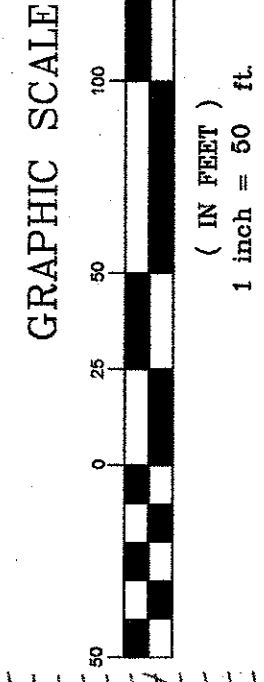




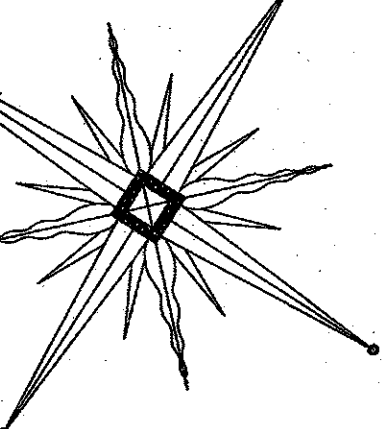
THIS SHEET IS NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SWS (MULLING SWS EXP.)
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 2' CONTOUR INTERVAL
- EXISTING UTILITY POLE
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING FENCE
- EXISTING TREE LINE
- PROP. TREE LINE
- PROPOSED CENTERLINE
- SOIL TYPE BOUNDARY
- SOIL TYPE & HYDROLOGIC CLASS
- EXISTING SURFACE WATER

Map # 23-33 Street 2011
Filed On 11/19/27
ORANGE COUNTY CLERK'S OFFICE



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/19/27
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
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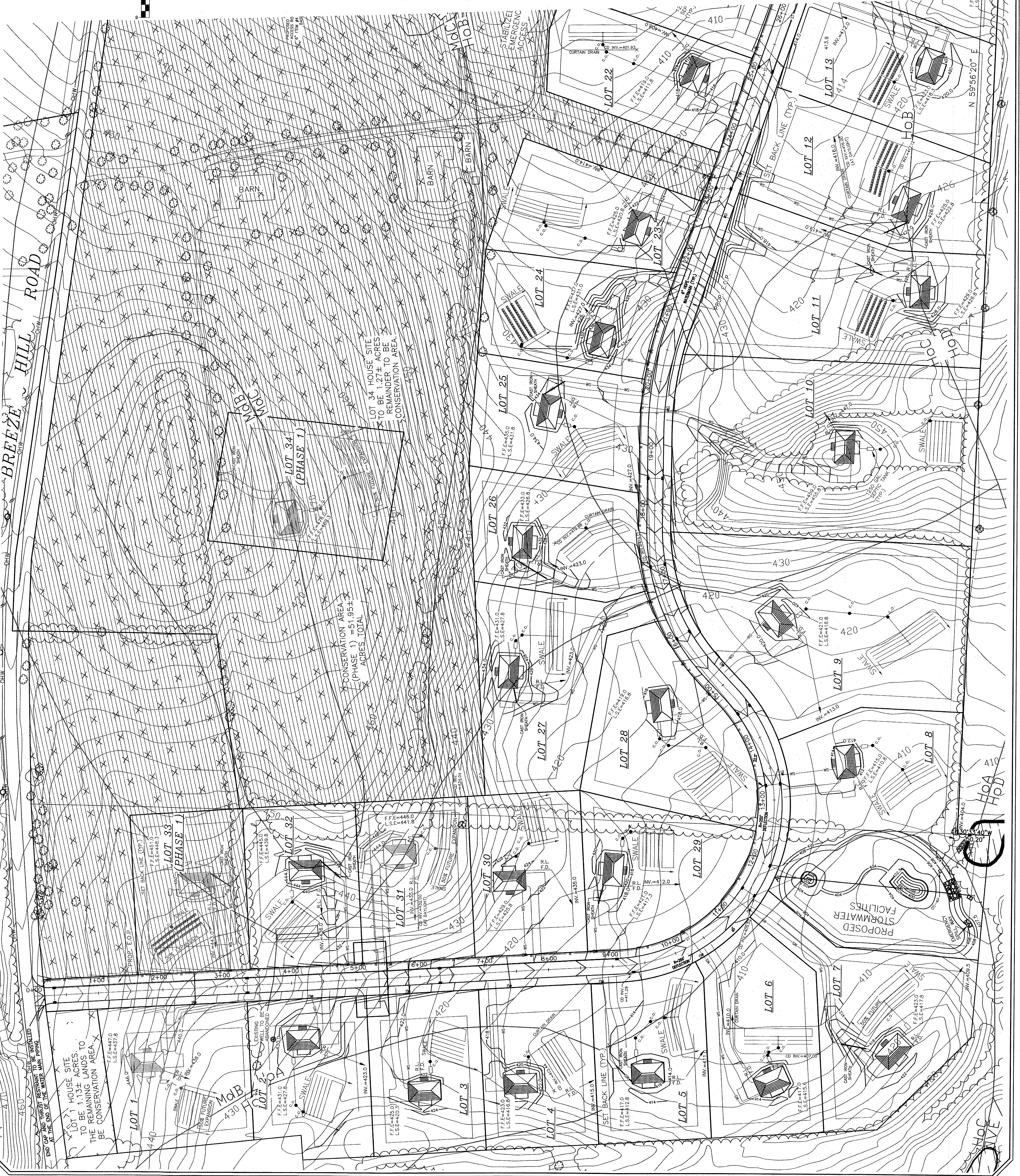
MAP CHECK ONE: REVIEWED BY: **PIETRZAK & PFAU**
ENGINEERING & SURVEYING, PLLC
 1000 W. WINDY HILL ROAD, SUITE 100
 ORANGE COUNTY, FL 32137
 (407) 881-1111
 (407) 881-1112

