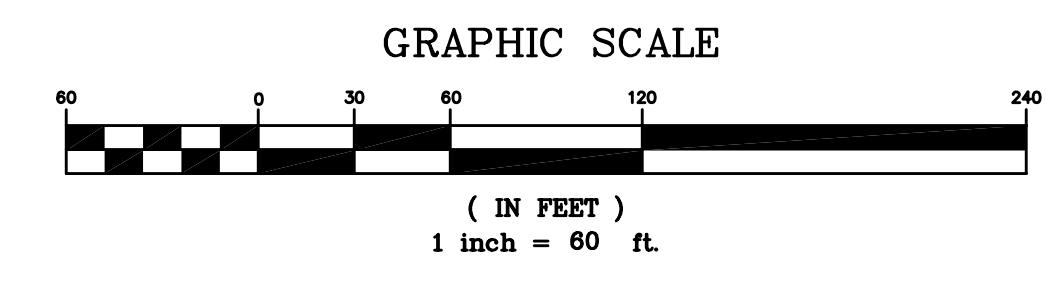
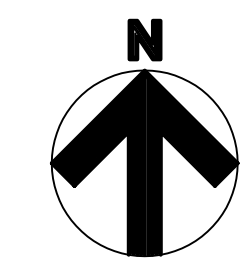


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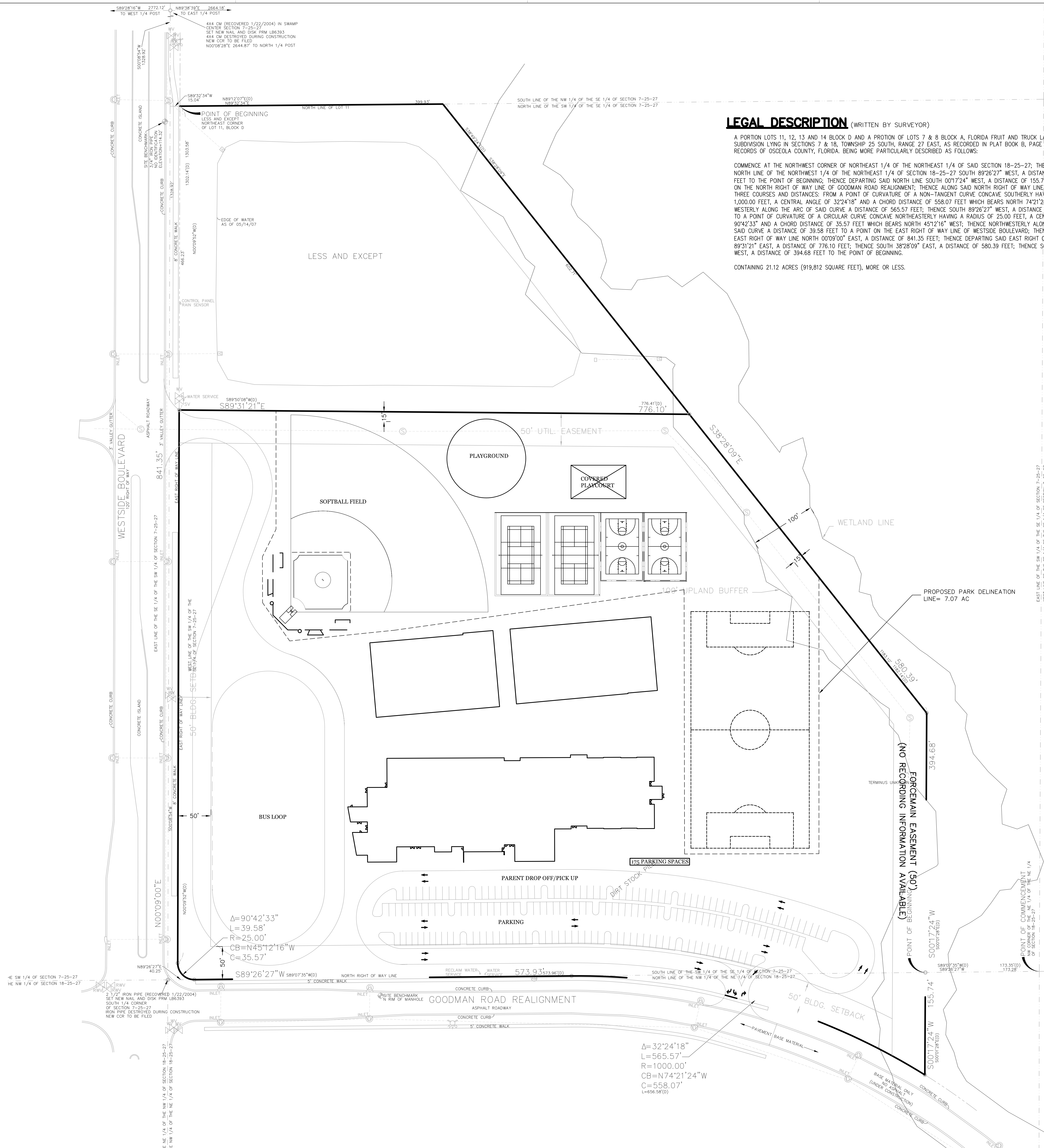


