



**DEPARTMENT OF
COMMUNITY
DEVELOPMENT**

Dave Tomek
Administrator

Joe Johnston
Deputy Administrator

Susan E. Caswell, AICP
Assistant Administrator

William Grimes
Building Official

Ken Brown
Customer Care Director

Mahmoud Najda P.E.
Development Review
Director

Kerry Godwin, AICP
Planning & Design
Director

Kelly Haddock
Current Planning Director

**Osceola
County**

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-8650
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www.osceola.org

December 19, 2018

Sent via email: tomtompkins@me.com

Thomas Tompkins
State Housing and Development, Inc.
1731 Old Boggy Creek Road
Kissimmee, Florida 34744

RE: PD18-00011 – Approval to amend and restate the previously approved Sunset Oaks Planned Development (PD15-00019) by increasing the western stormwater area, moving residential structure east approximately 150 feet, moving the detached garage structures to the interior of the parcel, and reducing the garage size to a single door. The subject property is generally located north of Grandview Boulevard, west of Scotty's Road, and at the west end of Pine Island Road where it terminates at the eastern shore of Lake Tohopekaliga.

Dear Mr. Sanchez,

Your request for a modification to the Sunset Oaks Planned Development (PD), **PD18-00011**, was **granted** by the Osceola County Board of County Commissioners at their meeting on **December 10, 2018**. The PD was approved with the Special Conditions listed below:

Special Conditions:

- 1) Construction materials and building design must resemble single family residential character or a manor home to include, but not limited to, roof materials, siting, step back, massing, stepped elevation both horizontally and vertically.
- 2) All windows located on the 3rd floor, side façades of the building shall have opaque glass.
- 3) All dumpsters and/or recycling bins shall be fully enclosed and have opaque doors. The doors shall remain closed at all times other than during garbage disposal or collection. Dumpster enclosure shall be architecturally compatible with the character of the property's principal structure. Dumpsters shall be easily accessible by a pick-up service without causing a stoppage of vehicular traffic on adjacent roadways.
- 4) Prior to SDP approval, the developer will work with TWA (service provider) to develop a study area to address necessary infrastructure improvement for water service, fire service, and wastewater service based upon the project's impact.
- 5) The multi-slip dock shall be located equidistant from the north and south property lines or as close as possible based on environmental permitting.
- 6) In addition to walls and landscaping, the garages shall be located at the greatest distance possible from the north and south property lines.
- 7) Outdoor storage shall be prohibited behind the garages.



- 8) The appearance of a surface parking lot shall be reduced through the use of stamped concrete that resembles pavers, at a minimum for parking spaces in front of the garage doors, and landscaping islands located between parking areas.
- 9) Revised SDP plans shall show the location of any trees to be removed from the Right-of-Way; and avoid removal to the maximum extent feasible.

The PD Master Plan date stamped "Received * 10/12/2018", has been approved and is attached for your reference.

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Planning & Design Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC) or other development regulations in effect at the time of development.

If we can be of further assistance, please contact me at (407) 742-0293, or Photenie.Burnett@osceola.org.

Respectfully,

A handwritten signature in black ink, appearing to read "P. Burnett", is written over a horizontal line.

Photenie Burnett
Senior Planner

Cc: Kelly Haddock, kdol@osceola.org
Cori Carpenter, cori.carpenter@osceola.org
Broc Althafer, balthafer@osc-eng.com
PD18-00011 Record File

ATTACHMENTS:

PD18-00011 Approved PD Master Plan date stamped "Received * 10/12/2018"

SUNSET OAKS

**Section 2, Township 26S, Range 28E
Osceola County, Florida
Parcel ID# 26-25-29-3140-0005-0126**

Osceola Family Limited Partnership
attn: Tom Thompson
1731 Old Boggy Creek Road
Kissimmee, FL 34744

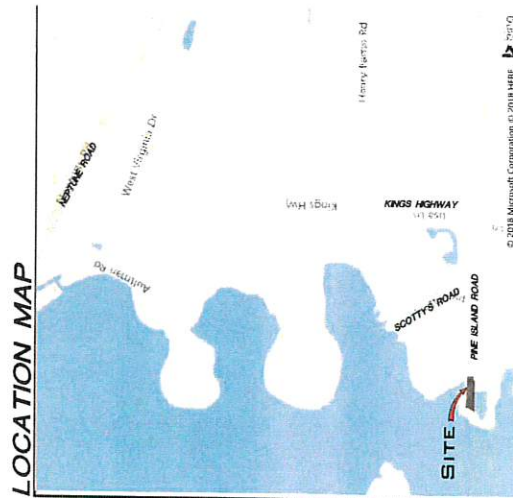
PREPARED BY



**OSCEOLA
ENGINEERING
INCORPORATED**

CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
 1003 FLORIDA AVENUE, SAINT CLOUD, FL 34169
 PHONE 407.891.0452 FAX 407.891.9173

DATE PREPARED: OCTOBER 2018



DRAWING INDEX

1	COVER SHEET
2	LEGAL DESCRIPTION & SKETCH
3	MASTER DEVELOPMENT PLAN
4	DEVELOPMENT PLAN - EAST END
5	DEVELOPMENT PLAN - WEST END
6	GENERAL NOTES
7 - 8	DETAILS
10	OFFSITE IMPROVEMENTS PLAN

RECEIVED
OCT 12 2018
BY:



OSCEOLA ENGINEERING INCORPORATED
Civil Engineers
Environmental Engineers
Landscape Architects
Land Planners &
Transportation Engineers

Osceola Engineering Incorporated
Certificate of Authorization
Number 00028295
1008 Florida Avenue
City of Saint Cloud
Florida 34709
Telephone (407) 891-0482
Facsimile (407) 891-9773
P.O. Box 1008

