

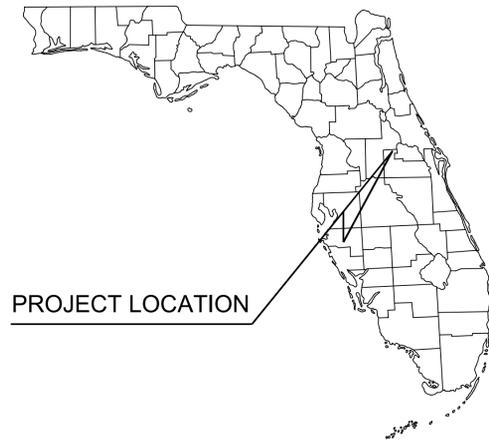
CONSTRUCTION PLANS FOR MAITLAND CONCOURSE NORTH MASTER INFRASTRUCTURE AND LOT 7 RESIDENTIAL

MAITLAND, FLORIDA

JUNE 20, 2016

PARCEL ID: 25-21-29-0000-00-032

26-21-29-0000-00-062



PROJECT LOCATION



ZONING MAP

LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF MAITLAND BOULEVARD (STATE ROAD NO. 426-A);

AND:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25, LYING NORTHERLY OF MAITLAND BOULEVARD, LESS THE EAST 331.32 FEET; AND LESS THAT PARCEL OF LAND DESCRIBED IN PART C OF THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORD BOOK 2709, PAGE 343 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25 AND THE CENTERLINE OF SAID MAITLAND BOULEVARD (120.00 FEET RIGHT OF WAY); THENCE NORTHERLY ALONG SAID CENTERLINE AND ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 909.86 FEET AND A CENTRAL ANGLE OF 19°31'53" FOR 651.05 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 54°36'57" EAST FOR 672.35 FEET; THENCE NORTH 35°23'03" WEST FOR 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54°36'57" EAST FOR 95.00 FEET; THENCE NORTH 35°23'03" WEST FOR 250.00 FEET; THENCE SOUTH 54°36'57" WEST FOR 295.00 FEET; THENCE SOUTH 35°23'03" EAST FOR 250.00 FEET; THENCE NORTH 54°36'57" EAST FOR 200.00 FEET TO THE POINT OF BEGINNING.

AND:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, LESS THE NORTH 1025.00 FEET, AND LESS THE WEST 185.00 FEET;

AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°09'46" EAST ALONG THE WEST LINE THEREOF FOR 660.00 FEET; THENCE EAST 987.79 FEET TO THE WEST LINE OF THE EAST 331.32 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH ALONG SAID WEST LINE FOR 508.79 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE SOUTH 89°33'26" WEST ALONG SAID SOUTH LINE FOR 989.69 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF PARCEL 1 CONVEYED IN OFFICIAL RECORDS BOOK 4949, PAGE 2643, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN S 00°34'45" E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 432.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAITLAND BOULEVARD - INTERSTATE 4 INTERCHANGE (SECTION 75280-2438); THENCE S 89°13'44" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.01 FEET; THENCE S 00°34'45" E, A DISTANCE OF 80.92 FEET; THENCE S 49°14'10" E, A DISTANCE OF 18.99 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 09°49'19" AND A RADIUS OF 1,844.86 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE FROM A TANGENT BEARING OF N 71°38'15" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 316.26 FEET; THENCE DEPARTING SAID CURVE, RUN S 28°11'05" E, A DISTANCE OF 3.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 09°43'46" AND A RADIUS OF 1849.86 FEET; THENCE FROM A TANGENT BEARING OF S 81°48'55" W, RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 314.13 FEET; THENCE DEPARTING SAID CURVE, RUN N 49°14'10" W, A DISTANCE OF 5.82 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF MAITLAND BOULEVARD (STATE ROAD NO. 426-A), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 25 FOR 1316.72 FEET; THENCE WEST 331.32 FEET; THENCE SOUTH FOR 1316.72 FEET; THENCE EAST TO THE POINT OF BEGINNING; LESS THAT PORTION OF SAID PARCEL LYING IN THE NORTH 100 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25;

AND:

THE SOUTH 78.15 FEET OF THE NORTH 855.00 FEET OF THE WEST 481.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25.

TOGETHER WITH EASEMENT RIGHTS GRANTED IN CROSS-ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 21, 1994 IN OFFICIAL RECORDS BOOK 4810, PAGE 4691.

PROJECT LOCATION



VICINITY MAP

PROJECT TEAM

OWNER:

BPL MAITLAND CONCOURSE NORTH LLC
P.O. BOX 3010
WINTER PARK, FL 32790-3010
CONTACT: MAX CRUZ
PHONE: (407) 622-1733
FAX: (407) 622-1717

DEVELOPER:

RD MCN, LLC
315 S. BISCAYNE BOULEVARD
MIAMI, FL 33131
CONTACT: MAX CRUZ
PHONE: (305) 460-9900, EXT. 494
FAX: (305) 460-9911

OWNER:

FLORIDA DEPARTMENT OF
TRANSPORTATION
719 WOODLAND BLVD.
DELAND, FL 32720
PHONE: (386) 943-5000

ARCHITECT:

HUMPHREYS AND PARTNERS
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
CONTACT: SEAN BELL
PHONE: (972) 701-9636
FAX: (972) 701-9639

CIVIL ENGINEER/PLANNER:

KIMLEY-HORN & ASSOC., INC.
3660 MAGUIRE BLVD. SUITE 200
ORLANDO, FL 32803
ATTN: JONATHAN A. MARTIN, P.E.
PHONE: (407) 898-1511

SURVEYOR:

GANUNG-BELTON ASSOCIATES, INC.
1275 E. ROBINSON STREET
ORLANDO, FL. 32801
CONTACT: CLAY GANUNG
PHONE: (407) 894-6656

LANDSCAPE ARCHITECT:

DIX.HITE+PARTNERS, INC
150 WEST JESSUP AVENUE
LONGWOOD, FL 32750
CONTACT: JAMIE WRIGHT, PLA/LEED AP
PHONE (407) 667-1777
FAX: (407) 667-1779

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UTILITY PROVIDERS

WATER :

CITY OF MAITLAND
361 N. KELLER ROAD
MAITLAND, FL 32751
PHONE: (407) 875-2115

SEWER :

CITY OF MAITLAND
1827 FENNEL STREET
MAITLAND, FL 32751
(407) 539-6203

TELEPHONE:

CENTURY LINK
942 1st STREET
ALTA MONTIE SPRINGS, FL 32704
(407) 830-0110

ELECTRIC :

DUKE ENERGY
452 E. CROWN POINTE RD
WINTER GARDEN, FL 33787
PHONE: 407-905-3321

GAS :

TECO GAS
600 W ROBINSON ST.
ORLANDO, FL 32801
PHONE: 407-420-6649

PREPARED BY

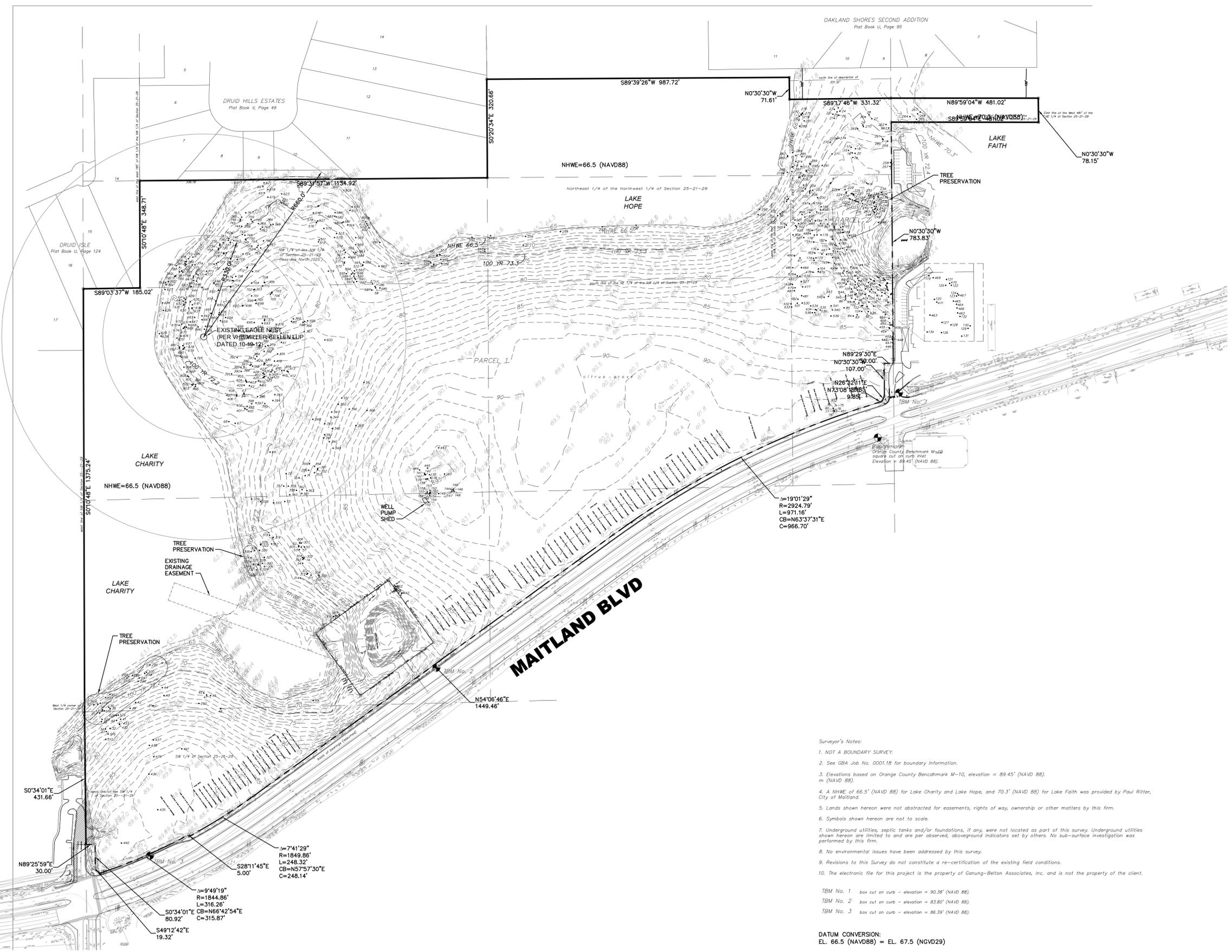
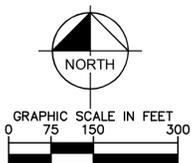
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BRENT A. LENZEN, P.E.
FL. P.E. NO. 78537

NO.	REVISIONS:	DATE

Plotted By: Ramsburg, Derek - Sheet: Smt.MCN-MI-LOT7 - Layout: EXISTING CONDITIONS - June 20, 2016 - 12:20:12pm - k:\ORL\Civil\049183005-MCN-Master Development_Smt.MCN-MI-LOT7-EXIST-COND.dwg
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Surveyor's Notes:
 1. NOT A BOUNDARY SURVEY.
 2. See GBA Job No. 0001.18 for boundary information.
 3. Elevations based on Orange County Benchmark M-10, elevation = 89.45' (NAVD 88), m (NAVD 88).
 4. A NHE of 66.5' (NAVD 88) for Lake Charity and Lake Hope, and 70.3' (NAVD 88) for Lake Faith was provided by Paul Ritter, City of Maitland.
 5. Lands shown hereon were not abstracted for easements, rights of way, ownership or other matters by this firm.
 6. Symbols shown hereon are not to scale.
 7. Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown hereon are limited to and are per observed, aboveground indicators set by others. No sub-surface investigation was performed by this firm.
 8. No environmental issues have been addressed by this survey.
 9. Revisions to this Survey do not constitute a re-certification of the existing field conditions.
 10. The electronic file for this project is the property of Ganung-Belton Associates, Inc. and is not the property of the client.

