

ORDINANCE No.: 16-07

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, RELATED TO A VOLUNTARY ANNEXATION; MAKING CERTAIN FINDINGS; PROPOSING TO ANNEX THAT CERTAIN PROPERTY CONSISTING OF FOUR TAX PARCELS REFERENCED BY THEIR ORANGE COUNTY TAX PARCEL ID NUMBER AS FOLLOWS 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020, PROVIDING FOR A FUTURE LAND USE CATEGORY, PROVIDING FOR A ZONING DISTRICT, PROVIDING AN APPROVED DEVELOPMENT PLAN, ALL AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Belle Isle, in the interest of promoting the public health, safety, welfare, and aesthetics of the residents and property owners of the City of Belle Isle, deems it to be consistent with the law of the State of Florida to annex that certain area of land as described herein ("area to be annexed"); and

WHEREAS, the area to be annexed is legally described by metes and bounds; and

WHEREAS, the 2016 Mattamy Homes Annexation Report (hereinafter referred to as "Annexation Report") for the area to be annexed has been filed with the

1 Orange County Board of County Commissioners pursuant to Section
2 171.042 (2) Florida Statutes; and

3
4 WHEREAS, the Annexation Report has been determined to satisfy the
5 requirements of Chapter 171, Florida Statutes; and

6
7 WHEREAS, the notices of the proposed annexation have been mailed to each
8 person who resides or owns property within the area to be annexed as
9 required by Section 171.042(3); and

10
11 WHEREAS, the City Council of the City of Belle Isle, Florida, finds that
12 the area to be annexed is reasonably compact and contiguous to the City of
13 Belle Isle, and this annexation does not create any enclaves, pockets, or
14 finger areas in serpentine patterns, as required by law; and

15
16 WHEREAS, the area to be annexed consists of a single area that is wholly
17 located within Orange County, Florida; and

18
19 WHEREAS, the area to be annexed satisfies the City of Belle Isle's
20 annexation criteria;

21
22 WHEREAS, pursuant to Section 171.0413, Florida Statutes, a general
23 referendum is not required to be held to effectuate the annexation of the
24 area to be annexed;

1 WHEREAS, there are no registered electors residing in the area to be
2 annexed; and

3
4 WHEREAS, the owners of more than 50% of the land in the area to be
5 annexed and the owners of more than 50% of the parcels in the
6 area to be annexed have consented to the annexation; and

7
8 WHEREAS, the property has a future land use designation of Medium Density
9 Residential in unincorporated Orange County; and

10
11 WHEREAS, the property was rezoned in 2007 to allow the construction of 92
12 townhomes and a Preliminary Subdivision Plan was approved on December 1, 2015
13 by the Orange County Board of County Commissioners; and

14
15 NOW THEREFORE, BE IT ENACTED by the City Council of the City of Belle
16 Isle, Florida:

17
18 **SECTION 1.: Area to be Annexed.** The property as shown on the map
19 attached hereto as Exhibit "A" and incorporated to this Ordinance
20 by reference and more completely described as follows is hereby
21 annexed into the City of Belle Isle, Florida, to wit:

22
23 LEGAL DESCRIPTION

24 PARCEL A:
25

1 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-
2 018; 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:
3 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE
5 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00
6 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.09 FEET; THENCE NORTH 89
7 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON
8 THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF
9 BEGINNING.
10 THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST
11 FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49
12 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23
13 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN
14 THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W
15 SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO
16 A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W
17 LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62
18 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
19 OF SAID SECTION 29, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES
20 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE
21 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49
22 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48
23 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00
24 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 165.00 FEET; THENCE
25

1 SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET;
2 THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00
3 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF
4 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A
5 DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST
6 FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT
7 THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND
8 OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:
9 FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
10 SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57"
11 WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL
12 WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE
13 OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES
14 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR
15 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN
16 NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

17 THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:

18 PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):

19 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE
20 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE
21 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER
22 DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS
23 BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406.

24 PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):

25

1 THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH,
2 RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:
3 A) THE SOUTH 754 FEET;
4 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
5 C) FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 RUN
6 NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 430.8
7 FEET, THENCE NORTH 84 DEGREES EAST 260 FEET, THENCE SOUTH 22 DEGREES EAST
8 103.2 FEET, THENCE SOUTH 360 FEET, THENCE WEST 300 FEET TO THE POINT OF
9 BEGINNING; AND
10 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF
11 THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE
12 NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.
13 PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
14 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
15 SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN
16 NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A
17 DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF
18 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF
19 DAETWYLER DRIVE, A DISTANCE OF 430.80 FEET TO A POINT ON THE CENTER LINE OF A
20 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE
21 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00"
22 EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET;
23 THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH
24 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES
25

1 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND
2 EXCEPT; FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
3 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN
4 NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A
5 DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF
6 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A
7 DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH
8 ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER
9 LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK
10 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84
11 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF
12 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST TO A POINT DUE EAST OF THE
13 POINT OF BEGINNING, RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

14 PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):

15 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE
16 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30
17 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87
18 FEET, EAST 370 FEET, SOUTH 284 FEET, WEST 150 FEET, NORTH 57 FEET, WEST
19 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF
20 PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL
21 RECORDS BOOK 2528, PAGE 1161; OFFICIAL RECORDS BOOK 3532, PAGE 1404; OFFICIAL
22 RECORDS BOOK 3532, PAGE 1406; AND OFFICIAL RECORDS BOOK 3596, PAGE 614.
23 TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL
24 RECORDS BOOK 3596, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

25

1 A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP
2 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF
3 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00
4 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 450.00 TO
5 THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200
6 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN
7 SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57"
8 EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

9 CONTAINING 19.039 ACRES, MORE OR LESS.

10 LESS AND EXCEPT FROM PARCEL 2;

11 THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP

12 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

13 COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

14 THENCE RUN N89°52'27"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE

15 SOUTHWEST 1/4, 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF DAETWYLER DRIVE

16 FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°52'27"E ALONG SAID NORTH

17 LINE, 1294.99 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE

18 SOUTHWEST 1/4; THENCE RUN S00°27'49"W ALONG THE EAST LINE OF THE SOUTHEAST

19 1/4 OF THE SOUTHWEST 1/4, 40.00 FEET TO THE CENTERLINE OF AN 80 FOOT DRAINAGE

20 EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 34, PUBLIC RECORDS OF

21 ORANGE COUNTY, FLORIDA; THENCE RUN S85°48'56"W ALONG SAID CENTERLINE, 581.70

22 FEET TO A POINT OF DEFLECTION AND REDUCTION IN SIZE OF EASEMENT TO 60 FEET;

23 THENCE RUN S84°19'11"W ALONG SAID CENTERLINE OF 60 FOOT DRAINAGE EASEMENT,

24 718.04 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF DAETWYLER DRIVE;

25

1 THENCE RUN N00°00'00"E ALONG SAID EAST LINE, 150.67 FEET TO THE POINT OF
2 BEGINNING.

3 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.708 ACRES MORE OR LESS. TOTAL
4 ACRES 16.331 MORE OR LESS

5
6 **SECTION 2.: Land Use.** The Area to be Annexed shall be granted a future land
7 use category of Medium Density Residential in the city limits of Belle Isle.
8 Furthermore, the Area to be Annexed shall be designated R-3, multi-family
9 dwelling zoning district and the Preliminary Subdivision Plan, attached
10 hereto as Exhibit "B", shall be used by the City of Belle Isle for purposes
11 of development.

12
13 **SECTION 3.: Effective Date.** This ordinance shall become effective 10 days
14 after adoption by the City Council of the City of Belle Isle.

15
16 **SECTION 4.: Severability Clause.** In the event that any term, provision,
17 clause, sentence or section of this Ordinance shall be held by a court of
18 competent jurisdiction to be partially or wholly invalid or unenforceable for
19 any reason whatsoever, any such invalidity, illegality, or unenforceability
20 shall not affect any of the other or remaining terms, provisions, clauses,
21 sentences, or sections of this Ordinance, and this Ordinance shall be read
22 and/or applied as if the invalid, illegal, or unenforceable term, provision,
23 clause, sentence or section did not exist.

1 SECTION 5.: This Ordinance shall be liberally interpreted to
2 effectuate its purpose of annexation of the Area to be Annexed.

3
4 ADOPTED by the City Council of the City of Belle Isle, FL on the _____ day of
5 _____, 2016.

6 First Reading held this 17th day of May 2016.

7 Advertised 14th day of May 2016.

8 Advertised 21st day of May 2016.

9 Second Reading held this 7th day of June 2016.

10 Advertised for second reading on 28th day of May 2016.

	ABSENT	YES	NO
14 Ed Gold	_____	_____	_____
15 Katy McGinnis	_____	_____	_____
16 Jeremy Weinsier	_____	_____	_____
17 Bobby Lance	_____	_____	_____
18 Harvey Readey	_____	_____	_____
19 Lydia Pisano	_____	_____	_____
20 Sue Nielsen	_____	_____	_____

21
22 DONE AND PASSED BY ALL MEMBERS OF THE BELLE ISLE CITY COUNCIL OF THE CITY OF
23 BELLE ISLE, FLORIDA, THIS _____ DAY OF _____, 2016.

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By: _____

ATTEST By: _____

Lydia Pisano

Yolanda Quiceno

Mayor

City Clerk

Approved as to form and legality

Frank Kruppenbacher, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

I, YOLANDA QUICENO, City Clerk, of the City of Belle Isle do hereby certify
that the above and foregoing document ORDINANCE 16-07 was duly and legally
passed by the Belle Isle City Council, in session assembled on the ___ day of
_____, 2016, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk

EXHIBIT A

ORDINANCE No.: 16-07

SKETCH OF DESCRIPTION

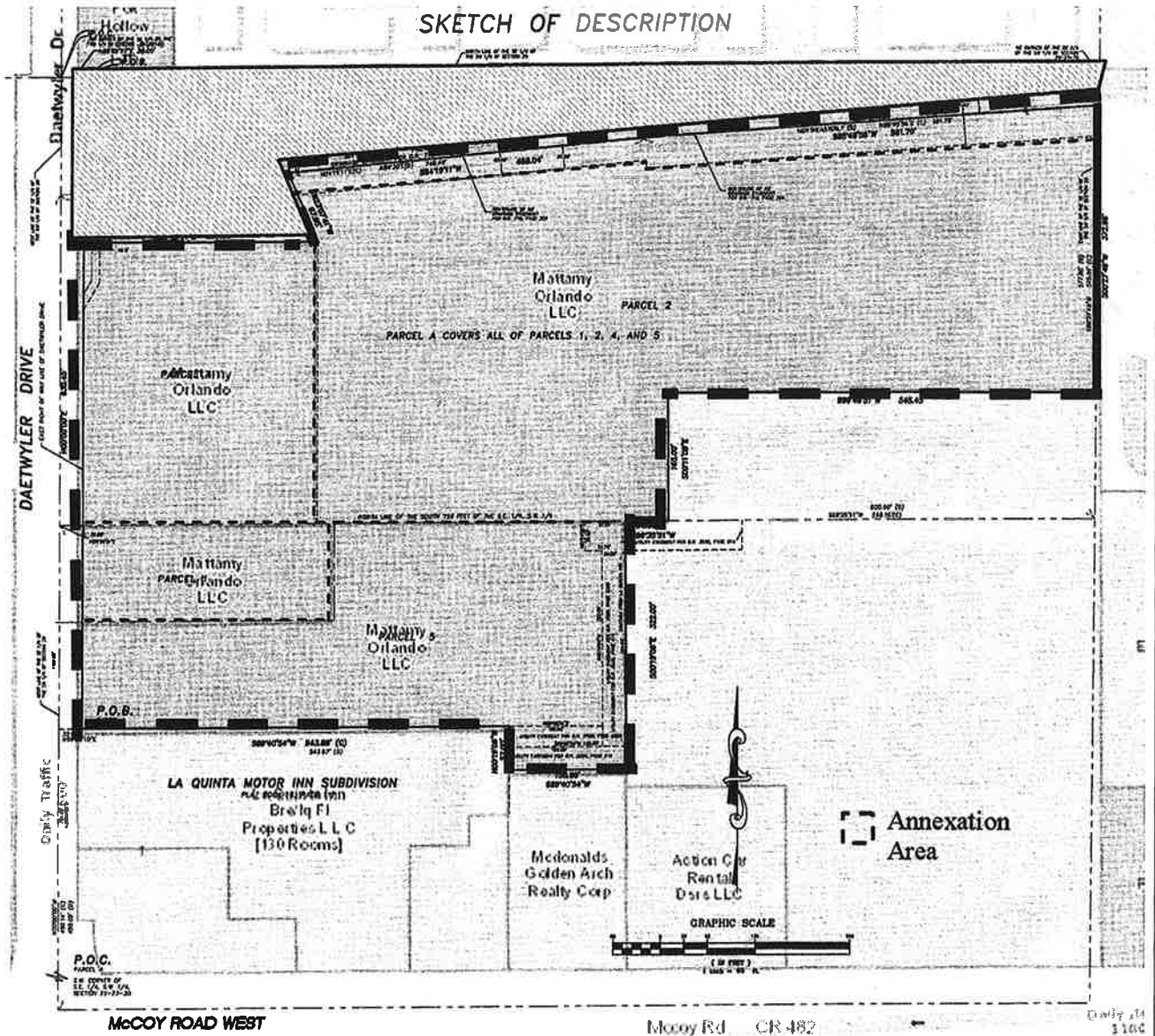


EXHIBIT "B"

TYPICAL CONSERVATION AREA SEWAGE

Conservation Area
The property, land, and
structures to be retained
shall be preserved in a
manner consistent with
the original character of
the property.

