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## **Dowden West Community Development District**

Master Engineer's Report

Board of Supervisors

June 15, 2017

DOW-1 (50086981)

**SUBMITTED BY:**

**Dewberry Engineers Inc.**

800 North Magnolia Avenue, Suite 1000

Orlando, Florida 32803

407.843.5120

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# Dowden West Community Development District

Master Engineer's Report

## 1. INTRODUCTION

### 1.1 Description of the Dowden West Community

Dowden West (also referred to as the "Development") is a 736.28 gross acres master planned, residential community, also known as Starwood, located in the City of Orlando as shown on Exhibit A. The Master Developer ("Developer") is Beachline South Residential, LLC, based in Orlando, Florida. The Development is approved as part of a Planned Development (PD) for up to 1,446 residential units and is divided into ten (10) villages. A land use summary is presented in Table 1.

The Dowden West Community Development District (herein called the "District" or "CDD") encompasses the entire 736.28 gross acres Development and will construct,

acquire, operate and/or maintain certain portions of the public infrastructure to support the Development. The legal description of the District Boundaries can be seen in Exhibit E. The District will acquire or construct infrastructure in phases as necessary. Currently, the development has ten (10) villages for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment revenue bonds (the "Master Project").

Construction of the first villages of the development, part of the roadway infrastructure, and the overall mass grading for Dowden West Development will commence in the summer of 2017. An inventory of the phasing has been presented in Table 2 and Table 3 together with the proposed unit mix of the residential units for the Development.

### 1.2 Purpose of Report

The purpose of this report is to provide a description of the Master Project, which will serve 736.28 gross acres of the development consisting of ten (10) villages; the capital improvements to be constructed, acquired and/or financed by the District; and apportionment of the costs of the capital improvements.

TABLE 1 LAND USE SUMMARY	AREA (AC)
Master Stormwater	92.04
Residential Land	287.05
Roadways Spine – Onsite	28.79
Public Services Parcel	63.98
Community Center/Amenity Center	11.83
Open Space/Conservation Areas/Parks	252.59
<b>TOTAL (Excluding Off-site Roadways)</b>	<b>736.28</b>
Roadways – Off-site	11.27

TABLE 2 PHASING SUMMARY		
PHASE	NO. UNITS	AREA (AC.)
Dowden West Village N-1A	163	38.22
Dowden West Village N-1B	360	66.29
Dowden West Village N-2A	140	24.18
Dowden West Village N-2B	191	41.30
Dowden West Village N-3A	113	22.21
Dowden West Village N-3B	136	25.27
Dowden West Village N-4	68	14.64
Dowden West Village N-5	189	35.81
Dowden West Village N-11	33	7.95
Dowden West Village N-14	53	11.18
Public Service Parcel		63.98
Community Center/Amenity Center		11.83
Roadways – On-site		28.79
Ponds/Lakes/Stormwater Conservation/Open Space		344.63
<b>TOTAL – Dowden West CDD (Excluding Off-Site Roadways)</b>	<b>1,446</b>	<b>736.28</b>
<b>Roadways – Offsite (Dowden Road)</b>		<b>11.27</b>

TABLE 3 LOT TYPES						
PHASE	TOWNHOMES	SINGLE FAMILY			NO. UNITS	AREA (AC.)
		40'	50'	60'		
Dowden West Village N-1A	48	38	46	31	163	38.22
Dowden West Village N-1B	108	90	90	72	360	66.29
Dowden West Village N-2A	42	35	35	28	140	24.18
Dowden West Village N-2B	57	48	48	38	191	41.30
Dowden West Village N-3A	34	28	28	23	113	22.21
Dowden West Village N-3B	41	34	34	27	136	25.27
Dowden West Village N-4	20	17	17	14	68	14.64
Dowden West Village N-5	57	47	47	38	189	35.81
Dowden West Village N-11	10	8	8	7	33	7.95
Dowden West Village N-14	16	13	13	11	53	11.18
<b>TOTAL – Dowden West CDD</b>	<b>433</b>	<b>358</b>	<b>366</b>	<b>289</b>	<b>1,446</b>	<b>287.05</b>



## 2. DISTRICT BOUNDARY AND PROPERTIES SERVED

### 2.1 District Boundary

The Dowden West Master Site Plan, Exhibit B, identifies the location and boundary of the property included within the District. The Master Plan for the District will provide for multiple-type residential land uses, and is located south of SR 528 and east of SR 417 in the City of Orlando in Orange County.

### 2.2 Description of Properties Served

The Development is located within Section 3, Township 24 South, Range 31 East and Sections 33 and 34, Township 23 South, Range 31 East and all within the City of Orlando, Orange County, Florida. The existing property consists of open pasture land and forested wetland. The environmental areas associated with the Development have been reviewed and are to be part of an Open Space/Conservation areas within a parcel. The terrain of the site is somewhat relatively flat with elevations ranging from 89 to 78 NAVD 88.

## 3. PROPOSED MASTER PROJECT INFRASTRUCTURE

### 3.1 Summary of the Proposed Project Infrastructure

The project infrastructure will generally consist of the following systems to serve the Master Project:

- On-Site Master Public Roadway Improvements
- Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution
- Off-Site Master Public Roadway Improvement (Dowden Road)
- Community Center/Amenity Center
- Master Stormwater Management System
- Landscaping, in common areas
- Irrigation, in common areas
- Hardscape, in common areas
- Conservation Mitigation Areas
- Electrical Service System (Underground)

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

**TABLE 4 PROPOSED FACILITIES**

<b>Facilities/Systems</b>	<b>Proposed Ownership and Maintenance Entity</b>
Sanitary Sewer Collection	Orange County Utilities
Water Distribution	Orange County Utilities
Reuse Water	Orange County Utilities
Master Stormwater Management System	Dowden West CDD
Electrical Service System	Orlando Utilities Commission
Conservation Mitigation	Dowden West CDD
On-Site Master Public Spine Roadway Improvements	City of Orlando
Off-Site Master Public Roadway Improvements	City of Orlando
Landscaping/Irrigation/Hardscape Master Public Roads	Dowden West CDD

### 3.2 Master Stormwater Management System

The Master Stormwater Management System provides for the water runoff treatment and will attenuate and provide for the runoff that will be carried out through the use of man-made retention and detention systems as collected in pipes, curbs and surfaces to convey this runoff. These systems discharge to the ponds or to natural lakes adjacent in the Development. The City of Orlando and the South Florida Water Management District (SFWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through interconnected ponds and canals to existing lakes within the Development. The Master Stormwater Management System will adhere to the design criteria of these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to

pre-development discharges. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to the requirements of SFWMD and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for dry and wet retention/detention systems as mandated by the SFWMD and the City. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveyed to the retention/detention areas. The overall drainage system is shown on the Master Stormwater Plan, Exhibit C. The Master Stormwater Management System consists of various ponds that collect runoff from the developed property. The District will finance the cost of stormwater collection and treatment systems, as well as the construction, acquisition and/or maintenance of said retention areas. All of these improvements will be owned and maintained by the District.

