

# FINAL ENGINEERING PLAN

## LEGAL DESCRIPTION:

**DESCRIPTION:**

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.28 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S84°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwestery having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeastery along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

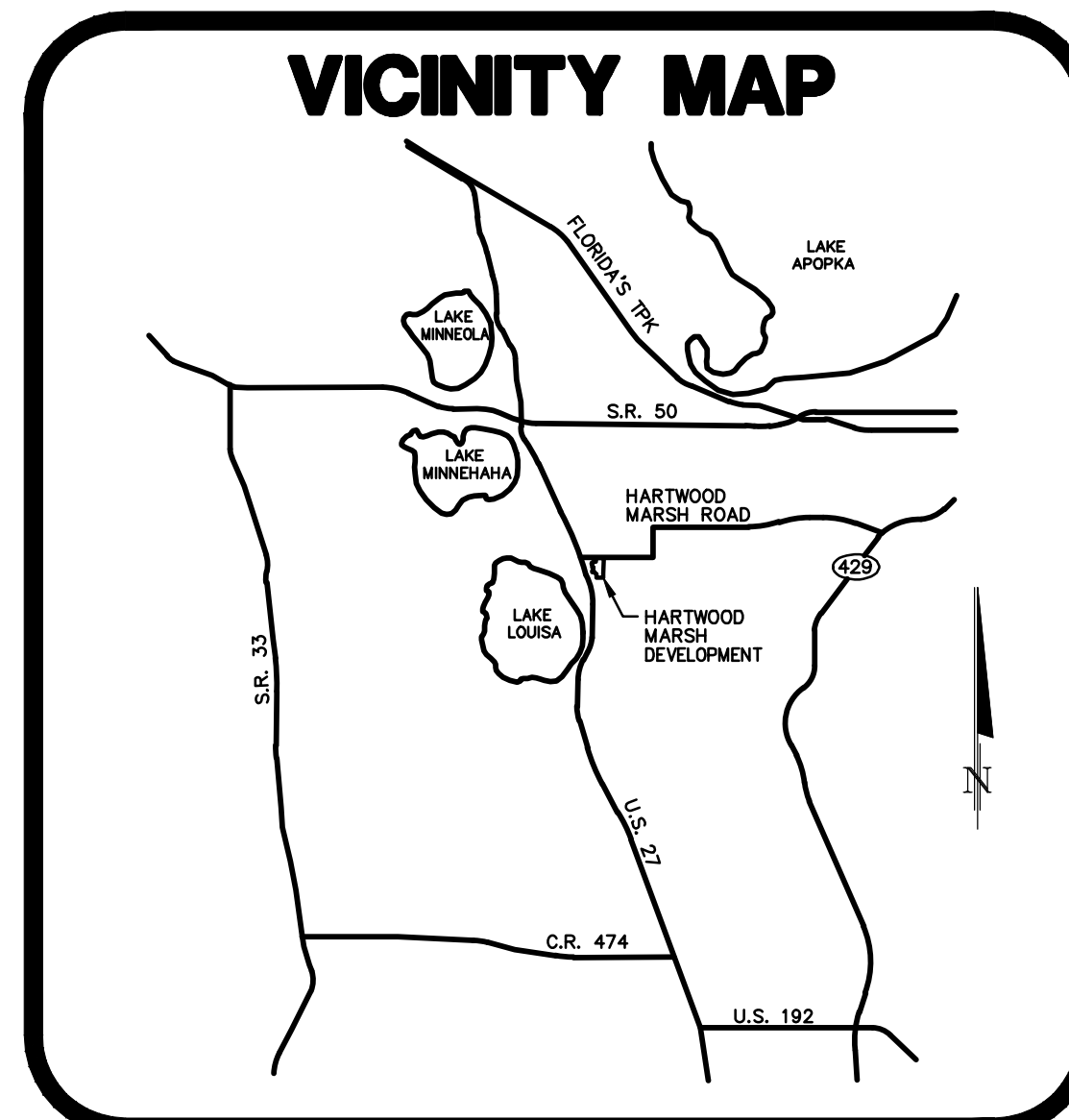
# HARTWOOD MARSH

## CITY OF CLERMONT, FLORIDA

### PREPARED FOR HARTWOOD RESIDENTIAL, LLC 401 FERGUSON DRIVE ORLANDO, FLORIDA 32805 407.293.6562

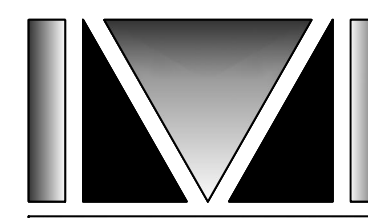
**TAX PARCEL ID:**

**13-23-25-0900-001-00000**  
**09-23-26-0004-000-02700**  
**09-23-26-0004-000-02400**



SECTION 9, TOWNSHIP 23S, RANGE 26E

**REVISED DECEMBER 9, 2019**  
**JULY 12, 2019**



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

This item has been electronically signed. Printed copies of this document are not considered legal. Signature must be verified on any electronic copies.

JOHN T. TOWNSEND  
FLORIDA P.E. No. 52127  
DATE: \_\_\_\_\_

## SHEET INDEX

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C102	EROSION CONTROL AND TREE PRESERVATION DETAILS
C201	TYPICAL PAVEMENT SECTIONS
C211	STREET A ENTRANCE GEOMETRY
C251	SIGNAGE AND STRIPING PLAN
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C331	DRAINAGE SECTIONS
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C801	OFFSITE IMPROVEMENTS

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**CONSERVATION AREA**  
NO DUMPING, LANDCLEARING,  
OR OTHER DISTURBANCE  
TO SOILS OR VEGETATION  
PERMITTED BEYOND THIS POINT

CONSERVATION AREA  
NO DUMPING, LANDCLEARING,  
OR OTHER DISTURBANCE  
TO SOILS OR VEGETATION  
PERMITTED BEYOND THIS POINT

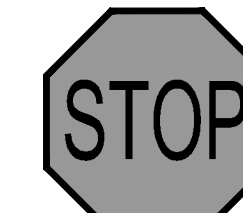
NOTE:  
CONSERVATION AREA SIGN SHALL BE  
INSTALLED NO FURTHER THAN 50 FEET  
APART ON THE LANDWARD EDGE OF THE  
WETLAND BUFFER (NOT INSIDE THE BUFFER).

4"x4" PRESSURE  
TREATED POST.

EXISTING GRADE.

2'-0" MIN.  
EMBEDMENT

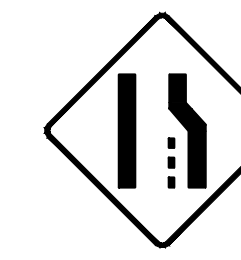
1 "CONSERVATION AREA" SIGN DETAIL  
C-6 NOT TO SCALE



R1-1  
30"x30"



R2-1  
24"x30"



W4-2  
36"x36"

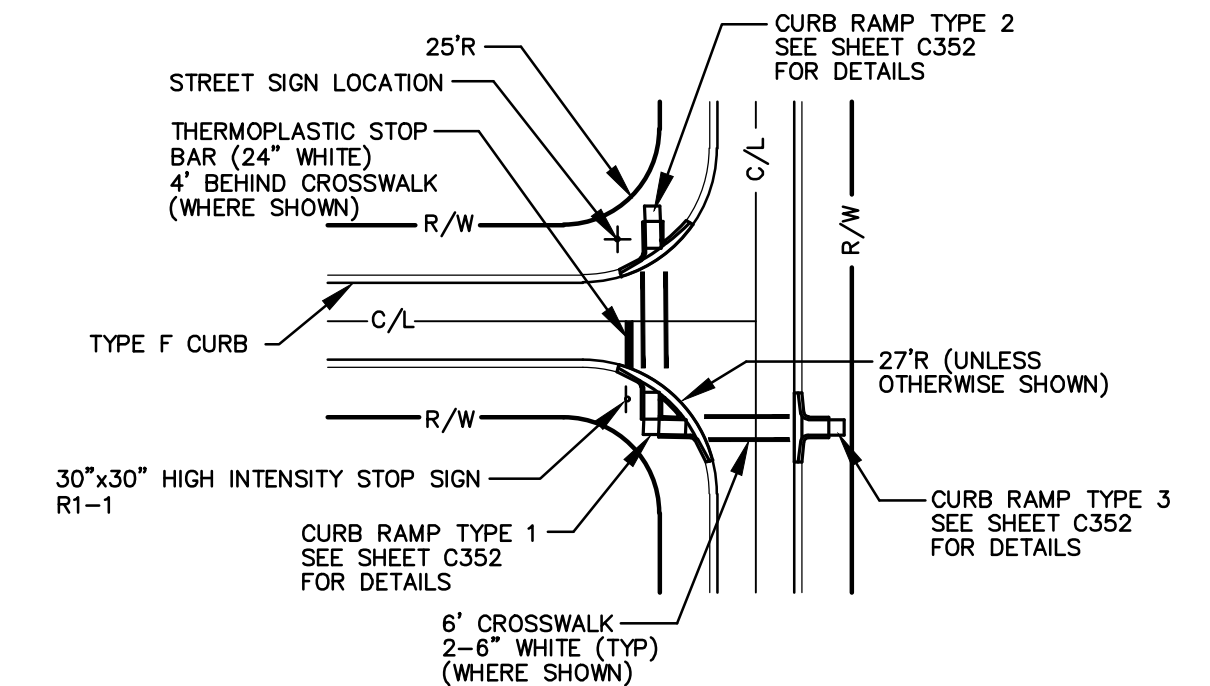
**SIGN LEGEND**  
NTS

GENERAL NOTES:

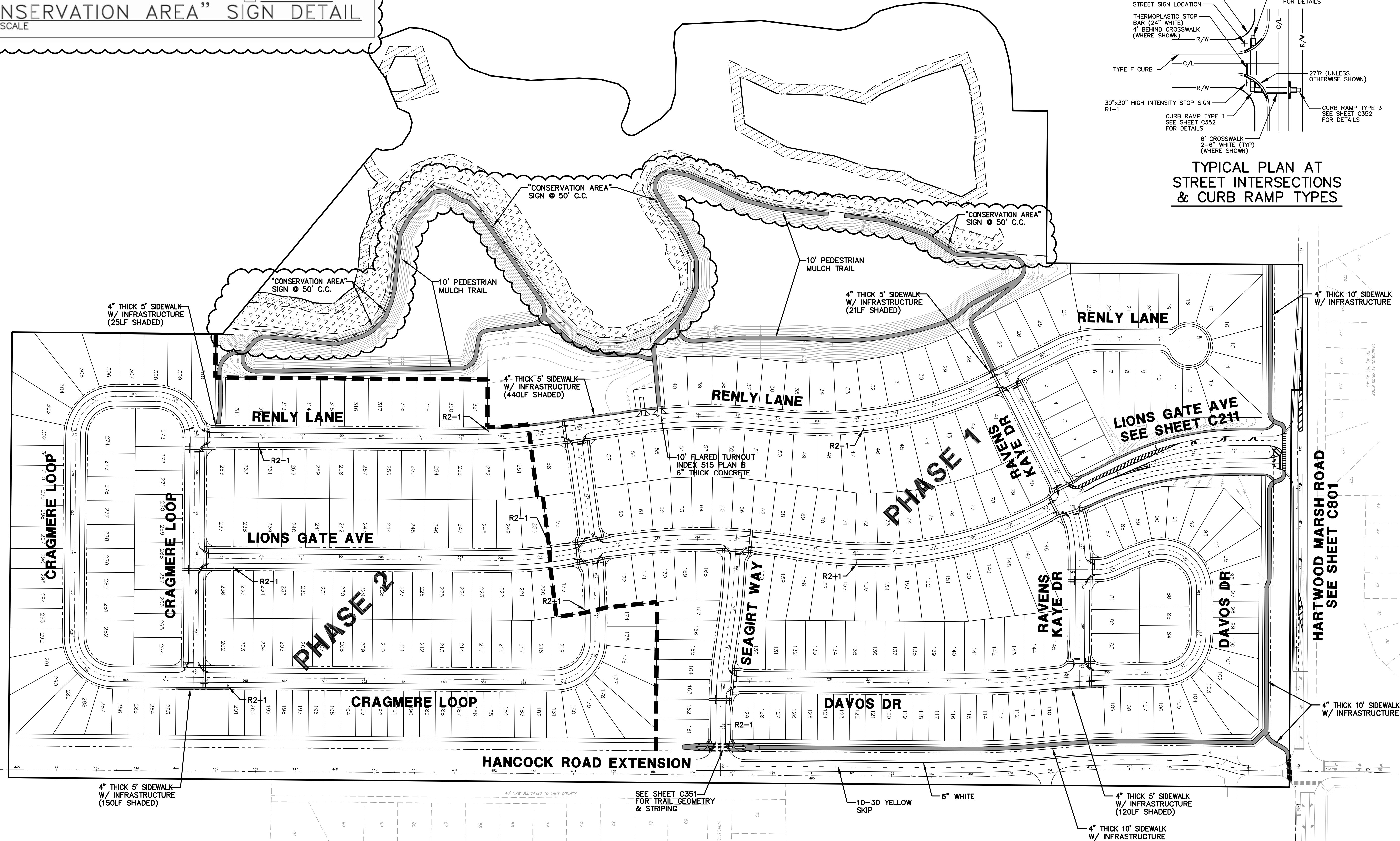
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOTES:

- ALL SIDEWALKS NOT FRONTING SINGLE-FAMILY LOTS AND ALL SIDEWALK RAMPS AND LANDINGS MUST BE INSTALLED AT THE TIME OF ROAD CONSTRUCTION. (SHADED)
- STREET NAME SIGNS TO BE MOUNTED ABOVE STOP SIGN ASSEMBLY.



**TYPICAL PLAN AT STREET INTERSECTIONS & CURB RAMP TYPES**

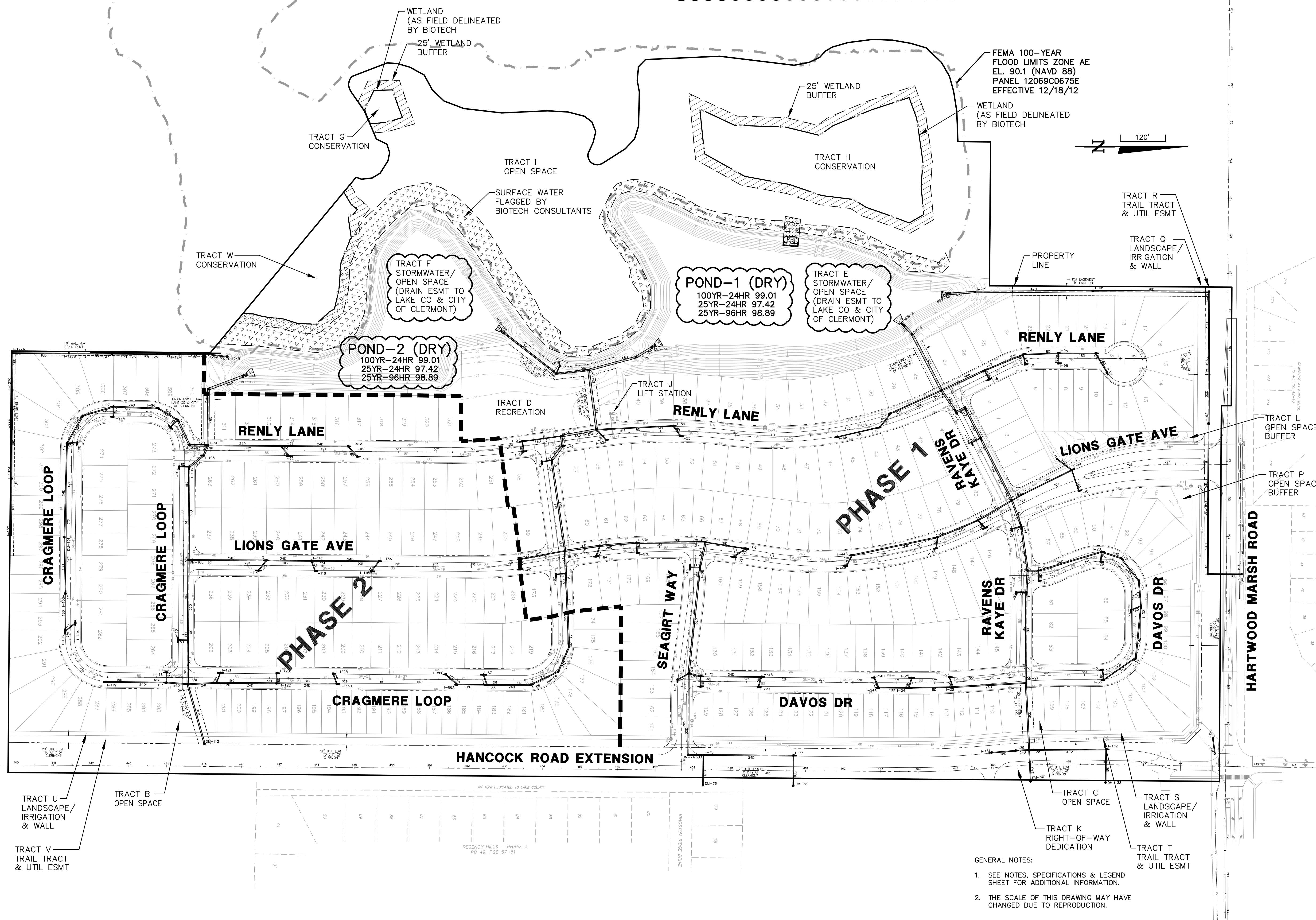


DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS	PLANNERS SURVEYORS	2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088		JOHN T. TOWNSEND FLORIDA P.E. No. 52127	DATE	NO.	DATE
DRAWN BY CWG	DESIGNED BY JTT	CHECKED BY JTT	DATE 7/12/19	JOB NUMBER 26086	SCALE 1"=120'	NO.	DATE
HARTWOOD MARSH CITY OF CLERMONT, FLORIDA	SIGNAGE AND STRIPING PLAN		SHEET <b>C251</b>	12	OF	51	CHK.