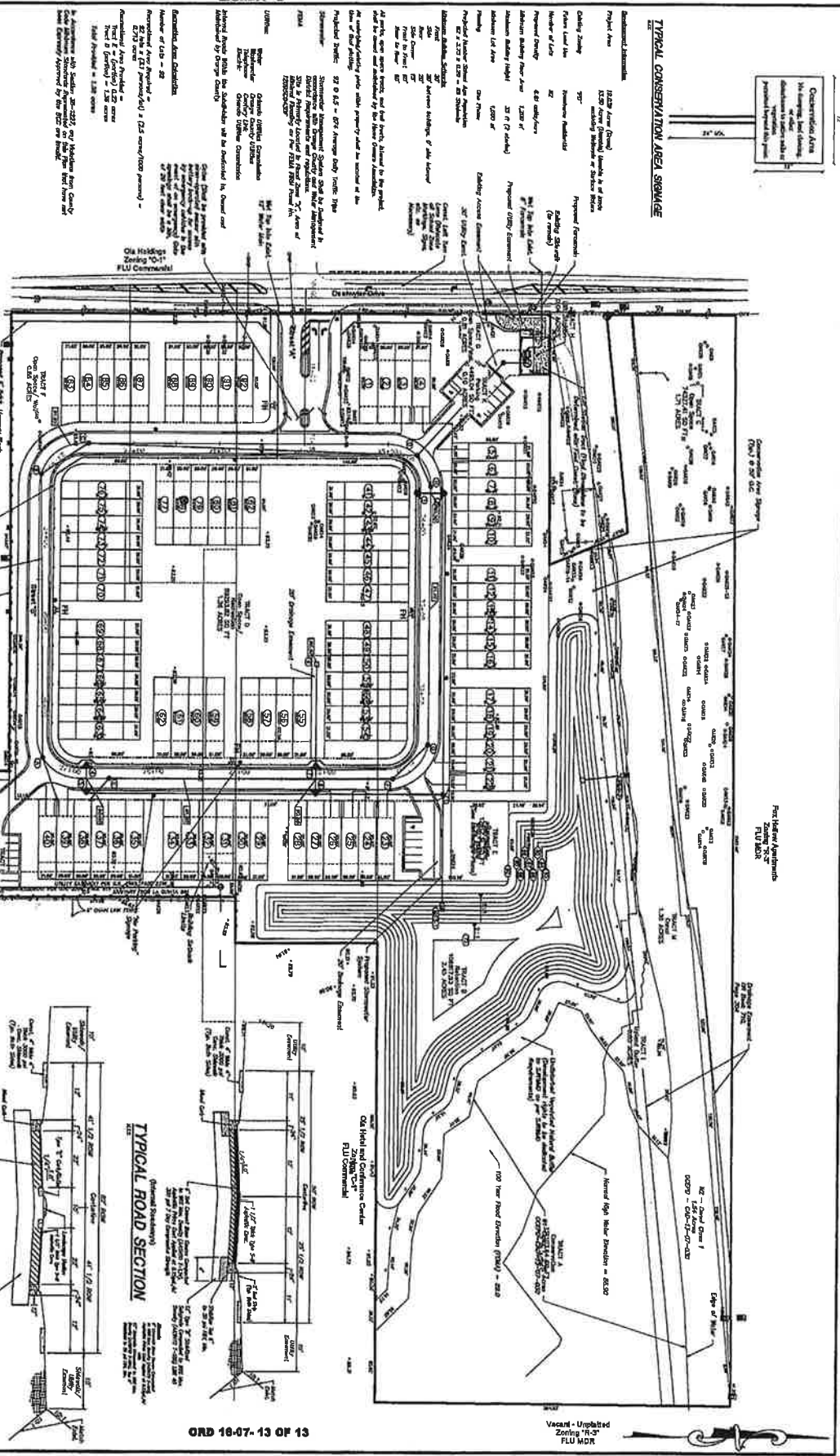
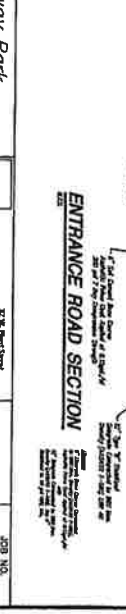
TYPICAL POOND SECTION



TYPICAL ROAD SECTION



ENTRANCE ROAD SECTION



DATE	REVISION
6/20/16	Final Design
6/20/16	Final Design
7/27/16	Final Design
6/20/16	Final Design
7/27/16	Final Design

Lake Conway Park
Preliminary
Subdivision Plan

JEG JEG ENGINEERS & ARCHITECTS
325 N. Westchester
West Chester, OH 45381
Phone: (513) 335-1234
Fax: (513) 335-1234
www.jeg.com

JOB NO. 13-0453
SHEET 2
DATE 6/20/16



Cecelia Bonifay

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Suite 1200
Orlando, FL 32801-4904
Tel: 407.423.4000
Fax: 407.843.6610

Dir: 407.419.8540
Dir Fax: 407.254.4230
cecilia.bonifay@akerman.com

June 3, 2016

Mayor Lydia Pisano
City of Belle Isle
1600 Nela Ave.
Belle Isle, Florida 32809

**Re: Annexation of Brighton Park
Mattamy Orlando LLC/Mattamy Homes**

Dear Mayor Pisano:

On behalf of our client, Mattamy Orlando LLC, please find enclosed a revised copy of Annexation Ordinance 16-07 that has been scheduled for public hearing at the Tuesday, June 7, 2016 City Council meeting. The revisions in the Ordinance have been made based on prior discussions with City staff and approvals obtained for the property from Orange County. Specifically, the modifications to the proposed Ordinance include the designation of a future land use category and zoning district when annexed into the City, as well as including the development plan as Exhibit "B".

If you have any questions once you have been able to review the enclosed, please contact me. Your time and assistance is greatly appreciated.

Sincerely,

Cecelia Bonifay
For the Firm

CB/jmc
Enclosures

akerman.com

Mattamy Homes/Brighton Park

June 3, 2016

Page 2

cc (via e-mail):

Mr. Ed Gold Jr., District 1 City Councilmember
Ms. Katherine McGinnis, District 2 City Councilmember
Mr. Jeremy Weinsier, District 3 City Councilmember
Mr. Robert Lance, District 4 City Councilmember
Mr. Harvey Readey, District 5 City Councilmember
Ms. Sue Neilsen, District 7 City Councilmember
Ms. Yolanda Quiceno, City Clerk
Mr. Frank Kruppenbacher, City Attorney
Mr. Tom McCarthy, Mattamy Homes
Mr. Clark Sprinkle, Mattamy Homes

PRELIMINARY SUBDIVISION PLAN

for

Lake Conway Townhomes PD /

Lake Conway Park PSP (PSP-15-04-121)

LEGAL DESCRIPTION

PARCEL A:
THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018;
29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 165.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 160.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:
PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):
THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

- A) THE SOUTH 754 FEET,
- B) RIGHT OF WAY FOR DAETWYLER DRIVE,
- C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET EAST 30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43.81 FEET; THENCE NORTH 84 DEGREES EAST 260 FEET; THENCE SOUTH 22 DEGREES EAST 103.2 FEET; THENCE SOUTH 350 FEET; THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
- D) BEGIN 412.96 FEET OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING.

THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 410.80 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT, FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 363.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST TO A POINT DUE EAST OF THE POINT OF BEGINNING; RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):
BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87 FEET, EAST 370 FEET, SOUTH 384 FEET, WEST 156 FEET, NORTH 37 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1406; AND OFFICIAL RECORDS BOOK 3596, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL RECORDS BOOK 3596, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS

Parcel ID #'s

- 29-23-30-0000-00-011
- 29-23-30-0000-00-018
- 29-23-30-0000-00-019
- 29-23-30-0000-00-020

General Notes:

1. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
2. Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1400),(EPD)

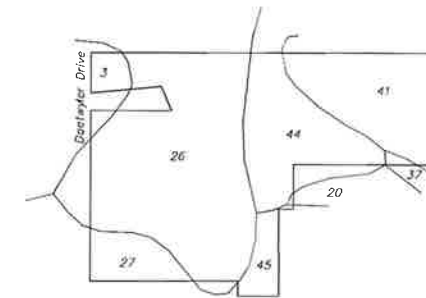


Location Map

OWNER:	STANLEY WEISER FAMILY TRUST C/O LYNN WEIDEMAN TRUSTEE 6824 SEMINOLE DR. BELLE ISLE, FL 32812	(407) 599-2228
DEVELOPER:	MATTAMY HOMES 1900 SUMMIT TOWER BLVD., SUITE 500 ORLANDO, FL 32810	(407) 599-2228
ENGINEER:	JUNE ENGINEERING CONSULTANTS, INC. P. O. BOX 770809 WINTER GARDEN, FL 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING AND MAPPING, INC. 32 W. PLANT STREET WINTER GARDEN, FL 34787	(407) 905-8877
GEOTECHNICAL ENGINEER:	ECS FLORIDA, LLC. 2815 DIRECTORS ROW, SUITE 500 ORLANDO, FL 32809	(407) 859-8378
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FL 32803	(407) 894-5969

Sheet Index

- 1 Cover Sheet
- 2 Preliminary Plan
- 3 Preliminary Tract Plan
- 4 Tree Survey
- L-1, L-2 Landscape Plan



- 3 Basinger Fine Sand, Depressional
- 20 Immokalee Fine Sand
- 26 Ona Fine Sand
- 27 Ona-Urban Land Complex
- 37 St. Johns Fine Sand
- 41 Samsula-Hantoon Basinger association, Depressional
- 44 Smyrna Fine Sand
- 45 Smyrna-Urban Land Complex

SOILS MAP

CERTIFICATION

Preliminary Subdivision plans were prepared in accordance with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida" (FDOT Greenbook and Osceola County Regulations and Specifications).

July 23, 2013

Revised July 23, 2015



june engineering
consultants, inc.

32 W. Plant Street
Winter Garden, FL 34787
Ph 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

ROHLAND ALLEN JUNE II
PE# 41948

Conservation Area
No dumping, land clearing, or other disturbance to native soils or vegetation permitted beyond this point

TYPICAL CONSERVATION AREA SIGNAGE

Development Information

Project Area
19.039 Acres (Gross)
13.50 Acres (Useable) Useable is all lands excluding Wetlands or Surface Waters

Existing Zoning
PD'

Future Land Use
Townhome Residential

Number of Lots
92

Proposed Density
6.81 units/acre

Minimum Building Floor Area
1,200 sf

Maximum Building Height
35 ft (2 stories)

Minimum Lot Area
1,600 sf

Phasing
One Phase

Projected Number School Age Population
92 x 3.75 x 0.20 = 69 Students

Minimum Building Setbacks

Front	20'
Side	20' between buildings, 0' side internal
Rear	20'
Side Corner	15'
Front to Front	60'
Rear to Rear	60'

Const. Left Turn Lane (Relocate all School Zone Markings, Signs, etc., as Necessary)

All parks, open space tracts, and trail tracts, internal to the project, shall be owned and maintained by the Home Owners Association.

All underlying/existing plots within property shall be vacated at the time of final platting.

Projected Traffic: 92 @ 9.5 = 874 Average Daily Traffic Trips

Stormwater
Stormwater Management System shall be designed in accordance with Orange County and Water Management District Requirements and regulations.