REALTY SUBDIVISION PLAN FOR
GRANDVIEW ESTATES, LLC
 PHASE II
 TOWN OF WAWANOA,
 ORANGE COUNTY, FLORIDA
 PROJECT TITLE: **GRADING PLAN**
 SSC: 24 BLOCK 70 LOTS 66,
 67 & 70

DATE: 11/19/27

UNAPPROVED: ANYTHING ON THIS SHEET IS UNAPPROVED BY THE TOWN OF WAWANOA, ORANGE COUNTY, FLORIDA. THE TOWN OF WAWANOA, ORANGE COUNTY, FLORIDA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS SHEET. THE TOWN OF WAWANOA, ORANGE COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SHEET.

OWNER: GRANDVIEW ESTATES, LLC
 PROJECT NUMBER: 23-33
 SHEET NUMBER: 1
 TOTAL SHEETS: 1



RIDGE PRESERVATION MAP NOTES:
(Section 195-20)

IT IS THE POLICY OF THE STATE OF NEW YORK AND THE TOWN OF WAWANOA TO PRESERVE AND PROTECT THE PROMINENT RIDGE LINES LOCATED IN THE TOWN OF WAWANOA, WHICH RIDGE LINES ARE A NATURAL FEATURE OF THE TOWN OF WAWANOA AND ARE IMPORTANT TO THE ENVIRONMENTAL AND AESTHETIC QUALITY OF THE TOWN OF WAWANOA. THE TOWN OF WAWANOA HAS A NATURAL ELEVATION OF AT LEAST 600 FEET MEAN SEA LEVEL (MSL) AND ARE DESIGNATED IN CONFORMITY WITH SECTION 195-20 (MSL) AND ARE DESIGNATED AS A RIDGE PRESERVATION MAP AREA. THE RIDGE PRESERVATION MAP AREA SHALL BE CONSIDERED AS A NATURAL FEATURE OF THE TOWN OF WAWANOA AND SHALL BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 195-20 D (1) AND (2).

