



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
APRIL 10, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the March 13, 2024 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: Scott Thacker
Project Number: V24-056 - Variance
Project Location: 512 N. Woodland Ave.
Project Description: Variance to exceed the maximum height in the E-1 (Educational) zone district from 65 feet to 116 feet.
Project Planner: Carol Kuhn

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Mark Watts
Project Number: CP24-035 – Concept Plan
Project Location: 225 W. New York Ave.
Project Description: Concept Plan review for multi-family apartment unit project
Project Planner: Carol Kuhn
2. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: AN23-217 – Annexation
Project Location: 1605 N. Kepler Rd.
Project Description: Annexation of 4.56 acres of property into the City of DeLand
Staff Planner: Kendall Story
3. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: SMLU23-227 - Comprehensive Land Use Amendment
Project Location: 1605 N. Kepler Rd.

Project Description: Land use change of 4.56 acres of property from Volusia County Urban Low Intensity (VC: ULI) and Volusia County Industrial (VC: IND) to City of DeLand Industrial Warehouse (IND)

Project Planner: Kendall Story

4. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: Z23-228 – Rezone
Project Location: 1605 N. Kepler Rd.
Project Description: Rezoning of 4.56 acres of property from Volusia County I-1 (Light Industrial) and Volusia County R-4 (Urban Single Family) to City of DeLand M-1 (Industrial)
Project Planner: Kendall Story

OTHER BUSINESS

1. 2050 Vision Discussion - Update

The Planning Division is in the process of updating the 2050 Vision Plan. This update will incorporate priorities from the newly adopted City Commission Strategic Plan, revise the land use, transportation, and resource and conservation maps, and include information obtained during the community outreach and citizen survey. The purpose of the workshop is to review the findings from the survey, share feedback from the community engagement activities, and gather feedback from the Planning Board and City Commission prior to presenting the draft revisions at future public hearings. This update to the 2050 Vision Plan will help guide the concurrent update to the City's Comprehensive Plan.

2. Planning Board Schedule – July Meetings

ADJOURNMENT



CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, MARCH 13, 2024 - 5:00 P.M.
CITY HALL

CALL TO ORDER

The meeting began at 5:08p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Albert Neumann	Present
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Carol Kuhn, Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Deborah Glick, Development Services Manager; Kendall Story, Senior Planner; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

MINUTES

1. Ms. Lewis moved to approve the February 14, 2024 Meeting Minutes. Mr. Liska seconded the motion. The board unanimously voted to approve the minutes.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Rachel Whidden

Project Number: V24-015 - Variance

Project Location: 606 John Thomas Ave.

Project Description: Variance to reduce the required number of interior parking spaces from 2 to 0.

Project Planner: Sam Nelson

Public Participation: Cheryl Whidden, on behalf of the Applicant, spoke and answered questions from the board.

Mr. Hill moved to approve request without the requirement for the 2 additional parking spaces for a total of 4. Mr. Baumgartner seconded the motion. The motion failed 6-1 with all members except Mr. Hill dissenting. The board cited concerns as to potential future parking constraints on the property which would require to more parked cars on the road.

Mr. Hill moved to approve the request, as presented. Mr. Liska seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Surya Sree Rao
Project Number: SE23-270 – Special Exception
Project Location: 303 N. Woodland Blvd.
Project Description: Allow for special exception for a 4COP and 3PS liquor license.
Project Planner: Sam Nelson

Mr. Baumgartner excused himself from this item due to a voting conflict, and filled out the appropriate form.

Public Participation: Chris Lopez, on behalf of the Applicant, spoke and answered questions from the board.

Bee Powell spoke against due to concerns about another liquor store in the downtown area that is experiencing problems with homelessness. Mark Neiman spoke against a liquor store anywhere in downtown. He stated the notice sign was posted inside his business and feels proper notice was not given, as it made it seem the application was for his business. *Mrs. Kuhn clarified that the notice was posted with permission of the owner and tenant, and it met notice requirements based on the lack of alternate posting options.* Mr. Neiman also stated will not bring more people to DeLand or be beneficial to the city in any way. Patrick Leahy spoke against; the city does not need any additional liquor stores. Amy Neiman, owner of Wise Axe, spoke against due to the current business being beneficial to the city versus a liquor store that would go in if the application is approved. Jess Parker is against, due to the location being close to a university, and will take away from other business and restaurants in the area. The current business is a big park of the community, but a liquor store would not provide the same benefit to the community. Kyler Wilson spoke against, is a patron of the current business, and says it is also heavily frequented by the nearby Stetson students.

Mr. Hill moved to recommend denial of the request. Ms. Lewis seconded. The motion to recommend denial passed 4 to 2, with members Thiry and Owens dissenting.

Mr. Hill cited concerns that a bar in this area would meet the approval criteria items 3, 7 and 8. Ms. Lewis was also concerned with hours and would prefer a business that would have limited hours during the week.

2. Applicant Name: Stacia Hollmann
Project Number: Z24-009 - Rezoning
Project Location: 221 & 215 W. Wisconsin Ave.
Project Description: Rezoning of ±0.90 acres of property from Single-Family Residential (R-1A) to Downtown Commercial (C-2A)
Project Planner: Kendall Story

Public Participation: Staff announced that the applicant has requested a continuation.

Mr. Hill moved to approve the request for a continuation to the May 8, 2024 meeting. Mr. Liska seconded the motion. The motion to continue passed unanimously.

3. Applicant Name: Superior Drafting & Engineering Inc.
Project Number: SE24-016 – Special Exception
Project Location: 337 Old Daytona Rd.
Project Description: Request to allow for the reconstruction of an existing daycare facility
Project Planner: Kendall Story

Public Participation: Tim Olmstead, of Superior Drafting & Engineering Inc., appeared on behalf of the Applicant, spoke and answered questions from the board.

Ms. Lewis moved to deny based on the property being within flight approach and landing for runway 5 path. Mr. Owens seconded for discussion purposes. The motion to deny failed 4-3 with members Neumann, Liska, Baumgartner and Hill dissenting.

Mr. Hill stated the YMCA is also in that area and that also has a lot of children. Mr. Elkind stated the YMCA is not in the same path. Mr. Neumann stated it is not in the direct path. Mr. Hill recommended they send a flyer notifying all parents of their location but does not see it as an issue, and would leave it up to the informed parents to decide if they would want their children there. Mr. Elkind clarified that the 2 unknowns are the proximity to the fuel storage facility, and the parking which the owner has stated that they are confident they will be able to meet any and all parking requirements.

Mr. Hill moved to recommend approval with the condition that the proximity to the fuel storage facility is not an issue. Mr. Neumann seconded the motion. The motion to approve passed 4-3 with members Thiry, Lewis and Owens dissenting.

4. Applicant Name: Mark Watts
Project Number: CP24-002 - Concept Plan for Highland Homes at Carter Road
Project Location: 1210 Carter Road
Project Description: Concept Plan for 322 single-family homes & townhomes on a 124.18-acre site located on Carter Road.
Project Planner: Belinda Williams-Collins

The application was withdrawn by the applicant.

5. Applicant Name: Mark Watts
Project Number: Z23-250 – Planned Development Amendment
Project Location: SW of Daytona State College, NW corner of I-4 and N. Summit Ave.
(County

Road 4139) and portion of NE corner of I-4 and N. Summit Ave. (County Road 4139)
Project Description: PD amendment for 66.46 acres of property within the Summit Place PD
Project Planner: Emily Kunkel

Public Participation: Mark Watts, as Applicant, spoke and answered questions from the board.

Joan Lee spoke against due to the traffic and density impacts.

Ms. Lewis moved to recommend approval of the request. Mr. Thiry seconded the motion. The motion to recommend approval passed unanimously.

6. Applicant Name: A. Posey, Jr.
Project Number: Z23-259 – Planned Development Amendment
Project Location: North of Daytona State College, Along North & South of SR-44, between N. Summit (County Road 4139) and I-4
Project Description: PD amendment and restatement for 65.08 acres of property within the Gateway East PD
Project Planner: Emily Kunkel

Public Participation: Joey Posey, as Applicant, spoke and answered questions from the board.

Joan Lee spoke against another development in the area due to safety concerns related to traffic around Lake Winnemissett Road, and believes the application does not meet criteria items 5, 7 and 8 of the criteria for approval.

Ms. Lewis moved to recommend approval of the request. Mr. Hill seconded the motion. The motion to recommend approval passed unanimously.

7. Applicant Name: N/A
Project Number: LDR24-44– LDR Update
Project Location: N/A
Project Description: Land Development Regulations Update as to Recreation and Parking
Project Planner: Carol Kuhn

Public Participation: Ms. Kuhn presented and spoke and answered questions from the board.

Ms. Lewis moved to recommend approval of the request, with the conditions that item g is removed, ADA is moved to the Exceptions section, and a definition is created for passive open space as well as for free-standing ER. Mr. Liska seconded the motion. The motion to recommend approval passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting ended at 7:55 p.m.

**PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD**

April 10, 2024

A. APPLICATION NO: V24-056

APPLICANT: Scott Thacker, Stetson University

REQUEST: To exceed the maximum height in the E-1 (Educational) District from 65 feet to 116 feet.

APPLICABLE ORDINANCES: Sec. 33-17.12 E-1 - Educational District

B. SITE FACTORS:

LOCATION: 512 N Woodland Blvd. Hulley Tower

PARCEL SIZE: +/- 19.29 acres

EXISTING ZONING/USE: E-1 - Educational District

Required Minimum Setbacks in Feet			
Front	Rear Setback	Side Setback	Maximum height
30'	25'	15'	65'

SURROUNDING USE:

SURROUNDING ZONING:

NORTH: Educational District

E-1

SOUTH: Educational District

E-1

EAST: Single-Family Dwelling,
Educational District

R-2, E-1

WEST: Educational District, Limited
Neighborhood Commercial
District

E-1, C-1

DOES THE APPLICANT OWN PROPERTY WHICH IS ADJACENT TO THE PROPERTY
FORWHICH HE OR SHE SEEKS A VARIANCE? Yes ☒ No ☐

LAND USE PLAN DESIGNATION: Educational

C. CHRONOLOGY:

The applicant, Stetson University, is looking to reconstruct the Stetson University Hulley Tower located at 512 N Woodland Blvd. The original structure was completed in 1934, the 116-foot tower originally contained an 11-bell carillon and a mausoleum for Stetson's second President, Lincoln Hulley, and his wife Eloise. The Eloise Chimes were first housed in Elizabeth Hall's cupola, but were moved when Hulley Tower was built. They consisted of 11 rough cast bells, four large and seven smaller ones, ranging from 3,000 to 575 pounds, hung from an all-steel structure 106 feet high. They were played with wooden handles, each attached to a bell by a system of pulleys, wires and leather straps. The playing platform was located on the tower's second level, open to the air and reached by a narrow stone staircase. A series of iron ladders lead to the bells, that was also open to the air.

The 116-foot tower was damaged during the 2004/2005 hurricane season, which includes Hurricane Charley, Frances, Ivan, and Jeanne. It caused the infrastructure of the tower to rot and weaken due to the weather damage, which posed a threat to students, faculty and residents. Due to safety concerns, the tower was dismantled in 2005. Workers had to work carefully since the concrete base is a crypt housing Hulley, his wife and his dog.

Hulley Tower was declared as a historical landmark in 1991 when the historic district was created. The University was unable to reconstruct the tower at the time it was removed, due to financial hardships. The applicant looks to reconstruct a new tower to the original height of 116 feet, while salvaging as much of the existing base as possible and keeping the same dimensions as the original structure.

D. ANALYSIS:

The subject tower is located at 512 N Woodland Blvd, within the Stetson University Campus. The area is located in the E-1 zoning district, Educational land use designation and within the Stetson University Historic District. Under section 33-17.12 of the Land Development Regulations (LDR), the proposed height of the tower would exceed the maximum height of 65 feet allowed in the E-1 zoning district. Prior to the dismantling of the tower due to hurricane damage in 2005, the tower stood at 116 feet, which exceeded the maximum allowed height in the E-1 zone district (Section 33-17.12). Although the height was nonconforming, the applicant would have been able to reconstruct the tower without a variance, based on the previous nonconforming section of the code (Section 33-102.1) provided the cost of the restoration did not exceed 50 percent of its assessed valuation and such restoration was made within 365 days of the damage. The University was unable to find funding to complete the repairs in the required time frame, therefore construction of the new tower to the original 116-foot height requires approval of a variance to exceed the allowed height of 65 feet.

E. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board

will consider the following criteria in making a determination concerning the granting or denial of the requested variance:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The maximum height in the E-1 zone district is 65 feet. This proposed structure would replace a previous 116-foot historic structure that was removed following damage incurred during the 2004/2005 hurricane season. The Hulley tower is significant to the Stetson Historic District and the historic nature of the pervious structure could be considered a special circumstance that would not be applicable to other structures in the E-1 zone district.

2. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, building, or structures in the same zoning district.

Granting the variance would allow the applicant to build a structure that exceeds the maximum height allowed in the E-1 zoning district by 51 feet.

3. Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot, or existing structures(s).

The literal interpretation and enforcement of the code would not deprive the applicant of rights commonly enjoyed by other properties in the same area. The applicant could construct a 65-foot tower to comply to the maximum height of the zoning district while still retaining the historical significance of the original Hulley Tower.

4. The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The granting of this variance could be considered to be in harmony with the intent and purpose of these Land Development Regulations, as other non-habitable structures may be allowed to exceed the height limitations of the zone district. Specifically, Sec. 33-87(d)2 states: "exceptions to height limitations, allows for chimney, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smokestacks, flag poles, parapet walls and similar structures to exceed the height limitations established". The granting of this variance is unlikely to be injurious to surrounding properties, as this proposed structure is

located within the Stetson University campus.

5. The Variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.

The applicant is requesting to reconstruct the tower to the original height of 116 feet. However, the applicant could construct a 65-foot tower to comply to the maximum height of the zoning district while still maintaining historical significance of the original structure.

6. The special conditions or circumstances are not the result of actions of the applicant or owner.

The tower sustained damage during the 2004/2005 hurricane season and was demolished due to public safety concerns. The applicant could construct a 65-foot tower, but the applicant desires to rebuild it to the original tower height of 116 feet.

F. STAFF SUMMARY:

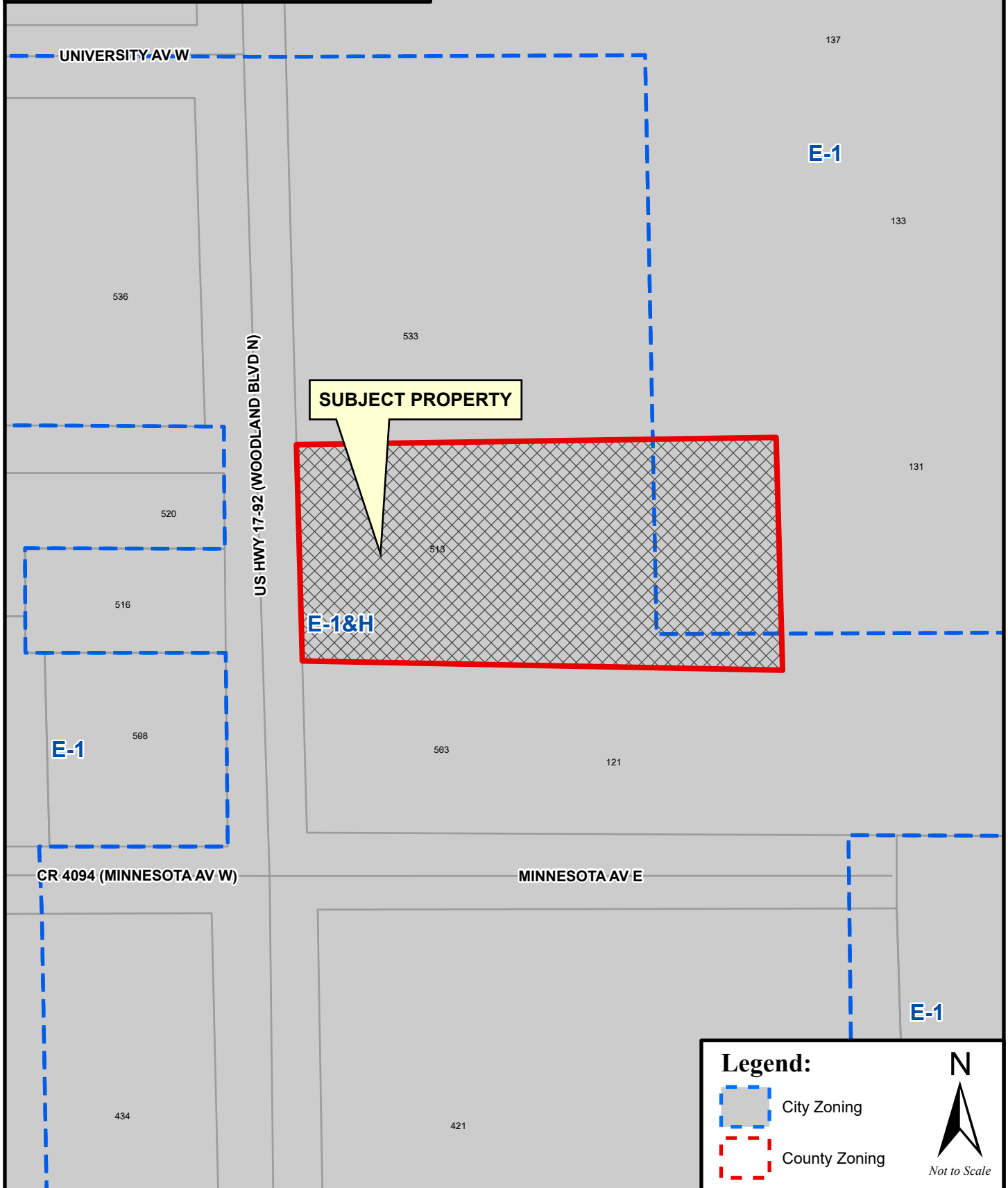
The applicant is requesting a variance to increase the maximum height from 65 feet to 116 feet. The applicant does not strictly meet the criteria for granting a variance as set forth in the Land Development Regulations (Section 33-103.03). However, if the variance is granted, the applicant would be allowed to reconstruct a historic tower which stood on the Stetson University Campus from 1934 until its removal in 2005. Other non-habitable structures may be allowed to exceed the height limitations within the zone districts, as provided in Section 33-87(d)2 of the Land Development Regulations. The previous non-conforming structure section of the development regulations, Section 33-102.1, would have allowed the tower to be reconstructed, provided the cost of the restoration did not exceed 50 percent of its assessed valuation and such restoration was made within 365 days of the damage. Stetson University has maintained the base of the tower as it is still the burial location of Stetson's second President, Lincoln Hulley, his wife, Eloise, and their dog. If approved, the applicant must seek approval from the Historic Preservation Board, and submit a site plan for review and approval prior to construction of the replacement tower.



City of DeLand

V24-056

STETSON UNIVERSITY
HULLEY TOWER

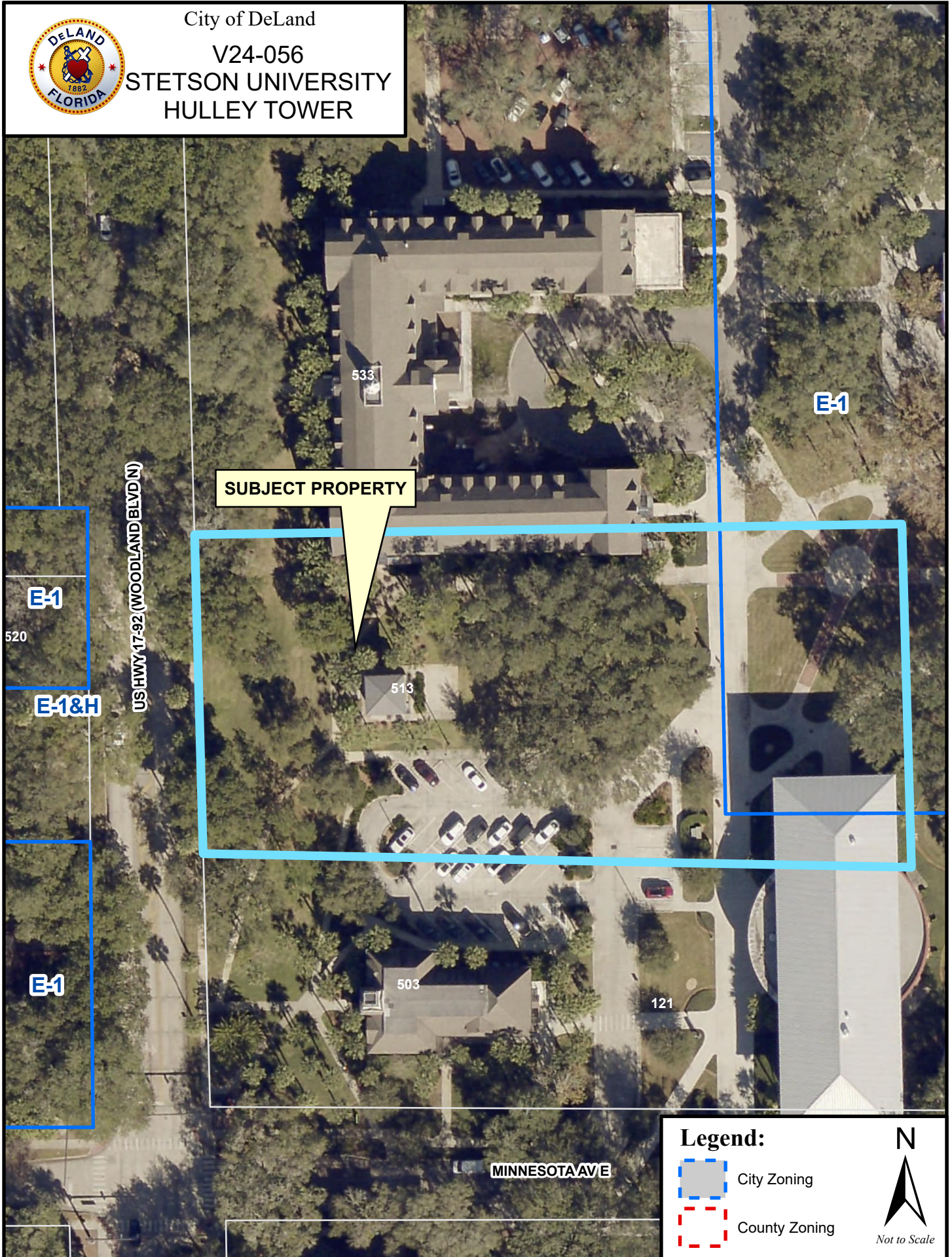


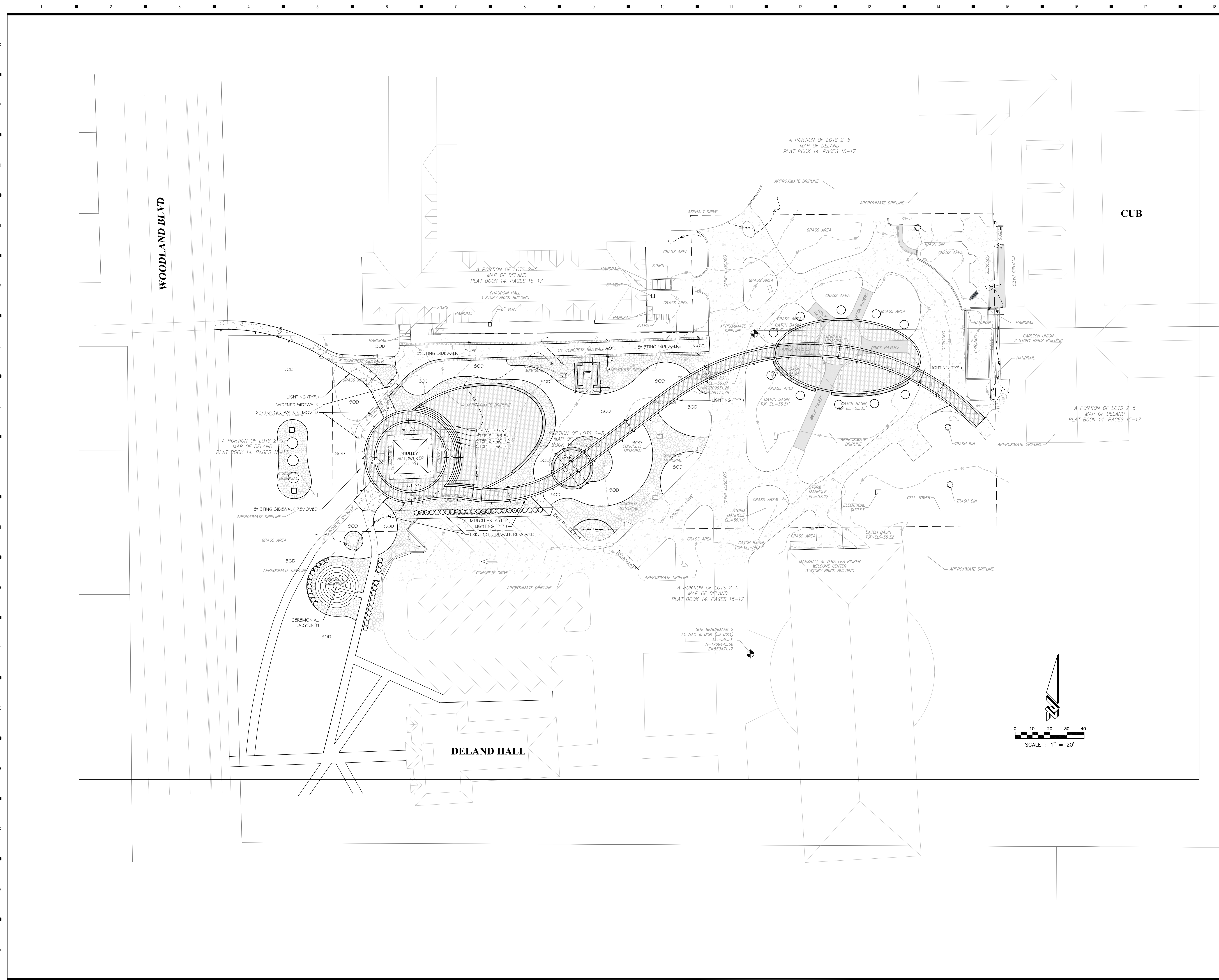


City of DeLand

V24-056

STETSON UNIVERSITY
HULLEY TOWER





ZEVE COHEN
 & ASSOCIATES, INC.

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PROJ. NO 23060
FBI

SEAL

**NOT FOR
CONSTRUCTION**

STETSON UNIVERSITY
HULLEY TOWER

Hunton Brady
ARCHITECTS

[illegible]



To: City of Deland Planning

From: Zev Cohen & Associates, Inc.

Date: March 4, 2024

Re: Variance Request Letter – Stetson University Hulley Tower
ZCA 23060

We are writing to request a variance from the City of Deland pursuant to Chapter 33, Article II of the LDC. This is in reference to the reconstruction of Stetson University Hulley Tower located at 512 N Woodland Blvd, Deland, FL 32723. This project will include restoring the Hulley Tower to its original height of 116-feet. The proposed tower will be constructed within the existing footprint, salvaging as much of the existing base and will have the same dimensions as the original structure. The proposed height will exceed maximum height from the city's LDC however to completely replicate and honor the original Hulley Tower.

Currently, Hulley Tower stands as the original mausoleum base, where Stetson's President from 1915, Lincoln Hulley, and his wife Eloise remains are interred. The top of the tower was selectively demolished after the 2004 hurricane season that caused irreparable damage. Due to economic hardships, the university was unable to rebuild the tower at that time. The University seeks to honor the history of Hulley Tower, working closely with award winning architectural firm Hunton Brady, and renowned preservation architect Richard Heisenbottle, as well as stakeholders to enhance the general character and qualities of the area which fits Stetson University's traditions and values. The reconstructed Hulley Tower will serve as a symbol of Stetson University's past and hope for the future as the bells will sound once again from the tower. Stetson University's aspiration is for this area and the Tower to be a place not only for students but the community, honoring old traditions while making new ones.

Variance Request LDC Review Standard Responses

Please see review criteria responses below (LDC Article 9, Section 33-103.03):

- a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - a. This is a unique case, given the history of the tower building as well as the existing base portion holding Lincoln and Eloise Hulley's remains. Stetson University didn't have the capital funds to reconstruct upon the selective demolition of the tower. If Stetson had been able to fund the reconstruction within twelve months of the selective demolition, a variance would not have been required and Stetson would have been within their right to reconstruct the tower to the original height of 116-feet. Today, sufficient funds from donors and a state historic preservation grant are available to honor the people and history of this tower through replicating this important piece of DeLand history.
- b) Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s).
 - a. The literal interpretation and enforcement would prohibit the reconstruction of the tower. The requirement would result in unnecessary and undue hardship on Stetson University's effort in restoring the treasured historic building, Hulley Tower, and impacting the University's overall historic preservation efforts.
- c) Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings, or structures in the same zoning district.
 - a. Granting the variance will allow for the reconstruction of a unique and historic structure at its original height. This variance is not granting special privilege to reconstruction of the tower. This will be a location for everyone in the community to be able to gather in remembrance, celebration, joy, and sorrow.

- d) The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.
 - a. Granting the variance will allow for the reconstruction of this historic tower that only adds value to the surrounding properties. Not granting the variance will diminish the significance of the structure and the surrounding area. This variance is in harmony with the general purpose and intent of the LDC code and preserves its spirit. This project not only is reconstructing the tower to its original height, but also adding common areas for community gatherings and a proposed sidewalk to further connect the campus.
- e) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.
 - a. The extent of the variance is the minimum necessary to allow an honorable and historically accurate reconstruction of Hulley Tower.
- f) The special conditions or circumstances are not the result of the actions of the applicant or owner.
 - a. These conditions are not a result of the landowner, but of natural events caused by the 2004 hurricane season.

Enclosed with his request letter are the following in support of our variance request:

- One (1) copy of signed and sealed Survey
- One (1) copy of the current Site Plan
- One (1) copy of elevations proposed
- One (1) copy of the as-built elevations
- Proposed Rendering of the Tower
- Executed LOA

Should you have any questions or require any additional information, please contact our office.

Sincerely,
ZEV COHEN & ASSOCIATES, INC.



Michelle Widick, P.E.
Senior Project Manager



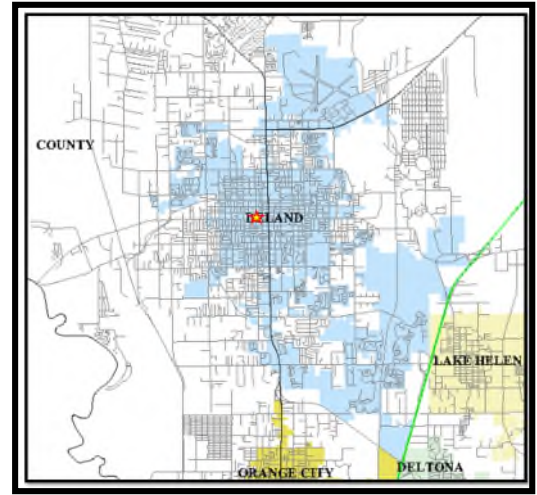
**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

April 10, 2024

- A. APPLICATION NO.:** CP24-035, New York Ave. Apartments
Applicant: Mark Watts, Cobb Cole
Request: Concept plan review – Development of 84 residential units and limited 1st floor accessory uses on a 1.63-acre parcel
- Applicable Ordinance:** Article 12, Sec. 33-132.06 Concept plan review

- B. STAFF PLANNER:** Carol Kuhn

- C. SITE FACTORS**
- Location:** 225 W. New York Ave.
Parcel Size: 1.63± acres
Land Use: Downtown Commercial
Zoning: C-2A, C-2A&H



	SURROUNDING USE:	SURROUNDING ZONING:
North:	Downtown Commercial	C-2A (Downtown Commercial) C-2A (Downtown Commercial)
South:	Downtown Commercial	C-2A&H (Downtown Commercial & Historic) C-2A&H (Downtown Commercial & Historic)
East:	Downtown Commercial	C-2A (Downtown Commercial)
West:	Downtown Commercial	

- D. ANALYSIS:** This 1.63-acre site is located at 225 W. New York Avenue and is zoned C-2A and C-2A & Historic and was once the site of the Historic Putnam Hotel. The property is located within the Historic Design District with a portion also being located within the Downtown Historic District. The Future Land Use Designation is Downtown Commercial.

The site consists of two parcels. However, one parcel is within the Downtown CRA. Since the CRA boundary cannot be expanded, the lots cannot be consolidated. However, a deed restriction or other agreement or mechanism must be put in place to ensure that the proposed parking and retention facility stays connected to the larger parcel.

According to Section 33-17.23, Allowed Uses in Commercial and Industrial Zoning Districts, multi-family residential is allowed as a conditional use in the C-2A zone district. The conditions, as provided for in 33-19.13 state that residential may be permitted on the first floor in the downtown commercial area, either as a primary use to an accessory commercial use or as an

accessory use to a primary commercial use. First floor residential dwelling units will not be permitted within 50 feet of Woodland Boulevard or New York Avenue. The street side of the development shall include amenities that encourage pedestrian activities and the building(s) should be located adjacent to the street or slightly setback (less than 20 feet).

The Central Business District (CBD) allows principal commercial/retail area restaurants, office, and freestanding multifamily residential and multifamily residential above the first floor of nonresidential are allowed land uses, with up to 20 DU/A. In general, retail commercial uses shall be encouraged on the ground floors that front onto streets. Offices and residential should be encouraged to locate above the active ground floor.

The C-2A (Downtown Commercial), and the C-2A&H (Downtown Commercial & Historic) zone districts are intended to include residential, retail, and service businesses to meet the needs of the Central Business District (CBD).

City staff conducted a review of the concept plan submittal materials and provided comments to the applicant and discussed the review comments during the March 21, 2024 Technical Review Committee meeting. No formal action by the TRC was taken and TRC comments are attached to this staff report. The concept plan was reviewed by the Historic Preservation Board at its April 4, 2024 meeting. During the meeting, the HPB discussed roof materials, colors, enhanced landscaping, type of building materials, building details, and parking.

The purpose of Concept Review is to give the developer a chance to receive informal comments from the City Commission, Planning Board, and City staff, regarding the development proposal prior to submitting a full, formal site plan. No official action is needed by the Planning Board at this time.

Planning Division comments related to parking, use of ground floor space, building architecture, lighting, landscaping, stormwater, and traffic and are briefly summarized below (the TRC comments are attached to this staff report).

Parking:

For residential uses, Section 33-91.03 of the Development Regulations require 1.5 spaces per 1-bedroom units; 2 spaces per 2- & 3- bedroom units; and 0.5 spaces per unit for guest parking.

Required parking:

44 – 1.5 bedroom – 66 spaces plus 22 guest spaces

28 – 2 bedroom – 56 spaces plus 14 guest spaces

12 – 3 bedroom – 24 spaces plus 6 guest spaces

Total: 188 spaces required

The applicant has proposed 64 on-site parking spaces plus 12 possible off-site parking spaces.

In total, the applicant is proposing 76 spaces (64 on-site and 12 off-site) for 84 units (0.56 spaces per unit). However, off-site parking is only permitted for nonresidential development (33-91.06.3). Specifically, “the City Commission may approve off-site parking facilities for

nonresidential uses as part of the parking required by this section...” The code does not have a provision for off-site parking for residential uses. Therefore, only 64 spaces would be provided for 84 units resulting in a 124-space deficit. No guest parking has been proposed.

Parking must also be provided for ground floor commercial. The Downtown Commercial Future Land Use Designation states: “retail commercial uses shall be encouraged on the ground floors that front on to streets. Offices and residential should be encouraged to locate above the active ground floor.” The applicant has indicated that the limited non-residential uses on the 1st floor would not be open to the general public, but would be accessory to the apartments – i.e. a leasing office and bicycle parking. However, a leasing office does not meet the intent of the Comprehensive Plan which encourages ground floor retail and commercial uses.

The applicant has submitted a parking study which will be formally reviewed at the time of site plan submittal. The parking study suggested that the parking ratio be reduced to 0.56 spaces per unit and that the required parking be reduced by 112 spaces. However, since off-site parking is not permitted for residential uses, the actual reduction would be 124 spaces. The ground floor is required to be activated with retail and commercial uses and parking must be provided for these uses. The off-site parking could be used to meet the required parking for the commercial or retail uses, if approved by City Commission. The applicant is also proposing bicycle parking to reduce the amount of required vehicle parking.

Architecture:

The proposed building shall comply with section 33-94 – Community Design Standards. Since this site is located in the Historic District and the Historic Design District, a Certificate of Appropriateness (COA) is required. Planning staff review comments related to architecture focused on roof lines, architectural style, colors, massing and scale, compatibility with surrounding properties, and preferred materials, as specified in 33-94.

The concept plan was informally reviewed by the Historic Preservation Board (HPB) on April 4, 2024. This review is not a formal submittal or review for the Certificate of Appropriateness, but it was intended to provide the applicant with an opportunity to gather comments from the HPB. The HPB provided comments related to roof materials, colors, enhanced landscaping, type of materials, building details, and parking.

The applicant has also requested that the concept review be taken to City Commission for comments and feedback and this item is scheduled for City Commission on April 15, 2024.

During formal site plan review, the COA will be reviewed by HPB and the City’s architect will review the application for consistency with the Historic District requirements (Section 33-34) and the Community Design Standards (Section 33-94).

Landscaping:

1. A landscape plan must be provided with the site plan submittal.
2. The submittal indicates that the site will be irrigated with well water. Use of City reclaimed water is required.

Lighting:

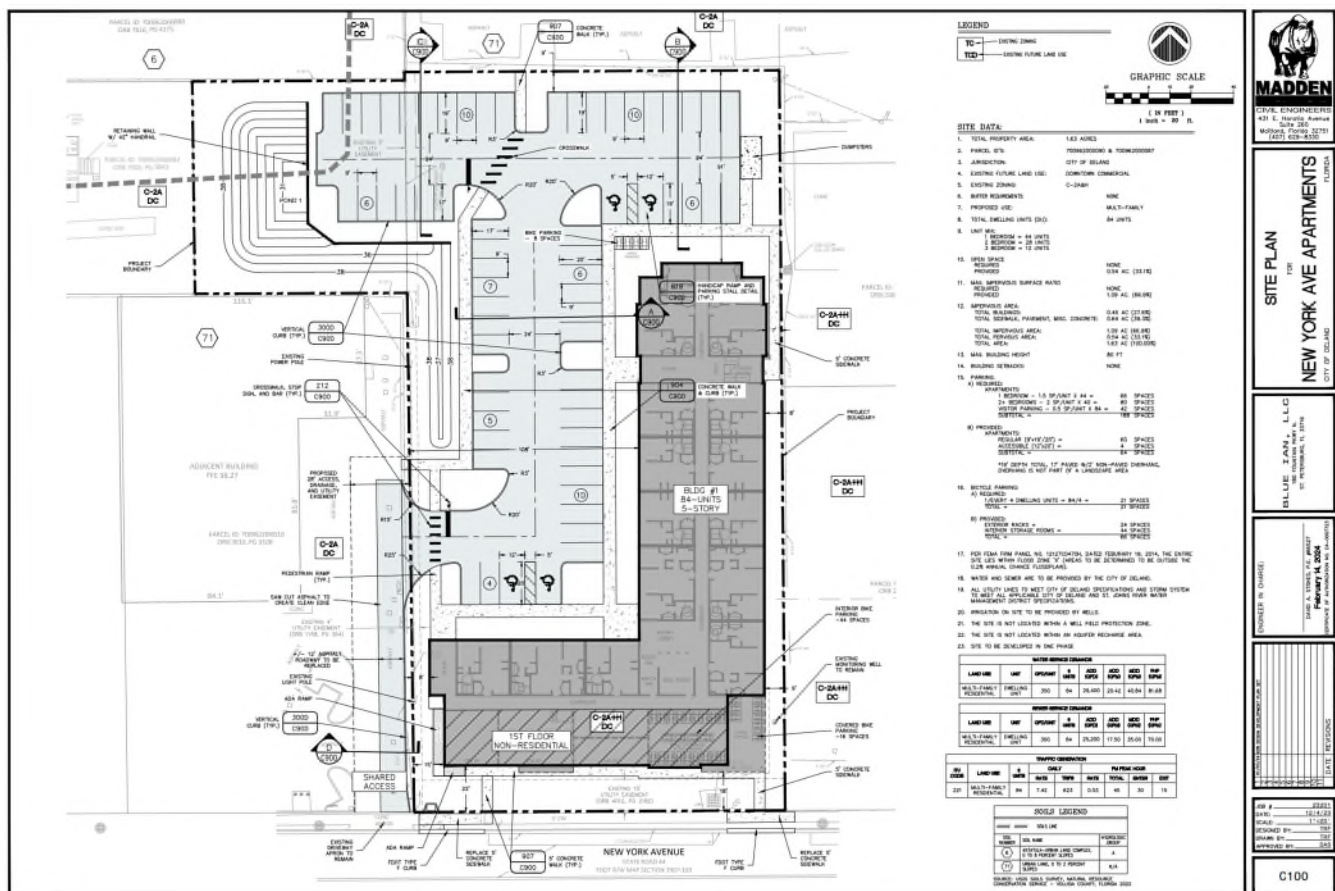
1. A photometric plan is required. Off-site areas shall be shielded from offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5-foot candles (33-94.03(g)2).
2. All lighting shall be down cast and be full cutoff (33-94.03(g)9).

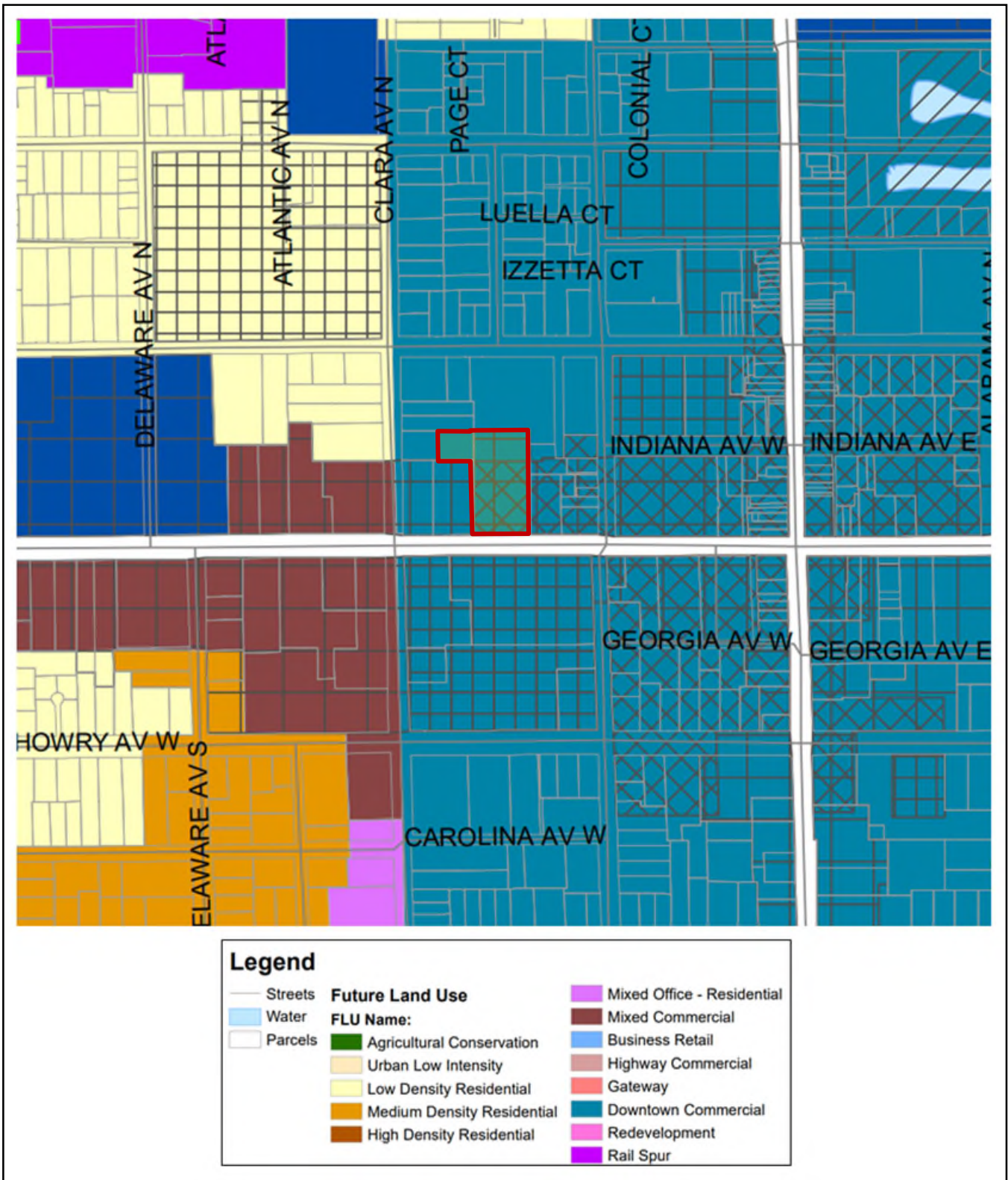
Stormwater:

1. A drainage report shall be submitted with the site plan. This area is prone to flooding.

Traffic & Site Circulation:

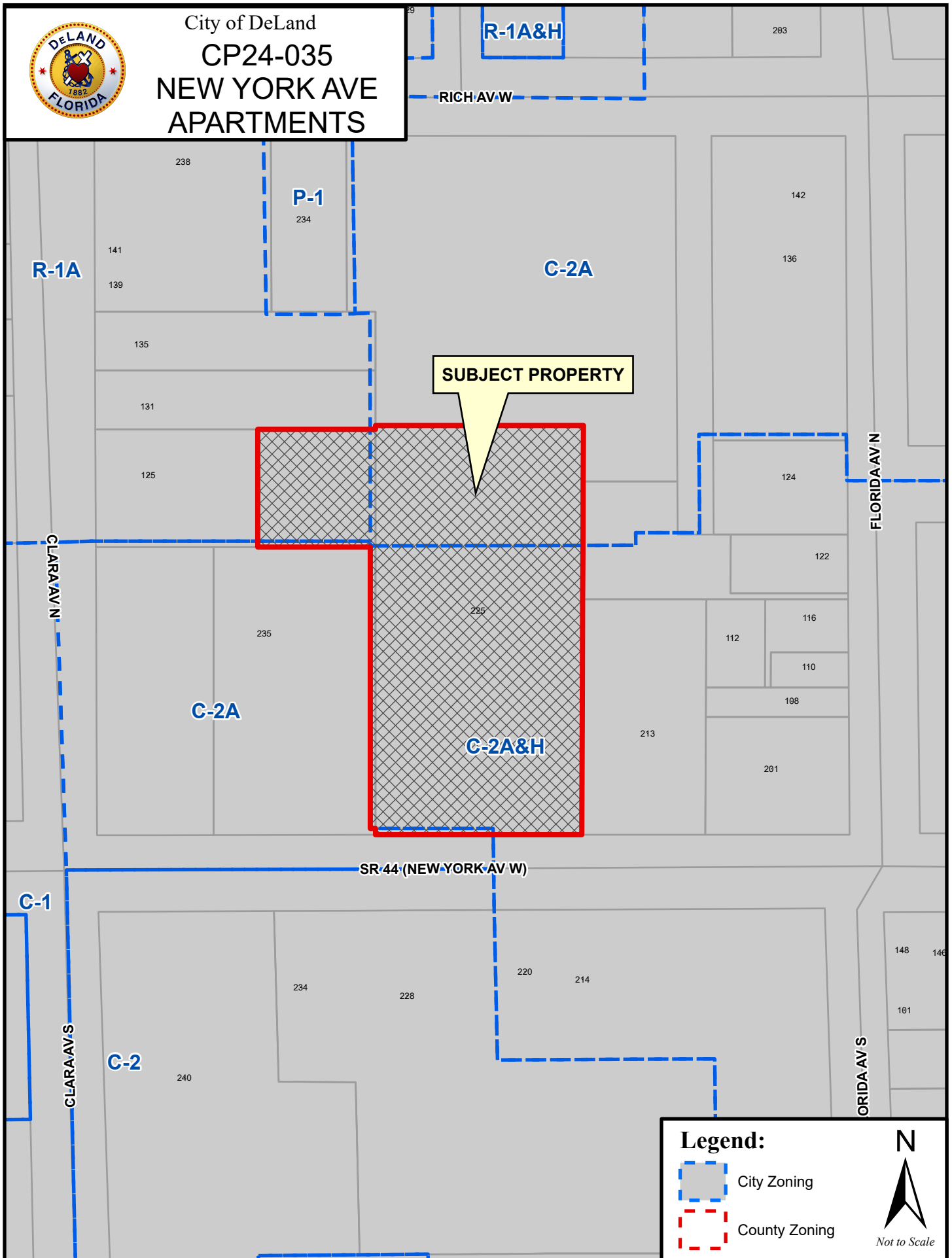
1. Site access from W New York Avenue is through a proposed shared access drive located on county-owned property. A recorded cross access easement shall be provided prior to the final approval of the site plan.
2. A Traffic Memo shall be provided with the site plan submittal.







