

DAYS INN & SUITES

1853 McCOY ROAD
ORLANDO, FL 32809

NOVEMBER 2018

SHEET INDEX

C0.00 COVER SHEET
C1.00 SITE PLAN

PROJECT CONTACTS

PROPERTY ADDRESS:
DAYS INN & SUITES BY WYNDHAM
1853 MCCOY ROAD
ORLANDO, FL 32809

PROPERTY OWNER
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1437 LONG MEADOW WAY
WINDERMERE, FL 34787-6086
MR. AMIT DHANJI

CIVIL ENGINEER:
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WINTER GARDEN, FL 34787
MR. SHRIDHAR RAO, P.E.
SHRI@LANDSMARTCONSULTANTS.COM
PHONE: 407-694-5148

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CELL. 407.257-3174
MR. JACK D. REED, JR., P.S.M., PRES.

LANDSCAPE CONSULTANT
INNOVATIONS DESIGN GROUP, INC
1200 EAST HILLCREST STREET, SUITE 305
ORLANDO, FL 32803
MR. RICHARD REALMOTO, ASSOCIATE
TEL. 407.440.3574

GENERAL CONTRACTOR
GO CONSTRUCTION SERVICES
P.O.BOX 621874 ORLANDO FL 32862
NIZAM KHAN, PRESIDENT
CELL: 407.729.7749
EMAIL: NK@GOCFL.COM



VICINITY MAP

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:

THE SOUTHERLY 350.00 FEET OF THE EASTERLY 300.00 FEET OF THE WESTERLY 880.00 FEET OF THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, IN THE COUNTY OF ORANGE, STATE OF FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTHERLY 50 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL 2

LOT 1, RACETRAC PETROLEUM ADDITION TO BELLE ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

PROJECT DESCRIPTION

THE PROPOSED HOTEL ADDITION IS TO AN EXISTING 168 ROOM DAYS INN FACILITY WHICH WAS BOUGHT AS A DISTRESSED ASSET SEVERAL YEARS AGO BY CURRENT PROPERTY OWNER. OVER THE PAST SEVERAL YEARS, THE PROPERTY OWNER HAS INVESTED SIGNIFICANT TIME AND EFFORTS IN 'CLEANING UP' REMOVING UNDESIRABLE TENANTS, UPGRADING THE INTERIORS AND EXTERIORS, IMPROVING SERVICE QUALITY OF THE HOTEL AND INCREASE THE OVERALL OCCUPANCY OF THE HOTEL WITH CONSIDERABLE SUCCESS. DURING THIS PERIOD, THE OWNER HAS NOTICED THAT ROUGHLY 50 TO 60 PERCENT OF HIS CLIENTS TAKE SHUTTLE BUS, TAXIS, UBER AND LYFT AS MEANS TO REACH THE HOTEL LOCATION FROM THE AIRPORT. CONSEQUENTLY THE PARKING LOT WHICH CURRENTLY HAS A TOTAL PARKING COUNT OF 161

THE PROPERTY IN OUR VIEW IS IN A GOOD LOCATION WITH GREAT POTENTIAL TO CATER TO LEGITIMATE BUSINESS TRAVELERS AND TOURISTS. HOWEVER THE SIZE OF THE HOTEL ROOM AT 168 ROOM SOMEWHAT HINDERS ITS GROWTH AND PREVENTS IT FROM INCREASING ITS OCCUPANCY. THE OWNERSHIP HAS DECIDED TO ADD APPROXIMATELY 55 TO 60 ADDITIONAL ROOMS TO ALLOW HIM TO SPLIT THE OVERALL PROPERTY INTO TWO BRANDED FLAGS, EACH WITH OVER 110 ROOMS. THIS WOULD MAKE INCREASE THE OCCUPANCY RATES, INCREASE THE PROPERTY VALUE AND MAKE THE OVERALL PROPERTY MORE APPEALING,

THERE IS AN OPPORTUNITY TO ADD AN ADDITIONAL BUILDING TO THE EAST OF THE PROPERTY AS SHOWN IN THE ATTACHED SITE. HOWEVER THAT WOULD REQUIRE VARIANCES IN THE PARKING REQUIREMENT PER CITY OF BELLE ISLE CODE. PER OUR DISCUSSIONS WITH CITY STAFF, WE HAVE DECIDED NOT TO IMPACT OR ALTER THE REAR LANDSCAPE BUFFER AND TO LEAVE IT AS IS.

THE PROPOSED BUILDING WILL BE THREE STORIES HIGH BUT LESS THAN 35 FEET IN HEIGHT, AND WILL BE DESIGNED TO MATCH THE ARCHITECTURE/LOOK AND ROOF LINE OF THE EXISTING BUILDING STRUCTURE.

UTILITIES:

WATER ORANGE COUNTY
9150 CURRY FORD ROAD
ORLANDO, FL. 32825

TELEPHONE: CENTURY LINK
1359 EAST VINE ST.
KISSIMMEE, FL

WASTE WATER ORANGE COUNTY
9150 CURRY FORD ROAD
ORLANDO, FL 32825

CABLE: COMCAST
3501 W VINE ST, KISSIMMEE, FL
347411359 EAST VINE ST.
KISSIMMEE, FL

GAS TECO PEOPLES GAS
600 WEST ROBINSON STREET
ORLANDO, FL 32801

ELECTRIC: DUKE ENERGY
3300 EXCHANGE PLACE
LAKE MARY, FL 32746

CONSTRUCTION DRAWING
 RECORD DRAWING

Engineer of Record
SHRIDHAR S. RAO, M.S., P.E.
P.E. #56074
LANDSMART CONSULTANTS, LLC
Certificate of Authorization 28068

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.

