



INTER-OFFICE MEMORANDUM

**TO:** Development Review Committee **DATE:** July 29, 2010

**FROM:** Palmer M. Pantan  
Land Development Manager

**SUBJECT:** DRC Meeting Date: August 3, 2010  
Preliminary Plat Application  
Project Name: Sunrise Cove  
Project Number: 2009-S-PPL-0249  
RSN: 670451

This is a Preliminary Plat application for a 21-lot residential subdivision with the associated paved private internal drive aisle and stormwater retention of a 5.85-acre site. The property is situated on the east side of John Anderson Drive between Concord Road and Roberta Drive, west of Ocean Shore Boulevard, in the Ormond Beach area. Central water and sewer are proposed to be provided by the City of Ormond Beach. The minimum proposed lot size is 5,000 square feet which is consistent with the development standards listed in the North Peninsula Residential Planned Unit Development (RPUD) zoning classification.

On September 22, 2005, the Volusia County Council approved the RPUD for a 16-lot residential subdivision with lot sizes of 7,500 square feet in size. The Overall Development Plan (2006-S-ODP-0109) Development Order was issued on January 19, 2006. The Preliminary Plat (2006-S-PPL-0109) Development Order was ready to be issued as of December 14, 2007, but was not issued because the developer decided to apply for an amendment to the RPUD to increase the number of lots to 21, and decrease the lot size to 5,000 square feet. The Volusia County Council approved such an amendment on October 1, 2009, and the development agreement was recorded with the Clerk's office on March 1, 2010.

A new Preliminary Plat application for the 21-lots was submitted on June 29, 2009. This application was withdrawn prior to being reviewed by the Development Review Committee (DRC) because the amendment to the RPUD had not yet been processed and there were outstanding issues from Traffic Engineering. On June 15, 2010, the DRC held a discussion with the developer and project engineer to discuss the implications of increasing the number of lots on the proposed plat from 16 to 21 lots, and whether to allow a change in fence material. The DRC determined that the previously approved 16 residential lots were

to be considered as vested lots for concurrency management purposes. The remaining five undeveloped lots would be required to be depicted as open space or placed in a separate tract on the revised plans. An alternative was to resolve the concurrency management issues and receive a concurrency certificate of capacity for the additional five lots.

On July 14, 2010, revised plans were submitted depicting the 21-lot subdivision, and is scheduled for the August 3, 2010, Development Review Committee (DRC) meeting.

Staff met with the project engineer on July 28, 2010, and discussed the Code requirements for this development. It appears that the requirements can be satisfactorily addressed with revised plans, subject to the DRC's actions on the requested waivers to the roadway width, the length of the cul-de-sac, and the construction of the sidewalk, as recommended below.

The following is a consolidated report of the Technical Review Committee comments:

#### **Summary:**

1. A minor amendment to consider the fence type material from white vinyl fence to a pressure-treated wood box fence is currently under staff review.
2. The Site Data information on the cover sheet and Sheet 1 of 7 will need to be revised to be consistent with the stormwater design. The stormwater calculations indicate that the total impervious area on the site shall be 103,855 square feet.
3. There are several inconsistencies within the Declaration of Covenants and Restrictions document that must be resolved.
4. Mitigation of impacts on SR-40 will be required prior to receiving a concurrency certification of capacity approval from Traffic Engineering. Correspondence by Mr. Ric Goss, Planning Director, from the City of Ormond Beach, indicates the developer has reached a resolution to this issue and has agreed to pay a transit fee in the amount of \$1,651.09 for the 48 trips as mitigation of impacts on SR-40.
5. According to Table III, the minimum right-of-way width of 50 feet is required. Traffic Engineering does not object to the proposed 40-foot right-of-way width, as depicted on the plans, if a 6-inch vertical curb is provided and if all required improvements can be contained within the right-of-way or in the adjacent easements.
6. A waiver to Section 72-612 (1) prohibiting the maximum length of a cul-de-sac to exceed the maximum of 20 times the typical lot width will be required. Traffic Engineering does not object to the proposed 1,800 foot length since emergency access to SR-A1A is provided and depicted on the plans.

7. A sidewalk is required on both sides of all streets that intersect with a thoroughfare, pursuant to Section 72-620(b)(1). Traffic Engineering does not object to a waiver to constructing the sidewalk on the south side of Sunrise Cove Circle as the proposed lots are located on the north side of the street.

**Informational:**

1. A copy of an approved St Johns River Water Management Permit or a letter of exemption for the proposed improvements must be submitted prior to the issuance of the Preliminary Plat Development Order.
2. A copy of an approved FDOT Permit is required for the work proposed within the SR-A1A/Ocean Shore Boulevard right-of-way, for the emergency access, prior to the issuance of the Preliminary Plat Development Order.
3. Fire Safety Inspection comments have been amended, therefore the outstanding issues have been resolved.

**Recommendation:**

Staff recommends that the DRC APPROVE WITH CONDITIONS the Preliminary Plat application with the conditions stated in the consolidated report and the attached Technical Review Committee comments, with the following waivers or modifications:

1. Receive transportation concurrency approval from the City of Ormond Beach for the additional five (5) lots allowing the county to issue a concurrency certificate of capacity.
2. Pursuant to Table III(i), accept the proposed 40-foot right-of-way width, as depicted on the plans, if a 6-inch vertical curb is provided and if all required improvements can be contained within the right-of-way or in the adjacent easements.
3. A waiver to Section 72-612 (1) of the Land Development Code of Volusia County, Florida, prohibiting the maximum length of a cul-de-sac to exceed the maximum of 20 times the typical lot width is approved. Traffic Engineering does not object to the proposed 1,800-foot length since emergency access to SR-A1A is provided and depicted on the plans.
4. A waiver to Section 72-620(b)(1) of the Land Development Code of Volusia County, Florida, requiring a sidewalk to be constructed on both sides of Sunrise Cove Circle is approved. Traffic Engineering does not object to a waiver to constructing the sidewalk on the south side of Sunrise Cove Circle as the lots are located on the north side of the street.