City of DeLand
CP24-035
NEW YORK AVE
APARTMENTS





City of DeLand
CP24-035
NEW YORK AVE
APARTMENTS



FINAL ENGINEERING PLAN
FOR
NEW YORK AVE APARTMENTS

PARCEL ID'S: 700962000090, 700962000087
SECTION 09, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND, FLORIDA

LEGAL DESCRIPTION:

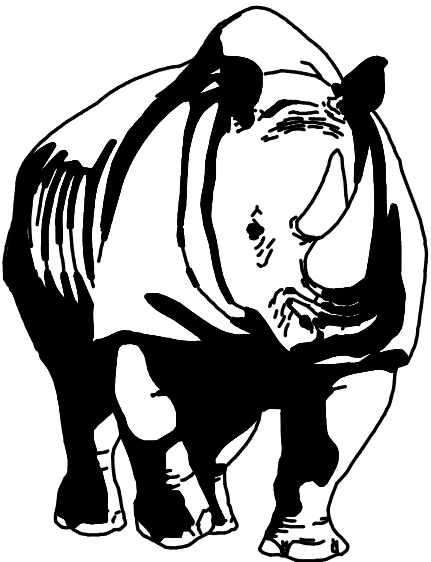
THE EAST 100.00 FEET OF THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1; RUN THENCE S89°44'45"W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 100.00 FEET; THENCE N00°45'34"W, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 8; THENCE N89°44'45"E ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S00°45'34"E, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND
LOT 9, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 48, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

FOR

BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716
PHONE:(813) 514-2100



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

UTILITY PROVIDERS:

CABLE:

CHARTER COMMUNICATIONS
1195 S. WOODLAND BLVD,
DELAND, FL 32720
PHONE: (407) 532-8614
CONTACT: STACY STAFFORD

POWER:

DUKE ENERGY
400 N. SPRING GARDEN AVE.
DELAND, FL 32720
PHONE: (407) 938-6602
CONTACT: KELLY BEARD

GAS:

FLORIDA PUBLIC UTILITIES
450 S. HIGHWAY 17-92
DEBARY, FL 32713
PHONE: (863) 220-1510
CONTACT: KATIE L. COLE

PHONE:

AT&T
1500 HERBERT ST.
PORT ORANGE, FL 32129
PHONE: (386) 281-6955
CONTACT: JAMES FRANKLIN

WATER & WASTE WATER:

CITY OF DELAND
1101 S. AMELIA AVE.
DELAND, FL 32724
PHONE: (386) 626-7250

PROJECT TEAM MEMBERS:

OWNER:

AXIA PUTNAM, LLC
4421 N THANKSGIVING WAY #204
LEHI, UT 84043

DEVELOPER:

BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716
PHONE: (813) 514-2100

ENGINEER:

MADDEN, MOORHEAD, & STOKES, LLC
431 E HORATIO AVE., SUITE 260
MAITLAND, FLORIDA 32751
PHONE: (407) 629-8330

GEOTECHNICAL:

ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST. PETERSBURG, FL 33714
PHONE: (727) 527-5735

SURVEYOR:

ALTAMAX SURVEYING
910 BELLE AVE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-0200

ARCHITECT:

POWELLSTUDIO ARCHITECTURE
713 W MONTROSE ST.
CLERMONT, FL 34711
PHONE: (352) 874-2340

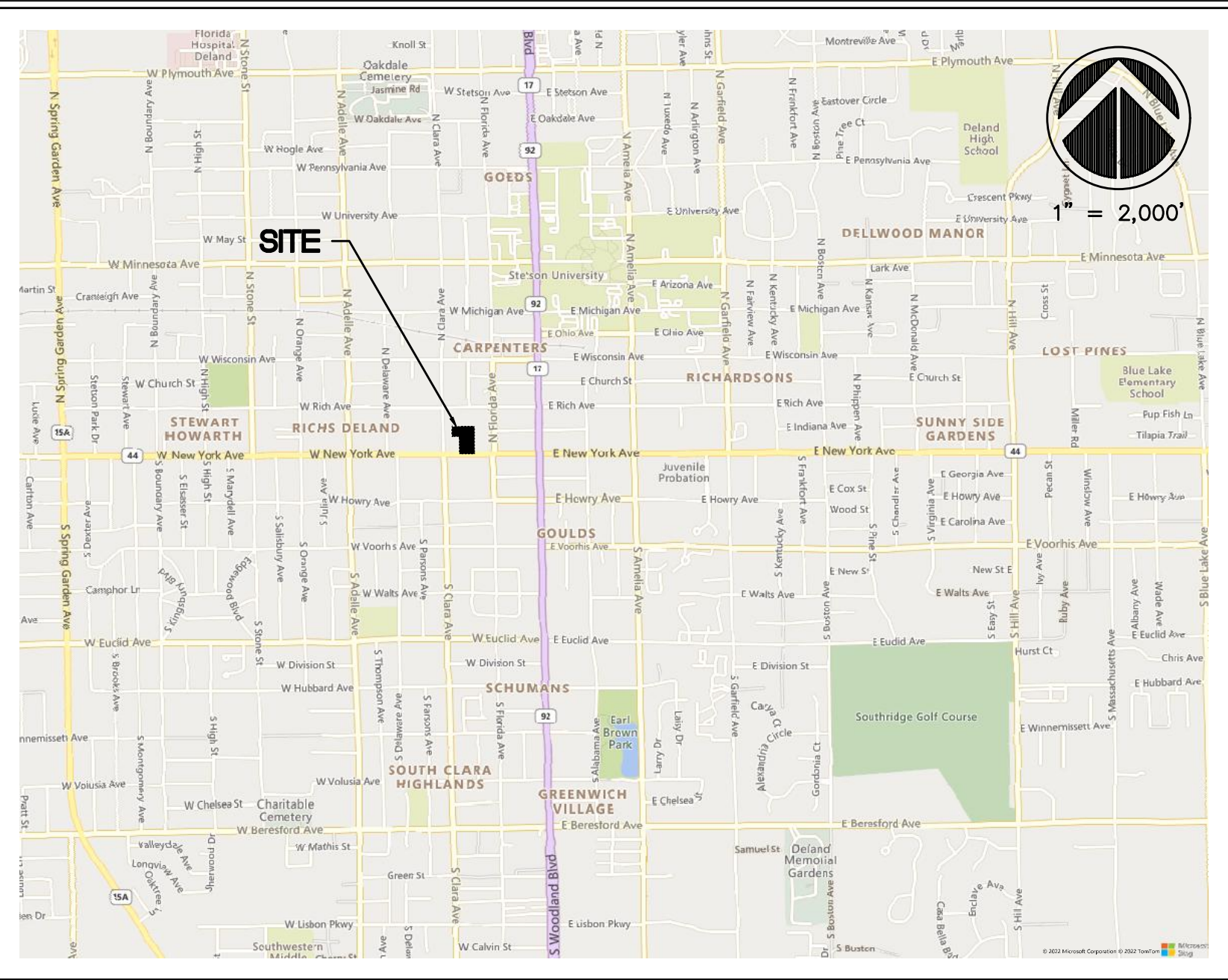
LANDSCAPE ARCHITECT:

DARK MOSS
308 E 7TH AVE
TAMPA, FL 33602
PHONE: (813) 532-3440

INDEX OF SHEETS

CIVIL	
SHEET NO.	SHEET NAME
C001	COVER SHEET
1 of 1	ALTA/NSPS LAND TITLE SURVEY
C002	SYMBOLS AND ABBREVIATIONS
C003	GENERAL NOTES
C010	EXIST. CONDITIONS/DEMO PLAN
C100	SITE PLAN
C200	UTILITY PLAN
C300	DRAINAGE AND GRADING PLAN
C700	EROSION CONTROL PLAN
C800	VEHICLE CIRCULATION PLAN
C900-C901	CONSTRUCTION DETAILS
C910-C914	CITY DETAILS
-	LANDSCAPE PLANS
-	IRRIGATION PLANS
-	PHOTOMETRIC PLANS

VICINITY MAP

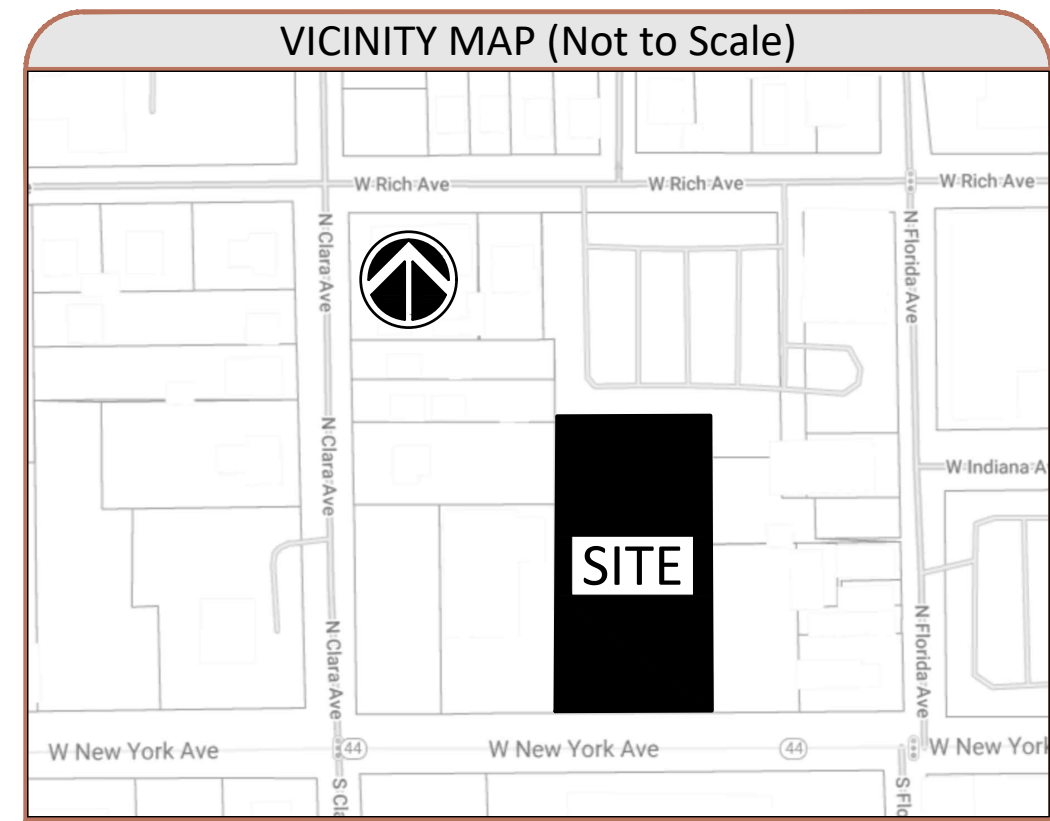
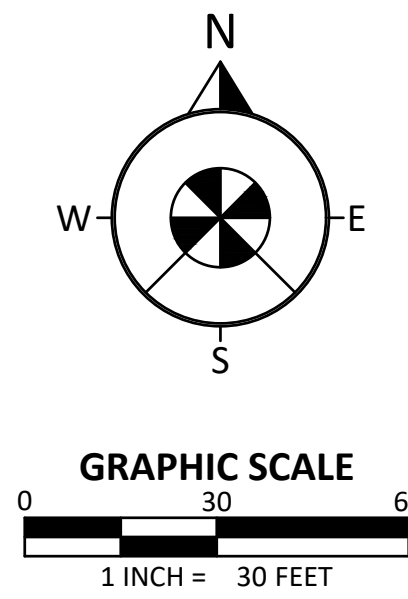
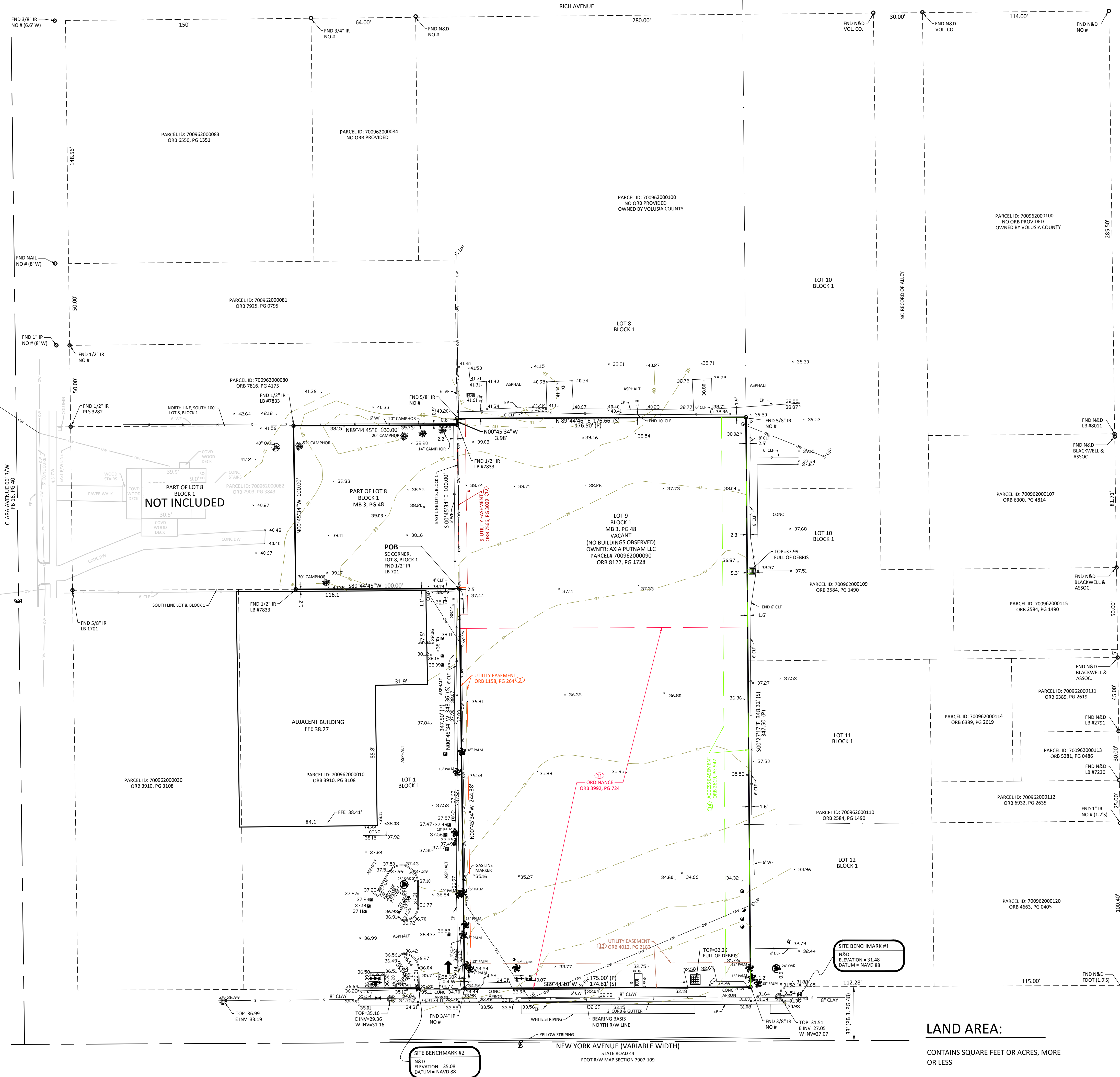


DAVID A. STOKES, P.E. #66527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NEW YORK AVE APARTMENTS (23201)

G:\FiberEngineering\Jobs\23031 - New York Ave Apartments\Eng\Final\23201_C001-COV.dwg Jan 04, 2024 10:39:21 am

BOUNDARY & TOPOGRAPHIC SURVEY



DESCRIPTION:

The East 100.00 feet of the South 100 feet of the West 237.5 feet of Lot 8, Assessor's Subdivision of Block 1, Roger's Deland, according to the map thereof recorded in Map Book 16, Page 40, of the Public Records of Volusia County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 8, Block 1; run thence S89°44'45"W, along the South line of said Lot 8, a distance of 100.00 feet; thence N00°45'34"W, a distance of 100.00 feet to the North line of the South 100 feet of said Lot 8; thence N89°44'45"E along said North line, a distance of 100.00 feet to the East line of said Lot 8; thence S00°45'34"E, along said East line, a distance of 100.00 feet to the Point of Beginning.

And
Lot 9, Assessor's Subdivision of Block 1, Roger's Deland, a subdivision according to the plat
thereof recorded at Plat Book 3, Page 48, in the Public Records of Volusia County, Florida

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH R/W LINE OF NEW YORK AVENUE; BEING: S89°44'10"W ASSUMED.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
4. THIS SITE LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 12127C0470H, COMMUNITY NO. 120307, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, EFFECTIVE 02/19/2014.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 7222-6423577, EFFECTIVE: APRIL 21, 2023, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SET FORTH IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.
7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION T 474, BEING: 38.11 FEET, (NAVD 88), PUBLISHED BY NGS (NATIONAL GEODETIC SURVEY).
8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

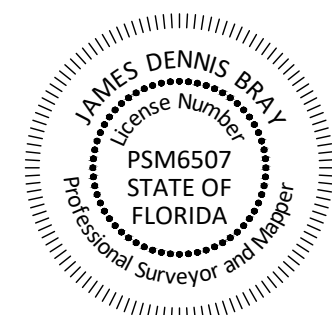
SCHEDULE B-II:

9. Easement granted to Florida Power Corporation by instrument recorded in Book 1158, Page 264.
(ON SUBJECT PROPERTY AS SHOWN HEREON)
10. Fence Boundary Agreement recorded in Book 1980, Page 1770.
(ON SUBJECT PROPERTY. THE LOCATION OF THE FENCE CANNOT BE DETERMINED BY THE DESCRIPTION IN THE RECORDED DOCUMENT)
11. Ordinance 94-36 Designating the Downtown Historic District recorded in Book 3992, Page 724.
(AS TO LOT 9, BLANKET IN NATURE OVER THE PORTION OF SUBJECT PROPERTY SHOWN HEREON.)
12. Easement granted to County of Volusia for Utilities by instrument recorded in Book 7566, Page 3029.
(ON SUBJECT PROPERTY AS SHOWN HEREON)
13. Easement granted to City of Deland by instrument recorded in Book 4012, Page 2182.
(ON SUBJECT PROPERTY AS SHOWN HEREON IN ITS APPROXIMATE LOCATION DUE TO POOR LEGIBILITY.)
14. Reciprocal Easement Agreement recorded in Book 2619, Page 946.
(ON SUBJECT PROPERTY AS SHOWN HEREON)

Certified to:

Blue Sky Communities, LLC, a Florida limited liability company;
First American Title Insurance Company;
Nelson Mullins Riley & Scarborough LLP

This Survey is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.



LEGEND

- [illegible]

ADDRESS:

225 W. NEW YORK AVE AND
125 N. CLARA AVENUE
DELAND, FL 32720

Job Information

JOB NO. 905773
CF NO. VLS-16-40-LOT8-BLK1-Update02
FIELD DATE: 09/29/2023
SCALE: 1" = 30'
DRAWN BY: GLT/DSK

Revisions

[illegible]

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamassurveying.com

James D. Bray PSM 6507

SHEET 1 OF 1

ABBREVIATIONS

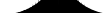
A	F	P
A AREA AB ANCHOR BOLT ABD ABANDON(ED) AC ACRES(S) AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FDOT FLORIDA DEPARTMENT OF TRANSPORTATION FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE ARV AIR RELEASE VALVE FLX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FEET/FOOT FTG FOOTING	PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEP POLYETHYLENE PIPE PFGP PROFILE GRADE POINT PI POINT OF INTERSECTION P/L PROPERTY LINE POB POINT OF BEGINNING POJ PUSH ON JOINT PP POLYPROPYLENE PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROPOSED PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER
B	G	Q
BFP BACKFLOW PREVENTER BLD BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BOW BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	GA GAUGE GAL GALLON GALV GALVANIZED GM GAS MAIN GPD GALLONS PER DAY GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GUARD RAIL GRD GROUND/GRADE GSP GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GUY GUY WIRE GWT GROUND WATER TABLE	Q FLOW RATE
C	H	S
CAP CAPACITY CATCH CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CURB AND GUTTER CAST CAST OIP CAST IRON PIPE CJ CONSTRUCTION JOINT C/L CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMPA CORRUGATED METAL PIPE ARCH CND CONDUIT CO COUNTRY CO CLEANOUT COL COLUMN COMP COMPLETE CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION(ION) CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING OPP CONCRETE POWER POLE CS CONTROL STRUCTURE CTS COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD CYL CYLINDER	HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HOA HOME OWNERS ASSOCIATION HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HIGHWAY HIGHWAY HYD HYDRAULIC	S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SHELF DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWT SEASONAL HIGH GROUND WATER TABLE SIMILAR SIMILAR S/L SETBACK LINE SL SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STR STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SOUTHWEST SWK SIDEWALK SYM SYMBOL(S) SYMM SYMMETRICAL SYS SYSTEM
D	J	T
DBL DOUBLE DEG OR DEGREE DEFL DEFLECT(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DIAMETER DIA DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DNH DROP MANHOLE DN DOWN DRN DRAIN DWG DRAWING DWY DRIVEWAY	JB JUNCTION BOX JCT JUNCTION JST JOIST JT JOINT	T TANGENT TB TURFBLOCK T&B TOP AND BOTTOM TBM TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPHOLE TOB TOP OF BANK TOC TOP OF CURB TOE TOP OF SLOPE TOT TOTAL TS TOP OF SLOPE TS&V TAPPING SLEEVE & VALVE TWP TOWNSHIP TYP TYPICAL
E	L	U
E EAST EA EACH EC EDGE OF CONCRETE ED ENERGY DISSIPATOR EF EACH FACE EFF EFFLUENT EG EXISTING GRADE E/L EASEMENT LINE ELB ELBOW ELEC ELECTRIC ELEV ELEVATION ELLIP ELLIPSE/ELLIPTICAL ENC ENCASEMENT ENG ENGINEER(ING) N EDGE OF PAVEMENT EQ EQUIPMENT EQ EQUIV EQUIVALENT ESMT EASEMENT EST ESTIMATE EW EACH WAY EWL ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTEND/EXTENSION	LENGTH LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LG LONG LIM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	UD UNDERDRAIN UG UNDERGROUND UN UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE
F	M	V
FAW EACH WAY FC FINISHED CURB FD FINISHED DRAIN FE FINISHED ELEVATION FG FINISHED GRADE FI FINISHED INTERSECTION FL FINISHED LINE FM FINISHED MAIN FO FINISHED OUTLET FP FINISHED POINT FS FINISHED SURFACE FT FINISHED TOP FW FINISHED WATER FX FINISHED EXCAVATION FY FINISHED YARD FZ FINISHED ZONE	MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MITERED END MFR MANUFACTURER MFG MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHWL MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MPL METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	VB VALVE BOX VC VERTICAL CURVE VCP VITRIFIED CLAY PIPE VERT VERTICAL VPC VERTICAL POINT OF CURVE VPI VERTICAL POINT OF INTERSECTION VPT VERTICAL POINT OF TANGENCY
G	N	W
GA GAUGE GAL GALLON GALV GALVANIZED GM GAS MAIN GPD GALLONS PER DAY GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GUARD RAIL GRD GROUND/GRADE GSP GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GUY GUY WIRE GWT GROUND WATER TABLE	NAWTH NORTH N NORTH NA NOT APPLICABLE N&C NAIL AND CAP NE NORTHEAST NG NATURAL GROUND NIC NOT IN CONTRACT NO OR # NUMBER NOM NOMINAL NTS NOT TO SCALE NW NORTHWEST NWL NORMAL WATER LEVEL	W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WS WATER SURFACE WSWT WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH
H	O	Y
HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HOA HOME OWNERS ASSOCIATION HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HIGHWAY HIGHWAY HYD HYDRAULIC	OC ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPNG OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVFL OVERFLOW OVHD OVERHEAD	YD YARD YR YEAR
I	R	MISC
IB INTERSTATE HIGHWAY IA INTERSECTION ANGLE ID INSIDE DIAMETER ID INSIDE FACE IN INCHES INL INLET INS INSER INST INSTALL IP IRON PIPE IR IRON ROD INT INTERSECT/INTERSECTION INV INVERT	R RADIUS RCP REINFORCED CONCRETE PIPE RCFA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REINF REINFORCE(D) REQD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY R/W REUSE WATER MAIN	AND AND AT AT DELTA DELTA

EXISTING SYMBOLS

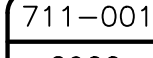
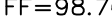
LINES	SANITARY	WATER & REUSE WATER	STORM DRAIN	HIGHWAY & UTILITIES
CENTER LINE WIRE FENCE CHAIN LINK FENCE WOOD FENCE GUARDRAIL EXISTING PLATS RETAINING WALL RIGHT-OF-WAY LINE SHORELINE SWALE	SANITARY SEWER LINE CLEANOUT EX. FM FORCE MAIN EX. RM REUSE WATER MAIN BACKFLOW PREVENTOR	EX. WM WATER MAIN DIP PIPE EX. RM REUSE WATER MAIN BACKFLOW PREVENTOR	STORM SEWER MANHOLE MITERED END STORM INLET FDOT TYPE 6 INLET	BENCHMARK RECOVERED 4x4 CM SET 4x4 CM SET IRON ROD RECOVERED IRON ROD CONCRETE COUNTY ROADS INTERSTATE ROADS STATE ROADS WOOD AND/OR METAL LIGHT POLE CONCRETE LIGHT POLE YARD LIGHT MISCELLANEOUS SIGN SECTION CORNER EDGE OF PAVEMENT W/O CURB EDGE OF PAVEMENT W/CURB
BUILDING LINE CONTOURS RAILROAD TRACKS GAS MAIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE OVERHEAD ELECTRIC OVERHEAD TELEPHONE UNDERGROUND CABLE TELEVISION EASEMENT	EX. FM FORCE MAIN MANHOLE	WATER VALVE FIRE HYDRANT WATER METER	FDOT TYPE 1 INLET FDOT TYPE 2 INLET FDOT TYPE 3 INLET FDOT TYPE 4 INLET FDOT TYPE 5 INLET	BRICK PAVERS DIRT ROAD 8" MAPLE TREE 8" OAK TREE 8" PINE TREE 8" PALM TREE 8" MISC. TREE MONITORING WELL RR CROSSING SIGN RR CROSSING GATE TRAFFIC SIGNAL POLE SATELLITE DISH GUY WIRE HANDICAP PARKING SPOT ELEVATION

PROPOSED SYMBOLS

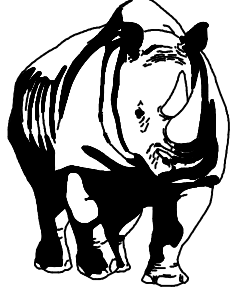
LINES	
	PROPERTY LINE
	CONSERVATION SETBACK
	CENTER LINE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	LOT LINE
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SETBACK LINE
	SHORELINE
	SWALE
	TREE LINE

STORM DRAIN	
	100 LF 24 HDPE @ 0.20% 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
	UNDERDRAIN 6" HDPE PIPE
	DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1
	FDOT INLET TYPE 2
	FDOT INLET TYPE 3
	FDOT INLET TYPE 4
	FDOT INLET TYPE 5
	FDOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SPOT ELEVATION
	STORM INLET

SANITARY	
	100 LF SAN 8 PVC 0.40% 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT
	DOUBLE SANITARY SERVICE
	FORCE MAIN PVC PIPE
	MANHOLE

HIGHWAY & UTILITIES	
	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	SIGNS
	SECTION CORNER
	STATE ROADS
	SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	VERTICAL CURB
	CROSS SECTION DETAIL

WATER & REUSE WATER	
	WATER MAIN PVC PIPE
	11 1/2" BEND
	22 1/2" BEND
	45° BEND
	90° BEND
	TEE
	CROSS
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE
	GATE VALVE
	FIRE HYDRANT
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	CEANOUT
	RECLAIM WATER MAIN
	DOUBLE RECLAIM WATER SERVICE



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SYMBOLS AND ABBREVIATIONS

FOR

NEW YORK AVE APARTMENTS

FLORIDA

CITY OF DELAND

BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #6527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

DATE	REVISIONS
01/03/24	1.00
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01/03/24	2.00

JOB # 23201

DATE: 12/4/23

SCALE: N.T.S.

DESIGNED BY: TRF

DRAWN BY: TRF

APPROVED BY: DAS

C002

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITIONS, OF, AND THE FDOT "STANDARD PLANS", WHICHEVER IS MORE STRINGENT.
2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT STANDARD PLANS, LATEST EDITION.
3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN AND NOT SHOWN ON THESE PLANS.
4. CONTRACTOR, INCLUDING ANY SUB-CONTRACTORS, IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
- ACCE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
 - FDEP WATER DISTURBANCE PERMIT
 - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
 - FDEP REUSE
 - FDEP DREDGE AND FILL
 - FDEP NPDES GENERAL PERMIT FOR STORMWATERDISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
 - FDOT DRIVEWAY CONNECTION
 - FDOT UTILITY
 - FDOT STORMWATER DISCHARGE CONNECTION
 - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
 - LOCAL RIGHT OF WAY USE
 - LOCAL UNDERGROUND UTILITIES
 - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DEWATERING (CUP)
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE PROJECT. IF DISTURBED, DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.
7. DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
10. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLAN / DEVELOPMENT PLAN AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
11. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.
16. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO FIBER LOOP SENSORS, PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
18. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
19. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
20. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
21. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.
22. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
23. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.

GENERAL NOTES (CONTINUED)

24. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD, LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITIONS, AND THE FDOT "STANDARD PLANS", WHICHEVER IS MORE STRINGENT.
25. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.
2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.
4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER /OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.
9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE SPECIFIED.
10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.
11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
- 12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
- 12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE POLYPROPYLENE (PP) PIPE
13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I..
16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONNECTION JOINTS EVERY 5- FEET AND AN EXPANSION JOINT EVERY 20- FEET (MINIMUM). MAXIMUM SIDEWALK SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%.
17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.
18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.
19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.
20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.
22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.
24. ALL OFFSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
25. ALL ONSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE PAINT UNLESS OTHERWISE SPECIFIED.
26. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

PAVING AND DRAINAGE (CONTINUED)

27. PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
28. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.). IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
29. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H=20 LOADING.
30. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.
31. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERTIGHT APPROVED CONNECTIONS. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.
32. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST LECTIVE LANE.
33. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
34. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
35. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
36. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND TYPE 'J' OR 'P' STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
37. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. GRAVITY SEWER PIPE SHALL BE SDR35 PVC AND SHALL MEET ASTM D3034, UNLESS OTHERWISE SPECIFIED.
3. ALL SANITARY SERVICE LATERALS SHALL BE 6-INCH DIAMETER PVC AND SHALL END WITH A CLEAN OUT.
4. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
5. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48-INCHES AND A MINIMUM ACCESS DIAMETER OF 22-INCHES.
6. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.
8. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH, AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 5 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES, AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCED NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
10. MADDEN, MOORHEAD & STOKES, LLC SHALL BE NOTIFIED A MINIMUM OF FIVE (5) FULL WORKING DAYS PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)-629-8330.
11. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RISE ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
12. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF BASE COURSE.
13. MINIMUM SLOPE ON ALL SANITARY SEWER GRAVITY MAINS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
14. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.
15. MARK RESIDENTIAL LATERALS WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRESSED IN THE CURB.
16. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.
17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLE/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'x4' AT MANHOLES, AND 2'x2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.
18. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
19. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
20. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH THE GREATER OF FDEP OR THE UTILITY PROVIDER'S MINIMUM CRITERIA. ANY LINE NOT MEETING MINIMUM SLOPES SHALL BE REPAIRED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
21. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

SEWER (CONTINUED)

22. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
23. WATER-TIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC. SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
6. SITE UTILITY WORK SHALL TERMINATE 5- FEET FROM BUILDINGS UNLESS OTHERWISE NOTED.
7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.
9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
- 9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- 9.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
- 10.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- 10.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- 10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
12. WATER LINES 2-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUBING.
13. WATER LINES 4-INCH TO 12-INCH IN DIAMETER SHALL BE NSF LOGO PVC PIPE CONFORMING TO AWWA C-900 AND BE DR-18.
14. ALL FITTINGS SHALL BE DUCTILE IRON (D.I.) OR GRAY IRON MECHANICAL JOINTS WITH A MINIMUM PRESSURE RATING OF 250 P.S.I. CONFORMING TO ANSI A-21.10 / AWWA C-110, OR D.I. COMPACT FITTINGS FOR DIAMETERS 4-INCH TO 12-INCH CONFORMING TO ANSI A-21.53 / AWWA C-153.
15. FROM THE POINT OF SERVICE (P.O.S.) FORWARD AS DESIGNATED BY F.S. 633, FIRE SUPPLY PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.
16. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRNCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED AND SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
17. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED TO GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
18. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, LATEST EDITION.
19. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5-1/4" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.

WATER (CONTINUED)

20. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTION AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
21. THE CONTRACTOR SHALL SUPPLY COMPLETE AS-BUILT INFORMATION RELATIVE TO LOCATION AND ELEVATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED TO EACH OF THE MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.
22. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ALLOWANCE FOR THE MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
23. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DUTILITY PROVIDER/MENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. (I.E. FIRE FLOW TEST SHALL BE PERFORMED)
24. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THE LESSOR OF THOSE RECOMMENDED BY THE PIPE MANUFACTURER OR UTILITY PROVIDER'S CONSTRUCTION SPECIFICATIONS.
25. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(2)(D)3, F.A.C. USUALLY BLUE OR A W/ IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS PROVIDED WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
27. PIPE MATERIALS:
- PVC MAINS - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON WATER MAINS SHALL BE MANUFACTURED TO AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINTS - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
28. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITY PROVIDER. ALL VALVES SHALL BE OPERATED BY UTILITY PROVIDER PERSONNEL ONLY.
29. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL LEAD FREE.
30. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6-INCH AND SHALL INCLUDE AN AUXILIARY VALVE.
31. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND WATER MAINS. THE PROJECT BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
32. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
33. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY ENGINEER, AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

RECLAIMED WATER

1. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4-INCH THROUGH 12-INCH SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18. PIPE SHALL BE PURPLE AND LABELED "RECLAIMED WATER" OR "NON POTABLE WATER" PROMINENTLY ON EACH PIPE JOINT. JOINTS SHALL BE OF THE DUCTILE IRON TYPE AND COUPLINGS SHALL CONFORM TO ASTM D3139 DR18 PIPE.
2. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4-INCH THROUGH 12-INCH AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).
3. PIPE SIZES GREATER THAN 12" IN BOTH PVC AND DUCTILE IRON SHALL BE SEPTICALLY TREATED. THE MINIMUM PIPE THICKNESS SHALL BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS.
4. COMPACT FITTINGS FOR DUCTILE IRON PIPE AND PVC C900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.53 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). 350 PSI MINIMUM PRESSURE RATING.
5. GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509 (LATEST EDITION) WITH 2-INCH SQUARE WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES' COMPLIANCE WITH AWWA C509 (LATEST EDITION) AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, MUELLER, KENNEDY, M&H, AMERICAN DARLING, OR APPROVED EQUAL.
6. VALVE BOX PADS SHALL BE 18"x18"x4" THICK CONCRETE WITH FOUR (4) REINFORCING BARS. PAD IS TO BE SET AT FINISH GRADE.
7. UNDERGROUND VALVE IDENTIFICATION (UVI) MARKERS SHALL BE PROVIDED AT EACH VALVE LOCATION. MARKERS SHALL BE 3-INCH DIAMETER AND 1/8-INCH THICK SOLID HARD BRASS WITH 1/4-INCH ROD ANCHOR WITH "TAMPER-PROOF" HOOK END. SURFACE SHALL BE ENGRAVED WITH 1/4-INCH TO 3/8-INCH CAPITAL LETTERS APPROXIMATELY .015-INCH DEEP. HAND PUNCHED LETTERS NOT ACCEPTABLE. FOR MARKER TO BE USED FOR UNDERGROUND VALVE MARKER DETAIL. SURFACE GROUND SMOOTH AND EPOXY COATED TO PREVENT TARNISHING. MARKERS ARE TO BE WAGCO MARKERS, OR APPROVED EQUAL.

RECLAIMED WATER (CONTINUED)

9. AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION, AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE VALMATIC OR APPROVED EQUAL.
10. VALVE BOXES ON BURIED RECLAIMED WATER SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH A MINIMUM INTERIOR DIAMETER OF 5-INCH WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON THE TOP. RECLAIMED WATER BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL.
11. PIPE INSTALLATION OF PVC RECLAIMED WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE RECLAIMED WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600 (LATEST EDITION).
12. RECLAIMED WATER SYSTEM PIPES SHALL BE INSTALLED SO AS TO GIVE A MINIMUM HORIZONTAL SEPARATION OF 5 FEET (CENTER OF PIPE TO CENTER OF PIPE) FROM POTABLE WATER LINES AND MINIMUM 3-FOOT SEPARATION FORM OUTSIDE WALL TO OUTSIDE WALL AS WELL AS 18-INCH VERTICAL SEPARATION. IN THE CASE OF A CONFLICT WHERE THESE SEPARATIONS CANNOT BE MAINTAINED THE REUSE MAIN SHALL BE UPGRADED TO DIP.
13. COMPACTED BACKFILL SHALL BE TO 98 % MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITHIN 12-INCH MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12-INCH MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.
14. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
15. INDICATOR TAPE SHALL BE BURIED IN THE RECLAIMED WATER MAIN TRENCH 18-INCH DIRECTLY ABOVE THE MAIN. A CONTINUOUS COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE PIPE DETECTOR WIRE MARKER DETAIL. INDICATOR TAPE SHALL CALL OUT THAT A RECLAIMED OR NON POTABLE SYSTEM IS BELOW. PIPE SHALL BE COLOR CODED PURPLE IN ADDITION TO MARKINGS. SIGNS IN ENGLISH, SPANISH, AND INTERNATIONAL SYMBOLS SHALL BE INSTALLED NOTING THAT NO DRINKING IS ALLOWED. CONTINUITY CHECK WILL BE PERFORMED AND MUST BE ACCEPTABLE.
16. ALLOWABLE LEAKAGE FOR PVC PRESSURE MAINS WILL BE IN ACCORDANCE WITH AWWA M23.
17. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TESTS AND INSPECTIONS OF THE WATER MAINS, METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING. CONTRACTOR SHALL CONTACT LOCAL AGENCY, UTILITY PROVIDER, AND ENGINEER IN WRITTEN FORM, FORTY- EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION, NO TESTING WILL BE SCHEDULED ON A MONDAY OR FRIDAY.
18. THE RECLAIMED WATER SYSTEM SHALL BE TESTED FOR LEAKAGE AT 150 PSI FOR TWO (2) HOURS PER UTILITY PROVIDER STANDARDS.
19. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 D.I. PIPE. IF 24-INCHES TO 30-INCHES OF COVER IS PROVIDED AND CLASS 51 IF 30-INCHES TO 36-INCHES OF COVER IS PROVIDED.
20. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.

FIRE

THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE IS HEREBY INCORPORATED

NFPA 1, 2018 EDITION

NFPA 13, 2016 EDITION

NFPA 14, 2016 EDITION

NFPA 24, 2016 EDITION

NFPA 101, 2018 EDITION

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING, CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
2. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE UTILIZED IN THE WORK.
3. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
5. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

SPECIAL PURPOSE

1. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.



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GENERAL NOTES

FOR

NEW YORK AVE APARTMENTS

FLORIDA

CITY OF DELAND

BLUE IAN, LLC

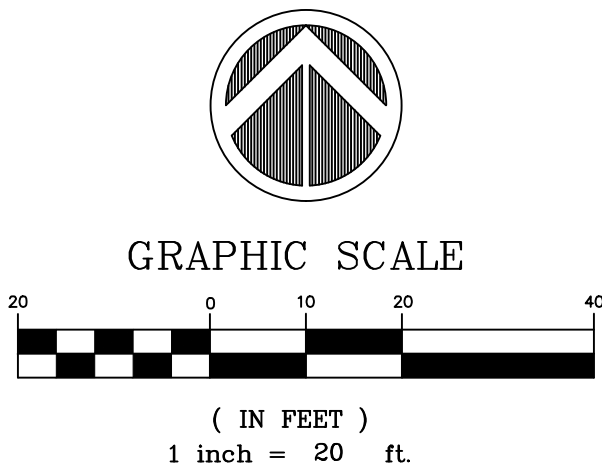
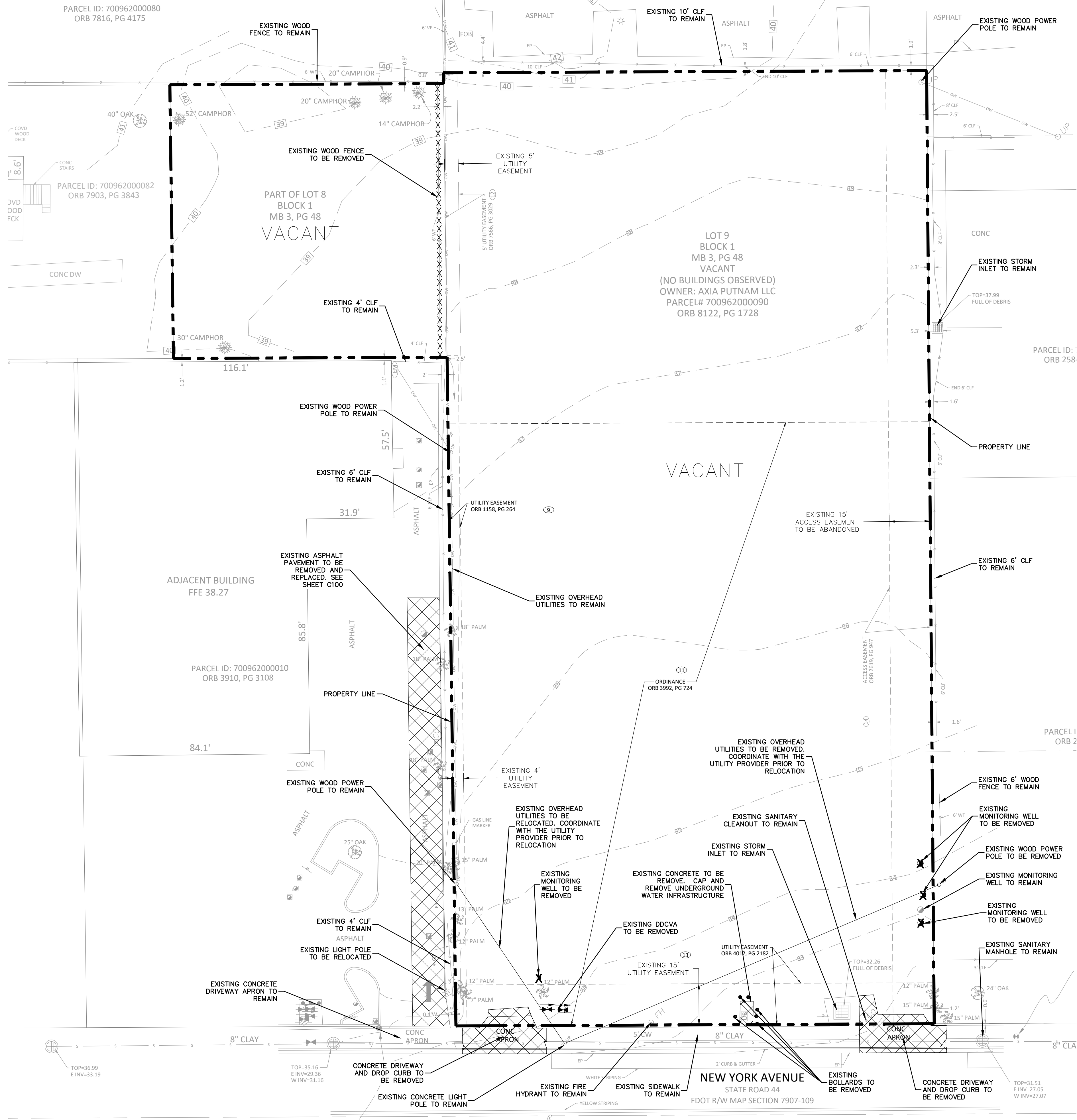
180 FOUNTAIN PKWY. N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #66527
January 4, 2024

CERTIFICATE OF AUTHORIZATION NO. CA-000723

10/03/24/1806 DESIGN DEVELOPMENT



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MOORHEAD & STOKES, LLC
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EXIST. CONDITIONS/DEMO PLAN
FOR
NEW YORK AVE APARTMENTS
CITY OF DELAND, FLORIDA

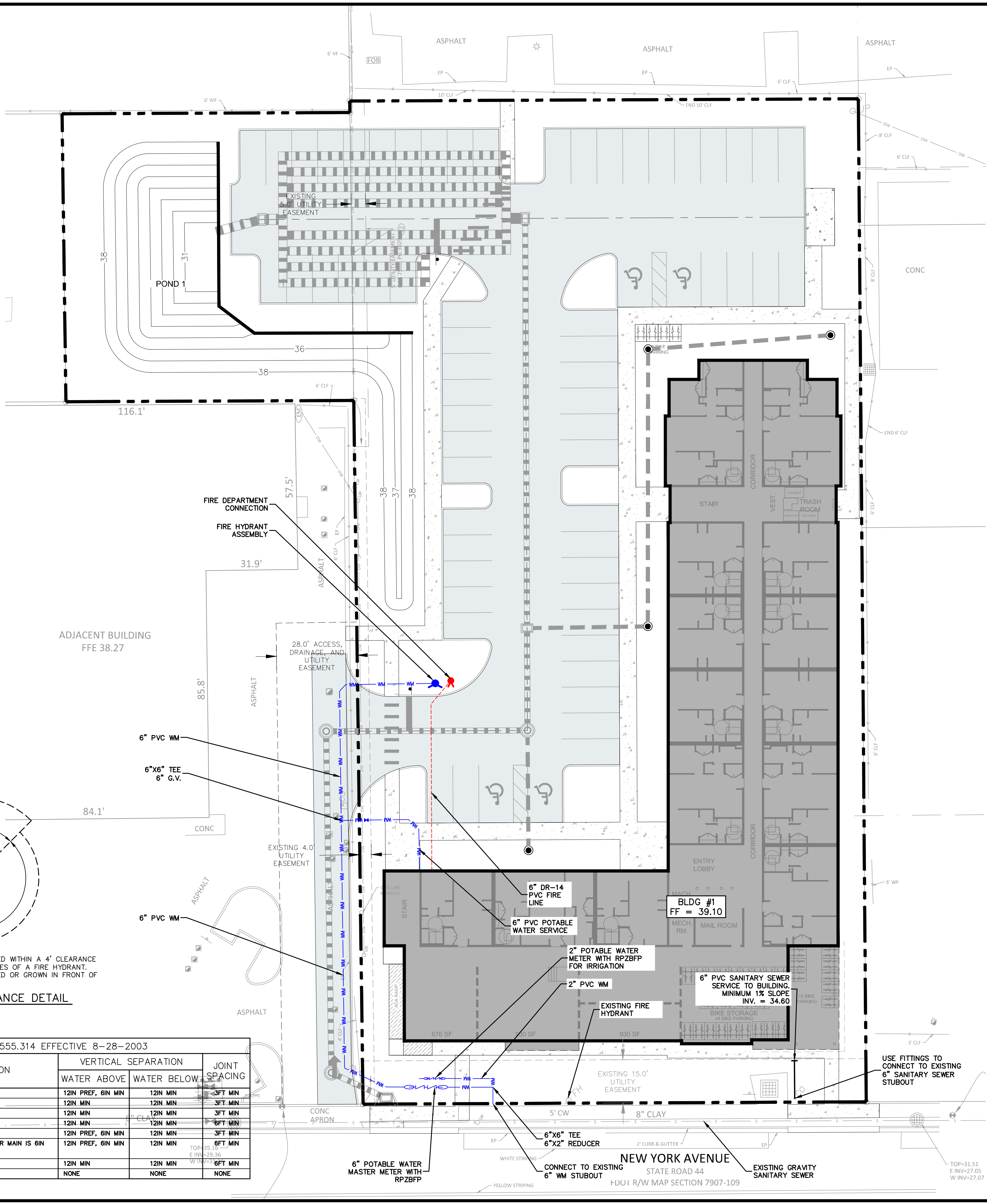
BLUE IAN, LLC
180 FOUNTAIN PKWY. N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
January 22, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	01/03/24	ISSUE DESIGN DEVELOPMENT PLAN SET
2		
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JOB # **23201**
DATE: **12/4/23**
SCALE: **1"=20'**
DESIGNED BY: **TRF**
DRAWN BY: **TRF**
APPROVED BY: **DAS**

C010



- ## FIRE FLOW CALCULATIONS

1. PER NFPA 220 (ED. 2018) CH.4, BUILDINGS THAT ARE CONSTRUCTION TYPE V (111): THE V = PROTECTED COMBUSTIBLE AND THE (111) = ONE HOUR PROTECTION FOR EXTERIOR WALLS, INTERIOR STRUCTURES, AND FLOORS (ASSUMED).
2. NFF PER FFPL (NFPA-1) (ED. 7TH) TABLE 18.4.5.2.1: (# OF HYDRANTS PER TABLE 18.5.4.3)

BUILDING	FIRE AREA	SPRINKLED?	NFF (1,000 MIN)	#OF HYDRANTS
BUILDNG 1 TYPE III(200)	106,160	Y	1,688	2

REQUIREMENTS FOR SPRINKLED BUILDINGS:

- A) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
- B) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
- C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
- D) THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 50 FEET OF THE FIRE HYDRANT.
- E) ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 OR CPVC PIPE
- F) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
- G) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
- H) BUILDING TO BE CONSTRUCTED WITH NFPA 13 R SPRINKLER SYSTEM.
- I) A FIRE SPRINKLER PERMIT, TO INCLUDE ADEQUATE WORKING PLANS COMPLYING WITH NFPA 13 & NFPA 24 MINIMUM REQUIREMENTS, SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO INSTALLATION OF THE UNDERGROUND FIRE SPRINKLER LINE.
- J) APPROPRIATE SIGNAGE SHALL BE PROVIDED AT EACH FDC LOCATION IDENTIFYING THE BUILDING IT SERVES.

