Reunion East Community Development District

Agenda

July 13, 2023

AGENDA

Reunion East
Community Development District

Revised Meeting Agenda

Thursday
July 13, 2023
1:00 PM

Reunion Grande, Room E
7593 Gathering Drive
Kissimmee, Florida

Zoom: https://us06web.zoom.us/j/81019901423
Dial-in Number: (646) 876-9923
Meeting ID: 810 1990 1423

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 8, 2023 Meeting
4. Consideration of Proposal for County Road 532 Landscape Enhancement
5. Consideration of Proposals for Roof Replacement at Seven Eagles
    A. Advantage Roofing, Inc.
    B. Springer-Peterson Roofing & Sheet Metal, Inc.
6. Review and Acceptance of Pavement Management Plan
7. Consideration of Proposals for Geotechnical Services for Pavement Evaluation
    A. UES
    B. Intertek PSI
8. Consideration of Proposal for Increased Preventative Maintenance Services at Seven Eagles Fitness Centers
9. Consideration of Temporary Construction Easement with IMF Developers LLC
10. Consideration of Proposal from Guardian Access Solutions for RFID Reader at Reunion Village Gates
11. Staff Reports
    A. Attorney
        i. Presentation of Memo Regarding Ethics Training for Elected Officials and Other Legislative Updates
    B. Engineer
        i. Review and Acceptance of Annual Engineer's Report - ADDED
    C. District Manager's Report
        i. Action Items
        ii. Approval of Check Register
        iii. Balance Sheet and Income Statement
        iv. Replacement and Maintenance Plan
    D. Security Report
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date: August 10, 2023
15. Adjournment

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **June 8, 2023** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs *(via Zoom)*	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd *(via Zoom)*	Boyd Civil Engineering
Addison Engeman	Boyd Civil Engineering
Alan Scheerer	Field Manager
Garret Huegel	Yellowstone Landscape Services
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the June 8, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. Resident Lester Blades of 1530 Houston questioned whether there was a response to his written proposal from five months ago for The Stables and requested that it be added to the agenda for the next meeting. Resident Diane Davis of 1540 Corolla Court felt that security improved in their response and helpfulness, but there were issues with construction and trash on some of these construction sites that blew onto houses. Builders were eating chicken and throwing their bones all around a tree several houses down and leaving lunchboxes unattended. There were also hidden *"No Parking"* signs behind trees, which Ms. Davis took pictures of, but the trees were not cut back. There were guidelines to maintain trees to a certain height as they grew, because roots were damaging the sidewalks. Resident Jill Mulhere of 1211 Radiant Street agreed with the trash issues as her dog chewed on the chicken bones multiple times. There being no further comments, Ms. Adams closed the public comment period. Mr. Greenstein pointed out that trash was an HOA matter, but the builder should be informed. If a tree was blocking vehicles, the CDD would be involved. The Stables would be addressed later in the meeting.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 11, 2023 Meeting**

Ms. Adams presented the minutes from the May 11, 2023 meeting, which were included in the agenda package and were reviewed by District Counsel and the District Manager.

Mr. Goldstein MOVED to approve the Minutes of the May 11, 2023 Meeting and Mr. Dryburgh seconded the motion.

Ms. Wispelwey pointed out that the minutes were full of acronyms and suggested what the acronym stood for be included. Ms. Adams noted for the purpose of having information on the record regarding the agreements with Kingwood and the Master Association, the Reunion West CDD Board requested included a summary of the workshop minutes at the beginning of every minutes and questioned whether the Board wanted the same. *There was Board consensus to include them.*

On VOICE VOTE with all in favor the Minutes of the May 11, 2023 Meeting were approved as presented.

- **Review and Acceptance of Pavement Management Report** *(Item 5)*

Mr. Boyd apologized for the report taking longer than anticipated to complete. Mr. Dryburgh requested a copy of the report electronically prior to the meeting in order to be prepared for the presentation. Ms. Adams stated that it was sent electronically last night. Mr. Boyd was open to taking questions or comments after the meeting.

Mr. Boyd drove and walked through all of the roads in Reunion East, taking photos and grading the roads, based on a Pavement Condition Index Methodology, which was included in Appendix D. The grading scale was based on the square feet of the roadway, stress of the roadway, approximate area of distressed areas and severity, in order to come up with a score. Tables 2 through 5 included recommendations and a sequence of action. The roads with the heaviest traffic had the most severe distress. Considering the age of the pavement surfaces, the District's roads were in reasonable condition for what was expected for a pavement surface that was 20 years old. The one exception, which was unrelated to the age, was on Spine Road between 545 and the gatehouse. There was significant settlement, due to the storm pipe underneath it, which either had soil intrusion or a problem with the base. On Tradition Boulevard from Spine Road to I-4, they were recommending remediation as soon as possible. In Table 3, they were recommending resurfacing within the next two years, followed by roads that were in generally good condition, but because they were approaching the end of their life, they planned for resurfacing in either the 2030 or 2035 timeframe. The report did not address the exact improvement because they needed to get a core sample to verify the existing pavement depth and base condition prior to making a final recommendation of the resurfacing, to affect traffic as little as possible. They must mill to an appropriate depth to get the new layer where it needed to be, but based on what they observed, there appeared to be no base issues, although the pavement was showing its age in many locations.

Mr. Greenstein appreciated how the report was broken out as it identified the work that was required as soon as possible, sections for the next two years and the long-term work between 2030 and 2035 in the remaining areas, but not all areas. Mr. Boyd explained that every road in the District was identified and by the end of the 2035 timeframe, recommended that all of roads be resurfaced. Mr. Greenstein estimated that 10% of their roadways were in the *"As soon as possible"* category. Mr. Boyd pointed out that it was 10% or less, with Tradition, Spine and Reunion

Boulevard being the priorities, followed by Gathering Drive towards the golf academy. In Mr. Greenstein's opinion, everything in the tables should be manageable from a financial standpoint. Ms. Adams recommended that the Board prioritize Tables 2 and 3 and authorize the District Engineer to obtain competitive proposals for the geotechnical work and provide at the July meeting. Mr. Greenstein asked if finalizing Reunion West's report would impact the status of this report. Mr. Boyd did not believe so as there was nothing urgent and recommended proceeding with Spine Road and Tradition Boulevard before they get worse.

Ms. Wispelwey felt that there should be a turn lane or less abrupt turn going south on Old Lake Wilson Road, turning right onto Spine Road. Mr. Dryburgh recalled there would be four lanes, a turn lane and stop light. Mr. Boyd noted that there were plans to widen it to four lanes and include a median. *There was Board consensus for the District Engineer to obtain competitive proposals for the geotechnical work for Tables 2 and 3 and for the District Manager to include a budget item for Fiscal Year 2024 for the roadwork and include the Pavement Management Plan on the next agenda for acceptance.*

- **Engineer (Item 7B)**

Mr. Boyd reported that the site improvements were complete for the access gates on Davenport Creek Bridge and he and Mr. Scheerer were assisting the gate installer. Mr. Dryburgh questioned the status of the traffic calming. Ms. Adams stated it would be addressed.

Engineering staff left the meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-09 Appointing Assistant Treasurer**

Ms. Adams presented Resolution 2023-09, appointing Mr. Darrin Mossing, Sr. as Assistant Treasurer. Mr. Mossing was the owner of Government Management Services (GMS) and an accountant by trade. Having him as an Assistant Treasurer would allow him to assist with management of the financial records. This resolution was being presented to all Districts in Central Florida and was recommended for approval.

On MOTION Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2023-09 Appointing Darrin Mossing as Assistant Treasurer was adopted.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Pavement Management Report**

This item was discussed earlier in the meeting.

SIXTH ORDER OF BUSINESS **Discussion of HVAC Quotations at Heritage Crossing Community Center**

Ms. Adams reported that Mr. Scheerer has been working on this item for several months regarding the replacement of the HVAC system at the Heritage Crossing Community Center (HCCC), gathering competitive proposals and some options for the Board to consider. This item was contemplated as part of the Replacement and Maintenance Plan for the current fiscal year.

Mr. Scheerer presented proposals from three reputable HVAC companies; Folsom Services, Inc., Franks Air Conditioning and Dell Air; however, only Folsom Services, Inc. and Franks Air Conditioning submitted proposals. There were six rooftop units on this building, requiring crane removal and replacement. There were two 10-ton package units and four 12.4-ton package units. Folsom Services Inc. dealt mainly in Carrier, but Carrier could not adapt to the current system that was on the roof. They wanted to install a Trane system, the same system that Franks Air Conditioning proposed. The only difference in the proposals were that Franks Air Conditioning wanted to switch the manual outside air handlers to motorized, which they currently did not have and did not know if there was the need for one. They also wanted to do some soundproofing and replace all of the duct work. The duct work did not need to be replaced. There was insulation around the outside that would be replaced during removal and installation. The budget amount for this year was $132,862, which was in the current budget. The Folsom Services, Inc. proposal for the six units was $216,293.72 and the Franks Air Conditioning proposal was $161,090. HCCC must be closed during the crane process.

Mr. Scheerer pointed out that the goal would be to remove a couple of units, get them running and move on to the next couple of units. There was a five-year warranty on the compressor and one year manufacturing warranty. All thermostats would be replaced with programmable thermostats that would be tied into the United Fire system. All ducts had smoke detectors, which would work with the United Fire system, but the system must be taken offline while the units were being installed. Mr. Greenstein felt that there was no reason to spend $50,000 more. Mr. Scheerer agreed, as they started this process in February and by the time they start receiving funding from the Tax Roll, it could be eight to ten months before some of these projects started. Unfortunately,

there was a cost to do business, the longer they waited. Ms. Adams confirmed that there was funding in the Repair & Maintenance (R&M) Fund. Mr. Greenstein noted they had ample reserve funds and was amazed they were able to get 20 years out of this equipment. Mr. Goldstein pointed out that the warranties and units were comparable, the quality of service with Franks Air Conditioning exceeded Folsom Services, Inc. and the price was the best that they could get.

> On MOTION Mr. Goldstein seconded by Mr. Goldstein with all in favor the proposal with Franks Air Conditioning for HVAC services in the amount of $161,090 was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco recalled tracts that Ms. Wispelwey identified in the Reunion Village 1C replat that the CDD may be responsible for that were not conveyed by Orlando Health, Inc. to the CDD at the last Board Meeting. They reached out to the developer, EHOF Acquisitions II, LLC., who confirmed that there was currently a mortgage over Tract RW-1 and three open space tracts, OS-1, OS-3 and OS-4. The developer was working with their attorneys to modify the mortgage over those tracts before they were conveyed to the CDD.

Ms. Trucco noted the following changes in the Legislature:

- The minimum age to drive a golf cart was no longer 14 years of age. It was 16 with a permit or 18 with a valid Driver's License. There was also a requirement that an 18-year-old must have a Government issued photo ID card.
- Water Control Districts could designate their roads as permissible for golf cart use. In the past, the Statute only provided counties and municipalities the ability to designate their roads for golf cart use. Staff would monitor this.
- House Bill 199, a revision to Chapter 112 was passed into Law. Starting on January 1st, Board Members were required to complete four hours of ethics training. There would be information in the coming months.

Ms. Trucco heard from Kingwood's counsel regarding the Irrigation System Operating Agreement. Ms. Carpenter was in the process of reviewing it and would bring it before the Board next month for final approval. Mr. Dryburgh assumed that nothing changed as far as legality requirements for golf carts. Ms. Trucco confirmed that nothing changed, but if District roads were

permissible for golf cart use, the driver must be 18 years old versus 14 and everything else still applied.

B. Engineer

This item was discussed.

C. District Manager's Report

Ms. Adams recalled at last month's meeting when the number of registered voters were discussed for 2023, Mr. Dryburgh inquired about the number of registered voters in 2022. In the Reunion East CDD boundaries, as of April 15, 2023, there were 718 registered voters and as of April 15, 2022, there were 716 registered voters. Ms. Adams was in contact with Osceola County regarding the Planned Unit Development (PUD) for Reunion relating to the ability to permit The Stables in a way other than what it was currently permitted for. She advised the county that the Board was considering recreational use of the parcel or turning it into a parking area such as for boat and RV storage, including a recreational facility that would eventually be permitted for food and beverage or alcohol. They indicated that the District would need to submit a minor modification to the permit in order for them to answer that question and requested direction from the Board in terms of the most desirable uses. Using the facilities for recreational purposes and food and beverage were different than using the facilities for additional parking areas.

Mr. Dryburgh recalled at one time a company wanted to use this facility for wedding venues, which would include serving alcohol and food. Mr. Goldstein clarified that they would not sell alcohol. Ms. Adams could not speak to any previous due diligence regarding the appropriateness of permitting that location for this use, but the District as the owner would want to do their own due diligence before soliciting for proposals. Mr. Dryburgh pointed out that a group had the desire to improve the facility at their own expense and offer products for sale. Legal had an issue because the District may or may not be allowed to make a profit on a product that was paid for through public use funds, which was separate and distinct from the legal issue. In order to respond, the District must have a cost to modify it if they were interested in using the building for recreational food and beverage. Mr. Greenstein pointed out that the Board fully intended to change the status of the building as it was underutilized, there was interest from other parties and the community would like to see The Stables utilized. Ms. Wispelwey asked if there was the option of selling the building. Mr. Greenstein stated that was a last resort.

Ms. Trucco recalled that the Board explored this in the past and it was explained that The Stables were financed with tax exempt bonds and a private organization could not make a profit with that building. Ms. Wispelwey clarified that the bonds would be paid off when it was sold. Ms. Trucco advised that they must redeem the bonds first and it was currently subject to a Management Services Agreement (MSA) with Reunion. Mr. Greenstein confirmed that it was covered by a MSA and they wanted to ensure that it did not fall apart. Ms. Trucco recalled that the MSA was approved in 2018 and provided to Bond Counsel, but there was a question of whether a private organization could make a profit. Mr. Dryburgh questioned the amount of the bonds if they must be paid off. Ms. Trucco stated $600,000 was used to construct The Stables, but there was no formal analysis and they would need to get Bond Counsel involved, which was cumbersome as there was a restriction for only 5% non-qualified use. Mr. Dryburgh noted they could sell it and it would not be part of that percentage and once they sold it to an investment group, it was not part of the total. Ms. Trucco offered to have Bond Counsel perform an analysis.

Mr. Dryburgh asked if they were buying the land and the building or just the building because if the CDD continued to own the land and provide a 30-year lease on the land, they could take the building for $600,000, assuming the bonds were paid off first. Mr. Greenstein noted there were financial implications if they sold the building, but if the Board wanted to use the facility for a recreational purpose, they needed to go before the county to modify the permit for a recreational purpose since it is not an equestrian feature as previously planned. Ms. Adams noted it not a modification of a permit, but a modification of a PUD, which she has done in other Districts. Ms. Wispelwey stated the options were to sell the building, turn it into a parking lot for boat and RV storage, use it for a Reunion Resort purpose or have an independent option. Ms. Adams noted that the Board was not restricted to just those options and if the Board wanted it to be a recreational food and beverage type of operation, they could solicit proposals. Ms. Trucco advised that vendors could not make a profit because they already reached their non-qualifying use and were restricted and suggested obtaining a formal opinion from Bond Counsel. Mr. Greenstein preferred to go to the county to change the zoning because it gets it on the record as Kingwood under the MSA, had control over the building as they were managing the building on the District's behalf and would have the option to enhance the facility. Mr. Dryburgh suggested that the Board look at their maintenance as the building was rapidly falling apart. Mr. Greenstein recommended that the Board direct GMS to make a minor modification to the PUD. *There was Board consensus to proceed*

with the recreation and/or food and beverage option and obtain a proposal from Bond Counsel to perform an analysis. Mr. Greenstein requested that this item be included on the Action Items List as an ongoing project. Ms. Adams would communicate the Board's decision to Kingwood. Mr. Dryburgh questioned whether the sale of the building would include the trash dump. Ms. Trucco would look into the Board's options as it would change the acreage of the CDD, which would require a Contraction Ordinance by the county.

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Regarding the traffic calming, the radar display signs for Reunion West funded for this fiscal year would be installed soon. Now that they had the priority areas to be resurfaced in the next two or three years, they could determine if there was any overlay with areas that were recommended for speed calming devices and report to the Board; however, it would be deferred until after the paving project was completed. Mr. Dryburgh agreed. Ms. Wispelwey recalled discussion about speed bumps on Excitement Drive. Ms. Adams confirmed that would look at locations recommended by Security based on where people tended to pick up speed and from the most complaints communicated to Reunion Security.

Mr. Scheerer reported that all of the improvements installed in the roundabout with the pedestrian crossing were completed. New signs were installed. A tree was removed and the area was graded and re-sodded today. He talked to Fausnight Stripe & Line about using triangle stenciling before all pedestrian crosswalks. They were going to use an OUC pole on the Davenport Creek Bridge to include a *"Pedestrian Ahead"* sign towards the traffic circle in order for anyone coming through the traffic circle from any direction to see. The swing set was being installed and the border was in. They were supposed to set the poles, but it was raining. The swings would not be installed until after the concrete was set and the poles were delivered, which was expected the first of next week. The Seven Eagles pool furniture was delivered and installed a month ago and it looks good. All of the Palm trees were trimmed by Yellowstone today. Seed pods were dropping all over Seven Eagles. Yellowstone started at Seven Eagles and were going around all of the pools. The fountain replacement in Seven Eagles was turning out to be a difficult as he only received one proposal after contacting half a dozen contractors. He was going to try another source and bring it back to the Board.

Mr. Scheerer reported that they were waiting on parts for the RFID at the Reunion Village gate. They will need internet through Reunion IT. Mr. Goldstein understood that they had internet as there was a satellite dish. Mr. Scheerer would find out what the satellite dish was hooked up to. Mr. Dryburgh questioned residents not being able to visually see safety signs. Mr. Scheerer reported that a tree was removed to make it safer for people to cross the street by the roundabout. Mr. Dryburgh asked whether it was Security's job to inform Mr. Scheerer about *"No Parking"* signs that could not be viewed and report to Mr. Greenstein once a month on the 15 signs that could not be viewed. Ms. Wispelwey pointed out that two signs were down. Mr. Dryburgh requested this as an action item to discuss how many were corrected and left to be corrected. Mr. Greenstein recommended getting the Master HOA to commit to a schedule of when canopies would be raised on all trees because the canopy was too low and they were responsible for maintaining the area. Mr. Dryburgh agreed that trash and trees were the responsibility of the Master HOA.

Mr. Scheerer reported that annually, the sidewalks were inventoried for health and safety issues and any sidewalks over a quarter inch would be removed. They cut tree roots out as it caused the sidewalks to lift. Mr. Dryburgh understood if the root goes deep enough and did not push the sidewalk up, it was not addressed. Mr. Scheerer explained even though they had roots infiltrating the asphalt, they were only addressing the sidewalks at this point, as the asphalt would be addressed during the mill and resurfacing process. They do this every year, starting in October or November, but throughout the year, if someone sees a cracked or damaged sidewalk, Mr. Scheerer requested a picture and address and would have it taken care of. They did not address cosmetic issues. There being no other action items, Ms. Adams would include the vegetation around signage and The Stables on the Action Items List.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2023 through May 31, 2023 in the amount of $334,691.79, which was included in the agenda package.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the May Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2023, which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. The dates were updated each month. The Field Manager was gathering quotes for roof replacement and work on the arbors. It was provided for information purposes and no Board action was required. Mr. Greenstein questioned what work was being performed on the arbors. Mr. Scheerer stated that Yellowstone removed vegetation from the arbors so they could be refurbished. Rotted wood would be replaced, it would be repainted and have new landscaping. Mr. Greenstein clarified this was the arbor in Patriots Landing. Mr. Scheerer hoped to complete the repair in the next week. Mr. Dryburgh questioned the best time of year to resurface the roads. Ms. Adams stated that they preferred to resurface the roads during the off-peak season as traffic was less during the summer months, but the chance of being interrupted by a weather event increased. Mr. Greenstein suggested breaking the work out into pieces.

v. Reminder of Form 1 Filing Requirement Deadline: July 1st

Ms. Adams reminded the Board to complete their Form 1, Statement of Financial Interest and file with the county elections office. If anyone had not received their packet from the county and needed an electric copy and instructions for filing, she requested they notify her as this was a time sensitive item and fees were imposed for late filings. Mr. Dryburgh recalled that they could Fax the forms to the county. Ms. Adams pointed out that they could also be emailed. Mr. Greenstein would verify that the latest revision to the form was available on the State website.

D. Security Report

Mr. Vargas presented the May Security Report, which was provided under separate cover. There were 281 violations. An accident occurred in the community this past weekend at 5:00 a.m. when a resident fell asleep behind the wheel and crashed into a tree. The street had to be closed for several hours. Ms. Wispelwey heard that there was an underage party in Homestead. Mr. Vargas reported that the party was shut down by Midnight. In the last three months, there were two house parties. Mr. Greenstein recalled at the Reunion West meeting, it was reported that many

vehicles were parking on sidewalks and driveway pad. Security was going to pay additional attention and go through the notification process, as it was a violation of State Law to block a sidewalk. If the behavior was not corrected, the car would be towed. Ms. Adams pointed out that a car would be towed in accordance with the District parking rules.

EIGHTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Next Meeting Date – July 13th, 2023**

Ms. Adams stated the next meeting was scheduled for July 13, 2023 at 1:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the meeting was adjourned.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Proposal #302103
Date: 04/12/2023
From: Garrett Huegel

Proposal For

Reunion East & West CDD
c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Location

1590 Reunion Blvd
Kissimmee, FL 34747

Plant Removal and Sod Install on CR 532

Terms: Net 30

This proposal includes removing the existing plant material and adding zoysia turf in the island across from the fire station on CR 532. Also we will be modifying the irrigation and changing the spray heads to rotors for the new turf.

ITEM DESCRIPTION	Quantity
General Labor	40.00
Zoysia Sod	4.00
6" Rotor	6.00
1" PVC Pipe	8.00
1" PVC Fittings	20.00

Client Notes

SUBTOTAL	$6,393.11
SALES TAX	$0.00
TOTAL	$6,393.11

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Garrett Huegel
ghuegel@yellowstonelandscape.com

SECTION V

SECTION A

E S T I M A T E

Advantage Roofing Inc
6903 Partridge Lane
Orlando, FL 32807
(407) 678-9721

Sales Representative
Anthony Martell
(407) 219-0989
Anthony@roofingadvantage.com

ADVANTAGE ROOFING INC
Proudly Serving Central Florida Since 1989

Allen Scheere
1364 Seven Eagles Ct.
Kissimmee, FL 34747
(407) 398-2890
ascheerer@gmscfl.com

Estimate #	E-1466
Date	5/18/2023

Advantage Roofing Inc. is dedicated in combining its resources to ensure the highest quality of workmanship and commitment. We have familiarized all personnel with project conditions and are familiar with all local building codes. Thank you for the opportunity, time and attention in your process of choosing a qualified contractor.

RE-ROOF PREPARATION
- Cover all plants and shrubbery with tarps to eliminate damage and catch all loose trash and nails.
- Obtain and post all necessary permits in accordance with all local codes.
- Remove existing roof: **Shingle roof to wood decking/Roof Over No Tear Off (Flat)** (Roof type).
- **Removal of extra shingle or Flat roof layers will be charged at an additional cost of $25.00 Per SQ. (Only when applicable)**.

ROOFING SYSTEM
- **Re-nail decking per FL. Hurricane Mitigation Requirements.** (8D RING SHANK NAILS PER FL BUILDING CODES)
- Install new: **CertainTeed Architectural Landmark Shingles** in accordance with manufacturers specifications and all local codes. **(Lifetime 50 Yr Warranty / 130 MPH Wind Rating)**
- Install new: **GAF Energy Star Everguard 60 Mil TPO Membrane Flat Roof system** in accordance with manufacturers specifications and all local codes. **(15 Yr Warranty)**

WOOD WORK
- Replace defected/rotten wood at an **Additional cost: $95.00 per sheet plywood.**
- Replace defected/rotten wall, chimney flashing, plank and fascia boards at an **Additional cost: $7.50 per Lin. Ft.**
- **($150.00 Wood Credit)**

UNDERLAYMENT/DRY-IN
- Install **Synthetic Double Layer (Shingle Underlayment) / 3 oz Separator Sheet (Flat)**throughout entire roof deck.
- Install **Peel & Stick Leak Secondary Water Barrier** in the following vulnerable areas that apply (Valleys, Penetrations, Skylights, and Chimneys).

EAVE DRIP, FLASHING & SKYLIGHTS
- Install New eave drip/ TPO clad metal.
- Install new lead plumbing boots painted to match roof.
- Furnish and install new valley metal over peel and stick membrane.
- Remove and install new glass double pane curb mount skylights. (If Applicable)

VENTILATION, CAP & STARTER SHINGLES
- Furnish and install new shingle over ridge vents **OR** New 4 ft. off ridge vents.
- Furnish and install new goose neck vents. (If Applicable)
- Install CertainTeed Shadow ridge hip and ridge cap shingles.
- Install CertainTeed required starter shingles at eave.

JOB COMPLETION
- Clean job site thoroughly each day and remove all job related debris from premises. Magnetically drag job site for any loose nails.
- Request all necessary permit inspections **(Please do not remove any county permits until final inspections have been completed).**

WORKMANSHIP WARRANTY
- Workmanship warranted against **ALL LEAKS AND DEFECTS** for **Five (5) Years** from date of completion.
- Manufacturers warranty applies to materials only. Warranties are transferable one time.

ADVANTAGE ROOFING INC. hereby propose to furnish labor, materials, insurance, permits and fees, dump fees, supervision, equipment, qualified installers, and TAXES: complete in accordance with the above specifications.

Item	Price
Shingle/Flat Roof Replacement	$134,962.00

- **Payment Due In Full at Completion. (3% Convenience fee for all credit Card Payments)**
- **This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor.**

Sub Total	$134,962.00
Total	$134,962.00

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

This contract and any agreement pursuant thereto is between **Advantage Roofing Inc**. hereinafter referred to as the "Co" or "Company" and the customer(s) named herein on the will be subject to all appropriate laws, regulations and ordinances of the state of Florida and the terms and conditions. The above proposal, specifications and conditions are satisfactory, and Advantage Roofing is hereby authorized to do the work as specified. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor. Should default be made in payment of this contract, charges should be added from the date their of completion at a rate of (1 ½) percent per month, 18% per year with a minimum charge of $ 2.00 per month, and if placed in the hands of an attorney for collection, all attorney fees, legal, and filing fees shall be paid by customer accepting said contract.

1. According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statues), those who work on your property or provide materials and are not paid in full have the right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or subcontractor fails to pay subcontractors, sub-subcontractors, or materials supply or neglect to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. Florida construction lien law is complex and is recommended that whenever a specific problem arises, you should consult an attorney.

2. **All Contracts** are subject to approval of our credit department and office without exception. The person executing this contract must obtain the approval of the officer of the company for this contract to be effective under any conditions. **THIS CONTRACT CAN NOT BE CANCELLED ONCE WORK IS COMMENCED EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.**

3. **Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment, small divots in the driveway from equipment such as roll-off containers and dump trailers. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work. The company shall have no responsibility from damages from fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner's insurance or unless a specified written agreement be made therefore prior to commencement of the work. Company shall not be reliable for failure of performances due to labor controversies, strikes, fires, whether, in ability to obtain materials from usual sources, of any other circumstances beyond the control of the company, weather of a similar or dissimilar nature. Acts of extreme nature voids all warranties. "Co." cannot be held responsible for any form of mold damage. Manufacturer's warranty applies to materials. Workmanship warranty does not apply to items that were not replaced (i.e. Skylights). Advantage will not be responsible for previous structural issues, plumbing line damage due to improper installation from re-piping, driveway damage, gutters, soffits, nor solar panels.

4. Defects: Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

5. Contractor Workmanship Warranty: Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. ***Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.***

6. If material has to be re ordered or re stocked because of cancellation by the customer there will be a restocking fee equal to twenty five percent (25%) of the contract price. If this contract is cancelled later than three days from execution, the customer shall pay to the Company twenty five percent (25%) of the contract price as liquidated damages, not as a penalty, and the company agrees to accept such as reasonable and just compensation for said cancellation.

7. Any representations, statements or other communication not written on this contract or agree to be in material, and not relied on by either party, and do not survive the execution of this contract. The company is not responsible for construction problems of your home.

8. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street. Tallahassee, FL 32399-0783 Tele:850-487-1395 Website: www.myfloridalicense.com

Customer Signature: _____ **Date:** _____

SECTION B

SPRINGER-PETERSON
ROOFING & SHEET METAL, INC.

COMMERCIAL PROPOSAL AND CONTRACT

State License CCC037012

PO Box 1648 • Eaton Park, FL 33840 • (863) 665-1163 • (863) 666-2468 Fax

To: **GMS Central Florida**
219 E. Livingston St
Orlando, FL 32801

Phone: **(407) 841-55243**
Email: **ascheerer@gmscfl.com**

Date: June 2, 2023

Job Name: **WO # 75600 - 1364 Seven Eagles CT**

Attn: **Alan Scheerer**

Springer-Peterson Roofing & Sheet Metal, Inc. ("Contractor") proposes to perform the following Scope of Work:

Shingle Roof

1. Remove existing Shingle roof/underlayment down to wood deck and dispose of properly.
2. Inspect decking for damage or deterioration. **See notes below**
3. Re-nail the existing decking to wood trusses 6" on center to meet Florida Building Code.
4. Furnish and install (1) layer of Polyglass IRX-E peel and stick underlayment per manufacturer's requirements and Florida Building Code.
5. Furnish and install architectural shingles per manufacturer's requirements and Florida Building Code. Color Selection_____
6. Furnish and install eave drip and valley.
7. Furnish and install off ridge vents at existing locations.
8. Furnish and install new lead boots at all existing plumbing stacks.
9. Furnish Springer-Peterson Roofing & Sheet Metal, Inc 2-year workmanship warranty.
10. Furnish Limited Lifetime Manufacturers Material Warranty.

Exclusions:

1. Deteriorated plywood decking to be removed and replaced at $5.75 a square foot.
2. Deteriorated Fascia Board to be removed and replaced at $5.75 a LF.
3. Anything not listed in above scope of work.

Flat/TPO Roof

1. Remove existing membrane and dispose of properly.
2. Mechanically attach 1/2" coverboard over existing roofing assembly.
3. Mechanically fasten .060 mil TPO per manufacturer's specifications and Florida Building Code.
4. Adhere .060 mil TPO to base parapet walls per Manufacturer's specifications and Florida Building Code.
5. Flash all pipes, curbs and other penetrations per manufacturer's specifications and Florida Building Codes.
6. Fabricate and install 24 GA. Galvanized Kynar counterflashing at parapet walls and curb terminations.
7. Provide Springer-Peterson Roofing and Sheet Metal Inc.'s 2 Year Labor Warranty.

Exclusions:

1. Wood deck replacement at $8.50 a Sq. Ft if needed.
2. Mechanical, electrical and plumbing work excluded.
3. Any work not mentioned above excluded.

Price: $157,542.00

Due to raw material volatility, material pricing is only valid for 14 days. Price of materials to be determined at time of shipping and any price increases will be the responsibility of the owner. Please see paragraph 8 in attached Terms and Conditions.

NOTES:

- ***TERMS AND CONDITIONS: The terms and conditions are set forth on the reverse side or attached are a part of this proposal.***
- ***Every effort will be made to properly protect the landscaping.***
- ***All old roofing materials and other debris will be removed from the job site leaving the property in a clean and orderly condition.***
- ***This bid does not include repairs to or replacement of deteriorated sheathing, insulation, roof decking, wood work or the removal or disposal of asbestos materials.***
- ***Should it become necessary to collect this account through an attorney or by legal proceedings, the prevailing party shall be entitled to recover all of its expenses incurred in collecting the claim, including reasonable attorneys' fees and costs.***
- ***Cost to lower existing roof drains, if required, is not included.***

We propose hereby to furnish labor and material in accordance with above specifications for the sum of:

One Hundred Fifty-Seven Thousand, Five Hundred and Forty - Two & 00/100 Dollars ($157,542.00)

TERMS: Invoiced monthly and upon completion. All invoices are due upon receipt. If the invoice is not paid upon receipt, interest will be charged at 18.25% per annum.

All work to be completed in a workmanlike manner according to standard practices. Any alteration from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation insurance.

Note: Due to the continuing increases in metal, isocyanurate and petroleum based products, this proposal may be withdrawn by Springer-Peterson if not accepted within 30 days. Thereafter, if there is an increase in the price paid by Springer-Peterson for these products, the amount of this proposal shall be similarly increased to reflect our increased costs to obtain materials.

Authorized Signature:_____

Jeff Tofanelli, Estimator HH

ACCEPTANCE OF PROPOSAL: The above prices, specifications and terms are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance:_____ **Signature:**_____

SECTION VI

REUNION EAST CDD

PAVEMENT CONDITION EVAULATION AND RECCOMENDATIONS

June 7, 2023

PREPARED FOR:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

PREPARED BY:

Steven N. Boyd, P.E.
Boyd Civil Engineering, Inc.
6816 Hanging Moss Rd.
Orlando, FL 32807

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Introduction and Objective

The CDD owned roads within the Reunion East Community Development District were constructed between 2002 and 2005 with most being completed and in use by the end of 2004. As all of the roads are approximately 20 years old the Reunion East CDD Board of Supervisors commissioned this report for the purpose of evaluating the present condition of the road surfaces and providing for recommendations for current and future maintenance requirements.

The areas included in this study are shown on Maps 1 through 4 in Appendix 1.

Recently completed roads in the Reunion Village project areas adjacent to I-4 were not included as they are new roads and are not the subject of this report.

Methodology

Data Collection:

Site visits were conducted between March 25, 2023, and May 26, 2023. Each of the roads were driven slowly looking for signs of distress to include alligator cracking, settlement, potholes, or other disturbances to the pavement surface. Areas showing signs of disturbance were walked and photographed.

Analysis:

In order to evaluate and rate the condition of the observed conditions, each section of road way was evaluated using the Pavement Condition Index (PCI) method. This best practices approach is described in more detail in Appendix 4. The methodology assigns value and deducts for the type of defect, severity and area of observed distress.

Ratings fall within the following classifications:

Very Poor	0-10
Poor	10-25
Fair	25-40
Good	40-50
Very Good	70 or above

The PCI Worksheets for each roadway segment are included in Appendix 2, with photos of observed distress shown in Appendix 3.

Summary of Findings

Generally, the asphalt surfaces are in reasonable condition given their age and use. The most commonly observed condition was nonstructural alligator cracking which takes place over time as the asphalt ages and loses its originally plasticity. The underlying base appears to be in good condition with the exception of a few locations identified in this report.

Information regarding recommended improvements and prioritization is presented in the following section. Detailed information regarding the PCI scoring of each roadway is presented in Appendix B.

The below provides a summary of roadways evaluated (in alphabetical order) and the overall PCI rating.

Alleys were not individually evaluated and are not presented in this report. In the recommendations section, it will be recommended that alleys be resurfaced in the same sequence as the adjacent subdivision streets as each subdivision is resurfaced.

Table 1. Listing of Roadways in Alphabetical Order

	Segment Description			
Roadway	No.	Starting From	Endint at	PCI Condition
Astina St.	1	Gathering Drive	Radian Street	Good
Carolina Wren Dr.	1	Excitement Dr	Mourning Dove Ln	Good
Corolla Ct.	1	Excitement Dr.	Cul-de-sac	Good
Devereaux St.	1	Gathering Drive	Radian Street	Good
Euston Dr.	1	Excitement Dr.	Excitement Dr.	Good
Excitement Dr	1	Gathering Drive	Radian Street	Good
Excitement Dr.	2	Radian St.	Carolina Wren Dr.	Good
Excitement Dr.	3	Carolina Wren Dr.	Purple Martin Ln.	Good
Excitement Dr.	4	Purple Marting Ln.	CR 545	Poor
Fairview Circle	1	Linkside Loop(S)	Linkside Loop (N)	Good
Fairview Circle	2	Linkside Loop(N)	Fairview Cr./Fairview Cr.	Good

Gathering Drive	1	CR 455 Overpass	Excitement Drive	Fair
Gathering Drive	2	Excitement Drive	Sparkling Court	Fair
Gathering Drive	3	Sparking Ct.	Cul-de-sac	Fair
Green Lane	1	*Faiview Cr.*	Linkside Loop	Good
Heritage Crossing Parking Lot	2	Gate	End of Median	Fair
Heritage Crossing Way	1	CR 545	Gate	Good
Linkside Loop	1	Reunion Blvd (S)	Reunion Blvd (N)	Good
Molona St.	1	Excitement Drive	Astina St.	Fair
Mourning Dove Cr	1	Purple Martin Ln	Purple Martin Ln	Good
Norhtern Harrier Way	1	Purple Martin Ln	Alley	Good
Oconee St.	1	Gathering Drive	Molona St	Good
Purple Martin Ln	1	Excitement Dr	Mourning Dove Ln	Good
Radian St.	1	Excitement Drive	Gathering Drive	Good
Reunion Blvd	1	CR 532	End of Divided Section	Poor
Reunion Blvd	2	Divided Section	Linkside Loop (North)	Poor
Reunion Blvd	3	Linkside Loop (North)	Traffic Circle	Poor
Reunion Blvd	4	Traffic Circle	CR 455 Overpass	Good
Soiree Way	1	Gathering Drive	Radian Street	Good
Sparkling Ct	1	Gathering Drive	End of CDD Tract	Good
Sparkling Ct	2	Gathering Drive	Radian Street	Good
Spine Road	1	Davenport Bridge	Tradition Blvd	Good
Spine Road EB	2	*Tradition Blvd*	Gate House	Very Poor
Spine Road EB	3	Gate House	CR 545	Very Poor
Spine Road WB	4	CR 545	Gate House	Very Poor
Spine Road WB	5	Gate House	Tradition Blvd.	Good

Titan Ct.	1	Excitement Dr.	Cul[de-sac	Fair
Tradition Blvd	1	Davenport Bridge	Spine Road	Fair
Tradition Blvd	2	Spine Road	I-4 Overpass	Poor
Velleux St.	1	Gathering Drive	Radian Street	Good
Watson Ct	1	Gathering Drive	Radian Street	Good

Recommendations

Tables 2 through 5 provide recommendations regarding prioritization and suggested scheduling of resurfacing roadways. The timelines presented are not absolute and may be adjusted at the discretion of the Board of Supervisors. Items requiring most urgent attention are noted.

It should also be noted that although some curb lines are beginning to show impact of root growth. Areas where this should be addressed concurrent with resurfacing are noted in the recommendations. This is a common and ongoing concern with all communities where canopy trees are maturing in close proximity to curbs and sidewalks.

Prior to starting a resurfacing program, roadway sections to be resurfanced should have a core samples taken at several locations to confirm depth of the existing base and asphalt layers. Following review of core samples, the specific depth of milling and resurfacing can be determined.

Table 2. Reccomended work to be completed as soon as possible.

Roadway	Segment Description No.	Starting From	Ending at	PCI Condition	Desription of work required
Tradition Blvd	2	Spine Road	I-4 Overpass	Poor	Patch Pot Holes as soon as possible ,Schedule for Resurfacing in Next 2 years
Spine Road WB	4	CR 545	Gate House	Very Poor	Core Sample to evaulate base and subgrade as soon as possible. Following review of results, schedule base and pavement replacement

Table 3. Reccomended work to be completed within the next two years

Roadway	Segment Description No.	Starting From	Ending at	PCI Condition	Desription of work required
Reunion Blvd	1	CR 532	End of Divided Section	Poor	Mill, resurface and install new pavement markings
Reunion Blvd	2	Divided Section	Linkside Loop	Poor	Mill, resurface and install new pavement markings
Reunion Blvd	3	Linkside Loop (North)	Traffic Circle	Poor	Mill, resurface and install new pavement markings
Tradition Blvd	2	Spine Road	I-4	Poor	Mill, resurface and install new pavement markings
Spine Road EB	2	Tradition Blvd	Gate House	Very Poor	Schedule for Resurfacing in Next 2 years
Spine Road EB	3	Gate House	CR 545	Very Poor	Schedule for Resurfacing in Next 2 years
Spine Road WB	4	CR 545	Gate House	Very Poor	See Table 2

Table 4. Reccomended Work to be planned between 2025 and 2030

Roadway	Segment Description No.	Starting From	Ending at	PCI Condition	Desription of work required
Reunion Blvd	4	Traffic Circle	CR 455 Overpass	Good	Place on 2025-2030 CIP for Resurfacing
Tradition Blvd	1	Davenport Bridge	Spine Road	Fair	Place on 2025-2030 CIP for Resurfacing
Gathering Drive	1	CR 455 Overpass	Excitement Drive	Fair	Place on 2025-2030 CIP for Resurfacing
Gathering Drive	2	Excitement Drive	Sparkling Court	Fair	Place on 2025-2030 CIP for Resurfacing
Excitement Dr.	4	Purple Marting Ln.	CR 545	Poor	Place on 2025-2030 CIP for Resurfacing, Core Drill to Evaulute Base prior to Resurfacing

Table 5. Reccomended work to be planned between 2030 and 2035

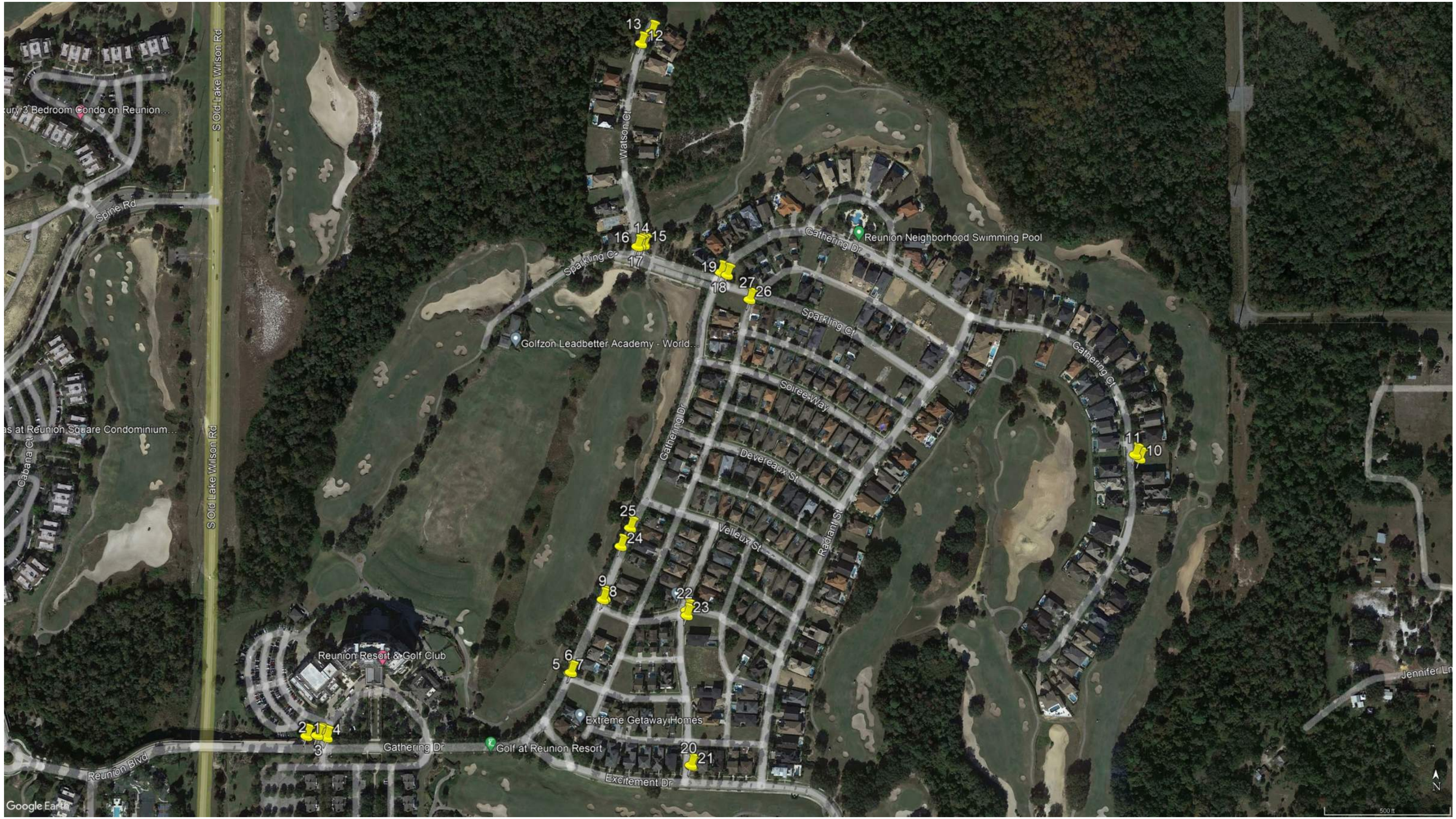
Roadway	Segment Description No.	Starting From	Ending at	PCI Condition	Desription of work required
Spine Road	1	Davenport Bridge	Tradition Blvd	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Spine Road WB	5	Gate House	Tradition Blvd.	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Gathering Drive	3	Sparking Ct.	Cul-de-sac	Fair	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Sparkling Ct	1	Gathering Drive	End of CDD Tract	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Sparkling Ct	2	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Watson Ct	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Soiree Way	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Devereaux St.	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Velleux St.	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Astina St.	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Oconee St.	1	Gathering Drive	Molona St	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Molona St.	1	Excitement Drive	Astina St.	Fair	Consider Spot Repair prior to 2030 at Corner of Exitement Drive, Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Radian St.	1	Excitement Drive	Gathering Drive	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Excitement Dr	1	Gathering Drive	Radian Street	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing

Excitement Dr.	2	Radian St.	Carolina Wren Dr.	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Excitement Dr.	3	Carolina Wren Dr.	Purple Martin Ln.	Good	Make Spot Repair at Location #32. Monitor remainder and Consider Placing on 2030-2035 CIP for Resurfacing
Titan Ct.	1	Excitement Dr.	Cul[de-sac	Fair	Place on 2030-2035 CIP for Resurfacing
Corolla Ct.	1	Excitement Dr.	Cul[de-sac	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Euston Dr.	1	Excitement Dr.	Excitement Dr.	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Purple Martin Ln	1	Excitement Dr	Mourning Dove Ln	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Mourning Dove Cr	1	Purple Martin Ln	Purple Martin Ln	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Norhtern Harrier Wa	1	Purple Martin Ln	Alley	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Carolina Wren Dr.	1	Excitement Dr	Mourning Dove Ln	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Linkside Loop	1	Reunion Blvd (S)	Reunion Blvd (N)	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Fairview Circle	1	Linkside Loop(S)	Linkside Loop (N)	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Fairview Circle	2	Linkside Loop(N)	Fairview Cr./Fairview Cr.	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Green Lane	1	*Faiview Cr.*	Linkside Loop	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Heritage Crossing W	1	CR 545	Gate	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing, spot repair needed at one inlet
Parking Lot	2	Gate	End of Median	Fair	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing

APPENDIX:

APPENDIX A – LOCATION MAPS
APPENDIX B – PCI WORKSHEETS
APPENDIX C – PHOTO LOG
APPENDIX D- Pavement Condition Index (PCI) Best Practices Methodology Summary

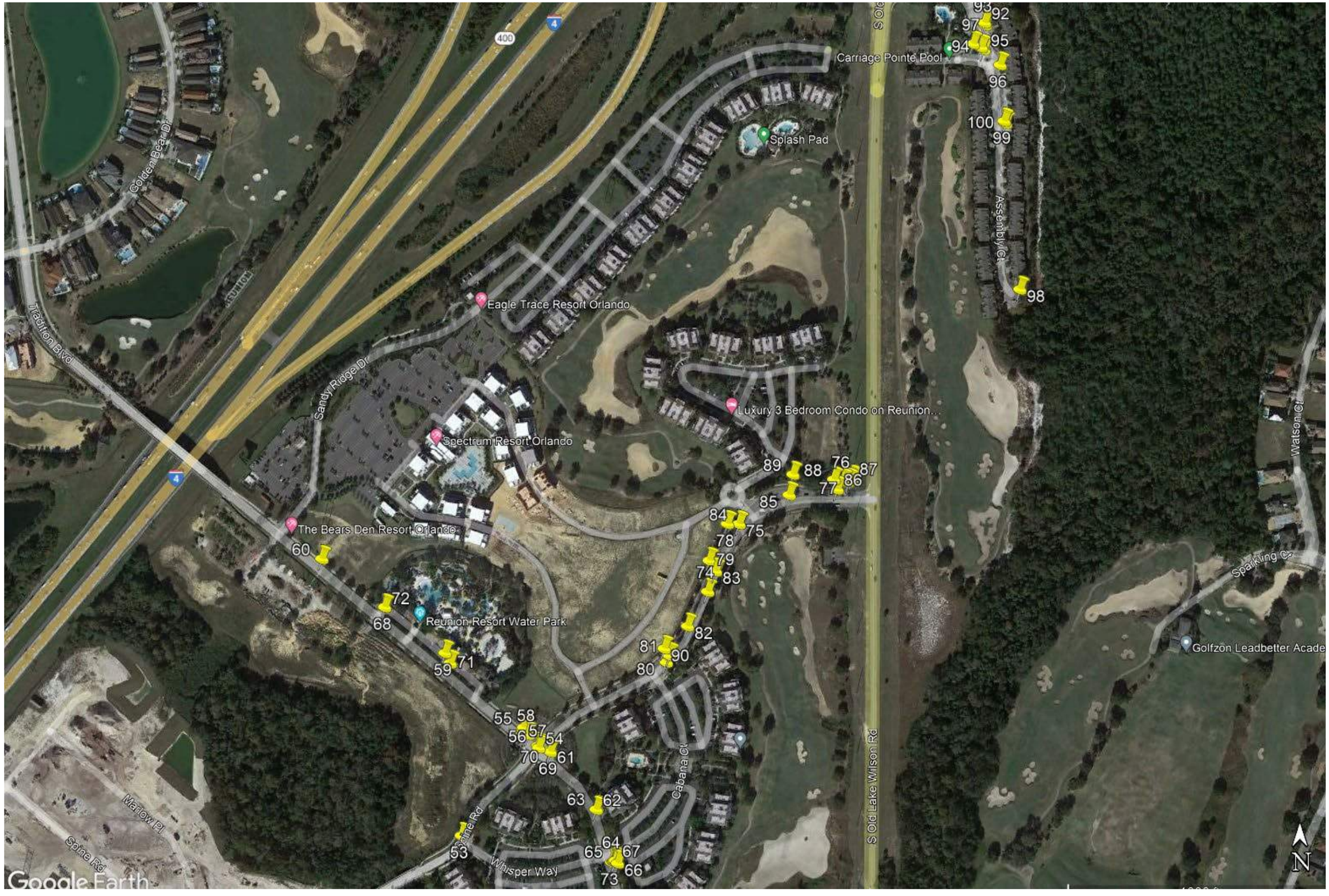
APPENDIX A – LOCATION MAPS



Map 1. Locations 1 through 27

Map 2. Locations 28 through 33

Map 3. Locations 34 through 53

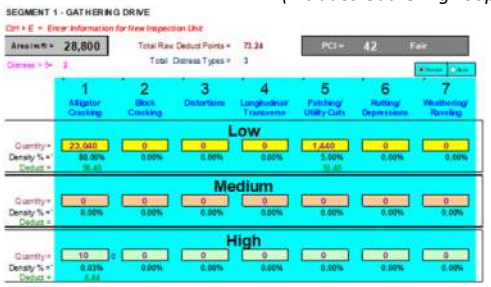


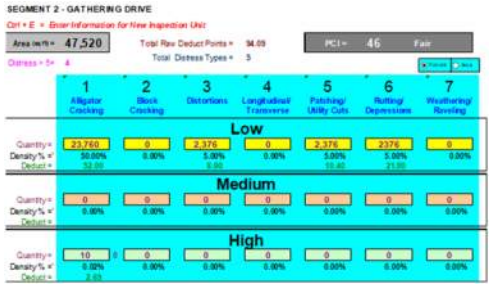
Map 4. Locations 53 through 100

APPENDIX B – PCI WORKSHEETS

Pavement Surface Condition Report

Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Gathering Drive	1	CR 455 Overpass	Excitement Drive	1200	24	28800	Fair	Place on 2025-2030 CIP for Resurfacing
	Gathering Drive	2	Excitement Drive	Sparkling Court	1980	24	47520	Fair	Place on 2025-2030 CIP for Resurfacing
	Gathering Drive	3	Sparking Ct.	Cul-de-sac	3600	22	79200	Fair	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
			(Includes Gathering Loop)						





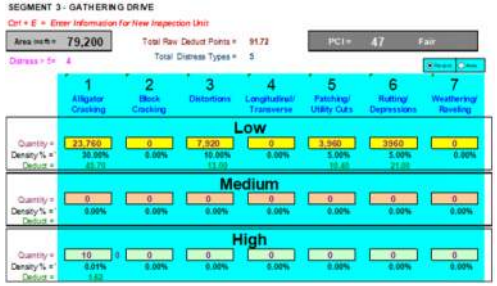
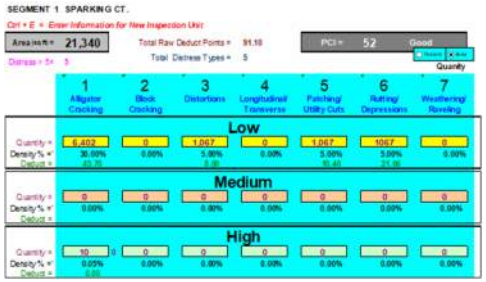


Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Sparkling Ct	1	Gathering Drive	End of CDD Tract	970	22	21340	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Sparkling Ct	2	Gathering Drive	Radian Street	920	22	20240	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing



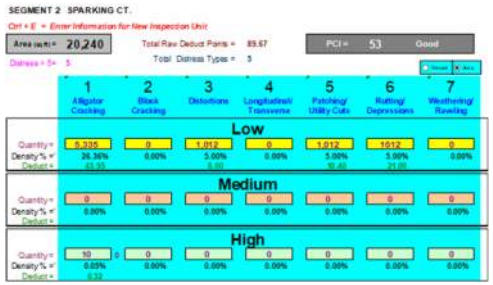
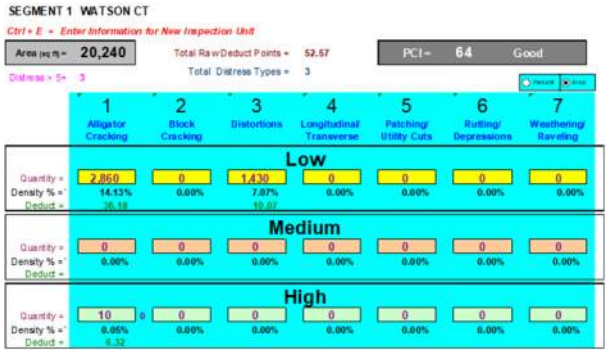
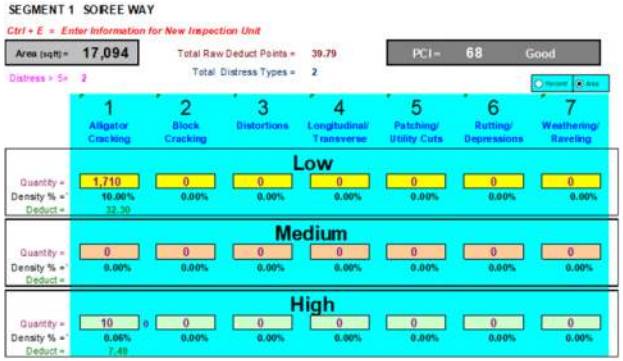
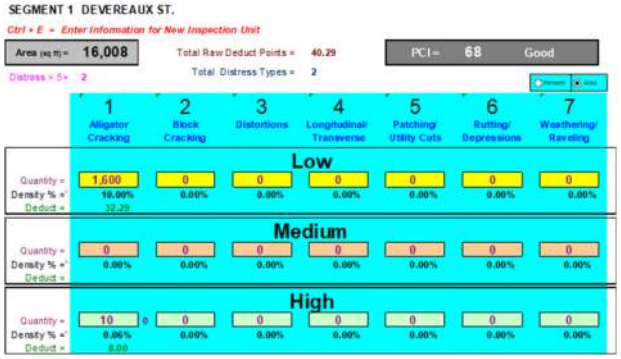


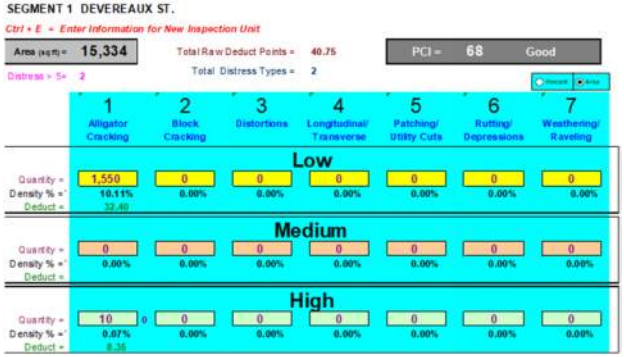
Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Watson Ct	1	Gathering Drive	Radian Street	1300	22	28600	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Soiree Way	1	Gathering Drive	Radian Street	777	22	17094	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Devereaux St.	1	Gathering Drive	Radian Street	696	22	15312	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Velleux St.	1	Gathering Drive	Radian Street	697	22	15334	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Astina St.	1	Gathering Drive	Radian Street	745	22	16390	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Oconee St.	1	Gathering Drive	Molona St	445	22	9790	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Molona St.	1	Excitement Drive	Astina St.	1015	22	22330	Fair	Consider Spot Repair prior to 2030 at Corner of Exitement Drive, Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Radian St.	1	Excitement Drive	Gathering Drive	2016	22	44352	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Excitement Dr	1	Gathering Drive	Radian Street	1112	23	25576	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing

Any Adjacent Alleys ***Should be resurfaced concurrently and immediately before the adjacent streets are resurfaced***









SEGMENT 1 ASTINA ST.