**From:** Palmer Panton  
**To:** Goss, Ric  
**CC:** comtwrealty@bellsouth.net; developersHW@gmail.com; kab@ae-group.com; ...  
**Date:** 7/27/2010 2:32 PM  
**Subject:** Re: Sunrise Cove

Thanks, Ric. I appreciate the information. Palmer

>>> "Goss, Ric" <[Goss@ormondbeach.org](mailto:Goss@ormondbeach.org)> 7/27/2010 1:57 PM >>>  
Palmer. I just had a meeting with Ty Wilson. They have agreed to pay the transit fee in the amount of \$1651.09 for 48 trips as mitigation on SR40. I have asked them to go to Finance tomorrow to deposit the funds rather than today. I need to set up the accounting line item. I will forward a formal letter to you regarding this matter. Please accept this email for the TRC meeting scheduled for tomorrow on Sunrise Cove.  
Ric

Richard "Ric" P. Goss, AICP  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

386.676.3343 (direct line)  
386.676.3238 (Department line)  
386.676.3242 (FAX)  
[goss@ormondbeach.org](mailto:goss@ormondbeach.org)

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**TECHNICAL REVIEW COMMITTEE COMMENTS**

**July 28, 2010**  
**Sunrise Cove**  
**2009-S-PPL-0249**

\* \* \* \* \*

**BUILDING CODE ADMINISTRATION**

**Randy Roberts, Commercial Plans Examiner**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

Building Code Administration staff has reviewed the requested submission and has no comment.

\* \* \* \* \*

**CURRENT PLANNING**

**John H. Stockham, ASLA, Planner III**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

Current Planning staff has reviewed the Preliminary Plat and provides the following comments:

1. The major amendment to the RPUD was approved by County Council on October 1, 2009. The major amendment was recorded into the public records on March 1, 2010, and is located in Book 6450 and Page 883.
2. A minor amendment was requested to change the white vinyl fence to a pressure-treated wood box fence. At first this request was considered to be a major amendment. Staff has recently determined that it can be processed as a minor amendment. Staff is determining the status of the review by County Council members.

3. The two common open space parks must be installed concurrently with the other subdivision infrastructure improvements.

\* \* \* \* \*

## **DEVELOPMENT ENGINEERING**

**Joe Spiller, Civil Engineer II**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

A review by this office of the above-named submission indicates that the following comments should be addressed prior to Preliminary Plat Plan approval. The applicant is requested to respond to all comments in writing and make all necessary revisions prior to the next submittal.

1. The Site Data information shown on the Cover Sheet and Sheet 1 of 7 needs to be updated. The Stormwater Calculations indicate that the total impervious area is 103,855 SF.

**Informational:**

1. As the applicant is aware, a Use Permit is required for the work proposed within the John Anderson Drive right-of-way. When the Preliminary Plat Plan is approved the Use Permit may be issued.
2. As the applicant is aware, a copy of an approved St Johns River Water Management Permit or letter of exemption for the proposed improvements/revisions needs to be submitted to this office.

\* \* \* \* \*

## **ENVIRONMENTAL PERMITTING**

**Danielle Dangleman, Environmental Specialist III**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

The Environmental Permitting (EP) staff can now recommend approval of this project. Any required tree protection and gopher tortoise barricades must be properly installed on site, and inspected by EP staff, before the tree permit will be released. Once installed, the applicant should call 386-736-5927 to arrange for an inspection.

\* \* \* \* \*

## **FIRE SAFETY**

**Michael Garrett, Fire Safety Inspector**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

Fire Safety Inspection staff has reviewed the requested submission and had determined that all outstanding issues have been resolved.

\* \* \* \* \*

## HEALTH

**James McRae, DOH/Volusia County Public Health Unit**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

In reference to the above-referenced project, the Environmental Health section of the Volusia County Health Department offers the following comments:

1. This project consists of a 21-lot subdivision to be located on a 5.85 acre site located on the North Peninsula in the Ormond Beach area.
2. Potable water shall be supplied by the City of Ormond Beach Utilities community water system. Please contact Mr. Ron Freeman P.E., of the Volusia County Health Department at 386-274-0714 for comments and/or permits required for the extension of this water system.
3. Domestic waste treatment shall be provided by a connection to the sewer system from the City of Ormond Beach.
4. Prior to construction of an irrigation system, a permit must be obtained through this department that is in compliance with the Water Wise Ordinance.

\* \* \* \* \*

## LEGAL

**Bruce D. Page, Assistant County Attorney**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

In reviewing the Declaration of Covenants and Restrictions for the above-named submission, the following comments are provided:

1. Section 2.3 of the Declaration of Covenants and Restrictions cannot be enforced as proposed. That section mandates certain grasses and allows the HOA to enforce landscaping. The law since 2009 states that "a deed restriction or covenant may not prohibit or be enforced so as to prohibit any property owner from implementing Florida-friendly landscaping on his or her land or create any requirement or limitation



in conflict with an provision of part II of chapter 373 or a water shortage order, other order, consumptive use permit, or rule adopted or issued pursuant to part II of chapter 373."

2. Grammatical errors throughout Section 5.1 must be corrected. Some re-wording of this section may be necessary as portions are unclear.

In reviewing the preliminary plat document, the following comments are provided:

1. The easement information is unclear. The notes say that the HOA is responsible for the drainage system, but that the county can maintain it and lien the HOA if necessary. A 10 foot utility easement is shown along one side of the main road, but no drainage easements are shown. Is drainage accomplished via the 10 foot utility easement? How is the other side of the road drained? The dedications show that the drainage easements are dedicated the perpetual use of the public. This appears to be inconsistent with the HOA's responsibility to maintain.