TABLE 5 STORMWATER MASTER SYSTEM	
PONDS	ACREAGE (AC.)
Dowden West Village N-1A	21.41
Dowden West Village N-1B	16.26
Dowden West Village N-2A	12.22
Dowden West Village N-2B	7.11
Dowden West Village N-3A	5.90
Dowden West Village N-3B	9.36
Dowden West Village N-4	5.80
Dowden West Village N-5	10.49
Dowden West Village N-11	3.49
Dowden West Village N-14	0.0
<b>TOTAL – Dowden West CDD</b>	<b>92.04</b>

### 3.3 Public Roadway Systems On and Off-Site

The on-site public roadways improvement (“Roadway”) associated within the Development of Dowden West will be developed and funded by the District, which will be turned over at a later date to the City of Orlando for ownership and operation. The Roadway’s system within the development and each village will consist of two (2) lane and four (4) lane

roads throughout each village within the project and two (2) major four (4) lane spine roadways consisting of Dowden Road and the East-West Road. All of these roadways will consist of road surface with a minimum of twenty-four (24)-foot pavement sections with curbs. All the internal roadways will also be public and funded by the District. The roadways will serve the different land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface with sidewalks, signing and striping, landscaping, lighting, and landscaped hardscape features.

The Master Project will provide for the design and construction of an off-site roadway, Dowden Road, consisting of the extension of said road to the project as required in the Starwood Development Agreement, recorded in the Orange County Public Records on 11/06/2016, Doc# 20160581185, and the Vista East 2.0 Memorandum of Terms dated July 16, 2015. This roadway improvement will include four (4) laning of Dowden Road. These improvements will serve all of the villages within the District as the main entrance.

The on-site roadways and the off-site public roadway improvements will be designed and constructed in accordance with the applicable City of Orlando and Florida Department of Transportation (FDOT) standards. Please refer to Exhibit B for depiction of the roadway systems within and adjacent to the Development.

The roadway improvements will include utilities that will run within the road right-of-way and adjacent utility easements (described in 3.4). The utilities within these roadways (described in 3.5) and any landscaping/hardscaping related to these roadways will be developed as part of the improvements to the District. A stormwater drainage facility (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The District will finance these improvements and convey them to the City of Orlando upon completion.

### 3.4 Water Distribution, Sanitary Sewer Collection and Reuse Water Distribution Systems

The Master Project includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. Orange County Utilities will provide reuse water, potable water and wastewater

services for the District. The major trunk lines, collection systems and transmission mains to serve the District's various villages of Dowden West are to be constructed or acquired by the District. The overall water distribution systems, sanitary sewer collection and reuse water lines are shown on the Master Utility Plan Sheets, Exhibits D1-D3.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants and water services to boundary lines or individual lots and development parcels. It is currently estimated that these water mains of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The six (6) new lift stations will be located within the District and will service the Development. These new lift stations will tie into the existing forcemain located on Dowden Road and through the Master Spine roads within the Development. It is currently estimated that these gravity collection systems and forcemain will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of the City of Orlando, and the Florida Department of Environmental Protection (FDEP). Utility extension within Dowden Road will also be included as part of the infrastructure improvements for the Development. All of these improvements will be financed by the CDD and maintained by the Orange County Utilities.

### **3.5 Landscaping, Irrigation and Entry Features in Common Areas**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use reuse water as provided by Orange County Utilities. The master reuse water mains to the various phases of development will be constructed or acquired by the CDD with District funds and subsequently turned over to Orange County Utilities. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the off-site intersection improvements for Dowden Road and the Master Spine Roadways. Perimeter walls will be provided at the site entrances and perimeters. These items may be funded, owned and maintained by the CDD. Parks and community areas within each village will be part

of the facilities that may be paid by bond and owned by the CDD.

### **3.6 Electrical Service Systems (Underground)**

Orlando Utilities Commission (OUC) will provide the electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses and street lighting. The balance of the costs of providing electricity is expected to be at the expense of the Developer.

### **3.7 Conservation Areas**

The proposed development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management System. The District will fund the mitigation and conservation areas, as required, for approvals.

## **4. OPINION OF PROBABLE CONSTRUCTION COSTS**

Exhibit F presents a summary of the costs for the Master Project infrastructure including drainage, water and sewer, landscaping, entry feature, and undergrounding of electrical service.

Costs in Exhibit F are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, soils and material testing related to such infrastructure. These services are necessary for the design, permitting and construction contract management for the Master Project infrastructure. The costs are exclusive of certain legal, administrative, financing, operations or maintenance services necessary to finance, construct, acquire and/or operate the Master Project infrastructure.

## **5. PERMITTING STATUS**

The Dowden West CDD is located within the City of Orlando. The District is currently approved by the City as a PD for all the proposed villages and development. The District is within

the Orange County Utilities service area for the sanitary sewer service, water distribution, and reuse water service. The District is also located within the South Florida Water Management District (SFWMD) for stormwater management approvals.

An overall SPMP with the City of Orlando has been approved for Villages N-1A, N-2A, and N-3A. The remaining villages will be approved by the City for the proposed development within each village.

Mass Grading Construction plans and documents were prepared and approved by the SFWMD for villages N-1A, N-1B, and N-14, as well as for the on-site Dowden Roadway. The additional villages, as well as on-site roadways, will be submitted for approval with SFWMD.

A permit for the full development of villages N-1A has been submitted with SFWMD. We are currently planning to begin construction.

The developer has obtained some approvals for the N-1A village and is in the process of obtaining approvals with the City of Orlando, SFWMD, ACOE, and FDEP. A master stormwater permit for off-site Dowden Road has been approved for this portion of the Dowden West CDD. The additional villages will be submitted for approvals in the future.

Permits and approvals through Orange County Utilities has been submitted for approval for sanitary sewer, water distribution, and reuse water systems within village N-1A and on-site Dowden Roadway.

Permits are required prior to the start of any infrastructure construction in the future phases. Those permits, which include mass grading and construction of each development phase, in general, include the following:

- City of Orlando Engineering Plan Approval;
- SFWMD ERP Permit;
- FDEP Water and Wastewater Permits;
- Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES); and
- FEMA LOMR.

The District Engineer will certify that all permits necessary to complete the Master Project have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