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 16,390 | Total Raw Deduct Points = 51.12 | PCI = 57 Good

Distress > 5= 2 | Total Distress Types = 2

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	4,100	0	0	0	0	0	0
Density % =	25.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	43.31						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	10	0	0	0	0	0	0
Density % =	0.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	7.81						

SEGMENT 1 MOLONA ST.

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 22,330 | Total Raw Deduct Points = 96.23 | PCI = 44 Fair

Distress > 5= 4 | Total Distress Types = 4

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	2,233	0	0	0	0	0	0
Density % =	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	32.30						
Medium							
Quantity =	1,000	0	0	0	1,000	0	0
Density % =	4.48%	0.00%	0.00%	0.00%	4.48%	0.00%	0.00%
Deduct =	37.24				20.96		
High							
Quantity =	10	0	0	0	0	0	0
Density % =	0.04%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	5.73						

SEGMENT 1 OCONEE ST.

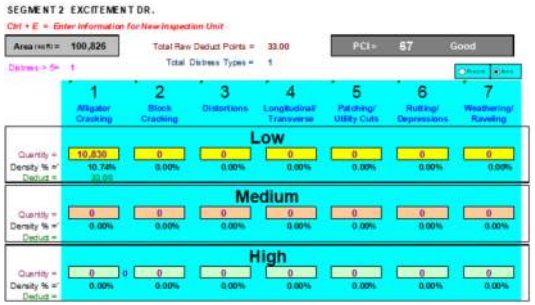
Ctrl + E = Enter Information for New Inspection Unit

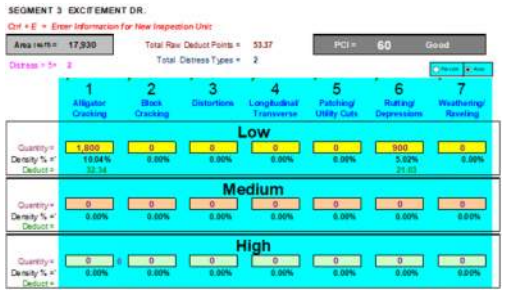
Area (sq ft) = 9,790 | Total Raw Deduct Points = 45.15 | PCI = 66 Good

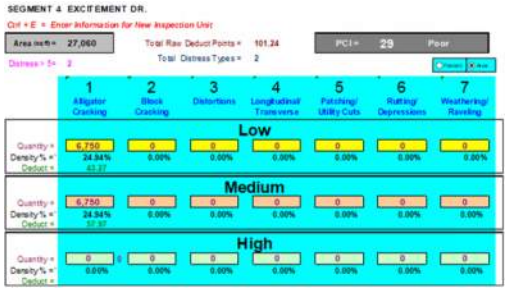
Distress > 5= 2 | Total Distress Types = 2

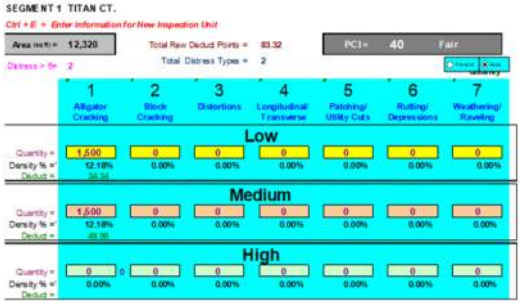
	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	980	0	0	0	0	0	0
Density % =	10.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	32.31						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	10	0	0	0	0	0	0
Density % =	0.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	12.84						

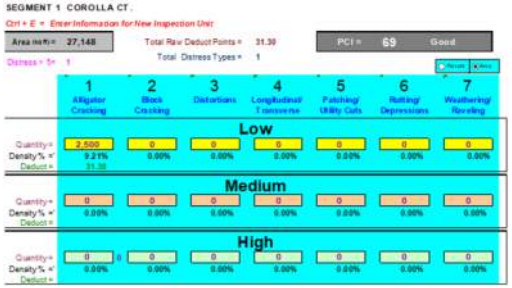
Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Excitement Dr.	2	Radian St.	Carolina Wren Dr.	4583	22	100826	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Excitement Dr.	3	Carolina Wren Dr.	Purple Martin Ln.	815	22	17930	Good	Make Spot Repair at Location#32. Monitor remainder and Consider Placing on 2030-2035 CIP for Resurfacing
	Excitement Dr.	4	Purple Marting Ln.	CR 545	1230	22	27060	Poor	Place on 2025-2030 CIP for Resurfacing, Core Drill to Evaulute Base prior to Resurfacing
	Titan Ct.	1	Excitement Dr.	Cul[de-sac	560	22	12320	Fair	Place on 2030-2035 CIP for Resurfacing
	Corolla Ct.	1	Excitement Dr.	Cul[de-sac	1234	22	27148	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Euston Dr.	1	Excitement Dr.	Excitement Dr.	985	22	21670	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing











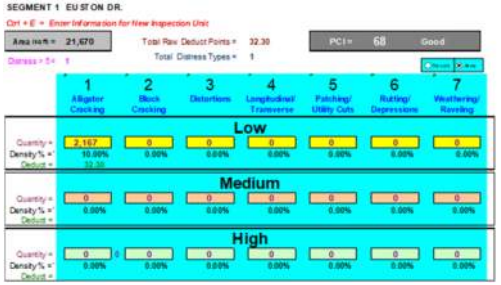
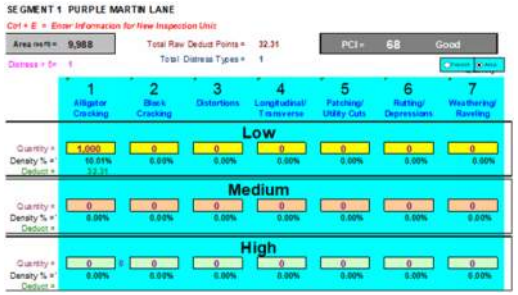
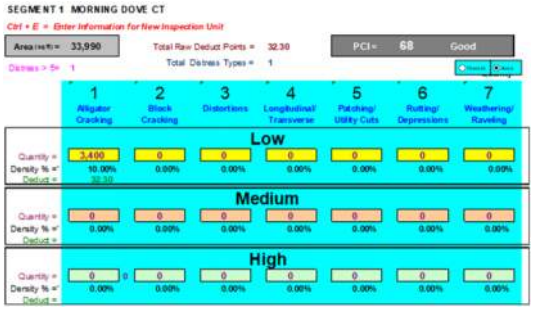


Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Purple Martin Ln	1	Excitement Dr	Mourning Dove Ln	454	22	9988	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Mourning Dove Cr	1	Purple Martin Ln	Purple Martin Ln	1545	22	33990	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Norhtern Harrier Way	1	Purple Martin Ln	Alley	1155	22	25410	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Carolina Wren Dr.	1	Excitement Dr	Mourning Dove Ln	385	22	8470	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing

NOTE : Spot Repair required in Alley Between Excitement Drive and Mourning Dove Circle at Photo Location 33





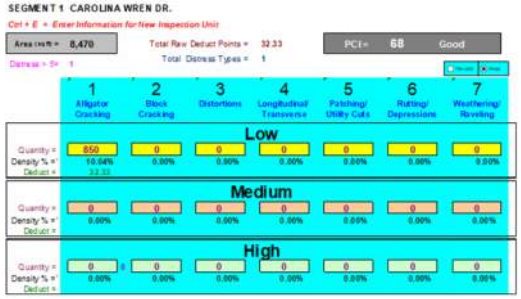


Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Reunion Blvd	1	CR 532	End of Divided Section	1060	28	29680	Poor	Schedule for Resurfacing in Next 2 years
	Reunion Blvd	2	Divided Section	Linkside Loop (North)	1447	24	34728	Poor	Schedule for Resurfacing in Next 2 years
	Reunion Blvd	3	Linkside Loop (North)	Traffic Circle	2045	24	49080	Poor	Schedule for Resurfacing in Next 2 years
	Reunion Blvd	4	Traffic Circle	CR 455 Overpass	955	24	22920	Good	Place on 2025-2030 CIP for Resurfacing

SEGMENT 1 REUNION BLVD

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 29,680 | Total Raw Deduct Points = 108.93 | PCI = 32 Poor

Distress > 5= 3 | Total Distress Types = 3

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	14,840	0	0	0	0	0	5936
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%
Deduct =	52.00						8.00
Medium							
Quantity =	0	0	6,000	0	0	0	0
Density % =	0.00%	0.00%	20.22%	0.00%	0.00%	0.00%	0.00%
Deduct =			48.93				
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 2 REUNION BLVD

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 34,728 | Total Raw Deduct Points = 122.97 | PCI = 30 Poor

Distress > 5= 4 | Total Distress Types = 4

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	7,000	0	0	0	0	0	4000
Density % =	20.16%	0.00%	0.00%	0.00%	0.00%	0.00%	11.52%
Deduct =	48.59						5.49
Medium							
Quantity =	0	0	4,000	0	0	1800	0
Density % =	0.00%	0.00%	11.52%	0.00%	0.00%	5.18%	0.00%
Deduct =			41.52			35.37	
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 3 REUNION BLVD

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 49,080 | Total Raw Deduct Points = 89.16 | PCI = 37 Poor

Distress > 5= 2 | Total Distress Types = 3

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	7,000	0	0	0	0	0	4000
Density % =	14.26%	0.00%	0.00%	0.00%	0.00%	0.00%	8.15%
Deduct =	36.31						4.38
Medium							
Quantity =	0	0	9,600	0	0	0	0
Density % =	0.00%	0.00%	19.56%	0.00%	0.00%	0.00%	0.00%
Deduct =			48.47				
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 4 REUNION BLVD

Ctrl + E = Enter Information for New Inspection Unit

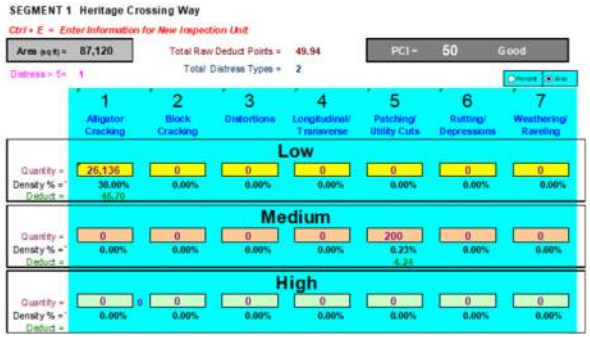
Area (sq ft) = 22,920 | Total Raw Deduct Points = 61.62 | PCI = 54 Good

Distress > 5= 2 | Total Distress Types = 2

Quanity

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	3,000	0	0	0	0	0	0
Density % =	13.09%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	35.20						
Medium							
Quantity =	0	0	720	0	0	0	0
Density % =	0.00%	0.00%	3.14%	0.00%	0.00%	0.00%	0.00%
Deduct =			26.42				
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Heritage Crossing	1	CR 545	Gate	3960	22	87120	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing, spot repair needed at one inlet
	Parking Lot	2	Gate	End of Median			37700	Fair	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing



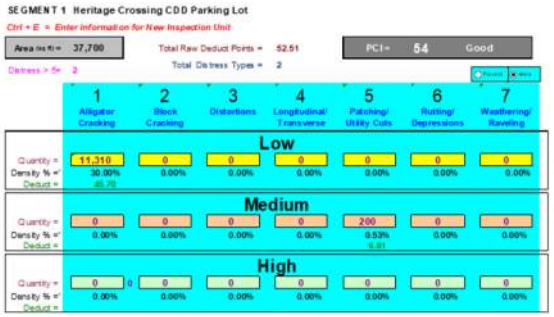


Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Tradition Blvd	1	Davenport Bridge	Spine Road	836	24	20064	Fair	Place on 2025-2030 CIP for Resurfacing
	Tradition Blvd	2	Spine Road	I-4 Overpass	1536	24	36864	Poor	Schedule for Resurfacing in Next 2 years
	Spine Road	1	Davenport Bridge	Tradition Blvd	620	24	14880	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Spine Road EB	2	*Tradition Blvd*	Gate House	1300	15	19500	Very Poor	Schedule for Resurfacing in Next 2 years
	Spine Road EB	3	Gate House	CR 545	365	22	8030	Very Poor	Schedule for Resurfacing in Next 2 years
	Spine Road WB	4	CR 545	Gate House	405	15	6075	Very Poor	Take Core Samples and Schedule Base and Pavement Repair ASAP
	Spine Road WB	5	Gate House	Tradition Blvd.	1324	15	19860	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing

SEGMENT 1 Tradition Blvd.

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 20,064 | Total Raw Deduct Points = 52.00 | PCI = 48 Fair

Distress > 5= 1 | Total Distress Types = 1

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	10,032	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 2 Tradition Blvd.

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 36,864 | Total Raw Deduct Points = 108.81 | PCI = 25 Poor

Distress > 5= 2 | Total Distress Types = 3

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	27,648	0	0	0	0	0	0
Density % =	75.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	55.53						
Medium							
Quantity =	4,800	0	0	0	0	0	0
Density % =	13.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	49.82						
High							
Quantity =	0	200	0	0	0	0	0
Density % =	0.00%	0.54%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =		3.48					

SEGMENT 1 Spine Road

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 14,880 | Total Raw Deduct Points = 40.50 | PCI = 60 Good

Distress > 5= 1 | Total Distress Types = 1

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	2,976	0	0	0	0	0	0
Density % =	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	40.50						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT2 Spine Road

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 19,500 | Total Raw Deduct Points = 112.40 | PCI = 24 Very Poor

Distress > 5= 2 | Total Distress Types = 2

Quanity

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	9,750	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	5,850	0	0	0	0	0	0
Density % =	30.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	60.40						
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 3 Spine Road

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 8,030 | Total Raw Deduct Points = 119.20 | PCI = 20 Very Poor

Distress > 5= 2 | Total Distress Types = 2

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	4,015	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	4,015	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	67.20						
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 4 Spine Road

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 6,075 | Total Raw Deduct Points = 160.37 | PCI = 10 Very Poor

Distress > 5= 3 | Total Distress Types = 3

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	3,038	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	3,038	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	67.20						
High							
Quantity =	0	0	0	0	0	200	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	3.29%	0.00%
Deduct =						41.17	

SEGMENT 5 Spine Road

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 19,860 | Total Raw Deduct Points = 45.70 | PCI = 54 Good

Distress > 5= 1 | Total Distress Types = 1

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	5,958	0	0	0	0	0	0
Density % =	30.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	45.70						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

Photo	Street	SEGMENT	From	To	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
	Assembly Court	1	CR 545	Gate	351	44	15444	Fair	Monitor and Consider Placing on 2025-2030 CIP for Resurfacing
	Assembly Court	2	Gate	End of Median	475	32	15200	Fair	Monitor and Consider Placing on 2025-2030 CIP for Resurfacing
	Assembly Cout	3	End of Median	Cul-de-sac	681	22	14982	Fair	Monitor and Consider Placing on 2025-2030 CIP for Resurfacing
	Assembly Lane	1	*Assembly Ct.*	Dead End	264	24	6336	Fair	Monitor and Consider Placing on 2025-2030 CIP for Resurfacing

SEGMENT 1 Assembly Court

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 15,444 | Total Raw Deduct Points = 54.35 | PCI = 46 Fair

Distress > 5= 1 | Total Distress Types = 1

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	9,266	0	0	0	0	0	0
Density % =	60.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	54.35						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 2 Assembly Court

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 15,200 | Total Raw Deduct Points = 52.00 | PCI = 48 Fair

Distress > 5= 1 | Total Distress Types = 1

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	7,600	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 3 Assembly Court

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 14,982 | Total Raw Deduct Points = 72.68 | PCI = 47 Fair

Distress > 5= 2 | Total Distress Types = 2 | Quanity

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	7,491	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	0	0	0	0	0	200	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	1.33%	0.00%
Deduct =						20.68	
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

SEGMENT 1 Assembly Lane

Ctrl + E = Enter Information for New Inspection Unit

Area (sq ft) = 6,336 | Total Raw Deduct Points = 69.47 | PCI = 48 Fair

Distress > 5= 2 | Total Distress Types = 2 | Quanity

	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling
Low							
Quantity =	3,168	0	0	0	0	0	0
Density % =	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	52.00						
Medium							
Quantity =	0	0	0	0	200	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	3.16%	0.00%	0.00%
Deduct =					17.47		
High							
Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

APPENDIX C – PHOTO LOG

Picture 1

Picture 1

Picture 2

Picture 3

Picture 4

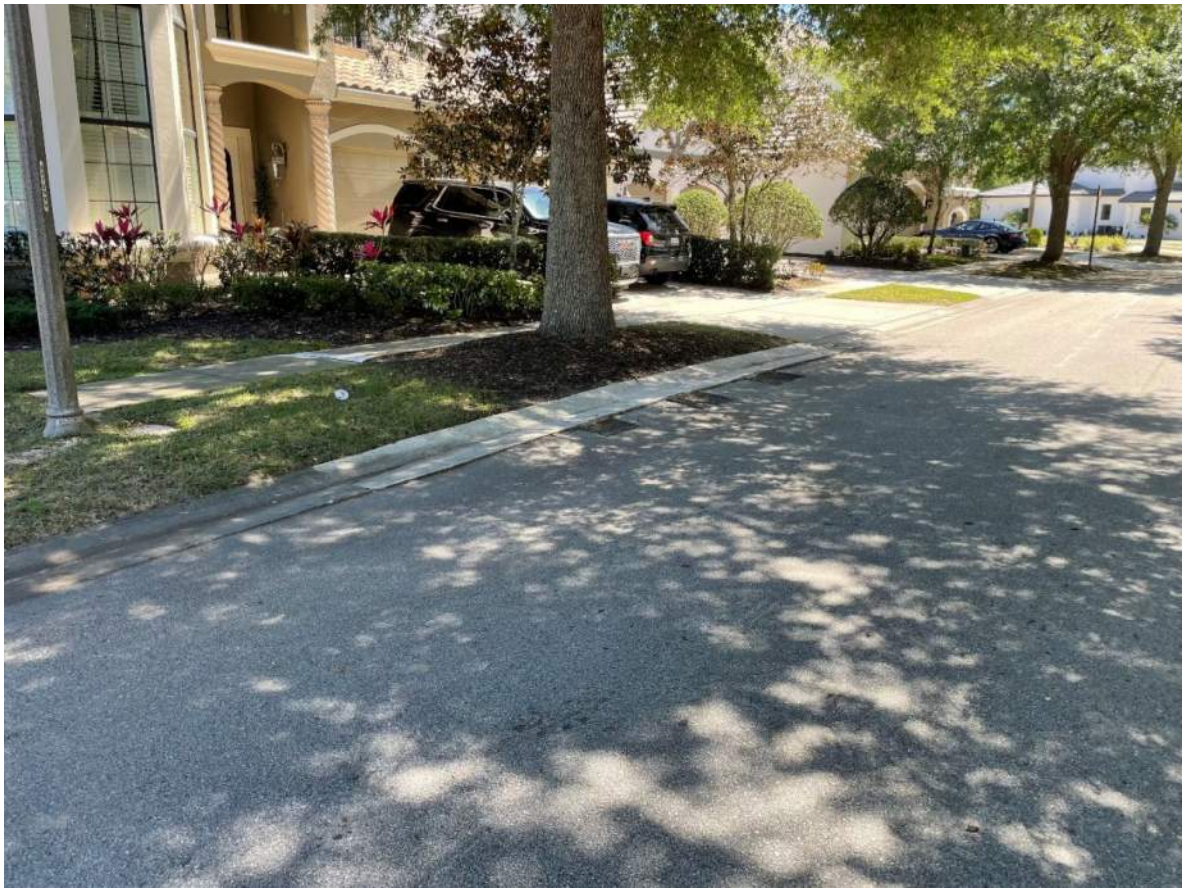
Picture 5

Picture 6

Picture 7

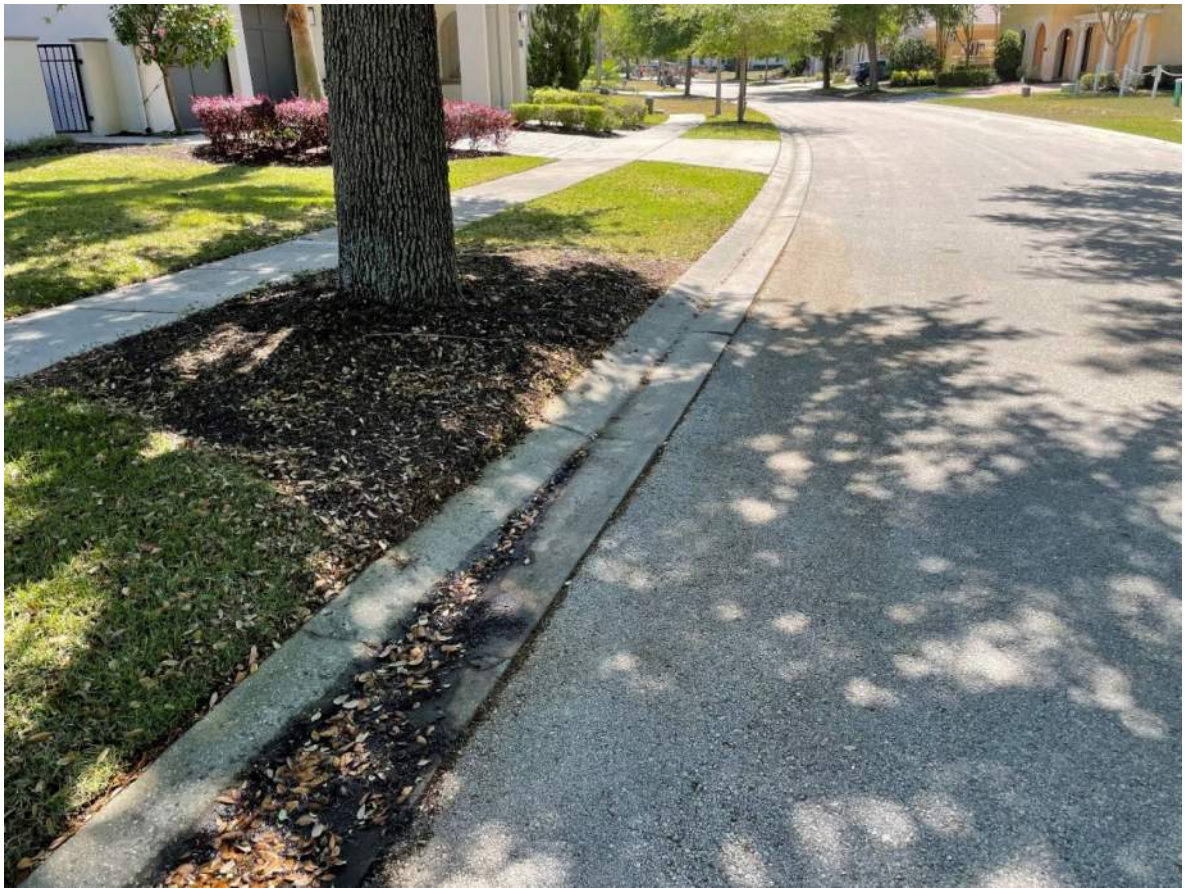
Picture 8

Picture 9



Picture 10

Picture 11



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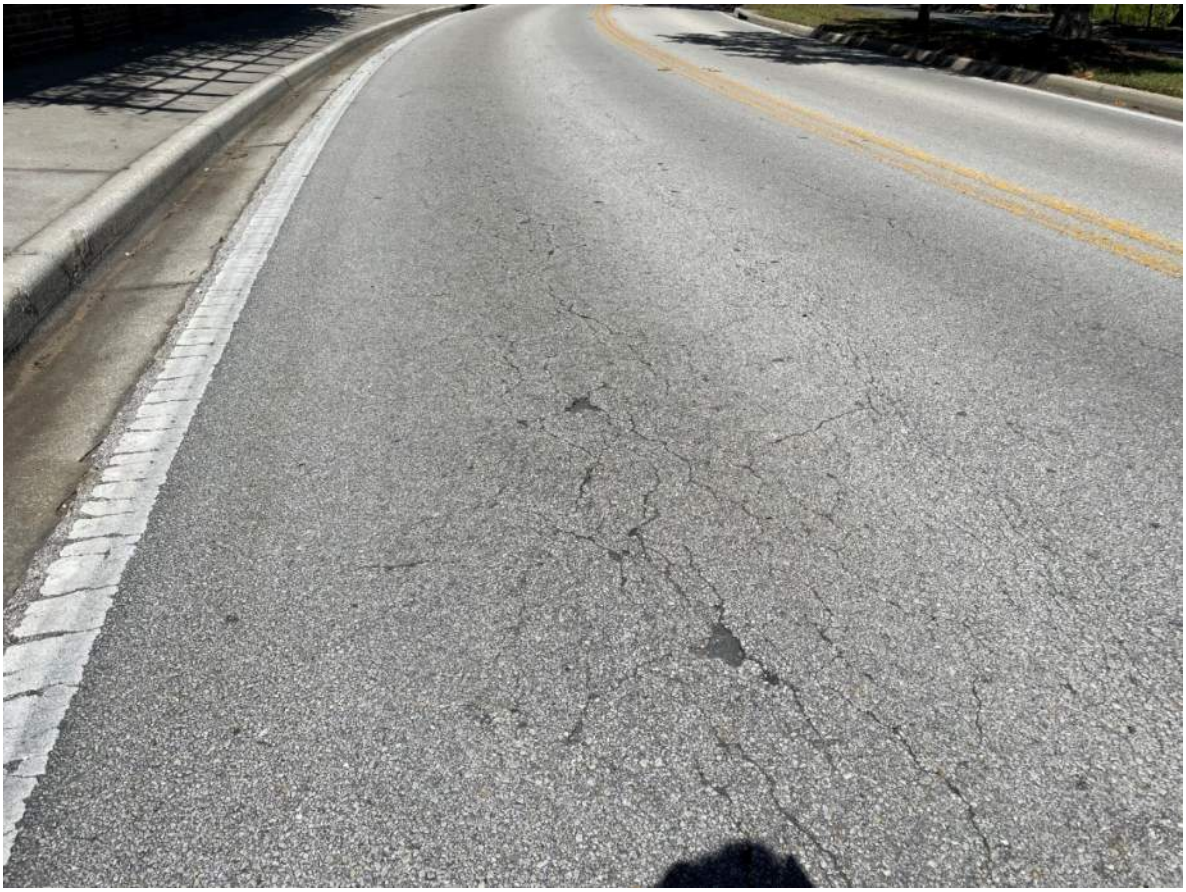

Picture 35

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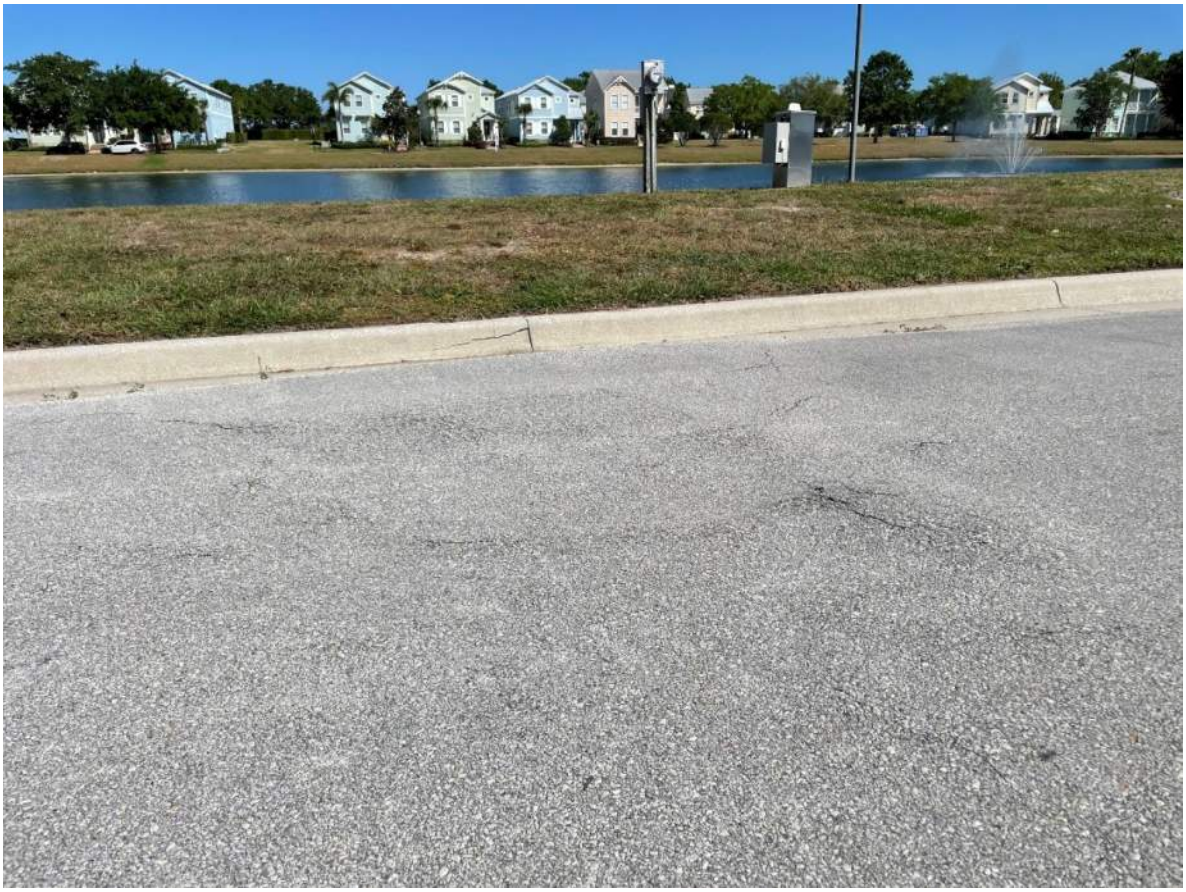

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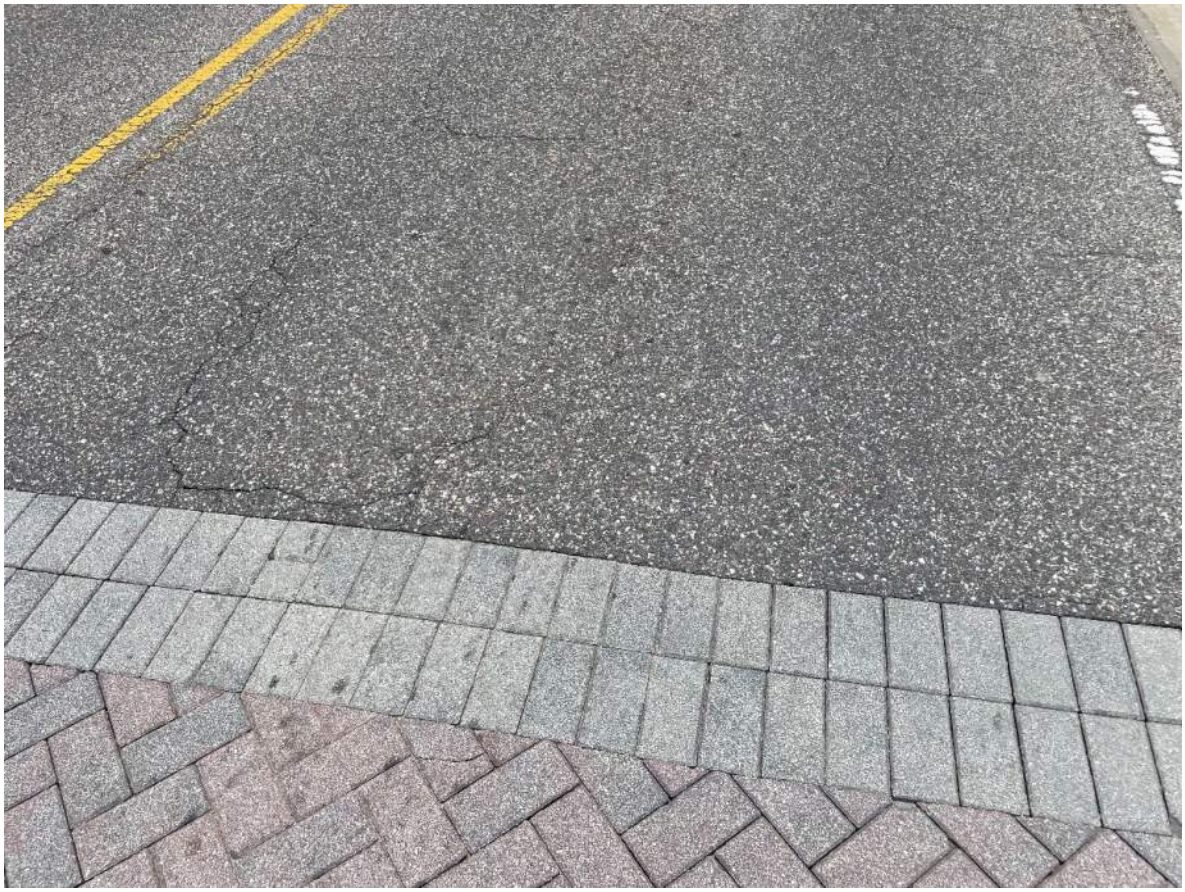
Picture 60



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APPENDIX D

Pavement Condition Index (PCI) Best Practices Methodology Summary

Pavement Condition Index (PCI)

There's More (and Less) to the Score

February 2021

Local agencies commonly use Pavement Condition Index (PCI) as the primary or sole basis for selecting from the pavement preservation and rehabilitation strategies in their pavement management systems (PMS). PCI is a simple, effective communication tool, but when used alone it is insufficient for choosing the right strategy at the right time to maximize the cost-effectiveness of pavement funding. However, making simple changes to an agency's PMS so it uses the pavement condition data that go into calculating a PCI can result in better engineering decisions. Once a pavement segment in a network is programmed for work, small investments in better project-level site investigations can have big payoffs by producing better information for engineering decisions and by identifying problems that will be costly to resolve when found during construction.

How PCI is Calculated

PCI is calculated using detailed data related to the pavement surface distresses observed in pavement condition surveys. A condition survey identifies the distress types within a section of a pavement (such as one block of city street or one mile of county road), the "severity" of each distress (how advanced the distress is), and its "extent" (how widespread the distress is in the section).

PCI is calculated as follows, using the detailed type, severity, and extent data:

- An equation converts the severity and extent of each distress into a so-called "deduct value"; different deduct equations are used for the different distress types.
- All the deduct values obtained across all the distress types are then added up and subtracted from 100.
- The result is a PCI on a scale of 0 to 100.

The equations for calculating deduct values were originally graphical figures developed in the 1970s (see the section "History of PCI" below) based on the opinions of pavement experts regarding the relative importance of the severities and extents of different distresses. Those equations have been standardized into ASTM 6433, Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys.

Distress Types and Appropriate Treatments

Distresses

The asphalt-surfaced pavement distresses for which information is collected can be

The City and County Pavement Improvement Center, supported by SB1 funding through the University of California Institute of Transportation and the Mineta Transportation Institute, is dedicated to increasing pavement knowledge and technical capability among local government staff, planners, and managers by providing timely, relevant, and practical technical support, training, research, publications, and outreach.

Report No. UCPRC-BP-2021-01

broadly categorized as follows[1]:

- Alligator Cracking
- Block Cracking
- Longitudinal and Transverse Cracking
- Distortions
- Patching and Utility Cuts
- Rutting and Depression
- Raveling
- Weathering

Cracking is the most common and important type of distress and affects all asphalt pavements. And while all the distresses listed above have deduct values, pavement management should primarily focus on cracking, except where safety is involved (severe rutting, potholes). Cracking can be divided into two main types: age-related cracking and load-related cracking.

Age-related cracking, which can occur over an entire pavement, is caused by oxidation of the asphalt as it ages and becomes unable to handle expansion and contraction from temperature changes without fracturing. This type of cracking has these characteristics:

- It appears as both transverse (Figure 1) and longitudinal cracks, which eventually become connected to form block cracking.
- Age-related cracks occur at the top of the asphalt and propagate downward.
- The entire surface of all asphalt pavements will experience age-related cracking unless they are preserved in a timely manner.

Figure 1. Transverse cracking (sealed) due to aging

Load-related cracking occurs only in the wheelpaths and is caused by asphalt bending under heavy vehicles, which fatigues the asphalt layers. This type of cracking (also called "alligator cracking") has these characteristics:

- Load-related cracking only occurs on pavements that undergo loading by heavy trucks or buses.
- Load-related cracking usually starts at the bottom of the asphalt and propagates upward.
- Cracking will occur in wheelpaths regardless of whether or not preservation treatments are used, although these treatments can help slow the fatigue damage (Figure 2).
- Potholes are the result of extensive wheelpath fatigue cracking.

[1] From StreetSaver example https://streetsaver.com/docs/default-source/downloads/sample1_ratingsheet_ac.pdf?sfvrsn=c36591d3_6

Figure 2. Load-related fatigue cracking in the wheelpaths due to heavy loading by buses

Among the non-cracking distresses, rutting most often occurs when rainwater passes through the cracked asphalt to the underlying base material or subgrade soil. Patches are the main short-term repairs used for fatigue cracking and potholes. Raveling, weathering, rutting, and depressions caused by heavy, slow-moving vehicles are most commonly associated with construction quality and/or asphalt mix design problems.

Treatments

Identifying age- and load-related cracking and using that information as the primary basis for managing your pavement will result in better-informed, more cost-effective treatment timing and selection.

Preservation treatments, such as slurry seals, chip seals, micro-surfacings, and fog seals, should be applied at approximately 5 to 12-year intervals to slow or, in some cases, help reverse the oxidation that causes age-related cracking. Ideally, these treatments should be placed before transverse and longitudinal cracking appear because they seal the cracks only temporarily. The appropriate time, earlier or later in the approximate window of 5 to 12 years after placement of the asphalt, depends on the severity of the climate region with respect to age-related cracking, the asphalt construction compaction, and the type of asphalt binder. More severe climates are those with hotter summers that accelerate aging and/or colder winters that result in more contraction of the asphalt. Better asphalt compaction results in slower oxidation and greater resistance to cracking. Rubberized and polymer-modified mixes can also improve aging and crack resistance.

Local governments should look at their own pavement condition survey data to estimate when longitudinal and transverse cracking typically first appear and apply preservation treatments several years before then. Pavements that do not get heavy vehicle loading and have preservation treatments applied in a timely manner can potentially survive for many decades with "perpetual pavement preservation" and no rehabilitation necessary.

If top-down, age-related cracking has occurred extensively, but has generally not propagated deeper than 2 to 4 inches from the surface, then partial-depth recycling (also called "cold in-place recycling"), using either foamed asphalt or engineered emulsion with cement, is typically the best treatment.

Pavements failing because of load-related cracking require structural overlays or inlays (also called "mill-and-fill"), or full-depth recycling or replacement of the asphalt where the wheelpath cracking is widespread.

Managing pavement networks primarily based on identification of age- and load-related cracking will result in more informed and cost-effective treatment timing and selection.

Problems with Relying on Only PCI to Make Pavement Management Decisions

Although a PCI can be used as a simple, effective means to communicate overall pavement condition to non-technical audiences, it has limitations as an engineering tool for local governments making pavement-management decisions. Specifically, when a PCI is developed from condition survey data, a lot of important engineering information is lost, particularly data regarding cracking.

If the Same or a Similar PCI Score Results, What's the Tiebreaker?

A major deficiency in PCI is that roadway segments can have the same or similar PCI but very different types of distress. Therefore, if only PCI is used, a pavement preservation or rehabilitation strategy selection could be made for multiple segments without considering what distress types are present or their severities and extents. For these cases, examining the distress types and extents of the distresses and their effect on the pavement structure, along with other available project-level data, could serve as a tiebreaker to augment PCI in making network-level and project scoping decisions.

Table 1 shows an example of two roadway segments with a similar, low PCI. Using PCI alone, the strategy selection for both cases would be rehabilitation. However, the distresses within each segment are significantly different and require different solution strategies.

In Section A, the distresses are related to heavy truck and/or bus traffic loading and indicate the pavement structure may be reaching the end of its structural life. The areas with alligator cracking and potholes will need their existing asphalt removed and replaced. Rutting is low in the section, indicating that water coming through the cracks has not yet caused weakening of the base or subgrade. Therefore, the strategies to be considered would generally include (i) a thick mill-and-fill or overlay after repair of the damaged wheelpaths with digouts, (ii) full-depth recycling, or (iii) removal and replacement of the asphalt. Once the section is programmed for a load-related cracking treatment in the PMS, a project-level investigation and life cycle cost analysis are needed to finalize the strategy selection.

The distresses in Section B are age-related, not traffic loading-related, and indicate that the pavement structure is probably adequate but that its asphalt surface has severely oxidized and has top-down cracking. The rehabilitation strategies to be considered would generally include appropriate preparation work followed by either a mill-and-fill of the surface course to the depth of the top-down cracking, or partial depth recycling to the depth of the top-down cracks.

However, the apparent lack of load-related damage to the pavement structure presents another strategy option to consider, especially if funds are limited: Section B may be suitable for a preservation treatment such as a microsurfacing or a

cape seal, preceded by micro-milling if needed. This option requires a project-level analysis that confirms the strategy and then appropriate preparation work—such as dig-outs and crack sealing. A preservation treatment will neither restore nor enhance the pavement structure, but it may be more cost-effective where the distresses are top-down and have not propagated more than several inches below the surface. The life of the preservation treatment may not be as long as that of other strategies, but it will improve the pavement function and preserve the layers underneath the asphalt from water until a more extensive strategy can be constructed.

Table 1. Same PCI, Different Pavement Conditions

Section A: HEAVY VEHICLE TRAFFIC LOADING–RELATED DISTRESSES, PCI = 34			
DISTRESS	SEVERITY	EXTENT	DEDUCT VALUE
Alligator Cracks	High	1x6	18
Alligator Cracks	Medium	1x4 1x5 1x7	17
Potholes	Medium	3	48
Potholes	Low	3	30
Rutting	Low	2x5 2x8	10
Section B: AGE, CONSTRUCTION, UTILITIES, OTHER FACTOR-RELATED DISTRESSES, PCI = 32			
Long/ Transverse Crack	High	15x20 8x6 12x18 6x7	43
Long/ Transverse Crack	Medium	25x2 18x 13 9x10	20
Patching/ Utility	High	25x4 25x2	40
Patching/ Utility	Medium	12x6 4x7	20
Block Cracks	High	4x6 6x5	13

The pavement in Section B would most likely not have gotten to the low PCI and extensive age-related distresses if it had received timely preservation treatments before age-related cracking appeared.

Some pavement management systems have alternative decision trees for load and non-load-related PCI values. Those should be used, and it is recommended that pavement managers look at their historic age-related cracking data to program initial preservation treatments before age-related cracking typically appears.

Additional Data Collection for More Detailed Scoping

Most pavement management systems do not contain pavement structure data (types and thicknesses of layers). However, including pavement structure data from as-builts and previous project-level site investigations in the PMS database will help with initial scoping and network-level budgeting for pavements that carry heavy vehicles and need rehabilitation. Identifying the underlying concrete, base types, and asphalt thicknesses, and considering the two cracking distress types can improve scoping and budgeting for a network-level plan.

Recommendations

- Continue to use PCI as a tool for communicating pavement conditions to managers, elected officials, and the public.
- Remember that PCI does not measure or consider a pavement section's structural adequacy, and that sections with the same or similar PCIs may

require different strategies once an analysis reveals the distress types present.

- In addition to determining the PCI, identify the types of cracking (age related and load related) when selecting the timing and types of treatments and when preparing a network maintenance and rehabilitation plan.
- Save any available pavement structure data from as-builts and previous site investigations in a retrievable form for use in scoping and for budgeting sections needing rehabilitation.

How to Get Started

Identify sections in your PMS that receive bus and/or truck traffic. Check that your decision trees identify age- and load-related distresses. Then, depending on the distresses' severity and extent, choose typical, appropriate treatments.

Review the condition histories of sections built in the last 10 years that have not received heavy vehicle loading and identify when transverse and longitudinal cracking typically first appear. Then, build time-based triggers into your PMS decision trees so preservation treatments are performed before much age-related cracking typically appears.

Consider selective coring in developing your agency's pavement preservation program to determine the depth of age-related cracking. Develop processes for keeping summaries of pavement structure information readily accessible. See the "Additional Information" section below for more details.

But What About?

Won't all these recommendations cost a lot of money?

The condition survey data that go into a PCI calculation have already been bought and paid for. Understanding those data better and changing decision trees are essentially free. The better decisions that result will save money.

Integrating as-built and project-level engineering data into a retrievable form, preferably tied to the PMS or a geographic information system (GIS), helps you get full value from data you may already have collected. Updating your PMS or GIS system should not be costly, and the ability to use better data to make better decisions should save money.

This is too complex for network-level analysis with the PMS.

Those in charge of pavement management will benefit from gaining a working knowledge of the difference between age-related and load-related cracking, which sections in their network are subject to each type of cracking (including which routes are getting heavy vehicles), and what treatments are appropriate for each. Having that knowledge and applying it to data that have already been collected is much easier than trying to figure out an appropriate treatment based only on a PCI.

This knowledge is essential to working effectively with consultants and communicating with other officials regarding the use of preservation treatments where age-related cracking is the primary concern. It will help you answer

the question "Why are you treating a pavement segment that has a high PCI?"