Sunset Oaks

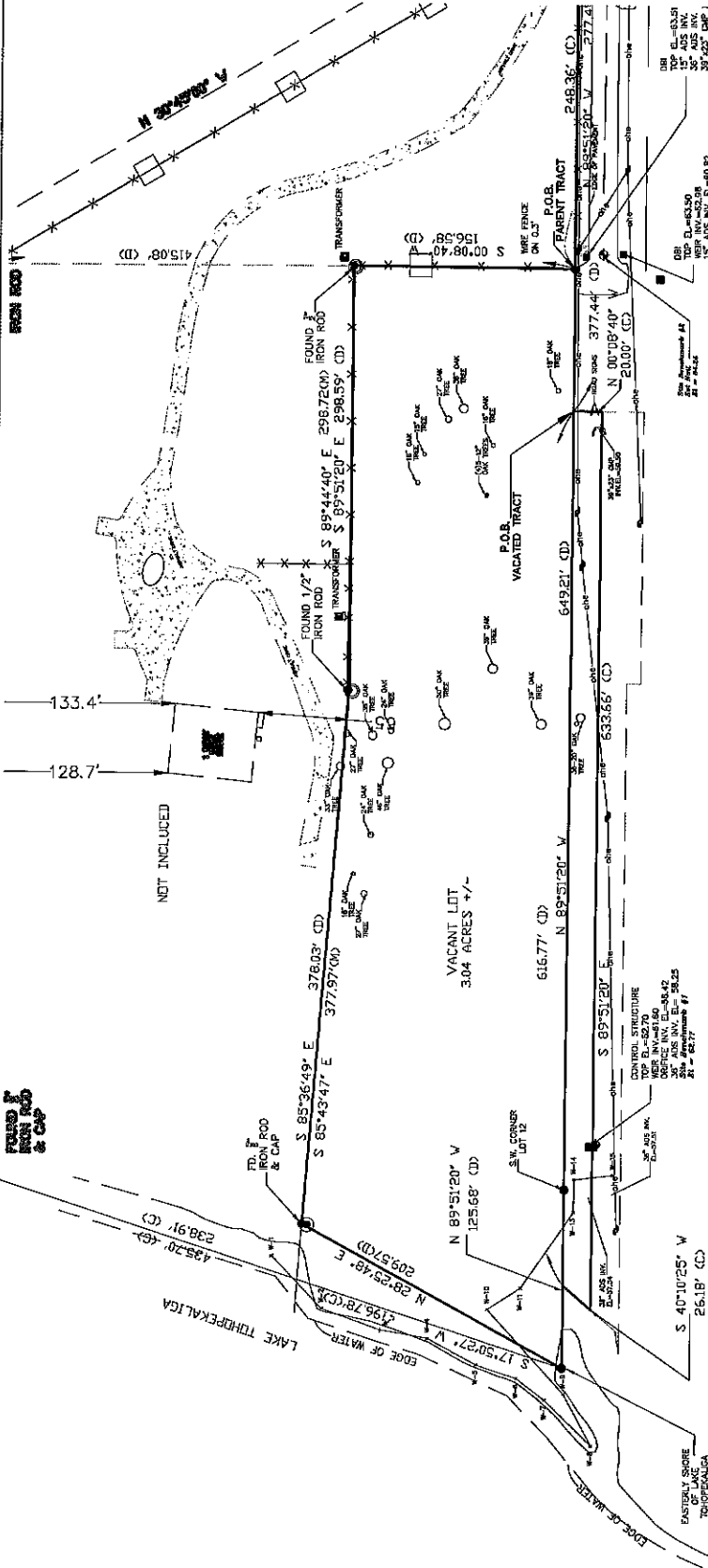
Legal Description & Sketch

Sec 28, Twp 25 S, Rng 28 E
Osceola County, Florida



Scale: 1" = 80'
Date: OCTOBER 2018

SHEET 2



PORTION OF LOT 12, BLOCK 5, OF THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 8, PAGES 65 AND 66 OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 12, BLOCK 5; THENCE RUN N 89 DEGREES 51 MINUTES 20 SECONDS W ALONG THE NORTH RIGHT-OF-WAY OF PINE ISLAND ROAD, 277.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89 DEGREES 51 MINUTES 20 SECONDS W ALONG SAID NORTH RIGHT-OF-WAY LINE, 648.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE RUN N 89 DEGREES 51 MINUTES 20 SECONDS W 125.68 FEET TO THE EASTERLY SHORE OF LAKE TOHOPEKALIGA; THENCE RUN NORTHERLY ALONG SAID SHORE LINE 210 FEET, MORE OR LESS (WITNESS LINE OF SAID SHORE LINE BEARS N 28 DEGREES 25 MINUTES 53 SECONDS E 209.57 FEET); THENCE DEPARTING SAID SHORE LINE RUN S 85 DEGREES 36 MINUTES 49 SECONDS E 378.03 FEET; THENCE RUN S 89 DEGREES 51 MINUTES 20 SECONDS E 288.59 FEET; THENCE RUN S 00 DEGREES 08 MINUTES 08 SECONDS W 156.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF A PLATTED 40 FOOT ROAD RIGHT OF WAY AS SHOWN ON THE PLAT OF "THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK "B" PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; TOGETHER WITH A PORTION OF A 10 FOOT DEDICATED RIGHT OF WAY, AS SHOWN ON THE PLAT OF "LEGAL POINT-UNIT TWO", AS RECORDED IN PLAT BOOK 11, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALL LYING IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 5, OF "THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK "B" PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N 89°51'20" W, ALONG THE SOUTH LINE OF SAID LOT 12, AND THE NORTH RIGHT OF WAY LINE OF A 40 FOOT PLATTED ROAD, AS SHOWN ON SAID PLAT, A DISTANCE OF 377.44 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, N 89°59'58" W, A DISTANCE OF 816.77 FEET, TO A POINT ON THE SAFE UPLAND LINE OF WEST LAKE TOHOPEKALIGA, AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (66.5 CONTOUR); THENCE DEPARTING SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE ON A BEARING OF S 40°10'25" W, ALONG SAID SAFE UPLAND LINE, A DISTANCE OF 26.18 FEET, THENCE S 89°51'20" E, A DISTANCE OF 633.66 FEET, THENCE N 00°08'40" W, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.04 ACRES +/-



Civil Engineers
Environmental Engineers
Landscape Architects
Land Planners &
Transportation Engineers

address:
Ocala Engineering Incorporated
Certificate of Authorization
number# 00020295
1003 Florida Avenue
City of Saint Cloud
Florida 34709
telephone: (407) 891-0482
facsimile: (407) 891-9773
PROJECT:

Sunset Oaks

Master Development Plan

location:
Sec 28, Twp 25 S, Rng 28 E
Ocala County, Florida



Date: OCTOBER 2018
SHEET 3

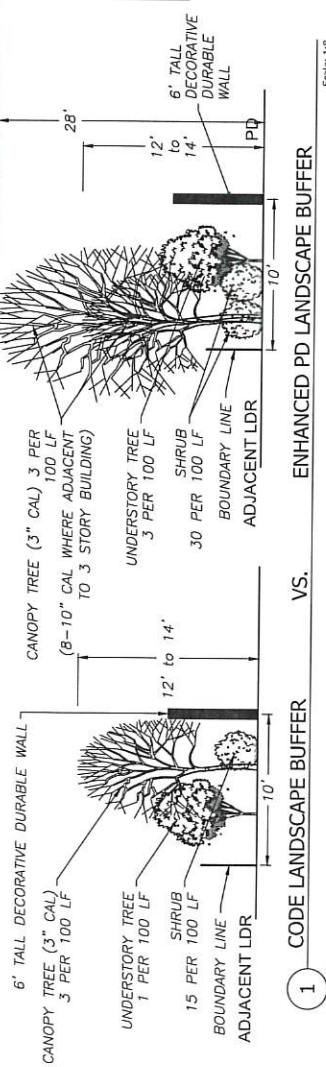
OSCEOLA ENGINEERING, INC. is a professional engineering firm licensed in the State of Florida. The firm is not responsible for the design or construction of any structure or facility shown on this drawing. The firm is responsible for the design and construction of the engineering work shown on this drawing. The firm is not responsible for the design or construction of any structure or facility shown on this drawing. The firm is responsible for the design and construction of the engineering work shown on this drawing.