1. CLEARING OF LOTS SHALL BE LIMITED TO AN AREA REQUIRED FOR THE INSTALLATION/CONSTRUCTION OF THE NECESSARY SEWER, SEPTIC SYSTEM AND WELL TOGETHER WITH AN ADDITIONAL AREA NOT TO EXCEED 500 SQUARE FEET.
2. EXISTING VEGETATION AND TOPOGRAPHY SHOULD BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. THE VISUAL IMPACT OF ALL CONSTRUCTION FROM SCENIC ROADS SHOULD BE MINIMIZED. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED THE HEIGHT OF THE SURROUNDING VEGETATION AND TOPOGRAPHY. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED THE HEIGHT OF THE SURROUNDING VEGETATION AND TOPOGRAPHY. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED THE HEIGHT OF THE SURROUNDING VEGETATION AND TOPOGRAPHY.
3. THE ROOF OF ANY STRUCTURE PROPOSED OR CONSTRUCTED SHALL BE COLORED A SUBDUED EARTH TONE BLENDING WITH THE NATURAL ENVIRONMENT. THE HEIGHT OF THE ROOF SHALL NOT EXCEED THE HEIGHT OF THE SURROUNDING VEGETATION AND TOPOGRAPHY. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED THE HEIGHT OF THE SURROUNDING VEGETATION AND TOPOGRAPHY.
4. ANY ROAD DESIGNATED AS A SCENIC ROAD BY THE MASTER PLAN, THIS MAP SHALL NOT BE CONSIDERED AS A SCENIC ROAD UNLESS THE STRUCTURE TO BE CONSTRUCTED IS LESS THAN THE MAXIMUM HEIGHT ALLOWED IN THIS ZONE.

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR HIS IMPROVED SEAL SHALL BE CONSIDERED TO BE A VIOLATION OF THE SURVEY MAP ACT.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR HIS IMPROVED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE SURVEYOR GENERAL SHALL BE APPLIED TO THIS SURVEY MAP.
4. THE SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR HIS IMPROVED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. THE SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR HIS IMPROVED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
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WETLANDS "A"
A.C.O.E. WETLANDS LIMIT
AS FLAGGED AND LOCATED
BY PIETRAK & PRAU, PLLC
IN JULY 2003

WETLANDS "B"
A.C.O.E. WETLANDS LIMIT
AS FLAGGED AND LOCATED
BY PIETRAK & PRAU, PLLC
IN JULY 2003

WETLANDS "C"
A.C.O.E. WETLANDS LIMIT
AS FLAGGED AND LOCATED
BY PIETRAK & PRAU, PLLC
IN JULY 2003

WETLANDS "D"
A.C.O.E. WETLANDS LIMIT
AS FLAGGED AND LOCATED
BY PIETRAK & PRAU, PLLC
IN JULY 2003

WETLANDS "A"
A.C.O.E. WETLANDS LIMIT
AS FLAGGED AND LOCATED
BY PIETRAK & PRAU, PLLC
IN JULY 2003

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A.C.O.E. WETLANDS LIMIT
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BY PIETRAK & PRAU, PLLC
IN JULY 2003



PIETRAK & PRAU
ENGINEERING & SURVEYING, P.A.C.
300 CANTON SQUARE, SUITE 100
CANTON, NY 13731
(607) 246-4600
(607) 246-4601
(607) 246-4602

GRANDVIEW ESTATES, LLC
REALTY/SUBDIVISION PLAN FOR
PHASE II
ORANGE COUNTY, NEW YORK
PROJECT TITLE
GRADING PLAN 2
SEC. 84 BLOCK 1 LOTS 66,
67 & 70

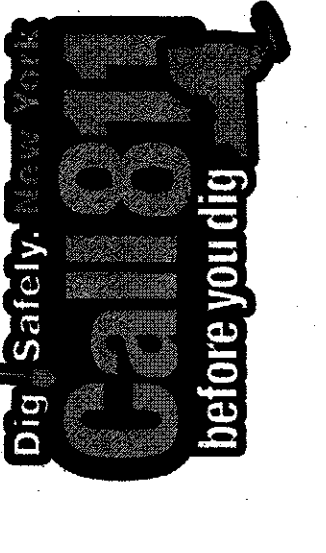
ENGINEER'S CERTIFICATION
THE PROPOSED STORMWATER FACILITIES AND WATER TREATMENT FACILITY SHOWN ON THIS PLAN HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE (DTF) REGULATIONS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS.

