

NHC-FL145, LLC.

SITE PLAN REVIEW PLAN SET

DDAI PROJECT NUMBER 17-0112

JOB LOCATION

87425 OLD HWY ISLAMORADA, FL 33036

SEA BREEZE RESORT

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
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3	CONCEPTUAL DRAINAGE PLAN
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LEGAL DESCRIPTION:

87425 OLD HIGHWAY
 RE #: 00093190-000000
 DESCRIPTION: 18 63 38 PLANTATION KEY OR LONG ISLAND PB1-101 PT LOT 2 AND
 3 ADJ BAY BTM

UTILITY OWNERS:

POTABLE WATER: FLORIDA KEYS AQUEDUCT AUTHORITY
 WASTEWATER: ISLAMORADA, VILLAGE OF ISLANDS
 ELECTRICITY: FLORIDA KEYS ELECTRICAL CO-OP
 COMMUNICATIONS: AT&T AND CONCAST

GOVERNING STANDARD PLANS:

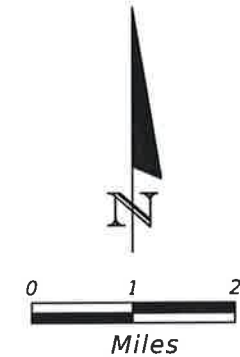
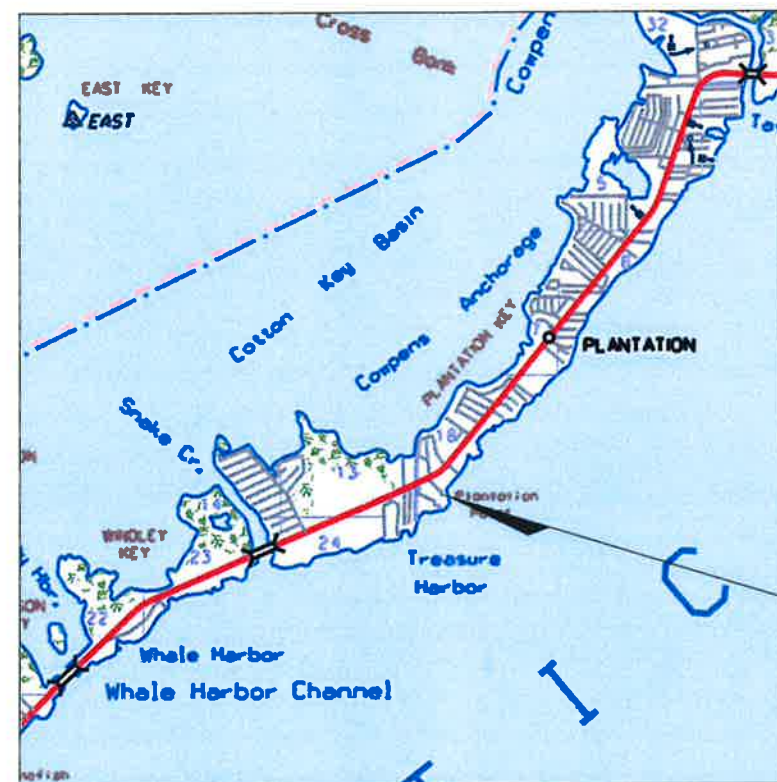
Florida Department of Transportation, FY2018-19 Standard plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website:
<http://www.fdot.gov/design/Standardplans/Default.shtm>

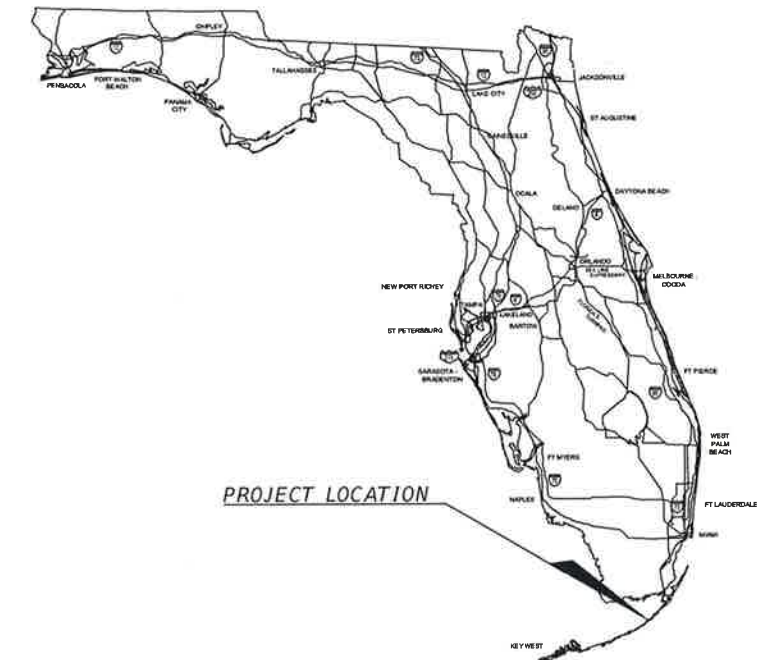
Standard Plans for Bridge Construction are included in the Structures Plans Component.

