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# FONTANA CONCEPTUAL MASS GRADING PLANS

OSCEOLA COUNTY, FLORIDA

PREPARED FOR  
**FONTANA LAKES, LLC**  
**2405 W. PRINCETON STREET, UNIT 2**  
**ORLANDO, FL 32804**  
**407.293.6562**  
**CONTACT: JEFF FUQUA**

James C. Nugent, PE, State of  
Florida, Professional Engineer,  
License No. 57553  
  
This item has been digitally signed  
and sealed by James C. Nugent, PE  
on the date indicated here. Printed  
copies of this document are not  
considered signed and sealed and  
the signature must be verified on  
any electronic copies.

Digitally signed by  
James C Nugent:  
DN: c=US,  
o=Unaffiliated,  
cn=James C Nugent:  
Date: 2021.06.23  
14:00:34 -04'00'

FOR PERMITTING

JAMES C. NUGENT  
FLORIDA P.E. No. 57553  
DATE: \_\_\_\_\_

CONSULTANTS

Owner:  
Fontana Lakes, LLC  
2405 W. Princeton Street, Unit 2  
Orlando, FL 32804  
Contact: Jeff Fuqua  
Phone (407) 293-6562

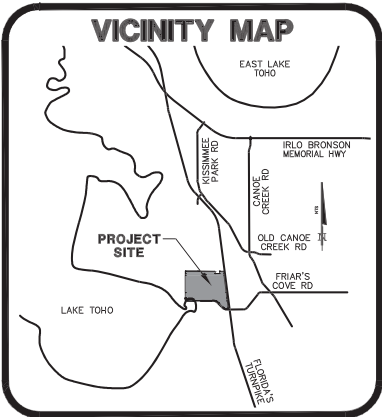
Engineer/Surveyor:  
Donald W. McIntosh Associates, Inc.  
2200 Park Avenue North  
Winter Park, Florida 32789  
Contact: James Nugent, P.E.  
Phone (407) 644-4068

Geotechnical:  
DEVO Engineering  
5500 Alhambra Drive  
Orlando, FL 32808-70004  
Contact: Devo Seereram, PhD., P.E.  
Phone (407) 290-2371

Environmental:  
Bio-Tech Consulting Inc.  
3025 East South Street  
Orlando, FL 32803  
Contact: Steve Butler  
Phone (407) 894-5969

SITE DATA

PROJECT AREA            ±677.4    ACRES  
  
EXISTING ZONING            MIXED USE  
  
SFWMD APP. NO.            210308--5538



SECTION 27, 28, 33 & 34, TOWNSHIP 26 S, RANGE 30 E  
PROPERTY APPRAISER PARCEL ID #  
27-28-30-4950-0001-1210, 28-28-30-4950-0001-1130,  
28-28-30-4950-0001-1160, 33-28-30-0000-0010-0000,  
33-28-30-0000-0020-0000, 33-28-30-4950-0001-0010,  
33-28-30-4950-0001-0020, 33-28-30-4950-0001-0490,  
34-28-30-4950-0001-0070, 34-28-30-4950-0001-0080  
34-28-30-0000-0020-0000



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS            PLANNERS            SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068  
CERTIFICATE OF AUTHORIZATION NO. 68

**SHEET INDEX**

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C003    LEGAL DESCRIPTION AND SKETCH  
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C101    EROSION AND SEDIMENTATION CONTROL PLAN  
C102-C103    EROSION CONTROL AND TREE PRESERVATION DETAILS  
C301    MASTER DRAINAGE PLAN  
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C321    TYPICAL POND SECTIONS AND DETAILS  
C331-C335    CONTROL STRUCTURE DETAILS  
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C351    GRADING AND DRAINAGE DETAILS

C001

FONTANA — CONCEPTUAL MASS GRADING PLANS —13189 — 5/2/18 — REVISED 06/17/21



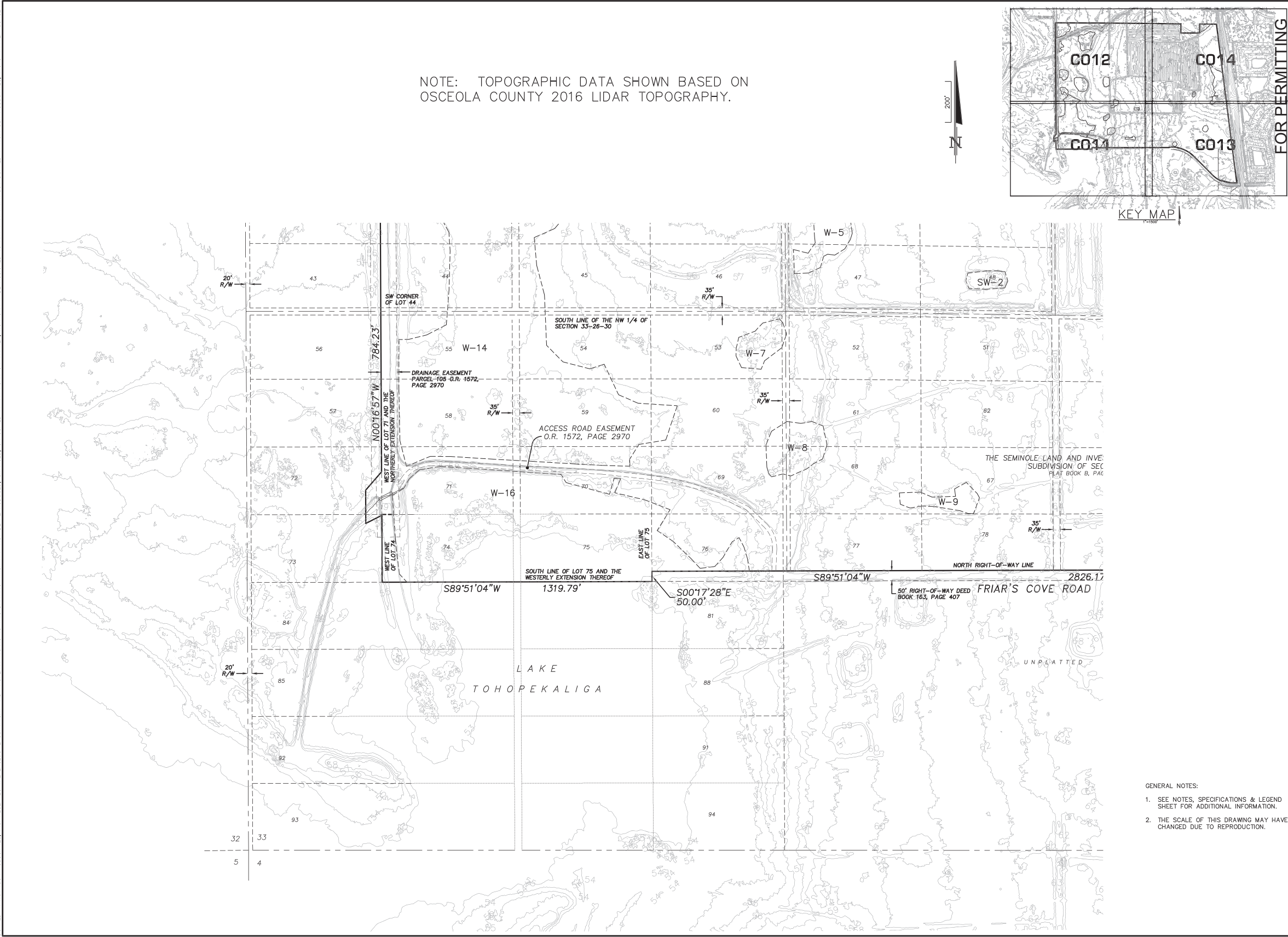
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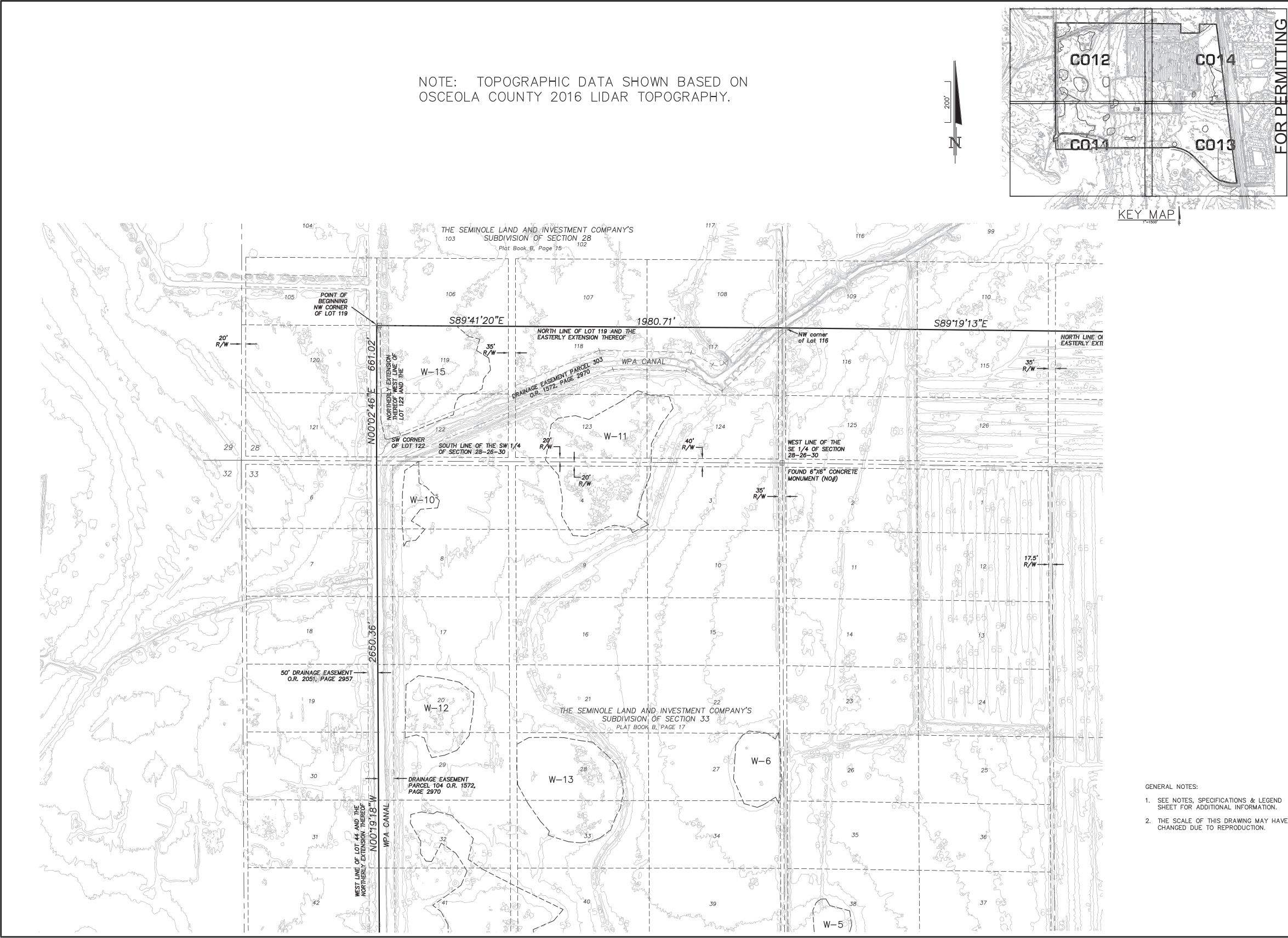


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DRAWING 13189-EXIST	SHEET C011	4 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA EXISTING CONDITIONS PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 PLANNERS SURVEYORS CERTIFICATE OF AUTHORIZATION NO. 68					JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____			NO.	DATE	REVISIONS	CHK.
					DRAWN BY DSW	DESIGNED BY DSW	CHECKED BY JCN	DATE 5/2/18	SCALE 1"=200'	JOB NUMBER 13189						



