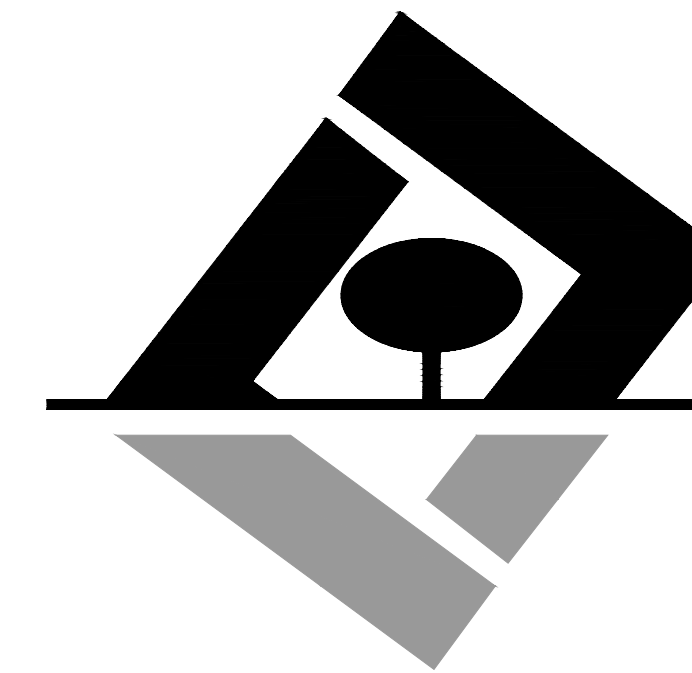


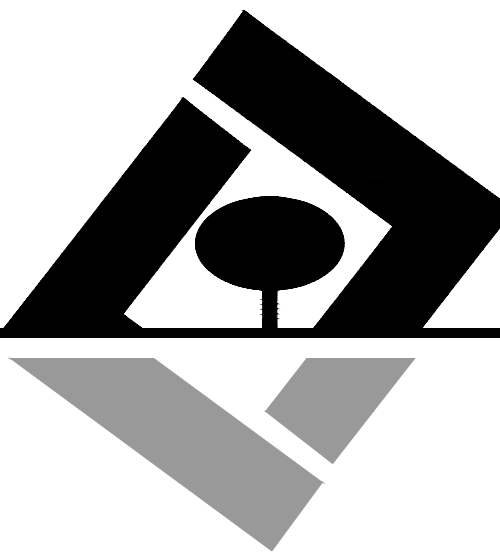
Orlando Corporate Centre PD Masterplan

City of Orlando Parcel I.D. # 23-23-30-5127-01-001
for _____ by _____

Forestras, LLC



G L SUMMITT
— ENGINEERING INC —



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
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www.GLSeng.com

FORESTRAS LLC
6923 NARCOOSSEE RD
STE 603
Orlando, FL 32822
(407) 509-9030

Forestras Property
Vehicle Storage
City of Orlando, Florida

PD Master Plan Submittal

Coversheet

Project Team

Owner
Forestras LLC
6923 Narcoossee Rd
Ste 603
Orlando, Florida 32822
Ph:
Fx:

Developer
Forestras, LLC
6923 Narcoossee Rd
Ste 603
Orlando, Florida 32822
Ph:
Fx:

Surveyor
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8802 Exchange Drive
Orlando, Florida 32809
Ph: (407) 351-6730
Fx:

Civil Engineer
G L Summitt Engineering, Inc.
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Landscape Architect
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5106 South Pointe Drive
Inverness, Florida 34450
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Fx:

Utilities

Drinking Water
OUC
100 West Anderson St
Orlando, Florida 32801
Ph: (407) 236-9651
Fx:

Sanitary Sewer
City of Orlando
400 South Orange Ave
Orlando, FL 32801
Ph: (407) 246-2266
Fx:

Garbage Disposal
City of Orlando
1028 Woods Ave
Orlando, Florida 32805
Ph: (407) 246-2314
Fx:

Reclaim Water
City of Orlando
400 South Orange Ave
Orlando, FL 32801
Ph: (407) 246-2266
Fx:

Electric Service
OUC
100 West Anderson St
Orlando, FL 32801
Ph: (407) 236-9651

Phone Provider
AT&T
1227 S. Division Ave.
Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081



STR: 23, 23S, 30E

1" = 1,000'

Drawing Index

No.	Title	Revised
1	Coversheet	02-03-22
2	Symbols & Abbreviations	02-03-22
3	Boundary Survey	02-03-22
4	Overall Master Plan	02-03-22
5	Detailed Site Plan	02-03-22
6	Utility Plan	02-03-22
7	Landscape Plan	02-03-22
8	Architectural Elevations	02-03-22

Plans not valid unless Signed,
Dated and Sealed below.

Date: February 2, 2023
 FL Registration # 58775
 Certificate of Authorization # 29665

Revisions

NO.	DATE	DESCRIPTION
1	Feb. 20/23	Initial PD Submittal
2	---	---
3	---	---
4	---	---
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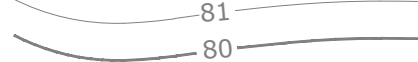
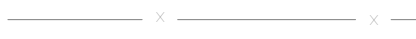
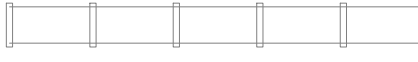
SHEET NUMBER