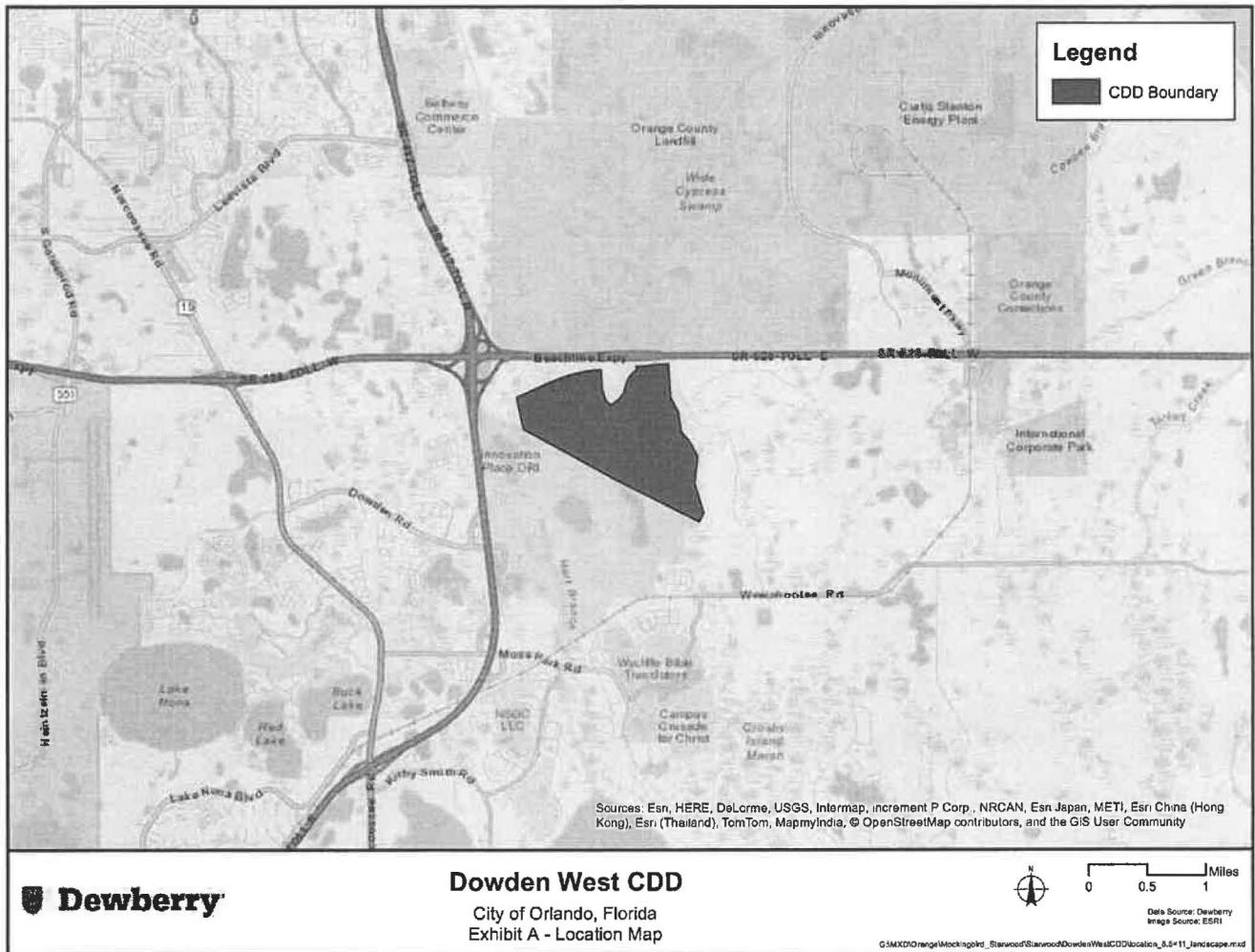
## 6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Master Project improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for Dowden West Community Development District.



Reinardo Malavé, P.E.  
Florida License No. 31588





**Dewberry**

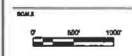
Dewberry Engineers Inc.  
10000 International Ave.  
Suite 100  
Jacksonville, FL 32216  
904.750.1234  
dewberry.com

DOWDEN WEST CDD

CITY OF JACKSONVILLE, FLORIDA

MASTER SITE PLAN  
EXHIBIT B

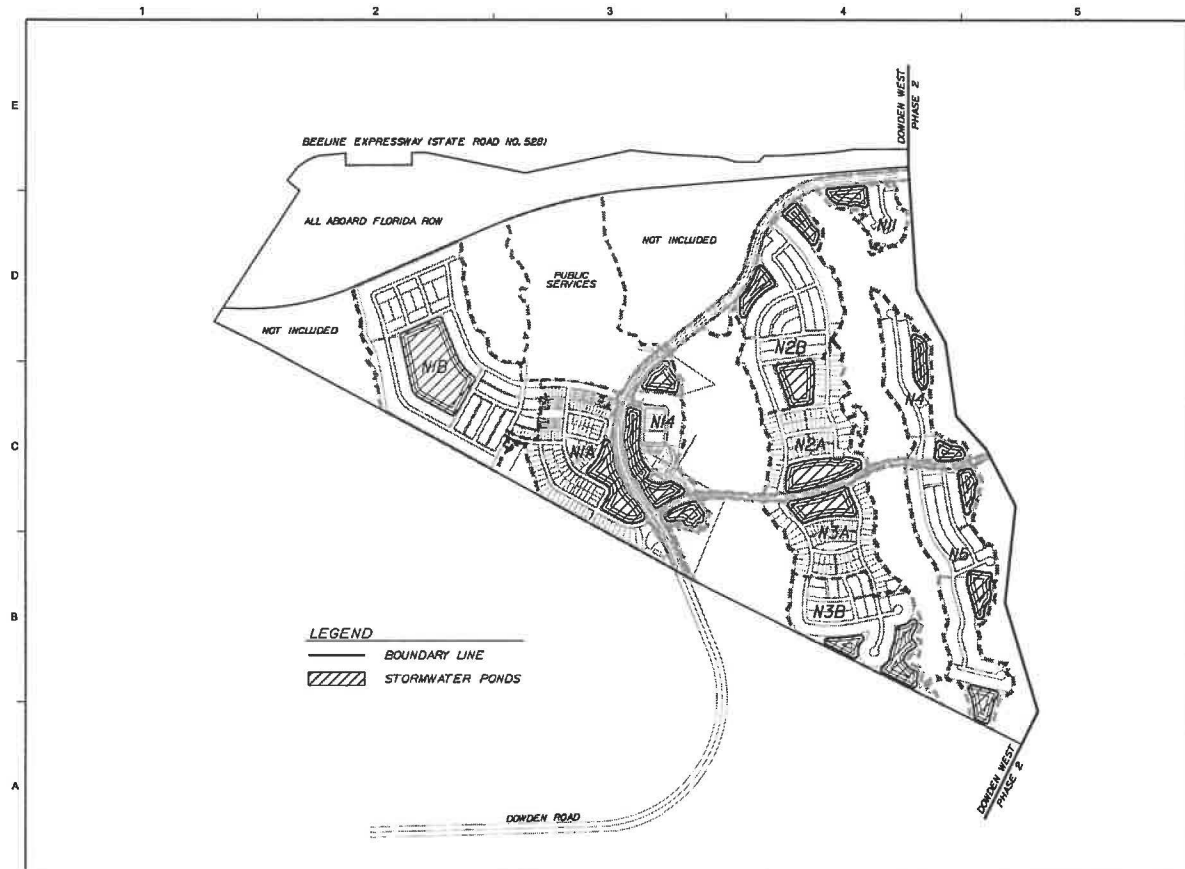
A-10



PROJECT # \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

CDOT 1 Dowden West CDD Preliminary Report  
SHEET NO.

1 OF 1



**Dewberry**

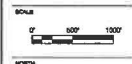
Dewberry Engineers Inc.  
20000 W. BAYVIEW BLVD.  
SUITE 200  
MIAMI, FL 33155  
TEL: 305.555.1234  
WWW.DEBERRY.COM