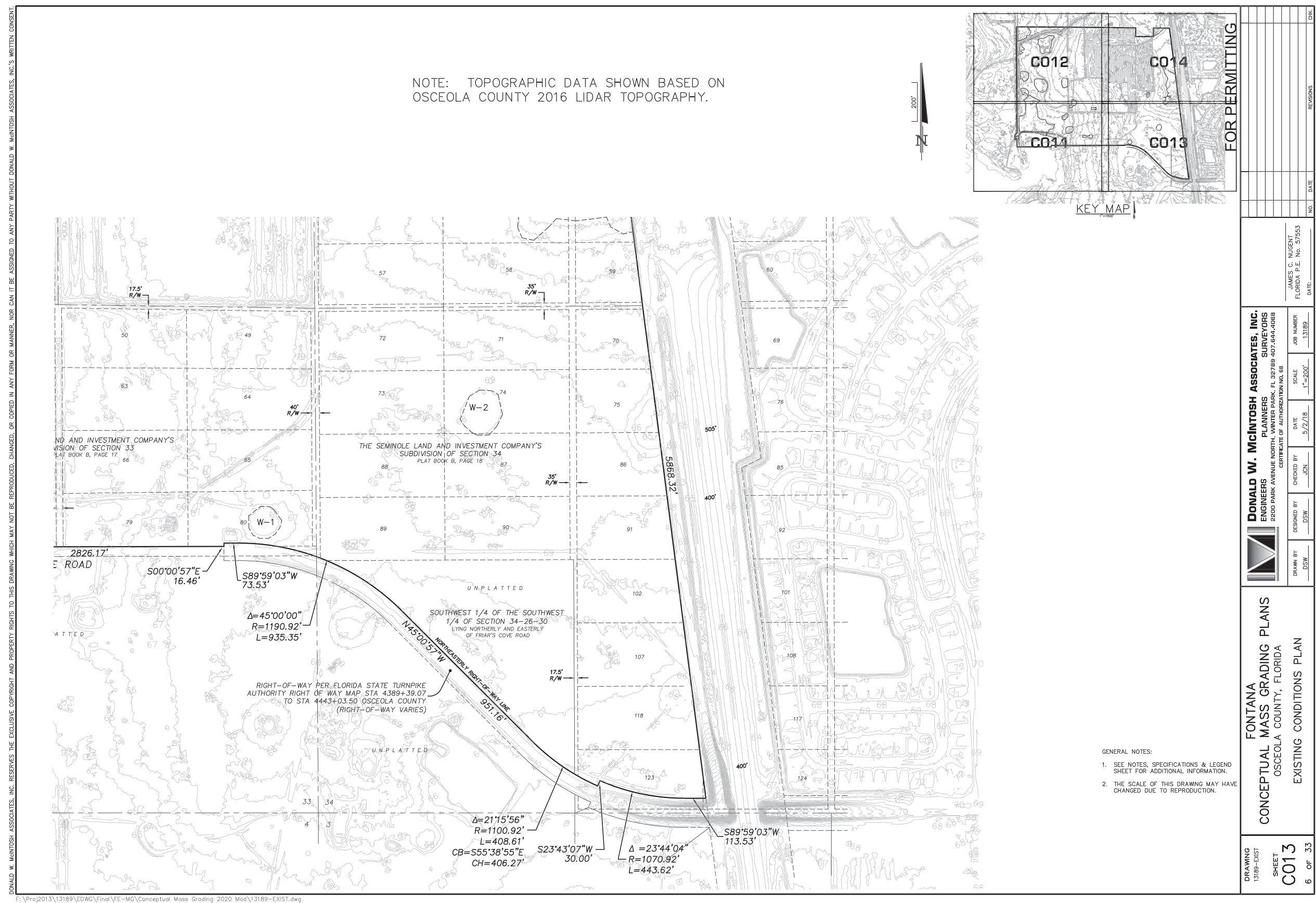
DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



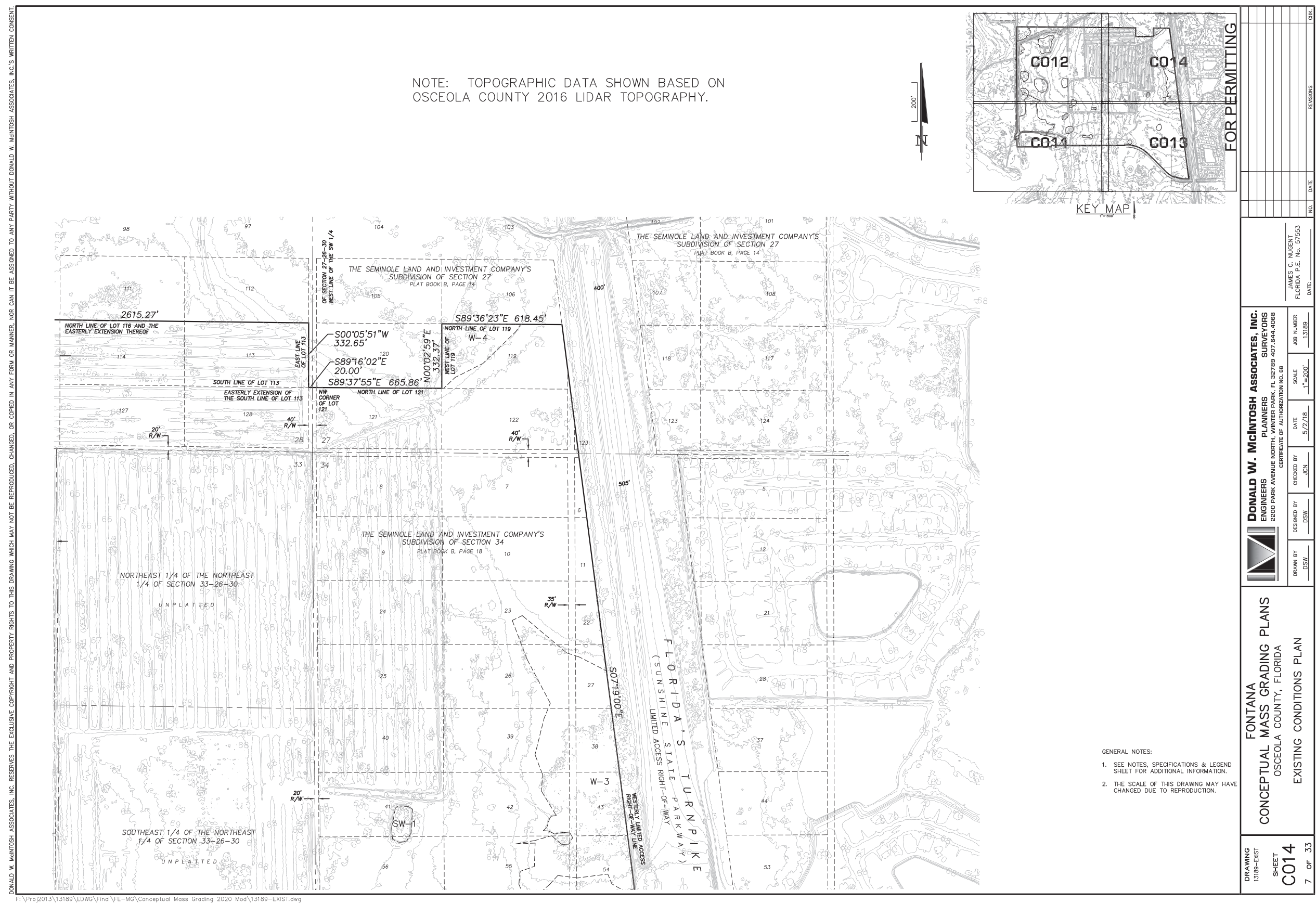
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DRAWING 13189-EXIST	SHEET C012	5 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA EXISTING CONDITIONS PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 88					JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____		
					DRAWN BY DSW	DESIGNED BY DSW	CHECKED BY JCN	DATE 5/2/18	SCALE 1"=200'	JOB NUMBER 13189	NO.	DATE

