

PROPOSED IMPROVEMENTS FOR: 7- ELEVEN STORE #38227 SW C/O CARROLL ST. AND DYER BLVD. KISSIMMEE, FL 34741

PARCEL ID NUMBER 08252900U000140000

PERMIT LIST	
PERMIT	PERMIT #

LEGAL DESCRIPTION:

(AS FURNISHED BY CLIENT)

A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF TRACT J, ENCLAVE AT TAPESTRY PHASE 1, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED AND RECORDED IN PLAT BOOK 23, PAGES 89 THROUGH 92, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CARROLL STREET, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA THENCE RUN S 84°32'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DYER BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4913, PAGE 596, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 84°28'11"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.23 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 00°04'21" E, A DISTANCE OF 28.51 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,660.00 FEET AND A CENTRAL ANGLE OF 05°43'55"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF 03°00'12"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.72 FEET TO A POINT ON THE NORTH LINE OF TRACT L OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 1; THENCE RUN S 89°55'39" W, ALONG THE NORTH LINE OF SAID TRACT L AND ALONG THE EASTERLY LINE OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 191 AND 192, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 263.25 FEET TO THE SOUTHEAST CORNER OF LOT 156 OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT; THENCE RUN N 00°04'21" W, ALONG THE EASTERLY LINE OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT AND ALONG THE EAST LINE OF THE AFORESAID TRACT J, A DISTANCE OF 326.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 79,447 SQUARE FEET, 1.824 ACRES, MORE OR LESS.

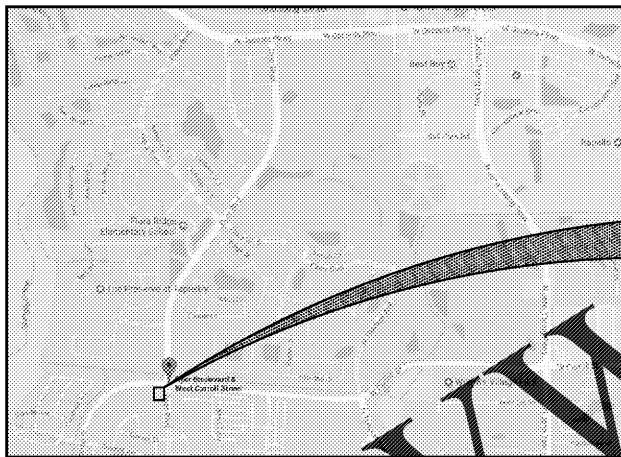
GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE DEVELOPMENT OF 1.82 ± ACRES OF PREVIOUSLY VACANT LAND. THE PROPOSED DEVELOPMENT INCLUDES, THE CONSTRUCTION OF A NEW GAS STATION WITH 10 MPD'S AND A 3,010 SQUARE FEET CONVENIENCE STORE. THE NEW CONSTRUCTION WILL CONFORM TO CITY OF KISSIMMEE LAND DEVELOPMENT CODE. WORK WILL INCLUDE EARTHWORK, UTILITIES, PAVED PARKING, CIRCULATION, LANDSCAPING AND IRRIGATION.

UTILITY PROVIDERS:

- SEWER** TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741
CONTACT: ROBERT F. PELHAM
PHONE:
- STORM WATER** SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
3800 NW 16TH BLVD. A
OKEECHOBEE, FL 34972
PHONE: (863) 462-5260
- WATER** TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741
CONTACT: ROBERT F. PELHAM
PHONE:
- ELECTRIC** KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PHONE: (407) 933-7777
- GAS** TECO
9333 S. JOHN YOUNG PKWY
ORLANDO, FL 32819
PHONE: (407) 352-7133
- FIRE** KISSIMMEE FIRE DEPARTMENT
1101 REGATTA BLVD.
KISSIMMEE, FL 34741
PHONE: (407) 518-2222
- HEALTH** CITY OF KISSIMMEE
101 CHURCH ST.
KISSIMMEE, FL 34741
PHONE: (407) 847-2821

SECTION 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST



SITE LOCATION MAP
N.T.S.

DIRECTIONS TO PROJECT SITE:

FROM INTERSTATE 4 (I-4) TAKE EXIT 55B, FOR FL 535/536 TOWARD KISSIMMEE/LAKE BUENA VISTA. STAY ON EXIT RAMP FOR 0.25 MILES. TAKE RAMP TOWARD KISSIMMEE. TURN LEFT ONTO FL 535/SR 535. STAY ON SR 535 FOR APPROXIMATELY 3.10 MILES TO W. OSCEOLA PARKWAY. TURN LEFT ONTO W. OSCEOLA PARKWAY. STAY ON W. OSCEOLA PARKWAY FOR 3.0 MILES TO DYER BOULEVARD. TURN RIGHT ONTO DYER BOULEVARD. STAY ON DYER BOULEVARD FOR 1.24 MILES TO THE INTERSECTION OF DYER BOULEVARD AND CARROLL STREET. THE SITE WILL BE ON THE SOUTHWEST CORNER OF THE INTERSECTION OF CARROLL STREET AND DYER BOULEVARD.