1 OF 8

ABBREVIATIONS

A A AREA AB ANCHOR BOLT ABD ABANDONED (ED) AC ACRE(S) AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVC AVERAGE AZ AZIMUTH	F F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FDOT FLORIDA DEPARTMENT OF TRANSPORTATION FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLEX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FOOT FTG FOOTING	P PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEF POLYETHYLENE PIPE PFGD PROFILE GRADE POINT PI POINT OF INTERSECTION PL PROPERTY LINE POB POINT OF BEGINNING POJ PUSH ON JOINT PP POWER POLE PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROP PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER
B BFP BACKFLOW PREVENTER BLDg BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G GA GAUGE GAL GALLON GALV GALVANIZED GM GAS MAIN GPD GALLONS PER DAY GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GUARD RAIL GRD GROUND/GRADE GSP GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GW GUY WIRE GWT GROUND WATER TABLE	Q Q FLOW RATE R R RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REFN REINFORCE(D) REQD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY RWM REUSE WATER MAIN
C CAP CAPACITY CB CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CAST IRON GUTTER CI CAST IRON CIP CAST IRON PIPE CJ CONSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMPA CORRUGATED METAL PIPE ARCH CND CONDUIT CO COUNTY COL COLUMN COMP COMPLETE CONC CONCRETE CONN CONNECTION CONST CONSTRUCT(ION) CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING CIP CONCRETE POWER POLE CS CONTROL STRUCTURE CTG COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD CYL CYLINDER	H HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWY HIGHWAY HYD HYDRAULIC	S S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SLOPE DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWT SEASONAL HIGH GROUND WATER TABLE SIM SIMILAR SL SETBACK LINE SLO SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STR STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SOUTHWEST SIDEWALK SYN SYMBOL(S) SYMM SYMMETRICAL SYS SYSTEM
D DBL DOUBLE DEG OR ° DEGREE DEF DEFLECTION(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DUCTILE IRON DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRN DRAIN DWG DRAWING DWY DRIVEWAY	J JB JUNCTION BOX JCT JUNCTION JST JOIST JT JOINT	T T TANGENT T&B TURFBLOCK TOP AND BOTTOM TBM TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPHOLE TOB TOP OF BANK TOC TOP OF CURB TOS TOE OF SLOPE TOT TOP OF SLOPE TS TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
E EA EAST EACH EACH EC EDGE OF CONCRETE ED ENERGY DISSIPATOR EF EACH FACE EFF EFFLUENT EG EXISTING GRADE E/L EASEMENT LINE ELB ELBOW ELEC ELECTRIC ELEV ELEVATION ELLIP ELLIPSE/ELLIPTICAL ENC ENCASEMENT ENG ENGINEERING(S) EOP EDGE OF PAVEMENT EQ EQUAL/EQUATION EQUIP EQUIPMENT EQUIV EQUIVALENT ESMT EASEMENT EST ESTIMATE EW EACH WAY EWL ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTEND/EXTENSION	M MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MITERED END MFR MANUFACTURER MGD MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHWL MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MLP METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	U UD UNDERDRAIN UG UNDERGROUND UON UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE
N NORTH NORTH NA NOT APPLICABLE N&C NAIL AND CAP NE NORTHEAST NG NATURAL GROUND NIC NOT IN CONTRACT NO OR # NUMBER NOM NOMINAL NTS NOT TO SCALE NW NORTHWEST NWL NORMAL WATER LEVEL	O OC ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPN OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVFL OVERFLOW OVHD OVERHEAD	V VB VALVE BOX VC VERTICAL CURVE VCP VITRIFIED CLAY PIPE VERT VERTICAL VPC VERTICAL POINT OF CURVE VPI VERTICAL POINT OF INTERSECTION VPT VERTICAL POINT OF TANGENCY
W W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WS WATER SURFACE WSWT WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH	MISC AND AT DELTA	Y YD YARD YR YEAR

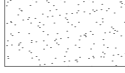
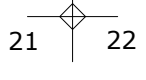
EXISTING SYMBOLS

LINES			
	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

SANITARY			
	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

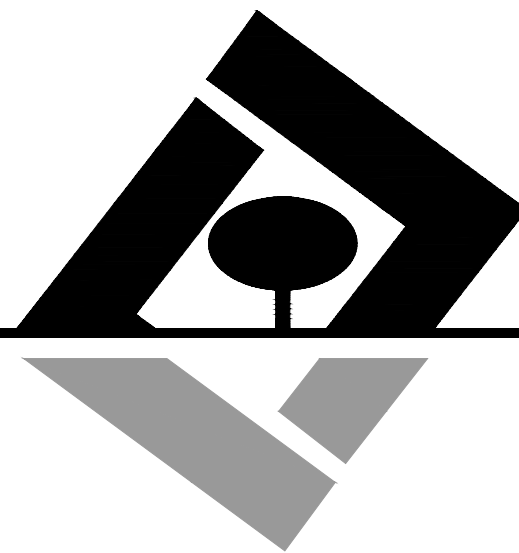
WATER & REUSE WATER			
	WATER MAIN 6" PVC PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN			
	STORM SEWER		FDOT TYPE 1 INLET
	MANHOLE		FDOT TYPE 2 INLET
	MITERED END		FDOT TYPE 3 INLET
	STORM INLET		FDOT TYPE 4 INLET
	FDOT TYPE 6 INLET		FDOT TYPE 5 INLET

HIGHWAY & UTILITIES			
	BENCHMARK		GUY POLE
	RECOVERED 4x4 CM		WOOD UTILITY POLE
	SET 4x4 CM		CONCRETE UTILITY POLE
	SET IRON ROD		ELECTRIC MANHOLE
	RECOVERED IRON ROD		TELEPHONE MANHOLE
	CONCRETE		TELEPHONE RISER
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER
	INTERSTATE ROADS		WELL
	STATE ROADS		MONITORING WELL
	WOOD AND/OR METAL LIGHT POLE		DUMPSTER
	CONCRETE LIGHT POLE		RR CROSSING SIGN
	YARD LIGHT		RR CROSSING GATE
	MISCELLANEOUS SIGN		TRAFFIC SIGNAL POLE
	SECTION CORNER		SATALLITE DISH
	EDGE OF PAVEMENT W/O CURB		GUY WIRE
	EDGE OF PAVEMENT W/CURB		HANDICAP PARKING
			SPOT ELEVATION