\* \* \* \* \*

## **PUBLIC WORKS – ADMINISTRATION**

**John Gamble, Special Project Coordinator**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

Public Works Administration staff has reviewed the requested submission and provides the following comments:

1. The pond does not appear to have been enlarged - please clarify the use of voids in the soil as storage. The maintenance of these ponds should remain private due to the high maintenance required due to low/no compaction of the soils.
2. John Anderson has difficult drainage, provide details of the outfall path from the pond to John Anderson to the river.
3. Provide fabric under the proposed rip-rap, section C-C sheet 3 of 7.
4. Provide details of Inlet S-1 with weir, see sheet 2 of 7. Maintenance concerns: provide dimensions/materials details.

\* \* \* \* \*

**PUBLIC WORKS – ROAD & BRIDGE**

**Judy Sloane, P.E., Road & Bridge Director**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

No comments were received.

\* \* \* \* \*

**PUBLIC WORKS – ROAD IMPACT**

**Scott Martin, P.E., Stormwater Engineer**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

Road Impact staff has reviewed the requested submission and has no comment.

\* \* \* \* \*

**PUBLIC WORKS – STORMWATER**

**Robert Loveless, Senior Engineering Inspector**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

No comments were received.

\* \* \* \* \*

## **SCHOOL BOARD**

**Marian Ridgeway, VC School Board**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

This project currently has a valid school concurrency reservation for 21 units that it is valid through July 28, 2011.

\* \* \* \* \*

## **SOILS**

**Dave Griffis, County Extension Director**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

As requested, I reviewed the revised preliminary plat and have no comment.

\* \* \* \* \*

## **SURVEY**

**David H. Kraft, PSM, Surveyor Manager**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

A review of the above named submission indicates that the plat and plans as submitted appears to have no unanswered survey issues. Therefore, this office recommends approval.

\* \* \* \* \*

## TRAFFIC

**Renee Mann, Engineering Assistant**

**Sunrise Cove**

**2009-S-PPL-0249**

**Specific:**

As requested, the Traffic Engineering Division has examined the subject Preliminary Plat (PPL) and recommends approval conditioned upon satisfaction of the following comments required by the Volusia County Land Development Code (VCLDC):

1. Per previous comments: Per Table III of the VCLDC, a 40-foot right-of-way width may be approved by DRC provided a 6-inch minimum vertical curb is used and upon showing that all required improvements can be contained within the proposed 40 feet of right-of-way or adjacent easements. Setbacks for structures shall be sufficient to permit a minimum of 25 feet of driveway depth from the closest side of the sidewalk to the structure.
  - a. The applicant has requested a waiver to the Table III requirement of 50-foot right-of-way width. Since the plans provide a 6-inch vertical curb and all required improvements within the proposed 40-foot right-of-way, this office does not object to the waiver.
  
2. Per previous comments: Our measurements indicate that the proposed cul-de-sac is 1,800 feet long. The proposed length exceeds the maximum 20 times the typical lot width allowed by Section 72-612(i) of the VCLDC. This office would not object to the Development Review Committee accepting the proposed 1,800-foot length since an emergency access to SR-A1A is provided for the cul-de-sac.
  - a. The applicant has requested a waiver to allow the 1,800-foot cul-de-sac length.
  
3. Per previous comments: Per Section 72-620(b)(1) of the VCLDC, paved sidewalks, a minimum of five feet in width, shall be installed on both sides of all streets within a new development that intersect with a thoroughfare. Since John Anderson Drive is designated as a collector roadway, sidewalks are required on both sides of Sunrise Cove Circle. This office does not object to a waiver of this Section for the sidewalk required on the south side of Sunrise Cove Circle.
  - a. The applicant has requested a waiver for the sidewalk requirement on the south side of Sunrise Cove Circle.

4. To receive a concurrency certificate of capacity approval for transportation, the applicant needs to mitigate his impacts on SR 40. We are continuing to work with the applicant and the City to produce an acceptable mitigation solution. As of this date, this has not been completed.
5. A copy of the approved Florida Department of Transportation (FDOT) permit will be required for any proposed work in the SR-A1A/Ocean Shore Boulevard right-of-way prior to approval of the PPL.

