

Plotted By: Donohue, Jim. Sheet: S&B BELLA TERRA_CD_Layout: C500 OVERALL SITE PLAN October 19, 2020 04:43:47pm K:\ORL_Civil\049039001-Johns Lake Road-Bella Terra Project\CADD\CONSTR\PlanSheets\C500 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA:

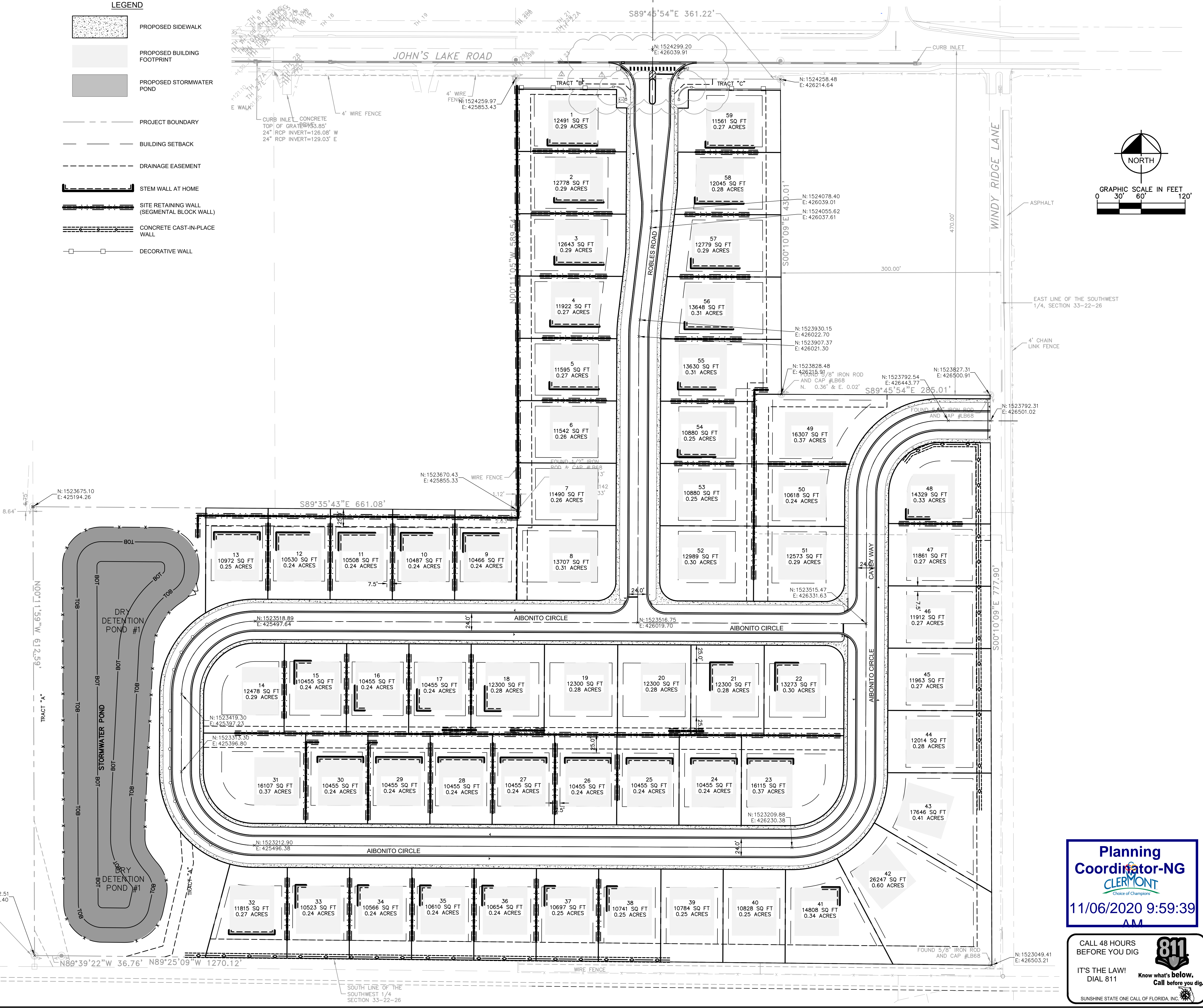
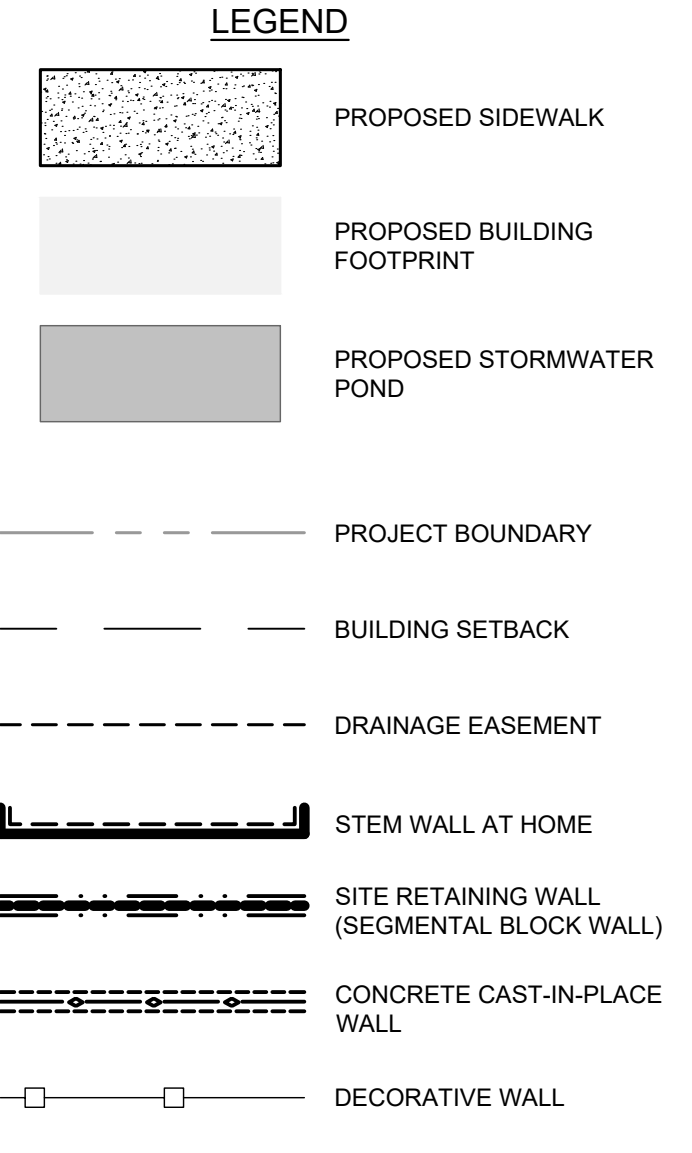
SITE AREA: 24.38 ACRES
 STORMWATER MANAGEMENT AREA: 1.70 ACRES
 ROAD WIDTH: 24 FEET
 R.O.W. WIDTH: 60 FEET
 MINIMUM LOT WIDTH: 85'
 EXISTING ZONING: R-1M
 PROPOSED LOTS: 59
 '85' AT SETBACK LINE