VARIANCES REQUESTED

1. REDUCTION IN TOTAL PARKING REQUIRED

JUSTIFICATION: PLEASE REVIEW THE PARKING STUDY PREPARED BY TPD FOR A DETAILED REPORT ON WHY THE PROPOSED PARKING WOULD BE ADEQUATE FOR THIS PROJECT. PER CITY OF BELL ISLE CODE, WHERE THE TOTAL PARKING FOR A HOTEL REQUIRED IS 1 PARKING SPACE PER HOTEL ROOM PLUS 1 FOR EVERY 100 SQ. FT OF OFFICE/LOBBY AREA. BASED ON THE PROPOSED SITE PLAN, THE PROPOSED PARKING RATIO IS 0.63 SPACES FOR EVERY ROOM. WHILE WE DO NOT MEET CITY OF BELLE ISLE STANDARDS, PLEASE NOTE THAT WE DO MEET ORANGE COUNTY AND CITY OF ORLANDO REQUIREMENTS. WE ARE REQUESTING A VARIANCE ON LOWER PARKING REQUIREMENT BECAUSE, HISTORIC OCCUPANCY AT THIS PROPERTY IS LESS THAN 70% OVERALL AND ROUGHLY 60 PERCENT OF THE CUSTOMERS USE AIRPORT SHUTTLES, TAXIS, MASS TRANSIT BUS STOPS AND RECENTLY UBER AND LYFT FOR THEIR TRANSPORTATION NEEDS. AT ANY GIVEN TIME, LESS THAN HALF OF THE PARKING IS CURRENTLY BEING USED FOR HOTEL OPERATIONS. EVEN WITH THE PROPOSED HOTEL ADDITION, WE BELIEVE THERE WILL BE PLENTY OF PARKING STALLS AVAILABLE FOR CUSTOMERS USE FOR SMOOTH OPERATIONS OF THE HOTEL.

