

# WALLACE PARK IMPROVEMENTS



APPLICANT:

**CITY OF BELLE ISLE**

1600 NELA AVE,  
BELLE ISLE, FL 32809

DATE: JUNE, 2020

ISSUED FOR:

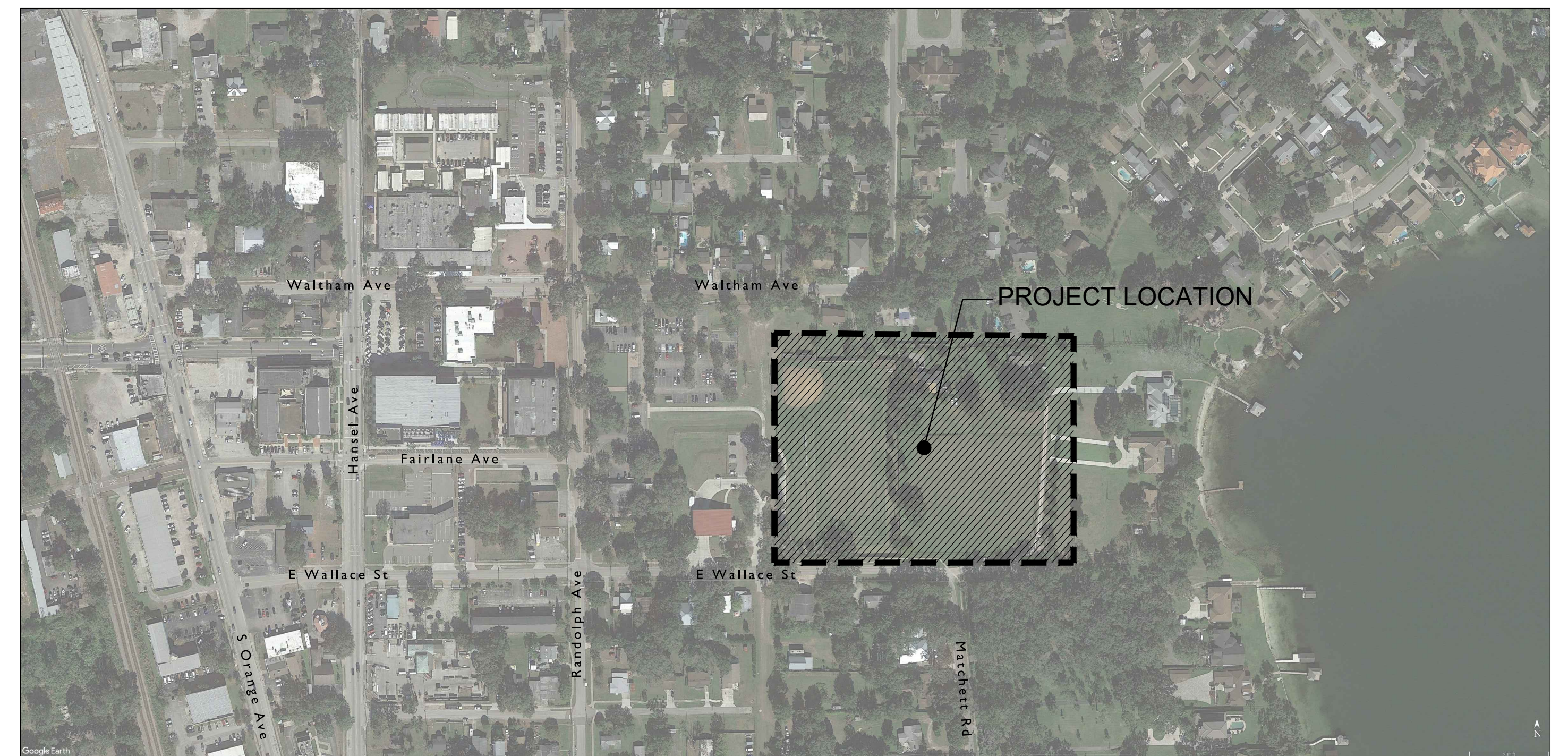
**SITE PLAN APPROVAL**

CIVICA PROJECT: 200108

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PROPOSED SITE 3D VIEW



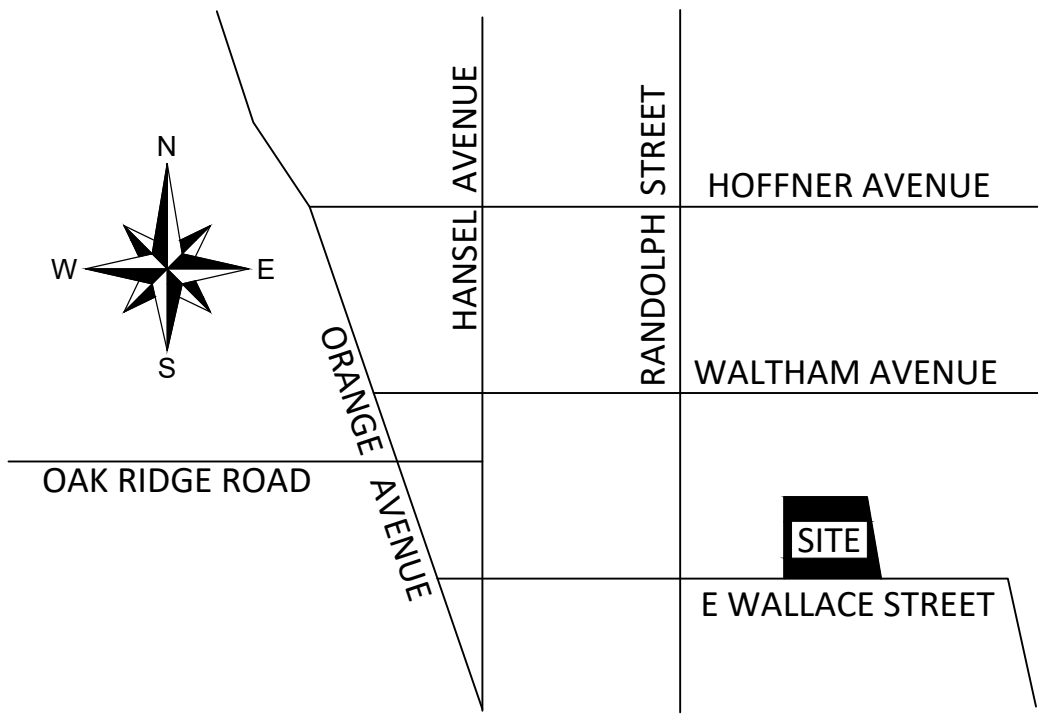
N  
SITE LOCATION  
N.T.S.

ARCHITECT

**CIVICA**

tel: 305.593.9959 8323 NW 12th St. Suite No.106. Doral, FL. 33126 fax: 305.593.9855

VICINITY MAP (NOT TO SCALE)



PLAT OF SURVEY

LEGAL DESCRIPTION

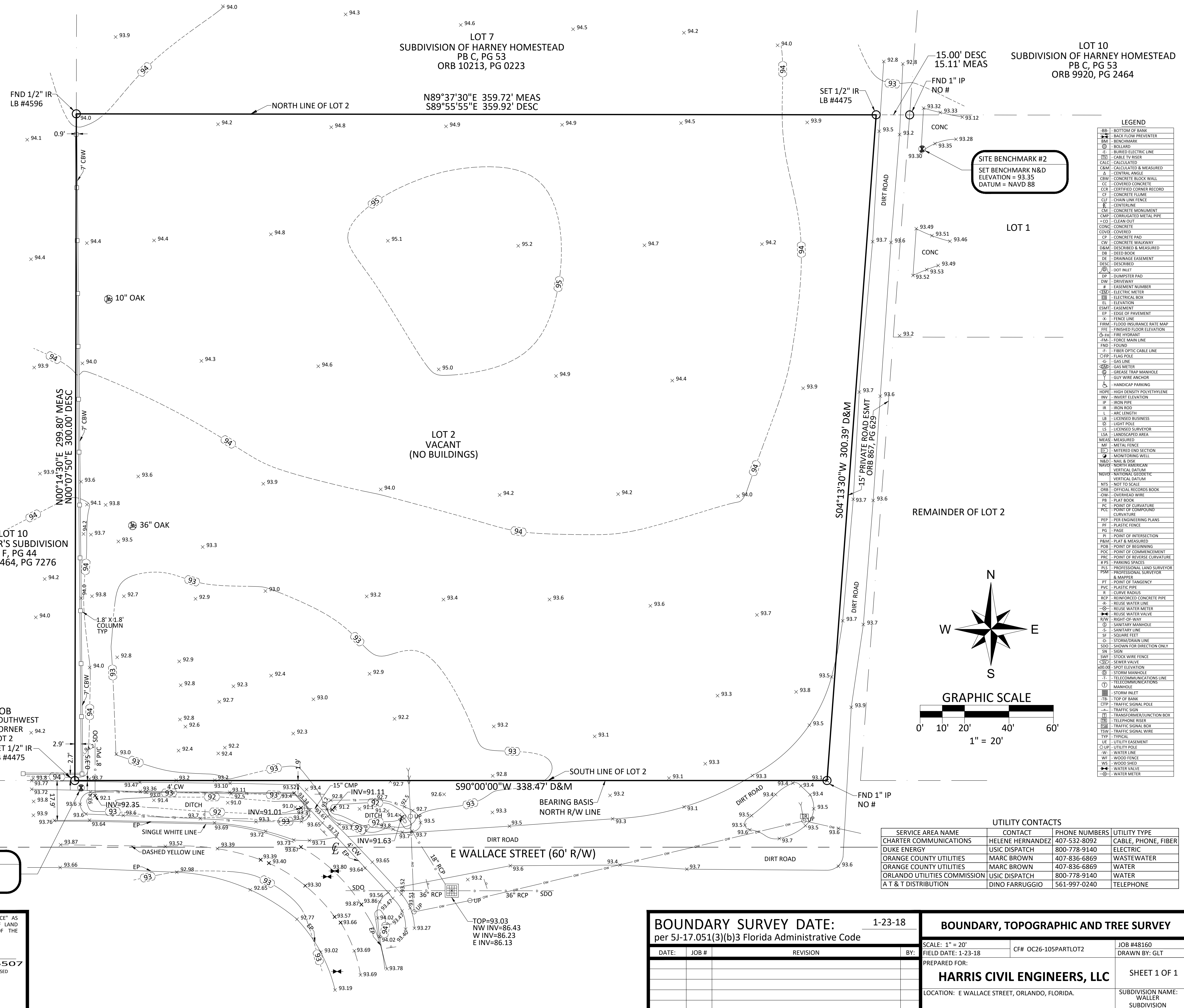
A PORTION OF LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 300 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 55 MINUTES 55 SECONDS EAST 359.92 FEET; THENCE SOUTH 04 DEGREES 13 MINUTES 30 SECONDS WEST 300.39 FEET, TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 338.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 104,686 SQUARE FEET OR 2.4033 ACRES MORE OR LESS.

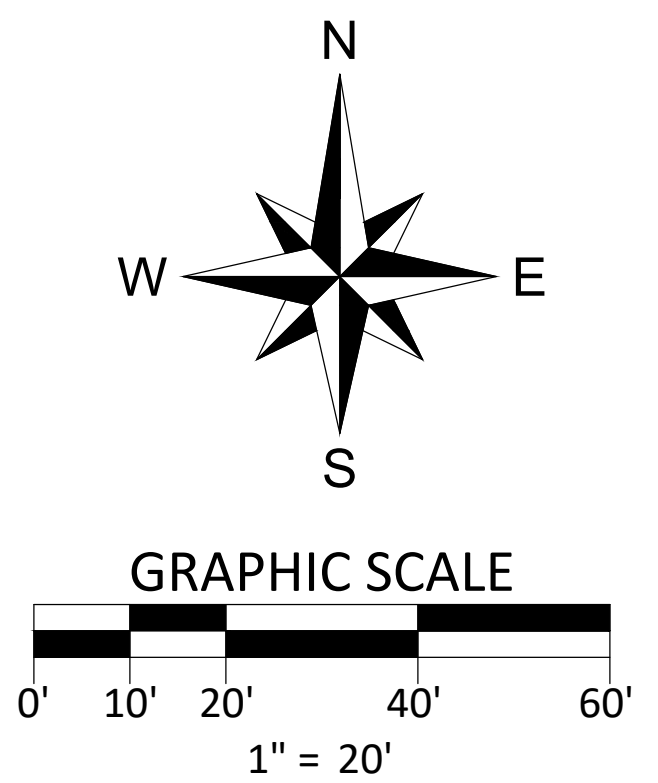
NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF E WALLACE STREET, BEING S90°00'00"W (DESC).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0430F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 25, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.
7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #C698001 HAVING AN ELEVATION OF 101.033 FEET, (NAVD 88).



LEGEND

- BB - BOTTOM OF BANK
- BP - BACK FLOW PREVENTER
- BM - BENCHMARK
- B - BOUNDARY
- E - BURIED ELECTRIC LINE
- TV - CABLE TV RISER
- CL - CALCULATED
- CM - CALCULATED & MEASURED
- CC - COVERED CONCRETE
- CBW - CONCRETE BLOCK WALL
- CC - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CL - CHAIN LINK FENCE
- CE - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COV - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- CS - DESCRIBED & MEASURED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DM - FORCE MAIN LINE
- FND - FOUND
- FP - FIBER OPTIC CABLE LINE
- FL - FLAG POLE
- G - GAS LINE
- GM - GAS METER
- GT - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HP - HIGH DENSITY POLYETHYLENE
- HE - HUBBARD ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- SP - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- ME - MEASURED
- MF - METAL FENCE
- MS - MITERED END SECTION
- M - MONITORING POINT
- N&D - NAIL & DISK
- NAV - NATIONAL GEODETIC VERTICAL DATUM
- OV - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PER - PER ENGINEERING PLANS
- PF - PLASTIC FENCE
- PI - PILE
- PI - POINT OF INTERSECTION
- PM - PLAT & MEASURED
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PK - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PLS - PROFESSIONAL LAND SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURV RADIUS
- RCP - REINFORCED CONCRETE PIPE
- RU - REUSE WATER LINE
- RM - REUSE WATER METER
- RV - REUSE WATER VALVE
- R/W - RIGHT-OF-WAY
- SM - SANITARY MANHOLE
- SL - SANITARY LINE
- SF - SQUARE FEET
- SD - STORM/DRAIN LINE
- SDO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SV - SEWER VALVE
- MO - SPOT ELEVATION
- SM - STORM MANHOLE
- T - TELECOMMUNICATIONS LINE
- TM - TELECOMMUNICATIONS MANHOLE
- TI - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TSW - TRAFFIC SIGNAL WIRE
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- W - WATER LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER



UTILITY CONTACTS

SERVICE AREA NAME	CONTACT	PHONE NUMBERS	UTILITY TYPE
CHARTER COMMUNICATIONS	HELENE HERNANDEZ	407-532-8092	CABLE, PHONE, FIBER
DUKE ENERGY	USIC DISPATCH	800-778-9140	ELECTRIC
ORANGE COUNTY UTILITIES	MARC BROWN	407-836-6869	WASTEWATER
ORANGE COUNTY UTILITIES	MARC BROWN	407-836-6869	WATER
ORLANDO UTILITIES COMMISSION	USIC DISPATCH	800-778-9140	WATER
A T & T DISTRIBUTION	DINO FARRUGGIO	561-997-0240	TELEPHONE



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17.051(3)(b)3 FLORIDA ADMINISTRATIVE CODE  
JAMES D. BRAY, PSM 6507  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."  
OR  
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507.

BOUNDARY SURVEY DATE: 1-23-18  
per 5J-17.051(3)(b)3 Florida Administrative Code

DATE	JOB #	REVISION	BY

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SCALE: 1" = 20'  
FIELD DATE: 1-23-18  
CF# OC26-105PARTLOT2  
JOB #48160  
DRAWN BY: GLT

PREPARED FOR:  
**HARRIS CIVIL ENGINEERS, LLC**  
LOCATION: E WALLACE STREET, ORLANDO, FLORIDA.