LEGAL DESCRIPTION (WRITTEN BY SURVEYOR)

A PORTION LOTS 11, 12, 13 AND 14 BLOCK D AND A PORTION OF LOTS 7 & 8 BLOCK A, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTIONS 7 & 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18-25-27; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-25-27 SOUTH 89°26'27" WEST, A DISTANCE OF 173.28 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 00°17'24" WEST, A DISTANCE OF 155.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GOODMAN ROAD ALIGNMENT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: FROM A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 32°24'18" AND A CHORD DISTANCE OF 558.07 FEET WHICH BEARS NORTH 74°21'24" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 565.57 FEET; THENCE SOUTH 89°26'27" WEST, A DISTANCE OF 573.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'33" AND A CHORD DISTANCE OF 35.57 FEET WHICH BEARS NORTH 45°12'16" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WESTSIDE BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°09'00" EAST, A DISTANCE OF 841.35 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 89°31'21" EAST, A DISTANCE OF 776.10 FEET; THENCE SOUTH 38°28'09" EAST, A DISTANCE OF 580.39 FEET; THENCE SOUTH 00°17'24" WEST, A DISTANCE OF 394.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.12 ACRES (919,812 SQUARE FEET), MORE OR LESS.



PROPERTY NAME:
MIDDLE SCHOOL "CC"
2551 WESTSIDE BOULEVARD
KISSIMMEE, FL 34744

OWNER NAME:
MAESBURY HOMES INC.

PARCE ID:
07-25-27-0000-0040-0000

PROPOSED BUILDING STORY:
1-STORY

PROPERTY & LAND USE:
PUBLIC SCHOOL

FUTURE LAND USE:
MEDIUM DENSITY RESIDENTIAL
CONSERVATION AREA

ZONING:
PD PLANNED DEVELOPMENT

TOTAL SITE AREA:
919,813.13 S.F. (21.12 AC)

CONSTRUCTION TYPE:
TYPE II-B, SPRINKLERED

MAXIMUM BUILDING HEIGHT:
3-STORY

F.A.R. (FLOOR AREA RATIO):
182,700.00 SF / 919,813.13 SF (21.12 AC) = 0.198

SOILS TYPE:	MAP UNIT NAME	% OF SLOPE
7	CANDLER SAND	0-5
16	IMMOKALEE FINE SAN	0-2
44	TAVARES FINE SAND	0-5

PARKING CALCULATIONS:
STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES (SREF)
SEC.423.10.2.8 MINIMUM PARKING REQUIREMENTS
SEC.423.10.2.8.1 FACULTY AND STAFF - ONE SPACE FOR EACH MEMBER X 125 FACULTY.
SEC.423.10.2.8.2 VISITORS - ONE SPACE FOR EVERY 100 STUDENTS X 1571 STUDENTS.

PARKING DATA	REQUIRED	EXISTING	PROVIDED
REGULAR	141	0	169
HANDICAP	6	0	6
TOTAL	147	0	175

BUILDING SETBACKS	REQUIRED	PROVIDED
GEOGRAPHIC BUILDING		
LOCATION	LOCATION	(FEET)
NORTH	REAR	15 269.40
EAST	SIDE	15 308.08
SOUTH	FRONT	50 25.65
WEST	SIDE	50 107.52

SURROUNDING LAND USE:
GEOGRAPHIC DISTRICT

LOCATION	RURAL, AGRICULTURAL
NORTH	RURAL, AGRICULTURAL
EAST	COMMERCIAL, MEDIUM DENSITY RESIDENTIAL
SOUTH	COMMERCIAL, MEDIUM DENSITY RESIDENTIAL
WEST	LOW DENSITY RESIDENTIAL

SITE DATA:

EXISTING	SF	AC	% OF PARCEL
IMPERVIOUS	0.00	0.00	0.00
PERVIOUS	919,813.13	21.12	100.00

PROPOSED

IMPERVIOUS	SF	AC	% OF PARCEL
BLDG.	182,700.00	4.19	19.84
ASPH/PAVE	369,388.80	8.48	40.15
PERVIOUS	367,724.33	8.45	40.01
TOTAL	919,813.13	21.12	100.00

middle school
"CC"

for
the school district of
osceola county, florida

809 bill beck boulevard
kissimmee, florida 34744

revisions:

drawn: K.M.R.
checked: J.A.K.
date: 05/16/07
comm. no.: 07SCH0660

SITE PLAN

C100