2. RELAXATION OF THE BUILDING HEIGHT REQUIREMENT

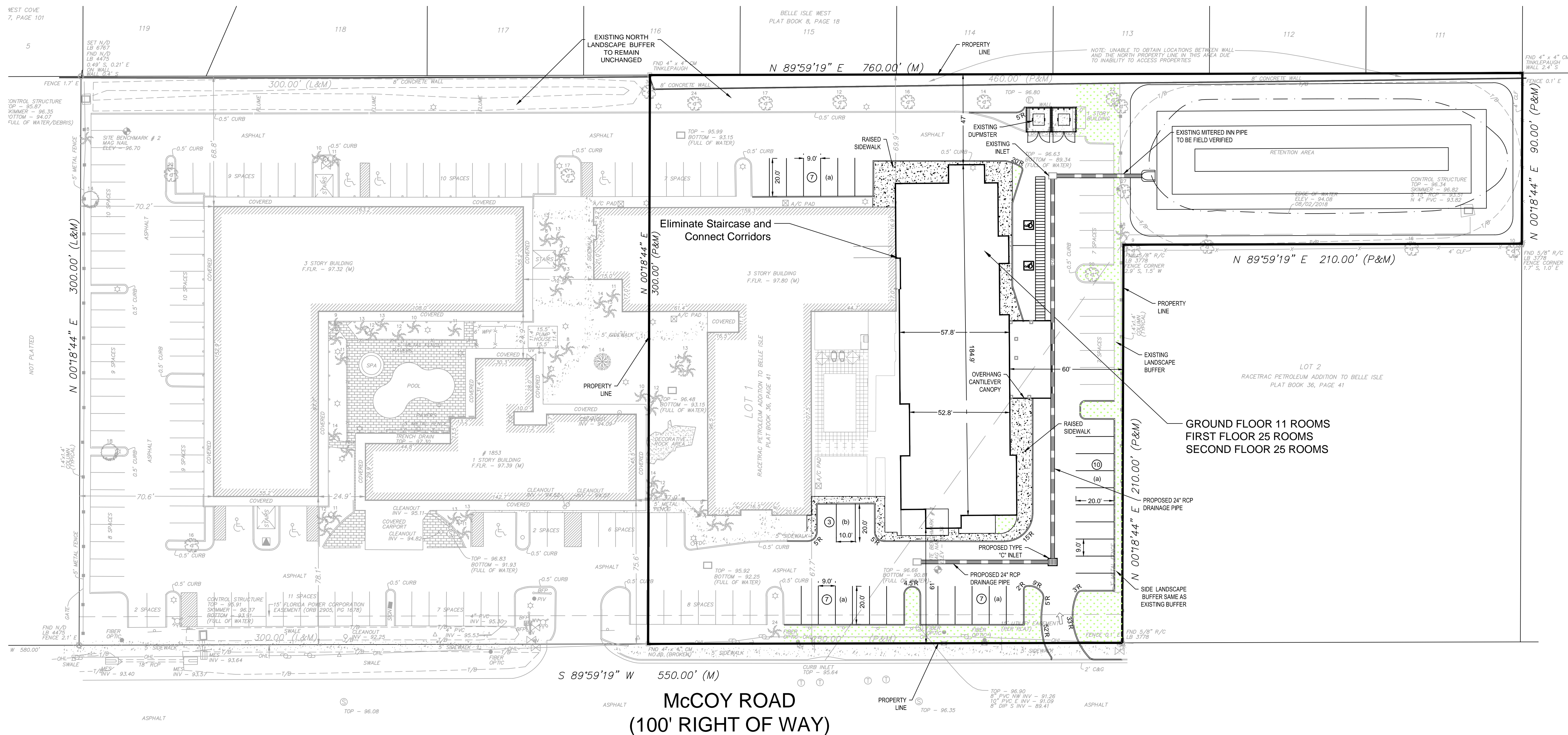
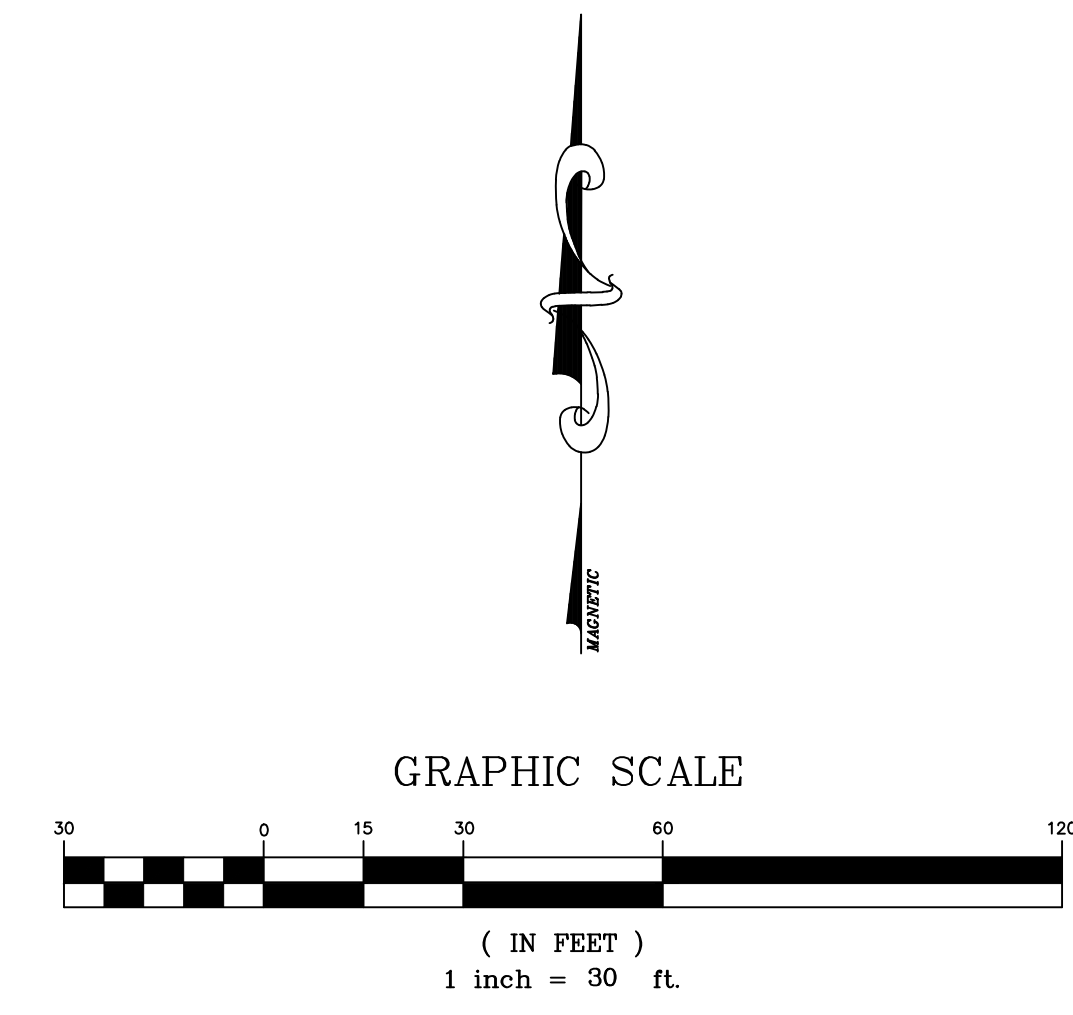
JUSTIFICATION: WE ARE PROPOSING A 3-STORY BUILDING STRUCTURE TO MATCH THE EXISTING HOTEL BUILDING. WE ARE REQUESTING A MINOR ALLOWANCE IN HEIGHT REQUIREMENT TO ALLOW THE PROPOSED ADDITION TO MATCH THE ROOFLINE OF EXISTING STRUCTURE WHILE MAINTAINING CONSISTENCY IN ARCHITECTURAL APPEARANCE WITH EXISTING BUILDING. THE PROPOSED HOTEL BUILDING ADDITION WILL BE 33 FEET AND MATCH EXISTING BUILDING HEIGHT.