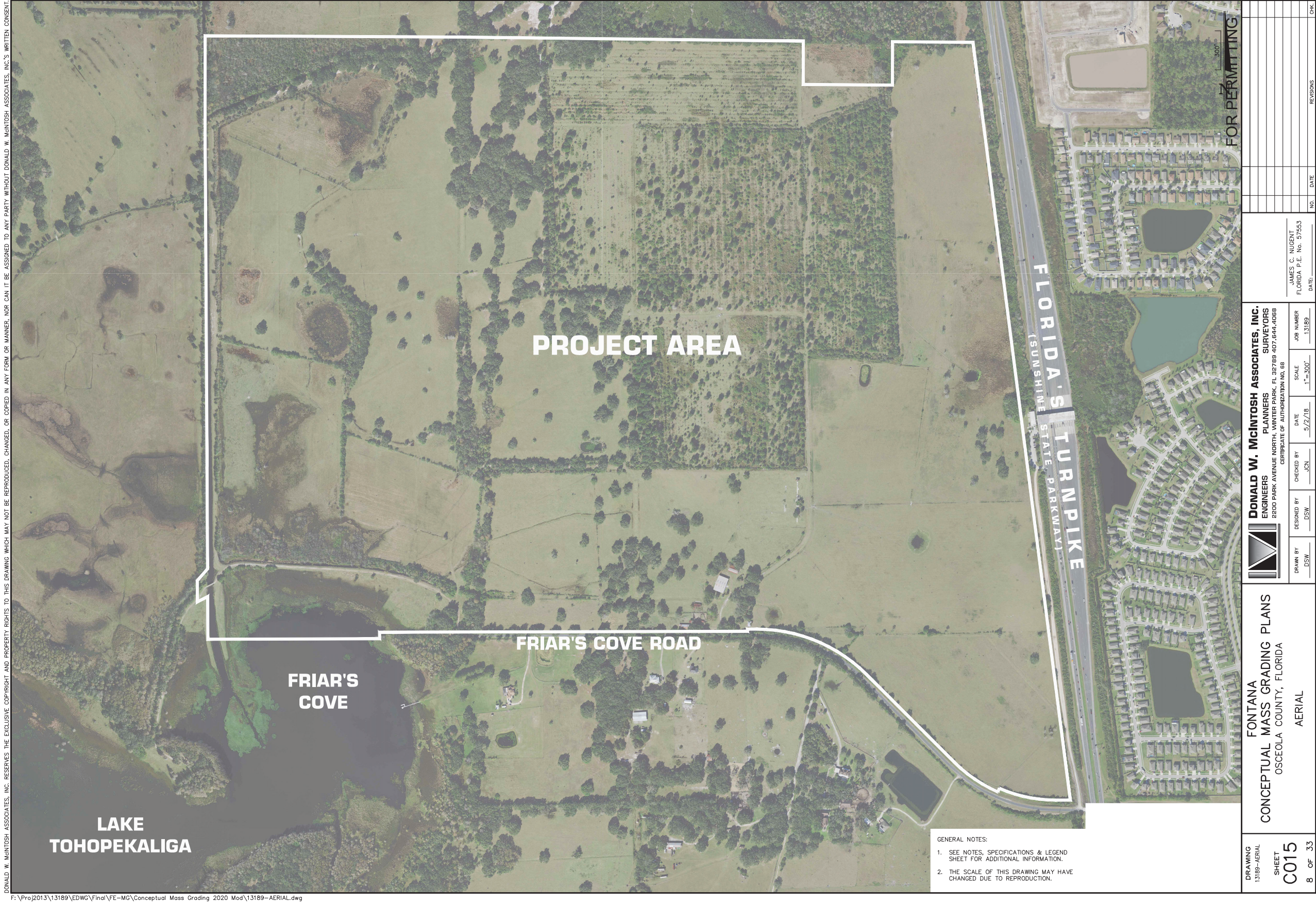
















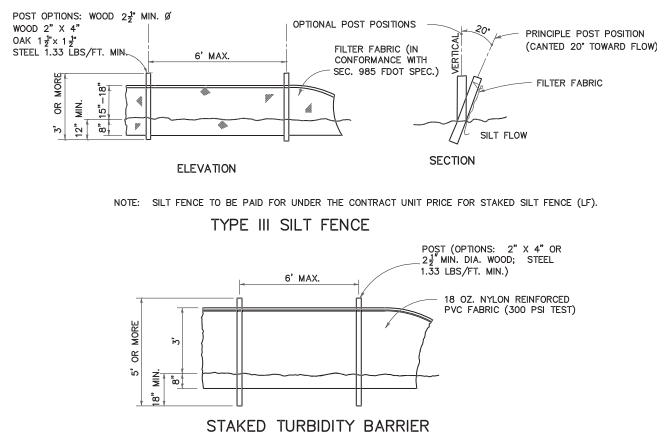
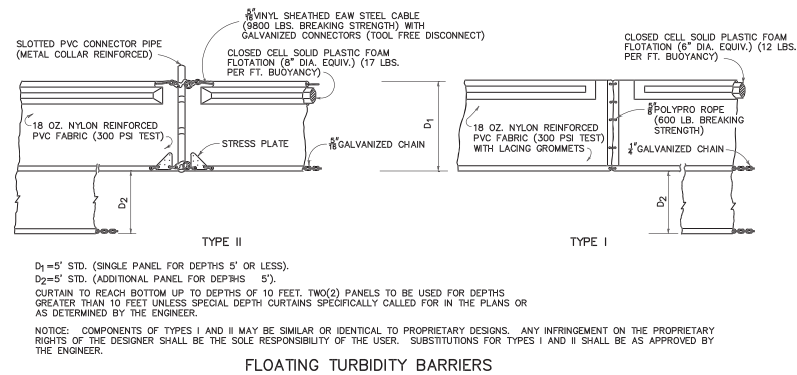
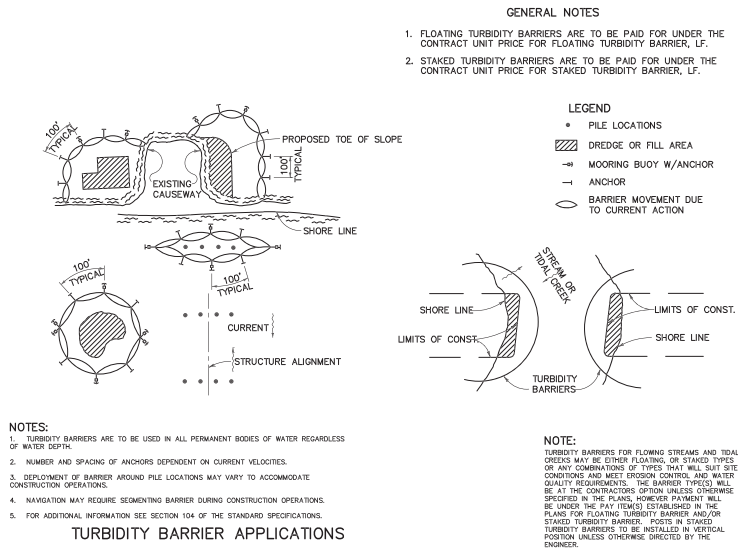
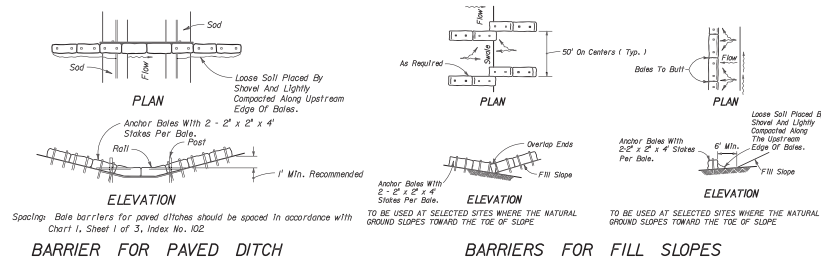
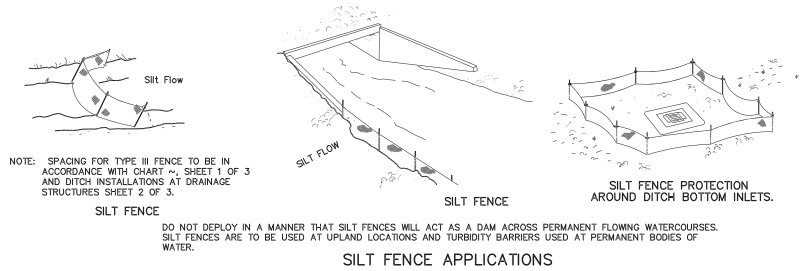












**TURBIDITY MONITORING REQUIRED:**

DESCRIPTION: TURBIDITY EXPRESSED IN NEPHELOMETRIC TURBIDITY UNITS (NTU).

LOCATION: BACKGROUND-SAMPLES SHALL BE TAKEN 200 FEET UPSTREAM OF ANY CONSTRUCTION ACTIVITY WITHIN SURFACE WATERS OF THE STATE.

COMPLIANCE: SAMPLES SHALL BE TAKEN 200 FEET DOWNSTREAM OF THE CONSTRUCTION ACTIVITIES ADJACENT TO OR WITHIN WATERS OF THE STATE.

FREQUENCY: TWICE DAILY, WITH AT LEAST A FOUR HOUR INTERVAL, DURING ALL WORK AUTHORIZED BY THIS PERMIT.

DURATION: MONITORING SHALL BEGIN ON THE FIRST DAY OF CONSTRUCTION FOR ALL ACTIVITIES AND MAY BE DISCONTINUED UPON PERMANENT STABILIZATION OF ALL DISTURBED SOLS.

STANDARDS & REPORTING: THE MONITORING DATA MUST DEMONSTRATE THAT TURBIDITY AT THE COMPLIANCE SITE IS LESS THAN OR EQUAL TO 29 NTU/NU ABOVE NATURAL BACKGROUND FOR A PERIOD OF 7 CONSECUTIVE DAYS AFTER COMPLETION OF ALL MONITORING DATA SHALL BE READ AND RECORDED DAILY, AND SUBMITTED TO THE OWNERS AUTHORIZED REPRESENTATIVE (O.A.R.) BY 5:00 P.M. EACH FRIDAY. IF AT ANY TIME THE TURBIDITY EXCEEDS BACKGROUND BY MORE THAN 29 NTU/NU, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED, A WRITTEN REPORT FAXED TO THE DISTRICT POST PERMIT COMPLIANCE DEPARTMENT IN ORLANDO.

MONITORING REPORTS SHALL ALSO INCLUDE THE FOLLOWING INFORMATION FOR EACH SAMPLE THAT IS TAKEN:

1. TIME OF DAY SAMPLES WERE TAKEN
2. DEPTH OF WATER BODY
3. DEPTH OF SAMPLES
4. ANTECEDENT WEATHER CONDITIONS, AND;
5. WIND DIRECTION AND VELOCITY
6. SAMPLE LOCATION MAP

CORRECTIVE ACTIONS: REMEDIAL MEASURES SHALL BE TAKEN IMMEDIATELY TO CORRECT THE PROBLEM. ACTIVITIES SHALL RESUME ONLY WITH THE CONFIRMATION FROM DISTRICT STAFF THAT THE SITUATION HAS BEEN RESOLVED.

TURBIDITY MONITORING: CONTRACTOR IS RESPONSIBLE FOR TURBIDITY MONITORING & REPORTING.

NOTE: THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN PROJECT NOTES, SPECIFICATIONS, AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY, THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

GENERAL NOTES:

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

FOR PERMITTING

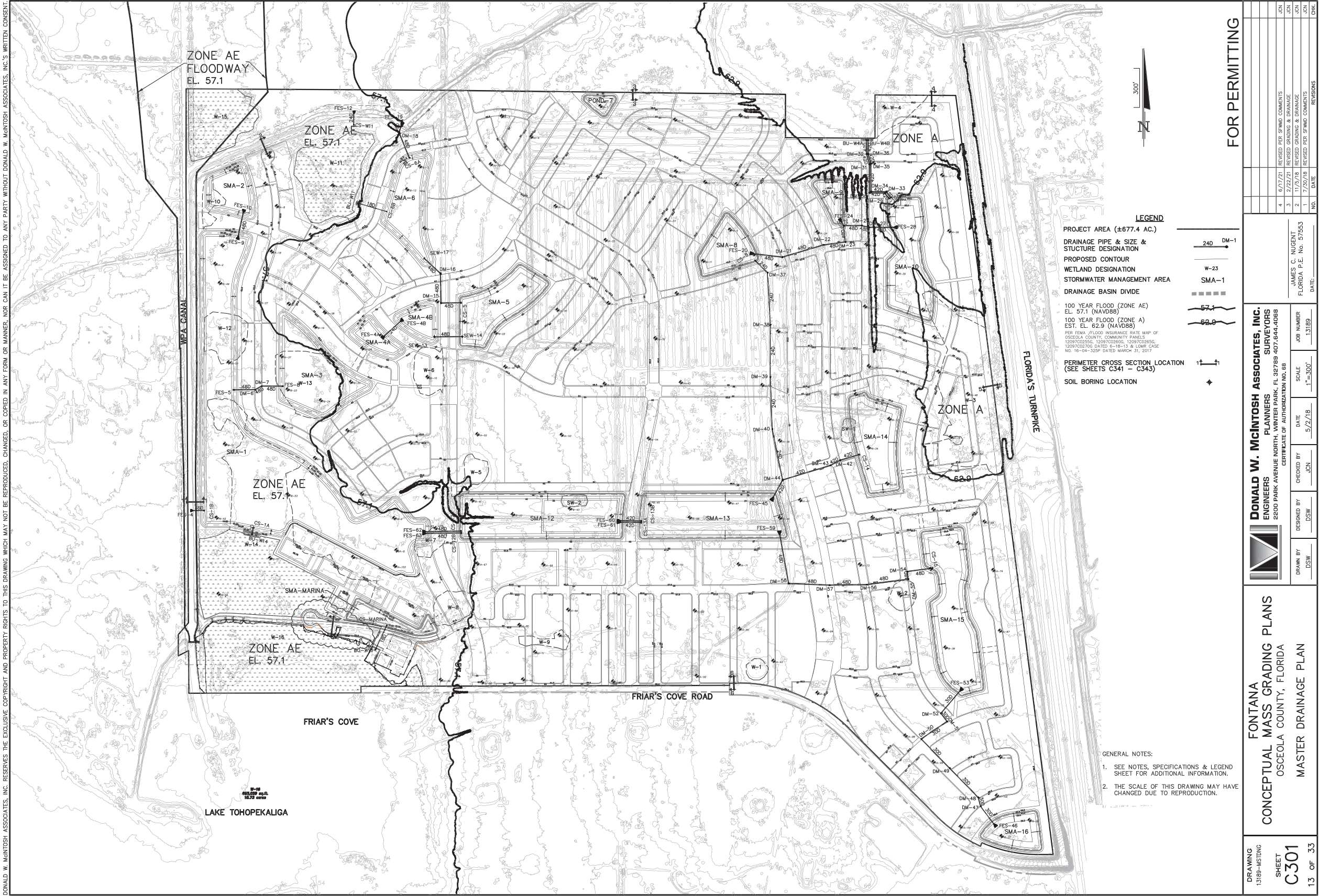
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068  
CERTIFICATE OF AUTHORIZATION NO. 68