Additional Information: The History of PCI

PCI was developed by Shahin et al. [1] for the USACE CERL and the US Air Force in 1976. Its development was spurred by a need to prioritize and organize the maintenance and rehabilitation of aging airfields across the world after the existing airfield evaluation systems were found to have multiple shortcomings, such as being subjective and treating different distresses in the same manner. PCI was developed to provide an empirical metric for rating a pavement section's condition in a way that captured and weighted the full spectrum of its distresses, while also ensuring that different surveyors obtained the same results.

Shahin and Kohn first described the development of PCI in a technical report released by USACE [2]. The process involved multiple pavement engineers and surveyors subjectively rating hypothetical distresses on a section on a scale of 1 to 100. This rating was conducted for the different distress types, severities, and extents. Severities were rated as low, medium, and high—and the thresholds between them were designated based on the investigators' opinions. Values for extent were defined as the percent of the pavement section's surface area on which the distress was evident. When all the investigators' ratings were averaged, they yielded a Pavement Condition Rating (PCR) value for that distress type, severity, and extent. These processes were used to develop "Deduct Value" curves used to subtract from 100 to calculate a PCI. Figure 3 shows the development of such a deduct value curve for alligator cracking.

Multiple validation studies were conducted with different investigators and locations to find appropriate adjustments and corrections to the methodology. Once the deduct curves were finalized, a simple process was put in place to arrive at the PCI of any given section. The steps are as follows:

1) Perform a condition survey on a representative section of pavement and note all distresses, their extents, and their severities.
2) Use the Deduct Value Curves to find the Deduct Values for the severity and extent of each distress.
3) Calculate a total Deduct Value by adding all the Deduct Values obtained in step 2.
4) Use a correction curve to adjust the total deduct value for the number of distresses observed to reach a corrected deducted value.
5) The final PCI is calculated as the difference between 100 and the corrected deduct value.

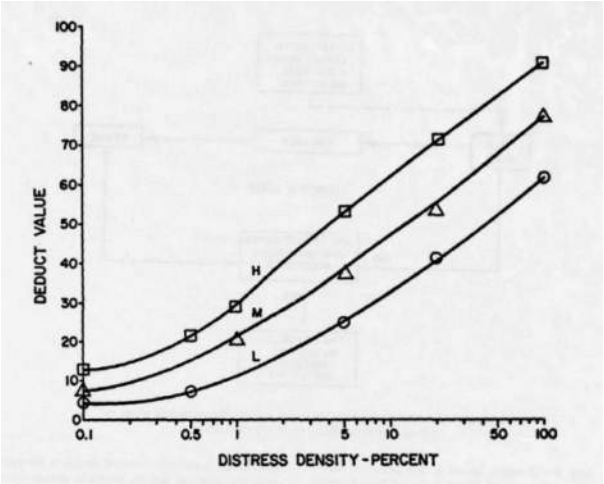

Figure 3. Development of a Deduct Value Curve [1]

Figure 4 shows the steps for PCI calculation outlined in the original technical report. Since its original development, a number of entities have developed software and implemented network-level pavement management systems based on this method and basic procedures. These software systems are capable of integrating tools such as a GIS, and conditions such as weather and traffic, for city- and county-level pavement networks. The widespread use of PCI led to the creation of an ASTM standard that streamlines all the calculations and deduct curves. This standard has since become the basis for all further development of PCI used in pavement management systems [3].

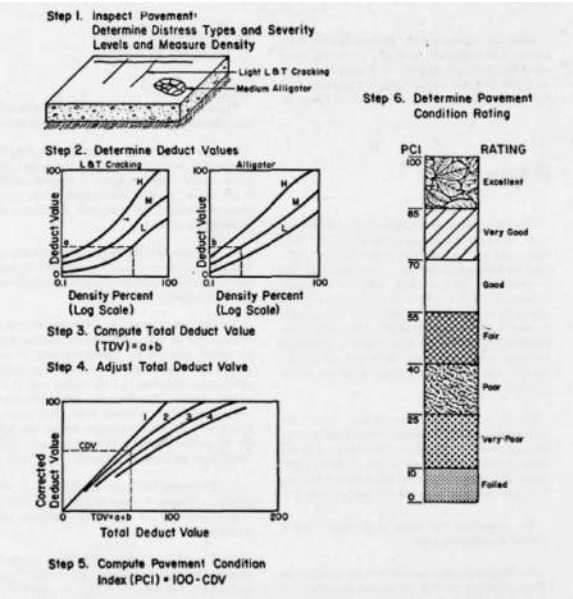

Figure 4. Steps for calculation of PCI [2]

Pavement Quality Index (PQI) vs. PCI

PCI does not consider such functional factors as ride, pavement texture, and pavement structural adequacy. But these factors, when quantified and incorporated, are used with PCI to generate what is commonly referred to as the Pavement Quality Index (PQI). Most pavement management systems are not capable of considering pavement structural adequacy or generating a PQI. Testing and the associated calculations for structural adequacy are typically performed at the project level due to the time and cost.

References

1) Shahin, M.Y., Darter, M.I., and Kohn, S.D. (1976-1977). Development of a Pavement Maintenance Management System, Vol. I-V. U.S. Air Force Engineering Service Center (AFESC), Tyndall AFB.
2) Shahin, M.Y. & Kohn, S.D. (1979). Development of a Pavement Condition Rating Procedure for Roads, Streets, and Parking Lots (Technical Report M-268). Construction Engineering Research Laboratory, United States Army Corps of Engineers, Champaign, Illinois.
3) ASTM International. ASTM D6433-18 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys. West Conshohocken, PA; ASTM International, 2018.
4) Caltrans. Maintenance Technical Advisory Guide (MTAG). *dot.ca.gov/programs/maintenance/pavement/mtag*

Additional Information: Integrating Project-Level Data into a PMS

Collecting extensive project-level data to include in a PMS, or to use with PMS data, is not cost-effective for many roads within a local agency's system. But collecting this type of data for high-volume, high-traffic arterials and collectors should be

considered. Some data may be readily available. For example:

- As-built plans and supporting project-level data for completed projects are typically among the most readily available sources of important data. A systematic review of completed projects at 3, 5, and 10 years provides a forensic analysis and an indicator of appropriate strategies for adjacent segments with similar conditions as well as "lessons learned."
- Shorter life cycles should be expected on segments with poor drainage, which can be identified in the field when it is raining. Expansive subgrade soils that have not been mitigated with correction of bad drainage can cause cracking from shrink/swell behavior. Stabilization or other treatments can be used in addition to fixing drainage. Expansive subgrades can be identified by soil classification and observation of distresses.
- Falling weight deflectometer testing can provide an indication of subgrade quality as well as the structural adequacy of the existing pavement section.
- Pavement thickness is a major determining factor in load-related cracking. A wider range of rehabilitation and reconstruction strategies can be considered when the new asphalt thickness is 4 inches or greater. If existing pavement thicknesses are either inaccurate or unavailable, coring at representative intervals is very cost-effective as the information collected can be captured in the PMS as well as used as project-level data.
- Project-level data are more valuable as they become more accessible. But to be available, data must be retained and organized. If your agency's PMS doesn't have the capability to include such data for each segment, integration into a GIS is an alternative. Some PMSs have the capability to communicate with a GIS.

SECTION VII

SECTION A

June 26, 2023

Reunion East CDD
219 East Livingston Street
Orlando, Florida 32801
P: 407-839-1526

Attention: Ms. Tricia Adams, District Manager
tadams@gmscfl.com

Reference: **Proposal for Limited Pavement Evaluation**
Reunion East CDD
Tradition Boulevard
Kissimmee, Osceola County, Florida
UES Proposal No.: 2025958
UES Opportunity No.: 0130.0623.00056

Dear Ms. Adams:

UES is pleased to submit our proposal to conduct a Limited Pavement Evaluation at the above referenced site in Osceola County, Florida. Our understanding of this project, with our proposed scope of services and costs, is presented in the following paragraphs.

PROJECT DESCRIPTION

Based on information provided by you, we understand that you are planning to improve several portions of the existing paved roadway. The site is located by Tradition Boulevard in Kissimmee, Florida. UES was provided with the requested coring locations by Boyd Civil Engineering, Inc. At this time, UES has been requested to perform a limited pavement evaluation of the subject site based on the proposed development. Our scopes of services have been designed to evaluate the subsurface conditions on subject site for the proposed site improvements. Due to the anticipated heavy traffic within the exploration areas, we have included the MOT service fee for partial roadway closures.

We were not provided with the specific traffic loading at the time of this proposal. Grading information was not provided at the time of this proposal. Our proposal does not include an allowance for horizontal and vertical survey control for the test locations. Our field crew will locate the test locations based upon estimated distances and relationships to obvious landmarks. Therefore, the test locations and depths should be considered accurate to the degree of the methodologies used.

UES will contact Sunshine State One Call (1-800-432-4770) for public utility clearance prior to the start of drilling activities. It is our experience that this service does not mark the locations of privately owned utilities. Our proposal requires that private utility lines and other subsurface appurtenances be located in the field by others prior to our mobilization. UES will also provide a flagger crew in order to provide access to the coring location on the main roadway. Partial road closure will be required in order to successfully complete the field exploration.

UES shall not be held responsible for service interruptions or damage to private utility lines or other buried structures. Further, we have assumed that there is no hazardous materials contamination at the site and no major utility lines crossing the subject site. In the event they exist, please inform us so that we may make arrangements for taking adequate precautions and locating the utilities on the site, prior to the drilling operations.

As a part of our investigation, **we recommend performing a Private Utility Locate prior to any intrusive activities**. Utilities will be marked in the field as well as the preparation of a field report showing approximate location of underground utilities or assets. Private Utility Locates will be charged at an additional cost of $1500 per day. If requested, a separate cost can be provided for a Subsurface Utility Map (2D Deliverable) or a Subsurface Utility Model (3D Deliverable).

Due to the nature of the equipment required to perform the test borings, some property disturbance should be expected. Our proposal does include limited site clean-up including backfilling the boreholes with sand for safety considerations. No other restoration services (i.e. pressure washing, landscaping, repairing wheel ruts, etc.) are included in this proposal. We understand that rights of entry and access to the property will be provided to us prior to and at commencement of field activities.

Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our proposal and revise or modify our scope of service and/or fee estimate accordingly, if needed.

SCOPE OF SERVICES

Fieldwork

Based on our understanding of the project, the proposed scope will consist of performing:

- Seventeen (17) roadway cores (asphalt or concrete pavement, base, subgrade only) within the existing turn lane.
- MOT traffic control
- Necessary laboratory testing
- Prepare a limited geotechnical report with test findings and report of the existing pavement condition & Structural Number

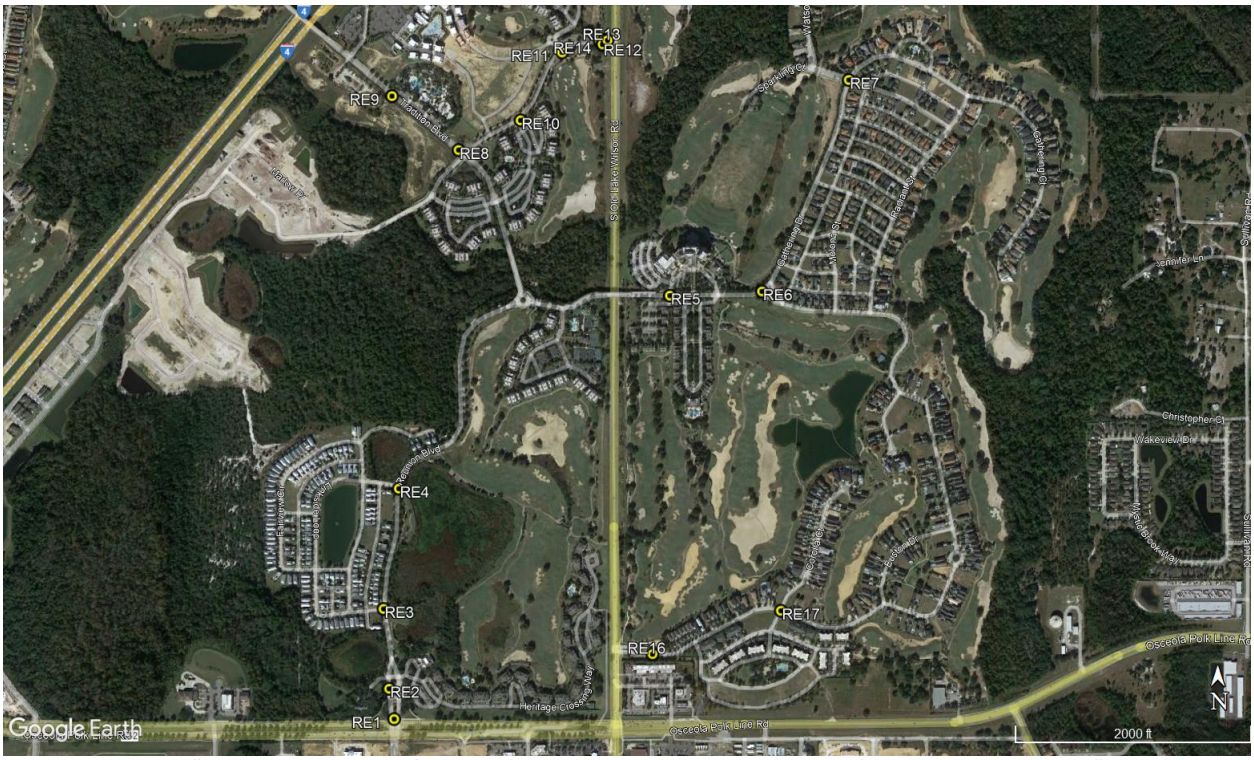

Figure 1: *For illustration purposes only, boring locations may be adjusted in the field by the Engineer. This Illustration is intended for Reunion East CDD only and should not be distributed or used for other bidding process.*

We have assumed that you will provide the right of access. We have not made an allowance for surveying services nor for the evaluation of the subsurface soils with respect to sinkhole activity. However, we will be glad to furnish you with a proposal for these services upon request. We have not made an allowance for surveying services or an environmental assessment of the property. However, we will be glad to furnish you with a proposal for these services upon request. Further we have assumed that there is no hazardous materials contamination at the site and no major utility lines crossing the subject site. In the event they exist, please inform us so that we may make arrangements for taking adequate precautions and locating the utilities on the site, prior to the drilling.

Laboratory Testing

Laboratory classification and index property tests will be performed as necessary on selected soil samples obtained from the exploration. The testing will be performed to better define the materials encountered in the exploration to determine their strength, compressibility, and drainage characteristics as deemed appropriate by the Geotechnical Engineer and their suitability for use in the proposed construction.

SCHEDULE & FEE

Enclosed you will find our General Contract Conditions with a copy of our Work Authorization/Proposal Acceptance Form. If you would like us to proceed, please have the party responsible for payment sign the appropriate space on the Work Authorization/Proposal Acceptance Form and return it to us.

Based upon our current backlog at the time of this proposal, we anticipate being able to begin the field work within 1 week from date of authorization and right of entry to the property. A formal report should be issued within 1 week from completion of the fieldwork. Verbal results can be provided prior to issuance of the formal report.

UES will complete the scope for the geotechnical consulting services outlined within this proposal for the geotechnical exploration for a LUMP SUM FEE of $6,695.00. We will not exceed our budget unless the scope of work is varied or the soil or groundwater conditions encountered are significantly different from those anticipated, in which event you will be notified prior to any increase in costs.

TERMS

This proposal shall remain effective for sixty (60) days. Should you require more than sixty (60) days to formally authorize us to proceed we will require an update of our proposal to account for any changes in the scope of services and associated fees.

If you would like us to proceed, please sign the enclosed Work Authorization/Proposal Acceptance Form and return it to UES. UES will then return an executed copy to you. This proposed scope of services and associated fee will be conducted in accordance with our Terms and Conditions (see attachment to this proposal).

CLOSURE

UES appreciates this opportunity to offer our services, and we are looking forward to the assignment. Please do not hesitate to contact the undersigned at 407-423-0504 if you have any questions.

Sincerely,
Universal Engineering Sciences

Justin D. Bernabas, E.I.
Geotechnical Project Manager
jbernabas@universalengineering.com

Ricardo Kiriakidis, Ph.D., P.E.
Geotechnical Department Manager
rkiriakidis@universalengineering.com

Enclosures: General Conditions
Work Authorization/Proposal Acceptance Form
Distribution: Client

PROPOSAL NOTES:

Additional services, consultations, or meetings if requested, will be invoiced at Universal Engineering Sciences' standard rates.

This fee proposal shall remain effective for sixty days. If you should require more than 60 days to formally authorize us to proceed, we request that you permit us to update our proposal to account for any changes in costs.

We have made a good faith effort to work with you to develop a work scope and fee estimate. Because of the possibility of unknown, discovered, underground conditions and/or the need for additional services that neither you nor we can currently foresee, we recommend that you budget a contingency equal to 15% of the total fee estimate. We will not use the contingency amount without first notifying you.

The Client will be responsible for all applicable taxes.

Work Authorization / Proposal Acceptance Form

IF THE PROPOSAL IS ACCEPTED, SIGN FORM, RETURN ONE FORM TO UES AND RETAIN ONE FOR YOUR FILES.

UES is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME:	**Limited Pavement Evaluation –** Reunion East CDD
PROJECT LOCATION:	Tradition Boulevard, Kissimmee, Osceola County, Florida
CLIENT NAME:	Reunion East CDD // Ms. Tricia Adams, District Manager
CLIENT ADDRESS:	219 East Livingston Street, Orlando, Florida 32801
E-MAIL ADDRESS:	tadams@gmscfl.com **P:** 407-839-1526

I. Scope of Services and Understanding of Project (See attached proposal or as indicated below)

UES PROPOSAL NO.: 2025958 // UES OPPORTUNITY NO.: 0130.0623.00056

Limited Pavement Evaluation $6,695.00

For New Client Only: *50% Payment is required upon commencement of UES services & 50% payment upon completion. Please provide your payment information in Section III.*

II. **Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:**

A. **N/A.** B. **UES** Proposal Dated: June 26, 2023

C. Plans, reports, specifications and other documents provided by the Client prior to this Agreement date.

D. Other exhibits marked and described as follows: Proposal Notes

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. **Authority to proceed and for payment. (To be completed by Party responsible for payment)**

If the invoice is to be mailed for approval to someone other than the account charged, please indicate where below:

Firm/Company Name: _____

Attention: _____

Tittle: _____

Address: _____

Phone: ___ - ___ - ____

Email: _____

Social Security Number or
Federal Identification No.: _____

If the invoice is to be charged to a credit card, please provide your information below:

Credit Card:
☐American Express ☐Discover ☐MasterCard ☐Visa

Name as Appears on Card: _____

Expiration Date (MM/YY): __ / __

Mailing Address: _____

Amount: $ _____.__

CCV or Security# (3 or 4 Digits): ____

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives:

CLIENT		**UNIVERSAL ENGINEERING SCIENCES, LLC**	
BY (Signature)		BY (Signature)	
TYPED NAME		TYPED NAME	Ricardo Kiriakidis, Ph.D., P.E.
TITLE		TITLE	Geotechnical Department Manager
DATE		DATE	

RETURN EXECUTED COPY TO: jbrooks@teamues.com

UES

GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** *UES*, and its subsidiaries and affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $400.00, whichever is greater. If Client prefers a $2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of $2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $800.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3** To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILTY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION B

Proposal Number: 0757-403282
June 30, 2023

Professional Service Industries, Inc.
1748 33rd Street, Orlando, FL 32839
Phone: (407) 304-5560
Fax: (407) 304-5561

Ms. Tricia Adams, District Manager
Reunion East Community Development District
219 East Livingston Street
Orlando, Florida 32801

RE: Proposal
Pavement Coring & Evaluation Services
Reunion East Community Development District
Osceola County, Florida

Dear Ms. Adams:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit the following proposal for the performance of a pavement coring and evaluation program for the subject community. The pavement evaluation will be completed to provide an assessment of the condition of the existing roadway pavement and associated soil and groundwater conditions to develop engineering recommendations for future repair/rehabilitation of the existing roadways. Presented herein is the requested scope of services, time schedule to complete the services together with our cost estimate for the services.

Experience

PSI has extensive experience with pavement coring and evaluations, having performed more than 5,000 pavement cores on Interstate, State Highway, County, City, and private roadways. PSI currently holds continuing service contracts to provide pavement coring and evaluation services for Districts 1, 5 and 7 of the Florida Department of Transportation (FDOT), as well as several municipalities and the Central Florida Tourism Oversight District (formerly Reedy Creek Improvement District). Our Orlando staff includes licensed professional engineers with master's and doctoral-level engineering degrees in pavement and geotechnical engineering.

Project Information

The subject project is composed of five (5) different roadways within the Reunion East Community Development District (CDD), which include Reunion Boulevard, Gathering Drive, Tradition Boulevard, Spine Road and Excitement Drive. In general, the subject roadways are 2-lanes, asphalt paved roadways with curb and gutter. The subject roadways were originally constructed in the early 2000's to support construction of the Reunion East Community.

Based on the information provided by Mr. Steve Boyd of Boyd Civil Engineering, Inc., seventeen (17) locations are to be evaluated through visual inspection followed by a pavement coring program. The objective is to assess the current pavement conditions and provide recommendations for future pavement rehabilitation.

The noted information has been used for the purpose of preparing this proposal. Adjustments to the scope of services may be necessary if the details differ from the noted information.

Scope of Services

The purpose of this evaluation is to complete an assessment of the condition of the existing roadway pavements along with the associated shallow soil and groundwater conditions, to develop engineering recommendations for rehabilitation of the existing roadways. To accomplish this goal, PSI's proposed scope of services will include the following tasks.

1. Conduct a detailed visual reconnaissance of the roadway, including photo-documentation of representative pavement conditions along the road alignment.

2. Review readily available published geologic and topographic information. This published information will be obtained from the appropriate quadrangle maps published by the United States Geological Survey (USGS) and the "Soil Survey of Osceola County, Florida" published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS).

3. Execute a program of pavement coring and shallow subsurface soil sampling. As requested, we will perform seventeen (17) full-depth pavement cores (asphalt and base), along with shallow manual auger borings to a maximum depth of 5 feet below the existing pavement grade or depth of refusal at the proposed core locations, as shown in the provided attachments. PSI may adjust the pavement core locations to the nearest representative distress within the general areas. The pavement cores will be performed with a specialized hydraulic coring trailer with maintenance of traffic (MOT) being employed for safety. The pavement will be cored to determine the thickness and type of asphalt and base materials as well as to allow drilling of the associated shallow borings. Upon completion of the pavement cores and borings, PSI will backfill the boreholes with compacted sand and patch the pavement with cold-mix asphalt patching material per FDOT Standards.

4. Visually classify and stratify the pavement cores and representative soil samples in the laboratory using FDOT Standards (pavement cores) and the Unified Soil Classification System (soil samples). Conduct a limited laboratory testing program to confirm engineering properties of the encountered soils. Identify soil conditions at each boring location and form an opinion of the site soil stratigraphy.

5. Collect groundwater level measurements at the time the borings are performed.

6. Carry out engineering evaluations to determine the cause of the observed pavement distresses.

7. Develop engineering recommendations for rehabilitation/repair of the impacted areas of roadway.

8. The results of our field exploration and laboratory tests will be used in the engineering analyses of the pavement distress and to provide geotechnical engineering recommendations for remediation/rehabilitation of the roadway. The results of the pavement evaluation, including the recommendations and the data on which they are based, will be presented in a written engineering report prepared under the supervision of a professional engineer licensed in the State of Florida.

Schedule

We are in a position to start work on the assignment immediately upon receipt of authorization to proceed. The first task will be to coordinate obtaining utility clearance for the cores through Sunshine State One Call of Florida (Call 811). Public utility clearances will require on the order of 3 to 4 business days. The borings and pavement cores will require 2 days to complete after securing a public utility locate ticket through Sunshine One Call of Florida. Engineering and laboratory testing will be initiated thereafter, requiring a further 4 weeks to complete following field activities. We anticipate providing a written report in about 5 weeks following receipt of written authorization. We will continue to keep you and your civil engineer (Boyd Civil Engineering, Inc.) routinely apprised of the status of our services throughout the project.

Service Fee

We propose the fee for performance of the above-outlined services be determined in accordance with our Schedule of Services and Fees and the work be performed pursuant to PSI's General Conditions. Copies of our Schedule of Services and Fees and General Conditions are enclosed herewith and incorporated by reference into this proposal. On the basis of the noted scope of services, PSI's fee for the project will be **$15,920.00**.

Closure

We appreciate the opportunity to work with Reunion East Community Development District and Boyd Civil Engineering, Inc. on this project. If this proposal is acceptable, please sign below as formal notice to proceed and return one copy of this proposal intact to our office. Should you have any questions in regard to this proposal, please do not hesitate to contact this office.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Sincerely,

Luis E. Calderon, E.I.
Project Engineer

Behnam Golestani, Ph.D., P.E.
Principal Consultant/Senior Project Engineer

0757-403282 (Reunion East CDD - Pavement Evaluation)

Attachment: Schedule of Services and Fees
General Conditions

Cc: Mr. Steve Boyd – Boyd Civil Engineering, Inc.

AGREED TO THIS _____ DAY OF _____, _____

BY (Please Print):_____

TITLE: _____

COMPANY: _____

SIGNATURE: _____

SCHEDULE OF SERVICES AND FEES
Pavement Evaluation – Reunion East CDD
Osceola County, Florida

	Description	Quantity	Unit	Unit Rate	Total Cost
I. FIELD INVESTIGATION					
A.	Mobilization of Coring Rig	2	Each	$450.00	$ 900.00
B.	Site Reconnaissance / Utility Coordination / Field Supervision				
	Pavement Engineer	4	Hours	110.00	440.00
C.	Manual Auger Boring (17 @ 5 feet) 0 to 50 feet	85	Each	11.00	935.00
D.	Maintenance of Traffic	2	Days	1,800.00	3,600.00
E.	Pavement Coring & Patching	17	Each	250.00	4,250.00
			Subtotal Field Investigation		**$ 10,125.00**
II. LABORATORY TESTING					
A.	Visual Exam/Stratify Soils & & Measure/Classify Asphalt – Staff Engineer	5	Hours	$85.00	$ 425.00
B.	Moisture Content	4	Each	15.00	60.00
C.	Atterberg Limits	2	Each	120.00	240.00
D.	-200 Sieve	8	Each	65.00	520.00
			Subtotal Laboratory Testing		**$ 1,245.00**
III. ENGINEERING SERVICES					
A.	Principal Engineer	8	Hours	$230.00	$ 1,840.00
B.	Pavement Engineer	18	Hours	110.00	1,980.00
C.	Draftsman	4	Hours	85.00	340.00
D.	Technical Secretarial	6	Hours	65.00	390.00
			Subtotal Engineering Services		**$ 4,550.00**
			TOTAL ALL SERVICES		**$ 15,920.00**

GENERAL CONDITIONS - FLORIDA

1. **PARTIES AND SCOPE OF WORK**: Professional Service Industries Inc. ("PSI") shall include said company or its particular division, subsidiary or affiliate performing the work. "Work" means the specific service to be performed by PSI as set forth in PSl's proposal, Client's acceptance thereof and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If Client is ordering the work on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. The ordering of work from PSI, or the reliance on any of PSI's work, shall constitute acceptance of the terms of PSI's proposal and these General Conditions, regardless of the terms of any subsequently issued document.

2. **TESTS AND INSPECTIONS**: Client shall cause all tests and inspections of the site, materials and work performed by PSI or others to be timely and properly performed in accordance with the plans, specifications and contract documents and PSI's recommendations. No claims for loss, damage or injury shall be brought against PSI by Client or any third party unless all tests and inspections have been so performed and unless PSI's recommendations have been followed. Client agrees to indemnify, defend and hold PSI, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or PSl's recommendations are not so followed.

3. **PREVAILING WAGES**: This proposal specifically excludes compliance with any project labor agreement, labor agreement, or other union or apprenticeship requirements. In addition, unless explicitly agreed to in the body of this proposal, this proposal specifically excludes compliance with any state or federal prevailing wage law or associated requirements, including the Davis Bacon Act. It is agreed that no applicable prevailing wage classification or wage rate has been provided to PSI, and that all wages and cost estimates contained herein are based solely upon standard, non-prevailing wage rates. Should it later be determined by the Owner or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. Client will reimburse, defend, indemnify and hold harmless PSI from and against any liability resulting from a subsequent determination that prevailing wage regulations cover the Project, including all costs, fines and attorney's fees.

4. **SCHEDULING OF WORK**: The services set forth in PSI's proposal and Client's acceptance will be accomplished by PSI personnel at the prices quoted. If PSI is required to delay commencement of the work or if, upon embarking upon its work, PSI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of PSI, additional charges will be applicable and payable by Client.

5. **ACCESS TO SITE**: Client will arrange and provide such access to the site and work as is necessary for PSI to perform the work. PSI shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment.

6. **CLIENT'S DUTY TO NOTIFY ENGINEER**: Client warrants that it has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work, and unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to PSI by Client.

7. **RESPONSIBILITY**: PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Client agrees that it shall require subrogation to be waived against PSI and for PSI to be added as an Additional Insured on all policies of insurance, including any policies required of Client's contractors or subcontractors, covering any construction or development activities to be performed on the project site. PSI has no right or duty to stop the contractor's work.

8. **SAMPLE DISPOSAL**: Test specimens will be disposed immediately upon completion of the test. All drilling samples will be disposed sixty (60) days after submission of PSI's report.

9. **PAYMENT**: The quantities and fees provided in this proposal are PSI's estimate based on information provided by Client and PSI's experience on similar projects. The actual total amount due to PSI shall be based on the actual final quantities provided by PSI at the unit rates provided herein. Where Client directs or requests additional work beyond the contract price it will be deemed a change order and PSI will be paid according to the fee schedule. Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid after thirty (30) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights to a mechanics' lien, or any provision conditioning PSI's right to receive payment for its work upon payment to Client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which Client may have, whether in tort, contract or otherwise, and whether known or unknown at the time.

GENERAL CONDITIONS - FLORIDA

10. **ALLOCATION OF RISK, LIMITATION OF LIABILITY, AND RELEASE OF INDIVIDUAL EMPLOYEES AND AGENTS**: PURSUANT TO FLORIDA STATUE § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF PSI MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SHOULD PSI OR ANY OF ITS EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO $25,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO PSI FOR ITS WORK PERFORMED ON THE PROJECT, WHICHEVER AMOUNT IS GREATER. IN THE EVENT CLIENT IS UNWILLING OR UNABLE TO LIMIT PSI'S LIABILITY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THIS PARAGRAPH, CLIENT MAY, UPON WRITTEN REQUEST OF CLIENT RECEIVED WITHIN FIVE DAYS OF CLIENT'S ACCEPTANCE HEREOF, INCREASE THE LIMIT OF PSI'S LIABILITY TO $250,000.00 OR THE AMOUNT OF PSI'S FEE PAID TO PSI FOR ITS WORK ON THE PROJECT, WHICHEVER IS THE GREATER, BY AGREEING TO PAY PSI A SUM EQUIVALENT TO AN ADDITIONAL AMOUNT OF 5% OF THE TOTAL FEE TO BE CHARGED FOR PSI'S SERVICES. THIS CHARGE IS NOT TO BE CONSTRUED AS BEING A CHARGE FOR INSURANCE OF ANY TYPE, BUT IS INCREASED CONSIDERATION FOR THE GREATER LIABILITY INVOLVED. IN ANY EVENT, ATTORNEY'S FEES EXPENDED BY PSI IN CONNECTION WITH ANY CLAIM SHALL REDUCE THE AMOUNT AVAILABLE, AND ONLY ONE SUCH AMOUNT WILL APPLY TO ANY PROJECT.

NEITHER PARTY SHALL BE LIABLE TO THE OTHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND BREACH OF STATUTORY DUTY) OR OTHERWISE FOR LOSS OF PROFIT (WHETHER DIRECT OR INDIRECT) OR FOR ANY INDIRECT, CONSEQUENTIAL, PUNITIVE, OR SPECIAL LOSS OR DAMAGE, INCLUDING WITHOUT LIMITATION LOSS OF PROFITS, REVENUE, BUSINESS, OR ANTICIPATED SAVINGS (EVEN WHEN ADVISED OF THEIR POSSIBILITY).

NO ACTION OR CLAIM, WHETHER IN TORT, CONTRACT, OR OTHERWISE, MAY BE BROUGHT AGAINST PSI, ARISING FROM OR RELATED TO PSI'S WORK, MORE THAN TWO YEARS AFTER THE CESSATION OF PSI'S WORK HEREUNDER, REGARDLESS OF THE DATE OF DISCOVERY OF SUCH CLAIM.

11. **INDEMNITY**: Subject to the above limitations, PSI agrees not to defend but to indemnify and hold Client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs to the extent arising out of PSI's negligence as finally determined by a court of law. Client shall provide the same protection to the extent of its negligence. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the Client and the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.

12. **TERMINATION**: This Agreement may be terminated by either party upon seven days' prior written notice. In the event of termination, PSI shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses.

13. **EMPLOYEES/WITNESS FEES**: PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena. For a period of one year after the completion of any work performed under this agreement, Client agrees not to solicit, recruit, or hire any PSI employee or person who has been employed by PSI within the previous twelve months. In the event Client desires to hire such an individual, Client agrees that it shall seek the written consent of PSI, and shall pay PSI an amount equal to one-half of the employee's annualized salary, without PSI waiving other remedies it may have.

14. **FIDUCIARY**: PSI is not a financial advisor, does not provide financial advice or analysis of any kind, and nothing in our reports can create a fiduciary relationship between PSI and any other party.

15. **RECORDING:** Photographs or video recordings of the Client's own project may be taken by and used for the Client's own internal purposes. Photographs or video recordings may not be used for marketing or publicity, or distributed to a third party or otherwise published without PSI's prior review and consent in writing. Taking photographs of other Clients' samples, test setups, or facilities, or recording in any manner any test specimen other than the test specimen related to the Client's project is prohibited; and the Client agrees to hold in strict confidence and not use any proprietary information disclosed either advertently or inadvertently. The Client shall defend, hold harmless, and indemnify PSI for any breach of this clause.

16. **CHOICE OF LAW AND EXCLUSIVE VENUE**: All claims or disputes arising or relating to this agreement shall be governed by, construed, and enforced in accordance with the laws of Illinois. The exclusive venue for all actions or proceedings arising in connection with this agreement shall be either the Circuit Court in Cook County, Illinois, or the Federal Court for the Northern District of Illinois.

17. **PROVISIONS SEVERABLE**: The parties have entered into this agreement in good faith, and it is the specific intent of the parties that the terms of these General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

18. **ENTIRE AGREEMENT**: This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

SECTION VIII

From: **PM FSF** <pm@gymrepair.com>
Date: Tue, Jun 27, 2023 at 10:30 AM
Subject: Preventative Maintenance Amendment - 2 times per month
To: tadams@gmscfl.com <tadams@gmscfl.com>

Good morning Tricia,

We are happy to perform your PM visit twice per month.

The last time we had an amendment to your agreement, it had to be written up on your end.

If you can please send us an amendment to add an extra visit monthly for the remainder of the agreement – July – December at $300/visit, we will sign and return and we will begin twice monthly visits immediately.

Please let me know if there is anything I can help with.

I look forward to your reply.

Sincerely,

Tabitha Garris

Preventative Maintenance Coordinator

Fitness Services of Florida, Inc.

954-753-6088 x100

www.gymrepair.com

www.luxuryspasales.com

www.roarbrandingstore.com

Your Complete Source for Sales and Service, Fitness and Spa.

SECTION IX

This instrument prepared by and return to:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
Post Office Box 3353
Orlando, Florida 32802

Project: Terraces at Reunion Resort & Club (Condominium Development)
Property Appraisers Parcel ID Number: 35-25-27-4896-001-0C10

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** (this "Easement Agreement") is dated as of this ___ day of July, 2023 (the "**Effective Date**") by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "**Grantor**" or "**District**"), and **7500 MOURNING DOVE REUNION LLC**, a Florida limited liability company, whose mailing address is 1212 NW 82nd Avenue, Miami, Florida 33126, **IMF DEVELOPERS LLC**, a Florida limited liability company, whose mailing address is 1212 NW 82nd Avenue, Doral, Florida 33126, and **LB CONSTRUCTION OF SOUTH FLORIDA, INC.**, a Florida corporation, whose mailing address is 1990 NE 149th Street, North Miami, Florida 33180 (collectively, the "**Grantee**"), the foregoing sometimes being individually referred to herein as a "Party" or collectively as the "Parties."

RECITALS

A. Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended (the "**Act**").

B. Grantor was created by the Board of County Commissioners of Osceola County, Florida (the "**County**") by the adoption of County Ordinance No. 01-31 on September 24, 2001, effective as of October 3, 2001, and Grantor's boundaries were expanded by the adoption of County Ordinance No. 05-26 on July 18, 2005, effective as of July 22, 2005 (collectively, the "**Ordinance**"), pursuant to the Act.

C. Pursuant to the Act, Grantor is authorized to construct, acquire, operate and maintain public infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which Grantor may impose, levy and collect non-ad valorem special assessments on land within the boundaries described in the Ordinance.

D. 7500 Mourning Dove Reunion LLC owns certain real property in Osceola County, Florida, as described in **Exhibit "A"** attached hereto (the "**Grantee's Property**").

E. Grantor owns certain real property within the boundaries described in the Ordinance (the "**District's Property**"), including land abutting the Grantee's Property (the "**Easement Area**"); the Easement Area is described in **Exhibit "B"** attached hereto.

F. Grantee intends to construct a condominium development comprised of approximately 102 dwelling units on Grantee's Property, in accordance with the Site Development Plan, dated December 7, 2022, attached hereto as **Exhibit "C"** (the "**Work**" or "**Grantee's Project**").

G. The Parties have agreed that Grantor shall grant Grantee a temporary access and construction easement upon, over and through the Easement Area for the purpose of constructing Grantee's Project, subject to and upon the terms, conditions and limitations hereinafter set forth below (the "**Easement**").

AGREEMENT

NOW THEREFORE, for an in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Effective Date; Term.** This Easement Agreement will take effect on the Effective Date and shall continue for a period of eighteen (18) months, unless this Easement Agreement is terminated in writing by all parties.

3. **Grant of Temporary Access and Construction Easement.** Grantor hereby gives, grants, bargains and releases unto Grantee, a temporary easement for the purpose of providing temporary ingress and egress by Grantee over and across the Easement Area and to perform all such necessary acts for the Grantee's Project, which shall be conducted with commercially reasonable construction practices and hours of operation. This Easement Agreement is subject and subordinate to the rights of the Osceola County and to the rights of others, if any, to locate, construct, maintain, repair and replace roadway related improvements and utilities over, through and across the Easement Area. This Easement Agreement shall automatically terminate upon completion of construction of the Grantee's Project, as evidenced by a certificate of completion signed by the engineer of record. The Grantee acknowledges that the District's Property includes public roads and sidewalks, such that a heightened level of safety and security is imperative to protect vehicular and pedestrian use. The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across the Easement Area. Grantor hereby retains the right to utilize the Easement Area for any purpose which the Grantor may desire which does not unreasonably interfere with the Grantee's exercise of the easement rights herein granted.

4. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees

and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement.

5. **Pre-Use and Post-Use Inspections and Restoration of the Easement Area.** Grantee agrees to participate in the Grantor's pre-use and post-use inspections in order to ensure complete restoration of the District's Property/Easement Area to its original condition. Grantee agrees to restore the District's Property/Easement Area to its original condition (as such is determined by the District in the District's sole discretion) and at Grantee's sole cost and expense, following any damage to the District's Property/Easement Area, within 30 days of such damage, or following the completion of the Work, including removal of the temporary fencing and access, or termination of this Easement Agreement, within 30 days of such completion or termination, or unless otherwise agreed to by the District. Grantee agrees to have all affected roads swept at least once every 30 days during the performance of the Work. In the event the Grantee does not fully restore the District's Property/Easement Area within the 30 day period specified herein, the Grantee hereby consents to the District restoring it at the sole cost and expense of the Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges; such costs may be a lien on Grantee's Property enforceable by Grantor.

6. **Compliance with Laws, Regulations, Rules and Policies.** At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental laws. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Work described herein as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the Work, at Grantee's sole cost and expense.

Grantee shall obtain an approved Maintenance of Traffic (MOT) Plan for impacts to roadways caused by the Work described herein. The MOT Plan shall be in accordance with the Manual on Uniform Traffic Control Devices (latest edition and revisions) and the Florida Department of Transportation Roadway Design Standards (latest edition and revisions). Grantee agrees to comply with all MOT requirements promulgated by Osceola County.

Grantee shall perform all Work between the hours of 8:00 a.m. and 6:00 p.m. to avoid inconvenience to neighboring properties.

7. **Limitation of Rights.** This Easement Agreement creates a non-exclusive temporary easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area/District's Property by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto. Furthermore, except as for the Work, no new facilities shall be constructed which impact the Easement Area/District's without the prior written consent of Grantor.

8. **Vehicular Ingress and Egress.** Only to the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement Agreement, the Grantee's rights of vehicular ingress and egress to and from the Easement Area shall be limited to the public drives, roads, and parking areas constructed upon the land of which the Easement Area forms a part. No equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

9. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and for the Work. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor prior to the mitigation of any Work. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to District whatsoever.

Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Five Million Dollars ($5,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's permitted users' hereunder or from or out of any act or omission of Grantee and/or Grantee's permitted users' and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars ($1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

10. **Public Records.** Grantee acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

11. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements

or representations, express or implied, concerning the matters contemplated by this Easement Agreement.

12. **No Warranty and Amendments**. Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement, the Easement Area or the District Property. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee's Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area or the District's Property.

13. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement, except in writing and signed by the Parties hereto.

14. **Governing Law and Jurisdiction.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be exclusively submitted before any court sitting in Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court. THE PARTIES EXPRESSLY AND VOLUNTARILY WAIVE ALL RIGHTS TO TRIAL BY JURY WITH RESPECT TO ANY MATTERS ARISING UNDER AND/OR IN CONNECTION WITH THIS EASEMENT AGREEMENT, THE EASEMENT, AND/OR THE EASEMENT AREA.

IN WITNESS WHEREOF, the Grantor has caused this Easement Agreement to be duly executed under seal and delivered by its respective authorized representative on the day and year first above written.

SIGNATURE PAGES TO FOLLOW

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

GRANTOR:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*

By: _____
Name:_____
Chairman/Vice-Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023 by _____ as the _____, of REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district, who is ☐ personally known to me or has produced _____ as identification.

_____
Signature of Notary Public

_____
(Print Notary Name)
My Commission Expires: _____
Commission No.:_____

AFFIX NOTARY STAMP

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

GRANTEE:

7500 MOURNING DOVE REUNION LLC, a Florida limited liability company

By: QUA INTEGRAL SERVICES LLC, a Florida limited liability company, its Manager

Signature: _____
Name: Alex Nahabetian
Title: Manager

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023 by Alex Nahabetian, as Manager of QUA INTEGRAL SERVICES LLC, a Florida limited liability company, as Manager of 7500 MOURNING DOVE REUNION LLC, a Florida limited liability company, on behalf of said companies, who is ☐ personally known to me or has produced _____ as identification.

_____
Signature of Notary Public

_____
(Print Notary Name)
My Commission Expires: _____
Commission No.:_____

AFFIX NOTARY STAMP

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

GRANTEE:

IMF DEVELOPERS LLC, a Florida limited liability company

By: QUA INTEGRAL SERVICES LLC, a Florida limited liability company, its Manager

Signature: _____
Name: Alex Nahabetian
Title: Manager

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023 by Alex Nahabetian, as Manager of QUA INTEGRAL SERVICES LLC, a Florida limited liability company, as Manager of IMF DEVELOPERS LLC, a Florida limited liability company, on behalf of said companies, who is ☐ personally known to me or has produced _____ as identification.

_____
Signature of Notary Public

_____
(Print Notary Name)
My Commission Expires: _____
Commission No.:_____

AFFIX NOTARY STAMP

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

GRANTEE:

LB CONSTRUCTION OF SOUTH FLORIDA, INC., a Florida corporation

Signature: _____
Name: _____
Title: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023 by _____, as _____ of LB CONSTRUCTION OF SOUTH FLORIDA, INC., a Florida corporation, on behalf of the corporation, who is ☐ personally known to me or has produced _____ as identification.

_____
Signature of Notary Public

_____
(Print Notary Name)
My Commission Expires: _____
Commission No.:_____

AFFIX NOTARY STAMP

EXHIBIT "A"

Grantee's Property

[See attached: Legal Description for Parcel No. 35-25-27-4896-0001-0C10]

Property Address: **7456 Excitement Drive**
Kissimmee, FL 34747

PARCEL C-1, TERRACES AT REUNION A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 105 AND 106, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;
LESS AND EXCEPT:
PHASES 1, 2, 3, 6, 7, 8, 10, 11, 12, 13, 19, 20, 21 and 22 OF TERRACES AT REUNION, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3228, PAGE 1116, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SUBSEQUENTLY AMENDED.
ALSO LESS AND EXCEPT:
TERRACES AT REUNION ROADWAY DESCRIPTION (FINISHED PORTION), WHICH WAS CONVEYED TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA COMMUNITY DEVELOPMENT DISTRICT, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4370, PAGE 2469, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
EASEMENT A:
TOGETHER WITH appurtenant easement interests as created under Plat Notes numbered 2, 10, 11, and 12, as set forth on Plat of TERRACES AT REUNION A REPLAT, according to the plat thereof, as recorded in Plat Book 17, PAGES 105 and 106, as said Plat Notes 11 and 12 were limited by that certain Development and Easement Agreement executed by and among Reunion East Community Development District, Ginn-LA Orlando, Ltd., LLLP and Terrace at Reunion, Inc., recorded April 20, 2005 in Official Records Book 2760, Page 446, Public Records of Osceola County, Florida.
EASEMENT B:
TOGETHER WITH appurtenant easement interests as created by and set forth in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded in Official Records Book 1990, Page 1654, of the Public Records of Osceola County, Florida, as subsequently amended.
EASEMENT C:
TOGETHER WITH appurtenant easement interests as created by and set forth in that certain Temporary Easement Agreement recorded in Official Records Book 3009, Page 2290, of the Public Records of Osceola County, Florida.

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This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only It is not intended for conveyance, nor is it a survey.

Date Generated: 3/1/2022

0 160 320 ft

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

EXHIBIT "B"

Easement Area

(1) Parcel No. 35-25-27-4896-0001-0C17

[See attached Legal Description]

(2) Parcel No. 35-25-27-48960001-0O10

Tract O-1, according to the TERRACES AT REUNION A REPLAT, as recorded in Plat Book 17, Page 105, of the Osceola County, Florida Public Records.