3. PARKING STALL SIZE AND DRIVE ISLE WIDTH:

JUSTIFICATION: THE PROPOSED PARKING STALL WIDTHS ARE 9 X 20 IN SIZE AND THE PROPOSED DRIVE ISLE WIDTHS IS 22 FEET IN FRONT OF THE PROPOSED BUILDING ADDITION. THE PARKING STALLS AND DRIVE ISLE WIDTHS ARE CONSISTENT WITH EXISTING PARKING LOTS, HOWEVER THEY DO NOT MEET CURRENT SITE DEVELOPMENT STANDARDS PER CITY OF BELLE ISLE. WE BELIEVE THESE SIZES ARE ADEQUATE FOR PARKING CONVENTIONAL VEHICLES. WE REQUEST A MINOR VARIANCE TO ALLOW THE PROPOSED ADDITION'S PARKING STALLS AND WIDTHS TO MATCH EXISTING PARKING STALL SIZES.

DEVELOPMENT SUMMARY		
TOTAL SITE AREA	4.22	ACRES
JURIDICATION	CITY OF BELLE ISLE	
CURRENT ZONING	C-1	
FUTURE LAND USE	COMMERCIAL	
PROPOSED TOTAL IMPERVIOUS AREA	3.16 (75%)	ACRES
PROPOSED TOTAL PERVIOUS AREA	1.06 (25%)	ACRES
STORMWATER SYSTEM	EXISTING DRY POND	
EXISTING BUILDING HEIGHT	33	FEET
PROPOSED BUILDING ADDITION HEIGHT	33	FEET
CURRENT NO. OF HOTEL ROOMS	168	ROOMS
PROPOSED HOTEL ADDITION	57	ROOMS
FINAL HOTEL ROOMS	225	ROOMS
PROPOSED BRANDED FLAG 1 ROOM COUNT	114	ROOMS
PROPOSED BRANDED FLAG 2 ROOM COUNT	111	ROOMS
PROPOSED TOTAL PARKING COUNT	161	STALLS
TOTAL HANDICAP SPACES ALLOCATED	8	STALLS
PROPOSED PARKING RATIO/ROOM*	0.72	
PROPOSED BUILDING ADDITION SETBACKS		
EAST	60.00	FEET
SOUTH	61.00	FEET
NORTH	48.00	FEET
PROPOSED LANDSCAPE BUFFER		
EAST (MATCHES EXISTING)	5.00	FEET
SOUTH (MATCHES EXISTING)	10.00	FEET
NORTH (UNCHANGED)	18.00	FEET
UTILITY PROVIDERS		
WATER	OUC	
RECLAIM	ORANGE	
SEWER	ORANGE	
ELECTRIC	DUKE	
SOLID WASTE	CITY OF BELLE ISLE	
*VARIANCE NEEDED, BUT MEETS ORANGE COUNTY AND CITY OF ORLANDO STANDARDS		

PARKING CALCULATIONS AT BUILD OUT		
	NO. OF ROOMS	OFFICE /LOBBY
FUTURE DAYS INN FLAG	114	1225
FUTURE FLAG HOTEL	111	1668
PARKING REQUIRED		
FUTURE DAYS INN FLAG	126.25	STALLS
FUTURE FLAG HOTEL	127.68	STALLS
PARKING REQUIRED PER CODE*	254	STALLS
PARKING PROVIDED**	161	STALLS
PARKING RATIO PER ROOM	63%	
* FOR HOTELS PARKING REQUIRED IS 1 SPACE PER 1 GUESTROOM PLUS 1 SPACE PER EACH 100 SQUARE FEET OF OFFICE/LOBBY		
** JUSTIFICATION FOR REDUCED PARKING IS OUTLINED IN THE PARKING STUDY BY TPD		