FONTANA  
CONCEPTUAL MASS GRADING PLANS  
OSCEOLA COUNTY, FLORIDA  
EROSION CONTROL AND TREE  
PRESERVATION DETAILS

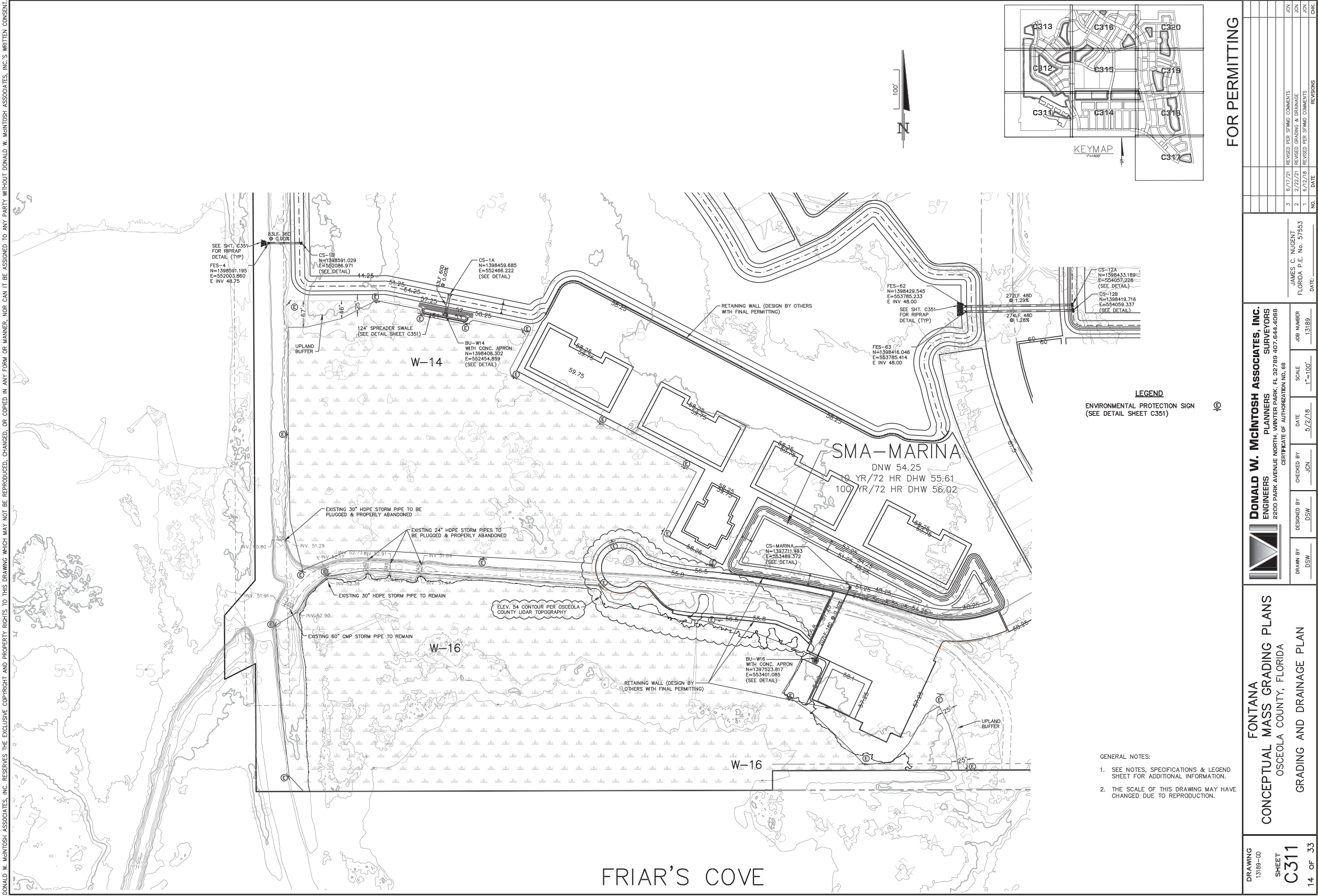
DRAWING  
13189-EROSDT  
SHEET  
C103  
12 OF 33

JAMES C. NUGENT					
FLORIDA P.E. No. 57553					
DATE: _____	NO.	DATE	REVISIONS		CHK.