FEMA
Site is Primarily Located in Flood Zone "X", Area of Minimal Flooding as Per FEMA FIRM Panel No. 12095C0430F

Utilities:

Water	Orlando Utilities Commission
Wastewater	Orange County Utilities
Telephone	Century Link
Electric	Orlando Utilities Commission

Internal Roads Within the Subdivision will be Dedicated to, Owned and Maintained by Orange County.

Recreation Area Calculation

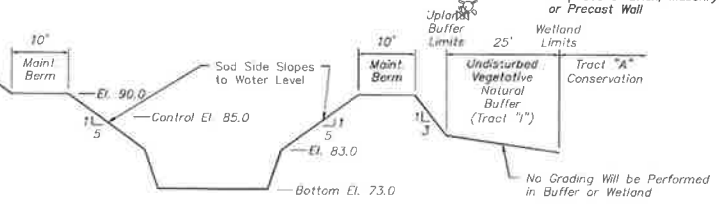
Number of Lots = 92

Recreational Area Required =
92 lots x (.31 persons/lot) x (2.5 acres/1000 persons) = 0.713 acres

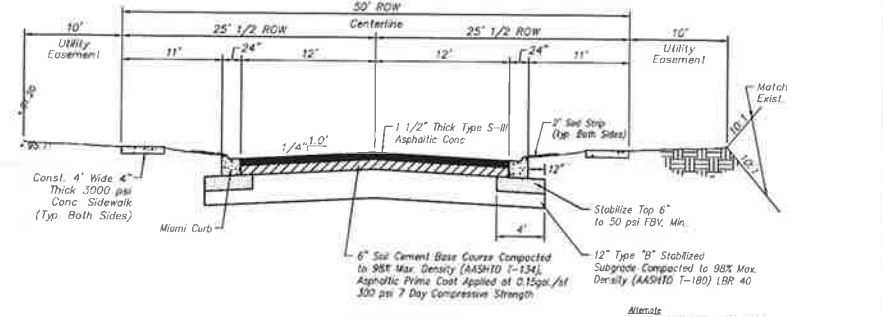
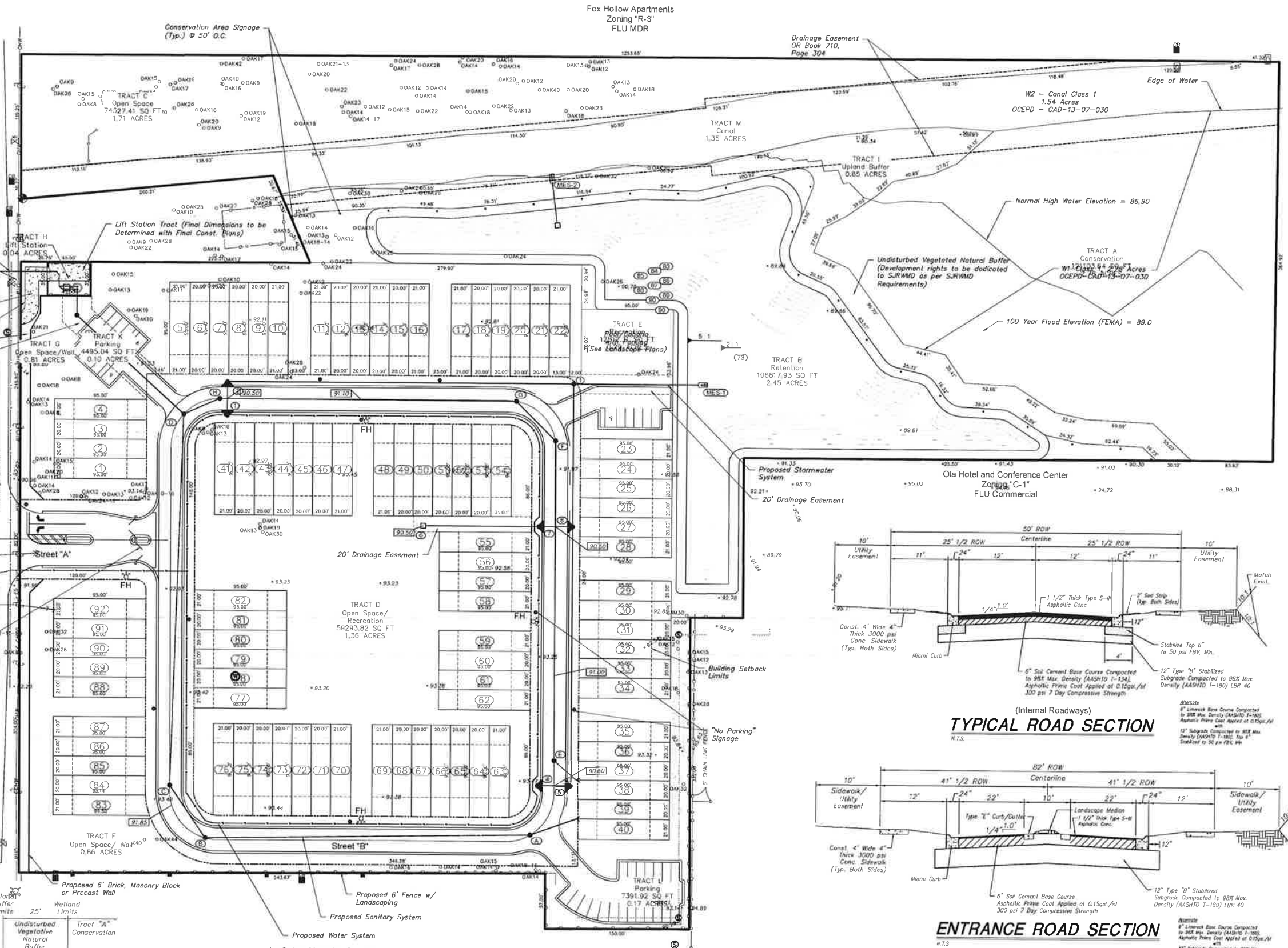
Recreational Area Provided =
Tract E = (portion) 0.22 acres
Tract D (portion) = 1.36 acres
Total Provided = 1.58 acres

In Accordance with Section 38-1227, any Violations from County Code Minimum Standards Represented on this Plan that have not been Expressly Approved by the BCC are invalid.

TYPICAL POND SECTION

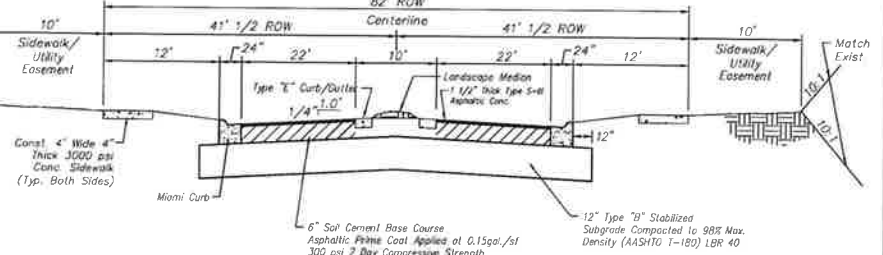


(Wet Detention)
N.T.S.



TYPICAL ROAD SECTION

N.T.S.



ENTRANCE ROAD SECTION

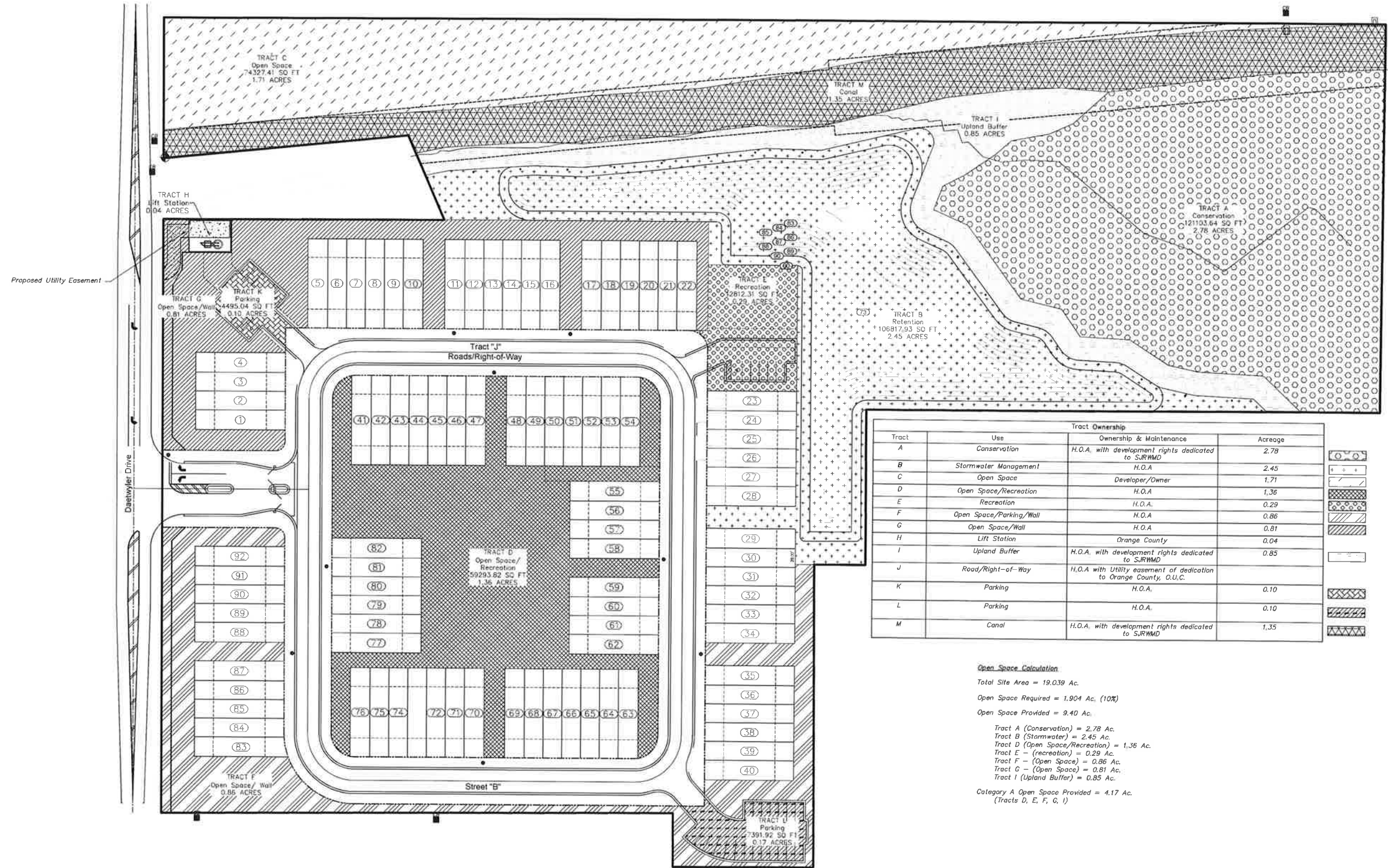
N.T.S.

