CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
DECEMBER 19, 2022 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Rabbi Reuven Silverman, Temple Israel DeLand

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Employee Years of Service Award.

2. Resolution Approving No. 2022-102, Honoring the Retirement of Chalen Godwin.

CONSENT AGENDA

1. Resolution Approving Surplus of Glock Firearm for Sergeant Chalen Godwin Upon His Retirement.

   It is recommended that the City Commission adopt the Resolution declaring the referenced Glock firearm as surplus and present it to Sgt. Chalen Godwin for his years of service to the City of DeLand.

2. Resolution Approving Carryforward for FY 2022-2023 Budget Amendment.

   Presentation of the carryover budget amendment for FY 2022-2023, recognizing items carried over from FY 2021/2022.

3. Resolution Approving FY 2022-2023 Budget Amendment.

   Presentation of a budget amendment for FY 2022/2023.

4. Consideration re Contract Renewal with ePermitHub.

   Consideration of a renewal of a contract with ePermitHub.

5. Consideration re Assignment and Assumption of Lease Agreement Gilbert Propane, Inc. to ThompsonGas, LLC.

   Approve Recognition of Lease Assignment and Assumption for property located at 1580 Detrick Avenue.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. Second Reading of Ordinance No. 2022-32, Amending Chapter 21, Section 21-29 of the Code of Ordinances Relating to Panhandling.

   It is recommended that the City Commission approve the amended ordinance on Second Reading.

2. Second Reading of Ordinance No. 2022-38, Changing the Land Use for Approximately 1.47 Acres of Property, Located on the Southeast Corner of South Clake Street and Voorhis Avenue, from Medium Density Residential to Downtown Commercial.

   The site is currently vacant and the applicant, Mark Watts, attorney for the owner, requests that the property be amended from a Medium Density Residential land use designation to the Downtown Commercial future land use designation. The property contains approximately 1.47 acres and is located at the Southeast Corner of Voorhis Avenue and Clake Street.

3. Second Reading of Ordinance No. 2022-39, Changing the Zoning from Palm Garden Cottages PD to C-2A, Downtown Commercial, on Approximately 1.47 Acres of Property, Located on the Southeast Corner of South Clake Street and Voorhis Avenue.

   The applicant is requesting a rezoning from Palm Garden Cottages PD to C-2A, (Downtown Commercial), to allow for the redevelopment of the property as part of a coordinated redevelopment project north of Voorhis Avenue. The subject property is located at the Southeast Corner of Voorhis Avenue and Clake Street and contains 1.47 acres.

4. Resolution Approving Class IV Site Plan, DeLand Commons.

   The City Commission is requested to approve the Class IV site plan of this parcel in order to develop a mixed-use multi-family residential development with a commercial component. The residential development will include a total of 180 units made up of 173 apartments, 5 townhomes and 2 carriage houses. The commercial development will consist of 11 storefront units facing Woodland Blouvard.

5. Second Reading of Ordinance No. 2022-33, Changing the Zoning of 0.18 Acre of Property from R-1A (Single-Family) to C-2A (Downtown Commercial) Located at 210 West Wisconsin.

   The City Commission is requested to approve the rezoning of this parcel to C-2A (Downtown Commercial) in order to bring it into compliance with the underlying Downtown Commercial land use designation and permit the use of the property for purposes established for the Core Area.

6. Second Reading of Ordinance No. 2022-34, Changing the Zoning from The Cascades PD to Pointe Grand Apartments PD to Develop a Multi-Family Residential Project, on Approximately 14.57 Acres of Property, Located on North Spring Garden Avenue, South of Clear Lake Drive.

   This is a request to approve the rezoning of the subject property to the Pointe Grand Apartments PD, for the development of a 204-unit apartment complex, which will include amenities such as a pool, fitness center and walking trails.

7. Second Reading of Ordinance No. 2022-35, Annexing 4.87 Acres of Property Located at the North East Corner of East Wisconsin Avenue and Miller Road.

   This is a request for annexation of 4.87 acres of property on East Wisconsin Avenue for the purposes of developing the property into a residential subdivision which will receive city services.

8. Second Reading of Ordinance No. 2022-36, Changing the Land Use of 4.87 Acres of Property, from Volusia County's Urban Low Intensity to City of DeLand Urban Low Intensity, for Property Located at the North East Corner of East Wisconsin Avenue and Miller Road.

   The request is for a land use amendment from VC ULI to City of DeLand ULI for 4.87 acres of property, located on East Wisconsin Avenue.

9. Second Reading of Ordinance No. 2022-37, Changing the Zoning for 4.87 Acres of Property, Located at the NE Corner of E. Wisconsin Ave. and Miller Rd., from Volusia County R-3A to City of DeLand Planned Development (The Canopy at Blue Lake PD).

   Second Reading of Ordinance rezoning 4.87 acres of property to The Canopy at Blue Lake PD which will set the development standards for a 12-lot single-family residential subdivision.

NEW BUSINESS

1. First Reading of Ordinance Changing the Zoning of 0.533 Acre of Property Located at 216 South Florida Avenue from C-2 (General Commercial) to C-2A (Downtown Commercial).

   The City Commission is requested to approve the rezoning of this parcel to C-2A (Downtown Commercial) in order to bring it into compliance with the underlying Downtown Commercial land use designation and permit the use of the property for purposes established for the Core Area.

2. Resolution Approving Preliminary Plat, Trinity Gardens Subdivision.

   The applicant, Sean Fortier, P.E., KCG Corp., for owner Stewart Tom B Est, has submitted an application for the review and approval of a preliminary plat, Trinity Gardens subdivision. The subdivision will contain 425 single-family residential lots and 118 townhome lots.

3. Resolution Approving Final Plat for the Oak Grove Residential Subdivision.

   The applicant, Michelle Haneiph, Amherst Homes, LLC, is seeking approval to subdivide a 9.8-acre parcel, into a 35 lot single-family residential subdivision.

4. Consideration re Amendment and Restatement of Section 6 of Limited Lease Agreement Relating to Melching Field at Conrad Park Baseball Stadium.

   Amendment and Restatement of Section 6 of Limited Lease Agreement Relating to Melching Field at Conrad Park Baseball Stadium.

5. Consideration re Melching Field - Design Build Contract - Wharton Smith - Change Order Number 2.

   Pending approval of the Amendment to the Melching Field at Conrad Park Limited Lease Agreement, we recommend approving Change Order #2 to increase Wharton-Smith's Design build contract for the amount of $365,178.73.

6. Consideration re Change of Meeting Date, New Year's Day Holiday.

   It is recommended that the City Commission reschedule the January 2, 2023 regular City Commission meeting for Tuesday, January 3, 2023.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

2. Report re River-to-Sea TPO.

3. Report re River of Lakes Heritage Corridor.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Employee Years of Service Award.

DEPARTMENT: Human Resources

PREPARED BY: Mark Hayward, HR Director

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The City of DeLand is fortunate to have so many dedicated employees who have served the Deland community for many years. To honor these outstanding employees, the City Commission present them with a plaque.

15 Years of Service
Jonathan Jacob, City Clerk's office

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended the City Commission present the service award.

BACKGROUND/DISCUSSION:

N/A

The CITY OF DELAND

Volusia County, Florida

RESOLUTION NO. 2022 - 102

A RESOLUTION OF APPRECIATION AND RECOGNITION BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, TO CHALEN GODWIN UPON HIS RETIREMENT AFTER TWENTY-THREE YEARS OF SERVICE TO THE CITY OF DELAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sergeant Chalen Godwin has dedicated his career to the safety and protection of our community, serving well and faithfully as a Detective of the DeLand Police Department; and

WHEREAS, Sergeant Chalen Godwin, after twenty-three years of service to this community, will retire as a sworn Police Detective; and

WHEREAS, Sergeant Chalen Godwin was hired as a Police Officer by the City of DeLand on August 17, 1999 and assigned to the Patrol Division. He was a Field Training Officer from 2013 through 2019. He was promoted to a Corporal with the Patrol Division in 2019 and then to a Sergeant within the Special Operations Division in 2021. Sergeant Godwin became a K-9 handler to Lancelot in September 2017. During his twenty-three years of service Sgt. Godwin received numerous letters of appreciation from command staff, DeLand residents and DeLand businesses; and

WHEREAS, Sergeant Chalen Godwin's dedication and commitment to the City of DeLand and to the DeLand Police Department has earned the respect, admiration, and high regard of his superiors, fellow officers, and the citizens of this community; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. That the City Commission of the City of DeLand does hereby honor Sergeant Chalen Godwin for his twenty-three years of service to the City of DeLand and the DeLand Police Department for the duty, honor, courage, integrity, caring, respect, and loyalty he has devoted to the community.

Section 2. This resolution shall be spread upon the minutes of the City Commission of the City of DeLand as part of the permanent memento of the City's thanks and appreciation to Sergeant Chalen Godwin.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman, Mayor - Commissioner

Attest:

_____
Julie A. Hennessy, City Clerk - Auditor

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving Surplus of Glock Firearm for Sergeant Chalen Godwin Upon His Retirement.

DEPARTMENT: Police

PREPARED BY: Jason Umberger, Police Chief

ATTACHMENTS: Resolution

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The DeLand Police Department requests the following firearm be declared as surplus: One Glock Model 17, Gen 5, 9mm Serial Number BTWS820.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government/Maintaining a Safe Community.

SUSTAINABILITY:

Safety and Security.

FISCAL IMPACT:

The cost of the item at the time of purchase was $500.50.

RECOMMENDATION:

It is recommended that the City Commission adopt the Resolution declaring the referenced Glock firearm as surplus and present it to Sgt. Chalen Godwin for his years of service to the City of DeLand.

BACKGROUND/DISCUSSION:

N/A

RESOLUTION NO. 2022 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, DECLARING ONE GLOCK FIREARM TO BE SURPLUS; AUTHORIZING RETIREMENT OF THE FIREARM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of DeLand owns a Glock, Model 17, Gen 5, 9mm gun bearing serial number BTWS820; and

WHEREAS, the City Commission wishes to retire this weapon; and

WHEREAS, the City Commission wishes to present this weapon as a token of appreciation to Sergeant Chalen Godwin for his years of service to the DeLand Police Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA AS FOLLOWS:

Section 1. The Glock, Model 17, Gen 5, 9mm gun bearing serial number BTWS820, is hereby declared surplus and retired.

Section 2. The Glock, Model 17, Gen 5, 9mm gun bearing serial number BTWS820, is hereby presented to Sergeant Chalen Godwin as a token of appreciation for his years of service to the DeLand Police Department.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving Carryforward for FY 2022-2023 Budget Amendment.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Resolution, FY 22-23 Budget Amendment Details - Carryover

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The budget amendments proposed are detailed in the attached summary and represent projects carried over from FY 21/22 to the adopted FY 22/23 Budget.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:
The Resolution amends the FY 22/23 Budget to reflect recommended changes with the impact to each fund itemized in the attached summary.

Operating Contingency balances after these amendments are as follows:

General Fund	$350,000
Water & Sewer Fund	$350,000
Airport Fund	$0
Stormwater Fund	$0
Permits & Inspections FUnd	$0

RECOMMENDATION:

Staff recommends the City Commission adopt the Resolution amending the FY 22/23 Budget as presented.

BACKGROUND/DISCUSSION:

This is the carryover budget amendment needed to update the FY 22/23 Budget for items carried over from FY 21/22.

RESOLUTION NO. 2022 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE BUDGET FOR THE GENERAL FUND, GOVERNMENTAL IMPACT FEES TRUST FUND, GRANT AND SPECIAL REVENUE FUND, CAPITAL FUND, WATER AND SEWER FUND, WATER AND WASTEWATER TRUST FUND, AIRPORT FUND, STORMWATER FUND AND PERMITS AND INSPECTIONS FUND FOR THE FISCAL YEAR 2022-2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to amend the budget for the City of DeLand for fiscal year 2022-2023; and

WHEREAS, the City Commission is vested by the Charter of the City of DeLand with the authority to amend the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The budget of the City of DeLand for fiscal year 2022-2023 is amended in the following manner:

GENERAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**41,031,866**	**4,697,621**	**0**	**45,729,487**
	Other Sources				
001-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	4,697,621	0	4,697,621
EXPENDITURES		**41,031,866**	**4,697,621**	**0**	**45,729,487**
	City Clerk				
001-0102-413-100	OTHER SALARIES & WAGES	0	15,000	0	15,000
001-0102-421-100	FICA TAXES	19,759	2,500	0	22,259
	Information Services				
001-0110-531-100	PROFESSIONAL SERVICES	100,386	40,350	0	140,736
001-0110-546-400	EQUIPMENT MAINTENANCE	811,951	86,475	0	898,426
001-0110-552-200	OPERATING CAPITAL	162,576	5,470	0	168,046
	Community Development				
001-1117-531-100	PROFESSIONAL SERVICES	20,000	7,475	0	27,475
001-1117-882-200	BUSINESS IMPROVEMENT GRANTS	0	95,000	0	95,000
	Fire				
001-1222-552-100	OPERATING SUPPLIES	99,080	38,422	0	137,502
001-1222-552-200	OPERATING CAPITAL	47,500	9,858	0	57,358
	Police				
001-1226-546-400	EQUIPMENT MAINTENANCE	167,888	138,483	0	306,371
001-1226-552-100	OPERATING SUPPLIES	119,725	13,546	0	133,271
001-1226-552-200	OPERATING CAPITAL	167,149	147,568	0	314,717
	Parks & Rec Admin				
001-1401-531-100	PROFESSIONAL SERVICES	0	25,000	0	25,000
	Parks				
001-1403-534-100	CONTRACTUAL SERVICES	8,831	1,500	0	10,331
001-1403-552-200	OPERATING CAPITAL	21,399	77,690	0	99,089
	Activity Center				
001-1407-546-100	BUILDING MAINTENANCE	8,000	9,830	0	17,830

GENERAL FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**41,031,866**	**4,697,621**	**0**	**45,729,487**
	Chisholm Center				
001-1410-552-200	OPERATING CAPITAL	3,500	1,000	0	4,500
	Transfers				
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	2,393,118	1,233,225	0	3,626,343
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	503,000	2,126,386	0	2,629,386
001-9999-991-430	TRANSFER TO AIRPORT FUND	0	622,843	0	622,843

GIFT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**1,805,043**	**84,012**	**0**	**1,889,055**
	Other Sources				
170-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	84,012	0	84,012
EXPENDITURES		**1,805,043**	**84,012**	**0**	**1,889,055**
	Parks				
170-1403-663-000-PR2216	INFRASTRUCTURE	0	8,510	0	8,510
	Transfers				
170-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	0	75,502	0	75,502

GRANT & SPECIAL REVENUE FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**6,838,112**	**4,745,086**	**0**	**11,583,198**
	Grant Revenue				
190-0000-331-390-BRWN17	EPA BROWNFIELD	0	1,517	0	1,517
190-0000-331-500-PR2202	CDBG 2022 - CHISHOLM SHADE STRUCTURE	0	28,065	0	28,065
190-0000-331-500-PW2002	CDBG 2020 - ROW ADA IMPROV	0	28,622	0	28,622
190-0000-331-500-PW2101	CDBG 2021 - ROW ADA IMPROV	0	100,184	0	100,184
190-0000-331-500-PW2201	CDBG 2022 - ROW ADA IMPROV	0	120,000	0	120,000
190-0000-337-700-PR2203	ECHO - PLAYGROUND EQUIP JACKSON LANE PK	0	150,000	0	150,000
190-0000-366-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	0	2,187,081	0	2,187,081
190-0000-389-320-PW2111	FDOT WOODLAND BLVD LIGHTING IMPROV	0	2,227	0	2,227
	Other Sources				
190-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	1,004	0	1,004
190-9999-381-001	TRANSFER FROM GENERAL FUND	503,000	340,409	0	843,409
190-9999-381-001-PR2201	MELCHING FIELD RENOVATION & EXPANSION	0	1,785,977	0	1,785,977

GRANT & SPECIAL REVENUE FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**6,838,112**	**4,745,086**	**0**	**11,583,198**
	Planning				
190-1118-531-200-BRWN17	EPA BROWNFIELD	0	2,521	0	2,521
	Streets				
190-1302-553-100	ROAD MATERIALS & SUPPLIES	3,800,004	175,833	0	3,975,837
190-1302-663-000-PW2002	CDBG 2020 - ROW ADA IMPROV	0	25,123	0	25,123
190-1302-663-000-PW2101	CDBG 2021 - ROW ADA IMPROV	0	95,486	0	95,486
190-1302-663-000-PW2111	FDOT WOODLAND BLVD LIGHTING IMPROV	0	1,929	0	1,929
190-1302-663-000-PW2201	CDBG 2022 - ROW ADA IMPROV	0	120,000	0	120,000
	Parks				
190-1403-663-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	0	3,926,564	0	3,926,564
190-1403-663-000-PR2202	CDBG 2022 - CHISHOLM SHADE STRUCTURE	0	42,668	0	42,668
190-1403-664-000-PR2203	ECHO - PLAYGROUND EQUIP JACKSON LANE PK	0	299,973	0	299,973
	Contingency				
190-9990-999-300	SAVINGS CONTINGENCY	0	54,989	0	54,989

CAPITAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**7,612,859**	**1,566,239**	**0**	**9,179,098**
	Other Sources				
300-9999-381-001	TRANSFER FROM GENERAL FUND	2,393,118	1,233,225	0	3,626,343
300-9999-381-160	TRANSFER FROM SH CRA FUND	25,885	4,459	0	30,344
300-9999-381-170	TRANSFER FROM GIFT FUND	0	75,502	0	75,502
300-9999-381-180	TRANSFER FROM DOWNTOWN CRA	0	40	0	40
300-9999-381-401	TRANSFER FROM W&S FUND	110,118	132,149	0	242,267
300-9999-381-430	TRANSFER FROM AIRPORT FUND	25,560	6,085	0	31,645
300-9999-381-450	TRANSFER FROM STORMWATER FUND	25,495	6,016	0	31,511
300-9999-381-480	TRANSFER FROM P&I FUND	45,750	108,763	0	154,513
EXPENDITURES		**7,612,859**	**1,566,239**	**0**	**9,179,098**
	Administrative Services				
300-0106-663-000-AD2201	CIVIC PLAZA PAVER LEVELING	0	5,200	0	5,200
	Information Technology				
300-0110-663-000-IT1902	REPLACE ERP SYSTEM	0	108,013	0	108,013
300-0110-663-000-IT1905	RECORD MGMT PLAN SERVICES	0	36,750	0	36,750
300-0110-663-000-IT2007	PANASONIC ARBITRATOR SYSTEM	0	19,900	0	19,900
300-0110-663-000-IT2101	ACCELA PLATFORM ENHANCEMENTS	0	90,981	0	90,981
300-0110-663-000-IT2103	CLOSED CAPTIONING	0	15,000	0	15,000
300-0110-663-000-IT2105	FIREHOUSE INSPECTOR	0	3,661	0	3,661
300-0110-663-000-IT2201	FORTIGATE ENTERPRISE BUNDLE SERVICE PACK	0	26,094	0	26,094
300-0110-663-000-IT2208	LASERFICHE PROFESSIONAL AND WORKFLOW	0	41,299	0	41,299
300-0110-663-000-IT2213	CITY WEBSITE REDEVELOPMENT	0	795	0	795
300-0110-664-000-IT1806	SANBORN CENTER AVI	0	11,111	0	11,111
300-0110-664-000-IT2012	CUSTOMER SERVICE PAYMENT KIOSK	0	15,000	0	15,000
300-0110-664-000-IT2211	COPIER FOR PUBLIC SERVICES	0	14,154	0	14,154
300-0110-664-000-IT2212	LARGE FORMAT PLOTTER	0	5,000	0	5,000

CAPITAL FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**7,612,859**	**1,566,239**	**0**	**9,179,098**
	Fire				
300-1222-662-000-FR2201	FIRE STATION #81 RESERVE GARAGE	0	272,715	0	272,715
300-1222-664-000-FR2104	HEAVY DUTY DIAGNOSTIC SCANNER	0	8,295	0	8,295
	Police				
300-1226-663-000-PD2201	PD PERIMETER SECURITY FENCING AND WALL	0	181,000	0	181,000
300-1226-664-000-PD2211	WATER HEATER REPLACEMENT AT PD	0	20,550	0	20,550
	Streets				
300-1302-663-000-PW2216	CITY ENTRY FEATURE - DESIGN	250,000	2,510	0	252,510
300-1302-663-000-PW2218	NEW SIDEWALKS	0	103,000	0	103,000
300-1302-664-000-PW2103	HYDRAULIC TRUCK POST PULLER	0	6,650	0	6,650
	Trees				
300-1303-662-000-PW2108	NEW PROPAGATION GREENHOUSE	0	15,416	0	15,416
300-1303-664-000-PW2211	BUCKET TRUCK 1330145	0	250,344	0	250,344
300-1303-664-000-PW2212	NISSAN ROGUE NEW ARBORIST TECH	0	23,905	0	23,905
300-1303-664-000-PW2214	SCAG ZTURN 48' REPLACE 133-MO-27	0	9,038	0	9,038
	Urban Beautification				
300-1304-664-000-PW2215	54" ZTURN REPLACE 134-MOW-28	0	9,458	0	9,458
	Parks				
300-1403-662-000-PR2206	REPLACE ROOF MAIN ADMIN PARKS & REC DEPT	0	80,000	0	80,000
300-1403-662-000-PR2217	DELAND HOUSE FOUNDATION AND ROOF IMPROVE	0	22,500	0	22,500
300-1403-662-000-PR2220	SKATE PARK LED LIGHTS	0	46,000	0	46,000
300-1403-663-000-PR2106	LIGHTS AT SPERLING SOFTBALL FIELDS	0	28,000	0	28,000
300-1403-663-000-PR2218	SPEC MARTIN FACILITY IMPROVEMENTS	0	75,000	0	75,000
300-1403-664-000-PR2105	STADIUM SEATS - MELCHING FIELD	0	12,750	0	12,750
300-1403-664-000-PR2209	REPLACE SODCUTTER AT MELCHING FIELD	0	6,150	0	6,150

WATER & SEWER FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**67,265,346**	**22,183,896**	**0**	**89,449,242**
	Grant Revenue				
401-0000-389-700	COST SHARE FROM DELTONA	0	111,979	0	111,979
401-0000-389-710	COST SHARE FROM ORANGE CITY	0	31,370	0	31,370
401-0000-389-720	COST SHARE FROM VOLUSIA COUNTY	0	58,240	0	58,240
401-0000-331-500-UT2240	CDBG 2022 - L/S#54 GENERATOR-492 MATHIS	0	41,530	0	41,530
401-0000-389-230-UT2246	WATER FLUORIDATION SYSTEM	0	36,115	0	36,115
401-0000-389-310-UT2010	US92 RECLAIM STORAGE AND REPUM	0	228,068	0	228,068
401-0000-389-410-UT2010	US92 RECLAIM STORAGE AND REPUM	0	30,021	0	30,021
	Other Sources				
401-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	21,646,573	0	21,646,573

WATER & SEWER FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**67,265,346**	**22,183,896**	**0**	**89,449,242**
	Utilities Administration				
401-4201-531-100	PROFESSIONAL SERVICES	174,500	325,845	0	500,345
401-4201-546-400	EQUIPMENT MAINTENANCE	1,350	200	0	1,550
401-4201-661-000-UT2247	UT ADMIN COMPLEX LAND ACQUISITIONS	0	149,778	0	149,778
401-4201-662-000-UT2104	UTILITIES ADMIN BLDG DESIGN	0	113,760	0	113,760
401-4201-662-000-UT2201	UTILITIES ADMIN BUILDING CONSTRUCTION	0	10,082,975	0	10,082,975
	Water Production				
401-4203-546-400	EQUIPMENT MAINTENANCE	58,000	225	0	58,225
401-4203-663-000-UT1804	WTP #10 PROJECT A WELL SITE	0	567,570	0	567,570
401-4203-663-000-UT1913	WTP#10 SUPPLY WELLS FG1-2	0	1,279,836	0	1,279,836
401-4203-663-000-UT2003	WP#10 DESIGN	0	2,158,858	0	2,158,858
401-4203-664-000-UT2203	WATER PLANT #2 PUMP & PIPING REPLACEMENT	0	106,271	0	106,271
401-4203-664-000-UT2205	WATER PLANT #12 VFD REPLACEMENT (3 UNITS	0	3,225	0	3,225
401-4203-664-000-UT2246	WATER FLUORIDATION SYSTEM	0	36,115	0	36,115
	Water Distribution				
401-4204-546-400	EQUIPMENT MAINTENANCE	38,490	9,677	0	48,167
401-4204-552-100	OPERATING SUPPLIES	559,010	26,984	0	585,994
401-4204-662-000-UT2103	SHED#1 POLE BARN ENCLOSURE	0	50,200	0	50,200
401-4204-663-000-UT2002	WATER MAIN RELOCATION SR44	0	28,768	0	28,768
401-4204-663-000-UT2041	AWNING FOR OUTSIDE SUPPLIES	0	15,300	0	15,300
401-4204-663-000-UT2106	EDISON WATER MAIN	0	24,709	0	24,709
401-4204-663-000-UT2212	AMELIA AVE ROUNDABOUT UTILITY RELOCATION	0	35,725	0	35,725
401-4204-663-000-UT2244	NEW VALVE FOR 15A	0	21,150	0	21,150
401-4204-664-000-UT2117	GRUNDOMAT BORING TOOL	0	5,900	0	5,900
401-4204-664-000-UT2118	METER REPLACEMENT	0	480,000	0	480,000
401-4204-664-000-UT2213	21-22 WATER METER REPLACEMENTS - EQUIP	0	480,000	0	480,000
401-4204-664-000-UT2214	21-22 WATER METER REPLACE- METER BOXES	0	37,788	0	37,788
401-4204-664-000-UT2216	3" WHEEL MOUNTED DIAPHRAGM	0	5,950	0	5,950
401-4204-664-000-UT2217	F-250 REPLACEMENT FOR 204-5417; 204-94	0	44,000	0	44,000
	Wastewater Treatment				
401-4205-546-400	EQUIPMENT MAINTENANCE	80,840	58,878	0	139,718
401-4205-662-000-UT2221	NASH WRF S. RECLAIM STATION CONSTRUCTION	0	2,770,167	0	2,770,167
401-4205-662-000-UT2222	NASH WRF ENG, PLANNING & CONSTRUCTION	0	1,689,962	0	1,689,962
401-4205-663-000-UT2007	DIGESTER UPGRADES AND IMPR	0	321,281	0	321,281
401-4205-663-000-UT2009	RECLAIM ADELLE AVE LOOP	0	4,563	0	4,563
401-4205-663-000-UT2010	US92 RECLAIM STORAGE AND REPUM	0	278,674	0	278,674
401-4205-663-000-UT2219	AUTOCLAVE42	0	15,627	0	15,627
401-4205-663-000-UT2220	NORTH AMELIA GATE REPLACEMENT	0	7,131	0	7,131
401-4205-664-000-UT2223	TURBIDITY AND SUSPENDED SOLIDS ANALYZER	0	9,424	0	9,424
401-4205-664-000-UT2224	WWTP ADMIN BUILD ROOF A/C REPLACEMENT #1	0	18,875	0	18,875
401-4205-664-000-UT2225	SLUDGE BUILDING #2 A/C REPLACEMENT	0	22,796	0	22,796
401-4205-664-000-UT2226	WWTP ADMIN BUILD ROOF A/C REPLACEMENT #2	0	16,875	0	16,875
401-4205-664-000-UT2228	LAB FIELD ANALYZER	0	7,965	0	7,965
	Utilities Maintenance				
401-4206-546-400	EQUIPMENT MAINTENANCE	89,500	14,757	0	104,257
401-4206-664-000-UT2235	FORD TRANSIT T-250 FOR NEW ELECTRICIAN	0	41,500	0	41,500
401-4206-664-000-UT2240	CDBG 2022 - L/S#54 GENERATOR-492 MATHIS	0	41,530	0	41,530

WATER & SEWER FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**67,265,346**	**22,183,896**	**0**	**89,449,242**
	Facilities Maintenance				
401-4208-664-000-FM2202	GENIE 3- SINGLE MAN LIFT FOR GENIE AWP30	0	8,327	0	8,327
401-4208-664-000-FM2203	CATERPILLAR 2CC40004 TIRE LIFT TRUCK	0	35,979	0	35,979
401-4208-664-000-FM2204	FORD TRANSIT T-350 CARGO VAN	0	59,801	0	59,801
	Customer Service				
401-4209-664-000-CS2201	NEPTUNE AMI PILOT	0	300,000	0	300,000
	Wastewater Collection				
401-4210-546-400	EQUIPMENT MAINTENANCE	38,550	4,040	0	42,590
401-4210-663-000-UT1914	SPRING HILL SANITARY SEWER PH3	0	124,048	0	124,048
401-4210-663-000-UT1915	UTILITY RELOCATION ORANGE CAMP	0	93,493	0	93,493
401-4210-663-000-UT2110	MANHOLE REHAB (35-50)	0	15,245	0	15,245
	Transfers				
401-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	110,118	132,149	0	242,267

WATER TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**1,600,000**	**6,052,444**	**0**	**7,652,444**
	Other Sources				
403-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	6,052,444	0	6,052,444
EXPENDITURES		**1,600,000**	**6,052,444**	**0**	**7,652,444**
403-4230-663-000-WW2002	2020 WATER MAIN IMPROVEMENT	0	39,981	0	39,981
403-4230-663-000-WW2101	2021 WATER MAIN IMPROVEMENTS	0	487,333	0	487,333
403-4230-663-000-WW2201	NORTHFIELD WELLFIELD ACQUISTION	0	998,100	0	998,100
403-4230-663-000-WW2202	2022 WATER MAIN IMPROVEMENTS	0	2,527,717	0	2,527,717
403-4230-663-000-WW2203	2022 DELEON SPRINGS WATER MAIN IMPROVE	0	1,999,313	0	1,999,313

WASTEWATER TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,500,000**	**998,481**	**0**	**4,498,481**
	Other Sources				
404-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	998,481	0	998,481
EXPENDITURES		**3,500,000**	**998,481**	**0**	**4,498,481**
404-4240-663-000-WW1902	RECLAIM EXP PHASE 4 - DESIGN	0	54,166	0	54,166
404-4240-663-000-WW2003	SPRING HILL SANITARY SEWER PH	0	61,657	0	61,657
404-4240-663-000-WW2102	ALABAMA/AMELIA RECLAIM EXT	0	84,016	0	84,016
404-4240-663-000-WW2103	RECLAIM WATER EXP 4A & ADELLE	0	381,069	0	381,069
404-4240-663-000-WW2204	RECLAIM WATER EXPANSION PHASE #5 DESIGN	0	45,979	0	45,979
404-4240-663-000-WW2205	EAST REGIONAL FORCE MAIN SEWER DESIGN	0	171,594	0	171,594
404-4240-663-000-WW2206	SPRING HILL PHASE #4 SEWER DESIGN	0	200,000	0	200,000

AIRPORT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**6,778,001**	**6,618,872**	**0**	**13,396,873**
	Grant Revenue				
430-0000-389-200-AP1903	REHAB E&W APRON & ELEC HOMERUN	0	2,763,710	0	2,763,710
430-0000-389-200-AP2105	AIRPORT RESCUE GRANT	0	59,000	0	59,000
430-0000-389-200-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	0	26,900	0	26,900
430-0000-389-200-APCARE	FAA-AIRPORT CARES ACT	0	1,140	0	1,140
430-0000-389-200-APCRGP	FAA-AIRPORT CORONAVIRUS RESPONSE GRANT	0	16,031	0	16,031
430-0000-389-210-BRWN17	EPA BROWNFIELD	0	1,933	0	1,933
430-0000-389-320-AP1903	REHAB E&W APRON & ELEC HOMERUN	0	245,664	0	245,664
430-0000-389-320-AP1904	NW INDUSTRIAL BUS PK ACCESS RD	0	244,134	0	244,134
430-0000-389-320-AP2001	T-HANGARS & ELEC GATE	0	1,932,621	0	1,932,621
430-0000-389-320-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	0	2,391	0	2,391
	Other Sources				
430-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	702,505	0	702,505
430-9999-381-001	TRANSFER FROM GENERAL FUND	0	622,843	0	622,843
EXPENDITURES		**6,778,001**	**6,618,872**	**0**	**13,396,873**
430-4300-531-200-BRWN17	EPA BROWNFIELD	0	2,522	0	2,522
430-4300-599-500-AP2105	AIRPORT RESCUE GRANT	0	59,000	0	59,000
430-4300-599-500-APCARE	FAA-AIRPORT CARES ACT	0	1,140	0	1,140
430-4300-599-500-APCRGP	FAA-AIRPORT CORONAVIRUS RESPONSE GRANT	0	16,031	0	16,031
430-4300-662-000-AP2001	T-HANGARS & ELEC GATE	0	2,415,776	0	2,415,776
430-4300-663-000-AP1903	REHAB E&W APRON & ELEC HOMERUN	0	3,070,790	0	3,070,790
430-4300-663-000-AP1904	NW INDUSTRIAL BUS PK ACCESS RD	0	977,947	0	977,947
430-4300-663-000-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	0	29,889	0	29,889
430-4300-663-000-AP2206	TAXIWAY A REHAB	0	39,692	0	39,692
430-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	25,560	6,085	0	31,645

STORMWATER FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**2,884,417**	**768,581**	**0**	**3,652,998**
	Other Sources				
450-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	768,581	0	768,581
EXPENDITURES		**2,884,417**	**768,581**	**0**	**3,652,998**
450-4500-662-000-SW2201	NEW POLE BARN FOR SW DEPT	0	53,223	0	53,223
450-4500-663-000-SW2001	REPLACE K-MART PUMP STATION	0	307,944	0	307,944
450-4500-663-000-SW2101	CITY HALL DRAINAGE PIPE 24"	0	111,090	0	111,090
450-4500-663-000-SW2102	NEW HAMPSHIRE AVE POND ADDITION	0	35,413	0	35,413
450-4500-663-000-SW2103	BOSTON/RICH AVE DRAINAGE IMPRO	0	65,019	0	65,019
450-4500-663-000-SW2114	WATERFORD LAKES SW PIPE LINING	0	13,813	0	13,813
450-4500-663-000-SW2202	980 PENNSYLVANIA AVE DRAINAGE	0	61,223	0	61,223
450-4500-663-000-SW2203	HUBBARD AVE & HIGH ST DRAINAGE	0	100,000	0	100,000
450-4500-663-000-SW2204	MISC STORMWATER IMPROVS (NEIGHBORHOOD)	0	14,840	0	14,840
450-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	25,495	6,016	0	31,511

PERMITS & INSPECTIONS FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,169,557**	**288,839**	**0**	**3,458,396**
	Other Sources				
480-0000-380-200	FUNDS C/O FROM PRIOR YEAR	0	288,839	0	288,839
EXPENDITURES		**3,169,557**	**288,839**	**0**	**3,458,396**
480-4800-663-000-PI2103	P&I OFFICE RENOVATIONS	0	37,076	0	37,076
480-4800-663-000-PI2203	ACCELA CIVIC PLATFORM ENHANCEMENTS	0	75,000	0	75,000
480-4800-664-000-PI2201	NEW BUILDING INSPECTOR TRUCK 1 OF 2	0	34,000	0	34,000
480-4800-664-000-PI2202	NEW BUILDING INSPECTOR TRUCK 2 OF 2	0	34,000	0	34,000
480-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	45,750	108,763	0	154,513

Section 2. In all other respects the Budget of the City of DeLand, Florida for fiscal year 2022-2023 is hereby ratified and confirmed as adopted by Resolutions 2022-77.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

ACCOUNT	Account Description	Increase	Decrease	Description
GENERAL FUND				
REVENUES		***4,697,621***	***0***	
001-0000-380-200	FUNDS C/O FROM PRIOR YEAR	4,303,918		Funds carried over from FY 21-22
001-0000-380-200	FUNDS C/O FROM PRIOR YEAR	298,703		Funds carried over from FY 21-22 (Tree Reserves)
001-0000-380-200	FUNDS C/O FROM PRIOR YEAR	95,000		Funds carried over from FY 21-22 (ARPA Reserves)
EXPENDITURES		***4,697,621***	***0***	
001-0102-413-100	OTHER SALARIES & WAGES	15,000		CARRY OVER: to fund Assistant City Clerk
001-0102-421-100	FICA TAXES	2,500		CARRY OVER: to fund Assistant City Clerk
001-0110-531-100	PROFESSIONAL SERVICES	29,700		CARRY OVER: to fund Crowdstrike CIS Service
001-0110-531-100	PROFESSIONAL SERVICES	10,650		CARRY OVER: to fund Mobile App Licenses for PD
001-0110-546-400	EQUIPMENT MAINTENANCE	9,926		CARRY OVER: to fund Scarlett Group
001-0110-546-400	EQUIPMENT MAINTENANCE	16,300		CARRY OVER: to fund Intermodal Camera Installation
001-0110-546-400	EQUIPMENT MAINTENANCE	18,826		CARRY OVER: to fund Activity Center Cameras
001-0110-546-400	EQUIPMENT MAINTENANCE	11,250		CARRY OVER: to fund SimpliGov
001-0110-546-400	EQUIPMENT MAINTENANCE	12,263		CARRY OVER: to fund Spec Martin Press Box Camera
001-0110-546-400	EQUIPMENT MAINTENANCE	17,910		CARRY OVER: to fund FortiWeb Virtual Appliance
001-0110-552-200	OPERATING CAPITAL	4,300		CARRY OVER: to fund PW Speaker Conference Room
001-0110-552-200	OPERATING CAPITAL	1,170		CARRY OVER: to fund Projector/Speaker at PD Shooting Facilities
001-1117-531-100	PROFESSIONAL SERVICES	7,475		CARRY OVER: to fund Digital Marketing to Promote DeLand
001-1117-882-200	BUSINESS IMPROVEMENT GRANTS	95,000		CARRY OVER: to fund Business Improvement Grant
001-1222-552-100	OPERATING SUPPLIES	11,846		CARRY OVER: to fund 5 Sets of Turnout Gear
001-1222-552-100	OPERATING SUPPLIES	26,576		CARRY OVER: to fund Bunker Gear for new Hires
001-1222-552-200	OPERATING CAPITAL	7,200		CARRY OVER: to fund Recliner Replacement
001-1222-552-200	OPERATING CAPITAL	2,658		CARRY OVER: to fund FS 81 FFE
001-1226-546-400	EQUIPMENT MAINTENANCE	138,483		CARRY OVER: to fund Radio Updates on Existing Radio Inventory
001-1226-552-100	OPERATING SUPPLIES	13,546		CARRY OVER: to fund Ammunition
001-1226-552-200	OPERATING CAPITAL	25,763		CARRY OVER: to fund 10 Portable Radios
001-1226-552-200	OPERATING CAPITAL	24,555		CARRY OVER: to fund 7 Mobile Vehicle Radios
001-1226-552-200	OPERATING CAPITAL	97,250		CARRY OVER: to fund XL-185P Portable Radios
001-1401-531-100	PROFESSIONAL SERVICES	25,000		CARRY OVER: to fund Parks & Rec Master Plan
001-1403-534-100	CONTRACTUAL SERVICES	1,500		CARRY OVER: to fund Staining of Amphitheatre
001-1403-552-200	OPERATING CAPITAL	1,800		CARRY OVER: to fund Scoreboard controllers
001-1403-552-200	OPERATING CAPITAL	2,500		CARRY OVER: to fund Benches at Jackson Lane
001-1403-552-200	OPERATING CAPITAL	69,190		CARRY OVER: to fund Stone St. painting
001-1403-552-200	OPERATING CAPITAL	4,200		CARRY OVER: to fund Pool filter and sand at Chisholm Center
001-1407-546-100	BUILDING MAINTENANCE	9,830		CARRY OVER: to fund Blackout Drapes
001-1410-552-200	OPERATING CAPITAL	1,000		CARRY OVER: to fund Chisholm Flag Poles
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	934,522		CARRY OVER: to fund Civic Plaza Paver Leveling ($5,200), Replace ERP System ($28,083), Record Management Plan Services ($23,886), Panasonic Arbitrator System ($19,900), Closed Captioning ($10,050), Firehouse Inspector ($1,831), Fortigate Enterprise Bundle Service Pack ($16,049), Laserfiche Professional and Workflow ($16,519), City Website Redevelopment ($317), Sanborn Center AVI ($11,111), Large Format Plotter ($2,500), Fire Station #81 Reserve Garage ($225,213), Heavy Duty Diagnostic Scanner ($8,295), PD Perimeter Security Fencing and Wall ($181,000), Water Heater Replacement at PD ($20,550), City Entry Feature Design ($2,510), new Sidewalks ($103,000), Hydraulic Truck Post Puller ($6,650), ZTurn Mower ($9,458), Roof Replacement at Main Admin Parks & Rec ($80,000), DeLand House Foundation and Roof Improvements ($22,500), Skate Park LED Lights ($46,000), Spec Martin Facility Improvements ($75,000), Stadium Seats - Melching Field ($12,750), Sodcutter at Melching Field ($6,150)
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	298,703		CARRY OVER: from Tree Reserves to fund new Propagation Greenhouse ($15,416), Bucket Truck ($250,344), Nissan Rogue for new Arborist Tech ($23,905), and SCAG ZTurn Mower ($9,038)
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	340,409		CARRY OVER: to fund Chisholm Shade Structure ($14,603), Playground Equipment at Jackson Lane Park ($149,973) and Road Materials & Supplies ($175,833)
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	1,785,977		CARRY OVER: to fund Melching Field Renovation and Expansion
001-9999-991-430	TRANSFER TO AIRPORT FUND	622,843		CARRY OVER: to fund NW Industrial Business Park Access Road

FY22-23 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
GIFT Fund				
REVENUES		***84,012***	***0***	
170-0000-380-200	FUNDS C/O FROM PRIOR YEAR	84,012		Funds carried over from FY 21-22
EXPENDITURES		***84,012***	***0***	
170-1403-663-000-PR2216	ECHO - ALABAMA GREENWAY TRAIL DESIGN	8,510		CARRY OVER: to fund Alabama Greenway Trail Extension Design
170-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	75,502		CARRY OVER: to fund Fire Station #81 Reserve Garage ($47,502), Lights at Sperling Softball Fields
GRANT & SPECIAL REVENUE FUND				
REVENUES		***4,745,086***	***0***	
190-0000-331-390-BRWN17	EPA BROWNFIELD	1,517		CARRY OVER: to fund EPA Brownfield
190-0000-331-500-PR2202	CDBG 2022 - CHISHOLM SHADE STRUCTURE	28,065		CARRY OVER: to fund Chisholm Shade Structure
190-0000-331-500-PW2002	CDBG 2020 - ROW ADA IMPROV	28,622		CARRY OVER: to fund FY 2020 ROW ADA Improvements
190-0000-331-500-PW2101	CDBG 2021 - ROW ADA IMPROV	100,184		CARRY OVER: to fund FY 2021 ROW ADA Improvements
190-0000-331-500-PW2201	CDBG 2022 - ROW ADA IMPROV	120,000		CARRY OVER: to fund FY 2022 ROW ADA Improvements
190-0000-337-700-PR2203	ECHO - PLAYGROUND EQUIP JACKSON LANE PK	150,000		CARRY OVER: to fund Playground Equipment at Jackson Lane Park
190-0000-366-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	2,187,081		CARRY OVER: to fund Melching Field Renovation and Expansion
190-0000-380-200	FUNDS C/O FROM PRIOR YEAR	1,004		Funds carried over from FY 21-22
190-0000-389-320-PW2111	FDOT WOODLAND BLVD LIGHTING IMPROV	2,227		CARRY OVER: to fund Woodland Blvd Lighting Improvements
190-9999-381-001	TRANSFER FROM GENERAL FUND	14,603		CARRY OVER: to fund Chisholm Shade Structure
190-9999-381-001	TRANSFER FROM GENERAL FUND	149,973		CARRY OVER: to fund Playground Equipment at Jackson Lane Park
190-9999-381-001	TRANSFER FROM GENERAL FUND	175,833		CARRY OVER: to fund Road Materials and Supplies
190-9999-381-001-PR2201	MELCHING FIELD RENOVATION & EXPANSION	1,785,977		CARRY OVER: to fund Melching Field Renovation and Expansion
EXPENDITURES		***4,745,086***	***0***	
190-1118-531-200-BRWN17	EPA BROWNFIELD	2,521		CARRY OVER: to fund EPA Brownfield (project balance)
190-1302-553-100	ROAD MATERIALS & SUPPLIES	175,833		CARRY OVER: to fund Road Materials and Supplies (project balance)
190-1302-663-000-PW2002	CDBG 2020 - ROW ADA IMPROV	25,123		CARRY OVER: to fund FY 2020 ROW ADA Improvements (project balance)
190-1302-663-000-PW2101	CDBG 2021 - ROW ADA IMPROV	95,486		CARRY OVER: to fund FY 2021 ROW ADA Improvements (project balance)
190-1302-663-000-PW2111	FDOT WOODLAND BLVD LIGHTING IMPROV	1,929		CARRY OVER: to fund Woodland Blvd Lighting Improvements (project balance)
190-1302-663-000-PW2201	CDBG 2022 - ROW ADA IMPROV	120,000		CARRY OVER: to fund FY 2022 ROW ADA Improvements (project balance)
190-1403-663-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	3,926,564		CARRY OVER: to fund Melching Field Renovation & Expansion (project balance)
190-1403-663-000-PR2202	CDBG 2022 - CHISHOLM SHADE STRUCTURE	42,668		CARRY OVER: to fund Chisholm Shade Structure (project balance)
190-1403-664-000-PR2203	ECHO - PLAYGROUND EQUIP JACKSON LANE PK	299,973		CARRY OVER: to fund Playground Equipment at Jackson Lane Park (project balance)
190-9990-999-300	SAVINGS CONTINGENCY	3,499		CARRY OVER: to fund FY 2020 ROW ADA Improvements
190-9990-999-300	SAVINGS CONTINGENCY	4,698		CARRY OVER: to fund FY 2021 ROW ADA Improvements
190-9990-999-300	SAVINGS CONTINGENCY	298		CARRY OVER: to fund Woodland Blvd Lighting Improvements
190-9990-999-300	SAVINGS CONTINGENCY	46,494		CARRY OVER: to fund Melching Field Renovation and Expansion

ACCOUNT	Account Description	Increase	Decrease	Description
CAPITAL FUND				
REVENUES		***1,566,239***	***0***	
300-9999-381-001	TRANSFER FROM GENERAL FUND	934,522		CARRY OVER: to fund Civic Plaza Paver Leveling ($5,200), Replace ERP System ($28,083), Record Management Plan Services ($23,886), Panasonic Arbitrator System ($19,900), Closed Captioning ($10,050), Firehouse Inspector ($1,831), Fortigate Enterprise Bundle Service Pack ($16,049), Laserfiche Professional and Workflow ($16,519), City Website Redevelopment ($317), Sanborn Center AVI ($11,111), Large Format Plotter ($2,500), Fire Station #81 Reserve Garage ($225,213), Heavy Duty Diagnostic Scanner ($8,295), PD Perimeter Security Fencing and Wall ($181,000), Water Heater Replacement at PD ($20,550), City Entry Feature Design ($2,510), new Sidewalks ($103,000), Hydraulic Truck Post Puller ($6,650), ZTurn Mower ($9,458), Roof Replacement at Main Admin Parks & Rec ($80,000), DeLand House Foundation and Roof Improvements ($22,500), Skate Park LED Lights ($46,000), Spec Martin Facility Improvements ($75,000), Stadium Seats - Melching Field ($12,750), Sodcutter at Melching Field ($6,150)
300-9999-381-001	TRANSFER FROM GENERAL FUND	298,703		CARRY OVER: from Tree Reserves to fund new Propagation Greenhouse ($15,416), Bucket Truck ($250,344), Nissan Rogue for new Arborist Tech ($23,905), and SCAG ZTurn Mower ($9,038)
300-9999-381-160	TRANSFER FROM SH CRA FUND	4,459		CARRY OVER: to fund Closed Captioning ($150), Fortigate Enterprise Bundle Service Pack ($139), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($40)
300-9999-381-170	TRANSFER FROM GIFT FUND	75,502		CARRY OVER: to fund Fire Station #81 Reserve Garage ($47,502), Lights at Sperling Softball Fields ($28,000)
300-9999-381-180	TRANSFER FROM DOWNTOWN CRA	40		CARRY OVER: to fund City Website Redevelopment ($40)
300-9999-381-401	TRANSFER FROM W&S FUND	132,149		CARRY OVER: to fund Replace ERP System ($71,289), Record Management Plan Services ($10,290), Closed Captioning ($4,200), Fortigate Enterprise Bundle Service ($8,798), Laserfiche Professional and Workflow ($8,260), City Website Redevelopment ($158), Customer Service Payment Kiosk ($15,000), Copier for Public Services ($14,154)
300-9999-381-430	TRANSFER FROM AIRPORT FUND	6,085		CARRY OVER: to fund Replace ERP System ($1,080), Record Management Plan Services ($368), Closed Captioning ($150), Fortigate Enterprise Bundle Service Pack ($277), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80)
300-9999-381-450	TRANSFER FROM STORMWATER FUND	6,016		CARRY OVER: to fund Replace ERP System ($1,080), Record Management Plan Services ($368), Closed Captioning ($150), Fortigate Enterprise Bundle Service Pack ($208), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80)
300-9999-381-480	TRANSFER FROM P&I FUND	108,763		CARRY OVER: to fund Replace ERP System ($6,481), Record Management Plan Services ($1,838), Accela Platform Enhancements ($90,981), Closed Captioning ($300), Firehouse Inspector ($1,830), Fortigate ($623), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80), Large Format Plotter ($2,500)
EXPENDITURES		***1,566,239***	***0***	
300-0106-663-000-AD2201	CIVIC PLAZA PAVER LEVELING	5,200		CARRY OVER: to fund Civic Plaza Paver Leveling (project balance)
300-0110-663-000-IT1902	REPLACE ERP SYSTEM	108,013		CARRY OVER: to fund Replace ERP System (project balance)
300-0110-663-000-IT1905	RECORD MGMT PLAN SERVICES	36,750		CARRY OVER: to fund Record Management Plan Services (project balance)
300-0110-663-000-IT2007	PANASONIC ARBITRATOR SYSTEM	19,900		CARRY OVER: to fund Panasonic Arbitrator System (project balance)
300-0110-663-000-IT2101	ACCELA PLATFORM ENHANCEMENTS	90,981		CARRY OVER: to fund Accela Platform Enhancements (project balance)
300-0110-663-000-IT2103	CLOSED CAPTIONING	15,000		CARRY OVER: to fund Closed Captioning (project balance)
300-0110-663-000-IT2105	FIREHOUSE INSPECTOR	3,661		CARRY OVER: to fund Firehouse Inspector (project balance)
300-0110-663-000-IT2201	FORTIGATE ENTERPRISE BUNDLE SERVICE PACK	26,094		CARRY OVER: to fund Fortigate Enterprise Bundle Service Pack (project balance)
300-0110-663-000-IT2208	LASERFICHE PROFESSIONAL AND WORKFLOW	41,299		CARRY OVER: to fund Laserfiche Professional and Workflow (project balance)
300-0110-663-000-IT2213	CITY WEBSITE REDEVELOPMENT	795		CARRY OVER: to fund City Website Redevelopment (project balance)
300-0110-664-000-IT1806	SANBORN CENTER AVI	11,111		CARRY OVER: to fund Sanborn Center AVI (project balance)
300-0110-664-000-IT2012	CUSTOMER SERVICE PAYMENT KIOSK	15,000		CARRY OVER: to fund Customer Service Payment Kiosk (project balance)
300-0110-664-000-IT2211	COPIER FOR PUBLIC SERVICES	14,154		CARRY OVER: to fund Copier for Public Services (project balance)
300-0110-664-000-IT2212	LARGE FORMAT PLOTTER	5,000		CARRY OVER: to fund Large Format Plotter (project balance)
300-1222-662-000-FR2201	FIRE STATION #81 RESERVE GARAGE	272,715		CARRY OVER: to fund Fire Station #81 Reserve Garage (project balance)
300-1222-664-000-FR2104	HEAVY DUTY DIAGNOSTIC SCANNER	8,295		CARRY OVER: to fund Heavy Duty Diagnostic Scanner (project balance)
300-1226-663-000-PD2201	PD PERIMETER SECURITY FENCING AND WALL	181,000		CARRY OVER: to fund PD Perimeter Security Fencing and Wall (project balance)
300-1226-664-000-PD2211	WATER HEATER REPLACEMENT AT PD	20,550		CARRY OVER: to fund Water Heater Replacement at PD (project balance)
300-1302-663-000-PW2216	CITY ENTRY FEATURE - DESIGN	2,510		CARRY OVER: to fund design for new City Entry Feature (project balance)
300-1302-663-000-PW2218	NEW SIDEWALKS	103,000		CARRY OVER: to fund new sidewalks (project balance)
300-1302-664-000-PW2103	HYDRAULIC TRUCK POST PULLER	6,650		CARRY OVER: to fund Hydraulic Truck Post Puller (project balance)
300-1303-662-000-PW2108	NEW PROPAGATION GREENHOUSE	15,416		CARRY OVER: to fund new Propagation Greenhouse (project balance)

FY22-23 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
300-1303-664-000-PW2211	BUCKET TRUCK 1330145	250,344		CARRY OVER: to fund Bucket Truck (project balance)
300-1303-664-000-PW2212	NISSAN ROGUE NEW ARBORIST TECH	23,905		CARRY OVER: to fund Nissan Rogue for new Arborist Tech (project balance)
300-1303-664-000-PW2214	SCAG ZTURN 48' REPLACE 133-MO-27	9,038		CARRY OVER: to fund SCAG ZTurn Mower (project balance)
300-1304-664-000-PW2215	54" ZTURN REPLACE 134-MOW-28	9,458		CARRY OVER: to fund 54" ZTurn Mower (project balance)
300-1403-662-000-PR2206	REPLACE ROOF MAIN ADMIN PARKS & REC DEPT	80,000		CARRY OVER: to fund Parks & Rec Admin Roof Replacement (project balance)
300-1403-662-000-PR2217	DELAND HOUSE FOUNDATION AND ROOF IMPROVE	22,500		CARRY OVER: to fund DeLand House Foundation and Room Improvements (project balance)
300-1403-662-000-PR2220	SKATE PARK LED LIGHTS	46,000		CARRY OVER: to fund Skate Park LED Lights (project balance)
300-1403-663-000-PR2106	LIGHTS AT SPERLING SOFTBALL FIELDS	28,000		CARRY OVER: to fund Lights at Sperling Softball Fields (project balance)
300-1403-663-000-PR2218	SPEC MARTIN FACILITY IMPROVEMENTS	75,000		CARRY OVER: to fund Spec Martin Facility Improvements (project balance)
300-1403-664-000-PR2105	STADIUM SEATS - MELCHING FIELD	12,750		CARRY OVER: to fund Stadium Seats at Melching Field (project balance)
300-1403-664-000-PR2209	REPLACE SODCUTTER AT MELCHING FIELD	6,150		CARRY OVER: to fund Sodcutter for Melching Field (project balance)

ACCOUNT	Account Description	Increase	Decrease	Description
WATER & SEWER FUND				
REVENUES		***22,183,896***	***0***	
401-0000-380-200	FUNDS C/O FROM PRIOR YEAR	21,646,573		Funds carried over from FY 21-22
401-0000-389-700	COST SHARE FROM DELTONA	111,979		CARRY OVER: to fund West Volusia Water Supply Plan
401-0000-389-710	COST SHARE FROM ORANGE CITY	31,370		CARRY OVER: to fund West Volusia Water Supply Plan
401-0000-389-720	COST SHARE FROM VOLUSIA COUNTY	58,240		CARRY OVER: to fund West Volusia Water Supply Plan
401-0000-331-500-UT2240	CDBG 2022 - L/S#54 GENERATOR-492 MATHIS	41,530		CARRY OVER: to fund L/S #54 Generator
401-0000-389-230-UT2246	WATER FLUORIDATION SYSTEM	36,115		CARRY OVER: to fund Water Fluoridation System
401-0000-389-310-UT2010	US92 RECLAIM STORAGE AND REPUM	228,068		CARRY OVER: to fund US92 Reclaim Storage and Repump
401-0000-389-410-UT2010	US92 RECLAIM STORAGE AND REPUM	30,021		CARRY OVER: to fund US92 Reclaim Storage and Repump
EXPENDITURES		***22,183,896***	***0***	
401-4201-531-100	PROFESSIONAL SERVICES	56,795		CARRY OVER: to fund CUP Environmental Impact Evaluation (PO 21-000249)
401-4201-531-100	PROFESSIONAL SERVICES	261,541		CARRY OVER: to fund West Volusia Water Supply Plan (PO 22-000686)
401-4201-531-100	PROFESSIONAL SERVICES	1,550		CARRY OVER: to fund Keith Riger consulting services (PO 21-000339)
401-4201-531-100	PROFESSIONAL SERVICES	3,165		CARRY OVER: to fund Wiley Nash Reclamation Facility Expansion (PO 21-000082)
401-4201-531-100	PROFESSIONAL SERVICES	2,794		CARRY OVER: to fund Analysis for HB 53 Compliance (PO 22-000662)
401-4201-546-400	EQUIPMENT MAINTENANCE	200		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4201-661-000-UT2247	UT ADMIN COMPLEX LAND ACQUISITIONS	149,778		CARRY OVER: to fund Utility Admin Complex Land Acquisitions (project balance)
401-4201-662-000-UT2104	UTILITIES ADMIN BLDG DESIGN	113,760		CARRY OVER: to fund Utilities Admin Building Design (project balance)
401-4201-662-000-UT2201	UTILITIES ADMIN BUILDING CONSTRUCTION	10,082,975		CARRY OVER: to fund Utilities Admin Building Construction (project balance)
401-4203-546-400	EQUIPMENT MAINTENANCE	225		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4203-663-000-UT1804	WTP #10 PROJECT A WELL SITE	567,570		CARRY OVER: to fund WTP #10 Project A Well Site (project balance)
401-4203-663-000-UT1913	WTP#10 SUPPLY WELLS FG1-2	1,279,836		CARRY OVER: to fund WTP #10 Supply Wells FG1-2 (project balance)
401-4203-663-000-UT2003	WP#10 DESIGN	2,158,858		CARRY OVER: to fund WP#10 Design (project balance)
401-4203-664-000-UT2203	WATER PLANT #2 PUMP & PIPING REPLACEMENT	106,271		CARRY OVER: to fund Water Plant #2 Pump & Piping Replacement (project balance)
401-4203-664-000-UT2205	WATER PLANT #12 VFD REPLACEMENT (3 UNITS	3,225		CARRY OVER: to fund Water Plant #12 VFD Replacement (project balance)
401-4203-664-000-UT2246	WATER FLUORIDATION SYSTEM	36,115		CARRY OVER: to fund Water Fluoridation System (project balance)
401-4204-546-400	EQUIPMENT MAINTENANCE	9,677		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4204-552-100	OPERATING SUPPLIES	26,984		CARRY OVER: to fund Miscellaneous Parts (PO 22-000700)
401-4204-662-000-UT2103	SHED#1 POLE BARN ENCLOSURE	50,200		CARRY OVER: to fund Shed #1 Pole Barn Enclosure (project balance)
401-4204-663-000-UT2002	WATER MAIN RELOCATION SR44	28,768		CARRY OVER: to fund Water Main Relocation SR44
401-4204-663-000-UT2041	AWNING FOR OUTSIDE SUPPLIES	15,300		CARRY OVER: to fund Awning for Outdoor Supplies (project balance)
401-4204-663-000-UT2106	EDISON WATER MAIN	24,709		CARRY OVER: to fund Edison Water Main (project balance)
401-4204-663-000-UT2212	AMELIA AVE ROUNDABOUT UTILITY RELOCATION	35,725		CARRY OVER: to fund Amelia Ave Roundabout Utility Relocation (project balance)
401-4204-663-000-UT2244	NEW VALVE FOR 15A	21,150		CARRY OVER: to fund New Valve For 15A (PO 22-000517)
401-4204-664-000-UT2117	GRUNDOMAT BORING TOOL	5,900		CARRY OVER: to fund Grundomat Boring Tool (project balance)
401-4204-664-000-UT2118	METER REPLACEMENT	480,000		CARRY OVER: to fund Meter Replacement (project balance)
401-4204-664-000-UT2213	21-22 WATER METER REPLACEMENTS - EQUIP	480,000		CARRY OVER: to fund 21-22 Water Meter Replacements - Equip (project balance)
401-4204-664-000-UT2214	21-22 WATER METER REPLACE- METER BOXES	37,788		CARRY OVER: to fund 21-22 Water Meter Replace- Meter Boxes (project balance)
401-4204-664-000-UT2216	3" WHEEL MOUNTED DIAPHRAGM	5,950		CARRY OVER: to fund 3" Wheel Mounted Diaphragm (project balance)
401-4204-664-000-UT2217	F-250 REPLACEMENT FOR 204-5417; 204-94	44,000		CARRY OVER: to fund F-250 Replacement (project balance)
401-4205-546-400	EQUIPMENT MAINTENANCE	15,591		CARRY OVER: to fund WWTP Influent Pump #3 Repairs (PO 22-000591)
401-4205-546-400	EQUIPMENT MAINTENANCE	525		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4205-546-400	EQUIPMENT MAINTENANCE	29,321		CARRY OVER: to fund River Augmentation Pump Repair (PO 22-000732)
401-4205-546-400	EQUIPMENT MAINTENANCE	13,441		CARRY OVER: to fund VFD Powerflex 400 160KW 250 HP Repair (PO 22-000739)
401-4205-662-000-UT2221	NASH WRF S. RECLAIM STATION CONSTRUCTION	2,770,167		CARRY OVER: to fund Nash WRF S. Reclaim Station Construction (project balance)
401-4205-662-000-UT2222	NASH WRF ENG, PLANNING & CONSTRUCTION	1,689,962		CARRY OVER: to fund Nash WRF Eng, Planning & Construction (project balance)
401-4205-663-000-UT2007	DIGESTER UPGRADES AND IMPR	321,281		CARRY OVER: to fund Digester Upgrades And Impr (project balance)
401-4205-663-000-UT2009	RECLAIM ADELLE AVE LOOP	4,563		CARRY OVER: to fund Reclaim Adelle Ave Loop (project balance)
401-4205-663-000-UT2010	US92 RECLAIM STORAGE AND REPUM	278,674		CARRY OVER: to fund US92 Reclaim Storage and Repump (project balance)
401-4205-663-000-UT2219	AUTOCLAVE42	15,627		CARRY OVER: to fund Autoclave 42 (project balance)
401-4205-663-000-UT2220	NORTH AMELIA GATE REPLACEMENT	7,131		CARRY OVER: to fund North Amelia Gate Replacement (project balance)
401-4205-664-000-UT2223	TURBIDITY AND SUSPENDED SOLIDS ANALYZER	9,424		CARRY OVER: to fund Turbidity And Suspended Solids Analyzer (project balance)
401-4205-664-000-UT2224	WWTP ADMIN BUILD ROOF A/C REPLACEMENT #1	18,875		CARRY OVER: to fund WWTP Admin Building Roof A/C Replacement #1 (project balance)
401-4205-664-000-UT2225	SLUDGE BUILDING #2 A/C REPLACEMENT	22,796		CARRY OVER: to fund Sludge Building #2 A/C Replacement (project balance)
401-4205-664-000-UT2226	WWTP ADMIN BUILD ROOF A/C REPLACEMENT #2	16,875		CARRY OVER: to fund WWTP Admin Building Roof A/C Replacement #2 (project balance)
401-4205-664-000-UT2228	LAB FIELD ANALYZER	7,965		CARRY OVER: to fund Lab Field Analyzer (project balance)
401-4206-546-400	EQUIPMENT MAINTENANCE	7,748		CARRY OVER: to fund Equipment Maintenance (PO 22-000707)

ACCOUNT	Account Description	Increase	Decrease	Description
401-4206-546-400	EQUIPMENT MAINTENANCE	7,009		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4206-664-000-UT2235	FORD TRANSIT T-250 FOR NEW ELECTRICIAN	41,500		CARRY OVER: to fund Ford Transit T-250 (project balance)
401-4206-664-000-UT2240	CDBG 2022 - L/S#54 GENERATOR-492 MATHIS	41,530		CARRY OVER: to fund L/S#54 Generator-492 Mathis (project balance)
401-4208-664-000-FM2202	GENIE 3- SINGLE MAN LIFT FOR GENIE AWP30	8,327		CARRY OVER: to fund Genie 3- Single Man Lift (project balance)
401-4208-664-000-FM2203	CATERPILLAR 2CC40004 TIRE LIFT TRUCK	35,979		CARRY OVER: to fund Caterpillar Tire Lift Truck (PO 22-000581)
401-4208-664-000-FM2204	FORD TRANSIT T-350 CARGO VAN	59,801		CARRY OVER: to fund Ford Transit T-350 Cargo Van (PO 22-000435)
401-4209-664-000-CS2201	NEPTUNE AMI PILOT	300,000		CARRY OVER: to fund Neptune AMI Pilot (project balance)
401-4210-546-400	EQUIPMENT MAINTENANCE	4,040		CARRY OVER: to fund Reprogramming & Alignments & New Radios (PO 22-000647)
401-4210-663-000-UT1914	SPRING HILL SANITARY SEWER PH3	124,048		CARRY OVER: to fund Spring Hill Sanitary Sewer PH3 (project balance)
401-4210-663-000-UT1915	UTILITY RELOCATION ORANGE CAMP	93,493		CARRY OVER: to fund Utility Relocation Orange Camp (project balance)
401-4210-663-000-UT2110	MANHOLE REHAB (35-50)	15,245		CARRY OVER: to fund Manhole Rehab (35-50) (project balance)
401-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	132,149		CARRY OVER: to fund Replace ERP System ($71,289), Record Management Plan Services ($10,290), Closed Captioning ($4,200), Fortigate Enterprise Bundle Service ($8,798), Laserfiche Professional and Workflow ($8,260), City Website Redevelopment ($158), Customer Service Payment Kiosk ($15,000), Copier for Public Services ($14,154)
WATER TRUST FUND				
REVENUES		***6,052,444***	***0***	
403-0000-380-200	FUNDS C/O FROM PRIOR YEAR	6,052,444		Funds carried over from FY 21-22
EXPENDITURES		***6,052,444***	***0***	
403-4230-663-000-WW2002	2020 WATER MAIN IMPROVEMENT	39,981		CARRY OVER: to fund 2020 Water Main Improvements (project balance)
403-4230-663-000-WW2101	2021 WATER MAIN IMPROVEMENTS	487,333		CARRY OVER: to fund 2021 Water Main Improvements (project balance)
403-4230-663-000-WW2201	NORTHFIELD WELLFIELD ACQUISTION	998,100		CARRY OVER: to fund Northfield Wellfield Acquisition (project balance)
403-4230-663-000-WW2202	2022 WATER MAIN IMPROVEMENTS	2,527,717		CARRY OVER: to fund 2022 Water Main Improvements (project balance)
403-4230-663-000-WW2203	2022 DELEON SPRINGS WATER MAIN IMPROVE	1,999,313		CARRY OVER: to fund 2022 DeLeon Springs Water Main Improvements (project balance)

ACCOUNT	Account Description	Increase	Decrease	Description
WASTEWATER TRUST FUND				
REVENUES		***998,481***	***0***	
404-0000-380-200	FUNDS C/O FROM PRIOR YEAR	998,481		Funds carried over from FY 21-22
EXPENDITURES		***998,481***	***0***	
404-4240-663-000-WW1902	RECLAIM EXP PHASE 4 - DESIGN	54,166		CARRY OVER: to fund Reclaim Expansion Phase 4 Design (project balance)
404-4240-663-000-WW2003	SPRING HILL SANITARY SEWER PH	61,657		CARRY OVER: to fund Spring Hill Sanitary Phase 3 (project balance)
404-4240-663-000-WW2102	ALABAMA/AMELIA RECLAIM EXT	84,016		CARRY OVER: to fund Alabama/Amelia Reclaim Extension (project balance)
404-4240-663-000-WW2103	RECLAIM WATER EXP 4A & ADELLE	381,069		CARRY OVER: to fund Reclaim Water Expansion 4A & Adelle (project balance)
404-4240-663-000-WW2204	RECLAIM WATER EXPANSION PHASE #5 DESIGN	45,979		CARRY OVER: to fund Reclaim Water Expansion Phase #5 Design (PO 22-000595)
404-4240-663-000-WW2205	EAST REGIONAL FORCE MAIN SEWER DESIGN	171,594		CARRY OVER: to fund East Regional Force Main Sewer Design (PO 22-000619)
404-4240-663-000-WW2206	SPRING HILL PHASE #4 SEWER DESIGN	200,000		CARRY OVER: to fund Reclaim Water Expansion Construction Phase 5 (project balance)
AIRPORT FUND				
REVENUES		***6,618,872***	***0***	
430-0000-380-200	FUNDS C/O FROM PRIOR YEAR	702,505		Funds carried over from FY 21-22
430-0000-389-200-AP1903	REHAB E&W APRON & ELEC HOMERUN	2,763,710		CARRY OVER: to fund Rehab E&W Apron & Elec Homerun
430-0000-389-200-AP2105	AIRPORT RESCUE GRANT	59,000		CARRY OVER: to fund Airport Rescue Grant
430-0000-389-200-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	26,900		CARRY OVER: to fund Replacement of Electrical Homeruns
430-0000-389-200-APCARE	FAA-AIRPORT CARES ACT	1,140		CARRY OVER: to fund Airport Cares Act
430-0000-389-200-APCRGP	FAA-AIRPORT CORONAVIRUS RESPONSE GRANT	16,031		CARRY OVER: to fund Coronavirus Response Grant
430-0000-389-210-BRWN17	EPA BROWNFIELD	1,933		CARRY OVER: to fund Navy Dump site cleaning project
430-0000-389-320-AP1903	REHAB E&W APRON & ELEC HOMERUN	245,664		CARRY OVER: to fund Rehab E&W Apron & Elec Homerun
430-0000-389-320-AP1904	NW INDUSTRIAL BUS PK ACCESS RD	244,134		CARRY OVER: to fund NW Industrial Business Park Access Road
430-0000-389-320-AP2001	T-HANGARS & ELEC GATE	1,932,621		CARRY OVER: to fund T-Hangars & Electric Gate
430-0000-389-320-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	2,391		CARRY OVER: to fund Replacement of Electrical Homeruns
430-9999-381-001	TRANSFER FROM GENERAL FUND	622,843		CARRY OVER: to fund NW Industrial Business Park Access Road
EXPENDITURES		***6,618,872***	***0***	
430-4300-531-200-BRWN17	EPA BROWNFIELD	2,522		CARRY OVER: to fund Navy Dump site cleaning project (project balance)
430-4300-599-500-AP2105	AIRPORT RESCUE GRANT	59,000		CARRY OVER: to fund Airport Rescue Grant (project balance)
430-4300-599-500-APCARE	FAA-AIRPORT CARES ACT	1,140		CARRY OVER: to fund Airport Cares Act (project balance)
430-4300-599-500-APCRGP	FAA-AIRPORT CORONAVIRUS RESPONSE GRANT	16,031		CARRY OVER: to fund Coronavirus Response Grant (project balance)
430-4300-662-000-AP2001	T-HANGARS & ELEC GATE	2,415,776		CARRY OVER: to fund T-Hangars & Electric Gate (project balance)
430-4300-663-000-AP1903	REHAB E&W APRON & ELEC HOMERUN	3,070,790		CARRY OVER: to fund Rehab E&W Apron & Elec Homerun (project balance)
430-4300-663-000-AP1904	NW INDUSTRIAL BUS PK ACCESS RD	977,947		CARRY OVER: to fund NW Industrial Business Park Access Road (project balance)
430-4300-663-000-AP2205	REPLACEMENT OF ELECTRICAL HOMERUNS	29,889		CARRY OVER: to fund Replacement of Electrical Homeruns (project balance / PO 22-000719)
430-4300-663-000-AP2206	TAXIWAY A REHAB	39,692		CARRY OVER: to fund Taxiway A Rehab (project balance / PO 22-000718)
430-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	6,085		CARRY OVER: to fund Replace ERP System ($1,080), Record Management Plan Services ($368), Closed Captioning ($150), Fortigate Enterprise Bundle Service Pack ($277), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80)

ACCOUNT	Account Description	Increase	Decrease	Description
STORMWATER FUND				
REVENUES		***768,581***	***0***	
450-0000-380-200	FUNDS C/O FROM PRIOR YEAR	768,581		Funds carried over from FY 21-22
EXPENDITURES		***768,581***	***0***	
450-4500-662-000-SW2201	NEW POLE BARN FOR SW DEPT	53,223		CARRY OVER: to fund new Pole Barn for Stormwater Department (project balance)
450-4500-663-000-SW2001	REPLACE K-MART PUMP STATION	307,944		CARRY OVER: to fund K-Mart Pump Station replacement (project balance)
450-4500-663-000-SW2101	CITY HALL DRAINAGE PIPE 24"	111,090		CARRY OVER: to fund City Hall Drainage Pipe 24" (project balance)
450-4500-663-000-SW2102	NEW HAMPSHIRE AVE POND ADDITION	35,413		CARRY OVER: to fund New Hampshire Ave Pond addition (project balance)
450-4500-663-000-SW2103	BOSTON/RICH AVE DRAINAGE IMPRO	65,019		CARRY OVER: to fund Boston/Rich Ave Drainage improvement (project balance)
450-4500-663-000-SW2114	WATERFORD LAKES SW PIPE LINING	13,813		CARRY OVER: to fund Waterford Lakes SW Pipe Lining (project balance)
450-4500-663-000-SW2202	980 PENNSYLVANIA AVE DRAINAGE	61,223		CARRY OVER: to fund 980 Pennsylvania Drainage (project balance)
450-4500-663-000-SW2203	HUBBARD AVE & HIGH ST DRAINAGE	100,000		CARRY OVER: to fund Hubbard Ave & High St Drainage (project balance)
450-4500-663-000-SW2204	MISC STORMWATER IMPROVS (NEIGHBORHOOD)	14,840		CARRY OVER: to fund stormwater improvements (neighborhood) (project balance)
450-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	6,016		CARRY OVER: to fund Replace ERP System ($1,080), Record Management Plan Services ($368), Closed Captioning ($150), Fortigate Enterprise Bundle Service Pack ($208), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80)
PERMITS & INSPECTIONS FUND				
REVENUES		***288,839***	***0***	
480-0000-380-200	FUNDS C/O FROM PRIOR YEAR	288,839		Funds carried over from FY 21-22
EXPENDITURES		***288,839***	***0***	
480-4800-663-000-PI2103	P&I OFFICE RENOVATIONS	37,076		CARRY OVER: to fund P&I Office Renovations
480-4800-663-000-PI2203	ACCELA CIVIC PLATFORM ENHANCEMENTS	75,000		CARRY OVER: to fund Accela Civic Platform Enhancements
480-4800-664-000-PI2201	NEW BUILDING INSPECTOR TRUCK 1 OF 2	34,000		CARRY OVER: to fund New Building Inspector Truck (1 of 2)
480-4800-664-000-PI2202	NEW BUILDING INSPECTOR TRUCK 2 OF 2	34,000		CARRY OVER: to fund New Building Inspector Truck (2 of 2)
480-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	108,763		CARRY OVER: to fund Replace ERP System ($6,481), Record Management Plan Services ($1,838), Accela Platform Enhancements ($90,981), Closed Captioning ($300), Firehouse Inspector ($1,830), Fortigate ($623), Laserfiche Professional and Workflow ($4,130), City Website Redevelopment ($80), Large Format Plotter ($2,500)

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving FY 2022-2023 Budget Amendment.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Resolution, FY 22-23 Budget Amendment Details - 1st QTR

APPROVED BY: Michael Pleus, City Manager, December 15, 2022

SUMMARY/HIGHLIGHT:

The budget amendments proposed are detailed in the attached summary and recommended after review of actual first quarter expenditures. The amendments proposed are primarily revisions to reflect anticipated actual revenues and expenditures.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:
The Resolution amends the budget to reflect recommended changes with the impact on each fund itemized in the attached summary.