PROPOSED SYMBOLS

LINES		STORM DRAIN	
	BOUNDARY		100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	CONSERVATION SETBACK		UNDERDRAIN 6" PVC PIPE
	CENTER LINE		DRAINAGE FLOW DIRECTION
	CHAIN LINK FENCE		FDOT INLET TYPE 1
	CONTOUR		FDOT INLET TYPE 2
	EASEMENT		FDOT INLET TYPE 3
	FENCE		FDOT INLET TYPE 4
	GUARDRAIL		FDOT INLET TYPE 5
	LOT LINE		FDOT INLET TYPE 6
	PROPERTY LINE		MANHOLE
	RETAINING WALL		MITERED END SECTION
	RIGHT-OF-WAY LINE		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SETBACK LINE		SPOT ELEVATION
	SHORELINE		STORM INLET
	SWALE		
	TREE LINE		
SANITARY		HIGHWAY & UTILITIES	
	100 LF SAN 8 PVC 0.40%		BOUND CORNER
	CLEANOUT		CONCRETE
	DOUBLE SANITARY SERVICE		COUNTY ROADS
	FORCE MAIN		DETAIL REFERENCE
	MANHOLE		DUMPSTER PAD
			FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
			GUY POLE
			HANDICAP PARKING
			INTERSTATE ROADS
			LIGHT POLE
			SIGNS
			SECTION CORNER
			STATE ROADS
			SILT FENCE
			TRAFFIC FLOW PAVEMENT MARKING
			UTILITY POLE
			BLDG OR STRUCTURE
			TYPE F CURB & GUTTER
			MIAMI CURB
			CROSS SECTION DETAIL
WATER & REUSE WATER			
	WATER MAIN		
	11 1/2" BEND		
	22 1/2" BEND		
	45" BEND		
	90" BEND		
	TEE		
	CROSS		
	CHECK VALVE		
	DOUBLE DETECTOR CHECK VALVE		
	DOUBLE WATER SERVICE		
	GATE VALVE		
	FIRE HYDRANT		
	METER		
	REDUCER		
	BLOWOFF		
	BACKFLOW PREVENTER		
	SAMPLE POINT		
	UNDERDRAIN CEANOUT		
	RECLAIMED WATER MAIN		
	REUSE WATER SYSTEM CONNECTION		
	DOUBLE REUSE WATER SERVICE		



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STE 603
Orlando, FL 32822
(407) 509-9030

Forestras Property
Vehicle Storage
City of Orlando, Florida

**PD Master
Plan Submittal**

**Symbols &
Abbreviations**

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 2, 2023
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	Feb. 2023	Initial PD Submittal
2		
3		
4		
5		
6		
7		
8		
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10		

SHEET NUMBER
2 OF 8

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR FORESTRAS LLC, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NG'S ADJUSTMENT OF 2011. THE SOUTH LINE OF LOT 1, PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, AS RECORDED IN PLAT BOOK 66, PAGES 128-131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARS S89°51'10"W.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 14.083 ACRES OF LAND, MORE OR LESS AND WAS RECENTLY CLEARED.
6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:

A. BOUNDARY & TOPOGRAPHIC SURVEY OF A PORTION OF LOT 1 OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2 PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR LAKE NONA HOLDINGS, LLC, JOB NUMBER 587-10001, DATED FEBRUARY 12, 2010 AND LAST REVISED JUNE 30, 2010

B. TOPOGRAPHIC SURVEY OF MARKET PLACE DRIVE PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR KELLY, COLLINS & GENTRY, JOB NUMBER 043-18068, DATED JUNE 11, 2018

C. PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2 AS RECORDED IN PLAT BOOK 66, PAGES 128-131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C0435G, REVISED JUNE 20, 2018.

9. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.

CURVE TABLE (C)

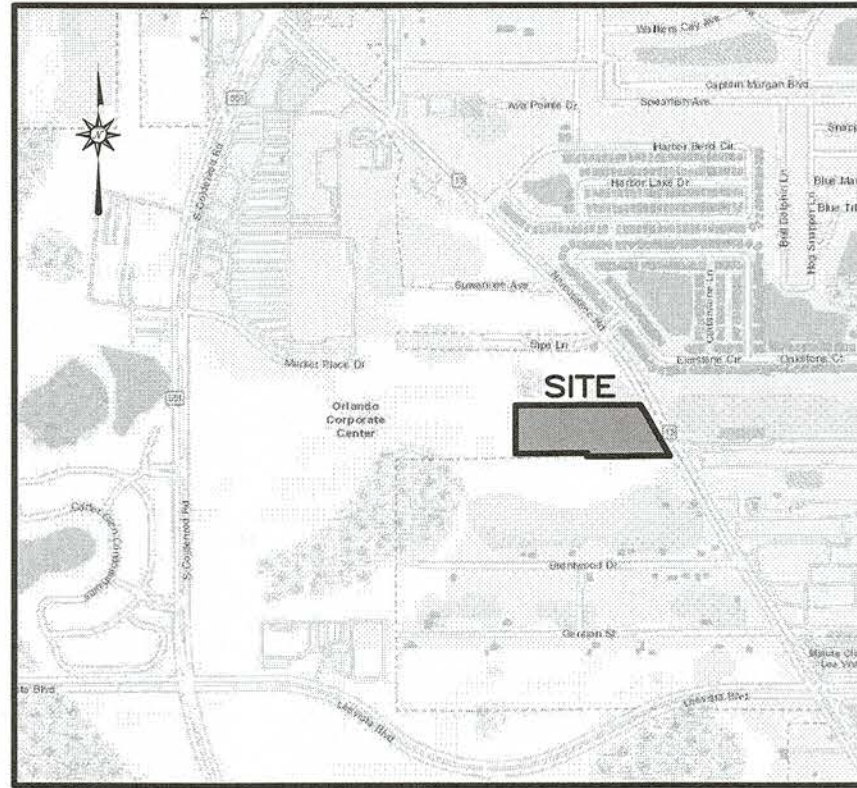
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5696.58'	6°03'44"	S34°54'23"E	602.46'	602.74'
C2	5621.58'	2°11'51"	S31°15'07"E	215.59'	215.61'
C3	5621.58'	1°17'38"	S31°42'09"E	126.94'	126.95'
C4	5621.58'	0°54'13"	S30°36'14"E	88.67'	88.66'

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5696.58'	6°03'44"	S34°54'23"E	602.46'	602.74'
C2	5621.58'	2°11'51"	S31°15'07"E	215.59'	215.61'
C3	5621.58'	1°17'38"	S31°42'09"E	126.94'	126.95'
C4	5621.58'	0°54'13"	S30°36'14"E	88.67'	88.66'

BOUNDARY SURVEY OF
6650 NARCOOSSEE ROAD

LOCATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LANDS OF
LAKE NONA HOLDINGS, LLC
O.R. 9282, PG. 2258

MARKET PLACE DRIVE EXTENSION
PROPOSED 70' RIGHT OF WAY

LOT 12A

SUBJECT PROPERTY

LANDS OF
LAKE NONA HOLDINGS, LLC
O.R. 9065, PG. 2584
A PORTION OF LOT 1
LOT 8 AND TRACT B
ORLANDO CORPORATE CENTRE PHASE 2
P.B. 66, PG. 128-131
14.083 ACRES
(VACANT AND CLEARED)

N00°09'43"W 30.00' (C)
N00°09'39"W 30.00' (D)

BASE OF BEARINGS
SOUTH LINE - LOT 1
LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2