LEGEND

EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
PROPOSED DWELLING	PROPOSED WELL
PROPOSED SWS (INCLUDING BOX)	EXISTING 1' CONTOUR INTERVAL
EXISTING 2' CONTOUR INTERVAL	EXISTING 5' CONTOUR INTERVAL
EXISTING UTILITY PILE	EXISTING SPOT ELEVATION
EXISTING FENCE	EXISTING TREE LINE
PROP. TREE LINE	PROPOSED CENTRIQUE
SOIL TYPE BOUNDARY	SOIL TYPE & HYDROLOGIC CLASS
EXISTING SURFACE WATER	

GRAPHIC SCALE
1 inch = 60 feet

DATE 12/15/2021
PROJECT NO. 210201
SCALE 1"=60'



1. 100 YEAR FLOOD LINE (FPL)	2. 100 YEAR FLOOD LINE (FPL)
3. 100 YEAR FLOOD LINE (FPL)	4. 100 YEAR FLOOD LINE (FPL)
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99. 100 YEAR FLOOD LINE (FPL)	100. 100 YEAR FLOOD LINE (FPL)

Map # 210201 Sheet 0111
Filed On 12/15/2021
ORANGE COUNTY CLERK'S OFFICE

THIS SHEET IS NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL

ENGINEER'S CERTIFICATION
THE PROPOSED STORMWATER FACILITIES AND WATER TREATMENT FACILITY SHOWN ON THIS PLAN HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE (DTF) REGULATIONS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS.

LEGEND

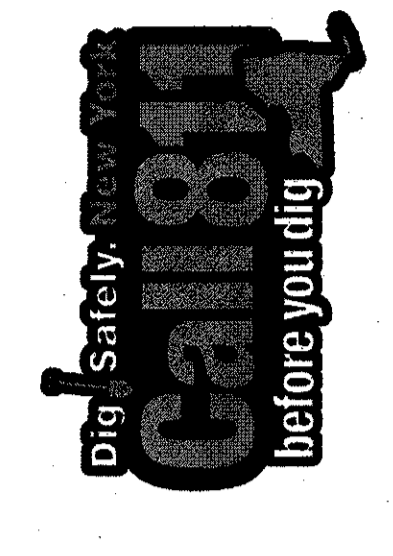
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EXISTING SURFACE WATER	

GRAPHIC SCALE
1 inch = 60 feet

DATE 12/15/2021
PROJECT NO. 210201
SCALE 1"=60'

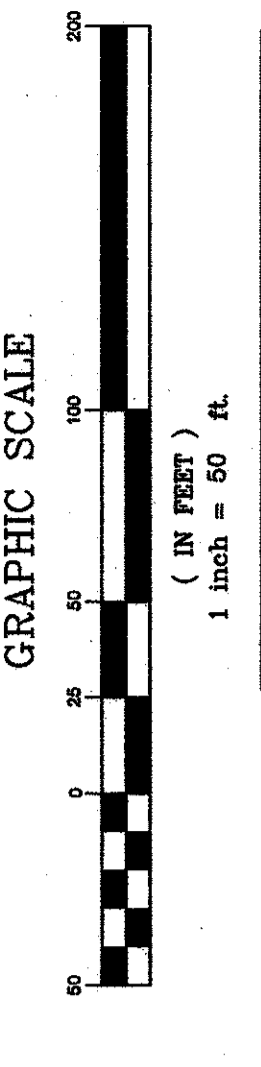
AGRICULTURAL NOTES:
 1. THE TOWN OF WAWANDA HAS AGRICULTURAL ZONING AND THE PURPOSE OF THIS ZONING IS TO PROTECT AND ENHANCE THE DEVELOPMENT AND PRODUCTION OF AGRICULTURAL PRODUCTS AND SERVICES AND TO PROTECT THE CHARACTER OF THE TOWN OF WAWANDA AS A COMMUNITY OF AGRICULTURAL ACTIVITIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL ZONING DISTRICT.
 2. THE TOWN OF WAWANDA HAS AGRICULTURAL ZONING AND THE PURPOSE OF THIS ZONING IS TO PROTECT AND ENHANCE THE DEVELOPMENT AND PRODUCTION OF AGRICULTURAL PRODUCTS AND SERVICES AND TO PROTECT THE CHARACTER OF THE TOWN OF WAWANDA AS A COMMUNITY OF AGRICULTURAL ACTIVITIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL ZONING DISTRICT.
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- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED DRAINAGE
 - PROPOSED WELL
 - PROPOSED 30" (UNLESS SHOWN OTHERWISE)
 - EXISTING 10' CONTOUR INTERVAL
 - PROPOSED 10' CONTOUR INTERVAL
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 - PROPOSED WATER SERVICE
 - PROPOSED WATER MAIN
 - PROPOSED WATER VALVE
 - PROP. TEST PIT
 - PROPOSED CATCH BASIN
 - PROPOSED ROOF LEADER / FOOTING DOWN