RECREATION CALCULATION		PROVIDED	REQUIRED
DWELLING UNITS		14 UNITS	
AREA		SF	ACRE
INTERIOR RECREATION		1,600	0.32 **
EXTERIOR RECREATION		4,300	0.20 ***
Total		5,900	0.08
Total		5,900	0.08

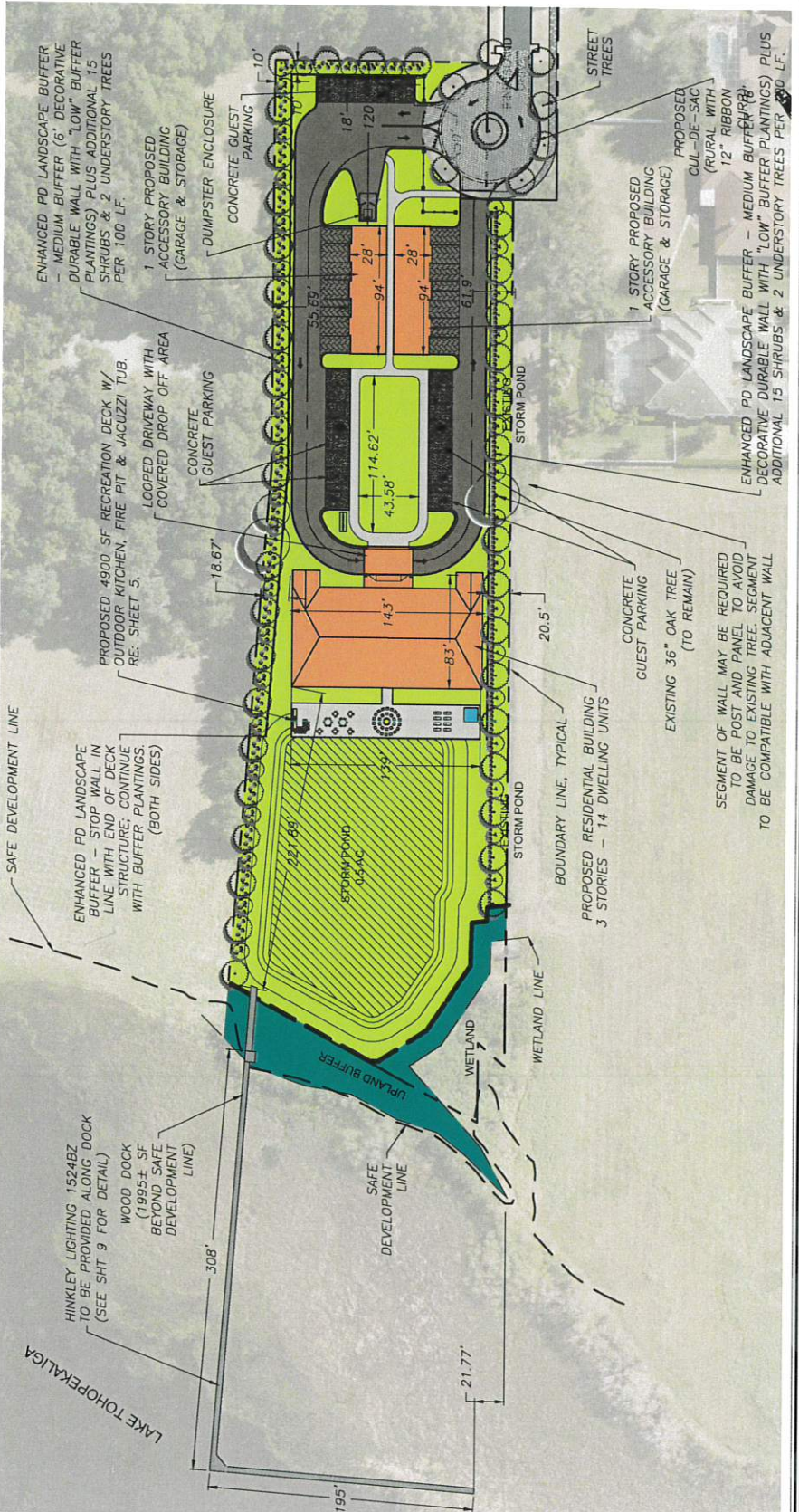
** One (1) acre per every five thousand (5,000) square feet of interior recreation facilities or portion thereof.
*** One (1) acre per every twenty five thousand (25,000) square feet of non-building recreational facilities or portion thereof.

OPEN SPACE CALCULATION		%
BUILDING		11.937
GARAGE NORTH		2.562
GARAGE SOUTH		2.562
ASPHALT		26.713
CONCRETE		3.813
TOTAL		47.587
TOTAL		100.000

Protected wetlands and storm water management areas are shown in green. All other areas are open space area, but cannot comprise more than 65% of the required open space.



Scale: 1/8"





Civil Engineers

Environmental Engineers

Landscape Architects

Land Planners &

Transportation Engineers

OSCEOLA

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Florida 34789
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PROJECT