S89°51'10"W 560.19' (C)
S89°51'14"W 560.19' (D)

S89°51'10"W 777.51' (C)

LEGAL DESCRIPTION
(PER O.R. 9065, PG. 2584)

LOT 12A

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE PLAT ENTITLED "LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2" AS RECORDED IN PLAT BOOK 66, PAGE 128 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE-WIDTH RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5696.58 FEET, A CENTRAL ANGLE OF 6°03'44" AND A CHORD BEARING AND DISTANCE OF S34°54'23"E, 602.46 FEET) FOR AN ARC DISTANCE OF 602.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A; THENCE S89°52'56"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A, A DISTANCE OF 88.43 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5621.58 FEET, A CENTRAL ANGLE OF 1°17'38" AND A CHORD BEARING AND DISTANCE OF S31°42'09"E, 126.94 FEET) FOR AN ARC DISTANCE OF 126.94 FEET TO A POINT; THENCE S00°08'46"E, A DISTANCE OF 374.93 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2; THENCE ALONG THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2 THE FOLLOWING THREE COURSES AND DISTANCES: THENCE S89°51'14"W, A DISTANCE OF 560.19 FEET TO A POINT; THENCE N00°09'39"W, A DISTANCE OF 30.00 FEET TO A POINT; THENCE S89°51'14"W, A DISTANCE OF 673.60 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, N00°08'46"W, A DISTANCE OF 453.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A; THENCE N89°52'56"E, ALONG THE SOUTHERLY LINE OF PROPOSED STREET A, A DISTANCE OF 1167.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 12B

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE PLAT ENTITLED "LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2" AS RECORDED IN PLAT BOOK 66, PAGE 128 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE-WIDTH RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5696.58 FEET, A CENTRAL ANGLE OF 6°03'44" AND A CHORD BEARING AND DISTANCE OF S34°54'23"E, 602.46 FEET) FOR AN ARC DISTANCE OF 602.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A; THENCE S89°52'56"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A, A DISTANCE OF 88.43 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED STREET A, SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5621.58 FEET, A CENTRAL ANGLE OF 1°17'38" AND A CHORD BEARING AND DISTANCE OF S31°42'09"E, 126.94 FEET) FOR AN ARC DISTANCE OF 126.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5621.58 FEET, A CENTRAL ANGLE OF 0°54'13" AND A CHORD BEARING AND DISTANCE OF S30°36'14"E, 88.67 FEET) FOR AN ARC DISTANCE OF 88.67 FEET TO A POINT; THENCE S30°09'07"E, A DISTANCE OF 344.69 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2; THENCE S89°51'14"W, ALONG THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, A DISTANCE OF 217.32 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF LOT 1 OF SAID PLAT OF LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2, N00°08'46"W, A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, JEFFREY B. HODGINS, A LICENSED SURVEYOR AND MAPPER IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17, STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

DATE: 05/17/2022

PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

BOUNDARY SURVEY

OF

6650 NARCOOSSEE ROAD
SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

FOR

FORESTRAS LLC

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6646

SOILS LEGEND:

- USGS SOILS LINE
- 3 BASINGER FINE SANDS 0 TO 1% SLOPES PONDED
- 41 SAMSULA-HONTOON-BASINGER ASSOCIATION, DEPRESSIONAL
- 44 SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES

FEMA FIRM LEGEND:

- FEMA FIRM LINE
- ZONE 'A' AREAS BELOW 100 YR. FLOOD PLAIN
- ZONE 'X' AREAS OUTSIDE 100 YR. FLOOD PLAIN

FLUCCS LEGEND:

- FLUCCS LINE
- 3100 HERBACEOUS (DRY PRAIRIE)
- 4340 UPLAND MIXED (CONIFEROUS/HARDWOOD)
- 6170 MIXED WETLAND HARDWOODS
- 6210 CYPRESS

SITE DATA:

Parcel I.D. #: 23-23-30-5127-01-001
Current Zoning: PD
Proposed Use: VEHICLE STORAGE
Allowable Uses: All Uses allowed under the Orlando Corporation Center PD Ord. 2014-48

Gross Land Area: 14.08 acres
Wetland Area: 0.000 acres
Surface Water: 0.000 acres
Gross Developable Area: 14.08 acres
Future Development Tract: 3.25 acres
Vehicle Storage Tract: 10.83 acres

Proposed Commercial Sqft.: 170,887 sqft.
Proposed Floor Area Ratio: 0.00 F.A.R.

Maximum Building Height: 190'
Minimum Lot Width: 100'
Maximum Lot Coverage: 80%
Minimum Open Space %: 20% (Common Open Space)
Proposed Building Height: 40'

Setbacks:
Building
Front: 10'
Side: 10'
Rear: 10'
Major Street: N/A
PD: 25'

Parking
Front: 10'
Side: 10'
Rear: 10'

Additional Notes:

1. Pole signs and billboards shall be prohibited.
2. No onsite wetlands exist..

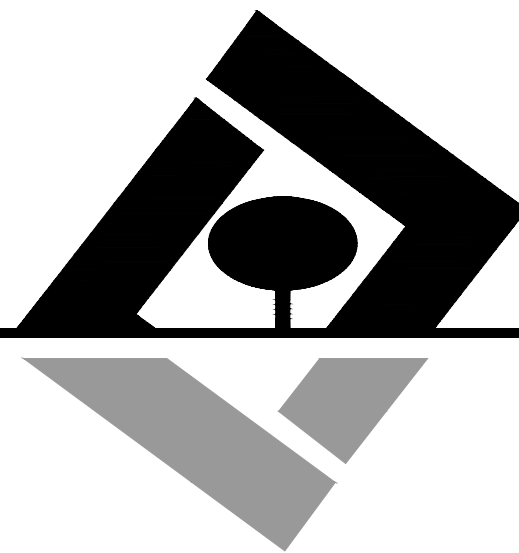
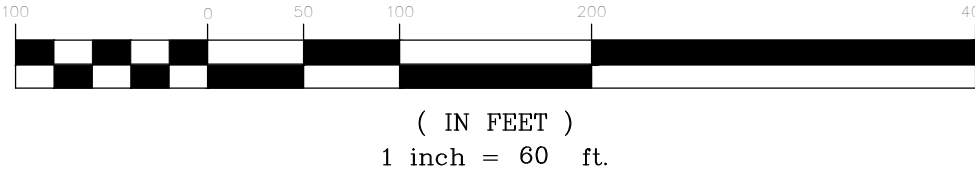
Bicycle Parking: (per Section V of Ord. 2014-48)

Not applicable due to proposed use of vehicle storage.