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2018 Standard Specifications for Road and Bridge Construction at the following website:
<http://www.fdot.gov/programmanagement/Implemented/SpecBooks>



PROJECT LOCATION



PROJECT LOCATION

PLANS PREPARED FOR:

NHC-FL 145 LLC.
 2777 FRANKLIN ROAD
 SOUTHFIELD, MI 48034

PLANS PREPARED BY:

DAVID DOUGLAS ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS

1821 Victoria Ave, Fort Myers, Florida 33901
 Ph. 239-337-3330
 Web: www.ddai-engineers.com
 Certificate of Authorization # 7568



NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

THIS PLAN IS INTENDED FOR THE USE OF PLANNING APPROVAL ONLY. ENGINEERING AND ARCHITECTURAL CONSTRUCTION DOCUMENTS WILL BE PREPARED ONCE SITE PLAN IS APPROVED & COMPLETE.

PLAN SET ENGINEER OF RECORD: CLAIR WRIGHT, III

P.E. NO.: 64089

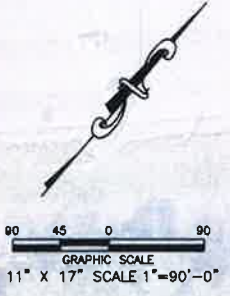
PROJECT LENGTH IS BASED ON ϕ OF CONSTRUCTION

LENGTH OF PROJECT		
	LINEAR FEET	MILES

KEY SHEET REVISIONS	
DATE	DESCRIPTION

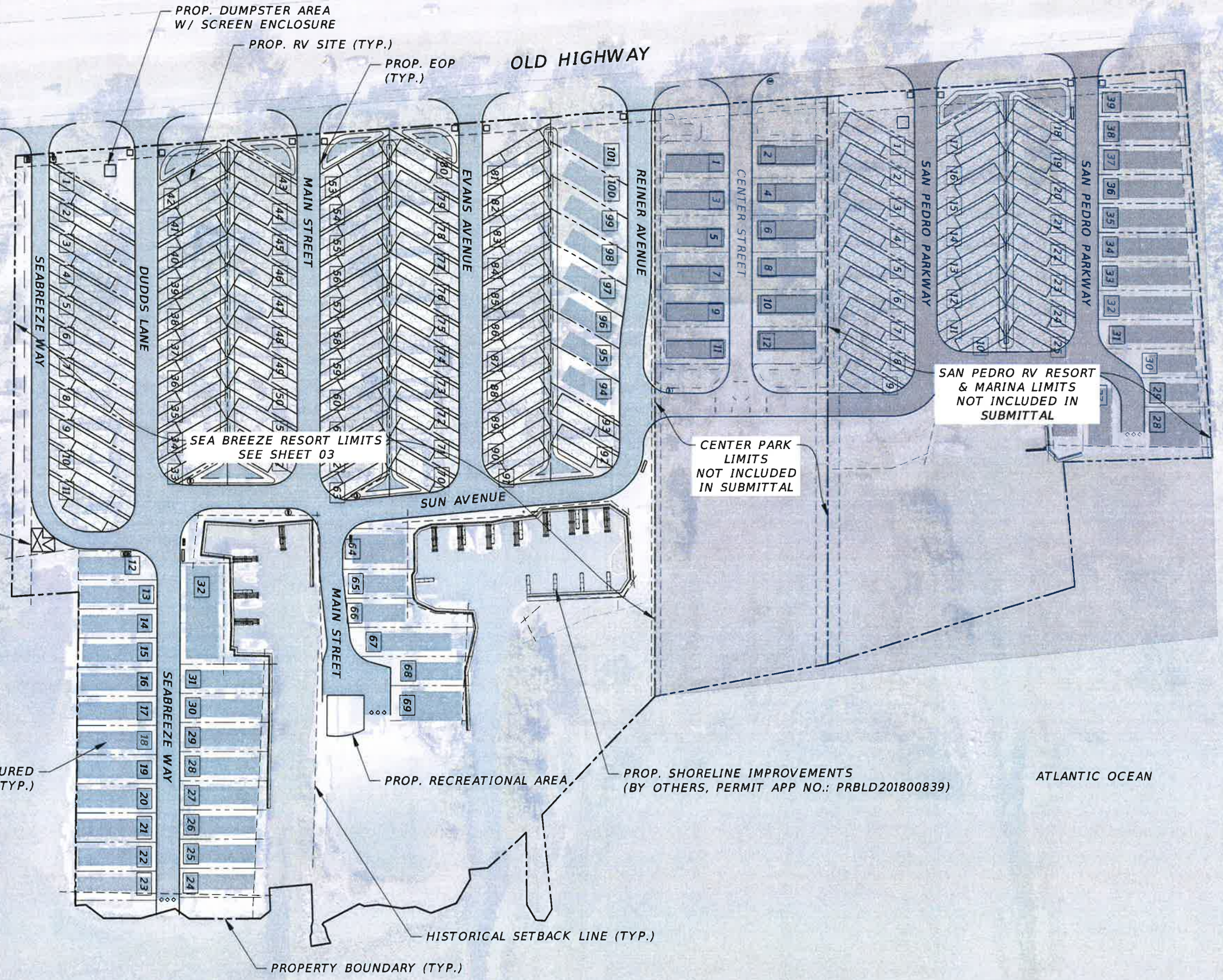
SHEET NO.