SUBDIVISION NAME:  
WALLER  
SUBDIVISION

SHEET 1 OF 1



No.	DATE	REVISION	BY

DRAWN BY: SG APPROVED BY: RL

DATE: 2020-06-20 SCALE: As Shown

KEYPLAN

SEAL/SIGNATURE

ROLANDO LLANES  
AR - 0013160

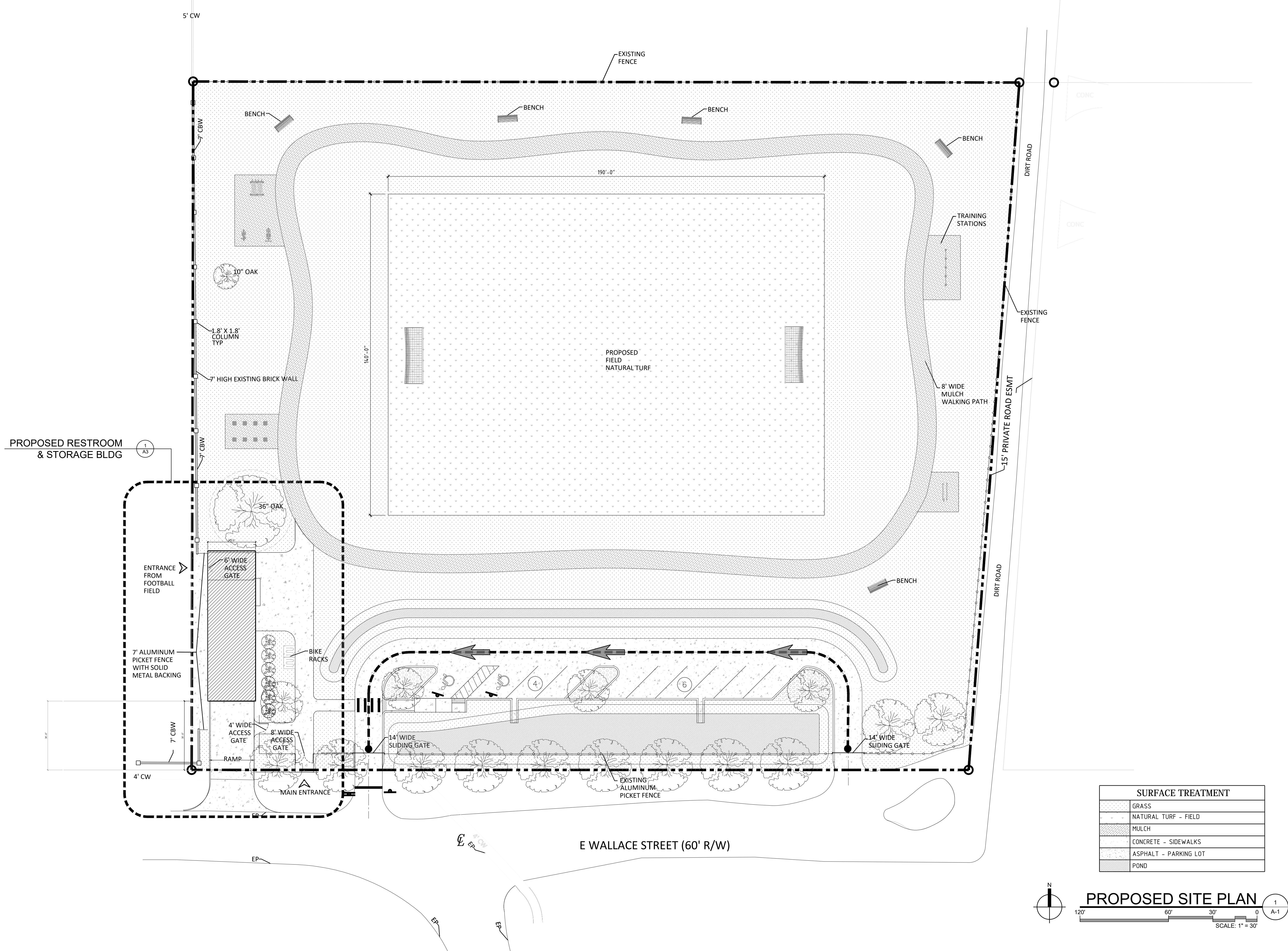
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SHEET TITLE

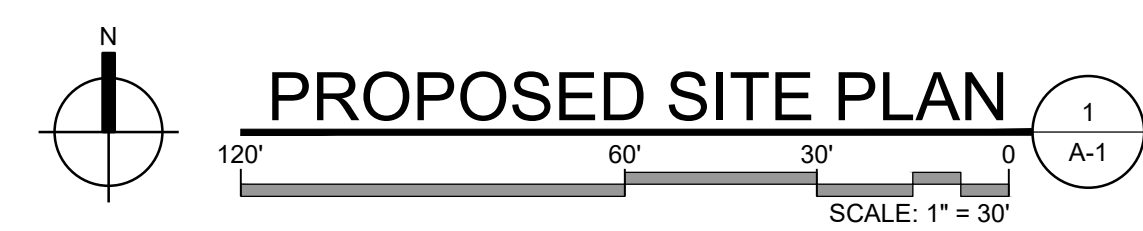
**PROPOSED  
SITE PLAN**

SHEET NUMBER

**A-1**



SURFACE TREATMENT	
[Pattern]	GRASS
[Pattern]	NATURAL TURF - FIELD
[Pattern]	MULCH
[Pattern]	CONCRETE - SIDEWALKS
[Pattern]	ASPHALT - PARKING LOT
[Pattern]	POND



**PROPOSED SITE PLAN**

1  
A-1



WEST



EAST



NORTH



SOUTH

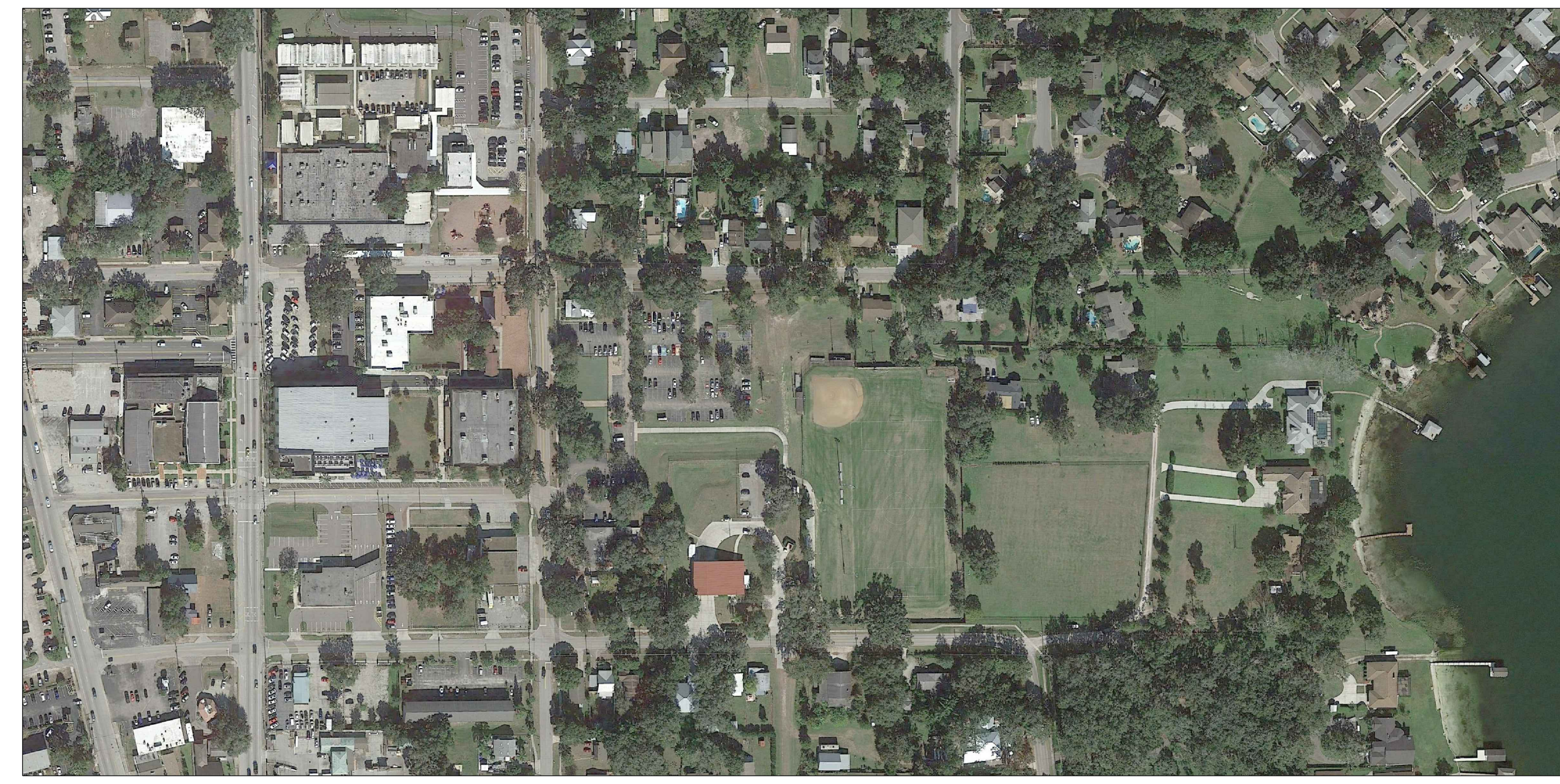
**PROPOSED- AERIAL VIEWS** 2  
SCALE: N.T.S. A-1

CIVICA PROJECT No:  
**200108**  
ISSUED FOR:  
**ZONING APPROVAL**

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:  
SG RL  
DATE: SCALE:  
2020-06-20 As Shown

KEYPLAN



**EXISTING CONDITION** 1  
SCALE: N.T.S. A-1

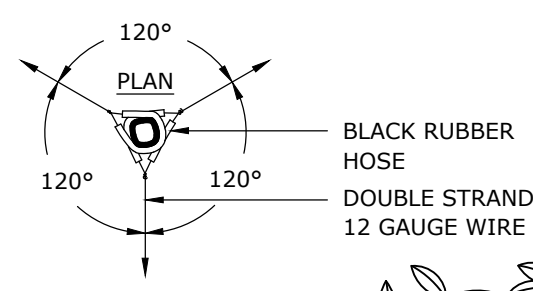
SEAL/SIGNATURE

ROLANDO LLANES  
AR - 0013160  
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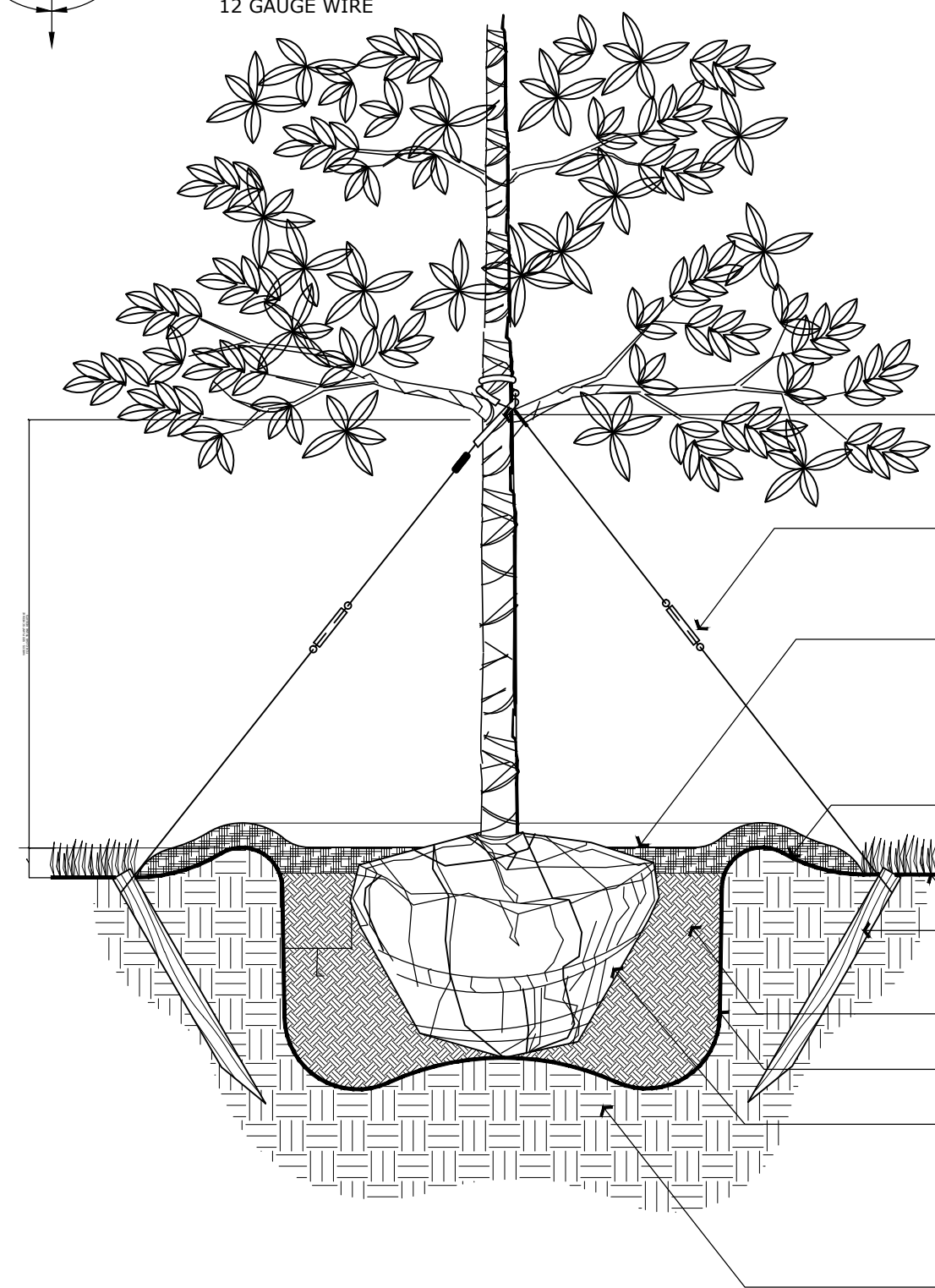
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**AERIAL VIEWS EXISTING & PROPOSED**

SHEET NUMBER  
**A-1**



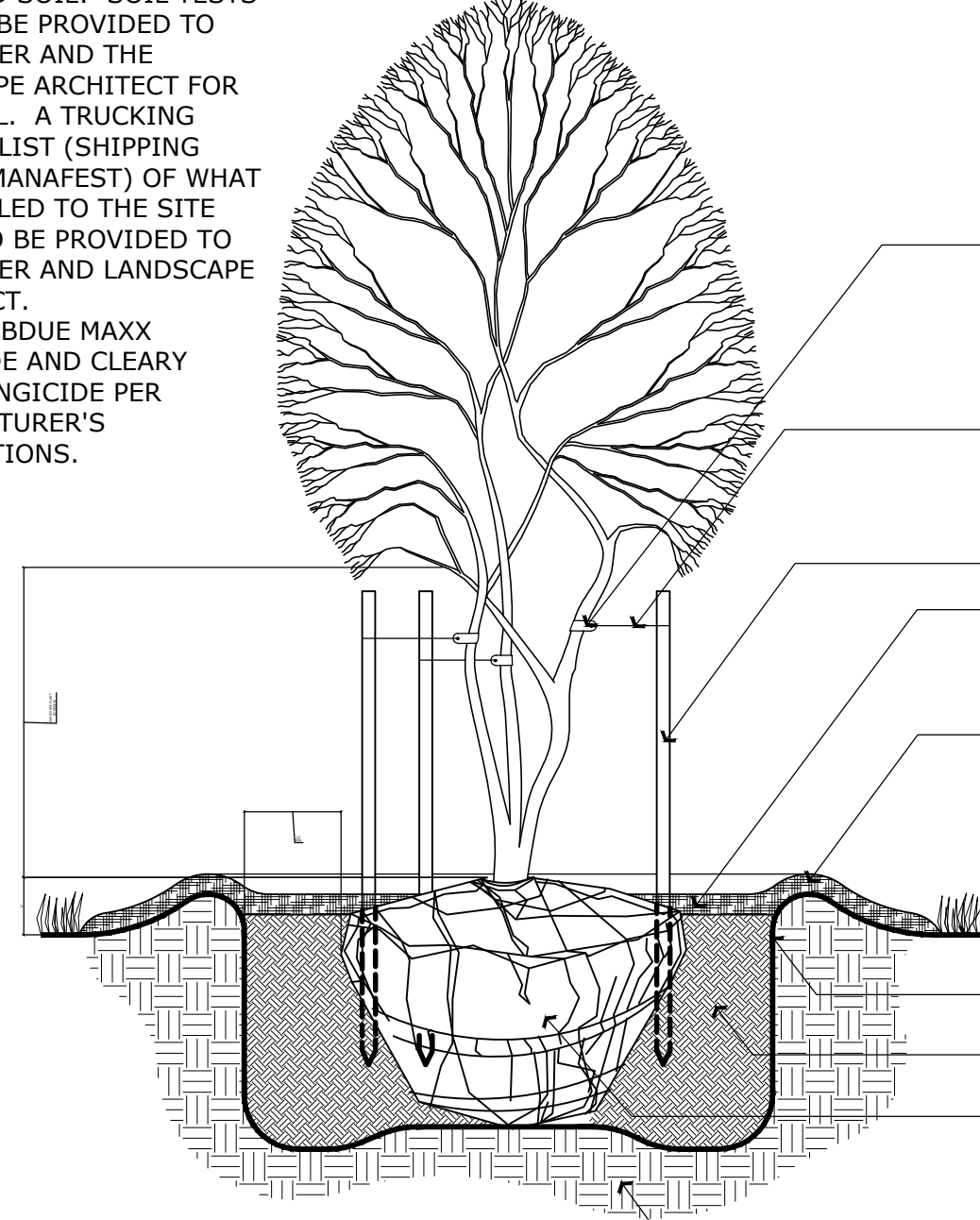
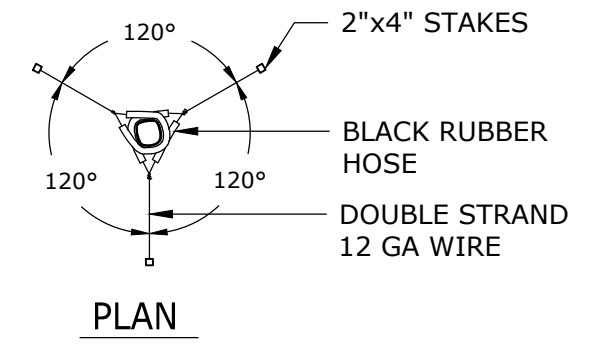


- NOTES:**
- FINAL TREE LOCATION TO BE APPROVED BY OWNER.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - REMOVE ALL FLAGGING TAPE AND TAGS.
  - AMENDED SOIL: SOIL TESTS NEED TO BE PROVIDED TO THE OWNER AND THE LANDSCAPE ARCHITECT FOR APPROVAL. A TRUCKING PACKING LIST (SHIPPING TOTALS/MANIFEST) OF WHAT WAS HAULED TO THE SITE NEEDS TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT.
  - APPLY SUBDUDE MAXX FUNGICIDE AND CLEARY 3336F FUNGICIDE PER MANUFACTURER'S INSTRUCTIONS.