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE



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UTILITY PLAN

FOR

NEW YORK AVE APARTMENTS

CITY OF DELAND
FLORIDA

BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #66527

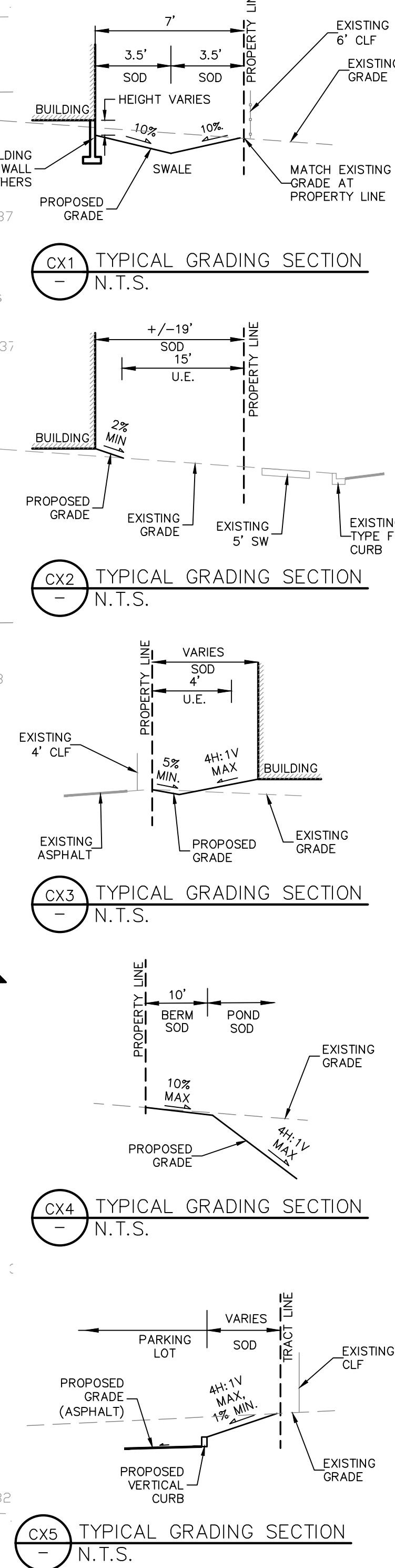
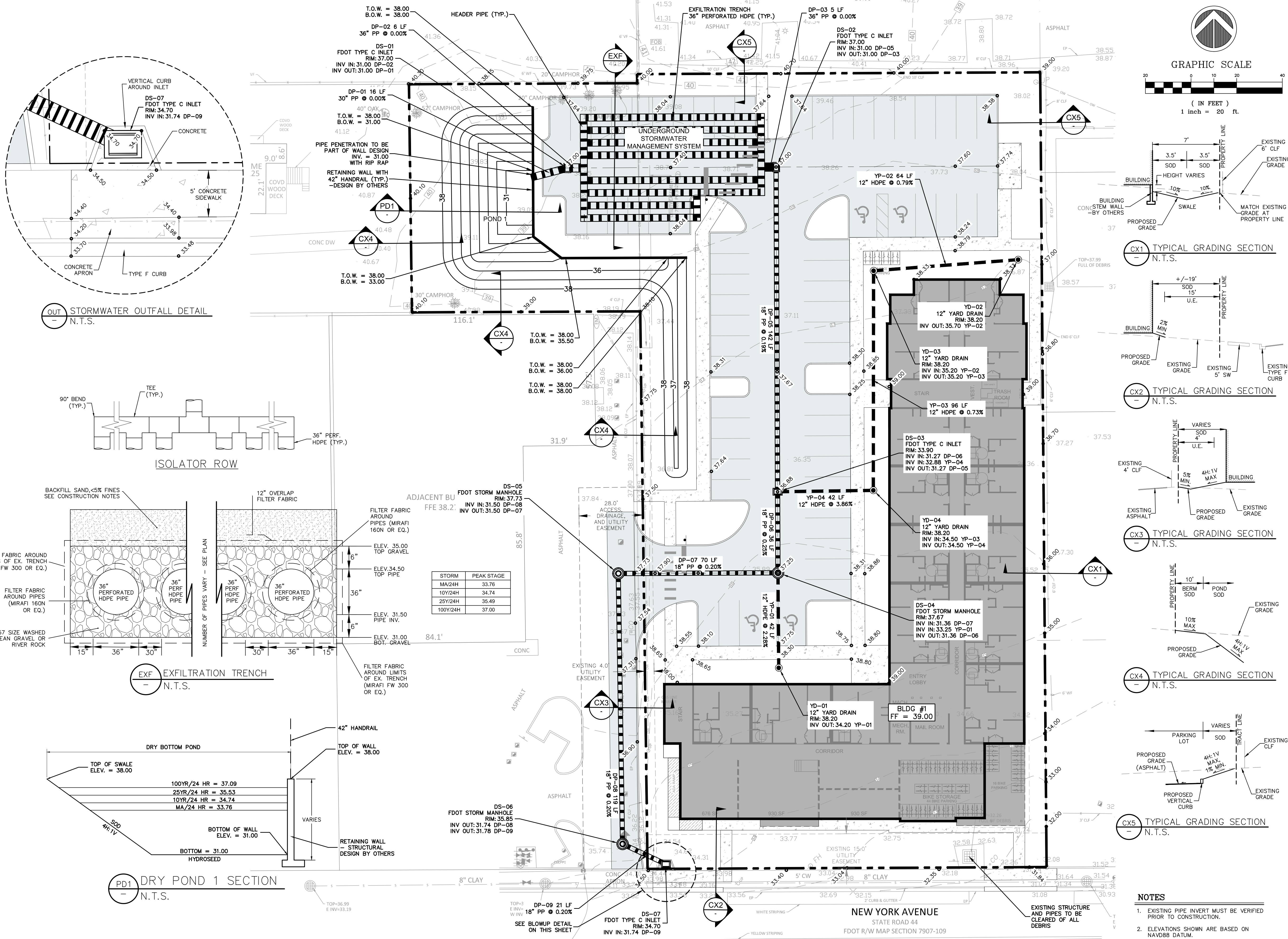
January 4, 2024

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

1	01/03/24	60% DESIGN DEVELOPMENT PLAN SET
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8		
9		
10		
11		
DATE		REVISIONS

JOB # _____ 23201
DATE: _____ 12/4/23
SCALE: _____ 1"=20'
DESIGNED BY: _____ TRF
DRAWN BY: _____ TRF
APPROVED BY: _____ DAS

C200



STORM	PEAK STAGE
MA/24H	33.76
10Y/24H	34.74
25Y/24H	35.49
100Y/24H	37.00

1	07/02/24 60% DESIGN DEVELOPMENT PLAN SET
2	
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11	
	DATE REVISIONS

JOB #	23201
DATE:	12/4/23
SCALE:	1"=20'
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

C300



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

DRAINAGE AND GRADING PLAN
FOR
NEW YORK AVE APARTMENTS
CITY OF DELAND
FLORIDA

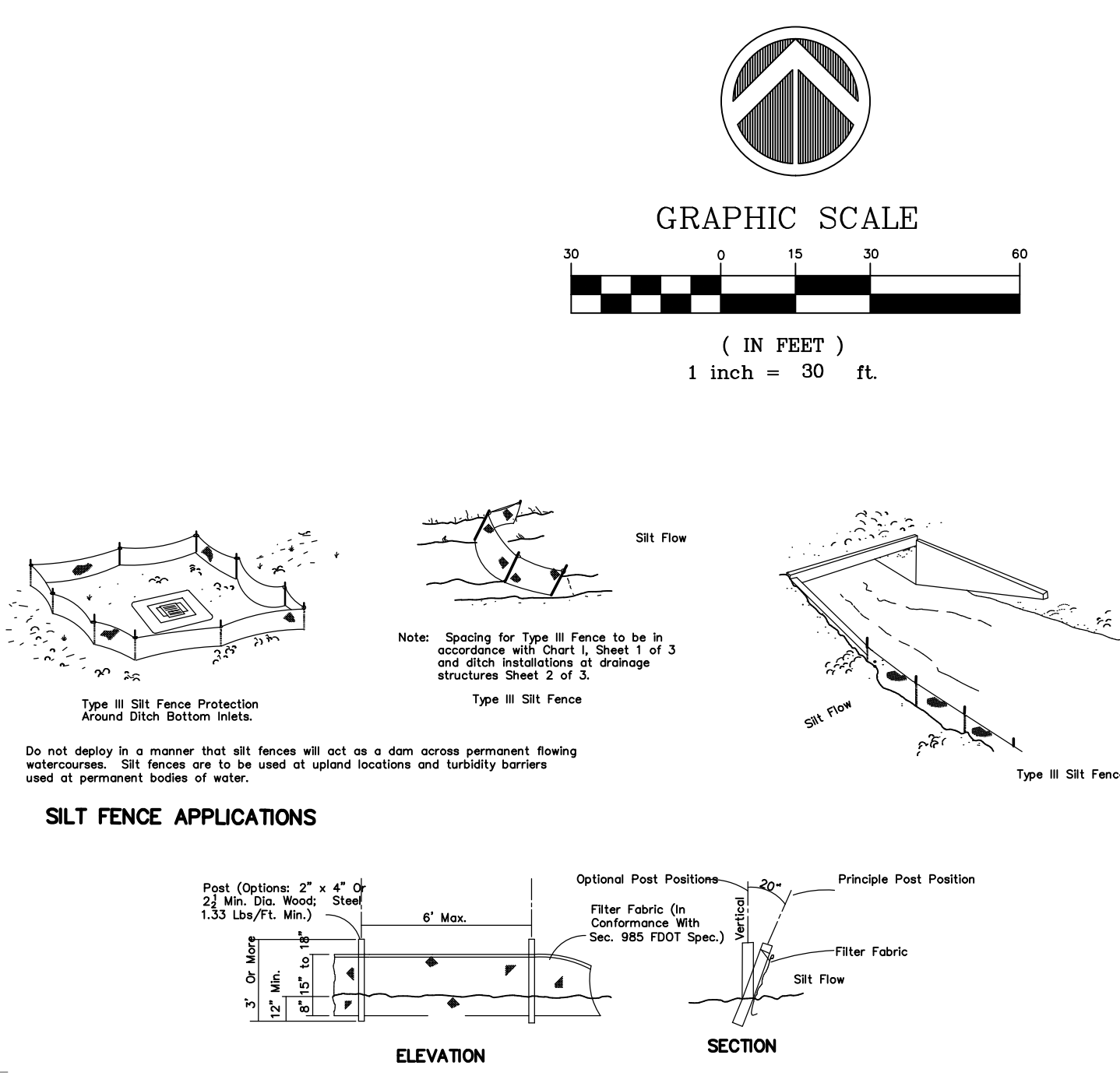
BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #66527

January 4, 2024

CERTIFICATE OF AUTHORIZATION NO. CA--0007723



TYPE III SILT FENCE

NOTES:
1. HAY OR STRAW BALES ARE PROHIBITED.



CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

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NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

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NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

ADDRESS: _____ TELEPHONE: _____

EROSION CONTROL

THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF DELAND AND THE S.J.R.W.M.D., DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER.

A. TEMPORARY EROSION CONTROL

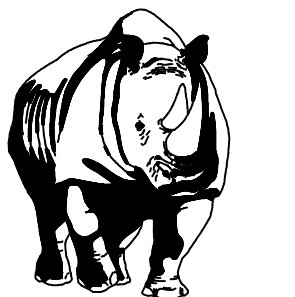
1. STOCKPILING MATERIAL - NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
2. INLET PROTECTION - INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT- LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
3. TEMPORARY SEEDING / STRIP SODDING - AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE STRIP-SODDED ALONG ALL DEDICATED ROWs. THIS WILL PREVENT SEDIMENT RUNOFF FROM INDIVIDUAL LOTS INTO THE ROW AND DRAINAGE SYSTEMS, AND WILL NOT LATER COMPETE WITH THE PERMANENT LOT GRASSING.
4. TEMPORARY SEEDING AND MULCHING - SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 5 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEED AREA TO A DEPTH OF 4 INCHES.
5. TEMPORARY GRASSING - THE SEEDING OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
6. TEMPORARY REGASSING - IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
7. THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
8. MAINTENANCE - ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
- B. PERMANENT EROSION CONTROL

THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMER DEVICE TO TRAP FLOATABLE DEBRIS.

1. PERMANENT SEEDING – ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEED.
2. PERMANENT SEEDING AND MULCHING – SLOPES OF 6:1 TO 4:1 INCLUSIVE WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
3. PERMANENT SODDING – ALL RETENTION/DETENTION BASINS SHALL BE SODDED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOLID SODDED. OTHER AREAS WITH AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODDED.
4. STRIP SODDING – STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
5. REGRESSING – ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRESSED.
6. ADDITIONAL FERTILIZATION – GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED.
7. FOR ADDITIONAL SODDING REQUIREMENTS, REFER TO THE LANDSCAPE PLANS.

STORMWATER POLLUTION PREVENTION NOTES

1. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT AND THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY GRADING PATTERNS, ETC. REFERRED TO IN THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
3. THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITH IN THIRTY DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER, DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
6. THE SEEDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE CITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA, OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
14. PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS WETLANDS, BUFFERS AND MITIGATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104, F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MULCH AND SEED SHALL BE PROVIDED TO PROTECT THE EROSION. THE MULCH SHALL BE DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GRASSED THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
16. REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH FDOT INDEX NO. 102.
18. INSPECTIONS ON EROSION CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS AFTER 1/4 INCH OF RAINFALL. THE INSPECTIONS MUST BE LOGGED BY THE CONTRACTOR AND KEPT WITH THE APPROVED PLANS AND SWPPP.
19. GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ONSITE DIRT. IF GRAVEL IS NOT AVAILABLE, THE CONSTRUCTION ENTRANCES SHALL BE SWEPT PERIODICALLY AND LOGGED BY THE CONTRACTOR.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

EROSION CONTROL PLAN

FOR
NEW YORK AVE APARTMENTS

FLORIDA

CITY OF DELOID

BLUE IAN, LLC

180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #66527

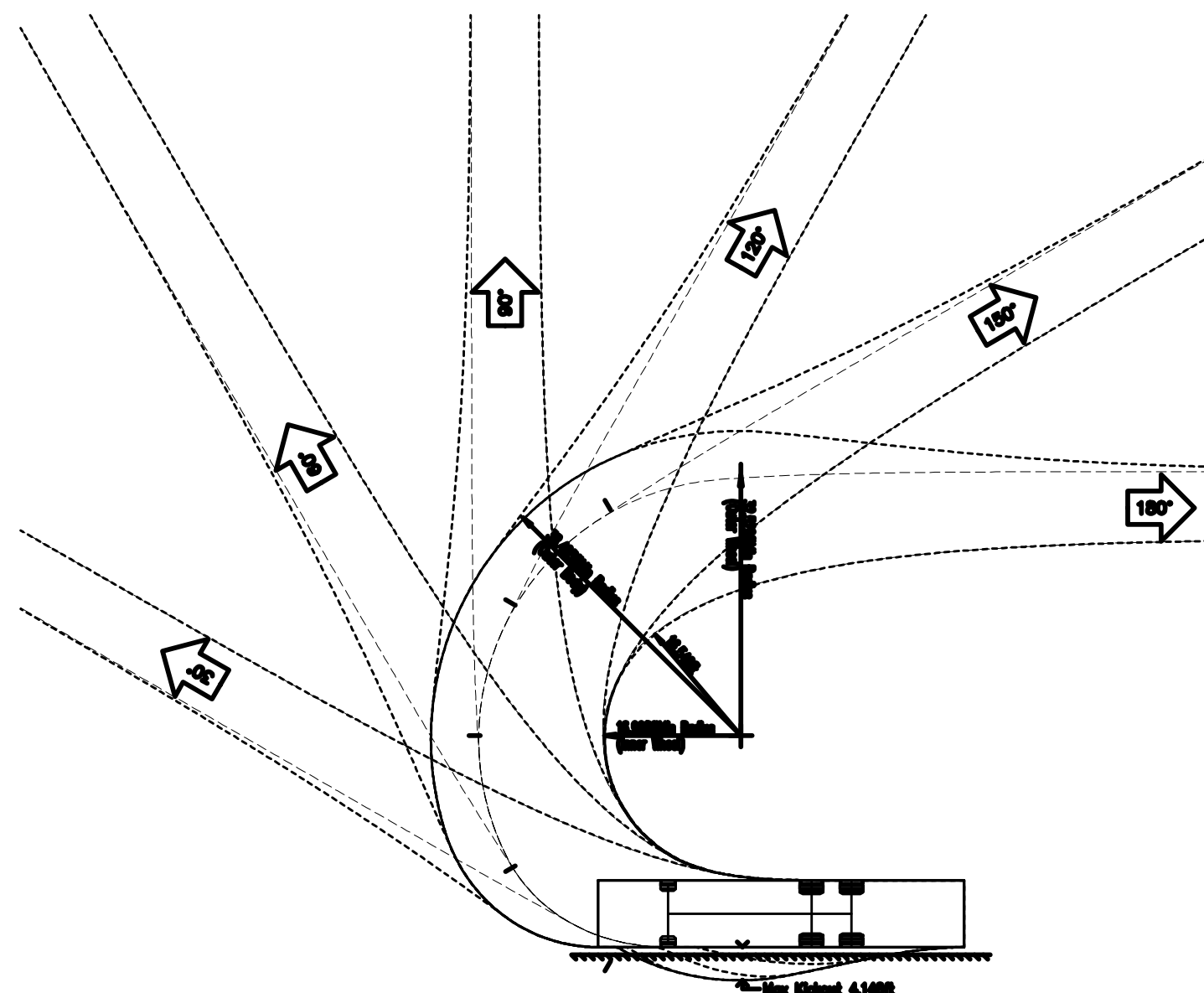
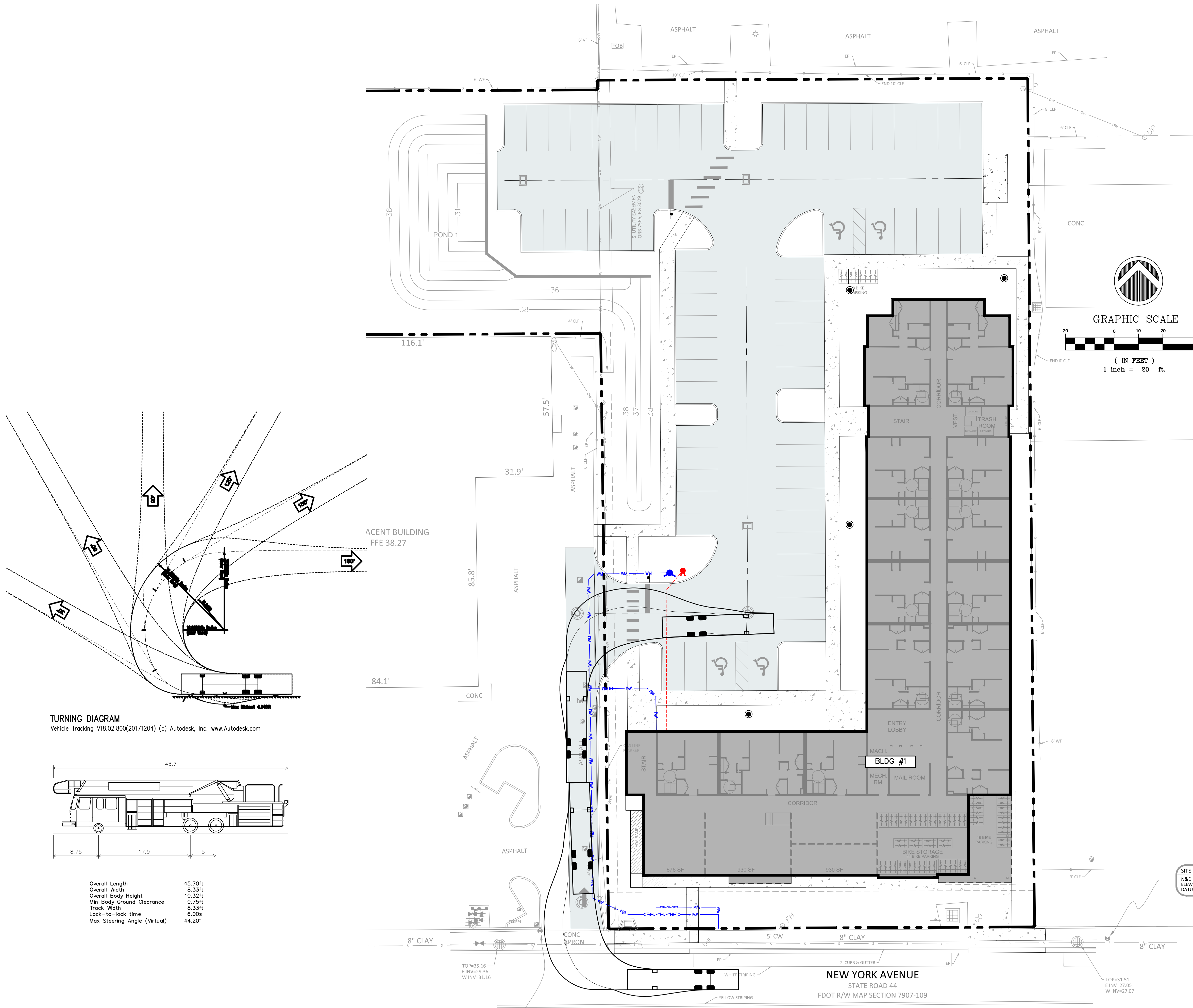
January 4, 2024

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

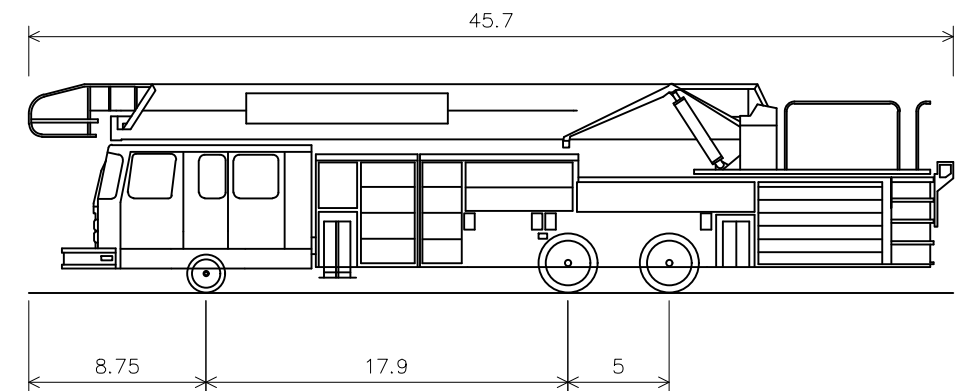
1	01/03/24	BOX DESIGN DEVELOPMENT PLAN SET
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11	DATE	REVISIONS

JOB # _____ 23201
DATE: _____ 12/4/23
SCALE: _____ 1"=50'
DESIGNED BY: _____ TRF
DRAWN BY: _____ TRF
APPROVED BY: _____ DAS

C700



TURNING DIAGRAM
Vehicle Tracking V18.02.800(20171204) (c) Autodesk, Inc. www.Autodesk.com



Overall Length 45.70ft
Overall Width 8.33ft
Overall Body Height 10.32ft
Min Body Ground Clearance 0.75ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 44.20°

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

VEHICULAR CIRCULATION PLAN
FOR
NEW YORK AVE APARTMENTS
CITY OF DELAND
FLORIDA

BLUE IAN, LLC
180 FOUNTAIN PKWY. N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0037723

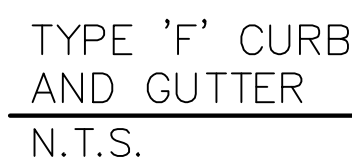
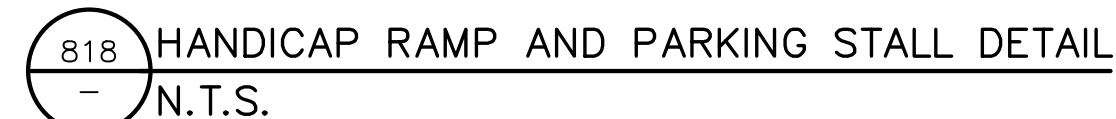
NO.	DATE	REVISIONS
1	01/03/24	ISSUE DESIGN DEVELOPMENT PLAN SET
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JOB # 23201
DATE: 12/4/23
SCALE: 1"=20'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

C800



12" OF STABILIZED SUBGRADE WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 PSI, OR A MINIMUM FLORIDA BEARING VALUE OF 75 PSI, COMPACTED TO A MIN. DENSITY EQUIVALENT TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 TEST METHOD. TO BE PLACED IN MAXIMUM 12" LIFTS.



NEW YORK AVE APARTMENTS

BLUE IAN, LLC
180 FOUNTAIN PKWY N.

ENGINEER IN CHARGE:

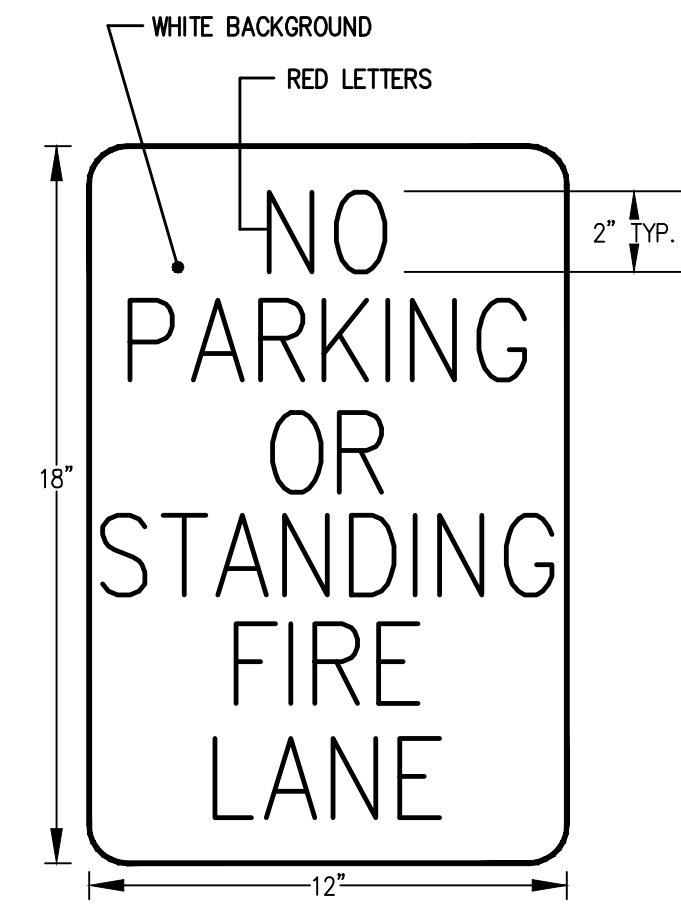
DAVID A. STOKES, P.E. #66527

January 4, 2024

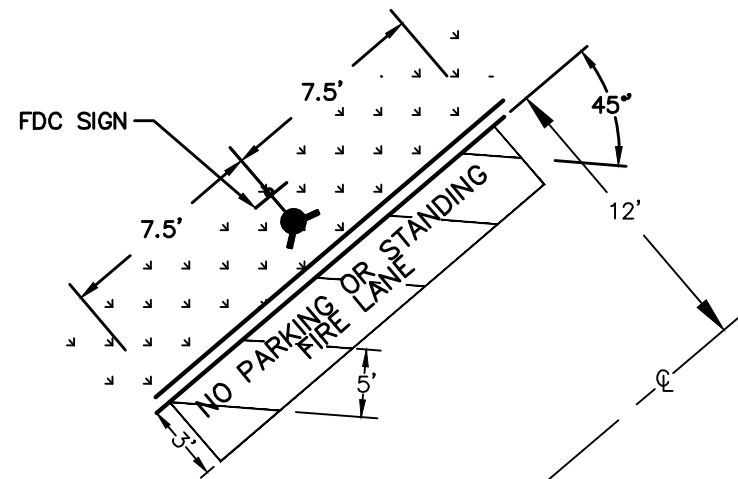
01/03/24	60% DESIGN DEVELOPMENT PLAN SET
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JOB # _____ 23201
DATE: _____ 12/4/23
SCALE: _____ AS SHOWN
DESIGNED BY: _____ TRF
DRAWN BY: _____ TRF
APPROVED BY: _____ DAS

C900



924 FIRE LANE STRIPPING SIGN
- N.T.S.

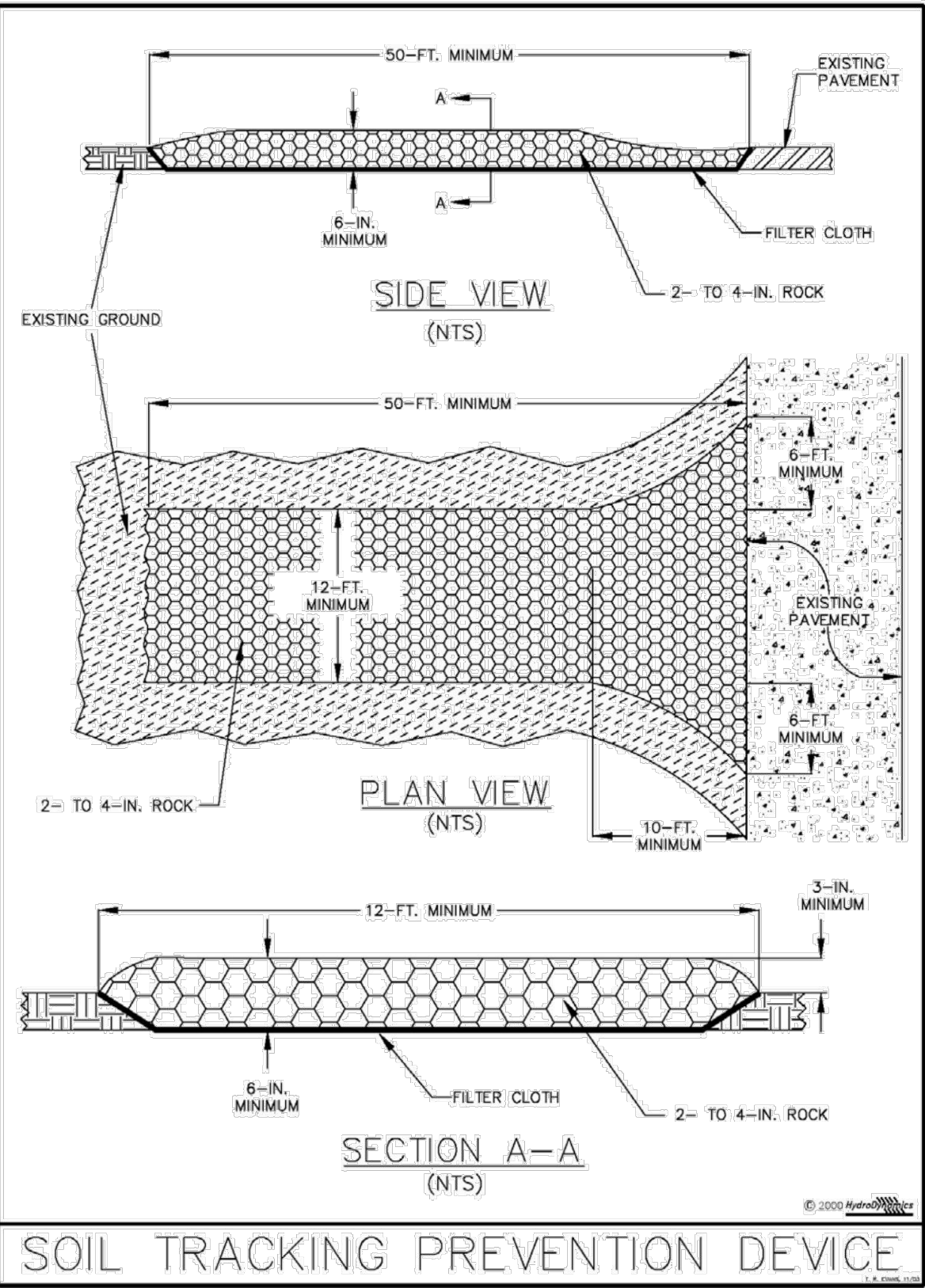


FIRE LANE STRIPING TO MEET THE FOLLOWING DESIGN CTITERIA

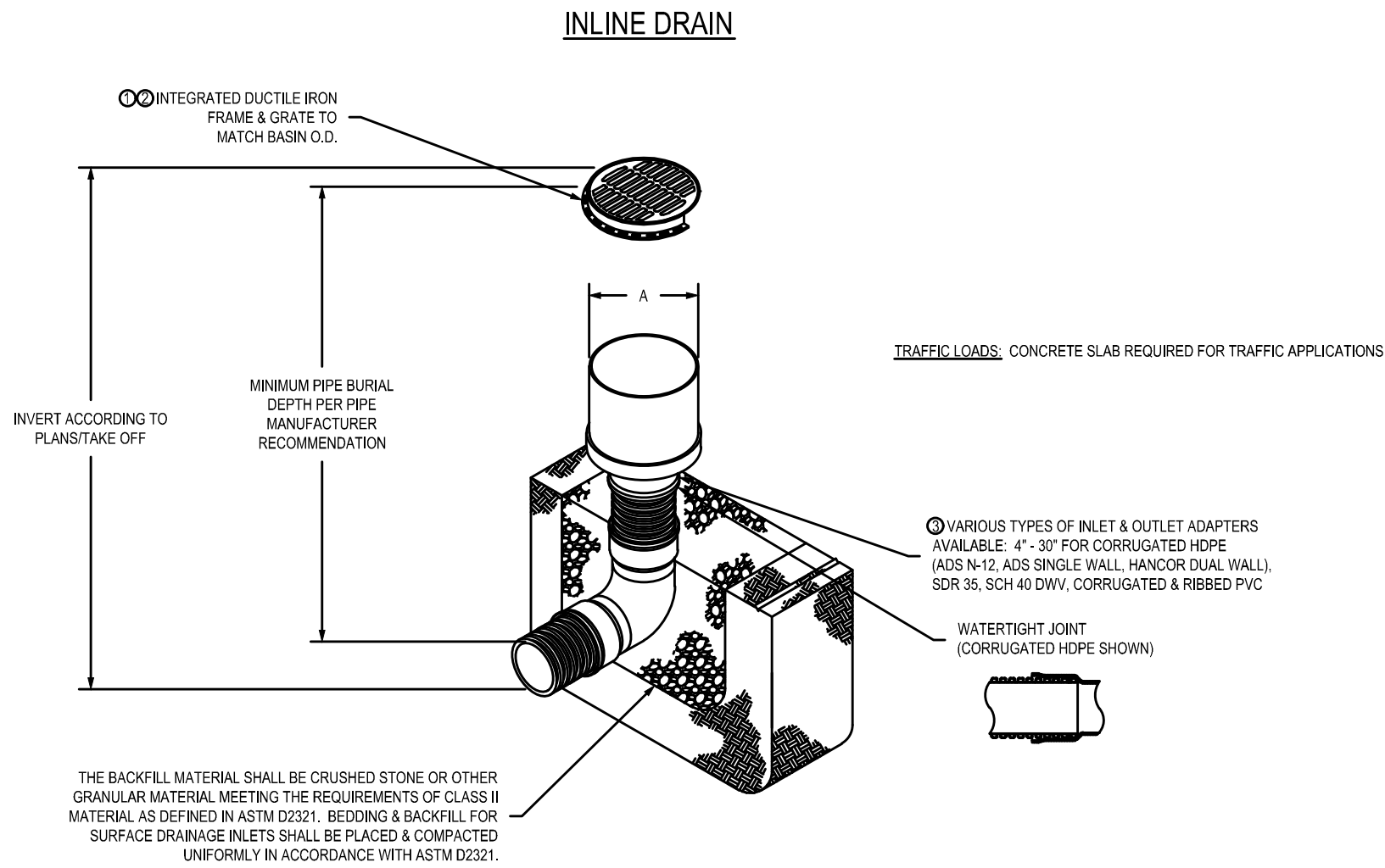
MARKING COLOR: SAFETY YELLOW
MATERIAL: ADHESIVE THERMOPLASTIC
STRIPES: 4-INCHES WIDE CENTERED
5- FEET APART, TO EXTEND
3- FEET FROM CURB OR BUILDING, AND BE
SLANTED
AT 45° (AGAINST
THE FLOW OF TRAFFIC).
THE LINES OF EACH LETTER SHALL BE 4-INCHES
LETTERS: WIDE,
MESSAGE: EACH LETTER SHALL BE 18 TO 24-INCHES HIGH.
LOCATION: "NO PARKING OR STANDING - FIRE LANE
CENTERED IN FRONT OF ANY FIRE HYDRANT OR
FIRE DEPARTMENT CONNECTION.

923 FIRE LANE STRIPING
- N.T.S.

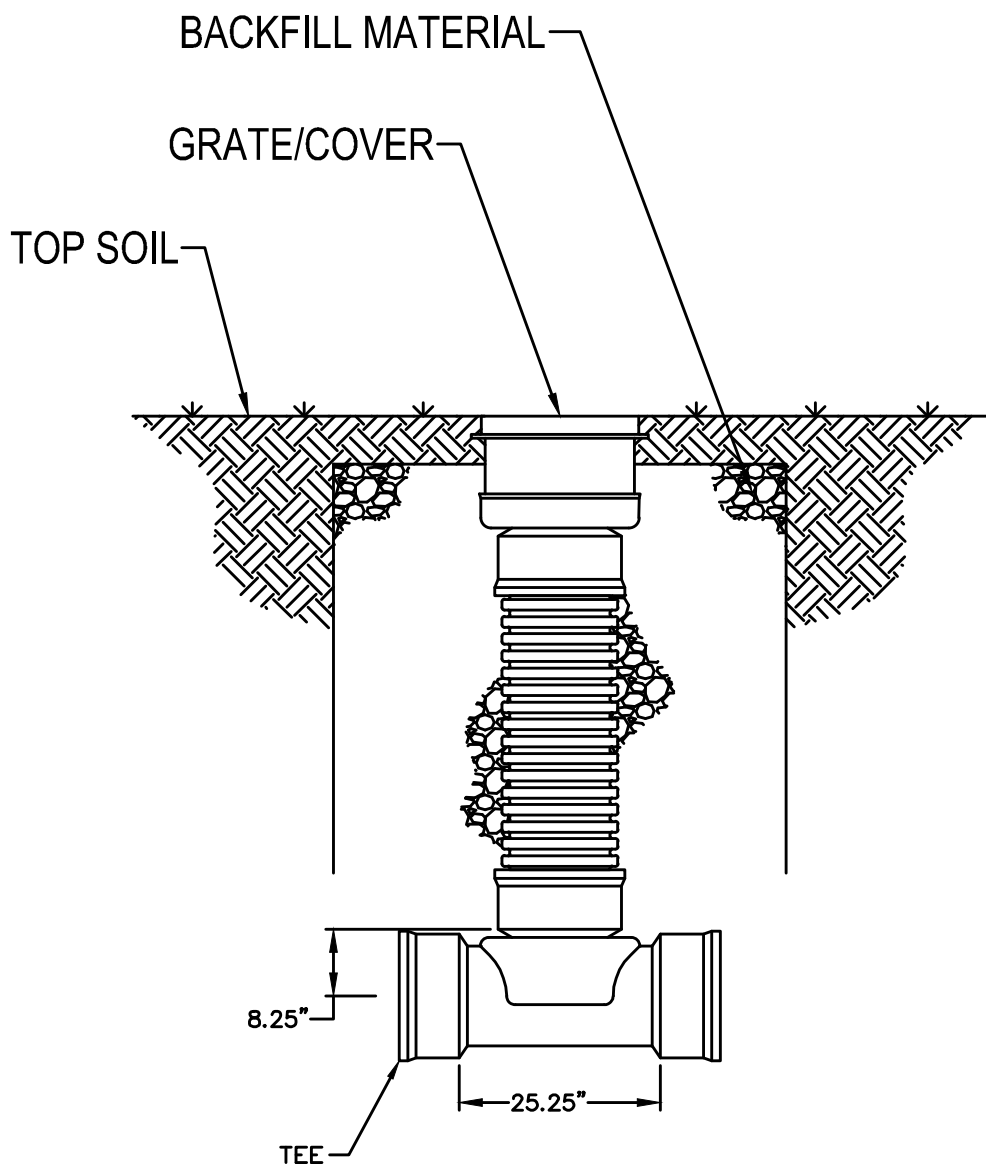
STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013



106 SOIL TRACKING PREVENTION DEVICE
- N.T.S.



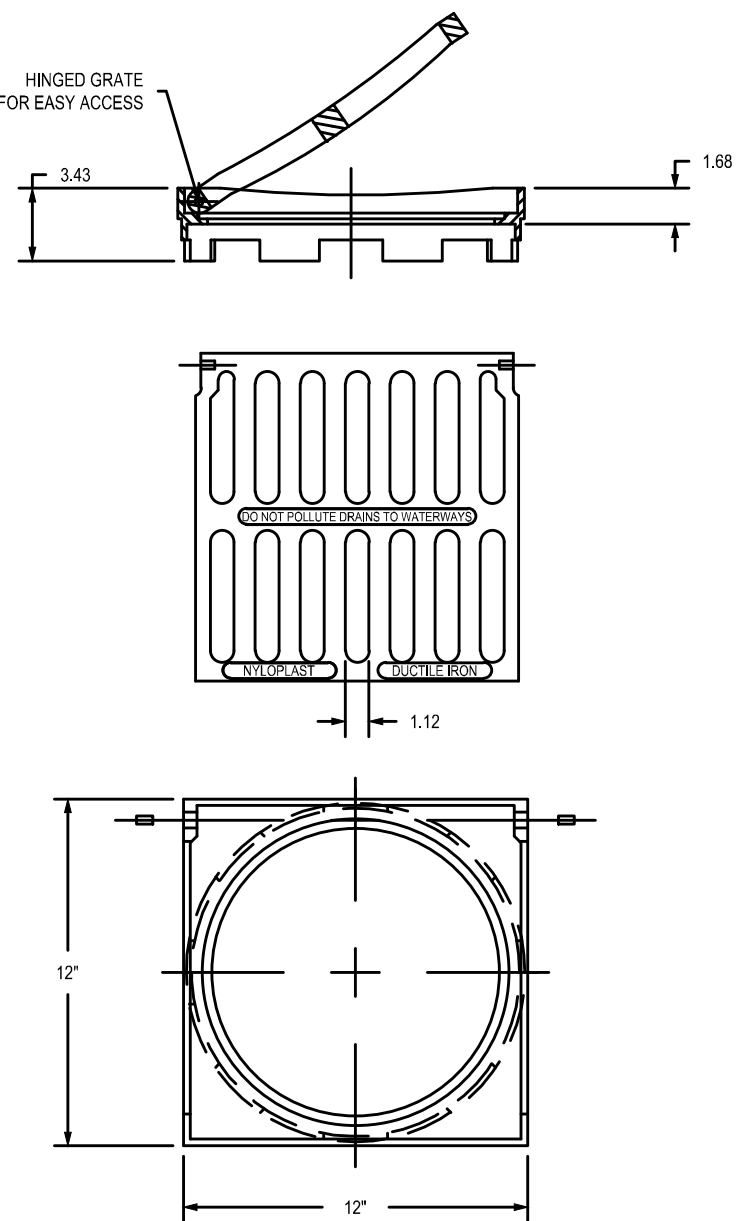
12\"/>



NOTE:
1. FLAT GRATE FOR PAVED AREAS ONLY, DOME GRATE TO BE USED FOR ALL OTHER APPLICATIONS.

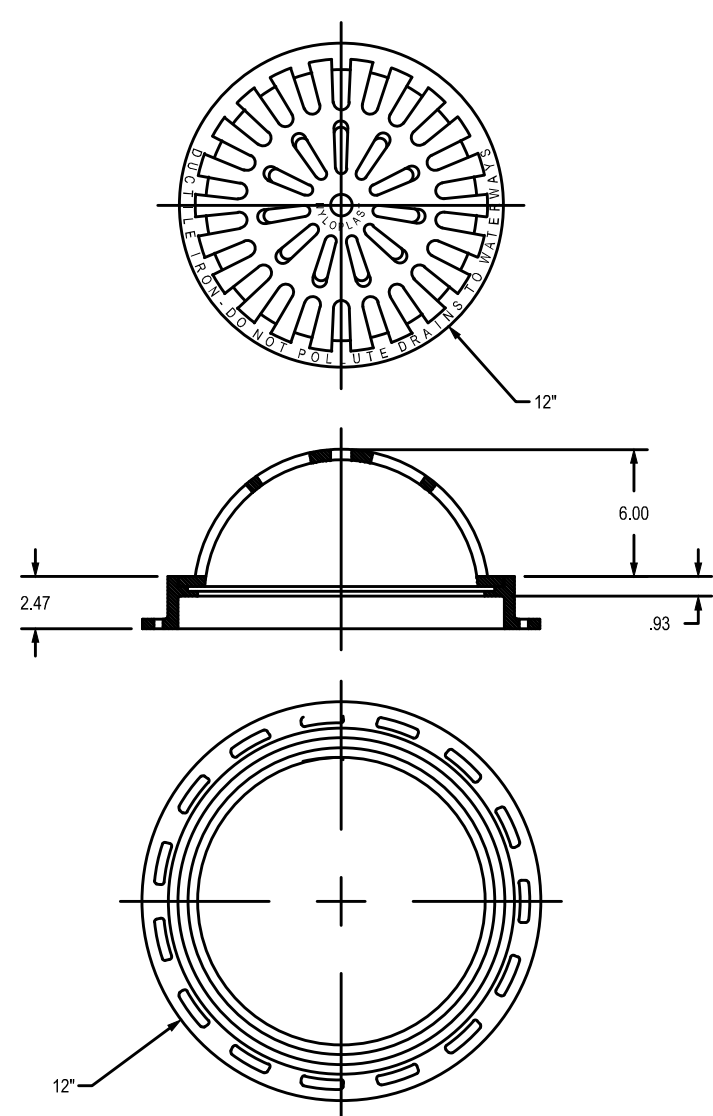
985 YARD DRAIN DETAIL
- N.T.S.

FLAT GRATE
APPROX. DRAIN AREA = 92.70 SQ IN
APPROX. WEIGHT WITH FRAME = 99.62 LBS



FLAT GRATE NOTES:
1. ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE.
2. GRATE MEETS H-20 LOAD RATING.
3. MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
4. CASTINGS SHALL BE FURNISHED WITH BLACK PAINT.