Sunset Oaks

DRAWING

Development Plan - East End

LOCATION

Sec 28, Twp 25 S, Rng 28 E
Osceola County, Florida

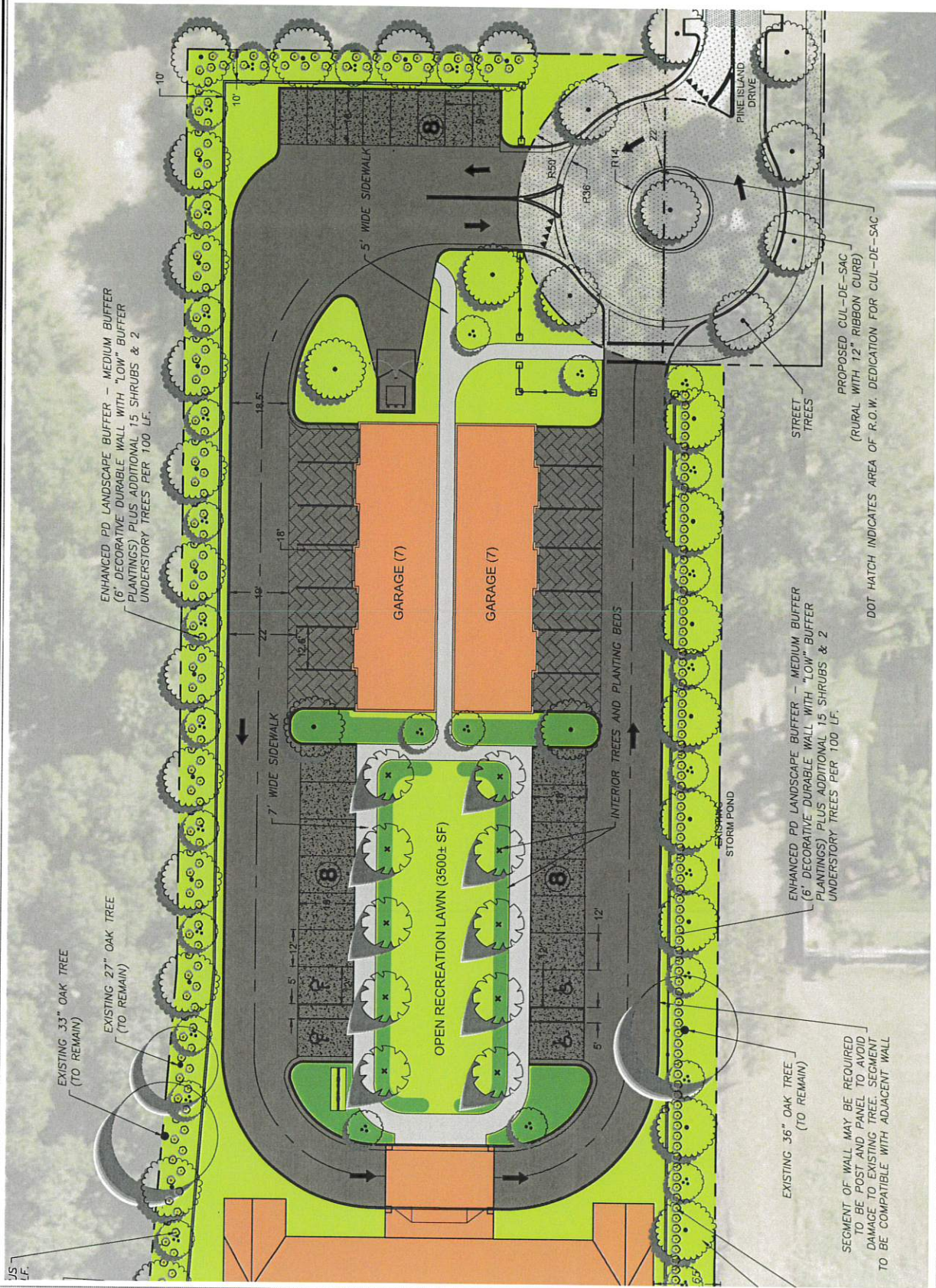


Scale: 1" = 30'

Date: OCTOBER 2018

SHEET 4

OSCEOLA ENGINEERING INCORPORATED
1003 FLORIDA AVENUE, SUITE 100
SAINT CLOUD, FLORIDA 34789
TEL: (407) 891-0452
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WWW.OSCEOLAENGINEERING.COM





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Transportation Engineers

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number# 00028285
1003 Florida Avenue
City of Saint Cloud
Florida 34799
telephone: (407) 891-0462
facsimile: (407) 891-8773

project:

Sunset Oaks

drawing:

**Development
Plan - West
End**

location:

Sec 28, Twp 25 S, Rng 29 E
Osceola County, Florida

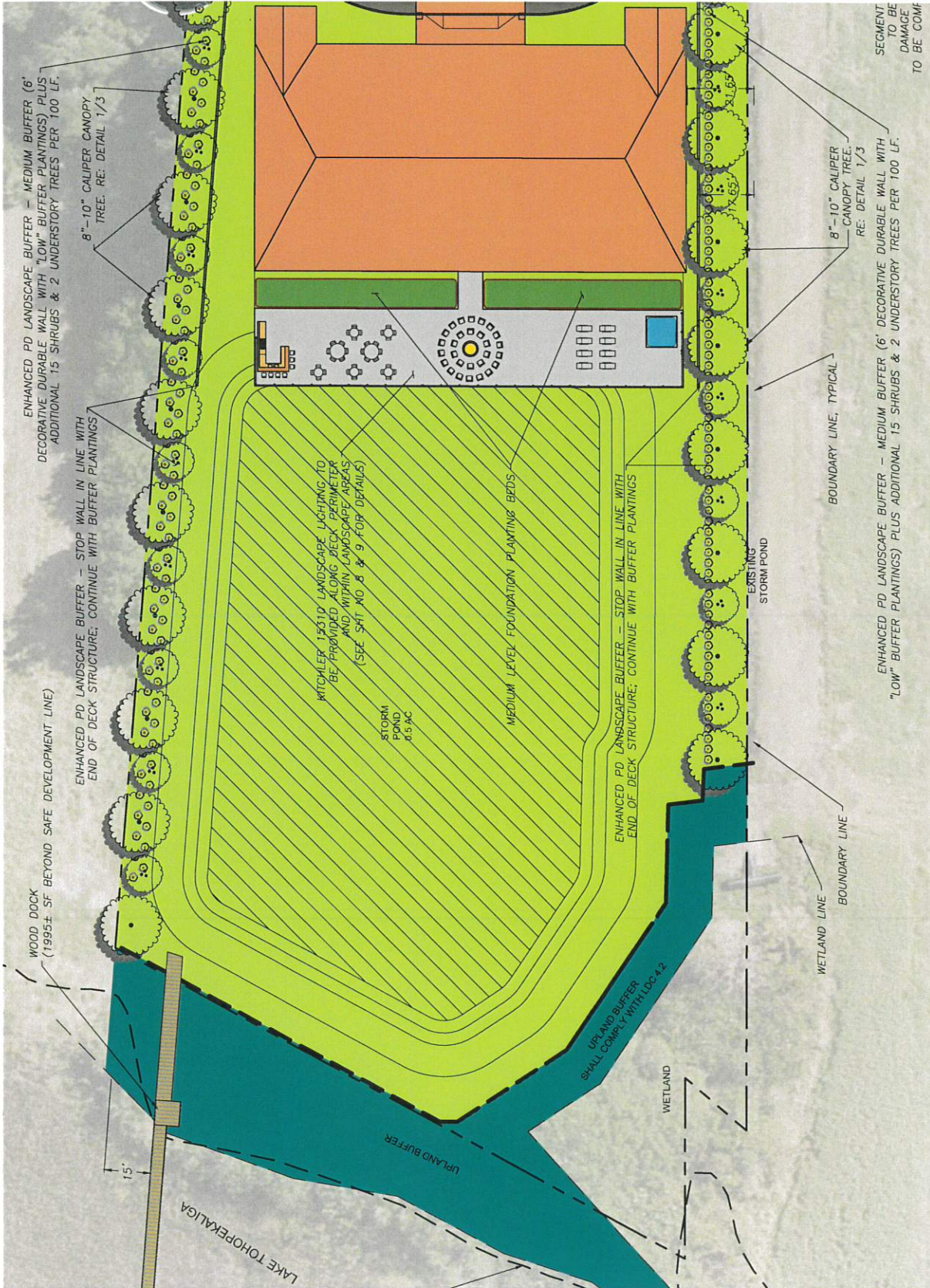


Scale: 1" = 30'
0 15' 30'