01



LAND USE:
RESIDENTIAL LOW
ZONING:
RESIDENTIAL
ESTATE (RE)

LAND USE:
MIXED USE
ZONING:
HIGHWAY
COMMERCIAL
(HC)



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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11400 Overseas Highway, Suite 206, Marathon, FL 33050
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Clair Wright, III, P.E. No. 64089

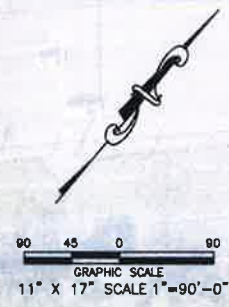


SUN COMMUNITIES - ISLAMORADA

CLIENT NHC-FL145, LLC 27777 Franklin Rd, Ste 200 Southfield, MI 48034	PROJECT # 17-0112
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OVERALL SITE PLAN

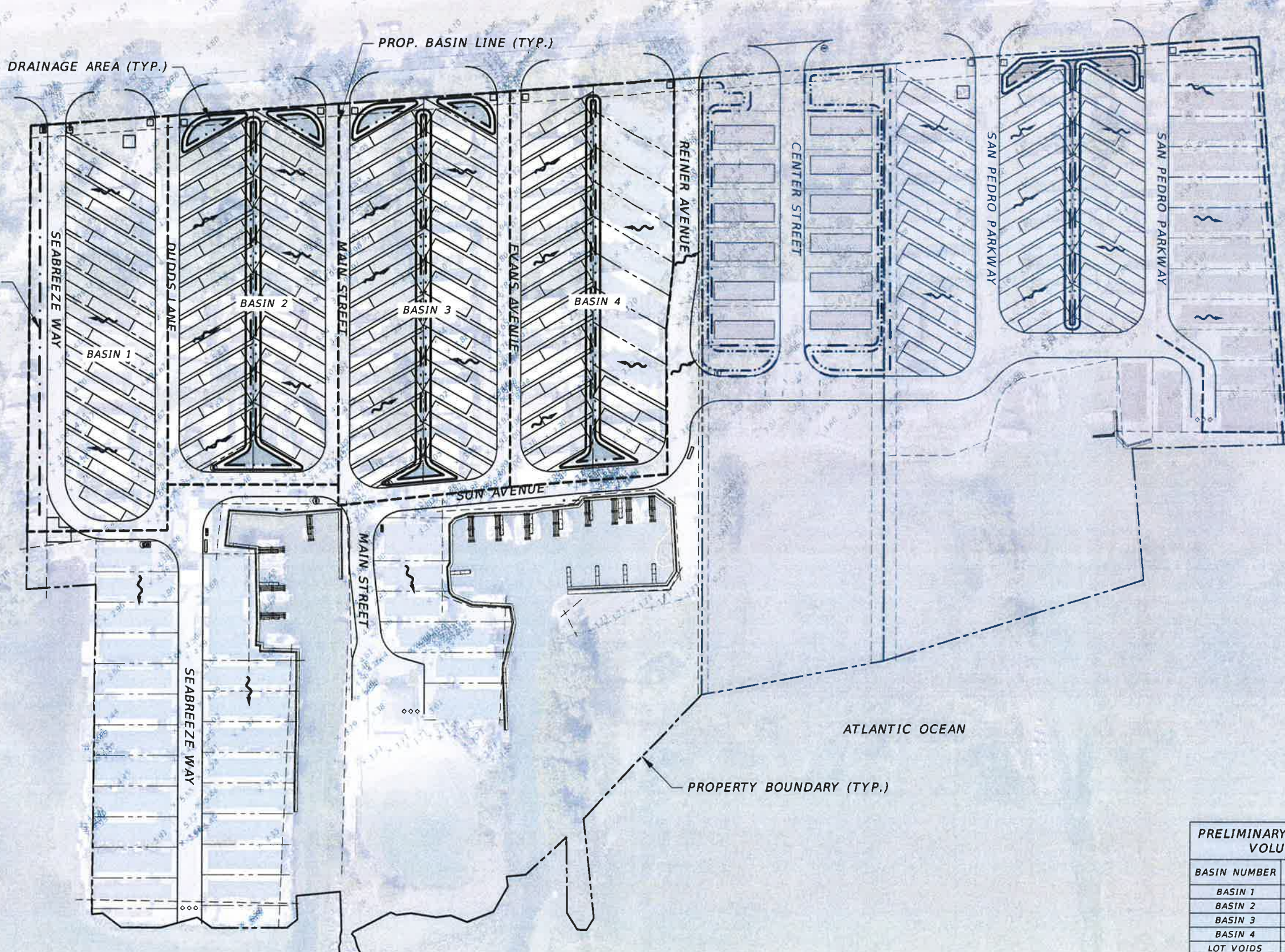
SHEET NO.
02



PROP. DRAINAGE AREA (TYP.)

PROP. BASIN LINE (TYP.)

PROP. DRAINAGE SWALE (TYP.)



PRELIMINARY DRAINAGE VOLUMES	
BASIN NUMBER	VOLUME (CF)
BASIN 1	2,280
BASIN 2	3,166
BASIN 3	3,095
BASIN 4	2,476
LOT VOIDS	13,436
TOTAL	24,453

REVISIONS			
