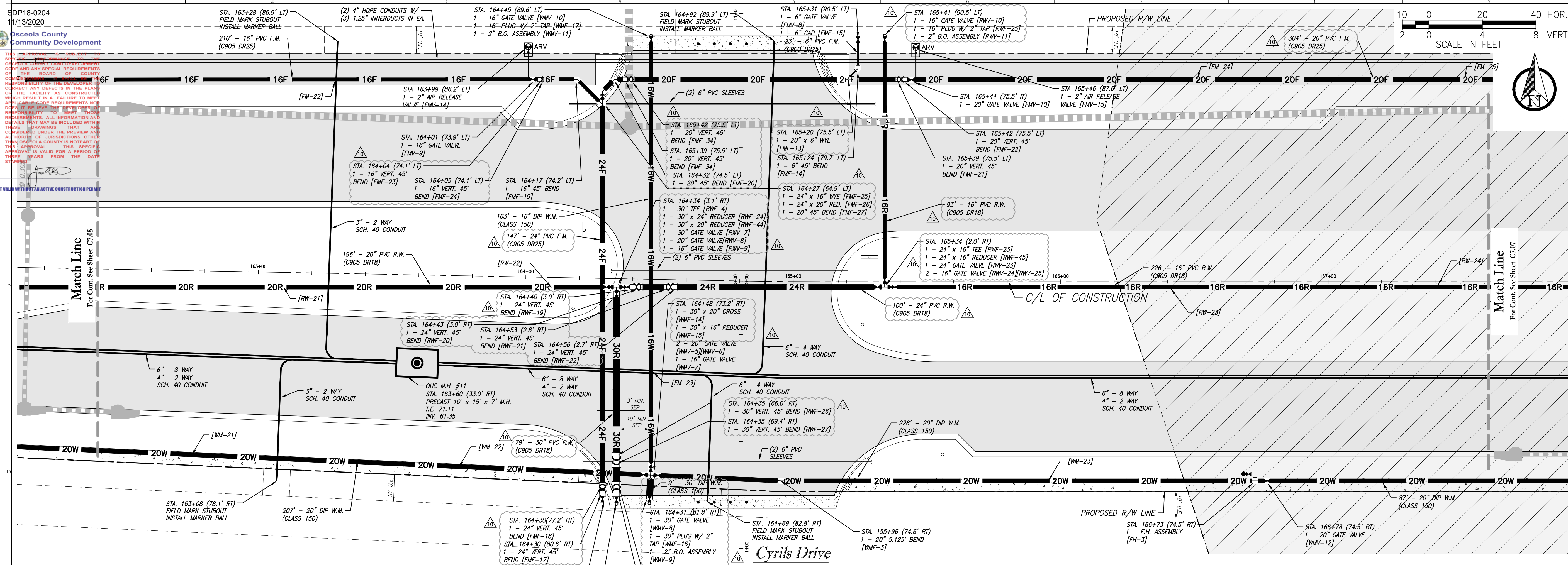
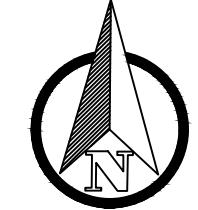
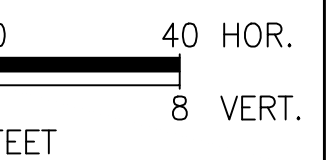
END PROJECT
STA. 171+80.16

Z:\2017\17-042 TWA180130 - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD_P12-USP

THIS DRAWING IS THE PROPERTY OF OSCEOLA COUNTY COMMUNITY DEVELOPMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE FIELD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE FIELD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE FIELD.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

