

CORNERSTONE CHARTER ACADEMY PLANNED DEVELOPMENT PLAN CITY OF BELLE ISLE, FLORIDA

APPLICANT: CORNERSTONE CHARTER ACADEMY, INC.
906 WALTHAM AVE.
CITY OF BELLE ISLE, FL 32809
407-608-7171

OWNERS: CORNERSTONE CHARTER ACADEMY, INC.
906 WALTHAM AVE.
CITY OF BELLE ISLE, FL 32809
407-608-7171

GEOTECHNICAL ENGINEER: ECS FLORIDA, LLC
2815 DIRECTORS ROW #500,
ORLANDO, FL 32809
PHONE: (407) 859-8378

ARCHITECT: CIVICA ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. SUITE 106
DORAL, FL 33126
PHONE: (305) 593-9959

TRAFFIC: TRAFFIC PLANNING & DESIGN, INC.
535 VERSAILLES DR. SUITE #200
MAITLAND, FL 32751
PHONE: (305) 923-7103

SURVEYOR: BISHMAN SURVEYING & MAPPING, INC.
32 W. PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 905-8877
FAX: (407) 905-8875

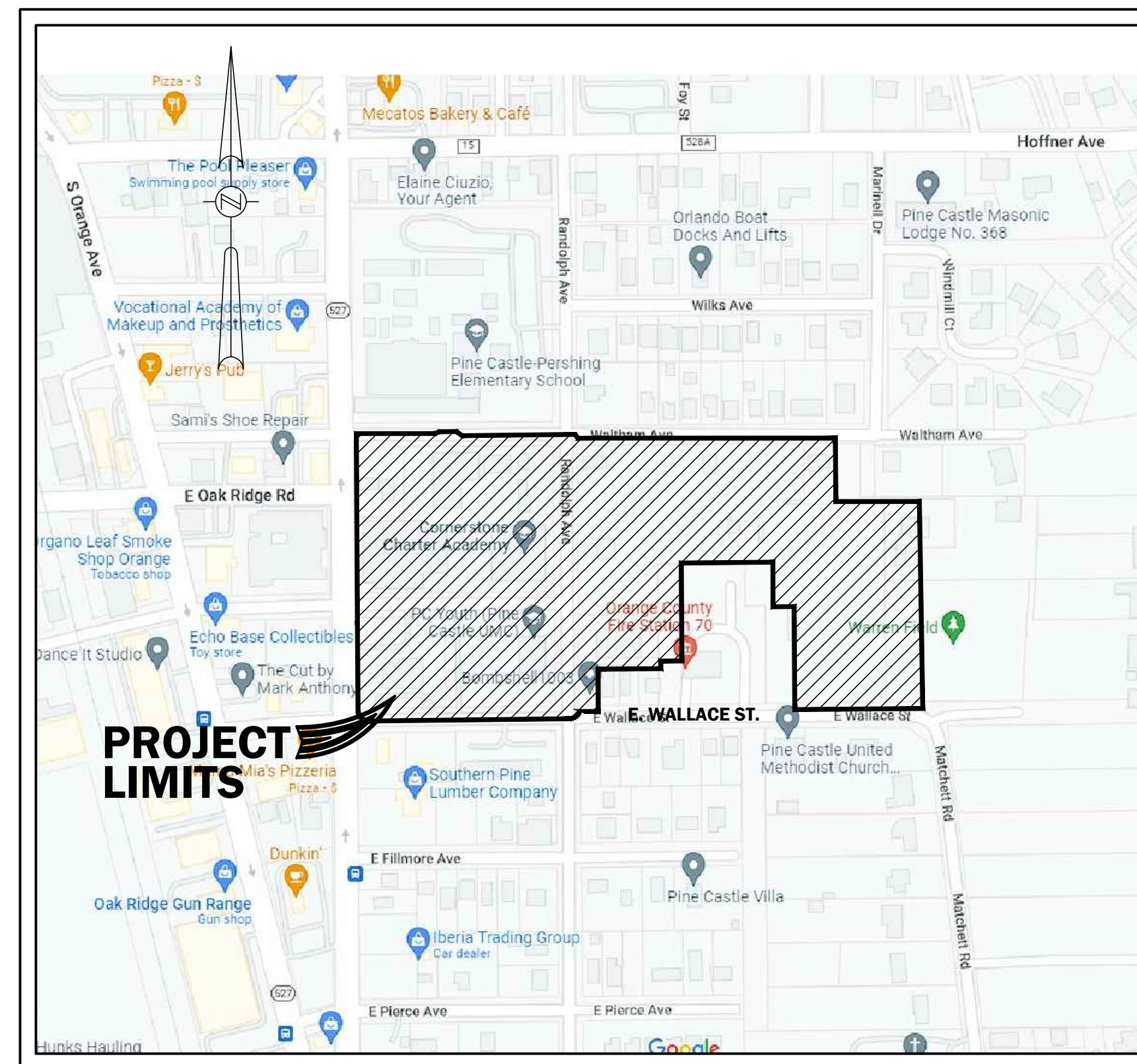
PERMITTING AGENCIES
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
CITY OF BELLE ISLE: SITE PLAN APPROVAL
ORANGE COUNTY UTILITIES
FLORIDA DEPARTMENT OF TRANSPORTATION

UTILITY COMPANIES

WATER: (407)-423-9018
SEWER: (407)-254-9764
ELECTRIC: (877)-372-8477
TELEPHONE: (800)-288-2020
CABLE: (855)-317-1263

ORLANDO UTILITIES COMMISSION
ORANGE COUNTY UTILITIES
DUKE ENERGY
AT&T
CHARTER SPECTRUM

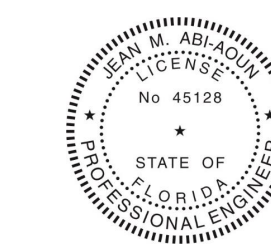
SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET**
- C-2 - C-7 BOUNDARY AND TOPOGRAPHIC SURVEY (6)**
- C-8 BOUNDARY AND TOPOGRAPHIC SURVEY - BANK OF AMERICA**
- C-9 OVERALL MASTER SITE PLAN**
- L-1 - L-3 LANDSCAPE PLAN (3)**



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
JEAN M. ABI-AOUN
No. 45128
STATE OF FLORIDA
PROFESSIONAL ENGINEER

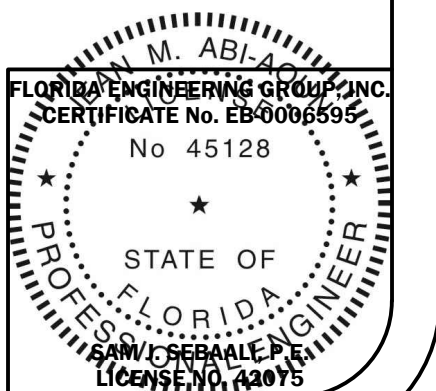
Digitally signed by JEAN M ABI-AOUN
DN: c=US, o=FLORIDA ENGINEERING GROUP INC.,
ou=A01410D00000172C87078BF0000F7AE,
cn=JEAN M ABI-AOUN
Date: 2023.02.09 10:23:00 -05'00'



Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



WALTHAM AVENUE

60' PUBLIC RIGHT-OF-WAY

FAIRLANE AVENUE

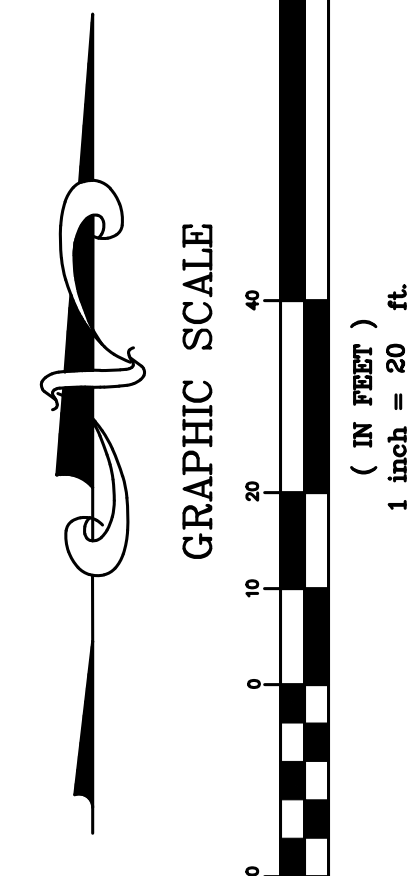
60' PUBLIC RIGHT-OF-WAY

MATCHLINE

SHEET 6

SHEET 2 OF 6
SECTION 24
TOWNSHIP 23 SOUTH
RANGE 29 EAST

CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875



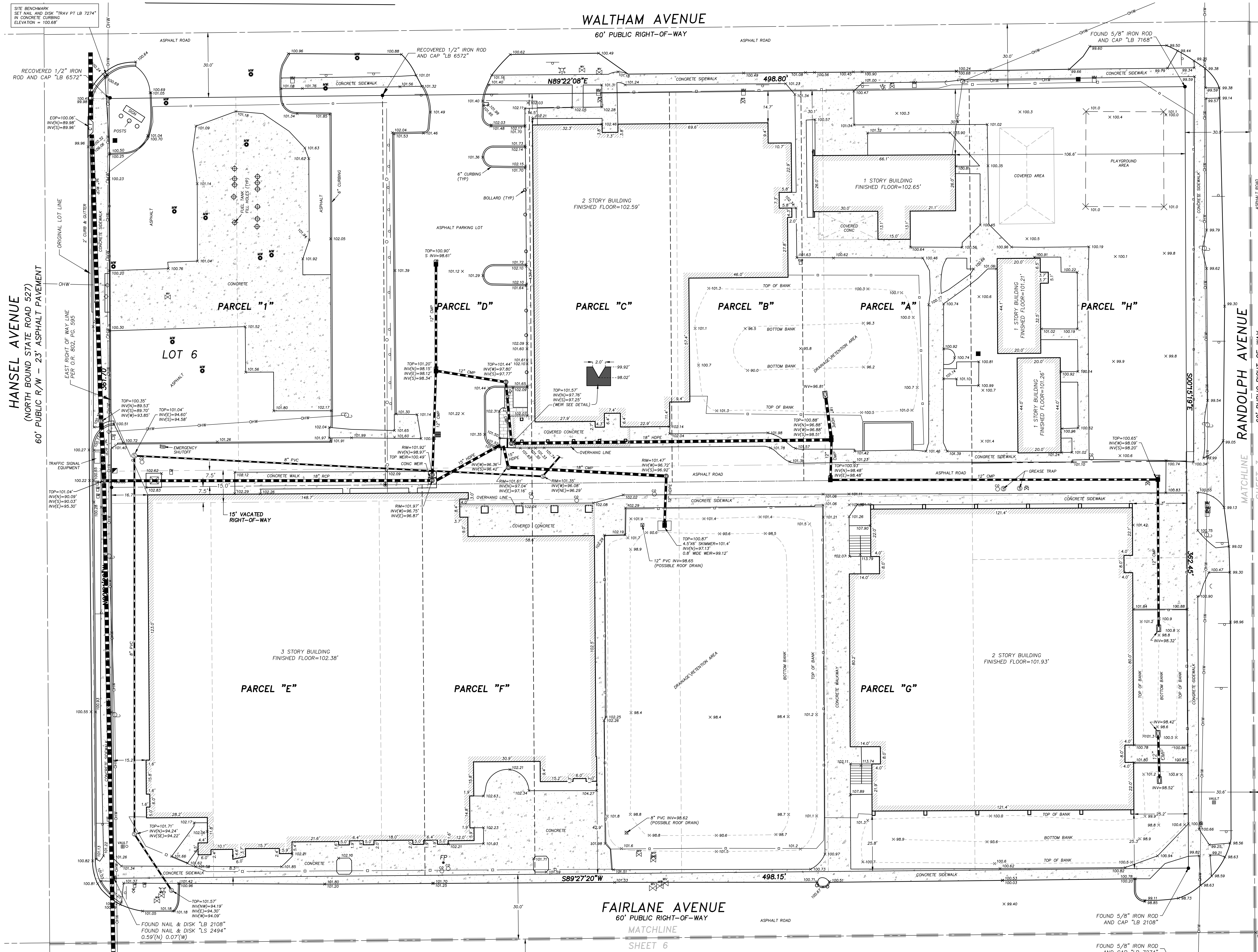
LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	⊙	WELL
∠	CENTRAL ANGLE	⊖	ELECTRICAL OUTLET
⊕	LENGTH	⊕	TELEPHONE RISER
CH	CHORD	⊕	FIRE HYDRANT
OB	CHORD BEARING	⊕	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⊕	SEWER VALVE
(M)	MEASURED	⊕	WATER VALVE
(C)	CALCULATED	⊕	RECLAIMED WATER VALVE
(D)	DESCRIPTION	⊕	IRRIGATION VALVE
POB	POINT OF BEGINNING	⊕	GAS VALVE
POC	POINT OF COMMENCEMENT	⊕	SANITARY MANHOLE
O.R.	OFFICIAL RECORDS BOOK	⊕	DRAINAGE MANHOLE
P.G.	PAGE	⊕	GREASE TRAP MANHOLE
T.P.	TYPICAL	⊕	POWER MANHOLE
P.T.	POINT OF TANGENCY	⊕	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⊕	POWER TRANSFORMER
●	IRON ROD & CAP	⊕	WATER METER
⊙	NAIL & DISK	⊕	GAS METER
⊕	IRON PIPE	⊕	POWER METER
⊕	"4" CONCRETE MONUMENT	⊕	WATER BLOW-OFF VALVE
⊕	BARBED WIRE FENCE	⊕	CLEAN-OUT
⊕	METAL FENCE	⊕	FIRE DEPARTMENT CONTROL VALVE
⊕	CHAIN LINK FENCE	⊕	ELECTRIC HAND HOLE
⊕	EDGE OF ASPHALT PAVEMENT	⊕	CABLE TELEVISION RISER
⊕	CENTERLINE	⊕	TELEPHONE ACCESS CABINET
⊕	LB LICENSED BUSINESS	⊕	CATCH BASIN
⊕	PSM PROFESSIONAL SURVEYOR & MAPPER	⊕	DRAIN
⊕	PLS PROFESSIONAL LAND SURVEYOR	⊕	CURB INLET
⊕	PVC POLYVINYL CHLORIDE PIPE	⊕	CURB INLET WITHOUT MANHOLE
⊕	RPD REINFORCED CONCRETE PIPE	⊕	MITERED END SECTION
⊕	CMP CORRUGATED METAL PIPE	⊕	UTILITY VALVE
⊕	DIP DUCTILE IRON PIPE	⊕	UTILITY VALVE
⊕	VCP VITRIFIED CLAY PIPE	⊕	AIR CONDITIONER
⊕	⊕ CORRUGATED PLASTIC PIPE	⊕	POWER BOX
⊕	⊕ OVERHEAD UTILITY WIRES	⊕	CONCRETE UTILITY POLE
⊕	⊕ UNDERGROUND POWER LINE	⊕	WOODEN UTILITY POLE
⊕	⊕ UNDERGROUND GAS LINE	⊕	⊕ UTILITY POLE
⊕	⊕ UNDERGROUND TELEPHONE LINE	⊕	⊕ GUY ANCHOR
⊕	⊕ UNDERGROUND CABLE TELEVISION	⊕	⊕ INVERT ELEVATION
⊕	⊕ FIBER OPTIC CABLE	⊕	⊕ EXISTING GROUND ELEVATION
⊕	⊕ EXISTING GROUND ELEVATION	⊕	⊕ EXISTING GROUND CONTOUR
⊕	⊕ EXISTING GROUND CONTOUR	⊕	⊕ SINGLE POST SIGN
⊕	⊕ SINGLE POST SIGN	⊕	⊕ DOUBLE POST SIGN
⊕	⊕ DOUBLE POST SIGN	⊕	⊕ HANDICAPPED PARKING SPACE (H/C)
⊕	⊕ HANDICAPPED PARKING SPACE (H/C)	⊕	⊕ PARKING METER
⊕	⊕ PARKING METER	⊕	⊕ TRAFFIC SIGNAL ARROW
⊕	⊕ TRAFFIC SIGNAL ARROW	⊕	⊕ SOIL BORING
⊕	⊕ SOIL BORING		

F.E.C. PROJECT NO. 22-010
SHEET NO. C-3
SHEET 3 OF 12

JOB NUMBER: 14090
DRAWING FILE: 14090-4.DWG

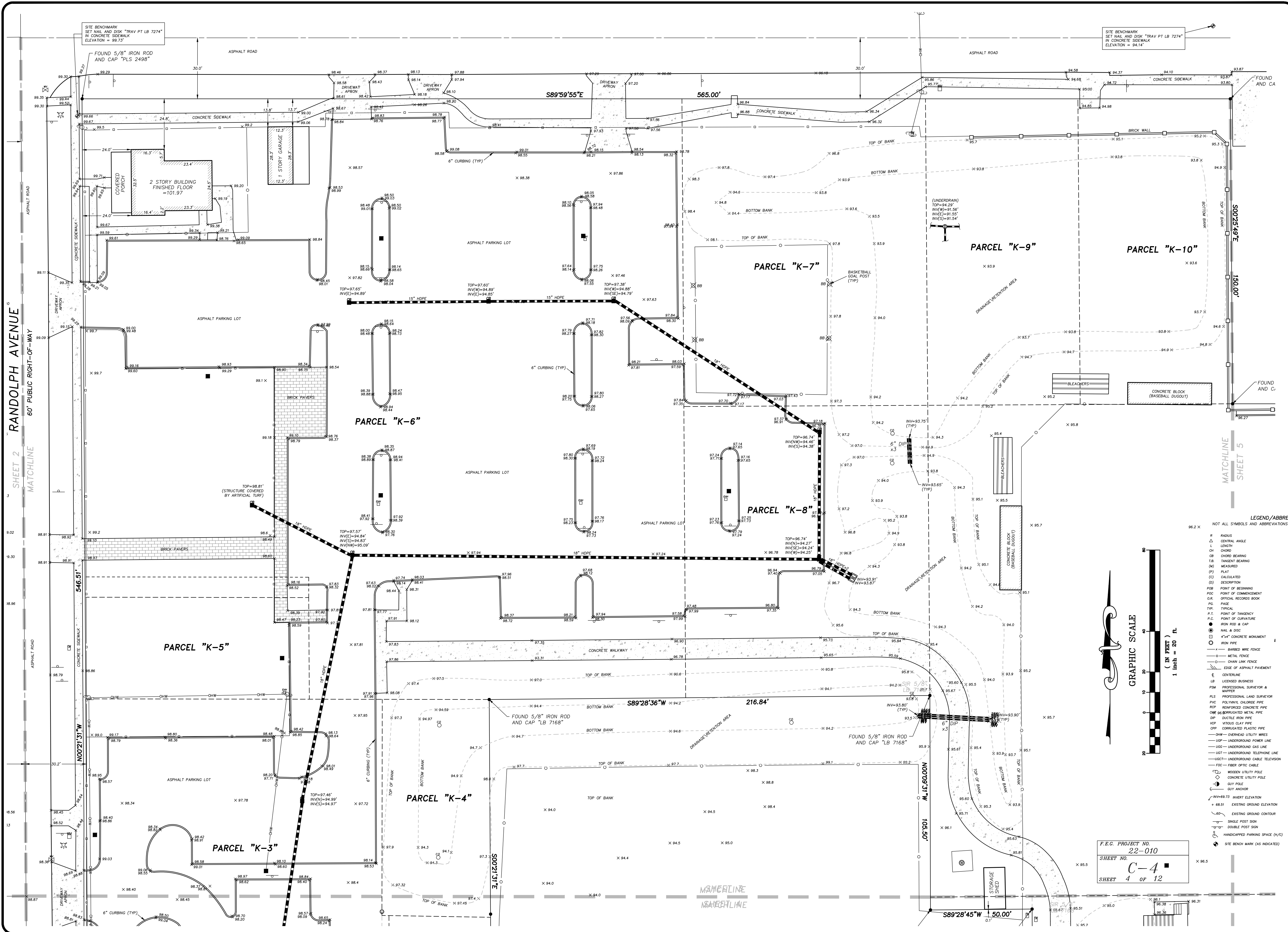


SITE BENCHMARK
SET NAIL AND DISK "TRAV PT LB 7274"
IN CONCRETE CURBING
ELEVATION = 100.68'