DOWDEN WEST CDD

CITY OF DALLAS, TEXAS

MASTER  
STORMWATER  
POND  
EXHIBIT C

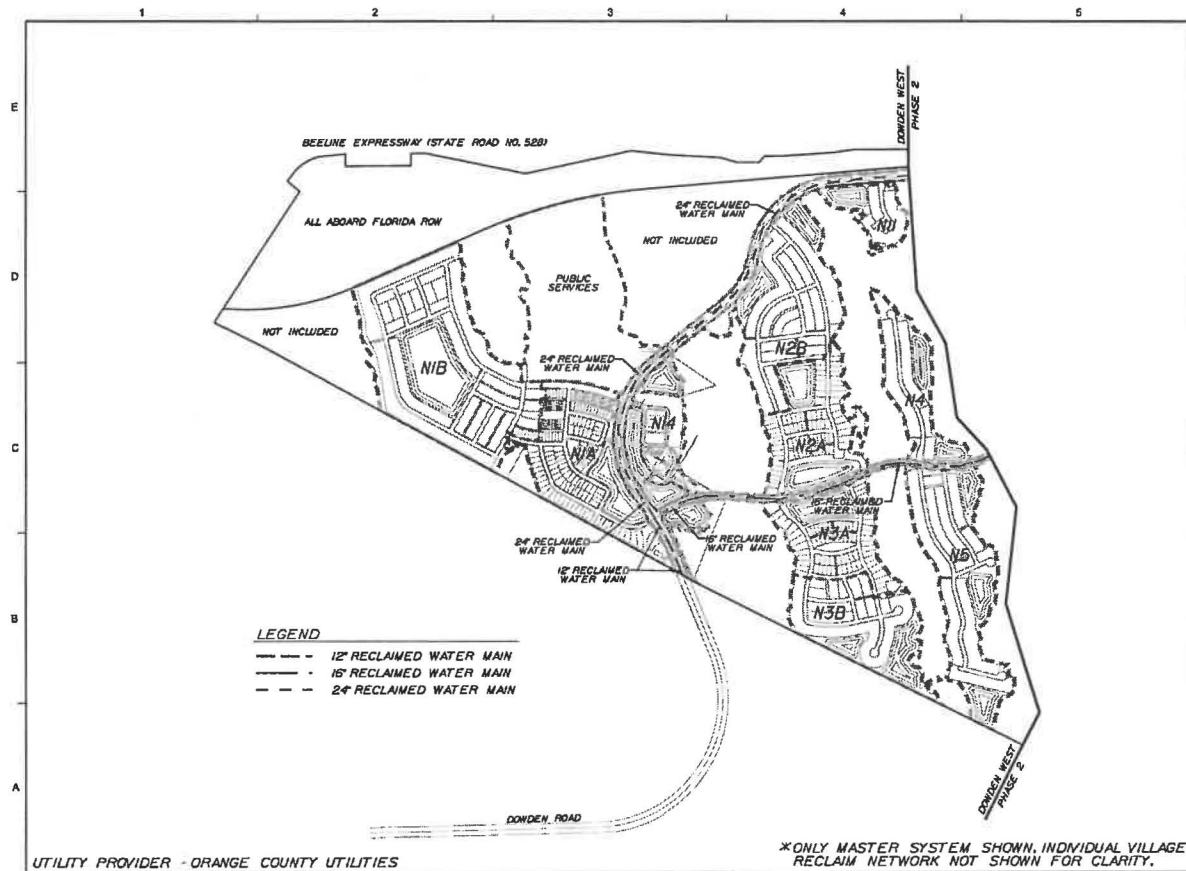
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PROJECT # \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

DATE \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_

1 OF 1



**Dewberry**

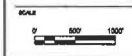
Dewberry Engineers Inc.  
10000 W. BOULEVARD  
SUITE 200  
FORT MYERS, FL 33907  
(813) 938-1000  
WWW.DEBERRY.COM

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

MASTER  
RECLAIMED WATER  
SYSTEM  
EXHIBIT D-1

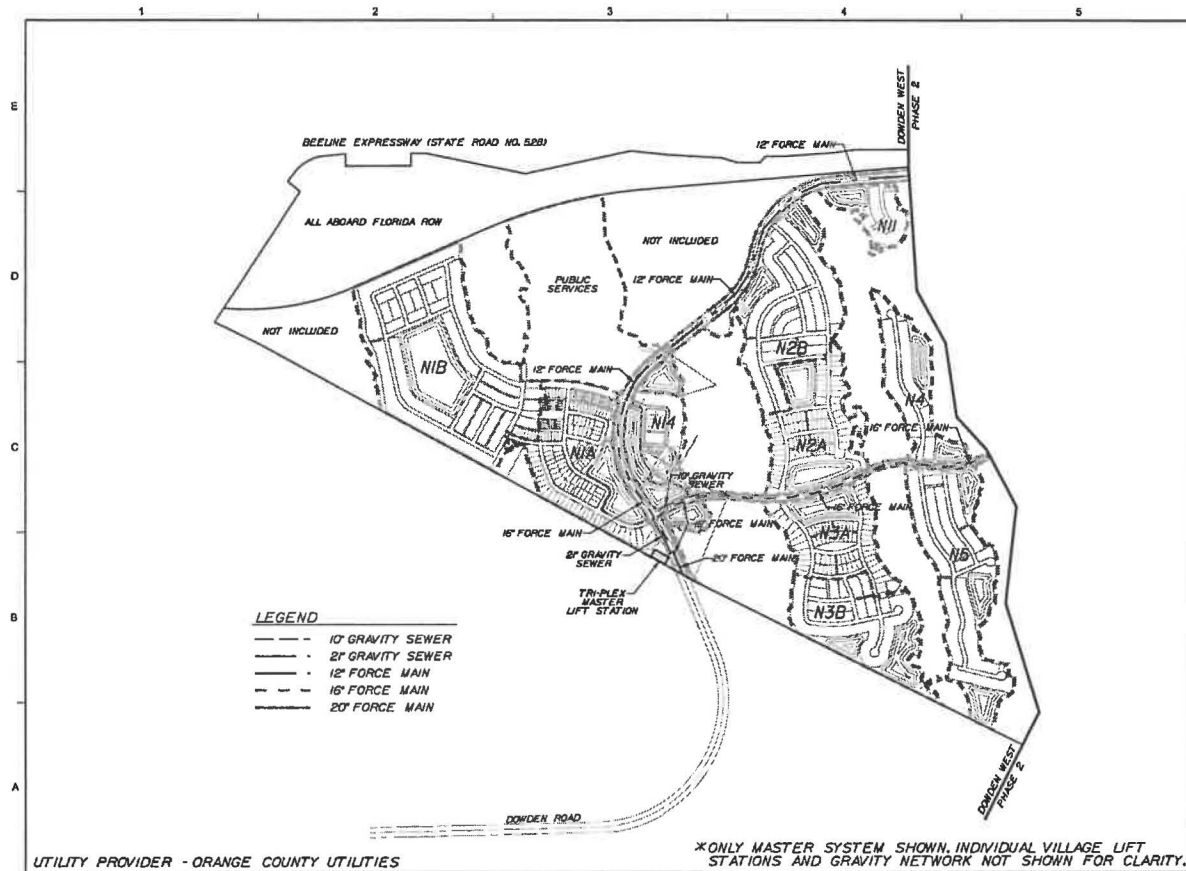
A-12



PROJECT #	22001
DRAWN BY	JBL
CHECKED BY	JBL
DATE	JAN 2012

1 OF 1





**Dewberry**

Dewberry Engineers Inc.  
2000 West Main Street  
Suite 100  
Orlando, FL 32804  
Phone: 407.251.1111  
Fax: 407.251.1112