Date: OCTOBER 2018

SHEET 5

OSCEOLA ENGINEERING, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE STATE OF FLORIDA. THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAVE BEEN REVIEWED AND APPROVED BY THE PROFESSIONAL ENGINEER IN CHARGE, WHOSE NAME AND LICENSE NUMBER ARE PRINTED ON THIS SHEET.



PROPERTY LOCATION :

THE SITE IS LOCATED NORTH OF GRANDVIEW BLVD. WEST OF SCOTTY'S ROAD AT THE END OF PINE ISLAND ROAD, AT THE TERMINUS AT THE EASTERN SHORE OF LAKE TOHOPEKALIGA.

PROPERTY AREA :

THIS SITE CONTAINS APPROXIMATELY 3.04± AC

PHASING STATEMENT :

THIS PROJECT WILL BE COMPLETED IN 1 PHASE.

PARCEL ID: 26-25-29-3140-0005-0126 **PARCEL FLU:** LDR **ZONING:** PD

MINIMUM LOT STANDARDS : ALLOWABLE 3 STORIES PROPOSED 3 STORIES

MAXIMUM ALLOWABLE BUILDING HEIGHT: 20% 16%

MAXIMUM BUILDING COVERAGE: 80U/AC 4.60U/AC

MAXIMUM DENSITY: 80U/AC 4.60U/AC

MINIMUM BUILDING SET BACKS :

USE	NORTH	SOUTH	EAST	WEST
DETACHED GARAGE	17'	35'	100'	100'
PRIMARY STRUCTURE	18'	20'	100'	65'
DUMPSTER ENCLOSURE	20'	20'	20'	20'
JACUZZI SPA TUB	30'	30'	30'	30'
FIRE PIT	30'	30'	30'	30'
OUTDOOR KITCHEN	30'	30'	30'	30'

LANDSCAPE BUFFERS :

REFER TO DEVELOPMENT PLAN FOR LANDSCAPE BUFFER DETAILS

SOILS:

ACCORDING TO THE SOIL SURVEY OF OSCEOLA COUNTY, FLORIDA THIS PROPERTY CONSISTS PRIMARILY OF IMMOKALEE FINE SAND AND RIVERIA FINE SAND.

FLOOD STATEMENT:

PER FEMA COMMUNITY PANEL NUMBER 12097C0069G EFFECTIVE JUNE 18, 2013, THE SITE LIES PARTIALLY WITHIN ZONE AE (EL. 57 NAVD88) INSIDE OF THE 500 YEAR FLOOD PLAIN

TRAFFIC STATEMENT:

PER ITE 9TH EDITION, THIS SITE WILL GENERATE 105 DAILY TRIPS AND 9 NEW PM PEAK HOUR TRIPS BASED ON USE 270 (RESIDENTIAL PUD)

WASTE MANAGEMENT:

A VALET WASTE COLLECTION SERVICE WILL BE UTILIZED TO TRANSPORT WASTE FROM THE RESIDENTIAL STRUCTURE TO THE WASTE MANAGEMENT CONTAINER. DETAILS OF THIS VALET SERVICE WILL BE INCLUDED IN THE PROPERTY'S GOVERNING DOCUMENT.

SITE LIGHTING:

1. THE PROPERTY ASSOCIATION WILL ENTER INTO A LEASE AGREEMENT WITH THE KISSIMMEE UTILITY AUTHORITY (KUA) TO PROVIDE SITE LIGHTING. TEARDROP STYLE FIXTURES WILL BE USED, WITH POLE SPACING TO BE ULTIMATELY DESIGNED BY KUA.
2. IF TEARDROP LIGHT FIXTURES, WALL PACKS OR OTHER LIGHT FIXTURES ARE PLACED ON THE SITE, THEY SHALL BE DESIGNED TO PREVENT DIRECT VIEW OF LIGHT SOURCE OR LENS FROM ADJACENT PROPERTY BOUNDARIES OR UTILIZE ALTERNATIVE STANDARDS TO REDUCE INTENSITY OF THE LIGHT THROUGH A SITE DEVELOPMENT PLAN (SDP) AS OUTLINED IN THE LAND DEVELOPMENT CODE, CHAPTER 4, ARTICLE 4.7, SECTION 4.7.11. TEARDROP LIGHT SHALL NOT BE HIGHER THEN 18 FEET.

PROJECT DESCRIPTION:

THE SITE IS PROPOSED TO BE DEVELOPED AS A FOURTEEN (14) UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT FOR FIFTY-FIVE AND OLDER RESIDENTS. THE INTENT OF THE DEVELOPMENT IS TO PROVIDE AN UPSHALE, LOW MAINTENANCE HOUSING OPTION FOR RESIDENTS THAT MAY BE DOWNSIZING OR RELOCATING TO BE CLOSER TO FAMILY OR FRIENDS IN THE AREA.

THE LAYOUT OF THE DEVELOPMENT INCLUDES CLUSTERING OF RESIDENCES AND GARAGES TO LIMIT IMPACT TO EXISTING CANOPY TREES ON THE PROPERTY. THE BUILDING FOOTPRINT WILL CLOSELY MIMIC THE SURROUNDING RESIDENTIAL LOTS IN TERMS OF BUILDING COVERAGE AND MULTISTORY CHARACTER. LANDSCAPE BUFFERS WILL BE PROVIDED ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES TO PROVIDE A VISUAL SCREEN OF THE PROJECT FROM THE NEIGHBORS. LANDSCAPING WITHIN THE BUFFER AND THE PROJECT OPEN SPACES WILL CONSIST OF A MIX OF CANOPY TREES, UNDERSTORY TREES, SHRUBS, AS WELL AS TURF GRASS AND SCREEN WALLS. LANDSCAPED AREAS WILL BE MAINTAINED IN A MANNER SUCH THAT HEALTHY GROWTH OF PLANT MATERIAL IS MAINTAINED IN PERPETUITY.