Stormwater Management:

The project will meet the requirements for Ord. 2014-48, the City of Orlando ESM and the St. Johns River Water Management District.

GRAPHIC SCALE



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Forestras Property
Vehicle Storage
City of Orlando, Florida

**PD Master
Plan Submittal**

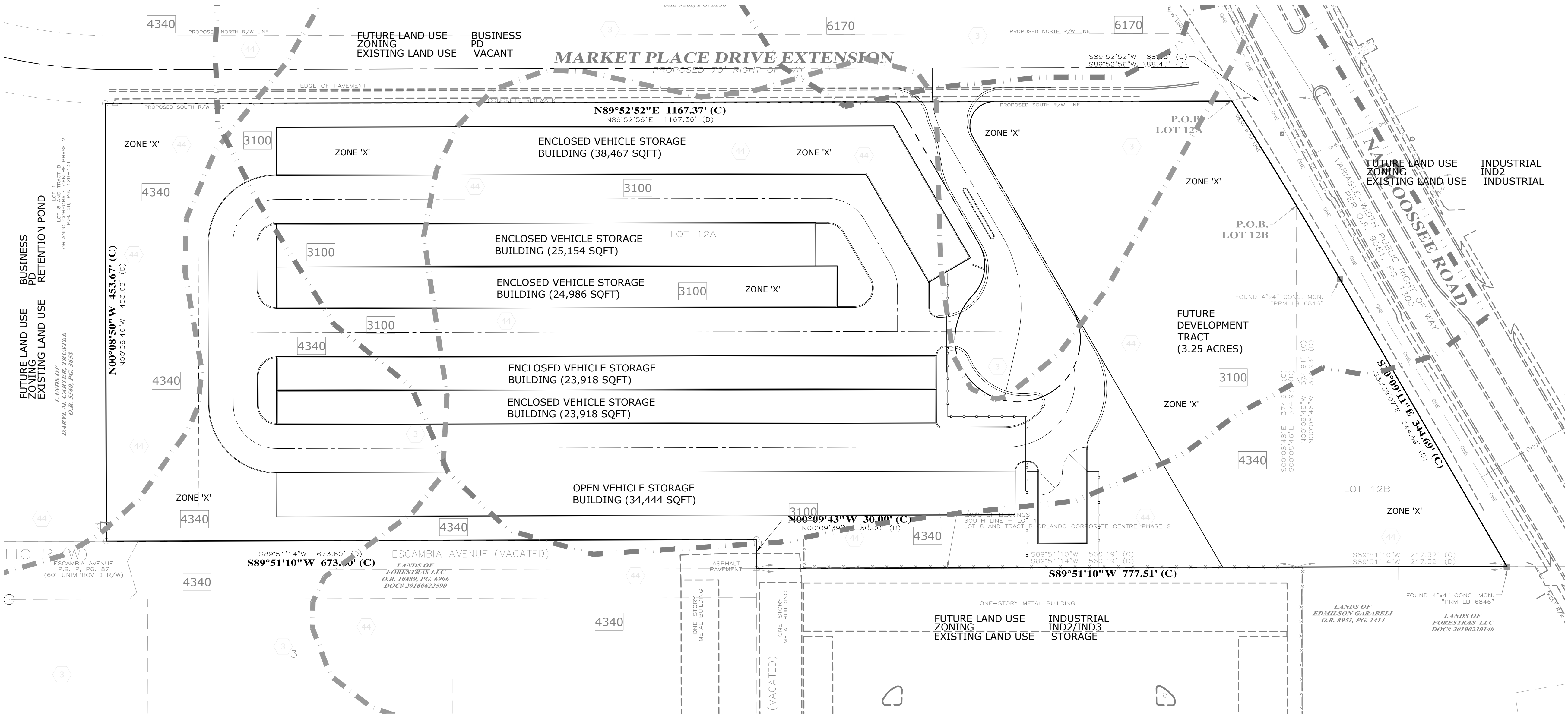
**Overall Master
Plan**

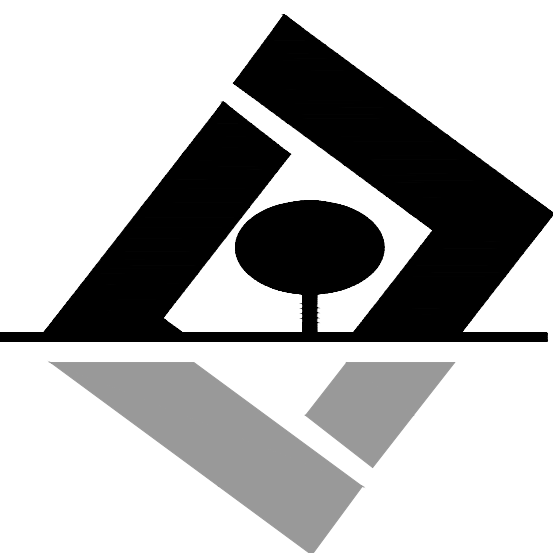
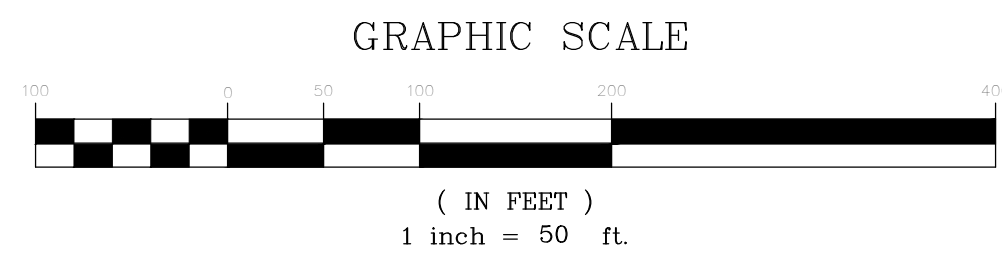
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 2, 2023
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	Feb. 2023	Initial PD Submittal
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**PD Master
Plan Submittal**

