



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
NOVEMBER 16, 2022 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 minutes from the October 19, 2022 meeting.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name Sean Fortier
Project Number PSB22-138 – Preliminary Plat for Trinity Gardens
Project Location 183.93 acres located at the NE corner of S. Blue Lake Ave. and E. Beresford Ave.
Project Deion Development of 543 single-family homes
2. Applicant Name: George Dennison
Project Number: Z22-161 – Rezoning for Residential
Project Location: 216 S. Florida Ave.
Project Description: Rezone 23,247 sq. ft. from C-2 (General Commercial) to C-2A (Downtown Commercial)
3. Applicant Name: Mark Watts
Project Number: AN22-168 – Annexation for Longbranch DeLand
Project Location: North side of Greens Dairy Rd., east of N. Spring Garden Ave.
Project Description: Annex 10 acres
4. Applicant Name: Mark Watts
Project Number: SMLU22-169 – Comprehensive Plan Amendment

Project Location: East of N. Spring Garden Ave., north and south of Greens Dairy Rd.
Project Description: Land use change for 33.55 acres from County Urban Low Intensity and City Business Retail & Commercial to Mixed Commercial

5. Applicant Name: Mark Watts
Project Number: Z22-170 – Rezoning for Longbranch DeLand
Project Location: East of N Spring Garden Ave., north and south of Greens Dairy Rd.
Project Description: Rezone 33.55 acres from VC: R-3, VC: R-3C and VC: R-3A to Longbranch DeLand PD, a mixed-use development
6. Applicant Name: City of DeLand
Project Number: LDR22-178 – LDR Text Amendment
Project Location: N/A
Project Description: Ordinance on Recovery Residence – Sober Homes

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, OCTOBER 19, 2022 -5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Ms. Comella, Chairperson

ROLL CALL

Nora Lewis	Present
Don Liska	Present
Buz Nesbit	Absent
Albert Neumann	Present – Arrived late, 5:05p.m., during Verbal Report
Jeremy Owens, <i>Vice Chairperson</i>	Present
Virginia Comella, <i>Chairperson</i>	Present

Quorum: Yes

Present – Mike Holmes, Planning Director; Rick Werbiskis, Community Development Director; Carol Kuhn, Deputy Planning Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Danevsky Joseph, Planner; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Mr. Holmes provided the verbal report.

MINUTES

1. Ms. Lewis moved to approve the September 21, 2022 Meeting Minutes. Mr. Liska seconded the motion. The motion passed unanimously.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Craig B. Uppercue
Project Number: V22-158
Project Location: 115 Parkhurst Lane
Project Description: Variance to increase the maximum impervious from 40% to 43%.

Public Participation: Applicant, Craig B. Uppercue, spoke and answered questions from the board.

Mr. Owens moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

2. Applicant Name: Norma Brown
Project Number: V22-175
Project Location: 1008 E. Michigan Ave.
Project Description: Variance to allow for a second access point on a residential parcel.

Public Participation: Applicant, Norma Brown, spoke and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Neumann seconded the motion. The motion to approve passed unanimously.

3. Applicant Name: Robert Svendsen
Project Number: V22-182
Project Location: 805 Cypress Oak Cir.
Project Description: Variance to increase the maximum impervious coverage from 40% to 47%.

Public Participation: Staff clarified that the request is to increase the maximum impervious coverage from 40% to 42%. Applicant, Robert Svendsen, spoke and answered questions from the board.

Mr. Liska moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Ms. Comella read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Adam Long
Project Number: SP22-157 – Site Plan for Addison at New York (fka Putnam Estates)
Project Location: 71,214 square feet located at 225 W New York Ave.
Project Description: Renovation of a 5-story building and reconstruction of parking areas and drive lanes.

Public Participation: Staff announced continuation to the January 18, 2023 has been requested by applicant.

Mr. Owens moved to approve the continuance. Ms. Lewis seconded the motion. The motion to continue passed unanimously.

2. Applicant Name: Jeffrey Hyder
 Project Number: SE22-192 – Special Exception for Use of Liquor License
 Project Location: 142 W Georgia Ave.
 Project Description: Allow for special exception for use of a 4COP liquor license

Public Participation: Applicant, Jeffrey Hyder and his wife, Serena Hyder, spoke and answered questions from the board.

Mr. Liska moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

3. Applicant Name: Michael Woods
 Project Number: Z22-197 – Rezoning
 Project Location: 210 W Wisconsin Ave.
 Project Description: Rezone 0.18 acres from R-1A (Single Family) to C-2A (Downtown Commercial)

Public Participation: Applicant, Michael Woods, spoke and answered questions from the board.

Mr. Owens moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

4. Applicant Name: City of DeLand
 Project Number: COMP22-201 – Comp Plan Amendment
 Project Location: N/A
 Project Description: Creating a new residential land use category in the Future Land Use Element

Public Participation: Ms. Kuhn, spoke and answered questions from the board, on behalf of the City of DeLand.

Mike Woods spoke in favor, suggesting not to make the amendment too constricting.

Mr. Owens moved to approve the request, with the following comments. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

1. Look at “and/or” wording;
2. Density verbiage;
3. Minimum disruption to existing of natural habitat to greatest extent possible; and
4. Consider a sliding scale of amenities.

OTHER BUSINESS

1. Member appointment discussion

Mr. Holmes confirmed there will only be 1 vacancy to fill this year.

2. December meeting

Mr. Holmes presented the option to move up the December, 2022 Planning Board meeting by a week to December 14, 2022, due to the Christmas holidays. All members confirmed their

availability for December 14, 2022, with Mr. Owens stating that he would not be able to attend the original meeting date of December 21, 2022.

ADJOURNMENT

The meeting ended at 6:20p.m.

**PLANNING STAFF REPORT
To
PLANNING BOARD**

November 16, 2022

- APPLICATION:** PSB22-138
- SUBJECT:** Preliminary Plat for Trinity Gardens
- 1. Location:** 791 S. Blue Lake Ave.
- 2. Applicant:** Sean Fortier, for KCG Corp.
- 3. Size:** ± 183.93 acres
- 4. Existing Zoning & Land Use:**
Land Use: Urban Low Intensity (ULI)
Zoning: Trinity Gardens PD
- 5. Surrounding Conditions:**

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Urban Low Intensity, New Community Development	VC: A-3,
South:	Low Density Residential	PD (Victoria Park)
East:	VC: Urban Low Intensity; Low Density Residential	VC: A-3
West:	VC: Urban Low Intensity; Low Density Residential	VC: R-1B; PD (The Oaks)

- 6. Applicable Regulations:**
Sec. 33-146.05. *Subdivision of Land.*
Trinity Gardens Planned Development Agreement

- 7. Physical Characteristics:**
The subject property is located on the northeast corner of the intersection of S. Blue Lake Ave. and E. Beresford Ave. The property is entirely wooded with mature trees and vegetation. The property lies outside of the 100-year floodplain, but does however contain wetlands, which are noted in their Environmental Report. The report states that impacts are unavoidable, however impacts to the largest wetlands on site, “will be largely avoided”. The developer will be required to mitigate for any impacts they cause.

8. Public Utilities and Service:

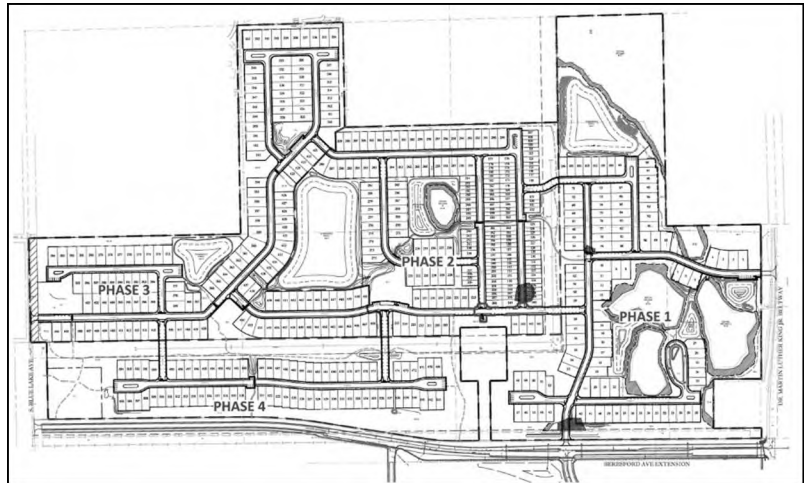
Water: The proposed development will be served by City potable water facilities.

Sewer: The proposed development will be served by City sanitary sewer facilities.

Irrigation: The proposed development will be served by City reclaimed water facilities.

9. Type of Development:

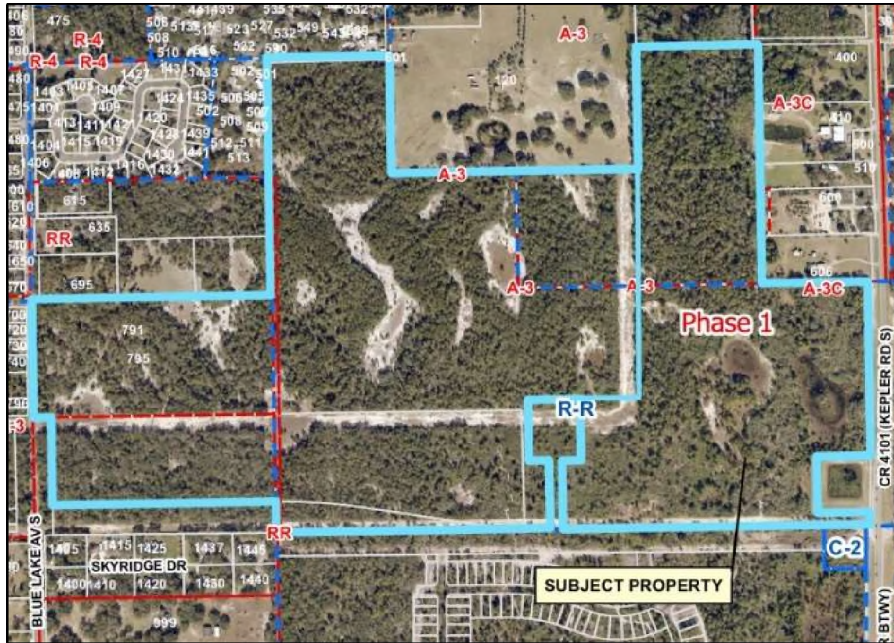
The applicant seeks to develop the subject property into a 543-lot subdivision consisting of 425 single-family residential lots and 118 townhomes. The adopted PD agreement allows for single-family parcels to range from 50 ft. to 60 ft. in width. The townhome lots will be 24' wide. All lots in the proposed subdivision meet the minimum dimensions and lot area standards for the PD. The subdivision amenities will be



provided in all 4 phases of the development. Phase I will include an amenity tract with a passive park and open space. Phase II will include the primary amenity center with a zero-entry pool, splash pad area, gazebo and bathroom facilities. Phase III will offer outdoor exercise stations, a playground as well as a dog park. Phase IV will provide a community park, mostly left natural with limited underbrush. A trail and central pavilion with a bicycle service station will also be included. Additional development enhancements will be provided and will include a network of trails equipped with trailheads and signage throughout the pathways. A multi-modal trail segment 12' wide asphalt will be constructed running from Dr. Martin Luther King Jr. Bltwy to S Blue Lake Ave, adjacent to Beresford Ave. This trail's construction will be coordinated with the county during the construction of the future Beresford Ave Extension, and dedicated to the city.

10. Analysis:

The proposed subdivision is located east of S Blue Lake Ave and west of Dr. Martin Luther King Jr. Bltwy. Primary access to the subdivision will be via Dr. Martin Luther King Jr. Bltwy. Additional connections will be made to the E. Beresford Ave. Extension and S Blue Lake Ave. Because both Cassadaga Rd. and Dr. Martin Luther King Jr. Bltwy. are county owned and maintained, the applicant will need to apply for Use Permits from Volusia County.



An environmental report was prepared documenting the presence of any wetlands and any threatened or endangered species (both flora and fauna) found on the site. According to the 3rd-party report, the subdivision plan was designed in a way to avoid impacts to the higher quality wetlands, however total avoidance was not possible due to the scattered location of the areas. Environmental buffers have been

incorporated into the design of the subdivision as well as methods of Low Impact Development (LID). The developer must obtain a permit from both the St. John's River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), prior to development.

City Commission approved the request for rezoning of the subject property to Trinity Gardens PD on May 26, 2022.

The proposed plat is consistent with the adopted PD agreement, concept plan, and applicable land development regulations. Prior to construction, a separate site plan must be submitted for any model homes or temporary offices being permitted.

At the October 20, 2022 Technical Review Committee meeting, members recommended the Preliminary Plat be forwarded on to the Planning Board, subject to the addressing of Staff comments. The following Staff comments remain:

Planning Revised Comments:

- 1) All comments from Volusia County Traffic Engineering shall be addressed prior to approval.
- 2) Page 21, 2nd paragraph: Evaluate the Beresford Ave. at Blue Lake Ave. as a future 1x1 roundabout.

Forestry Revised Comments:

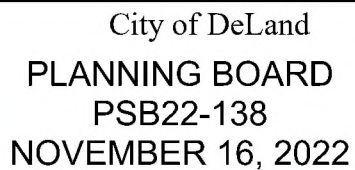
- 3) Additional comments will be provided when required data is presented. Are site trees and buffer trees included in the Code Plant Schedule?
- 4) Three inch caliper is the minimum size for replacement species.

- 5) Insufficient tree data has been provided. I have reviewed what has been presented; however, there will be many additional comments when sufficient tree data is provided. No data on trees removed or remaining has been included, so I cannot comment on tree replacement at this time.
- 6) Historic Trees: There are several historic trees in the project area. Each historic tree and the limits of its dripline need to be clearly identified on the site plans. Historic Trees: Any historic tree that is proposed for removal will require a review by this office, 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: There are several historic trees in the project area. Each historic tree and the limits of its dripline need to be clearly identified on the site plans.
- 7) Critical information needed for review is listed as TBD. Everything listed as TBD needs to be provided before I can determine whether minimum coverage or replacement requirements have been met.
- 8) Provide a spreadsheet of trees removed and remaining.
- 9) Please provide map of Sections 1 to 9.
- 10) Based on your sample areas, please provide an estimate of inches DBH lost for this project area as a result of this proposed project. I cannot determine replacement required without this information.
- 11) Add tree legend to this plan.
- 12) Add table with Lot Tree Species and Specifications
- 13) If your project area is 183.93 acres, you will need to provide 19,229" DBH to meet minimum coverage requirements.
- 14) Your table currently shows 843 trees provided. Assuming these trees are 4" DBH as shown on the plan, you will be providing 3,372" DBH of lot trees. This number will change based on revisions needed in the table.
- 15) You appear to have insufficient trees per lot. For example, a 7,200 sf lot divided by 2,500 sf would require 2.88 trees, which would round to 3 trees per our code. Lots larger than 6,300 sf would require 3 trees under our Code. Please recalculate trees provided.
- 16) Minimum Tree Coverage is determined with inches DBH not number of trees. Please provide spreadsheet showing trees remaining on site.

- 17) You are clearing large portions of a forested site. Your tree replacement required is NOT 0" DBH. Based on your survey, you will need to provide an estimate of inches removed of protected trees and provide 1/3 diameter replacement for these trees. Your survey should include all specimen and historic trees. You will need to provide 1/2 diameter replacement of all specimen trees and 100% diameter replacement of any historic trees removed once their removal has been reviewed by the Tree Advisory Committee and approved by the City Commission. The minimum size for replacement of historic trees is 6" caliper. None of the trees provided meet this requirement.
- 18) Based on your landscape plan, you may be missing two historic trees on this page. what happened to the 29" DBH and 36" DBH Live Oaks shown on the landscape plan (Sheet L101)?
- 19) Remove concrete walk from the area under the three historic trees that are not shown on site (but should be).
- 20) You have shown a playground within the impact area of three historic trees. How will this be constructed to avoid root impacts?

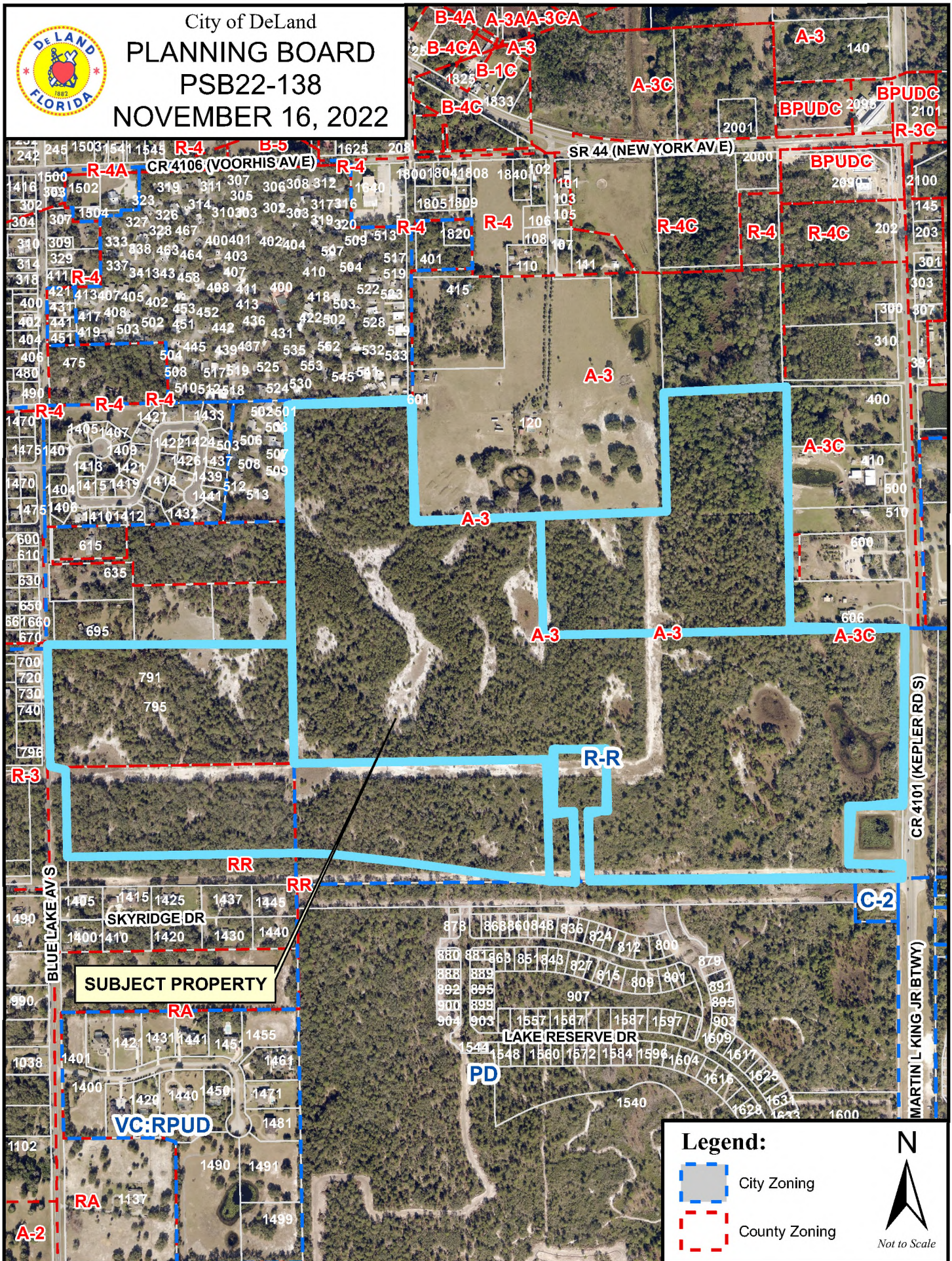
11. Recommendation:

Staff recommends approval of the preliminary plat by the Planning Board, subject to all comments being met and addressed prior to the plans being forwarded to City Commission for their approval.





City of DeLand
PLANNING BOARD
PSB22-138
NOVEMBER 16, 2022



Legend:

- City Zoning
- County Zoning

Legend:

- N
- Not to Scale

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, also the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, less and except the Northeast $\frac{1}{4}$ thereof, also the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, less 200 foot Road Right of Way for the West Volusia Beltline and less that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying East of the 200 foot West Volusia Beltline Road Right of Way, and less the Volusia County Water Retention Area and the Florida Power Company Substation Site and Access Parcel, all lying and being in Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 2:

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 3:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 4:

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less that portion deeded to the City of DeLand in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

PARCEL 5:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less Road Right of Way and less that portion deeded to the City of DeLand in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

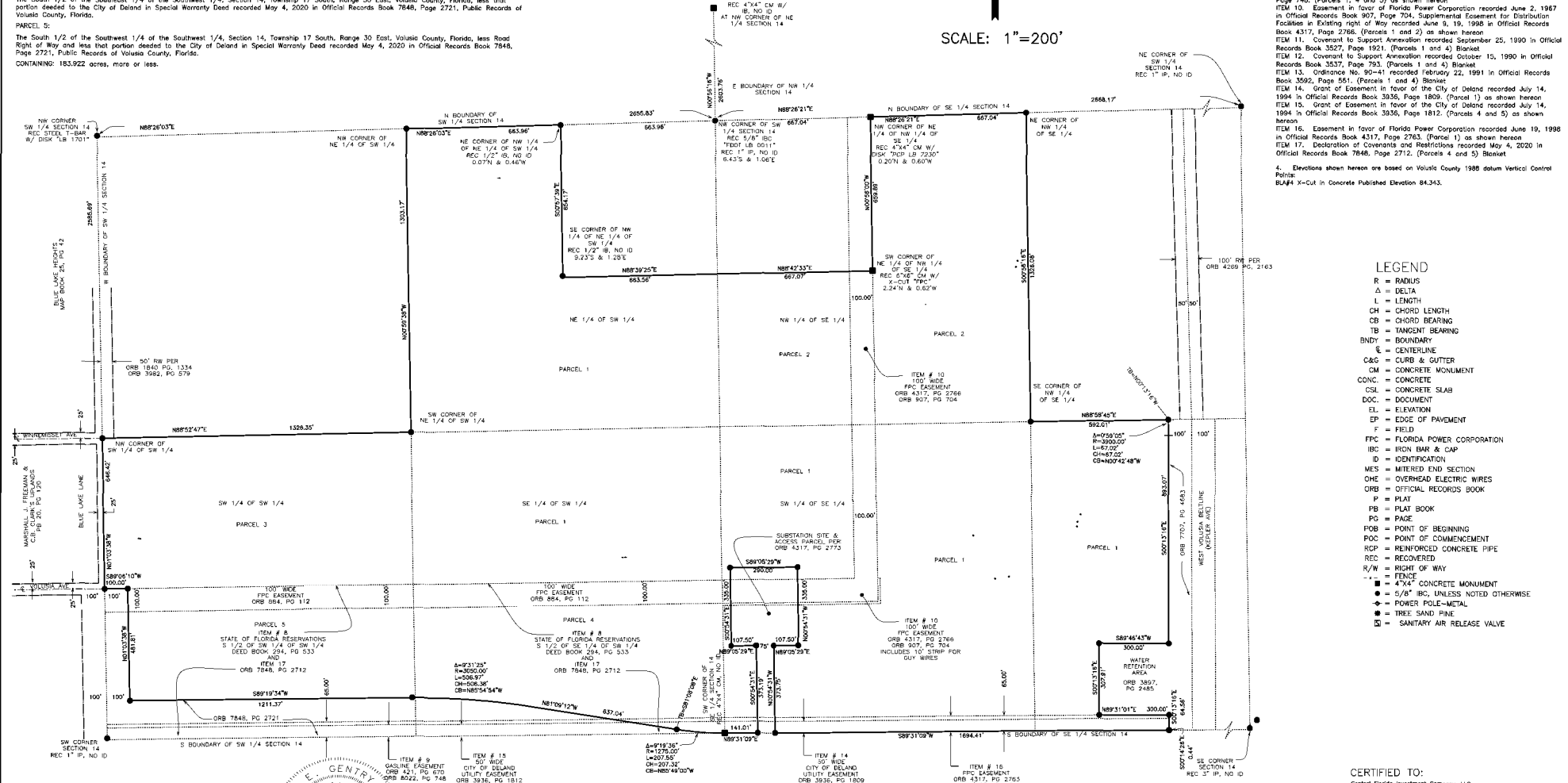
CONTAINING: 183.922 acres, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

DESCRIPTION

- PARCEL 1:
The North 1/2 of the Southeast 1/4 of the Southwest 1/4, also the Northeast 1/4 of the Southwest 1/4, less and except the Northeast 1/4 thereof, also the South 1/2 of the Southeast 1/4, less 200 foot Road Right of Way for the West Volusia Beltline and less that portion of the Southeast 1/4 of the Southwest 1/4, lying East of the 200 foot West Volusia Beltline Road Right of Way, and less the Volusia County Water Retention Area and the Florida Power Company Substation Site and Access Parcel, all lying and being in Section 14, Township 17 South, Range 30 East, Volusia County, Florida.
- PARCEL 2:
The South 1/2 of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.
- PARCEL 3:
The North 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.
- PARCEL 4:
The South 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less that portion dedicated to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7846, Page 2721, Public Records of Volusia County, Florida.
- PARCEL 5:
The South 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less Road Right of Way and area that portion dedicated to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7846, Page 2721, Public Records of Volusia County, Florida.
- CONTAINING: 183.922 acres, more or less.



- NOTES:
- This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.
 - Bearings shown hereon are based on the West Boundary of the Southwest 1/4 of Section 14 as bearing N01°03'38"W, per Florida State Plane coordinates Zone East.
 - A Commitment for Title Insurance was prepared by Chicago Title Insurance Company, Commitment No. H0202100858 with a commitment date of April 15, 2021 at 5:00 P.M. and was provided to Jones, Wood & Gentry, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B, Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below.
 - ITEM 8. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 294, Page 533. As to said reservation, the right of entry has been released pursuant to Florida Statute 270.11. (Blanket over Parcels 4 and 5).
 - ITEM 9. Easement Grant in favor of Houston Texas Gas and Oil Corporation recorded January 16, 1962 in Official Records Book 421, Page 670, as affected by Encroachment Agreement recorded April 7, 2021 in Official Records Book 8022, Page 748. (Parcels 1, 4 and 5) as shown hereon.
 - ITEM 10. Easement in favor of Florida Power Corporation recorded June 2, 1967 in Official Records Book 807, Page 704, Supplemental Easement for Distribution Facilities in Existing right of Way recorded June 9, 19, 1998 in Official Records Book 4317, Page 2766. (Parcels 1 and 2) as shown hereon.
 - ITEM 11. Covenant to Support Annexation recorded September 25, 1990 in Official Records Book 3527, Page 1921. (Parcels 1 and 4) Blanket.
 - ITEM 12. Covenant to Support Annexation recorded October 15, 1990 in Official Records Book 3537, Page 793. (Parcels 1 and 4) Blanket.
 - ITEM 13. Ordinance No. 90-41 recorded February 22, 1991 in Official Records Book 3592, Page 551. (Parcels 1 and 4) Blanket.
 - ITEM 14. Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3036, Page 1800. (Parcel 1) as shown hereon.
 - ITEM 15. Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3036, Page 1812. (Parcels 4 and 5) as shown hereon.
 - ITEM 16. Easement in favor of Florida Power Corporation recorded June 19, 1998 in Official Records Book 4317, Page 2763. (Parcel 1) as shown hereon.
 - ITEM 17. Declaration of Covenants and Restrictions recorded May 4, 2020 in Official Records Book 7846, Page 2712. (Parcels 4 and 5) Blanket.
 - Deviations shown hereon are based on Volusia County 1988 datum Vertical Control Points.
- BL44 X=Cut in Concrete Published Elevation 84.343.

LEGEND

- R = RADIUS
Δ = DELTA
L = LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
TB = TANGENT BEARING
BNDR = BOUNDARY
C = CENTERLINE
C&G = CURB & GUTTER
CM = CONCRETE MONUMENT
CONC. = CONCRETE
CONC. SLAB = CONCRETE SLAB
DOC. = DOCUMENT
EL = ELEVATION
EP = EDGE OF PAVEMENT
F = FIELD
FPC = FLORIDA POWER CORPORATION
IBC = IRON BAR & CAP
ID = IDENTIFICATION
MES = MITERED END SECTION
OHE = OVERHEAD ELECTRIC WIRES
ORB = OFFICIAL RECORDS BOOK
P = PLAT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
RCP = REINFORCED CONCRETE PIPE
REC = RECOVERED
R/W = RIGHT OF WAY
ITENS:
■ = 4"x4" CONCRETE MONUMENT
● = 5/8" IRC, UNLESS NOTED OTHERWISE
◆ = POWER POLE-METAL
■ = TREE SAND PINE
□ = SANITARY AIR RELEASE VALVE

CERTIFIED TO:
Central Florida Investment Real Estate Company, LLC
CWM Investments, LLC
Stark Family Properties, LLC
Hanover Land Company, LLC
Hartman The Group, N/A/Volusia Title Services
Chicago Title Insurance Company

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LSI
9845 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-598-7720

NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JAMES E. GENTRY JR., Florida Professional Surveyor Number 5047

FOR:
HANOVER LAND COMPANY, LLC

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 64-17. THE SURVEYOR AND THE ORIGINAL PLOTTED SURVEY OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, DESIGN, PLAT OR MAP PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY: DG3
DATE: 07-12-2021
DRAWING: 29282-bdy.dwg
JOB #: 29282
SHEET: 1 OF 10 SHEETS

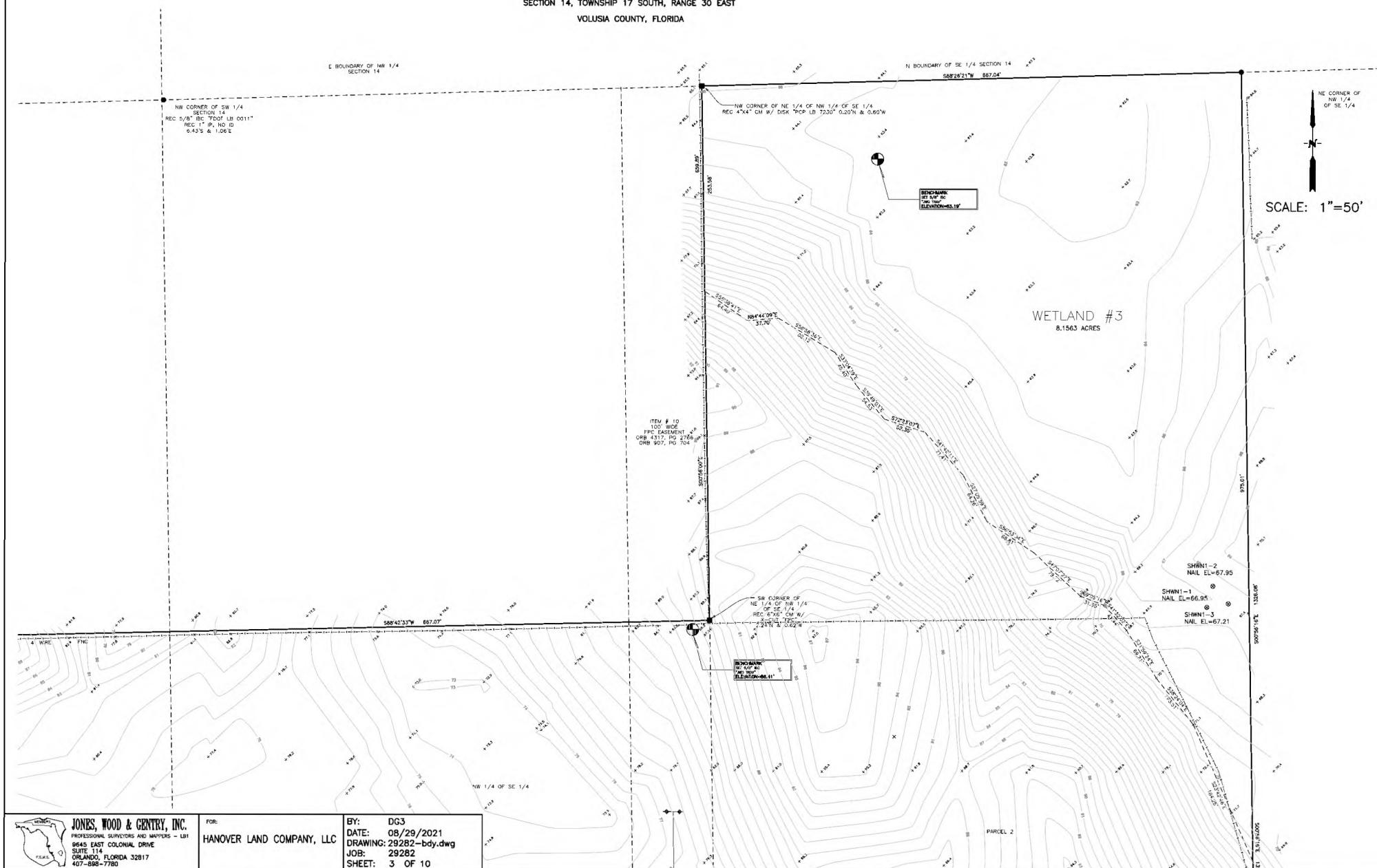
BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



 JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LBI 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-586-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 08/29/2021 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 2 OF 10
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SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

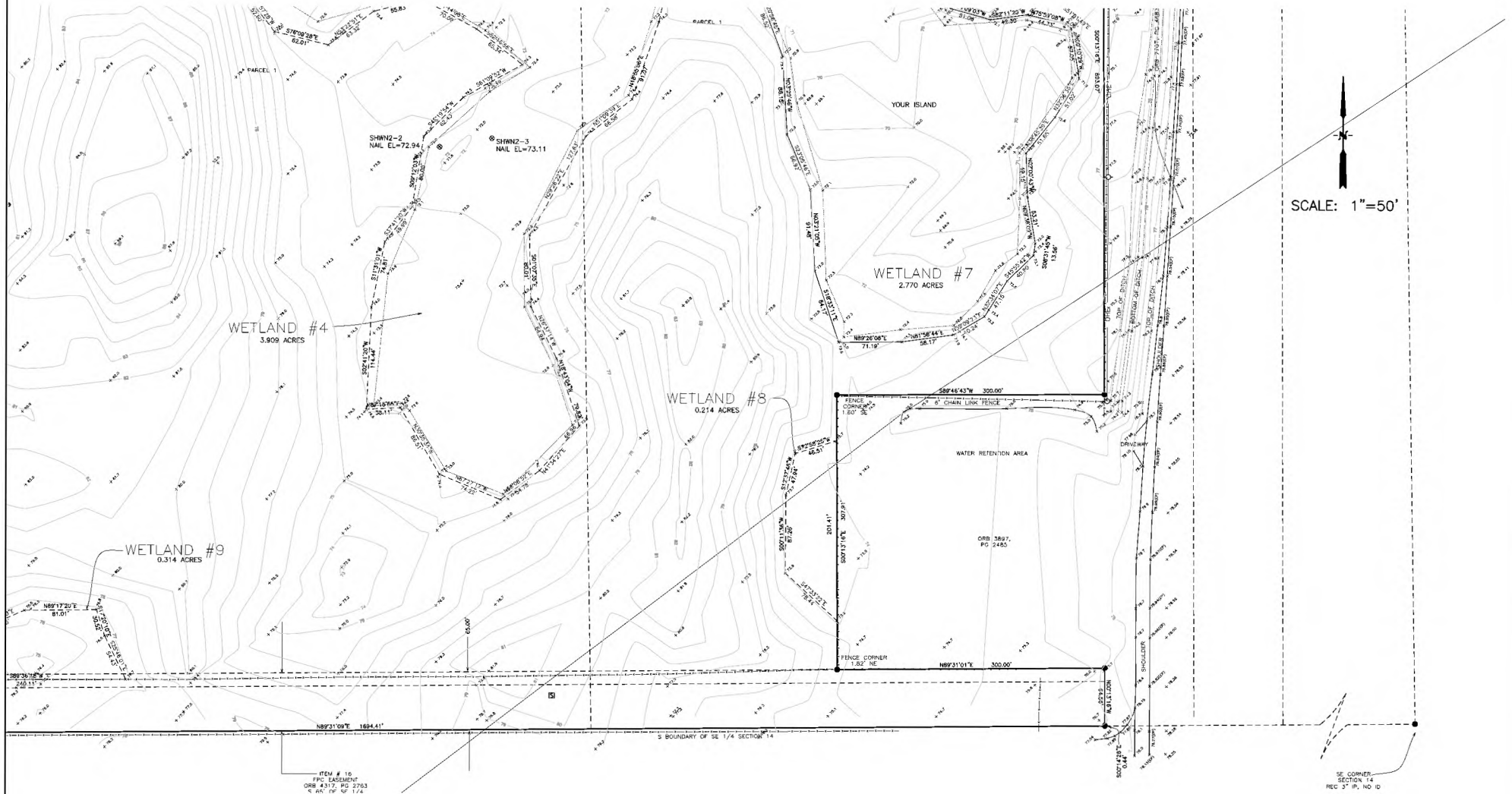


SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



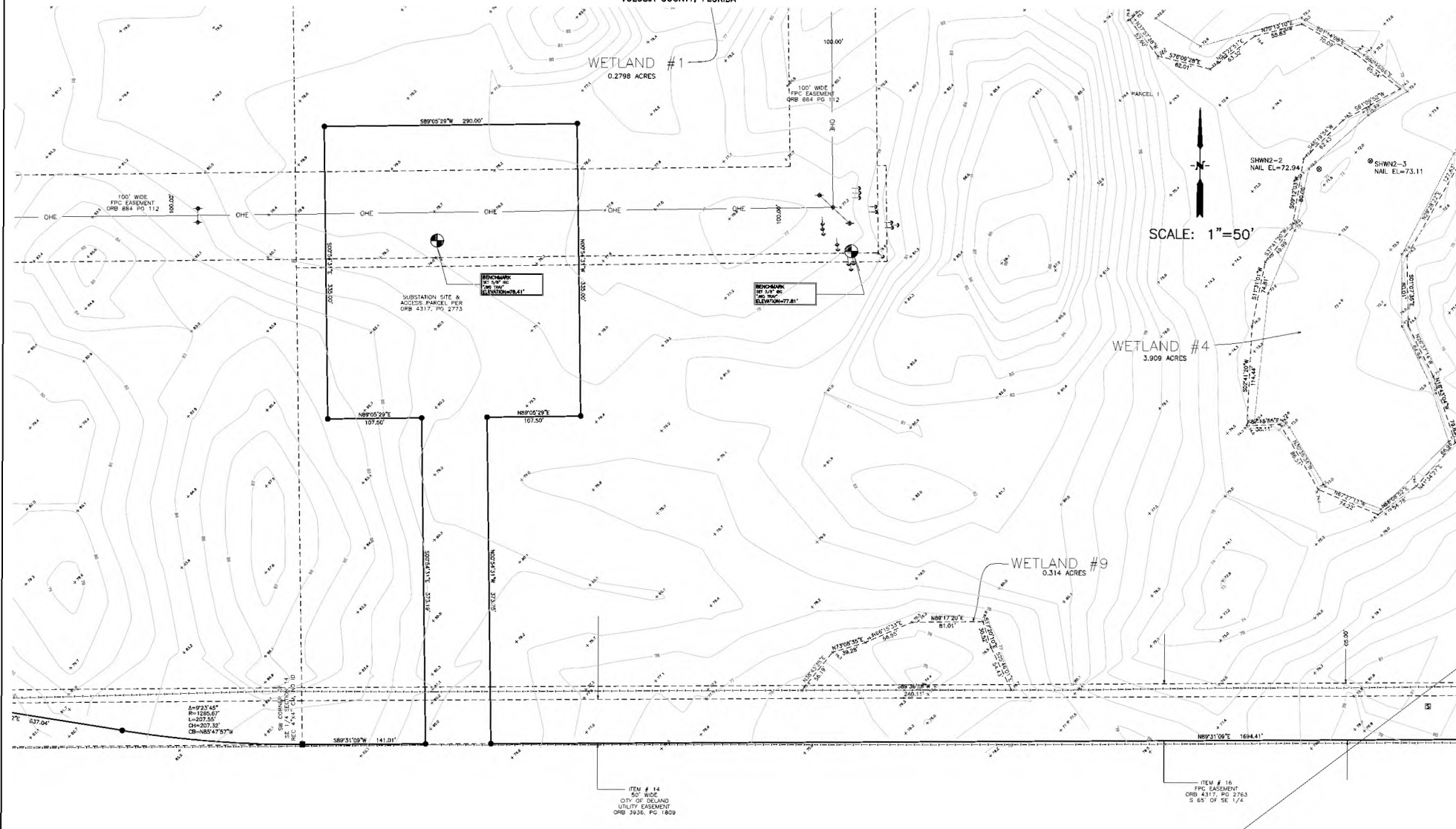
 JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LBI 8645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-886-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 08/29/2021 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 5 OF 10
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BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

VOLUSIA COUNTY, FLORIDA



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR:
HANOVER LAND COMPANY, LLC

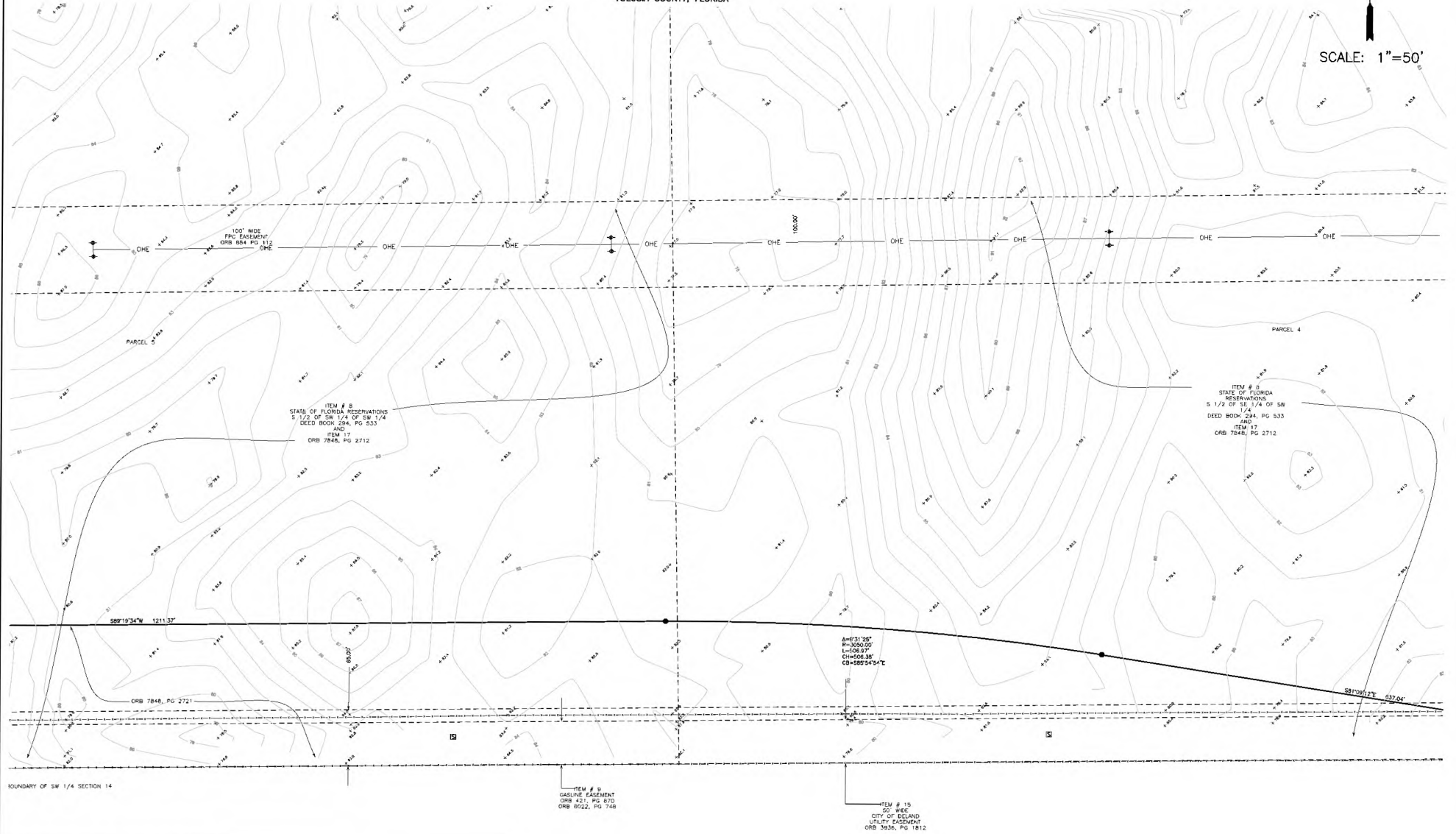
BY: DG3
DATE: 08/29/2021
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 6 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



SCALE: 1"=50'



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LBT
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-888-7780

FOR:
HANOVER LAND COMPANY, LLC

BY: DG3
DATE: 08/29/2021
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 7 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

SCALE: 1"=50'

MONUMENT
1" IRON PIN
ELEVATION=79.87'

SW CORNER
SECTION 14
REC 1" IRON PIN

S BOUNDARY OF SW 1/4 SECTION 14

ITEM # 9
GASLINE EASEMENT
ORB 8211, PG 670
ORB 8022, PG 748

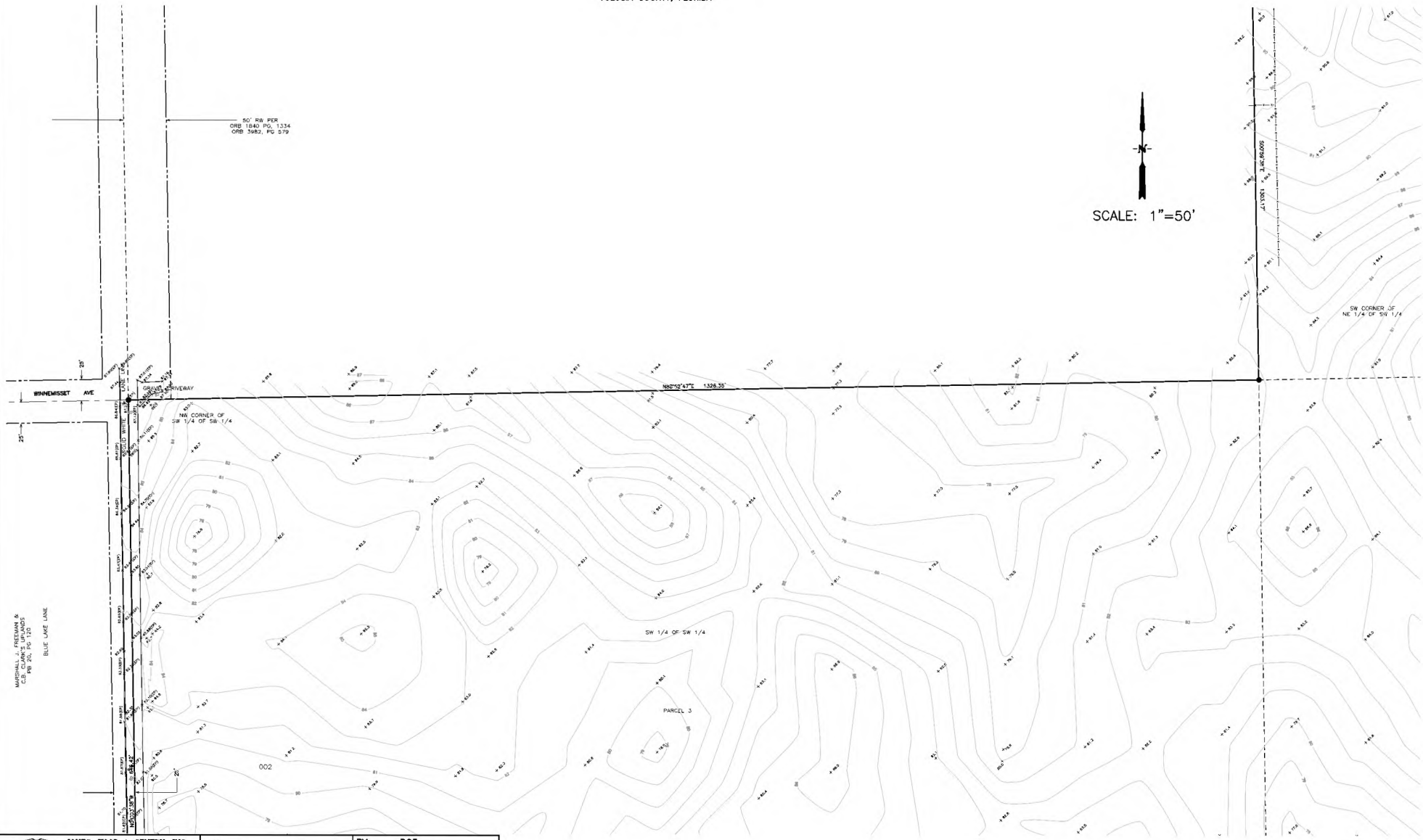
JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LBT
9545 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-886-7780

FOR:
HANOVER LAND COMPANY, LLC

BY: DG3
DATE: 08/29/2021
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 8 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



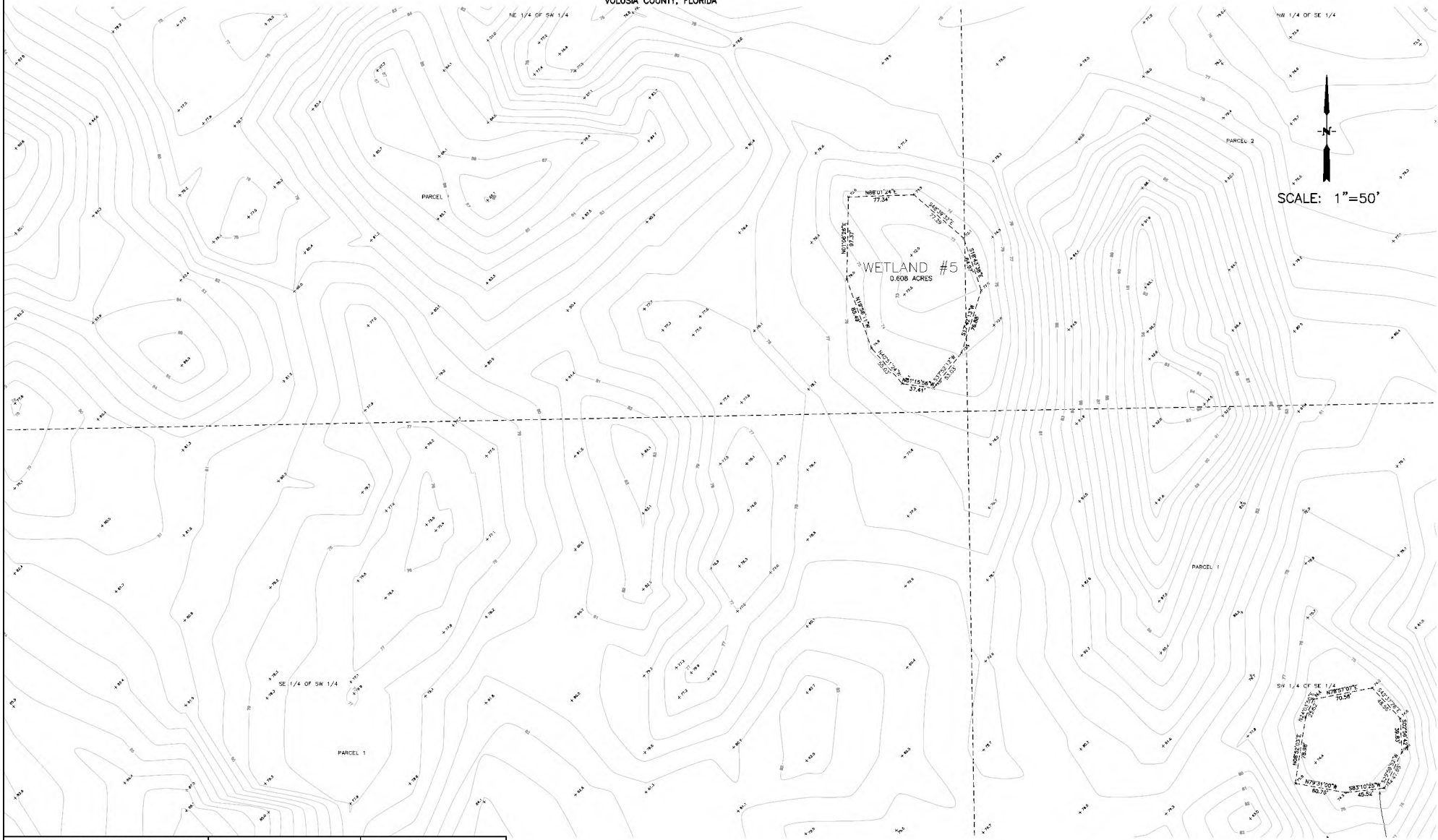
JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LBT
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR:
HANOVER LAND COMPANY, LLC

BY: DG3
DATE: 08/29/2021
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 9 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - (BS)
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR:
HANOVER LAND COMPANY, LLC

BY: D63
DATE: 08/29/2021
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 10 OF 10

PARCEL DESCRIPTION

DESCRIPTION PARCEL 1: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE NORTHEAST 1/4 THEREOF, ALSO THE SOUTH 1/2 OF THE SOUTHEAST 1/4, LESS 200 FOOT ROAD RIGHT OF WAY FOR THE WEST VOLUSIA BELTLINE AND LESS THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EAST OF THE 200 FOOT WEST VOLUSIA BELTLINE ROAD RIGHT OF WAY, AND LESS THE VOLUSIA COUNTY WATER RETENTION AREA AND THE FLORIDA POWER COMPANY SUBSTATION SITE AND ACCESS PARCEL, ALL LYING AND BEING IN SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.
PARCEL 2: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.
PARCEL 3: THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.
PARCEL 4: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS THAT PORTION DEEDED TO THE CITY OF DELAND IN SPECIAL WARRANTY DEED RECORDED MAY 4, 2020 IN OFFICIAL RECORDS BOOK 7848, PAGE 2721, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PARCEL 5: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY AND LESS THAT PORTION DEEDED TO THE CITY OF DELAND IN SPECIAL WARRANTY DEED RECORDED MAY 4, 2020 IN OFFICIAL RECORDS BOOK 7848, PAGE 2721, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, CONTAINING: 183.922 ACRES, MORE OR LESS.

NOTE:

PARCEL DESCRIPTION PROVIDED BY JONES, WOOD & GENTRY, INC., DATED 07/12/2021

PRELIMINARY PLAT /
SITE CONSTRUCTION PLANS

FOR:

TRINITY GARDENS
RESIDENTIAL PLANNED DEVELOPMENT
TRINITY GARDENS PD

NEC OF BLUE LAKE AVE &
BERESFORD AVE
CITY OF DELAND, FL

PARCEL ID #:

701400000150, 701400000160, 701400000170,
701400000171, 701400000180

PREPARED FOR:

HANOVER
LAND COMPANY
605 COMMONWEALTH AVENUE
ORLANDO, FLORIDA 32803
PHONE: (407) 625 4747

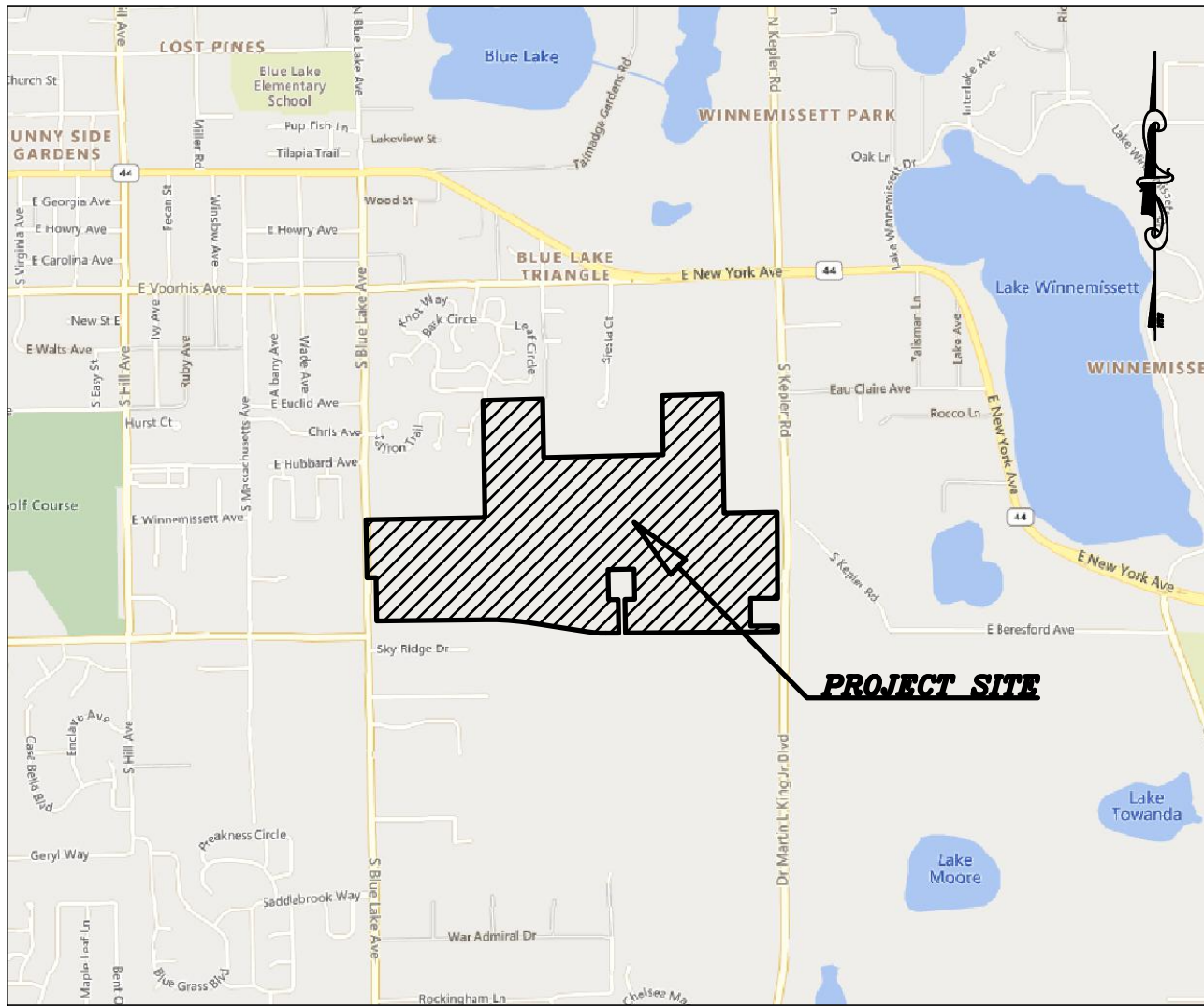
PREPARED
BY:

KCG KELLY,
COLLINS &
GENTRY, INC.
ENGINEERING • PLANNING

1700 NORTH ORANGE AVENUE
SUITE 400
ORLANDO, FLORIDA 32804
PHONE (407) 898-7858
FAX (407) 898-1488

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA

VICINITY MAP



SCALE: 1"=2000'

TRINITY GARDENS
CITY OF DELAND, FL

REVISION NOTE:

REVISION CLOUDS PROVIDED TO ASSIST THE CONTRACTOR. ONLY THE LATEST REVISION IS SHOWN. OTHER PLAN CHANGES MAY BE NECESSARY AS A RESULT OF THIS REVISION WHICH MAY NOT BE CLOUDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THIS PLAN SET IN ITS ENTIRETY TO ENSURE ALL PLAN CHANGES ARE ACCOUNTED FOR, INCLUDING PREVIOUS REVISIONS, AND CHANGES TO OTHER PLAN SHEETS AS A RESULT OF THE REVISIONS SHOWN.

SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET NO.</u>
COVER SHEET.	C-1.0
GENERAL NOTES	GN-1.0 TO GN-1.1
TREE REMOVAL & PROTECTION PLAN	TR-1.0
DEMOLITION & EROSION CONTROL PLAN	EC-1.0
OVERALL PLAN	C-2.0
DIMENSION PLAN	C-3.0 TO C-3.9
PAVING, GRADING, & DRAINAGE PLAN	C-4.0 TO C-4.9
OVERALL UTILITY PLAN	C-5.0
PLAN AND PROFILE.	C-6.0 TO C-6.27
ROADWAY IMPROVEMENTS PLAN	C-7.0 TO C-7.7
SITE DETAILS.	C-8.0 TO C-8.3
UTILITY DETAILS.	C-9.0 TO C-9.4
FIRE TRUCK TURN PLAN.	C-10.0 TO C-10.2
LID AREAS PLAN.	C-11.0

REVISIONS:			DRAWN: GPR	
DATE	DESCRIPTION		DESIGN: DWG	
			CHECKED: SCF	
			JOB NO.: 1507.000	
			DATE: 09/22/22	
			SHEET	
			C-1.0	

DEVELOPMENT TEAM:

DEVELOPER

HANOVER LAND COMPANY
605 COMMONWEALTH AVENUE
ORLANDO, FLORIDA 32803
PHONE: (407) 625 4747

ENGINEER

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE,
SUITE 400
ORLANDO, FLORIDA 32804
PHONE: (407) 898-7858
FAX: (407) 898-1488

GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING & SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA, FL 32119
PHONE: (386) 756-1105
FAX: (386) 760-4067

SURVEYOR

JONES WOOD & GENTRY, INC.
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
PHONE: (407) 898 -7780

LANDSCAPE ARCHITECT

BONNET DESIGN GROUP, LLC
PHONE: (407) 463-0136

UTILITIES:

WATER / SEWER

CITY OF DELAND
1101 SOUTH AMELIA AVENUE,
DELAND, FLORIDA 32724
PHONE: (386) 626-7250

VERTICAL DATUM:

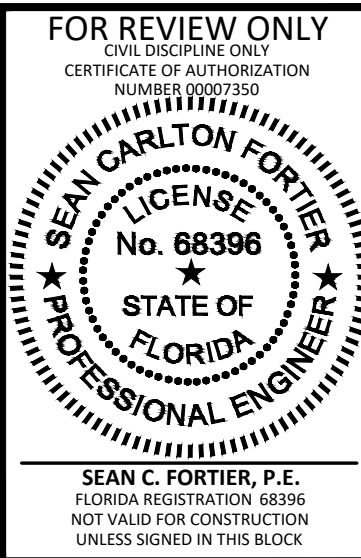
VERTICAL INFORMATION SHOWN ON THIS PLAN REFERENCES THE VOLUSIA COUNTY 1988 DATUM, PER THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JONES, WOOD & GENTRY, INC. DATED 7/12/21.

CITY OF DELAND APPROVAL

TRINITY GARDENS: SECTION 14, TOWNSHIP 17 S, RANGE 30 E
PARCEL ID'S 701400000150, 701400000160, 701400000170,
701400000171, 701400000180

Sean Fortier
2022.09.23
08:48:35-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN C. FORTIER, P.E. ON THE DATE AND TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



GENERAL NOTES:

1. **GENERAL:**
- A. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LATEST STANDARDS AND SPECIFICATIONS. **STANDARDS AND SPECIFICATIONS** INCLUDE BUT ARE NOT LIMITED TO THE APPROVED PLANS AND APPROVED REVISIONS, GEOTECHNICAL REPORT(S), APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, STANDARDS, SPECIFICATIONS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- LOCAL CITY AND/OR COUNTY
 - WATER MANAGEMENT DISTRICT: SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), ETC.
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
 - FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.
 - AMERICANS WITH DISABILITIES ACT (ADA), U.S. DEPARTMENT OF JUSTICE
 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION
 - FAIR HOUSING ACT, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
- B. ALL STANDARDS AND SPECIFICATIONS SHALL BE OF LATEST REVISION. IN THE EVENT OF A CONFLICT BETWEEN THE REQUIREMENTS, THE MOST STRINGENT CRITERIA SHALL APPLY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. IF THE MORE STRINGENT CRITERIA IS UNCLEAR, A REQUEST SHOULD BE MADE IN WRITING FOR ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA.
- C. ALL STANDARDS AND SPECIFICATIONS AS LISTED HEREIN, THE APPROVED PLANS AND APPROVED REVISIONS, THE GEOTECHNICAL REPORT(S), BOUNDARY AND TOPOGRAPHIC SURVEY(S), AND REQUIRED PERMITS ARE HEREBY INCORPORATED AS THE COMPLETE SITE CIVIL CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR SHALL COMPLY WITH ALL PERMIT CONDITIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN COPIES OF PERMITS FOR ALL AGENCIES HAVING JURISDICTION FROM THE OWNER.
2. **MATERIALS:** ALL MATERIALS PROVIDED SHALL MEET THE MOST STRINGENT STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, UTILITY COMPANY, GEOTECHNICAL REPORT, FDEP, AND/OR AS REQUIRED BY OWNER.
3. **INSTALLATION:** ALL INSTALLATIONS SHALL MEET THE MOST STRINGENT STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, UTILITY COMPANY, GEOTECHNICAL REPORT, FDEP, AND/OR AS REQUIRED BY OWNER.
4. **INSPECTIONS AND TESTING:**
- A. TESTING OF MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE OWNER RETAINED TESTING COMPANY. CONTRACTOR TO COORDINATE CLOSELY WITH TESTING COMPANY AND OWNER TO ENSURE THAT ALL PROPER TESTING IS COMPLETE.
- B. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY AND/ OR COUNTY, FDOT, GEOTECHNICAL ENGINEER, UTILITY COMPANY, FDEP, AND AS REQUIRED BY OWNER AND/OR ENGINEER.
- C. TEST RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- D. MATERIALS TESTING RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- E. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY ALL SITE, UTILITY, POND BERMS, AND ROADWAY COMPACTION ALONG WITH UNDERDRAINS AND PAVEMENT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE OF THE STANDARDS AND SPECIFICATIONS.
5. **SHOP DRAWINGS:** CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO RESPECTIVE GOVERNING AGENCIES AND KCG FOR REVIEW PRIOR TO PURCHASES AND FIELD INSTALLATION.
6. **NOTIFICATIONS:**
- A. **PRIOR TO CONSTRUCTION:** CONTRACTOR SHALL NOTIFY ENGINEER AND APPROPRIATE AGENCIES AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION AND SUPPLY THEM WITH THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED CONSTRUCTION SCHEDULE, ALL REQUIRED SHOP DRAWINGS, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- B. **RIGHT OF WAY:** CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR FDOT OFFICE 48 HOURS PRIOR TO ANY WORK WITHIN THEIR RESPECTIVE RIGHT OF WAY.
7. **DISCREPANCIES:**
- A. **PLANS & SPECIFICATIONS:** CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS, KCG SPECIFICATIONS, CITY OR COUNTY SPECIFICATIONS, FDOT SPECIFICATIONS, ARCHITECTURAL PLANS, GEOTECHNICAL REPORT, SURVEY, AND/OR FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. **MATERIAL QUANTITIES:** CONTRACTOR SHALL VERIFY THE QUANTITIES OF MATERIALS SHOWN ON PLANS PRIOR TO BIDDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER OF ANY DISCREPANCIES SHOWN BETWEEN THE PLAN VIEW AND CALCULOTS AND REQUEST CLARIFICATION FROM THE ENGINEER.
- C. **LAYOUT:** CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN PLAN AND/OR SURVEY MEASUREMENTS AND FIELD CONDITIONS.
- D. **PLAT:** CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND PLAT. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE PLAT IS CORRECT PRIOR TO CONSTRUCTION.
8. **BUILDING SPECIFIC INFORMATION:**
- A. **ARCHITECTURAL PLANS:** CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL PLANS ISSUED BY ARCHITECT FOR BUILDING SPECIFIC INFORMATION (E.G. LAYOUT, ROOF DOWNSPOUT LOCATIONS, UTILITY SERVICE LOCATIONS, FOUNDATION DESIGN, ETC.).
- B. **PLAN COORDINATION:** CONTRACTOR SHALL COORDINATE BUILDINGS FROM ARCHITECTURAL PLANS WITH BUILDING OFFSETS AS SHOWN ON ENGINEERING CONTRACT TO ENSURE THAT THEY CAN BE CONSTRUCTED AS SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- C. **PROPOSED LOCATIONS:** LOCATIONS OF THE PROPOSED BUILDING SHOWN ON THIS PLAN ARE MEANT AS A REFERENCE FOR CONSTRUCTING SITE IMPROVEMENTS. THE ACTUAL LOCATIONS AND DIMENSIONS OF PROPOSED BUILDING IMPROVEMENTS SHALL BE DETERMINED FROM THE ARCHITECTURAL PLANS AND FIELD LOCATED BY A SURVEYOR RETAINED BY THE CONTRACTOR.
- D. **FOUNDATION DESIGN:** CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.
9. **GEOTECHNICAL RECOMMENDATIONS:**
- A. **GEOTECHNICAL REPORTS:** CAN BE OBTAINED FROM THE OWNER AND/OR GEOTECHNICAL ENGINEER AS LISTED ON THE PLANS. IF A REPORT IS NOT PROVIDED WITH BID PACKAGE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN A COPY AND VERIFY THE SPECIFICATIONS WITH THE ENGINEER.
- B. **CONTRACTOR RESPONSIBILITY:** KELLY, COLLINS & GENTRY, INC. (KCG) HAS RELIED UPON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE PLANS AND IS NOT RESPONSIBLE FOR THE GEOTECHNICAL REQUIREMENTS OR RECOMMENDATIONS AS PROVIDED IN GEOTECHNICAL REPORT(S). THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT BETWEEN THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT(S) AND THESE PLANS. KCG ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF THE GEOTECHNICAL REPORT(S), WHEN THE PLANS AND/OR SPECIFICATIONS CONTAIN THE RESULTS OF A SOILS SURVEY, THE CONTRACTOR SHALL NOT ASSUME THE INFORMATION IS A GUARANTEE OF THE DEPTH, EXTENT OR CHARACTER OF MATERIAL PRESENT. THE CONTRACTOR IS RESPONSIBLE TO MAKE A NECESSARY EXAMINATION OF THE SITE AND OF ANY MATERIAL SOURCES INDICATED ON THE PLANS TO BE INFORMED OF THE CONDITIONS UNDER WHICH CONSTRUCTION IS TO OCCUR.
10. **SITE LAYOUT:**
- A. DIMENSIONS SHOWN ARE MEASURED TO/FROM THE FACE OF CURB, PROPERTY LINE, PROPERTY CORNER, OR FACE OF BUILDING, UNLESS OTHERWISE NOTED ON PLANS.
- B. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE DIMENSION BASELINE AND OFFSETS PROVIDED ON THE PLANS. 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 IMPROVEMENTS.
- C. CONTRACTOR SHALL HAVE DESIGN SURVEYOR SET/LOCATE THE PROPERTY CORNERS AND BENCHMARKS PRIOR TO CONSTRUCTION.
- D. BUILDING LAYOUT SHALL BE PROVIDED OR VERIFIED BY SURVEYOR THAT PROVIDED THE SURVEY THE DESIGN WAS BASED ON AND/OR SURVEYOR THAT CREATED THE PLAT.
- E. CENTER LINE OF ROADWAYS SHALL BE LAID OUT OR VERIFIED/CERTIFIED BY SURVEYOR THAT CREATED THE PLAT.
- F. ALL LIGHT POLES AND STRUCTURES SHALL BE LOCATED IN FIELD BY SURVEYOR RETAINED BY CONTRACTOR.
11. **FENCING:** FENCING MATERIALS AND INSTALLATION SHALL BE PER FDOT SPECIFICATIONS (LATEST EDITION) AND/OR AS REQUIRED BY OWNER.
12. **PAVEMENT MARKINGS:**
- A. ALL PAVEMENT MARKINGS SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC DEVICES, AND LOCAL CODE.
- B. ALL TRAFFIC ARROWS, STOP BARS, AND STRIPING SHALL BE THERMOPLASTIC. MATERIAL CERTIFICATION SHALL BE REQUIRED FOR ALL PAINT AND THERMOPLASTIC STATING SAID MATERIALS DO NOT CONTAIN LEAD.
13. **TRAFFIC SIGNS AND EQUIPMENT:**
- A. PERMANENT TRAFFIC SIGNS, THEIR SUPPORTS, ASSOCIATED HARDWARE, AND REFLECTIVE SHEETING SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND LOCAL CODE.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.
14. **MAINTENANCE OF TRAFFIC:**
- A. REFER TO THE LATEST EDITION OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 102 SERIES FOR MAINTENANCE OF TRAFFIC.
- B. MAINTENANCE OF TRAFFIC SETUP SHALL BE SUPERVISED BY A CERTIFIED MAINTENANCE OF TRAFFIC INDIVIDUAL.
15. **RESTORATION:** ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITIONS WHERE NO SPECIFIC IMPROVEMENTS ARE SHOWN.

PAVING, GRADING, AND DRAINAGE NOTES:

1. **SURVEY:** TOPOGRAPHIC INFORMATION, BOUNDARY INFORMATION, AND VERTICAL CONTROL PROVIDED WITHIN THESE CONSTRUCTION PLANS ARE TAKEN FROM A SURVEY BY THE SURVEYOR LISTED ON THE PLANS AND CAN BE OBTAINED FROM OWNER.
2. **GENERAL:**
- A. THE MOST STRINGENT STANDARDS AND SPECIFICATIONS AS DEFINED ABOVE AND/OR MENTIONED HEREIN SHALL BE ADHERED TO. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF LATEST STANDARDS AND SPECIFICATIONS.
- B. CONTRACTOR SHALL RETAIN A COPY OF THE LOCAL JURISDICTIONAL, WATER MANAGEMENT DISTRICT, AND ANY OTHER RELATED PERMITS ON-SITE AT ALL TIMES AND SHALL ADHERE TO BOTH GENERAL CONDITIONS AND SPECIFIC CONDITIONS OF THE RESPECTIVE PERMITS AND APPLICATIONS.
- C. CONSTRUCTION SEQUENCE SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, INCLUDING SPRINKLERS, SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES AND SHALL BE TESTED OR INSPECTED PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF ENGINEER AND OWNER.

PAVING, GRADING, AND DRAINAGE NOTES (CONT.):

3. **MATERIALS:** ALL MATERIALS PROVIDED SHALL MEET THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, AND ANY SPECIFICATIONS IN PLANS AND GEOTECHNICAL REPORT.
4. **INSTALLATION:** ALL INSTALLATIONS SHALL MEET THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, AND ANY SPECIFICATIONS IN PLANS AND GEOTECHNICAL REPORT.
5. **INSPECTIONS AND TESTING:**
- A. TESTING OF MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE OWNER RETAINED TESTING COMPANY UNLESS OTHERWISE AGREED UPON BY OWNER. CONTRACTOR TO COORDINATE CLOSELY WITH TESTING COMPANY AND OWNER TO ENSURE THAT ALL PROPER TESTING IS COMPLETE.
- B. ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND TEST THE EXCAVATION, PLACEMENT, AND COMPACTION OF FILLS AND SHALL INSPECT AND TEST THE BACKFILLING AND COMPACTION OF TRENCHES. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A REPORT OF TESTING AND STATE THAT OBSERVATIONS AND TESTS WERE MADE BY HIM/HER OR UNDER HIS/HER SUPERVISION; THAT, IN THE GEOTECHNICAL ENGINEER'S OPINION, ALL EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF ALL STANDARDS AND SPECIFICATION AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
- C. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY AND/OR COUNTY, FDOT, GEOTECHNICAL ENGINEER, AND AS REQUIRED BY OWNER.
- D. TEST RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- E. MATERIALS TESTING RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- F. BASE TO BE INSPECTED PRIOR TO ASPHALT INSTALLATION. ENGINEER TO BE NOTIFIED 72 HOURS IN ADVANCE.
- G. CONCRETE FORMWORK TO BE INSPECTED PRIOR TO CONCRETE INSTALLATION. ENGINEER TO BE NOTIFIED 72 HOURS IN ADVANCE.
- H. CONTRACTOR TO PROVIDE GEOTECHNICAL TESTING AFTER CONSTRUCTION TO VERIFY SOIL CONDITIONS. NUMBER OF LOCATIONS SHOULD BE THE GREATER OF 50 GRID, 3 LOCATIONS, OR BASED ON DESIGN GEOTECHNICAL ENGINEER RECOMMENDATIONS. CONTRACTOR TO ADHERE TO ANY REMEDIATION REQUIREMENTS IF NECESSARY.
- I. CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY THAT THE POND BERMS HAVE BEEN CONSTRUCTED PER THE RECOMMENDATIONS OF THE DESIGN GEOTECHNICAL ENGINEER AND CIVIL ENGINEER OF RECORD.
- J. CONTRACTOR SHALL RETAIN DESIGN GEOTECHNICAL ENGINEER TO PROVIDE GEOTECHNICAL CERTIFICATION THAT THE RETENTION BASINS (INCLUDING UNDERGROUND SYSTEMS) RECOVER AS PERMITTED/DESIGNED. CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL PERFORM PERMEABILITY TESTING AND NO BODILY CONTAMINATION OF TRENCHES. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A REPORT OF TESTING AND STATE THAT OBSERVATIONS AND TESTS WERE MADE BY HIM/HER OR UNDER HIS/HER SUPERVISION; THAT, IN THE GEOTECHNICAL ENGINEER'S OPINION, ALL EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF ALL STANDARDS AND SPECIFICATION AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
6. **SHOP DRAWINGS:** CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO RESPECTIVE GOVERNING AGENCIES AND KCG FOR REVIEW PRIOR TO PURCHASES AND FIELD INSTALLATION.
7. **COMPACTION:** CONTRACTOR TO ADHERE TO THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO LOCAL CODE REQUIREMENTS, AND GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
8. **EARTHWORK:**
- A. **GENERAL:** IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
- B. **EARTHWORK QUANTITIES:** UNLESS DIRECTED OTHERWISE BY OWNER OR OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PERFORM INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO CONFIRM THE EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED OR FOR REMOVAL AND DISPOSAL OF ANY EXCESS MATERIALS.
- C. **FILL PREPARATION:** ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT. ALL VEGETATIVE MATTER AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED BY CONTRACTOR FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND ALLUVAL SOILS SHALL BE REMOVED TO SUITABLE, FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THEN COMPACTED TO A MINIMUM OF 90% OF ASTM-D1557. CONTRACTOR SHALL PLACE, SPREAD, WATER, AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
- D. **FILL MATERIAL:** ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER. TOPSOIL SHALL BE 2 FEET OF FERTILE SANDY GRADES (SW OR SP). FREE OF SITE SLAT AND CLAY. ADDITIONALLY, ALL FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- E. **COMPACTION:** EXISTING GROUND AND IMPORT FILL SHALL BE COMPACTED PER THE MOST STRINGENT OF THE PLANS, LOCAL CODE REQUIREMENTS, AND GEOTECHNICAL REPORT. FOR USE OF ON SITE SOILS, REFER TO GEOTECHNICAL REPORT PROVIDED BY GEOTECHNICAL ENGINEER INDICATED ON COVER SHEET.
- F. **TRENCH SOILS:** ALL ORGANIC SOILS BELOW UTILITY TRENCHES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO NO LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (ASHSTO T-180).
9. **GRADING:**
- A. **EXISTING GRADES:** CONTRACTOR SHALL VERIFY ALL EXISTING GRADES ON SITE BEFORE BEGINNING WORK. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAJOR DIFFERENCES BETWEEN CONTRACTOR'S DATA AND DRAWINGS.
- B. **PROPOSED GRADING INTENT:** GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO PREVENT PONDING OF WATER, SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOLITION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- C. **PAVEMENT GRADING:** CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE SPOT GRADES SHOWN. IN ADDITION, ALL GRADE LINES AND H.P. AND L.P. LINES SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN. FINAL ELEVATIONS MUST FALL WITHIN 0.25" OF THE PROPOSED SPOT GRADES AND LINES. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT SPECIFICATIONS (LATEST EDITION).
- D. **PAVEMENT SPOTS:** SPOT ELEVATIONS ARE SHOWN AT THE EDGE OF PAVEMENT EXCEPT WHEN CALLED OUT AS TOP OF CURB (TC).
- E. **BUILDING TIE-IN:** AT ALL BUILDING ENTRANCES OR DRIVE-THRU, CONTRACTOR SHALL MATCH EXISTING ELEVATIONS WITH THE SURFACE COURSE.
- F. **FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS:** CONTRACTOR SHALL GRADE LOT PER SPECIFIC FLOOR PLAN REQUIREMENTS WITH MINIMUM 1% POSITIVE SLOPE AWAY FROM BUILDING. ACTUAL FINISH FLOOR ELEVATIONS MAY BE HIGHER IF NECESSARY BUT SHALL BE VERIFIED AND APPROVED BY ENGINEER.
- G. **SIDEWALKS ADJACENT TO BUILDING ARE TO BE BELOW FINISH FLOOR ELEVATIONS (FFE) UNLESS OTHERWISE STATED ON PLANS.** FOR SIDEWALKS ABOVE FFE, BUILDING TO HAVE PROPER WATER SEALING. REFER TO ARCHITECT FOR WATER SEALING DETAILS. FOR DISCREPANCIES, CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- H. **THRESHOLDS** SHALL BE HIGHER THAN SIDEWALKS, BUT SHALL BE 1/4 INCH HIGH MAXIMUM OR, IF BEVELED, 1/2 INCH HIGH MAXIMUM PER FLORIDA ACCESSIBILITY CODE. SIDEWALKS SHALL SLOPE AWAY FROM ALL BUILDINGS. FOR DISCREPANCIES, CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- I. **SLOPES:** SLOPES AND TRANSITIONS OF CONCRETE SIDEWALK, RAMP TAPERS, AND VEHICULAR USE AREAS SHALL NOT BE ANY STEEPER THAN 2:1 (5%) UNLESS OTHERWISE NOTED ON PLANS. ALL PEDESTRIAN USE AREAS TO MEET ADA SPECIFICATIONS, FLORIDA ACCESSIBILITY CODE, AND SHALL NOT HAVE A CROSS SLOPE STEEPER THAN 2%.
- J. **HANDICAP PARKING SPACES:** SLOPES AND TRANSITIONS IN HANDICAP PARKING SPACES SHALL MEET ALL REQUIREMENTS OF ADA SPECIFICATION AND FLORIDA ACCESSIBILITY CODE. IN THE EVENT OF A CONFLICT BETWEEN CODE AND PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION.
10. **PAVEMENT:**
- A. **SHOULDERS:** PAVED SHOULDERS SHALL BE SAW CUT AND REMOVED PRIOR TO CONSTRUCTION.
- B. **SAW CUT:** CONTRACTOR SHALL SAW CUT THE EXISTING ASPHALT PAVING WHERE PROPOSED PARKING ISLANDS ARE LOCATED AND AT PARKING AREA PERIMETERS. PARKING AREAS AND TRAVEL WAYS SHALL BE OVERLAP WITH A SURFACE COURSE. POSITIVE DRAINAGE MAY REQUIRE ADDITIONAL ASPHALT.
- C. **PAVEMENT MIX:** PAVEMENT MIX AND COMPONENTS SHALL MEET MOST STRINGENT REQUIREMENT OF FDOT, GEOTECHNICAL ENGINEER, AND CIVIL ENGINEER. MIX DESIGN SHALL BE SUBMITTED TO ENGINEER PRIOR TO INSTALLATION. WATER SHALL NOT BE ADDED TO CONCRETE MIX IN FIELD UNLESS APPROVED BY ENGINEER.
- D. **ASPHALT BEDDING:** UNLESS OTHERWISE SPECIFIED IN PLANS THE FOLLOWING SHALL APPLY. ASPHALT BINDER FOR STANDARD DUTY PAVEMENT SHALL BE A MINIMUM OF PG 67-22. ASPHALT BINDER FOR HEAVY DUTY PAVEMENT SHALL BE A MINIMUM OF PG 76-22.
- E. **EXISTING PAVEMENT TIE-IN:** CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- F. **TACK COAT:** CONTRACTOR SHALL APPLY TACK COATS BETWEEN ALL LAYERS OF ASPHALTIC CONCRETE COURSES. TACK COAT SHALL MEET THE LATEST EDITIONS OF THE CITY OR COUNTY AND FDOT SPECIFICATIONS.
- G. **EXISTING PAVEMENT MARKINGS:** CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH THIS PROPOSED PLAN.
- H. **ROADWAY:** CONSTRUCTION OF THE ROADWAY SHALL BE IN ACCORDANCE WITH THE PAVEMENT SECTION INCLUDED IN THESE PLANS, LOCAL CODE, FDOT, AND THE GEOTECHNICAL REPORT. ANY CONFLICTS BETWEEN THE PAVEMENT SECTION SHOWN WITHIN THESE PLANS AND THE GEOTECHNICAL REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT BID. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS (LATEST EDITION) AND GEOTECHNICAL REPORT RECOMMENDATIONS.
- I. **PAVEMENT LIFTS:** PAVEMENT LIFT THICKNESS SHALL MEET FDOT SPECIFICATIONS. SUBDIVISION ROADS SHALL BE INSTALLED IN A MINIMUM OF 2 LIFTS WITH THE FINAL LIFT AFTER FINAL HOME CONSTRUCTION UNLESS OTHERWISE APPROVED BY OWNER OR ENGINEER.
- J. **SUBGRADE STABILIZATION:** SHALL BE PER GEOTECHNICAL REPORT AND MEET FDOT SPECIFICATIONS (LATEST EDITION).
- K. **PAVEMENT REMOVAL AND REPLACEMENT:** SHALL BE PER CITY OR COUNTY AND FDOT SPECIFICATIONS (LATEST EDITION).
11. **WALLS:** CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CERTIFIED BY A STRUCTURAL ENGINEER FOR RETAINING WALLS AND SCREEN WALLS, PROVIDE SHOP DRAWINGS, AND ATTAIN APPROVAL THROUGH THE LOCAL BUILDING DEPARTMENT.
12. **EROSION CONTROL:** SEE SEPARATE NOTES AND PLAN. CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDEP, CITY OR COUNTY, AND FDOT REQUIREMENTS.
13. **STORM SEWER SYSTEM:**
- A. ALL RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
- B. CONTRACTOR SHALL PROTECT ALL EXISTING STORM SEWER SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES. SEE EROSION CONTROL NOTES AND PLAN.
- C. STORM CLEAN OUTS LOCATED IN PAVEMENT SHALL BE TRAFFIC BEARING.
- D. STORM AND UTILITY STRUCTURES SHOWN WITHIN PAVED AREAS SHALL HAVE TRAFFIC BEARING STEEL GRATES.
- E. CULVERTS AND STORM PIPES SHALL MEET FDOT AND LOCAL JURISDICTIONAL SPECIFICATIONS AND REQUIREMENTS PROVIDED BY MANUFACTURER. ALL PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP), MINIMUM CLASS III WITH A MAX MANNINGS COEFFICIENT OF 0.012 UNLESS OTHERWISE SPECIFIED ON PLANS.
- F. STORM PIPE JOINTS SHALL BE WRAPPED WITH FDOT APPROVED FILTER FABRIC.

PAVING, GRADING, AND DRAINAGE NOTES (CONT.):

14. **STORMWATER RETENTION PONDS**
- A. CARE SHOULD BE TAKEN WHEN EXCAVATING AND CONSTRUCTING RETENTION PONDS TO AVOID OVERLY COMPACTING POND BOTTOM.
- B. SOD SHALL NOT BE PLACED ON RETENTION POND BOTTOMS. IF LANDSCAPE PLAN INDICATES OTHERWISE, CONTRACTOR SHALL VERIFY WITH THE SPECIFICATION WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- C. RETENTION PONDS SHALL NOT BE UTILIZED AS A SEDIMENT BASIN FOR DEWATERING ACTIVITIES. IF DEWATERING ON SITE IS REQUIRED, A TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED OUTSIDE OF RETENTION POND AREA, IN ACCORDANCE WITH FDEP REQUIREMENTS.
- D. RETENTION PONDS SHALL BE PROTECTED FROM STORMWATER RUNOFF DURING CONSTRUCTION. PONDS SHALL BE OPENED TO STORMWATER RUNOFF ONLY AFTER CONSTRUCTION COMPLETION AND SITE CLEANING/SWEEPING. ALL INLETS GOING TO RETENTION PONDS SHALL HAVE A DOUBLE LAYER OF FILTER FABRIC TO AVOID SILTING IN POND BOTTOM. A MINIMUM 12" LAYER OF SOIL SHALL REMAIN ON TOP OF THE PROPOSED POND BOTTOM UNTIL THE END OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY REMEDY NECESSARY TO RESTORE POND FUNCTIONALITY IMPACTED BY CONSTRUCTION ACTIVITIES.
15. **ARCHITECTURAL COORDINATION:** CONTRACTOR SHALL COORDINATE THE PLACEMENT OF STORM SEWER APPURTENANCES INCLUDING ROOF DRAIN CONNECTIONS WITH THE LATEST ARCHITECTURAL PLANS ISSUED BY THE ARCHITECT. ANY CONFLICTS BETWEEN ARCHITECTURAL AND CIVIL PLANS SHALL BE BROUGHT TO THE ATTENTIONS OF ALL PARTIES IMMEDIATELY.
16. **SUBDRAINS:** SUBDRAIN LOCATIONS SHOWN ARE APPROXIMATE AND ARE RECOMMENDED FOR ALL SIGNIFICANT FILL CANYONS. THE ACTUAL LOCATION AND EXTENT OF SUBDRAINS SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT AT THE TIME OF CONSTRUCTION.
17. **DISPOSAL:**
- A. ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED, OR OTHERWISE DISPOSED OF OFF-SITE BY CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. APPROVAL FOR LOCATION OF DEBRIS FILL SHALL BE SECURED FROM THE GEOTECHNICAL ENGINEER PRIOR TO DISPOSAL OF ANY SUCH MATERIAL.
- B. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN A PERMIT TO MOVE FILL OR EXCESS MATERIAL OFF-SITE IF NECESSARY.
18. **SODDING/SEEDING AND MULCHING:**
- A. ALL SODDING, SEEDING, AND MULCHING SHALL BE PER FDOT SPECIFICATIONS (LATEST EDITION), LANDSCAPE PLAN, AND OTHER NOTES CONTAINED HEREIN INCLUDING STORMWATER RETENTION PONDS NOTES.
- B. ALL DISTURBED AREAS SHALL BE SODDED EXCEPT AS SHOWN ON PLANS AND OTHER NOTES CONTAINED HEREIN INCLUDING STORMWATER RETENTION PONDS NOTES.
19. **DEWATERING:**
- A. CONTRACTOR SHALL INCLUDE DEWATERING AS NECESSARY IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND LOCAL TECHNICAL SPECIFICATIONS.
- B. CONTRACTOR IS RESPONSIBLE TO COORDINATE DEWATERING WITH OTHER SITE ACTIVITIES.
- C. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEWATERING.
- D. CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL CITY OR COUNTY, FDEP, FDOT, AND ALL OTHER APPLICABLE ENVIRONMENTAL REGULATIONS.
- E. CONTRACTOR SHOULD NOTIFY ENGINEER PRIOR TO ANY DEWATERING THAT RESULTS IN OFF-SITE RUNOFF.
20. **TRENCHING, STRUCTURE EXCAVATION, AND BACKFILLING:** CONTRACTOR SHALL COMPLY WITH CITY OR COUNTY, GEOTECHNICAL REPORT, FDOT, AND PLANS.
21. **CONCRETE:** ALL CONCRETE SITE WORK, FORM WORK, REINFORCEMENT, AND ACCESSORIES SHALL MEET STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO GEOTECHNICAL REPORT, CITY OR COUNTY, AND FDOT SPECIFICATIONS (LATEST EDITION).
22. **CONCRETE (DRAINAGE & UTILITY) STRUCTURES:**
- A. STRUCTURES SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS (LATEST EDITION).
- B. GROUTING OF STRUCTURES SHALL BE PER FDOT SPECIFICATIONS (LATEST EDITION).
- C. ALL STRUCTURES ARE TO BE TRAFFIC BEARING UNLESS OTHERWISE NOTED.
23. **CONCRETE PAVEMENT & SIDEWALKS:**
- A. **SIDEWALK RAMPS** TO BE CONSTRUCTED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS, ADA SPECIFICATIONS, AND FLORIDA ACCESSIBILITY CODE.
- B. **SIDEWALK SLOPES** SHALL BE IN ACCORDANCE WITH ADA SPECIFICATIONS AND FLORIDA ACCESSIBILITY CODE.
- C. **SIDEWALK MATERIALS AND INSTALLATION** SHALL BE IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS LISTED HEREIN INCLUDING BUT NOT LIMITED TO GEOTECHNICAL REPORT, FDOT SPECIFICATIONS, AND LOCAL JURISDICTION.
- D. **BROOM FINISH:** CONTRACTOR TO PROVIDE ALL CONCRETE WITH A BROOM FINISH PER FDOT SPECIFICATIONS.
25. **CURBS AND GUTTER:** SHALL BE CONSTRUCTED PER FDOT STANDARDS AND SPECIFICATIONS (LATEST EDITION).
26. **RIGHT OF WAY CONSTRUCTION:** ALL STRUCTURES, PIPE, AND OTHER CONSTRUCTION IN THE RIGHT OF WAY SHALL BE IN ACCORDANCE TO THE APPLICABLE ROADWAY DESIGN STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL OR STATE AGENCY.
27. **RELOCATIONS:** CONTRACTOR SHALL VERIFY THE SUITABILITY OF REUSE OF ANY AND ALL OBJECTS CALLED OUT TO BE RELOCATED. IF AN OBJECT IS NOT SUITABLE FOR RELOCATION, CONTRACTOR TO NOTIFY ENGINEER OF RECORD AND OWNER PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. **GENERAL:**
- A. SEE GENERAL NOTES AT BEGINNING OF THIS SECTION FOR LIST OF ALL STANDARDS AND SPECIFICATIONS. ALL STANDARDS AND SPECIFICATIONS SHALL BE OF LATEST REVISION. IN THE EVENT OF A CONFLICT BETWEEN THE REQUIREMENTS, THE MOST STRINGENT CRITERIA SHALL APPLY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. IF THE MORE STRINGENT CRITERIA IS UNCLEAR, A REQUEST SHOULD BE MADE IN WRITING FOR ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA.
- B. CONTRACTOR SHALL RETAIN A COPY OF THE FDEP DRINKING WATER AND DOMESTIC WASTEWATER PERMITS ON-SITE AT ALL TIMES AND SHALL ADHERE TO BOTH GENERAL CONDITIONS AND SPECIFIC CONDITIONS OF THE RESPECTIVE PERMITS AND APPLICATIONS.
- C. THE UTILITY IMPROVEMENTS AND ADJUSTMENTS SHOWN ON THESE PLANS ARE INTENDED TO MAINTAIN THE INTEGRITY OF THE VARIOUS JURISDICTIONAL WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE JURISDICTIONAL UTILITY MANUAL (LATEST EDITION).
- D. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DELAND REQUIREMENTS IN ADDITION TO THOSE REQUIREMENTS LISTED HEREIN.
2. **MATERIALS:** ALL MATERIALS PROVIDED SHALL MEET THE MOST STRINGENT APPLICABLE CODE INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, UTILITY COMPANY, AWWA, FDEP, FDOT SPECIFICATIONS, AND ANY OTHER CODE LISTED HEREIN.
3. **INSTALLATION:** ALL INSTALLATIONS SHALL MEET THE MOST STRINGENT APPLICABLE CODE INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, UTILITY COMPANY, AWWA, FDEP, FDOT SPECIFICATIONS, AND ANY OTHER CODE LISTED HEREIN.
4. **INSPECTIONS AND TESTING:**
- A. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTION(S) AND TESTING TO COMPLETE THE ON-SITE WASTEWATER AND WATER SYSTEMS.
- B. TESTING OF MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE OWNER RETAINED TESTING COMPANY UNLESS OTHERWISE AGREED UPON BY OWNER. CONTRACTOR TO COORDINATE CLOSELY WITH TESTING COMPANY AND OWNER TO ENSURE THAT ALL PROPER TESTING IS COMPLETE.
- C. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY AND/OR COUNTY, UTILITY COMPANY, FDEP AND AS REQUIRED BY OWNER AND/OR ENGINEER.
- F. TEST RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- G. MATERIALS TESTING RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
- D. CONTRACTOR TO NOTIFY ENGINEER 72 HOURS IN ADVANCE OF ALL TESTING. ENGINEER TO BE PRESENT FOR TEST.
- E. **WATER MAIN PRESSURE TEST:** CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS PER AWWA STANDARDS, FDEP, LOCAL JURISDICTION, AND WATER SERVICE PROVIDER. AT A MINIMUM, HYDROSTATIC TEST FOR WATER MAINS SHALL BE 150 PSI FOR A MINIMUM OF 2 HOURS AND MEET AWWA STANDARDS FOR THEIR RESPECTIVE MATERIAL. IF DEFECTIVE PIPES, FITTINGS, VALVES OR HYDRAUTS ARE DISCOVERED IN CONSEQUENCE OF THIS PRESSURE TEST, ALL SUCH ITEMS SHALL BE REMOVED AND REPLACED BY CONTRACTOR.
- F. **WATER MAIN DISINFECTION:** CONTRACTOR SHALL FLUSH AND DISINFECT ALL WATER MAINS PER AWWA STANDARDS, FDEP, LOCAL JURISDICTION, AND WATER SERVICE PROVIDER. CONTRACTOR TO COORDINATE WITH LOCAL JURISDICTION AND WATER SERVICE PROVIDER TO HAVE WATER SAMPLES TAKEN AT LOCATIONS AS SPECIFIED BY THEIR MINIMUM STANDARDS AND AS OUTLINED IN THE FDEP PERMIT. BACTERIOLOGICAL TESTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN 4 DAYS OF THE SAMPLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND VERIFY THE RESULTS ARE PASSING PRIOR TO SUBMITTAL TO ENGINEER.
- G. **WATER MAIN LEAKAGE TEST:** AFTER COMPLETION OF THE HYDROSTATIC PRESSURE TEST, CONTRACTOR SHALL CONDUCT A LEAKAGE TEST TO DETERMINE QUANTITY OF WATER LOST BY LEAKAGE UNDER SPECIFIED PRESSURE. TEST SHOULD BE PERFORMED PER AWWA C600. SHOULD ANY TEST OF PIPE LAID DISCLOSE LEAKAGE GREATER THAN THAT ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPLACE OR REPAIR THE DEFECTIVE JOINTS, PIPE OR VALVE UNTIL THE LEAKAGE FROM SUBSEQUENT TESTING IS WITHIN THE SPECIFIED ALLOWANCE.
- H. **GRAVITY MAIN INSPECTION:** PIPE ALIGNMENT, DEFLECTION, AND INTEGRITY TESTING SHALL BE PERFORMED BY "LAMPPING" METHOD AND UTILIZING VIDEO INSPECTION. CONTRACTOR TO INSPECT WITH VIDEO FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DISINTEGRATIONS, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE THE OVERALL PIPE INTEGRITY. THE CONTRACTOR SHALL LOCATE AND REPAIR OR REPLACE DEFECTIVE PIPE. CONTRACTOR SHALL PROVIDE VIDEO INSPECTION UNTIL WITHIN SPECIFIED ALLOWANCE. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER AND UTILITY PROVIDER.
- I. **GRAVITY MAIN LEAKAGE TEST:** CONTRACTOR SHALL PERFORM LOW-PRESSURE AIR TEST ON ALL GRAVITY MAINS AND LATERALS. AIR TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION AND SHALL CONFORM TO PROCEDURE DESCRIBED IN ASTM F1417 FOR PLASTIC PIPE. THE PIPE SHALL PASS THE CURRENT MOST STRINGENT UNI-BELL STANDARDS FOR TESTING GRAVITY SEWERS AND SHALL HAVE NO EVIDENCE OF LEAKS IN THE PIPE OR CONNECTIONS. TEST SECTIONS SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN MANHOLES. THE CONTRACTOR SHALL LOCATE AND REPLACE OR REPAIR THE DEFECTIVE JOINTS OR PIPE THE LEAKAGE FROM SUBSEQUENT TESTING IS WITHIN THE SPECIFIED ALLOWANCE.
- J. **GRAVITY MAIN DEFLECTION TEST:** CONTRACTOR SHALL PERFORM A DEFLECTION TEST ON ALL GRAVITY MAINS AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. THE RIGID RAIL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. NO PIPE SHALL EXCEED A DEFLECTION OF 5% UPON COMPLETION OF THE TESTING. ALL PIPING SHOWING A DEFLECTION GREATER THAN 5.0% SHALL BE EXCAVATED, REPLACED, BACKFILLED, AND RETESTED TO THE SATISFACTION OF THE ENGINEER.
- K. **WASTEWATER MANHOLE VACUUM TEST:** CONTRACTOR SHALL VACUUM TEST ALL WASTEWATER MANHOLES. TEST SHOULD BE PERFORMED PER ASTM C1124 FOR CONCRETE SEWER MANHOLES. MANHOLES THAT FAIL VACUUM TEST OR THAT DEVELOP A LEAK DURING WARRANTY PERIOD SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL BY CONTRACTOR.
- L. **FORCE MAIN PRESSURE TEST:** CONTRACTOR SHALL HYDROSTATICALLY TEST ALL FORCE MAINS. TESTING SHALL BE PERFORMED FROM REFUNE VALVE TO REFUNE VALVE WITH A DEPRESSURIZED SECTION BEHIND EACH VALVE. THE CONTRACTOR SHALL PRESSURE TEST BOTH SIDES OF THE VALVE. AT A MINIMUM, HYDROSTATIC TEST FOR FORCE MAINS SHALL BE 100 PSI FOR A MINIMUM OF 2 HOURS AND MEET AWWA C600. IF DEFECTIVE PIPES, FITTINGS, OR VALVES ARE DISCOVERED IN CONSEQUENCE OF THIS PRESSURE TEST, ALL SUCH ITEMS SHALL BE REMOVED AND REPLACED BY CONTRACTOR.
5. **SHOP DRAWINGS:** CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO RESPECTIVE GOVERNING AGENCIES AND KCG FOR REVIEW PRIOR TO PURCHASES AND FIELD INSTALLATION.
6. **ARCHITECTURAL COORDINATION:**
- A. **PRIOR TO CONSTRUCTION,** CONTRACTOR SHALL REVIEW BUILDING ARCHITECTURAL AND PLUMBING PLANS TO VERIFY PROPER CONTINUATION OF PROPOSED UTILITIES FOR LOCATION, ALIGNMENT AND ELEVATIONS) FOR EACH SERVICE TO THE BUILDING(S). ANY CONFLICTS BETWEEN ARCHITECTURAL AND CIVIL PLANS SHALL BE BROUGHT TO THE ATTENTIONS OF ALL PARTIES IMMEDIATELY.
- B. FIRE LINE AND WATER SERVICE LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL RISER ROOM LOCATIONS.
7. **ELECTRICAL AND OTHER UTILITIES COORDINATION:**
- A. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE DESIGN AND INSTALLATION OF ALL SERVICE PROVIDERS' UTILITIES TO THEIR RESPECTIVE MINIMUM CRITERIA. ALL INSTALLATION SHOULD MAINTAIN THE MINIMUM SEPARATION DISTANCES BETWEEN THE VARIOUS UTILITIES.
- B. CONTRACTOR SHALL OBTAIN LATEST SPECIFICATIONS FROM ELECTRICAL PROVIDER PRIOR TO CONSTRUCTION.
- C. TRANSFORMER LOCATION, IF SHOWN, IS PRELIMINARY. ELECTRICAL PROVIDER AND CONTRACTOR SHALL COORDINATE ACTUAL LOCATION AND ELEVATION WITH ENGINEER PRIOR TO CONSTRUCTION.
- D. UTILITY CONDUIT AND OTHER UTILITIES LOCATIONS, IF SHOWN, ARE PRELIMINARY. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS WITH ARCHITECT, UTILITY COMPANY, OWNER, AND ENGINEER.
8. **EXISTING UTILITIES:**
- A. CONTRACTOR SHALL CONTACT ALL UTILITY PROVIDERS AND VERIFY LOCATION OF THEIR FACILITIES PRIOR TO COMMENCING CONSTRUCTION.
- B. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT. SIZES, LOCATION AND INVERT ELEVATIONS OF EXISTING PIPE SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- C. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES IN RIGHT OF WAY FOR RELOCATION AND COSTS OF RELOCATION OF EXISTING UTILITIES.
- D. CONTRACTOR SHALL USE SPECIAL CARE IN WORKING AROUND AND NEAR ALL EXISTING UTILITIES THAT ARE ENCOUNTERED DURING CONSTRUCTION, PROTECTING THEM WHERE NECESSARY SO THAT THEY WILL GIVE UNINTERRUPTED SERVICE. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNERS FOR ALL DAMAGES TO SAID UTILITIES. DURING THE COURSE OF CONSTRUCTION BY THE CONTRACTOR, WHEN IT IS NECESSARY TO HAVE UTILITIES RELOCATED OR ADJUSTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING THIS WORK WITH THE UTILITY COMPANIES.
9. **NOTIFICATIONS:**
- A. **PRIOR TO CONSTRUCTION:** CONTRACTOR SHALL NOTIFY ENGINEER AND APPROPRIATE AGENCIES AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION AND SUPPLY THEM WITH THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED CONSTRUCTION SCHEDULE, ALL REQUIRED SHOP DRAWINGS, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- B. **RIGHT OF WAY:** CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR FDOT OFFICE 48 HOURS PRIOR TO ANY WORK WITHIN THEIR RESPECTIVE RIGHT OF WAY.
- C. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS PRIOR TO PAVEMENT INSTALLATION TO INSPECT BASE COURSE.
10. **EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES:**
- A. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION.
- B. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED IMMEDIATELY BY PHONE IN EVENT OF A GRAVITY SEWER OR WATER MAIN BREAK OR DAMAGE AT THE PHONE NUMBER LISTED ON THE COVER SHEET.
- D. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE UTILITY'S INSPECTOR, THE UTILITY COMPANY MAY PERFORM REPAIRS, AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.
- D. THE UTILITIES CONSTRUCTION SECTION SHALL BE NOTIFIED AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE NOTIFIED AT LEAST 7 DAYS IN ADVANCE TO SCHEDULE MAINT TIE-INS AND VALVE OPERATIONS.
- E. OPERATION OF UTILITY OWNED VALVES, WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY THE RESPECTIVE UTILITY COMPANY. ALL VALVES BEING INSTALLED SHALL TO REMAIN CLOSED DURING CONSTRUCTION.
- F. CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN WITH A REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
11. **CERTIFIED AS-BUILTS:** CONTRACTOR SHALL PROVIDE CERTIFIED AS-BUILTS. SEE AS-BUILT SURVEY SECTION CONTAINED HEREIN FOR CERTIFIED AS-BUILT REQUIREMENTS.
12. **UTILITY SERVICES:**
- A. ALL WATER SERVICES SHALL BE CONSTRUCTED BY CONTRACTOR.
- B. WATER AND SEWER LINES SHALL TERMINATE 5 FEET FROM THE EXTERIOR WALL OF BUILDING(S) AND SHALL BE MARKED, CAPPED, AND BURIED.
13. **COVER:** CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL NEW UTILITY MAINS AND MAINTAIN MINIMUM SEPARATION BETWEEN WATER AND OTHER UTILITIES AS INDICATED ON THESE PLANS AND THE FDEP PERMITS.
14. **LANDSCAPE SEPARATION:** CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET SEPARATION BETWEEN UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS OR AS REQUIRED BY UTILITY COMPANY AND CITY OR COUNTY SPECIFICATIONS.
15. **PIPE BEDDING AND BACKFILL:** PIPE BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE UTILITY PROVIDER, FDEP, AND CITY OF DELAND UTILITIES. BEDDING AND

DEWATERING:

A. CONTRACTOR SHALL INCLUDE DEWATERING AS NECESSARY IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND LOCAL TECHNICAL SPECIFICATIONS.

B. CONTRACTOR IS RESPONSIBLE TO COORDINATE DEWATERING WITH OTHER SITE ACTIVITIES.

C. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEWATERING.

D. CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL CITY OR COUNTY, FDEP, FOOT, AND ALL OTHER APPLICABLE ENVIRONMENTAL REGULATIONS.

E. CONTRACTOR SHOULD NOTIFY ENGINEER PRIOR TO ANY DEWATERING THAT RESULTS IN OFF-SITE RUNOFF.

24. BORING AND JACKING: CONTRACTOR IS RESPONSIBLE TO ADHERE TO UTILITY COMPANY, CITY OR COUNTY, AND FDOT SPECIFICATIONS (LATEST EDITION).

25. DIRECTIONAL DRILLING: CONTRACTOR IS RESPONSIBLE TO ADHERE TO UTILITY COMPANY, CITY OR COUNTY, AND FDOT SPECIFICATIONS (LATEST EDITION).

26. CONCRETE (DRAINAGE & UTILITY) STRUCTURES:

A. STRUCTURES SHALL BE CONSTRUCTED PER UTILITY COMPANY AND FDOT SPECIFICATIONS (LATEST EDITION).

B. GROUTING OF STRUCTURES SHALL BE PER UTILITY COMPANY AND FDOT SPECIFICATIONS (LATEST EDITION).

C. STORM AND UTILITY STRUCTURES SHALL HAVE TRAFFIC BEARING STEEL FLOORS UNLESS OTHERWISE NOTED.

27. RELOCATIONS: CONTRACTOR SHALL VERIFY THE SUITABILITY OF REUSE OF ANY AND ALL OBJECTS CALLED OUT TO BE RELOCATED. IF AN OBJECT IS NOT SUITABLE FOR RELOCATION, CONTRACTOR TO NOTIFY ENGINEER OF RECORD AND OWNER PRIOR TO CONSTRUCTION.