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 11400 Overseas Highway, Suite 208, Marathon, FL 33050
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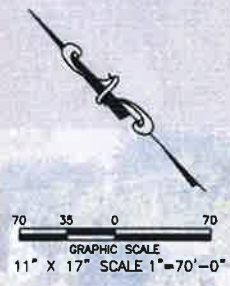


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27777 Franklin Rd, Ste 200	
Southfield, MI 48034	

CONCEPTUAL DRAINAGE PLAN

SHEET NO.
03



PROP. ENTRANCE FEATURES, SEE LANDSCAPE PLAN (TYP.)

PROP. EOP (TYP.)

EX. 2" LPFM TO REMAIN

U.S. 1 HIGHWAY
OLD HIGHWAY

PROP. FIRE HYDRANT
PROP. STOP SIGN R1-1 (TYP.)

PROP. BACK-IN RV SITE W/ PATIO, SEE DETAIL (TYP.)

EX. 8" WATER MAIN TO REMAIN

PROP. DUMPSTER PAD W/ SCREENED ENCLOSURE

PROP. ENTRANCE FEATURES & ONE-WAY SIGNS, R6-2

PROP. PULL-THRU RV SITE W/ PATIO, SEE DETAIL (TYP.)

PROP. UNDERGROUND ELECTRICAL (EXACT LOCATION TO BE DETERMINED & COORDINATED W/ FKEC)

PROP. MAILBOX AREA
HISTORICAL SETBACK LINE (TYP.)

PROPERTY BOUNDARY (TYP.)