Match Line
For Cont. See Sheet C7.05



- NOTES:
1. PROVIDE 6" MIN. HORIZONTAL SEPARATION BETWEEN WATERMAINS/RECLAIMED WATERMAINS/FORCEMAINS AND STORM STRUCTURES/PIPES.
 2. PROVIDE 6" MIN. HORIZONTAL SEPARATION BETWEEN RECLAIMED WATERMAINS AND FORCEMAINS.
 3. ROADWAY NEEDED FIRE FLOW IS 1,000 GPM PER OSCEOLA COUNTY CODE.
 4. THE WATER AND/OR REUSE MAINS SHALL BE RELOCATED TO ACCOMMODATE ANY ROAD WIDENING IMPACTS ON CYRIL'S DRIVE AS NECESSARY BY TAVISTOCK EAST HOLDINGS, LLC.
 5. FORCEMAIN: C900 DR18 SHALL BE USED FOR AREAS WHERE RESTRAINTS ARE REQUIRED.
 6. WATERMAIN/FORCEMAIN/RECLAIMED WATERMAIN SHALL BE INSTALLED AT DEPTHS BASED ON MINIMUM COVER REQUIREMENTS EXCEPT AS DESIGNED FOR CROSSINGS OF OTHER PIPES.

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
10	9/24/20	FIELD REVISION NO. 3
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12/03/18		SUBMIT TO TWA, SPWMD & COUNTY

SUNBRIDGE NED CYRILS DRIVE PHASE 2

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

UTILITY PLAN & PROFILES

Sheet No.:
C7.06

Seal:

 CHRISTINA M. BAXTER
 LICENSE No. 67547
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 DATE: September 25, 2020

POULOS & BENNETT

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

SDP18-0204
11/13/2020

Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE ZONING ORDINANCE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

Match Line
For Cont. See Sheet C7.16

STA 167+97 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-31]

STA 168+00 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-32]

STA 168+13 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-33]

STA 168+10 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-34]

STA 171+12 (75.5' LT)
1 - 20" VERT. 45"
BEND [FMF-28]

STA 171+14 (75.5' LT)
1 - 20" VERT. 45"
BEND [FMF-29]

STA 171+20 (83.5' LT)
1 - 2" AIR RELEASE VALVE [FMV-13]

STA 171+28 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-38]

STA 171+25 (2.0' RT)
1 - 16" VERT. 45"
BEND [RFW-37]

STA 171+61 (90.5' LT)
1 - 16" GATE VALVE [RFW-17]
1 - 16" PLUG W/ 2" TAP [RFW-41]
1 - 2" B.O. ASSEMBLY [RFW-18]

STA 171+56 (90' LT)
FIELD MARK STUBOUT
INSTALL MARKER BALL

STA 171+61 (90.5' LT)
1 - 16" GATE VALVE [RFW-17]
1 - 16" PLUG W/ 2" TAP [RFW-41]
1 - 2" B.O. ASSEMBLY [RFW-18]

STA 171+69 (75.5' LT)
1 - 20" VERT. 45"
BEND [FMF-31]

STA 171+66 (75.5' LT)
1 - 20" VERT. 45"
BEND [FMF-30]

STA 171+83 (75.5' LT)
1 - 20" GATE VALVE [RFW-12]
1 - 20" CAP [FMF-32]

STA 171+83 (75.5' LT)
1 - 16" CROSS [RFW-39]
1 - 16" x 12" REDUCER [RFW-40]
2 - 16" GATE VALVE [RFW-14] [RFW-15]
1 - 12" GATE VALVE [RFW-16]

STA 171+83 (2.0' RT)
1 - 16" GATE VALVE [RFW-21]
1 - 16" PLUG W/ 2" TAP [RFW-43]
1 - 2" B.O. ASSEMBLY [RFW-22]

STA 171+83 (74.5' RT)
1 - 20" GATE VALVE [RFW-18]
1 - 20" PLUG W/ 2" TAP [RFW-21]
1 - 2" B.O. ASSEMBLY [RFW-19]

STA 171+61 (83.5' RT)
1 - 12" GATE VALVE [RFW-19]
1 - 12" PLUG W/ 2" TAP [RFW-42]
1 - 2" B.O. ASSEMBLY [RFW-20]

STA 172+31 (31.00)
PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

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PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