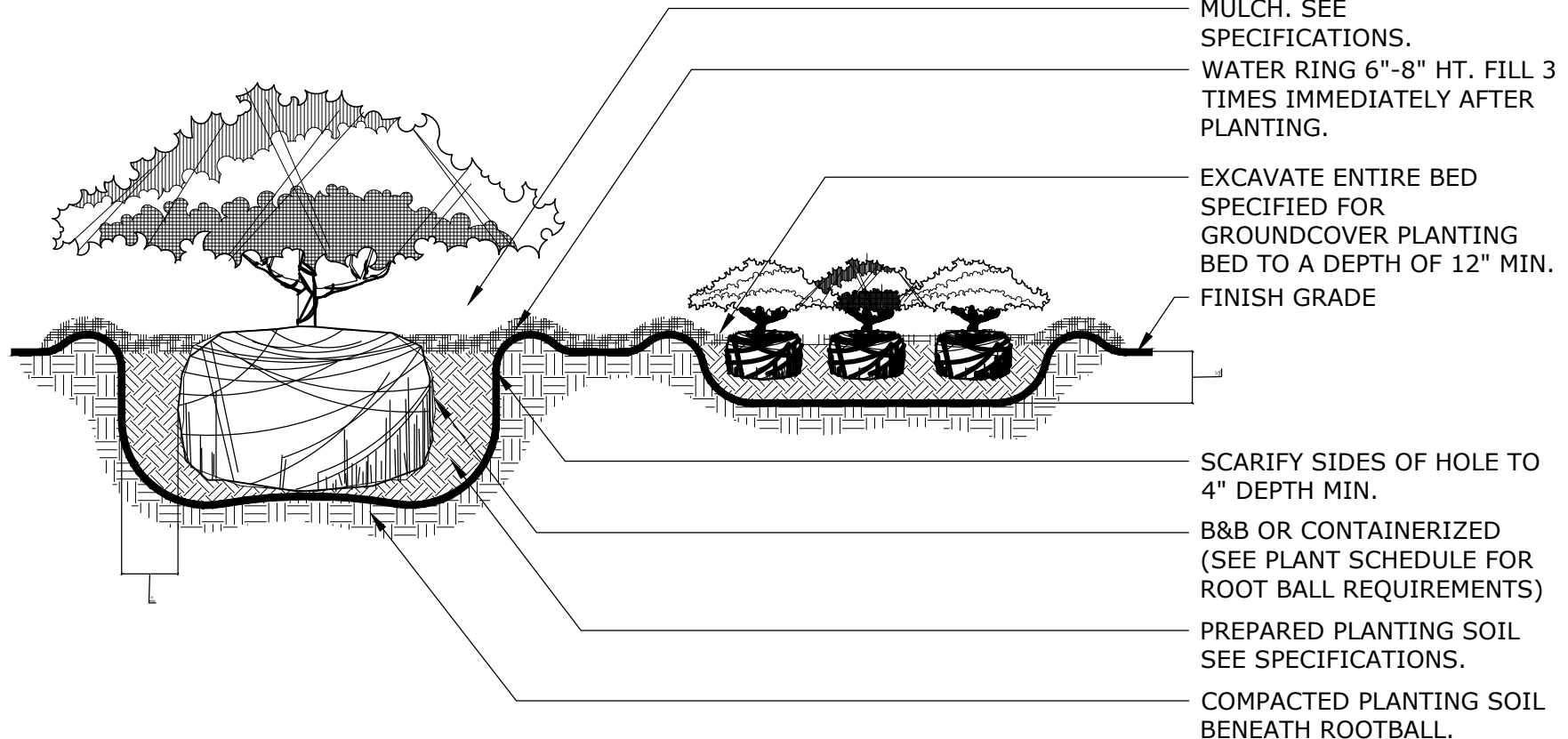
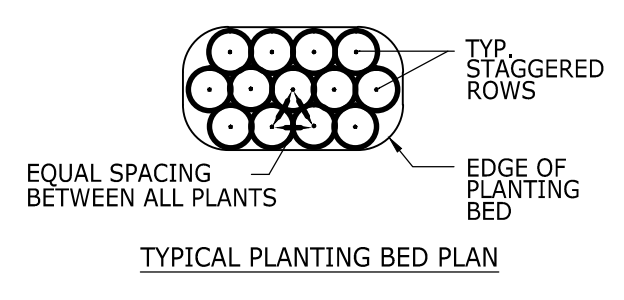
**1 LARGE TREE PLANTING DETAIL** (14' HT OR GREATER)  
SCALE: 1"=1'-0"

- NOTES:**
- FINAL TREE LOCATION TO BE APPROVED BY OWNER.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - REMOVE ALL FLAGGING TAPE AND TAGS.
  - AMENDED SOIL: SOIL TESTS NEED TO BE PROVIDED TO THE OWNER AND THE LANDSCAPE ARCHITECT FOR APPROVAL. A TRUCKING PACKING LIST (SHIPPING TOTALS/MANIFEST) OF WHAT WAS HAULED TO THE SITE NEEDS TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT.
  - APPLY SUBDUDE MAXX FUNGICIDE AND CLEARY 3336F FUNGICIDE PER MANUFACTURER'S INSTRUCTIONS.

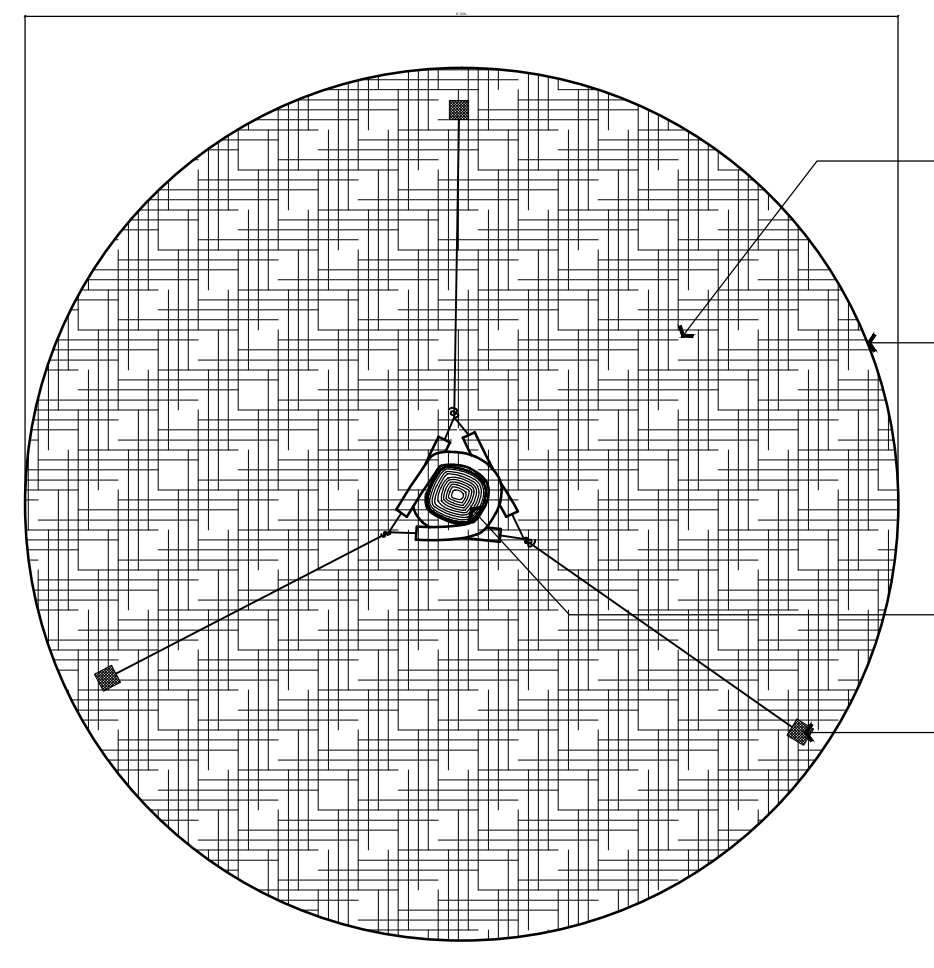


**4 MULTI TRUNK TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE

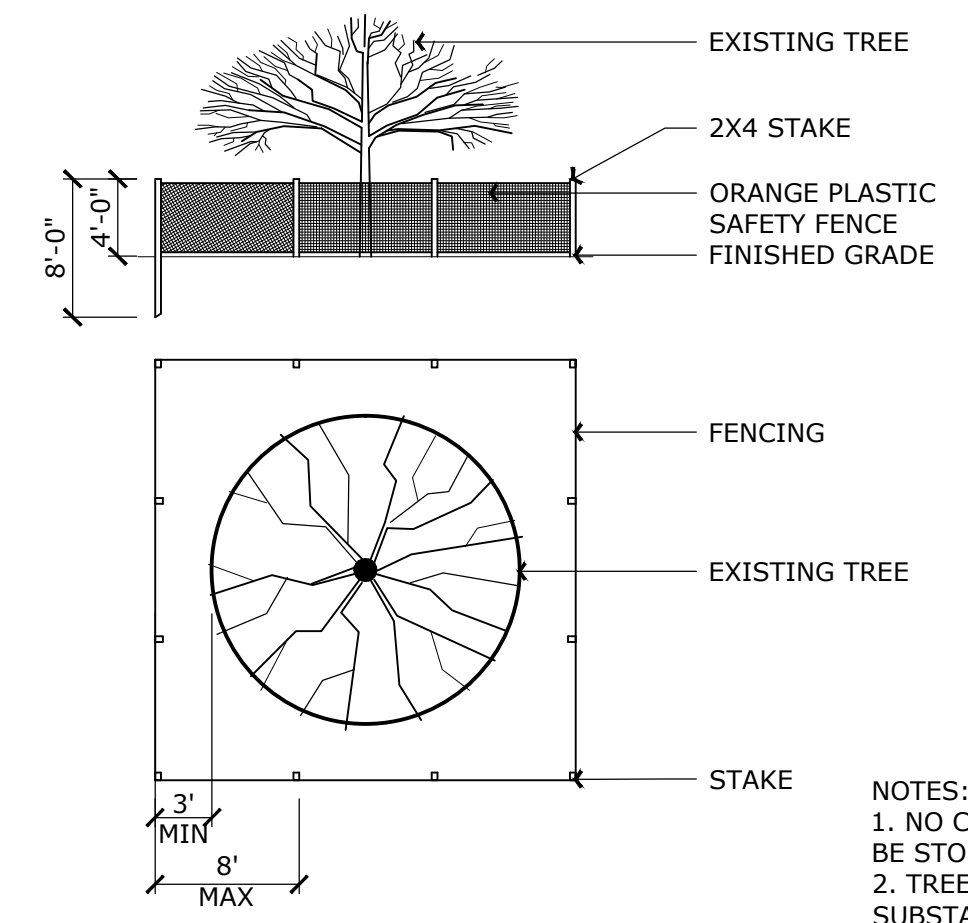
- NOTES:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2"-4" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.



**2 SHRUB AND GROUND COVER DETAIL**  
SCALE: NOT TO SCALE



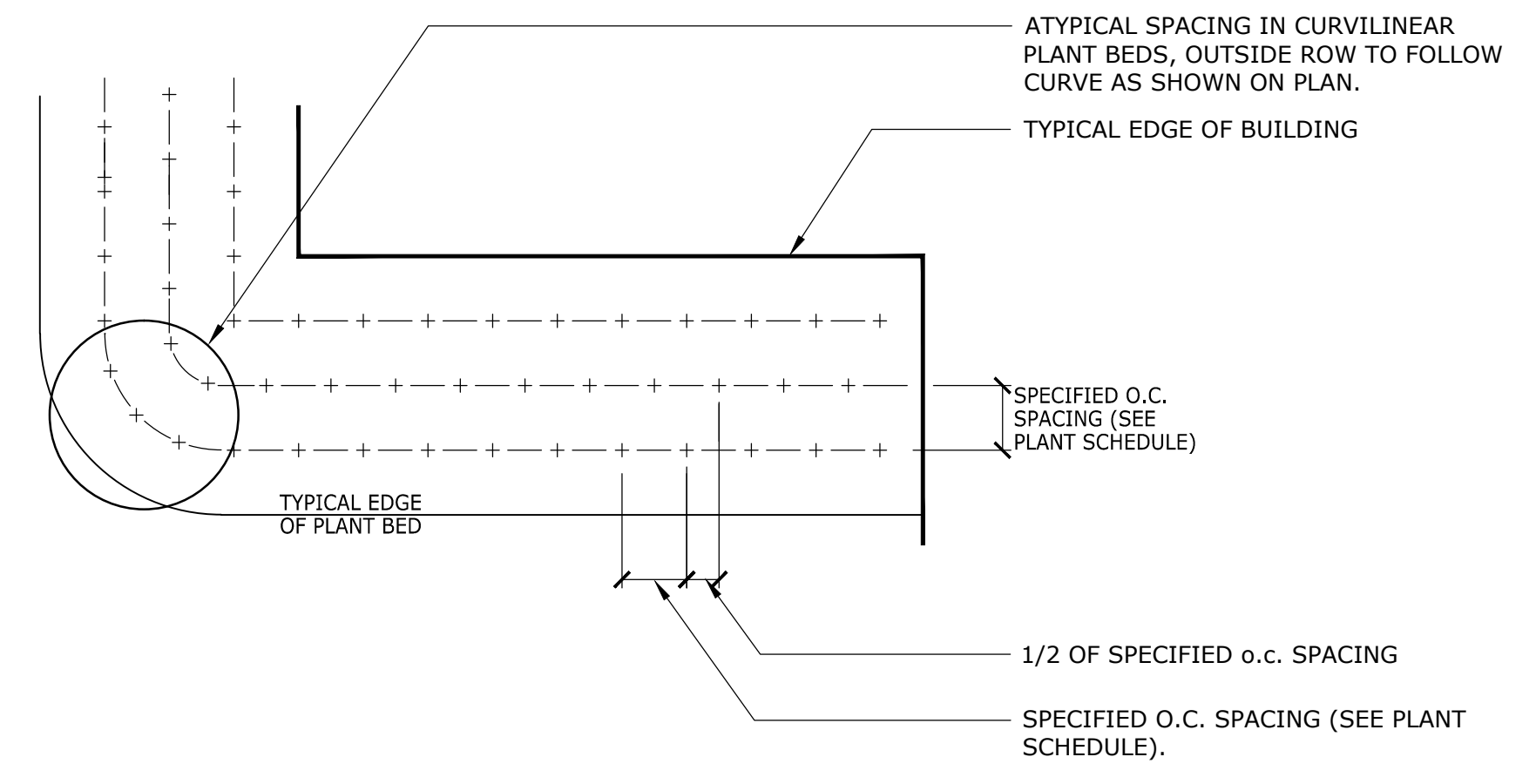
**5 TREE MULCHING IN SOD AREAS**  
SCALE: NOT TO SCALE



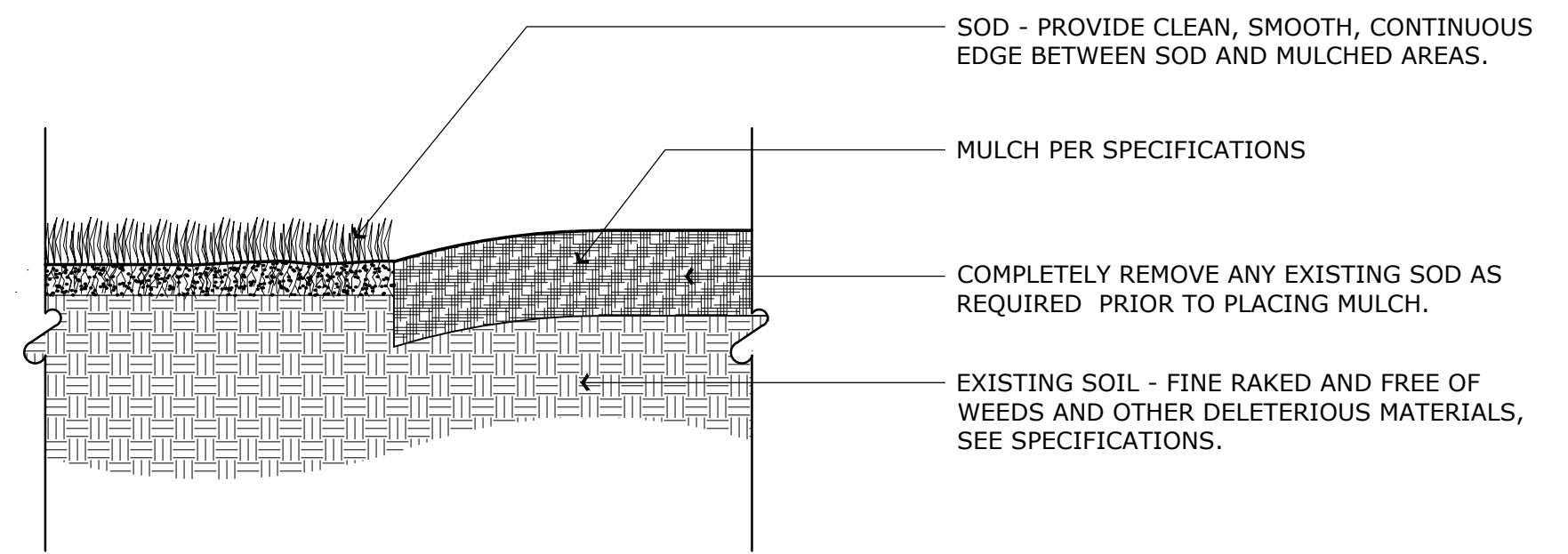
**7 EXISTING TREE PROTECTION**  
NTS

- NOTES:**
- NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA.
  - TREE PROTECTION TO REMAIN UNTIL SUBSTANTIAL COMPLETION OR AS DIRECTED BY THE LANDSCAPE ARCH.

