
NOTICE OF PUBLIC MEETING

MARCH 28, 2017 – 6:30PM

**CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION**

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Approval of Minutes
 - a. Approval of the January 24, 2017 minutes
3. Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.
4. Adjourn

NOTICE OF PUBLIC MEETING

MARCH 28, 2017 – 6:30PM

**CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION**

ITEM 2

Approval of the January 24, 2017 minutes

ITEM 3

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: March 17, 2017

Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.

Background:

1. On February 12, 2017, Christopher Comins, Manager for Comins Development I, LLC and property owner submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, March 18, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, March 16, 2017.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth in Section 42-65 of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE or DENY:

"I move to recommend approval/denial to Council for this request to change the zoning from R-2 zoning to Planned Development (PD) zoning on parcels referenced by their Orange County Tax Parcel ID numbers as follows 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and 29-23-30-4986-00-040, also known as 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812, Orange County, Florida.

ITEM 4

Adjournment

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

2017-02-013



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION

**** Per LDC, Chap. 42, Art. III, Sec. 42-61, a \$165.00 filing fee must be attached with EACH application ****

29-23-30-4386-00-010 & 040

Parcel ID#: 29-23-30-0000-00-013

Applicant's Name: Christopher M. Comins, Mgr.
Comins Development I, LLC

Date of Request: December 10, 2015

Owner's Name: Christopher M. Comins, Mgr.
Comins Development I, LLC

Applicant's Address: 9220 Boggy Creek Rd., Suite 118

Owner's Address: 9220 Boggy Creek Rd., Suite 118

City, State, Zip: Orlando, FL 32824-8386

City, State, Zip: Orlando, FL 32824-8386

Applicant's Phone #: _____

Owner's Phone #: _____

Applicant's Email: _____

Owner's Email: _____

Request is hereby made for a change in Zoning Classification from R-2 to PD.

Current Use is: Single Residential Subdivision

Previous Use was: Trailer homes, single residential home plus restaurant.

Reason for request and proposed use (required): The request to rezone the property to PD is to allow the owner to propose a development that complement the character of the area and work in conjunction with the City to promote a high end development.

If Owner owns any adjacent parcels, please list Parcel ID #s: 29-23-30-4389-02-010 & 29-23-30-4389-02-021

Applicant Signature: _____

Owner Signature: [Signature]

****A COMPLETE SURVEY MUST ACCOMPANY ALL REZONING APPLICATIONS****

FOR OFFICE USE ONLY:		
Application Recd On _____	Application Recd By _____	\$165.00 Check #/Cash _____
P&Z Case # _____	P&Z Hearing Date _____	P&Z Board Approved or Denied Application? (circle one)

Sec. 42-65. - Zoning changes.

The council may from time to time amend or supplement the regulations and districts fixed by any code adopted pursuant to this article.

(1) Changes to the Land Development Code.

- a. Proposed changes may be suggested by the council, by the board, or by the mayor.
- b. All proposed changes to the Land Development Code shall be in form of ordinances, and shall follow the notice requirement set forth by the Florida Statutes on adopting ordinances.
- c. The board shall review all proposed changes to the Land Development Code, and prepare a recommendation to the council on the proposed changes.
- d. The council shall hold two readings on all ordinances. The council shall adopt changes to the Land Development Code only after holding at least one advertised public hearing in accordance with Florida Statutes.

(2) Changes to the official zoning map (rezoning of property).

- a. Proposed changes to the official zoning map, hereinafter referred to as rezonings, may be suggested by the council, by the board, by the mayor or by the owner, or agent for the owner, of the property subject to the changes proposed. In the latter case, the owner or agent for the owner, hereinafter referred as the petitioner, shall be required to assume the cost of public notice and other costs incidental to hearings in accordance with section 42-61.
- b. The petitioner shall make application for a rezoning by submitting a completed application, a legal description of the property (complete survey), and a statement of purpose explaining the reason for changing the zoning district classification.**
- c. The board and the council shall make such investigation as it may determine and shall hold a public hearing or hearings, with due public notice and in accordance with Florida Statutes, on all rezoning requests.
- d. The city shall notify the applicable water supplier upon submittal of any rezoning request that would increase water and wastewater demand in order to effectively coordinate water supply planning and ensure capacity and availability.



FLORIDA
ENGINEERING
GROUP

5127 E. Orange Avenue, Suite 200
Orlando, FL 32839
Phone: 407-895-0374
Fax: 407-895-0325

2302 Parkside Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582



2017-02-013

7710 - 29 23 30 3200 00 013

7728 - 29 23 30 4986 00 010

7740 - 29 23 30 4986 00 040

February 12, 2017

Mrs. April Fisher
City Manager
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: **Silver Isles Planned Development/Preliminary Subdivision Plan**
7710, 7728 and 7740 Daetwyler Drive
Belle Isle, FL
Project Description
FEG Project No. 15-084

Dear April;

The proposed project is located north of Daetwyler Drive between Merryweather Drive and Rampart Drive and abuts Lake Conway in the City of Belle Isle, Florida. The project consists of a combination of three parcels with a total land area of approximately 3.791 acres. The project will consist of 28 townhome units with a pool, amenities, a 10-slip boat dock, and 2 observation docks which would be used by the residents of this new community.

The subject site has an existing zoning of R-2 and Future Land use designation of Medium Density Residential (MDR); which has an allowable residential density between 5.6 to 10 dwelling units (du) per acre of developable area. The net developable land area is 3.692 acres and the proposed density is 7.6 dwelling units per acre; which is consistent with the Future Land Use designation.

Background:

The three parcels that comprise this PD request were previously developed as a trailer park with 27 dwelling units, five single residential structures and a restaurant (Larkin Restaurant). A retaining wall exists along the shores of Lake Conway that delineates the upland area and will remain in the proposed development. However, the existing boat ramp and boat docks will be removed as part of this project.

In 2013, the City approved a similar project on the trailer park parcel named Silver Beach Planned Development which consisted of 2.79 acres. The Silver Beach PD was approved for a 16-dwelling unit subdivision with a number of waivers consisting of only providing 13.9% of open space area, reduced corner lot width, 45-foot wide lots, reduced right-of-way width, and a sidewalk waiver. The project was never constructed and, as a result, a new development is being proposed with this submittal.