Operating Contingency balances after these amendments are as follows:

General Fund	$321,663
Water & Sewer Fund	$350,000
Airport Fund	$0
Stormwater Fund	$0
Permits & Inspections Fund	$0

RECOMMENDATION:

Staff recommends the City Commission adopt the Resolution amending the FY 22/23 budget as presented.

BACKGROUND/DISCUSSION:

The City continues to see increases in costs as it relates to inflation, which has led to many projects exceeding the original budget approved by the City Commission. This includes various vehicles and equipment purchased throughout the City, as detailed in the attached summary. It has also led to increases in water and wastewater chemical costs and increases in lift station replacement and panel box costs in the Water and Sewer Fund.

Other notable increases in the budget are $40,965 for a new 2022 Ford Interceptior for the Police Department, $71,500 to repair the roof of the DeLand House, $194,565 in Hurricance costs for both Ian and Nicole, $59,530 for Utility Relocation and Post Design Services for the Alabama Greenway Trail, $1,556,322 for Melching Field Renovation and Expansion (split 50%/50% with Stetson) and $100,000 for Bar Stain Screen Replacement at the Wastewater Treatment Plant.

RESOLUTION NO. 2022 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE BUDGET FOR THE GENERAL FUND, GOVERNMENTAL IMPACT FEES TRUST FUND, GRANT AND SPECIAL REVENUE FUND, CAPITAL FUND, WATER AND SEWER FUND, WATER AND WASTEWATER TRUST FUND, AIRPORT FUND, STORMWATER FUND AND PERMITS AND INSPECTIONS FUND FOR THE FISCAL YEAR 2022-2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to amend the budget for the City of DeLand for fiscal year 2022-2023; and

WHEREAS, the City Commission is vested by the Charter of the City of DeLand with the authority to amend the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The budget of the City of DeLand for fiscal year 2022-2023 is amended in the following manner:

GENERAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**45,729,487**	**1,096,804**	**0**	**46,826,291**
	Miscellaneous Revenue				
001-0000-369-920	INSURANCE PROCEEDS	0	9,588	0	9,588
	Other Sources Revenue				
001-0000-380-000	USE OF RESERVES	2,620,837	1,087,216	0	3,708,053
EXPENDITURES		**45,729,487**	**1,154,005**	**57,201**	**46,826,291**
	City Commission				
001-0100-549-100	OTHER OBLIGATIONS	33,750	0	5,243	28,507
001-0100-554-100	BOOKS & MEMBERSHIPS	12,952	4,050	0	17,002
	Admin Services				
001-0106-414-300-IAN 22	HURRICANE IAN - 9/28/22	0	78,125	0	78,125
001-0106-414-300-NICOLE	HURRICANE NICOLE - 11/9/22	0	42,595	0	42,595
001-0106-421-100-IAN 22	HURRICANE IAN - 9/28/22	0	5,730	0	5,730
001-0106-421-100-NICOLE	HURRICANE NICOLE - 11/9/22	0	3,100	0	3,100
001-0106-422-100-IAN 22	HURRICANE IAN - 9/28/22	0	2,915	0	2,915
001-0106-422-100-NICOLE	HURRICANE NICOLE - 11/9/22	0	665	0	665
001-0106-599-100-IAN 22	HURRICANE IAN - 9/28/22	0	585	0	585
001-0106-599-100-NICOLE	HURRICANE NICOLE - 11/9/22	0	60,850	0	60,850
001-0106-546-100	BUILDING MAINTENANCE	21,000	0	1,221	19,779
	Human Resources				
001-0110-546-400	EQUIPMENT MAINTENANCE	898,426	5,243	0	903,669
	Fire				
001-1222-552-000	HARDWARE/SOFTWARE	24,525	18,189	0	42,714
	Police				
001-1226-546-100	BUILDING MAINTENANCE	45,735	0	29	45,706
001-1226-552-100	OPERATING SUPPLIES	133,271	0	2,029	131,242
001-1226-552-200	OPERATING CAPITAL	314,717	2,029	0	316,746

GENERAL FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**45,729,487**	**1,154,005**	**57,201**	**46,826,291**
	Parks & Recreation Administration				
001-1401-546-100	BUILDING MAINTENANCE	1,700	1,324	0	3,024
	P&R - Parks				
001-1403-552-100	OPERATING SUPPLIES	41,290	0	2,079	39,211
	Conrad/Melching				
001-1412-546-100	BUILDING MAINTENANCE	3,700	0	74	3,626
	Transfers				
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	2,629,386	783,161	0	3,412,547
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	3,626,343	145,444	18,189	3,753,598
	Contingency				
001-9990-999-100	CONTINGENCY	350,000	0	28,337	321,663

GIFT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**1,889,055**	**59,530**	**0**	**1,948,585**
170-0000-380-140	USE OF RESERVES - P&R	392,915	59,530	0	452,445
EXPENDITURES		**1,889,055**	**59,530**	**0**	**1,948,585**
170-1403-663-000-PR2216	ECHO - ALABAMA GREENWAY TRAIL DESIGN	8,510	59,530	0	68,040

GRANT & SPECIAL REVENUE FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**11,583,198**	**1,570,151**	**0**	**13,153,349**
190-0000-331-200	DOJ - JAG GRANT - PUBLIC SAFETY	0	3,829	0	3,829
190-0000-366-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	2,187,081	783,161	0	2,970,242
190-9999-381-001	TRANSFER FROM GENERAL FUND	843,409	783,161	0	1,626,570
EXPENDITURES		**11,583,198**	**1,570,151**	**0**	**13,153,349**
	Police				
190-1226-552-100	OPERATING SUPPLIES	0	3,829	0	3,829
	P&R – Parks				
190-1403-663-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	3,926,564	1,566,322	0	5,492,886

CAPITAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**9,179,098**	**145,444**	**18,189**	**9,306,353**
	Other Sources Revenue				
300-9999-381-001	TRANSFER FROM GENERAL FUND	3,626,343	145,444	18,189	3,753,598

CAPITAL FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**9,179,098**	**173,919**	**46,664**	**9,306,353**
	Information Technology				
300-0110-663-000-IT2301	UTILITIES GATE PASS	7,178	6,613	0	13,791
300-0110-663-000-IT2304	FIRE VECTOR SOFTWARE	9,089	0	9,089	0
300-0110-664-000-IT2309	MELCHING FIELD CAMERAS AND SERVER	25,537	3,165	0	28,702
	Fire				
300-1222-662-000-FR2301	FIRE STATION 82/83 IMPROVEMENTS	125,000	0	29,070	95,930
300-1222-664-000-FR2304	2022 FORD INTERCEPTOR	0	40,965	0	40,965
300-1222-663-000-FR2305	FIRE STATION GATE ENTRY	0	19,970	0	19,970
	Police				
300-1226-664-000-PD2303	CHEVROLET TAHOE - SENIOR COMMAND #1	46,848	702	0	47,550
300-1226-664-000-PD2304	CHEVROLET TAHOE - SENIOR COMMAND #2	46,848	702	0	47,550
300-1226-664-000-PD2305	CHEVROLET TAHOE - SENIOR COMMAND #3	46,848	702	0	47,550
300-1226-664-000-PD2306	CHEVROLET TAHOE - SENIOR COMMAND #4	46,848	3,199	0	50,047
300-1226-664-000-PD2307	CHEVROLET TAHOE - SENIOR COMMAND #5	46,848	0	8,505	38,343
300-1226-664-000-PD2308	FORD INTERCEPTOR SUV FOR PATROL #1	60,145	1,600	0	61,745
300-1226-664-000-PD2309	FORD INTERCEPTOR SUV FOR PATROL #2	60,145	1,600	0	61,745
	Public Works Admin				
300-1301-664-000-PW2305	REPLACE 2015 PATHFINDER WITH TRUCK	41,464	3,627	0	45,091
300-1302-664-000-PW2307	NEW F250 CREW CAB	50,005	9,653	0	59,658
300-1302-664-000-PW2308	REPLACE 1320151 - F250 SUPER CAB	41,600	5,386	0	46,986
	P&R - Parks				
300-1403-662-000-PR2217	DELAND HOUSE FOUNDATION AND ROOF IMPROVE	22,500	71,500	0	94,000
300-1403-662-000-PR2304	REPLACE ROOF AT P&R MAINT OFFICE	36,600	340	0	36,940
300-1403-663-000-PR2309	REPLACE FENCE ON SOFTBALL FIELD #3	25,480	2,456	0	27,936
300-1403-664-000-PR2316	REPLACE 1999 KUBOTA TRACTOR #143-TRA-006	34,278	1,739	0	36,017

WATER & SEWER FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**89,449,242**	**0**	**0**	**89,449,242**
EXPENDITURES		**89,449,242**	**598,804**	**598,804**	**89,449,242**
	Utilities Administration				
401-4201-531-100	PROFESSIONAL SERVICES	500,345	28,000	0	528,345
401-4201-663-000-UT2341	DOWNTOWN FAIR SHARE AGREEMENT	0	24,800	0	24,800
	Engineering				
401-4202-546-100	BUILDING MAINTENANCE	500	500	0	1,000
	Water Production				
401-4203-552-500	W & WW CHEMICALS	155,500	25,000	0	180,500
401-4203-664-000-UT2203	WATER PLANT #2 PUMP & PIPING REPLACEMENT	106,271	35,250	0	141,521
401-4203-664-000-UT2204	WTP #2 WELLS 3 & 4 MOTORS	0	100	0	100
401-4203-664-000-UT2303	#279 VEHICLE REPLACEMENT - FORD F250	60,000	3,608	0	63,608
	Water Distribution				
401-4204-663-000-UT2107	WOODLAND & MANDARIN WATER MAIN	0	179,850	0	179,850

WATER & SEWER FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**89,449,242**	**598,804**	**598,804**	**89,449,242**
	Wastewater Treatment				
401-4205-546-400	EQUIPMENT MAINTENANCE	139,718	100,000	0	239,718
401-4205-552-100	OPERATING SUPPLIES	88,074	0	505	87,569
401-4205-552-500	W & WW CHEMICALS	220,900	110,000	0	330,900
401-4205-664-000-UT2313	5HP VACUUM INDUCTION UNIT	14,484	505	0	14,989
	Utilities Maintenance				
401-4206-552-100	OPERATING SUPPLIES	123,375	0	150	123,225
401-4206-664-000-UT2319	L/S #6 REPLACEMENT & PANEL BOX	55,500	15,080	0	70,580
401-4206-664-000-UT2320	L/S #7 REPLACEMENT & PANEL BOX	63,000	16,055	0	79,055
401-4206-664-000-UT2321	L/S #8 REPLACEMENT & PANEL BOX	55,500	17,583	0	73,083
401-4206-664-000-UT2322	L/S #10 REPLACEMENT & PANEL BOX	63,000	23,267	0	86,267
401-4206-664-000-UT2323	L/S #65 REPLACEMENT & PANEL BOX	55,000	15,233	0	70,233
401-4206-664-000-UT2325	COMMERCIAL RIDING MOWER & MOWING DECK	9,750	150	0	9,900
401-4206-664-000-UT2326	100KW TRAILER MOUNTED GENERATOR	104,000	215	0	104,215
401-4206-664-000-UT2329	#269 F250 PICK UP WITH UTILITY BED	60,000	3,608	0	63,608
	Wastewater Collection				
401-4210-663-000-UT1915	UTILITY RELOCATION ORANGE CAMP	93,493	0	87,218	6,275
	Contingency				
401-9990-999-200	RESERVE CONTINGENCY	1,822,835	0	510,931	1,311,904

AIRPORT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**13,396,873**	**156,869**	**150,000**	**13,403,742**
	Grant Revenue				
430-0000-389-320-AP2001	T-HANGARS & ELEC GATE	1,932,621	150,000	0	2,082,621
430-0000-389-320-AP2301	EAST HANGAR COMPLEX - PHASE 1B	1,800,000	0	150,000	1,650,000
	Other Sources Revenue				
430-0000-380-000	USE OF RESERVES	592,097	6,869	0	598,966
EXPENDITURES		**13,396,873**	**156,869**	**150,000**	**13,403,742**
430-4300-662-000-AP2001	T-HANGARS & ELEC GATE	2,415,776	150,000	0	2,565,776
430-4300-662-000-AP2301	EAST HANGAR COMPLEX - PHASE 1B	2,250,000	0	150,000	2,100,000
430-4300-664-000-AP2307	FOREMAN TRUCK	31,338	6,869	0	38,207

PERMITS & INSPECTIONS FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,458,396**	**17,522**	**0**	**3,475,918**
	Other Sources Revenue				
480-0000-380-000	USE OF RESERVES	1,090,703	17,522	0	1,108,225
EXPENDITURES		**3,458,396**	**17,522**	**0**	**3,475,918**
480-4800-664-000-PI2201	NEW BUILDING INSPECTOR TRUCK 1 OF 2	34,000	8,761	0	42,761
480-4800-664-000-PI2202	NEW BUILDING INSPECTOR TRUCK 2 OF 2	34,000	8,761	0	42,761

Section 2. In all other respects the Budget of the City of DeLand, Florida for fiscal year 2022-2023 is hereby ratified and confirmed as adopted by Resolutions 2022-77 and 2022-108.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

FY 22-23 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
GENERAL FUND				
REVENUES		***1,096,804***	***0***	
001-0000-369-920	INSURANCE PROCEEDS	9,588		increase funding for 2022 Ford Interceptor
001-0000-380-000	USE OF RESERVES	783,161		increase funding for Melching Field Renovations & Expansion
001-0000-380-000	USE OF RESERVES	31,377		increase funding for 2022 Ford Interceptor
001-0000-380-000	USE OF RESERVES	107,210		increase funding for Hurricane Nicole expenses
001-0000-380-000	USE OF RESERVES	87,355		increase funding for Hurricane Ian expenses
001-0000-380-000	USE OF RESERVES	6,613		increase funding for Utilities Gate Pass
001-0000-380-000	USE OF RESERVES	71,500		increase funding for Deland House Roof Improvements
EXPENDITURES		***1,154,005***	***57,201***	
001-0100-549-100	OTHER OBLIGATIONS		5,243	decrease appropriation for Civic Space Pro maintenance
001-0100-554-100	BOOKS & MEMBERSHIPS	4,050		increase appropriation for DeLand Chamber - Legacy Investor Phoenix Level
001-0106-414-300-IAN 22	HURRICANE IAN - 9/28/22	78,125		increase appropriation for Hurricane Ian expenses
001-0106-414-300-NICOLE	HURRICANE NICOLE - 11/9/22	42,595		increase appropriation for Hurricane Nicole expenses
001-0106-421-100-IAN 22	HURRICANE IAN - 9/28/22	5,730		increase appropriation for Hurricane Ian expenses
001-0106-421-100-NICOLE	HURRICANE NICOLE - 11/9/22	3,100		increase appropriation for Hurricane Nicole expenses
001-0106-422-100-IAN 22	HURRICANE IAN - 9/28/22	2,915		increase appropriation for Hurricane Ian expenses
001-0106-422-100-NICOLE	HURRICANE NICOLE - 11/9/22	665		increase appropriation for Hurricane Nicole expenses
001-0106-599-100-IAN 22	HURRICANE IAN - 9/28/22	585		increase appropriation for Hurricane Ian expenses
001-0106-599-100-NICOLE	HURRICANE NICOLE - 11/9/22	60,850		increase appropriation for Hurricane Nicole expenses
001-0106-546-100	BUILDING MAINTENANCE		1,221	decrease appropriation for elevator maintenance
001-0110-546-400	EQUIPMENT MAINTENANCE	5,243		increase appropriation for Civic Space Pro maintenance
001-1222-552-000	HARDWARE/SOFTWARE	9,089		increase appropriation for Fire Vector Software
001-1222-552-000	HARDWARE/SOFTWARE	9,100		increase appropriation for Tablets/Licenses
001-1226-546-100	BUILDING MAINTENANCE		29	decrease appropriation for elevator maintenance
001-1226-552-100	OPERATING SUPPLIES		2,029	decrease appropriation for Tasers and Body Camera contract
001-1226-552-200	OPERATING CAPITAL	2,029		increase appropriation for Tasers and Body Camera contract
001-1401-546-100	BUILDING MAINTENANCE	1,324		increase appropriation for elevator maintenance
001-1403-552-100	OPERATING SUPPLIES		340	decrease appropriation for roof at P&R Maintenance Office
001-1403-552-100	OPERATING SUPPLIES		1,739	decrease appropriation for Kubota Tractor
001-1412-546-100	BUILDING MAINTENANCE		74	decrease appropriation for elevator maintenance
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	783,161		increase appropriation for Melching Field Renovation & Expansion
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	3,627		increase appropriation for replacing Pathfinder with new truck
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND		9,089	decrease appropriation for Fire Vector Software
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND		9,100	decrease appropriation for Tablets/Licenses
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	40,965		increase appropriation for 2022 Ford Interceptor
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	5,386		increase appropriation for F250 Super Cab
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	9,653		increase appropriation for new F250 Crew Cab
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	340		increase appropriation for roof at P&R Maintenance Office
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	2,456		increase appropriation for Softball Field #3 at Sperling
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	1,739		increase appropriation for Kubota Tractor
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	3,165		increase appropriation for Melching Field Cameras and Server
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	6,613		increase appropriation for Utilities Gate Pass
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	71,500		increase appropriation for DeLand House Roof Improvements
001-9990-999-100	CONTINGENCY		4,050	decrease appropriation for DeLand Chamber - Legacy Investor Phoenix Level
001-9990-999-100	CONTINGENCY		3,627	decrease appropriation for replacing Pathfinder with new truck
001-9990-999-100	CONTINGENCY		5,386	decrease appropriation for F250 Super Cab
001-9990-999-100	CONTINGENCY		9,653	decrease appropriation for new F250 Crew Cab
001-9990-999-100	CONTINGENCY		2,456	decrease appropriation for Softball Field #3 at Sperling
001-9990-999-100	CONTINGENCY		3,165	decrease appropriation for Melching Field Cameras and Server

FY 22-23 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
GIFT FUND				
REVENUES		***59,530***	***0***	
170-0000-380-140	USE OF RESERVES - P&R	59,530		increase funding for Utility Relocation and Post Design Services
EXPENDITURES		***59,530***	***0***	
170-1403-663-000-PR2216	ECHO - ALABAMA GREENWAY TRAIL DESIGN	59,530		increase appropriation for Utility Relocation and Post Design Services
GRANT & SPECIAL REVENUE FUND				
REVENUES		***1,570,151***	***0***	
190-0000-331-200	DOJ - JAG GRANT - PUBLIC SAFETY	3,829		increase funding for Grant Writing for 2021 JAG
190-0000-366-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	783,161		increase funding from Stetson for Melching Field Renovation & Expansion
190-9999-381-001	TRANSFER FROM GENERAL FUND	783,161		increase funding for Melching Field Renovation & Expansion
EXPENDITURES		***1,570,151***	***0***	
190-1226-552-100	OPERATING SUPPLIES	3,829		increase appropriation for Grant Writing for 2021 JAG
190-1403-663-000-PR2201	MELCHING FIELD RENOVATION & EXPANSION	1,566,322		increase appropriation for Melching Field Renovation & Expansion

ACCOUNT	Account Description	Increase	Decrease	Description
CAPITAL FUND				
REVENUES		***145,444***	***18,189***	
300-9999-381-001	TRANSFER FROM GENERAL FUND	6,613		increase funding for Utilities Gate Pass
300-9999-381-001	TRANSFER FROM GENERAL FUND		9,089	decrease funding for Tablets/Licenses ($9,100)
300-9999-381-001	TRANSFER FROM GENERAL FUND	3,165		increase funding for Melching Field Cameras and Server
300-9999-381-001	TRANSFER FROM GENERAL FUND		9,100	decrease funding for Tablets/Licenses ($9,100)
300-9999-381-001	TRANSFER FROM GENERAL FUND	40,965		increase funding for 2022 Ford Inspector
300-9999-381-001	TRANSFER FROM GENERAL FUND	3,627		increase funding for replacing Pathfinder with new truck
300-9999-381-001	TRANSFER FROM GENERAL FUND	9,653		increase funding for new F250 Crew Cab
300-9999-381-001	TRANSFER FROM GENERAL FUND	5,386		increase funding for F250 Super Cab
300-9999-381-001	TRANSFER FROM GENERAL FUND	340		increase funding for roof at P&R Maintenance Office
300-9999-381-001	TRANSFER FROM GENERAL FUND	2,456		increase funding for Softball Field #3 at Sperling
300-9999-381-001	TRANSFER FROM GENERAL FUND	1,739		increase funding for Kubota Tractor
300-9999-381-001	TRANSFER FROM GENERAL FUND	71,500		increase funding for DeLand House Roof Improvements
EXPENDITURES		***173,919***	***46,664***	
300-0110-663-000-IT2301	UTILITIES GATE PASS	6,613		increase appropriation for Utilities Gate Pass
300-0110-663-000-IT2304	FIRE VECTOR SOFTWARE		9,089	decrease appropriation for Fire Vector Software (moved to operating)
300-0110-664-000-IT2309	MELCHING FIELD CAMERAS AND SERVER	3,165		increase appropriation for Melching Field Cameras and Server
300-1222-662-000-FR2301	FIRE STATION 82/83 IMPROVEMENTS		19,970	decrease appropriation for Fire Station Gate Entry
300-1222-662-000-FR2301	FIRE STATION 82/83 IMPROVEMENTS		9,100	decrease appropriation for Fire Tablets/Licenses
300-1222-664-000-FR2304	2022 FORD INTERCEPTOR	40,965		increase appropriation for 2022 Ford Inspector
300-1222-663-000-FR2305	FIRE STATION GATE ENTRY	19,970		increase appropriation for Fire Station Gate Entry
300-1226-664-000-PD2303	CHEVROLET TAHOE - SENIOR COMMAND #1	702		increase appropriation for new Chevy Tahoe #1
300-1226-664-000-PD2304	CHEVROLET TAHOE - SENIOR COMMAND #2	702		increase appropriation for new Chevy Tahoe #2
300-1226-664-000-PD2305	CHEVROLET TAHOE - SENIOR COMMAND #3	702		increase appropriation for new Chevy Tahoe #3
300-1226-664-000-PD2306	CHEVROLET TAHOE - SENIOR COMMAND #4	3,199		increase appropriation for new Chevy Tahoe #4
300-1226-664-000-PD2307	CHEVROLET TAHOE - SENIOR COMMAND #5		8,505	decrease appropriation for new Chevy Tahoe #5 (changed to Chevy Malibu)
300-1226-664-000-PD2308	FORD INTERCEPTOR SUV FOR PATROL #1	1,600		increase appropriation for new Ford Interceptor SUV #1
300-1226-664-000-PD2309	FORD INTERCEPTOR SUV FOR PATROL #2	1,600		increase appropriation for new Ford Interceptor SUV #2
300-1301-664-000-PW2305	REPLACE 2015 PATHFINDER WITH TRUCK	3,627		increase appropriation for replacing Pathfinder with new truck
300-1302-664-000-PW2307	NEW F250 CREW CAB	9,653		increase appropriation for new F250 Crew Cab
300-1302-664-000-PW2308	REPLACE 1320151 - F250 SUPER CAB	5,386		increase appropriation for F250 Super Cab
300-1403-662-000-PR2217	DELAND HOUSE FOUNDATION AND ROOF IMPROVE	71,500		increase appropriation for DeLand House Roof Improvements
300-1403-662-000-PR2304	REPLACE ROOF AT P&R MAINT OFFICE	340		increase appropriation for roof at P&R Maintenance Office
300-1403-663-000-PR2309	REPLACE FENCE ON SOFTBALL FIELD #3	2,456		increase appropriation for Softball Field #3 at Sperling
300-1403-664-000-PR2316	REPLACE 1999 KUBOTA TRACTOR #143-TRA-006	1,739		increase appropriation for Kubota Tractor

ACCOUNT	Account Description	Increase	Decrease	Description
WATER & SEWER FUND				
REVENUES		***0***	***0***	
EXPENDITURES		***598,804***	***598,804***	
401-4201-531-100	PROFESSIONAL SERVICES	28,000		increase appropriation for Florida Alliance Consulting Contract
401-4201-663-000-UT2341	DOWNTOWN FAIR SHARE AGREEMENT	24,800		increase appropriation for Downtown Share Agreement
401-4202-546-100	BUILDING MAINTENANCE	500		increase appropriation for Building Maintenance
401-4203-552-500	W & WW CHEMICALS	25,000		increase appropriation for Water Chemicals
401-4203-664-000-UT2203	WATER PLANT #2 PUMP & PIPING REPLACEMENT	35,250		increase appropriation for Water Plant #2 Pump and Piping Replacement
401-4203-664-000-UT2204	WTP #2 WELLS 3 & 4 MOTORS	100		increase appropriation for Water Plant #2 3 & 4 Motors
401-4203-664-000-UT2303	#279 VEHICLE REPLACEMENT - FORD F250	3,608		increase appropriation for Ford F-250 #279
401-4204-663-000-UT2107	WOODLAND & MANDARIN WATER MAIN	179,850		increase appropriation for Mandarin Ave Utility Adjustments
401-4205-546-400	EQUIPMENT MAINTENANCE	100,000		increase appropriation for Bar Stair Screen Replacement
401-4205-552-100	OPERATING SUPPLIES		505	decrease appropriation for 5HP Vacuum Induction Unit
401-4205-552-500	W & WW CHEMICALS	110,000		increase appropriation for Wastewater Chemicals
401-4205-664-000-UT2313	5HP VACUUM INDUCTION UNIT	505		increase appropriation for 5HP Vacuum Induction Unit
401-4206-552-100	OPERATING SUPPLIES		150	decrease appropriation for Commercial Riding Mower & Mowing Deck
401-4206-664-000-UT2319	L/S #6 REPLACEMENT & PANEL BOX	15,080		increase appropriation for Lift Station #6 Replacement and Panel Box
401-4206-664-000-UT2320	L/S #7 REPLACEMENT & PANEL BOX	16,055		increase appropriation for Lift Station #7 Replacement and Panel Box
401-4206-664-000-UT2321	L/S #8 REPLACEMENT & PANEL BOX	17,583		increase appropriation for Lift Station #8 Replacement and Panel Box
401-4206-664-000-UT2322	L/S #10 REPLACEMENT & PANEL BOX	23,267		increase appropriation for Lift Station #10 Replacement and Panel Box
401-4206-664-000-UT2323	L/S #65 REPLACEMENT & PANEL BOX	15,233		increase appropriation for Lift Station #65 Replacement and Panel Box
401-4206-664-000-UT2325	COMMERCIAL RIDING MOWER & MOWING DECK	150		increase appropriation for Commercial Riding Mower & Mowing Deck
401-4206-664-000-UT2326	100KW TRAILER MOUNTED GENERATOR	215		increase appropriation for 100KW Trailer Mounted Generator
401-4206-664-000-UT2329	#269 F250 PICK UP WITH UTILITY BED	3,608		increase appropriation for Ford F-250 #269
401-4210-663-000-UT1915	UTILITY RELOCATION ORANGE CAMP		87,218	decrease appropriation for Lift Station Replacement and Panel Boxes
401-9990-999-200	RESERVE CONTINGENCY		28,000	decrease appropriation for Florida Alliance Consulting Contract
401-9990-999-200	RESERVE CONTINGENCY		24,800	decrease appropriation for Downtown Share Agreement
401-9990-999-200	RESERVE CONTINGENCY		500	decrease appropriation for Building Maintenance
401-9990-999-200	RESERVE CONTINGENCY		25,000	decrease appropriation for Water Chemicals
401-9990-999-200	RESERVE CONTINGENCY		35,250	decrease appropriation for Water Plant #2 Pump and Piping Replacement
401-9990-999-200	RESERVE CONTINGENCY		100	decrease appropriation for Water Plant #2 3 & 4 Motors
401-9990-999-200	RESERVE CONTINGENCY		3,608	decrease appropriation for Ford F-250 #279
401-9990-999-200	RESERVE CONTINGENCY		179,850	decrease appropriation for Mandarin Ave Utility Adjustments
401-9990-999-200	RESERVE CONTINGENCY		100,000	decrease appropriation for Bar Stair Screen Replacement
401-9990-999-200	RESERVE CONTINGENCY		110,000	decrease appropriation for Wastewater Chemicals
401-9990-999-200	RESERVE CONTINGENCY		215	decrease appropriation for 100KW Trailer Mounted Generator
401-9990-999-200	RESERVE CONTINGENCY		3,608	decrease appropriation for Ford F-250 #269

FY 22-23 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
AIRPORT FUND				
REVENUES		***156,869***	***150,000***	
430-0000-380-000	USE OF RESERVES	6,869		increase funding for Foreman Truck ($6,869)
430-0000-389-320-AP2001	T-HANGARS & ELEC GATE	150,000		increase funding for T-Hangars and Electric Gate
430-0000-389-320-AP2301	EAST HANGAR COMPLEX - PHASE 1B		150,000	decrease funding for East Hangar Complex
EXPENDITURES		***156,869***	***150,000***	
430-4300-662-000-AP2001	T-HANGARS & ELEC GATE	150,000		increase appropriation for T-Hangars and Electric Gate
430-4300-662-000-AP2301	EAST HANGAR COMPLEX - PHASE 1B		150,000	decrease appropriation for East Hangar Complex
430-4300-664-000-AP2307	FOREMAN TRUCK	6,869		increase appropriation for Foreman Truck
PERMITS & INSPECTIONS FUND				
REVENUES		***17,522***	***0***	
480-0000-380-000	USE OF RESERVES	8,761		increase funding for new Building Inspector Truck #1
480-0000-380-000	USE OF RESERVES	8,761		increase funding for new Building Inspector Truck #2
EXPENDITURES		***17,522***	***0***	
480-4800-664-000-PI2201	NEW BUILDING INSPECTOR TRUCK 1 OF 2	8,761		increase appropriation for new Building Inspector Truck #1
480-4800-664-000-PI2202	NEW BUILDING INSPECTOR TRUCK 2 OF 2	8,761		increase appropriation for new Building Inspector Truck #2

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Consideration re Contract Renewal with ePermitHub.

DEPARTMENT: Community Development

PREPARED BY: Rick Werbiskis, Community Dev. Director

ATTACHMENTS: Deland Renewal Estimate, DeLand Projects Per Year

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The Community Development Department initiated the implementation of the ePermitHub plan review software to facilitate electronic submission and review of plans for all City permitting agencies in December 2020. The contract with ePermitRocket Software, LLC for the electronic plan review software was originally approved by the City Commission on March 18, 2019. The vendor has provided three options for renewal of the subscription service. Based upon current and anticipated projects, staff recommends that Option 3 be approved as it is anticipated that this will result in overall cost savings to the City and provide a three-year established cost for enhanced budget forecasting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Approval of Option 3 will result in a fiscal impact of $65,000.00 for FY2023, $66,950.00 for FY2024 and $68,958.50 for FY2025. The FY23 amount is included in the FY 2023 approved budget.

RECOMMENDATION:

It is staff's recommendation that the City Commission approve Option 3 for the renewal of the subscription service with ePermitHub.

BACKGROUND/DISCUSSION:

The Community Development Department initiated the implementation of the ePermitHub plan review software to facilitate electronic submission and review of plans for all City permitting agencies in December 2020. The contract with ePermitRocket Software, LLC for the electronic plan review software was originally approved by the City Commission on March 18, 2019.

ePermitHub Renewal Estimate

Subscription Term:
December 1st 2022 to November 30th 2023

Prepared for: **City of Deland, FL**

11/03/2022

Cost Proposal

Subscription

Option 1: Per project usage

Services Quoted[1]	Year 1	Year 2	Year 3
Subscription Fees	$70,753.00	Recalculate project usage to purchase for subsequent term	Recalculate project usage to purchase for subsequent term

** Refer to Exhibit A for per-project pricing details, which apply to option 1 only

Option 2: Fixed price; 2-year contract

Services Quoted[1]	Year 1	Year 2
Subscription Fees	$65,000.00	$66,950.00

* The initial term begins at go-live, pricing reflects a 3% annual price increase

Option 3: Fixed price; 3-year contract

Services Quoted[1]	Year 1	Year 2	Year 3
Subscription Fees[2, 3]	$65,000.00	$66,950.00	$68,958.50

* The initial term begins at go-live, pricing reflects a 3% annual price increase

Pricing Notes:

1) Cost proposal is valid for 60 days following the date on the proposal cover sheet above.
2) ePermitHub Digital Plan Room annual subscriptions and payment terms are governed by the existing PermitRocket Software LLC Subscription Agreement dated 3/18/2019. Subscriptions are paid in advance.
3) Quotes for Option 2 and 3 provide a fixed-rate fee for the Subscription, rather than usage-based fee as set out in Exhibit A.
4) The Subscription Service Fee was calculated based on estimated usage during the last 12-month period, which is listed in Exhibit A. If Customer's actual usage of the Subscription Services is forty percent (40%) or more above the yearly estimates set out above (in any case, an "**Overage**"), Customer's continued use of the Subscription Services will be subject to additional fees ("**Overage Fees**"). Overage Fees will be calculated by project type at the rates listed in Exhibit A and will be charged to Customer at the time any Overage occurs.

Exhibit A: Software Service Term Fee Detail & Pricing Guide on a project volume model (Option1).

The Customer's 12-month Software Service Term ("Term") fee is based on the annual Plan Review Project volume from the last calendar year.

A Project Credit is defined as a permit record requiring a plan review within the Digital Plan Room software. There are two Project Types considered for pricing:

- Simple Project Credits
- Complex Project Credits

Simple Projects, such as Fences, Sheds, Decks, Accessory Structures, etc., require less work and are priced less than Complex Projects.

Complex Projects, such as Site Plan/Land Use, Commercial, Residential, Mixed, Fire, etc., require advanced document control, sheet-level versioning, issue resolution communication with your end-customer, Digital Signature validation in some states, etc., and are priced higher than Basic Projects.

Customer Plan Review Project Volume for 2022:

Based on customer's number of projects processed from December 1st, 2021 to October 31st, 2022, we estimate that the total number of simple/basic projects for a 12-month period will be 3,495 and the number of complex/iterative projects will be 791.

Software Subscription – 2023 Term Fee Detail for Option 1:

Project Type	Project Counts	Price per Project	Total Price
Simple	3,495	$12.11	**$ 42,324.45**
Complex	791	$35.94	**$ 28,428.54**
Total			**$ 70,752.99**

Number of projects per year

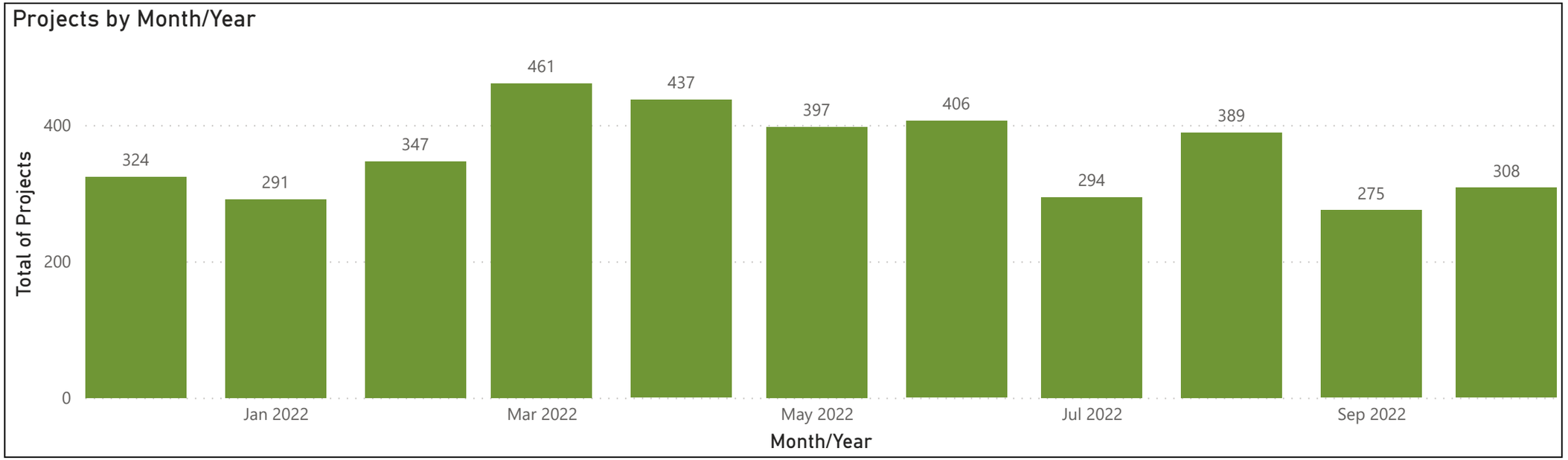
Total of Projects
3929

Agency
DELAND

Basic Projects
3204

Iterative Projects
725

Select a date range
12/1/2021 10/31/2022



Number of projects per year

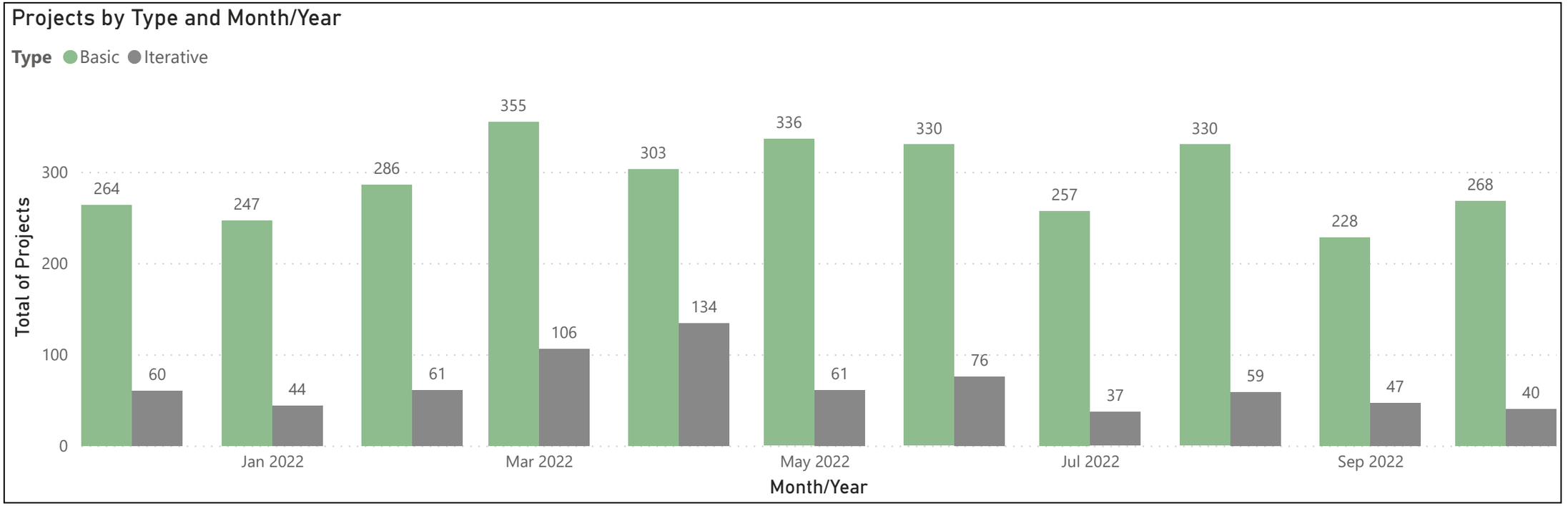
Total of Projects
3929

Agency
DELAND

Basic Projects
3204

Iterative Projects
725

Select a date range
12/1/2021 10/31/2022



CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Consideration re Assignment and Assumption of Lease Agreement Gilbert Propane, Inc. to ThompsonGas, LLC.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS: Recognition of Lease Assignment and Assumption, Exhibit A, REVISED 12.12.2022 - Proposed_Assignment and Assumption of Lease - Gilbert Propane Inc. and ThompsonGas LLC, Ground Lease Agreement - City of DeLand & Gilbert Propane, Inc. 07.10.2012

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

Gilbert Propane, Inc., leases 0.75 +/- acres of land, located at 1580 Detrick Avenue, DeLand Municipal Airport. Gilbert Propane is selling its business, or at least the assets thereof, to ThompsonGas, LLC. As part of the sale, Gilbert Propane is assigning its lease to ThompsonGas, LLC. Also attached is the Recognition of Lease Assignment and Assumption which, if approved, will provide the City's consent to the assignment.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This action will have no direct fiscal impact.

RECOMMENDATION:

Staff recommends approval of the Recognition of Lease Assignment and Assumption for property located at 1580 Detrick Avenue from Gilbert Propane, Inc. to ThompsonGas, LLC

BACKGROUND/DISCUSSION:

The sale of the business and assignment of the lease will take place after the December 19, 2022 City Commission meeting. The City Attorney's office will hold this consent to lease assignment in escrow pending notification from Gilbert Propane's attorney that the transaction has closed.

RECOGNITION OF LEASE ASSIGNMENT AND ASSUMPTION

The CITY OF DELAND, a Florida municipal corporation, does hereby consent to, accept and acknowledge the assignment by GILBERT PROPANE, Inc., a Florida corporation and the assumption thereof by THOMPSONGAS, LLC, a Maryland limited liability company, of the rights, title, interest, and obligations in and to that certain Ground Lease Agreement dated July 10, 2012, located at the DeLand Municipal Airport, 1580 Detrick Avenue, Volusia County, DeLand, FL (described in the attached as Exhibit A), by and between CITY OF DELAND, Lessor and GILBERT PROPANE, Inc., a Florida corporation and hereby acknowledges THOMPSONGAS, a Maryland limited liability company, agreement to be bound fully by all of the terms and conditions of said Ground Lease Agreement, from and after the effective date of said Ground Lease Agreement, as if it were the original Lessee.

EXECUTED this ____ day of _____, 2022.

CITY OF DELAND, LESSOR

By: _____
Christopher M. Cloudman
Mayor-Commissioner

Address: 120 South Florida Avenue
DeLand, FL 32720

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

This Instrument Prepared By:

City of DeLand
120 S. Florida Avenue
DeLand, Florida 32720

GILBERT PROPANE LEASE AMENDMENT

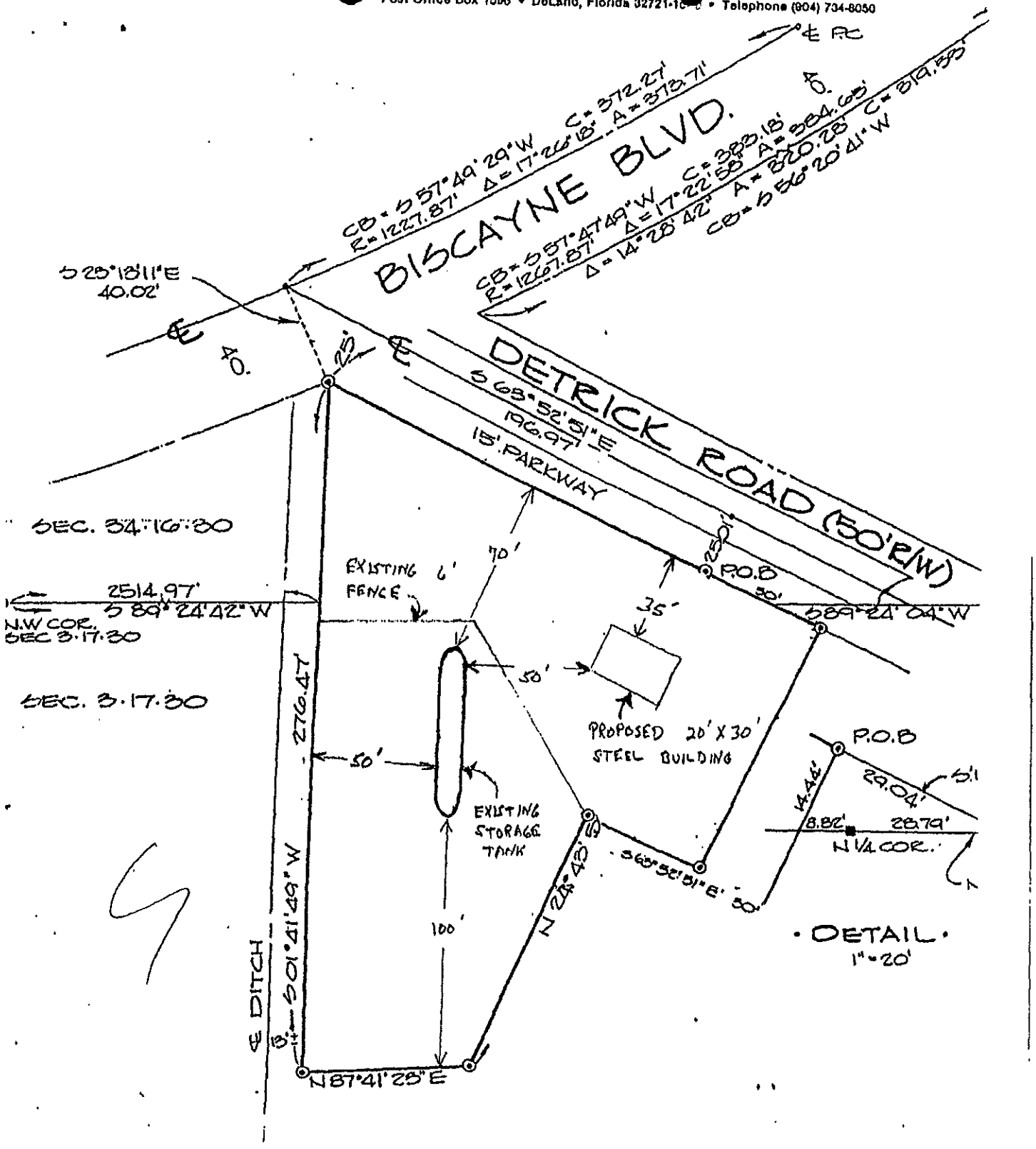
EXHIBIT A

That part of Section 34, Township 16 South, Range 30 East, and Section 3, Township 17 South, Range 30 East, Volusia County, Florida, described as follows: Commencing at the intersection of the north line of said Section 3 with the southerly right of way line of Detrick Road, run thence N63d.52'51"W along said southerly right of way line of Detrick Road a distance of 29.04 feet to the point of beginning; thence continue N63d.52'51"W a distance of 166.33 feet to the intersection with the southerly right of way line with Biscayne Boulevard; thence run S01d.41'49"W parallel with an existing drainage ditch a distance of 276.47 feet; thence N87d.41'23"E a distance of 65.23 feet; thence N24d.43'56"E a distance of 220.74 feet to the point of beginning; containing 0.63 acres, more or less.

DESCRIPTION - PARCEL "A"

That part of Section 34, Township 16 South, Range 30 East, and Section 3, Township 17 South, Range 30 East, Volusia County, Florida, described as follows: Beginning at the intersection of the North line of said Section 3 with southerly right of way line of Detrick Road, run thence N63° 52'51"W along said Southerly right of way line a distance of 29.04 feet; thence S24° 43'56"W a distance of 106.82 feet; thence S63° 52'51"E a distance of 50.0 feet; thence N24° 43'56"E a distance of 106.82 feet to the said southerly right of way line of Detrick Road; thence N63° 52'51"W along said southerly right of way line a distance of 20.96 feet to the point of beginning; containing 0.12 acres, more or less.

professional land surveyors
Post Office Box 1598 • DeLand, Florida 32721-1[illegible] • Telephone (904) 734-8050



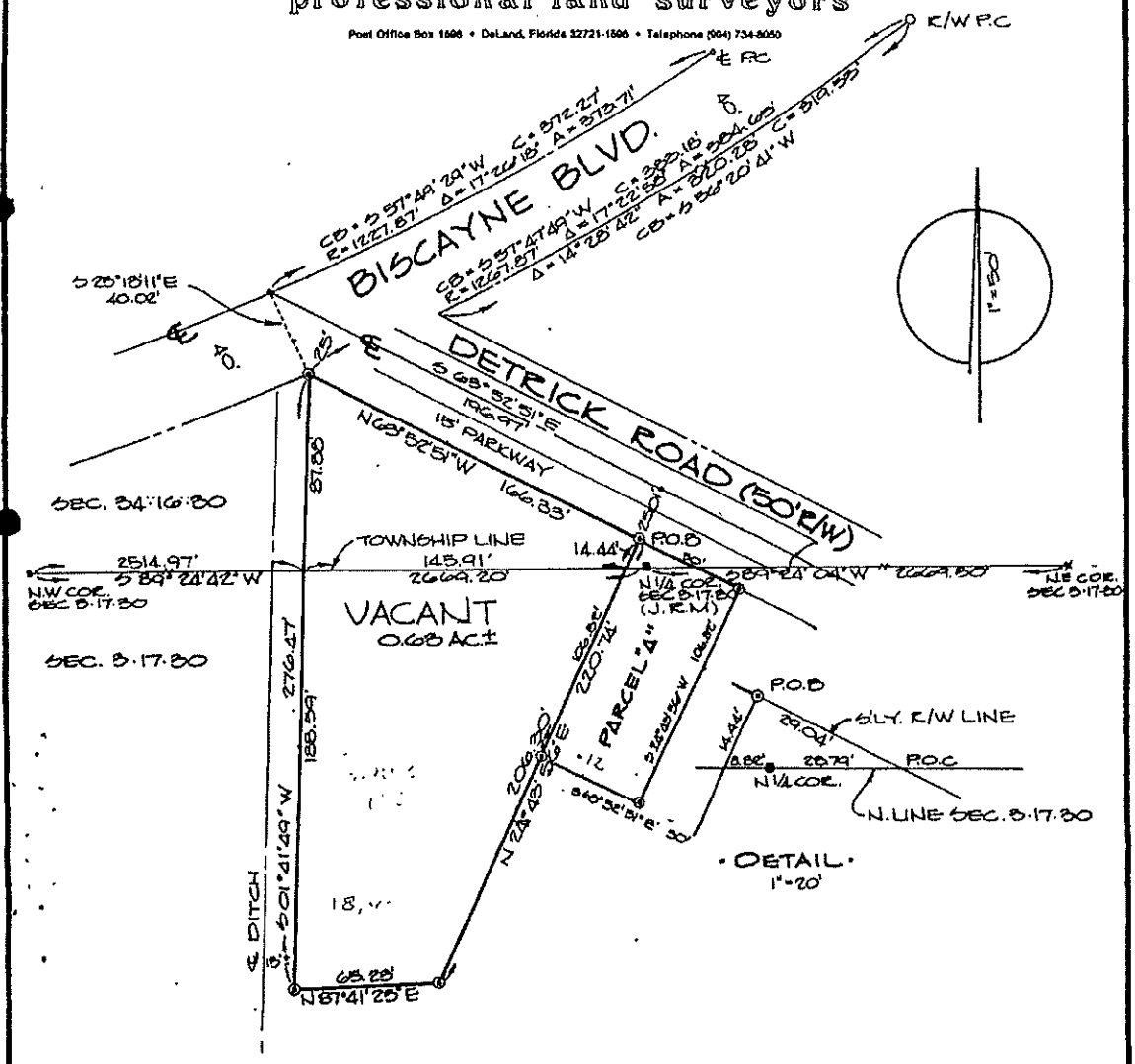
SURVEY FOR: DREWY GILBERT

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAST SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECT THE NORTH LINE OF SAID SECTION 3 WITH THE SOUTHERLY RIGHT

ARTHUR W. STEINMAN & ASSOCIATES, INC.

professional land surveyors

Post Office Box 1686 • DeLand, Florida 32721-1686 • Telephone (904) 734-8050



SURVEY FOR: DREWY GILBERT

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAST, AND SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 3 WITH THE SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD, RUN THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD A DISTANCE OF 29.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N63°52'51"W A DISTANCE OF 166.33 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE WITH BISCAYNE BLVD.; THENCE RUN S01°41'49"W PARALLEL WITH AN EXISTING DRAINAGE DITCH A DISTANCE OF 276.47 FEET; THENCE N87°41'23"E A DISTANCE OF 65.23 FEET; THENCE N24°43'56"E A DISTANCE OF 220.74 FEET TO THE POINT OF BEGINNING; CONTAINING 0.63 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DETRICK ROAD BEING S63°52'51"E (ASSUMED).

DESCRIPTION - PARCEL "A"

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAST, AND SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 3 WITH SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD, RUN THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 29.04 FEET; THENCE S24°43'56"W A DISTANCE OF 106.82 FEET; THENCE S63°52'51"E A DISTANCE OF 50.0 FEET; THENCE N24°43'56"E A DISTANCE OF 106.82 FEET TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD; THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 20.96 FEET TO THE POINT OF BEGINNING; CONTAINING 0.12 ACRES, MORE OR LESS.

■ Conc. Mon. Fd. ● Iron Pipe Fd. ◎ Re-Bar Fd. This Plat represents a Survey made
□ Conc. Mon. Set ○ Iron Pipe Set ◉ Re-Bar Set under my direction, and meets the
△ Iron Stk. Set ⊕ Nail/Cap Set ⊙ RR Spk. Fd. requirements of Sec. 21-HH-6, FAC
( ) Denotes data per Plat or Deed. Other data is per field measurement

For Arthur W. Steinman & Assoc., Inc.

A.W. Steinman, PLS 1013 — R.A. Taylor, PLS 3461
K.M. Haylone, PLS 3[illegible] — R.D. Hall, PLS 4286

STATE OF FLORIDA REGISTERED LAND SURVEYOR

NOT VALID WITHOUT EMBOSSED SEAL

DATE 16 MAR. '87
PROJ. CODE 87071
DRAWN M.O.E./S.A.P.
SCALE 1"=50'

REV 3 JUNE '88

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (the "**Assignment**") is made as of this 18th day of January, 2023, between Gilbert Propane, Inc., a Florida corporation (the "**Assignor**") and ThompsonGas, LLC, a Maryland limited liability company (the "**Assignee**").

For and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to it in hand paid by Assignee to Assignor, the receipt and sufficiency of which is hereby acknowledged by the Assignor, the Assignor hereby assigns, transfers, sets over and conveys to Assignee all or Assignor's right, title and interest in, to and under the lease dated July 10, 2012 by and between The City of DeLand, a municipal corporation ("**Landlord**") and Assignor for that portion of the property known as further described in the lease, a copy of which is attached hereto as Exhibit A (the "**Lease**").

Assignee assumes and agrees to be bound by and agrees to perform all of Assignor's obligations solely as the same are set forth in writing in the Lease from and after the date of this Assignment.

Assignee shall indemnify and hold Assignor harmless from and against any actions, suits, proceedings or claims, and all costs and expenses (including, without limitation, reasonable attorneys' fees incurred in connection therewith), based upon or arising out of any breach or alleged breach of the Lease occurring or alleged to have occurred after the date hereof.

Assignor shall indemnify and hold Assignee harmless from and against any actions, suits, proceedings or claims, and all costs and expenses (including, without limitation, reasonable attorneys' fees incurred in connection therewith), based upon or arising out of any breach or alleged breach of the Lease occurring or alleged to have occurred prior to the date hereof, including, but not limited to, in addition to and not in any way limiting the indemnification obligations of Assignor as set forth in that certain Asset Purchase Agreement dated January 18, 2023 by and between Assignor as Seller and Assignee as Buyer, any and all claims, actions, demands, damages, fines and remediation arising from or related to the petroleum release located on the leased premises in the vicinity of the vehicle fueling area adjacent to the 500 gallon petroleum storage tank.

This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective heirs, executors, administrators, successors and assigns.

This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor and Assignee have each executed this Assignment as of the date first written above.

ASSIGNOR:

Gilbert Propane, Inc.

By: _____
Frances Gilbert, President

ASSIGNEE:

ThompsonGas, LLC

By: _____
G. Jeffery Kerns, Chief Executive Officer

EXHIBIT A
LEASE

[To be attached.]

GROUND LEASE AGREEMENT

The City of DeLand, a municipal corporation (hereinafter referred to as "Lessor"), and Gilbert Propane, Inc., a Florida corporation, with its principal place of business at 1580 Detrick Avenue, DeLand, Florida 32724 (hereinafter referred to as "Lessee"), in consideration of the mutual terms and conditions of this Ground Lease Agreement (hereinafter referred to as the "Agreement"), dated this 16 day of July, 2012 hereby agree as follows:

Section 1. Property. Lessor hereby leases to Lessee 0.75 acres of land described in the attached Exhibit "A", which is located at 1580 Detrick Avenue, DeLand, the DeLand Municipal Airport in Volusia County, Florida (hereinafter referred to as the "premises" or "leased premises"). Any use of the airport outside of the leased premises shall be in accordance with any fee schedules or other regulations, rules or policies adopted by Lessor.

Section 2. Term. This Agreement shall be for a term of twenty (20) years, beginning August 1, 2012, and ending on July 31, 2032, unless sooner terminated as provided below.

Section 3. Purposes. The premises shall be used solely for the purpose of a propane gas distribution business and for no other purpose whatsoever. Lessee shall make no unlawful, improper or offensive use of the premises. Lessee's activities shall be limited to those activities normally associated with the business of a propane gas distribution business.

Section 4. Renewals. So long as Lessee is completely current with its rent payments and is otherwise in full compliance with all of the terms, covenants and conditions of this Agreement, Lessee shall have the right and option to renew this Agreement, upon proper notice, for two (2) successive terms of twenty (20) years each under the same terms and conditions as the initial term of this Agreement, except as those terms and conditions may be modified in accordance with this Agreement. Written notice of Lessee's intention to renew shall be sent to Lessor not less than 90 days or not more than 180 days prior to the expiration date of the initial term of this Agreement and any renewal of this Agreement.

Section 5. Rent. Lessee shall pay Lessor as base rent for the premises the sum of $6,043.92 annually, payable in twelve (12) equal monthly installments of $503.66, due in advance on the first day of each month. Rent will commence on August 1, 2012. All rent payments are subject to state and/or local sales' taxes at the rate or rates then in effect, which shall be due and payable at the same time as the rent installments. This base rent shall be modified as follows:

A. **Annual cost of living adjustments.** At the conclusion of every year of this Agreement, the rent payable by Lessee shall be adjusted for the following year in accordance with this subsection; provided, however, that in no event shall the annual rent payable by Lessee be less than the base rent reserved in the preceding paragraph of this section; and provided further, however, that in no event shall any annual adjustment be less than 3% nor more than 6%. On October 1st of each year during the initial term or any renewal of this Agreement, Lessor shall use the latest available publications promulgated by the U.S. Department of Labor to determine the average annual change in the Cost of Living Index (All Urban Consumers) for the twelve (12) months immediately preceding that date for which data is available. On or before November 1st of each year, Lessor shall send Lessee written notice of the average annual change in the Cost of Living Index and the required adjustment, if any, in annual rent and monthly installments. The annual cost of living adjustment shall be determined by applying the change in the Consumer Price Index to Lessee's annual rent at the time the notice is sent and shall become effective for the following year beginning on the yearly anniversary date of this Agreement; provided, however, that in no event shall the annual rent payable by Lessee be less than the base rent reserved in the

preceding paragraph of this Section; and provided further, however, that in no event shall any annual adjustment be less than 3% nor more than 6%.

B. Redetermination of rent for renewal term. At the end of the initial term or any renewal term of this Agreement, Lessor, in its sole discretion and at its sole option, may notify Lessee that the base rent to be paid by Lessee shall be altered and redetermined in accordance with this subsection. Written notice of Lessor's exercise of this option shall be sent to Lessee not less than 60 days prior to the expiration of the current term. The parties may then negotiate a new base rent for the ensuing term. If the parties are unable to reach agreement on the rent within 30 days of the date of notice, each party shall appoint (at its own expense) a qualified MAI appraiser, who shall then appoint a third qualified MAI appraiser (whose costs shall be borne equally by the parties). These appraisers shall inspect and appraise the rental value of the property, and arrive at a fair rental value for the premises based upon a value per square foot per year. This value for the property shall exclude the rental value of any improvements or renovations built or installed on the premises at the expense of Lessee. If the appraisers do not unanimously agree on the fair rental value of the premises, the base rent for the renewal period shall be established by averaging the two highest appraisals.