ATLANTIC OCEAN

PROP. SHORELINE IMPROVEMENTS (BY OTHERS, PERMIT APP NO.: PRBLD201800839)

PROP. MODIFIED SEWER SYSTEM

PROP. WATER MAIN

PROP. OBJECT MARKERS OM4-1 (TYP.)

PROP. RECREATIONAL AREA

PROP. DEAD END SIGN W14-1A
PROP. MAILBOX AREA

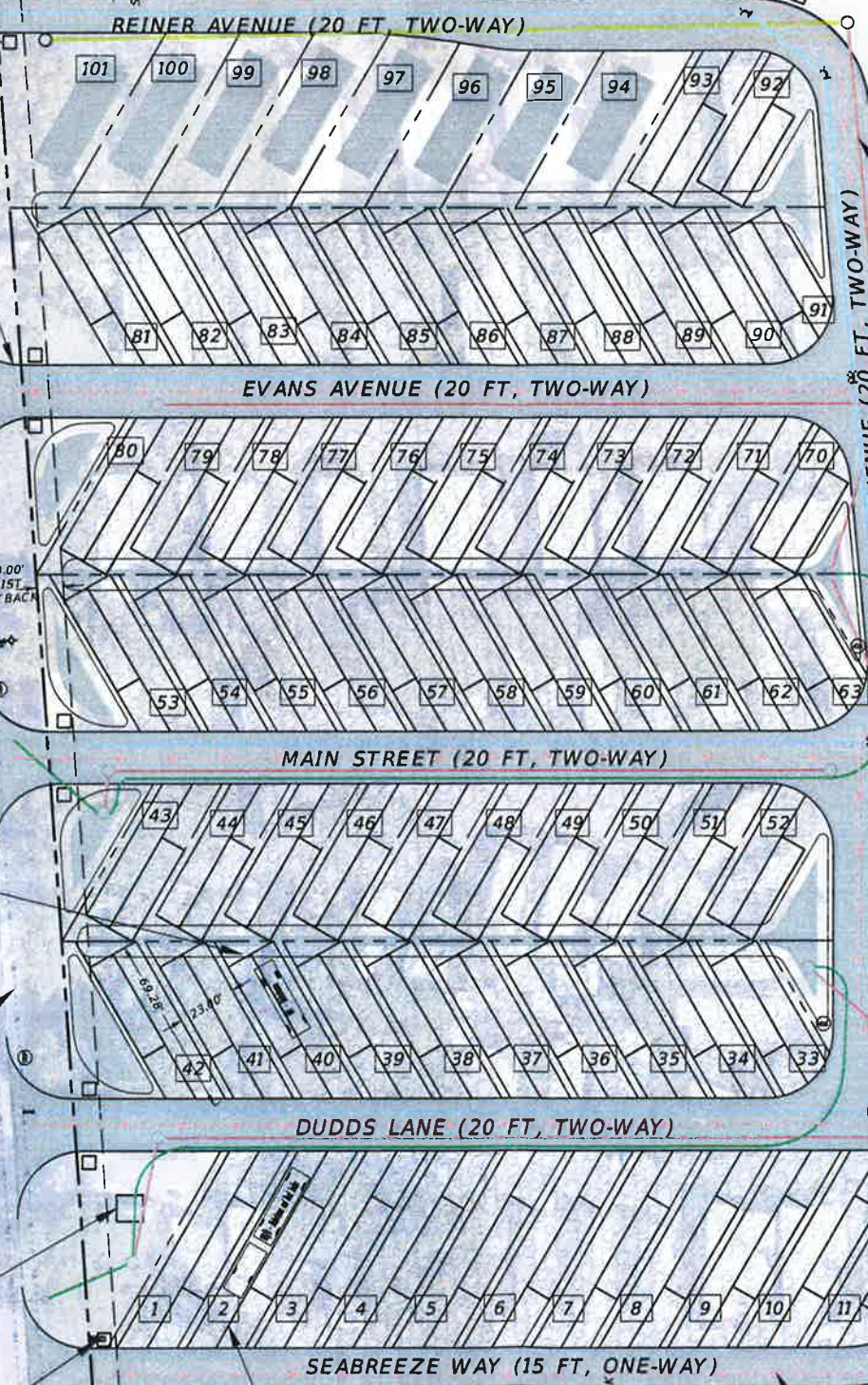
SEABREEZE WAY (20 FT, TWO-WAY)

PROP. STOP SIGN, R1-1
PROP. DO NOT ENTER SIGN, R5-1

PROP. UNIT LOT LINE (TYP.)