\* \* \* \* \*

## UTILITIES

**Junos Reed, Civil Engineer III**

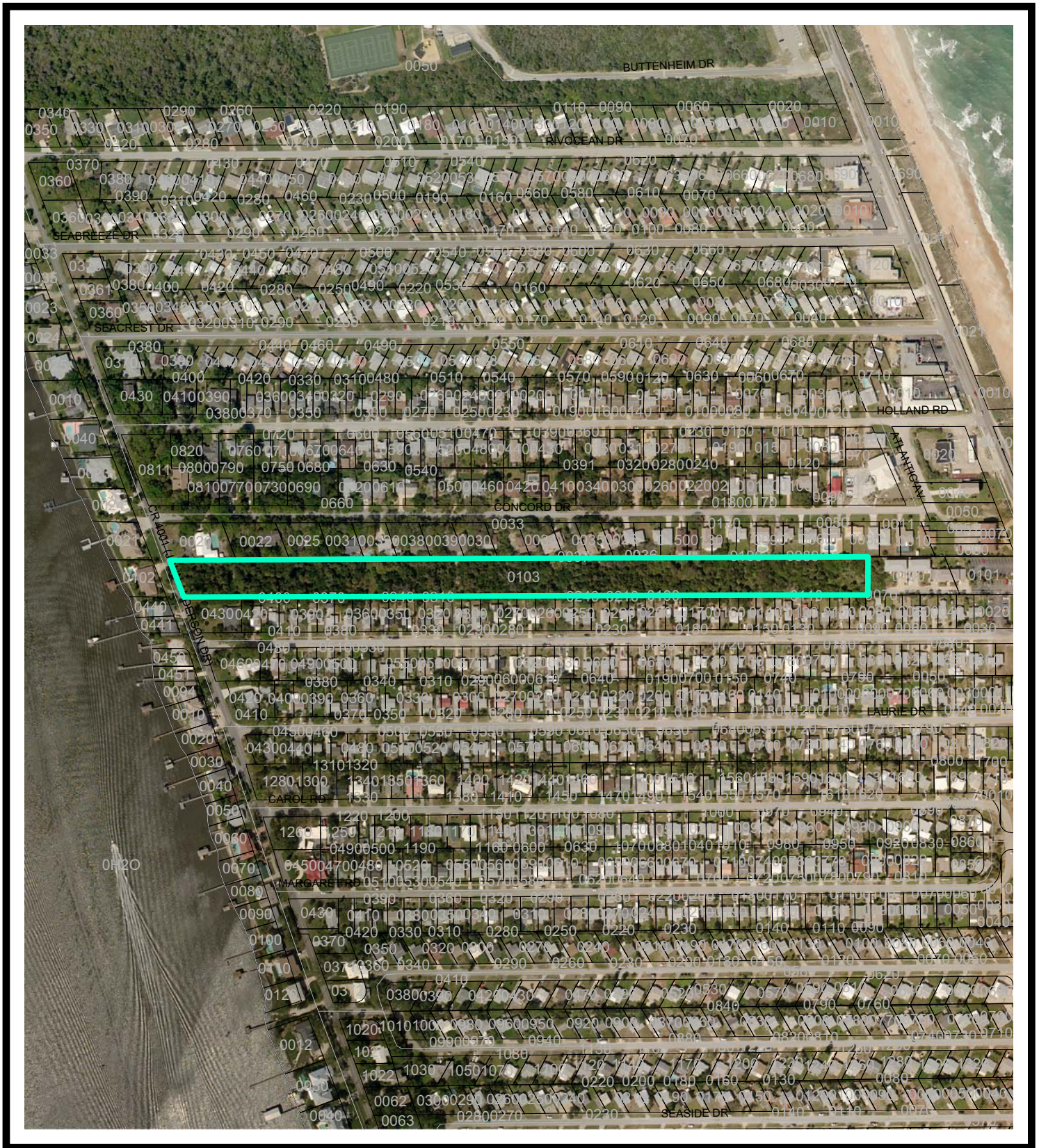
**Sunrise Cove**

**2009-S-PPL-0249**

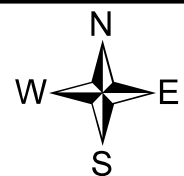
**Specific:**

Utilities Engineering staff has reviewed the requested submission and finds that it is not within Volusia County's utility service area. Utilities are to be constructed in accordance within the City of Ormond Beach requirements.

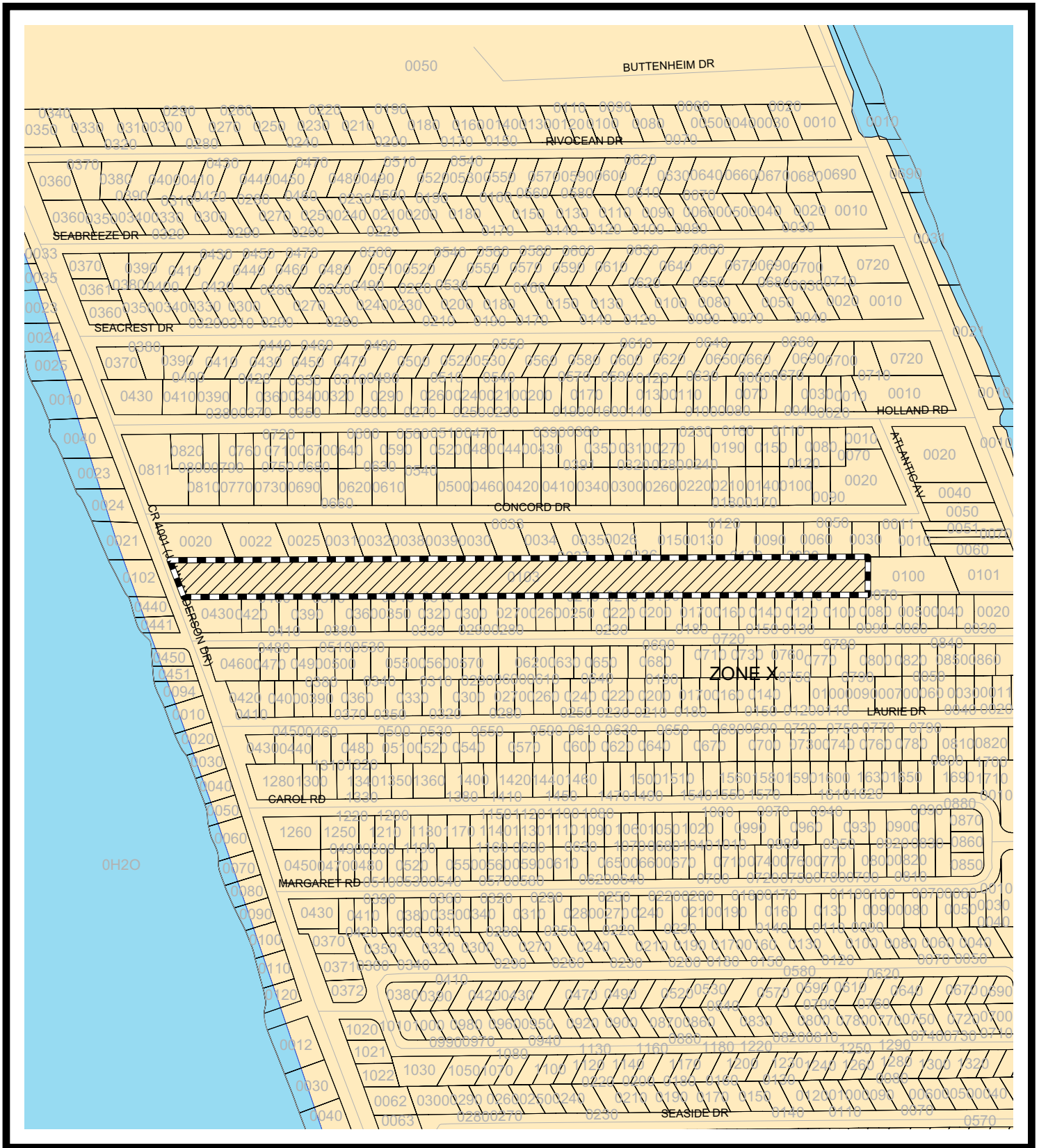
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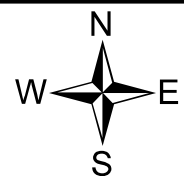
SUNRISE COVE  
2009-S-PPL-0247