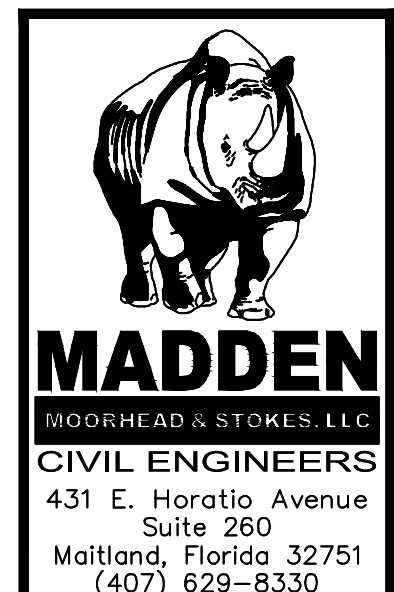
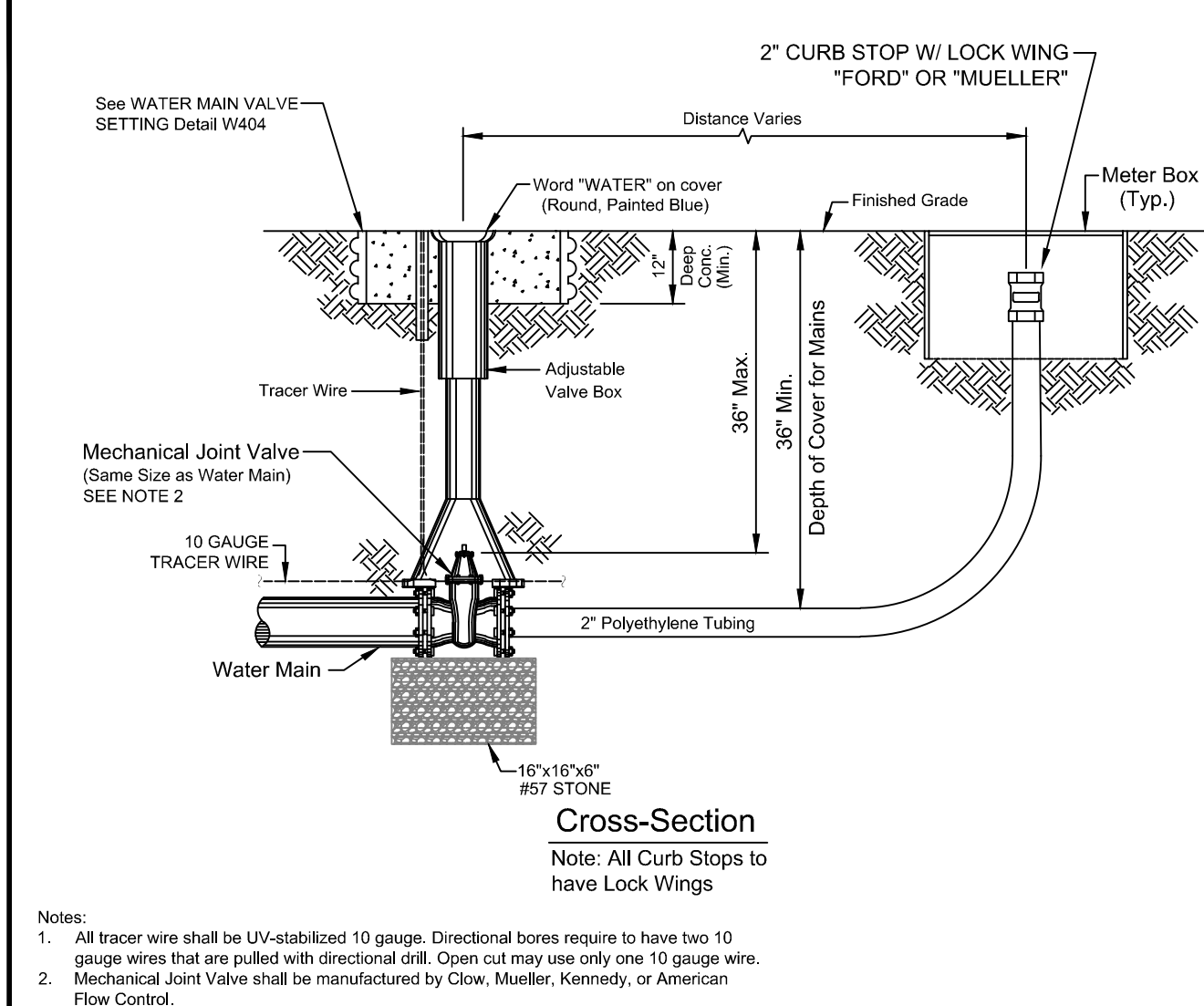
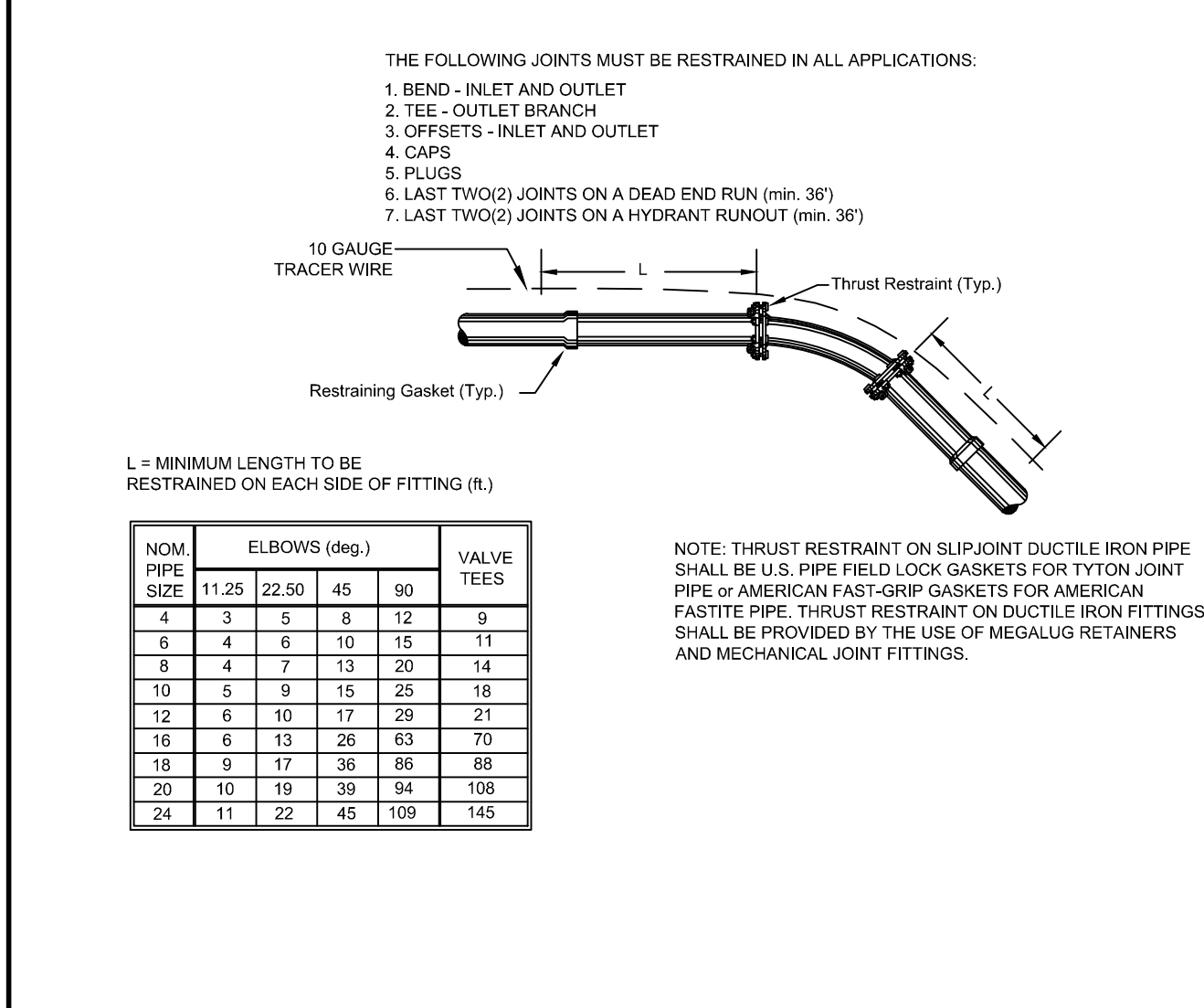
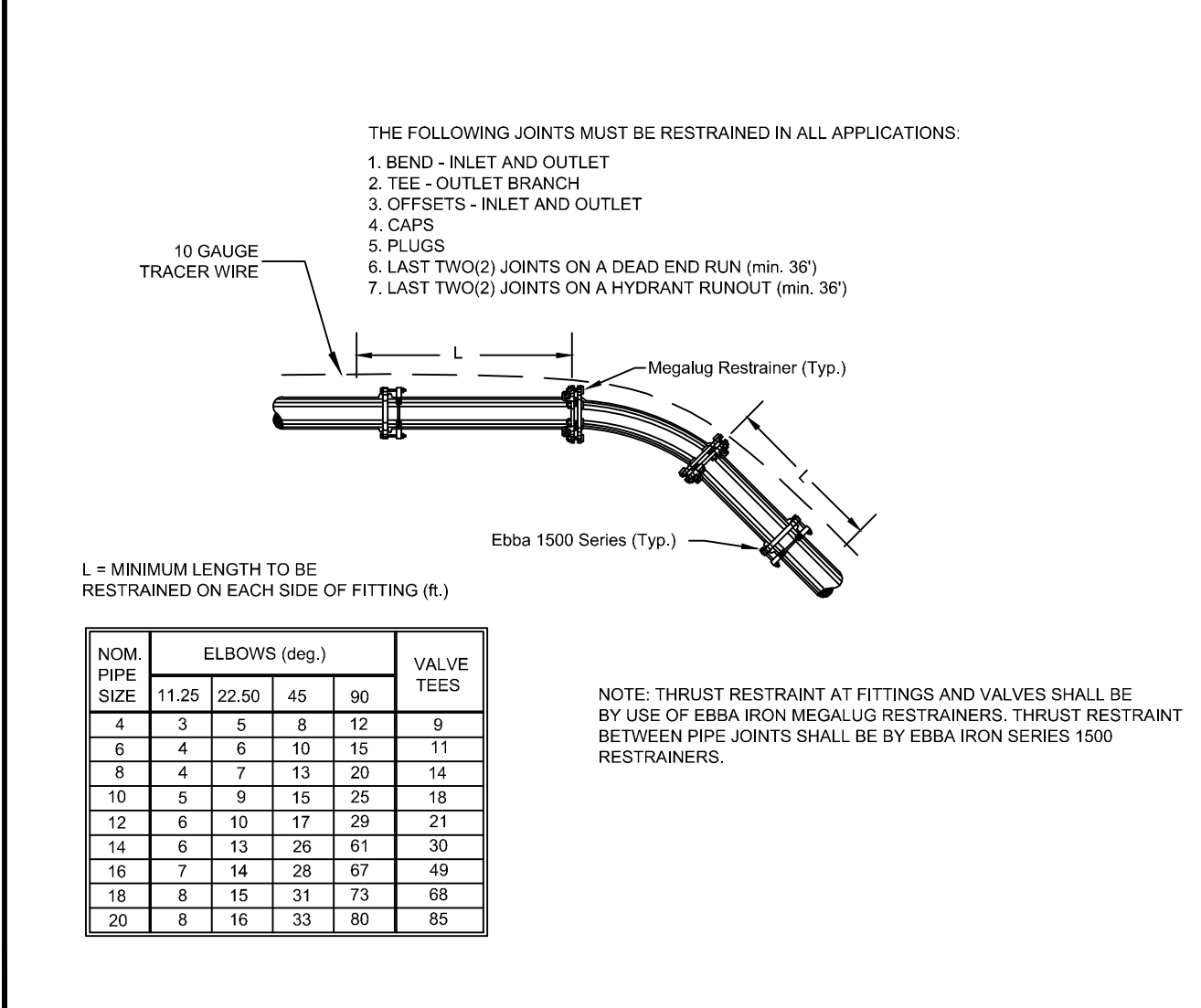
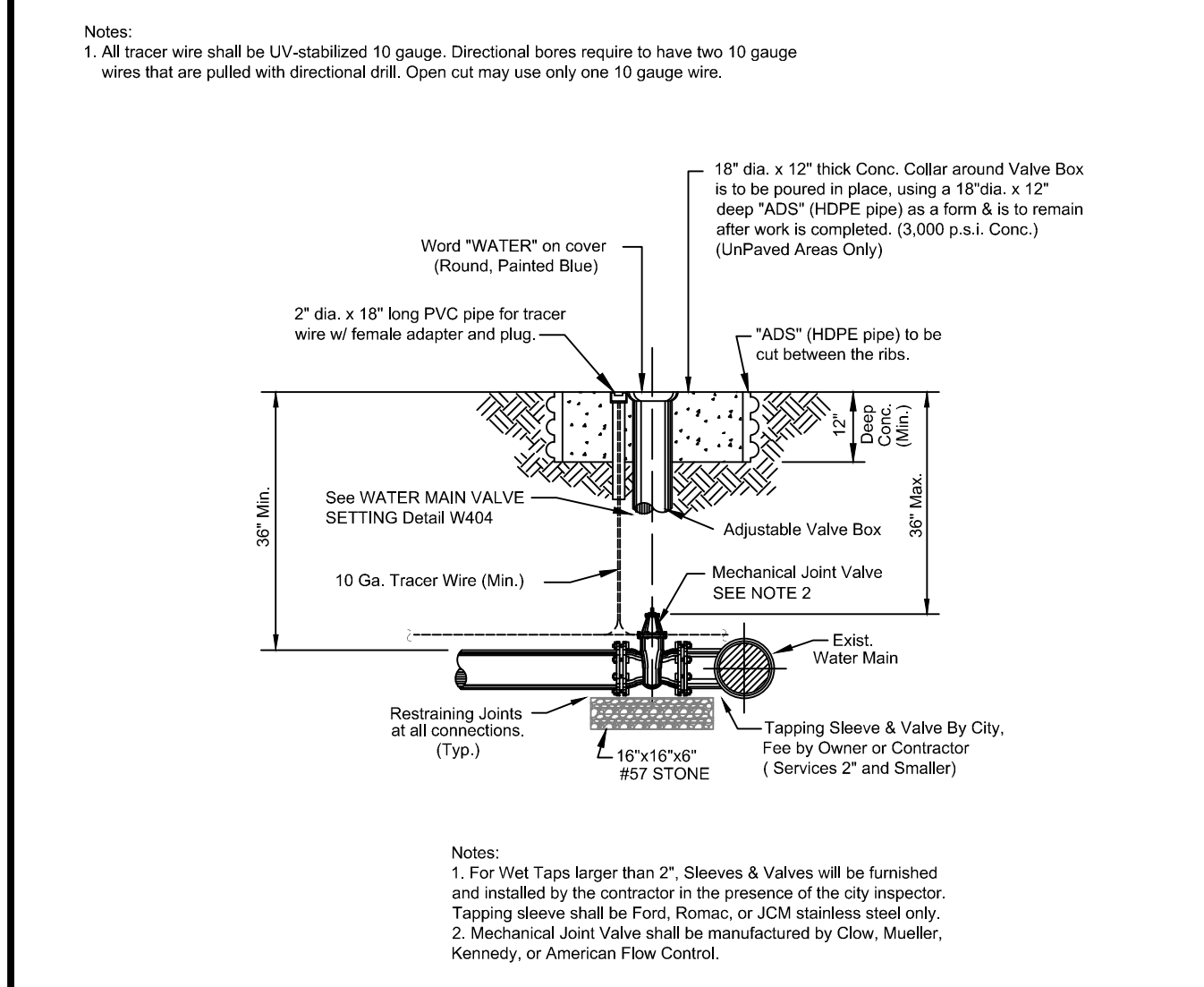
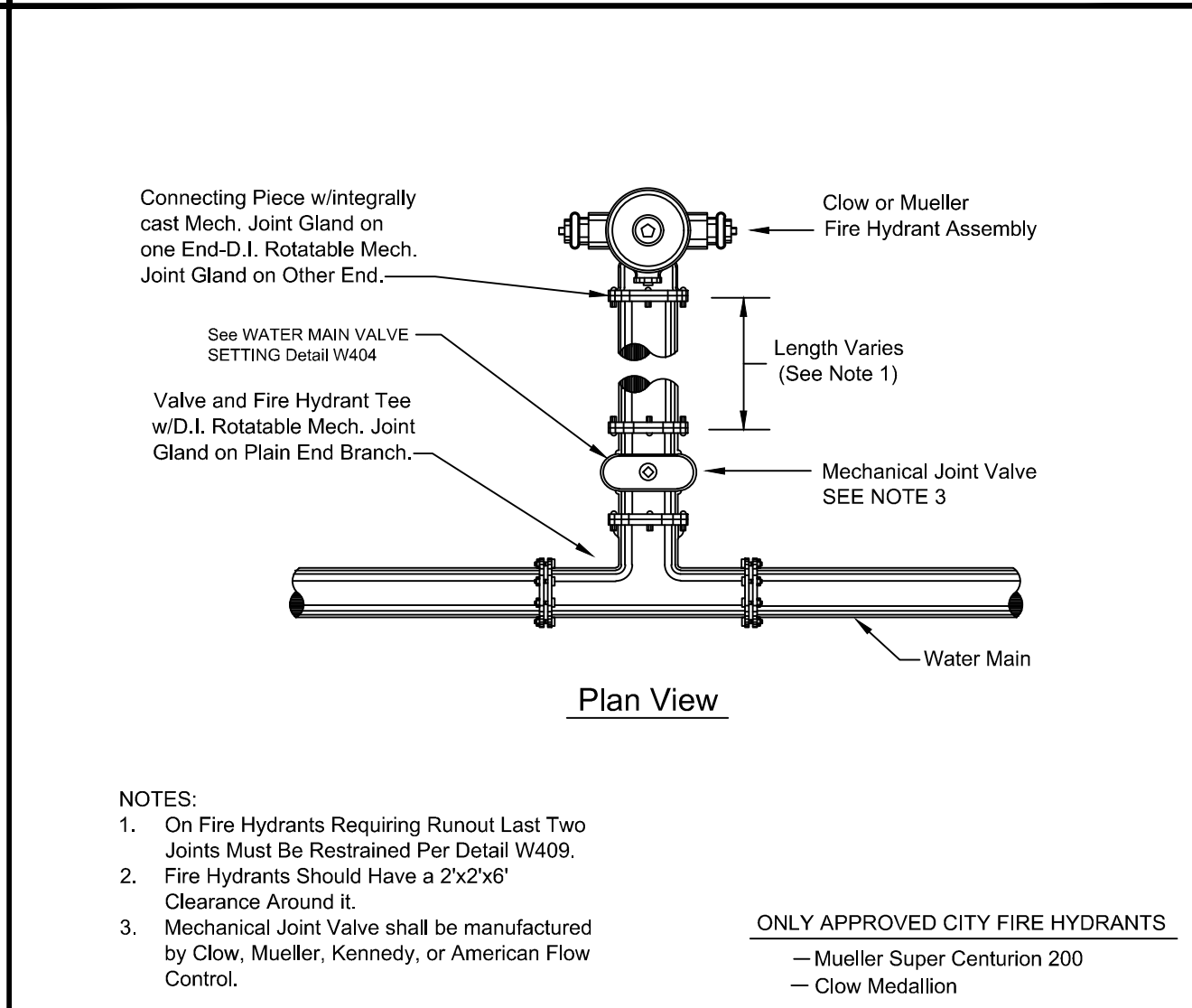
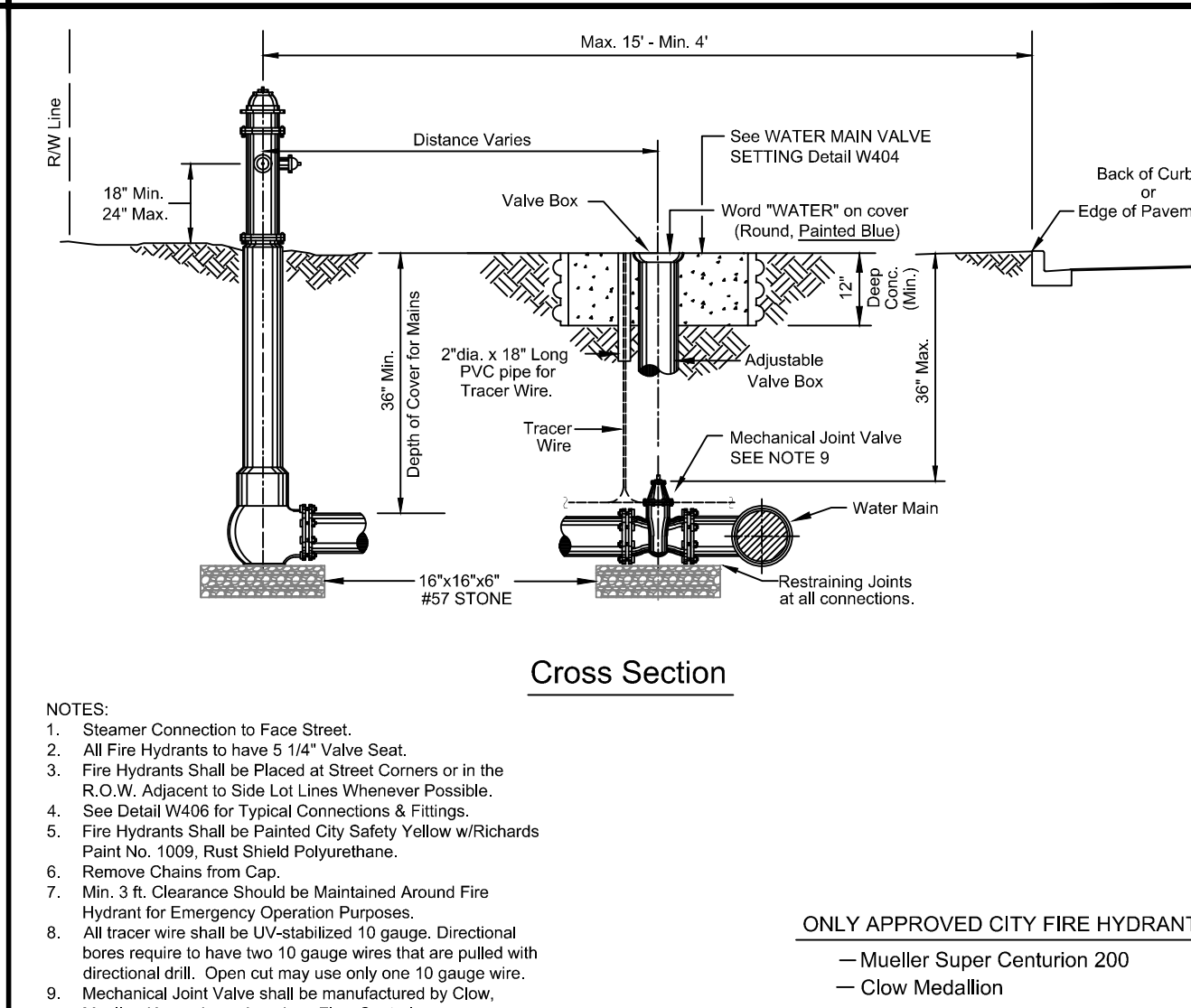
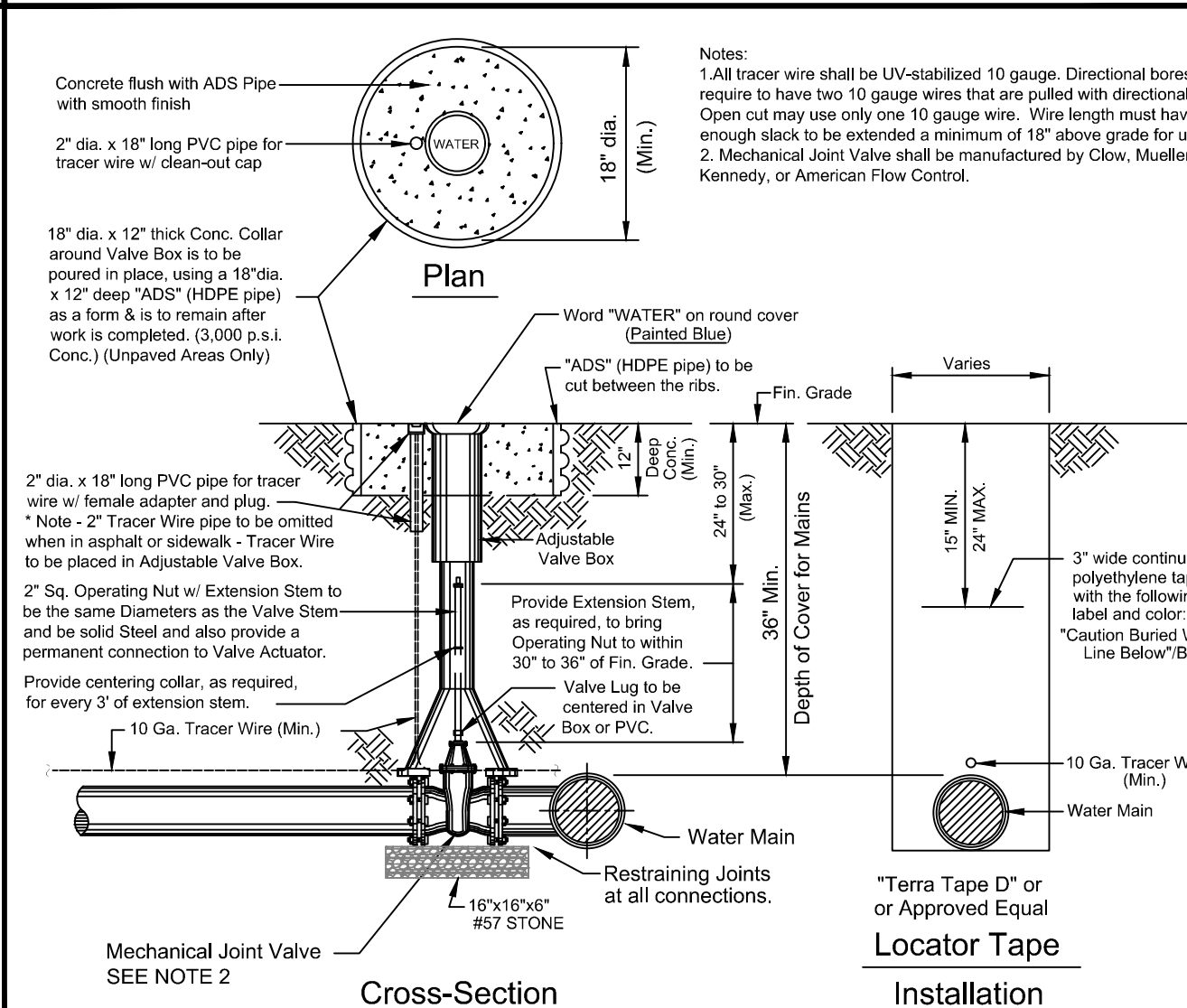
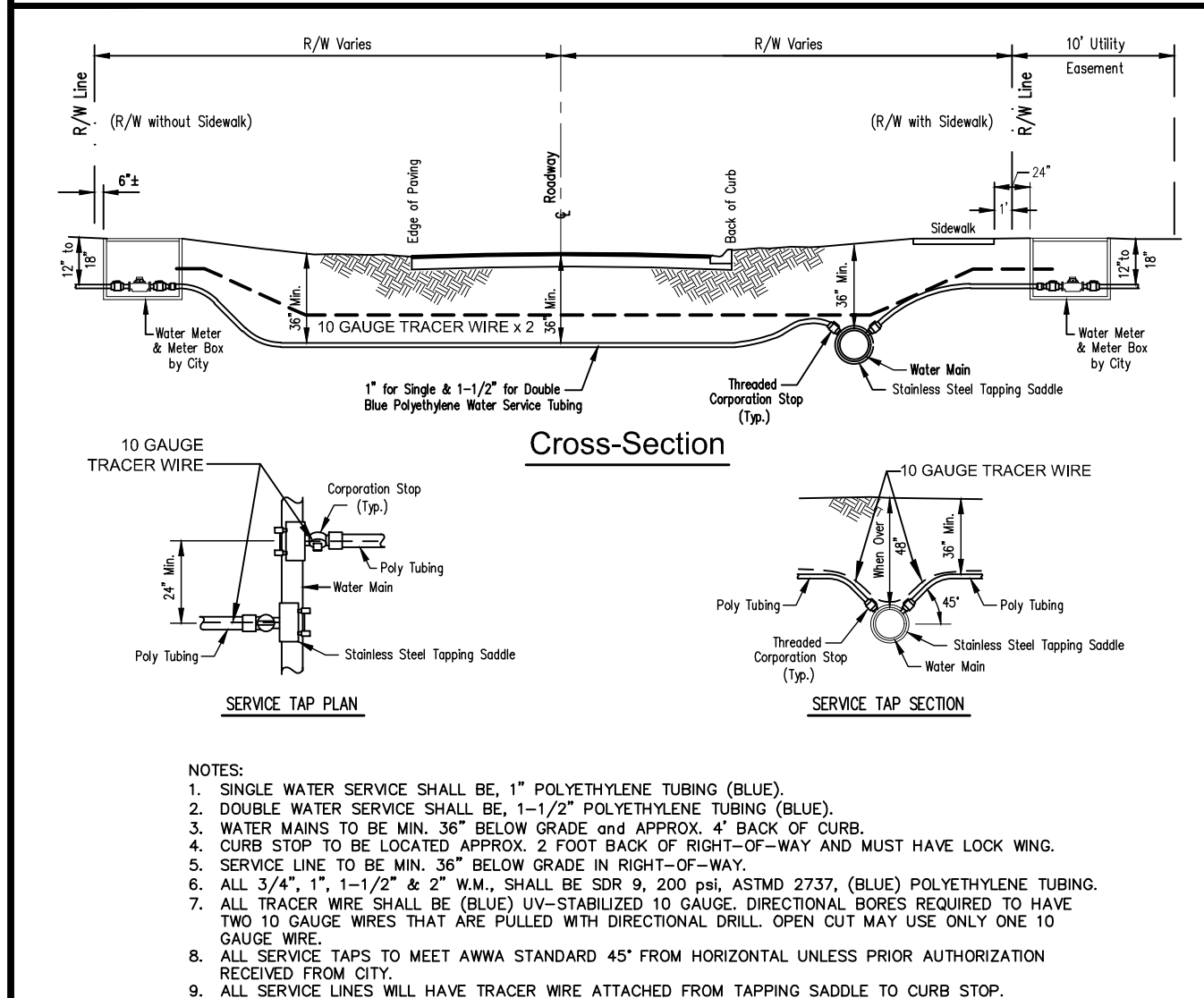
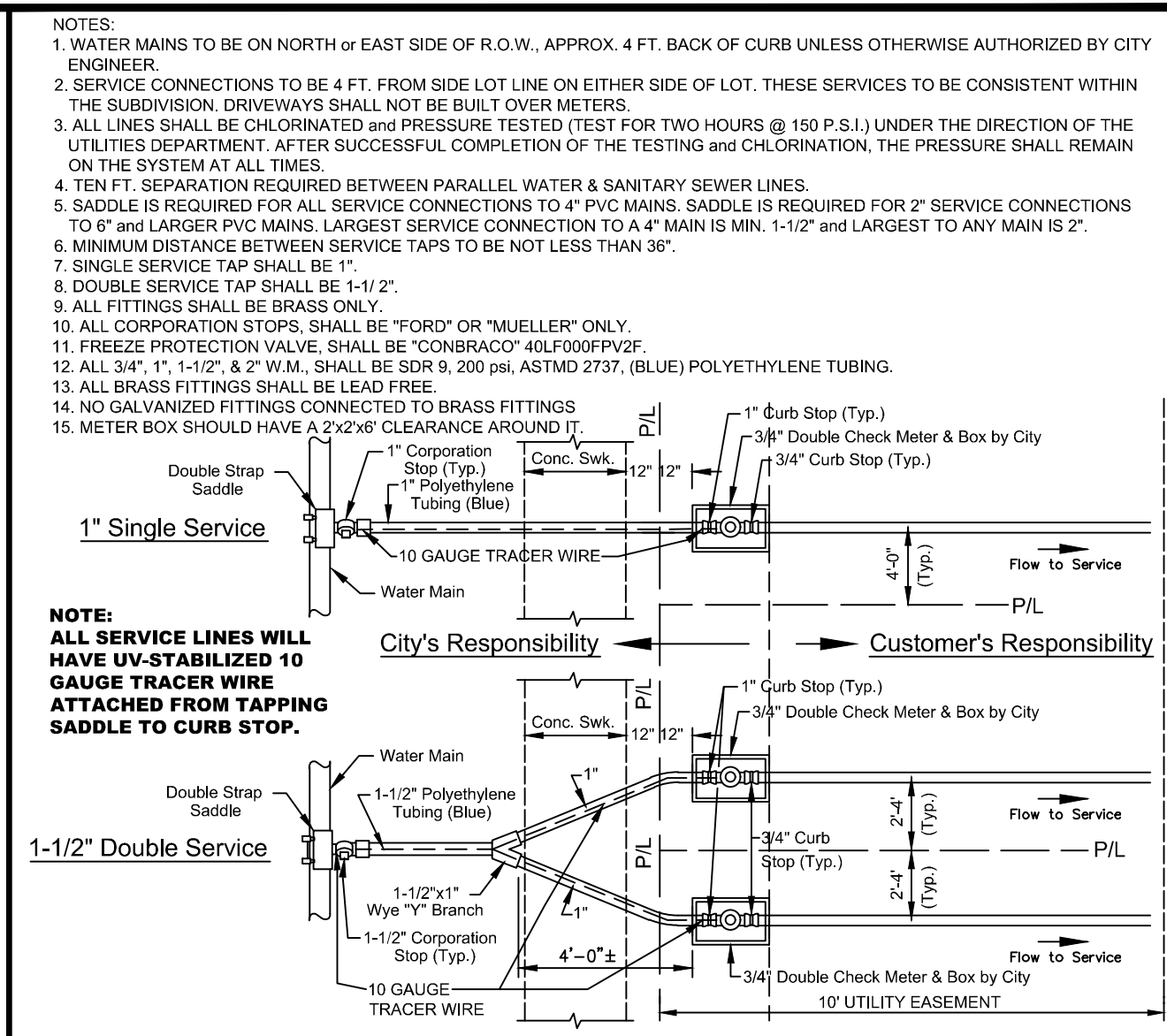
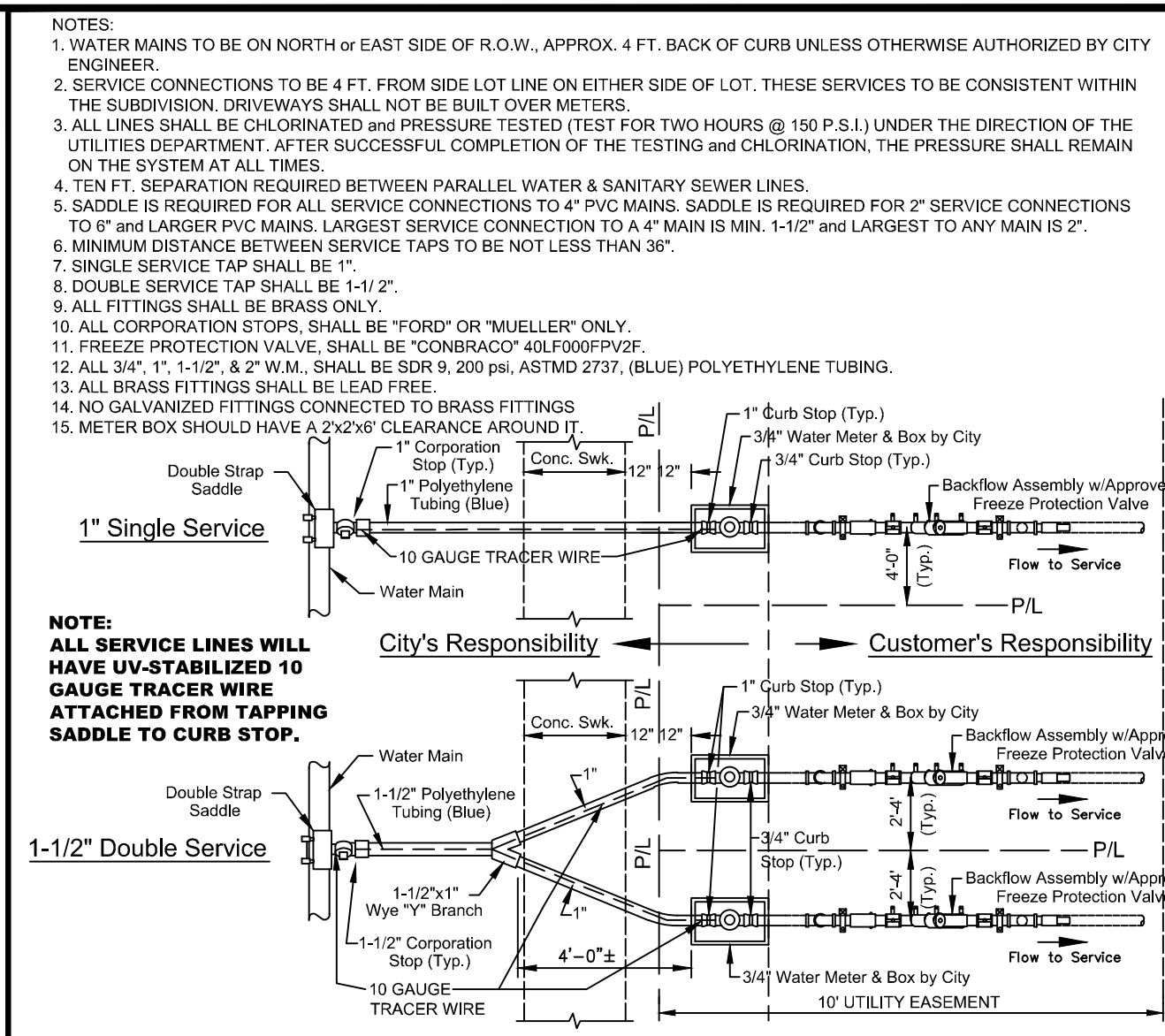
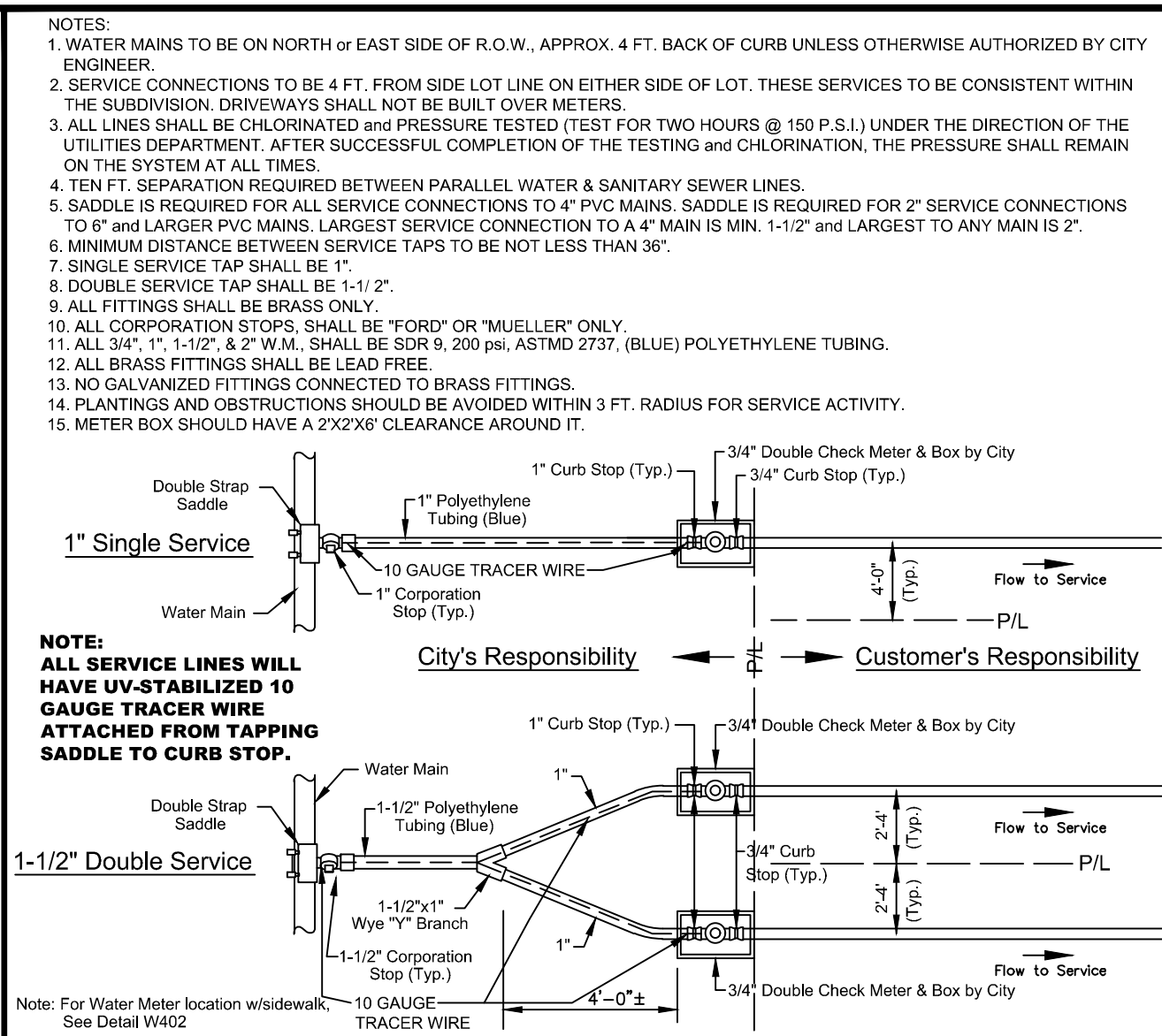
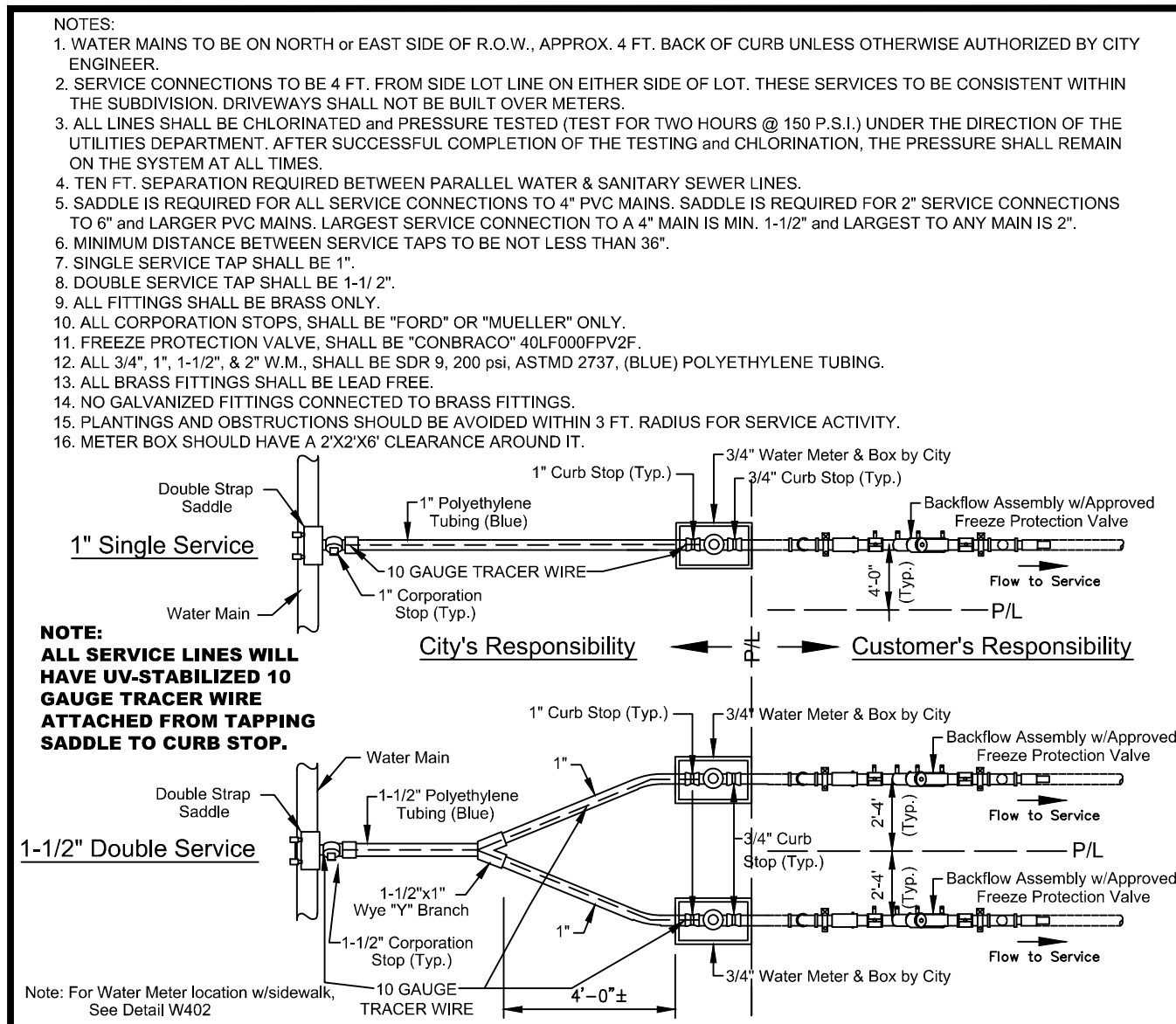
DOMED GRATE
APPROX. DRAIN AREA = 115.49 SQ IN
APPROX. WEIGHT WITH FRAME = 47.30 LBS



DOMED GRATE NOTES:
1. ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE.
2. MATERIAL SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
3. CASTINGS SHALL BE FURNISHED WITH BLACK PAINT.

DATE	REVISIONS
12/4/23	1. INITIAL DESIGN DEVELOPMENT PLAN SET
12/4/23	2. REVISED PLAN SET
12/4/23	3. REVISED PLAN SET
12/4/23	4. REVISED PLAN SET
12/4/23	5. REVISED PLAN SET
12/4/23	6. REVISED PLAN SET
12/4/23	7. REVISED PLAN SET
12/4/23	8. REVISED PLAN SET
12/4/23	9. REVISED PLAN SET
12/4/23	10. REVISED PLAN SET

JOB # 23201
DATE: 12/4/23
SCALE: AS SHOWN
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS



CITY DETAILS
FOR
NEW YORK AVE APARTMENTS
CITY OF DELAND
FLORIDA

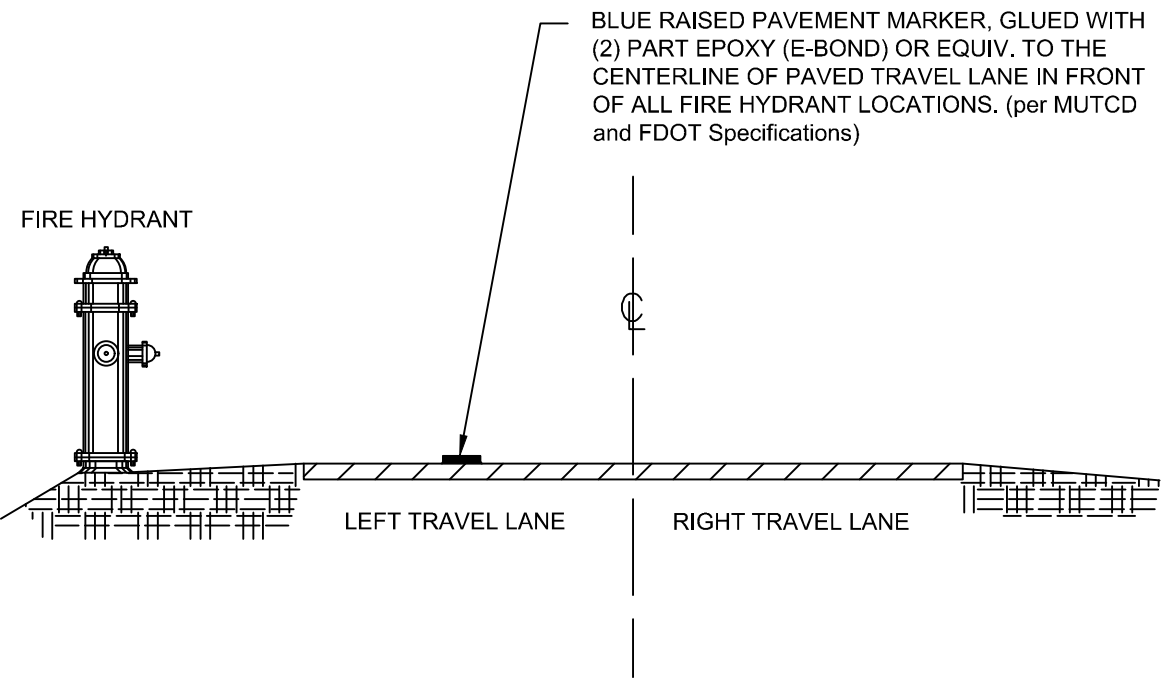
BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:

DAVID A. STOKES, P.E. #66527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-00077272

1	07/03/24	100% DESIGN	DEVELOPMENT PLAN SET
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	DATE	REVISIONS	

JOB # _____ 23201
DATE: _____ 12/4/23
SCALE: _____ N.T.S.
DESIGNED BY: _____ TRF
DRAWN BY: _____ TRF
APPROVED BY: _____ DAS



DATE: 11/07/2022 REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION W423
City of DeLand - Standard Details

Approved Ford Valve for Service Lines

1" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) Inlet by Meter Swivel Nut

CATALOG NUMBER	VALVE SIZE	SERV. LINE SIZE	METER SIZE	APPROX. Wt. Lbs.
B43-211W-NL	5/8"	1/2"	5/8"	1.4
B43-212W-NL	5/8"	1/2"	5/8"x3/4" & 3/4"	1.5
►► B43-231W-NL	5/8"	3/4"	5/8"	1.6
►► B43-232W-NL	5/8"	3/4"	5/8"x3/4" & 3/4"	1.7
►► B43-331W-NL	3/4"	3/4"	5/8"	2.1
►► B43-332W-NL	3/4"	3/4"	5/8"x3/4" & 3/4"	2.4
►► B43-334W-NL	3/4"	3/4"	1"	2.3
►► B43-341W-NL	3/4"	1"	5/8"	2.7
►► B43-342W-NL	3/4"	1"	5/8"x3/4" & 3/4"	2.4
►► B43-344W-NL	3/4"	1"	1"	2.7
►► B43-444W-NL	1"	1"	1"	3.2
B43-454W-NL	1"	1-1/4"	1"	3.4

2" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) by Female Iron Pipe Thread

CATALOG NUMBER	VALVE SIZE	CTS END	FIP END	APPROX. Wt. Lbs.
►► B41-333-NL	3/4"	3/4"	3/4"	2.0
►► B41-334-NL	3/4"	3/4"	1"	2.1
►► B41-343-NL	3/4"	1"	3/4"	2.2
►► B41-344-NL	3/4"	1"	1"	2.4
◆ BL41-344-4-875-NL	3/4"	1"	1"	3.1
►► B41-444-NL	1"	1"	1"	2.8
◆ B41-454-NL	1"	1-1/4"	1"	3.2
◆ B41-455-NL	1"	1-1/4"	1-1/4"	3.7
◆ B41-555-NL	1-1/4"	1-1/4"	1-1/4"	5.6
◆ **B41-666-NL	1-1/2"	1-1/2"	1-1/2"	7.0
B41-677-NL	1-1/2"	2"	2"	9.6
►► B41-777-2NL	2"	2"	2"	13.1

DATE: 11/07/2022 VALVE FOR WATER AND RECLAIM SERVICE LINE W424
City of DeLand - Standard Details

Approved Muller Valve for Service Lines

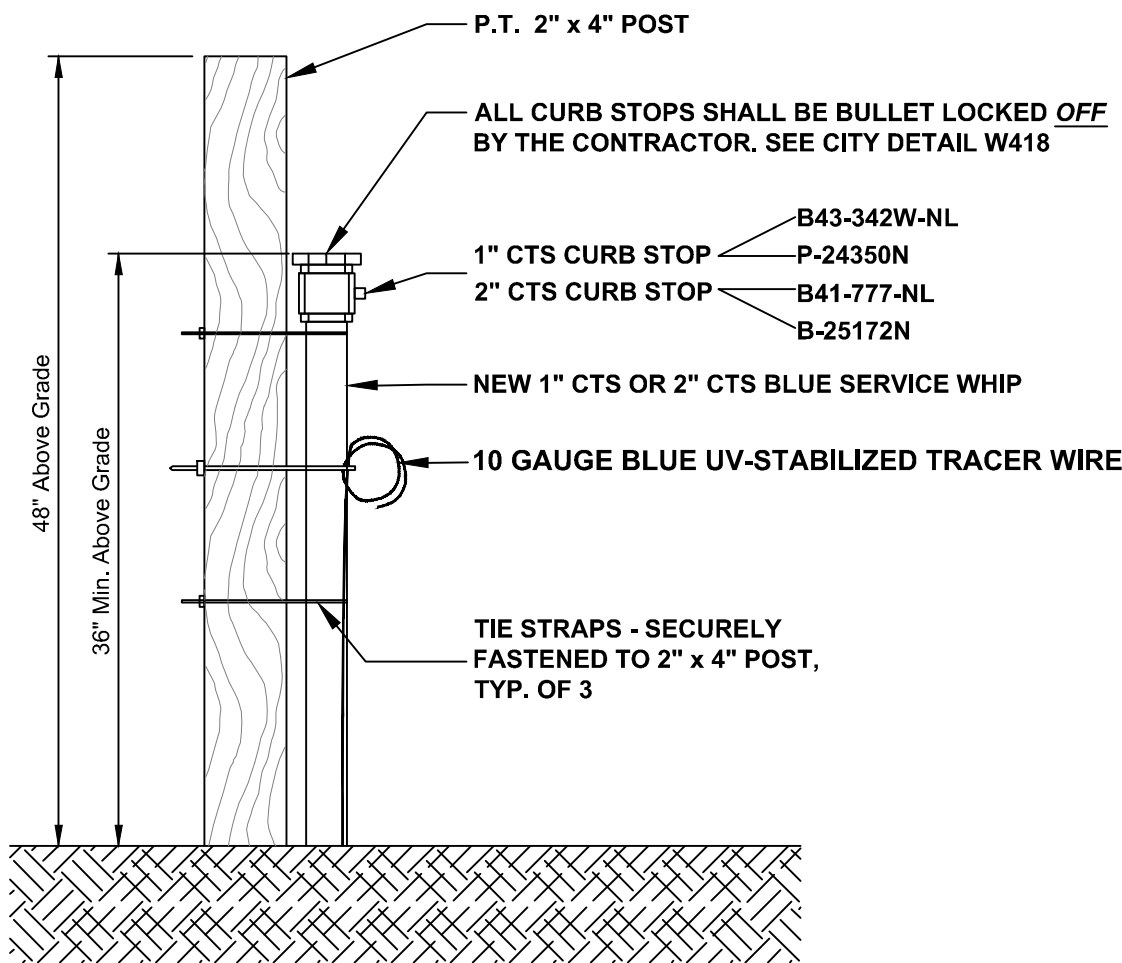
1" SERVICE

Mueller 300 Ball Straight Meter Valve
Mueller Pack Joint Connection for CTS O.D.* tubing x meter swivel nut**. Quarter turn check - lock wing. 360° turn option available by adding -3 suffix to catalog number. Example: P-24350-3

Catalog size	3/4"x5/8" R †	3/4" R †	3/4"	5/8"x3/4"x1"	1" R †	1"
Meter size	5/8"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	1"	1"
Tubing size	3/4"	3/4"	3/4"	1"	1"	1"

2" SERVICE

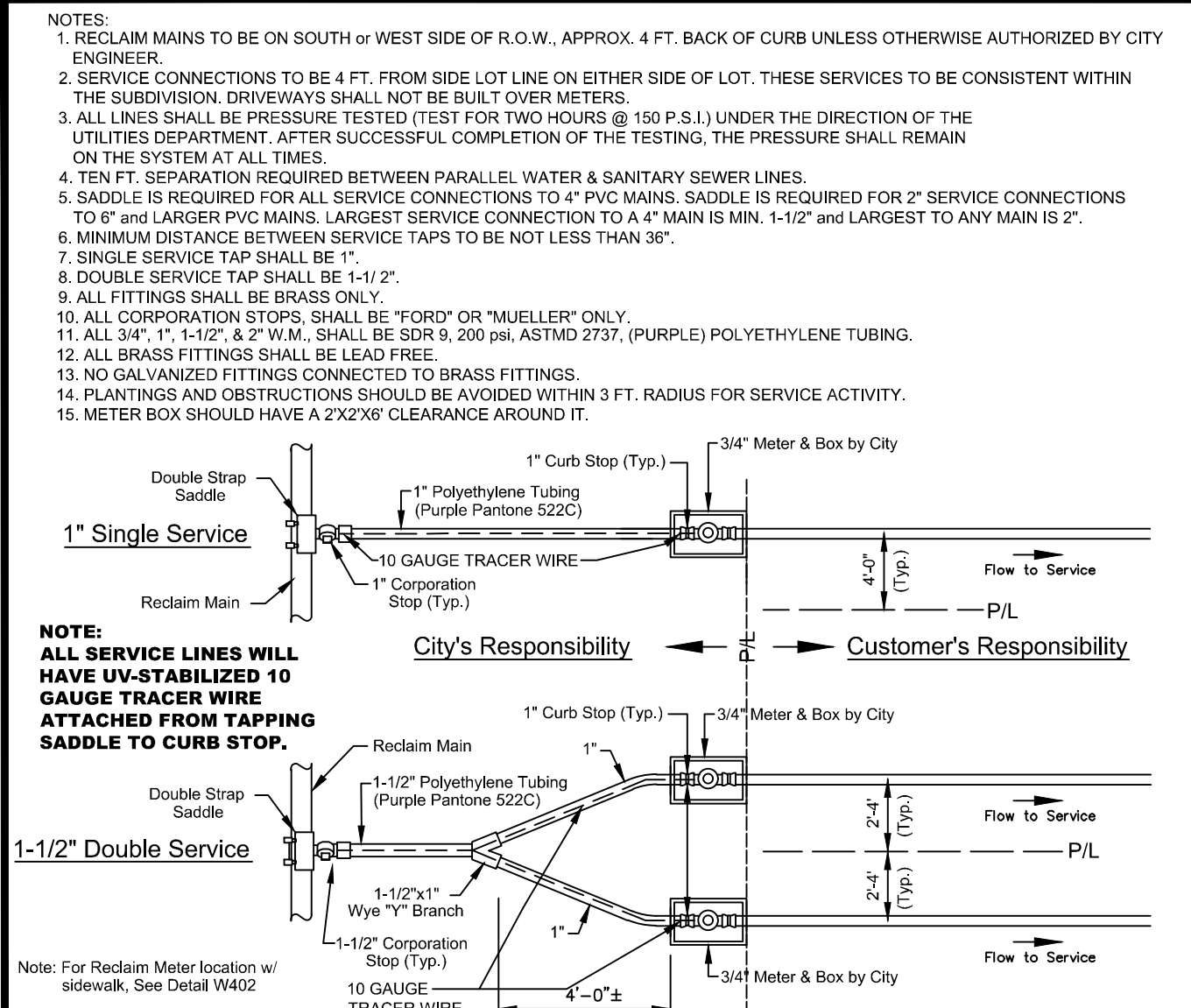
DATE: 11/07/2022 VALVE FOR WATER AND RECLAIM SERVICE LINE W425
City of DeLand - Standard Details



