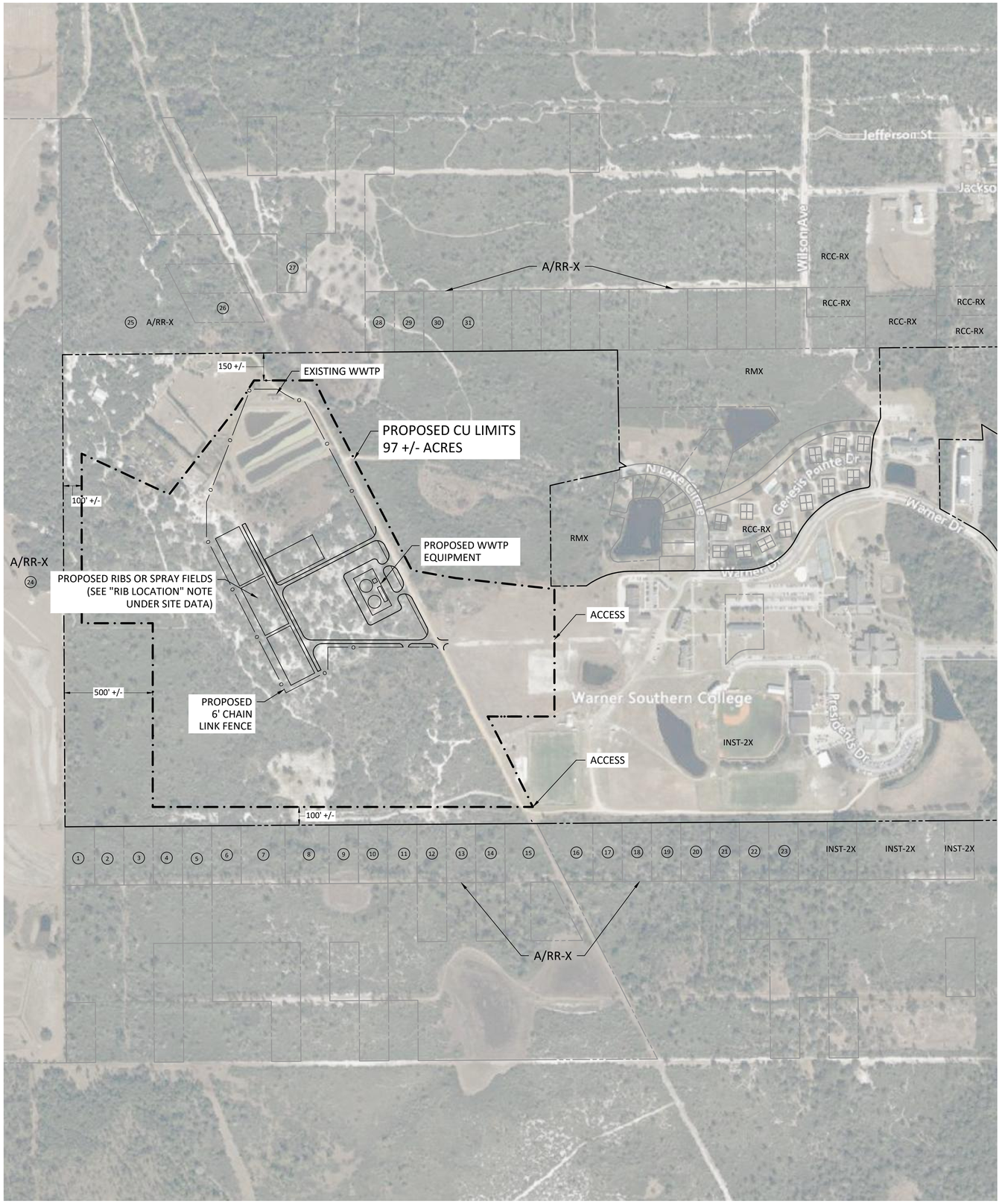

SITE DATA

OWNERSHIP	WARNER UNIVERSITY, INC.
PARCEL ID:	PART OF PARCEL: 273034-000000-012020
LAND AREA:	97 +/- ACRES (CU LIMITS)
EXISTING FLU:	INST-2X(INSTITUTIONAL) SE VILLAGE SAP WITHIN RDA
PROPOSED FLU:	INST-2X(INSTITUTIONAL) SE VILLAGE SAP WITHIN RDA
DEVELOPED USE:	EXISTING WASTEWATER TREATMENT FACILITY
ACTIVITY SETBACKS:	NORTH - 150' PROPOSED / 100' REQUIRED SOUTH - 500' PROPOSED / 100' REQUIRED EAST - N/A WEST - 500' PROPOSED / 100' REQUIRED
FLOOD ZONE:	THIS SITE LIES IN FLOOD ZONE "X" PER NFIP FIRM PANEL #12105C0730G DATED 12/22/2016
LANDSCAPE BUFFERS:	SEPARATION DISTANCES COMPLY WITH THE LAND DEVELOPMENT CODE SECTION 303 UTILITIES PART 7C AND SECTION 720. NO BUFFERING IS PROPOSED.
CAPACITY	290,000 GPD WASTEWATER TREATMENT PLANT
RIB LOCATIONS	LOCATION OF THE PROPOSED RIBS OR SPRAY FIELDS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHIN THE CU BOUNDARY LIMITS ONCE DETAILED DESIGN IS COMPLETED.