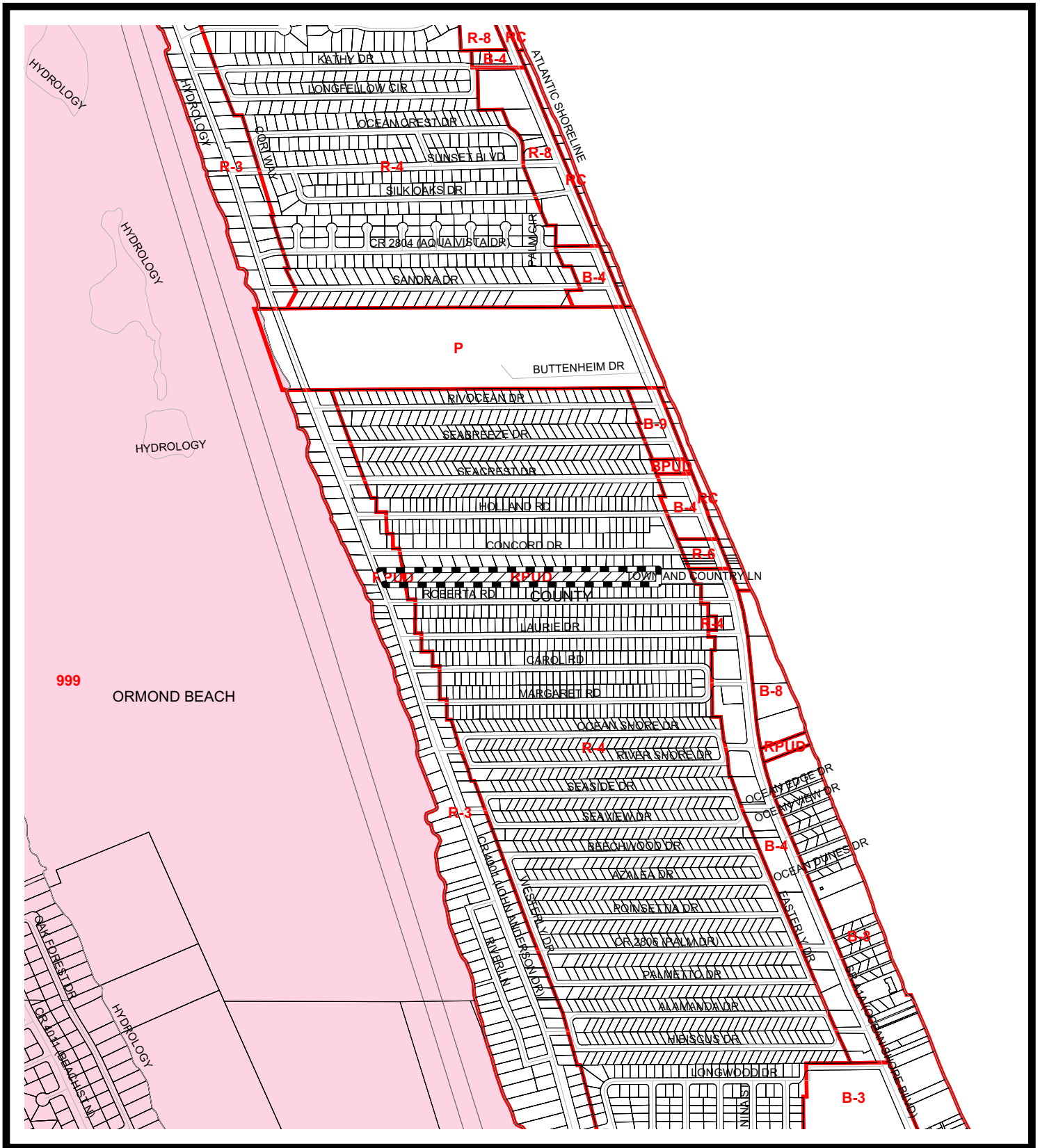
1 inch = 400 feet



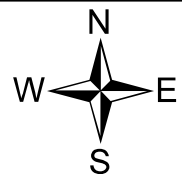
**SUNRISE COVE**  
**2009-S-PPL-0247**



1 inch = 400 feet



SUNRISE COVE  
2009-S-PPL-0247



1 inch = 1,000 feet



Full version of construction plans may be reviewed at the Land Development Office located on the 2nd floor of the TCK Administration Center at 123 W. Indiana Avenue, in DeLand, Florida.