La Quinta Motor Inn Subdivision
P.B. 16, Page 112
Zoning "C-1"
FLU Commercial

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park Preliminary Subdivision Plan

<p>June engineering consultants, inc</p>	<p>32 W. Plant Street Winter Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232</p>	<p>JOB NO. 13-0453</p>
	<p>Certificate of Authorization #00008507</p>	<p>SHEET 2</p>
<p>DRAWN BY: CLK DATE: 7/16/13</p>	<p>CHECKED BY: RAJ DATE: 7/16/13</p>	<p>SCALE 1" = 50'</p>
<p>ROHLAND ALLEN JUNE II PE# 41949</p>		<p>OF 4</p>



Tract	Use	Ownership & Maintenance	Acreege
A	Conservation	H.O.A. with development rights dedicated to SJRWMD	2.78
B	Stormwater Management	H.O.A.	2.45
C	Open Space	Developer/Owner	1.71
D	Open Space/Recreation	H.O.A.	1.36
E	Recreation	H.O.A.	0.29
F	Open Space/Parking/Wall	H.O.A.	0.86
G	Open Space/Wall	H.O.A.	0.81
H	Lift Station	Orange County	0.04
I	Upland Buffer	H.O.A. with development rights dedicated to SJRWMD	0.85
J	Road/Right-of-Way	H.O.A. with Utility easement of dedication to Orange County, O.U.C.	
K	Parking	H.O.A.	0.10
L	Parking	H.O.A.	0.10
M	Canal	H.O.A. with development rights dedicated to SJRWMD	1.35

Open Space Calculation
 Total Site Area = 19.039 Ac.
 Open Space Required = 1.904 Ac. (10%)
 Open Space Provided = 9.40 Ac.
 Tract A (Conservation) = 2.78 Ac.
 Tract B (Stormwater) = 2.45 Ac.
 Tract D (Open Space/Recreation) = 1.36 Ac.
 Tract E - (recreation) = 0.29 Ac.
 Tract F - (Open Space) = 0.86 Ac.
 Tract G - (Open Space) = 0.81 Ac.
 Tract I (Upland Buffer) = 0.85 Ac.
 Category A Open Space Provided = 4.17 Ac.
 (Tracts D, E, F, G, I)

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
 Preliminary
 Tract Layout

JEC June engineering consultants, inc.
 32 W. Plant Street
 Winter Garden, FL 34787
 Ph. 407-905-8180
 Fax 407-905-6232
 Certificate of Authorization #00008507
 DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 50'
 DATE: 7/16/13 DATE: 7/16/13

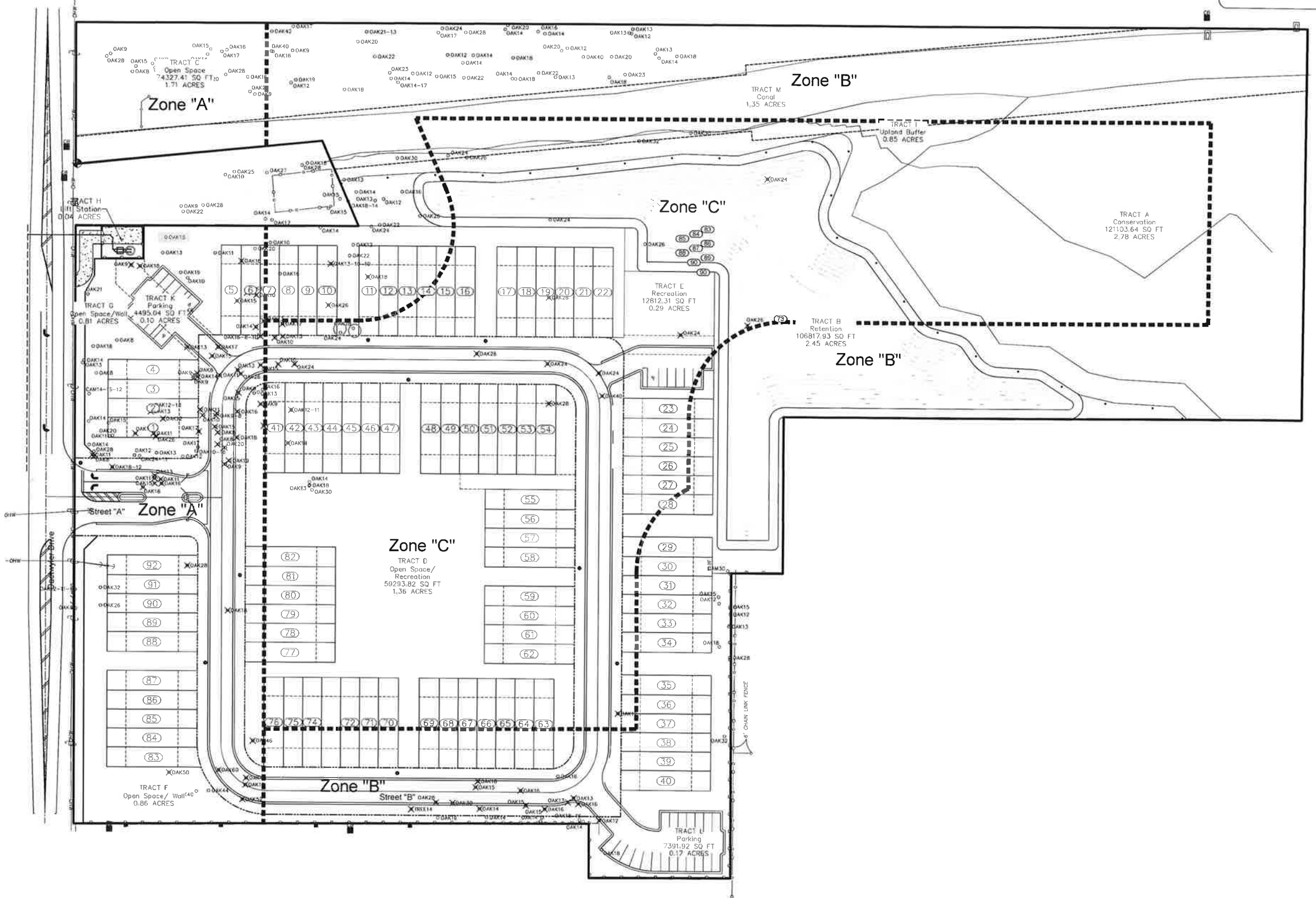
ROHLAND ALLEN JUNE II
 PE# 41949
 JOB NO. 13-0453
 SHEET 3 OF 4



Legend

To be Removed

Existing Tree



Vacant - Unplatted
Zoning "R-3"
FLU MDR

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
12/3/13	County TRS Comments
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Tree Survey

JEC june engineering consultants, inc

32 W Plant Street
Winter Garden, FL 34787
Ph 407-905-8180
Fax 407-905-6232

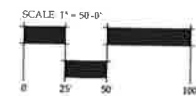
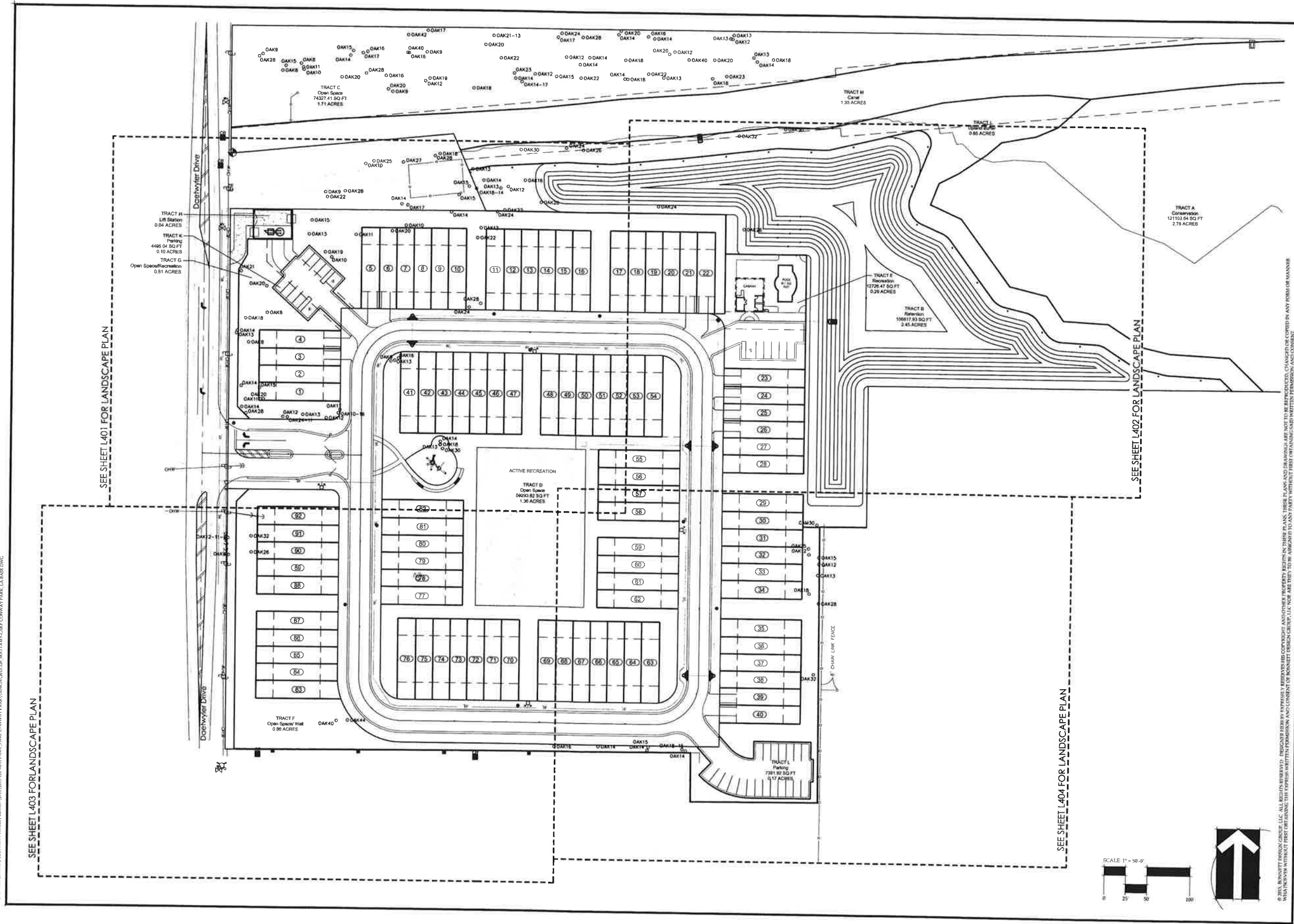
Certificate of Authorization #00008507

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CHECKED BY: RAJ DATE: 7/16/13
SCALE: 1" = 50'

ROHLAND ALLEN JUNE II
PE# 41949

JOB NO. 13-0453
SHEET 4 OF 4

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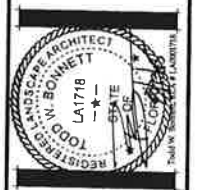


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DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015.126
FILE NAME: 2015 LAKELAKE CONWAY PARK LA RISE
REVISIONS:



BONNETT design group, llc
landscape architecture
community planning
FL L.C. 26000341
751 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
OVERALL KEY SHEET



L100



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
TREE MITIGATION PLAN

DATE August 13, 2015
DRAWN BY KCL/TWB
CHECKED BY TWB
JOB NUMBER 2015 126
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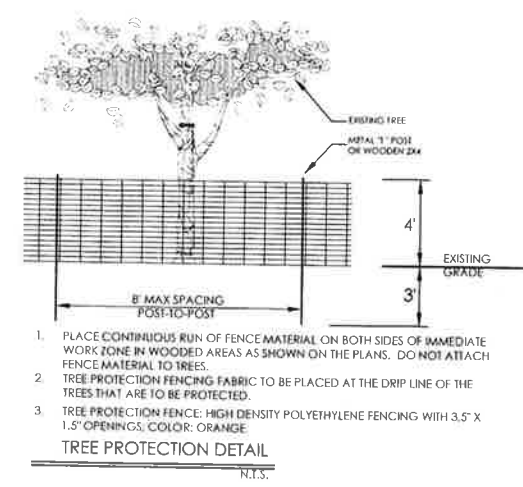