TBM No. 1 box cut on curb - elevation = 90.38' (NAVD 88).
 TBM No. 2 box cut on curb - elevation = 83.80' (NAVD 88).
 TBM No. 3 box cut on curb - elevation = 86.39' (NAVD 88).

DATUM CONVERSION:
 EL. 66.5 (NAVD88) = EL. 67.5 (NGVD29)

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 BRENT A. LENZEN, P.E.
 FLORIDA LICENSE NUMBER
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KHA PROJECT
 049183005

DATE
 06/20/2016

SCALE AS SHOWN

DESIGNED BY JAM

DRAWN BY KAS

CHECKED BY JAM

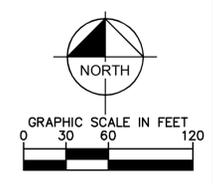
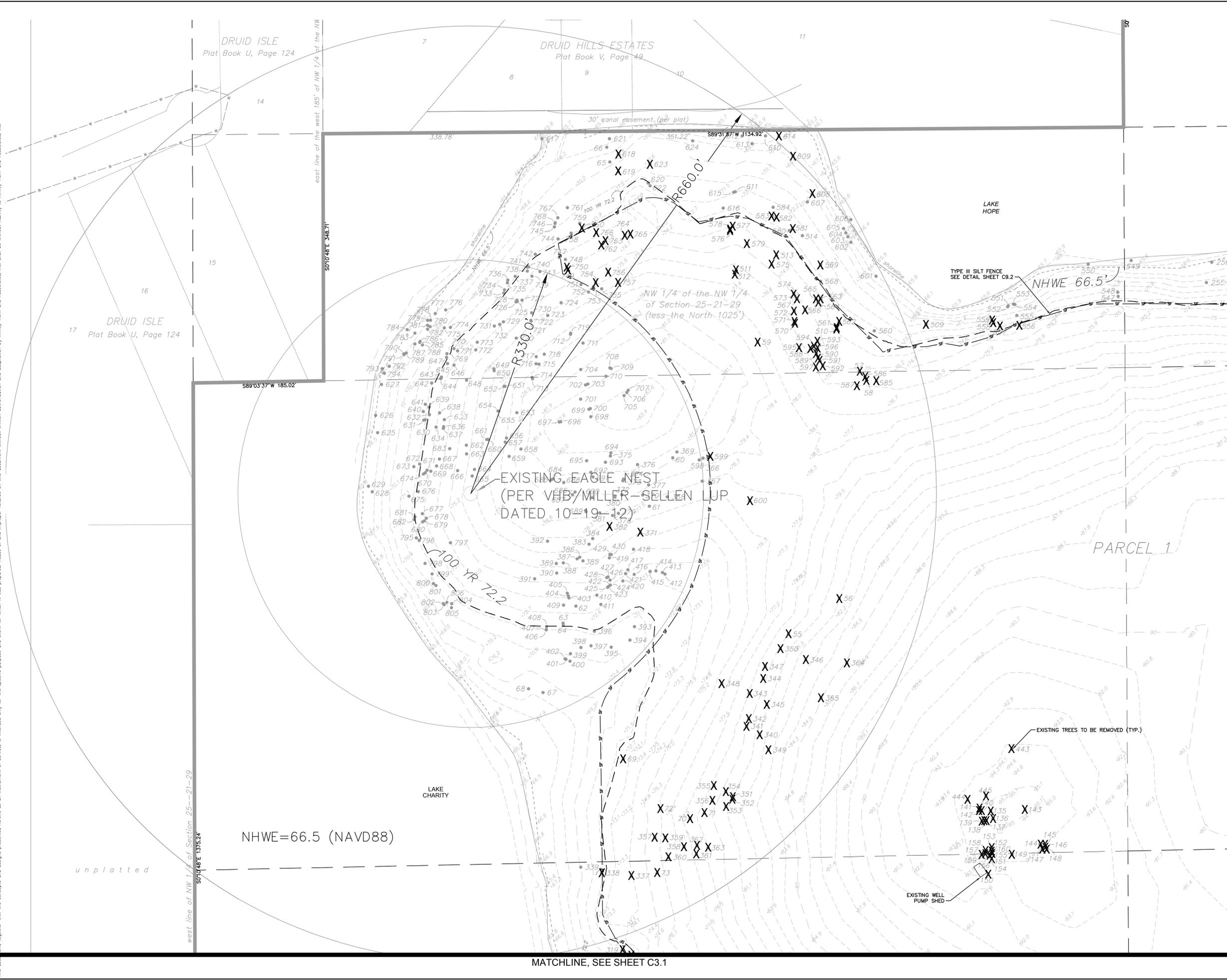
**EXISTING
 CONDITIONS**

**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**

CITY OF MAITLAND FLORIDA

SHEET NUMBER
C3.0

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- LEGEND:**
- SILT FENCE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - EXISTING WETLAND IMPACT
 - EXISTING PAVEMENT TO BE REMOVED

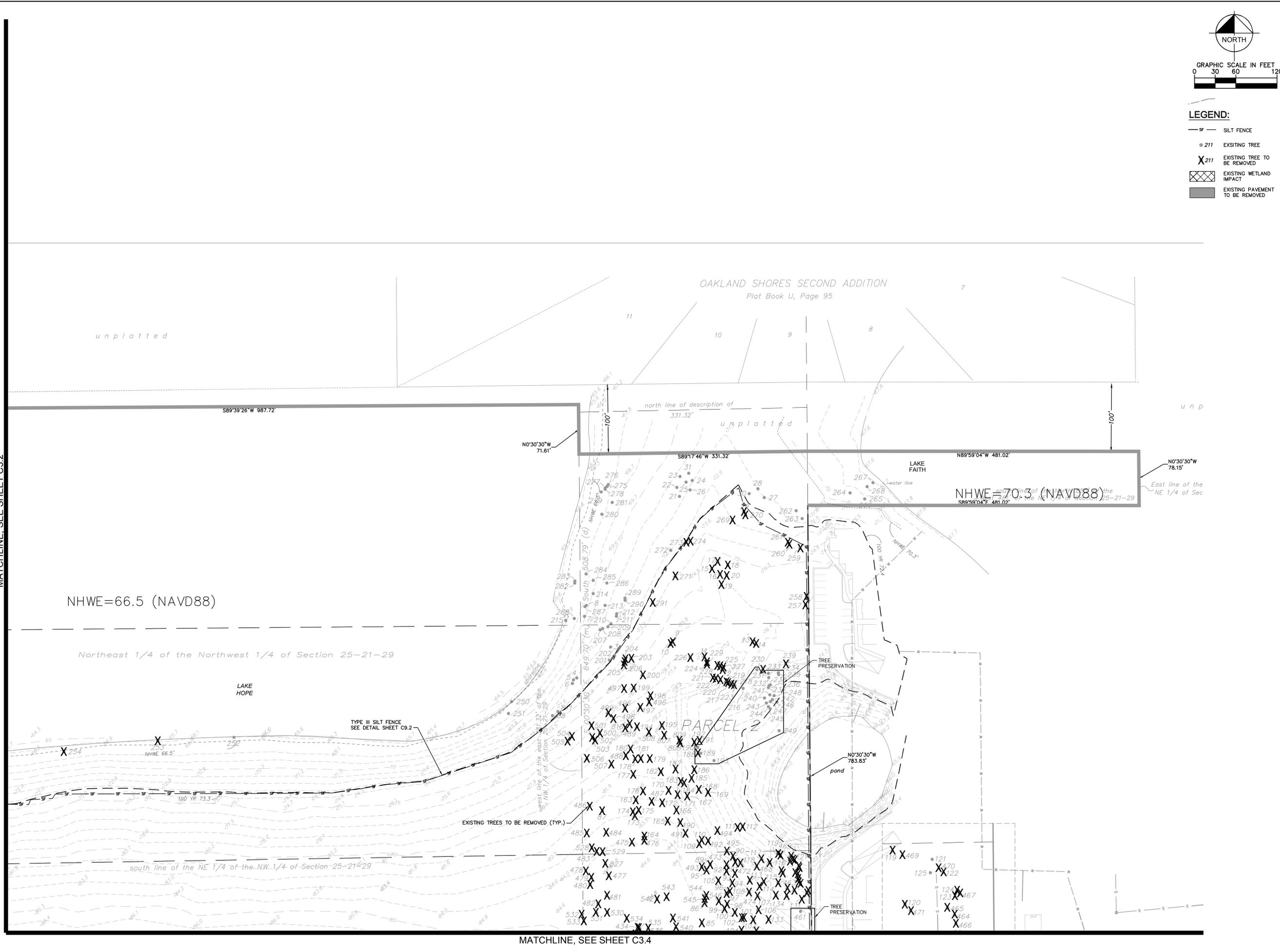
MATCHLINE, SEE SHEET C3.3

MATCHLINE, SEE SHEET C3.4

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KHA PROJECT	DATE	DESIGNED BY	CHECKED BY
049183005	06/20/2016	JAM	KAS
EXISTING CONDITIONS & DEMOLITION PLAN		FLORIDA	
MAITLAND CONCOURSE NORTH MASTER INFRASTRUCTURE & LOT 7 RESIDENTIAL		CITY OF MAITLAND	
SHEET NUMBER		DATE	
C3.2		BY	

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MATCHLINE, SEE SHEET C3.2



NORTH

GRAPHIC SCALE IN FEET

0 30 60 120

LEGEND:

- SF — SILT FENCE
- 211 EXISTING TREE
- X 211 EXISTING TREE TO BE REMOVED
- ▨ EXISTING WETLAND IMPACT
- EXISTING PAVEMENT TO BE REMOVED

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KHA PROJECT	049183005
DATE	06/20/2016
SCALE	AS SHOWN
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DRAWN BY	KAS
CHECKED BY	JAM
DATE	