- NOTE:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
  - ALL SHRUBS AND GROUND COVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".



**3 TYP. GROUND COVER SPACING DETAIL**  
SCALE: NOT TO SCALE



**6 MULCH EDGE DETAIL**  
SCALE: NOT TO SCALE



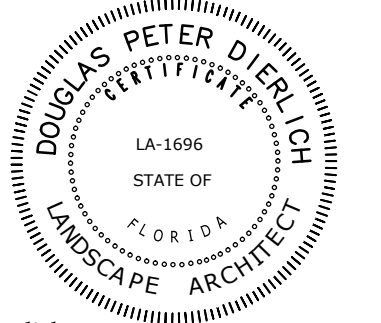
No.	DATE	REVISION	BY

DRAWN BY: DPD APPROVED BY: RL

DATE: 2020-06-20 SCALE: As Shown

KEYPLAN

SEAL/SIGNATURE



Douglas Dierlich  
LA0001696

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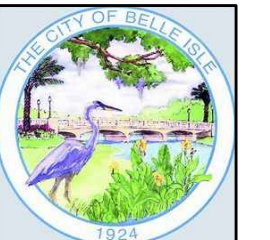
SHEET TITLE

**LANDSCAPE DETAILS**

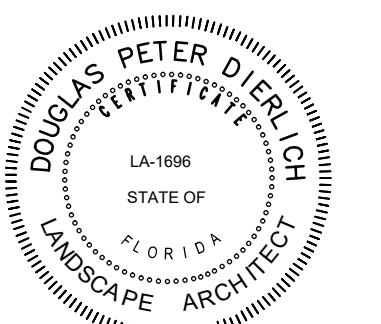
SHEET NUMBER

**L-2**





No.	DATE	REVISION	BY



**LANDSCAPE ALONG RIGHT-OF-WAY**

LENGTH ALONG ROW 338.5 LIN.FT.

TREES REQUIRED:  
TREES REQUIRED = 1 TREE PER 30 LIN. FT.  
338.5/30 = 11.2  
12 TREES REQUIRED  
TREES PROVIDED = 12 TREES PROVIDED

**INTERNAL LANDSCAPING REQUIREMENTS:**

TOTAL AREA OF SITE = 104,686 SQ.FT.  
= 2.4 ACRES  
TOTAL IMPERVIOUS AREA = 5,635 SQ.FT.  
INTERIOR LANDSCAPE AREA REQUIRED = TOTAL IMPERVIOUS AREA x 2.5%  
= 5,635 SQ.FT. X .025  
= 141 SQ.FT. REQUIRED  
INTERIOR LANDSCAPE AREA PROVIDED = 368 SQ.FT.  
TREES REQUIRED = 1 TREE / 100 S.F. = 1.4 TREES  
= 2 TREES REQUIRED  
TREES PROVIDED = 3 TREES PROVIDED

**TREE PLANTING SCHEDULE**

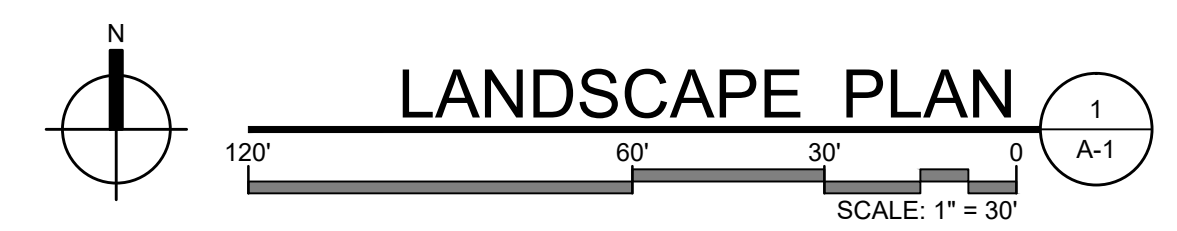
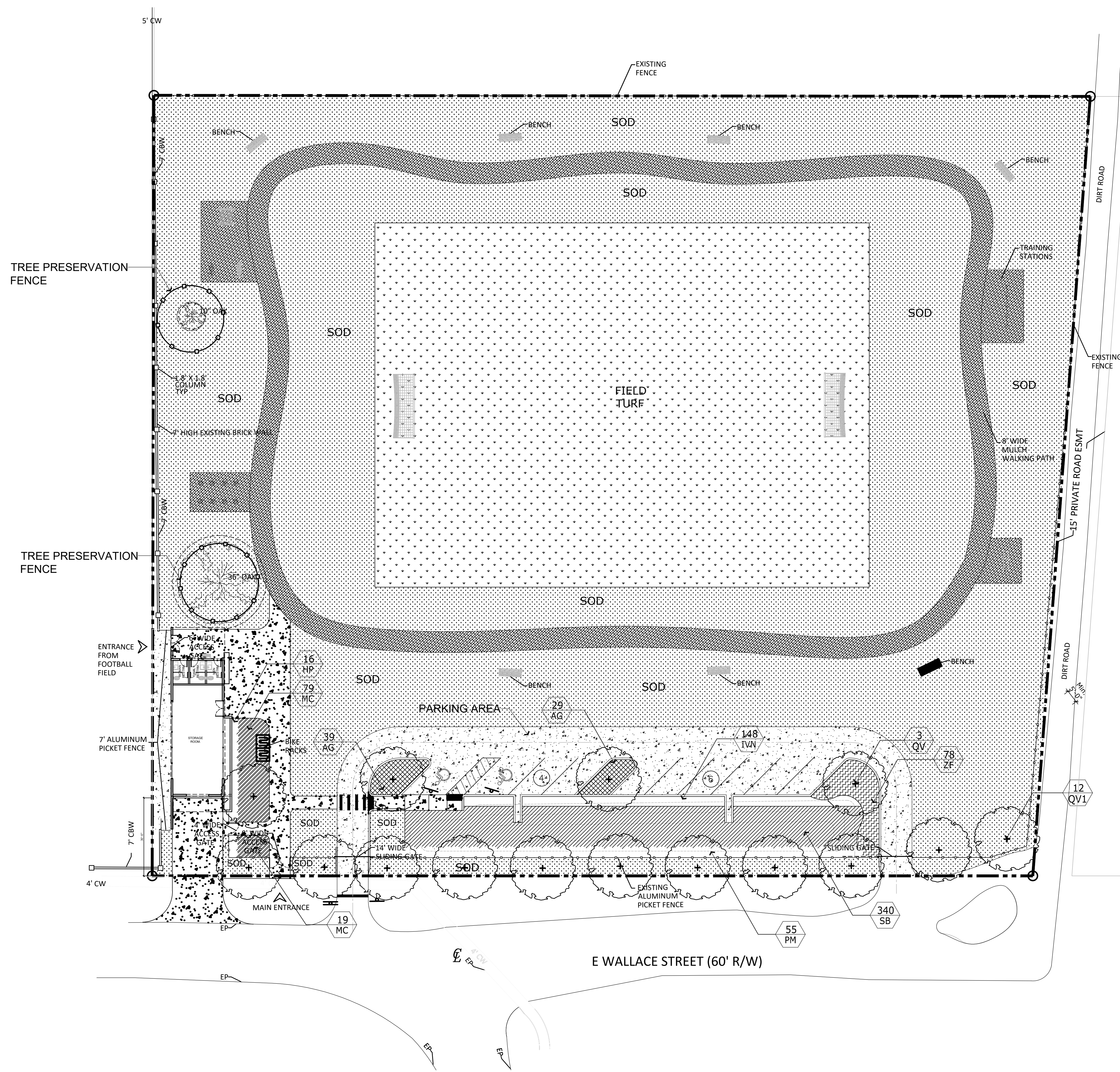
SYMBOL	QTY.	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
QV	3	QUERCUS VIRGINIANA LIVE OAK	12'	6'	B&B	3" CAL. MIN.
QV1	12	QUERCUS VIRGINIANA LIVE OAK	14'	7'	B&B	4" CAL. MIN.

**SHRUB PLANTING SCHEDULE**

SYMBOL	QTY.	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
<b>SHRUBS:</b>						
AG	68	ARACHIS GLABRATA PERENNIAL PEANUT	6"	NA	3 GAL.	30" O.C., FULL
HP	16	HAMELIA PATENS FIREBUSH	24"	18"	3 GAL.	24" O.C., FULL
IVN	148	ILEX VOMITORIA NANA DWF. YALPON HOLLY	24"	18"	3 GAL.	30" O.C., FULL
MC	98	MUHLENBERGIA CAPILLANS MUHLY GRASS	24"	18"	3 GAL.	30" O.C., FULL
PM	58	PODOCARPUS MACROPHYLLUS SOUTHERN YEW	30"	24"	3 GAL.	FULL, WELL BRANCHED
SB	340	SPARTINA BAKERI SAND CORD GRASS	24"	18"	3 GAL.	36" O.C., FULL
ZF	78	ZAMIA FRUITICOSA COONTIE	24"	18"	3 GAL.	30" O.C., FULL

**SOD-MULCH:**

SOD	53,177 sq.ft	PASPALUM NOTATUM BAHIAGRASS	--	--	--	
FIELD TURF	26,600 sq.ft	CYNODON DACTYLON BERMUDA GRASS var. 419	--	--	--	





LEGAL DESCRIPTION PER ACCURIGHT SURVEYS OF ORLANDO, INC.  
DATED: 01/23/2018

OCPA PARCEL ID: 24-23-29-8977-00-021

A PORTION OF LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

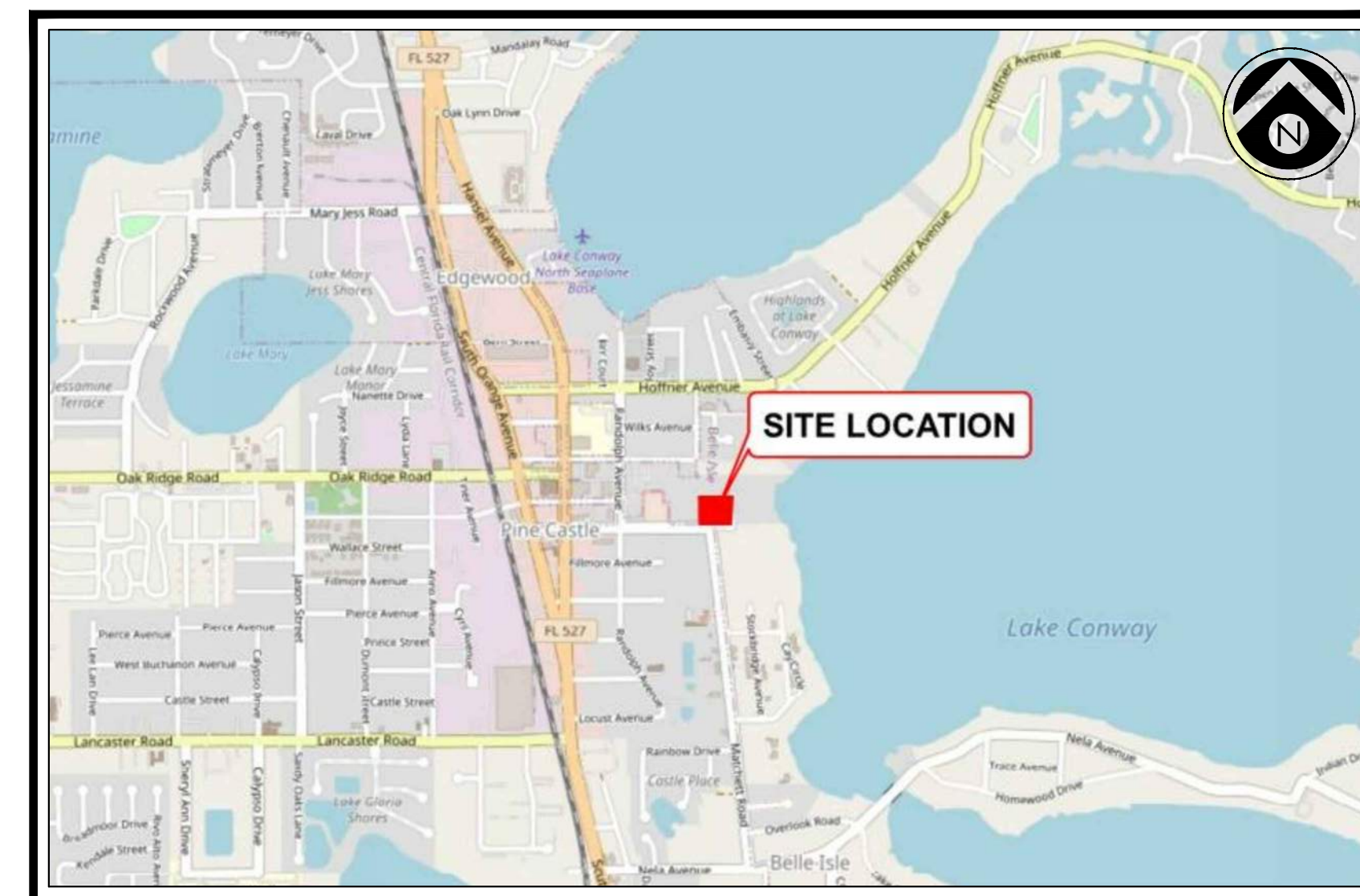
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 300 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 55 MINUTES 55 SECONDS EAST 359.92 FEET; THENCE SOUTH 04 DEGREES 13 MINUTES 30 SECONDS WEST 300.39 FEET, TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 338.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 104,686 SQUARE FEET OR 2.4033 ACRES MORE OR LESS.

# PRELIMINARY SITE PLAN FOR CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA OCPA PARCEL ID# 24-23-29-8977-00-021

## SHEET INDEX

- COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 EROSION CONTROL, DEMO & M.O.T. PLAN
- C3.0 GEOMETRY PLAN
  - C3.1 AERIAL SITE PLAN
  - C3.2 FIRE TRUCK ROUTE PLAN
  - C3.3 CROSS-SECTIONS
- C4.0 UTILITY PLAN
- C5.0 PAVING, GRADING & DRAINAGE PLAN



VICINITY MAP

SCALE: 1" = 2000'

### UTILITY PROVIDERS

**WATER/SEWER:**  
ORANGE COUNTY UTILITIES  
9150 CURRY FORD ROAD  
ORLANDO, FL 32825  
CONTACT: VICTOR GONZALEZ  
(407) 836-6869, EXT. 66869

**CITY WATER:**  
ORLANDO UTILITIES COMMISSION  
6003 E. PERSHING AVENUE  
ORLANDO, FL 32822  
CONTACT: STEVEN LOCKINGTON  
(407) 434-2568

**TELEPHONE:**  
AT & T  
1120 S. ROGERS CIRCLE  
BOCA RATON, FL 33487  
CONTACT: DINO FARRUGGIO  
PHONE: (561) 997-0240

**POWER:**  
DUKE ENERGY  
452 E. CROWN POINT ROAD  
WINTER GARDEN, FL 34787  
CONTACT: STEPHANIE OLMO  
PHONE: (727) 905-3376

### PROJECT TEAM

**OWNER:**  
CITY OF BELLE ISLE  
1600 NELA AVENUE  
BELLE ISLE, FL 32809

**SURVEYOR:**  
ACCURIGHT SURVEYS OF ORLANDO, INC.  
SURVEYOR: JAMES D. BRAY  
2012 E. ROBINSON STREET  
ORLANDO, FL 32803  
PHONE: (407) 894-6314