DAYS INN
1853, McCOY ROAD,
BELLE ISLE, FLORIDA

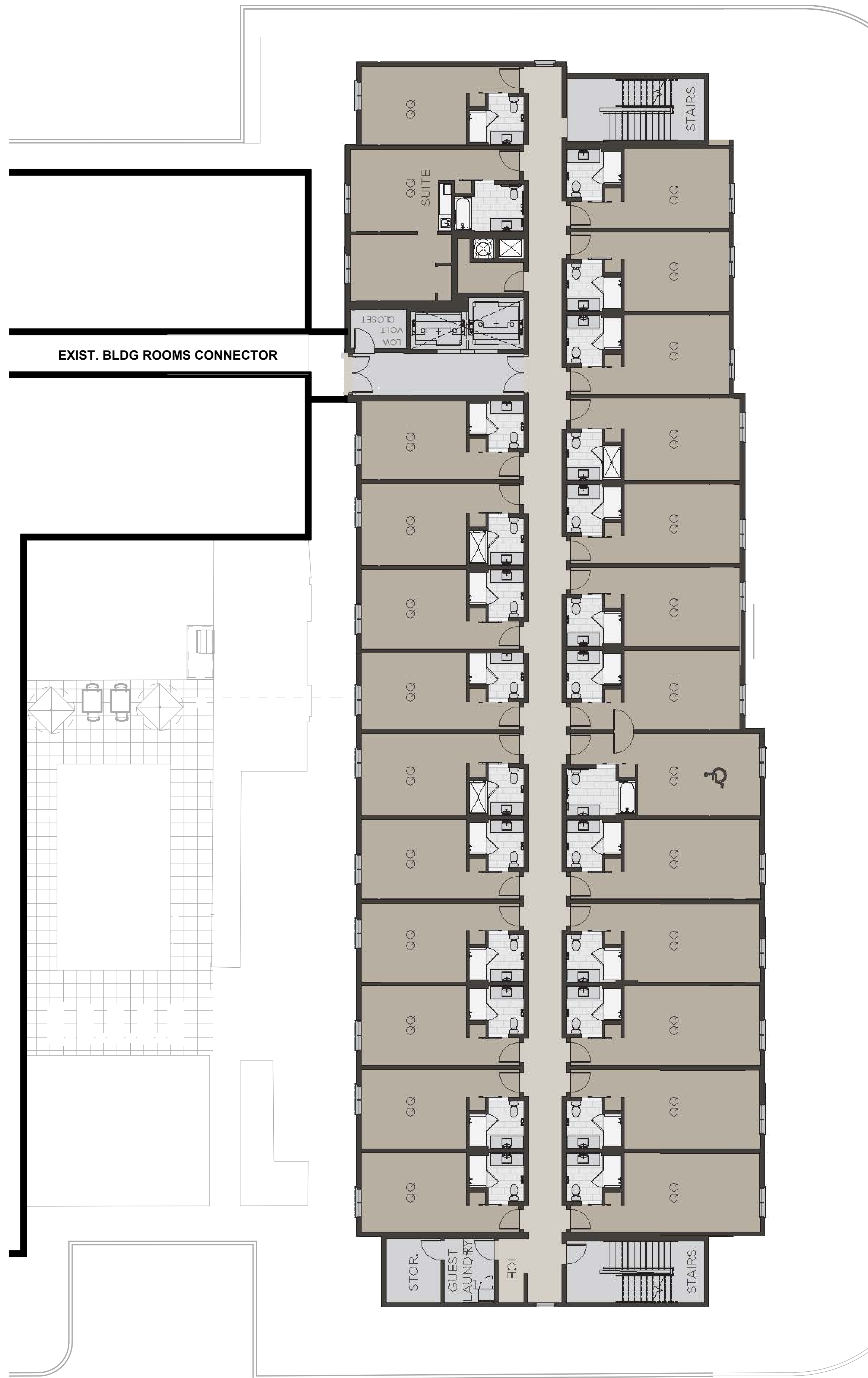
LANDSMART CONSULTANTS, LLC
 13639 Glynnel Drive
 Winter Garden, Florida 34787
 Phone No. 887-694-5148
 Fax No. 1-800-813-0831
 shri@landsmartconsultants.com

Engineer of Record

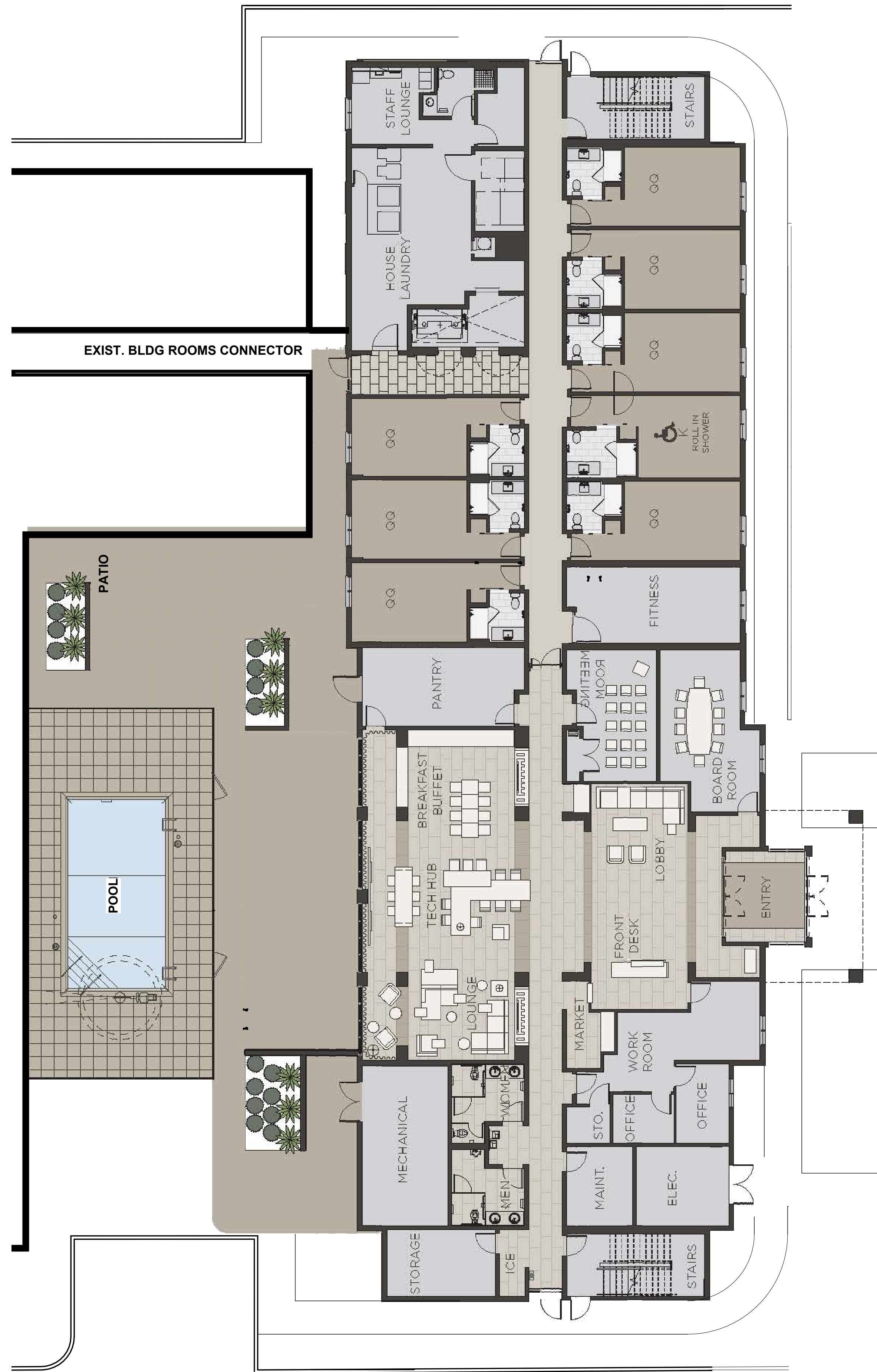
SHRIDHAR S. RAO, MS, PE
 P.E. #56074
LANDSMART CONSULTANTS, LLC
 Certificate of Authorization 28068