EXISTING
 CONDITIONS &
 DEMOLITION PLAN

MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL

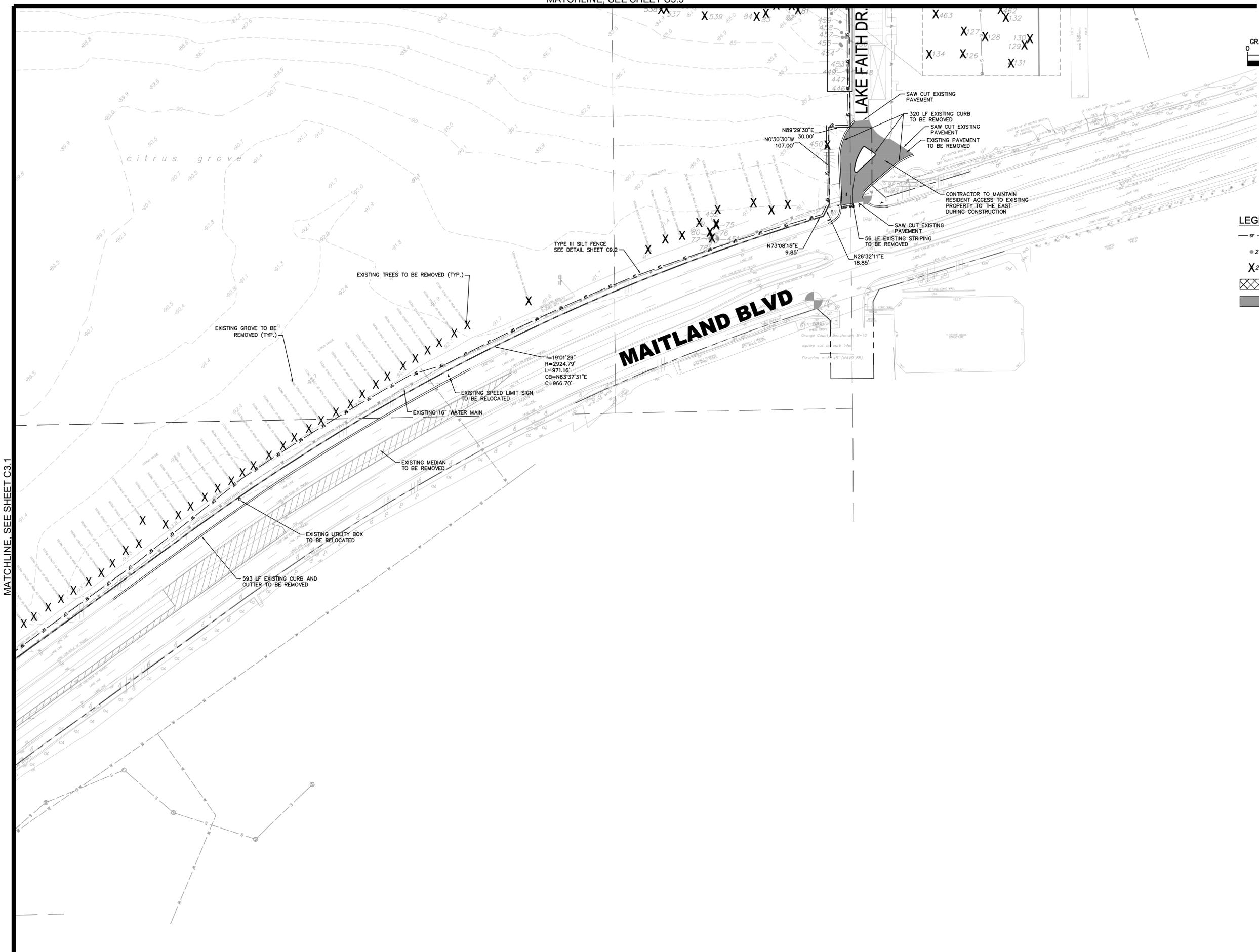
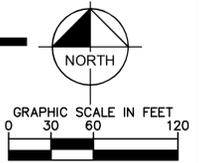
FLORIDA

CITY OF MAITLAND

SHEET NUMBER
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MATCHLINE, SEE SHEET C3.3



- LEGEND:**
- SILT FENCE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - EXISTING WETLAND IMPACT
 - EXISTING PAVEMENT TO BE REMOVED

MATCHLINE, SEE SHEET C3.1

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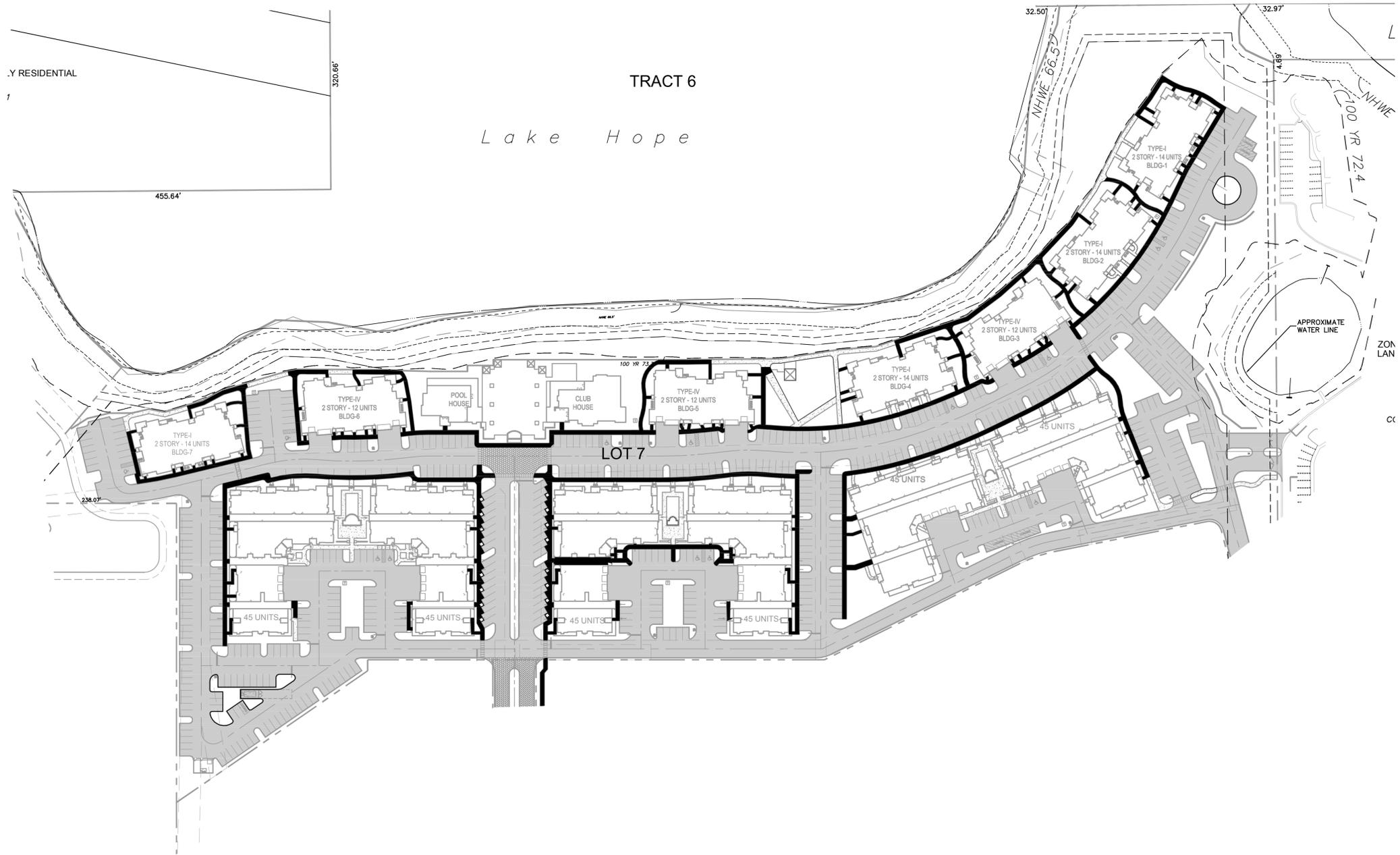
**EXISTING
 CONDITIONS &
 DEMOLITION PLAN**

**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**

CITY OF MAITLAND FLORIDA

SHEET NUMBER
C3.4

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- LEGEND:**
- BUILDING SETBACK LINE
 - - - LANDSCAPE BUFFER LINE
 - - - SJRWMD BUFFER (25' AVERAGE FROM NHWE)
 - - - SIDEWALK EASEMENT
 - █ ACCESSIBILITY SIDEWALKS

No.	REVISIONS	BY	DATE

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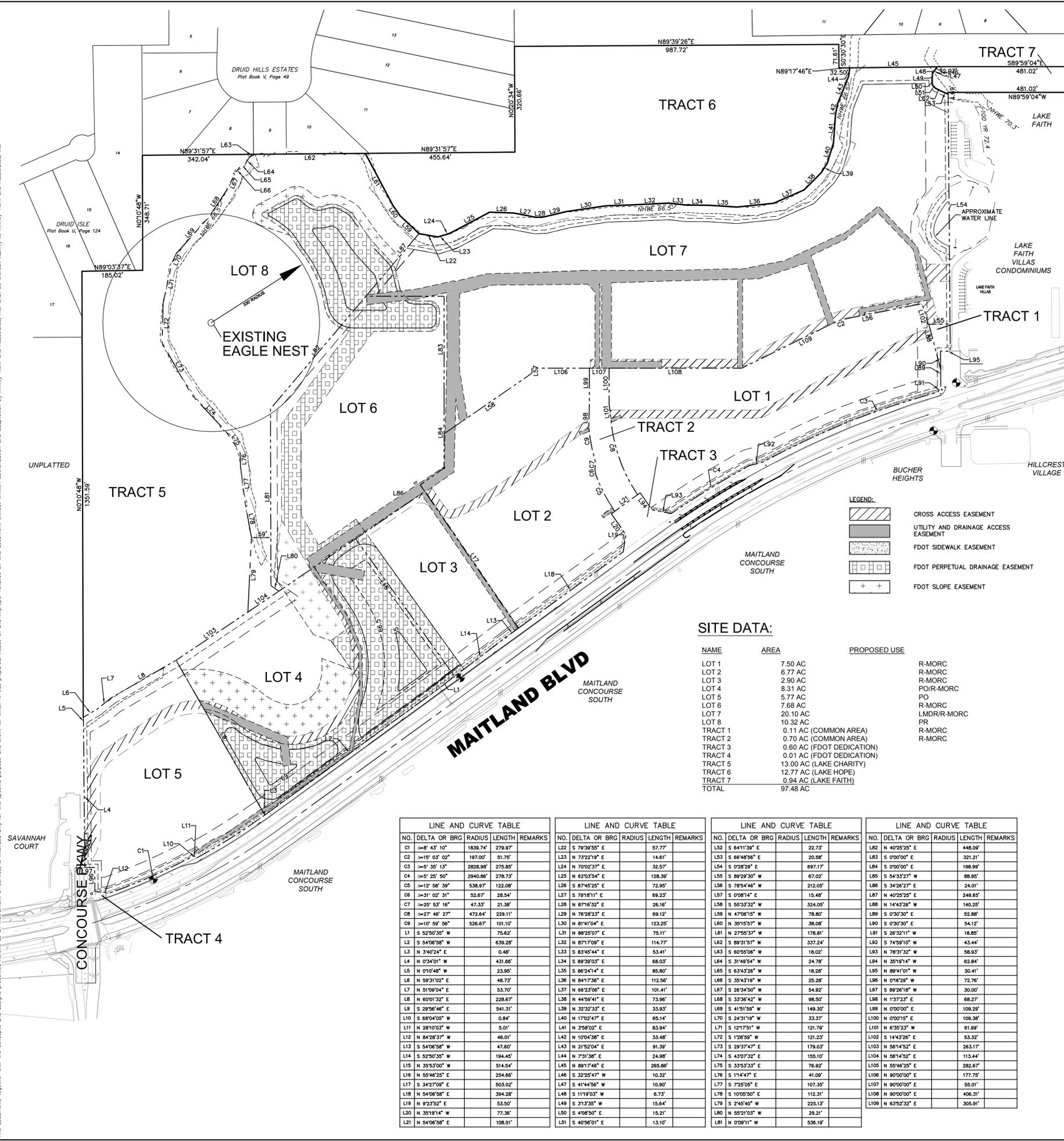
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 049183005
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 06/20/2016
 SCALE AS SHOWN
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 CHECKED BY JAM DATE: _____