TERRACES AT REUNION ROADWAY DESCRIPTION (FINISHED PORTION)

A PORTION OF PARCEL C-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER, TRACT C, REUNION PHASE 2 PARCEL 1 AND 1A, RECORDED IN PLAT BOOK 13, PAGES 115-123; THENCE SOUTH 89°59'34" EAST, A DISTANCE OF 381.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 34°50'07" AND A CHORD DISTANCE OF 179.60 FEET WHICH BEARS NORTH 72°35'22" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 182.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 763.00 FEET, A CENTRAL ANGLE OF 04°11'23" AND A CHORD DISTANCE OF 55.78 FEET WHICH BEARS NORTH 57°16'00" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.79 FEET TO THE POINT OF BEGINNING AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 763.00 FEET, A CENTRAL ANGLE OF 02°29'17" AND A CHORD DISTANCE OF 33.13 FEET WHICH BEARS NORTH 60°36'20" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.13 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 19°19'05" AND A CHORD DISTANCE OF 11.24 FEET WHICH BEARS SOUTH 18°16'22" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.29 FEET; THENCE SOUTH 27°55'55" EAST, A DISTANCE OF 46.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 112.50 FEET, A CENTRAL ANGLE OF 28°14'41" AND A CHORD DISTANCE OF 54.90 FEET WHICH BEARS SOUTH 13°48'35" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.46 FEET; THENCE SOUTH 00°18'46" WEST, A DISTANCE OF 9.47 FEET TO A POINT OF CURVATURE OF A CURVE

CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°35'35" AND A CHORD DISTANCE OF 19.19 FEET WHICH BEARS SOUTH 44°59'01" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 88.50 FEET, A CENTRAL ANGLE OF 41°01'28" AND A CHORD DISTANCE OF 62.02 FEET WHICH BEARS NORTH 69°12'27" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 759.50 FEET, A CENTRAL ANGLE OF 13°23'55" AND A CHORD DISTANCE OF 177.20 FEET WHICH BEARS NORTH 55°23'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.61 FEET; THENCE NORTH 62°05'38" EAST, A DISTANCE OF 216.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 311.50 FEET, A CENTRAL ANGLE OF 28°58'15" AND A CHORD DISTANCE OF 155.83 FEET WHICH BEARS NORTH 76°34'45" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 57°31'55" AND A CHORD DISTANCE OF 12.99 FEET WHICH BEARS NORTH 62°17'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.56 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 18°07'32" AND A CHORD DISTANCE OF 51.19 FEET WHICH BEARS SOUTH 24°28'11" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.41 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 108°56'11" AND A CHORD DISTANCE OF 21.97 FEET WHICH BEARS NORTH 39°03'40" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 288.50 FEET, A CENTRAL ANGLE OF 24°22'37" AND A CHORD DISTANCE OF 121.82 FEET WHICH BEARS SOUTH 74°16'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.74 FEET; THENCE SOUTH 62°05'38" WEST, A DISTANCE OF 216.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 736.50 FEET, A CENTRAL ANGLE OF 13°23'55" AND A CHORD DISTANCE OF 171.84 FEET WHICH BEARS SOUTH 55°23'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 172.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 111.50 FEET, A CENTRAL ANGLE OF 41°15'42" AND A CHORD DISTANCE OF 78.57 FEET WHICH BEARS SOUTH 69°19'34" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 89°38'39" AND A CHORD DISTANCE OF 19.03 FEET WHICH BEARS SOUTH 45°08'06" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.12 FEET; THENCE SOUTH 00°18'46" WEST, A DISTANCE OF 75.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 54.45 FEET WHICH BEARS SOUTH 44°41'14" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.48 FEET; THENCE SOUTH 89°41'14" EAST, A DISTANCE OF 92.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 76°49'56" AND A CHORD DISTANCE OF 29.20 FEET WHICH BEARS NORTH 51°53'48" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 34°39'53" AND A CHORD DISTANCE OF 36.64 FEET WHICH BEARS NORTH 30°48'47" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.21 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY

HAVING A RADIUS OF 600.33 FEET, A CENTRAL ANGLE OF 37°55'56" AND A CHORD DISTANCE OF 390.23 FEET WHICH BEARS NORTH 67°06'42" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 397.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 91°32'00" AND A CHORD DISTANCE OF 33.68 FEET WHICH BEARS NORTH 40°18'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.54 FEET; THENCE SOUTH 05°27'37" EAST, A DISTANCE OF 48.68 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 576.33 FEET, A CENTRAL ANGLE OF 40°32'51" AND A CHORD DISTANCE OF 399.40 FEET WHICH BEARS SOUTH 68°16'13" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 407.86 FEET; THENCE NORTH 42°00'13" WEST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'46" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS SOUTH 87°26'24" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 92°57'31" AND A CHORD DISTANCE OF 68.89 FEET WHICH BEARS SOUTH 09°35'45" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'48" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS NORTH 73°22'06" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET; THENCE NORTH 22°48'42" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 578.04 FEET, A CENTRAL ANGLE OF 64°42'02" AND A CHORD DISTANCE OF 618.61 FEET WHICH BEARS NORTH 80°27'41" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.74 FEET; THENCE SOUTH 41°53'20" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'48" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS NORTH 87°33'16" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 92°57'31" AND A CHORD DISTANCE OF 68.89 FEET WHICH BEARS NORTH 09°28'53" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'46" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS SOUTH 73°28'58" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET; THENCE SOUTH 22°55'35" WEST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 576.33 FEET, A CENTRAL ANGLE OF 21°53'11" AND A CHORD DISTANCE OF 218.82 FEET WHICH BEARS NORTH 78°01'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.15 FEET; THENCE NORTH 05°27'37" WEST, A DISTANCE OF 44.86 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 81°49'17" AND A CHORD DISTANCE OF 30.78 FEET WHICH BEARS SOUTH 46°22'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.33 FEET, A CENTRAL ANGLE OF 20°03'32" AND A CHORD DISTANCE OF 209.10 FEET WHICH BEARS SOUTH 77°15'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 37°45'24" AND A CHORD DISTANCE OF 39.80 FEET WHICH BEARS SOUTH 48°20'40" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.53 FEET TO A POINT

OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 64°56'33" AND A CHORD DISTANCE OF 25.23 FEET WHICH BEARS SOUTH 61°56'14" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.64 FEET; THENCE NORTH 85°35'30" EAST, A DISTANCE OF 13.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 62°31'21" AND A CHORD DISTANCE OF 64.87 FEET WHICH BEARS NORTH 54°19'49" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.20 FEET; THENCE NORTH 23°04'08" EAST, A DISTANCE OF 44.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 93.50 FEET, A CENTRAL ANGLE OF 24°43'33" AND A CHORD DISTANCE OF 40.04 FEET WHICH BEARS NORTH 10°42'22" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 65°12'15" AND A CHORD DISTANCE OF 14.55 FEET WHICH BEARS NORTH 34°15'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.36 FEET; THENCE NORTH 66°51'39" WEST, A DISTANCE OF 295.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 288.50 FEET, A CENTRAL ANGLE OF 15°23'02" AND A CHORD DISTANCE OF 77.23 FEET WHICH BEARS NORTH 74°33'10" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.46 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 76°35'35" AND A CHORD DISTANCE OF 16.73 FEET WHICH BEARS SOUTH 59°27'31" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.05 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 20°02'53" AND A CHORD DISTANCE OF 47.87 FEET WHICH BEARS NORTH 31°11'11" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 03°39'38" AND A CHORD DISTANCE OF 10.38 FEET WHICH BEARS NORTH 39°22'48" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 115°43'33" AND A CHORD DISTANCE OF 22.86 FEET WHICH BEARS SOUTH 20°18'47" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 311.50 FEET, A CENTRAL ANGLE OF 11°18'54" AND A CHORD DISTANCE OF 61.42 FEET WHICH BEARS SOUTH 72°31'06" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.52 FEET; THENCE SOUTH 66°51'39" EAST, A DISTANCE OF 310.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 138.50 FEET, A CENTRAL ANGLE OF 23°08'21" AND A CHORD DISTANCE OF 55.55 FEET WHICH BEARS SOUTH 78°25'49" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.93 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 237.54 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 108.64 FEET TO A POINT "A" ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 36.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 51.62 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.33 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHEASTERLY HAVING A RADIUS OF 63.50 FEET, A CENTRAL ANGLE OF 48°27'57" AND A CHORD DISTANCE OF 52.13 FEET WHICH BEARS SOUTH 65°46'02" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 761.18 FEET, A CENTRAL ANGLE OF 00°11'31" AND A CHORD DISTANCE OF 2.55 FEET WHICH BEARS SOUTH 41°37'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.55 FEET; THENCE NORTH 40°20'31" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 111.50 FEET, A CENTRAL ANGLE OF 05°52'56" AND A CHORD DISTANCE OF 11.44 FEET WHICH BEARS NORTH 37°24'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.45 FEET; THENCE NORTH 34°27'35" WEST, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°40'08" AND A CHORD DISTANCE OF 16.56 FEET WHICH BEARS NORTH 72°17'39" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 15°43'13" AND A CHORD DISTANCE OF 23.93 FEET WHICH BEARS SOUTH 77°43'53" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.01 FEET; THENCE SOUTH 85°35'30" WEST, A DISTANCE OF 13.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 64°56'33" AND A CHORD DISTANCE OF 25.23 FEET WHICH BEARS SOUTH 53°07'14" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 27°36'38" AND A CHORD DISTANCE OF 29.35 FEET WHICH BEARS SOUTH 34°27'16" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 602.04 FEET, A CENTRAL ANGLE OF 64°24'11" AND A CHORD DISTANCE OF 641.65 FEET WHICH BEARS SOUTH 80°27'41" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 29°23'17" AND A CHORD DISTANCE OF 31.20 FEET WHICH BEARS NORTH 52°38'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 51°44'18" AND A CHORD DISTANCE OF 20.51 FEET WHICH BEARS NORTH 63°49'05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.22 FEET; THENCE NORTH 89°41'14" WEST, A DISTANCE OF 108.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 89.80 FEET WHICH BEARS NORTH 44°41'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.75 FEET; THENCE NORTH 00°18'46" EAST, A DISTANCE OF 134.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 28°14'41" AND A CHORD DISTANCE OF 42.70 FEET WHICH BEARS NORTH 13°48'34" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.13 FEET; THENCE NORTH 27°55'55" WEST, A DISTANCE OF 37.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 35°31'07" AND A CHORD DISTANCE OF 20.44 FEET WHICH BEARS NORTH 45°41'29" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.77 FEET TO THE POINT OF BEGINNING.
LESS OUT THE FOLLOWING:
COMMENCE AT AFOREMENTIONED POINT "A" THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND A POINT OF CURVATURE OF A

NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 25°51'52" AND A CHORD DISTANCE OF 38.72 FEET WHICH BEARS SOUTH 77°04'04" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°31'21" AND A CHORD DISTANCE OF 16.53 FEET WHICH BEARS NORTH 78°06'11" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.79 FEET; THENCE NORTH 40°20'31" WEST, A DISTANCE OF 52.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.50 FEET, A CENTRAL ANGLE OF 05°52'56" AND A CHORD DISTANCE OF 9.08 FEET WHICH BEARS NORTH 37°24'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.09 FEET; THENCE NORTH 34°27'35" WEST, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°40'08" AND A CHORD DISTANCE OF 16.56 FEET WHICH BEARS NORTH 03°22'29" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 18°08'25" AND A CHORD DISTANCE OF 27.59 FEET WHICH BEARS NORTH 32°08'21" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.70 FEET; THENCE NORTH 23°04'08" EAST, A DISTANCE OF 44.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 16°40'24" AND A CHORD DISTANCE OF 34.36 FEET WHICH BEARS NORTH 14°43'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 93°45'23" AND A CHORD DISTANCE OF 19.71 FEET WHICH BEARS NORTH 53°16'26" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 10°09'07" AND A CHORD DISTANCE OF 28.58 FEET WHICH BEARS SOUTH 84°55'26" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 78.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

Terraces at Reunion Resort & Club Site Development Plan

[See attached: Site Development Plan, dated December 7, 2022]

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
December 07, 2022

SITE DEVELOPMENT PLAN
CONDOMINIUM DEVELOPMENT

PARCEL ID # 35-25-27-4896-001-0C10

Prepared for:

7500 Mourning Dove Reunion LLC
1212 NW 82nd Avenue
Doral, Florida 33126
786.277.9831 Phone

3

PROPOSED UTILITY QUANTITIES:		
SANITARY MANHOLES	0	
8" PVC SANITARY MAIN	0	L.F.
10" HDPE SANITARY MAIN	0	L.F.
8" PVC FORCE MAIN	0	L.F.
6" PVC FORCE MAIN	0	L.F.
12" PVC WATER MAIN	0	L.F.
10" PVC WATER MAIN	0	L.F.
8" PVC WATER MAIN	0	L.F.
10" PVC REUSE MAIN	0	L.F.
8" PVC REUSE MAIN	0	L.F.
6" PVC REUSE MAIN	0	L.F.
APPROVED		

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, FL 32807
(407)494-2693 Phone
xabier@boydcivil.com Email

LEGAL DESCRIPTION:

PARCEL ID # 35-25-27-4896-0001-0C10

TERRACES AT REUNION A REPLAT PB 17 PGS 105-106 A PORTION OF PARCEL C-1: COM AT THE MOST SWLY COR OF TRACT C, REUNION PH 2 PARCEL 1 & 1A PB 13 PGS 115-123, E 381.49 FT TO POC, CONC NWLY, RAD 300 FT, CENT ANG 35 DEG, (CH BEARING N 73 DEG 179.60 FT), NELY ALONG CURVE 182.40 FT TO REV CURVE, CONC SWLY, RAD 763 FT, CENT ANG 04 DEG, (CH BEARING N 57 DEG E 55.78 FT), NELY ALONG CURVE 55.79 FT TO POB; & POC, CONC SELY, RAD 763 FT, CENT ANG 02 DEG, (CH BEARING N 61 DEG E 33.13 FT), NELY ALONG CURVE 33.13 FT TO NON-TAN CURVE, CONC ELY, RAD 33.50 FT, CENT ANG 19 DEG, (CH BEARING S 18 DEG E 11.24 FT), SLY ALONG CURVE 11.29 FT, S 28 DEG, (CH BEARING S 14 DEG E 54.90 FT), SLY ALONG CURVE 55.46 FT, S 9.47 FT TO POC, CONC NELY, RAD 13.50 FT, CENT ANG 91 DEG, (CH BEARING S 45 DEG 19.19 FT), SELY ALONG CURVE 21.35 FT TO COMP CURVE, CONC NLY, RAD 88.50 FT, CENT ANG 41 DEG, (CH BEARING N 69 DEG E 62.02 FT), ELY ALONG CURVE 63.37 FT TO REV CURVE, CONC SELY, RAD 759.50 FT, CENT ANG 13 DEG, (CH BEARING N 55 DEG E 177.20 FT), NELY ALONG CURVE 177.61 FT, N 62 DEG E 216.47 FT TO POC, CONC SLY, RAD 311.50 FT, CENT ANG 29 DEG, (CH BEARING N 77 DEG E 155.83 FT), ELY ALONG CURVE 157.51 FT TO REV CURVE, CONC NWLY, RAD 13.50 FT, CENT ANG 57 DEG, (CH BEARING N 62 DEG E 12.99 FT), NELY ALONG CURVE 13.56 FT TO NON-TAN CURVE, CONC SELY, RAD 162.50 FT, CENT ANG 18 DEG, (CH BEARING S 24 DEG W 51.19 FT), SWLY ALOGN CURVE 51.41 FT TO NON-TAN CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 109 DEG, (CH BEARING N 39 DEG W 21.97 FT), NWLY ALONG CURVE 25.67 FT TO COMP CURVE, CONC SLY, RAD 288.50 FT, CENT ANG 24 DEG, (CH BEARING S 74 DEG W 121.82 FT), WLY ALONG CURVE 122.74 FT, S 62 DEG W 216.47 FT TO POC, CONC SELY, RAD 736.50 FT, CENT ANG 13 DEG, (CH BEARING S 55 DEG W 171.84 FT), SWLY ALONG CURVE 172.23 FT TO REV CURVE, CONC NLY, RAD 111.50 FT, CENT ANG 41 DEG, (CH BEARING S 69 DEG W 78.57 FT), WLY ALONG CURVE 80.30 FT TO REV CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.03 FT), SWLY ALONG CURVE 21.12 FT, S 75.23 FT TO POC, CONC NELY, RAD 38.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG E 54.45 FT), SELY ALONG CURVE 60.48 FT, E 92.95 FT TO POC, CONC NWLY, CENT ANG 77 DEG, (CH BEARING N 52 DEG E 29.20 FT), NELY ALONG CURVE 31.51 FT TO REV CURVE, CONC SELY, RAD 61.50 FT, CENT ANG 35 DEG, (CH BEARING N 31 DEG E 36.64 FT), NELY ALONG CURVE 37.21 FT TO COMP CURVE, CONC SELY, RAD 600.33 FT, CENT ANG 38 DEG, (CH BEARING N 67 DEG E 390.23 FT), NELY ALONG CURVE 397.44 FT TO REV CURVE, CONC NWLY RAD 23.50 FT, CENT ANG 91 DEG, (CH BEARING N 40 DEG E 33.68 FT), NELYH ALONG CURVE 37.54 FT, S 05 DEG E 48.68 FT TO NON-TAN CURVE, CONC SLY, RAD 576.33 FT, CENT ANG 40 DEG, (CH BEARING S 68 DEG W 399.40 FT), WLY ALONG CURVE 407.86 FT, N 42 DEG W 2.73 FT TO POC, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 87 DEG W 10.04 FT), WLY ALONG CURVE 11.47 FT TO COMP CURVE, CONC ELY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING S 10 DEG E 68.89 FT), SLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 73 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT, N 23 DEG E 2.73 FT TO NON-TAN CURVE, CONC NLY, RAD 578.04 FT, CENT ANG 65 DEG, (CH BEARING N 80 DEG E 618.61 FT), ELY ALONG CURVE 652.74 FT, S 42 DEG E 2.73 FT TO POC, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 88 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT TO COMP CURVE, CONC WLY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING N 09 DEG W 68.89 FT), NLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 73 DEG W 10.04 FT), WLY ALONG CURV E 11.47 FT, S 23 DEG W 2.73 FT TO NON-TAN CURV E, CONC SLY, RAD 576.33 FT CENT ANG 22 DEG, (CH BEARING N 78 DEG W 218.82 FT), WLY ALONG CURVE 220.15 FT, N 05 DEG W 44.86 FT TO NON-TAN CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 82 DEG, (CH BEARING S 46 DEG E 30.78 FT), SELY ALONG CURVE 33.56 FT TO REV CURVE, CONC SLY, RAD 600.33 FT, CENT ANG 20 DEG, (CH BEARING S 77 DEG E 209.10 FT), ELY ALONG CURVE 210.17 FT TO COMP CURVE, CONC SWLY, RAD 61.50 FT, CENT ANG 38 DEG, (CHB EARING S 48 DEG E 39.80 FT), SELY ALONG CURVE 40.53 FT TO REV CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 62 DEG E 25.23 FT), SELY ALONG CURVE 26.64 FT, N 86 DEG E 13.02 FT TO POC, CONC NWLY, RAD 62.50 FT, CENT ANG 62 DEG, (CH BEARING N 54 DEG E 64.87 FT), NELY ALONG CURVE 68.20 FT, N 23 DEG E 44.54 FT TO POC, CONC WLY, RAD 93.50 FT, CENT ANG 25 DEG, (CH BEARING N 11 DEG E 40.04 FT), NLY ALONG CURVE 40.35 FT TO COMP CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 65 DEG, (CH BEARING N 34 DEG W 14.55 FT), NWLY ALONG CURVE15.36 FT, N 67 DEG W 295.58 FT POC, CONC SLY, RAD 288.50 FT, CENT ANG 15 DEG, (CH BEARING N 74 DEG W 77.23 FT), WLY ALONG CURVE 77.46 FT TO COMP CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 77 DEG, (CH BEARING S 59 DEG W 16.73 FT), SWLY ALONG CURVE 18.05 FT TO NON-TAN CURVE, CONC SELY, RAD 137.50 FT, CENT ANG 20 DEG, (CH BEARING N 31 DEG E 47.87 FT), NELY ALONG CURVE 48.11 FT TO REV CURVE, CONC NWLY, RAD 162.50 FT, CENT ANG 04 DEG, (CH BEARING N 39 DEG E 10.38 FT), NELY ALONG CURVE 10.38 FT TO NON-TAN CURVE, CONC ELY, RAD 13.50 FT, CENT ANG 116 DEG, (CH BEARING S 20 DEG E 22.86 FT), SLY ALONG CURVE 27.27 FT TO REV CURVE, CONC SLY, RAD 61.42 FT, CENT ANG 11 DEG, (CH BEARING S 72 DEG E 61.42 FT), ELY ALONG CURVE 61.52 FT, S 67 DEG E 310.03 FT TO POC, CONC NLY, RAD 138.50 FT, CENT ANG 23 DEG, (CH BEARING S 78 DEG E 55.55 FT), ELY ALONG CURVE 55.93 FT, E 237.54 FT, S 23 FT, W 108.64 FT TO PT A & POC, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.09 FT), SWLY ALONG CURVE 21.21 FT, S 160.58 FT TO POC, CONC NWLY, RAD 36.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 51.62 FT), SWLY ALONG CURVE 57.33 FT, W 56.28 FT TO POC, CONC SELY, RAD 63.50 FT, CENT ANG 48 DEG, (CH BEARING S 66 DEG W 52.13 FT, SWLY ALONG CURVE 53.71 FT TO REV CURVE, CONC NWLY, RAD 761.18 FT, CENT ANG 00 DEG, (CH BEARING S 42 DEG W 2.55 FT), SWLY ALONG CURVE 2.55 FT, N 40 DEG W 87.15 FT TO POC, CONC NELY, RAD 111.50 FT, CENT ANG 06 DEG, (CH BEARING N 37 DEG W 11.44 FT), NWLY ALONG CURVE 11.45 FT, N 34 DEG W 26.68 FT TO POC, CONC SLY, RAD 13.50 FT, CENT ANG 76 DEG, (CH BEARING N 72 DEG W 16.56 FT), WLY ALONG CURVE 17.83 FT TO REV CURVE, CONC NLY, RAD 87.50 FT, CENT ANG 16 DEG, (CH BEARING S 78 DEG W 23.93 FT), WLY ALONG CURVE 24.01 FT, S 86 DEG W 13.02 FT TO POC, CONC SELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 53 DEG W 25.23 FT), SWLY ALONG CURVE 26.64 FT TO REV CURVE, CONC NWLY, RAD 61.50 FT, CENT ANG 28 DEG, (CH BEARING S 34 DEG W 29.35 FT), SWLY ALONG CURVE 29.64 FT TO COMP CURVE, CONC NLY, RAD 602.04 FT, CENT ANG 64 DEG, (CH BEARING S 80 DEG W 641.65 FT), WLY ALONG CURVE 676.72 FT TO COMP CURVE, CONC NELY, RAD 61.50 FT, CENT ANG 29 DEG, (CH BEARING N 53 DEG W 31.20 FT), NWLY ALONG CURVE 31.54 FT TO REV CURVE, CONC SWLY, RAD 23.50 FT, CENT ANG 52 DEG (CH BEARING N 64 DEG W 20.51 FT), NWLY ALONG CURVE 21.22 FT, W 108.97 FT TO POC, CONC NELY, RAD 63.50 FT, CENT ANG 90 DEG, (CH BEARING N 45 DEG W 89.80 FT), NWLY ALONG CURVE 99.75 FT, N 134.69 FT TO POC, CONC WLY, RAD 87.50 FT, CENT ANG 28 DEG, (CH BEARING N 14 DEG W 42.70 FT), NLY ALONG CURVE 43.13 FT, N 28 DEG W 37.68 FT TO POC, CONC SWLY, RAD 33.50 FT, CENT ANG 36 DEG, (CH BEARING N 46 DEG W 20.44 FT), NWLY ALONG CURVE 20.77 FT TO POB

NOTES:

1. CUT AND FILL EARTHWORK FOR THE PROJECT SHALL BALANCE ONSITE AND THERE SHALL BE NO EXPORT OF FILL FROM THIS SITE.
2. ANY PROPOSED ROADWAY LANE CLOSURE MUST BE SUBMITTED IN WRITING ACCOMPANIED BY A SPECIFIC MOT PLAN DETAILING THE SIGNAGE/DETOUR PLAN, DURATION OF THE ROAD CLOSURE, NOTIFICATION OF LOCAL EMERGENCY AND LAW ENFORCEMENT OFFICES, NOTIFICATION OF OSCEOLA COUNTY PUBLIC INFORMATION OFFICE AND ALL AFFECTED LOCAL RESIDENTS MUST BE NOTIFIED OF THE ROAD IN ADVANCE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY WITHIN THE ROADWAYS. ALL ROADWAY LANE CLOSURE MUST BE DONE IN STAGES WHEREIN ONLY SECTIONS OF ANY COUNTY ROAD WILL BE CLOSED AT A TIME. THIS IS TO KEEP EMERGENCY VEHICLES ROAD ACCESSIBILITY IMPACT TO A MINIMUM.
3. THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, IRRIGATION SYSTEMS AND RETAINING WALLS.

Always call 811 two full business days before you dig

Sunshine811.com

PROJECT TEAM AND SERVICE INFORMATION

SURVEYOR:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
PH: 407.426.7979

WATER & SEWER:
TOHO WATER AUTHORITY
WATER, WASTEWATER, REUSE
951 MLK BLVD.
KISSIMMEE, FLORIDA 34741
PH: 407.944.5031

ELECTRIC:
DUKE ENERGY
ELECTRICAL DISTRIBUTION ROADWAY LIGHTING
3250 BONNETT CREEK ROAD
LAKE BUENA VISTA, FLORIDA 32830
PH: 407.754.7114

OSCEOLA COUNTY:
CONSTRUCTION INSPECTION
1 COURTHOUSE SQUARE SUITE 1100
KISSIMMEE, FLORIDA 34741
PH: 407.742.0200

CABLE:
BRIGHT HOUSE NETWORKS
844 MAGUIRE ROAD
OCOEE, FLORIDA 34761
PH: 407.532.8509

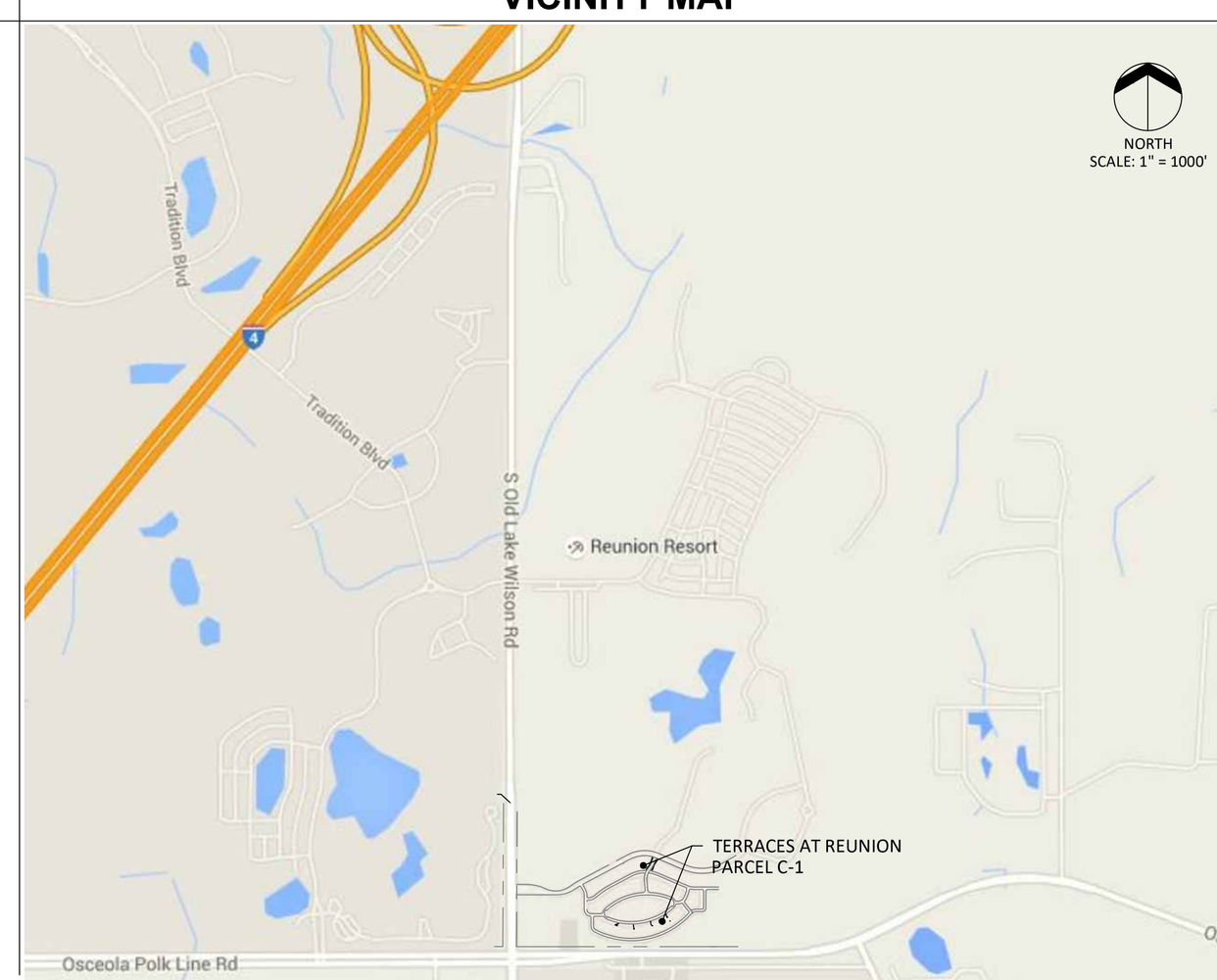
ADELPHIA CABLE
4305 VINELAND ROAD, SUITE G-2
ORLANDO, FLORIDA 32811
PH: 407.422.3691

PHONE:
CENTURYLINK
33 NORTH MAIN STREET
WINTER GARDEN, FLORIDA 34787
PH: 407.814.5321

GAS:
TECO GAS
600 WEST ROBINSON STREET
ORLANDO, FLORIDA 32802
PH: 407.420.6607

GULFSTREAM GAS COMPANY
1905 INTERMODIAL CIRCLE
PALMETTO, FLORIDA 34221
PH: 941.723.7000

VICINITY MAP



SHEET INDEX

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3 SHEET 1 OF 2	LEGAL DESCRIPTION	
SHEET 2 OF 2	SURVEY	
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2.00	DEMOLITION & EROSION CONTROL PLAN NORTH	1
2.01	DEMOLITION & EROSION CONTROL PLAN SOUTH WEST	1
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3.00	AERIAL OVERALL SITE PLAN	1
3.01	SITE PLAN NORTH	1 1
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4.00	GRADING PLAN NORTH	1 1
4.01	GRADING PLAN SOUTH WEST	1
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5.00	DRAINAGE & UTILITY PLAN NORTH	1 1 1
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6.00	CONSTRUCTION DETAILS	
6.10	TWA DETAILS	1
3 6.11	TWA DETAILS	1

Section 35,
Township 25 South,
Range 27 East

CDP 04-0045
PD04-00007
SDP22-0167

		REVISION
1	10/24/22	PER COUNTY COMMENTS
2	11/18/22	PER COUNTY COMMENTS
3	12/07/22	PER TWA COMMENTS

PROJECT No.: 1075.000

XABIER J. GUERRICAGOITIA LICENSE No. 51951 12/7/2022 STATE OF FLORIDA PROFESSIONAL ENGINEER

Certificate of Authorization #29791

1.00

Plotted: December 7, 2022, 12:52:16 PM
Z:\PROJECTS\1075.000 - Terraces at Reunion\Plans\Civil\Terraces at Reunion-COVER SHT.dwg

LEGAL DESCRIPTION

UNIT 1–101, UNIT 1–102, UNIT 1–103, UNIT 1–201, UNIT 1–203;

UNIT 3–101, UNIT 3–102, UNIT 3–103, UNIT 3–201, UNIT 3–202, UNIT 3–203;

UNIT 6–101, UNIT 6–102, UNIT 6–103, UNIT 6–104, UNIT 6–202, UNIT 6–203, UNIT 6–204, UNIT 6–303;

UNIT 7–101, UNIT 7–102, UNIT 7–103, UNIT 7–104, UNIT 7–201, UNIT 7–202, UNIT 7–203, UNIT 7–301, UNIT 7–304;

UNIT 8–103, UNIT 8–104, UNIT 8–202, UNIT 8–203, UNIT 8–204, UNIT 8–301, UNIT 8–302, UNIT 8–304;

UNIT 10–102, UNIT 10–201, UNIT 10–202, UNIT 10–203;

UNIT 11–101, UNIT 11–102, UNIT 11–201, UNIT 11–202;

UNIT 12–104, UNIT 12–201, UNIT 12–202, UNIT 12–204, UNIT 12–301, UNIT 12–302, UNIT 12–303;

UNIT 13–102, UNIT 13–103, UNIT 13–104, UNIT 13–201, UNIT 13–202, UNIT 13–203,
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UNIT 20–101, UNIT 20–303;

UNIT 21–202, UNIT 21–301, UNIT 21–302, UNIT 21–303;

UNIT 22–101, UNIT 22–102, UNIT 22–103, UNIT 22–20I, UNIT 22–202, UNIT 22–203,
UNIT 22–301, UNIT 22–302, AND UNIT 22–303;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM OF TERRACES AT REUNION, A CONDOMINIUM, AND ANY EXHIBITS ANNEXED THERETO, INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED JULY 26, 2006, IN BOOK 3228, PAGE 1116; TOGETHER WITH AMENDMENT TO ADD PHASE 6 RECORDED JULY 26, 2006, IN BOOK 3228, PAGE 1437; AMENDMENT TO ADD PHASE 3 RECORDED OCTOBER 24, 2006, IN BOOK 3312, PAGE 956; AMENDMENT TO ADD PHASE 7 RECORDED DECEMBER 15, 2006, IN BOOK 3359, PAGE 1762; AMENDMENT TO ADD PHASE 10 RECORDED JANUARY 30, 2007, IN BOOK 3395, PAGE 385; AMENDMENT TO ADD PHASE 11 RECORDED FEBRUARY 6, 2007, IN BOOK 3400, PAGE 2772; AMENDMENT TO ADD PHASE 20 RECORDED FEBRUARY 14, 2007, IN BOOK 3409, PAGE 749; AMENDMENT TO ADD PHASE 8 RECORDED MARCH 26, 2007, IN BOOK 3441, PAGE 98; AMENDMENT TO ADD PHASE 12 RECORDED APRIL 17, 2007, IN BOOK 3458, PAGE 2931; AMENDMENT TO ADD PHASE 13 RECORDED MAY 22, 2007, IN BOOK 3485, PAGE 1693; AMENDMENT TO ADD PHASE 21 RECORDED JUNE 15, 2007, IN BOOK 3502, PAGE 1192 AND AMENDMENT TO ADD PHASE 22 RECORDED JULY 24, 2007, IN BOOK 3527, PAGE 2753.

AND

PROPOSED PHASE 19

A PORTION OF PARCEL C–1, ACCORDING TO THE PLAT OF TERRACES AT REUNION A REPLAT, AS RECORDED IN PLAT BOOK 17, PAGES 105 THROUGH 106, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY. FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL C–1, ACCORDING TO SAID PLAT OF TERRACES AT REUNION A REPLAT; THENCE N90°00'00" WEST, A DISTANCE OF 254.11 FEET; THENCE NORTH 33°08'52 WEST A DISTANCE OF 39.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40°20'31" WEST, A DISTANCE OF 52.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.50 FEET A CENTRAL ANGLE OF 05°52'56" AND A CHORD DISTANCE OF 9.08 FEET WHICH BEARS NORTH 37°24'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.09 FEET; THENCE NORTH 34°27'35" WEST, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°40'08" AND A CHORD DISTANCE OF 16.56 FEET WHICH BEARS NORTH 03°22'29" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 18°08'25" AND A CHORD DISTANCE OF 27.59 FEET WHICH BEARS NORTH 32°08'21" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.70 FEET; THENCE NORTH 23°04'08" EAST, A DISTANCE OF 44.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 16°40'24" AND A CHORD DISTANCE OF 34.36 FEET WHICH BEARS NORTH 14°43'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 93°45'23" AND A CHORD DISTANCE OF 19.71 FEET WHICH BEARS NORTH 53°16'26" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 10°09'07" AND A CHORD DISTANCE OF 28.58 FEET WHICH BEARS SOUTH 84°55'26" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 78.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 25°51'52" AND A CHORD DISTANCE OF 38.72 FEET WHICH BEARS SOUTH 77°04'04" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°31'21" AND A CHORD DISTANCE OF 16.53 FEET WHICH BEARS NORTH 78°06'11" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.79 FEET TO THE POINT OF BEGINNING.

AND

PROPOSED PHASE 2

A PORTION OF PARCEL C–1, ACCORDING TO THE PLAT OF TERRACES AT REUNION A REPLAT, AS RECORDED IN PLAT BOOK 17, PAGES 105 THROUGH 106, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 10, ACCORDING TO THE PLAT OF REUNION PHASE 2 PARCEL 1 AND 1A, AS RECORDED IN PLAT BOOK 13, PAGES 115 THROUGH 123 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE SOUTH 24°25'16" EAST A DISTANCE OF 60.49 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EXCITEMENT DRIVE, ACCORDING TO TERRACES AT REUNION A REPLAT, AS RECORDED IN PLAT BOOK 17, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 62°04'05" EAST A DISTANCE OF 91.23 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 27°55'55" EAST, A DISTANCE OF 125.05 FEET; THENCE SOUTH 62°05'38" WEST, A DISTANCE OF 26.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 759.50 FEET, A CENTRAL ANGLE OF 04°54'09"AND A CHORD DISTANCE OF 64.97 FEET WHICH BEARS SOUTH 59°38'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.99 FEET; THENCE NORTH 27°55'55" WEST, A DISTANCE OF 127.78 FEET TO THE POINT OF BEGINNING.

SCHEDULE B SECTION 2 EXCEPTIONS

ITEMS 1, 3, 4 AND 6 ARE DELETED
ITEMS 2, 5, 7, 8, 12 AND 25 ARE NOT SURVEY RELATED

(9) — MATTERS REFLECTED UPON THE PLAT OF TERRACES AT REUNION A REPLAT RECORDED IN PLAT BOOK 17, PAGES 105 AND 106. (AFFECTS, BLANKET IN NATURE)

(10) — UN–RECORDED ORDINANCE NO. 01–31 ESTABLISHING THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, ADOPTED SEPTEMBER 24, 2001; NOTICE OF ESTABLISHMENT OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RECORDED DECEMBER 26, 2001 IN BOOK 1976, PAGE 2759; RE–FILING OF THE NOTICE OF ESTABLISHMENT OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 7, 2002 IN BOOK 2090, PAGE 2031; AND NOTICE OF RE–FILING RECORDED MARCH 24, 2004 IN BOOK 2471, PAGE 1405. (AFFECTS, NOTHING TO PLOT, AGREEMENT ONLY)

(11) — NOTICE OF COLLECTION AGREEMENT FOR SPECIAL ASSESSMENT RECORDED AUGUST 26, 2002 IN BOOK 2100, PAGE 662 AND NOTICE OF COLLECTION AGREEMENT FOR SPECIAL ASSESSMENTS RECORDED MARCH 24, 2005, IN BOOK 2737, PAGE 1144. (AFFECTS, NOTHING TO PLOT, AGREEMENT ONLY)

(13) — SEVENTH AMENDED AND RESTATED DEVELOPMENT ORDER, REVISED NOVEMBER 24, 2003 FOR REUNION RESORT & CLUB OF ORLANDO DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 26, 2004 IN BOOK 2429, PAGE 1053. (AFFECTS, NOTHING TO PLOT)

(14) — DRAINAGE AGREEMENT BY AND BETWEEN THE REEDY CREEK IMPROVEMENT DISTRICT AND GINN–LA ORLANDO, LTD., LLLP RECORDED MAY 16, 2003 IN BOOK 2253, PAGE 604. (AFFECTS, BLANKET IN NATURE)

(15) — CITY OF KISSIMMEE/GINN–LA ORLANDO II, LLLP WATER, WASTEWATER, AND RECLAIMED WATER SYSTEM DEVELOPER'S SERVICE AGREEMENT RECRDED AUGUST 5, 2003 IN BOOK 2307, PAGE 131. (AFFECTS, NOTHING TO PLOT, AGREEMENT ONLY)

(16) — DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED SEPTEMBER 15, 2004 IN BOOK 2596, PAGE 2227. (AS SHOWN)

(17) — MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR REUNION RESORT & CLUB OF ORLANDO, RECORDED IN BOOK 1990, PAGE 1654; FIRST AMENDMENT RECORDED IN BOOK 2194, PAGE 546 AND FIRST SUPPLEMENT RECORDED IN BOOK 2200, PAGE 38; SECOND SUPPLEMENT RECORDED IN BOOK 2832, PAGE 1612; THIRD SUPPLEMENT RECORDED IN BOOK 2908, PAGE 1853, AS SPREAD TO SUBJECT PROPERTY BY THE PARCEL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS (THE TERRACES AT REUNION) RECORDED IN BOOK 2760, PAGE 400, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH CONVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604. (AFFECTS, BLANKET IN NATURE)

(18) — TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT EXECUTED BY AND BETWEEN TERRACES AT REUNION, INC. AND GINN–LA ORLANDO, LTD, LLLP, RECORDED APRIL 20, 2005, IN BOOK 2760, PAGE 471. (AS SHOWN)

(19) — TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AND EASEMENT AGREEMENT, EXECUTED BY AND AMONG REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, GINN–LA ORLANDO, LTD., LLLP AND TERRACES AT REUNION, INC., RECORDED APRIL 20, 2005, IN BOOK 2760, PAGE 446. (AS SHOWN)

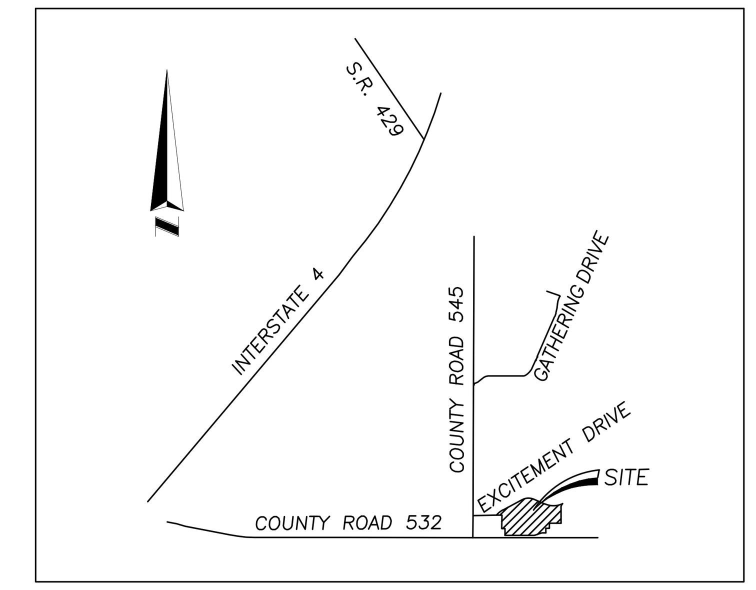
(20) — TEMPORARY EASEMENT AGREEMENT RECORDED DECEMBER 27, 2005, IN BOOK 3009, PAGE 2290. (RIGHTS TO HAVE CONSTRUCTION TRAILER ON PARCEL 14, UNTIL CONSTRUCTION IS COMPLETED)

(21) — DISTRIBUTION EASEMENT IN FAVOR OF PROGRESS ENERGY FLORIDA, INC. RECORDED DECEMBER 29, 2005, IN BOOK 3012, PAGE 2349. (AFFECTS, AS SHOWN)

(22) — DISTRIBUTION EASEMENT IN FAVOR OF PROGRESS ENERGY FLORIDA, INC. RECORDED JULY 10, 2006, IN BOOK 3211, PAGE 27. (AFFECTS, AS SHOWN)

(23) — TERMS, PROVISIONS, RESTRICTIVE CONVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS CONTAINED IN DECLARATION OF CONDOMINIUM OF TERRACES AT REUNION, A CONDOMINIUM, AND ANY EXHIBITS ANNEXED THERTO, INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED JULY 26, 2006, IN BOOK 3228, PAGE 1116; TOGETHER WITH AMENDMENT TO ADD PHASE 6, RECORDED JULY 26, 2006, IN BOOK 3228, PAGE 1437; AMENDMENT TO ADD PHASE 3 RECORDED OCTOBER 24, 2006, IN BOOK 3312, PAGE 956; AMENDMENT TO ADD PHASE 7 RECORDED DECEMBER 15, 2006, IN BOOK 3359, PAGE 1762; AMENDMENT TO ADD PHASE 10 RECORDED JANUARY 30, 2007, IN BOOK 3395, PAGE 385; AMENDMENT TO ADD PHASE 11 RECORDED FEBRUARY 6, 2007, IN BOOK 3400, PAGE 2772; AMENDMENT TO ADD PHASE 20 RECORDED FEBRUARY 14, 2007, IN BOOK 3409, PAGE 749; AMENDMENT TO ADD PHASE 8 RECORDED MARCH 26, 2007, IN BOOK 3441, PAGE 98; AMENDMENT TO ADD PHASE 12 RECORDED APRIL 17, 2007, IN BOOK 3458, PAGE 2931; AMENDMENT TO ADD PHASE 13 RECORDED MAY 22, 2007, IN BOOK 3485, PAGE 1693; AMENDMENT TO ADD PHASE 21 RECORDED JUNE 15, 2007, IN BOOK 3502, PAGE 1192 AND AMENDMENT TO ADD PHASE 22 RECORDED JULY 24, 2007, IN BOOK 3527, PAGE 2753. (AFFECTS, NOTHING TO PLOT)

(24) — EASEMENT AGREEMENT IN FAVOR OF GINN LIFESTYLES GROUP, LLC RECORDED FEBRUARY 28, 2007, IN BOOK 3420, PAGE 1070. (AS SHOWN)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF EXCITEMENT ROAD, HAVING A BEARING OF N62°04'05"E, PER PLAT.

2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY OFFICE FILE NO. 1062–2281076 (REVISED 03/01/10) WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2010.

4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12097C 0040 F, DATED JUNE 6, 2001, AND FOUND THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.

5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.

6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

7. ONLY UNITS MENTIONED WITHIN BUILDINGS ARE INCLUDED AS PART OF THIS SURVEY OR TITLE COMMITMENT..

LEGEND

UTILITY POLE
GUYWIRE
SANITARY MANHOLE
LIGHT POLE
STORM MANHOLE
FENCE LINE
SIGN
OHU — OVERHEAD UTILITY LINE
FIRE HYDRANT
RV — RECLAIM WATER VALVE
ICV — IRRIGATION CONTROL VALVE
WV — WATER VALVE
CONCRETE

PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
EB	ELECTRIC BOX
CO	CLEAN OUT
TB	TELEPHONE BOX
BFP	BACK FLOW PREVENTER
A/C	AIR CONDITION PAD
GR	GAS MARKER
TF	TRANSFORMER
ICP	IRRIGATION CONTROL PANEL
IB	IRRIGATION BOX
YD	YARD DRAIN
EM	ELECTRIC METER
WM	WATER METER
WS	WATER SERVICE

SURVEYOR'S CERTIFICATE

DAVID M. DeFILIPPO, A FLORIDA REGISTERED PROFESSIONAL SURVEYOR, REGISTRATION NO. 5038, IN AND FOR THE STATE OF FLORIDA, DOES HEREBY CERTIFY TO: THE LYND COMPANY; TEXAS CAPITAL BANK, NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION; TERRACES AT REUNION, L.P., A TEXAS LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS TERRACES AT REUNION I, L.P.; AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE FLORIDA SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION I–URBAN BUSINESS DISTRICT, LAND TITLE SURVEY, IN EFFECT ON THE DATE OF THIS CERTIFICATION; AND (ii) EXCEPT AS SHOWN ON THE SURVEY, (A) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, (B) THERE ARE NO OBSERVABLE, ABOVE–GROUND ENCROACHMENTS EITHER (1) BY IMPROVEMENTS ON THE LAND, OR (2)BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREET OR ALLEYS UPON THE LAND, AND (C) AS CAN BE DETERMINED BY A VISUAL EXAMINATION OF SURFACE AND ABOVE GROUND FACILITIES, THE LAND DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS. THE PARTIES LISTED IN THE FIRST PARAGRAPH OF THIS CERTIFICATE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DAVID M. DeFILIPPO
REGISTRATION NO. 5038
WITHIN THE STATE OF FLORIDA
DATE OF SURVEY: MAY 1, 2010

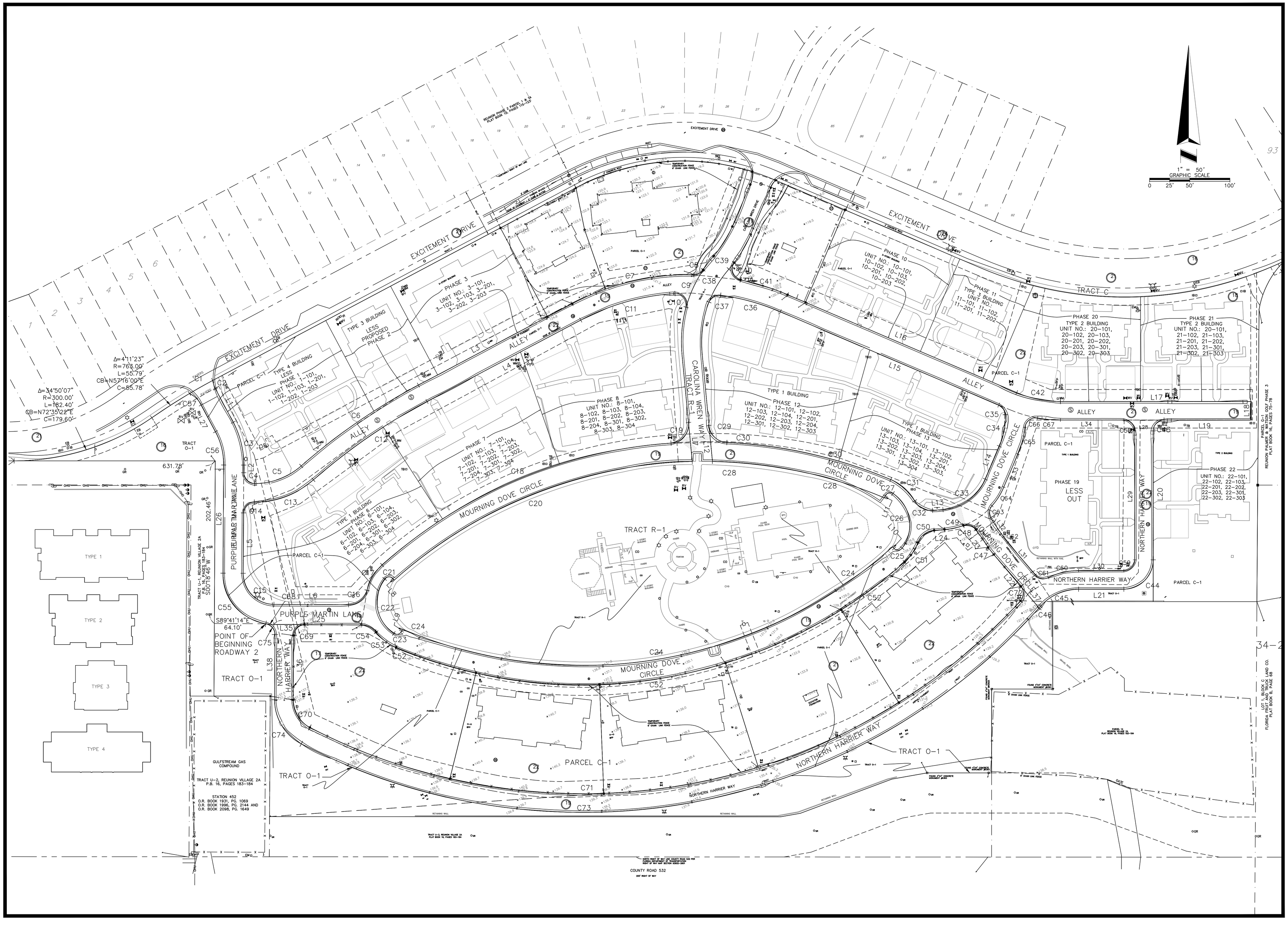
NO.	DATE	REVISIONS
1.	8/2/2010	CLIENT COMMENTS

BOUNDARY SURVEY
OF
TERRACES AT REUNION

SECTION 35–25–27 OSCEOLA COUNTY, FLORIDA

AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE. SUITE B
WINTER PARK, FLORIDA 32789
(407) 426–7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

JOB NO.: 0042601
FIELD DATE: 05/01/10
SCALE: 1"= 50'
DRAWN BY: GHF/UB
APPROVED BY: DMD
DRAWING FILE #: 0042601 TERRACES AT REUNION BNDY–ALTA.DWG



SHEET 2 OF 2

NO.	DATE	REVISIONS
1.	8/2/2010	CLIENT COMMENTS

BOUNDARY SURVEY
OF
TERRACES AT REUNION

OSCEOLA COUNTY, FLORIDA

SECTION 35-25-27

AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#2593
1000 WOODBURY ROAD, SUITE 285
WINTER PARK, FLORIDA
(407) 644-1888 FAX 644-2448
WWW.AMERICANSURVEYINGANDMAPPING.COM

JOB NO.: 0042601
FIELD DATE: 05/01/10
SCALE: 1"= 50'
DRAWN BY: GHF/JB
APPROVED BY: DMD
DRAWING FILE #: 0042601 TERRACES AT REUNION BNDY-ALTA.DWG

GENERAL NOTES:

1. ALL CONSTRUCTION (OTHER THAN ALL UTILITIES, SEE SHEET 2.0 FOR T.W.A. SPECS) SHALL BE PER OSCEOLA COUNTY AND FDOT STANDARD SPECIFICATIONS.

2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE THE NECESSARY RIGHT-OF-WAY PERMIT(S) AND PROVIDE FOR THE SAFETY AND CONTROL OF TRAFFIC DURING CONSTRUCTION.

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR NOTIFYING VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR INACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.

7. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL NOT EXCAVATE REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTION, ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATIONS OR REMOVAL IS PROVIDED OR IN THE CONTRACT, PLANS, OR SPECIFICATIONS.

9. ALL WORK AND ALL MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES , GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.

10. THE SPECIFICATIONS, NOTES AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH AND INSTALL THE WORKS IN ALL DETAILS AND READY FOR OPERATION.

11. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S

12. ALL WORK SHALL BE ACCOMPLISHED TO THE HIGHEST QUALITY CRAFTSMANSHIP STANDARDS.

13. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES ORDINANCES REGULATIONS.

14. APPARENT ERRORS, DISCREPANCIES OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING.

15. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEANUP OPERATION FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIALS AND EQUIPMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER AT THE TIME.

16. NO EXTRA PAYMENTS WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACTS DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.

17. THE CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. TWO (2) COPIES OF THE SHOP DRAWINGS WILL BE RETURNED TO THE CONTRACTOR. UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK.

LDC 6.10.c

THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL, EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS, SHALL NOT EXCEED TEN ACRES. THIS REQUIREMENT MAY BE WAIVED, FOR LARGE PROJECTS WITH A DUST CONTROL PLAN, WHICH DEMONSTRATE THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS. THE WAIVER WILL BE BY WRITTEN AUTHORIZATION FROM THE COUNTY ENGINEER.

PAVING & DRAINAGE NOTES :

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.

2. ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.

3. ALL PAVEMENT RETURN RADII AND DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.

5. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH A CHAIN AND EYEBOLT.

6. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.

7. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.

8. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.

9. ALL FF'S SHALL BE 24" ABOVE THE CENTERLINE OF THE ROADWAY.

10. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP PER FDOT INDEX #280.

AS-BUILT NOTE:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND & ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO STRIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.

D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTION FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

E. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.

F. DIMENSIONS BETWEEN ALL INVERTS AND MANHOLES SHALL BE FIELD VERIFIED AS SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

G. FINAL DIRT GRADE FOR EACH LOT.

H. 1 SET OF REPRODUCIBLE AS-BUILTS WILL BE PROVIDED TO THE PROJECT ENGINEER.

2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR AS BEING "AS-BUILTS" OR "RECORD DRAWINGS".