- NOTES:**
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE TOWN OF WAWANDA HAS AGRICULTURAL ZONING AND THE PURPOSE OF THIS ZONING IS TO PROTECT AND ENHANCE THE DEVELOPMENT AND PRODUCTION OF AGRICULTURAL PRODUCTS AND SERVICES AND TO PROTECT THE CHARACTER OF THE TOWN OF WAWANDA AS A COMMUNITY OF AGRICULTURAL ACTIVITIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL ZONING DISTRICT.
 3. THE TOWN OF WAWANDA HAS AGRICULTURAL ZONING AND THE PURPOSE OF THIS ZONING IS TO PROTECT AND ENHANCE THE DEVELOPMENT AND PRODUCTION OF AGRICULTURAL PRODUCTS AND SERVICES AND TO PROTECT THE CHARACTER OF THE TOWN OF WAWANDA AS A COMMUNITY OF AGRICULTURAL ACTIVITIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL ZONING DISTRICT.
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ENGINEER'S CERTIFICATION
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HAVE EXAMINED THE SURVEY AND THE INFORMATION CONTAINED HEREIN AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 10/15/2024
 ENGINEER: [Signature]



NO.	DESCRIPTION	DATE
1	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024
2	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024
3	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024
4	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024
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49	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024
50	12-19-2024 PER 12-12-2024 CON COMMENTS	12-19-2024

PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC
 200 GARDNER AVENUE, SUITE 200
 WAWANDA, NY 12155
 PHONE: 518-537-1100
 FAX: 518-537-1101
 WWW.PIETRZAKANDPFAU.COM