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**STORMWATER INFRASTRUCTURE OWNERSHIP AND MAINTENANCE**

- ROADWAY INLETS AND PIPE – OWNED AND MAINTAINED BY CITY OF CLERMONT
- STORMWATER INLETS AND PIPING – IN LOT AND STORMWATER TRACTS OWNED AND MAINTAINED BY HOA
- STORMWATER PONDS – OWNED AND MAINTAINED BY HOA
- SEE SHEETS C311-C314 FOR DRAINAGE RIGHTS



**GENERAL NOTES:**

- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

<p><b>DRAWING</b> 20086-HARTMSTDNG</p> <p><b>SHEET</b> <b>C301</b></p> <p>13 OF 51</p>	<p><b>HARTWOOD MARSH</b> CITY OF CLERMONT, FLORIDA MASTER DRAINAGE PLAN</p>	<p><b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68</p>	<p>JOHN T. TOWNSEND FLORIDA P.E. No. 52127</p>	<p>DATE</p>
			<p>NO.</p>	<p>REVISIONS</p>
<p>DRAWN BY C/WG</p>	<p>CHECKED BY JTT</p>	<p>DATE 7/12/19</p>	<p>SCALE 1"=120'</p>	<p>JOB NUMBER 26086</p>

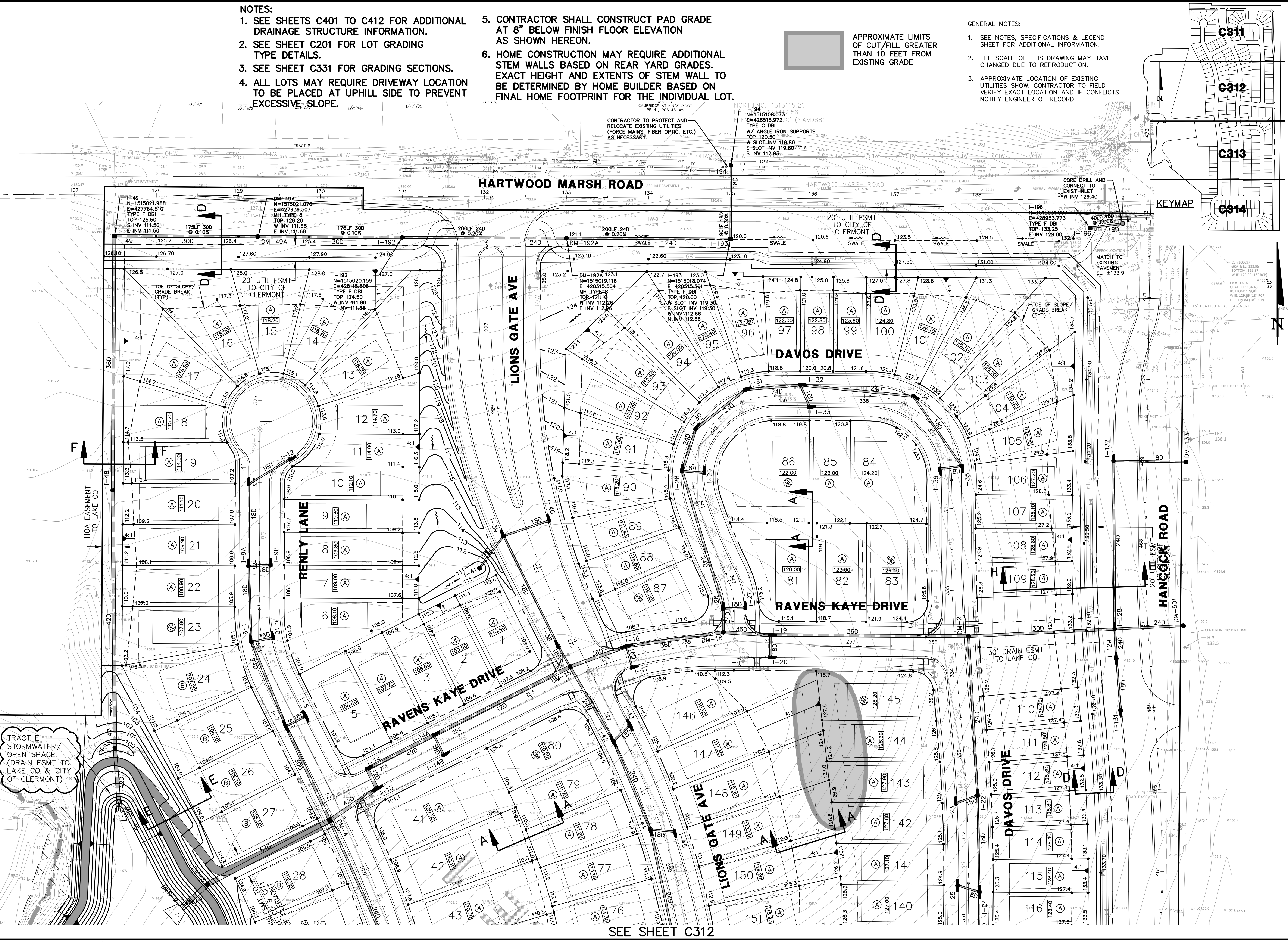
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NOTES:

1. SEE SHEETS C401 TO C412 FOR ADDITIONAL DRAINAGE STRUCTURE INFORMATION.
2. SEE SHEET C201 FOR LOT GRADING TYPE DETAILS.
3. SEE SHEET C331 FOR GRADING SECTIONS.
4. ALL LOTS MAY REQUIRE DRIVEWAY LOCATION TO BE PLACED AT UPHILL SIDE TO PREVENT EXCESSIVE SLOPE.
5. CONTRACTOR SHALL CONSTRUCT PAD GRADE AT 8" BELOW FINISH FLOOR ELEVATION AS SHOWN HEREON.
6. HOME CONSTRUCTION MAY REQUIRE ADDITIONAL STEM WALLS BASED ON REAR YARD GRADES. EXACT HEIGHT AND EXTENTS OF STEM WALL TO BE DETERMINED BY HOME BUILDER BASED ON FINAL HOME FOOTPRINT FOR THE INDIVIDUAL LOT.

GENERAL NOTES:

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2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.
3. APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND IF CONFLICTS NOTIFY ENGINEER OF RECORD.



TRACT E STORMWATER OPEN SPACE (DRAIN ESMT TO LAKE CO. & CITY OF CLERMONT)

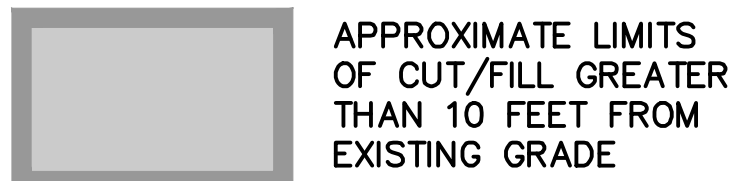
SEE SHEET C312

DRAWING 26086-HARTGD		HARTWOOD MARSH CITY OF CLERMONT, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 CERTIFICATE OF AUTHORIZATION NO. 68		JOHN T. TOWNSEND FLORIDA P.E. No. 52127	
SHEET <b>C311</b>		GRADING AND DRAINAGE PLAN		PLANNERS SURVEYORS		DATE 7/12/19	
14 OF 51				SCALE 1"=50'		JOB NUMBER 26086	
				DESIGNED BY C/WG		CHECKED BY JTT	
				DATE 7/12/19		REVISIONS	
				NO.		DATE	
				1		10/25/19 REVISED PER SURVAD & CITY COMMENTS	
				2		12/9/19 REVISED PER CITY COMMENTS	
				JTT		CHK	