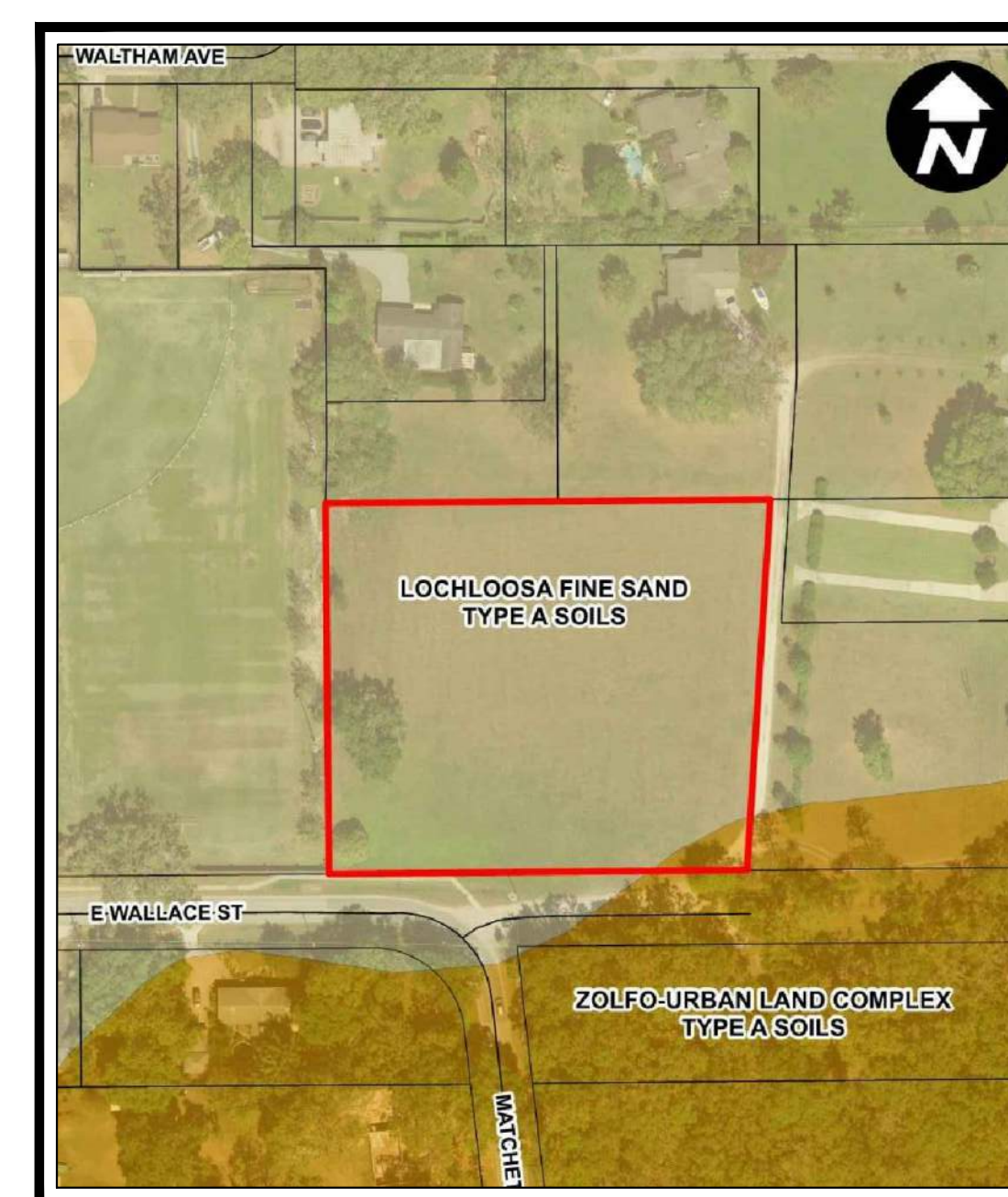
**ARCHITECT/LANDSCAPE:**  
CIVICA ARCHITECTURE & URBAN DESIGN  
ARCHITECT: ROLANDO LLANES, AIA  
8323 NW 12TH STREET-SUITE 106  
DORAL, FLORIDA 33126  
PHONE: (305) 593-9959  
EMAIL: RLLANES@CIVICAGROUP.COM

**ENGINEER:**  
APPIAN ENGINEERING, LLC  
ENGINEER: MAJOR STACY, P.E.  
221 LEE ROAD-SUITE 27  
WINTER PARK, FL 32789  
PHONE: (407) 960-5868  
FAX: (407) 960-5879  
EMAIL: MSTACY@APPIANFL.COM



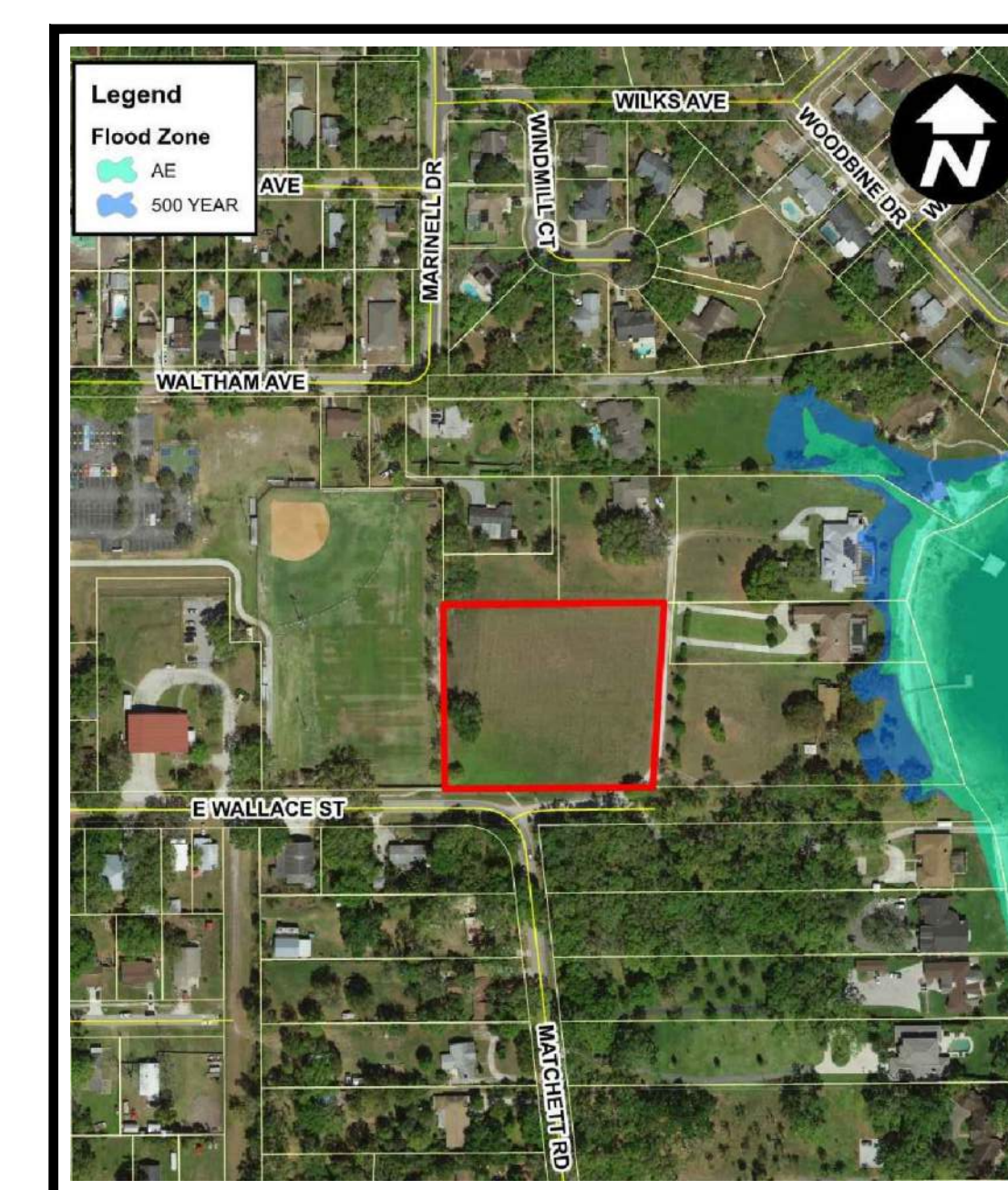
AERIAL MAP

SCALE: 1" = 1000'



SOILS MAP

SCALE: 1" = 1000'



FEMA FLOOD MAP

SCALE: 1" = 1000'



2221 LEE ROAD, SUITE 27  
WINTER PARK, FLORIDA 32789  
(407) 960-5868

BOARD OF PROFESSIONAL  
ENGINEERING CERTIFICATE  
NO. 32174

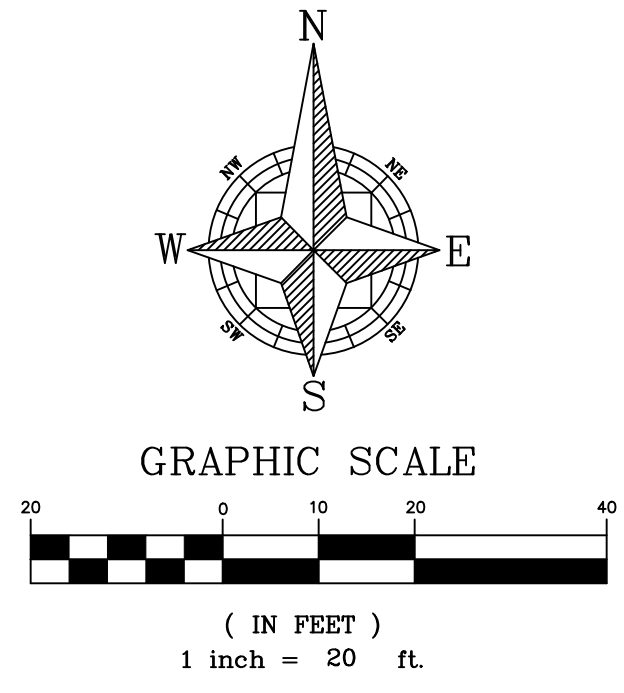
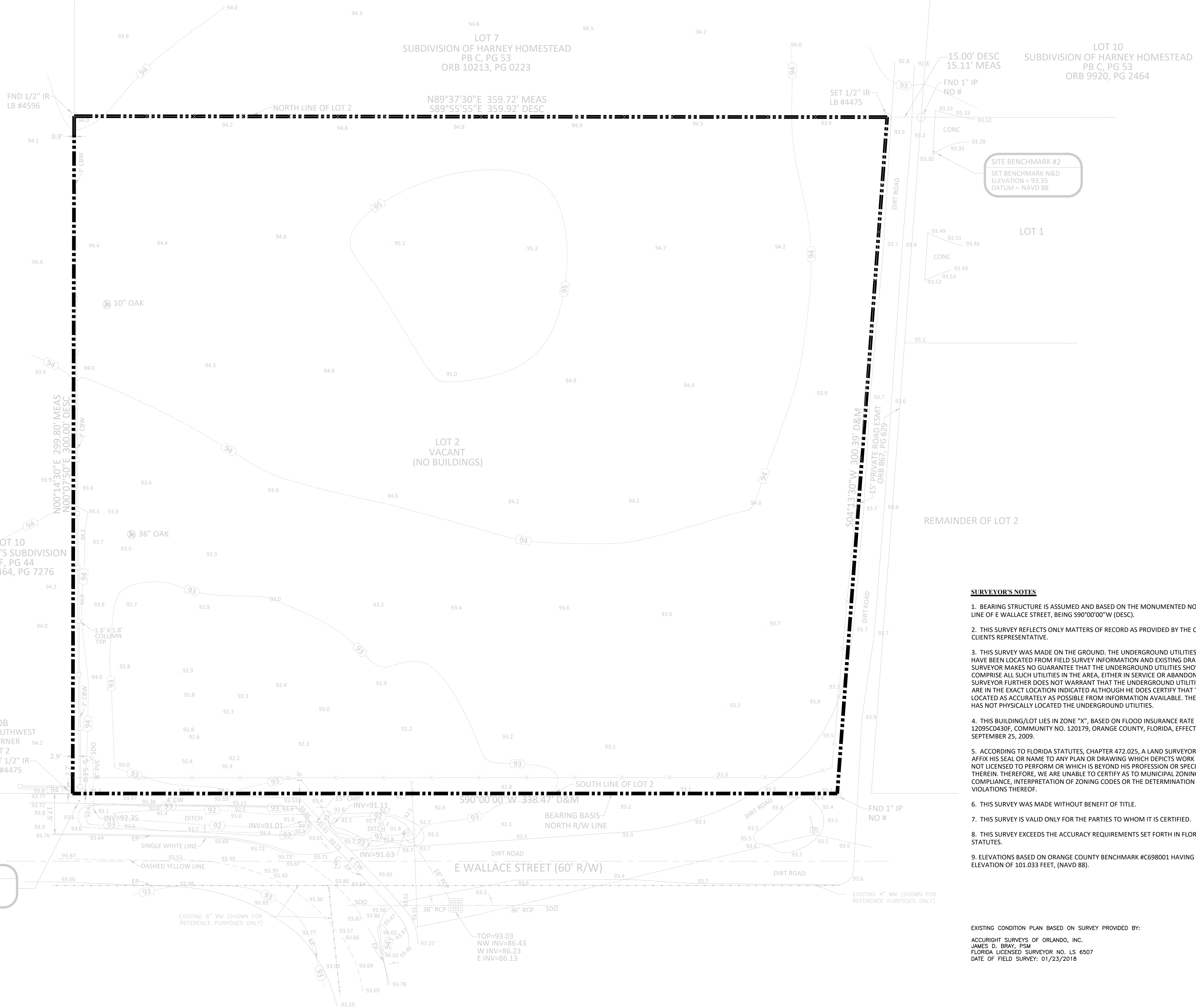
### PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF BELLE ISLE	SITE PERMIT			
S.J.R.W.M.D.	ERP			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			

REV.	DATE	DESCRIPTION

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P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD\_civil3D\layouts\03\_PSP\_EXISTING CONDITIONS.dwg Modified: 6/11/2020 By: ssullivan



LEGEND  
- - - - - PROPERTY BOUNDARY

LEGEND	
BB	BOTTOM OF BANK
BP	BACKFLOW PREVENTER
BM	BENCHMARK
B	BOLLARD
BE	BURIED ELECTRIC LINE
CB	CABLE TV RISER
CL	CALCULATED
CM	CALCULATED & MEASURED
CA	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CCR	CERTIFIED CORNER RECORD
CF	CONCRETE FLUME
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COV	COVERED
CP	CONCRETE PAD
CP	CONCRETE WALKWAY
DM	DESCRIBED & MEASURED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DE	DESCRIBED
DI	DOT INLET
DR	DURMASTER PAD
DR	DRIVEWAY
EN	EASEMENT NUMBER
EM	ELECTRIC METER
EB	ELECTRICAL BOX
EL	ELEVATION
ES	EASEMENT
EP	EDGE OF PAVEMENT
FL	FENCE LINE
FI	FLOOD INSURANCE RATE MAP
FE	FINISHED FLOOR ELEVATION
FW	FIRE HYDRANT
FM	FORCE MAIN LINE
FO	FOUND
FC	FIBER OPTIC CABLE LINE
FP	FLAG POLE
GL	GAS LINE
GM	GAS METER
GT	GREASE TRAP MANHOLE
GA	GUY WIRE ANCHOR
HP	HANDICAP PARKING
HP	HIGH DENSITY POLYETHYLENE
IN	INVERT ELEVATION
IR	IRON PIPE
IR	IRON ROD
AL	ARC LENGTH
LR	LICENSED BUSINESS
LP	LIGHT POLE
LS	LICENSED SURVEYOR
LA	LANDSCAPED AREA
MEAS	MEASURED
MT	METAL FENCE
MS	METERED END SECTION
MW	MONITORING WELL
ND	NAIL & DISK
NA	NORTH AMERICAN
VD	VERTICAL DATUM
NV	NATIONAL GEODETIC
VD	VERTICAL DATUM
NS	NOT TO SCALE
OR	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
PL	PLASTIC PIPE
PL	PLASTIC FENCE
PI	POINT OF INTERSECTION
PM	PLAT & MEASURED
PB	POINT OF BEGINNING
PC	POINT OF COMMENCEMENT
PR	POINT OF REVERSE CURVATURE
PS	PARKING SPACES
PLS	PROFESSIONAL LAND SURVEYOR
PLS	PROFESSIONAL SURVEYOR
PM	PLASTER
PT	POINT OF TANGENCY
PP	PLASTIC PIPE
CR	CURVE RADIUS
RC	REINFORCED CONCRETE PIPE
RL	REUSE WATER LINE
RM	REUSE WATER METER
RV	REUSE WATER VALVE
RO	RIGHT-OF-WAY
SM	SANITARY MANHOLE
SL	SANITARY LINE
SF	SQUARE FEET
SD	STORM/RAIN LINE
SD	SHOWN FOR DIRECTION ONLY
SI	SIGN
SW	STOCK WIRE FENCE
SV	SEWER VALVE
SE	SPOT ELEVATION
SM	STORM MANHOLE
TL	TELECOMMUNICATIONS LINE
TM	TELEPHONE MANHOLE
TS	TOP OF BANK
TR	TRAFFIC SIGNAL POLE
TR	TRAFFIC SIGN
TR	TRANSFORMER/JUNCTION BOX
TR	TELEPHONE RISER
TR	TRAFFIC SIGNAL BOX
TR	TRAFFIC SIGNAL WIRE
TR	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
WL	WATER LINE
WF	WOOD FENCE
WS	WOOD SHED
WV	WATER VALVE
WM	WATER METER

**SURVEYOR'S NOTES**

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF E WALLACE STREET, BEING S90°00'00"W (DESC).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0430F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 25, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.
7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #C698001 HAVING AN ELEVATION OF 101.033 FEET, (NAVD 88).