PROJECT #:
 DRAWN: PV CHECKED: SG
 DATE: 22-MAY-2018 SHEET:
 SCALE: C1

SITE PLAN



3 Typical Upper Floor Plan
3/32" = 1'-0"



2 Ground Floor Plan
3/32" = 1'-0"

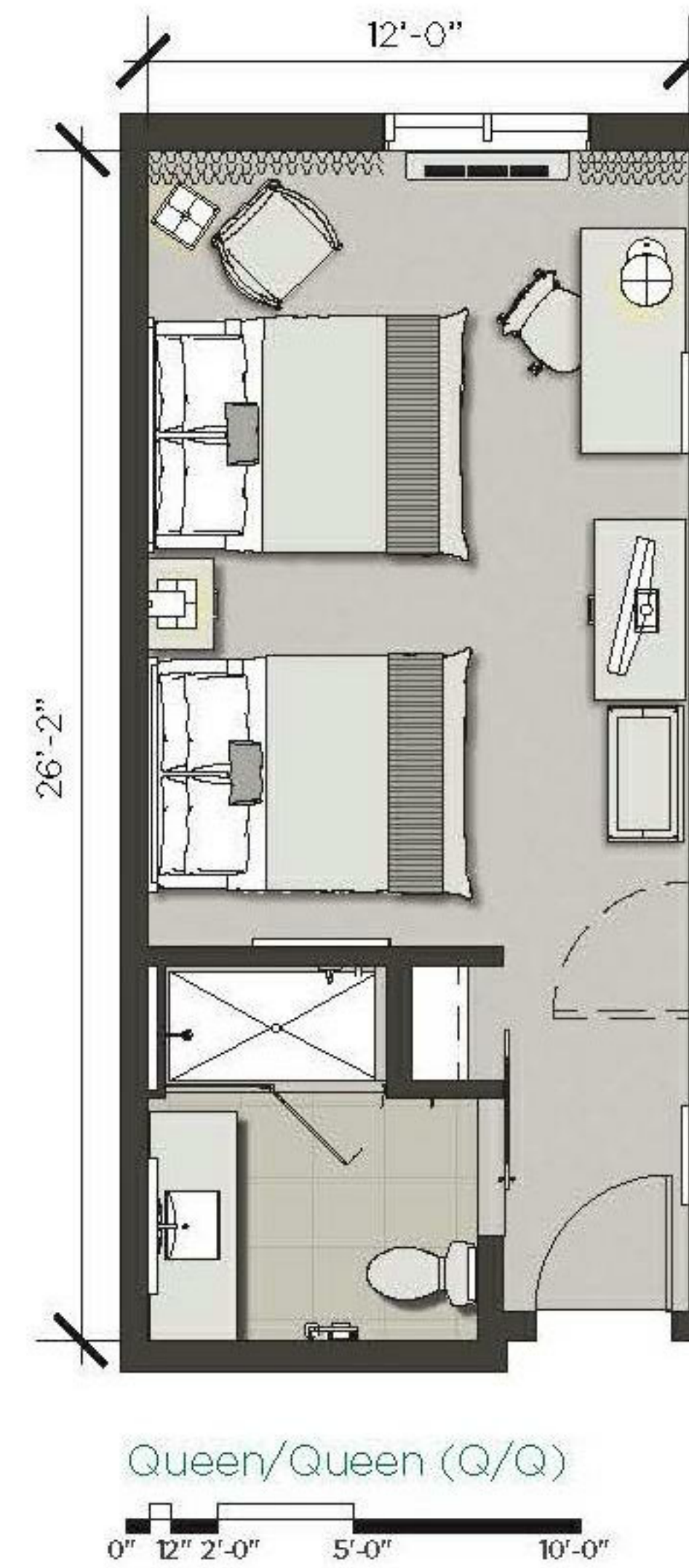
UNIT COUNT:
FIRST FLOOR:
 8 UNITS
SECOND FLOOR:
 25 UNITS
THIRD FLOOR:
 25 UNITS
58 UNITS TOTAL

FRONT OF HOUSE	TOTAL (SF)
FOOD & BEVERAGE	
Dining/Lounge	1,297 SF
Market	111 SF
TOTAL	1,408 SF
FUNCTION	
Meeting Room & Storage	286 SF
Board Room	348 SF
TOTAL	634 SF
RECREATION	
Exercise Room	330 SF
TOTAL	330 SF
PUBLIC CIRCULATION	
Lobby/Reception	707 SF
Vestibule	184 SF
Public Toilets	252 SF
TOTAL	1,143 SF
TOTAL FOH	3,515 SF