28. WATER LINE CONSTRUCTION FDEP PERMIT NOTES:

A. ALL PIPE, PIPE FITTINGS, JOINT PIPING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. WATER MAIN TO BE C300 PVC. DIRECTIONAL DRILL TO BE DR-11.

B. ALL WATER SYSTEM COMPONENTS THAT WILL BE INSTALLED UNDER THIS PROJECT THAT WILL COME INTO CONTACT WITH DRINKING WATER TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(b), F.A.C.

C. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO LEAD.

D. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(1)(B)1, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE BLUE AND BLUE PIPE THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE, IF TAPE OR PAINT IS USED TO STRIKE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE, THAT IS LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AND NO GREATER THAN 24 INCHES OR GREATER. TAPE OR PAINT WILL BE APPLIED TO CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

E. NEW OR ALTERED FIRE HYDRANT LEADS INSTALLED IN THIS PROJECT WILL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND WILL INCLUDE AN AUXILIARY VALVE.

F. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINAGE BODIES SHALL BE INSTALLED WITH EITHER AN EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

G. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT, PROVISIONS WILL BE MADE TO REMOVE THE AIR BY MEANS OF AIR RELIEF VALVES, AND AUTOMATIC AIR RELIEF VALVES WILL NOT BE USED IN SITUATIONS WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER MAY OCCUR.

H. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE DISCONNECTED TO AT LEAST THREE FEET ABOVE THE EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER.

I. NEW OR ALTERED CHAMBERS, PIPES, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.

J. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED REQUIREMENTS.

K. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS 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 STANDARDS) FOUND THAT ARE NOT REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

L. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.

M. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 OR C601, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL CEMENT OR POLYMER PIPE OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.

N. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE INSTALLED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND 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."

O. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A MINIMUM DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.; AND 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."

P. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

Q. AT THE UTILITY CROSSINGS DESCRIBED IN PART II.C.1. W ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. JOINTS WILL BE PROTECTED BY A MINIMUM OF TWO FEET OF BEDDING. IF THE WATER MAIN JOINTS ARE IN A MANHOLE OR PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF AN ISOLATION VALVE WITH THE MAIN TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.

R. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER WILL BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.

S. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER WILL HAVE A MINIMUM COVER OF TWO FEET.

T. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSE GREATER THAN TWO FEET DEEP WILL HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; AND THE VALVES WILL BE ACCESSIBLE TO THE SURFACE BY A MINIMUM OF TWO FEET OF BEDDING. PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF AN ISOLATION VALVE WITH THE MAIN TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.

REVISION NOTES:

REVISION CLOUDS PROVIDED TO ASSIST THE CONTRACTOR. ONLY THE LATEST REVISION IS SHOWN. OTHER PLAN CHANGES MAY BE NECESSARY AS A RESULT OF THIS REVISION WHICH MAY NOT BE CLOUDED. IT IS THE RESPONSIBILITY OF THE USER OF THIS REVISION TO IDENTIFY AND ACCOUNT FOR ALL PLAN CHANGES ACCOUNTED FOR, INCLUDING PREVIOUS REVISIONS AND CHANGES TO OTHER PLAN SHEETS AS A RESULT OF THE REVISIONS SHOWN (EX. SCREENED IMAGES AT PIPES, ETC.).

THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 811 OR 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 A.M. TO 4:30 P.M. CHAPTER 553 - 851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THE DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY) AND DO NOT SHOW SERVICE LINES.



1. PRIOR TO CONSTRUCTION, THE CONTRACTOR TO OBTAIN A COPY OF MINIMUM REQUIREMENTS FOR AS-BUILT SURVEY/RECORD DRAWING ACCEPTANCE FROM THE AGENCY HAVING JURISDICTION (WAH) SUCH AS CITY AND/OR COUNTY, WATER MANAGEMENT DISTRICT, FOOT, FDOT, UTILITY SERVICE PROVIDER(S). CONTRACTOR TO BE FAMILIAR WITH THESE REQUIREMENTS AND PRODUCE AS-BUILT SURVEY THAT SUBSTANTIALLY COMPLES OR EXCEEDS THESE REQUIREMENTS INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTAL.

2. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. CONTRACTOR MAY FURNISH PARTIAL AS-BUILT DRAWINGS FOR VARIOUS PURPOSES (SUCH AS FDEP CLEARANCES). HOWEVER, A COMPLETE AS-BUILT SURVEY SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL A COMPLETE AS-BUILT SURVEY IS RECEIVED AND APPROVED BY THE ENGINEER.

3. MINIMUM REQUIREMENTS. IN ADDITION TO THE REQUIREMENTS LISTED ELSEWHERE, AT A MINIMUM THE AS-BUILT SURVEY SHALL INCLUDE SUFFICIENT AS-BUILT INFORMATION TO CONVEY THAT THE CONSTRUCTION HAS BEEN COMPLETE WITHIN ACCEPTABLE TOLERANCES TO THE APPROVED DESIGN AND SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

A. GRADING AND DRAINAGE

i. ELEVATIONS AT ALL PROPOSED SPOT ELEVATIONS, DITCHES/AH(S), SPOTS, TOE OF BANKS, TOE OF SLOPES, GRADE BREAKS LOCATIONS, AND PONDS.

ii. LOCATIONS AND SIZE OF STORM PIPE, UNDER DRAINS, STORM STRUCTURE LOCATIONS, AND ANY OTHER STORM/DRAINAGE FACILITIES.

iii. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE ALONG WITH ALL OTHER DRAINAGE STRUCTURES (OUTFALL/CONTROL STRUCTURE, WEIRS, HEADWALLS, ETC.).

iv. ELEVATIONS OF ALL COMPONENTS OF OUTFALL/CONTROL STRUCTURES INCLUDING INVERTS, WEIRS, SKIMMERS, ETC.

v. INVERT OF EACH LINE ENTERING AND LEAVING EACH STORM STRUCTURES INCLUDING UNDERDRAIN PIPES.

vi. INVERTS OF MITERED END SECTIONS AND HEADWALLS.

vii. STUB-OUT LOCATIONS WITH TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS AND INVERT ELEVATIONS.

viii. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARDS AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

B. SANITARY SEWER

i. LOCATIONS OF SANITARY MAINS (GRAVITY AND FORCE MAINS), SANITARY LATERALS, SANITARY STRUCTURES, SANITARY SERVICE LATERALS, SANITARY CLEAN-OUTS, AND ANY OTHER SANITARY FACILITIES AND FITTINGS. ANY OBJECTS NOT VISIBLE FROM THE SURFACE (SUCH AS FITTINGS, ETC.) SHALL INCLUDE TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS.

ii. STUB-OUT AND SERVICE WYE LOCATIONS WITH TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS AND INVERT ELEVATIONS. ADDITIONALLY, THE DEPTH OF STUB-OUTS AND SERVICE WYES AND DISTANCE FROM MAIN LINE.

iii. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND CLEANOUTS.

iv. INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.

v. SIZE, SLOPE, AND LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).

vi. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARD AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

C. WATER REUSE/RECLAIM, AND FORCE MAINS

i. LOCATIONS OF ALL PIPES, INCLUDING MAINS AND SERVICES, VALVES, FIRE APPARATUS, AND FITTINGS.

ii. LENGTH OF PIPES BETWEEN BRANCHES AND VALVES.

iii. DEPTH & SIZE OF LINES AT ALL VALVES, FITTINGS AND FIRE APPARATUS.

iv. CLEARANCES FROM OTHER UTILITIES AT ALL CROSSINGS FROM OUTSIDE OF PIPE. AS-BUILTS SURVEY SHALL CLEARLY INDICATE COMPLIANCE WITH MINIMUM SEPARATION DISTANCES.

v. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARD AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

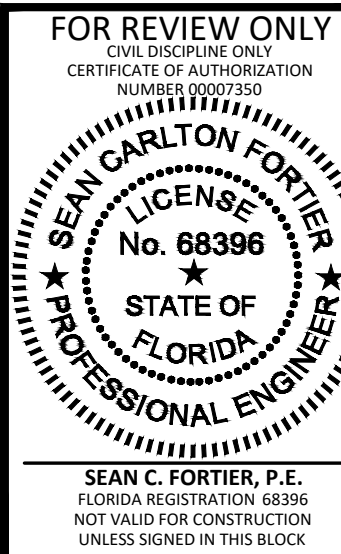
D. OTHER IMPROVEMENTS

i. LOCATIONS OF ALL STRUCTURES, DITCHES, BERMS, BUILDING(S), SIDEWALK, CURB, GUTTERS, PAVEMENT, AND SIGNS.

4. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST, AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORD WITH THE PLANS AND SPECIFICATIONS.

ALL UTILITIES TO BE OWNED AND MAINTAINED BY CITY OF DELAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF DELAND STANDARDS AND SPECIFICATIONS

REVISION CLOUDS PROVIDED TO ASSIST THE CONTRACTOR. ONLY THE LATEST REVISION IS SHOWN. OTHER PLAN CHANGES MAY BE NECESSARY AS A RESULT OF THIS REVISION WHICH MAY NOT BE CLOUDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THIS PLAN SET IN ITS ENTIRETY TO ENSURE ALL PLAN CHANGES ARE ACCOUNTED FOR, INCLUDING PREVIOUS REVISIONS AND CHANGES TO OTHER PLAN SHEETS AS A RESULT OF THE REVISIONS SHOWN (EX. SCREENED IMAGES AT PIPES, ETC.).



KCG

**KELLY,
COLLINS &
GENTRY, INC.**

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ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

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HANOVER
LAND COMPANY

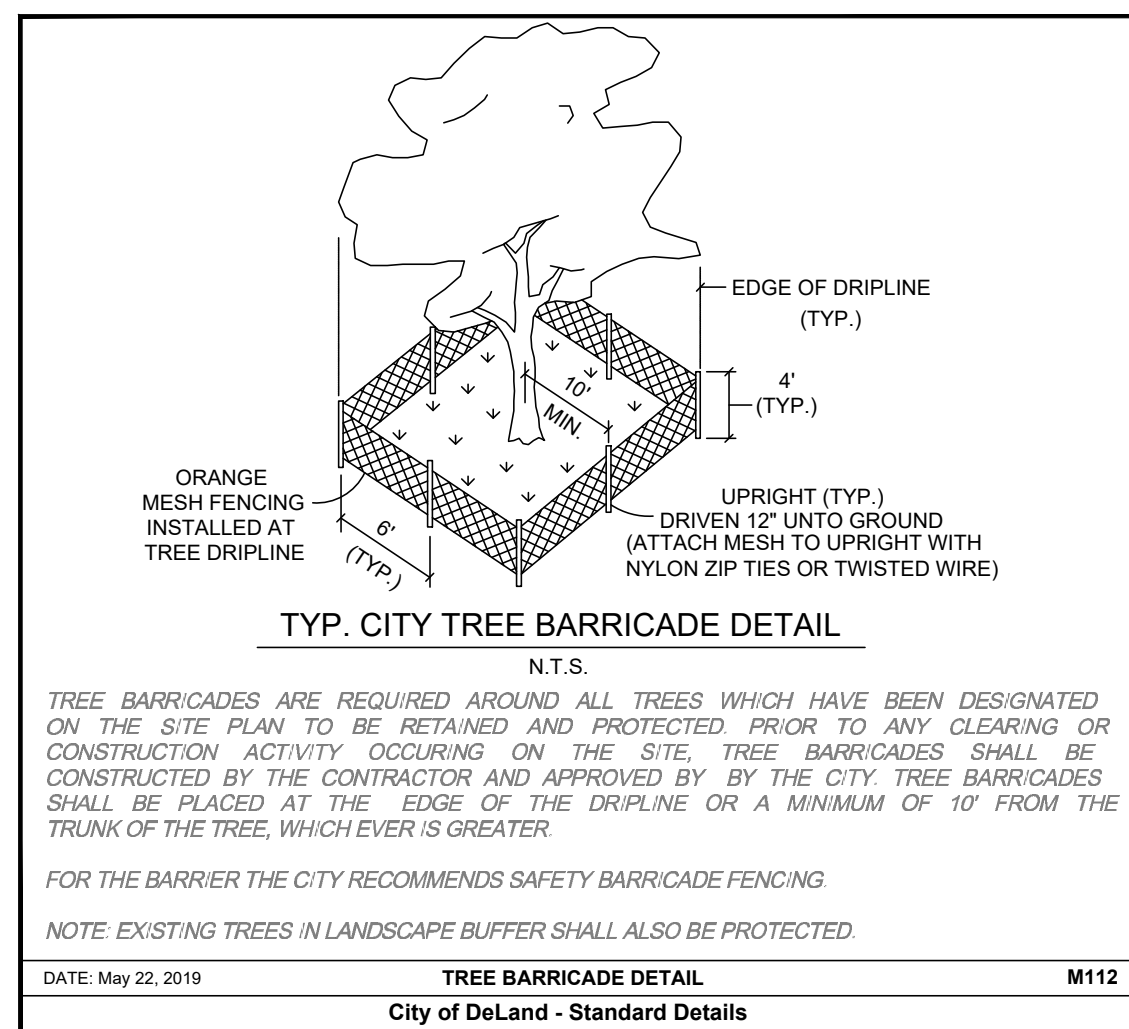
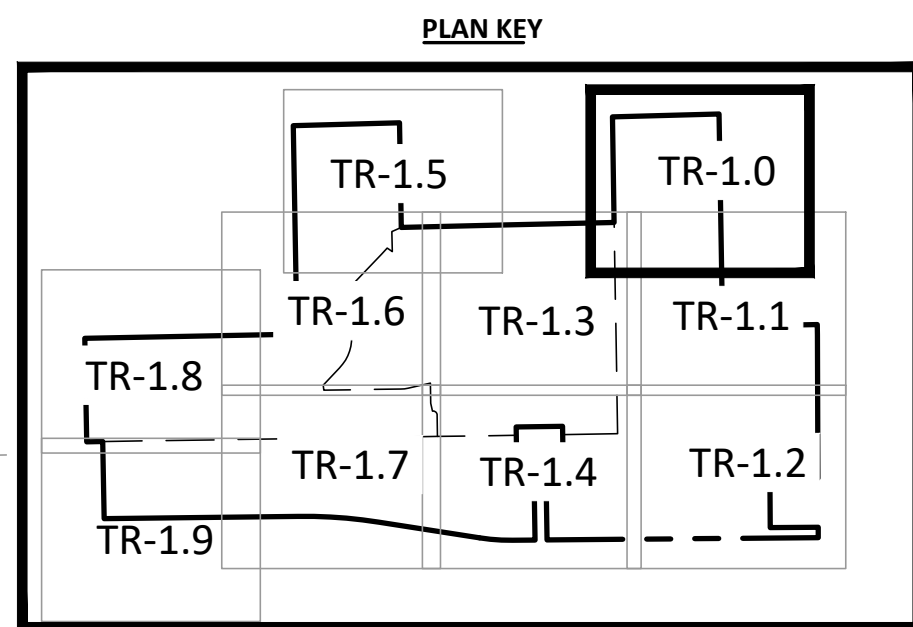
TRINITY
GARDENS

GENERAL NOTES

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CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

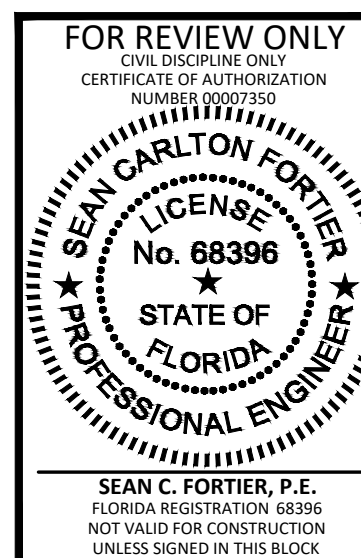
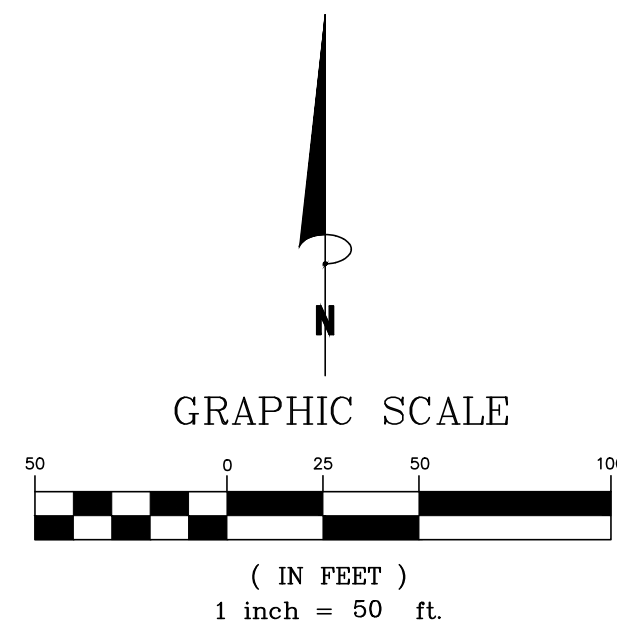
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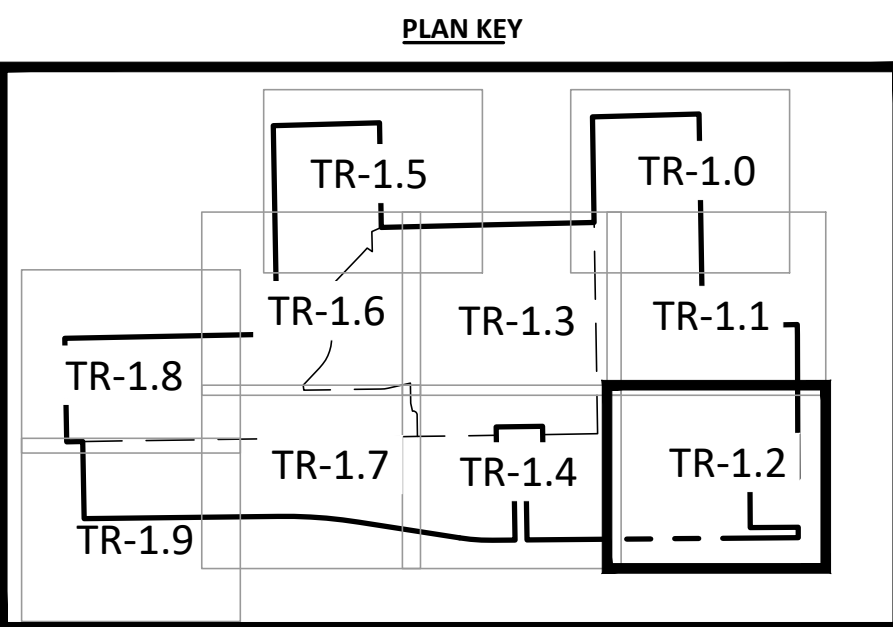
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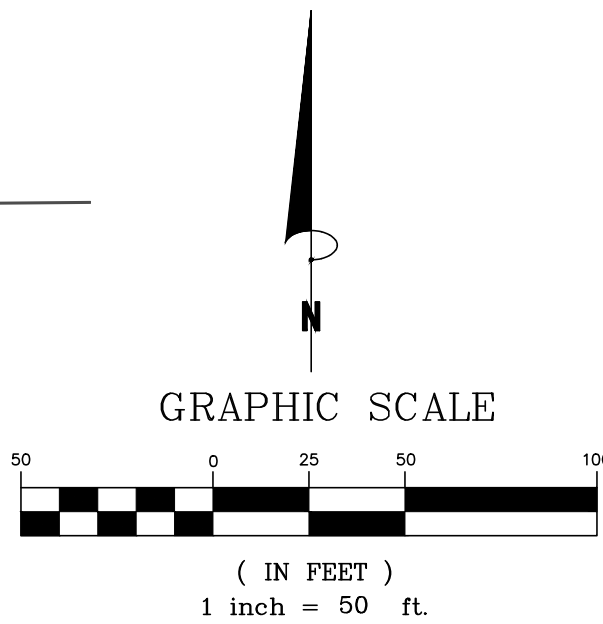
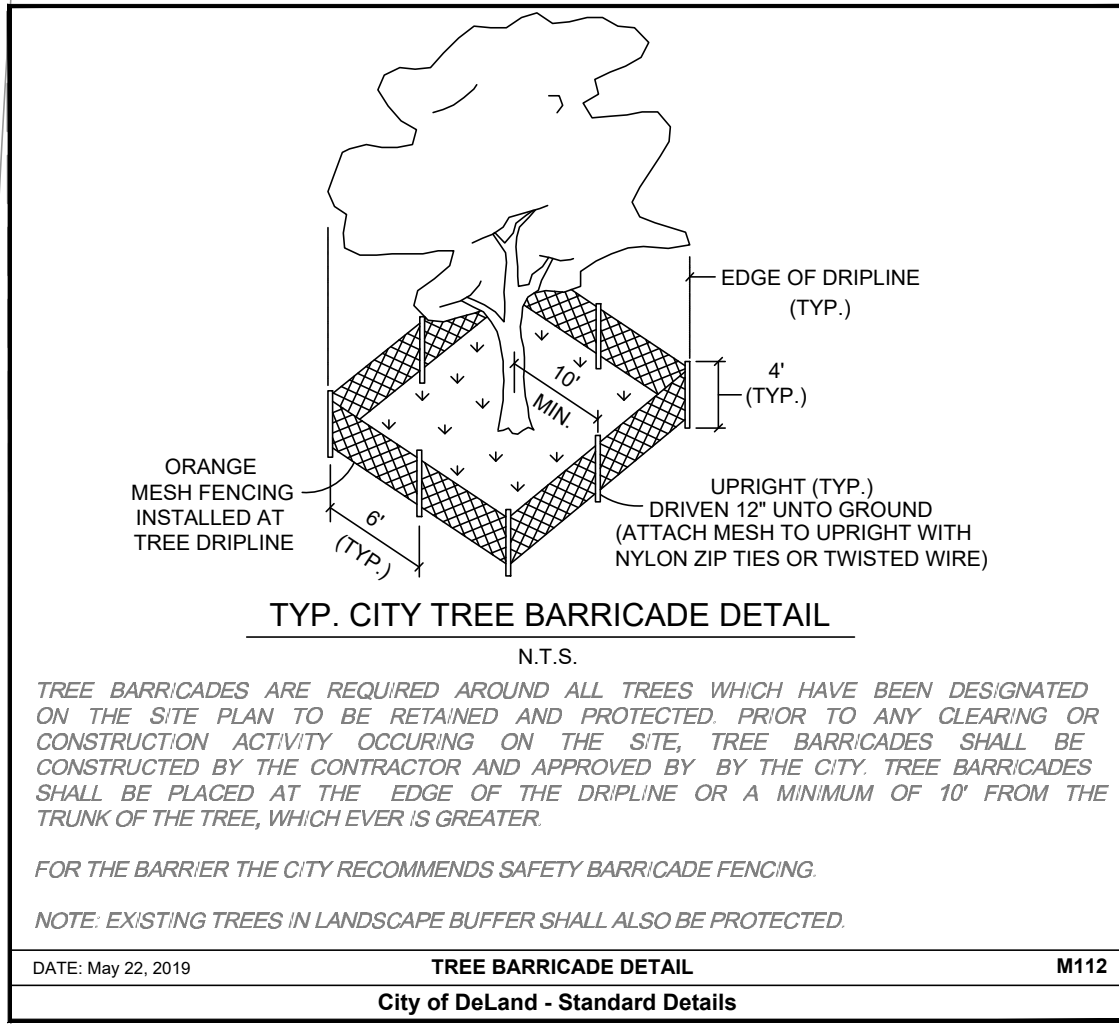
LEGEND

	PROJECT BOUNDARY
	GRADING LIMITS / TREE PROTECTION BARRIER
	TREE PROTECTION AREA (54.95 AC)
	HISTORIC TREE TO REMAIN
	HISTORIC TREE TO BE REMOVED





- LEGEND
- PROJECT BOUNDARY
 - GRADING LIMITS / TREE PROTECTION BARRIER
 - TREE PROTECTION AREA (54.95 AC)
 - HISTORIC TREE TO REMAIN
 - HISTORIC TREE TO BE REMOVED



FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
ON DISCIPLINE ONLY
SEAN C. FORTIER, P.E.
LICENSE No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

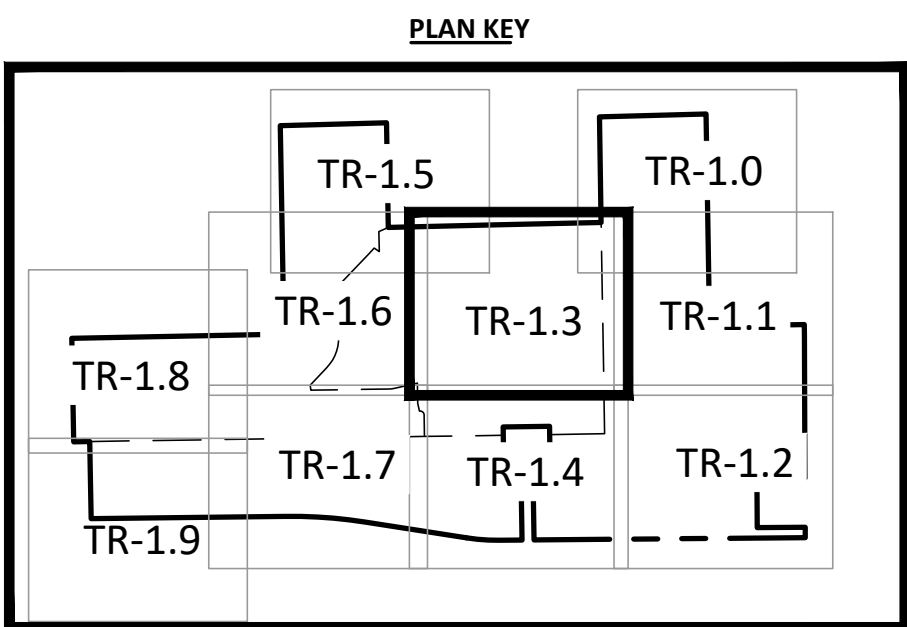
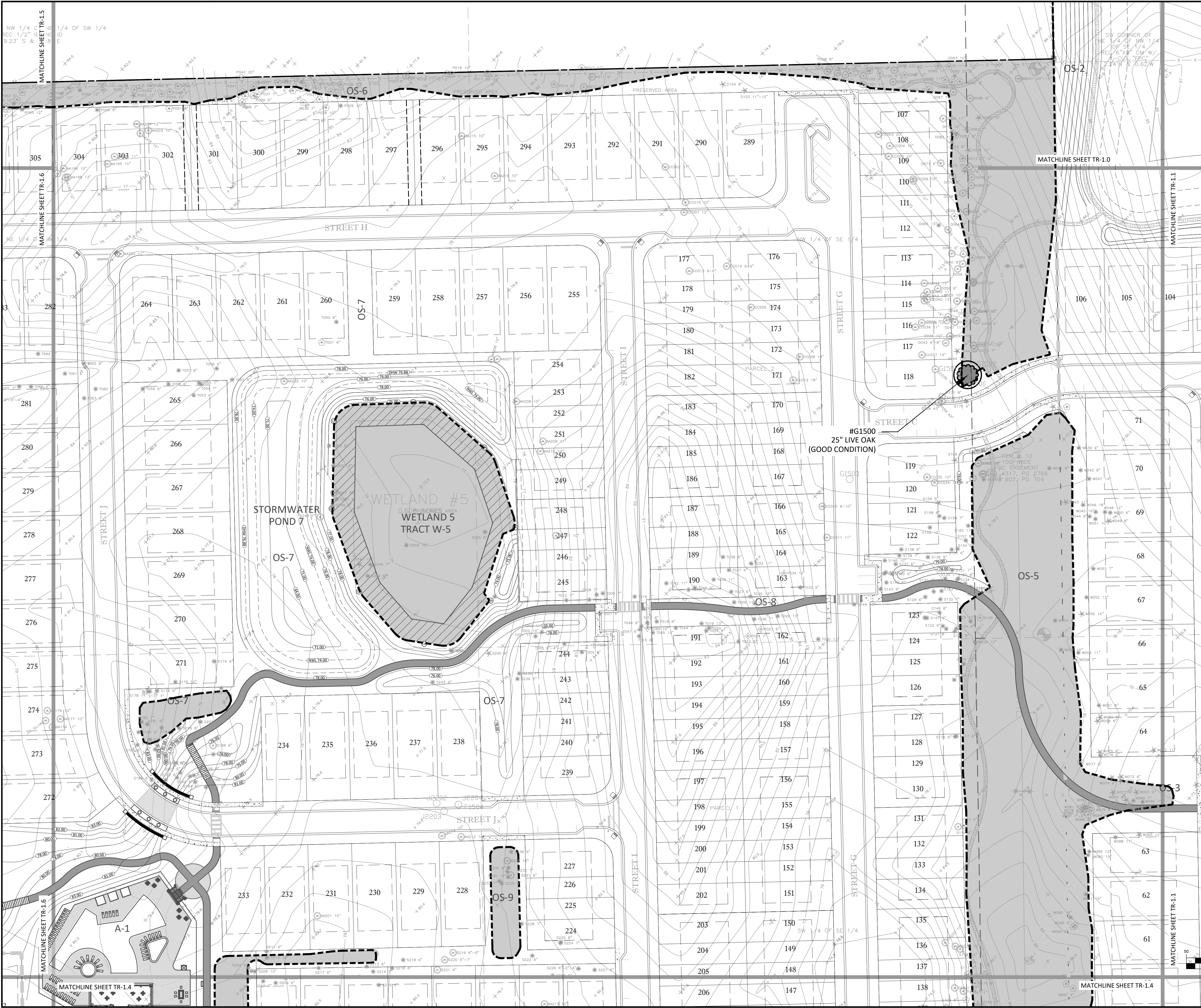
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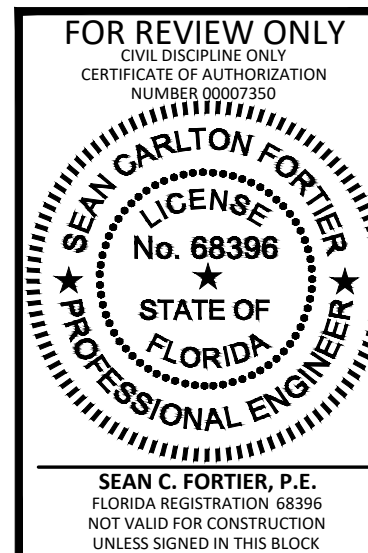
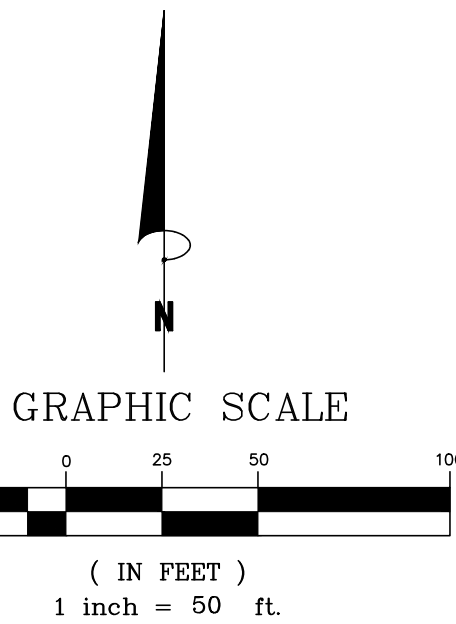
TRINITY
GARDENS

TREE REMOVAL &
PROTECTION PLAN

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/21/22
SHEET
TR-1.2



- LEGEND
- PROJECT BOUNDARY
 - GRADING LIMITS / TREE PROTECTION BARRIER
 - TREE PROTECTION AREA (54.95 AC)
 - HISTORIC TREE TO REMAIN
 - HISTORIC TREE TO BE REMOVED



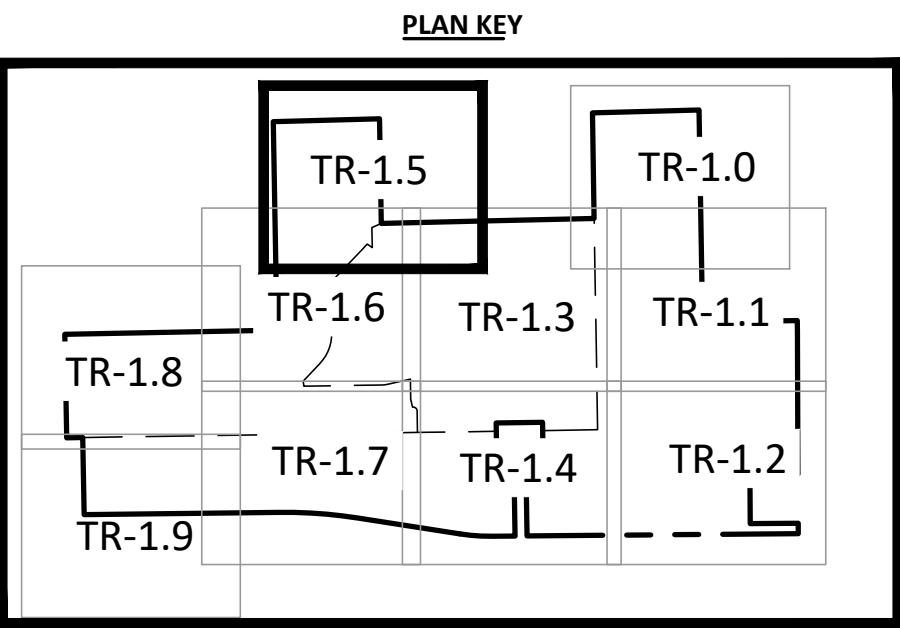
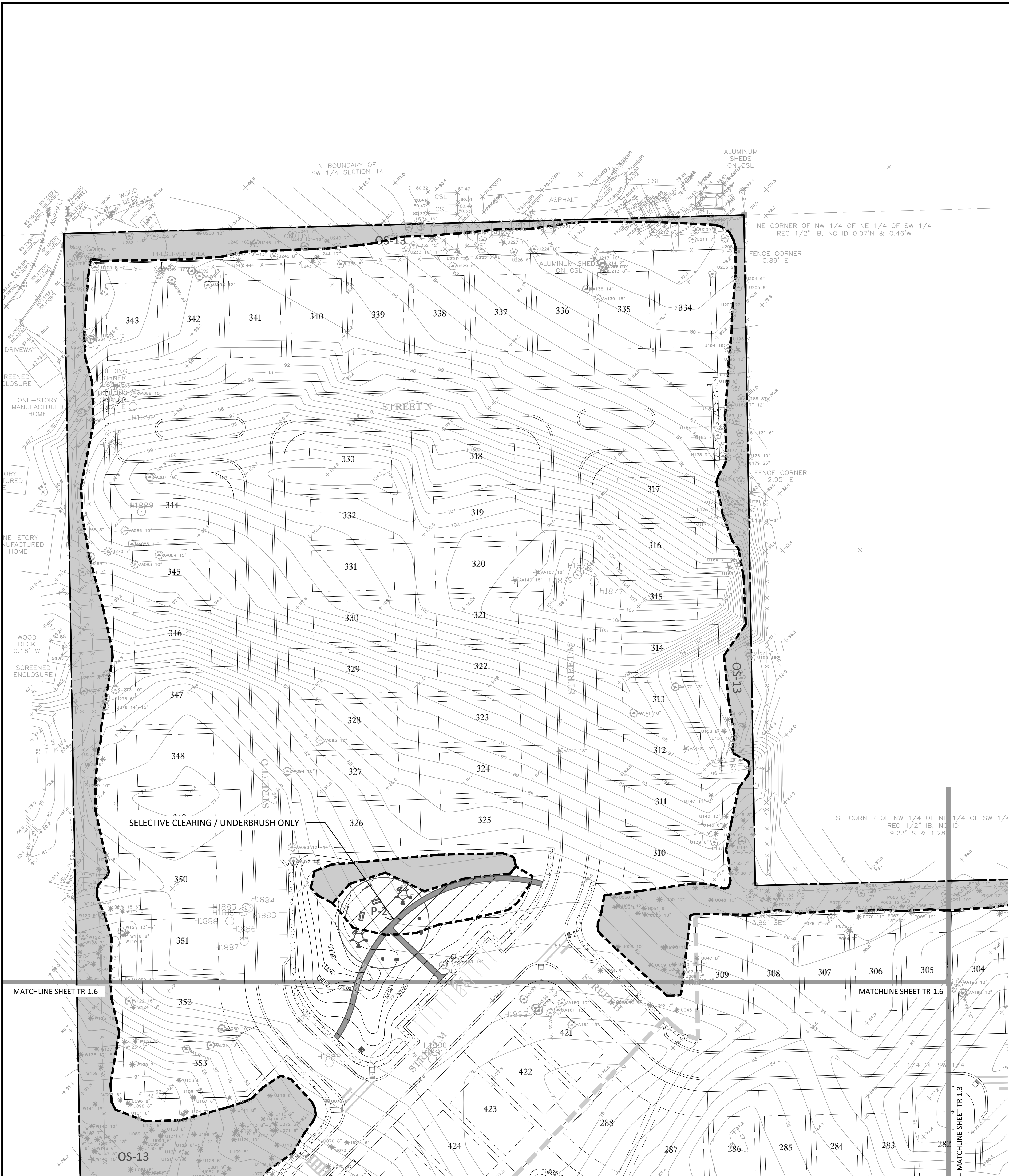
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HANOVER
LAND COMPANY

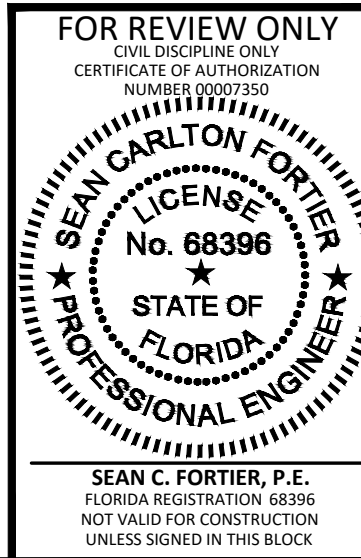
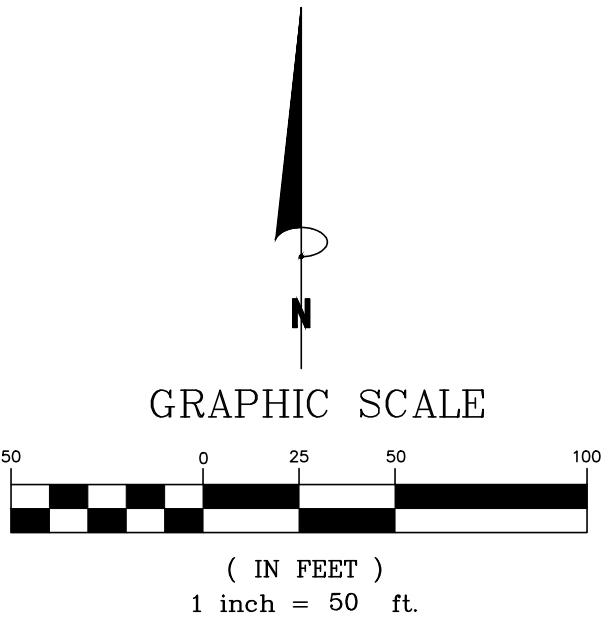
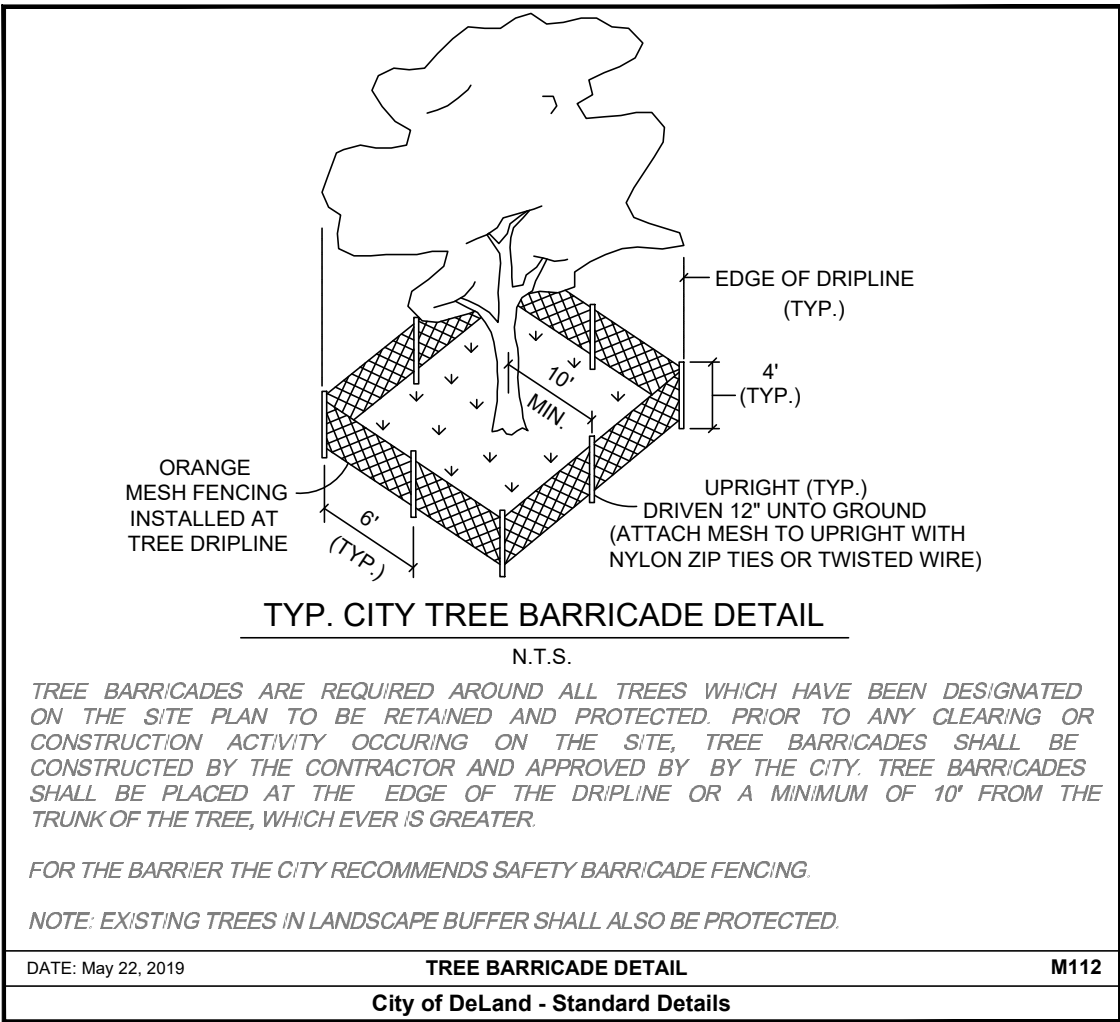
TRINITY
GARDENS

TREE REMOVAL &
PROTECTION PLAN

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
TR-1.3



- LEGEND
- PROJECT BOUNDARY
 - GRADING LIMITS / TREE PROTECTION BARRIER
 - TREE PROTECTION AREA (54.95 AC)
 - HISTORIC TREE TO REMAIN
 - HISTORIC TREE TO BE REMOVED



TYP. CITY TREE BARRICADE DETAIL
N.T.S.

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. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER.

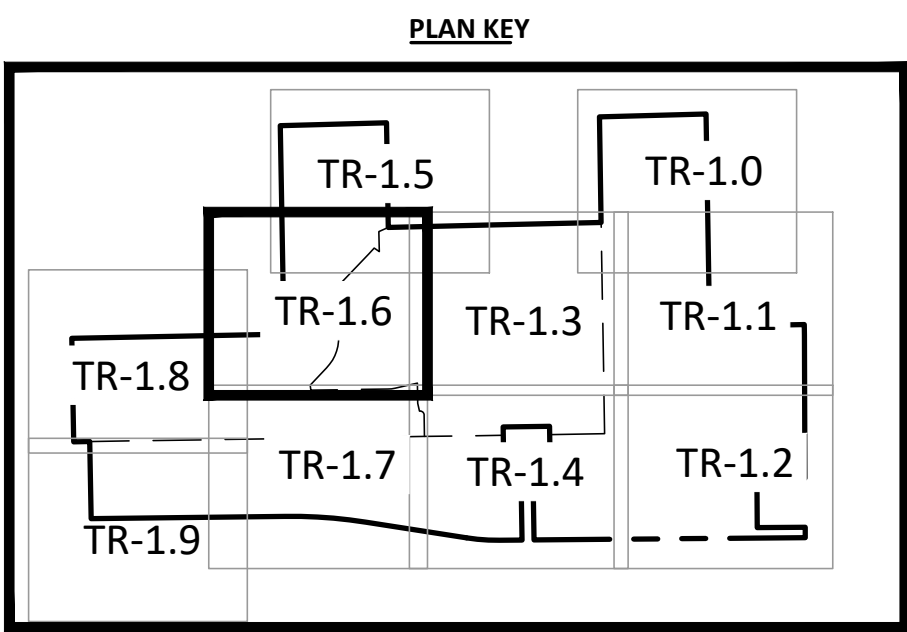
FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

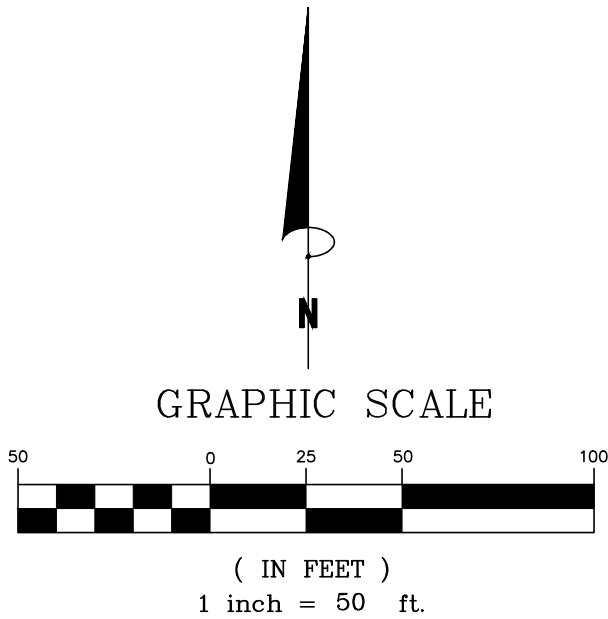
DATE: May 22, 2019

TREE BARRICADE DETAIL
City of DeLand - Standard Details

M112



- LEGEND**
- PROJECT BOUNDARY
 - GRADING LIMITS / TREE PROTECTION BARRIER
 - TREE PROTECTION AREA (54.95 AC)
 - HISTORIC TREE TO REMAIN
 - HISTORIC TREE TO BE REMOVED



FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0002550

SEAN CARLTON FORTIER
LICENSE
No. 68396
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
**HANOVER
LAND COMPANY**

**TRINITY
GARDENS**

**TREE REMOVAL &
PROTECTION PLAN**

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
TR-1.6

TYP. CITY TREE BARRICADE DETAIL

N.T.S.

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. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

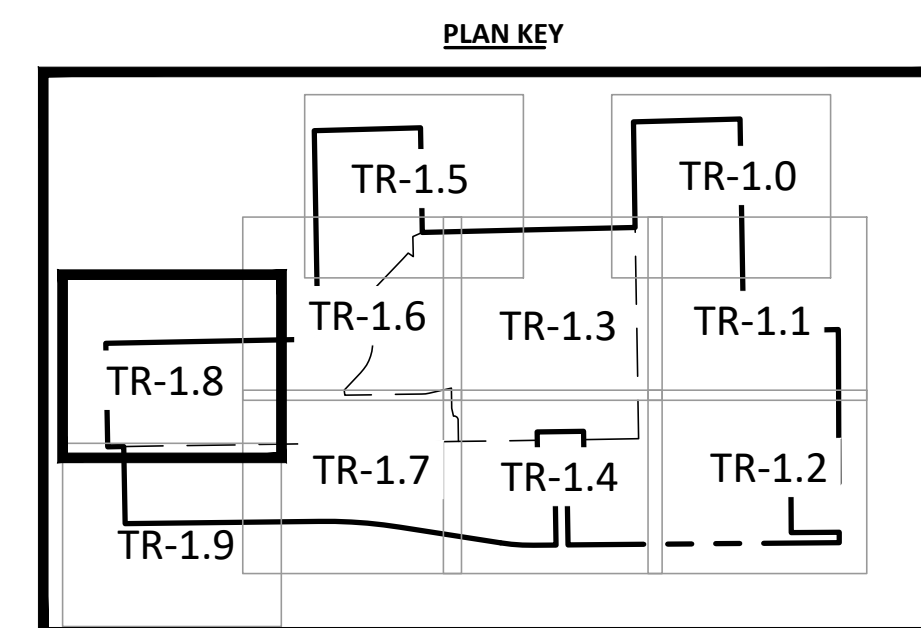
NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE: May 22, 2019

TREE BARRICADE DETAIL

City of DeLand - Standard Details

M11



LEGEND

PROJECT BOUNDARY

GRADING LIMITS /
TREE PROTECTION
BARRIER

TREE PROTECTION AREA (54.95 AC)

HISTORIC TREE TO REMAIN

HISTORIC TREE TO BE
REMOVED

MARSHALL J. FREEMAN &
C.B. CLARK'S UPLANDS
PB 20, PG 120

S BLUFF LAKE AVE

WINNEMISSET AVE

BLUE LAKE LANE

- SELECTIVE CLEARING / UNDERBRUSH ONLY

#223
50" LIVE OAK
(GOOD CONDITION)

#003
26" LIVE OAK
(POOR CONDITION)

#004
43" LIVE OAK
(MODERATE
CONDITION)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00023765



SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KCG
KELLY,
COLLINS &
GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22
SHEET	
TR-1.8	



GENERAL CONTRACTOR SHALL INSTALL ANY ADDITIONAL EROSION CONTROL WHEN NECESSARY IN ORDER TO MEET STATE AND LOCAL STANDARDS.

2. **EXISTING SYSTEMS:** CONTRACTOR SHALL PROTECT ALL EXISTING STORMWATER COLLECTION SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES.

3. **CONFLICTS:** CONTRACTOR SHALL COORDINATE ALL UTILITY CROSSINGS AND ADDRESS CONFLICTS PRIOR TO BEGINNING WORK IN A GIVEN AREA(S).

4. **STABILIZATION:**
A. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SOD, TURBIDITY FENCES, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER, AND REGULATORY AGENCIES.
B. AREAS DISTURBED THAT WILL NOT BE IMPROVED FOR A PERIOD OF 30 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION AS DEEMED NECESSARY BY THE MUNICIPAL INSPECTOR.

5. **BMP:**
A. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION/AND/OR SEDIMENT POLLUTION, CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES BMP TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION/AND/OR SEDIMENT POLLUTION.
B. WHEN UTILIZING CONSTRUCTION PHASES, CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL ON-SITE BMPs AS DEEMED NECESSARY AND SHALL BE APPROVED BY JURISDICTIONAL AUTHORITIES.
C. ALL BMPs SHALL BE CLEANED OF SEDIMENT WHEN 50% OR LESS OF BMP IS REACHED.
D. ALL BMPs SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT THE MUNICIPAL INSPECTOR ALLOWS REMOVAL.
E. APPROPRIATE BMPs MUST BE IMPLEMENTED TO ENSURE THAT DISCHARGES DO NOT EXCEED SURFACE WATER QUALITY STANDARDS PER THE FDPD CONSTRUCTION GENERIC PERMIT (CGP); IF DOWATERING OFFSITE OR INTO A COUNTY MSA, TURBIDITY MUST BE MONITORED TO ENSURE THAT DISCHARGES DO NOT EXCEED 29 NTU OVER BACKGROUND PER 62-300.150 FAC. REFER TO THE DOWATERING REQUIREMENTS IN 62-621.300(4)(a) CONSTRUCTION GENERIC PERMIT OR 62-621.300(2)(a) DOWATERING GENERIC PERMIT AS APPLICABLE.
F. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RAIN EVENT OF 1/2" AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-UP, REPAIR, REPLACEMENT, REGRADING, REMULCHING, AND RETENING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED MUST BE REQUIRED.
G. CONTRACTOR SHALL INSPECT BMPs AT END OF EACH WORKING DAY.
H. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
I. BMPs USED ON SITE MUST MEET THE MINIMUM SPECIFICATIONS IN THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.

6. **MULCH:**
A. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
B. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

7. **ENTRANCE/EXIT:**
A. CONSTRUCTION ENTRANCE SHALL BE GRADED SO THAT NO SEDIMENTS LEAVE THE SITE.
B. ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS SHALL UTILIZE CONSTRUCTION ACCESS.
C. CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE AT ONE LOCATION.
D. ALL EXIT LOCATIONS INTENDED SHALL BE USED CONTINUOUSLY AND FOR A PERIOD OF TIME SITE SHALL HAVE STABILIZED CONSTRUCTION ENTRANCE/EXIT BMPs (TC-1 "STABILIZED CONSTRUCTION ENTRANCE/EXIT" OR TC-2 "ENTRANCE/EXIT TIRE WASH").
E. INSPECT ROUTINELY FOR DAMAGE AND ASSESS EFFECTIVENESS OF THE BMP. REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED NO MORE THAN 50% WITH SEDIMENT.
F. IF APPLICABLE, ROUTE RUNOFF FROM STABILIZED ENTRANCES THROUGH A SEDIMENT TRAPPING DEVICE BEFORE DISCHARGE.

8. **INLETS:**
A. ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND, AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION OF DEBRIS WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED BY CONTRACTOR.
B. PROVIDE GEOTEXT HAY BATES IN FRONT OF ALL DRAINAGE CURB INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL DITCH BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY.

9. **DAILY:**
A. CONSTRUCTION SITE SHALL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5". A RAIN GAUGE SHALL BE ON SITE TO MEASURE THE FALL AMOUNTS.
B. THE ADJACENT STREETS SHALL BE SWEEP AT THE END OF EACH DAY OF DIRT FROM AFTER THE CONSTRUCTION SITE. CONTRACTOR SHALL IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED. CLEAN DIRT FROM ROADWAYS DAILY.
C. CONSTRUCTION SITE SHALL BE CLEANED OF LITTER AND TRASH EACH DAY AND DISPOSED OF OFF-SITE.
D. INSPECT ALL SEDIMENT CONTROL DEVICES FOR DAMAGE DAILY AND REPAIRS AS NEEDED.
E. CONTRACTOR SHALL EMPLOY SAFETY AND ROADWAY ENTRY AND EXIT PLANS ON A DAILY/WEEKLY BASIS.
F. HUMAN WASTEWATER SHALL BE COLLECTED ON-SITE BY THE USE OF TEMPORARY SANITARY SERVICE.

10. **SILT FENCE:**
A. SILT FENCE SHALL BE IN PLACE AS SHOWN PRIOR TO CONSTRUCTION.
B. PRIOR TO CONSTRUCTION, SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AS DEFINED THROUGHOUT THIS PLAN SET. SEE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EROSION CONTROL.
C. SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

11. **SOD:** ALL DISTURBED AREAS SHALL BE SODDED EXCEPT AS SHOWN ON PLAN. ALL SOD IN RIGHT OF WAY SHALL BE ARGENTINE BAHIA. ALL SLOPES 4:1 OR GREATER SHALL BE SODDED.

12. **STOCKPILES:** SILT BE ENCOMPASSED WITH SILT FENCE. SHALL NOT EXCEED 35' IN HEIGHT, AND SHALL NOT BE LOCATED NEAR SITE PERIMETER. LOCATION AND SOD SHALL BE APPROVED BY MUNICIPAL INSPECTOR AND OTHER JURISDICTIONAL AUTHORITIES AS REQUIRED.

13. **TOXIC SUBSTANCES:** ALL TOXIC SUBSTANCES (IF ANY) BROUGHT ON-SITE SHALL BE HANDLED AND STORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND STANDARDS. ALL SUBSTANCES THAT MAY BE CONSIDERED TOXIC SHALL ALSO BE HANDLED AND STORED ACCORDING TO FEDERAL, STATE, AND LOCAL LAWS AND STANDARDS.

14. **DRAINAGE/GRADE:** THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

15. **GRAVEL LAYER:** GRAVEL LAYER SHALL BE 12" MIN THICK AND PLACED OVER GEOTEXTILE MAT.

16. **SPEED:** TRUCK SPEED TO BE REDUCED TO CONTROL DUST.

17. **DITCHES:** KEEP ALL TEMPORARY ROADWAY DITCHES CLEAR.

18. **WATER DOWN:** CONTRACTOR TO REQUIRE DOWNS AREAS WHEN AND WHERE DISTURBED SOIL IS RAISING AND BECOMING AIRBORNE. IN ORDER TO SETTLE IT. REPEAT AS NEEDED.

19. **SEDIMENT BASIN:** LARGE SITES MAY REQUIRE A TEMPORARY SEDIMENT BASIN. CONTRACTOR SHALL DETERMINE LOCATION. TEMPORARY SEDIMENT BASIN SHALL BE APPROVED BY JURISDICTIONAL AUTHORITIES.

20. **STORMWATER DISCHARGE:** CONTRACTOR TO ABIDE BY ALL PROVISIONS OF THE FDPD GENERAL PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

21. **DUST ABATEMENT:** CONTRACTOR TO PROVIDE A DUST ABATEMENT PLAN INCLUDING A 6-FOOT HIGH SCREEN FENCE ALONG ALL PROPERTY LINES.

1. DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PRICE SUBMITTED BY THE CONTRACTOR.
2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SLOP OR BURNING OF REMOVED ITEMS IS PERMITTED.
3. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
4. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS PERTAINING TO THE SAFETY AND THE PREVENTIONS OF ACCIDENTS.
5. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORTS, INSULATIONS, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PLAN THEREUNDER."

TELEPHONE #: _____ DATE: _____

NOTE:
SILT FENCE SHOWN FOR SCHEMATIC PURPOSES ONLY.
SILT FENCE SHOULD BE INSTALLED AT THE LIMITS OF
CONSTRUCTION AS DEFINED THROUGHOUT THIS PLAN SET.

CLEARING NOTE:
CLEARING IS PERMITTED FOR ONLY THE PHASE TO BE
CONSTRUCTED UNLESS OTHERWISE APPROVED BY THE CITY.

CONSTRUCTION
ENTRANCE WITH SOIL
TRACKING PREVENTION
DEVICE PER FDOT 7010
STANDARD INDEX 106
(TYP)

SILT FENCE
(TYP)

SILT FENCE
(TYP)

SILT FENCE
(TYP)

SILT FENCE
(TYP)

WETLAND #3

WETLAND #4

WETLAND #5

WETLAND #6

WETLAND #7

WETLAND #8

WETLAND #9

WETLAND #10

WETLAND #11

WETLAND #12

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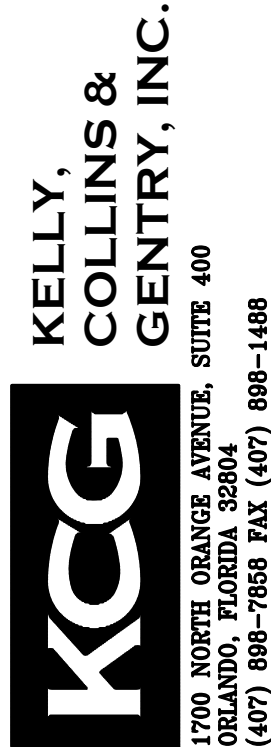
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WETLAND #302

WETLAND #303

WETLAND #304

WETLAND #305



PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

EROSION CONTROL & DEMOLITION PLAN

DRAWN: GPR

DESIGN: DWC

CHECKED: SCF

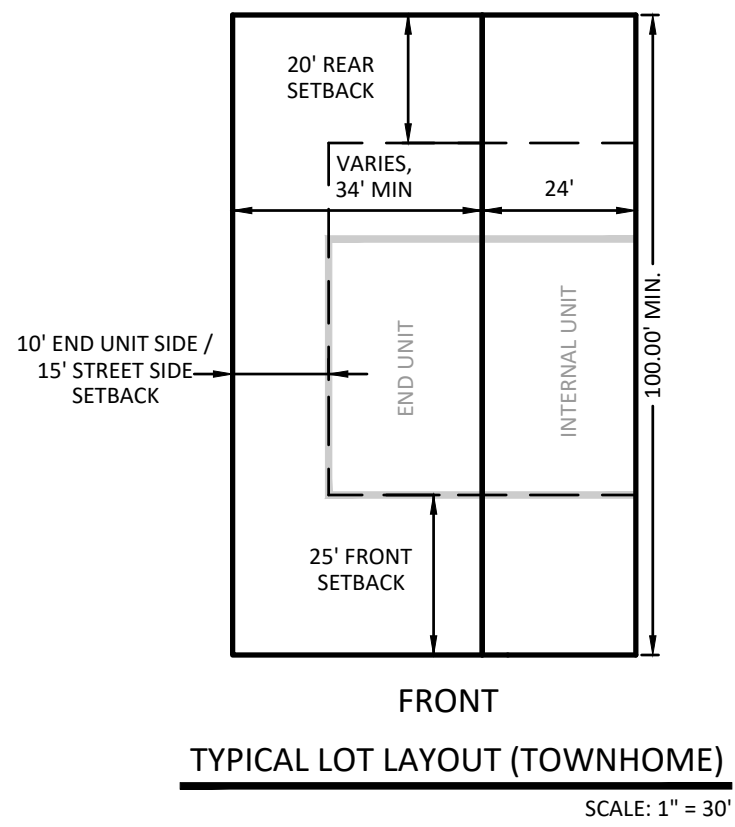
JOB NO.: 1503

05/22/22

SHEET

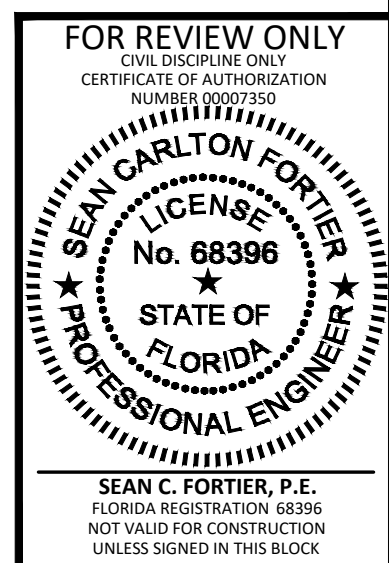
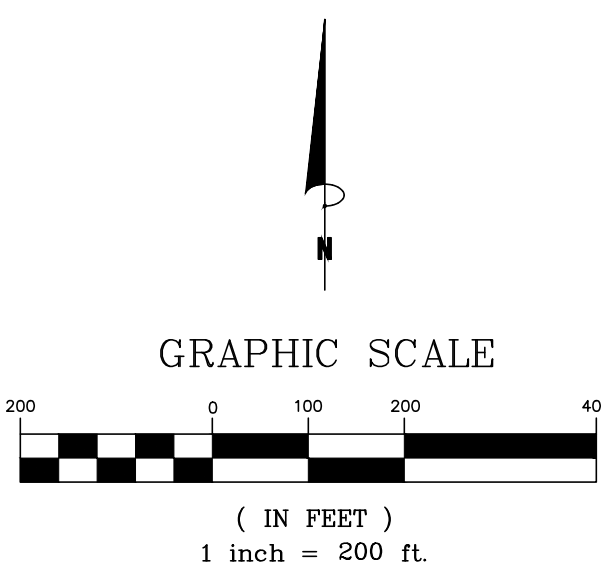
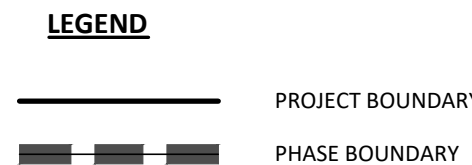
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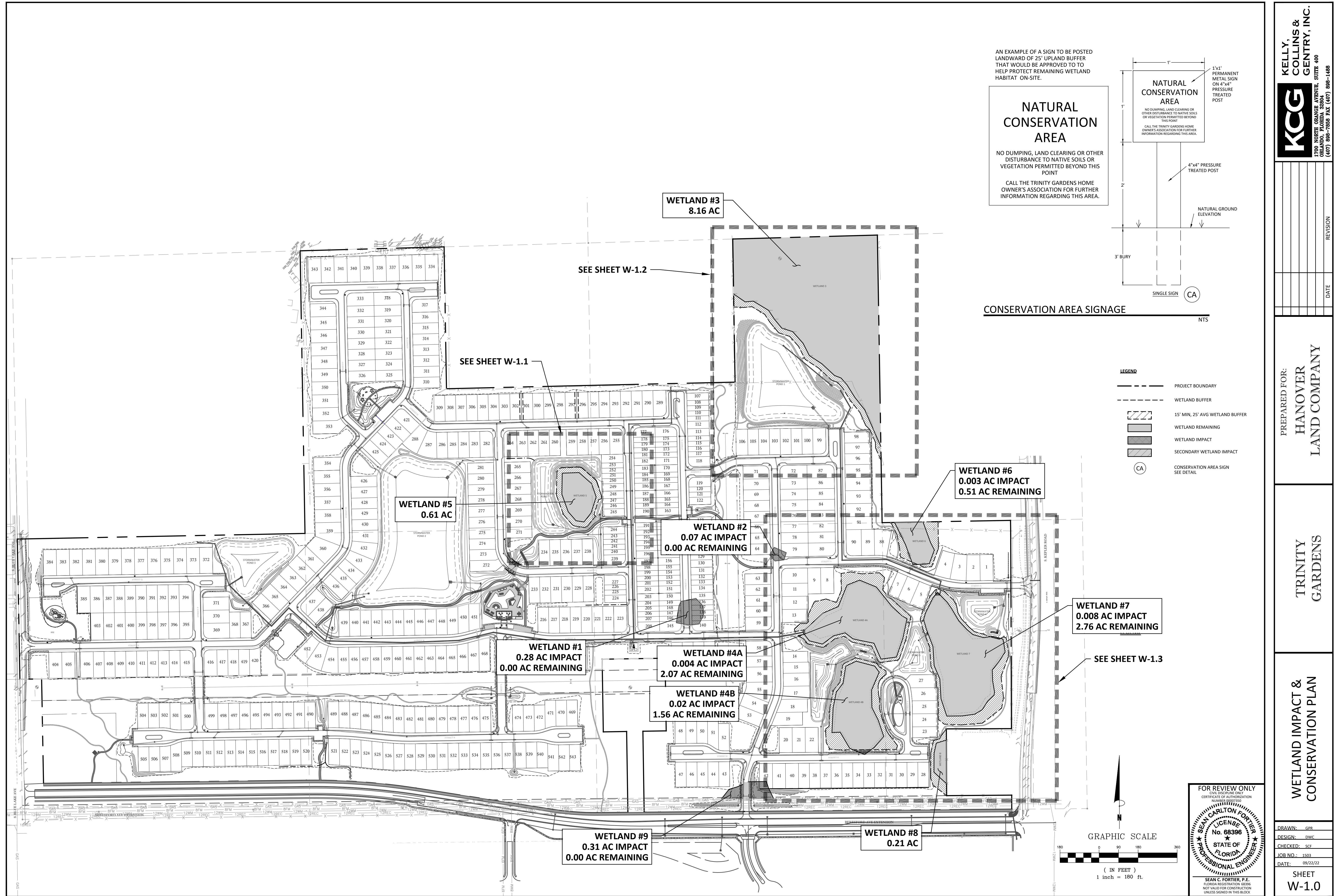
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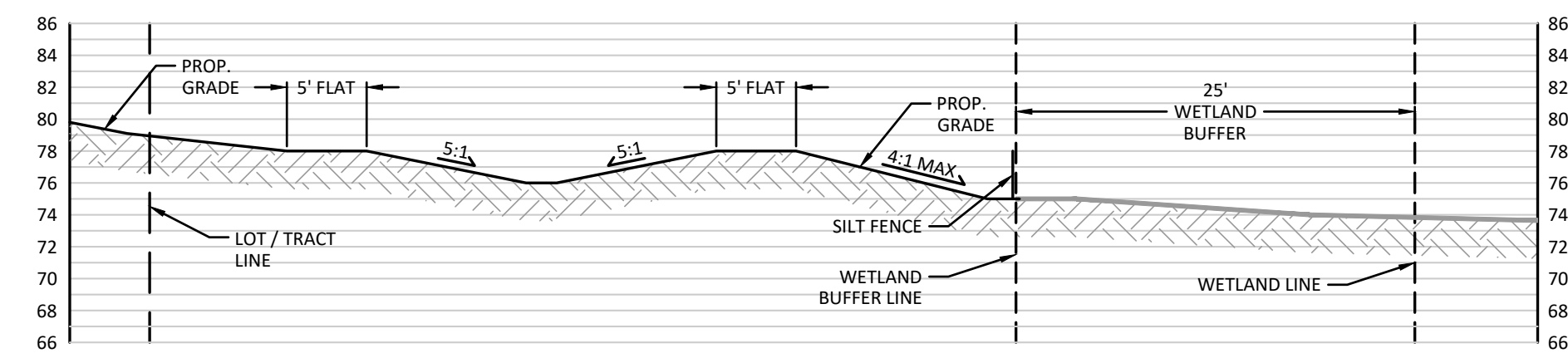


TRACT TABLE			
TRACT	AREA	DESCRIPTION	OWNERSHIP
OS-1	8.11 AC	TREE PROTECTION AREA / OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-2	6.99 AC	TREE PROTECTION AREA / OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-3	0.76 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-4	4.85 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-5	2.10 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-6	1.91 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-7	2.69 AC	TREE PROTECTION AREA / OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-8	0.15 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-9	0.39 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-10	0.72 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-11	0.08 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-12	7.41 AC	OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-13	6.82 AC	TREE PROTECTION AREA / OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-14	0.29 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-15	0.35 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-16	0.07 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-17	0.23 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-18	0.09 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-19	4.58 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
OS-20	11.60 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
A-1	1.51 AC	AVENITY AREA	KEPLER ROAD CDD
P-1	0.32 AC	PARK TRACT	KEPLER ROAD CDD
P-2	0.76 AC	PARK TRACT	KEPLER ROAD CDD
P-3	1.24 AC	PARK TRACT	KEPLER ROAD CDD
P-4	0.96 AC	PARK TRACT	KEPLER ROAD CDD
P-5	2.48 AC	PARK TRACT	KEPLER ROAD CDD
W-3	8.75 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-4A	2.90 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-4B	2.20 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-5	0.99 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-6	0.80 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-7	3.67 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
W-8	0.39 AC	EXISTING WETLAND & BUFFER	KEPLER ROAD CDD
RW-1	0.74 AC	RIGHT OF WAY DEDICATION	CITY OF DELAND
LS-1	0.04 AC	LIFT STATION TRACT	CITY OF DELAND
TOTAL	87.88 AC	TOTAL TRACT AREA	
	70.57 AC	RESIDENTIAL LOT AREA	
	25.47 AC	INTERNAL RIGHT OF WAY	
	183.92 AC		

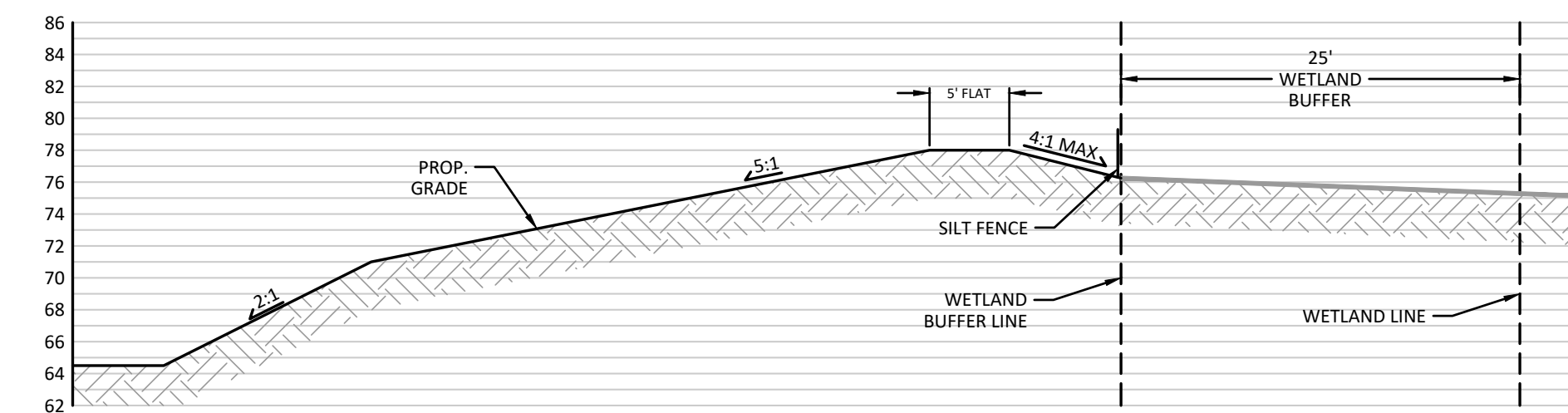
SITE DATA		
TOTAL PROJECT AREA:		183.92 AC
LOTS / UNITS:		543 LOTS / UNITS
DENSITY:		2.95 DU / AC
TOTAL LENGTH OF STREETS:		27.511 LF
EXISTING LAND USE:		VACANT
FUTURE LAND USE:		LOW DENSITY RESIDENTIAL
ZONING:		PD
LOT / UNIT SUMMARY:		
50' LOTS:	330	61%
60' LOTS:	95	17%
TOWN HOME UNITS:	118	22%
TOTAL:	543 LOTS / UNITS	
4+ BEDROOM UNITS:	165 UNITS	
AREA SUMMARY:		
RESIDENTIAL LOT AREA:	AREA	PERCENT
INTERNAL RIGHT OF WAY:	70.57 AC	38%
RIGHT OF WAY DEDICATION:	25.47 AC	14%
LIFT STATION TRACT:	0.74 AC	0.40%
ADVENITY / PARK TRACT:	0.04 AC	0.02%
ADVENITY / PARK TRACT:	7.27 AC	3.95%
OPEN / STORMWATER TRACTS:	60.13 AC	33%
POWER LINE EASEMENTS:	9.86 AC	
WETLAND TRACTS:	19.70 AC	11%
TOTAL PD AREA	183.92 AC	100%
IMPERVIOUS / PEROUS AREAS:		
IMPERVIOUS LOT AREA:	AREA	PERCENT
WET POND:	45.62 AC	24.80%
ROADWAY:	8.75 AC	4.76%
SIDEWALKS & PAVED TRAILS:	16.20 AC	8.81%
ADVENITY BUILDINGS:	6.03 AC	3.28%
ADVENITY BUILDINGS:	0.08 AC	0.18%
IMPERVIOUS AREA TOTAL:	76.68 AC	41.69%
PERVIOUS AREA TOTAL:	107.24 AC	58.31%
TREE PROTECTION AREA (SEE SHEET TR-1.0)		
PROVIDED:	54.95 AC	30%
REQUIRED:	27.59 AC	15%
FLOOD PLAIN		
ZONE A, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.		
ZONE X: SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION.		
FROM FIRM MAP NUMBER 12127CDX704, REVISED FEBRUARY 19, 2014.		
WETLAND SUMMARY (SEE SHEET W-1.0)		
WETLAND IMPACTS:	0.71 AC	
REMAINING WETLANDS:	15.88 AC	
WETLAND BUFFER:	3.82 AC	
PARKING SUMMARY:		
REQUIRED:		
2 SPACES PER UNIT		1086 SPACES
15 ADDITIONAL SPACE PER 4+ BEDROOM UNIT		165 SPACES
0.25 GUEST PARKING SPACES PER LOT		196 SPACES
TOTAL PARKING REQUIRED		1387 SPACES
PROVIDED:		
ON LOT (EXCL. GARAGE)		1086 SPACES
STREET PARKING - DESIGNATED		301 SPACES
TOTAL PARKING PROVIDED		1387 SPACES
SINGLE FAMILY DEVELOPMENT STANDARDS (DETACHED)		
MIN. LOT WIDTH:	50 FT	
MIN. LOT DEPTH:	115 FT	
MIN. LOT AREA (50' LOTS)	5750 SF	
MIN. LOT AREA (60' LOTS)	6900 SF	
MAX. IMPERVIOUS AREA LOT COVERAGE:	65 %	
MAX. BUILDING HEIGHT:	35 FT	
MIN. FLOOR AREA:	1300 SF	
SETBACKS:		
FRONT (GARAGE):	25 FT	
FRONT (STRUCTURE):	15 FT	
REAR:	20 FT	
SIDE:	5 FT	
STREET SIDE (CORNER):	15 FT	
REAR / SIDE POOL & ACCESSORY STRUCTURES:	5 FT	
SINGLE FAMILY DEVELOPMENT STANDARDS (TOWNHOMES)		
MIN. LOT WIDTH:	24 FT	
MIN. LOT DEPTH:	100 FT	
MIN. LOT AREA	2400 SF	
MIN. INDIVIDUAL UNIT SIZE:	750 SF	
MAX. UNIT COUNT PER BUILDING	6 UNITS	
MIN. SPACING BETWEEN TOWNHOME BUILDINGS:	20 FT	
MAX. IMPERVIOUS AREA LOT COVERAGE:	75 %	
MAX. BUILDING HEIGHT:	35 FT	
SETBACKS:		
FRONT:	25 FT	
REAR:	20 FT	
INTERNAL SIDE:	0 FT	
END UNIT BUILDING SIDE:	10 FT	
STREET SIDE:	5 FT	
ACCESSORY STRUCTURES / SPECIALTY SETBACKS:	5 FT	



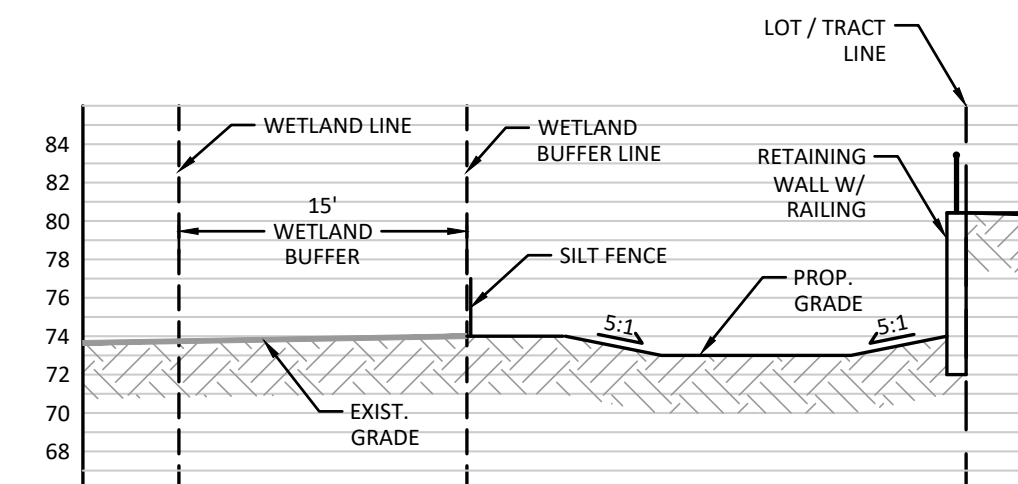




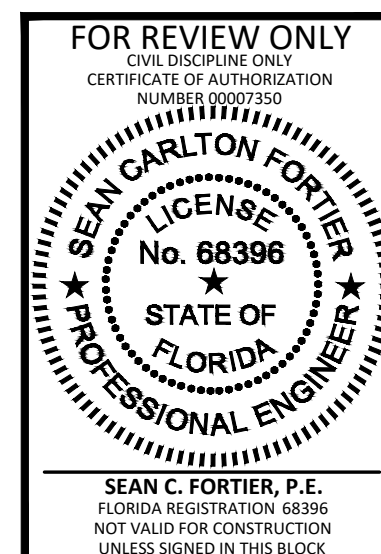
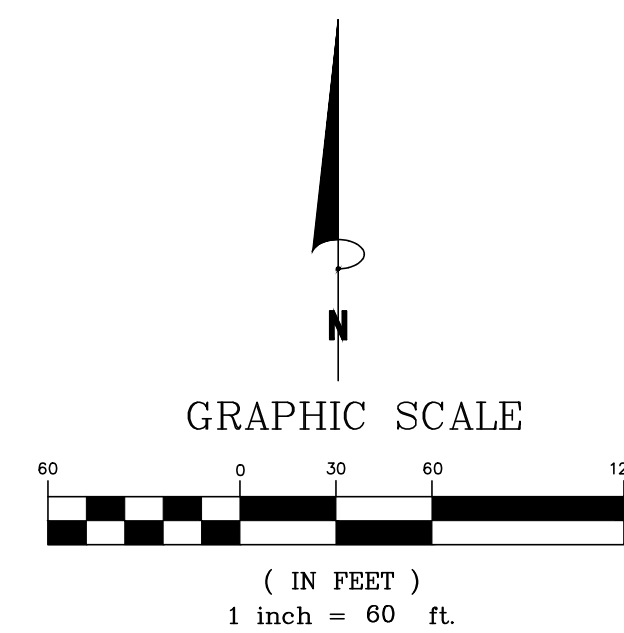
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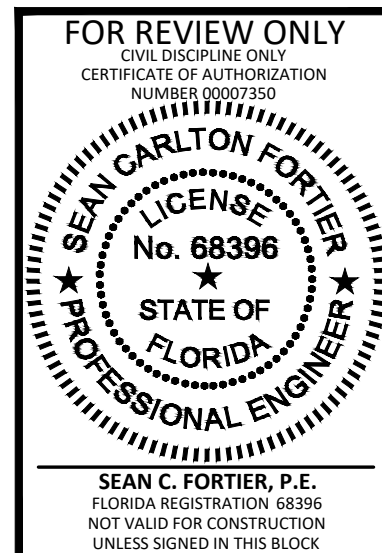
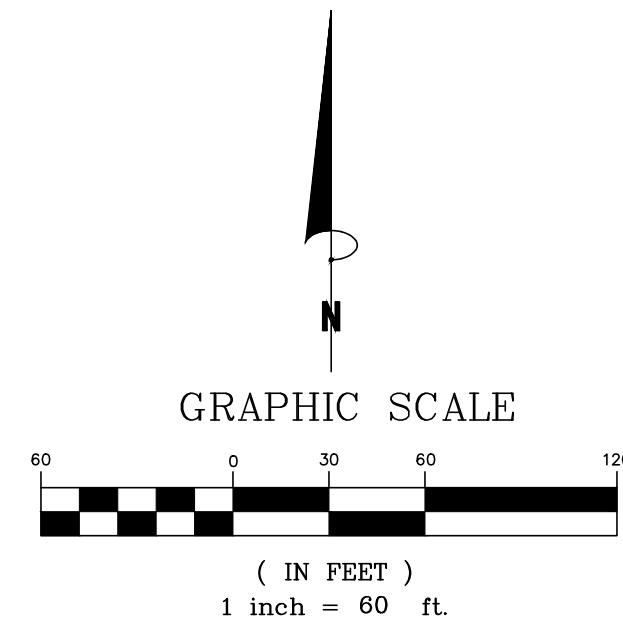
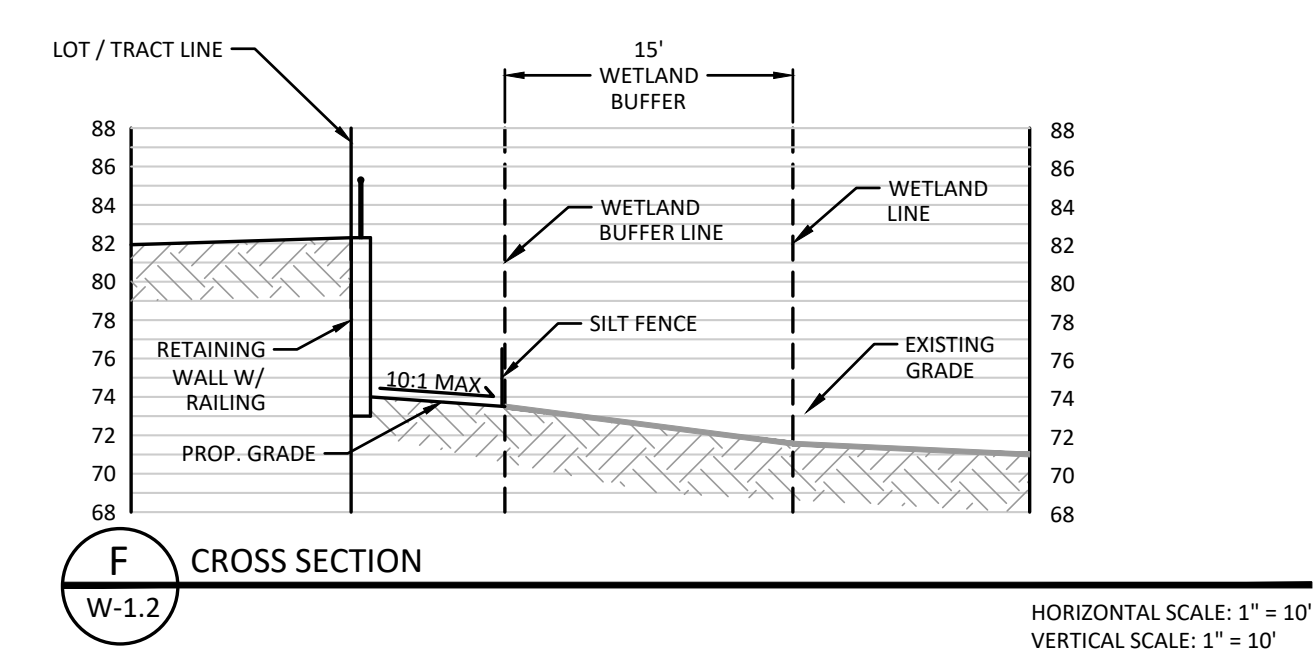
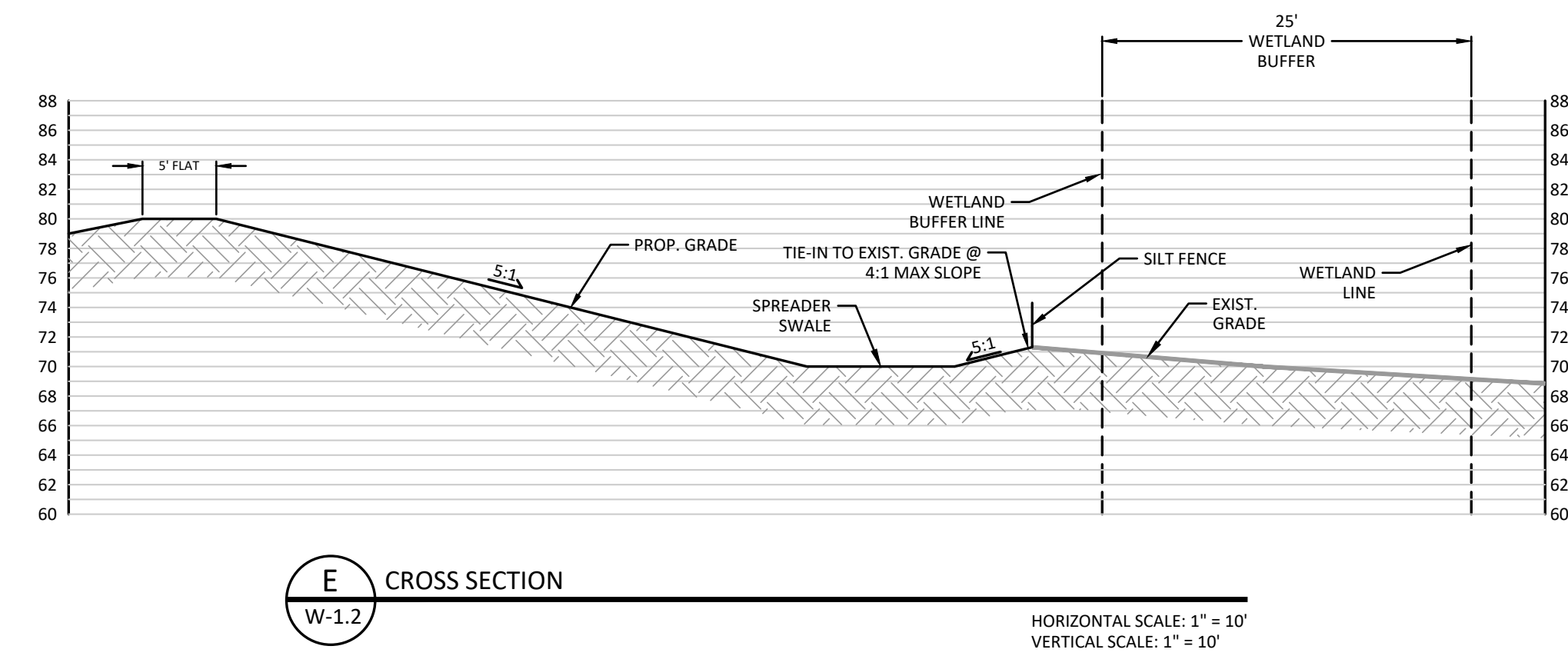


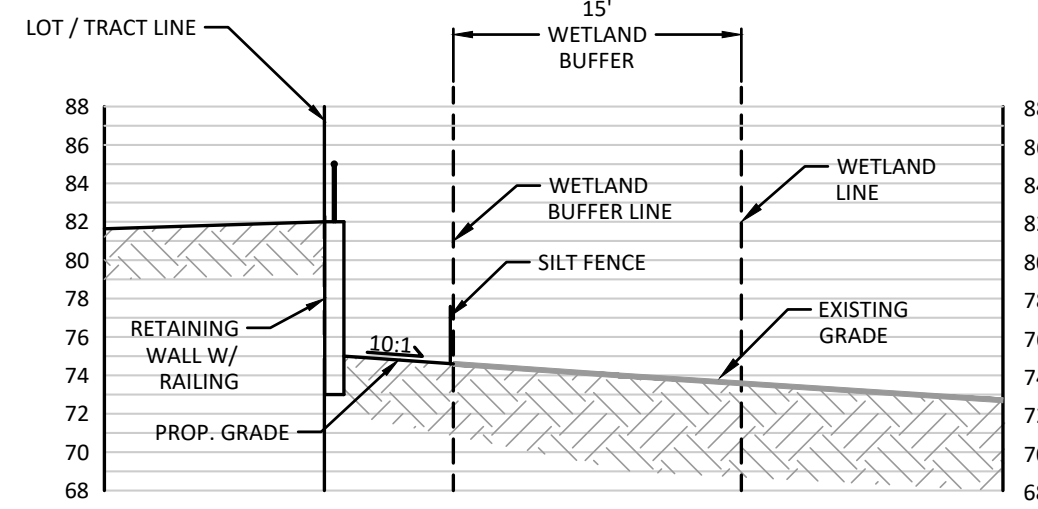
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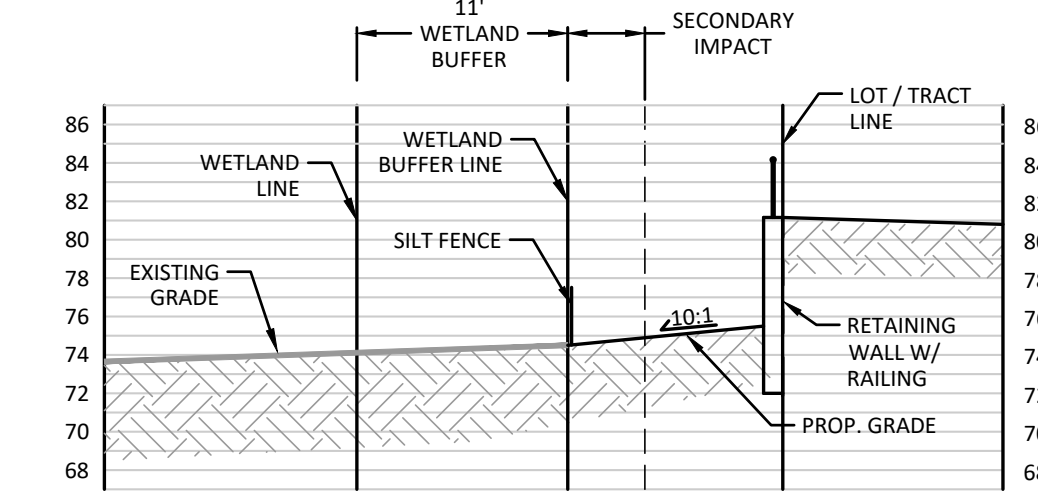
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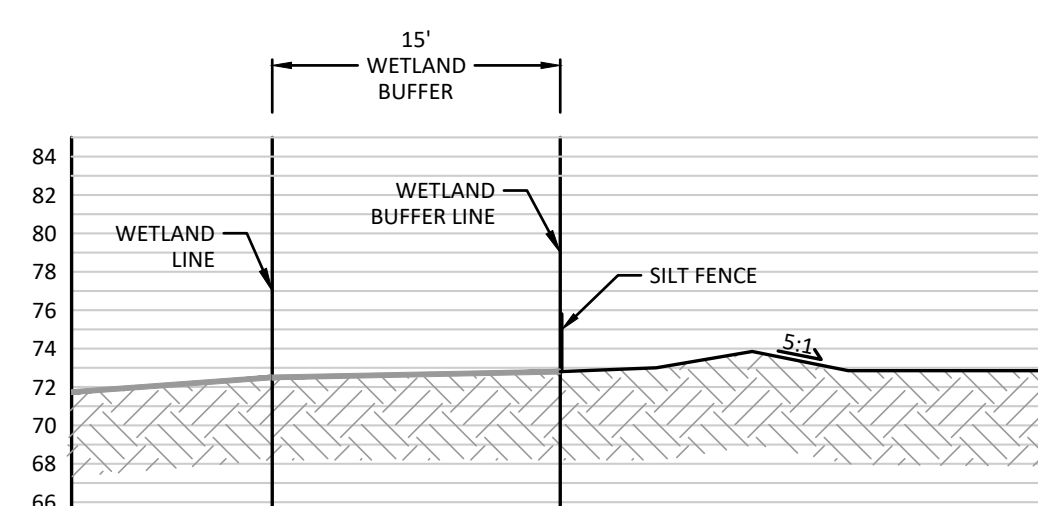




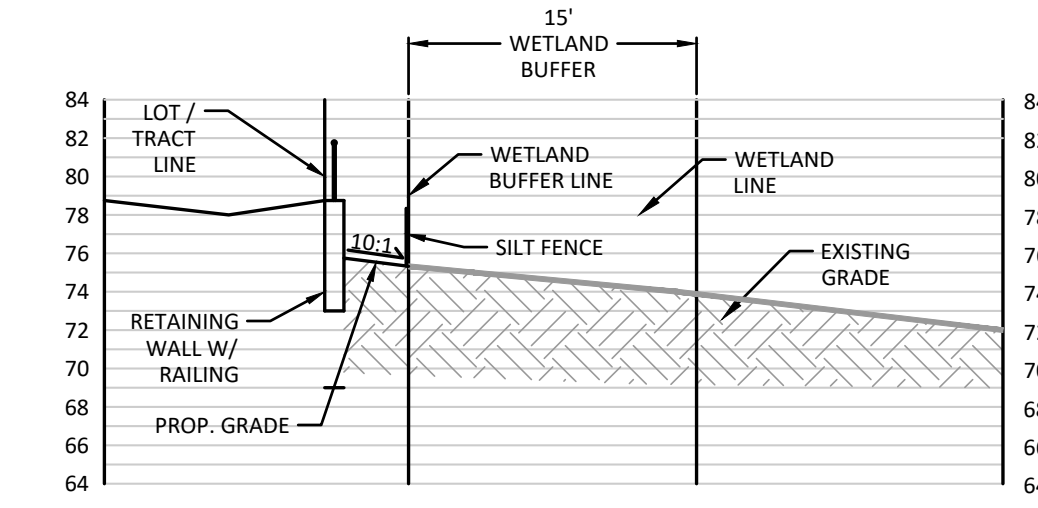
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W-1.3
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VERTICAL SCALE: 1" = 10'



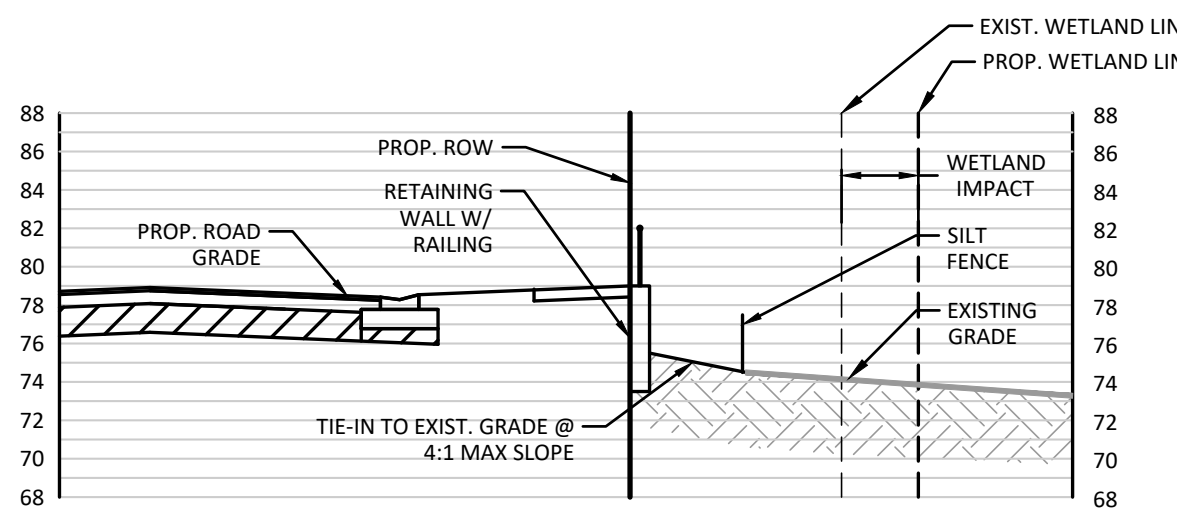
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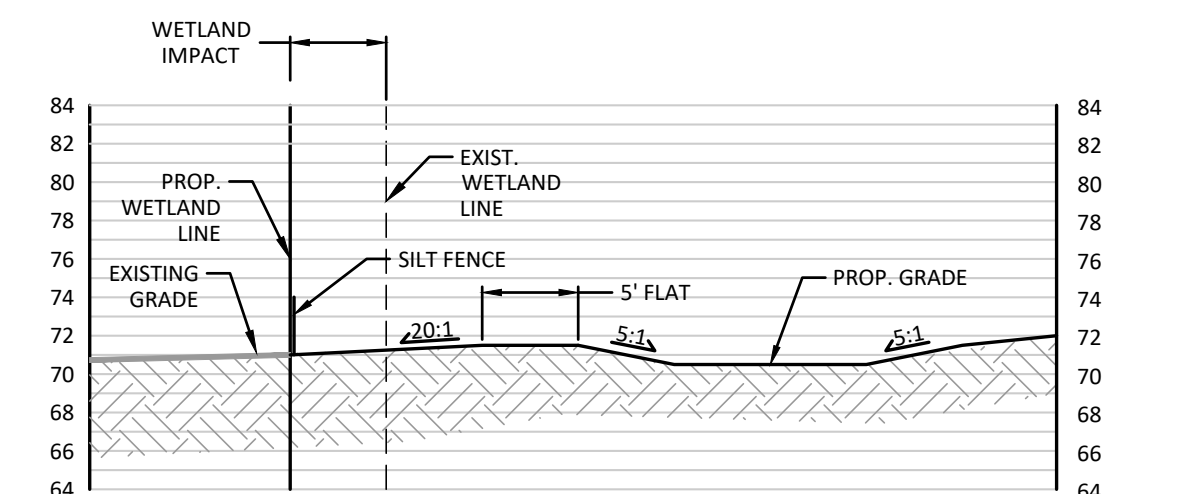
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W-1.3
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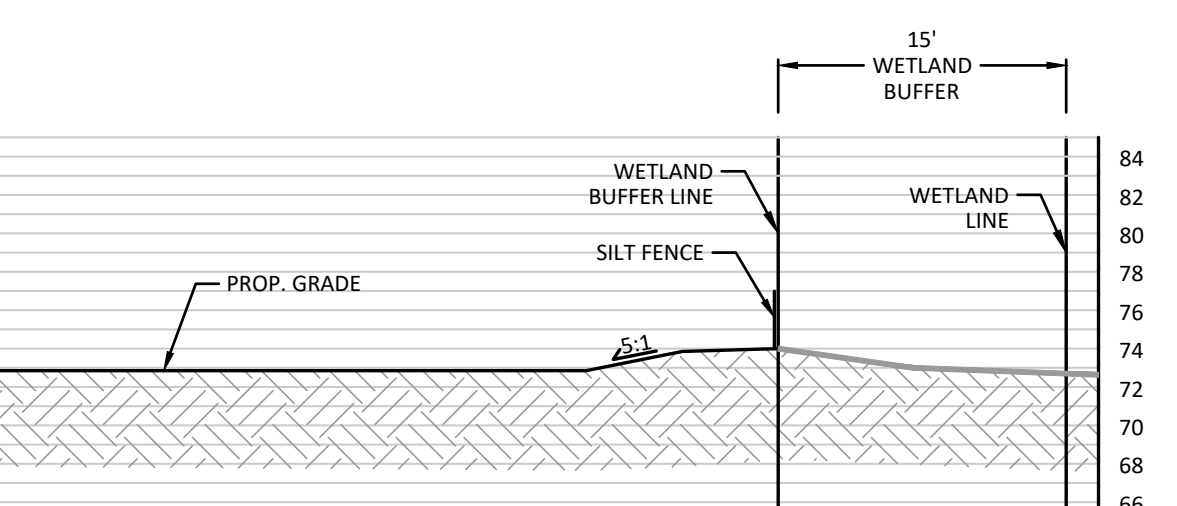
L CROSS SECTION
W-1.3
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



H CROSS SECTION
W-1.3
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



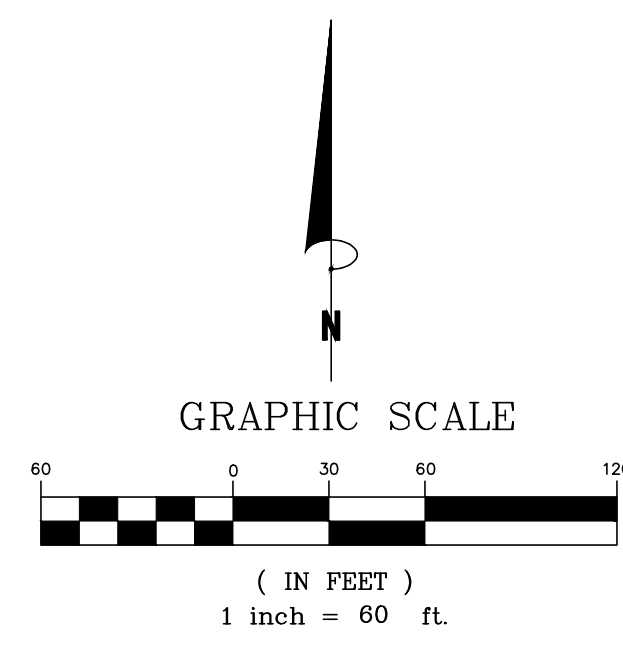
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W-1.3
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VERTICAL SCALE: 1" = 10'



M CROSS SECTION
W-1.3
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

LEGEND

- PROJECT BOUNDARY
- WETLAND BUFFER
- 15' MIN, 25' AVG WETLAND BUFFER
- WETLAND REMAINING
- WETLAND IMPACT
- SECONDARY WETLAND IMPACT
- CONSERVATION AREA SIGN
SEE DETAIL



FOR REVIEW ONLY
SEA C. FORTIER
LICENSE No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEA C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
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UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

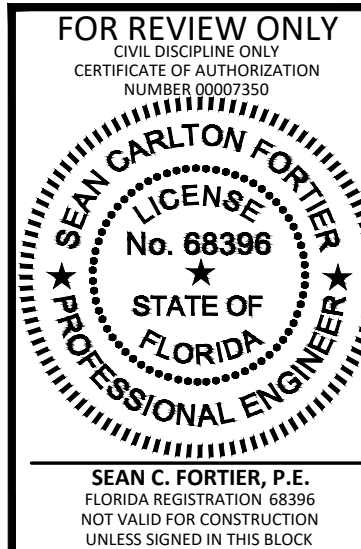
WETLAND IMPACT &
CONSERVATION PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
W-1.3



ROADWAY CENTERLINE CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	DELTA
C1	525.000	221.537	N78° 50' 33.66"W	024.18
C2	225.000	94.944	N78° 50' 39.66"W	024.18
C3	47.865	28.052	N17° 43' 21.16"W	033.58
C4	60.000	35.164	N17° 43' 21.16"W	033.58
C5	125.000	71.160	S72° 45' 29.77"W	032.63
C6	125.000	70.323	S72° 33' 58.99"W	032.23
C7	225.000	88.357	S10° 19' 01.00"W	022.50
C8	175.000	67.341	S10° 32' 35.00"W	022.05
C9	65.000	22.784	S79° 50' 27.06"E	021.28
C10	204.000	75.267	S79° 50' 27.06"E	021.28
C11	50.000	31.100	N71° 42' 40.00"W	035.64
C12	37.000	23.014	N71° 42' 01.00"E	035.64
C13	60.000	13.445	N05° 56' 18.42"E	012.84
C14	100.000	22.405	N05° 56' 18.42"E	012.84
C15	475.000	85.668	N05° 36' 15.23"W	010.25
C16	49.000	145.175	S84° 23' 44.77"W	169.75
C17	229.000	106.877	S13° 51' 03.90"E	026.74
C18	79.000	55.601	S47° 23' 01.86"E	040.33
C19	400.000	97.964	N83° 51' 02.40"W	014.03
C20	400.000	95.983	S89° 07' 45.37"E	028.07
C21	400.000	98.019	S87° 06' 47.16"E	014.04
C22	125.000	97.193	N68° 35' 30.58"W	044.55
C23	75.000	58.905	N68° 49' 00.56"W	045.00
C24	125.000	196.350	S49° 19' 00.56"E	090.00
C25	100.000	28.379	N81° 00' 11.02"E	016.26
C26	200.000	56.759	N81° 00' 11.02"E	016.26
C27	1200.000	149.226	S87° 18' 15.58"E	007.13
C28	1200.000	149.226	S87° 18' 15.58"E	007.13
C29	875.000	65.385	S86° 59' 32.71"E	004.28
C30	200.000	14.945	N86° 59' 32.71"E	004.28
C31	125.000	98.175	S21° 10' 59.44"W	045.00
C32	125.000	98.175	S21° 10' 59.44"W	045.00
C33	125.000	98.175	S21° 10' 59.44"W	045.00
C34	50.000	39.663	S66° 24' 29.42"W	045.45
C35	37.000	15.213	S79° 05' 17.78"E	023.56
C36	37.000	15.213	S79° 05' 17.78"E	023.56
C37	75.000	58.905	S23° 49' 00.56"E	045.00
C38	50.000	24.523	N74° 37' 58.82"E	028.10
C39	37.000	18.147	S77° 15' 58.93"E	028.10
C40	37.000	18.147	N74° 37' 58.82"E	028.10
C41	50.000	24.523	N74° 37' 58.82"E	028.10

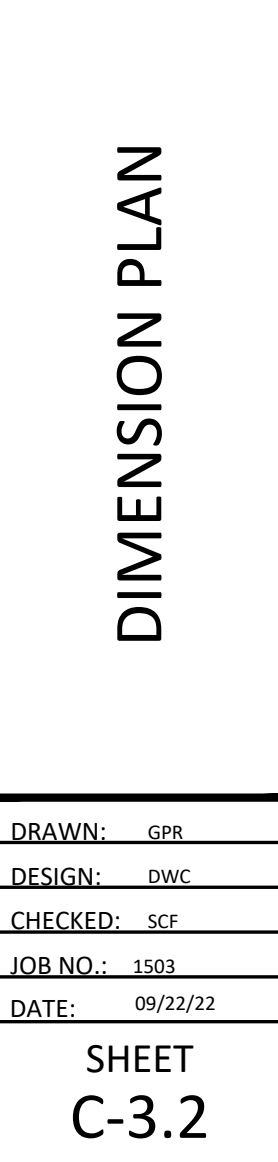
SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS

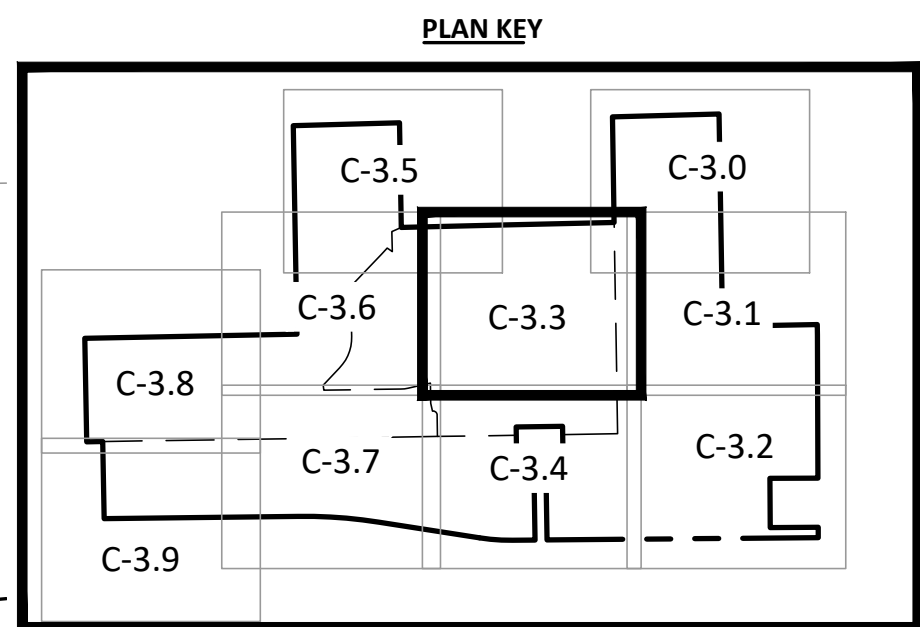
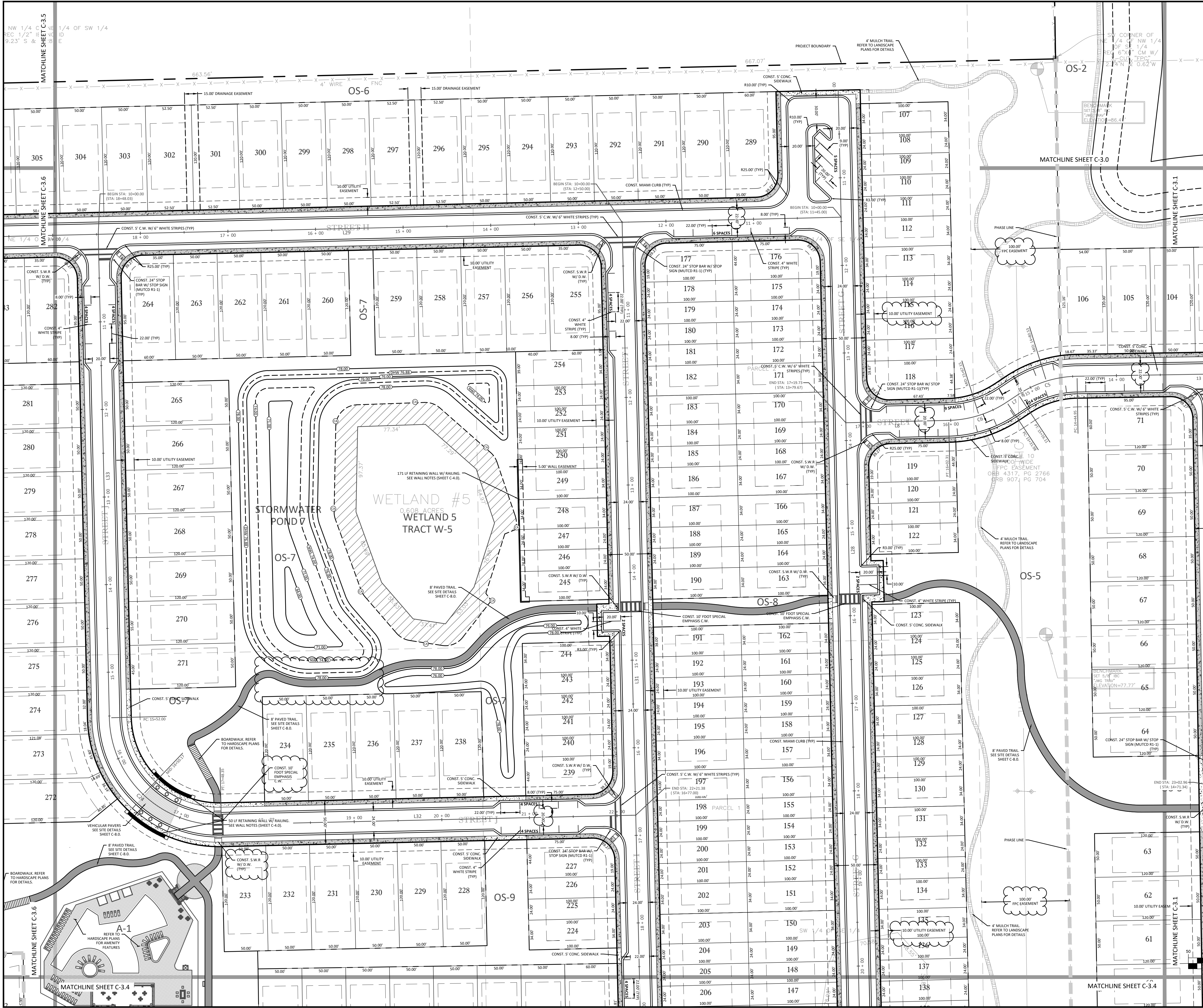


DIMENSION PLAN

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-3.0





LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SETBACKS
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED AS PART OF INDIVIDUAL LOT DEVELOPMENT
- COMMON SIDEWALKS TO BE CONSTRUCTED WITH ROADWAYS
- PAVED MULTI-USE TRAIL. SEE SITE DETAIL SHEET C-8.0.
- MULCH TRAIL. REFER TO LANDSCAPE PLANS FOR DETAILS.