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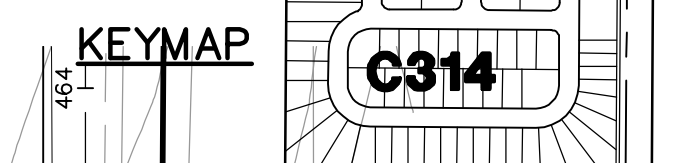
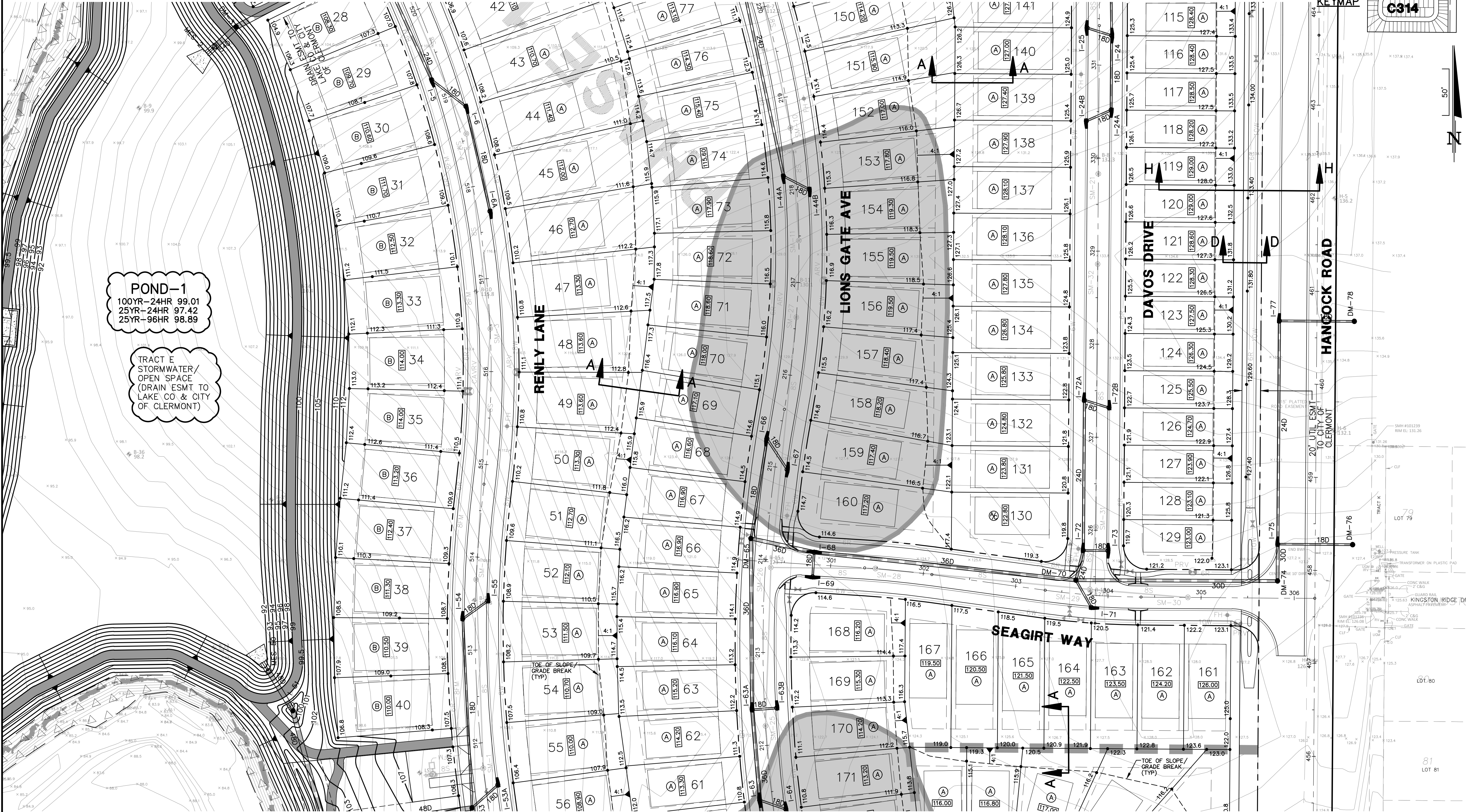


NOTES:

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- 2. SEE SHEET C201 FOR LOT GRADING TYPE DETAILS.
- 3. SEE SHEET C331 FOR GRADING SECTIONS.
- 4. ALL LOTS MAY REQUIRE DRIVEWAY LOCATION TO BE PLACED AT UPHILL SIDE TO PREVENT EXCESSIVE SLOPE.
- 5. CONTRACTOR SHALL CONSTRUCT PAD GRADE AT 8" BELOW FINISH FLOOR ELEVATION AS SHOWN HEREON.
- 6. HOME CONSTRUCTION MAY REQUIRE ADDITIONAL STEM WALLS BASED ON REAR YARD GRADES. EXACT HEIGHT AND EXTENTS OF STEM WALL TO BE DETERMINED BY HOME BUILDER BASED ON FINAL HOME FOOTPRINT FOR THE INDIVIDUAL LOT.

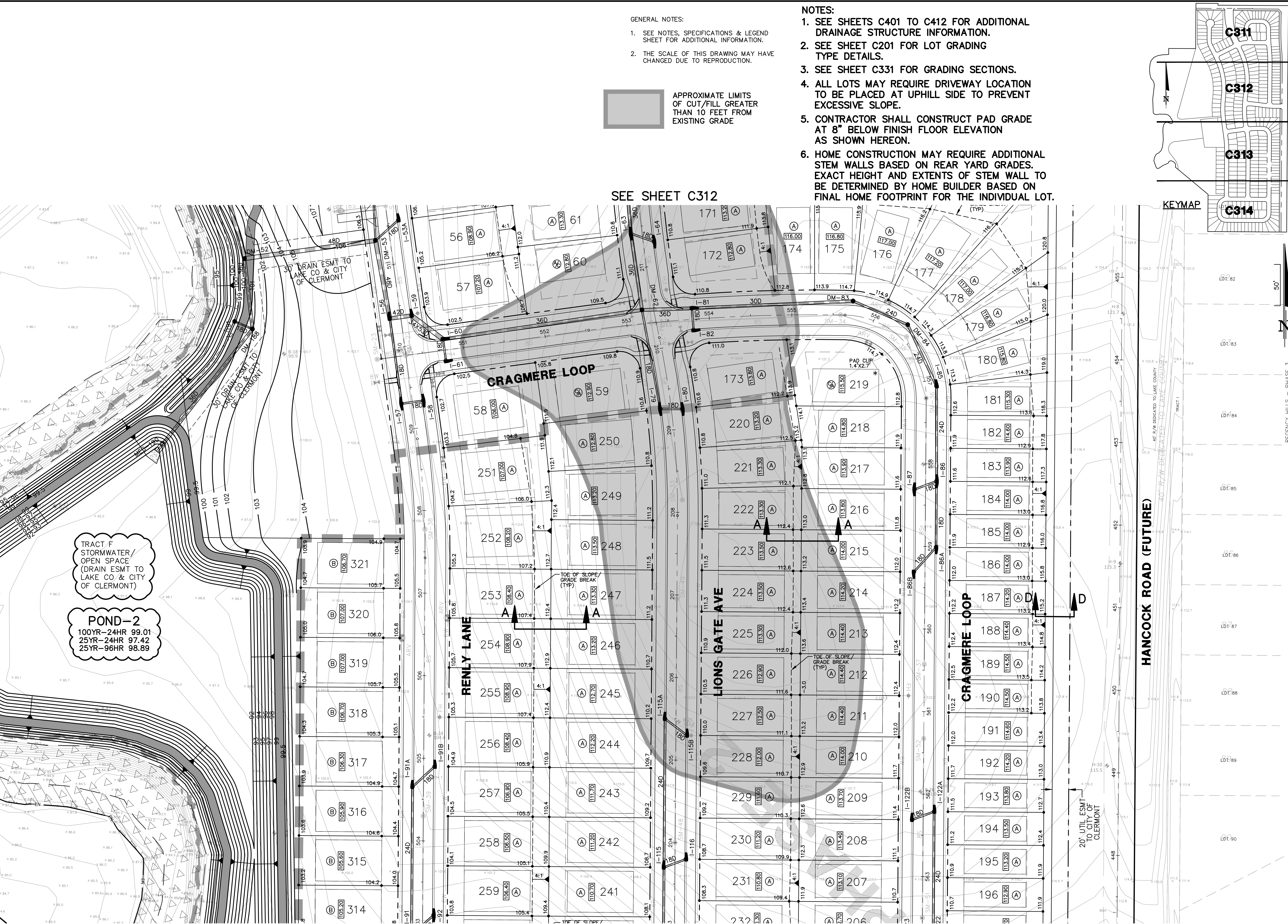
SEE SHEET C311

SEE SHEET C313



DRAWING 26086-HARTGD	SHEET <b>C312</b>	15 OF 51	HARTWOOD MARSH CITY OF CLERMONT, FLORIDA GRADING AND DRAINAGE PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY C/WG	CHECKED BY J/T	DATE 7/12/19	SCALE 1"=50'	JOB NUMBER 26086	JOHN T. TOWNSEND FLORIDA P.E. No. 52127
			NO.	DATE		REVISIONS	DATE	NO.	DATE	NO.	DATE