SETBACKS:

FRONT: 25'
 SECONDARY FRONT: 25'
 REAR: 25'
 SIDE: 7.5'

NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS SHALL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF CONSTRUCTION.
3. THE OWNER OF THE LOT WILL BE RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S). (I.E. THE DEVELOPER WILL BE RESPONSIBLE WHEN THE DEVELOPER OWNS THE LOT, THE HOMEOWNER WILL BE RESPONSIBLE WHEN THE HOMEOWNER OWNS THE LOT, AND THE HOME OWNER WILL BE RESPONSIBLE UPON FINAL CLOSING).
4. CONTRACTOR TO USE FIELD NATURAL GRADE ELEVATIONS AS TIE IN GRADES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCY CREATES A SLOPE GREATER THAN DESIGN SLOPES OR LESS THAN 1%.
5. A 7.5' DRAINAGE AND UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL SIDE AND REAR PROPERTY LINES OF EACH LOT.
6. ALL NEW SIDEWALK SHOWN TO BE CONSTRUCTED DURING SITE DEVELOPMENT.
7. PER LDC SEC. 122-124, MAX. IMPERVIOUS SURFACE COVERAGE SHALL BE 55%, WITH THE PRINCIPAL BUILDING, DRIVEWAY AND WALKWAYS LIMITED TO 45%.



NO.	REVISIONS	DATE	BY
1		5/12/2020	
2		7/15/2020	
3		10/02/2020	
4		10/19/2020	

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-895-1511
 WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL

BRIAN S. ASHBY
 FLORIDA LICENSE NUMBER
 PE 80456
 DATE: 10/19/2020

KHA PROJECT
049039001

DATE
2/10/2020

SCALE
AS SHOWN

DESIGNED BY
MDW

DRAWN BY
MDW

CHECKED BY
BSA

JOHNS LAKE ROAD - BELLA TERRA

OVERALL SITE PLAN

PREPARED FOR
SUMMERGATE COMPANIES, LLC

FLORIDA

SHEET NUMBER
C500

Planning Coordinator-NG

11/06/2020 9:59:39 AM

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

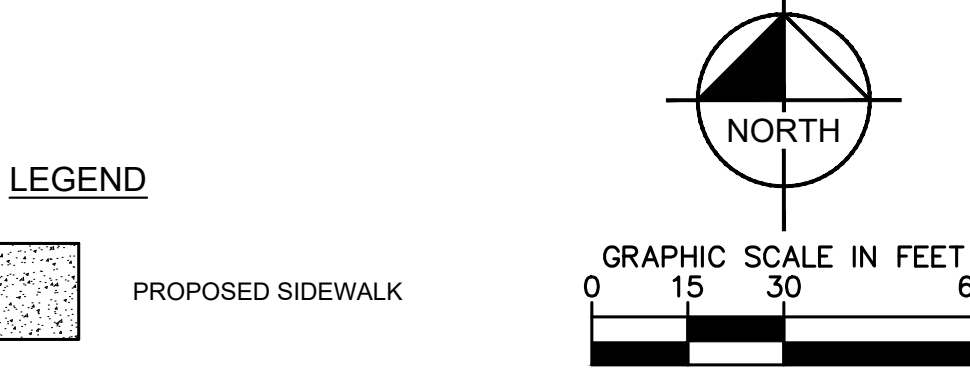
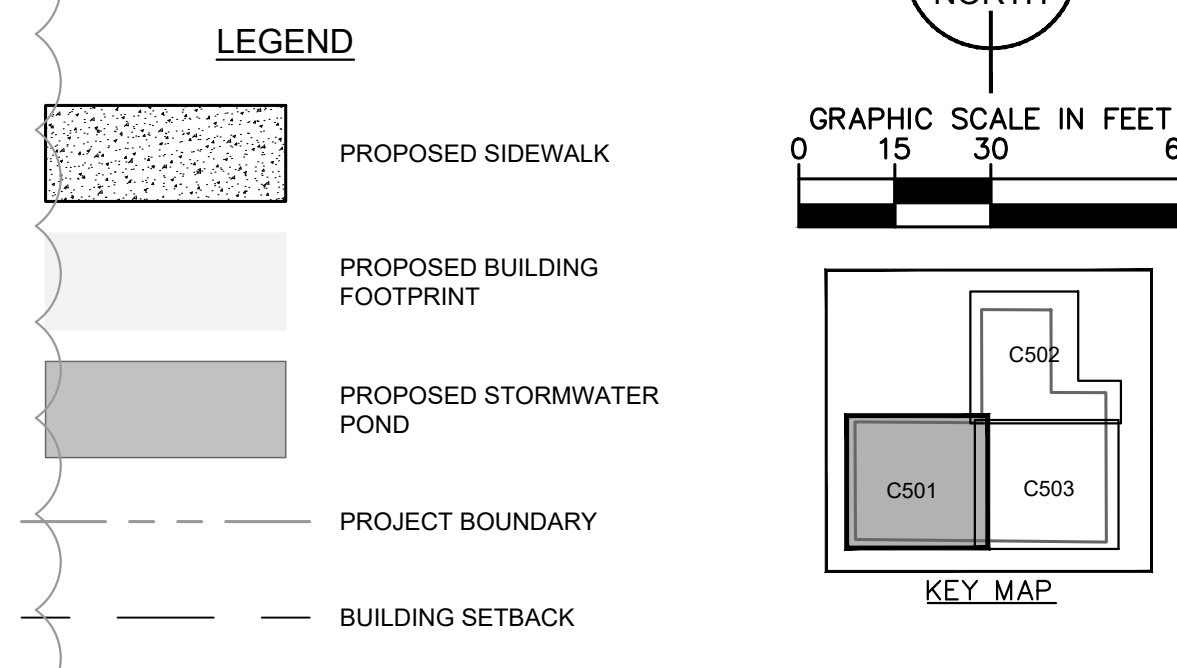
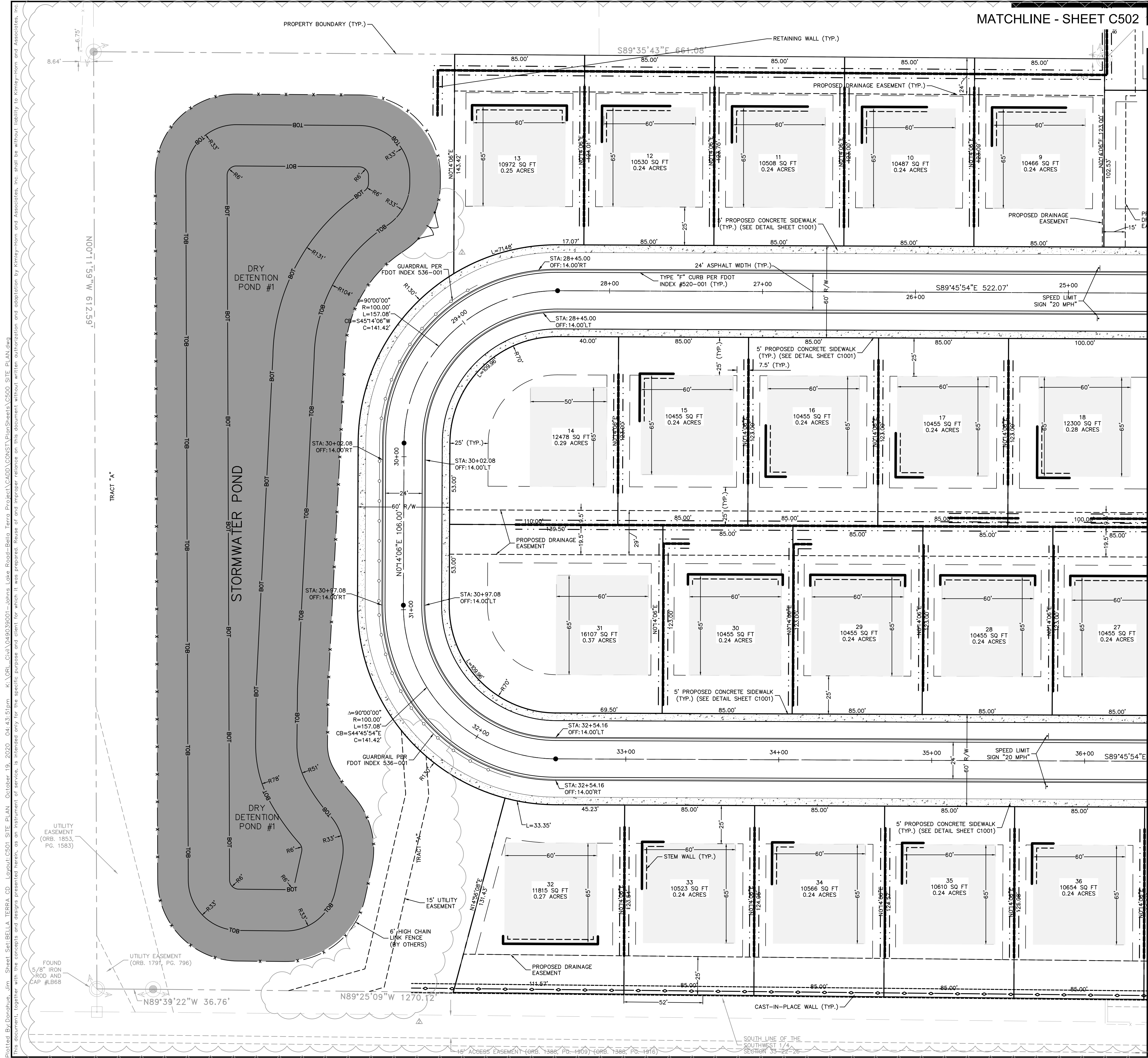
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LAKE FELTER 100-YR FLOOD PLAIN ELEV. =88.7 (NAVD 88)