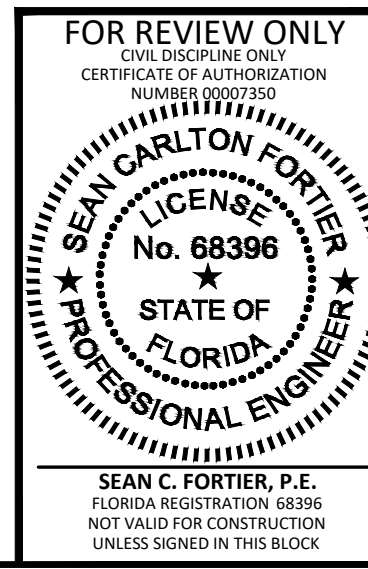
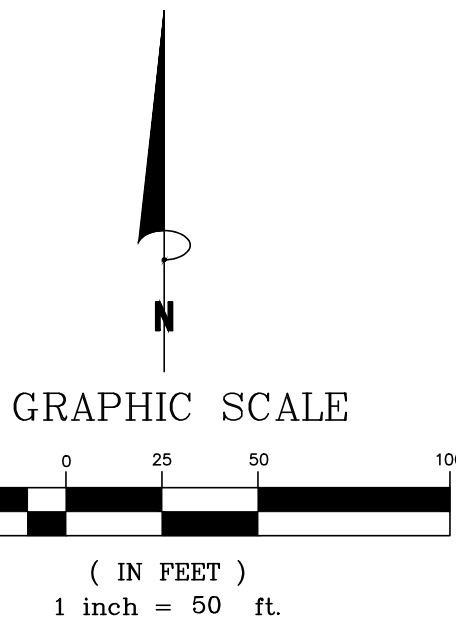
D.W. : DETECTABLE WARNING TO MEET ADA AND FOOT SPECIFICATIONS

S.W.R. : 6" THICK CONCRETE SIDEWALK RAMP. ALL SIDEWALK RAMP TO MEET ADA SPECIFICATIONS. SEE FOOT INDEX 522-002 FOR CURB RAMP DETAILS.

NOTES: CURBS, CURB AND GUTTERS, CURB AND GUTTER ENDINGS, CONCRETE SIDEWALKS, SIDEWALK CURB RAMP, DETECTABLE WARNING, DRIVEWAYS, CROSSWALKS, STOP MARKINGS AND SIGNS MUST COMPLY WITH FOOT STANDARDS.

ALL PAVED TRAILS AND SIDEWALKS TO MEET ADA SPECIFICATIONS.

SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS



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ORLANDO, FLORIDA 32804
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KCG

REVISION	DATE

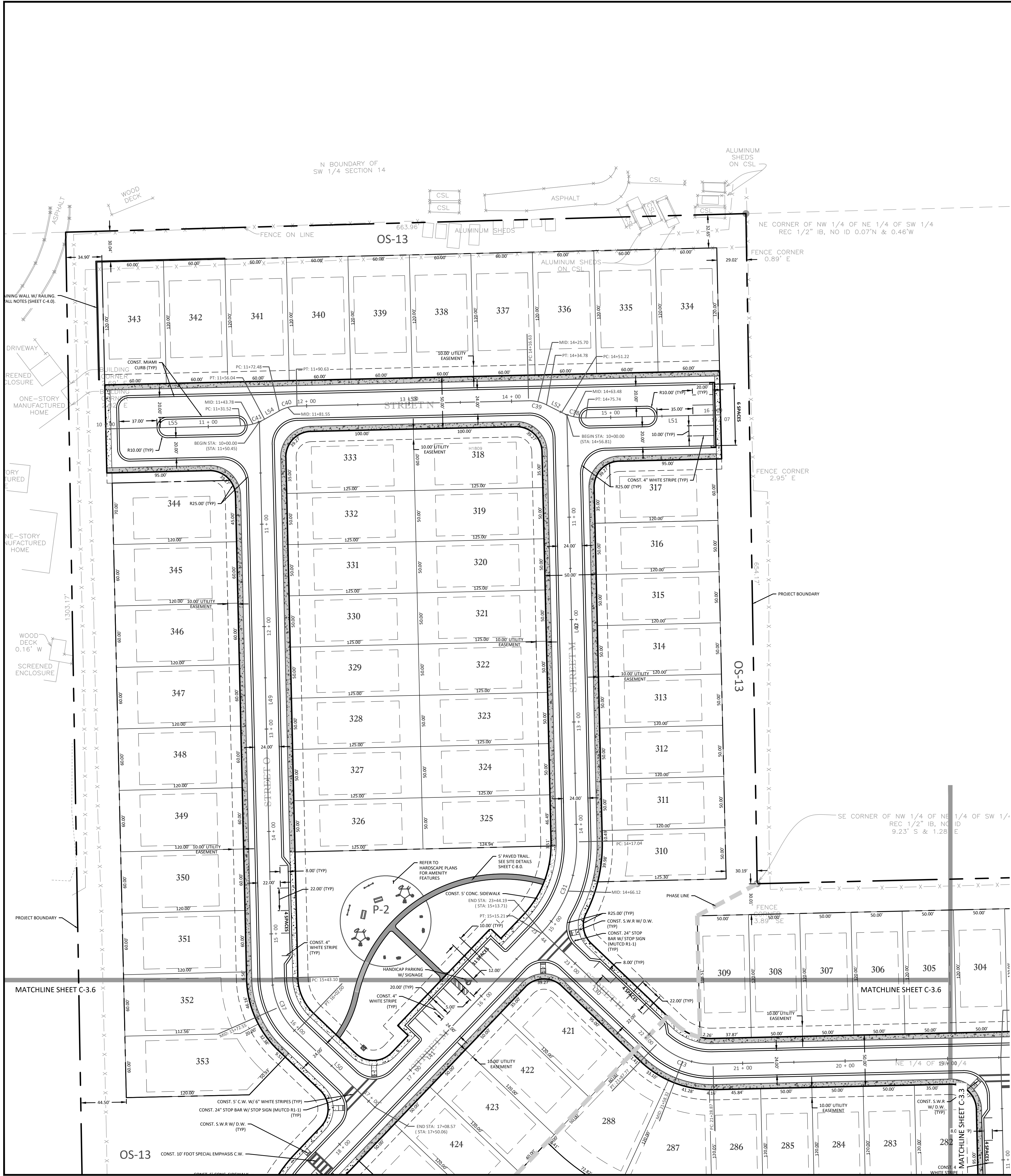
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

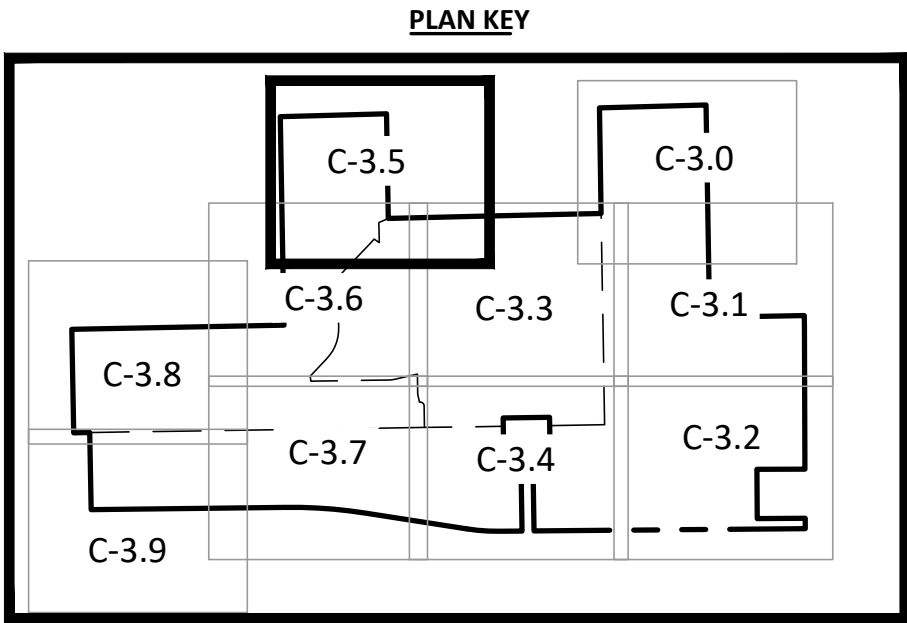
SHEET C-3.3

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22



MATCHLINE SHEET C-3.3

MATCHLINE SHEET C-3.2



LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SETBACKS
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED AS PART OF INDIVIDUAL LOT DEVELOPMENT
- COMMON SIDEWALKS TO BE CONSTRUCTED WITH ROADWAYS
- PAVED MULTI-USE TRAIL SEE SITE DETAIL SHEET C-8.0.
- MULCH TRAIL REFER TO LANDSCAPE PLANS FOR DETAILS.

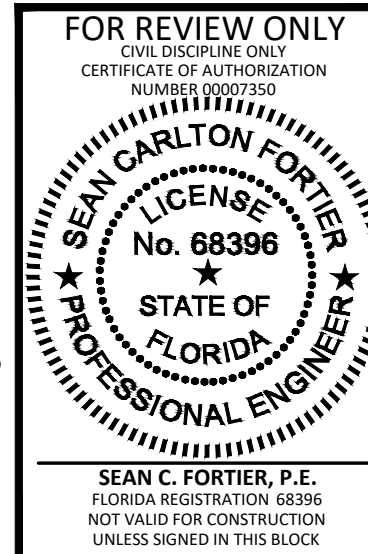
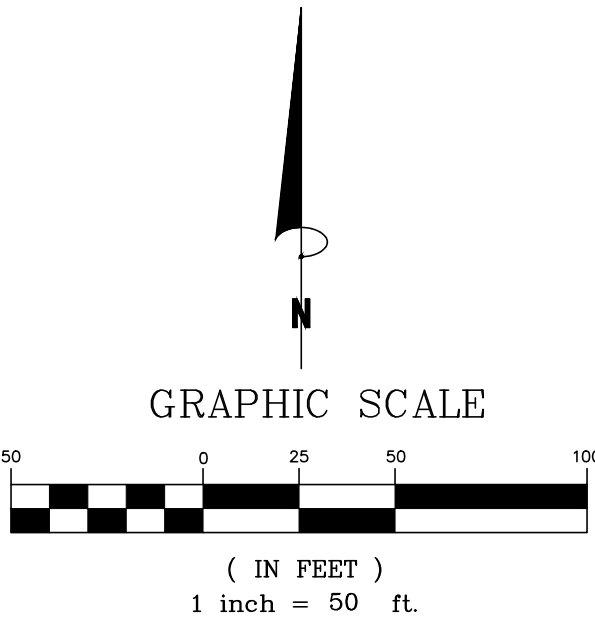
D.W. : DETECTABLE WARNING TO MEET ADA AND FDOT SPECIFICATIONS

S.W.R. : 6" THICK CONCRETE SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 522-002 FOR CURB RAMP DETAILS.

NOTES:
CURBS, CURB AND GUTTERS, CURB AND GUTTER ENDINGS, CONCRETE SIDEWALKS, SIDEWALK CURB RAMPS, DETECTABLE WARNINGS, DRIVEWAYS, CROSSWALKS, STOP MARKINGS AND SIGNS MUST COMPLY WITH FDOT STANDARDS.

ALL PAVED TRAILS AND SIDEWALKS TO MEET ADA SPECIFICATIONS.

SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS



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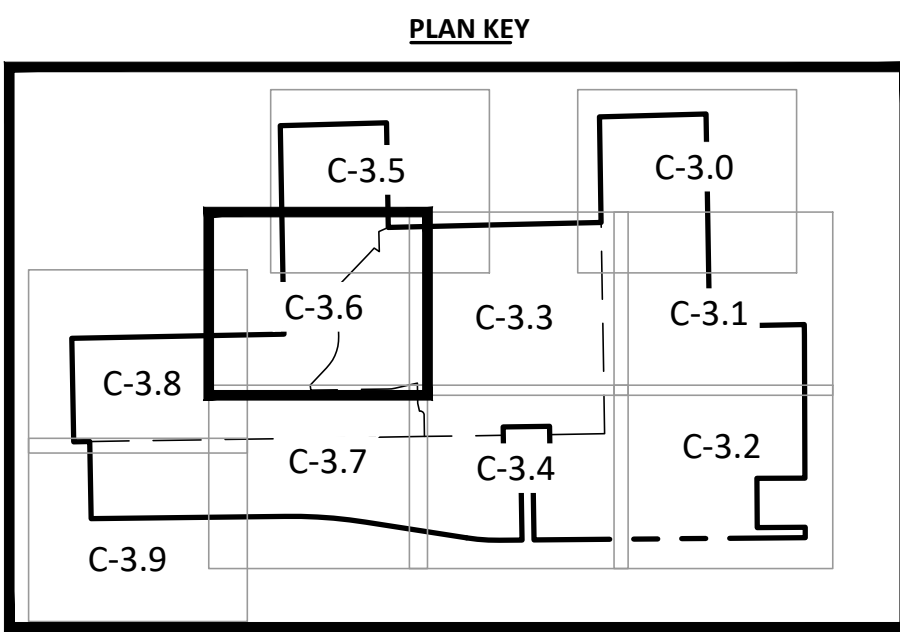
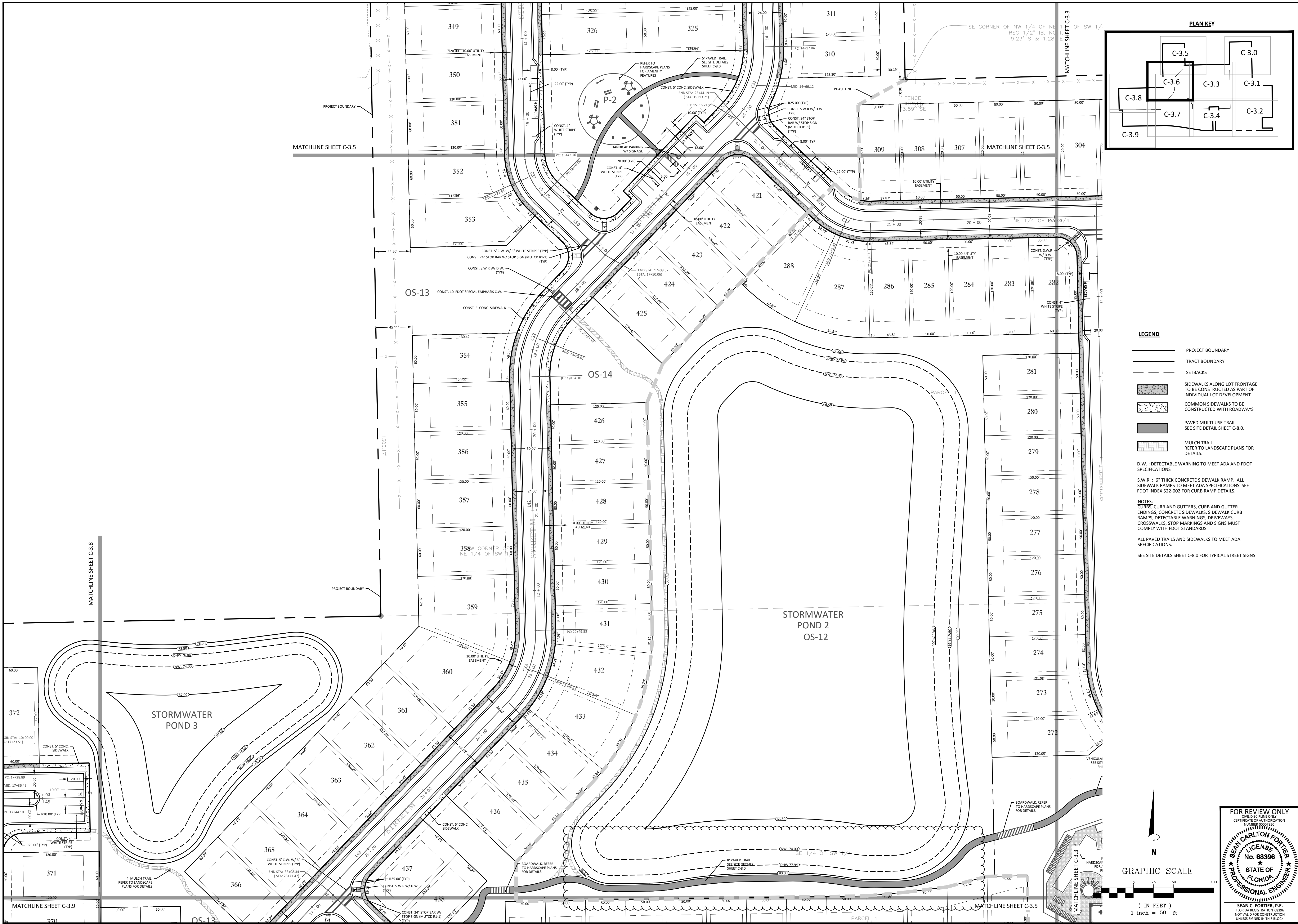
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

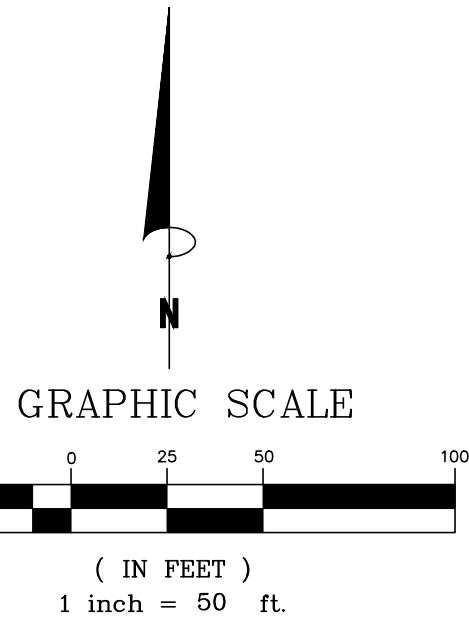
DIMENSION PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-3.5



- LEGEND**
- PROJECT BOUNDARY
 - TRACT BOUNDARY
 - SETBACKS
 - SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED AS PART OF INDIVIDUAL LOT DEVELOPMENT
 - COMMON SIDEWALKS TO BE CONSTRUCTED WITH ROADWAYS
 - PAVED MULTI-USE TRAIL. SEE SITE DETAIL SHEET C-8.0.
 - MULCH TRAIL. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - D.W. : DETECTABLE WARNING TO MEET ADA AND FOOT SPECIFICATIONS
 - S.W.R. : 6" THICK CONCRETE SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FOOT INDEX 522-002 FOR CURB RAMP DETAILS.
 - NOTES:
CURBS, CURB AND GUTTERS, CURB AND GUTTER ENDINGS, CONCRETE SIDEWALKS, SIDEWALK CURB RAMPS, DETECTABLE WARNINGS, DRIVEWAYS, CROSSWALKS, STOP MARKINGS AND SIGNS MUST COMPLY WITH FOOT STANDARDS.
 - ALL PAVED TRAILS AND SIDEWALKS TO MEET ADA SPECIFICATIONS.
 - SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS



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CERTIFICATE OF AUTHORIZATION
NUMBER 00000550
★ SEAN CARLTON FORTIER
LICENSE No. 68396
★ STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
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KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

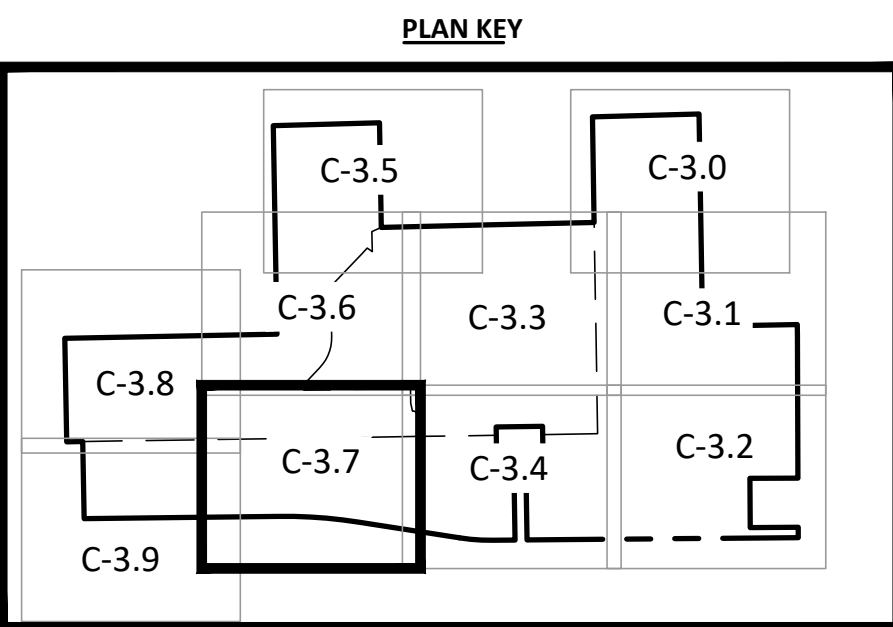
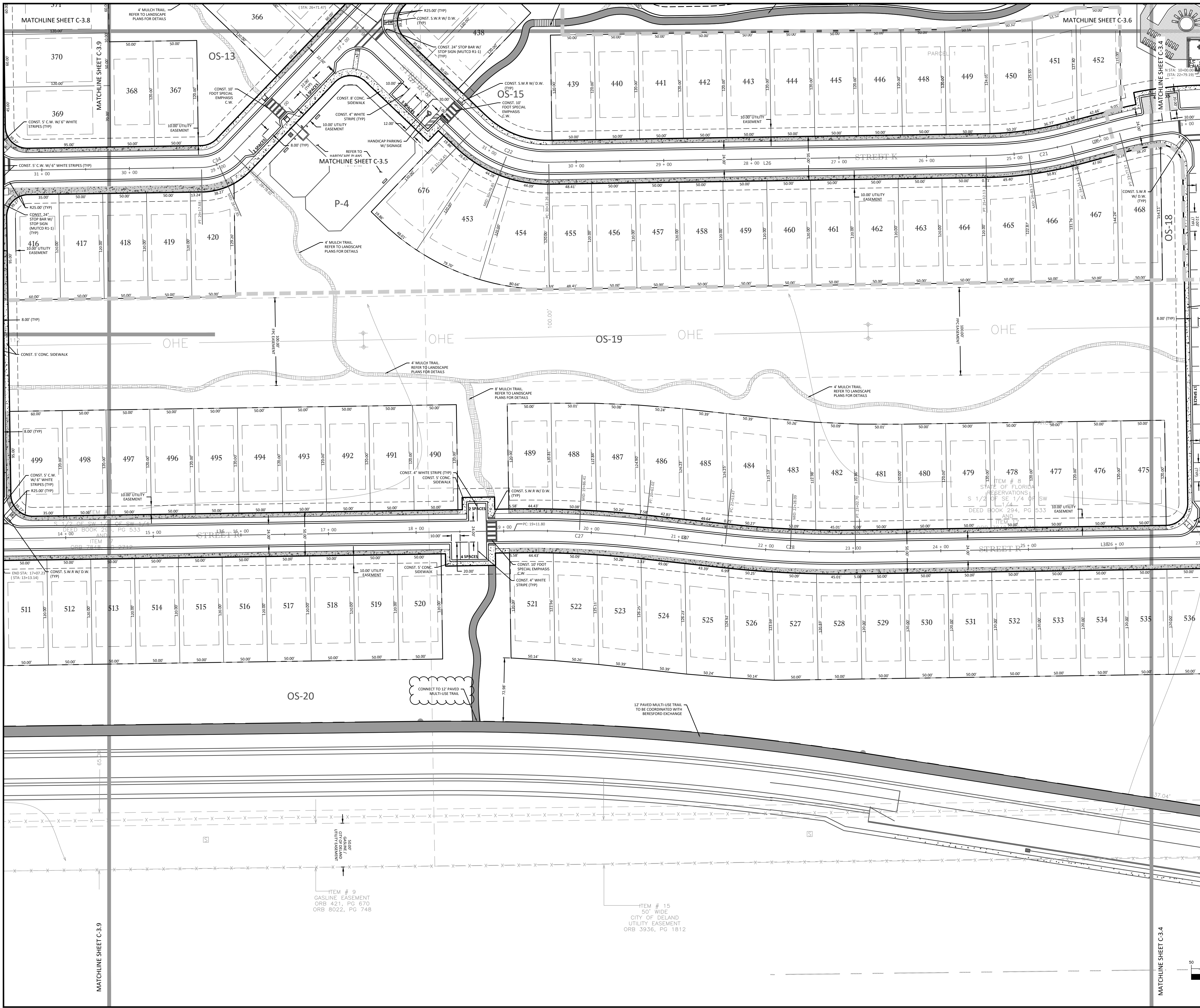
DATE	REVISION

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

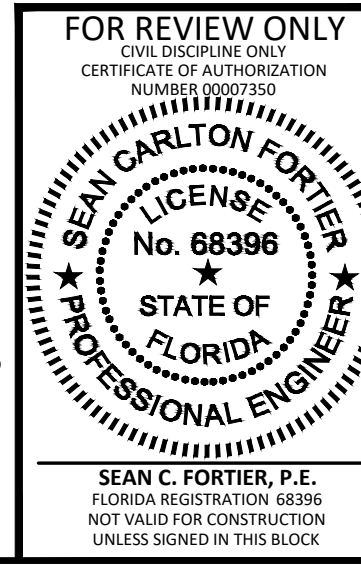
DIMENSION PLAN

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET C-3.6



LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SETBACKS
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED AS PART OF INDIVIDUAL LOT DEVELOPMENT
- COMMON SIDEWALKS TO BE CONSTRUCTED WITH ROADWAYS
- PAVED MULTI-USE TRAIL SEE SITE DETAIL SHEET C-8.0
- MULCH TRAIL REFER TO LANDSCAPE PLANS FOR DETAILS
- D.W. : DETECTABLE WARNING TO MEET ADA AND FOOT SPECIFICATIONS
- S.W.R. : 6" THICK CONCRETE SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FOOT INDEX 522-002 FOR CURB RAMP DETAILS.
- NOTES:
CURBS, CURB AND GUTTERS, CURB AND GUTTER ENDINGS, CONCRETE SIDEWALKS, SIDEWALK CURB RAMPS, DETECTABLE WARNINGS, DRIVEWAYS, CROSSWALKS, STOP MARKINGS AND SIGNS MUST COMPLY WITH FOOT STANDARDS.
- ALL PAVED TRAILS AND SIDEWALKS TO MEET ADA SPECIFICATIONS.
- SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS



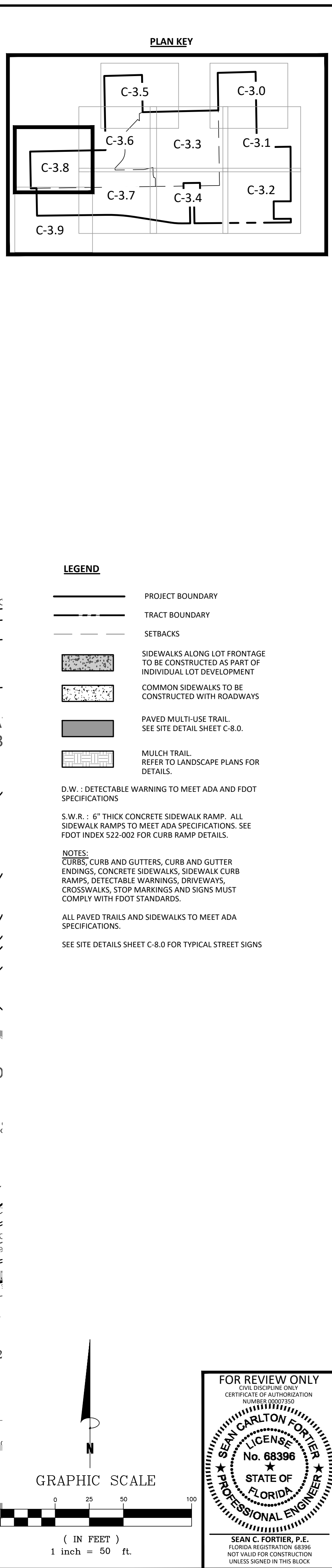
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
HANOVER LAND COMPANY

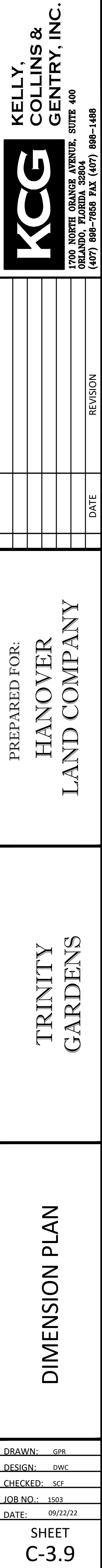
TRINITY GARDENS

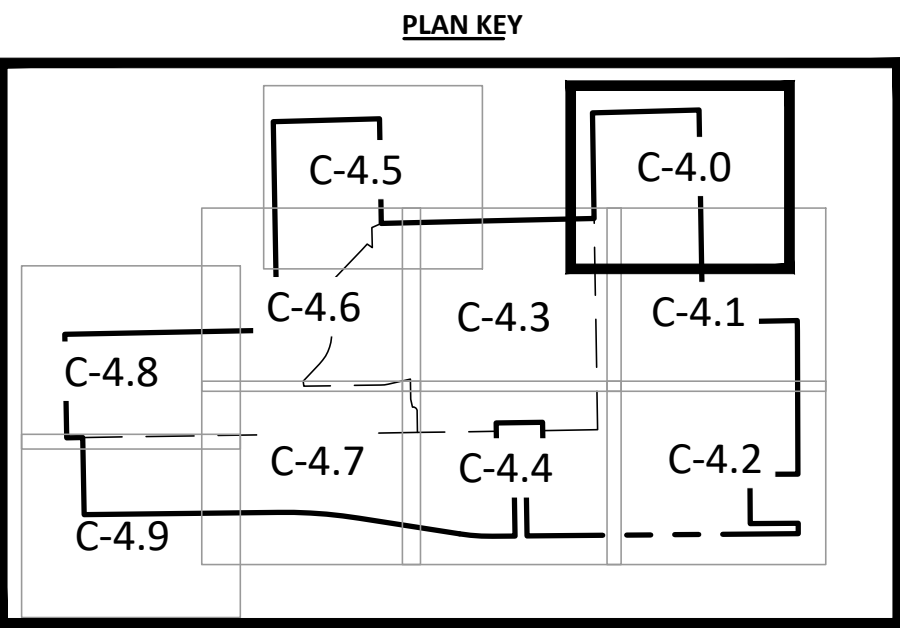
DIMENSION PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET C-3.7



Page 52 of 193





PROJECT BOUNDARY

GRADING LIMITS

STORM PIPES

BORING LOCATION

FDOT TYPE '6' INLET

FDOT TYPE '5' INLET

STORM MANHOLE

TYPE 'C' INLET

15' MIN, 25' AVG WETLAND BUFFER

PROPOSED CONTOUR

EXISTING CONTOUR

EXISTING STORM PIPES

HOUSE FOUNDATION MAY REQUIRE DEEPEMED FOOTERS

HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

1. SITE CONTRACTOR TO GRADE BUILDING PADS TO 8" BELOW FINISHED FLOOR ELEVATION.
2. REAR YARD GRADE TRANSITION CANNOT EXCEED 4:1 SLOPE. IF GRADE TRANSITION EXCEEDS 4:1 SLOPE, RETAINING WALLS ARE REQUIRED. IF SIDE YARD SLOPE EXCEEDS 5:1, A STEM WALL OR THICKENED EDGE SLAB WILL BE REQUIRED.
3. FFE OF THE LOTS ARE AT LEAST 1' ABOVE CENTER LINE ELEVATION OF THE ADJACENT ROADWAY AND A MIN. OF 1' ABOVE THE MAXIMUM STORMWATER POND STAGE ELEVATION FOR A 100YR 24HR STORM EVENT.
4. MAX SLOPE 4:1 (H:V) AT ALL SWALE AND SLOPE TRANSITION AREAS.

ALL STORM PIPE TO BE ADS HP OR CLASS III RCP UNLESS OTHERWISE SPECIFIED ON THE PLANS.

ALL HDPE TO BE ADS N-12 (FDOT APPROVED) W.T. OR EQUIVALENT.

1. RETAINING WALLS TO BE DESIGNED BY OTHERS.
SHOP DRAWINGS TO BE SENT TO KCG FOR REVIEW

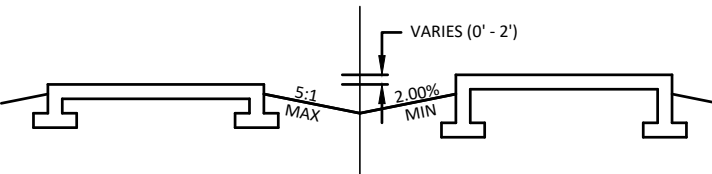
2. RAILINGS REQUIRED WHERE WALL IS ADJACENT TO PEDESTRIAN WALKWAYS.

3. IN OTHER LOCATIONS, RAILING IS REQUIRED WHERE DROP-OFF IS IN EXCESS OF 24".

4. RAILING TO BE SPECIFIED BY OWNER. CONTRACTOR TO REQUEST SPECIFICATION PRIOR TO BIDDING.

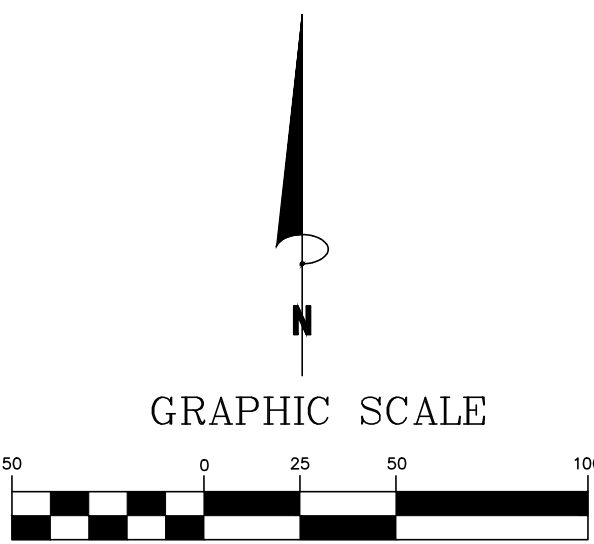
VERTICAL DATUM

VERTICAL INFORMATION SHOWN ON THIS PLAN REFERENCES THE VOLUSIA COUNTY 1988 DATUM, PER THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JONES, WOOD & GENTRY, DATED REVISED 7/12/21.



TYPICAL SECTION AT LOT LINE

1. IF LOT SLOPE EXCEEDS 5:1, STEM WALL OR THICKENED EDGE SLAB WILL BE REQUIRED.



FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0007350

SEAN CARLTON FORTIER
★ LICENSE ★
No. 68396
★ STATE OF ★
FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KCG

**KELLY,
COLLINS &
GENTRY, INC.**

1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

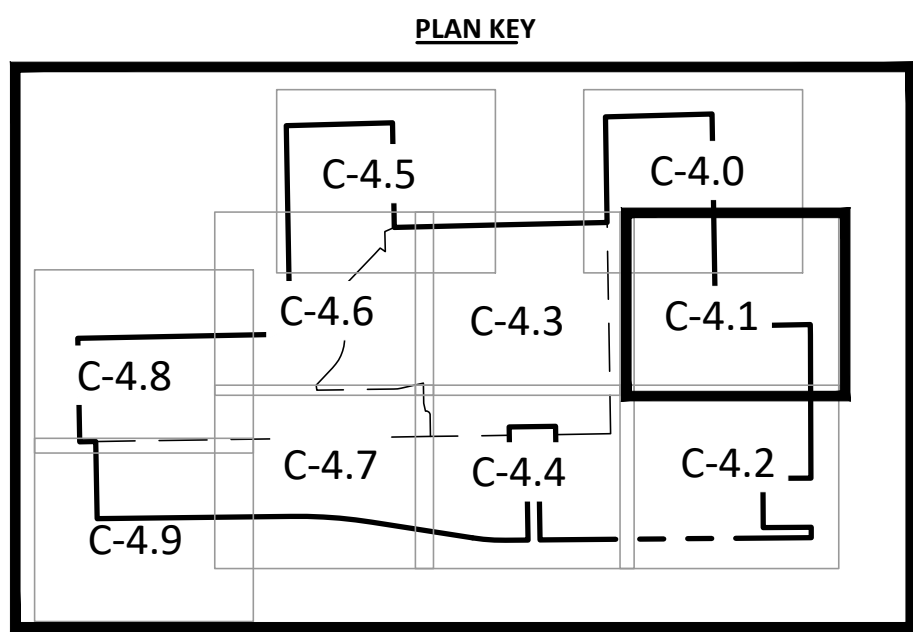
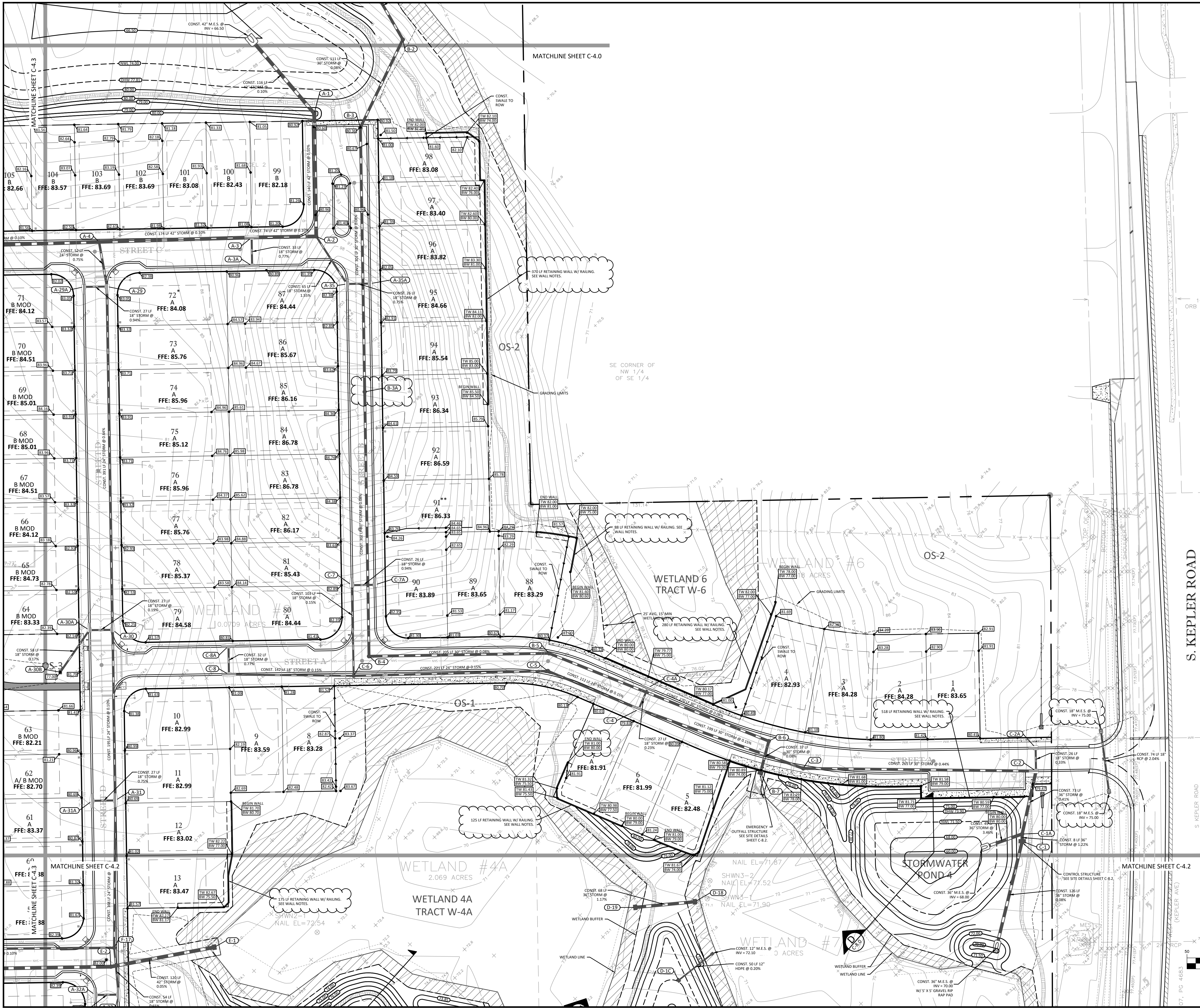
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

SHEET
C-4.0



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FOOT TYPE 'S' INLET
- FOOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 2% AVG WETLAND BUFFER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM PIPES
- HOUSE FOUNDATION MAY REQUIRE DEEPENED FOOTERS
- HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

NOTES:

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STORM PIPE MATERIAL NOTE:

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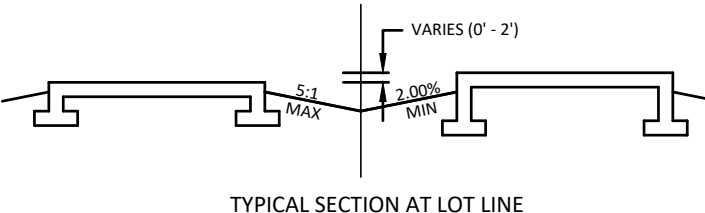
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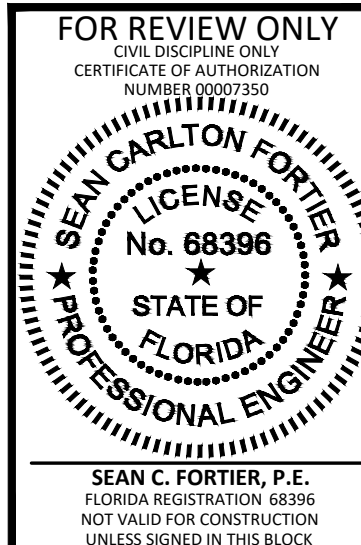
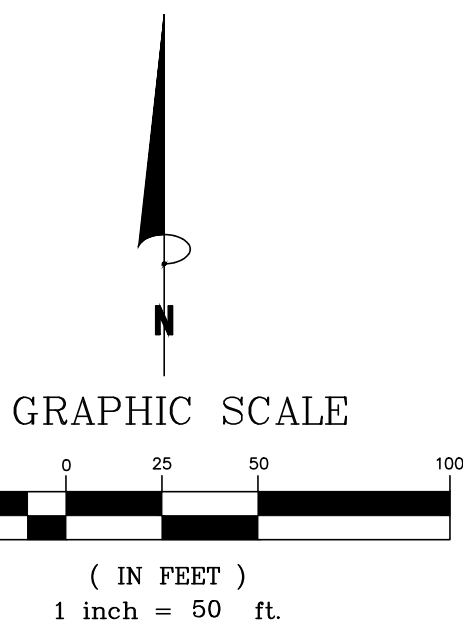
VERTICAL DATUM:

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NOTES:

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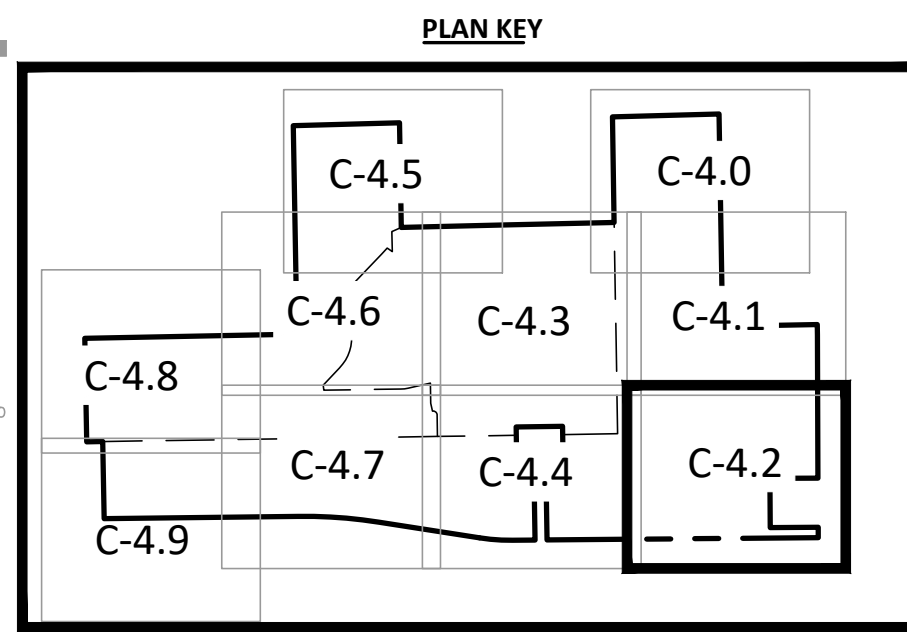
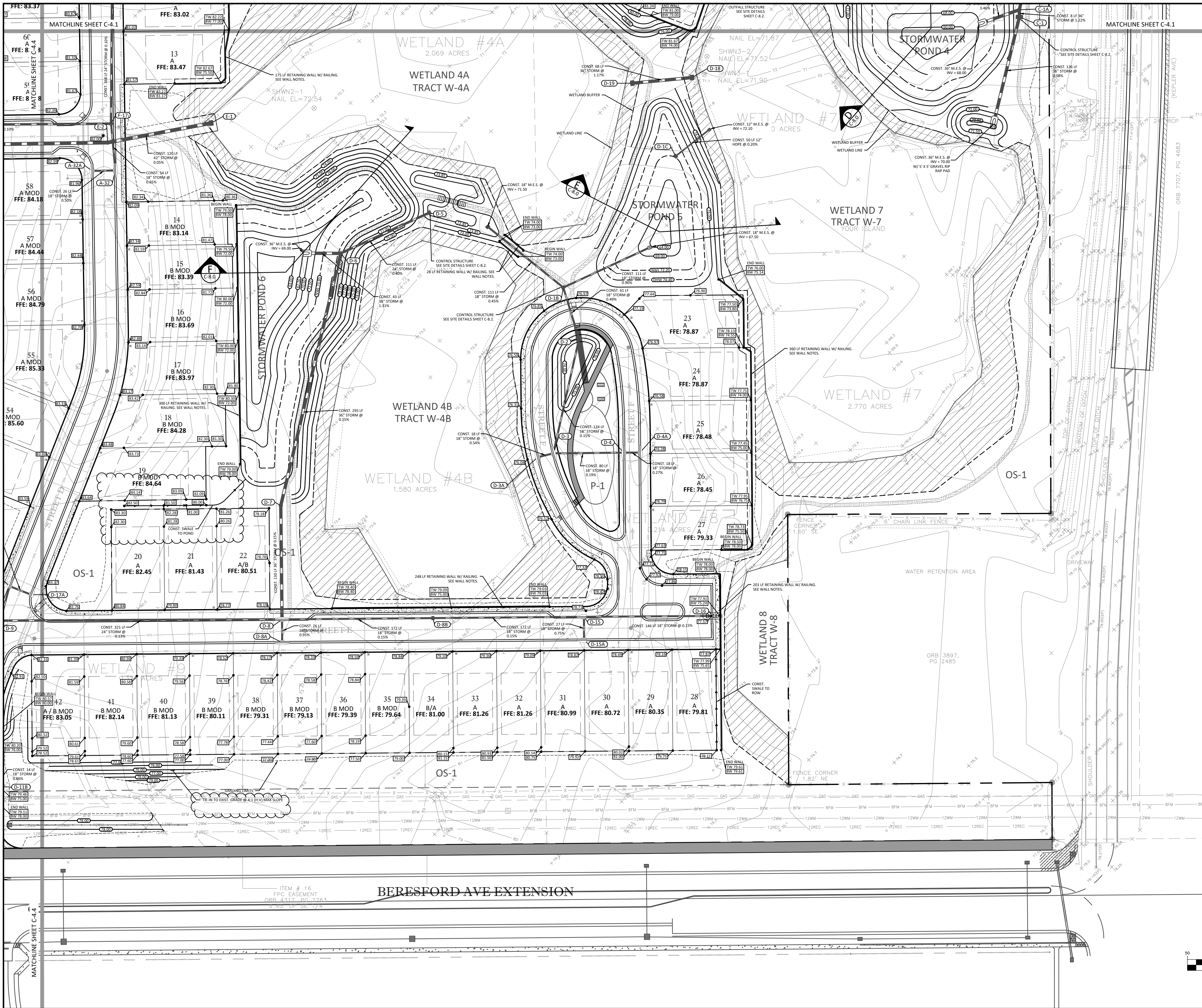
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PAVING, GRADING &
DRAINAGE PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
C-4.1



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FDOT TYPE '6' INLET
- FDOT TYPE '5' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM PIPES
- HOUSE FOUNDATION MAY REQUIRE DEEPEENED FOOTERS
- HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

NOTES:

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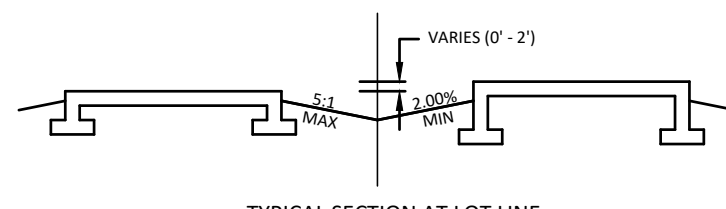
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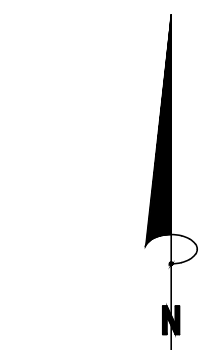
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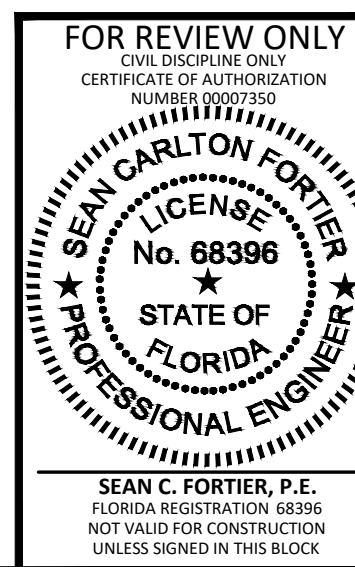
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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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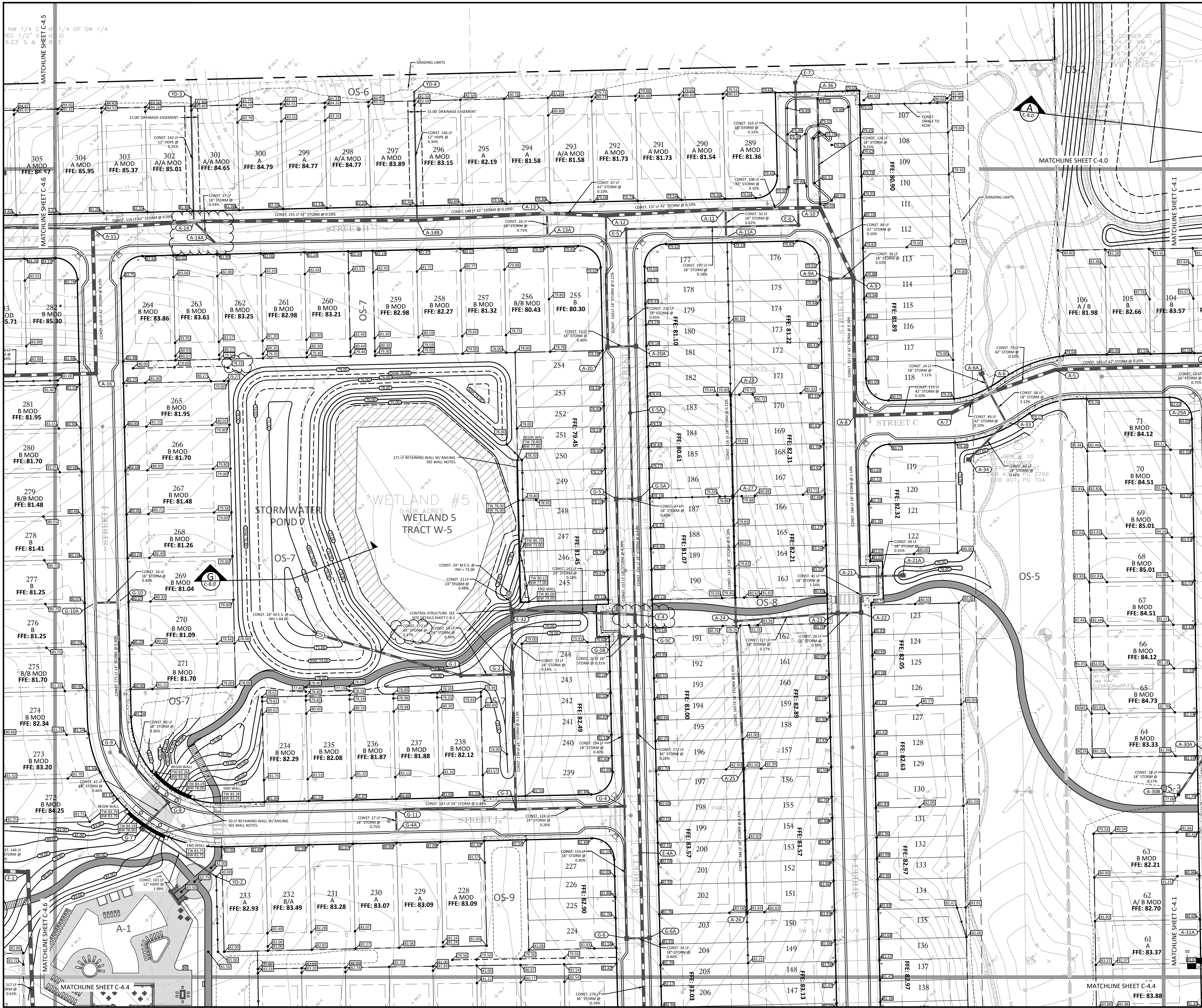
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PAVING, GRADING &
DRAINAGE PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-4.2



PLAN KEY

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FOOT TYPE '6' INLET
- FOOT TYPE '5' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- PROPOSED CONTOUR
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GRAPHIC SCALE

0 25 50 100

(IN FEET)

1 inch = 50 ft.

FOR REVIEW ONLY

CERTIFICATE OF AUTHORIZATION

NO. 68396

STATE OF FLORIDA

PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.

FLORIDA REGISTRATION #68396

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.

1700 NORTH ORANGE AVENUE, SUITE 400

ORLANDO, FLORIDA 32804

(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:

HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GPR

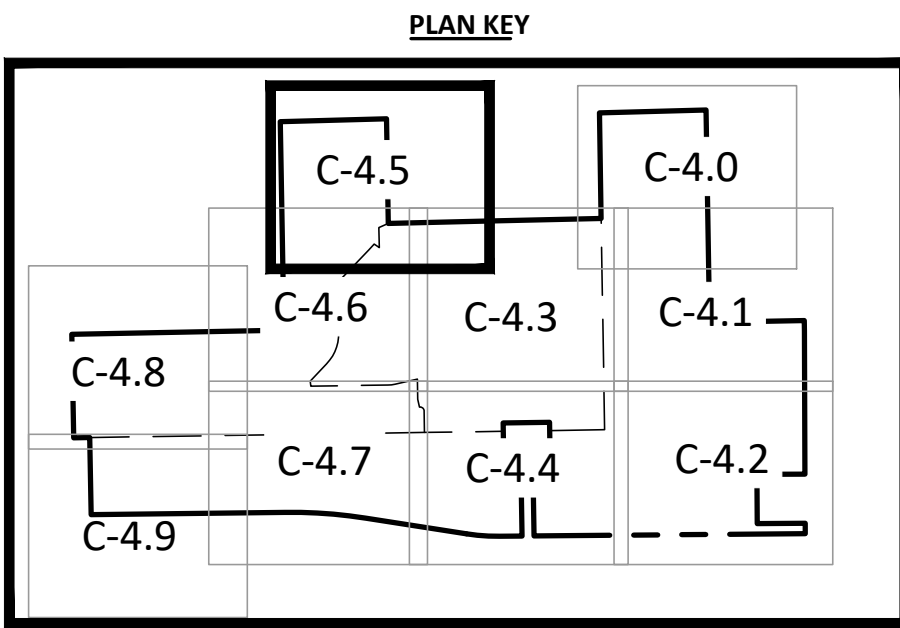
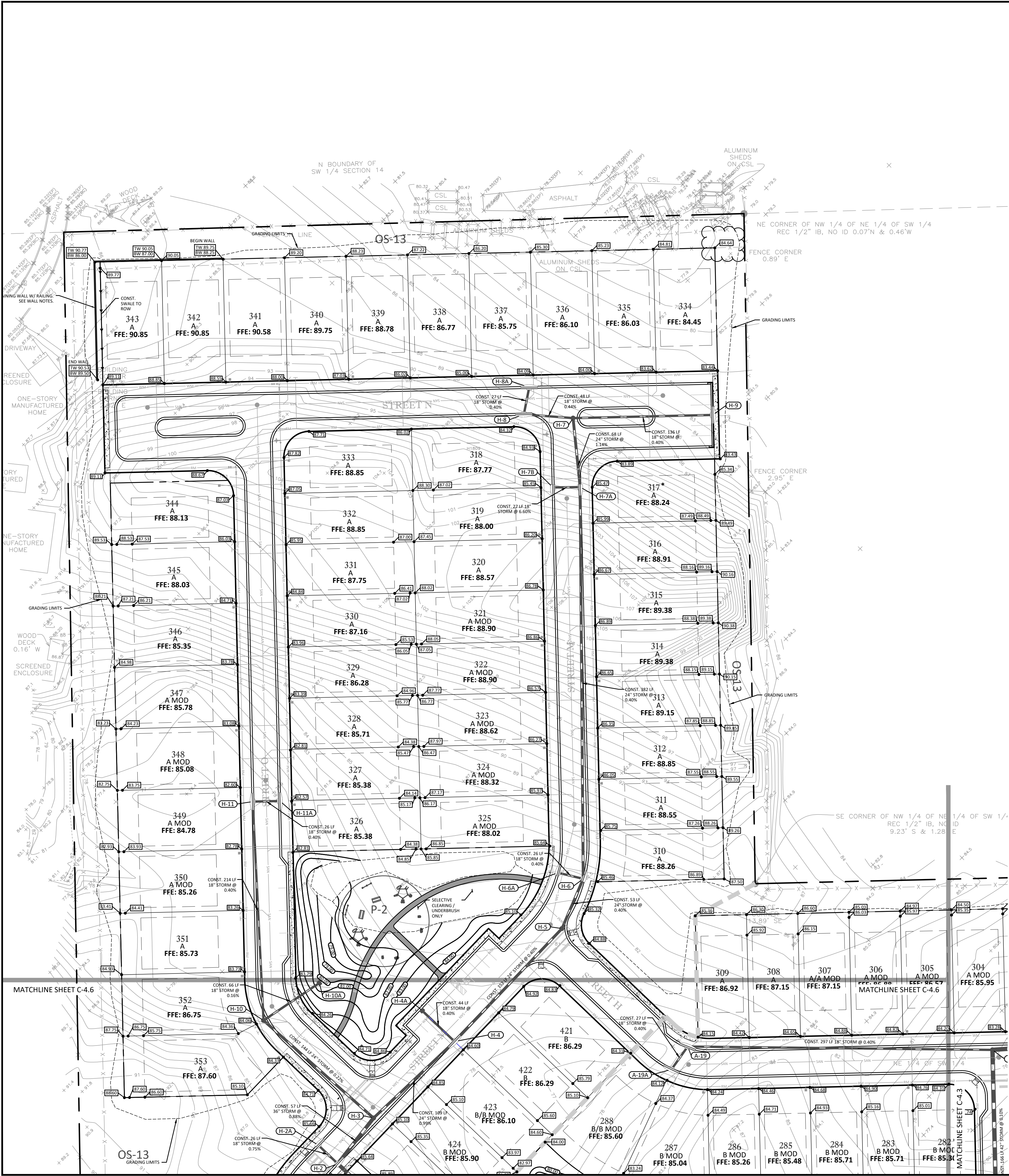
DESIGN: DMC

CHECKED: SCF

JOB NO.: 1503

DATE: 09/22/22

SHEET C-4.3



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FDOT TYPE 'B' INLET
- FDOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- PROPOSED CONTOUR
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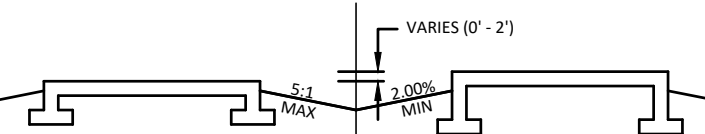
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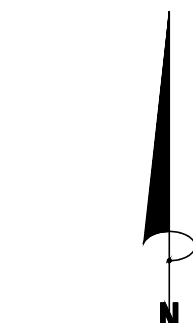
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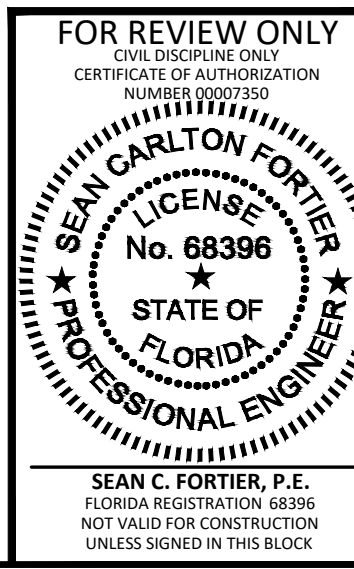
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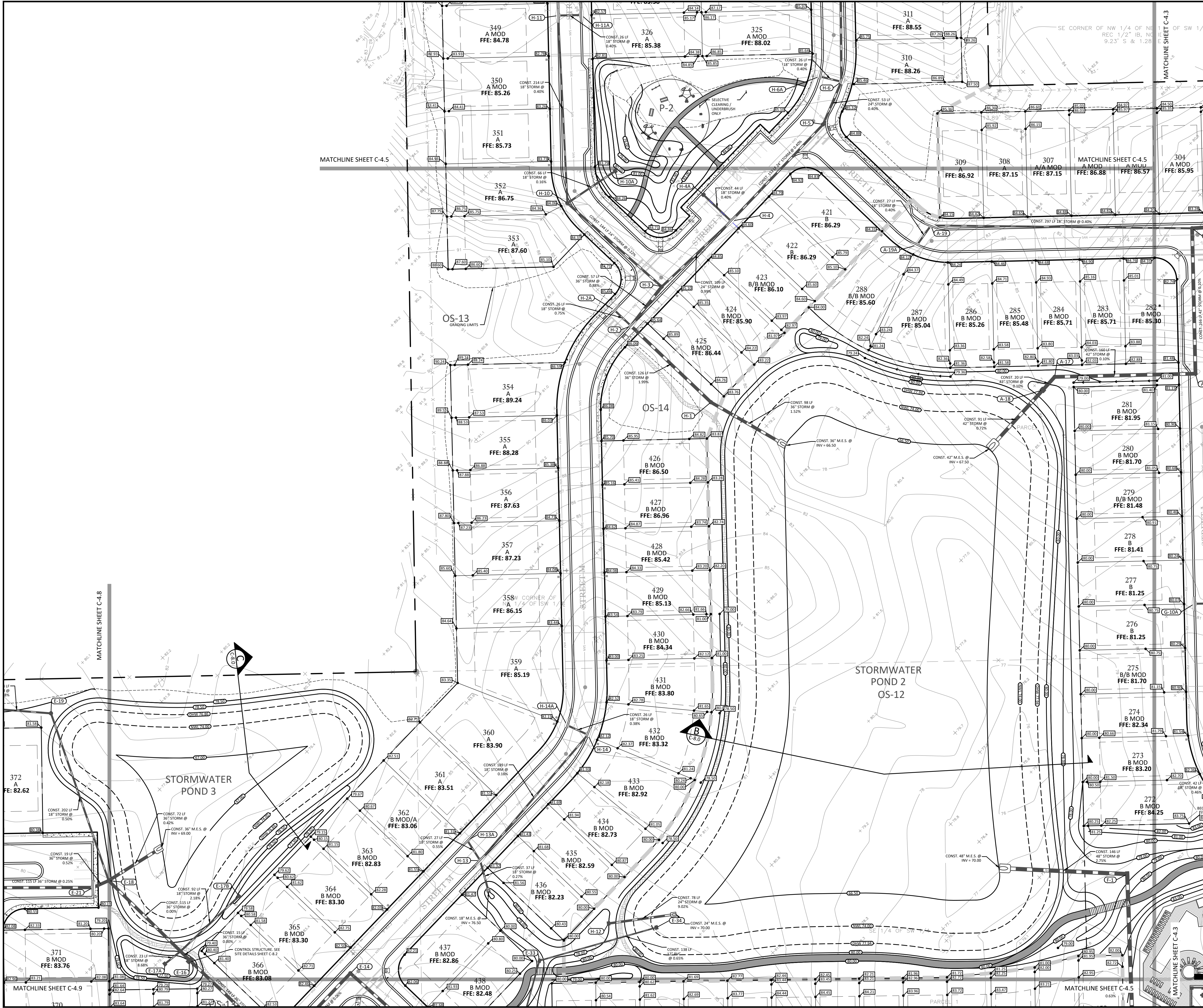


GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.





PLAN KEY

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FOOT TYPE 'B' INLET
- FOOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- PROPOSED CONTOUR
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GRAPHIC SCALE

0 25 50 100

(IN FEET)

1 inch = 50 ft.

KELLY, COLLINS & GENTRY, INC.

KCG

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ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:

HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

SHEET C-4.6

DRAWN: GPR

DESIGN: DMC

CHECKED: SCF

JOB NO.: 1503

DATE: 09/22/22

FOR REVIEW ONLY

CIVIL ENGINEER ONLY

CERTIFICATE OF AUTHORIZATION

NUMBER 0002595

SEAN CARLTON FORTIER

License No. 68396

STATE OF FLORIDA

PROFESSIONAL ENGINEER

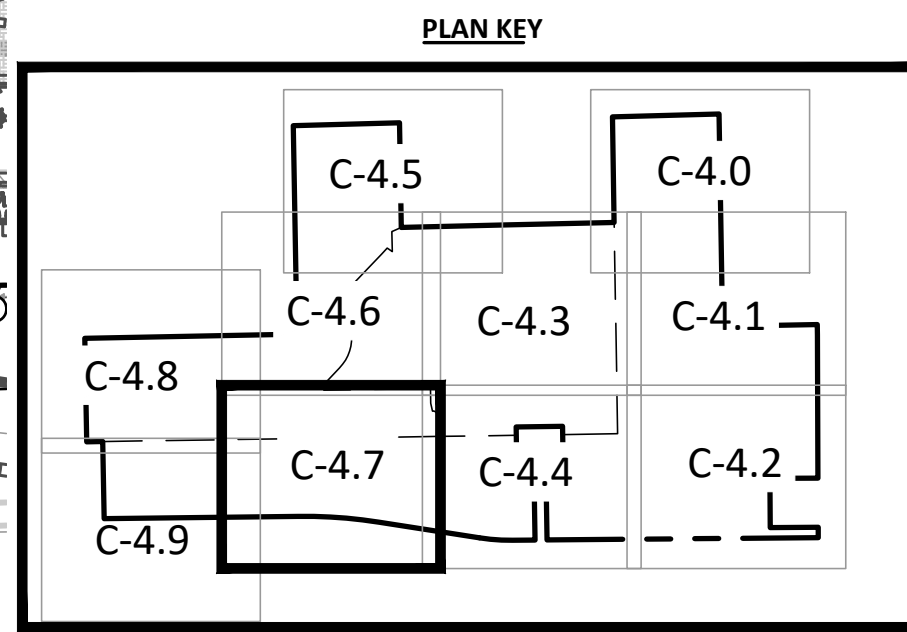
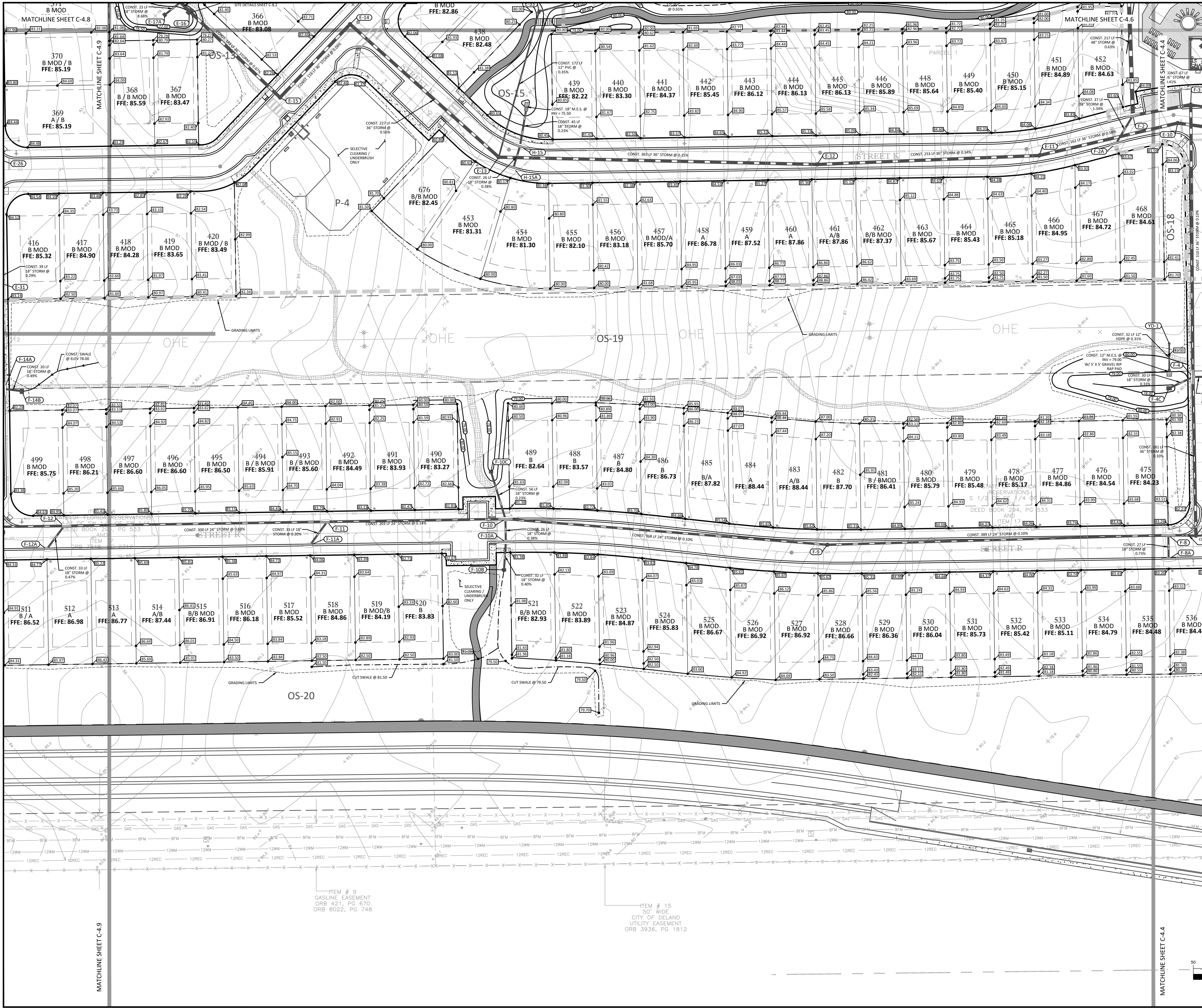
SEAN C. FORTIER, P.E.

FLORIDA REGISTRATION 68396

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DATE

REVISION



LEGEND

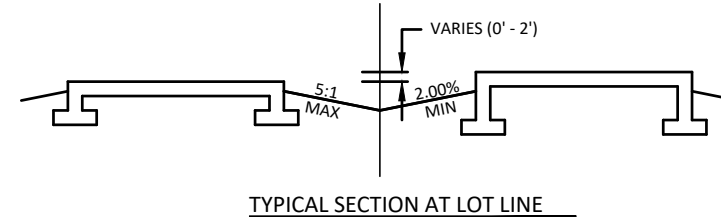
- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FOOT TYPE '6' INLET
- FOOT TYPE '5' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN. 25' AVG WETLAND BUFFER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM PIPES
- HOUSE FOUNDATION MAY REQUIRE DEEPEMED FOOTERS
- HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

NOTES:

- SITE CONTRACTOR TO GRADE BUILDING PADS TO 8" BELOW FINISHED FLOOR ELEVATION.
 - REAR YARD GRADE TRANSITION CANNOT EXCEED 4:1 SLOPE. IF GRADE TRANSITION EXCEEDS 4:1 SLOPE, RETAINING WALLS ARE REQUIRED. IF SIDE YARD SLOPE EXCEEDS 5:1, A STEM WALL OR THICKENED EDGE SLAB WILL BE REQUIRED.
 - FFE OF THE LOTS ARE AT LEAST 1' ABOVE CENTER LINE ELEVATION OF THE ADJACENT ROADWAY AND A MIN. OF 1' ABOVE THE MAXIMUM STORMWATER POND STAGE ELEVATION FOR A 100YR 24HR STORM EVENT.
 - MAX SLOPE 4:1 (H:V) AT ALL SWALE AND SLOPE TRANSITION AREAS.
- STORM PIPE MATERIAL NOTE:**
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- ALL HDPE TO BE ADS N-12 (FOOT APPROVED) W.T. OR EQUIVALENT.
- WALL NOTES:**
- RETAINING WALLS TO BE DESIGNED BY OTHERS. SHOP DRAWINGS TO BE SENT TO KCG FOR REVIEW.
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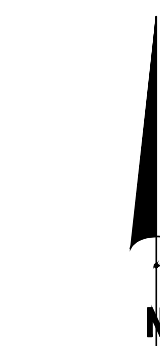
VERTICAL DATUM:

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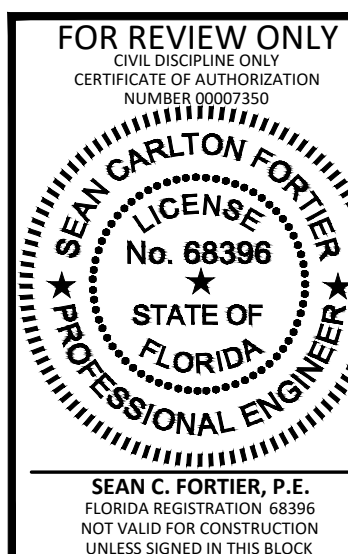
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



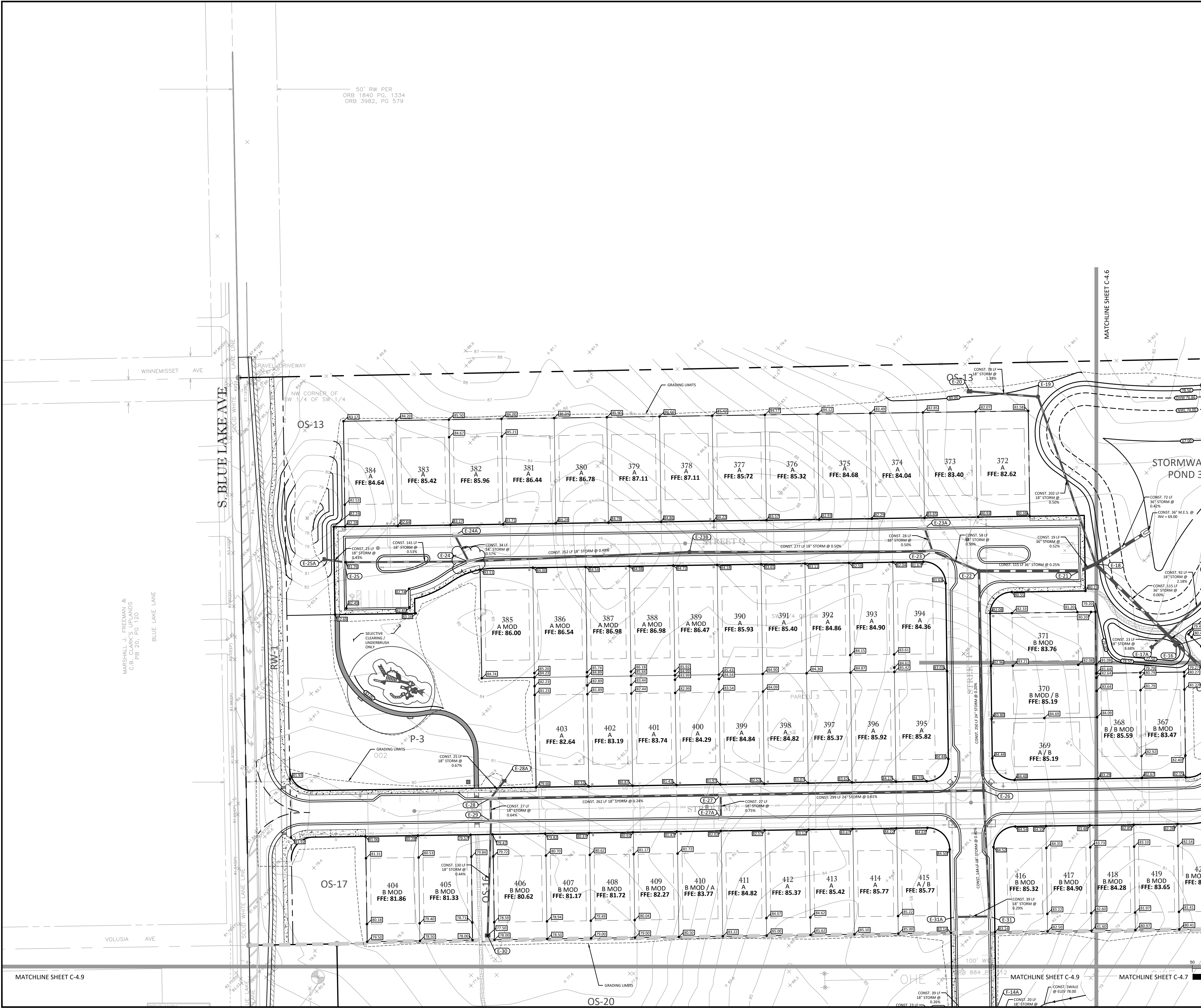
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PAVING, GRADING &
DRAINAGE PLAN

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
C-4.7



PLAN KEY

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- BORING LOCATION
- FDOT TYPE '6' INLET
- FDOT TYPE '5' INLET
- STORM MANHOLE
- TYPE 'C' INLET
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TYPICAL SECTION AT LOT LINE

GRAPHIC SCALE

0 25 50 100

(IN FEET)

1 inch = 50 ft.

FOR REVIEW ONLY

SEALED

SEA C. FORTIER, P.E.

FLORIDA REGISTRATION NO. 68396

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KCG

KELLY, COLLINS & GENTRY, INC.

1700 NORTH ORANGE AVENUE, SUITE 400

ORLANDO, FLORIDA 32804

(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:

HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GPR

DESIGN: DMC

CHECKED: SCF

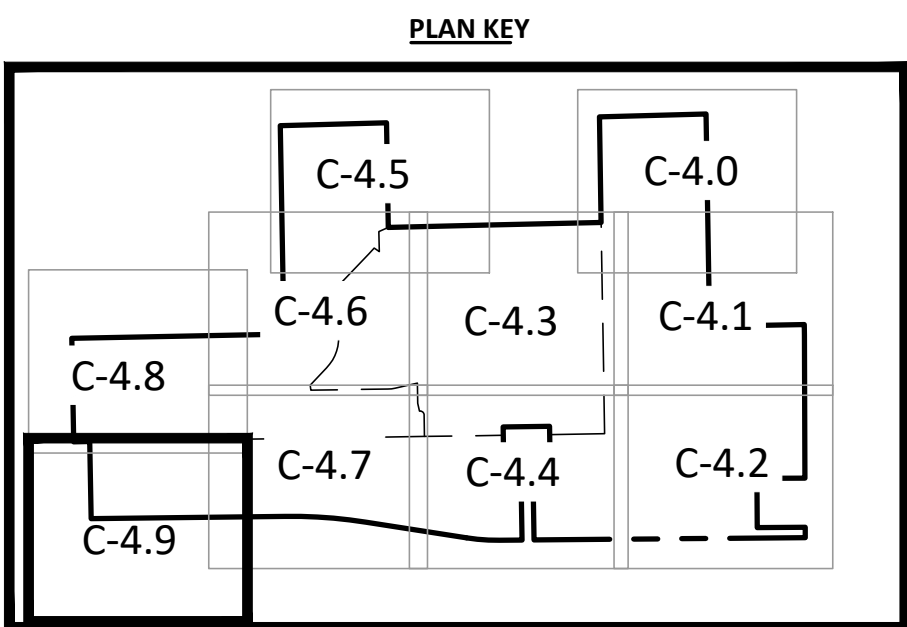
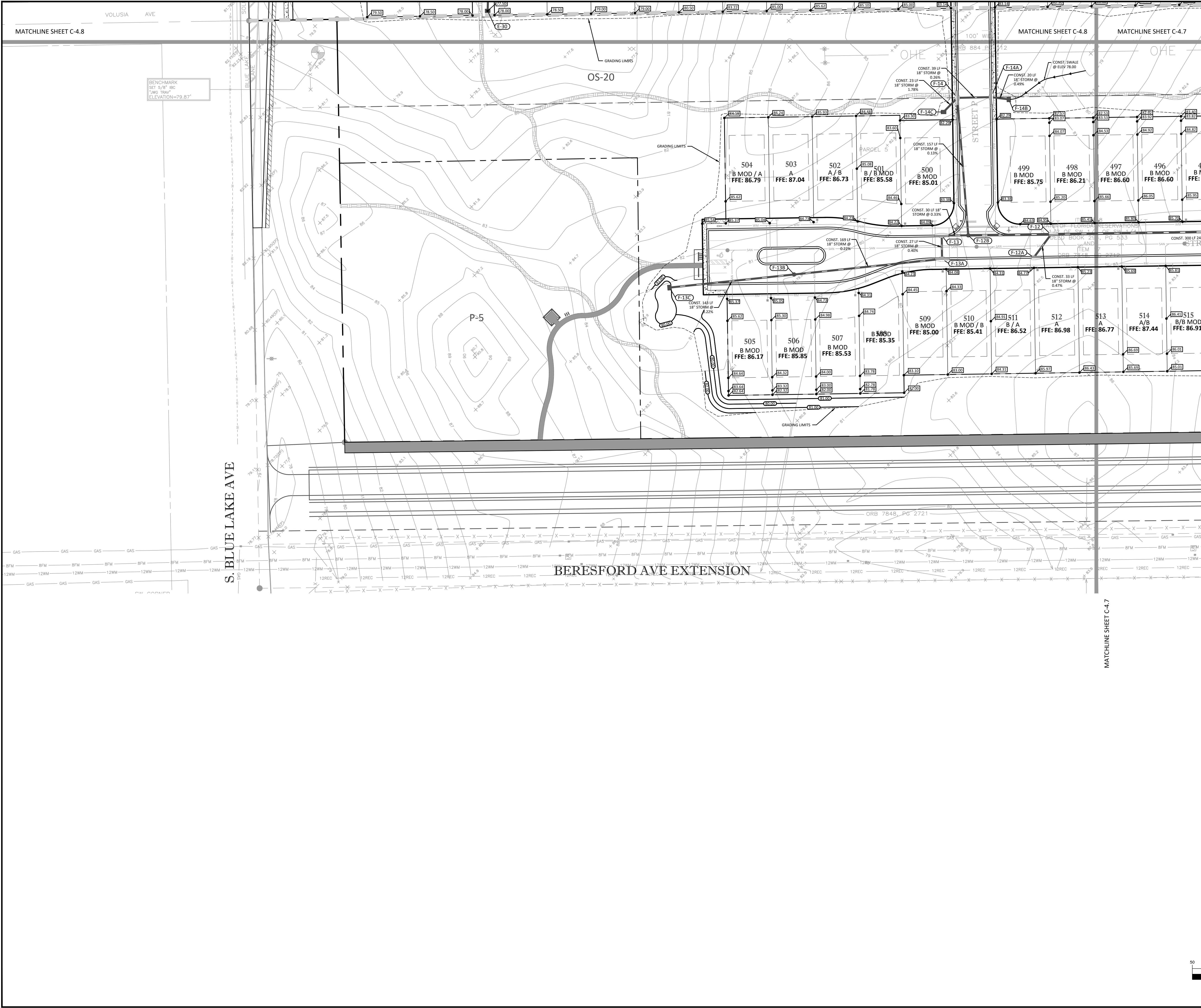
JOB NO.: 1503

DATE: 09/22/22

SHEET C-4.8

REVISION

DATE



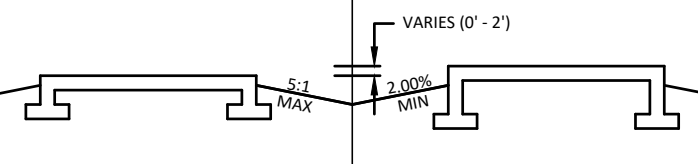
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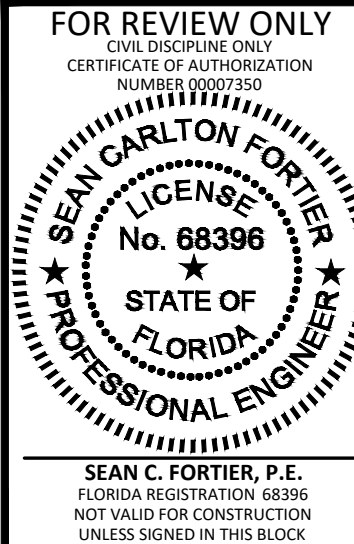
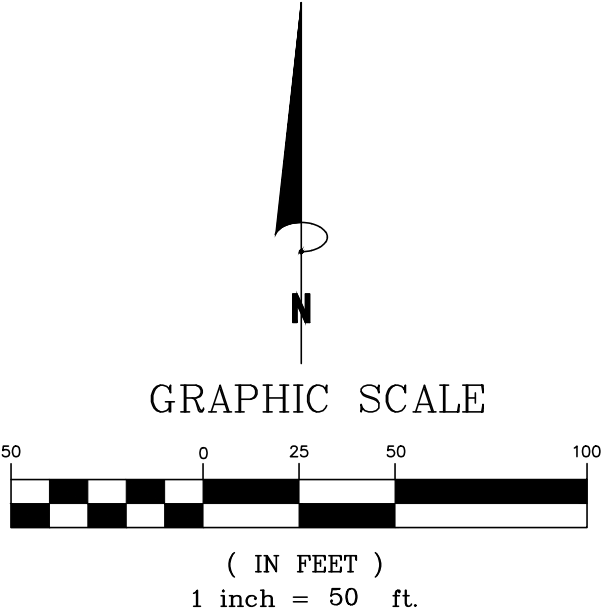
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PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-4.9

STORM SEWER SCHEDULE

ALL STRUCTURES SHOWN WITHIN PAVED AREAS SHALL HAVE TRAFFIC BEARING STEEL GRATES.

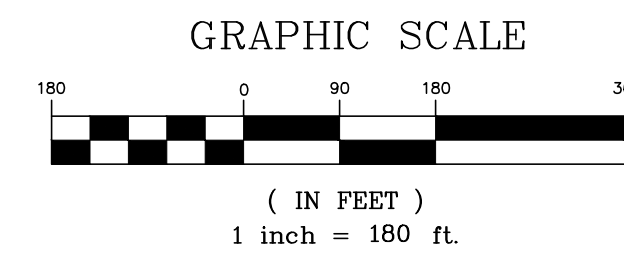
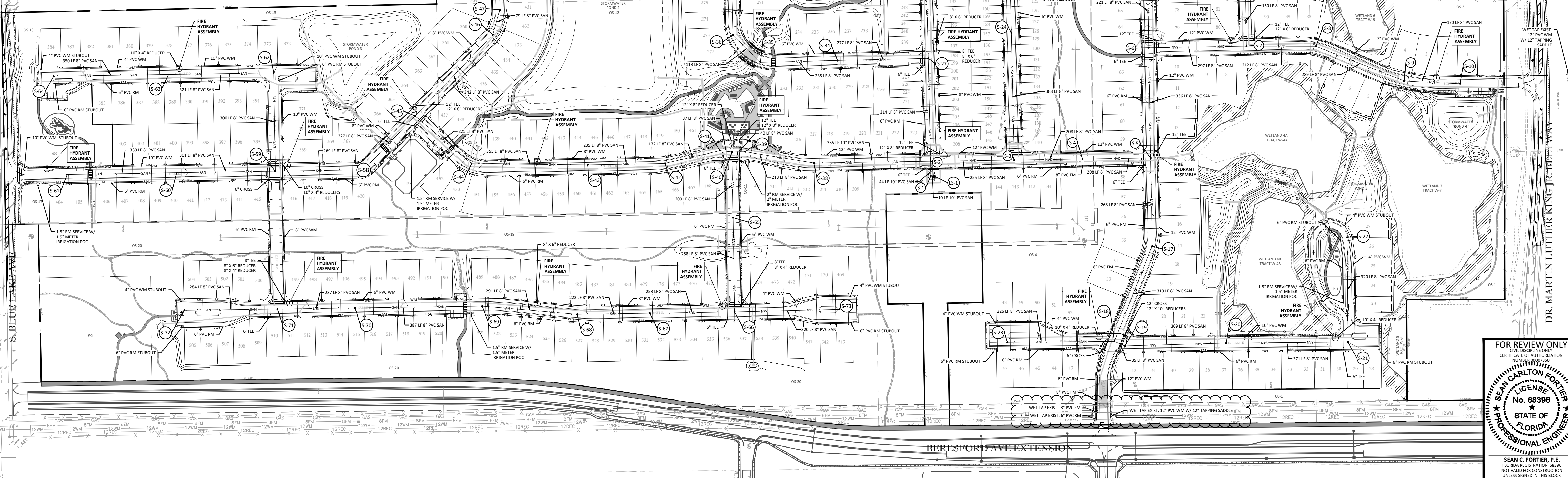
STRUCTURE TOPS ELEVATIONS ARE FOR INFORMATIONAL PURPOSE ONLY .
CONTRACTOR TO ADJUST STRUCTURE TOPS TO PROPOSED GRADE.

A-1	FOOT TYPE 'C' INLET TOP = 79.50 S INV = 66.62 NW INV = 66.62	FOOT TYPE 'G' INLET TOP = 81.91 W INV = 68.39 SE INV = 71.80 N INV = 78.00 E INV = 68.39	A-14	FOOT TYPE 'C' INLET TOP = 78.88 N INV = 75.35 S INV = 75.35	FOOT TYPE 'C' INLET TOP = 79.00 S INV = 75.60	A-28	FOOT TYPE 'C' INLET TOP = 80.37 S INV = 69.11 NE INV = 69.11	B-2A	FOOT TYPE 'E' INLET TOP = 72.50 SE INV = 68.95 E / W 6" SLOT ELEV = 70.00	C-8	FOOT TYPE 'G' INLET TOP = 81.07 N INV = 75.50 S INV = 75.50	D-11	FOOT TYPE 'S' INLET TOP = 79.49 E INV = 73.73 W INV = 71.67 N INV = 71.67	E-4	STORM MANHOLE TOP = 79.14 S INV = 69.88 N INV = 70.46 W INV = 73.25	E-19	STORM MANHOLE TOP = 79.02 W INV = 70.00 S INV = 71.00	E-31	FOOT TYPE 'S' INLET TOP = 79.47 W INV = 76.54 N INV = 76.54	F-10A	FOOT TYPE 'G' INLET TOP = 81.41 S INV = 73.90 N INV = 74.38	F-15B	FOOT TYPE 'E' INLET TOP = 79.25 N INV = 76.10	G-4	STORM MANHOLE TOP = 81.89 N INV = 69.21 S INV = 75.29 W INV = 66.02	H-4	FOOT TYPE 'G' INLET TOP = 84.64 NE INV = 72.08 SW INV = 72.08 NW INV = 78.32	H-14	FOOT TYPE 'S' INLET TOP = 82.12 NW INV = 76.80 SW INV = 76.80
A-2	STORM MANHOLE TOP = 81.16 W INV = 66.76 SE INV = 75.00 N INV = 66.76	FOOT TYPE 'G' INLET TOP = 81.17 W INV = 68.14 N INV = 75.00 E INV = 68.14	A-14A	FOOT TYPE 'C' INLET TOP = 81.92 NW INV = 72.00	A-29	FOOT TYPE 'S' INLET TOP = 83.00 S INV = 70.25 N INV = 70.25	B-3	FOOT TYPE 'C' INLET TOP = 80.37 S INV = 69.11 NE INV = 69.11	C-8A	FOOT TYPE 'G' INLET TOP = 80.94 S INV = 75.75	D-11A	FOOT TYPE 'S' INLET TOP = 79.51 E INV = 71.80 W INV = 73.87	E-4A	STORM MANHOLE TOP = 81.93 S INV = 69.12 N INV = 69.12	E-20	FOOT TYPE 'E' INLET TOP = 79.27 TOP = 80.15 W INV = 69.30 NE INV = 68.00	E-31A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-10B	FOOT TYPE 'C' INLET TOP = 79.50 N INV = 74.03	F-16	FOOT TYPE 'S' INLET TOP = 82.70 S INV = 77.10 W INV = 76.36	G-4A	FOOT TYPE 'V' INLET TOP = 80.89 N INV = 68.80	H-4A	FOOT TYPE 'C' INLET TOP = 84.72 SE INV = 78.50	H-14A	FOOT TYPE 'S' INLET TOP = 82.70 TOP = 82.72 S INV = 77.30 N INV = 76.90	
A-3	FOOT TYPE 'G' INLET TOP = 81.11 W INV = 66.83 S INV = 75.75 E INV = 66.83	STORM MANHOLE TOP = 81.17 W INV = 68.14 N INV = 75.00 E INV = 68.14	A-14B	STORM MANHOLE TOP = 81.17 W INV = 68.14 N INV = 75.00 E INV = 68.14	A-29A	FOOT TYPE 'S' INLET TOP = 83.00 TOP = 83.00 E INV = 70.50	B-4	STORM MANHOLE TOP = 80.62 S INV = 69.59 N INV = 69.59	D-1A	FOOT TYPE 'C' INLET TOP = 75.98 TOP = 74.40 SE INV = 71.50	D-11B	FOOT TYPE 'C' INLET TOP = 79.51 E INV = 71.80 W INV = 71.92	E-5	STORM MANHOLE TOP = 79.51 E INV = 72.40 S INV = 72.40	E-21	FOOT TYPE 'E' INLET TOP = 79.27 TOP = 80.15 W INV = 69.30 NE INV = 68.00	E-32	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-10C	FOOT TYPE 'C' INLET TOP = 79.50 S INV = 73.93	F-16A	FOOT TYPE 'S' INLET TOP = 82.70 S INV = 77.10 W INV = 76.36	G-5	FOOT TYPE 'V' INLET TOP = 77.73 E INV = 73.70 S INV = 70.61	H-5	STORM MANHOLE TOP = 84.83 NE INV = 72.69 SW INV = 72.69	H-15	FOOT TYPE 'G' INLET TOP = 80.21 S INV = 75.69 N INV = 75.60	
A-3A	FOOT TYPE 'G' INLET TOP = 80.99 TOP = 83.27 S INV = 68.50 W INV = 77.20 E INV = 68.50	STORM MANHOLE TOP = 83.27 S INV = 68.50 W INV = 77.20 E INV = 68.50	A-15	FOOT TYPE 'S' INLET TOP = 82.20 S INV = 72.74 W INV = 74.20 N INV = 72.74	A-30	FOOT TYPE 'S' INLET TOP = 82.20 S INV = 72.74 W INV = 74.20 N INV = 72.74	B-5	STORM MANHOLE TOP = 80.62 S INV = 69.59 N INV = 69.59	D-1C	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-12	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-5A	STORM MANHOLE TOP = 78.29 S INV = 69.59 N INV = 69.59	E-22	STORM MANHOLE TOP = 78.29 S INV = 69.59 N INV = 69.59	E-33	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-11A	FOOT TYPE 'C' INLET TOP = 84.09 NE INV = 75.44	F-11	FOOT TYPE 'S' INLET TOP = 83.82 W INV = 73.10 N INV = 73.10	F-17	FOOT TYPE 'V' INLET TOP = 77.73 W INV = 73.81 N INV = 73.81	H-6	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-15A	FOOT TYPE 'G' INLET TOP = 80.21 N INV = 75.79 S INV = 75.79	
A-4	STORM MANHOLE TOP = 82.34 W INV = 67.00 S INV = 69.86 E INV = 67.00	STORM MANHOLE TOP = 81.08 W INV = 68.33 N INV = 68.33	A-16	STORM MANHOLE TOP = 81.08 W INV = 68.33 N INV = 68.33	A-30A	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	B-6	STORM MANHOLE TOP = 80.62 S INV = 69.59 N INV = 69.59	D-2	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-12A	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-6	STORM MANHOLE TOP = 79.58 S INV = 69.88 N INV = 69.88	E-23	FOOT TYPE 'E' INLET TOP = 79.27 TOP = 80.15 W INV = 69.30 NE INV = 68.00	E-34	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-11A	FOOT TYPE 'C' INLET TOP = 84.09 NE INV = 75.44	F-18	FOOT TYPE 'S' INLET TOP = 82.70 S INV = 77.10 W INV = 76.36	G-5B	FOOT TYPE 'V' INLET TOP = 77.73 W INV = 73.81 N INV = 73.81	H-6A	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	YD-1	STORM YARD DRAIN TOP = 80.50 S INV = 79.10	
A-5	STORM MANHOLE TOP = 79.28 W INV = 67.19 E INV = 67.19	STORM MANHOLE TOP = 79.07 E INV = 68.17 SW INV = 68.17	A-17	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	A-30B	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	B-7	FOOT TYPE 'E' INLET TOP = 77.95 N INV = 70.00 SE INV = 68.95	D-3	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-13	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-7	FOOT TYPE 'C' INLET TOP = 79.51 E INV = 71.80 W INV = 71.92	E-23A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-1	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-12	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-18A	FOOT TYPE 'V' INLET TOP = 79.45 W INV = 74.50 N INV = 74.50	G-5C	FOOT TYPE 'V' INLET TOP = 79.20 W INV = 75.04 N INV = 75.04	H-7	STORM MANHOLE TOP = 84.25 E INV = 78.20 S INV = 75.30 SW INV = 75.30	YD-3	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-6	FOOT TYPE 'G' INLET TOP = 79.20 SW INV = 67.27 SE INV = 71.80 NW INV = 71.80 E INV = 67.27	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-18	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-31	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	C-1	FOOT TYPE 'H' INLET TOP = 76.00 N INV = 70.10 S INV = 70.10	D-3A	FOOT TYPE 'G' INLET TOP = 76.12 E INV = 69.50	D-15	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-9	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-23B	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-2	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-12A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-19	FOOT TYPE 'V' INLET TOP = 79.45 W INV = 74.50 N INV = 74.50	G-6	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-7A	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-6A	FOOT TYPE 'G' INLET TOP = 77.50 SE INV = 73.50	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-19	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	A-31A	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	C-1A	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-4	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-15A	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-10	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-24	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-2A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-12A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-19A	FOOT TYPE 'V' INLET TOP = 79.45 W INV = 74.50 N INV = 74.50	G-6A	FOOT TYPE 'V' INLET TOP = 81.17 W INV = 76.00 N INV = 76.00	H-7B	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-7	STORM MANHOLE TOP = 79.30 W INV = 67.32 NE INV = 67.32	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-19A	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	A-31A	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	C-1A	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-4A	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-16	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-11	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-24A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-3	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-13	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-20	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-7	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-8	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-8	STORM MANHOLE TOP = 81.23 N INV = 67.43 S INV = 72.24 E INV = 67.43	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-20	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-32	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-2	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-5	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-17	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-12	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-25	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-13A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-21	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-8	STORM MANHOLE TOP = 83.84 NW INV = 68.93 SW INV = 68.93	H-8A	FOOT TYPE 'S' INLET TOP = 84.10 S INV = 75.52	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-9	FOOT TYPE 'V' INLET TOP = 79.47 NW INV = 67.59 W INV = 75.36 S INV = 67.59	STORM MANHOLE TOP = 80.48 S INV = 74.34 N INV = 74.34	A-21	FOOT TYPE 'V' INLET TOP = 80.48 S INV = 74.34 N INV = 74.34	A-33	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-3	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-6	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-17A	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-13	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-26	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-13C	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-22	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-10	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-10	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-9A	FOOT TYPE 'V' INLET TOP = 79.47 E INV = 75.44	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-21A	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	A-34	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	C-4	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-7	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-19	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-14	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-27	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4C	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-14	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-22A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-10A	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-10A	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-10	STORM MANHOLE TOP = 79.99 W INV = 67.67 N INV = 73.25 SE INV = 67.67	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-22	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-35	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-4A	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-8	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-19A	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-15	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-28	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4D	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-14A	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-23	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-11	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-11	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-11	FOOT TYPE 'G' INLET TOP = 79.39 W INV = 67.78 S INV = 67.00 E INV = 67.78	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-23	FOOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80	A-36	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-5	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-8A	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-20	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-16	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-29	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4E	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-14B	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-24	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-12	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-12	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-11A	FOOT TYPE 'G' INLET TOP = 79.27 N INV = 67.20	FOOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15	A-24	FOOT TYPE 'G' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93	B-1	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-6	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-9	FOOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20	D-21	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-17	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-30	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4F	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-14C	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-25	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-13	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-13	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43	YD-4	24" YARD DRAIN TOP = 83.00 S INV = 75.50	
A-12	STORM MANHOLE TOP = 79.39 W INV = 67.92 S INV = 68.40 E INV = 67.92	FOOT TYPE 'C' INLET TOP = 81.50 S INV = 75.70 N INV = 75.70	A-25	FOOT TYPE 'C' INLET TOP = 81.50 S INV = 75.70 N INV = 75.70	B-2	FOOT TYPE 'S' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25	C-7	FOOT TYPE 'S' INLET TOP = 77.00 N INV = 69.70 W INV = 69.70	D-10	FOOT TYPE 'G' INLET TOP = 76.31 E INV = 69.55	D-22	FOOT TYPE 'S' INLET TOP = 82.23 W INV = 72.94 S INV = 72.94	E-18	STORM MANHOLE TOP = 81.66 W INV = 68.62 N INV = 68.62	E-31	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-4G	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-15	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	F-26	FOOT TYPE 'S' INLET TOP = 83.47 E INV = 76.65	G-14	FOOT TYPE 'S' INLET TOP = 85.71 W INV = 72.90 N INV = 72.90 SW INV = 72.90	H-14	FOOT TYPE 'S' INLET TOP = 85.49 N INV = 74.43			

SANITARY SEWER SCHEDULE

STRUCTURE TOP ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY.
CONTRACTOR TO ADJUST STRUCTURE TOPS TO PROPOSED GRADE.