**Detailed Site
Plan**

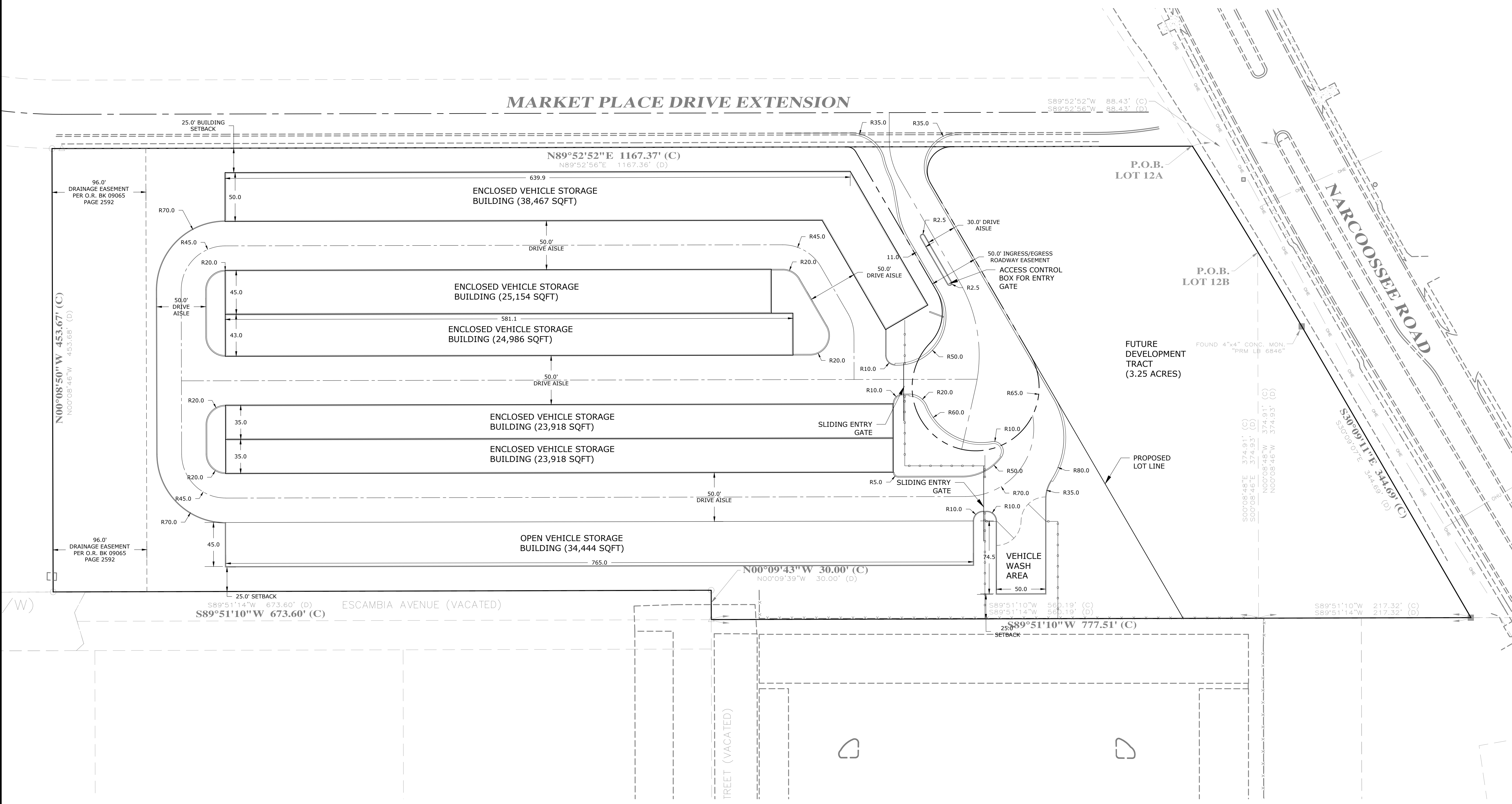
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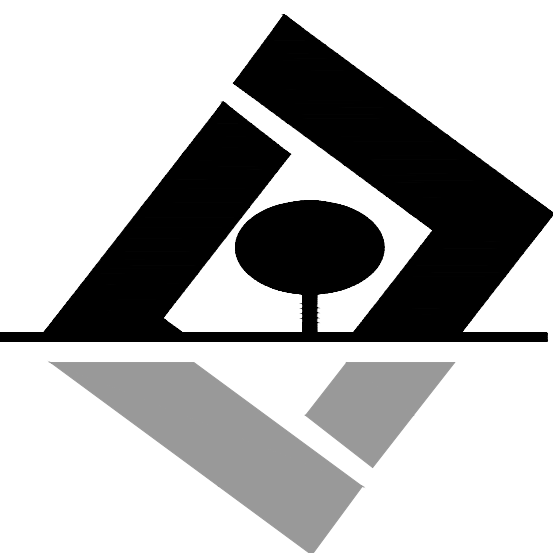
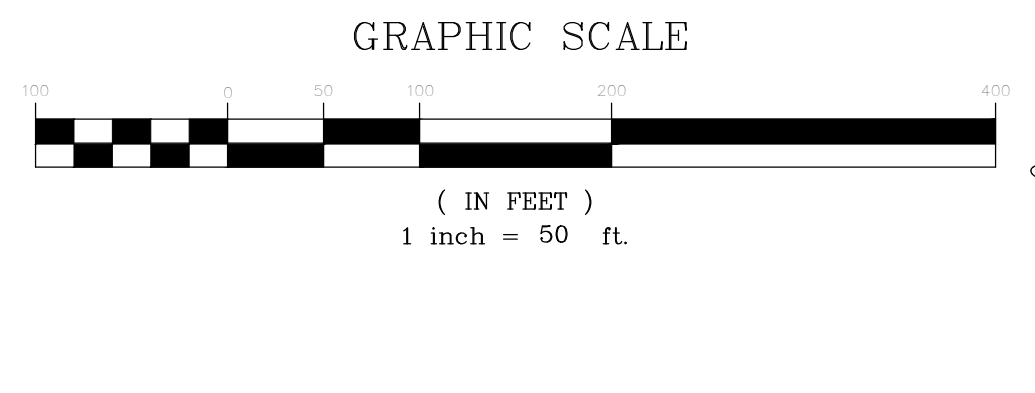
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MARKET PLACE DRIVE EXTENSION