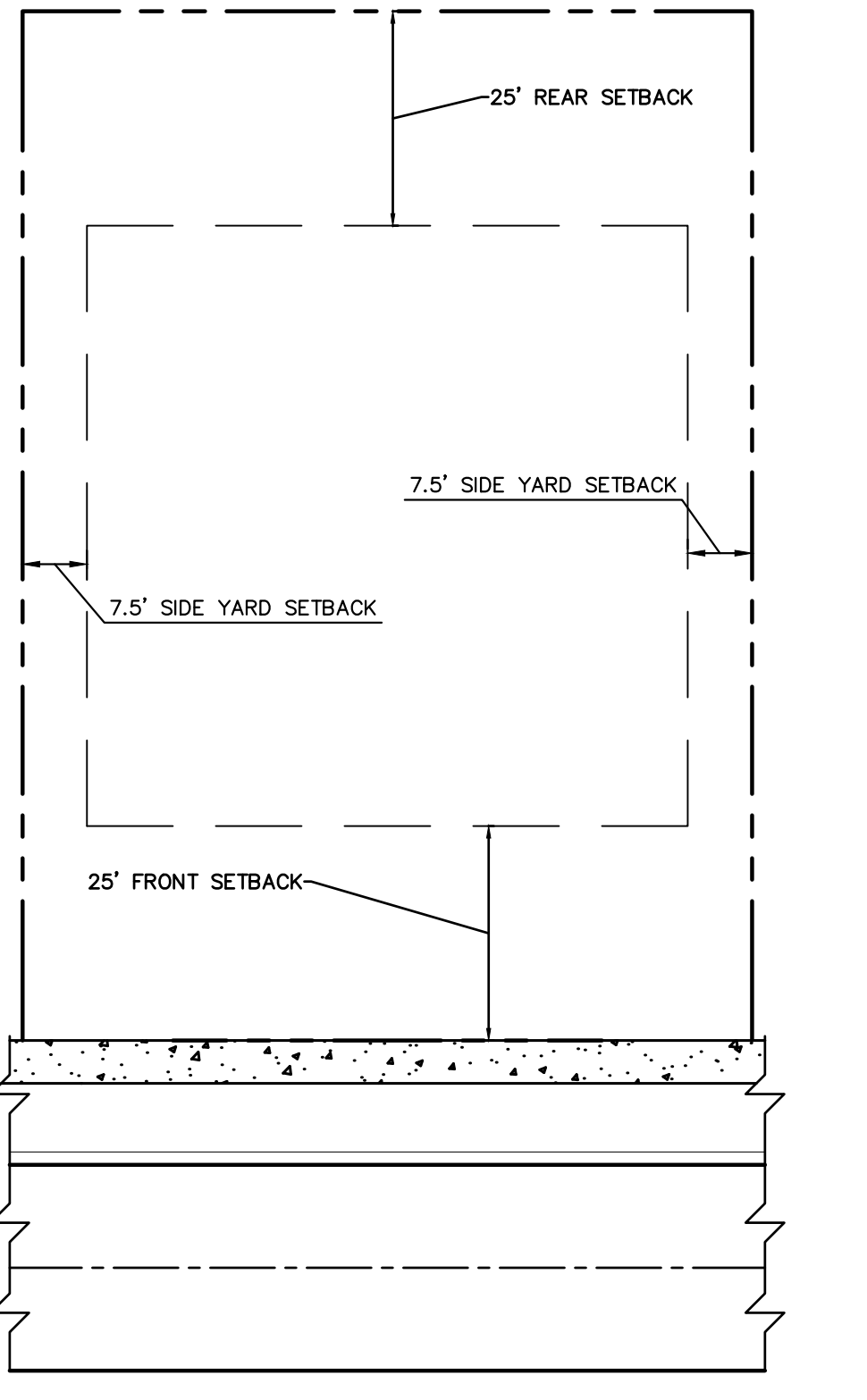
SECTION 33-22-26
SECTION 4-23-26

SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 33-22-26



SINGLE-FAMILY DEVELOPMENT STANDARDS:

- TYPICAL LOT WIDTH: 85' - 105'
- TYPICAL LOT DEPTH: 123' - 160'
- MAXIMUM IMPERVIOUS LOT COVERAGE: 55%
- MAXIMUM BUILDING HEIGHT: 45' AND NOT MORE THAN 3-STORIES
- MINIMUM BUILDING SETBACKS:
 - FRONT: 25'
 - SECONDARY FRONT: 25'
 - SIDE: 7.5'
 - REAR: 25'
- MAXIMUM NUMBER OF DWELLING UNITS PER LOT: 1



TYPICAL SINGLE FAMILY LOT

Planning Coordinator-NG
CLERMONT
 Choice of Champions
11/06/2020 9:59:39 AM

811
 CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENT	10/19/2020	
2	REVISED PER CITY COMMENT	10/02/2020	
3	CITY OF CLERMONT COMMENTS	7/15/2020	
4	CITY OF CLERMONT COMMENTS	5/12/2020	

Kimley»»»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-895-1511
 WWW.KIMLEY-HORN.COM CA 00000696