DOWDEN WEST CDD

MASTER  
SANITARY SEWER  
SYSTEM  
EXHIBIT D-2

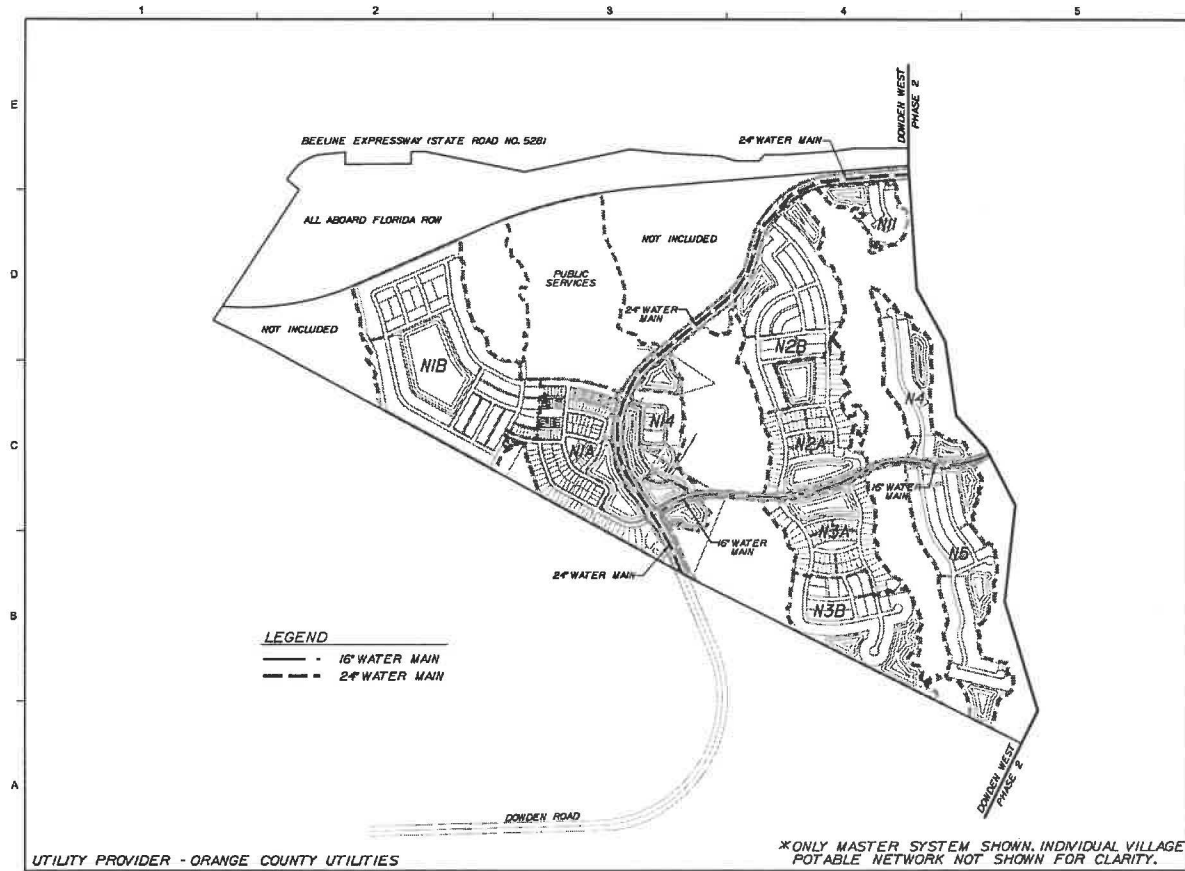
A-13



PROJECT # 2202  
DESIGNED BY JBL  
APPROVED BY JBL  
CHECKED BY JBL  
DATE JAN 2012

CON 1 Dimension Your CAD/Modeling Report  
D-0071 NC

1 OF 1



**Dewberry**

Dewberry Engineers Inc.  
 10000 W. US Highway 1  
 Suite 200  
 Fort Myers, FL 33907  
 Phone: (813) 938-1000  
 Fax: (813) 938-1001  
 Email: info@dewberry.com

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

MASTER  
 POTABLE WATER  
 SYSTEM

EXHIBIT D-3

A-14



PROJECT #	21001
ISSUED BY	JES
APPROVED BY	JES
DESIGNED BY	JES
DATE	JAN 2012

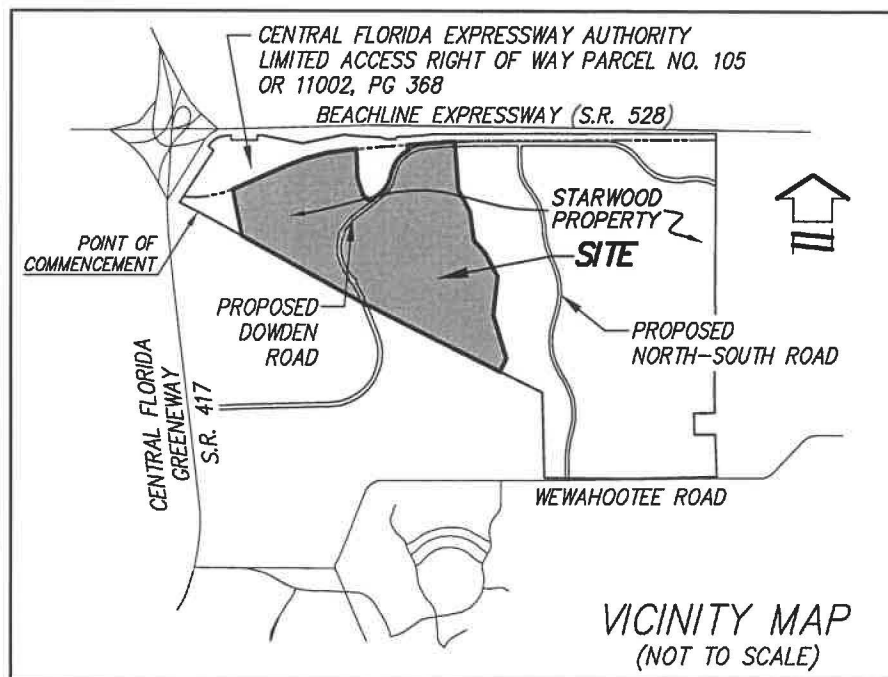
20011 Dowden West CDD Landmarking Report

1 OF 1

# Exhibit E

## LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION - TOWNSHIP S - RANGE E
O	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



## SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING N61°17'20"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

THOMAS R. CAMDEN  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 7078  
DATE  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)  
(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

### DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 01/27/17  
REV DATE:  
SCALE N/A

PROJ: 50088981  
DRAWN BY: MF  
CHECKED BY: TRC

## LEGAL DESCRIPTION

### DOWDEN WEST CDD

A PORTION OF SECTIONS 33 AND 34 TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E, A DISTANCE OF 1558.70 FEET TO THE POINT OF BEGINNING; THENCE N11°39'53"W, A DISTANCE OF 1468.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11002, PAGE 368 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 01°32'43", A CHORD BEARING OF N66°49'30"E AND A CHORD DISTANCE OF 87.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 87.55 FEET TO THE END OF SAID CURVE; THENCE N65°56'36"E, A DISTANCE OF 1652.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 19°15'31", A CHORD BEARING OF N75°34'21"E AND A CHORD DISTANCE OF 2107.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2117.61 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 194.70 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S02°40'45"E, A DISTANCE OF 900.92 FEET; THENCE S18°43'11"E, A DISTANCE OF 563.86 FEET; THENCE S51°16'52"E, A DISTANCE OF 222.49 FEET; THENCE S33°50'17"E, A DISTANCE OF 57.71 FEET; THENCE N51°17'04"E, A DISTANCE OF 392.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 918.95 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 591.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 602.06 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1168.85 FEET, A CENTRAL ANGLE OF 45°25'35", A CHORD BEARING OF N36°27'34"E AND A CHORD DISTANCE OF 902.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 926.71 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N25°53'43"W, A DISTANCE OF 40.95 FEET; THENCE N21°30'01"W, A DISTANCE OF 110.00 FEET TO A POINT OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE N85°12'06"E, A DISTANCE OF 1217.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 01°19'54", A CHORD BEARING OF N85°52'03"E AND A CHORD DISTANCE OF 260.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.31 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S03°53'30"E, A DISTANCE OF 1530.02 FEET; THENCE S28°26'51"E, A DISTANCE OF 736.04 FEET; THENCE S08°28'31"E, A DISTANCE OF 918.02 FEET; THENCE S42°16'04"E, A DISTANCE OF 536.04 FEET; THENCE S27°30'58"E, A DISTANCE OF 799.90 FEET; THENCE S06°27'17"W, A DISTANCE OF 1193.90 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET; THENCE N63°21'19"W, A DISTANCE OF 4505.39 FEET TO NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S89°13'33"E, ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE OF SECTION 33, RUN N61°17'20"W, A DISTANCE OF 4494.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 736.279 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

### DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



## Dewberry

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

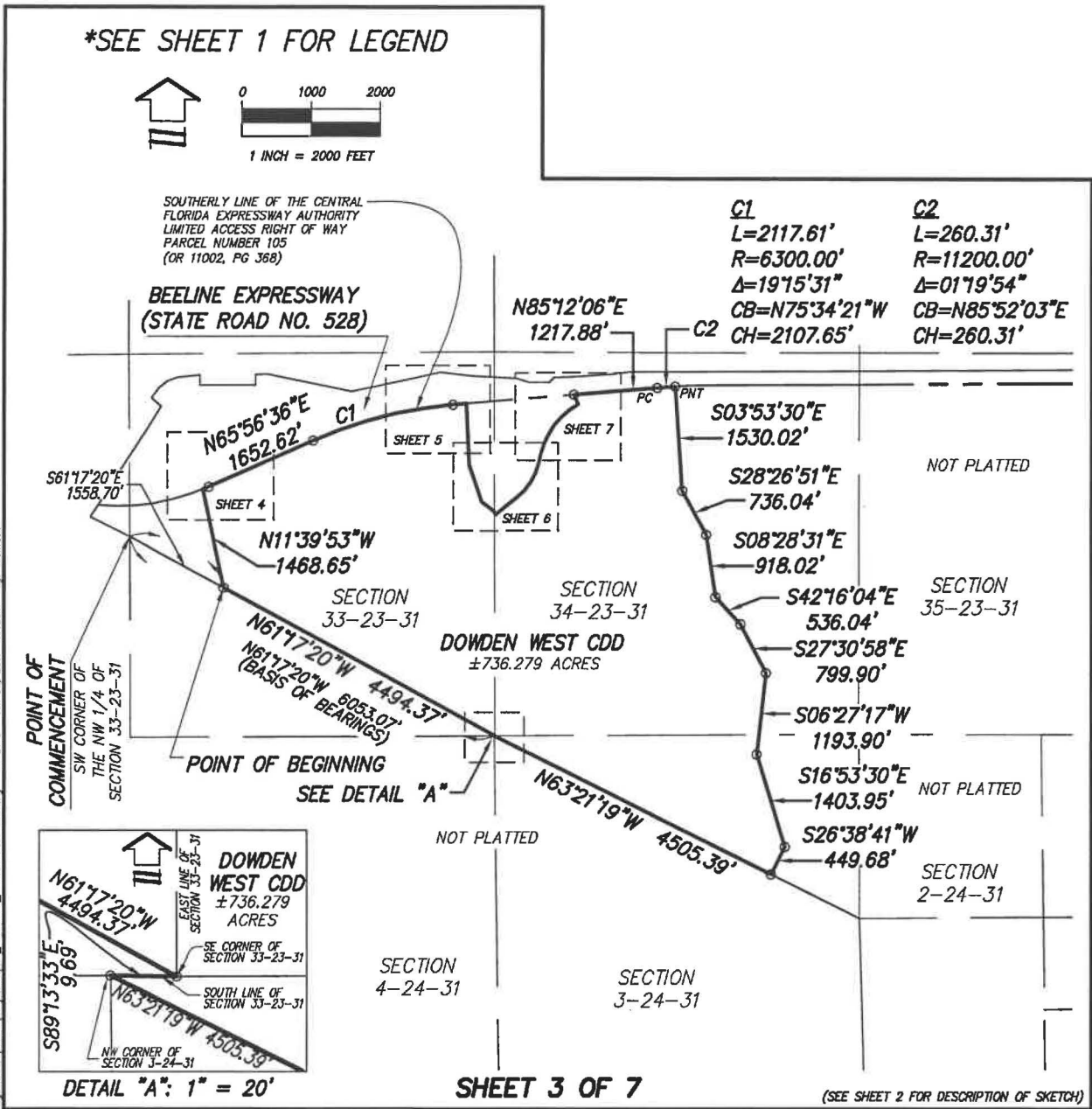
PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**


DATE: 01/27/17  
REV DATE:  
SCALE N/A

PROJ: 50088981  
DRAWN BY: MF  
CHECKED BY: TRC

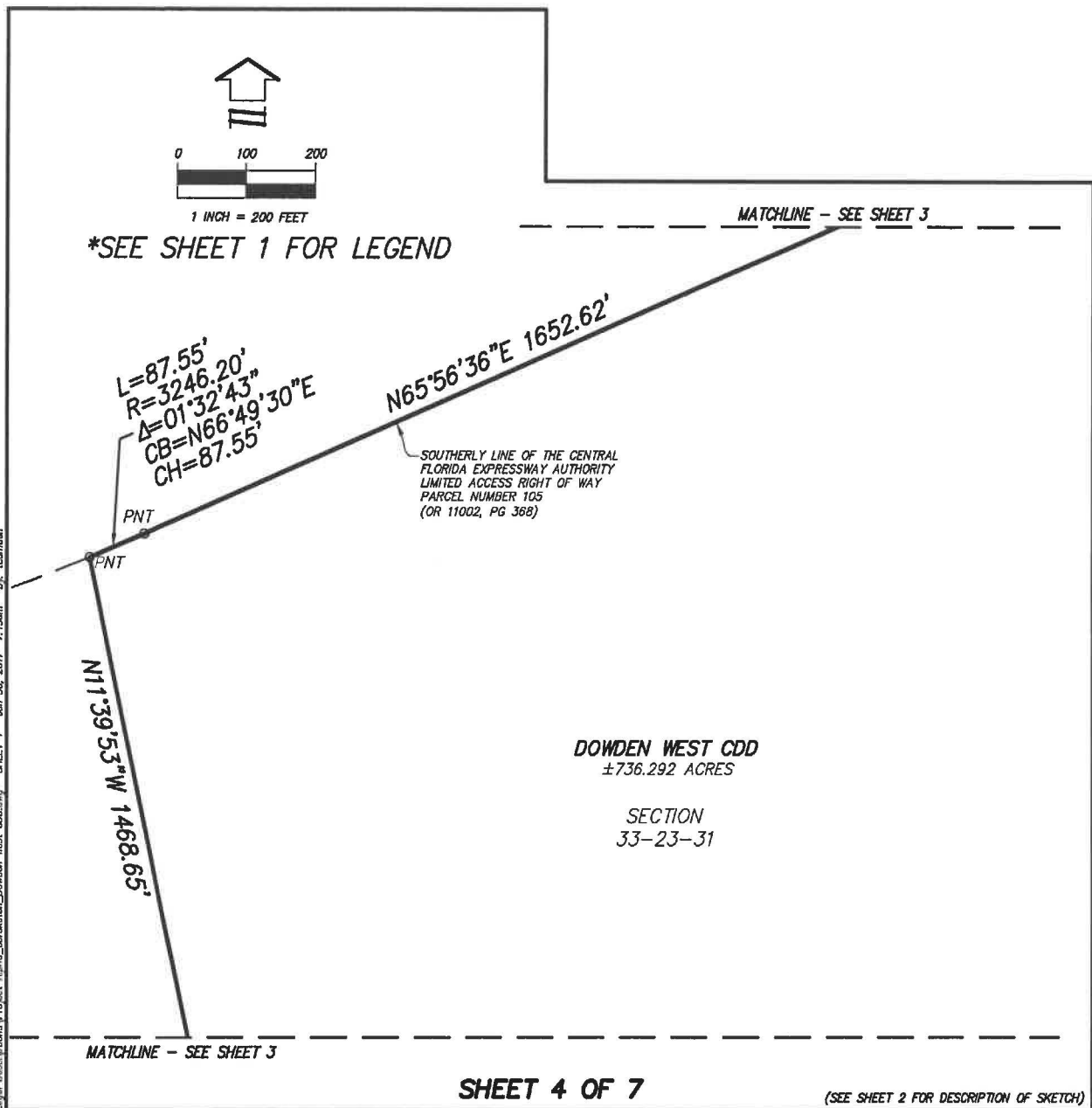
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SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p><b>SKETCH OF DESCRIPTION</b></p> <p>—OF—</p> <p><b>DOWDEN WEST CDD</b></p> <p>SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND SECTIONS 33 &amp; 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST</p> <p>ORANGE COUNTY FLORIDA</p>	<p> <b>Dewberry</b></p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p><b>BEACHLINE SOUTH RESIDENTIAL, LLC</b></p> <p>DATE: 01/27/17 REV DATE: SCALE 1" = 2000'</p> <p>PROJ: 50088981 DRAWN BY: MF CHECKED BY: TRC</p>
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SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