C. Adjustment when substantial part of premises unusable. If a substantial part of the premises is rendered unusable due to condemnation or force majeure, the rent payable by Lessee shall be adjusted in accordance with this subsection; provided, however, that Lessee shall continue to pay rent at the current rate until the adjustment amount has been finally determined in accordance with this subsection. Within 30 days of the condemnation action or event of force majeure, Lessee shall send Lessor written notice of its desire to adjust the rent in accordance with this subsection and include in that notice any proposed adjustment in the rent and the factual basis for same. If the parties are unable to reach agreement on the rent within 30 days after the notice is sent, the rent shall be determined by a panel of MAI appraisers selected as provided in subsection B above. The rent arrived at through this subsection shall be subject to all other adjustments provided for in this section. If the condition which renders a substantial part of the premises unusable is temporary, upon the termination or elimination of that condition, Lessee shall resume paying rent in the amount that would have been due had the condition never existed.

The taking by condemnation or otherwise of 30 feet or less of any of the premises immediately adjacent to a public or private road for purposes of improving that road shall not be deemed to be a taking of a substantial part of the premises.

Section 6. Taxes. In addition to applicable sales or other proper tax on rent installments, Lessee shall pay any and all taxes levied or assessed by any proper taxing authority upon the land; upon any personal property, buildings, fixtures or improvements belonging to Lessee and located on the leased premises, including but not limited to, all ad valorem or real estate taxes assessed against the land, and any and all taxes assessed or levied by any proper taxing authority as a result of Lessee's leasehold or possessory interest. Lessee shall pay in full all ad valorem taxes assessed against the leased premises on or before April 1st of each and every year. Nonpayment of ad valorem taxes in full by the Lessee shall create a default of this Agreement pursuant to **Section 29(B)** below. Lessee's default or termination of this Agreement shall not relieve Lessee of responsibility to pay taxes as set forth herein.

Section 7. Security deposit. [Omitted.]

Section 8. Buildings and improvements. Lessee may, at its sole cost and expense, make any changes, alterations or improvements that may be reasonable and necessary for its use of the premises. All buildings, fixtures and improvements shall remain the property of Lessee, subject to Lessor's landlord lien for rent. Lessee may remove the improvements upon the termination of this Agreement if the removal can be done in a manner that does not injure or damage the leased

premises. If Lessee fails to remove the buildings, fixtures or improvements as provided, Lessor, at its option, may require Lessee to remove them. If Lessee fails to do so, Lessor may remove and dispose of the buildings, fixtures, improvements and personal property not removed by Lessee. In that case, Lessee agrees to sell, assign and transfer to Lessor all of Lessee's right, title and interest in the buildings, fixtures, improvements and personal property not removed by Lessee for the sum of $1.00. Lessee further agrees that if Lessor removes the buildings, fixtures, improvements and personal property as provided for above, Lessee shall pay Lessor upon written demand the cost of the removal, transportation, storage and/or disposition of the property.

Section 9. Review of plans for buildings and improvements. Before applying for a building permit for the construction, erection or installation on the leased premises of any alteration, fixture, building, structure or other improvement, Lessee shall submit complete building plans for Lessor's prior review and approval, which approval shall not be unreasonably withheld. The review and approval of the plans shall be subject to all applicable federal, state and local regulations, including but not limited to all zoning and airport development regulations. In the event of a conflict among such regulations, the more restrictive shall apply. Such plans shall also be subject to the approval of the Federal Aviation Administration (FAA).

Section 10. Mortgage of Lessee's interest. Lessor may, by further agreement, consent to subordination of some of its rights as landlord to any lending institution making a loan to Lessee to be used in connection with the construction or improvement of any building or facility upon the leasehold. However, in any such subordination agreement, Lessor shall reserve the right to be made a party to any foreclosure action and shall have the right to receive absolutely all proceeds on foreclosure sale above the amount of the judgment in foreclosure, and shall have the right to bid at foreclosure sale. Any subordination agreement shall provide for maintaining current at all times all payments owed to Lessor under this Agreement.

No mortgage or foreclosure or the consent thereto shall be deemed to encumber or affect Lessor's title to the real property which is demised in this Agreement. A copy of the mortgage instrument shall be provided to Lessor not more than 30 days after execution of the mortgage. Lessee shall at that time also provide Lessor the name and mailing address of a representative of the mortgagee authorized to receive notices under this Agreement. During the period of time that the mortgage remains unsatisfied, Lessor shall send the mortgagee a copy of any notices from Lessor to Lessee at the same time that notice is sent to Lessee.

Section 11. Water and sewer connections. Lessee shall connect the water and sewer systems on the premises to the airport water and sewer systems provided by Lessor. However, Lessor may permit Lessee to maintain additional water and sewer facilities on the premises if necessary to the carrying out of Lessee's activities on the premises.

Section 12. Mechanic's liens. The premises hereby leased shall not be subject to any mechanic's lien, and Lessee agrees that, not less than five (5) days before any construction material or services are provided to Lessee, it shall post and record in the public records of Volusia County a notice of nonresponsibility of Lessor, stating that Lessor is not responsible for payment of any labor, materials or services provided Lessee and that the leased premises are not subject to any mechanics' liens.

Section 13. Repairs and maintenance generally. Lessee represents that it has inspected the leased premises and accepts them in their present condition. During the term of this Agreement, Lessee shall maintain the premises in good repair and in a neat and orderly condition at Lessee's sole cost and expense. In the event that Lessee fails or refuses to perform any required repairs or maintenance, Lessor shall have the right, but not the duty, to undertake any such repairs or maintenance, and the cost thereof, together with interest thereon, shall be collectable as

additional rent. Lessor shall not be required to make any improvements or repairs to or upon the premises whatsoever.

Section 14. Maintenance of premises exteriors. Lessee recognizes that Lessor has special economic and other interests in maintaining the clean, neat and orderly appearance of grounds and the exterior of structures at the DeLand Municipal Airport. Accordingly, Lessee shall landscape the premises in a manner acceptable to Lessor and keep the grounds and the exterior of structures on the premises in a clean, neat and orderly appearance. In the event Lessee fails substantially to correct a breach of this section within ten (10) days after Lessor sends written notice of such breach, Lessor shall have the right, but not the duty, to undertake any such required maintenance or landscaping, and the cost thereof, together with interest thereon, shall be collectable as additional rent.

Section 15. Surrender of possession. Upon termination of this Agreement, Lessee shall surrender the premises quietly and peaceably and in as good order and condition as at the commencement of the Agreement term, reasonable wear, tear and damage by the elements excepted. Lessee shall also leave the premises free from all nuisances and dangerous or defective conditions.

Section 16. Compliance with laws. Lessee shall at its own cost and expense comply with all applicable federal, state and local laws, rules and regulations pertaining to Lessee's use of the premises, as they may be amended from time to time, including but not limited to the following:

A. All building, zoning, sign, airport development and fire protection regulations.

B. All regulations and instructions regarding the disposal of sewage, garbage and industrial or hazardous wastes promulgated or enforced by any federal, state or local agency.

C. All regulations requiring that Lessee obtain licenses or permits for its activities on the leased premises.

D. All regulations restricting the height of structures, natural growths or other obstructions on the leased premises promulgated by the Federal Aviation Administration (FAA).

Section 17. Utility payments. Lessee shall pay all utilities for the leased premises and shall pay when due all bills for water, sewer, stormwater and garbage collection services provided to the premises by the City of DeLand.

Section 18. Prohibited activities. The following operations, activities and uses are specifically prohibited on the leased premises:

A. The keeping or storage during any 24-hour period of any flammable liquids inside any covered or enclosed portion of the leased premises in excess of the amount of the liquids needed by Lessee for that 24-hour period. Any flammable liquids with a flash point of less than 100 degrees Fahrenheit shall be kept and stored only in safety containers of a type approved by Underwriters' Laboratories and the DeLand Fire Department. For purposes of enforcing this subsection, Lessee shall send to Lessor not more than 30 days after execution of this Agreement a list of the types, contents and quantities of any flammable liquids which will be maintained on the leased premises. Any additions to that list shall be sent within five (5) days after receipt by Lessee of the liquid in question.

B. Any improvements to or use of the property that unreasonably interferes with the use or enjoyment of adjacent or nearby premises by other lessees of Lessor.

C. Any use of the leased premises that would interfere with or adversely affect the operation or maintenance of the DeLand Municipal Airport, or would otherwise constitute an airport hazard.

D. The use of the premises in violation of any applicable federal, state or local law, rule or regulation.

E. The use of the premises for residential, labor camp or trailer court purposes.

F. The dumping, storage, disposal or incineration of junk, sewage, garbage or refuse.

G. The storage or repair of any motor vehicles, equipment or machinery not directly used by Lessee in the primary use of the premises.

H. Smelting, stockyards or large animal raising.

Section 19. Environmental matters.

A. Lessee shall not suffer, cause or permit the contamination of the leased premises, or any environmental contamination resulting from use of the leased premises, by any hazardous or toxic materials (including but not limited to petroleum products) and shall not handle or permit polychlorinated biphenyls ("PCB's") or asbestos or substances containing PCB's or asbestos on the premises. Lessee shall immediately provide Lessor with notice of any event of an environmental nature, including any spill or other incident which could result in contamination to the premises.

B. Lessee shall conduct all of its operations at the leased premises in compliance with all federal, state and local laws, rules, regulations, ordinances or requirements, including, but not limited to, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, or any amendments thereto, or any regulations promulgated pursuant thereto, or any similar state or local law, rule, regulation or ordinance ("Environmental Statutes"). Lessee shall obtain all registrations required by Environmental Statutes and shall submit to Lessor, upon request, for inspecting and copying all documents, permits, licenses, approvals, manifests and records required to be submitted and/or maintained by the provisions of the Environmental Statutes. Lessee shall also provide promptly to Lessor copies of any correspondence, notice of violation, summons, order, complaint or other document received by Lessee pertaining to compliance with Environmental Statutes.

C. Lessee shall permit Lessor and Lessor's agents, servants and employees, including but not limited to legal counsel and environmental consultants and engineers, access to the premises for the purposes of environmental inspections and sampling during regular business hours, or during other hours after reasonable notice by Lessor, or in the event of any environmental emergency. Lessee shall not restrict access to any part of the premises, and Lessee shall not impose any conditions to access. To the extent any hazardous conditions exist on the leased premises, Lessor, in its sole discretion may remedy and/or cause to be remedied at Lessee's sole expense, the defect or contamination, and Lessor reserves the right to re-inspect the leased premises after any remediation, and require Lessee to take appropriate action to remedy and/or cause to be remedied any further defect or contamination resulting from this tenancy.

D. Lessee shall defend, indemnify and hold harmless Lessor from and against any and all liability, losses, damages, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and costs of action (including attorneys' fees, engineering and other professional or expert fees), of whatsoever kind or nature arising out of or in any way related to Lessee's responsibilities hereunder.

E. Notwithstanding the foregoing, Lessee shall have no liability for any hazardous conditions which may have existed on the leased premises before Lessee took possession or which may have arisen thereafter if Lessee demonstrates to the reasonable satisfaction of Lessor by substantial, competent evidence that the hazardous conditions were caused by identified, unrelated third parties acting without the express or implied consent of Lessee.

Section 20. Duties of Lessor. During the term of this Agreement, Lessor shall:

A. Continue to operate the DeLand Municipal Airport as a public airport, consistent with government regulations.

B. Allow Lessee free access to the premises over public roads leading to the leased premises and allow Lessee access to public airport facilities.

C. Not permit the construction by any other entity under its control of any improvements or structures which would interfere with Lessee's ingress and egress to the premises.

Section 21. Enjoyment of premises. Lessee acknowledges that its right to enjoy the leased premises is subject to the use of the surrounding property for industrial, commercial and airport purposes, with accompanying industrial, commercial and airport noises, odors, smoke, sonic booms and low-flying aircraft, and the danger and nuisance thereof.

Section 22. Non-assignability. Lessee shall not assign this Agreement without the prior written approval of Lessor, which approval may not be unreasonably withheld. Any attempted assignment in contravention hereof shall be void.

No assignment shall relieve Lessee of its obligation to pay the rent provided for in this Agreement in the event of a default by the assignee unless Lessee is specifically relieved of that obligation in writing by Lessor. Lessee shall send Lessor a copy of the proposed assignment not less than 60 days prior to its proposed execution, and Lessor shall send Lessee notice of its consent or refusal to consent not less than 30 days thereafter.

Section 23. Nondiscrimination covenants. Lessee, for itself, its personal representatives, successors in interest, and permitted assigns, if any, agrees as a covenant running with the land that:

A. In the event facilities are constructed, maintained or operated on the leased premises for a purpose for which a U.S. Department of Transportation (DOT) program or activity is extended, or for any other purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all requirements imposed by the latest version of Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the DOT-Effectuation of Title VI of the Civil Rights Act of 1964 (DOT Regulations).

B. No person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in the use of any facilities or services of Lessee on the grounds of race, color or national origin.

C. In the construction of any improvements on, over or under any facilities on the premises, and the furnishing of services on the premises, no person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in such activity on account of race, color or national origin.

D. The premises shall be used in compliance with DOT Regulations.

E. Subject to appeal provisions in DOT Regulations, upon Lessee's breach of any provision of this section, Lessor may terminate this Agreement and reenter and repossess the premises, and hold the same as if this Agreement had never been made, if Lessee fails to cure and remedy the breach in a manner reasonably agreeable to Lessor within 30 days after written notice is sent to Lessee by Lessor.

Section 24. Liability insurance, indemnity and holdharmless. Lessee shall defend, indemnify and hold harmless Lessor from and against any and all liability, losses, damages, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and costs of actions (including attorneys' fees), of whatsoever kind or nature arising out of or in any way related to the use, occupancy, management or control of the leased premises, or any act or omission of Lessee or its agents, servants, employees, independent contractors, customers, patrons or invitees, whether on the leased premises or elsewhere.

Within ten (10) days of the beginning date of this Agreement, Lessee shall, at its own cost and expense, procure and maintain comprehensive public liability insurance coverage from a company and in a form acceptable to Lessor, in its sole discretion, protecting and insuring Lessee and Lessor against any and all of the foregoing, with a combined single limit of not less than ONE MILLION DOLLARS ($1,000,000) and a general aggregate of not less than TWO MILLION DOLLARS ($2,000,000) combined single limit commercial general liability insurance on an occurrence basis (including coverage for the Premises and Lessee's operations). All such insurance shall cover complete contractual liability, bodily injury and property damage liability. The certificate shall list the City of DeLand as an additional insured, indicate the location of the leased property by street address, and provide at least 30 days advance written notice of cancellation or change of coverage to the City of DeLand.

If the Lessee uses or stores any hazardous or toxic substances on the leased premises, then within ten (10) days of the beginning date of this Agreement, Lessee shall, at its own cost and expense, procure and maintain pollution liability and storage tank coverage from a company and in a form acceptable to Lessor, in its sole discretion, protecting and insuring Lessee and Lessor against any and all liability and costs of clean-up and remediation resulting from the storage, handling or disposal of any hazardous or toxic substances, as those terms are commonly defined, or for any other liability relating to such hazardous or toxic substances, with coverage limits in the amount not less than $1,000,000 for any one occurrence. The certificate shall list the City of DeLand as an additional insured, indicate the location of the leased property by street address, and provide at least 30 days advance written notice of cancellation or change of coverage to the City of DeLand.

Section 25. Nonliability of Lessor to Lessee. Lessor shall not be liable to Lessee or its agents, representatives, invitees, employees, or any other person, for any injury to or death of any of them, or for any damage to any of Lessee's property or loss of revenue, caused by any third persons in the maintenance, construction or operation of the Airport, its appurtenances, facilities or equipment, or caused by any third persons using the Airport or its appurtenances, facilities and equipment, or navigating any aircraft on or over the Airport, whether the injury, death or damage is due to negligence or not. Third persons, as used in this section, shall include the United States of America and the State of Florida, or any of their agencies, and all persons other than the City of DeLand.

Section 26. Non-exclusivity. Nothing in this Agreement shall be construed to grant Lessee the exclusive right to carry on any activity on any premises owned or subject to control by Lessor. Lessor reserves the right to lease or convey other premises to other operators of businesses or activities similar to those of Lessee upon terms and conditions set by Lessor.

Section 27. Agreement not a joint venture. Nothing contained in this Agreement is intended, or shall be construed, as in any way creating or establishing the relationship of partners or joint venturers between Lessor and Lessee or as constituting either party as the agent or representative of the other party for any purpose or in any manner.

Section 28. Reservation of airspace. Lessor reserves to itself for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the leased premises, together with the right to cause in the airspace such noise as is inherent in the operation of all types of aircraft, and to use the airspace for all airport and related activities, subject to Lessee's right to construct and maintain permitted improvements.

Section 29. Defaults. This Agreement shall be in default and may be terminated in any of the following events:

A. Failure to pay rent or other payments due. The failure by Lessee to pay to Lessor any sum when due, when the failure continues for three (3) or more days after written notice of default is sent to Lessee.

B. Violation of terms. The violation of or failure to perform any other term, covenant or condition of this Agreement, including the payment in full of ad valorem taxes on or before April 1st of each year, if the violation or failure to perform is not corrected or cured within ten (10) days after written notice of default is sent to the party in default. Any notice sent under this subsection shall specify the violation or failure to perform, and the steps which must be taken by that party to correct the violation or failure to perform.

C. Insolvency. If Lessee becomes insolvent or makes an assignment for benefit of creditors; or the interest of Lessee in the premises is levied upon or sold upon execution, or becomes vested by operation of law in some other person; or a receiver or trustee is appointed for Lessee.

D. Abandonment. If Lessee vacates or abandons the leased premises, or permits the premises to remain vacant or abandoned for a period of 30 days or more, regardless of whether or not rent payments are current. However, Lessor may at its sole discretion consent in writing to the vacation of the premises for a longer period of time upon terms and conditions set by Lessor.

E. Corporate Dissolution. If Lessee is a corporation and if Lessee suffers or permits its corporate franchise to be dissolved for a period of more than three (3) calendar months before seeking reinstatement.

Section 30. Remedies for default. In the event of a default as provided above, the parties shall have the following remedies:

A. Repossession by Lessor. Upon default by Lessee, Lessee's right to possession of the leased premises shall terminate, without notice or demand by Lessor, and Lessee shall surrender possession to Lessor. Lessee hereby grants to Lessor full and free license to enter the premises to take possession of the premises in any lawful manner, and to expel Lessee.

B. Damages. In addition to terminating this Agreement and retaking possession of the leased premises, Lessor may recover all damages and rent accrued or accruing under this Agreement or arising out of any breach of this Agreement. Lessor may resume possession of the premises for its own account and recover from Lessee the difference between the total rent due under this Agreement and the fair market value of the property for the remainder of the term, reduced to present value, or Lessor may resume possession of the premises and re-rent it for the remainder of the term for the account of Lessee and recover from Lessee, at the end of the term

or at the time any rent becomes due under this Agreement, the difference between the rent specified in this Agreement and the rent received upon the re-renting the premises.

C. **Other remedies**. Lessor may pursue any other remedies provided by law for the breach of this Agreement. No right or remedy conferred upon or reserved to Lessor in this Agreement is intended to be exclusive of any other right or remedy, and each right and remedy shall be cumulative and in addition to any other right or remedy of Lessor under this Agreement, or now or hereafter existing at law or equity, or by statute.

D. **Lessee's right of cancellation**. Lessee may cancel this Agreement in the event of civil commotion or riot, acts of military power, damage to runways which preclude reasonable use of the airport, or court order restraining the use of the airport; however, this termination shall not create any liability to Lessee by Lessor. Lessee may also terminate this Agreement if Lessor fails to fulfill its obligations under this Agreement, upon a determination by a court of competent jurisdiction that such a default exists.

E. **Attorney's fees.** In any civil action brought to enforce the provisions of this Agreement, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorney's fees, from the non-prevailing party.

Section 31. Force majeure. The performance of all provisions of this Agreement (except for the payment of rent) shall be postponed and suspended during any period that the performance thereof is prevented by acts of God, accidents, weather and conditions arising therefrom, riot, fire, flood, storm, lightning, epidemic, insurrection, rebellion, revolution, civil war, hostilities, war, the declaration or existence of a national emergency and conditions arising therefrom, the exercise of paramount power by the federal government, either through the taking of the leased premises or the imposition of regulations restricting the conduct of business on the premises, interference, restriction, limitation or prevention by legislation, regulation, decree, order or request of any federal, state or local government or any instrumentality or agency thereof, including any court of competent jurisdiction, or any other delay or contingency beyond the reasonable control of Lessor or Lessee.

Section 32. Eminent domain. If all or any substantial part of the leased premises is taken by any paramount public authority under the power of eminent domain, then the term of this Agreement shall cease as to the part taken from the day the possession of that part is taken for any public purpose, and from that day Lessee shall have the right either to cancel this Agreement or to continue in possession of the remainder of the premises upon payment of an adjusted rent as provided in **Section 5** above.

All damages awarded for the taking shall belong to and be the exclusive property of Lessor, except for any portion of the award made for loss of improvements belonging to Lessee or for loss of Lessee's leasehold interest in the premises taken.

The taking of 30 feet or less of any of the leased premises immediately adjacent to a public or private road for improvement of that road shall not be deemed to be a taking of a substantial portion of the premises.

Section 33. Waiver of default; effect. The acceptance by Lessor of one or more monthly rental installments after they fall due, or after knowledge of any breach by Lessee of this Agreement, or after the sending of any notice or demand, or any other act or series of acts by Lessor except an express waiver in writing, shall not be deemed or construed as a waiver of Lessor's right to act or as a waiver of any other right given to Lessor under this Agreement, or as an election not to proceed under the provisions of this Agreement. The failure by Lessor to

collect or demand any sums due under this Agreement shall not relieve Lessee's obligation to pay those sums when demanded.

Section 34. Notices. Any notices required by this Agreement, or which Lessor or Lessee may wish to serve on the other, shall be in writing and shall be deemed served, whether or not service is accepted, admitted or refused, when delivered in person to an agent or employee of the party at its place of business or when deposited in the U.S. Mail, postage prepaid, return receipt requested, addressed to the parties as follows:

Assistant City Manager
City of DeLand
120 South Florida Avenue
DeLand, Florida 32720

Drewy Gilbert, President
Gilbert Propane, Inc.
1580 Detrick Avenue
DeLand, Florida 32724

Section 35. Subject to federal deeds and agreements. This Agreement is subject and subordinate to the provisions of a deed from the United States to the City of DeLand dated June 20, 1947, and recorded at Deed Book 383, Page 508, Public Records of Volusia County, Florida, and other existing agreements and leases between Lessor and the United States and any and all future leases, deeds and agreements entered into between the United States and the City of DeLand with reference to the conveyance by the United States to the City of DeLand of any real or personal property under any existing or future federal statutes authorizing the conveyance of such property by the federal government to the City for airport purposes.

Section 36. Inspection of premises. Lessee shall allow Lessor's authorized representative access to the leased premises at all reasonable hours for the purpose of examining and inspecting said premises; for the purposes necessary, incidental to or connected with the performance of Lessee's obligations under this Agreement; or in the exercise of its governmental functions.

Section 37. Signs. Lessee shall be allowed to install signs and advertisements promoting the business conducted by Lessee subject to the written consent of the Lessor, which consent shall not be unreasonably withheld, and subject to compliance with all applicable sign, zoning, building and other codes.

Section 38. Effect on prior agreements. This Agreement supersedes all prior agreements, if any, between the parties regarding the leasing of these premises and, as of the date of this Agreement, those prior agreements shall be of no further force or effect.

Section 39. Construction of lease. This Agreement shall be construed under the laws of the State of Florida and the Code of Ordinances of the City of DeLand.

Section 40. Short form of lease. Either party may prepare for execution a short form of this Agreement for recording in the public records. The costs of recording this Agreement shall be paid by Lessee.

Section 41. Amendments to lease. This Agreement may be amended only in writing signed by both parties.

Section 42. Late charge. All unpaid sums owed to Lessor under this Agreement shall bear interest at a rate of 18 percent per annum from the date when due.

Section 43. Time of essence. Time is of the essence in the performance of each and every covenant and condition of this Agreement.

Section 44. Omitted provisions. Various sections of the City's standard Ground Lease for the DeLand Municipal Airport may have been omitted if they are not applicable to this Agreement. In that event, the section headings have been retained for reference only to facilitate administrative review.

Section 45. Complete agreement. This Agreement constitutes the complete and exclusive understanding and agreement between the parties with respect to the subject matter hereof and may only be amended in writing signed by both parties hereto. This Agreement shall be binding upon and shall inure to the benefit of the parties' heirs, personal representatives, successors and permitted assigns.

EXECUTED by the Lessee this _____ day of _____, 2012.

EXECUTED by the Lessor this 16 day of July, 2012.

CITY OF DELAND, LESSOR

Robert F. Apgar
Mayor-Commissioner

Address: City of DeLand
120 South Florida Avenue
DeLand, Florida 32720

ATTEST:

Julie A. Hennessy
City Clerk-Auditor

GILBERT PROPANE, INC., LESSEE

By: _____
Drewy, Gilbert, President

Address:Gilbert Propane, Inc.
1580 Detrick Avenue
DeLand, Florida 32724

WITNESSES AS TO LESSEE:

(Witness' Signature)

Nickolis Landgraff
(Print Name)

WITNESSES AS TO LESSEE:

(Witness' Signature)

Shane Springer
(Print Name)

This Instrument Prepared By:
City of DeLand
120 South Florida Avenue
DeLand, Florida 32720

GILBERT PROPANE LEASE AMENDMENT

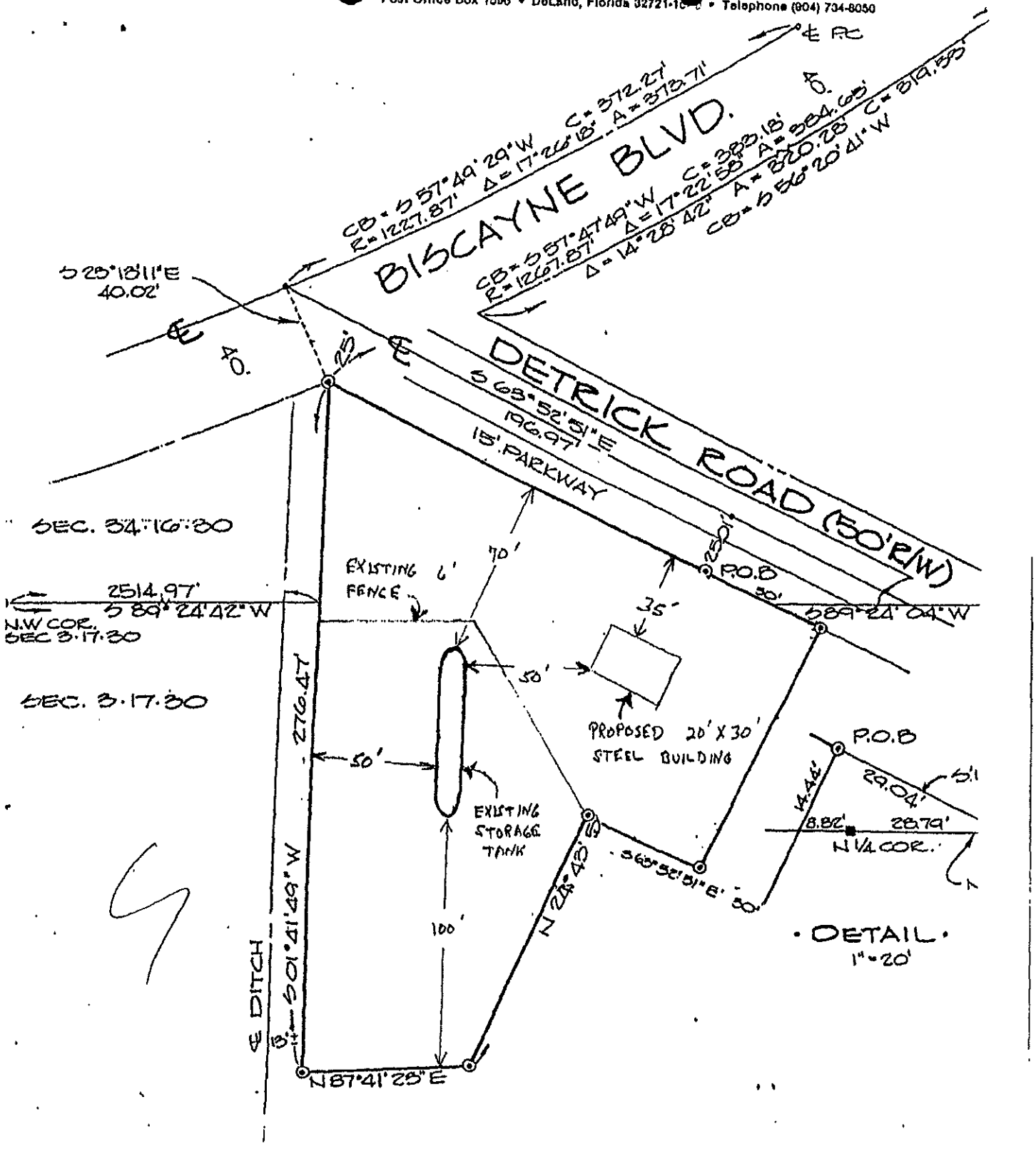
EXHIBIT A

That part of Section 34, Township 16 South, Range 30 East, and Section 3, Township 17 South, Range 30 East, Volusia County, Florida, described as follows: Commencing at the intersection of the north line of said Section 3 with the southerly right of way line of Detrick Road, run thence N63d.52'51"W along said southerly right of way line of Detrick Road a distance of 29.04 feet to the point of beginning; thence continue N63d.52'51"W a distance of 166.33 feet to the intersection with the southerly right of way line with Biscayne Boulevard; thence run S01d.41'49"W parallel with an existing drainage ditch a distance of 276.47 feet; thence N87d.41'23"E a distance of 65.23 feet; thence N24d.43'56"E a distance of 220.74 feet to the point of beginning; containing 0.63 acres, more or less.

DESCRIPTION - PARCEL "A"

That part of Section 34, Township 16 South, Range 30 East, and Section 3, Township 17 South, Range 30 East, Volusia County, Florida, described as follows: Beginning at the intersection of the North line of said Section 3 with southerly right of way line of Detrick Road, run thence N63° 52'51"W along said Southerly right of way line a distance of 29.04 feet; thence S24° 43'56"W a distance of 106.82 feet; thence S63° 52'51"E a distance of 50.0 feet; thence N24° 43'56"E a distance of 106.82 feet to the said southerly right of way line of Detrick Road; thence N63° 52'51"W along said southerly right of way line a distance of 20.96 feet to the point of beginning; containing 0.12 acres, more or less.

professional land surveyors
Post Office Box 1598 • DeLand, Florida 32721-1[illegible] • Telephone (904) 734-8050



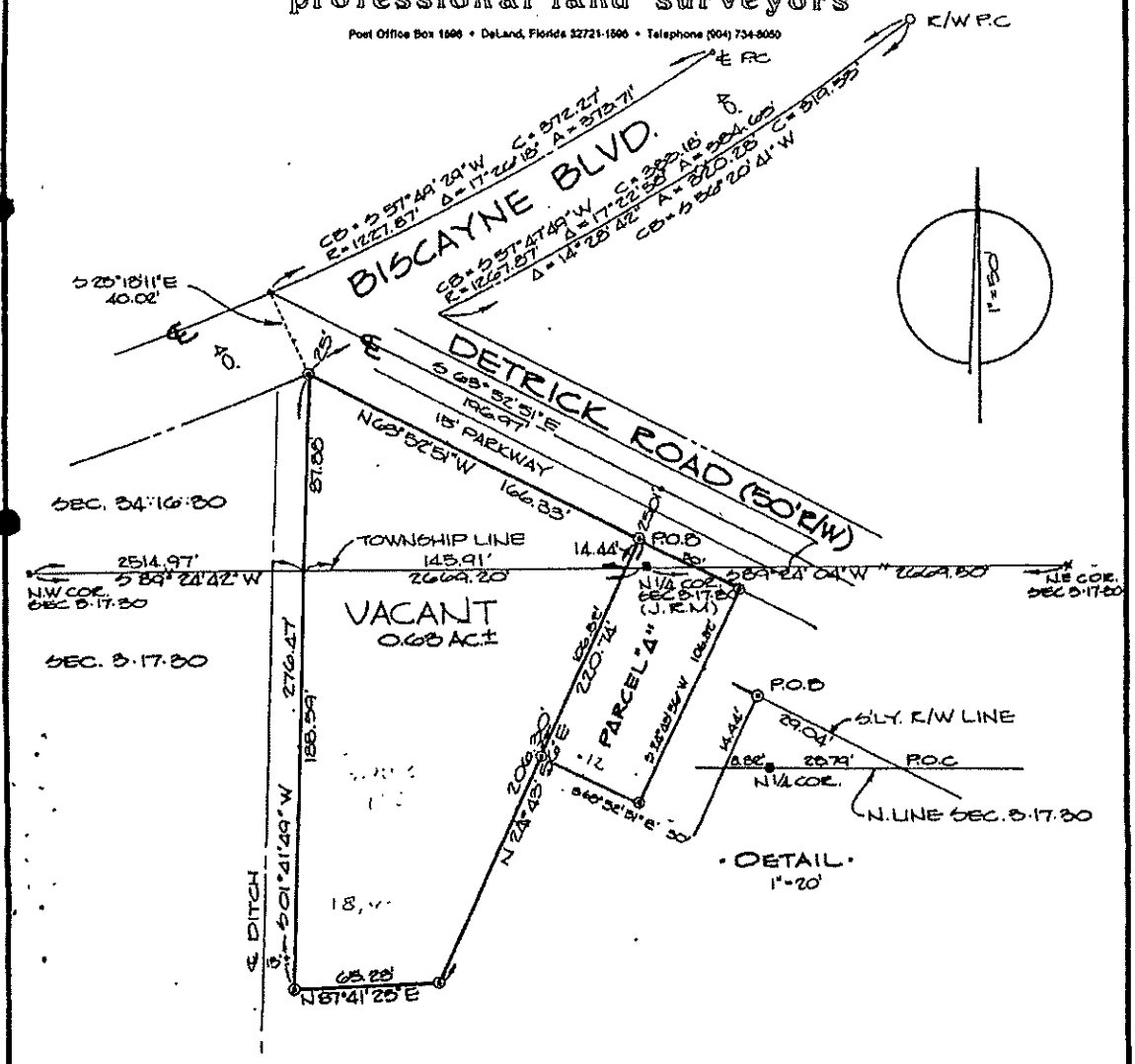
SURVEY FOR: DREWY GILBERT

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAS
SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA
FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSEC
THE NORTH LINE OF SAID SECTION 3 WITH THE SOUTHERLY RIGHT

ARTHUR W. STEINMAN & ASSOCIATES, INC.

professional land surveyors

Post Office Box 1686 • DeLand, Florida 32721-1686 • Telephone (904) 734-8050



SURVEY FOR: DREWY GILBERT

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAST, AND SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 3 WITH THE SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD, RUN THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD A DISTANCE OF 29.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N63°52'51"W A DISTANCE OF 166.33 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE WITH BISCAYNE BLVD.; THENCE RUN S01°41'49"W PARALLEL WITH AN EXISTING DRAINAGE DITCH A DISTANCE OF 276.47 FEET; THENCE N87°41'23"E A DISTANCE OF 65.23 FEET; THENCE N24°43'56"E A DISTANCE OF 220.74 FEET TO THE POINT OF BEGINNING; CONTAINING 0.63 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DETRICK ROAD BEING S63°52'51"E (ASSUMED).

DESCRIPTION - PARCEL "A"

THAT PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 30 EAST, AND SECTION 3, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 3 WITH SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD, RUN THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 29.04 FEET; THENCE S24°43'56"W A DISTANCE OF 106.82 FEET; THENCE S63°52'51"E A DISTANCE OF 50.0 FEET; THENCE N24°43'56"E A DISTANCE OF 106.82 FEET TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF DETRICK ROAD; THENCE N63°52'51"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 20.96 FEET TO THE POINT OF BEGINNING; CONTAINING 0.12 ACRES, MORE OR LESS.

■ Conc. Mon. Fd. ● Iron Pipe Fd. ◎ Re-Bar Fd. This Plat represents a Survey made
□ Conc. Mon. Set ○ Iron Pipe Set ◉ Re-Bar Set under my direction, and meets the
△ Iron Stk. Set ⊕ Nail/Cap Set ⊙ RR Spk. Fd. requirements of Sec. 21-HH-6, FAC
( ) Denotes data per Plat or Deed. Other data is per field measurement

For Arthur W. Steinman & Assoc., Inc.

A.W. Steinman, PLS 3461 — K.M. Haylone, PLS 4286

STATE OF FLORIDA REGISTERED LAND SURVEYOR

NOT VALID WITHOUT EMBOSSED SEAL

DATE 16 MAR. '87
PROJ. CODE 87071
DRAWN M.O.E./S.A.P.
SCALE 1"=50'

REV 3 JUNE '88

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-32, Amending Chapter 21, Section 21-29 of the Code of Ordinances Relating to Panhandling.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS: ORD-2022-32 Panhandle

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

An Ordinance is proposed to amend the provisions of Section 21-29 of the Code of Ordinances relating to panhandling. The purpose of the Ordinance is to add the intersection of Woodland Boulevard and Taylor Road to the city's panhandling prohibition.

This Ordinance was approved on First Reading on November 7, 2022.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

The proposed Ordinance will include a newly identified high-risk intersection to the City's provisions relating to panhandling as determioned to be in the public interest.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

No significant fiscal impact is associated with this ordinance.

RECOMMENDATION:

It is recommended that the City Commission approve the attached amended Ordinance on Second Reading.

BACKGROUND/DISCUSSION:

The proposed Ordinance updates the City's panhandling regulations by amending Section 21-29 of the Code of Ordinances to include the intersection of Woodland Boulevard and Taylor Road as a high-risk intersection for pedestrians. The addition of Woodland Boulevard and Taylor Road as a high-risk intersection was determined by the City of DeLand Police Department as provided by traffic data collected from June 6, 2019 to June 16, 2022. The proposed Ordinance will thus prohibit panhandling within 50 feet of the intersection of Woodland Boulevard and Taylor Road.

The information provided to the City Commission at its September 8, 2021 meeting regarding the dangers associated with panhandling in certain locations, to include high traffic intersections, is adopted by reference in this agenda item.

ORDINANCE NO. 2022 - 32

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 21 "OFFENSES" OF THE CODE OF ORDINANCES FOR THE CITY OF DELAND BY AMENDING SECTION 21-29 "PANHANDLING" BY ADDING A NEW SUB-SUBSECTION 21-29(a)(13)(i) AND A NEW SUB-SUBSECTION 21-29(d)(7)a.9 FOR THE PURPOSE OF ADDING AN ADDITIONAL DANGEROUS INTERSECTION AT WHICH PANHANDLING IS PROHIBITED; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City's Code of Ordinances contains a prohibition against panhandling; and

WHEREAS, the current panhandling ordinance addresses pedestrian and traffic safety at eight delineated intersections; and

WHEREAS, the City Commission of the City of DeLand held two public hearings on August 16, 2021 and September 8, 2021at which it accepted a testimony and a significant amount of written evidence to assess the public safety risks associated with panhandling within high traffic intersections, and thereupon adopted Ordinance 2021-26 which prohibited panhandling at certain high traffic – high risk intersections; and

WHEREAS, the City Commission hereby adopts and incorporates the evidence presented at the aforementioned hearings and hereby adopts the legislative findings and intent used to establish Ordinance 2021-26; and

WHEREAS, the City of DeLand Police Department has compiled accident data at the high traffic intersection of Woodland Boulevard and Taylor Road; and

WHEREAS, the traffic related accidents at such intersection have resulted in 23 injuries from June 2019 through June 2022; and

WHEREAS, the City Commission of the City of DeLand has considered whether it would be appropriate to include the intersection of Woodland Boulevard and Taylor Road to the current list of intersections at which panhandling is prohibited; and

WHEREAS, the City Commission of the City of DeLand has determined that it is in the best interest of pedestrians and roadway travelers to prohibit the act of panhandling at the intersection of Woodland Boulevard and Taylor Road; and

WHEREAS, it is necessary to amend Chapter 21 "Offenses" of the Code of Ordinances of the City of DeLand, to prohibit panhandling at the intersection of Woodland Boulevard and Taylor Road to further the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Section 21-29(a)(13) of the Code of Ordinances of the City of DeLand is hereby amended by adding the new underlined language and deleting the ~~strikethrough~~ language as follows:

(a) Definitions.

(13) *High risk intersection for pedestrians* means the following intersections, as identified and applied from the City of DeLand Police Department Pedestrian Traffic Safety Study~~, for the period from January 1, 2017 to March 8, 2021~~:

a. Woodland Boulevard/United States Highway 17 and Violetwood Road.

b. Woodland Boulevard/United States Highway 17 and Old Daytona Street.

c. Woodland Boulevard/United States Highway 17 and United States Highway 92.

d. United States Highway 92 and Amelia Avenue.

e. Woodland Boulevard/United States Highway 17 and Plymouth Avenue.

f. Woodland Boulevard/United States Highway 17 and Beresford Avenue.

g. Woodland Boulevard/United States Highway 17 and Orange Camp Road.

h. New York Avenue and State Road 15A.

i. Woodland Boulevard and Taylor Road.

Section 2. Section 21-29(d)(7)a.9 of the Code of Ordinances of the City of DeLand is hereby amended by adding the new underlined language and deleting the strikethrough language as follows:

(7) Notwithstanding the foregoing, panhandling is prohibited and unlawful on the parcels and road right-of-way included within the following geographic areas:

a. Within 50 feet (this distance to be measured from the stop bar at each lane of travel to create a square around the intersection) of the following intersections:

1. Woodland Boulevard/United States Highway 17 and Violetwood Road.

2. Woodland Boulevard/United States Highway 17 and Old Daytona Street.

3. Woodland Boulevard/United States Highway 17 and United States Highway 92.

4. United States Highway 92 and Amelia Avenue.

5. Woodland Boulevard/United States Highway 17 and Plymouth Avenue.

6. Woodland Boulevard/United States Highway 17 and Beresford Avenue.

7. Woodland Boulevard/United States Highway 17 and Orange Camp Road.

8. New York Avenue and State Road 15A.

9. Woodland Boulevard and Taylor Road.

Section 3. Conflicts. All Ordinances or parts of Ordinances and other actions of the City Commission in conflict with this Ordinance are hereby repealed.

Section 4. 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 5. Codification; Directions to Code Codifier; Correction of Scrivener's Errors.

(a). The provisions of Sections 1 and 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 Sections 3 through 6 shall not be codified.

(b). The Code codifier shall instruct the Municipal Code Corporation to make all changes necessary in the Code of Ordinances of the City of DeLand to implement the provisions of this Ordinance and is granted liberal authority to codify the provisions of this Ordinance in such manner and in such places as deemed advisable.

(c). 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.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor – Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

Passed on first reading: November 21, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-38, Changing the Land Use for Approximately 1.47 Acres of Property, Located on the Southeast Corner of South Clake Street and Voorhis Avenue, from Medium Density Residential to Downtown Commercial.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-38 , Exhibit A, SMLU22-116 Proposed Land Use, SMLU22-116 VGMC Consistency Certification Letter, SMLU22-116 Staff Report - Clake St, SMLU22-116 Current Land Use, SMLU22-116 Zoning and Location Map, SMLU22-116 Aerial Map

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The site is currently vacant and the applicant, Mark Watts, attorney for the owner, requests that the property be amended from a Medium Density Residential land use designation to the Downtown Commercial future land use designation. The property contains approximately 1.47 acres and is located at the southeast corner of Voorhis Avenue and Clake Street. The facility analysis presented in the attached staff report suggests the proposed land use should not cause any of the City's facilities to degrade below the adopted or current operational Level of Service (LOS). The proposed designation is consistent with the surrounding properties to the north and the proposed future use of the property is consistent with the uses in the immediate vicinity of the site.

At their August 15, 2022 meeting, the City Commission approved the application on first reading and directed staff to transmit the land use change to the Volusia Growth Management Commission for their review and approval. The approval letter is attached which allows the application to be approved by the City Commission.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles:
Strategies: Redevelopment
Action Steps:
1. Pursue downtown residential redevelopment.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff is recommending that the City Commission approve the request to change the land use to Downtown Commercial on second reading.

BACKGROUND/DISCUSSION:

The Planning Board, at their July 20, 2022 meeting, recommended that the application be approved. The applicant has also submitted a rezoning application to change the subject property from R-1 to C-2A, Downtown Commercial. This land use application should be reviewed in conjunction with the rezoning application that is also on this agenda.

ORDINANCE NO. 2022 - 38

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SOUTH CLAKE STREET AND VOORHIS AVENUE; FROM MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO DOWNTOWN COMMERCIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment is a land use of 50 acres or less; and

2. The cumulative effect of the above condition does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by changing the land use designation of approximately 1.47 +/- acres of land located on the southeast corner of South Clake Street and Voorhis Avenue; from Medium Density Residential land use designation to Downtown Commercial future land use designation; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11), for the purpose of transmitting the proposed Comprehensive Plan amendment to the Volusia Growth Management Commission and the Florida Department of Economic Opportunity.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by changing the land use designation of that certain parcel of land located at the southeast corner of South Clake Street and Voorhis Avenue; consisting of approximately 1.47 +/- acres of land from Medium Density Residential Future Land Use designation to Downtown Commercial Future Land Use designation, as more particularly described in the Exhibit “A” attached hereto and by this reference made a part hereof.

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: August 15, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

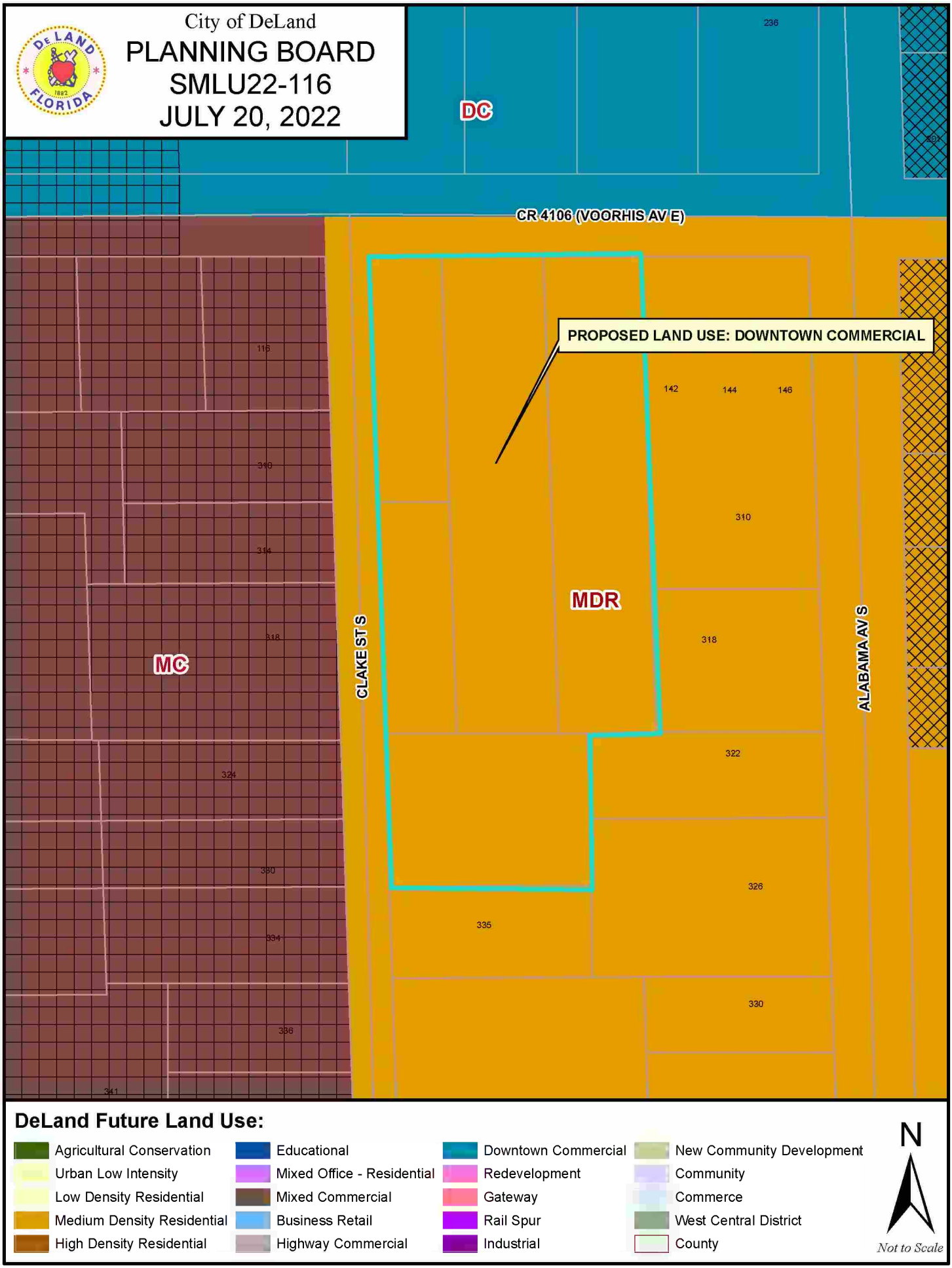
EXHIBIT "A"

LEGAL DESCRIPTION: (PREPARED BY THIS FIRM)

LOTS A AND B, CLAKE'S RESUBDIVISION OF BLOCK 14, HOWRY'S ADDITION TO DELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 2 AND MAP BOOK 15, PAGE 179, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
AND LOTS 3 AND 4. BLOCK 14, MAP OF J.W. HOWRY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 137 AND MAP BOOK 21, PAGE 191, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
AND THE WEST 127 FEET OF LOTS 15 AND 16, CLAKE'S RESUBDIVISION IN BLOCK 14, HOWRY'S ADDITION TO THE CITY OF DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 89° 43' 50" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 42.36 FEET TO A POINT ON THE EAST LINE OF THE WEST 127 FEET OF AFORESAID LOTS 15 AND 16; THENCE RUN SOUTH 01° 21' 15" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 100.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15; THENCE RUN NORTH 89° 43' 50" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 127.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLAKE ST. OF AFORESAID CLAKE'S RESUBDIVISION IN BLOCK 14, HOWRY'S ADDITION TO THE CITY OF DELAND; THENCE RUN NORTH 01° 21' 15" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 403.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VOORHIS AVE., RE-DIVISION OF SOUTH HALF OF BLOCK 11 IN HOWRY'S ADDITION TO THE CITY OF DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89° 56' 13" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 169.60 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 3; THENCE RUN SOUTH 01° 18' 51" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 304.07 FEET TO THE POINT OF BEGINNING.


City of DeLand
PLANNING BOARD
SMLU22-116
JULY 20, 2022
DC
CR 4106 (VOORHIS AV E)
PROPOSED LAND USE: DOWNTOWN COMMERCIAL
MDR
MC
CLAKE ST S
ALABAMA AV S
236
116
142
144
146
310
314
318
322
324
326
330
334
335
336
341
380
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale

Volusia Growth Management Commission

September 12, 2022

Mike Holmes, Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

RE: VGMC Case #22-049 – City of DeLand
Small Scale Amendment – SMLU22-116
Certificate of Consistency

Dear Mr. Holmes,

VGMC Case No. 22-049 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case No. 22-049 is hereby deemed certified as consistent effective September 8, 2022 without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of DeLand to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Sid Vihlen, Jr.
VGMC Chairman

140 South Beach Street, Suite 305, Daytona Beach, FL 32114
Tel: 386-947-1875 ■ Fax: 386-947-1877 ■ Email: vgmc@volusia.org

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD
July 20, 2022

A. APPLICATION NO.: SMLU22-116

APPLICANT: Mark Watts, Cobb Cole

REQUEST: To amend the land use designation for property.
From: Medium Density Residential
To: Downtown Commercial

B. SITE FACTORS

Location: O S. Clake St., DeLand, Fl 32724
Parcel ID #: 701612000020
Parcel Size: 1.47± acres
Land Use: Medium Density Residential
Existing Use: undeveloped

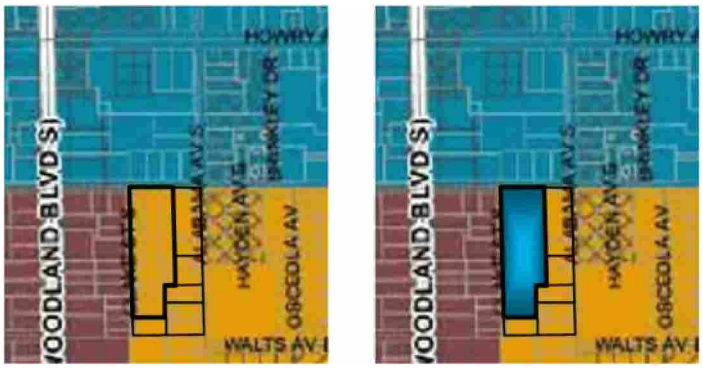
SURROUNDING USE:

North:	Downtown Commercial	Ace Hardware, Commercial
South:	Medium Density Residential	Single family residential
East:	Medium Density Residential	Single/Multi-family residential
West:	Mixed Commercial	Single family residential

C. REQUESTED ACTION AND HISTORY:

1. **REQUEST:** The site is currently vacant and the applicant requests that the property be amended from a Medium Density Residential land use designation to the Downtown Commercial future land use designation. *The Applicant has also submitted applications for rezoning of the property.*

LAND USE



Existing designation Proposed designation

2. **CHRONOLOGY OF PAST EVENTS:** The land use designation of the subject property has not recently been changed. The property is the subject of a rezoning from the Palm Gardens

Cottages PD designation to C-2A (Downtown Commercial) to be consistent with the other DeLand Commons property located to the north.

D. **ALTERNATIVES AND 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 parcel is within the City of DeLand utility service boundary and water/wastewater service for this project are provided through existing city lines.
   - The existing roadway adjacent to this site, Voorhis, to the north, identified as a collector road and with an established LOS C. (per the City of DeLand Comprehensive Plan).
   - Because the site is currently a residential land use category, additional demand for recreational facilities is not anticipated and has already been factored into future needs.
   - 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 proposed land use designation is the same as that of the property located immediately to the north. This parcel is being developed in conjunction with the property to the north and this land use amendment will make the properties consistent.

   The land uses in this part of the city are primarily residential in nature along the east, south and west, however the property to the north has the land use established that is being sought for this property. Many of the residential uses in the area remain in use as residences even though the land use is designated as commercial. The proposed land use is considered to be compatible for this core area of the city.

EXISTING:

MEDIUM DENSITY RESIDENTIAL DESIGNATION

Description: Medium Density residential designation allows detached and attached moderate density housing types. Maximum density for this land use category shall be 12 dwelling units per gross acre.

General Type of Development:

- *Single-family, attached or detached*
- *Patio homes*
- *Townhomes*
- *Duplexes*
- *Multifamily units*

- *Manufactured housing units, as defined by the Florida Manufactured Building Act of 1979*
- *Elementary and middle schools*
- *Mixed-use developments*

Policy Guidelines: This land use should serve as a transitional area between nonresidential or high-density residential and low-density residential land uses. Medium density subdivision shall be encouraged to provide recreation and open space through the clustering of dwelling units. Adequate safe access should be provided from either a collector level or arterial level roadway to minimize the impact to local streets to the extent that the access does not adversely affect roadway operations. On-site amenities such as, but not limited to, recreational facilities, open space, and pedestrian walkways shall be required, as per guidelines established in the Land Development Regulations. Zoning districts will further delineate between low-medium and medium density use.

Mixed-use developments give residents the opportunity to live near the places where they work and shop. They also provide close proximity to available modes of transit; permit increases in density where City utilities and services are already available; and allow smart use of land resources. Mixed-use developments consisting of residential, office, and commercial retail and services, may be permitted in this land use designation through the PD process. Non-residential uses shall be located within the same building(s) as the residential. Non-residential intensity shall be determined based on a trip exchange rate for residential density, as specified in the equivalency matrix under Policy f2.3.3. Overall residential density for the development is not to exceed 12 dwelling units per acre.

The proposed City of DeLand land use designation is described below:

PROPOSED:

DOWNTOWN COMMERCIAL DESIGNATION

Description: The Downtown designation is a generalized land use plan, which promotes the desirable development patterns outlined in the Downtown DeLand Redevelopment Plan (2005) and the Public Space and Parking Needs Analysis (2008). A map of the Downtown Designation is attached as a part of the Future Land Use Map. The principal land use characteristics include retail and office, the historic sector of Downtown, government complexes, and residential.

General Type of Development:

- *Central Business District (CBD) - principal commercial/retail area, restaurants, office, and free standing multifamily residential and multifamily residential above the first floor of nonresidential land uses up to 20 DU/A, residential units on the first floor of nonresidential land uses as an accessory use, but no single family residential. Includes the historic downtown sector.*
- *Government Complex - institutional and office, for City and County services.*
- *Mixed use of commercial and office, high-density residential, and public spaces (parks).*

Policy Guidelines: Land uses shall be mixed whenever possible to provide diversity. Major categories should include institutional/governmental office, commercial and retail, cultural, and residential. New developments shall be coordinated, even among separate developers, in order to develop a

site/structure unity. In general, retail commercial uses shall be encouraged on the ground floors that front on to streets. Offices and residential should be encouraged to locate above the active ground floor. Uses on the boundary of the downtown district shall be compatible with adjacent uses, and shall be developed in a manner which complements each other. Other plans and principles regarding circulation, public services, and open space/landscape of the Downtown Development Plan shall be utilized as policy guidelines for the downtown.

In an effort to increase density in the Downtown, residential density within the DeLand Downtown boundary shall be calculated based on gross acreage for the entire district and not on an individual property basis. Total number of dwelling units within said district shall not exceed a total of 2,777 units, which is the amount permitted under the 2008 City of DeLand Comprehensive Plan land use designations.

Non-residential growth within the Downtown shall be regulated in phases, and maximum intensity shall be calculated for the district as a whole, not on an individual property basis. The first phase of growth shall be limited to the amount of non-residential intensity currently permitted under the 2008 City of DeLand Comprehensive Plan land use designations: 6,204,065 square feet.

3. **Future Land Use Map:** The proposed change in the land use designation to Downtown Commercial will be shown on the revised Future Land Use Map.

4. **Location of Lakes, Floodplains, and Wetlands:** The site contains no bodies of water nor any known wetlands.

5. **Analysis of Natural Resources:**

   a. Soil type: Generally, the soil type is Astatula-Tavares. Broad undulating ridges of excessively drained and moderately well drained, brownish and grayish sandy soils; interspersed with a few sinks, lakes and depressions.

   b. Presence of Endangered Species – There are no known species on this site. If determined to be necessary, a site review to determine the existence of any such species will be conducted in conjunction with site plan development.

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

   a. *Water* –The City's utility department supplies water to the site.

   b. *Sewer* – It is anticipated that sufficient sewer capacity is available.

   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* – The type of use that could be anticipated for this site is expected to generate additional traffic primarily because the site is currently vacant. Traffic generation is estimated according to the most intense type of development allowed under the proposed designation. Based on potential uses under the proposed designation, additional analysis may be needed to ensure that additional traffic is

handled so as not to cause the impacted roadway segment to fail once an actual site plan is submitted.

f. *Fire/Rescue Service* - The City can provide an adequate LOS of Fire/Rescue service.

g. *Police Service* - The City can provide an adequate LOS of Police protection.

7. **Impact upon Recreation and Open Space:** The proposed land use is a commercial category that will allow residential development; any impacts to the recreational needs of the city as a result of the development of this site will be investigated.

8. **New Public Facilities Needed to Serve Land Use:** Because this site is within the Utility Service Area, no need for new public facilities is anticipated.

9. **Impact upon Existing Deficiencies:** The site in question has access to all existing city facilities and no deficiencies exist.

10. **Impact upon Ability of the City to Fund Capital Improvements:** The proposed land use amendment will not result in the need for additional public facilities to serve the subject property. It will not create an additional impact upon the City's ability to fund the projects listed in the adopted Five-Year Capital Improvement Program. The Applicant will be required to provide any necessary improvements to connect to the City's utilities.

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 designation (Palm Gardens Cottages PD) will be amended upon approval of the land use amendment and a rezoning request. The proposed designation is compatible with the proposed land use designation.

13. **Will the proposed land use change impact schools?** The proposed project will include residential dwelling units and an estimate of anticipated student population will be estimated by the school board to address concurrency.

14. **How does this proposal fit with the guidelines developed for DeLand 2050 and the City's Strategic Plan?** The following guidelines will be considered when reviewing this proposal considering the specific guidelines listed for new development:

    Concentrate development towards the Urban Core with appropriate density or intensity.

    Create housing opportunities and choices by providing quality housing for people of all income levels and age groups.

E. 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 (Low Density Residential) versus the proposed designation (Mixed Commercial).

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.)

DeLand Commons - SMLU22-116

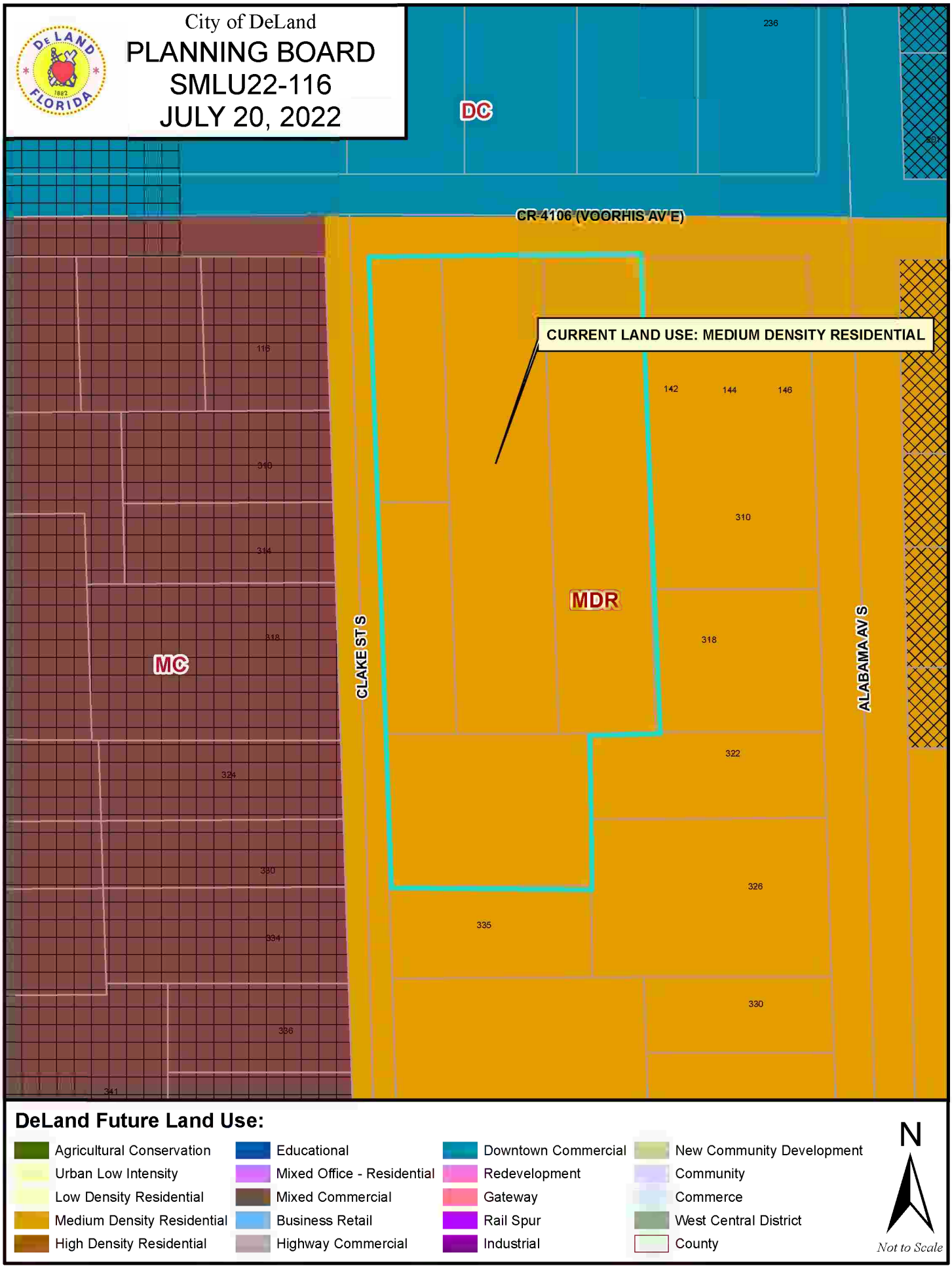
Develoment Variable			Existing land use	Proposed l.u	Net Change
			MDR	Downtown Commercial	
	Permitted Density		12	20	
			Theoretical Maximum		
Property Acreage	1.47				
Dwelling units			17.64	29.4	12
Non-residential (retail, sq. ft.)					0
1. Population	2.25	persons/hh	19	66	47
2. PM Peak Hour Trips/Daily Trips	0.62	PM peak/unit	11	18	7
	6.65	trips/unit	117	196	78
3. Sanitary Sewer	160	gal/unit	2822.4	4704	1882
4. Potable water (gal/day)	180	gal/unit	3175.2	5292	2117
5. Solid waste (pounds/person)	3.21	lb/person	61	212	151
6. Stormwater Drainage			0		0
7. Recreation/Open Space (ac./person	0.007	acres/person	0	0	0

Notes:
1. Population: 2.25 persons per household (per 2010 Census)
2. Transportation: ITE Trip Generation Manual, 8th Edition: 0.62 PM peak hour trips per unit and 6.65 daily trips per unit, Apartments - Low-rise (220)
3. Sanitary Sewer: 160 gallons per day per Equivalent Residential Unit
4. Potable Water: 180 gallons per day per Equivalent Residential Unit
5. Solid Waste 3.21 pounds per person 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/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, however none of the facilities will exceed the adopted LOS.

F. CONCLUSION: The facility analysis presented in the above sections suggests the proposed land use should not cause any of the City's facilities to degrade below the adopted or current operational LOS. The proposed designation is consistent with the surrounding properties to the north and the proposed future use of the property is consistent with the uses in the immediate vicinity of the site.