PROP. MAXIMUM BUILDABLE AREA FOR MANUFACTURED UNIT, SEE DETAIL (TYP.)

SITE DATA:
RE NUMBER: 00093190-000000
FUTURE LAND USE: RESIDENTIAL HIGH
ZONING DISTRICT: MOBILE HOME PARK (MH)
PROPOSED USE: MOBILE HOME PARK (MH)
TOTAL SITE AREA: 336,035.50 SF (7.71 AC)
SUBMERGED LAND AREA: 74,682.94 SF
FEMA ELEVATION: VE14, VE12, VE11, AE11, AE10, AE9
SETBACKS: HISTORICAL SETBACKS AS SHOWN
LAND USE:
REQUIRED:
OPEN SPACE: 20% (SCARIFIED)
PRE-REDEVELOPMENT:
ROOF AREA: 52,964.04 SF (BASED ON DEMO AND AVE. UNIT SIZE 528 SF)
IMPERVIOUS SURFACES: 32,415.13 SF
OPEN SPACE: 250,656.33 SF (74.6% INCLUDING SUBMERGED LAND)
POST-REDEVELOPMENT:
ROOF AREA: 26,250 SF (BASED ON AVE. UNIT SIZE 750 SF)
IMPERVIOUS SURFACES: 57,226.89 SF
OPEN SPACE: 251,908.61 SF (75% INCLUDING SUBMERGED LAND)
UNIT BREAKDOWN:
PRE-REDEVELOPMENT:
RV: 66 SPACES
MH: 35 SPACES
POST-REDEVELOPMENT:
RV: 66 SPACES W/ 1 PARKING SPACE EACH
MH: 35 SPACES W/ 1 PARKING SPACE EACH



REVISIONS		REVISIONS	
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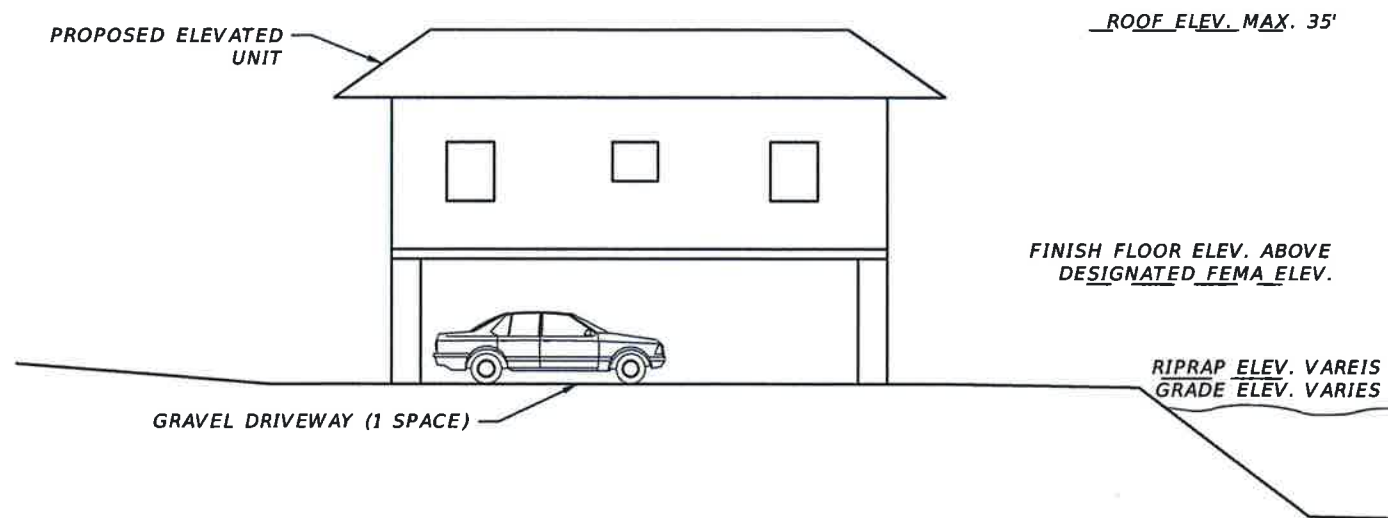
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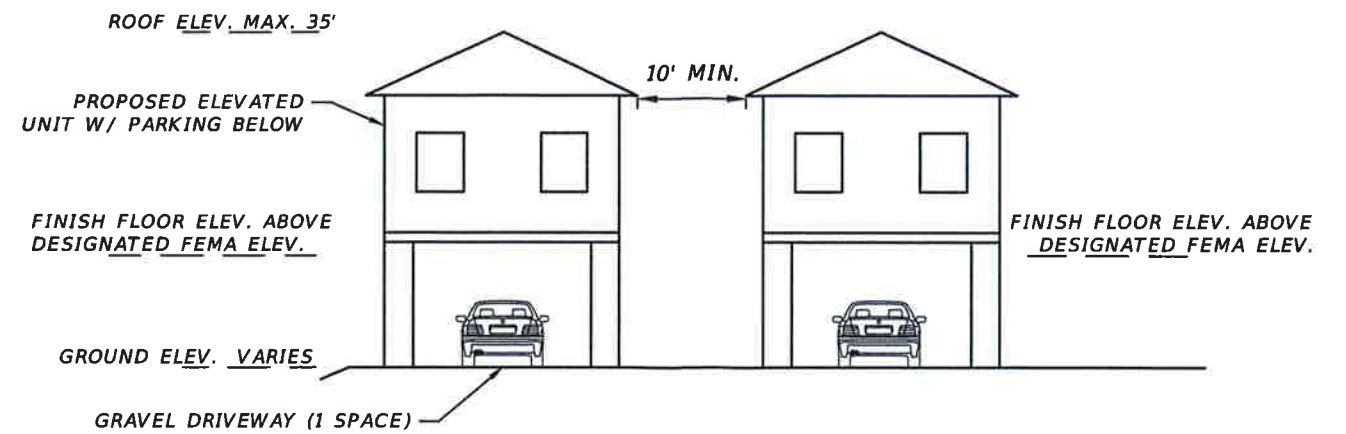
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SEA BREEZE SITE PLAN