HANSEL AVENUE
(NORTH BOUND STATE ROAD 527)
60' PUBLIC R/W - 23' ASPHALT PAVEMENT

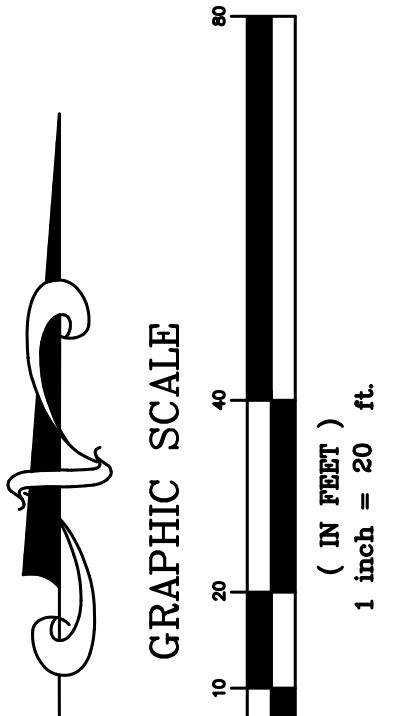
RANDOLPH AVENUE
60' PUBLIC RIGHT-OF-WAY

FAIRLANE AVENUE
60' PUBLIC RIGHT-OF-WAY

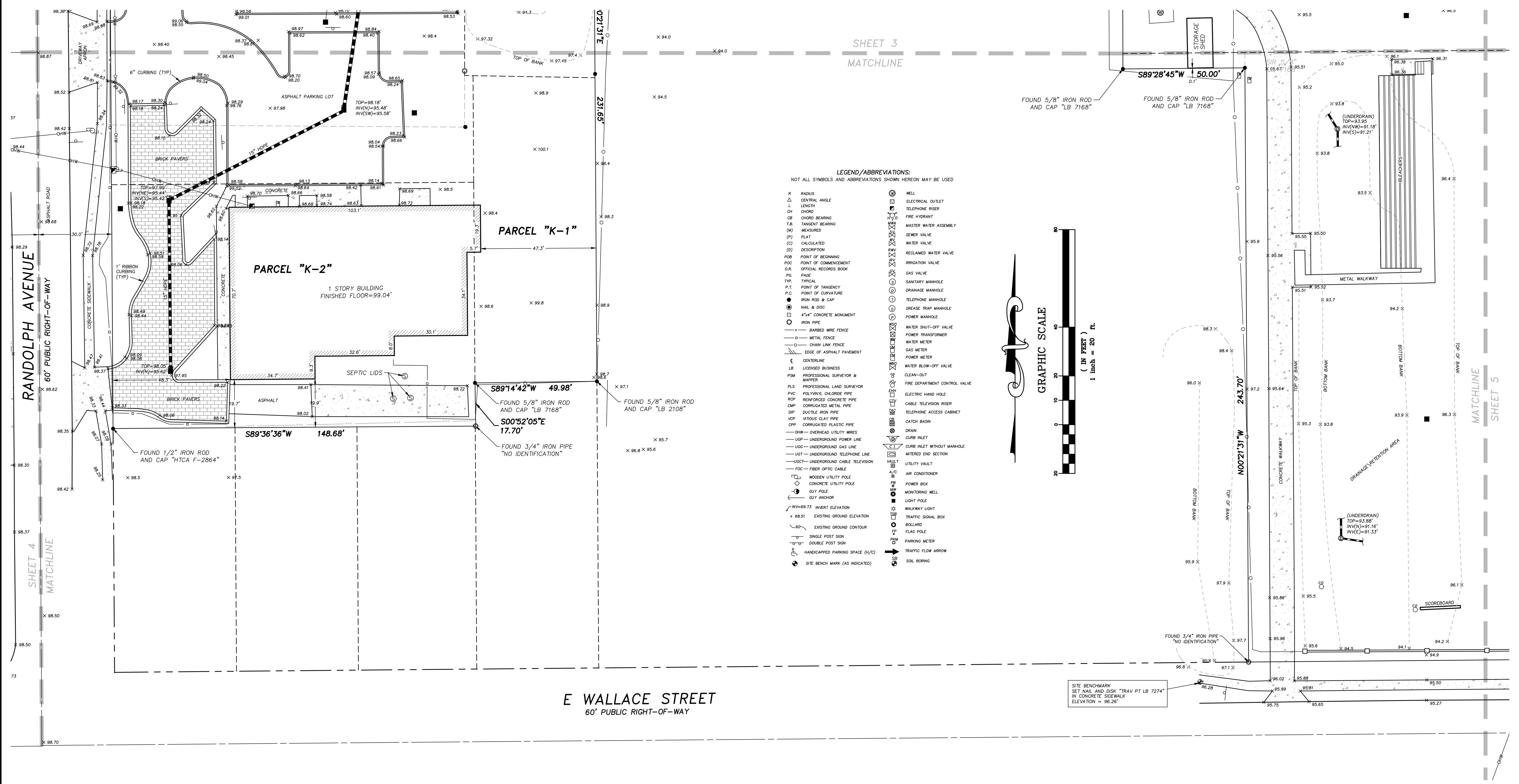


LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	W	WELL
Δ	CENTRAL ANGLE	⊗	ELECTRICAL OUTLET
L	LENGTH	⊕	TELEPHONE RISER
CH	CHORD	⊙	FIRE HYDRANT
CB	CHORD BEARING	⊕	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⊕	SEWER VALVE
(M)	MEASURED	⊕	WATER VALVE
(P)	PLAT	⊕	RECLAIMED WATER VALVE
(C)	CALCULATED	⊕	IRRIGATION VALVE
(D)	DECOMPOSITION	⊕	GAS VALVE
POB	POINT OF BEGINNING	⊕	SANITARY MANHOLE
POC	POINT OF COMMENCEMENT	⊕	DRAINAGE MANHOLE
O.R.	OFFICIAL RECORDS BOOK	⊕	TELEPHONE MANHOLE
P.G.	PAGE	⊕	GREASE TRAP MANHOLE
TYP.	TYPICAL	⊕	POWER MANHOLE
P.T.C.	POINT OF TANGENCY	⊕	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⊕	POWER TRANSFORMER
●	IRON ROD & CAP	⊕	WATER METER
⊕	NAIL & DISC	⊕	GAS METER
⊕	4" x 4" CONCRETE MONUMENT	⊕	POWER METER
⊕	IRON PIPE	⊕	WATER BLOW-OFF VALVE
⊕	BARBED WIRE FENCE	⊕	CLEAN-OUT
⊕	METAL FENCE	⊕	FIRE DEPARTMENT CONTROL VALVE
⊕	EDGE OF ASPHALT PAVEMENT	⊕	ELECTRIC HAND HOLE
⊕	CONCRETE	⊕	CABLE TELEVISION RISER
⊕	LB LICENSED BUSINESS	⊕	TELEPHONE ACCESS CABINET
⊕	PSM PROFESSIONAL SURVEYOR & MAPPER	⊕	CATCH BASIN
⊕	PLS PROFESSIONAL LAND SURVEYOR	⊕	DRAIN
⊕	PVC POLYVINYL CHLORIDE PIPE	⊕	CURB INLET
⊕	RCR REINFORCED CONCRETE PIPE	⊕	CURB INLET WITHOUT MANHOLE
⊕	CMR CORRUGATED METAL PIPE	⊕	MITERED END SECTION
⊕	DIP DUCTILE IRON PIPE	⊕	UTILITY VAULT
⊕	VCP VITRIOUS CLAY PIPE	⊕	AIR CONDITIONER
⊕	CPV CORRUGATED PLASTIC PIPE	⊕	POWER BOX
⊕	SOY SOY ANCHOR	⊕	MONITORING WELL
⊕	OHW OVERHEAD UTILITY WIRES	⊕	LIGHT POLE
⊕	UGP UNDERGROUND POWER LINE	⊕	WALKWAY LIGHT
⊕	UGS UNDERGROUND GAS LINE	⊕	TRAFFIC SIGNAL BOX
⊕	UGT UNDERGROUND TELEPHONE LINE	⊕	BOLLARD
⊕	UGC UNDERGROUND CABLE TELEVISION	⊕	FLAG POLE
⊕	FOC FIBER OPTIC CABLE	⊕	PARKING METER
⊕	WU WOODEN UTILITY POLE	⊕	TRAFFIC FLOW ARROW
⊕	CU CONCRETE UTILITY POLE	⊕	SOL BORING
⊕	GP GUY POLE		
⊕	SOY SOY ANCHOR		
⊕	INVERT ELEVATION		
+	68.51 EXISTING GROUND ELEVATION		
---	EXISTING GROUND CONTOUR		
⊕	SINGLE POST SIGN		
⊕	DOUBLE POST SIGN		
⊕	HANDICAPPED PARKING SPACE (H/C)		
⊕	SITE BENCHMARK (AS INDICATED)		



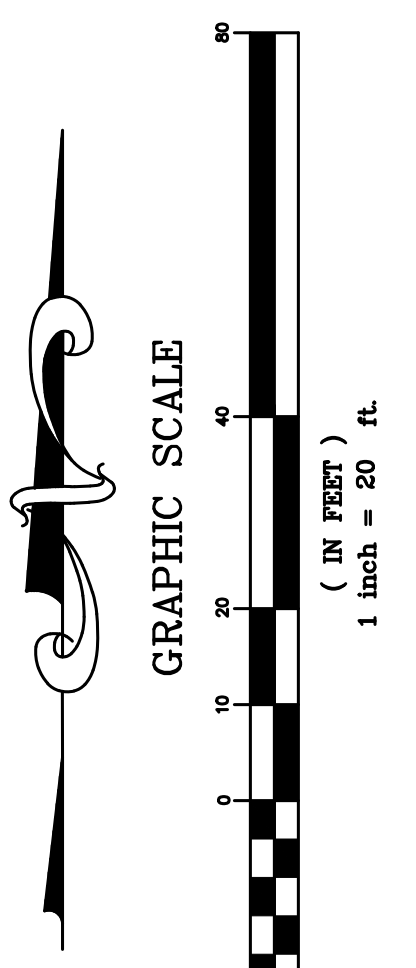
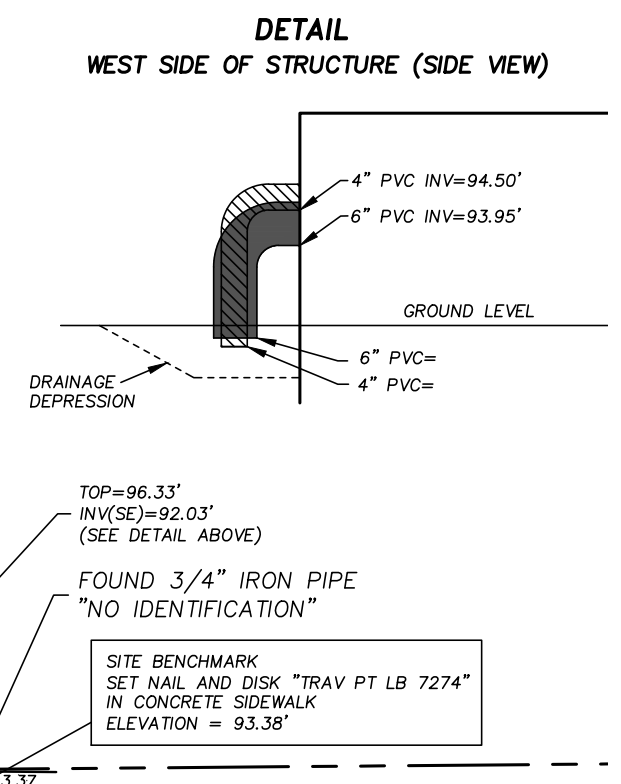
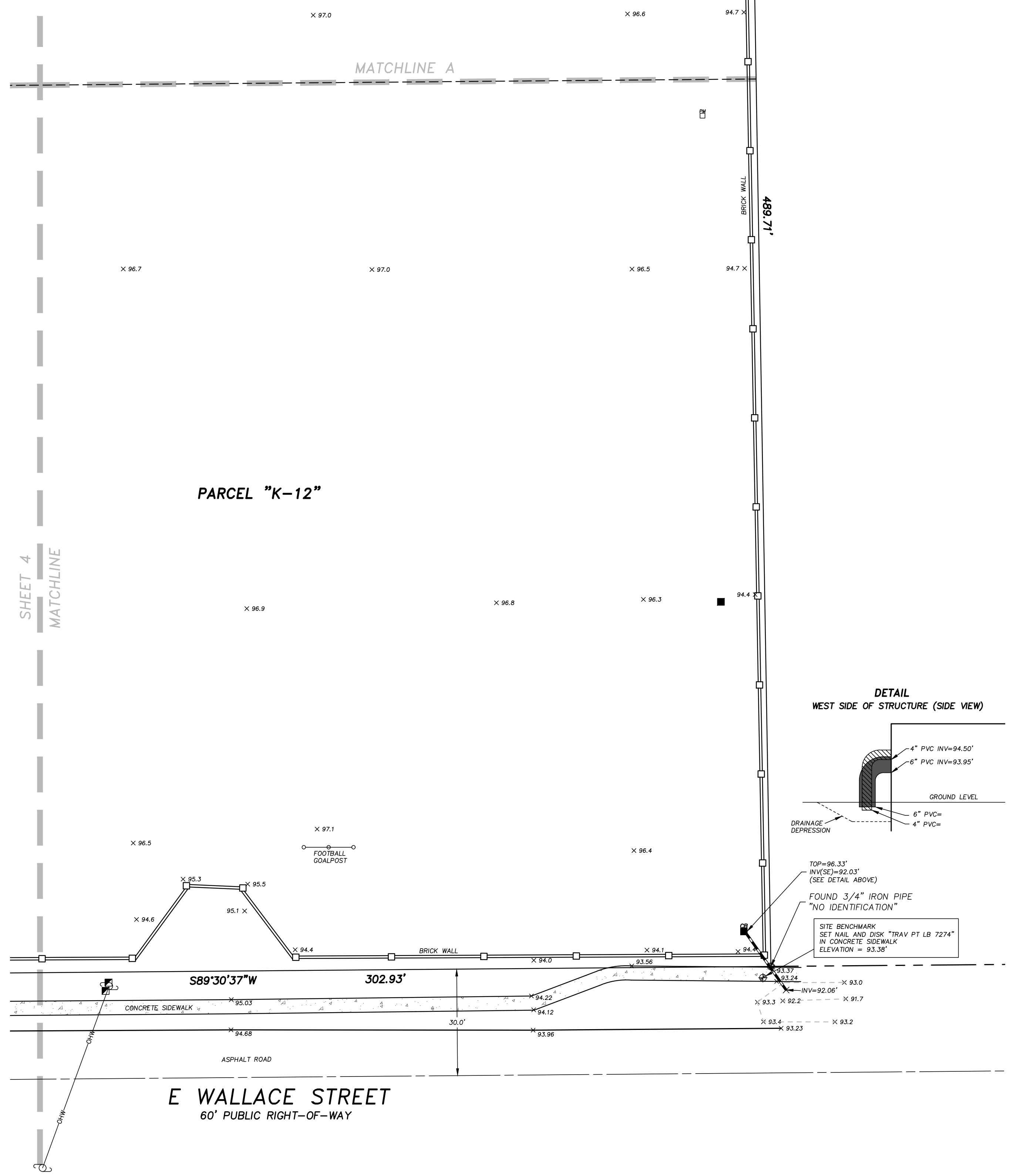
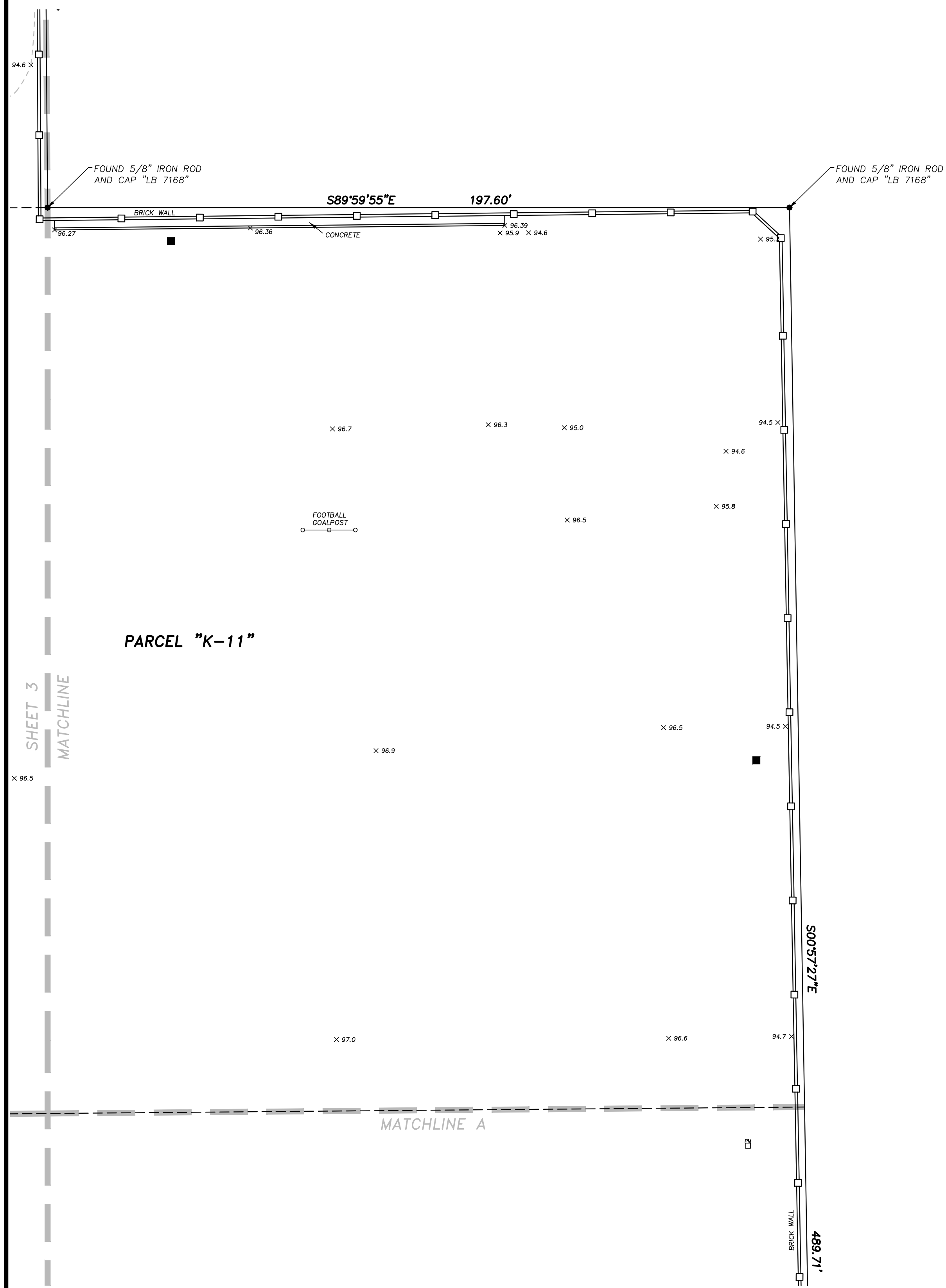
F.E.C. PROJECT NO. 22-010
SHEET NO. C-4
SHEET 4 OF 12



CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

F.E.C. PROJECT NO. 22-010
SHEET NO. C-5
SHEET 5 OF 12

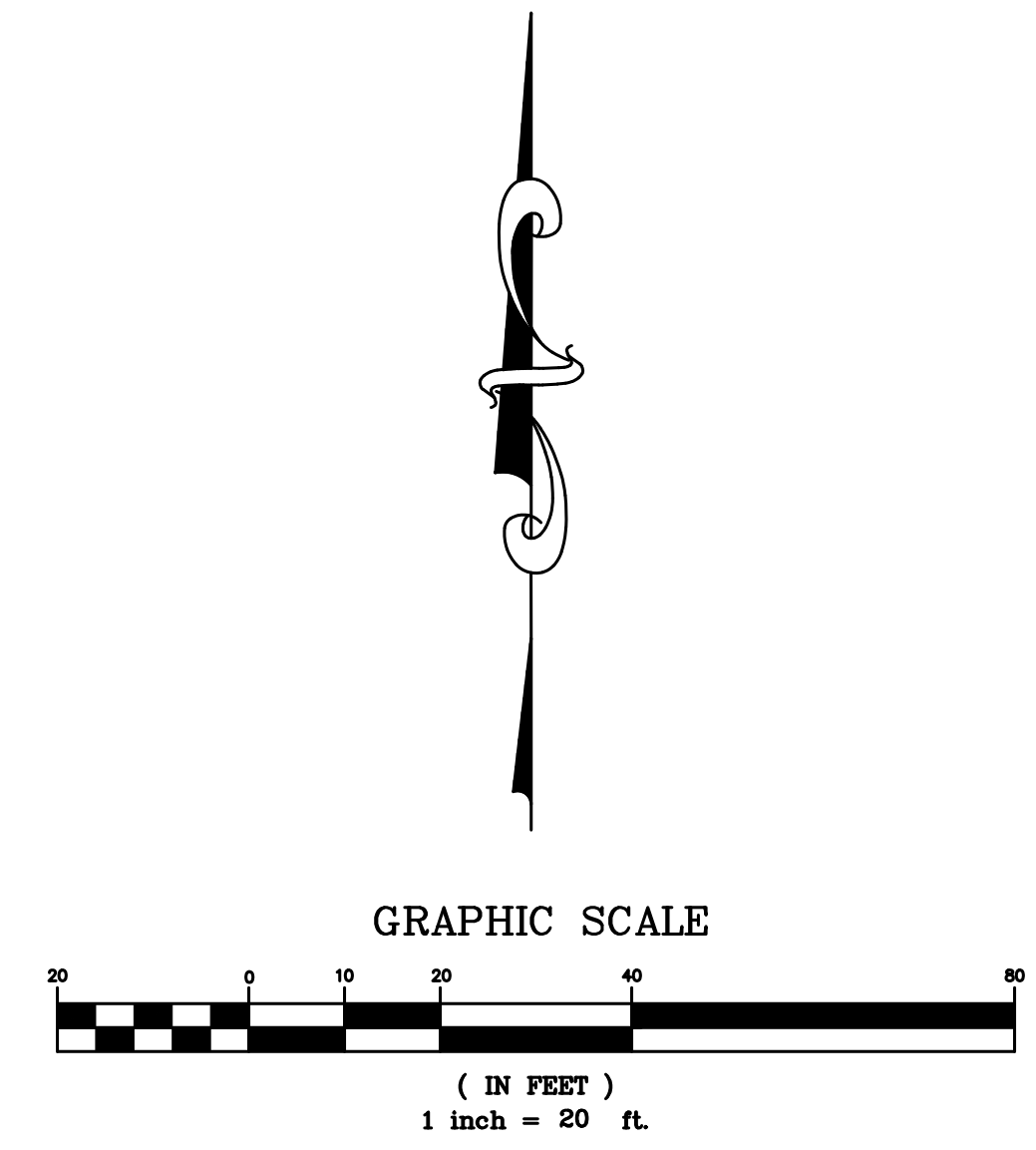
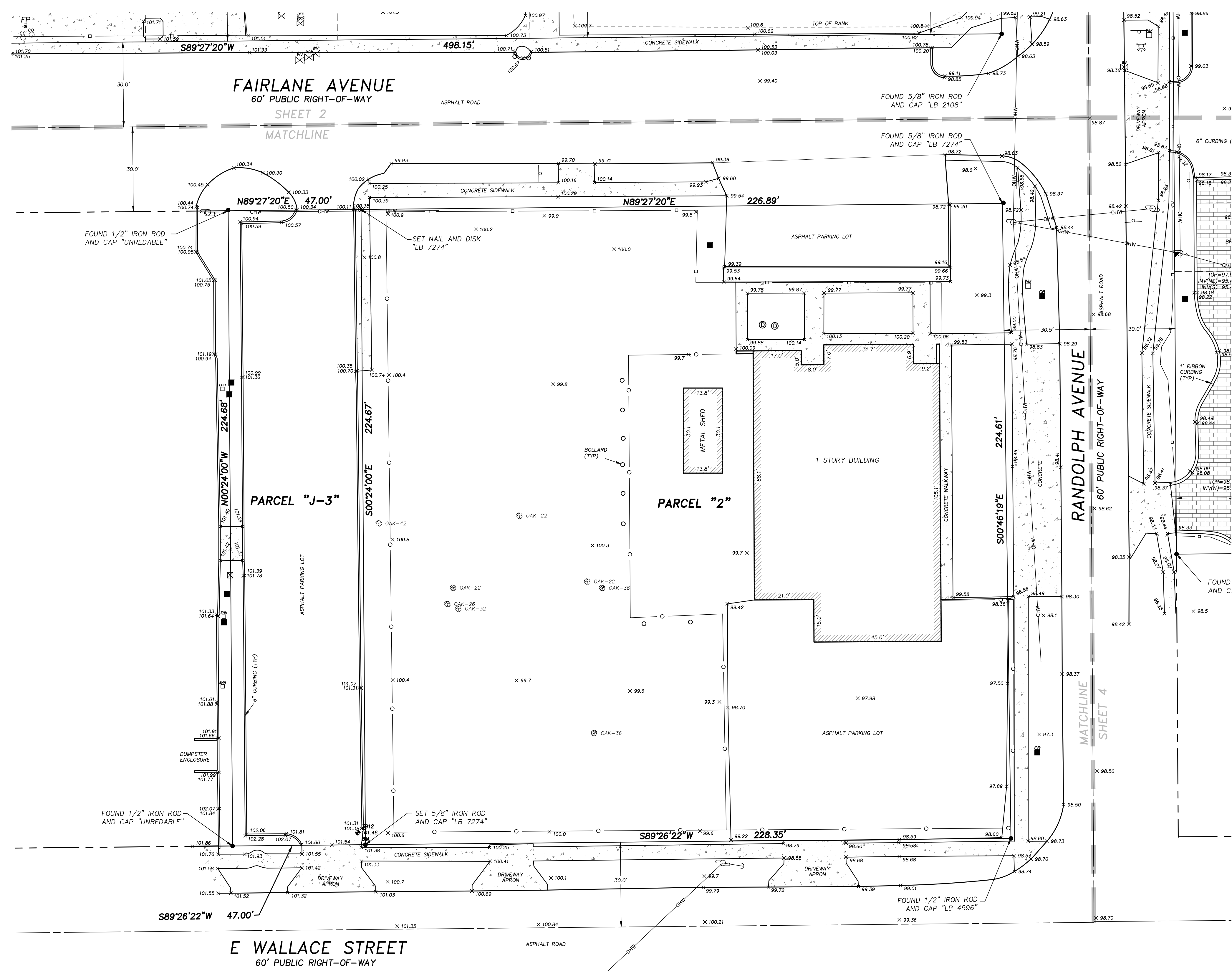
CERTIFICATE OF AUTHORIZATION LB 7274
 32 W. PLANT STREET Phone No. 407.905.8877
 WINTER GARDEN, FL 34787 Fax No. 407.905.8875



LEGEND/ABBREVIATIONS:
 NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	⊙	WELL
Δ	CENTRAL ANGLE	⊞	ELECTRICAL OUTLET
L	LENGTH	⊞	TELEPHONE RISER
CH	CHORD	⊞	FIRE HYDRANT
OB	CHORD BEARING	⊞	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⊞	SEWER VALVE
(M)	MEASURED	⊞	WATER VALVE
(P)	PLAT	⊞	RECLAIMED WATER VALVE
(C)	CALCULATED	⊞	IRRIGATION VALVE
(D)	DESCRIPTION	⊞	GAS VALVE
POB	POINT OF BEGINNING	⊞	SAWTOOTH MANHOLE
POC	POINT OF COMMENCEMENT	⊞	DRAINAGE MANHOLE
O.R.	OFFICIAL RECORDS BOOK	⊞	TELEPHONE MANHOLE
P.C.	PAGE	⊞	GREASE TRAP MANHOLE
T.P.	TYPICAL	⊞	POWER MANHOLE
P.T.	POINT OF TANGENCY	⊞	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⊞	POWER TRANSFORMER
●	IRON ROD & CAP	⊞	WATER METER
⊙	NAIL & DISC	⊞	GAS METER
⊞	4\"/>		