OWNER / DEVELOPER

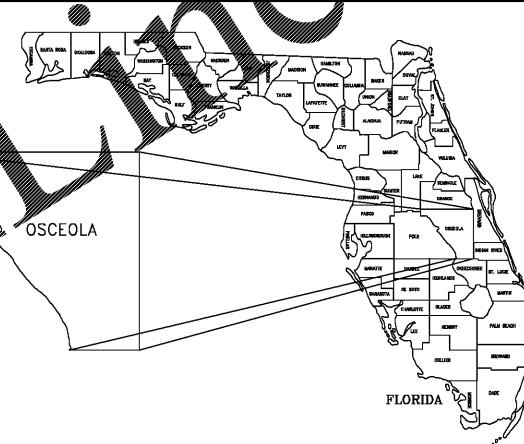
OWNER:
DYER BLVD LLC
PARCEL ID: 08252900U000140000
5511 HANSEL AVE.
ORLANDO, FL 32809
(407) 509-4292

DEVELOPER:
CREIGHTON COMMERCIAL DEVELOPMENT
900 SW PINE ISLAND, SUITE 202
CAPE CORAL, FL
(239)-284-7954
CCARPENTER@CREIGHTONDEV.COM

LAND SURVEYOR:
DEWBERRY ENGINEERS, INC.
KURT STAFFLINGER
7220 FINANCIAL WAY
SUITE 200
JACKSONVILLE, FL - 32256
PHONE: (904) 423-4935

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
ANDREW PETERSEN
4450 W. EAU GALLIE BLVD.
SUITE 232
MELBOURNE, FL - 32934
PHONE: (321) 255-5434

LANDSCAPE ARCHITECT:
HEARTWOOD AND BARK, PLC
JAKE ZIMMERMAN, RLA
200 2ND AVE. S., STE 433
ST. PETERSBURG, FL 33701
PHONE: (727) 343-1809



Sheet List Table	
Sheet Number	Sheet Title
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2 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
DM1.0	DEMOLITION PLAN
ES1.0	EROSION CONTROL PLAN
ES2.0	EROSION CONTROL DETAILS
C1.0	SITE PLAN
C11	TRUCK ROUTE EXHIBIT
C2.0	PAVING GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	PROFILES & CROSS SECTIONS
D1.0	TWA-STANDARD CONSTRUCTION NOTES
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
D5.0	DETAILS
D6.0	DETAILS
D7.0	DETAILS
D8.0	DETAILS
D9.0	MAINTENANCE OF TRAFFIC DETAILS
LS1	LANDSCAPING PLAN
LS2	LANDSCAPE DETAILS
LS3	IRRIGATION HEAD LAYOUT
LS4	IRRIGATION DETAILS
SL1.0	PHOTOMETRIC PLAN

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED AND ADJUSTED LOOP DERIVED FROM OSCEOLA COUNTY BENCHMARKS AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88):

OC-1198: 3" ALUMINUM DISC IN THE NORTHEAST CORNER OF A DRAINAGE CATCH BASIN, HAVING AN ELEVATION OF 87.45 FEET, PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

OC-1189: 3" ALUMINUM DISC IN TOP OF CURB ISLAND NEAR ENTRANCE TO TROPICAL ISLE APARTMENTS, HAVING AN ELEVATION OF 81.32 FEET, PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

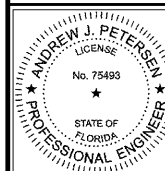
FLOOD NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO.'S 12097C00556 AND NO. 12097C00606, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 18, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



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COVER SHEET
KISSIMMEE 7-ELEVEN #38227
SW C/O CARROLL ST. AND DYER BLVD.
KISSIMMEE, FL 34741



ANDREW J. PETERSEN
LICENSE NO. 75493

PLAN STATUS
12/19/17 AGENCY COMMENTS

DATE	DESCRIPTION
AW DESIGN	EC DRAWN AJP CHKD
SCALE	NONE
JOB No.	010063-02-087
DATE	01/03/2018
FILE#	010063-02-D-CP-087-01-00-COV.DWG
SHEET	C0

DRC #17-00138



Order Plans @

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