L101

SPECIMEN & NON-SPECIMEN TREE REPLACEMENT CHART

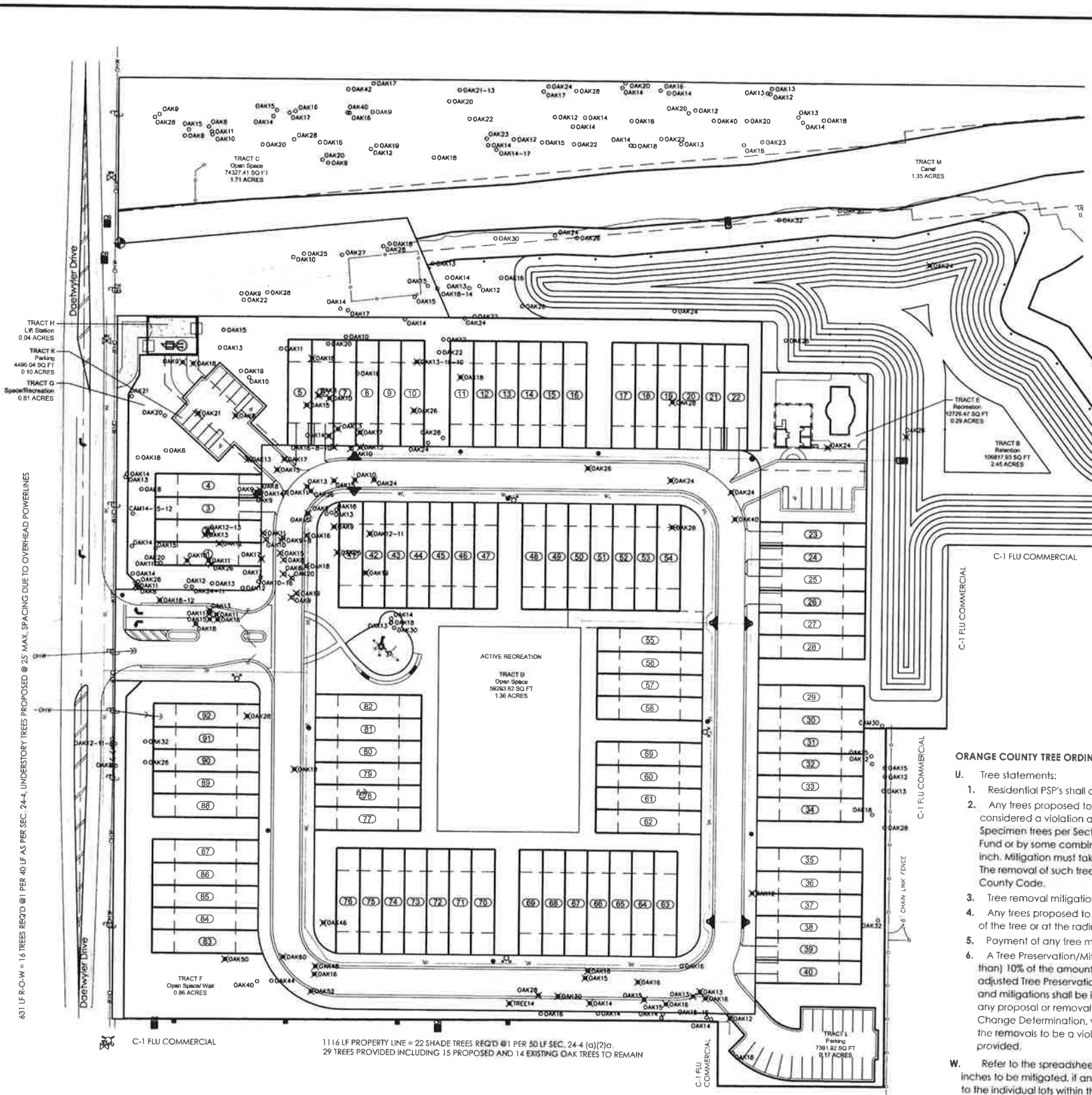
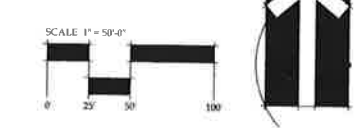
PROTECTION ZONE	ZONE "A"	ZONE "B"	ZONE "C"	TOTAL	CALCULATIONS
NO. OF SPECIMEN TREES REMOVED	8	3	9	21	SPECIMEN TREE REPLACEMENT INCHES REQ'D. AT 2 INCHES REPLACED PER 1 INCH REMOVED = 689"
SPECIMEN INCHES REMOVED (DBH)	351"	84"	244"	689"	X 2" = 1,378 SPECIMEN REPLACEMENT INCHES REQ'D.
NON-SPECIMEN TREES REMOVED	56	14	N/A	70	NON-SPECIMEN TREE REPLACEMENT INCHES REQ'D. AT 1 INCH REPLACED PER 1 INCH REMOVED = 925"
NON-SPECIMEN INCHES REMOVED	728"	197"	N/A	925"	X 1" = 925 NON-SPECIMEN REPLACEMENT INCHES REQ'D.
NO. OF SPECIMEN TREES TO REMAIN	8	10	10	28	EXISTING SPECIMEN TREE INCHES DBH TO REMAIN AND DEDUCT FROM TREE REPLACEMENT INCHES = 877"
SPECIMEN INCHES TO REMAIN	250"	314"	313"	877"	X 2" = 1,754 EXIST. SPECIMEN TREE INCH DEDUCTION
NON-SPECIMEN TREES TO REMAIN	46	69	3	118	EXISTING NON-SPECIMEN TREE INCHES DBH TO REMAIN AND DEDUCT FROM TREE REPLACEMENT INCHES = 1,737"
NON-SPECIMEN INCHES TO REMAIN	620"	1,072"	45"	1,737"	X 1" = 1,737 EXISTING TREE INCH (DBH) DEDUCTION

SUMMARY:
1,378 SPECIMEN INCHES + 925 NON-SPEC. INCHES = 2,303 REPLACEMENT INCHES REQ'D. - 3,491 TOTAL INCH DEDUCTION = 0" TO BE REPLACED
0" REPLACEMENT REQUIRED + 246 REPLACEMENT INCHES PROVIDED BY 82 TREES @ 3" CALIPER = 246 INCHES TOTAL MITIGATION SURPLUS
0 INCH X \$108 PER INCH = \$0 TO BE PAID INTO COUNTY'S TREE FUND PRIOR TO PERMIT ISSUANCE



ORANGE COUNTY TREE ORDINANCE NOTES:

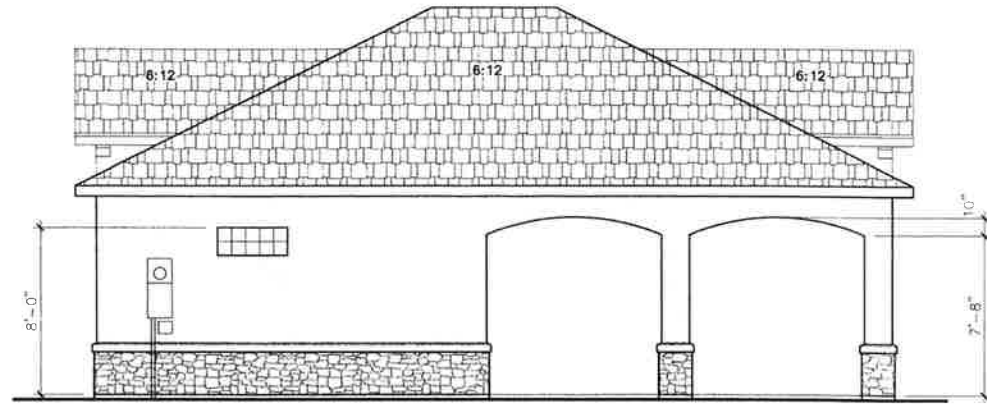
- U. Tree statements:
- Residential PSP's shall comply with Section 15-306 concerning minimum number of trees per lot.
 - Any trees proposed to be preserved on this approved PSP tree preservation plan that are subsequently removed, shall be considered a violation and as such shall be replaced (in inches) on site at a 2:1 ratio for Nonspecimen trees and at 4:1 for Specimen trees per Section 15-281(e). As an alternative, the violation may be satisfied via payment into the Orange County Tree Fund or by some combination of payment and onsite planting. The current fee, as may be amended by the BCC, is \$106.00 per inch. Mitigation must take place at time of permitting (or the recording of the plat, if the violation is discovered prior to platting). The removal of such trees, if any, shall not result in a net loss in the required number of trees per Section 15-306 of the Orange County Code.
 - Tree removal mitigation is calculated per the overall development, not per lot.
 - Any trees proposed to be preserved on this plan shall not have any fill or excavation at points closer than six feet from the base of the tree or at the radius of the drip-line of the protected tree or stand of trees, whichever is greater.
 - Payment of any tree mitigation fees shall take place prior to the recording of the plat.
 - A Tree Preservation/Mitigation Plan is included with this PSP submittal. Due to final site engineering evaluation, up to (but no more than) 10% of the amount of trees (in inches) shown to be preserved may be removed, provided such removals are reflected in an adjusted Tree Preservation/Mitigation Plan submitted and approved by the Zoning Arbor Office prior to removals. Such removals and mitigations shall be in accordance with regular mitigation requirements, and shall not be considered a violation. However, any proposal or removal of more than 10% shall require that the Tree Preservation/Mitigation Plan (and PSP) return to DRC for a Change Determination, where the proposal for excess removal may be considered a Substantial Change, and/or may consider the removals to be a violation of the Tree Preservation/Mitigation Plan (and PSP) thereby requiring penalty mitigation to be provided.
- W. Refer to the spreadsheet on the Tree Mitigation Plan that indicates the amount of inches to be mitigated, if any, per lot. The inches shall be distributed and apportioned to the individual lots within this PSP based on lot size. The required mitigation (in inches) per lot may be satisfied by onsite planting to meet Ch. 24 landscape requirements, by paying into County Tree Fund (the current fee, as may be amended by the BCC, is \$106 per inch for Non-specimen trees and \$212 per inch for Specimen trees) or by some combination of planting and payment. Mitigation shall be satisfied prior to permit issuance.



631 LF R.O.W = 16 TREES REQ'D @ 1 PER 40 LF AS PER SEC. 24-4. UNDERSTORY TREES PROPOSED @ 25' MAX. SPACING DUE TO OVERHEAD POWERLINES

11116 LF PROPERTY LINE = 22 SHADE TREES REQ'D @ 1 PER 50 LF SEC. 24-4 (a)(2)
29 TREES PROVIDED INCLUDING 15 PROPOSED AND 14 EXISTING OAK TREES TO REMAIN

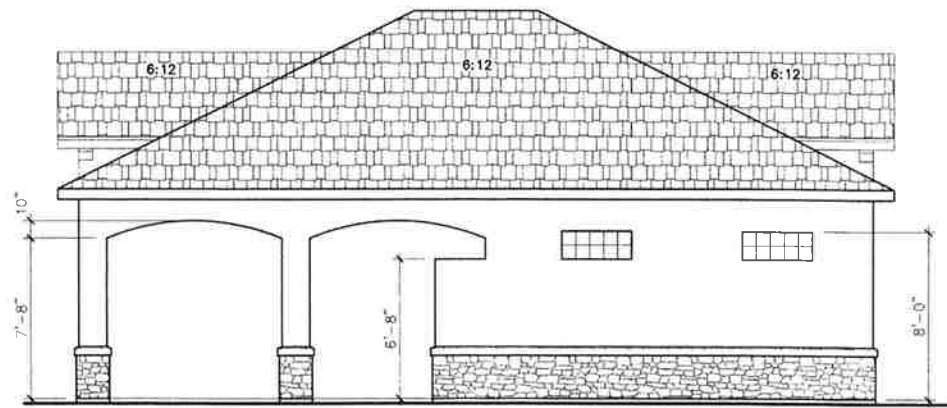
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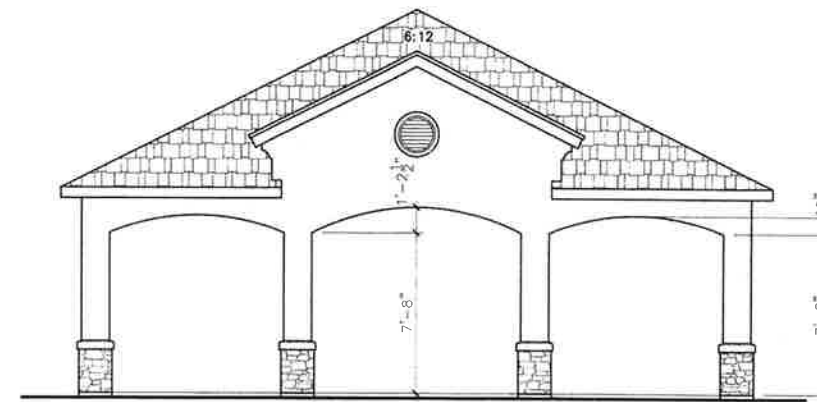
RIGHT SIDE ELEVATION



ENTRY ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BY IF DESIGN, INC.