F.E.G. PROJECT NO.
 22-010
 SHEET NO.
C-6
 SHEET 6 OF 12



LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	⊙	WELL
Δ	CENTRAL ANGLE	⊠	ELECTRICAL OUTLET
L	LENGTH	⊠	TELEPHONE RISER
CH	CHORD	⊠	FIRE HYDRANT
OB	CHORD BEARING	⊠	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⊠	SEWER VALVE
(M)	MEASURED	⊠	WATER VALVE
(P)	PLAT	⊠	RECLAIMED WATER VALVE
(C)	CALCULATED	⊠	IRRIGATION VALVE
(D)	DESCRIPTION	⊠	GAS VALVE
P.O.B.	POINT OF BEGINNING	⊠	SANITARY MANHOLE
P.O.C.	POINT OF COMMENCEMENT	⊠	DRAINAGE MANHOLE
O.R.	OFFICIAL RECORDS BOOK	⊠	TELEPHONE MANHOLE
P.G.	PAGE	⊠	GREASE TRAP MANHOLE
T.P.	TRICAL	⊠	POWER MANHOLE
P.T.	POINT OF TANGENCY	⊠	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⊠	POWER TRANSFORMER
●	IRON ROD & CAP	⊠	WATER METER
⊙	NAIL & DISC	⊠	GAS METER
⊠	4"x4" CONCRETE MONUMENT	⊠	POWER METER
○	IRON PIPE	⊠	WATER BLOW-OFF VALVE
—	BARBED WIRE FENCE	⊠	CLEAN-OUT
—	METAL FENCE	⊠	FIRE DEPARTMENT CONTROL VALVE
—	CHAIN LINK FENCE	⊠	ELECTRIC HAND HOLE
—	EDGE OF ASPHALT PAVEMENT	⊠	CABLE TELEVISION RISER
⊠	CENTERLINE	⊠	TELEPHONE ACCESS CABINET
⊠	LICENSED BUSINESS	⊠	CATCH BASIN
⊠	PROFESSIONAL SURVEYOR & MAPPER	⊠	DRAIN
⊠	POLYVINYL CHLORIDE PIPE	⊠	CURB INLET
⊠	REINFORCED CONCRETE PIPE	⊠	WATERED END SECTION
⊠	CORRUGATED METAL PIPE	⊠	UTILITY VAULT
⊠	DUCTILE IRON PIPE	⊠	AIR CONDITIONER
⊠	VTROUS CLAY PIPE	⊠	POWER BOX
⊠	CORRUGATED PLASTIC PIPE	⊠	MONITORING WELL
⊠	OVERHEAD UTILITY WIRES	⊠	LIGHT POLE
⊠	UNDERGROUND POWER LINE	⊠	WALKWAY LIGHT
⊠	UNDERGROUND GAS LINE	⊠	TRAFFIC SIGNAL BOX
⊠	UNDERGROUND TELEPHONE LINE	⊠	BOLLARD
⊠	UNDERGROUND CABLE TELEVISION	⊠	FLAG POLE
⊠	FIBER OPTIC CABLE	⊠	PARKING METER
⊠	WOODEN UTILITY POLE	⊠	TRAFFIC FLOW ARROW
⊠	CONCRETE UTILITY POLE	⊠	SOL BORING
⊠	UTILITY POLE	⊠	
⊠	OFF ANCHOR	⊠	
⊠	INVERT ELEVATION	⊠	
⊠	EXISTING GROUND ELEVATION	⊠	
⊠	EXISTING GROUND CONTOUR	⊠	
⊠	SINGLE POST SIGN	⊠	
⊠	DOUBLE POST SIGN	⊠	
⊠	HANDICAPPED PARKING SPACE (H/C)	⊠	
⊠	SITE BENCH MARK (AS INDICATED)	⊠	

F.E.G. PROJECT NO.
22-010
SHEET NO.
C-7
SHEET 7 OF 12

JOB NUMBER: 14090
DRAWING FILE: 14090-4.DWG

CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

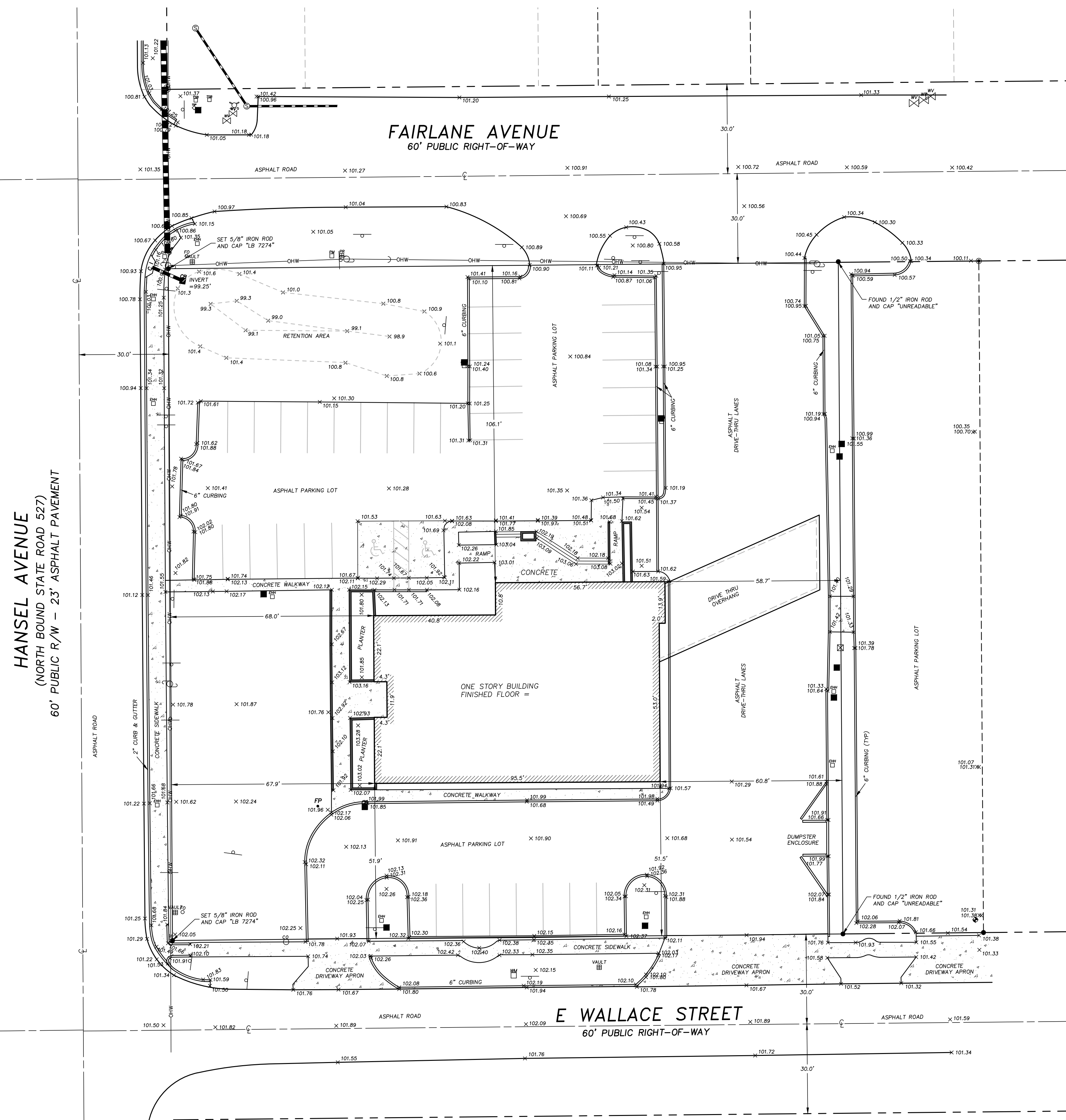
BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 24
TOWNSHIP 23 SOUTH
RANGE 29 EAST

SHEET 1 OF 1

CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



DESCRIPTION:

LOT 9 OF HARNEY HOMESTEAD, AS RECORDED IN PLAT BOOK C, PAGE 53, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE EAST 100 FEET THEREOF; LESS THE NORTH 391.8 FEET THEREOF; LESS PORTIONS OF ROAD RIGHT-OF-WAY ON THE NORTH, BOUNDED BY FAIRLANE AVENUE, AND ON THE SOUTH, BOUNDED BY EAST WALLACE STREET, AS THE SAME MAY HAVE BEEN CONVEYED TO OR TAKEN BY THE CITY OF BELLE ISLE OF ORANGE COUNTY, FLORIDA FOR ROAD WIDENING PURPOSES.

LESS AND EXCEPT:

THAT PART OF LOT 9 CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 779, PAGE 14, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THAT PART OF LOT 9, HARNEY HOMESTEAD SUBDIVISION, AS SHOWN IN PLAT BOOK "C", PAGE 53, SAID PUBLIC RECORDS, LESS THE NORTH 391.8 FEET OF SAID LOT 9; LYING WITHIN 30 FEET EASTERLY OF THE SURVEY LINE OF STATE ROAD 527, SECTION 75040, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 18, JOHN KEEN'S SUBDIVISION, PLAT BOOK "H", PAGE 11, PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, AT A POINT 31.16 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 18, AND RUN THENCE NORTH 00°15'17" WEST, 579.36 FEET TO THE CENTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 29 EAST;

ALSO, THE EAST 30 FEET OF THE WEST 60 FEET OF THE SOUTH 30 FEET OF THE NORTH 421.8 FEET OF SAID LOT 9, HARNEY HOMESTEAD;

ALSO, THAT PART OF SAID LOT 9, HARNEY HOMESTEAD, LYING WITHIN 30 FEET NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCE ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 18, JOHN KEEN'S SUBDIVISION, PLAT BOOK "H", PAGE 11, PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, AT A POINT 31.16 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 18, AND RUN THENCE NORTH 00°15'47" WEST, 33.70 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 89°42'47" EAST, 60 FEET.

FURTHER LESS AND EXCEPT:

THAT PART CONVEYED TO PINE CASTLE METHODIST CHURCH, INC. BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8382, PAGE 274, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9 OF THE HARNEY HOMESTEAD, AS RECORDED IN PLAT BOOK "C", PAGE 53, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN NORTH 89°57'29" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF WALLACE STREET AS SHOWN AND DEPICTED ON THE PLAT OF KEEN-CASTLE, AS RECORDED IN PLAT BOOK "H", PAGE "1", OF SAID PUBLIC RECORDS, A DISTANCE OF 224.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°4'16" EAST ALONG THE EAST LINE OF THE WEST 224.28 FEET OF SAID LOT 9, A DISTANCE OF 224.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FAIRLANE AVENUE; THENCE ALONG SAID SOUTH LINE SOUTH 00°15'56" EAST ALONG THE WEST LINE OF THE EAST 100.00 FEET OF SAID LOT 9, A DISTANCE OF 224.65 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WALLACE STREET; THENCE ALONG SAID NORTH LINE SOUTH 89°57'29" WEST, A DISTANCE OF 175.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 1.156 ACRES, MORE OR LESS.