Planned Development:

The purpose of this PD request is to propose a townhome development consistent with the current character of development in the area. This project will be an in-fill development which will replace the trailer park and the restaurant with an upscale townhome development compatible with the existing residential development pattern in this area. The development will be gated.

The proposed 28 townhome development will be constructed in one phase. As shown on the enclosed PD/PSP plans, the internal access road connects all of the proposed lots to Daetwyler Road. The proposed road will have one-way traffic on 20-foot wide pavement to meet the Fire Department requirement. The access points at Daetwyler were discussed with Orange County Public Works and preliminary approval by their Traffic Engineering Division was obtained. Daetwyler is a County maintained road.

Coordination efforts have been made with Orange County Utilities to allow this project to connect to the existing lift station owned by the Windward on Lake Conway Condominium Homeowner Association (HOA). A final agreement with the HOA and the County will be reached soon. Another option is to construct a private lift station with the proposed development; which would be approved by Orange County Utilities if the developer chooses to pursue this option. OUC will provide the water service to this project. The water system will be owned and maintained by OUC and the sewer system will be privately owned by the HOA.

As previously mentioned, the Future Land Use designation is MDR which requires a minimum of 5.6 dwelling units per acre and a maximum of 10 dwelling units per acre. In view of the residential development trends for this area, the proposed PD zoning will allow the flexibility needed to develop a townhome product that is within the mid-range of densities required by the site's existing Future Land Use designation. The main waiver request is to allow a 10-slip boat dock with a surface area of 3,450 S.F. which exceeds the allowable area of 1,000 S.F. However, given the nature of this development being a townhome project with 12 units fronting the lake, the 10-slip boat dock should prove compatible with the adjacent Winward condominium project which constructed multiple slip docks just to the south of our project. It is important to note that the existing boat ramp on this project site will be removed and four existing docks will be eliminated. In essence, the removal of the boat ramp alone should more than mitigate for the proposed 10 slip boat dock as it will decrease the boat traffic by limiting access to the lake.

I trust this letter and the attached documents provide you with the necessary information to review and approve our requests. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or, by email, at JAbiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Jean Abi-Aoun

Jean M. Abi-Aoun, P.E.
Vice-President



51225 Orange Avenue, Suite 200
Orlando, FL 32826
Phone: 407-895-0324
Fax: 407-895-0325

7802 Parkside Drive, Suite 101
Atlanta, GA 30346
Phone: 1-877-257-1381
Fax: 1-877-652-1587



PLANNING & ZONING MEETING – MARCH 28, 2017

LEGAL DESCRIPTION: NORTH

TRACT 1: THAT PART OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY PAVED ROAD.

TRACT 2: BEGINNING AT A POINT WHICH IS 825.5 FEET SOUTH AND 1792.85 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING, BEING IN THE ORIGINAL GOVERNMENT MEANDER LINE OF THE EASTERLY SHORE OF "LAKE CONWAY"; RUN WITH THE SAID ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST, 75.18 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH THE EXTENSION OF SAID SOUTH LINE, WESTERLY 64.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET ON THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED FROM THE UNITED STATES COAST AND GEODETIC SURVEY DATUM THENCE WITH SAID 86.4 FOOT CONTOUR LINE NORTH 0 DEGREES 29 MINUTES WEST, 75.0 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3, EXTENDED WESTERLY; THENCE WITH NORTH LINE EASTERLY 70.0 FEET TO THE POINT OF BEGINNING.

TRACT 3: THE NORTH 160 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY ROAD.

TRACT 4:

BEGINNING AT A POINT 666.53 FEET SOUTH AND 1784.45 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2, OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L. PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, RUN THENCE WITH THE ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST 160.38 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF THE NORTH 160 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH SAID LINE WEST 70.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET IN THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY DATUM; THENCE WITH THE SAID 86.4 CONTOUR LINE, NORTH 15 DEGREES 33 MINUTES EAST, 166.08 FEET TO A 4" X 4" CONCRETE MONUMENT IN THE SOUTH LINE OF SILVER BEACH SUBDIVISION; THENCE WITH SAID LINE EAST 36.5 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF TRACTS 3 AND 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION CREATED: A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGHWATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 06 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

TRACT 5:

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGH WATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 06 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

CONTAINS 116,262 SQUARE FEET OR 2.6690 ACRES MORE OR LESS.

PLANNING & ZONING MEETING - MARCH 28, 2017

LEGAL DESCRIPTION: SOUTH

LOTS 1 THROUGH 4, LARKINVILLE USA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Mayor
Lydia Pisano

Interim City Manager
April Fisher

Planning & Zoning
Board

Nicholas Fouraker
Chairman
District 7

David Woods
Vice Chairman
District 1

Chris Shenefelt
District 2

Shawn Jarvis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

John McLeod
District 6

March 16, 2017

«Parcel»
«FullName»
«FullName2»
«Address»
«City», «STZIP»

APPLICANT: Christopher M. Comins, Comins Development I, LLC
P&Z CASE #2017-02-013
REQUEST 7710, 7728 and 7740 Daetwyler Drive
Parcel ID # 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and
29-23-30-4986-00-040

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, March 28, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for approval as follows:

Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC – Christopher M. Comins property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely,