3. AS-BUILT PLANS SHALL BE FINISHED AND SUBMITTED BEFORE BACTERIOLOGICAL TESTS ARE PROVIDED.

EROSION CONTROL:

1. PROVIDE EROSION AND SEDIMENT CONTROL MEASURES CONSISTING OF STAKED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION OR AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

2. ALONG THE CLEARING LIMITS ADJACENT TO THE WETLANDS OR AREAS TO BE PRESERVED, PROVIDE AND INSTALL AN ORANGE ENVIRO-FENCE (MINIMUM 4 FEET HIGH) ON WOOD POSTS SPACED 8 FEET CENTER TO CENTER. MAINTAIN AN ENVIRO-FENCE DAILY AT ALL TIMES DURING CONSTRUCTION.

3. THE ENTIRE FRONTAGE, NORTH SIDE AND SOUTH SIDE OF THE PROJECT SHALL BE SCREENED WITH A 6' FENCE WITH GREEN SCRIM. FENCE MAY TERMINATE AT ANY TREE LINE THAT ACTS AS A SCREEN. THE CHAIN LINK FENCE SHALL BE IN FRONT OF THE SILT FENCE.

4. NO DISCHARGE OF CONTAMINANTS INTO ADJACENT WETLANDS WILL BE PERMITTED AT ANY TIME.

5. DAMAGE TO WETLANDS ADJACENT TO CONSTRUCTION AREAS SHALL BE PREVENTED BY DELINEATING THE LIMITS OF CONSTRUCTION, AND INSTALLING THE ENVIRO-FENCES AND SEDIMENT BARRIERS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THEREBY RETAINING SEDIMENT WITHIN THE CONSTRUCTION AREA. CONTRACTORS WILL BE REQUIRED TO ADEQUATELY MAINTAIN THESE PROTECTION MEASURES AT ALL TIMES.

6. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, TURBIDITY FENCES, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.

7. TURBIDITY BARRIERS (SILT BOOMS) SHALL BE USED IN POND AND WATERWAY AREAS TO PREVENT RELEASE OF SEDIMENT AND/OR TURBID WATER INTO SURROUNDING WATERS. THESE SEDIMENT AND TURBIDITY BARRIERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TURBIDITY LEVELS IN SENSITIVE AREAS SHALL BE CLOSELY MONITORED BY THE REEDY CREEK IMPROVEMENT DISTRICT DURING CONSTRUCTION.

8. DURING CONSTRUCTION THE CONTRACTOR SHALL MODIFY OR RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE (WITH OWNER'S APPROVAL) TO ALLOW FOR ITS ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

9. ALL EROSION PREVENTION AND CONTROL MEASURES MUST BE INSPECTED AND APPROVED BY OSCEOLA COUNTY COMPLIANCE PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITIES. REMOVAL OF THESE SAME EROSION CONTROLS AND PREVENTION MEASURES MAY BE DONE ONLY AFTER AUTHORIZATION BY OSCEOLA COUNTY COMPLIANCE PERSONNEL IS OBTAINED.

10. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE, SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLANDS.

11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE DRAWINGS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ONE EFFECTIVE ALTERNATIVE METHOD INCLUDES THE INTRODUCTION OF ALUMINUM SULFATE (ALUM) INTO DISCHARGE FROM THE CONSTRUCTION SITE. PLEASE NOTE THAT ANY ALTERNATIVE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY OSCEOLA COUNTY COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

12. EROSION AND DUST CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, TURBIDITY FENCES, PERIODIC WATERING, AND OTHER BEST MANAGEMENT PRACTICES FOUND IN THE STORMWATER POLLUTION PREVENTION PLAN, WHICH ARE ACCEPTABLE TO CONSTRUCTION MANAGER, ENGINEER, AND REGULATORY AGENCIES.

13. ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND, AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED WITHOUT PUMPING OR FLUSHING INTO THE PONDS. STORM DRAINAGE SYSTEM SHALL BE CLEANED AND FREE OF DEBRIS PRIOR TO CONSTRUCTION MANAGER'S ACCEPTANCE.

14. PROVIDE SOCK DRAIN IN FRONT OF ALL DRAINAGE CURB INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL DITCH BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY (WHICH MAY INCLUDE FULL REPLACEMENT AT THE DISCRETION OF THE CONSTRUCTION MANAGER) TO MINIMIZE SILT ACCUMULATION IN THE STORM DRAINAGE SYSTEM.

15. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER) AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING DRY SEASON. SEEDED AND MULCHED WITH FERTILIZER SHALL BE PERFORMED PER COUNTY SPECIFICATIONS.

16. ALL GRASSED AREAS SHALL BE MAINTAINED TO ASSURE GOOD GRASS STAND. IF NECESSARY AFTER 60 DAYS, AREA WILL BE RE-GRASSED. IF GRASSED AREAS ARE NOT ACCEPTABLE WITHIN 90 DAYS OF COMPLETION, RE-FERTILIZE AT 250 LBS. PER ACRE.

17. ALL ROADWAYS SHALL BE MAINTAINED AND SWEPT DAILY TO REMOVE ANY DIRT TRANSPORTED ONTO EXISTING PAVED ROADWAYS.

18. IN ADDITION TO THE MINIMUM REQUIREMENTS ABOVE, SLOPES OF FROM 6:1 TO 3:1, INCLUSIVE, WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES. THIS REQUIREMENT SHALL BE MET UNLESS AN ALTERNATIVE IS APPROVED BY THE OSCEOLA COUNTY INSPECTORS.

CDP 04-0045
PD04-00007
SDP22-0167

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Rev.	Date	Description	Chk By

TERRACES AT REUNION RESORT & CLUB
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

GENERAL NOTES

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO. 1.03

Plotted: December 7, 2022, 12:52:34 PM
Z:\PROJECTS\1075.000 – Feltrim Group – Terraces at Reunion\Plans\Civil\Terraces at Reunion–NOTES SHT.dwg

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCT UTILITIES IN ACCORDANCE TO TWA APPROVED PLANS AND SHOP DRAWINGS. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE APPROVED BY THE DEVELOPER'S ENGINEER AND TWA

2. A PRE-CONSTRUCTION MEETING WITH THE TWA'S STAFF IS REQUIRED PRIOR TO INITIATING CONSTRUCTION.

3. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO INITIATING CONSTRUCTION.

4. A MINIMUM12 FOOT WIDE ACCESS ROAD SHALL BE PROVIDED FOR ALL TWA OWNED UTILITIES, WHICH ARE LOCATED OUTSIDE OF ROADWAYS. THE TOP 8" OF THE ACCESS ROAD SHALL BE STABILIZED TO A FLORIDA BEARING VALUE OF 75 PSI, AND COMPACTED TO 98% OF AASHTO T-180.

5. PIPE DEFLECTION CANNOT EXCEED 50% OF THE PIPE MANUFACTURER'S RECOMMENDATION.

6. REFERENCE TWA'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION FOR ISSUES NOT SPECIFICALLY ADDRESSED BELOW OR ON THE TWA ACCEPTED CONSTRUCTION PLANS.

7. CURRENT EDITION OF TWA'S STANDARDS, SPECIFICATIONS AND DETAILS, AT TIME OF TWA PLAN ACCEPTANCE SHALL SUPERSEDE ACCEPTED PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE TWA STANDARDS, SPECIFICATIONS AND DETAILS ARE ADHERED TO IN CONSTRUCTION.

PERMITS, PLANS, SHOP DRAWINGS:

1. PERMITS OR LETTERS OF DETERMINATION FROM FDEP SHALL BE OBTAINED FOR THE SANITARY SEWER COLLECTION SYSTEM AND WATER DISTRIBUTION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. A STAMPED APPROVED SET OF PLANS BY TWA SHALL BE PRESENT ON THE SITE AT ALL TIMES. APPROVED PLANS ARE VALID FOR 12 MONTHS FROM THE DATE OF APPROVAL. IF CONSTRUCTION DOES NOT BEGIN WITHIN THE 12 MONTH PERIOD, THE DEVELOPER MUST CONTACT TWA FOR A PROJECT STATUS REVIEW AND APPROVAL EXTENSION.

3. A MINIMUM OF THREE SETS OF SHOP DRAWINGS SHALL BE SUBMITTED TO TWA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

4. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.

5. TWO HARD COPIES AND ONE ELECTRONIC COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO TWA AT OR BEFORE THE FINAL INSPECTION. RECORD DRAWINGS SHALL CONFORM TO SECTIONS 11.6 OF TWA STANDARDS, SPECIFICATIONS AND DETAILS.

WATER - TESTING:

1. WATER LINE SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS.

   ALL WATER DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY T TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4" AND GREATER SHALL BE PIGGED.

2. WATER LINE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWAC605/M23(PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

3. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.

4. ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

WATER - MATERIALS:

1. **PVC PIPE:** FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C-900, LATEST EDITION. FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-905, LATEST EDITION.

2. **DIP PIPE:** FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.

   ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.

   JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

3. **POLYETHYLENE PIPE:** FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE3408 LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD 906.

4. **SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" BLUE, PC200, SDR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608. 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP. 3" SERVICE PIPE SHALL NOT BE PERMITTED.

5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE.. THIS SHALL INCLUDE ALL SIDES OF TEES AND CROSSES WITHIN LOOPED SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.

7. ALL METERS SHALL BE INSTALLED BY TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX. METERS LARGER THAN 2" SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

REUSE - TESTING:

1. REUSE LINE SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS.

   ALL REUSE DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4" AND GREATER SHALL BE PIGGED.

2. REUSE LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWAC605/M23 (PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

3. ALL REUSE MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.

4. ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

REUSE - MATERIALS:

1. **PVC PIPE:** FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C-900, LATEST EDITION. FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-905, LATEST EDITION.

2. **DIP PIPE:** FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.

   ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.

   JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

3. **POLYETHYLENE PIPE:** FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE3408 LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD 906.

4. **SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" PURPLE, PC200, SDR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608. 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP. 3" SERVICE PIPE SHALL NOT BE PERMITTED.

5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE. THIS SHALL INCLUDE ALL SIDES OF TEES AND CROSSES WITHIN LOOPED SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.

7. ALL METERS SHALL BE INSTALLED BY THE TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX. METERS LARGER THAN 2" SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

SEWER - TESTING:

PRIOR TO ANY TESTING TO BE WITNESSED, ALL PASSING SOIL DENSITY TESTS AND SLOPE SURVEYS SHALL BE SUBMITTED TO THE TWA ENGINEER AND TO THE TWA INSPECTOR.

1. ALL SANITARY MANHOLES SHALL BE INSPECTED BY TWA PERSONNEL.

2. SANITARY SEWERS SHALL BE VIDEO INSPECTED AND WITNESSED BY TWA PERSONNEL.

3. SANITARY SEWERS SHALL BE LOW PRESSURE AIR TESTED WITH NO ALLOWABLE LOSS AND WITNESSED BY TWA PERSONNEL. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

GRAVITY SEWER - MATERIALS:

1. **PVC PIPE:** FOUR (4)" THROUGH FIFTEEN (15)" SHALL BE ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-4.

   PVC PIPE: EIGHTEEN (18)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F679, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-7.

   ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PVC PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35; 15 TO 20 FT SHALL BE SDR 26; AND 20 TO 30 FT SHALL BE SDR 18.

2. **DIP PIPE:** ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY, OR EQUAL, WITH A MINIMUM DRY FILM THICKNESS 40 MILS.

3. JOINT MATERIALS:

   - PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.
   - DIP AND FITTING JOINTS SHALL BE "PUSH-ON" OR MECHANICAL JOINTS CONFORMING TO ANSI A21.11.
   - JOINTS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH A RIGID, PVC, ADAPTOR COUPLING. FERNCO ADAPTERS ARE NOT ALLOWED.

SEWER FORCE MAINS – TESTING:

1. FORCE MAIN PIPING SHALL BE INSTALLED AND PIGGED UNTIL CLEAN.

2. FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWAC605/M23 (PVC PIPE) SPECIFICATIONS AT 100 PSI OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 2 HOURS AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

SEWER FORCE MAINS - MATERIALS:

1. **PVC PIPE:** FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C900 AND A DIMENSION RATIO (DR) OF 25.

   PVC PIPE SHALL BE INTEGRAL BELL, PUSH-ON TYPE JOINTS.

2. **DIP PIPE:** FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF PRESSURE CLASS 150 AND LINED WITH PROTECTO 401 OR EQUAL.

   ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, FOUR (4) THROUGH TWELVE (12)".

   JOINTS FOR DIP SHALL BE PUSH-ON OR MECHANICAL JOINTS AND JOINTS FOR FITTINGS SHALL BE MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111.

   ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS, AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY OR EQUAL WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

3. **POLYETHYLENE (PE3408) PIPE:** FOUR (4)" THROUGH TWELVE (12)" SHALL BE IN ACCORDANCE WITH AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.

8. WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS, OR OTHER ELEVATION DECLINES.

9. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

10. VALVES SHALL BE LOCATED AT NOT MORE THAN 2,000 FOOT INTERVALS IN ALL AREAS.

SEPARATION REQUIREMENTS:

PER F.D.E.P. REQUIREMENTS AND SUBJECT TO TWA APPROVAL.

MISCELLANEOUS:

1. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. CONNECT PIPE TO MANHOLE USING A FLEXIBLE CONNECTOR OR APPROVED A-LOK.

2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED. THRUST BLOCKS ARE NOT ALLOWED FOR TWA MAINTAINED INFRASTRUCTURES.

3. MAINTAIN A MINIMUM OF 36" OF COVER MEASURED FROM THE BOTTOM OF THE SUB-GRADE OVER ALL PIPES. IF LESS THAN 36" OF COVER, USE DIP AND NOTIFY ENGINEER FOR EVALUATION.

4. GALVANIZED PIPE IS NOT ALLOWED AND IF ENCOUNTERED SHALL BE REPLACED WITH APPROVED MATERIALS.

5. MARKING TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE. ALL PVC PIPE SHALL BE GREEN IN COLOR (FOR SEWER), BLUE IN COLOR (FOR WATER) AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT GREEN/BLUE/PURPLE STRIPE (OIL BASED ENAMEL) ON THE TOP OF THE PIPE.

6. A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE SHALL BE INSTALLED UNDER THE PIPE AND BE ACCESSIBLE AT EACH VALVE BOX. DIRECTIONAL BORES SHALL USE 8 GAUGE STEEL CORE COPPER AND 8 GAUGE COPPER WIRE. ONE (1) EACH AT A MINIMUM.

7. ONLY RIGID ADAPTERS SHALL BE PERMITTED UNLESS TRANSITIONING TO CLAY PIPE.

8. IN GENERAL, ONE COMPACTION TEST SHALL BE TAKEN FOR EACH 12" LAYER OF FILL FROM THE SPRINGLINE OF THE PIPE TO THE FINISH GRADE FOR EACH 300 FEET OF PIPE AND FOR EVERY 100 SQUARE FEET OF BACKFILL AROUND STRUCTURES.

9. ALL EXISTING WATER, REUSE AND SANITARY APPURTENANCES ON A PROJECT SITE OR AFFECTED BY PROJECT WORK SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE BROUGHT TO FINISHED GRADE PER THE STANDARD CONSTRUCTION DETAILS.

10. ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM OF 5' HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.

11. IF THE UNDERGROUND CONTRACTOR DE-MOBILIZES BETWEEN PHASES OF A PROJECT AND THE WATER DISTRIBUTION SYSTEM HAS BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO INSTALL AUTOMATIC FLUSHING DEVICES ON ALL WATER MAIN DEAD-ENDS WHETHER INTENDED AS STUB-OUTS OR AS INCOMPLETE CONSTRUCTION. IF THE SITE HAS NOT BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO PHYSICALLY DISCONNECT ALL UN-CLEARED MAINS FROM THE POINTS-OF-CONNECTION TO CLEARED MAINS.

12. WHEN REQUIRED BY ANOTHER REGULATORY AGENCY, MASONRY WALLS AROUND LIFT STATIONS SHALL REQUIRE BARBED WIRE AT THE TOP OF THE WALL. AT TWA'S DISCRETION, ALTERNATIVE ANTI-CLIMB MEASURES MAY ALSO BE UTILIZED IN PLACE OF BARBED WIRE, HOWEVER, SIGNAGE WILL BE REQUIRED ON ALL EXTERIOR WALLS INDICATING THE USE OF ANTICLIMB MEASURES THAT MAY NOT BE VISIBLE.

13. ALL PERMANENT STRUCTURES INCLUDING, BUT NOT LIMITED TO: BUILDING FOUNDATIONS, WALLS, AND LIGHT POLES SHALL BE PLACED WITH A MINIMUM 10' HORIZONTAL SEPARATION FROM ALL TWA OWNED INFRASTRUCTURE.

DIRECTIONAL BORING

36. 1 GENERAL

THIS SECTION COVERS INSTALLATION OF POLYETHYLENE AND PVC PRESSURE PIPE USING DIRECTIONAL BORING TECHNIQUES.

36. 2 PIPE MATERIAL

36. 2. 1 CARRIER PIPE

1) FOR WATER MAINS, THE CARRIER PIPE SHALL BE POLYETHYLENE TUBING CONFORMING TO AWWA C901, AWWA C906, PE3408 AND ASTM D3350 LATEST EDITIONS, IN THE SIZES SHOWN ON THE DRAWINGS. POLYETHYLENE TUBING CLASSIFICATION SHALL BE DR11 OR DR9, DUCTILE IRON PIPE INSIDE DIAMETER WITH POTABLE WATER IDENTIFICATION.

2) FOR FORCE MAINS, THE WATER MAIN SPECIFICATION SHALL APPLY EXCEPT THAT THE TUBING SHALL BE A MINIMUM OF DR17, DIP INSIDE DIAMETER WITH FORCE MAIN IDENTIFICATION.

3) PVC C900 CERTAINTEED CERTA LOK C900/RI, 4 INCHES TO 12 INCHES.

36. 2. 2 ADAPTERS

PROVIDE ADAPTERS ON LINES OVER 2" SUITABLE FOR CONNECTION TO DIP OR PVC PIPE. THESE SHALL BE BUTT-FUSED MECHANICAL JOINT END ONLY.

36.2.3 INSPECTION

ALL CARRIER PIPE TO BE INSTALLED MAY BE INSPECTED AT THE SITE OF MANUFACTURE FOR COMPLIANCE WITH THESE SPECIFICATIONS BY AN INDEPENDENT LABORATORY SELECTED AND PAID FOR BY THE TOHOPEKALIGA WATER AUTHORITY. THE MANUFACTURER'S COOPERATION SHALL BE REQUIRED IN THESE INSPECTIONS.

36.2.4 CERTIFICATION

ALL CARRIER PIPE SHALL BE ACCOMPANIED BY MANUFACTURER'S CERTIFICATION THAT THE CARRIER PIPE MEETS ALL SPECIFIED STANDARDS, WITH AN ENUMERATION OF EACH PARAMETER SPECIFIED HEREIN AND SUCH OTHER PARAMETERS AS REQUIRED BY THE PERMITTING AUTHORITY.

36.2.5 TRACER WIRE FOR DIRECTIONAL BORES SHALL BE 8 GAUGE, STEEL CORE COPPER. OR EQUAL.

36-2

36. 3 PIPE HANDLING

CARE SHALL BE TAKEN IN LOADING, TRANSPORTING AND UNLOADING TO PREVENT INJURY TO THE PIPE OR COATINGS. PIPE SHALL NOT BE DROPPED. ALL PIPE SHALL BE EXAMINED BEFORE LAYING, AND NO PIECE SHALL BE INSTALLED WHICH IS FOUND TO BE DEFECTIVE. ANY DAMAGE TO THE PIPE SHALL BE REPAIRED TO THE SATISFACTION OF THE TWA.

36. 4 CONSTRUCTION REQUIREMENTS

THE PIPE SHALL BE INSTALLED TO THE EXACT LINES AND GRADES REQUIRED. THE TYPE AND SIZE OF THE PILOT STRING CUTTING HEAD SHALL BE AT THE CONTRACTOR'S DISCRETION. THE TYPE AND OUTSIDE DIAMETER OF THE DRILL PIPE TO BE USED IN THE PILOT STRING SHALL ALSO BE AT THE CONTRACTOR'S DISCRETION. THE METHOD OF GUIDANCE UTILIZED IN LOCATING AND STEERING THE PILOT STRING FROM ENTRY TO EXIT SHALL BE CONTROLLED IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. READINGS SHALL BE RECORDED AFTER THE ADVANCEMENT OF EACH SUCCESSIVE DRILL PIPE AND THE READINGS PLOTTED AT A MINIMUM OF 5' INTERVALS. RECORDED READINGS AND PLAN PROFILE INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AND TOHO. THE MINIMUM DEPTH REQUIREMENT OF 6 FEET BELOW THE EXISTING DITCH BOTTOM, UTILITIES OR ROADWAY SHALL BE ADHERED TO. DEPTHS DEEPER THAN 6 FEET BELOW SHALL BE REVIEWED ON A CASE-BY-CASE BASIS WHEN A DESIGN SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA IS SUBMITTED. LATERAL POSITION AT EXIT SHALL BE NO FURTHER THAN 3 FEET LEFT OR RIGHT OF PLANNED CENTERLINE AND HORIZONTAL POSITIONING SHALL BE NO FURTHER THAN 5 FEET SHORT OR LONG OF PROPOSED EXIT LOCATION. ENTRY AND EXIT LOCATIONS, AS WELL AS INTERMEDIATE CENTERLINE STATIONING SHALL BE STAKED BY THE CONTRACTOR. UPON COMPLETION OF THE PILOT HOLE PHASE OF THE OPERATION, A COMPLETE SET OF ASBUILT RECORDS SHALL BE SUBMITTED IN DUPLICATE TO THE ENGINEER AND THE TWA. THESE RECORDS SHALL INCLUDE COPIES OF THE PLAN AND PROFILE DRAWING, AS WELL AS DIRECTIONAL READINGS RECORDED DURING THE DRILLING OPERATION. UPON APPROVAL OF THE PILOT HOLE LOCATION BY THE ENGINEER AND TWA, THE HOLE ENLARGING OR BACK REAMING PHASE OF THE INSTALLATION SHALL BEGIN. THE BOREHOLE DIAMETER SHALL BE INCREASED TO ACCOMMODATE THE PULLBACK OPERATION OF THE PIPE. THE TYPE OF BACK REAMER TO BE UTILIZED IN THIS PHASE SHALL BE ETERMINED BY THE TYPES OF SUBSURFACE SOIL CONDITIONS THAT HAVE BEEN ENCOUNTERED DURING THE PILOT HOLE DRILLING OPERATION. THE REAMER TYPE SHALL BE AT THE CONTRACTOR'S DISCRETION WITH THE FINAL HOLE DIAMETER BEING A MINIMUM OF FORTY PERCENT LARGER THAN THE OUTSIDE DIAMETER OF THE PRODUCT PIPE BEING INSTALLED IN THE BOREHOLE. THE OPEN BOREHOLE MAY BE STABILIZED BY MEANS OF BENTONITE DRILLING SLURRY BEING PUMPED THROUGH THE INSIDE DIAMETER OF THE DRILL PIPE AND THROUGH OPENINGS IN THE REAMER. THE SLURRY WILL ALSO SERVE AS AN AGENT TO CARRY THE LOOSE CUTTINGS TO THE 36-3 SURFACE THROUGH THE ANNULUS OF THE BOREHOLE. THESE CUTTINGS AND BENTONITE SLURRY ARE TO BE CONTAINED AT THE EXIT HOLE OR ENTRY SIDE OF THE DIRECTIONAL BORE IN PITS OR HOLDING TANKS. THE SLURRY MAY BE RECYCLED AT THIS TIME FOR THE REUSE IN THE HOLE OPENING OPERATION OR IT SHALL BE HAULED BY THE CONTRACTOR TO AN APPROVED DUMPSITE AND PROPERLY DISPOSED OF. A COMPLETE LIST OF ALL DRILLING FLUID ADDITIVES AND MIXTURES TO BE USED IN THE DIRECTIONAL OPERATION WILL BE SUBMITTED TO THE ENGINEER AND TWA ALONG WITH THEIR RESPECTIVE MATERIAL SAFETY DATA SHEETS. ALL DRILLING FLUIDS AND LOOSE CUTTINGS SHALL BE CONTAINED; NO FLUIDS SHALL BE ALLOWED TO ENTER ANY UNAPPROVED AREA OR NATURAL WATERWAYS. UPON COMPLETION OF THE DIRECTIONAL DRILL PROJECT, ALL EXCESS DRILLING FLUID AND CUTTINGS SHALL BE REMOVED BY THE CONTRACTOR. THE POLYETHYLENE OR PVC PIPE SHALL BE FUSED TOGETHER ACCORDING TO MANUFACTURER'S SPECIFICATIONS BY A CERTIFIED TECHNICIAN. NO FITTINGS SHALL BE INSTALLED IN THE DIRECTIONAL BORE. ADAPTERS FOR CONNECTION TO DIP OR PVC SHALL BE BUTT-FUSED TO THE HDPE CARRIER PIPE PER ASTM D3261. AFTER INSTALLATION, THE POLYETHYLENE OR PVC LINE SHALL BE PIGGED. A PRESSURE TEST SHALL BE MADE OF THE POLYETHYLENE PIPE AFTER INSTALLATION IN THE BOREHOLE. THE PREINSTALLATION TEST PRESSURE IS AT THE CONTRACTOR'S DISCRETION. AFTER INSTALLATION, THE POLYETHYLENE PIPE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 51.5. HEAT FUSION JOINTS MUST BE COMPLETELY COOLED BEFORE PRESSURE TESTING. THE MANUFACTURER'S RECOMMENDATIONS ON PIPE STRETCH, PULL STRENGTH, ALLOWANCES SHALL BE OBSERVED.

NOTES:

1. WHERE TWA AND FDEP STANDARDS CONFLICT, THE CONTRACTOR MUST MEET THE MORE STRINGENT OF THE TWO. UNDER NO CIRCUMSTANCES CAN THE MINIMUM SEPARATION BE LESS THAN THAT SPECIFIED IN THE FDEP STANDARDS.

FDEP MINIMUM SEPARATION REQUIREMENTS

1. Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems.
   (a) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
   (b) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer.
   (c) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer.
   (d) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S., and Rule 64E-6.002, F.A.C.

2. Vertical Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines.
   (a) New or relocated, underground water mains crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
   (b) New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or storm water force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
   (c) At the utility crossings described in paragraphs (a) and (b) above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, storm water force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

3. Separation Between Water Mains and Sanitary or Storm Sewer Manholes.
   (a) No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.
   (b) Effective August 28, 2003, water mains shall not be constructed or altered to pass through, or come into contact with, any part of a storm sewer manhole or inlet structure.

4. Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems.

New or relocated fire hydrants with underground drains shall be located so that the drains are at least three feet from any existing or proposed storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least three feet, and preferably ten feet, from any existing or proposed vacuum-type sanitary sewer; at least six feet, and preferably ten feet, from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S., and Rule 64E-6.002, F.A.C.

5. NO PIPE MATERIAL UPGRADE CAN BE USED TO MITIGATE FOR NOT MEETING FDEP STANDARDS.

6. THE ABSOLUTE MINIMUM VERTICAL CLEARANCE IS 6-INCHES IF THE WATER MAIN CROSSES ABOVE AND 12-INCHES IF THE WATER MAIN CROSSES BELOW THE OTHER PIPES.

7. CHLORINE RESIDUAL VALUES MUST BE INCLUDED IN BACTERIOLOGICAL TEST RESULTS.

RECORD DRAWING CHECKLIST

- PROVIDE A COPY OF THE ORIGINAL SURVEYOR CERTIFIED AS-BUILT DRAWING.
- PROVIDE ENGINEER CERTIFIED RECORD DRAWINGS.
- THE FOLLOWING CERTIFICATION SHALL BE PROVIDED ON THE RECORD DRAWING COVER SHEET: ' I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUAL(S) UNDER MY DIRECT SUPERVISION AND THAT THESE RECORD DRAWINGS INCORPORATE THE INFORMATION CONTAINED IN CHAPTER 61G17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE RECORD DRAWINGS SUBSTANTIALLY REFLECT ALL WATER, SANITARY SEWER, AND RECLAIM WATER UTILITIES THAT APPLIES, AS CONSTRUCTED. THE ACCURACY OF THESE RECORD DRAWINGS IS RELIANT ON THE ACCURACY APPLIED BY THE SURVEYOR THAT PREPARED THE CERTIFIED AS-BUILT SURVEY'
- THE ¼ SECTION, TOWNSHIP, RANGE SHALL BE DISPLAYED ON THE LOWER RIGHT HAND CORNER OF THE COVER SHEET, AS NE ¼ S29 T25S R29E
- ALL PRIVATELY MAINTAINED UTILITIES SHALL BE CLEARLY MARKED 'PRIVATE' AND THE LIMITS OF THE PRIVATELY MAINTAINED AREAS SHOWN ON THE RECORD DRAWINGS.
- CALL OUT THE SIZE OF ALL GATE VALVES AS WELL AS THE FULL SIZE OF ALL TAPPING SLEEVE(S)/SADDLE(S).
- LABEL THE SIZE, MATERIAL, AND CLASS OF ALL WATER, REUSE, AND SANITARY SEWER MAINS.
- PROVIDE COORDINATES FOR ALL FITTINGS, VALVES, CLEAN-OUTS, METERS, ETC. CONSTRUCTED WITH THIS PROJECT. THESE COORDINATES SHOULD BE INCLUDED IN A COORDINATE ASSET TABLE WHICH LISTS THE NORTHING, EASTING, AND ELEVATIONS SHOT BY THE SURVEYOR.
- FIRE HYDRANT ASSEMBLIES, WATER & REUSE SERVICES, AND SANITARY SEWER SERVICES SHALL BE PROVIDED WITH TYPICAL LAYOUT DETAILS OUTLINING THE SIZE, MATERIAL, AND CLASS OF ALL MAINS AND SERVICES AS WELL AS THE SIZE OF ALL TEES, TAPPING SLEEVES, TAPPING SADDLES, GATE VALVES, CORPORATION STOPS, AND CURB STOPS.
- RECORD DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
- DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL ACCEPTED CONSTRUCTION DRAWINGS.
- ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN ON THE DRAWINGS.
- DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND RIM ELEVATION OF ALL MANHOLES SHALL BE SHOWN ON THE DRAWINGS AND PROVIDED IN THE COORDINATE ASSET TABLE.
- THERE SHOULD BE TWO DISTINCT SETS OF LINES FOR THE WATER, REUSE, AND SANITARY SEWER. ALL UNDERLYING PROPOSED UTILITY LOCATIONS FROM THE APPROVED DRAWINGS SHOULD BE A LIGHTER GRAY WHILE THE AS-BUILT INFORMATION SHOULD BE A DARKER BLACK.
- ACCEPTED CONSTRUCTION DRAWINGS SIMPLY STAMPED 'RECORD DRAWINGS' AND AS-BUILT SURVEYS WILL NOT BE ACCEPTED FOR REVIEW BY TWA. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR TRANSFERRING THE AS-BUILT INFORMATION ON TO THE ACCEPTED CONSTRUCTION DRAWINGS AND RE-DRAWING AS NECESSARY.
- PLAN AND PROFILE IS REQUIRED FOR ALL TWA OWNED WATER, REUSE, AND SANITARY SEWER MAINS.
- PROVIDE A CONTRACTOR'S DEMOLITION SHEET SHOWING ALL ABANDONED OR DEMOLISHED WATER AND SEWER INFRASTRUCTURE. LENGTHS OF EXISTING PIPING AND/OR STRUCTURES ABANDONED OR DEMOLISHED, AND THE METHOD USED SHALL BE CLEARLY INDICATED.
- PROVIDE A BOUNDARY SURVEY FOR THE LIFT STATION
- ALL OTHER REQUIREMENTS OUTLINED IN SECTION 11.6 OF THE TWA STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO WITH FUTURE SUBMITTALS.
- PROVIDE A CD WITH THE FOLLOWING INFORMATION:

A. ORIGINAL CAD DRAWINGS WITH ALL ASSOCIATED XREF FILES
B. PDF SCANS OF SIGNED AND SEALED RECORD DRAWINGS
C. TIFF SCANS OF SIGNED AND SEALED RECORD DRAWINGS
D. COORDINATE ASSET TABLE IN EXCEL FORMAT
E. PDF SCAN OF THE BOUNDARY SURVEY FOR THE LIFT STATION

- ADD THE FOLLOWING TO THE PROJECT INFORMATION SHEET(S):

A. FDEP WASTEWATER PERMIT
B. FDEP WATER PERMIT
C. FDOT RIGHT-OF-WAY PERMIT
D. RECORDED EASEMENTS OR COPY OF RECORDED PLAT
E. SIGNED AND SEALED HYDRAULIC CALCULATIONS
F. LIFT STATION PUMP CURVE DATA
G. ENGINEER'S CERTIFIED COST OF CONSTRUCTION

CDP 04-0045
PD04-00007
SDP22-0167

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Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

TOHO WATER AUTHORITY
GENERAL CONSTRUCTION NOTES

3

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
1.04

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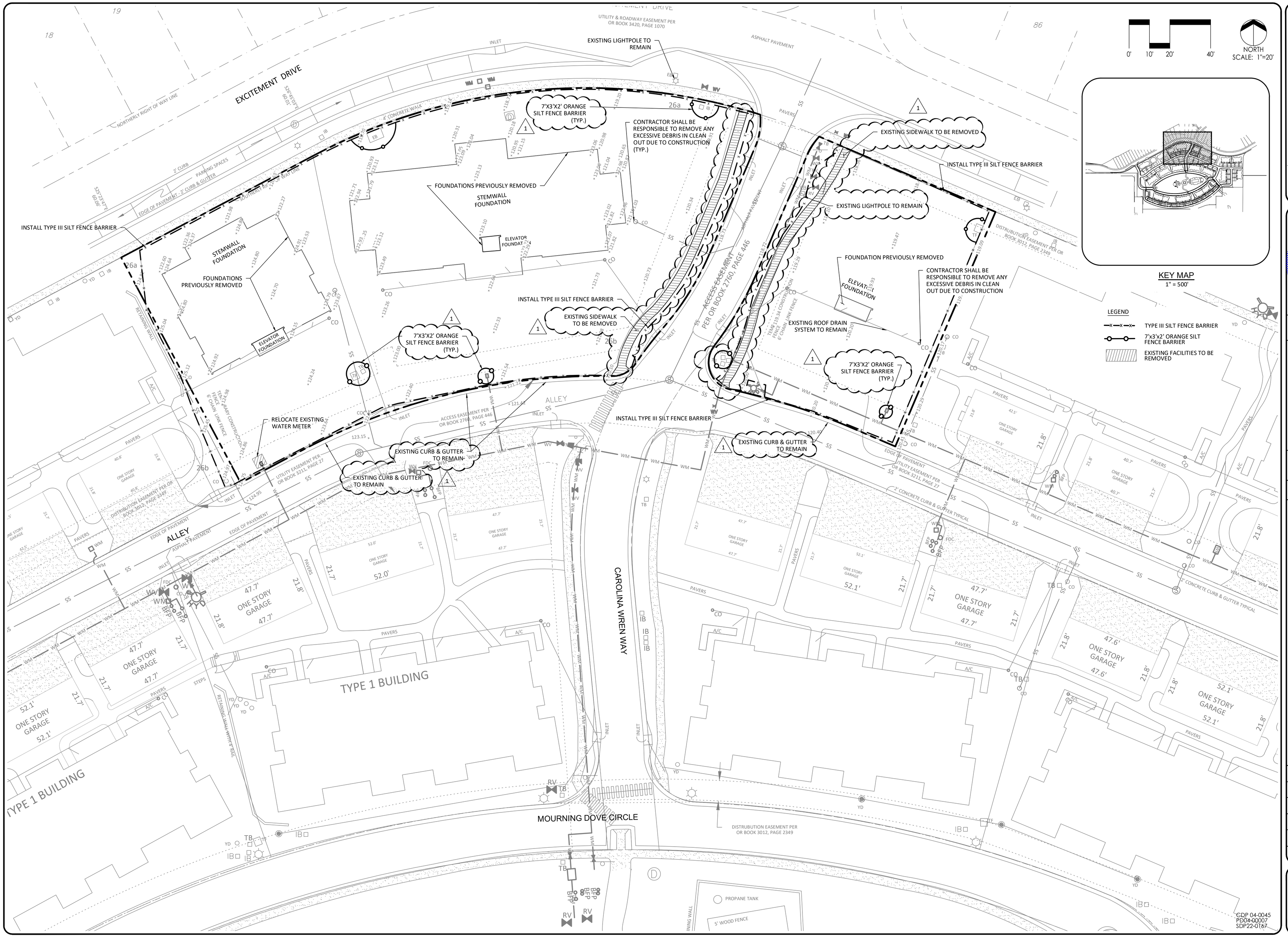

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Rev.	Date	Description	Chk By
1	10/24/22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DEMOLITION & EROSION CONTROL PLAN NORTH

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
2.00

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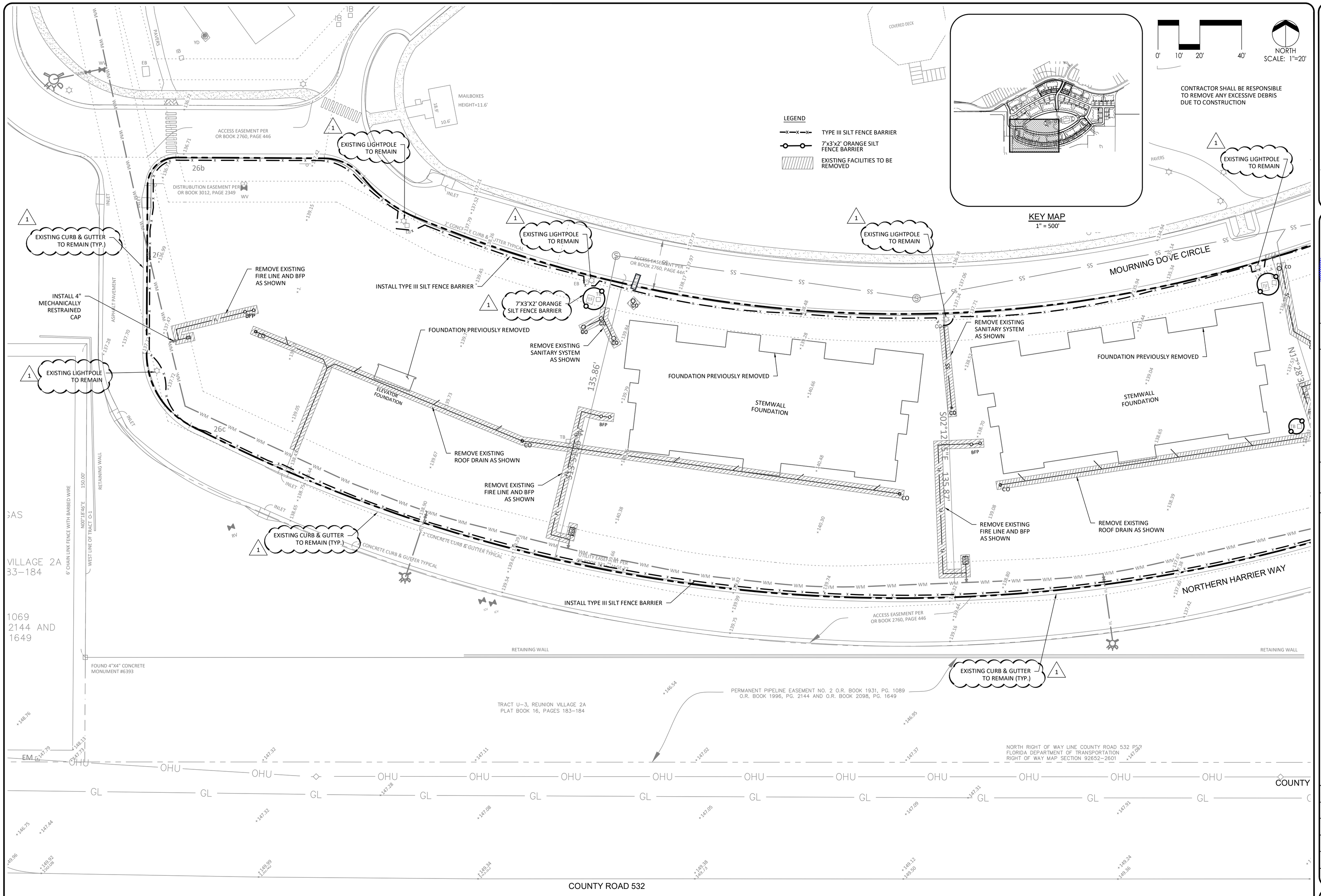

CDP 04-0045
PD04-00007
SDP22-0167

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Rev.	Date	Description	Chk By
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DEMOLITION & EROSION CONTROL PLAN SOUTH WEST

Date: 12/7/2022
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Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
2.01

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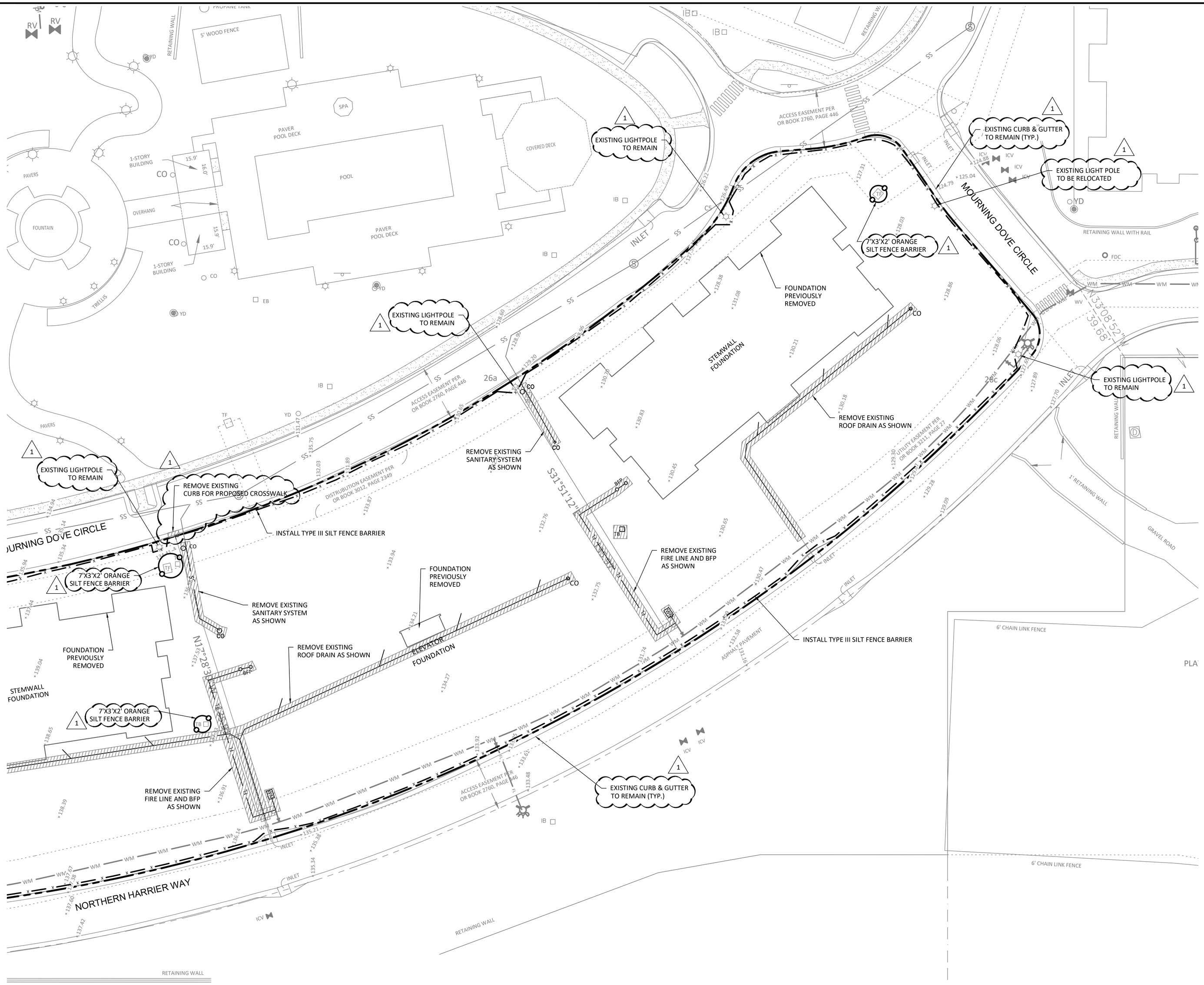

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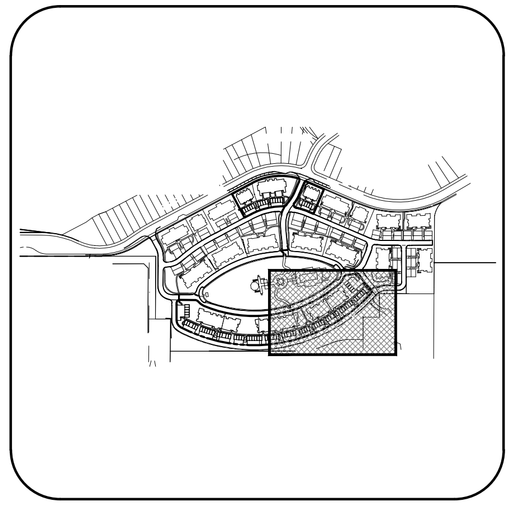
NORTH
SCALE: 1"=20'



KEY MAP
1" = 500'

LEGEND

- TYPE III SILT FENCE BARRIER
- 7'x3'x2' ORANGE SILT FENCE BARRIER
- EXISTING FACILITIES TO BE REMOVED

CDP 04-0045
PD04-00007
SDP22-0167

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Rev.	Date	Description	Chk By
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DEMOLITION & EROSION CONTROL PLAN SOUTH EAST

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Checked By: SNB

SHEET NO.
2.02

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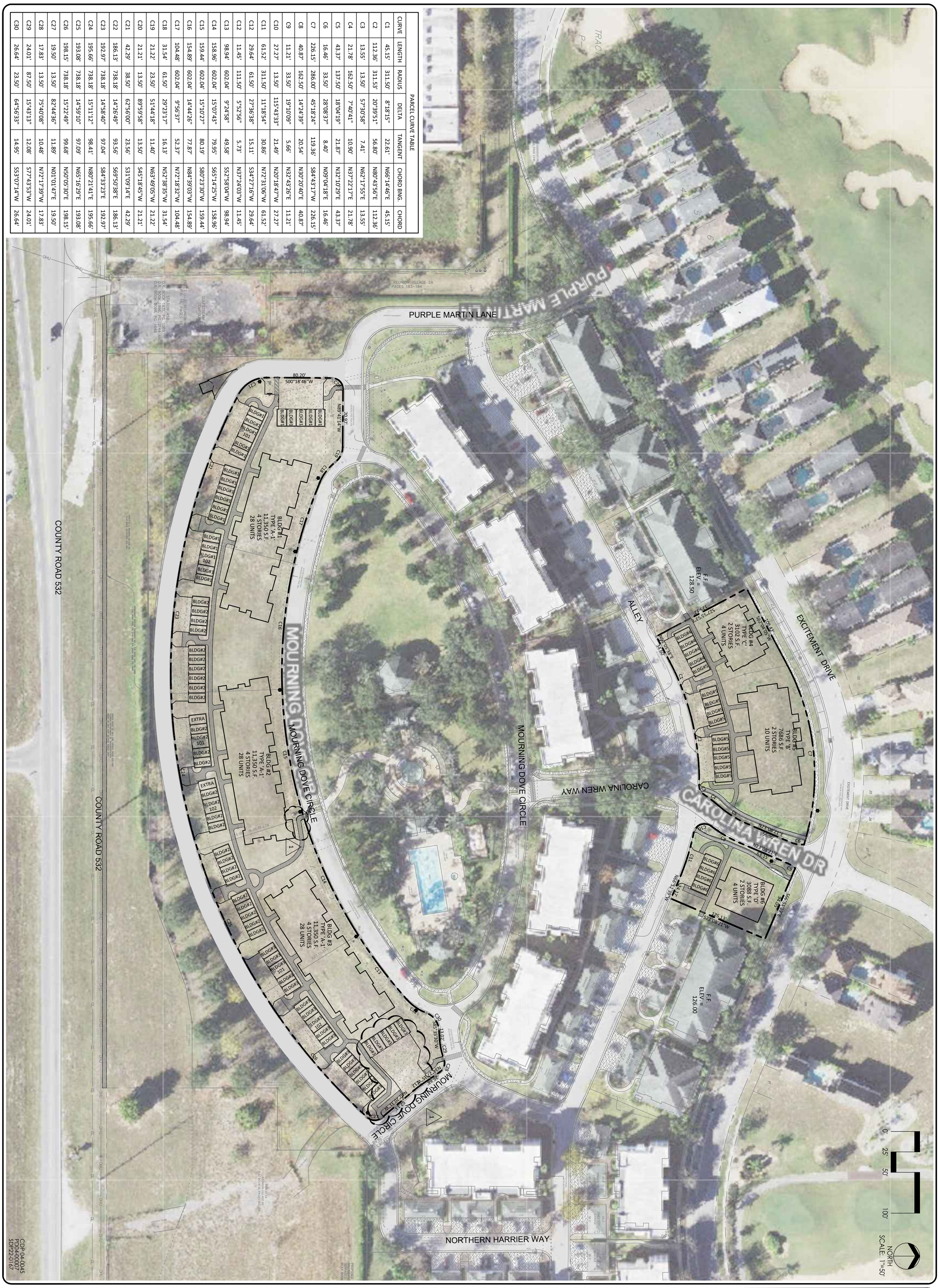

PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	45.15'	311.50'	8°18'15"	22.61'	N66°14'46"E	45.15'
C2	112.36'	311.53'	20°39'51"	56.80'	N80°43'56"E	112.36'
C3	13.55'	13.50'	57°30'58"	7.41'	N62°17'55"E	13.55'
C4	21.78'	162.50'	7°40'41"	10.90'	N37°22'17"E	21.78'
C5	43.37'	137.50'	18°04'19"	21.87'	N32°10'29"E	43.37'
C6	16.46'	33.50'	28°08'37"	8.40'	N09°04'18"E	16.46'
C7	226.15'	286.00'	45°18'24"	119.36'	S84°43'17"W	226.15'
C8	40.87'	162.50'	14°24'39"	20.54'	N30°20'40"E	40.87'
C9	11.21'	33.50'	19°10'09"	5.66'	N32°43'26"E	11.21'
C10	27.27'	13.50'	115°43'33"	21.49'	N20°18'47"W	27.27'
C11	61.52'	311.50'	11°18'54"	30.86'	N72°31'06"W	61.52'
C12	29.64'	61.50'	27°36'38"	15.11'	S34°27'16"W	29.64'
C12	11.45'	111.50'	5°52'56"	5.73'	N37°24'03"W	11.45'
C13	98.94'	602.04'	9°24'58"	49.58'	S52°58'04"W	98.94'
C14	158.96'	602.04'	15°07'43"	79.95'	S65°14'25"W	158.96'
C15	159.44'	602.04'	15°10'27"	80.19'	S80°23'30"W	159.44'
C16	154.89'	602.04'	14°44'26"	77.87'	N84°39'03"W	154.89'
C17	104.48'	602.04'	9°56'37"	52.37'	N72°18'32"W	104.48'
C18	31.54'	61.50'	29°23'17"	16.13'	N52°38'35"W	31.54'
C19	21.22'	23.50'	51°44'18"	11.40'	N63°49'05"W	21.22'
C20	21.21'	13.50'	89°59'58"	13.50'	S45°18'45"W	21.21'
C21	42.29'	38.50'	62°56'00"	23.56'	S31°09'14"E	42.29'
C22	186.13'	738.18'	14°26'49"	93.56'	S69°50'38"E	186.13'
C23	192.97'	738.18'	14°58'40"	97.04'	S84°33'23"E	192.97'
C24	195.66'	738.18'	15°11'12"	98.41'	N80°21'41"E	195.66'
C25	193.08'	738.18'	14°59'10"	97.09'	N65°16'29"E	193.08'
C26	198.15'	738.18'	15°22'49"	99.68'	N50°05'30"E	198.15'
C27	19.50'	13.50'	82°44'36"	11.89'	N01°01'47"E	19.50'
C28	17.83'	13.50'	75°40'08"	10.48'	N72°17'39"W	17.83'
C29	24.01'	87.50'	15°43'13"	12.08'	S77°43'53"W	24.01'
C30	26.64'	23.50'	64°56'33"	14.95'	S53°07'14"W	26.64'

