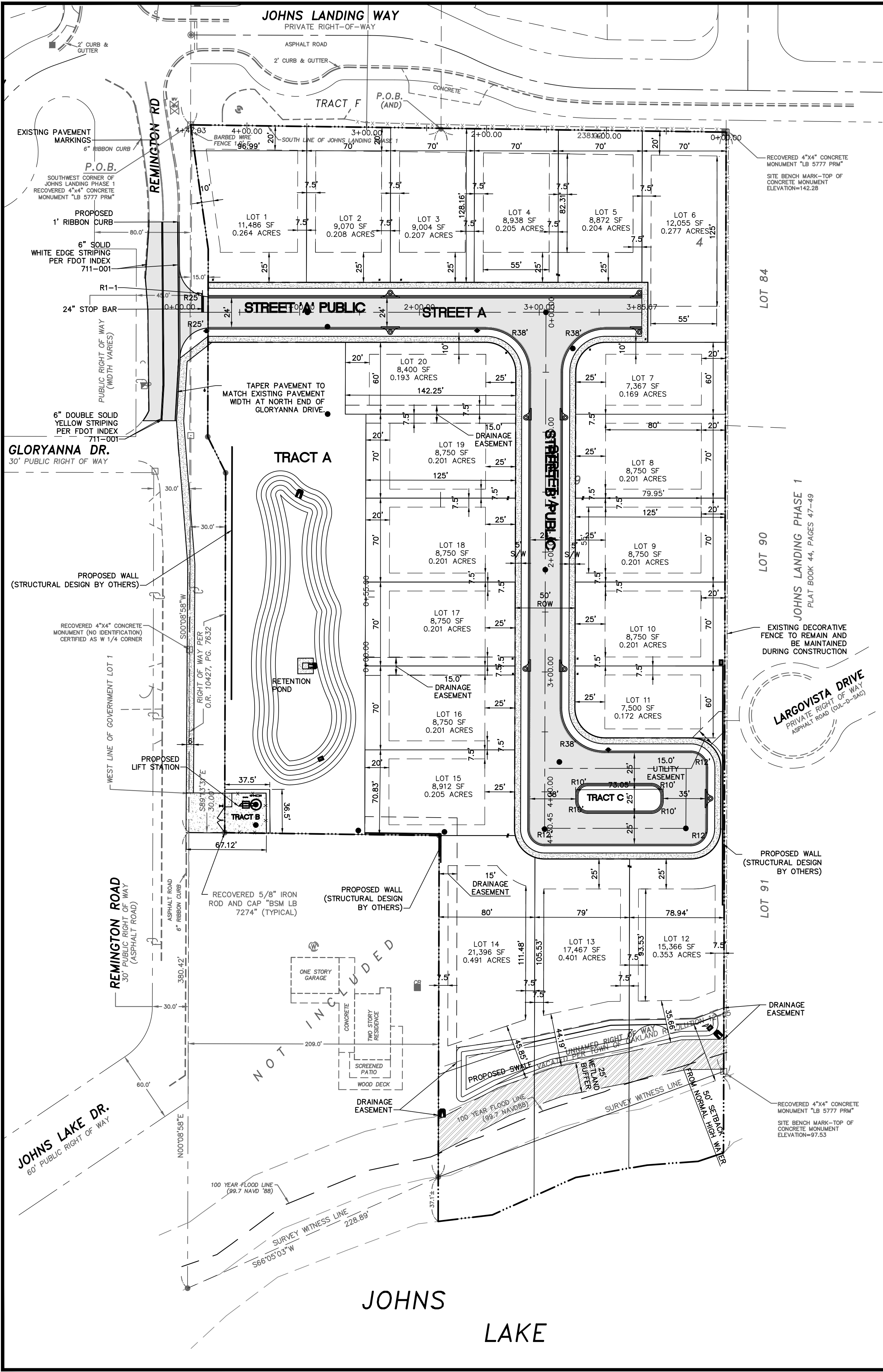
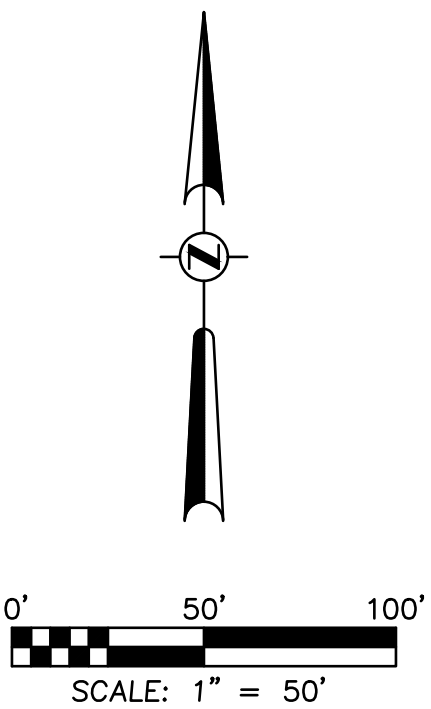