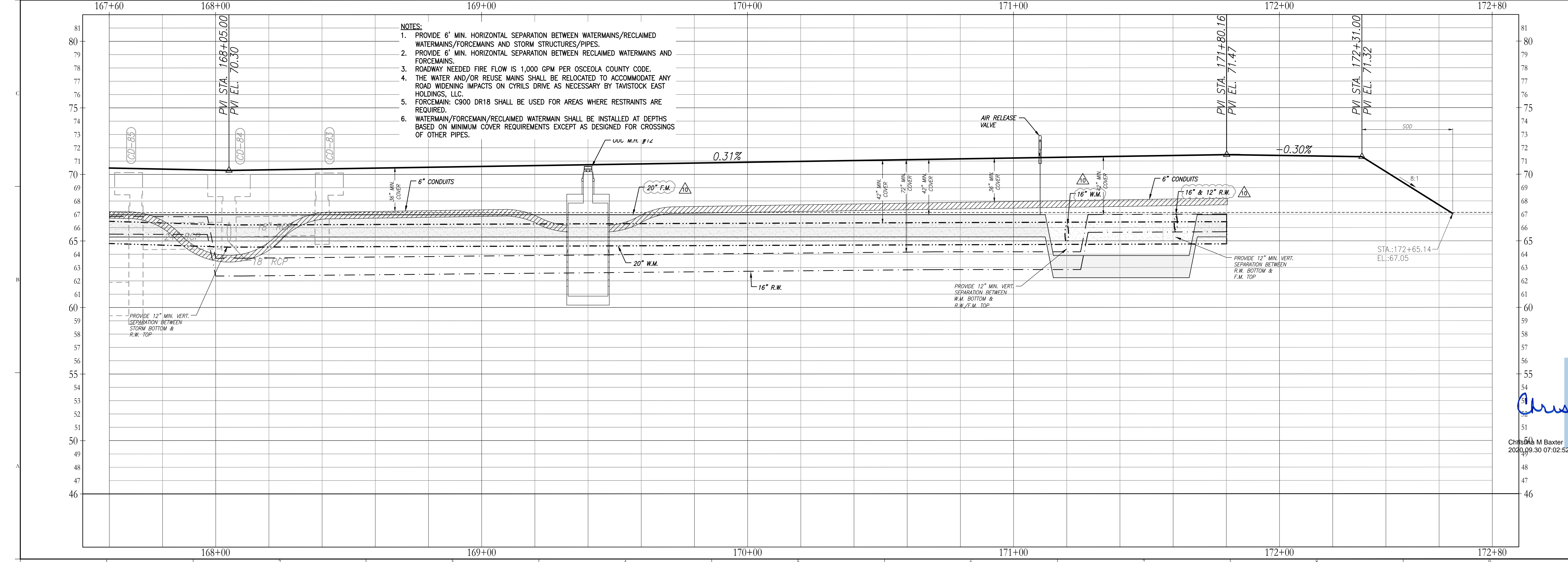
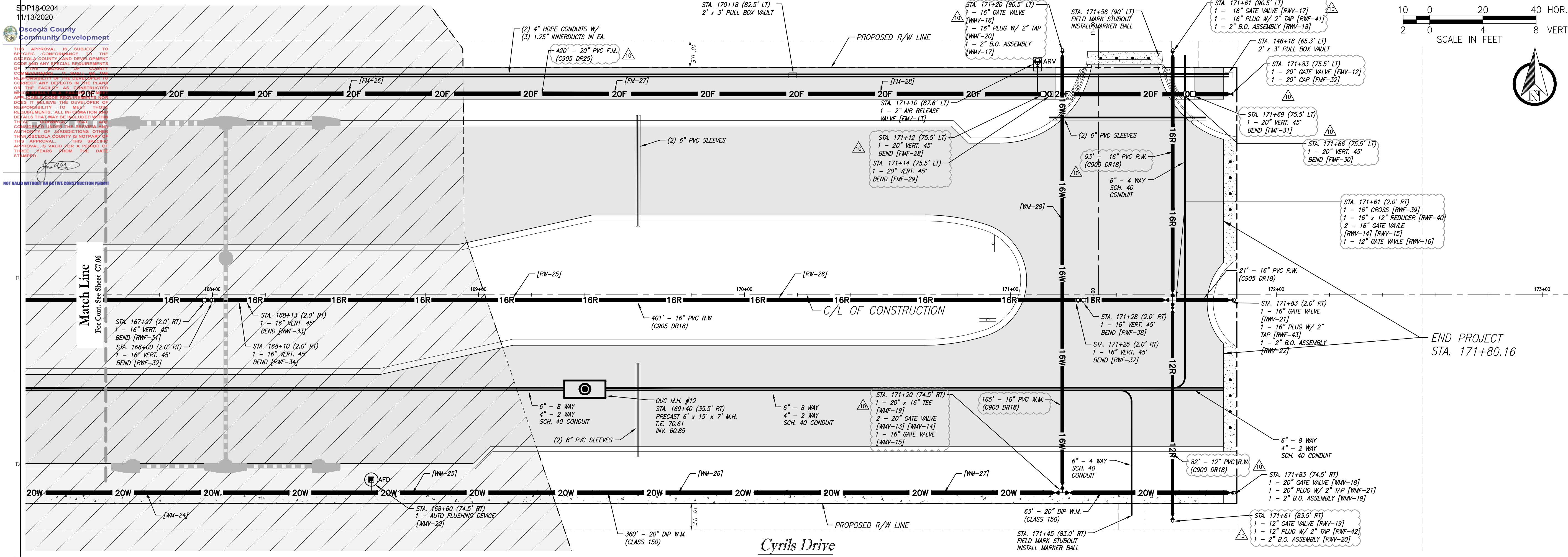
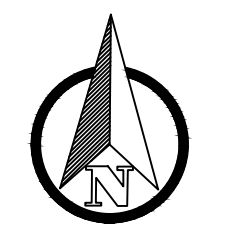
STA 172+31 (31.00)
PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