CDP 04-0045
PD0400007
SDP22-0167

SHEET NO.
3.00

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

AERIAL OVERALL SITE PLAN

Rev.	Date	Description	Chk By
1	10-24-22	PER COUNTY COMMENTS	XJG

Civil Engineer:
XABIER J. GUERRICAGOITIA, P.E.
No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
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Office: (407)494-2693
Certificate of Auth. 29791

Plotted: December 7, 2022, 12:53:11 PM
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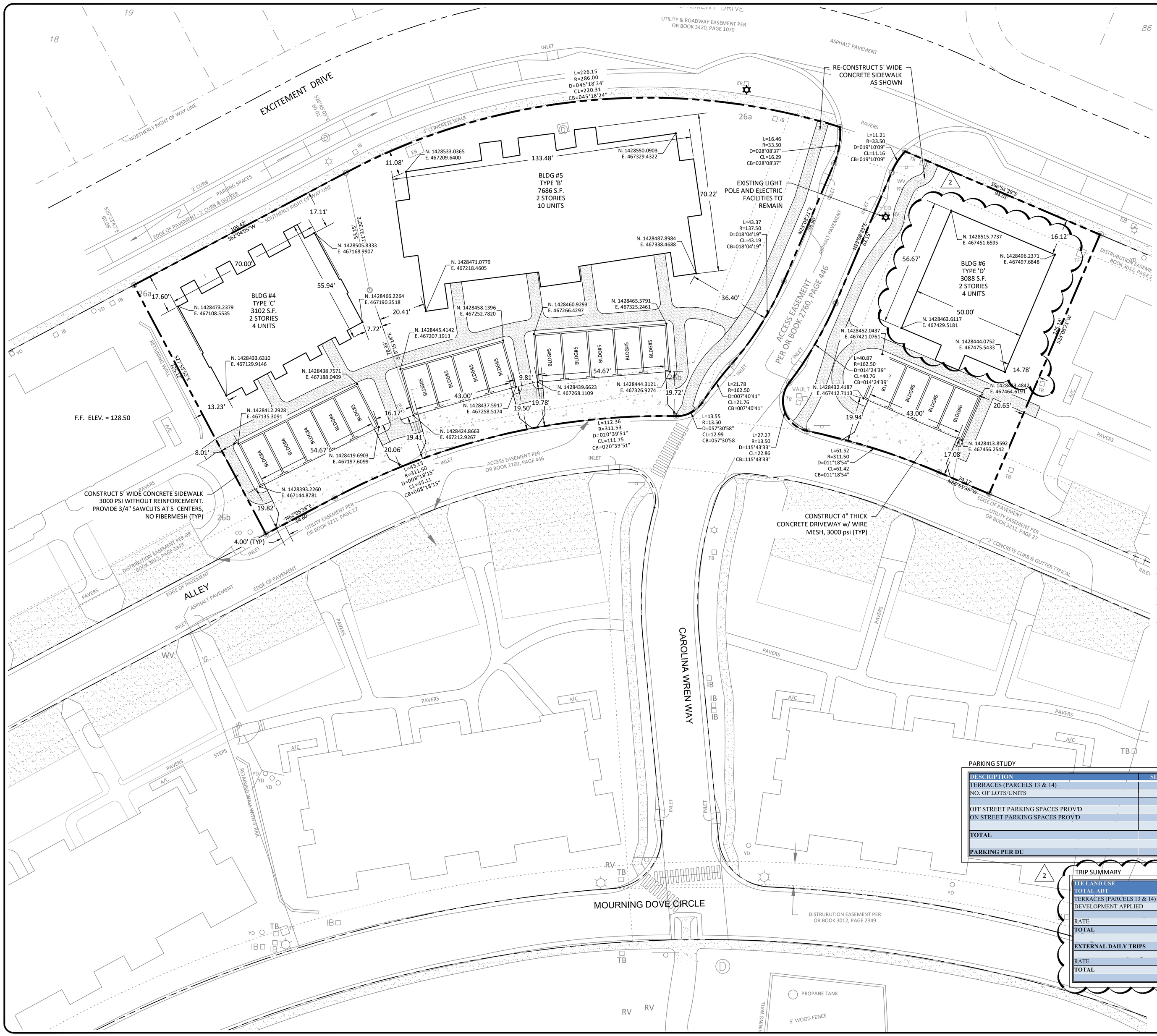

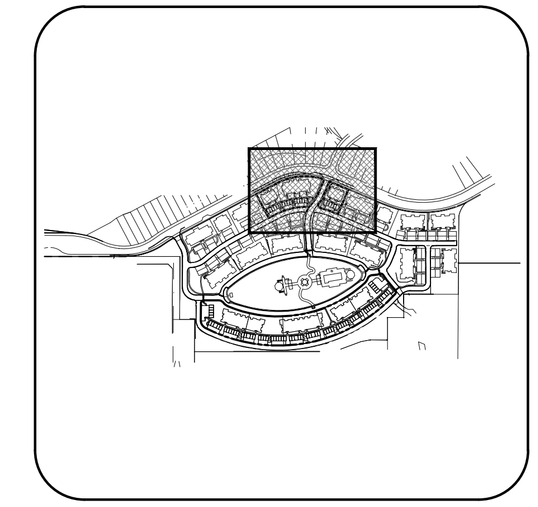

KEY MAP
1" = 500'

BUILDING MATRIX
TERRACES at REUNION

TOTAL BLDGS	BLDG NAME	TOTAL FLOORS	1st FL	2nd FL	3rd FL	4th FL	CONST TYPE
3	A-1	4	11,350	11,350	11,350	11,350	VB-S
1	B	2	7,686	7,686	0	0	VB-S
1	C	2	3,102	3,102	0	0	VB-S
1	D	2	3,088	3,088	0	0	VB-S

CONSTRUCTION TYPE FBC 2014 TYPE VB SPRINKLERED=VB-S
CONSTRUCTION TYPE OLD SBC TYPE V SPRINKLERED=V-S

REUNION DRI			
LAND USE TYPE	APPROVED BY DO	BUILT	BALANCE
SF RESIDENTIAL	1,800	1,495	305
MF RESIDENTIAL	4,433	2,497	1936
TOTAL RESIDENTIAL	6,233	3,992	2241

SITE DATA:

ZONING: PD

INTENDED USE: CONDOMINIUMS

FUTURE LAND USE: TOURIST COMMERCIAL

FLOOR AREA RATIO (FAR): 47,940 S.F. / 177,552.18 S.F. = 0.270

PARKING REQUIREMENTS: 1 SPACE PER 200 GSF
REQUIRED: (MULTI FAMILY 102 UNITS) 1.5 SPACES PER UNIT
1.5 / 102 UNITS = 153 SPACES

PROVIDED: (GARAGE UNITS + 1)(INCLUDES +1 AT GARAGE ADA) 171 SPACES
ADA HANDICAP 7 SPACES
TOTAL 182 SPACES

PERVIOUS / IMPERVIOUS AREAS:

BUILDINGS	=	1.101 AC (47,940.00 SF)	27.0%
SIDEWALK	=	0.230 AC (10,021.47 SF)	5.6%
EXISTING SIDEWALK	=	0.022 AC (977.20 SF)	0.6%
PAVEMENT	=	0.530 AC (23,085.05 SF)	13.0%
TOTAL IMPERVIOUS	=	1.883 AC (82,023.72 SF)	46.2%
TOTAL PERVIOUS AREA	=	2.193 AC (95,528.46 SF)	53.8%
TOTAL SITE AREA	=	4.076 AC (177,552.18 SF)	100.0%

PARKING STUDY

DESCRIPTION	SINGLE-FAMILY	MF/CONDOS	GOLF/OFFICE	TOTAL
TERRACES (PARCELS 13 & 14)				
NO. OF LOTS/UNITS	0	102	0	102
OFF STREET PARKING SPACES PROV'D	0	182	0	182
ON STREET PARKING SPACES PROV'D	0	30	-	30
TOTAL	**0**	**212**		**212**
PARKING PER DU		**2.08**		**2.08**

TRIP SUMMARY

ITE LAND USE TOTAL ADT	210 SINGLE-FAMILY	220 MF/CONDOS	430 GOLF/OFFICE	TOTAL
TERRACES (PARCELS 13 & 14) DEVELOPMENT APPLIED	0	102	0	102
RATE		6.72		
TOTAL		**685**		**685**
EXTERNAL DAILY TRIPS				
RATE		5.38		
TOTAL		**549**		**549**

CDP 04-0045
PD04-00007
SDP22-0167

BOYD CIVIL ENGINEERING
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Certificate of Auth. 29791

Civil Engineer:
XABIER G. CLERIGO-LAGUTIA, P.E.
No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

SITE PLAN NORTH

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
3.01

Plotted: December 7, 2022 - 12:53:26 PM
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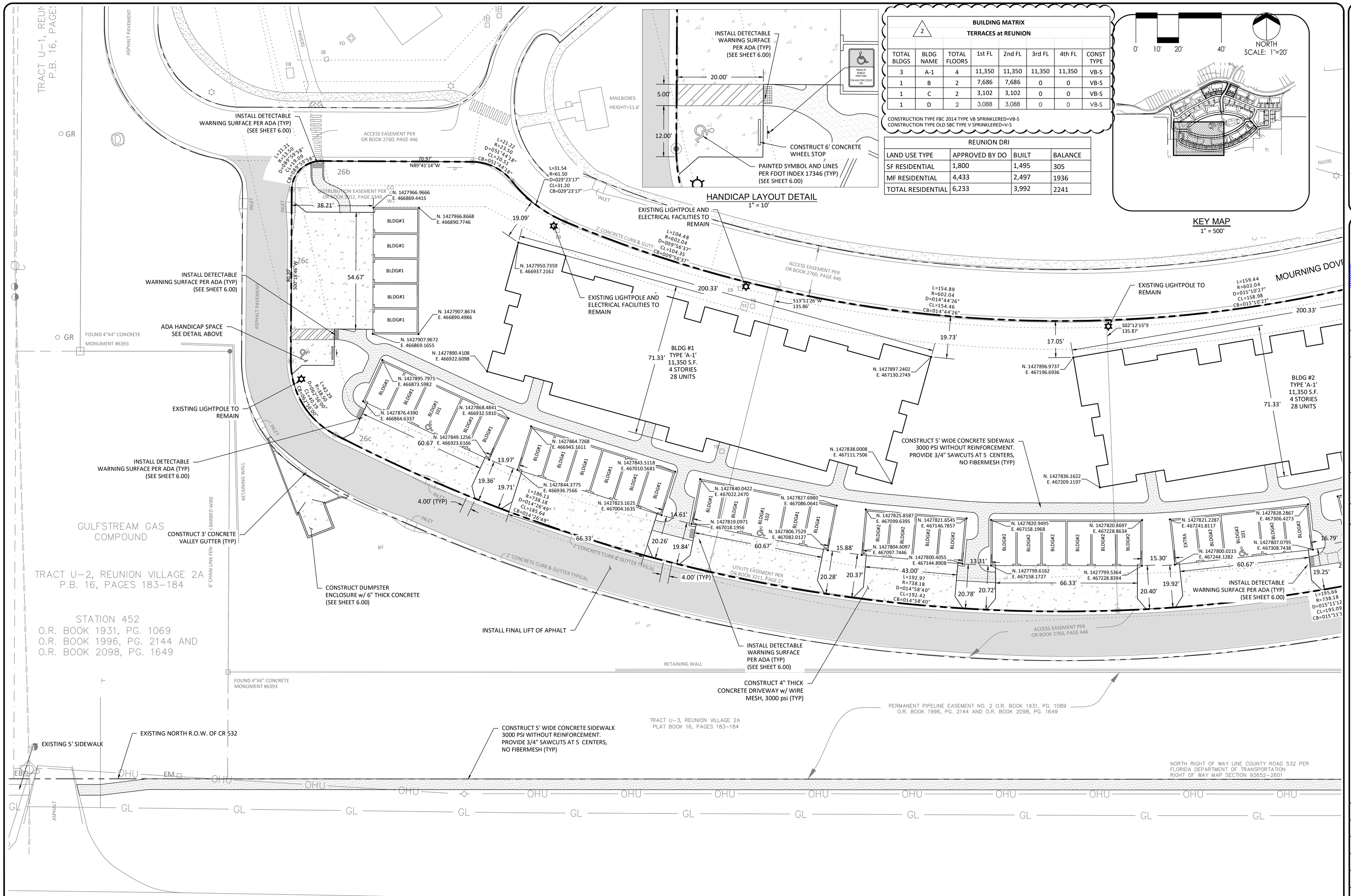

HANDICAP LAYOUT DETAIL
1" = 10'

BUILDING MATRIX
TERRACES at REUNION

TOTAL BLDGS	BLDG NAME	TOTAL FLOORS	1st FL	2nd FL	3rd FL	4th FL	CONST TYPE
3	A-1	4	11,350	11,350	11,350	11,350	VB-S
1	B	2	7,686	7,686	0	0	VB-S
1	C	2	3,102	3,102	0	0	VB-S
1	D	2	3,088	3,088	0	0	VB-S

CONSTRUCTION TYPE FBC 2014 TYPE VB SPRINKLERED=VB-S
CONSTRUCTION TYPE OLD SBC TYPE V SPRINKLERED=V-S

REUNION DRI			
LAND USE TYPE	APPROVED BY DO	BUILT	BALANCE
SF RESIDENTIAL	1,800	1,495	305
MF RESIDENTIAL	4,433	2,497	1936
TOTAL RESIDENTIAL	6,233	3,992	2241

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PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
2	11-18-22	PER COUNTY COMMENTS	XJG
1	20-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

SITE PLAN SOUTH WEST

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
3.02

CDP 04-0045
PD04-00007
SDP22-0167

Plotted: December 7, 2022, 12:53:33 PM
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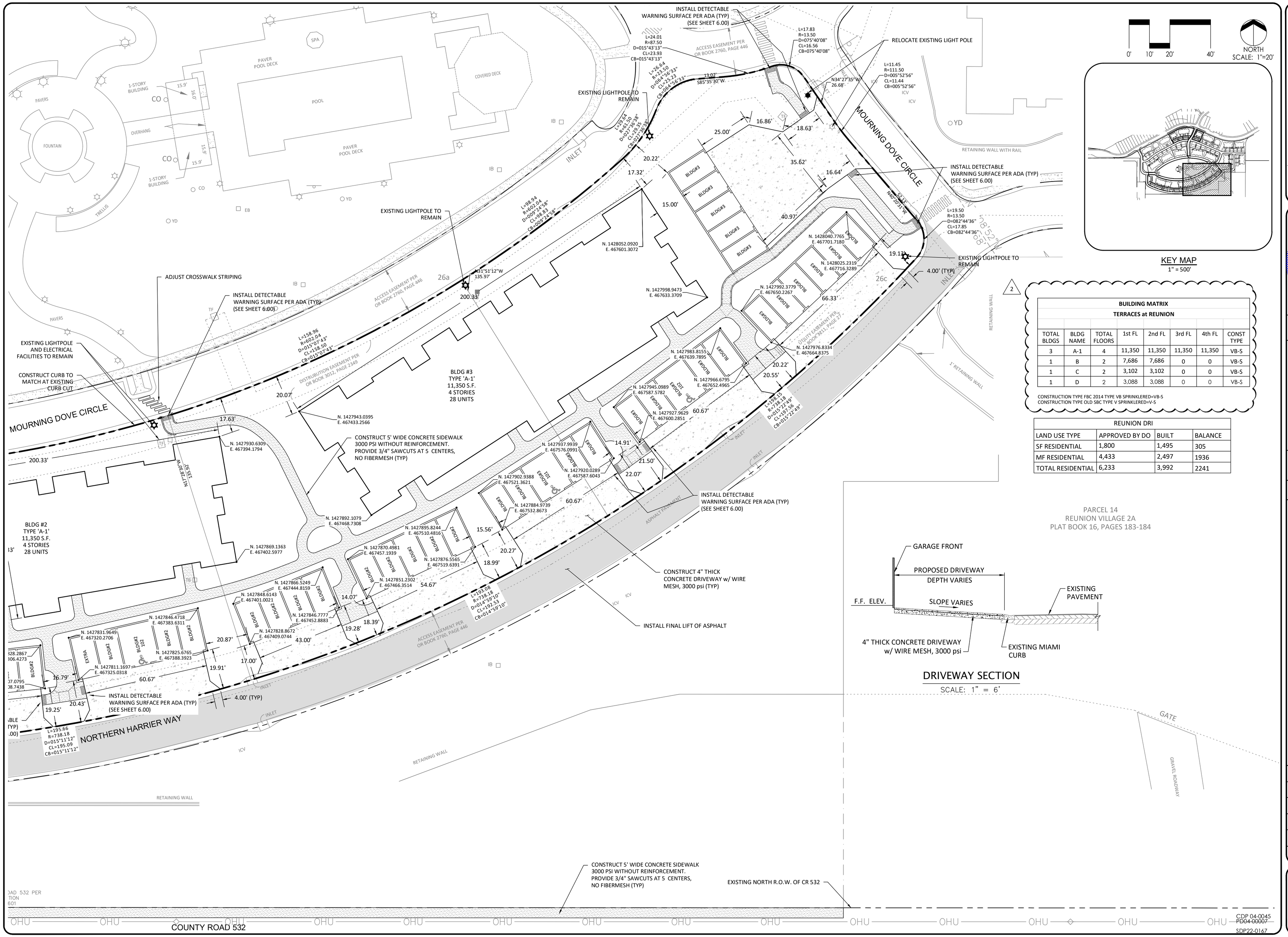

BUILDING MATRIX
TERRACES at REUNION

TOTAL BLDGS	BLDG NAME	TOTAL FLOORS	1st FL	2nd FL	3rd FL	4th FL	CONST TYPE
3	A-1	4	11,350	11,350	11,350	11,350	VB-S
1	B	2	7,686	7,686	0	0	VB-S
1	C	2	3,102	3,102	0	0	VB-S
1	D	2	3,088	3,088	0	0	VB-S

CONSTRUCTION TYPE FBC 2014 TYPE VB SPRINKLERED=VB-S
CONSTRUCTION TYPE OLD SBC TYPE V SPRINKLERED=V-S

REUNION DRI			
LAND USE TYPE	APPROVED BY DO	BUILT	BALANCE
SF RESIDENTIAL	1,800	1,495	305
MF RESIDENTIAL	4,433	2,497	1936
TOTAL RESIDENTIAL	6,233	3,992	2241

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No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk'd By
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

SITE PLAN SOUTH EAST

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
3.03

CDP 04-0045
~~PD04-00007~~
SDP22-0167

Plotted: December 7, 2022, 12:53:37 PM
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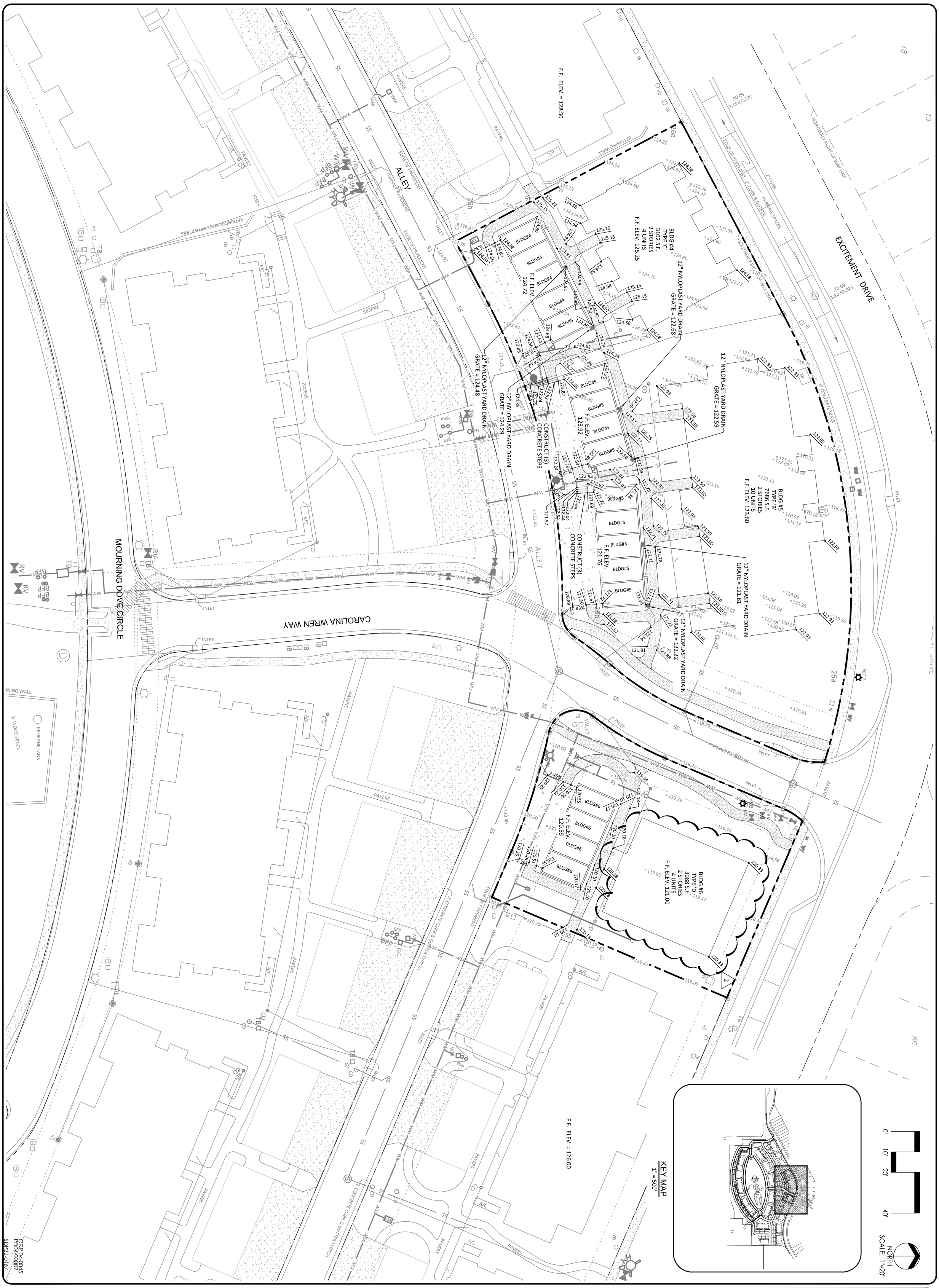

KEY MAP
1" = 500'
NORTH
SCALE: 1"=20'
0'
10'
20'
40'
EXCITEMENT DRIVE
CAROLINA WREN WAY
MOURNING DOVE CIRCLE
ALLEY
BLDG #4
TYPE 'C'
3102 S.F.
2 STORIES
4 UNITS
F.F. ELEV. 125.25
BLDG #5
TYPE 'B'
7686 S.F.
2 STORIES
10 UNITS
F.F. ELEV. 123.60
BLDG #6
TYPE 'D'
3088 S.F.
2 STORIES
4 UNITS
F.F. ELEV. 121.00
F.F. ELEV. = 128.50
F.F. ELEV. = 126.00
F.F. ELEV. 124.72
F.F. ELEV. 123.92
F.F. ELEV. 121.76
F.F. ELEV. 120.59
12" NYLOPLAST YARD DRAIN GRATE = 122.68
12" NYLOPLAST YARD DRAIN GRATE = 122.59
12" NYLOPLAST YARD DRAIN GRATE = 121.81
12" NYLOPLAST YARD DRAIN GRATE = 122.22
12" NYLOPLAST YARD DRAIN GRATE = 124.48
12" NYLOPLAST YARD DRAIN GRATE = 124.29
CONSTRUCT (3) CONCRETE STEPS
BLDG#4
BLDG#5
BLDG#6
EDGE OF PAVEMENT
ASPHALT PAVEMENT
EDGE OF PAVEMENT - 2' CURB & GUTTER
2' CONCRETE CURB & GUTTER TYPICAL
RETAINING WALL
RETAINING WALL WITH 4' RAIL
4' CONCRETE WALK
PARKING SPACES
2' CURB
NORTHERLY RIGHT OF WAY LINE
SOUTHERLY RIGHT OF WAY LINE
S25°23'47"E 60.06'
S26°45'03"E 60.01'
PROPANE TANK
5' WOOD FENCE
PAVERS
STEPS
INLET
VAULT
SS
WM
FL
SD
CO
YD
IB
TB
EB
A/C
BFP
FDC
RV
26a
26b
18
19
10.83%
8.47%
2.46%
1.30%
10.35%
0.30%
1.00%

CDP 04-0045
PD04-00007
SDP22-0167

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

GRADING PLAN NORTH

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
4.00

Rev.	Date	Description	Chk By
2	11-18-22	PER COUNTY COMMENTS	XJG

Civil Engineer:
XABIER J. GUERRICAGOITIA, P.E.
No. 51951

BOYD CIVIL
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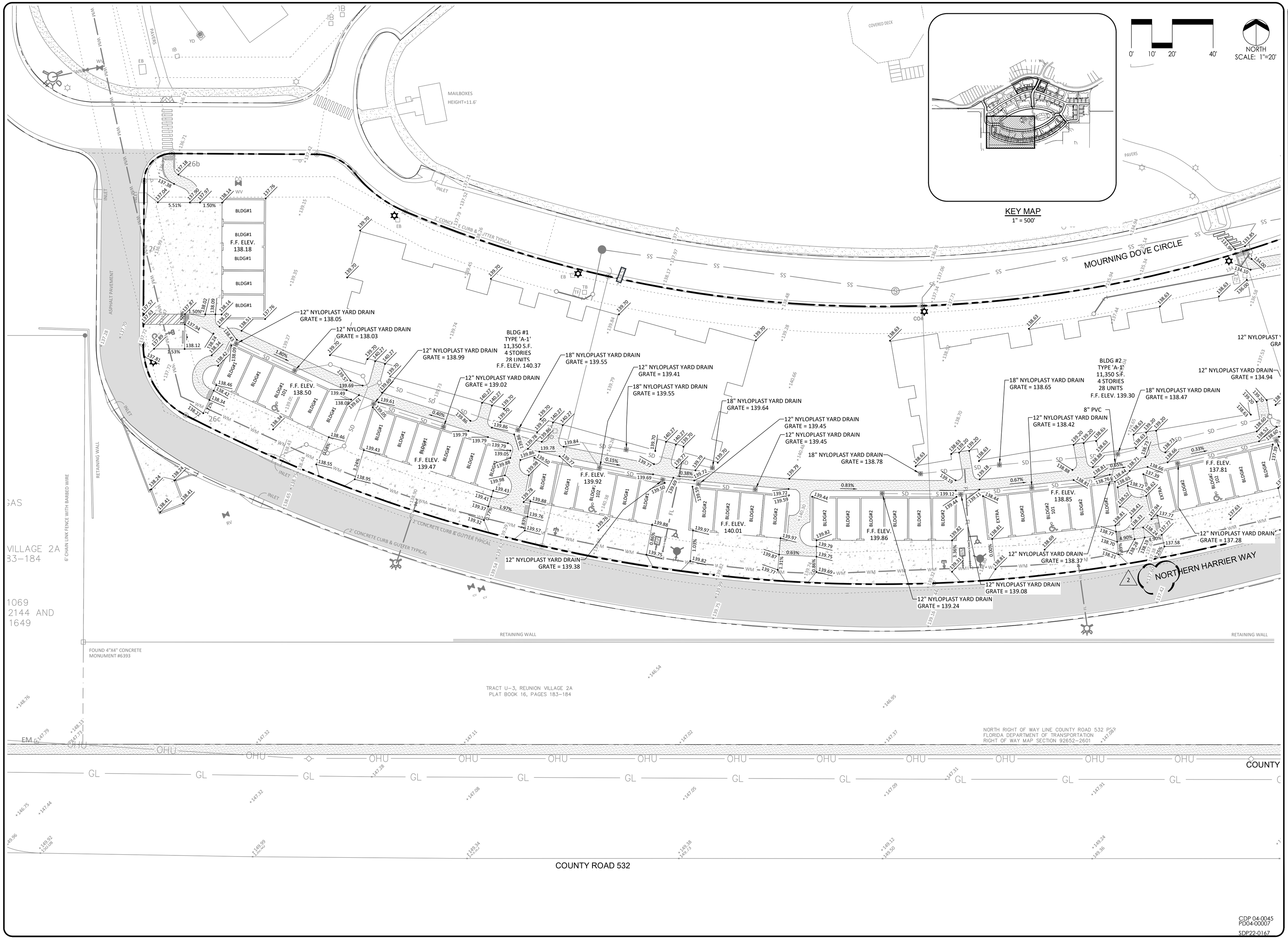

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Civil Engineer: XABIER G. GUERRICAGOITIA, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 51951

Rev.	Date	Description	Chk By
2	11-18-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

GRADING PLAN SOUTH WEST

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
4.01

Plotted: December 7, 2022, 12:54:03 PM
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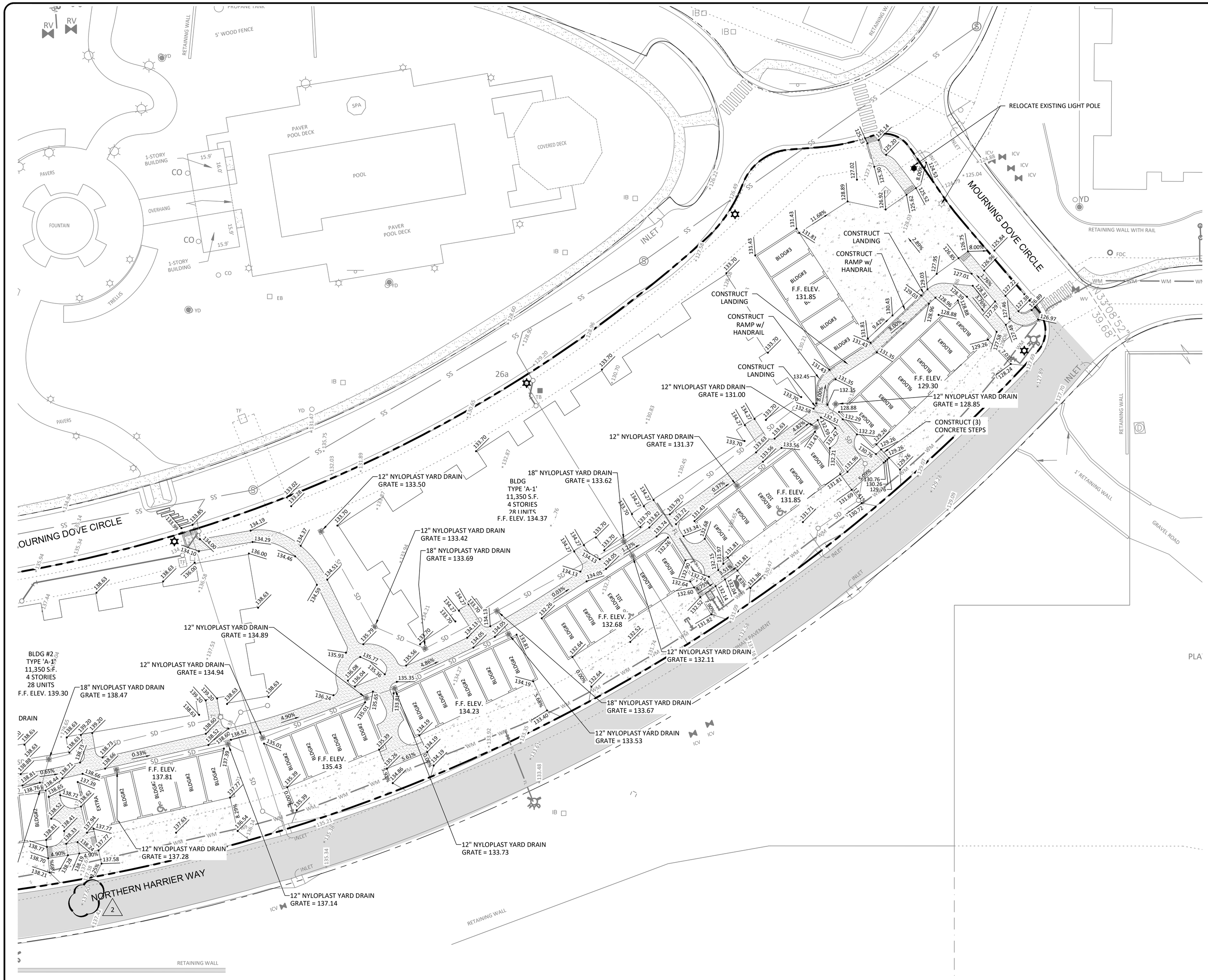

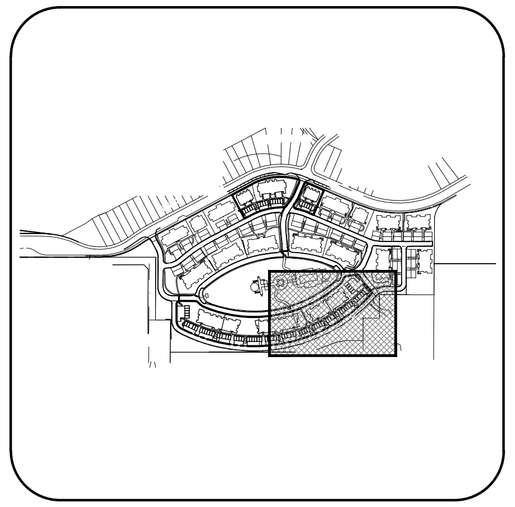

KEY MAP
1" = 500'

0' 10' 20' 40'
NORTH
SCALE: 1"=20'

BOYD CIVIL ENGINEERING
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Civil Engineer:
XABIER G. CUERVO-GALLOTIA, P.E.
No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

GRADING PLAN SOUTH EAST

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
4.02

CDP 04-0045
PD04-00007
SDP22-0167

Plotted: December 7, 2022, 12:54:13 PM
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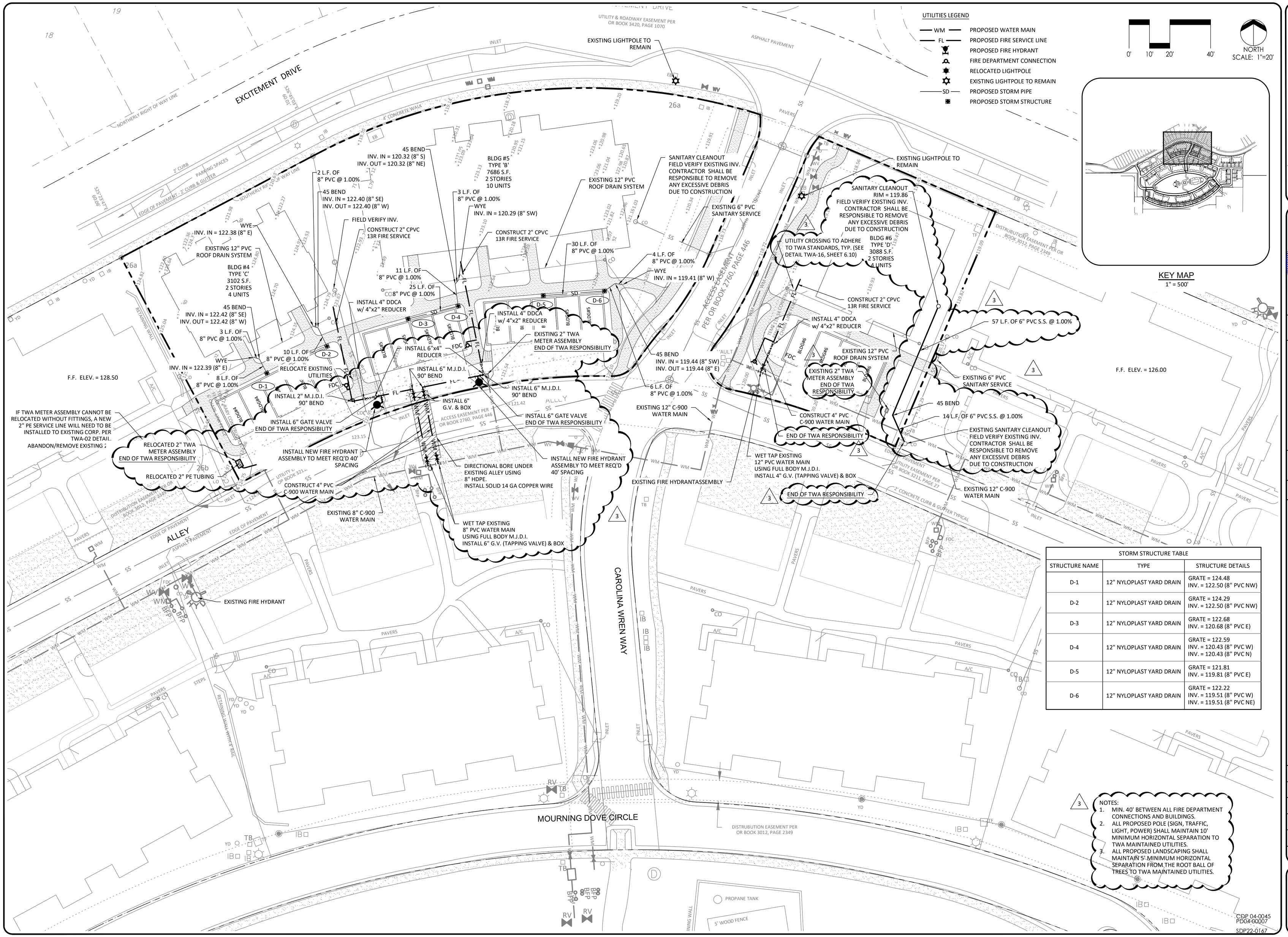

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-1	12" NYLOPLAST YARD DRAIN	GRATE = 124.48 INV. = 122.50 (8" PVC NW)
D-2	12" NYLOPLAST YARD DRAIN	GRATE = 124.29 INV. = 122.50 (8" PVC NW)
D-3	12" NYLOPLAST YARD DRAIN	GRATE = 122.68 INV. = 120.68 (8" PVC E)
D-4	12" NYLOPLAST YARD DRAIN	GRATE = 122.59 INV. = 120.43 (8" PVC W) INV. = 120.43 (8" PVC N)
D-5	12" NYLOPLAST YARD DRAIN	GRATE = 121.81 INV. = 119.81 (8" PVC E)
D-6	12" NYLOPLAST YARD DRAIN	GRATE = 122.22 INV. = 119.51 (8" PVC W) INV. = 119.51 (8" PVC NE)

NOTES:
1. MIN. 40' BETWEEN ALL FIRE DEPARTMENT CONNECTIONS AND BUILDINGS.
2. ALL PROPOSED POLE (SIGN, TRAFFIC, LIGHT, POWER) SHALL MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION TO TWA MAINTAINED UTILITIES.
3. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TWA MAINTAINED UTILITIES.

BOYD CIVIL ENGINEERING
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Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer: XABIER G. CLERIGO-LAGUTIA, P.E.
No. 51951 STATE OF FLORIDA PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XJG
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DRAINAGE & UTILITY PLAN NORTH

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
5.00

Plotted: December 7, 2022, 12:54:35 PM
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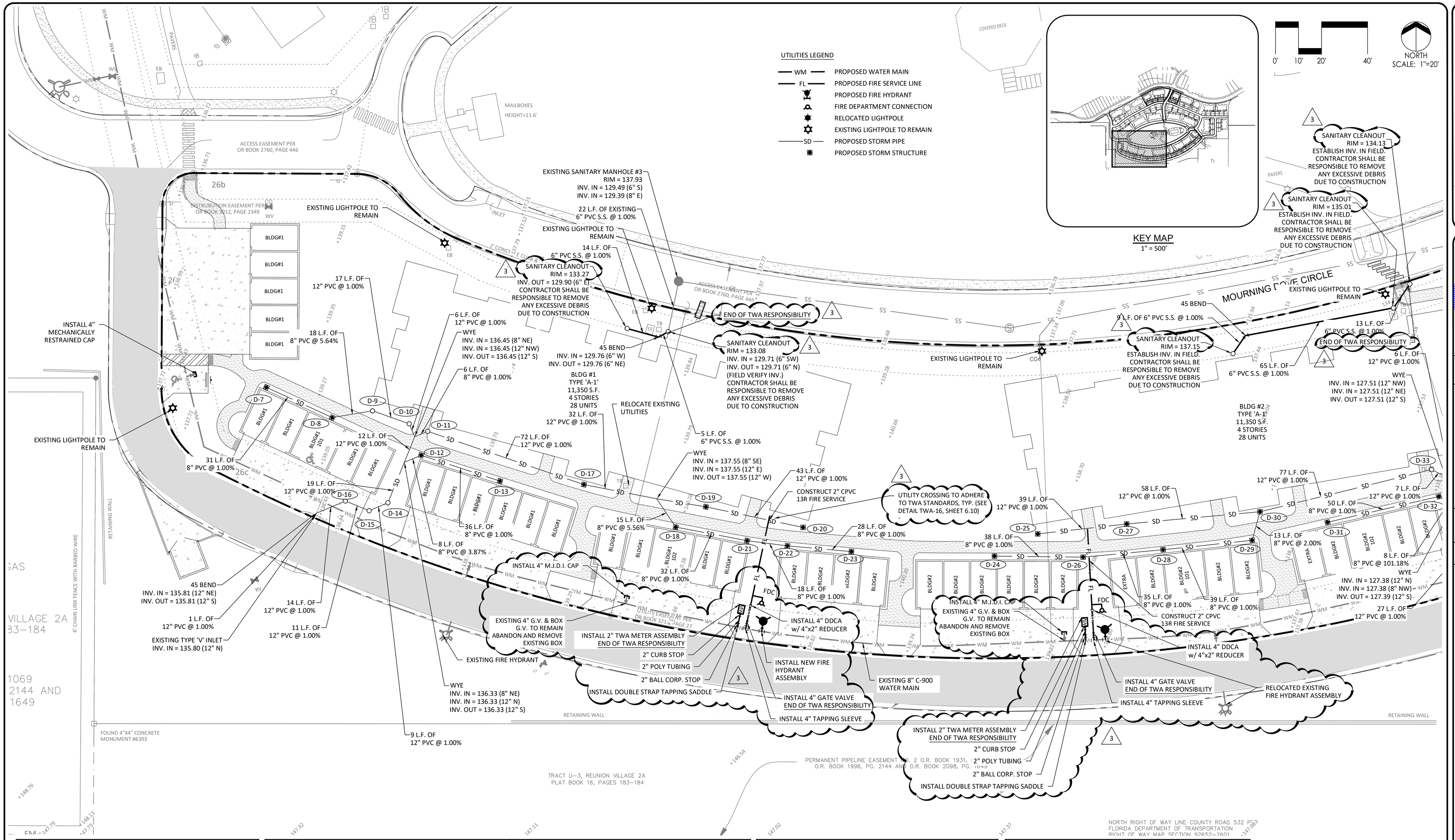

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-7	12" NYLOPLAST YARD DRAIN	GRATE = 138.05 INV. = 136.00 (8" PVC SE)
D-8	12" NYLOPLAST YARD DRAIN	GRATE = 138.03 INV. = 135.69 (8" PVC NW) INV. = 135.68 (8" PVC E)
D-9	ROOFDRAIN CLEANOUT	GRATE = 139.52 INV. = 136.68 (8" PVC W) INV. = 136.68 (12" PVC E)
D-10	ROOFDRAIN CLEANOUT	GRATE = 139.68 INV. = 136.52 (12" PVC W) INV. = 136.52 (12" PVC SE)
D-11	ROOFDRAIN CLEANOUT	GRATE = 139.69 INV. = 136.52 (12" PVC E) INV. = 136.52 (8" PVC SW)
D-12	12" NYLOPLAST YARD DRAIN	GRATE = 138.99 INV. = 136.64 (8" PVC E) INV. = 136.64 (8" PVC SW)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-13	12" NYLOPLAST YARD DRAIN	GRATE = 139.02 INV. = 137.00 (8" PVC W)
D-14	ROOFDRAIN CLEANOUT	GRATE = 138.50 INV. = 136.14 (12" PVC N) INV. = 136.15 (12" PVC SW)
D-15	ROOFDRAIN CLEANOUT	GRATE = 138.35 INV. = 136.06 (12" PVC NE) INV. = 136.06 (12" PVC W)
D-16	ROOFDRAIN CLEANOUT w/ TRAFFIC BEARING LID	GRATE = 138.45 INV. = 135.94 (12" PVC E) INV. = 135.94 (12" PVC SW)
D-17	18" NYLOPLAST YARD DRAIN	GRATE = 139.55 INV. = 137.23 (12" PVC E) INV. = 137.23 (12" PVC W)
D-18	12" NYLOPLAST YARD DRAIN	GRATE = 139.41 INV. = 136.73 (8" PVC E) INV. = 136.73 (8" PVC NW)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-19	18" NYLOPLAST YARD DRAIN	GRATE = 139.55 INV. = 137.77 (12" PVC E) INV. = 137.77 (12" PVC W)
D-20	18" NYLOPLAST YARD DRAIN	GRATE = 139.64 INV. = 138.20 (12" PVC W)
D-21	12" NYLOPLAST YARD DRAIN	GRATE = 139.38 INV. = 137.04 (8" PVC E) INV. = 137.04 (8" PVC W)
D-22	12" NYLOPLAST YARD DRAIN	GRATE = 139.45 INV. = 137.22 (8" PVC E) INV. = 137.22 (8" PVC W)
D-23	12" NYLOPLAST YARD DRAIN	GRATE = 139.45 INV. = 137.50 (8" PVC W)
D-24	12" NYLOPLAST YARD DRAIN	GRATE = 139.24 INV. = 136.50 (8" PVC E)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-25	18" NYLOPLAST YARD DRAIN	GRATE = 138.78 INV. = 129.32 (12" PVC E)
D-26	12" NYLOPLAST YARD DRAIN	GRATE = 139.08 INV. = 136.12 (8" PVC W) INV. = 136.12 (8" PVC E)
D-27	18" NYLOPLAST YARD DRAIN	GRATE = 138.65 INV. = 128.93 (12" PVC W) INV. = 128.93 (12" PVC E)
D-28	12" NYLOPLAST YARD DRAIN	GRATE = 138.42 INV. = 135.77 (8" PVC W) INV. = 135.77 (8" PVC E)
D-29	12" NYLOPLAST YARD DRAIN	GRATE = 138.37 INV. = 135.38 (8" PVC W) INV. = 135.38 (8" PVC N)
D-30	18" NYLOPLAST YARD DRAIN	GRATE = 138.47 INV. = 128.35 (12" PVC W) INV. = 135.12 (8" PVC S) INV. = 128.35 (12" PVC E)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-31	12" NYLOPLAST YARD DRAIN	GRATE = 137.28 INV. = 135.50 (8" PVC E)
D-32	12" NYLOPLAST YARD DRAIN	GRATE = 137.14 INV. = 135.00 (8" PVC W) INV. = 135.00 (8" PVC SE)

NOTES:
1. MIN. 40' BETWEEN ALL FIRE DEPARTMENT CONNECTIONS AND BUILDINGS.
2. ALL PROPOSED POLE (SIGN, TRAFFIC, LIGHT, POWER) SHALL MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION TO TWA MAINTAINED UTILITIES.
3. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TWA MAINTAINED UTILITIES.