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AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



**Dewberry**

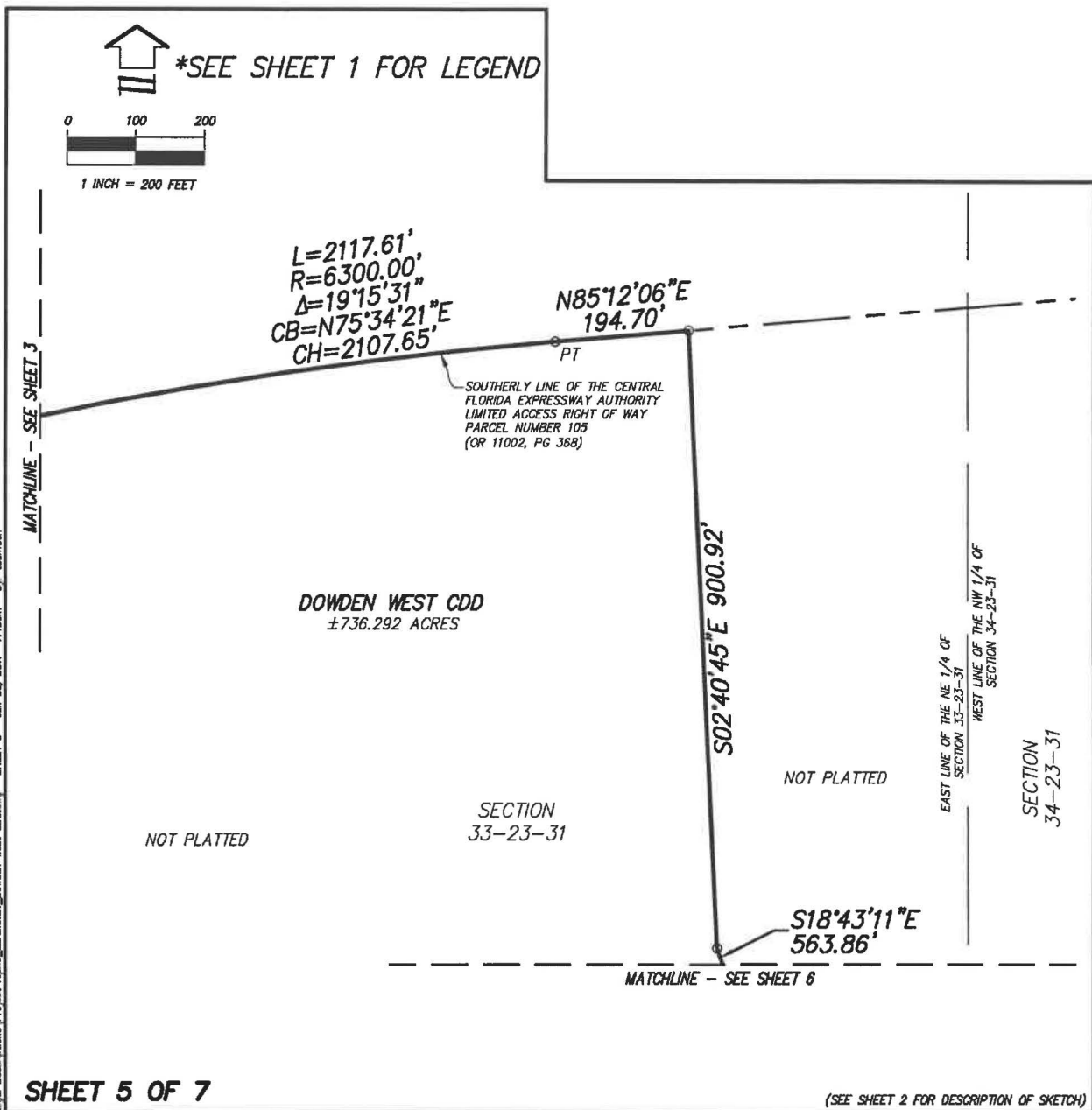
131 WEST KALEY STREET  
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DATE: 01/27/17  
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SCALE 1" = 200'

PROJ: 50088981  
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CHECKED BY: TRC



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**SKETCH OF DESCRIPTION**

-OF-

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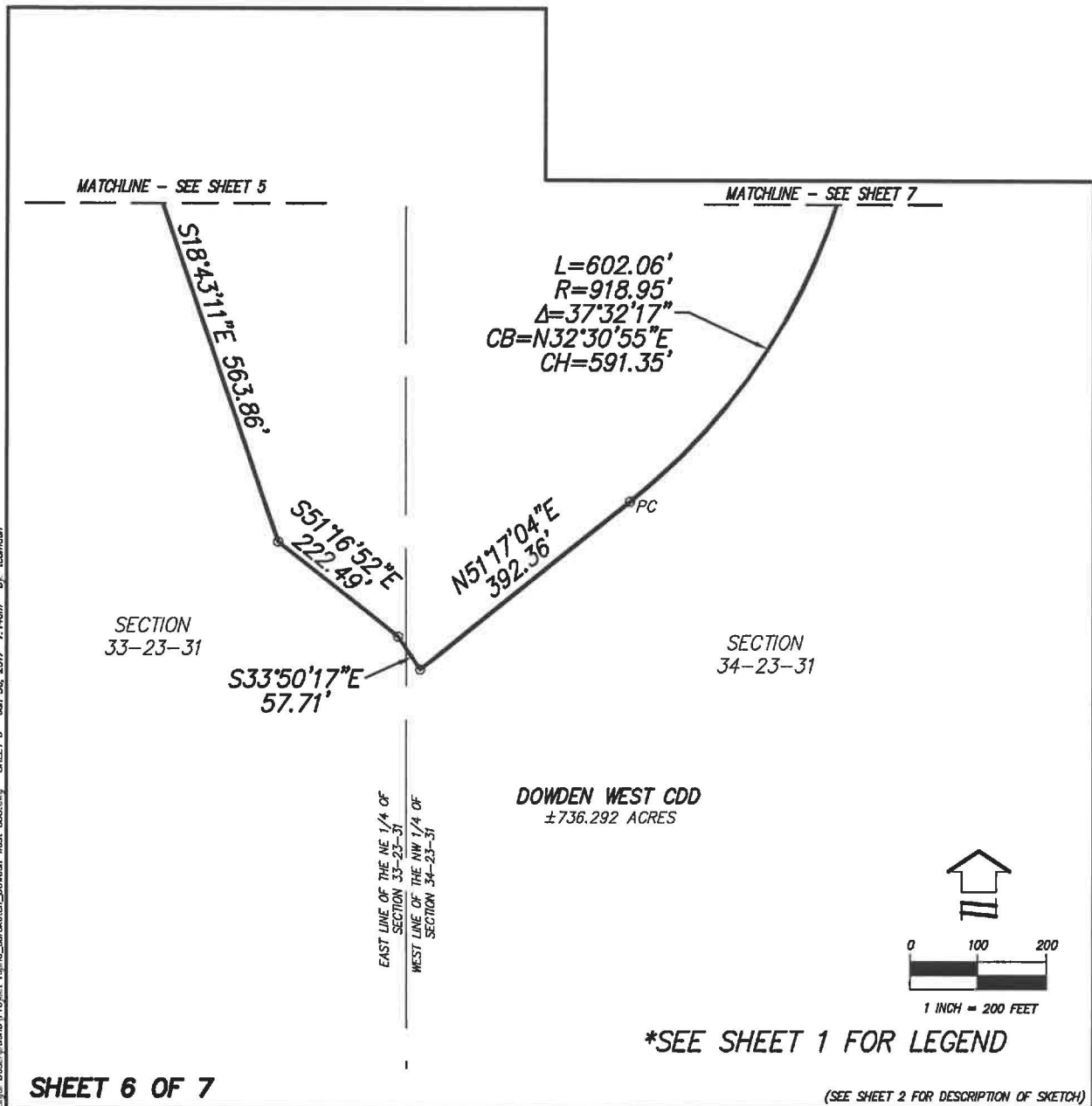
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**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 01/27/17  
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SCALE 1" = 200'