ACCESSIBILITY PLAN

**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**
 CITY OF MAITLAND FLORIDA

SHEET NUMBER
C4.1

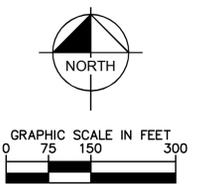
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DEVELOPMENT NOTES:

CONSERVATION AREAS: NONE EXIST ON SITE
100 YEAR FLOOD HAZARD: ZONE AE PER MAP #1209500165F, LAKE CHARITY (EL. 72.2), LAKE HOPE (EL. 73.3), LAKE FAITH (EL. 72.4)
PROPOSED NUMBER OF LOTS: 8 LOTS
SUPPORT SERVICES: WATER - CITY OF MAITLAND PUBLIC UTILITY ON-SITE WATER LINES ON ALL LOTS WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED. AN INTERNAL LOOPED SYSTEM CONSISTING OF A 10" PVC WATER MAIN PIPE WILL SERVICE THE PROJECT. ELEVEN HYDRANTS LOCATED ALONG THE MAIN WILL PROVIDE FIRE PROTECTION TO THE PROJECT SITE.
 SEWER - CITY OF MAITLAND PUBLIC UTILITY ON-SITE SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY A PRIVATELY OWNED, OPERATED, AND MAINTAINED LIFT STATION. A FORCEMAIN WILL THEN CARRY THE SEWERAGE TO A STUBBED OUT FORCEMAIN CONNECTION ON THE NORTH SIDE OF MAITLAND BLVD.
 REUSE - CITY OF MAITLAND PUBLIC UTILITY ON-SITE REUSE WATER LINES ON ALL LOTS WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
 STORM WATER MANAGEMENT - STORM WATER MANAGEMENT WILL BE PROVIDED WITHIN ON-SITE RETENTION/DETENTION FACILITIES LOCATED WITHIN LOTS 4, 6, AND 8 AND WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE MAITLAND AND WATER MANAGEMENT DISTRICT CRITERIA. THE ON-SITE STORMWATER MANAGEMENT FACILITIES WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATE THE POST DEVELOPMENT VOLUME, SO AS NOT TO EXCEED THE DISCHARGE RATE UNDEVELOPED SITE PRIOR TO DISCHARGING INTO LAKE CHARITY AND LAKE HOPE.

SITE LIGHTING: AT THE TIME OF FINAL LOT ENGINEERING, A LIGHTING AND PHOTOMETRIC PLAN WILL BE PROVIDED IN ACCORDANCE WITH THE MAITLAND CODE OF ORDINANCES.
LANDSCAPING & IRRIGATION: AT THE TIME OF FINAL LOT ENGINEERING, A LANDSCAPE AND IRRIGATION PLAN WILL BE PROVIDED IN ACCORDANCE WITH THE MAITLAND CODE OF ORDINANCES.
ENVIRONMENTAL: AN ENVIRONMENTAL IMPACT STUDY WILL BE PERFORMED AND WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING. IF THERE ARE ANY ENVIRONMENTAL IMPACTS ON THE PROJECT SITE, THEY WILL BE ADDRESSED WITH THE APPROPRIATE AGENCY AND WITH THE CITY OF MAITLAND.
PARK AND RECREATION: LOT B, PASSIVE PARK.
MIN. LOT SIZE: 1 ACRE
MIN. LOT WIDTH: 75'
EASEMENT: INGRESS, EGRESS, UTILITY, LANDSCAPING, AND STORMWATER DRAINAGE EASEMENTS ARE PROPOSED OVER TRACTS 1, 2, 3 AND 4. OTHER PROPOSED EASEMENTS ARE DEPICTED ON PLAN. THERE SHALL BE A CROSS PARKING EASEMENT BETWEEN LOTS 1-6 WHICH WILL BE PRESENTED AT FINAL PLAT.



LEGEND:

	CROSS ACCESS EASEMENT
	UTILITY AND DRAINAGE ACCESS EASEMENT
	FDOT SIDEWALK EASEMENT
	FDOT PERPETUAL DRAINAGE EASEMENT
	FDOT SLOPE EASEMENT

SITE DATA:

NAME	AREA	PROPOSED USE
LOT 1	7.50 AC	R-MORC
LOT 2	6.77 AC	R-MORC
LOT 3	2.90 AC	R-MORC
LOT 4	8.31 AC	PO/R-MORC
LOT 5	5.77 AC	PO
LOT 6	7.68 AC	R-MORC
LOT 7	20.10 AC	LMDR/R-MORC
LOT 8	10.32 AC	PR
TRACT 1	0.11 AC (COMMON AREA)	R-MORC
TRACT 2	0.70 AC (COMMON AREA)	R-MORC
TRACT 3	0.60 AC (FDOT DEDICATION)	
TRACT 4	0.01 AC (FDOT DEDICATION)	
TRACT 5	13.00 AC (LAKE CHARITY)	
TRACT 6	12.77 AC (LAKE HOPE)	
TRACT 7	0.94 AC (LAKE FAITH)	
TOTAL	97.48 AC	

LOT DEVELOPMENT INFORMATION

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
AREA IN ACRES	7.50	6.77	2.90	8.31	5.77	7.68	20.10	10.32
AREA IN SQUARE FEET	326,700	294,901	126,324	361,984	251,341	334,541	875,556	449,539
ZONING	PD	PD						
FRONT BUILDING SETBACK	50 FT	0 FT	0 FT					
SIDE BUILDING SETBACKS N/S	70 FT	0 FT	0 FT	0 FT	20 FT	20 FT	70 FT	0 FT
REAR BUILDING SETBACK	0 FT	0 FT	0 FT	50 FT	50 FT	50 FT	50 FT	50 FT
FRONT LANDSCAPE BUFFER	15 FT	0 FT	0 FT	0 FT				
SIDE LANDSCAPE BUFFER N/S	10 FT	0 FT	0 FT	0 FT	10 FT	10 FT	10 FT	20 FT
REAR LANDSCAPE BUFFER	0 FT	0 FT	0 FT	20 FT	20 FT	40 FT	40 FT	40 FT
MAXIMUM BUILDING HEIGHT	45 FT	45 FT	TBD	N/A	35 FT	TBD	50 FT/35 FT	N/A

TRACT INFORMATION

	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TRACT 6	TRACT 7	TOTAL
AREA IN ACRES	0.11	0.70	0.60	0.01	13.00	12.77	0.94	28.13
AREA IN SQUARE FEET	4,792	30,492	26,136	436	566,280	556,261	40,846	1,225,343
ZONING	PD							
FRONT BUILDING SETBACK	---	---	---	---	---	---	---	---
SIDE BUILDING SETBACKS N/S	---	---	---	---	---	---	---	---
REAR BUILDING SETBACK	---	---	---	---	---	---	---	---
FRONT LANDSCAPE BUFFER	---	---	---	---	---	---	---	---
SIDE LANDSCAPE BUFFER N/S	---	---	---	---	---	---	---	---
REAR LANDSCAPE BUFFER	---	---	---	---	---	---	---	---
MAXIMUM BUILDING HEIGHT	---	---	---	---	---	---	---	---

LINE AND CURVE TABLE

NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	∠8° 43' 10"	1839.74'	279.97'	
C2	∠19° 03' 02"	197.00'	51.75'	
C3	∠5° 35' 13"	2828.98'	276.65'	
C4	∠5° 25' 50"	2940.86'	278.73'	
C5	∠12° 58' 39"	538.97'	122.08'	
C6	∠31° 02' 31"	52.67'	28.54'	
C7	∠25° 53' 16"	47.33'	21.38'	
C8	∠27° 46' 27"	472.64'	229.11'	
C9	∠10° 59' 56"	526.87'	101.10'	
L1	S 52°50'35" W	76.62'		
L2	S 54°06'58" W	639.28'		
L3	N 3°40'24" E	0.48'		
L4	N 0°34'01" W	431.88'		
L5	N 0°10'48" W	23.95'		
L6	N 89°31'02" E	48.73'		
L7	N 51°09'04" E	53.70'		
L8	N 60°10'32" E	228.67'		
L9	S 29°56'46" E	541.31'		
L10	S 68°04'05" W	0.84'		
L11	N 28°10'03" W	5.01'		
L12	N 84°28'37" W	46.01'		
L13	S 54°06'58" W	47.60'		
L14	S 52°50'35" W	194.45'		
L15	N 35°53'00" W	514.54'		
L16	N 55°46'25" E	254.66'		
L17	S 34°27'09" E	503.02'		
L18	N 54°06'58" E	394.28'		
L19	N 9°23'52" E	53.50'		
L20	N 35°19'14" W	77.36'		
L21	N 54°06'58" E	108.51'		

LINE AND CURVE TABLE

NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L22	S 79°29'55" E	57.77'		
L23	N 73°22'19" E	14.61'		
L24	N 70°02'37" E	32.57'		
L25	N 62°03'54" E	128.39'		
L26	S 87°45'25" E	72.95'		
L27	S 79°18'11" E	89.23'		
L28	N 87°16'32" E	26.16'		
L29	N 76°28'23" E	69.12'		
L30	N 81°41'04" E	123.25'		
L31	N 88°25'07" E	75.11'		
L32	N 87°17'08" E	114.77'		
L33	S 83°45'44" E	53.41'		
L34	S 89°39'03" E	88.03'		
L35	S 86°24'14" E	80.80'		
L36	N 84°17'36" E	112.56'		
L37	N 66°23'56" E	101.41'		
L38	N 44°59'41" E	73.96'		
L39	S 32°32'33" E	33.93'		
L40	N 17°02'47" E	65.14'		
L41	N 3°58'02" E	83.94'		
L42	N 10°04'38" E	33.48'		
L43	N 21°52'04" E	91.39'		
L44	N 7°31'36" E	24.98'		
L45	N 89°17'46" E	285.86'		
L46	S 32°25'47" W	10.32'		
L47	S 41°44'56" W	10.90'		
L48	S 11°19'03" W	6.73'		
L49	S 31°33'5" W	15.64'		
L50	S 4°08'50" E	15.21'		
L51	S 40°56'01" E	13.10'		