CDP 04-0045
PD04-00007
SDP22-0167

BOYD CIVIL ENGINEERING
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Office: (407)494-2693
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Civil Engineer:
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STATE OF FLORIDA
No. 51951
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XJG
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DRAINAGE & UTILITY PLAN SOUTH WEST

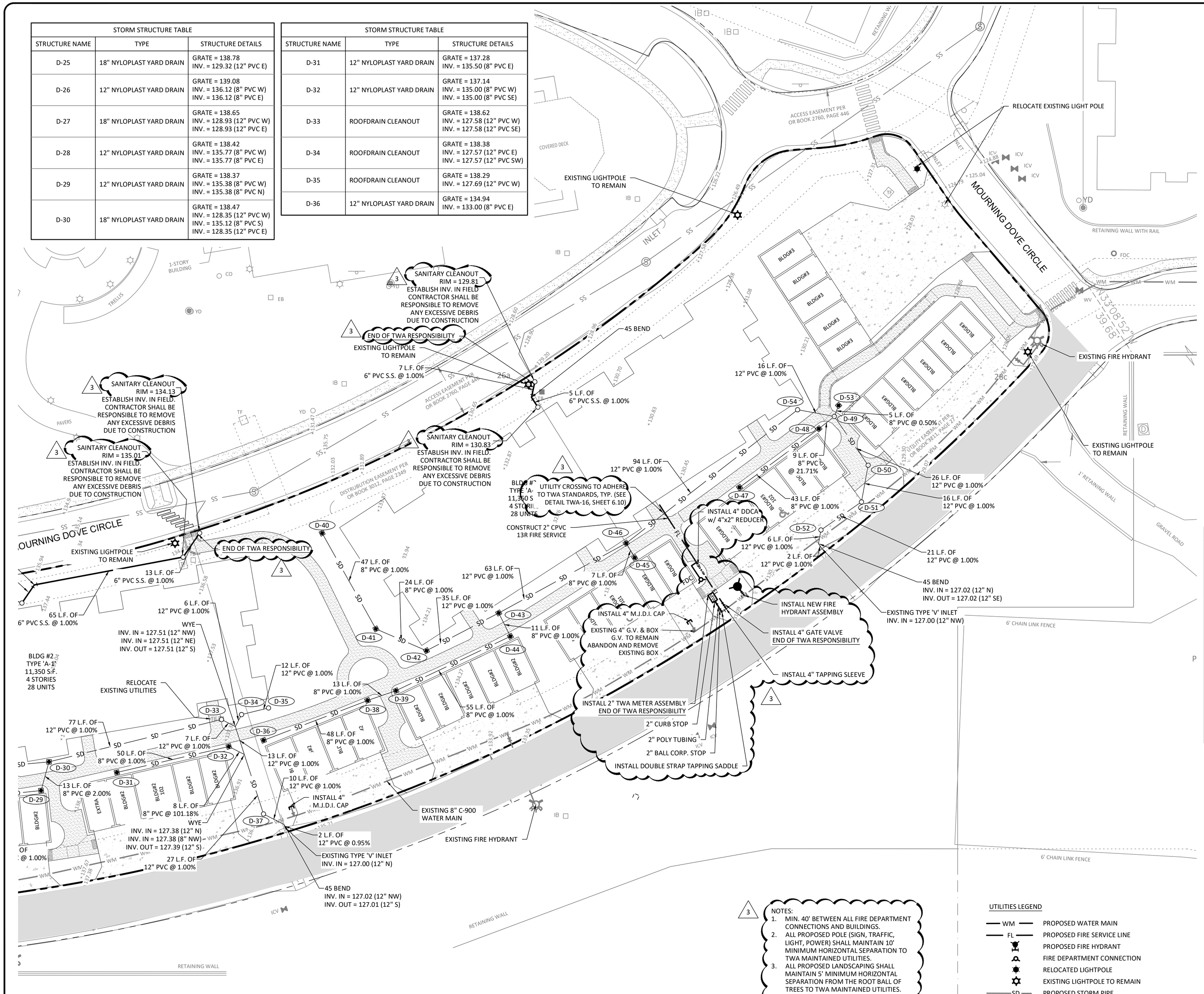
Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
5.01

Plotted: December 7, 2022, 12:54:43 PM
Z:\PROJECTS\1075.000 - Terraces at Reunion\Plans\Civil\Terraces at Reunion-UTL SHT.dwg

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-25	18" NYLOPLAST YARD DRAIN	GRATE = 138.78 INV. = 129.32 (12" PVC E)
D-26	12" NYLOPLAST YARD DRAIN	GRATE = 139.08 INV. = 136.12 (8" PVC W) INV. = 136.12 (8" PVC E)
D-27	18" NYLOPLAST YARD DRAIN	GRATE = 138.65 INV. = 128.93 (12" PVC W) INV. = 128.93 (12" PVC E)
D-28	12" NYLOPLAST YARD DRAIN	GRATE = 138.42 INV. = 135.77 (8" PVC W) INV. = 135.77 (8" PVC E)
D-29	12" NYLOPLAST YARD DRAIN	GRATE = 138.37 INV. = 135.38 (8" PVC W) INV. = 135.38 (8" PVC N)
D-30	18" NYLOPLAST YARD DRAIN	GRATE = 138.47 INV. = 128.35 (12" PVC W) INV. = 135.12 (8" PVC S) INV. = 128.35 (12" PVC E)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-31	12" NYLOPLAST YARD DRAIN	GRATE = 137.28 INV. = 135.50 (8" PVC E)
D-32	12" NYLOPLAST YARD DRAIN	GRATE = 137.14 INV. = 135.00 (8" PVC W) INV. = 135.00 (8" PVC SE)
D-33	ROOFDRAIN CLEANOUT	GRATE = 138.62 INV. = 127.58 (12" PVC W) INV. = 127.58 (12" PVC SE)
D-34	ROOFDRAIN CLEANOUT	GRATE = 138.38 INV. = 127.57 (12" PVC E) INV. = 127.57 (12" PVC SW)
D-35	ROOFDRAIN CLEANOUT	GRATE = 138.29 INV. = 127.69 (12" PVC W)
D-36	12" NYLOPLAST YARD DRAIN	GRATE = 134.94 INV. = 133.00 (8" PVC E)

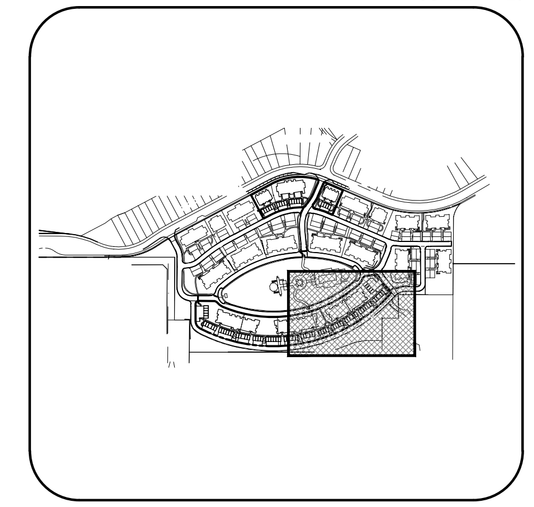


NOTES:
1. MIN. 40' BETWEEN ALL FIRE DEPARTMENT CONNECTIONS AND BUILDINGS.
2. ALL PROPOSED POLE (SIGN, TRAFFIC, LIGHT, POWER) SHALL MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION TO TWA MAINTAINED UTILITIES.
3. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TWA MAINTAINED UTILITIES.

UTILITIES LEGEND

- WM — PROPOSED WATER MAIN
- FL — PROPOSED FIRE SERVICE LINE
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- RELOCATED LIGHTPOLE
- EXISTING LIGHTPOLE TO REMAIN
- SD — PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE

0' 10' 20' 40'
NORTH
SCALE: 1"=20'



KEY MAP
1" = 500'

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-37	ROOFDRAIN CLEANOUT	GRATE = 136.06 INV. = 127.12 (12" PVC N) INV. = 127.11 (12" PVC SE)
D-38	12" NYLOPLAST YARD DRAIN	GRATE = 134.89 INV. = 132.52 (8" PVC W) INV. = 132.52 (8" PVC E)
D-39	12" NYLOPLAST YARD DRAIN	GRATE = 133.73 INV. = 132.39 (8" PVC W) INV. = 132.39 (8" PVC NE)
D-40	12" NYLOPLAST YARD DRAIN	GRATE = 133.50 INV. = 130.51 (8" PVC SE)
D-41	12" NYLOPLAST YARD DRAIN	GRATE = 133.42 INV. = 130.03 (8" PVC NW) INV. = 130.03 (8" PVC SE)
D-42	18" NYLOPLAST YARD DRAIN	GRATE = 133.69 INV. = 129.80 (8" PVC NW) INV. = 129.80 (12" PVC NE)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-43	18" NYLOPLAST YARD DRAIN	GRATE = 133.67 INV. = 129.44 (12" PVC SW) INV. = 131.73 (8" PVC SE) INV. = 129.44 (12" PVC NE)
D-44	12" NYLOPLAST YARD DRAIN	GRATE = 133.53 INV. = 131.84 (8" PVC SW) INV. = 131.84 (8" PVC NW)
D-45	12" NYLOPLAST YARD DRAIN	GRATE = 132.11 INV. = 131.00 (8" PVC NW)
D-46	18" NYLOPLAST YARD DRAIN	GRATE = 133.62 INV. = 128.82 (12" PVC SW) INV. = 130.93 (8" PVC SE) INV. = 128.82 (12" PVC NE)
D-47	12" NYLOPLAST YARD DRAIN	GRATE = 131.37 INV. = 130.00 (8" PVC NE)
D-48	12" NYLOPLAST YARD DRAIN	GRATE = 131.00 INV. = 129.57 (8" PVC SW) INV. = 129.57 (8" PVC NE)

STORM STRUCTURE TABLE		
STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-49	ROOFDRAIN CLEANOUT	GRATE = 132.38 INV. = 127.72 (12" PVC W) INV. = 127.72 (8" PVC SW) INV. = 127.72 (8" PVC N) INV. = 127.72 (12" PVC SE)
D-50	ROOFDRAIN CLEANOUT	GRATE = 131.19 INV. = 127.46 (12" PVC NW) INV. = 127.46 (12" PVC S)
D-51	ROOFDRAIN CLEANOUT w/ TRAFFIC BEARING LID	GRATE = 130.97 INV. = 127.30 (12" PVC N) INV. = 127.30 (12" PVC SW)
D-52	ROOFDRAIN CLEANOUT w/ TRAFFIC BEARING LID	GRATE = 131.04 INV. = 127.08 (12" PVC NE) INV. = 127.08 (12" PVC S)
D-53	12" NYLOPLAST YARD DRAIN	GRATE = 128.85 INV. = 127.74 (8" PVC S)
D-54	ROOFDRAIN CLEANOUT	GRATE = 133.49 INV. = 127.88 (12" PVC SW) INV. = 127.88 (12" PVC E)

CDP 04-0045
PD04-00007
SDP22-0167

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No. 51951
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PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XJG
2	11-18-22	PER COUNTY COMMENTS	XJG
1	10-24-22	PER COUNTY COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

DRAINAGE & UTILITY PLAN SOUTH EAST

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
5.02

Plotted: December 7, 2022, 12:54:51 PM
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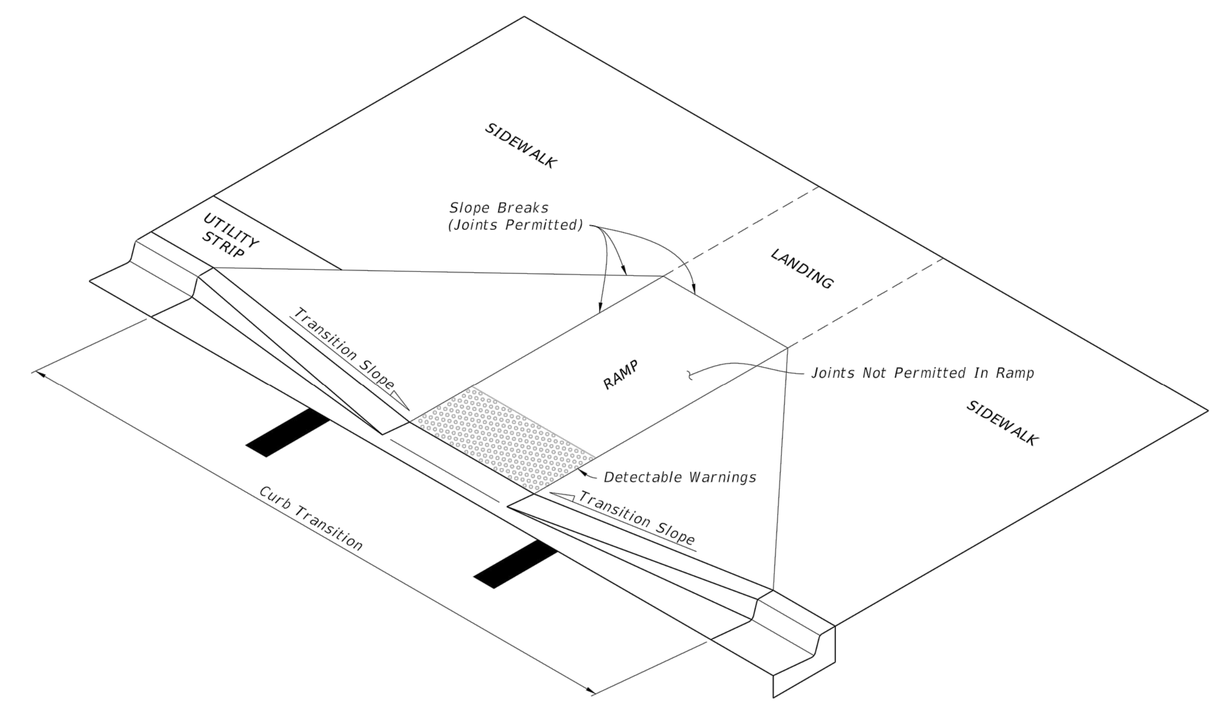
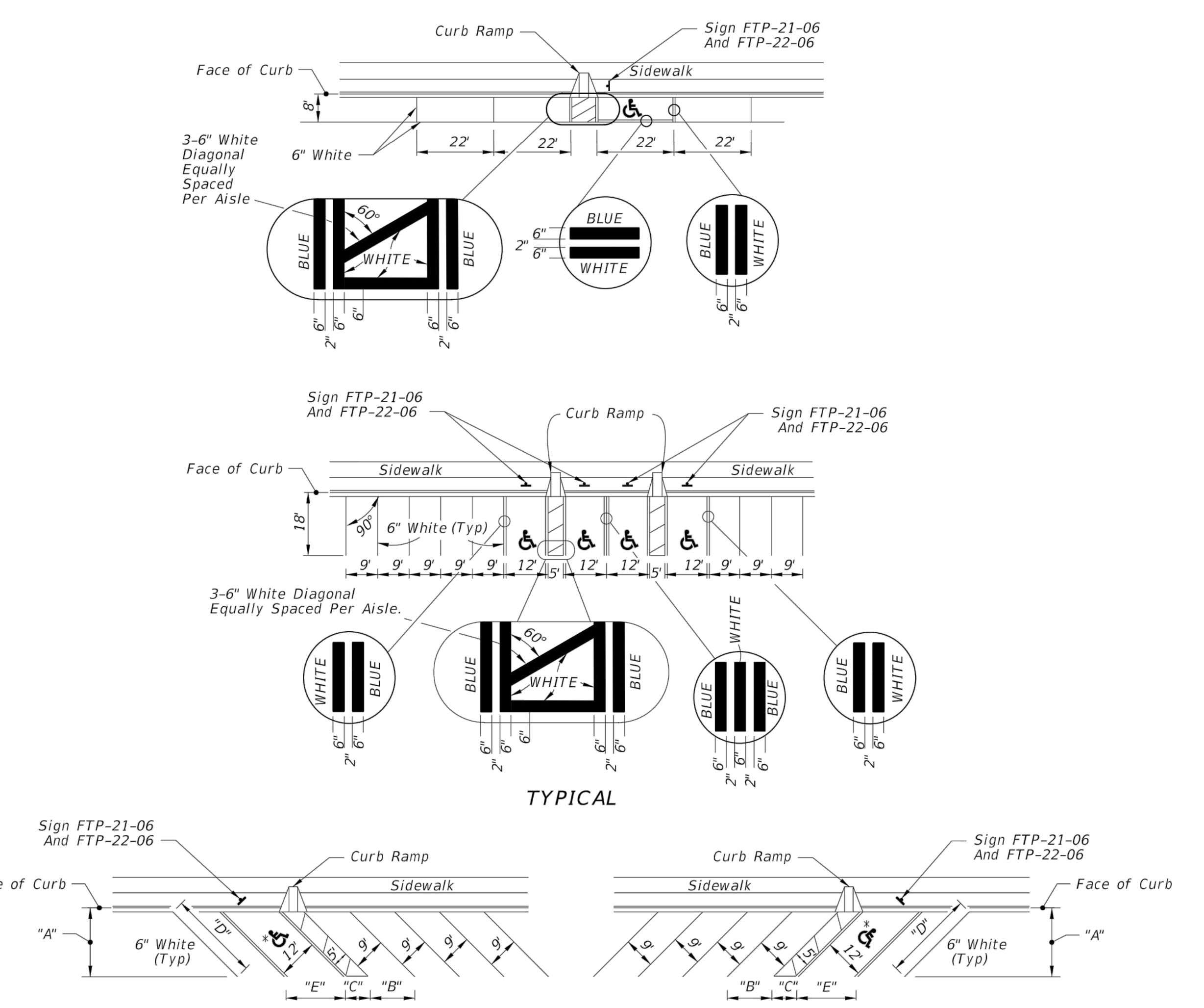
GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings – Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/19 | DESCRIPTION: | FDOT FY 2021-22 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 1 of 7



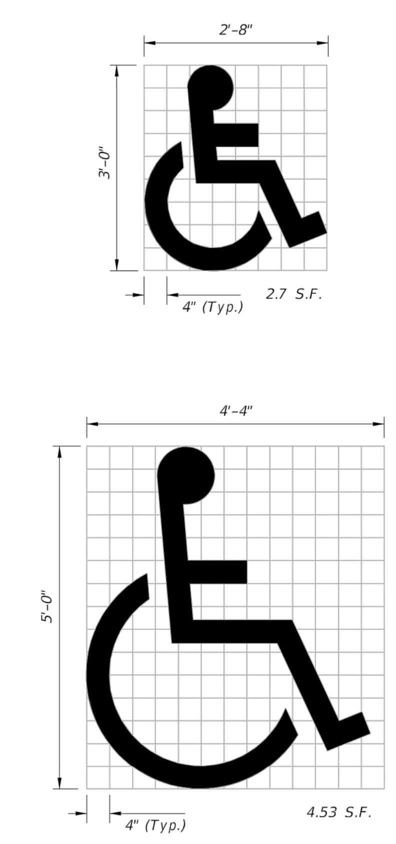
FORWARD-IN PARKING

REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING



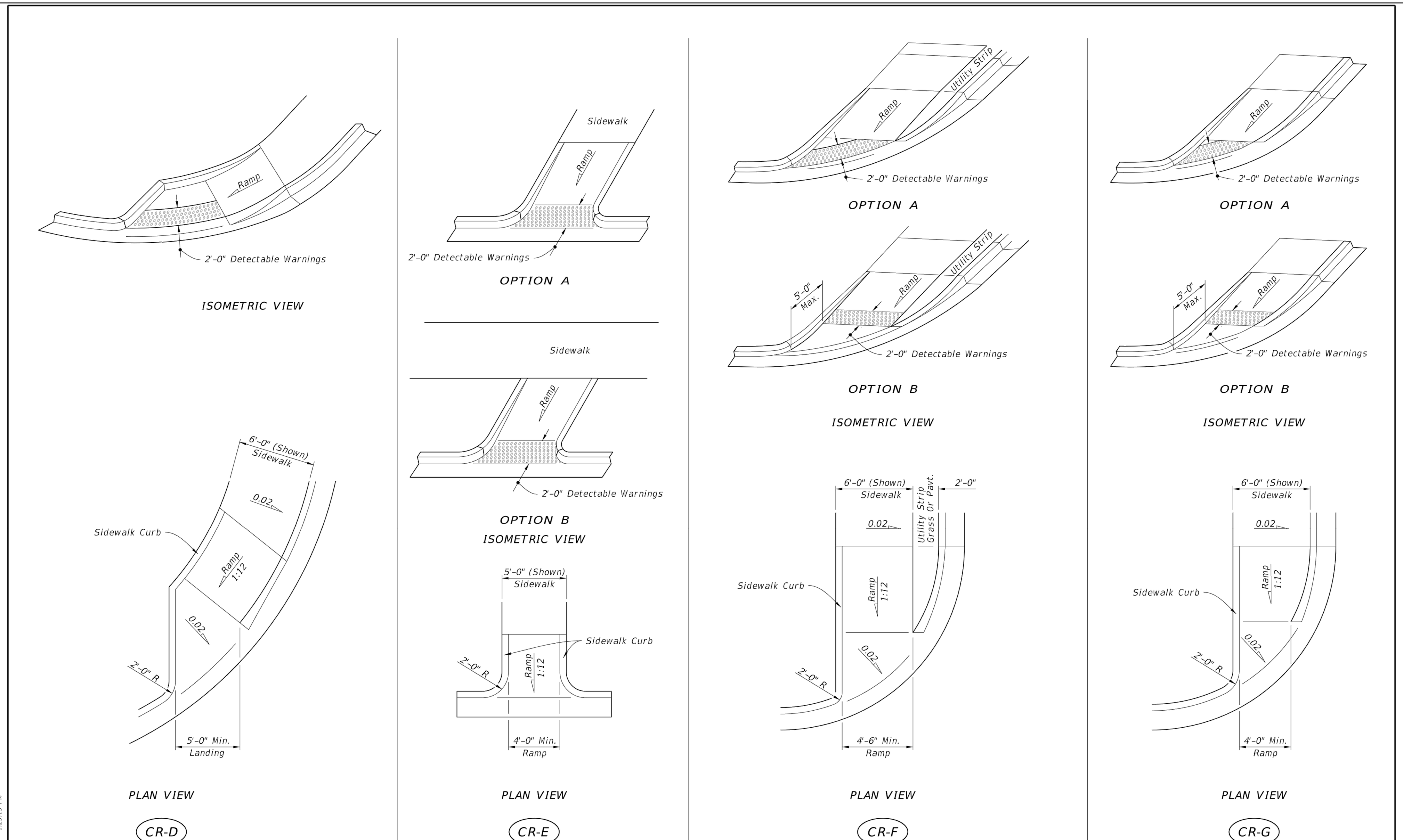
(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

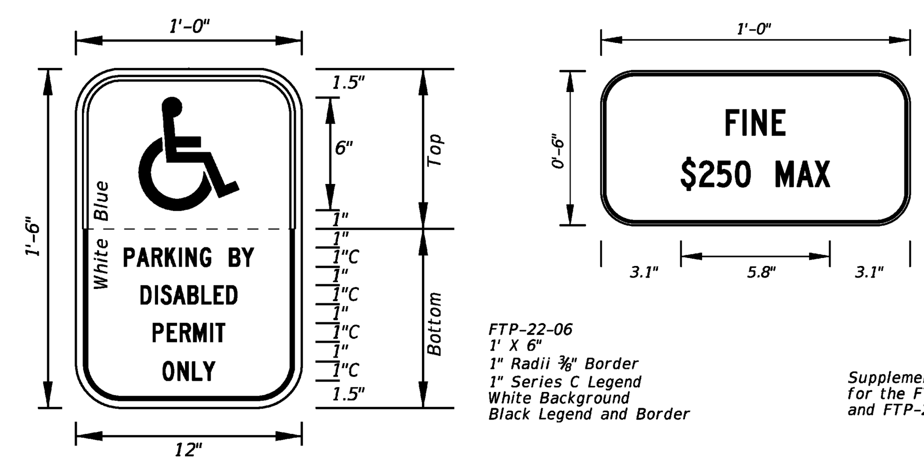
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.
6. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5"-0" high and white in color.

LAST REVISION 11/01/19 | DESCRIPTION: | FDOT FY 2020-21 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 12 of 13



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/18 | DESCRIPTION: | FDOT FY 2021-22 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 4 of 7



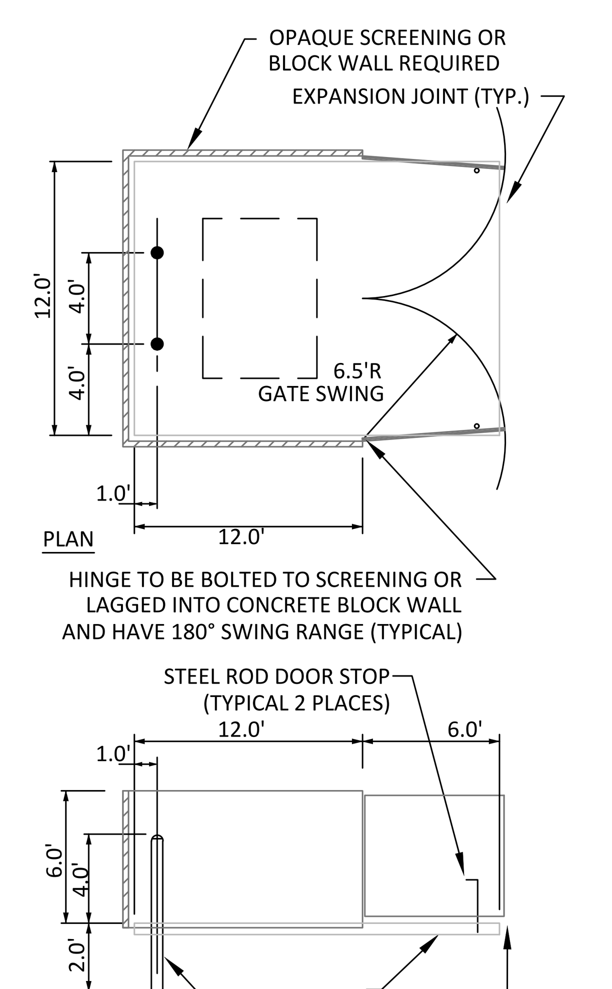
All Letters 1" Series C 1" Spacing Between Lines of Text

FTP-20-06 1' X 1'-6" 2" Radii ⅜" Border 1" Series C Legend

Color	Top	Bottom
Background	Blue	White
Legend and Border	White	Black

FTP-22-06 1' X 6" 1" Radii ⅜" Border 1" Series C Legend White Background Black Legend and Border

Supplemental Panel for the FTP-20-06 and FTP-21-06 signs



OPAQUE SCREENING OR BLOCK WALL REQUIRED

EXPANSION JOINT (TYP.)

6.5'R GATE SWING

PLAN

HINGE TO BE BOLTED TO SCREENING OR LAGGED INTO CONCRETE BLOCK WALL AND HAVE 180° SWING RANGE (TYPICAL)

STEEL ROD DOOR STOP (TYPICAL 2 PLACES)

ELEVATION

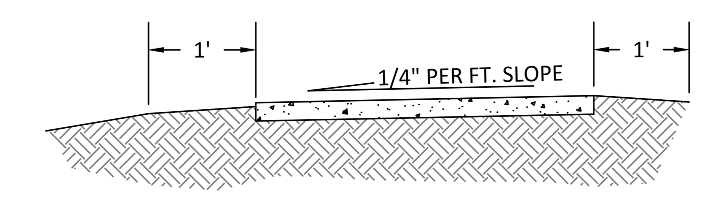
6"Ø STEEL BOLLARD CONCRETE FILLED 4" CASTER WHEEL REQUIRED ON 11.5' DOORS (TYPICAL 2 PLACES)

DUMPSTER ENCLOSURE

NOT TO SCALE

DUMPSTER PAD NOTES:

1. FOR MULTIPLE DUMPSTERS ON A SINGLE PAD, SCREENING SHALL REQUIRED AROUND THE PERIMETER OF THE PAD.
2. DUMPSTER PADS WITH MULTIPLE DUMPSTER WILL BE APPROVED ON A CASE BY CASE BASIS.

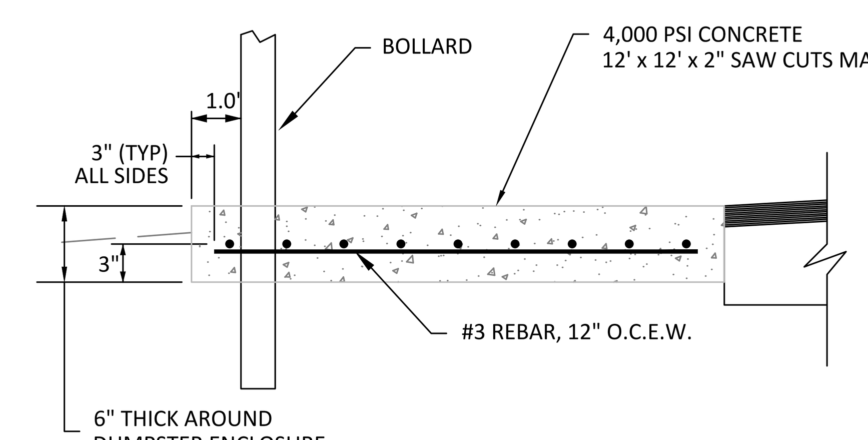


1/4" PER FT. SLOPE

CONCRETE SIDEWALK
USE 3000 PSI CONCRETE WITHOUT REINFORCEMENT PROVIDE 3/4" SAWCUTS AT 5' CENTERS, TYPICAL (NO FIBERMESH)

SIDEWALK DETAIL

NTS



BOLLARD

4,000 PSI CONCRETE 12' x 12' x 2" SAW CUTS MAX.

3" (TYP) ALL SIDES

#3 REBAR, 12" O.C.E.W.

6" THICK AROUND DUMPSTER ENCLOSURE

CONCRETE PAVEMENT SECTION

NTS

CDP 04-0045
PD04-00007
SDP22-0167

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Rev.	Date	Description	Chk By

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

CONSTRUCTION DETAILS

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO. 6.00

Plotted: December 7, 2022, 12:55:00 PM — Z:\PROJECTS\1075.000 - Feltrim Group - Terraces at Reunion\Plans\Civil\Terraces at Reunion-DTL SHT.dwg

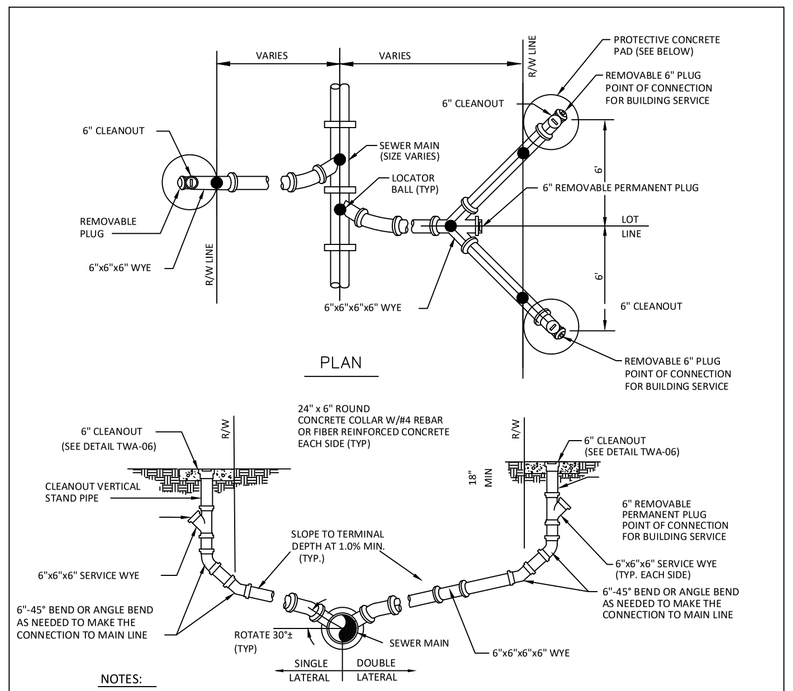
HORIZONTAL & VERTICAL SEPARATION FROM OTHER UTILITIES

OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER, (b) STORMWATER FORCE MAIN, (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM
HORIZONTAL SEPARATION	WATER MAIN 10' PREFERRED 6' MINIMUM (3) OTHER PIPE	WATER MAIN 3' MIN OTHER PIPE	10' MIN.
CROSSINGS (1)	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	—
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM WATER MAIN OTHER	ALTERNATE 3 FT MINIMUM WATER MAIN OTHER	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPING CLEARANCES

TWA-16
2017

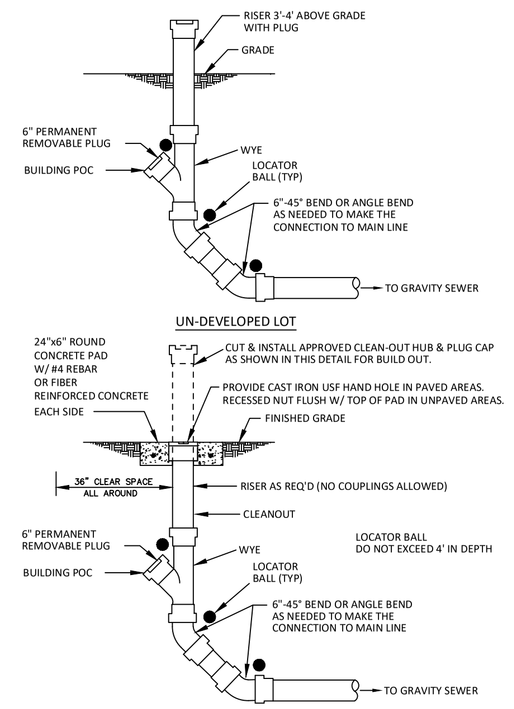


NOTES:

1. LOCATE SINGLE LATERAL WITHIN 24" OF LOT LINE.
2. SERVICE LATERALS SHALL BE 6" MINIMUM DIAMETER.
3. BENDS SHALL BE 45° MAXIMUM.
4. RECONNECT ANY EXISTING SERVICES.
5. LENGTH OF SERVICE LATERALS SHALL BE 100' OR LESS.
6. SERVICE WYE, AT CLEANOUT, SHALL HAVE A MINIMUM OF 24" AND A MAXIMUM OF 48" COVER AT R/W TIE-IN.
7. ETCH CURB WHERE LATERAL CROSSES BENEATH CURB WITH "S".
8. 90° CONNECTIONS ARE NOT ALLOWED.
9. SERVICE LATERAL, WYE & CLEANOUT RISER WITH CAP TO BE INSTALLED BY LICENSED UTILITY CONTRACTOR. CLEANOUTS TO BE INSTALLED BY PLUMBER AT FINISHED GRADE.
10. ALL COMMERCIAL AND RESIDENTIAL LATERALS SHALL HAVE 6" CLEANOUTS.
11. THE SITE DEVELOPER SHALL LEAVE THE CLEANOUT RISER 3'-4" ABOVE GRADE AND IT SHALL REMAIN SO UNTIL LOT BUILD OUT. THE RISER SHALL THEN BE CUT WITH CLEAN-OUT HUB AND PLUG INSTALLED AT FINISHED GRADE WITH A CONCRETE PAD, PER TWA-06 DETAIL.
12. CLEAN-OUTS SHALL NOT BE PLACED WITHIN A PUBLIC ROW OR PUBLIC SIDEWALK.
13. ANY PIPING USED TO CONNECT BUILDING SHALL NOT GO VERTICAL WITHIN (36") INCHES OF TWA VERTICAL PIPE TO CLEAN-OUT HUB & PLUG.
14. CLEANOUTS SHALL NOT BE PLACED IN SIDEWALKS.
15. CLEANOUT DENOTES THE END OF TWA MAINTENANCE RESPONSIBILITY.
16. LOCATOR BALLS ARE REQUIRED AT ALL FITTINGS. DO NOT EXCEED 4' IN DEPTH.
17. CONNECTIONS TO THE CLEAN-OUTS VERTICAL STAND PIPE SHALL NOT BE PERMITTED.

SANITARY SEWER LATERAL DETAILS

TWA-05
2017

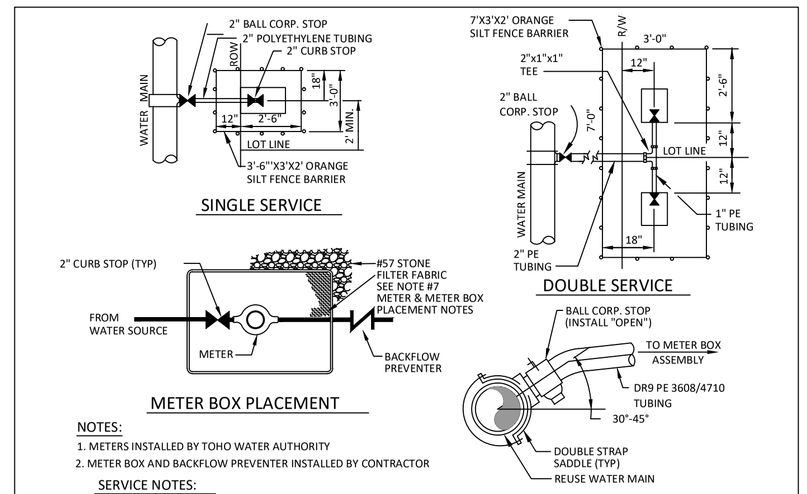


NOTE:

1. THE SITE DEVELOPER SHALL LEAVE THE CLEANOUT RISER 3'-4' ABOVE GRADE AND IT SHALL REMAIN SO UNTIL LOT BUILD OUT. THE RISER SHALL THEN BE CUT AND A CLEAN-OUT HUB AND PLUG INSTALLED AT FINISHED GRADE WITH A CONCRETE PAD.
2. ALL CLEANOUTS AND CONCRETE PADS TO BE FLUSH WITH FINISH GRADE.
3. UTILITY CONTRACTOR TO INSTALL & PRESSURE TEST WYE AND INSTALL CLEANOUT RISER. INSTALL CLEANOUT AND CONCRETE PAD AT LOT BUILDOUT.
4. ETCH CURB WITH 3 INCH "S" WHERE LATERAL CROSSES UNDER CURB.
5. ALL LATERALS SHALL HAVE 6" CLEANOUTS.
6. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND CLEANOUT.
7. CLEANOUT CAPS SHALL BE SLOTTED OR HAVE A RECESSED NUT.
8. CONNECTIONS TO THE CLEAN-OUTS RISER PIPE SHALL NOT BE PERMITTED.
9. ANY PIPING USED TO CONNECT BUILDING SHALL NOT GO VERTICAL WITHIN (36") INCHES OF TWA VERTICAL PIPE TO CLEAN-OUT HUB & PLUG.
10. LOCATOR BALLS DO NOT EXCEED 4' IN DEPTH.

SANITARY CLEANOUT DETAIL

TWA-06
2017



NOTES:

1. METERS INSTALLED BY TOHO WATER AUTHORITY
2. METER BOX AND BACKFLOW PREVENTER INSTALLED BY CONTRACTOR

SERVICE NOTES:

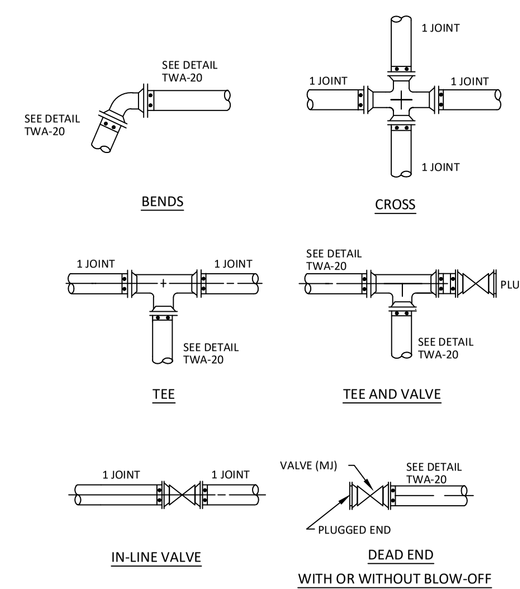
1. ALL FITTINGS AND STOPS SHALL BE BRASS PACK JOINT TYPE w/CLAMP SCREW RETAINERS.
2. SERVICE SHALL NOT TERMINATE BENEATH PAVEMENT, CURBS, SIDEWALKS OR OTHER STRUCTURES.
3. CURB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE WITH OUTLET SIZE AND THREADS TO MATCH INTENDED METER.
4. METER COUPLINGS SHALL NOT BE USED.
5. TAPS SHALL BE A MINIMUM 18" FROM JOINTS, SUCCESSIVE TAPS INTO THE WATER MAIN SHOULD BE SPACED A MINIMUM 18".
6. THE SERVICE LINE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP OR TEE BRANCH WITH NO FITTINGS IN BETWEEN.
7. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
8. NO FITTINGS SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE.
9. SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200 PSI. BLUE FOR POTABLE, PURPLE FOR REUSE.
10. ETCH A 3 INCH "W" IN THE CURB. "R" FOR REUSE.
11. THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE CONNECTIONS. SEE DETAIL TWA-03 "MULTIPLE WATER SERVICE CONNECTION" FOR GROUPS OF 3 TO 10 SERVICE CONNECTIONS.

METER & METER BOX PLACEMENT NOTES:

1. APPROVED BACKFLOW PREVENTION IS REQUIRED ON ALL SERVICES.
2. BACKFLOW PREVENTERS SHALL BE INSTALLED MINIMUM OF 12" ABOVE FLOOD PLAIN ("DCV" OR RPZ"). "PVB" MUST BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET.
3. THE BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND METER BOX. THE METER ASSEMBLY SHALL BE ADJUSTED TO APPROXIMATELY 7" BELOW FINISH GRADE. THE METER BOX SHALL BE CENTERED OVER METER ASSEMBLY, AS SHOWN ABOVE.
4. SINGLE SERVICE METER BOX SHALL BE UNIFORMLY PERPENDICULAR TO THE CURB OR SIDEWALK. DOUBLE SERVICE METER BOXES SHALL BE UNIFORMLY PARALLEL TO THE CURB OR SIDEWALK PER DETAIL TWA-29. TOP OF METER BOX TO BE ADJUSTED FLUSH WITH FINISH GRADE
5. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER BOX.
6. METER BOX LIDS SHALL BE SOLID PLASTIC W/NO METAL. BLACK FOR WATER, PURPLE FOR REUSE.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN. 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET AT SOD GRADE.

TYPICAL COMMERCIAL WATER SERVICE

TWA-02
2017

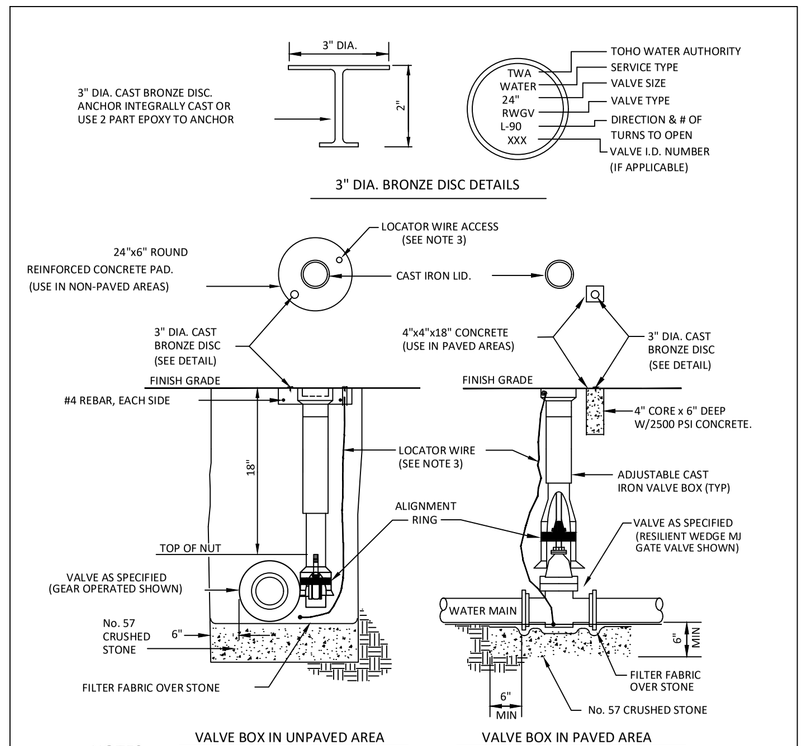


NOTES:

1. MECHANICAL PIPE RESTRAINING SYSTEMS SHALL BE PROVIDED AS STANDARD. THRUST BLOCKING IS NOT SUITABLE EXCEPT AS SPECIFICALLY ALLOWED. WHERE PVCP IS USED PROVIDE PVC/MJ RESTRAINER UNIFLANGE SERIES 1300; EBAA IRON OR EQUAL.
2. ALL MECHANICAL JOINTS AT FITTINGS AND VALVES SHALL BE RESTRAINED.
3. RESTRAIN THROUGH VALVES.

THRUST RESTRAINT DETAILS

TWA-19
2017



NOTES:

1. CRUSHED STONE BEDDING 6" MINIMUM BELOW VALVE TO BE COVERED WITH FILTER FABRIC.
2. LOCATOR WIRE ACCESS - IN UNPAVED AREA USE 2" SCH80 PVC, FEMALE ADAPTOR COUPLING AND 2" BRASS PLUG w/RECESSED NUT. TERMINATE INSULATED, SOLID 14 GA. COPPER WIRES AT TOP w/12" OF EXTRA WIRE. IN PAVED AREA, TERMINATE SOLID 14 GA. COPPER WIRES INSIDE OF TOP PORTION OF VALVE BOX w/12" OF EXTRA WIRE.
3. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND VALVE BOX.
4. PRIVATELY MAINTAINED WATER SYSTEMS SHALL HAVE "PRIVATE" STAMPED ON BRONZE ID DISC.
5. FIRE LINE VALVES SHALL HAVE "FIRE LINE VALVE" STAMPED ON BRONZE DISC AND VALVE BOX COVER SHALL BE PAINTED RED.
6. OPERATING NUT TO BE BOLTED. SHEER PINS NOT ALLOWED.
7. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION. .
8. SCREW TYPE ADJUSTABLE VALVE BOX ONLY.

VALVE AND BOX DETAILS

TWA-17
2017

USE THIS THRUST RESTRAINT TABLE FOR THESE TRENCH CONDITIONS:

-- MIN. 50% SOIL RETAINED ON No. 200 SIEVE.
-- MIN. 95% COMPACTION, AASHTO T-180.
-- MIN. 3' OF COVER.

NUMBER OF FULL LENGTH RESTRAINED PIPE SECTIONS REQUIRED AT ALL FITTINGS AND VALVE JOINTS

SIZE IN.	BENDS 90° 100 psi	BENDS 90° 150 psi	BENDS 45° 100 psi	BENDS 45° 150 psi	BENDS 22-1/2° 100 psi	BENDS 22-1/2° 150 psi	BENDS 11-1/4° 100 psi	BENDS 11-1/4° 150 psi	VERTICAL BENDS 100 psi	VERTICAL BENDS 150 psi	DEAD END 100 psi	DEAD END 150 psi	CROSS OR VALVE 100 psi	CROSS OR VALVE 150 psi	TEE RUN 100 psi	TEE RUN 150 psi	TEE BRANCH 100 psi	TEE BRANCH 150 psi
4	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	2	2
6	1	2	1	1	1	1	1	1	1	2	2	3	1	1	1	1	2	2
8	1	2	1	1	1	1	1	1	2	2	2	4	1	1	1	1	2	2
10	2	2	1	1	1	1	1	1	2	2	2	3	1	1	1	1	2	2
12	2	2	1	1	1	1	1	1	2	3	3	5	1	1	1	1	2	2
14	2	3	1	1	1	1	1	1	2	3	4	6	1	1	1	1	2	2
16	2	3	1	1	1	1	1	1	2	3	4	6	1	1	1	2	2	3
18	2	3	1	2	1	1	1	1	3	4	5	7	1	1	1	2	2	3
20	2	3	1	2	1	1	1	1	3	4	5	8	1	1	1	2	2	4
24	3	4	1	2	1	1	1	1	3	4	6	9	1	1	1	3	2	5
30	3	4	2	2	1	1	1	1	4	5	7	10	1	1	2	4	3	7

WHERE CONDITIONS VARY FROM THOSE STATED ABOVE, HAVE A FLORIDA REGISTERED PROFESSIONAL ENGINEER DETERMINE THE REQUIRED RESTRAINED LENGTH OF PIPING.

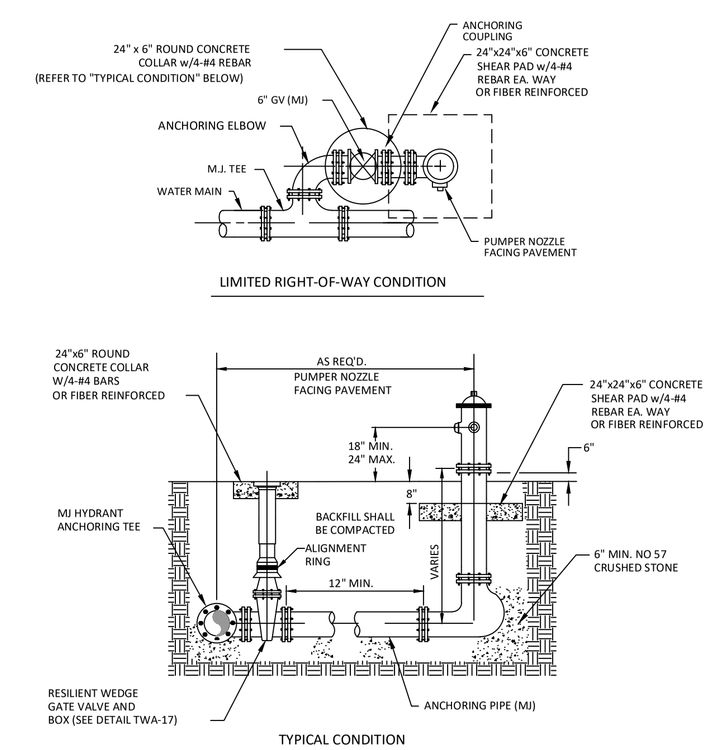
1. WATER MAIN AND REUSE MAIN TEST PRESSURE 150 psi MINIMUM
2. SANITARY FORCE MAIN PRESSURE PIPE 100 psi MINIMUM.
3. RESTRAIN THROUGH VALVING.
4. ALL FITTINGS AND VALVES SHALL BE RESTRAINED AT LEAST ONE (1) FULL LENGTH OF PIPE IN ALL DIRECTIONS.
5. PRESSURE CONNECTIONS SHALL BE TREATED AS A TEE.

NOTE: THIS TABLE INCLUDES A 1.5 SAFETY FACTOR ABOVE THE LISTED TEST PRESSURES.

RESTRAINED JOINT TABLE

TWA-20
2017

3



NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND FINISH GRADE SHALL BE 6" MINIMUM.
3. VALVE SHALL BE INSTALLED PER THE VALVE AND BOX DETAIL (TWA-17).
4. PLANTING CLEAR AREA PER APPLICABLE FIRE CODE.
5. IF HYDRANT IS PLACED MORE THAN 20' FROM THE MAIN, AN ADDITIONAL VALVE SHALL BE REQUIRED IMMEDIATELY UPSTREAM OF THE HYDRANT ASSEMBLY.

FIRE HYDRANT DETAILS

TWA-26
2017

CDP 04-0045
PD04-00007

SDP22-0167

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6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer:
XABIER G. CLEMENTE-GAZOTIA, P.E.
No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XJG

TERRACES AT REUNION RESORT & CLUB
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

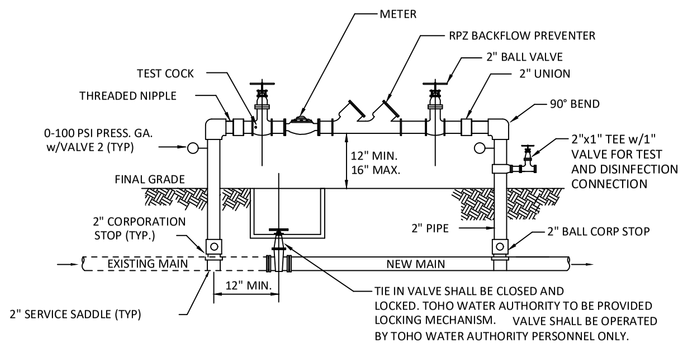
TWA DETAILS

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
6.10

Plotted: December 7, 2022, 12:55:05 PM
Z:\PROJECTS\1075.000 - Terraces at Reunion\Plans\Civil\Terraces at Reunion-DTL SHT.dwg

3



NOTES

1. PROVIDE TEMPORARY PIPE SUPPORTS AS REQUIRED
2. DO NOT USE GALVANIZED PIPE OR ACCESSORIES

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAIL SHOWN IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MIN. VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. PIPE AND FITTINGS USED FOR CONNECTION OF THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, CURRENT EDITION. SWAB OR SPRAY THE EXTERIOR OF THE MAIN TO BE TAPPED AND THE TAPPING SADDLE WITH 1% HYPOCHLORITE SOLUTION.
3. THE CONTRACTOR SHALL EITHER PROVIDE DOCUMENTATION DEMONSTRATING THAT RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT TIME OF INSTALLATION.
4. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTIONS DEVICE, FITTINGS AND VALVES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ABANDONED JUMPER CONNECTION POINTS MUST BE INCLUDED IN THE RECORD DRAWINGS.

TEMPORARY JUMPER CONNECTION

TWA-30
2017

CDP 04-0045
PD04-00007

SDP22-0167

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
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Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer:
XABIER G. GUERRICAGOITIA, P.E.
No. 51951
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
3	12-07-22	PER TWA COMMENTS	XIG

TERRACES AT REUNION RESORT & CLUB
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

TWA DETAILS

Date: 12/7/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
6.11

Plotted: December 7, 2022, 12:55:10 PM
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SECTION X

6/13/2023

Mr. Alan Scheerer
Reunion East CDD
219 East Livingston St.
Orlando, FL 32801
Phone: 407-841-5524 Mobile: 407-398-2890
ascheerer@gmscfl.com

RE: Reunion Village RFID Reader (061323SG)

Dear Mr. Scheerer,

Thank you for giving us the opportunity to quote on your access control requirements for Reunion, a residential community located in Osceola County. Following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

This effort will consist of furnishing and installing one (1) RFID reader to grant entry to residents. It will be installed on the right-hand side of the entrance lane. The RFID reader will be wirelessly connected to and controlled by (a web-based programmable entry controller located in the guardhouse. All ***existing*** access control devices will retain their current locations and functionalities.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, gate operators, access control devices detector loops, loop detectors, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

Base System Equipment

1 ea Linear model "eMerge" web-based node
1 ea TransCore "SmartPass" integrated RFID reader
1 ea Surge suppression (power and control) for integrated RFID reader
1 ea Ground rod for integrated RFID reader
1 ea Guardian Access pedestal for integrated RFID reader
1 ea Wireless Wiegand bridge
1 ea Router

Base System Price

Total base system price including
equipment, installation, and freight, as quoted: **$16,320.00**

INSTALLATION

Includes:

- Installing all equipment.
- Providing electrical power to system equipment.
- Providing of conduit and control wiring between equipment items.
- Concrete work required for device mounting.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.