PROJ: 50088981  
DRAWN BY: MF  
CHECKED BY: TRC

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SHEET 6 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
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PREPARED FOR:

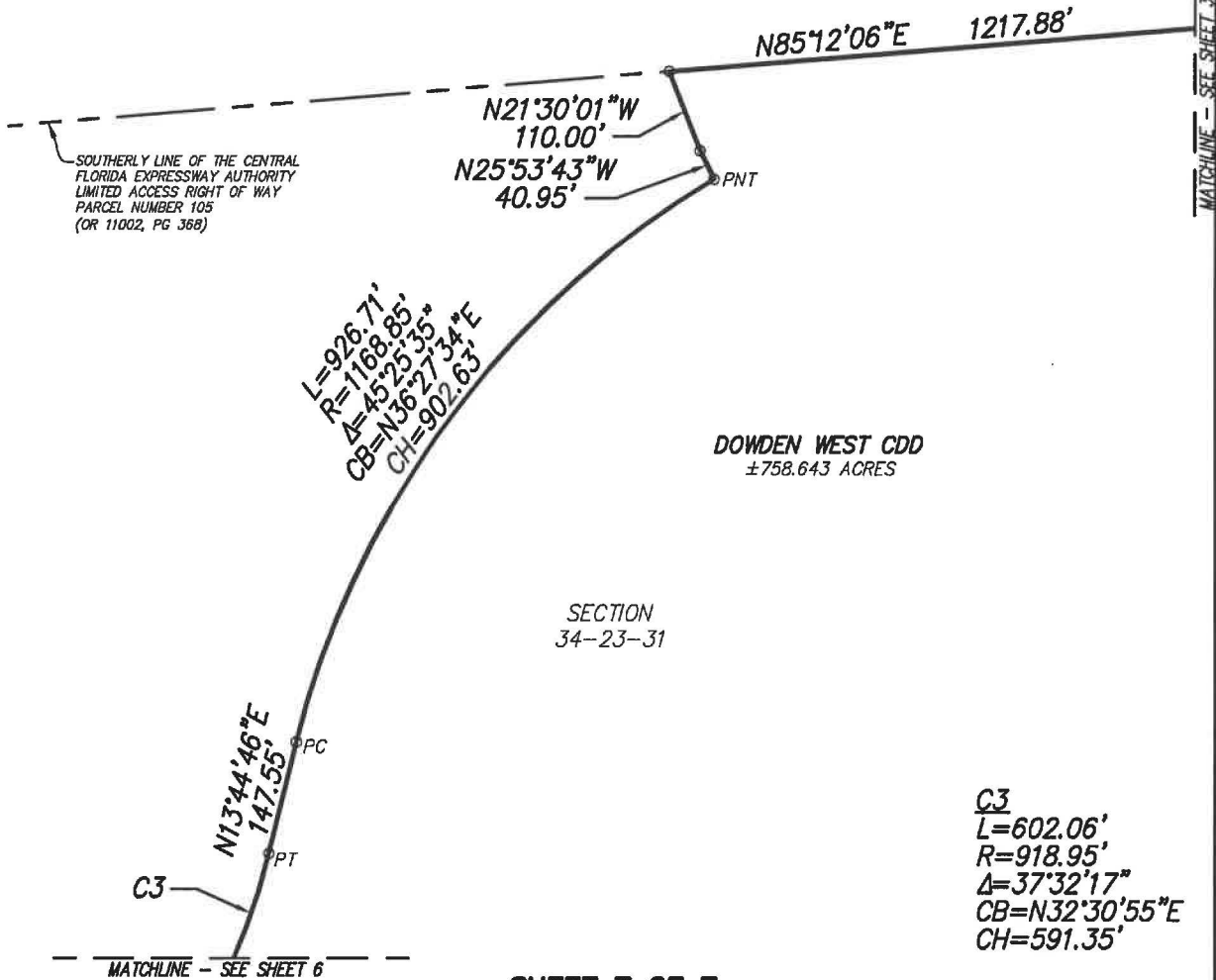
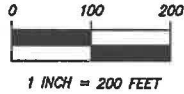
**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 01/27/17  
REV DATE:  
SCALE 1" = 200'

PROJ: 50088981  
DRAWN BY: MF  
CHECKED BY: TRC



**\*SEE SHEET 1 FOR LEGEND**



**SHEET 7 OF 7**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**DOWDEN WEST CDD**

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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CHECKED BY: TRC

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## Exhibit F

### Estimated Costs Summary

#### Dowden West Community Development District

Improvement	Total
<b>Utilities Systems</b>	
Water System	\$ 5,551,025
Sanitary Sewer System	\$ 8,652,715
Reuse Water System	\$ 5,361,403
<b>Stormwater Management System</b>	\$ 13,956,760
<b>Electrical Service Systems (underground only)</b>	\$ 5,137,805
<b>Conservation Mitigation</b>	\$ 2,000,000
<b>Onsite Public Roadway Systems*</b>	\$ 6,587,250
<b>Offsite Public Roadway Systems *</b>	\$ 2,293,000
<b>Landscaping/Hardscaping/Irrigation</b>	\$ 2,808,425
<b>Parks and Recreational Areas</b>	\$ 4,000,000
<b>Consulting Fees - Engineering &amp; Attorneys</b>	\$ 2,400,000
<b>Subtotal Costs</b>	<b>\$ 58,748,383</b>
<b>Contingency (10%)</b>	<b>\$ 5,874,838</b>
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 64,623,221</b>

Notes:

1. \* - Costs for offsite and some onsite roadways do not reflect reimbursement costs from the City of Orlando.
2. Construction Cost are from Preliminary Master Plan and MUP s only.
3. This estimate does not include developer improvements within the non-single family parcel developments.

**Prepared by Dewberry Engineers Inc.**

**June 2017**

Version 6 – 05-25-2017