G. STAFF RECOMMENDATION: Staff recommends approval of the amendment of the subject property's land use designation.


City of DeLand
PLANNING BOARD
SMLU22-116
JULY 20, 2022
DC
CR 4106 (VOORHIS AV E)
CURRENT LAND USE: MEDIUM DENSITY RESIDENTIAL
MDR
MC
CLAKE ST S
ALABAMA AV S
236
116
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144
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314
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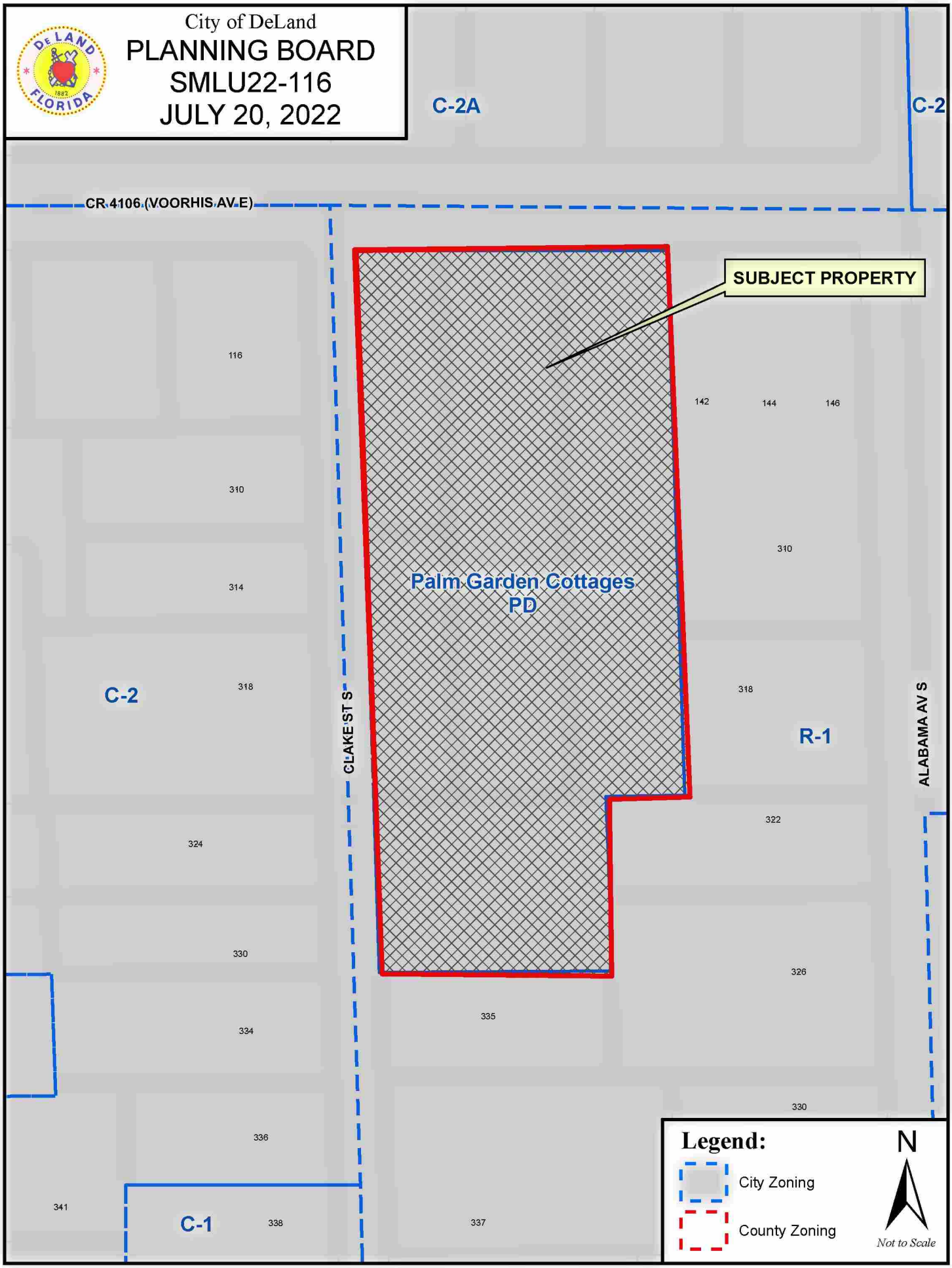
336
341
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale


City of DeLand
PLANNING BOARD
SMLU22-116
JULY 20, 2022
C-2A
C-2
CR 4106 (VOORHIS AV E)
SUBJECT PROPERTY
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Palm Garden Cottages
PD
C-2
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CLAKE ST S
R-1
ALABAMA AV S
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Legend:
City Zoning
County Zoning
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City of DeLand
PLANNING BOARD
SMLU22-116
JULY 20, 2022
SUBJECT PROPERTY
CR 4106 (VOORHIS AV E)
ALABAMA AV S
CLAKE ST S
C-2A
C-2
C-2&H
C-2A&H
C-2
C-2&H
C-1
PD
R-1
R-1&H
R-12
Legend:
City Zoning
County Zoning
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Not to Scale

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-39, Changing the Zoning from Palm Garden Cottages PD to C-2A, Downtown Commercial, on Approximately 1.47 Acres of Property, Located on the Southeast Corner of South Clake Street and Voorhis Avenue.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-39 , Exhibit A, Z22-073 Staff Report - Clake St, Z22-073 Zoning and Location Map, Z22-073 Aerial Map

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant is requesting a rezoning from Palm Garden Cottages PD to C-2A, Downtown Commercial, to allow for the redevelopment of the property as part of a coordinated redevelopment project north of Voorhis Avenue. The subject property is located at the southeast corner of Voorhis Avenue and Clake Street. The majority of the property included in the redevelopment project is already zoned C-2A, so including the subject property in the same zoning classification will permit the implementation of a consolidated redevelopment plan under one zoning classification. The purpose of the amendment is to rezone the properties from Palm Gardens Cottages PD to C-2A for the development of residential townhomes. The Palm Gardens Cottages PD currently allows for 13 townhomes and 4 attached single family dwellings. The subject property contains 1.47 acres.

At their August 15, 2022 meeting, the City Commission approved the rezoning request on first reading.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles:
Strategies: Redevelopment
Action Steps:
1. Pursue downtown residential redevelopment.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the City Commission approve the rezoning to C-2A, Downtown Commercial on second reading.

BACKGROUND/DISCUSSION:

This rezoning request will create consistency with the associated property that is to be developed in conjunction with this site directly to the north, which is already zoned C-2A, Downtown Commercial. A small scale land use amendment has been submitted for this property and once the designation has been updated for this site, the rezoning will bring the property into compliance with the land use designation. The Planning Board, at their July 20, 2022 meeting, recommended approval of the change of zoning to C-2A, Downtown Commercial, as this is a logical expansion of the downtown area.

ORDINANCE NO. 2022 - 39

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM PALM GARDEN COTTAGES PLANNED DEVELOPMENT (PD) TO CITY OF DELAND'S C-2A, DOWNTOWN COMMERCIAL ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SOUTH CLAKE STREET AND VOORHIS AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located on the corner of South Clake Street and Voorhis Avenue more particularly described in the attached Exhibit "A", is currently zoned as Palm Gardens Cottages Planned Development (PD), pursuant to City of DeLand's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of Downtown Commercial pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to C-2A, Downtown Commercial; and

WHEREAS, the C-2A, Downtown Commercial zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from Palm Garden Cottages, Planned Development (PD) to C-2A, Downtown Commercial, zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification No. 701612000020

Section 2. The City Commission hereby finds that the City of DeLand's C-2A, Downtown Commercial, zoning designation is consistent with the property's Downtown Commercial future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from Palm Garden Cottages Planned Development (PD) to City of DeLand's C-2A, Downtown Commercial, zoning designation on the parcel described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: August 15, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION: (PREPARED BY THIS FIRM)

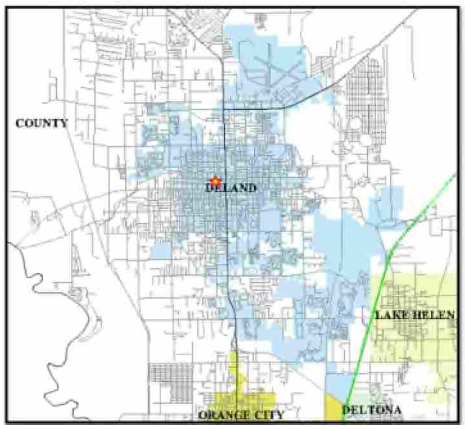
LOTS A AND B, CLAKE'S RESUBDIVISION OF BLOCK 14, HOWRY'S ADDITION TO DELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 2 AND MAP BOOK 15, PAGE 179, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
AND LOTS 3 AND 4. BLOCK 14, MAP OF J.W. HOWRY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 137 AND MAP BOOK 21, PAGE 191, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
AND THE WEST 127 FEET OF LOTS 15 AND 16, CLAKE'S RESUBDIVISION IN BLOCK 14, HOWRY'S ADDITION TO THE CITY OF DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 89° 43' 50" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 42.36 FEET TO A POINT ON THE EAST LINE OF THE WEST 127 FEET OF AFORESAID LOTS 15 AND 16; THENCE RUN SOUTH 01° 21' 15" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 100.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15; THENCE RUN NORTH 89° 43' 50" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 127.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLAKE ST. OF AFORESAID CLAKE'S RESUBDIVISION IN BLOCK 14, HOWRY'S ADDITION TO THE CITY OF DELAND; THENCE RUN NORTH 01° 21' 15" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 403.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VOORHIS AVE., RE-DIVISION OF SOUTH HALF OF BLOCK 11 IN HOWRY'S ADDITION TO THE CITY OF DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89° 56' 13" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 169.60 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 3; THENCE RUN SOUTH 01° 18' 51" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 304.07 FEET TO THE POINT OF BEGINNING.

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

July 20, 2022



A. APPLICATION NO.: Z22-073 DeLand Commons

APPLICANT: Mark Watts, Cobb Cole

REQUEST: The applicant is requesting to amend the zoning of property located at S. Clake St.
From: Palm Gardens Cottages PD (Planned Development)

To: C-2A (Downtown Commercial)

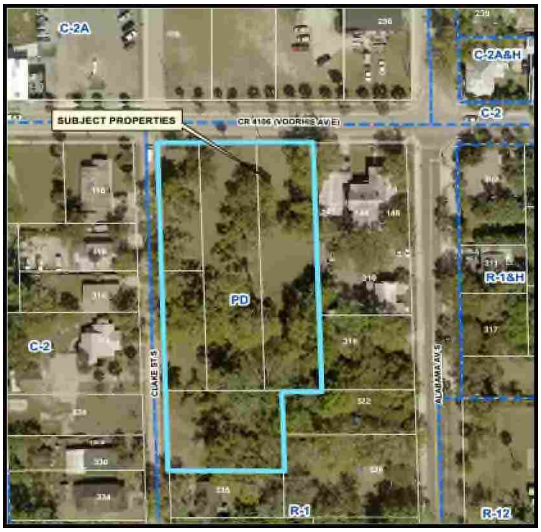
APPLICABLE ORDINANCES:
Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments and rezoning

Location: S. Clake St.
Parcel Size: 1.47 ± acres
Existing Use: Vacant

B. ANALYSIS:
The applicant states that they are "seeking rezoning from PUD to C-2A to allow for the redevelopment of the property as part of a coordinated redevelopment project north of Voorhis Avenue. The majority of the property included in the redevelopment project is already zoned C-2A, so including the subject property in the same zoning classification will permit the implementation of a consolidated redevelopment plan under one zoning classification."

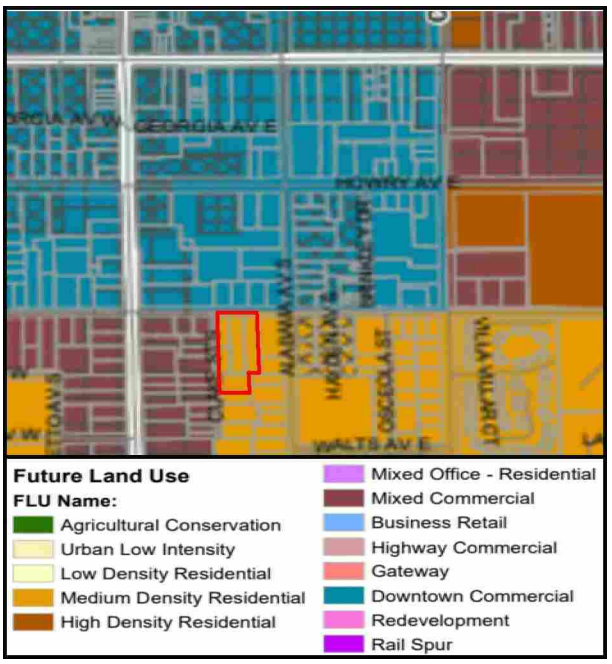
The purpose of the amendment is to rezone the properties from Palm Gardens Cottages PD to C-2A for development of residential townhomes. The Palm Gardens Cottages PD currently allows for 13 townhomes and 4 attached single family dwellings.





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 existing zoning designation is described as follows:

33-17.22. PD—Planned Development District.

Statement of intent. The Planned Development District is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Developments (PD) which are not provided for or allowed in the zoning districts otherwise established by this chapter. See also: section 33-32, Planned Development District and section 33-133, Review of Planned Development Plans.

The proposed zoning designation is described as follows:

33-17.17. *C-2A—Downtown Commercial District.*

(a) *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.

This property currently has a Medium Density Residential land use designation. The proposed zoning designation is not consistent with the existing land use, however, the redevelopment project to the north has a Downtown Commercial designation which is compatible with the proposed zoning. It can be expected that the land use designation for this site would be amended to create consistency between the land use and the zoning designation.

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

Rezoning of the property will only amend the permitted uses of the site in quesiton. It will not impact the environment or natural resources.

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

The property is vacant and was anticipated to be developed as residential use. The rezoning action will have no additional impact upon the economy than what currently exists and the property will add more to the tax base once it has been developed.

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 available for when site plan actions take place. No new services are 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?

The redevelopment of this site as originally desired by the previous owner was not accomplished, however, infill development of property around the downtown seems to be increasing and the demand for property to develop continues to grow.

6. Was there a mistake in the original classification?

The property currently has a residential land use designation which is consistent with other property in the area. There does not appear to be any mistake in the designation.

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

The proposed rezoning will permit the larger redevelopment of property to the north to occur and be consistent with the designation of that property. There is anticipated to be no adverse impact to the larger area, in fact, it will bring uniformity to the area as residential use.

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

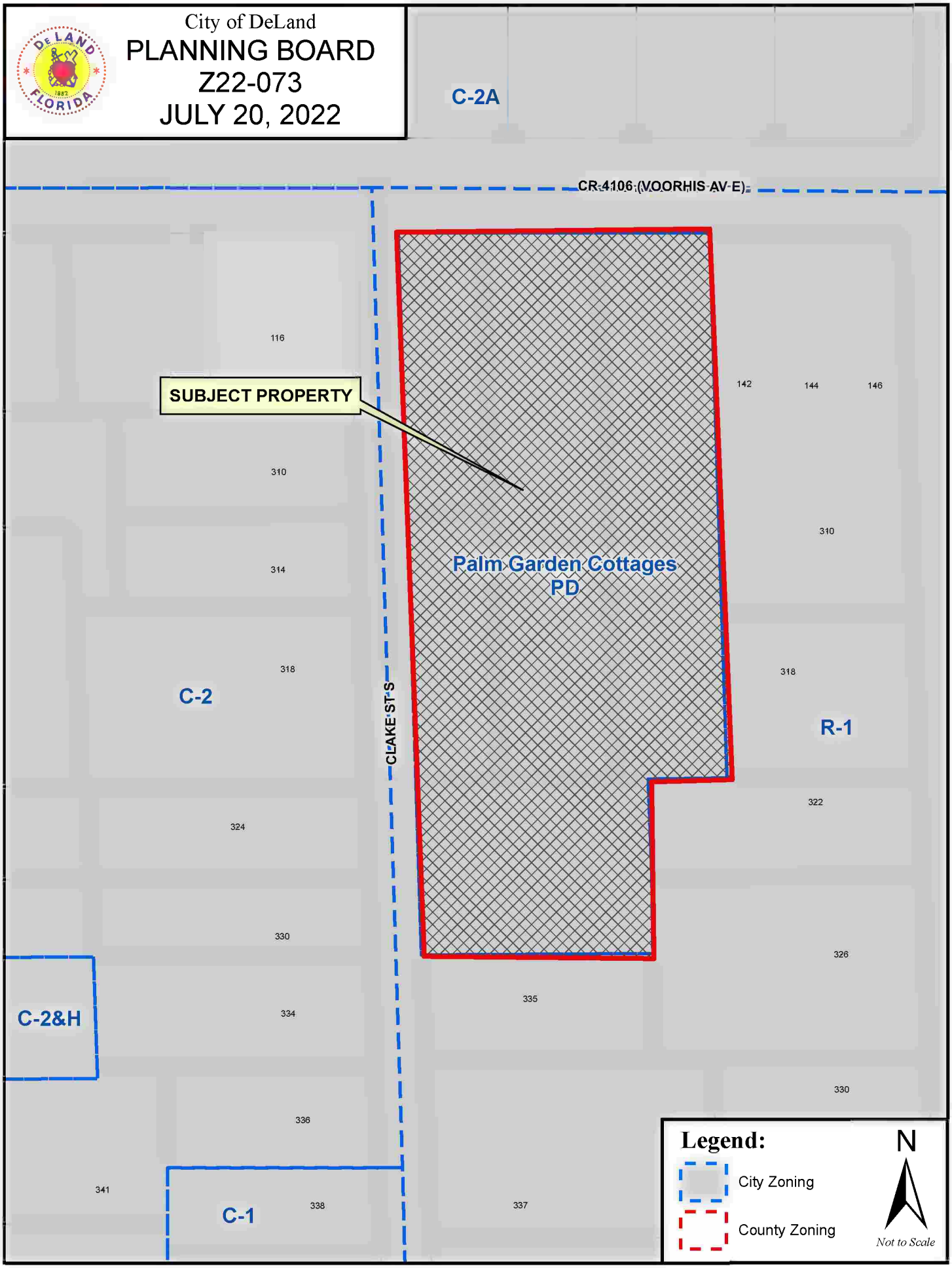
The rezone request will not adversely impact health, safety or welfare.

C. CONCLUSION:

This rezoning request, will create consistency with the associated property that is to be developed in conjunction with this site directly to the north. A small scale land use amendment has been submitted for this property and once the designation has been updated for this site, it will bring the property into compliance with that designation.

D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward to the City Commission a recommendation of approval for the rezoning request.


City of DeLand
PLANNING BOARD
Z22-073
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PD
CLAKE ST S
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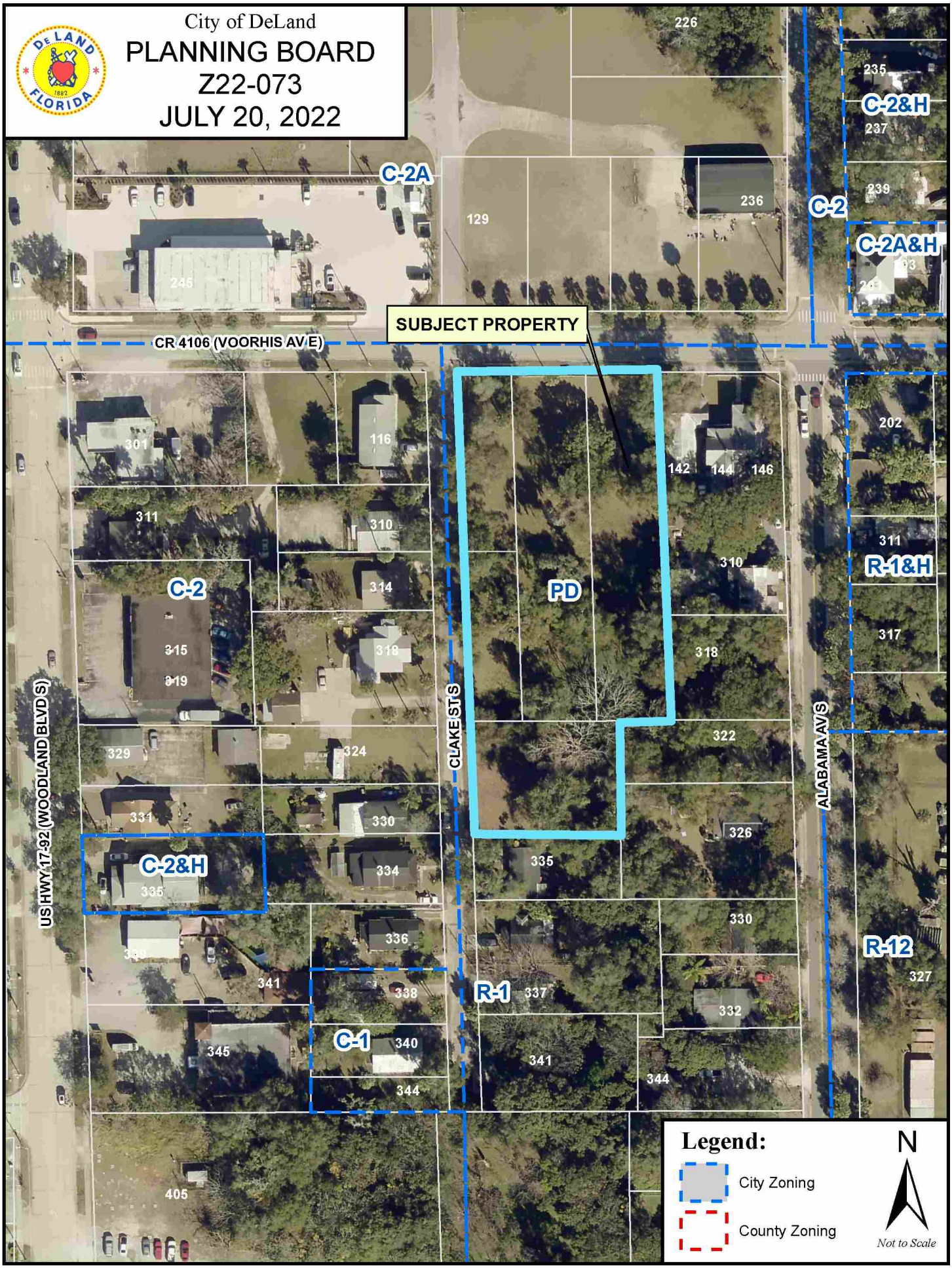
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
Z22-073
JULY 20, 2022
SUBJECT PROPERTY
CR 4106 (VOORHIS AV E)
US HWY 17-92 (WOODLAND BLVD S)
CLAKE ST S
ALABAMA AV S
C-2A
C-2&H
C-2
C-2A&H
C-2
PD
R-1&H
C-2&H
R-1
C-1
R-12
226
235
237
239
236
129
245
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116
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Legend:
City Zoning
County Zoning
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Not to Scale

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving Class IV Site Plan, DeLand Commons.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: DeLand Commons Resolution , Site Plan - 2022-12-08, Building 1 - Woodland - Front Elevation 2022-12-07, Building 1 - Woodland - Rear Elevation - 2022-12-08, Woodland 3D Illustrative 2022-10-11, Building 2 - Front - Voorhis & Alabama 2022-12-08, Building 2 - Rear - Voohris & Alabama - 2022-12-08, Carriage House 2022-12-08, Townhome Elevations - 2022-12-08, SP22-124 Staff Report - ADA, SP22-124 Zoning and Location Map - ADA, SP22-124 Aerial Map - ADA

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant, Mark Watts of Cobb Cole has submitted a site plan application for the owner, DeLand Commons Partners LTD. This is a proposal for the creation of a mixed-use multi-family residential development with a commercial component. The residential development will include a total of 180 units made up of 173 apartments, 5 townhomes and 2 carriage houses. The commercial development will consist of 11 storefront units facing Woodland Blvd. Due to the size of the proposed development, it requires approval of the City Commission as a Class IV site plan, after review by the Technical review Committee and the Planning Board.

The subject property is located in the core of the city directly adjacent to the Downtown Historic District and the Historic Garden District. The 5.36-acre project is dissected by E. Voorhis Ave., between Woodland Blvd and Alabama Ave., and consists of a 3.89-acre parcel north of Voorhis Ave and a 1.47-acre parcel on the south side of Voorhis. The northernmost parcel has both a Downtown Commercial land use and a zoning designation (C-2A). The southern most parcel was the subject of a land use amendment and rezoning to make it consistent with the other parcel (separate items on this agenda). In an effort to increase density in the downtown area, the city's comprehensive plan provides that the total number of dwelling units within the district shall not exceed a total of 2,777 units.

The site plan has been reviewed by the City's Technical Review Committee, the Historic Preservation Board and the Planning Board. All three provided comments that the applicant has addressed. The key issue that was raised by the various reviews was how to have the architectural design of the complex of buildings be compatible with the downtown mix of buildings and streetscapes. After several renditions and specific discussions with the City staff, including our architect, the architectural design of the buildings has been approved by all the reviewers.

Staff notes that there is a provision in the resolution that provides for approval the site plan for the project, subject to entry of a separate written agreement related to the installation of the capacity enhancements necessary to accommodate the utility demands of this project. Staff is currently working with Rafetelis to determine what their cost share would be for the project.

The last remaining issue to be addressed is the request to reduce the amount of parking needed for the

downtown project. Attached is the parking study explaining their position of why the request should be granted. Planning staff are in agreement with this request.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the city's strategic plan under Strategic Focus Area: Institute Smart Growth principles: Redevelopment - Action step – Pursue downtown residential development.

The priorities for 2021-22 include: Bringing new businesses to DeLand
Redevelopment; Strategic Focus Area: Institute Smart Growth principles:
Strategies:
Action Steps:
1. Pursue downtown residential redevelopment.

SUSTAINABILITY:

The approval of the site plan will permit the redevelopment of an infill site that is located in the core downtown area.

FISCAL IMPACT:

The approval of the site plan for this property will have a positive fiscal impact once the businesses and residences are occupied and income is generated that will fund city services.

RECOMMENDATION:

It is recommended that the City Commission approve the request to reduce the amount of on-site parking and the Class IV site plan application for this property as presented with any additional comments from the City Commission.

BACKGROUND/DISCUSSION:

The subject property is located in the core of the city directly adjacent to the Downtown Historic District. The 5.36-acre project is dissected by E. Voorhis Ave., between Woodland Blvd and Alabama Ave., and consists of a 3.89-acre parcel north of Voorhis Ave and a 1.47-acre parcel on the south side of Voorhis. The northernmost parcel has both a Downtown Commercial land use and zoning designation (C-2A). The southernmost parcel was recently the subject of a land use amendment and rezoning to make it consistent with the other parcel. The land development code specifies a parking requirement for residential use. However, in this instance, there is limited space to provide convenient and adequate parking for this use. The applicant has therefore requested a reduction in the number of parking spaces that are normally required for a multi-family residential use. In addition, a number of offsite improvements are to be implemented in conjunction with this project.

At the Planning Board meeting on September 21, 2022, they recommended approval with the following comments:
1. Resolving parking deficit with a parking waiver from City Commission;
2. Including a crosswalk on Voorhis Avenue to the portion on the south side, if warranted per FDOT standards; and
3. Completion of review by City architect.

As referenced previously, the portion of the project that is south of Voorhis Avenue has received a land use change to Downtown Commercial and a rezoning to C-2A, Downtown Commercial. These applications were completed under this agenda.

RESOLUTION NO. 2022 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING WITH CONDITIONS A CLASS IV SITE PLAN FOR DELAND COMMONS, LOCATED AT 225 SOUTH WOODLAND BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Mark Watts, Esq., of Cobb Cole, on behalf of the owner, DeLand Commons Partners, LTD, has submitted a proper and complete application under Chapter 33, Article 12 of the City of DeLand Code of Ordinances for the approval of a Class IV Site Plan for DeLand Commons, located at 225 S. Woodland Boulevard; and

WHEREAS, the applicant intends to construct a multi-family residential development consisting of 180 units and commercial development consisting of eleven (11) storefront units; and

WHEREAS, on September 15, 2022, the Planning Board recommended approval of the Class IV Site Plan, subject to addressing staff comments; and

WHEREAS, the applicant and property owner have been advised and understand that there is not sufficient utility infrastructure in the immediate vicinity of the project to support the additional residential sewer flow being created by the project, and that the developer will need to pay a yet to be determined sum, and/or make certain off-site improvements directly related to the impacts of this project; and

WHEREAS, the city has agreed to review and approve the site plan for the project, subject to entry of a separate written agreement related to the installation of the capacity enhancements necessary to accommodate the utility demands of this project; and

WHEREAS, staff has determined that all other site plan related comments have been addressed and recommended approval of the Class IV Site Plan for DeLand Commons.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The foregoing findings in the preamble to this Resolution are incorporated herein by reference and made a part hereof.

Section 2. The City Commission hereby approves the Class IV Site Plan for DeLand Commons located at 225 South Woodland Boulevard.

Section 3. This approval is subject to the execution of a utility service agreement or other agreement setting forth the property owner's / developer's financial obligations related to utility upgrades.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

LEGAL DESCRIPTION:

THE WESTERLY 182 FEET OF THE SOUTH 2/5 OF LOT 2, BLOCK 11, HOWRY'S DELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK G, PAGE 701, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

AND

LOT 1 OF THE RESUBDIVISION OF THE SOUTH ONE-HALF (S1/2) OF BLOCK 11, HOWRY'S DELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT 2, REDIVISION OF THE SOUTH 1/2 OF BLOCK 11, HOWRY'S ADDITION TO THE CITY OF DELAND, AS RECORDED IN MAP BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

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AND

THE NORTH 16 FEET OF LOT 7 AND THE EAST 3.5 FEET OF LOT 7, REDIVISION OF THE SOUTH 1/2 OF BLOCK 11, HOWRY'S ADDITION TO THE CITY OF DELAND, AS RECORDED IN MAP BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT(S) 8, 9, 10, 11, 12, 13 AND 14, REDIVISION OF THE SOUTH 1/2 OF BLOCK 11, HOWRY'S ADDITION TO THE CITY OF DELAND, AS RECORDED IN MAP BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT A, CLAKE'S RESUBDIVISION OF BLOCK 14, HOWRY'S ADDITION TO DELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 2 AND MAP BOOK 15, PAGE 179, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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LOT 4, BLOCK 14, MAP OF J.W. HOWRY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 137 AND MAP BOOK 21, PAGE 191, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 5, HAMMOND'S SUBDIVISION, ACCORDING TO MAP BOOK 12, PAGE 175, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOTS 5 & 6 OF THE SAID HAMMOND'S SUBDIVISION A DISTANCE OF 282 FEET (MORE OR LESS) TO THE SW CORNER OF LOT 6; THENCE RUN IN A WESTERLY DIRECTION 64.85 FEET (MORE OR LESS) TO THE NW CORNER OF LOT 12 OF THE SOUTH 1/2 OF BLOCK 11, HOWRY'S ADDITION TO THE CITY OF DELAND, AS RECORDED IN MAP BOOK 6, PAGE 51, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN NORTHERLY AND PARALLEL WITH THE WEST LINE OF LOT 6, A DISTANCE OF 47.66 FEET TO A POINT; THENCE RUN WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 12, A DISTANCE OF 52.35 FEET (MORE OR LESS) TO A POINT 182 FEET EAST OF THE WEST LINE OF LOT 2, BLOCK 11, HOWRY'S DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK G, PAGE 701, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, (THE WEST LINE OF LOT 2 IS THE EAST RIGHT OF WAY LINE OF SOUTH WOODLAND BOULEVARD, A 66 FOOT WIDE STREET) AND 233.51 FEET SOUTH OF THE NORTH LINE OF THE SAID LOT 2; THENCE RUN SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF LOT 6 A DISTANCE OF 54.49 FEET (MORE OR LESS) TO THE SOUTH LINE OF THE SAID LOT 2; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 2, AND PARALLEL TO THE NORTH LINE OF LOT 12, TO THE POINT OF BEGINNING.

AND

THE WEST 127 FEET OF LOTS 15 AND 16, CLAKE'S RESUBDIVISION IN BLOCK 14, HOWRY'S ADDITION TO THE CITY OF DELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

INDEX OF SHEETS

CIVIL				
SHEET NO.	ISS. DATE	REV. NO.	REV. DATE	SHEET NAME
C001	6/17/22	–	–	COVER SHEET
1 of 3 – 3 of 3		–	–	ALTA/NSPS LAND TITLE SURVEY
C002	6/17/22	–	–	SYMBOLS AND ABBREVIATIONS
C003	6/17/22	1	8/2/22	GENERAL NOTES
C010	6/17/22	2	11/11/22	DEMOLITION PLAN
C100	6/17/22	2	8/23/22	OVERALL SITE PLAN
C101–C102	6/17/22	4	12/06/22	SITE PLAN
C201–C202	6/17/22	4	11/11/22	UTILITY PLAN
C301–C302	6/17/22	2	11/11/22	DRAINAGE PLAN
C401–C402	6/17/22	3	12/06/22	GRADING PLAN
C700	6/17/22	–	–	EROSION CONTROL PLAN
C800–C801	6/17/22	1	11/11/22	VEHICLE CIRCULATION PLAN
C900–C901	6/17/22	1	8/2/22	CONSTRUCTION DETAILS
C910–C916	6/17/22	1	8/3/22	CITY DETAILS
C920–C923	6/17/22	–	–	FDOT DETAILS
PL–001	6/17/22	2	8/23/22	TREE PRESERVATION PLAN
PL–002	6/17/22	–	–	KEY PLANS
PL–003	11/14/22	3	11/14/22	STREETSCAPE NOTES & DETAILS
PL–100 – PL–101	11/14/22	3	11/14/22	STREETSCAPE PLANS
PL–200 – PL–201	11/14/22	3	11/14/22	HARDSCAPE DETAILS
PL–300 – 302	6/17/22	3	11/14/22	LANDSCAPE CODE PLAN
PL–303	6/17/22	3	11/14/22	CODE LANDSCAPE PLANT LIST & NOTES
PL–304	6/17/22	–	–	SIGN ELEVATIONS
PL–305	6/17/22	2	8/23/22	LANDSCAPE DETAILS
PL–400 – 401	6/17/22	–	–	IRRIGATION CODE PLANS
PL–500 – 501	6/17/22	–	–	LIGHTING PHOTOMETRIC PLAN
PL–502	6/17/22	–	–	LIGHTING SCHEDULE & CUT SHEETS

FINAL ENGINEERING PLAN
FOR
DELAND COMMONS

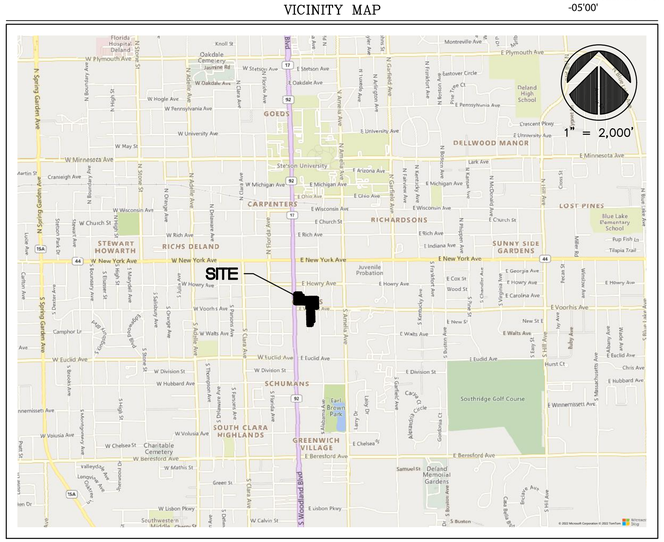
PARCEL ID'S: 701601110027, 701601110028, 701619000020, 701619000120, 701619000130, 701619000140, 701619000080, 701619000090, 701619000100, 701619000110, 701612000010, 701612000020, 701601140040, 701601140030, 701612000150
SECTION 16, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND, FLORIDA

FOR

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FLORIDA 32789
PH (407) 741-8500

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

VICINITY MAP



LICENSE No. 81427 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been electronically signed and sealed by William H Zeh using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by William H Zeh
DN: c=US, o=Florida, dnQualifier=A01410D000 0017E458A5202000000E, A, cn=William H Zeh
Date: 2022.12.07 10:42:05 -05'00'
STATE OF FLORIDA WILLIAM HENRY ZEH No. 81427 PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

UTILITY PROVIDERS:

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

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

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

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

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

PROJECT TEAM MEMBERS:

OWNER:
DELAND COMMONS PARTNERS, LTD.
200 E CANTON AVE SUITE 102
WINTER PARK, FL 32789

DEVELOPER:
DELAND COMMONS PARTNERS, LTD.
MARC GAUTHIER
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FLORIDA 32789

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

GEOTECHNICAL:
YOVAISH ENGINEERING SERVICES, LLC
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FL 32714
PHONE: (407) 774-9383

ENVIRONMENTAL:
E SCIENCES, INCORPORATED
34 EAST PINE STREET
ORLANDO, FL 32801
PHONE: (407) 481-9006

SURVEYOR:
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355

ARCHITECT:
SLOCUM PLATTS
670 NORTH ORLANDO AVE, SUITE 1001
MAITLAND, FL 32751
PHONE: (407) 645-3019

LANDSCAPE ARCHITECT:
FOSTER CONANT & ASSOCIATES
120 W ROBINSON ST,
ORLANDO, FL 32801
PHONE: (407) 648-2225

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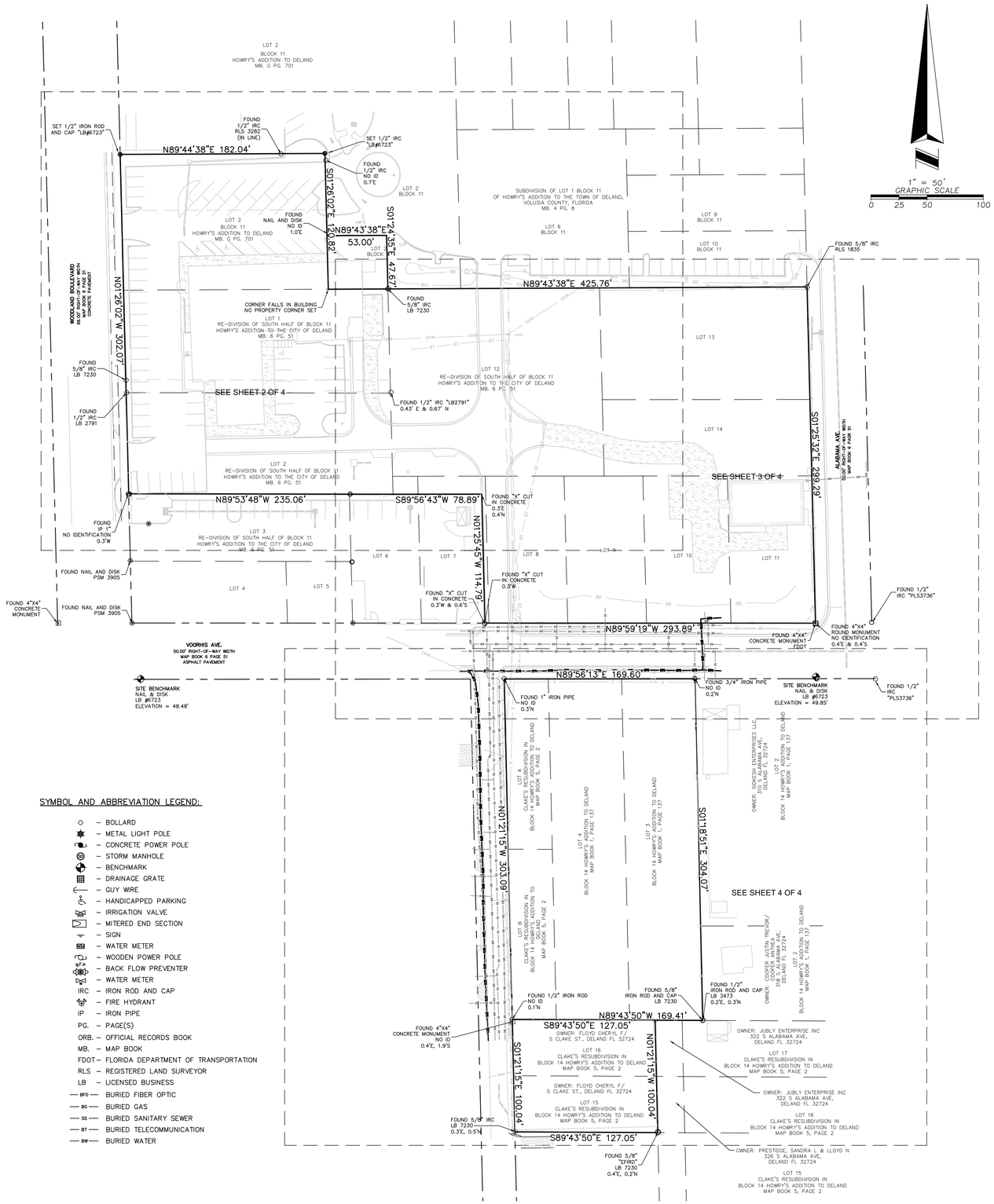
SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF WOODLAND BOULEVARD AS BEING N01°26'02"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. POSITIONAL ACCURACY MEETS NATIONAL GEODETIC SURVEY (NGS) THIRD ORDER, CLASS ONE, SPECIFICALLY 1:10,000, VERIFIED BY REDUNDANT MEASUREMENTS.
3. HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
7. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
8. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. NATIONAL GEODETIC SURVEY, BENCHMARK T 474, SURVEY DISK IN TOP OF CONCRETE MONUMENT, ELEVATION BEING 38.16', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
12. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
13. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12127C0470H AND COMMUNITY NO. 120307 0470 H, DATED FEBRUARY 19, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
14. THE ABOVE DESCRIBED PARCEL(S) CONTAINS 233,569 SQUARE FEET OR 5.36 ACRES, MORE OR LESS.



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BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF WOODLAND BLVD, DELAND SITE

SECTION 16, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

FOR: ATLANTIC HOUSING

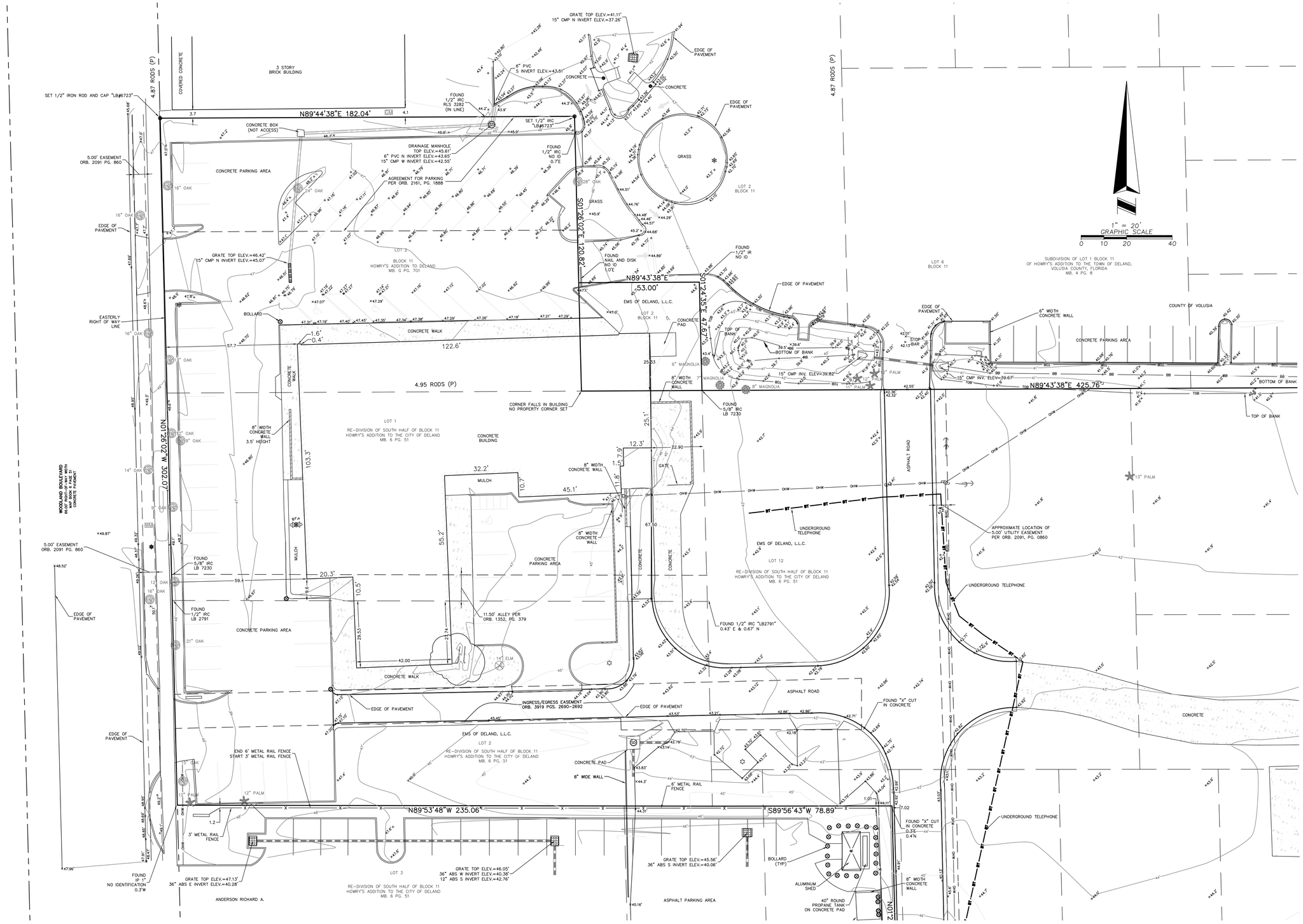
FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS

JOB #: 20180335
DATE: 11/05/21
SCALE: 1" = 20'
CALC BY: MR
FIELD BY: EL,DB
DRAWN BY: WB,CH
CHECKED BY: MR

SHEET 1 OF 4

Drawing name: L:\Data\20180335\dwg\20180335 Boundary & Topographic Survey 6.9.22 SHEET 1 OF 4



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SHEET 2 OF 4

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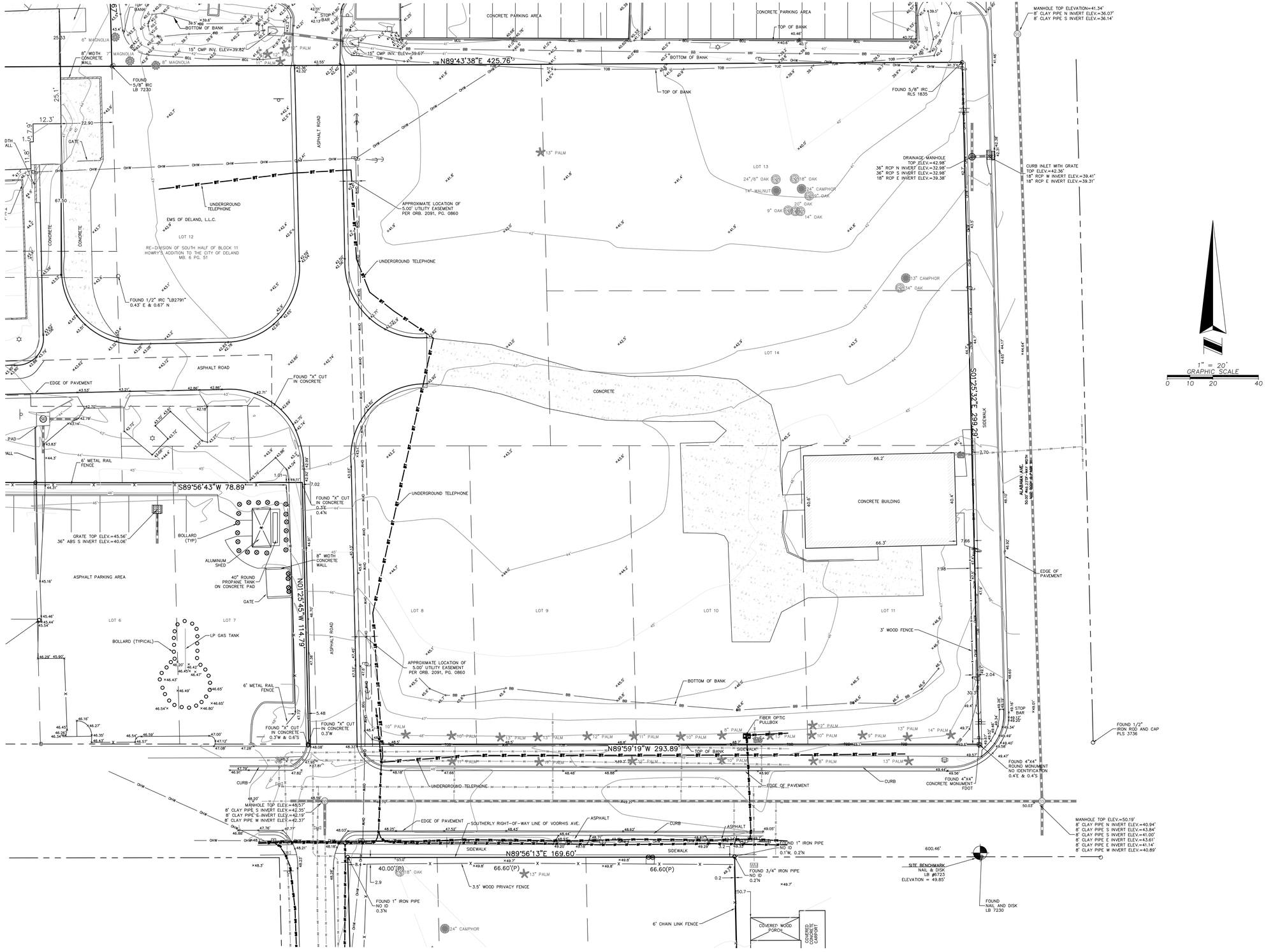

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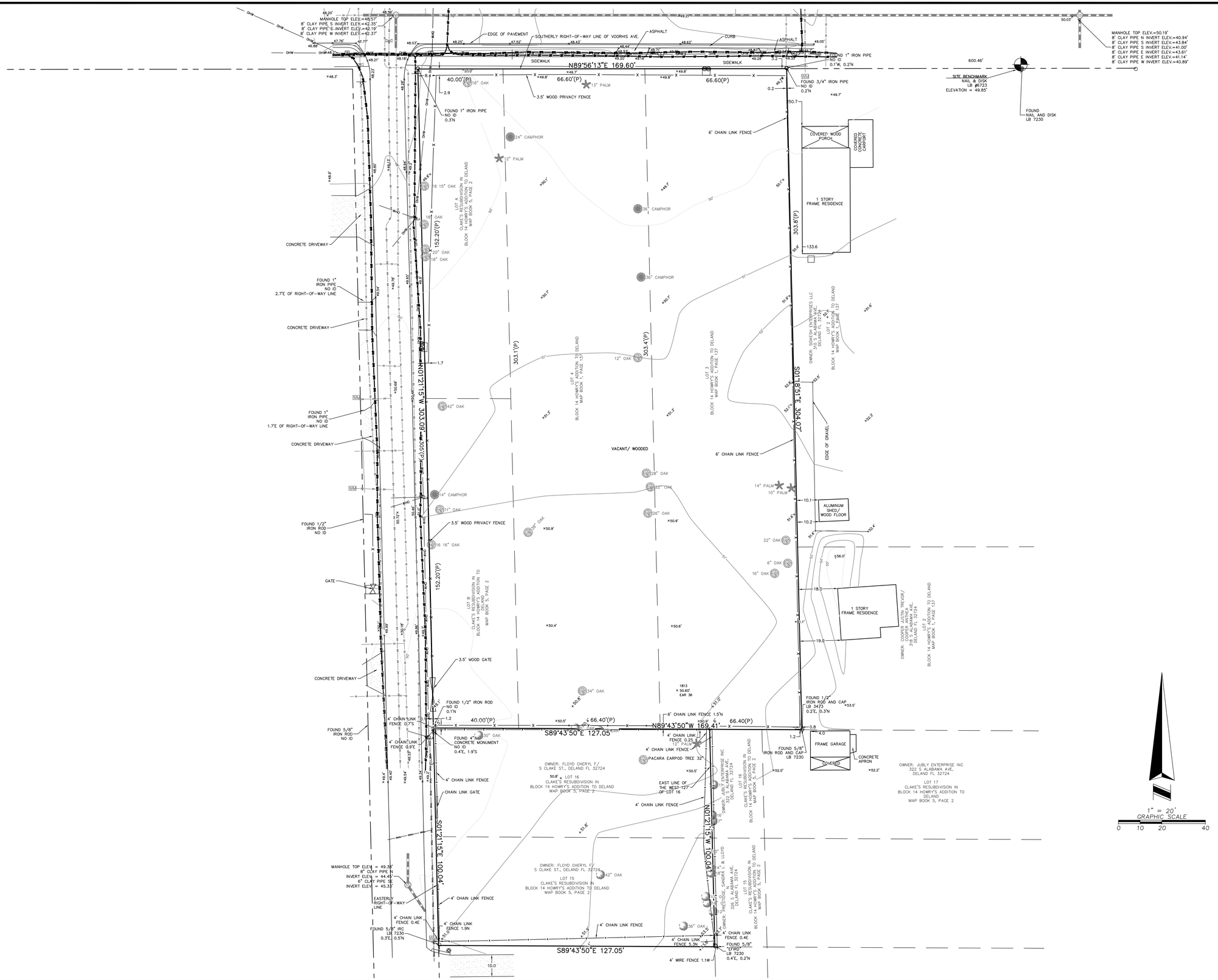
SHEET 3 OF 4

Drawing name: L:\Data\2018\20180335\dwg\20180335 Boundary & Topographic Survey 6.9.22 SHEET 3 OF 4



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SHEET 4 OF 4

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ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/A	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POLYPROPYLENE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TS&V	TAPPING SLEEVE & VALVE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC.

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS — GAS MAIN
- UE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV — UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE (S)
- CLEANOUT
- EX. FM — FORCE MAIN
- MANHOLE (S)

WATER & REUSE WATER

- EX. WM — WATER MAIN DIP PIPE
- EX. RM — REUSE WATER MAIN
- BACKFLOW PREVENTOR (BFP)
- WV — WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE (D)
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 — COUNTY ROADS
- 95 — INTERSTATE ROADS
- 50 — STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 / 15 / 21 / 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 — SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- PROPERTY LINE
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

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

WATER & REUSE WATER

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

STORM DRAIN

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

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 711-001 / C900 — DETAIL REFERENCE
- DUMPSTER
- FF=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 / 15 / 21 / 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- VERTICAL CURB
- 901 / 24 — CROSS SECTION DETAIL

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

SYMBOLS AND ABBREVIATIONS FOR DELAND COMMONS
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. ZEH, LICENSE NO. 81427, STATE OF FLORIDA, PROFESSIONAL ENGINEER, WILLIAM H. ZEH, No. 81427, December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
2		
3		
4		
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11		

JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C002

H:\Data\18029\Eng\Final\18029_C002-SYM.dwg December 6, 2022 1:13 PM

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITIONS OF, AND THE FDOT "STANDARD PLANS", WHICHEVER IS MORE STRINGENT.

2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT STANDARD PLANS, LATEST EDITION.

3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.

4. CONTRACTOR, INCLUDING ANY SUB-CONTRACTORS, IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP RECLAIM
   - FDEP DREDGE AND FILL
   - FDEP NPDES GENERIC PERMIT FOR STORMWATERDISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)

5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.

6. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.

7. DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.

9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.

10. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLAN / DEVELOPMENT PLAN AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

11. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.

13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.

15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.

16. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

18. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

19. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

20. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

21. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.

22. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

23. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.

GENERAL NOTES (CONTINUED)

24. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD CENTERLINE GEOMETRY, AND BUILDING COORDINATES PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION.

25. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.

2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER /OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.

9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE SPECIFIED.

10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
    12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
    12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE POLYPROPYLENE (PP) PIPE.

13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.

15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I..

16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONTRACTION JOINTS EVERY 5-FEET AND AN EXPANSION JOINT EVERY 20-FEET (MINIMUM). MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%.

17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.

18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.

19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.

20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.

21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.

22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.

23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.

24. ALL OFFSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.

25. ALL ONSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE PAINT UNLESS OTHERWISE SPECIFIED.

26. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

PAVING AND DRAINAGE (CONTINUED)

27. PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

28. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.). IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

29. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.

30. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.

31. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.

32. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST TRAVEL LANE.

33. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

34. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

35. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

36. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND TYPE 'J' OR 'P' STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

37. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

2. GRAVITY SEWER PIPE SHALL BE SDR35 PVC AND SHALL MEET ASTM D3034, UNLESS OTHERWISE SPECIFIED.

3. ALL SANITARY SERVICE LATERALS SHALL BE 6-INCH DIAMETER PVC AND SHALL END WITH A CLEAN OUT.

4. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

5. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48-INCHES AND A MINIMUM ACCESS DIAMETER OF 22-INCHES.

6. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

7. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

8. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH, AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.

9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES, AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCED NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.

10. MADDEN, MOORHEAD & STOKES, LLC SHALL BE NOTIFIED A MINIMUM OF FIVE (5) FULL WORKING DAYS PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)-629-8330.

11. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.

12. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF BASE COURSE.

13. MINIMUM SLOPE ON ALL SANITARY SEWER GRAVITY MAINS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

14. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.

15. MARK RESIDENTIAL LATERALS WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRESSED IN THE CURB.

16. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLE/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'x4' AT MANHOLES, AND 2'x2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.

18. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

19. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.

20. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH THE GREATER OF FDEP OR THE UTILITY PROVIDER'S MINIMUM CRITERIA. ANY LINE NOT MEETING MINIMUM SLOPES SHALL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

21. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

SEWER (CONTINUED)

22. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

23. WATER-TIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.

3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

6. SITE UTILITY WORK SHALL TERMINATE 5-FEET FROM BUILDINGS UNLESS OTHERWISE STATED.

7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.

9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:

   9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

   9.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

   10.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

   10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

   10.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

   10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

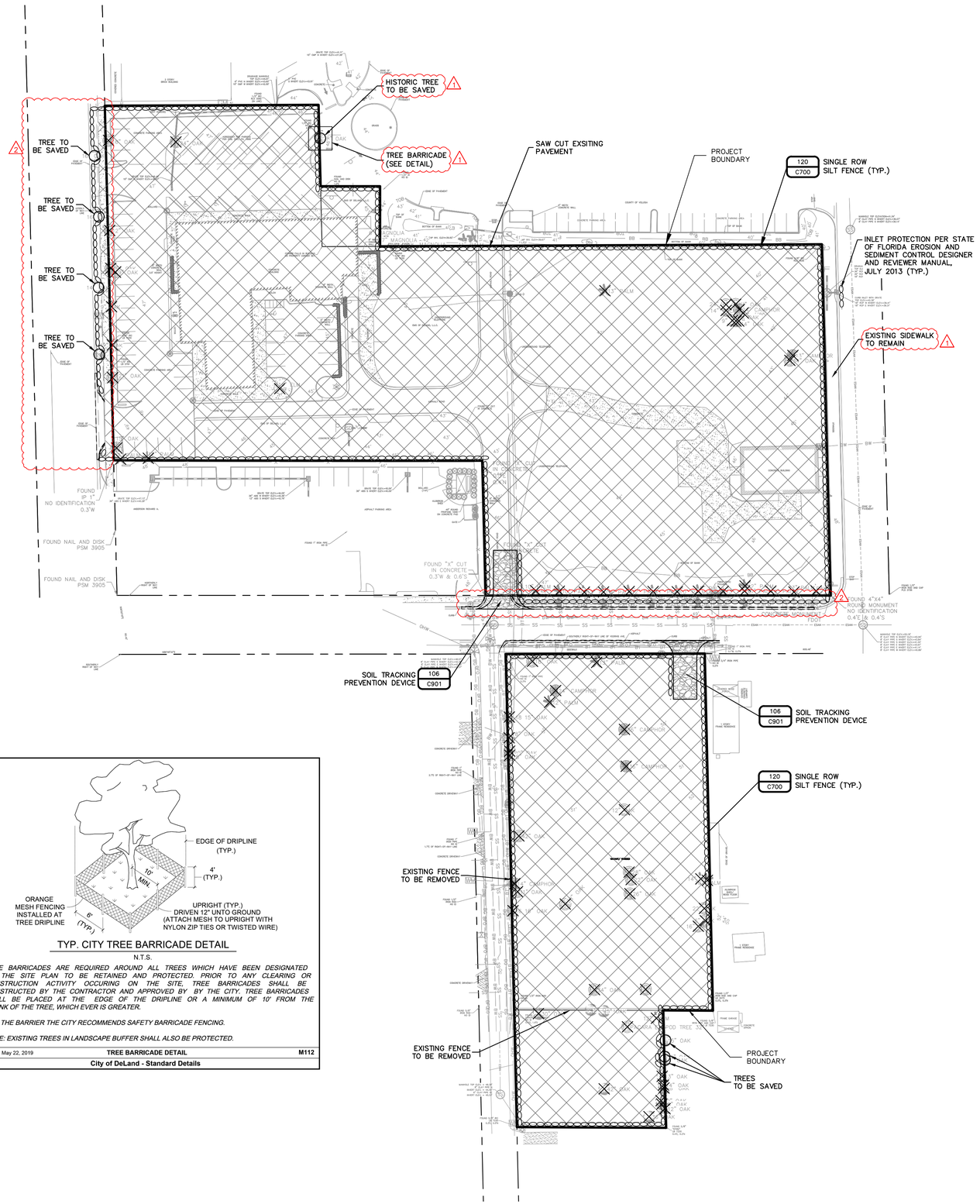
12. WATER LINES 2-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUBING.

13. WATER LINES 4-INCH TO 12-INCH IN DIAMETER SHALL BE NSF LOGO PVC PIPE CONFORMING TO AWWA C-900 AND BE DR-18.

14. ALL FITTINGS SHALL BE DUCTILE IRON (D.I.) OR GRAY IRON MECHANICAL JOINTS WITH A MINIMUM PRESSURE RATING OF 250 P.S.I. CONFORMING TO ANSI A-21.10 / AWWA C-110, OR D.I. COMPACT FITTINGS FOR DIAMETERS 4-INCH TO 12-INCH CONFORMING TO ANSI A-21.53 / AWWA C-153.

15. FROM THE POINT OF SERVICE (P.O.S.) FORWARD AS DESIGNATED BY F.S. 633, FIRE SUPPLY PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.

16. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED AND SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP R



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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 OCCURING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY 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, WHICH EVER 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	M112
	City of DeLand - Standard Details	

DEMO LEGEND:

- AREA TO BE DEMOLISHED
- —▫—▫—▫— FENCE TO BE REMOVED
- ====== CURB TO BE REMOVED
- X TREE TO BE REMOVED
- ○ TREE TO BE SAVED

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DEMOLITION NOTES:

1. THE SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF THE WORK, TO DETERMINE THE FULL SCOPE OF WORK INVOLVED AND ITS RELATION TO ANY OTHER WORK IN THE AREA, PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING POSSIBLE INTERFERENCE FROM OTHER SIDE ACTIVITIES.
2. ALL ACTIONS REQUIRED BY LAW SHALL BE ACCOMPLISHED PRIOR TO PERMITTING AND ALL PERMITS REQUIRED BY LAW SHALL BE ACQUIRED, AT THE EXPENSE OF THE CONTRACTOR, PRIOR TO DEMOLITION. ALL PERMITS SHALL BE PROMINENTLY POSTED OR DISPLAYED DURING THE DEMOLITION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL DEBRIS FROM THE JOB SITE DURING AND AFTER THE PERFORMANCE OF THE WORK. DEBRIS REMOVAL IS DEFINED AS THE REMOVAL, FROM A DEMOLITION SITE, OF DEBRIS RESULTING DIRECTLY FROM THE DEMOLITION. SUCH DEBRIS MAY CONSIST, BUT NOT BE LIMITED TO, PILES OF TRASH, BOARDS, SHINGLES, FALLEN TREES, WOODPILES, ETC. THE CHARGE FOR REMOVING SUCH DEBRIS SHALL INCLUDE ALL EXPENSES ASSOCIATED WITH ITS REMOVAL.
4. ALL MATERIALS DEEMED NON-HAZARDOUS SHALL BE TRANSPORTED AND DISPOSED OF BY THE CONTRACTOR AT AN APPROVED LANDFILL FACILITY.
5. THE CONTRACTOR SHALL ASSURE THAT ALL UTILITIES HAVE BEEN DISCONNECTED AND ALL UTILITY LINES ARE REMOVED FROM THE PROPERTY, IF APPLICABLE, PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE CONTRACTOR SHALL PROVIDE FLAGMAN'S TRAFFIC CONTROL AND SAFETY AT ANY TIME THE DEMOLITION REQUIRES THE BLOCKING OF ANY ROAD OR HIGHWAY FOR ANY LENGTH OF TIME. THIS SHALL INCLUDE THE LOADING AND UNLOADING OF HEAVY EQUIPMENT. A COUNTY OR STATE R/W USE PERMIT IS REQUIRED FOR ANY WORK, INCLUDING EQUIPMENT CIRCULATION, ETC. WITHIN THE APPROPRIATE JURISDICTIONAL AREAS.
7. SALVAGING OF ANY PROPERTY SHALL BE THE PRIVILEGE OF THE CONTRACTOR; HOWEVER NO PERSON OR PERSONS OTHER THAN THE CONTRACTOR MAY SALVAGE ANY PROPERTY WHILE DEMOLITION IS IN PROCESS.
8. THE CONTRACTOR SHALL ASSUME ANY AND ALL LIABILITY FOR PERSONS AND PROPERTY DIRECTLY ON THE DEMOLITION SITE DURING THE DEMOLITION PROCESS.
9. ANY KNOWN WATER WELL LOCATED ON THE PROPERTY SHALL BE HANDLED BY ALL APPLICABLE CODES AND REGULATIONS.
10. THE CONTRACTOR SHALL FILL THE PROPERTY WITH CLEAN FILL DIRT IN ORDER TO MAINTAIN A LEVELED AND GRADED APPEARANCE. THE COST FOR FILL DIRT SHALL INCLUDE ALL COSTS ASSOCIATED WITH PROVIDING THE FILL DIRT.
11. ALL FILL DIRT REMAINING AFTER DEMOLITION SHALL BE LEFT ON SITE FOR FINAL DISPOSITION.
12. THE CONTRACTOR SHALL LOCATE, DRAIN AND CRUSH IN PLACE ANY SEPTIC TANK(S) ON SITE. THE SEPTIC TANK DEBRIS SHALL BE COMPLETELY REMOVED. SEPTIC TANK(S) REMOVAL SHALL INCLUDE PUMPING OF DRAIN FIELD. THIS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS, CODES AND ORDINANCES.
13. THE CONTRACTOR SHALL ENSURE THAT NO RUBBLE IS BURIED ON SITE.
14. ALL STRUCTURES SHALL BE DEMOLISHED USING THE "WET METHOD" WITHOUT EXCEPTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND/ OR FURNISH THE NECESSARY WATER TO ACCOMPLISH THIS REQUIREMENT.
15. THE BOARDING UP OF STRUCTURES SHALL CONSIST OF THE BOARDING OF DOORS, WINDOWS AND ANY OTHER ENTRANCE/EGRESS POINT(S) INCLUDING, BUT NOT LIMITED TO, GARAGE DOOR OPENINGS, SLIDING GLASS DOORS, ETC.
16. THE BOARDING UP OF STRUCTURES SHALL BE ACCOMPLISHED BY AFFIXING THE PLYWOOD BOARDS, (CUT TO OPTIMUM SIZE) TO ALL AREAS AS SPECIFIED ABOVE, AND SHALL BE SCREWED INTO DOOR/ WINDOW FRAMES IN SUCH A MANNER AS TO PREVENT/ HINDER ENTRANCE TO THE STRUCTURE. EACH PLYWOOD BOARD (SHEET) SHALL BE AT LEAST (3) PLY, FOUR (4') FOOT BY EIGHT (8') FOOT AND ONE HALF (1/2) INCH THICK. THE BOARDING UP OF STRUCTURES SHALL TAKE PLACE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL LAWS, REGULATIONS AND ORDINANCES.
17. IT IS UNDERSTOOD THAT ACTIONS MAY BE TAKEN BY A PERSON OR PERSONS TO ACCESS THE STRUCTURE AFTER IT IS BOARDED UP. THE BOARDING UP OF STRUCTURES SHALL BE ACCOMPLISHED SO AS TO MAKE THIS POSSIBILITY AS TO DIFFICULT AS POSSIBLE. SHOULD A BOARDED UP AREA BE BREACHED, THE CONTRACTOR, UPON NOTIFICATION BY THE OWNER/ DEVELOPER, SHALL RETURN TO THE STRUCTURE AND AFFIX NEW BOARDS TO THE AREA OR AREAS AFFECTED. IF DEEMED NECESSARY OR PRUDENT BY THE CONTRACTOR, THE APPROPRIATE LAW ENFORCEMENT AGENCY SHALL BE NOTIFIED IN ORDER TO ASSURE THAT THE STRUCTURE IS NOT OCCUPIED PRIOR TO THE RE-BOARDING PROCESS.
18. IF REQUESTED BY THE OWNER/ DEVELOPER, THE CONTRACTOR SHALL AFFIX, AT NO ADDITIONAL COST. "NO TRESPASSING" SIGNAGE TO THE BOARDED UP STRUCTURE SO AS TO ACHIEVE MAXIMUM VISIBILITY.
19. THE LOCATION OF STRUCTURES, UTILITIES, ETC. ARE PROVIDED BY OTHERS. THE ENGINEER IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM INACCURACY OF THE INFORMATION OBTAINED. CONTRACTOR IS TO FIELD VERIFY LOCATIONS OF STRUCTURES, UTILITIES, ETC.
20. ALL EXISTING UTILITY AND STRUCTURE LOCATIONS ARE BASED ON INFORMATION PROVIDED BY OTHERS. ADDITIONAL UTILITIES AND STRUCTURES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES OR STRUCTURES BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
21. CONTRACTOR SHALL REMOVE ONLY TREES MARKED FOR REMOVAL AND PROTECT TREES MARKED TO BE SAVED.