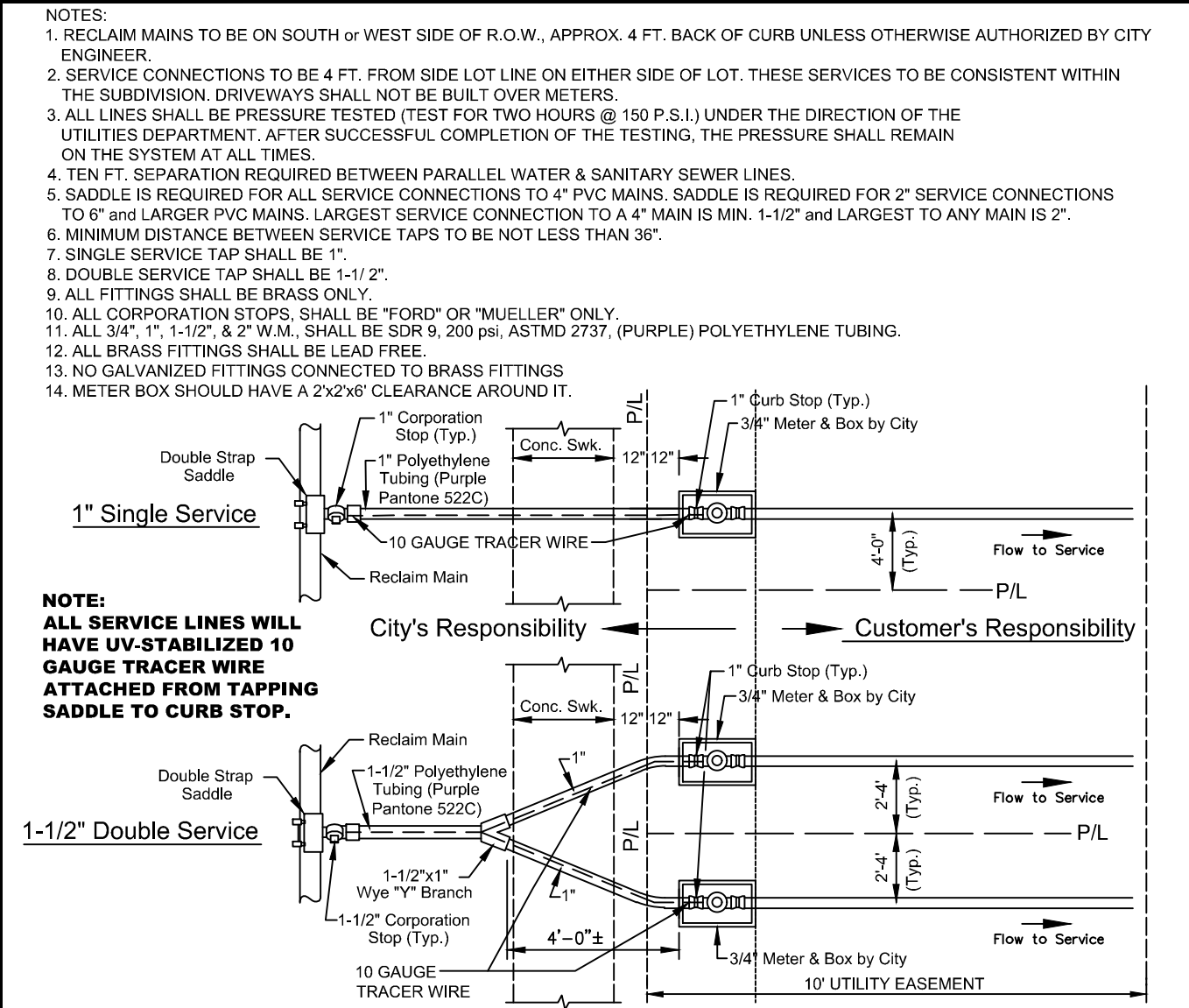
DATE: 11/07/2022 NEW POTABLE SERVICE WHIP W426
City of DeLand - Standard Details

NO.	DATE	REVISIONS
1	01/03/24	100% DESIGN DEVELOPMENT PLAN SET
2		
3		
4		
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6		
7		
8		
9		
10		
11		

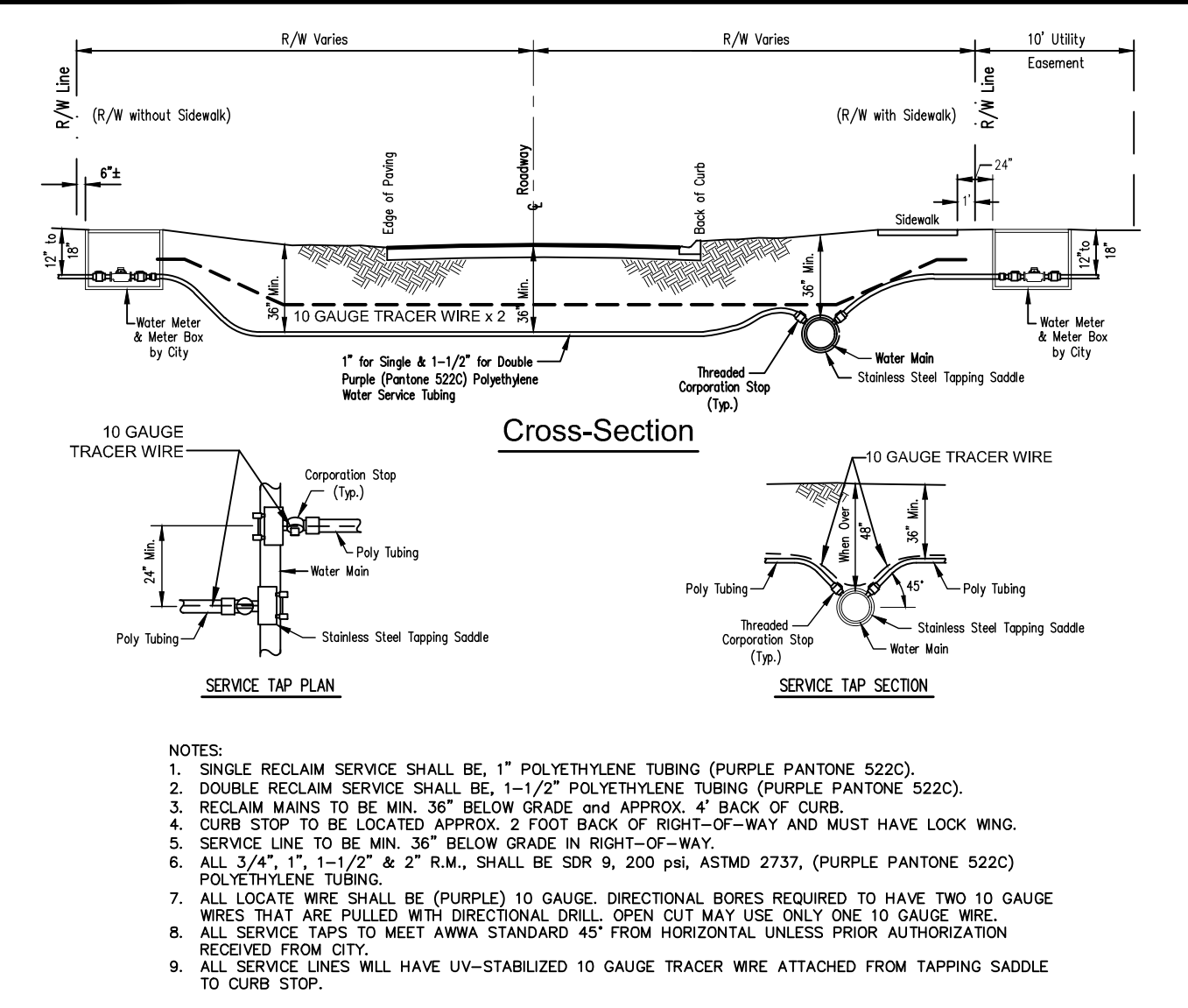
JOB # 23201
DATE: 12/4/23
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS



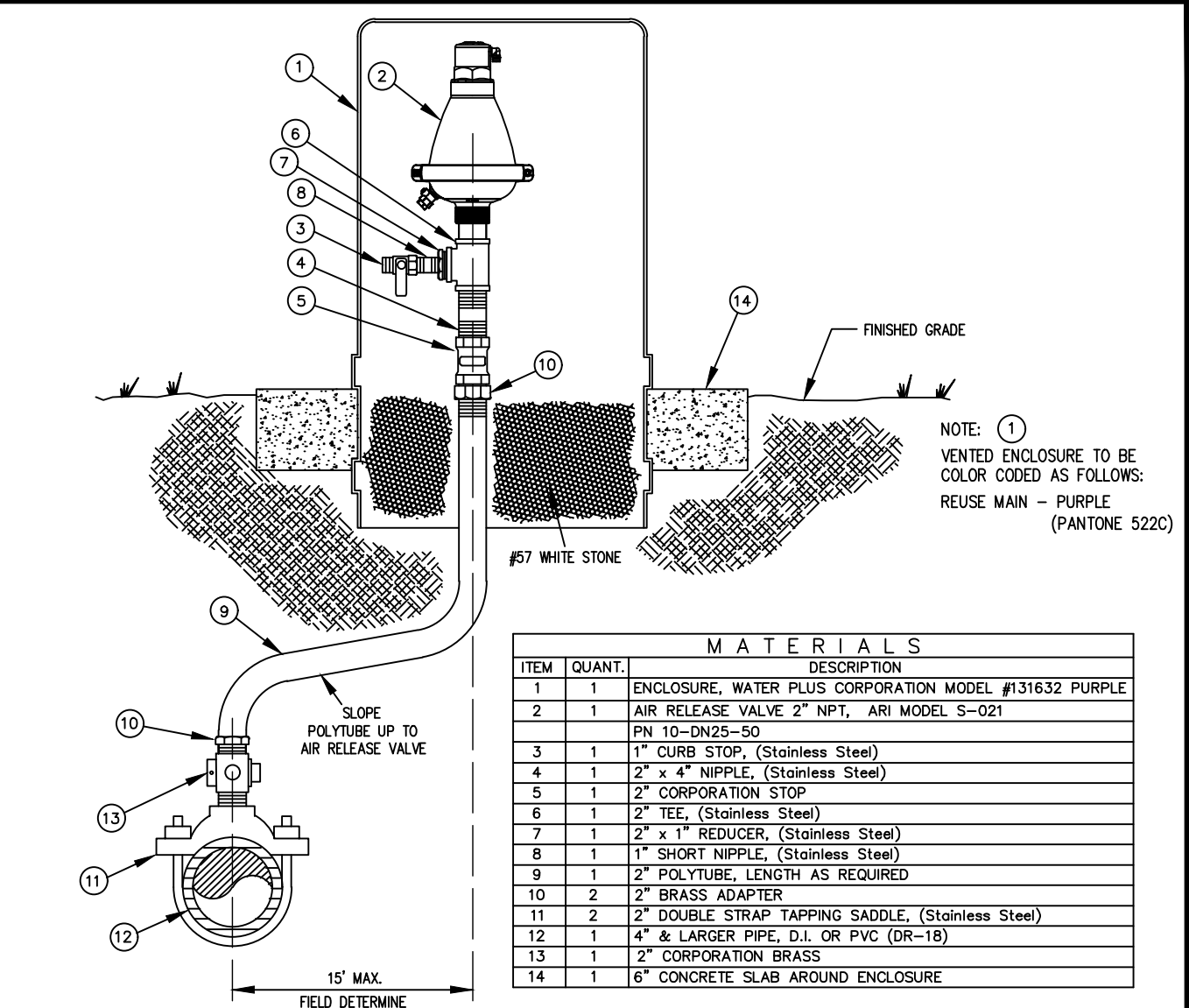
DATE: 11/07/2022 RECLAIM MAIN SERVICE CONNECTION R401
City of DeLand - Standard Details



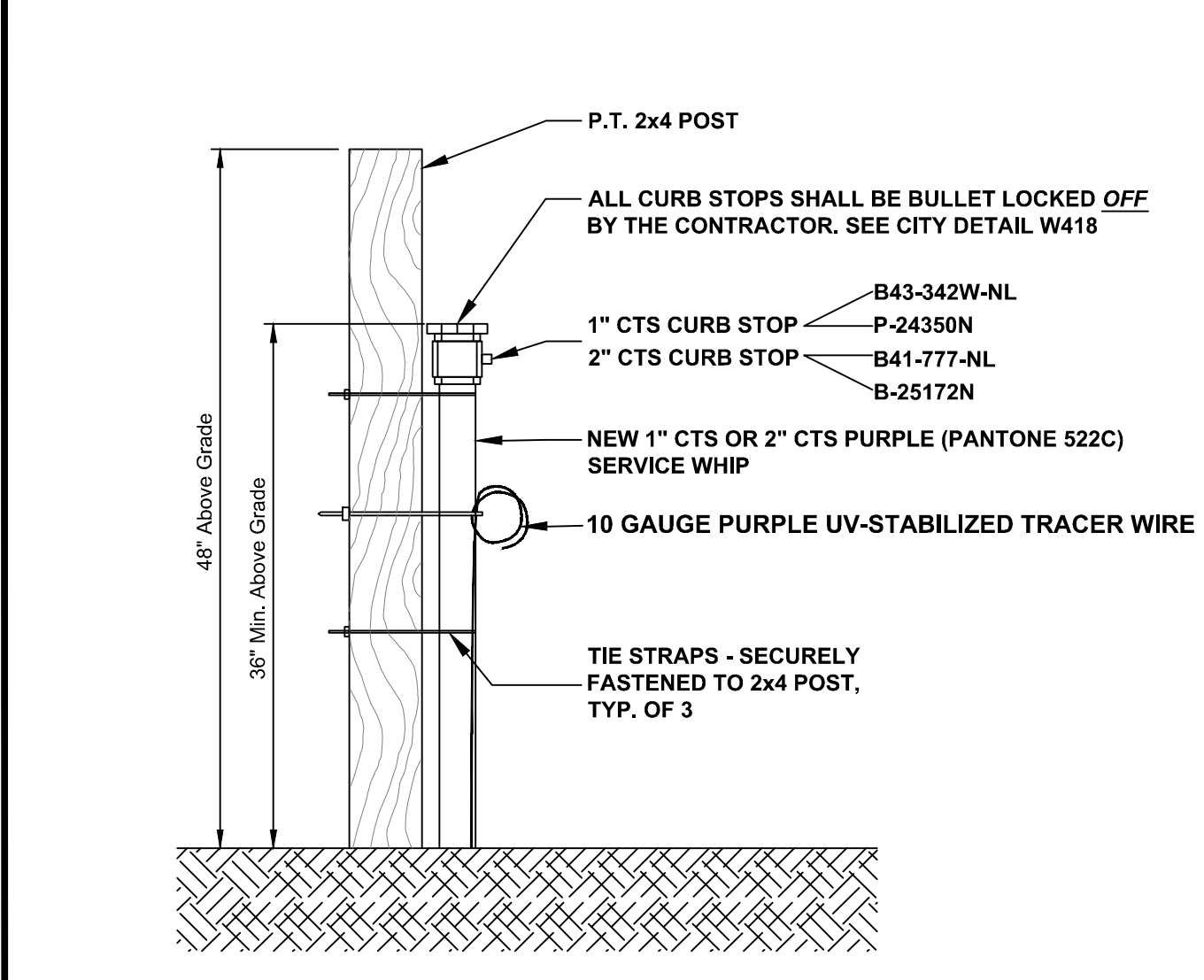
DATE: 11/07/2022 RECLAIM MAIN SERVICE CONN. WITH SIDEWALK R402
City of DeLand - Standard Details



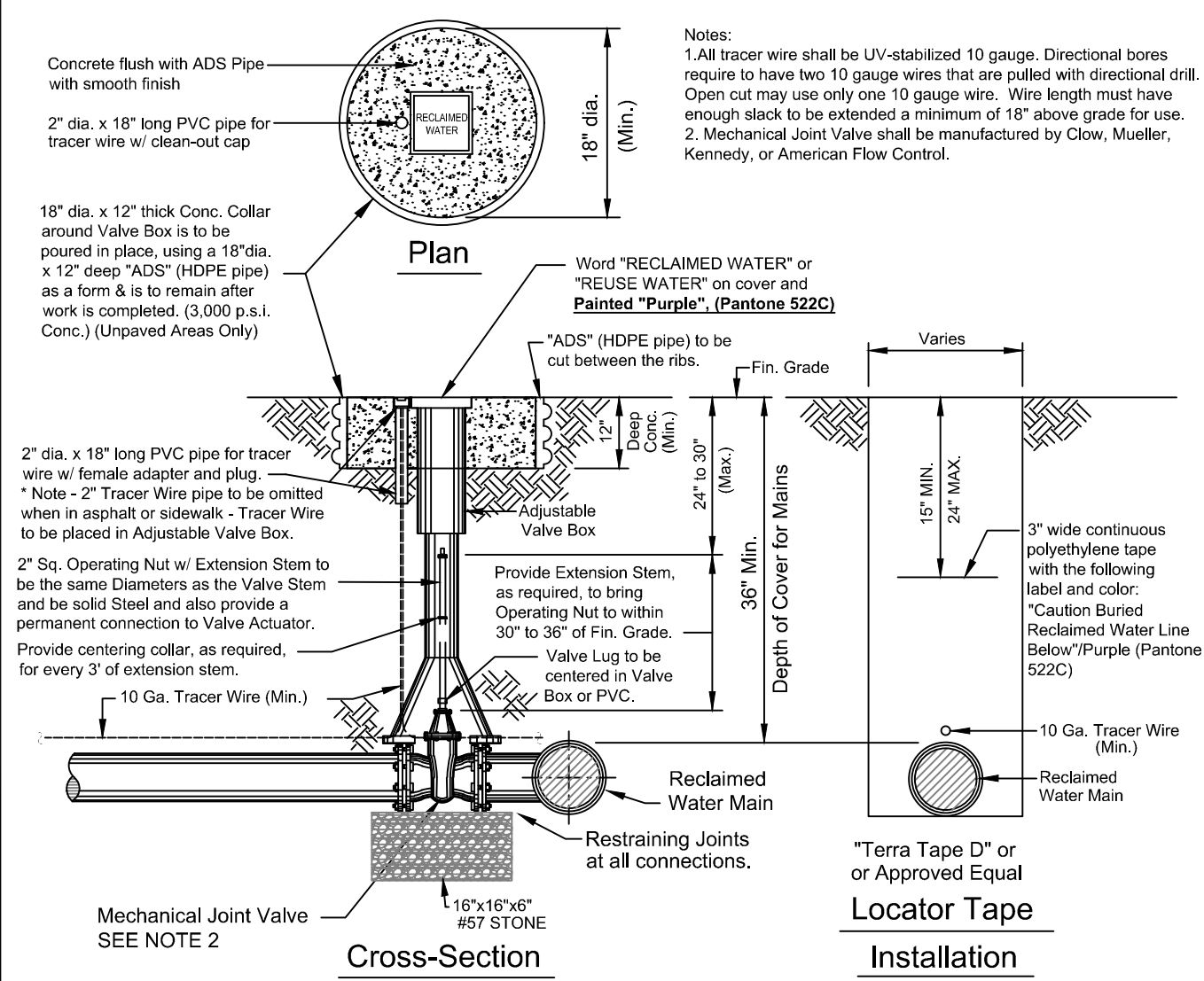
DATE: 11/07/2022 RECLAIM MAIN SERVICE LINES R403
City of DeLand - Standard Details



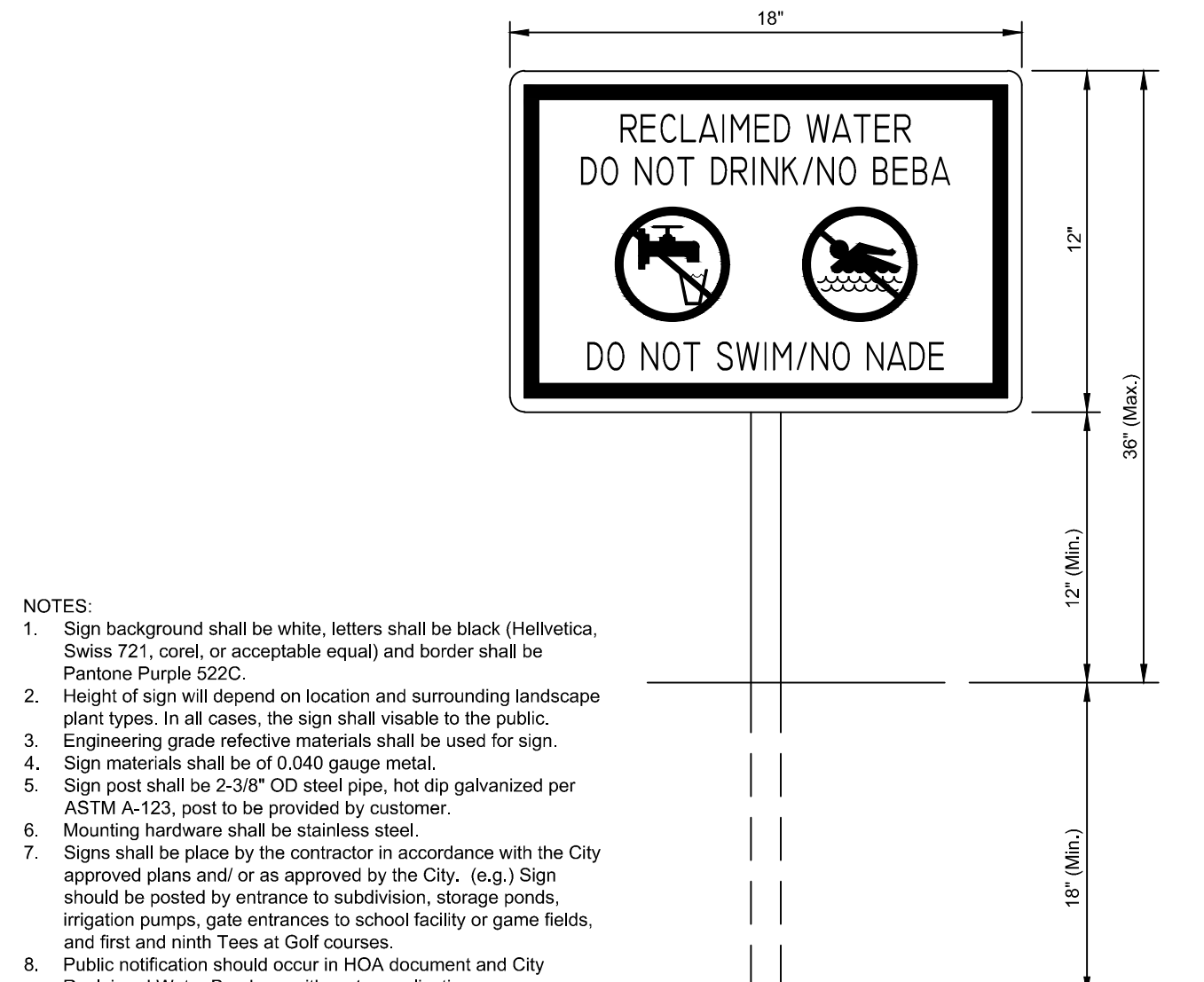
DATE: 11/07/2022 OFFSET AIR RELEASE VALVE R421
City of DeLand - Standard Details



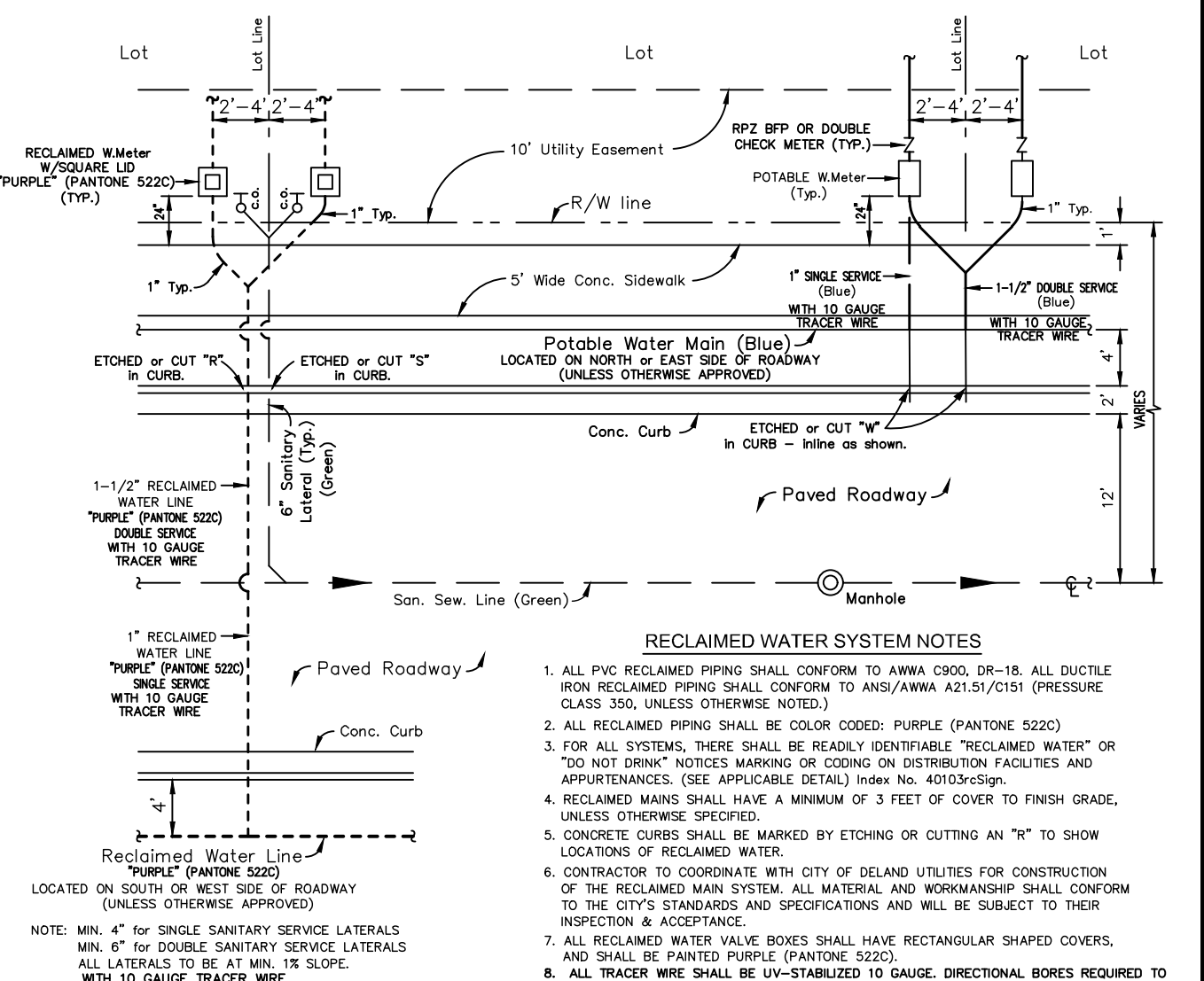
DATE: 11/07/2022 NEW SERVICE WHIP R426
City of DeLand - Standard Details



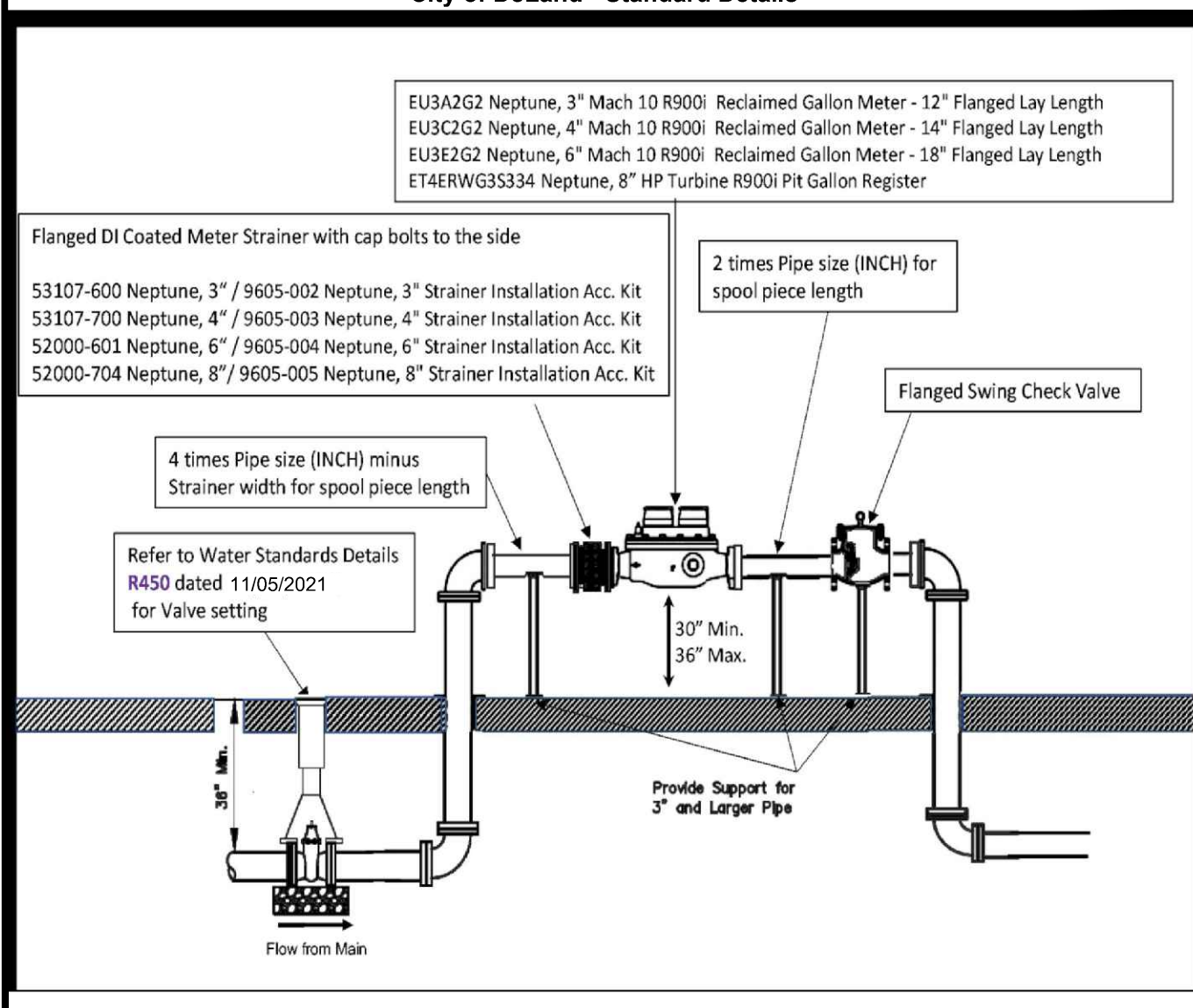
DATE: 11/07/2022 RECLAIMED WATER VALVE SETTING R450
City of DeLand - Standard Details



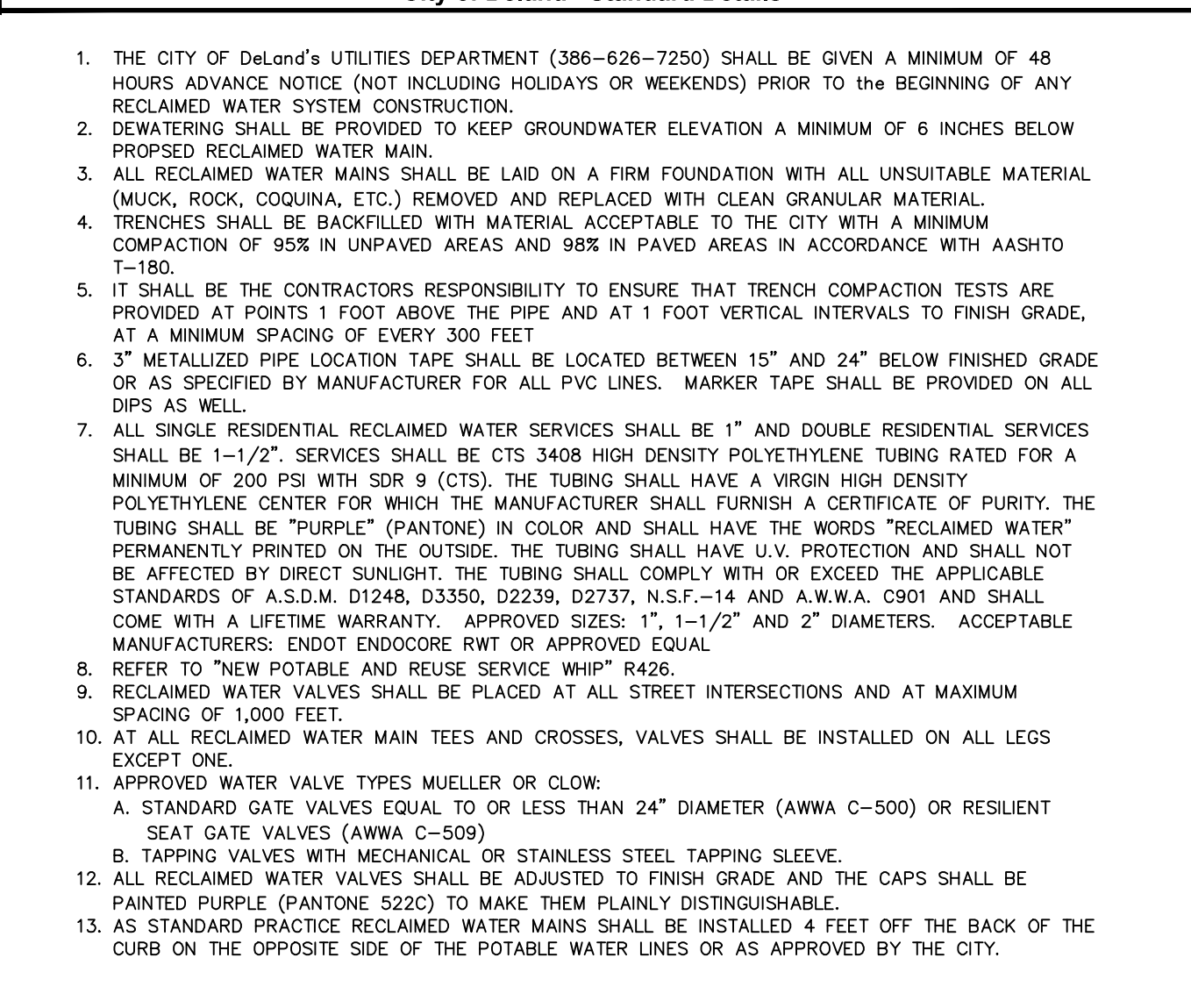
DATE: 11/07/2022 RECLAIMED WATER SIGNAGE R451
City of DeLand - Standard Details



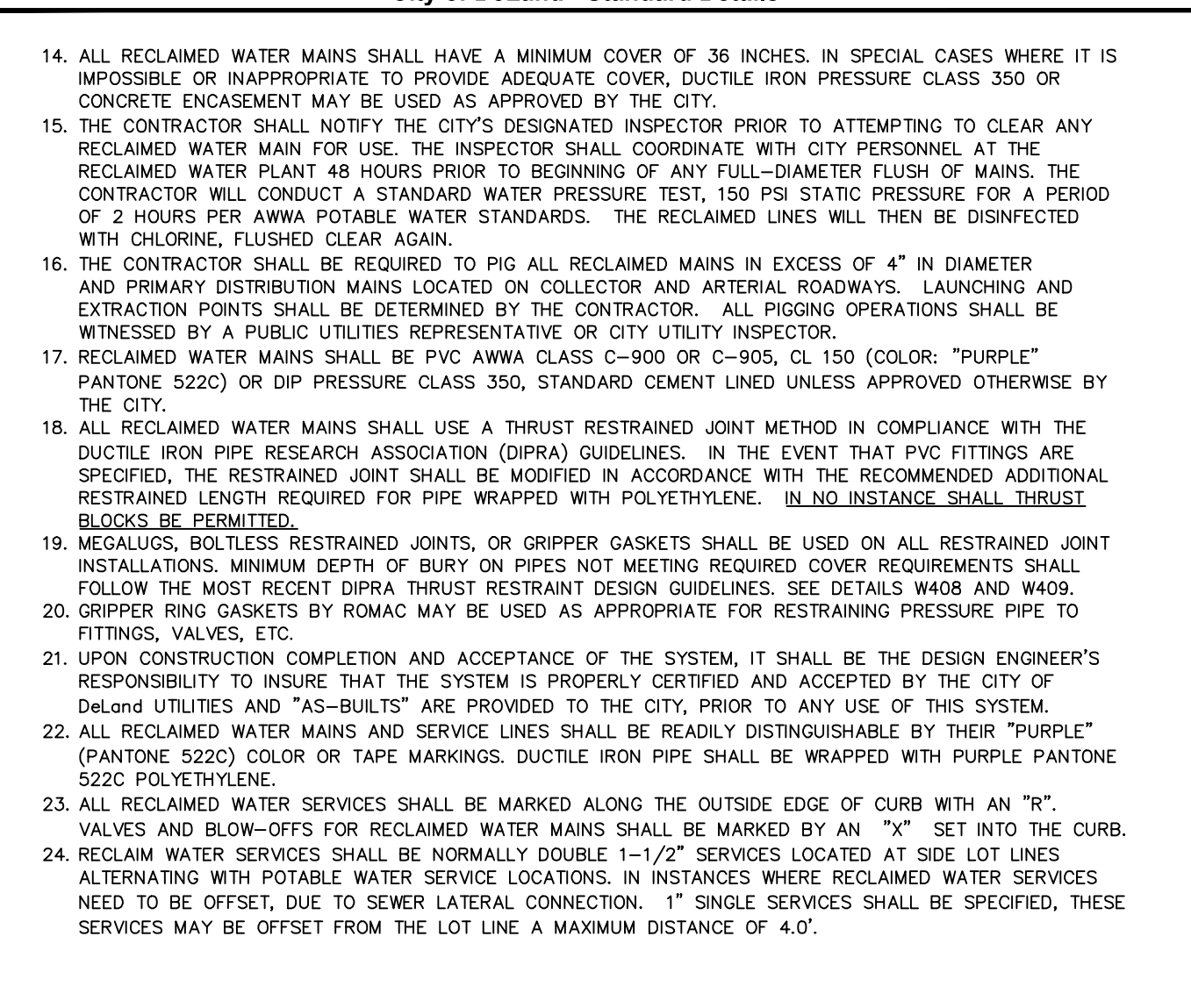
DATE: 11/07/2022 RECLAIMED WATER SYSTEM LAYOUT R452
City of DeLand - Standard Details



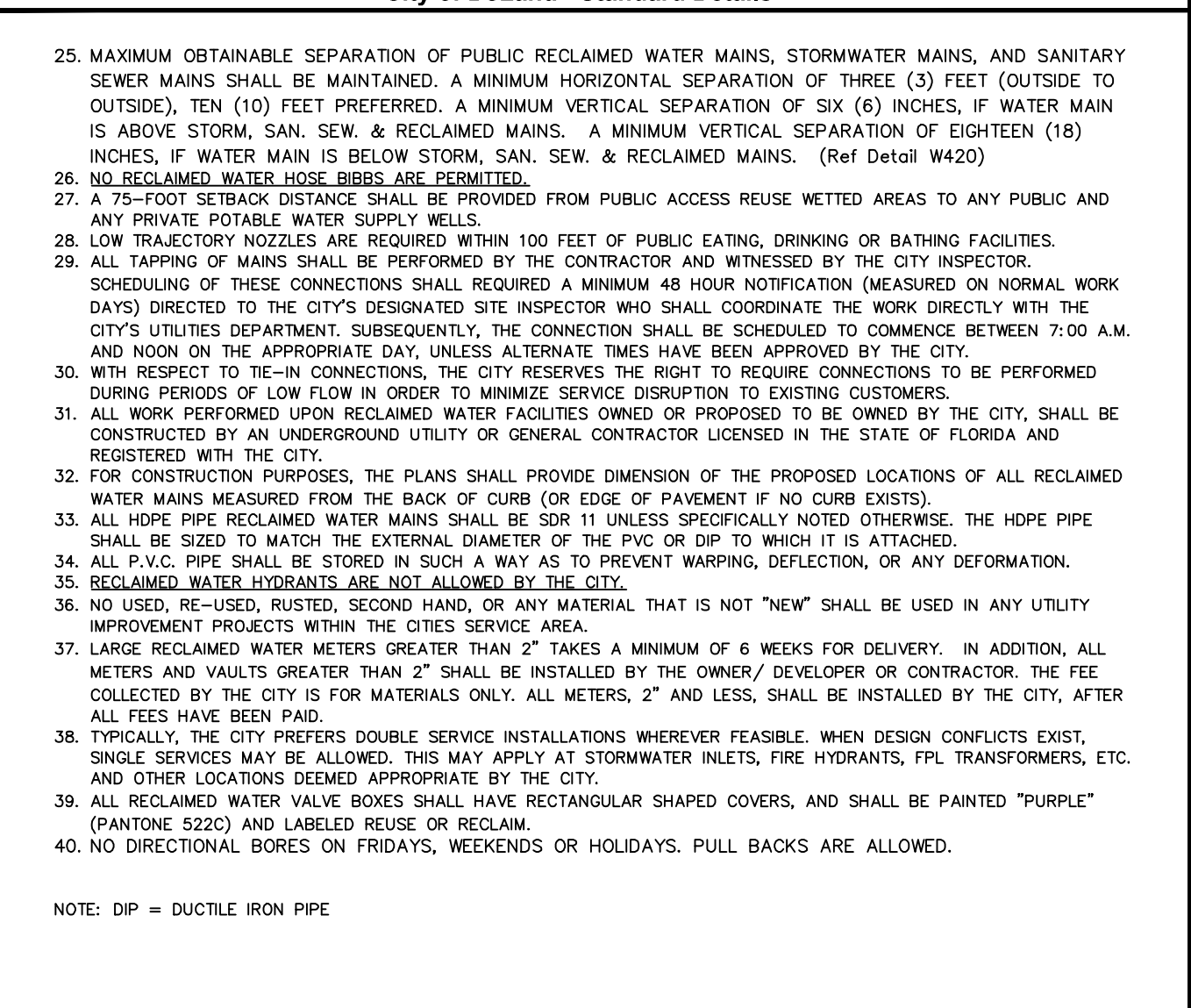
DATE: 11/07/2022 3" AND ABOVE RECLAIMED METER SET R453
City of DeLand - Standard Details



DATE: 11/07/2022 RECLAIMED WATER NOTES - 1 OF 3 R460
City of DeLand - Standard Details



DATE: 11/07/2022 RECLAIMED WATER NOTES - 2 OF 3 R461
City of DeLand - Standard Details



DATE: 11/07/2022 RECLAIMED WATER NOTES - 3 OF 3 R462
City of DeLand - Standard Details

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CITY DETAILS
FOR
NEW YORK AVE APARTMENTS
FLORIDA
CITY OF DELAND

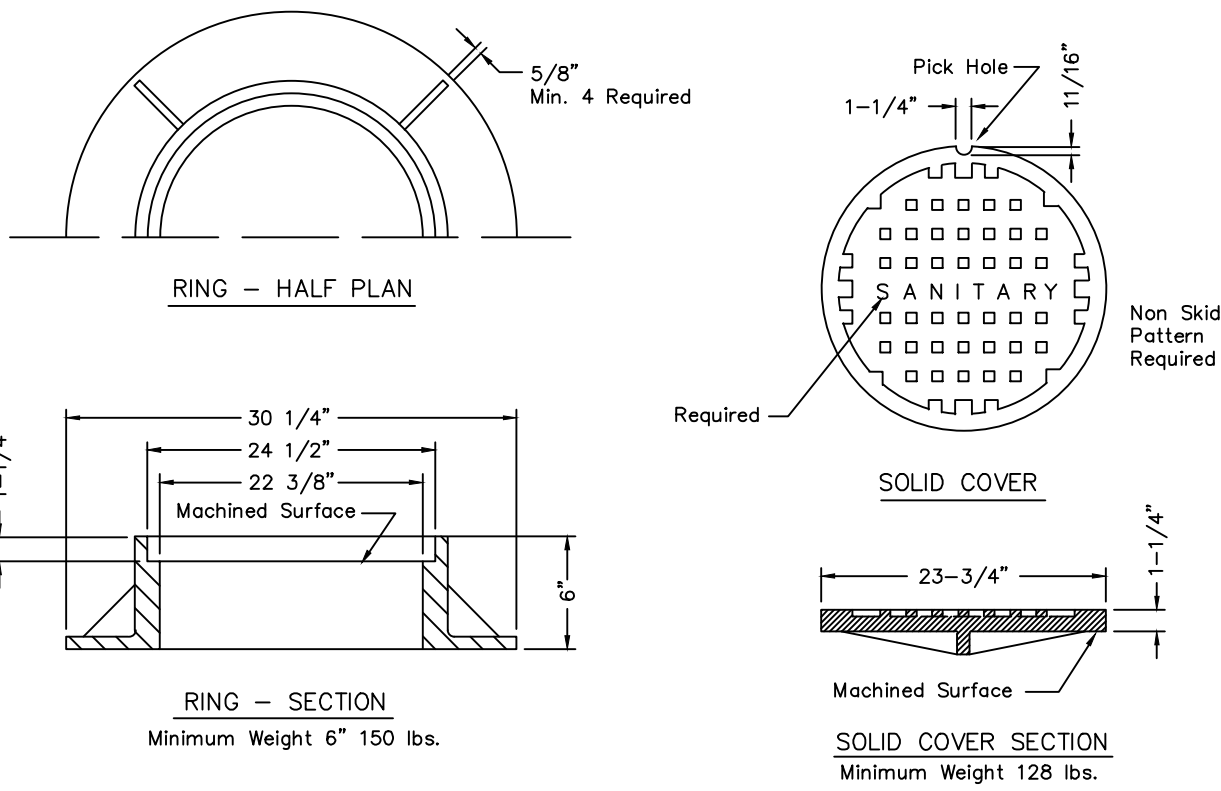
BLUE IAN, LLC
180 FOUNTAIN PKWY. N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA-0007723
CITY DETAILS.dwg January 4, 2024 10:40 AM

DATE	REVISIONS
10/03/24	1.00
10/03/24	1.01
10/03/24	1.02
10/03/24	1.03
10/03/24	1.04
10/03/24	1.05
10/03/24	1.06
10/03/24	1.07
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10/03/24	1.10
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10/03/24	1.19
10/03/24	1.20

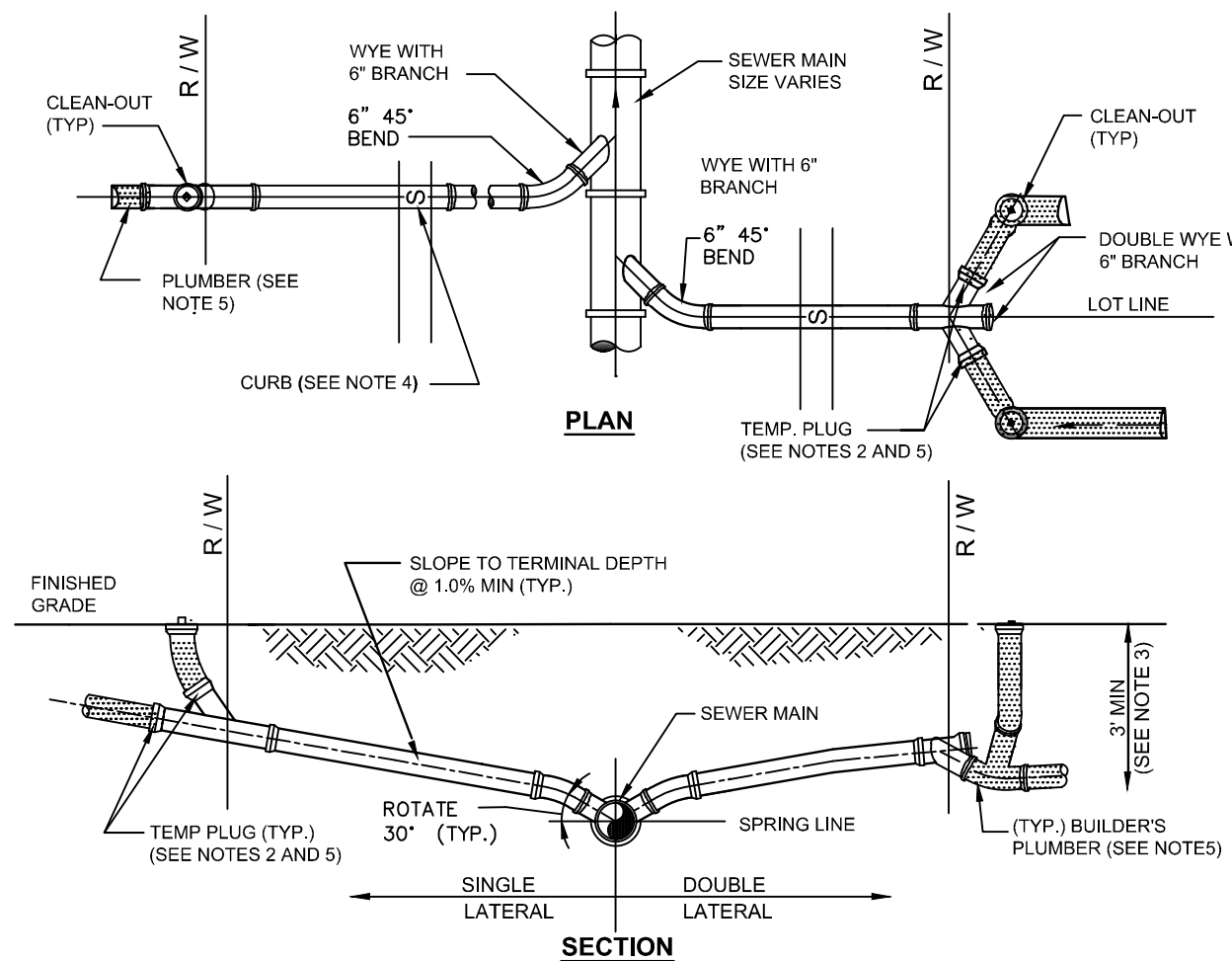
JOB # 23201
DATE: 12/4/23
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

C913



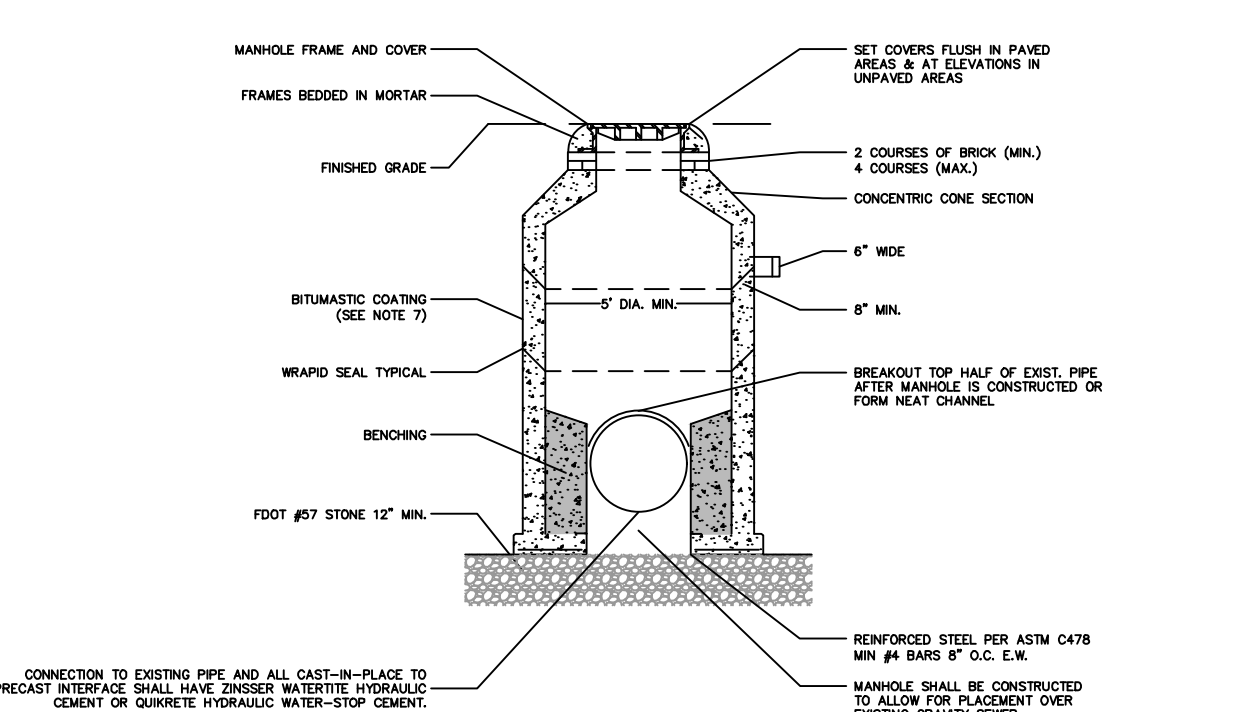
NOTE:
Manufacturers model of storm ring and cover to be approved by City Engineer.