SURVEYORS NOTES:

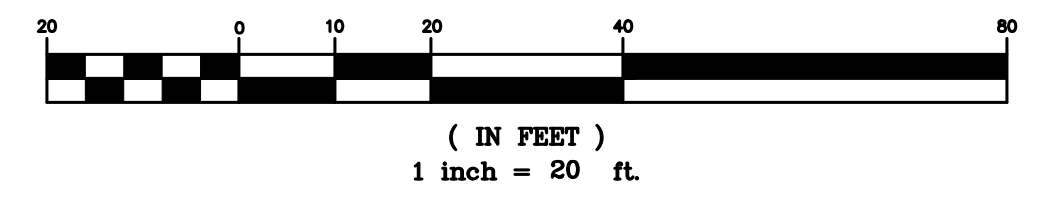
1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF E WALLACE STREET (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0430F, DATED SEPTEMBER 25, 2009.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER 51316-035 BEING A BOX CUT ON TOP OF CURB INLET, ELEVATION = 101.52 (NAVD 1988).
9. SITE BENCHMARK IS SHOWN HEREON.
10. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	⊙	WELL
Δ	CENTRAL ANGLE	⊖	ELECTRICAL OUTLET
L	LENGTH	⊕	TELEPHONE RISER
CH	CHORD	⊕	FIRE HYDRANT
CB	CHORD BEARING	⊕	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⊕	SEWER VALVE
(M)	MEASURED	⊕	WATER VALVE
(C)	CALCULATED	⊕	RECLAIMED WATER VALVE
(D)	DESCRIPTION	⊕	IRRIGATION VALVE
POB	POINT OF BEGINNING	⊕	GAS VALVE
POC	POINT OF COMMENCEMENT	⊕	SANITARY MANHOLE
O.R.	OFFICIAL RECORDS BOOK	⊕	DRAINAGE MANHOLE
P.G.	PAGE	⊕	TELEPHONE MANHOLE
TYP.	TYPICAL	⊕	GREASE TRAP MANHOLE
P.T.	POINT OF TANGENCY	⊕	POWER MANHOLE
P.C.	POINT OF CURVATURE	⊕	WATER SHUT-OFF VALVE
●	IRON ROD & CAP	⊕	POWER TRANSFORMER
⊕	NAIL & DISC	⊕	WATER METER
⊕	4"x4" CONCRETE MONUMENT	⊕	GAS METER
⊕	IRON PIPE	⊕	POWER METER
⊕	BARBED WIRE FENCE	⊕	WATER BLOW-OFF VALVE
⊕	WOOD FENCE	⊕	CLEAN-OUT
⊕	CHAIN LINK FENCE	⊕	FIRE DEPARTMENT CONTROL VALVE
⊕	EDGE OF ASPHALT PAVEMENT	⊕	ELECTRIC HAND HOLE
⊕	CENTERLINE	⊕	CABLE TELEVISION RISER
⊕	LICENSED BUSINESS	⊕	TELEPHONE ACCESS CABINET
⊕	PROFESSIONAL SURVEYOR & MAPPER	⊕	CATCH BASIN
⊕	PROFESSIONAL LAND SURVEYOR	⊕	DRAIN
⊕	PVC POLYVINYL CHLORIDE PIPE	⊕	CURB INLET
⊕	RCP REINFORCED CONCRETE PIPE	⊕	CURB INLET WITHOUT MANHOLE
⊕	OMP CORRUGATED METAL PIPE	⊕	MITERED END SECTION
⊕	DIP DUCTILE IRON PIPE	⊕	UTILITY VAULT
⊕	VSP VITIOUS CLAY PIPE	⊕	AIR CONDITIONER
⊕	OPP CORRUGATED PLASTIC PIPE	⊕	POWER BOX
⊕	DHW OVERHEAD UTILITY WIRES	⊕	MONITORING WELL
⊕	USP UNDERGROUND POWER LINE	⊕	LIGHT POLE
⊕	UGG UNDERGROUND GAS LINE	⊕	WALKWAY LIGHT
⊕	UT UNDERGROUND TELEPHONE LINE	⊕	TRAFFIC SIGNAL BOX
⊕	UCCT UNDERGROUND CABLE TELEVISION	⊕	BOLLARD
⊕	FOC FIBER OPTIC CABLE	⊕	FLAG POLE
⊕	WOODEN UTILITY POLE	⊕	PARKING METER
⊕	CONCRETE UTILITY POLE	⊕	TRAFFIC FLOW ARROW
⊕	GUY POLE	⊕	SOIL BORING
⊕	GUY ANCHOR		
⊕	INVERT ELEVATION		
⊕	EXISTING GROUND ELEVATION		
⊕	EXISTING GROUND CONTOUR		
⊕	SINGLE POST SIGN		
⊕	DOUBLE POST SIGN		
⊕	HANDICAPPED PARKING SPACE (H/C)		
⊕	SITE BENCH MARK (AS INDICATED)		

GRAPHIC SCALE



REVISIONS:

JOB NUMBER:	22029.000
SURVEY DATE:	3-15-2022
FIELD BY:	T. CONWARD
FIELD BOOK:	2201
PAGES:	46-47
FIELD FILE:	14090-3.MUF
DRAWING FILE:	22029.DWG

F.E.C. PROJECT NO.	22-010
SHEET NO.	C-8
SHEET	8 OF 12

SITE DATA

PROPERTY LOCATION: 5903 RANDOLPH AVE., BELLE ISLE, FL 32809

TOTAL PROJECT AREA 14.84± ACRES * (ROADWAY NOT INCLUDED)

PARCEL ID:	EXISTING USE	EXISTING ZONING	FUTURE LAND USE
PARCEL ID: 24-23-29-8820-00-050	EXISTING SCHOOL	C-1	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-073	EXISTING SCHOOL	C-2, R-1A, R2	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-092	EXISTING SCHOOL	C-1, R-2	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-093	EXISTING CHURCH	C-1	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-094	EXISTING BANK	C-1	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-095	EXISTING BANK	C-1	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-114	EXISTING SCHOOL	C-2	COMMERCIAL

PARCEL ID:	PROPOSED USE:	PROPOSED ZONING	FUTURE LAND USE
PARCEL ID: 24-23-29-8820-00-050	SCHOOL	PD	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-073	SCHOOL	PD	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-092	SCHOOL	PD	LOW-MEDIUM DENSITY
PARCEL ID: 24-23-29-3400-00-093	SCHOOL	PD	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-094	SCHOOL	PD	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-095	SCHOOL	PD	COMMERCIAL
PARCEL ID: 24-23-29-3400-00-114	SCHOOL	PD	COMMERCIAL

EXISTING BUILDINGS AREA:

BUILDINGS AREA:	AREA (SF)
BUILDING A (EX. ELEMENTARY SCHOOL):	39,288 SF.
BUILDING B (EX. MIDDLE SCHOOL):	36,720 SF.
BUILDING C (EX. MIDDLE/HIGH SCHOOL):	60,500 SF.
BUILDING F (EX. FIELD HOUSE):	6,172 SF.
BUILDING H (EX. HOUSE):	1,100 SF.
BUILDING I (EX. OASIS BUILDING):	6,462 SF.
TOTAL BUILDINGS AREA:	150,242 SF.

NEW BUILDING HEIGHT:

BUILDING HEIGHT (ALLOWABLE):	HEIGHT
BUILDING HEIGHT (PROPOSED)	57'
BUILDING A1:	56'
BUILDING D:	54'
BUILDING E:	44'
BUILDING G:	50'
BUILDING J:	16'

PROPOSED BUILDINGS AREA:

BUILDINGS AREA:	AREA (SF)
BUILDING A1 (PROPOSED ELEMENTARY-4 STORY):	33,750 SF.
BUILDING D (PROPOSED HIGH SCHOOL-3 STORY):	44,500 SF.
BUILDING E (STUDENT SERVICE-2 STORY):	14,100 SF.
BUILDING G (PROPOSED GYMNASIUM -2 STORY):	16,100 SF.
BUILDING J (CONCESSION, RESTROOM & PRESS BOX):	1,740 SF.
TOTAL BUILDINGS AREA:	110,190 SF.

FLOOR AREA RATIO (ALLOWABLE): 0.50
 FLOOR AREA RATIO (PROPOSED AND EXISTING): (5.98 AC/ 14.84 AC) 0.40

PARKING

STUDENTS	2,420 STUDENTS/13 GRADES = (186/ GRADE * 2) * 10% (*)	37 SPACES
STAFF	2,420 * 1/15 * (1 SPACE PER STAFF)	161 SPACES
VISITOR	2,420/100 (1 SPACE PER 100 STUDENTS)	24 SPACES
TOTAL PARKING REQUIRED		222 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP (*) HIGH SCHOOL STUDENTS		7 SPACES
PARKING PROVIDED		219 SPACES
EXISTING PARKING SPACES TO BE REMOVED		-67 SPACES
NEW PARKING SPACES		134 SPACES
HANDICAP PARKING		5 SPACES
TOTAL PARKING PROVIDED		291 SPACES

SITE AREA CALCULATIONS (EXISTING)

BUILDINGS FOOTPRINT	AREA (±S.F.)	ACRES	%
EXISTING BUILDINGS	75,729 ±S.F.		
TOTAL EXISTING CONCRETE, SIDEWALK & ASPHALT (*)	187,460 ±S.F.		
TOTAL IMPERVIOUS AREA	263,189 ±S.F.	6.04 ±AC.	40.70 %
EXISTING IMPERVIOUS TO BE REMOVED (OLD TEXACO SITE & OTHERS) (-)41,222 ±S.F.			
EXISTING IMPERVIOUS TO BE REMOVED (OLD BANK OF AMER. SITE) (-)35,340 ±S.F.			
POND AREAS	55,222 ±S.F.	1.27 ±AC.	8.56 %
PERVIOUS AREA	327,891 ±S.F.	7.53 ±AC.	50.74 %
TOTAL SITE AREA	646,302 ±S.F.	14.84 ±AC.*	100.00 %

SITE AREA CALCULATIONS (PROPOSED & EXISTING)

BUILDINGS FOOTPRINT	AREA (±S.F.)	ACRES	%
EXISTING BUILDINGS	75,729 ±S.F.		
PROPOSED BUILDINGS	47,450 ±S.F.		
PROPOSED & EXISTING CONCRETE, SIDEWALK & ASPHALT (*)	166,775 ±S.F.		
IMPERVIOUS AREA	289,954 ±S.F.	6.66 ±AC.	44.88 %
POND AREAS	71,185 ±S.F.	1.63 ±AC.	10.98 %
PERVIOUS AREA	282,163 ±S.F.	6.55 ±AC.	44.14 %
TOTAL SITE AREA	646,302 ±S.F.	14.84 ±AC.*	100.00 %

MAXIMUM IMPERVIOUS REQUIREMENTS

CITY OF BELLE ISLE	ALLOWABLE IMPERVIOUS SURFACE RATIO - ISR	PROPOSED IMPERVIOUS SURFACE RATIO - ISR
	0.80	0.45

BUILDING SETBACKS

STREET	BUILDINGS	REQUIRED	PROPOSED
HANSEL AVENUE	(BUILDINGS D & E)	15'	15.5'
WALTHAM AVENUE	(BUILDINGS A1 & E)	14'	14.6'
FAIRLANE AVENUE	(BUILDINGS B, C & D)	7'	7.5'
E. WALLACE STREET	(BUILDING D)	4'	4.3' (*)
RANDOLPH AVENUE	(BUILDING G)	5'	5'

(*) DUMPSTER WALL: ZERO SETBACK

LANDSCAPE BUFFERS (REQUIRED)

STREET	REQUIRED	PROPOSED
HANSEL AVENUE	15'	15'
WALTHAM AVENUE	14'	14'
FAIRLANE AVENUE	7'	7'
E. WALLACE STREET	4'	4'
RANDOLPH AVENUE	5'	5'

OPEN SPACE CALCULATIONS

OPEN SPACE PROVIDED: 44%

RECREATION AREA:

SPORT FIELD AREA: 2.66 AC

LIGHTING NOTE:

LIGHTING SHALL MEET CITY OF BELLE ISLE REQUIREMENTS.