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DEMOLITION PLAN
FOR
DELAND COMMONS
FLORIDA
CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CHANTDAL AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

WILLIAM HENRY ZEH ★ LICENSE No. 81427 ★ STATE OF FLORIDA ★ REGISTERED PROFESSIONAL ENGINEER
December 6, 2022
ENGINEER OF RECORD
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	08/23/22	REVISED PER CITY COMMENTS
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=50'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C010

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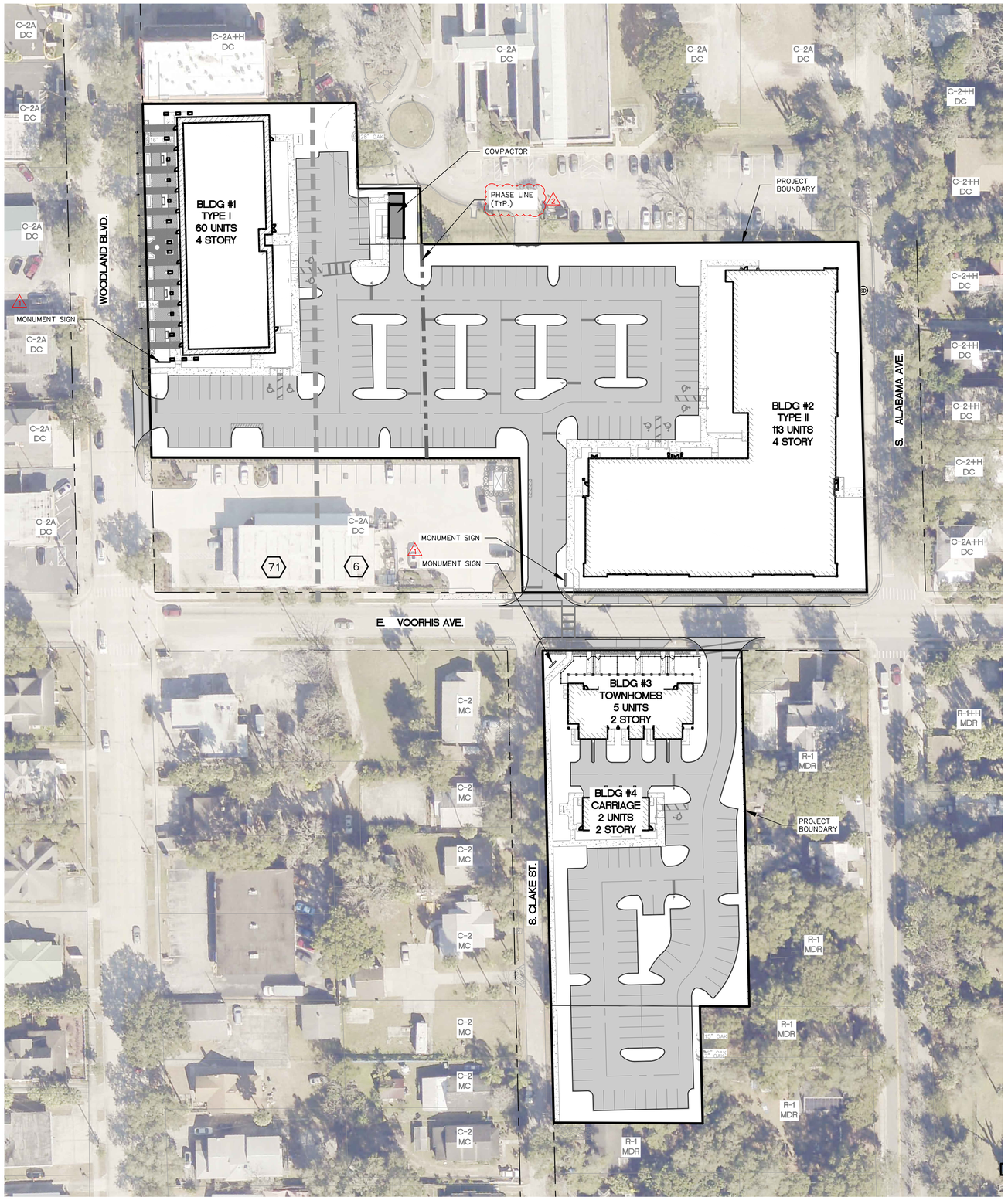
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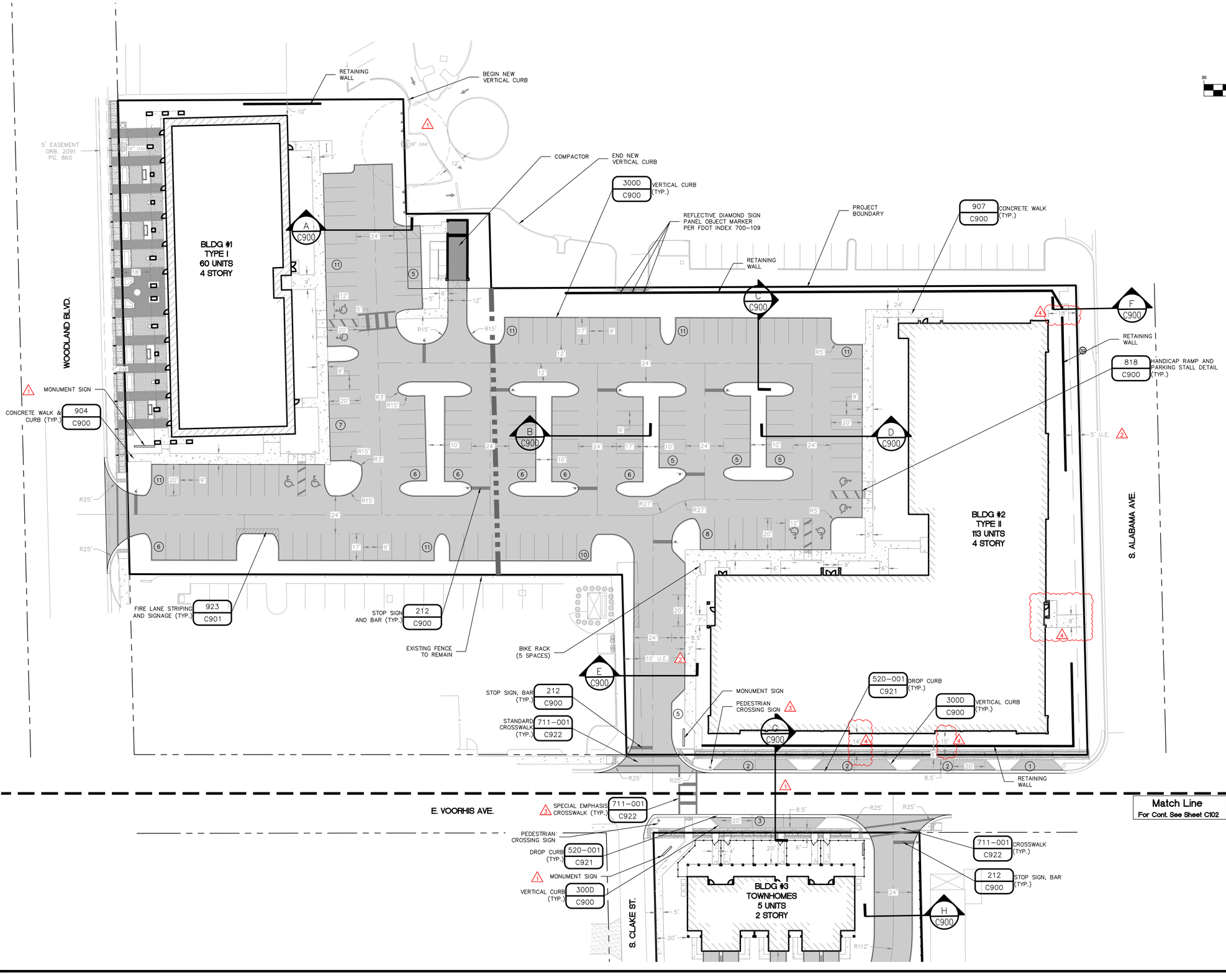

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SITE PLAN FOR DELAND COMMONS FLORIDA

CITY OF DELAND

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ENGINEER'S CERTIFICATE OF AUTHORIZATION NO. CA-0007723

WILLIAM H. ZEH, JR. LICENSE No. 81427 STATE OF FLORIDA PROFESSIONAL ENGINEER

December 6, 2022

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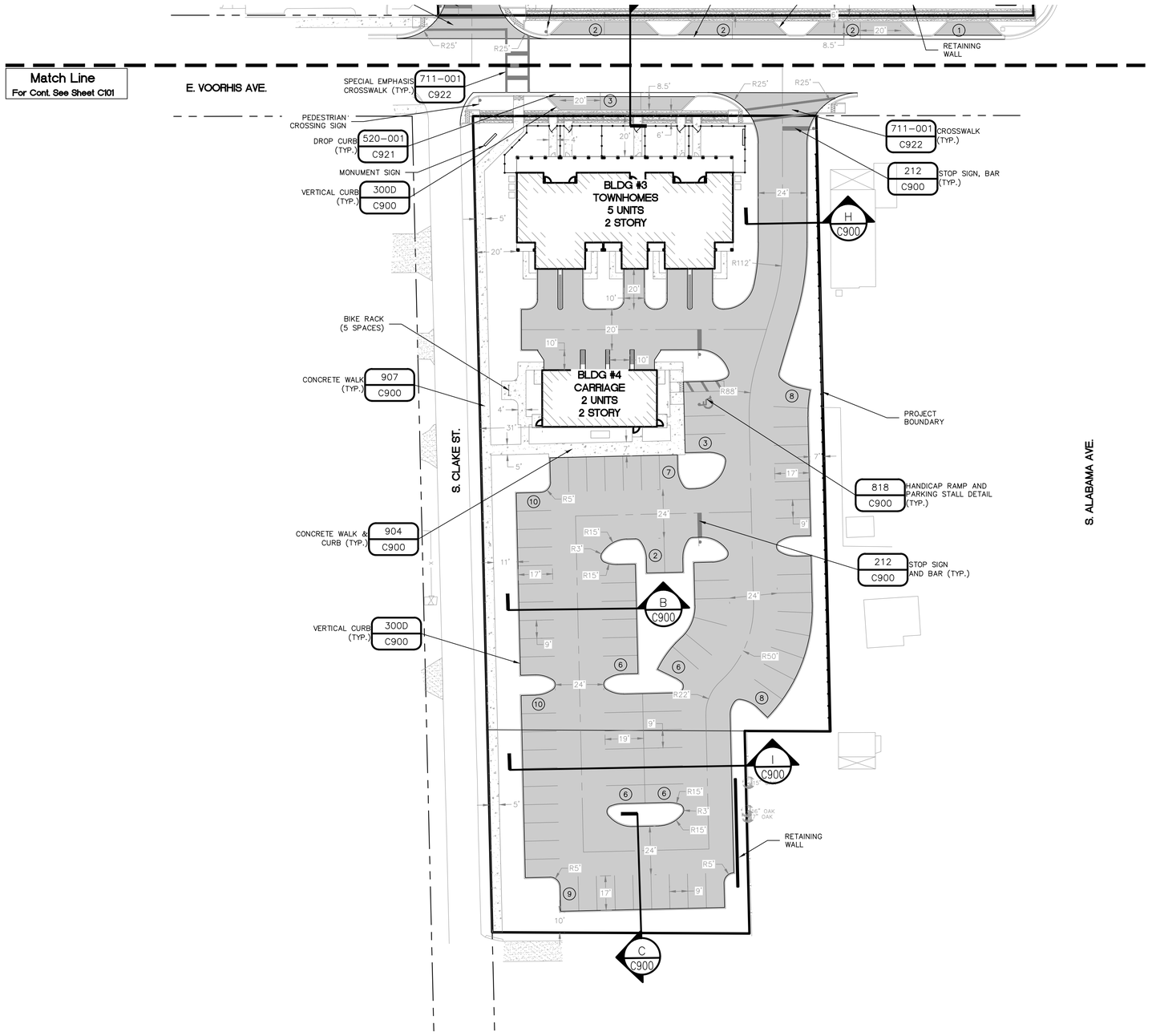

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

PAVEMENT LEGEND:

ASPHALT PAVEMENT

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SITE PLAN
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WILLIAM HENRY ZEH
ENGINEER LICENSE
No. 81427
STATE OF FLORIDA
WILLIAM HENRY ZEH P.E. No. 81427
PROFESSIONAL ENGINEER
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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

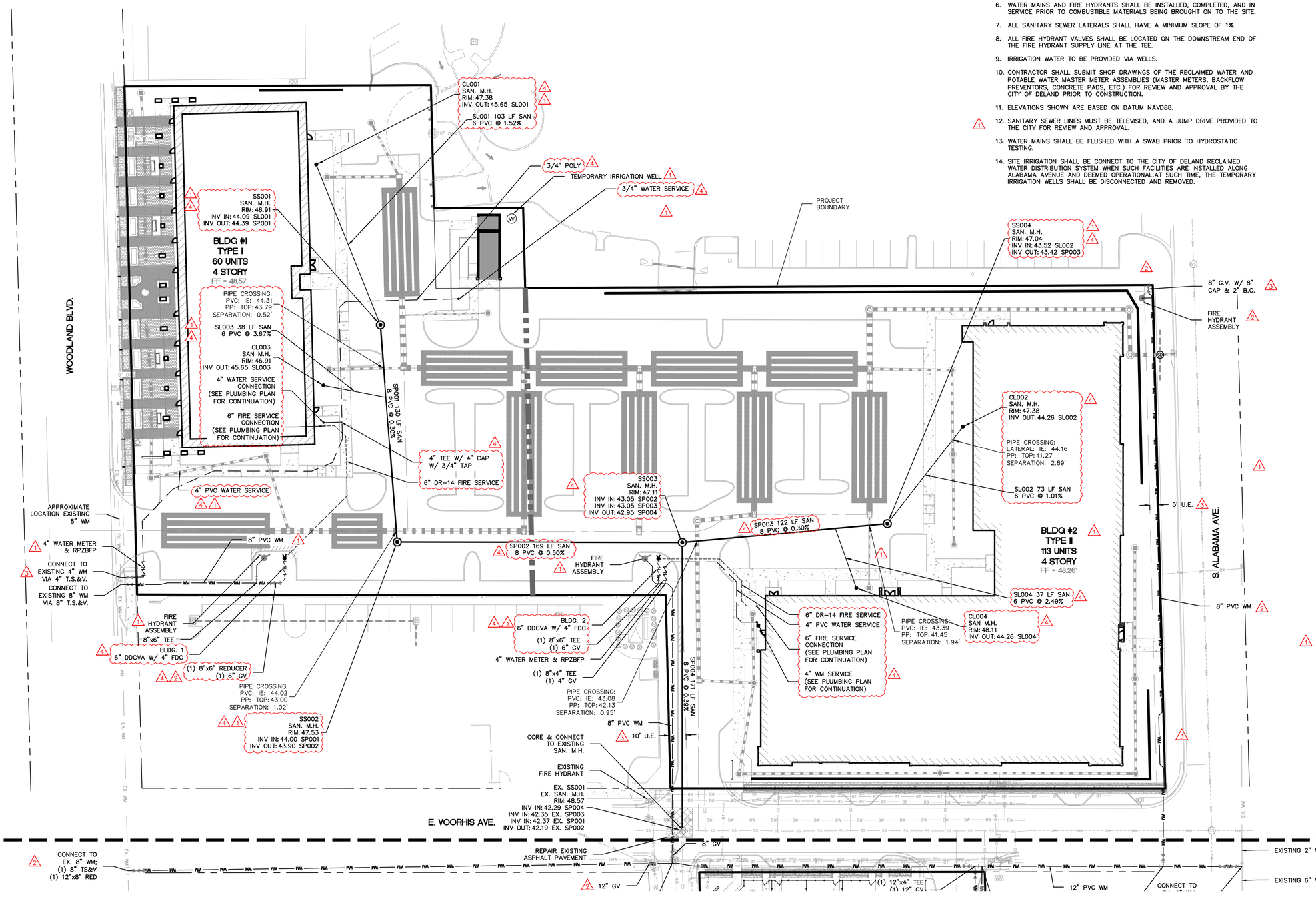
NOTES:

1. CONTRACTOR SHALL COORDINATE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF DELAND UTILITIES DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER AND WASTEWATER LINES.
3. ALL EXISTING FACILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH PUBLIC MAINS.
4. ALL UTILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. FLOW TESTS OF ALL FIRE HYDRANTS SHALL BE CONDUCTED AND FLOW TEST RESULTS PROVIDED TO CITY OF DELAND FIRE DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON TO THE SITE.
7. ALL SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1%.
8. ALL FIRE HYDRANT VALVES SHALL BE LOCATED ON THE DOWNSTREAM END OF THE FIRE HYDRANT SUPPLY LINE AT THE TEE.
9. IRRIGATION WATER TO BE PROVIDED VIA WELLS.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE RECLAIMED WATER AND POTABLE WATER MASTER METER ASSEMBLIES (MASTER METERS, BACKFLOW PREVENTORS, CONCRETE PADS, ETC.) FOR REVIEW AND APPROVAL BY THE CITY OF DELAND PRIOR TO CONSTRUCTION.
11. ELEVATIONS SHOWN ARE BASED ON DATUM NAVD88.
12. SANITARY SEWER LINES MUST BE TELEVISED, AND A JUMP DRIVE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL.
13. WATER MAINS SHALL BE FLUSHED WITH A SWAB PRIOR TO HYDROSTATIC TESTING.
14. SITE IRRIGATION SHALL BE CONNECT TO THE CITY OF DELAND RECLAIMED WATER DISTRIBUTION SYSTEM WHEN SUCH FACILITIES ARE INSTALLED ALONG ALABAMA AVENUE AND DEEMED OPERATIONAL.AT SUCH TIME, THE TEMPORARY IRRIGATION WELLS SHALL BE DISCONNECTED AND REMOVED.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



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UTILITY PLAN
FOR
DELAND COMMONS
CITY OF DELAND FLORIDA

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WILLIAM HENRY ZEH
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December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007223

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1	08/02/22	REVISED PER CITY COMMENTS
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C201

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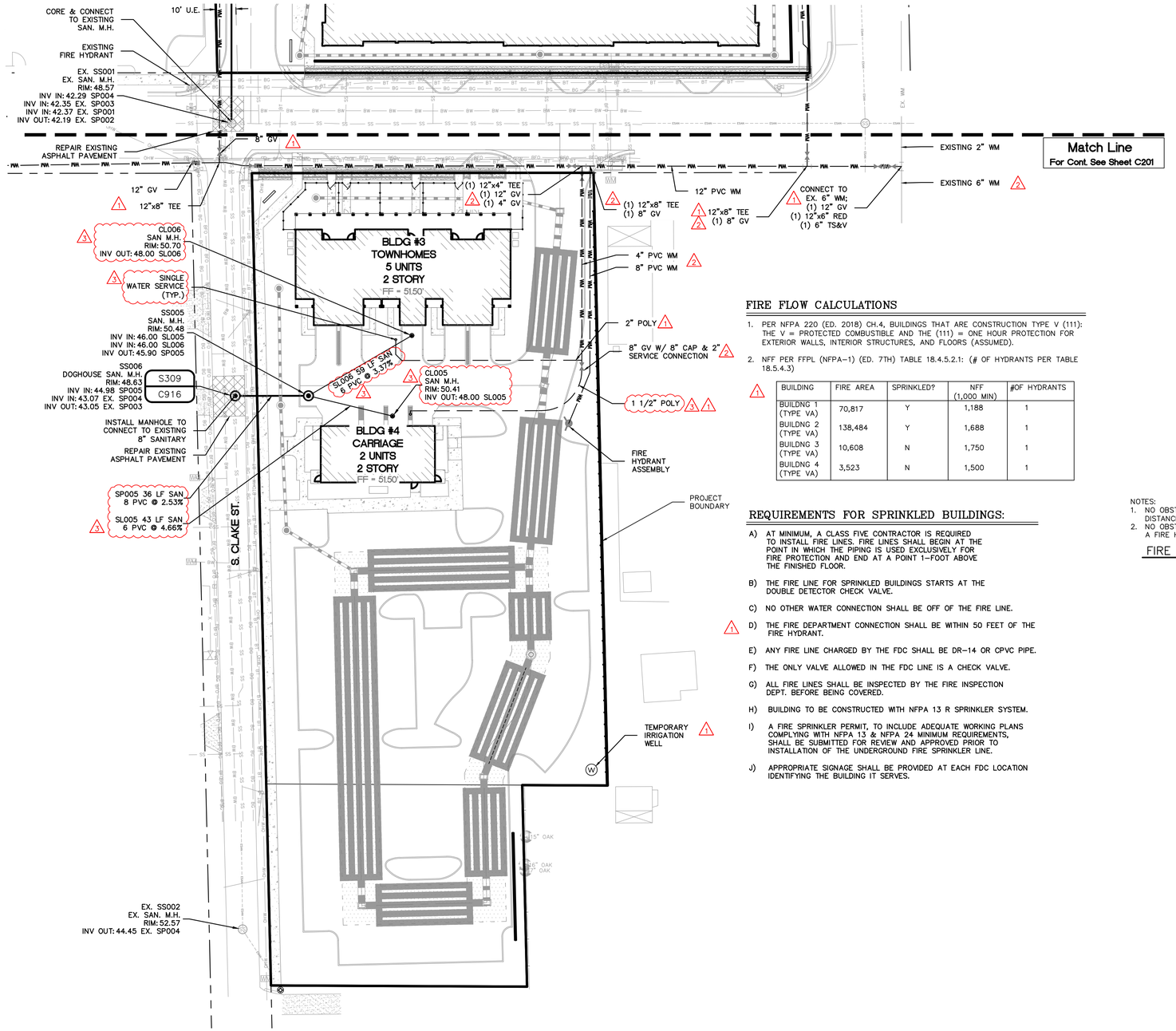

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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TYPICAL UTILITY LEGEND	
	DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	DOUBLE SANITARY SERVICE
	SINGLE SANITARY SERVICE
	DOUBLE WM SERVICE
	SINGLE WM SERVICE
	DOUBLE RWM SERVICE
	SINGLE RWM SERVICE
	GATE VALVE
	WM OR RWM CROSS
	WM OR RWM TEE
	BLOW-OFF AND VALVE

FIRE FLOW CALCULATIONS

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

BUILDING	FIRE AREA	SPRINKLED?	NFF (1,000 MIN)	#OF HYDRANTS
BUILDNG 1 (TYPE VA)	70,817	Y	1,188	1
BUILDNG 2 (TYPE VA)	138,484	Y	1,688	1
BUILDNG 3 (TYPE VA)	10,608	N	1,750	1
BUILDNG 4 (TYPE VA)	3,523	N	1,500	1

REQUIREMENTS FOR SPRINKLED BUILDINGS:

A) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.

B) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.

C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.

D) THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 50 FEET OF THE FIRE HYDRANT.

E) ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 OR CPVC PIPE.

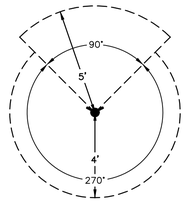
F) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.

G) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.

H) BUILDING TO BE CONSTRUCTED WITH NFPA 13 R SPRINKLER SYSTEM.

I) A FIRE SPRINKLER PERMIT, TO INCLUDE ADEQUATE WORKING PLANS COMPLYING WITH NFPA 13 & NFPA 24 MINIMUM REQUIREMENTS, SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO INSTALLATION OF THE UNDERGROUND FIRE SPRINKLER LINE.

J) APPROPRIATE SIGNAGE SHALL BE PROVIDED AT EACH FDC LOCATION IDENTIFYING THE BUILDING IT SERVES.



NOTES:
1. NO OBSTRUCTIONS SHALL BE PLACED WITHIN A 4' CLEARANCE DISTANCE FROM THE REAR AND SIDES OF A FIRE HYDRANT.
2. NO OBSTRUCTIONS SHALL BE PLACED OR GROWN IN FRONT OF A FIRE HYDRANT.

FIRE HYDRANT CLEARANCE DETAIL

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LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
December 6, 2022
WILLIAM HARRY ZEH No. 81427
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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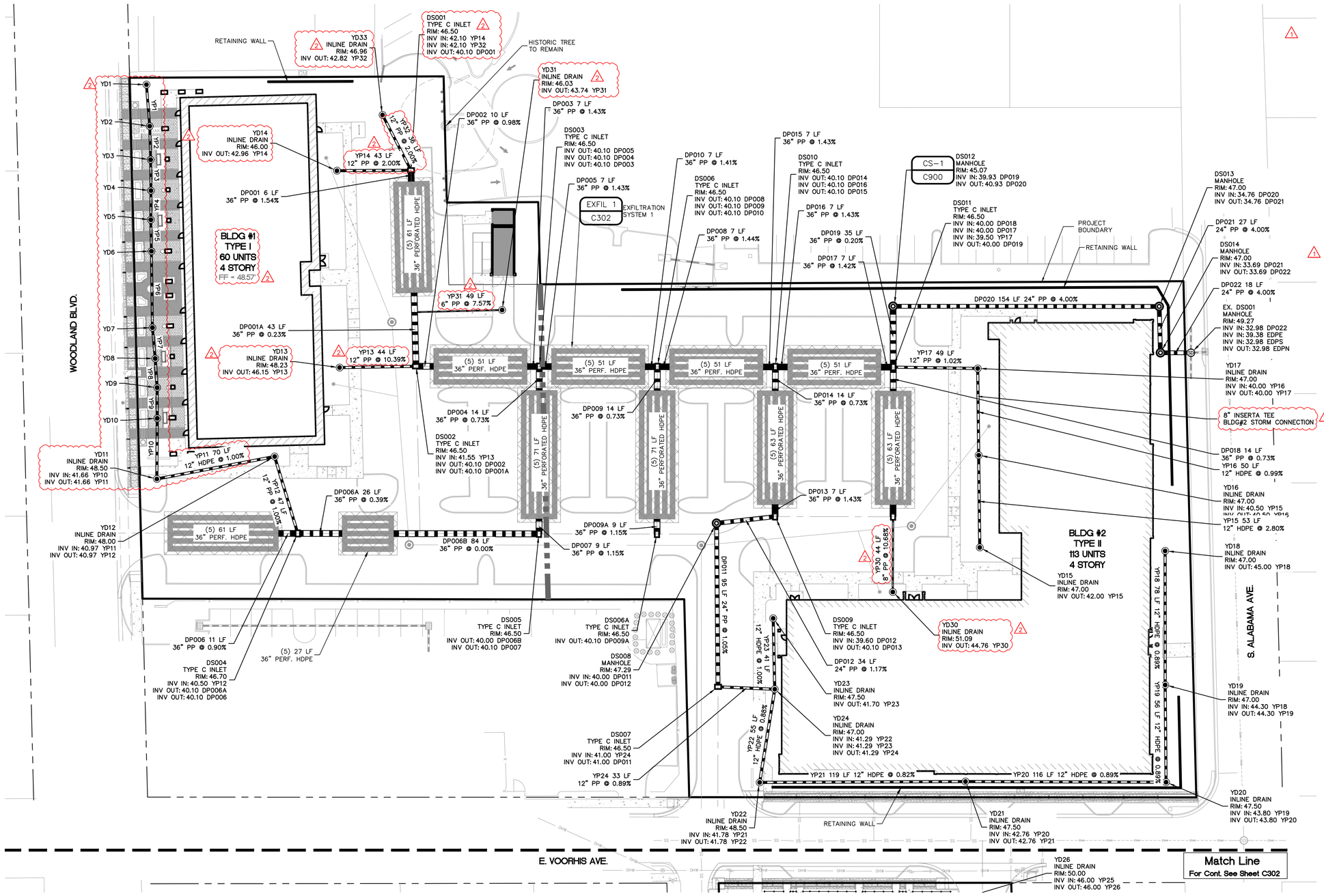

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

LEGEND

EXFILTRATION AREA

NOTES

1. EXISTING PIPE INVERT MUST BE VERIFIED PRIOR TO CONSTRUCTION.
2. ROOF DRAINS MUST CONNECT DIRECTLY TO DRAINAGE SYSTEM. ALL ROOF DRAIN DOWNSPOUT PIPES TO BE SIZED:
   A. 6" HDPE FOR 1 TO 3 MANIFOLD CONNECTIONS
   B. 8" HDPE FOR 4 TO 6 MANIFOLD CONNECTIONS
   C. 12" HDPE FOR 7 OR MORE MANIFOLD CONNECTIONS

YARD DRAIN TABLE

NAME	DETAILS
YD1	RIM = 46.54 INV OUT = 43.95 YP1
YD2	RIM = 48.14 INV IN = 43.71 YP1 INV OUT = 43.71 YP2
YD3	RIM = 48.26 INV IN = 43.51 YP2 INV OUT = 43.51 YP3
YD4	RIM = 48.26 INV IN = 43.33 YP3 INV OUT = 43.33 YP4
YD5	RIM = 48.24 INV IN = 43.16 YP4 INV OUT = 43.16 YP5
YD6	RIM = 48.25 INV IN = 42.98 YP5 INV OUT = 42.98 YP6
YD7	RIM = 48.24 INV IN = 42.54 YP6 INV OUT = 42.54 YP7
YD8	RIM = 48.24 INV IN = 42.36 YP7 INV OUT = 42.36 YP8
YD9	RIM = 48.27 INV IN = 42.19 YP8 INV OUT = 42.19 YP9
YD10	RIM = 48.26 INV IN = 42.01 YP9 INV OUT = 42.01 YP10

YARD DRAIN PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
YP1	12"	24.19'	1.00%	HDPE
YP2	12"	19.40'	1.00%	HDPE
YP3	12"	17.93'	1.00%	HDPE
YP4	12"	16.91'	1.00%	HDPE
YP5	12"	18.23'	1.00%	HDPE

YARD DRAIN PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
YP6	12"	44.30'	1.00%	HDPE
YP7	12"	17.99'	1.00%	HDPE
YP8	12"	16.92'	1.00%	HDPE
YP9	12"	17.79'	1.00%	HDPE
YP10	12"	35.15'	1.00%	HDPE

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DRAINAGE PLAN FOR DELAND COMMONS FLORIDA

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WILLIAM HARRY ZEH LICENSE No. 81427
PROFESSIONAL ENGINEER
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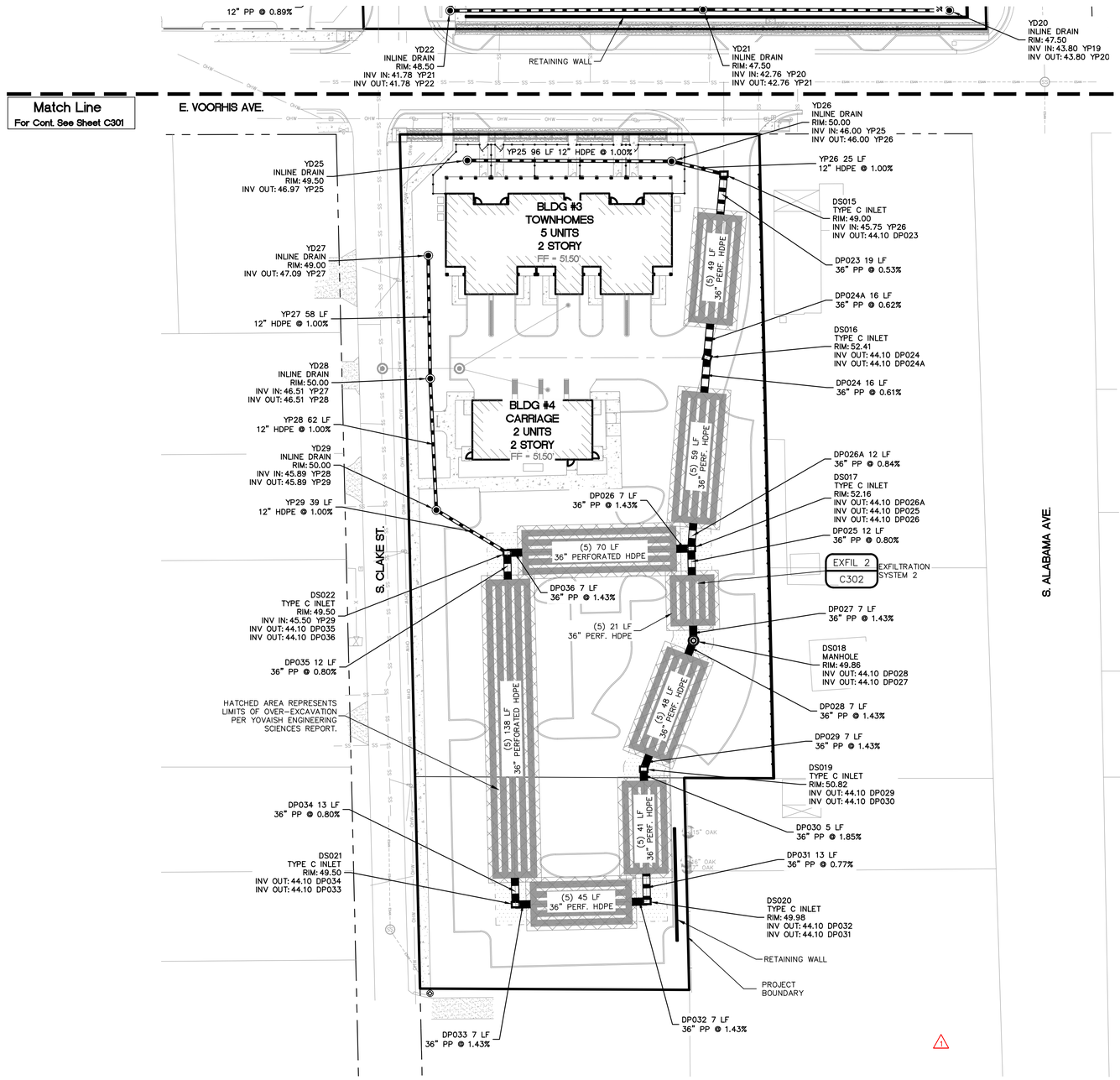

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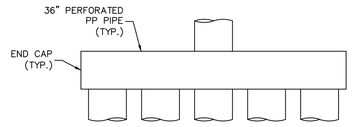
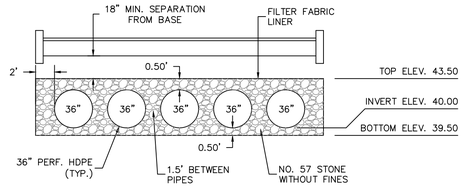
HATCH LEGEND:

EXFILTRATION AREA



ISOLATOR ROW



1 EXFIL 1 — EXFILTRATION SYSTEM 1
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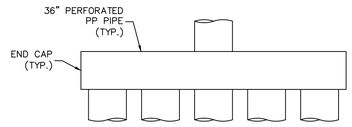
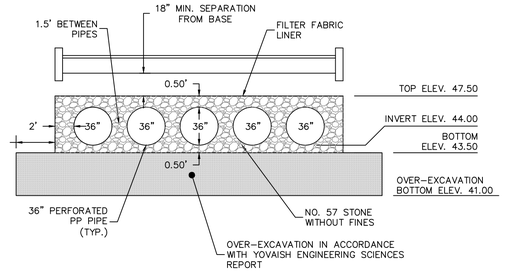


ISOLATOR ROW



1 EXFIL 2 — EXFILTRATION SYSTEM 2
N.T.S.

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

DRAINAGE PLAN
FOR
DELAND COMMONS
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM HENRY ZEH
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	08/02/22	REVISED PER CITY COMMENTS
2		
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C302

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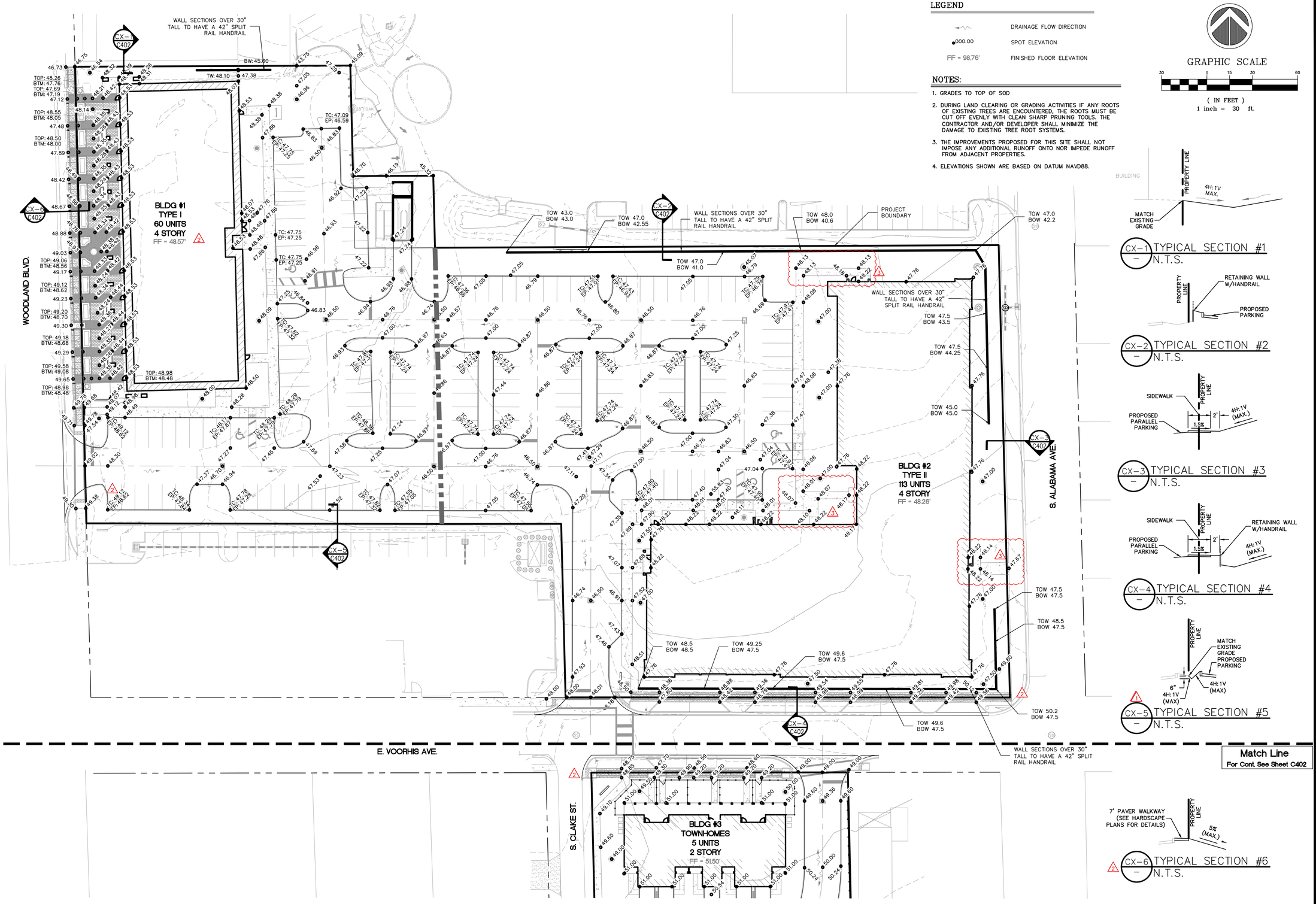

LEGEND

~~→	DRAINAGE FLOW DIRECTION
●000.00	SPOT ELEVATION
FF = 98.76'	FINISHED FLOOR ELEVATION

NOTES:

1. GRADES TO TOP OF SOD
2. DURING LAND CLEARING OR GRADING ACTIVITIES IF ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR AND/OR DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
3. THE IMPROVEMENTS PROPOSED FOR THIS SITE SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
4. ELEVATIONS SHOWN ARE BASED ON DATUM NAVD88.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

CX-1 – TYPICAL SECTION #1 N.T.S.

CX-2 – TYPICAL SECTION #2 N.T.S.

CX-3 – TYPICAL SECTION #3 N.T.S.

CX-4 – TYPICAL SECTION #4 N.T.S.

CX-5 – TYPICAL SECTION #5 N.T.S.

CX-6 – TYPICAL SECTION #6 N.T.S.

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CIVIL ENGINEERS
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Maitland, Florida 32751
(407) 629-8330

GRADING PLAN FOR DELAND COMMONS

FLORIDA

CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER'S WILLIAM HENRY ZEH LICENSE No. 81427 STATE OF FLORIDA PROFESSIONAL ENGINEER

December 6, 2022

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

		DATE	REVISIONS
1	09/19/22		REVISED PER O.C.
2	11/11/22		REVISED PER CITY COMMENTS & O.C. REVIEW
3	12/06/22		REVISED PER CITY COMMENTS
4			
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C401

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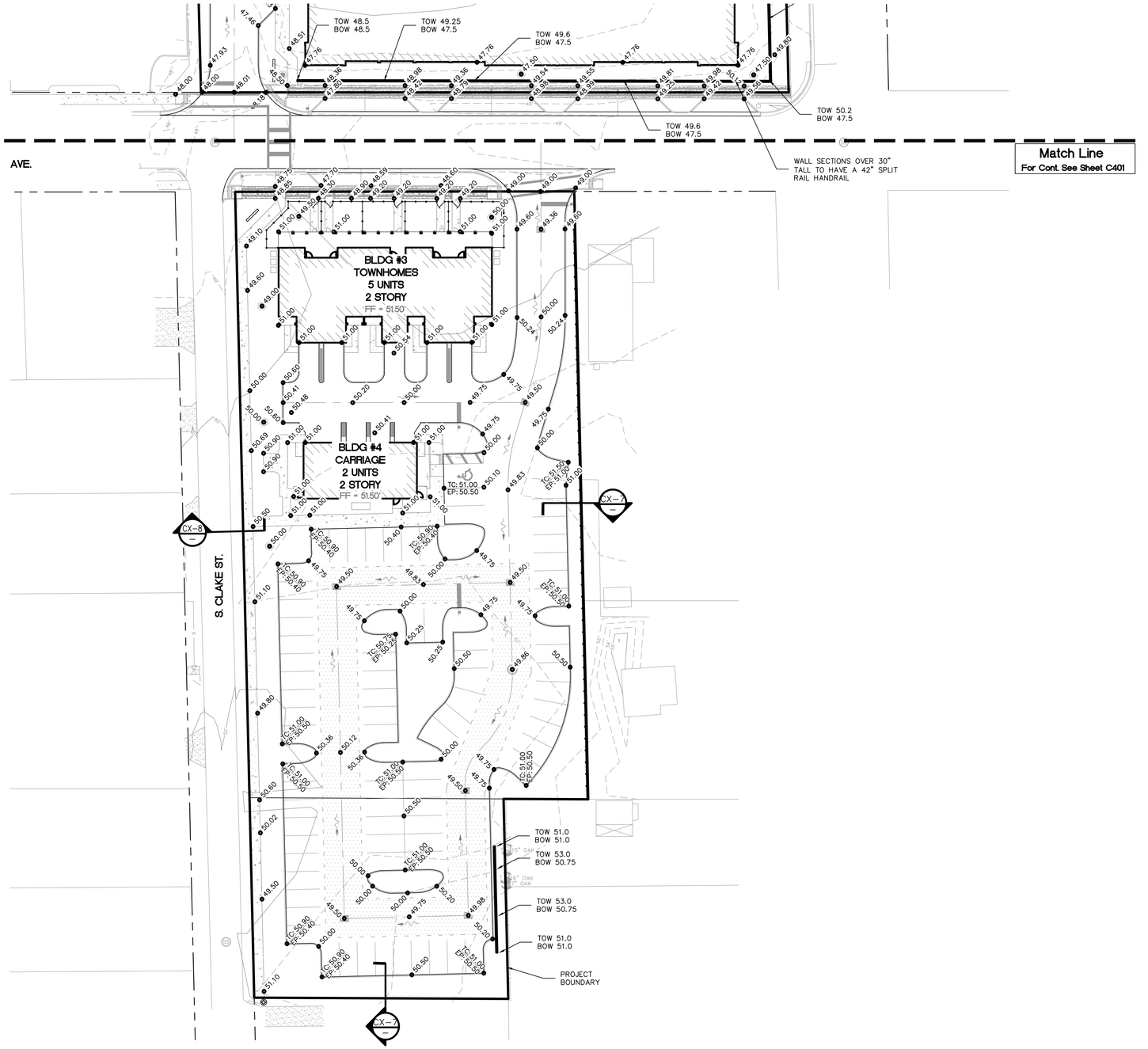


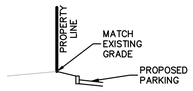
LEGEND

	DRAINAGE FLOW DIRECTION
●000.00	SPOT ELEVATION
FF = 98.76'	FINISHED FLOOR ELEVATION

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



CX-7 / — TYPICAL SECTION #7
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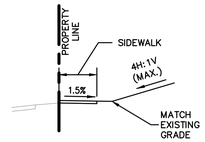

CX-8 / — TYPICAL SECTION #8
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
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GRADING PLAN
FOR
DELAND COMMONS
FLORIDA
CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTOLA AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM HENRY ZEH, P.E. No. 81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C402

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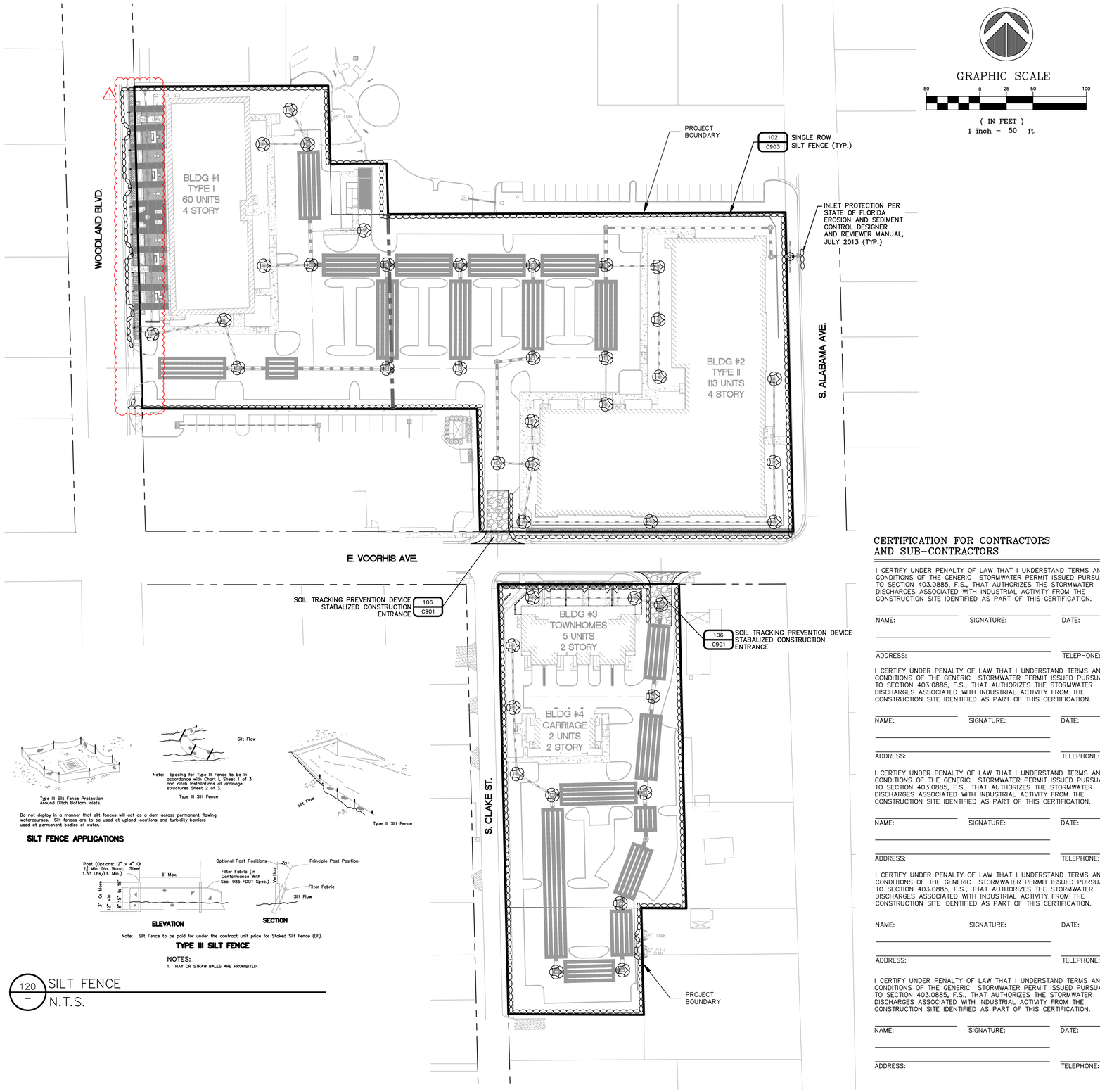

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

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

NAME: SIGNATURE: DATE:

ADDRESS: TELEPHONE:

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

NAME: SIGNATURE: DATE:

ADDRESS: TELEPHONE:

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NAME: SIGNATURE: DATE:

ADDRESS: TELEPHONE:

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NAME: SIGNATURE: DATE:

ADDRESS: TELEPHONE:

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

NAME: SIGNATURE: DATE:

ADDRESS: TELEPHONE:

EROSION CONTROL

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

A. TEMPORARY EROSION CONTROL

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

B. PERMANENT EROSION CONTROL

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

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

STORMWATER POLLUTION PREVENTION NOTES

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

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
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EROSION CONTROL PLAN FOR DELAND COMMONS FLORIDA

CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM H. ZEH 81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	11/11/22	REVISED PER CITY COMMENTS
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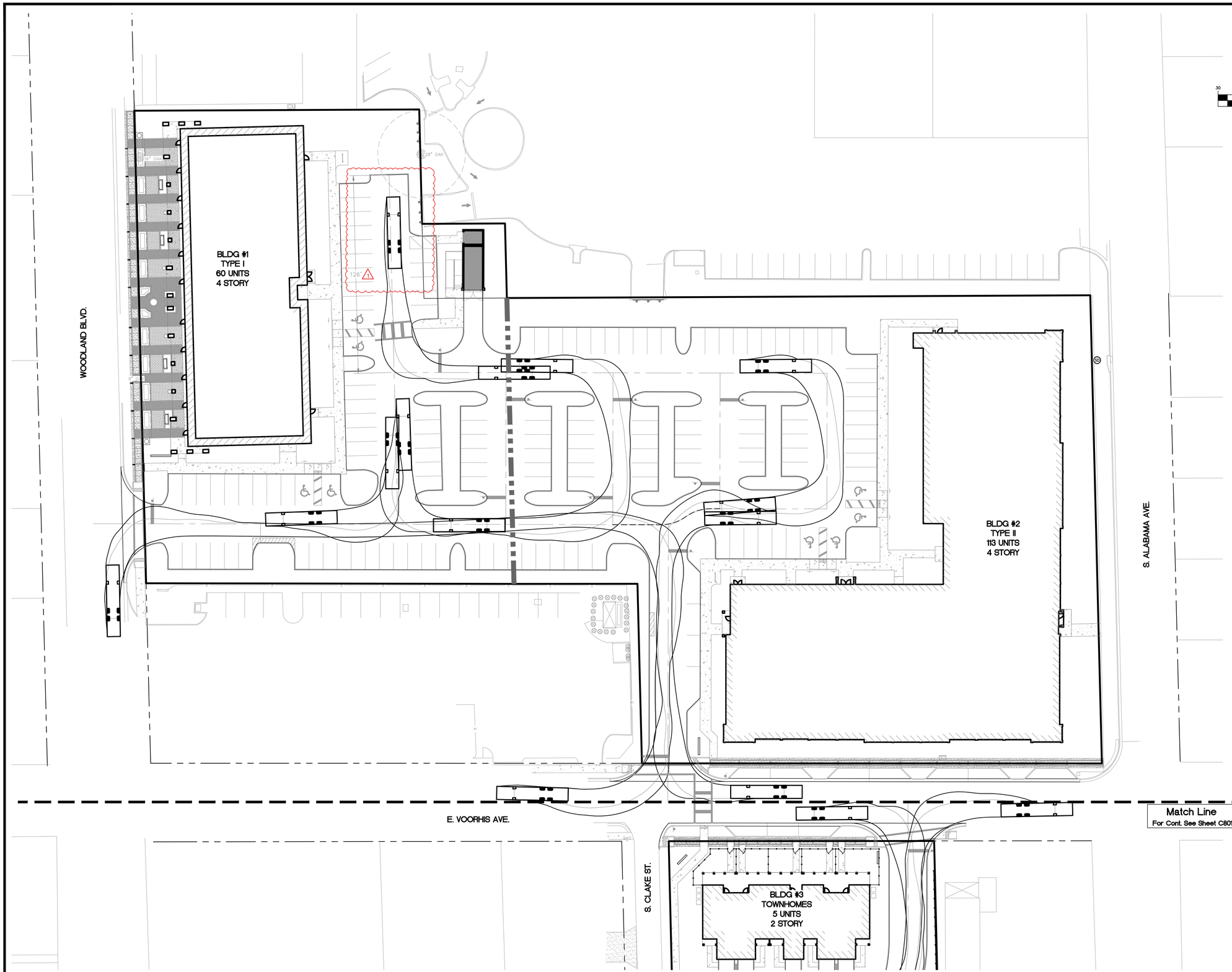
JOB # 18029
DATE: 06/17/2022
SCALE: 1"=50'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C700



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
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VEHICULAR CIRCULATION PLAN

FOR

DELAND COMMONS

FLORIDA

CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM HEATH ZEH
LICENSE No. 81427
STATE OF FLORIDA
WILLIAM HEATH ZEH
PROFESSIONAL ENGINEER
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	11/11/22	REVISED PER CITY COMMENTS
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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C800

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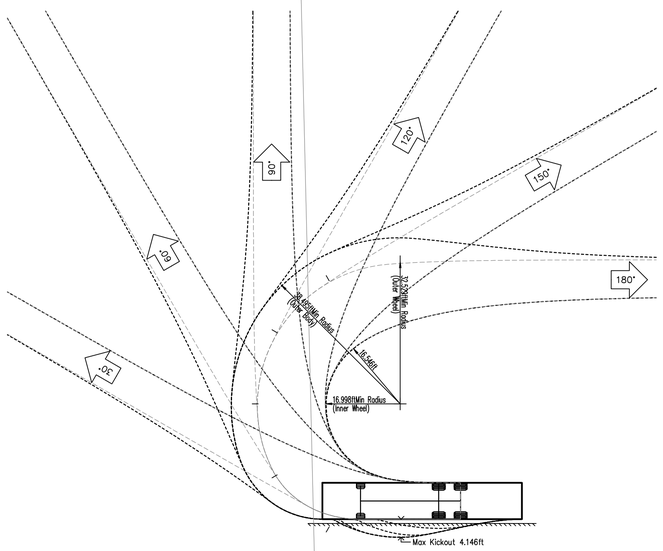
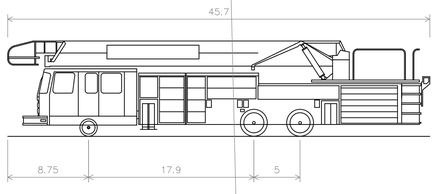
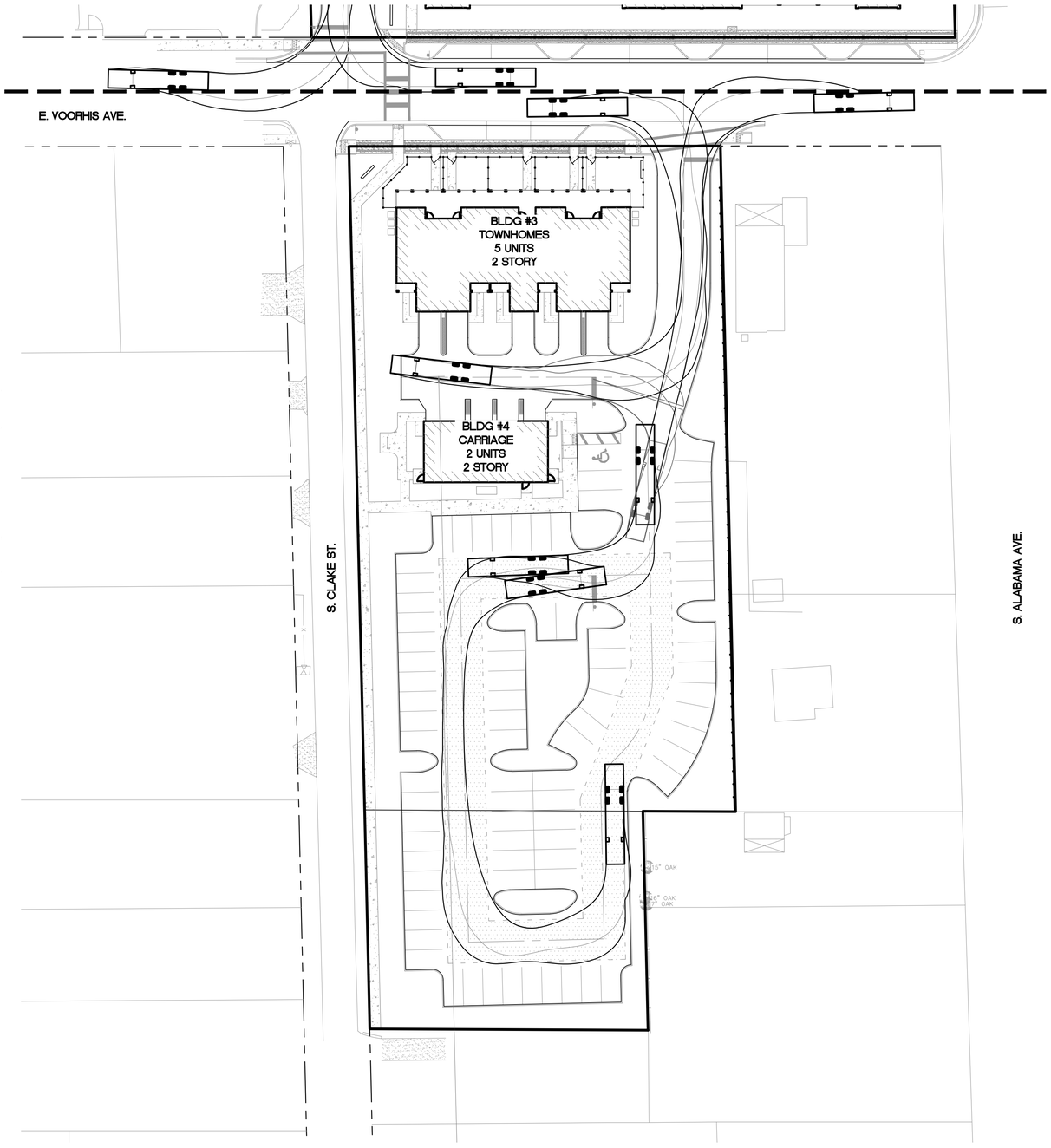


TURNING DIAGRAM

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



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



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VEHICULAR CIRCULATION PLAN

FOR

DELAND COMMONS

FLORIDA

CITY OF DELAND

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200 EAST CHANTDAL AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM HARRY ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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JOB # 18029
DATE: 06/17/2022
SCALE: 1"=30'
DESIGNED BY: PAB
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C801

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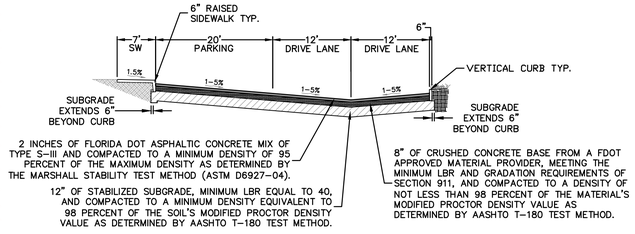
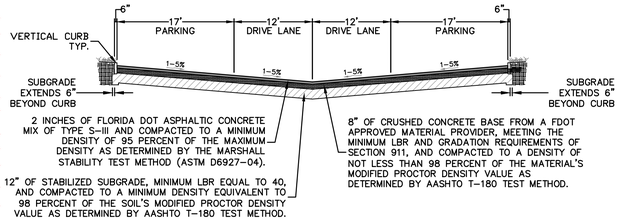
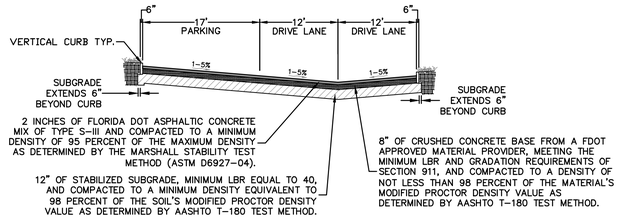


A – TYPICAL DRIVE LANE SECTION
PARKING ONE SIDE W/ SIDEWALK
N.T.S.

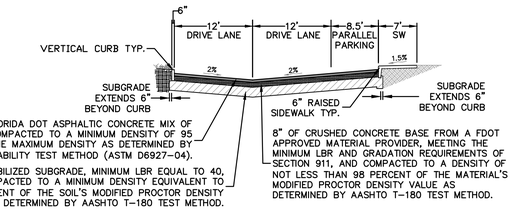


B – TYPICAL DRIVE LANE SECTION
PARKING BOTH SIDES
N.T.S.

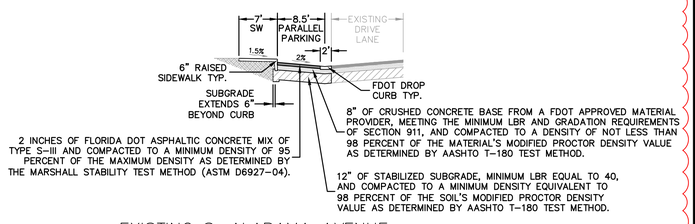


C – TYPICAL DRIVE LANE SECTION
PARKING ONE SIDE
N.T.S.

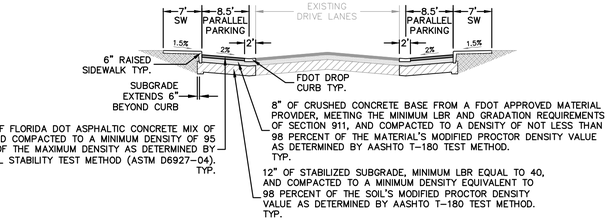
D – TYPICAL DRIVE LANE SECTION
PARKING BOTH SIDES WITH SIDEWALK
N.T.S.



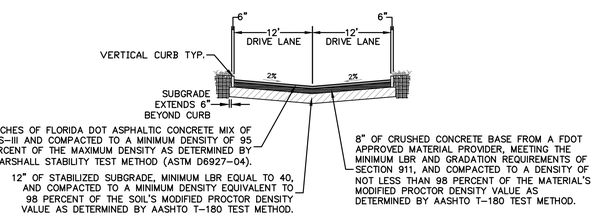
E – TYPICAL DRIVE LANE SECTION
PARALLEL PARKING ONE SIDE W/ SIDEWALK
N.T.S.



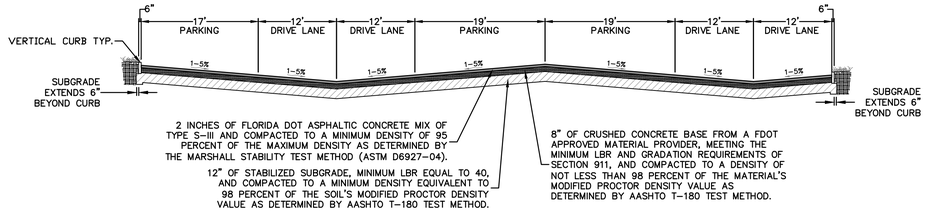
F – EXISTING S. ALABAMA AVENUE
PROPOSED PARALLEL PARKING ONE SIDE W/ SIDEWALK
N.T.S.



G – EXISTING E. VOORHIS AVENUE
PROPOSED PARALLEL PARKING BOTH SIDES W/ SIDEWALKS
N.T.S.



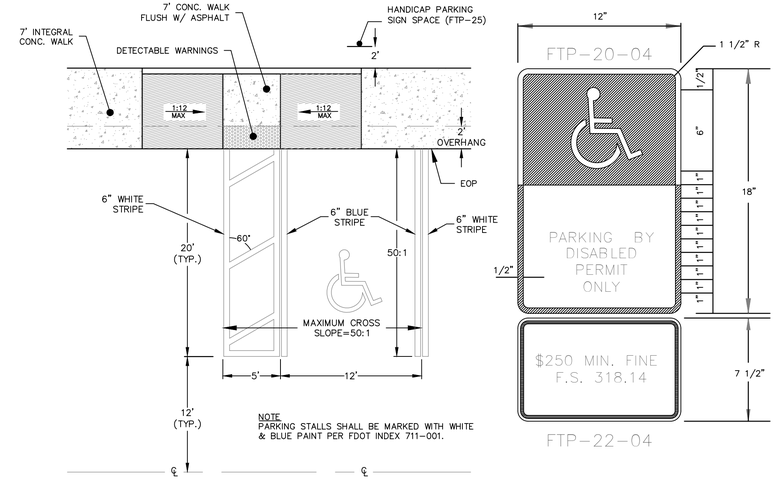
H – TYPICAL DRIVE LANE SECTION
N.T.S.



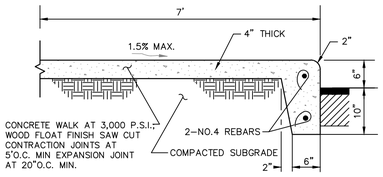
I – TYPICAL PASSENGER CAR PARKING SECTION
PARKING BOTH SIDES WITH HEAD TO HEAD
N.T.S.

LIMEROCK BASE ALTERNATIVE

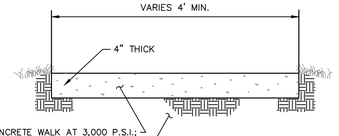
12" OF STABALIZED SUBGRADE WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 PSI, OR A MINIMUM FLORIDA BEARING VALUE OF 75 PSI, COMPACTED TO A MIN. DENSITY EQUIVALENT TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 TEST METHOD. TO BE PLACED IN MAXIMUM 12" LIFTS.



818 – HANDICAP RAMP AND PARKING STALL DETAIL
N.T.S.