Yolanda Quiceno
CMC-City Clerk

Parcel	FullName	FullName2	Address	City	StZip
3023290000000010	FOX HOLLOW ASSOCIATES LTD		2001 BLUE HERON BLVD W	RIVIERA BEACH	FL 33404
3023290000000013	7710 DAETWYLER LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
3023290000000043	FOX HOLLOW ASSOCIATES LTD		ATTEN: LORI MEADER 2001 BLUE HERON BLVD W	RIVIERA BEACH	FL 33404
3023294986000010	COMINS DEVELOPMENT I LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
3023294986000040	COMINS DEVELOPMENT I LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
3023298036020010	CLARKE PETER D		2607 OVERLAKE AVE	ORLANDO	FL 32806
3023298036020020	GENTILE MICHAEL J	GENTILE LISA A	7606 DAETWYLER DR	ORLANDO	FL 32812
3023298036020050	ARENZ BRAD W	ARENZ PAULA R	2610 RAETHN ST	ORLANDO	FL 32806
3023298036030010	COLON PURA M		3516 MERRYWEATHER DR	ORLANDO	FL 32812
3023298036030030	MARTIN GARY J	MARTIN CAROL V	4750 ROSEWOOD DR	ORLANDO	FL 32806
3023298036030040	BAKER JOHN R		7612 SIMMS AVE	ORLANDO	FL 32812
3023298036030050	MOLEDO JAMES M		647 NIDA DR	MELBOURNE	FL 32935
3023298036030060	CODDINGTON EQUITIES LLC		1867 WIND HARBOR RD	BELLE ISLE	FL 32809
3023298036030070	LACEY FORREST G	LACEY DONNA L	7617 DAETWYLER DR	ORLANDO	FL 32812
3023298036030080	DENNISON KANEYO		7613 DAETWYLER DR	ORLANDO	FL 32812
3023298036030090	PENUELAS ROYMAN JORGE		3501 MERRYWEATHER DR	ORLANDO	FL 32812
3023298036031000	PINTO BENIGNO ANTONIO	PINTO LUZ E	3508 MERRYWEATHER DR	ORLANDO	FL 32812
3023298036031112	WIKSTROM MELANIE ROSE		3500 MERRYWEATHER DR	ORLANDO	FL 32812
3023298040000010	DUFF JAMES A		PO BOX 149489	ORLANDO	FL 32814
3023298040000020	FRANKLIN BARBARA A ROOT		7639 DAETWYLER DR	ORLANDO	FL 32812
3023298040000030	CONNER CHARLES D	CONNER THERA M	6602 MITCHELL LN SW	MABLETON	GA 30126
3023298040000040	THOMAS SHARON IVA KAY JENSEN		C/O VENETIA MICHELLE LEATHERBARROW 7627 DAETWYLER DR	ORLANDO	FL 32812
3023298040000050	CASSANELLI LEONARD		7626 SIMMS AVE	ORLANDO	FL 32812
3023298040000060	SMIESTA STEVEN D	SMIESTA PAULETTE M	7632 SIMMS AVE	ORLANDO	FL 32812
3023298040000070	RICHENBERG BRANDYN M		7638 SIMMS AVE	ORLANDO	FL 32812
3023298040000080	CARLTON PAULA DENISE	KEIL CARL DAVID	7644 SIMMS AVE	ORLANDO	FL 32812
3023298040130010	DUFF JAMES A LIFE ESTATE	REM.: JAMES A DUFF TRUST	3500 RAMPART DR	ORLANDO	FL 32812
3023298040130020	MCHENRY LUKE		3506 RAMPART DR	ORLANDO	FL 32812
3023298040130030	HUNTER DAVID R		3512 RAMPART DR	ORLANDO	FL 32812
3023298040130040	SHOUP STEPHEN A		3518 RAMPART DR	ORLANDO	FL 32812
3023298040130050	WINDWARD ON LAKE CONWAY CONDOMINIUM ASSN INC		PO BOX 568846	ORLANDO	FL 32856
3023298040130060	KACZMAREK LINDA L		7824 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
3023298040130070	KACZMAREK STANLEY P		C/O DAVID OLIVENCIA TRUSTEE 7824 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL 32812
3023298040130080	D AND Y FAMILY TRUST		7824 HOLIDAY ISLE DRIVE UNIT 103	ORLANDO	FL 32812
3023298040130090	MANCITO THERESA		121 W 15TH ST APT 6E	NEW YORK	NY 10011
3023298040130100	ALAVI SEPEHR		7824 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL 32812
3023298040130110	FOSTER DORIS	BUCKNER JAMIE N	7824 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL 32812
3023298040130120	BUCKNER STEVEN E		501 DIPLOMAT PKWY	HALLANDALE BEACH	FL 33009
3023298040130130	SIRANG NADER		818 ELMCROFT BLVD	ROCKVILLE	MD 20850
3023298040130140	KINDT CAROL A		TREADWAY COTTAGE 9 TREADWAY LN	PAGET	XX PG (BERMUDA)
3023298040130150	SOWERBY GERALD	SOWERBY OLIVE	7830 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
3023298040130160	MCPHERSON LEONARD	MCPHERSON VERONICA	C/O JANICE S BELL TRUSTEE 246 NW PAINT RD	CACHE	OK 73527
3023298040130170	JANICE S BELL REVOCABLE TRUST		7860 HOLIDAY ISLE DR UNIT 103	ORLANDO	FL 32812
3023298040130180	KENNEDY SHERILL		7830 HOLIDAY ISLE DR UNIT 104	ORLANDO	FL 32812
3023298040130190	ALFORD ANGELA		1450 WASHINGTON BLVD APT 609S	STAMFORD	CT 06902
3023298040130200	O'CONNELL COLLEEN		5018 MONET AVE	BELLE ISLE	FL 32812
3023298040130210	WALDRON DANIEL		47 ANN ST APT 3F	NEW YORK	NY 10038
3023298040130220	SANCHEZ FERNANDO		7836 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL 32812
3023298040130230	SOWERBY GERALD	SOWERBY OLIVE	9 TREADWAY COTTAGE TREADWAY LANE	PAGET P G	XX OA (BERMUDA)
3023298040130240	BAKER CHRISTINE	BAKER DANIEL	7836 HOLIDAY ISLE DR UNIT 201	ORLANDO	FL 32812
3023298040130250	BOXX NATHANIEL		7836 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL 32812
3023298040130260	SMARTT MICHAEL SHANE	MARTIN CRAIG TRAPPER	7836 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL 32812

302329957636301	TIERNEY DENNIS	7836 HOLIDAY ISLE DR UNIT 301	ORLANDO	FL 32812
302329957636302	AMUNDSON JOEL	7836 HOLIDAY ISLE DR UNIT 302	ORLANDO	FL 32812
302329957636303	ANDREW G ROLFE TRUST	842 BINGHAM RD	RIDGEWOOD	NJ 07450
302329957642101	CANNON RICHARD J	7842 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
302329957642102	DECKER SCOTT A	133 LOST BEACH LN	PONTE VEDRA BEACH	FL 32082
302329957642103	MENARD KEVIN P	581 CAMP DIXIE RD	PASCOAG	RI 02859
302329957642104	CASACCIA JOSEPH	4407 W VASCONIA ST	TAMPA	FL 33629
302329957642105	ROSAS ERNESTO LIFE ESTATE	7842 HOLIDAY ISLE DR UNIT 105	ORLANDO	FL 32812