LAND DEVELOPMENT  
ACTIVITY  
JUL 14 2010  
RECEIVED

# SUNRISE COVE SUBDIVISION

## ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

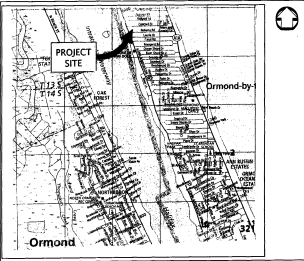
**OWNER/DEVELOPER**  
ROBERT HILLMAN/ TY WILSON  
H. W. PENINSULA LLC.  
P.O. BOX 12364  
ORMOND BEACH, FL. 32175  
PH. (386) 677-7847 FAX (386) 673-8146

**ENGINEER:**  
THE ALANN ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
880 AIRPORT ROAD STE. 113  
ORMOND BEACH, FL 32174  
PH. (386) 673-7640 FAX (386) 673-3927

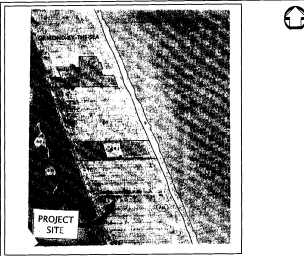
**SURVEYORS:**  
LAWRENCE E. POWERS  
520 SE 5TH AVE. SUITE 2706  
FT. LAUDERDALE, FL 33301  
PH. (386) 322-0976 FAX (386) 322-0978

**SPRUCE CREEK SURVEYING**  
3869 NOVA ROAD  
PORT ORANGE, FL 32127  
PH. (386) 767-0740

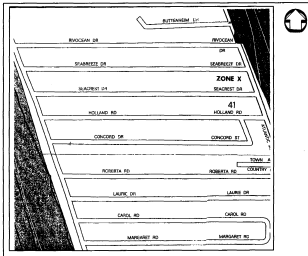
LOCATION MAP



SOILS MAP



FLOOD MAP



**NOTE:**

PRIVATE SANITARY SEWER COLLECTION SYSTEM  
SANITARY SEWER COLLECTION SYSTEM WITHIN PUBLIC ROW, LIFT STATION AND ON-SITE FORCE MAIN TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED BY SUNRISE COVE HOMEOWNERS ASSOCIATION.  
PRIVACY FENCE  
THE COMMON PRIVACY FENCE SHALL BE OWNED AND MAINTAINED BY SUNRISE COVE HOMEOWNERS ASSOCIATION.

**SHEET INDEX**

SHEET #	TITLE
1	TREE PRESERVATION
2	PAVING, DRAINAGE & UTILITY PLAN & PROFILE-WEST
3	PAVING, DRAINAGE & UTILITY PLAN & PROFILE-EAST
4	CONSTRUCTION DETAIL SHEET
5	CONSTRUCTION DETAIL SHEET
6	LIFT STATION DETAIL
7	CONSTRUCTION DETAIL SHEET

**SITE DATA:**

<b>ZONE: R-PUD</b>	
COMPREHENSIVE PLAN LAND USE DESIGNATION: URBAN LOW INTENSITY	
EXISTING USE: VACANT	
PROPOSED DEVELOPMENT USE: SINGLE-FAMILY - R-PUD	
FUTURE LAND USE: U1	
DENSITY: 0.92 TO 4 UNITS PER ACRE	
TOTAL PROJECT AREA: 254,720 SF (0.85 AC)	100%
TOTAL LOT AREA: 11,1075 + 105,570.09 SF (2.42 AC)	41%
PROPOSED PAVED AREA: 53,710 SF (1.23 AC)	21%
TOTAL IMPERVIOUS AREA: 53,710 SF (1.23 AC)	21%
TOTAL PERVIOUS AREA: 201,010 SF (4.61 AC)	79%
TOTAL TREE PRESERVATION AREA: 39,351.63 SF (0.90 AC)	15%
SPRINKLER COMMON SPACE: 76,536.79 SF (1.76 AC)	30%
BUILDING SETBACKS: FRONT YARDS: 30' HOUSE	
REAR: 15 FT 25' GARAGE	
SIDE: 5 FT	

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION SUPPLIED  
THE NORTHERLY ONE HUNDRED TWENTY-FIVE (125) FEET OF LOT TEN (10), SANDALE PARK NO. 2, AS PER MAP IN MAP BOOK 7, PAGE 101, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
SAVE AND DECEIT THESE PARTS: THENCE 1/4 AC MESTERY OF JOHN ANDERSON AND EASTLY OF HIGHWAY A1A, THE EASTLY TWO HUNDRED (200) FEET OF SAID LOT TEN (10) CASSECK TO AND LYING IMMEDIATELY WESTLY OF HIGHWAY A1A.  
TOGETHER WITH EIGHTH (8) FEET OF SAID PURPOSE OF HIGHWAY AND ACCESS OVER THE SOUTHERLY EIGHTH (8) FEET OF SAID LOT TEN (10) WESTLY OF SAID JOHN ANDERSON HIGHWAY TO THE HIGHWAY OVER THE SOUTHERLY TWENTY-FIVE (25) FEET OF SAID EASTLY TWO HUNDRED (200) FEET LYING IMMEDIATELY WESTLY OF HIGHWAY A1A TO PROVIDE ACCESS FROM THE PROPERTY HERIN CONVEYED TO SAID HIGHWAY A1A.  
ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED LOTS SHOWN AS PARCELS "A", "B" AND "C" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF LOT 10, SANDALE PARK NO. 2, AS PER MAP OF PLAT OF RECORD IN MAP BOOK 7 AT PAGE 101 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKING THE SOUTHWEST CORNER OF LOT 2, ROBERTA HEIGHTS, AS PER MAP OF PLAT OF RECORD IN MAP BOOK 9 AT PAGE 83 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE 100' W. ALONG THE NORTHERLY LINE OF SAID ROBERTA HEIGHTS, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE NORTHERLY LINE OF SAID ROBERTA HEIGHTS, 274.73 FEET; THENCE NORTH 18.02 DEGREES 45' PER MAP OF PLAT OF RECORD IN MAP BOOK 6 AT PAGE 249, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, 172 FEET; THENCE N61.290°W, ALONG THE EASTLY LINE OF LOT 12, SANDALE PARK NO. 2, 33.92 FEET; THENCE S25°29'24"E PARALLEL TO OCEAN SHORE BLVD. FOR 174.45 FEET; THENCE S89°29'24"E NORTHEAST AND OCCUPIES 133.45 FEET TO THE POINT OF BEGINNING.