DATE	BY
10/19/2020	BSA
10/19/2020	MDW
2/10/2020	MDW

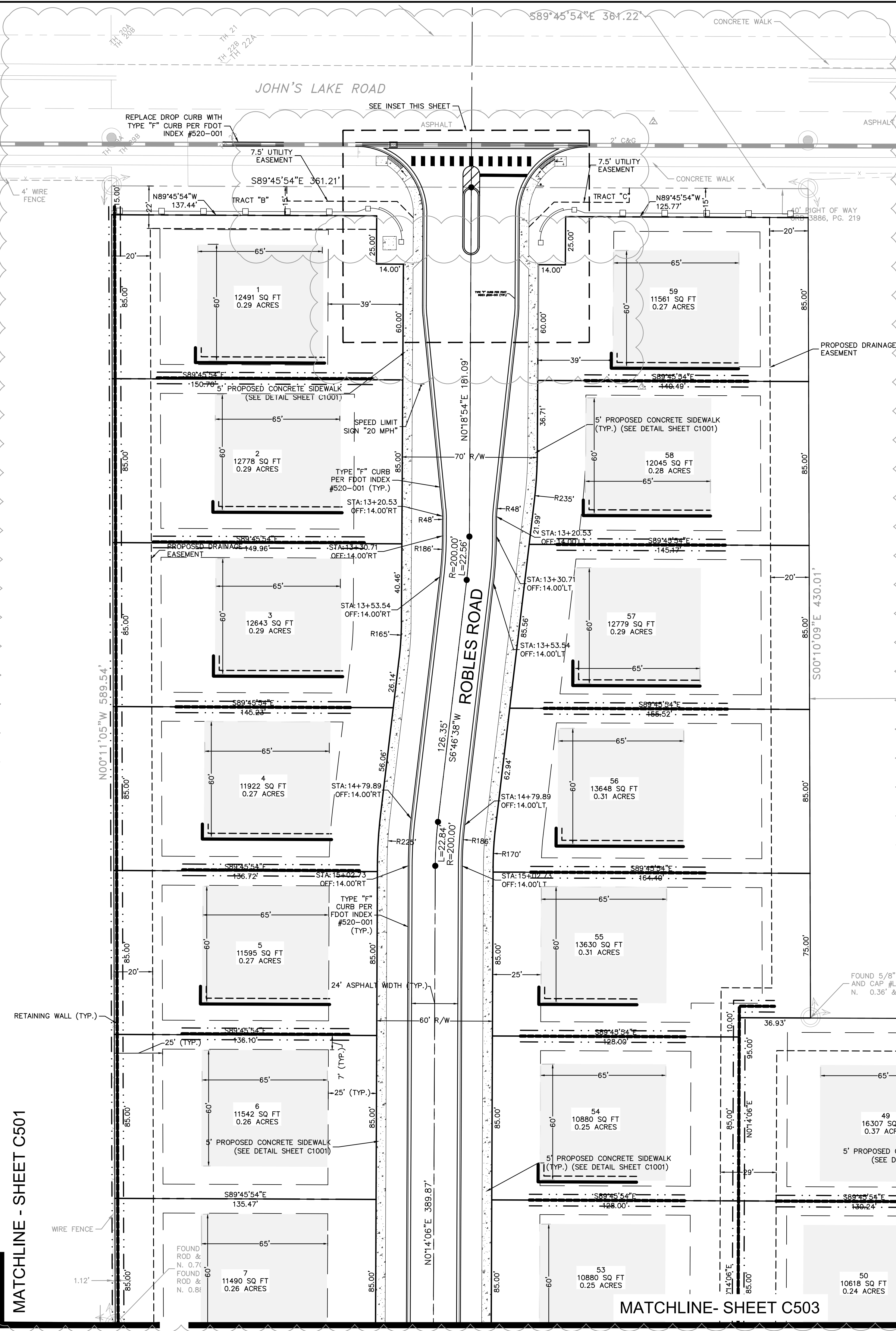
SITE PLAN

JOHNS LAKE ROAD - BELLA TERRA
 PREPARED FOR
SUMMERGATE COMPANIES, LLC
 FLORIDA
 SHEET NUMBER
C501

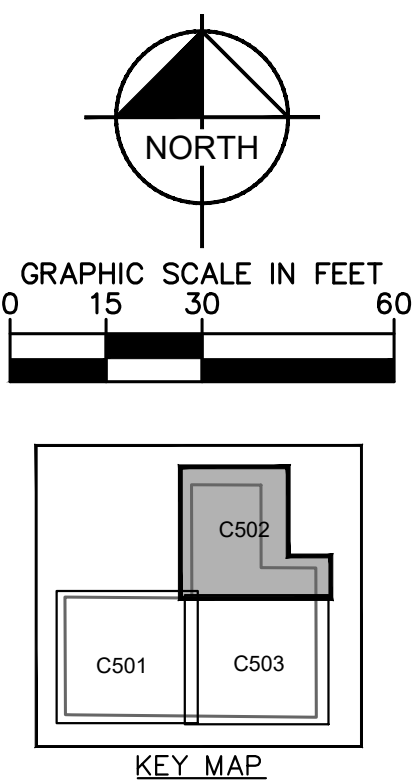
Plotted By: Donohue, Jim. Sheet: Sst:BELLA TERRA_CD_Layout:C501_Site PLAN_October 19, 2020. 04:43:51pm. K:\ORL\CIVIL\049039001-Johns Lake Road-Bella Terra Project\CADD\CONSTR\PlanSheets\C500_Site PLAN.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Donohue, Jim. Sheet: Sht-BELLA TERRA_CD_Layout: C502 SITE PLAN - October 19, 2020 04:43:54pm. K:\V\A\049039001-Johns Lake Road-Bella Terra Project\CADD\CON\SitePlan\Sheet\C500_Site_Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SHEET C501