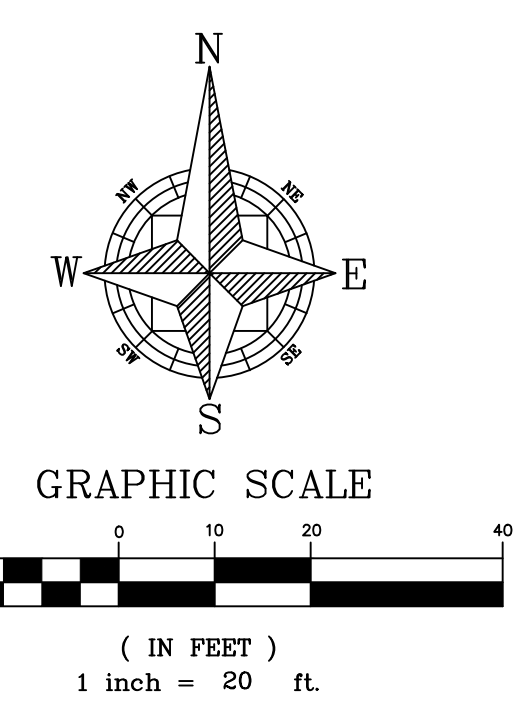
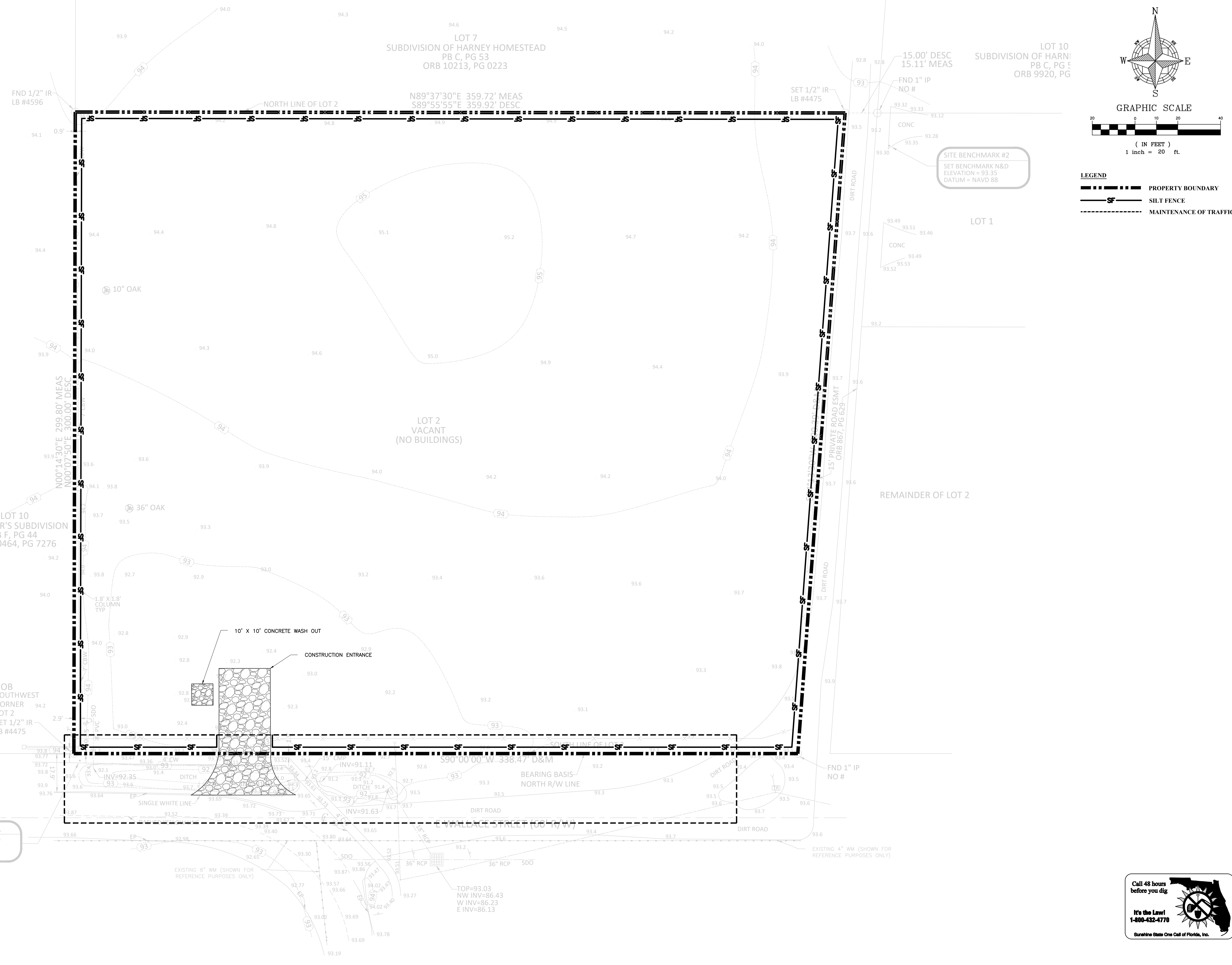
EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ACCURIGHT SURVEYS OF ORLANDO, INC.  
JAMES D. BRAY, PSM  
FLORIDA LICENSED SURVEYOR NO. LS 6507  
DATE OF FIELD SURVEY: 01/23/2018

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Sunshine State One Call of Florida, Inc.

CIVIL ENGINEERING   LAND PLANNING <b>APPIAN ENGINEERING LLC.</b> APPIANFL.COM • 407.960.5868 2231 Lee Road, Suite 27, Winter Park, Florida 32789 <small>STATE OF FLORIDA CERTIFICATE OF REGISTRATION NO. 15171</small>	EXISTING CONDITIONS PRELIMINARY SITE PLAN	CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA	DATE: 6/23/2020 SHEET: C.10 CHECKED: M. STACY DESIGNED: J. PALM DRAWN: S. SULLIVAN	DESCRIPTION REV.
				NOT FOR CONSTRUCTION
	SCALE: 1" = 20' PROJECT: CCS-01 SHEET: C.10			DATE: 6/23/2020

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD\Civil3D\Layouts\03 PSP\EROSION CONTROL AND DEMO PLAN.dwg Modified: 6/22/2020 By: ssullivan



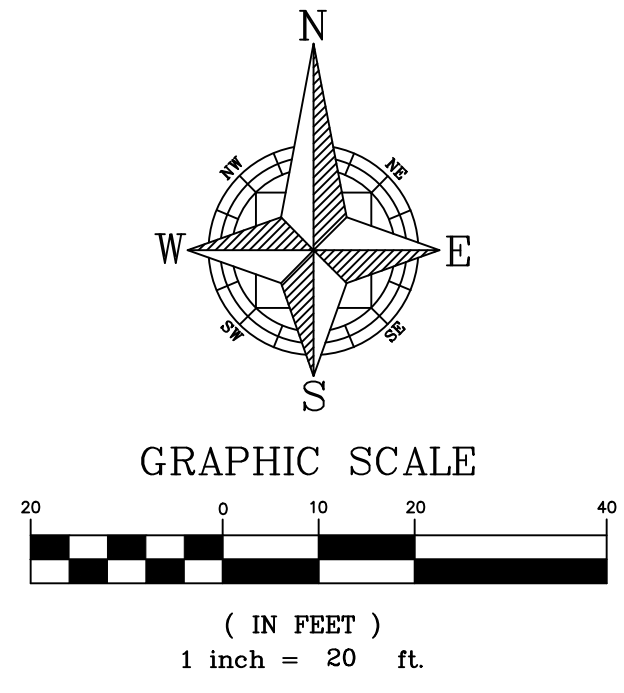
- LEGEND**
- PROPERTY BOUNDARY
  - SILT FENCE
  - MAINTENANCE OF TRAFFIC

<b>CIVIL ENGINEERING &amp; LAND PLANNING</b>		
<b>APPIAN ENGINEERING LLC.</b>		
APPIANENGINEERING.COM • 407.960.5868 2221 Lee Road, Suite 27, Winter Park, Florida 32789		
EROSION CONTROL, DEMO & M.O.T. PLAN PRELIMINARY SITE PLAN	CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA	
DRAWN: S. SULLIVAN	DESIGNED: J. PALM	CHECKED: M. STACY
SCALE: 1" = 20'	PROJECT: CCS-01	SHEET: C2.0
		<b>NOT FOR CONSTRUCTION</b>
DATE: 6/23/2020		REV. / DATE / DESCRIPTION



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LOT 7  
SUBDIVISION OF HARNEY HOMESTEAD  
PB C, PG 53  
ORB 10213, PG 0223



**SITE DATA:**

OCPA - PARCEL ID #:	24-23-29-8977-00-021
PROPERTY ADDRESS:	E. WALLACE STREET ORLANDO, FL 32809
TOTAL PROPERTY AREA:	2.41 Ac
EXISTING FUTURE LAND USE:	LDR
PROPOSED FUTURE LAND USE:	LDR
EXISTING ZONING:	R-1-AA
PROPOSED ZONING:	R-1-AA
REQUIRED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PROPOSED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PARKING SPACES REQUIRED:	X*
PARKING SPACES PROVIDED:	
REGULAR SPACES	8
ADA ACCESSIBLE SPACES	2
TOTAL PARKING SPACES	10

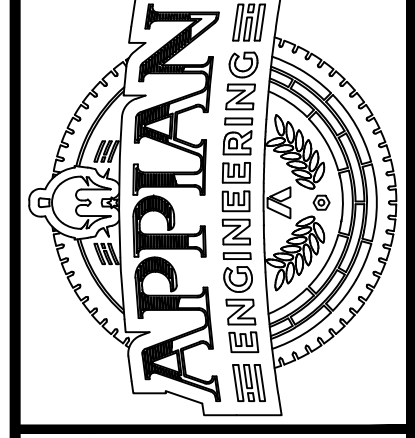
\*PARKING SPACE REQUIREMENTS TO BE COORDINATED WITH THE CITY BELLE ISLE

CIVIL ENGINEERING   LAND PLANNING	DATE	DESCRIPTION	BY
<b>APPIAN ENGINEERING LLC.</b>			

APPIANENGINEERING.COM • 407.960.5868  
2231 Lee Road, Suite 27, Winter Park, Florida 32789  
STATE OF FLORIDA CERTIFICATE OF REGISTRATION NO. 15174

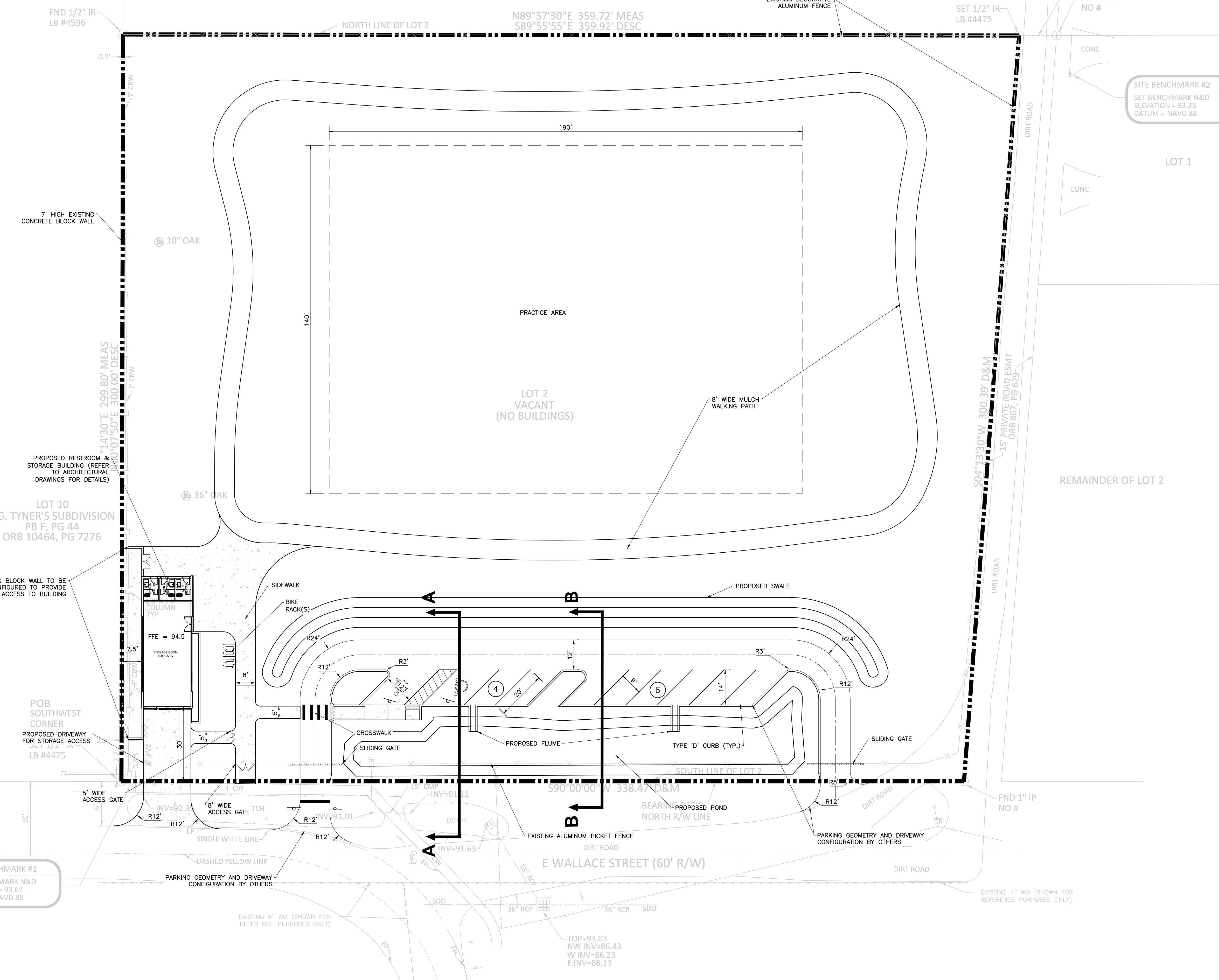
GEOMETRY PLAN  
PRELIMINARY SITE PLAN  
CITY OF BELLE ISLE  
WALLACE PARK IMPROVEMENTS  
CITY OF BELLE ISLE, FLORIDA

SCALE	1" = 20'
PROJECT	CCS-01
SHEET	C.3.0
DRAWN:	S. SULLIVAN
DESIGNED:	J. PALM
CHECKED:	M. STACY
DATE:	6/23/2020



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6/23/20



LOT 10  
J.G. TYNER'S SUBDIVISION  
PB F, PG 44  
ORB 10464, PG 7276

POB  
SOUTHWEST  
CORNER  
PROPOSED DRIVEWAY  
FOR STORAGE ACCESS

SITE BENCHMARK #1  
SET BENCHMARK N&D  
ELEVATION = 93.67  
DATUM = NAVD 88

SITE BENCHMARK #2  
SET BENCHMARK N&D  
ELEVATION = 93.35  
DATUM = NAVD 88

LOT 2  
VACANT  
(NO BUILDINGS)

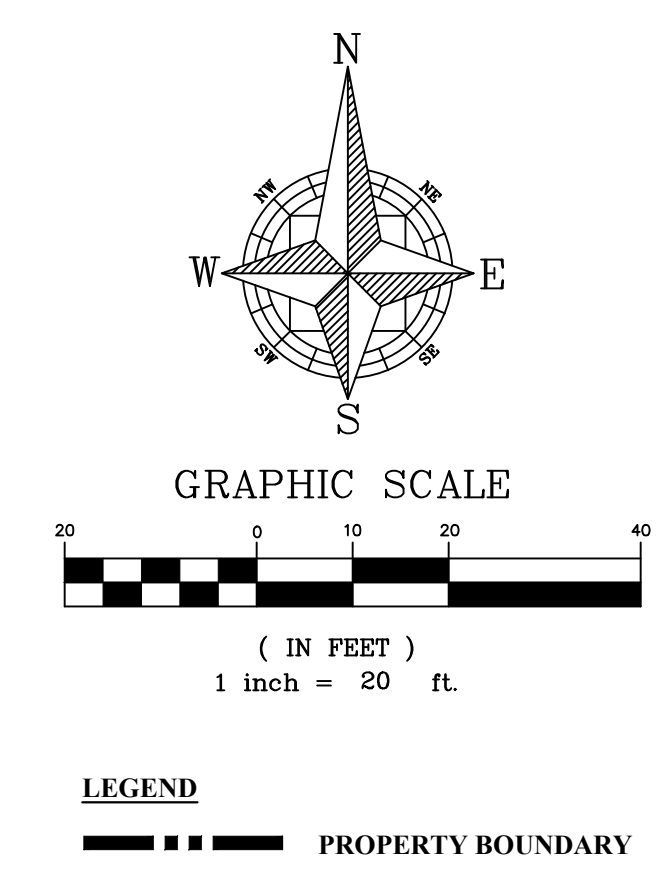
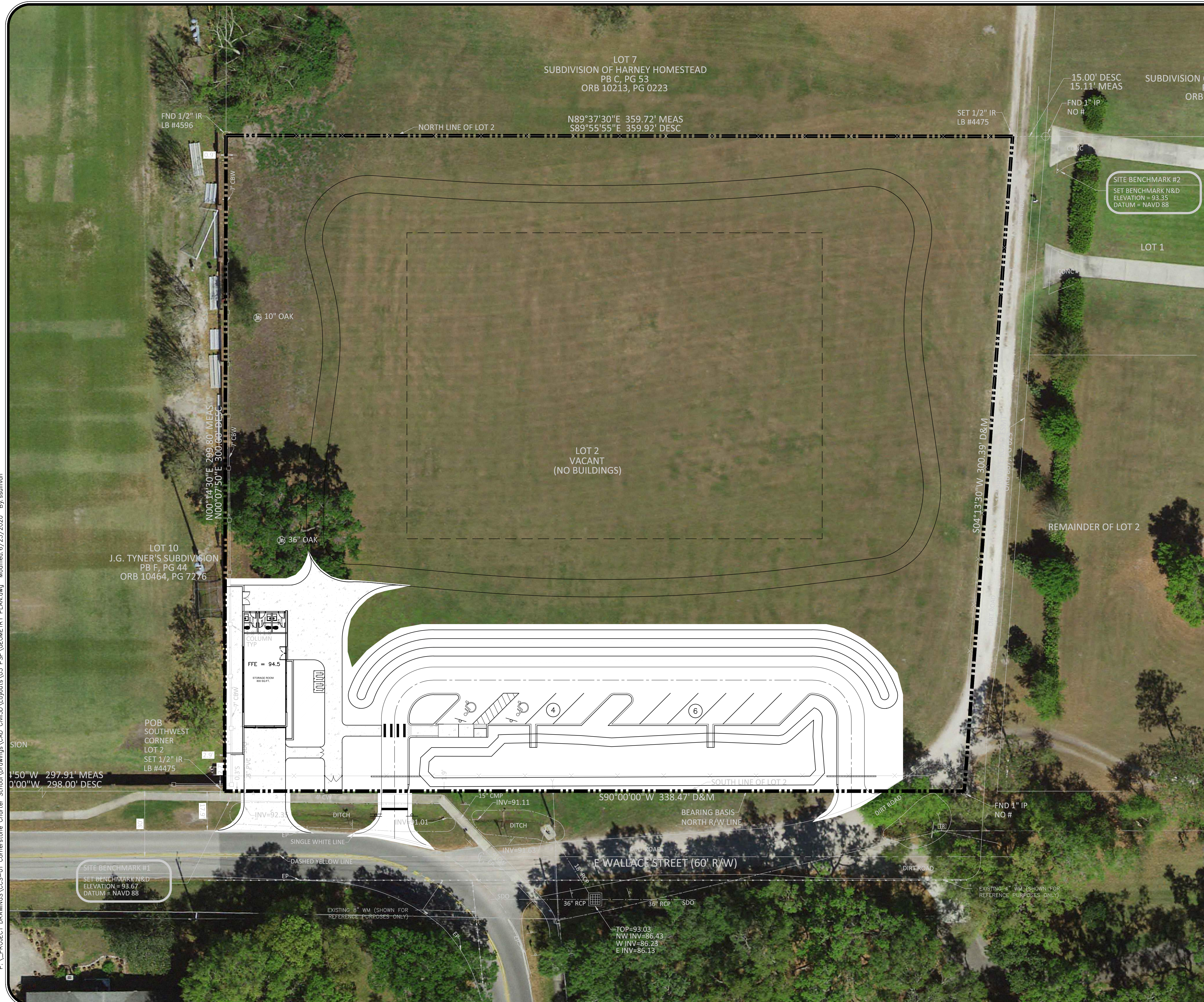
LOT 1