STA 172+31 (31.00)
PVI EL. 71.32

10 0 20 40 HOR.
2 0 4 8 VERT.

SCALE IN FEET



- NOTES:
1. PROVIDE 6' MIN. HORIZONTAL SEPARATION BETWEEN WATERMAINS/RECLAIMED WATERMAINS/FORCEMAINS AND STORM STRUCTURES/PIPES.
 2. PROVIDE 6' MIN. HORIZONTAL SEPARATION BETWEEN RECLAIMED WATERMAINS AND FORCEMAINS.
 3. ROADWAY NEEDED FIRE FLOW IS 1,000 GPM PER OSCEOLA COUNTY CODE.
 4. THE WATER AND/OR REUSE MAINS SHALL BE RELOCATED TO ACCOMMODATE ANY ROAD WIDENING IMPACTS ON CYRILS DRIVE AS NECESSARY BY TAVISTOCK EAST HOLDINGS, LLC.
 5. FORCEMAIN: C900 DR18 SHALL BE USED FOR AREAS WHERE RESTRAINTS ARE REQUIRED.
 6. WATERMAIN/FORCEMAIN/RECLAIMED WATERMAIN SHALL BE INSTALLED AT DEPTHS BASED ON MINIMUM COVER REQUIREMENTS EXCEPT AS DESIGNED FOR CROSSINGS OF OTHER PIPES.

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
10	9/24/20	FIELD REVISION NO. 3
9	4/17/20	FIELD REVISION NO. 2
8	3/19/20	FIELD REVISION NO. 1
7	9/19/19	REV. PER TWA COMMENTS
6	8/20/19	REV. RW & FM LAYOUT L&SIZES
5	6/12/19	REV. PER TWA COMMENTS
4	5/17/19	REV. PER TWA COMMENTS
3	5/03/19	REV. FOR TWA'S REVIEW
2	5/03/19	BID SET
1	3/11/19	REV. PER COUNTY COMMENTS
1	1/22/19	REV. PER TWA & COUNTY COMMENTS
	12/03/18	SUBMIT TO TWA, SPWMD & COUNTY

NO. DATE DESCRIPTIONS SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 17-042

DESIGNED BY: JLD

DRAWN BY: JLD

CHECKED BY: CMB

APPROVED BY: CMB

SCALE IN FEET: 1" = 20'