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.  
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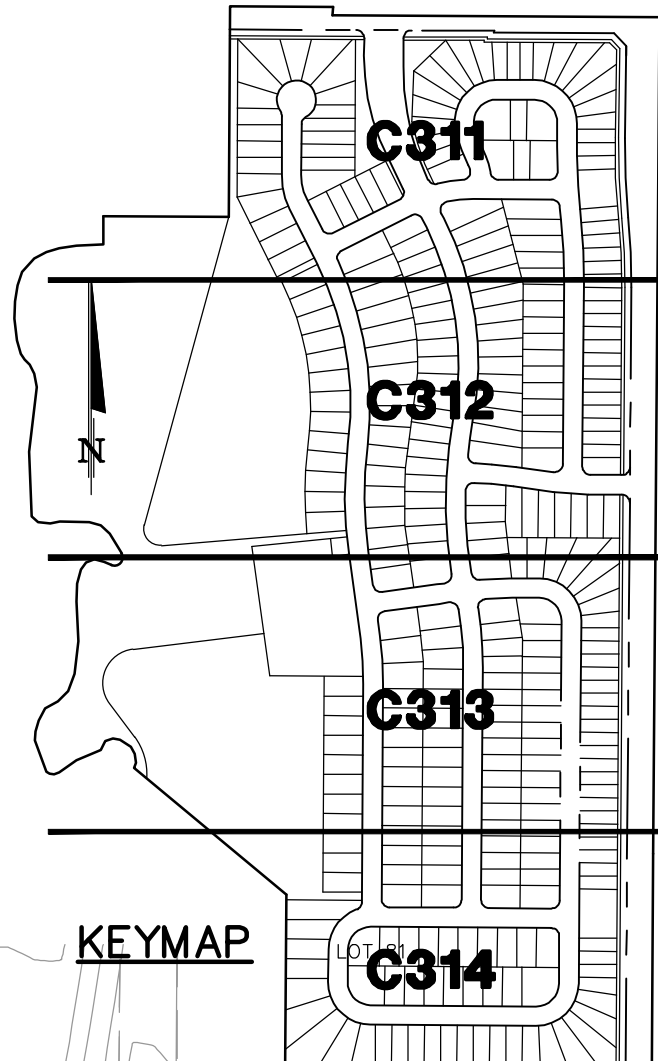
APPROXIMATE LIMITS OF CUT/FILL GREATER THAN 10 FEET FROM EXISTING GRADE

SEE SHEET C312

SEE SHEET C314

NOTES:

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TRACT F  
STORMWATER /  
OPEN SPACE  
(DRAIN ESMT TO  
LAKE CO & CITY  
OF CLERMONT)

POND-2  
100YR-24HR 99.01  
25YR-24HR 97.42  
25YR-96HR 98.89

HANCOCK ROAD (FUTURE)

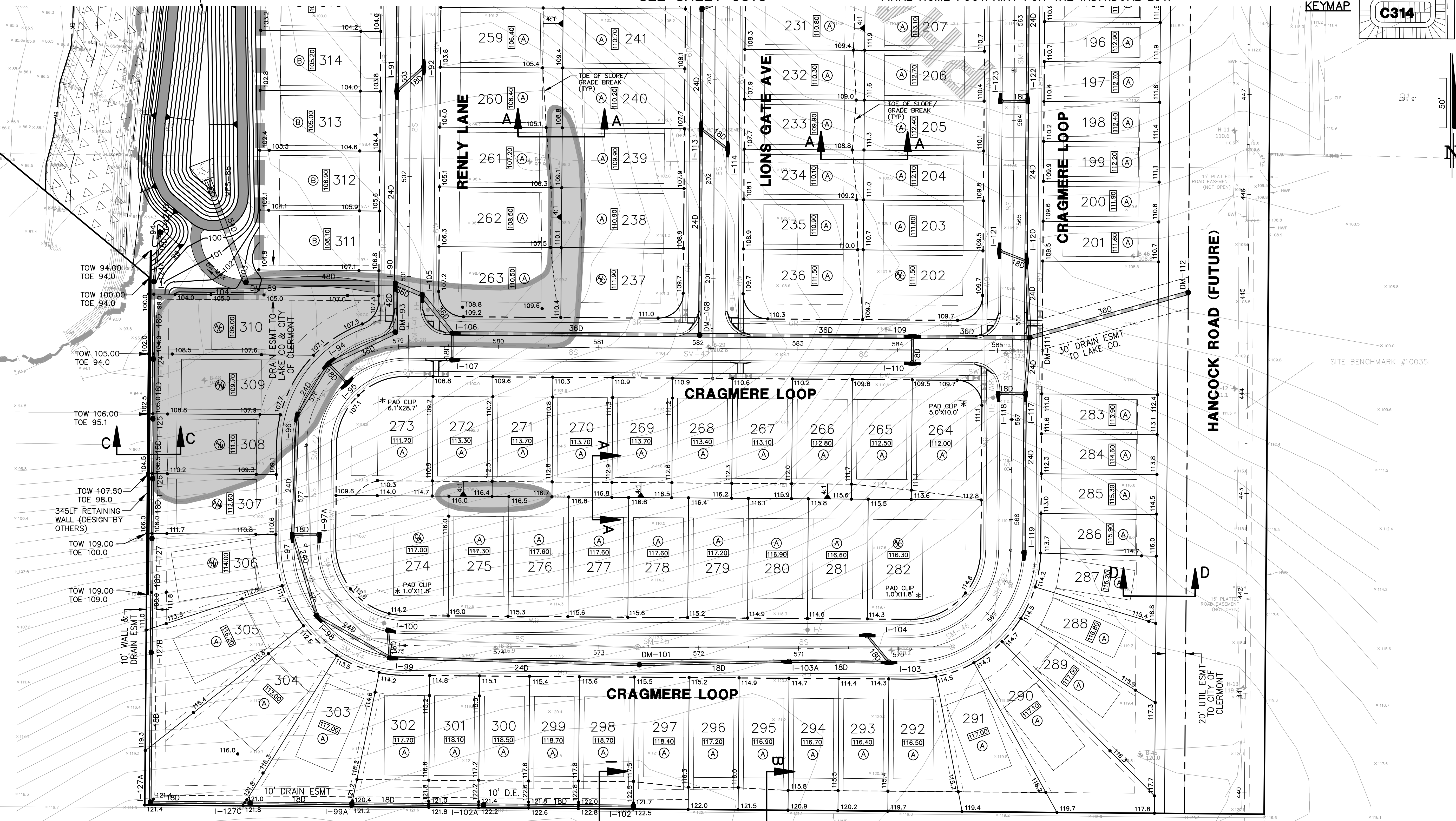
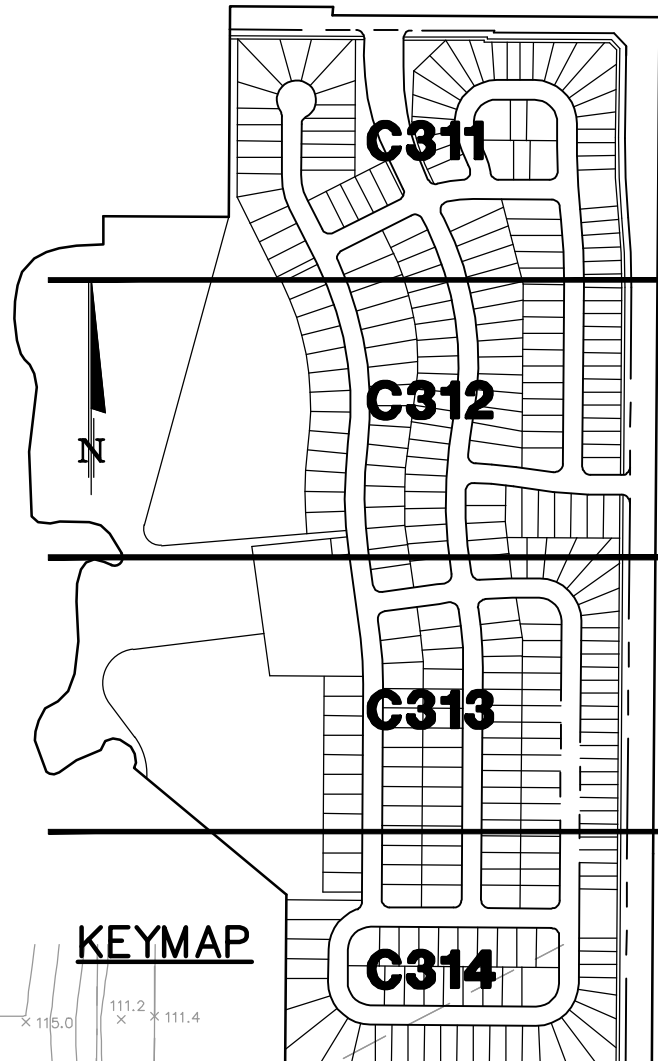
<b>DRAWING</b> 26086-HARTGD			<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 CERTIFICATE OF AUTHORIZATION NO. 68		
<b>SHEET</b> <b>C313</b>			<b>HARTWOOD MARSH</b> CITY OF CLERMONT, FLORIDA		
<b>16 OF 51</b>			<b>GRADING AND DRAINAGE PLAN</b>		
DESIGNED BY	CWG	CHECKED BY	JTT	DATE	7/12/19
DRAWN BY		SCALE	1"=50'	JOB NUMBER	26086
			JOHN T. TOWNSEND FLORIDA P.E. No. 52127		
REVISED PER CITY COMMENTS		NO.	DATE	REVISIONS	
2	12/9/19				
1	10/25/19				