LINE AND CURVE TABLE

NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L52	S 84°11'38" E	22.73'		
L53	S 66°48'56" E	20.96'		
L54	S 0°28'29" E	697.17'		
L55	S 89°29'30" W	67.02'		
L56	S 78°54'46" W	212.05'		
L57	S 0°08'14" E	15.48'		
L58	S 59°33'32" E	324.05'		
L59	N 47°06'15" W	78.80'		
L60	N 35°15'57" W	38.08'		
L61	N 27°55'37" W	178.81'		
L62	S 89°31'57" W	337.24'		
L63	S 60°56'06" W	16.02'		
L64	S 31°49'54" W	24.78'		
L65	S 63°43'26" W	18.28'		
L66	S 35°43'19" W	25.28'		
L67	S 26°34'50" W	54.92'		
L68	S 33°36'42" W	96.50'		
L69	S 41°51'59" W	149.30'		
L70	S 24°31'19" W	33.37'		
L71	S 12°17'51" W	121.79'		
L72	S 1°28'59" W	121.23'		
L73	S 29°37'47" E	179.03'		
L74	S 43°07'32" E	155.10'		
L75	S 33°53'33" E	76.82'		
L76	S 17°44'47" E	41.09'		
L77	S 7°25'05" E	107.35'		
L78	S 10°05'50" E	112.31'		
L79	S 2°45'40" W	225.13'		
L80	S 52°10'33" W	29.21'		
L81	N 0°09'11" W	536.19'		

LINE AND CURVE TABLE

NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L82	N 40°28'25" E	448.09'		
L83	S 0°00'00" E	321.21'		
L84	S 0°00'00" E	198.99'		
L85	S 84°33'27" W	86.95'		
L86	S 34°26'27" E	34.01'		
L87	N 40°28'25" E	249.65'		
L88	N 14°43'26" W	140.25'		
L89	S 0°30'30" E	52.86'		
L90	S 0°30'30" E	54.12'		
L91	S 28°32'11" W	18.85'		
L92	S 74°56'10" W	43.44'		
L93	N 78°31'32" W	58.83'		
L94	N 35°19'14" W	62.84'		
L95	N 89°41'01" W	30.41'		
L96	N 0°16'29" W	72.76'		
L97	S 89°28'16" W	30.00'		
L98	N 1°37'23" E	68.27'		
L99	N 0°00'00" E	109.29'		
L100	N 0°00'15" E	109.38'		
L101	N 6°35'23" W	61.99'		
L102	S 14°43'26" E	53.32'		
L103	N 56°14'52" E	283.17'		
L104	N 56°14'52" E	113.44'		
L105	N 55°46'25" E	282.67'		
L106	N 90°00'00" E	177.75'		
L107	N 90°00'00" E	58.01'		
L108	N 90°00'00" E	406.31'		
L109	N 63°52'32" E	305.91'		

BY: _____ DATE: _____

REVISIONS: _____

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LICENSED PROFESSIONAL
 049183005
 DATE: 06/20/2016
 SCALE: AS SHOWN
 DESIGNED BY: JAM
 DRAWN BY: KAS
 CHECKED BY: JAM
 DATE: _____

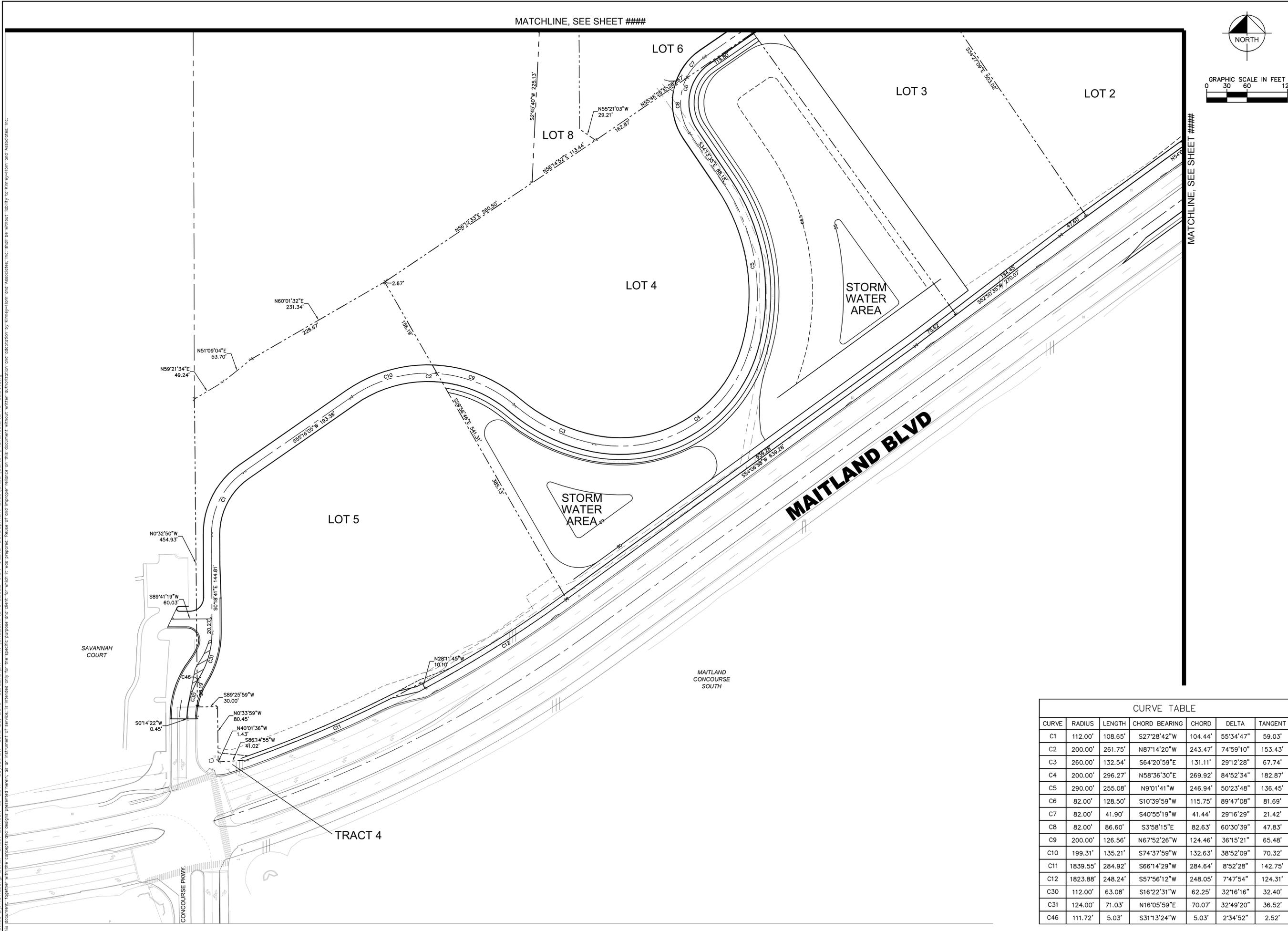
PRELIMINARY PLAT

**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**

FLORIDA
 CITY OF MAITLAND

SHEET NUMBER
C4.2

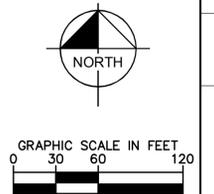
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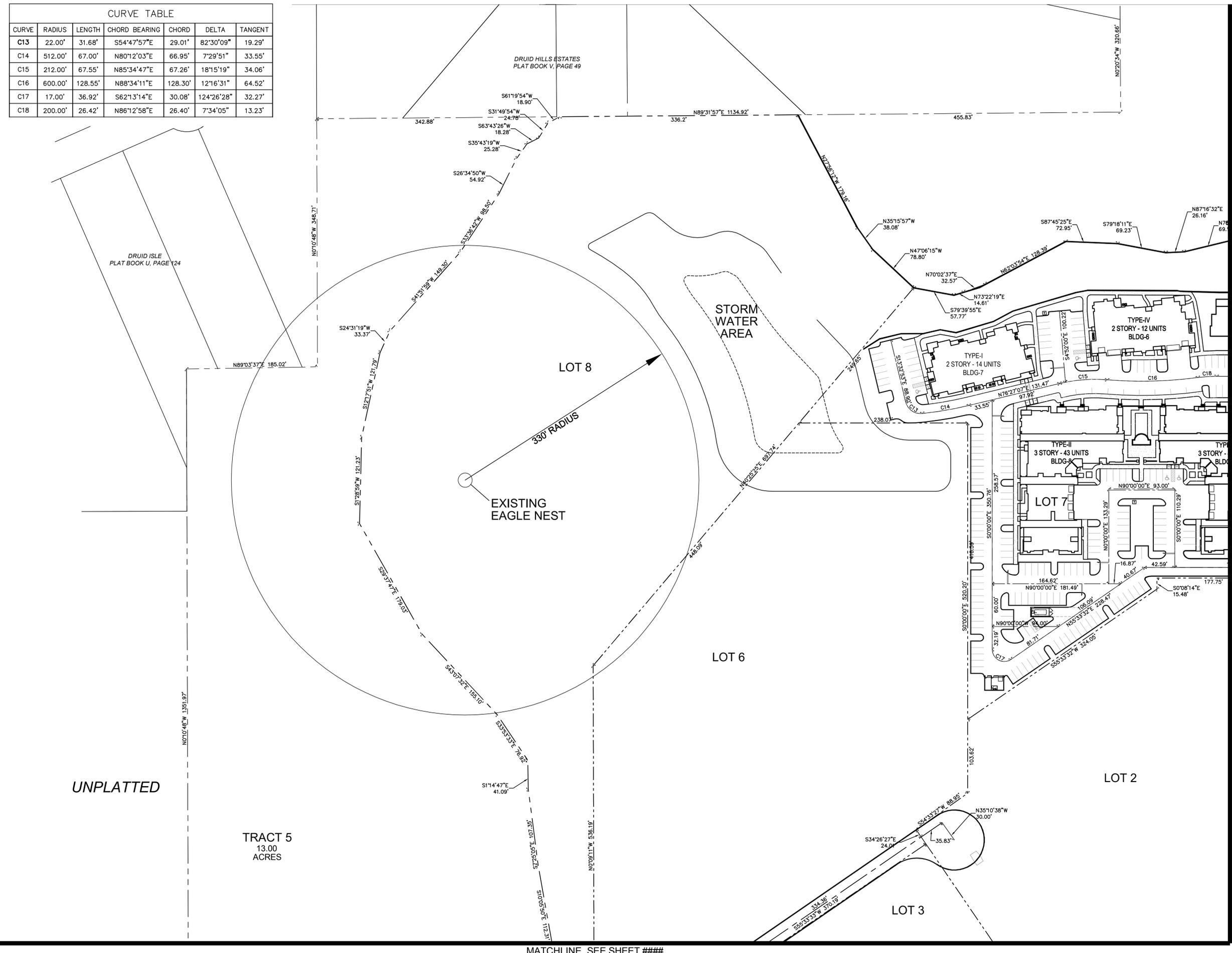
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	112.00'	108.65'	S27°28'42"W	104.44'	55°34'47"	59.03'
C2	200.00'	261.75'	N87°14'20"W	243.47'	74°59'10"	153.43'
C3	260.00'	132.54'	S64°20'59"E	131.11'	29°12'28"	67.74'
C4	200.00'	296.27'	N58°36'30"E	269.92'	84°52'34"	182.87'
C5	290.00'	255.08'	N9°01'41"W	246.94'	50°23'48"	136.45'
C6	82.00'	128.50'	S10°39'59"W	115.75'	89°47'08"	81.69'
C7	82.00'	41.90'	S40°55'19"W	41.44'	29°16'29"	21.42'
C8	82.00'	86.60'	S3°58'15"E	82.63'	60°30'39"	47.83'
C9	200.00'	126.56'	N67°52'26"W	124.46'	36°15'21"	65.48'
C10	199.31'	135.21'	S74°37'59"W	132.63'	38°52'09"	70.32'
C11	1839.55'	284.92'	S66°14'29"W	284.64'	8°52'28"	142.75'
C12	1823.88'	248.24'	S57°56'12"W	248.05'	7°47'54"	124.31'
C30	112.00'	63.08'	S16°22'31"W	62.25'	32°16'16"	32.40'
C31	124.00'	71.03'	N16°05'59"E	70.07'	32°49'20"	36.52'
C46	111.72'	5.03'	S31°13'24"W	5.03'	2°34'52"	2.52'

