

SEAL:



7-ELEVEN

5544 RONALD REAGAN PARKWAY
DAVENPORT, FL 33896

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF A PARCEL, DESCRIBED IN OFFICIAL RECORDS BOOK 5864, PAGE 450, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5; ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHAMPIONS GATE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 7264, PAGE 774, PUBLIC RECORD OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 89°33'46" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 164.12 FEET TO THE EAST RIGHT OF WAY LINE OF CHAMPIONS GATE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 7264, PAGE 778, PUBLIC RECORD OF POLK COUNTY, FLORIDA; BEING A POINT ON A NON-TANGENT CURVE CONCAVED EASTERLY HAVING A RADIUS OF 2,038.00 FEET, A CENTRAL ANGLE OF 17°40'36"; A CHORD DISTANCE OF 626.27 FEET AND A CHORD BEARING OF SOUTH 21°02'52" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE 626.76 FEET; THENCE RUN SOUTH 12°12'34" WEST, A DISTANCE OF 270.76 FEET; THENCE RUN NORTH 77°47'26" WEST, A DISTANCE OF 7.00 FEET; THENCE RUN SOUTH 12°12'34" WEST, A DISTANCE 313.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF CHAMPIONS GATE BOULEVARD RUN SOUTH 77°47'26" EAST, A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 12°11'05" WEST, A DISTANCE OF 225.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 54 (RONALD REAGAN PARKWAY) AS RECORDED IN OFFICIAL RECORD BOOK 7264, PAGE 778, PUBLIC RECORD OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 54 (RONALD REAGAN PARKWAY) RUN NORTH 77°47'26" W, A DISTANCE OF 173.62 FEET; THENCE RUN NORTH 31°23'38" WEST, A DISTANCE OF 52.89 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF CHAMPIONS GATE BOULEVARD; THENCE RUN NORTH 12°12'34" EAST, A DISTANCE OF 186.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,562 SQUARE FEET OR 1.0689 ACRES, MORE OR LESS

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	6-19-17	IP QC COMMENTS	C1, C2		COB
2	7-21-17	COUNTY COMMENTS	C1, C2		COB
3	10-30-17	DEVELOPER COORDINATION	C2, C2.1		COB
4	12-21-17	COUNTY COMMENTS	C1, C2, C2.1, C4.1		COB

SHEET INDEX

SHT. NO.	DESCRIPTION
CS	COVER SHEET
CIVIL DRAWINGS	
C0	CIVIL DATA SHEET
C1	SITE DIMENSION PLAN
C2	SITE UTILITY PLAN 3
C2.1	OFFSITE SEWER EXTENSION PLAN
C3	GRADING AND DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4	DETAILS
C4.1	POLK COUNTY UTILITY DETAILS 3
C4.2	FDOT DETAILS
SL1	SITE LIGHTING PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS
	SURVEY
1-5	CHAMPIONS GATE POLK COUNTY OUTPARCEL STORM TRUNKLINE (BY H.W.A.) 4

LOCATION MAP



OWNER & CONSULTANTS

OWNER
CHOPPEKALIGA WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

MECHANICAL ENGINEER
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
PH (407) 645-5008
CONTACT: STACY HENSON

PLUMBING ENGINEER
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
PH (407) 645-5008
CONTACT: STACY HENSON

STRUCTURAL ENGINEER
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
PH (407) 645-5008
CONTACT: STACY HENSON

ELECTRICAL ENGINEER
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
PH (407) 645-5008
CONTACT: STACY HENSON

POLK COUNTY NOTES:

- TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO OPENING A NEW OR MODIFIED ROAD. FOR PUBLIC ROADS, THE APPLICANT SHALL PAY THE COST OF ROAD TRAFFIC SIGNS FOR INSTALLATION BY THE POLK COUNTY TRANSPORTATION ENGINEERING DIVISION.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF APPENDIX A OF THE POLK COUNTY LAND DEVELOPMENT CODE, THE POLK COUNTY UTILITIES CODE, AND 2017 FDOT STANDARD SPECIFICATION AND INDEXES AS APPLICABLE;
- CHANGES FROM PLANS OR SPECIFICATIONS SUBSTANTIALLY AFFECTING CONFORMANCE TO STANDARDS OR PERFORMANCE OF SYSTEM MUST BE SUBMITTED IN A WRITTEN REQUEST BY ENGINEER PRIOR OF RECORD AND RECEIVE WRITTEN APPROVAL BY THE COUNTY ENGINEER PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES UNLESS OTHERWISE PROVIDED FOR IN THE POLK COUNTY LAND DEVELOPMENT CODE OR POLK COUNTY UTILITIES CODE. MAJOR MODIFICATIONS MAY REQUIRE REVIEW AND APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE. IN SUCH CASES, THE APPLICANT SHALL SUBMIT THE APPROPRIATE APPLICATION AND FEES FOR A NEW REVIEW AT THE LEVEL OF THE ORIGINAL APPROVAL, OR LEVEL 2 WHICHEVER IS GREATER;
- THE CONTRACTOR SHALL NOTIFY POLK COUNTY INSPECTOR STAFF @ (863) 534-6449 AT LEAST FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PRIOR TO ANY ACTIVITY REQUIRING INSPECTION, INCLUDING SITE PAVING;
- TO SCHEDULE TO REQUIRED PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL CONTACT THE POLK COUNTY LAND DEVELOPMENT DIVISION, OFFICE OF THE COUNTY ENGINEER @ (863) 534-6449; (6) AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO BENEFICIAL USE OF ANY FACILITY OR SYSTEM, AS-BUILT RECORD DRAWINGS SHALL BE SUBMITTED AND APPROVED IN ACCORDANCE WITH POLK COUNTY UTILITIES CODE, CHAPTER 2, PART 3.01 AND POLK COUNTY LAND DEVELOPMENT CODE, APPENDIX A, SECTION A406.C.
- AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO BENEFICIAL USE OF ANY FACILITY OR SYSTEM, AS-BUILT RECORD DRAWINGS SHALL BE SUBMITTED AND APPROVED IN ACCORDANCE WITH POLK COUNTY UTILITIES CODE, CHAPTER 2, PART 3.01 AND THE POLK COUNTY L.D.C., APPENDIX A SECTION A406.C.

4 12-21-17 COUNTY COMMENTS
3 10-30-17 DEVELOPER COORDINATION
NO. DATE REMARKS

REVISIONS



BID SET
JANUARY 8, 2018
**7-ELEVEN
STORE #32810**
5544 RONALD REAGAN PARKWAY
DAVENPORT, FL
33896

PROJECT NO: 2016.0305
DATE: 5-15-17

CV
COVER SHEET

CHECKED: COB DRAWN: MRS

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