DATE: 11/07/2022 **SANITARY MANHOLE COVER - USF 170-E** **S301**
City of DeLand - Standard Details



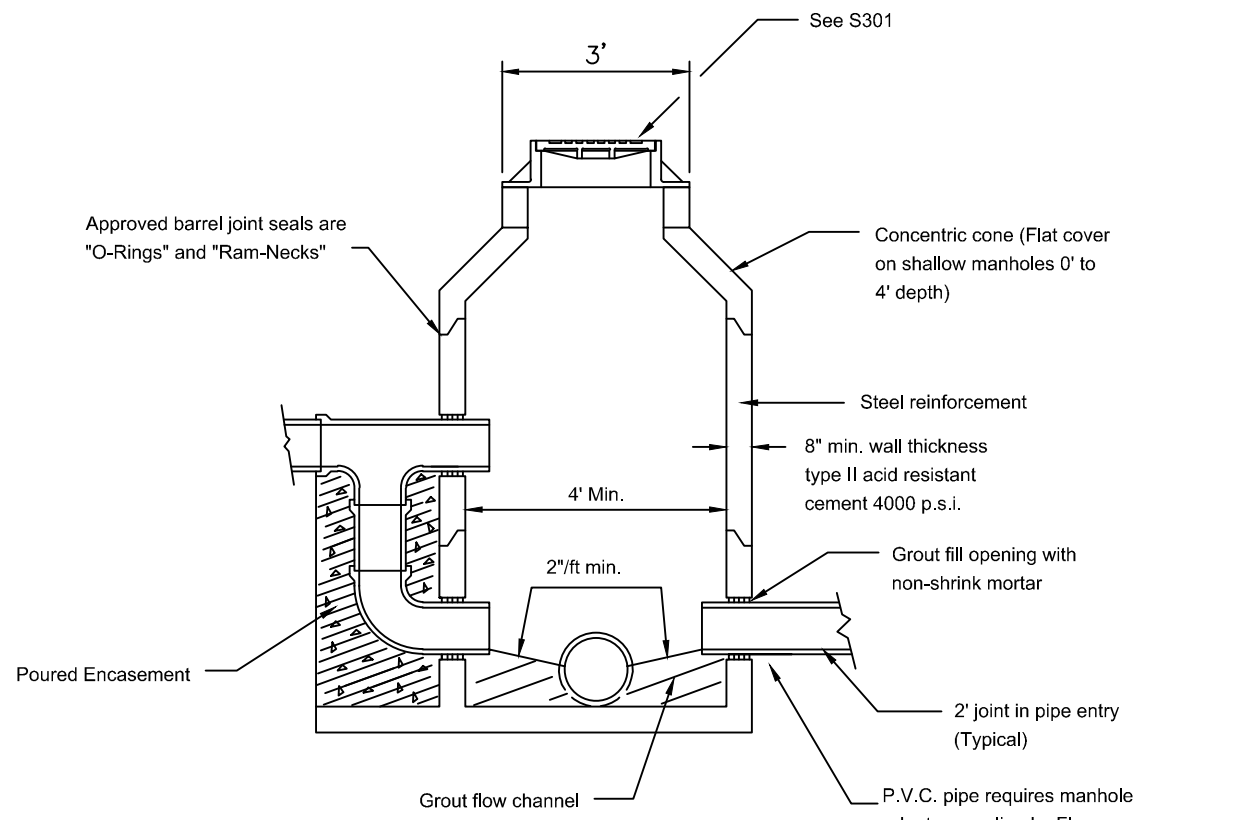
- NOTES:
1. INVERT OF SERVICE LATERAL MUST BE ABOVE SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY THE CONTRACTOR.
3. WYE SHALL BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
4. CUT OR CAST 15\"/>

DATE: 11/07/2022 **SANITARY SERVICE LATERALS** **S305**
City of DeLand - Standard Details



- NOTES:
1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST, SIZE, LOCATION AND ANGLE OF ENTRY SHOULD BE AS REQUIRED BY THE PLANS.
2. OPENINGS IN PRE-CAST UNITS ARE TO BE 4\"/>

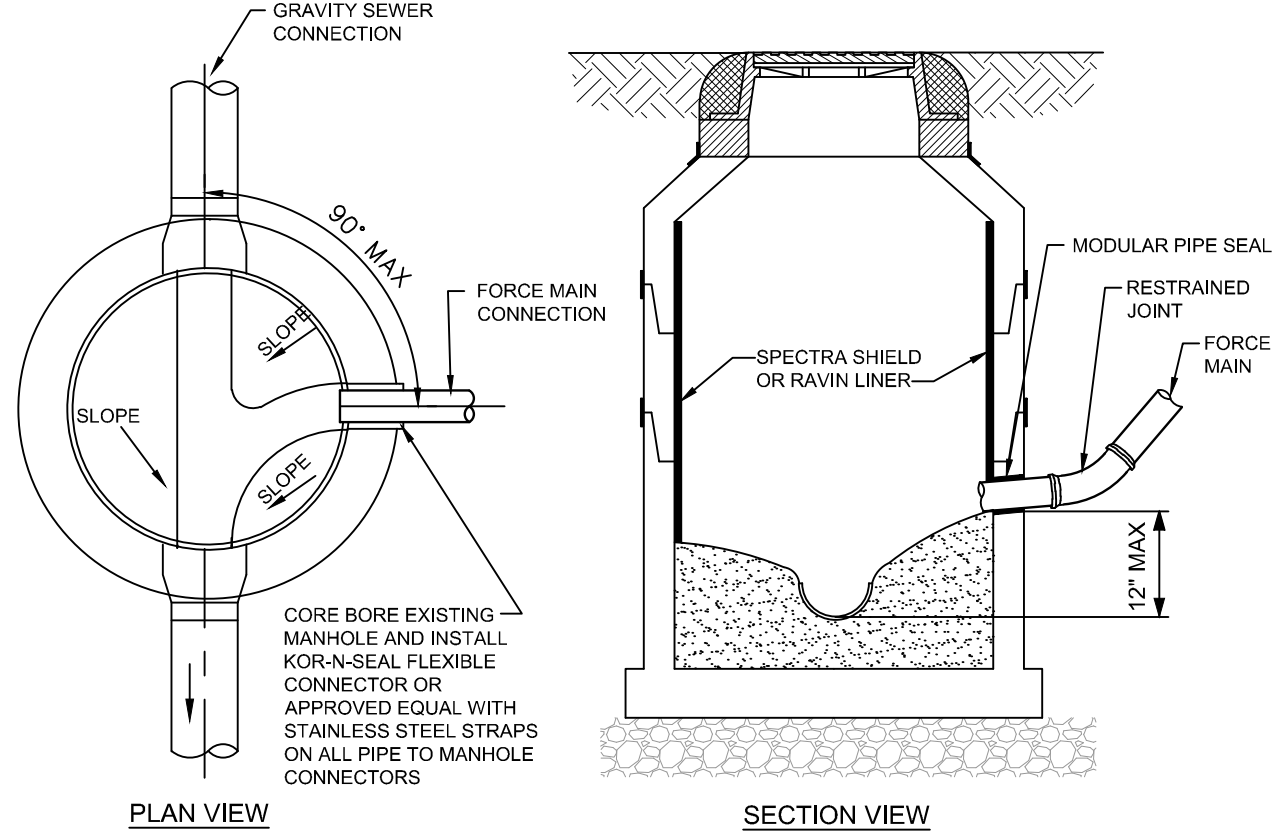
DATE: 11/07/2022 **DOGHOUSE MANHOLE** **S309**
City of DeLand - Standard Details



- NOTES:
1. Precast manhole drop may be approved by City Engineer. Shop drawing submittal required.
2. Drop required when 2\"/>

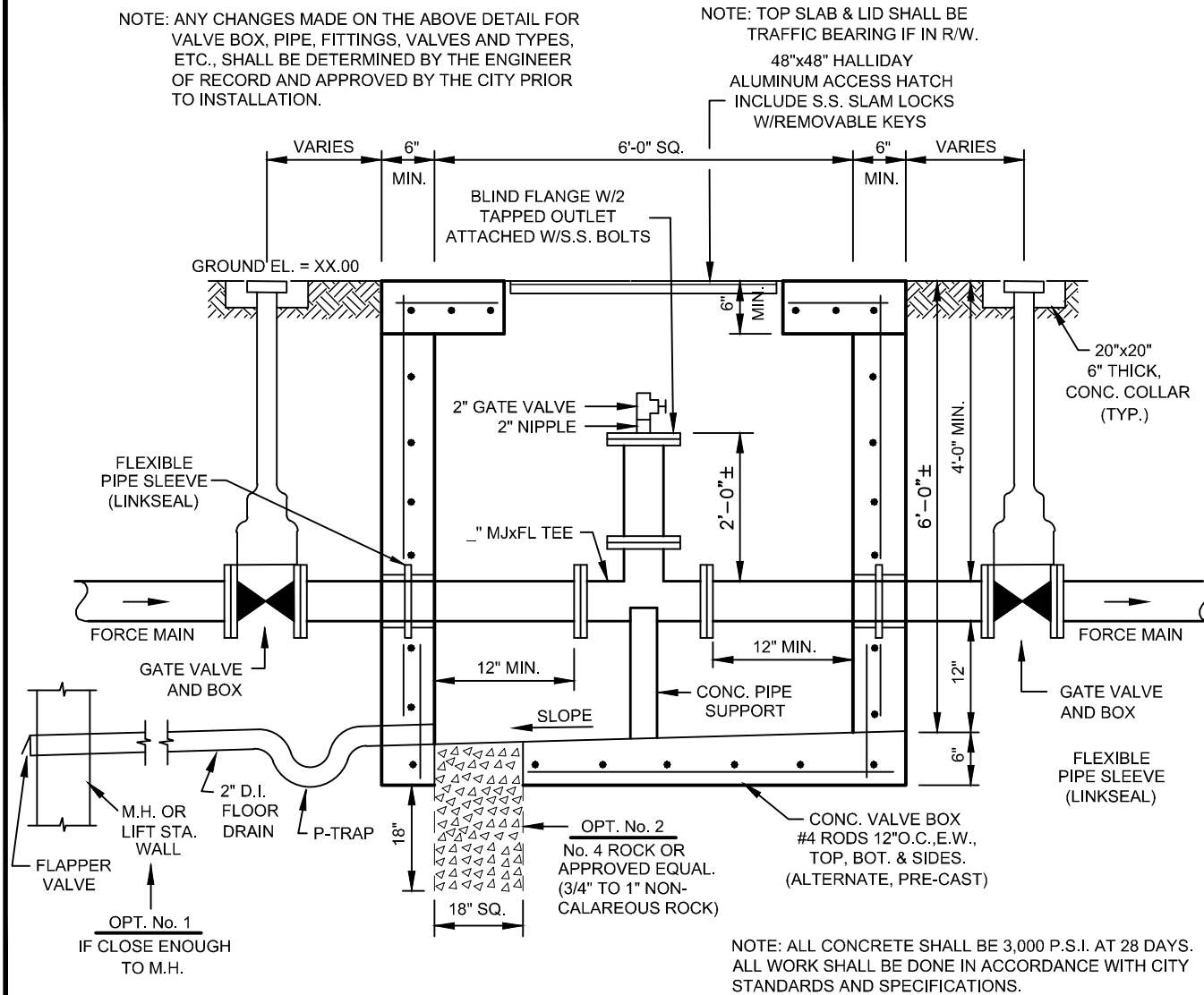
SEE S303 FOR PLAN VIEW

DATE: 11/07/2022 **SANITARY MANHOLE** **S302**
City of DeLand - Standard Details



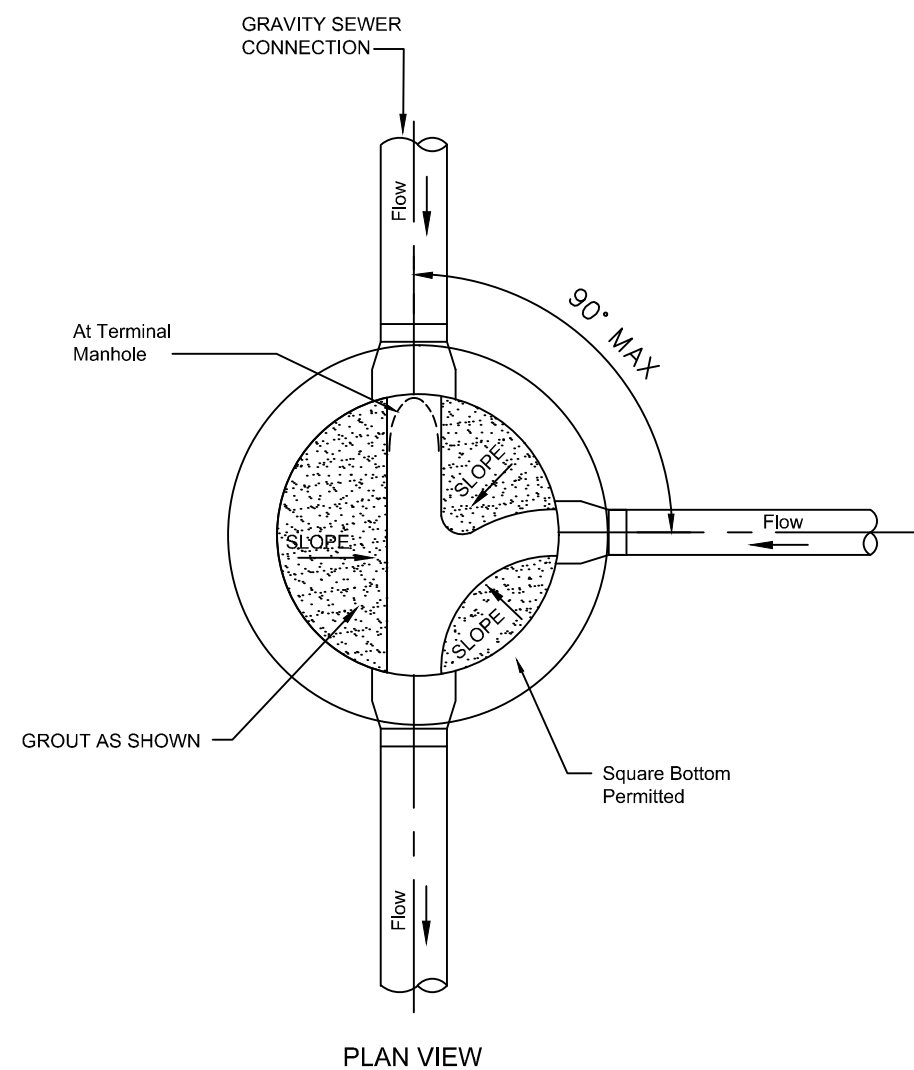
- NOTES:
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1' ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR NEW FORCE MAIN.
3. MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE LINED. EXISTING MANHOLES RECEIVING FORCE MAIN SHALL BE LINED WITH SPECTRA SHIELD OR RAVIN.
4. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.

DATE: 11/07/2022 **FORCE MAIN TO GRAVITY SEWER CONNECTION** **S306**
City of DeLand - Standard Details



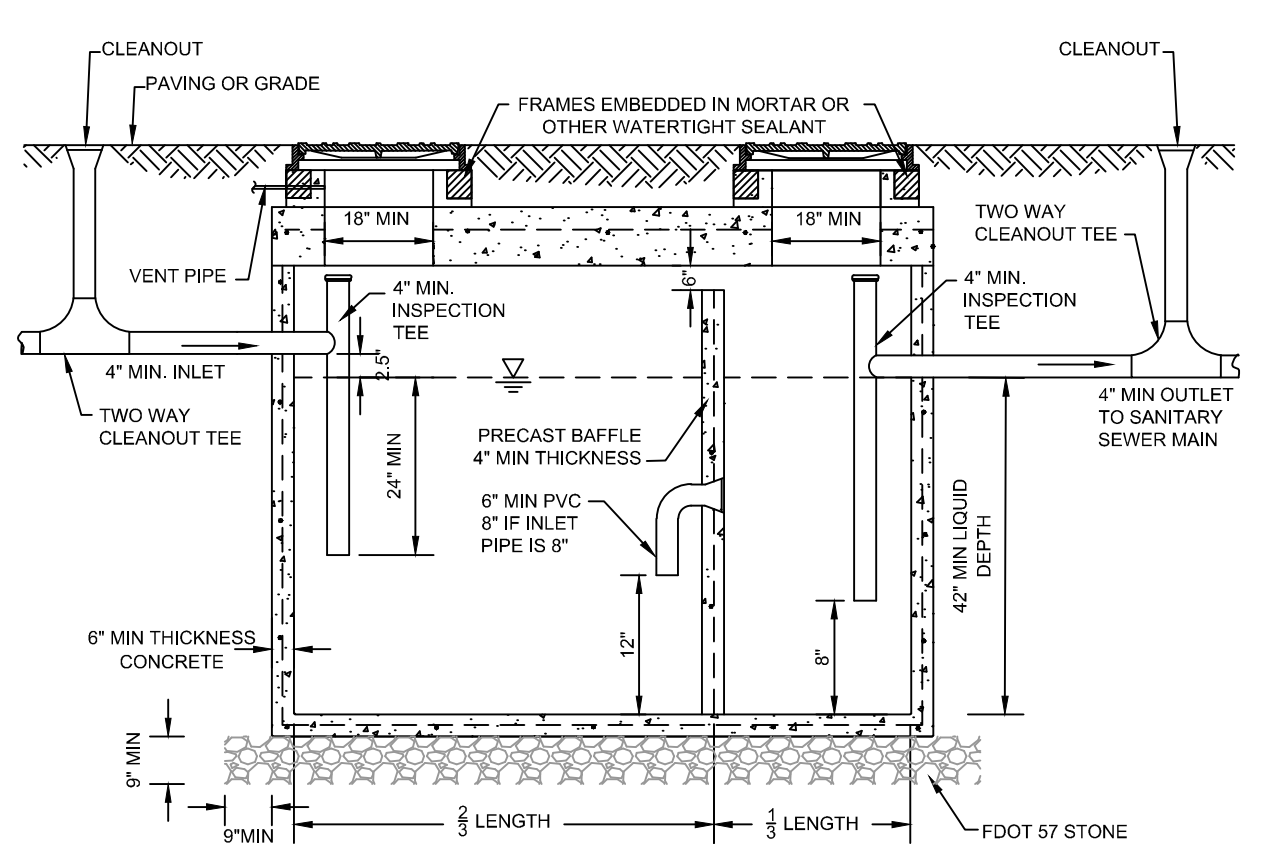
NOTE: ALL CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAYS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

DATE: 11/07/2022 **POLY PIG LAUNCHER** **S310**
City of DeLand - Standard Details



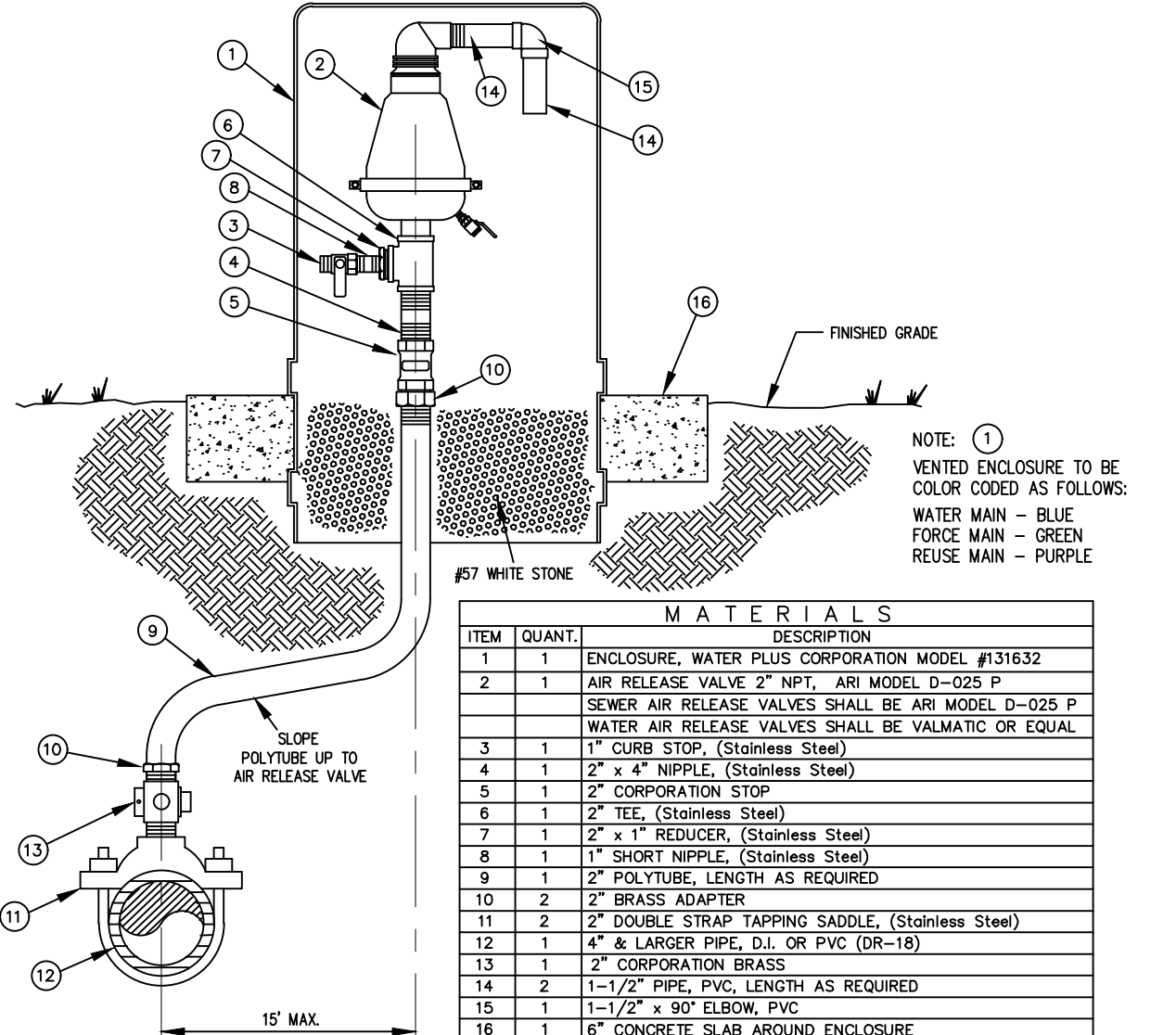
SEE S302 FOR SECTION

DATE: 11/07/2022 **SANITARY MANHOLE** **S303**
City of DeLand - Standard Details

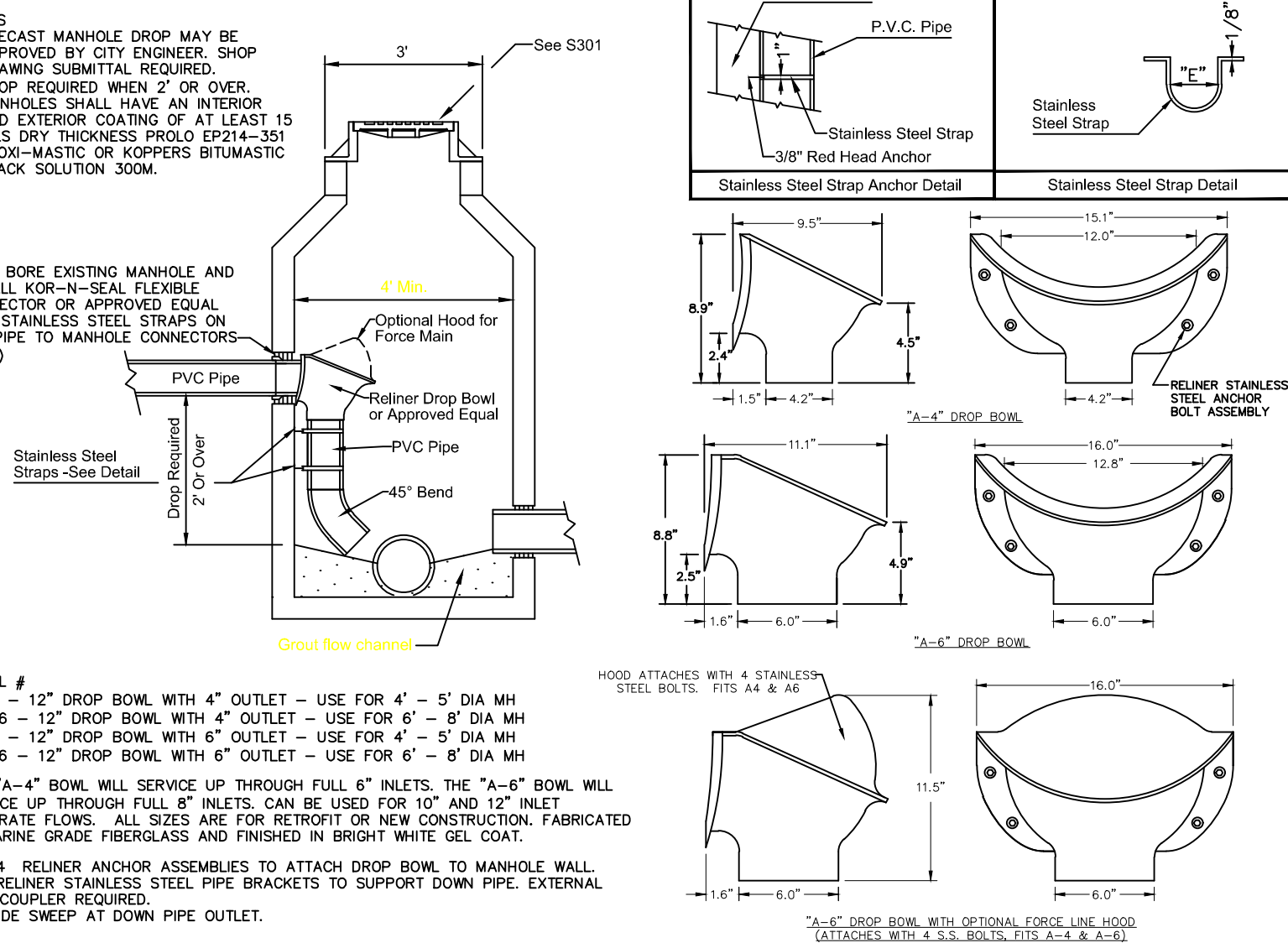


- NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR - MINIMUM SIZE 750 GAL; MAXIMUM SIZE 1250 GAL.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THOUGH GREASE INTERCEPTOR.
5. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
6. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE THAT MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
7. LOADS COVER TO MEET H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS AND SHALL BE IMPRINTED WITH THE WORDS "GREASE TRAP".

DATE: 11/07/2022 **GREASE TRAP** **S307**
City of DeLand - Standard Details



DATE: 11/07/2022 **OFFSET AIR RELEASE VALVE** **S311**
City of DeLand - Standard Details



MODEL #
A408 - 12\"/>

THE "A-4\"/>

USE 4\"/>

PROVIDE SWEET AT DOWN PIPE OUTLET.

HOOD ATTACHES TO 4\"/>

ATTACHES WITH 4\"/>

SEE S301

SEE S302 FOR SECTION

SEE S303 FOR PLAN VIEW

SEE S304 FOR SECTION

SEE S305 FOR PLAN VIEW

SEE S306 FOR SECTION

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SEE S521 FOR PLAN VIEW



TOWERS & CORBELS



WINDOW OVERHANGS



WINDOW PATTERN &
ARCHED ELEMENTS



TOWER, DECORATIVE
TRELLIS FEATURE



STOREFRONT WINDOW
PATTERN & SYMMETRY



WINDOW
PATTERN &
ARCHED
ELEMENTS



WINDOW OVERHANGS
& DECORATIVE TRELLIS



TOWERS & CORBELS



STOREFRONT WINDOW
PATTERN & SYMMETRY

A PRELIMINARY CONCEPT FOR PLAN FOR

NEW YORK AVE. APARTMENTS

A BLUE SKY COMMUNITY
DELAND, FLORIDA



POWELLSTUDIO
ARCHITECTURE

713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
www.powellstudioarch.com
AA26002236



BLUE SKY
COMMUNITIES

5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

A PRELIMINARY CONCEPT FOR
New York Avenue

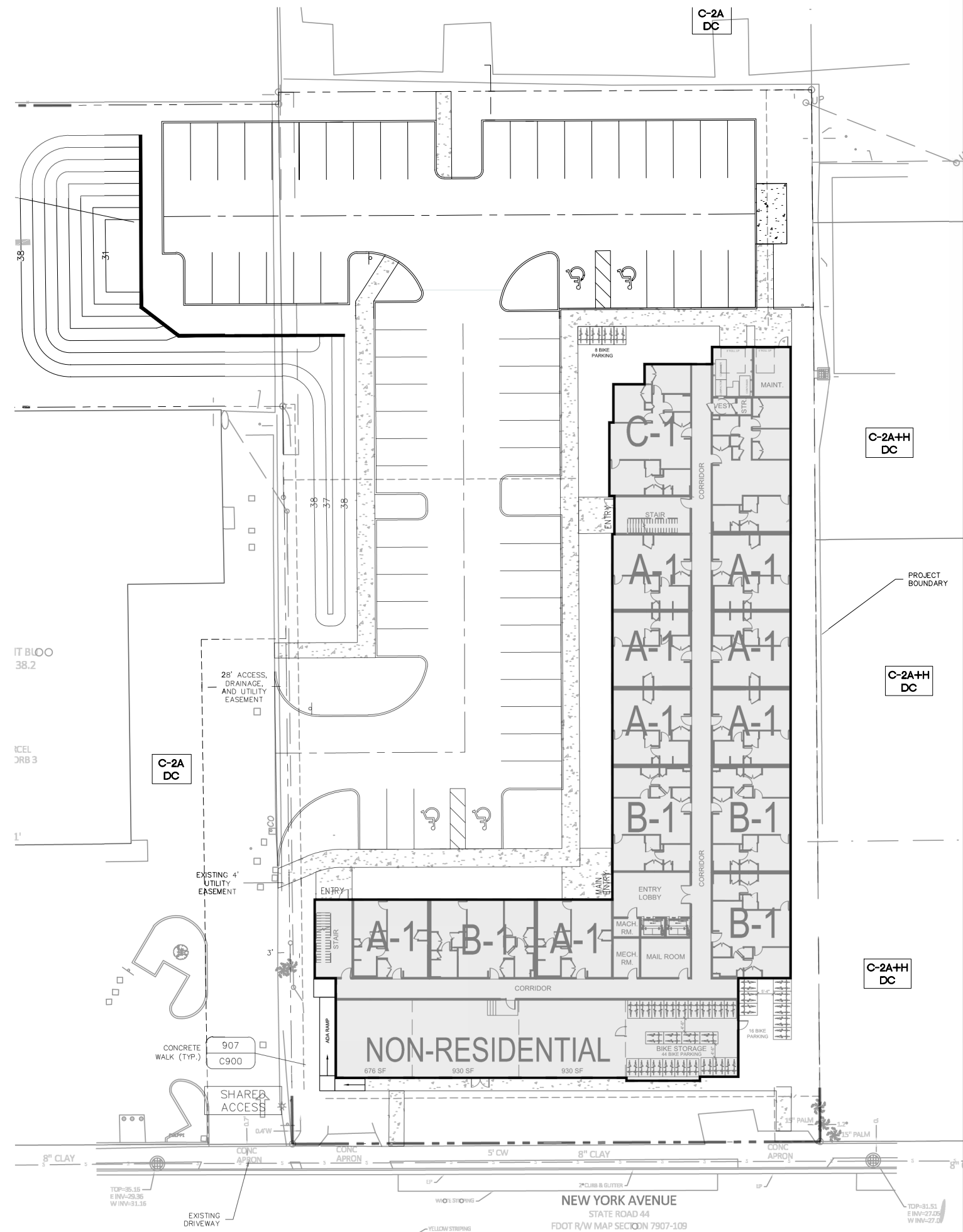
Apartment
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

COVER SHEET

DATE:
02-07-2024

SHEET NO:

SC-01



713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
www.powellstudioarch.com
AA26002236



A PRELIMINARY CONCEPT FOR
New York Avenue
Apartments
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

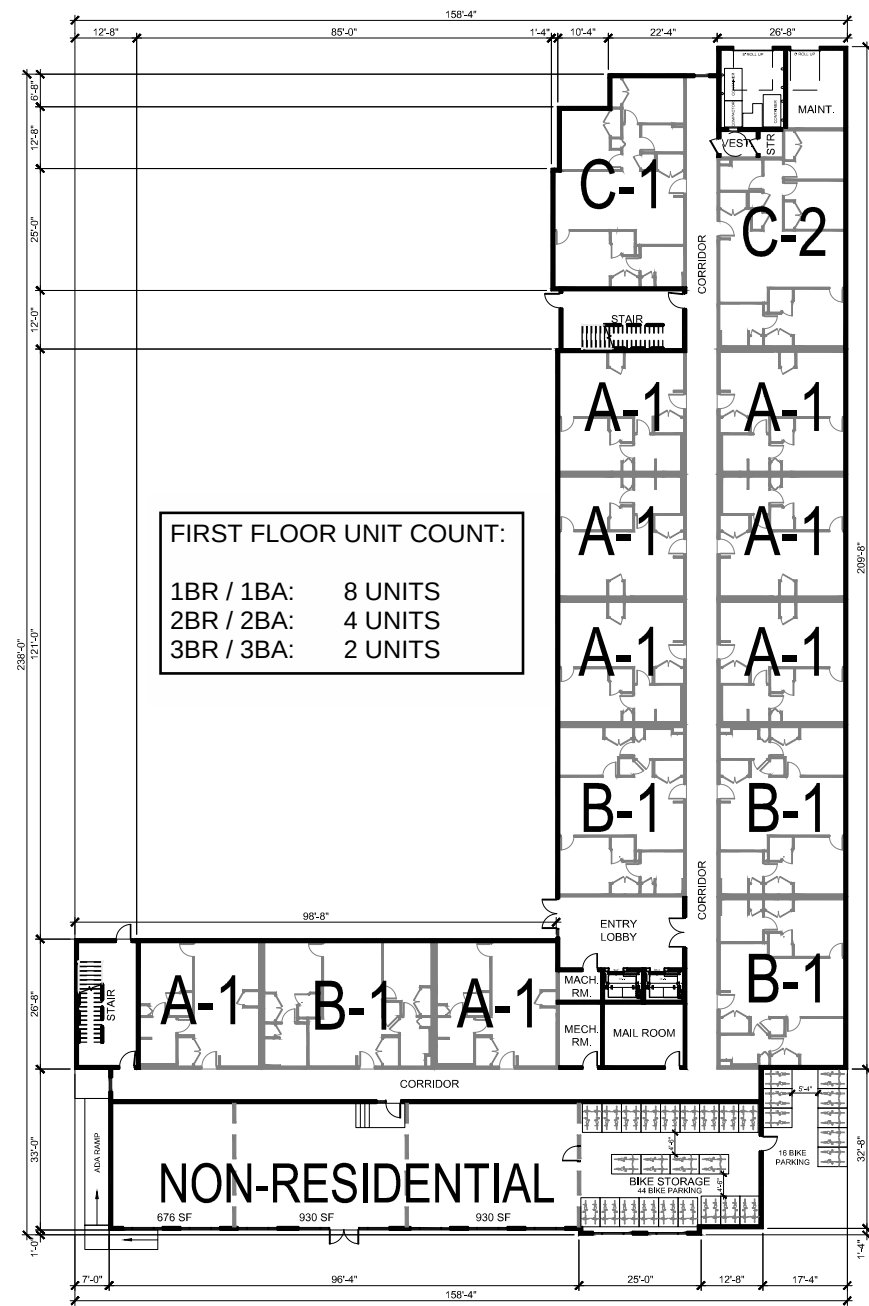
SCHEMATIC
SITE PLAN

DATE: 02-07-2024
SHEET NO:
SC-02

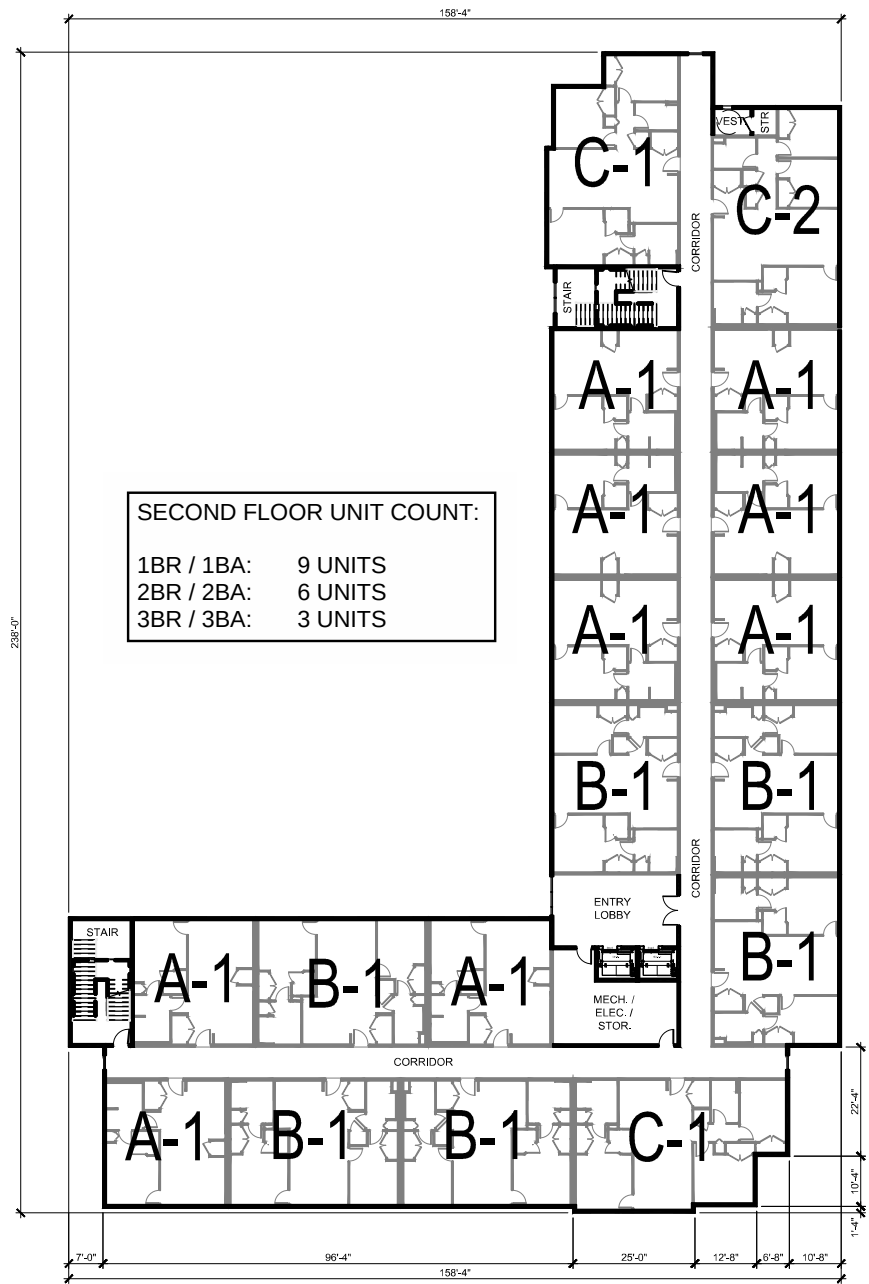
BUILDING LAYOUT

ONE, TWO, & THREE BEDROOM UNITS

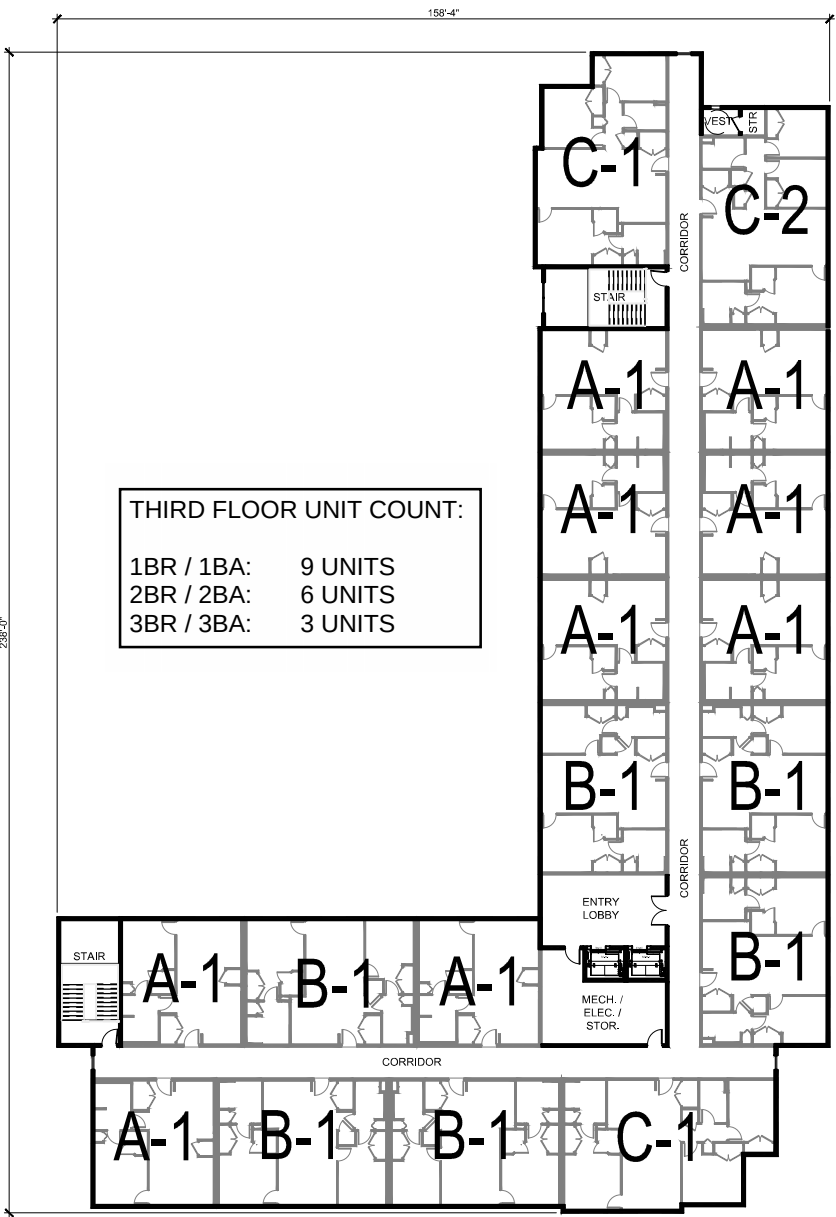
TOTAL DEVELOPMENT UNIT COUNT:	
1BR / 1BA:	44 UNITS
2BR / 2BA:	28 UNITS
3BR / 3BA:	12 UNITS
TOTAL:	84 UNITS



GROUND FLOOR
GROUND (1ST) FLOOR PLAN



SECOND FLOOR
SECOND FLOOR PLAN



THIRD FLOOR
THIRD FLOOR PLAN

BUILDING LAYOUT

ONE, TWO, & THREE BEDROOM UNITS

TOTAL DEVELOPMENT UNIT COUNT:

1BR / 1BA:	44 UNITS
2BR / 2BA:	28 UNITS
3BR / 3BA:	12 UNITS
TOTAL:	84 UNITS



POWELLSTUDIO
ARCHITECTURE

713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
www.powellstudioarch.com
AA26002236



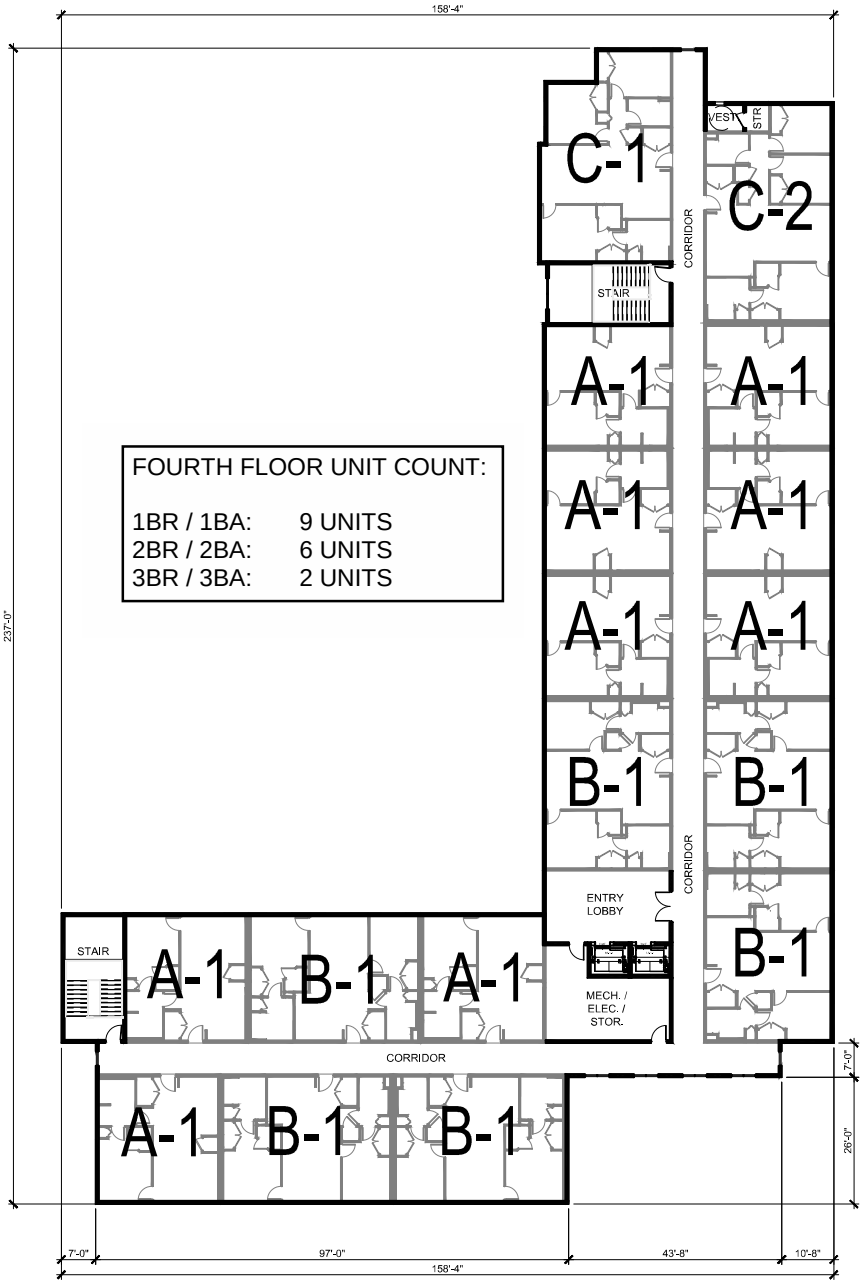
BLUE SKY
COMMUNITIES

5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

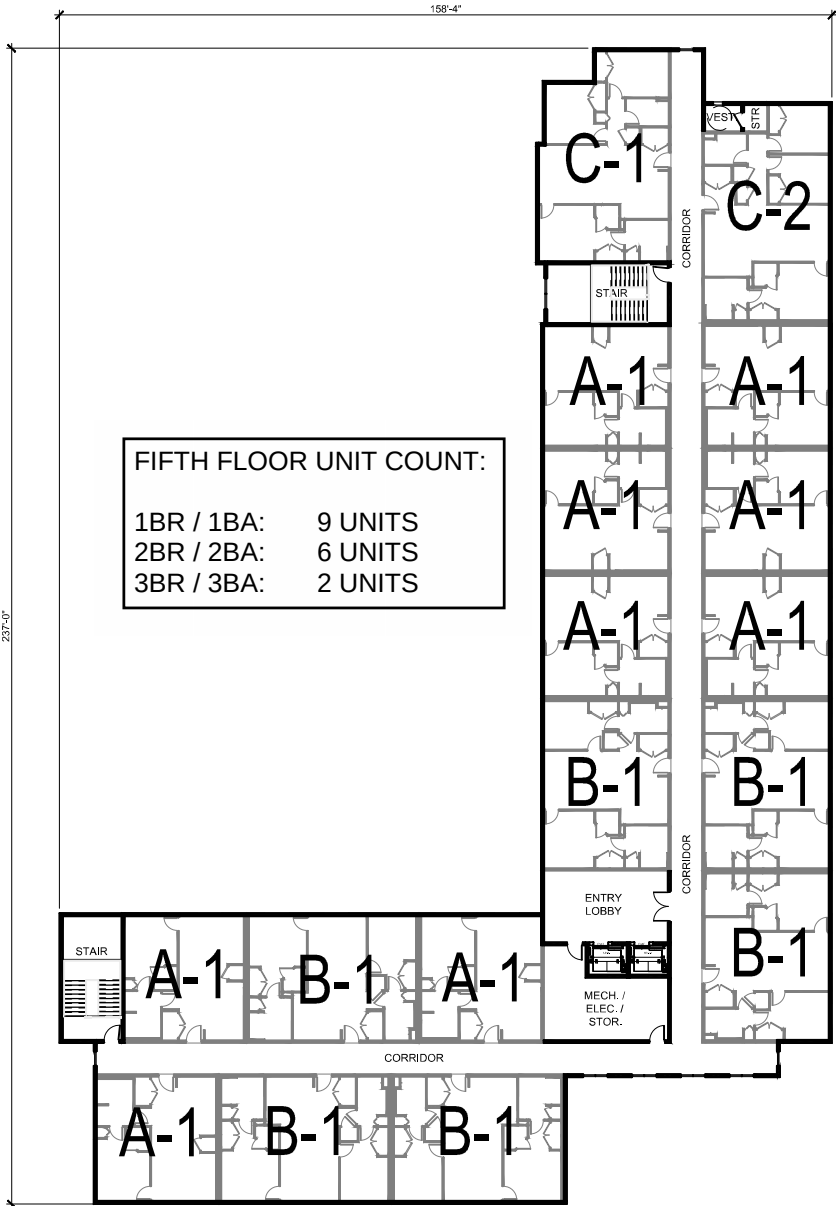
A PRELIMINARY CONCEPT FOR
New York Avenue
Apartments
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