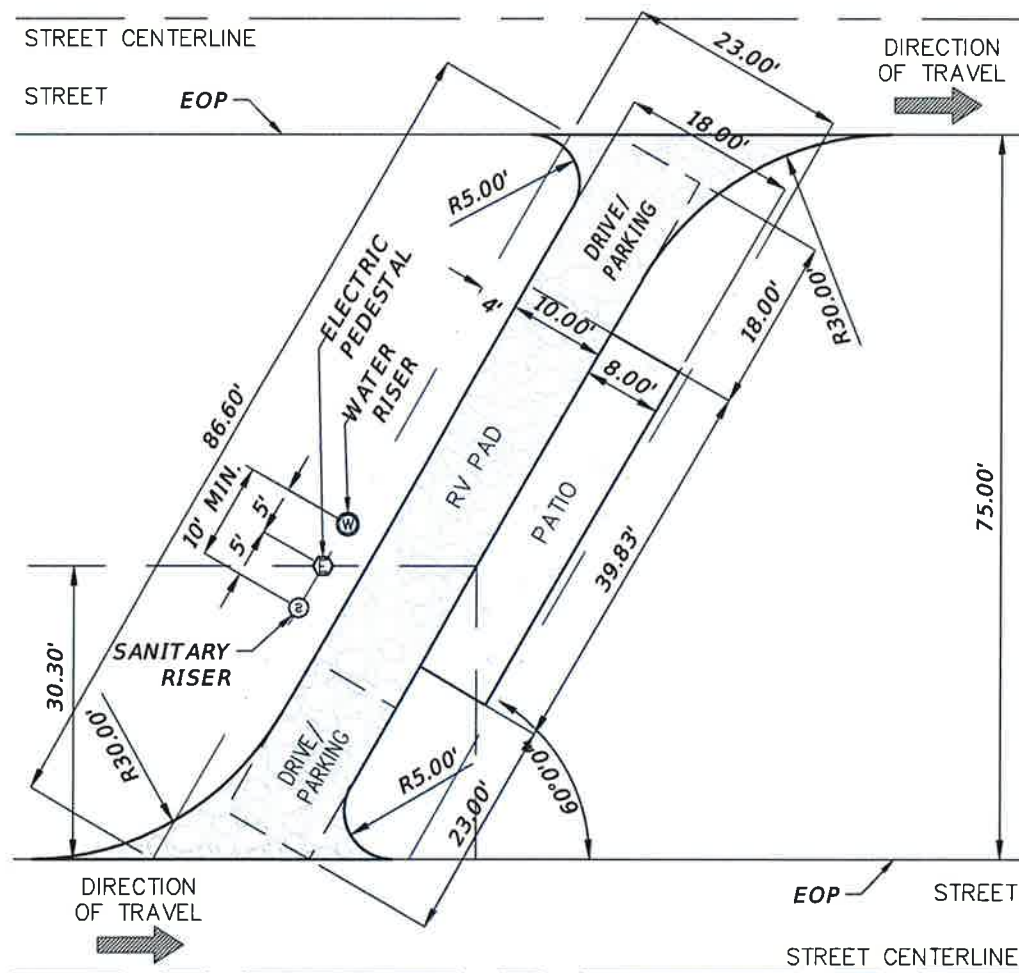
SHEET NO. 04



TYPICAL MH UNIT DETAIL - SIDE
N.T.S.

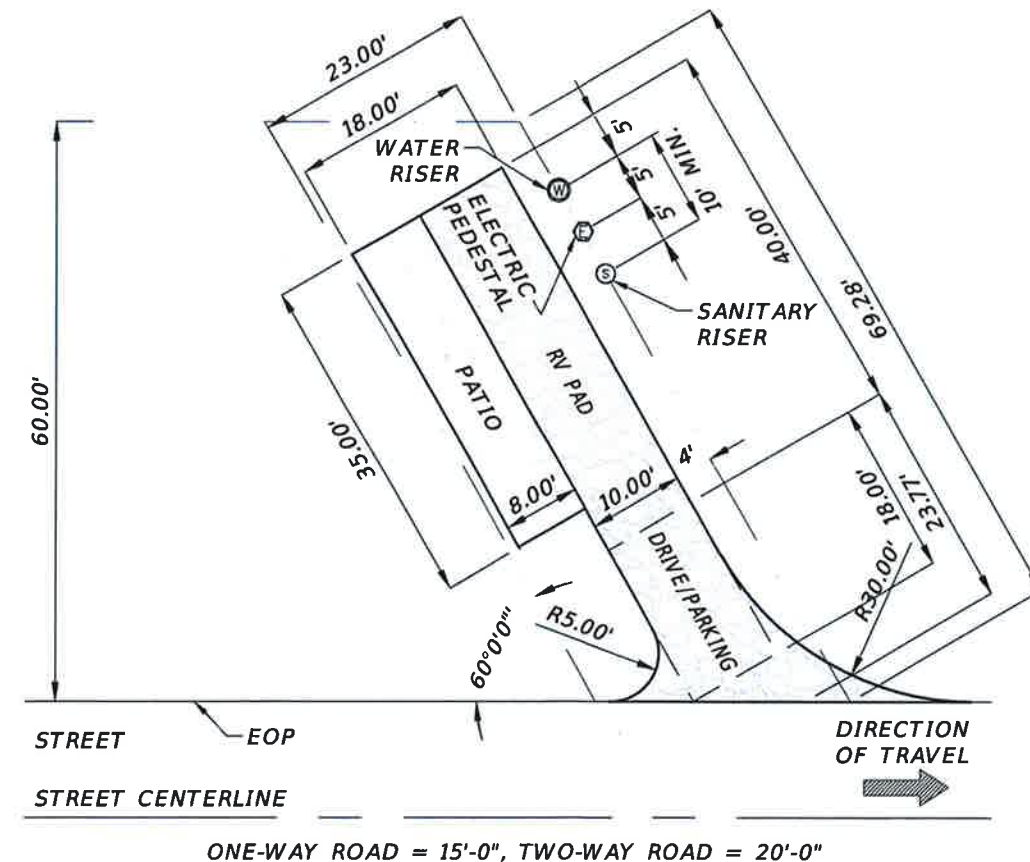


TYPICAL MH UNIT DETAIL - FRONT
N.T.S.



ONE-WAY ROAD = 15'-0", TWO-WAY ROAD = 20'-0"

TYPICAL RV DRIVE-THRU SITE PLAN



ONE-WAY ROAD = 15'-0", TWO-WAY ROAD = 20'-0"

TYPICAL RV BACK-IN SITE PLAN

REVISIONS			
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Victoria Brisson

SUN COMMUNITIES - ISLAMORADA

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PROJECT #: 17-0112

SITE PLAN DETAILS

SHEET NO.

05