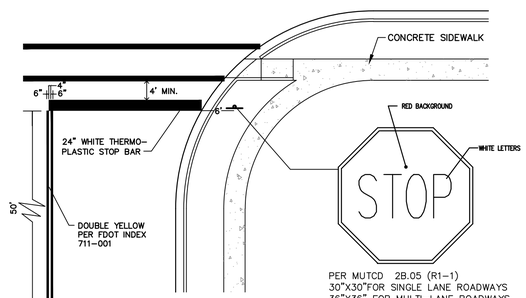


904 – CONC WALK & CURB
N.T.S.

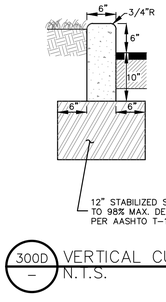


NOTE:
RAMPS RUNS SHALL HAVE A TACTILE SURFACE. RAMP LANDINGS ADJOINING VEHICULAR WAYS SHALL HAVE A TACTILE SURFACE 36" WIDE BORDERING THE VEHICULAR WAY. TACTILE SURFACES SHALL BE CONSTRUCTED PER FDOT INDEX 522-002.

907 – CONCRETE WALK
N.T.S.



212 – STOP SIGN AND BAR DETAIL
N.T.S.



300D – VERTICAL CURB
N.T.S.

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

CONSTRUCTION DETAILS
FOR
DELAND COMMONS
CITY OF DELAND
FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CHANTILA AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. (BARRY) ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM H. ZEH
Digitally signed by William H. Zeh
Date: 2022.12.06 13:16:27 -05'00'
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	08/02/22	REVISED PER CITY COMMENTS
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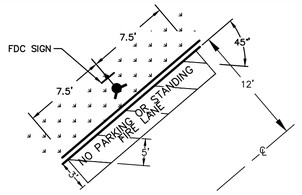
JOB # 18029
DATE: 06/17/2022
SCALE: AS SHOWN
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C900



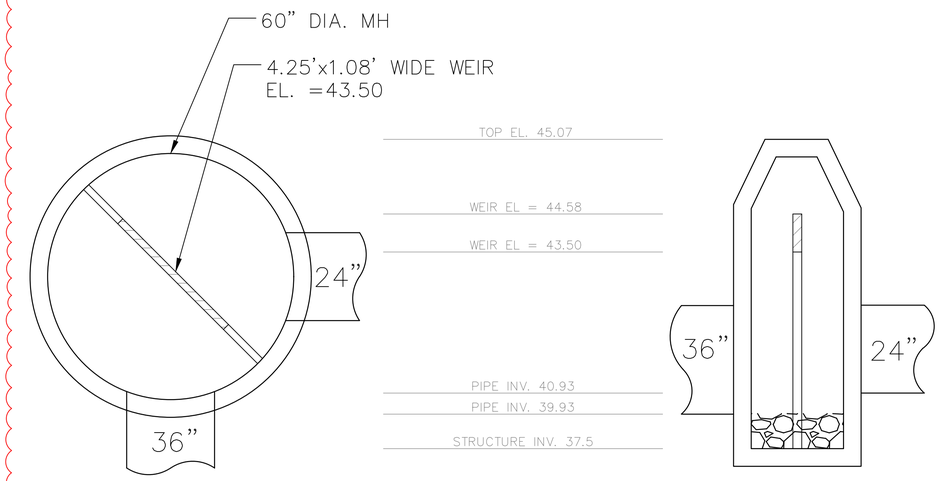
924 — FIRE LANE STRIPPING SIGN
N.T.S.



FIRE LANE STRIPING TO MEET THE FOLLOWING DESIGN CTITERIA

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

923 — FIRE LANE STRIPING
N.T.S.



TOP VIEW

SIDE SECTION

⚠1 CS1 — CONTROL STRUCTURE
N.T.S.

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

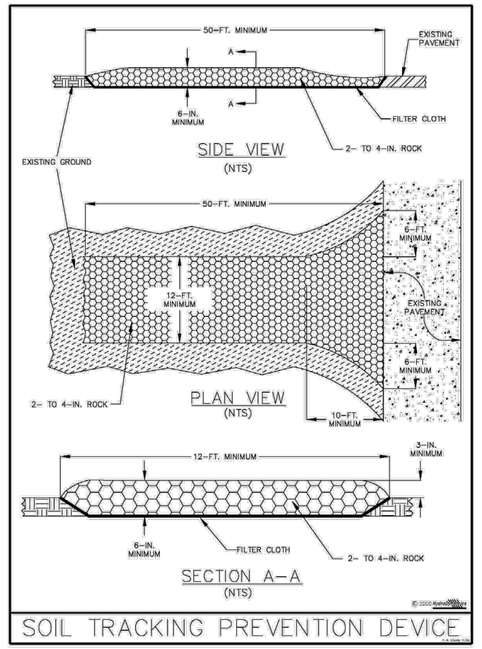
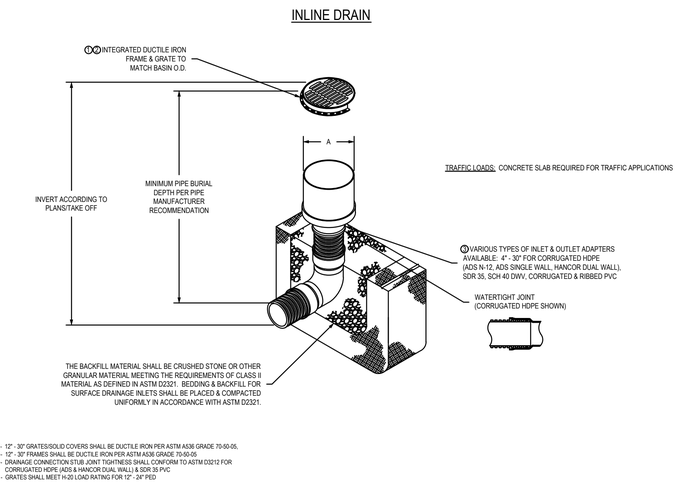


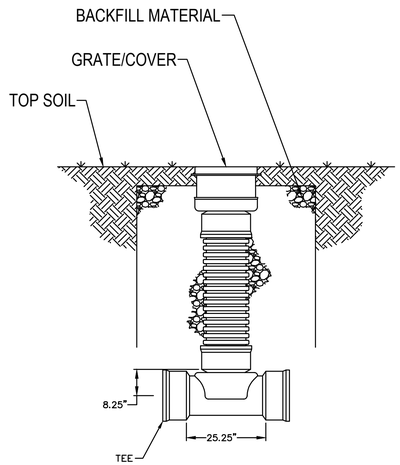
Figure V-19: Illustration of a Soil Tracking Prevention Device

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



TRAFFIC LOADS: CONCRETE SLAB REQUIRED FOR TRAFFIC APPLICATIONS

① 12" - 30" GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
② 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
4 - GRATES SHALL MEET H-20 LOAD RATING FOR 12" - 24" PED

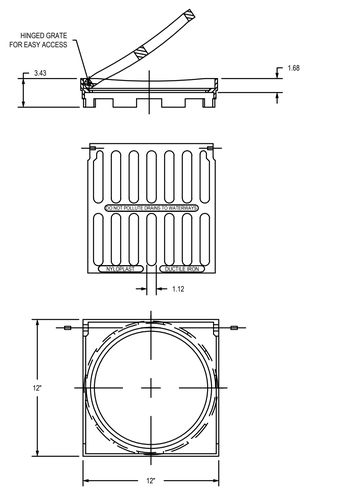


NOTE:
1. FLAT GRATE FOR PAVED AREAS ONLY, DOME GRATE TO BE USED FOR ALL OTHER APPLICATIONS.

985 — YARD DRAIN DETAIL
N.T.S.

FLAT GRATE

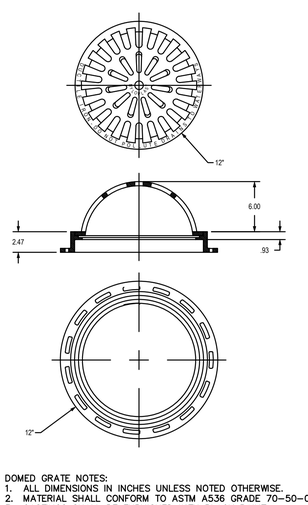
APPROX. DRAIN AREA = 92.70 SQ IN
APPROX. WEIGHT WITH FRAME = 59.62 LBS



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

DOMED GRATE

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



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

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

CONSTRUCTION DETAILS
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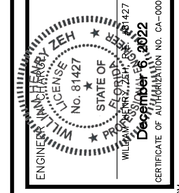

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO	DATE	REVISIONS
1	08/02/22	REVISED PER CITY COMMENTS
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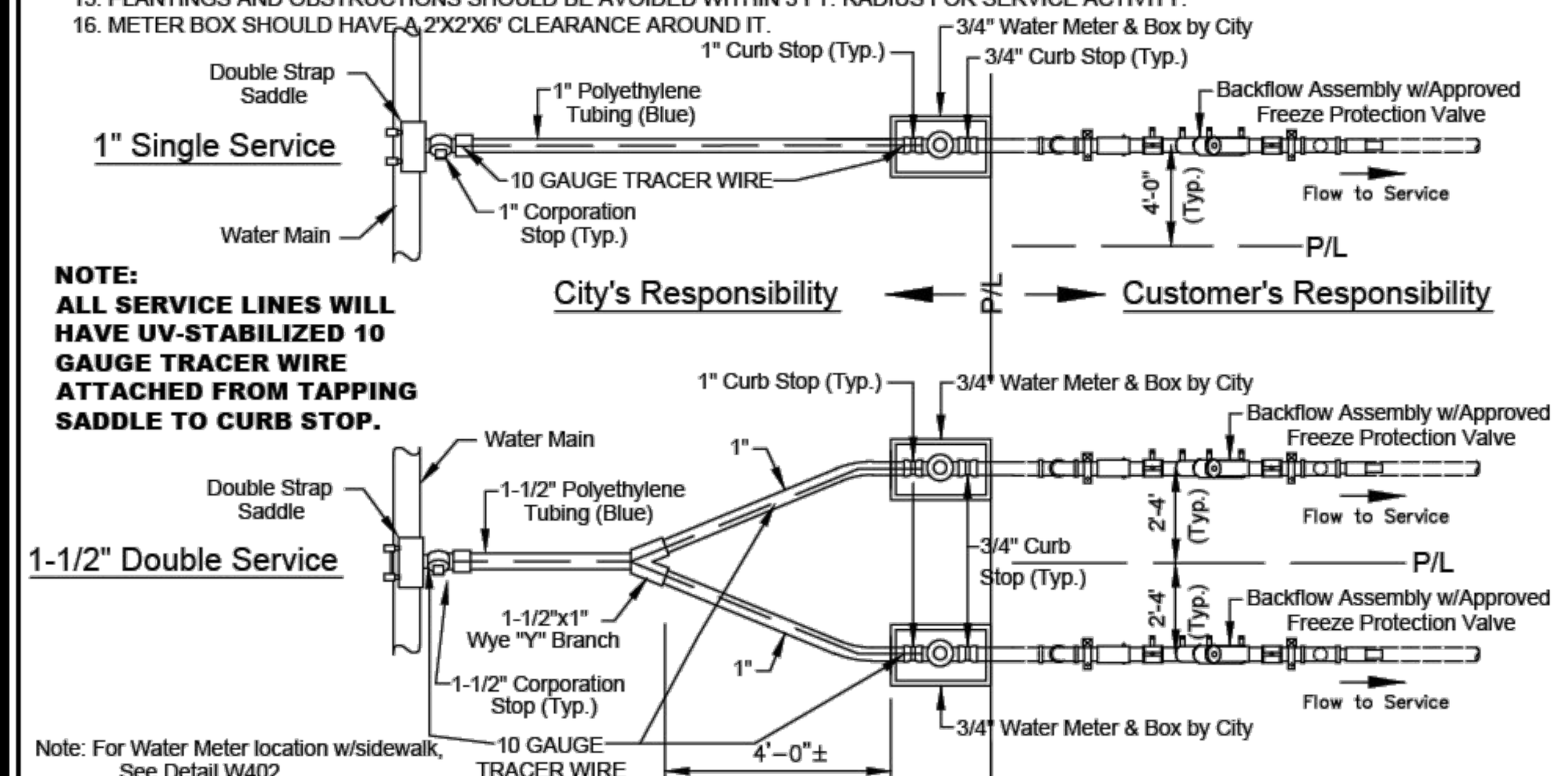
JOB # 18029
DATE: 06/17/2022
SCALE: AS SHOWN
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C901

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
15. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
16. METER BOX SHOULD HAVE A 2'X2'X6' CLEARANCE AROUND IT.



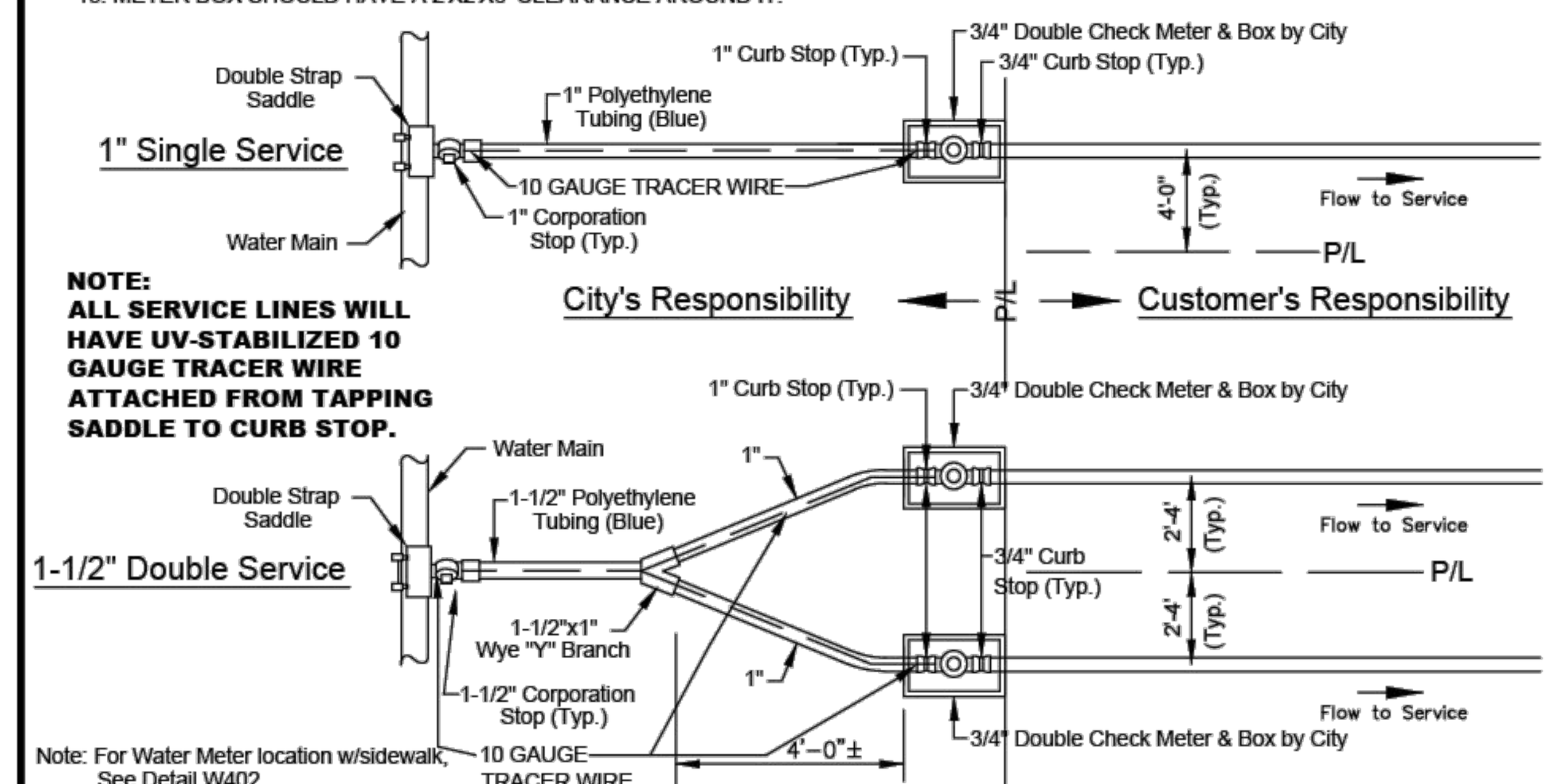
NOTE:
ALL SERVICE LINES WILL HAVE UV-STABILIZED 10 GAUGE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

Note: For Water Meter location w/sidewalk, See Detail W402

DATE: 11/05/2021 **WATER MAIN SERVICE CONNECTION (BACKFLOW)** **W401**

City of DeLand - Standard Details

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
12. ALL BRASS FITTINGS SHALL BE LEAD FREE.
13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
14. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
15. METER BOX SHOULD HAVE A 2'X2'X6' CLEARANCE AROUND IT.



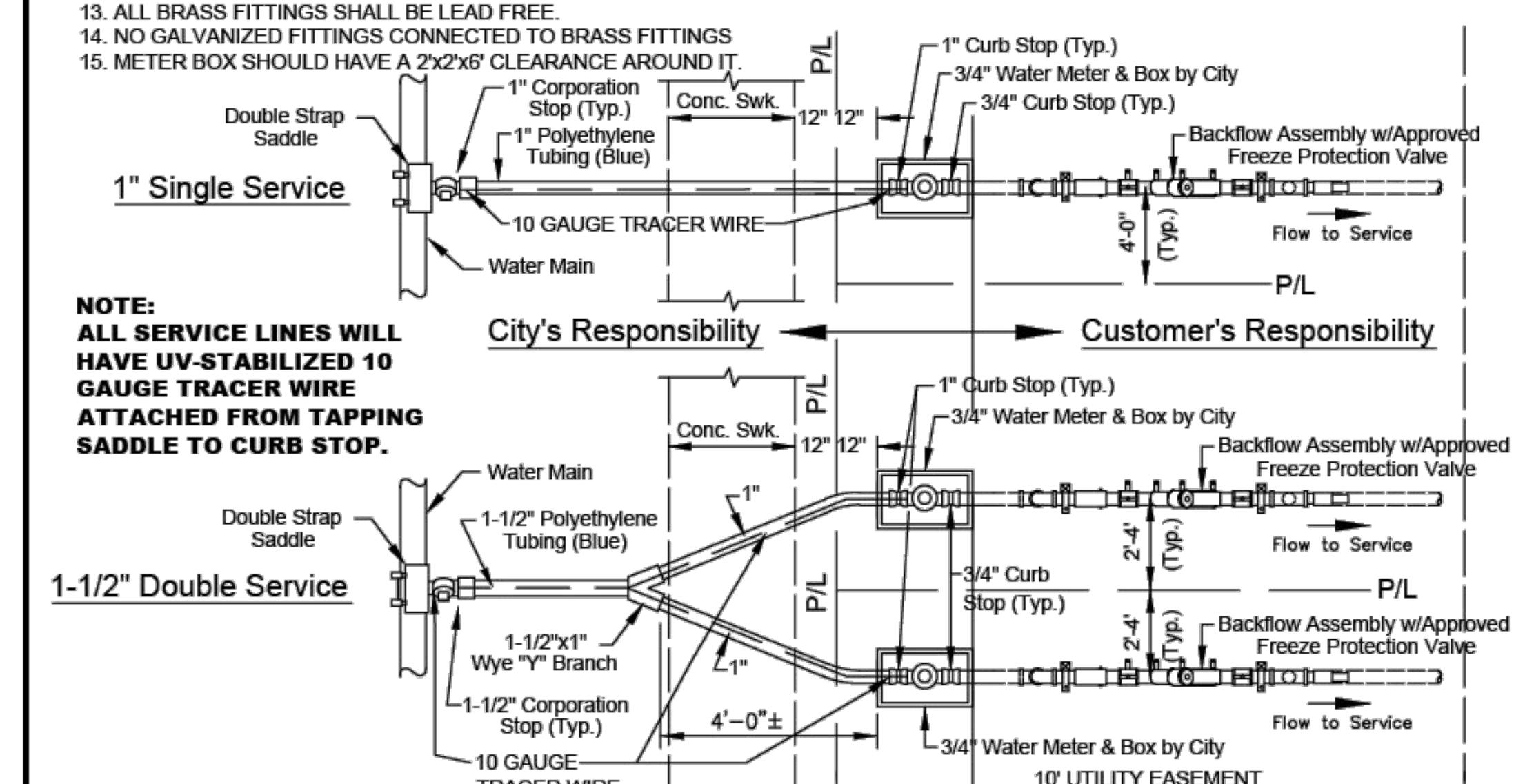
NOTE:
ALL SERVICE LINES WILL HAVE UV-STABILIZED 10 GAUGE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

Note: For Water Meter location w/sidewalk, See Detail W402

DATE: 11/05/2021 **WATER MAIN SERVICE CONNECTION (DOUBLE CHECK METER)** **W401A**

City of DeLand - Standard Details

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
15. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.

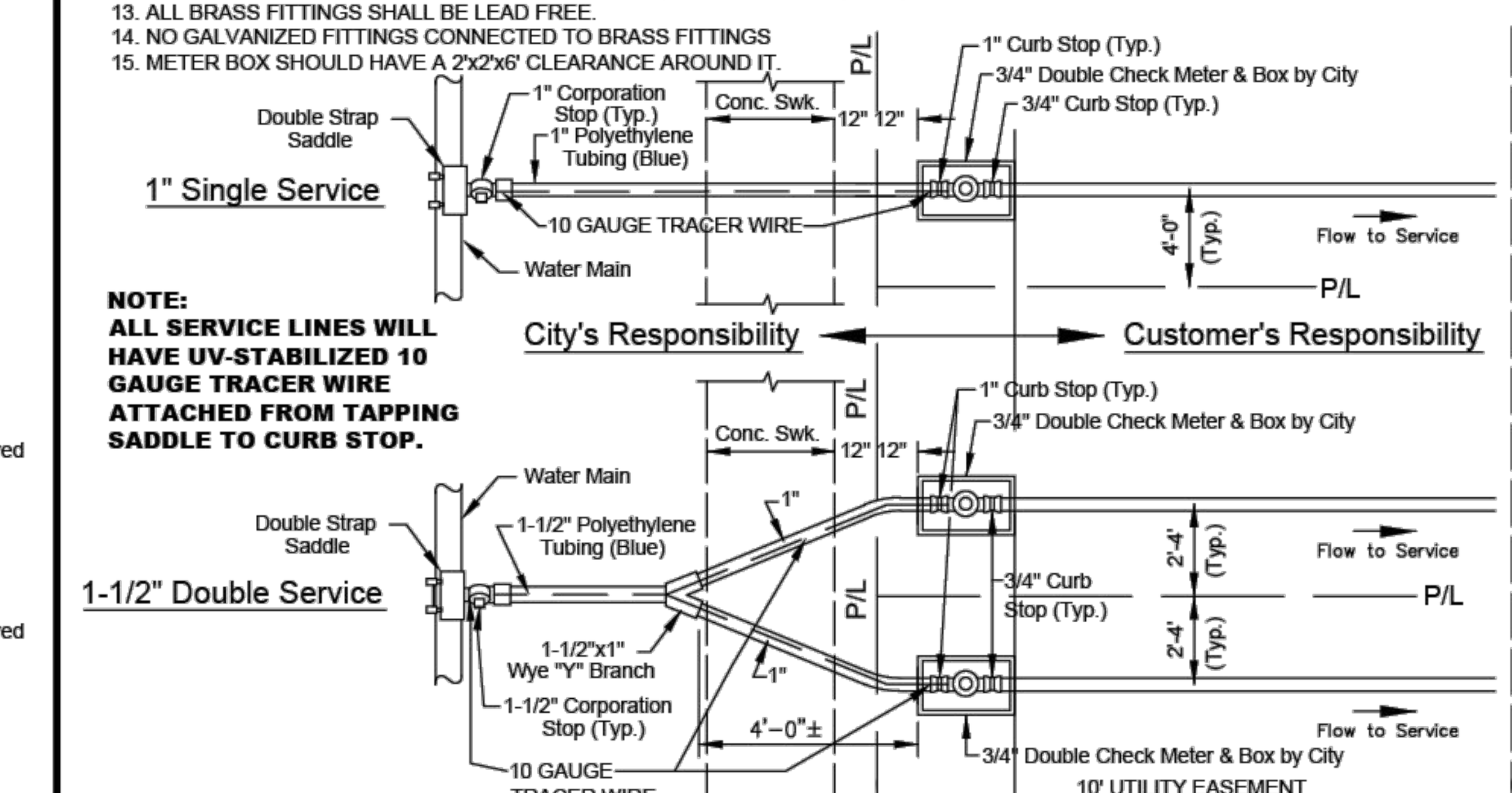


NOTE:
ALL SERVICE LINES WILL HAVE UV-STABILIZED 10 GAUGE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 11/05/2021 **WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW)** **W402**

City of DeLand - Standard Details

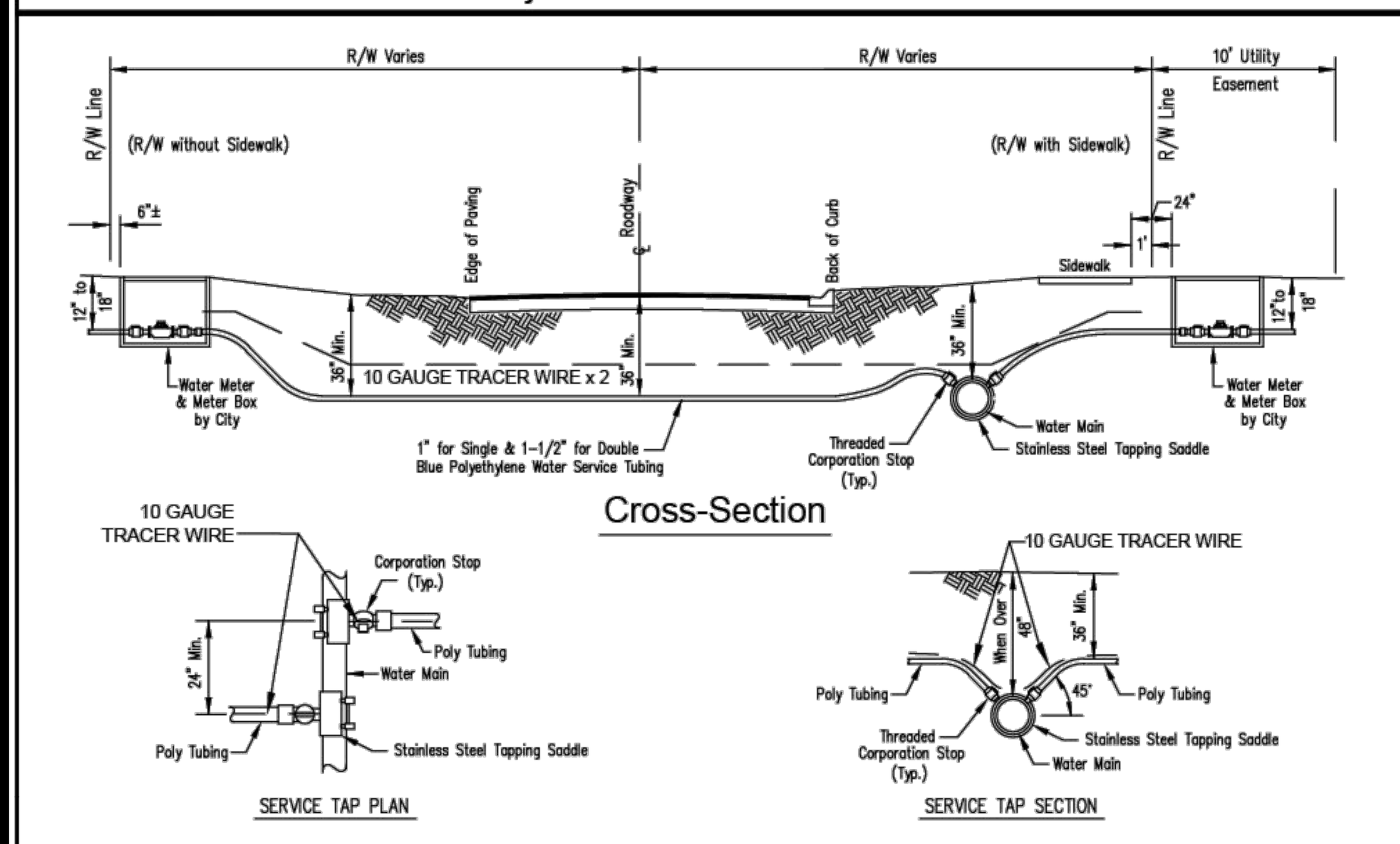
NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
15. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.



NOTE:
ALL SERVICE LINES WILL HAVE UV-STABILIZED 10 GAUGE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 11/05/2021 **WATER MAIN SERVICE CONN. WITH SIDEWALK (DBL. CHECK METER)** **W402A**

City of DeLand - Standard Details

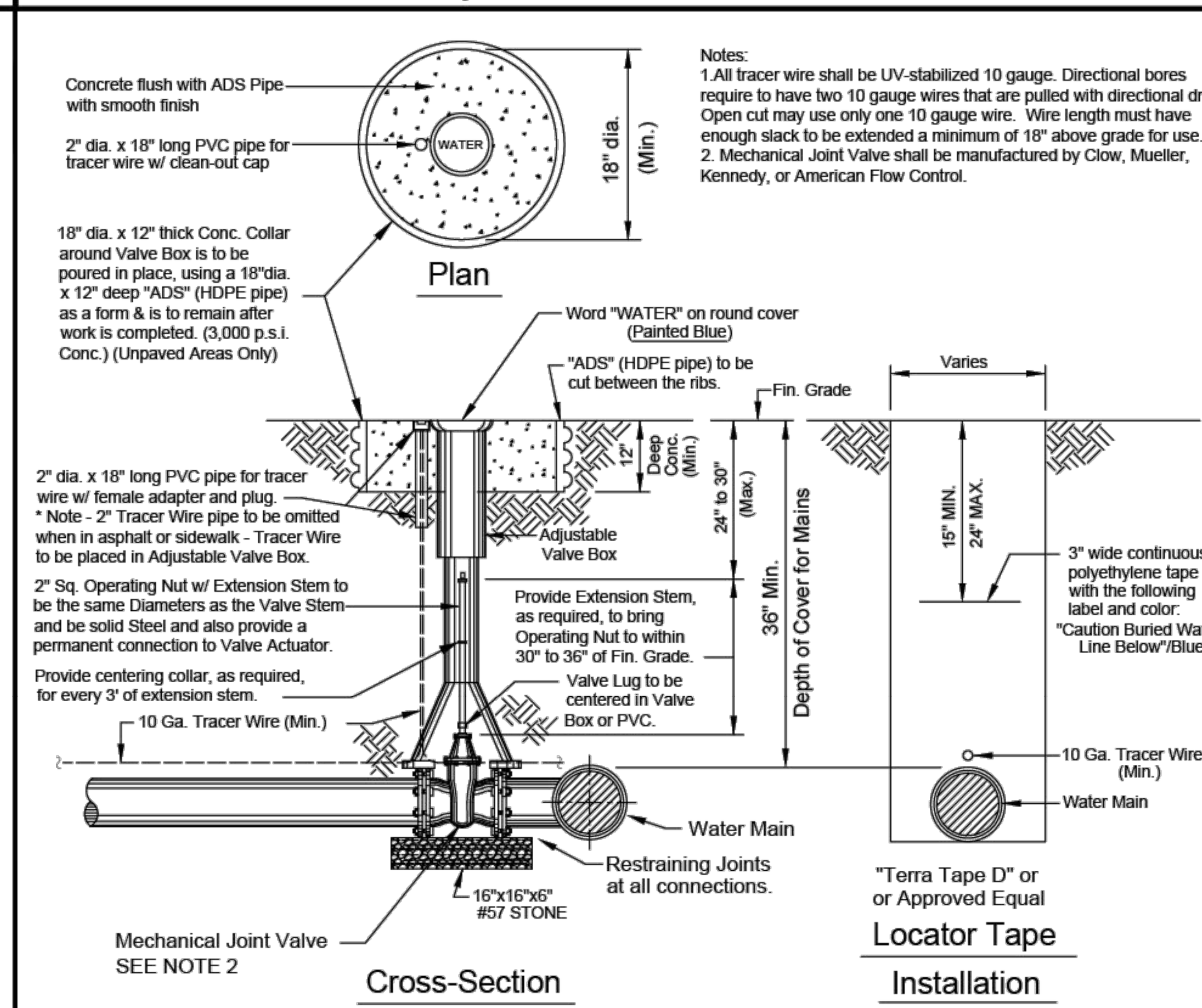


NOTES:
1. SINGLE WATER SERVICE SHALL BE, 1" POLYETHYLENE TUBING (BLUE).
2. DOUBLE WATER SERVICE SHALL BE, 1-1/2" POLYETHYLENE TUBING (BLUE).
3. WATER MAINS TO BE MIN. 36" BELOW GRADE and APPROX. 4' BACK OF CURB.
4. CURB STOP TO BE LOCATED APPROX. 2 FOOT BACK OF RIGHT-OF-WAY AND MUST HAVE LOCK WING.
5. SERVICE LINE TO BE MIN. 36" BELOW GRADE IN RIGHT-OF-WAY.
6. ALL 3/4", 1", 1-1/2" & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
7. ALL TRACER WIRE SHALL BE (BLUE) UV-STABILIZED 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
8. ALL SERVICE TAPS TO MEET AWWA STANDARD 45° FROM HORIZONTAL UNLESS PRIOR AUTHORIZATION RECEIVED FROM CITY.
9. ALL SERVICE LINES WILL HAVE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 11/05/2021 **WATER MAIN SERVICE LINES** **W403**

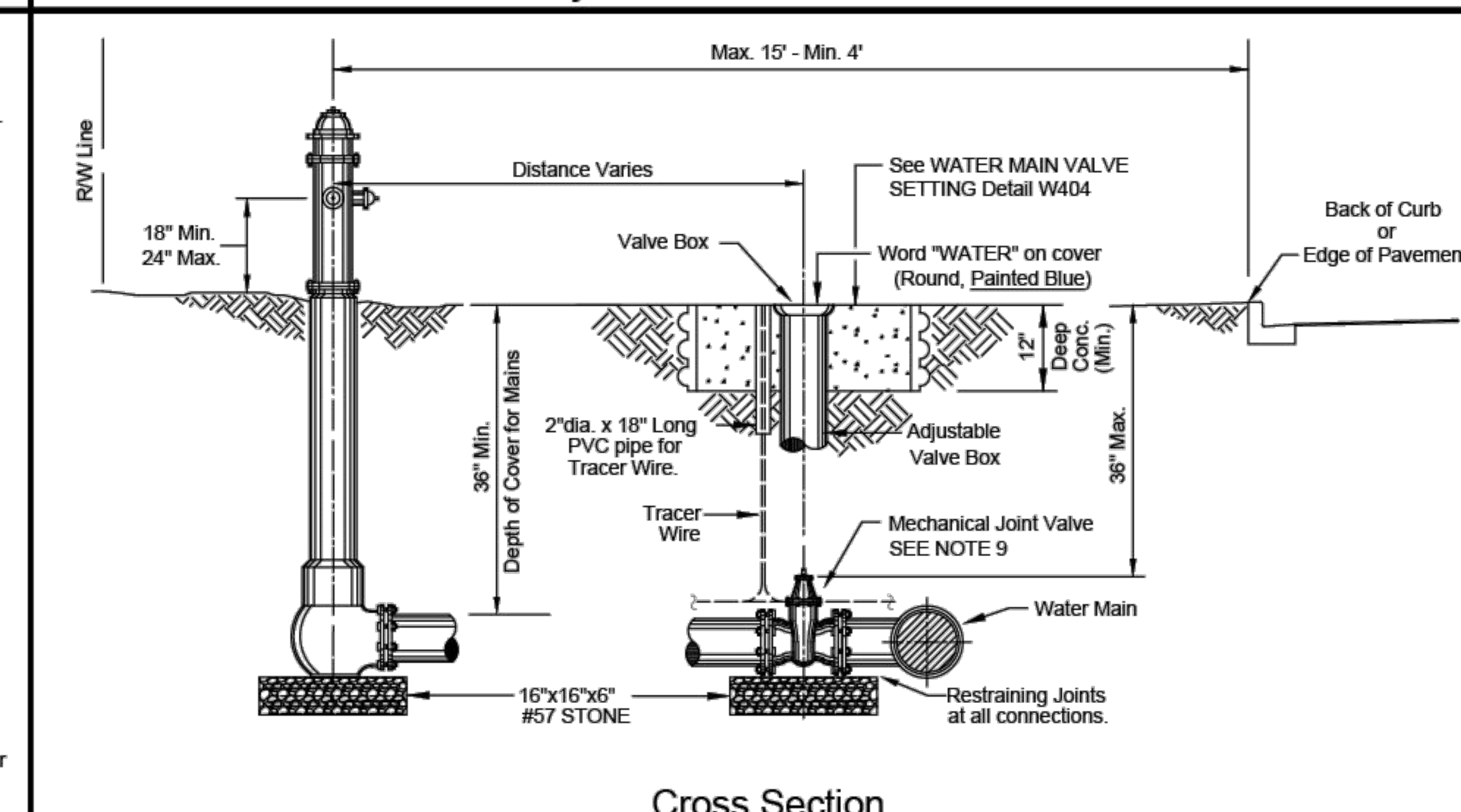
City of DeLand - Standard Details

Notes:
1.All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire. Wire length must have enough slack to be extended a minimum of 18" above grade for use.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.



DATE: 11/05/2021 **WATER MAIN VALVE SETTING** **W404**

City of Deland - Standard Details



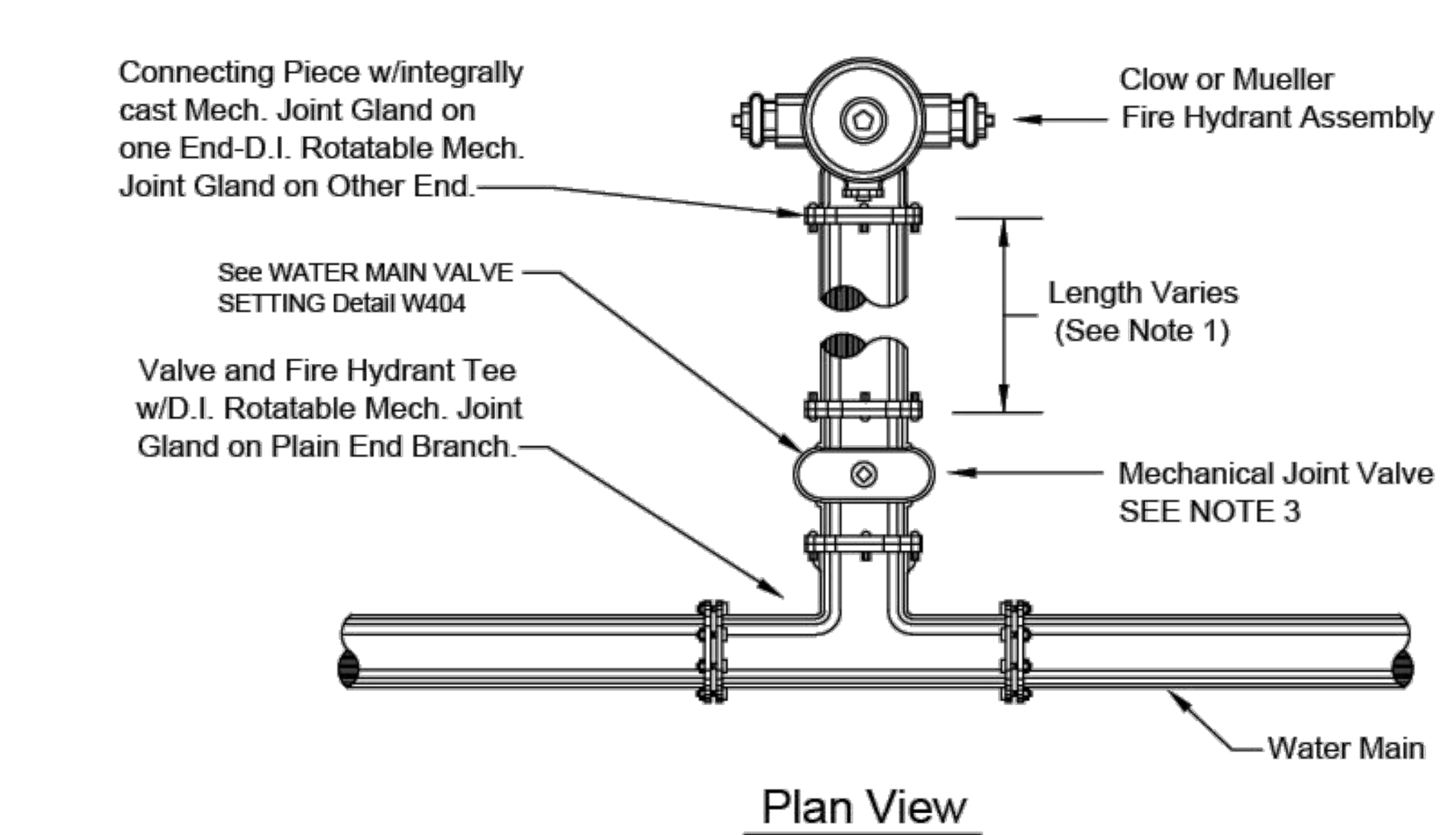
NOTES:
1. Steamer Connection to Face Street.
2. All Fire Hydrants to have 5 1/4" Valve Seat.
3. Fire Hydrants Shall be Placed at Street Corners or in the R.O.W. Adjacent to Side Lot Lines Whenever Possible.
4. See Detail W406 for Typical Connections & Fittings.
5. Fire Hydrants Shall be Painted City Safety Yellow w/Richards Paint No. 1009, Rust Shield Polyurethane.
6. Remove Chains from Cap.
7. Min. 3 ft. Clearance Should be Maintained Around Fire Hydrant for Emergency Operation Purposes.
8. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.
9. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

ONLY APPROVED CITY FIRE HYDRANTS
- Mueller Super Centurion 200
- Clow Medallion

See W406 for Plan View

DATE: 11/05/2021 **FIRE HYDRANT SETTING SECTION** **W405**

City of DeLand -Standard Details



NOTES:
1. On Fire Hydrants Requiring Runout Last Two Joints Must Be Restrained Per Detail W409.
2. Fire Hydrants Should Have a 2'x2'x6' Clearance Around it.
3. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

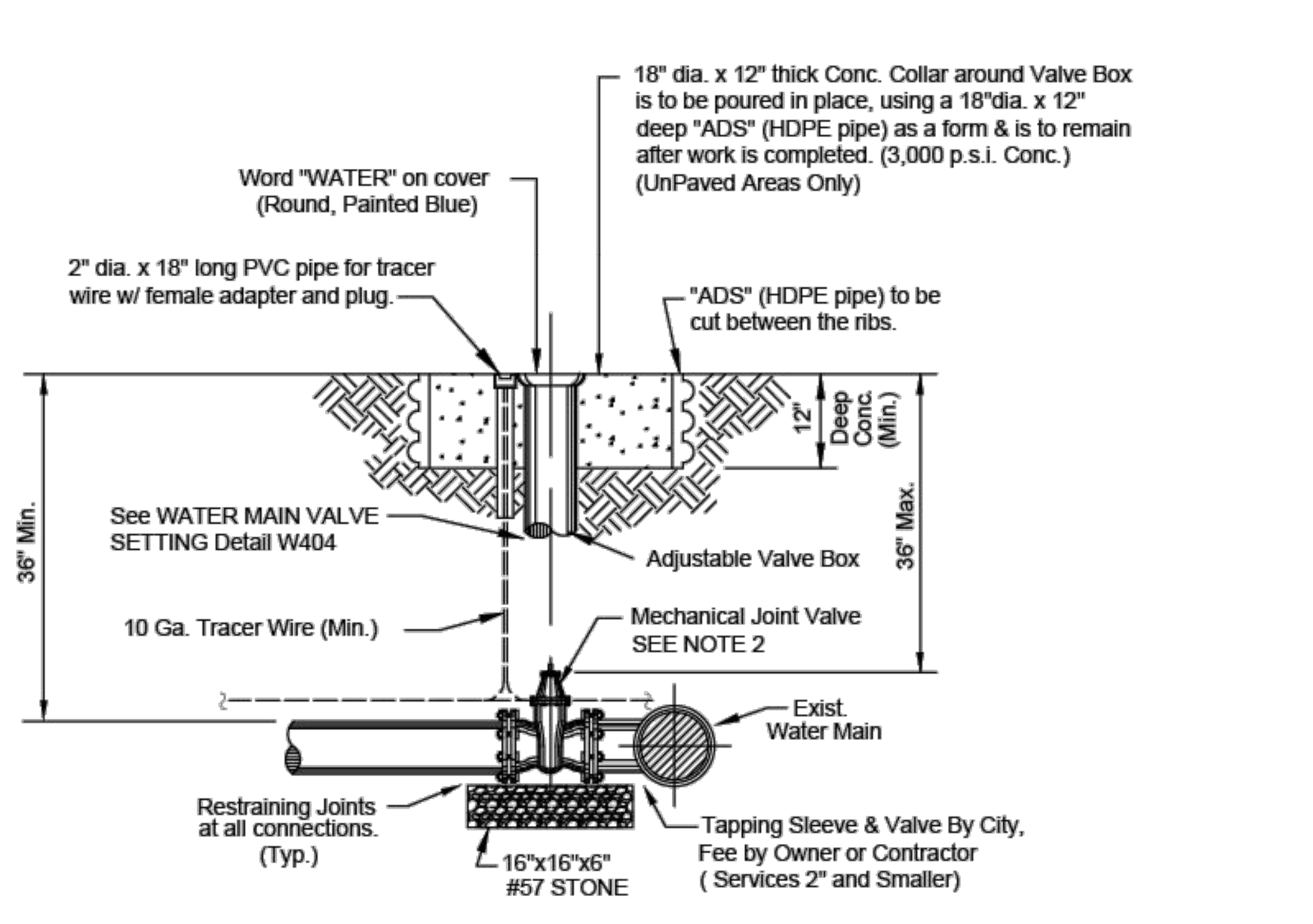
ONLY APPROVED CITY FIRE HYDRANTS
- Mueller Super Centurion 200
- Clow Medallion

See W405 for Cross Section

DATE: 11/05/2021 **FIRE HYDRANT SETTING PLAN** **W406**

City of DeLand - Standard Details

Notes:
1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

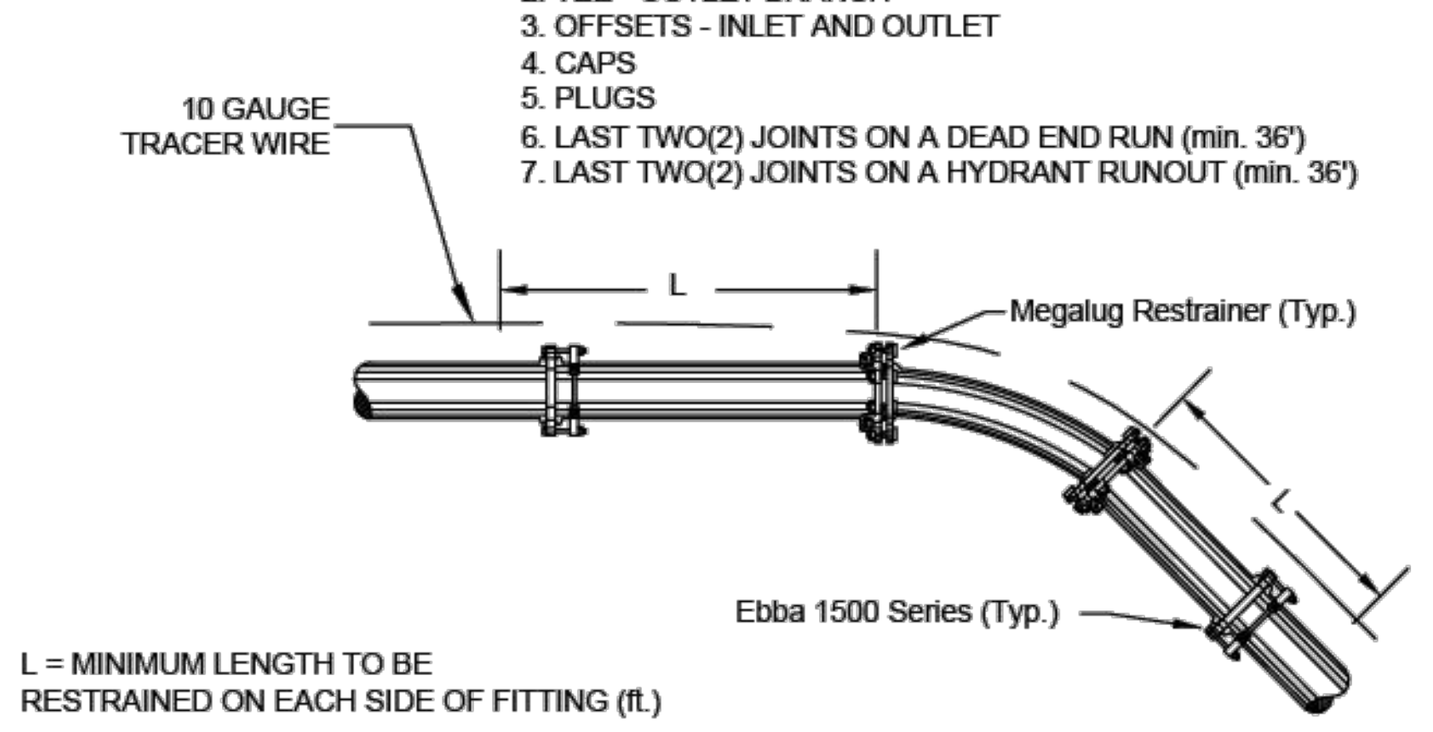


Notes:
1. For Wet Taps larger than 2", Sleeves & Valves will be furnished and installed by the contractor in the presence of the city inspector. Tapping sleeve shall be Ford, Romac, or JCM stainless steel only.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

DATE: 11/05/2021 **TAPPING SLEEVE & VALVE** **W407**

City of DeLand - Standard Details

THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND - INLET AND OUTLET
2. TEE - OUTLET BRANCH
3. OFFSETS - INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO(2) JOINTS ON A DEAD END RUN (min. 36')
7. LAST TWO(2) JOINTS ON A HYDRANT RUNOUT (min. 36')



L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

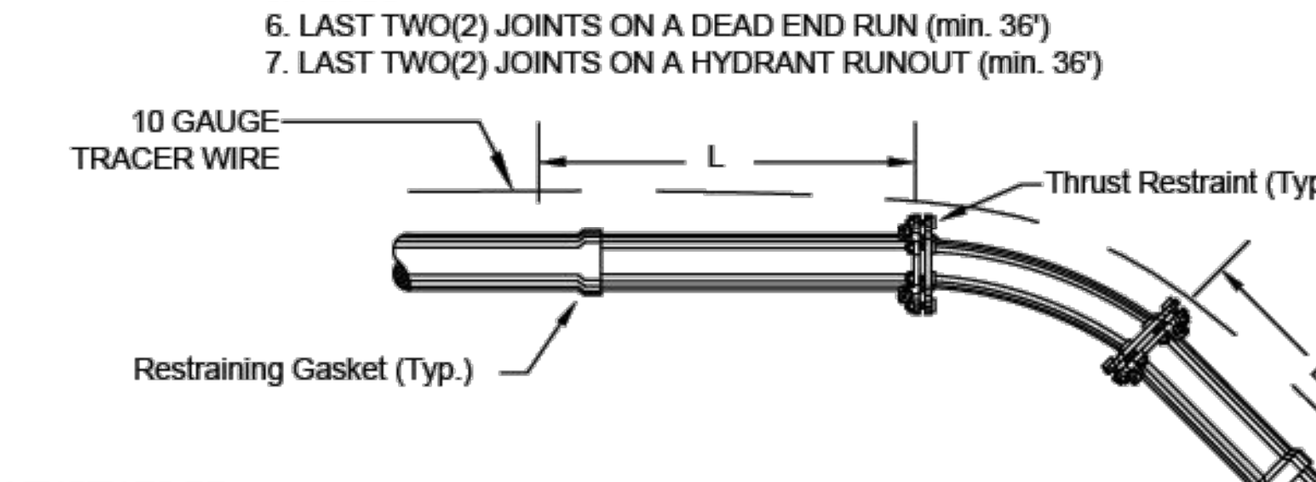
NOM. PIPE SIZE	ELBOWS (deg.)				VALVE TEES
	11.25	22.50	45	90	
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
14	6	13	26	61	30
16	7	14	28	67	49
18	8	15	31	73	68
20	8	16	33	80	85

NOTE: THRUST RESTRAINT AT FITTINGS AND VALVES SHALL BE BY USE OF EBBA IRON MEGALUG RESTRAINERS. THRUST RESTRAINT BETWEEN PIPE JOINTS SHALL BE BY EBBA IRON SERIES 1500 RESTRAINERS.

DATE: 11/05/2021 **THRUST RESTRAINING DETAIL FOR PVC PIPE** **W408**

City of DeLand - Standard Details

THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND - INLET AND OUTLET
2. TEE - OUTLET BRANCH
3. OFFSETS - INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO(2) JOINTS ON A DEAD END RUN (min. 36')
7. LAST TWO(2) JOINTS ON A HYDRANT RUNOUT (min. 36')



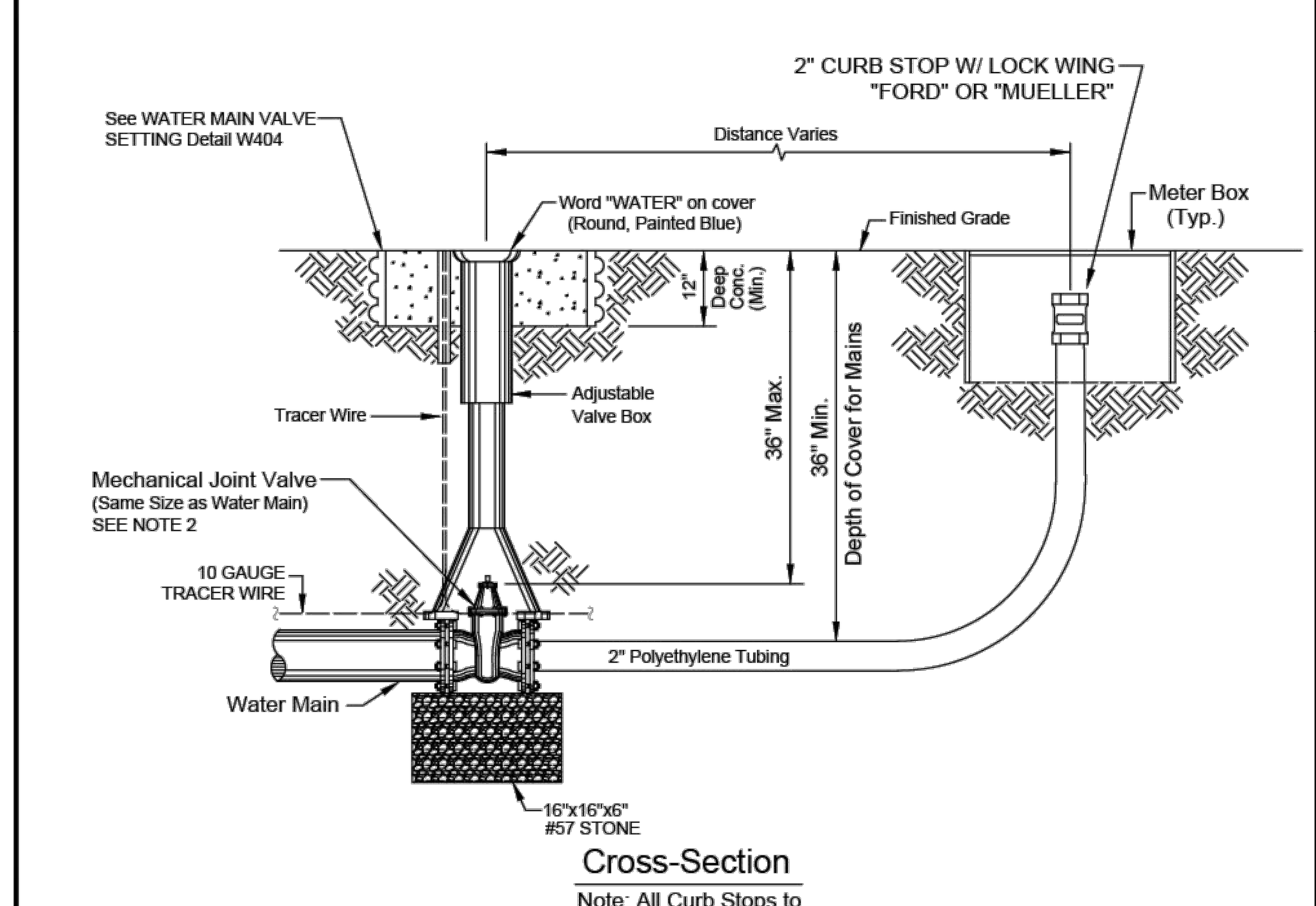
L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

NOM. PIPE SIZE	ELBOWS (deg.)				VALVE TEES
	11.25	22.50	45	90	
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
16	6	13	26	63	70
18	9	17	36	86	88
20	10	19	39	94	108
24	11	22	45	109	145

NOTE: THRUST RESTRAINT ON SLIPJOINT DUCTILE IRON PIPE SHALL BE U.S. PIPE FIELD LOCK GASKETS FOR TYTON JOINT PIPE or AMERICAN FAST-GRIP GASKETS FOR AMERICAN FASTITE PIPE. THRUST RESTRAINT ON DUCTILE IRON FITTINGS SHALL BE PROVIDED BY THE USE OF MEGALUG RETAINERS AND MECHANICAL JOINT FITTINGS.

DATE: 11/05/2021 **THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE** **W409**

City of DeLand - Standard Details



Notes:
1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

DATE: 11/05/2021 **WATER MAIN BLOWOFF DETAIL** **W410**

City of DeLand - Standard Details

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

NOT TO SCALE | DATE: 11/05/2021
ERIC SAMPSON | CHECKED BY: NAME

TITLE: **WATER SYSTEM DETAILS (Sheet 1)**

FILE: drive letter/details locations

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

CITY DETAILS FOR **DELAND COMMONS**
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM HENRY ZEH, P.E. #81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	08/03/22	REVISED PER CITY COMMENTS
2		
3		
4		
5		
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7		
8		
9		
10		
11		

JOB #: 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C910

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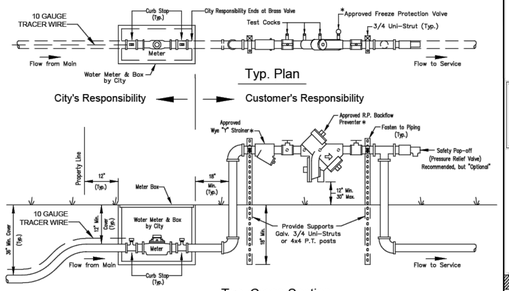


NOTES:
1. Installation Requirements: Above Ground Piping & Fittings shall be Copper or Brass Only (No PVC).
2. Device shall be Properly Supported.
3. Device shall be Protected from Freezing.
4. Freeze protection valve shall be "CONBRACO" 40LFD00FPV2F.
5. Device shall be Installed Level, Tested and Certified.
6. Certification of testing shall be placed in Permit Box for inspector's verification.
7. All fittings shall be Lead Free.
8. All corporation stops, shall be "Ford" or "Mueller" only.
9. All installations shall be Approved by the City Inspector.
10. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

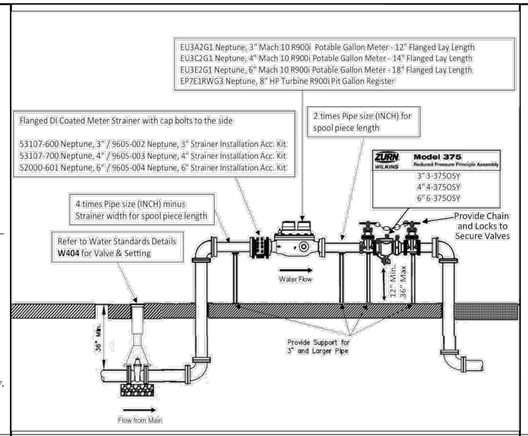
* APPROVED REDUCED PRESSURE DEVICE
"Wilkins" 975XL2
"Watts" LF919–QT

* APPROVED FREEZE PROTECTION VALVE
"Conbraco" (Apollo) 40LF00OFPV2F

* APPROVED WYE "Y" STRAINER
"Conbraco" (Apollo) #Y934LF, #Y91LF, #Y8114LF, #Y8112LF, #Y82LF

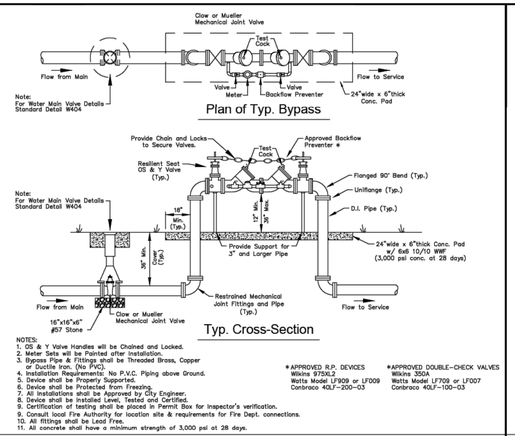
DATE: 11/05/2021 **WATER METER & BACKFLOW ASSEMBLY - 1" THRU 2-1/2" MODELS** W411

City of DeLand - Standard Details



DATE: 11/05/2021 **3" AND ABOVE POTABLE WATER METER SET** W412

City of DeLand - Standard Details



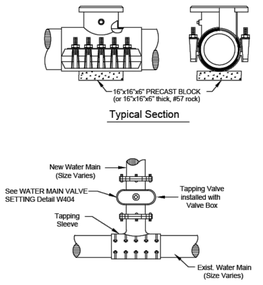
NOTES:
1. OS & Y Valve Handles will be Chained and Locked.
2. Meter Sets will be Painted after Installation.
3. Bypass Pipe & Fittings shall be Threaded Brass, Copper or Ductile Iron. (No PVC).
4. Installation Requirements: No P.V.C. Piping above Ground.
5. Device shall be Properly Supported.
6. Device shall be Protected from Freezing.
7. All Installations shall be Approved by City Engineer.
8. Device shall be Installed Level, Tested and Certified.
9. Certification of testing shall be placed in Permit Box for Inspector's verification.
10. Consult local Fire Authority for location site & requirements for Fire Dept. connections.
11. All fittings shall be Lead Free.
11. All concrete shall have a minimum strength of 3,000 psi at 28 days.

* APPROVED R.P. DEVICES
Wilkins 975XL2
Watts Model LF909 or LF009
Conbraco 40LF-200-03

* APPROVED DOUBLE-CHECK VALVES
Wilkins 350A
Watts Model LF709 or LF007
Conbraco 40LF-100-03

DATE: 11/05/2021 **DOUBLE DETECTOR CHECK VALVE ASSEMBLY - 4" THRU 12"** W413

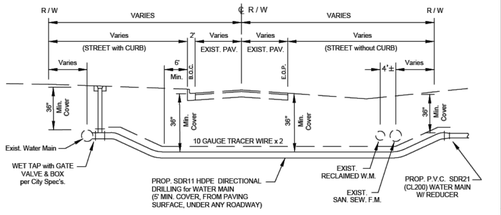
City of DeLand - Standard Details



NOTES:
1. ALL TAPPING SLEEVES ABOVE 2" IN DIA. SHALL BE STAINLESS STEEL ONLY.
2. INSTALL REQUIRED RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
3. ONLY ROMAC INDUSTRIES, FORD STAINLESS STEEL OR JCM STAINLESS STEEL TAPPING SLEEVES ARE TO BE USED.
4. IN NEW CONSTRUCTION, ALL SADDLES, SLEEVES, VALVES, CORPORATION & CURB STOPS, TUBING WILL BE FURNISHED BY THE CONTRACTOR.

DATE: 11/05/2021 **STAINLESS STEEL TAPPING SLEEVE** W414

City of DeLand - Standard Details

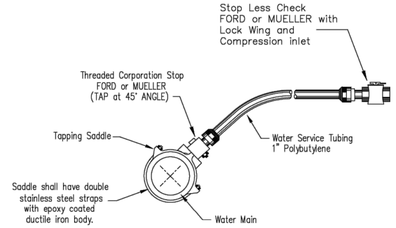


Notes:
1. Directional bores from 1-3 inches diameter must be a minimum of 36 inches in depth below edge of pavement.
2. Directional bores, 4 inches or greater, must be 10 times the diameter of the bore/backreamer, whichever diameter is greater, in depth, below edge of pavement and to extend a minimum of 6 feet beyond the edge of pavement, either side.
3. Any/All directional bore affiliated drill mud/slurry must be cleaned/reclaimed from right of way/bore pits and disposed of on approved off-site location.
4. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

NOTE:
Tie Exist. Water Service Lines into New Water Main as per City Specifications.

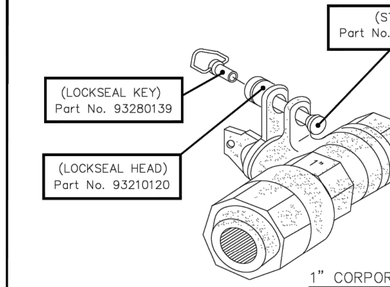
DATE: 11/05/2021 **DIRECTIONAL BORE** W415

City of DeLand - Standard Details



DATE: 11/05/2021 **CHLORINATION TAP** W416

City of DeLand - Standard Details

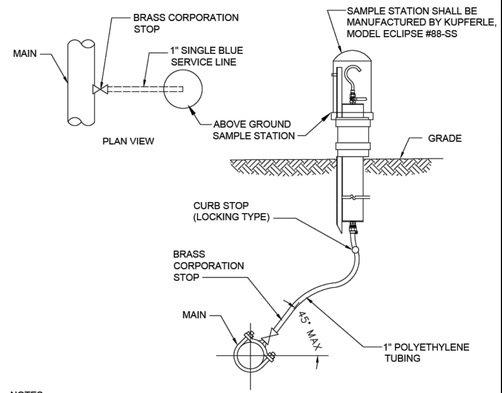


NOTE:
ALL SERVICE LINE WHIPS SHALL BE BULLET LOCKED ***OFF*** BY THE CONTRACTOR AFTER INSTALLATION AND SAMPLING HAVE BEEN COMPLETED

Manufacturer:
"FIROMATIC LOCKSEAL"

DATE: 11/05/2021 **WATER METER LOCKSEAL ASSEMBLY** W418

City of DeLand - Standard Details



NOTES:
1. A 1 INCH SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW -OFF VALVE WHEN BOTH ARE REQUIRED.

DATE: 11/05/2021 **WATER SAMPLE STATION** W419

City of DeLand - Standard Details

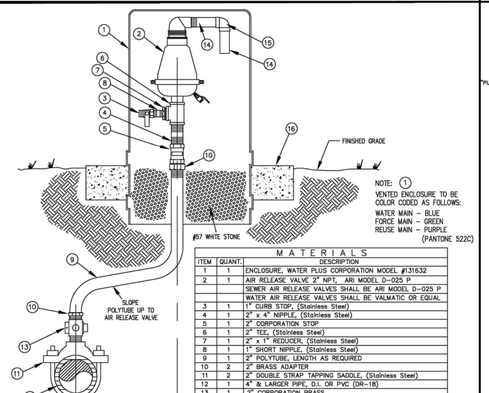
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer Stormwater Force Main, Reclaimed Water (2)	WATER MAIN 3 ft. minimum	WATER MAIN 12 inches is the minimum except for storm sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum WATER MAIN
Vacuum Sanitary Sewer	WATER MAIN 10 ft. preferred 3 ft. minimum	WATER MAIN 12 inches preferred 6 inches minimum	Alternate 3' ft. minimum WATER MAIN
Gravity Sewer Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	WATER MAIN 10 ft. preferred 6 ft. minimum (3)	WATER MAIN 12 inches is the minimum except for gravity sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum WATER MAIN
On-Site Sewage Treatment & Disposal System(4)	10 ft minimum	---	---

(1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipe,the Minimum Separation is 12" Inches.
(2) Reclaimed Water Regulated Under Part III of chapter 62-610, F.A.C.
(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-160, F.A.C.