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TRACT F  
STORMWATER/  
OPEN SPACE  
(DRAIN ESMT TO  
LAKE CO & CITY  
OF CLERMONT)

APPROXIMATE LIMITS  
OF CUT/FILL GREATER  
THAN 10 FEET FROM  
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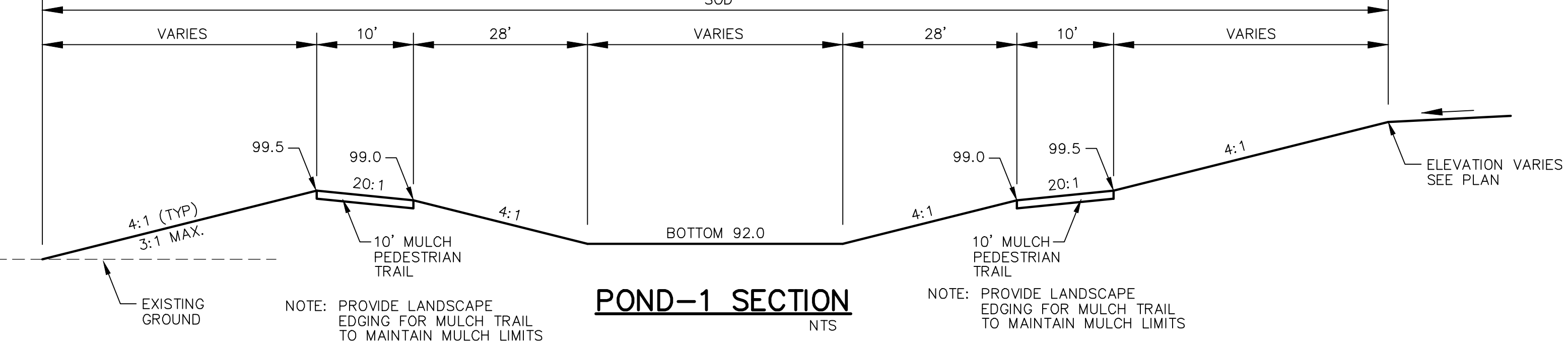
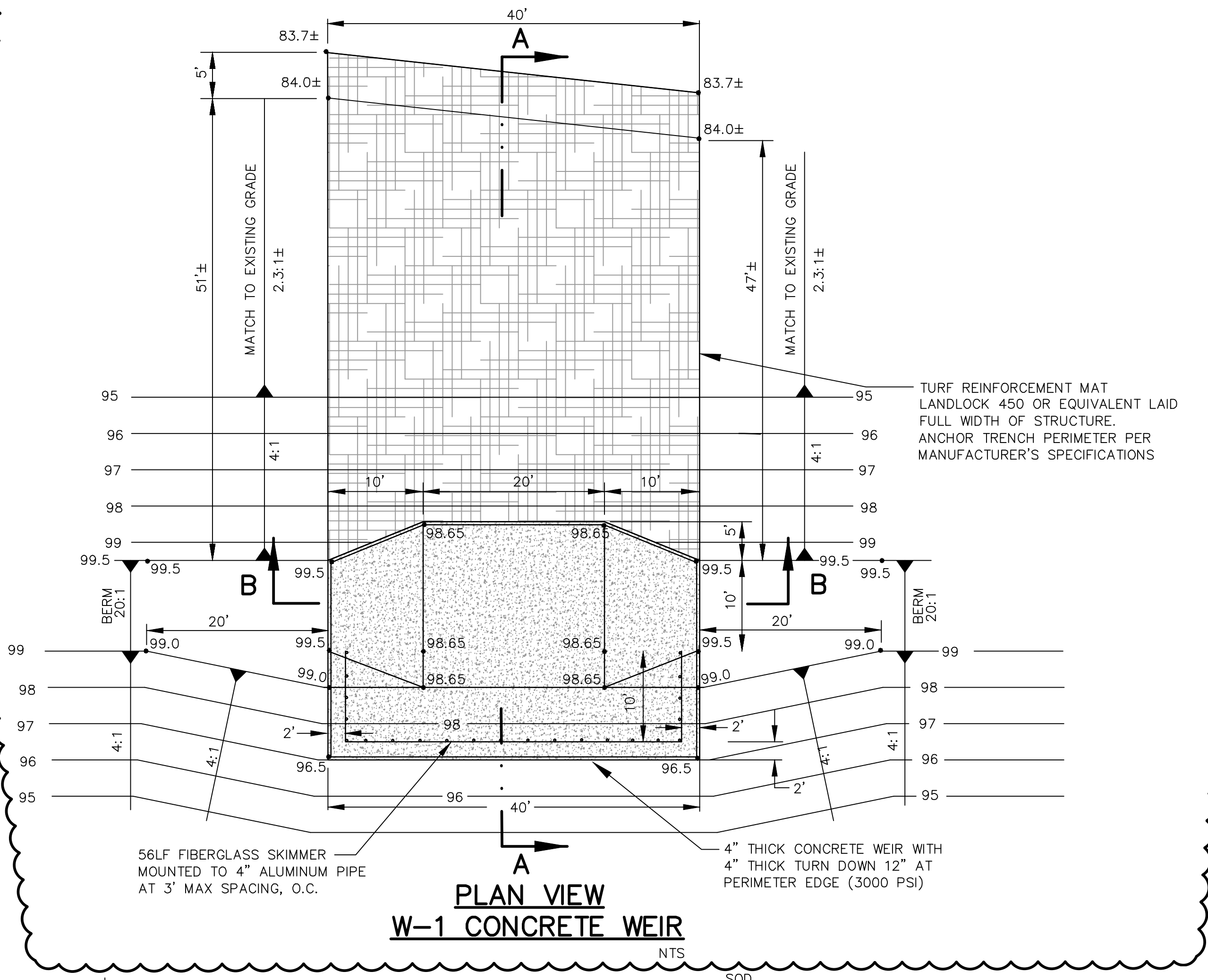
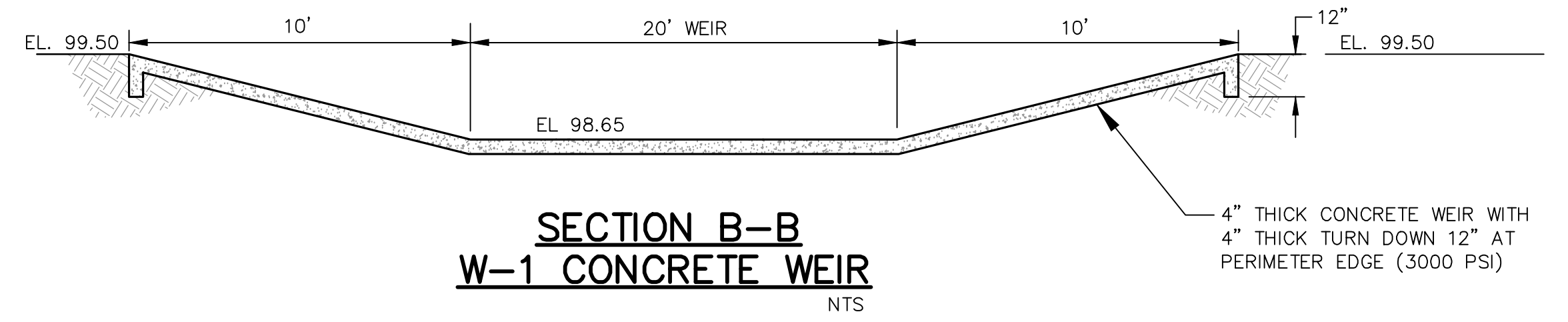
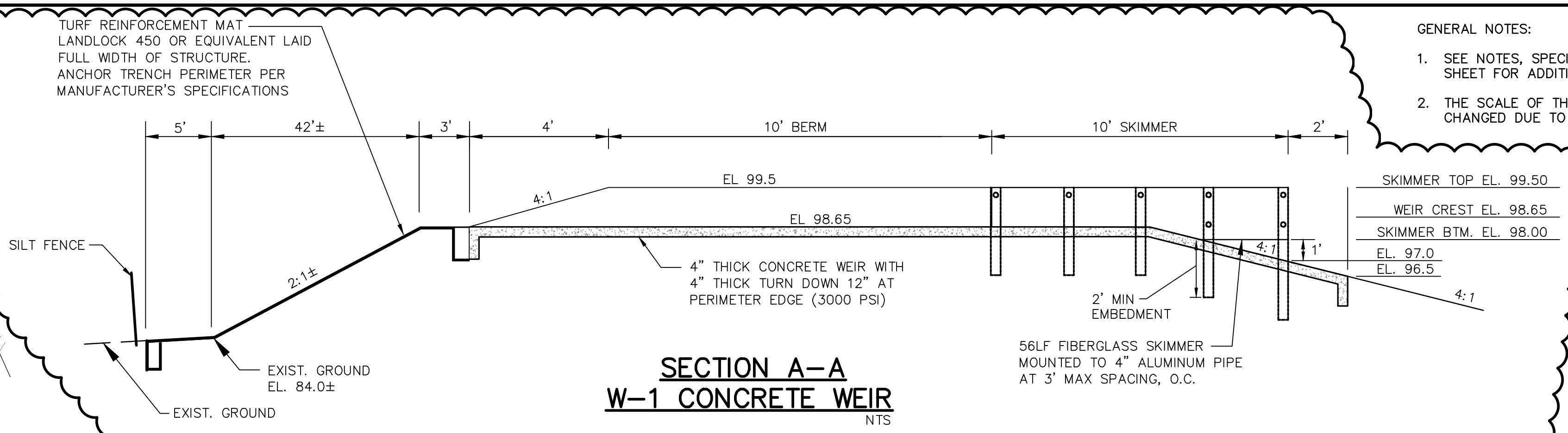
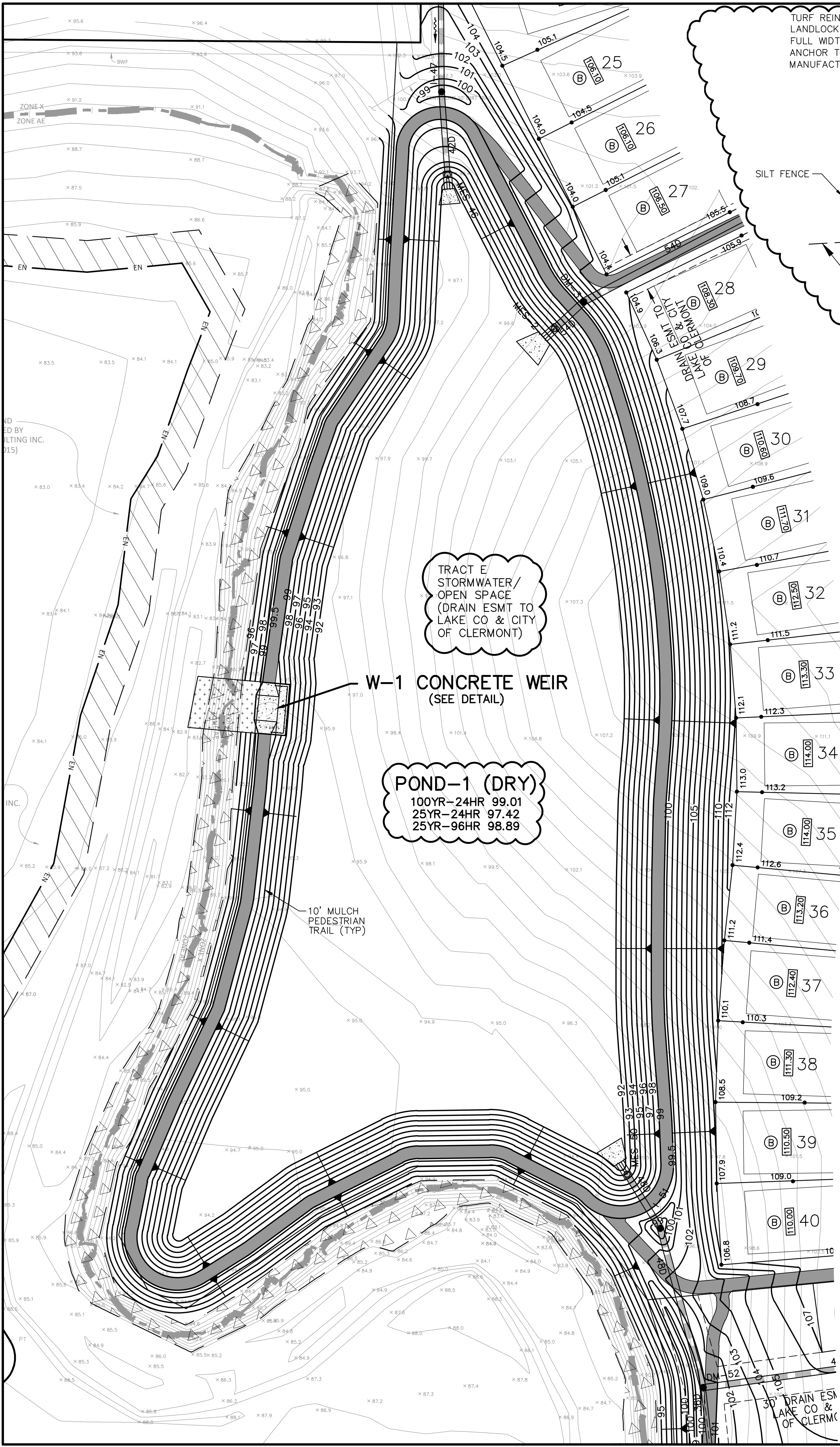
- NOTES:
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  - SEE SHEET C201 FOR LOT GRADING TYPE DETAILS.
  - SEE SHEET C331 FOR GRADING SECTIONS.
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  - CONTRACTOR SHALL CONSTRUCT PAD GRADE AT 8" BELOW FINISH FLOOR ELEVATION AS SHOWN HEREON.
  - HOME CONSTRUCTION MAY REQUIRE ADDITIONAL STEM WALLS BASED ON REAR YARD GRADES. EXACT HEIGHT AND EXTENTS OF STEM WALL TO BE DETERMINED BY HOME BUILDER BASED ON FINAL HOME FOOTPRINT FOR THE INDIVIDUAL LOT.