8" DIA. WETWELL TOP = 80.27 W INV = 62.49 SEE UTILITY DETAILS SHEET C-X-X	S-15	SANITARY MANHOLE TOP = 80.25 E INV = 75.80 S INV = 74.81	S-30	SANITARY MANHOLE TOP = 82.19 W INV = 75.00 E INV = 74.90	S-45	SANITARY MANHOLE TOP = 82.50 SW INV = 70.41 NE INV = 70.41 SE INV = 70.31	S-60	SANITARY MANHOLE TOP = 81.69 W INV = 74.55 E INV = 74.47
SANITARY MANHOLE TOP = 80.25 N INV = 62.63 E INV = 62.53	S-16	SANITARY MANHOLE TOP = 80.99 W INV = 75.80 S INV = 74.81	S-31	SANITARY MANHOLE TOP = 83.32 W INV = 76.29 E INV = 76.19	S-46	SANITARY MANHOLE TOP = 81.82 N INV = 71.88 SW INV = 71.78	S-61	SANITARY MANHOLE TOP = 80.16 E INV = 75.88
DROP SANITARY MANHOLE TOP = 79.95 E INV = 62.91 N INV = 68.71 W INV = 62.91 S INV = 62.81	S-17	SANITARY MANHOLE TOP = 82.59 SE INV = 68.44 W INV = 68.34 N INV = 64.03	S-32	SANITARY MANHOLE TOP = 83.97 E INV = 77.50 S INV = 77.50	S-47	SANITARY MANHOLE TOP = 82.57 N INV = 72.29 S INV = 72.19	S-62	SANITARY MANHOLE TOP = 81.47 W INV = 75.02 S INV = 74.92
SANITARY MANHOLE TOP = 80.83 E INV = 64.03 N INV = 69.50 W INV = 63.93 DROP MANHOLE	S-18	SANITARY MANHOLE TOP = 82.05 E INV = 68.68 NW INV = 68.58	S-33	SANITARY MANHOLE TOP = 79.31 W INV = 74.30 S INV = 74.30	S-48	SANITARY MANHOLE TOP = 86.30 NE INV = 73.87 S INV = 73.77	S-63	SANITARY MANHOLE TOP = 84.46 W INV = 76.40 E INV = 76.30
SANITARY MANHOLE TOP = 82.33 E INV = 64.96 W INV = 64.86	S-19	SANITARY MANHOLE TOP = 83.14 NW INV = 74.27 E INV = 74.17	S-34	SANITARY MANHOLE TOP = 80.79 W INV = 73.20 E INV = 73.10	S-49	SANITARY MANHOLE TOP = 85.00 NW INV = 74.51 NE INV = 74.51 SW INV = 74.41	S-64	SANITARY MANHOLE TOP = 80.91 W INV = 70.26 N INV = 70.16
SANITARY MANHOLE TOP = 82.00 N INV = 65.89 S INV = 65.89 W INV = 65.79	S-20	SANITARY MANHOLE TOP = 81.73 N INV = 70.02 W INV = 69.92	S-35	SANITARY MANHOLE TOP = 81.73 N INV = 70.02 W INV = 69.92	S-50	SANITARY MANHOLE TOP = 83.81 N INV = 75.17 SE INV = 75.07	S-65	SANITARY MANHOLE TOP = 83.30 W INV = 73.79 N INV = 73.69
SANITARY MANHOLE TOP = 81.75 E INV = 70.60 N INV = 70.60 S INV = 70.50	S-21	SANITARY MANHOLE TOP = 80.11 N INV = 71.50 S INV = 71.50	S-36	SANITARY MANHOLE TOP = 81.73 N INV = 70.02 W INV = 69.92	S-51	SANITARY MANHOLE TOP = 82.51 N INV = 76.15 S INV = 76.05	S-66	SANITARY MANHOLE TOP = 84.31 W INV = 74.92 E INV = 74.82
SANITARY MANHOLE TOP = 81.49 N INV = 72.22 E INV = 71.89 W INV = 71.79	S-22	SANITARY MANHOLE TOP = 81.37 N INV = 71.15 S INV = 71.05	S-37	SANITARY MANHOLE TOP = 80.80 S INV = 76.33	S-52	SANITARY MANHOLE TOP = 88.28 W INV = 77.72 S INV = 77.62	S-67	SANITARY MANHOLE TOP = 85.65 W INV = 75.91 E INV = 75.81
SANITARY MANHOLE TOP = 80.22 E INV = 72.79 W INV = 72.74	S-23	SANITARY MANHOLE TOP = 81.53 N INV = 72.73 S INV = 72.63	S-38	SANITARY MANHOLE TOP = 83.82 S INV = 65.81 W INV = 65.71 DROP MANHOLE	S-53	SANITARY MANHOLE TOP = 83.46 W INV = 79.30 S INV = 79.30	S-68	SANITARY MANHOLE TOP = 85.88 W INV = 78.72 E INV = 78.72
SANITARY MANHOLE TOP = 80.83 E INV = 74.04 W INV = 73.94	S-24	SANITARY MANHOLE TOP = 79.34 S INV = 74.05	S-39	SANITARY MANHOLE TOP = 83.66 W INV = 66.06 E INV = 65.96	S-54	SANITARY MANHOLE TOP = 85.02 N INV = 78.47 SW INV = 78.37	S-69	SANITARY MANHOLE TOP = 85.58 W INV = 79.87 E INV = 79.77
SANITARY MANHOLE TOP = 81.21 W INV = 76.24	S-25	SANITARY MANHOLE TOP = 82.00 N INV = 70.06 S INV = 69.96	S-40	SANITARY MANHOLE TOP = 83.99 W INV = 70.81 S INV = 69.96	S-55	SANITARY MANHOLE TOP = 81.84 W INV = 71.88 NE INV = 71.78	S-70	SANITARY MANHOLE TOP = 84.10 W INV = 79.77 E INV = 79.77
SANITARY MANHOLE TOP = 83.67 N INV = 72.92 S INV = 72.82	S-26	SANITARY MANHOLE TOP = 78.48 N INV = 71.28 S INV = 71.18	S-41	SANITARY MANHOLE TOP = 85.10 W INV = 67.89 E INV = 67.79	S-56	SANITARY MANHOLE TOP = 85.22 E INV = 81.00	S-71	SANITARY MANHOLE TOP = 85.22 E INV = 81.00
SANITARY MANHOLE TOP = 81.13 S INV = 74.50	S-27	SANITARY MANHOLE TOP = 79.66 E INV = 73.72 W INV = 73.72	S-42	SANITARY MANHOLE TOP = 80.80 W INV = 73.26 E INV = 73.16	S-57	SANITARY MANHOLE TOP = 81.84 W INV = 71.88 NE INV = 71.78	S-72	SANITARY MANHOLE TOP = 84.10 W INV = 79.77 E INV = 79.77
SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94	S-28	SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94	S-43	SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94	S-58	SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94	S-73	SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94
SANITARY MANHOLE TOP = 82.55 E INV = 75.14 W INV = 75.14 S INV = 75.04	S-29	SANITARY MANHOLE TOP = 82.55 E INV = 75.14 W INV = 75.14 S INV = 75.04	S-44	SANITARY MANHOLE TOP = 82.55 E INV = 75.14 W INV = 75.14 S INV = 75.04	S-59	SANITARY MANHOLE TOP = 82.55 E INV = 75.14 W INV = 75.14 S INV = 75.04	S-74	SANITARY MANHOLE TOP = 82.55 E INV = 75.14 W INV = 75.14 S INV = 75.04



LEGEND

- PROJECT BOUNDARY
- SANITARY PIPE
- SANITARY MANHOLE
- SANITARY FORCE MAIN
- WATER MAIN
- REUSE MAIN

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

NO.	DATE	REVISION

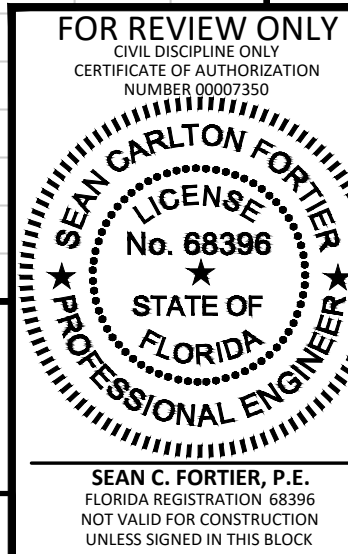
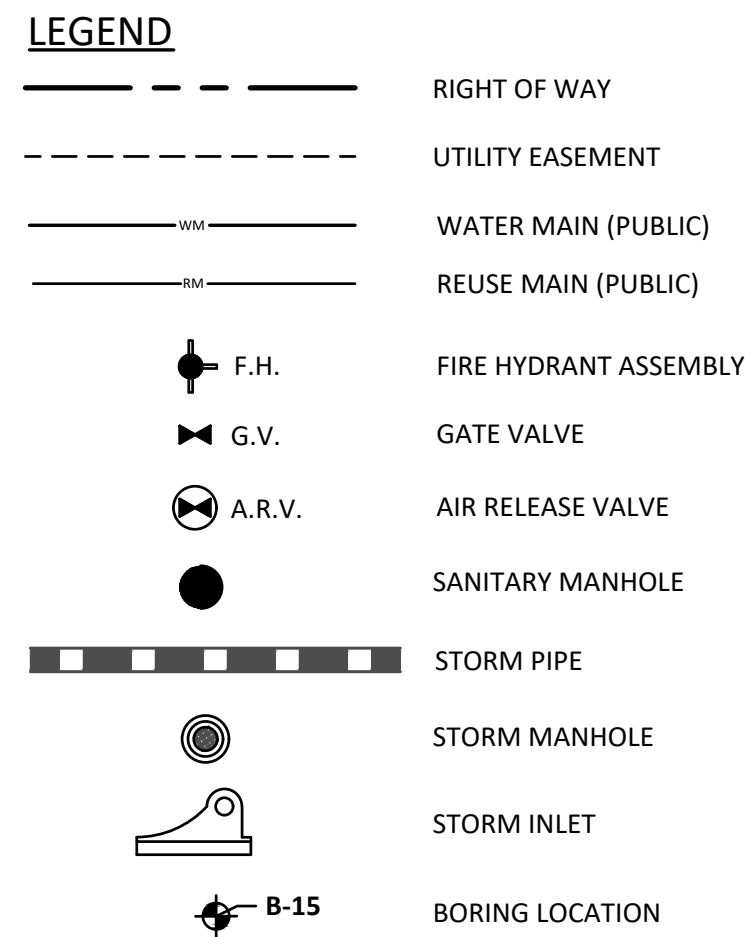
PREPARED FOR:
HANOVER LAND COMPANY

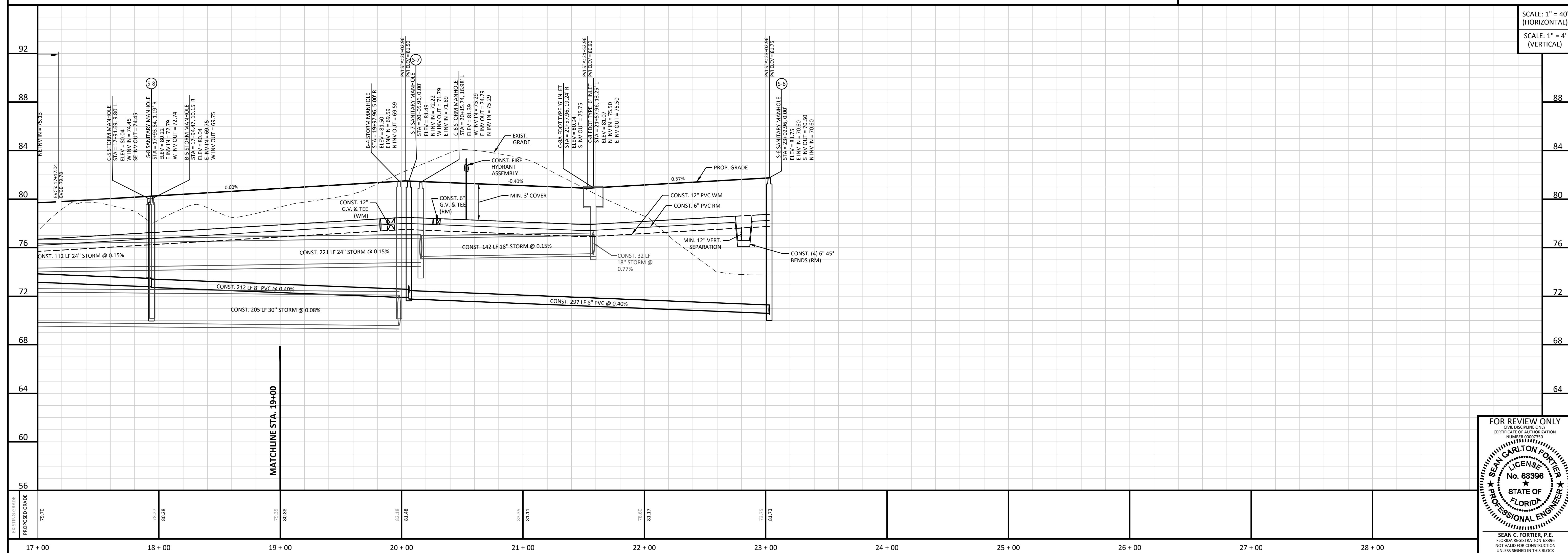
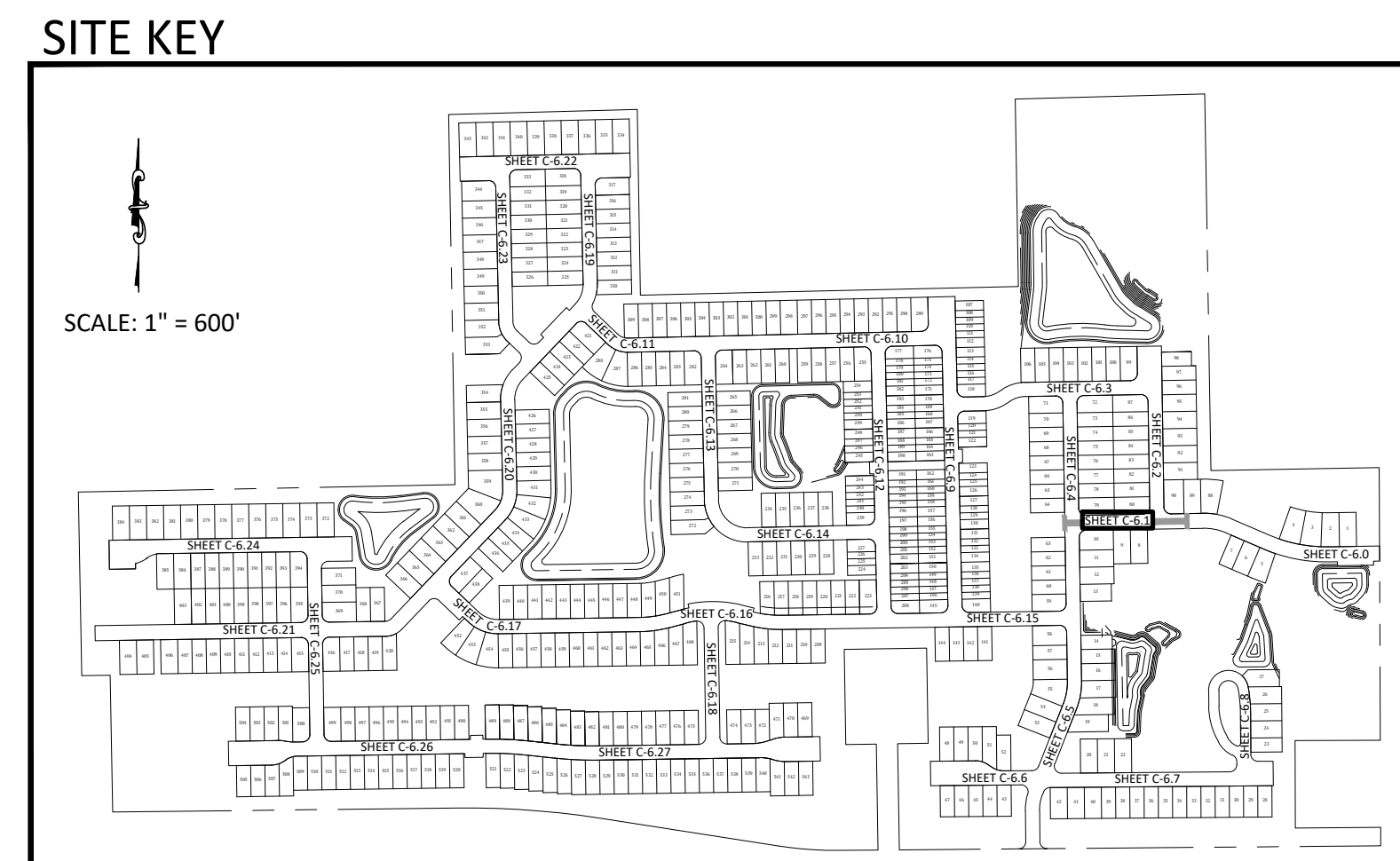
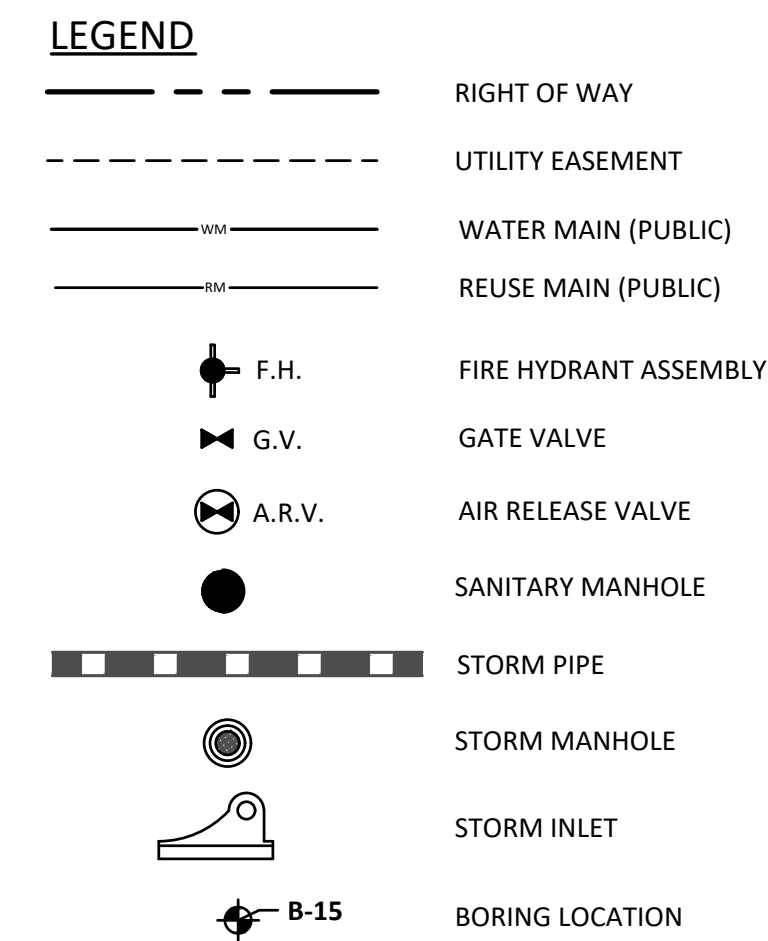
TRINITY GARDENS

OVERALL UTILITY PLAN

FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00000000
SEAN CARLTON FORTIER
No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET C-5.0





KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PLAN AND PROFILE (STREET A)

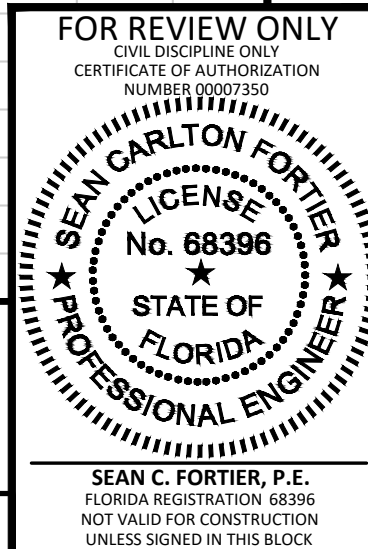
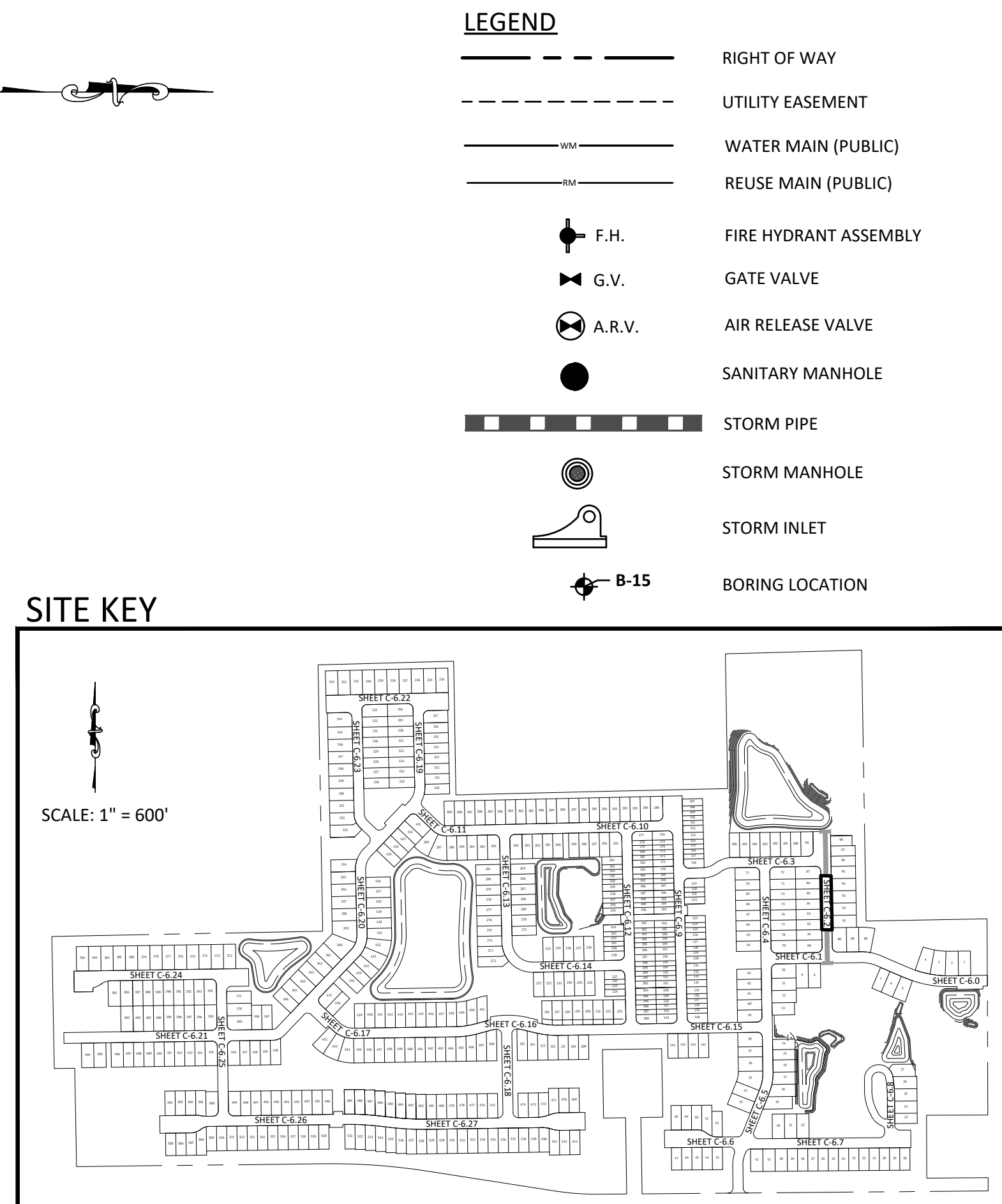
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DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22
SHEET C-6.1	

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 000027350



SEAN CARLTON FORTIER
★
LICENSE
No. 68396
★
STATE OF
FLORIDA
★
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK



REVISION	DATE

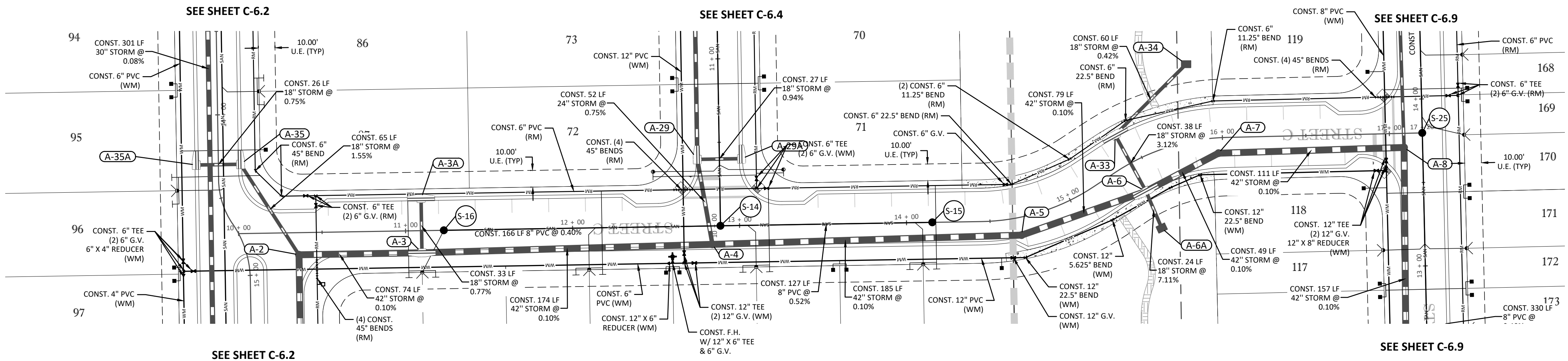
PREPARED FOR:
**HANOVER
LAND COMPANY**

**TRINITY
GARDENS**

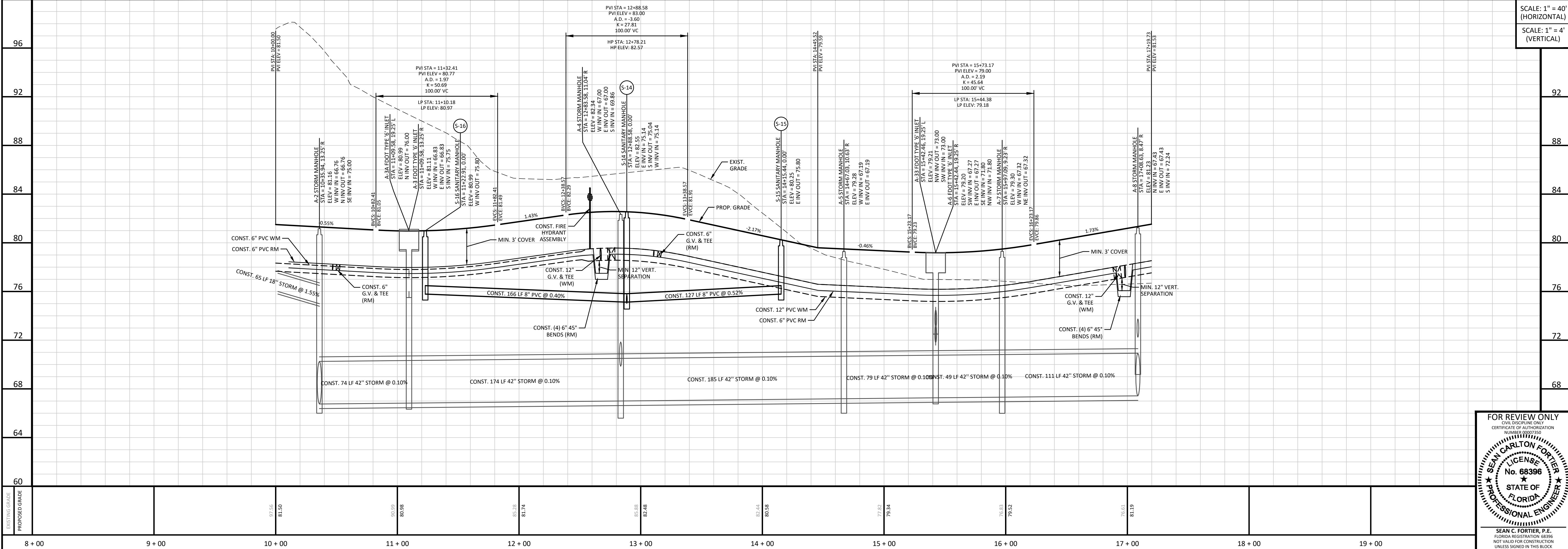
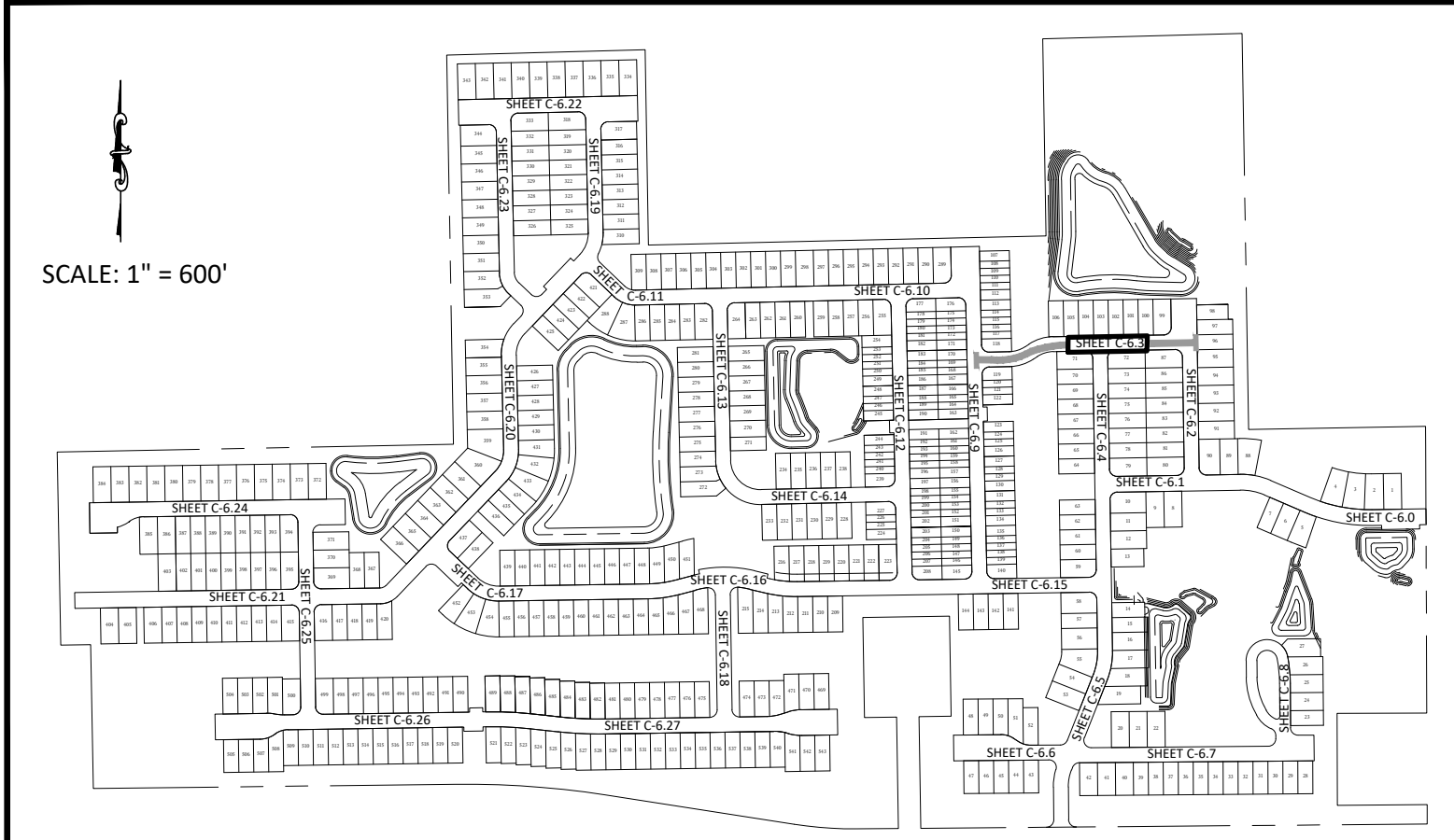
**PLAN AND
PROFILE
(STREET C)**

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-6.3

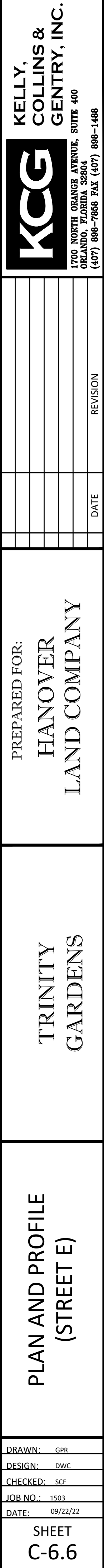
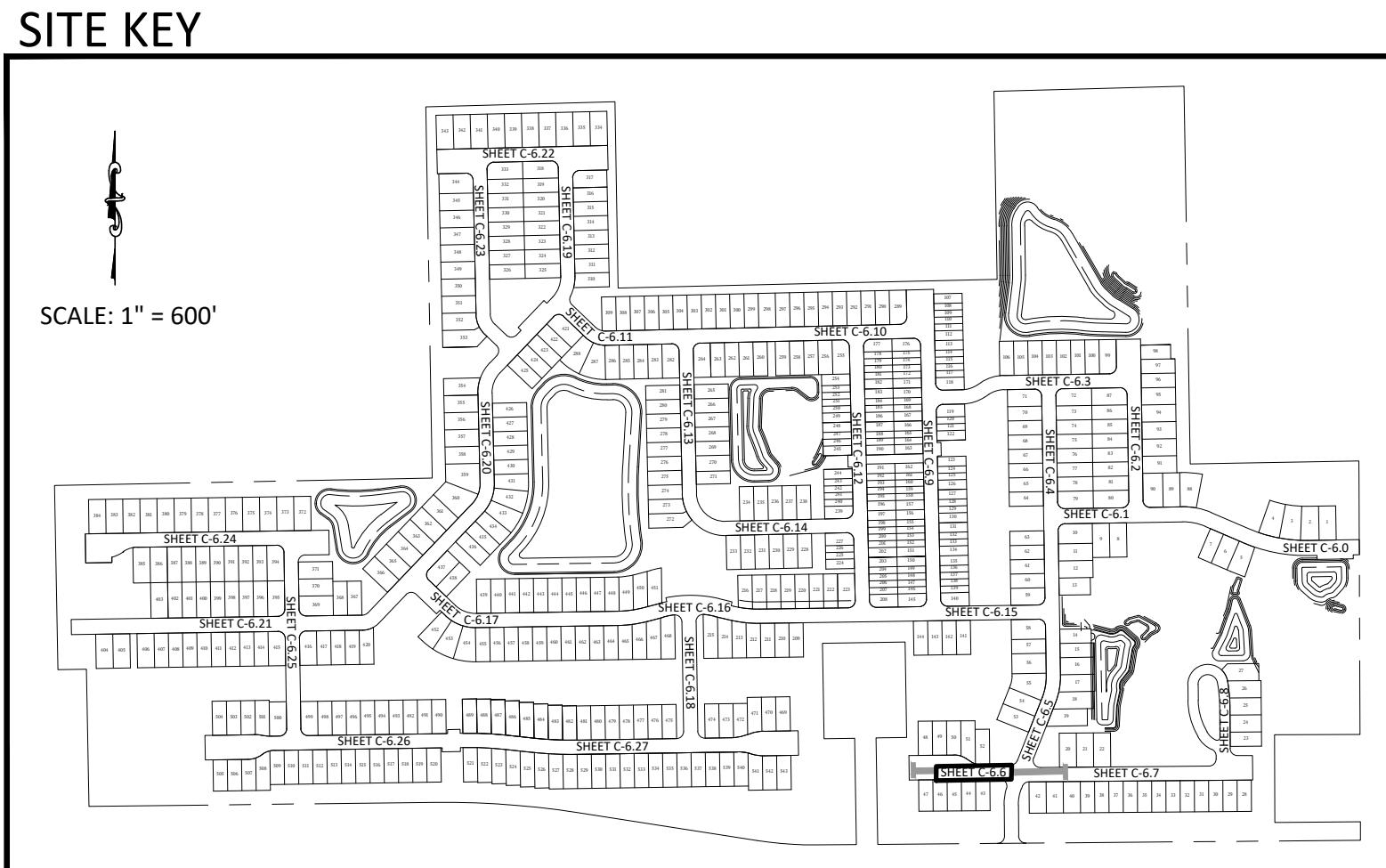


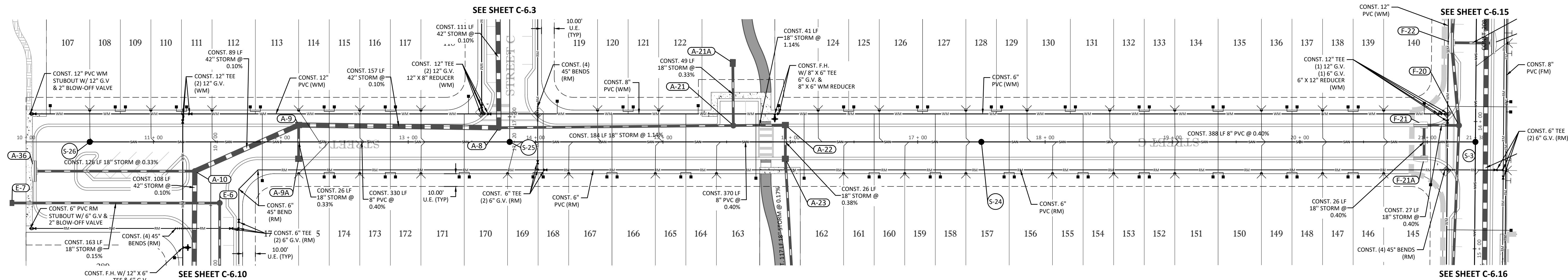
SITE KEY



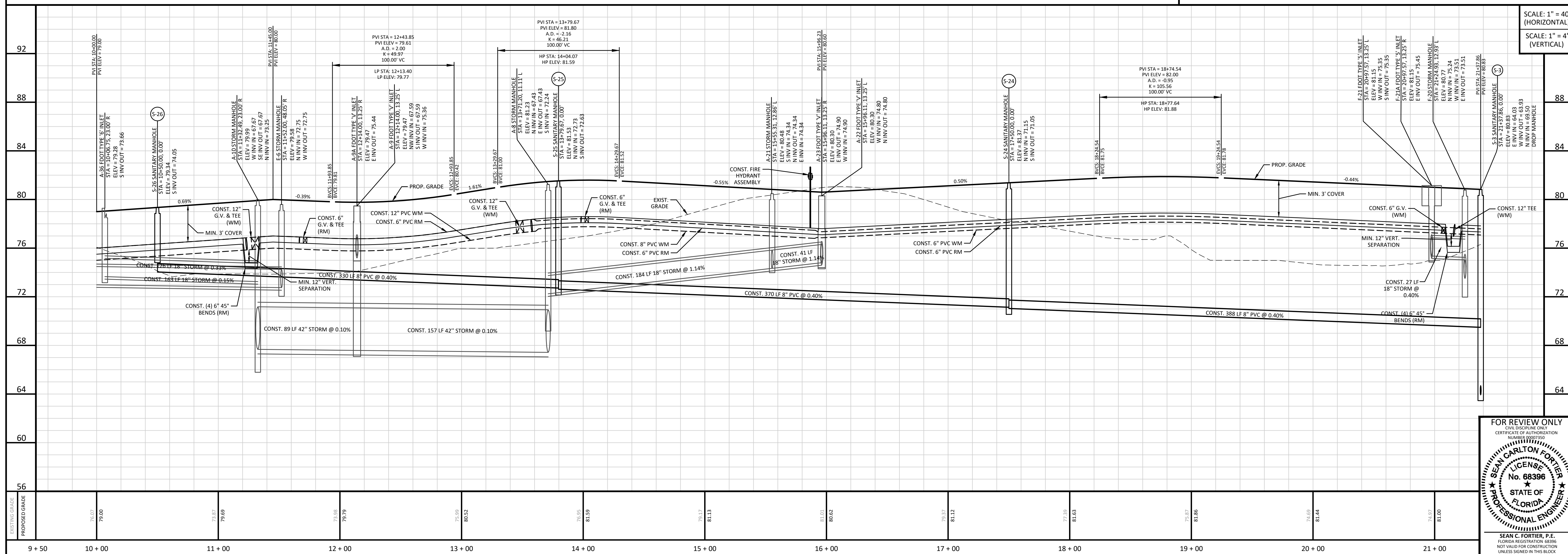
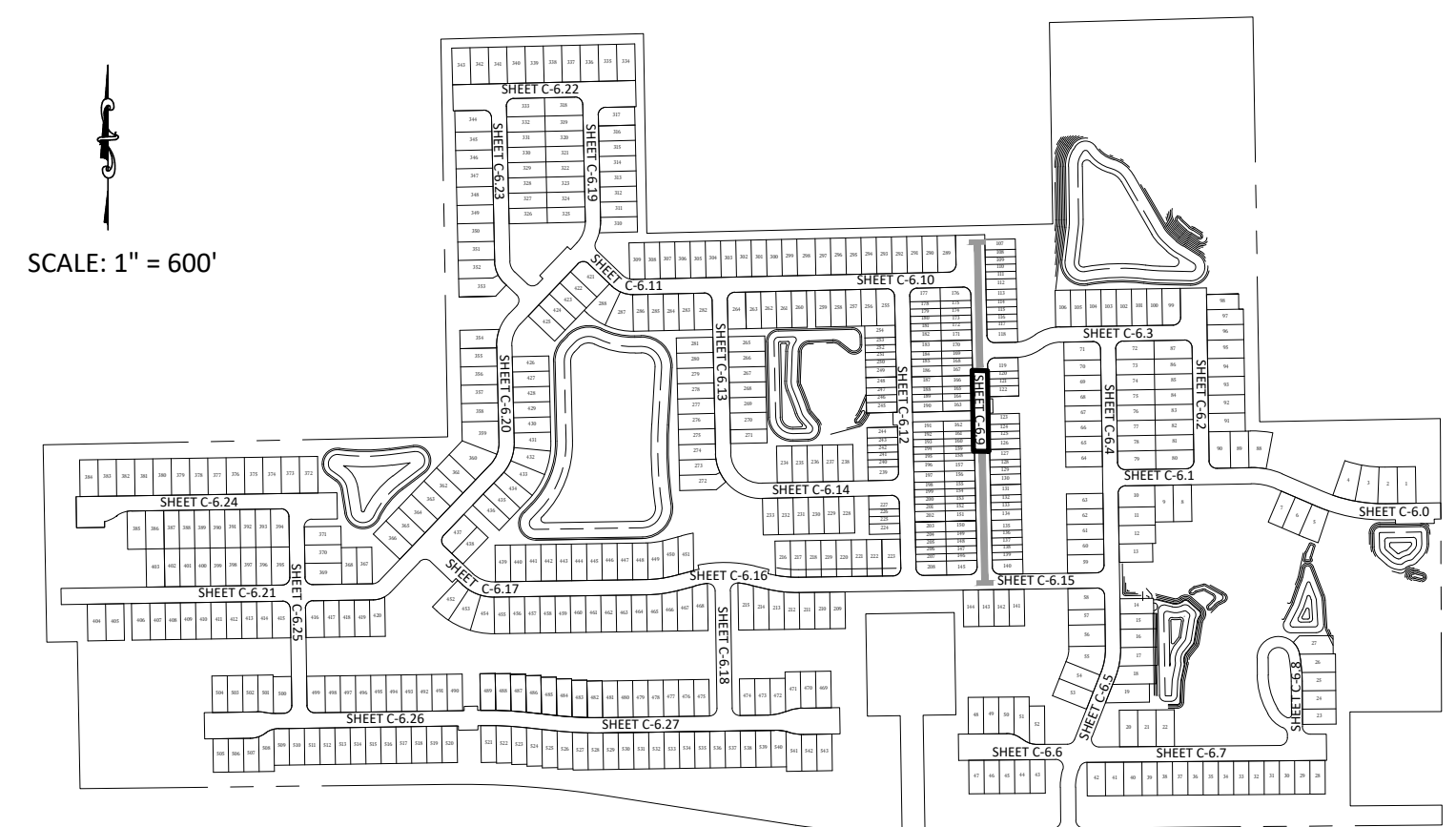
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(HORIZONTAL)
SCALE: 1" = 4'
(VERTICAL)

FOR REVIEW ONLY
ON DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0002050
★ SEAN CARLTON FORTIER ★
LICENSE
No. 68396
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK





SITE KEY



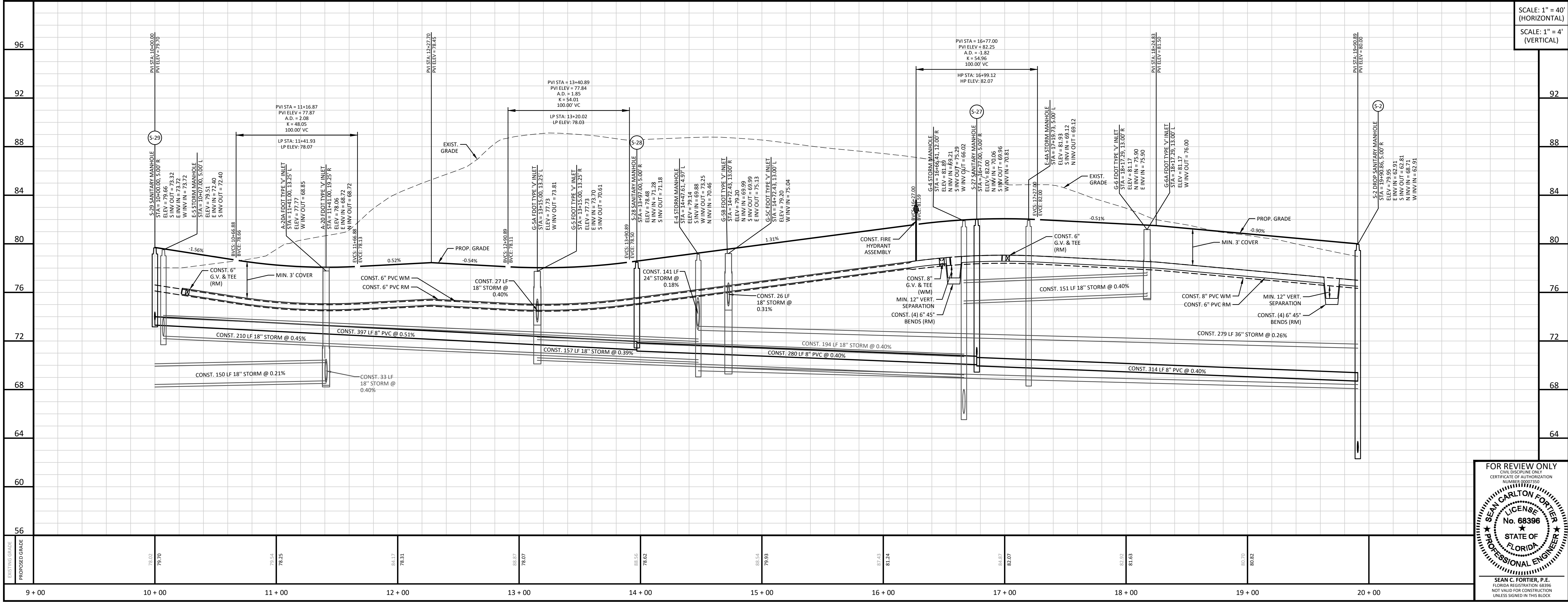
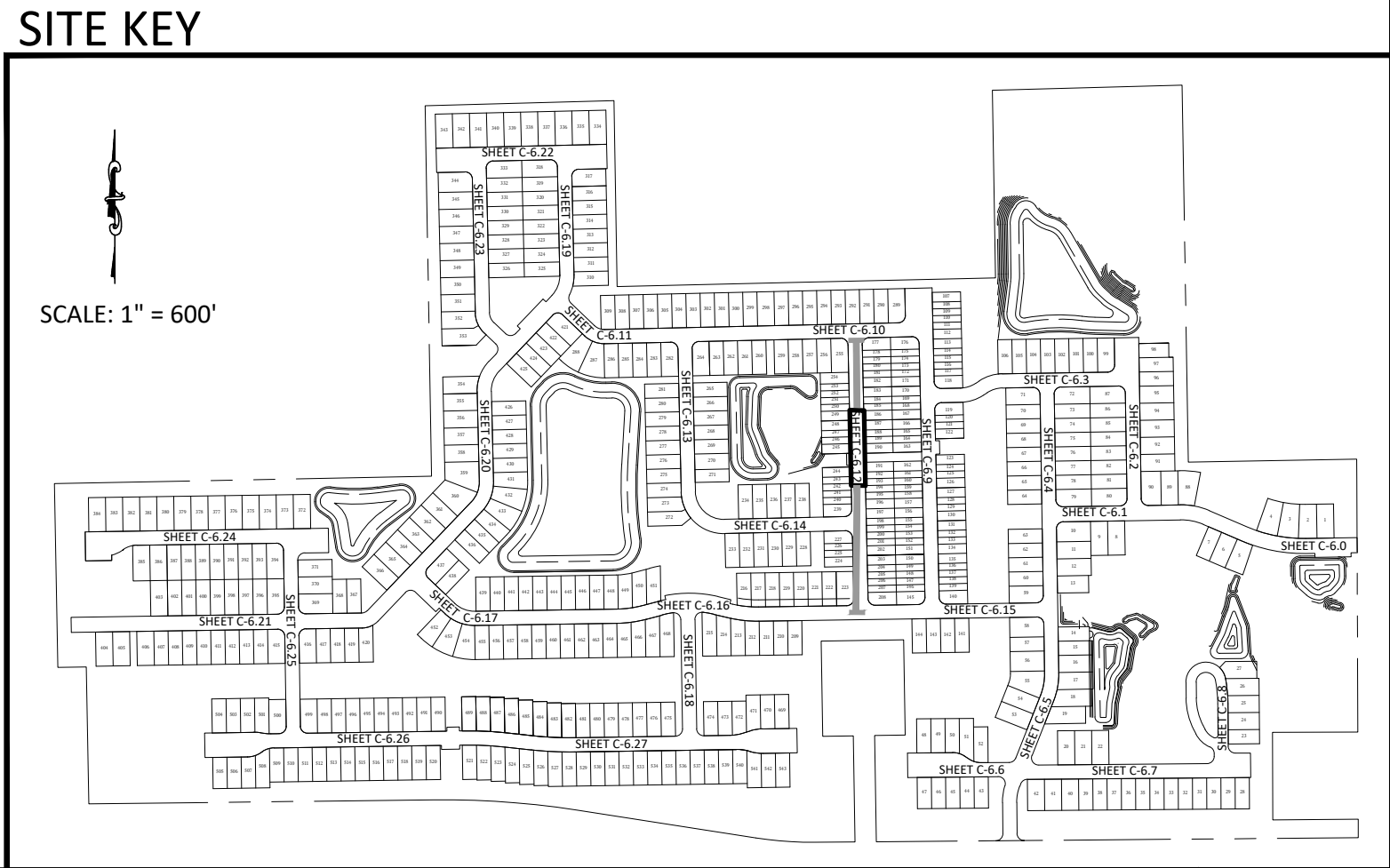
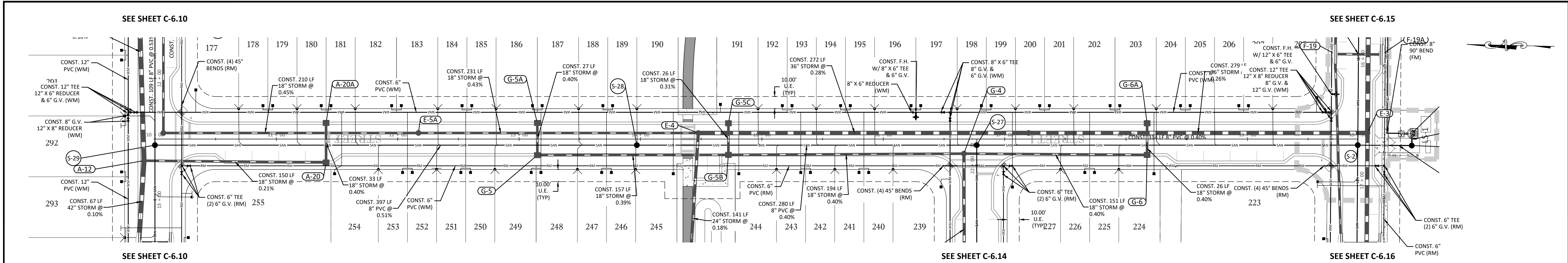
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PLAN AND PROFILE (STREET G)

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

SHEET
C-6.9



KELLY, COLLINS & GENTRY, INC.

1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

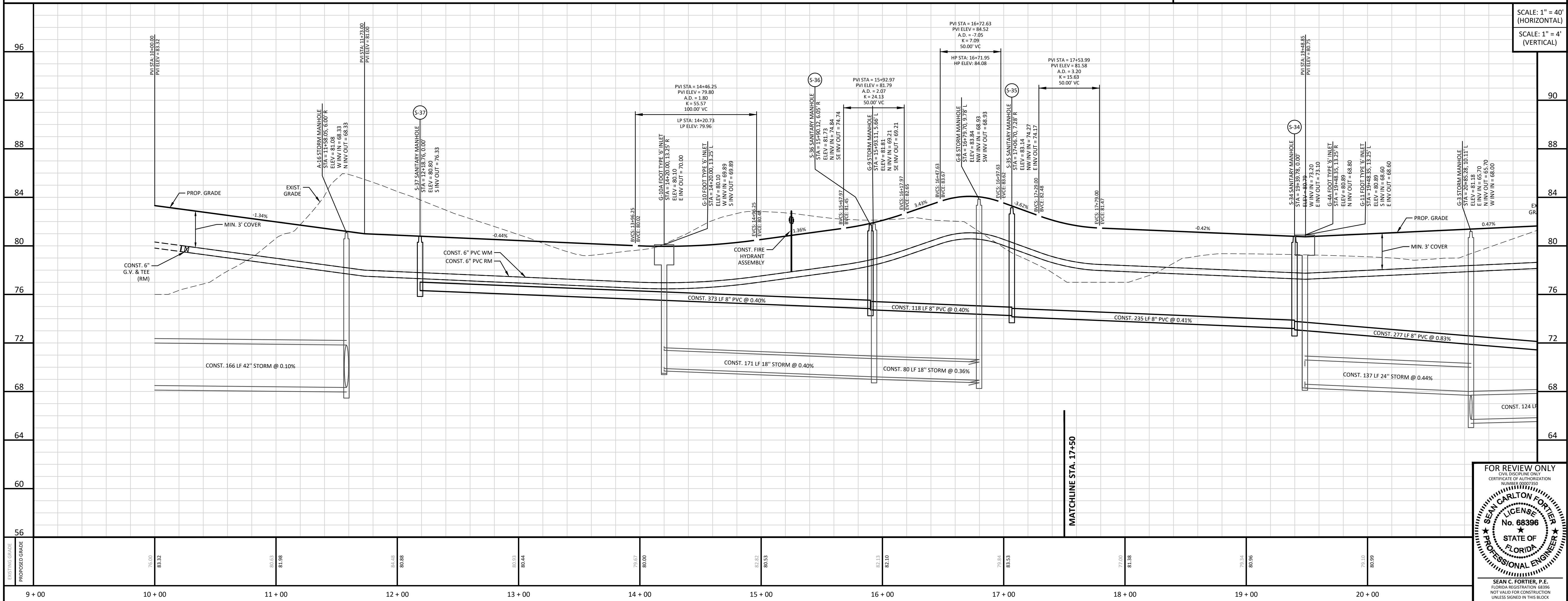
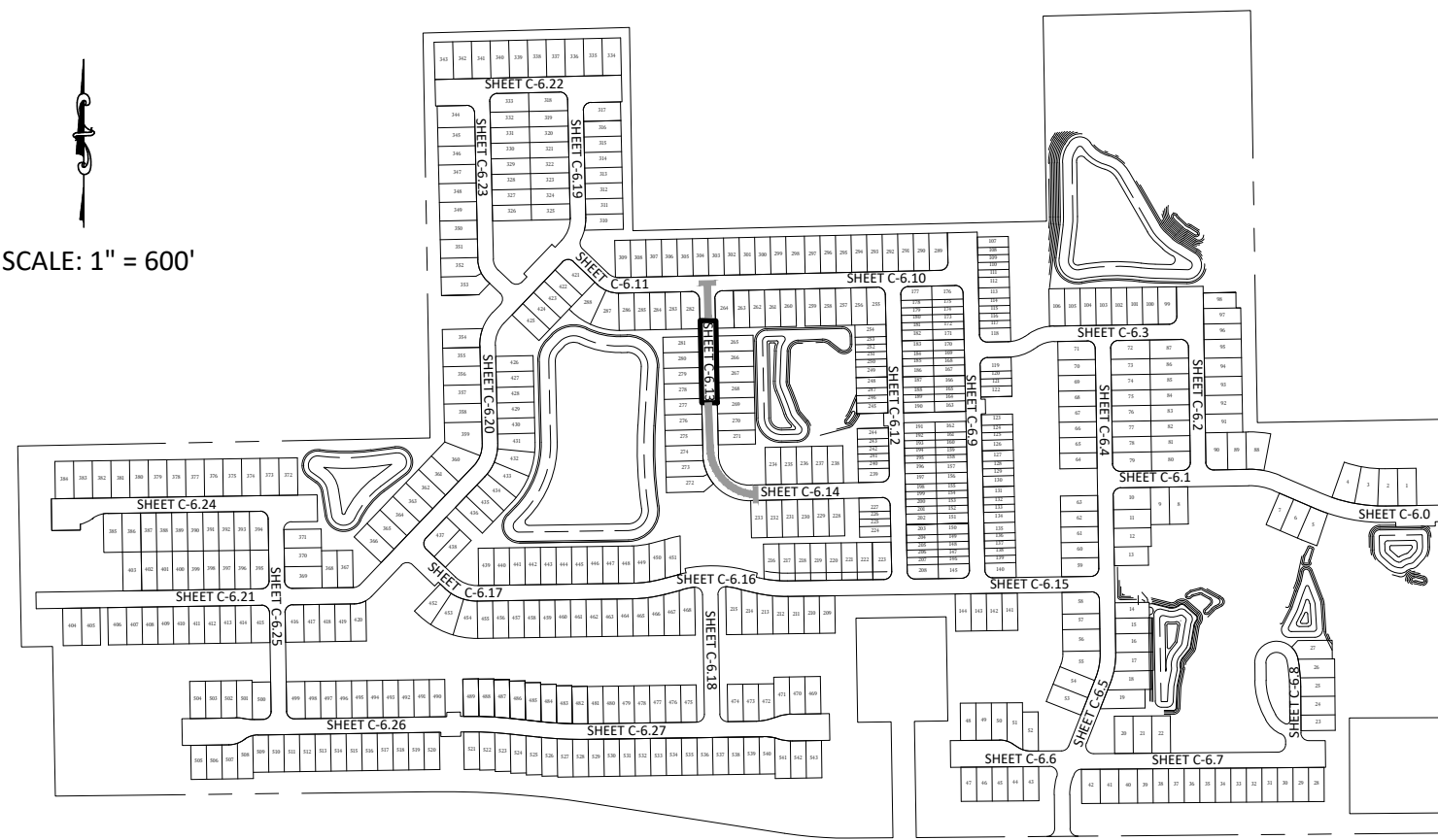
PLAN AND PROFILE
(STREET I)

SHEET
C-6.12

DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
NO. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION NO. 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

REVISION
DATE



KCG
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

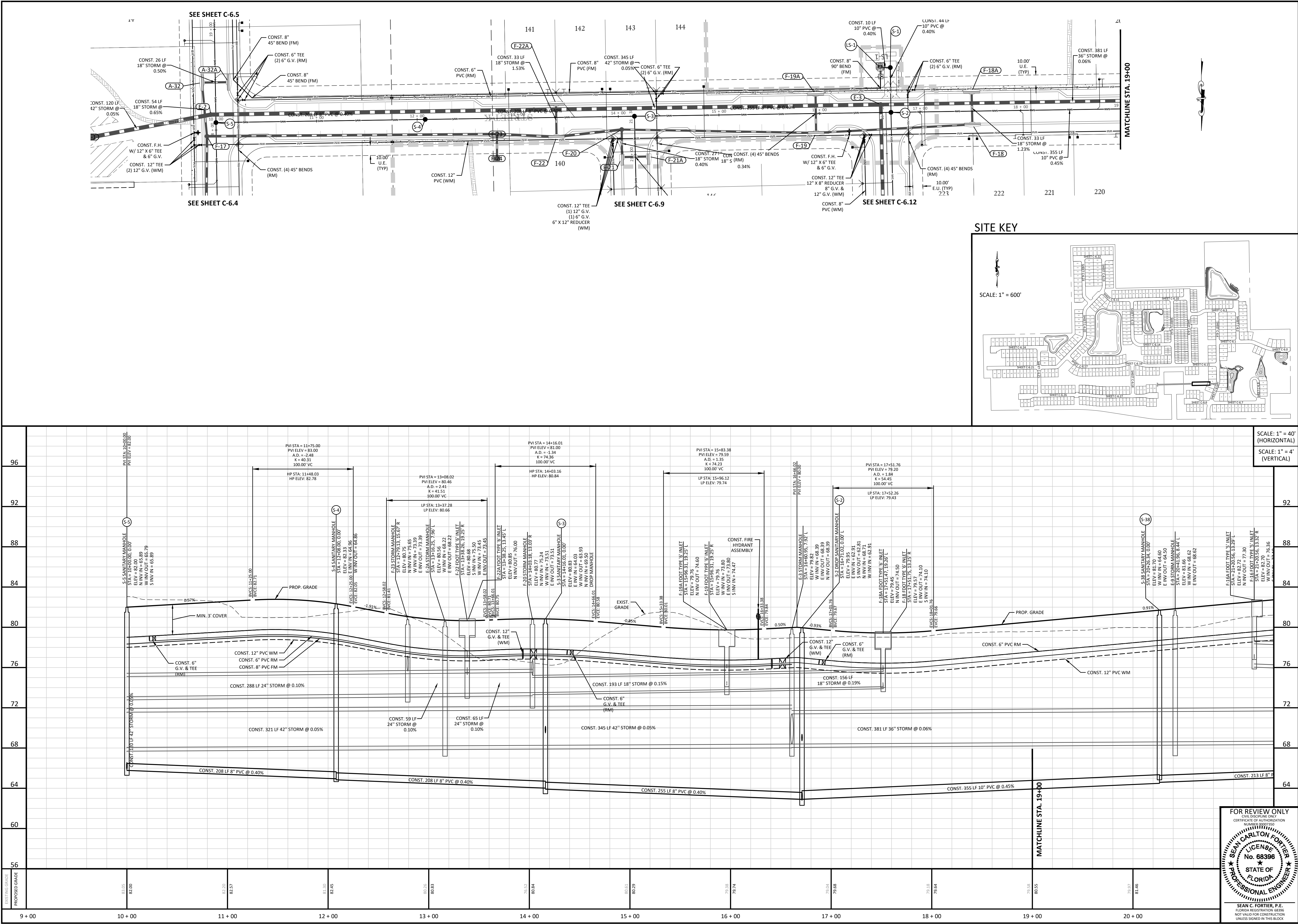
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

PLAN AND PROFILE (STREET J)

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

C-6.13



KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7865 FAX (407) 886-1488

KCG

SCALE: 1" = 600'

SITE KEY

**SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)**

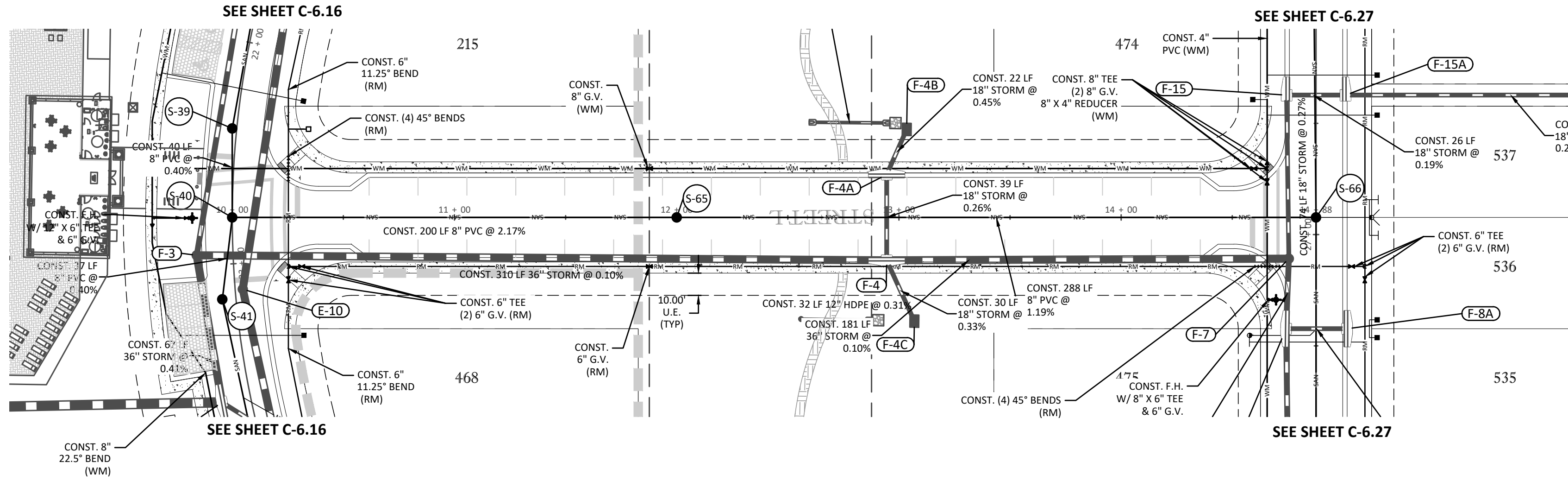
DATE

REVISION

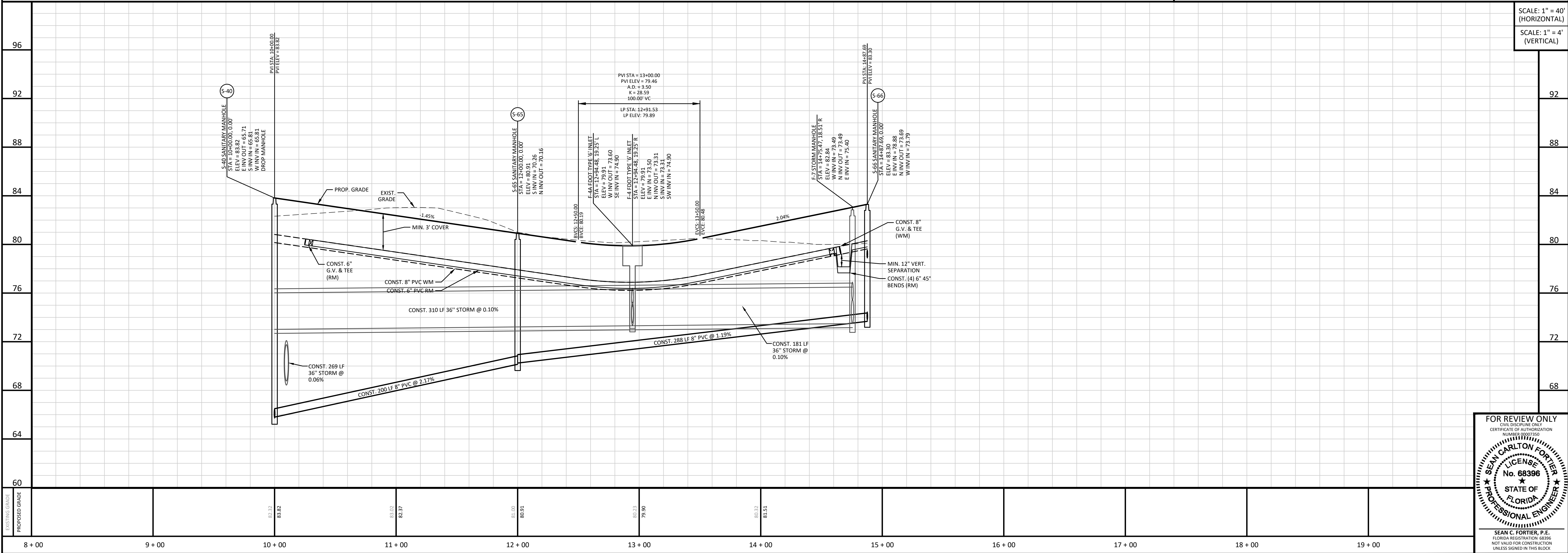
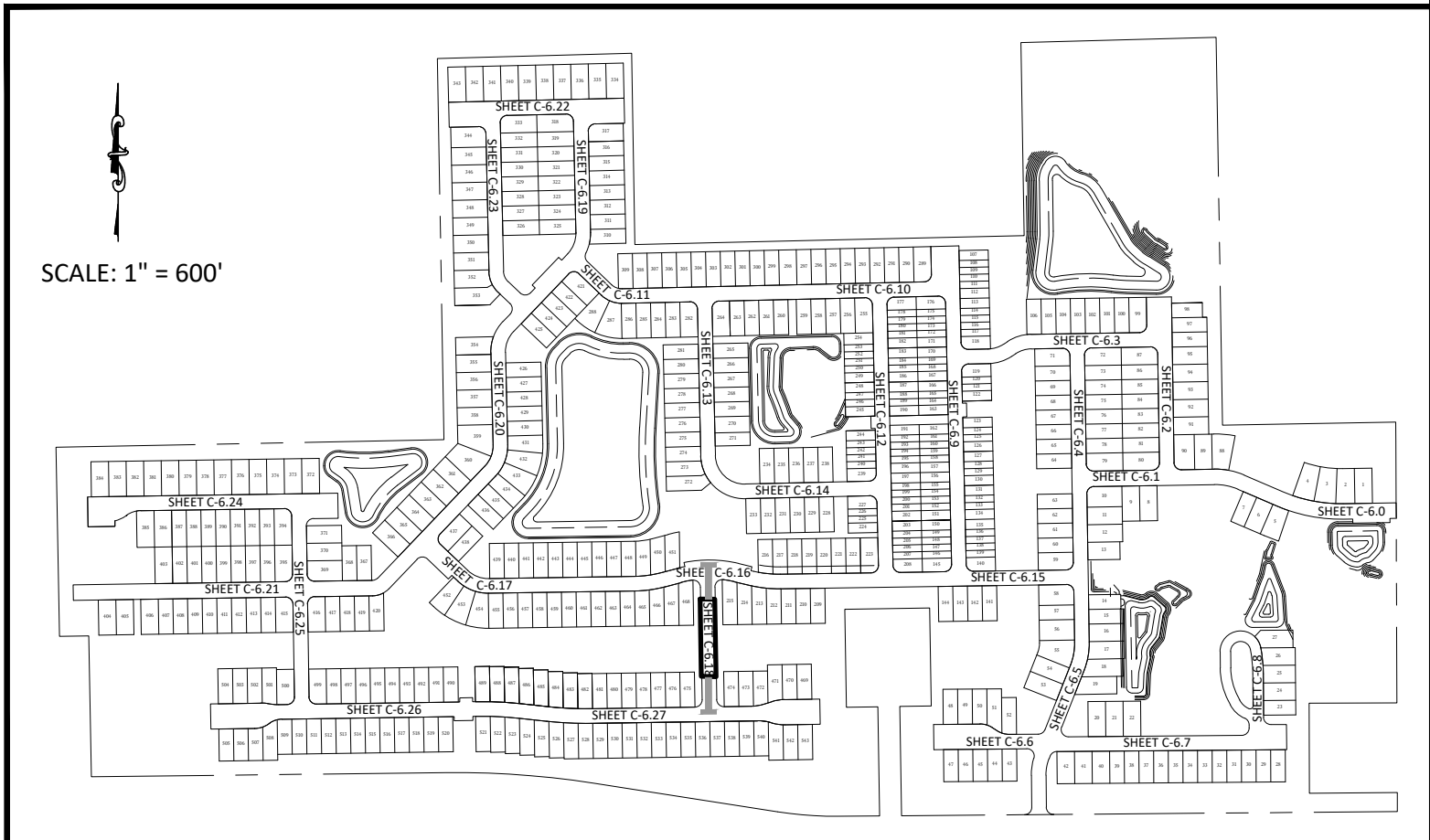
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION NO. 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

**DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22**

**SHEET
C-6.15**



SITE KEY



REVISION	DATE

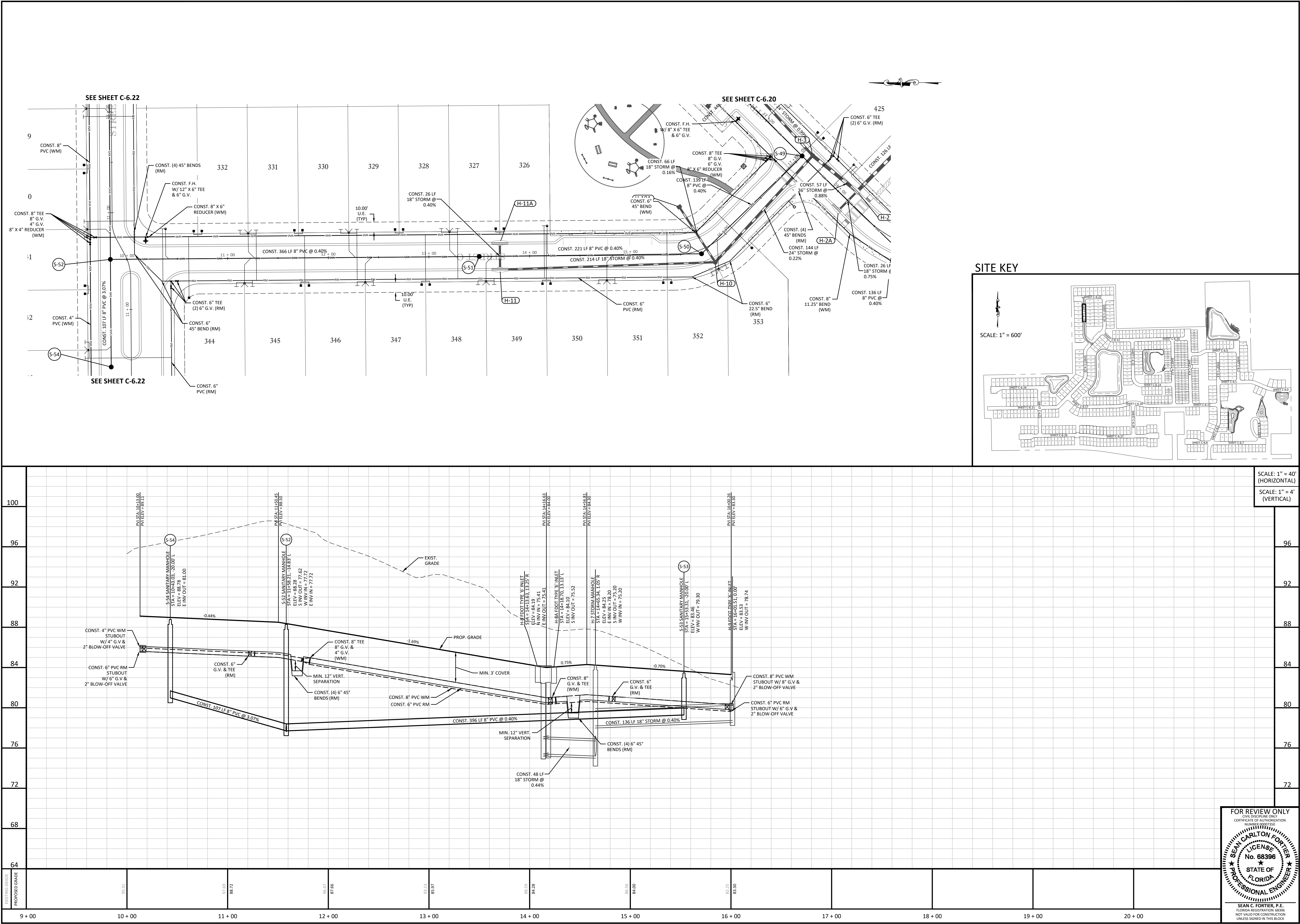
PREPARED FOR:
HANOVER
LAND COMPANY

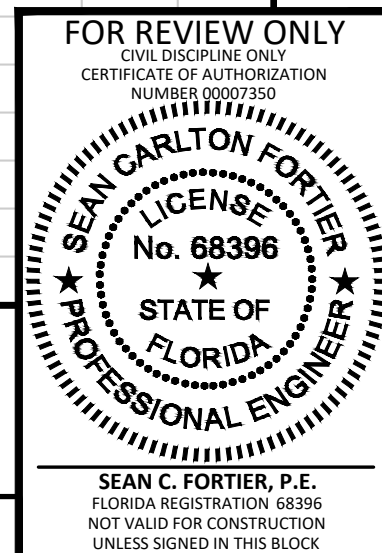
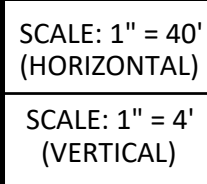
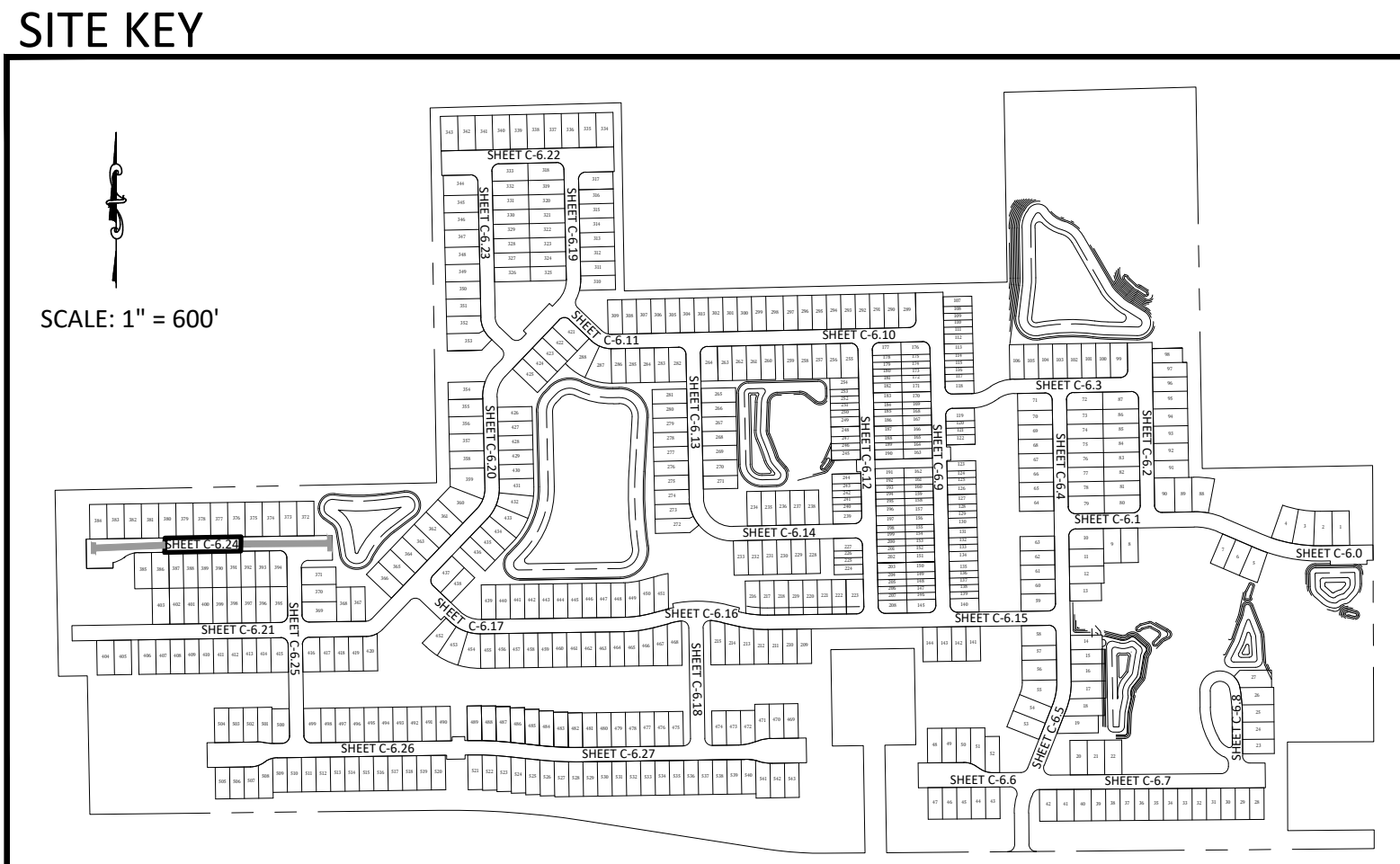
TRINITY
GARDENS

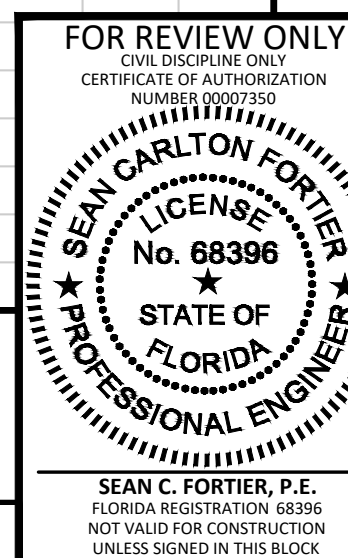
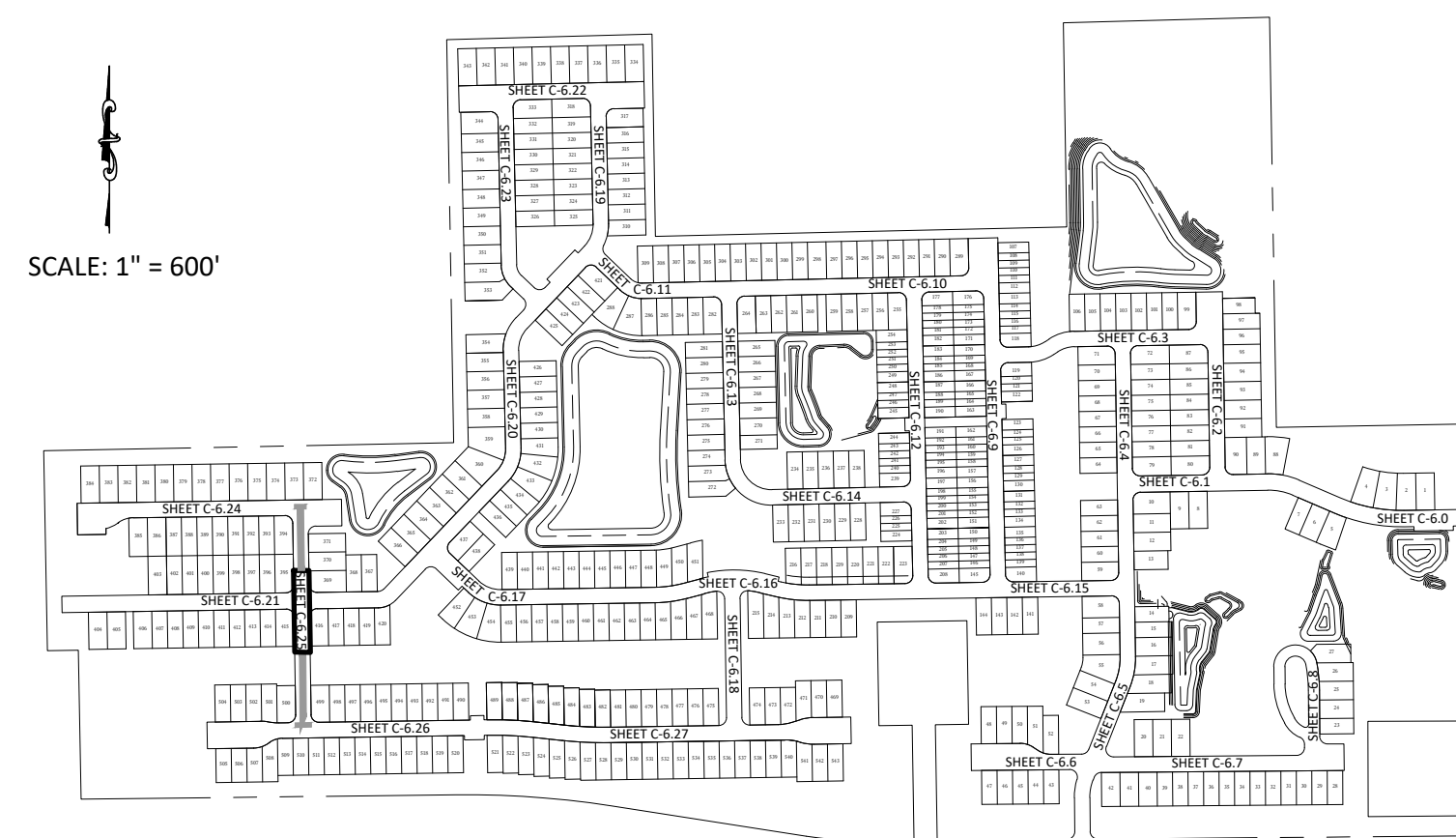
PLAN AND PROFILE
(STREET L)

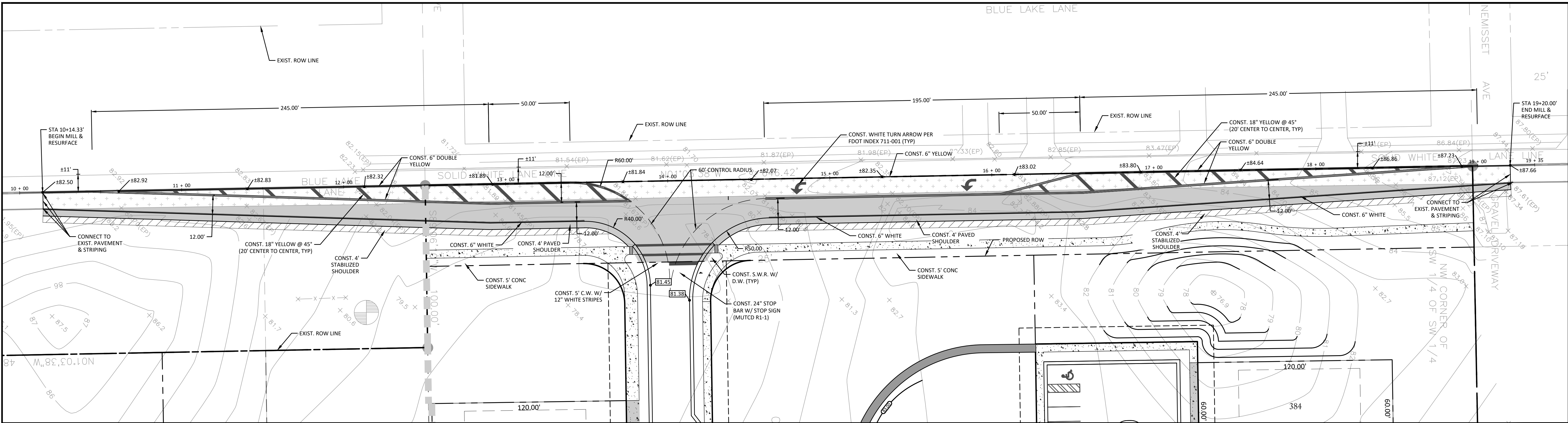
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CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
C-6.18



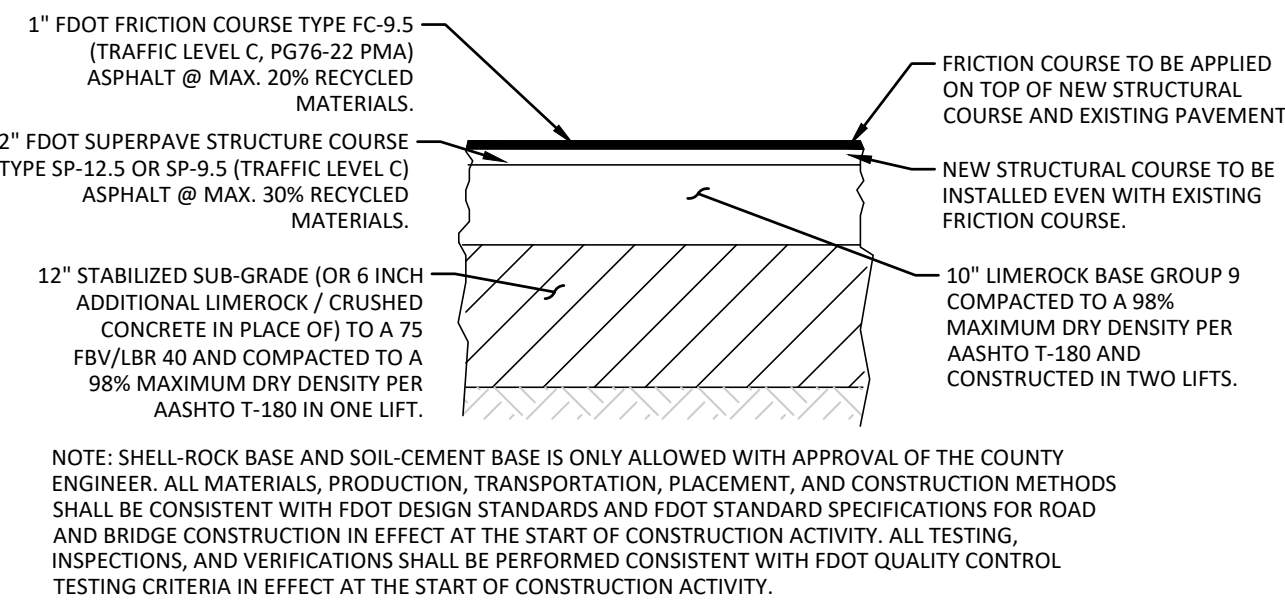






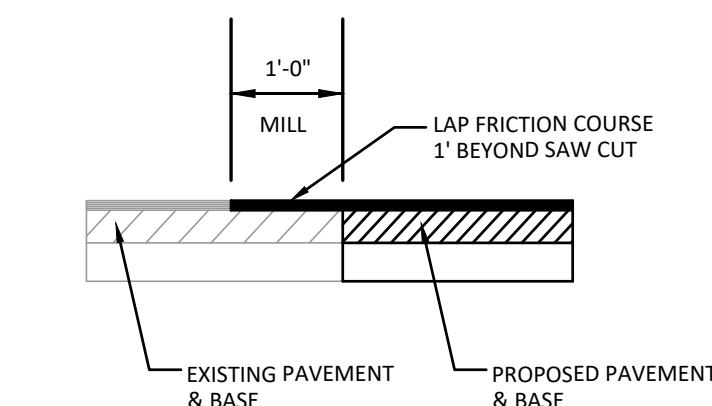


S. BLUE LAKE AVE: 35 MPH DESIGN SPEED / 30 MPH POSTED SPEED



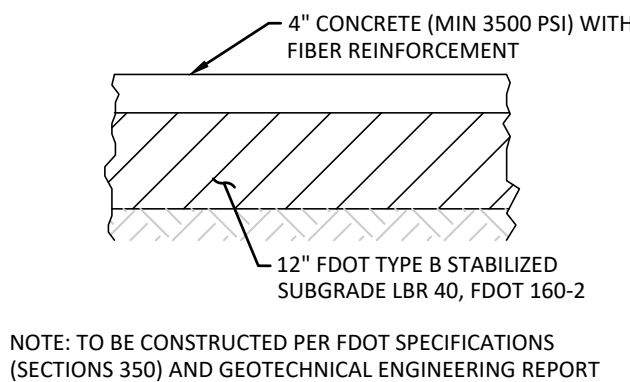
VOLUSIA COUNTY PAVEMENT
TYPICAL CROSS SECTION

SCALE: NTS



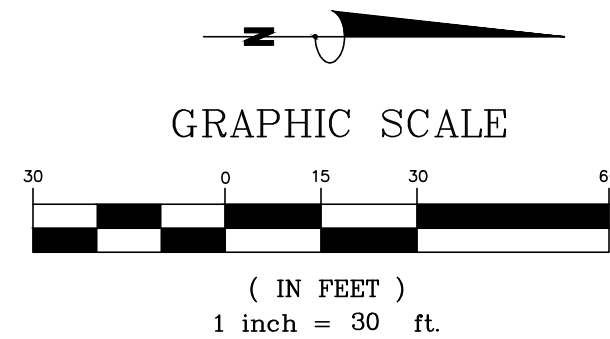
PAVEMENT SPLICE DETAIL

SCALE: NTS



CONCRETE SIDEWALK
TYPICAL CROSS SECTION

SCALE: NTS

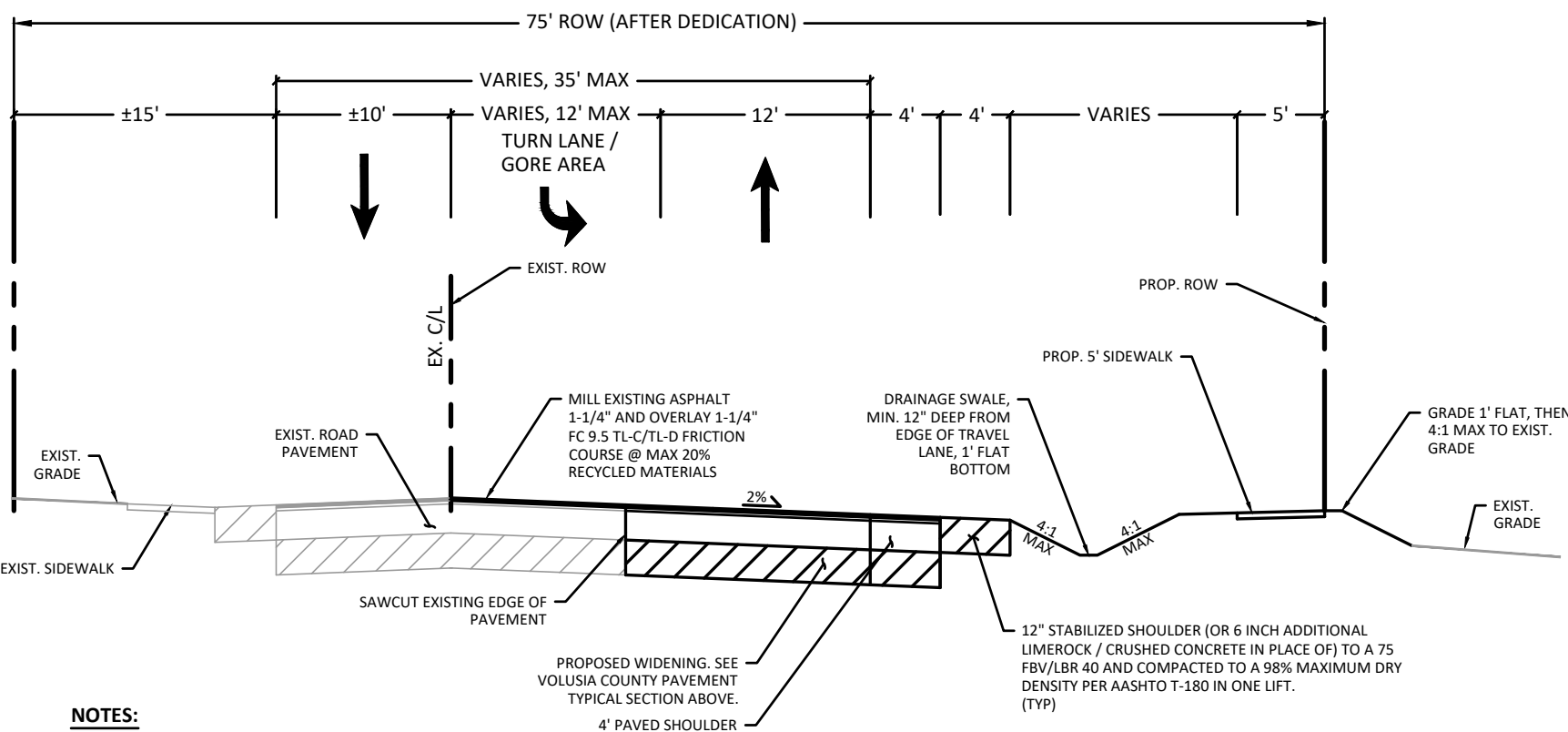


LEGEND

- PROJECT BOUNDARY / ROW LINES
- PROPOSED WIDENING.
REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.
- LIMITS OF MILL & RESURFACE
- TOP SW: TOP OF SWALE
BOT SW: BOTTOM OF SWALE
- D.W. : DETECTABLE WARNING TO MEET ADA & FDOT SPECIFICATIONS
- S.W.R. : SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 304 FOR CURB RAMP DETAILS.

NOTES:

1. ALL SIDEWALKS & SIDEWALK CROSSINGS TO MEET ADA REQUIREMENTS.
2. ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FOOT PAVEMENT MARKINGS INDEX.
3. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FOOT STANDARD INDEX #706-001.



NOTES:

1. ALL ASPHALT MIX DESIGNS MUST BE PRE-APPROVED BY VOLUSIA COUNTY BEFORE PLACEMENT.
2. SHOULDER WIDTH TO BE MINIMUM 8' WIDE ADJACENT TO THROUGH LANES AND 6' WIDE ADJACENT TO THE TURN LANE.
3. THE STRUCTURAL SECTION OF THE EXISTING PAVED SHOULDERS WILL NEED TO BE FIELD VERIFIED. SAW CUTTING AT THE LANE LINE SHALL BE REQUIRED IF EXISTING PAVED SHOULDERS WERE NOT CONSTRUCTED TO THE FULL DEPTH ROADWAY PAVEMENT SECTION.
4. CONTRACTOR TO SOD ALL DISTURBED AREAS OF THE COUNTY RIGHT-OF-WAY.

A

TYPICAL CROWNED ROADWAY SECTION - RIGHT SIDE WIDENING

STA 10+14 TO STA 19+20

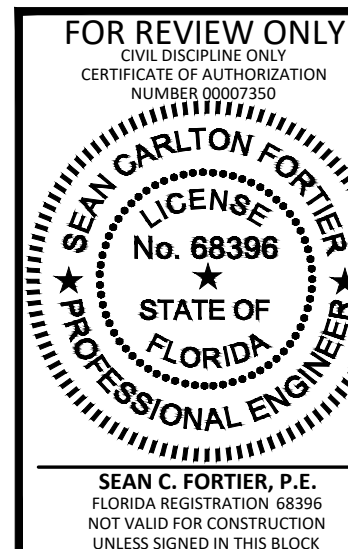
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

DATE	REVISION

PREPARED FOR:
HANOVER
LAND COMPANY

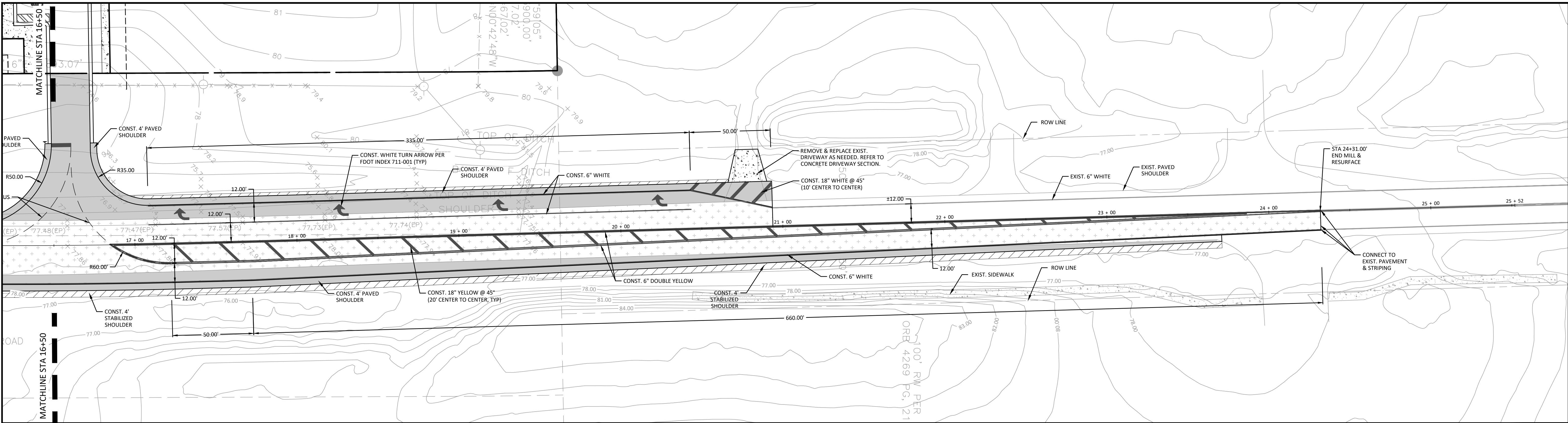
TRINITY
GARDENS

ROADWAY
IMPROVEMENTS PLAN
(S. BLUE LAKE AVE)



DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-7.0



S. KEPLER ROAD: 55 MPH DESIGN SPEED / 50 MPH POSTED SPEED

1" FDOT FRICTION COURSE TYPE FC-9.5 (TRAFFIC LEVEL C, PG76-22 PMA) ASPHALT @ MAX. 20% RECYCLED MATERIALS.

2" FDOT SUPERPAVE STRUCTURE COURSE TYPE SP-12.5 OR SP-9.5 (TRAFFIC LEVEL C) ASPHALT @ MAX. 30% RECYCLED MATERIALS.

12" STABILIZED SUB-GRADE (OR 6 INCH ADDITIONAL LIMEROCK / CRUSHED CONCRETE IN PLACE OF) TO A 75 FBV/LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 IN ONE LIFT.

NOTE: SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT, AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY. ALL TESTING, INSPECTIONS, AND VERIFICATIONS SHALL BE PERFORMED CONSISTENT WITH FDOT QUALITY CONTROL TESTING CRITERIA IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY.

VOLUSIA COUNTY PAVEMENT
TYPICAL CROSS SECTION

SCALE:NTS

FRICTION COURSE TO BE APPLIED ON TOP OF NEW STRUCTURAL COURSE AND EXISTING PAVEMENT.

NEW STRUCTURAL COURSE TO BE INSTALLED EVEN WITH EXISTING FRICTION COURSE.

10" LIMEROCK BASE GROUP 9 COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 AND CONSTRUCTED IN TWO LIFTS.

1'-0" MILL

LAP FRICTION COURSE 1' BEYOND SAW CUT

EXISTING PAVEMENT & BASE

PROPOSED PAVEMENT & BASE

PAVEMENT SPLICE DETAIL

SCALE:NTS

6" CONCRETE (MIN 4000 PSI) WITH FIBER REINFORCEMENT

12" FDOT TYPE B STABILIZED SUBGRADE LBR 40, FDOT 160-2

NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

CONCRETE DRIVEWAY & APRON
TYPICAL CROSS SECTION

SCALE:NTS

1" FDOT FRICTION COURSE TYPE FC-9.5 (TRAFFIC LEVEL C, PG76-22 PMA) ASPHALT @ MAX. 20% RECYCLED MATERIALS.

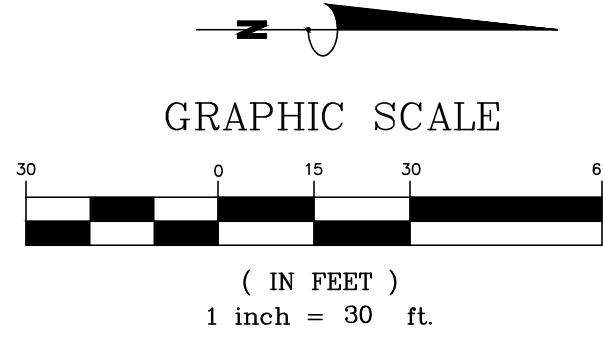
6" LIMEROCK BASE GROUP 9 COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 AND CONSTRUCTED IN TWO LIFTS.

12" FDOT TYPE B STABILIZED SUBGRADE LBR 40, FDOT 160-2

NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



LEGEND

PROJECT BOUNDARY / ROW LINES

PROPOSED WIDENING. REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.

LIMITS OF MILL & RESURFACE

TOP SW: TOP OF SWALE

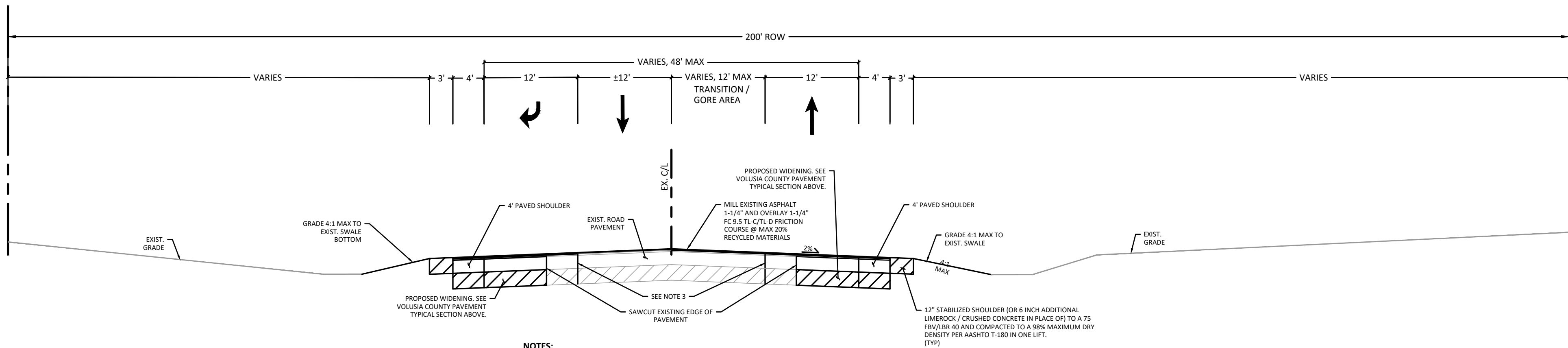
BOT SW: BOTTOM OF SWALE

D.W. : DETECTABLE WARNING TO MEET ADA & FDOT SPECIFICATIONS

S.W.R. : SIDEWALK RAMP. ALL SIDEWALK RAMP TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 304 FOR CURB RAMP DETAILS.

NOTES:

1. ALL SIDEWALKS & SIDEWALK CROSSINGS TO MEET ADA REQUIREMENTS.
2. ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FDOT PAVEMENT MARKINGS INDEX.
3. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FDOT STANDARD INDEX #706-001.



NOTES:

1. ALL ASPHALT MIX DESIGNS MUST BE PRE-APPROVED BY VOLUSIA COUNTY BEFORE PLACEMENT.
2. SHOULDER WIDTH TO BE MINIMUM 8' WIDE ADJACENT TO THROUGH LANES AND 6' WIDE ADJACENT TO THE TURN LANE.
3. THE STRUCTURAL SECTION OF THE EXISTING PAVED SHOULDERS WILL NEED TO BE FIELD VERIFIED. SAW CUTTING AT THE LANE LINE SHALL BE REQUIRED IF EXISTING PAVED SHOULDERS WERE NOT CONSTRUCTED TO THE FULL DEPTH ROADWAY PAVEMENT SECTION.
4. CONTRACTOR TO SOD ALL DISTURBED AREAS OF THE COUNTY RIGHT-OF-WAY.

C TYPICAL CROWNED ROADWAY SECTION - RIGHT SIDE WIDENING
STA 10+14 TO STA 19+20

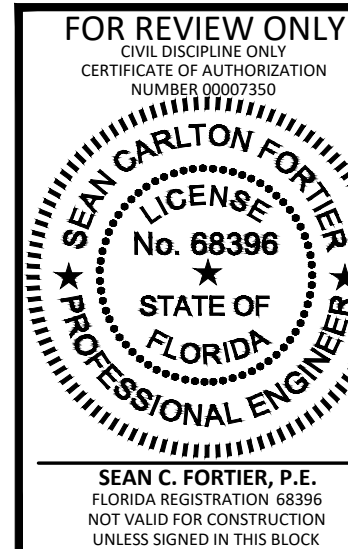
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

DATE	REVISION

PREPARED FOR:
HANOVER
LAND COMPANY

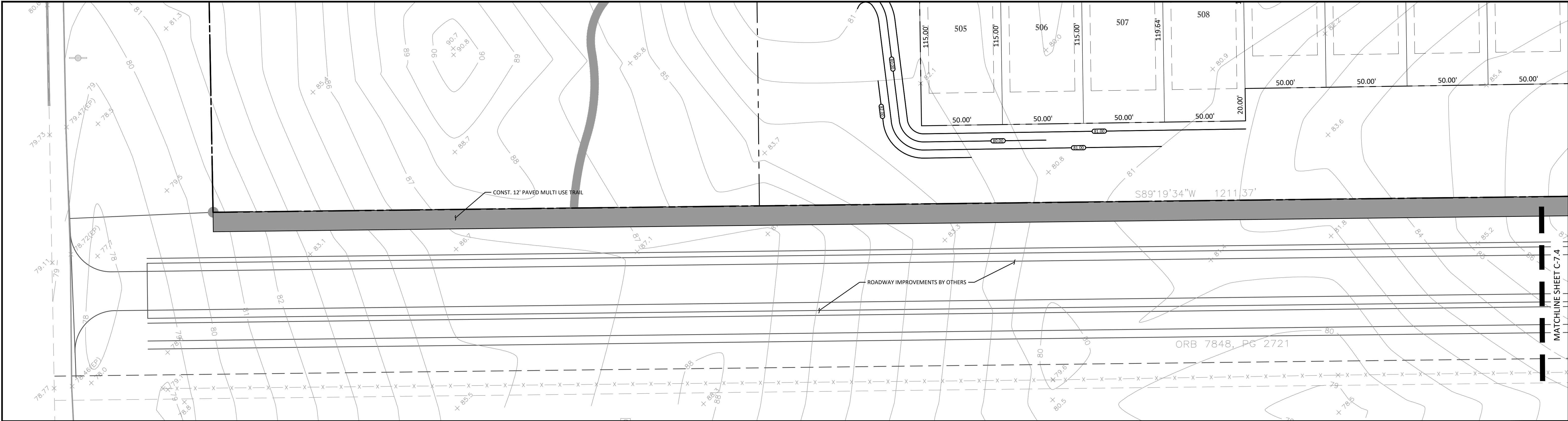
TRINITY
GARDENS

ROADWAY
IMPROVEMENTS PLAN
(S. KEPLER RD)

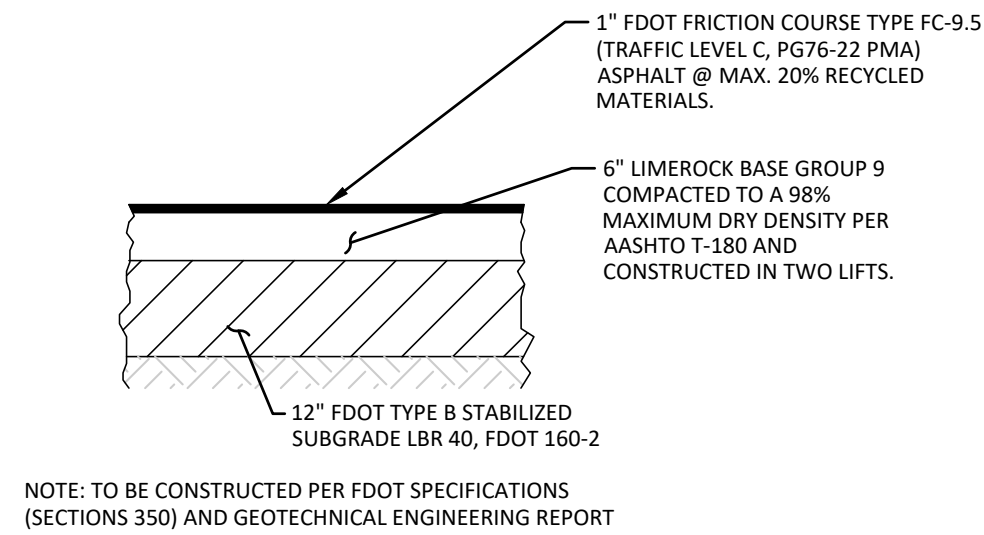
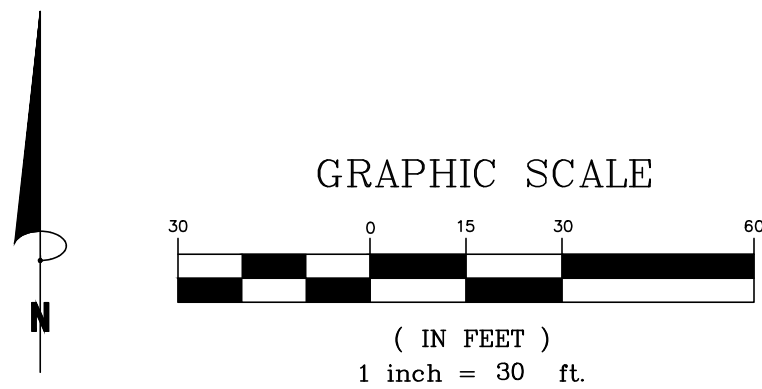


DRAWN: GPR
DESIGN: DWK
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

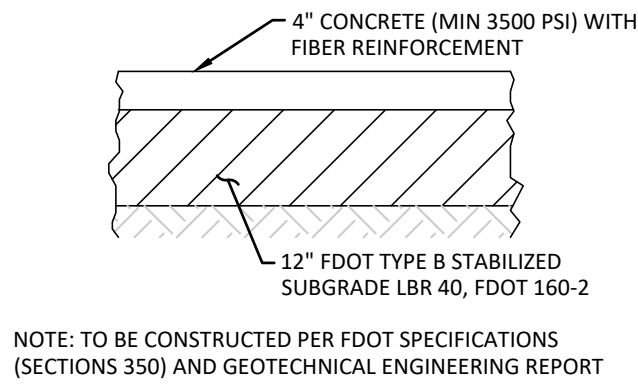
SHEET
C-7.2



E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION
SCALE: NTS



CONCRETE SIDEWALK
TYPICAL CROSS SECTION
SCALE: NTS

- LEGEND**
- PROJECT BOUNDARY / ROW LINES
 - PROPOSED WIDENING. REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.
 - LIMITS OF MILL & RESURFACE
 - TOP SW: TOP OF SWALE
BOT SW: BOTTOM OF SWALE
 - D.W. : DETECTABLE WARNING TO MEET ADA & FDOT SPECIFICATIONS
 - S.W.R. : SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 304 FOR CURB RAMP DETAILS.