GUESTROOMS	AREA (SF)
Q/Q Studio (QQS)	338 SF
Q/Q Studio Extended (QQE)	375 SF
Q/Q Studio 13' Bay (QQS1)	351 SF
Q/Q Studio Extended 13' Bay (QQE1)	390 SF
Suite	527 SF

GUESTROOM SUPPORT	PER FLOOR	AREA (SF)
Corridors (Main)	1	1,478 SF
Corridors (Upper)	1	1,335 SF
Stairs	2	235 SF
Elevators	2	144 SF
Linen Storage (Upper Floors Only)	1	70 SF
Ice/Vending	1	51 SF
Guest Laundry (Second Floor)	1	88 SF
Mechanical/Electrical (Upper Floors)	1	129 SF
Storage (Main Floor)	1	187 SF
Storage (Second Floor)	1	99 SF
Storage (Upper Floors)	1	187 SF

BACK OF HOUSE	TOTAL (SF)
ADMINISTRATION	
Management Office	188 SF
Work Area/Storage	409 SF
TOTAL	597 SF
LAUNDRY	
Main Laundry	559 SF
Housekeeping Office	86 SF
TOTAL	645 SF
FOOD & BEVERAGE	
Pantry	309 SF
TOTAL	309 SF
MISCELLANEOUS	
Mechanical /Electrical Room	531 SF
Elevator Equipment Room	107
Maintenance Office	131
TOTAL	769 SF
TOTAL BOH	2,320 SF





 **ENTRY ELEVATION**
SCALE

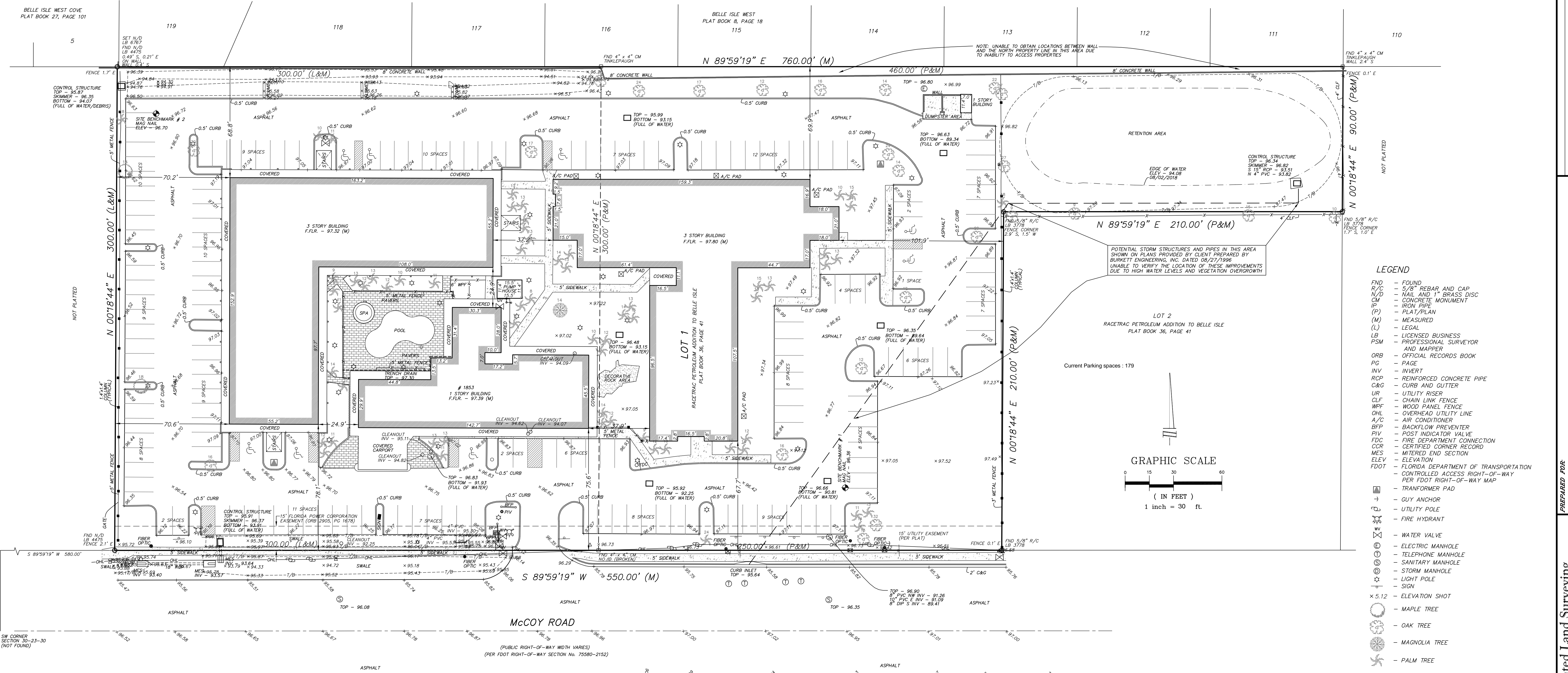
DUE TO EXISTING CONDITION SHOWN BEING PHOTOGRAPH ROOF HEIGHT/SLOPE IS NOT TO A SCALE. ROOF SPRING POINT AND SLOPE FOR ADDITION WILL MATCH THE EXISTING BUILDING.