STORMWATER NOTE:

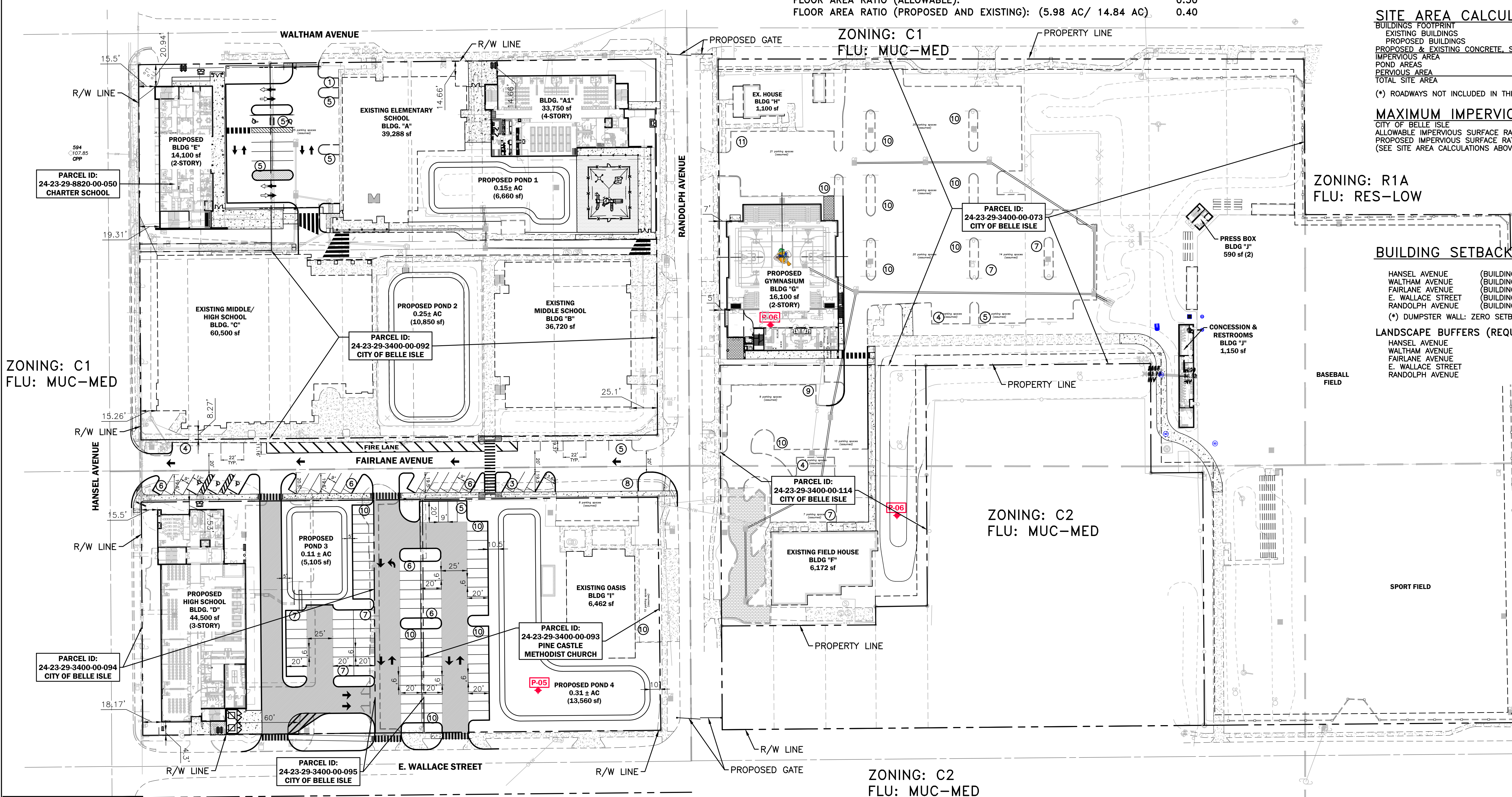
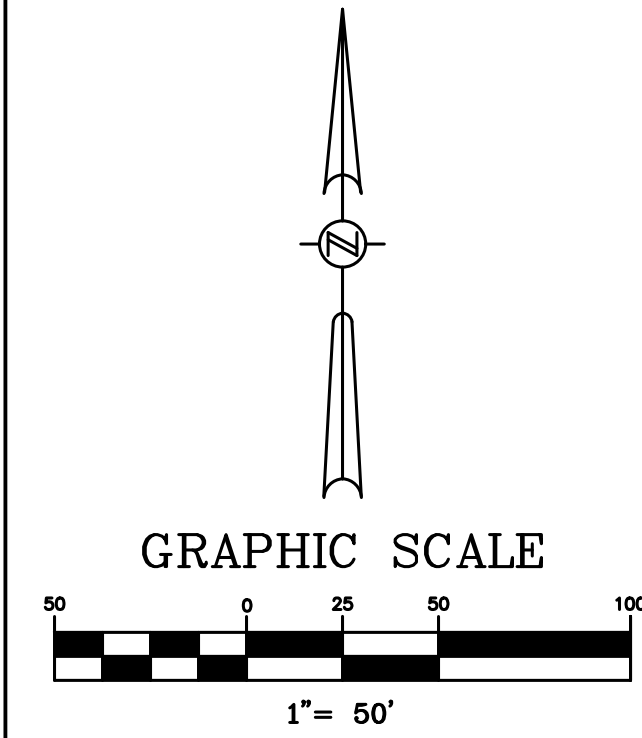
THE PROPOSED STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE CITY OF BELLE ISLE AND SJRWMD REQUIREMENTS.

UTILITIES NOTE:

THE PROPOSED WATER AND SEWER DESIGN WILL BE DESIGNED TO MEET ORANGE COUNTY UTILITIES AND ORLANDO UTILITIES COMMISSION REQUIREMENTS.

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



DATE	REVISIONS	BY	CHECKED

CORNERSTONE CHARTER ACADEMY
MASTER PLAN
CITY OF BELLE ISLE, FLORIDA



5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

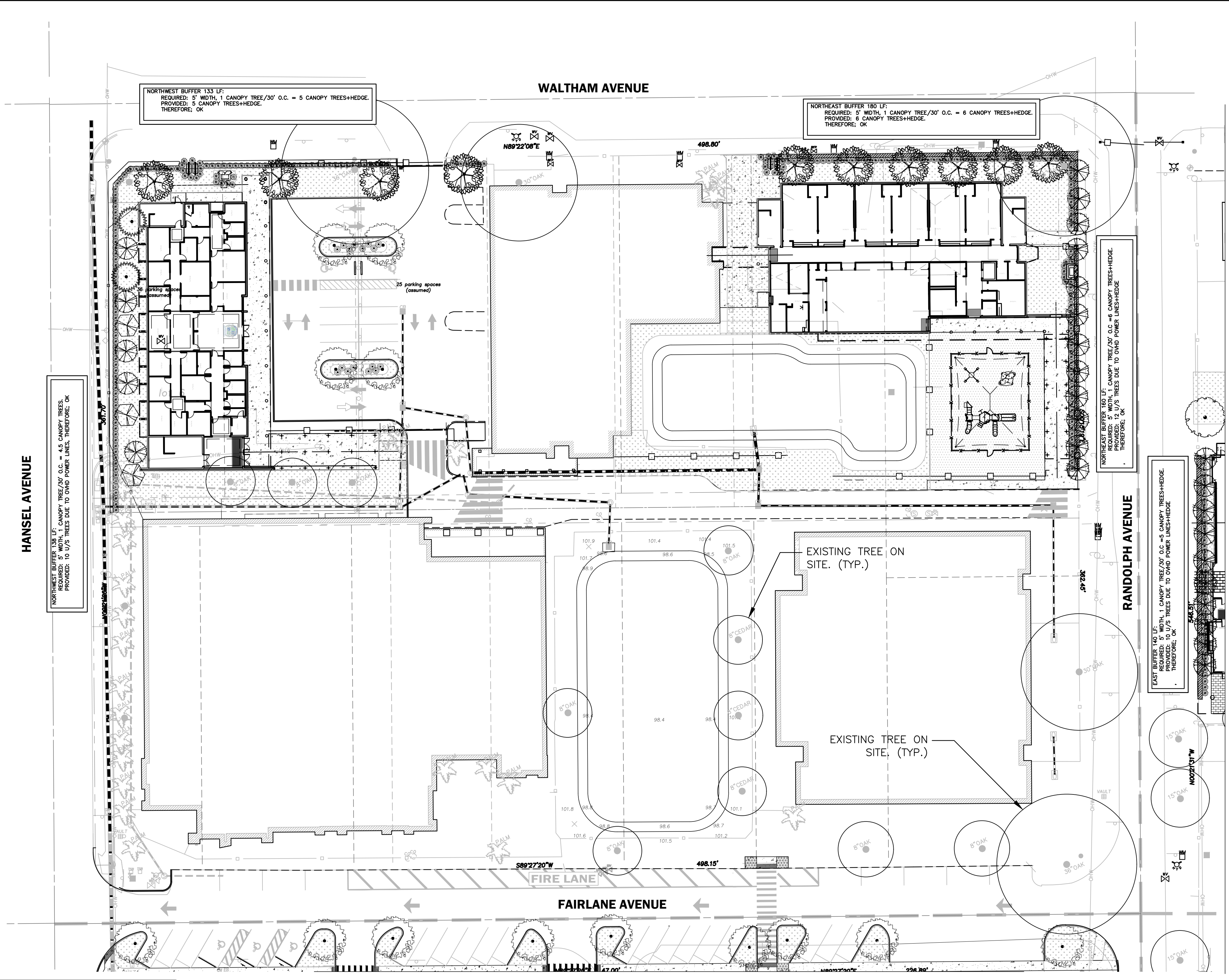
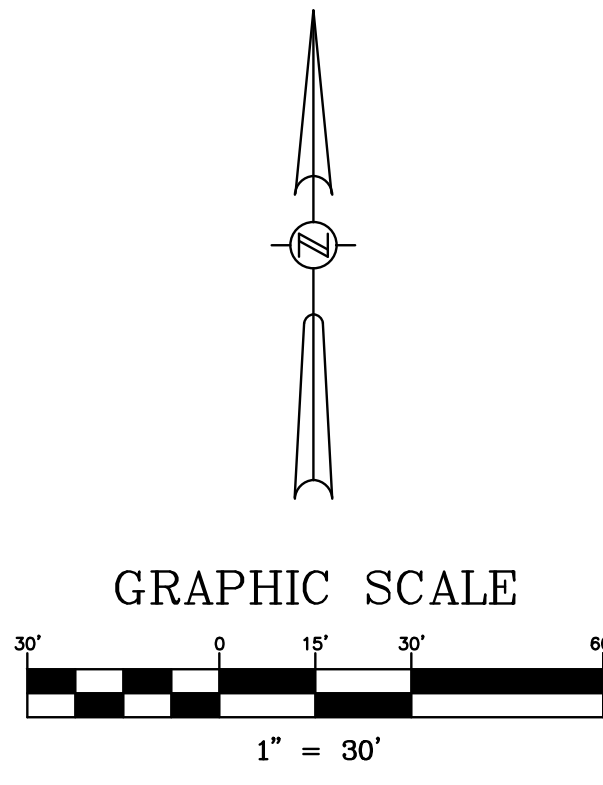
OVERALL MASTER SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	VP	JAA	JAA

PROJECT NO. 22-010
 SCALE 1" = 50'
 DATE FEBRUARY 9, 2023
 SHEET NO. C-9
 SHEET 9 OF 12

Digitally signed by JEAN M. ABLI-AOUN
 DN: c=US, o=FLORIDA ENGINEERING GROUP INC, ou=A01410D00000172C87078BF0000F7AE, cn=JEAN M ABLI-AOUN
 Date: 2023.02.09 10:24:38 -0500