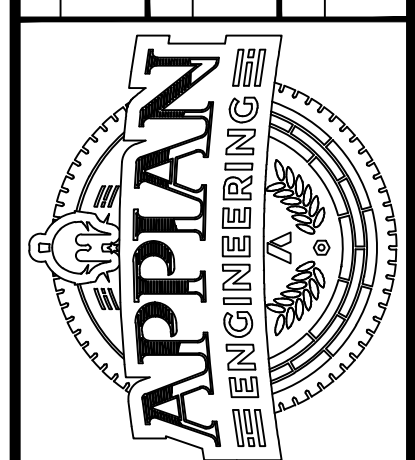
REMAINDER OF LOT 2

E WALLACE STREET (60' R/W)

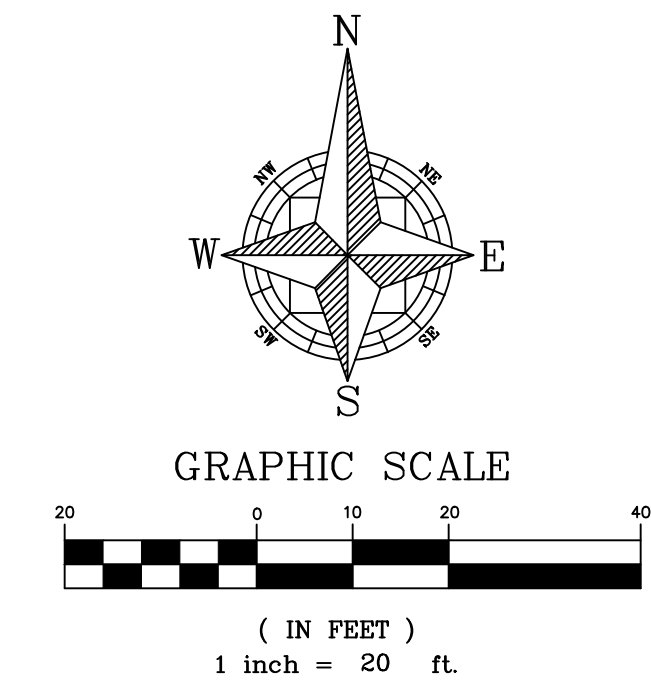
TOP=93.03  
NW INV=86.43  
W INV=86.23  
E INV=86.13

P:\PROJECT DRAWINGS\CCS-01\_Cornerstone Charter School\Drawings\CAD\_civil3D\layouts\03\_PSP\GEOMETRY PLAN.dwg Modified:6/23/2020 By: ssullivan

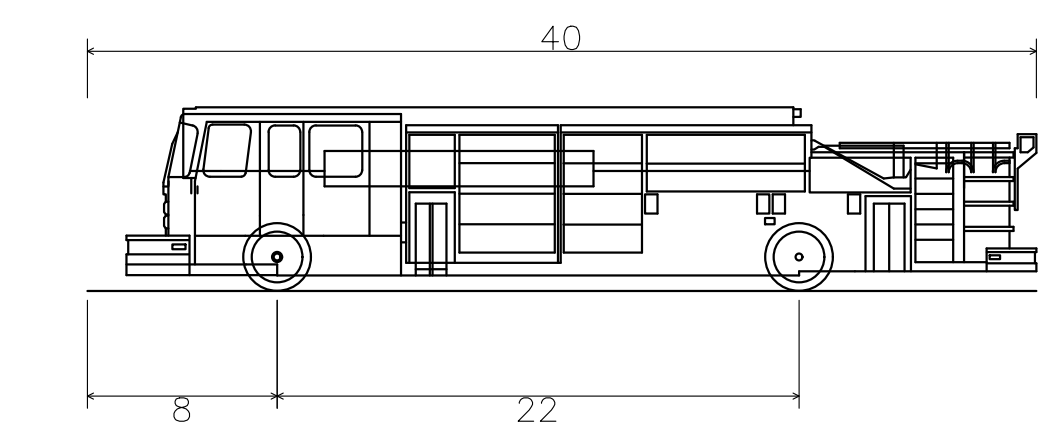
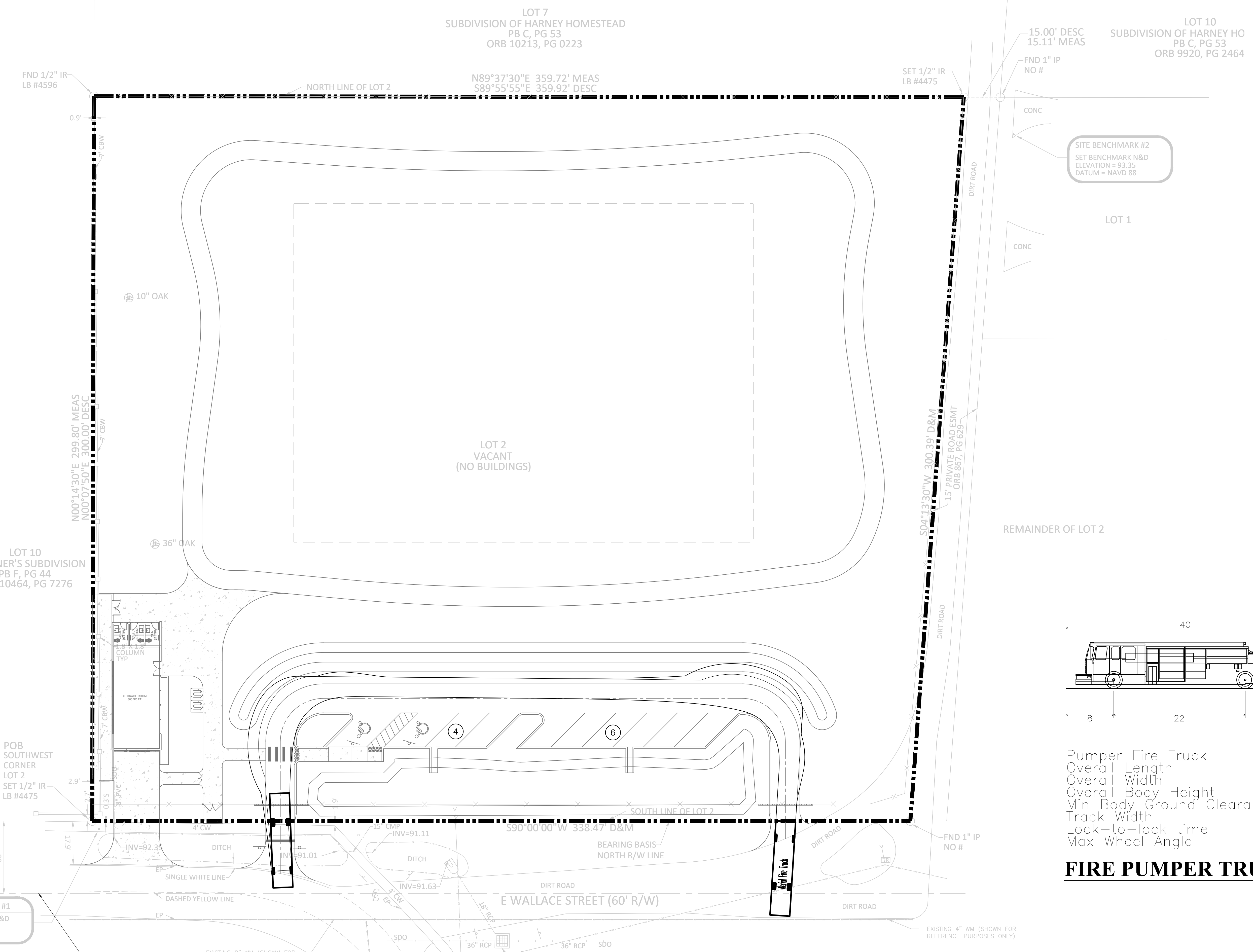


DRAWN: S. SULLIVAN		DESIGNED: J. PALM		CHECKED: M. STACY		DATE: 6/23/2020	
SCALE: 1" = 20'	PROJECT: CCS-01	SHEET: C.3.1		DRAWING TITLE: AERIAL SITE PLAN PRELIMINARY SITE PLAN CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA			
		CIVIL ENGINEERING   LAND PLANNING <b>APPIAN ENGINEERING LLC.</b> APPIANFL.COM • 407.960.5868 2231 Las Flores, Suite 27, Weston, Fla., Florida, 32789 <small>STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #1111</small>					
Call 48 hours before you dig It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.		NOT FOR CONSTRUCTION 6/23/20					

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LEGEND  
- - - - - PROPERTY BOUNDARY



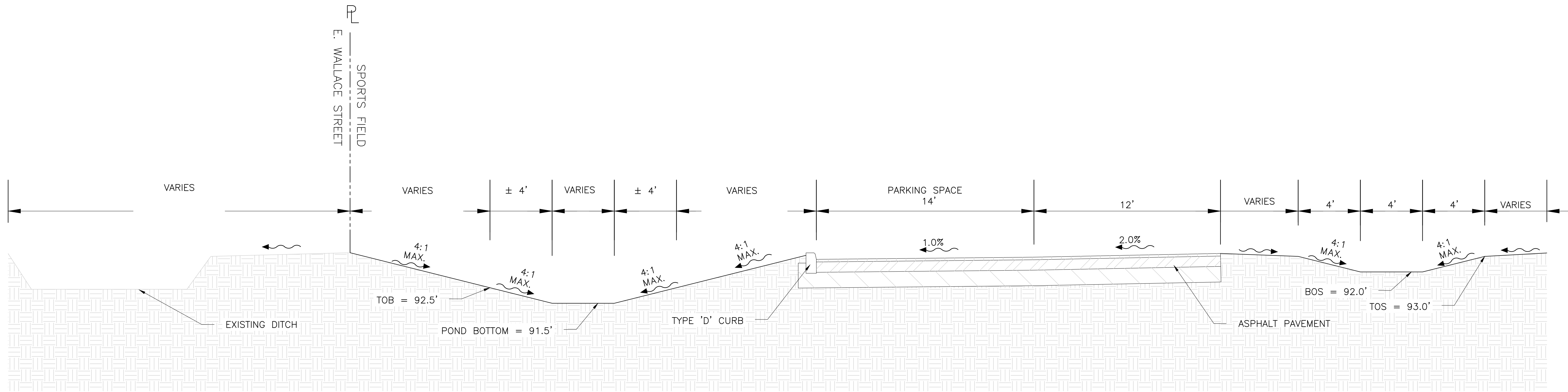
Pumper Fire Truck  
 Overall Length 40.000ft  
 Overall Width 8.167ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s.  
 Max Wheel Angle 45.00°

### FIRE PUMPER TRUCK PROFILE

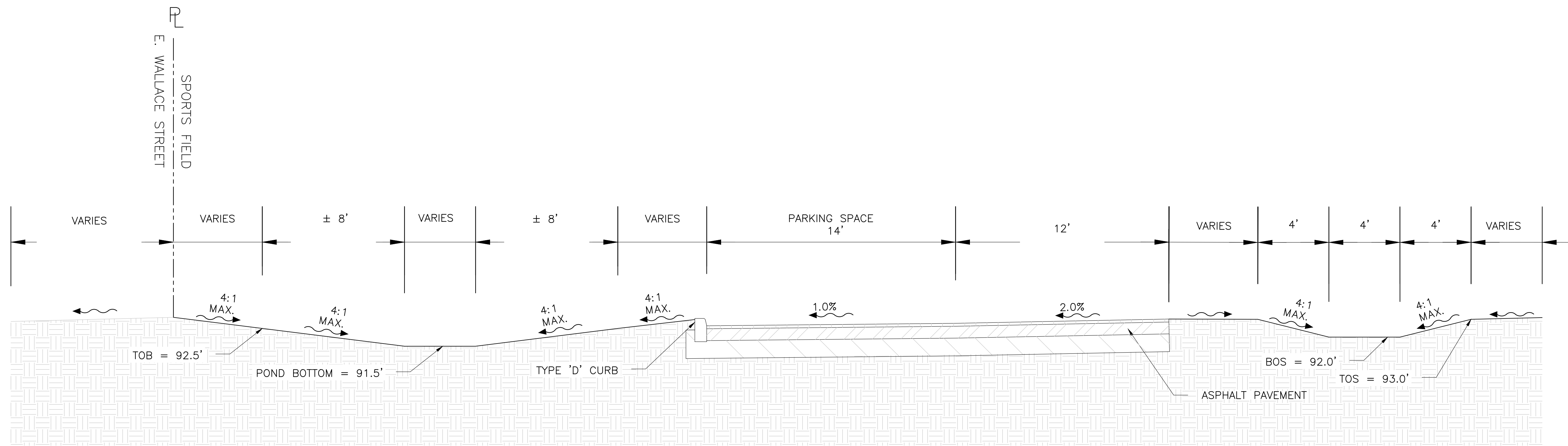
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 1-800-432-4770  
 Sunshine State One Call of Florida, Inc.