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Utility Plan

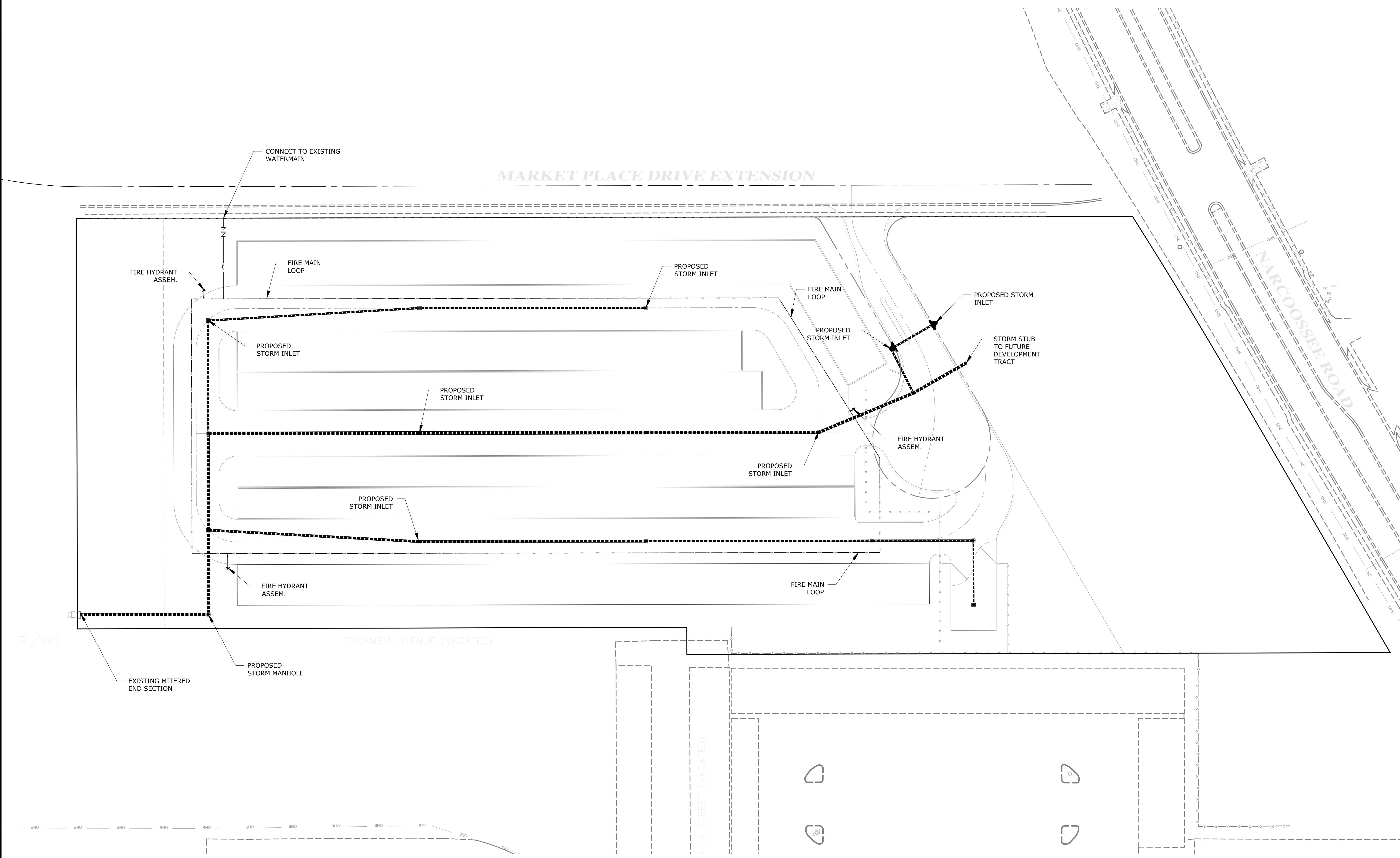
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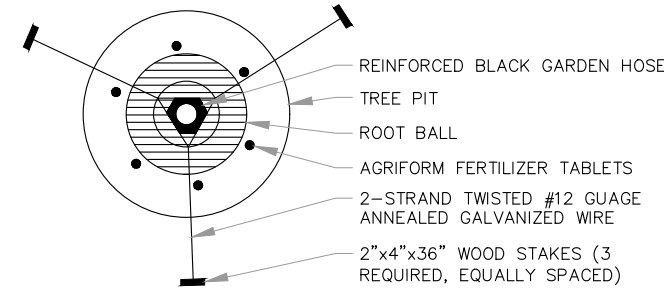
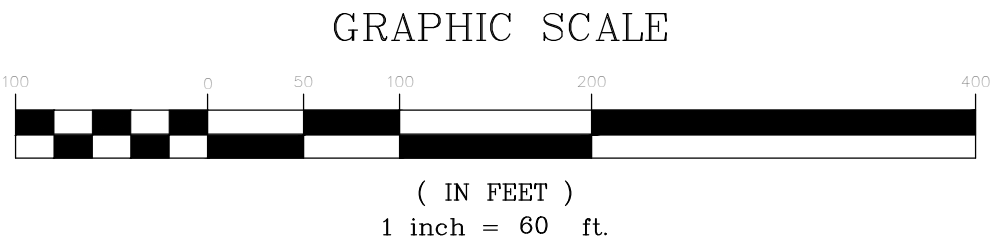
PLANT LIST				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
19	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	10', 2" CAL., MT
22	QV	QUERCUS VIRGINIANA	LIVE OAK	3.75" CAL., 16'
26	UA	ULMUS ALATA	WINGED ELM	3" CAL., 12'
SHRUBS				
645	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"x24"; 30" OC
GROUNDCOVER				
450	LEG	LIRIOPE EVERGREEN GIANT	BIG BLUE	FULL GLS., 24" OC
350	DT	DIANELLA TASMANICA	FLAXLILY	FULL GLS., 24" OC
		SOD TO BE ARGENTINE BAHIA		

CONTACT THE BUREAU OF PARKS 407.246.2283 FOR A TREE REMOVAL PERMIT BEFORE REMOVING ANY 4" CAL. OR LARGER TREES.