- NOTES:**
- ALL SIDEWALKS & SIDEWALK CROSSINGS TO MEET ADA REQUIREMENTS.
 - ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FOOT PAVEMENT MARKINGS INDEX.
 - RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FOOT STANDARD INDEX #706-001.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0002350

SEAN CARLTON FORTIER
LICENSE
No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7868 FAX (407) 886-1488

DATE	REVISION

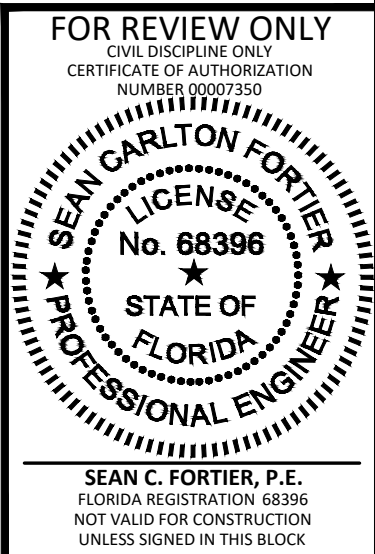
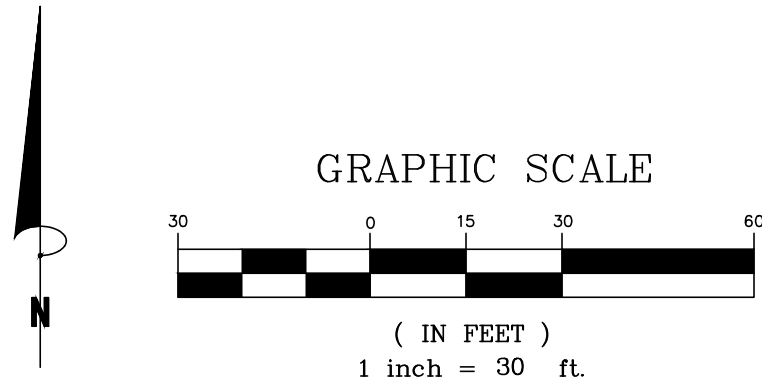
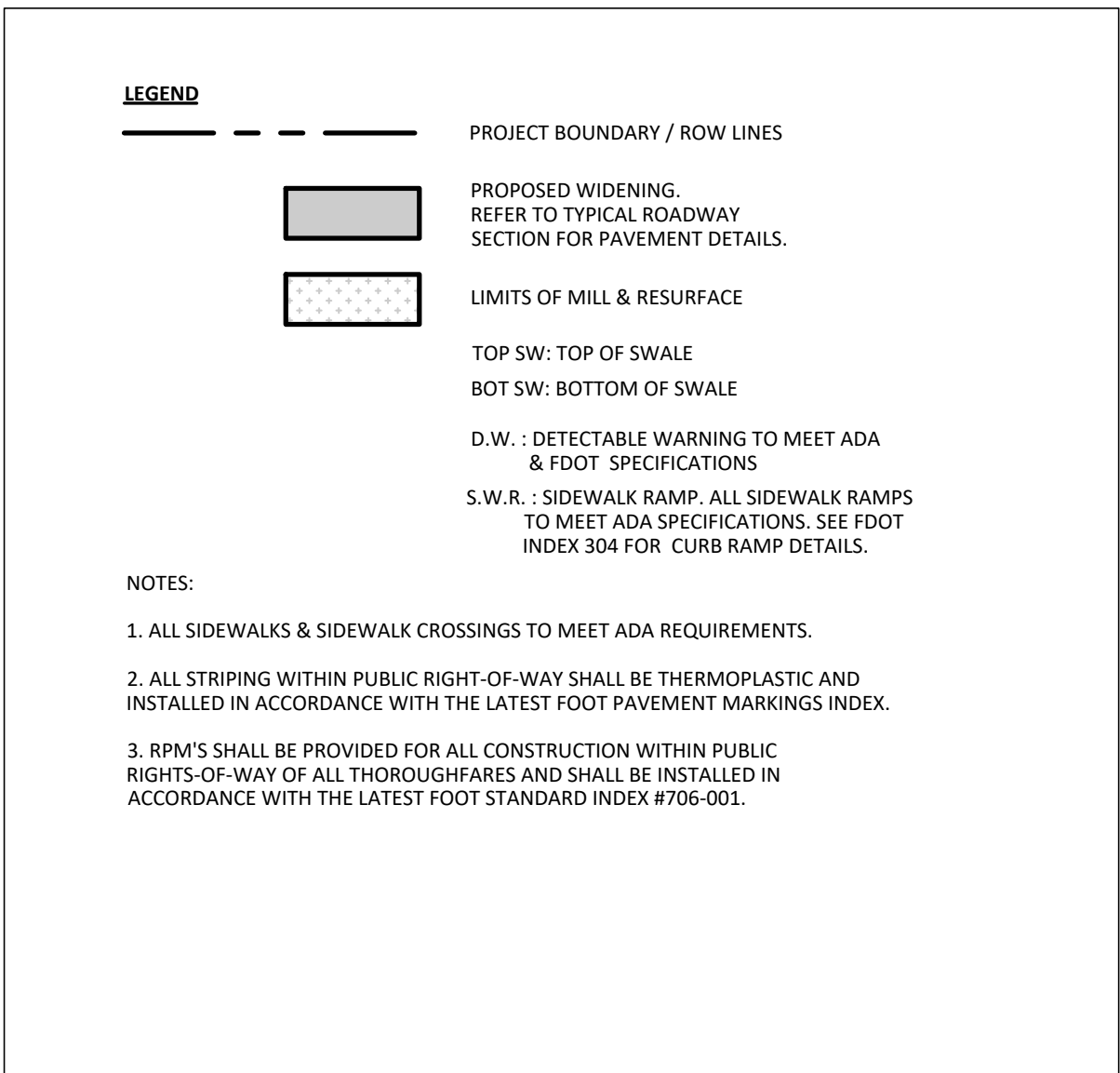
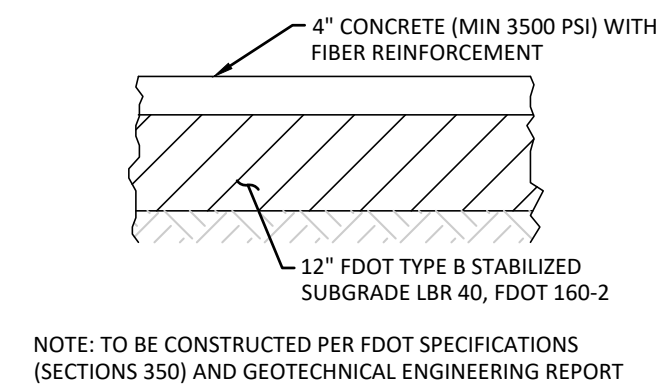
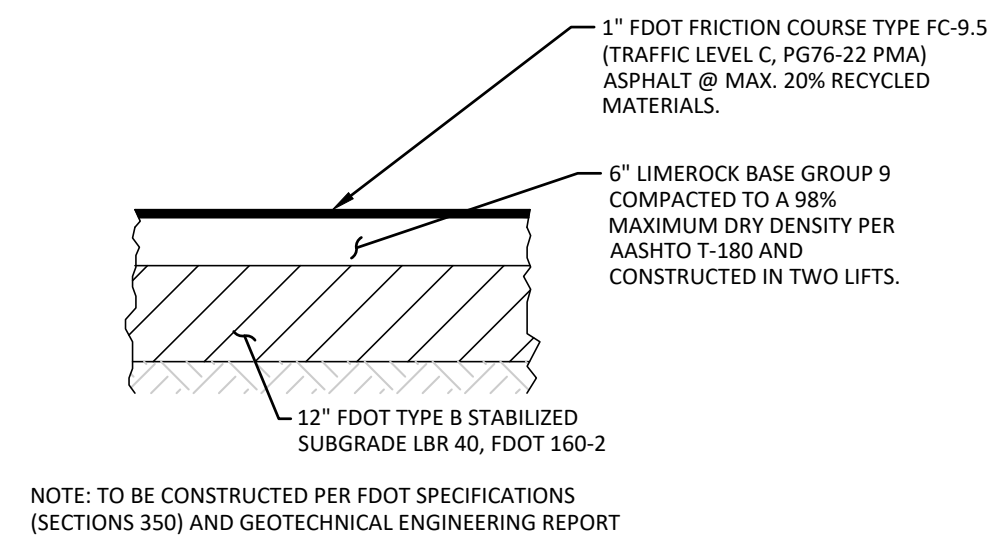
PREPARED FOR:
**HANOVER
LAND COMPANY**

**TRINITY
GARDENS**

**ROADWAY
IMPROVEMENTS PLAN
(E. BERESFORD AVE)**

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-7.3

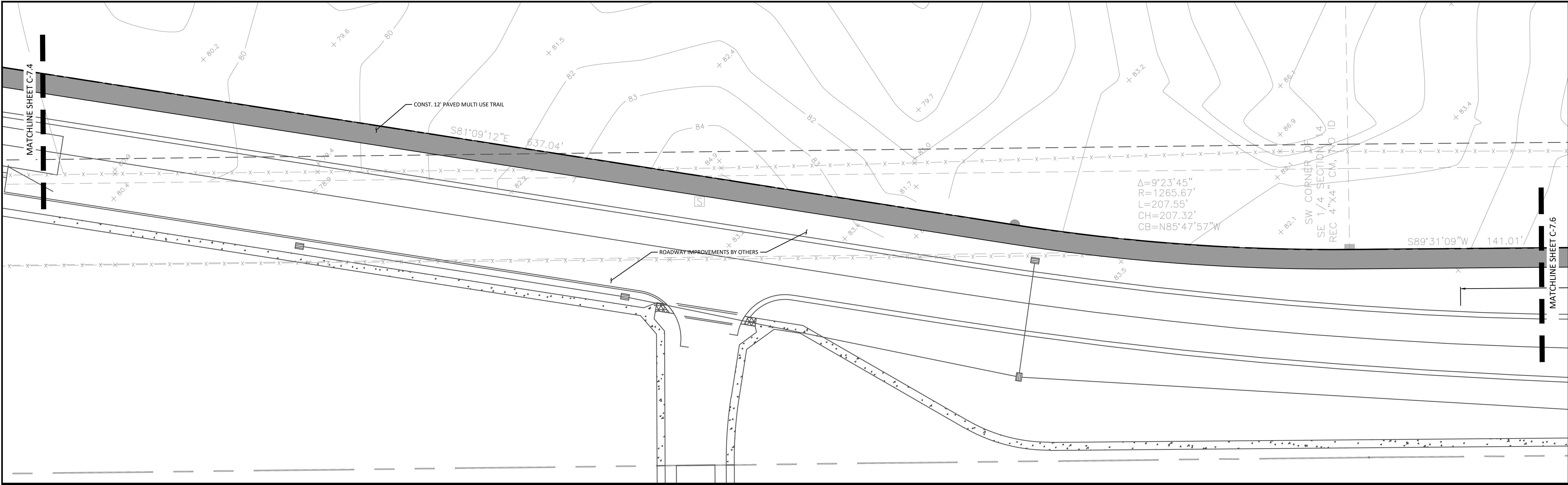
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PREPARED FOR:
HANOVER
LAND COMPANY

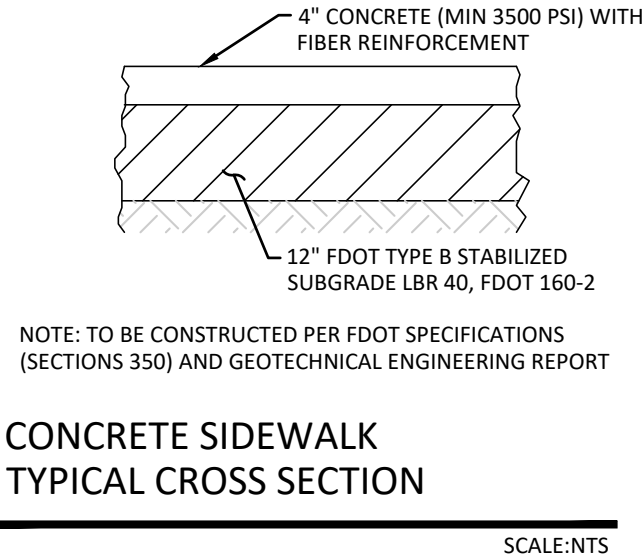
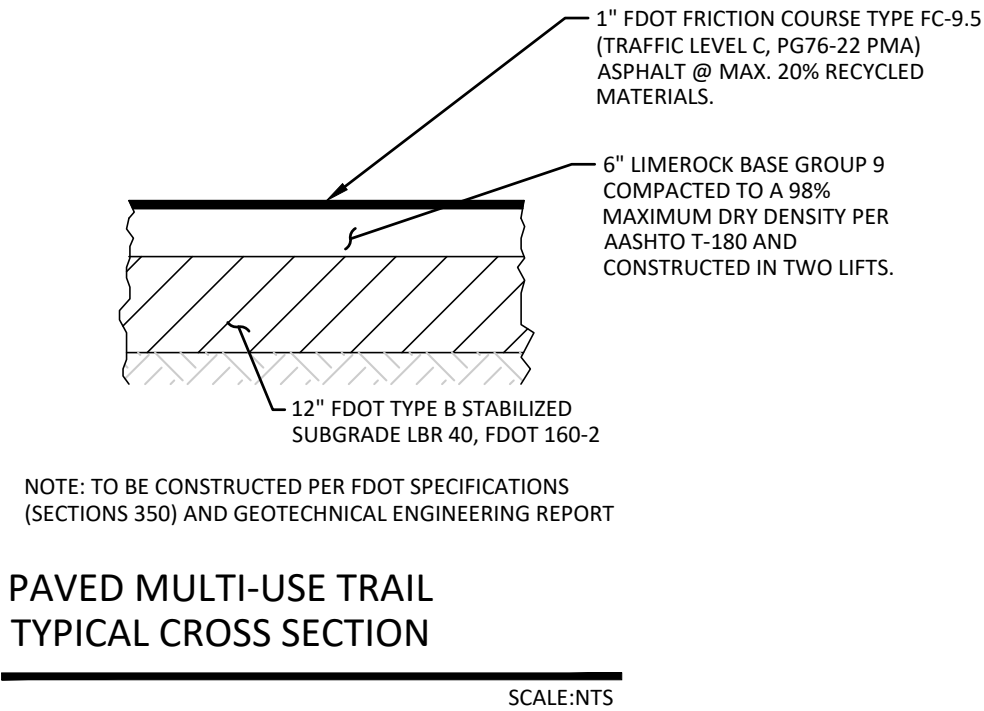
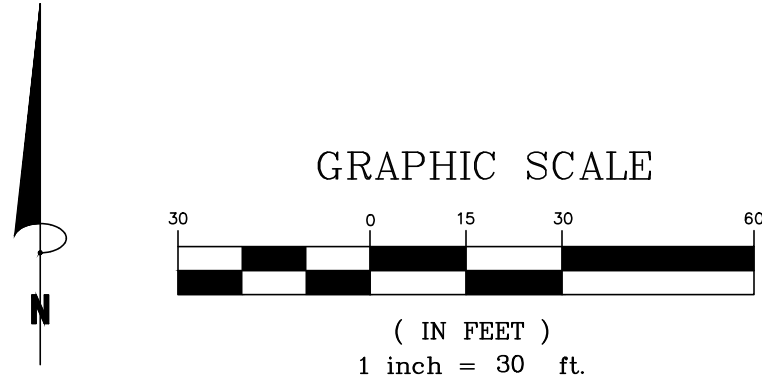
TRINITY
GARDENS

ROADWAY IMPROVEMENTS PLAN (E. BERESFORD AVE)

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22



E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



LEGEND

- PROJECT BOUNDARY / ROW LINES
- PROPOSED WIDENING. REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.
- LIMITS OF MILL & RESURFACE
- TOP SW: TOP OF SWALE
- BOT SW: BOTTOM OF SWALE
- D.W. : DETECTABLE WARNING TO MEET ADA & FDOT SPECIFICATIONS
- S.W.R. : SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 304 FOR CURB RAMP DETAILS.

NOTES:

- ALL SIDEWALKS & SIDEWALK CROSSINGS TO MEET ADA REQUIREMENTS.
- ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FOOT PAVEMENT MARKINGS INDEX.
- RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FOOT STANDARD INDEX #706-001.

FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0002550

SEAN C. FORTIER
LICENSE
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STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
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KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7665 FAX (407) 886-1488

DATE	REVISION

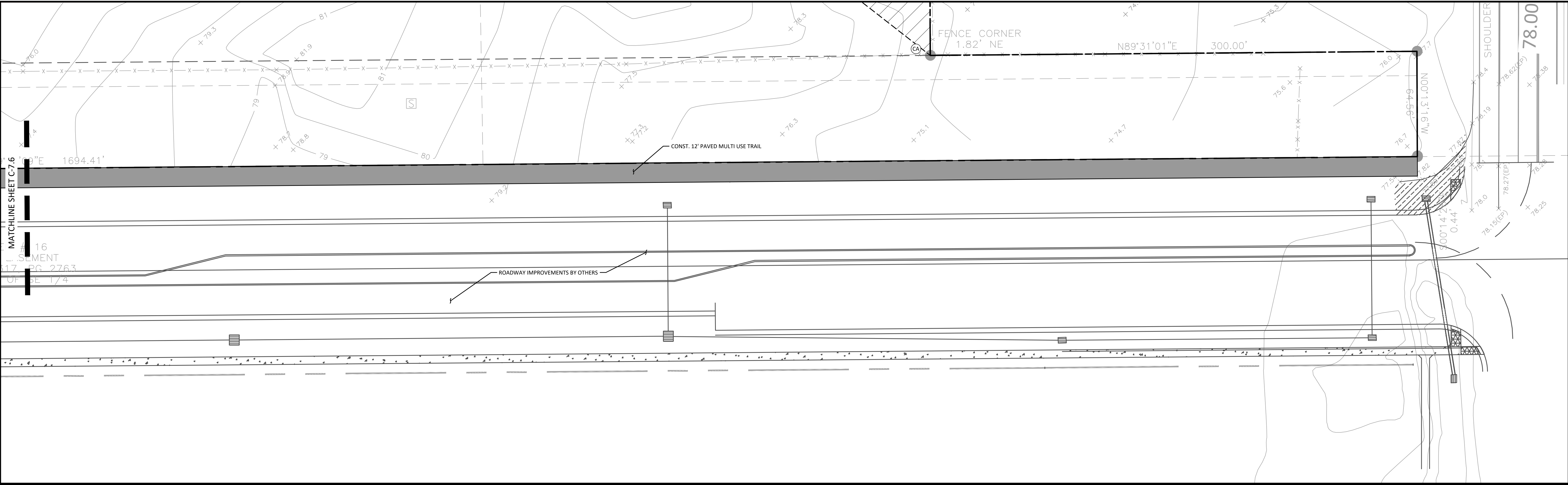
PREPARED FOR:
**HANOVER
LAND COMPANY**

**TRINITY
GARDENS**

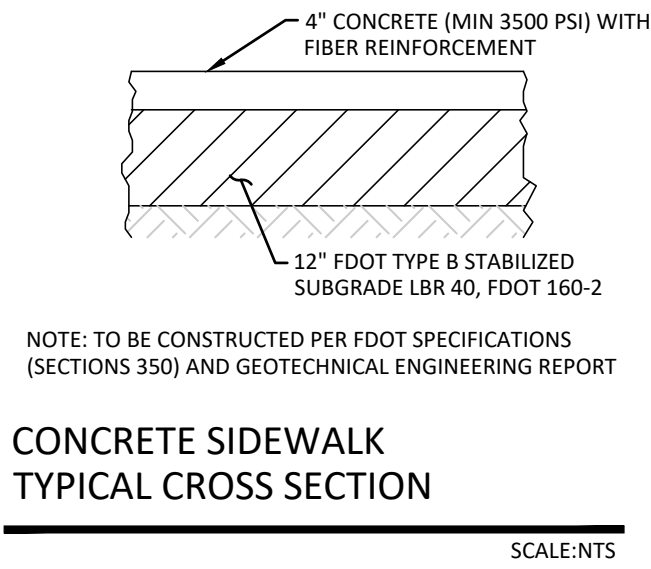
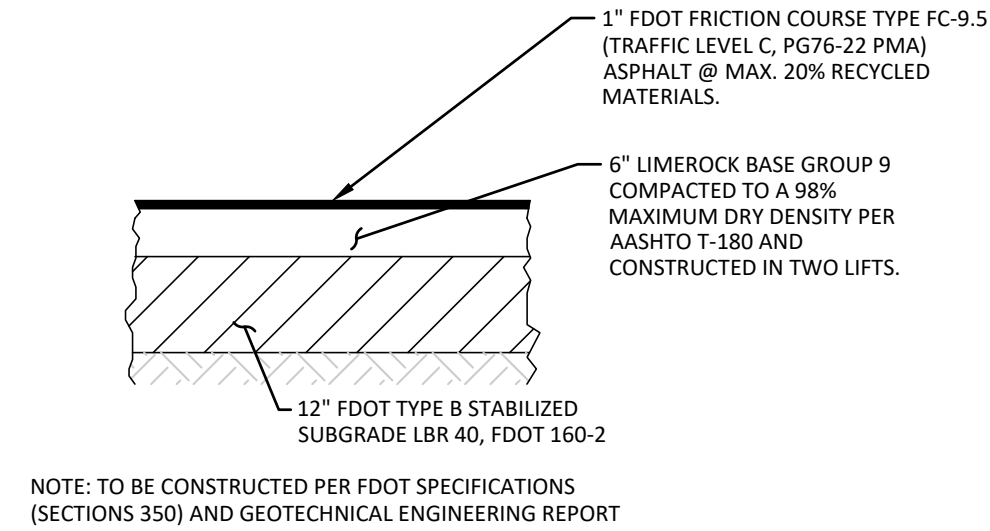
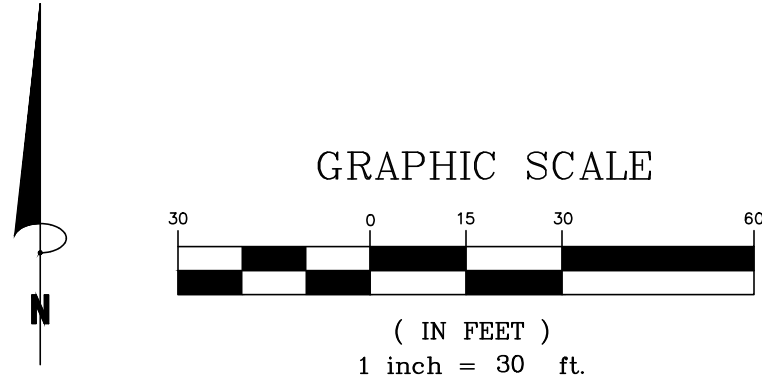
**ROADWAY
IMPROVEMENTS PLAN
(E. BERESFORD AVE)**

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-7.5



E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



LEGEND

- PROJECT BOUNDARY / ROW LINES
- PROPOSED WIDENING. REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.
- LIMITS OF MILL & RESURFACE
- TOP SW: TOP OF SWALE
- BOT SW: BOTTOM OF SWALE
- D.W. : DETECTABLE WARNING TO MEET ADA & FDOT SPECIFICATIONS
- S.W.R. : SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATIONS. SEE FDOT INDEX 304 FOR CURB RAMP DETAILS.

NOTES:

- ALL SIDEWALKS & SIDEWALK CROSSINGS TO MEET ADA REQUIREMENTS.
- ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST FOOT PAVEMENT MARKINGS INDEX.
- RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST FOOT STANDARD INDEX #706-001.

FOR REVIEW ONLY

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 0002550

SEAN CARLTON FORTIER
LICENSE
No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 886-7868 FAX (407) 886-1488

KCG

REVISION	DATE

PREPARED FOR:
HANOVER LAND COMPANY

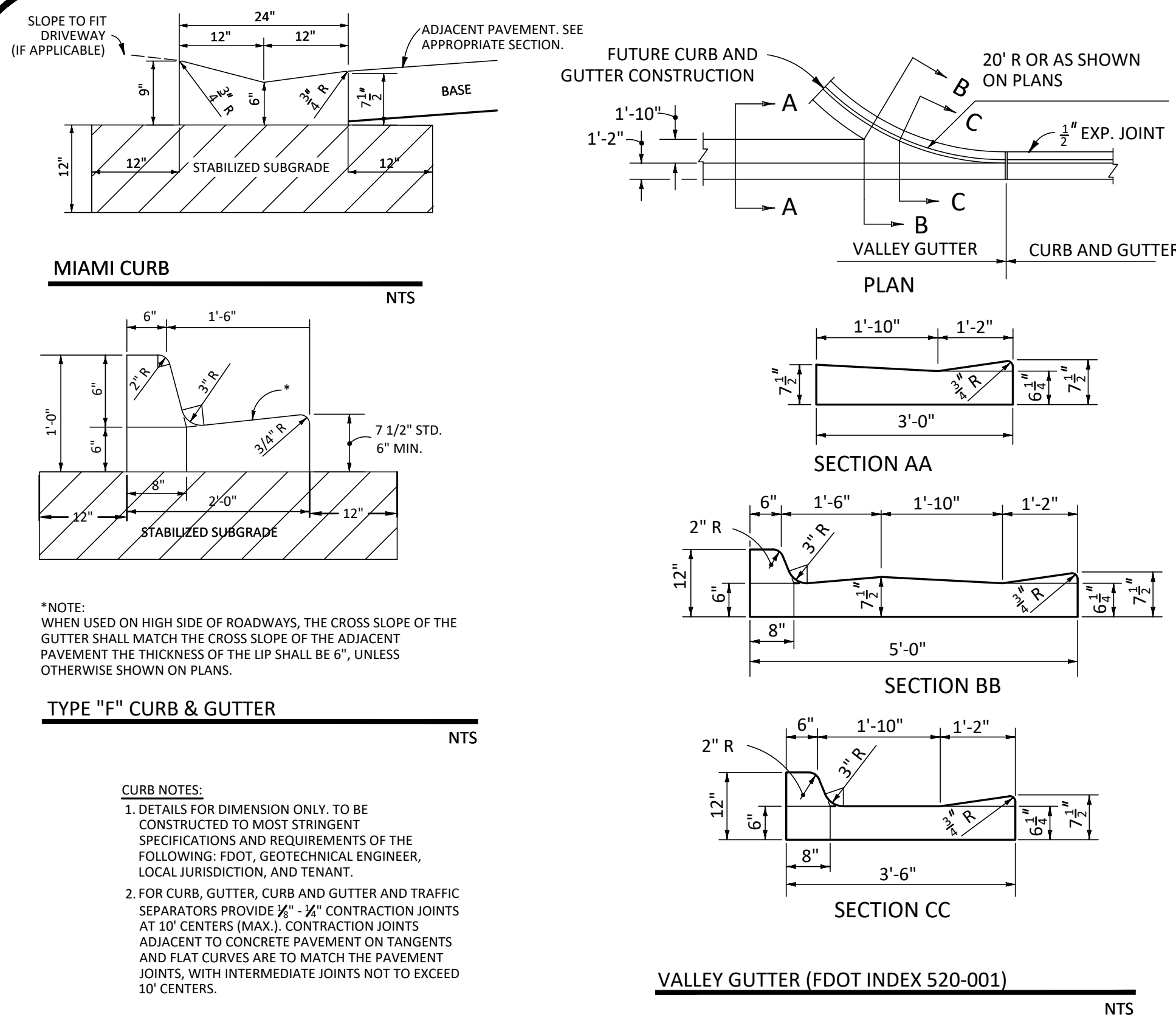
TRINITY GARDENS

**ROADWAY IMPROVEMENTS PLAN
(E. BERESFORD AVE)**

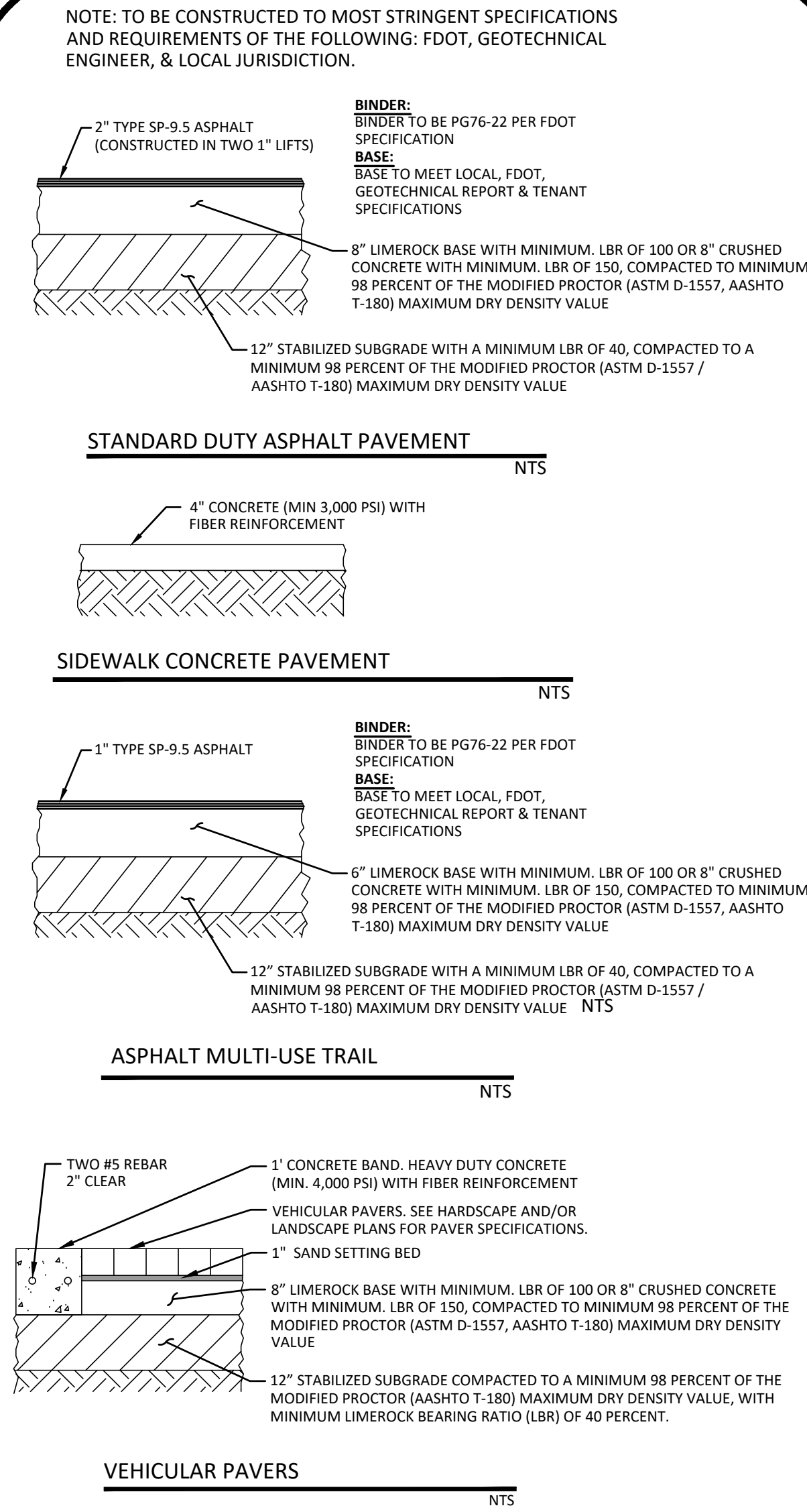
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CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET C-7.7

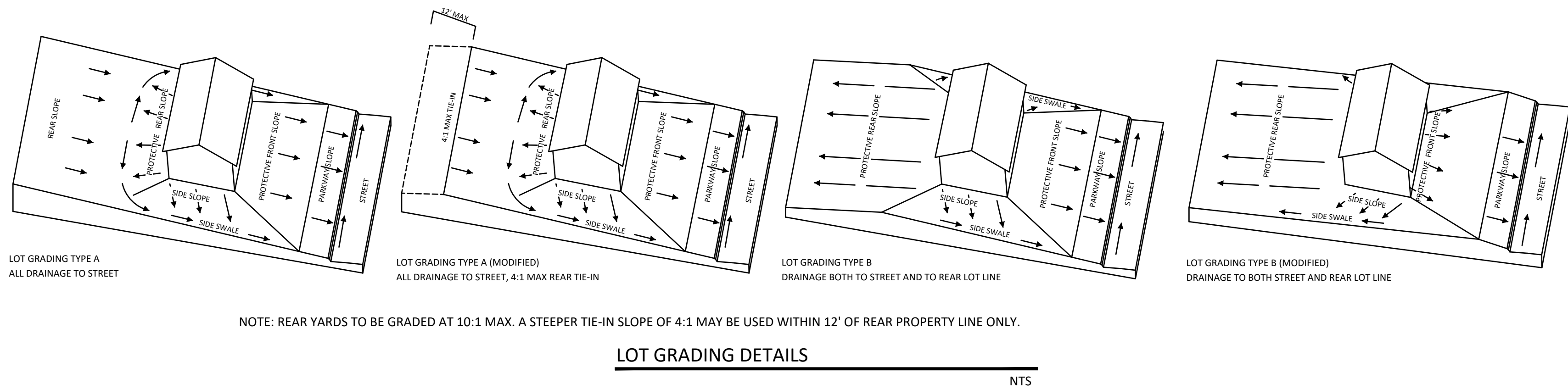
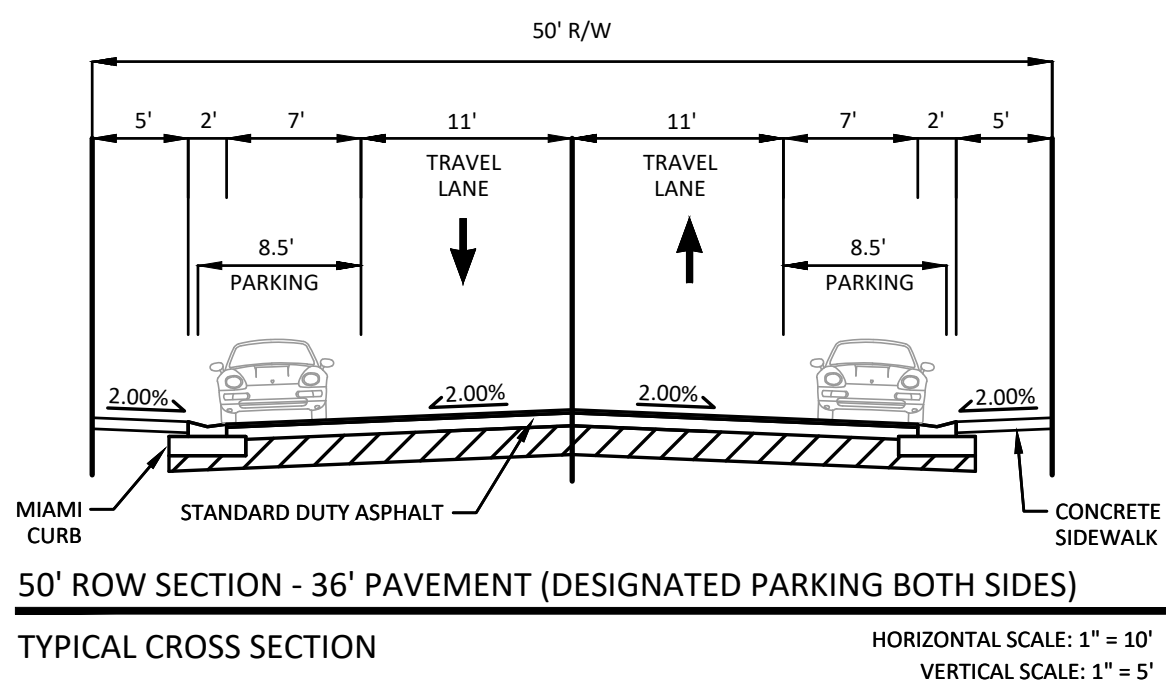
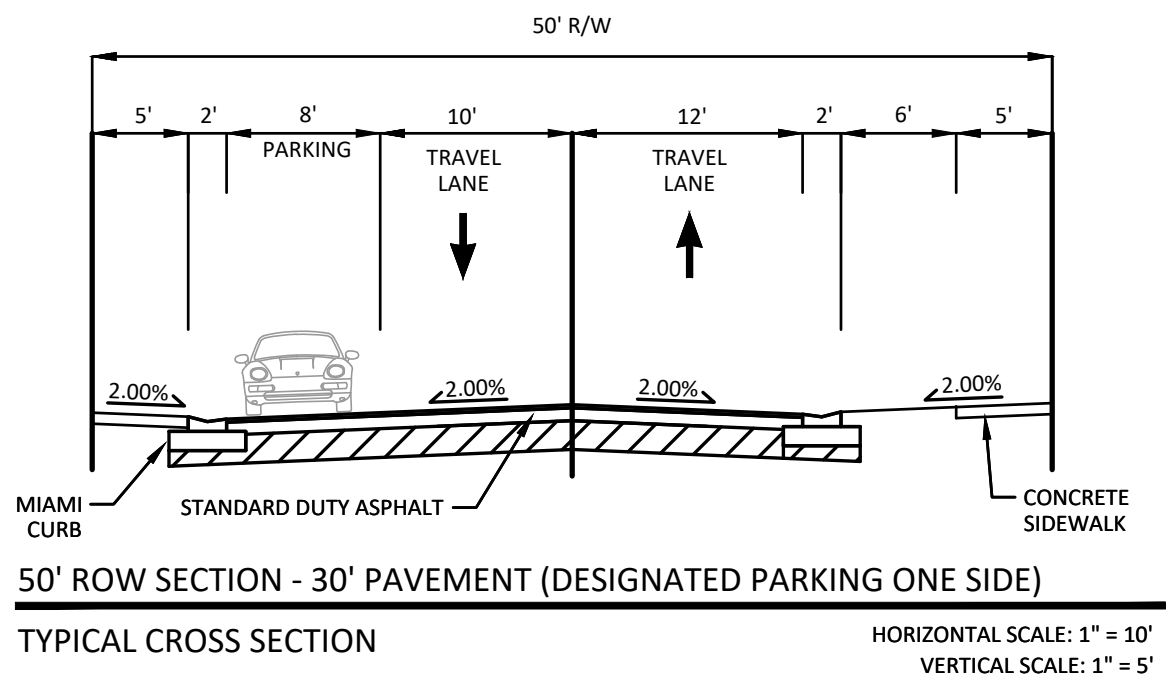
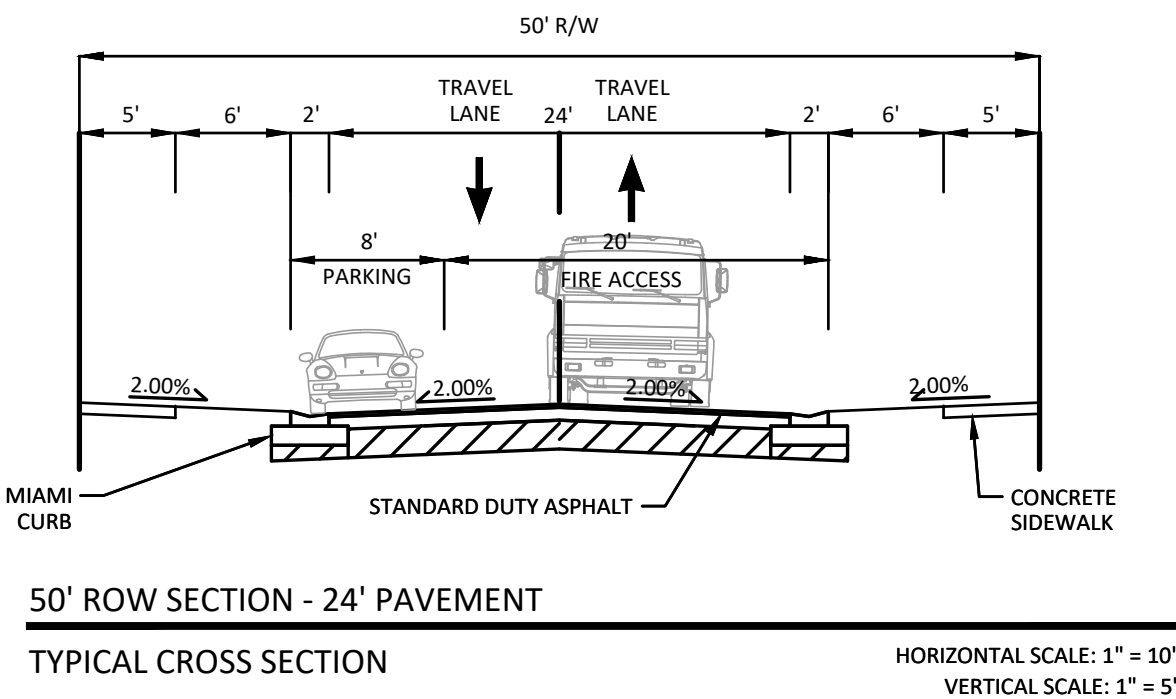
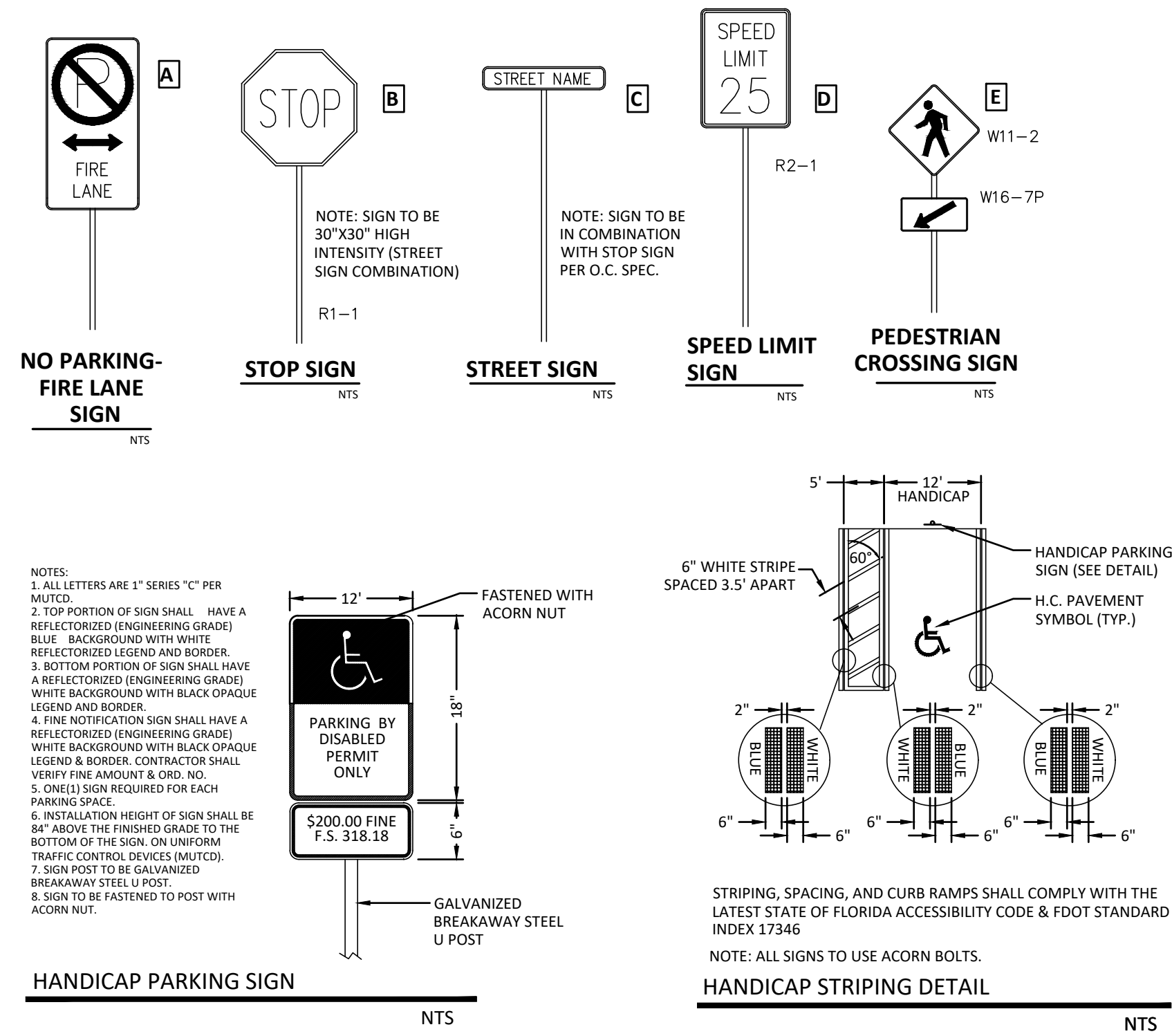
CURB DETAILS

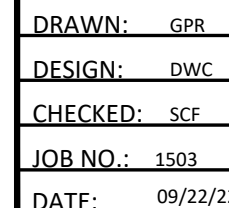
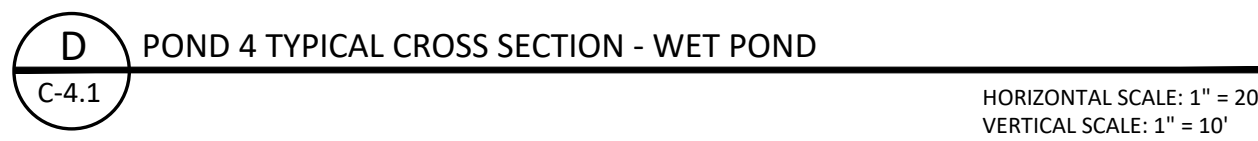
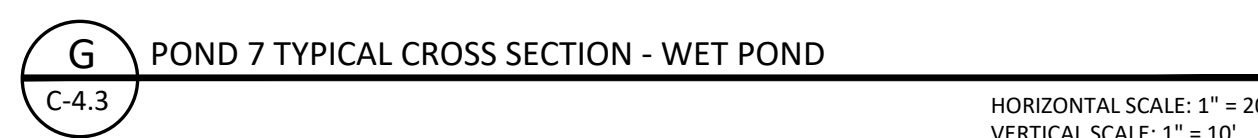
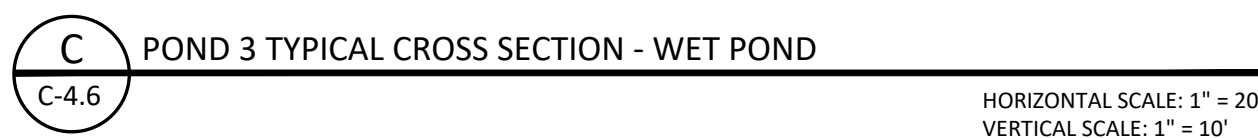
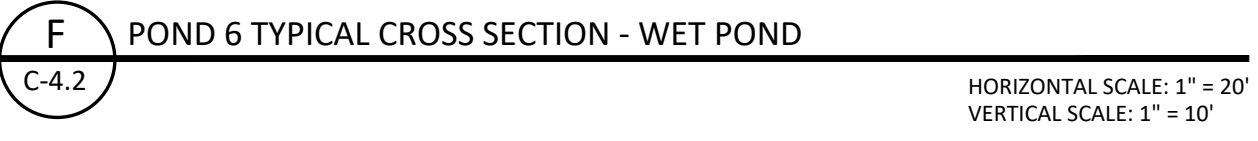
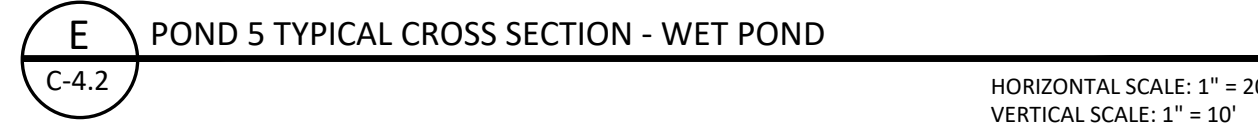
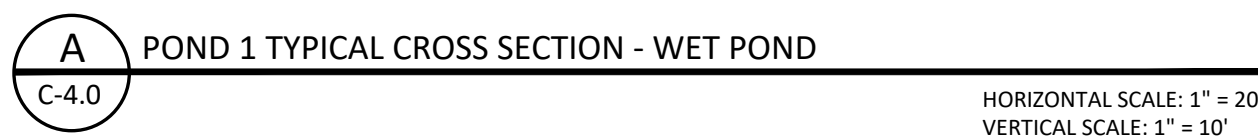


PAVEMENT DETAILS

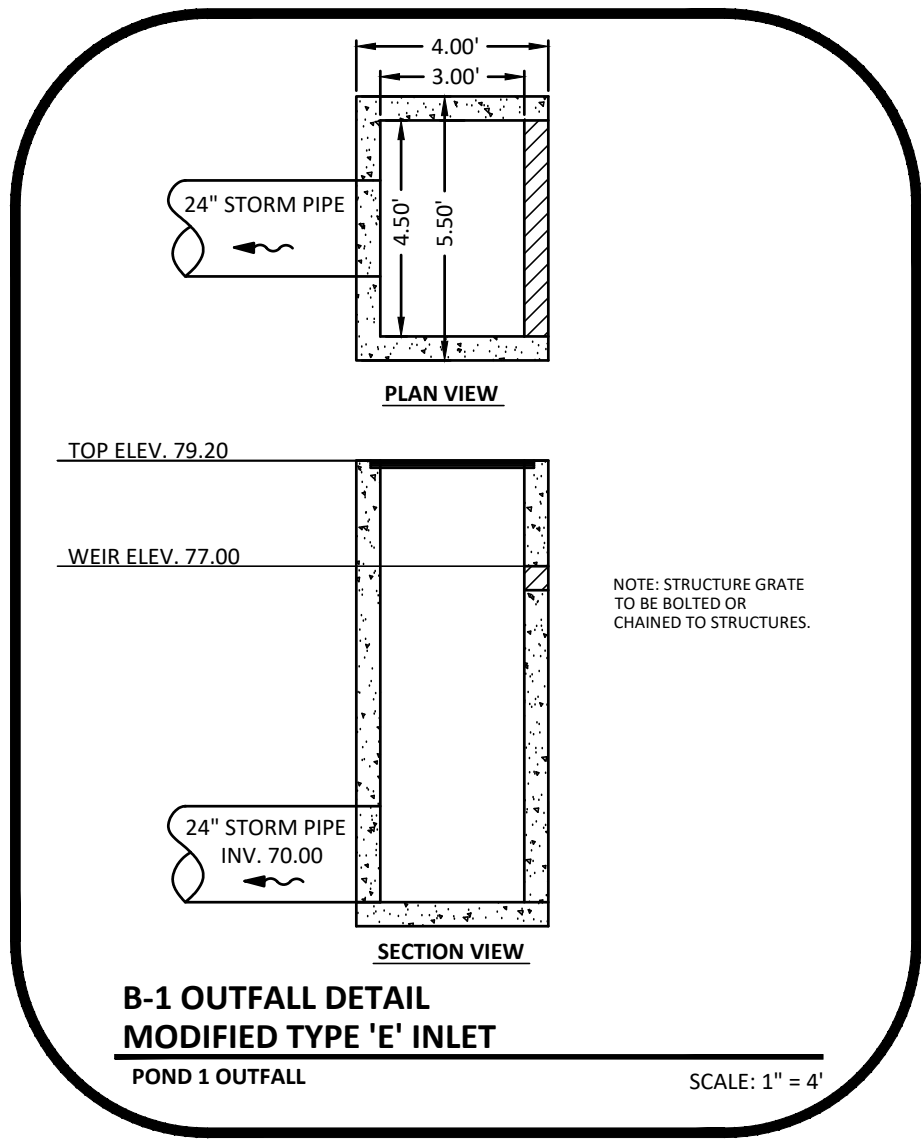


SIGNAGE & STRIPING DETAILS

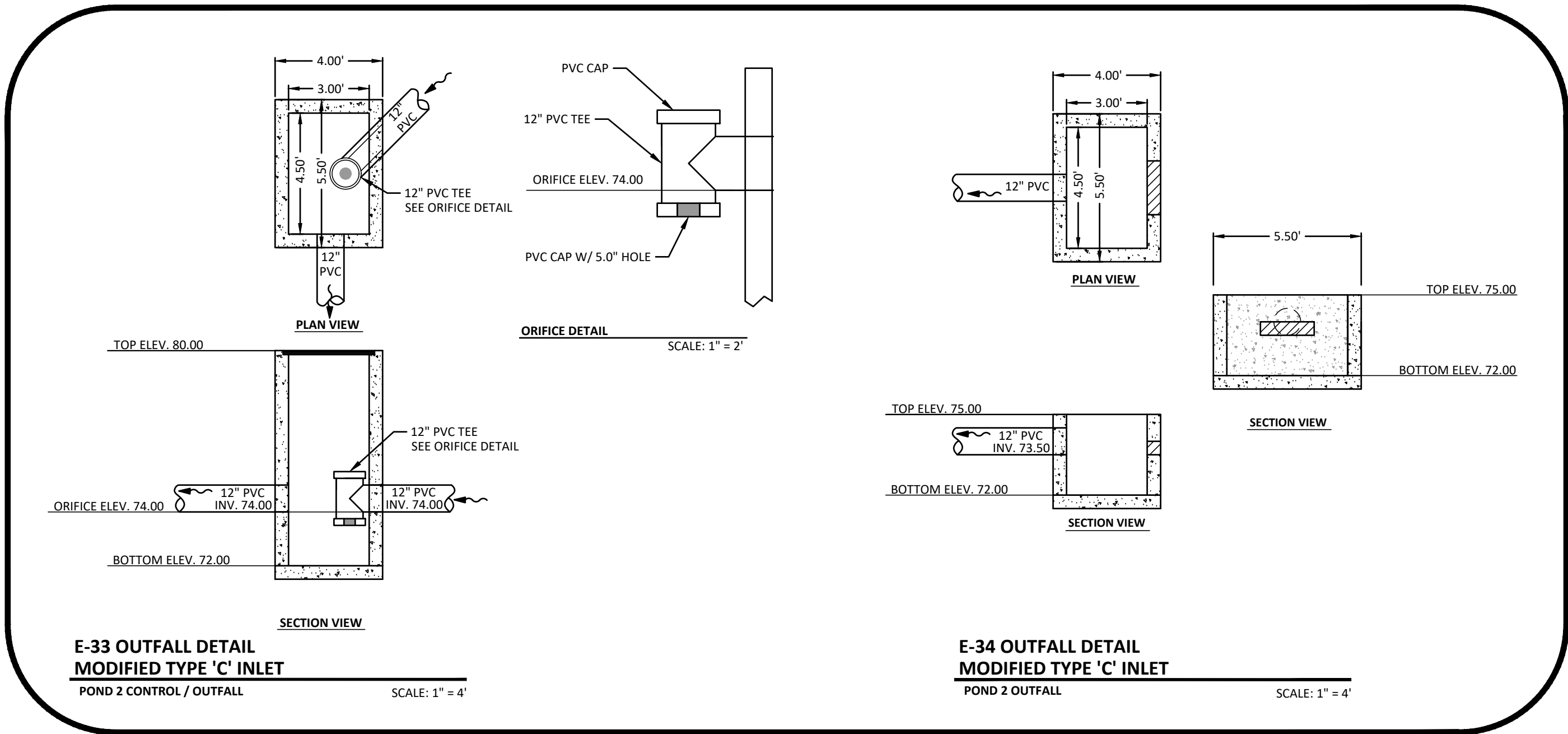




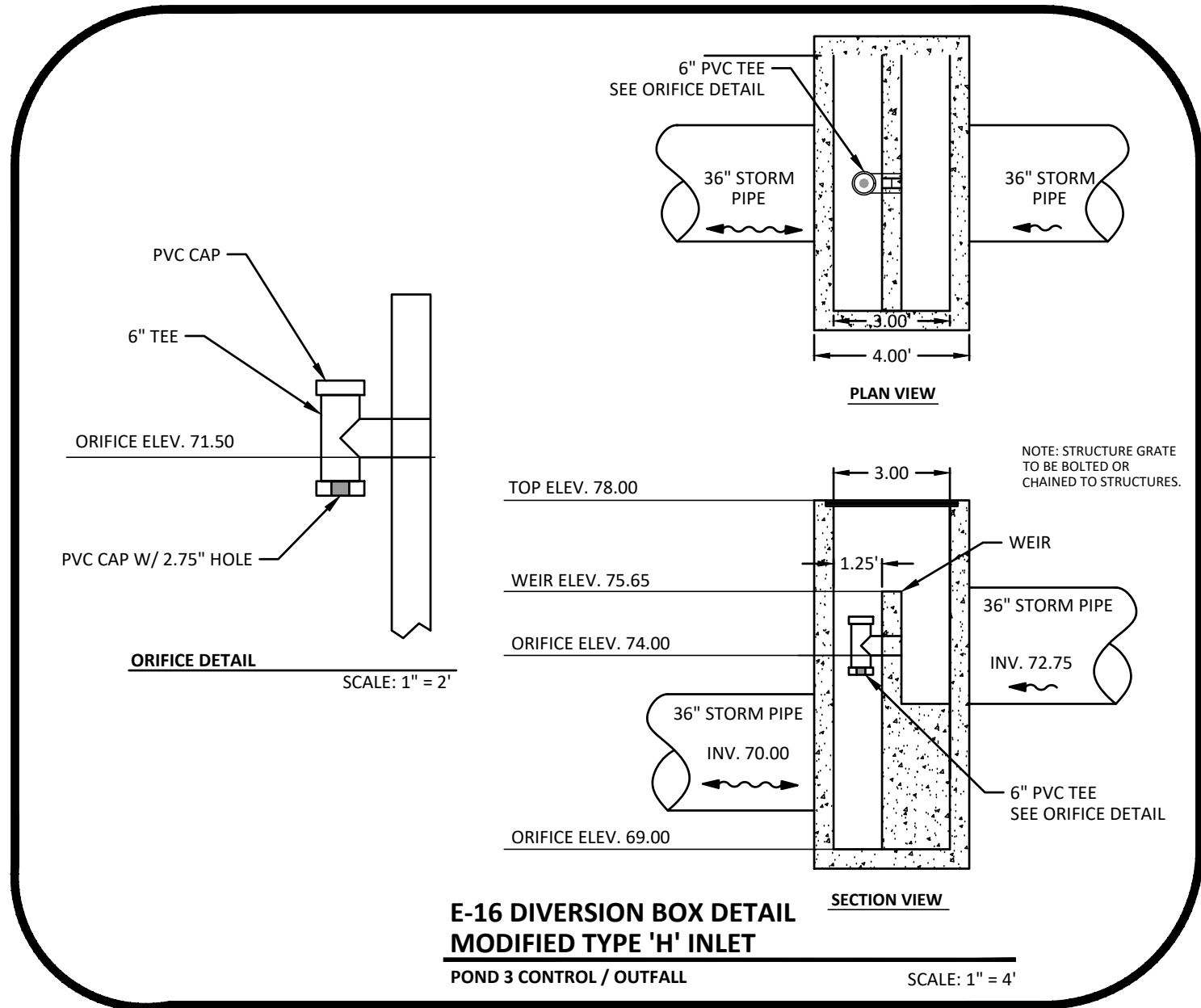
PONDS 1



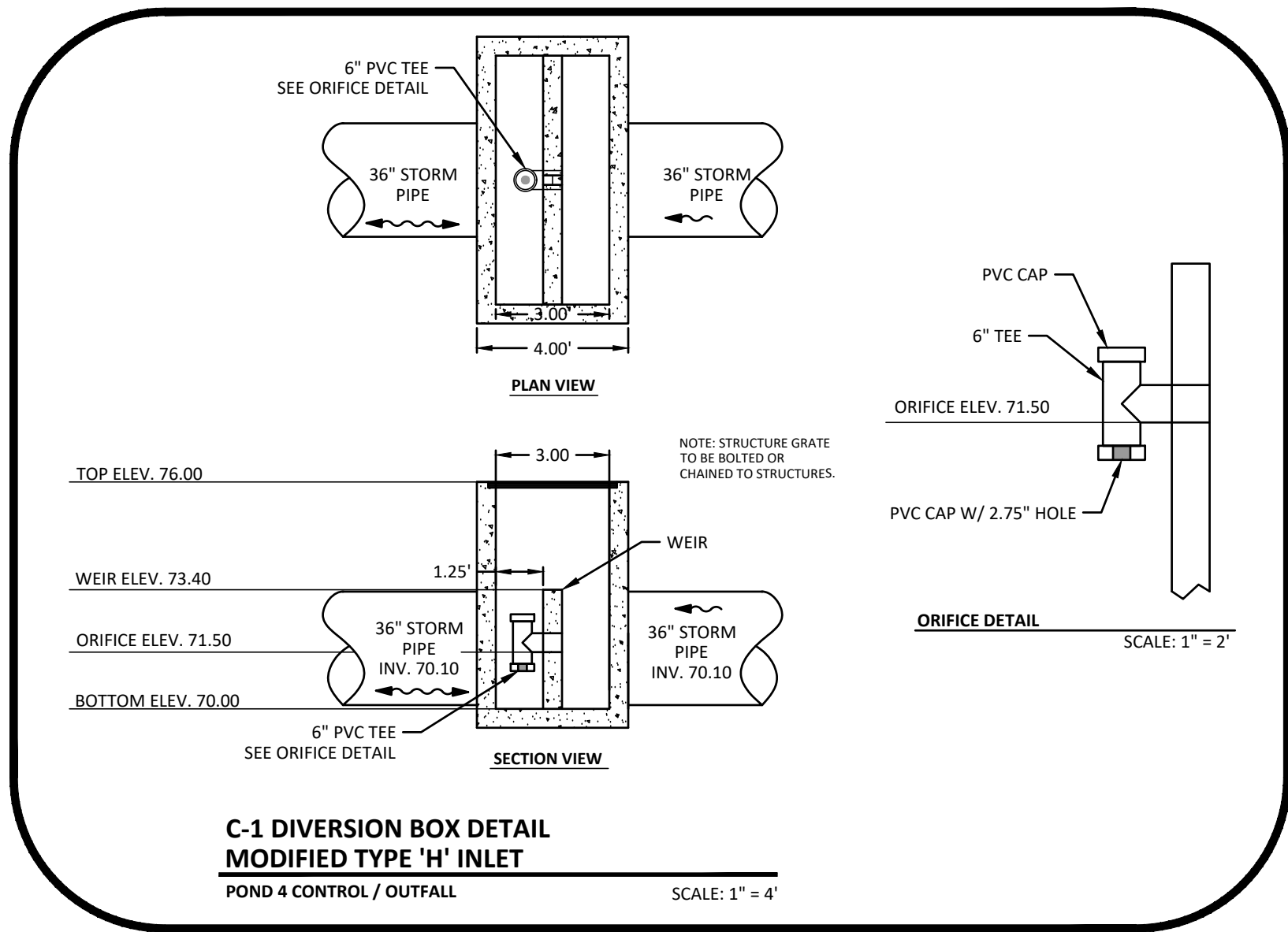
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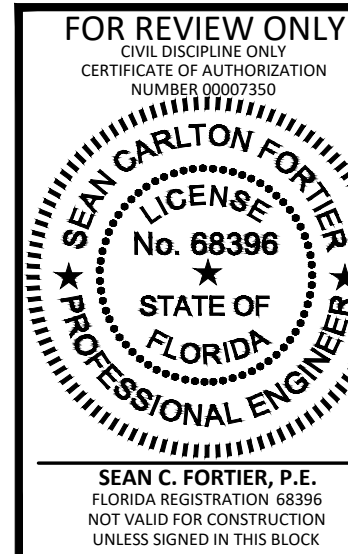
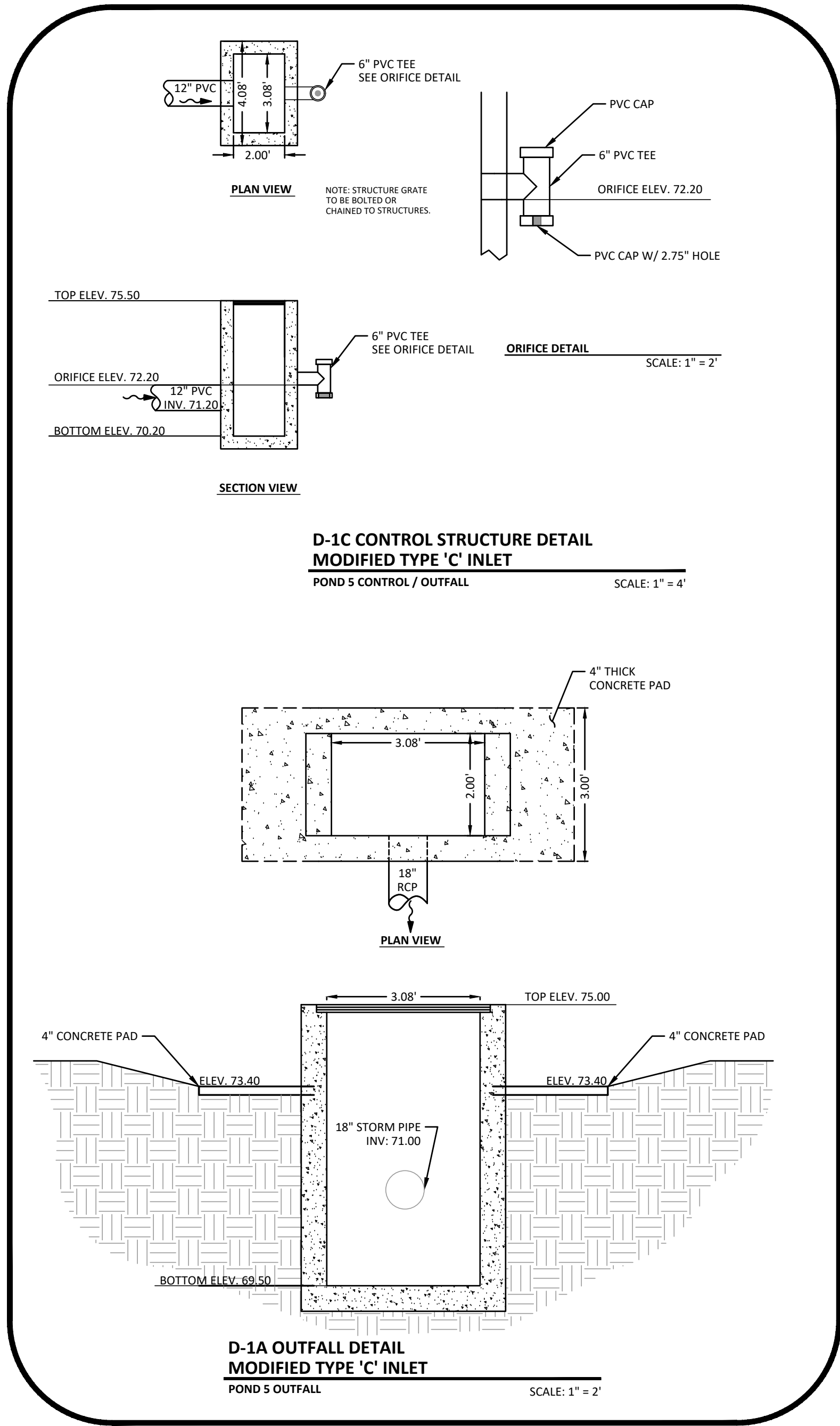
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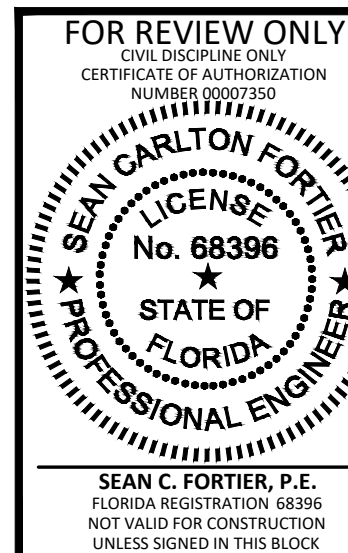
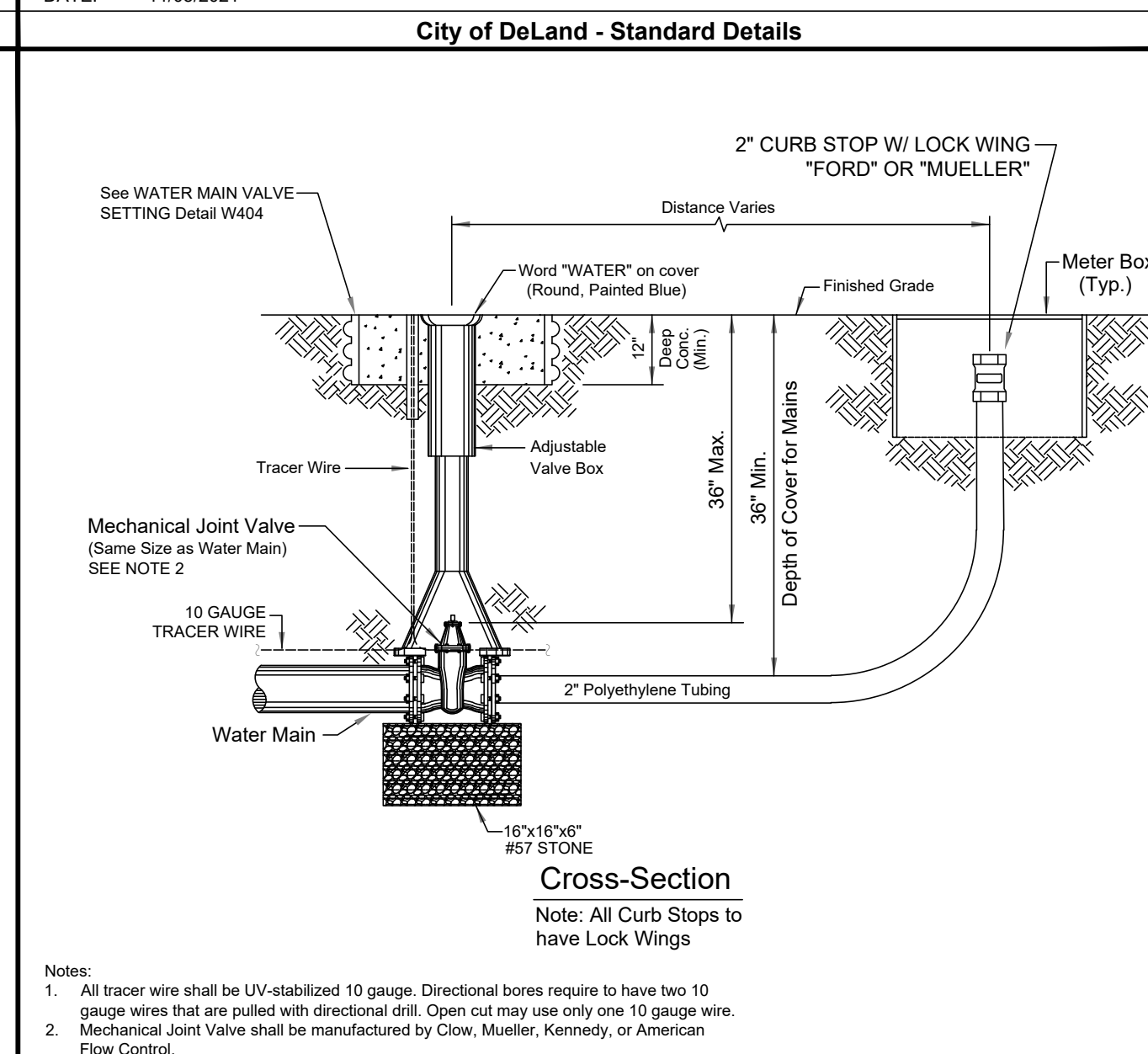
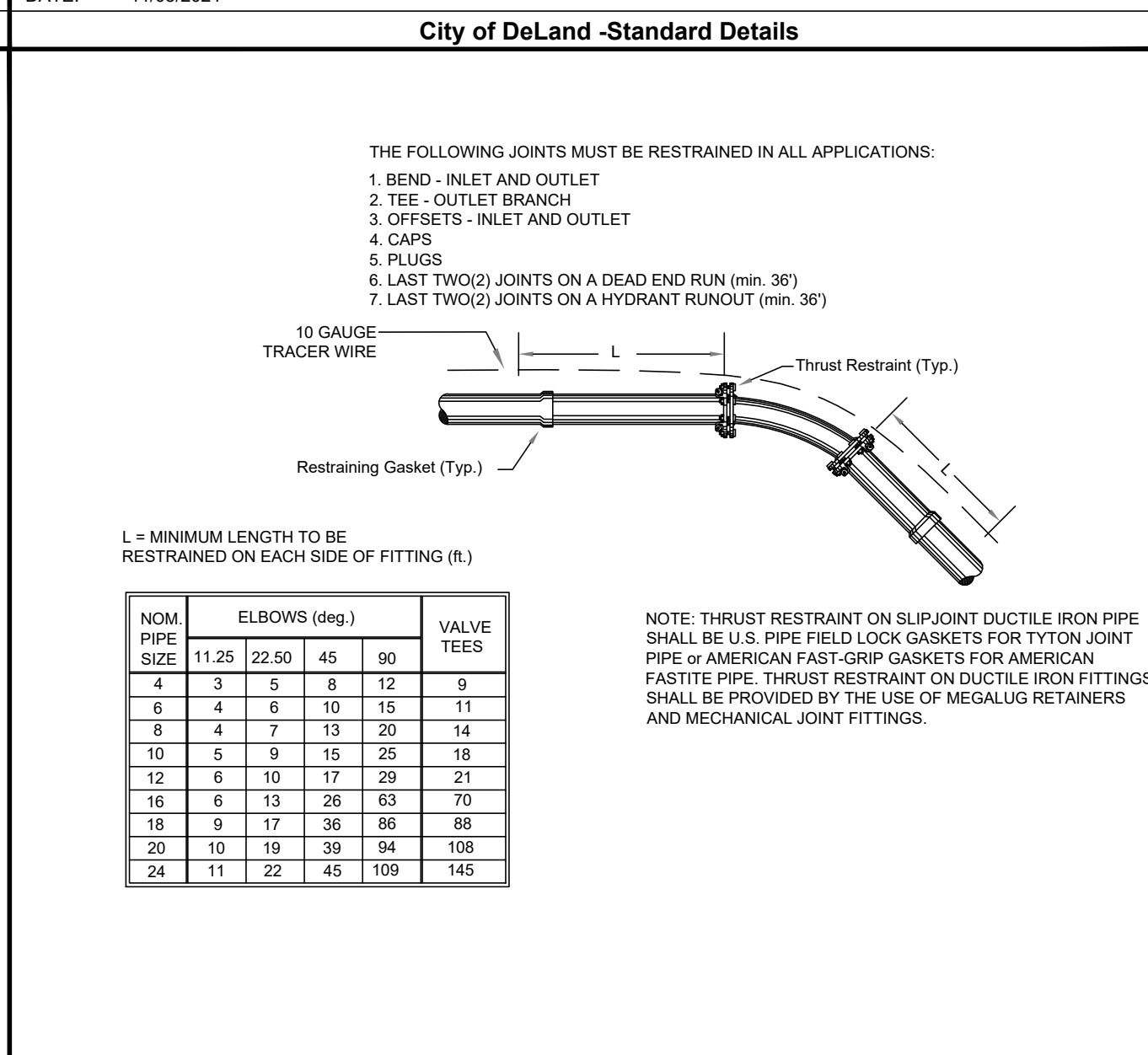
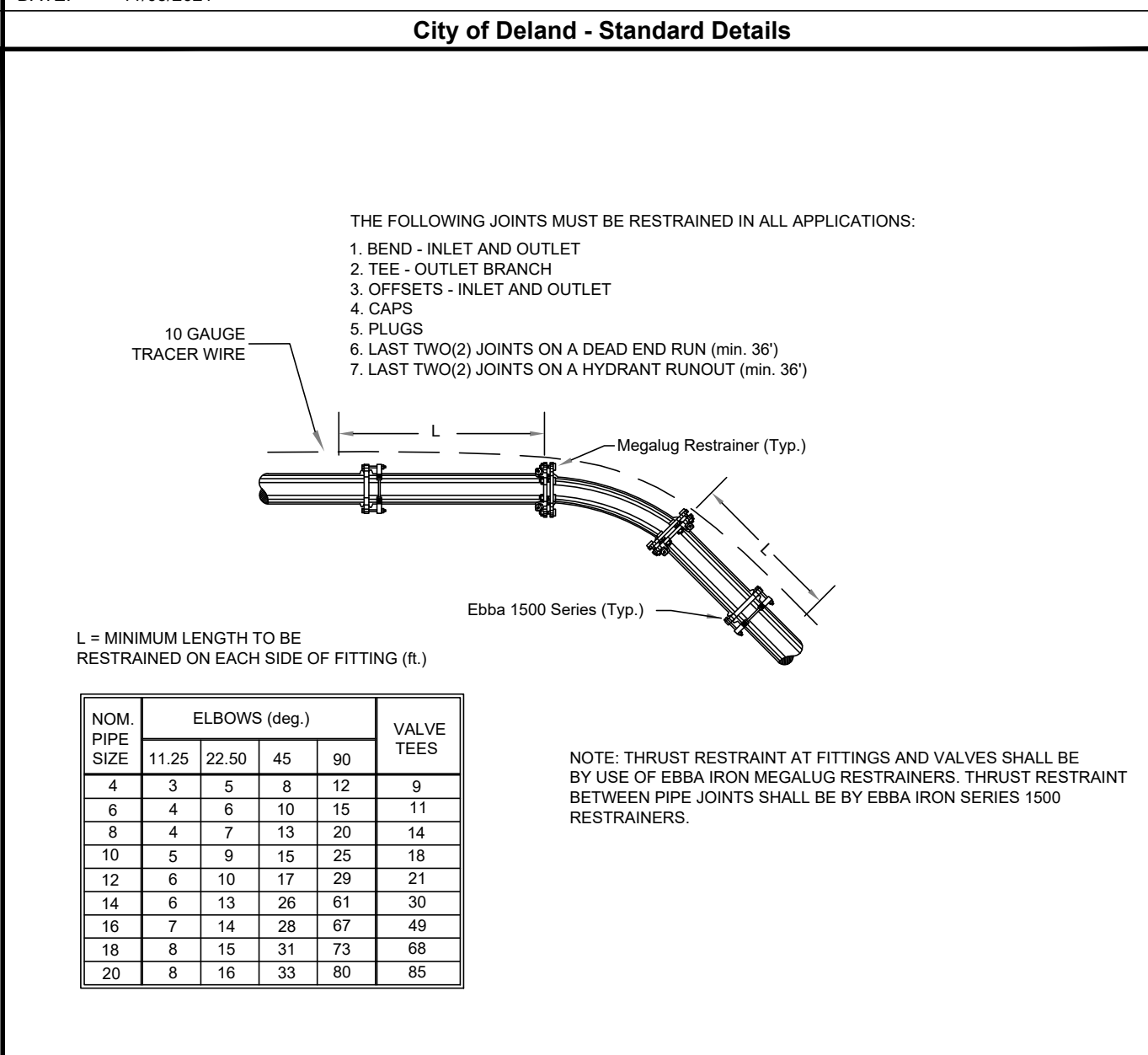
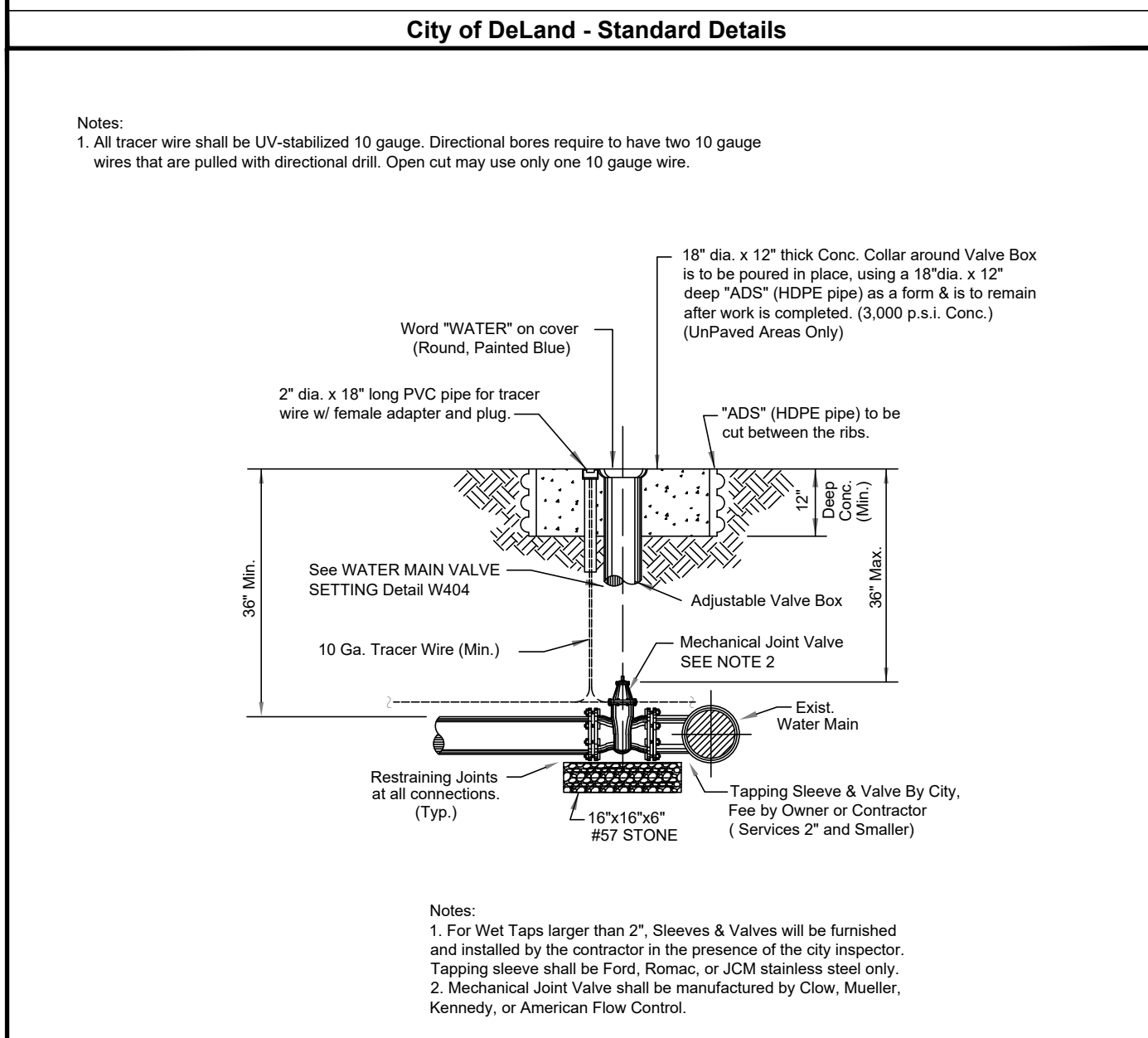
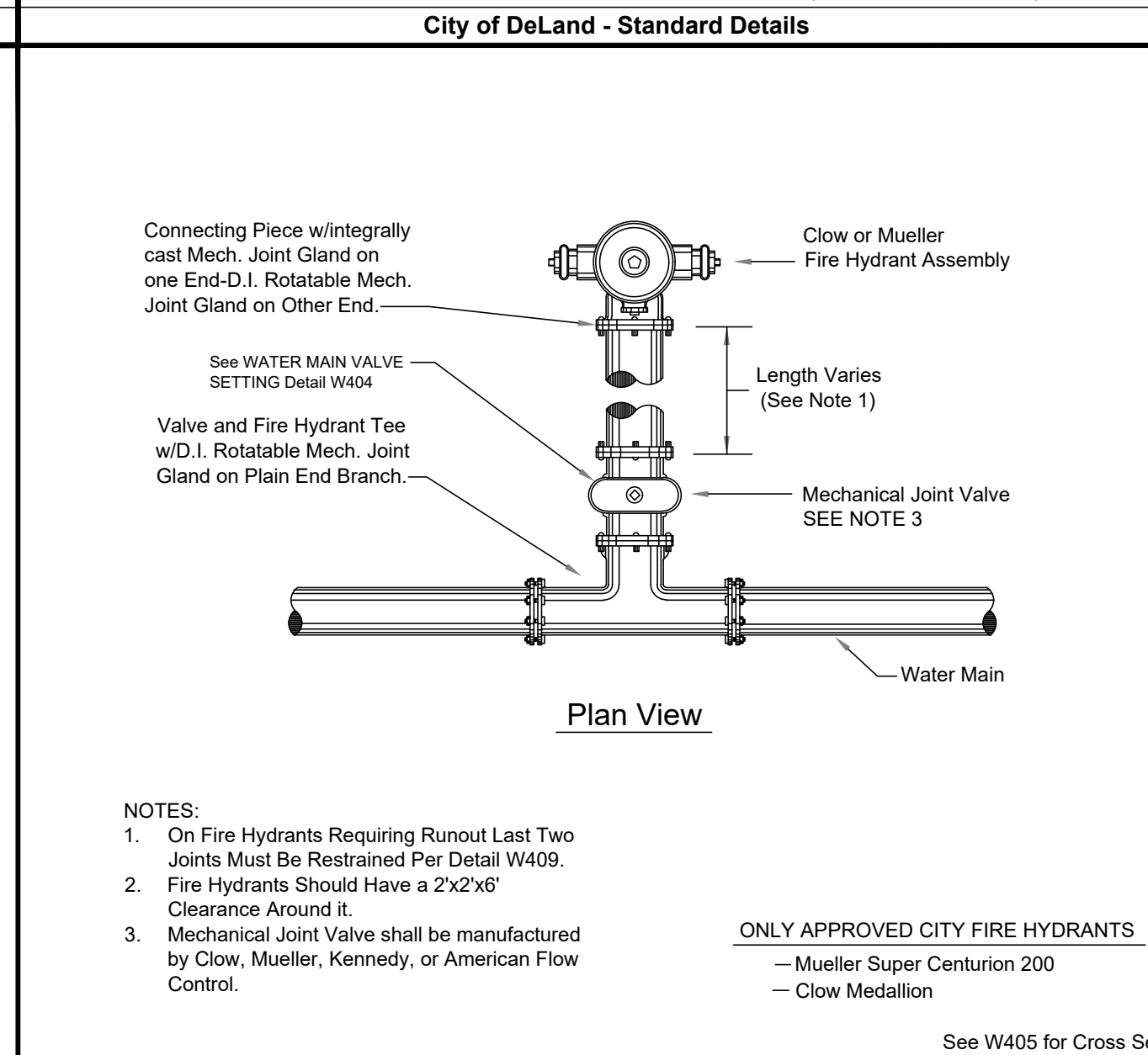
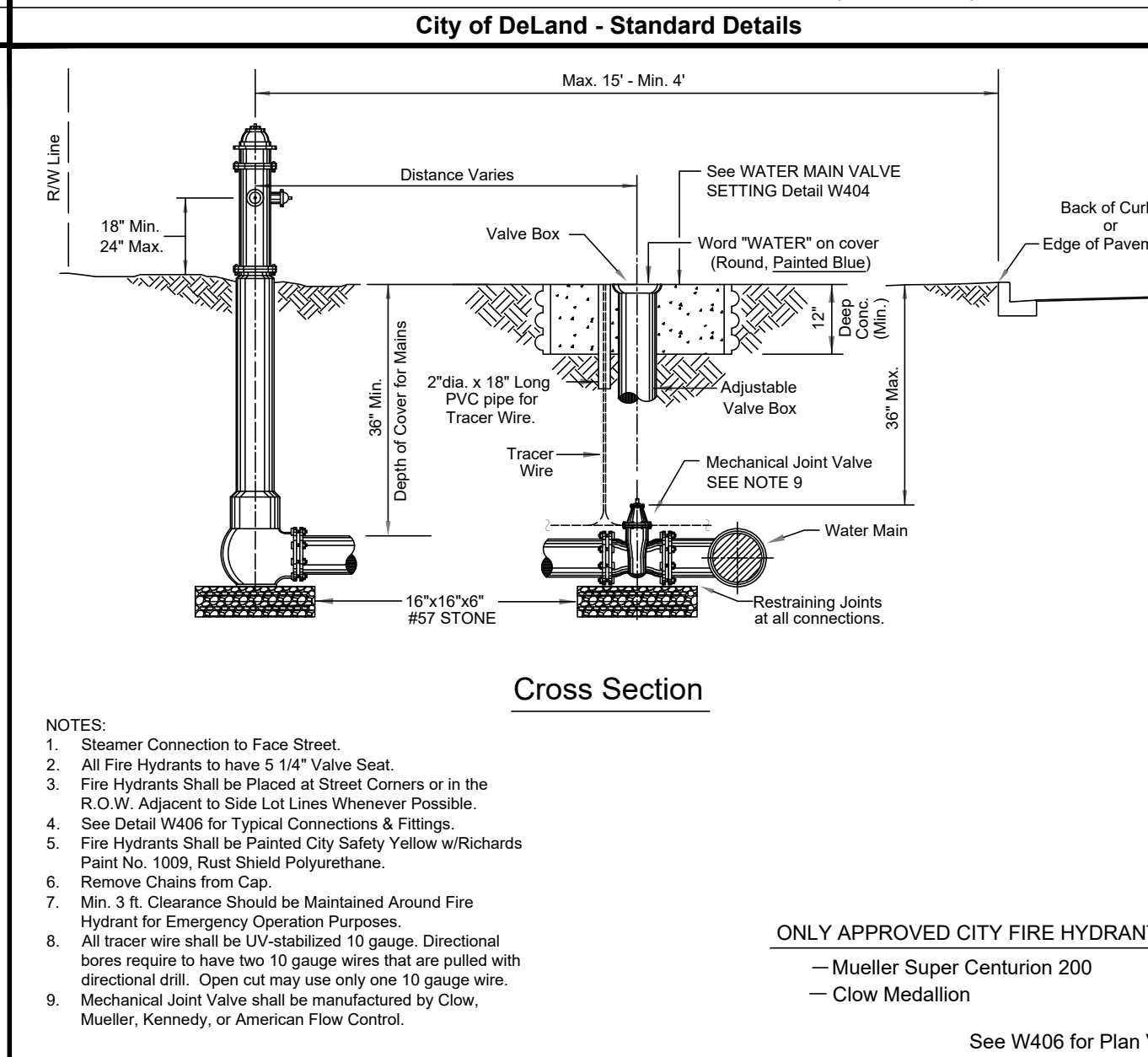
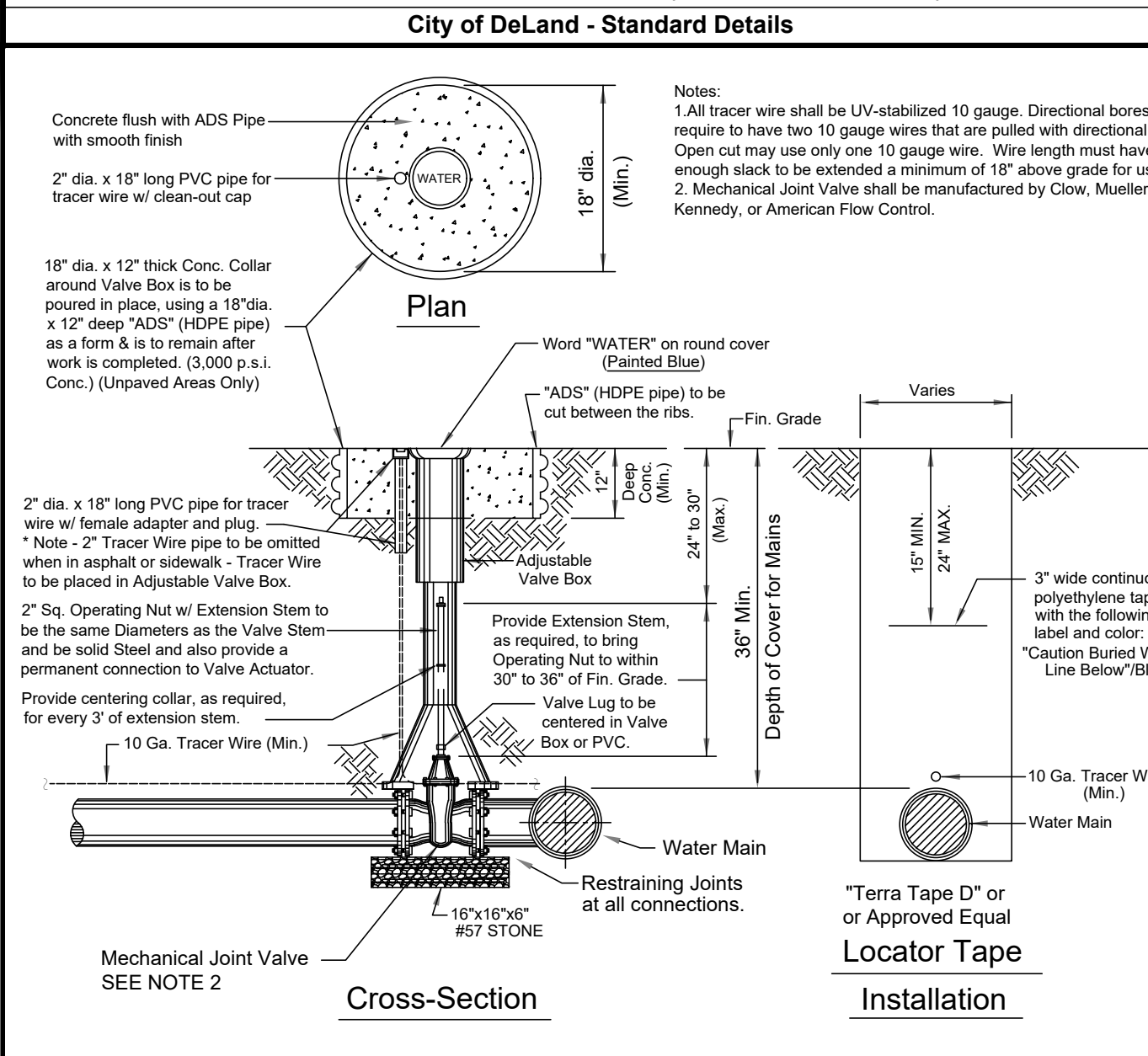
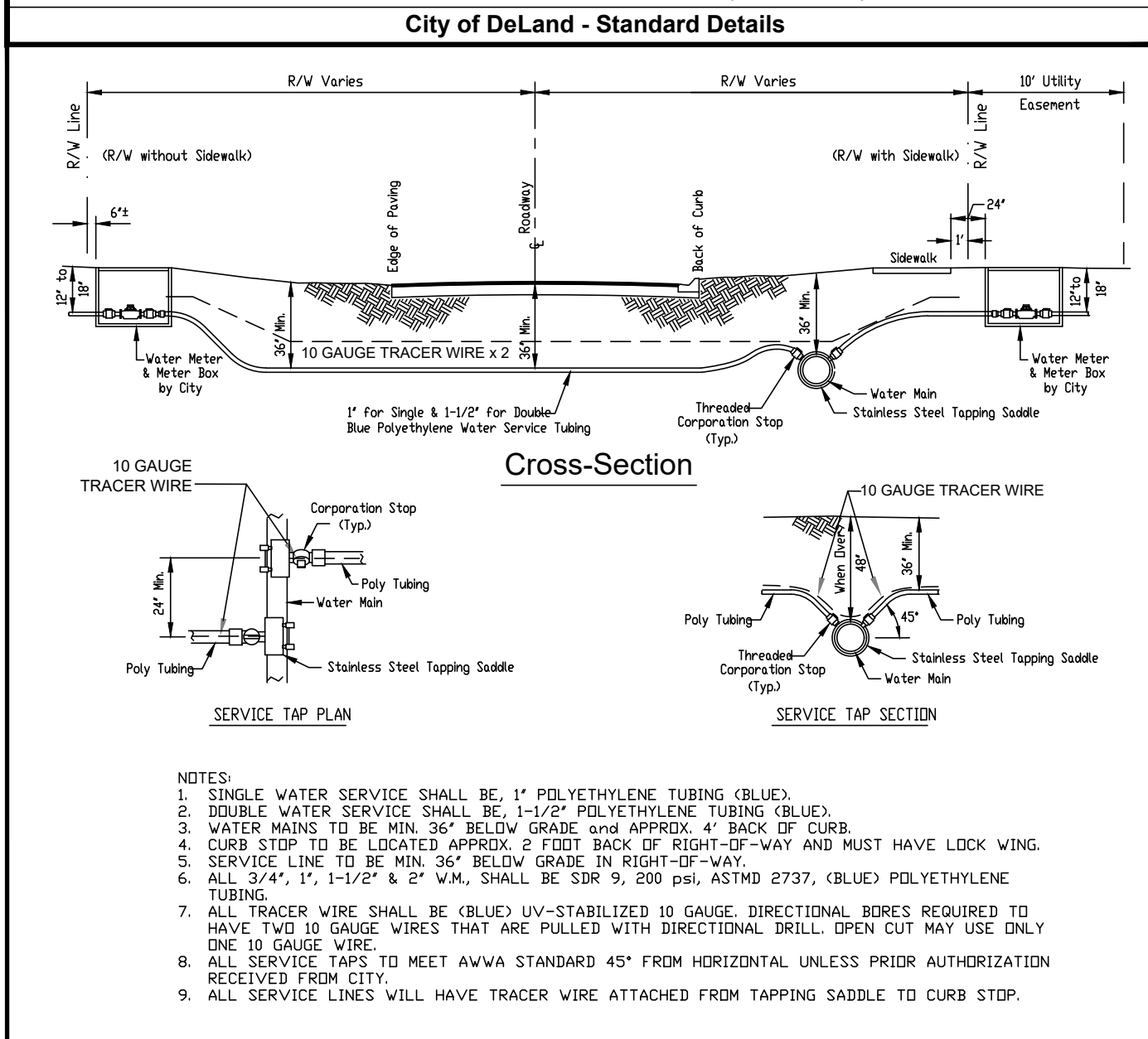
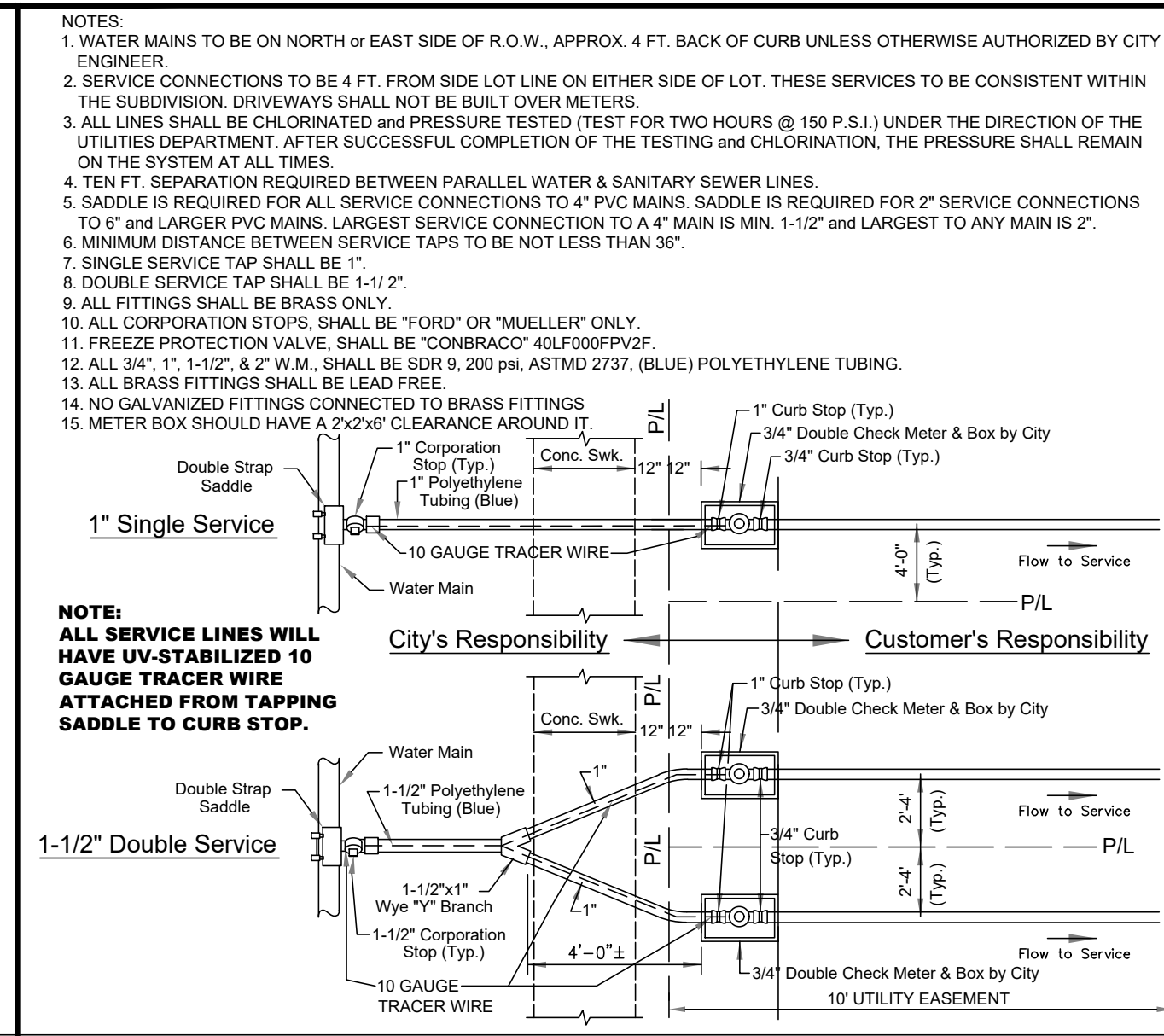
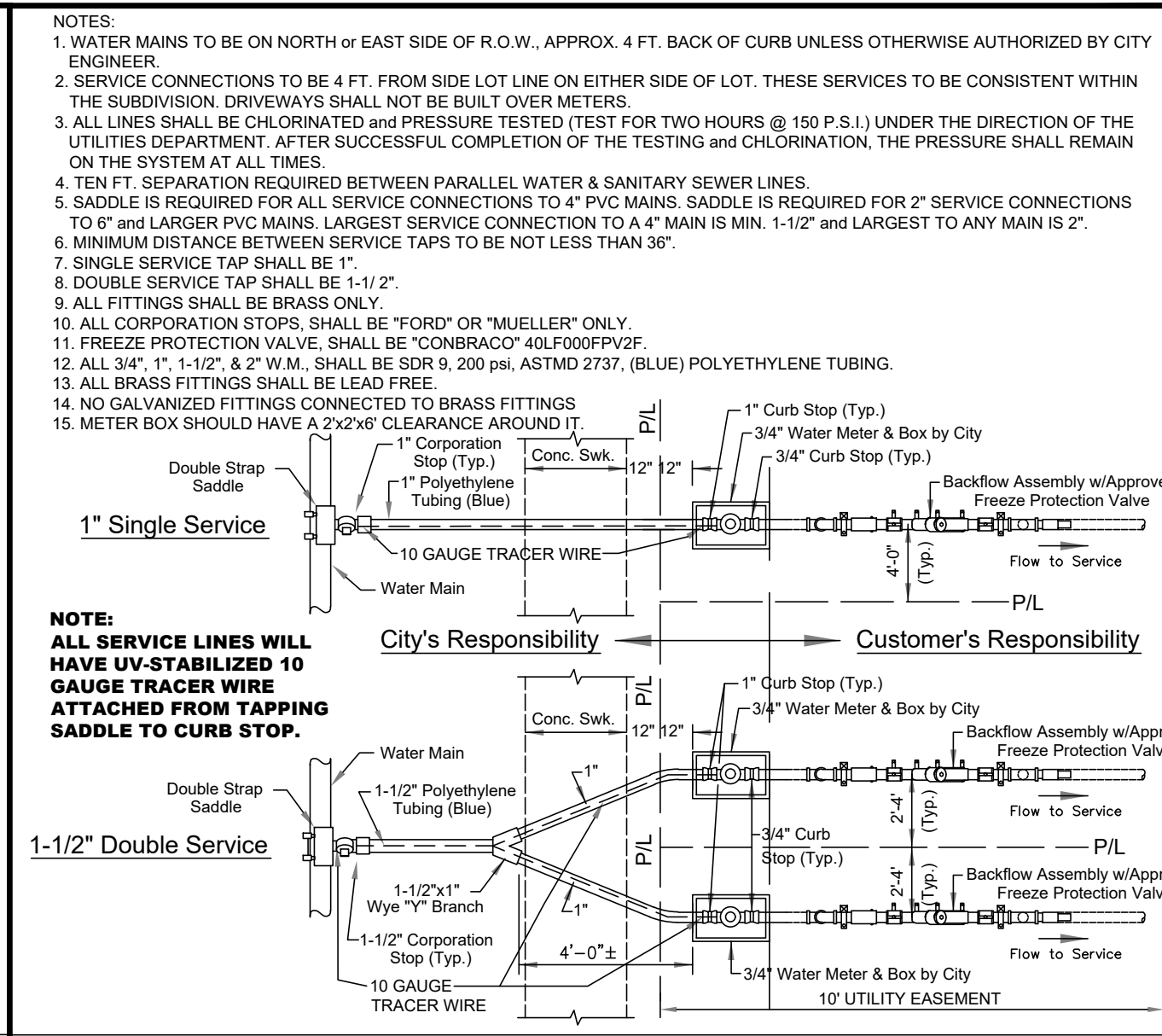
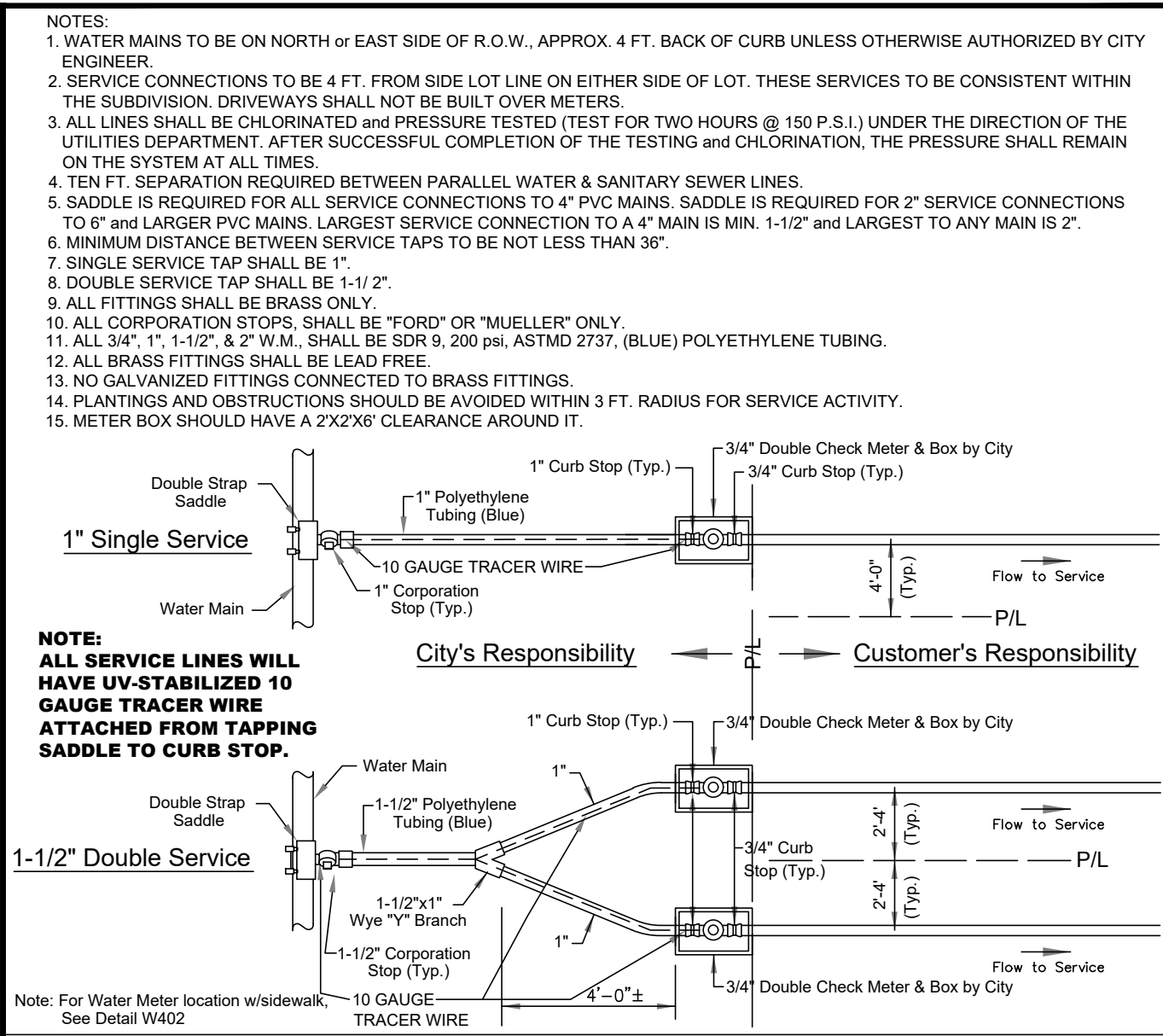
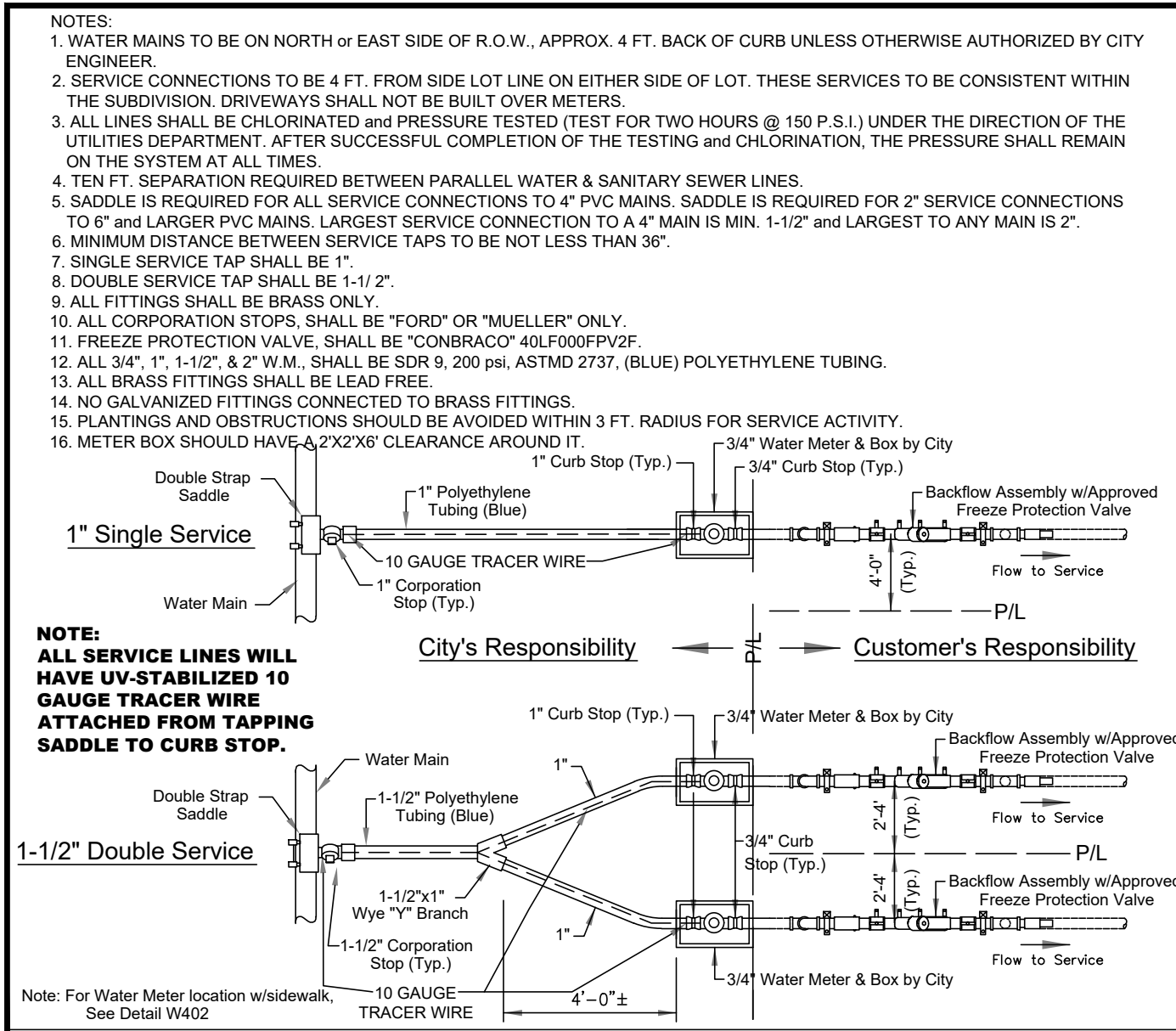