DRAFT - SUBJECT TO CHANGE



BONNETT design group, llc
landscape architecture
community planning
FL LIC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
CABANA ELEVATION

DATE: August 13, 2015
DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015.126
FILE NAME: 2015.126_MATTAMY LAKE CONWAY PARK, LA BASE

REVISIONS

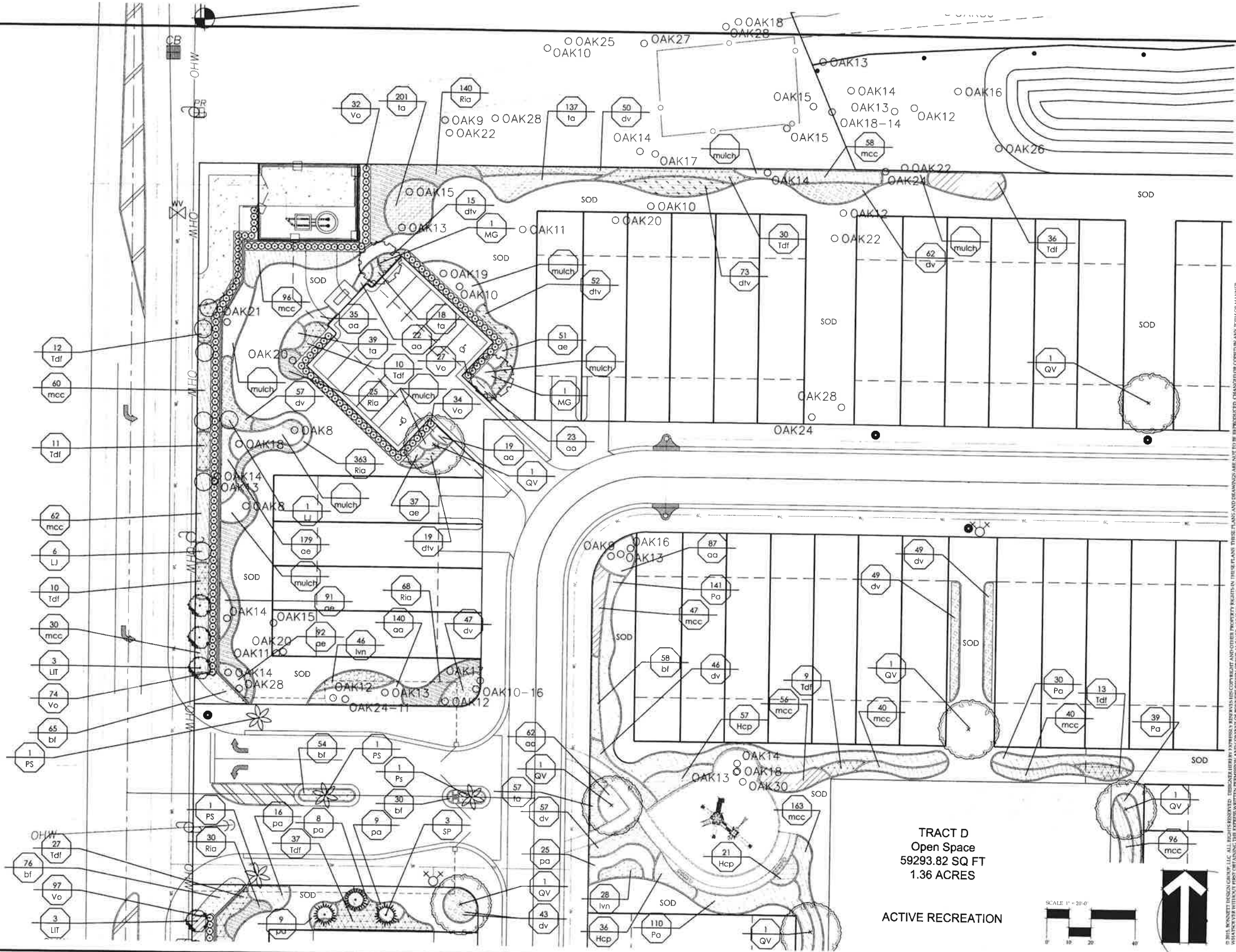


L303

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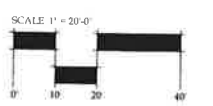
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TRACT D
 Open Space
 59293.82 SQ FT
 1.36 ACRES

ACTIVE RECREATION



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Lake Conway Park
 Community Landscape Architecture
 Mattamy Orlando, LLC
 ORANGE COUNTY, FLORIDA
 LANDSCAPE PLAN

DATE August 13, 2015
 DRAWN BY RCL/TWB
 CHECKED BY TWB
 JOB NUMBER 2015.126
 FILE NAME 2015_MATTAMY LAKE CONWAY PARK LA.PAGE

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L401



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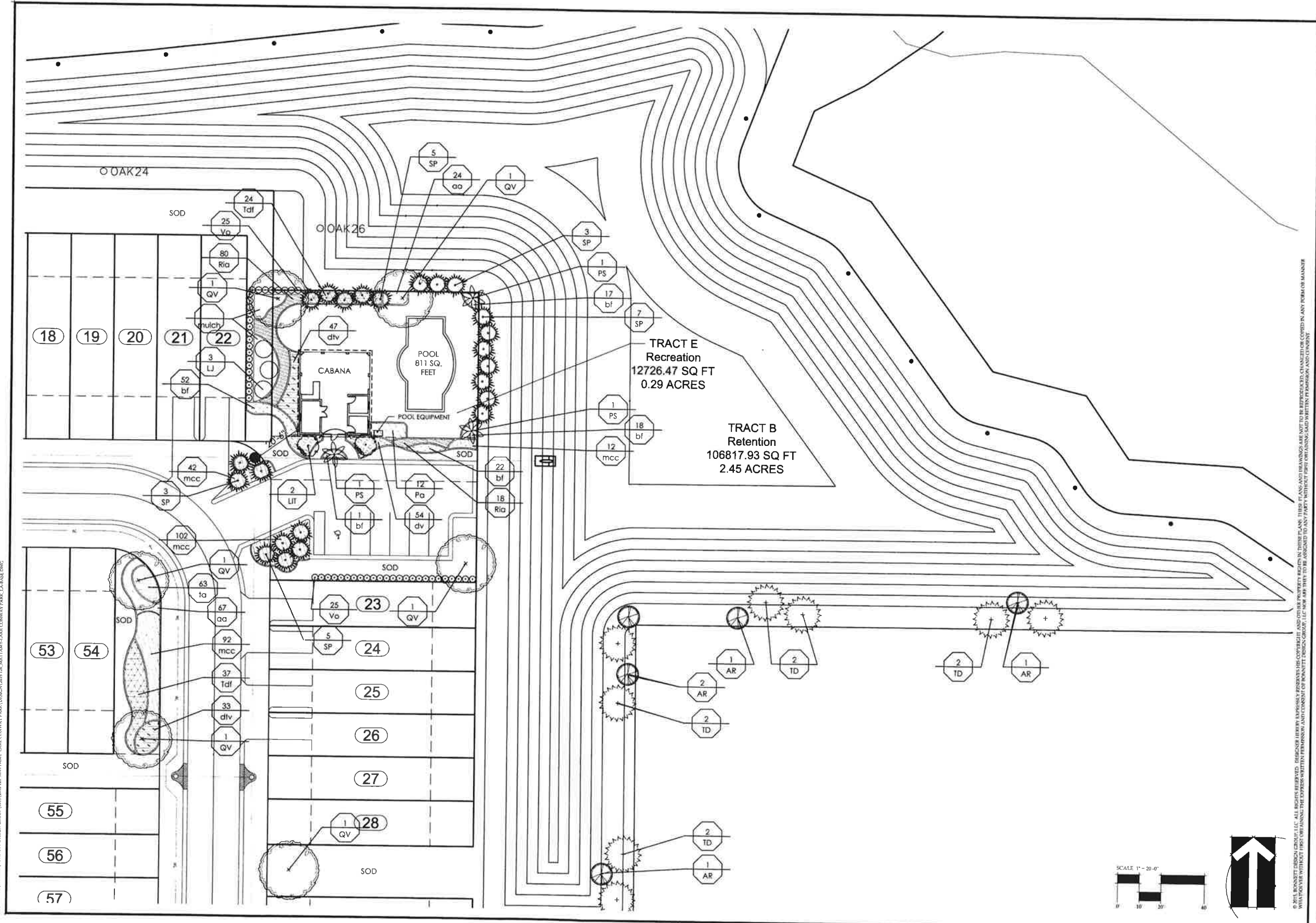
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 Mattamy Orlando, LLC
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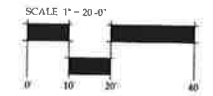


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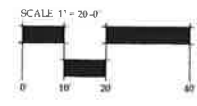
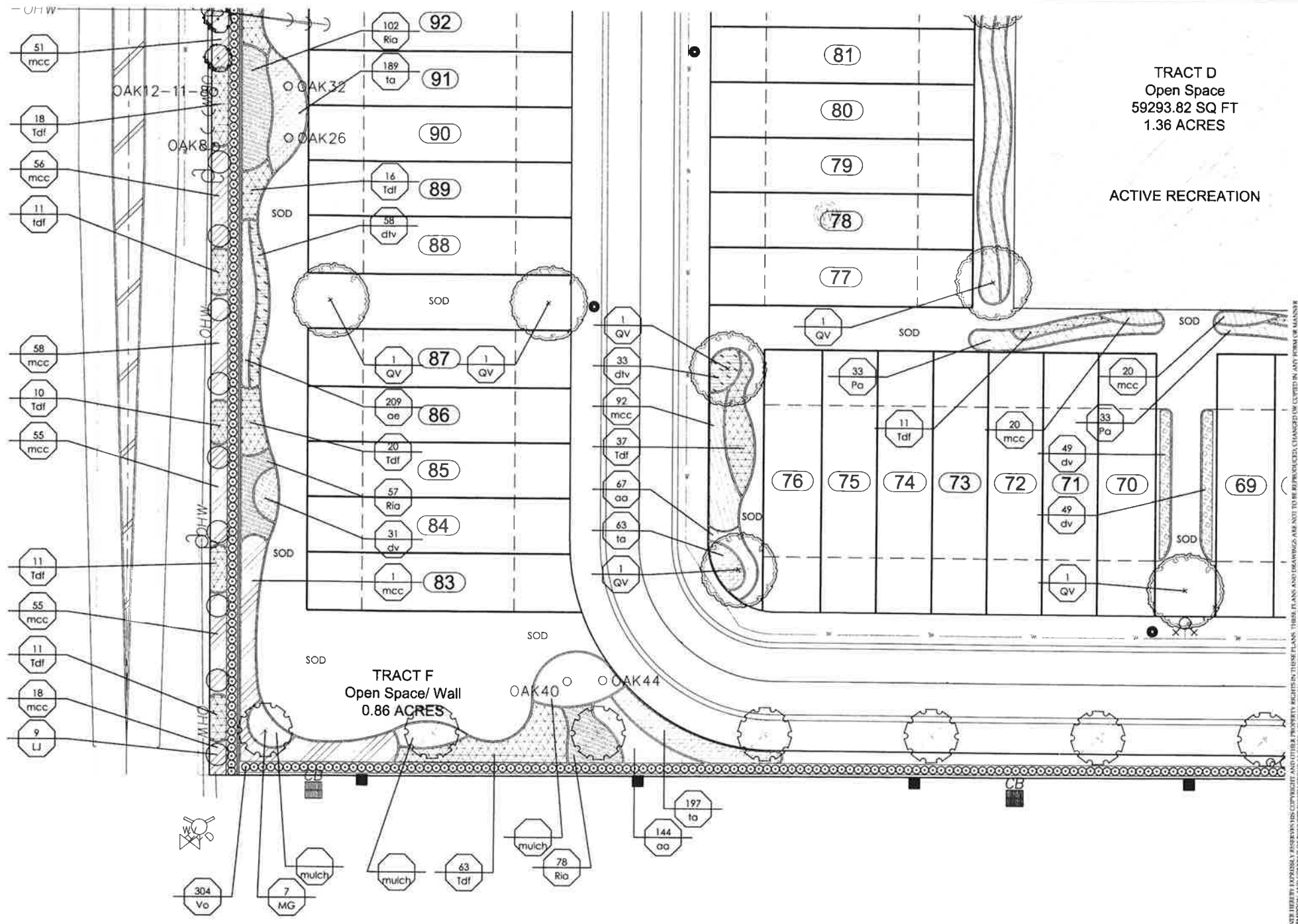


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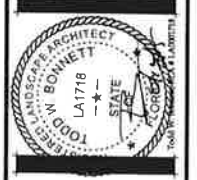


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Lake Conway Park
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L403