CONCEPTUAL
FOOTPRINT

DATE:
02-07-2024
SHEET NO:
SC-04

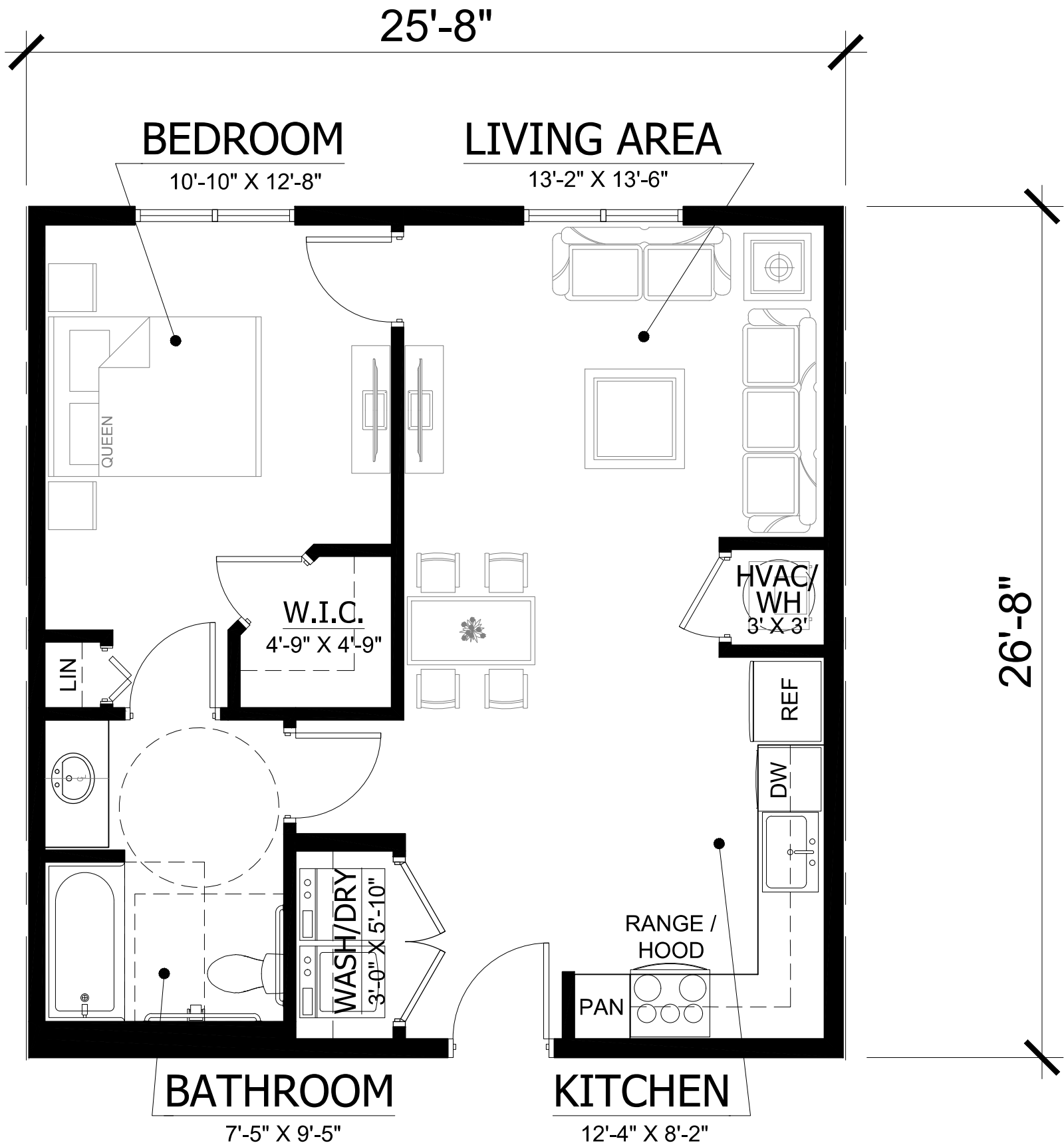


FOURTH FLOOR
FOURTH FLOOR PLAN



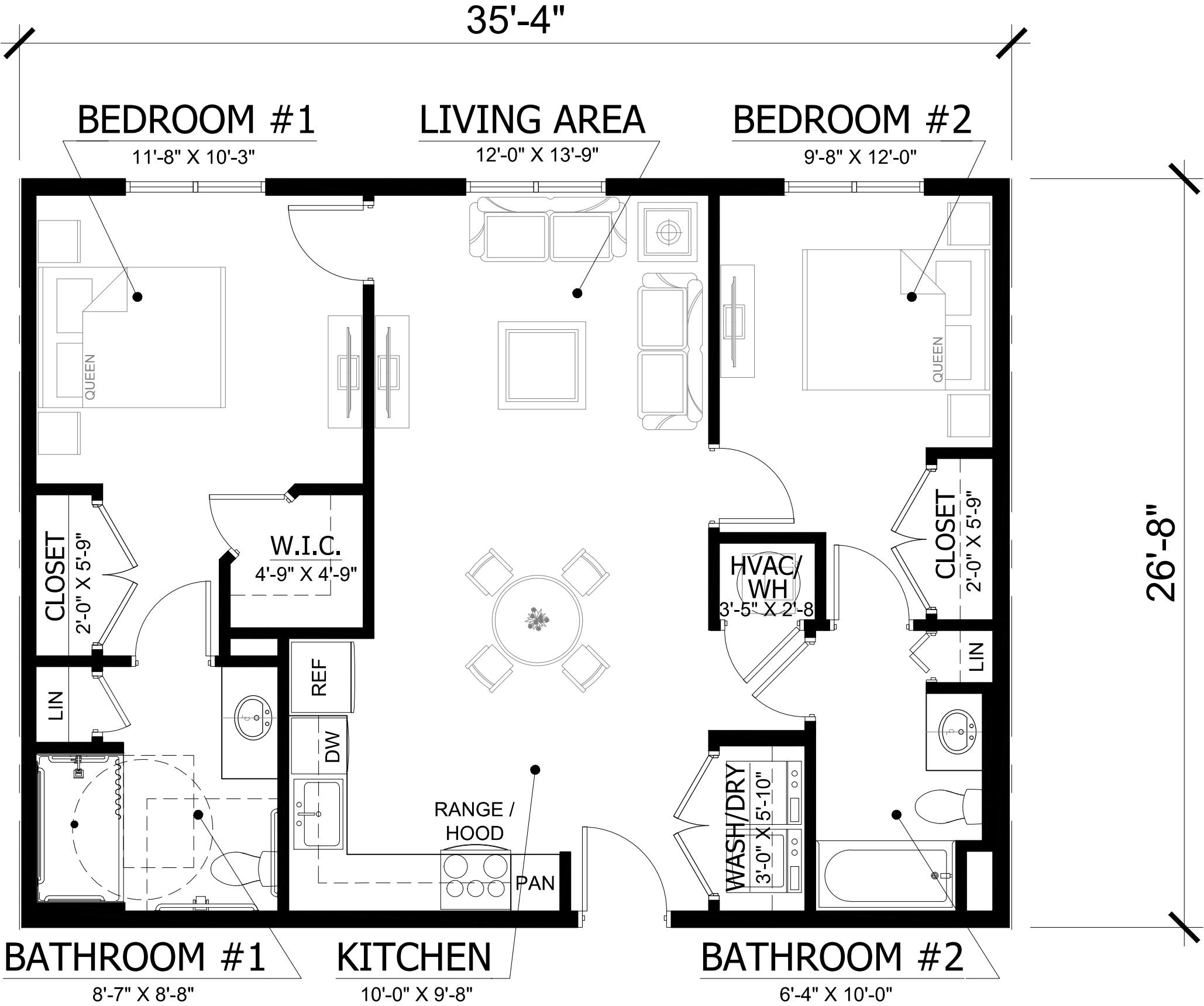
FIFTH FLOOR
FIFTH FLOOR PLAN

ONE-BEDROOM
UNIT A



AREA CALCULATION:
UNIT A: 684 SQ.FT.

TWO-BEDROOM
UNIT B



AREA CALCULATION:
UNIT B: 942 SQ.FT.


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AA26002236


BLUE SKY
COMMUNITIES
5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT B-1 / B-2
FHA & UFAS
FLOOR PLAN
(TWO
BEDROOM)

DATE: 02-07-2024
SHEET NO:
SC-05

THREE-BEDROOM
UNIT C-1



713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
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A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT C-1
FHA & UFAS
FLOOR PLAN
(THREE
BEDROOM)

DATE:
02-07-2024
SHEET NO:
SC-06

THREE-BEDROOM
UNIT C-2



AREA CALCULATION:
UNIT C: 1,130 SQ.FT.

A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT C-2
FHA & UFAS
FLOOR PLAN
(THREE
BEDROOM)

DATE: 02-07-2024
SHEET NO:
SC-07

Issues for record SP24-035**Job Address: 225 W NEW YORK AV, DELAND FL 32720****Job Description: Multi-family apartment unit project (concept plan review)**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Comprehensive Plan DOWNTOWN COMMERCIAL DESIGNATION Description: The Downtown designation is a generalized land use plan, which promotes the desirable development patterns outlined in the Downtown DeLand Redevelopment Plan (2005) and the Public Space and Parking Needs Analysis (2008). A map of the Downtown Designation is attached as a part of the Future Land Use Map. The principal land use characteristics include retail and office, the historic sector of Downtown, government complexes, and residential. General Type of Development: - o Central Business District (CBD) - principal commercial/retail area, restaurants, office, and free standing multifamily residential and multifamily residential above the first floor of nonresidential land uses up to 20 DU/A, residential units on the first floor of nonresidential land uses as an accessory use, but no single family residential. Includes the historic downtown sector. - o Government Complex - institutional and office, for City and County services. - o Mixed use of commercial and office, high-density residential, and public spaces (parks). Policy Guidelines: Land uses shall be mixed whenever possible to provide diversity. Major categories should include institutional/governmental office, commercial and retail, cultural, and residential. New developments shall be coordinated, even among separate developers, in order to develop a site/structure unity. In general, retail commercial uses shall be encouraged on the ground floors that front on to streets. Offices and residential should be encouraged to locate above the active ground floor. Uses on the boundary of the downtown district shall be compatible with adjacent uses, and shall be developed in a manner which complements each other. Other plans and principles regarding circulation, public services, and open space/landscape of the Downtown Development Plan shall be utilized as policy guidelines for the downtown. In an effort to increase density in the Downtown, residential density within the DeLand Downtown boundary shall be calculated based on gross acreage for the entire district and not on an individual property basis. Total number of dwelling units within said district shall not exceed a total of 2,777 units, which is the amount permitted under the 2008 City of DeLand Comprehensive Plan land use designations. Non-residential growth within the Downtown shall be regulated in phases, and maximum intensity shall be calculated for the district as a whole, not on an individual property basis. The first phase of growth shall be limited to the amount of non-residential intensity		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		currently permitted under the 2008 City of DeLand Comprehensive Plan land use designations: 6,204,065 square feet.				
		33-05.02. Responsibility for interpretation. In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria, or any other provision of this chapter, the planning director shall be responsible for interpretation and shall look to the city Comprehensive Plan for guidance. Responsibility for interpretation by the director shall be limited to standards, regulations and requirements of this chapter, but shall not be construed to include interpretation of any technical codes adopted by reference in this chapter, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of this chapter.				
Planning	Draft	Traffic & Site Circulation 1. Site access is through a proposed shared access drive on New York (FDOT right-of-way). A recorded cross access easement shall be provided prior to the final approval of the site plan. 2. A Traffic Memo shall be provided with the site plan submittal.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Stormwater A drainage report shall be submitted with the site plan. This area is prone to flooding. Low Impact Development Standards must be used.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Lighting 1. A photometric plan is required. Off-site areas shall be shielded form offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5-foot candles (33-94.03(g)2). 2. All lighting shall be down cast and be full cutoff (33-94.03(g)9).		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Landscaping 1. A landscape plan must be provided with the site plan submittal. 2. The submittal indicates that the site will be irrigated with well water. Use of City reclaimed water is required.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Architecture The proposed building shall comply with section 33-94. Since this site is located in the Historic District and the Downtown Support District, a Certificate of Appropriateness is required. The concept plan will be informally reviewed by the Historic Preservation Board (HPB). This is not a formal submittal or review for the Certificate of Appropriateness, but it will provide the applicant with an opportunity to gather comments from the HPB. Once the formal site plan application is submitted, the applicant must also submit a formal application for a Certificate of Appropriateness. A preliminary review of the architecture is provided below. Once a formal site plan application (with building elevations, colors, materials, etc.) is provided, the application will be reviewed for consistency with the Community Design Standards by the City's architect. 1. The building mass and scale needs to be broken up – "buildings in established areas shall be designed for a compatible relationship to the existing surrounding neighborhood.		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Structures shall utilize similar architectural style, character, massing, materials, color, or other elements so as to relate to the surrounding neighborhood.” (Section 33-94.03(b)3). This site is located near 1, 2 and 3 story buildings. 2. The building should provide transitions between the adjacent buildings and the building mass shall be varied by height and width so it appears to be divided into distinct massing elements and architectural details can be viewed from a pedestrian view point.” (Section 33-94.03(b)4.b). The massing of a 5-story building is out of character with the area. The historic Putnam Hotel stepped back the height of the building to maintain a pedestrian scale at the street. Please revise. 3. Variations in the roofline shall be used to add interest to and reduce the massing of the buildings. Please revise. 4. Building design shall have characteristics and elements that relate favorably to the pedestrian scale of the district (33-94.04(a)5). The 5-story building adjacent to the street does not relate to the pedestrian scale of the district. Please revise. 5. The architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area (similar or related architectural styling or character; similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design; similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls; similar or related architectural details and decorative treatments such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches; glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas, or similar (33-94.04(a)1). Please revise. 6. Preferred materials are: thick cementitious material brick, stone, split-faced concrete masonry, architectural concrete (stamped patterned and colored). The proposed building materials should be revised.				
Planning	Draft	Parking (33-91.03) 1.5 spaces per 1 bedroom; 2 spaces per 2 & 3 bedroom PLUS 0.5 spaces per unit for guest parking; Applicant is proposing 76 spaces (64 on-site and 12 off-site) for 84 units (0.56 spaces per unit). Off-site parking is only permitted for nonresidential development (33-91.06.3). Specifically, “the city commission may approve off-site parking facilities for nonresidential uses as part of the parking required by this section...” The code does not have a provision for off-site parking for residential uses. Therefore, only 64 spaces would be provided for 84 units. No guest parking has been proposed and there is no parking proposed for the ground-floor commercial – see Comprehensive Plan for downtown commercial designation and ground floor retail commercial. Required parking: 44 – 1.5 bedroom – 66 spaces plus 22 guest spaces 28 – 2 bedroom – 56 spaces plus 14 guest spaces 12 – 3 bedroom – 24 spaces plus 6 guest spaces Total: 188 spaces; 64 provided – a 124-space deficit Parking must also be provided for ground floor commercial. The Downtown Commercial		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Future Land Use Designation states: "In General, retail commercial uses shall be encouraged on the ground floors that front on to streets. Offices and residential should be encouraged to locate above the active ground floor." The applicant has indicated that the limited non-residential uses on the 1st floor would not be open to the general public, but would be accessory to the apartments – i.e. a leasing office. This does not meet the intent of the Comprehensive Plan which encourages ground floor retail and commercial. The applicant has submitted a parking study, requesting that the parking ratio be reduced to 0.56 spaces per unit and that the required parking be reduced by 112 spaces. However, since off-site parking is not permitted for residential uses, the actual reduction would be 124 spaces. Please revise the plan to provide the required parking. It may be necessary to reduce the unit count in order to accommodate the required parking. Please include ground-floor retail and commercial and provide parking for these uses. The off-site parking could be used to meet the required parking for the commercial or retail uses, if approved by City Commission.				
Planning	Draft	Concept/Site Plan A Class IV site plan application will need to be submitted, reviewed, and approved.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Parcels The site consists of two parcels. However, one parcel is within the Downtown CRA. Since the CRA boundary cannot be expanded, the lots cannot be consolidated. However, a deed restriction or other mechanism must be put in place to ensure that the proposed parking and retention facility stays connected to the larger parcel.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	General This 1.63-acre site is located at 225 W. New York Avenue and is zoned C-2A and C-2A & Historic and was once the site of the Historic Putnam Hotel. A portion of the property is located within the Historic District and another portion is located within the Downtown Support Design District. The Future Land Use Designation is Downtown Commercial. According to Section 33-17.23, Allowed Uses in Commercial and Industrial Zoning Districts, the multi-family residential is allowed as a conditional use in the C-2A zone district. The conditions, as provided for in 33-19.13 Residential Dwelling units on first floor. (a) Intent. It is the intent of this Section to provide standards for the location and development for residential dwelling units, which included single-, two-, and multiple-family units on the first floor in the downtown commercial area, either as a primary use to an accessory commercial use or as an accessory use to a primary commercial use. (b) Where allowed. First floor residential dwelling units will not be permitted within 50 feet of Woodland Boulevard or New York Avenue. (c) Development Standards for new development. 1. Street side of development shall include amenities that encourage pedestrian activities and will be of the same design as the rest of downtown.		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		2. Building should be located adjacent to street or slight setback (less than 20 feet) to allow for a small landscaped area.				
Fire	Draft	Fire Hydrant Relocate the new fire hydrant in the north end of the parking area.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	FDC Provide the FDC on the required fire line backflow.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Line The fire line for the sprinkler system can not come from the potable water line for the building. The fire line will need to be on its own backflow.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Auto Turn Provide auto turn details for entire parking area. Show that the truck can complete the turn around in north side of parking area.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	General Comments 1. The following general comments are provided to assist you at the Site Plan stage: a. During future submissions, a tree survey, completed tree worksheets, landscape plan, and an irrigation plan will be required. b. At least 15 percent of the site will need to be designated as tree protection area, and a minimum of one tree per 2,500 square feet will need to remain or be planted on the site. c. Removal of trees will require at least one third diameter replacement. Removal of specimen trees will require 50% replacement of the DBH inches lost. Unhealthy specimen trees, as determined by the city forester, will be replaced at the same rate as non-specimen protected trees. d. The City's current list of specimen trees can be found in Section 33-57.05(c)1 at: ARTICLE VI. - RESOURCE PROTECTION STANDARDS Code of Ordinances DeLand, FL Municode Library Laurel Oaks (Quercus laurifolia) which are larger than 20" DBH and in deteriorated condition may be replaced by one two-inch DBH (three-inch caliper) minimum sized canopy tree from the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection." An Arborist Report documenting the deteriorated trees will be required to receive reduced replacement. Removal of all other non-specimen	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		protected trees greater than 6" DBH will require the replacement of one third of the DBH inches lost. e. Any historic tree that is proposed for removal will require a review by this office, recommendation by the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. Historic trees are defined as Bald Cypress 20-inches or larger DBH, Live Oak 25-inches or larger DBH, and Red Cedar 25-inches or larger DBH. i. For historic trees that will be preserved, tree protection fence must be installed by the contractor and inspected by the City Forester prior to any land disturbing activity. ii. Unless the applicant proposes a method of root protection which is acceptable to the City, no construction activity shall take place within an area equal to one and one-half times the area of the drip line. 2. All new Class II and Class III site plans require the following statement: "Tree barricades are required around all trees which have been designated on the site plan to be retained and protected. Prior to any clearing or construction activity occurring on the site, tree barricades shall be constructed by the contractor and approved by the City." g. A Tree Barricade detail showing how remaining trees will be protected needs to be included on all Site Plans. A barrier needs to be constructed around your Tree Protection Area and at the drip line or ten feet from each tree that will remain, whichever area is larger. An example of a Tree Barricade detail can be found at: Tree Permitting DeLand, FL				
Engineering	Draft	Permits Required 1. Provide a copy of the FDOT Drainage and Access Permits prior to a Pre-Construction Meeting with the City. 2. Provide a copy of the SJRWMD ERP Permit prior to a Pre-Construction meeting with the City.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Inlets and Manhole Types & Sizes Multiple storm inlets and manholes do not list size and/or type, nor are details provided.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Discharge The proposed rim elevations are below the peak stages and will therefore discharge off site.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Manhole Rim Elevations Rim elevations do not match proposed paving spot elevations.	New York Ave Apartments	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			- Civil 60% Set 2-14-24.pdf			
Engineering	Draft	Roof Drain Connections 1. Provide information pertaining to downspouts and connections to the storm drainage system. 2. Demonstrate that roof runoff from the 5th floor will not cascade onto neighboring properties.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Design Storm Event Elevations 1. The 25-yr and 100-yr peak stages do not agree as shown. 2. Provide Stormwater H&H Modeling to support the design.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Steven Danskine	Steven Danskine	Yes
Utilities	Draft	Water Note Add a note that water mains must be flushed prior to pressure testing and bacteriologically testing.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	USA & FSA This project may require a Utility Service Agreement and is in the new Downtown Fair Share Area.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	City Details These are not the most up to date details, should be details dated 11/7/23	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most up to date details, should be details dated 11/7/23	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	City Details These are not the most up to date details, should be details dated 11/7/23	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most up to date details, should be details dated 11/7/23	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most up to date details, should be details dated 11/7/23	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes
Utilities	Draft	2" Potable Meter for Irrigation City does not provide a irrigation only meter. Irrigation will need to come off the 6" PVC WM after the master meter.	New York Ave Apartments - Civil 60% Set 2-14-24.pdf	Scott Zender	Scott Zender	Yes

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

April 10, 2024

APPLICATION: AN23-217

1. **Requested Action:** Annexation of 4.56 acres of property into the City limits of DeLand
2. **Location:** Located at 1605 N. Kepler Rd., at the southwest corner of Hyacinth Rd. and Lake Charles Ave.
3. **Petitioner:** Christopher Casey, Zahn Engineering
4. **Owner:** CFB Outdoors
5. **Size of parcel(s):** ± 4.56 acres
6. **Parcel ID:** 602601000690

7. **Land Use Designation & Zoning of Subject Property:**

Future Land Use: Volusia County: Urban Low Intensity ULI/Industrial

Existing Zoning: Volusia County: I-1/R-4A

Existing Use: Partially Wooded/Undeveloped

8. **Surrounding Land Use & Zoning:**

	LAND USE	ZONING
North:	IND	VC: I-1 Light Industrial
South:	VC: ULI	VC: RFPUD
East:	VC: ULI	VC: R-4 Urban Single Family
West:	VC: IND	VC: I-1 Light Industrial

9. Physical Characteristics: The subject property is ± 4.56 acres in size and is partially wooded and undeveloped. It does not appear to contain any wetlands and does not lie within the 100-year flood zone.

The subject property is located in unincorporated Volusia County and is currently zoned VC: I-1 (Light Industrial) and VC: R-4 (Urban Single Family), with a future land use designation of

Industrial. It is owned by CFB Outdoors Inc., and the property is currently being used for outdoor storage for a contractor business. The applicant intends to continue the industrial uses and add an office. However, the current zoning of Volusia County R-4A does not allow industrial uses. The applicant is requesting annexation into the city for the purposes of utilizing the city's utilities and bringing the property into conformity. This application is accompanied by a request for a future land use amendment (SMLU23-227) and a request for a rezone (Z23-228). If the requests are approved, any future site improvements will require review and approval of a separate development application. A site plan will be required for the screening of the outdoor storage area.

10. Public Services & Utilities: The City's Utilities Department determined the closest City water main is a 12" main on N. Kepler Rd. and the closest city sewer main is an 8" gravity main, as well as a 4" force main on N. Kepler Rd.

11. Growth Management Plan Consistency:

The city-owned property to the south of the subject property is the location of the existing Public Works Department and future administrative building. To the north and west of the subject property are residential properties, less than a half-acre each. To the east is an existing industrial use.

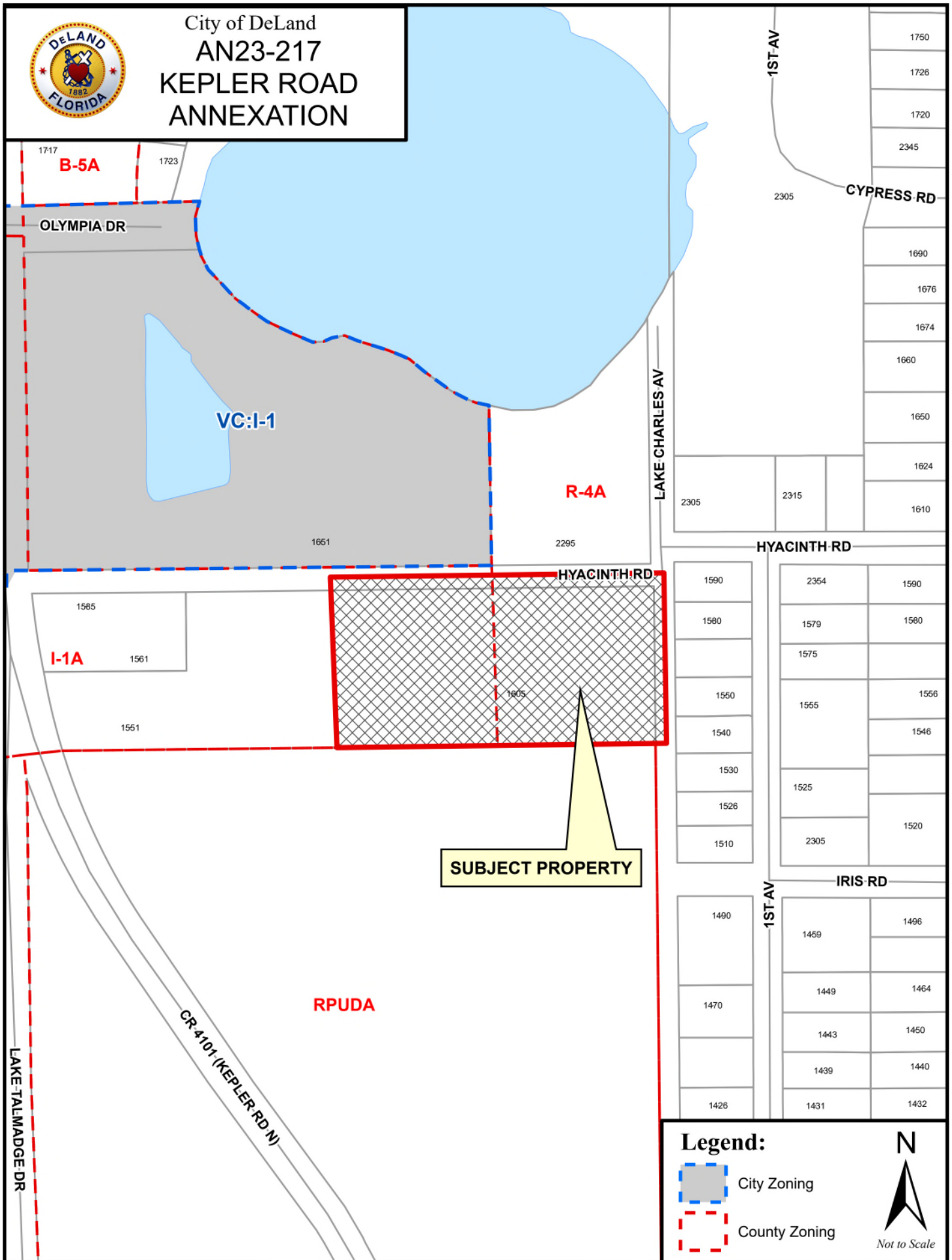
12. Analysis: The City's guidelines for annexation require a property be sufficiently contiguous to property already within the city limits and to be accessible to public services provided. In addition, the State requires the property be reasonably compact, not circuitous, and does not create an enclave. The subject property does not create an enclave, is contiguous to the City of DeLand, is reasonably compact and is not circuitous. The parcel is contiguous to the city to the north by $\pm$ 300 ft.

Recommendation: Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

Based upon the concurrency requirements of the State of Florida and the City's concurrency management plan, as adopted in Article 5, Sec. 33-41 of the Land Development Regulations, approval of the proposed annexation does not automatically provide vested development rights. At the time the developer applies for a development permit, adequate infrastructure must exist to support the proposed development. If such infrastructure does not exist, the developer may be required to incur additional expense to ensure that the necessary infrastructure is provided.



City of DeLand
AN23-217
KEPLER ROAD
ANNEXATION





City of DeLand
AN23-217
KEPLER ROAD
ANNEXATION



DESCRIPTION: (CREATED BY SURVEYOR)

LOT 69, BLUE LAKE CELERY COMPANY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 4, PAGE 171, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 69; THENCE RUN $S00^{\circ}29'0''E$, ALONG THE EAST LINE OF SAID LOT 69, A DISTANCE OF 310.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 69; THENCE RUN $N89^{\circ}52'54''W$, ALONG THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 640.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 69; THENCE RUN $N00^{\circ}03'47''E$, ALONG THE WEST LINE OF SAID LOT 69, A DISTANCE OF 310.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 69; THENCE RUN $S89^{\circ}52'57''E$, ALONG THE NORTH LINE OF SAID LOT 69, A DISTANCE OF 637.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 69 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 198,534 SQUARE FEET AND / OR 4.56 ACRES.

**PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

April 10, 2024

A. APPLICATION NO.: SMLU23-227

APPLICANT: Christopher Casey, Zahn Engineering

REQUEST: To amend the land use designation from Volusia County ULI (Urban Low Intensity) and Volusia County IND (Industrial), to City of DeLand IND (Industrial/Warehouse)

B. SITE FACTORS:

Location: 1605 N. Kepler Rd.
Parcel ID: 602601000690
Parcel Size: ± 4.56 acres
Land Use: VC ULI/VC IND
Existing Use: Vacant

	SURROUNDING USE:
North:	IND
South:	VC: ULI
East:	VC: ULI
West:	VC: IND

C. REQUESTED ACTION & HISTORY:

A request is being made for the future land use designation to be amended for a parcel located at 1605 N. Kepler Rd. The request is to change the future land use designation from Volusia County Urban Low Intensity (VC: ULI) and Volusia County Industrial (IND), to City of DeLand Industrial/Warehouse (IND). The parcel is partially wooded and undeveloped, however, it is currently being used for outdoor storage for a contractor business. The applicant's development plan includes the construction of a 6,000 sq. ft. office building and continued use of the site for outdoor storage. The applicant will be required to submit a site plan for the construction of the new building. The site plan will also need to include screening of the outdoor storage area. *Concurrent applications to annex and rezone the property (AN23-217) (Z23-228) were also submitted.*

D. CHRONOLOGY OF PAST EVENTS:

The request to amend the future land use designation consists of ± 4.56 acres of property owned by CFB Outdoors. The eastern half of the property has a current future land use designation of VC: ULI which allows for a maximum residential density of up to 4 dwelling units per acre, and the commercial floor area ratio is a maximum of 0.5 F.A.R. The western half of the property has a current future land use designation of VC: IND which allows for a maximum commercial floor area ratio of 0.6 F.A.R. If the land use is changed to City IND, residential density would not be applicable, as the IND land use is not compatible with residential uses. The maximum impervious area permitted under the City's IND designation is 70%. Development of the property will require the proper permits as well as an approved site plan for any site development.

E. ALTERNATIVES & ANALYSIS:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, potential impacts on the transportation system, and any significant adverse environmental impacts.

1. Availability of Public Facilities (water, sewer, solid waste, drainage, traffic, recreation, and schools if residential):

- a.* The subject property is within the city's service area for both water and sewer and availability has been confirmed.
- b.* If a Traffic Impact Analysis is required for the subject property, it will be reviewed with the site plan.
- c.* The change in designation will not generate a new demand for recreational facilities.
- d.* Volusia County already provides a sanitary landfill for the disposal of solid waste. The landfill has adequate capacity at this time.
- e.* The City can provide an adequate LOS of Fire/Rescue & Police service.

2. Compatibility with Land Use and Other Elements: The Future Land Use element requires that the subject property be consistent with surrounding development. Per the City of DeLand Comprehensive Plan, the Industrial/Warehouse (IND) land use designation, "shall be assigned to specific areas in which the City proposes to accommodate and promote wholesale distribution, storage, light manufacturing, retail and service land uses". The uses may include Manufacturing, office/showroom facilities, warehousing and retail commercial uses that service the industrial use.

The subject property is adjacent to other industrial uses to the north and west. To the south of the property is undeveloped land, and to the east of the property are residential uses, separated by an undeveloped right of way (Hyacinth Road). Landscape buffering and screening will be required to minimize any negative impacts to neighboring properties.

3. Future Land Use Map: The proposed change in the land use designation to Industrial/Warehouse will be shown on the revised Future Land Use Map.

4. Location of Lakes, Floodplains, and Wetlands: The property does not appear to contain bodies of water or wetlands.

5. Analysis of Natural Resources:

- a.* *Soil types:* Astatula Fine Sand, 0-8% slope
- b.* *Presence of Endangered Species:* None known of at this time.

6. Existing and Future Impact upon Infrastructure Capacity:

- a.* *Water* – obtained from City – availability confirmed
- b.* *Sewer* – obtained from City – availability confirmed
- c.* *Drainage* – The City adheres to the County's 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture for future development will be addressed on-site and will be reviewed with the site plan application.
- d.* *Solid Waste* – Solid waste services are available for the property.
- e.* *Transportation* – Per the trip generation report submitted by the applicant, the weekday average daily trips generated will be 684 trips. Per 2021 Volusia County Traffic Counts, this segment of Kepler Rd. has a current Daily LOS of "C", and an Allowable LOS of "E".
- f.* *Fire/Rescue Service* – The City can provide an adequate LOS of Fire/Rescue service.
- g.* *Police Service* - The City can provide an adequate LOS of Police protection.

7. **Impact upon Recreation and Open Space:** No need for new recreational facilities is anticipated as recreational facilities are not needed for commercial property.
8. **New Public Facilities Needed to Serve Land Use:** No need for new public facilities is anticipated as services such as water/sewer and public safety are already in place for the property to connect to.
9. **Impact Upon Existing Deficiencies:** As identified in the City's Comprehensive Plan, drainage is the only existing deficiency within the City. Any future development on this site will be required to manage its own stormwater mitigation and minimize any off-site stormwater impacts that the development may create.
10. **Impact upon Ability of the City to Fund Capital Improvements:** The development should not create an additional impact upon the City's ability to fund the projects listed in the adopted Five-Year Capital Improvement Program as this is not a publicly-funded project.
11. **Impact upon Adopted Five-Year Schedule in Capital Improvements Element:** The proposed land use amendment will not require revision to the City's adopted Five-Year Capital Improvement Program as this is not a publicly-funded project.
12. **Compatibility with Existing Zoning Classification:** The existing zoning classification may be amended upon approval of the land use amendment to M-1 (Industrial District) which is compatible with the IND (Industrial/Warehouse) future land use. The zoning request is being reviewed concurrent to the land use amendment.
13. **Will the proposed land use change impact schools?** The proposed amendment is to IND (Industrial/Warehouse); this will not have an impact on schools as it is not a residential use.
14. **How does this proposal fit with the guidelines developed for DeLand 2050 and the City's Strategic Plan?**
 - a. *Located east of the Urban Core/Employment Center Overlay (Category 1) – “retains the existing land use and development pattern in place”* The site is located south of US 92 (International Speedway Blvd.) and adjacent to other industrial uses. Additionally, the Industrial/Warehouse land use is consistent with the city's future land use map where the majority of parcels within the City boundaries north, east and west of the subject property, are already designated as Industrial/Warehouse.
 - b. *DeLand 2050 Land Use Guidelines: “...Concentrate development at the core of the city or at transit-oriented sites and corridors. The urban core is the key area to focus development, maintaining a strong job base and taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion.”*– The redevelopment of the subject property would utilize public services that are already in place and available.

F. **CONCLUSION:** The facility analysis presented in the above sections suggests the proposed land use should not cause any of the City's facilities to degrade below the adopted or current operational LOS. The proposed land use designation, IND (Industrial/Warehouse), is consistent with the surrounding area, and is not expected to create any land use incompatibilities. The subject property is situated between residential uses to the east and industrial uses to the north, south and west.

G. STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment of the subject property's future land use designation from VC: ULI/VC: IND (VC: Urban Low Intensity/VC: Industrial), to City of DeLand's IND (Industrial/Warehouse) land use.

H. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

1. Schools (population)
2. Transportation
3. Sanitary Sewer
4. Potable Water
5. Recreation
6. Solid Waste
7. Stormwater Drainage

Impact Analysis Table 4 (Theoretical Max.)

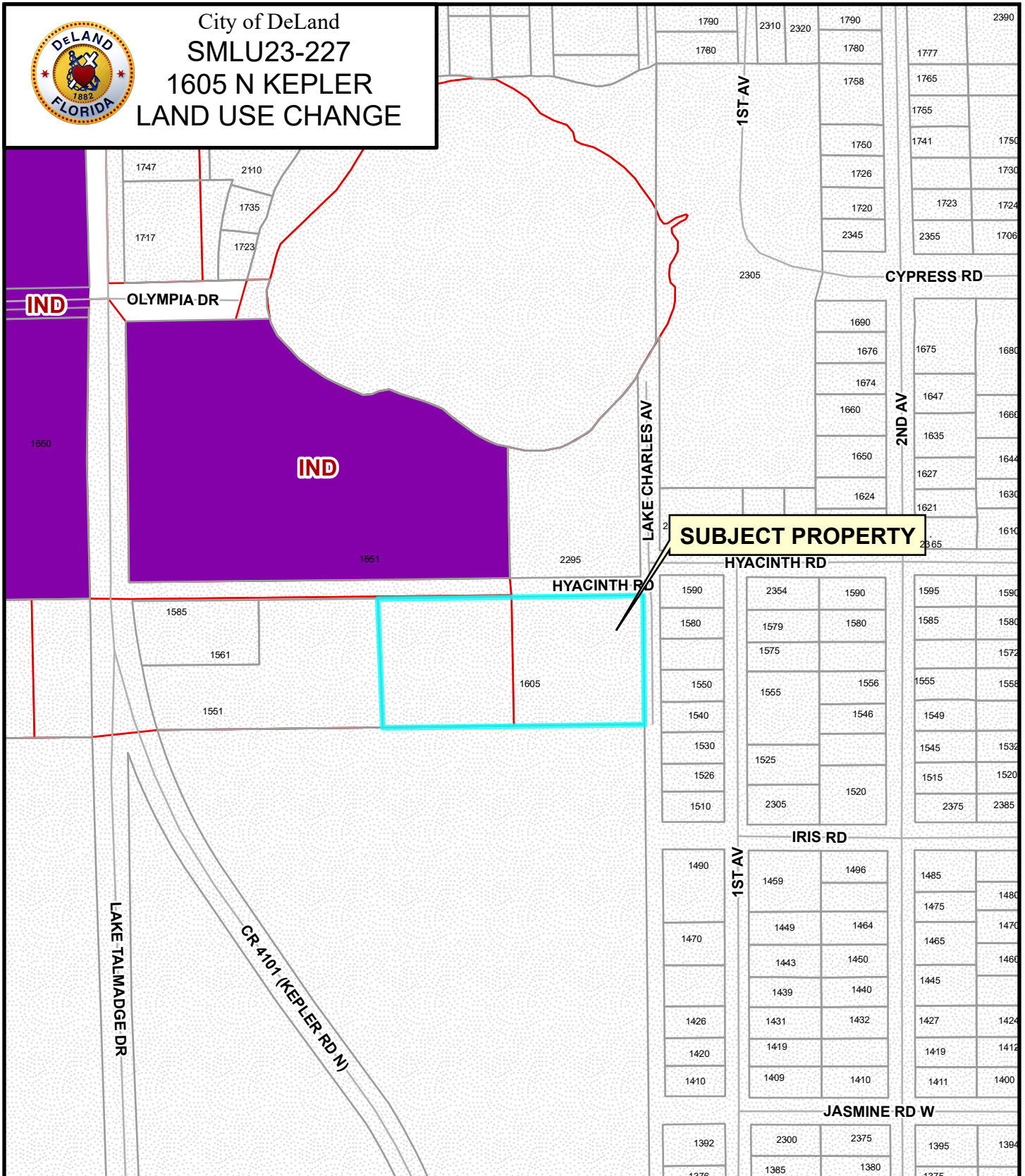
Development Variable	EXISTING Future Land Use	PROPOSED Future Land Use	Net Change
	<i>Theoretical Maximums</i>		
Permitted Density/Intensity	4 du/acre; FAR 0.6	N/A; FAR 0.7	N/A; +FAR 0.1
Dwelling Units	9	N/A	N/A
Non-residential Sq. Ft.	59,000 sq. ft.	137,000 sq. ft.	+10,000
1. Population	44	N/A	N/A
2. Average Daily Trips	Residential: 113 ADT Industrial: 287 ADT	Residential: N/A Industrial: 667 ADT	N/A +380 ADT
3. Sanitary Sewer (gallons/day)	Residential: 1,800 Industrial (other): 5,900	Residential: N/A Industrial (other): 13,700	N/A +7,800
4. Potable Water (gallons/day)	Residential: 2,700 Industrial (other): 5,900	Residential: N/A Industrial (other): 13,700	N/A +7,800
5. Solid Waste (pounds/day)	Residential: 29 lbs. Industrial (other): 590 lbs.	Residential: N/A Industrial (other): 1370 lbs.	N/A +780 lbs.
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	0.3	N/A	N/A

Notes:

1. Population: 2.44 persons per household (per 2020 Census)
2. Transportation: ITE Trip Generation Manual, 11th Edition: *Single-Family Residential (210)*: 9.43 ADT/Dwelling Unit
General Light Industrial (110): 4.87 ADT/1,000 sq. ft.
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial/other use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial/other use
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day
6. Stormwater Drainage: LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)



City of DeLand
SMLU23-227
1605 N KEPLER
LAND USE CHANGE



DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County



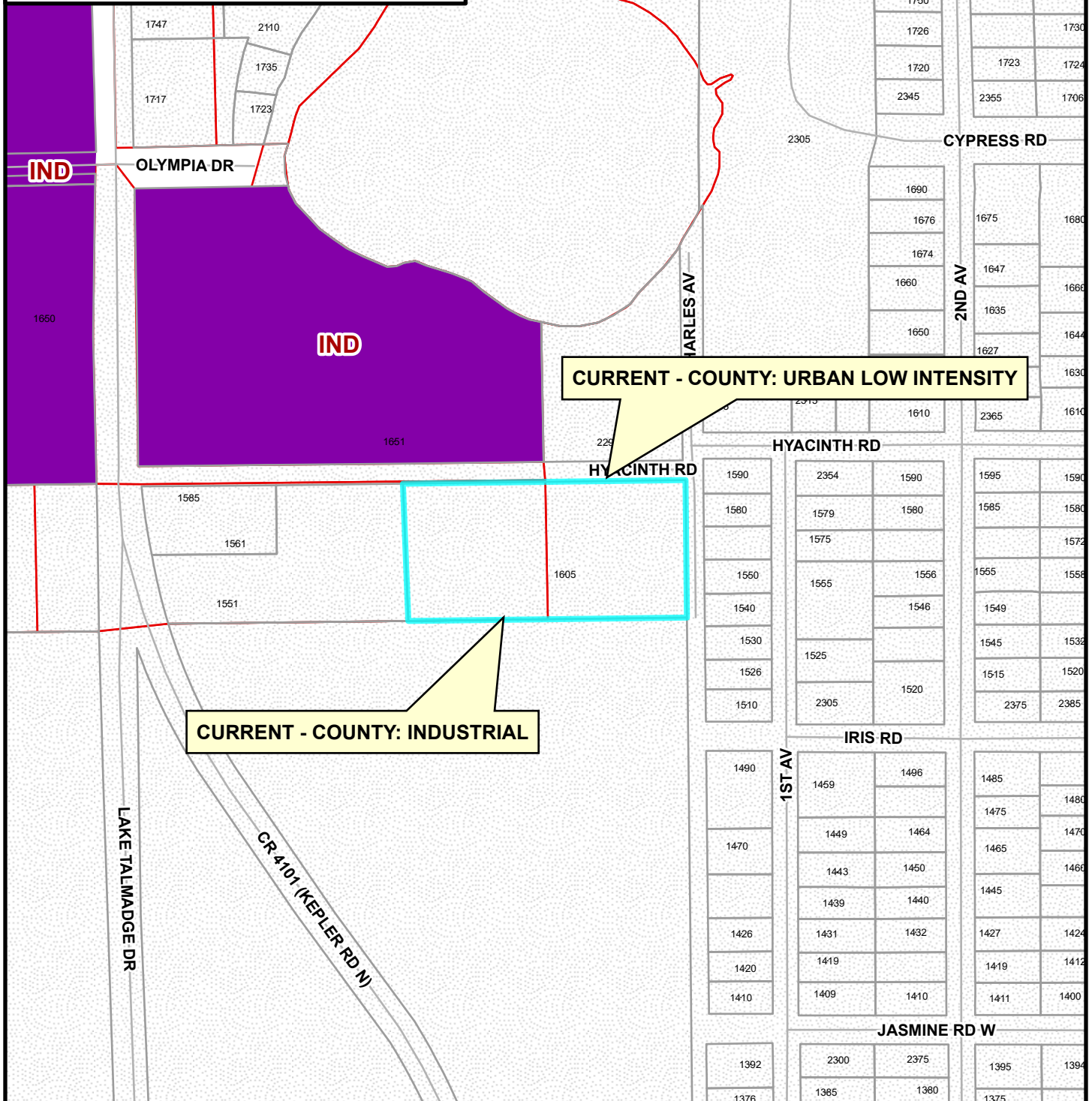


City of DeLand
SMLU23-227
1605 N KEPLER





City of DeLand
SMLU23-227
1605 N KEPLER
LAND USE CHANGE



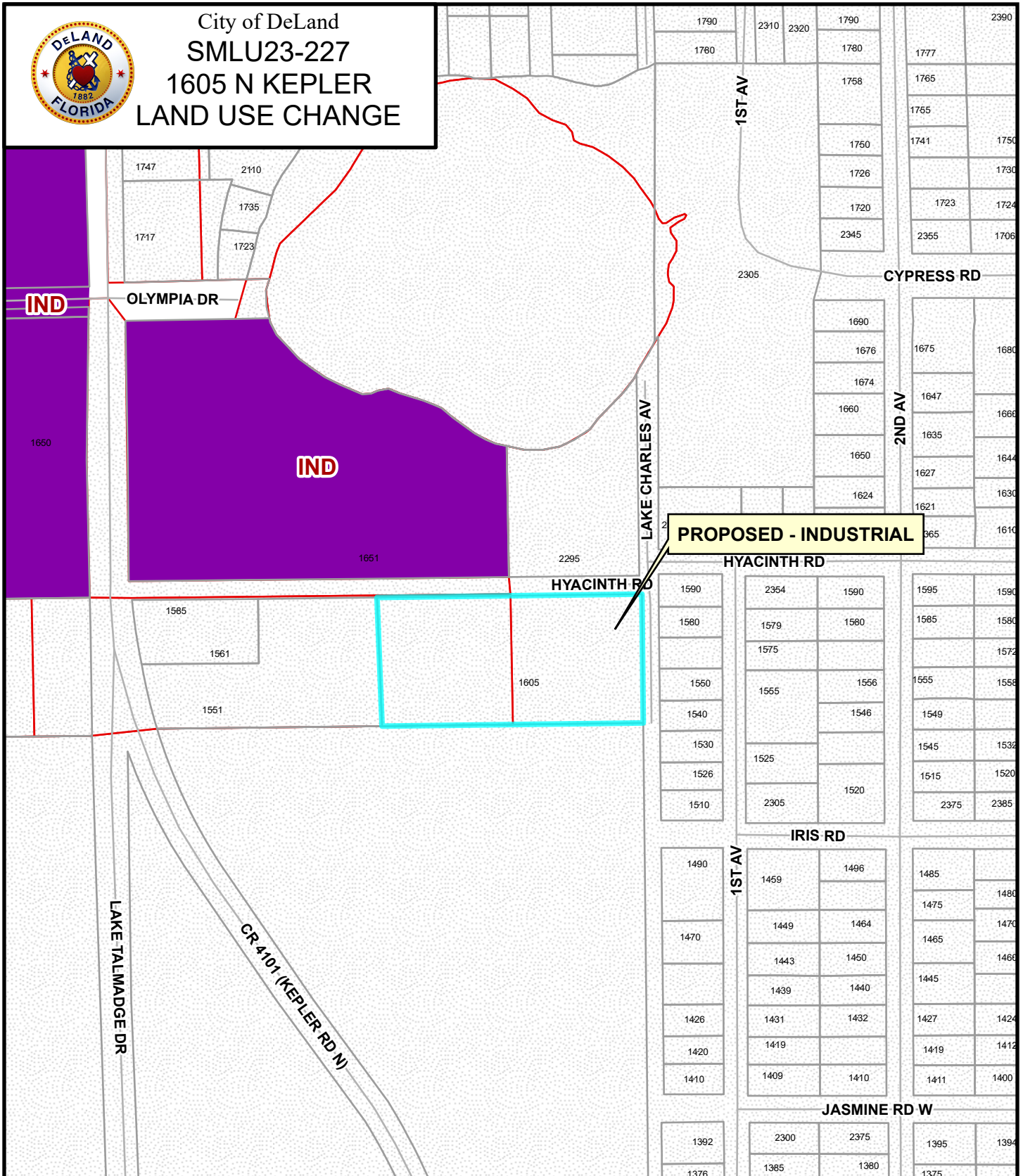
DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
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Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County





City of DeLand
SMLU23-227
1605 N KEPLER
LAND USE CHANGE



DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County



SECTION 2, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND
VOLUSIA COUNTY, FLORIDA

LOT 54

LOT 53

LOT 52

HYACINTH RD.

(60' R/W) (ASPHALT)

FD. N/D
#3282

1ST AVE.
(60' R/W)

DAYTONA PARK ESTATES
SECTION C BLOCK 17
MAP BOOK 23 PG. 974

LAKE CHARLES AVE.
(40' R/W) (NOT OPEN)

TO
KEPLER RD.