Project Name:

**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
**UTILITY PLAN &
PROFILES**

Sheet No.:
C7.07

Seal:
CHRISTINA M. BAXTER
LICENSED PROFESSIONAL ENGINEER
No. 67547
STATE OF FLORIDA
DATE: September 25, 2020

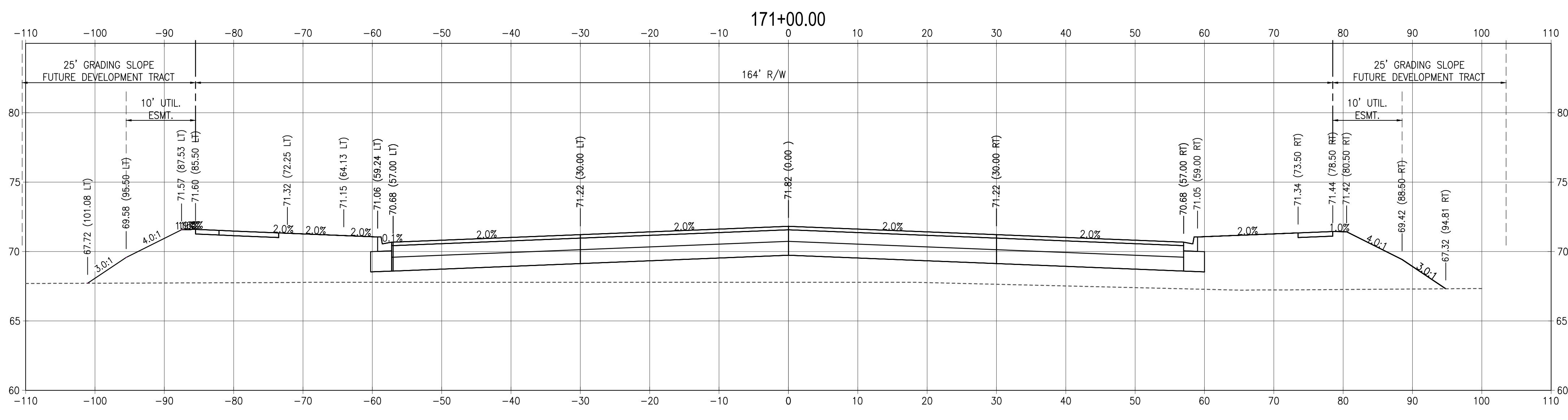
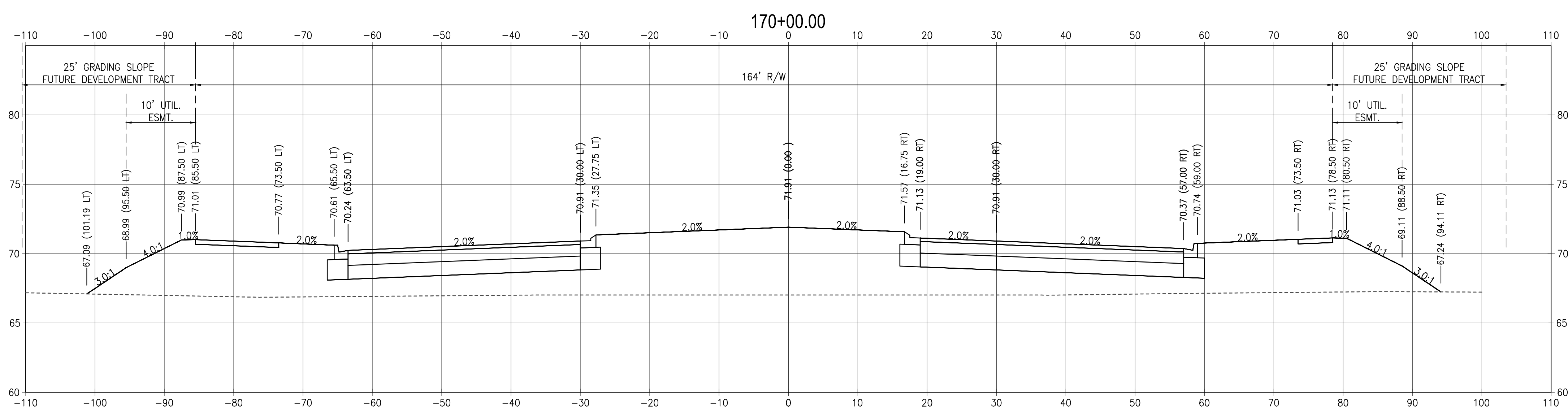
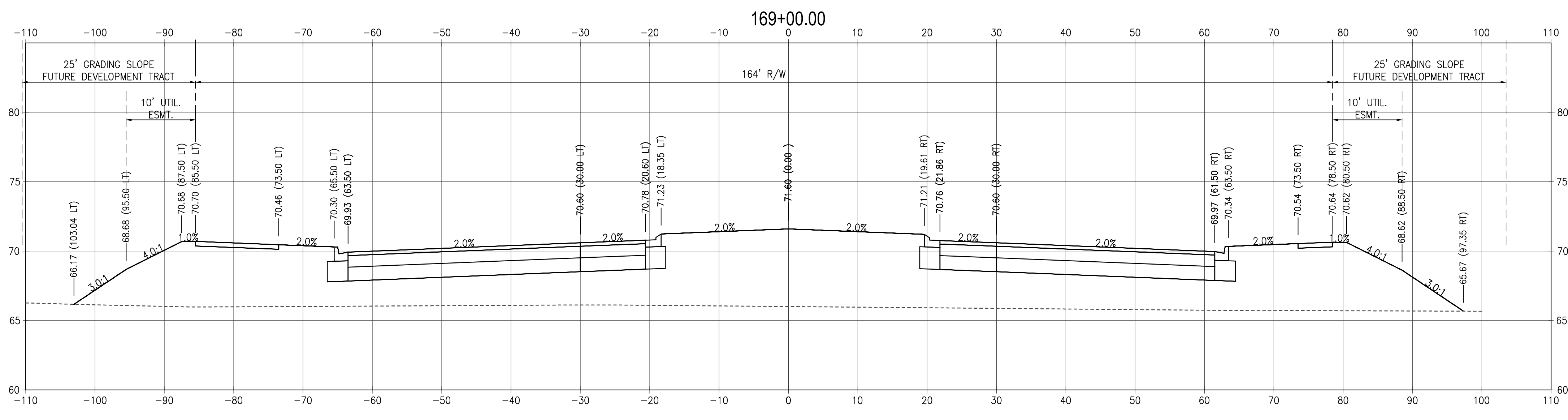
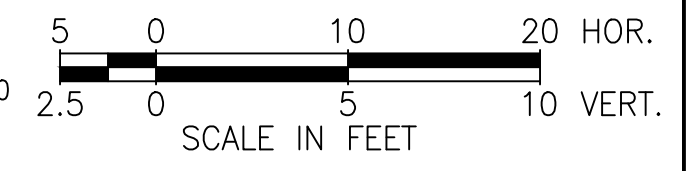
POULOS & BENNETT

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

Z:\2017\17-042 TAVISTOCK - SUNBRIDGE\CYRILS DR\CAD\FINAL\PHASE 2\17042-CD-PH2-UPP

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 OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE 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 THREE YEARS FROM THE DATE DATED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT



Consultant:

NO.	DATE	DESCRIPTIONS
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SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	17-042
DESIGNED BY:	JLD
DRAWN BY:	JLD
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 10'

Project Name:
**SUNBRIDGE NED
CYRILS DRIVE
PHASE 2**

(SDP18-0204) (PS17-00025)
(CP17-00002) (CPA09-009)
(TWA180130)

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
CROSS SECTIONS

Sheet No.:
C8.10

Seal:
CHRISTINA M. BAXTER
LICENSED PROFESSIONAL ENGINEER
No. 67547
STATE OF FLORIDA
DATE: September 25, 2020

Christina Baxter

Christina M Baxter
2020.09.30 07:02:57-0100



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Tel. 407.487.2594 www.poulosandbennett.com
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