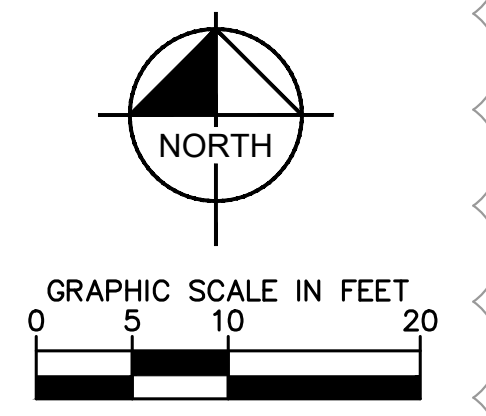
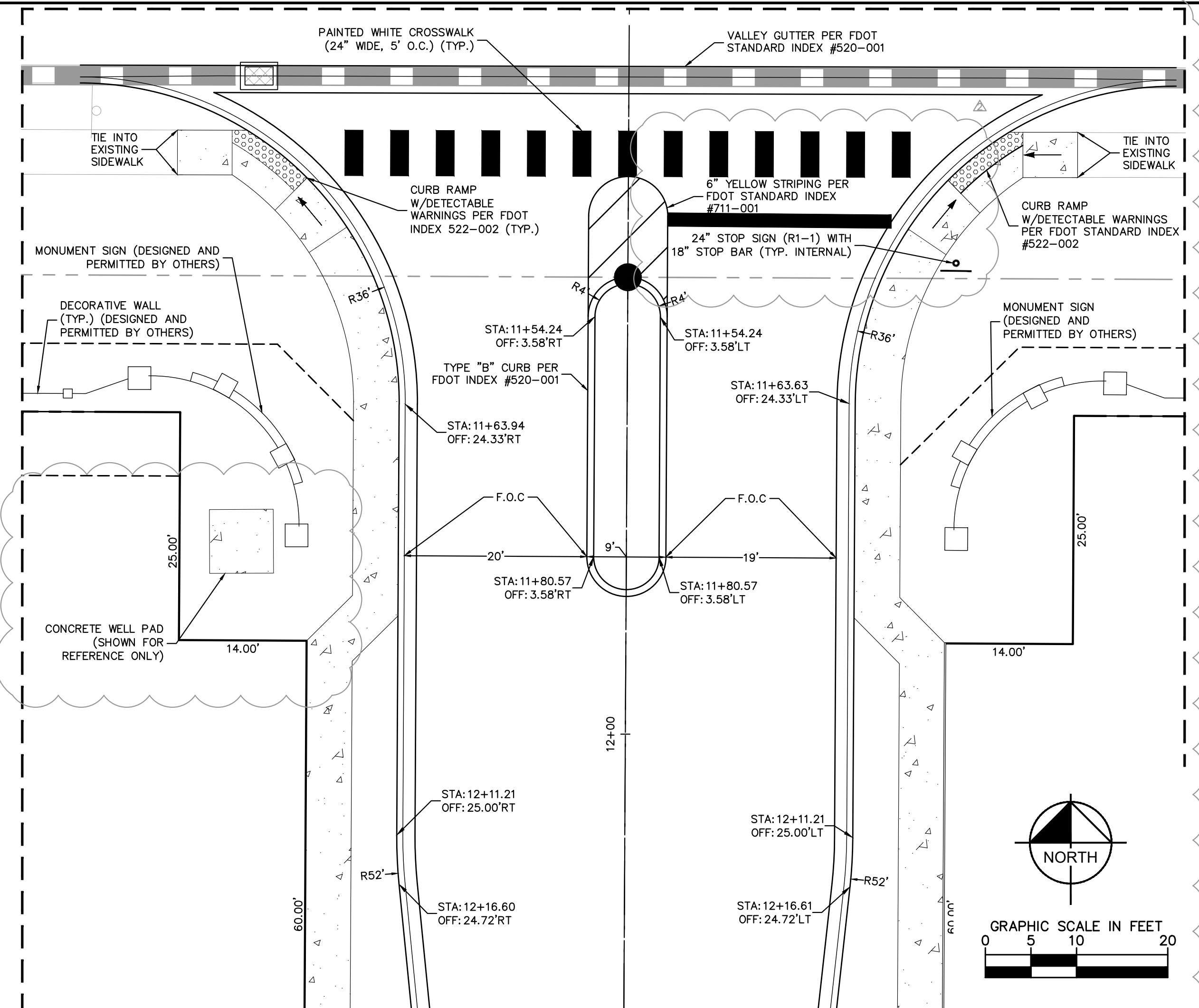


MATCHLINE - SHEET C503



LEGEND

- PROPOSED SIDEWALK
- PROPOSED BUILDING FOOTPRINT
- PROPOSED STORMWATER POND
- PROJECT BOUNDARY
- BUILDING SETBACK
- DRAINAGE EASEMENT
- STEM WALL AT HOME
- SITE RETAINING WALL (SEGMENTAL BLOCK WALL)
- CONCRETE CAST-IN-PLACE WALL
- DECORATIVE WALL



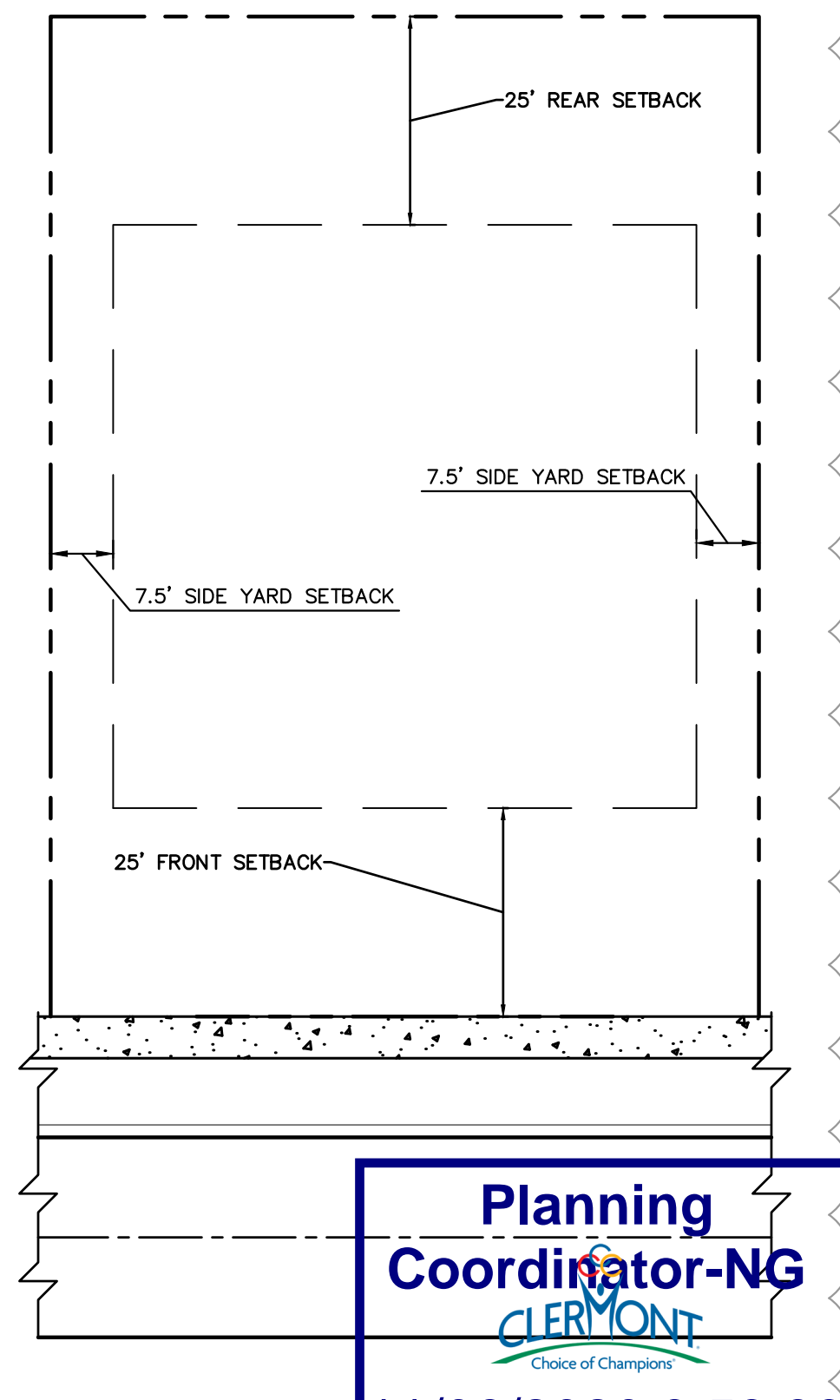
CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW!
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SINGLE-FAMILY DEVELOPMENT STANDARDS:

- TYPICAL LOT WIDTH: 85' - 105'
- TYPICAL LOT DEPTH: 123' - 160'
- MAXIMUM IMPERVIOUS LOT COVERAGE: 55%
- MAXIMUM BUILDING HEIGHT: 45' AND NOT MORE THAN 3-STORIES
- MINIMUM BUILDING SETBACKS:

 - FRONT: 25'
 - SECONDARY FRONT: 25'
 - SIDE: 7.5'
 - REAR: 25'

- MAXIMUM NUMBER OF DWELLING UNITS PER LOT: 1



Planning
 Coordinator-NG
 CLERMONT
 Choice of Champions

11/06/2020 9:59:39 AM

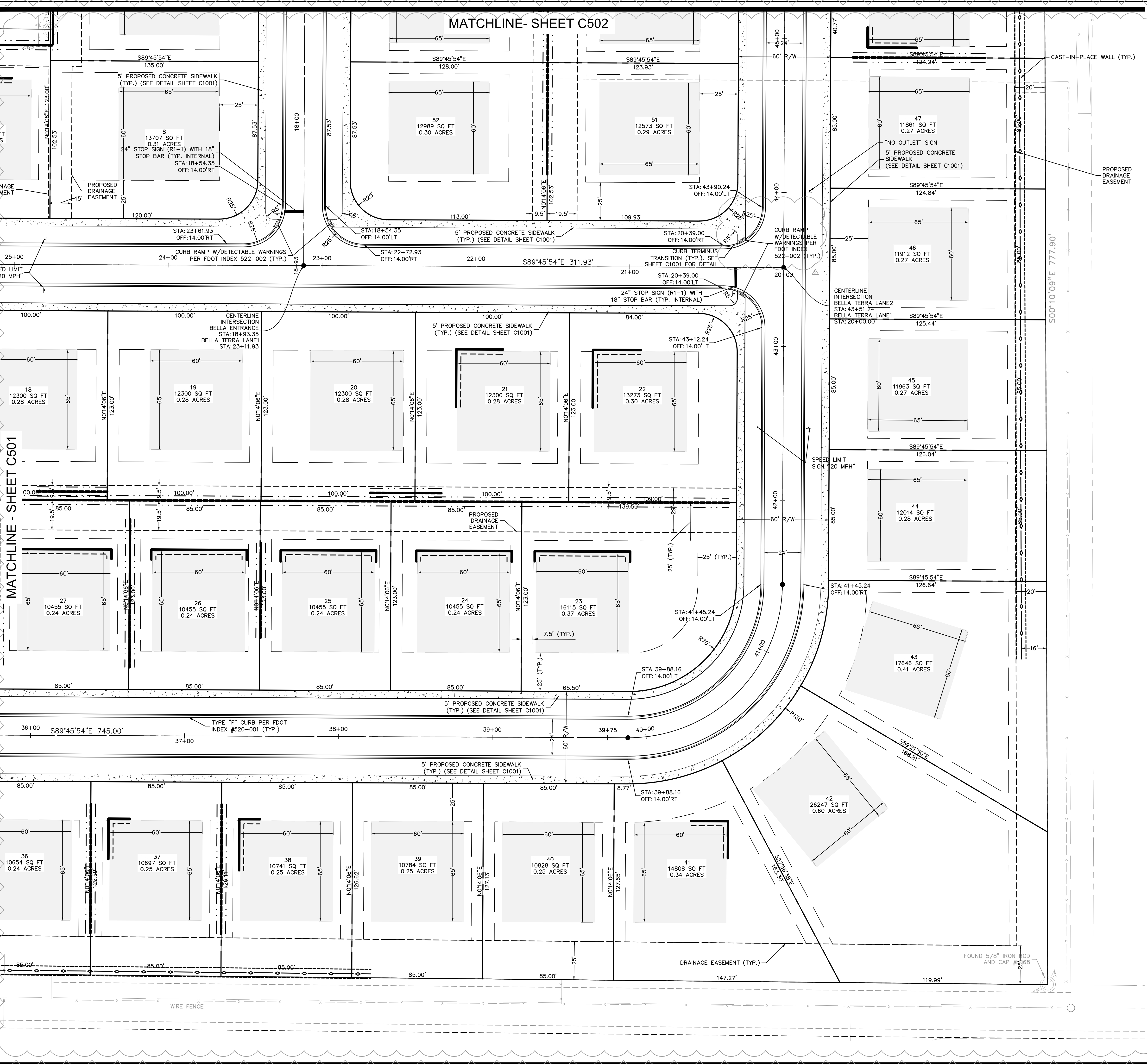
CITY OF CLERMONT COMMENTS	DATE
REVISOR PER CITY AND OWNER COMMENTS	10/02/2020
REVISOR PER CITY COMMENT	10/19/2020

Kimley-Horn
 LICENSED PROFESSIONAL
 BRIAN S. ASHBY
 FLORIDA LICENSE NUMBER
 PE 80456
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-895-1511
 WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
049039001	2/10/2020	AS SHOWN	MOW	MOW	BSA

SITE PLAN
 JOHN'S LAKE ROAD - BELLA TERRA
 PREPARED FOR
 SUMMERSGATE COMPANIES, LLC
 CLERMONT, FLORIDA
 SHEET NUMBER
C502

Plotted By: Donohue, Jim. Sheet: Sht: BELLA TERRA_CD_Layout: C503 SITE PLAN October 19, 2020 04:43:57pm. K:\VORL\Civil\049039001-Johns Lake Road-Bella Terra Project\CADD\CONSTR\PlanSheets\C500 SITE PLAN.dwg
 This document, together with the surveys and designs presented herein, is an instrument of service, prepared for the specific purpose and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and signature of the engineer of record.