TIERNEY LINDA

DECKER KIMBERLY B
MENARD LAURIE M

REM: DANIEL ROSAS



PLANNED DEVELOPMENT/ PRELIMINARY SUBDIVISION PLAN FOR **SILVER ISLES TOWNHOME PROJECT** **7710, 7728, AND 7740 DAETWYLER DRIVE** **BELLE ISLE, ORANGE COUNTY, FLORIDA**

PARCEL I.D. Nos. 29-23-30-4986-00-010, 29-23-30-4986-00-040, AND 29-23-30-4986-00-013

OWNER/APPLICANT: COMINS DEVELOPMENT
9145 NARCOOSSEE RD. #102
ORLANDO, FL 32832
PHONE: 407-281-8455

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504

SURVEYOR: IRELAND & ASSOCIATES SURVEYING INC
1300 INTERNATIONAL PKWY #2001
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366

PERMITTING AGENCIES

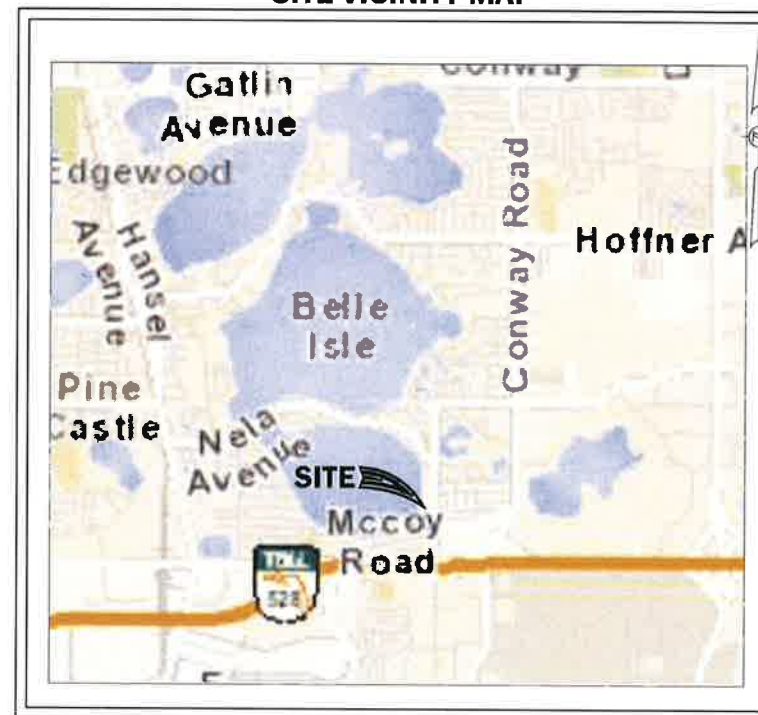
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
F.D.E.P.: NOTICE OF INTENT (NPDES PERMIT)
CITY OF BELLE ISLE: SUBDIVISION PLAN APPROVAL
ORLANDO UTILITIES COMMISSION: WATER SYSTEM PERMITS

UTILITY COMPANIES

WATER: (407) 434-2576
WASTEWATER: (407) 254-9764
WASTEWATER: (407) 246-3525
ELECTRIC: (407) 905-3321
TELEPHONE: (561) 997-0240
CABLE: (407) 532-8509
CABLE: (352) 516-3824

ORLANDO UTILITIES COMMISSION
ORANGE COUNTY UTILITIES
CITY OF ORLANDO BUREAU OF WASTEWATER
DUKE ENERGY
AT&T
SPECTRUM
COMCAST CABLE COMMUNICATIONS

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET**
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 1 OF 2**
- C-3 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 2 OF 2**
- C-4 SITE GEOMETRY PLAN**
- C-5 PRELIMINARY SITE DRAINAGE & UTILITY PLANS**



Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. ER-0006955

JEAN M. ABRAHAM, P.E.
LICENSE NO. 45528

SCHEDULE B - Section II
EXCEPTIONS:

Issued by: Westcor Land Title Insurance Company
Underwriter: Absolute Title of Central Florida, LLC
Plant File #: 15-36809
Agent File #: AT-300
Effective Date: August 17, 2015 @ 8:00 AM

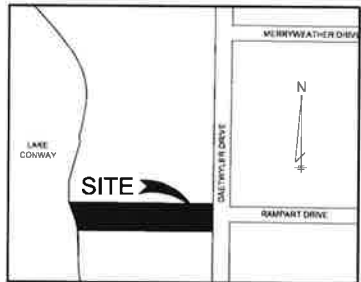
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage therein covered by this Commitment. **Not Applicable to the Survey.**
 2. Rights or claims of parties in possession not shown by the Public Records. **Not Applicable to the Survey.**
 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoining land. **Not Applicable to the Survey.**
 4. Easements or claims of easements not shown by the Public Records. **Not Applicable to the Survey.**
 5. Taxes or special assessments which are not shown as existing liens by the public records. **Not Applicable to the Survey.**
 6. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable. **Not Applicable to the Survey.**
 7. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 15, Page 16, of the Public Records of Orange County, Florida. **Subject to Adverse as Shown.**
 8. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 4010, Page 178, of the Public Records of Orange County, Florida. **Subject to Adverse as Shown.**
 9. Subject to Land Use Agreement with the City of Belle Isle recorded in Official Records Book 3614, Page 764, of the Public Records of Orange County, Florida. **Subject to Adverse as Shown.**
 10. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees. **Not Applicable to the Survey.**
 11. Reservations affecting rights in Oil, Gas or any other Minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Official Records Book 3757, Page 1223, of the Public Records of Orange County, Florida. **Not Applicable to the Survey.**
- (No determination has been made as to the current record holder of such mineral interest). Element of coverage 3b of the Florida Form 9 comprehensive Endorsement issued herewith, if any, shall not apply with respect to this item.
12. Riparian rights and littoral rights, if any, incident to the land. **Not Applicable to the Survey.**
 13. The inalienable rights of the public to use the navigable waters covering lands described herein. **Not Applicable to the Survey.**
 14. Title to any portion of the land lying below the ordinary high water mark of Lake Conway, unaffected by fills, man-made jetties and bulkheads. **Not Applicable to the Survey.**
 15. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Insured land. **Not Applicable to the Survey.**