ALANN ENGINEERING  
CONSULTING ENGINEERS  
880 AIRPORT ROAD STE. 113  
ORMOND BEACH, FL 32174  
TEL: (386) 673-7640 FAX: (386) 673-3927

SUNRISE COVE SUBDIVISION  
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA  
TITLE SHEET

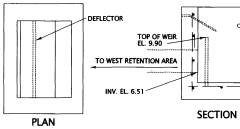
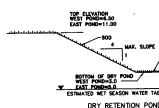
DATE	2/7
REVISION	
DATE	
DATE	

DESIGNER	KAB
DRAWN BY	CH
FILE	0407-COVER
PROJECT	0407-1
DATE	10/24/06
SCALE	

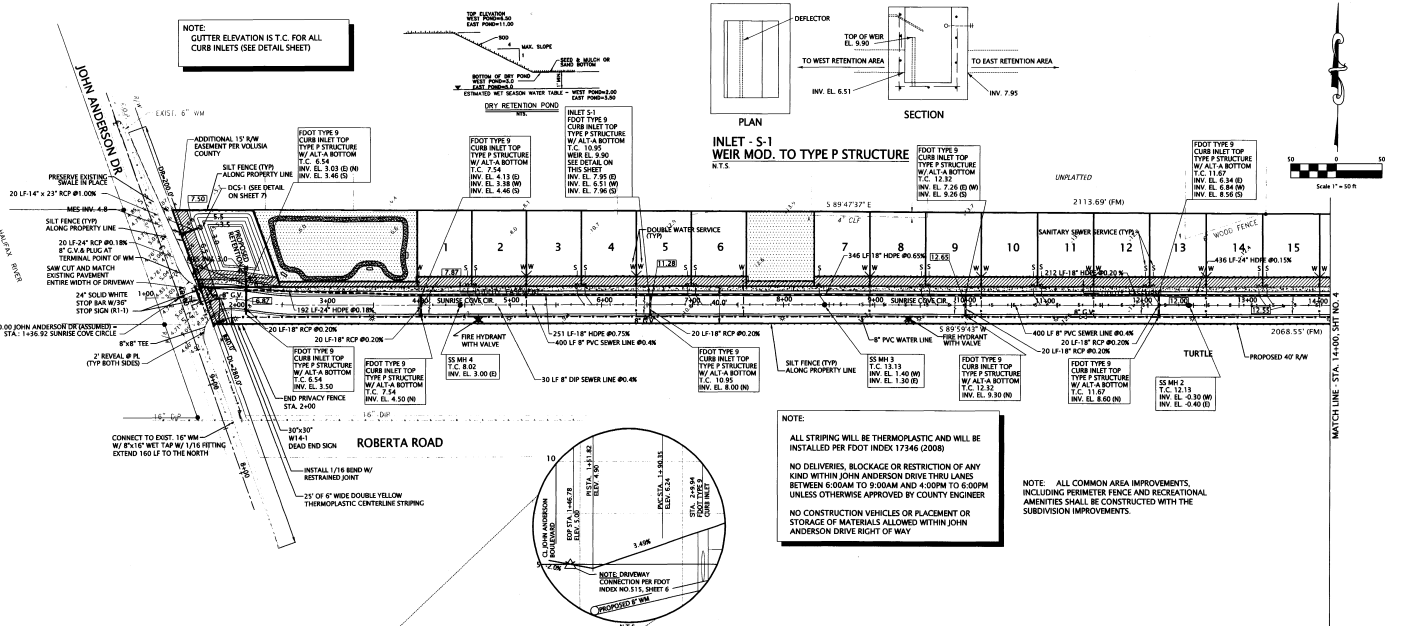


SHEET  
OF

NOTE: CUTTER ELEVATION IS T.C. FOR ALL CURB INLETS (SEE DETAIL SHEET)



INLET - S-1 WEIR MOD. TO TYPE P STRUCTURE

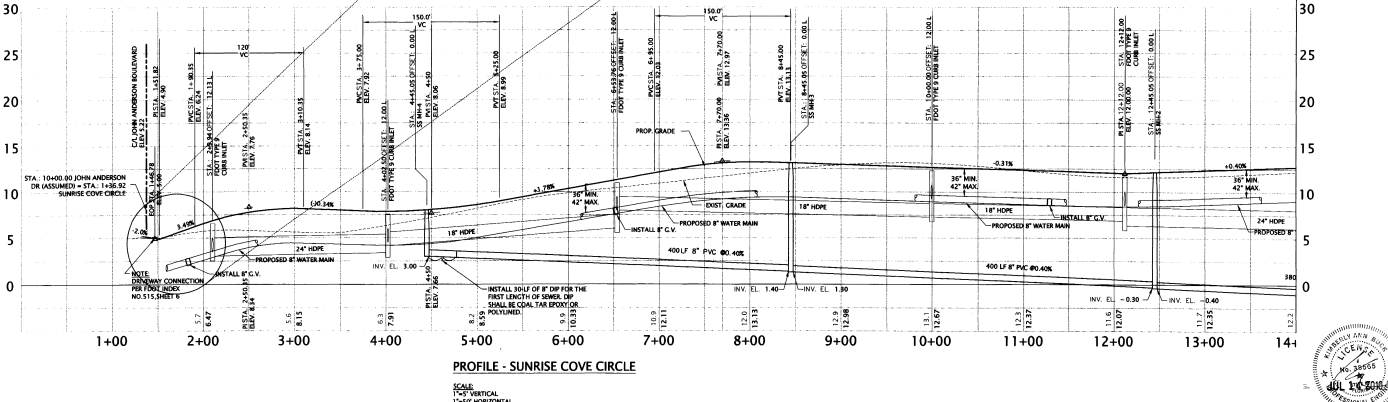


NOTE: ALL STRIPING WILL BE THERMOPLASTIC AND WILL BE INSTALLED PER FDOT INDEX 17346 (2008)

NO DELIVERIES, BLOCKAGE OR RESTRICTION OF ANY KIND WITHIN JOHN ANDERSON DRIVE THRU LANES BETWEEN 6:00AM TO 9:00AM AND 4:00PM TO 6:00PM UNLESS OTHERWISE APPROVED BY COUNTY ENGINEER

NO CONSTRUCTION VEHICLES OR PLACEMENT OR STORAGE OF MATERIALS ALLOWED WITHIN JOHN ANDERSON DRIVE RIGHT OF WAY

NOTE: ALL COMMON AREA IMPROVEMENTS, INCLUDING PERIMETER FENCE AND RECREATIONAL AMENITIES SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS.