LEGEND

- PROPOSED SIDEWALK
- PROPOSED BUILDING FOOTPRINT
- PROPOSED STORMWATER POND
- PROJECT BOUNDARY
- BUILDING SETBACK
- DRAINAGE EASEMENT
- STEM WALL AT HOME
- SITE RETAINING WALL (SEGMENTAL BLOCK WALL)
- CONCRETE CAST-IN-PLACE WALL
- DECORATIVE WALL

GRAPHIC SCALE IN FEET
0 15 30 60

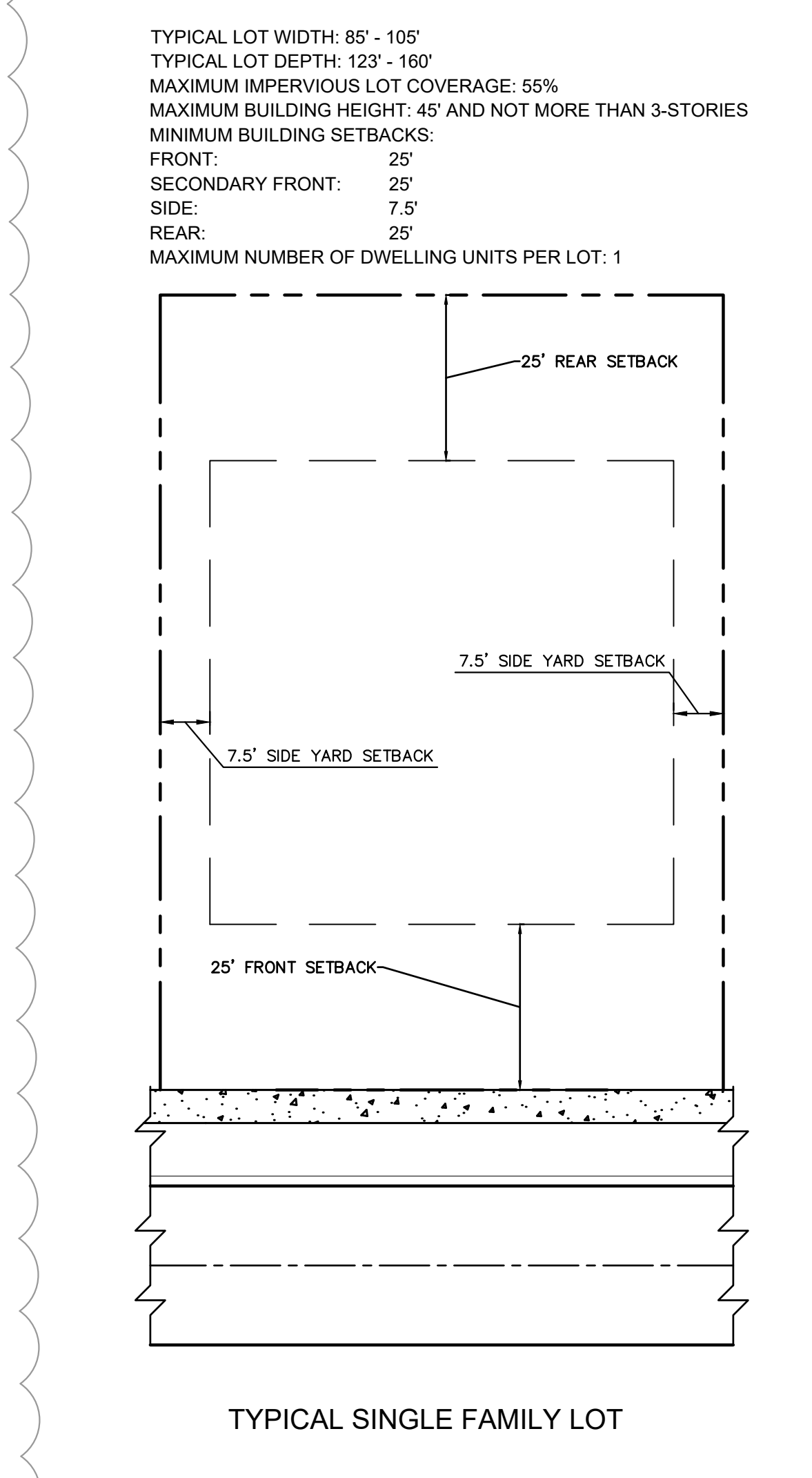
KEY MAP

CITY OF CLERMONT COMMENTS

DATE	REVISIONS	BY
5/12/2020		
7/15/2020		
10/02/2020		
10/19/2020		

SINGLE-FAMILY DEVELOPMENT STANDARDS:

TYPICAL LOT WIDTH: 85' - 105'
 TYPICAL LOT DEPTH: 123' - 160'
 MAXIMUM IMPERVIOUS LOT COVERAGE: 55%
 MAXIMUM BUILDING HEIGHT: 45' AND NOT MORE THAN 3-STORIES
 MINIMUM BUILDING SETBACKS:
 FRONT: 25'
 SECONDARY FRONT: 25'
 SIDE: 7.5'
 REAR: 25'
 MAXIMUM NUMBER OF DWELLING UNITS PER LOT: 1



Planning Coordinator-NG
CLERMONT
Choice of Champions

11/06/2020 9:59:39 AM

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 0000696

SITE PLAN

JOHNS LAKE ROAD - BELLA TERRA
 PREPARED FOR SUMMERCAMP COMPANIES, LLC
 CLERMONT, FLORIDA

C503

REVISIONS

No.	REVISIONS	DATE	BY