GRANDVIEW ESTATES, LLC
 PHASE II
 TOWN OF WAWANDA
 ORANGE COUNTY, NEW YORK

UTILITY PLAN 2
 SHEET 24 BLOCK 1 LOTS 66

DATE: 10/15/2024
 DRAWING TITLE: UTILITY PLAN 2
 SHEET NO: 24
 BLOCK: 1
 LOT: 66

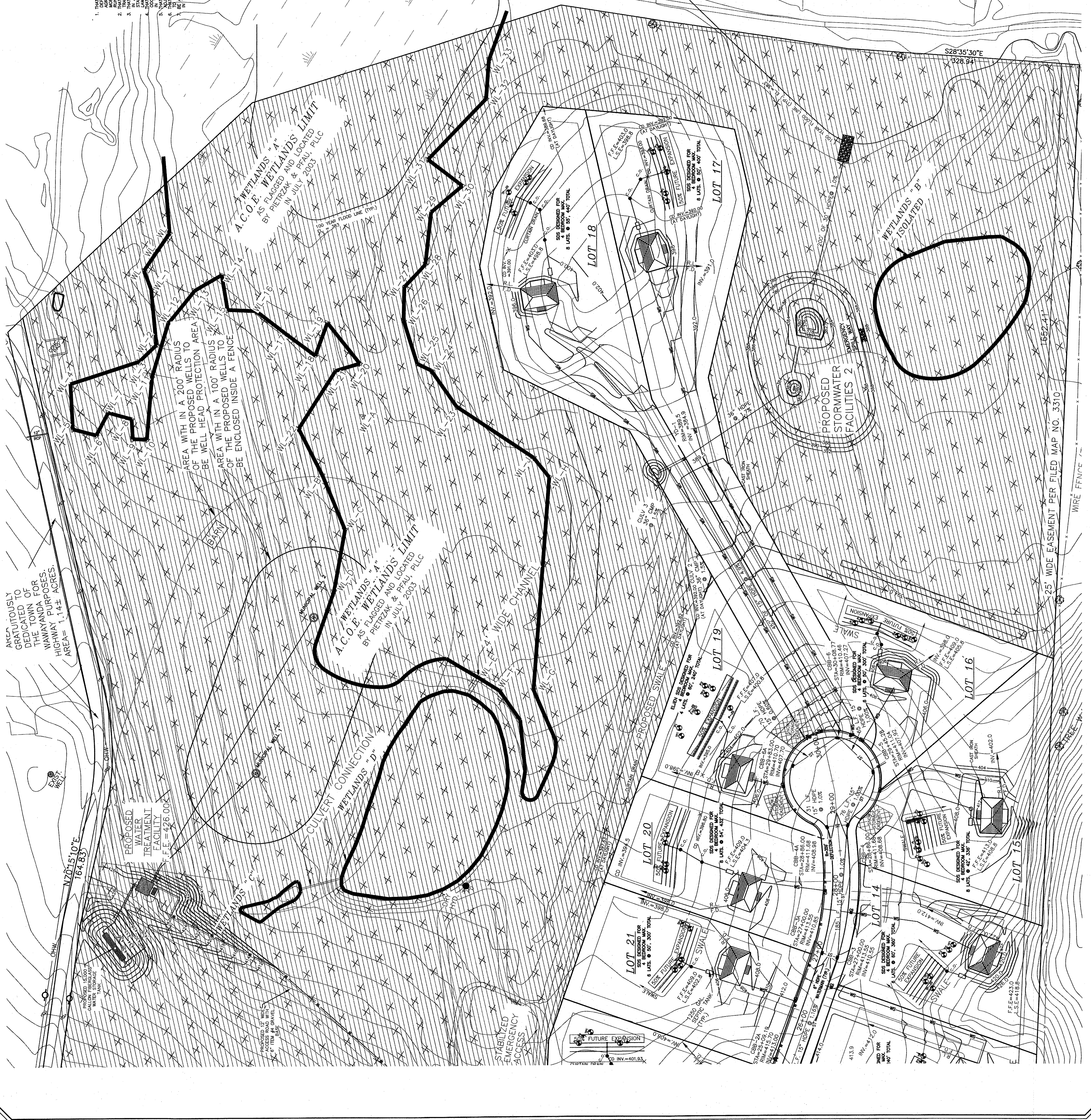
FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
 100 STATE STREET, SUITE 200
 WAWANDA, NY 12155
 PHONE: 518-537-1100
 FAX: 518-537-1101
 WWW.PIETRZAKANDPFAU.COM

THIS SHEET IS INCOMPLETE AND SHALL BE REVISIONS TO THE SHEET NO. 24 OF & LISTED IN THE TITLE BOX UNDER THE REVISIONS TO SHEET NO. 24 OF &