EACH TWO-BEDROOM RESIDENCE WILL BE PROVIDED WITH A PRIVATE PATIO/BALCONY. A COMMON DECK LOCATED ON THE REAR OF THE MAIN STRUCTURE AND A LAKE ACCESS AVENUE WILL BE SHARED AMONG THE RESIDENTS. THE SITE PROVIDES ACCESS TO LAKE TOHOPEKALIGA TO A SINGLE LAKEFRONT LOT. THE PROJECT BOUNDARY, RATHER THAN LIMITING ACCESS TO A SINGLE LAKEFRONT LOT.

PARKING:

EACH RESIDENTIAL UNIT WILL BE PROVIDED WITH A ONE-CAR GARAGE WHICH IS SEPARATED FROM THE MAIN RESIDENTIAL STRUCTURE. IN ADDITION TO PROVIDING RESIDENT PARKING, ACCESS APPROACHES WILL BE LOCATED IN FRONT OF EACH GARAGE TO PROVIDE ADDITIONAL PARKING FOR RESIDENTS. TWENTY-FOUR (24) ADDITIONAL PARKING STALLS WILL BE PROVIDED ONSITE FOR ADDITIONAL RESIDENTS AND GUESTS. PARKING SHALL OTHERWISE BE PROVIDED IN ACCORDANCE WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE.

GARAGE STRUCTURES WILL BE 12 FT. X 30 FT. AND WILL BE ARCHITECTURALLY COMPATIBLE WITH THE CHARACTER OF THE DEVELOPMENT'S PRIMARY RESIDENTIAL STRUCTURE. THE GARAGES WILL BE FULLY ENCLOSED, AND SHALL HAVE OPAQUE DOORS WHICH WILL REMAIN CLOSED AT ALL TIMES OTHER THAN TEMPORARY PERIODS FOR ACCESS.

PARKING REQUIRED:

RESIDENTIAL UNITS 14 @ 2 PER UNIT = 28 SPACES

PARKING PROVIDED (INCLUDING 4 HANDICAP): 38 SPACES

ACTIVE RECREATION:

THE APPLICANT PROPOSES TO CONSTRUCT A MINIMUM 1600 SQUARE FOOT INTERNAL (UNDER AIR CONDITIONING) RECREATION AREA TO INCLUDE ELEGANT SEATING FOR RESIDENTS AND THEIR GUESTS FOR A SOCIAL INTERACTION AREA.

THE FIRST FLOOR WILL INCLUDE A KITCHEN AND BAR AREA TO ENCOURAGE USE FOR PARTIES AND/OR MEETINGS. AN EXERCISE ROOM EQUIPPED WITH VARIOUS EXERCISE EQUIPMENT, AS WELL AS A SEPARATE EXERCISE ROOM FOR YOGA, DANCE, GROUP STRETCHING, ETC. WILL BE PROVIDED FOR RESIDENTS. THIS ROOM MAY BE USED AS A CARD ROOM WHEN NOT IN USE BY SCHEDULED FOR IMPROMPTU CLASSES.

THE SECOND FLOOR WILL INCLUDE A MEDIA/MEETING ROOM, WHICH WILL INCLUDE A LARGE SCREEN SMART TELEVISION, A SURROUND SYSTEM EQUIPPED WITH WI-FI FOR MOVIES, SPORTING EVENTS OR OTHER BROADCAST EVENTS. THE TELEVISION WILL BE CAPABLE OF BEING UTILIZED FOR POWER POINT PRESENTATIONS, VIDEOS, OR OTHER MULTIMEDIA PRESENTATIONS FOR USE BY THE RESIDENTS. A LARGE COVERED DECK WILL ADJOIN THE MULTIMEDIA ROOM, IT SHALL BE FILLED WITH UPSCALE OUTDOOR FURNITURE. THE RESIDENTS WILL BE PROVIDED WITH THE OPPORTUNITY TO ENJOY A VIEW OF THE GROUNDS AND THE SUNRISE TO THE EAST.

AN OUTDOOR RECREATION AREA WILL BE LOCATED ON THE REAR OF THE PRIMARY STRUCTURE. THE OUTDOOR AREA WILL INCLUDE A SPA AREA, AN OUTDOOR KITCHEN WITH SEATING TO ENCOURAGE SOCIAL EVENTS, AND A FIRE PIT WITH GROUP SEATING.

ALL ACTIVE RECREATION LISTED ABOVE WILL BE FOR RESIDENTS AND THEIR GUESTS ONLY.



Civil Engineers

Environmental Engineers

Landscape Architects

Land Planners &

Transportation Engineers

address:

Osceola Engineering Incorporated

Certificate of Authorization

number# 00028285

1009 Florida Avenue

City of Saint Cloud

Florida 34789

telephone: (407) 891-0452

facsimile: (407) 891-9773

project:

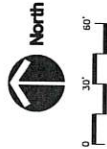
Sunset Oaks

drawing:

General Notes

location:

Sec 28, Twp 25 S, Rng 28 E
Osceola County, Florida

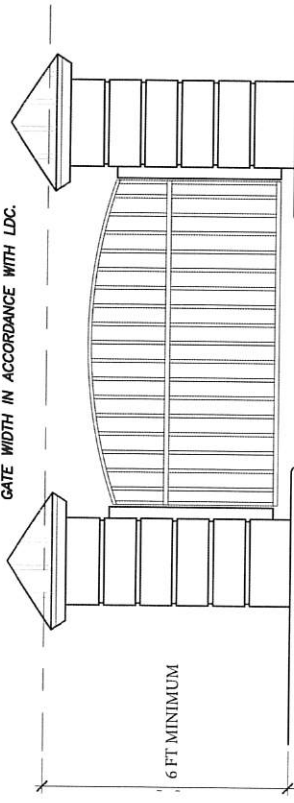


Scale: N/A

Date: OCTOBER 2018

SHEET 6

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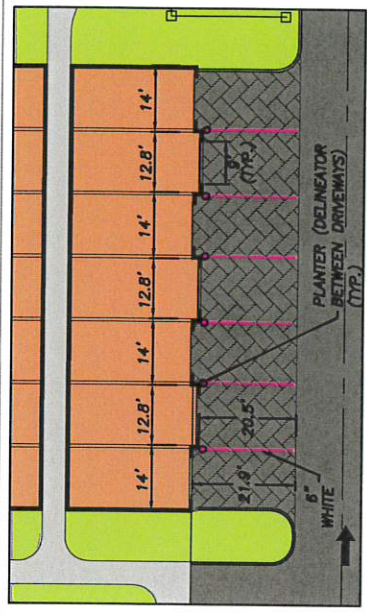


GATE COLUMN TO BE CONSTRUCTED OF CONCRETE MASONRY BLOCK UNITS WITH STUCCO FINISH TO MATCH ARCHITECTURAL THEME OF MAIN RESIDENTIAL STRUCTURE. BANDING AND CAPS TO BE CONSTRUCTED OF EIFS OR EQUAL. GATE SHALL BE 12 FT. WIDE, OR SIZED TO MATCH WIDTH OF INGRESS AND EGRESS DRIVES.