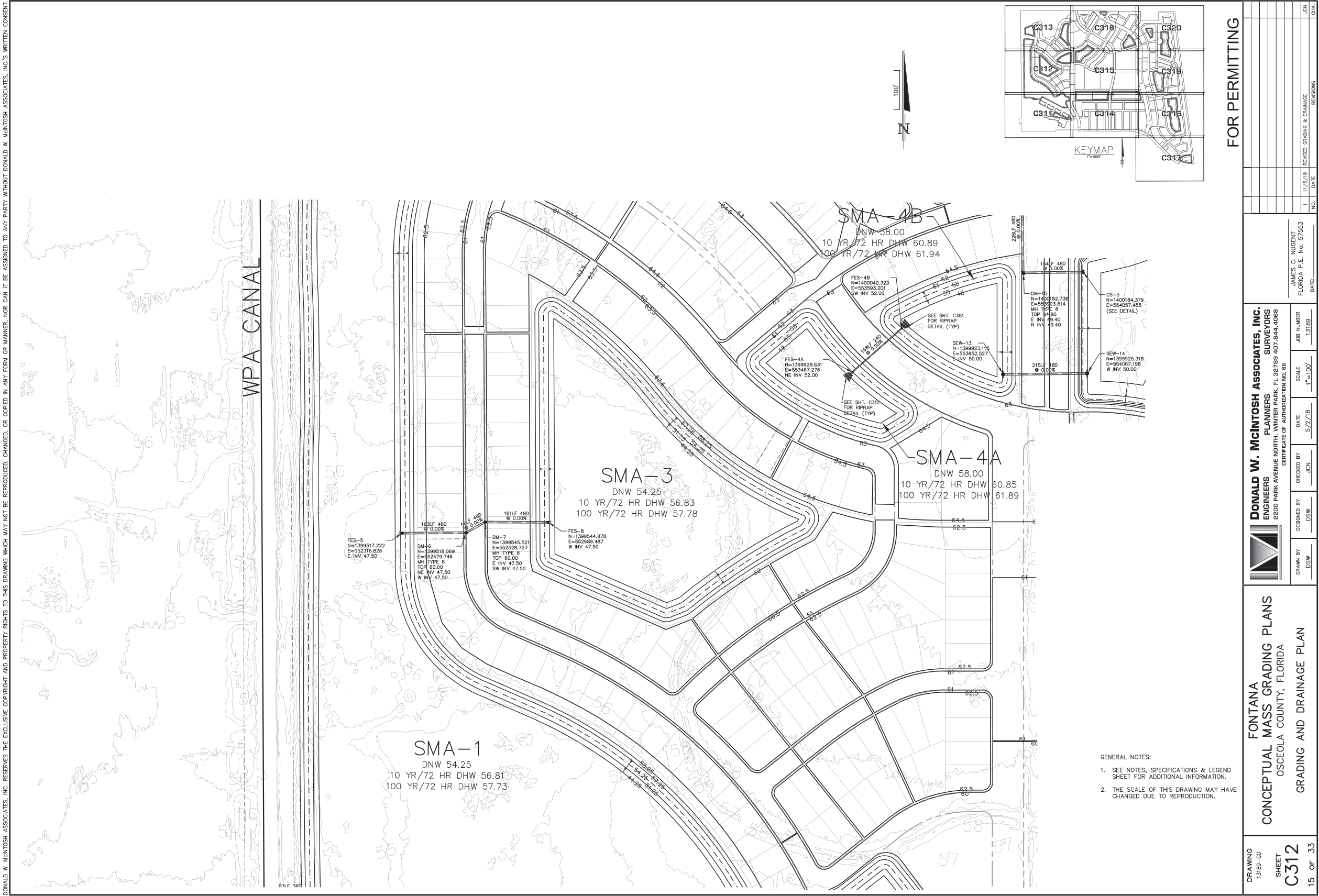




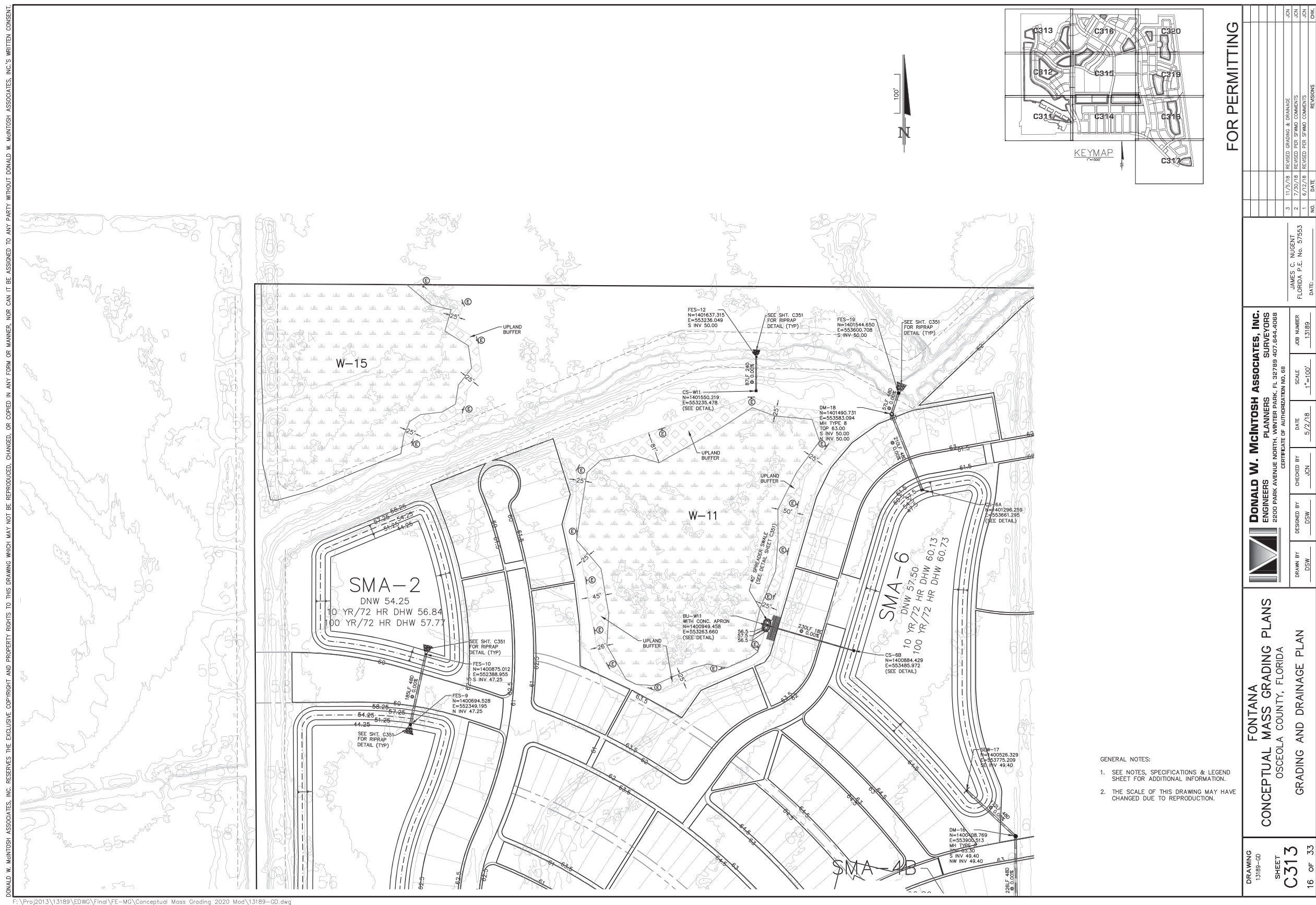






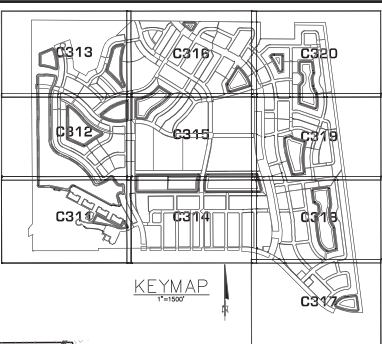
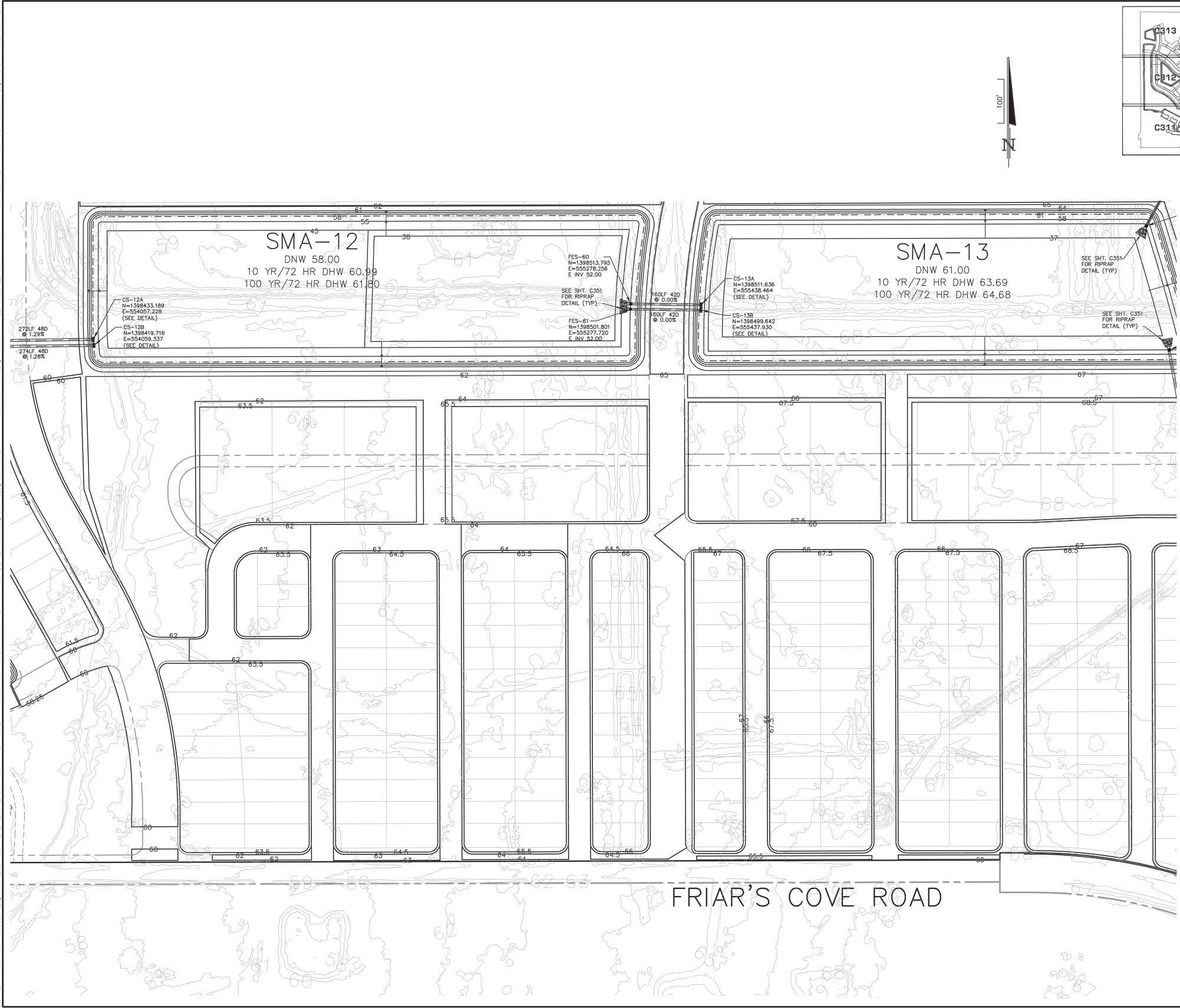









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DRAWING 13189-GD	SHEET C314	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA GRADING AND DRAINAGE PLAN	 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY DSW	CHECKED BY JCN	DATE 5/2/18	SCALE 1"=100'	JOB NUMBER 13189	JAMES C. NUGENT FLORIDA P.E. No. 57553	NO. DATE DATE			REVISIONS	CHK




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FOR PERMITTING

DRAWING 13189-GD  SHEET C315  18 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA  GRADING AND DRAINAGE PLAN	 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER	JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____	1 NO.	11/5/18 DATE	REVISED GRADING & DRAINAGE REVISIONS	JCN CHK
			DSW	JCN	5/2/18	1"=100'	13189					



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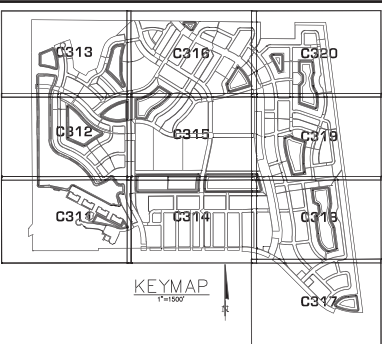




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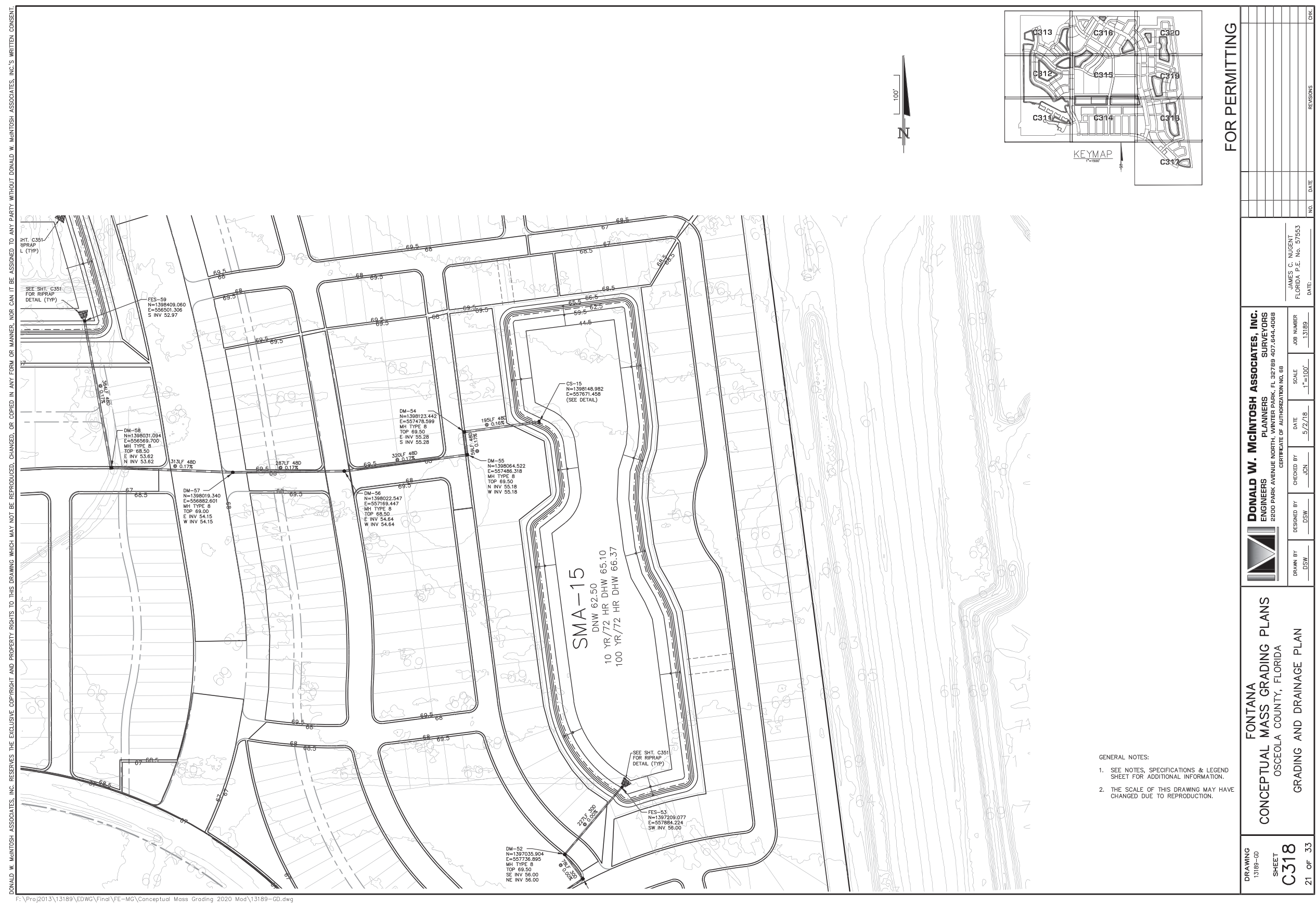
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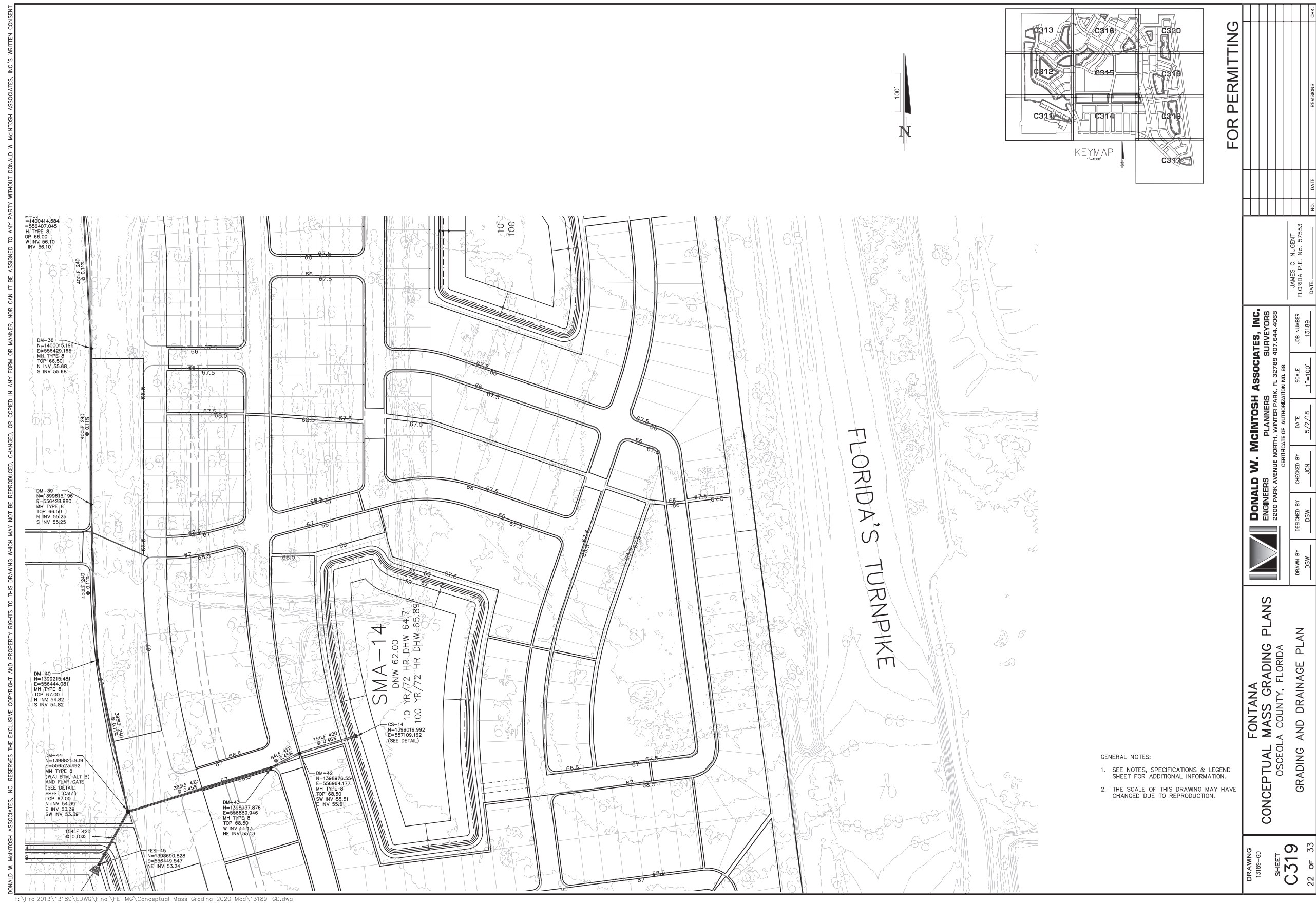
FOR PERMITTING