CIVIL ENGINEERING   LAND PLANNING		APPIAN ENGINEERING LLC.	
FIRE TRUCK ROUTE PLAN		PRELIMINARY SITE PLAN	
CITY OF BELLE ISLE		WALLACE PARK IMPROVEMENTS	
CITY OF BELLE ISLE, FLORIDA			
SCALE	1" = 20'	PROJECT	CCS-01
DRAWN	S. SULLIVAN	DESIGNED	J. PALM
CHECKED	M. STACY	DATE	6/23/2020
SHEET	C3.2		
NOT FOR CONSTRUCTION			

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SECTION A-A  
N.T.S



SECTION B-B  
N.T.S



<b>CIVIL ENGINEERING   LAND PLANNING</b> <b>APPIAN ENGINEERING LLC.</b> APPIANFL.COM • 407.960.5868 2231 Lee Road, Suite 27, Winter Park, Florida 32789 <small>STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING</small>		DATE: _____ REV. _____	DESCRIPTION: _____
CROSS-SECTIONS PRELIMINARY SITE PLAN CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA		DRAWN: S. SULLIVAN DESIGNED: J. PALM CHECKED: M. STACY DATE: 6/23/2020	
SCALE: N.T.S PROJECT: CCS-01 SHEET: C.3.3			
		NOT FOR CONSTRUCTION 6/23/20	

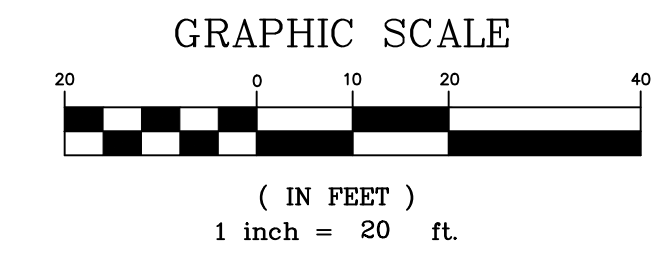
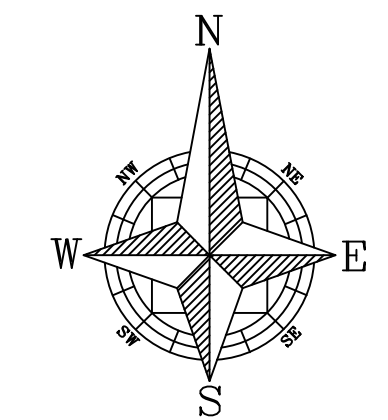
P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD Civil\3D\Layouts\03 Psp\UTILITY PLAN.dwg Modified: 6/22/2020 By: ssullivan

LOT 7  
SUBDIVISION OF HARNEY HOMESTEAD  
PB C, PG 53  
ORB 10213, PG 0223

N89°37'30"E 359.72' MEAS  
S89°55'55"E 359.92' DESC

LOT 2  
VACANT  
(NO BUILDINGS)

LOT 10  
J.G. TYNER'S SUBDIVISION  
PB F, PG 44  
ORB 10464, PG 7276



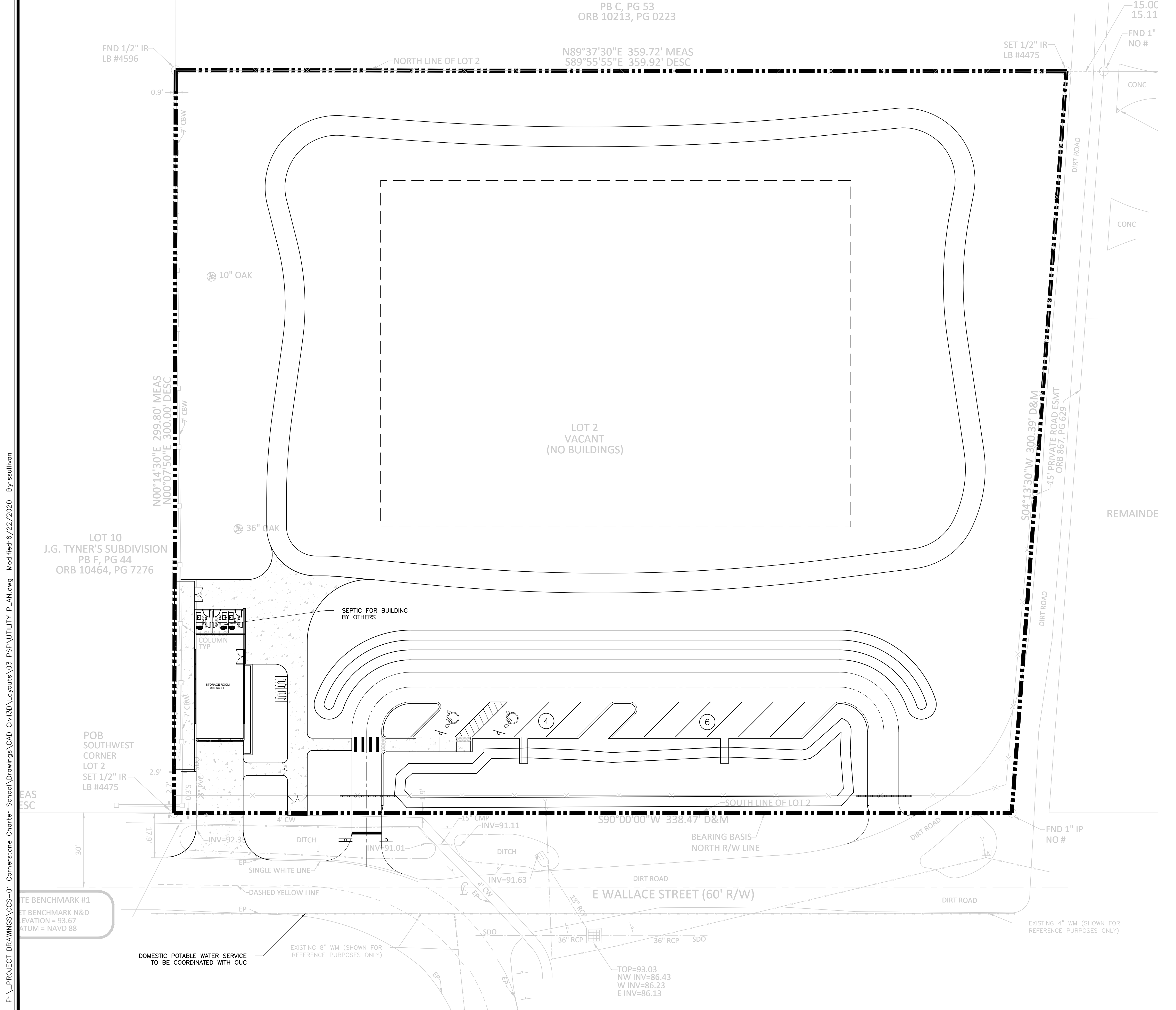
**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED FORCE MAIN
	PROPOSED WATER MAIN
	PROPOSED RE-USE MAIN
	SANITARY PIPE
	GATE VALVE
	FIRE HYDRANT
	TEE
	2" BLOWOFF VALVE
	SINGLE SERVICE
	DOUBLE SERVICE
	REDUCER
	SINGLE SANITARY SEWER LATERAL
	DOUBLE SANITARY SEWER LATERAL
	SANITARY MANHOLE

**UTILITY NOTES:**

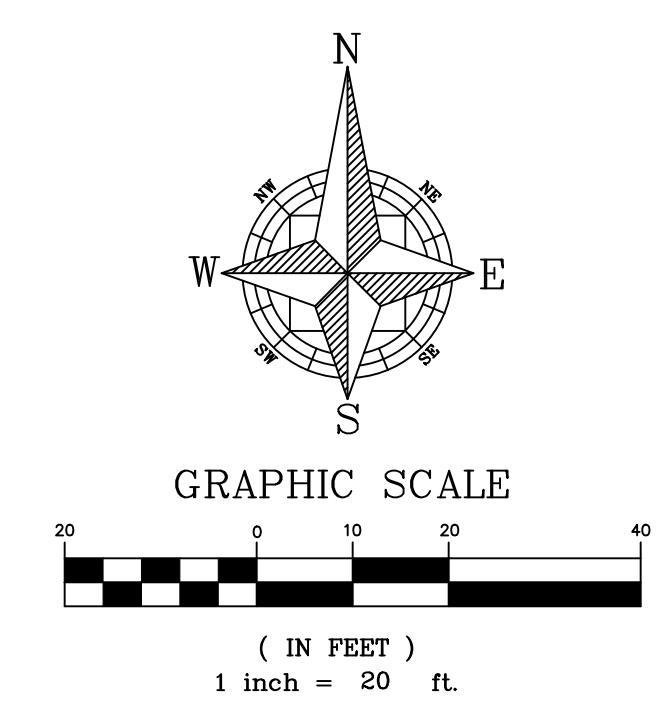
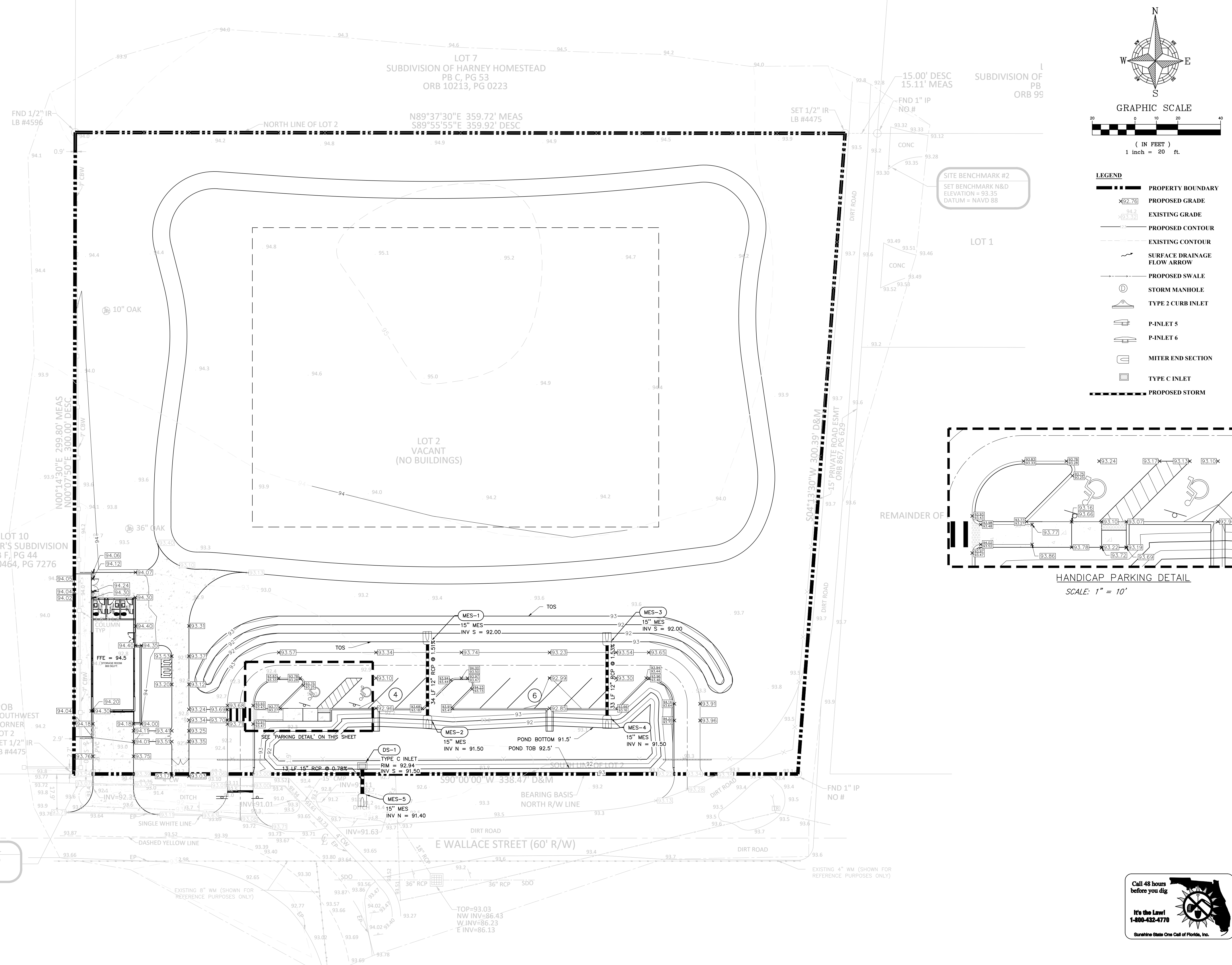
- ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
- FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
- DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS
- ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- ALL GRAVITY MAINS SHALL BE SDR-35 PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- ALL WATERMANS SHALL BE C-900, CLASS 150, DR-18 PVC PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- ALL FORCE MAINS SHALL BE AWWA C-900, CLASS 150, DR-25 PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- ALL UTILITY IMPROVEMENTS SHALL BE PUBLICLY OWNED AND MAINTAINED
- A BLANKET UTILITY EASEMENT OVER ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE DEDICATED TO ORANGE COUNTY WITH THE PLAT OF THIS PROPERTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING FORCE MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
- ALL METERS ARE TO BE IN THE GREEN AREA BETWEEN THE DRIVEWAYS. NO METER BOXES ARE ALLOWED IN DRIVEWAYS OR SIDEWALKS.
- CONTRACTOR TO PERMANENTLY MARK CURBS WHERE WATER AND SEWER SERVICE LINES AND VALVES EXIST.
- CONTRACTOR IS REQUIRED TO PROVIDE FIRE DEPARTMENT ACCESS AND WATER PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
- EXISTING UTILITIES SHOWN FOR REFERENCE PURPOSES BASED ON ORANGE COUNTY UTILITIES GIS INFORMATION. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER AND CITY INSPECTOR IF LOCATIONS SHOWN ARE NOT CORRECT.

CIVIL ENGINEERING   LAND PLANNING	APPIAN ENGINEERING LLC.	APPIANFL.COM • 407.960.5868	2221 Lee Road, Suite 27, Winter Park, Florida 32789	STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING
UTILITY PLAN	PRELIMINARY SITE PLAN	CITY OF BELLE ISLE	WALLACE PARK IMPROVEMENTS	CITY OF BELLE ISLE, FLORIDA
SCALE: 1" = 20'	PROJECT: CCS-01	SHEET: C.4.0	DRAWN: S. SULLIVAN	DESIGNED: J. PALM
			CHECKED: M. STACY	DATE: 6/23/2020
		<p>Call 48 hours before you dig It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.</p>		
NOT FOR CONSTRUCTION				





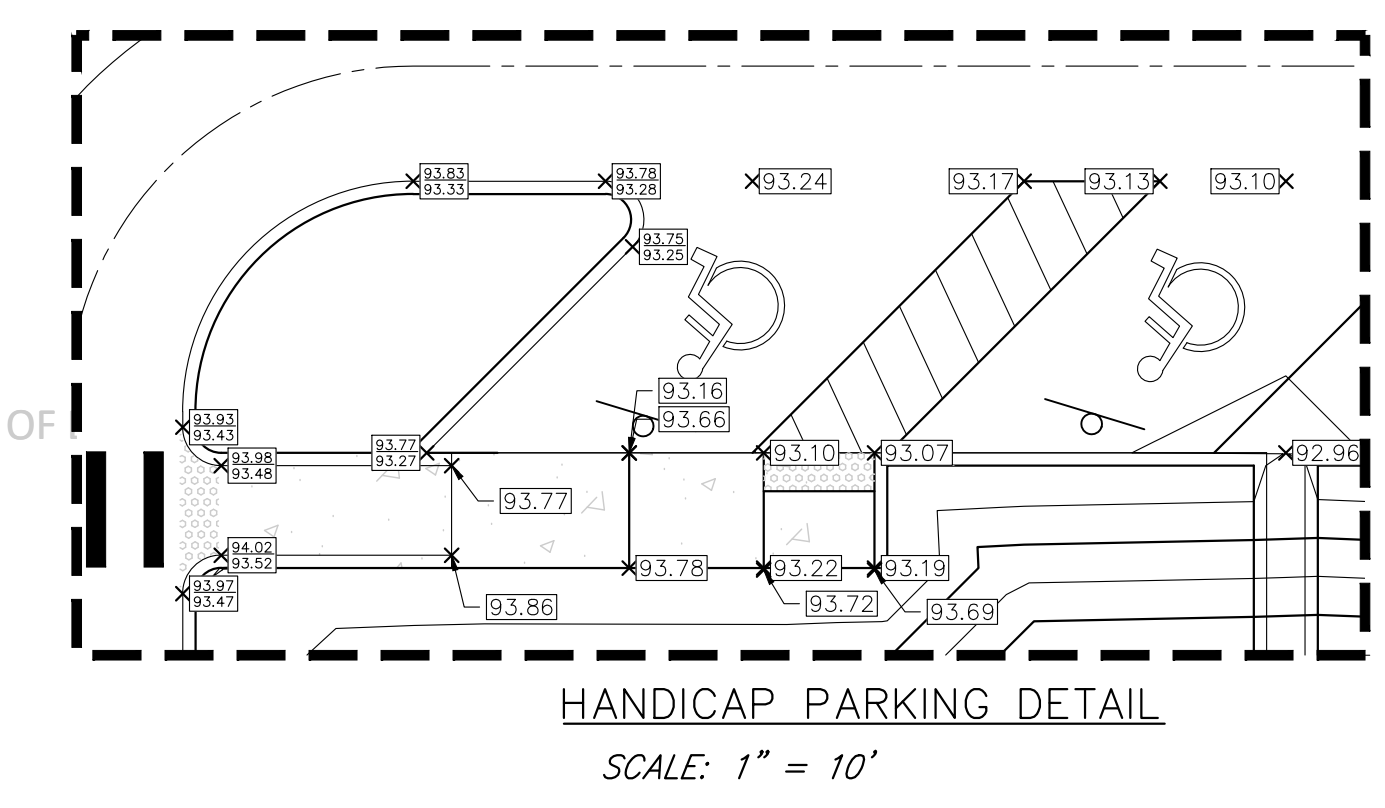
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- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED GRADE
  - EXISTING GRADE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - SURFACE DRAINAGE FLOW ARROW
  - PROPOSED SWALE
  - STORM MANHOLE
  - TYPE 2 CURB INLET
  - P-INLET 5
  - P-INLET 6
  - MITER END SECTION
  - TYPE C INLET
  - PROPOSED STORM

SITE BENCHMARK #2  
SET BENCHMARK N&D  
ELEVATION = 93.35  
DATUM = NAVD 88

SITE BENCHMARK #1  
SET BENCHMARK N&D  
ELEVATION = 93.67  
DATUM = NAVD 88



CIVIL ENGINEERING & LAND PLANNING	<b>APPIAN ENGINEERING LLC.</b>			APPIANFL.COM • 407.960.5868 2231 Lee Road, Suite 27, Warner Park, Florida, 32789 <small>STATE OF FLORIDA CERTIFICATE OF AUTHORITY NO. 1471</small>			
PAVING, GRADING & DRAINAGE PLAN		PRELIMINARY SITE PLAN		CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA			
SCALE 1" = 20'	DRAWN: S. SULLIVAN	DESIGNED: J. PALM	CHECKED: M. STACY	DATE: 6/23/2020			
PROJECT CCS-01	SHEET C5.0						
		Call 48 hours before you dig It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.					
NOT FOR CONSTRUCTION		6/23/20					