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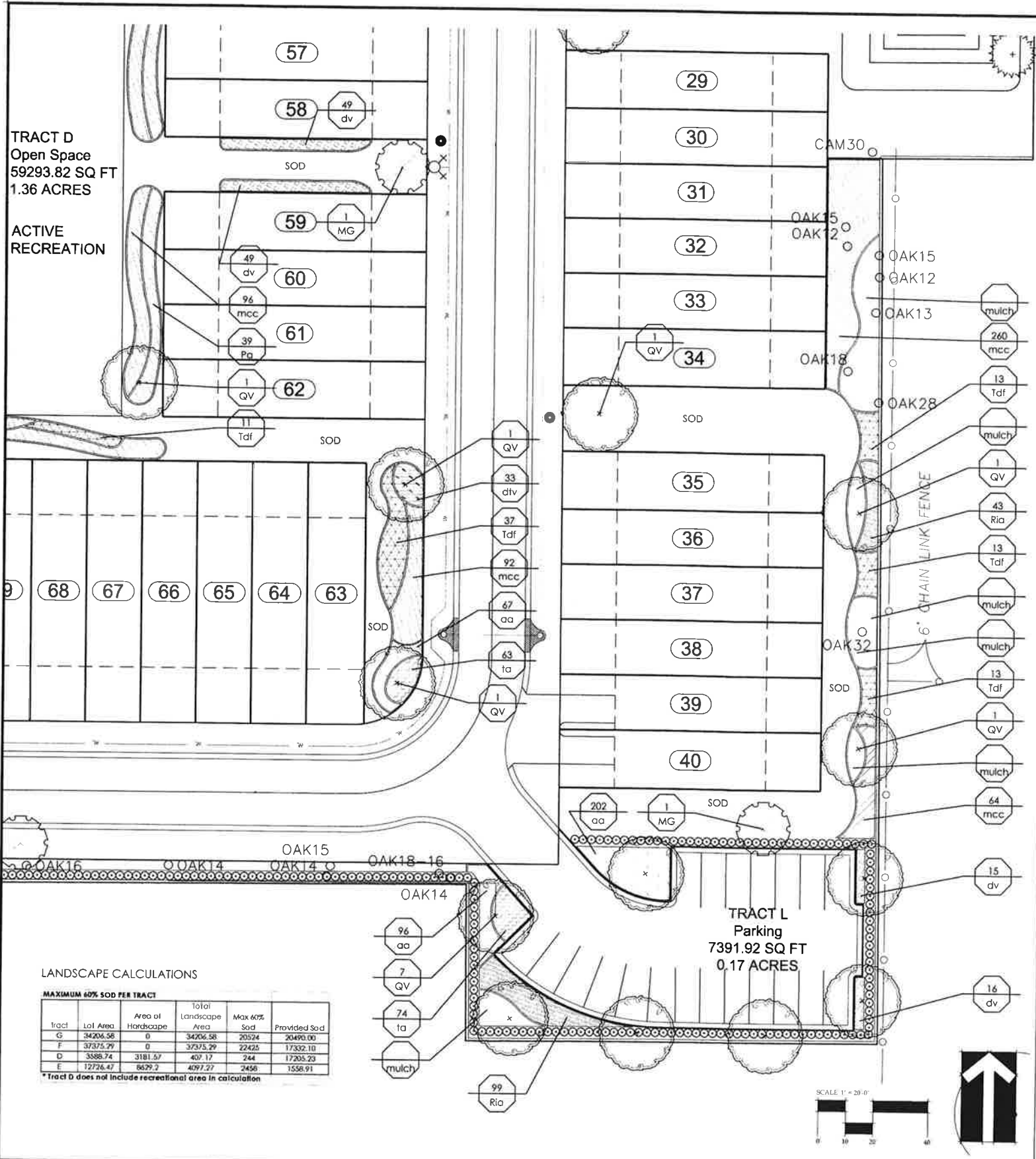
Lake Conway Park
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Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
LANDSCAPE PLAN

DATE August 13, 2015
DRAWN BY RCL/TWB
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JOB NUMBER 2015 125
FILE NAME 2015 LAKELAKE CONWAY PARK LA BASE

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L404



TRACT D
Open Space
59293.82 SQ FT
1.36 ACRES

ACTIVE
RECREATION

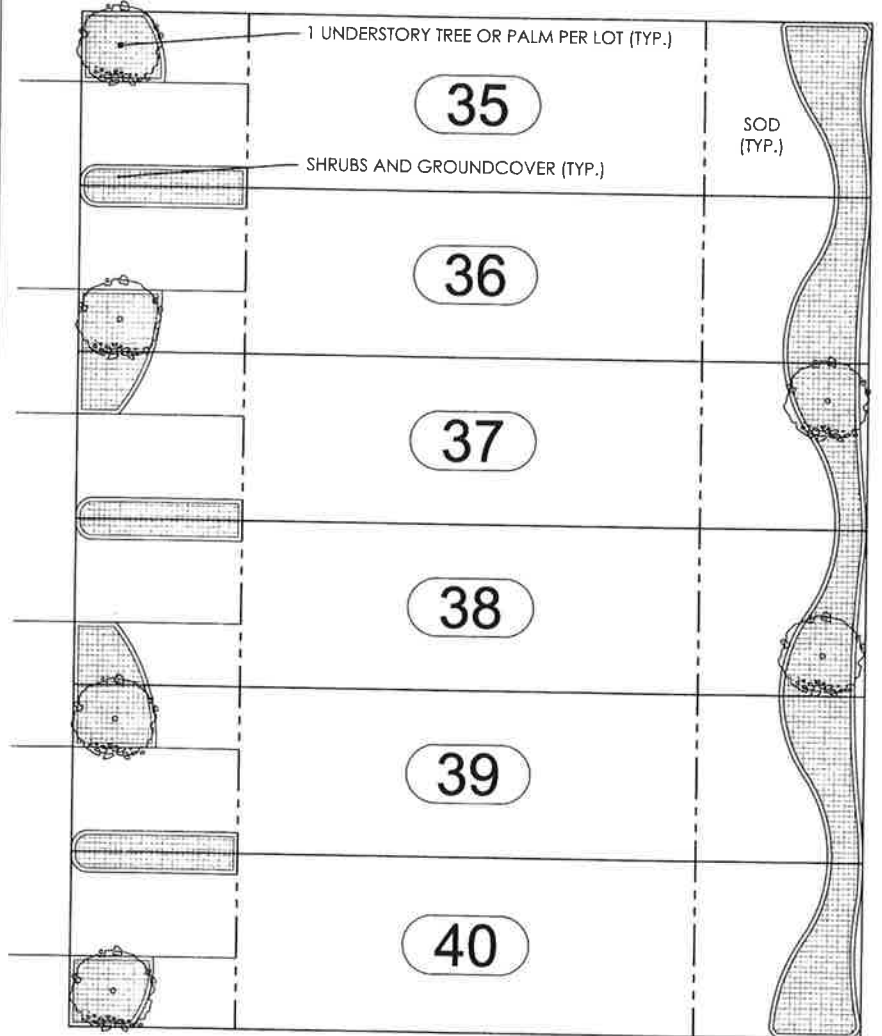
TRACT L
Parking
7391.92 SQ FT
0.17 ACRES

LANDSCAPE CALCULATIONS

MAXIMUM 60% SOD PER TRACT

Tract	Lot Area	Area of Hardscape	Total Landscape Area	Max 60% Sod	Provided Sod
G	34206.58	0	34206.58	20524	20493.00
F	37375.29	0	37375.29	22425	17332.10
D	3588.74	3181.57	407.17	244	17205.23
E	12726.47	8629.2	4097.27	2456	1556.91

* Tract D does not include recreational area in calculation



TYPICAL CONCEPTUAL TOWN HOME LANDSCAPE PLAN

MAXIMUM 60% SOD PER LOTS

Lot	Total Lot Area	Area of Hardscape	Total Landscape Area	Max 60% Sod	Provided Sod
35 - 40	11590	7901	3689	2213	2068
35	1995	1356	639	383	348

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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini nuggets.

SOD

Refer to Landscape Plan for limits of sod.

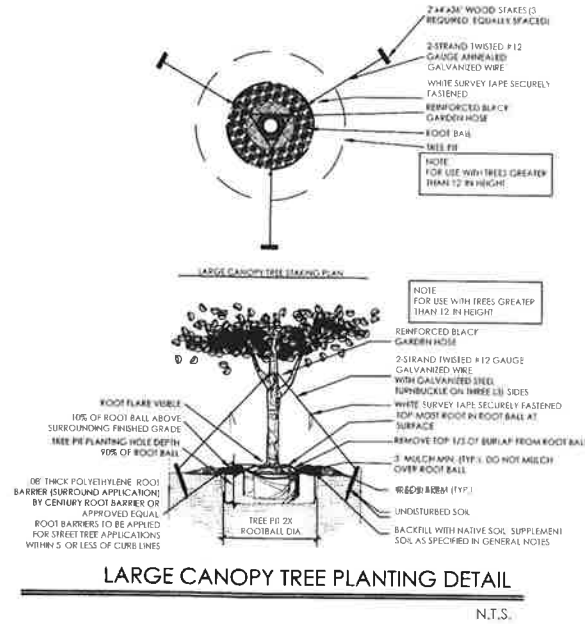
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

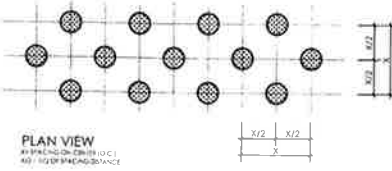
See plant list for specific sod species and locations.

See "Fertilizer" for requirements of all sodded areas.



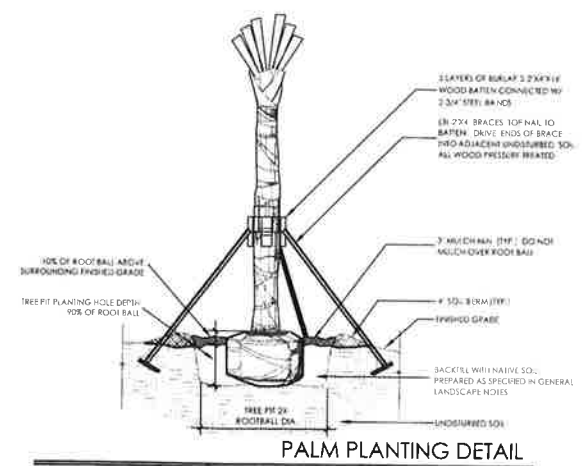
LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

ORANGE COUNTY LANDSCAPE REQUIREMENTS

- AA. (a) The landscape plan shall conform to requirements set forth in Chapter 24 of this Code. The Landscape Plan is prepared and certified by a Landscape Architect who is registered in the State of Florida.
- (b) The landscape plan is a "40-40-20 Plan".
- (c) The irrigation system will be permanent.
- (d) The irrigation shall be designed and installed to conform to Chapter 37, Sec. 601-613 of this Code.
- BB. Per Sec. 34-131(c)(1), all preliminary subdivision plans submitted after October 1, 2010 shall include a landscape plan to include any common or recreation areas lots within the subdivision and excluding storm water management areas.
- CC. Per Sec. 34-131(c)(1)a, the landscape plan shall contain no more than 60% turf based upon the total square footage of landscaped and irrigated common areas, excluding qualified retention ponds, storm water conveyance systems and active recreation areas/ball fields. No more than 60% of the landscaping on individual residential lots may be turf. Refer to typical lot diagram.
- DD. Per Sec. 34-131(c)(3), the landscape plan designed in compliance with this Code.
- EE. Per Sec. 34-131(c)(5), nothing in this ordinance shall be construed to prohibit or be enforced to prohibit any property owner from implementing county-approved low impact development techniques for storm water management and capture or Florida friendly landscaping on his/her land.
- FF. Per Sec. 34-133(k), the developer shall provide one (1) copy of all deed restrictions affecting the subdivision which shall include language providing that the landscape plan submitted with the preliminary subdivision plan shall be maintained in compliance with this Code. This landscape compliance language cannot be changed without county approval and such landscape plan compliance enforcement shall be the responsibility of the homeowners association.

ORANGE COUNTY GENERAL NOTES

1. Mulch requirements: Mulch, per Sec 24-6(B)(4), shall be specified in plant beds and around individual trees. When applied to trees, mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See <http://hort.ifos.ufl.edu/woody/over-mulching.shtml> for more information.
2. Landscape Inspection Scheduling: To schedule a landscape inspection for all completed permits, call the automated inspection system at 407-836-2825 and request a code "270" Zoning/Landscape Inspection. All permits associated with this project that are complete shall be phoned in, in order for all zoning holds to be released upon satisfactory inspection. Zoning/landscape inspections are conducted on Tuesday and Friday only and shall be called in no later than midnight of the night before those days in order to ensure the inspection on the appropriate day.
3. Any trees proposed to be preserved on this plan that are subsequently removed, shall be considered a violation, and as such shall be replaced (in inches) on site at a 2:1 ratio for Non-Specimen trees and at 4:1 for Specimen trees. As an alternative, the violation may be satisfied via payment into the county tree fund or by some combination of payment and onsite planting. The current fee, as may be amended by the BCC, is \$212 per inch and \$424 per inch respectively or by some combination of planting and payment. In all circumstances, the mitigation shall be satisfied prior to the release of zoning hold(s).

PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Specifications	Spacing	Moisture	Drought Tolerant
Trees							
AR1	5	Acer rubrum	Red Maple	8-10 Red Maple	1 1/2' o.c., 8-10' ht. x 30' spd.	AS	YES
LI	19	Ligustrum japonicum	Ligustrum Tree	3' total cal 9-10x2'-8", multi-trunk	AS	NO	YES
LN	8	Lopshoemia indica 'No lichee'	Natchez White Crape Myrtle	3' cal., 9-10' x 5' 4", 5 trunked	AS	NO	YES
IAC	11	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	3' cal., 12-14' ht. x 4' spd.	AS	YES	YES
QV	32	Quercus virginiana	Live Oak	3' cal., 12-14' ht. x 5' spd.	AS	YES	YES
TD	8	Taxodium distichum	12-14' Bald Cypress	3' cal., 12-14' ht. x 4' spd.	AS	YES	YES
Palms							
PS	7	Phoenix silvestris	Wild Date Palm	10 c.t. Heavy, matched specimen	AS	NO	YES
SP	26	Sabal palmetto	Cabbage Palm	8-14 C1 staggered hts., see plan	AS	YES	YES
Shrubs							
Hcp	114	Hamelia patens 'compacta'	Dwarf Firebush	3 gal. 18-24"	24" o.c.	NO	YES
lvn	74	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal. 18-24"	24" o.c.	YES	YES
Pls	504	Plumbago auriculata 'Imperial Blue'	Plumbago	3 gal. 20-26"	36" o.c.	NO	YES
Rio	1103	Rapicarpus indica 'Alba'	Dwarf Indian Hawthorn	3 gal. 15-18" spd.	24" o.c.	NO	YES
Vo	618	Viburnum odoratissimum	Sweet Viburnum	7 gal. 30-36"	30" o.c.	NO	YES
Grasses							
Mcc	1934	Muhlenbergia capillaris	Muhly Grass	1 gal. 24" ht., full pot	24" o.c.	YES	YES
Tdl	551	Taxodium distichum	Fakahalchee	1 gal. 24" ht., full pot	36" o.c.	YES	YES
Groundcovers							
Ab	1055	Agapanthus albiculus	Lily of the Nile	1 gal. 20" ht., 18" spd., full pot	18" o.c.	NO	YES
Ab	659	Abutilon elaeagnifolium	Cast Iron Plant	3 gal.	12" o.c.	NO	YES
bl	393	Bulbine liliifolia	Desert Candle / Bulbine	1 gal. 12-15" spd., full pot	18" o.c.	NO	YES
bl	303	Chamaelirium liliifolium	Variegated Rex Lily	1 gal. 12-15" spd., full pot	24" o.c.	NO	YES
dv	772	Dioscorea sp.	African Iris	1 gal. 2-3 spp.	24" o.c.	NO	YES
ja	1101	Jacquinella linearis	Atlantic Jasmine	1 gal. full pot	18" o.c.	NO	YES



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Lake Conway Park
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Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
LANDSCAPE DETAILS & NOTES

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REVISIONS

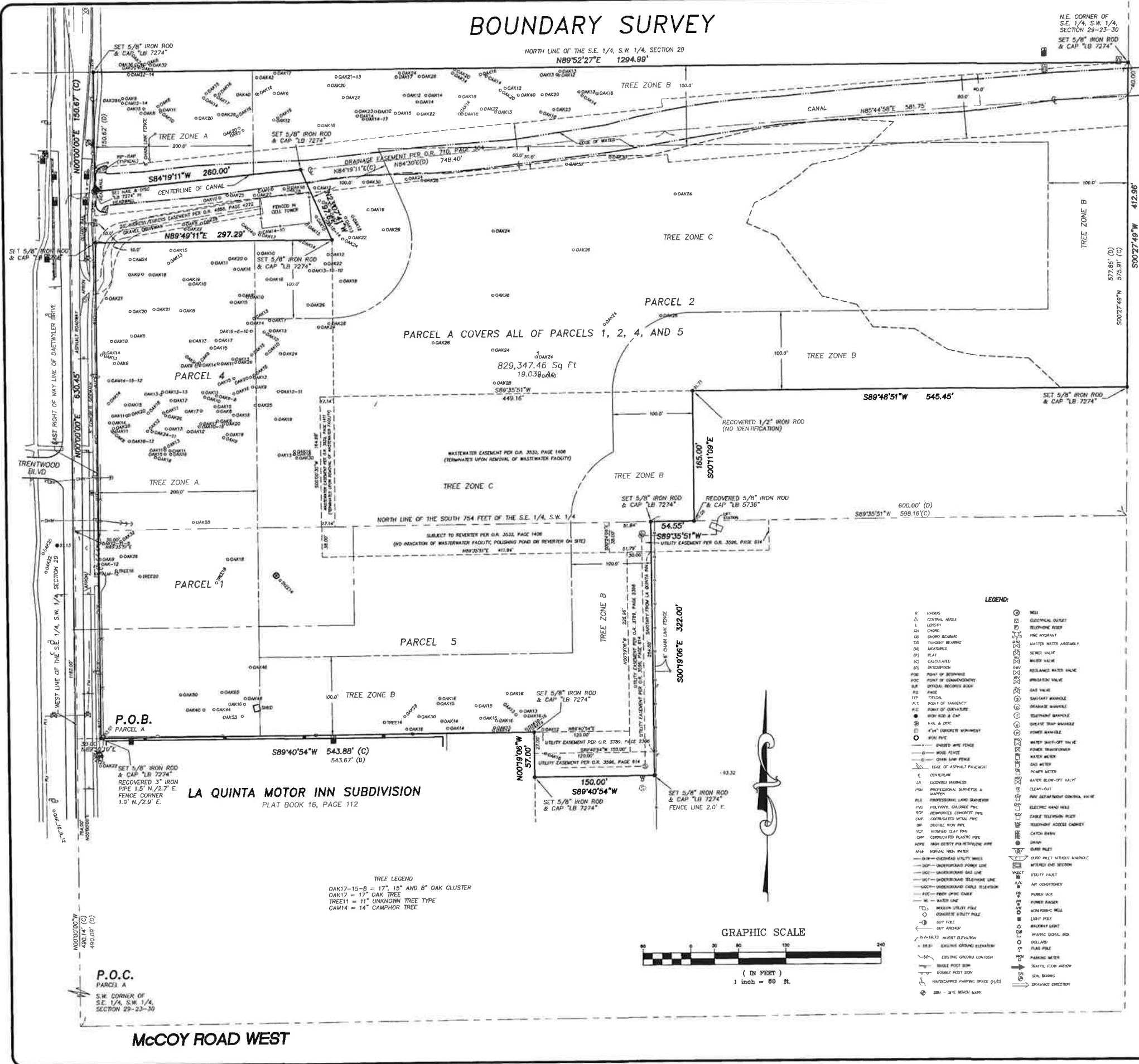


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BOUNDARY SURVEY

NORTH LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29
 N89°52'27"E 1294.99'



LEGAL DESCRIPTION

PARCEL A:
 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-01; 29-23-30-0000-00-01B; 29-23-30-0000-00-01C; 29-23-30-0000-00-01D DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.
 THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:
 FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT: THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.
 THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:
PARCEL 1 (TAX PARCEL 29-23-30-0000-00-01B):
 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406.
PARCEL 2 (TAX PARCEL 29-23-30-0000-00-01C):
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:
 A) THE SOUTH 754 FEET;
 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
 C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 430.8 FEET, THENCE NORTH 84 DEGREES EAST 260 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 360 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.
PARCEL 4 (TAX PARCEL 29-23-30-0000-00-01D):
 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 430.80 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" WEST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.
PARCEL 5 (TAX PARCEL 29-23-30-0000-00-01):
 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 330 FEET, NORTH 87 FEET, EAST 330 FEET, SOUTH 150 FEET, NORTH 57 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1099, OFFICIAL RECORDS BOOK 2528, PAGE 1161; OFFICIAL RECORDS BOOK 3532, PAGE 1404; OFFICIAL RECORDS BOOK 3532, PAGE 1406; AND OFFICIAL RECORDS BOOK 3596, PAGE 814.
 TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUILTMAN DEED IN OFFICIAL RECORDS BOOK 3596, PAGE 813 OVER THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 19.039 ACRES, MORE OR LESS.

REVISIONS:

JOB NUMBER:	13057.000
SURVEY DATE:	06/22/13
FIELD BY:	E. CAIN
FIELD BOOK:	SSC 458
PAGES:	7
FIELD FILE:	13057.TSV
DRAWING FILE:	13057.DWG

LEGEND:

R	RADIUS	⊙	WELL
A	CENTRAL ANGLE	⊙	ELECTRICAL OUTPUT
L	LEGION	⊙	SEWERING RISER
CH	CHORD	⊙	PIPE HEADFIT
DR	DRIVE BEARING	⊙	MIXED WATER ASSEMBLY
TA	TANGENT BEARING	⊙	WATER VALVE
(M)	MEASURED	⊙	WATER VIEW
(C)	CALCULATED	⊙	RECLAIMED WATER VALVE
(D)	DESCRIPTION	⊙	IRREGULAR VALVE
PKB	POINT OF BEGINNING	⊙	BRASS VALVE
PKC	POINT OF COMMENCEMENT	⊙	GAS VALVE
PKD	OFFICIAL RECORDS BOOK	⊙	SEMI-RIGID MANHOLE
PKF	PLAT	⊙	GRASSY MANHOLE
PKT	POINT OF TANGENCY	⊙	TELEPHONE MANHOLE
PKL	POINT OF CURVATURE	⊙	GREASE TRAP MANHOLE
PKR	IRON ROD & CAP	⊙	POWER MANHOLE
PKS	WALL & JOINT	⊙	WATER SHUT-OFF VALVE
PKV	1/4" CONCRETE MONUMENT	⊙	POWER TRANSFORMER
PKW	IRON PIPE	⊙	WATER METER
PKX	EMBEDDED WIRE FENCE	⊙	GAS METER
PKY	WOOD FENCE	⊙	FOUR METER
PKZ	CHAIN LINK FENCE	⊙	WATER BLOW-OFF VALVE
PKAA	EDGE OF ASPHALT PAVEMENT	⊙	CLEAN-OUT
PKAB	CONCRETE	⊙	PIPE SEPARATING CONNECTION
PKAC	WOOD UNDERGROUND	⊙	ELECTRIC HAND HOLE
PKAD	UNDERGROUND UTILITY	⊙	STEEL TELEPHONE RING
PKAE	UNDERGROUND POWER LINE	⊙	TELEPHONE ACCESS CABINET
PKAF	UNDERGROUND GAS LINE	⊙	CATCH BASIN
PKAG	UNDERGROUND TELEPHONE LINE	⊙	DRIVE
PKAH	UNDERGROUND CABLE TELEVISION	⊙	DRIVE PILE
PKAI	FREE-OPEN CANAL	⊙	CLAMP ALLET WITHOUT MANHOLE
PKAJ	WATER LINE	⊙	MIXED END SECTION
PKAK	SEWER/STORM PIPE	⊙	UTILITY VALVE
PKAL	DOMESTIC SEWER PIPE	⊙	AIR CONDITIONER
PKAM	OUT POLE	⊙	PUMP BOX
PKAN	OUT ANCHOR	⊙	POWER RANGER
PKAO	RAISED ELEVATION	⊙	NON-POROUS WELL
PKAP	EXISTING GRADE ELEVATION	⊙	LIGHT PILE
PKAQ	EXISTING GROUND CONTOUR	⊙	IRREGULAR LIGHT
PKAR	BRICK FOOT STOP	⊙	METRIC SIGNAL BOX
PKAS	CONCRETE FOOT STOP	⊙	FLAS PILE
PKAT	HANDPAINTED PARKING SPACE PLAT	⊙	PARKING METER
PKAU	3/8" STEEL NAIL	⊙	TRAFFIC FLOW ARROW
PKAV		⊙	SOIL BORING
PKAW		⊙	DRAINAGE DIRECTION

REVISIONS:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WEST LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29, AS N00°00'00"E (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "TRIM" MAP NO. 120550430F AND COMMUNITY NO. 12079 0430 F, DATED SEPTEMBER 25, 2009.
- THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

SHEET 1 OF 1

SECTION 29

TOWNSHIP 23 SOUTH

RANGE 30 EAST

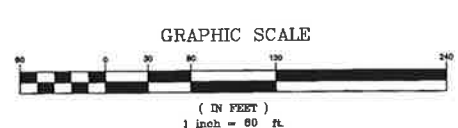
BISHMAN SURVEYING AND MAPPING, INC.

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

LA QUINTA MOTOR INN SUBDIVISION
 PLAT BOOK 16, PAGE 112

McCOY ROAD WEST



TREE LEGEND

○ OAK17-15-B = 17", 15" AND 8" OAK CLUSTER
 ○ OAK17 = 17" OAK TREE
 ○ TREE11 = 11" UNKNOWN TREE TYPE
 ○ CAM14 = 14" CAMPHOR TREE

P.O.C.
 PARCEL A
 S.W. CORNER OF
 S.E. 1/4, S.W. 1/4,
 SECTION 29-23-30

P.O.B.
 PARCEL A