DATE: 11/05/2021 **WATER PIPE SEPERATION REQUIREMENTS** W420

City of DeLand - Standard Details



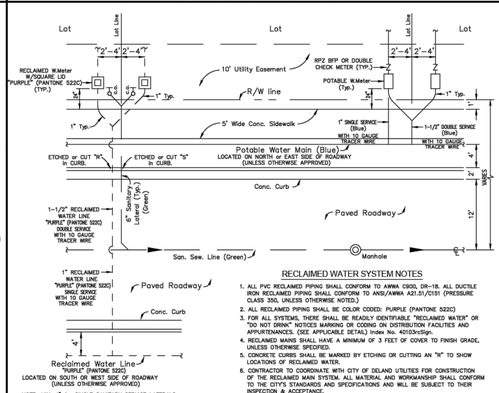
NOTE: (1) VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:
WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE (PANTONE 522C)

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #1316-32
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 P
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D-025 P
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" x 90° ELBOW, PVC
16	1	6" CONCRETE SLAB AROUND ENCLOSURE

DATE: 11/05/2021 **OFFSET AIR RELEASE VALVE** W421

City of DeLand - Standard Details



NOTE: MIN. 4" for SINGLE SANITARY SERVICE LATERALS
MIN. 6" for DOUBLE SANITARY SERVICE LATERALS
ALL LATERALS TO BE AT MIN. 1% SLOPE.
WITH 10 GAUGE TRACER WIRE

RECLAIMED WATER SYSTEM NOTES

1. ALL PVC RECLAIMED PIPING SHALL CONFORM TO AWWA C900, DR-18. ALL DUCTILE IRON RECLAIMED PIPING SHALL CONFORM TO ANSI/AWWA A21.51/C151 (PRESSURE CLASS 350, UNLESS OTHERWISE NOTED.)
2. ALL RECLAIMED PIPING SHALL BE COLOR CODED: PURPLE (PANTONE 522C)
3. FOR ALL SYSTEMS, THERE SHALL BE READILY IDENTIFIABLE "RECLAIMED WATER" OR "DO NOT DRINK" NOTICES MARKING OR CODING ON DISTRIBUTION FACILITIES AND APPURTENANCES. (SEE APPLICABLE DETAIL) Index No. 40103<Sign.
4. RECLAIMED MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER TO FINISH GRADE, UNLESS OTHERWISE SPECIFIED.
5. CONCRETE CURBS SHALL BE MARKED BY ETCHING OR CUTTING AN "R" TO SHOW LOCATIONS OF RECLAIMED WATER.
6. CONTRACTOR TO COORDINATE WITH CITY OF DELAND UTILITIES FOR CONSTRUCTION OF THE RECLAIMED MAIN SYSTEM, ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO THEIR INSPECTION & ACCEPTANCE.
7. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED PURPLE (PANTONE 522C).
8. ALL TRACER WIRE SHALL BE UV-STABILIZED 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.

DATE: 11/05/2021 **RESIDENTIAL UTILITY LAYOUT** W422

City of DeLand - Standard Details

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

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

SCALE: NOT TO SCALE | DATE: 11/05/2021
DRAWN BY: ERIC SAMPSON | CHECKED BY: NAME

TITLE: WATER SYSTEM DETAILS (Sheet 2)

FILE: drive letter/details locations

CITY DETAILS FOR DELAND COMMONS FLORIDA
CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTONA AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

WILLIAM HENRY ZEH — LICENSE No. 81427 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	08/03/22	REVISED PER CITY COMMENTS
2		
3		
4		
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C911

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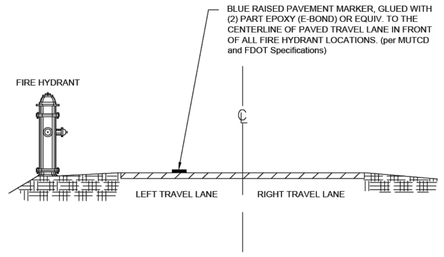


DATE: 11/05/2021 **REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION** W423

City of DeLand - Standard Details

Approved Ford Valve for Service Lines

1" SERVICE



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

Catalog Number	Description: Valve Size	Serv. Line Size	Meter Size	Approx. Wt. Lbs.
B43-211W-NL	5/8"	1/2"	5/8"	1.4
B43-212W-NL	5/8"	1/2"	5/8"x3/4" & 3/4"	1.5
▶♦ B43-231W-NL	5/8"	3/4"	5/8"	1.6
▶♦ B43-232W-NL	5/8"	3/4"	5/8"x3/4" & 3/4"	1.7
▶ B43-331W-NL	3/4"	3/4"	5/8"	2.1
▶♦ B43-332W-NL	3/4"	3/4"	5/8"x3/4" & 3/4"	2.4
▶♦ B43-334W-NL	3/4"	3/4"	1"	2.3
▶ B43-341W-NL	3/4"	1"	5/8"	2.7
▶♦ B43-342W-NL	3/4"	1"	5/8"x3/4" & 3/4"	2.4
▶♦ B43-344W-NL	3/4"	1"	1"	2.7
▶♦ B43-444W-NL	1"	1"	1"	3.2
B43-456W-NL	1"	1-1/4"	1"	3.4

2" SERVICE



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

Catalog Number	Valve Size	CTS End	FIP End	Approx. Wt. Lbs.
▶♦ * B41-333-NL	3/4"	3/4"	3/4"	2.0
▶♦ B41-334-NL	3/4"	3/4"	1"	2.1
▶♦ B41-343-NL	3/4"	1"	3/4"	2.2
▶♦ B41-344-NL	3/4"	1"	1"	2.4
♦ BL41-344-4-875-NL	3/4"	1"	1"	3.1
▶♦ * B41-444-NL	1"	1"	1"	2.8
♦ B41-454-NL	1"	1-1/4"	1"	3.2
♦ B41-455-NL	1"	1-1/4"	1-1/4"	3.7
♦ B41-555-NL	1-1/4"	1-1/4"	1-1/4"	5.6
♦ **B41-666-NL	1-1/2"	1-1/2"	1-1/2"	7.0
B41-677-NL	1-1/2"	2"	2"	9.6
♦ **B41-777-NL	2"	2"	2"	11.1

DATE: 11/05/2021 **VALVE FOR WATER AND RECLAIM SERVICE LINE** W424

City of DeLand - Standard Details

Approved Muller Valve for Service Lines

1" SERVICE



P-24350N

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

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

2" SERVICE



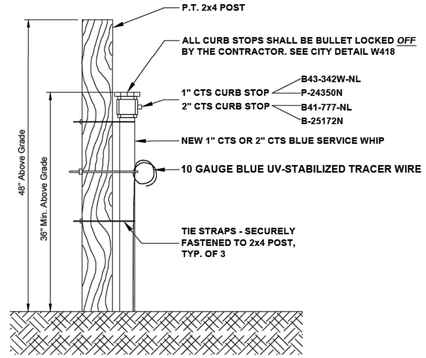
P-25172N

Mueller 300 Ball Curb Valve
Inlet: Mueller Pack Joint Connection for CTS O.D.* tubing
Outlet: F.I.P. thread
Quarter turn check-this valve may be ordered with 360° turn option by adding -3 to end of catalog number (P-25172-3)

3/4"R	3/4"	1"R	1"	1-1/2"	2"

DATE: 11/05/2021 **VALVE FOR WATER AND RECLAIM SERVICE LINE** W425

City of DeLand - Standard Details



DATE: 11/05/2021 **NEW POTABLE SERVICE WHIP** W426

City of DeLand - Standard Details

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

SCALE: *NOT TO SCALE* | DATE: *11/05/2021* | CHECKED BY: *NAME*
DRAWN BY: *ERIC SAMPSON*

TITLE: *WATER SYSTEM DETAILS (Sheet 3)*

FILE: *drive letter/details locations*

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

CITY DETAILS
FOR
DELAND COMMONS
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

	DATE	REVISIONS
1		
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C912

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3M LOCATING MARKER BALLS PROGRAMMABLE AND NON-PROGRAMMABLE NOTES:

- Programmable and Non-Programmable Marking Balls will be used on all Sewer, Potable and Reclaim projects
- For information on the Programmable and Non-Programmable Balls that the City requires see spec sheet for details
- Programmable Balls will be placed at all fittings ie. Tees, Couplings, 90, 45, and 22.
- Information will be recorded on a spread sheet. For information that needs to be recorded see spec sheet for an example template for the 3M Marker Balls
- Non-Programmable Marking Balls will used as follow:

- Potable: End of Service Line when buried
- Wastewater: Ball will be placed at the curb line to mark lateral location prior to end of service.
- Reclaim: End of Service Line when buried

- Desired bury depth is 1.5 feet to 3 feet. Five foot is the maximum depth for these devices

1420-LOCATER FOR MARKER BALLS

3M™ Dynatel™ Electronic Marker System (EMS) Marker Locators 1420 series is microprocessor-based systems that quickly and efficiently locate underground markers—years after construction or maintenance. -

The 3M™ Dynatel™ 1420 Marker Locators are designed to be accurate, fast and integrated allowing you to accurately and easily:

• Locate, read and write to 3M iD markers

• Pinpoint the depth and location of all existing models of properly installed underground passive EMS markers

• Conduct direct depth reading of markers

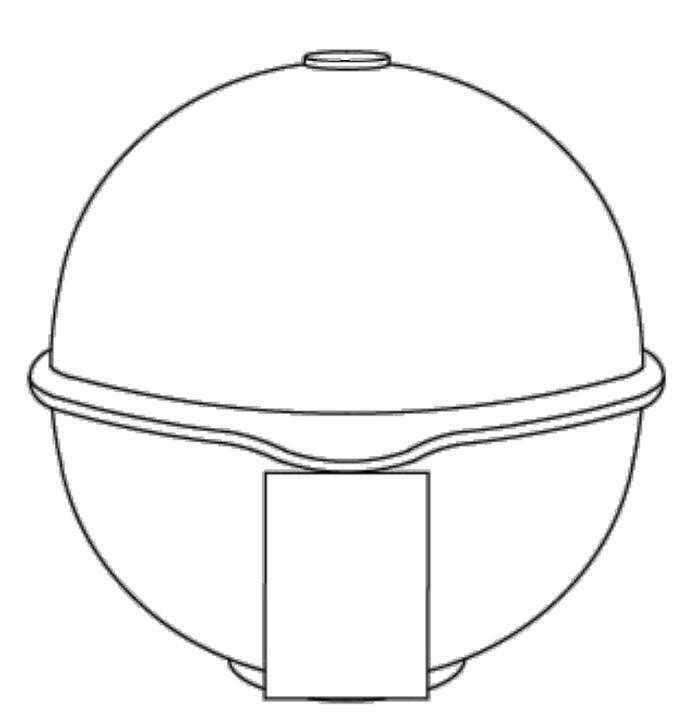
• Locate two different marker frequencies simultaneously

Specifications
2200RB Rechargeable Battery Not Included
Cable/Pipe Locate No
Carrying Bag Included No
Coupler Size No Coupler
Direct Connect Cable N/A
EMS Caution Tape Finding Capability No
Family 1420 Series
Fault Finding Capability No

2200RB Rechargeable Battery Not Included
Cable/Pipe Locate No
Carrying Bag Included No
Coupler Size No Coupler
Direct Connect Cable N/A
EMS Caution Tape Finding Capability No
Family 1420 Series
Fault Finding Capability No
Locator Type Marker

3M DYNATEL LOCATING AND MARKING ELECTRONIC MARKER SYSTEM:

1423-XR/ID-POTABLE



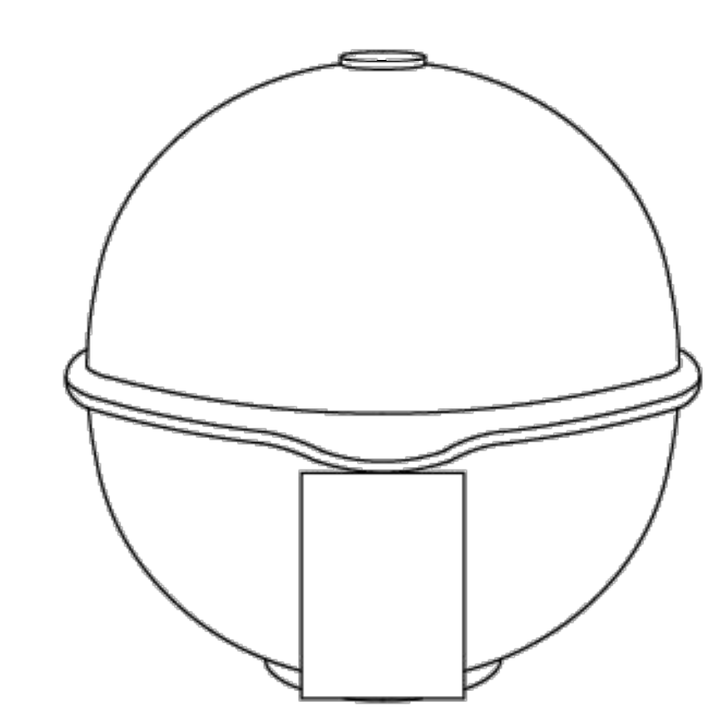
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1424-XR/ID-SEWER



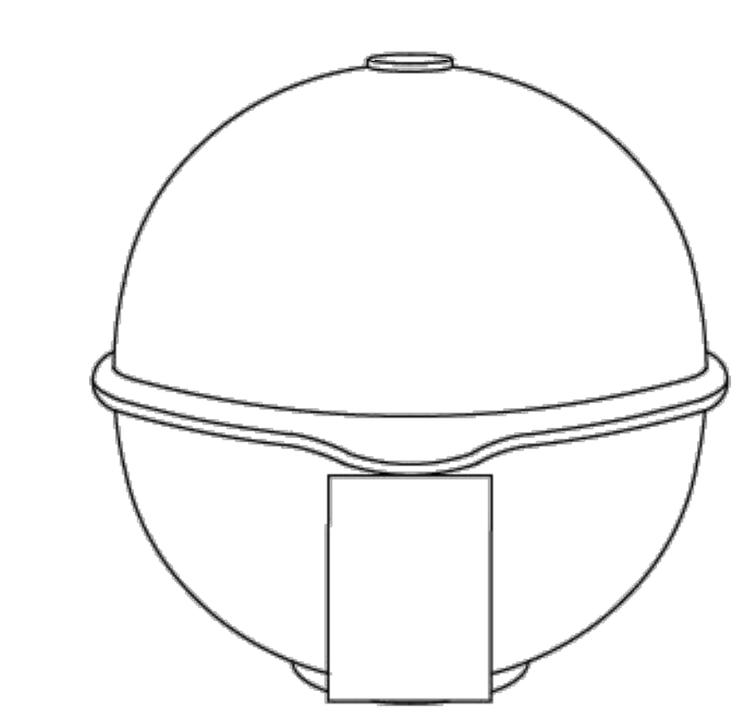
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1428-XR/ID-RECLAIMED



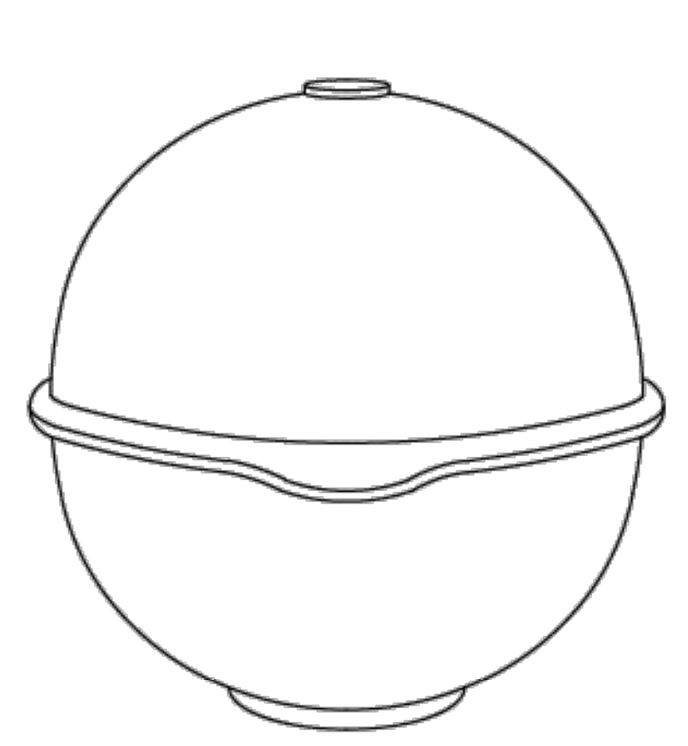
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose / reclaimed water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1403-XR-POTABLE



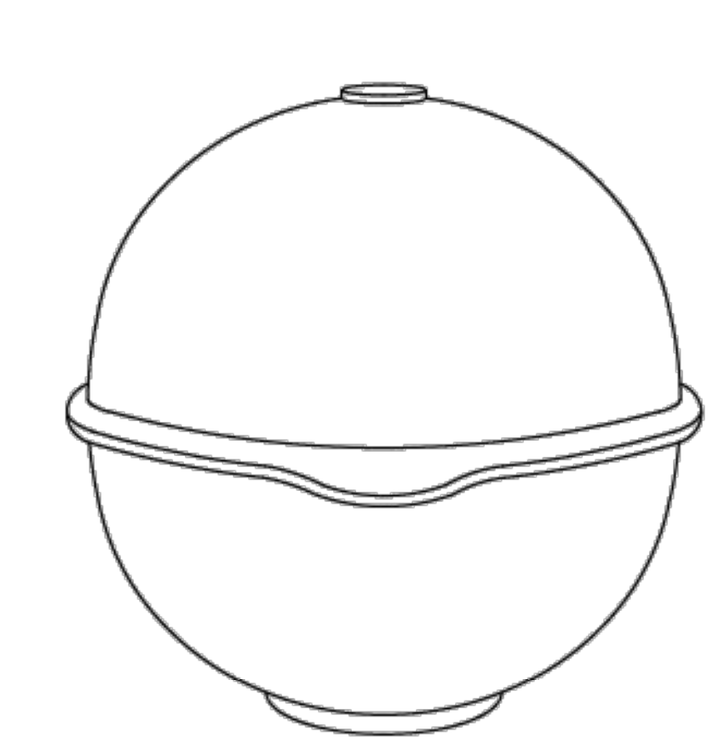
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1404-XR-SEWER



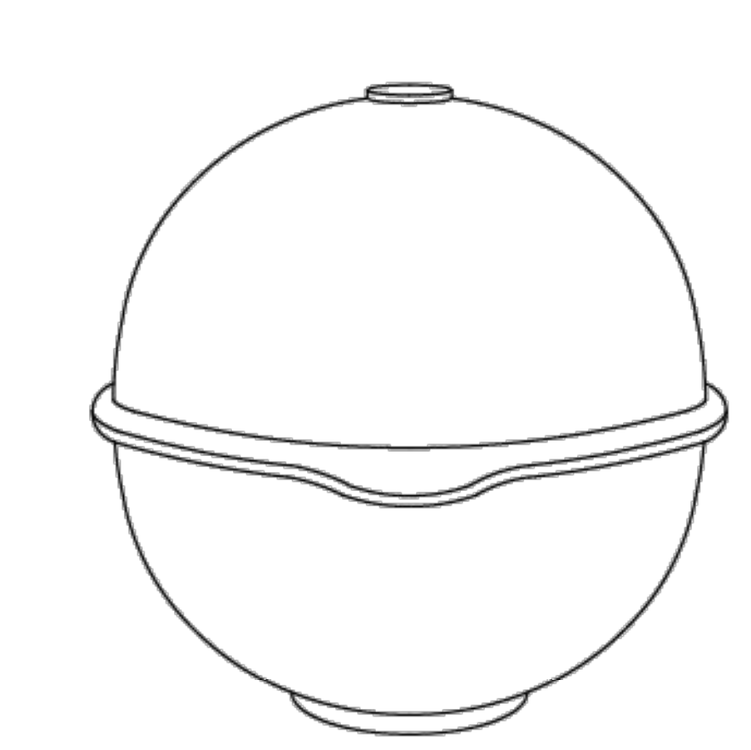
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1408-XR-RECLAIMED



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

SCALE: *NOT TO SCALE*
DATE: *11/05/2021*
DRAWN BY: *MARK LA GRECA*
CHECKED BY: *ERIC M. SAMPSON*

TITLE: *UTILITY MARKER BALL LOCATERS*

FILE: *drive letter/details locations*

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

CITY DETAILS
FOR
DELAND COMMONS
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM HENRY ZEH, P.E. #81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

#	DATE	REVISIONS
1	08/03/22	REVISED PER CITY COMMENTS
2		
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C913

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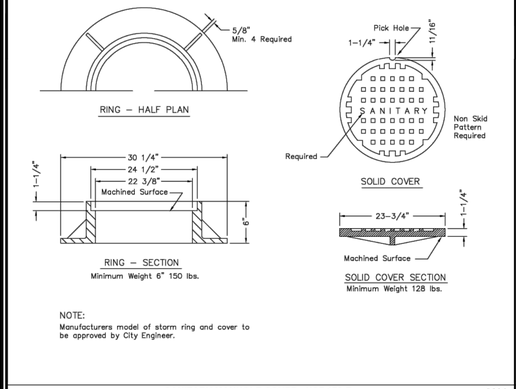
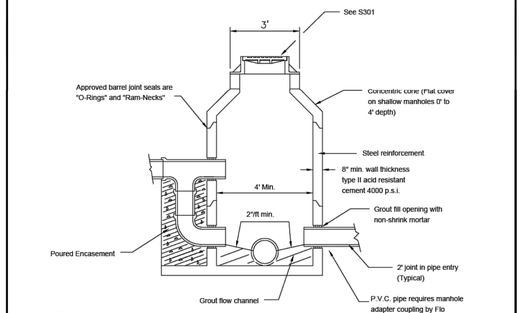


NOTE:
Manufacturers model of storm ring and cover to be approved by City Engineer.

DATE: 11/05/2021 **SANITARY MANHOLE COVER - USF 170-E** **S301**

City of DeLand - Standard Details



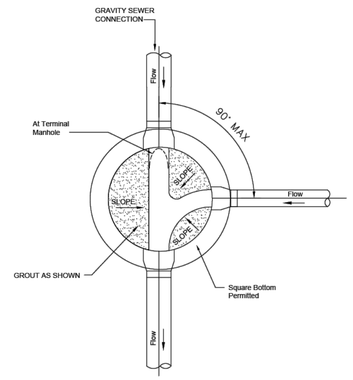
NOTES

1. Precast manhole drop may be approved by City Engineer. Shop drawing submittal required.
2. Drop required when 2' 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

DATE: 11/05/2021 **SANITARY MANHOLE** **S302**

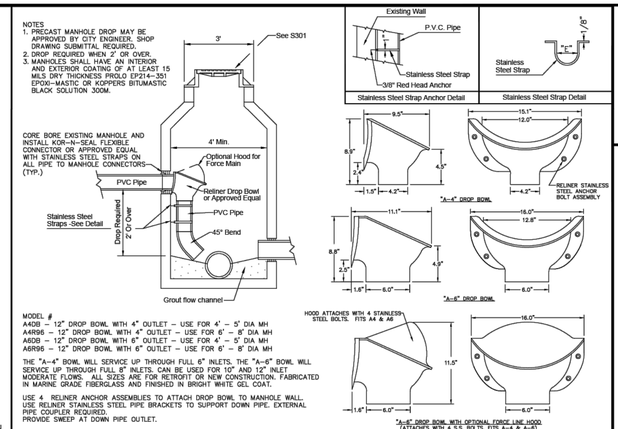
City of DeLand - Standard Details



SEE S302 FOR SECTION

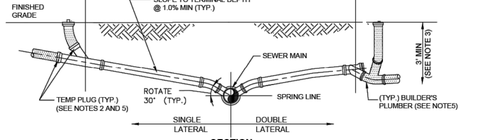
DATE: 11/05/2021 **SANITARY MANHOLE** **S303**

City of DeLand - Standard Details



DATE: 11/05/2021 **SANITARY MANHOLE - INSIDE DROP FOR GRAVITY & FORCEMAIN** **S304**

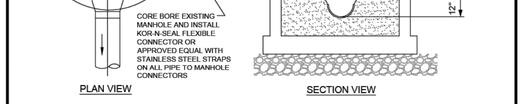
City of DeLand - Standard Details



NOTES:
1. INVERT OF SERVICE LATERAL MUST BE ABOVE SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY THE CONTRACTOR.
3. WYE SHALL BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
4. CUT OR CAST "S" IN CONCRETE CURB AT SEWER LATERAL LOCATION AND PAINT GREEN.
5. PLUMBER SHALL REMOVE PLUG, INSTALL CLEAN-OUT, AND CONNECT SERVICE LATERAL TO HOUSE.

DATE: 11/05/2021 **SANITARY SERVICE LATERIALS** **S305**

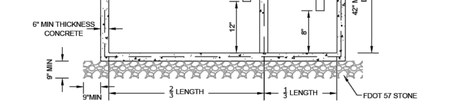
City of DeLand - Standard Details



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

DATE: 11/05/2021 **FORCE MAIN TO GRAVITY SEWER CONNECTION** **S306**

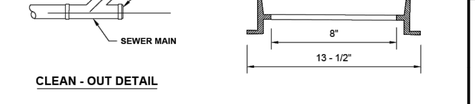
City of DeLand - Standard Details



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

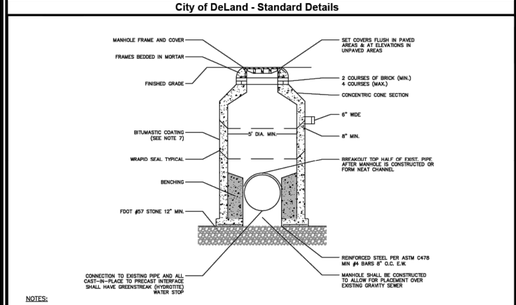
DATE: 11/05/2021 **GREASE TRAP** **S307**

City of DeLand - Standard Details



DATE: 11/05/2021 **CLEAN - OUT** **S308**

City of DeLand - Standard Details

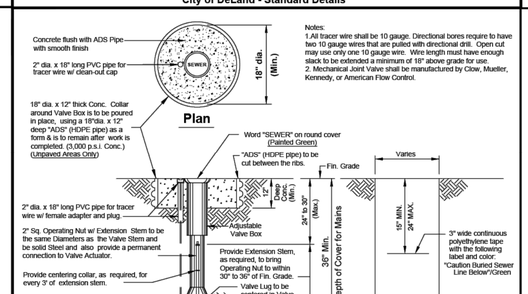


NOTES:

1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST. SIZE, LOCATION AND ANGLE OF ENTRY SHOULD BE AS REQUIRED BY THE PLANS.
2. OPENINGS IN PRE–CAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
3. MANHOLE COVERS TYPICAL FOR ALL FRAME TYPES.
4. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS; ON ALL JOINTS ON ROUND AIR RELEASE AND ROUND MANHOLE STRUCTURES.
5. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. MAX. MANHOLE DEPTH SHALL BE 15' TO LOWEST PIPE INVERT.
7. MANHOLES SHALL HAVE AN INTERIOR AND EXTERIOR COATING OF AT LEAST 15 MILS DRY THICKNESS PROLO EP214–351 EPOXI–MASTIC OR KOPPERS BITUMASTIC BLACK SOLUTION 300M.
8. POLYMER CONCRETE MANHOLES ARE ACCEPTED UPON REVIEW AND APPROVAL BY THE CITY OF DELAND ENGINEERING DEPT.

DATE: 11/05/2021 **DOGHOUSE MANHOLE** **S309**

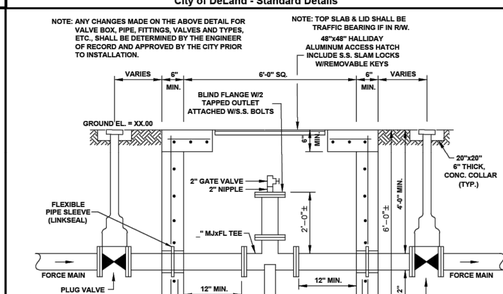
City of DeLand - Standard Details



Notes:
1.All tracer wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire. Wire length must have enough slack to be extended a minimum of 18" above grade for use.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

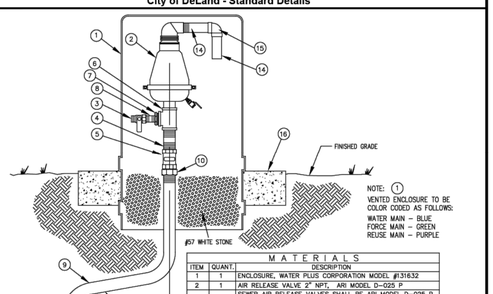
DATE: 11/05/2021 **FORCE MAIN VALVE SETTING** **S315**

City of DeLand - Standard Details



DATE: 11/05/2021 **POLY PIG LAUNCHER** **S310**

City of DeLand - Standard Details



DATE: 11/05/2021 **OFFSET AIR RELEASE VALVE** **S311**

City of DeLand - Standard Details

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

CITY DETAILS
FOR
DELAND COMMONS
CITY OF DELAND FLORIDA

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

SCALE: NOT TO SCALE
DATE: 11/05/2021
DRAWN BY: ERIC SAMPSON
CHECKED BY: NAME

SANITARY DETAILS

TITLE: drive letter/details locations
FILE:

PAGE 2 OF 5

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL 32789
(407) 741–8500

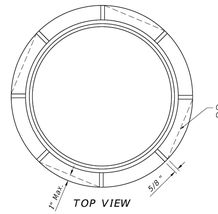
ENGINEER: WILLIAM H. ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM H. ZEH No. 81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA–0007723

NO.	DATE	REVISIONS
1	08/03/22	REVISED PER CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

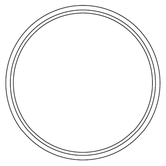
JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C914

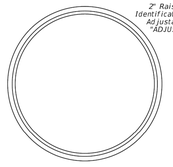
H:\Data\18029_ENG\Vine\18029_C910–CITY DETAILS.dwg December 6, 2022 1:17 PM



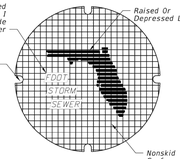
TOP VIEW



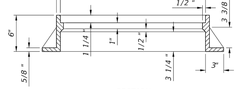
TOP VIEW



TOP VIEW



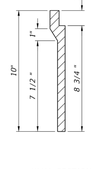
TOP VIEW



SECTION

For Manholes

TYPE I



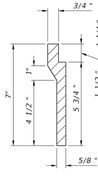
WALL SECTION



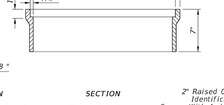
SECTION

For Curb Inlets Types 1, 2, 3, & 4

TYPE II



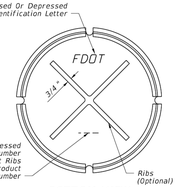
WALL SECTION



SECTION

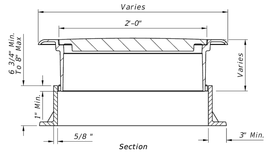
For Curb Inlets Types 7 & 8

TYPE III

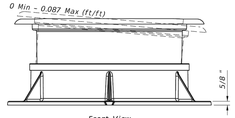


2" Raised Or Depressed Identification Number Covers With And Without Ribs Shall Bear The Same Product Identification Number

BOTTOM VIEW



Section



Front View

TYPE I ADJUSTABLE

WEIGHT OF CASTINGS (lb)

Frame Type	2' OPENING		3' OPENING			
	Frame	Cover (Std.)	Frame	2-Piece Cover		
				Inside	Outside	Total
I *	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

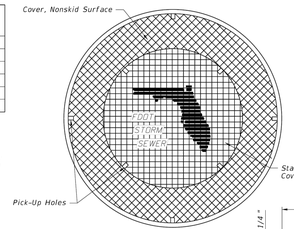
* Includes Type I Adjustable

NOTES (FRAMES, AND COVER)

1. The standard cover is to be used for all frames Types I, II, III and the 2-piece cover, and is the replacement cover for all previous Frames with 1½" deep seats (traffic type). The 185 lb. cover (nontraffic type), 1984 Roadway and Traffic Design Standards Index 201, is the replacement cover for existing frames with ½" deep seats. Installation of frame with ½" deep seats is not permitted.
2. Use the 2'-0" cover, unless the 2-piece cover is called for in the plans, except at inlets and manholes with sump bottoms use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.

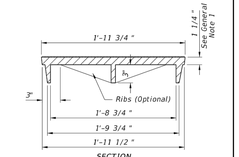
DESIGNER NOTE:

Consider using the 2-piece cover where depths exceed 5' and manual entry may be required for cleaning. Clearly note the requirement for a 2-piece cover, on the Drainage Structure sheets in the plans.



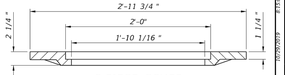
For Use With Types I, II And III Frames With 3'-0" Opening

2-PIECE COVER



SECTION

COVER FOR ALL FRAMES



2-PIECE COVER

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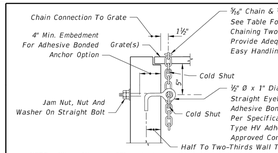
LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	INDEX	SHEET
11/01/17	REVISION				425-001	1 of 5



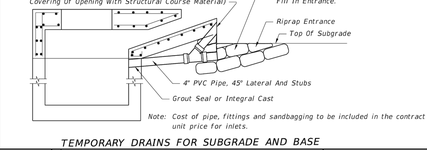
NOTE: When Alternate "G" grate is specified, the chain, bolt, nuts, washer and cold shuts shall be galvanized in accordance with Section 425 of the Standard Specifications.

Cost of eyebolt and chain to be included in the contract unit price for inlets.

EYEBOLT AND CHAIN REQUIREMENTS

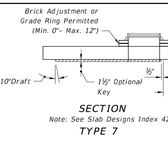
Index Number	Inlet Type	Eye-Bolts	Length Of Chain	Handling & Remarks
425-030	1	1	4'-0"	Slide & Spin
	2	1	4'-0"	Slide & Spin
	3	2	2 @ 4'-0"	Slide & Spin
	4	2	2 @ 4'-0"	Slide & Spin
	5	2	2 @ 4'-0"	Slide & Spin
425-031	N/A	1	3'-8"	Slide Or Slide & Spin
425-032	N/A	1	4'-0"	Slide & Spin
425-040	S	1	4'-0"	Slide & Spin
425-041	V	1	4'-0"	Slide & Spin
425-050	A	1	3'-0"	Slide
425-051	B	1	5'-0"	Slide & Spin
425-052	C	1	2'-6"	Slide & Spin
	D	1	2'-6"	Slide & Spin
	E	2	2 @ 2'-6"	Slide & Spin
	H	2	2 @ 2'-6"	Flip Ctr. Grate and Slide & Spin Single Free Grate
			1 or 2 @ 1'-6"	Center Grate(s) Chained To One End Grate
425-053	F	1	3'-6"	Flip Or Slide & Spin
	G	1	6'-0"	Slide
			2'-0"	Lifting Loop
425-054	J	1	4'-0"	Slide & Spin

EYEBOLT AND CHAIN FOR LOCKING GRATES TO INLETS



Note: Cost of pipe, fittings and sandbagging to be included in the contract unit price for inlets.

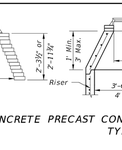
TEMPORARY DRAINS FOR SUBGRADE AND BASE



SECTION

Note: See Slab Designs Index 425-010.

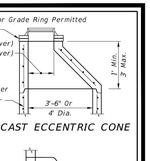
TYPE 7



BRICK OR CONCRETE

PRECAST CONCENTRIC CONE

TYPE 8



PRECAST ECCENTRIC CONE

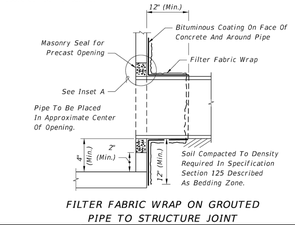
MANHOLE TOPS

NOTES (TOPS)

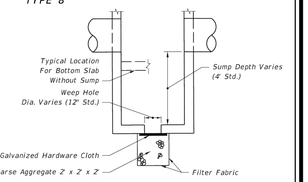
1. Manhole top Type 7 slabs shall be of Class II concrete. Concrete as specified in ASTM C478 may be used for precast units; see General Note 3.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
4. Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3.
5. Frames can be adjusted a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Substitution of manhole top Type 8 for manhole top Type 7 is allowed provided that minimum dimensions shown above are not reduced.
7. Substitution of Manhole top Type 7 for Type 8 is allowed if the minimum thickness (h) above pipe opening cannot be maintained with manhole top Type 8.

DESIGN NOTES

1. Manhole top Type 8 should be specified in the plans when depths shown above can be maintained.

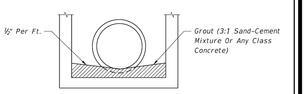


FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT



NOTE: Sump bottom appropriate for all manhole and inlet types. Sumps are to be constructed in inlet and manholes connected to French Drains unless excluded in the plans. At other locations, sump is to be constructed only where called for in the plans. Weep holes to be constructed in sump bottom only where called for in the plans. Cost of sump bottom and weep hole to be included in the contract unit price for inlet or manhole.

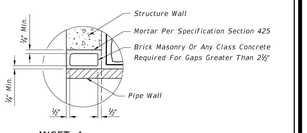
SUMP BOTTOM



FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

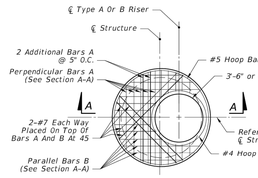
ALL PIPE TYPES

DRAINAGE STRUCTURE INVERT



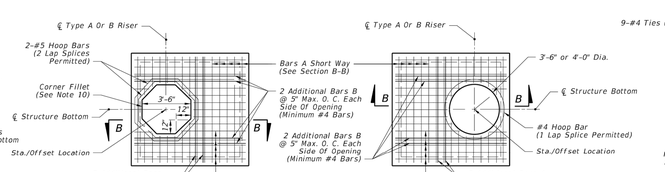
INSET A

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	INDEX	SHEET
11/01/17	REVISION				425-001	2 of 5



NOTE: Not Applicable For Type A, B, C, D & E Ditch Bottom Inlets Or Type S & V Gutter Inlets. See Indexes 425-040, 425-050, 425-051, and 425-052.

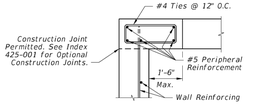
TOP SLAB REINFORCING STEEL DIAGRAM (ALTERNATE A)



SQUARE OPENING WITH CORNER FILLETS TOP SLAB REINFORCING STEEL DIAGRAM (ALTERNATE B)

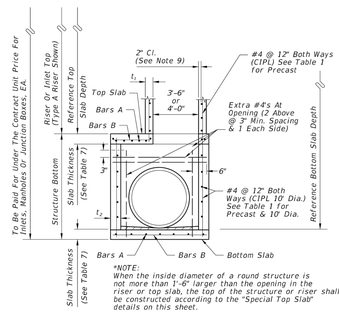
ROUND RISER OPENING

PLAN VIEW



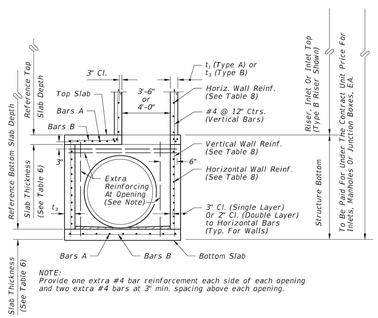
SECTION C-C

SPECIAL TOP SLAB*



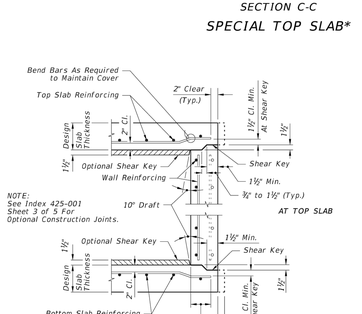
*NOTE: When the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

SECTION A-A (ALTERNATE A)



NOTE: Provide one extra #4 bar reinforcement each side of each opening and two extra #4 bars at 3" min. spacing above each opening.

SECTION B-B (ALTERNATE B)



TYPICAL SLAB TO WALL DETAILS FOR PRECAST STRUCTURES

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/19	REVISION				425-010	1 of 5

ROUND STRUCTURE BOTTOMS (ALTERNATE A) & ROUND RISERS– TABLE 1

Wall Thickness (t_1 & t_2) and Vertical & Horizontal Areas of Reinforcement (A_s)

Type	Structure/Riser Diameter (ft)	Cast-In-Place Items Class II Concrete			Precast Items				
					Class II Concrete			ASTM C478	
		t_1 Riser (in.)	t_2 Bottom (in.)	A_s (in^2/ft.)	t_1 Riser (in.)	t_2 Bottom (in.)	A_s (in^2/ft.)	t_1 or t_2 (in.)	A_s *** (in^2/ft.)
P	3'-6"	6	8	0.20	6	8	0.20	4**	0.105
P	4'-0"	6	8	0.20	6	8	0.20	5**	0.120
J	5'-0"	–	8	0.20	–	8	0.20	6**	0.150
J	6'-0"	–	8	0.20	–	8	0.20	6	0.180
J	7'-0"	–	8	0.20	–	8	0.20	7	0.210
J	8'-0"	–	8	0.20	–	8	0.20	8	0.240
J	10'-0"	–	10	0.40##	–	10	0.40##	10	0.300
J	12'-0"	–	10	0.40##	–	12	0.40##	12	0.360

TABLE 1 NOTES:
- ##Provide 0.20 eq. in^2/ft. at each face, 12" max. bar spacing.
- **Modified minimum wall thickness.
- ***Min. total circumferential reinforcement for continuous steel hoops:
  - A_s = 0.40 sq. in. for riser section height equal or less than 2'-0" (2 hoop min.)
  - A_s = 0.60 sq. in. for riser section height more than 2'-0" up to 4'-0" (3 hoop min.)

Areas of reinforcing for precast items are based on Grade 60 reinforcing; No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1; Area of vertical reinforcing may be reduced in accordance with ASTM C478.

SQUARE & RECTANGULAR STRUCTURES (ALTERNATE B) – TABLE 2

Type	Wall Length (ft)	Max. Depth (ft)	Wall Thickness (t_1)	
			CIP (in.)	Precast (in.)
P	≤ 3'-6"	40	6 Riser 8 Bottom	6
J	4'-0"	40	8	6
J	5'-0"	22	–	6
J	6'-0"	15	–	6
J	5'-0" to 9'-0"	40	8	8
J	10'-0"	26	8	8
J	10'-0" to 12'-0"	40	10	9
J	16'-0"	35	–	9
J	16'-0"	40	10	10
J	20'-0"	25	–	9
J	20'-0"	30	10	10

TABLE 2 NOTES: See Table B for Reinforcing Schedule.

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (Alt. A) and 3'-6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures. Round risers are designated Type A, square risers are designated Type B.
2. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Precast and rectangular structures (Alt. B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (see modified wall thicknesses in Table 1).
4. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. All concrete shall be of Class II concrete, except use Class IV concrete when shown in the Plans, for special applications of structures located in extremely aggressive environments. Concrete as specified in ASTM C478 (4000 psi) may be used in lieu of Class II concrete for precast items manufactured in accordance with Specifications Section 449.
5. All reinforcement shown is Grade 60 steel, deformed bar. Equivalent area Grade 40 steel or equivalent area smooth or deformed welded wire reinforcement in accordance with Specification Section 931 may be substituted according to Index 425-001, unless otherwise noted.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, reinforcement in top and bottom slab shall be straight embedment.
9. All reinforcement must have 2" minimum cover except for 3'-6" diameter precast circular units manufactured under ASTM C478, keyed construction otherwise shown. Additional bars used to restrain hole formers for precast structures with grouted pipe connections,may be left flush with the hole surface. Cut or bend reinforcement at pipe openings to maintain cover. Exposed ends of reinforcing at precast pipe openings and grouted joints must be removed to 1" below the concrete surface and sealed with a Type F epoxy in accordance with Specification Section 926. Horizontal steel in rectangular structures shall be lapped a minimum of 30 bar diameters or by standard hooks at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and when used on skew with rectangular risers, inlets and inlet throats. Fillets will be required in the top slab of the Alt. A structure bottoms when used with the Alt. B risers. Each fillet shall be reinforced with two #5 bars.
11. Inlet walls, throats, risers or manhole tops shall be secured to structures as shown on Index 425-001 Optional Construction Joints.
12. Structures with depths over 14' below the mean high water table are to be checked for flotation by the designer of the drainage project.
13. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details and notes see Index 425-001.
15. Type J structure bottoms must have a minimum 6'-0" wall height when possible, for maintenance access.

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/17	REVISION				425-010	2 of 5

MADDEN
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FDOT DETAILS FOR DELAND COMMONS FLORIDA

CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
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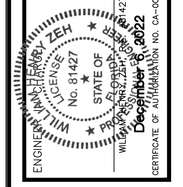

1	2	3	4	5	6	7	8	9	10	11	DATE	REVISIONS

JOB #	18029
DATE:	06/17/2022
SCALE:	N.T.S.
DESIGNED BY:	PAB
DRAWN BY:	PAB
APPROVED BY:	WHZ

C920

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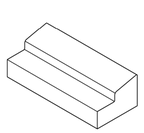
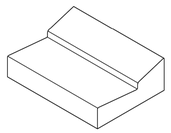
GENERAL NOTES:

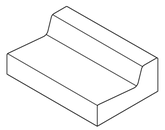
1. For curb, gutter and curb & gutter provide ⅛" – ½" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

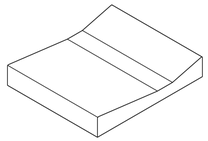
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb

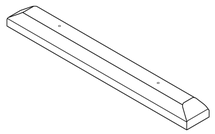

TYPE A


TYPE E

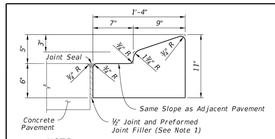

TYPE F


SHOULDER GUTTER

TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER
(Other Types Similar)

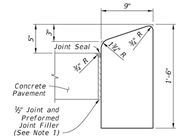

CONCRETE BUMPER GUARD

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 3



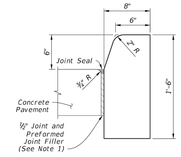
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

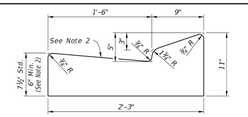


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

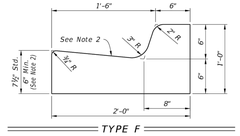
TYPE D

NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E



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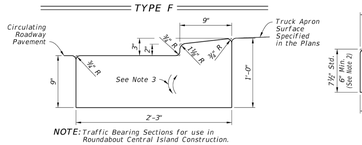
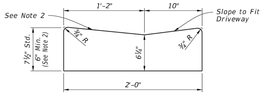
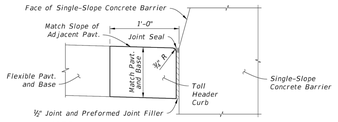


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

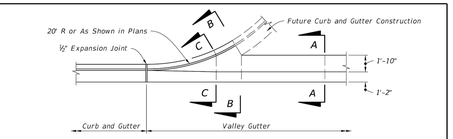


DROP CURB

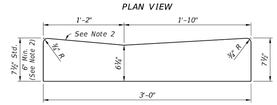


NOTE: See the toll site details for conduit requirements.

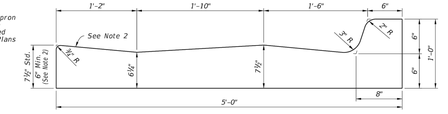
TOLL HEADER CURB



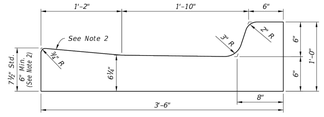
PLAN VIEW



SECTION A-A

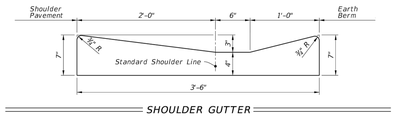


SECTION B-B



SECTION C-C

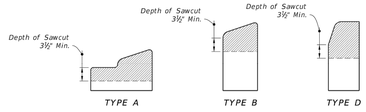
VALLEY GUTTER

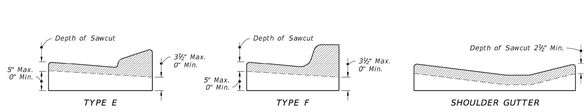


SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3

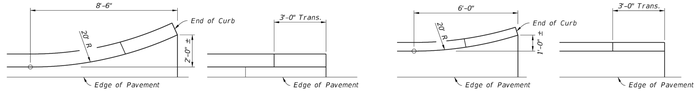


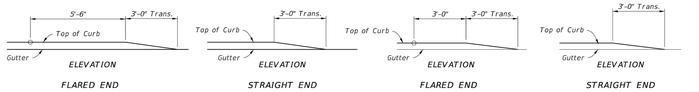


CONTRACTION JOINTS IN CURB

NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB & GUTTER



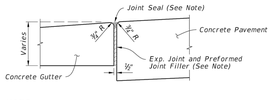


CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

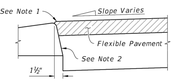
NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

CURB AND CURB & GUTTER ENDINGS



NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

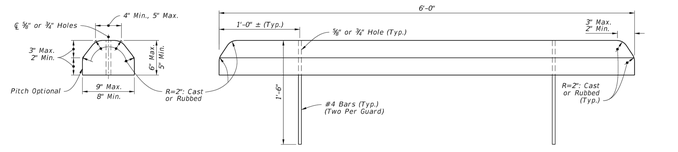
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



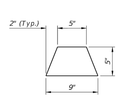
NOTES:

1. Surface on Low Side of Pavement to be ¼" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



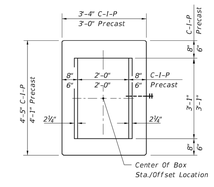
CONCRETE BUMPER GUARD



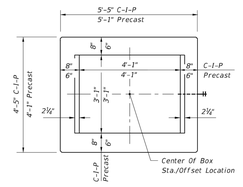
ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 3 of 3



PLAN



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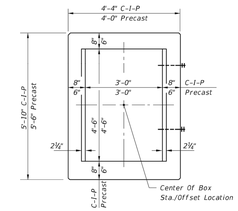

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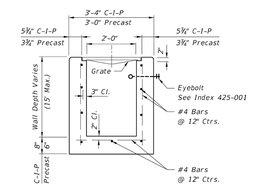


SECTION

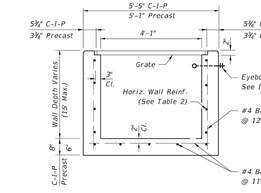
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:

2'-0" Wall – 18" Pipe
3'-1" Wall – 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)



SECTION

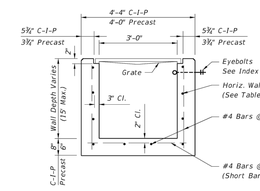
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D

Recommended Maximum Pipe Size:

3'-1" Wall – 24" Pipe
4'-1" Wall – 36" Pipe



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

Recommended Maximum Pipe Size:

3'-0" Wall – 24" Pipe
4'-6" Wall – 36" Pipe

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX 425-052	SHEET 1 of 7

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CITY OF DELAND FLORIDA

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ENGINEER: WILLIAM H. ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM H. ZEH No. 81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C921

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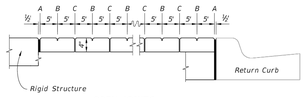
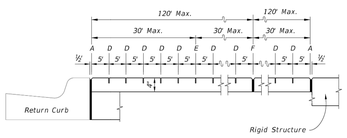
GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

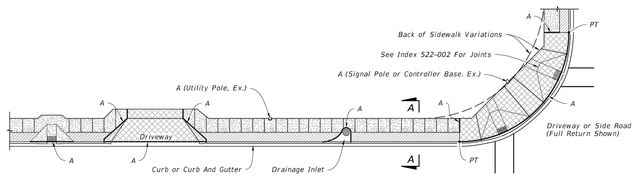
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

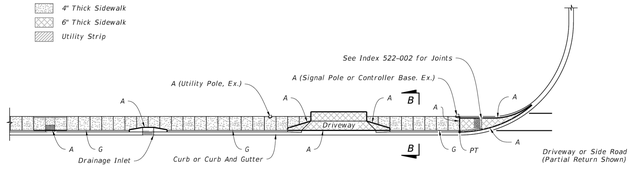
SIDEWALK JOINTS



PLAN

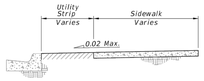
SIDEWALK WITH UTILITY STRIP

LEGEND:
- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip

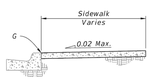


PLAN

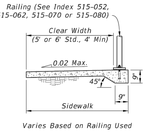
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B

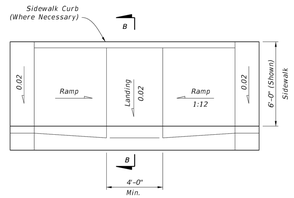


Varies Based on Railing Used

RAILING DETAIL

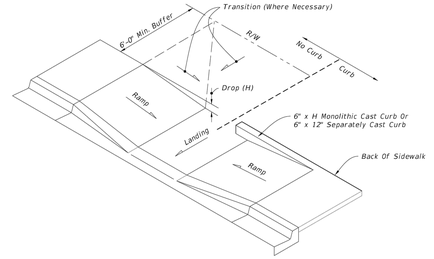
GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

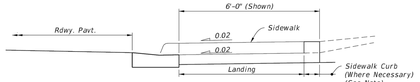


PLAN VIEW

CR-C

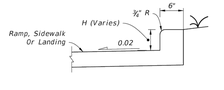


CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS

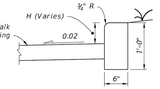


NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

SECTION B-B



MONOLITHIC CAST CURB

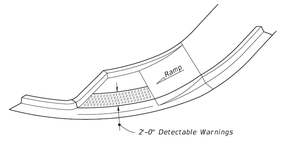


SEPARATELY CAST CURB

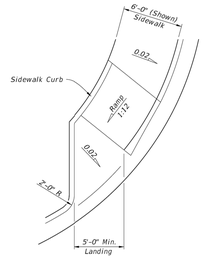
SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7

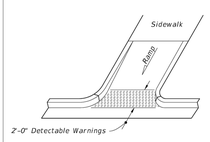


ISOMETRIC VIEW

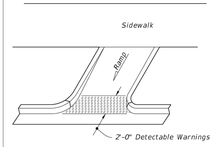


PLAN VIEW

CR-D

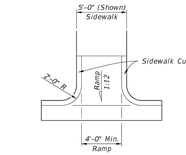


OPTION A



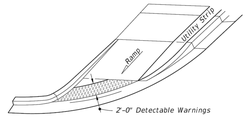
OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-E



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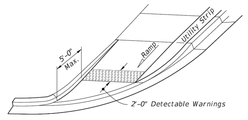
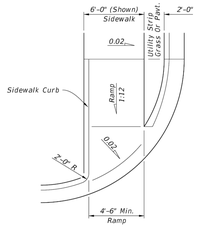


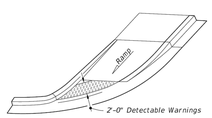
OPTION B

ISOMETRIC VIEW

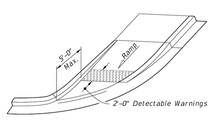


PLAN VIEW

CR-F

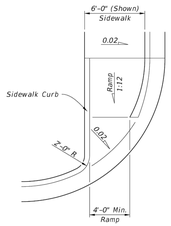


OPTION A



OPTION B

ISOMETRIC VIEW

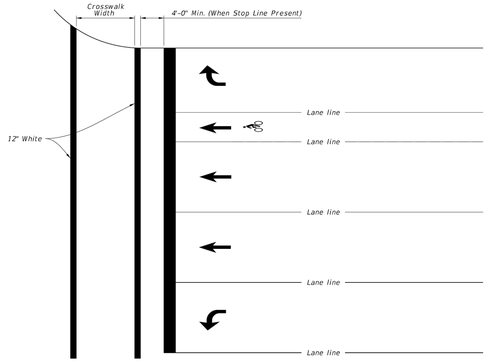


PLAN VIEW

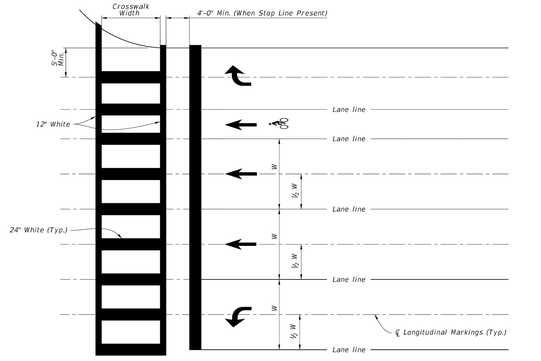
CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 10 of 13

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

FDOT DETAILS FOR DELAND COMMONS FLORIDA

CITY OF DELAND

DELAND COMMONS PARTNERS, LTD.
200 EAST CANTON AVENUE, SUITE 101
WINTER PARK, FL. 32789
(407) 741-8500

ENGINEER: WILLIAM M. ZEH, LICENSE No. 81427, STATE OF FLORIDA, PROFESSIONAL ENGINEER, WILLIAM M. ZEH, LICENSE No. 81427, STATE OF FLORIDA, PROFESSIONAL ENGINEER, CERTIFICATE OF AUTHORIZATION NO. CA-0007723

December 6, 2022

DATE	REVISIONS
1	
2	
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C922

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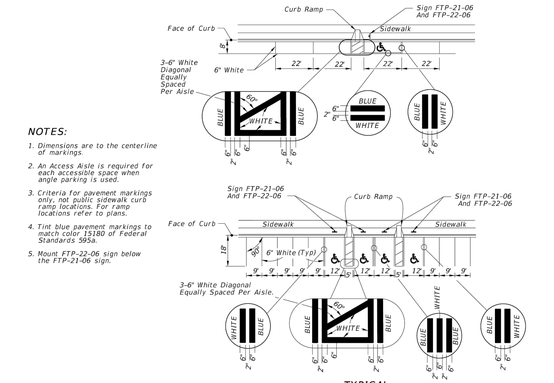
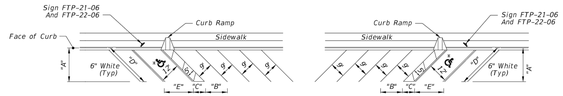


TYPICAL



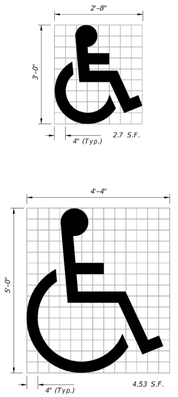
FORWARD-IN PARKING

REVERSE-IN PARKING

* FOR ACCESSIBLE MARKINGS - SEE ABOVE

∠ θ	"DIMENSIONS"				
	"A"	"B"	"C"	"D"	"E"
45°	19'-1"	12'-9"	7'-0"	27'-0"	17'-0"
60°	20'-1"	10'-5"	5'-9"	23'-2"	13'-10"

PAVEMENT MARKING FOR PARKING



♿ Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY

LAST REVISION	DESCRIPTION:	FDOT FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/18				711-001	12 of 13

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
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FDOT DETAILS FOR DELAND COMMONS
CITY OF DELAND FLORIDA

DELAND COMMONS PARTNERS, LTD.
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WINTER PARK, FL 32789
(407) 741-8500

ENGINEER: WILLIAM H. HARRY ZEH
LICENSE No. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM H. HARRY ZEH 81427
December 6, 2022
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1		
2		
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JOB # 18029
DATE: 06/17/2022
SCALE: N.T.S.
DESIGNED BY: PAB
DRAWN BY: PAB
APPROVED BY: WHZ

C923

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EXTERIOR PAINT DESIGNATIONS

- P1 SHERWIN WILLIAMS -SHITAKE (SW9173)
- P2 SHERWIN WILLIAMS - STONE LION (SW9173)
- P3 RED BRICK





RED BRICK

1 WEST ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION (RIGHT SIDE)
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION (LEFT SIDE)
SCALE: 3/32" = 1'-0"

SW 7507 STONE LION R179 G164 B145 LRV 38	SW 9173 SHITAKE R200 G188 B171 LRV 51	SW 7012 CREAMY R239 G232 B219 LRV 81	STOREFRONT DOORS & WIN BRONZE ANODIZED DOORS AND RAILS SW 7514 FOOTHILLS R130 G116 B102 - LRV 18	SILVER STANDING SEAM METAL ROOF

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REVISIONS
PERMIT SET 10-05-22

SLOCUM PLATTS ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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WWW.SLOCUMPLATTS.COM

STATE OF FLORIDA WILLIAM P. PLATTS REGISTERED ARCHITECT AR0013262

WILLIAM P. PLATTS AR13262

BUILDING TYPE I - ELEVATIONS

DELAND COMMONS APARTMENTS

DELAND FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	10-05-22
SCALE	AS NOTED
JOB NO.	21-048
SHEET	A6.1a

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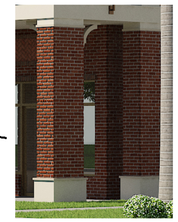
EXTERIOR PAINT DESIGNATIONS

- P1 SHERWIN WILLIAMS -SHITAKE (SW9173)
- P2 SHERWIN WILLIAMS - STONE LION (SW9173)
- P3 RED BRICK





RED BRICK

1 EAST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"

SW 7507 STONE LION	SW 9173 SHITAKE	SW 7012 CREAMY	STOREFRONT DOORS & WIN BRONZE ANODIZED DOORS AND RAILS SW 7514 FOOTHILLS	SILVER STANDING SEAM METAL ROOF
R179 G164 B145 LRV 38	R200 G188 B171 LRV 51	R239 G232 B219 LRV 81	R130 G116 B102 - LRV 18	

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ARCHITECTS, P.A.
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WWW.SLOCUMPLATTS.COM

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BUILDING TYPE I - ELEVATIONS

DELAND COMMONS APARTMENTS

DELAND FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	10-05-22
SCALE	AS NOTED
JOB NO.	21-048
SHEET	A6.1b

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EXTERIOR PAINT DESIGNATIONS

- P1 SHERWIN WILLIAMS -SHITAKE (SW9173)
- P2 SHERWIN WILLIAMS - STONE LION (SW9173)
- P3 SHERWIN WILLIAMS - CREAMY (SW7012)



1 NORTH ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION (RIGHT SIDE)
SCALE: 3/32" = 1'-0"

SW 7514 FOOTHILLS R130 G116 B102 LRV 18	SW 7507 STONE LION R179 G164 B145 LRV 38	SW 9173 SHITAKE R200 G188 B171 LRV 51	SW 7012 CREAMY R239 G232 B219 LRV 81	STOREFRONT DOORS & WIN BRONZE ANODIZED DOORS AND RAILS SW 6041 OTTER R86 G67 B59 - LRV 6	SILVER STANDING SEAM METAL ROOF

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STATE OF FLORIDA WILLIAM P. PLATTS REGISTERED ARCHITECT AR0013262
WILLIAM P. PLATTS AR13262

BUILDING TYPE II - ELEVATIONS

DELAND COMMONS APARTMENTS

DELAND FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	12-01-2022
SCALE	AS NOTED
JOB NO.	21-048
SHEET	A6.2a

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EXTERIOR PAINT DESIGNATIONS

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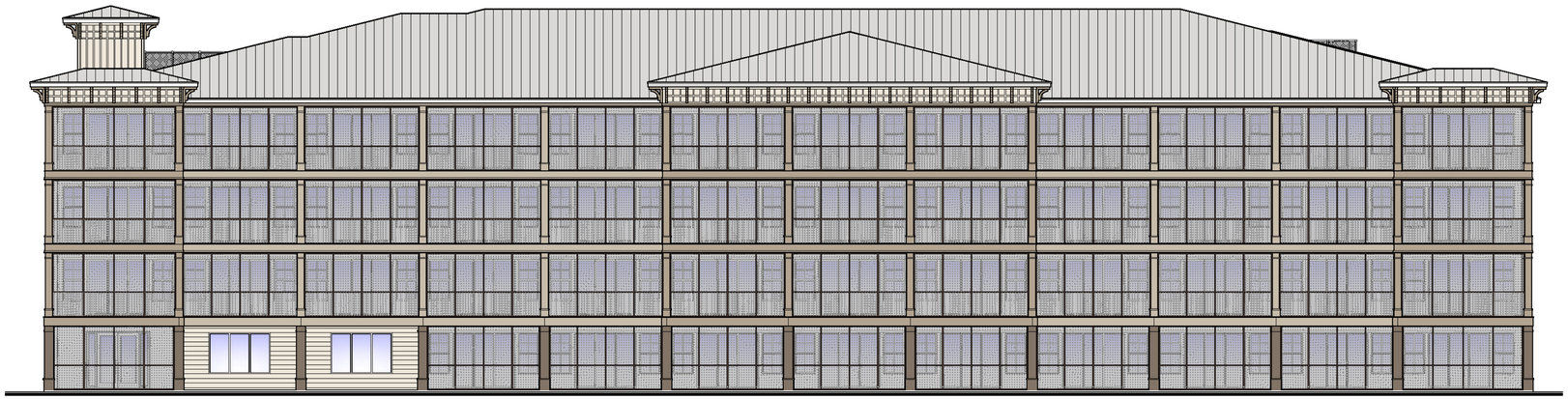
- P2 SHERWIN WILLIAMS - STONE LION (SW9173)
- P3 SHERWIN WILLIAMS - CREAMY (SW7012)



1 SOUTH ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION (LEFT SIDE)
SCALE: 3/32" = 1'-0"

SW 7514 FOOTHILLS R130 G116 B102 LRV 18	SW 7507 STONE LION R179 G164 B145 LRV 38	SW 9173 SHITAKE R200 G188 B171 LRV 51	SW 7012 CREAMY R239 G232 B219 LRV 81	STOREFRONT DOORS & WIN BRONZE ANODIZED DOORS AND RAILS SW 6041 OTTER R86 G67 B59 - LRV 6	SILVER STANDING SEAM METAL ROOF

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REVISIONS
PERMIT SET 10-05-22

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ARCHITECTS, P.A.
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STATE OF FLORIDA WILLIAM P. PLATTS REGISTERED ARCHITECT AR0013262
WILLIAM P. PLATTS AR0013262

BUILDING TYPE II - ELEVATIONS

DELAND COMMONS APARTMENTS

DELAND FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 12-01-2022
SCALE AS NOTED
JOB NO. 21-048
SHEET A6.2b

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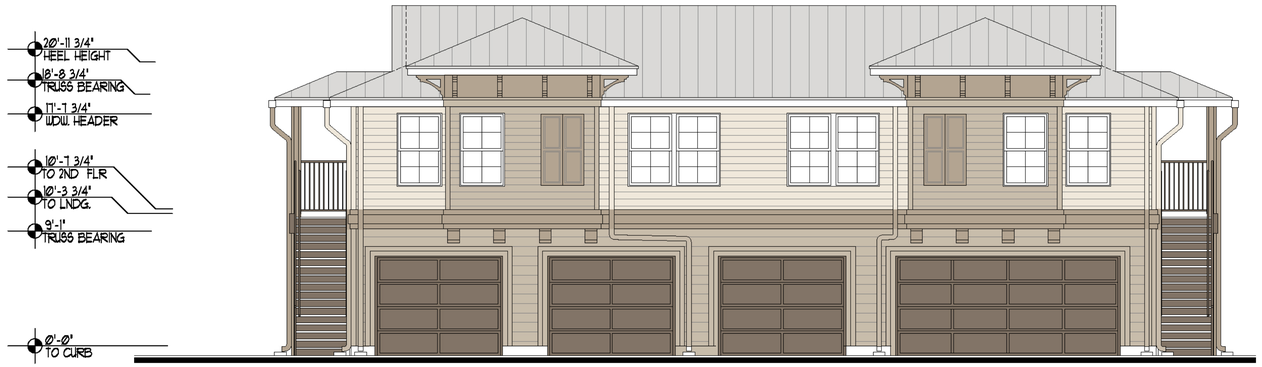
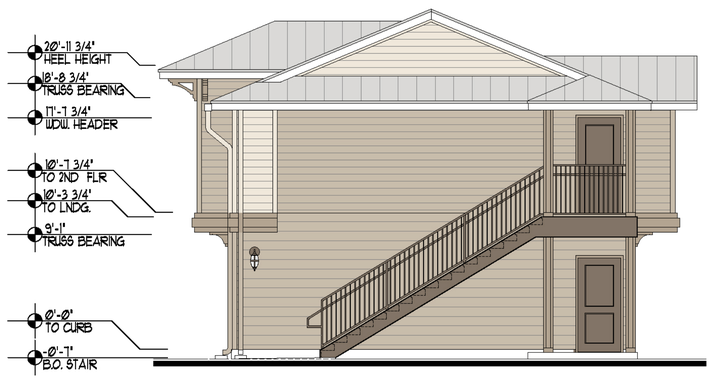


1 "CARRIAGE B" - NORTH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"



2 "CARRIAGE B" - SOUTH ELEVATION (REAR)
SCALE: 3/16" = 1'-0"



3 "CARRIAGE B" - EAST ELEVATION (RIGHT SIDE)
SCALE: 3/16" = 1'-0"

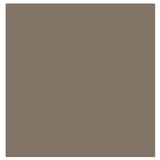


4 "CARRIAGE B" - WEST ELEVATION (LEFT SIDE)
SCALE: 3/16" = 1'-0"


SW 9173
SHITAKE
R200 G188 B171
LRV 51

SW 7012
CREAMY
R239 G232 B219
LRV 81


SW 7507
STONE LION
R179 G164 B145
LRV 38


SW 7514
FOOTHILLS
R130 G116 B102
LRV 32

SILVER
STANDING SEAM
METAL ROOF

RESERVED FOR DIGITAL SIGNATURE

REVISIONS
DD SET 06-01-22

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13280, WILLIAM P. PLATTS AR 13242
670 NORTH ORLANDO AVENUE, SUITE 100, MAITLAND, FL 32751
TEL. (407)645-2015 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

STATE OF FLORIDA
WILLIAM P. PLATTS
AR0013262
REGISTERED ARCHITECT
WILLIAM P. PLATTS AR0013262

"CARRIAGE B" EXTERIOR ELEVATIONS

DELAND COMMONS APARTMENTS
DELAND FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	06-01-22
SCALE	AS NOTED
JOB NO.	21-048
SHEET	A6.4

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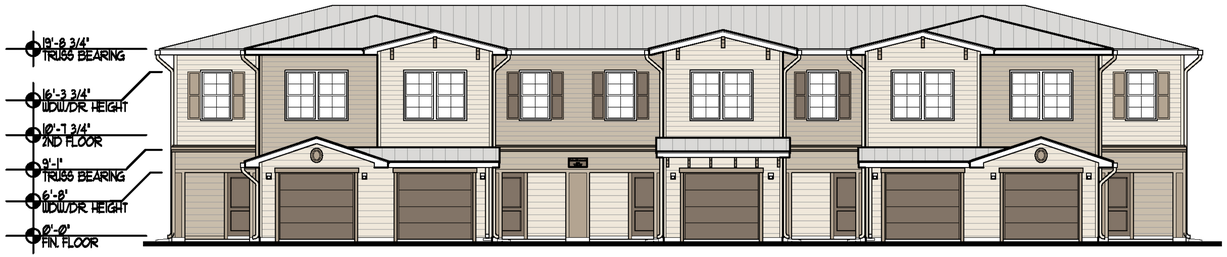


1 BUILDING TYPE TH-5 - SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



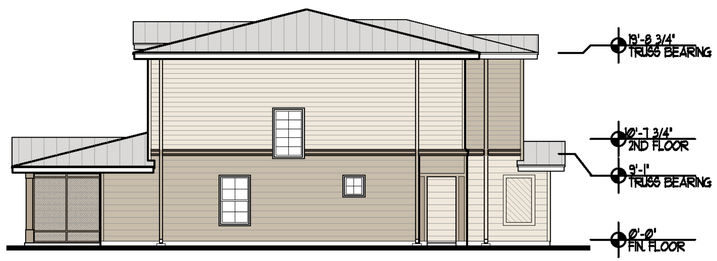
2 BUILDING TYPE TH-5 - NORTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"



3 TYPICAL EAST ELEVATION (RIGHT SIDE)

SCALE: 1/8" = 1'-0"



4 TYPICAL WEST ELEVATION (LEFT SIDE)

SCALE: 1/8" = 1'-0"

SW 9173 SHITAKE R200 G188 B171 LRV 51	SW 7012 CREAMY R239 G232 B219 LRV 81	SW 7507 STONE LION R179 G164 B145 LRV 38	SW 7514 FOOTHILLS R130 G116 B102 LRV 32	BRONZE ANODIZED ALUMINUM	SILVER STANDING SEAM METAL ROOF

REVISIONS
DD SET
06-01-22

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13380 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)648-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

STATE OF FLORIDA WILLIAM P. PLATTS AR0013262 REGISTERED ARCHITECT

BUILDING TYPE TH-5 - EXTERIOR ELEVATIONS

DELAND COMMONS APARTMENTS
DELAND FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 06-01-22
SCALE AS NOTED
JOB NO. 21-048
SHEET A6.5

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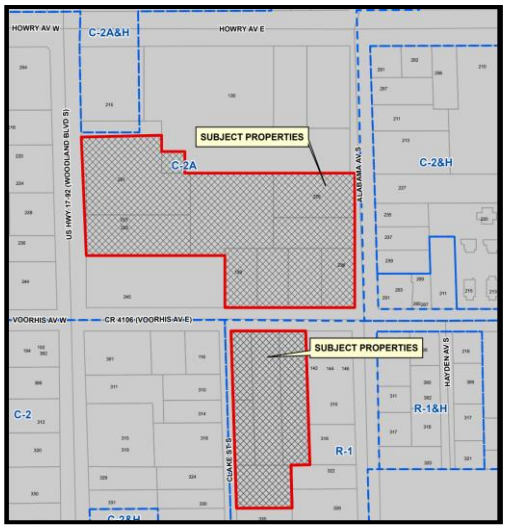
PLANNING STAFF REPORT
TO
CITY OF DELAND PLANNING BOARD
September 15, 2022

A. APPLICATION NO.: SP22-124
APPLICANT: Mark Watts, Cobb Cole
REQUEST: Class IV Site Plan – DeLand Commons
APPLICABLE SECTIONS: Article XII, Section 33-132

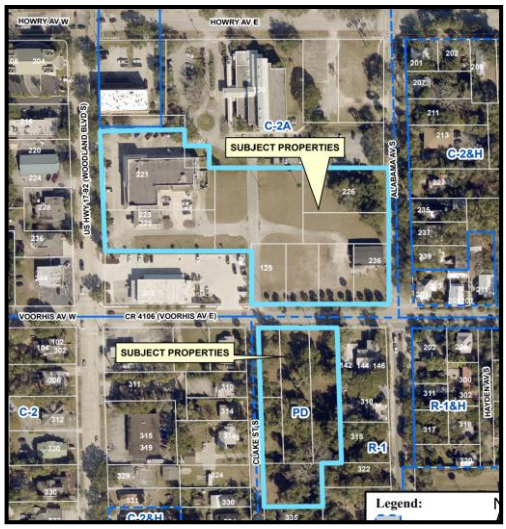
B. SITE CONDITIONS:

Location: 225 W. Woodland Blvd.
Parcel Size: 5.36 ± acres
Existing Zoning: C-2A (Downtown Commercial)
Existing Land Use: Downtown Commercial

This is a proposal for creation of a multi-family residential development with a commercial component. The residential development will include a total of 180 units made up of 173 apartments, 5 townhomes and 2 carriage houses. The commercial development will consist of 11 storefront units facing Woodland Blvd.