POND 4



POND 5



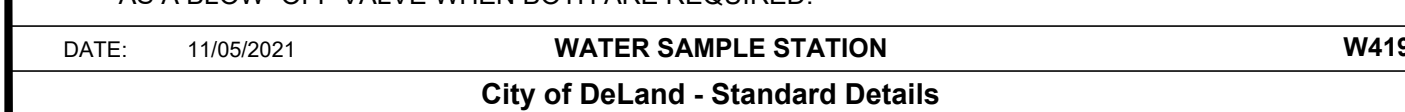
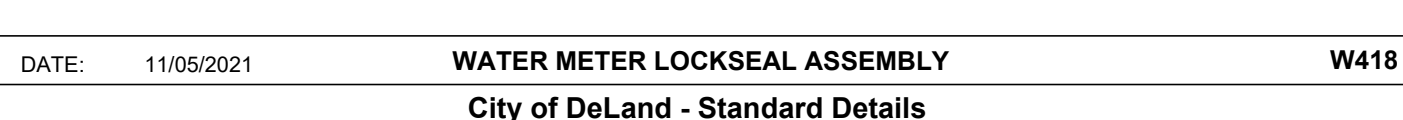
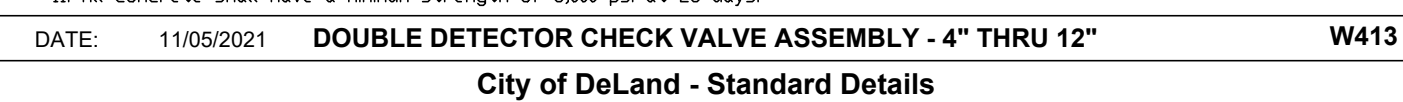
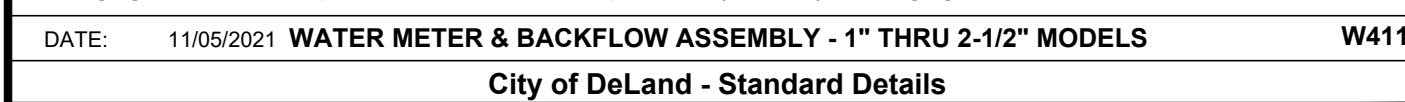


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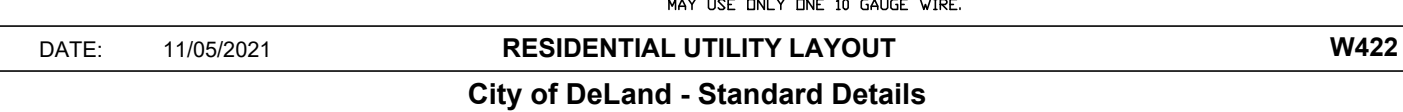
PREPARED FOR:
HANOVER LAND COMPANY

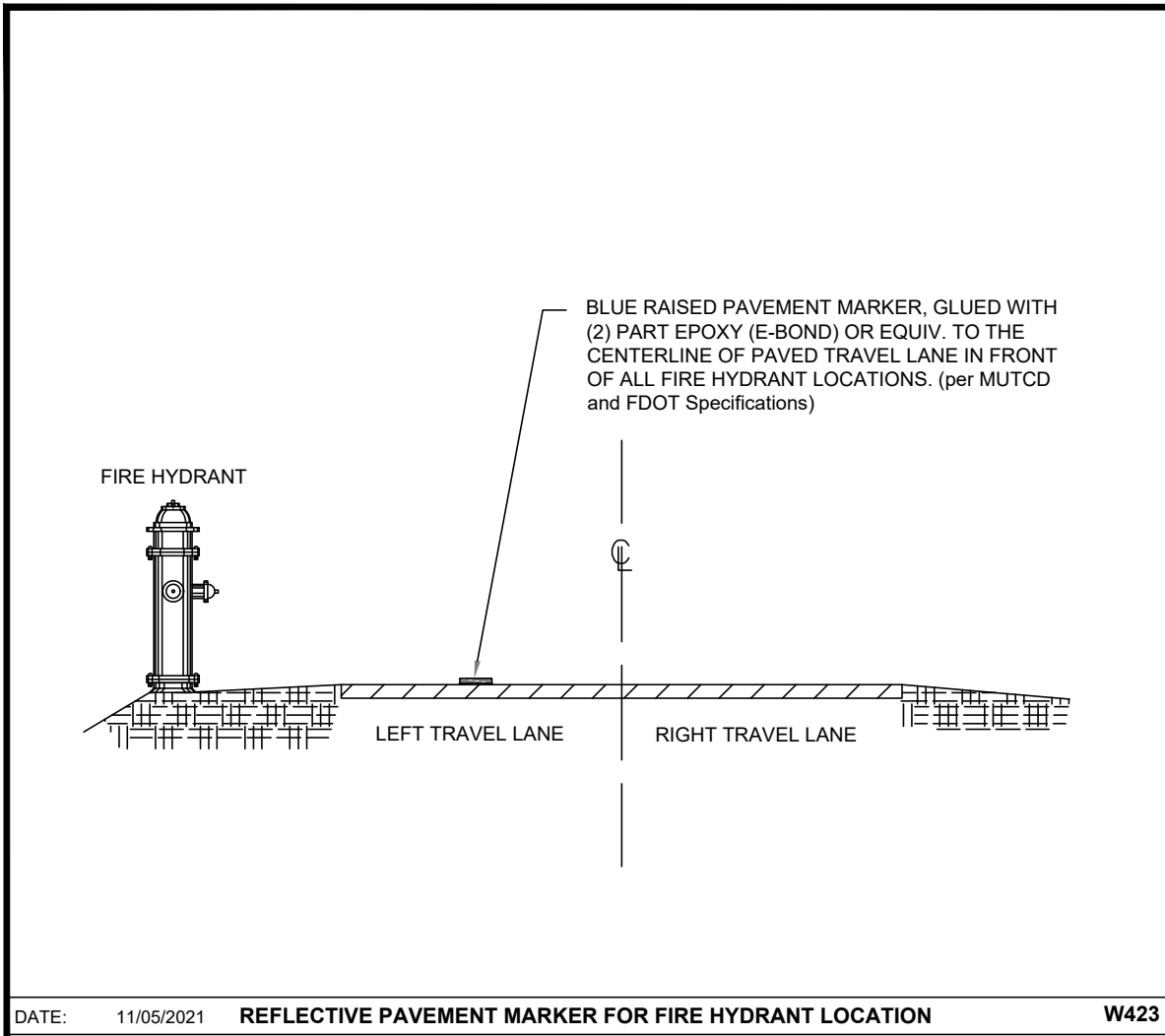
UTILITY DETAILS
TRINITY GARDENS

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22
SHEET
C-9.0

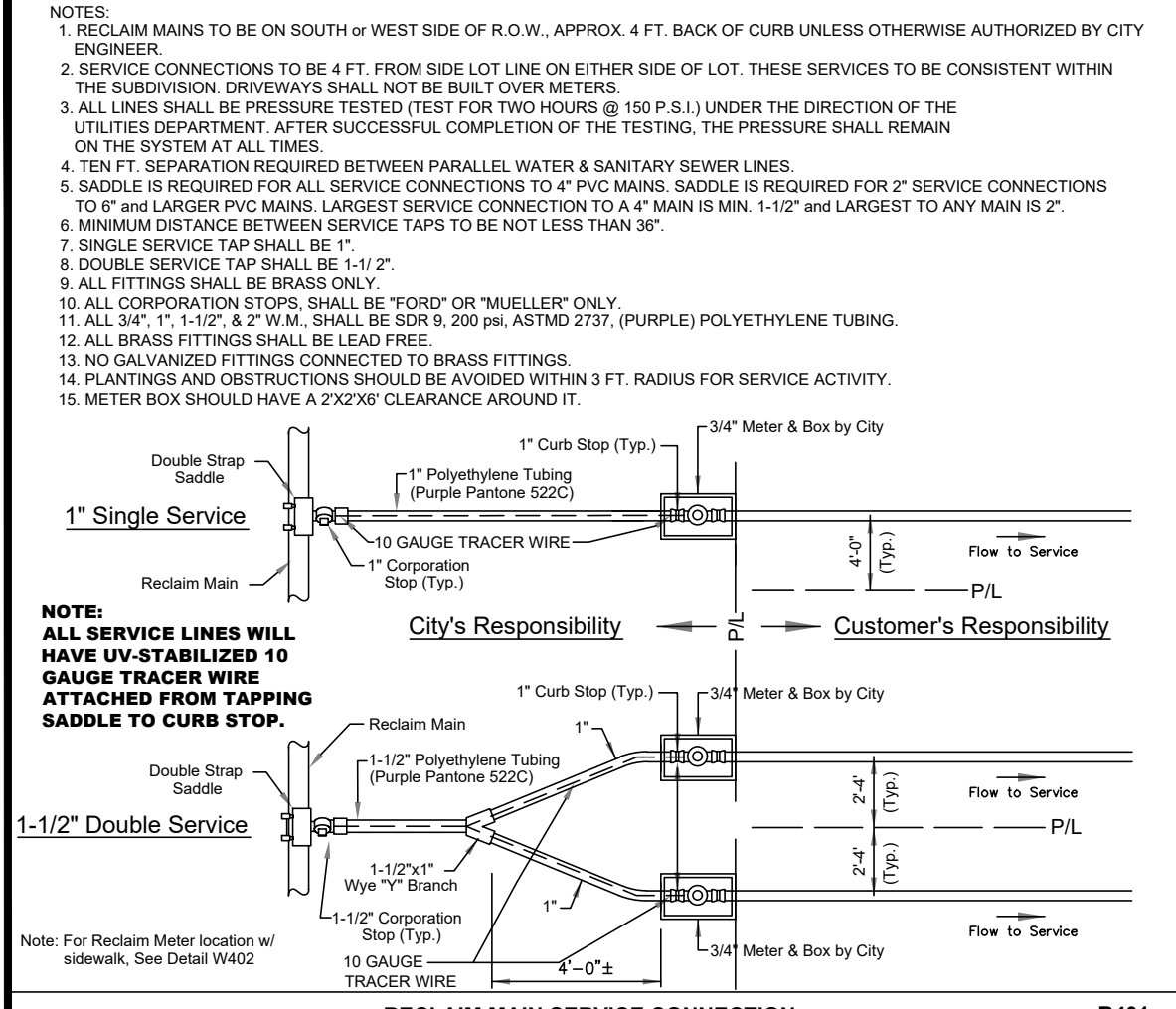


DATE:	11/05/2021	WATER PIPE SEPERATION REQUIREMENTS	W42
City of DeLand - Standard Details			

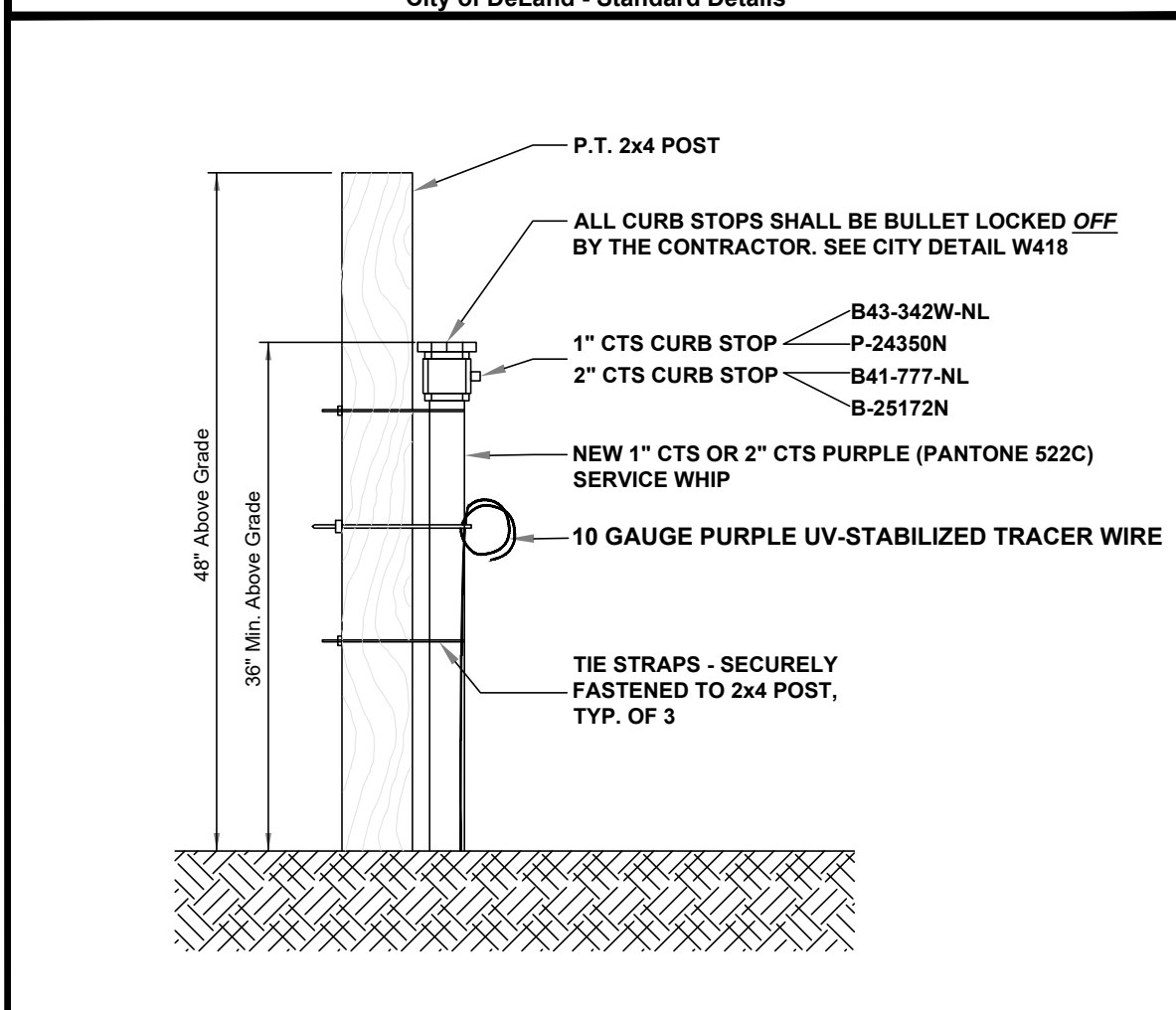




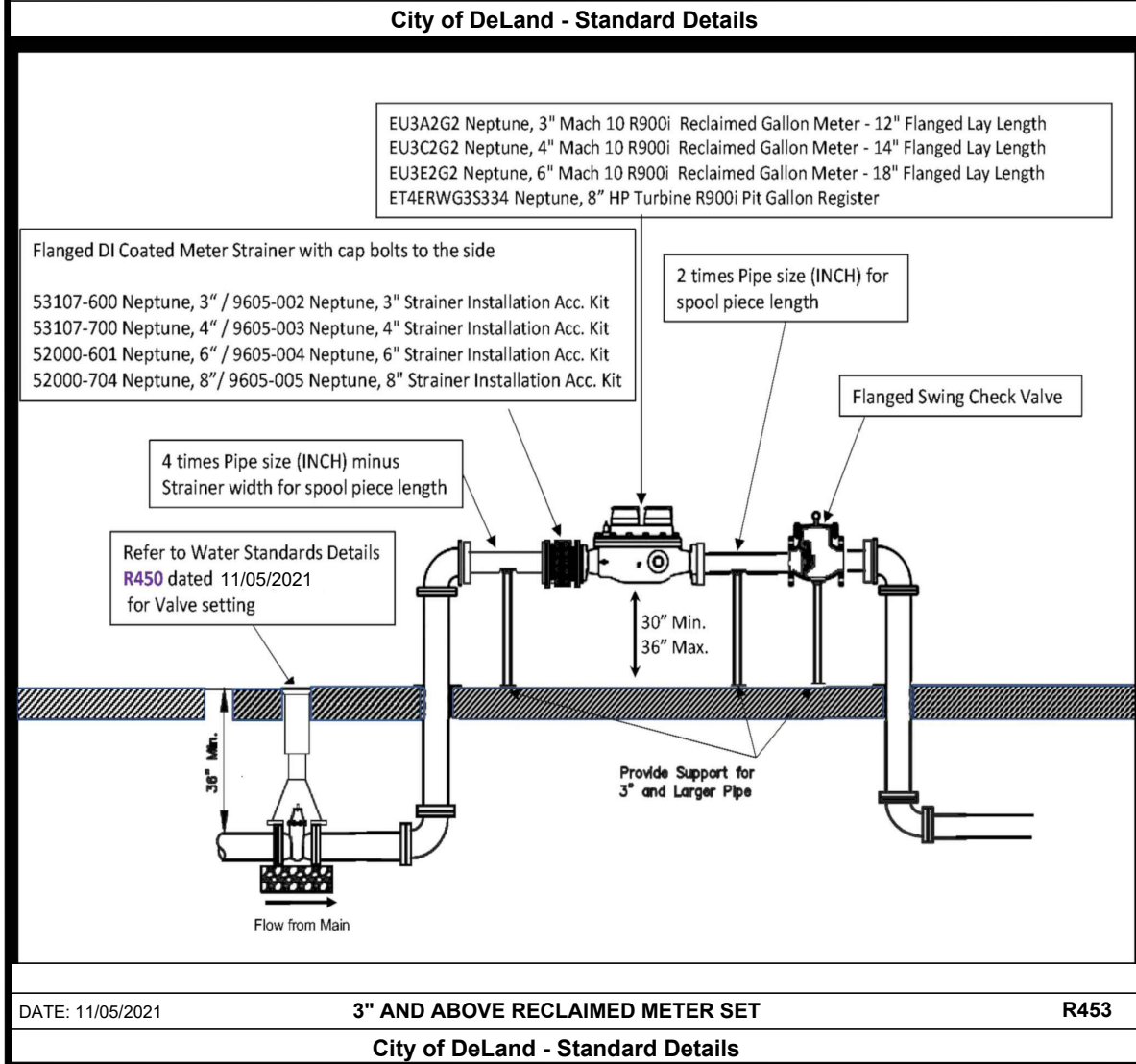
DATE: 11/05/2021 REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION City of DeLand - Standard Details W423



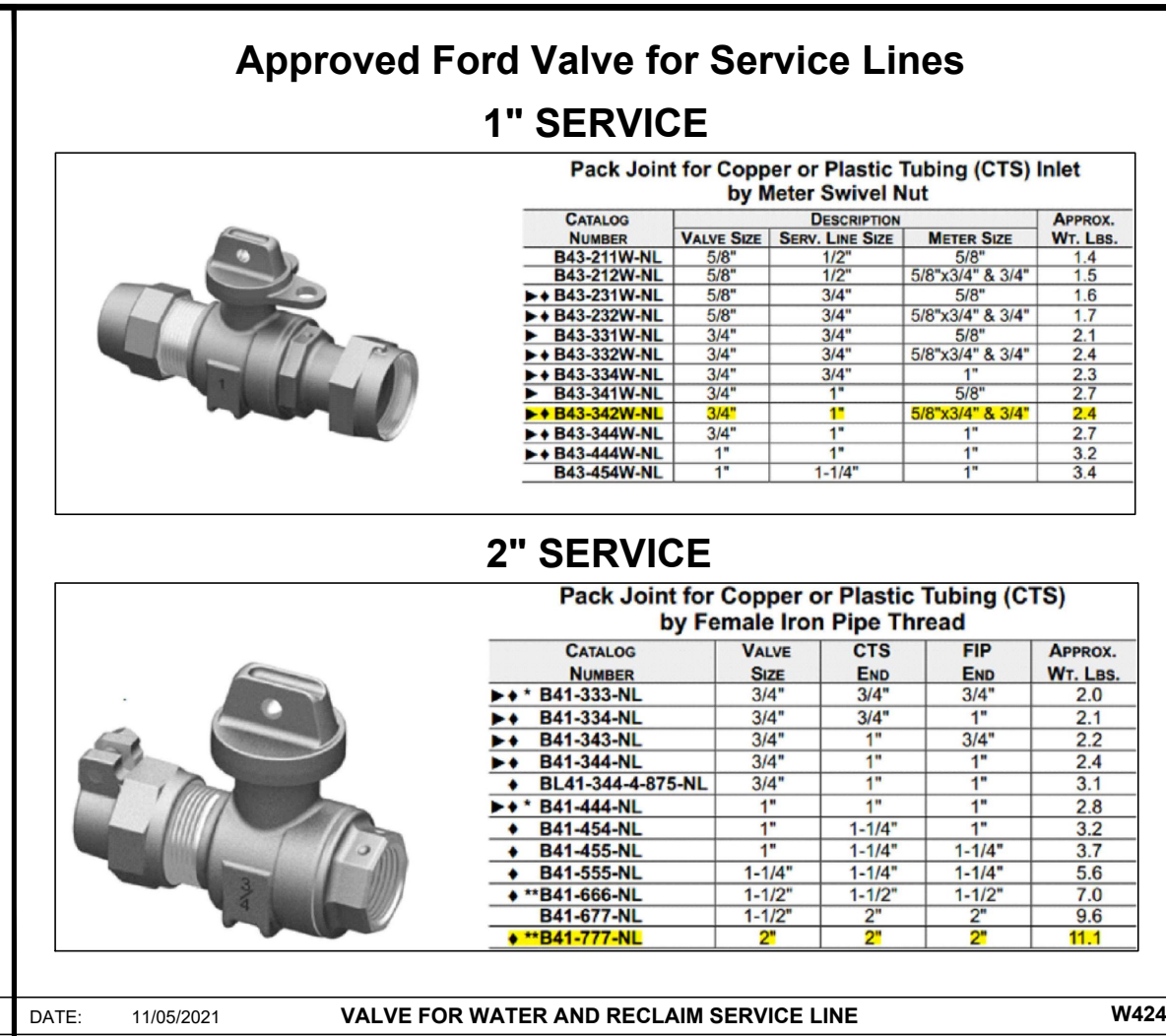
DATE: 11/05/2021 RECLAIM MAIN SERVICE CONNECTION City of DeLand - Standard Details R401



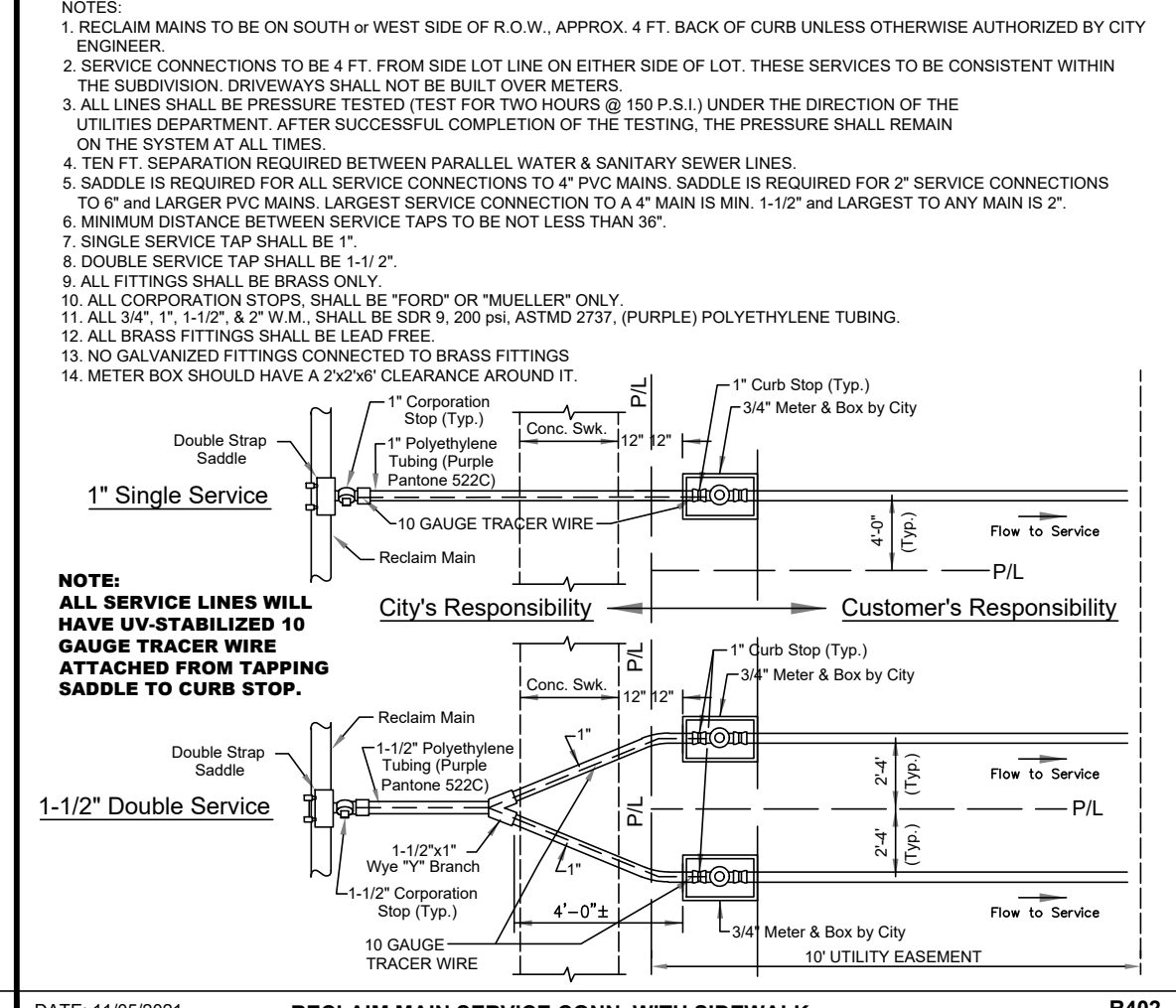
DATE: 11/05/2021 NEW REUSE SERVICE WHIP City of DeLand - Standard Details R426



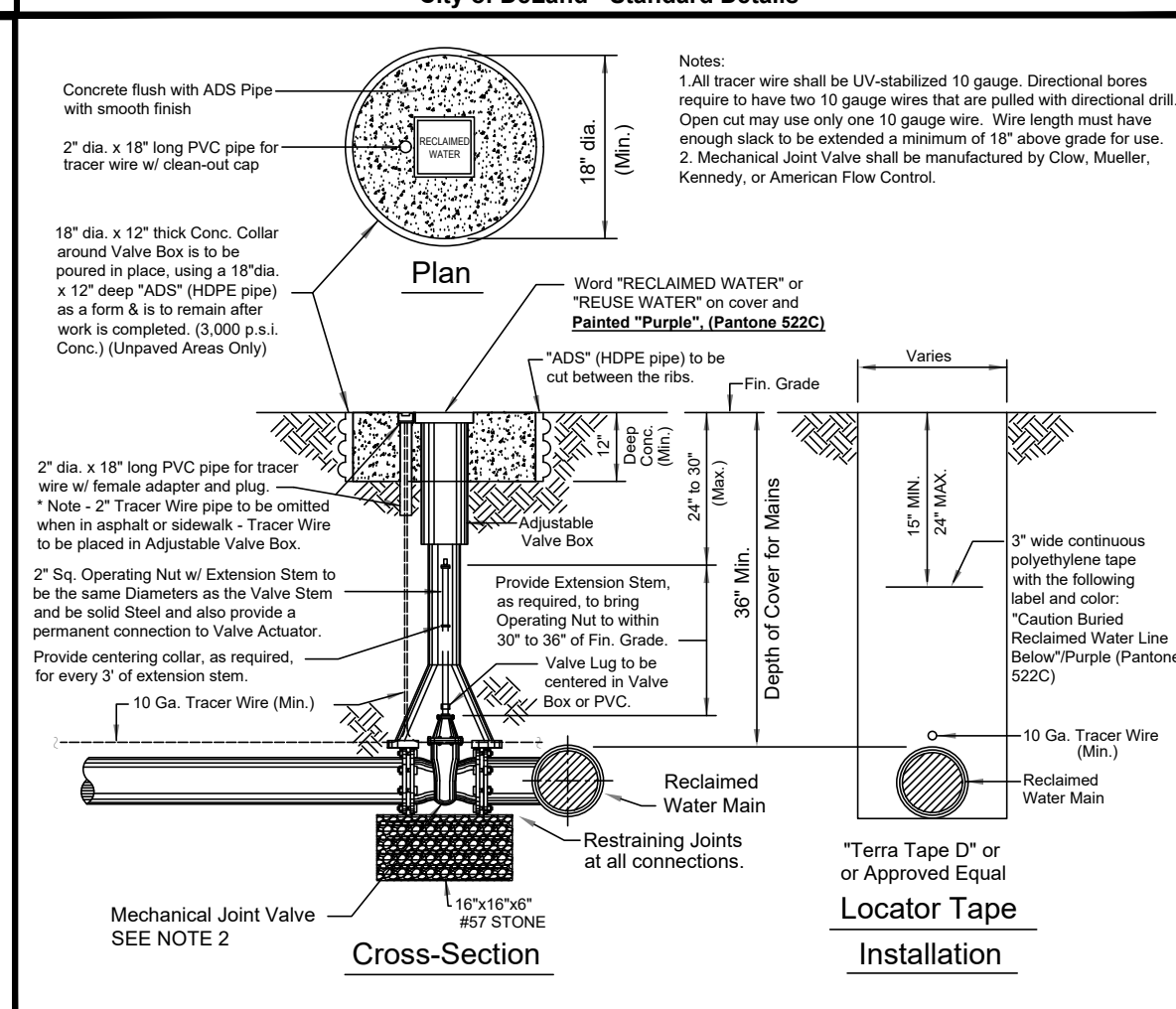
DATE: 11/05/2021 3" AND ABOVE RECLAIMED METER SET City of DeLand - Standard Details R453



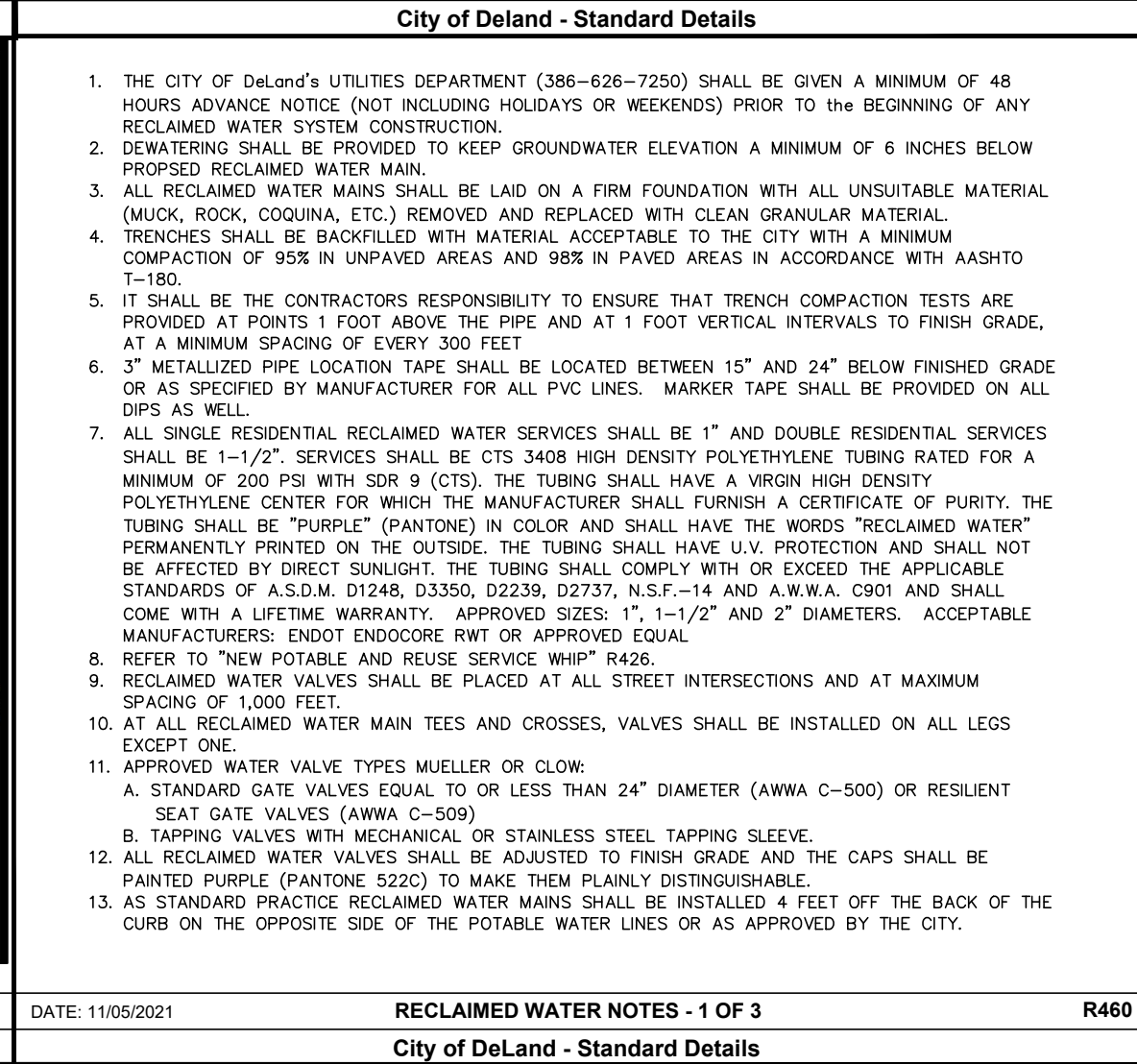
DATE: 11/05/2021 VALVE FOR WATER AND RECLAIM SERVICE LINE City of DeLand - Standard Details W424



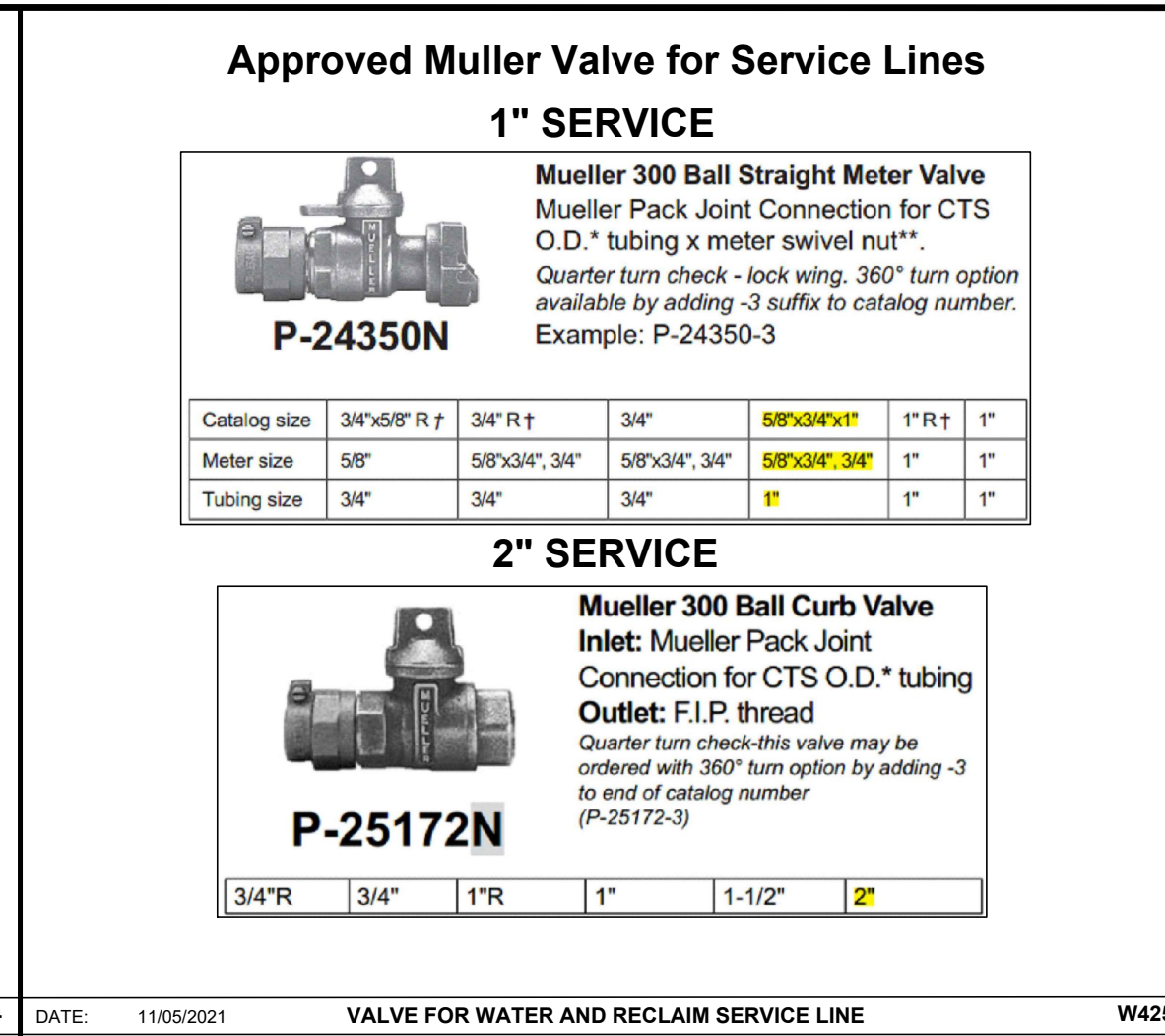
DATE: 11/05/2021 RECLAIM MAIN SERVICE CONN. WITH SIDEWALK City of DeLand - Standard Details R402



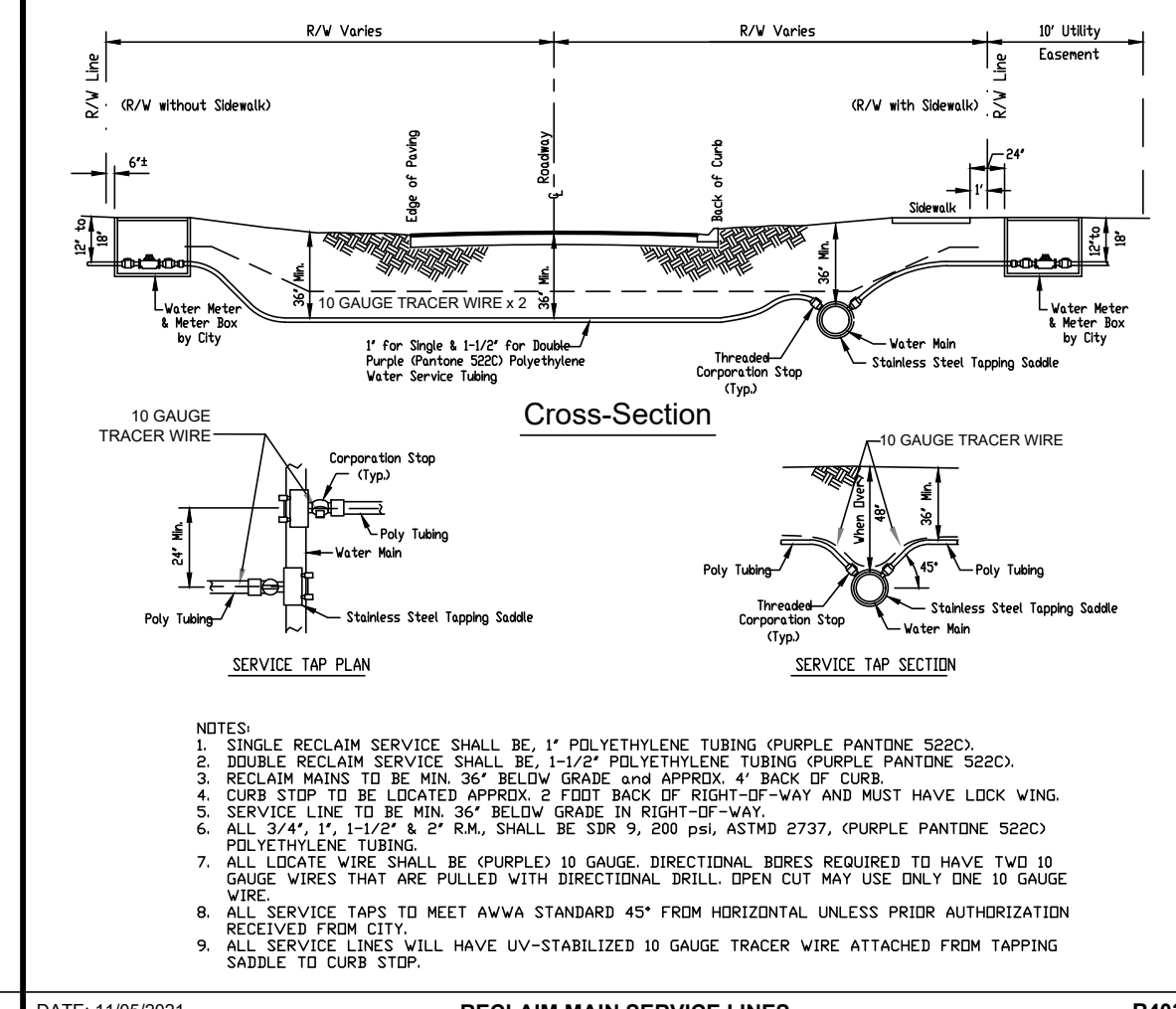
DATE: 11/05/2021 RECLAIMED WATER VALVE SETTING City of DeLand - Standard Details R450



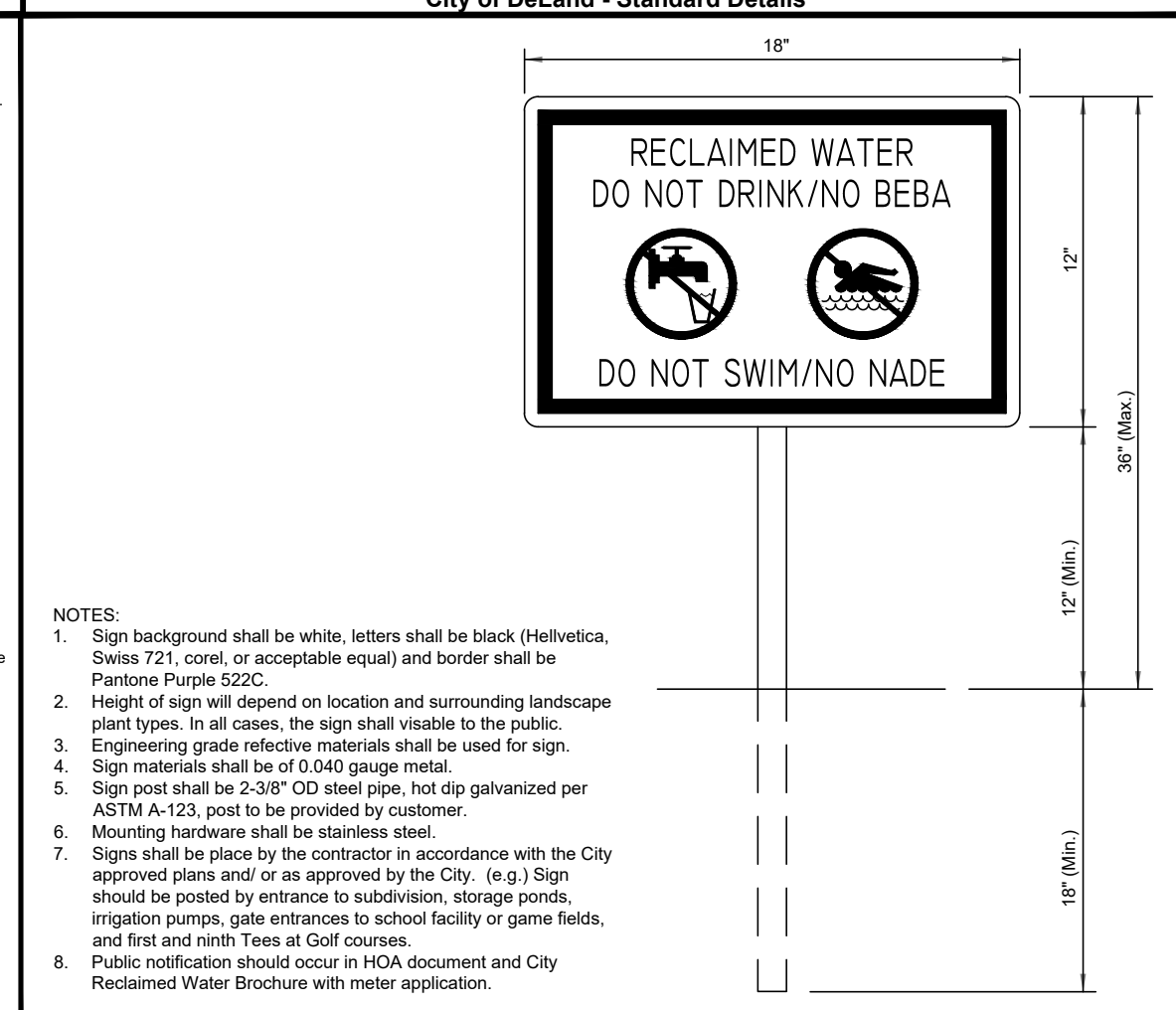
DATE: 11/05/2021 RECLAIMED WATER METER SET - 1 OF 3 City of DeLand - Standard Details R460



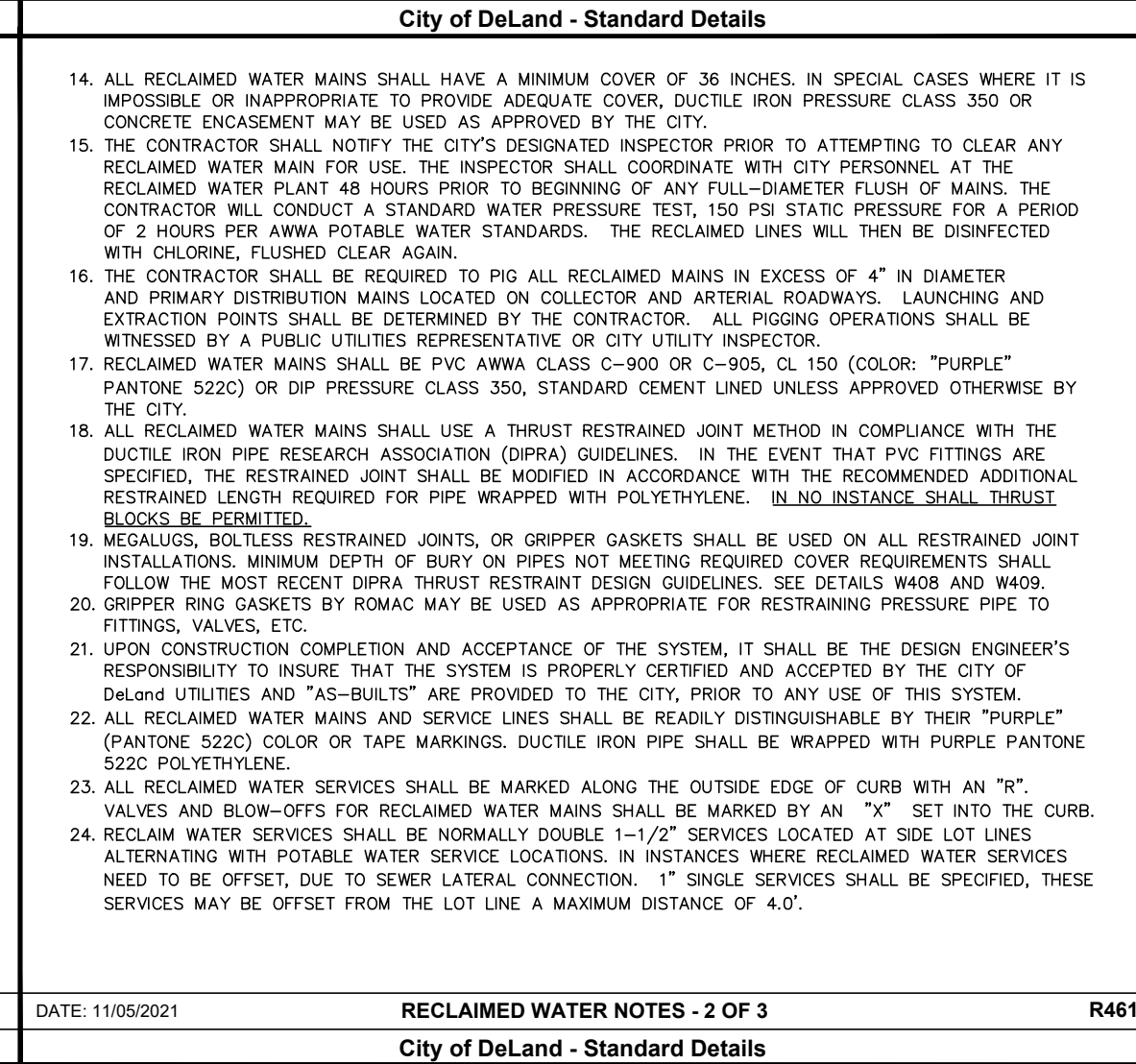
DATE: 11/05/2021 VALVE FOR WATER AND RECLAIM SERVICE LINE City of DeLand - Standard Details W425



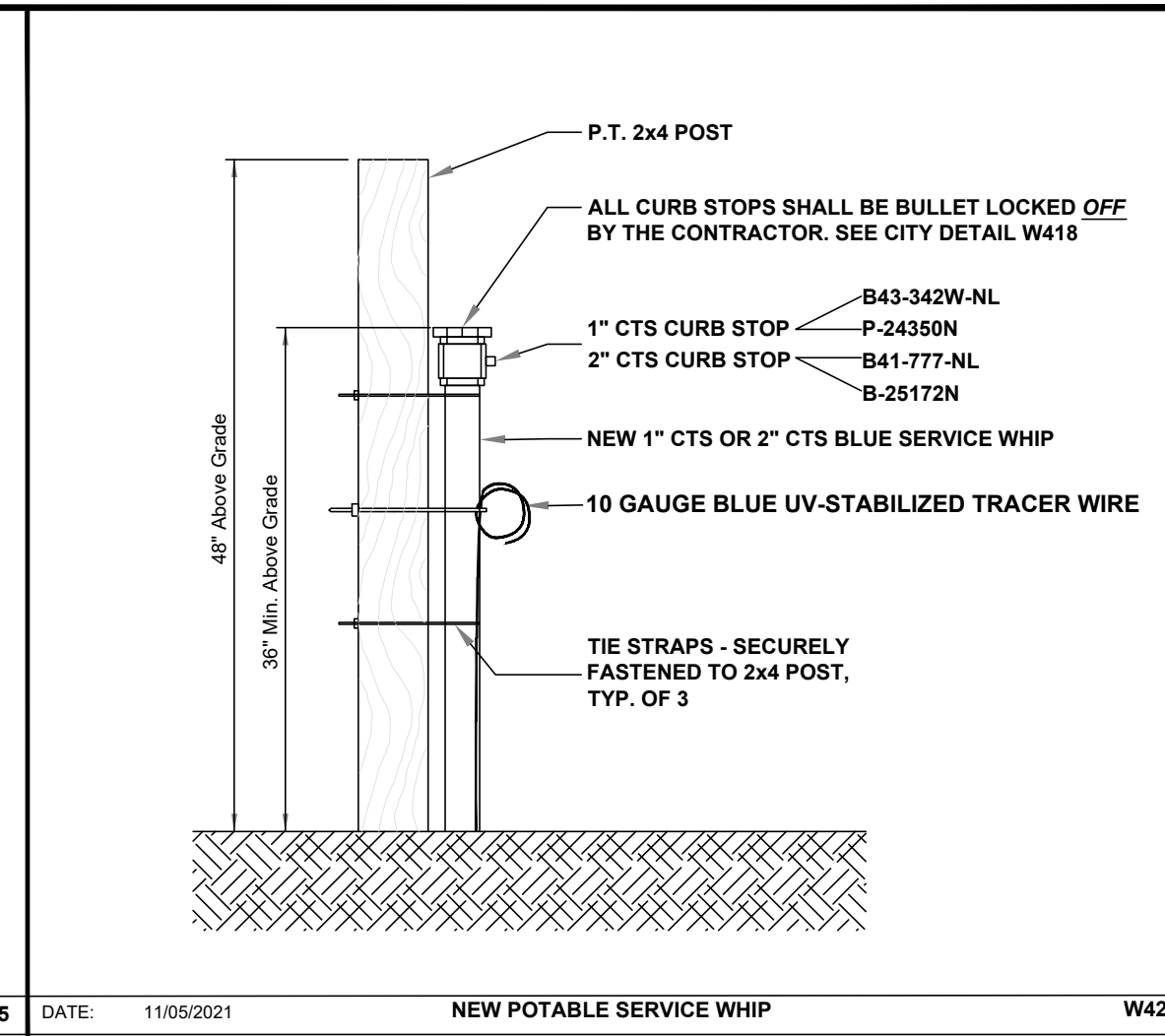
DATE: 11/05/2021 RECLAIM MAIN SERVICE LINES City of DeLand - Standard Details R403



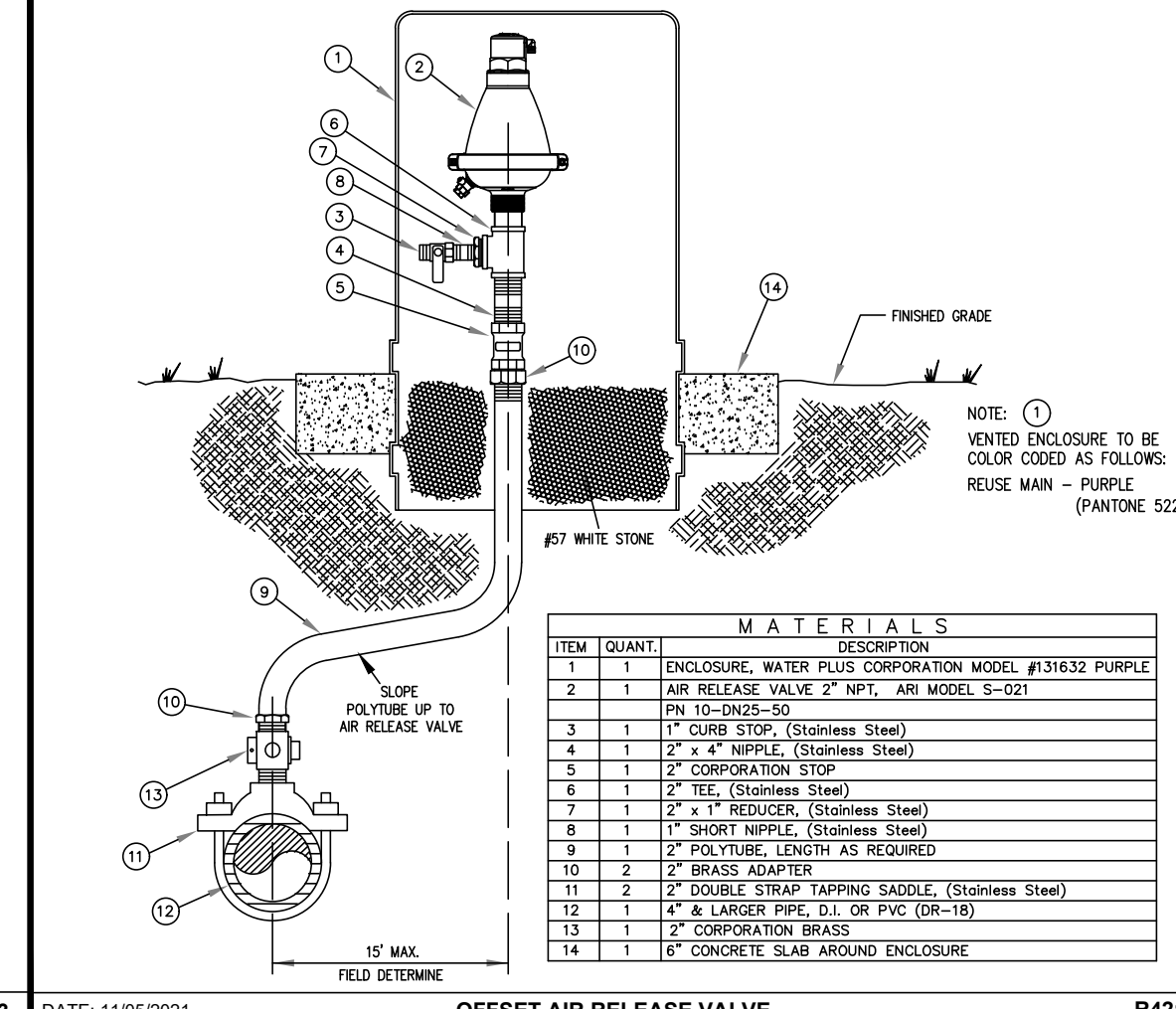
DATE: 11/05/2021 RECLAIMED WATER SIGNAGE City of DeLand - Standard Details R451



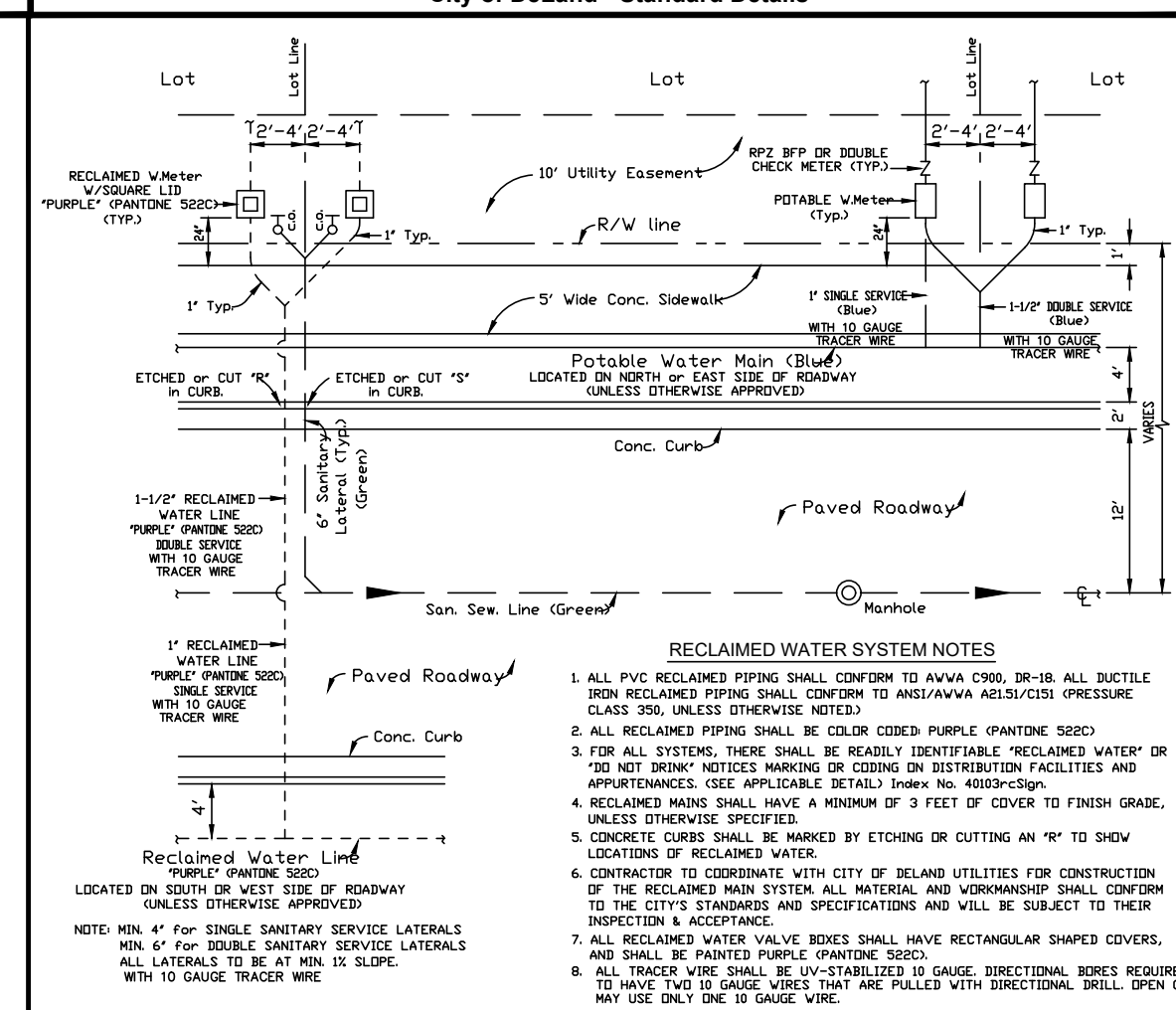
DATE: 11/05/2021 RECLAIMED WATER METER SET - 2 OF 3 City of DeLand - Standard Details R461



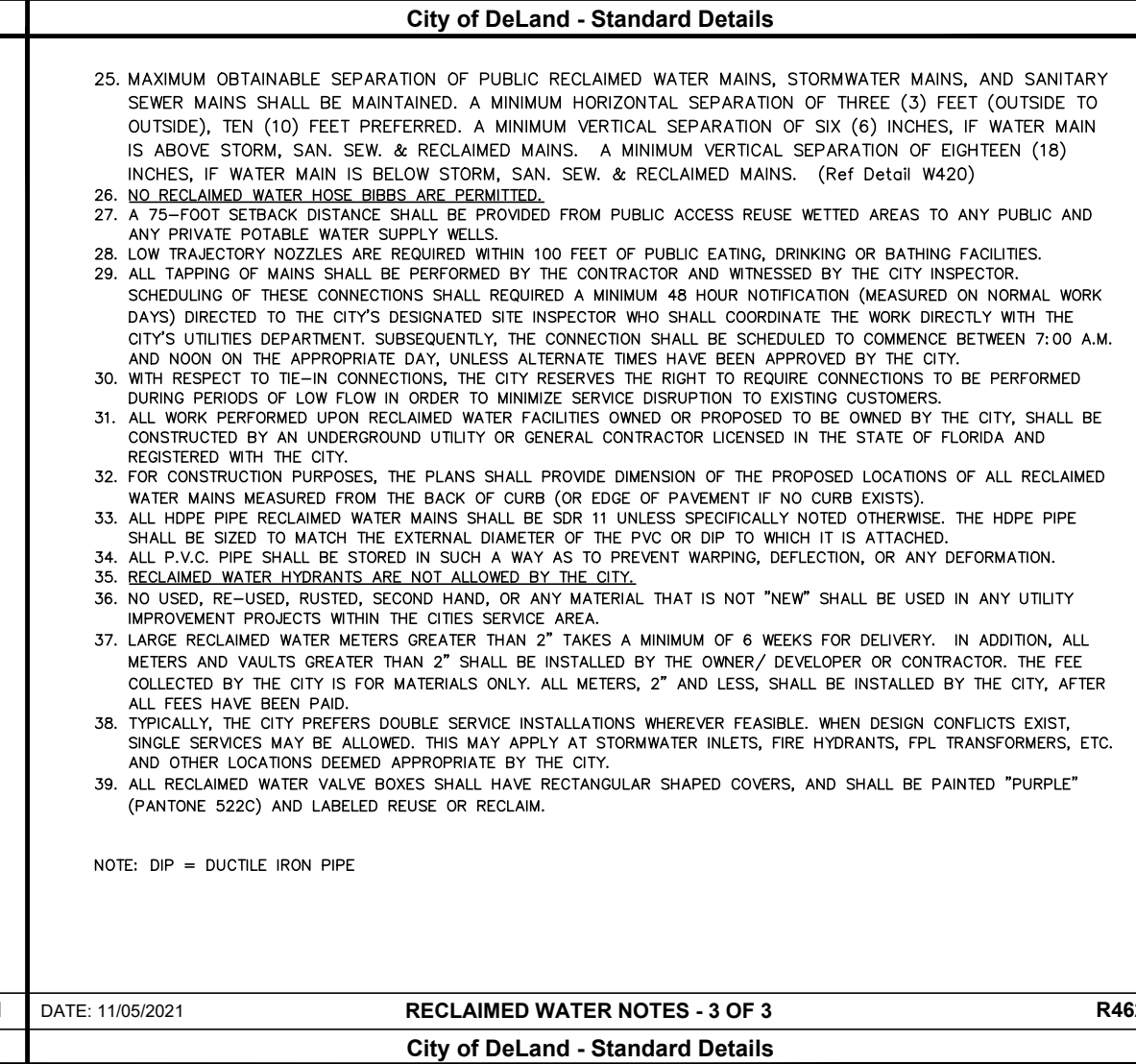
DATE: 11/05/2021 NEW POTABLE SERVICE WHIP City of DeLand - Standard Details W426



DATE: 11/05/2021 OFFSET AIR RELEASE VALVE City of DeLand - Standard Details R421



DATE: 11/05/2021 RECLAIMED WATER SYSTEM LAYOUT City of DeLand - Standard Details R452



DATE: 11/05/2021 RECLAIMED WATER METER SET - 3 OF 3 City of DeLand - Standard Details R462

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
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KCG

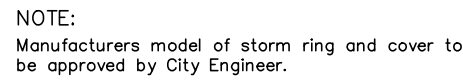
PREPARED FOR:
HANOVER LAND COMPANY

UTILITY DETAILS
TRINITY GARDENS

DRAWN: GPR
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-9.2

FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
SEAN CARLTON FORTIER
No. 68396
STATE OF FLORIDA
PROFESSIONAL ENGINEER



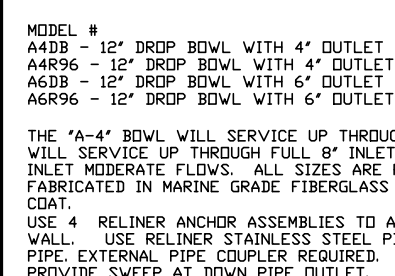
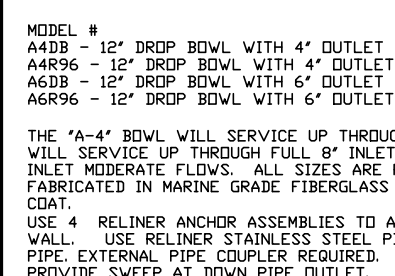
1. Precast manhole drop may be approved by City Engineer. Shop drawing submittal required.
2. Drop required when 2' or over.
3. Manholes shall have an interior and exterior coating of at least 15 mils dry thickness PROLO EP214-351 Epoxi-Mastic
4. Polymer concrete manholes are accepted upon review and approval by the City of Deland Engineering Dept.

SEE S303 FOR PLAN VIEW

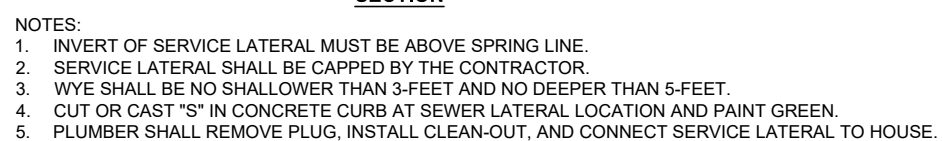


NOTES

1. PRECAST MANHOLE DROP MAY BE APPROVED BY CITY ENGINEER. SHOP DRAWING SUBMITTAL REQUIRED.
2. DROP REQUIRED WHEN 2' OR OVER.
3. MANHOLES SHALL HAVE AN INTERIOR AND EXTERIOR COATING OF AT LEAST 15 MILS DRY THICKNESS PROLO EP214-351 EPOXY-MASTIC OR KOPPERS BITUMASTIC BLACK SOLUTION 300M.



SANITARY MANHOLE - INSIDE DROP FOR GRAVITY & FORCEMAIN	S304
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.

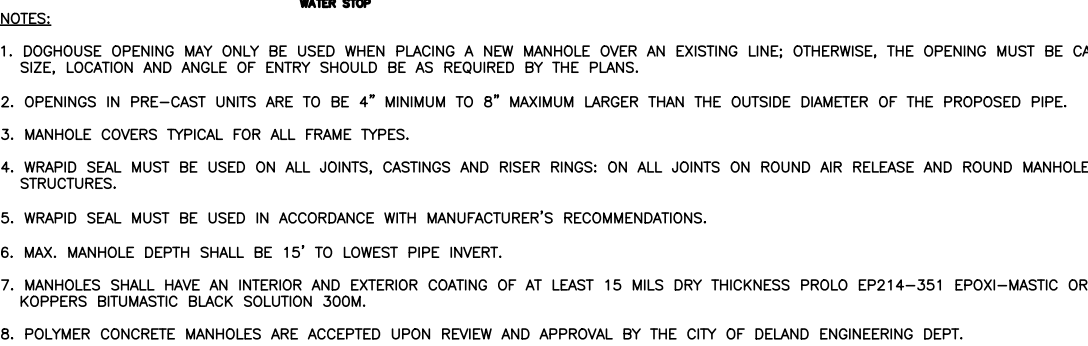
NOTES:

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 VENTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THOUGH GREASE INTERCEPTOR.
5. RESTROOMS 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".

CLEAN-OUT DETAIL

HAND HOLE COVER

NOTE: HAND HOLE COVER TO BE U.S. FOUNDRY
7621 OR EQUAL



Cross-Section

Installation

: 11/05/2

MATERIALS		
ITEM	QUANT	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS RELIEF VALVE MODEL #31832
1	1	AIR RELIEF VALVE 2" NPT, 1/2" AIR MODEL, D-025 P
1	1	SEWER AIR RELIEF VALVES SHALL BE AIR MODEL, D-025 P
1	1	WATER AIR RELIEF VALVES SHALL BE VALMATIC OR EQUAL
1	1	"1" CURB STOP
1	2	"4" NIPPLE, (Stainless Steel)
2	2	COMBINATION STOP
6	1	2" Tee, (Stainless Steel)
2	1	2" x 1" REDUCER, (Stainless Steel)
1	1	"1" SHORT NIPPLE, (Stainless Steel)
2	1	2" POLYURETHANE AS REQUIRED
10	2	BRASS ADAPTER
11	2	"2" DOUBLE STRAP TAPPING SADE, (Stainless Steel)
4	1	4" LANGE HOSE, 10' LONG, 10" O.D. (10-13)
13	1	"1-1/2" COPPER, BRASS AS REQUIRED
12	1	"1-1/2" PIPE, CPVC, 10' LONG

M A T E R I A L S		
ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #31632
2	1	AIR RELEASE VALVE 2" NPT, AIR MODEL B-025 P
3	1	SEWER AIR RELEASE VALVE 2" NPT, AIR MODEL D-025 P
4	1	WATER AIR RELEASE VALVES SHALL BE VAMATIC OR EQUAL
5	1	"1" CURB STOP, (Stainless Steel)
6	2	"2" x 4" NIPPLE, (Stainless Steel)
7	2	"2" CORPORATION STOP
8	2	"2" TEE, (Stainless Steel)
9	2	"2" x 1" REDUCER, (Stainless Steel)
10	1	"1" SHORT NIPPLE, (Stainless Steel)
11	2	"2" POLYUPE, LENGTH AS REQUIRED
12	2	"2" BRASS ADAPTER
13	1	"1" COULDER STRAP, HOPPING SADDLE, (Stainless Steel)
14	4	"4" x LARGER PIPE, D1 or PVC (OR-18)
15	1	"2" CORPORATION BRASS
16	2	"1-1/2" PIPE, LENGTH AS REQUIRED
17	1	"1-1/2" x 90° ELBOW, PVC

DATE: 11/05/2021	OFFSET AIR RELEASE VALVE	S311
City of DeLand - Standard Details		

FOR REVIEW ONLY

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 000007350

SEAN CARLTON FORTIER
★ LICENSE ★
No. 68396
★ STATE OF ★
FLORIDA
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION 68396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

DRAWN: GPR
DESIGN: DWG
CHECKED: SCF
JOB NO.: 1503
DATE: 09/22/22

SHEET
C-9.3

240 VOLT POWER RACK WITHOUT GENERATOR

2" PVC THREADED PIPE CAP

88" CENTER TO CENTER

2" SLIPFITTER WITH 1/2" THREADED HUB TOP TO BE USED FOR MOUNTING LIGHT FIXTURE

2" RIGID STEEL CONDUIT SUPPORT RISERS

2" RIGID STAINLESS STEEL CONDUIT STRAPS WITH STAINLESS STEEL HARDWARE

31" CENTER TO CENTER

20" CENTER TO CENTER

94" END TO END

100 LBS OF READY TO MIX CONCRETE MIXED ON-SITE AND POURED INTO EXCAVATED HOLES 10" TO 12" ROUND 30" DEEP BRACE CONDUIT TO REMAIN PLUMB WHILE CONCRETE SETS UP

CUSTOM ALUMINUM ANGLE BRACKETS MADE FROM 1/8" FLAT STOCK SIZE 1-1/2" WIDE BY 8" LONG BENT AT 4" TO FORM 90 DEGREE ANGLE FASTENED WITH 1/4" STAINLESS STEEL HARDWARE

CUSTOM MADE ALUMINUM 1/8" PLATE 6"X9.5" MOUNT ON STRUT WITH STAINLESS STEEL INSERT NUTS AND BOLTS THIS BRACKET IS FOR MOUNTING DISCONNECT

8.5"

STAINLESS STEEL STRUT 1-1/2" X 1-1/2"

WHITE RUBBER CAPS 1-1/2" SQUARE 1" DEEP TYPICAL ON SIX ENDS

240 VOLT POWER RACK WITH GENERATOR AUTOMATIC TRANSFER SWITCH

2" PVC THREADED PIPE CAP

110" CENTER TO CENTER

2" SLIPFITTER WITH 1/2" THREADED HUB TOP TO BE USED FOR MOUNTING LIGHT FIXTURE

2" RIGID STEEL CONDUIT SUPPORT RISERS

2" RIGID STAINLESS STEEL CONDUIT STRAPS WITH STAINLESS STEEL HARDWARE

31" CENTER TO CENTER (WHEN MANUAL TRANSFER PANEL IS 24"X24" THIS DIMENSION IS 25-1/4", WHEN IT IS 24"X30" THIS DIMENSION IS 31")

20" CENTER TO CENTER

120" END TO END

100 LBS OF READY TO MIX CONCRETE MIXED ON-SITE AND POURED INTO EXCAVATED HOLES 10" TO 12" ROUND 30" DEEP BRACE CONDUIT TO REMAIN PLUMB WHILE CONCRETE SETS UP

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CUSTOM MADE ALUMINUM 1/8" PLATE 20"X6" MOUNT ON STRUT WITH STAINLESS STEEL 1/4" INSERT NUTS AND BOLTS THIS BRACKET IS FOR MOUNTING ATS

8.5"

CUSTOM MADE ALUMINUM 1/8" PLATE 6"X9.5" MOUNT ON STRUT WITH STAINLESS STEEL INSERT NUTS AND BOLTS THIS BRACKET IS FOR MOUNTING DISCONNECT

STAINLESS STEEL STRUT 1-1/2" X 1-1/2"

WHITE RUBBER CAPS 1-1/2" SQUARE 1" DEEP TYPICAL ON SIX ENDS

RACK FRAMING DETAILS 240 VOLT WITHOUT AUTOMATIC TRANSFER SWITCH	RACK FRAMING DETAILS 240 VOLT WITH AUTOMATIC TRANSFER SWITCH																								
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RACK FRAMING DETAILS

240 VOLT WITHOUT AUTOMATIC TRANSFER SWITCH

CONTROL GENERATOR RECEPTACLE PANEL

1. ENCLOSURE : NEMA 4X STAINLESS, 304 GRADE, 14 GAUGE, GASKETED, #4 BRUSHED FINISH, U.L. AND CSA APPROVED, HASP AND STAPLE FOR PADLOCKING, INSIDE PRINT POCKET, STAINLESS STEEL HINGE. MIN. SIZE 24" x 24"x 8" FOR UP TO 15 HP.

2. MAIN BREAKER : SQUARE D HEAVY DUTY SIZED PROPERLY FOR FULL LOAD OF STATION PLUS 25%.

3. EMERGENCY BKR.: SQUARE D HEAVY DUTY SIZED PROPERLY FOR FULL LOAD OF STATION PLUS 25%.

4. MECH. INTERLOCK-ALL ALUMINUM AND STAINLESS STEEL W/POSITIVE MEANS OF LOCKING OFF BREAKER NOT IN USE. THE BREAKERS WILL PROTRUDE THROUGH INNER DOOR.

5. RECEPTACLE, RUSSELL STOLL JRS104MFR (230 VOLT ONLY), MELTRIC PART #37-98047 (480 VOLT ONLY)

6. ANGLE ADAPTER, RUSSELL STOLL JAAB-10, 20 DEG. ADAPTER

7. LIGHTNING ARRESTOR: HEAVY DUTY, SQUARE D P/N SDSA3650

8. PHASE MONITOR: DIVERSIFIED P/N SLA-230-ASA, 8 PIN WITH N.O. AND N.C. CONTACTS WIRE TO TERMINAL FOR RTU EQUIPMENT.

9. HIGH WATER ALARM: RED, LEXAN, W/NO EXTERNAL SCREWS

10. WEA RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.

11. ALARM HORN: RED, WHEELCOCK P/N 31T-115 MOUNTED TO RED WEATHER PROOF CAST BOX ON EXTERIOR OF ENCLOSURE.

12. ALARM RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.

13. ALARM RESET/SIL: SQUARE D, WEATHER PROOF MOUNTED ON EXTERIOR OF ENCLOSURE.

14. ENCL. BACKPLATE: ALUMINUM, 12 GAUGE

15. TERMINAL STRIP: BUCHANON P/N 6625

16. GROUND LUG: BUCHANON P/N 824

17. NEUTRAL LUG: BUCHANON P/N 824

18. MAIN LOAD LUG: SQUARE D P/N U3

19. LABELS: ALL BREAKERS AND SWITCHES TO BE IDENTIFIED BY PERMANENTLY ATTACHED LABEL TO PANEL DOOR INTERIOR

20. MOUNTING SCREWS: STAINLESS STEEL 304

21. SCHEMATIC DWG.: PROTECTED BY PLASTIC COATING AND ATTACHED TO PANEL DOOR INTERIOR.

22. MANUFACTURER: STACON, ECS OR CITY OF DELAND APPROVAL.

23. R.T.U.: (DATA FLOW MELBOURNE FLA. (R.T.U. 204) OR EQUAL TO BE INSTALLED BY CITY- DEVELOPER TO BEAR ALL COSTS.

24. PROVIDE SPARE PARTS - SEE SPARE PARTS LIST

25. WET WELL TO BE COATED INSIDE AND OUT WITH MIN. 2# MILS OF COAT/TAR EPOXY

26. EQUIVALENT PRODUCTS CAN ONLY BE APPROVED UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE CITY OF DELAND.

RACK FRAMING DETAILS

240 VOLT WITH AUTOMATIC TRANSFER SWITCH

SIZE CHART

STEP #1:

DETERMINE LIFT STATION SIZE & SPECIFICATIONS FROM THE UTILITY CONTRACTOR OR CITY OF DELAND ENGINEERING DEPT.

STEP #2:

MAKE NOTE OF THE FOLLOWING: THE VOLTAGE FOR THE STATION, THE NUMBER OF PUMPS (2 OR 3) & THE HORSEPOWER OF PUMPS.

STEP #3:

REFER TO THE ELECTRICAL SERVICE DATA CHARTS FOR THE STANDARD 2 PUMP OR 3 PUMP STATION (FOUND ON SHEET 3 OF 3).

STEP #4:

USE THE VOLTAGE COLUMN AND THE HORSEPOWER ROW TO FIND THE TOTAL STATION FULL LOAD AMPS.

STEP #5:

UPON DETERMINING THE FULL LOAD AMPS OF THE STATION, THE SERVICE ENTRANCE SIZE SHALL NOT BE SMALLER THAN 100 AMPS.

STATIONS THAT REQUIRE A SERVICE SIZE LARGER THAN 100 AMPS SHALL BE SIZED CLOSEST TO THE STANDARD SIZES LISTED BELOW.

SERVICE SIZE	CONDUIT SIZE	WIRE SIZE	BREAKER OR FUSE RATING
100 AMP	1-1/2"	#3 THHN CU	100 AMP
125 AMP	1-1/2"	#2 THHN CU	125 AMP
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30800

REVISED 11/05/21

SHEET 2 OF 3

FOR REVIEW ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER ECOS05

SEAN CARLTON FORTIER

LICENSE
No. 68396

STATE OF
FLORIDA

PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #8396
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

CONTROL GENERATOR RECEPTACLE PANEL

1. ENCLOSURE : NEMA 4X STAINLESS, 304 GRADE, 14 GAUGE, GASKETED, #4 BRUSHED FINISH, U.L. AND CSA APPROVED, HASP AND STAPLE FOR PADLOCKING, INSIDE PRINT POCKET, STAINLESS STEEL HINGE, MIN. SIZE 24" x 24"x 8" FOR UP TO 15 H.P.

2. MAIN BREAKER : SQUARE D HEAVY DUTY SIZED PROPERLY FOR FULL LOAD OF STATION PLUS 25%.

3. EMERGENCY BKR. : SQUARE D HEAVY DUTY SIZED PROPERLY FOR FULL LOAD OF STATION PLUS 25%.

4. MECH. INTERLOCK: ALL ALUMINUM AND STAINLESS STEEL W/POSITIVE MEANS OF LOCKING OFF BREAKER NOT IN USE. THE BREAKERS WILL PROTRUDE THROUGH INNER DOOR.

5. RECEPTACLE: RUSSELL STOLL JRS104HFR (230 VOLT ONLY), MELTRIC PART #37-98047 (480 VOLT ONLY)

6. ANGLE ADAPTER: RUSSELL STOLL JAAB-10, 30 DEG. ADAPTER

7. LIGHTNING ARRESTOR: HEAVY DUTY, SQUARE D P/N SDSA3850

8. PHASE MONITOR: DIVERSIFIED P/N SLA-230-ASA, 8 PIN WITH N.O. AND N.C. CONTACTS WIRE TO TERMINAL FOR RTU EQUIPMENT.

9. HIGH WATER ALARM: RED, LEXAN, W/NO EXTERNAL SCREWS.

10. HVA RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.

11. ALARM HORN: RED, WHEELLOCK PIN 317-115 MOUNTED TO RED WEATHER PROOF CAST BOX ON EXTERIOR OF ENCLOSURE.

12. ALARM RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.

13. ALARM RESET/SIL: SQUARE D, WEATHER PROOF MOUNTED ON EXTERIOR OF ENCLOSURE.

14. ENCL. BACKPLATE: ALUMINUM, 12 GAUGE

15. TERMINAL STRIP: BUCHANON P/N 0625

16. GROUND LUG: BUCHANON P/N 824

17. NEUTRAL LUG: BUCHANON P/N 824

18. MAIN LOAD LUG: SQUARE D P/N U3

19. LABELS: ALL BREAKERS AND SWITCHES TO BE IDENTIFIED BY PERMANENTLY ATTACHED LABEL TO PANEL DOOR INTERIOR

20. MOUNTING SCREWS: STAINLESS STEEL 304

21. SCHEMATIC DWG.: PROTECTED BY PLASTIC COATING AND ATTACHED TO PANEL DOOR INTERIOR.

22. MANUFACTURER: STACON, ECS OR CITY OF DELAND APPROVAL.

23. R.T.U.: (DATA FLOW MELBOURNE FLA. (R.T.U. 204) OR EQUAL TO BE INSTALLED BY CITY-DEVELOPER TO BEAR ALL COSTS.

24. PROVIDE SPARE PARTS - SEE SPARE PARTS LIST

25. WET WELL TO BE COATED INSIDE AND OUT WITH MIN. 2 MILS OF COAL/TAR EPOXY

26. EQUIVALENT PRODUCTS CAN ONLY BE APPROVED UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE CITY OF DELAND.

SIZE CHART

STEP #1:

DETERMINE LIFT STATION SIZE & SPECIFICATIONS FROM THE UTILITY CONTRACTOR OR CITY OF DELAND ENGINEERING DEPT.

STEP #2:

MAKE NOTE OF THE FOLLOWING: THE VOLTAGE FOR THE STATION, THE NUMBER OF PUMPS (2 OR 3) & THE HORSEPOWER OF PUMPS.

STEP #3:

REFER TO THE ELECTRICAL SERVICE DATA CHARTS FOR THE STANDARD 2 PUMP OR 3 PUMP STATION (FOUND ON SHEET 3 OF 3).

STEP #4:

USE THE VOLTAGE COLUMN AND THE HORSEPOWER ROW TO FIND THE TOTAL STATION FULL LOAD AMPS.

STEP #5:

UPON DETERMINING THE FULL LOAD AMPS OF THE STATION, THE SERVICE ENTRANCE SIZE SHALL NOT BE SMALLER THAN 100 AMPS.

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SHEET 2 OF 3

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CERTIFICATE OF AUTHORIZATION

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15. TERMINAL STRIP: BUCHANON P/N 0625

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STEP #1:

DETERMINE LIFT STATION SIZE & SPECIFICATIONS FROM THE UTILITY CONTRACTOR OR CITY OF DELAND ENGINEERING DEPT.

STEP #2:

MAKE NOTE OF THE FOLLOWING: THE VOLTAGE FOR THE STATION, THE NUMBER OF PUMPS (2 OR 3) & THE HORSEPOWER OF PUMPS.

STEP #3:

REFER TO THE ELECTRICAL SERVICE DATA CHARTS FOR THE STANDARD 2 PUMP OR 3 PUMP STATION (FOUND ON SHEET 3 OF 3).

STEP #4:

USE THE VOLTAGE COLUMN AND THE HORSEPOWER ROW TO FIND THE TOTAL STATION FULL LOAD AMPS.

STEP #5:

UPON DETERMINING THE FULL LOAD AMPS OF THE STATION, THE SERVICE ENTRANCE SIZE SHALL NOT BE SMALLER THAN 100 AMPS.

STATIONS THAT REQUIRE A SERVICE SIZE LARGER THAN 100 AMPS SHALL BE SIZED CLOSEST TO THE STANDARD SIZES LISTED BELOW.

SERVICE SIZE	CONDUIT SIZE	WIRE SIZE	BREAKER OR FUSE RATING
100 AMP	1-1/2"	#3 THHN CU	100 AMP
125 AMP	1-1/2"	#2 THHN CU	125 AMP
150 AMP	2"	#1 THHN CU	150 AMP
200 AMP	2"	3/0 THHN CU	200 AMP
225 AMP	2-1/2"	4/0 THHN CU	225 AMP

Index No.
30800
REVISED 11/05/21
SHEET 2 OF 3

FOR REVIEW ONLY

CIVIL DISCIPLINE ONLY

CERTIFICATE OF AUTHORIZATION

NUMBER 00007350

LICENSE

No. 68396

STATE OF

FLORIDA

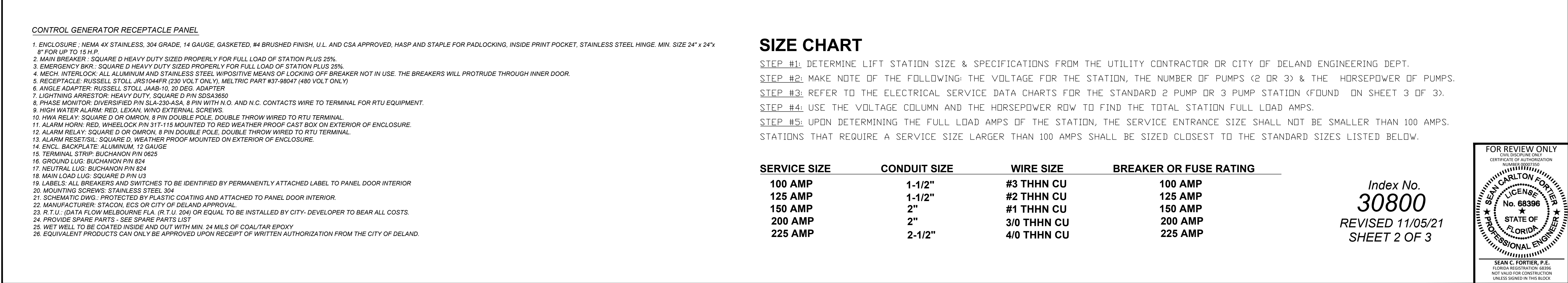
PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.

FLORIDA REGISTRATION 68396

NOT VALID FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

[illegible][illegible]

DETAIL "A"

DETAIL "B"

DETAIL "A"

200 AMP 3-PHASE 4-WIRE
LEVER BY-PASS
7-JAW METER CAN
MANUFACTURED FROM
UNPAINTED BRUSHED ALUMINUM

2" PVC THREADED PIPE CAP

2" RIGID STEEL CONDUIT SUPPORT
RISERS

2" RIGID STAINLESS STEEL
CONDUIT STRAPS WITH
STAINLESS STEEL HARDWARE

STAINLESS STEEL STRUT 1-1/2" X
1-1/2"

WHITE RUBBER CAPS
1-1/2" SQUARE 1" DEEP
TYPICAL ON SIX ENDS

2" PVC SCH 40 CONDUIT (SEE CHART
BELOW FOR WIRE SIZE)-TO DUKE POWER
TERMINAL BOX

1/2" SCH 40 PVC CONDUIT WITH 1-#4 BARE
SOLID COPPER GROUND WIRE-INSTALL TWO
5/8" X 8 FT GALVANIZED GROUND RODS
SPACED AT 10 FOOT SEPARATION

SEE SIZE CHART BELOW-TO
SMITH LOVELESS LIFT
STATION

1" PVC SCH 40 CONDUIT WITH 7-#14
THIN STRANDED CONTROL WIRES

LED LIGHT FIXTURE
14 WATT 5 KELVIN
MOUNTED WITH 1/2"
RIGID CONDUIT STEM

2" SLIPFITTER WITH 1/2" THREADED HUB
TOP
TO BE USED FOR MOUNTING LIGHT FIXTURE

NOTE: WATCH FOR THE POSITION OF
GENERATOR HUB. IT NEEDS TO BE PLACED
TOWARD THE FRONT OF THE PANEL

STAINLESS STEEL
NEMA 4X
250 VOLT (SEE
SIZE CHART
BELOW)
FUSED
DISCONNECT
PROVIDE
NEUTRAL KIT

STAINLESS STEEL
MANUAL TRANSFER PANEL
NEMA 4X CUSTOM BUILT
24" WIDE 36" HIGH 10"
DEEP
WITH TWO 3-POLE (SEE
SIZE CHART BELOW)
CIRCUIT BREAKERS
INSTALL A MECHANICAL
INTERLOCK TO PREVENT
CLOSING SIMULTANEOUSLY
SEE DETAILED NOTES
AND DRAWINGS FOR ALL
COMPONENTS AND WIRING
DIAGRAMS

LIGHTNING
ARRESTOR,
SEE NOTE 7

DETAIL "B"

200 AMP 3-PHASE 4-WIRE
LEVER BY-PASS
7-JAW METER CAN
MANUFACTURED FROM
UNPAINTED BRUSHED ALUMINUM

2" PVC THREADED PIPE CAP

2" RIGID STEEL CONDUIT SUPPORT
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POWER TERMINAL BOX

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SOLID COPPER GROUND WIRE-INSTALL TWO
5/8" X 8 FT GALVANIZED GROUND RODS
SPACED AT 10 FOOT SEPARATION

3/4" PVC CONDUIT WITH 7-#14
THIN STRANDED CONTROL
WIRES TO GENERATOR
CONTROLLER

1" PVC SCH 40 CONDUIT WITH 7-#14
THIN STRANDED CONTROL WIRES

LED LIGHT FIXTURE
14 WATT 5 KELVIN
MOUNTED WITH 1/2"
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TOP
TO BE USED FOR MOUNTING LIGHT
FIXTURE

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NEMA 4X
250 VOLT (SEE
SIZE CHART
BELOW)
FUSED
DISCONNECT
PROVIDE
NEUTRAL KIT

AUTOMATIC
TRANSFER SWITCH
SHALL BE
ASCO 300 SERIES
OR APPROXIMATELY EQUAL
STAINLESS STEEL
NEMA 4X
240 VOLT 3-PHASE
4-WIRE (SEE SIZE
CHART BELOW)
CONTROL PANEL
REFER TO NOTES
ON SPECIFICATIONS

STAINLESS STEEL
MANUAL TRANSFER PANEL
NEMA 4X CUSTOM BUILT
24" WIDE 36" HIGH 10"
DEEP
WITH TWO 3-POLE (SEE
SIZE CHART BELOW)
CIRCUIT BREAKERS
INSTALL A MECHANICAL
INTERLOCK TO PREVENT
CLOSING SIMULTANEOUSLY
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AND DRAWINGS FOR ALL
COMPONENTS AND WIRING
DIAGRAMS

LIGHTNING
ARRESTOR,
SEE NOTE 7

SEE SIZE CHART
BELOW-TO
GENERATOR SET

SEE SIZE CHART
BELOW-TO SMITH
LOVELESS LIFT
STATION

100 LBS OF READY TO MIX CONCRETE
MIXED ON-SITE AND POURED INTO
EXCAVATED HOLES
10" TO 12" ROUND 30" DEEP
BRACE CONDUIT TO REMAIN PLUMB
WHILE CONCRETE SETS UP

DETAIL "A"

200 AMP 3-PHASE 4-WIRE
LEVER BY-PASS
7-JAW METER CAN
MANUFACTURED FROM
UNPAINTED BRUSHED ALUMINUM

2' PVC THREADED PIPE CAP

2' RIGID STEEL CONDUIT SUPPORT
RISERS

2' RIGID STAINLESS STEEL
CONDUIT STRAPS WITH
STAINLESS STEEL HARDWARE

STAINLESS STEEL STRUT 1-1/2" X
1-1/2"

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SIZE CHART BELOW)
CIRCUIT BREAKERS
INSTALL A MECHANICAL
INTERLOCK TO PREVENT
BOTH BREAKERS FROM
CLOSING SIMULTANEOUSLY
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AND DRAWINGS FOR ALL
COMPONENTS AND WIRING
DIAGRAMS

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1" PVC SCH 40 CONDUIT WITH 7-#14
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MANUFACTURED FROM
UNPAINTED BRUSHED ALUMINUM

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INSTALL A MECHANICAL
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AND DRAWINGS FOR ALL
COMPONENTS AND WIRING
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POWER TERMINAL BOX

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BRACE CONDUIT TO REMAIN PLUMB
WHILE CONCRETE SETS UP

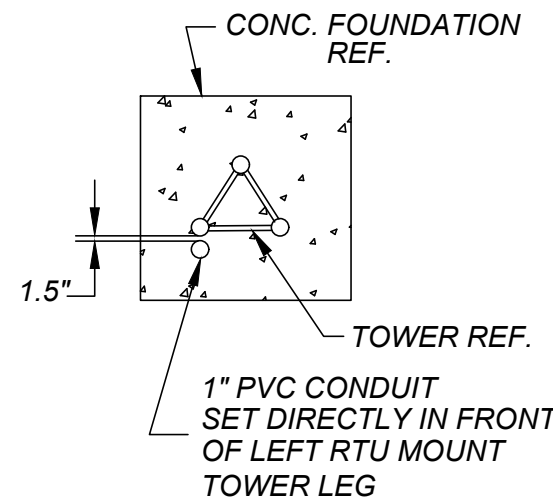
SEE SIZE CHART
BELOW-TO SMITH
LOVELESS LIFT
STATION

3/4" PVC CONDUIT WITH 7-#14
THIN STRANDED CONTROL
WIRES TO GENERATOR
CONTROLLER

1" PVC SCH 40 CONDUIT WITH 7-#14
THIN STRANDED CONTROL WIRES

1. VACUUM PUMP AND FLOAT CHECK VALVE
2. CHECK VALVE
3. CW OR CCW IMPELLER
4. PARKER SOLENOID VALVE (25 PSI)
5. MECHANICAL SEAL
6. SONIC START VACUUM DOME HOUSING
7. SONIC START REPLACEMENT PRIME SENSOR

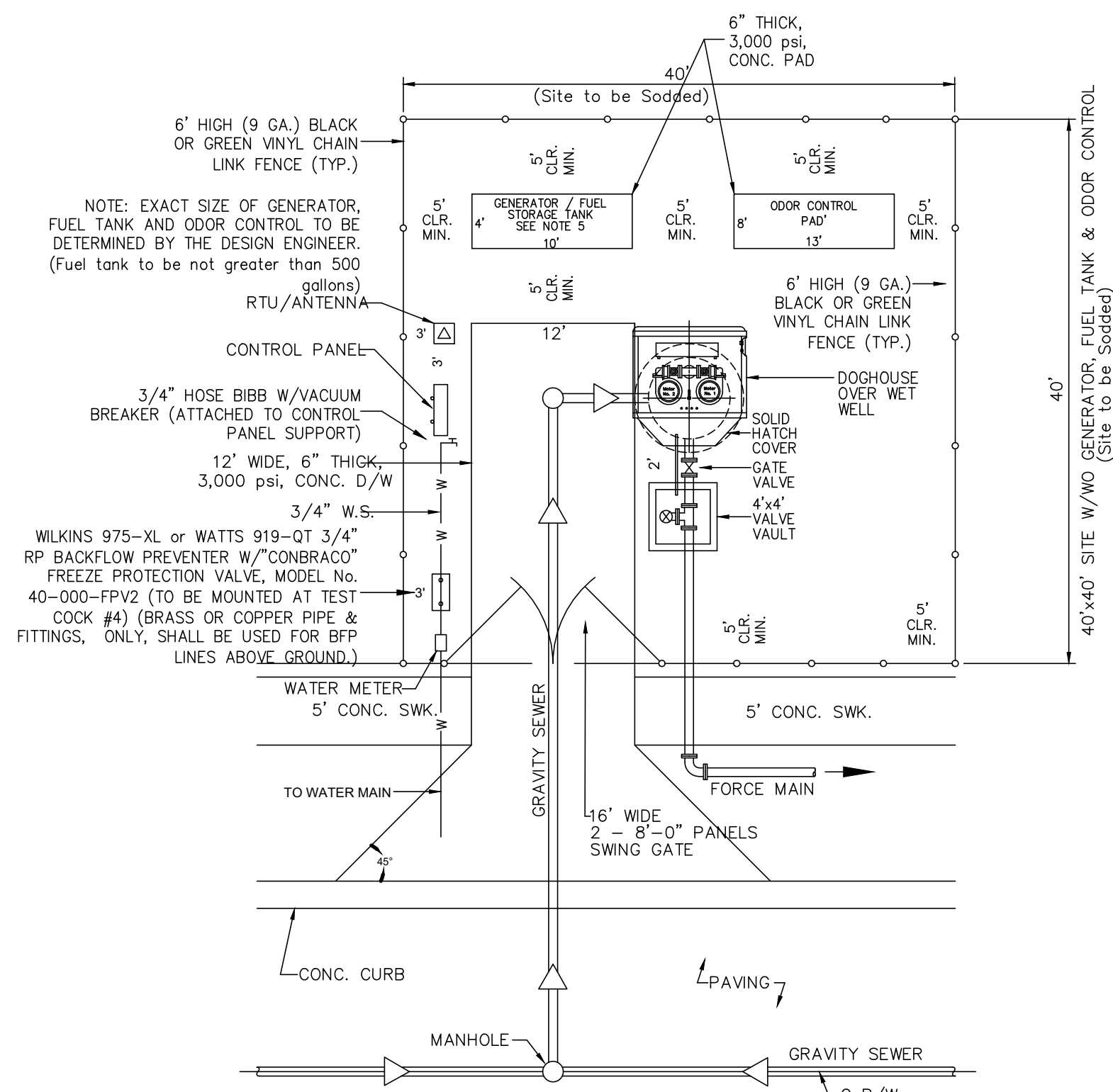
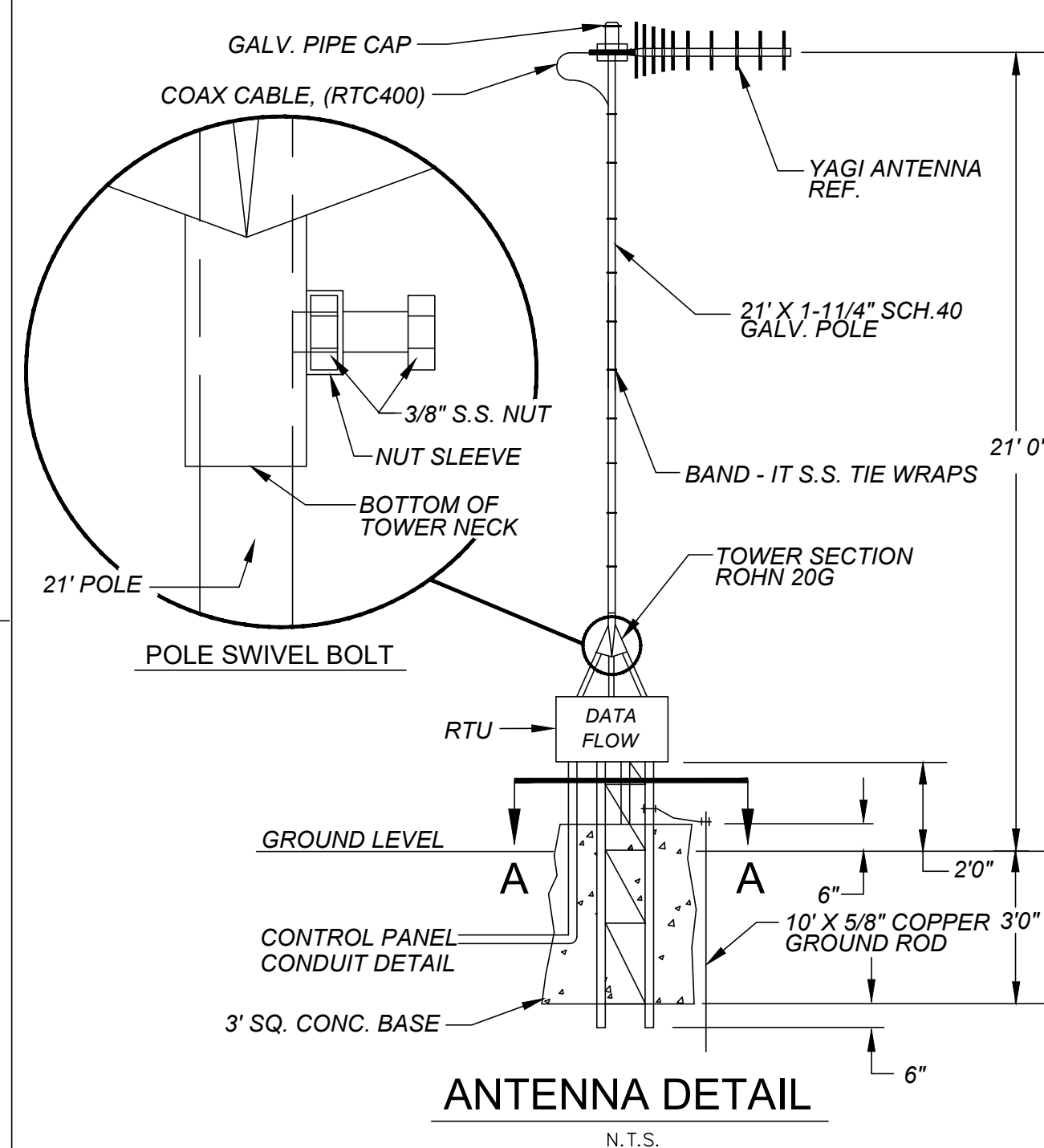
MOTORS:
THE PUMP MOTOR SHALL BE VERTICAL, SOLID SHAFT, NEMA P-BASE, SQUIRREL-CAGE INDUCTION TYPE, SUITABLE FOR 3 PHASE, 60 CYCLE, 480 VOLT ELECTRIC CURRENT. THEY SHALL HAVE AIR COOLING, INSULATION, INSULATION TEMPERATURE CLASS, HOWEVER, BE LOWER CLASS B. THE MOTORS SHALL HAVE NORMAL STARTING TORQUE AND LOW-STARTING CURRENT, AS SPECIFIED BY NEWMAN DESIGN B CHARACTERISTICS. THEY SHALL BE OPEN DRIP-PROOF DESIGN WITH FORCED AIR CIRCULATION BY INTEGRAL FAN. OPENINGS FOR VENTILATION SHALL BE UNIFORMLY SPACED AND AIR FLOW DIRECTION SHALL LEADS SHALL BE TERMINATED IN CAST CONNECTION BOX AND SHALL BE CLEARLY IDENTIFIED.
THE MOTORS SHALL HAVE 1.15 SERVICE FACTOR. THE SERVICE FACTOR SHALL BE RESERVED THE OWNER'S PROTECTION. THE MOTORS SHALL NOT BE OVERLOADED BEYOND THEIR NAMEPLATE RATED CAPACITIES, NOR AT ANY HEAD IN THE OPERATING RANGE AS SPECIFIED UNDER OPERATING CONDITIONS.
THE MOTOR-PUMP SHAFT SHALL BE CENTERED, IN RELATION TO THE MOTOR BASE, WITHIN .0005" THE SHAFT-RUBOUT SHALL NOT EXCEED .0003".
THE MOTOR SHALL BE SPECIFIED WITH A MINIMUM OF 1.5 TIMES THE DIAMETER SPECIFIED UNDER MAIN PUMPS AT ALL POINTS FROM IMMEDIATELY BELOW THE TOP BEARING TO THE TOP OF THE IMPELLER HUB. A BEARING CAP SHALL BE PROVIDED TO HOLD THE BOTTOM MOTOR BEARING IN A FIXED POSITION. BEARING HOUSINGS SHALL BE PROVIDED WITH FITTING FOR LUBRICATION AS WELL AS PURGING OIL FROM THE BEARING HOUSINGS. THE MOTOR SHALL BE SUPPORTED BY EYES OR LUGS, EACH CAPABLE OF SUPPORTING THE ENTIRE WEIGHT OF THE PUMP AND MOTOR.