TYPICAL GATE DETAIL



DUMPSTER ENCLOSURE WILL BE 6" MASONRY WITH STUCCO FINISH. COLOR AND ARCHITECTURAL DETAILS TO MATCH PRIMARY RESIDENTIAL STRUCTURE. OPAQUE DOORS SHALL BE USED TO PROVIDE SCREENING OF THE WASTE CONTAINER.



TYPICAL DRIVEWAY DETAIL
NOT TO SCALE



TYPICAL LIGHT FIXTURE
LIGHT FIXTURE TO BE PROVIDED BY KUA.



OSCOOLA ENGINEERS INCORPORATED
Civil Engineers
Environmental Engineers
Landscape Architects
Land Planners &
Transportation Engineers

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1003 Florida Avenue
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Florida 34769
telephone: (407) 891-0462
facsimile: (407) 891-9773

project:

Sunset Oaks

drawing:

Details

location:

Sec 28, Twp 25 S., Rng 28 E.
Ocoola County, Florida



Scale: N/A
Date: OCTOBER 2018

SHEET 7

OSCOOLA ENGINEERS INCORPORATED
IS A PROFESSIONAL ENGINEERING FIRM
REGISTERED IN THE STATE OF FLORIDA
UNDER LICENSE NO. 00026265
EXPIRATION DATE 12/31/2020
ALL PROJECTS ARE THE PROPERTY OF
OSCOOLA ENGINEERS INCORPORATED



Civil Engineers
Environmental Engineers
Landscape Architects
Land Planners &
Transportation Engineers

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Certificate of Authorization
number# 00029295
1003 Florida Avenue
City of Saint Cloud
Florida 34769
telephone: (407) 891-0482
facsimile: (407) 891-9773

project:

Sunset Oaks

drawing:

Details

location:

Sec 28, Twp 25 S, Rng 28 E
Osceola County, Florida



0 30' 60'

Scale: N/A

Date: OCTOBER 2018

SHEET 8

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION
NUMBER 00029295
FLORIDA
1003 FLORIDA AVENUE
SAINT CLOUD, FLORIDA 34769
TELEPHONE: (407) 891-0482
FACSIMILE: (407) 891-9773

Page 1 of 2



7 Reviews | View a Review

KICHLER

Kichler 15310

Finish: Bronze

Dome Path 16.25W Low Voltage Path & Spread Light

Spread Light



Questions about Kichler 15310?

Contact us for advice or more details. Our product specialists are here to help.

(800) 375-5403 Email us Live Chat



James B

Overview Specifications Reviews Product Q&A Matching Products

This product has additional required/recommended options. To configure, add to your cart.

Low Voltage Cable Recommended Transformer Recommended

Product Features:

- Path lights cast a wide spread of light - increasing visibility without obstructing the landscape
- Housing and shade constructed of aluminum
- 8" ground stake included for sturdy placement
- 16.25 watt 3166 K light bulb (K16256) is included
- 10.25 watt 3166 K light bulb (K16256) is included
- Light Source: 12V incandescent, 1-4 wedge base socket
- Height: 21" measured from bottom of stem to highest point on fixture
- Width: 6.25" measured from the left most to the right most point on fixture
- Lighting Direction: Down
- Location Rating: Wet / Outside

<http://www.build.com/kichler-15310>

January 22, 2016

Page 1 of 2



7 Reviews | View a Review

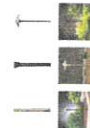
KICHLER

Kichler 15310

Finish: Architectural Bronze

Dome Path 16.25W Low Voltage Path & Spread Light

Spread Light



Questions about Kichler 15310?

Contact us for advice or more details. Our product specialists are here to help.

(800) 375-5403 Email us Live Chat



James B

Overview Specifications Reviews Product Q&A Matching Products

This product has additional required/recommended options. To configure, add to your cart.

Low Voltage Cable Recommended Transformer Recommended

Product Features:

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- Housing and shade constructed of aluminum
- 8" ground stake included for sturdy placement
- Optional surface mounting bracket (15307) and 16.25 watt 3166 K light bulb (K16256) is included
- 16.25 watt 3166 K light bulb (K16256) is included
- Light Source: 12V incandescent, 1-4 wedge base socket
- Height: 21" measured from bottom of stem to highest point on fixture
- Width: 6.25" measured from the left most to the right most point on fixture
- Lighting Direction: Down
- Location Rating: Wet / Outside

<http://www.build.com/kichler-15310>

January 22, 2016

Hinkley Lighting 1524BZ

Architectural Bronze 12x 7w Die-Cast Aluminum Square Deck / Rail Light

Item # 621216142 | Model # 1524BZ | How did you get about this item? For the best results, please use the product

\$40.50

(Previously \$60.00, Now \$40.50)

HINKLEY

HINKLEY

Hinkley Lighting H1524

Finish: Architectural Bronze

12x 7w Die-Cast Aluminum Square Deck /

Rail Light



Contact us for advice or more details. Our product specialists are here to help.

(800) 375-3403 Email us Today! Live Chat



Patricia H

Overview Specifications Reviews Product Q&A Matching Products

This product has additional required/recommended options. To configure, add to your cart.

Transformers Recommended Low Voltage Cable Recommended

Hinkley Landscape Lighting 1524 Low Voltage Square Deck / Rail Light

• Dimensions: Width is 3.5" Height is 3.5" Length is 7.25"

• Color: Architectural Bronze

• Color: Rail Light for Rail Locations

• Voltage: 12V

• Features: 1.7 Watt TS Wedge Base Hinkley Rail (Included)

Featuring Cast Aluminum Construction and Finest Glass Lens

Additional Hinkley Lighting Units

• View the Hinkley Lighting Website

• Browse All Hinkley Lighting Products

• Hinkley Lighting Deck and Step Lighting Collection

This Hinkley Lighting item can also be referenced by the following color/finish specific model #:

http://www.build.com/hinkley-lighting-h1524bz-501667?uid=501642&source=mc_351442_unknown_03



Kichler 15310

Dome Path 16 25W Low Voltage Path & Spread Light

Item # 621313194 | Model # 15310 | How did you get about this item? For the best results, please use the product

KICHLER

Kichler 15310

Description: Kichler 15310 Path

Spread Light

Dome Path 16 25W Low Voltage Path

Spread Light

16" dome path

16" dome path

16" dome path

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(800) 375-3403 Email us Today! Live Chat



James B

Overview Specifications Reviews Product Q&A Matching Products

This product has additional required/recommended options. To configure, add to your cart.