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LICENSED PROFESSIONAL BRENT A. LENZEN, P.E. FLORIDA LICENSE NUMBER 78537		KHA PROJECT 049183005	
DATE 06/20/2016		SCALE AS SHOWN	
DESIGNED BY JAM		DRAWN BY KAS	
CHECKED BY JAM		DATE:	
GEOMETRY PLAN			
MAITLAND CONCOURSE NORTH MASTER INFRASTRUCTURE & LOT 7 RESIDENTIAL		CITY OF MAITLAND FLORIDA	
SHEET NUMBER C4.3		REVISIONS No. BY DATE	

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C13	22.00'	31.68'	S54°47'57"E	29.01'	82°30'09"
C14	512.00'	67.00'	N80°12'03"E	66.95'	7°29'51"
C15	212.00'	67.55'	N85°34'47"E	67.26'	18°15'19"
C16	600.00'	128.55'	N88°34'11"E	128.30'	12°16'31"
C17	17.00'	36.92'	S62°13'14"E	30.08'	124°26'28"
C18	200.00'	26.42'	N86°12'58"E	26.40'	7°34'05"



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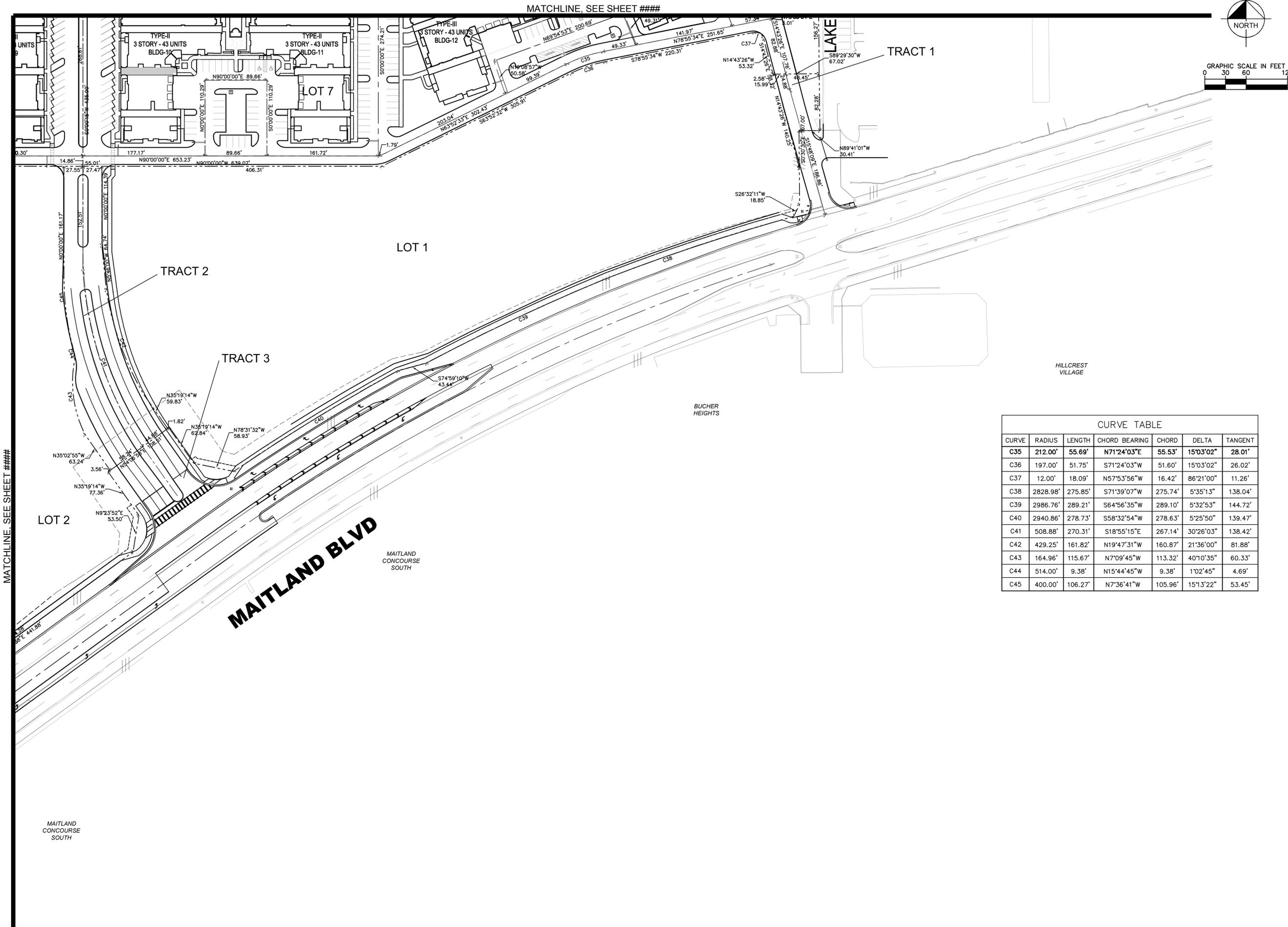
LICENSED PROFESSIONAL	BRENT A. LENZEN, P.E.
KHA PROJECT	049183005
DATE	06/20/2016
SCALE	AS SHOWN
DESIGNED BY	JAM
DRAWN BY	KAS
CHECKED BY	JAM
FLORIDA LICENSE NUMBER	78537

GEOMETRY PLAN

MAITLAND CONCOURSE NORTH
MASTER INFRASTRUCTURE &
LOT 7 RESIDENTIAL
 CITY OF MAITLAND FLORIDA

SHEET NUMBER
C4.4

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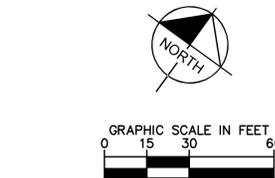
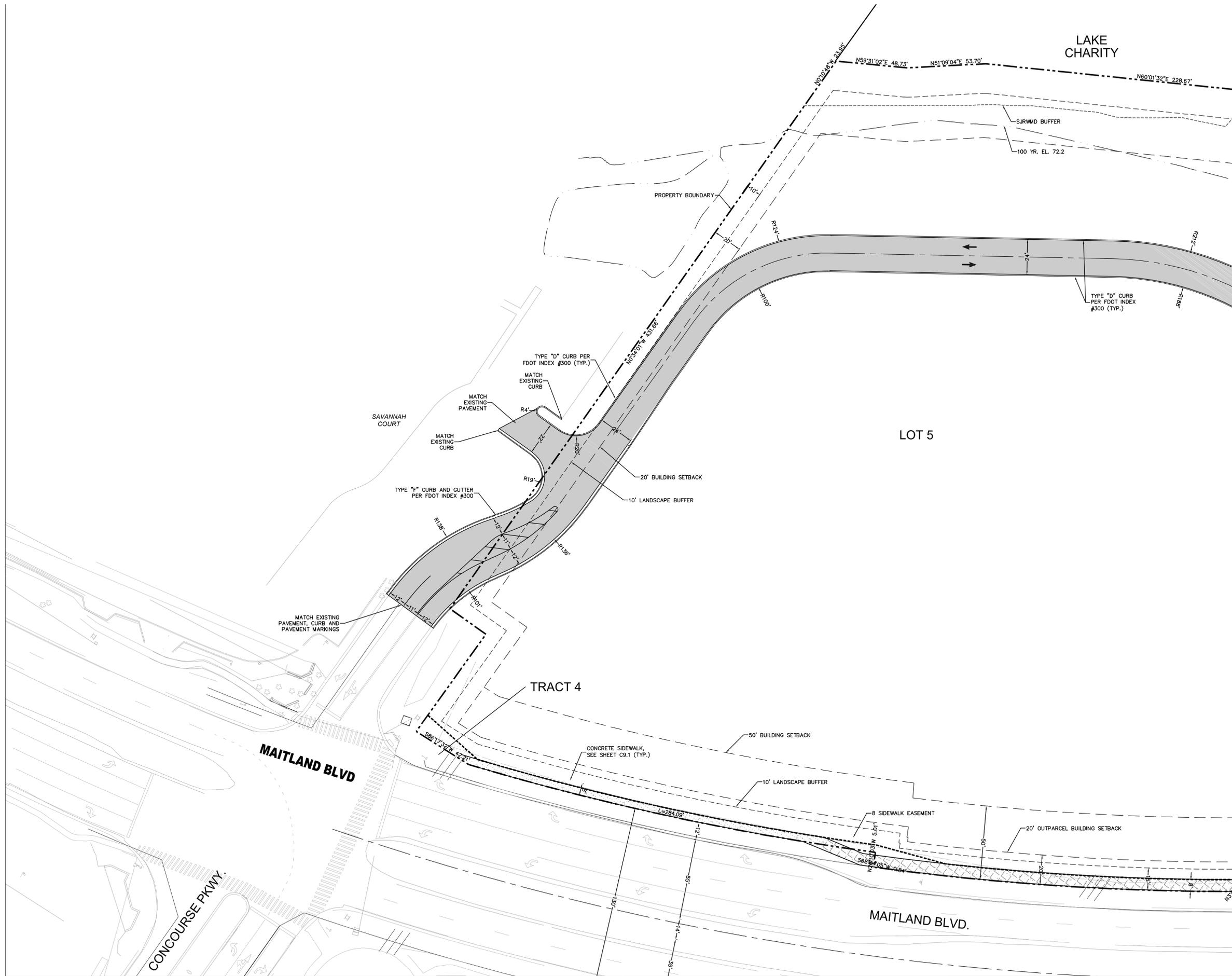


CURVE TABLE

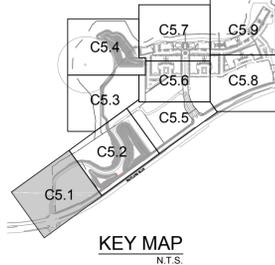
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C35	212.00'	55.69'	N71°24'03"E	55.53'	15°03'02"	28.01'
C36	197.00'	51.75'	S71°24'03"W	51.60'	15°03'02"	26.02'
C37	12.00'	18.09'	N57°53'56"W	16.42'	86°21'00"	11.26'
C38	2828.98'	275.85'	S71°39'07"W	275.74'	5°35'13"	138.04'
C39	2986.76'	289.21'	S64°56'35"W	289.10'	5°32'53"	144.72'
C40	2940.86'	278.73'	S58°32'54"W	278.63'	5°25'50"	139.47'
C41	508.88'	270.31'	S18°55'15"E	267.14'	30°26'03"	138.42'
C42	429.25'	161.82'	N19°47'31"W	160.87'	21°36'00"	81.88'
C43	164.96'	115.67'	N7°09'45"W	113.32'	40°10'35"	60.33'
C44	514.00'	9.38'	N15°44'45"W	9.38'	1°02'45"	4.69'
C45	400.00'	106.27'	N7°36'41"W	105.96'	15°13'22"	53.45'