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DRAWING 26086-HARTGD	SHEET <b>C314</b>	17 OF 51	HARTWOOD MARSH CITY OF CLERMONT, FLORIDA GRADING AND DRAINAGE PLAN	DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY C/WG	CHECKED BY JTT	DATE 7/12/19	SCALE 1"=50'	JOB NUMBER 26086	JOHN T. TOWNSEND FLORIDA P.E. No. 52127
					NO.	DATE	REVISIONS	CHK.		
					1	10/25/19	REVISED PER SURMID & CITY COMMENTS			JTT
					2	12/9/19	REVISED PER CITY COMMENTS			JTT

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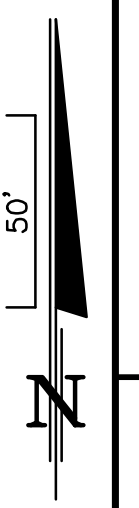


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SKIMMER TOP EL.	99.50
WEIR CREST EL.	98.65
SKIMMER BTM. EL.	98.00
EL.	97.0
EL.	96.5

TRACT E  
STORMWATER/  
OPEN SPACE  
(DRAIN ESMT TO  
LAKE CO & CITY  
OF CLERMONT)

POND-1 (DRY)  
100YR-24HR 99.01  
25YR-24HR 97.42  
25YR-96HR 98.89



<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS		PLANNERS SURVEYORS	
2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088		CERTIFICATE OF AUTHORIZATION NO. 68	
DRAWN BY C/WG	CHECKED BY JTT	DATE 7/12/19	JOB NUMBER 26086
DESIGNED BY JTT		SCALE AS SHOWN	JOB NUMBER 26086
REVISIONS		NO.	DATE
1	REVISED PER SURV & CITY COMMENTS	10/25/19	JTT
2	REVISED PER CITY COMMENTS	12/9/19	JTT
JOHN T. TOWNSEND FLORIDA P.E. No. 52127		DATE	