CONDUIT DETAIL

SECTION "A-A"

N.T.S.



NOTES:

1. MINIMUM 20'-0" ACCESS DRIVEWAY FROM EDGE OF PAVEMENT TO THE GATE SHALL BE PROVIDED ON NON-RESIDENTIAL ROADS.
2. MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE PER CITY STANDARDS & SPECIFICATIONS.
4. BRASS OR COPPER PIPE & FITTINGS, ONLY, SHALL BE USED FOR HOSES, BIBBS AND ALL WATER LINES ABOVE GROUND.
5. CITY ONLY ACCEPTS BLUE STAR, FLORIDA DETROIT DIESEL, OR CATERPILLAR GENERATORS.
6. POLYMER CONCRETE WET WALLS ARE ACCEPTED UPON REVIEW AND APPROVAL BY THE CITY OF DELAND ENGINEERING DEPT.

NOTE: 40'x40'
UTILITY EASEMENT
SITE TO BE DEDICATED
TO CITY OF DELAND

(also a ingress-engress easement shall be provided to Site if required)

SEE PAGE 2 & 3 FOR CONTROL PANEL RACK AND

KAMLOK(FEMALE) W/ DUST PLUG
4" GATE VALVE(FLANGED)
FLOW
GATE VALVE(FLANGED) WITH VALVE BOX
HANDWHEEL

FIBERGLASS HOOD & SUPPORT
VENTILATING BLOWER
2-SMITH & LOVELESS PUMPS
500 WATT HEATER
CONTROL PANEL
PADLOCK HASP
VENT
5'4"

"DURO-LAST" STAINLESS STEEL BASE PLATE
4" MIN.
6" VENT W/SCREEN
TOP EL. 85.00
6" MIN. 12" MAX. GRADE EL. 84.50
SCH. 80 P.V.C. FLANGE AND GASKET w/ S.S. BOLTS
4" MIN. SCH. 40 P.V.C.
S.S. U - CLAMPS (LARGER SIZE MAY BE REQUIRED)
MIN. 4" "U" SUPPORT CHANNEL SHALL BE CENTERED VERTICALLY IN WET WELL
6" MIN.
8" MIN.
6" MIN.
RUBBER BOOT MANHOLE COUPLING (FACTORY INSTALLED) W/ STAINLESS STEEL STRAP
8" INV. EL. 70.00
PIPE (8" S.D.R.35)
6" TYP.
BOT. EL. 65.00
SUCTION SUPPORTS
6"

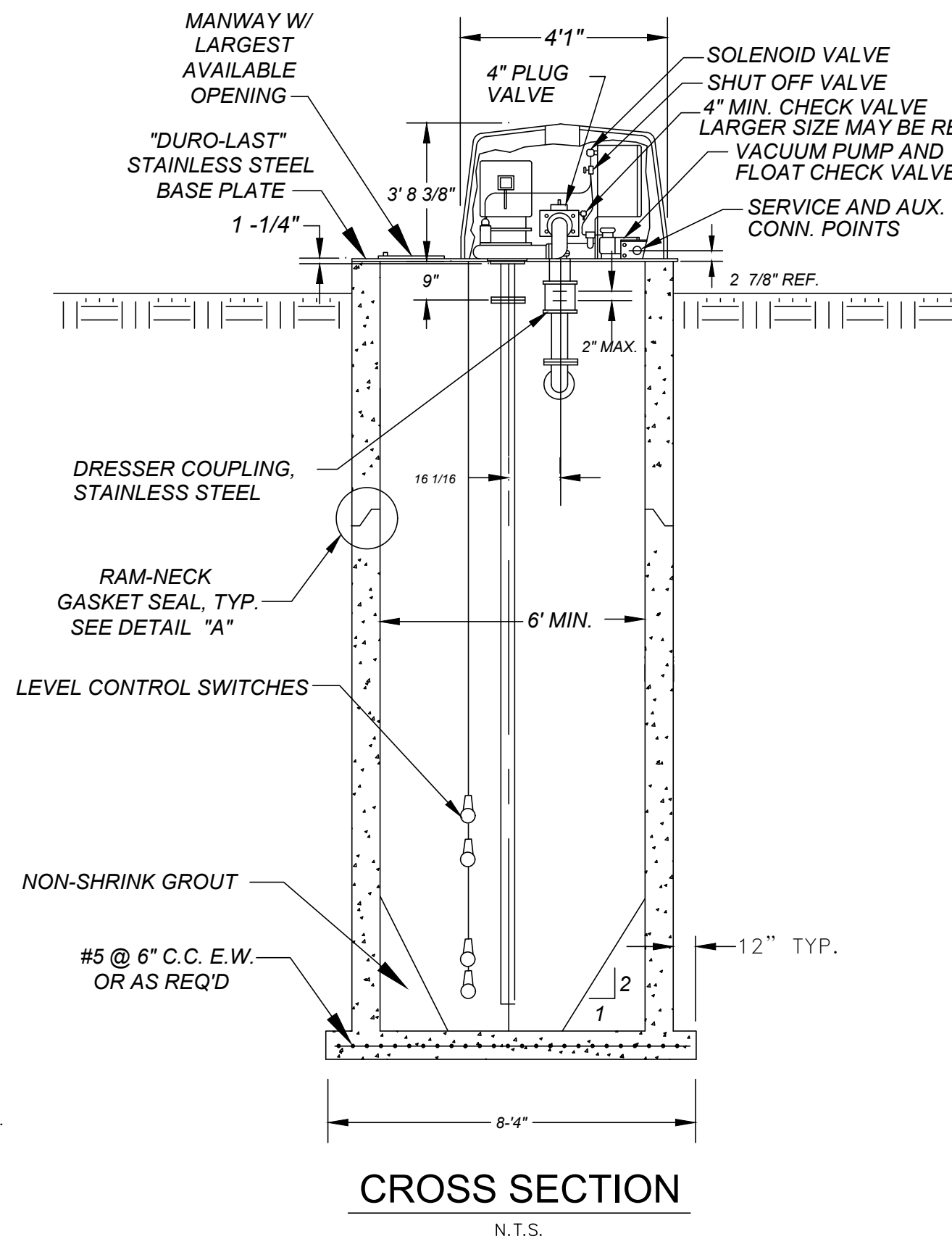
VALVE BOX W/COVER
4"x4x5' DEEP CONC.
W/6" THICK WALLS & BOT.
(SOLID BOTTOM)
3' MIN. COVER
GATE VALVE (FLANGED) W/ VALVE BOX
SLOPE
SLOPE TO DRAIN
P-TRAP
2" P.V.C. DRAIN
FLAPPER VALVE
4" DISCHARGE PIPE DUCTILE IRON/P.V.C.

LEVER CONTROL SWITCHES
ALARM ON 70.00
LAG PUMP ON 69.50
LEAD PUMP ON 68.50
BOTH PUMPS OFF 66.50
LOW LEVEL ALARM 66.00

MIN. 18"
9.79"

SECTIONAL ELEVATION
N.T.S.

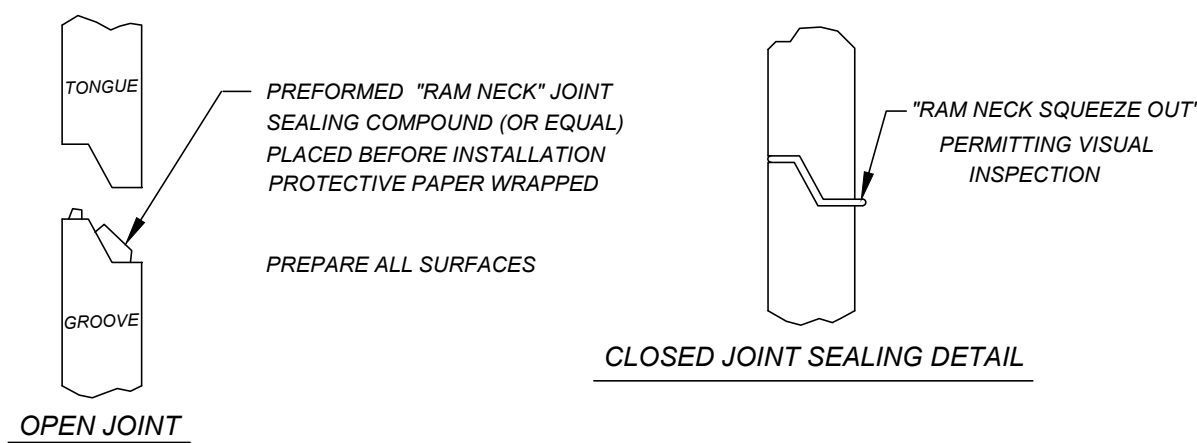
1. ALL MAJOR COMMERCIAL OR RESIDENTIAL PROJECTS MUST PROVIDE AN ON-SITE GENERATOR OR CONTRIBUTE TO THE GENERATOR FUND.
2. GENERATOR MAKE SHALL BE A BLUE STAR, FLORIDA DIESEL (EXHAUST) OR CATERPILLAR, 100 HP, 100 GALLON TANK, 100 GALLON DIESEL STORAGE.
3. AUTOMATIC TRANSFER SWITCH SHALL BE REQUIRED.
4. GENERATOR SHALL BE CONNECTED TO THE REMOTE TELEMETRY UNIT FOR MONITORING.
5. NEW SUBDIVISIONS OF 80 HOMES OR MORE WILL BE REQUIRED TO PROVIDE A UNIT W/ GENERATOR (LESS THAN 80 HOMES WILL BE REQUIRED TO SHARE \$450 / UNIT)
6. POLYMER CONCRETE WET WELLS ARE ACCEPTED UPON REVIEW AND APPROVAL BY THE CITY OF DELAND ENGINEERING DEPT.



CROSS SECTION

N.T.S.

WET WELL DIA.	DIM "A"	DIM "B"	DIM "C"	DIM "D"	DIM "E"	DIM "F"	DIM "G"	DIM "H"	DIM "J"	DIM "K"	DIM "L"
6'-0"	2"	1'-1 13/16"	3'-4"	6'-8"	2'-1 3/8"	2'-5 7/8"	1'-8"	3'-10"	3'-5 1/2"	10"	1'-8 7/8"



DETAIL "A"

Note:
Air release valves shall be provided at
all high points on force main.

Wet Well (Anti-Floatation)
Displacement = 60,871 lbs. Up
Structure = 84,821 lbs. Down

Valve Vault (Anti-Floation)
Displacement = X,XXX lbs. Up
Structure = X,XXX lbs. Down

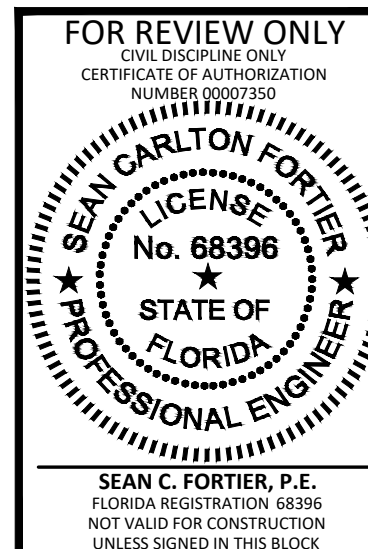
N.T.S.

MACH. CHAMBER
(SHOWN LESS HOOD)

MAKE: SMITH AND LOVELESS
MODEL: 4B2D*1
SPEED: 1760 RPM
POWER: 10 BHP
IMPELLER DIA: 8"
OPERATING POINT: 100 GPM @ 69 FT

Index No.
30800
REVISED 5/31/07
REVISED 8/6/08
REVISED 10/12/09
REVISED 4/8/10
REVISED 8/1/13
REVISED 9/2/14
REVISED 5/15/17
REVISED 7/24/18
REVISED 11/05/21

SHEET 1 OF 3



KCG
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

PREPARED FOR:
HANOVER
LAND COMPANY

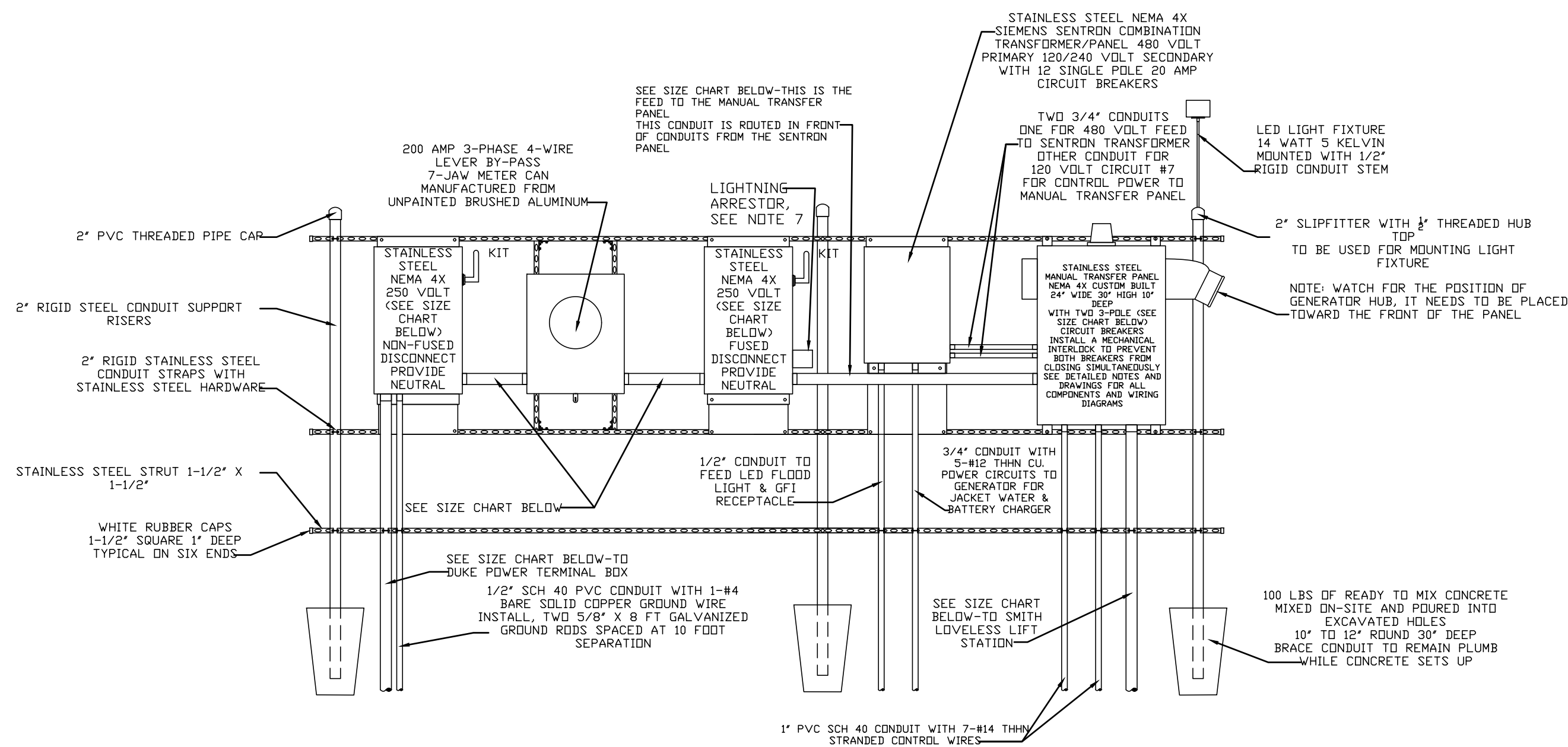
TRINITY
GARDENS

UTILITY DETAILS

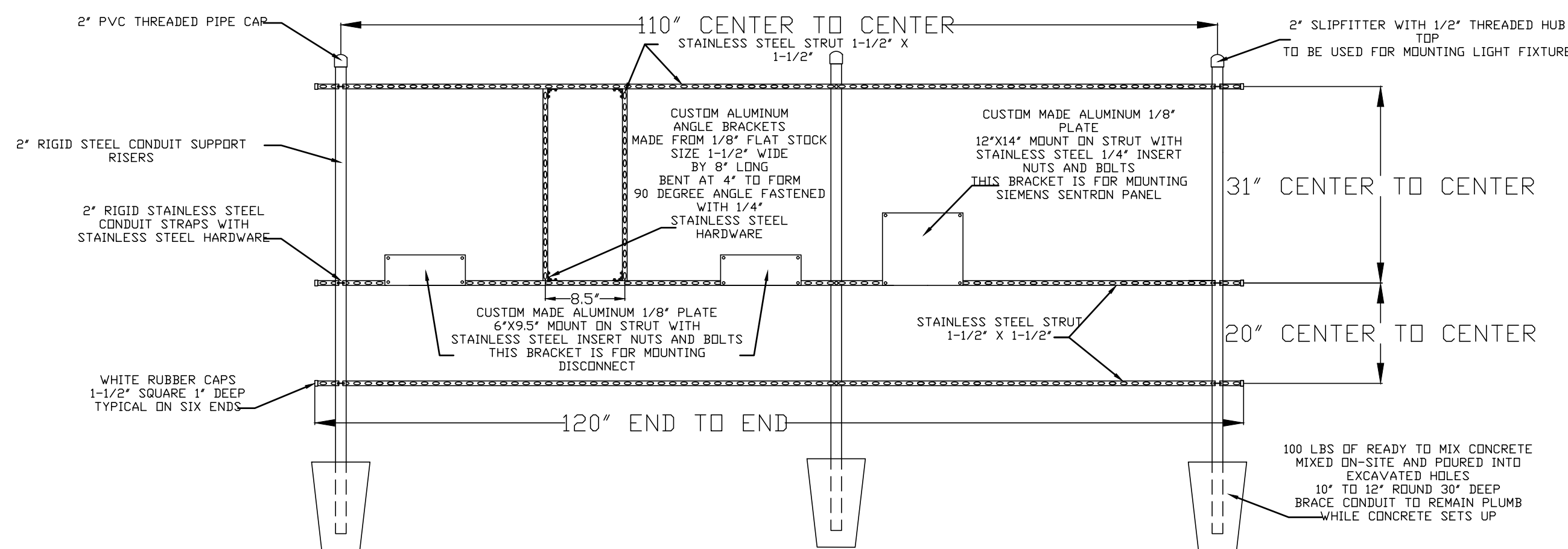
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CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

SHEET
C-9.5

DETAIL "C"



480 VOLT POWER RACK WITHOUT GENERATOR AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS

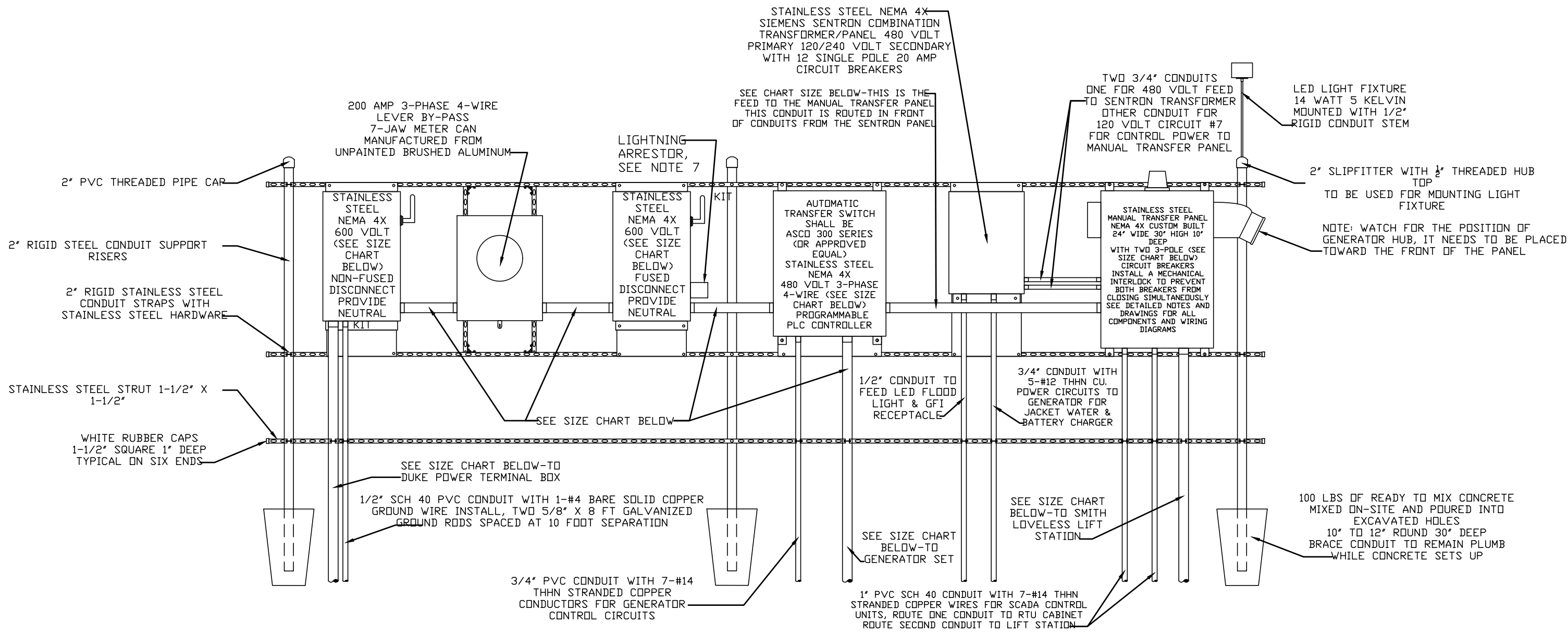
480 VOLT WITHOUT AUTOMATIC TRANSFER SWITCH

ELECTRICAL SERVICE DATA
STANDARD 2-PUMP WET WELL MOUNTED PUMP STATION

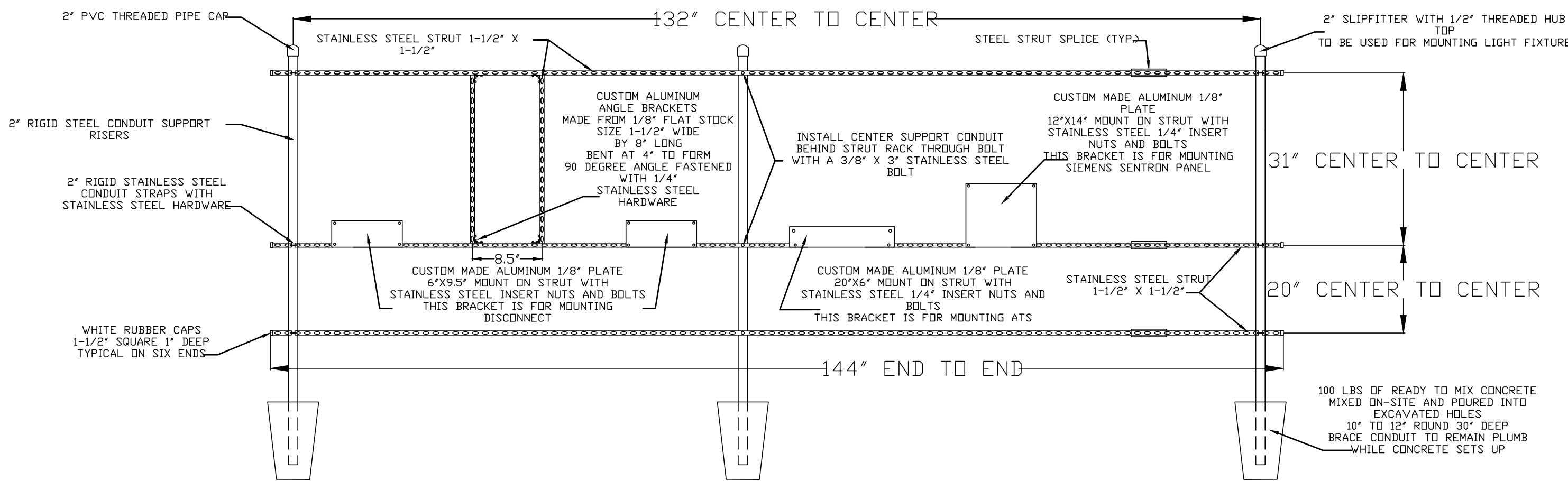
MAIN PUMP MOTOR SIZE	TOTAL STATION FULL LOAD AMPS		
	RATED HP EACH	208 VOLT	230 VOLT
1	17.6	15.3	7.6
1-1/2	21.8	18.9	9.5
2	25.9	22.5	11.3
3	33.1	28.8	14.5
5	47.7	41.4	20.7
7-1/2	65.3	56.7	28.4
10	80.8	70.2	35.1
15	117.0	101.7	50.9
20	148.1	128.7	64.4
25	190.44	160.2	80.1
30	215.3	187.2	93.6
40	---	---	120.6
50	---	---	150.0

1. ENCLOSURE : NEMA 4X STAINLESS, 304 GRADE, 14 GAUGE, GASKETED, #4 BRUSHED FINISH, U.L. AND CSA APPROVED, HASP AND STAPLE FOR PADLOCKING, INSIDE PRINTER POCKET, STAINLESS STEEL HINGE, MIN. SIZE 24"x 24"x 8" FOR UP TO 15 P.H.
2. MAIN BREAKER : SQUARE D HEAVY DUTY SIZED PROPERLY FOR FULL LOAD OF STATION PLUS 25%.
3. MOUNTING SCHEMATIC : BY CITY-DEVELOPER SEE SPARE PARTS LIST
4. MECH. INTERLOCK : ALL ALUMINUM AND STAINLESS STEEL W/POSITIVE MEANS OF LOCKING OFF BREAKER NOT IN USE. THE BREAKERS WILL PROTRUDE THROUGH INNER DOOR.
5. RECEPTACLE : RUSSELL STOLL RJ9104AFR (230 VOLT ONLY), MELTRIC PART #37-9804T (480 VOLT ONLY)
6. LIGHT ADAPTER : RUSSELL STOLL J-448-10, 20 DEG. ADAPTER
7. LIGHTNING ARRESTOR : HEAVY DUTY, SQUARE D PIN SDASA3650, OR INTERMATIC AG503C 800V.
8. PHASE MONITOR : DIVERSIFIED PIN SLA-230-ASA, 8 PIN WITH N.O. AND N.C. CONTACTS WIRE TO TERMINAL FOR RTU EQUIPMENT.
9. HIGH WATER ALARM : RED, LEXAN, W/NO EXTERNAL SCREWS.
10. HWRA RELAY : SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.
11. ALARM RESET/SIL : SQUARE D, WHEEL LOCK PIN 31T-110 MOUNTING TO READ WEATHER PROOF CAST BOX ON OUTSIDE OF ENCLOSURE.
12. ALARM RELAY : SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.
13. ALARM RESET/SIL : SQUARE D, WEATHER PROOF MOUNTED ON EXTERIOR OF ENCLOSURE.
14. ENCL. BACKPLATE : ALUMINUM, 12 GAUGE
15. TERMINAL STRIP : BUCHANON PIN 0625
16. GROUND LUG : BUCHANON PIN 824
17. NEUTRAL LUG : BUCHANON PIN 824
18. MAIN LOAD LUG : SQUARE D PIN U3
19. LABELS : ALL BREAKERS AND SWITCHES TO BE IDENTIFIED BY PERMANENTLY ATTACHED LABEL TO PANEL DOOR INTERIOR
20. MOUNTING SCHEMATIC : STAINLESS STEEL 304
21. SCHEMATIC DWG. : PROTECTED BY PLASTIC COATING AND ATTACHED TO PANEL DOOR INTERIOR.
22. MANUFACTURER : STACON, ECGS OR FCI OF DELAND APPROVAL.
23. R.T.U. : (DATA FILE) MALBORN BELLEVILLE FLA. (R.T.U. 204) OR SHALL BE INSTALLED BY CITY- DEVELOPER TO BEAR ALL COSTS.
24. PROVIDE SPARE PARTS : SEE SPARE PARTS LIST
25. WET WELL : TO BE COATED INSIDE AND OUT WITH MIN. 24 MILS OF COAL/TAR EPOXY
26. EQUIVALENT PRODUCTS CAN ONLY BE APPROVED UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE CITY OF DELAND.

DETAIL "D"



480 VOLT POWER RACK WITH GENERATOR WITH AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS

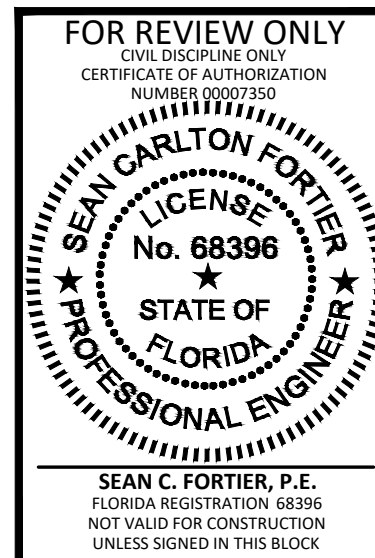
480 VOLT WITH AUTOMATIC TRANSFER SWITCH

ELECTRICAL SERVICE DATA

STANDARD 3-PUMP WET WELL MOUNTED PUMP STATION

MAIN PUMP MOTOR SIZE		TOTAL STATION FULL LOAD AMPS		
RATED HP EACH		208 VOLT	230 VOLT	460 VOLT
1		27.3	23.7	11.9
1-1/2		33.3	28.9	14.5
2		39.3	34.1	17.1
3		49.6	43.2	21.6
5		70.6	61.4	30.7
7-1/2		96.1	83.5	41.8
10		118.5	103.0	51.5
15		170.9	148.5	74.3
20		215.7	187.5	93.8
25		---	---	116.5
30		---	---	136.0
40		---	---	175.0
50		---	---	217.3

Index No.
30800
REVISED 11/05/21
SHEET 3 OF 3



KCG

1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

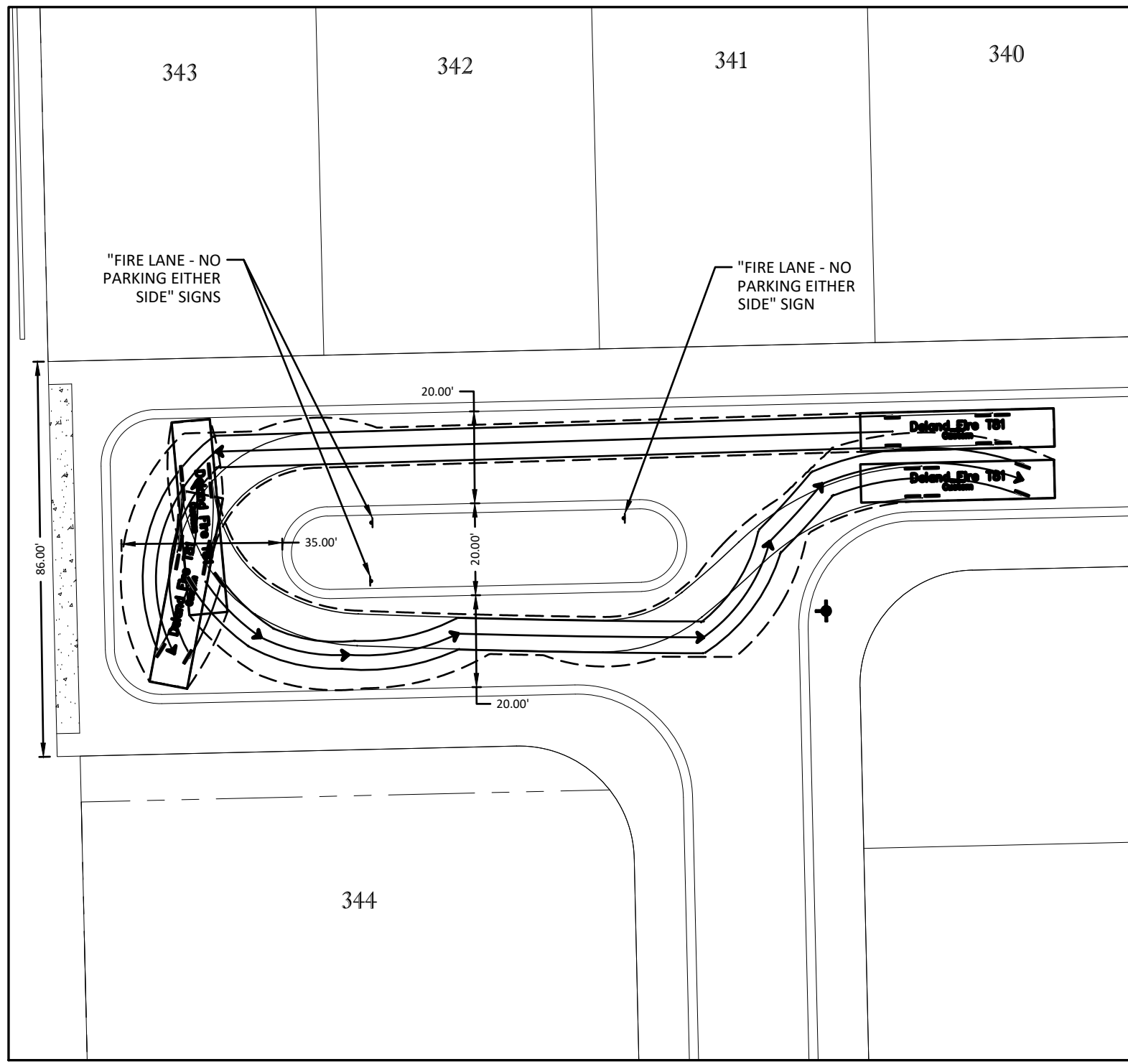
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

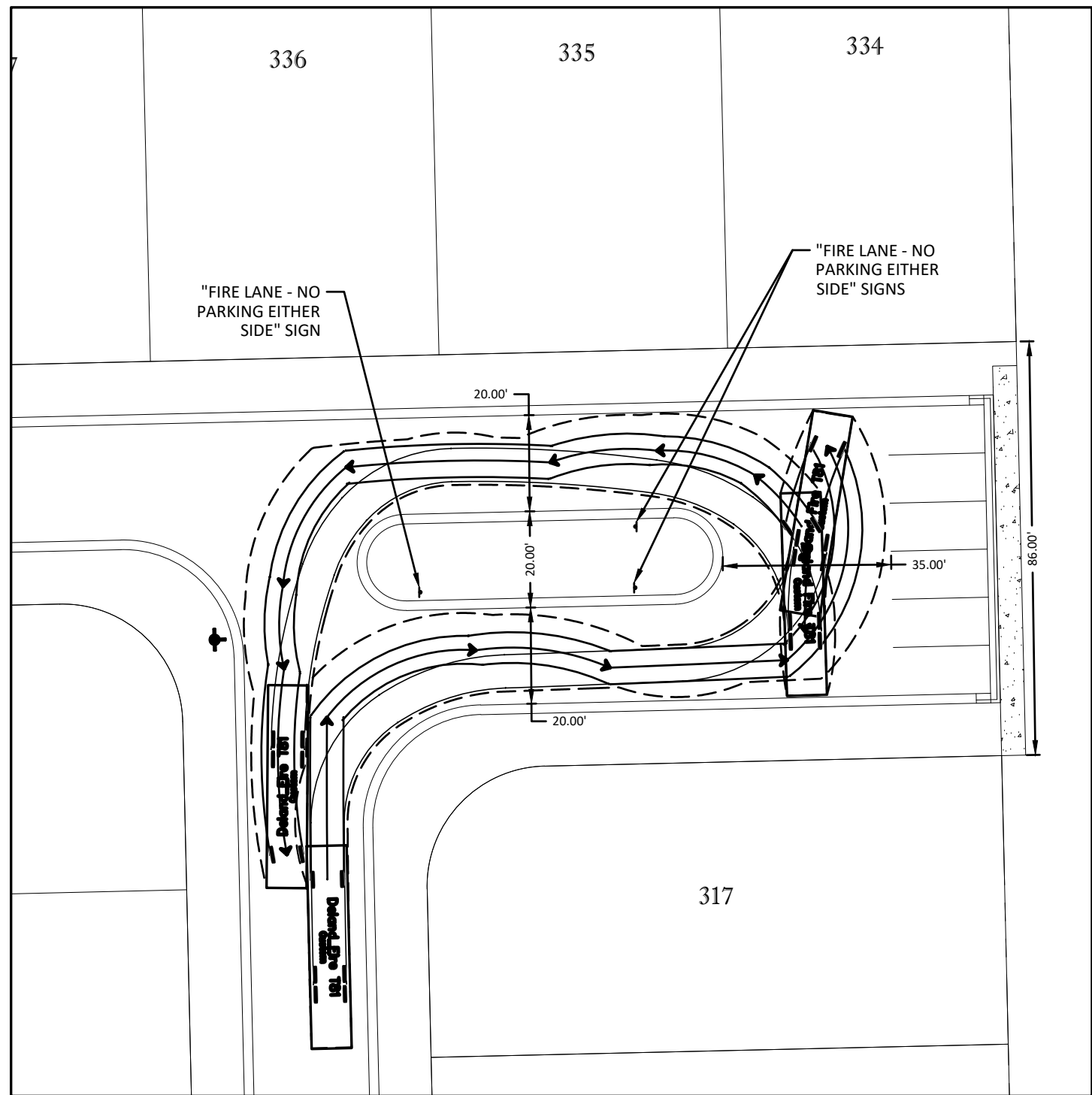
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DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

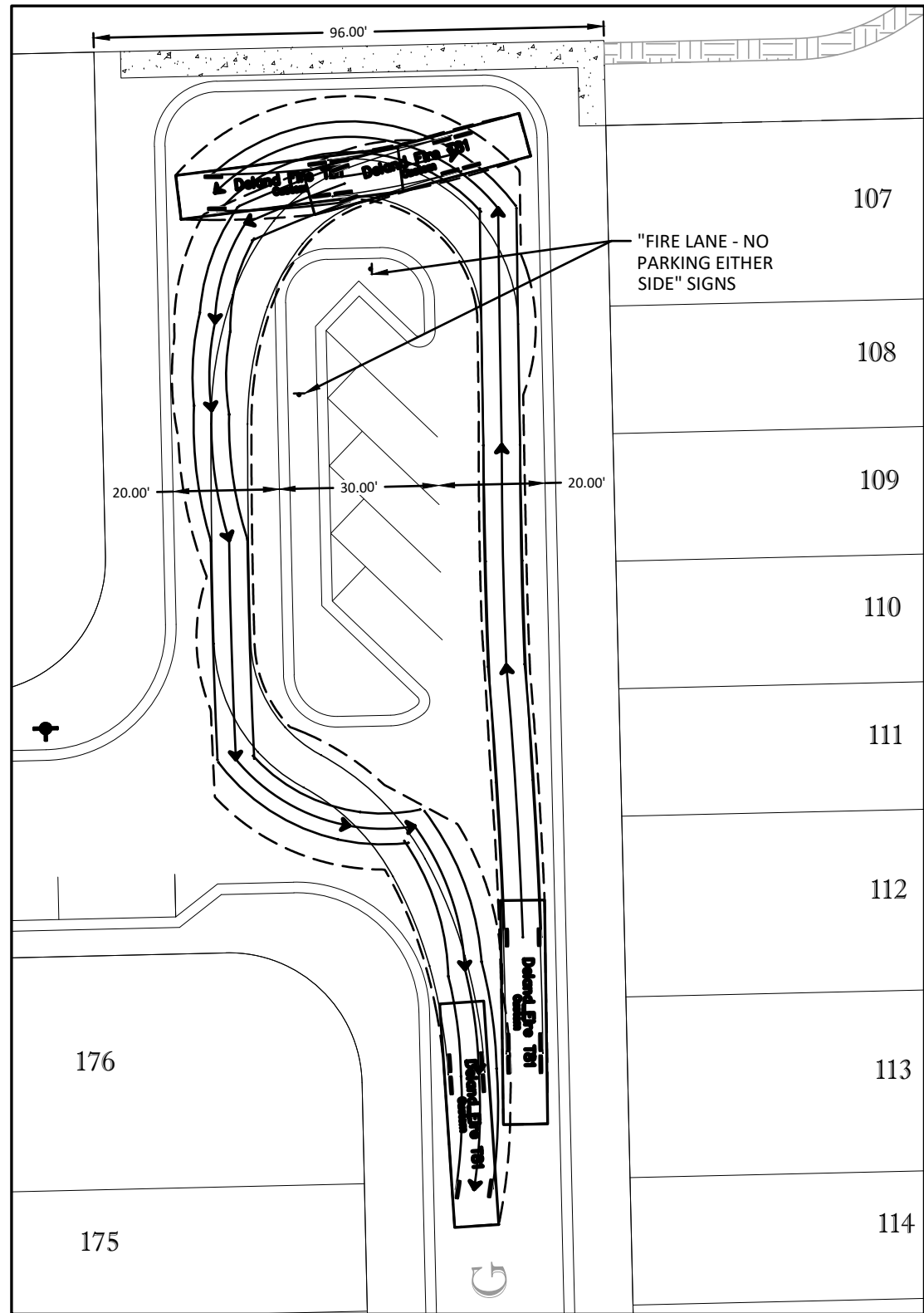
SHEET
C-9.7



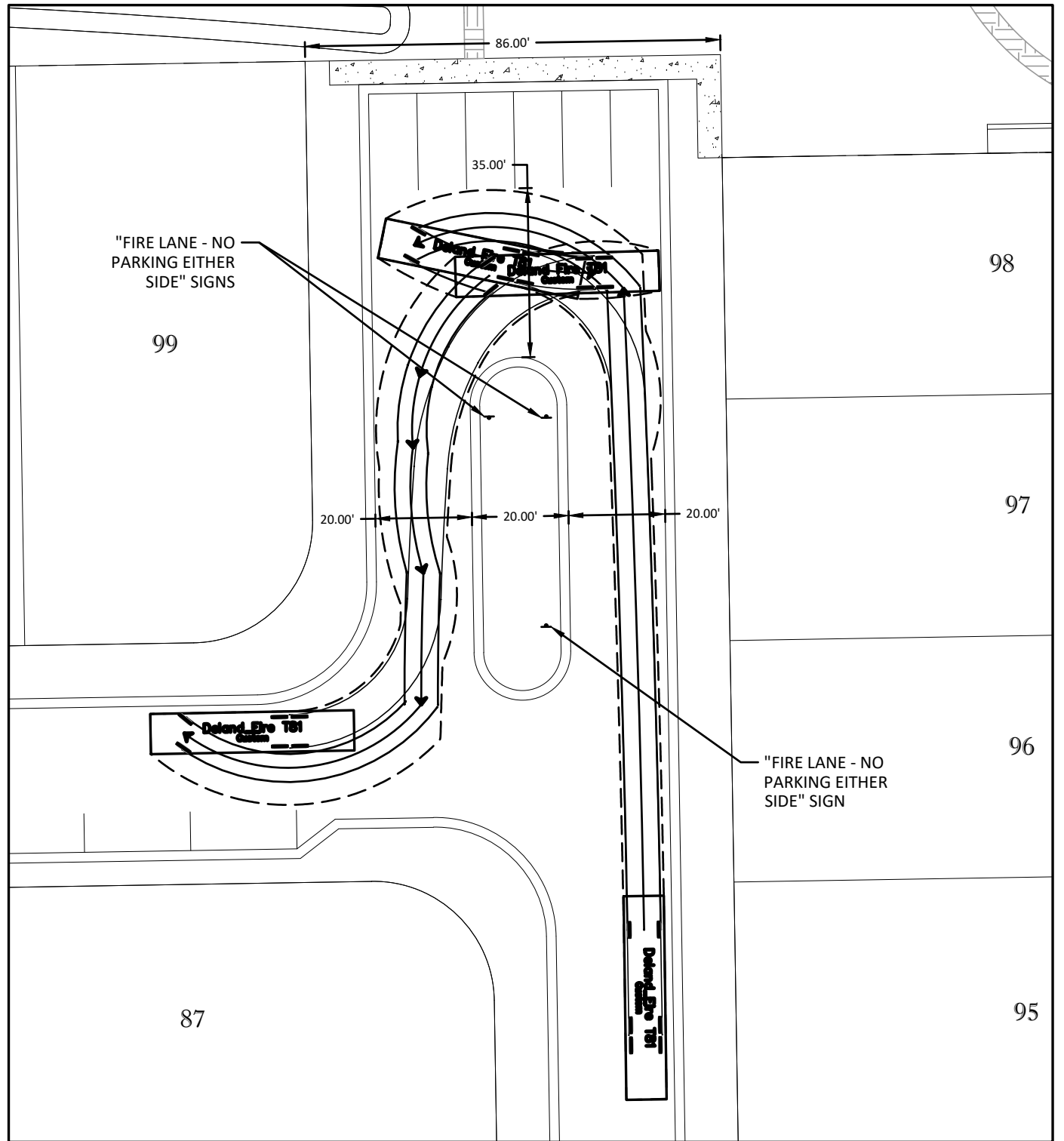
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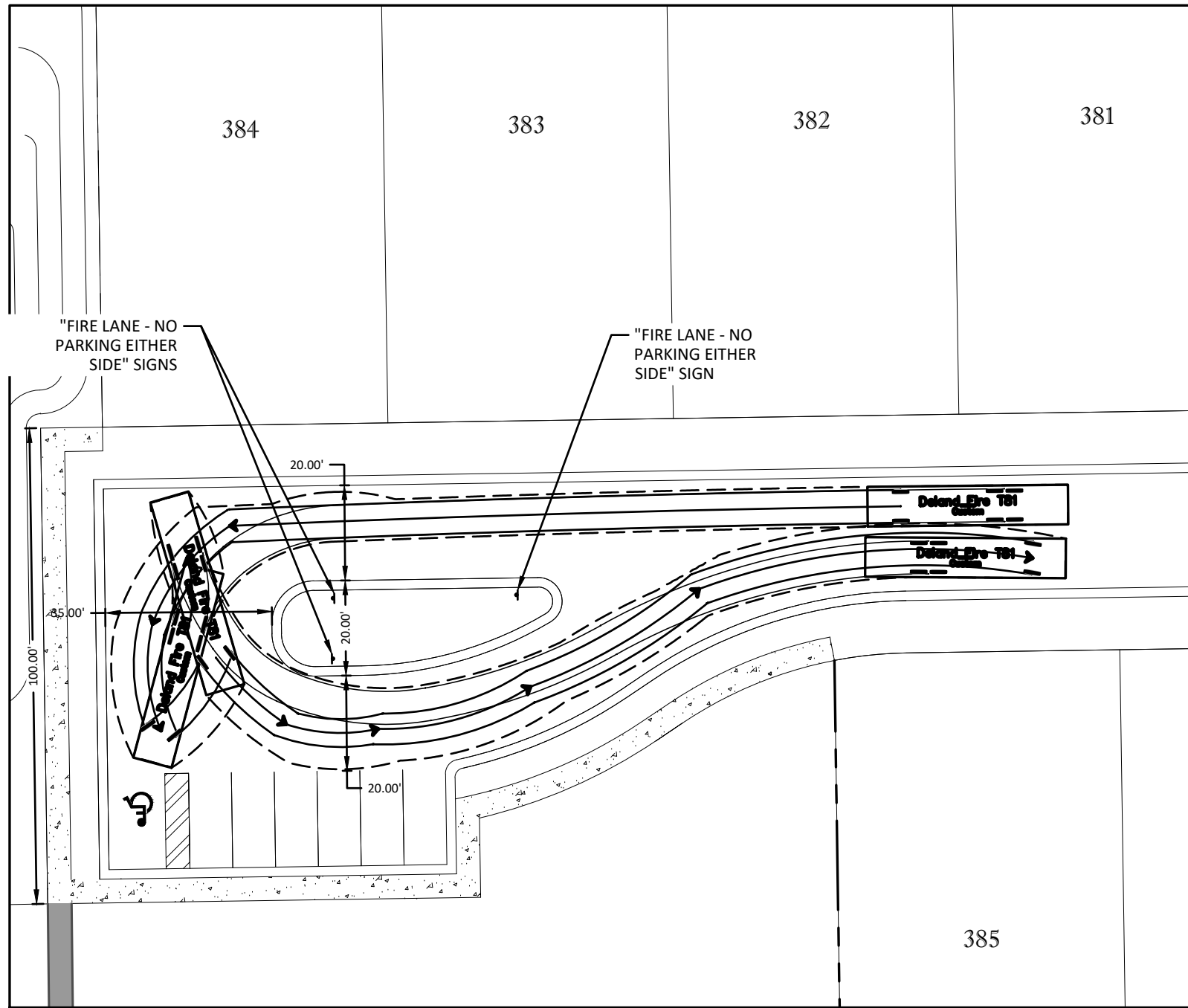
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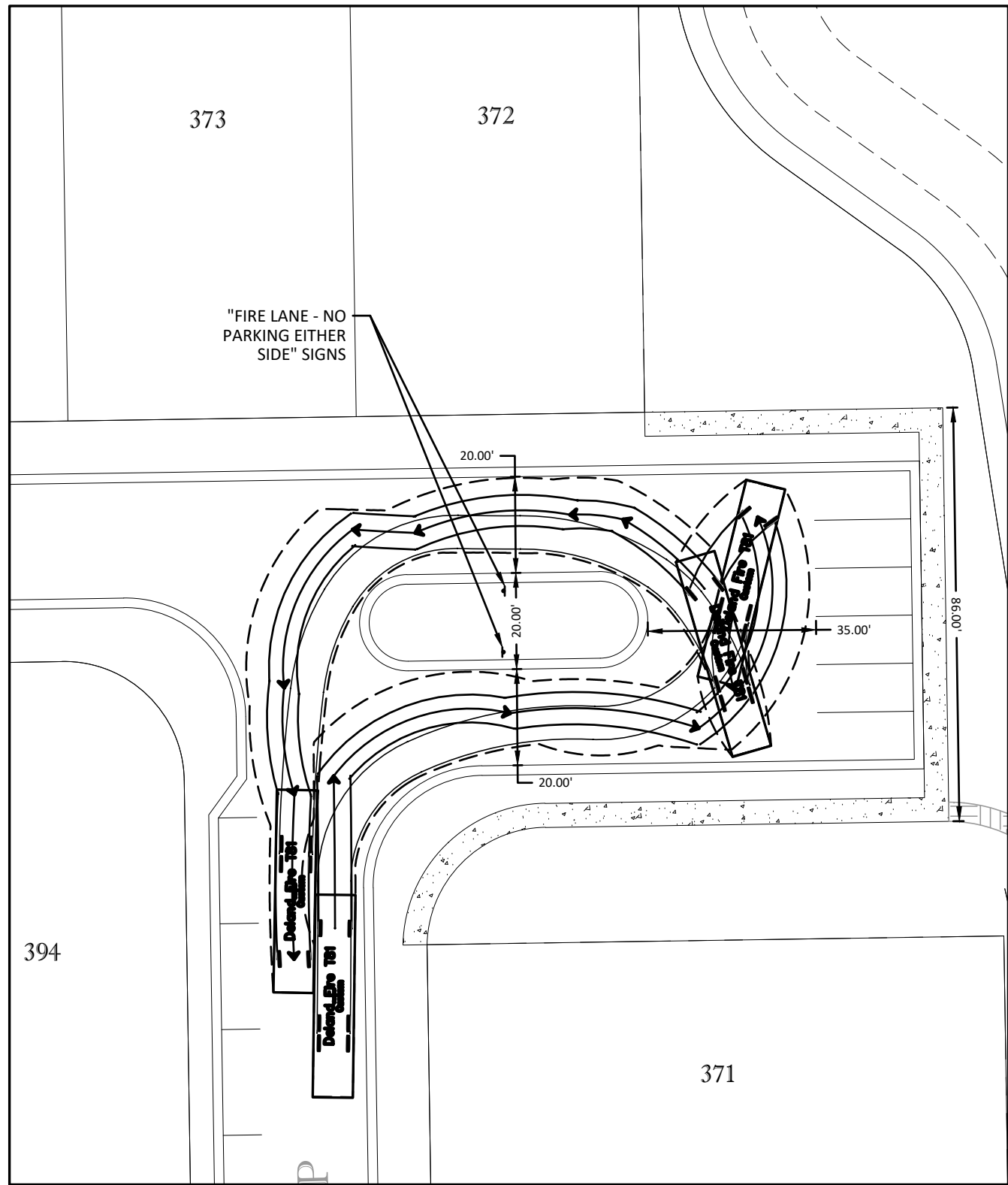
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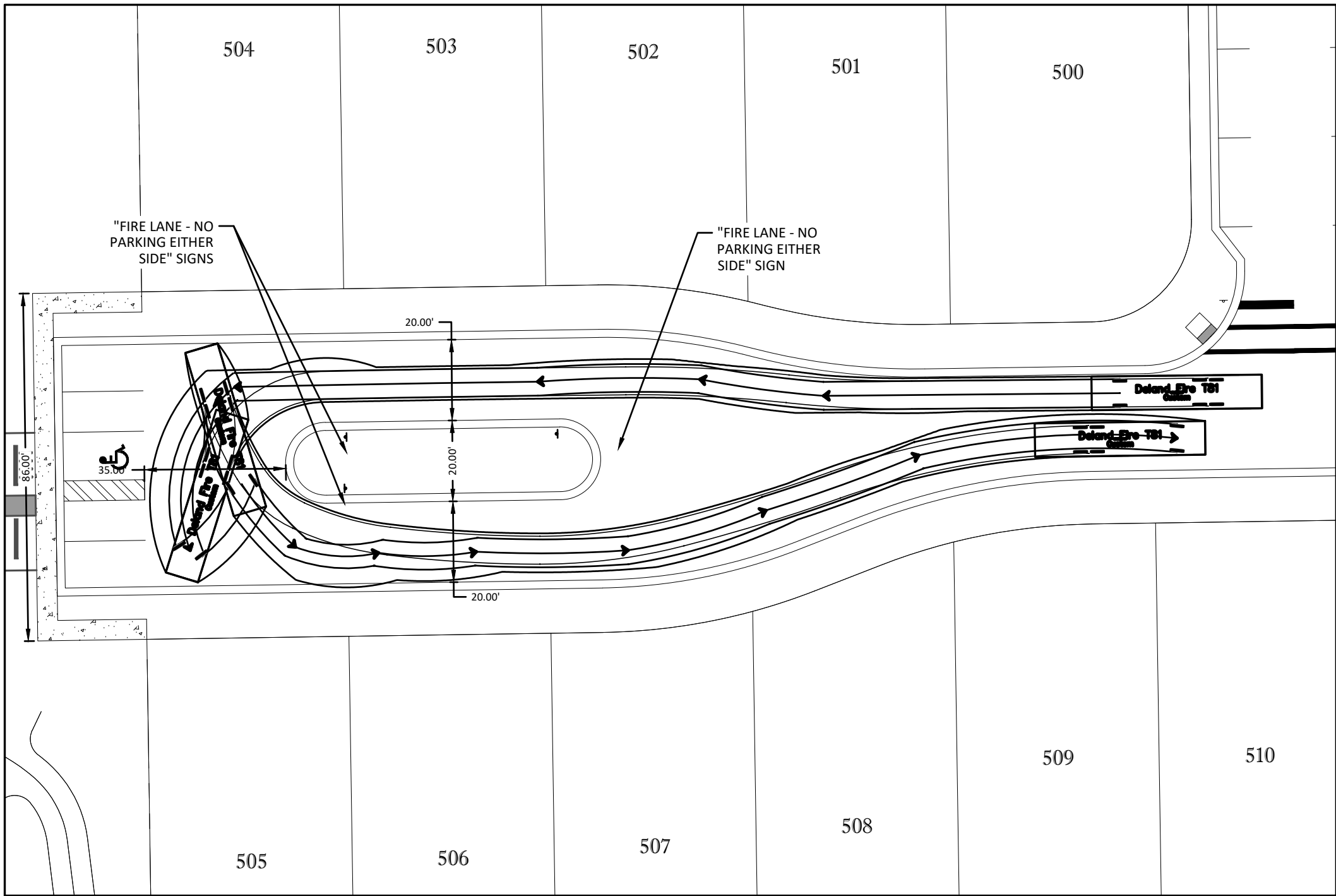
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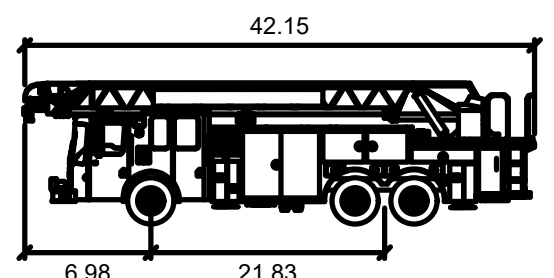
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TURN DETAIL 'F'
SCALE: 1"=30'



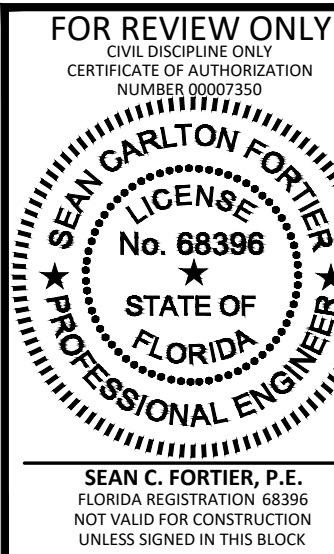
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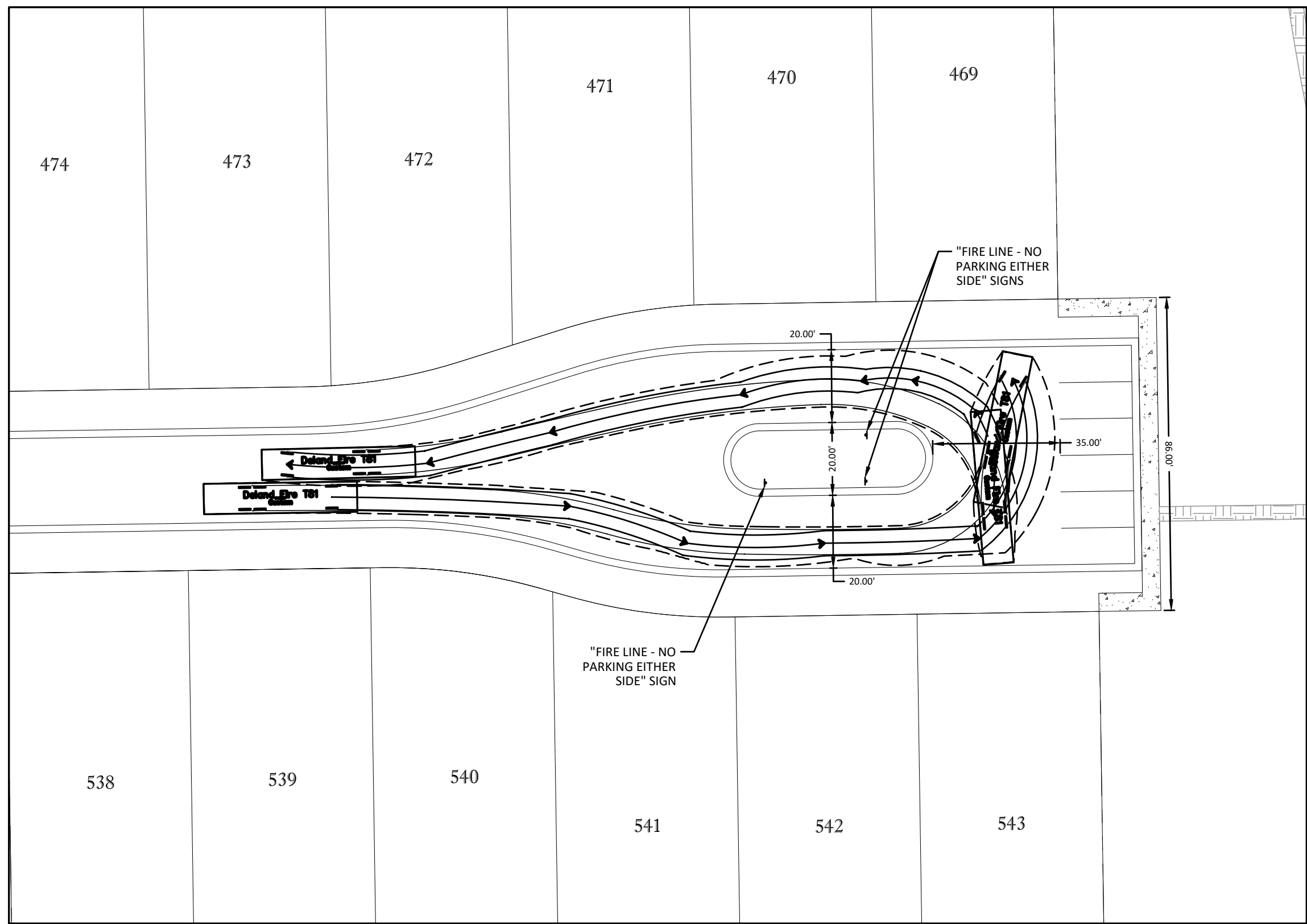


Deland Fire T81
feet
Width : 8.33
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 37.7

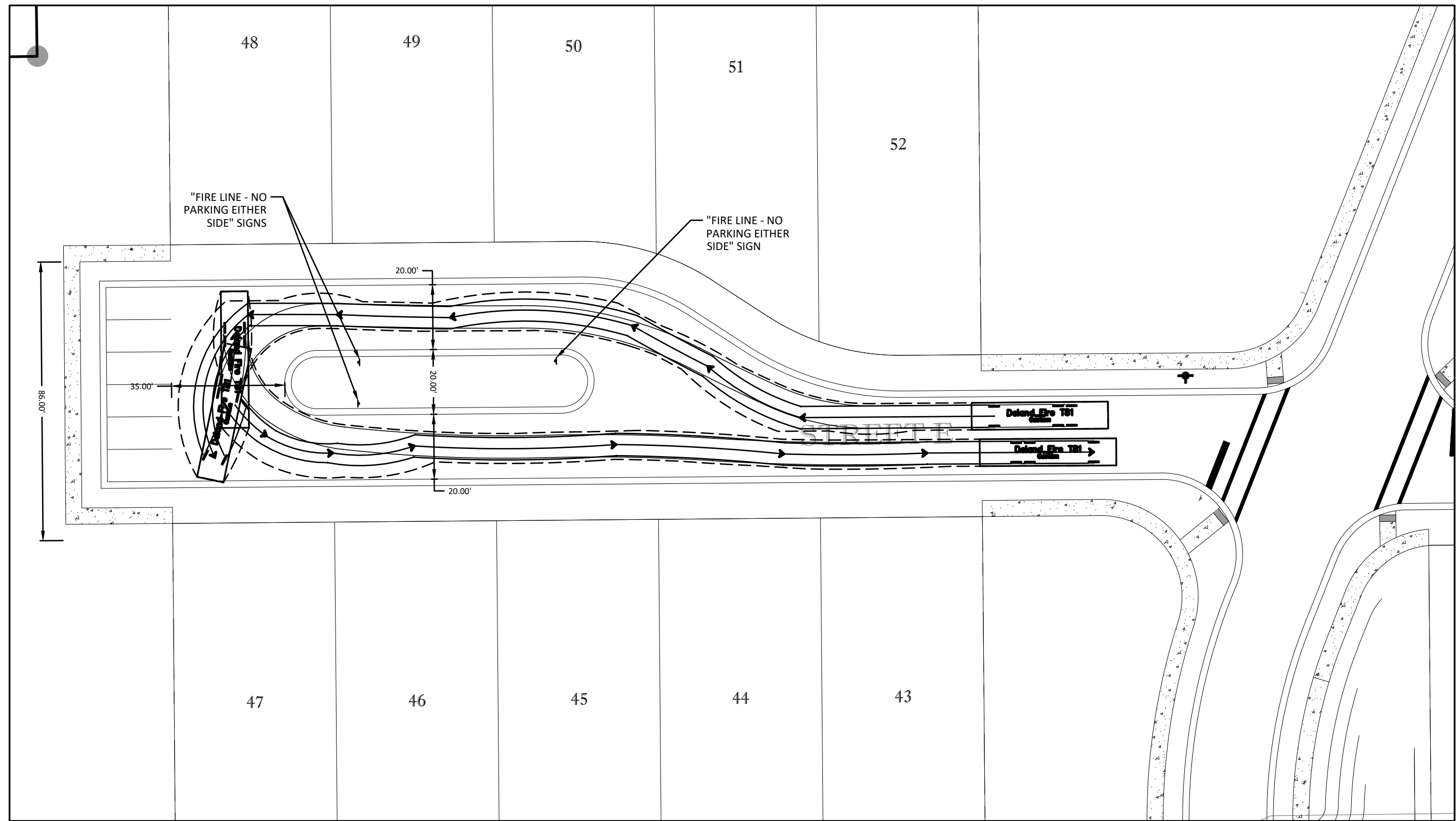
LEGEND

- VEHICLE BODY
- FRONT TIRES
- REAR TIRES
- VEHICLE CENTERLINE

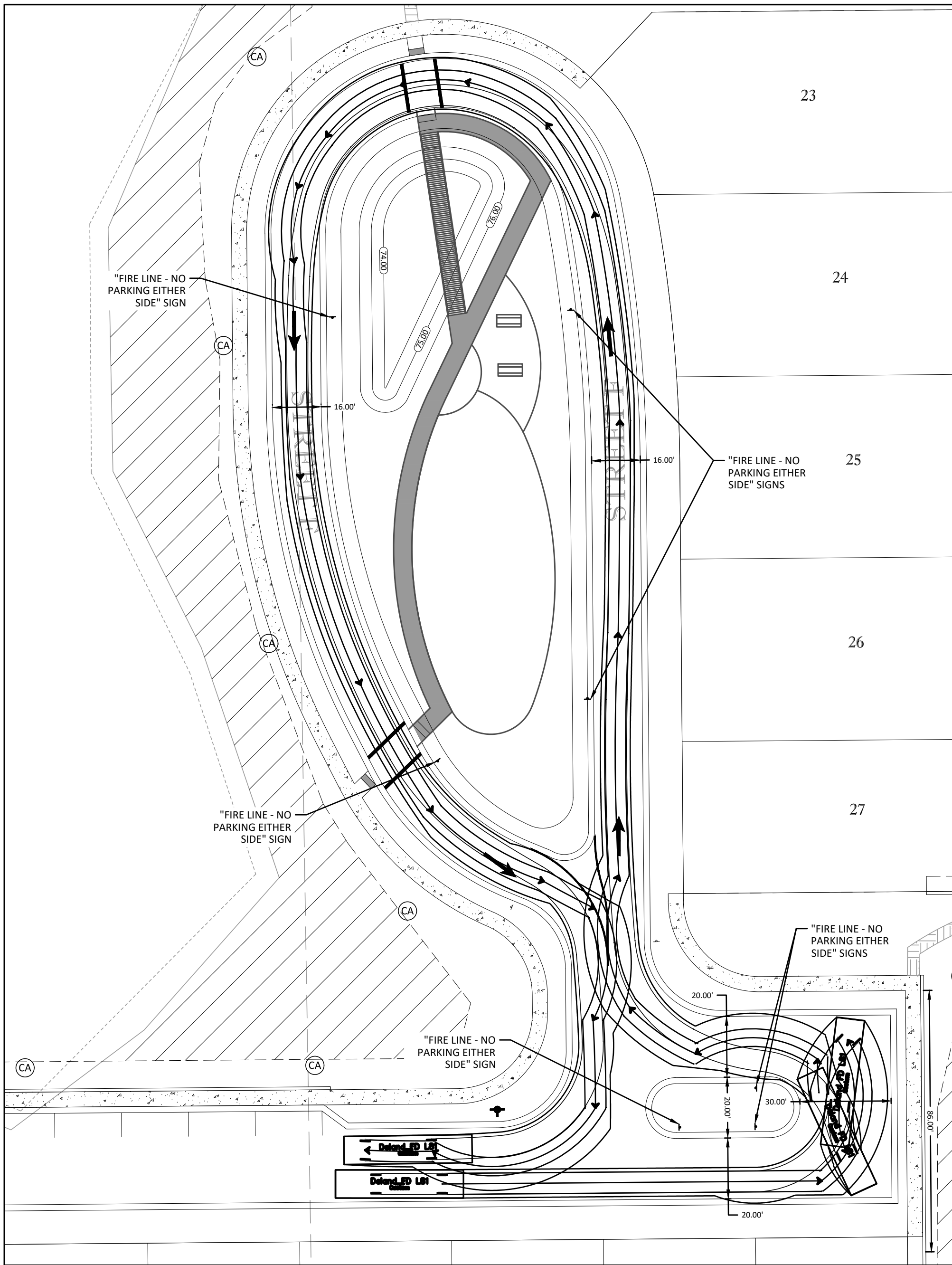




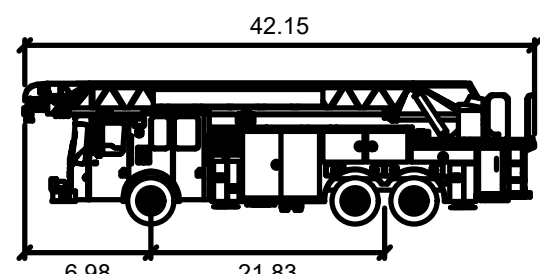
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TURN DETAIL 'I'
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TURN DETAIL 'J'
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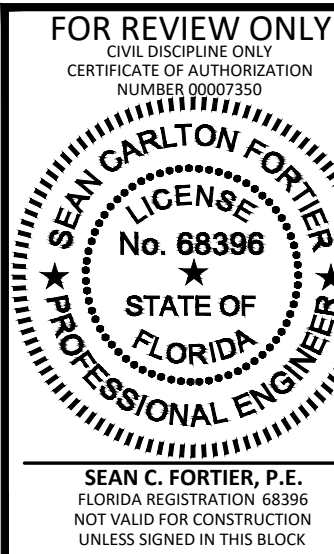


Deland Fire T81

Width	: 8.33
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 37.7

LEGEND

---	VEHICLE BODY
---	FRONT TIRES
---	REAR TIRES
---	VEHICLE CENTERLINE





LEGEND



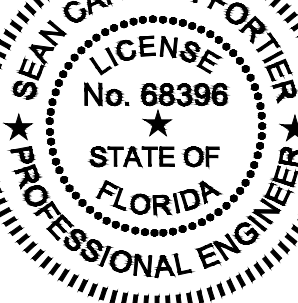
INFILTRATION SWALE

FOR REVIEW ONLY

CIVIL DISCIPLINE ONLY

CERTIFICATE OF AUTHORIZATION

NUMBER 00000000



SEAN C. FORTIER, P.E.

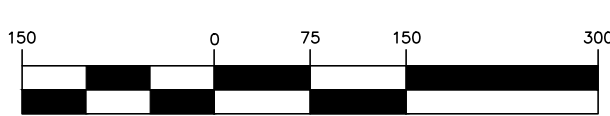
FLORIDA REGISTRATION 68396

NOT VALID FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

DATE	REVISION

PREPARED FOR:
**HANOVER
LAND COMPANY**

**TRINITY
GARDENS**

LID AREAS PLAN

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	09/22/22

SHEET
C-11.0

PLANNING DEPARTMENT STAFF REPORT TO THE CITY OF DELAND PLANNING BOARD November 15, 2022

A. APPLICATION NO.: Z22-161

APPLICANT: George Dennison

REQUEST: The applicant is requesting to amend the zoning
From: C-2 (General Commercial)
To: C-2A (Downtown Commercial)

APPLICABLE ORDINANCES:

Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments and rezoning

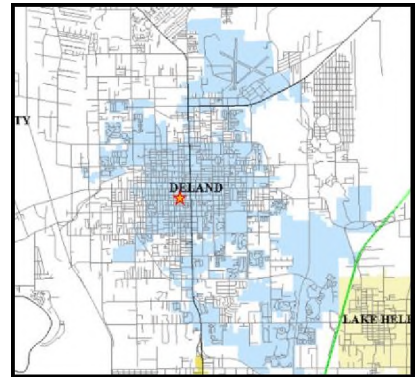
Location: 216 S. Florida (701610000014)

Parcel Size: 0.533 ± acres (23247 s.f.)

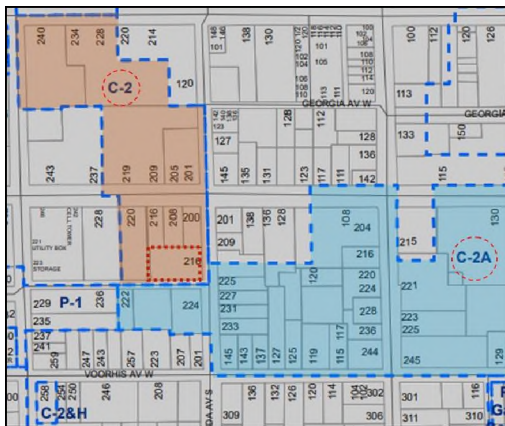
Existing Use: Undeveloped

B. ANALYSIS:

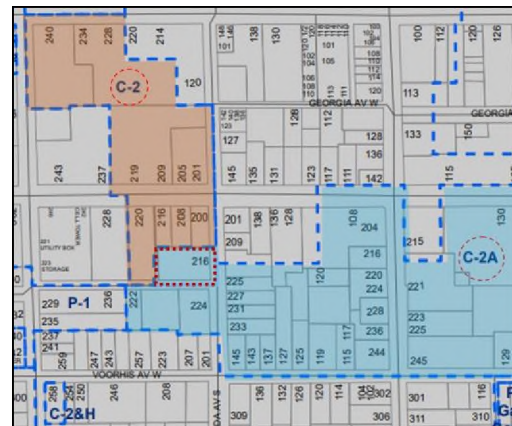
The site is an undeveloped property located along Florida Ave. south of Howry Ave. The owner would like to rezone the property to permit future development. The existing zoning designation, C-2 (General Commercial) is not in compliance with the underlying land use designation (Downtown Commercial). Approval of the rezone request would place the property into compliance.



The property is located adjacent to the rear of a number of offices located along Howry and a property listed as Store/Office/Residential. It also abuts a multi-family use to the west. The property immediately to the south is owned by the City of DeLand and was the former location of a dry cleaners that was demolished and currently is vacant.



Existing Zoning



Proposed Zoning

Section 33-135 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 proposed zoning is in exact compliance with the underlying land use. it was the intent of the land use amendment to permit this zoning designation.

The existing zoning designation is described as follows:

C-2—General Commercial District

- (a) Statement of intent. The purpose of this zoning district is to provide for the general retail and service needs of the DeLand area. The uses that are permitted will draw from a wider area than the uses allowed in the neighborhood commercial zoning district.

The proposed zoning designation is generally described as follows:

C-2A—Downtown Commercial District.

- (b) Statement of intent. The purpose of this zoning district is to provide for residential, retail, and service needs of the Central Business District (CBD). The list of permitted uses contains those land uses that are oriented to the downtown area.

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

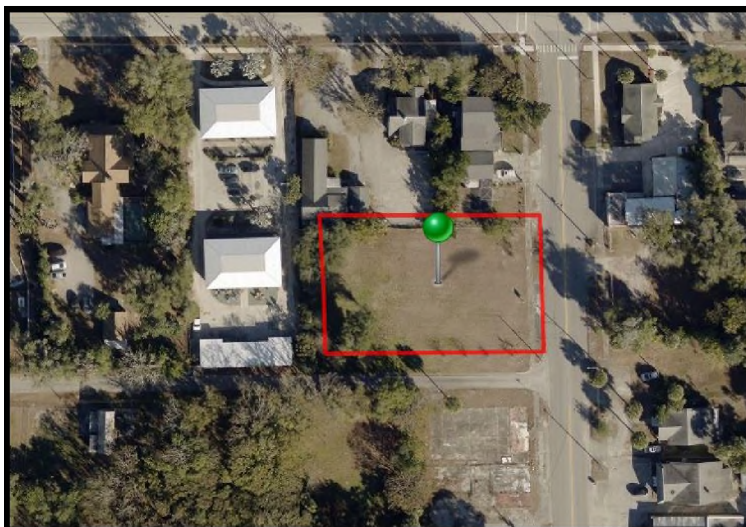
The property is located within the urban core and rezoning of the property will only amend the permitted uses of the property and not impact any environment or natural resources.

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

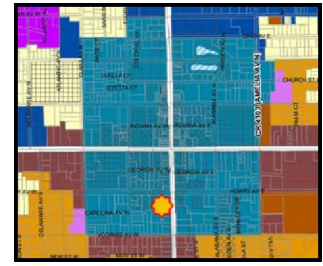
The property is undeveloped and the economy will only be impacted inasmuch as the number of permitted uses will increase and there will be more options available for use of the property. The rezoning will enable the owner to use the property as intended.

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

The rezoning action will not impact governmental services. The property is located within the urban area and such services are already provided. No new services are anticipated to be required because of the rezoning action.



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



Originally, this core area was where DeLand began its development as a city. Much of the area surrounding the downtown was residential and as the city began to expand so did the commercial core and the Downtown Commercial land use designation was implemented to promote the development patterns outlined in the DeLand Redevelopment Plan (2005).

The current zoning designation permits general commercial use and the land use permits multi-family residential use. The underlying land use designation (Downtown Commercial) supports only C-2A and PD zoning. The requested rezoning would make the zoning consistent with the land use.

6. Was there a mistake in the original classification?

The city amended the land use designation of the core downtown area, but the underlying zoning designations were allowed to remain as they were without penalty even in circumstances where they did not comply. As property owners wish to rezone their properties to the C-2A designation it will bring them into compliance with the land use.

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

The proposed rezoning will eliminate some of the uses that are currently permitted and it will permit some uses that are not currently permitted. In doing so it will provide a mechanism to meet the intent of the underlying land use designation.

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

The rezoning request will not adversely impact health, safety or welfare. It was the intent of the administrative land use amendment to support the central business district and permit its expansion to areas where it would be compatible.

C. CONCLUSION:

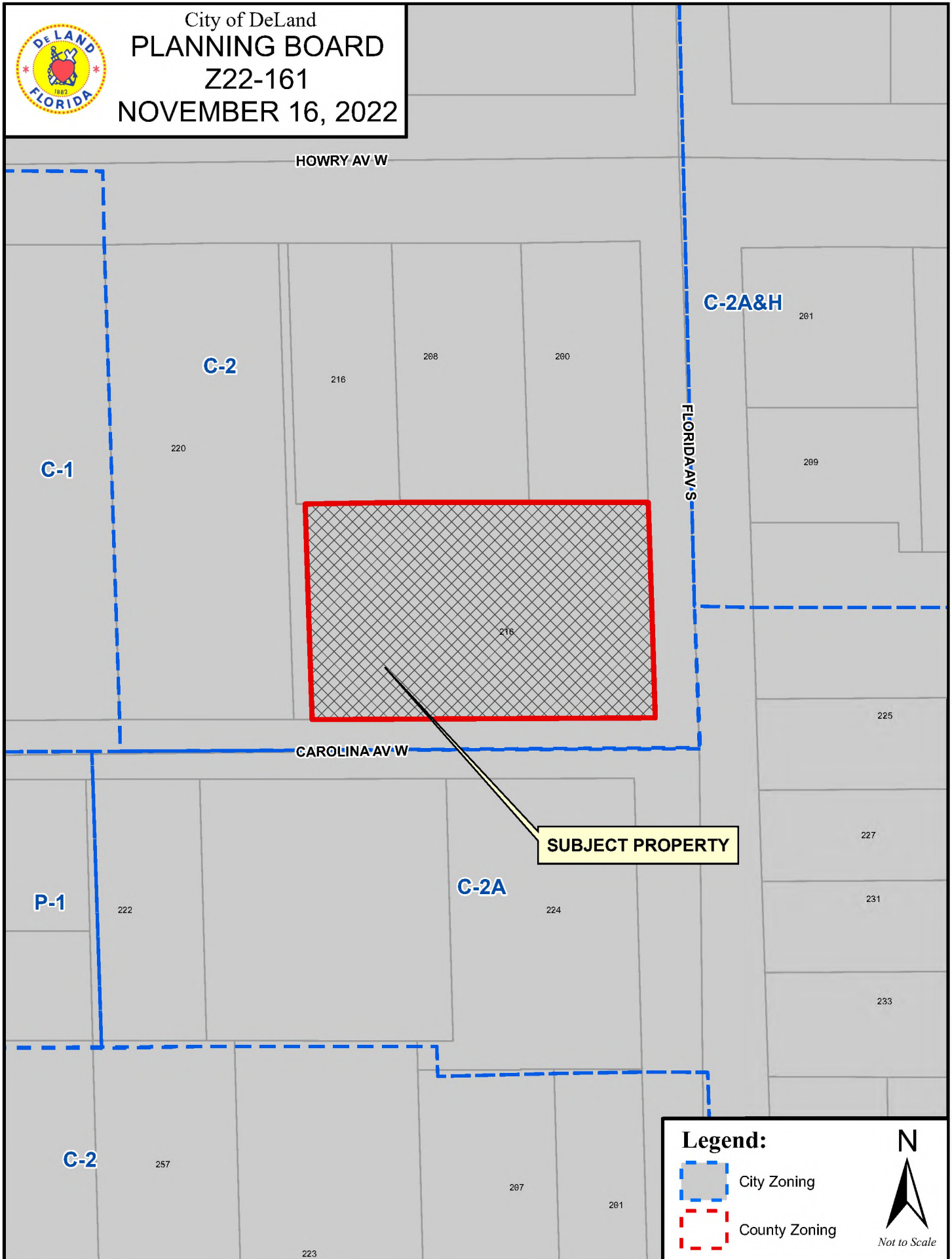
This rezoning request will constitute another non-compliant property coming into compliance with the underlying land use.

D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward to the City Commission a recommendation of approval for the rezoning request. *(This request will be scheduled to be heard by the City Commission on December 19, 2022)*



City of DeLand
PLANNING BOARD
Z22-161
NOVEMBER 16, 2022





City of DeLand
PLANNING BOARD
Z22-161
NOVEMBER 16, 2022



**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

November 16, 2022

APPLICATION: AN22-168

1. **Requested Action:** Annexation of property located in unincorporated Volusia County into the City limits of DeLand
2. **Location:** East of Spring Garden Ave., on the north side of Greens Dairy Rd. Ave.
3. **Petitioner:** Mark Watts, Cobb Cole
4. **Owner:** Greens Dairy LLC
5. **Size of parcel(s):** ± 10.22 acres
6. **Parcel ID:** 6032-00-00-0472
7. **Land Use Designation & Zoning of Subject Property:**

Future Land Use: Volusia County: Urban Low Intensity

Existing Zoning: VC: R-3A

Existing Use: Undeveloped

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

	LAND USE	ZONING
North:	VC: ULI; ULI	Addison Landing PD
South:	BR	VC: R-3
East:	ULI	Addison Landing PD; Garden Crossings PD
West:	VC: COM	VC: R-3AC

9. **Physical Characteristics:** The proposed annexation consists of ± 10.22 acres, and will also include all of the adjacent right-of-way. The subject property does not appear to contain wetlands and does not lie within the 100-year flood zone. The parcel is currently vacant and undeveloped.

10. Public Services & Utilities: The City's Utilities Department will determine the closest City water and sewer mains. The Police Department will determine the appropriate Patrol Zone, and the Fire Department will confirm that there is adequate fire protection. Furthermore, the County of Volusia will confirm that there are no code enforcement actions or liens associated with this property.

11. Growth Management Plan

Consistency: An application for a change in land use will be required to amend the future land use from Volusia County Urban Low Intensity (ULI) to the appropriate City land use designation. Additionally, an

application for a zoning change from Volusia County R-3A (Urban Single Family Residential) to the Int'l Speedway Townhomes PD will also be required. To the north and east of the subject property is the Addison Landing residential development which consists of 55-85-ft. wide parcels. To the south of the subject property is the Greens Dairy Rd. right-of-way and undeveloped property currently zoned VC: R-3. Immediately adjacent to the west are more residential parcels and commercial properties on Spring Garden Ave.



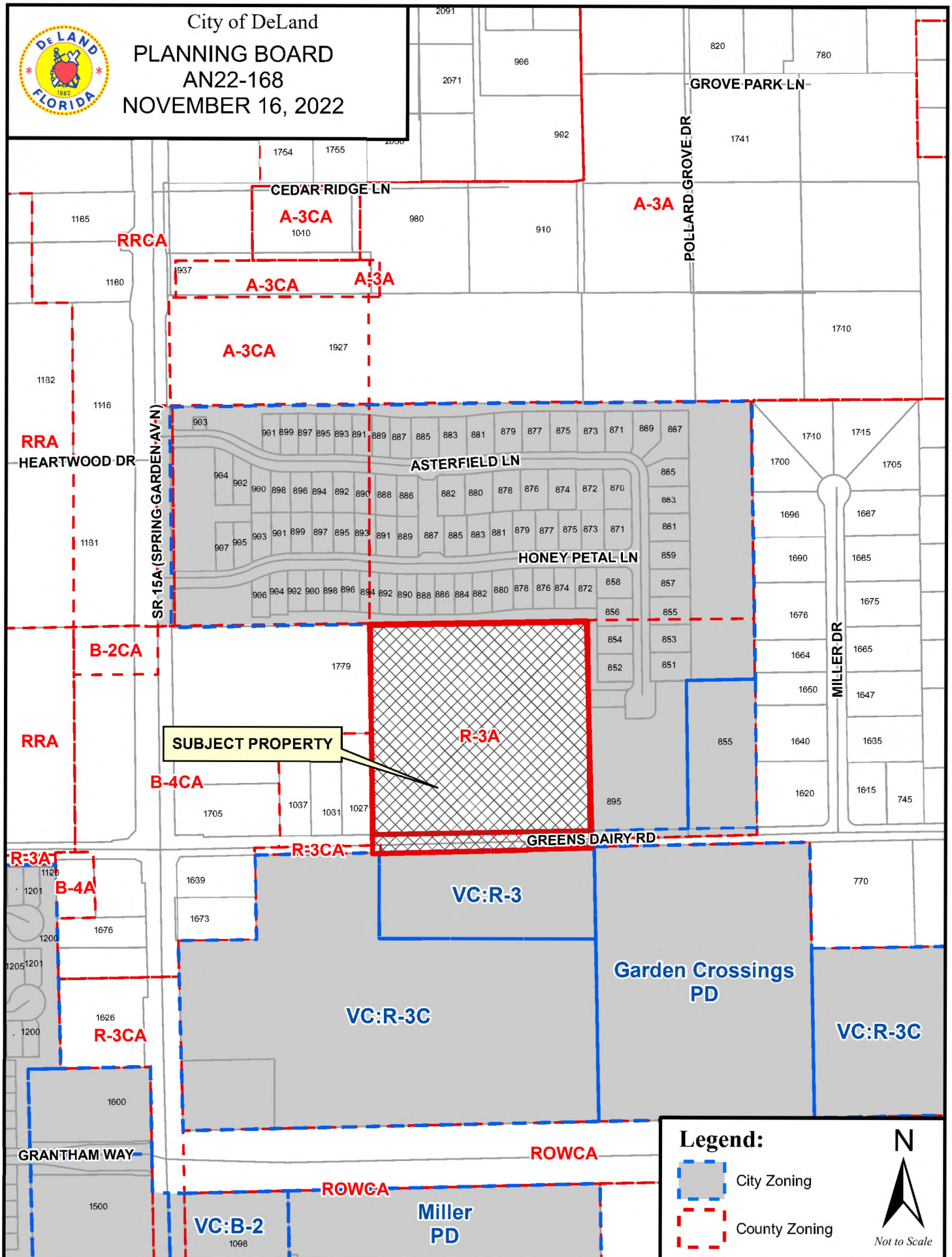
12. Analysis: The City's guidelines for annexation require a property be sufficiently contiguous to property already within the city limits and to be accessible to public services provided. In addition, the State requires the property be reasonably compact, not circuitous, and does not create an enclave. 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 north by ± 664 ft., and to the east by ± 668 ft. To the south of the Greens Dairy Rd. right-of-way, the property is contiguous by ± 664 ft.

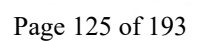
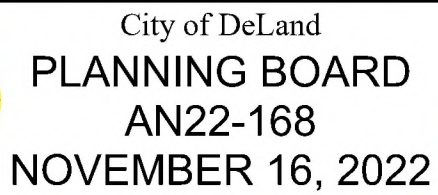
Recommendation: Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

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.

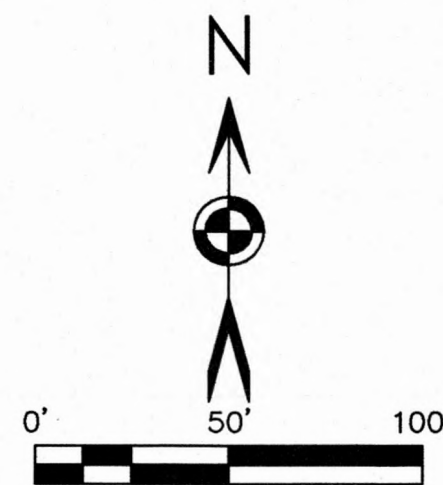


City of DeLand
PLANNING BOARD
AN22-168
NOVEMBER 16, 2022





ALTA/NSPS LAND TITLE SURVEY
VOLUSIA COUNTY PARCEL #6032-0000-0472



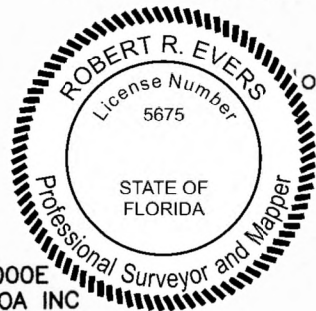
A survey of the Property and the Access Area prepared by a duly licensed surveyor, certified to Seller, Purchaser and Title Company and prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA, NSPS and NSPS in 2021, and shall include Items 1, 2, 3, 4, and 13 of Table A thereto and pursuant to the accuracy standards (as adopted by ALTA and NSPS and in effect on the date of the certification) of an Urban Survey. In the event the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys differ from federal, state, or local requirements the more stringent of requirements shall apply. The survey shall be certified to Purchaser, Seller and to the Title Company (and its agent) issuing the title policy. The certification shall read as follows:

T Longbranch Investors, LLC, a South Carolina limited liability company, and Chicago Title Insurance Company, This is to certify that this map or plat and the survey on which it is based, were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS 2021, and includes items 1, 2, 3, 4, and 13 of Table A thereof. The field work was completed on June 13, 2022.

Digitally signed by Robert Evers

Robert Evers Date: 2022.08.23 11:56:25
Signed _____ Date _____

being a Registered Professional Land Surveyor
in the State of Florida



1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)

2.—Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NO ENCROACHMENTS FOUND)

B. Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)

D. Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (NOT A SURVEY MATTER)

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)

6. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only. (NOT A SURVEY MATTER)

7. AS TO PARCEL 2: Terms and conditions of Restrictive Covenants as recorded in Official Records Book 4582, Page 4791. (20 YEAR RESTRICTIVE COVENANT DATED AUGUST 15, 2000, NO LONGER IN EFFECT)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Volusia County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 6420 Southpoint Parkway Suite 100, Jacksonville, FL 32216; Telephone 904-633-9494.

FLOOD CERTIFICATION:
(Per map dated February 19, 2014)
This is to certify that I have consulted the
Federal Insurance Flood Hazard Boundary
Map and found the ABOVE named Property
IS NOT located in a special flood hazard
area, according to Community Panel Map
No. 12127C-0465-H Map Panel 465 of 930
Zone "X".

BUILDING SETBACKS PER VOLUSIA COUNTY

NO CEMETERIES OR FAMILY BURIAL SITES FOUND ON
PROPERTY

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE E 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16, RANGE 30 AS BEING A BEARING OF N88°34'42"E (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR
AND MAPPER.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC

WWW.BLACKWELLSURVEYING.COM
995 W. VOLUSIA AVE. • DELAND, FL. • PH: (386)-734-8050
CERTIFICATE OF AUTHORIZATION NUMBER LB 2791

SYMBOLS :

- = REBAR FOUND (SIZE SHOWN HEREON)
- = 1/2" REBAR & CAP SET
- = 4"x4" CONCRETE MONUMENT & CAP SET
- = CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
- = R.L.S. DISC/NAIL FOUND (SIZE SHOWN HEREON)
- = R.L.S. DISC/NAIL SET
- = IRON PIPE FOUND (SIZE SHOWN HEREON)
- ◆ = RAILROAD SPIKE FOUND
- = BOLT FOUND (SIZE SHOWN HEREON)
- = P/K NAIL FOUND

DATE :	6/13/22
W.O. No.	12-758-05
DRAWN BY :	JT
FIELD BOOK :	581/62
CADD FILE / FILE No. :	12-758-02

[illegible]

NOTE:
This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the entities and or individuals shown hereon, valid on the most current date shown hereon, and shall not be relied upon by any other entity or individual whomsoever.

This Survey / Sketch has been prepared without benefit of abstract or title search unless

otherwise noted hereon.

There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

Page 126 of 193

LEGAL DESCRIPTION
6032-00-00-0472

THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32; THENCE SOUTH $88^{\circ}34'42''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1328.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $88^{\circ}34'42''$ WEST, ALONG THE SOUTH LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32, A DISTANCE OF 664.07 FEET; THENCE NORTH $01^{\circ}01'15''$ WEST, ALONG THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32, A DISTANCE OF 671.63 FEET; THENCE NORTH $88^{\circ}49'32''$ EAST, ALONG THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32, A DISTANCE OF 664.38 FEET; THENCE SOUTH $00^{\circ}59'35''$ EAST, ALONG THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32, A DISTANCE OF 668.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.2194 +/- ACRES, MORE OR LESS.

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

November 16, 2022

A. APPLICATION NO.: SMLU22-169

APPLICANT: Mark Watts, Cobb Cole

REQUEST: To amend the future land use designation from Business Retail (BR) and County Urban Low Intensity (VC: ULI), to Mixed Commercial (MC) and Medium Density Residential (MDR).

B. SITE FACTORS:

Location: East of N. Spring Garden Ave., north & south of Greens Dairy Rd.
Parcel ID #: 7005-00-00-0160; 7005-00-00-0430; 6032-00-00-0472
Parcel Size: ± 33.55 acres
Land Use: Undeveloped
Existing Use: Agricultural/undeveloped

	SURROUNDING USE:
North:	VC: Rural; Urban Low Intensity
South:	Business Retail
East:	Business Retail; Urban Low Intensity
West:	ROW (Spring Garden Ave); VC: Commercial; VC: Urban Low Intensity; Mixed Commercial

C. REQUESTED ACTION & HISTORY:

REQUEST: The applicant is requesting the future land use designation be amended for three parcels, located on the east side of N. Spring Garden Ave., north and south of Greens Dairy Rd., from Business Retail (BR) and County Urban Low Intensity (VC: ULI), to Mixed Commercial (MC) and Medium Density Residential (MDR). All three of the subject parcels are vacant and undeveloped. The applicant is proposing a mixed-use development that will include 215 residential townhomes as well as a commercial component.

The parcel on the north side of Greens Dairy Rd. is 10.22 acres in size and has a current future land use of Volusia County's Urban Low Intensity (VC: ULI) which has a maximum density of 4 residential units per acre. On 10.22 acres, VC: ULI would yield as many as **40** residential units as-is. If developed as the proposed Medium Density Residential (MDR), the maximum density permitted would be 12 residential units per acre. If amended to MDR as proposed by the applicant, the site could yield as many as **122** residential units. That is a net increase of 82 units. Per the city's Comprehensive Plan,

... "Medium Density Residential land use, is intended to act as a transitional area between nonresidential or high-density residential and low-density residential land uses. Adequate safe access should be provided from either a collector level or arterial level roadway to minimize

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the impact to local streets to the extent that the access does not adversely affect roadway operations...”

The parcels on the south side of Greens Dairy Rd. are a combined 23.33 acres in size and have a future land use designation of Business Retail (BR). The BR land use designation is not compatible with residential uses and may only be developed commercially. Under the existing BR land use, the 23.33-acre permits a maximum impervious area of 70%. This would allow approximately 711,378 sq. ft. of commercial use.

However, if amended to Mixed Commercial (MC) as proposed by the applicant, the 23.33-acre site would allow for a residential density of 10 dwelling units per acre. This would allow for up to 233 residential units.

Per the City's Comprehensive Plan, Mixed Commercial,



“...is characterized by a mixture of primarily single-family residential, office and retail/service land uses... residential land uses are compatible with nonresidential land uses and comprise a significant portion of the land uses.”

“New neighborhood commercial developments shall be clustered to promote shared facilities and access. Local commercial uses, located adjacent to residential uses, shall utilize significant buffering and landscaping to minimize negative impacts.”

The Applicant is requesting an annexation of the north 10.22-acre parcel into the City of DeLand (AN22-169) and to rezone the property from VC R-3A, VC R-3 and VC R-3C, to Int'l Speedway Townhomes PD. (Z22-170).

CHRONOLOGY OF PAST EVENTS: The land use of the subject property has not recently been changed. According to the city's 2050 Vision, this area of the city transitions between the Urban Core, which is where the majority of the newer, higher intensity growth will take place, and the areas of the city that are to instead retain their existing land uses and development patterns. Greens Dairy Rd. acts as a demarcation line, with the Urban Core to the south, and the area of the City that is to mostly remain unchanged in its development patterns to the north.

D. 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):

The City's Utilities Department states that there is an 8" water main located on N. Spring Garden Ave., along the frontage; a 4" force sewer main is also located along the frontage of N. Spring Garden Ave. Water and sewer adequacy will depend on future use/demand.

A Projected Trip Generation Report submitted by the applicant shows an average daily trip count of **13,875** trips; because the trips exceed the 1,000-trip threshold, the applicant is required to submit a Traffic Impact Analysis.

The change in designation will not generate a new demand for recreation.

Volusia County provides a sanitary landfill for the disposal of solid waste. The landfill has adequate capacity at this time.

The City can provide an adequate LOS of Fire/Rescue service.

The City can provide an adequate LOS of 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. The general area is a mix of single-family residential and commercial development. An analysis of the proposed land uses is discussed below in two parts: north of Greens Dairy Rd. and south side of Greens Dairy Rd.

North side of Greens Dairy Rd. (10.22-acres):

North of Greens Dairy Rd., the Medium Density Residential land use designation would not be compatible with the other developments in the immediate, surrounding area. Additionally, the MDR designation is not consistent with the city's 2050 Vision Plan. Per the 2050 Vision Plan, extending north from Greens Dairy Rd., this area of the city is to maintain its existing development pattern and retain its existing land use. An increase in density from VC: Urban Low Intensity (4 du/acre), to Medium Density Residential (12 du/acre) is a significant intensification of density and does not match the current development pattern. To the north and to the east of the 10.22-acre parcel, the area consists of single-family residential development, having a future land use designation of Low Density Residential (5.8 du/acre). It would more be in-line with the city's long-range plans to either maintain the existing VC ULI land use or adopt the same LDR land use as the neighboring development.

South side of Greens Dairy Rd. (23.33 acres):

Extending south from Greens Dairy Rd., an amended land use designation from Business Retail to the proposed Mixed Commercial would be considered compatible with the city's 2050 Vision Plan. The 2050 Vision shows this area extending south of Greens Dairy Rd. as being within the Urban Core, Category 2. The Urban Core, Category 2, is where the new, higher intensity growth is to take place. The subject property is within the Activity Center (Overlay 2) which emphasizes an intensive mix of uses that are compatible with, and include residential uses.

3. Future Land Use Map: The change in land use designation to Medium Density Residential and Mixed Commercial will be shown on the revised Future Land Use Map, if approved.

4. **Location of Lakes, Floodplains, and Wetlands:** According to Volusia County's interactive map, the property is located outside of the 100-year floodplain and does not contain any wetlands.

5. **Analysis of Natural Resources:**

a. Soil types:

DeLand-Fine Sand, 0-5% slope

Astatula-Fine Sand, 0-8% slope

b. Presence of Endangered Species:

None known of at this time; however, the applicant will be required to submit an environmental report prior to construction.

6. **Existing and Future Impact upon Infrastructure Capacity:**

a. Water – The City's Utility Department indicates sufficient water supply is available for the proposed use.

b. Sewer – The City's Utility Department has indicated sufficient existing capacity.

c. Drainage – The City adheres to the County's 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture will be addressed on-site.

d. Solid Waste – Solid waste services are available for the property.

e. Transportation – In order to estimate traffic generation by development on the subject property, Staff must make theoretical projections based on the **most intense** uses that are allowed under the existing future land use designation versus the proposed future land use designation.

North side of Greens Dairy Rd. (10.22 acres)

- Existing VC ULI: Staff estimates that development of the 10.22 acres of property north of Greens Dairy Rd. under the existing land use at its **maximum residential density** of 4 dwelling units per acre, would generate **285** calculated trips per day at build-out, according to Trip Generation by the Institute of Transportation Engineers.
- Proposed MDR: land use designation is approved, at its **maximum residential density** of 12 dwelling units per acre, would generate **855** calculated trips per day at build-out, according to Trip Generation by the Institute of Transportation Engineers.

South side of Greens Dairy Rd. (23.33 acres)

- *Existing BR*: Staff estimates that development of the 23.33 acres of property south of Greens Dairy Rd. under the existing land use designation, at its **maximum commercial intensity** of 70% impervious area, 711,000 sq. ft. of business retail, would generate **711** calculated trips per day at build-out, according to Trip Generation by the Institute of Transportation Engineers.
- *Proposed MC*: Staff estimates that development of the 23.33 acres of property south of Greens Dairy Rd. under the proposed land use designation, at its **maximum residential density** of 10 dwelling units per acre, would generate **1,626** calculated trips per day at build-out, according to Trip Generation by the Institute of Transportation Engineers.

If the *existing* ULI (285 trips) and the *existing* BR (711 trips) land uses were to remain, up to **996** calculated trips per day would be generated at maximum build-out. However, with theoretical adoption of the *proposed* MDR (855 trips) and the *proposed* MC (1,626 trips) land uses, at its **maximum residential density/commercial intensity**, would generate **2,481** calculated trips per day at build-out.

Therefore, the requested land use amendment could result in an **increase** of **+1,485** trips per day.

This area of N. Spring Garden Ave./between Plymouth Ave. and International Speedway Blvd., has a current Daily LOS of “C” per 2018 Volusia County Traffic Counts, and has an Allowable LOS of “D”.

- f. Fire/Rescue Service* - The Fire Department states that adequate fire protection can be provided and response time is under 5 minutes.
 - g. Police Service* - The Police Department states that adequate police protection can be provided and response time is approximately 5 minutes.
7. **Impact upon Recreation and Open Space:** Per the City’s Capital Improvement Element, park facilities shall be provided at a rate of 7 acres per 1,000 residents. If approved for a land use amendment to Medium Density Residential and Mixed Commercial, with a maximum of 355 new dwelling units (with the most intense scenario), anticipated population would be **601** new residents;
 8. **New Public Facilities Needed to Serve Land Use:** No need for new public facilities is anticipated.
 9. **Impact Upon Existing Deficiencies:** As identified in the City's Comprehensive Plan, drainage is the only existing deficiency within the City. Any development on this site will be required to manage its own stormwater.
 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.

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.
12. **Compatibility with Existing Zoning Classification:** The existing zoning classification will be amended upon approval of the land use amendment to a classification permitted by the new land use designation.
13. **Will the proposed land use change impact schools?** The Volusia County School Board must review the applicant's concurrency application and issue a finding of adequate school capacity for this project.
14. **How does this proposal fit with the guidelines developed for DeLand 2050 and the City's Strategic Plan?**
 - a. Located in the Retaining Existing Zoning (Category 1) area – shall retain the existing land use and development pattern – *Not Consistent*
 - b. Located in the Urban Core (Category 2) – where the majority of the new, higher intensity growth will take place. – *Consistent*
 - c. DeLand 2050 Land Use Guidelines:
 3. "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."
MDR – *Not Consistent (north of Greens Dairy Rd.)*
MC – *Consistent (south of Greens Dairy Rd.)*

E. CONCLUSION: The Applicant is proposing an amendment to the future land use designation, with the intention of developing the subject property as a mixed-use townhome and commercial development. The proposed designation is not consistent with the development pattern of the surrounding area.

F. STAFF RECOMMENDATION: Staff recommends denial to amending the subject property's future land use designation to Medium Density Residential (north of Greens Dairy Rd.)

Staff recommends approval to amending the subject property's future land use designation to Mixed Commercial (south of Greens Dairy Rd.)

G. 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. Transportation
2. Sanitary Sewer
3. Potable Water
4. Solid Waste
5. Stormwater Drainage
6. Recreation
7. Schools

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Future Land Use	Proposed Future Land Use	Net Change
	(Theoretical Maximum)		
Dwelling Units	40	355	+315
Non-residential (commercial)	711,000 SF	609,752 SF	-101,248 SF
1. Population	105	915	+810
2. P.M. Peak Hour Trips/Daily Trips (residential) (commercial)	(39/279) res. (1,059/7,828) com.	(344/2,474) res. (907/6,705) com.	(+305/+2,195) res. (-152/-1,123) com.
3. Sanitary Sewer (gallons per day)	8,000 /71,100	71,000/60,975	+63,000/-10,125
4. Potable Water (gallons per day)	12,000/71,100	106,500/60,975	+94,500/-10,125
5. Solid Waste (pounds per person)	337/7,110	2,937 /6,097	+2,600/-1,013
6. Stormwater Drainage	TBD	TBD	TBD
7. Rec. & Open Space (per person)	.74	6.41	+5.67

Notes:

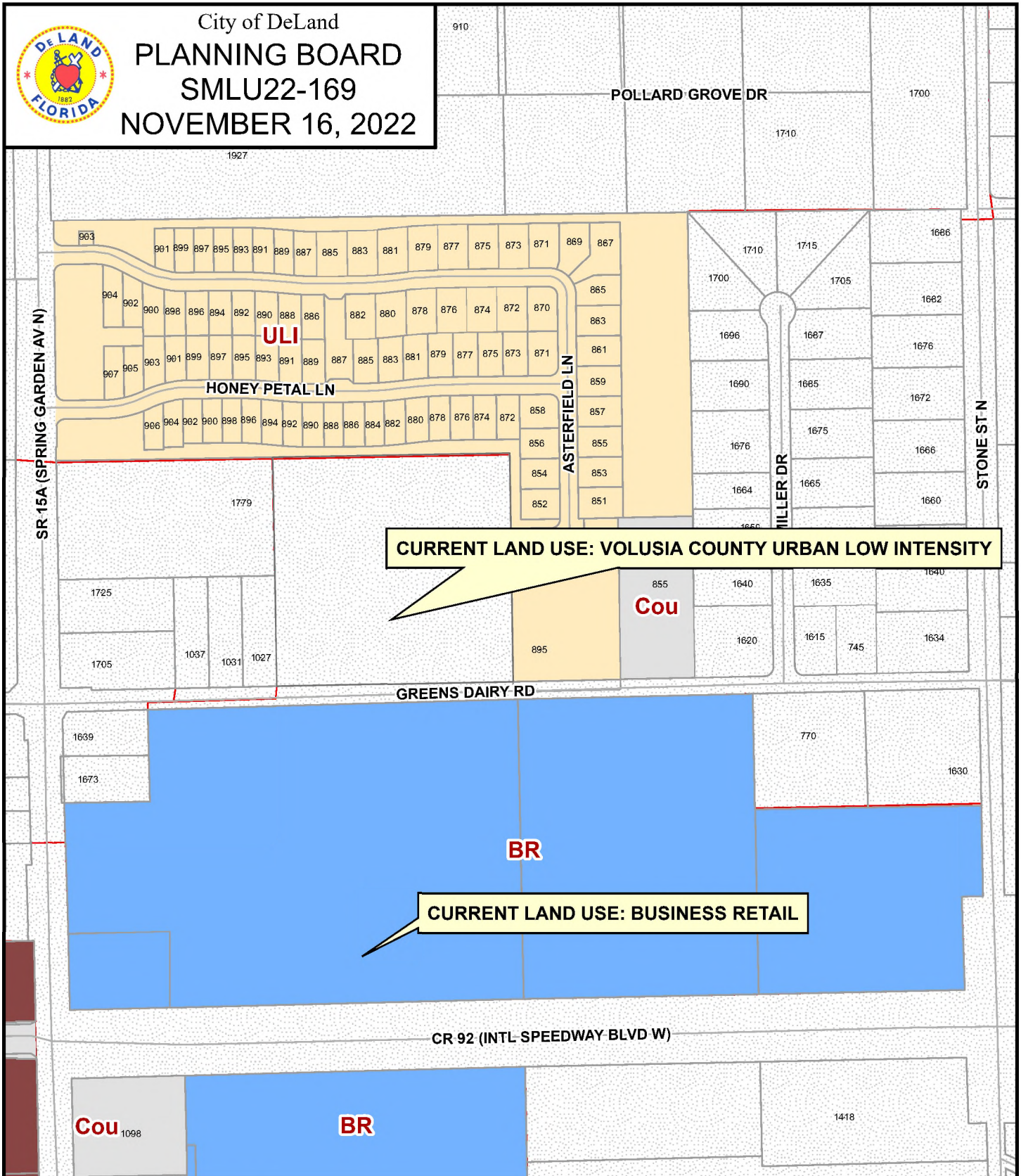
1. Population: 2.58 persons per household (per 2010 Census)
2. Transportation: ITE Trip Generation Manual, 8th Edition:
(res.): 0.97 PM peak hr. trips/DU; and 6.97 daily trips/DU;
(com.): 1.49 PM peak hr. trips/1,000 sq. ft. office; & 11.01 daily trips/1,000 sq. ft. office.
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial 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-year, 24-hour event. Drainage system is required to be designed to meet the requirements of the Land Development Code during subdivision or site plan review.
7. Rec. & Open Space: 7 acres per 1,000 persons (0.007 acres/person)

The proposed amendment results in increased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.