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<small>LICENSED PROFESSIONAL</small> BRENT A. LENZEN, P.E. <small>FLORIDA LICENSE NUMBER</small> 78537			
<small>KHA PROJECT</small> 049183005	<small>DATE</small> 06/20/2016	<small>SCALE AS SHOWN</small> DESIGNED BY JAM DRAWN BY KAS CHECKED BY JAM	<small>DATE</small> _____
GEOMETRY PLAN		MAITLAND CONCOURSE NORTH MASTER INFRASTRUCTURE & LOT 7 RESIDENTIAL	
<small>CITY OF MAITLAND</small>		<small>FLORIDA</small>	
<small>SHEET NUMBER</small> C4.6		<small>REVISIONS</small> No. _____ BY _____ DATE _____	

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- LEGEND:**
- PROPOSED ASPHALT
SEE SHEET C9.1 FOR
DETAILS
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - SJRWMD BUFFER (25'
AVERAGE FROM NHWE)
 - SIDEWALK EASEMENT
 - NHWE (NORMAL HIGH
WATER ELEVATION)
 - WETLAND BUFFER
 - PEDESTRIAN PATHWAY
 - BIKE PATHWAY



MATCHLINE, SEE SHEET C5.2

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KHA PROJECT	049183005
DATE	06/20/2016
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	JAM
DRAWN BY	KAS
CHECKED BY	JAM
DATE	

SITE PLAN

**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**

CITY OF MAITLAND FLORIDA

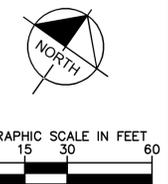
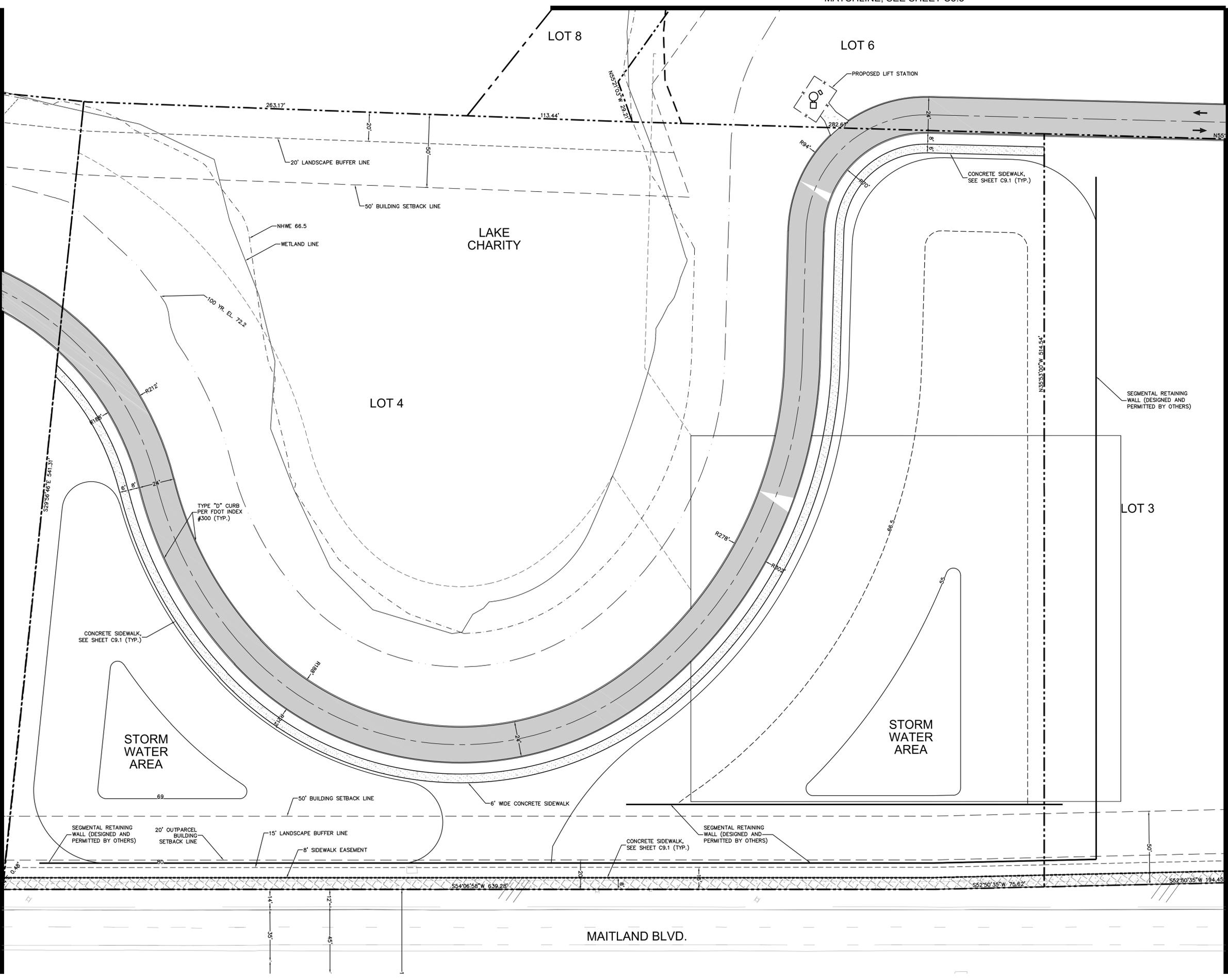
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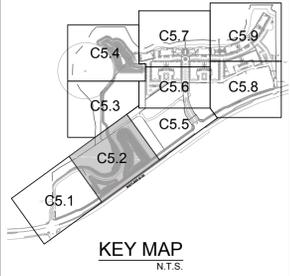
MATCHLINE, SEE SHEET C5.1

MATCHLINE, SEE SHEET C5.3

MATCHLINE, SEE SHEET C5.5



- LEGEND:**
- PROPOSED ASPHALT
SEE SHEET C9.1 FOR
DETAILS
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - SURWMD BUFFER (25'
AVERAGE FROM NHWE)
 - SIDEWALK EASEMENT
 - NHWE (NORMAL HIGH
WATER ELEVATION)
 - WETLAND BUFFER
 - PEDESTRIAN PATHWAY
 - BIKE PATHWAY



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KHA PROJECT	049183005
DATE	06/20/2016
SCALE	AS SHOWN
DESIGNED BY	JAM
DRAWN BY	KAS
CHECKED BY	JAM
FLORIDA LICENSE NUMBER	78537
DATE	

SITE PLAN

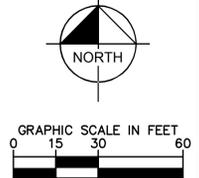
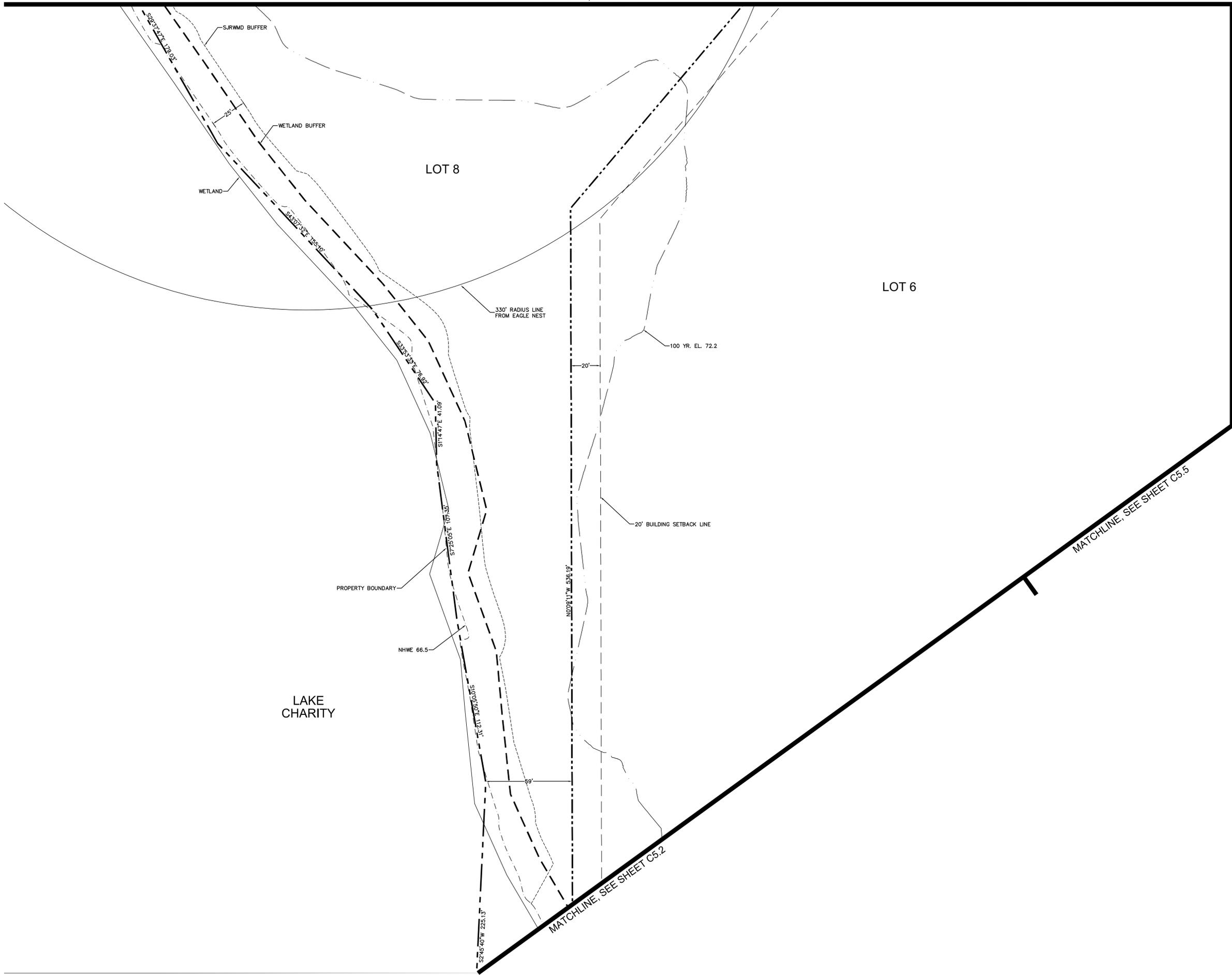
**MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL**

CITY OF MAITLAND FLORIDA

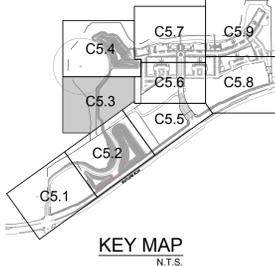
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C5.2

Plotted By: Romberg, Derek - Sheet: Sct.MCN-MI-LOT7 - Layout: 03 - June 20, 2016 - 02:56:08pm - K:\ORL_Civil\049183005-MCN-Master_Development_Sct.MCN-MI-LOT7_PlanSheets\C5.1-C5.9-SITE.dwg
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MATCHLINE, SEE SHEET C5.4