ALTA / ACSM Land Title Survey

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4, LARKINVILLE USA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

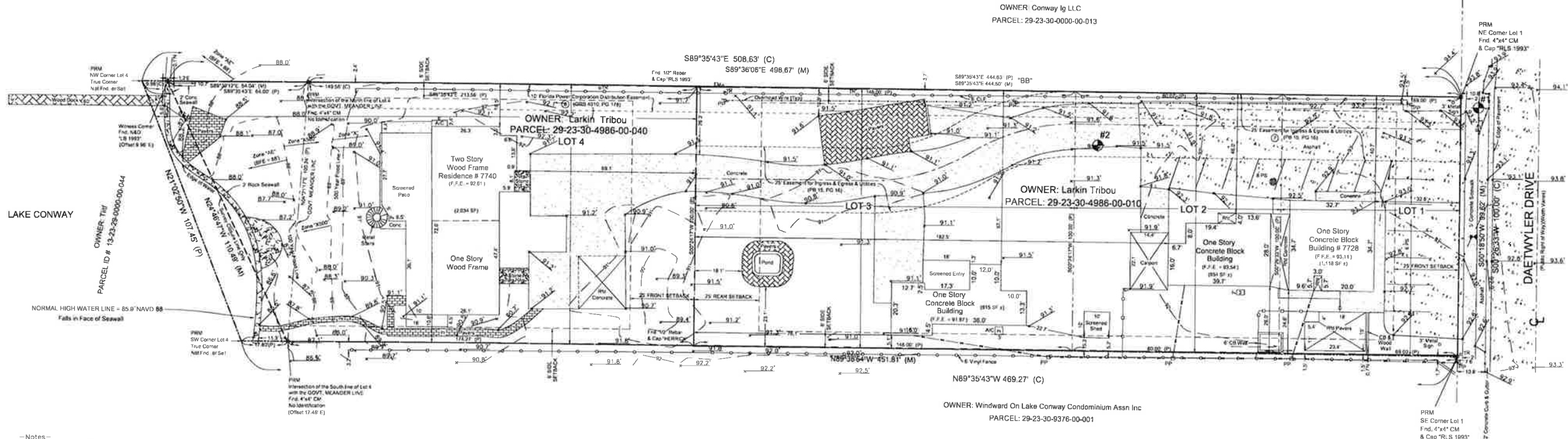
CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.



Vicinity Map
Scale: NTS

-Benchmark Information-
Orange County Datum Elevation: 91.3499'
2 1/2" Orange County Brass Disk in Headwall on East Side of Daetwyler for B-6 Canal
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-
#1
Nail & Disk "Benchmark LB7623"
Elevation: 93.49'
#2
Nail & Disk "Benchmark LB 7623"
Elevation: 91.43'



-Notes-

- >Survey is Based upon the Legal Description Supplied by Client.
- >Building Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Fenders have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.
- >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Gross Land Area: 48,895 Square Feet or 1.1225 Acres more or less
Setback Requirements:

Front: 25'
Side: 8'
Rear: 25'

Rear: 50' from NWML ELEV= 85.9' NOV 29 (NOT RE-ESTABLISHED BY THIS SURVEY)

Zoning: R-2 (RESIDENTIAL 2)

Square Footage of Buildings: 5,021 Square Feet more or less
Parking Space Size: 14 Spaces (Handicap) 0 Spaces

There has been NO observable evidence of earth moving work, building construction or building additions within recent months. There has been NO observable evidence of recent street or sidewalk construction or repairs.

Vehicle Access to Subject Property is provided by: DAETWYLER DRIVE

-Legend-

- | | | | |
|------------------------------------------------|--------------------|--------------------------------|-------------------------|
| • = BOLLARD | R = Radius | ☉ = FDOT Storm Manhole | ☐ = Concrete Power Pole |
| C = Calculated | RAC = Radius & Cap | ☉ = FIRE DEPARTMENT CONNECTION | ☐ = Wood Power Pole |
| E = Centerline | R.D. = Radius Div | ☉ = FIBER OPTIC CABLE | ☉ = Sanitary Manhole |
| CB = Concrete Block | Rec = Recovered | FOCB = FIBER OPTIC CABLE BOX | ☉ = Sanitary Valve |
| CM = Concrete Monument | Rid = Rooted | ☉ = Fire Hydrant | SB = Setback |
| Conc = Concrete | Set = Set | ☉ = HANDICAP PARKING | ☉ = Storm Inlet |
| D = Description | Rebar = Rebar | ☉ = HANDICAP RAMP | ☉ = SIGNAL POLE |
| DE = Drainage Easement | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = TELEPHONE MANHOLE |
| Esml = Easement | Rebar = Rebar | ☉ = Guy Anchor | ☉ = Storm Manhole |
| F.E.M.A. = Federal Emergency Management Agency | Rebar = Rebar | ☉ = HANDICAP PARKING | ☉ = TELEPHONE BOX |
| FFE = Finished Floor Elevation | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = TELEPHONE RISER |
| Fnd = Found | Rebar = Rebar | ☉ = HANDICAP PARKING | ☉ = TRAFFIC LIGHT POLE |
| L = Length (Arc) | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = TRAFFIC SIGNAL BOX |
| NAD = North American Datum | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = TRAFFIC PANEL |
| N.R. = Non-Radiating | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = Transformer |
| ORB = Official Records Book | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = Gas Valve |
| P.B. = Plat Book | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = Water Valve |
| P.C. = Point of Curvature | Rebar = Rebar | ☉ = Chain Link Fence | ☉ = Water Meter |
| Pg. = Page | Rebar = Rebar | ☉ = Chain Link Fence | |
| PI = Point of Intersection | Rebar = Rebar | ☉ = Chain Link Fence | |
| P.O.B. = Point of Beginning | Rebar = Rebar | ☉ = Chain Link Fence | |
| P.O.L. = Point on Line | Rebar = Rebar | ☉ = Chain Link Fence | |
| PRM = Permanent Reference Monument | Rebar = Rebar | ☉ = Chain Link Fence | |
| PT = Point of Tangency | Rebar = Rebar | ☉ = Chain Link Fence | |
| R = Radius | Rebar = Rebar | ☉ = Chain Link Fence | |

Ireland & Associates
Surveying, Inc.