Low Voltage Cable Recommended Transformer Recommended

Product Features:

• Path lights cast a wide spread of light - increasing visibility without obstructing the landscape

• Housing and shade constructed of aluminum

• 6" wide dome path light

• Optional surface mounting (large 15007) and two surface mounting brackets (15007) available

• 16 25 watt 3105 K light bulb (K152505) is included

• Light source: 12V incandescent, T-5 wedge base socket

• Height: 21" (measured from bottom of stem to highest point on fixture)

• Width: 6.25" (measured from the left most to the right most point on fixture)

• Lighting Distribution: Down

• Location Rating: Wet / Outside

January 22, 2018

<http://www.build.com/kichler-15310-619171>



Civil Engineers

Environmental Engineers

Landscape Architects

Land Planners &

Transportation Engineers

address:

Osceola Engineering Incorporated

Certificate of Authorization

number# 00029285

1003 Florida Avenue

City of Saint Cloud

Florida 34769

telephone: (407) 891-0452

fax: (407) 891-0773

project:

Sunset Oaks

drawing:

Details

location:

Sec 26, Twp 28 S, Rng 29 E

Osceola County, Florida



North



Scale: N/A

Date: OCTOBER 2018

SHEET 9

OSCEOLA ENGINEERING, INCORPORATED
1003 FLORIDA AVENUE, SAINT CLOUD, FLORIDA 34769
TELEPHONE: (407) 891-0452 FAX: (407) 891-0773
WWW.OSCEOLAENGINEERING.COM



Civil Engineers
Environmental Engineers
Landscape Architects
Land Planners &
Transportation Engineers

OSCEOLA ENGINEERING INCORPORATED
Certificate of Authorization
number# 00028285
1003 Florida Avenue
City of Saint Cloud
Florida 34789
telephone: (407) 891-0452
facsimile: (407) 891-8773

project:

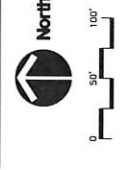
Sunset Oaks

drawing:

Offsite Improvement Plan

location:

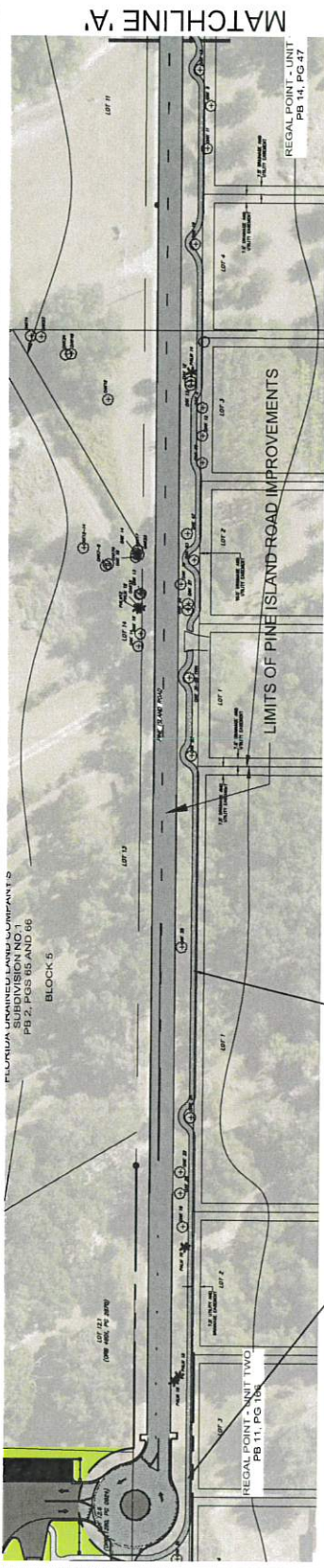
Sec 28, Twp 28 S, Rng 29 E
Osceola County, Florida



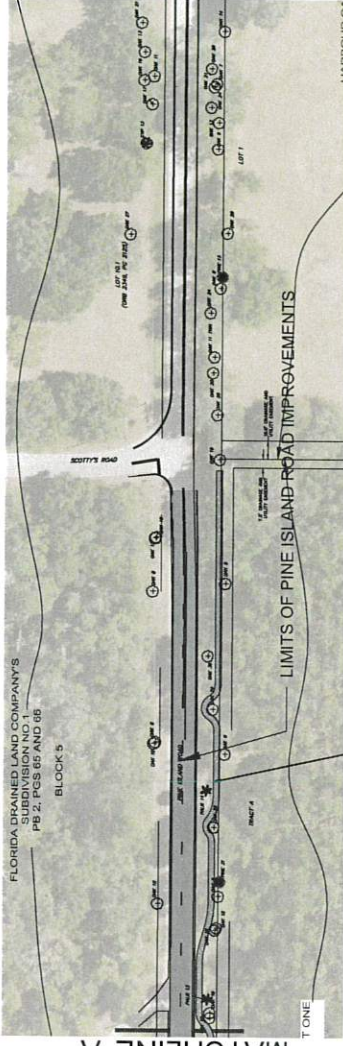
Date: OCTOBER 2018

SHEET 10

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION
NUMBER# 00028285
1003 FLORIDA AVENUE
SAINT CLOUD, FLORIDA 34789
TELEPHONE: (407) 891-0452
FACSIMILE: (407) 891-8773

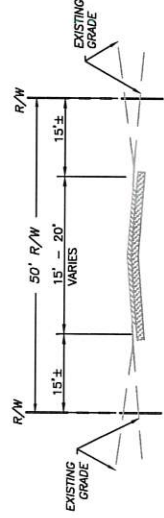


CONST. 5' WIDE, 4" THICK SIDEWALK,
LOCATION TO BE DETERMINED AT
SDP LEVEL BASED ON LOCATION
OF SURVEYED TREES, AVAILABILITY
OF ROW, TOPOGRAPHY, AND
OTHER LIMITING FACTORS

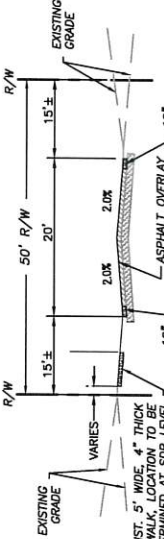


MATCHLINE 'A'

CONST. 5' WIDE, 4" THICK SIDEWALK,
LOCATION TO BE DETERMINED AT
SDP LEVEL BASED ON LOCATION
OF SURVEYED TREES, AVAILABILITY
OF ROW, TOPOGRAPHY, AND OTHER
LIMITING FACTORS



TYPICAL EXISTING ROAD SECTION
N.T.S.



TYPICAL PROPOSED ROAD SECTION
N.T.S.