DRAWING 13189-GD	SHEET C317	20 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68		JAMES C. NUGENT FLORIDA P.E. No. 57553		NO.	DATE	REVISIONS	CHK.
			GRADING AND DRAINAGE PLAN		PLANNERS SURVEYORS		DATE: _____					
			DESIGNED BY	DSW	CHECKED BY	JCN	DATE	5/2/18	SCALE	1"=100'	JOB NUMBER	13189















SMA No.	Design Normal Water	10year-72hour Design High Water	100year-72hour Design High Water	Grade Break	Outside Berm
SMA-1	54.25	56.76	57.65	51.25	58.25
SMA-2	54.25	56.78	57.69	51.25	58.25
SMA-3	54.25	56.77	57.69	51.25	58.25
SMA-4A	58.00	60.86	61.89	55.00	62.00
SMA-4B	58.00	60.90	61.95	55.00	62.00
SMA-5	58.00	60.82	61.85	55.00	62.00
SMA-6	57.50	60.12	60.73	54.50	61.50
POND-7	58.00	59.13	59.77	55.00	62.00
SMA-8	60.50	63.70	65.02	57.50	65.00
SMA-9	60.50	63.49	64.46	57.50	64.50
SMA-10	60.50	63.16	63.73	57.50	64.50
SMA-12	58.00	60.98	61.78	55.00	62.00
SMA-13	61.00	63.68	64.68	58.00	65.00
SMA-14	62.00	64.71	65.89	59.00	66.00
SMA-15	62.50	65.05	66.35	59.50	66.50
SMA-16	62.50	65.21	66.53	59.50	66.50
SMA-MARINA	54.25	55.62	56.04	51.25	58.25

NOTE: CONTRACTOR TO REFERENCE DEWATERING PLANS FOR CONSTRUCTION SPECIFICATIONS AS OUTLINED IN THE SFWMD CONSTRUCTION DEWATERING PERMIT.

GENERAL NOTES:

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ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

**FONTANA**  
**CONCEPTUAL MASS GRADING PLANS**  
**OSCEOLA COUNTY, FLORIDA**

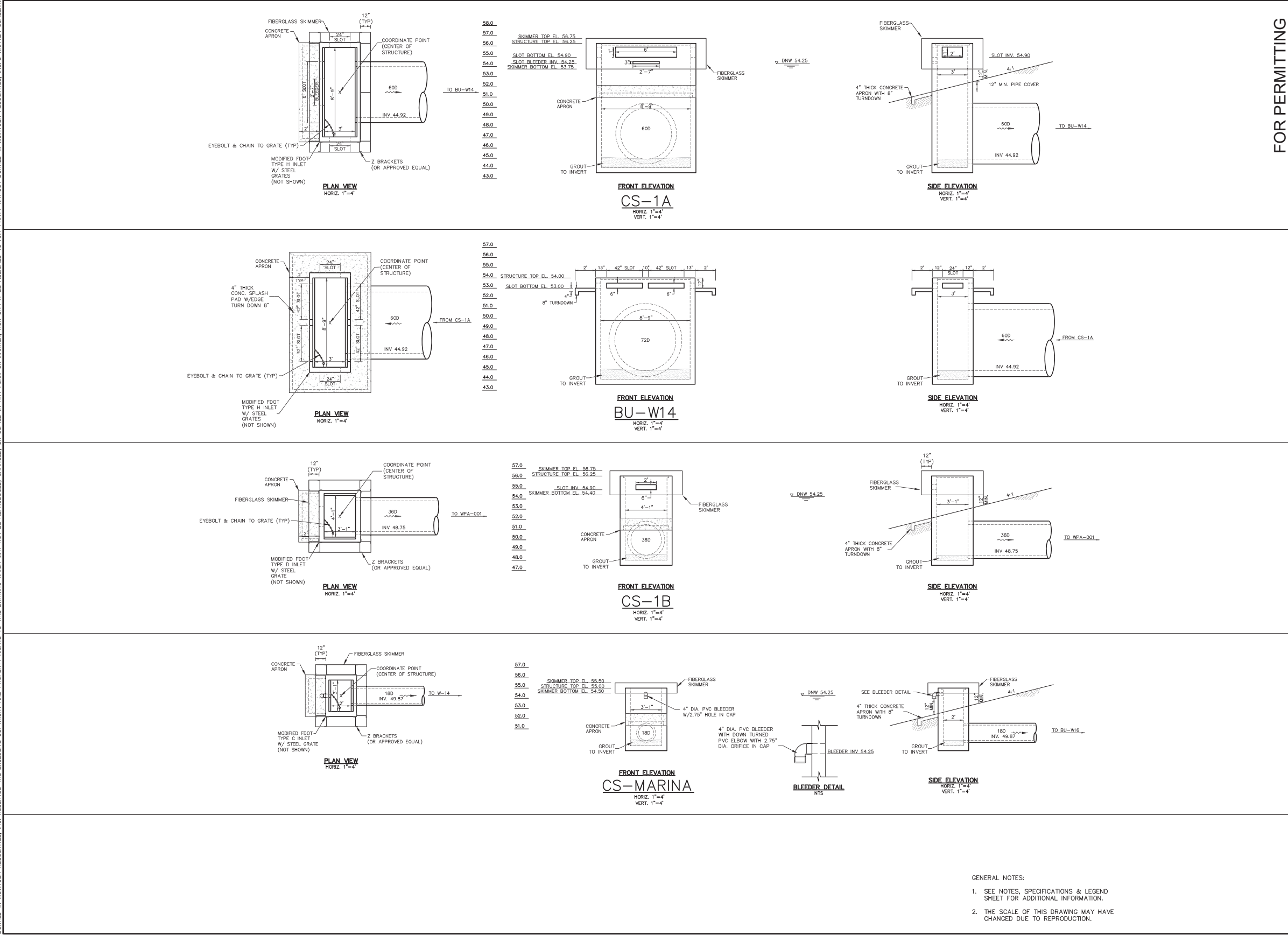
DRAWING  
13189-TYPPDT

SHEET  
C321

JAMES C. NUGENT		REVISED PER SFMD COMMENTS		JCN
FLORIDA P.E. No. 57553				JCN
3	6/17/21	1	REVISED POND STAGES	JCN
2	1/30/19	2	REVISED POND STAGES & ADD SWA--4A & 4B	JCN
1	11/5/18			JCN
NO.	DATE	REVISED		CHK.
DATE: _____				

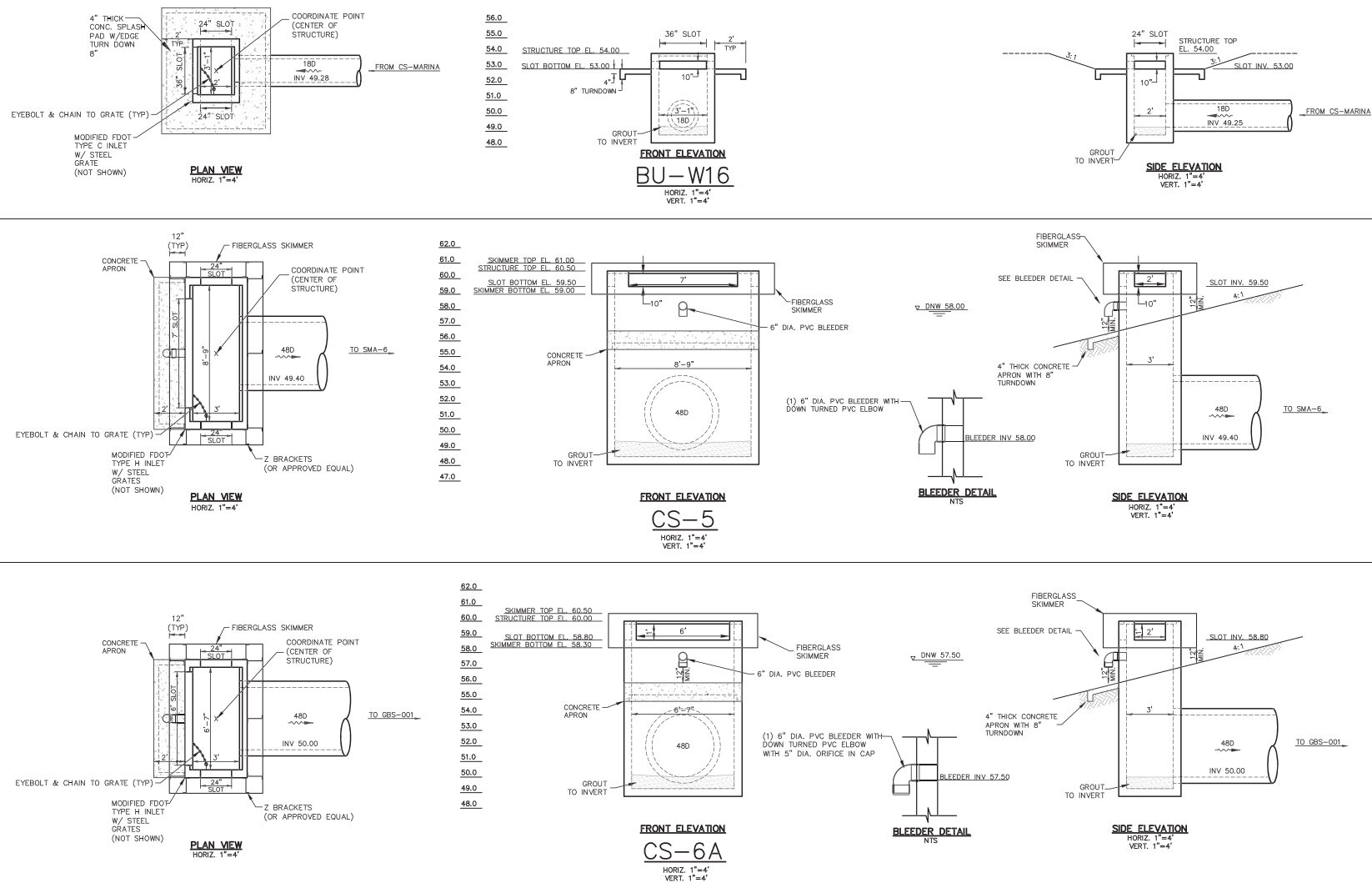


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ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088  
CERTIFICATE OF AUTHORIZATION NO. 68

**FONTANA**  
**CONCEPTUAL MASS GRADING PLANS**  
OSCEOLA COUNTY, FLORIDA  
**CONTROL STRUCTURE DETAILS**

DRAWING  
13189-CTLSTR  
SHEET  
C332  
26 OF 33

JAMES C. NUGENT					
FLORIDA P.E. No. 57553		2	2/22/21	ADDED BU-W16	JCN
		1	11/5/18	DELETED BU-W10 & CS-W10 & REVISED CS-5	JCN
DATE: _____		NO.	DATE	REVISIONS	CHK.