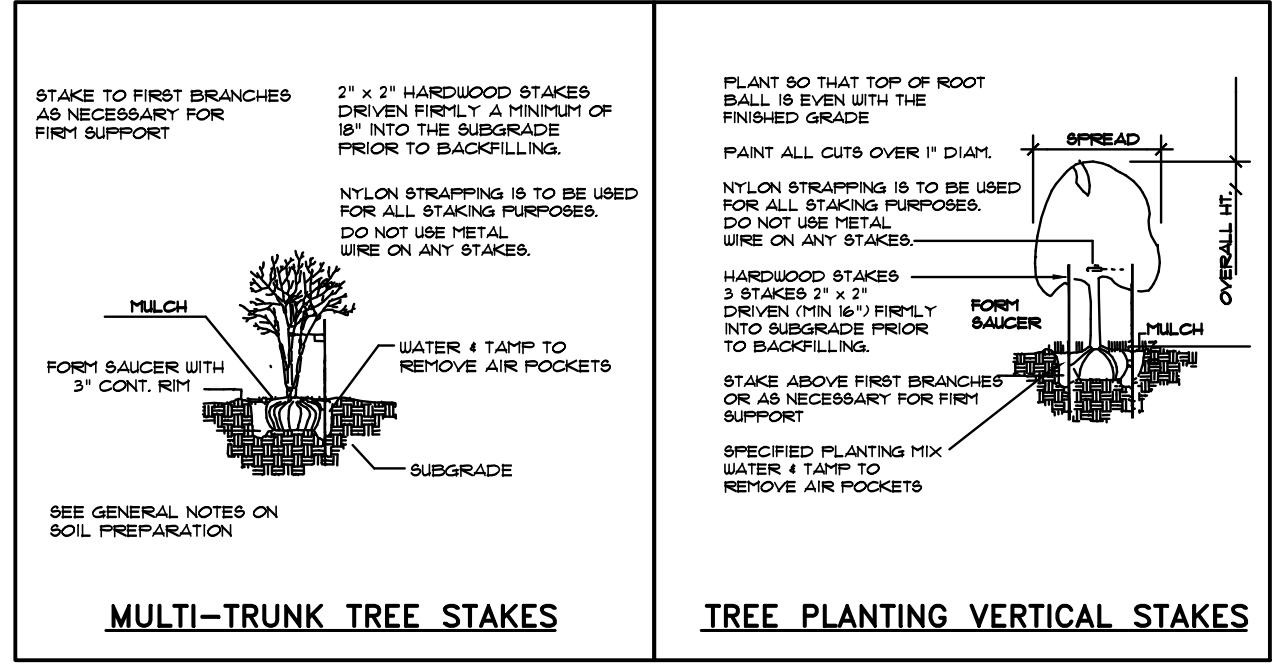
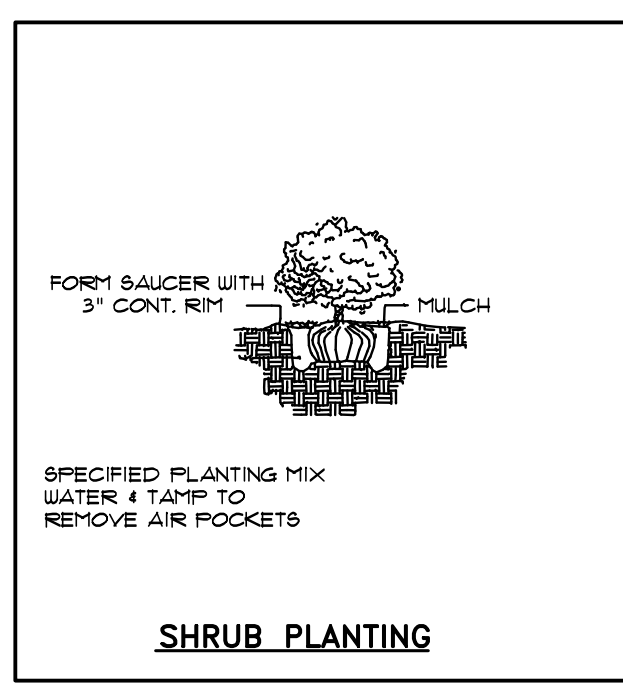
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FLORIDA NATIVE LANDSCAPE SCHEDULE						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	CANOPY TREES		
				MINIMUM SIZE	QUANTITY	REMARKS
	QV	QUERCUS VIRGINICA 'HIGH RISE'	HIGH RISE LIVE OAK	12' HT. 4" CAL.	41	SPECIMEN Y
	AR	ACER RUBRUM	RED MAPLE	10'-12' HT. 3" CAL.	1	SPECIMEN Y
	UA	ULMUS ALATA	WINGED ELM	10'-12' HT. 3" CAL.	10	SINGLE STRAIGHT TRUNK Y
	LL	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	10'- HT.	10	Y
	IA	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	6'-8" HT. 3" CAL.	35	Y
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10' HT	7	Y
SHRUBS						
	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	30" HT. 36" O.C.	X	Y
	PA	PLUMBAGO AURICULATA	PLUMBAGO	3 GAL. 24" HT. 36" O.C.	X	Y
	TA	DWARF ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL. 12" O.C.	X	Y
SOD/MISC.						
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR			

LANDSCAPE NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE BOTTOM OF DESIGNED 5:1 OR 4:1 SIDE SLOPES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
- ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.



CORNERSTONE CHARTER ACADEMY
MASTER PLAN
CITY OF BELLE ISLE, FLORIDA

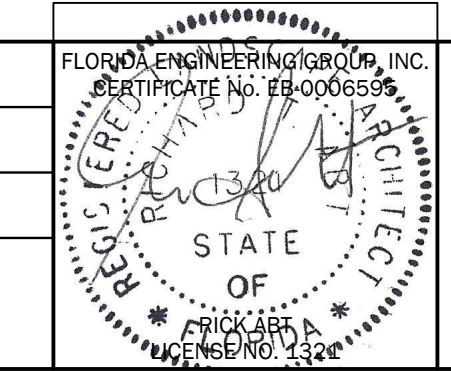


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE LANDSCAPE PLAN (1 OF 3)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	22-010
SCALE	1" = 30'
DATE	FEBRUARY 9, 2023
SHEET NO.	L-1
SHEET	10 OF 12



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	REVISIONS	BY	CHECKED

MATCH LINE - SEE SHEET C-X

HANSEL AVENUE

SOUTH BUFFER (FAIRLANE AVE.) 300 LF=47 LF (DRIVEWAYS)=343 LF.
 REQUIRED: 5' WIDTH, 1 CANOPY TREE/30' O.C. = 12 CANOPY TREES+HEDGE.
 PROVIDED: 12 CANOPY TREES+HEDGE.
 THEREFORE, OK.

FAIRLANE AVENUE

589°27'20"W

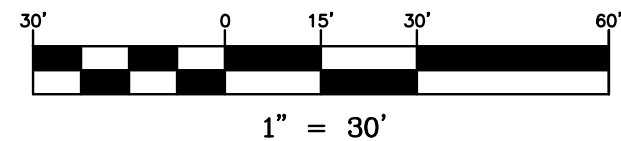
498.15'

47.00'

224.80'

EXISTING TREE ON SITE. (TYP.)

GRAPHIC SCALE



1" = 30'

MATCH LINE - SEE SHEET L-3

RANDOLPH AVENUE

P-05

589°26'22"W

47.00'

E. WALLACE STREET

SOUTHWEST BUFFER 500 LF=78 LF (DRIVEWAYS)=422 LF.
 REQUIRED: 5' WIDTH, 1 CANOPY TREE/30' O.C. = 14 CANOPY TREES+HEDGE.
 PROVIDED: 14 CANOPY TREES+HEDGE.
 THEREFORE, OK.

FORM SAUCER WITH 3" CONT. RIM MULCH

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

7" x 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 30" INTO THE SUBGRADE PRIOR TO BACKFILLING.

NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE METAL WIRE ON ANY STAKES.

MULCH

FORM SAUCER WITH 3" CONT. RIM

WATER & TAMP TO REMOVE AIR POCKETS

SUBGRADE

SEE GENERAL NOTES ON SOIL PREPARATION

MULTI-TRUNK TREE STAKES

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

PAINT ALL CUTS OVER 1" DIA. NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE METAL WIRE ON ANY STAKES.

HARDWOOD STAKES 3 STAKES 2" x 2" DRIVEN (MIN. 30") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

MULCH

FORM SAUCER

MULCH

OVERALL HT.

TREE PLANTING VERTICAL STAKES

CORNERSTONE CHARTER ACADEMY
 MASTER PLAN
 CITY OF BELLE ISLE, FLORIDA

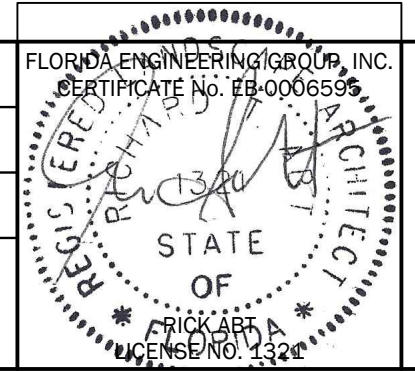


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SITE LANDSCAPE PLAN (2 OF 3)

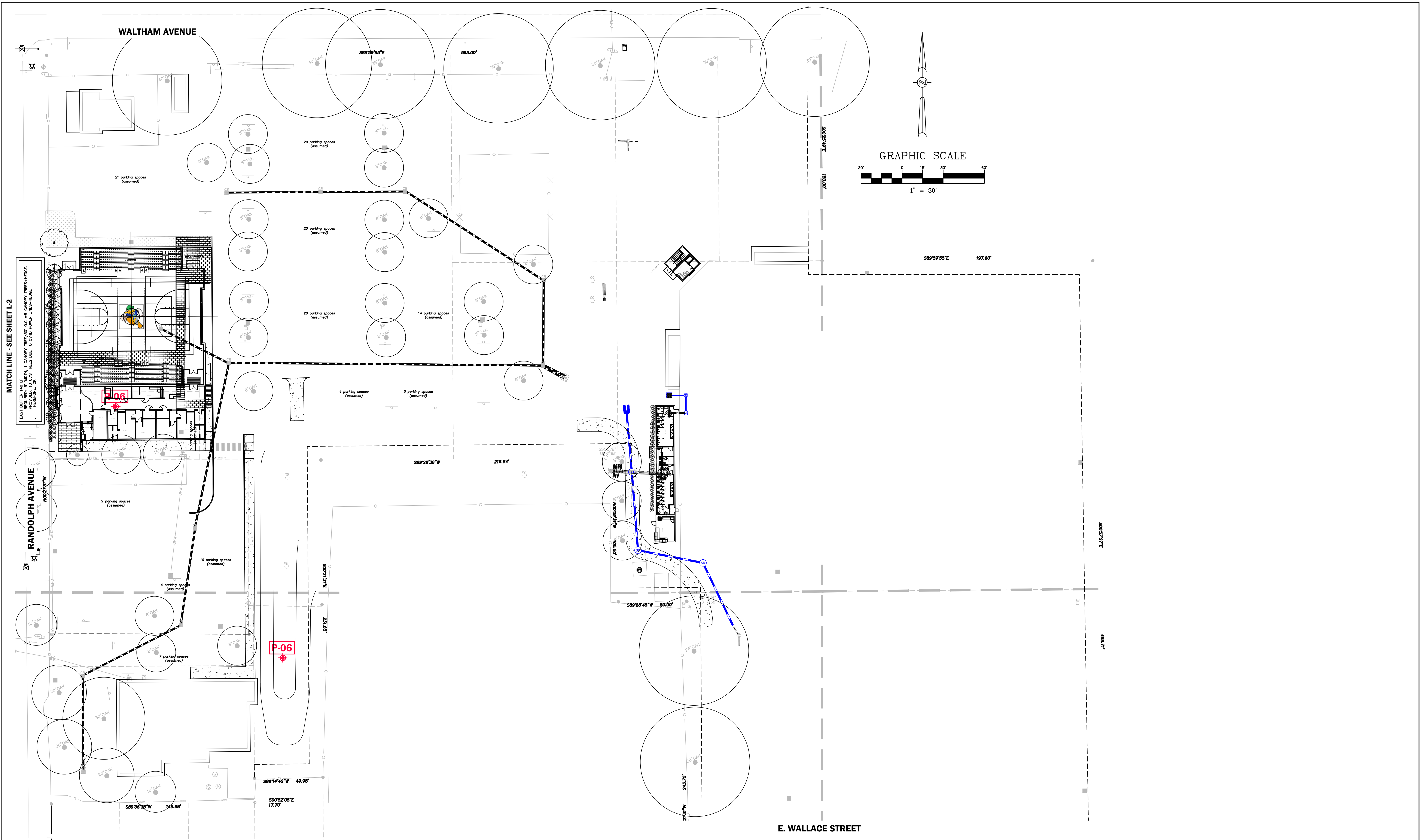
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	22-010
SCALE	1" = 30'
DATE	FEBRUARY 9, 2023
SHEET NO.	L-2
SHEET	11 OF 12



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MATCH LINE - SEE SHEET L-2
 EAST BUFFER TAG OF 1/2" IN 1" CANYON TREE (2" O.S. - 4" CANYON TREE) - HEDGE PROVIDED TO 1/2" TREES DUE TO OVER POWER LANDSCAPE THEREFORE OK

RANDOLPH AVENUE

WALTHAM AVENUE

E. WALLACE STREET

DATE	REVISIONS	BY	CHECKED

CORNERSTONE CHARTER ACADEMY
 MASTER PLAN
 CITY OF BELLE ISLE, FLORIDA

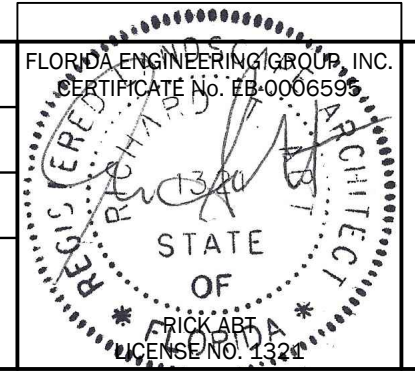


5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

SITE LANDSCAPE PLAN (3 OF 3)

DESIGNED BY RTA	DRAWN BY RTA	CHECKED BY RTA	APPROVED BY RTA
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PROJECT NO.	22-010
SCALE	1" = 30'
DATE	FEBRUARY 9, 2023
SHEET NO.	L-3
SHEET	12 OF 12



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