PROFILE - SUNRISE COVE CIRCLE

SCALE: 1\"/>

ALANN ENGINEERING  
CONSULTING ENGINEERS  
1815 W. UNIVERSITY BLVD., SUITE 113  
ORLANDO, FLORIDA 32817  
TEL: (407) 731-7300 FAX: (407) 731-7307

**A**

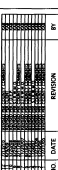
SUNRISE COVE SUBDIVISION  
ORLANDO BEACH, FLORIDA  
PAVING, DRAINAGE, UTILITY PLAN & PROFILE - WEST

REVISION  
NO. DATE BY

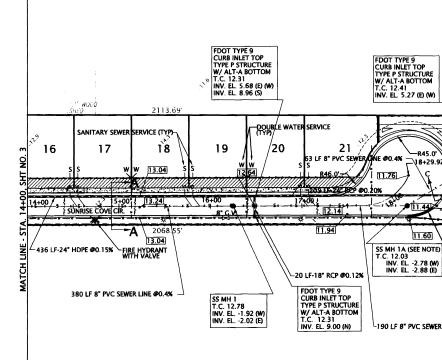
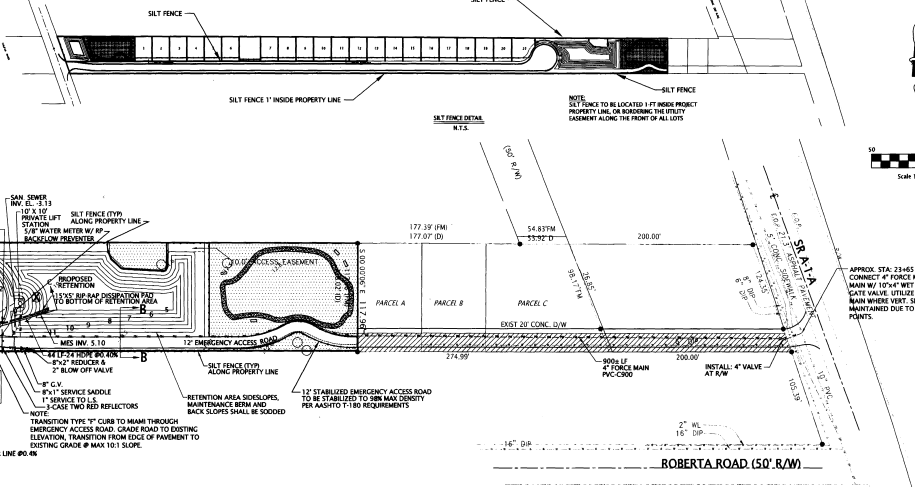
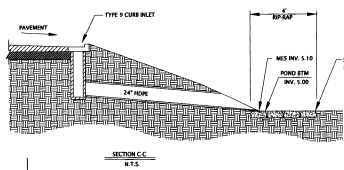
DESIGNED: KAB  
DRAWN BY: CW/CC/JP  
PROJECT: 0407-1  
DATE: 05/26/06  
SCALE: 1\"/>

**REGISTERED PROFESSIONAL ENGINEER**  
STATE OF FLORIDA  
NO. 39855  
EXPIRES 12/31/07

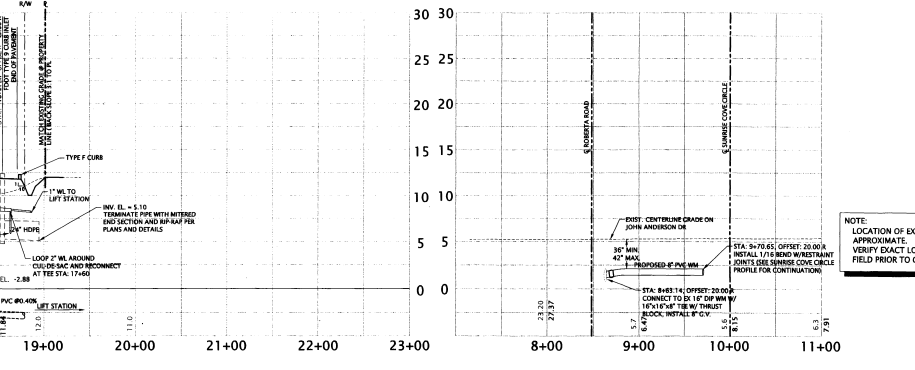
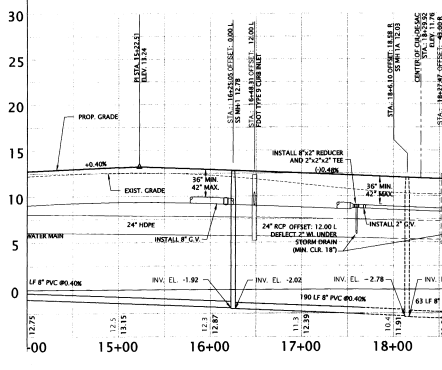
SHEET 2 OF 7



DESIGNER	SKB
DRAWN BY	CM/CG
FILE	0407
PROJECT	0407-1
DATE	02/24/06
SCALE	1"=50'
SHEET	3 OF 7



NOTE:  
SANI. SEWER MH-1A SHALL BE FIBERGLASS OR PVC LINED



NOTE:  
LOCATION OF EXIST. UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD PRIOR TO CONSTRUCTION