FOR PERMITTING

**CS-6B**  
HORIZ. 1"=4'  
VERT. 1"=4'

**BU-W11**  
HORIZ. 1"=4'  
VERT. 1"=4'

**CS-W11**  
HORIZ. 1"=4'  
VERT. 1"=4'

**CS-8**  
HORIZ. 1"=4'  
VERT. 1"=4'

**CS-10A**  
HORIZ. 1"=4'  
VERT. 1"=4'

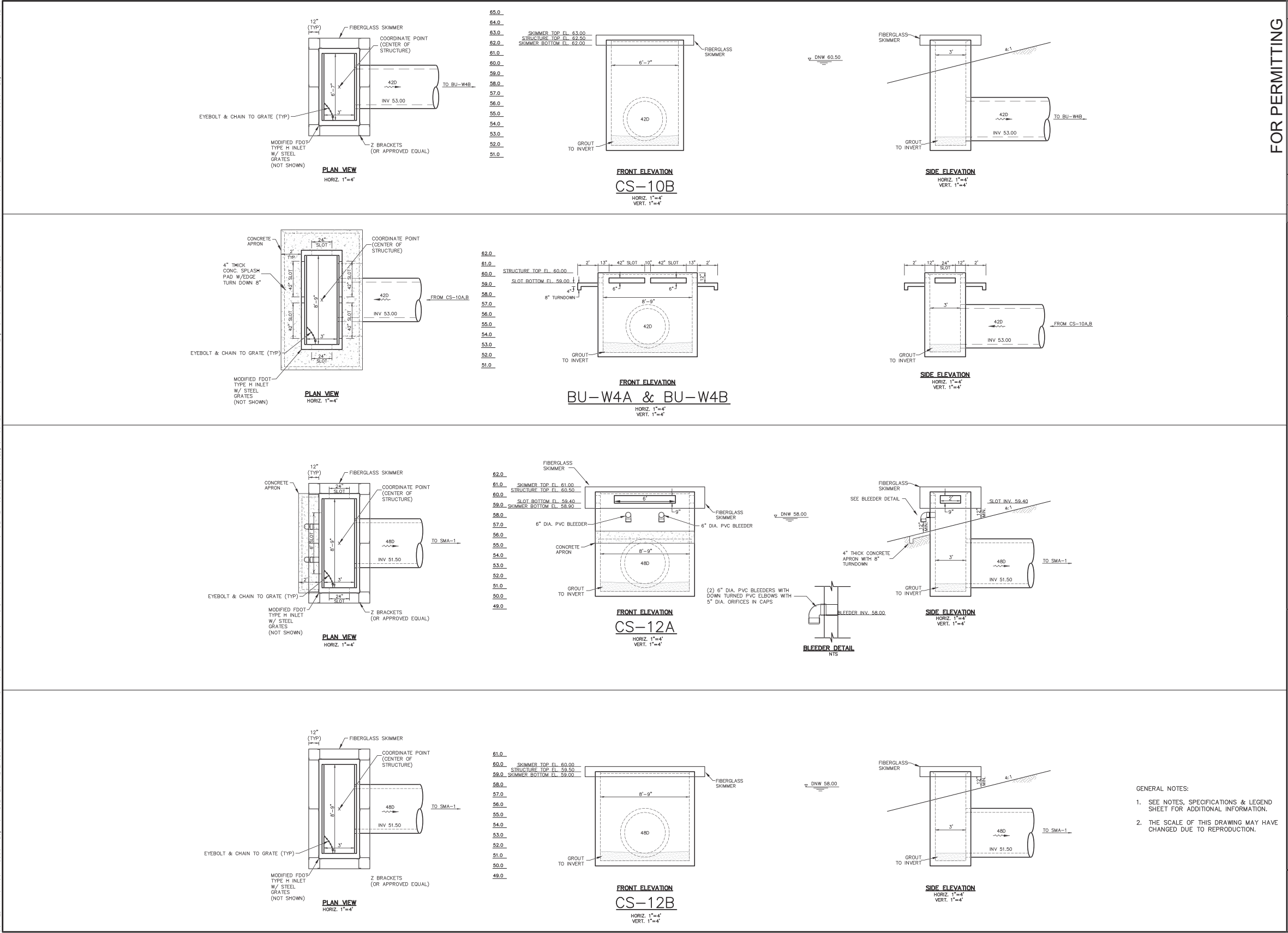
**GENERAL NOTES:**

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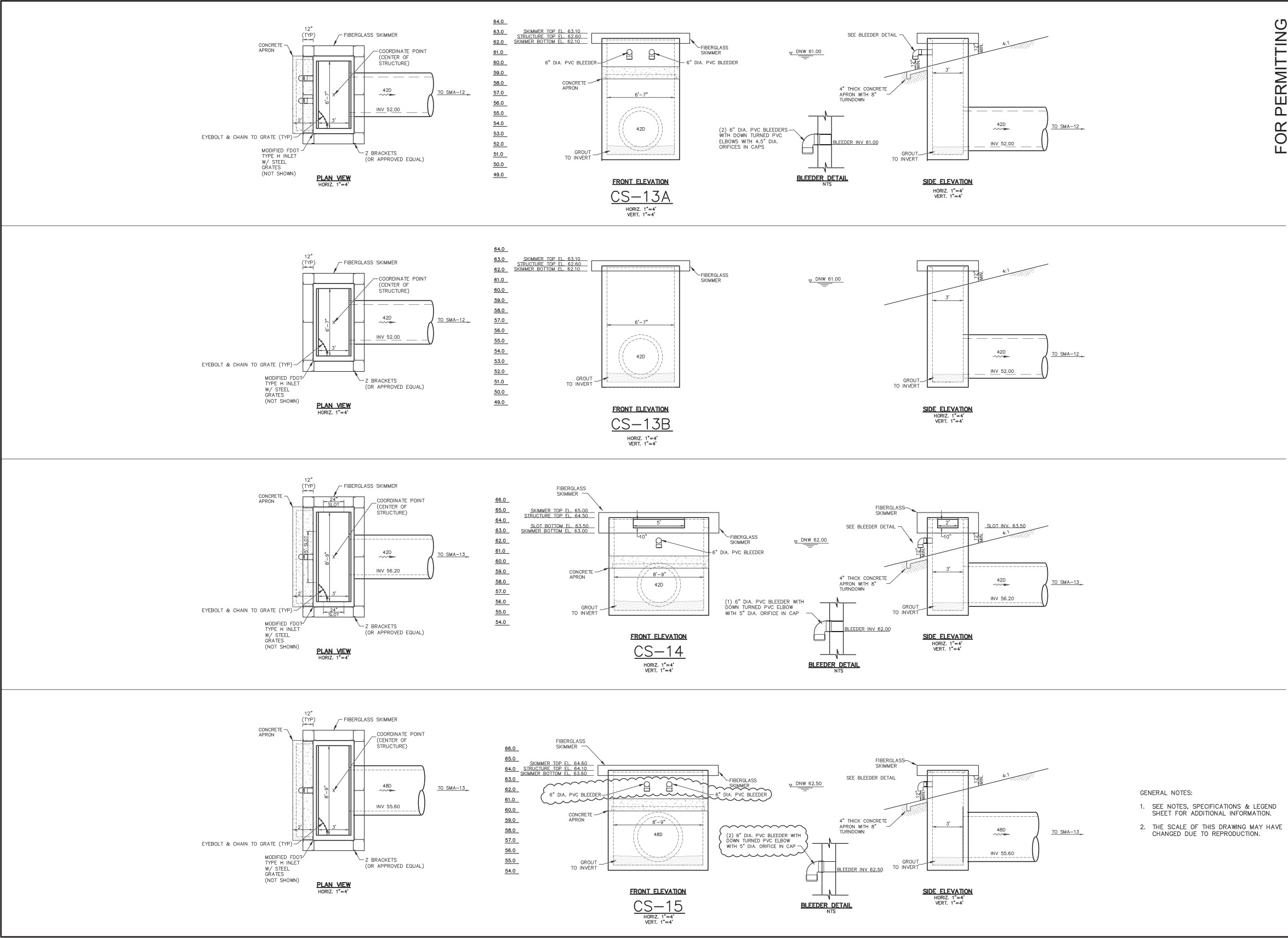
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FOR PERMITTING				NO.				DATE				REVISIONS				CHK.			
				JAMES C. NUGENT				FLORIDA P.E. No. 57553				DATE							
				DONALD W. MCINTOSH ASSOCIATES, INC.				PLANNERS & ENGINEERS				SURVEYORS							
				2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088				CERTIFICATE OF AUTHORIZATION NO. 68											
				DESIGNED BY				DSW				CHECKED BY				JCN			
				DATE				5/2/18				SCALE				AS SHOWN			
				JOB NUMBER				13189											
				DRAWN BY				DSW											
				FONTANA				CONCEPTUAL MASS GRADING PLANS				OSCEOLA COUNTY, FLORIDA				CONTROL STRUCTURE DETAILS			
				DRAWING				13189-CTLSTR				SHEET				C334			
																28 OF 33			



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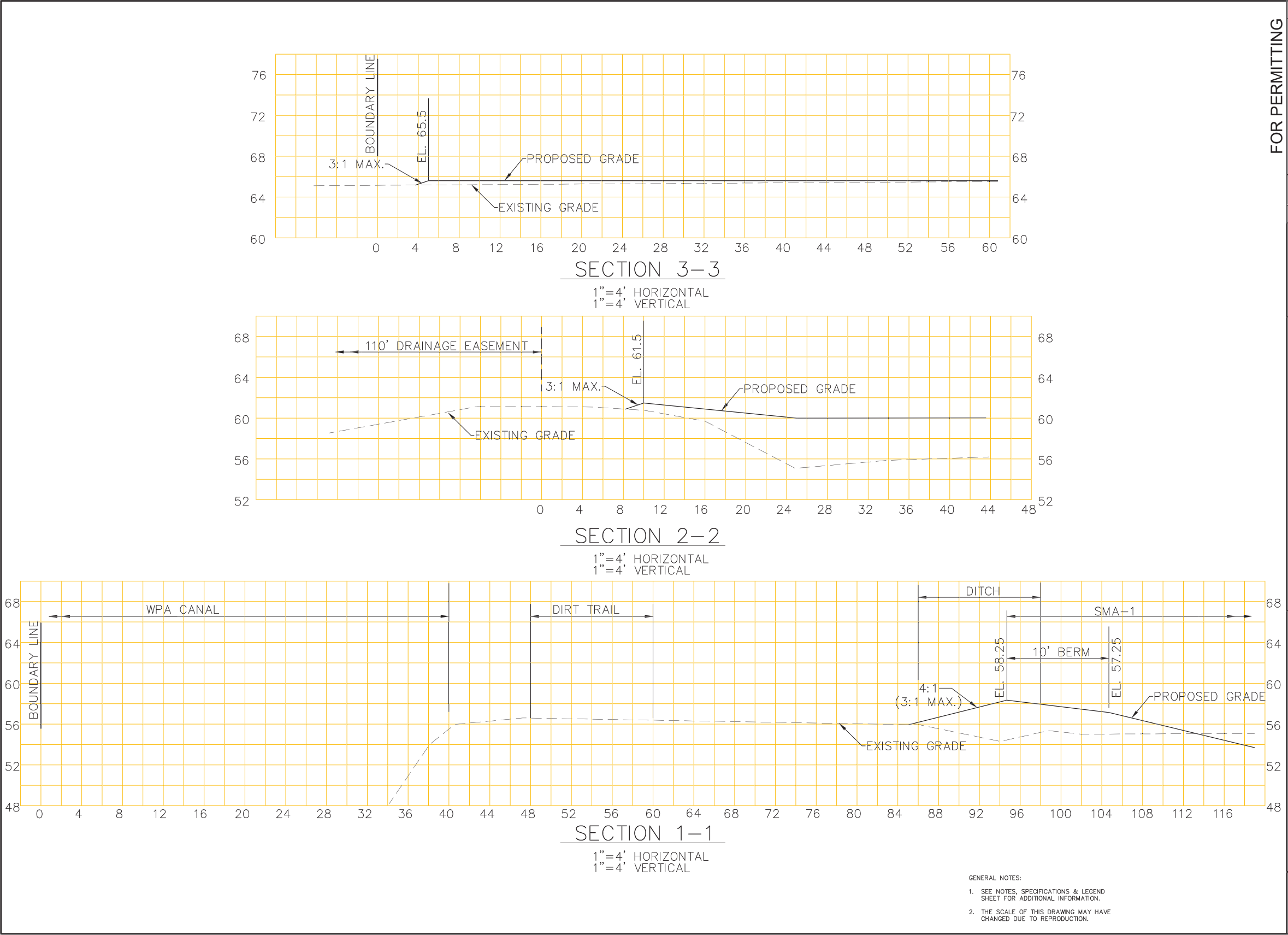