1301 S. International Parkway Suite 2001

Lake Mary, Florida 32746

www.irelandsurveying.com

Office - 407.678.3366

Fax - 407.320.8165

Flood Zone: X Community Number: 12095C Pave: 0430F Date: 08/25/2009

SITE ADDRESS: 7728 Daetwyler Drive, Orlando, FL 32812 (Parcel ID # 29-23-30-4986-00-010)

Revisions

Revised 10-13-15: Added Topographic Survey

Added Lot 4: 08-21-15

Scale: 1" = 20' Approved By: PKI Drawn By: DC

Field Date: 08-11-15 PKI Revised By: PKI

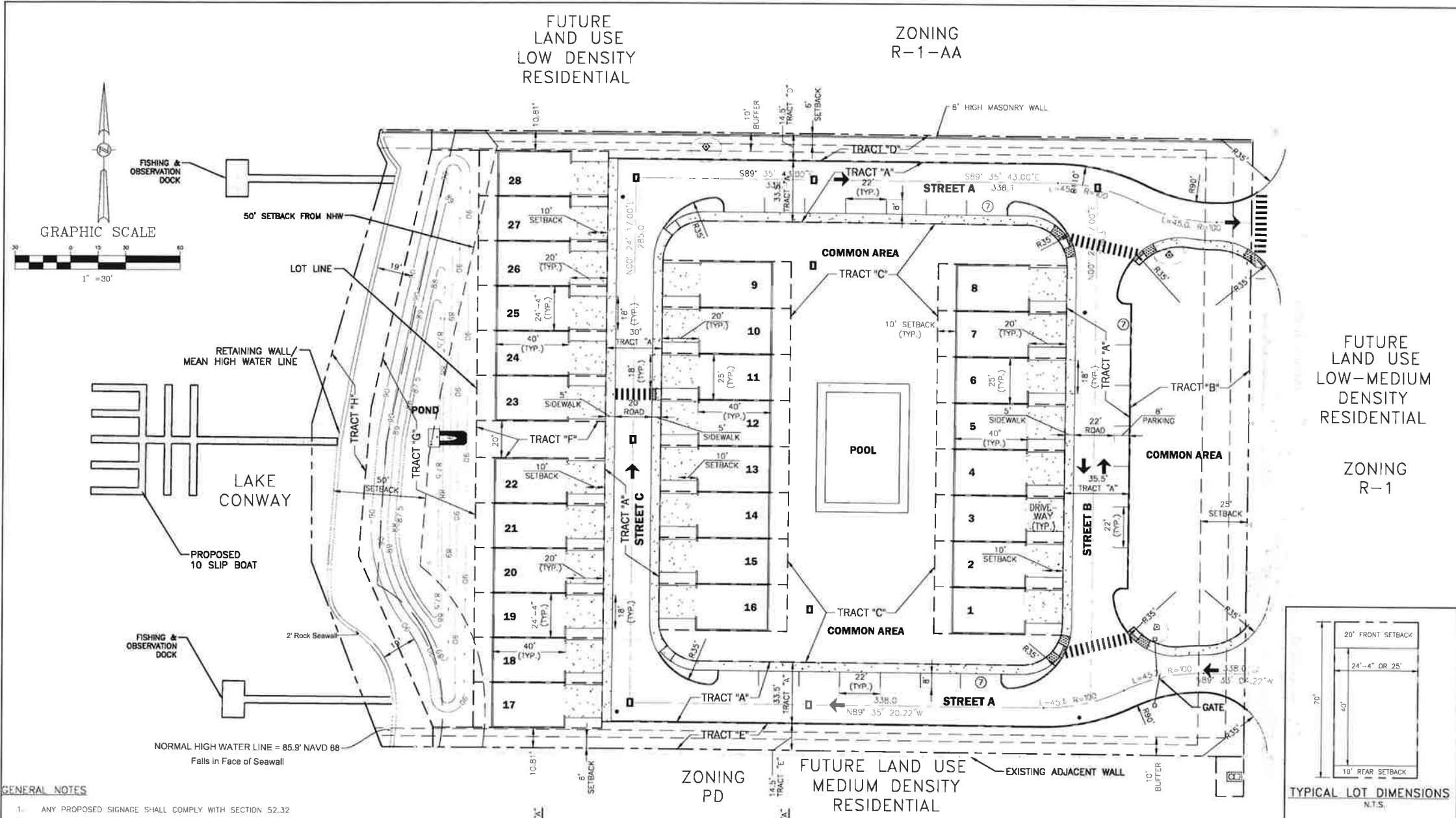
ALTA / ACSM Land Title Survey Certified To:

Christopher Corbins

Absolute Title of Central Florida, LLC

Westcor Land Title Insurance Company

File Number: IS-23149



SITE
PROPERTY LOCATION:
SECTION, TOWNSHIP, RANGE: SECT. 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST
PARCEL ID: 29-23-30-4986-00-010
29-23-30-4986-00-040
29-23-30-0000-00-013

FUTURE LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: R-2
EXISTING USE: MOBILE HOME PARK, RESIDENTIAL DWELLING, RESTAURANT
PROPOSED ZONING: PD
PROJECT AREA: 3,791 ACRES

NET DEVELOPABLE LAND:
GROSS ACREAGE: 3,791 ACRES
NO WETLANDS: 0.0 ACRES
LAKE CONWAY JURISDICTIONAL AREA: 0.099 ACRES
NET DEVELOPABLE LAND: 3,692 ACRES

RESIDENTIAL LOT INFORMATION:
BUILDING SETBACKS
FRONT: 20'
SIDE: 0'
SIDE: 0'
REAR: 10'
(*) THE SETBACK FROM LAKE CONWAY SHALL BE 50' FROM NORMAL HIGH-WATER ELEVATION.