L:\COMMDEV\PLANNING\SR\2022\SR-SMLU22-169 Longbranch



City of DeLand
PLANNING BOARD
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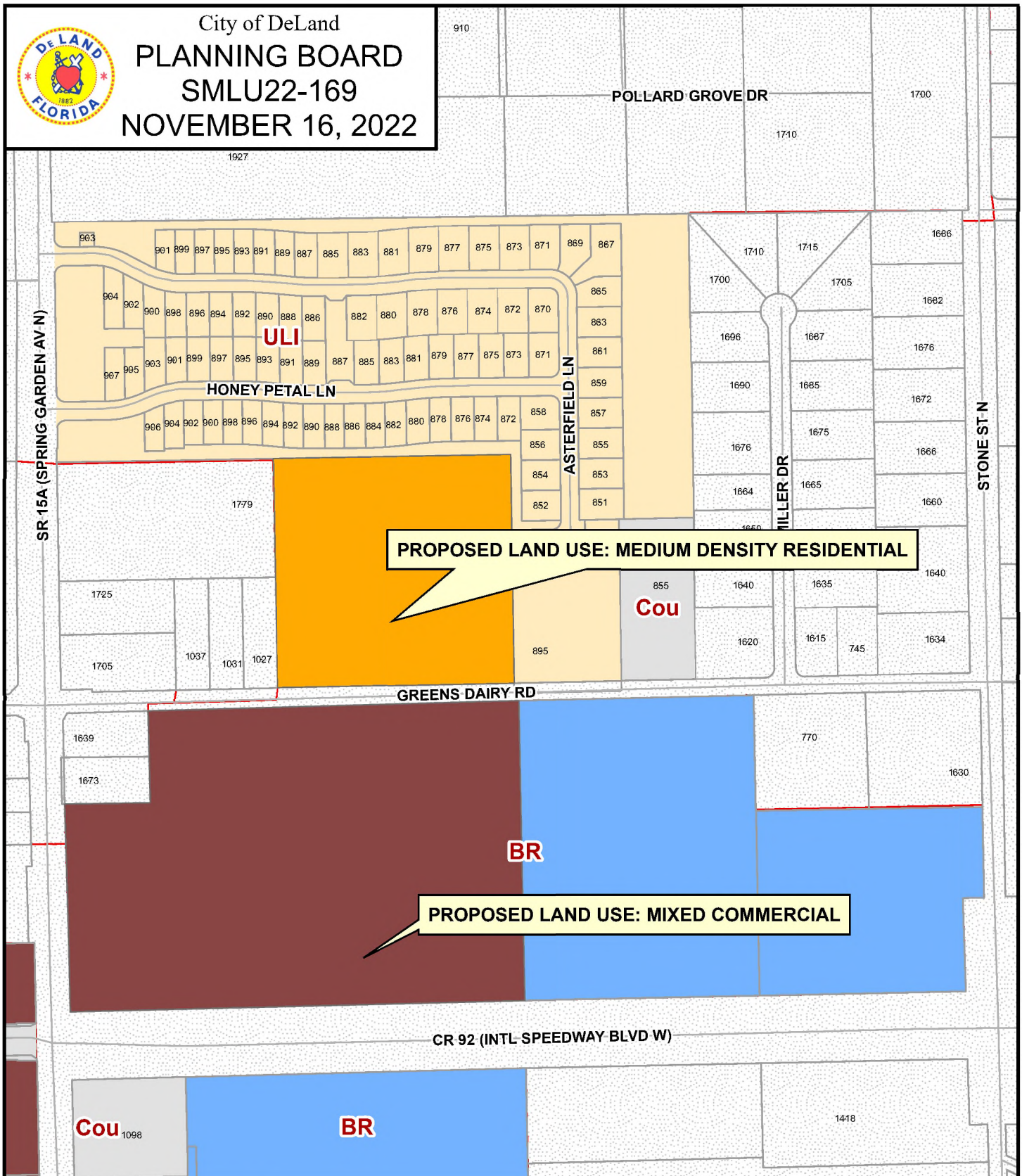
DeLand Future Land Use:

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
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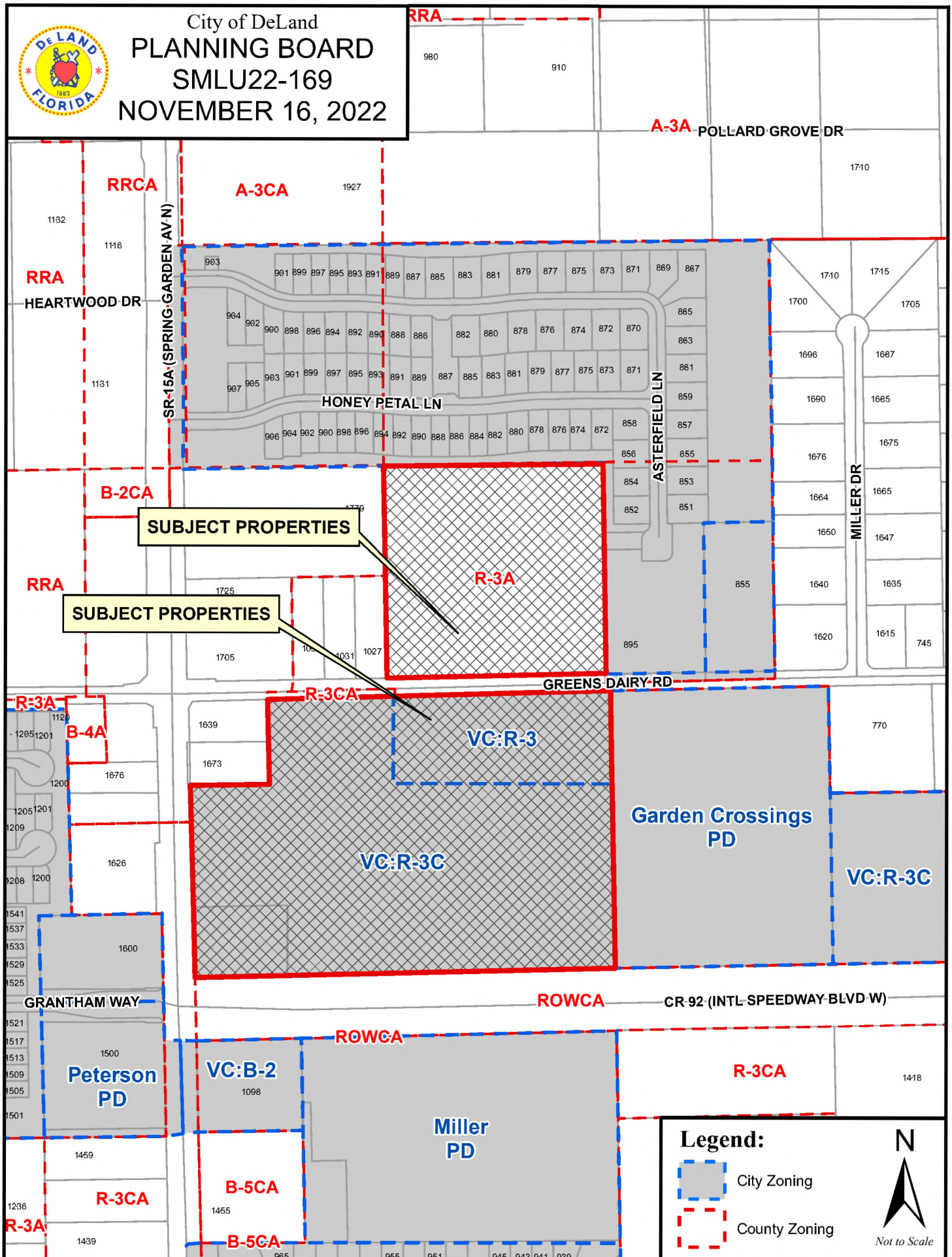
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Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County



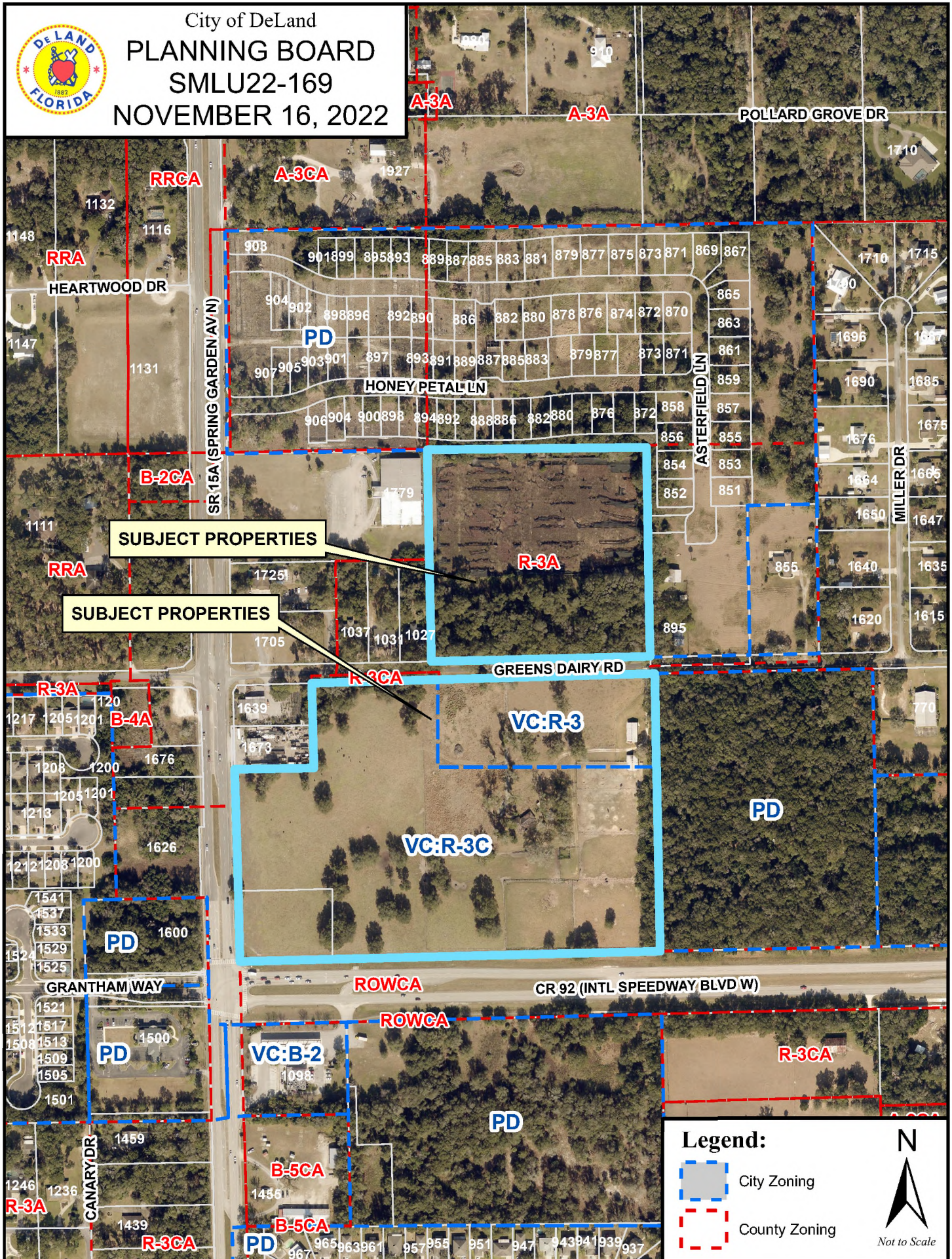


City of DeLand
PLANNING BOARD
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City of DeLand
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LEGAL DESCRIPTION

(SOUTH PARCEL)

THE NORTHWEST OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING 14 OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING 14 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE NORTH 280 FEET OF THE WEST 300 FEET THEREOF, AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A; SUBJECT TO RIGHT-OF-WAY FOR GREENS DAIRY ROAD.

LESS

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE NORTHWEST OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE 14 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21.95 ACRES, MORE OR LESS.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S 88°41'44" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER(1/4) OF SAID SECTION 5 A DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 240856 1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 5, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH 280.00 FEET OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'53" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LIEN OF STATE ROAD 15-A, A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING.

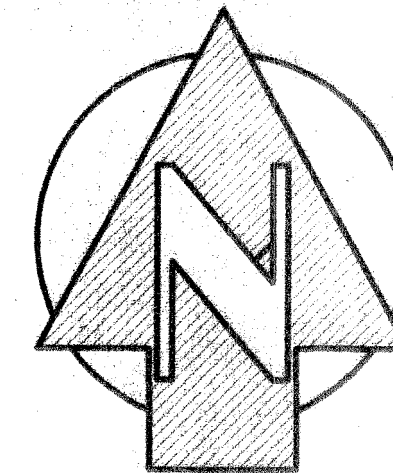
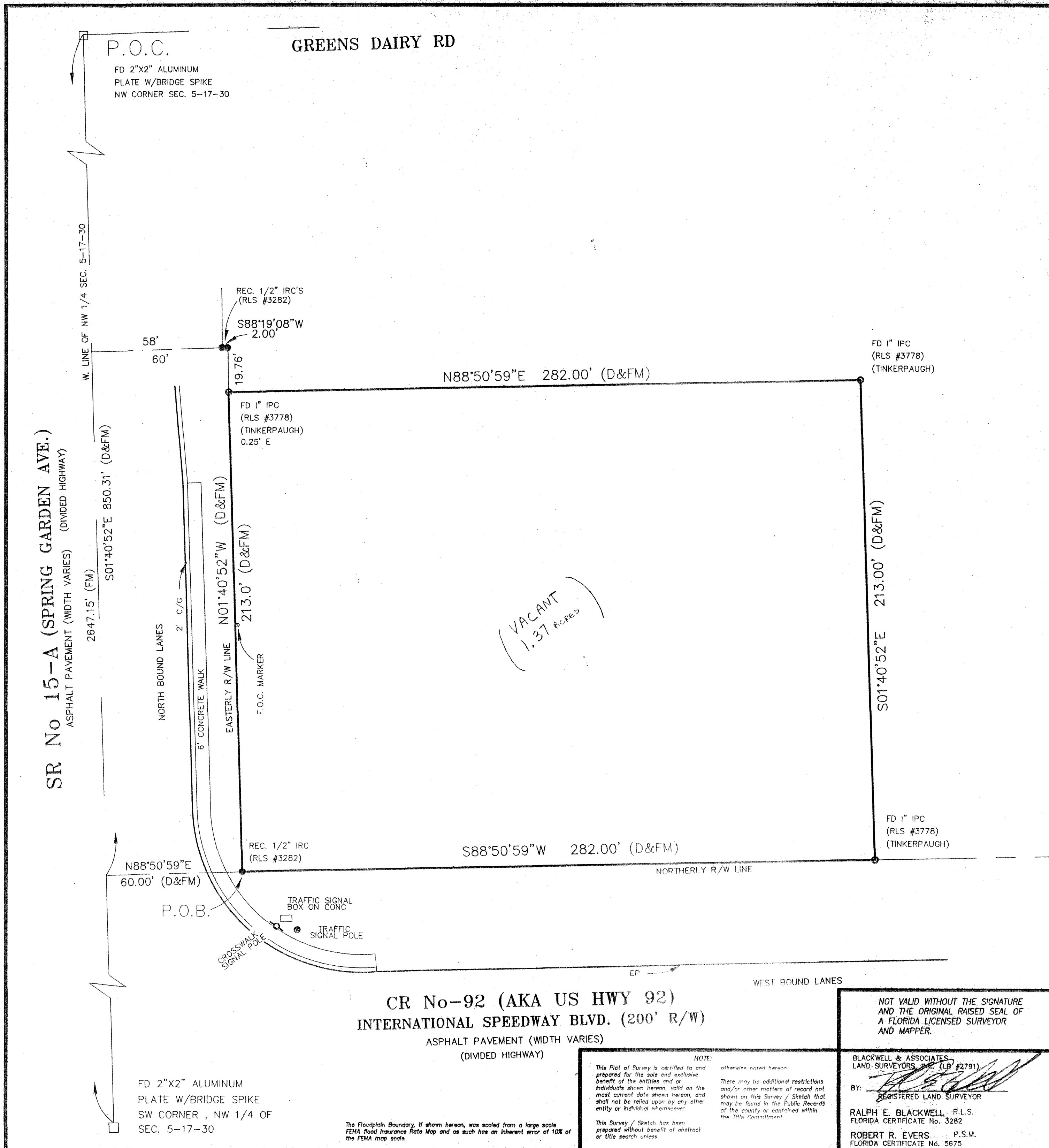
(SOUTHWEST PARCEL)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH $01^{\circ}40'52''$ EAST ALONG THE WEST LINE OF THE EAST ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH $88^{\circ}50'59''$ EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}40'52''$ WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR DISTANCE OF 282.00 FEET; THENCE SOUTH $01^{\circ}40'52''$ EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH $88^{\circ}50'59''$ WEST ALONG THE EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH $88^{\circ}50'59''$ WEST ALONG THE WEST ALONG THE NORTH RIGHT OF WAY LIEN OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

(NORTH PARCEL)

THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

Containing 33.55 acres, more or less.



1" = 30'

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4
OF SECTION 5-17-30, BEING S01°40'52"E (PER DEED)

LEGAL DESCRIPTION:

A parcel of land being a portion of the Northwest 1/4 of the
Northwest 1/4 of Section 5, Township 17 South, Range 30 East,
Volusia County, Florida, being more particularly described as
follows:

Commence at the Northwest corner of said Section 5; thence
run South 01°40'52" East along the West line of the Northwest 1/4
of said Section 5 and the centerline of State Road No. 15 A
(Spring Garden Avenue) as depicted on the Florida Department
Right of Way map for State Road 15 A, Section 79160-2511,
for a distance of 850.31 feet; thence departing said centerline,
North 88°50'59" East for a distance of 60.00 feet to the Point
of Beginning; thence North 01°40'52" West along the Easterly
Right of Way line of said State Road No. 15 A for a distance
of 213.00 feet; thence departing said Right of Way, North
88°50'59" East for a distance of 282.00 feet; thence South
01°40'52" East for a distance of 213.00 feet; thence South
88°50'59" West along the North Right of Way line of US
Highway No. 92 (International Speedway Boulevard - 200 foot
Right of Way) for a distance of 282.00 feet to the Point of
Beginning.

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR
AND MAPPER.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC.
P.O. BOX 1013 • ORANGE CITY, FL.
995 W. VOLUSIA AVE. • DELAND, FL. • PH: (386)-734-8050

SYMBOLS :

- = REBAR FOUND (SIZE SHOWN HEREON)
- = 1/2" REBAR & CAP SET
- = 4" CONCRETE MONUMENT & CAP SET
- = CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
- = R.L.S. DISC/NAIL FOUND (SIZE SHOWN HEREON)
- = R.L.S. DISC/NAIL SET
- = IRON PIPE FOUND (SIZE SHOWN HEREON)
- = RAILROAD SPIKE FOUND
- = BOLT FOUND (SIZE SHOWN HEREON)
- = P/K NAIL FOUND

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC. (LB #2791)

BY: *[Signature]*
REGISTERED LAND SURVEYOR

RALPH E. BLACKWELL - R.L.S.
FLORIDA CERTIFICATE No. 3282

ROBERT R. EVERS - P.S.M.
FLORIDA CERTIFICATE No. 5675

BOUNDARY SURVEY CERTIFIED TO:

CHESTER F. DEMARSH AS TRUSTEE OF
CHESTER F. DEMARSH REVOCABLE TRUST;
WILLIAM F. DEMARSH;
CHESTER C. DEMARSH;
VOLUSIA TITLE SERVICES, INC.
FIRST AMERICAN TITLE INSURANCE CO.

DATE: SEPTEMBER 22, 2005
W.O. No. 9-803-05
DRAWN BY: RRE
FIELD BOOK: 577
CADD FILE / FILE No.: 980305

NOTE:

This Plot of Survey is certified to and
prepared for the sole and exclusive
benefit of the parties and/or
individuals shown hereon, valid on the
most current date shown hereon, and
shall not be relied upon by any other
entity or individual whatsoever.

There may be additional restrictions
and/or other matters of record not
shown on this Survey / Sketch that
may be found in the Public Records
of the county or contained within
the Title Commitment.

This Survey / Sketch has been
prepared without benefit of abstract
or title search unless

ALTA/NSPS LAND TITLE SURVEY
VOLUSIA COUNTY PARCEL #7005-0000-0160

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)
- Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)
- Standard Exceptions:
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (ENCROACHMENTS AS SHOWN)
 - Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)
 - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)
 - Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)

- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (NOT A SURVEY MATTER)
- Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)
- Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only. (NOT A SURVEY MATTER)
- AS TO PARCEL 2: Terms and conditions of Restrictive Covenants as recorded in Official Records Book 4582, Page 4791. (20 YEAR RESTRICTIVE COVENANT DATED AUGUST 15, 2000, NO LONGER IN EFFECT)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Volusia County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 6420 Southpoint Parkway Suite 100, Jacksonville, FL 32216; Telephone 904-633-9494.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5, TOWNSHIP 17, RANGE 30 AS BEING A BEARING OF N88°34'42"E (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM

- ABBREVIATIONS
- | | | | |
|---------------------|--------------|-----------------|-----------------|
| AC=Asphalt | CON=Concrete | F=Field | N&C=Not a Claim |
| AD=Asphalt Driveway | COR=Corner | FO=Field Office | NO=No |
| AS=Asphalt Surface | COR=Concrete | FO=Field Office | NO=No |
| AS=Asphalt Surface | COR=Concrete | FO=Field Office | NO=No |
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| AS=Asphalt Surface | COR=Concrete | FO=Field Office | NO=No |

NOTE:

This Plot of Survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals shown herein, valid on the most current date shown herein, and shall not be relied upon by any other entity or individual whosever.

This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted herein.

NOTE:

There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted herein.

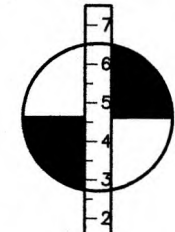
A survey of the Property and the Access Area prepared by a duly licensed surveyor, certified to Seller, Purchaser and Title Company and prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, NSPS and NSPS in 2021, and shall include items 1, 2, 3, 4, and 13 of Table A thereto and pursuant to the accuracy standards (as adopted by ALTA and NSPS and in effect on the date of the certification) of an Urban Survey. In the event the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys differ from federal, state, or local requirements the more stringent of requirements shall apply. The survey shall be certified to Purchaser, Seller and to the Title Company (and its agent) issuing the title policy. The certification shall read as follows:

To Longbranch Investors, LLC, a South Carolina limited liability company, and Chicago Title Insurance Company, "This is to certify that this map or plot and the survey on which it is based, were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS 2021, and includes items 1, 2, 3, 4, and 13 of Table A thereof. The field work was completed on June 13, 2022.

Signature: [Signature]
Date: 6-13-22
Signed being a Registered Professional Land Surveyor in the State of Florida
Land Surveyor No. 5675

(Seal)

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC
995 W. VOLUSIA AVE. • DELAND, FL • PH: (386)-734-8050
CERTIFICATE OF AUTHORIZATION NUMBER LB 2791



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SYMBOLS:
• REBAR FOUND (SIZE SHOWN HEREON)
• 1/2" REBAR & CAP SET
• 4" x 4" CONCRETE MONUMENT & CAP SET
• CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
• R.L.S. DISCREPANCY FOUND (SIZE SHOWN HEREON)
• R.L.S. DISCREPANCY SET
• IRON PIPE FOUND (SIZE SHOWN HEREON)
• RAILROAD SPIKE FOUND
• 1/4" FOUND (SIZE SHOWN HEREON)
• P/NAIL FOUND

DATE: 6/13/22
W.G. NO.: 9-830-03
DRAWN BY: JF
FIELD BOOK: 303 42-48
CADD FILE / FILE NO.: 9-830-03

DRAWING REVISED TO SHOW EDITED TREE INFO PER ARBORIST RAY JARED AND BIOLOGIST GASTON HAYWORTH, DATED: 8/4/22

BUILDING SETBACKS PER CITY OF DELAND

NO CEMETERIES OR FAMILY BURIAL SITES FOUND ON PROPERTY

SR No 15-A (SPRING GARDEN AVE.)

(DIVIDED HIGHWAY)

R/W WIDTH VARIES

501'33'53"E 618.11' (D)

2847.15' (FM)

501'40'52"E 850.31' (D)

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**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

November 16, 2022

APPLICATION NO.: Z22-170

APPLICANT: Mark Watts, Cobb Cole

REQUEST: Request to amend the existing zoning designation from Volusia County R-3A, R-3C and R-3 to the Int'l Speedway Townhomes PD

APPLICABLE REGULATIONS:

Article IV OVERLAY AND FLOATING ZONES
Sec. 33-32 – Planned Development District.

Article XIII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

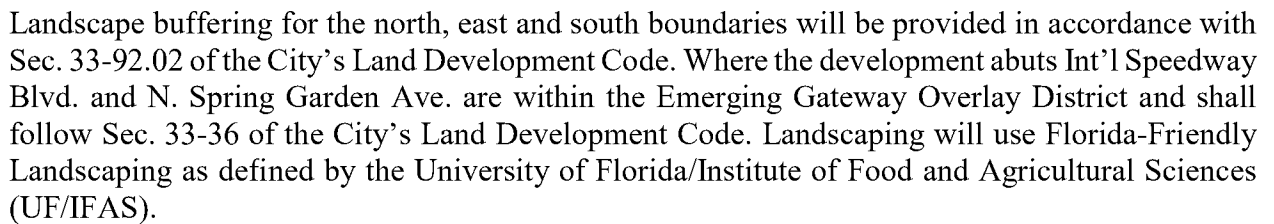
Location: East of N Spring Garden Ave., north and south of Greens Dairy Rd.
Parcel Size: ± 33.55 acres
Land Use: Mixed Commercial & LDR (per staff recommendation)
Existing Zoning: VC: R-3A, VC: R-3C, VC: R-3
Existing Use: Agriculture/undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: ULI; ULI	Addison Landing PD
South:	BR	VC: B-2; Miller PD
East:	BR; ULI	Addison Landing PD; Garden Crossings PD
West:	ROW (Spring Garden Ave); VC: COM; VC: ULI; MC	VC: R-3CA; VC: R-3A; VC: 4-CA; Colonial Bank PD

B. ANALYSIS:

The proposed development consists of ± 33.55 acres of land located to the north of International Speedway Blvd. and to the east of N. Spring Garden Ave., on both the north and south sides of Greens Dairy Rd. The development plan includes two phases. Phase I includes the construction of up to 202 residential townhomes on 23.6 acres which will be distributed on both the north and south sides of Greens Dairy Rd. Phase II includes approximately 130,000 sq. ft. (on 9.95 acres) of future commercial/retail space located on the southern parcel (s), with frontage on International Speedway Blvd. and N. Spring Garden Ave.

Per the proposed development agreement, the project may be developed in one or multiple phases, however, mass clearing and burning are not permitted.



- North landscape buffers: 25' wide, Type C
- South landscape buffers: 20' wide, Type C
- East landscape buffers: 20' wide, Type C
- West landscape buffers: 40' wide, Emerging Gateway Corridor/Type D

On October 22, 2022, the Technical Review Committee recommended that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing remaining Staff comments.

THE FOLLOWING TRC COMMENTS REMAIN:

Planning Comments:

1. Please describe the covered parking versus surface parking. Will each unit have a garage/carport/driveway, or will this parking be provided elsewhere?
2. PD Agreement pg. 12, line 4: TPA is to be calculated based on gross square footage of the entire site.
3. Min. 40' LS buffer required on ISB & Spring Garden per 33-36.05(c) Emerging Gateway
4. add the ROW and pavement widths.
5. Wrong parcel ID on cover sheet. Should be 700500000430 (*not 700500000186*)

Forestry Comments:

6. If this survey is correct, you may have several historic trees in your project area. Any impacts to historic trees will need to be reviewed by the Tree Advisory Committee and approved by the City Commission.
7. Change "Natural Preservation" areas to Tree Protection Areas or Natural Vegetation Retention Areas to remain consistent with Code language.
8. Due to the resolution of the tree information provided, I cannot determine whether your project will impact specimen or historic trees.

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 zoning classification of Int'l Townhomes Planned Development, as proposed, is not consistent with the Comprehensive Land Use Plan as the density being proposed is too high and does not maintain the existing land use, which conflicts with the city's 2050 Vision Plan. Per the 2050 Vision Plan, for property north of Greens Dairy Rd., it is to maintain its existing land use and development pattern.

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

The site is undeveloped, has no indication of wetlands and lies outside of the 100-year flood zone. An environmental study of the property must be submitted prior to site plan approval.

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

The property is currently vacant and contributes only marginally to the tax base. The rezoning action will permit the eventual development of the site which will have a positive impact upon the economy, especially once the commercial component is built.

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

The rezoning action will not impact governmental services. The property is located within the urban area and services are already provided. No new services are anticipated to be required because of the rezoning action itself.

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

New residential growth and development patterns of the area support a rezoning of the property to PD to allow for a mixture of uses, as proposed. However, the density being proposed for the acreage on the north side of Greens Dairy Rd. is too high and is not compatible with the immediate surrounding area or the city's 2050 Vision Plan.

6. Was there a mistake in the original classification?

There was no mistake in the original classification.

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

The proposed rezoning is not anticipated to have a negative effect on the value of the area, as the proposed development provides more choices for housing in the area and would provide residents nearby with access to goods and services, without the need to travel.

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

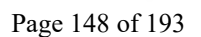
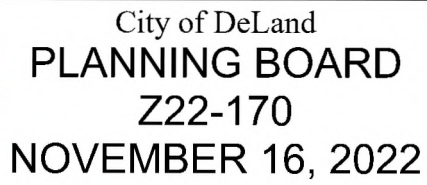
Impacts upon public health, safety and welfare will be somewhat positive for the purposes of providing much-needed housing for the community. However, the increased traffic on Greens Dairy Rd. will require substantial improvements to the roadway and will change the character of the immediate area considerably. This would especially affect the residents currently living on Greens Dairy Rd.

C. CONCLUSION:

The Applicant is proposing a rezoning from VC: R-3A, VC: R-3C, VC: R-3 to Int'l Speedway Townhomes PD in order to develop the subject properties into a mixed-use development with both residential and commercial components.

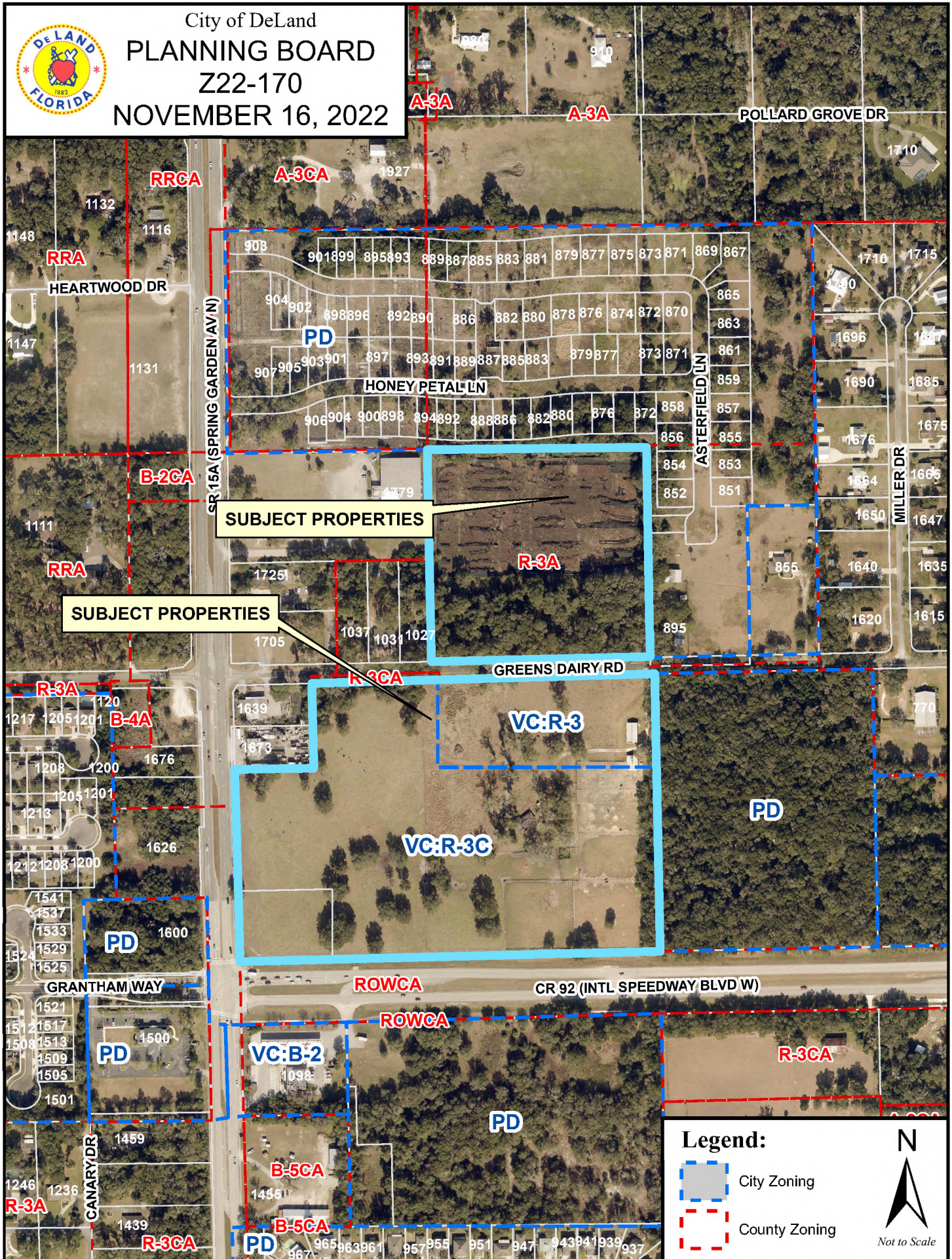
D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the request to rezone the subject property from VC: R-3A, VC: R-3C, VC: R-3 to Int'l Speedway Townhomes PD, recommending denial, due to the substantial increase in density being proposed that is incompatible with the surrounding area and with the city's 2050 Vision Plan.





City of DeLand
PLANNING BOARD
Z22-170
NOVEMBER 16, 2022



1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Case # Z22-____, Application of

5 INT'L SPEEDWAY TH, LLC.

6 ORDINANCE # _____
7

8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM VOLUSIA COUNTY (VC)

10 R-3A AND R-3C TO INT'L SPEEDWAY TOWNHOMES PD PLANNED UNIT

11 DEVELOPMENT ("INT'L SPEEDWAY TOWNHOMES PD")
12
13

14 The application of INT'L SPEEDWAY TH, LLC, hereinafter, "Applicant", for
15 rezoning was heard by and before the City Commission, DeLand Florida, on _____.

16 Based upon the verified Application and other supporting documents, maps, charts,
17 overlays, other evidence and instruments; the advice, report, and recommendations of
18 the Community Development, and other Departments and agencies of DeLand, Florida;
19 and the testimony adduced and evidence received at the Public Hearing on this
20 Application by the Planning Board on _____ and otherwise being fully advised, the City
21 Commission does hereby find and determine as follows:
22

GENERAL FINDINGS

A. That the application of INT'L SPEEDWAY TH, LLC was duly and properly filed herein on August 15, 2022 as required by law.

B. That all fees and costs which are by law, regulation, or Ordinance required to be borne and paid by the applicant have been paid.

C. That the Applicant is the contract purchaser of all or a portion of 33.55 +/- acre parcel of land which is situated in DeLand, Florida. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has complied with the concept plan provision as required by Land Development Regulations Ordinance No. 2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance No. 2013-11, as amended.

F. That the owners of the properties, I-4 Howland Investments, LLC and Greens Dairy, LLC, agree with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification of the parcel(s) described in Exhibit "A" from Volusia County R-3A and R-3C to INT'L SPEEDWAY TOWNHOMES PD.

B. That the said rezoning to a PD is consistent with both the City of DeLand Comprehensive Plan Ordinance No. 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS ____ DAY OF _____, 2022, AS FOLLOWS:

A. That the Application of INT'L SPEEDWAY TH, LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended from Volusia County R-3A and R-3C to INT'L SPEEDWAY TOWNHOMES PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance No. 2013-11, as amended.

1 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
2 show the rezoning of said parcel(s) to INT'L SPEEDWAY TOWNHOMES PD.

3
4 D. That the City of DeLand Land Development Regulations Ordinance No.
5 2002-09, as amended, is consistent with the provisions of the "Development Agreement"
6 as hereinafter set forth in this Ordinance and with respect to any conflict between Land
7 Development Regulations Ordinance No. 2013-11, as amended, and the "Development
8 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance
9 No. 2013-11, as amended, shall govern with respect to any matter not covered by the
10 "Development Agreement." The City of DeLand, will ensure overall compliance with this
11 Ordinance.

12
13 E. Unless otherwise provided for herein, the City of DeLand, Land
14 Development Regulations Ordinance No. 2013-11, as amended, shall apply to the INT'L
15 SPEEDWAY TOWNHOMES PD.

16
17 F. Nothing in this Ordinance shall abridge the requirements of any City of
18 DeLand Ordinance other than Ordinance No. 2013-11, as amended. Timing and review
19 procedures contained in this Order and Resolution may be modified to comply with the
20 City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended.
21 Further, nothing in the Development Agreement is intended to abridge the requirements
22 of Ordinance No. 2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept. The +/- 33.55-acre property (the "Property") shall be developed as a PD substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the Property as a PD and shall regulate the future land use of this parcel.

1. Planned Development Plan. The Planned Development Plan shall consist of the Development Plan Map prepared by Zev Cohen & Associates, Inc. and dated August 2022 and this Development Agreement. The Planned Development Plan is hereby approved and incorporated in this Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and retained for public inspection in the Planning Department and it shall constitute a supplement to the Official Zoning Map of the City of DeLand.

2. Amendments. All amendments of the Planned Development Plan, other than those deemed by the Planning Department to be minor amendments as set out in Ordinance No. 2013-11, as amended, shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel.

3. Subdivision Approval or Final Site Plan Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and fill, a preliminary and/or a final plat and/or final site plan, as applicable, whether one phase or multiple phases, shall be submitted for review and approval in the manner required by Article 13 of the City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended.

1 Notwithstanding the previous sentence, the construction of no more than
2 four (4) dwelling units, including model homes and office space, as well as the
3 infrastructure necessary to support said homes, said infrastructure including but not
4 limited to stabilized road base for access and water service to said dwelling units, shall
5 be permitted prior to the recording of either the final plat or the area to be subdivided.
6 Notwithstanding the foregoing, no certificates of occupancy will be awarded to any of said
7 dwelling units until such time that the final plat(s) are recorded in the public records.

8
9 B. Unified Ownership. The Applicant or its successors shall maintain unified
10 ownership of the subject parcel until after approval and recording of the final plat or final
11 site plan.

12
13 C. Phases of Development. The project may be developed in one or more
14 than one phase, as more specifically detailed on the plan attached hereto as Exhibit "B"
15 and the phases may occur in any order. Grading may occur per phase. No burning shall
16 be permitted on site. No vertical construction or combustibles may be stored onsite until
17 the utilities and roads have been inspected and approved by utilities/engineering and fire
18 prevention. Each phase may maintain its agricultural use until the time of Final site plan
19 approval.

20
21 D. Land Uses Within the PD. The development of the parcel(s) shall be
22 consistent with the uses prescribed for each area within the proposed INT'L SPEEDWAY
23 TOWNHOMES PD. The location and size of said land use areas are shown on the
24 Development Plan Map, Exhibit "B".

Permitted Uses within Residential Area:

Family day care home.

Mini and neighborhood parks.

Townhomes.

Multiple-family dwellings.

Two-family dwellings and duplexes.

Community uses including but not limited to clubhouse, playground.

cabana, pool, community garden, mail kiosk, trash compactor, dog park,

and sports courts.

Agricultural uses.

Permitted Uses within Proposed Future Development Tract:

Convenience stores, with or without gas pumps and with or without car

washes.

General/Professional Offices.

Financial Institutions.

Medical office.

Laboratories, hospitals and clinics.

Nursing homes and adult congregate living facilities.

Mailbox and shipping shops.

Copying, printing and lithography.

Beauty salons, barbershops and day spas.

Day care facilities, adult or child.

Hotels.

Bed and breakfast inn.

- 1 Catering services.
- 2 Storage facilities.
- 3 Fitness center.
- 4 Indoor and outdoor motion picture exhibition.
- 5 Restaurants, including fast food and/or drive through facilities.
- 6 Bakery, pastry, gourmet, coffee and specialty beverage shops (retail).
- 7 Retail sales.
- 8 Parks, mini and neighborhood.
- 9 Vehicle repair and services.
- 10 Car washes.
- 11 Pharmacies.
- 12 Agricultural uses.

13

14 E. Development Standards.

15 Residential Structures:

- 16 1. Minimum lot area: 1,000 sf
- 17 2. Minimum lot width: 20 feet
- 18 3. Minimum lot depth: 50 feet
- 19 4. Minimum building setbacks:
 - 20 a. Front yard: 20 ft.
 - 21 b. Rear yard: 10 ft.
 - 22 c. Side yard: 0 ft.
 - 23 d. Between buildings
 - 24 (side to side): 15 ft.

- 1 e. Between buildings 20 ft.
2 (front to front or rear to rear):
3 f. Street side yard: 10 ft.
4 g. Minimum floor area: 575 sq. ft.
5 h. Maximum building height: 35 ft.
6 5. Accessory structures: Not permitted
7 6. Maximum number of units: 215
8 7. Off-Street Parking: There will be one (1) covered parking space for
9 each unit. There will be two (2) additional surface parking spaces
10 provided per unit. An additional 0.3 guest parking spaces per unit will
11 be provided within the residential area. Enforcement of parking and
12 maintenance of the access road shall be the responsibility of a
13 centrally managed maintenance association.
14 Proposed Future Development Tract: The Proposed Future Development Tract
15 may be developed as an additional phase of the Residential Area pursuant to the
16 Residential Structures lot development criteria described above or may be
17 developed pursuant to the site development criteria detailed below:
18 1. Maximum building height: 50 ft.
19 2. Maximum FAR: 0.30
20 3. Minimum lot area: 20,000 square ft.
21 4. Minimum lot width: 200 ft.
22 5. Minimum lot depth: 100 ft.
23 6. Minimum building setbacks:
24 a. Front Yard: 20 ft.

- b. Rear Yard: 10 ft.
- c. Side Yard: 5 ft.
- d. Between buildings: 20 ft.
- e. Perimeter building setback: 10 ft.

Site:

1. Landscaping and buffer requirements: All landscaping on the Property, including but not limited to landscaping located within buffers, shall predominantly utilize Florida-Friendly Landscaping, as defined by the University of Florida/Institute of Food and Agricultural Sciences ("UF/IFAS") Center for Landscape Conservation and Ecology, native, or low-water plant material. In addition, the following buffer requirements shall apply to the Property:

North, South, East, and West Landscape Buffers – Northern Residential Property

For the northern property above Green's Dairy Road, a 25 ft. buffer will run along all sides of the perimeter. The buffers shall meet the planting requirements of Buffer Standard "B" per Section 33-92.02(b)(2) of the City of DeLand Land Development Regulations.

North, South, East, and West Landscape Buffers – Southern Residential Property

A 25 ft. buffer will run along the north, south, east, and west sides of the southern residential portion of the Property and will meet Buffer Standard "C" of Section 33-92.02(b)(2) of the City of DeLand Land Development Regulations.

1 Proposed Future Development Tract Buffers:

2 The landscape buffers adjacent to right of way along the Proposed
3 Future Development Tract is to be consistent with Type “C” with a
4 minimum of 20 feet unless the area abuts International Speedway
5 Boulevard or Spring Garden Road, which requires a Type “D”,
6 minimum 40 feet buffer. There shall be no side or rear landscape
7 buffers required for parcels within the Proposed Future Development
8 Tract.

9 Existing vegetation within the buffers will be preserved to the extent
10 possible; however, changing the grade within the proposed landscape
11 buffer will be permitted, provided that the graded area will be replanted
12 using Florida-Friendly Landscaping, as defined by the University of
13 Florida/Institute of Food and Agricultural Sciences (“UF/IFAS”) Center for
14 Landscape Conservation and Ecology, native, or low-water plant material
15 and may use a combination of saved and planted material to meet this
16 standard.

17 2. Signage: Signage for the INT’L SPEEDWAY TOWNHOMES PD
18 shall be provided per the Land Development Regulations, however, each
19 parcel on the Future Development Tract shall be entitled to an individual
20 sign.

21 3. Impervious surface: Impervious surface for the INT’L SPEEDWAY
22 TOWNHOMES PD shall not exceed 60% for the entire Property, rather than
23 per site plan or area. Open space for the INT’L SPEEDWAY TOWNHOMES
24 PD shall be a minimum of 20% for the entire Property, rather than per site

1 plan or area. Common green space, as depicted on the Development Plan
2 Map, shall be provided throughout the development. The following are
3 permitted, but not required uses for the green space and amenity areas:
4 community garden, picnic area, playground, greenspace lawn, dog park,
5 sports courts, cabana area, and pool.
6

7 F. Environmental Considerations. The development shall comply with the
8 requirements for preservation of environmental resources as set forth in the Land
9 Development Regulations Ordinance No. 2013-11, as amended, unless specifically
10 stated herein. Tree Protection Areas preserving a minimum of 15% of the overall
11 Property, excluding any required right-of-way dedication areas, shall be maintained as
12 shown on Exhibit "B". For the purpose of payment for tree replacement and preservation,
13 Developer shall pay tree replacement costs for each phase of the project at the time of
14 subdivision or site plan approval for that phase. The development shall include landscape
15 designs such that plants will serve environmentally friendly functions including, but not
16 limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution
17 prevention, and directing traffic flow onto and within the community, such as low impact
18 development standards. All mulching will be conducted in accordance with the most
19 current version of the Florida Green Industries Best Management Practices (BMPs)
20 handbook guidelines. Mowing in common areas shall be done in accordance with the
21 most current version of the Florida Green Industries BMPs handbook and by certified
22 landscaping contractors. Mowing adjacent to swales shall be performed such that no
23 clippings are deposited into any swales or water bodies. All clippings that may have been
24 deposited on impervious surfaces will be swept back into the vegetated area. All pesticide

1 applications in common areas shall be done by a certified professional in accordance with
2 the most current version of the Florida Green Industries BMPs handbook.

3
4 G. Sewage Disposal and Potable Water. Provision for sewage disposal,
5 potable and reclaimed water needs of the PD will be provided in accordance with the
6 Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development
7 Regulations Ordinance No. 2013-11, as amended, and State of Florida Administrative
8 Code 64E-6.

9
10 H. Stormwater Drainage. Provision for stormwater retention shall be in
11 accordance with the Land Development Regulations Ordinance No. 2013-11, as
12 amended. General locations of the stormwater retention areas are shown on the
13 Development Plan Map but the location and sizes of the same may be modified during
14 engineering.

15
16 I. Access and Transportation System Improvements. All access and
17 transportation system improvements shall be provided in accordance with the Land
18 Development Regulations, Ordinance No. 2013-11, as amended. The parcel shall be
19 developed in substantial accordance with the following access and transportation system
20 improvements:

21 1. Access. Access to the site will be from Green's Dairy Road, Spring
22 Garden Avenue/SR 15A and US HWY 92/International Speedway Boulevard. The
23 Development Plan Map indicates the anticipated connection locations; however, the final
24 locations may vary due to final engineering design and permitting considerations. No

1 movement of the streets are allowed until approved by the fire prevention division of the
2 City to ensure access. The development must always meet height/weight/slope and
3 turning radius of apparatus.

4 2. Transportation System Improvements. Transportation system
5 improvements will be provided as required by permitting agencies and shall be
6 constructed based on the phase of development.

7
8 J. Internal Roadways. Road rights-of-way will be developed as detailed on
9 the Development Plan Map attached as Exhibit "B". All internal roads will be private and
10 may be gated and will be maintained by a management entity. If access to the internal
11 roadways is gated, appropriate emergency access equipment as required by the Fire
12 Marshall will be included in the specifications provided during preliminary plat or site plan
13 review.

14
15 K. Maintenance Association. The applicant shall provide for a centrally
16 managed maintenance entity to serve residents of the INT'L SPEEDWAY TOWNHOMES
17 PD and perform the ongoing duties set forth herein.

18 With respect to the enforcement of said agreements, covenants, easements or
19 restrictions entered into between the applicant and the owners or occupiers of property
20 within the INT'L SPEEDWAY TOWNHOMES PD, the City of DeLand shall only enforce
21 the provisions of the "Development Agreement" and City of DeLand Land Development
22 Regulations Ordinance No. 2013-11, as amended, whichever is applicable, and not the
23 private agreements entered into between the aforementioned parties.

1 L. Reverter Provision: The City Commission may rezone any portion of the
2 project which has not secured a final development order on or before 10 years from the
3 effective date of this ordinance as may be necessary or appropriate to protect adjoining
4 properties or the public health, safety and welfare, unless the City Commission, for good
5 cause shown, shall extend the time period indicated in this paragraph.

6
7 M. Binding Effect of Plans; Recording; and Effective Date. The Planned
8 Development Plan, including any and all amendments shall bind and inure to the benefit
9 of the Applicant and his successor in title or interest. The INT'L SPEEDWAY
10 TOWNHOMES PD zoning, provisions of the "Development Agreement," and all approved
11 plans shall run with the land and shall be administered in a manner consistent with Article
12 XII of the City of DeLand Land Development Regulations Ordinance No. 2013-11, as
13 amended.

14 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
15 Court and recorded within forty-five (45) days following execution of the document by the
16 City Commission, in the Official Records of Volusia County, Florida. One copy of the
17 document, bearing the book and page number of the Official Record in which the
18 document was recorded, shall be submitted to the Planning Department for placement in
19 the public file. The date of recording of this document shall constitute the effective date
20 of the INT'L SPEEDWAY TOWNHOMES PD or its subsequent amendments. The
21 applicant shall pay all filing costs for recording documents.

22 DONE and ORDERED by the City Commission, City of DeLand, Florida,
23 this ____ day of _____ (mo/yr).

1 ATTEST:

City Commission of DeLand Florida

2
3
4 Michael Pleus
5 City Manager

Robert Apgar
Mayor

6
7
8
9 STATE OF FLORIDA

10 CITY OF DELAND

11
12 The foregoing instrument was acknowledged before me by means of ☐
13 physical presence or ☐ online notarization this _____ day of
14 _____ (mo/yr), by Michael Pleus and Robert Apgar, as City
15 Manager and Mayor, City of DeLand, respectively, on behalf of the City of
16 DeLand, and who are personally known to me.
17

18
19 NOTARY PUBLIC, STATE OF FLORIDA

20 Type or Print Name:

21 _____
22 Commission No.: _____

23 My Commission Expires: _____

1 WITNESSES:

INT'L SPEEDWAY TH, LLC

2
3
4 _____
5
6
7 _____

_____, *Manager*

8
9
10
11 The foregoing instrument was acknowledged before me by means of ☐
12 physical presence or ☐ online notarization this _____ day of
13 _____ (mo/yr), by _____, Manager of INT'L
14 SPEEDWAY TH, LLC, who is personally known to me or who has produced
15 _____ as identification.
16
17

18 NOTARY PUBLIC, STATE OF FLORIDA

19 Type or Print Name:

20 _____

21 Commission No.: _____

22 My Commission Expires: _____
23
24
25

1 WITNESSES:
2
3
4
5
6
7
8
9
10
11
12

I-4 Howland Investments, LLC

13 The foregoing instrument was acknowledged before me by means of ☐
14 physical presence or ☐ online notarization this _____ day of
15 _____ (mo/yr), by _____, Manager of
16 _____, who is personally known to me or who has
17 produced _____ as identification.
18
19

20 NOTARY PUBLIC, STATE OF FLORIDA

21 Type or Print Name:

22 _____
23 Commission No.: _____

24 My Commission Expires: _____
25
26

Greens Dairy, LLC

NOTARY PUBLIC, STATE OF FLORIDA

Commission No.: _____

My Commission Expires:_____

1 **EXHIBIT "A"**

2
3 **LEGAL DESCRIPTION**

4
5 **(SOUTH PARCEL)**

6 THE NORTHWEST OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA
7 COUNTY, FLORIDA, LYING 14 OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST,
8 VOLUSIA COUNTY, FLORIDA, LYING 14 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA
9 COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE
10 NORTH 280 FEET OF THE WEST 300 FEET THEREOF, AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A;
11 SUBJECT TO RIGHT-OF-WAY FOR GREENS DAIRY ROAD.

12
13 LESS

14
15 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST
16 ALONG THE WEST LINE OF THE NORTHWEST OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD
17 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE 14 OF SAID SECTION 5 AND THE CENTERLINE OF
18 STATE ROAD 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF
19 WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE
20 DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF
21 BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE
22 ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH
23 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR A DISTANCE OF
24 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY
25 NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00
26 FEET TO THE POINT OF BEGINNING. CONTAINING 21.95 ACRES, MORE OR LESS.

27
28 AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

29
30 COMMENCING AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4)
31 CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S
32 88°41'44" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER(1/4) OF SAID SECTION 5 A
33 DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE
34 NORTHWEST CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE
35 ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP,
36 FINANCIAL PROJECT NUMBER 240856 1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG
37 THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 5, A
38 DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 5, NORTH
39 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A
40 AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY
41 EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID
42 CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH
43 280.00 FEET OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO
44 THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'53" EAST,
45 ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LIEN OF STATE ROAD 15-A, A DISTANCE OF 337.88
46 FEET TO THE POINT OF BEGINNING.

47
48 **(SOUTHWEST PARCEL)**

49 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 5,
50 TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE EAST ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE WEST ALONG THE NORTH RIGHT OF WAY LIEN OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

(NORTH PARCEL)

THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

1
2
3

EXHIBIT "B"
MASTER PLAN

LEGAL DESCRIPTION

(SOUTH PARCEL)

THE NORTHWEST OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING 14 OF THE NORTHWEST OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING 14 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE NORTH 280 FEET OF THE WEST 300 FEET THEREOF, AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A; SUBJECT TO RIGHT-OF-WAY FOR GREENS DAIRY ROAD.

LESS

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE NORTHWEST OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE 14 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21.95 ACRES, MORE OR LESS.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S 88°41'44" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER(1/4) OF SAID SECTION 5 A DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 240856 1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 5, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH 280.00 FEET OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'53" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LIEN OF STATE ROAD 15-A, A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING.

(SOUTHWEST PARCEL)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH $01^{\circ}40'52''$ EAST ALONG THE WEST LINE OF THE EAST ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH $88^{\circ}50'59''$ EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}40'52''$ WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15 A FOR A DISTANCE OF 213.00 FEET; FOR DISTANCE OF 282.00 FEET; THENCE SOUTH $01^{\circ}40'52''$ EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH $88^{\circ}50'59''$ WEST ALONG THE EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH $88^{\circ}50'59''$ WEST ALONG THE WEST ALONG THE NORTH RIGHT OF WAY LIEN OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

(NORTH PARCEL)

THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

Containing 33.55 acres, more or less.

INTERNATIONAL SPEEDWAY TOWNHOMES

CITY OF DELAND - VOLUSIA COUNTY, FL

MASTER PLANS

OWNER:

LONGBRANCH DEVELOPMENT
122 MAGNOLIA STREET
SPARTANBURG, SC 29306
PHONE NUMBER: (704) 724-7019
FAX NUMBER
CONTACT PERSON: BRETT BASNIGHT
e-mail: bbasnigh@longbranchdevelopment.com

CIVIL ENGINEER:

ZEV COHEN AND ASSOCIATES, INC.
300 INTERCHANGE BOULEVARD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: RANDY HUDAK, P.E.
e-mail: rhudak@zevcohen.com

SURVEYOR:

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.
995 WEST VOLUSIA AVENUE
DELAND, FL 32720
PHONE NUMBER: 734-8050
FAX NUMBER: (386) 677-2505
CONTACT PERSON: RALPH BLACKWELL, R.L.S.
e-mail: info@blackwellsurveying.com

LANDSCAPE ARCHITECT:

ZEV COHEN AND ASSOCIATES, INC.
300 INTERCHANGE BOULEVARD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, R.L.A.
e-mail: jstehr@zevcohen.com

PROJECT ATTORNEY:

COBB & COLE
231 N. WOODLAND BOULEVARD
DELAND, FL 32720
PHONE NUMBER: (386) 736-7700
FAX NUMBER: (386) 785-1549
CONTACT PERSON: MARK WATTS
email: mark.watts@cobbcole.com

PROJECT DESCRIPTION:

THIS PROJECT INCLUDES THE REZONING AND ANNEXATION OF 33.55 ACRES. PROJECT SHALL INCLUDE COMMERCIAL AND MULTIFAMILY USES.

SITE INFORMATION:

SITE ADDRESS:	US HWY 92, SR15-A, GREEN'S DAIRY RD.
PROJECT AREA:	23.33 ACRES - CORNER OF US HWY 92 AND SR 15-A 10.22 ACRES - CORNER OF GREEN'S DAIRY ROAD AND SR 15
TAX PARCEL, I.D. #:	803200000472, 700000000000, 700000000000
EXISTING ZONING:	COUNTY R-3A, R-3 & R-3C
PROPOSED ZONING:	INTERNATIONAL SPEEDWAY TOWNHOMES PD
EXISTING LAND USE:	CITY BUSINESS REAL & COUNTY U/I
PROPOSED LAND USE:	MIXED COMMERCIAL
MAXIMUM LOT COVERAGE:	60%
MINIMUM REQUIRED OPEN SPACE:	20% (6.71 AC.)
PROVIDED OPEN SPACE:	\$26.00% (6.72 AC.)
M/N. TREE PROTECTION AREA:	15% (5.03 AC.)
PROVIDED TREE PROTECTION AREA:	\$16.30% (5.46 AC.)
RESIDENTIAL:	
MAXIMUM NUMBER OF UNITS:	215
PROPOSED DENSITY:	6.4 UNITS PER ACRE
SETBACKS:	
FRONT:	20 FT
SIDE:	0 FT BETWEEN BLDG (SIDE TO SIDE) 15 FT BETWEEN BLDG (REAR TO REAR) 25 FT BETWEEN BLDG (FRONT TO FRONT) 20 FT STREET SIDE 20'
REAR:	10 FT
PERMETER:	25 FT
REQUIRED LANDSCAPE BUFFER(S):	25 FT - ALONG INTERNATIONAL SPEEDWAY BOULEVARD 25 FT - ALONG SPRING GARDEN AVENUE 25 FT - ALONG EXISTING RESIDENTIAL
MINIMUM FLOOR AREA:	575 SF
MAXIMUM BUILDING HEIGHT:	35 FT
NUMBER OF STORIES:	2
COMMERCIAL FUTURE DEVELOPMENT TRACTS:	
MAXIMUM BUILDING HEIGHT:	50 FT
MAX FAR:	0.30
MINIMUM LOT AREA:	20,000 SF
MINIMUM LOT WIDTH:	200 FT
MINIMUM LOT DEPTH:	100 FT
MINIMUM BUILDING SETBACKS:	
FRONT:	40 FT
REAR:	10 FT
SIDE:	5 FT
MINIMUM BUILDING SEPARATION:	15 FT
UTILITIES:	PROVIDED BY DELAND
STREETS:	PRIVATE
LANDSCAPE BUFFERS:	
NORTHERN RESIDENTIAL:	25' BUFFER STANDARD 'B'
SOUTHERN RESIDENTIAL:	25' BUFFER STANDARD 'C'
ADJACENT TO SPRING GARDEN AND INTERNATIONAL SPEEDWAY BOULEVARD:	40'
FUTURE DEVELOPMENT TRACTS:	REC. LDC



VICINITY MAP

SCALE: 1" = 1000'



SOILS MAP

SCALE: 1" = 400'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS:
4 ASTALULA FINE SAND, 0 TO 5 PERCENT SLOPES - HSG. A
19 DELAND FINE SAND, 0 TO 5 PERCENT SLOPES - HSG. A
61 ST. JOHN'S FINE SAND - HSG. B/D



ZONING MAP

SCALE: 1" = 400'

CURRENT ZONING FOR THIS SITE IS: RES AND R-3



FLOOD ZONE MAP

SCALE: 1" = 400'

THE PROPERTY LIES IN:
FLOOD ZONE X PER FEMA MAP #12127C0465H

SHEET INDEX:

- C1 COVER SHEET
- C2 OVERALL DEVELOPMENT EXHIBIT
- C3 OPEN SPACE EXHIBIT
- C4 TREE PRESERVATION EXHIBIT

LEGAL DESCRIPTION:

(SOUTH PARCEL)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE NORTH 280 FEET OF THE WEST 300 FEET THEREOF, AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A, SUBJECT TO RIGHT-OF-WAY FOR GREEN'S DAIRY ROAD.

LESS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE RUN SOUTH 01°40'32" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 AND THE CENTERLINE OF STATE ROAD 15-A (A SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD 15-A, SECTION 79160-2011, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'32" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15-A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'32" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING, CONTAINING 31.90 ACRES, MORE OR LESS.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S 88°41'44" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 32 A DISTANCE OF 286.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTHWEST CORNER OF SAID SECTION 32, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FRANCHISE PROJECT NUMBER 240889-1, SECTION 79160-2212; THENCE SOUTH 01°33'51" EAST, ALONG THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 32, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'51" WEST PARALLEL, WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE NORTH 125.00 FEET OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'51" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 15-A, A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING.

(SOUTHWEST PARCEL)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE RUN SOUTH 01°40'32" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 AND THE CENTERLINE OF STATE ROAD 15-A (A SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD 15-A, SECTION 79160-2011, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'32" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15-A FOR A DISTANCE OF 213.00 FEET; FOR DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'32" EAST FOR DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

(NORTH PARCEL)

THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

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



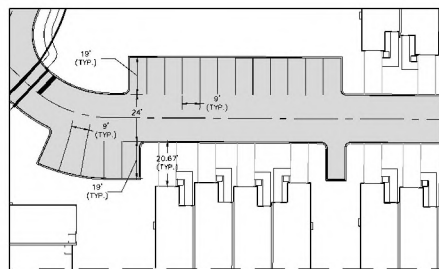
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISION
1	07/20/2011	RM	DESIGNED
2	07/20/2011	RM	DRAWN
3	07/20/2011	RM	CHECKED
4	07/20/2011	RM	APPROVED

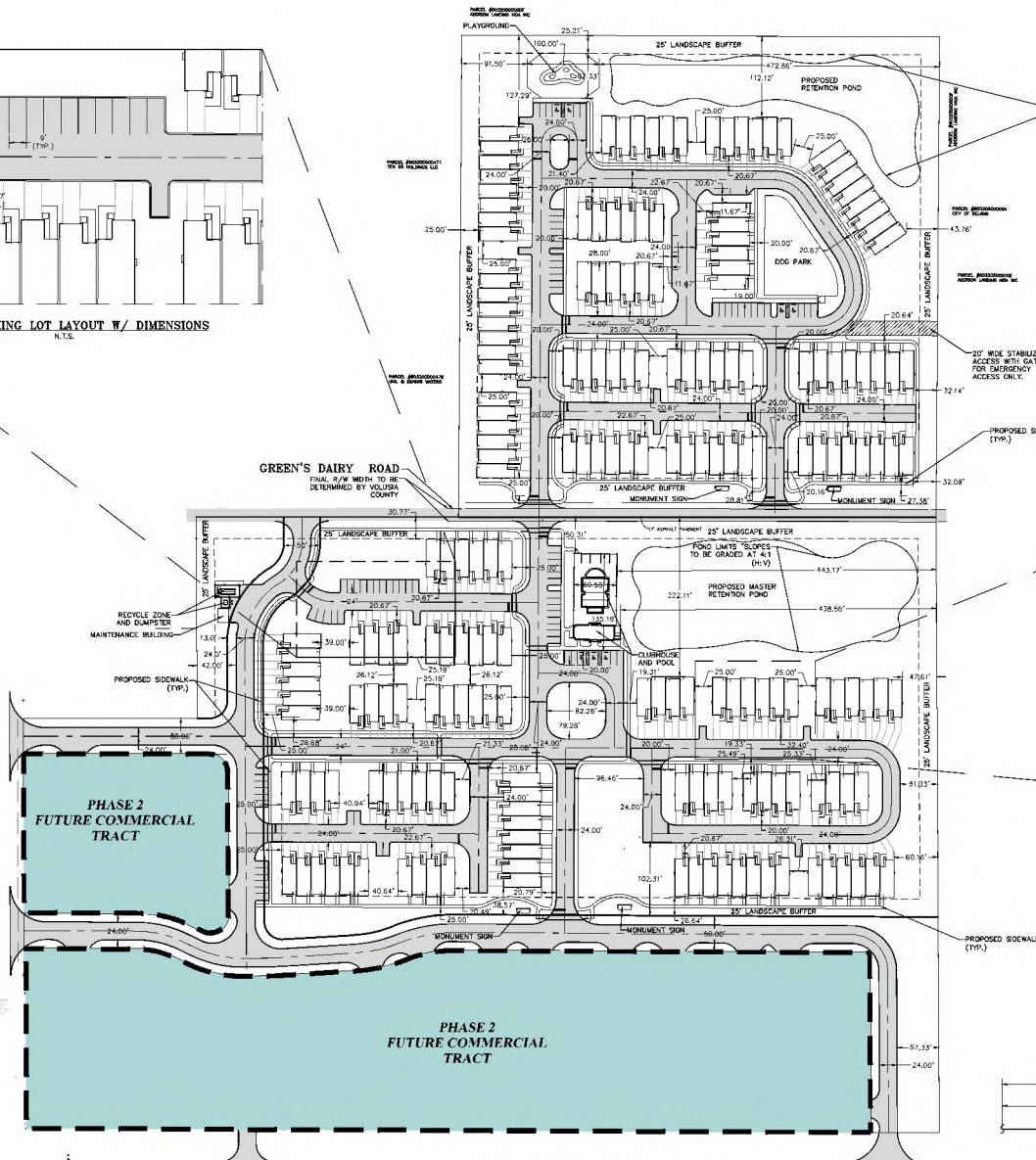
INTERNATIONAL SPEEDWAY
TOWNHOMES
MASTER PLANS
COVER SHEET

PROJECT NO. 07-001118
DESIGNED BY: RM
DRAWN BY: RM
CHECKED BY: RM
DRAWING I.L.L. 1/2"=1' 10/20/2011

EXHIBIT-B
SHEET C1 OF 4



TYPICAL PARKING LOT LAYOUT W/ DIMENSIONS
N.T.S.



GREEN'S DAIRY ROAD
FINAL 6' W/ WIDTH TO BE
DETERMINED BY VOLusia COUNTY

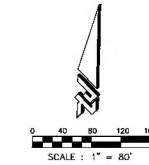
RECYCLE ZONE
AND DUMPSTER
MAINTENANCE BUILDING

PROPOSED SIDEWALK
(TYP.)

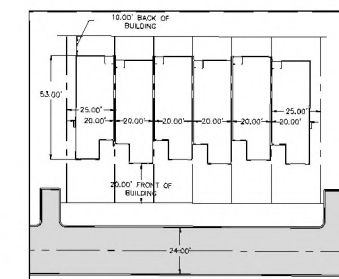
PHASE 2
FUTURE COMMERCIAL
TRACT

PHASE 2
FUTURE COMMERCIAL
TRACT

CR No-92 (AKA US HWY 92)
INTERNATIONAL SPEEDWAY BLVD. (200' R/W)

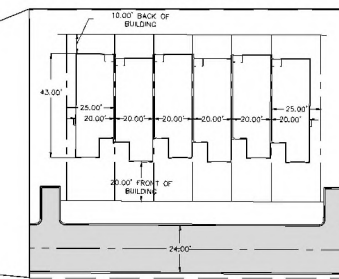


NOTE:
RETENTION AREAS SHOWN SHALL BE SHARED
BETWEEN THE RESIDENTIAL AND COMMERCIAL
AREAS.



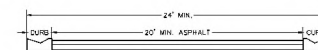
TYPICAL REAR LOAD 6 UNIT BUILDING

SCALE: 1"=30'



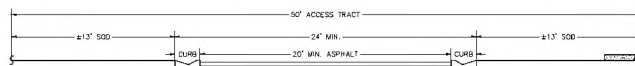
TYPICAL FRONT LOAD 6 UNIT BUILDING

SCALE: 1"=30'



TYPICAL INTERNAL ROADWAY
CROSS SECTION

SCALE: N.T.S.



TYPICAL 50' ACCESS TRACT
CROSS SECTION

SCALE: N.T.S.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

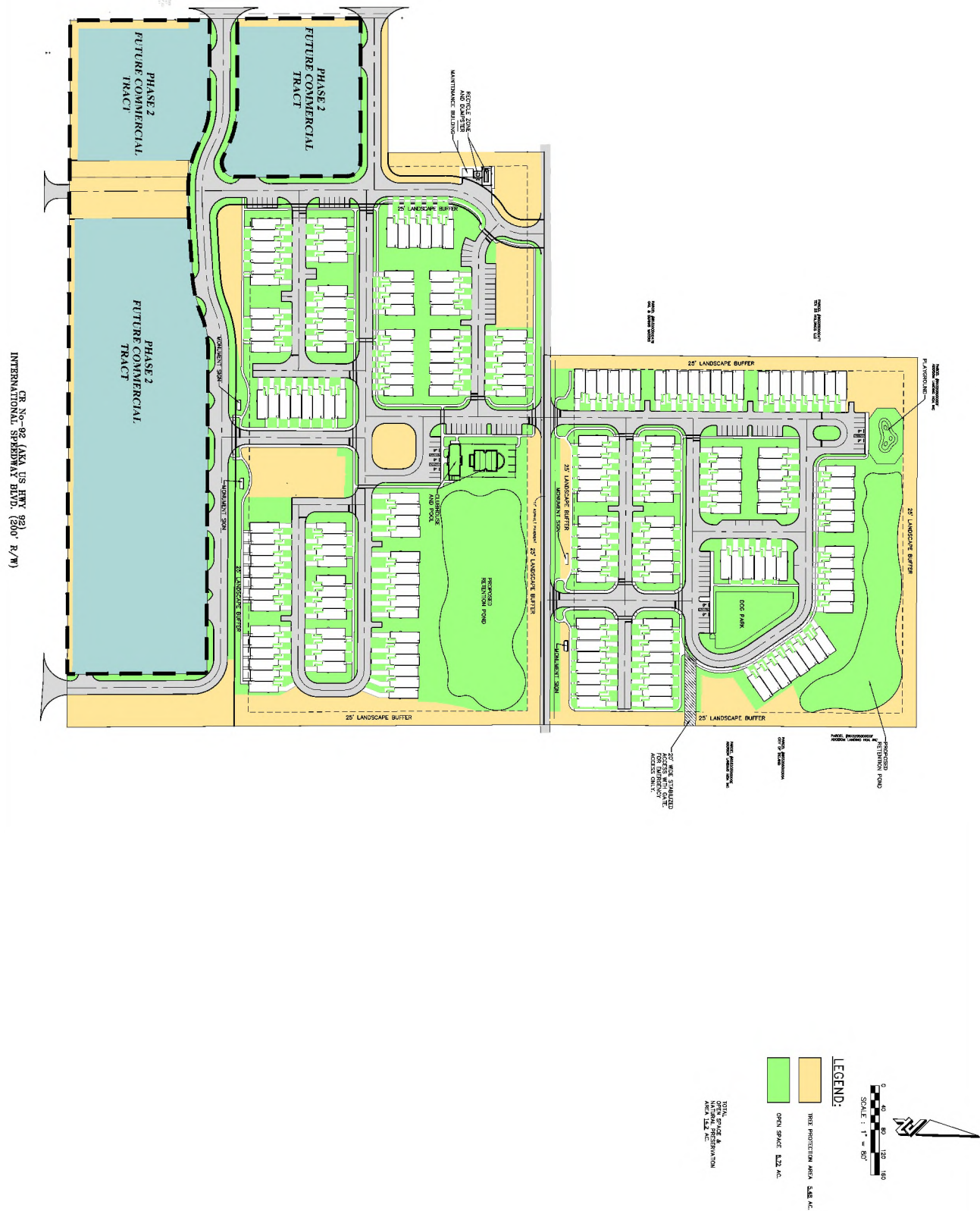
PROJECT: INTERNATIONAL SPEEDWAY TOWNHOMES
DATE: 10/20/2011
BY: J. J. JONES
CHECKED: J. J. JONES

INTERNATIONAL SPEEDWAY
TOWNHOMES
MASTER PLANS
OVERALL DEVELOPMENT
EXHIBIT

PROJECT NO: 2011-0119
DESIGNED BY: RH
DRAFTED BY: GH
CHECKED BY: RH
DRAWING TITLE: 2011-0119-0119
SHEET: 2011-0119-0119

DATE: 10/20/2011
SHEET: C2 OF 4

SR No 15-A (SPRING GARDEN AVE.)



**INTERNATIONAL SPEEDWAY
TOWNHOMES
MASTER PLANS
OPEN SPACE EXHIBIT**

CITY OF DELAND

VOLUSIA COUNTY, FLORIDA

[illegible]

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION





Planning Department

Memorandum

TO: Planning Board

DATE: November 16, 2022

FROM: Mike Holmes, Planning Director

FILE: memo/2022/ sober home

SUBJECT: LDR revision to allow Recovery Residences

Earlier this year, the City Commission was requested to allow a recovery residence at 347 E. New York. A recovery residence, also known as a sober home, is considered a use that should be provided reasonable accommodation under *Fair Housing Amendments Act of 1988* ("FHAA" – Title 42, *United States Code*, Chapter 45, Section 3601 et seq.) and the *Americans with Disabilities Act* ("ADA" – Title 42, *United States Code*, Section 12101 et seq.).

The subject property is zoned C-1, Neighborhood Commercial. The City's regulations currently do not allow a recovery residence, so the request was approved through a single Development Order at the subject address. As this request was being reviewed, it was determined the land development regulations should be amended to provide a clear set of standards and a procedure for processing future requests to establish recovery residences, and to address those which might be established without first seeking permission.

Under Florida law, a sober home is a place for recovering addicts to live. Recovery residences (also known as "sober homes" or "sober living homes") are alcohol and drug-free living environments for individuals in recovery who are attempting to maintain abstinence from alcohol and drugs. These residences offer no formal treatment (though they may mandate or strongly encourage attendance at 12-step groups) and are, in some cases, self-funded through resident fees. A recovery residence is defined as "a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer supported, alcohol-free, and drug-free living environment." Section 397.311(37), *Florida Statutes*.

There are both Federal and State law protections, such as the *FHAA* and the *ADA* (as well as many court decisions interpreting those laws), for sober homes that prevent a local government from prohibiting such homes or applying overly restrictive zoning regulations upon them. Sober Homes must be allowed, and cannot be outright prohibited in residential areas, but reasonable limitations can be imposed.

While not conforming to the traditional "single-family" concept, sober homes are deemed to be "single-family" operations by definition and interpretation and are thus permitted under zoning

law. Persons who are non-abusing, recovering alcoholics and drug addicts are covered by the *FHAA* and by the *ADA*. The *FHAA* defines handicaps, which include “drug addiction” by regulation, but specifically excludes persons with a “current, illegal use of or addiction to a controlled substance.” The *FHAA* includes a provision that states that “[n]othing in this title limits the applicability of any reasonable local, State, or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling.” However, the occupancy limits on sober living homes may not be more restrictive than traditional family homes. Thus, Federal Law prohibits local governments from prohibiting or significantly regulating sober homes. There are some exceptions to the protections relating to reasonable occupancy limits, assurances of occupants’ sobriety and other reasonable and justified controls to protect the neighborhood. However, regulation of sober homes may not be more restrictive than traditional family homes.

The proposed amendment to the LDR’s, including limits listed in the draft regulations for a sober home, makes it clear that should a violation of the Special Exception occur or to if the property were to become a public nuisance to include, but not be limited to, more noise, traffic, or other impacts of the use than would be typical of a traditional single-family residential use, such actions shall constitute code violations and shall be subject to all legal remedies available to the City under controlling law. Also, the property must adhere to the provisions of the *Florida Building Code* and the *Florida Fire Prevention Code*.

Recommendation

The Planning Department recommends that the Planning Board review the proposed amendment to the Land Development Regulations and forward to the City Commission with any comments it views as appropriate.

New section to be created:

Section 18, Special Exception

Note: All SF classifications will have Recovery Residence “E ³¹” added. Refer to attached ordinance.

ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ESTABLISHING RECOVERY RESIDENCES AS A SPECIAL EXCEPTION IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; AMENDING SECTION 33-18 OF THE *CODE OF ORDINANCES OF THE CITY OF DELAND/LAND DEVELOPMENT REGULATIONS* RELATING TO SPECIAL REQUIREMENTS, CRITERIA AND PERFORMANCE STANDARDS APPLICABLE TO THE ISSUANCE AND MAINTENANCE OF SPECIAL EXCEPTIONS FOR RECOVERY RESIDENCES; PROVIDING FOR PROCESSES AND PROCEDURES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, recovery residences (also known as “sober homes” or “sober living homes”) are alcohol-free and drug-free living environments for individuals in recovery who are attempting to maintain abstinence from alcohol and drugs; and

WHEREAS, recovery residences offer no formal treatment (though they may mandate or strongly encourage attendance at 12-step groups) and are, in some cases, self-funded through resident fees; and

WHEREAS, a “recovery residence” is defined, in Section 397.311(38), *Florida Statutes*,ⁱ as “. . . a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment” and Section 397.487, *Florida Statutes*, provides for the voluntary certification of recovery residences; and

WHEREAS, multiple studies have found that individuals in recovery benefit from residing in a recovery residence it being found that individuals in recovery residing in an Oxford House (OH), a specific type of recovery residence, had significantly lower rates of substance use, significantly higher income and significantly lower incarceration rates than those individuals who participate in usual group care; and

WHEREAS, the consensus among organizations addressing drug and alcohol abuse in the United States is that 31.9 million Americans aged 12 years and older are current illegal drug users (used within the last 30 days), that 11.7% of Americans 12 and over use illegal drugs, that 53 million or 19.4% of people 12 and over have used illegal drugs or misused prescription drugs within the last year and 14.8 million or 10.6% of Americans 12 and over have an alcohol use disorder and among military veterans 7% of veterans struggle with illegal drug use compared to 5.3% of the general population in the United States who are over age 18, 80% struggle with alcohol

abuse, and 7% have an issue with both alcohol and illegal drugs; and

WHEREAS, it is advisable and prudent for the City to enact a reasonable accommodation ordinance to provide flexibility in the application of zoning and land use regulations and procedures relating thereto with regard to recovery residences; and

WHEREAS, among other actions of the City, the Housing Element of the City's *Comprehensive Plan* reflect the City's intention to encourage a diverse array of housing types for all persons residing within the City; and

WHEREAS, the City Commission of the City of DeLand has deemed approval of this Ordinance to be in the best interest of the residents and citizens of the City of DeLand and to further the public health, safety and welfare; and

WHEREAS, this Ordinance is enacted pursuant to the statutory and constitutional home rule powers of the City of DeLand as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 163, *Florida Statutes*; Chapter 166, *Florida Statutes*, and other applicable controlling law; and

WHEREAS, the City of DeLand has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text, ~~striketrough~~ shall constitute deletions to the original text, and minor edits are made without legislative scoring.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Legislative Findings and Intent.

(a). The City Commission of the City of DeLand hereby adopts and incorporates into this Ordinance the request for Commission action relating to this Ordinance and the recitals (whereas clauses) to this Ordinance as the legislative findings and intent of this Ordinance.

(b). In addition, the City Commission of the City of DeLand hereby adopts the legislative intent provisions of Section 397.305, *Florida Statutes*,ⁱⁱ and Section 397.487(1), *Florida Statutes*, as part of the intent in adopting this Ordinance.

(c). In the event that a provision of controlling Federal or State law conflict with a provision of this Ordinance, the provisions of the controlling Federal or State law shall prevail over the provisions of this Ordinance.

(d). It is the policy of the City of DeLand to make every effort feasible under the controlling provisions of law to make housing available to all residents of the City regardless of their race, creed, age or economic conditions including, but not limited to, those who need a

residential setting to successfully combat the misuse and abuse of drugs and alcohol in order to foster the normalization and community integration essential to attain long-term, permanent sobriety.

Section 2. Reasonable Accommodation of Recovery Residences; Amendment to Section 33-18; Special Exceptions. Section 33-18 of the *Code of Ordinances of the City of DeLand/Land Development Regulations* is amended to add a new subsection numbered 23 (the existing subsections 23 through 30 shall be renumbered 24 through 31) to read as follows:

26 Recovery residences. Recovery residences, as defined herein, must meet the following requirements:

(a). Definition. As used herein, the term “recovery residence” shall be as defined in Section 397.311(38), *Florida Statutes*, or its successor provision, which currently reads as “. . . a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.”

(b). Review of request for recovery residence; performance criteria and standards. The following performance criteria and standards shall be applied in determining whether to grant or deny a development order for a recovery residence and as to whether a recovery residence is operating in compliance with this Ordinance:

1. No more than 6 tenants, not counting a single house manager, thus no more than 7 residents may reside in the residence.

2. There shall be no more than 2 tenants per bedroom.

3. Tenant rental agreements shall be for a period of no less than 30 days.

4. The primary residence shall be the primary use on the site and if a secondary residence/use is also located on the site, their residents shall be combined in determining whether the maximum number of 7 allowed by this Section has been exceeded.

5. A house manager who is responsible for the day-to-day operation of the recovery residence shall reside at the recovery residence (or any multiple of persons acting as a house manager who are present).

6. The recovery residence shall not be, at the time of approval, located within 1,000 feet, as measured from the closest property lines, of any other recovery residence or a community residential home.

7. The recovery residence shall be either:

(a) licensed by the State of Florida,

(b) certified by Florida Association of Recovery Residences or,

(c) operating under the Oxford House Charter.

8. All tenants, other than the house manager, shall be actively participating in a recognized recovery programs including, but not limited to, Alcoholics Anonymous, Narcotics Anonymous, or 12-Step Recovery. Records of meeting attendance shall be maintained at the recovery residence

in a manner that reflects the past and current operation of the recovery residence. Refusal of a tenant to actively participate in such a program shall be cause for eviction and the operator of the recovery residence shall cause the refusing tenant to be evicted from the recovery residence.

9. The rules and regulations of the recovery residence shall prohibit the use, sale or distribution of any alcoholic beverage or any non-prescription controlled substances by any tenant either on or off site. These rules and regulations shall be posted in a common area inside the recovery residence. Any violation thereof shall be cause for eviction and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Tenants that have a second violation shall not be permitted to reside in a recovery residence located in the City for a period of 12 months.

10. No activity at the recovery residence and no tenancy at the recovery residence may violate any provision of any condition of parole or probation of any tenant.

11. No person who is an offender classified as sexual predator or sexual offender under Florida law because of a conviction for a sex-related crime may reside at a recovery residence.

12. The recovery residence shall institute and enforce a written visitation policy precluding visitors who are under the influence of any drug or alcohol, are probationers, or parolees.

13. Visitors at the recovery residence shall be prohibited from staying overnight at the recovery residence (defined as being present after 10:00 p.m. or before 6:00 a.m. on any day) and a house manager shall be present during visitations.

14. The recovery residence shall institute and maintain a “good neighbor policy” that directs tenants to be considerate of neighbors including, but not limited to, refraining from engaging in excessively loud or obnoxious behavior that would interfere with the neighbors’ enjoyment of their properties. The good neighbor policy shall establish a written protocol for the house manager to follow when a neighbor complaint is received.

15. All garage and driveway spaces shall, at all times, be available and used for the parking of vehicles.

16. There shall be at least 1 off-street parking spot for every 3 tenants. Tenants may each only store or park a single vehicle at the recovery residence.

17. The recovery residence shall not provide any treatment that would require a State license to operate except for a community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment a day or night treatment with community housing being defined in Section 397.311 (26)(a) 3., *Florida Statutes*, as “. . . a program intended for individuals who can benefit from living independently in peer community housing while participating in treatment services for a minimum of 5 hours a day for a minimum of 25 hours per week”.

18. The operator of the recovery residence shall continually provide the City with any and all information required by this Section as soon as practicable.

19. The recovery residence shall comply with all other laws, rules and regulations which may apply to its operation including, but not limited to, all building and fire codes and shall be subject to inspection by a building inspector and fire inspector.ⁱⁱⁱ

20. The recovery residence shall not negatively alter the character of the neighborhood in which the recovery residence is proposed to be located as determined by sound and generally accepted land use planning practices and principles.

21. It is prohibited and unlawful for a property owner, operator of a recovery residence or any tenant of a recovery residence to violate the provisions of Subsection (b) 1 – 20 of this Section.

(c). *Appeals.* An applicant for approval of a conditional use for a recovery residence, or a person acting, with written authorization, on behalf an applicant, may appeal the written decision to deny a conditional use no later than 30 calendar days from the date the decision is rendered. An appeal shall be in writing and include grounds for appeal. Additionally, any aggrieved property owner affirmatively demonstrating standing under controlling law may appeal a decision to grant an application for a conditional use as set forth in this Section. The City Manager will decide an appeal. In considering an appeal, the City Manager shall consider the record of the application, the denial development order or approving development order, the written statement of the grounds of the appeal and the provisions of this Ordinance, in order to determine whether the decision was consistent with this Ordinance. The decision of the City Manager may be appealed to the City Commission no later than 30 calendar days from the date the decision is rendered and shall be reviewed on the information presented to the City Manager at a City Commission meeting. The decision of the City Commission shall constitute the City’s final determination and shall be subject only to review by a Court of competent jurisdiction.

(d). *Lapse.* A conditional use approval granted hereunder shall lapse if the exercise of rights granted by it is discontinued for 90 consecutive days.

(e). *Violations; enforcement.* Any application approved in accordance with the terms of this Ordinance may be revoked if any of the conditions or terms of the conditional use approval are violated, or if any law, code or ordinance is violated in connection therewith. The City’s code enforcement special magistrate shall have authority to hear and decide upon petitions for revocation filed by the City. The City may engage in any code enforcement action and assert any legal remedy and penalty available to the City under controlling law.

Section 3. General Implementing Administrative Actions.

(a). Aside from the specific implementing actions set forth in this Ordinance, the City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions including, but not limited to, the adoption of administrative rules.

(b). The approvals and denials relating to applications, as set forth herein, shall be in a form approved by the City Attorney which shall be consistent with the provisions of Section 166.033, *Florida Statutes*.

Section 4. Savings. The prior actions of the City of DeLand relating to the provision of reasonable accommodations, recovery residences and the granting of conditional uses, as well as any and all related matters, are hereby ratified and affirmed.

Section 5. Conflicts. All ordinances or parts of ordinances and other actions of the City Commission in conflict with this Ordinance are hereby repealed.

Section 6. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 7. Codification; Direction to Code Codifier and City Staff; Correction of Scrivener's Errors.

(a). The provisions Section 2 of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of DeLand* and the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that all other sections shall not be codified. Further, the words "*Land Development Regulations*" shall be substituted for the words "*Land Development Code*" (or similar words and phrases) by the Code Codifier.

(b). In accordance with the City's ongoing codification program; the City Clerk, in conjunction with the City Attorney, may make corrections to the provisions of this Ordinance relative to Scrivener's errors of whatever type or nature.

(c). In accordance with the City's ongoing codification program; the City Clerk, in conjunction with the City Attorney, may make additions or deletions to the tables and similar parts of the *Code of Ordinances of the City of DeLand* pertaining to the matters set forth in or referenced in this Ordinance.

Section 8. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED this ___ day of _____, 2022.

Robert F. Apgar
Mayor - Commissioner

ATTEST:

Julie A. Hennessy, MMC, City Clerk - Auditor

Passed on first reading: _____, 2022.
Adopted on second reading: _____, 2022.

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney

¹ Section 397.311, *Florida Statutes*, reads, in full, as follows:

397.311 Definitions.—As used in this chapter, except part VIII, the term:

- (1) “Ancillary services” are services that include, but are not limited to, special diagnostic, prenatal and postnatal, other medical, mental health, legal, economic, vocational, employment, and educational services.
- (2) “Authorized agent of the department” means a person designated by the department to conduct any audit, inspection, monitoring, evaluation, or other duty imposed upon the department pursuant to this chapter. An authorized agent must be qualified by expertise and experience to perform these functions.
- (3) “Beyond the safe management capabilities of the service provider” refers to an individual who is in need of:
 - (a) Supervision;
 - (b) Medical care; or
 - (c) Services,beyond that which the service provider or service component can deliver.
- (4) “Certificate of compliance” means a certificate that is issued by a credentialing entity to a recovery residence or a recovery residence administrator.
- (5) “Certified recovery residence” means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.
- (6) “Certified recovery residence administrator” means a recovery residence administrator who holds a valid certificate of compliance.

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- (7) “Clinical assessment” means the collection of detailed information concerning an individual’s substance use, emotional and physical health, social roles, and other areas that may reflect the severity of the individual’s abuse of alcohol or drugs. The collection of information serves as a basis for identifying an appropriate treatment regimen.
- (8) “Clinical supervisor” means a person who meets the requirements of a qualified professional whose functions include managing personnel who provide direct clinical services or maintaining lead responsibility for the overall coordination and provision of clinical services.
- (9) “Court” means the court of legal jurisdiction in the context in which the term is used in this chapter.
- (10) “Credentialing entity” means a nonprofit organization that develops and administers professional, facility, or organization certification programs according to applicable nationally recognized certification or psychometric standards.
- (11) “Department” means the Department of Children and Families.
- (12) “Director” means the chief administrative or executive officer of a service provider or recovery residence.
- (13) “Disclose” or “disclosure” means a communication of identifying information, the affirmative verification of another person’s communication of identifying information, or the communication of any information regarding an individual who has received services. Any disclosure made pursuant to this chapter must be limited to that information which is necessary to carry out the purpose of the disclosure.
- (14) “Fee system” means a method of establishing charges for services rendered, in accordance with an individual’s ability to pay, used by providers that receive state funds.
- (15) “For profit” means registered as for profit by the Secretary of State and recognized by the Internal Revenue Service as a for-profit entity.
- (16) “Habitual abuser” means a person who is brought to the attention of law enforcement for being substance impaired, who meets the criteria for involuntary admission in s. 397.675, and who has been taken into custody for such impairment three or more times during the preceding 12 months.
- (17) “Hospital” means a hospital or hospital-based component licensed under chapter 395.
- (18) “Identifying information” means the name, address, social security number, fingerprints, photograph, and similar information by which the identity of an individual can be determined with reasonable accuracy directly or by reference to other publicly available information.
- (19) “Impaired” or “substance abuse impaired” means a condition involving the use of alcoholic beverages or any psychoactive or mood-altering substance in such a manner as to induce mental, emotional, or physical problems and cause socially dysfunctional behavior.
- (20) “Incompetent to consent to treatment” means a state in which a person’s judgment is so affected by a substance abuse impairment that he or she lacks the capacity to make a well-reasoned, willful, and knowing decision concerning his or her medical health, mental health, or substance abuse treatment.
- (21) “Individual” means a person who receives alcohol or other drug abuse treatment services delivered by a service provider. The term does not include an inmate pursuant to part VIII of this chapter unless expressly so provided.
- (22) “Informed consent” means consent voluntarily given in writing by a competent person after sufficient explanation and disclosure of the subject matter involved to enable the person to make a knowing and willful decision without any element of force, fraud, deceit, duress, or other form of constraint or coercion.
- (23) “Involuntary services” means an array of behavioral health services that may be ordered by the court for persons with substance abuse impairment or co-occurring substance abuse impairment and mental health disorders.
- (24) “Law enforcement officer” means a law enforcement officer as defined in s. 943.10(1).
- (25) “Licensed service provider” means a public agency under this chapter, a private for-profit or not-for-profit agency under this chapter, a physician or any other private practitioner licensed under this chapter, or a hospital that offers substance abuse services through one or more licensed service components.
- (26) Licensed service components include a comprehensive continuum of accessible and quality substance abuse prevention, intervention, and clinical treatment services, including the following services:
- (a) “Clinical treatment” means a professionally directed, deliberate, and planned regimen of services and interventions that are designed to reduce or eliminate the misuse of drugs and alcohol and promote a

healthy, drug-free lifestyle. As defined by rule, “clinical treatment services” include, but are not limited to, the following licensable service components:

1. “Addictions receiving facility” is a secure, acute care facility that provides, at a minimum, detoxification and stabilization services; is operated 24 hours per day, 7 days per week; and is designated by the department to serve individuals found to be substance use impaired as described in s. 397.675 who meet the placement criteria for this component.
2. “Day or night treatment” is a service provided in a nonresidential environment, with a structured schedule of treatment and rehabilitative services.
3. “Day or night treatment with community housing” means a program intended for individuals who can benefit from living independently in peer community housing while participating in treatment services for a minimum of 5 hours a day for a minimum of 25 hours per week.
4. “Detoxification” is a service involving subacute care that is provided on an inpatient or an outpatient basis to assist individuals to withdraw from the physiological and psychological effects of substance abuse and who meet the placement criteria for this component.
5. “Intensive inpatient treatment” includes a planned regimen of evaluation, observation, medical monitoring, and clinical protocols delivered through an interdisciplinary team approach provided 24 hours per day, 7 days per week, in a highly structured, live-in environment.
6. “Intensive outpatient treatment” is a service that provides individual or group counseling in a more structured environment, is of higher intensity and duration than outpatient treatment, and is provided to individuals who meet the placement criteria for this component.
7. “Medication-assisted treatment for opioid use disorders” is a service that uses methadone or other medication as authorized by state and federal law, in combination with medical, rehabilitative, supportive, and counseling services in the treatment of individuals who are dependent on opioid drugs.
8. “Outpatient treatment” is a service that provides individual, group, or family counseling by appointment during scheduled operating hours for individuals who meet the placement criteria for this component.
9. “Residential treatment” is a service provided in a structured live-in environment within a nonhospital setting on a 24-hours-per-day, 7-days-per-week basis, and is intended for individuals who meet the placement criteria for this component.
- (b) “Intervention” means structured services directed toward individuals or groups at risk of substance abuse and focused on reducing or impeding those factors associated with the onset or the early stages of substance abuse and related problems.
- (c) “Prevention” means a process involving strategies that are aimed at the individual, family, community, or substance and that preclude, forestall, or impede the development of substance use problems and promote responsible lifestyles.
- (27) “Medication-assisted treatment (MAT)” is the use of medications approved by the United States Food and Drug Administration, in combination with counseling and behavioral therapies, to provide a holistic approach to the treatment of substance abuse.
- (28) “Medical monitoring” means oversight and treatment, 24 hours per day by medical personnel who are licensed under chapter 458, chapter 459, or chapter 464, of individuals whose subacute problems are so severe that the individuals require intensive inpatient treatment by an interdisciplinary team.
- (29) “Not for profit” means registered as not for profit by the Secretary of State and recognized by the Internal Revenue Service as a not-for-profit entity.
- (30) “Peer specialist” means a person who has been in recovery from a substance use disorder or mental illness for at least 2 years who uses his or her personal experience to provide services in behavioral health settings to support others in their recovery, or a person who has at least 2 years of experience as a family member or caregiver of an individual who has a substance use disorder or mental illness. The term does not include a qualified professional or a person otherwise certified under chapter 394 or this chapter.
- (31) “Physician” means a person licensed under chapter 458 to practice medicine or licensed under chapter 459 to practice osteopathic medicine, and may include, if the context so indicates, an intern or resident enrolled in an intern or resident training program affiliated with an approved medical school, hospital, or other facility through which training programs are normally conducted.
- (32) “Physician assistant” means a person licensed under chapter 458 or chapter 459 to practice medicine under the supervision of a physician or psychiatrist whose specialty includes substance abuse treatment.

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- (33) “Private practitioner” means a physician or a physician assistant licensed under chapter 458 or chapter 459, a psychologist licensed under chapter 490, or a clinical social worker, marriage and family therapist, or mental health counselor licensed under chapter 491.
- (34) “Program evaluation” or “evaluation” means a systematic measurement of a service provider’s achievement of desired individual or service outcomes.
- (35) “Qualified professional” means a physician or a physician assistant licensed under chapter 458 or chapter 459; a professional licensed under chapter 490 or chapter 491; an advanced practice registered nurse licensed under part I of chapter 464; or a person who is certified through a department-recognized certification process for substance abuse treatment services and who holds, at a minimum, a bachelor’s degree. A person who is certified in substance abuse treatment services by a state-recognized certification process in another state at the time of employment with a licensed substance abuse provider in this state may perform the functions of a qualified professional as defined in this chapter but must meet certification requirements contained in this subsection no later than 1 year after his or her date of employment.
- (36) “Quality improvement” means a systematic and organized approach to monitor and continuously improve the quality of services in order to maintain, restore, or improve outcomes in individuals and populations throughout a system of care.
- (37) “Recovery” means a process of personal change through which individuals achieve abstinence from alcohol or drug use and improve health, wellness, and quality of life.
- (38) “Recovery residence” means a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.
- (39) “Recovery residence administrator” means the person responsible for overall management of the recovery residence, including, but not limited to, the supervision of residents and staff employed by, or volunteering for, the residence.
- (40) “Recovery support” means services designed to strengthen or assist individuals to regain skills, develop the environmental supports necessary to help the individual thrive in the community, and meet life goals that promote recovery from alcohol and drug use. These services include, but are not limited to, economic, vocational, employment, educational, housing, and other ancillary services.
- (41) “Screening” means the gathering of initial information to be used in determining a person’s need for assessment, services, or referral.
- (42) “Secure facility,” except where the context indicates a correctional system facility, means a provider that has the authority to deter the premature departure of involuntary individuals whose leaving constitutes a violation of a court order or community-based supervision as provided by law. The term “secure facility” includes addictions receiving facilities and facilities authorized by local ordinance for the treatment of habitual abusers.
- (43) “Service component” or “component” means a discrete operational entity within a service provider which is subject to licensing as defined by rule. Service components include prevention, intervention, and clinical treatment described in subsection (26).
- (44) “Service provider” or “provider” means a public agency, a private for-profit or not-for-profit agency, a person who is a private practitioner, or a hospital licensed under this chapter or exempt from licensure under this chapter.
- (45) “Service provider personnel” or “personnel” includes all owners, directors, chief financial officers, staff, and volunteers, including foster parents, of a service provider.
- (46) “Stabilization” means:
- (a) Alleviation of a crisis condition; or
 - (b) Prevention of further deterioration, and connotes short-term emergency treatment.
- (47) “Substance abuse” means the misuse or abuse of, or dependence on alcohol, illicit drugs, or prescription medications. As an individual progresses along this continuum of misuse, abuse, and dependence, there is an increased need for substance abuse intervention and treatment to help abate the problem.

(48) “Substate entity” means a departmental office designated to serve a geographical area specified by the department.

(49) “System of care” means a coordinated continuum of community-based services and supports that are organized to meet the challenges and needs of individuals who are at risk of developing substance abuse problems or individuals who have substance abuse problems.

(50) “Treatment plan” means an immediate and a long-range plan based upon an individual’s assessed needs and used to address and monitor an individual’s recovery from substance abuse.

ii The statute pertaining to the legislative intent relating to substance abuse and related matters reads as follows and Subsection 397.487(1), *Florida Statutes*, contains additional provisions relative to the intent of the Florida Legislature:

397.305 Legislative findings, intent, and purpose.—

(1) Substance abuse is a major health problem that affects multiple service systems and leads to such profoundly disturbing consequences as serious impairment, chronic addiction, criminal behavior, vehicular casualties, spiraling health care costs, AIDS, and business losses, and significantly affects the culture, socialization, and learning ability of children within our schools and educational systems. Substance abuse impairment is a disease which affects the whole family and the whole society and requires a system of care that includes prevention, intervention, clinical treatment, and recovery support services that support and strengthen the family unit. Further, it is the intent of the Legislature to require the collaboration of state agencies, service systems, and program offices to achieve the goals of this chapter and address the needs of the public; to establish a comprehensive system of care for substance abuse; and to reduce duplicative requirements across state agencies. This chapter is designed to provide for substance abuse services.

(2) It is the goal of the Legislature to discourage substance abuse by promoting healthy lifestyles; healthy families; and drug-free schools, workplaces, and communities.

(3) It is the purpose of this chapter to provide for a comprehensive continuum of accessible and quality substance abuse prevention, intervention, clinical treatment, and recovery support services in the least restrictive environment which promotes long-term recovery while protecting and respecting the rights of individuals, primarily through community-based private not-for-profit providers working with local governmental programs involving a wide range of agencies from both the public and private sectors.

(4) It is the intent of the Legislature that licensed, qualified health professionals be authorized to practice to the full extent of their education and training in the performance of professional functions necessary to carry out the intent of this chapter.

(5) It is the intent of the Legislature to establish expectations that services provided to persons in this state use the coordination-of-care principles characteristic of recovery-oriented services and include social support services, such as housing support, life skills and vocational training, and employment assistance necessary for persons who have substance use disorders or co-occurring substance use and mental health disorders to live successfully in their communities.

(6) It is the intent of the Legislature to ensure within available resources a full system of care for substance abuse services based on identified needs, delivered without discrimination and with adequate provision for specialized needs.

(7) It is the intent of the Legislature to establish services for individuals with co-occurring substance abuse and mental disorders.

(8) It is the intent of the Legislature to provide an alternative to criminal imprisonment for substance abuse impaired adults and juvenile offenders by encouraging the referral of such offenders to service providers not generally available within the juvenile justice and correctional systems, instead of or in addition to criminal penalties.

(9) It is the intent of the Legislature to provide, within the limits of appropriations and safe management of the juvenile justice and correctional systems, substance abuse services to substance abuse impaired offenders who are placed by the Department of Juvenile Justice or who are incarcerated within the Department of Corrections, in order to better enable these offenders or inmates to adjust to the conditions of society presented to them when their terms of placement or incarceration end.

(10) It is the intent of the Legislature to provide for assisting substance abuse impaired persons primarily through health and other rehabilitative services in order to relieve the police, courts, correctional institutions, and other criminal justice agencies of a burden that interferes with their ability to protect people, apprehend offenders, and maintain safe and orderly communities.

(11) It is the intent of the Legislature that the freedom of religion of all citizens shall be inviolate. Nothing in this act shall give any governmental entity jurisdiction to regulate religious, spiritual, or ecclesiastical services.

iii The statute relating to the certification process relating to recovery residences reads as follows:

397.487 Voluntary certification of recovery residences.—

(1) The Legislature finds that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment. The Legislature further finds that this state and its subdivisions have a legitimate state interest in protecting these persons, who represent a vulnerable consumer population in need of adequate housing. It is the intent of the Legislature to protect persons who reside in a recovery residence.

(2) The department shall approve at least one credentialing entity by December 1, 2015, for the purpose of developing and administering a voluntary certification program for recovery residences. The approved credentialing entity shall:

(a) Establish recovery residence certification requirements.

(b) Establish procedures to:

1. Administer the application, certification, recertification, and disciplinary processes.

2. Monitor and inspect a recovery residence and its staff to ensure compliance with certification requirements.

3. Interview and evaluate residents, employees, and volunteer staff on their knowledge and application of certification requirements.

(c) Provide training for owners, managers, and staff.

(d) Develop a code of ethics.

(e) Establish application, inspection, and annual certification renewal fees. The application fee may not exceed \$100. Any onsite inspection fee shall reflect actual costs for inspections. The annual certification renewal fee may not exceed \$100.

(3) A credentialing entity shall require the recovery residence to submit the following documents with the completed application and fee:

(a) A policy and procedures manual containing:

1. Job descriptions for all staff positions.

2. Drug-testing procedures and requirements.

3. A prohibition on the premises against alcohol, illegal drugs, and the use of prescribed medications by an individual other than the individual for whom the medication is prescribed.

4. Policies to support a resident's recovery efforts.

5. A good neighbor policy to address neighborhood concerns and complaints.

(b) Rules for residents.

(c) Copies of all forms provided to residents.

(d) Intake procedures.

(e) Sexual predator and sexual offender registry compliance policy.

(f) Relapse policy.

(g) Fee schedule.

(h) Refund policy.

(i) Eviction procedures and policy.

(j) Code of ethics.

(k) Proof of insurance.

(l) Proof of background screening.

(m) Proof of satisfactory fire, safety, and health inspections.

(4) A certified recovery residence must be actively managed by a certified recovery residence administrator. All applications for certification must include the name of the certified recovery residence administrator who will be actively managing the applicant recovery residence.

(5) Upon receiving a complete application, a credentialing entity shall conduct an onsite inspection of the recovery residence.

(6) All owners, directors, and chief financial officers of an applicant recovery residence are subject to level 2 background screening as provided under s. 408.809 and chapter 435. A recovery residence is ineligible for certification, and a credentialing entity shall deny a recovery residence's application, if any owner, director, or chief financial officer has been found guilty of, or has entered a plea of guilty or nolo contendere to, regardless of adjudication, any offense listed in s. 408.809(4) or s. 435.04(2) unless the department has issued an exemption under s. 435.07. Exemptions from disqualification applicable to service provider personnel pursuant to s. 397.4073 or s. 435.07 shall apply to this subsection. In accordance with s. 435.04, the department shall notify the credentialing agency of an owner's, director's, or chief financial officer's eligibility based on the results of his or her background screening.

(7) A credentialing entity shall issue a certificate of compliance upon approval of the recovery residence's application and inspection. The certification shall automatically terminate 1 year after issuance if not renewed.

(8) Onsite follow-up monitoring of a certified recovery residence may be conducted by the credentialing entity to determine continuing compliance with certification requirements. The credentialing entity shall inspect each certified recovery residence at least annually to ensure compliance.

(a) A credentialing entity may suspend or revoke a certification if the recovery residence is not in compliance with any provision of this section or has failed to remedy any deficiency identified by the credentialing entity within the time period specified.

(b) A certified recovery residence must notify the credentialing entity within 3 business days after the removal of the recovery residence's certified recovery residence administrator due to termination, resignation, or any other reason. The recovery residence has 30 days to retain a certified recovery residence administrator. The credentialing entity shall revoke the certificate of compliance of any recovery residence that fails to comply with this paragraph.

(c) If any owner, director, or chief financial officer of a certified recovery residence is arrested for or found guilty of, or enters a plea of guilty or nolo contendere to, regardless of adjudication, any offense listed in s. 435.04(2) while acting in that capacity, the certified recovery residence shall immediately remove the person from that position and shall notify the credentialing entity within 3 business days after such removal. The credentialing entity shall revoke the certificate of compliance of a recovery residence that fails to meet these requirements.

(d) A credentialing entity shall revoke a recovery residence's certificate of compliance if the recovery residence provides false or misleading information to the credentialing entity at any time.

(e) Any decision by a department-recognized credentialing entity to deny, revoke, or suspend a certification, or otherwise impose sanctions on a recovery residence, is reviewable by the department. Upon receiving an adverse determination, the recovery residence may request an administrative hearing pursuant to ss. 120.569 and 120.57(1) within 30 days after completing any appeals process offered by the credentialing entity or the department, as applicable.

(9) A person may not advertise to the public, in any way or by any medium whatsoever, any recovery residence as a "certified recovery residence" unless such recovery residence has first secured a certificate of compliance under this section. A person who violates this subsection commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(10)(a) A certified recovery residence may allow a minor child to visit a parent who is a resident of the recovery residence, provided that a minor child may not visit or remain in the recovery residence between the hours of 9 p.m. and 7 a.m. unless:

1. A court makes a specific finding that such visitation is in the best interest of the minor child; or
2. The recovery residence is a specialized residence for pregnant women or parents whose children reside with them. Such recovery residences may allow children to visit or reside in the residence if the parent does not yet have a time-sharing plan pursuant to s. 61.13, provided that the parent files with the court for establishment of a plan within 14 days of moving into the residence.

(b) A certified recovery residence may not allow a minor child to visit a parent who is a resident of the recovery residence at any time if any resident of the recovery residence is currently required to register as a sexual predator under s. 775.21 or as a sexual offender under s. 943.0435.

(11) Notwithstanding any landlord and tenant rights and obligations under chapter 83, a recovery residence that is certified under this section and has a discharge policy approved by a department-recognized credentialing entity may immediately discharge or transfer a resident in accordance with that policy under any of the following circumstances:

- (a) The discharge or transfer is necessary for the resident's welfare.
- (b) The resident's needs cannot be met at the recovery residence.
- (c) The health and safety of other residents or recovery residence employees is at risk or would be at risk if the resident continues to live at the recovery residence.