FOR PERMITTING

DRAWING 13189-CTLSTR	SHEET C335	29 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA CONTROL STRUCTURE DETAILS	 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY DSW	CHECKED BY DSW	DATE 5/2/18	SCALE AS SHOWN	JOB NUMBER 13189	JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE	NO.	1	6/17/21	REVISED PER SPWD COMMENTS	JCN	CHK




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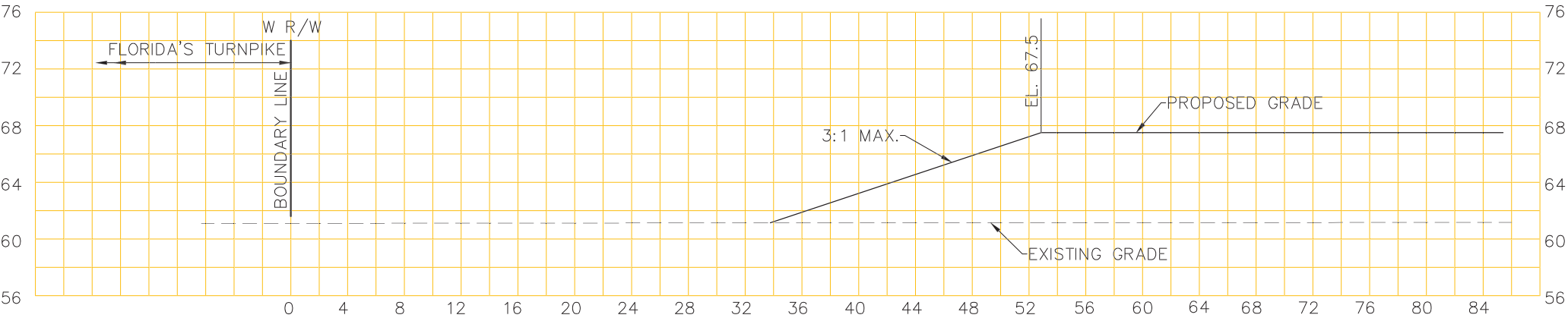
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 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY DSW	CHECKED BY JON	DATE 5/2/18	SCALE AS SHOWN	JOB NUMBER 13189	<b>FONTANA</b> <b>CONCEPTUAL MASS GRADING PLANS</b> OSCEOLA COUNTY, FLORIDA <b>PERIMETER CROSS SECTIONS</b>	<b>DRAWING</b> 13189-XSECT <b>SHEET</b> <b>C341</b> 30 OF 33
	<b>JAMES C. NUGENT</b> FLORIDA P.E. No. 57553 DATE: _____						
	NO. _____						
	DATE: _____						
<b>REVISIONS</b>							
1 11/2/18 REUSED CROSS SECTION NO. 1 JCN							



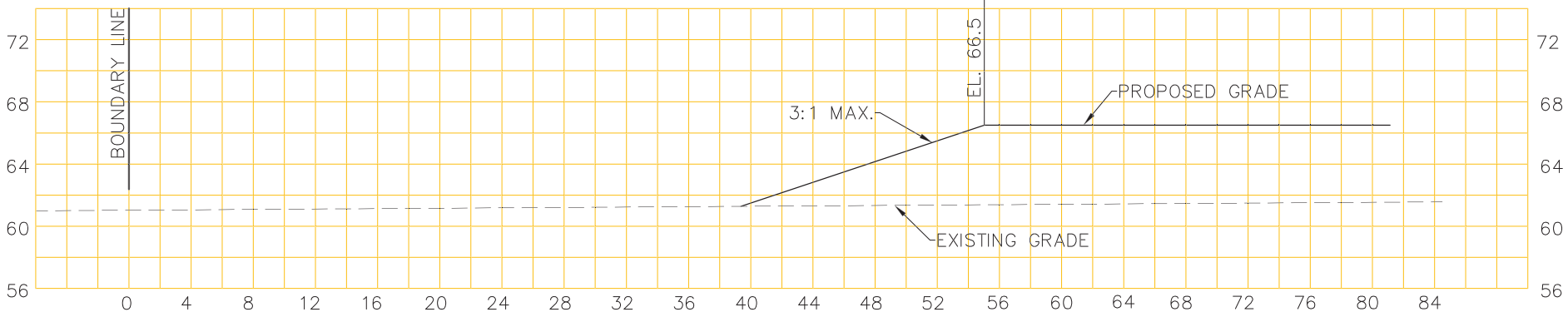
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SECTION 5-5

1"=4' HORIZONTAL  
1"=4' VERTICAL




SECTION 4-4

1"=4' HORIZONTAL  
1"=4' VERTICAL

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

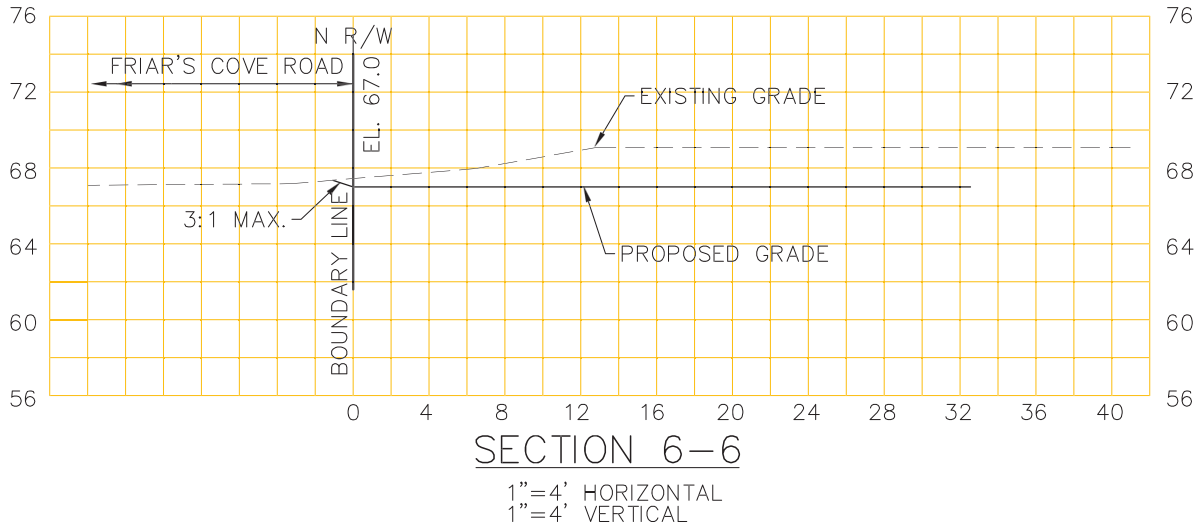
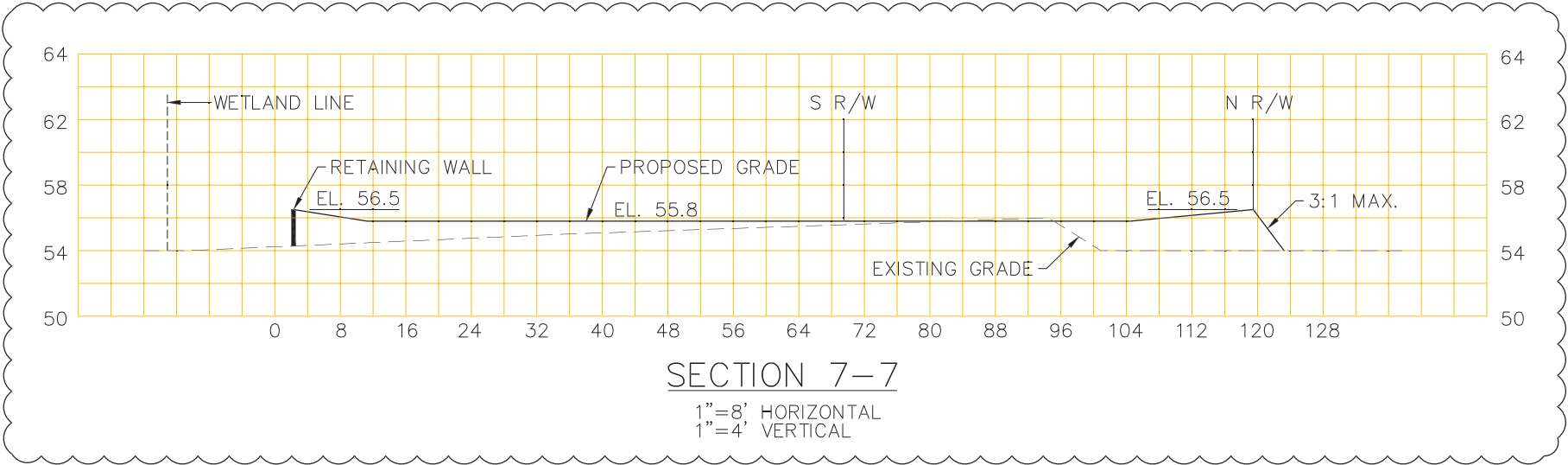
FOR PERMITTING

DRAWING 13189--XSECT	SHEET C342	31 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA PERIMETER CROSS SECTIONS			 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088 CERTIFICATE OF AUTHORIZATION NO. 68	DESIGNED BY DSW	CHECKED BY JON	DATE 5/2/18	SCALE AS SHOWN	JOB NUMBER 13189	JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____		NO.	DATE	REVISIONS	CHK.




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DRAWING 13189-XSECT	SHEET C343	32 OF 33	FONTANA CONCEPTUAL MASS GRADING PLANS OSCEOLA COUNTY, FLORIDA PERIMETER CROSS SECTIONS	 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, SUITE 200, FL 32709 407-644-4008 CERTIFICATE OF AUTHORIZATION NO. 69	DESIGNED BY DSW	CHECKED BY JCN	DATE 5/2/18	SCALE AS SHOWN	JOB NUMBER 13189	JAMES C. NUGENT FLORIDA P.E. NO. 57553 DATE: _____	NO.	DATE	REVISIONS	CHK



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