PERMITTED NOISE LEVELS

1. THE FOLLOWING ARE MAXIMUM AVERAGE NOISE LEVELS WHICH SHALL BE PERMITTED AT THE UTILITY SITE'S PERIMETER ON ANY GIVEN DAY, WHEN A PROPOSED UTILITY LOCATES AS INDICATED:

   A. NEXT TO A RESIDENTIAL USE OR RESIDENTIAL DISTRICT: 65dB

   B. NEXT TO A COMMERCIAL, NON-RESIDENTIAL USE OR DISTRICT: 70dB

   C. NEXT TO AN INDUSTRIAL, NON-RESIDENTIAL DISTRICT OR USE: 80dB

LOCATION MAP

ADJACENT PROPERTY OWNERS

	PARCEL DATA	OWNER INFORMATION
1	273034-0000000-44160	Fowler Gay and Joyce
2	273034-0000000-44170	Madd Assets, LLC.
3	273034-0000000-44040	Polk County
4	273034-0000000-44100	Dahlberg Sandra C and Craig
5	273034-0000000-44180	Dean Johnie L Jr.
6	273034-0000000-44050	Polk County
7	273034-0000000-44140	Lakshminarayanan Prakash
8	273034-0000000-42030	Morris Janie P
9	273034-0000000-42020	Polk County
10	273034-0000000-42040	Macalik Donald E
11	273034-0000000-42160	Polk County
12	273034-0000000-42050	Klein Kathy and Frank
13	273034-0000000-42060	Lachhman Jaiprakash and Kowsillia
14	273034-0000000-42010	Polk County
15	273034-0000000-22010	Polk County Board of County Commissioners
16	273034-0000000-24120	Ballard Melvin and Eileen R
17	273034-0000000-24030	Fitzgerald H Stuart and Stephanie M
18	273034-0000000-24190	Fitzgerald H Stuart and Stephanie M
19	273034-0000000-24040	Fitzgerald H Stuart and Stephanie M
20	273034-0000000-24080	Fitzgerald H Stuart and Stephanie M
21	273034-0000000-24150	Fitzgerald H Stuart and Stephanie M
22	273034-0000000-24010	Fitzgerald H Stuart and Stephanie M
23	273034-0000000-22150	Fitzgerald H Stuart and Stephanie M
24	273033-0000000-11000	JMC Ranch, LLC.
25	273034-0000000-11010	Polk County Board of County Commissioners
26	273034-0000000-33090	Fors Russell A Trust
27	273034-0000000-31020	TMR Fam, LLC.
28	273034-0000000-31010	Albert Ray
29	273034-0000000-31120	Lakshminarayanan Prakash
30	273034-0000000-31110	Polk County
31	273034-0000000-31160	Lempeck Theodore J

0 300' 600'

DATUM = NAVD88
(ALL UNITS IN FEET)

LEGEND

- EXISTING PROPERTY BOUNDARY
- Text — EXISTING CONDITIONS TEXT
- EXISTING SPOT ELEVATIONS
- 195 — EXISTING CONTOURS
- w — EXISTING POTABLE WATER
- d — EXISTING STORM SEWER
- s — EXISTING SANITARY LINE
- ohe — EXISTING OVERHEAD WIRES
- upt — EXISTING BURIED TELEPHONE LINE
- fm — EXISTING BURIED FORCE MAIN
- PROPOSED RIGHT-OF-WAY
- TEXT — PROPOSED CONDITIONS TEXT
- PROPOSED FENCE LINE
- PROPOSED CU AREA
- JURISDICTIONAL WETLAND LINE
- 25' WETLAND BUFFER
- 100-YR FIRM

DAVID C. CARTER LICENSE No. 31915 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by David C. Carter, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
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DAVID C. CARTER LICENSE No. 31915 STATE OF FLORIDA PROFESSIONAL ENGINEER

DAVID C. CARTER, P.E.
FL. P.E. LIC. No. 31915

Sunshine 811

NO.	DATE	REVISIONS	BY
P-0	10.20.23	ISSUE FOR REVIEW	AJO

CARTER|KAYE
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WARNER UNIVERSITY WWTP EXPANSION

WARNER UNIVERSITY INC.

CONDITIONAL USE PLAN

PROJECT NO:	ACLUS23002
DRAWN BY:	AJO
APPROVED BY:	KM

THESE PLANS ARE PRELIMINARY PRIOR TO PERMIT ISSUANCE

SHEET NO:

1.0

Dwg: K:\Clients\ACLUS - ACLUS Engineering LLC\ACLUS23002 - Warner WWTF Expansion\CADD_SHEETS\231016 CUPlanExhibit\V2 KM AJO.dwg; Layout: CU Plan Nov 28, 2023-14:56