MAJOR STREET SETBACK FROM DAETWYLER: 55' FROM THE CENTERLINE

TOWNHOME LOTS:
24'-4" LOT WIDTH PROPOSED (LOTS 17-28)
25' LOT WIDTH PROPOSED (LOTS 1-16)
TOTAL LOTS: 28 LOTS

MINIMUM LOT SIZE - PROPOSED: 1703 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET

ALLOWABLE NET RESIDENTIAL DENSITY: 5.6-10 DU/AC
PROPOSED NET RESIDENTIAL DENSITY: 7.6 D.U./ACRE

OPEN SPACE AND RECREATION AREA CALCULATIONS:
OPEN SPACE/RECREATION AREA REQUIRED: 0.923 ACRES
(3,692 ACRES X 25% = 0.923 AC.)
OPEN SPACE PROVIDED:
TRACT "B": 0.319 ACRES
TRACT "C": 0.553 ACRES
TRACT "D": 0.168 ACRES
TRACT "E": 0.167 ACRES
TRACT "F": 0.032 ACRES
TRACT "G": 0.032 ACRES
PORTION OF TRACT "H": 0.116 ACRES
TOTAL AREA: 1,355 ACRES
TOTAL PERCENTAGE: 36.7%

TOTAL PROJECT AREA CALCULATIONS

TRACT	USE	AREA	%	OWNERSHIP
TRACT "A"	ACCESS, DRAINAGE & UTILITIES	0.887 ACRE	23.40%	HOA
TRACT "B"	OPEN SPACE/GREEN AREA	0.319 ACRE	8.41%	HOA
TRACT "C"	OPEN SPACE/GREEN AREA	0.553 ACRE	14.59%	HOA
TRACT "D"	OPEN SPACE/GREEN AREA	0.168 ACRE	4.43%	HOA
TRACT "E"	OPEN SPACE/GREEN AREA	0.167 ACRE	4.41%	HOA
LOTS	LOT 1 - LOT 28	1,116 ACRES	29.44%	
TRACT "F"	OPEN SPACE/GREEN AREA	0.032 ACRE	0.84%	HOA
TRACT "G"	POND	0.334 ACRE	8.61%	HOA
TRACT "H"	OPEN SPACE/GREEN AREA	0.215 ACRE	5.67%	HOA
TOTAL AREA:		3,791 ACRES	100.00%	

WAIVER REQUESTS

ITEM	CODE	REQUIRED	PROVIDED	JUSTIFICATION
DOCK LENGTH	4B-32(2)	ADJACENT DOCK LENGTH	130'	THE PROPOSED DOCK LENGTH IS SIMILAR TO THE EXISTING DOCK ON THE SUBJECT PROPERTY.
TOTAL DOCK & SLIP AREA	4B-32(3)	1,000 SF NOT INCLUDING WALKWAY	3,540 SF	THE PROPOSED SLIP AND DOCK AREA IS SIMILAR IN SCOPE TO THE EXISTING DOCK ON THE ADJACENT WINDWARD PROPERTY.

KEY NOTES

- 1-1/2" TYPE S-III ASPHALT COMPACTED TO 95% OF LAB DENSITY; MARSHALL STABILITY 1,500 lbs.
- 6" CRUSHED CONCRETE BASE COMPACTED TO 98% MAXIMUM DENSITY. ALTERNATIVE BASE: 6" LIMESTONE COMPACTED TO 98% MAXIMUM DENSITY, MINIMUM LBR 100
- 9" STABILIZED SUBGRADE (FBV 75 PSI) COMPACTED TO A MIN. OF 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY VALUE (AASHTO T-180)
- 3,000 PSI CONCRETE WITH FIBER MESH, TYP.
- 6" COMPACTED SUB-GRADE TO @ LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

LOT AREA TABLE

LOT	AREA, SF	AREA, AC.	LOT	AREA, SF	AREA, AC.
1	1772.16	0.041	17	1726.67	0.040
2	1750.00	0.040	18	1703.33	0.039
3	1750.00	0.040	19	1703.33	0.039
4	1750.00	0.040	20	1703.33	0.039
5	1750.00	0.040	21	1703.33	0.039
6	1750.00	0.040	22	1726.67	0.040
7	1750.00	0.040	23	1726.67	0.040
8	1773.33	0.041	24	1703.33	0.039
9	1773.33	0.041	25	1703.33	0.039
10	1750.00	0.040	26	1703.33	0.039
11	1750.00	0.040	27	1703.33	0.039
12	1750.00	0.040	28	1726.67	0.040
13	1750.00	0.040			
14	1750.00	0.040			
15	1750.00	0.040			
16	1772.16	0.041			

STREET 'A' W/ PARKING TYPICAL SECTION
SCALE: N.T.S.

STREET 'C' INTERNAL ROADWAY TYPICAL SECTION
SCALE: N.T.S.

STREET 'B' INTERNAL ROADWAY TYPICAL SECTION
SCALE: N.T.S.

ADT TRAFFIC DATA PER ITE AVERAGE DAILY TRAFFIC
TOWNHOME LOTS = 28 x 5.61 = 163 TRIPS PER DAY

PEAK HOUR TRAFFIC
TOWNHOME LOTS = 28 x 0.52 = 11 TRIPS PER HOUR

PLANNED DEVELOPMENT/ PRELIMINARY SUBDIVISION PLAN FOR SILVER ISLES
7710, 7728, AND 7740 DAETWYLER DRIVE
BELLE ISLE, ORANGE COUNTY, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	KS	JAA	JAA

PROJECT NO. 15-084
SCALE 1"=30'
DATE DECEMBER 11, 2015
SHEET NO. C-4
SHEET 4 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006955
JEAN M. ABRAHAM, P.E.
LICENSE NO. 45126

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE SANITARY SEWER SERVICE SYSTEM SHALL MEET ORANGE COUNTY UTILITIES STANDARDS AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH PAVEMENT FINISHED GRADES OR DIRT GRADES AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR WALKWAY AREAS SHALL HAVE BRASS RING & PLUG TOPS. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WASTEWATER NOTE