- LEGEND:**
- PROPOSED ASPHALT
SEE SHEET C9.1 FOR
DETAILS
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - SJRWMD BUFFER (25'
AVERAGE FROM NHWE)
 - SIDEWALK EASEMENT
 - NHWE (NORMAL HIGH
WATER ELEVATION)
 - WETLAND BUFFER
 - PEDESTRIAN PATHWAY
 - BIKE PATHWAY



No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
 BRENT A. LENZEN, P.E.
 FLORIDA LICENSE NUMBER
 78537

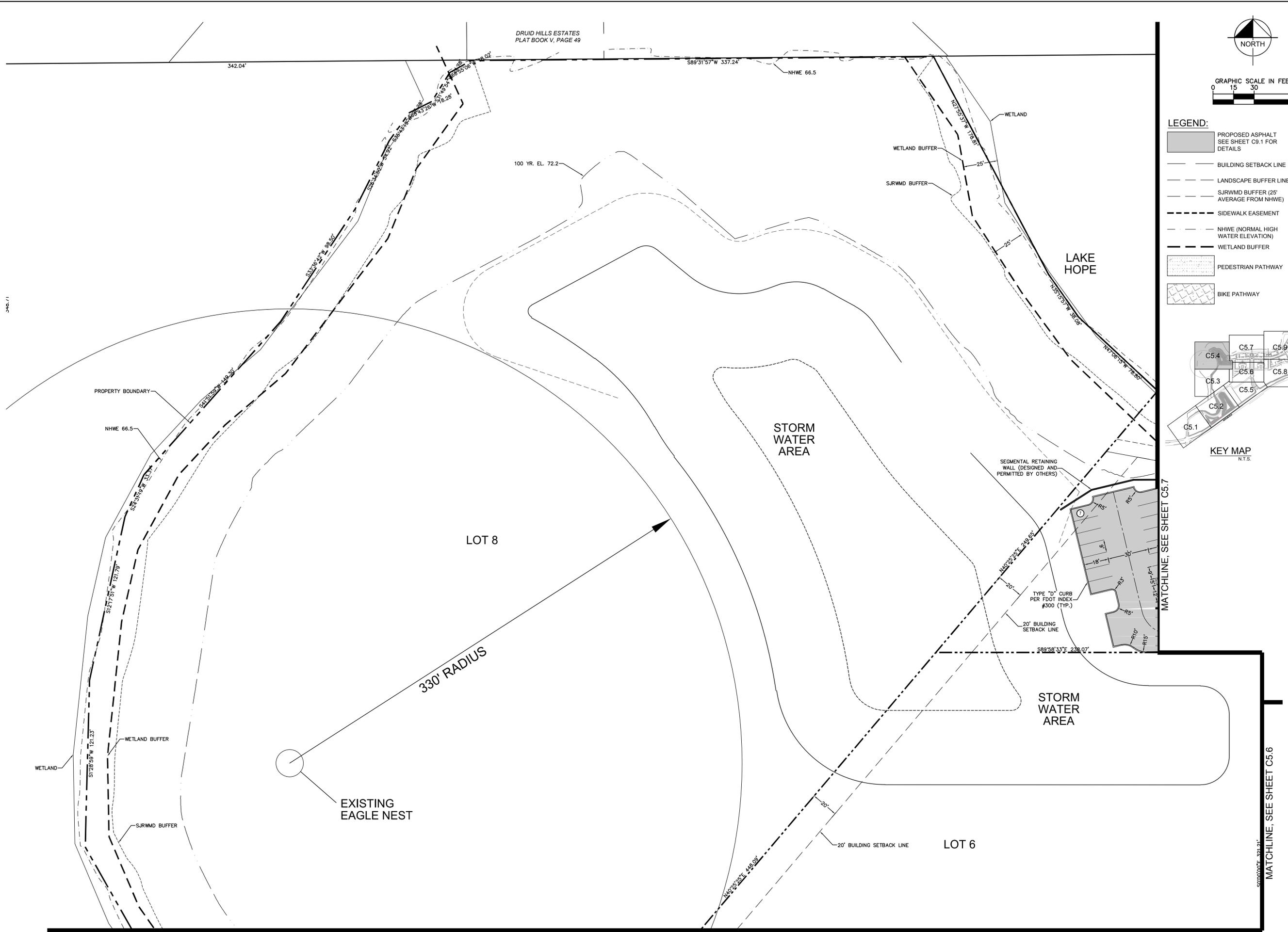
KHA PROJECT
 049183005
 DATE
 06/20/2016
 SCALE AS SHOWN
 DESIGNED BY JAM
 DRAWN BY KAS
 CHECKED BY JAM DATE: _____

SITE PLAN

MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL
 CITY OF MAITLAND FLORIDA

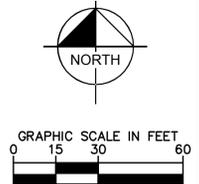
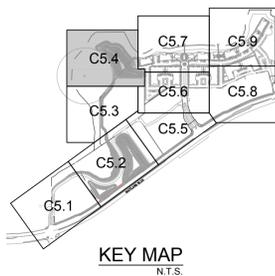
SHEET NUMBER
C5.3

Plotted By: Romberg, Derek - Sheet: Sct.MCN-MI-LOT7 - Layout: 04 - June 20, 2016 - 02:56:34pm - K:\ORL_Civil\049183005-MCN-Master_Development_Sct.MCN-MI-LOT7_PlanSheets\C5.1-C5.9-SITE.dwg
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LEGEND:

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SEE SHEET C9.1 FOR
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No.	REVISIONS	BY	DATE

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LICENSED PROFESSIONAL	BRENT A. LENZEN, P.E.
KHA PROJECT	049183005
DATE	06/20/2016
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	JAM
DRAWN BY	KAS
CHECKED BY	JAM
DATE	

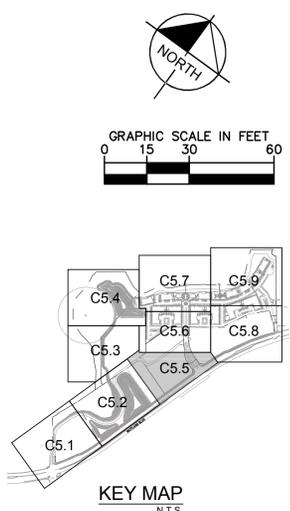
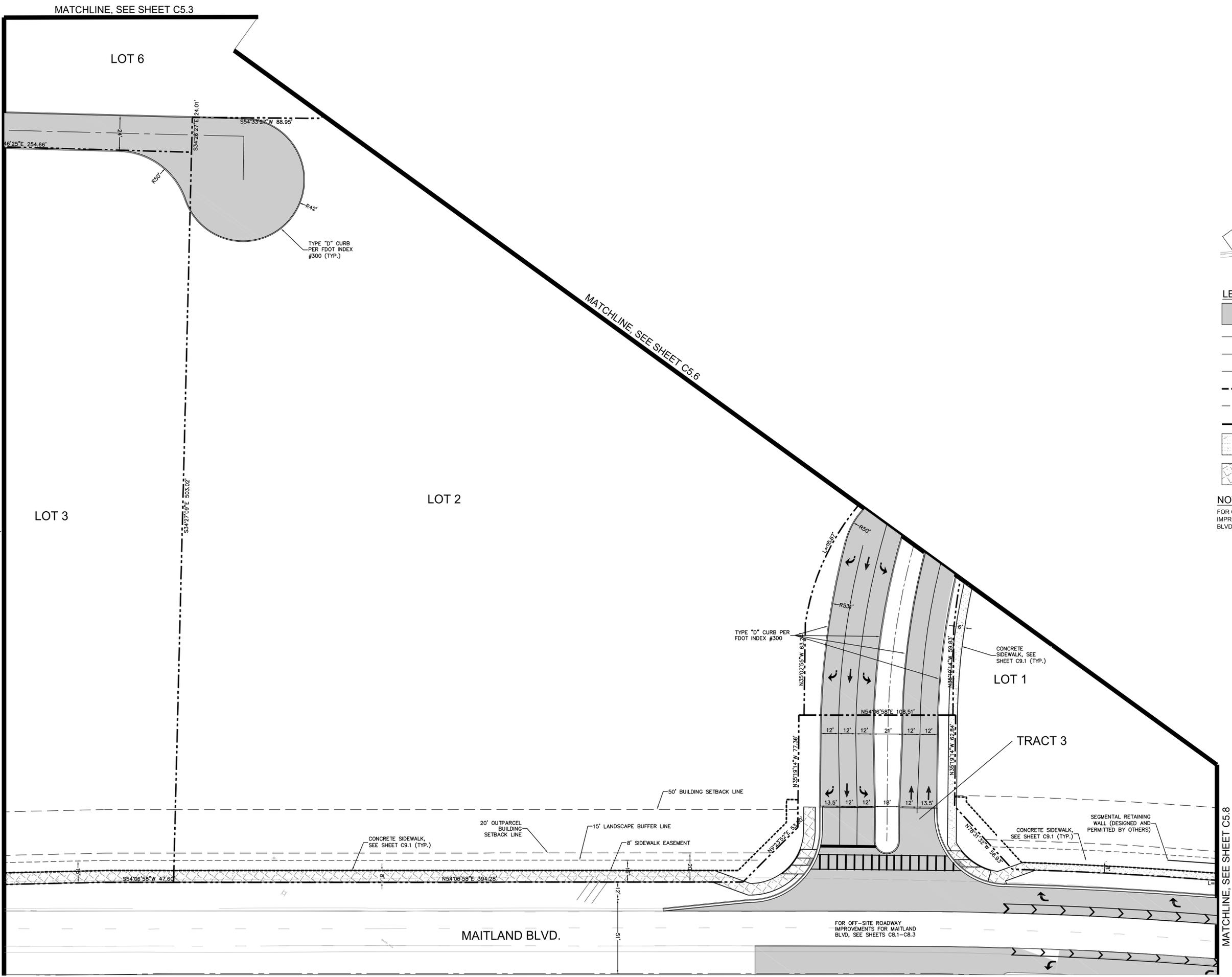
SITE PLAN

MAITLAND CONCOURSE NORTH
 MASTER INFRASTRUCTURE &
 LOT 7 RESIDENTIAL
 CITY OF MAITLAND FLORIDA

SHEET NUMBER
C5.4

Plotted By: Romberg, Derek Sheet: S01.MCN-MI-LOT7 Layout: 05 June 20, 2016 02:57:03pm K:\ORL_Civil\049183005-MCN-Master_Development_S01.MCN\CONS1\PlanSheets\C5.1-C5.9-SITE.dwg
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MATCHLINE, SEE SHEET C5.2



- LEGEND:**
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 - NHWE (NORMAL HIGH WATER ELEVATION)
 - WETLAND BUFFER
 - PEDESTRIAN PATHWAY
 - BIKE PATHWAY

NOTE:
 FOR OFF-SITE ROADWAY IMPROVEMENTS FOR MAITLAND BLVD., SEE SHEETS C8.1-C8.3

KHA PROJECT 049183005		DATE 06/20/2016		SCALE AS SHOWN		DESIGNED BY JAM		DRAWN BY KAS		CHECKED BY JAM		DATE	
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SHEET NUMBER C5.5													