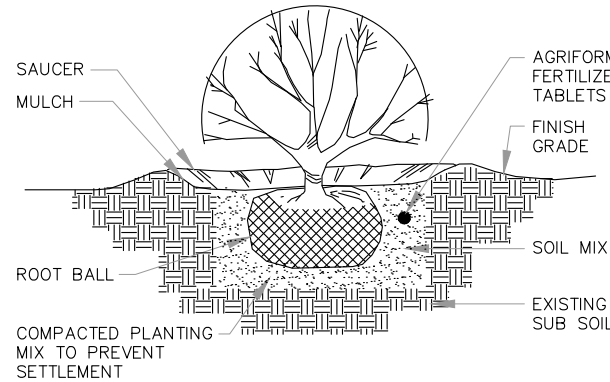
CONTACT THE BUREAU OF PARKS 407.246.2283 FOR A TREE ENCROACHMENT PERMIT PRIOR TO ENCROACHING WITHIN 6' OF ANY EXISTING 4" CAL. OR LARGER TREE AS PER ORLANDO LAND DEVELOPMENT CODE, SECTION 60.211

GENERAL LANDSCAPE NOTES

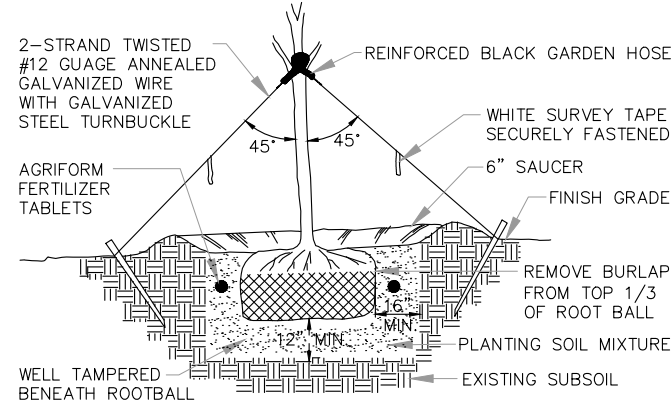
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) 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 A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED PINE BARK MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE AND MEET SECTION 60.232(e) CITY OF ORLANDO IRRIGATION REQUIREMENTS.
- THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED PER FLORIDA GRADES AND STANDARDS.



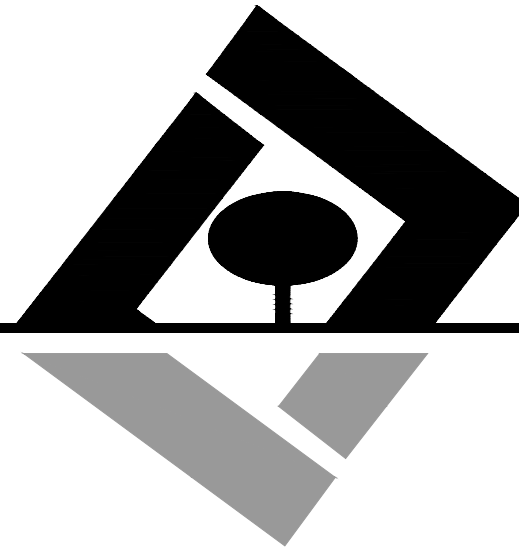
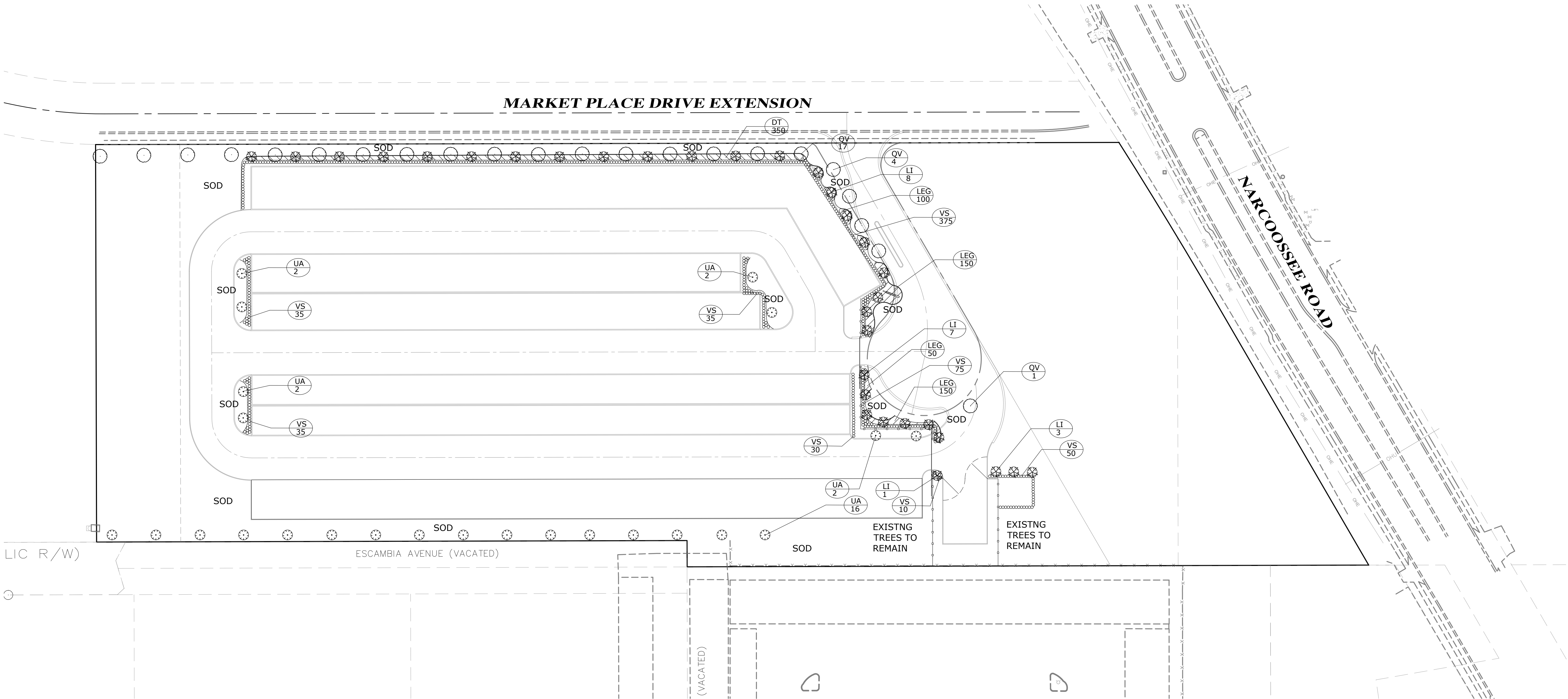
TREE STAKING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



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**PD Master
Plan Submittal**

Landscape Plan

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Architectural Elevation

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None	None
None	None
None	None
None	None
None	None
None	None
11/22/12	None
11/22/12	None
11/22/12	None
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