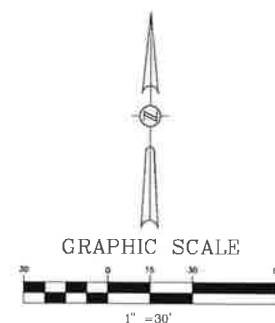
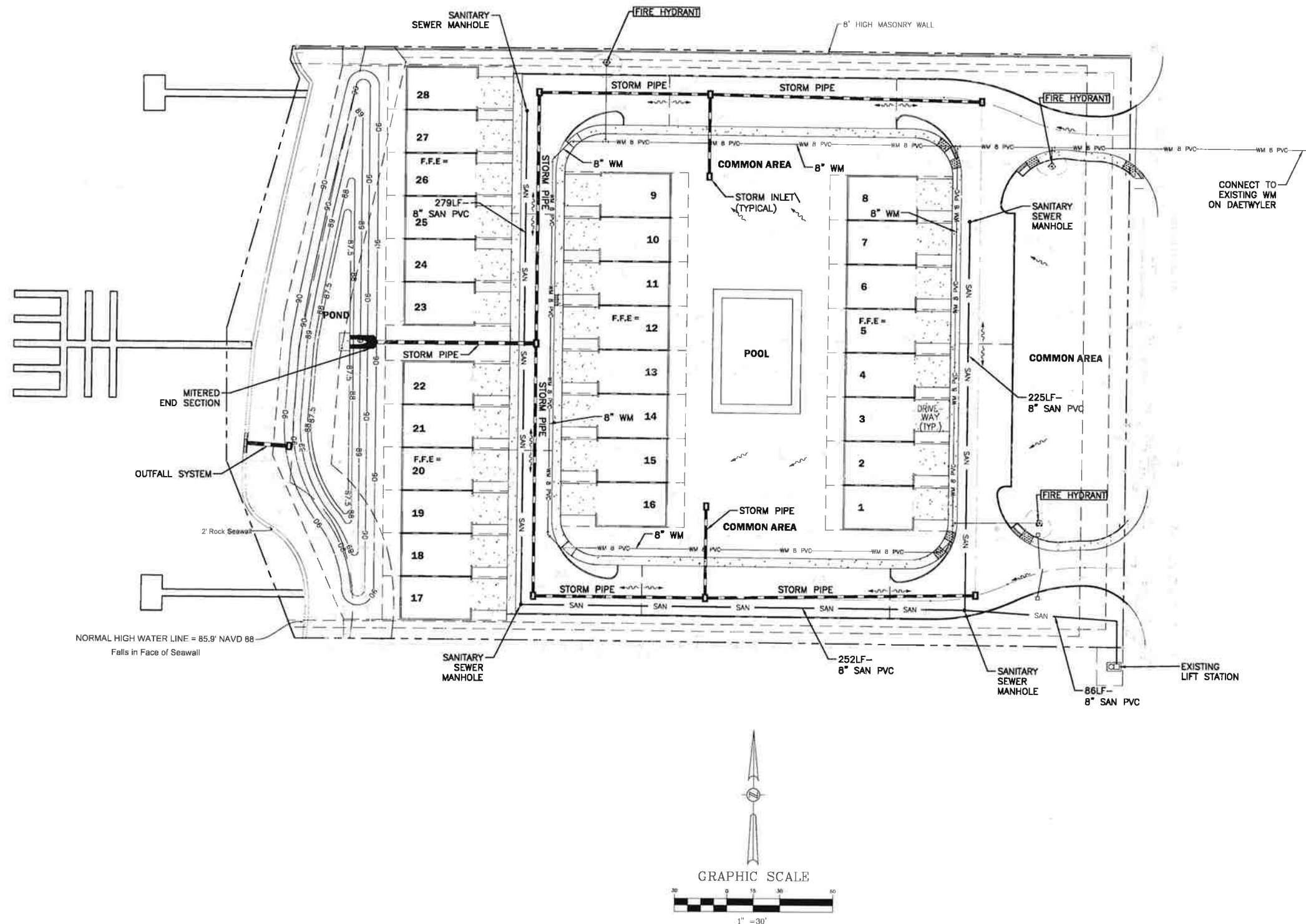
LOTS SHALL BE SERVED BY A GRAVITY SEWER COLLECTION SYSTEM WHICH WILL DISCHARGE INTO AN EXISTING LIFT STATION LOCATED ON THE ADJACENT WINDWARD ON LAKE CONWAY PROPERTY. A UTILITY AGREEMENT WILL BE IN PLACE AND APPROVED BY ORANGE COUNTY PRIOR TO THE FINAL CONNECTION.

STORMWATER MANAGEMENT SYSTEM

THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET WATER QUALITY STANDARDS OF THE CITY OF BELLE ISLE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE IMPERVIOUS AREA IS DESIGNED UP TO 55%.

IMPERVIOUS AREA CALCULATIONS:

PAVEMENT & SIDEWALK AREA:	0.876 ACRES
DRIVEWAY AREAS:	0.231 ACRES
ROOF AREA:	0.538 ACRES
TOTAL IMPERVIOUS:	1.747 ACRES
PERCENT IMPERVIOUS:	46.08%



NOT VALID FOR
CONSTRUCTION UNLESS
SIGNED IN THIS BLOCK

DATE	REVISIONS	BY	CHECKED

PLANNED DEVELOPMENT/
PRELIMINARY SUBDIVISION PLAN
FOR
SILVER ISLES
7710, 7728, AND 7740 DAETWYLER DRIVE
BELLE ISLE, ORANGE COUNTY, FLORIDA

FEG FLORIDA
ENGINEERING
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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE DRAINAGE AND UTILITY PLANS

DESIGNED BY JAA	DRAWN BY KS	CHECKED BY JAA	APPROVED BY JAA
--------------------	----------------	-------------------	--------------------

PROJECT NO. 15-084
SCALE 1"=30'
DATE DECEMBER 11, 2015
SHEET NO. C-5
SHEET 5 OF 5

FLORIDA ENGINEERING GROUP, P.C. CERTIFICATE NO. EB-0006595
JEAN M. ABADUN, P.E. LICENSE NO. 45126