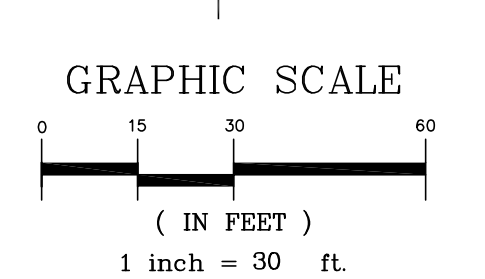
 **MCCOY RD ELEVATION**
SCALE

NOTE: BUILDING FLOOR TO FLOOR HEIGHTS ARE TO MATCH EXISTING DAYS INN FOR ABILITY TO CONNECT AS NOTED IN BUILDING FLOOR PLANS. ROOF SHALL ALIGN BOTTOM OF STRUCTURE TO BOTTOM OF EXISTING HOTEL ROOF BEARING NOTED. (28'-0")

EXTERIOR MATERIALS				EXTERIOR MATERIALS			
NO.	DESCRIPTION	QUANTITY	UNIT	NO.	DESCRIPTION	QUANTITY	UNIT
000001	CONCRETE	1000	SQ. YD.	000001	CONCRETE	1000	SQ. YD.
000002	BRICK	5000	SQ. YD.	000002	BRICK	5000	SQ. YD.
000003	GLASS	100	SQ. FT.	000003	GLASS	100	SQ. FT.
000004	PAINT	1000	GAL.	000004	PAINT	1000	GAL.
000005	ROOFING	1000	SQ. FT.	000005	ROOFING	1000	SQ. FT.
000006	LANDSCAPING	1000	SQ. FT.	000006	LANDSCAPING	1000	SQ. FT.
000007	MECHANICAL	1000	SQ. FT.	000007	MECHANICAL	1000	SQ. FT.
000008	ELECTRICAL	1000	SQ. FT.	000008	ELECTRICAL	1000	SQ. FT.
000009	PLUMBING	1000	SQ. FT.	000009	PLUMBING	1000	SQ. FT.
000010	FINISHES	1000	SQ. FT.	000010	FINISHES	1000	SQ. FT.



- LEGEND**
- FND - FOUND
 - R/C - 5/8" REBAR AND CAP
 - N/D - NAIL AND 1" BRASS DISC
 - CM - CONCRETE MONUMENT
 - IP - IRON PIPE
 - PL - PLAT/PLAN
 - (M) - MEASURED
 - (L) - LEGAL
 - LB - LICENSED BUSINESS
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - ORB - OFFICIAL RECORDS BOOK
 - PD - PAGE
 - INV - INVERT
 - RCP - REINFORCED CONCRETE PIPE
 - C&G - CURB AND GUTTER
 - UR - UTILITY RISER
 - CLF - CHAIN LINK FENCE
 - WPF - WOOD PANEL FENCE
 - OHL - OVERHEAD UTILITY LINE
 - A/C - AIR CONDITIONER
 - BFP - BACKFLOW PREVENTER
 - PIV - POST INDICATOR VALVE
 - FDC - FIRE DEPARTMENT CONNECTION
 - CCR - CERTIFIED CORNER RECORD
 - MES - METERED END SECTION
 - ELEV - ELEVATION
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - CA - CONTROLLED ACCESS RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP
 - TR - TRANSFORMER PAD
 - GA - GUY ANCHOR
 - UP - UTILITY POLE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - EM - ELECTRIC MANHOLE
 - SM - TELEPHONE MANHOLE
 - SMH - SANITARY MANHOLE
 - SMN - STORM MANHOLE
 - LP - LIGHT POLE
 - SG - SIGN
 - ES - ELEVATION SHOT
 - MT - MAPLE TREE
 - OT - OAK TREE
 - MG - MAGNOLIA TREE
 - PT - PALM TREE



- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
 - 4) SYMBOLS NOT TO SCALE.
 - 5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
 - 6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.
 - 7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
 - 8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
 - 9) ALL ELEVATIONS SHOWN HEREON ARE NAVD88 DATUM, DERIVED BY GPS OBSERVATION UTILIZING L-NET TOPNET GNSS NR7K V.0.07 ZONE FL83-EF.
 - 10) COURSES AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.
 - 11) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF McCOY ROAD, BEING S 89°59'19" W PER THE RECORD PLAT.
 - 12) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0430 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
 - 13) TREES 6" AND LARGER IN DIAMETER WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.

LEGAL DESCRIPTION (PROVIDED PER CLIENT)

PARCEL 1

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:

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BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

BOUNDARY AND TOPOGRAPHIC SURVEY
DAYS INN - # 1853 McCOY ROAD
ORANGE COUNTY, FLORIDA

ELECTRONIC FILE:
IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR THE STAMP SHOWN USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

LIMITATION OF LIABILITY:
RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

NOTICE OF COPYRIGHT:
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DNK HOMES

PREPARED FOR

Associated Land Surveying & Mapping, Inc.

1681 POWELL ST. LAKEWOOD, FLORIDA 32760
PH: (407) 869-5002, FAX: (407) 869-8593
CENTRE OF EXCELLENCE IN SURVEYING AND MAPPING

SCALE: 1" = 30'
DWG. NO. 18072.DWG
JOB NO. 8072
SURVEY DATE: 09/22/2018

SHEET NO. 1 of 1