Does Not Include:

- Installing loops in driveway.
- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be removed.
- Repair and/or replacement of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers ***all parts, labor & travel***, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is ***one year*** from date of completed installation.

Annual Service Agreement

Equipment manufacturers recommend regular preventive maintenance, similar to automobiles and HVAC units. Consistent and professional service calls ensure your return on investment by enhancing equipment effectiveness, prolonging equipment longevity, and minimizing downtime. Service technicians from Guardian Access Systems will perform factory-trained work on all of our installed equipment.
Benefits included in the maintenance plan:

- 5% discount on parts not related to vandalism.
- 10% discount on parts for service related to vandalism.
- 10% discount on 24/7 emergency services after business hours and weekends.

Service Support

At Guardian Access, we are very proud of our service department. We have provided sales and service in Central Florida since ***1942*** and have been installing and maintaining gated entry systems for over ***25*** years. Guardian Access provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for most products sold. Because of this attention to service, calls are responded to the same or next working day with *95%* of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, Guardian Access is the right choice.

Quotation Expiration

This quotation remains valid for 15 days from the submission date. Guardian Access reserves the right to requote after this time period elapses.

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system will be made operational. The remaining ten percent (10%) Net 30 after substantial completion.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,

Steven Guettler
Guardian Access Solutions
dba Access Control Systems, LLC
Cell 407-274-7745 / Office 407-422-8850
steve.guettler@guardianaccess.com

SECTION XI

SECTION A

SECTION 1

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ATTORNEYS AT LAW

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JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
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PETER G. LATHAM

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JAY E. LAZAROVICH
MARC L. LEVINE
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LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (https://register.gotowebinar.com/register/1108128928632648288), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (https://ethics.state.fl.us/Training/Training.aspx).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

SECTION B

SECTION 1

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

July 12, 2023

Mr. George S. Flint
District Manager
Reunion East CDD
219 East Livingston Street
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion East Community Development District

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion East Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2023 and the draft proposed budget for fiscal year 2024 and believe both are sufficient for proper maintenance of the Reunion East Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:

Steven N. Boyd, P.E.
District Engineer

SECTION C

SECTION 1

Reunion East Action Items

g Assign	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Trucco	In Process	Draft agreement for Operation of Irrigation System under legal review.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheer er	In Process	Meyer construction portion of project completed July 2023. ACT agreement executed.
	Traffic Calming			FY2023 R&M Project on hold until after Pavement Report.
	Pavement Management Plan	Boyd	In Process	Report presented June 2023. Scheduled for BOS review and acceptance July 2023.
1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposals pending.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer		Proposal for consideration 07.13.2023.
6/8/23	Trim Trees Around Traffic Enforcement Signs	Scheerer		

6/8/23	Repurpose The Stables			Minor modification application to Recreation/Food & Beverage - proposal from Bond Counsel regarding opinion on options

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams		www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com
	Traffic Calming		In Process	Radar Display Signs approved for RW/Encore neighborhood 02.09.2023. Signs received and installation pending as of 07.06.2023.

	Pavement Management Plan	Boyd		Report pending.
1/9/23	Sign Upgrades	Scheerer		Street signs to be upgraded to Reunion standard where needed.
2/9/23	Temporary Parking Signs at Playground/Mail Parking	Scheerer	Completed	Completed 06.12.2023

SECTION 2

Reunion East
Community Development District

Summary of Check Register

June 1, 2023 to June 30, 2023

Fund	Date	Check No.'s		Amount
General Fund	6/7/23	5701-5710	$	35,765.32
	6/14/23	5711-5720	$	74,152.07
	6/20/23	5721-5726	$	228,316.00
	6/28/23	5727-5732	$	12,674.50
			$	350,907.89
Replacement & Maintenance	6/7/23	217	$	6,277.50
	6/28/23	218	$	53,696.66
			$	59,974.16
Payroll	**June 2023**			
	John Dryburgh	50710	$	184.70
	June Wispelwey	50711	$	184.70
	Mark Greenstein	50712	$	184.70
	Steven Goldstein	50713	$	184.70
	Trudy Hobbs	50714	$	184.70
			$	923.50
			$	**411,805.55**

*** CHECK DATES 06/01/2023 - 06/30/2023 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/07/23	00074	5/31/23	211618	202305	320-53800-47000		*	74.48		
			AQUATIC PLANT MGMT MAY23							
		5/31/23	211618	202305	300-13100-10100		*	58.52		
			AQUATIC PLANT MGMT MAY23							
		5/31/23	211652	202305	320-53800-47000		*	624.40		
			AQUATIC MGMT 11POND MAY23							
		5/31/23	211652	202305	300-13100-10100		*	490.60		
			AQUATIC MGMT 11POND MAY23							
						APPLIED AQUATIC MANAGEMENT, INC.			1,248.00	005701
6/07/23	00095	5/26/23	S93244	202305	320-53800-57400		*	1,013.96		
			RPLC GEAR REDUCER/TEST							
		5/26/23	S93244	202305	300-13100-10100		*	796.69		
			RPLC GEAR REDUCER/TEST							
						ACCESS CONTROL SYSTEMS, LLC			1,810.65	005702
6/07/23	00129	5/27/23	5300	202305	320-53800-46200		*	383.60		
			SE-INST.20 LOUNGE CHAIRS							
		5/27/23	5300	202305	300-13100-10100		*	301.40		
			SE-INST.20 LOUNGE CHAIRS							
		5/27/23	5301	202305	320-53800-46200		*	159.60		
			TER-REINST.HNDRAIL AT ENT							
		5/27/23	5301	202305	300-13100-10100		*	125.40		
			TER-REINST.HNDRAIL AT ENT							
						BERRY CONSTRUCTION INC.			970.00	005703
6/07/23	00134	5/31/23	3699	202305	310-51300-31100		*	268.75		
			ATTEND CDD MEETING							
		5/31/23	3700	202305	310-51300-31100		*	1,928.71		
			FINAL RPT/PAVEMENT INSPCT							
						BOYD CIVIL ENGINEERING			2,197.46	005704
6/07/23	00010	5/30/23	8-147-07	202305	310-51300-42000		*	35.20		
			DELIVERY 05/22/23							
						FEDEX			35.20	005705
6/07/23	00176	5/25/23	26992	202305	320-53800-48200		*	168.00		
			PREVENTATIVE MAINT MAY23							
		5/25/23	26992	202305	300-13100-10100		*	132.00		
			PREVENTATIVE MAINT MAY23							
						FITNESS SERVICES OF FLORIDA INC			300.00	005706
6/07/23	00049	4/30/23	591	202304	320-53800-48100		*	115.16		
			INSPCT HEIGHT POST/PICKUP							
		4/30/23	591	202304	300-13100-10100		*	90.49		
			INSPCT HEIGHT POST/PICKUP							
						GOVERNMENTAL MANAGEMENT SERVICES			205.65	005707

*** CHECK DATES 06/01/2023 - 06/30/2023 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/07/23	00054	6/01/23	2023JUN	202306	320-53800-34500		*	6,533.33		
			SECURITY SERVICES JUN23							
		6/01/23	2023JUN	202306	300-13100-10100		*	5,133.33		
			SECURITY SERVICES JUN23							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	005708
6/07/23	00175	6/01/23	8859	202306	320-53800-46200		*	8,680.00		
			POOL MAINTENANCE JUN23							
		6/01/23	8859	202306	300-13100-10100		*	6,820.00		
			POOL MAINTENANCE JUN23							
						ROBERTS POOL SERVICE AND REPAIR INC			15,500.00	005709
6/07/23	00060	5/18/23	401369	202305	320-53800-46200		*	244.69		
			CP-RPLC VALVE/FLOAT BASIN							
		5/18/23	401369	202305	300-13100-10100		*	192.26		
			CP-RPLC VALVE/FLOAT BASIN							
		5/19/23	401379	202305	320-53800-46200		*	178.08		
			CP-INST.NEW SPA CLOCK							
		5/19/23	401379	202305	300-13100-10100		*	139.92		
			CP-INST.NEW SPA CLOCK							
		5/24/23	401459	202305	320-53800-46200		*	230.69		
			SE-REPLUMB VALVE/PIPE/FNT							
		5/24/23	401459	202305	300-13100-10100		*	181.26		
			SE-REPLUMB VALVE/PIPE/FNT							
		5/26/23	401504	202305	320-53800-46200		*	372.29		
			HS-REPLUMB PUMP/RPR LEAK							
		5/26/23	401504	202305	300-13100-10100		*	292.51		
			HS-REPLUMB PUMP/RPR LEAK							
						SPIES POOL LLC			1,831.70	005710
6/14/23	00129	6/01/23	5302	202306	320-53800-53200		*	372.40		
			FURNISH POST/INST.SGN KID							
		6/01/23	5302	202306	300-13100-10100		*	292.60		
			FURNISH POST/INST.SGN KID							
		6/02/23	5303	202305	320-53800-46200		*	159.60		
			SE-STORE LOUNGE CHAIR/EQP							
		6/02/23	5303	202305	300-13100-10100		*	125.40		
			SE-STORE LOUNGE CHAIR/EQP							
						BERRY CONSTRUCTION INC.			950.00	005711
6/14/23	00147	5/24/23	I112060	202305	320-53800-46200		*	652.40		
			CP-FLUSH VALVE/BRASS SPUD							
		5/24/23	I112060	202305	300-13100-10100		*	512.60		
			CP-FLUSH VALVE/BRASS SPUD							
		6/02/23	I112455	202306	320-53800-46200		*	100.80		
			HC-CHNG MTR TO SLOW/DIAPH							

*** CHECK DATES 06/01/2023 - 06/30/2023 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/02/23	I112455	202306	300-13100-10100		*	79.20		
			HC-CHNG MTR TO SLOW/DIAPH							
						BROWNIE'S SEPTIC AND PLUMBING LLC			1,345.00	005712
6/14/23	00176	6/05/23	26998	202306	320-53800-48200		*	1,224.48		
			SVC CALL-2 CNTRLR/LEG EXT							
		6/05/23	26998	202306	300-13100-10100		*	962.09		
			SVC CALL-2 CNTRLR/LEG EXT							
						FITNESS SERVICES OF FLORIDA INC			2,186.57	005713
6/14/23	00049	6/01/23	589	202306	310-51300-34000		*	3,874.08		
			MANAGEMENT FEES JUN23							
		6/01/23	589	202306	310-51300-35200		*	83.33		
			WEBSITE ADMIN JUN23							
		6/01/23	589	202306	310-51300-35100		*	133.33		
			INFORMATION TECH JUN23							
		6/01/23	589	202306	310-51300-31300		*	833.33		
			DISSEMINATION FEE JUN23							
		6/01/23	589	202306	310-51300-51000		*	.81		
			OFFICE SUPPLIES							
		6/01/23	589	202306	310-51300-42000		*	23.83		
			POSTAGE							
		6/01/23	589	202306	310-51300-42500		*	472.50		
			COPIES							
		6/01/23	590	202306	320-53800-12000		*	3,487.00		
			FIELD MANAGEMENT JUN23							
		6/01/23	590A	202304	320-53800-48100		*	35.66		
			STAPLES-REUNION LETTERING							
		6/01/23	590A	202304	310-51300-42000		*	1.15		
			USPS-POSTAGE FOR 941 FORM							
						GOVERNMENTAL MANAGEMENT SERVICES			8,945.02	005714
6/14/23	00119	6/05/23	115221	202305	310-51300-31500		*	3,583.00		
			WORKSHOP/MTG/IRG AGR/EASE							
		6/05/23	115222	202305	310-51300-31500		*	63.00		
			REV.FDOT OFFER/CORRESPOND							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			3,646.00	005715
6/14/23	00092	5/31/23	800	202305	320-53800-12100		*	758.33		
			MANAGEMENT FEES JUN23							
		5/31/23	800	202305	300-13100-10100		*	595.83		
			MANAGEMENT FEES JUN23							
		5/31/23	801	202305	320-53800-46200		*	1,848.00		
			POOL CLEANING MAY23							
		5/31/23	801	202305	300-13100-10100		*	1,452.00		
			POOL CLEANING MAY23							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/31/23	823	202305	320-53800-43300		*	2,284.80		
			SE CONTRACT CLEAN MAY23							
		5/31/23	823	202305	300-13100-10100		*	1,795.20		
			SE CONTRACT CLEAN MAY23							
		5/31/23	823	202305	320-53800-43300		*	753.32		
			SE CLEANING SUPPLY MAY23							
		5/31/23	823	202305	300-13100-10100		*	591.89		
			SE CLEANING SUPPLY MAY23							
		5/31/23	835	202305	320-53800-43100		*	115.65		
			TOHO METER#62644093 MAY23							
		5/31/23	840	202305	320-53800-43000		*	1,046.97		
			DUKEENERGY#9100 8324 0433							
		5/31/23	841	202305	320-53800-43000		*	196.95		
			DUKEENERGY#9100 8323 9862							
						REUNION RESORT			11,438.94	005716
6/14/23	00103	6/12/23	06122023	202306	300-20700-10000		*	33,272.98		
			FY23 DEBT SRVC SER2015A							
						REUNION EAST CDD C/O USBANK			33,272.98	005717
6/14/23	00103	6/12/23	06122023	202306	300-20700-10800		*	7,999.57		
			FY23 DEBT SRVC SER2021							
						REUNION EAST CDD C/O USBANK			7,999.57	005718
6/14/23	00142	6/06/23	IV001426	202304	320-53800-48100		*	363.30		
			SVC CALL-ADJ.PACKING/QUOT							
		6/06/23	IV001426	202304	300-13100-10100		*	285.45		
			SVC CALL-ADJ.PACKING/QUOT							
		6/06/23	IV001426	202305	320-53800-46200		*	168.00		
			SE-ANNUAL MONITOR 2023							
		6/06/23	IV001426	202305	300-13100-10100		*	132.00		
			SE-ANNUAL MONITOR 2023							
						UNITED FIRE PROTECTION, INC.			948.75	005719
6/14/23	00030	6/02/23	OS 53977	202305	320-53800-47400		*	763.75		
			RPLC JAPANESE RED MAPLE							
		6/02/23	OS 53977	202305	300-13100-10100		*	600.09		
			RPLC JAPANESE RED MAPLE							
		6/02/23	OS 53977	202305	320-53800-47400		*	1,151.02		
			RPLC DOG PARK TURF/CLN UP							
		6/02/23	OS 53977	202305	300-13100-10100		*	904.38		
			RPLC DOG PARK TURF/CLN UP							
						YELLOWSTONE LANDSCAPE			3,419.24	005720
6/20/23	00095	6/09/23	S93821	202306	320-53800-57400		*	224.00		
			REBOOT PANEL/FIX CONNECT							

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                 6/09/23 S93821   202306 300-13100-10100                                     *              176.00
                          REBOOT PANEL/FIX CONNECT
                                                     ACCESS CONTROL SYSTEMS, LLC                                     400.00 005721
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/20/23 00129   6/10/23 5304     202306 320-53800-46200                                     *              204.40
                          SE-RMV EXTRA LOUNGE/STORE
                 6/10/23 5304     202306 300-13100-10100                                     *              160.60
                          SE-RMV EXTRA LOUNGE/STORE
                 6/10/23 5305     202306 320-53800-48100                                     *              355.60
                          SE-INSP/RPR WINDOW/ROOF
                 6/10/23 5305     202306 300-13100-10100                                     *              279.40
                          SE-INSP/RPR WINDOW/ROOF
                 6/10/23 5306     202306 320-53800-46200                                     *              887.60
                          SE-RPLC FLR HUB/FLSH VLVS
                 6/10/23 5306     202306 300-13100-10100                                     *              697.40
                          SE-RPLC FLR HUB/FLSH VLVS
                 6/10/23 5307     202306 320-53800-48200                                     *              708.40
                          SE-RPLC DRYWALL/CORNRBEAD
                 6/10/23 5307     202306 300-13100-10100                                     *              556.60
                          SE-RPLC DRYWALL/CORNRBEAD
                 6/10/23 5308     202306 320-53800-46200                                     *              260.40
                          HC-RPLC HAND FLUSH/VALVE
                 6/10/23 5308     202306 300-13100-10100                                     *              204.60
                          HC-RPLC HAND FLUSH/VALVE
                 6/10/23 5309     202306 320-53800-46200                                     *            1,665.44
                          HS-RPLC FIBERGLASS DOORS
                 6/10/23 5309     202306 300-13100-10100                                     *            1,308.56
                          HS-RPLC FIBERGLASS DOORS
                                                     BERRY CONSTRUCTION INC.                                       7,289.00 005722
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/20/23 00186   6/01/23 728843   202306 300-15500-10000                                     *              710.68
                          ALARM MONITOR SRVC JUL23
                 6/01/23 728843   202306 300-13100-10100                                     *              558.40
                          ALARM MONITOR SRVC JUL23
                                                     HIDDEN EYES LLC DBA ENVERA SYSTEMS                            1,269.08 005723
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/20/23 00103   6/16/23 06162023 202306 300-20700-10000                                     *          104,451.45
                          FY23 DEBT SRVC SER2015A
                                                     REUNION EAST CDD C/O USBANK                                 104,451.45 005724
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/20/23 00103   6/16/23 06162023 202306 300-20700-10800                                     *           25,112.47
                          FY23 DEBT SRVC SER2021
                                                     REUNION EAST CDD C/O USBANK                                  25,112.47 005725
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/20/23 00030   6/01/23 OS 53362 202306 320-53800-47300                                     *           27,392.40
                          LANDSCAPE MAINT JUN23
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*** CHECK DATES 06/01/2023 - 06/30/2023 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/01/23	OS 53362	202306	300-13100-10100			*	21,522.60		
			LANDSCAPE MAINT JUN23								
		6/01/23	OS 53362	202306	320-53800-47300			*	5,051.76		
			LANDSCAPE PH 1-5 JUN23								
		6/01/23	OS 53362	202306	300-13100-10100			*	3,969.24		
			LANDSCAPE PH 1-5 JUN23								
		6/01/23	OS 53362	202306	320-53800-47300			*	6,246.24		
			BEDDING PLANTS JUN23								
		6/01/23	OS 53362	202306	300-13100-10100			*	4,907.76		
			BEDDING PLANTS JUN23								
		6/01/23	OS 53362	202306	320-53800-47300			*	705.60		
			BEDDING PLANT PH1-3 JUN23								
		6/01/23	OS 53362	202306	300-13100-10100			*	554.40		
			BEDDING PLANT PH1-3 JUN23								
		6/01/23	OS 53362	202306	320-53800-47300			*	8,587.04		
			PALM TRIMMING JUN23								
		6/01/23	OS 53362	202306	300-13100-10100			*	6,746.96		
			PALM TRIMMING JUN23								
		6/01/23	OS 53362	202306	320-53800-47300			*	2,301.60		
			PALM TRIMMING PH1-3 JUN23								
		6/01/23	OS 53362	202306	300-13100-10100			*	1,808.40		
			PALM TRIMMING PH1-3 JUN23								
							YELLOWSTONE LANDSCAPE			89,794.00	005726
6/28/23	00095	6/20/23	S94481	202306	320-53800-57400			*	224.00		
			RESET POWER/WIEGAND FUNCT								
		6/20/23	S94481	202306	300-13100-10100			*	176.00		
			RESET POWER/WIEGAND FUNCT								
							ACCESS CONTROL SYSTEMS, LLC			400.00	005727
6/28/23	00072	6/19/23	35148	202306	320-53800-53200			*	1,568.00		
			INST.DECO XING/YIELD TRIA								
		6/19/23	35148	202306	300-13100-10100			*	1,232.00		
			INST.DECO XING/YIELD TRIA								
							FAUSNIGHT STRIPE & LINE INC			2,800.00	005728
6/28/23	00176	6/15/23	27047	202306	320-53800-48200			*	168.00		
			PREVENTATIVE MAINT JUN23								
		6/15/23	27047	202306	300-13100-10100			*	132.00		
			PREVENTATIVE MAINT JUN23								
		6/21/23	27069	202306	320-53800-48200			*	991.24		
			SVC CALL-RPR CTRLR/BELT								
		6/21/23	27069	202306	300-13100-10100			*	778.83		
			SVC CALL-RPR CTRLR/BELT								
							FITNESS SERVICES OF FLORIDA INC			2,070.07	005729

*** CHECK DATES 06/01/2023 - 06/30/2023 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/28/23	00002	5/04/23	73713071	202305	310-51300-48000		*	158.58		
			NOT.OF WORKSHOP 05/11/23							
		5/04/23	73713071	202305	300-13100-10100		*	124.60		
			NOT.OF WORKSHOP 05/11/23							
						ORLANDO SENTINEL COMMUNICATION			283.18	005730
6/28/23	00060	6/07/23	402393	202306	320-53800-46200		*	165.17		
			SE-RPLC VALVE/FLUSH LINE							
		6/07/23	402393	202306	300-13100-10100		*	129.78		
			SE-RPLC VALVE/FLUSH LINE							
		6/09/23	402424	202306	320-53800-46200		*	544.21		
			SE-INST.SUMP PUMP/DEBRIS							
		6/09/23	402424	202306	300-13100-10100		*	427.59		
			SE-INST.SUMP PUMP/DEBRIS							
		6/12/23	402448	202306	320-53800-46200		*	306.32		
			CP-DYE TEST SPA/RPR LEAK							
		6/12/23	402448	202306	300-13100-10100		*	240.68		
			CP-DYE TEST SPA/RPR LEAK							
		6/12/23	402450	202306	320-53800-46200		*	238.00		
			SE-RPR 4 POP-OFFS POOLSRF							
		6/12/23	402450	202306	300-13100-10100		*	187.00		
			SE-RPR 4 POP-OFFS POOLSRF							
						SPIES POOL LLC			2,238.75	005731
6/28/23	00030	6/21/23	OS 54682	202306	320-53800-47400		*	728.79		
			MAGNOLIA TREE REMOVAL							
		6/21/23	OS 54682	202306	300-13100-10100		*	572.62		
			MAGNOLIA TREE REMOVAL							
		6/22/23	OS 54720	202306	320-53800-47400		*	2,005.41		
			INST.EXERCISE AREA MULCH							
		6/22/23	OS 54720	202306	300-13100-10100		*	1,575.68		
			INST.EXERCISE AREA MULCH							
						YELLOWSTONE LANDSCAPE			4,882.50	005732

TOTAL FOR BANK A 350,907.89

TOTAL FOR REGISTER 350,907.89

*** CHECK DATES 06/01/2023 - 06/30/2023 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/07/23	00003	6/05/23	0331POOL	202306	320-53800-63000			*	3,515.40		
			FNL PMT-20LOUNGE/24CHAIRS								
		6/05/23	0331POOL	202306	300-13100-10100			*	2,762.10		
			FNL PMT-20LOUNGE/24CHAIRS								
							JNJ HOME SERVICES			6,277.50	000217
6/28/23	00011	6/23/23	82571607	202306	320-53800-61000			*	30,070.13		
			DEP-INST.6 TRANE UNIT AC								
		6/23/23	82571607	202306	300-13100-10100			*	23,626.53		
			DEP-INST.6 TRANE UNIT AC								
							FRANK'S AIR CONDITIONING, INC.			53,696.66	000218

TOTAL FOR BANK C 59,974.16

TOTAL FOR REGISTER 59,974.16

SECTION 3

Reunion East

Community Development District

Unaudited Financial Reporting

May 31, 2023

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Reunion East

COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	$1,116,317	$1,297,463	---	---	$2,413,780
CUSTODY ACCOUNT	$470,833	---	---	---	$470,833
STATE BOARD OF ADMINISTRATION	$1,302,630	$2,234,691	---	---	$3,537,320
DUE FROM GENERAL FUND	---	---	$5,000	---	$5,000
DUE FROM REUNION WEST	$308,722	$41,399	---	---	$350,121
PREPAID EXPENSES	$616	---	---	---	$616
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	$3	---	$3
Revenue	---	---	$103,244	---	$103,244
SERIES 2005					
Reserve	---	---	$4	---	$4
Revenue	---	---	$198,118	---	$198,118
Construction	---	---	---	$10	$10
SERIES 2015A					
Reserve	---	---	$175,000	---	$175,000
Revenue	---	---	$851,848	---	$851,848
Prepayment	---	---	$36	---	$36
SERIES 2015-1					
Revenue	---	---	---	---	$0
SERIES 2015-2					
Revenue	---	---	---	---	$0
SERIES 2015-3					
Revenue	---	---	---	---	$0
SERIES 2021					
Reserve	---	---	$1,116,155	---	$1,116,155
Revenue	---	---	$236,720	---	$236,720
Construction	---	---	---	$594,607	$594,607
TOTAL ASSETS	**$3,199,117**	**$3,573,552**	**$2,686,128**	**$594,617**	**$10,053,415**
LIABILITIES:					
ACCOUNTS PAYABLE	$31,083	---	---	---	$31,083
CONTRACTS PAYABLE	$1,323	---	---	---	$1,323
DUE TO DEBT 2015A	$5,000	---	---	---	$5,000
DUE TO REUNION WEST	$99,315	$13,143	---	---	$112,458
ACCRUED INTEREST PAYABLE 2002A-2	---	---	$3,486,512	---	$3,486,512
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	$4,040,000	---	$4,040,000
ACCRUED INTEREST PAYABLE 2005	---	---	$2,789,994	---	$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005	---	---	$3,575,000	---	$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	$242,752	$3,560,409	---	---	$3,803,161
UNASSIGNED	$2,819,645	---	---	---	$2,819,645
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	($7,423,265)	---	($7,423,265)
RESTRICTED FOR DEBT SERVICE 2005	---	---	($6,166,872)	---	($6,166,872)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	$1,031,884	---	$1,031,884
RESTRICTED FOR DEBT SERVICE 2021	---	---	$1,352,875	---	$1,352,875
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	$10	$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	$594,607	$594,607
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	**$3,199,117**	**$3,573,552**	**$2,686,128**	**$594,617**	**$10,053,415**

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	$1,899,342	$1,899,342	$1,824,523	($74,819)
Special Assessments - Direct	$102,593	$102,593	$77,541	($25,052)
Interest	$1,250	$833	$49,198	$48,365
Rental Income	$2,240	$1,493	$6,160	$4,667
TOTAL REVENUES	$2,005,425	$2,004,262	$1,957,423	($46,839)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$8,000	$6,800	$1,200
FICA	$918	$612	$520	$92
Engineering	$15,000	$10,000	$18,368	($8,368)
Attorney	$35,000	$23,333	$30,970	($7,637)
Trustee Fees	$8,620	$0	$0	$0
Arbitrage	$2,400	$600	$600	$0
Collection Agent	$5,000	$5,000	$5,000	$0
Dissemination	$10,000	$6,667	$6,767	($100)
Property Appraiser Fee	$1,000	$979	$979	$0
Property Taxes	$400	$400	$124	$276
Annual Audit	$7,800	$7,800	$7,800	$0
District Management Fees	$46,489	$30,993	$30,993	$0
Information Technology	$1,600	$1,067	$1,067	$0
Website Maintenance	$1,000	$667	$667	$0
Telephone	$300	$200	$0	$200
Postage	$1,500	$1,000	$354	$646
Printing & Binding	$500	$333	$73	$260
Insurance	$18,000	$18,000	$16,110	$1,890
Legal Advertising	$5,000	$3,333	$666	$2,667
Other Current Charges	$600	$400	$70	$330
Office Supplies	$500	$333	$10	$323
Travel Per Diem	$250	$167	$0	$167
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	$174,052	$120,059	$128,113	($8,055)
MAINTENANCE-SHARED EXPENSES:				
Field Management	$41,844	$27,896	$27,896	$0
Management Services Agreement	$18,200	$12,133	$6,067	$6,067
Telephone	$8,400	$5,600	$4,896	$704
Electric	$330,204	$220,136	$227,736	($7,600)
Water & Sewer	$40,538	$27,025	$23,344	$3,682
Gas	$45,808	$30,539	$40,672	($10,133)
Pool & Fountain Maintenance	$165,200	$110,133	$136,618	($26,485)
Environmental	$8,960	$5,973	$9,423	($3,449)
Property Insurance	$41,454	$41,454	$37,844	$3,610
Irrigation Repairs	$9,100	$6,067	$8,987	($2,920)
Landscape Contract	$656,079	$437,386	$384,011	$53,375
Landscape Contingency	$28,000	$18,667	$7,847	$10,820
Gate and Gatehouse Expenses	$28,000	$18,667	$27,267	($8,601)
Roadways/Sidewalks	$14,000	$9,333	$7,823	$1,510
Lighting	$5,600	$3,733	$5,603	($1,870)
MSA Building Repairs	$11,200	$7,467	$860	$6,607
Pressure Washing	$19,600	$13,067	$25,827	($12,761)
Maintenance (Inspections)	$280	$187	$0	$187
Repairs & Maintenance	$14,000	$9,333	$17,222	($7,889)
Contract Cleaning	$36,400	$24,267	$23,829	$437
Fitness Center Repairs & Maintenance	$2,800	$1,867	$2,686	($819)
Operating Supplies	$2,800	$1,867	$0	$1,867
Signage	$5,600	$3,733	$7,550	($3,817)
Security	$110,992	$73,995	$63,504	$10,490
Parking Violation Tags	$280	$187	$187	($0)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	$75,000	$50,000	$0	$50,000
Contingency	$0	$0	$0	$0
Transfer Out	$111,034	$111,034	$111,034	$0
TOTAL MAINTENANCE	$1,831,373	$1,271,745	$1,208,733	$63,012
TOTAL EXPENDITURES	$2,005,425	$1,391,804	$1,336,846	$54,957
EXCESS REVENUES (EXPENDITURES)	$0		$620,577	
FUND BALANCE - Beginning	$0		$2,441,821	
FUND BALANCE - Ending	$0		$3,062,397	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Transfer In	$111,034	$111,034	$111,034	$0
Interest	$12,000	$8,000	$89,643	$81,643
TOTAL REVENUES	$123,034	$119,034	$200,677	$81,643
EXPENDITURES:				
Contingency	$500	$333	$4,239	($3,906)
Building Improvements	$176,145	$117,430	$0	$117,430
Fountain Improvements	$0	$0	$0	$0
Gate/Gatehouse Improvements	$251,705	$167,803	$16,515	$151,289
Landscape Improvements	$0	$0	$0	$0
Irrigation Improvements	$0	$0	$0	$0
Lighting Improvements	$0	$0	$0	$0
Monument Improvements	$0	$0	$0	$0
Pool Furniture	$8,400	$5,600	$7,407	($1,807)
Pool Repair & Replacements	$0	$0	$12,482	($12,482)
Roadways/Sidewalks Improvement	$62,328	$41,552	$83,302	($41,750)
Signage	$28,000	$18,667	$14,851	$3,815
Stormwater Improvement	$28,000	$18,667	$0	$18,667
Capital Outlay	$5,600	$3,733	$40,345	($36,611)
TOTAL EXPENDITURES	$560,678	$373,785	$179,141	$194,644
EXCESS REVENUES (EXPENDITURES)	($437,644)		$21,536	
FUND BALANCE - Beginning	$3,392,439		$3,538,873	
FUND BALANCE - Ending	$2,954,795		$3,560,409	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Interest	$0	$0	$2,133	$2,133
TOTAL REVENUES	$0	$0	$2,133	$2,133
EXPENDITURES:				
Interest Expense 11/01	$0	$0	$0	$0
Principal Expense 05/01	$0	$0	$0	$0
Interest Expense 05/01	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$2,133	
FUND BALANCE - Beginning	$0		($7,425,398)	
FUND BALANCE - Ending	$0		($7,423,265)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Interest	$0	$0	$3,418	$3,418
TOTAL REVENUES	$0	$0	$3,418	$3,418
EXPENDITURES:				
Interest Expense 11/01	$0	$0	$0	$0
Principal Expense 05/01	$0	$0	$0	$0
Interest Expense 05/01	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
OTHER FINANCING SOURCES (USES)				
Other Debt Service Costs	$0	$0	$0	$0
TOTAL OTHER	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$3,418	
FUND BALANCE - Beginning	$0		($6,170,290)	
FUND BALANCE - Ending	$0		($6,166,872)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Special Assessments	$2,568,595	$2,568,595	$2,456,647	($111,948)
Interest	$450	$300	$46,678	$46,378
TOTAL REVENUES	$2,569,045	$2,568,895	$2,503,325	($65,570)
EXPENDITURES:				
Special Call 11/01	$0	$0	$10,000	($10,000)
Interest Expense 11/01	$543,875	$543,875	$543,875	$0
Principal Expense 05/01	$1,525,000	$1,525,000	$1,525,000	$0
Interest Expense 05/01	$543,875	$543,625	$543,625	$0
TOTAL EXPENDITURES	$2,612,750	$2,612,500	$2,622,500	($10,000)
EXCESS REVENUES (EXPENDITURES)	($43,705)		($119,175)	
FUND BALANCE - Beginning	$942,874		$1,151,059	
FUND BALANCE - Ending	$899,169		$1,031,884	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Special Assessments	$1,116,155	$1,116,155	$965,673	($150,482)
Interest	$500	$333	$38,872	$38,539
TOTAL REVENUES	$1,116,655	$1,116,488	$1,004,545	($111,943)
EXPENDITURES:				
Interest Expense 11/01	$342,381	$342,381	$342,381	$0
Principal Expense 05/01	$435,000	$435,000	$435,000	$0
Interest Expense 05/01	$342,381	$342,381	$342,381	$0
TOTAL EXPENDITURES	$1,119,763	$1,119,763	$1,119,763	$0
EXCESS REVENUES (EXPENDITURES)	($3,108)		($115,217)	
FUND BALANCE - Beginning	$344,177		$1,468,093	
FUND BALANCE - Ending	$341,070		$1,352,875	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Interest	$0	$0	$0	$0
TOTAL REVENUES	$0	$0	$0	$0
EXPENDITURES:				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$10	
FUND BALANCE - Ending	$0		$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
Interest	$0	$0	$65,348	$65,348
TOTAL REVENUES	$0	$0	$65,348	$65,348
EXPENDITURES:				
Capital Outlay	$0	$0	$8,273,609	$8,273,609
TOTAL EXPENDITURES	$0	$0	$8,273,609	$8,273,609
EXCESS REVENUES (EXPENDITURES)	$0		($8,208,262)	
FUND BALANCE - Beginning	$0		$8,802,868	
FUND BALANCE - Ending	$0		$594,607	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	$0	$221,512	$1,224,222	$60,441	$66,213	$50,395	$121,903	$79,838	$0	$0	$0	$0	$1,824,523
Special Assessments - Direct	$2,386	$50,104	$0	$0	$0	$25,052	$0	$0	$0	$0	$0	$0	$77,541
Interest	$4,621	$5,045	$5,394	$5,808	$6,219	$8,417	$6,511	$7,184	$0	$0	$0	$0	$49,198
Rental Income	$2,240	$2,100	$0	$0	$280	$980	$560	$0	$0	$0	$0	$0	$6,160
Total Revenues	**$9,246**	**$278,760**	**$1,229,616**	**$66,249**	**$72,712**	**$84,844**	**$128,975**	**$87,022**	**$0**	**$0**	**$0**	**$0**	**$1,957,423**
Expenditures													
Administrative													
Supervisor Fees	$800	$0	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$0	$0	$0	$0	$6,800
FICA	$61	$0	$77	$77	$77	$77	$77	$77	$0	$0	$0	$0	$520
Engineering	$1,505	$3,764	$565	$669	$538	$4,980	$4,151	$2,197	$0	$0	$0	$0	$18,368
Attorney	$6,691	$3,081	$2,217	$2,425	$3,728	$4,741	$4,442	$3,646	$0	$0	$0	$0	$30,970
Trustee Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Arbitrage	$0	$0	$0	$0	$0	$0	$600	$0	$0	$0	$0	$0	$600
Collection Agent	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
Dissemination	$933	$833	$833	$833	$833	$833	$833	$833	$0	$0	$0	$0	$6,767
Property Appraiser Fee	$0	$0	$0	$0	$0	$979	$0	$0	$0	$0	$0	$0	$979
Property Taxes	$0	$124	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$124
Annual Audit	$0	$0	$2,500	$0	$3,975	$1,325	$0	$0	$0	$0	$0	$0	$7,800
District Management Fees	$3,874	$3,874	$3,874	$3,874	$3,874	$3,874	$3,874	$3,874	$0	$0	$0	$0	$30,993
Information Technology	$133	$133	$133	$133	$133	$133	$133	$133	$0	$0	$0	$0	$1,067
Website Maintenance	$83	$83	$83	$83	$83	$83	$83	$83	$0	$0	$0	$0	$667
Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage	$83	$16	$15	$64	$34	$22	$48	$72	$0	$0	$0	$0	$354
Printing & Binding	$8	$11	$0	$29	$8	$9	$5	$4	$0	$0	$0	$0	$73
Insurance	$16,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,110
Legal Advertising	$0	$0	$0	$364	$0	$0	$144	$159	$0	$0	$0	$0	$666
Other Current Charges	$0	$35	$0	$0	$0	$0	$0	$35	$0	$0	$0	$0	$70
Office Supplies	$1	$1	$1	$3	$1	$1	$1	$1	$0	$0	$0	$0	$10
Travel Per Diem	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dues, Licenses & Subscriptions	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
	$35,459	**$11,955**	**$11,298**	**$9,554**	**$14,285**	**$18,057**	**$15,391**	**$12,114**	**$0**	**$0**	**$0**	**$0**	**$128,113**

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	$3,487	$3,487	$3,487	$3,487	$3,487	$3,487	$3,487	$3,487	$0	$0	$0	$0	$27,896
Management Services Agreement	$758	$758	$758	$758	$758	$758	$758	$758	$0	$0	$0	$0	$6,067
Telephone	$595	$595	$562	$748	$470	$599	$599	$727	$0	$0	$0	$0	$4,896
Electric	$27,176	$30,866	$27,035	$27,678	$28,562	$31,701	$30,134	$24,585	$0	$0	$0	$0	$227,736
Water & Sewer	$3,988	$2,510	$1,950	$3,070	$2,979	$2,325	$3,157	$3,364	$0	$0	$0	$0	$23,344
Gas	$1,069	$2,109	$2,886	$6,497	$9,693	$7,196	$4,126	$7,096	$0	$0	$0	$0	$40,672
Pool & Fountain Maintenance	$14,889	$17,951	$16,187	$18,398	$19,472	$13,111	$16,800	$19,811	$0	$0	$0	$0	$136,618
Environmental	$2,468	$2,440	$480	$480	$889	$889	$889	$889	$0	$0	$0	$0	$9,423
Property Insurance	$37,437	$408	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$37,844
Irrigation	$1,030	$2,489	$1,009	$1,249	$182	$1,613	$785	$629	$0	$0	$0	$0	$8,987
Landscape Contract	$35,867	$73,071	$58,759	$40,919	$40,919	$52,638	$40,919	$40,919	$0	$0	$0	$0	$384,011
Landscape Contingency	$3,730	$1,216	$0	$269	$718	$0	$0	$1,915	$0	$0	$0	$0	$7,847
Gatehouse and Gatehouse Expenses	$3,353	$2,689	$3,274	$477	$8,894	$1,388	$2,547	$4,645	$0	$0	$0	$0	$27,267
Roadways/Sidewalks	$0	$3,150	$3,746	$546	$381	$0	$0	$0	$0	$0	$0	$0	$7,823
Lighting	$1,243	$0	$2,157	$0	$448	$0	$0	$1,756	$0	$0	$0	$0	$5,603
MSA Building Repairs	$0	$0	$0	$468	$392	$0	$0	$0	$0	$0	$0	$0	$860
Pressure Washing	$0	$0	$12,034	$10,601	$3,192	$0	$0	$0	$0	$0	$0	$0	$25,827
Maintenance (Inspections)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Repairs & Maintenance	$10,681	$5,459	$255	$132	$182	$0	$514	$0	$0	$0	$0	$0	$17,222
Contract Cleaning	$2,854	$2,854	$2,930	$3,114	$2,886	$3,114	$3,038	$3,038	$0	$0	$0	$0	$23,829
Fitness Center Repairs & Maintenance	$0	$634	$0	$0	$0	$168	$1,645	$239	$0	$0	$0	$0	$2,686
Operating Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Signage	$1,282	$2,836	$967	$459	$988	$204	$392	$420	$0	$0	$0	$0	$7,550
Security	$7,736	$7,880	$7,808	$7,807	$7,807	$8,852	$7,807	$7,807	$0	$0	$0	$0	$63,504
Parking Violation Tags	$0	$0	$0	$0	$0	$187	$0	$0	$0	$0	$0	$0	$187
Maintenance-Direct													
Irrigation System Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfer Out	$0	$0	$0	$0	$111,034	$0	$0	$0	$0	$0	$0	$0	$111,034
	$159,643	**$163,401**	**$146,285**	**$127,157**	**$244,335**	**$128,231**	**$117,598**	**$122,084**	**$0**	**$0**	**$0**	**$0**	**$1,208,733**
Total Expenditures	**$195,102**	**$175,356**	**$157,583**	**$136,711**	**$258,619**	**$146,288**	**$132,989**	**$134,198**	**$0**	**$0**	**$0**	**$0**	**$1,336,846**
Excess Revenues (Expenditures)	**($185,856)**	**$103,404**	**$1,072,032**	**($70,463)**	**($185,907)**	**($61,444)**	**($4,014)**	**($47,176)**	**$0**	**$0**	**$0**	**$0**	**$620,577**

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	$175,000	
RESERVE FUND BALANCE	$175,000	
BONDS OUTSTANDING - 09/30/20		$24,585,000
LESS: SPECIAL CALL 11/1/20		($5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		($1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		($1,450,000)
LESS: SPECIAL CALL 11/1/22		($10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		($1,575,000)
CURRENT BONDS OUTSTANDING		**$20,170,000**

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	$1,116,155	
RESERVE FUND BALANCE	$1,116,155	
BONDS OUTSTANDING - 8/18/21		$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		($425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		($435,000)
CURRENT BONDS OUTSTANDING		**$19,495,000**

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

					Gross Assessments	$ 5,405,898	$ 2,024,545	$ 2,725,969	$ 655,384	
					Net Assessments	$ 5,081,544	$ 1,903,073	$ 2,562,411	$ 616,061	
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 37.45%	2015A Debt Svc Fund 50.43%	2021 Debt Svc Fund 12.12%	Total 100%
11/18/22	ACH	$ 34,961.54	$ 1,852.14	$ 662.19	$ -	$ 32,447.21	$ 12,151.70	$ 16,361.77	$ 3,933.74	$ 32,447.21
11/22/22	ACH	$ 594,205.46	$ 23,768.08	$ 11,408.74	$ -	$ 559,028.64	$ 209,359.99	$ 281,894.81	$ 67,773.83	$ 559,028.64
12/9/22	ACH	$ 2,824,367.20	$ 112,973.77	$ 54,227.88	$ -	$ 2,657,165.55	$ 995,126.41	$ 1,339,897.70	$ 322,141.44	$ 2,657,165.55
12/9/22	ACH	$ 1,362.25	$ -	$ 27.24	$ -	$ 1,335.01	$ 499.97	$ 673.19	$ 161.85	$ 1,335.01
12/22/22	ACH	$ 647,699.55	$ 24,851.81	$ 12,456.95	$ -	$ 610,390.79	$ 228,595.47	$ 307,794.60	$ 74,000.72	$ 610,390.79
1/10/23	ACH	$ 147,832.59	$ 4,435.00	$ 2,867.96	$ -	$ 140,529.63	$ 52,629.29	$ 70,863.23	$ 17,037.11	$ 140,529.63
1/10/23	ACH	$ 18,944.26	$ 542.64	$ 368.03	$ -	$ 18,033.59	$ 6,753.70	$ 9,093.59	$ 2,186.30	$ 18,033.59
1/24/23	ACH	$ -	$ -	$ -	$ 2,824.66	$ 2,824.66	$ 1,057.85	$ 1,424.36	$ 342.45	$ 2,824.66
2/9/23	ACH	$ 1,613.93	$ 14.43	$ 31.99	$ -	$ 1,567.51	$ 587.04	$ 790.43	$ 190.04	$ 1,567.51
2/9/23	ACH	$ 182,861.82	$ 4,052.10	$ 3,576.19	$ -	$ 175,233.53	$ 65,626.14	$ 88,362.96	$ 21,244.44	$ 175,233.53
3/10/23	ACH	$ 138,737.94	$ 1,429.39	$ 2,746.17	$ -	$ 134,562.38	$ 50,394.52	$ 67,854.19	$ 16,313.67	$ 134,562.38
4/11/23	ACH	$ 311,464.79	$ 23.98	$ 6,228.81	$ -	$ 305,212.00	$ 114,303.95	$ 153,905.67	$ 37,002.37	$ 305,212.00
4/11/23	ACH	$ 19,882.62	$ -	$ 397.66	$ -	$ 19,484.96	$ 7,297.25	$ 9,825.45	$ 2,362.26	$ 19,484.96
4/24/23	ACH	$ -	$ -	$ -	$ 805.97	$ 805.97	$ 301.84	$ 406.42	$ 97.71	$ 805.97
5/10/23	ACH	$ 216,070.89	$ -	$ 4,321.42	$ -	$ 211,749.47	$ 79,301.60	$ 106,776.42	$ 25,671.44	$ 211,749.47
5/10/23	ACH	$ 1,461.13	$ -	$ 29.22	$ -	$ 1,431.91	$ 536.26	$ 722.05	$ 173.60	$ 1,431.91
6/12/23	ACH	$ 502.08	$ -	$ 10.05	$ -	$ 492.03	$ 184.27	$ 248.11	$ 59.65	$ 492.03
6/12/23	ACH	$ 66,828.55	$ -	$ 1,336.57	$ -	$ 65,491.98	$ 24,527.19	$ 33,024.87	$ 7,939.92	$ 65,491.98
6/16/23	ACH	$ 211,366.12	$ -	$ 4,227.32	$ -	$ 207,138.80	$ 77,574.88	$ 104,451.45	$ 25,112.47	$ 207,138.80
Totals		$ 5,420,162.72	$ 173,943.34	$ 104,924.39	$ 3,630.63	$ 5,144,925.62	$ 1,926,809.33	$ 2,594,371.29	$ 623,745.00	$ 5,144,925.62

DIRECT BILLED

Ehof II - Spectrum LLC **$600,261.03** **$100,207.35** **$500,053.68**

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
11/30/22	11/1/22	WIRE	$ 300,130.51	$ 300,130.51	$ 50,103.67	$ 250,026.84
3/24/23	2/1/23	6869	$ 150,065.26	$ 150,065.26	$ 25,051.84	$ 125,013.42
7/5/23	5/1/23	7923	$ 150,065.26	$ 150,065.26	$ 25,051.84	$ 125,013.42
			$ 600,261.03	**$ 600,261.03**	**$ 100,207.35**	**$ 500,053.68**

Orlando Reunion Development LLC **$2,385.91** **$2,385.91**

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
10/28/22	11/1/22	142522	$ 1,192.95	$ 1,192.95	$ 1,192.95
10/28/22	2/1/23	142522	$ 596.48	$ 596.48	$ 596.48
10/28/22	5/1/23	142522	$ 596.48	$ 596.48	$ 596.48
			$ 2,385.91	**$ 2,385.91**	**$ 2,385.91**

SUMMARY		
	GENERAL FUND	DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED	$102,593.26	$500,053.68
TOTAL RECEIVED	$ 102,593.26	$ 500,053.68
VARIANCE	$ -	$ -

SECTION 4

Reunion East and West R&M

FY2023 Budgeted Projects	Budget Amount	RE 56%	RW 44%	Estimated Date	Projected Total
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	$ 50,000.00	$ 28,000.00	$ 22,000.00	July	$ 45,000.00
HVAC Replacement (Heritage Crossings Community Center)	$ 132,862.00	$ 74,402.72	$ 58,459.28	In Process	$ 161,090.00
Asphalt/Pavement Management Plan (Engineer's Report)	$ 33,500.00	$ 18,760.00	$ 14,740.00	In Process	$ 21,200.00
Reunion Resort/Reunion Village Gate Access	$ 349,474.00	$ 195,705.44	$ 153,768.56	In Process	$ 331,000.00
No Parking Signs (Reunion Village) and Sign Allowance	$ 50,000.00	$ 28,000.00	$ 22,000.00	may upgrade below	
Pool Furniture (Inventory)	$ 15,000.00	$ 8,400.00	$ 6,600.00	Complete	$ 15,000.00
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	$ 27,800.00	$ 15,568.00	$ 12,232.00		$ 10,000.00
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	$ 50,000.00	$ 28,000.00	$ 22,000.00	July (Radar Display) & On Hold	$ 8,302.00
Stormwater Repairs Allowance	$ 50,000.00	$ 28,000.00	$ 22,000.00		$ 40,000.00
Repair/Rebuild Two Roadway Arbors	$ 9,672.00	$ 5,416.32	$ 4,255.68	In Process	$ 10,000.00
Seven Eagles Roof Replacement	$ 172,010.00	$ 96,325.60	$ 75,684.40	**July**	**$ 160,000.00**
Upgrade Access Control for Carriage Pointe	$ 50,000.00	$ 28,000.00	$ 22,000.00	Complete	$ 8,400.00
RW Amenity Development Playground & Outdoor Fitness Center	$ 10,000.00	$ 5,600.00	$ 4,400.00	Complete	$ 18,000.00
Subtotal Budgeted R&M	**$ 1,000,318.00**	**$ 560,178.08**	**$ 440,139.92**		
FY2023 Not Budgeted - Under Consideration	**Estimated Amount**	**RE 56%**	**RW 44%**	**Estimated Date**	
RE Playground Enhancement - Swing Set	$ 14,931.05	$ 8,361.39	$ 6,569.66	Complete June	$ 14,932.00
Pool Furniture - Seven Eagles	$ 6,950.00	$ 3,892.00	$ 3,058.00	Complete May	$ 7,000.00
Upgrade Sign Posts	$ 47,000.00			August	$ 47,500.00
Seven Eagles Fountain Replacement	$ 45,000.00			August	**$ 45,000.00**
Access Control System at Reunion Village Gate	$ 20,000.00			August	**$ 20,000.00**
Subtotal Not Budgeted R&M	**$ 133,881.05**	**$ 74,973.39**	**$ 9,627.66**		
Other R&M Work					
sidewalk/building					$ 50,607.40
playground/outdoor fitness area					$ 31,699.00
pool					$ 9,810.00
Total R&M	**$ 1,134,199.05**	**$ 635,151.47**	**$ 449,767.58**		$ 1,054,540.40

Reunion East and West R&M

FY2024 Preliminary Budget	Estimated Cost	RE 56%	RW 44%
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	$35,000	$19,600	$15,400
Seven Eagles, Exercise Equipment	$30,000	$16,800	$13,200
Ashphalt Pavement Contingency	$400,000	$224,000	$176,000
Concrete Sidewalks	$52,451	$29,373	$23,078
Tree Trimming	$45,000	$25,200	$19,800
Signage, Reunion Village, No Parking & Allowance	$75,000	$42,000	$33,000
Pool Equipment Allowance	$18,000	$10,080	$7,920
Seven Eagles Linear Park Bollard Lighting	$12,588	$7,049	$5,539
Seven Eagles Restroom Partitions	$20,000	$11,200	$8,800
Seven Eagles Pool & Spa Resurfacing	$95,000	$53,200	$41,800
The Stables Refurbishment	TBD	TBD	TBD
General Contingency	$100,000	$56,000	$44,000
	$883,039	**$494,502**	**$388,537**

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