S89°52'54"E
523.38'(FM)

LOT 68

BLUE LAKE CELERY
COMPANY SUBDIVISION
MAP BOOK 4, PG. 171

VACANT PARCEL

LOT 69

LOT 70

S89°52'54"E 640.94'(FM)

DESCRIPTION: (PER ORB 5646 PG. 1161)

LOT 69, BLUE LAKE CELERY COMPANY SUBDIVISION, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 4,
PAGE 171, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY COMMUNITY #125155, PANEL #12127C0470 H, DATED FEBRUARY 19, 2014. THIS FLOOD INSURANCE RATE MAP IS NOT A NAVY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM.

NOTE:

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

TREE LEGEND

LAUREL OAK

PINE

1" = 50'
GRAPHIC SCALE

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CONC = CONCRETE
CSL = CONCRETE SLAB
CB = CONCRETE BLOCK
CM = CONCRETE MONUMENT
(D) = DEED OR DESCRIPTION
D/U = DRAINAGE/UTILITY EASEMENT
E/P = EDGE OF PAVEMENT
ESMT = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND
(FM) = FIELD MEASURED
ID. = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IR&C = IRON ROD AND CAP
LS = LICENSED SURVEYOR
LB = LICENSED SURVEY BUSINESS
N = NORTH
N/D = NAIL AND DISK
N/W = NAIL AND WASHER
O.R. = OFFICIAL RECORDS
O/H = OVERHANG
O/E = OVERHEAD ELECTRIC LINE
PG. = PAGE
(P) = PLAT (MAP) DIMENSION
P/P = POWER POLE
P.C. = POINT OF CURVATURE
P.F. = FINISHED FLOOR
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
R/W = RIGHT-OF-WAY
S = SOUTH
S/T = SEPTIC TANK
S.F. = SQUARE FEET
TYP. = TYPICAL
W = WEST
W/F = WOOD FENCE
W/M = WATER METER
L = LENGTH OF CURVE
R = RADIUS
T = TANGENT DISTANCE
C.B. = CHORD BEARING
CH. = CHORD DISTANCE

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 9/19/19
Drawing Number: 23-0328
Scale: 1"=50'
Drawn By: JLM

CFB Outdoors, Inc.

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLY IN FORM WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61-171, F.A.C. PURSUANT TO SECTION 472.092, FLORIDA STATUTES.
LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 08821

REVISED 9/15/2023 TO
UPDATE SURVEY AND
ADD TOP & TREES
REVISED 9/26/19 TO
CHANGE CERTIFICATIONS

1605 N. KEPLER RD., DeLAND

DESCRIPTION: (CREATED BY SURVEYOR)

LOT 69, BLUE LAKE CELERY COMPANY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 4, PAGE 171, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 69; THENCE RUN $S00^{\circ}29'0''E$, ALONG THE EAST LINE OF SAID LOT 69, A DISTANCE OF 310.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 69; THENCE RUN $N89^{\circ}52'54''W$, ALONG THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 640.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 69; THENCE RUN $N00^{\circ}03'47''E$, ALONG THE WEST LINE OF SAID LOT 69, A DISTANCE OF 310.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 69; THENCE RUN $S89^{\circ}52'57''E$, ALONG THE NORTH LINE OF SAID LOT 69, A DISTANCE OF 637.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 69 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 198,534 SQUARE FEET AND / OR 4.56 ACRES.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD
April 10, 2024**

APPLICATION NO.: Z23-228

APPLICANT: Christopher Casey, Zahn Engineering

REQUEST: Amend the existing zoning designation from Volusia County I-1 and R-4 to City of DeLand Industrial M-1

APPLICABLE REGULATIONS:

Article XII

ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location: 1605 N. Kepler Rd.
Parcel Size: ± 4.56 acres
Parcel ID: 602601000690
Land Use: Industrial/Warehouse (IND)
Existing Zoning: VC: R-4/VC: I-1
Existing Use: Undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	IND	VC: I-1 Light Industrial
South:	VC: ULI	VC: RFPUD
East:	VC: ULI	VC: R-4 Urban Single Family
West:	VC: IND	VC: I-1 Light Industrial

B. ANALYSIS:

The site currently consists of a single parcel that totals ± 4.56 acres. It lies just east of N. Kepler Rd. and is south of International Speedway Blvd. The subject property is currently vacant and partially wooded. The applicant is currently using it for outdoor storage, but wishes to construct a single 6,000 sq. ft. office building. The applicant will be required to submit a site plan for the new office building. The site plan will also need to include the screening of all outdoor storage.

Per Section 33-27.04(b)(4), the following standards apply to outdoor storage in the M-1 zoning district.

- No outdoor storage area shall be located in the landscape buffer area.
- The storage area shall be entirely screened with an opaque screen of at least eight feet in height. Webbed chain link fences may not be utilized to meet this requirement. Masonry block, wood, vinyl or other building materials are permitted.
- The screen must be set back at least five feet from the rear and side lot lines.

- Screening may be composed entirely of plant materials provided that at maturity, or within one year, whichever is less, the plant materials shall be at least eight feet high and 85 percent opaque. If the screen is constructed of block, wood, or other building materials, then two shrubs per 30 linear feet of fence will be required to be planted on the exterior side of the screen. Shrubs may be clustered.

Volusia County instructed the applicant to request to annex into the city, as the property will utilize the city's water and sewer services.

The applicant has also applied for concurrent review of an annexation (AN23-217) and land use amendment (SMLU23-227).

Review by the Technical Review Committee was not required.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing a rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The subject property has split zoning of Volusia County R-4 on the east side and Volusia County I-1 on the west side. The property is separated from the residential zoning by the unimproved Lake Charles Ave. right-of-way, and it directly abuts industrial uses to the west. Where the property abuts residential land uses, significant buffering will be required.

The development is consistent with the Comprehensive Plan in that the underlying proposed land use category of Industrial/Warehouse is compatible with M-1 zoning.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

This request is for an amendment to the zoning designation only, and no site plan has been submitted at this time. Review of the environmental impacts will occur once a site plan is received.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

The property is currently vacant of any development, however, it appears that it is currently being used for outdoor, industrial storage. The rezone to M-1 and development of the property should have a positive impact on the City's tax base.

4. Will the proposed rezoning have an impact upon governmental services?

Governmental services such as potable water, sewer, solid waste, police, and fire are available for the subject property and will be provided by the City.

5. **Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?**

The subject property is located in a predominately industrial area. As such, rezoning the property to M-1 would be consistent with the other surrounding zoning and uses.

6. **Was there a mistake in the original classification?**

No; the property is being annexed into the City and therefore needs to be assigned City zoning. Additionally, the property currently has Volusia County split zoning. Zoning to the city's M-1 district will incorporate the entire parcel into one zoning district within the city limits of DeLand.

7. **Will the proposed rezoning have any effect upon the use or value of the affected area?**

The rezoning should not have a negative impact on the general area. It is adjacent to other industrially zoned property and will have substantial landscaping where adjacent to residential.

8. **Will the proposed rezoning have an impact upon public health, safety and welfare?**

The rezone request will not adversely impact health, safety, or welfare due to the proximity to similar uses and light industrial development, along with provisions for additional landscape buffering to mitigate impacts to nearby residential.

C. CONCLUSION:

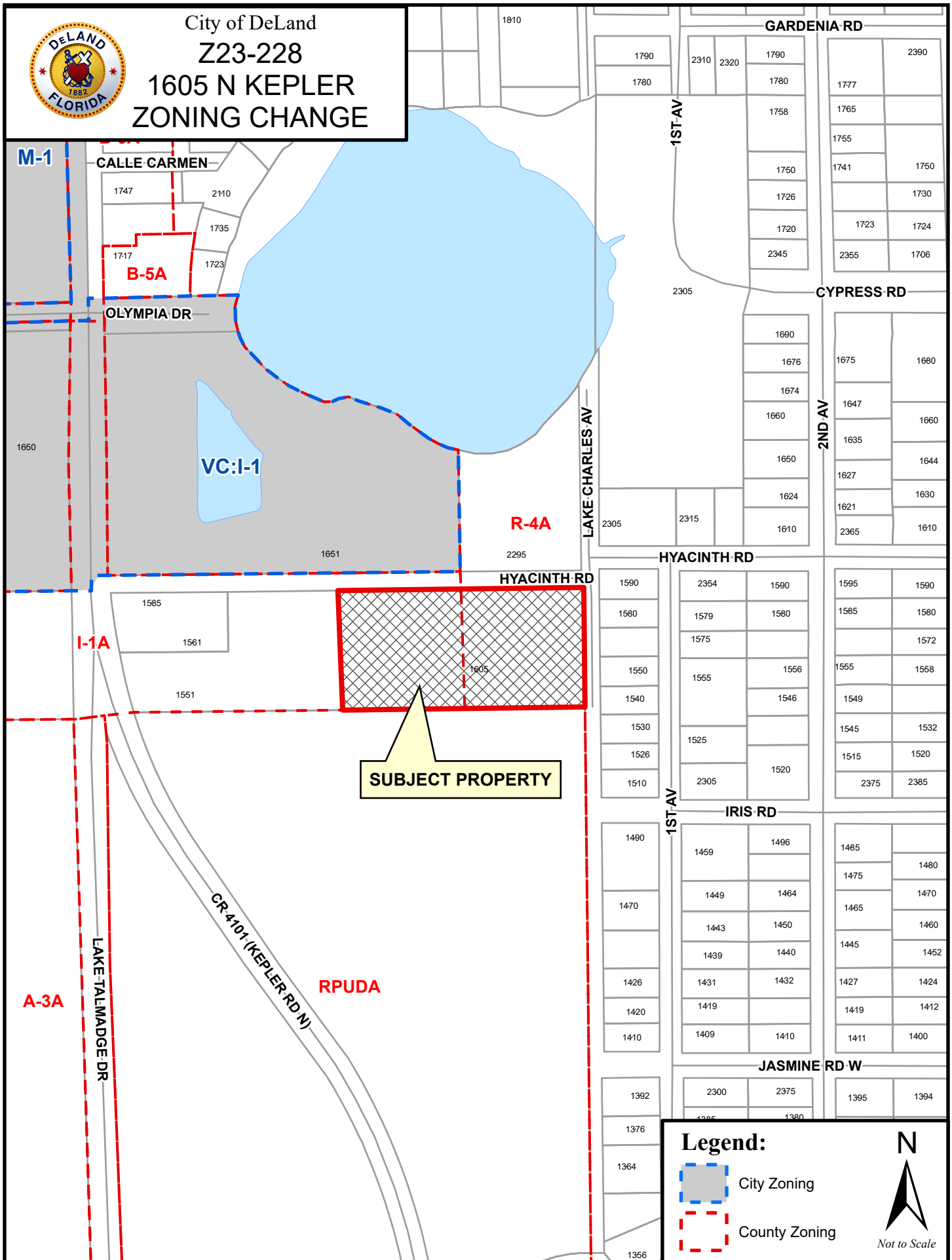
The request is to rezone the subject property from Volusia County R-4, Urban Single Family and Volusia County I-1 Light Industrial, to City of DeLand M-1, Industrial.

D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the zoning request to the City Commission with a recommendation of approval, subject to addressing all comments from the Planning Board.



City of DeLand
Z23-228
1605 N KEPLER
ZONING CHANGE



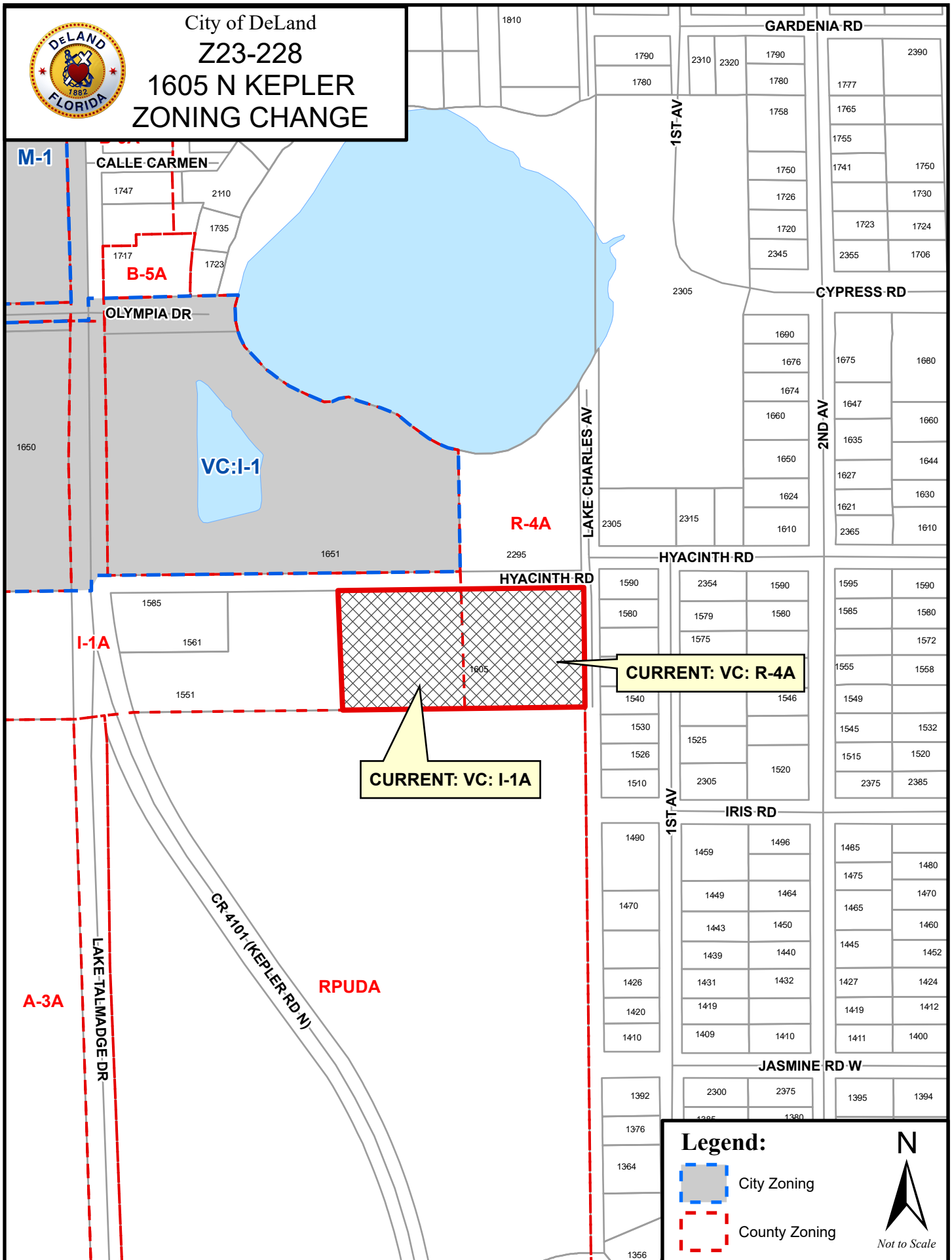
Legend:

- City Zoning
- County Zoning



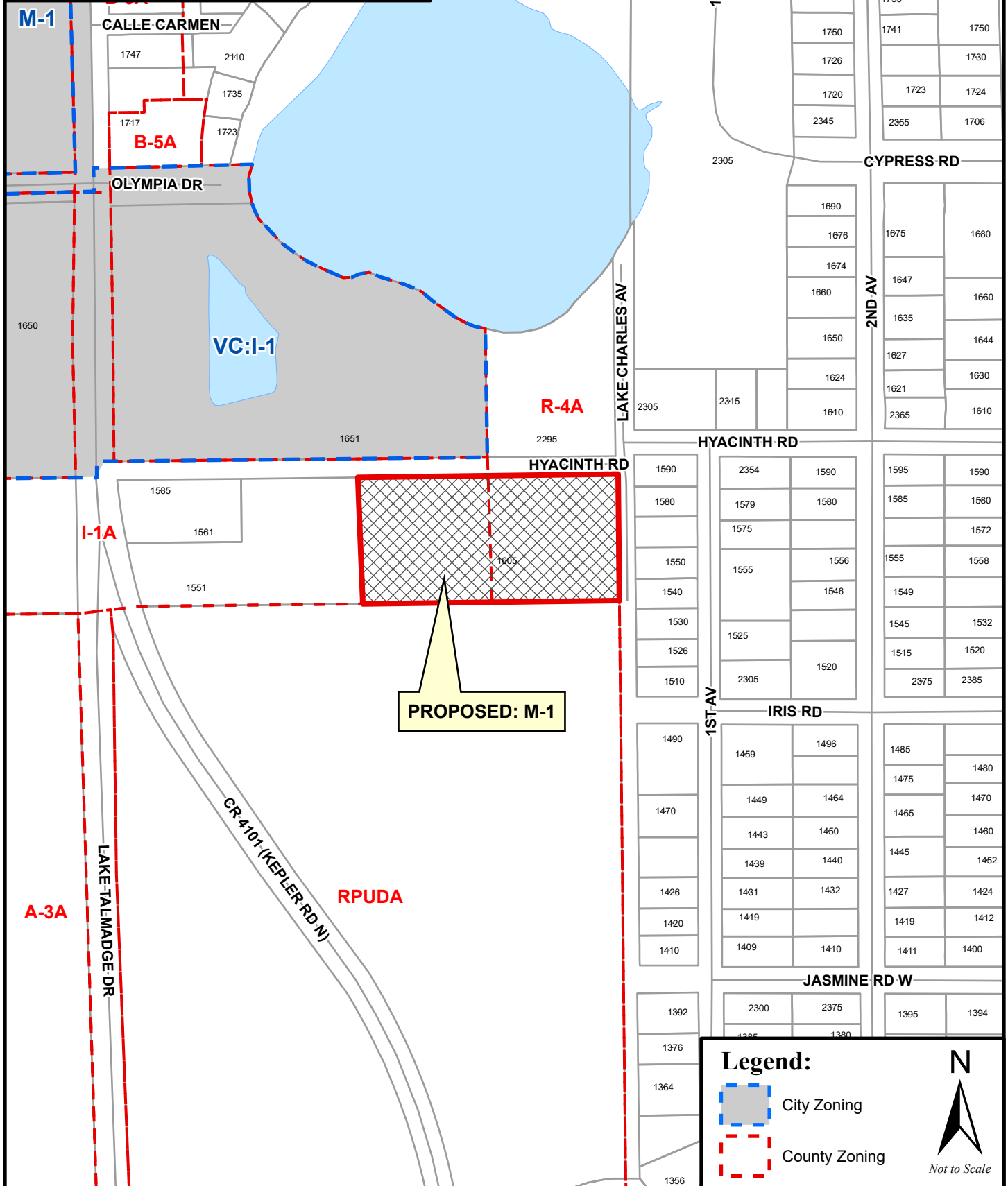


City of DeLand
Z23-228
1605 N KEPLER
ZONING CHANGE





City of DeLand
Z23-228
1605 N KEPLER
ZONING CHANGE



Legend:

- City Zoning
- County Zoning





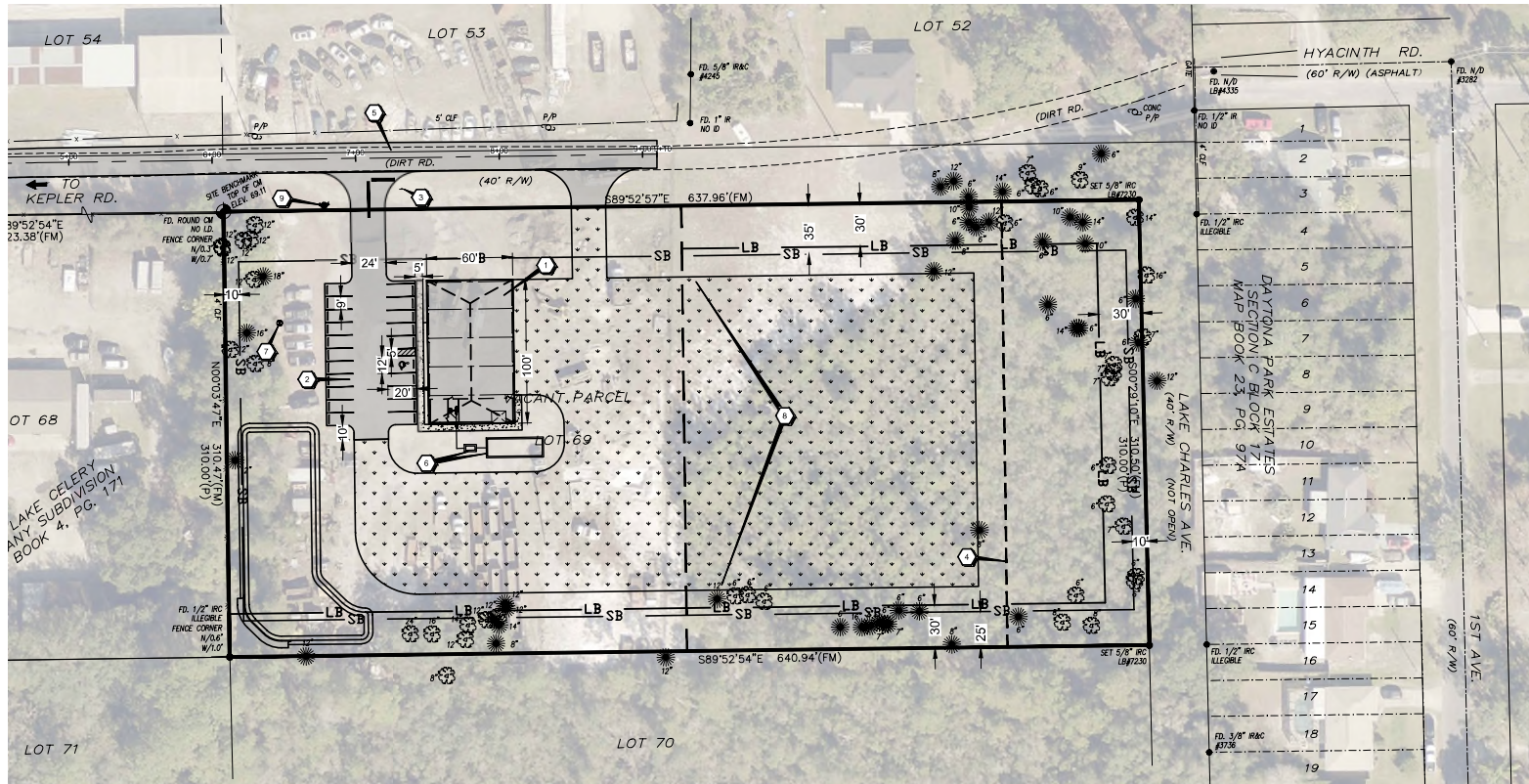
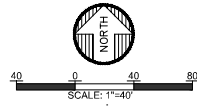
City of DeLand
Z23-228
1605 N KEPLER
ZONING CHANGE



EXISTING PROJECT AREA COVERAGE			
IMPERVIOUS	AREA (SF)	AREA (AC)	LOT COVERAGE (%)
BUILDINGS	0	0.00	0.00%
SIDEWALK	0	0.00	0.00%
PAVEMENT (TO BE REMOVED)	0	0.00	0.00%
TOTAL IMPERVIOUS	0	0.00	0.00%
PERVIOUS			
LANDSCAPE / NATURAL	198533	4.56	100.00%
TOTAL AREA	198533	4.56	100.00%
PROPOSED PROJECT AREA COVERAGE			
IMPERVIOUS	AREA (SF)	AREA (AC)	LOT COVERAGE (%)
BUILDINGS	6000	0.14	3.02%
SIDEWALK	974	0.02	0.49%
PAVEMENT	7727	0.18	3.89%
TOTAL IMPERVIOUS	14701	0.34	7.40%
PERVIOUS			
LANDSCAPE / NATURAL	183832	4.22	92.60%
TOTAL AREA	198533	4.56	100.00%

KEYNOTES:

1. CONSTRUCT 6,000 SQ. FT. OFFICE BUILDING.
2. CONSTRUCT ASPHALT PARKING AREA.
3. 36" STOP SIGN AND 24" WHITE THERMOPLASTIC STOP BAR.
4. TREE PRESERVATION AREA 30,216 SQ. FT. = 15.3% OF PROPERTY.
5. CONSTRUCT 30' WIDE ASPHALT ACCESS DRIVE.
6. SEPTIC TANK AND DRAIN FIELD.
7. EXISTING WELL TO PROVIDE IRRIGATION.
8. STABILIZED OUTDOOR STORAGE AREA.
9. FIRE HYDRANT.



Zahn Engineering, Inc.
 Civil Engineering • Land Planning • Permitting
 155 South Palmetto Avenue, Suite 201, Daytona Beach, Florida 32114
 P.O. Box 3960, Daytona Beach, Florida 32114
 Phone: (386) 252-2522 • Fax: (386) 252-2550
 www.zahneng.com

DESIGNED: DC
 DRAWN: AM
 CHECKED: DC
 DATE: 12-21-23
 SHEET: 1 OF 1

CONCEPT PLAN
CFB OUTDOORS OFFICE
 VOLUSIA COUNTY, FL
 1605 N. KEPLER, DELAND, FL 32724

PROJECT NUMBER
230

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE P.E. SPECIFIED ON THE DATE SPECIFIED BELOW.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT VALID WITHOUT SEAL
 Digitally signed by Christopher Casey, P.E.
 Date: 2023.12.27 10:49:57-0400
 P.E. NO. 18088, 82269, 80235

SHEET 1 OF 1

PROCESS SET-FOR REVIEW ONLY-NOT FOR CONSTRUCTION

CITY OF DELAND
Request for Commission Action
April 10, 2024

SUBJECT: 2050 Vision Discussion - Update

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: DeLand, FL_ Engagement Results - Distinctly DeLand 2024

APPROVED BY: Vivian Ford, Admin. Coordinator, April 3, 2024

SUMMARY/HIGHLIGHT:

The Planning Division is in the process of updating the 2050 Vision Plan. This update will incorporate priorities from the newly adopted City Commission Strategic Plan, revise the land use, transportation, and resource and conservation maps, and include information obtained during the community outreach and citizen survey.

The outreach efforts included three separate engagement activities - one with the DeLand High School, School of Government, one with Stetson University students, and one with community members at a community open house. The engagement activity included building out potential north, south, east, and west nodes using urban design principles and form-based code practices. Planning staff also attended the City's Shamrocks and Shenanigans event on March 15, 2024 to encourage citizen participation in the Distinctly DeLand community survey. This 10 question survey focused on housing choices, historic preservation, shopping and community activities, proposed revisions to the Land Use Map, traffic and transportation, and the addition of 4 nodes to align with the City Commission's direction to adopt a nodal strategy. Staff will include a summary of the 310 survey responses in the 2050 Vision update.

Other proposed revisions include adding policies and goals to encourage a grid pattern in new developments; require multi-modal transportation, trail connections, and complete streets; encourage a variety of housing types, require low impact development standards, develop passive recreation areas, develop infill and redevelopment standards, and encourage adaptive reuse of existing building stock.

The purpose of the discussion is to review the findings from the survey, share feedback from the community engagement activities, and gather feedback from the Planning Board and City Commission prior to presenting the draft revisions at future public hearings. This update to the 2050 Vision Plan will help guide the concurrent update to the City's Comprehensive Plan.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

The purpose of the 2050 Vision Update is to incorporate many of the newly-adopted policies and guidelines from the Strategic Plan.

SUSTAINABILITY:

The 2050 Vision Plan update will include numerous sustainability and smart growth principles.

FISCAL IMPACT:

None. This update is being conducted in-house with existing staff.

RECOMMENDATION:

No formal action is required. Discussion only.

BACKGROUND/DISCUSSION:

A limited update to the 2050 Vision Plan was completed in early 2023. This update included findings from the 2019 public engagement. Updates to the maps and sustainable planning principles were not updated.



Engagement Results. Created: April 1, 2024

Distinctly DeLand 2050 Vision Survey

March 8, 2024 to March 31, 2024
310 Participants *

Part of [Distinctly DeLand - 2050 Vision Update](#)

About you

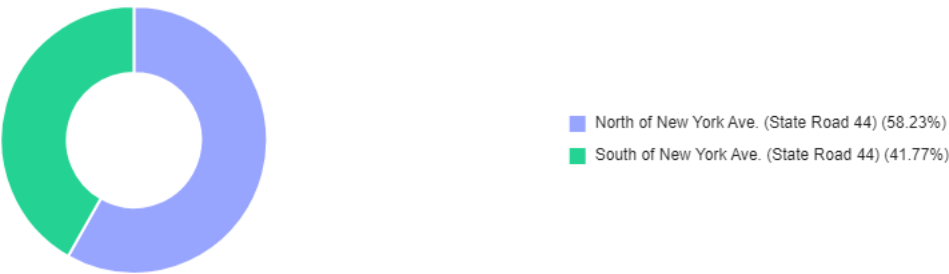
Do you live in the City of DeLand?



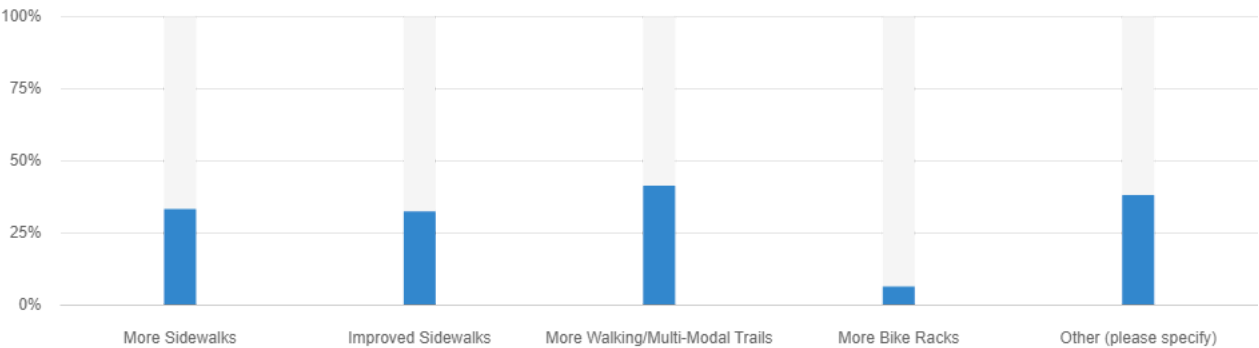
How often do you walk/bike to businesses/services in the City?



Where do you live in the City of DeLand?

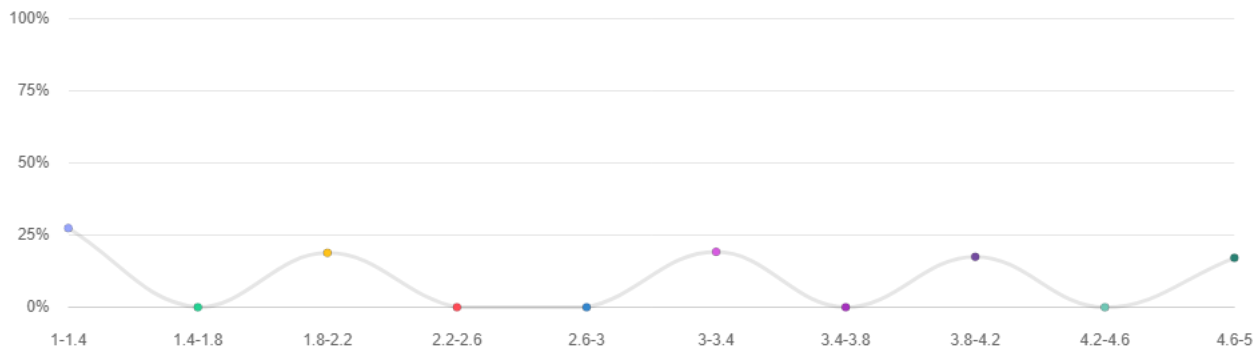


What would make you more likely to walk/bike to businesses or services in the City?

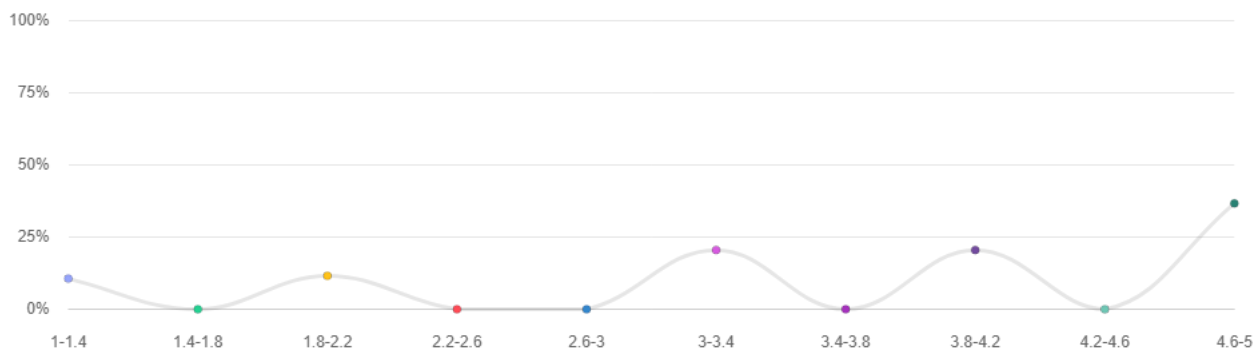


On a scale of 1-5, how would you rank the following on their importance to you. Where 1 is LEAST important and 5 is VERY important.

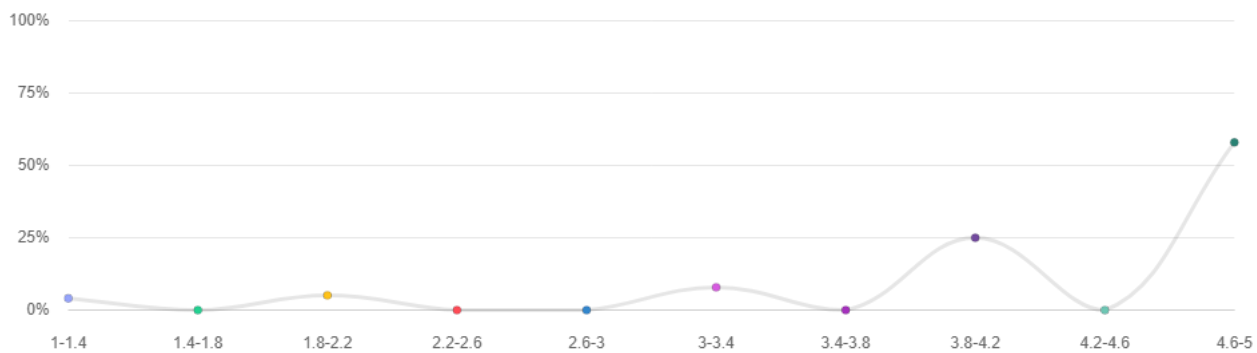
Bike Lanes



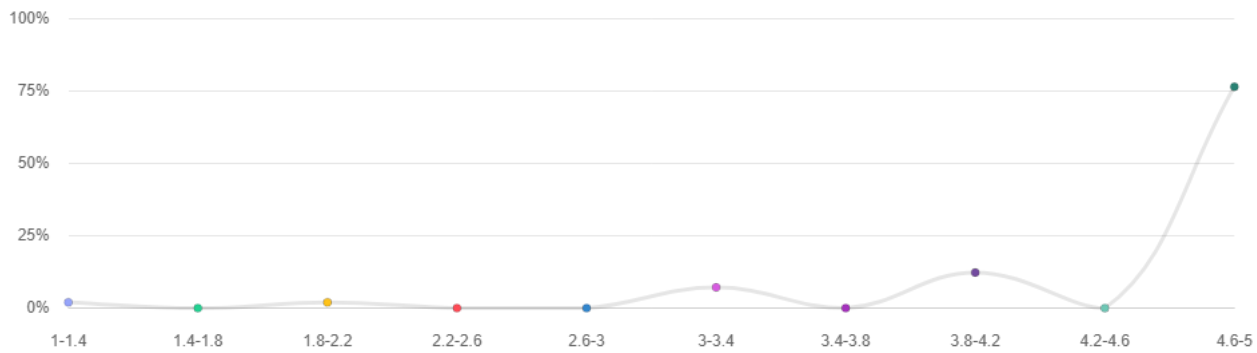
Employment Opportunities



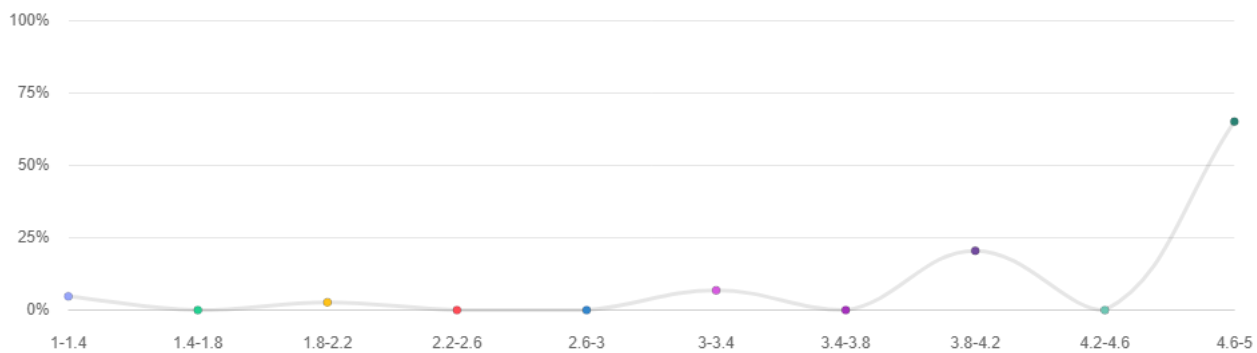
Historic Preservation



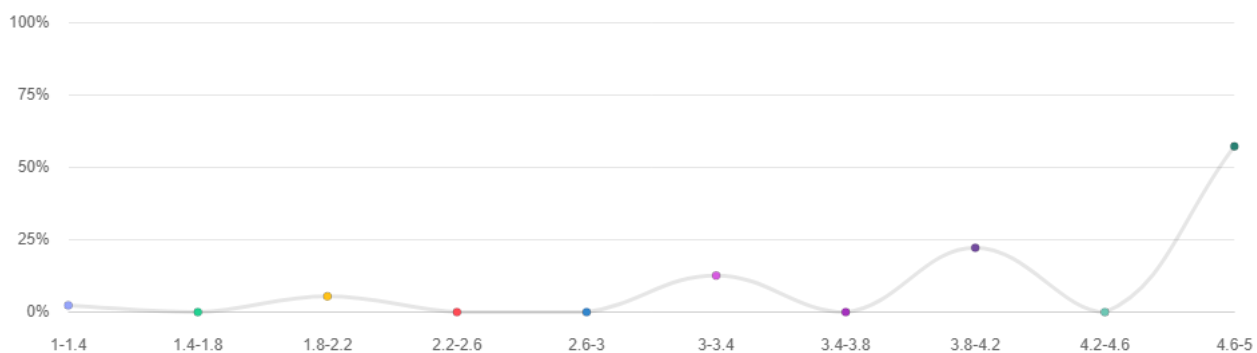
Open Space/Tree Preservation/Environmental Protection



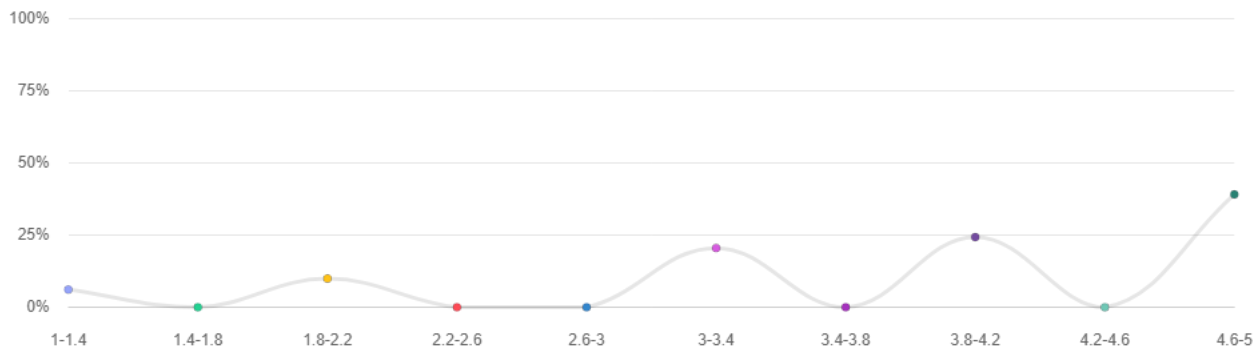
Public Services (e.g., schools, streets, police, fire)



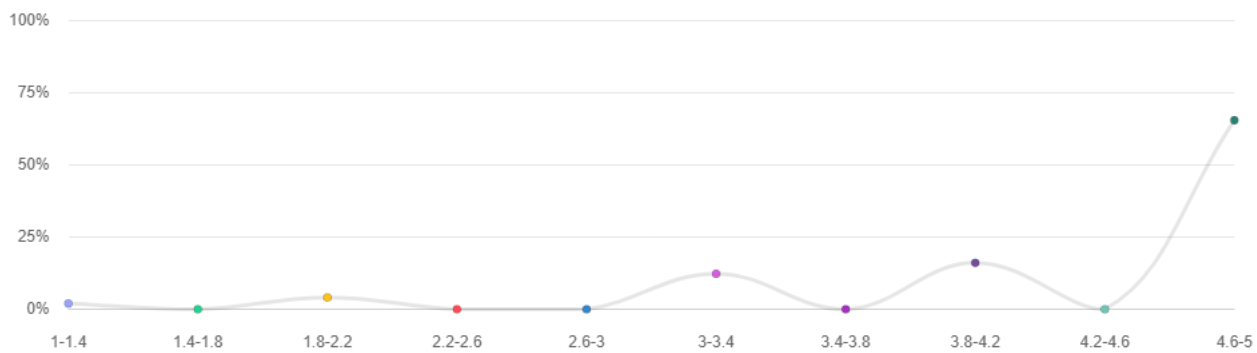
Recreation and Parks



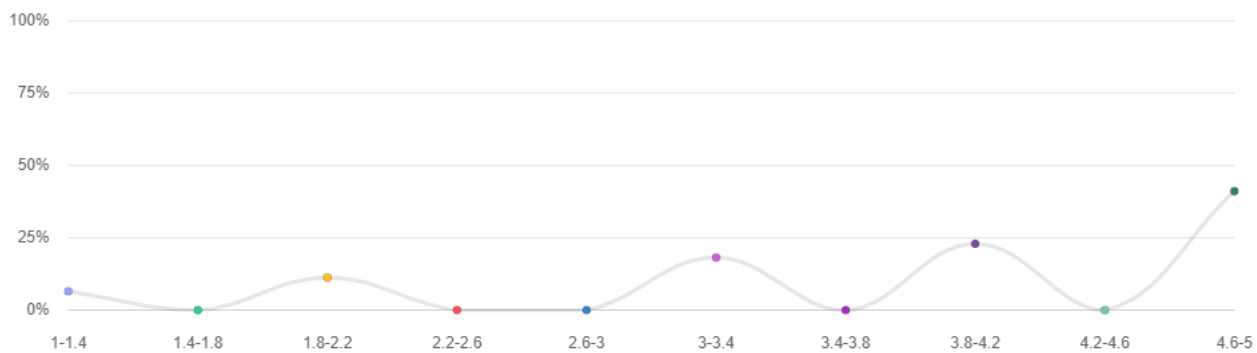
Sidewalks



Traffic

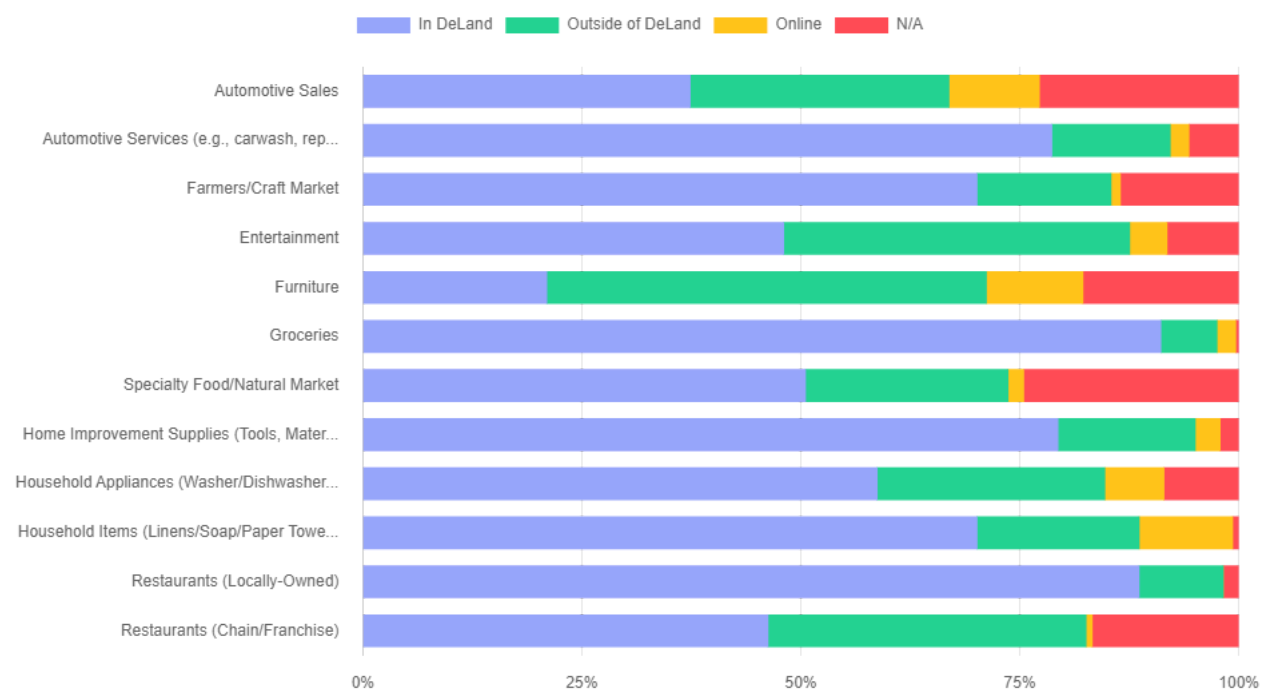


Trails (e.g., walking and multi-modal)



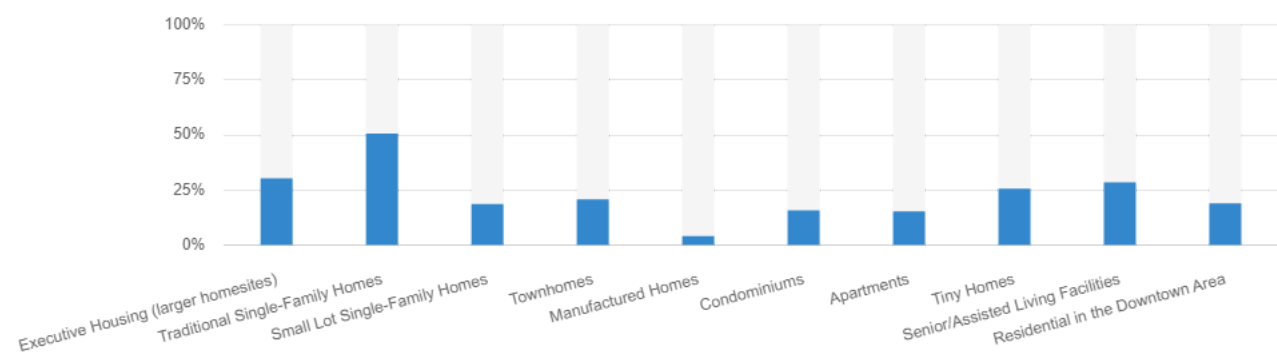
Please answer the following questions regarding shopping.

For each category indicate where you primarily shop (in DeLand, Outside of DeLand, Online, or Not Applicable (N/A))

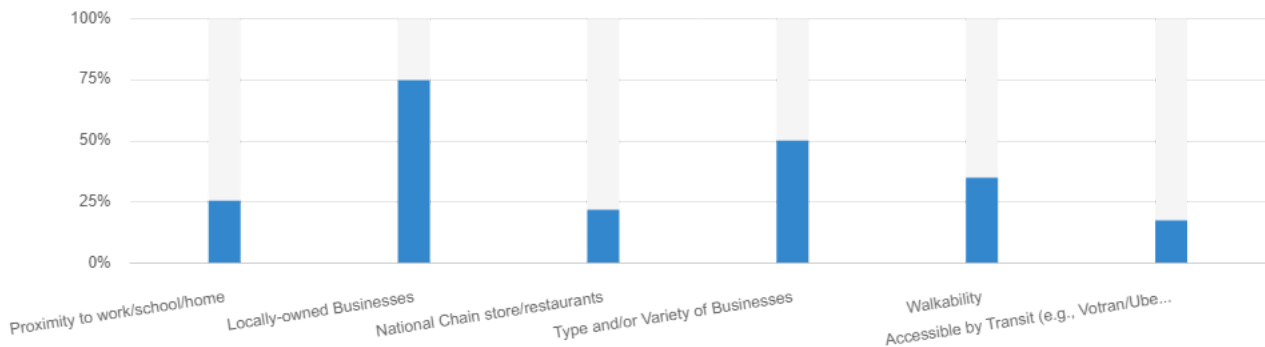


Future Development in the City of DeLand

What type(s) of housing do you think should be added to the City of DeLand over the next 10 years? (Select all that apply)

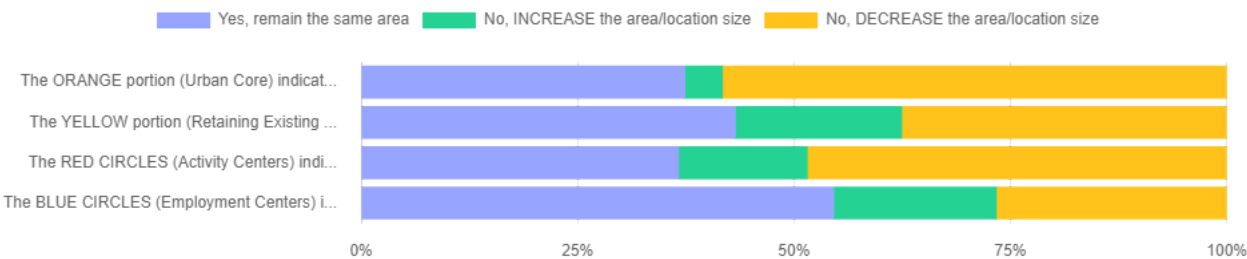


What aspect of Commercial Development is most appealing to you? (Select all that apply)



As part of the 2050 Vision update, the City is also proposing revisions to the 2050 Vision Land Use Map.

For each category, indicate if you believe the areas should remain the same, increase, or decrease in size.



The newly-adopted City of DeLand Strategic Plan (2023-2035) includes recommendations for pursuing a Nodal Strategy* (as defined below) in key areas of the City.

Do you agree or disagree that 4 additional nodes (North, South, East, & West) would be beneficial to the existing and future City Residents?



* Note: Results contained in this report represent a subset of submissions. Duplicate submissions have been excluded.



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CITY OF DELAND
Request for Commission Action
April 10, 2024

SUBJECT: Planning Board Schedule – July Meetings

DEPARTMENT: Planning

PREPARED BY:

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT:

Planning Board meeting in July needs to be moved to the 3rd week of the month (July 17, 2024).