DRAWING  
26086-HARTTTPPD

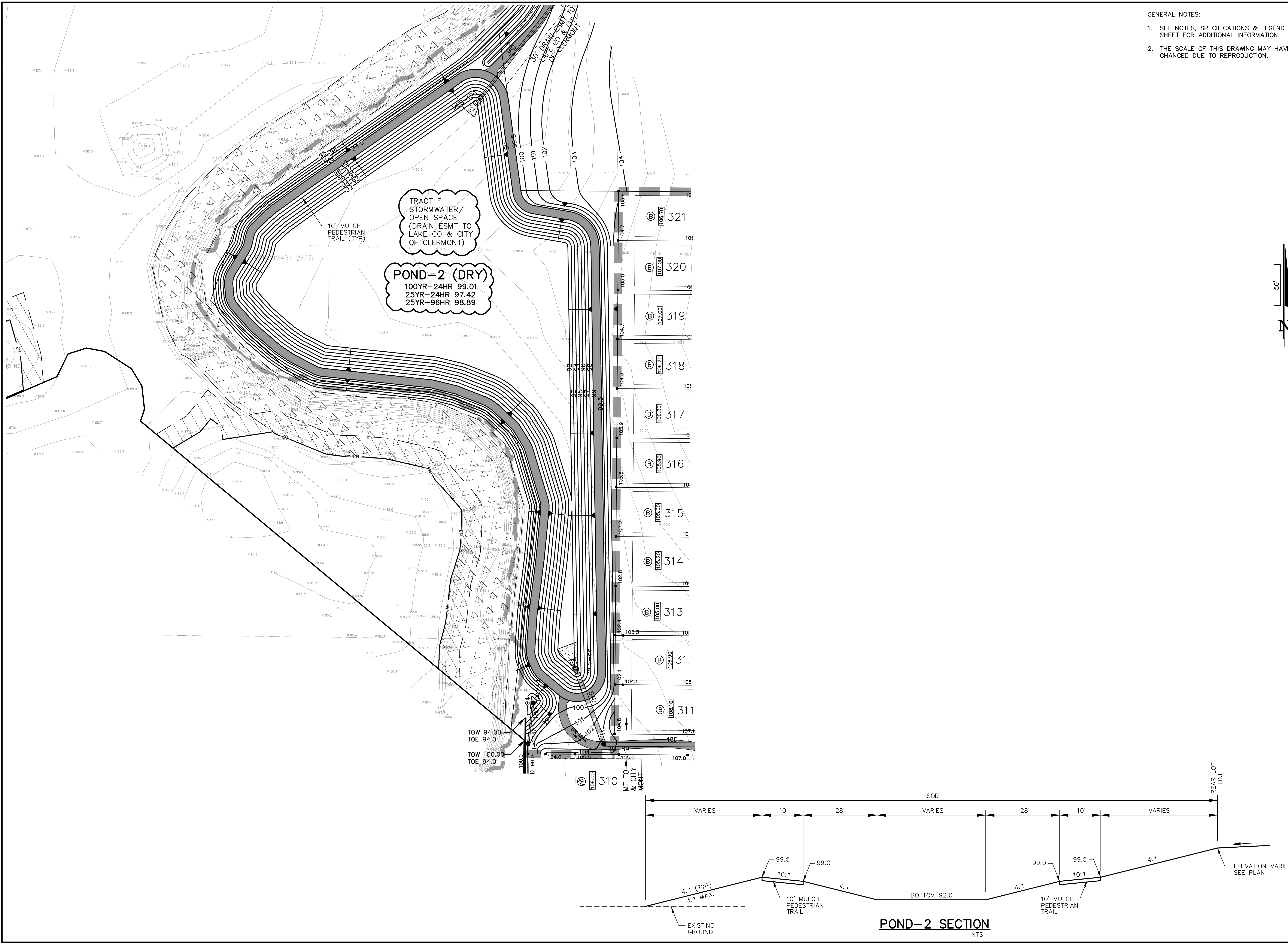
SHEET  
**C321**

18 OF 51

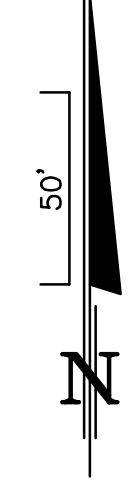
HARTWOOD MARSH  
CITY OF CLERMONT, FLORIDA  
TYPICAL POND SECTIONS AND DETAILS



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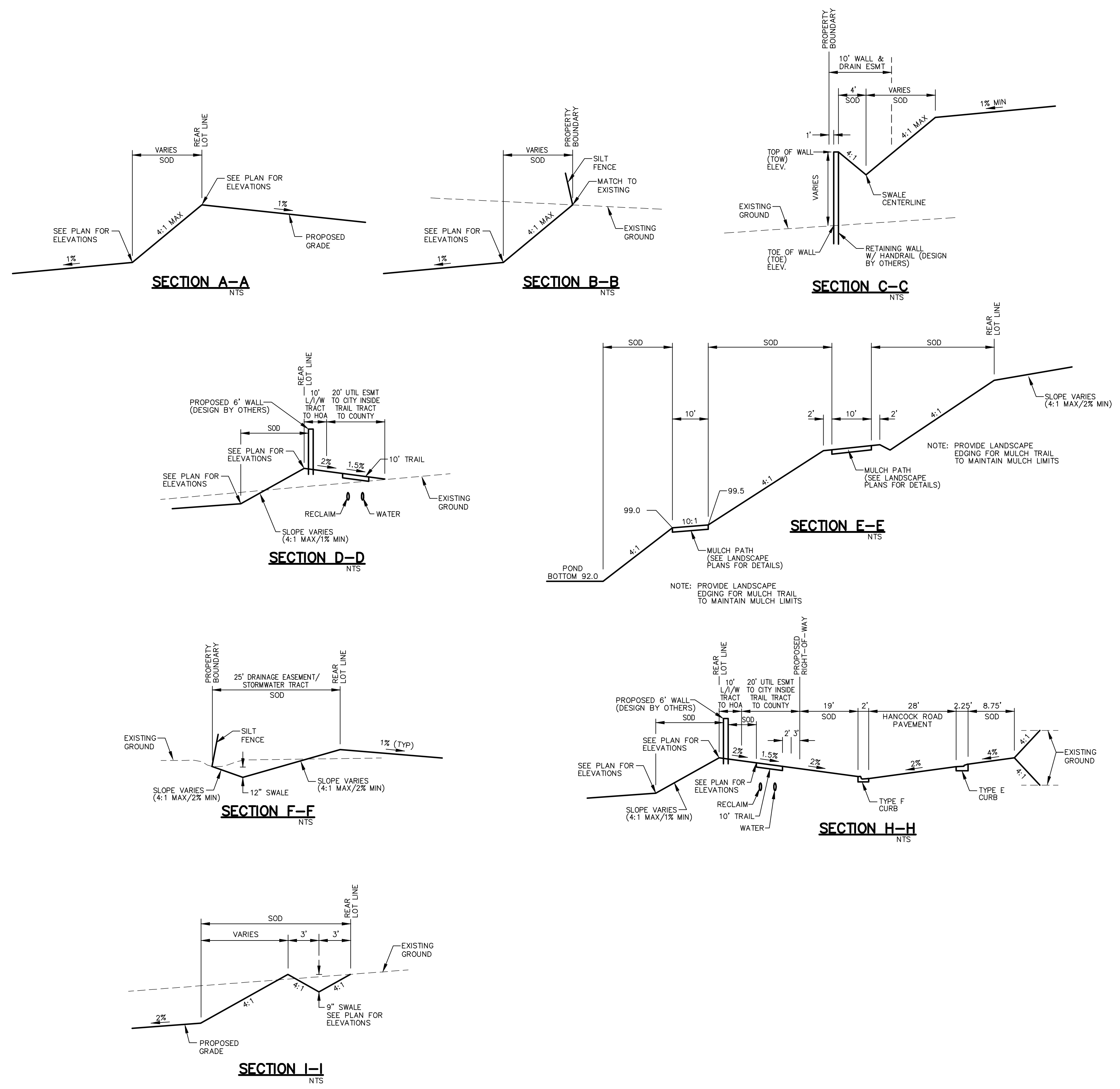
- GENERAL NOTES:
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
  - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 CERTIFICATE OF AUTHORIZATION NO. 68		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____
<b>HARTWOOD MARSH</b> CITY OF CLERMONT, FLORIDA <b>TYPICAL POND SECTIONS AND DETAILS</b>	DESIGNED BY JTT	CHECKED BY JTT
DRAWN BY CWG	DATE 7/12/19	SCALE AS SHOWN
JOB NUMBER 26086	NO.	DATE
SHEET <b>C322</b>	REVISED PER CITY COMMENTS 2 12/9/19	REVISIONS JTT
19 OF 51	REVISED PER SRMMD & CITY COMMENTS 1 10/25/19	REVISIONS JTT
DRAWING 26086-HARTTTPPDT	NO.	DATE
SHEET <b>C322</b>	NO.	DATE
19 OF 51	NO.	DATE

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SEE SHEETS C311-C314  
FOR GRADING SECTIONS



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DRAWING 26086-HARTXSECT	SHEET C331	20 OF 51	DESIGNED BY JTT	CHECKED BY JTT	DATE 7/12/19	SCALE NTS	JOB NUMBER 26086	DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	NO.	DATE	REVISIONS
										1	10/25/19	REVISED PER SURMAD & CITY COMMENTS

HARTWOOD MARSH  
CITY OF CLEMONT, FLORIDA  
DRAINAGE SECTIONS