Map Filed On 10/15/2024
 RANGER COUNTY CLERK'S OFFICE

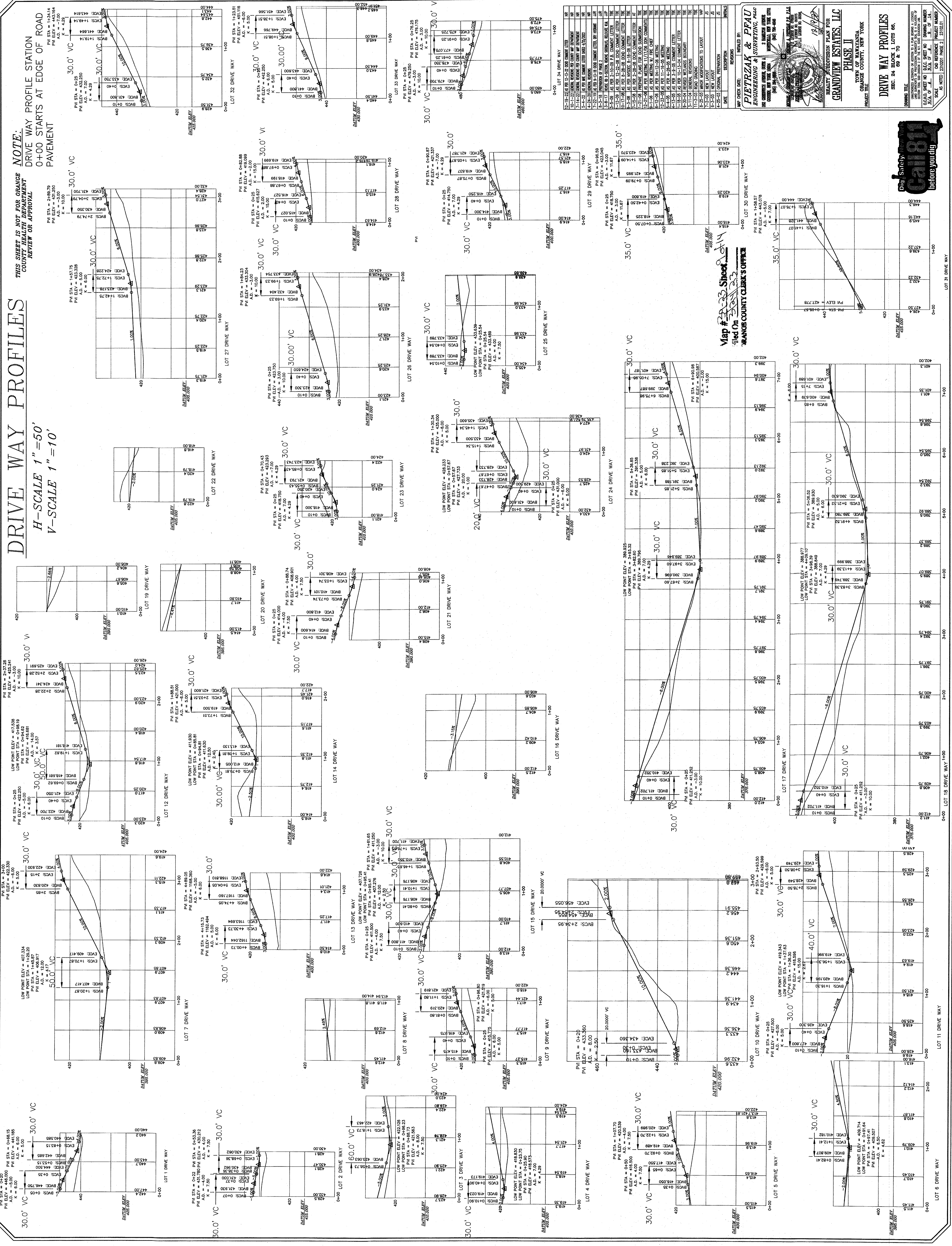
RECORD OWNER/APPLICANT
 GRANDVIEW ESTATES, LLC
 IN CARE OF DAVID GOLDRICH, ESQ.
 GREENSBORO, GA 30642



DRIVE WAY PROFILES

H-SCALE 1" = 50'
V-SCALE 1" = 10'

NOTE:
THIS SHEET IS NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL
DRIVE WAY PROFILE STATION 0+00 STARTS AT EDGE OF ROAD PAVEMENT



PIETRZAK & PRAU
ENGINEERING & SURVEYING, P.C.
1000 N. W. 11th St., Suite 100
Fort Lauderdale, FL 33304
(954) 571-1111

GRANDVIEW ESTATES, LLC
PHASE II
TOWN OF TAVANANDA
ORANGE COUNTY, NEW YORK
PROJECT NO. 19-02

DRIVE WAY PROFILES
BLOCK 1 LOTS 1-30
SHEET 24 OF 24

DATE: 11/11/2019
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
SCALE: AS NOTED



Map # 22-23 Sheet 014
Filed On 11/11/2019
ORANGE COUNTY CLERK'S OFFICE