TRACT TABLE				
TRACT	AREA (ACRE)	OWNERSHIP	USE	MAINTENANCE
STREET A	1.199	HOA	RIGHT-OF-WAY	HOA
LOTS 1-20	4.756	INDIVIDUAL	PRIVATE	PRIVATE
TRACT A	1.053	HOA	STORM WATER MANAGMENT	HOA
TRACT B	.032	OAKLAND	LIFT STATION	OAKLAND
TRACT C	0.040	HOA	OPEN SPACE	HOA
TOTAL	7.080			



SITE LEGEND

SEPARATION OF TECHNIQUE	---
SITE BOUNDARY LINE	----
CENTER LINE OF ROAD	----
EASEMENT LINE	----
EXISTING EDGE OF PAVEMENT	----
PROPOSED SIDEWALK	
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	

GENERAL NOTES

- ALL CURB RADII TO BE 35' UNLESS OTHERWISE NOTED.
- ALL CURB TO BE MIAMI CURBING.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
- ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
- NO PARKING SIGNS SHALL HAVE ARROWS SHOWING THE BEGINNING AND END AND A DOUBLE ARROWS FOR THE SIGNS WITHIN THE NO PARKING ZONE

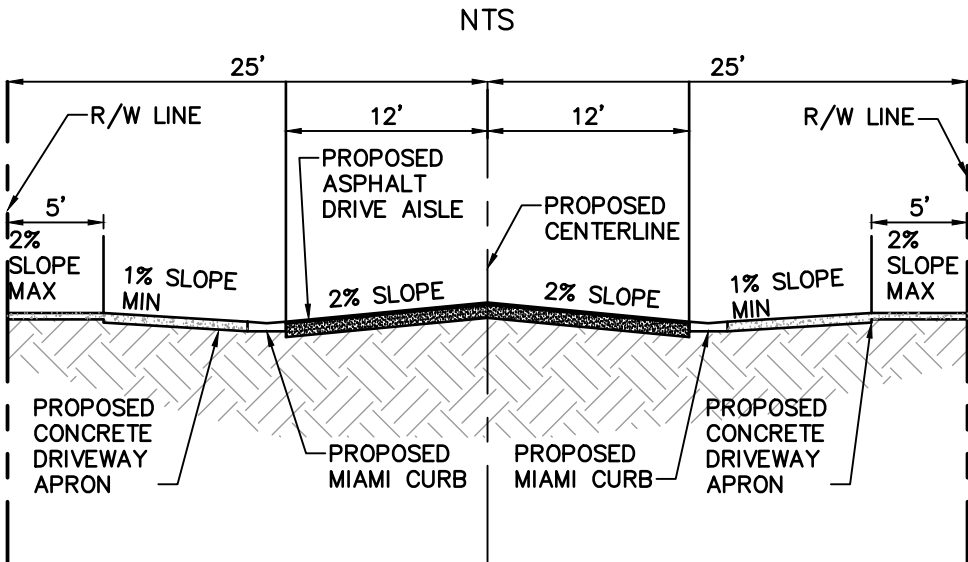
SIGN LEGEND

NO.	DESCRIPTION	SIZE
R1-1	STOP	30"x30"
R3-1	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	36"x12"
R3-5R	RIGHT TURN ONLY	24"x24"
R8-3A	NO PARKING	30"x24"
W11-2	YIELD TO PEDESTRIANS	30"x30"
W14-2	NO OUTLET	30"x30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NO CONCRETE INSTALLATIONS SHALL BE USED FOR TRAFFIC SIGNS.

TYPICAL STREET A SECTION



VENUE DEVELOPMENT LLC

PROJECT NAME

BAYVIEW AT JOHNS LAKE
REMINGTON RD, OAKLAND, FL

Revisions

#	Date	Description
1		
2		
3		
4		

Drawn By

UG

Project No.

345-001

Scale

1"=50'

Date

03/10/22

SHEET NAME

C-4

SHEET NO.

C-4

VENUE DEVELOPMENT LLC

CivilCorp Engineering, Inc.

630 N Wynore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

Edwin Guerrero, PE # 95161

Engineer

FL Reg No

Professional Engineer

Edwin Guerrero, PE # 95161