Vicinity map



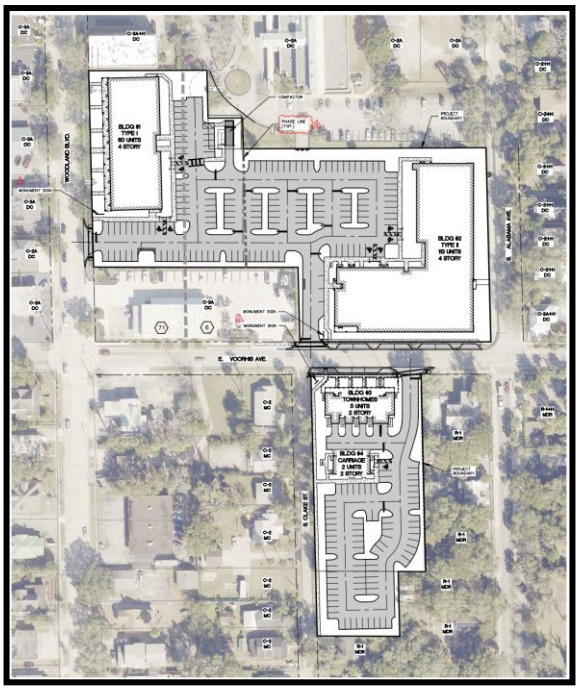
Aerial photo

C. LAND USE PLAN: The subject property is located in the core of the city directly adjacent to the Downtown Historic District. The 5.36-acre project is dissected by E. Voorhis Ave., between Woodland Blvd and Alabama Ave., and consists of a 3.89-acre parcel north of Voorhis Ave and a 1.47-acre parcel on the south side of Voorhis. The northernmost parcel has both a Downtown Commercial land use and zoning designation (C-2A). The southernmost parcel was recently the subject of a land use amendment and rezoning to make it consistent with the other parcel.

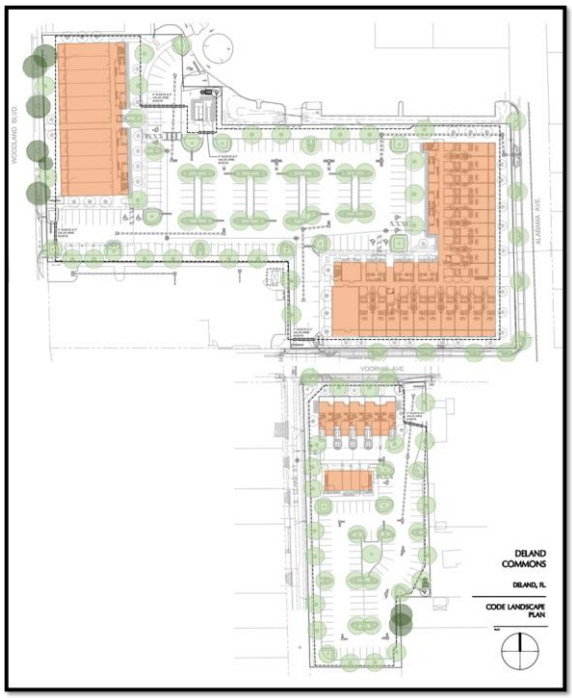
Other actions for which this property has been the subject, leading up to the development of this site plan, are a demolition request and review of architecture by the Historic Preservation Board.

The site is located directly adjacent to the Downtown Historic District and the Historic Garden District. The property is to be developed in a single phase.





Site layout



Landscape layout

D. **ANALYSIS:** The surrounding area of the larger parcel is developed primarily with a number of residential structures along Alabama Ave. and Voorhis and commercial uses toward the north and west. The smaller parcel is surrounded by residential uses on 3 sides and commercial uses on

the north along Voorhis Ave. Because the site has a Downtown Commercial zoning designation, there are no setbacks required and buildings are permitted generally to be constructed up to the property line. The provision of adequate parking for the development has been addressed by the placement of the majority of the parking on the interior of the larger site and overflow parking located on the south parcel.

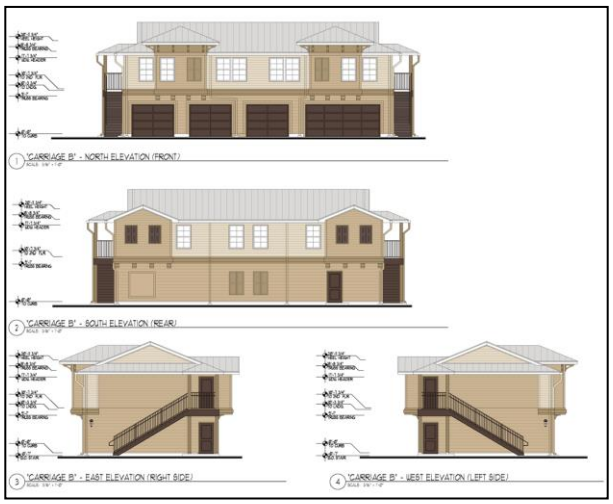
The applicant has suggested that a reduction in the parking requirement will be necessary. The number of spaces required based upon the types of units is 358 spaces (including visitor spaces). The site plan includes 267 spaces including 19 off-site/on-street spaces that can be counted in the C-2A zoning district and may be approved by the City Commission. This is a shortage of 91 spaces.



<u>Mixed-use building located along Woodland Blvd.</u>
Upon the recommendation of the HPB the elevation of this building was changed to add additional features as shown above. (*This may not be reflected in the attached plans.)*



<u>Townhouse units</u>



<u>Carriage house</u>

- A Phase I ESA (Environmental Site Assessment) was conducted to identify potential sources of contamination. No environmental concerns were noted.
- An application has been submitted to the Volusia County School Board to determine the impacts to school concurrency.
- Stormwater will be handled by the use of an exfiltration system located throughout the site.
- Information regarding the necessity for a traffic impact analysis will be provided and handled as appropriate.
- The site has no significant existing vegetation on the northernmost parcel. There are some trees that will be preserved for the development. The southernmost site has a large number of trees and several will be preserved on the site.

At the August 18, 2022 meeting of the Technical Review Committee (TRC) it was moved to forward the application to the September 21, 2022 Planning Board meeting conditioned upon receiving revised plans by August 24, 2022 (*attached*). The following comments remain to be addressed:

Fire	Open	**Fire Flow Analysis** One of the fire flows taken from an 8 inch line but a 6 inch is the service provided. Refer to the Utilities comments. **Last comment from reviewer:** Recent flow test was conducted on the wrong hydrant. Flow test needs to be conducted on the hydrant on Voorhis Ave which is a 6" main, not 8".
Utilities	Open	**Water Service connection** Water services needs to come off existing water main on Woodland and Voorhis with a separate tap and not the fire line.
Utilities	Open	**Alabama Main Line** Need to show valve for tap on Voorhis for the line that runs down Alabama. Hydrant Assembly needs to be connected to a Tee off of main line. A valve needs installed to the north of Tee and stubbed to end of property with a cap and 2" blow off.
Utilities	Open	**Water Tap** Domestic meters need to be on a stand alone tap and not connected into fire system. **Last comment from reviewer:** Lines were separated, but need to have two taps coming off of Woodland. One for Fire and one for domestic. The same is required off of Voorhis.

E. STAFF RECOMMENDATION:

Staff recommends a**pproval** of the Class IV Site Plan for DeLand Commons, *Because of the size of the development, the final decision on all Class IV developments is made by the City Commission.* The City Commission will hear the application at the October 17, 2022 meeting.


City of DeLand
PLANNING BOARD
SP22-124
SEPTEMBER 21, 2022
HOWRY AV W
HOWRY AV E
C-2A&H
C-2
SUBJECT PROPERTIES
C-2A
C-2&H
US HWY 17-92 (WOODLAND BLVD S)
ALABAMA AV S
VOORHIS AV W
CR 4106 (VOORHIS AV E)
SUBJECT PROPERTIES
HAYDEN AV S
CLAKE ST S
C-2
C-2&H
R-1
R-1&H
C-1
Legend:
City Zoning
County Zoning
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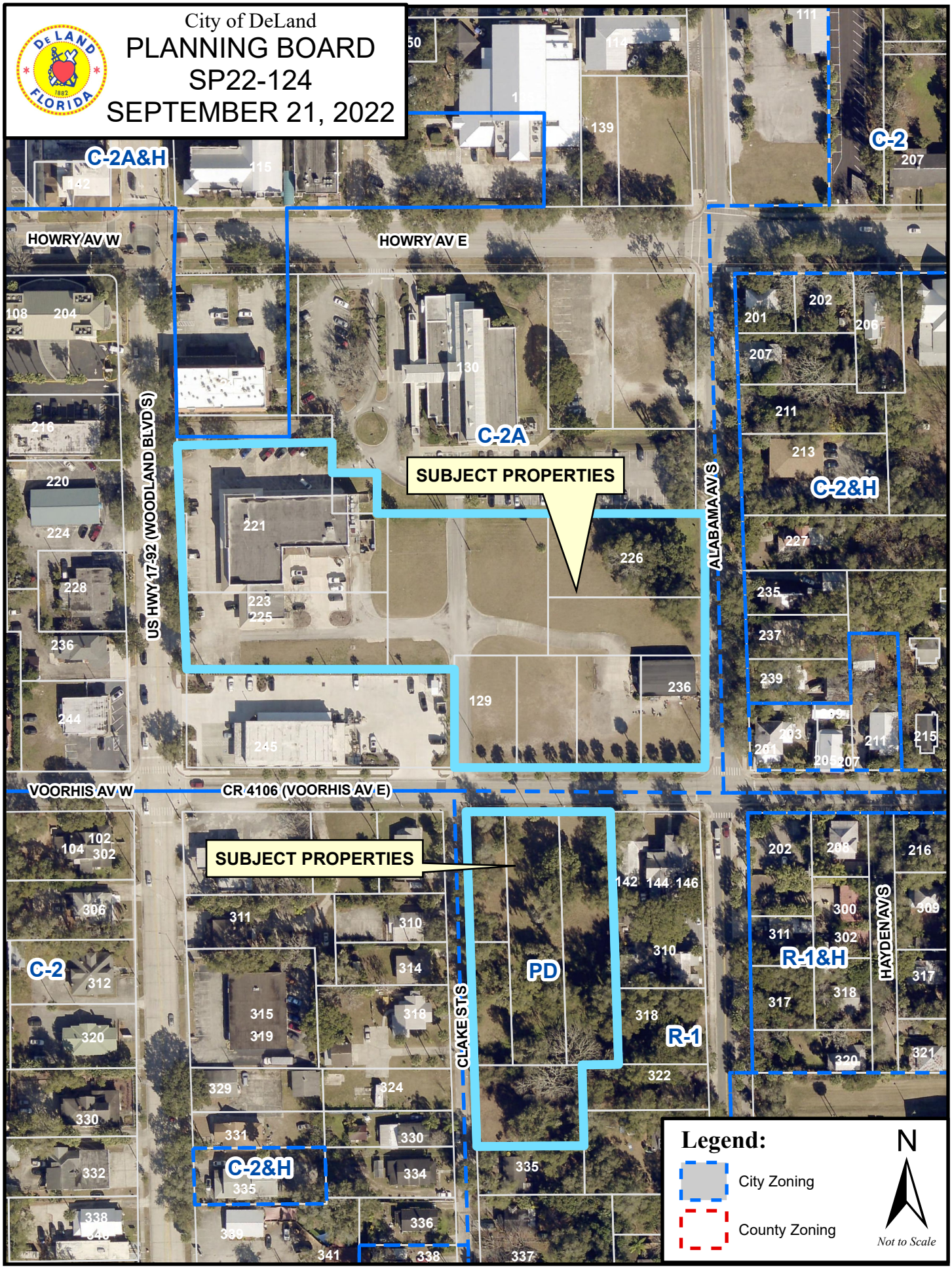
Not to Scale


City of DeLand
PLANNING BOARD
SP22-124
SEPTEMBER 21, 2022
C-2A&H
C-2
C-2A
C-2&H
R-1&H
R-1
PD
SUBJECT PROPERTIES
SUBJECT PROPERTIES
HOWRY AV W
HOWRY AV E
US HWY 17-92 (WOODLAND BLVD S)
ALABAMA AV S
VOORHIS AV W
CR 4106 (VOORHIS AV E)
CLARK ST S
HAYDEN AV S
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-33, Changing the Zoning of 0.18 Acre of Property from R-1A (Single-Family) to C-2A (Downtown Commercial) Located at 210 West Wisconsin.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-33 , Exhibit A , Z22-197 210 W. Wisconsin (Oct), Z22-197 Zoning and Location Map, Z22-197 Aerial Map

APPROVED BY: Michael Pleus, City Manager, December 15, 2022

SUMMARY/HIGHLIGHT:

This request is for approval to amend the zoning designation for property located at 210 W. Wisconsin Ave. from R-1A (Single family) to C-2A (Downtown Commercial). The property is located in the core area of the city and is subject to the Downtown Commercial land use designation. The existing zoning makes it inconsistent with the existing land use classification and approval for the rezoning of the property will bring it into compliance with the land use.

This application was approved on first reading at the City Commission meeting on November 21st, 2022.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the city's strategic plan under Strategic Focus Area: Institute Smart Growth principles. The use of existing structures in ways that will maintain the community identity and enable the continued growth of activity in the core area.

SUSTAINABILITY:

Amending the zoning designation of this property will permit its continued use for multi-family residential purposes and it will also allow the other uses established in the C-2A zoning designation that it does not allow under the R-1A (single-family zoning).

FISCAL IMPACT:

Rezoning of this property will have no immediate fiscal impact.

RECOMMENDATION:

It is recommended that the City Commission approve the rezoning designation of this property from R-1A (Single family) to C-2A (Downtown Commercial) on second reading.

BACKGROUND/DISCUSSION:

The site currently consists of a single-family structure that has been converted for multi-family use and is located along Wisconsin Ave. adjacent to similar residential structures that have been converted to office uses. The owner would like to rezone the property to match the underlying land use designation. The application

states:

“The requested rezoning is necessary to bring the property’s zoning category into compliance with the underlying land use. The structure is used as a multiunit rental, which is expressly provided for under the land use designation but prohibited under the existing zoning. In contrast, the use of the property as a single-family residential home is permitted by the existing zoning but is not permissible under the existing land use. By shifting the zoning designation one lot to the west, the inconsistency is resolved.”

ORDINANCE NO. 2022 - 33

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM R-1A, SINGLE FAMILY TO C-2A, DOWNTOWN COMMERCIAL ON PROPERTY LOCATED AT 210 WEST WISCONSIN AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 210 West Wisconsin Avenue and more particularly described in the attached Exhibit "A", is currently zoned as R-1A, Single Family, pursuant to City of DeLand's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of Downtown Commercial pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to C-2A, Downtown Commercial; and

WHEREAS, the C-2A, Downtown Commercial zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from R-1A, Single Family to C-2A, Downtown Commercial zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification No. 700909000310

Section 2. The City Commission hereby finds that the C-2A, Downtown Commercial zoning designation is consistent with the property's Downtown Commercial future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from R-1A, Single Family to C-2A, Commercial zoning designation on the parcel described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: November 21, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

"EXHIBIT A"

LEGAL DESCRIPTION

7009-09-00-0310

East 17 feet of Lot 30, and all of Lot 31, Smock's Resubdivision of the West 482 feet of Block 9, Roger's DeLand Map in Map Book 4, Page 102, Public Records of Volusia County, Florida.

Contains .18 acres, more or less.

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

October 19, 2022

A. APPLICATION NO.: Z22-197, 210 W. Wisconsin Ave.

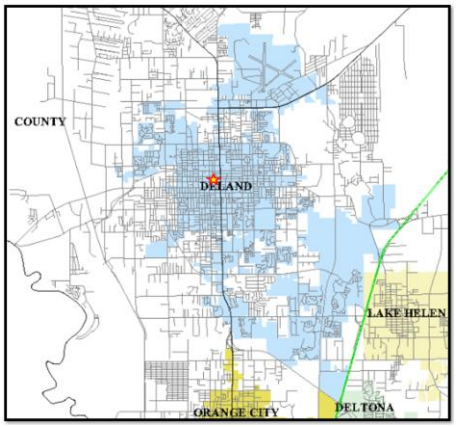
APPLICANT: Michael Woods, Cobb Cole

REQUEST: The applicant is requesting to amend the zoning
From: R-1A (Single family)

To: C-2A (Downtown Commercial)

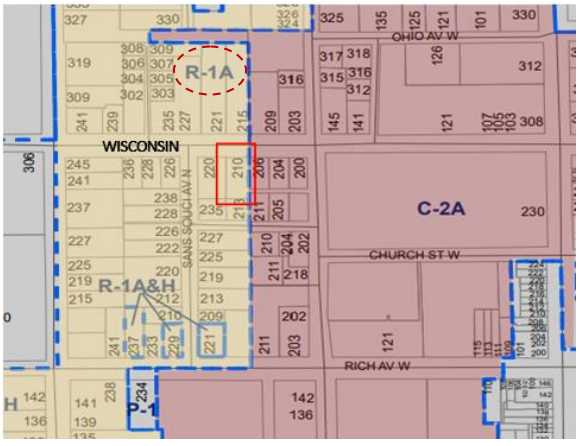
APPLICABLE ORDINANCES:
Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments and rezoning

Location: 210 W. Wisconsin Ave.
Parcel Size: 0.18 ± acres
Existing Use: Multi-family residential

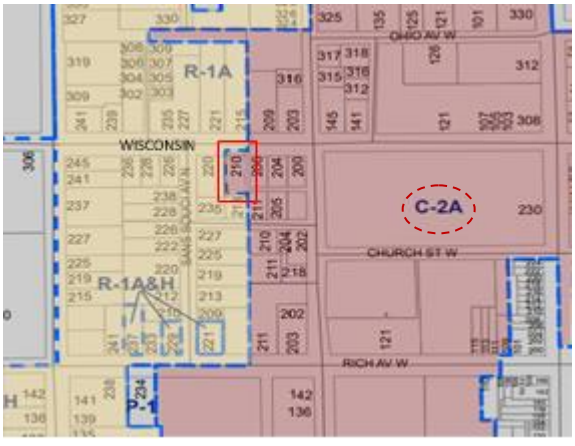


B. ANALYSIS:
The site currently consists of a single-family structure that has been converted for multi-family use and is located along Wisconsin Ave. adjacent to similar residential structures that have been converted to office uses. The owner would like to rezone the property to match the underlying land use designation.

The application states: "*The requested rezoning is necessary to bring the property's zoning category into compliance with the underlying land use. The structure is used as a multiunit rental, which is expressly provided for under the land use designation but prohibited under the existing zoning. In contrast, the use of the property as a single-family residential home is permitted by the existing zoning but is not permissible under the existing land use. By shifting the zoning designation one lot to the west, the inconsistency is resolved*."



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 designations are described as follows:

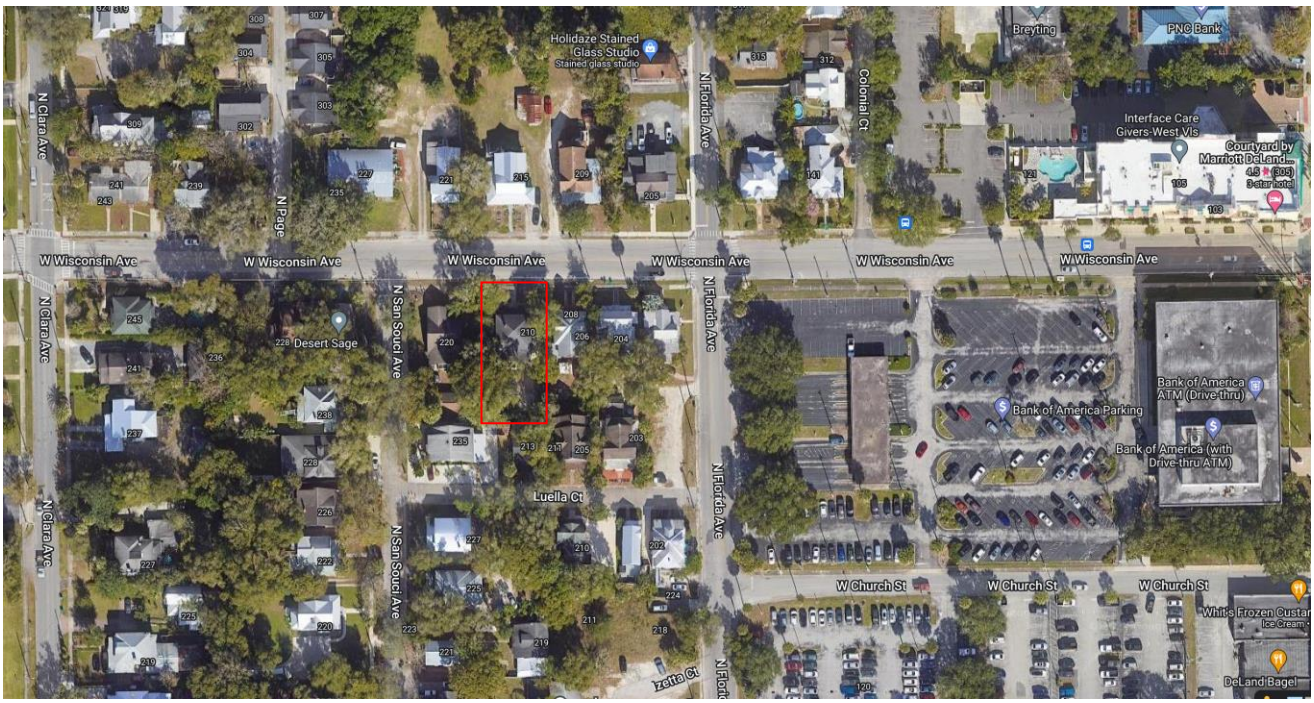
R-1A—Single-Family Dwelling District.

(a) *Statement of intent.* The purpose and intent of the R-1A Single-Family Residential District is to provide low density residential neighborhoods in an urban setting with less stringent development standards than the R-1AA district.

The proposed zoning designation is generally described as follows:

C-2A—Downtown Commercial District.

(a) 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 heart of 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 currently listed as a triplex on the Volusia County Property Appraiser's website. 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.

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 single-family use, however, the **land use** permits multi-family residential but not single-family as a primary use. The underlying land use designation (Downtown Commercial) does not support the current zoning.



Properties to the east



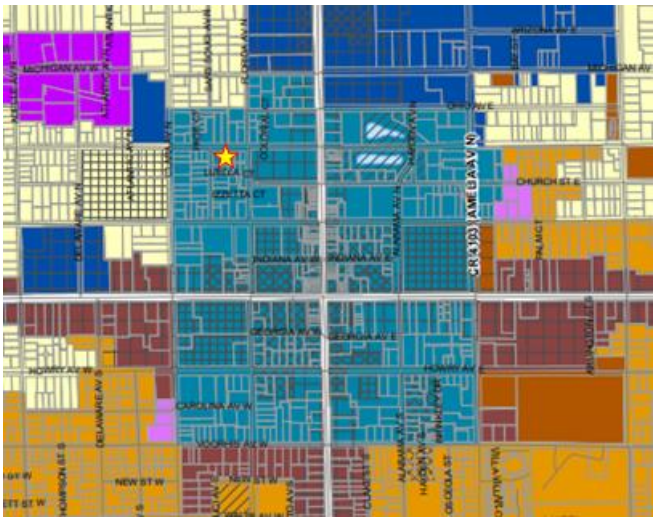
Subject site



Property to the west

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. The current land use designation permits only C-2A and PD zoning.



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

The proposed rezoning will eliminate a few uses that are currently allowed and it will (conditionally) permit several different uses currently not permitted with the residential zoning designation. There are a few uses currently permitted that will still be allowed. The change will allow a wide variety of commercial uses which are typically not present in residential areas, but which meet the intent of the established downtown land use designation. The Policy guidelines encourage a mix of uses to provide more diversity.

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

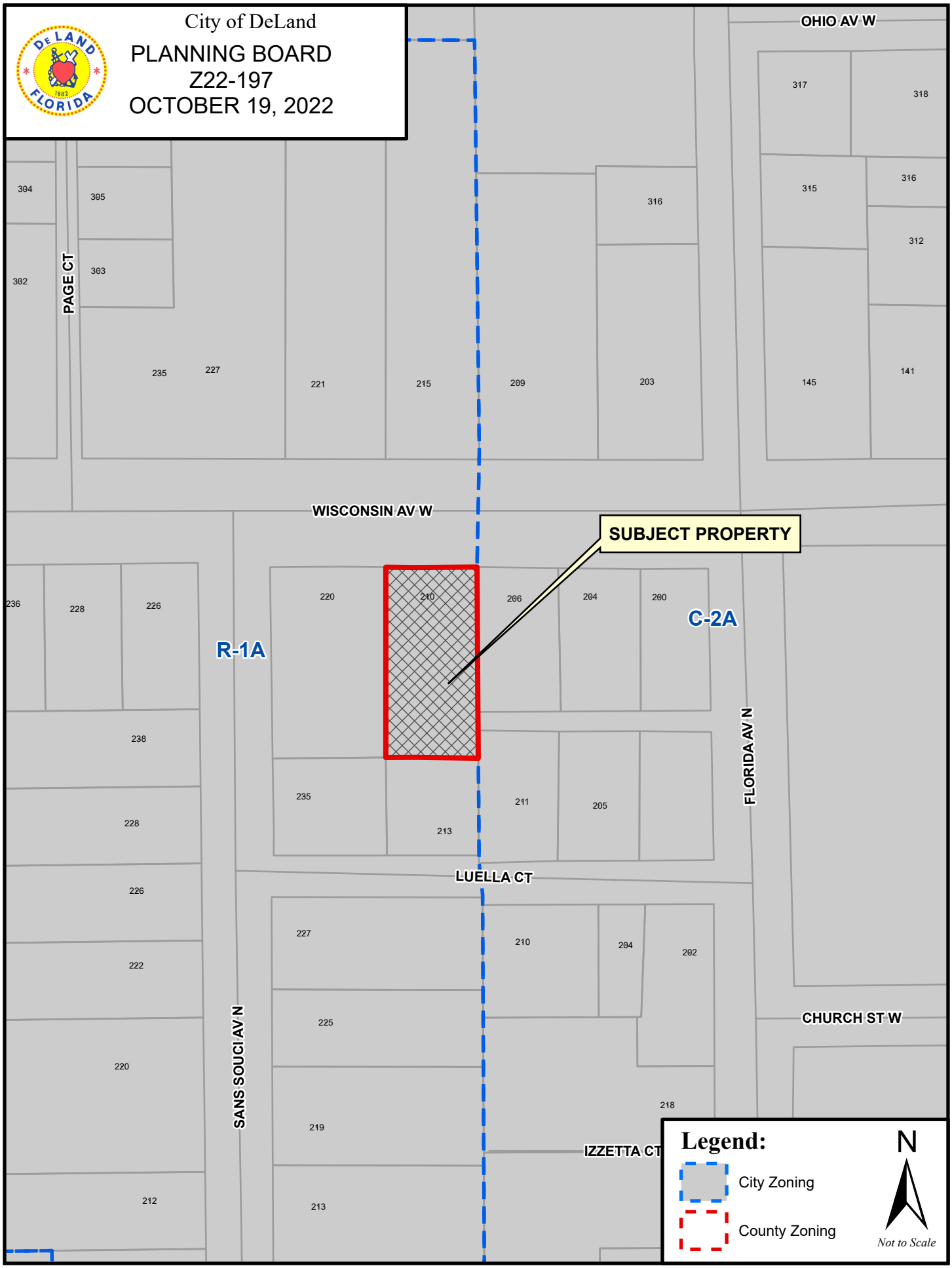
The rezoning request will not adversely impact health, safety or welfare. It was the intent of the administrative land use amendment to support the central business district and permit its expansion to areas where it would be compatible.

C. CONCLUSION:

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

D. STAFF RECOMM ENDATION:

Staff recommends that the Planning Board forward to the City Commission a recommendation of approval for the rezoning request.


City of DeLand
PLANNING BOARD
Z22-197
OCTOBER 19, 2022
OHIO AV W
PAGE CT
WISCONSIN AV W
SUBJECT PROPERTY
R-1A
C-2A
FLORIDA AV N
LUELLA CT
SANS SOUCI AV N
CHURCH ST W
IZZETTA CT
304
305
303
302
235
227
221
215
209
316
203
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City Zoning
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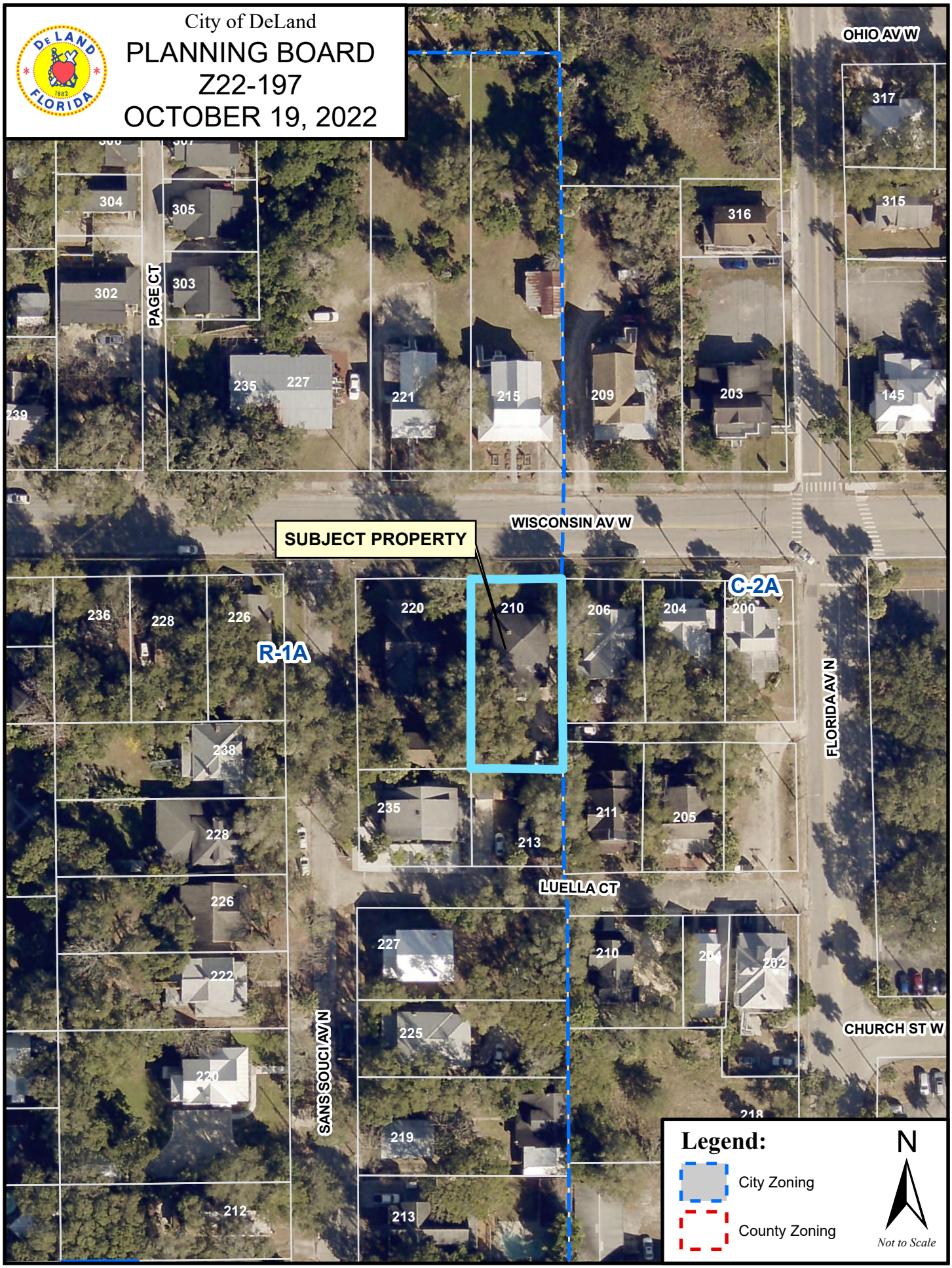
City of DeLand
PLANNING BOARD
Z22-197
OCTOBER 19, 2022
OHIO AV W
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PAGE CT
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227
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WISCONSIN AV W
SUBJECT PROPERTY
C-2A
R-1A
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FLORIDA AV N
LUELLA CT
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Legend:
City Zoning
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CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-34, Changing the Zoning from The Cascades PD to Pointe Grand Apartments PD to Develop a Multi-Family Residential Project, on Approximately 14.57 Acres of Property, Located on North Spring Garden Avenue, South of Clear Lake Drive.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-34 , Exhibit A - Legal Description, Exhibit B-PD Agreement - Pointe Grand Apartments, Exhibit A - Legal Description, Exhibit B - Concept Plan, Staff Report - Pointe Grand Apartments PD, Z22-046 Zoning Map, Z22-046 Aerial Map, Survey

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

Second reading of the Ordinance requesting to change the zoning from The Cascades PD to Pointe Grand Apartments PD to allow for a 204-unit apartment complex. The original Cascades PD was adopted on June 15, 1987. The development plan included five phases, allocating uses such as single-family residential, fee-simple townhomes, multi-family units, an assisted lifecare facility (ALF) and office uses. Currently, only the single-family residential Phases I & II are complete. There will be one phase remaining (Phase IV - 128 unit Assisted Lifecare Facility) once this proposal is completed. The applicant has also petitioned for a land use amendment (SMLU22-074) which was transmitted to and approved by the VGMC.

At the June 15, 2022 meeting, the Planning Board recommended approval with the following comments:
1. Consideration of an elevator for all buildings over two stories to address disability concerns; and
2. Remove reference to internal roadway in the development agreement.

At the July 18, 2022 meeting:
-The City Commission voted to continue the PD rezone to the following meeting so that the PD agreement is updated with the following comments:
1. Increase the buffer along the north boundary.
2. Consider how to address the accessibility issue for units above the second floor.

The Concept Plan was revised to remove 10 parking spaces to allow for the north landscape buffer to be increased to 25'. All other issues have been addressed except for the issue concerning the accessibility of the upstairs apartments.

At the August 15, 2022 meeting:
-The City Commission voted to approve the land use amendment, on first reading.
-The City Commission voted to deny the PD rezone with the following comments:
1. Density is too high
2. Accessibility issue remains for second and third floor units
3. Incorporate affordability opportunities

At the November 21, 2022 meeting:

-The City Commission voted to approve the land use amendment, on second reading.
-The City Commission voted to approve the PD rezone, on first reading, with the following comments:
1. Define "medical professionals" in the PD agreement & limit eligibility to 1 linear mile.
2. Increase the reserved units for medical professionals from 15% to 20%.
3. Revise the concept plan to show a 25' landscape buffer, Type C, on the north perimeter.

The applicant submitted an updated PD agreement addressing comments 1 & 2. Comment 3 is satisfied in the concept plan dated 8/1/22.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the City's strategic plan under Strategic Focus Area: Preparing for the Future/Sustainability Strategic Context: Recognizing that the City itself is dynamic and that extensive changes will occur in the region in the near- and long-term future, it is important that there be a strategic focus on the future. The need for additional housing units throughout our region, as well as nationally, has become evident. This action is a step toward the City working to meet the housing needs of citizens in this region.

SUSTAINABILITY:

Amending the zoning designation of this property and outlining the development parameters will permit its development for multi-family residential purposes that align with the City's development requirements and will enable the City to continue active pursuit of its vision and strategic plan.

FISCAL IMPACT:

Residential development of this property, and inclusion of the new units onto the City's tax rolls, will increase funds towards City services.

RECOMMENDATION:

It is recommended that the City Commission approve the rezoning of this property, on second reading, from The Cascades PD to Pointe Grand Apartments PD as presented.

BACKGROUND/DISCUSSION:

The applicant is proposing to construct a multi-family residential project consisting of 204 apartment units. As currently designated, the two parcels for which the rezoning designations are sought will be combined to create a single property which will be developed as the Pointe Grand Apartments. The related land use amendment was approved at the commission's November 21, 2022 meeting.

Summary of Development:
-The project will be developed in one phase.
-204 apartment units with an amenity center and walking trails
-Max. Height: 3 stories/45'
-Max. Density: 16du/ac
-Max. Impervious surface coverage: 50%
-Parking: 2+ bedroom units = 2 spaces per unit; visitor parking = .5 spaces per unit
-Total parking required: 510; Total parking provided: 518
-Access shall be provided from N. Spring Garden Avenue.
-Emergency access, or a full main access point for the project, may be provided from/to the project by Plymouth Avenue and shall be stabilized, as further illustrated on the PD Concept Plan.

ORDINANCE NO. 2022 - 34

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING DESIGNATION FROM CASCADES PD, PLANNED DEVELOPMENT TO POINTE GRAND APARTMENTS PD, PLANNED DEVELOPMENT; ON PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF CLEAR LAKE ROAD AND NORTH SPRING GARDEN AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 14.57 +/- ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Nick Everly, on behalf of the owner, United Shares Real Estate, LLC, (hereinafter referred to as "Applicant"), the owner of approximately 14.57 +/- acres of land located southeast of the intersection of Clear Lake Road and Spring Garden Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Applicant has applied for a change of zoning designation from Cascades PD, Planned Development to Pointe Grand Apartments, PD, Planned Development; and

WHEREAS, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, the Applicant has submitted an application for the approval of a development plan in order to amend the current PD so as to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the High Density Residential land use designation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing to approve the change of zoning designation from Cascades PD, Planned Development to Pointe Grand Apartments, PD, Planned Development, on property located southeast of the intersection of Clear Lake Road and North Spring Garden Avenue.

Section 2. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as Pointe Grand Apartments, PD, Planned Development District.

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan for Pointe Grand Apartments, PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 5. The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

Section 6. At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

Section 7. The City Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

Section 8. Prior to the issuance of a building permit, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities, and stormwater.

Section 9. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

Section 10. The City Engineer, Planning Director, and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 11. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, subdivision and site plan approval shall be subject to a determination of concurrency.

Section 12. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 13. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: July 18, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

Deland, North Springs Garden Ave,
First American Title Commitment Exhibit A – Legal Description
File No: 2037-5766540

Commitment Date: November 12, 2021 @ 8:00 AM

The land referred to herein below is situated in the County of Volusia, State of Florida, and described as follows:

PARCEL 1: AREA = 6.16 AC.

That part of the SW 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, described as follows:

Commence at the SW corner of Section 5, Township 17 South, Range 30 East, thence N 01 Degrees 41'25" W along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5 and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence N 89 Degrees 15' 51" E along said South line a distance of 50.01 feet to the intersection of said South line and the Easterly right-of-way line of State Road 15-A as shown on Florida Department of Transportation Right-of-Way Map, Section 79160-2511; thence N 01 Degrees 41' 25" W along said Easterly right-of-way line a distance of 253.71 feet; thence N 06 Degrees 50'26" E continuing along said Easterly right-of-way line a distance of 14.65 feet to the Point of Beginning; thence continue N 06 Degrees 50' 26" E along said Easterly right-of-way line a distance of 187.59 feet; thence N 01 Degrees 41' 25" W along said Easterly right-of-way line a distance of 154.51 feet to a point on the Southerly boundary of "The Cascades-Unit 1", a Subdivision recorded in Map Book 41, Page 166, Public Records of Volusia County, Florida; thence N 88 Degrees 18' 35" E along said boundary a distance of 298.18 feet; thence N 29 Degrees 48' 35" E along said boundary a distance of 170.36 feet; thence S 60 Degrees 11' 25" E along said boundary a distance of 170.00 feet to a point of curvature, said curve being concave to the North having a radius of 215.00 feet, a delta angel of 65 Degrees 00' 00" a chord bearing of N 87 Degrees 18' 35" E and a chord length of 231.04 feet; thence run along said curve and aforesaid Southerly boundary for an arc distance of 243.91 feet; thence S 35 Degrees 11' 25" E along said boundary a distance of 30.84 feet; thence N 88 Degrees 18' 35" E along said boundary a distance of 466.30 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of aforesaid Section 5; thence S 01 Degrees 39' 44" E along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 5 and along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5 a distance of 664.23 feet to the South line of the North 1/2 of said Southwest 1/4 of Southwest 1/4; thence S 89 Degrees 15' 51" W along said South line a distance of 505.56 feet; thence N 01 Degrees 41' 25" W a distance of 281.04 feet; thence S 88 Degrees 18' 35" W a distance of 768.48 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 5, run thence N 01 Degrees 41' 25" W along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5, and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence N 89 Degrees 15' 51" E along said South line a distance of 820.77 feet to the Point of Beginning, run thence N 01 Degrees 41' 25" W a distance of 281.04 feet; run thence S 88 Degrees 18' 35" W a distance of 37.00 feet; run thence N 01 Degrees 41' 25" W a distance of 373.07 feet to a point on a curve on the Southerly right-of-way of Clear Lake Drive as shown on the Plat of "The Cascades-Unit 1", a Subdivision according to a map in Map Book 41, Page 166, Public Records of Volusia County, Florida, said curve being concave to the Northwest, having a radius of 215.00 feet, a delta of 17 Degrees 31' 31" and a chord bearing and distance of N 63 Degrees 34' 20" E and 65.51 feet, run thence Northeasterly along said curve and road right-of-way an arc distance of 65.76 feet; run thence S 35 Degrees 11' 25" E and along the Southerly boundary of said "The Cascades-Unit 1" a distance of 30.84 feet; run thence N 88 Degrees 18' 35" E and continuing along said boundary a distance of 466.30 feet to the Southeast corner of said "The Cascades-Unit 1", being a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 5; run thence S 01 Degrees 39' 44" E along this East line a distance of 664.23 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence S 89 Degrees 15' 51" W along this South line a distance of 505.56 feet to the Point of Beginning.

PARCEL 2: AREA = 8.00 AC.

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 5, run thence North 01° 41' 25" West along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5, and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence North 89° 15' 51" East along said South line a distance of 820.77 feet to the Point of Beginning, run thence North 01° 41' 25" West a distance of 281.04 feet; run thence South 88° 18' 35" West a distance of 37.00 feet; run thence North 01° 41' 25" West a distance of 373.07 feet to a point on a curve on the Southerly right-of-way of Clear Lake Drive as shown on the Plat of "The Cascades-Unit 1", a Subdivision according to a map in Map Book

41, Page 166, Public Records of Volusia County, Florida, said curve being concave to the Northwest, having a radius of 215.00 feet, a delta of 17° 31' 31" and a chord bearing and distance of North 63° 34' 20" East and 65.51 feet, run thence Northeasterly along said curve and road right-of-way an arc distance of 65.76 feet; run thence South 35° 11' 25" East and along the Southerly boundary of said "The Cascades-Unit 1" a distance of 30.84 feet; run thence North 88° 18' 35" East and continuing along said boundary a distance of 466.30 feet to the Southeast corner of said "The Cascades-Unit 1", being a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 5; run thence South 01° 39' 44" East along this East line a distance of 664.23 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence South 89° 15' 51" West along this South line a distance of 505.56 feet to the Point of Beginning.

PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE:____, Application of

HILLPOINTE, LLC

ORDINANCE # _____
ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM CASCADES PD TO

POINTE GRAND APARTMENTS PD (PLANNED DEVELOPMENT)

The application of Hillpointe, LLC, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on December 19, 2022. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on June 15, 2022, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of Hillpointe, LLC was duly and properly filed herein on March 9, 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 authorized agent of a 14.16 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 # 2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance # 2013-11, as amended.

F. That the owners of the property, UNITED SHARES REAL ESTATE LLC, Ankur Garg and Durga S. Murdeshwar a/k/a Durga Shrinivas Murdeshwar, as Co-Trustees of Garg Murdeshwar Revocable Trust dated October 10, 2019, 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 described in Exhibit "A" from Cascades PD to Pointe Grand Apartments PD (Planned Development).

B. That the said rezoning to a PD is consistent with both the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance # 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 19th DAY OF DECEMBER, 2022, AS FOLLOWS:

A. That the Application of Hillpointe, 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 Cascades PD to Pointe Grand Apartments Planned Development (PD) as described in Article VII of the City of DeLand, Land Development Regulations Ordinance # 2013-11, as amended.

C. That the Official Zoning Map of the City of DeLand, is hereby amended to show the rezoning of said parcel to Planned Development (Pointe Grand Apartments PD).

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

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance # 2013-11, as amended, shall apply to the PD in the same manner as the R-16 zoning classification.

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

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as a Planned Development substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the property as a Planned Development and shall regulate the future land use of this parcel.

1. Planned Development Plan The Planned Development Plan shall consist of the PD Concept Plan prepared by Evans Engineering, Inc. and dated April 11, 2022 and bearing a final revision date of August 01, 2022 and this Development Agreement. The PD Concept 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 Director to be minor technical amendments, 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. Site Plan Approval. Prior to any construction, including clearing and landfill, an application for preliminary and/or a final site plan of the area 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.

B. Unified Ownership. The Applicant or its successors shall maintain unified

ownership of the subject parcel.

C. Phases of Development. The project shall be completed in one or more phases. No burning shall be permitted on site. No mass grading shall occur on site; grading may only occur in conjunction with development of individual phases.

D. Land Uses Within the Pointe Grand Apartments PD. The development of the parcel shall be consistent with the uses prescribed for each area within the proposed Pointe Grand Apartments PD. The location and size of said land use areas are shown on the PD Concept Plan, Exhibit "B". The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

1. Multiple-family dwellings.
2. Mini and neighborhood parks.
3. Amenities / facilities.
4. Common accessory uses associated with multifamily residences.

E. Development Standards for Multifamily.

1. Minimum floor area:
   Efficiency, no separate bedroom: 425 square feet.
   One bedroom: 575 square feet.
   Two + bedroom: 725 square feet plus 150 square feet per each additional bedroom.

2. Maximum density: 16 du/acre

3. Maximum impervious surface area: 50%

4. Maximum building height: 45 ft. (3 stories)

5. Perimeter buffer area provided:

a.	North boundary:	Min. 25 ft.
b.	East boundary:	Min. 20 ft.
c.	South boundary:	Min. 20 ft.
d.	West boundary:	Min. 20 ft.

6. Minimum building separation: 25 ft.

7. Maximum building length: 260 ft.

8. Off-street parking requirements. 510 parking spaces shall be provided and shall conform to the parking table as depicted on the PD Concept Plan detail.

9. Landscaping. Landscaping shall be provided in accordance with Section 33-92 of the Land Development Regulations. The north buffer shall be 25 feet wide and shall consist of Type C materials. The south and east landscape buffers shall be 20 feet wide and the west landscape buffer shall be 40 feet wide. The south and east landscape buffers shall consist of Type C materials, and the west landscape buffer shall consist of Type D, emerging gateway corridor materials. There shall be a minimum 25 foot upland buffer for any wetlands on the Property. All landscaping, including 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. Wherever possible, landscape buffers shall coincide with tree protection areas and include native, non-invasive understory vegetation in lieu of planting new plant material. Where protection of existing native vegetation is proposed and subsequently retained, a berm will not be required, and buffers may contain fewer plants than required under Section 33-92.02(b). If the

existing vegetation is removed, then a landscape buffer shall be provided for in conformity with the City's current Land Development Regulations. The northern Property line shall include a 6-foot-high fence or similar barrier as approved during site plan review on the Property boundary line, as shown on the PD Concept Plan.

10. Open Space. Common area /open space shall meet the requirements of the Land Development Regulations Ordinance # 2013-11. Usable open space areas shall be provided for the use of residents consistent with Resolution 2019-34. Open space and common areas include trails around the ponds, a club house, and similar types of amenities.

11. Site Amenities. In addition to open usable green space, the common areas shall include a variety of amenities. The community will include a primary amenity site for gathering spaces and socializing. Amenities may include a swimming pool, cabana, and natural (unpaved) trail system for hiking and walking.

F. Environmental Considerations. The requirements of the Land Development Regulations Ordinance # 2013-11*,* as amended, shall be met.

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

H. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Regulations Ordinance # 2013-11, as amended and shall include Low Impact Development Standards, such as bioswales, to the extent

feasible.

I. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Regulations, Ord. 2013-11, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. Access shall be provided from SR 15A (N. Spring Garden Avenue). Emergency access or a full main access point for the project may be provided from/to the project by South Plymouth Avenue and shall be stabilized, as further illustrated on the PD Concept Plan.

2. Transportation System Improvements. Road improvements will be provided as required by the applicable permitting agencies. Stop signs may be added to strategic locations within the project to promote traffic calming.

J. Building or Management Association. The developer may create a management association to manage the project.

K. Special Conditions. In connection with the location of this project and in order to promote additional benefits to the community, for a period of two years following the issuance of the final certificate of occupancy for the project, twenty percent (20%) of the units within this project shall be specifically reserved and allocated to local medical employees. Within such period of time, local medical employees seeking to reside within this project will be provided with: (1) a fifty percent (50%) discount off of the required initial security deposit, (2) a full waiver of the initial application fee, (3) a full waiver of the required rent for the first month of occupancy, and (4) a cap on rate increases of five percent (5%). The term “local medical employees” shall be defined as individuals employed by a licensed medical facility or by a facility that otherwise employs licensed health care

professionals, which is located within one linear mile of the project. Verification of employment shall occur by the management association at the time of the initial application and at any subsequent lease renewal.

L. Reverter Provision. If a final site plan approval has not been obtained for the property within five (5) years from the effective date, or if all improvements related such plan are not obtained within said five year period, then this Development Agreement shall automatically terminate and be of no further force or effect.

M. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and his successor in title or interest. The Pointe Grand Apartments PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article 12 of the City of DeLand Land Development Regulations Ordinance # 2013-11, as amended.

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

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

ATTEST: City Commission of DeLand Florida

_____ _____

Michael P. Pleus Robert Apgar
City Manager Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ (mo/yr), by Michael P. Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

DEVELOPER:

WITNESSES: **HILLPOINTE, LLC**

_____ By:_____
Stephen Campisi, Manager

_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ (mo/yr), by STEPHEN CAMPISI, the manager of HILLPOINTE, LLC and who is _____ personally known to me or _____ who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

OWNERS:

WITNESSES: **UNITED SHARES REAL ESTATE LLC**

By:_____

_____

_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ (mo/yr), by, the manager of UNITED SHARES REAL ESTATE LLC and who is _____ personally known to me or _____ who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

WITNESSES:

Ankur Garg, as Co-Trustee of Garg Murdeshwar Revocable Trust dated October 10, 2019

By:_____
Ankur Garg

_____

_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ (mo/yr), by, Ankur Garg as Co-Trustee of Garg Murdeshwar Revocable Trust dated October 10, 2019 and who is _____ personally known to me or _____ who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:
_____
Commission No.:_____
My Commission Expires:_____

WITNESSES:

Durga S. Murdeshwar a/k/a Durga Shrinivas Murdeshwar, as Co-Trustee of Garg Murdeshwar Revocable Trust dated October 10, 2019

By:_____
Durga S. Murdeshwar

_____

_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ (mo/yr), by, Durga S. Murdeshwar a/k/a Durga Shrinivas Murdeshwar as Co-Trustee of Garg Murdeshwar

Revocable Trust dated October 10, 2019 and who is _____ personally known to me or _____ who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:
_____
Commission No.:_____
My Commission Expires:_____

Revised December 1, 2022 u/p/zone/pd_doc

Deland, North Springs Garden Ave,
First American Title Commitment Exhibit A – Legal Description
File No: 2037-5766540

Commitment Date: November 12, 2021 @ 8:00 AM

The land referred to herein below is situated in the County of Volusia, State of Florida, and described as follows:

PARCEL 1: AREA = 6.16 AC.

That part of the SW 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, described as follows:

Commence at the SW corner of Section 5, Township 17 South, Range 30 East, thence N 01 Degrees 41'25" W along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5 and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence N 89 Degrees 15' 51" E along said South line a distance of 50.01 feet to the intersection of said South line and the Easterly right-of-way line of State Road 15-A as shown on Florida Department of Transportation Right-of-Way Map, Section 79160-2511; thence N 01 Degrees 41' 25" W along said Easterly right-of-way line a distance of 253.71 feet; thence N 06 Degrees 50'26" E continuing along said Easterly right-of-way line a distance of 14.65 feet to the Point of Beginning; thence continue N 06 Degrees 50' 26" E along said Easterly right-of-way line a distance of 187.59 feet; thence N 01 Degrees 41' 25" W along said Easterly right-of-way line a distance of 154.51 feet to a point on the Southerly boundary of "The Cascades-Unit 1", a Subdivision recorded in Map Book 41, Page 166, Public Records of Volusia County, Florida; thence N 88 Degrees 18' 35" E along said boundary a distance of 298.18 feet; thence N 29 Degrees 48' 35" E along said boundary a distance of 170.36 feet; thence S 60 Degrees 11' 25" E along said boundary a distance of 170.00 feet to a point of curvature, said curve being concave to the North having a radius of 215.00 feet, a delta angel of 65 Degrees 00' 00" a chord bearing of N 87 Degrees 18' 35" E and a chord length of 231.04 feet; thence run along said curve and aforesaid Southerly boundary for an arc distance of 243.91 feet; thence S 35 Degrees 11' 25" E along said boundary a distance of 30.84 feet; thence N 88 Degrees 18' 35" E along said boundary a distance of 466.30 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of aforesaid Section 5; thence S 01 Degrees 39' 44" E along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 5 and along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5 a distance of 664.23 feet to the South line of the North 1/2 of said Southwest 1/4 of Southwest 1/4; thence S 89 Degrees 15' 51" W along said South line a distance of 505.56 feet; thence N 01 Degrees 41' 25" W a distance of 281.04 feet; thence S 88 Degrees 18' 35" W a distance of 768.48 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:

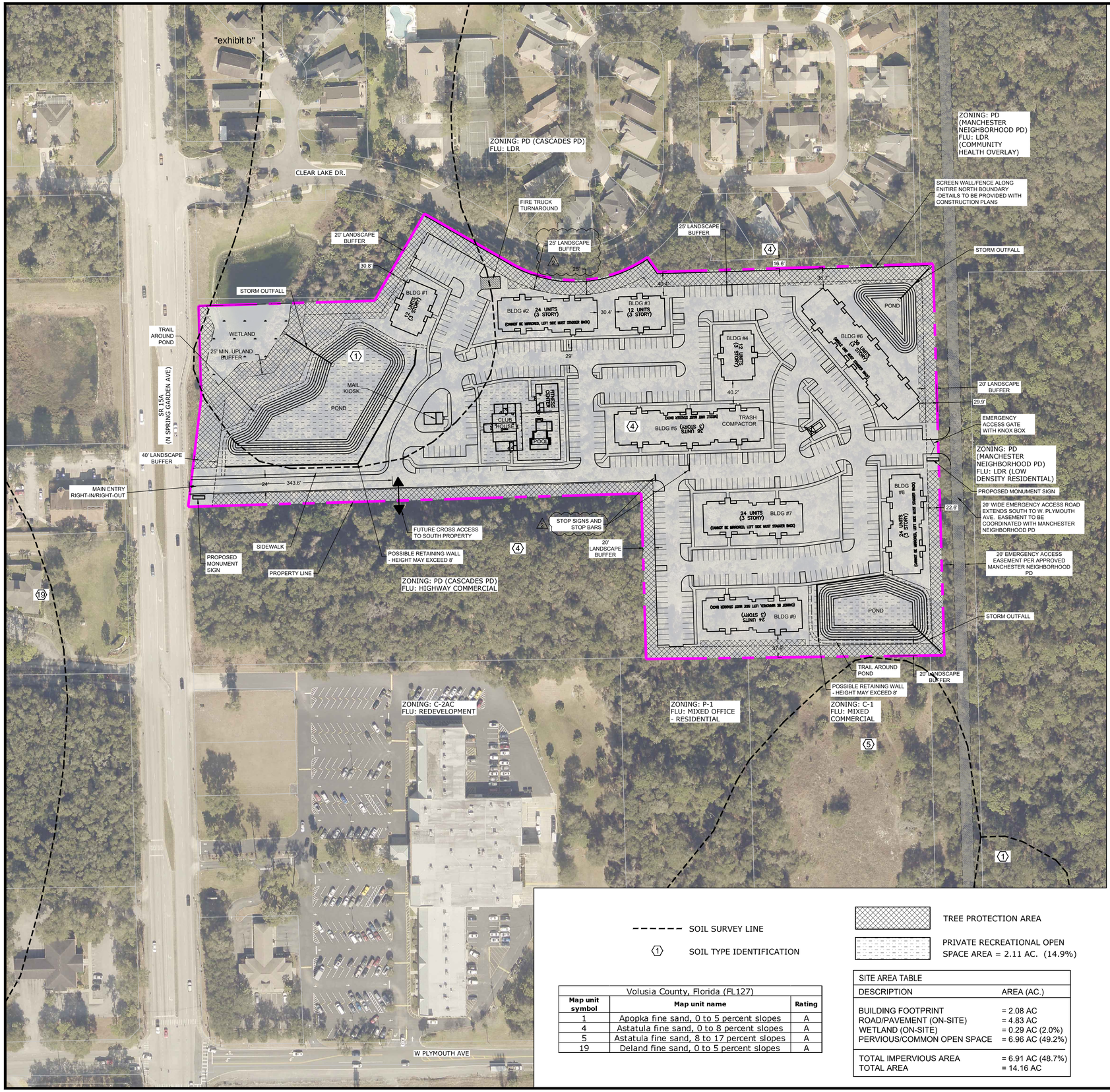
Commencing at the Southwest corner of said Section 5, run thence N 01 Degrees 41' 25" W along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5, and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence N 89 Degrees 15' 51" E along said South line a distance of 820.77 feet to the Point of Beginning, run thence N 01 Degrees 41' 25" W a distance of 281.04 feet; run thence S 88 Degrees 18' 35" W a distance of 37.00 feet; run thence N 01 Degrees 41' 25" W a distance of 373.07 feet to a point on a curve on the Southerly right-of-way of Clear Lake Drive as shown on the Plat of "The Cascades-Unit 1", a Subdivision according to a map in Map Book 41, Page 166, Public Records of Volusia County, Florida, said curve being concave to the Northwest, having a radius of 215.00 feet, a delta of 17 Degrees 31' 31" and a chord bearing and distance of N 63 Degrees 34' 20" E and 65.51 feet, run thence Northeasterly along said curve and road right-of-way an arc distance of 65.76 feet; run thence S 35 Degrees 11' 25" E and along the Southerly boundary of said "The Cascades-Unit 1" a distance of 30.84 feet; run thence N 88 Degrees 18' 35" E and continuing along said boundary a distance of 466.30 feet to the Southeast corner of said "The Cascades-Unit 1", being a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 5; run thence S 01 Degrees 39' 44" E along this East line a distance of 664.23 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence S 89 Degrees 15' 51" W along this South line a distance of 505.56 feet to the Point of Beginning.

PARCEL 2: AREA = 8.00 AC.

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 5, run thence North 01° 41' 25" West along the West line of said Section 5 a distance of 661.77 feet to the intersection of the West line of said Section 5, and the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence North 89° 15' 51" East along said South line a distance of 820.77 feet to the Point of Beginning, run thence North 01° 41' 25" West a distance of 281.04 feet; run thence South 88° 18' 35" West a distance of 37.00 feet; run thence North 01° 41' 25" West a distance of 373.07 feet to a point on a curve on the Southerly right-of-way of Clear Lake Drive as shown on the Plat of "The Cascades-Unit 1", a Subdivision according to a map in Map Book

41, Page 166, Public Records of Volusia County, Florida, said curve being concave to the Northwest, having a radius of 215.00 feet, a delta of 17° 31' 31" and a chord bearing and distance of North 63° 34' 20" East and 65.51 feet, run thence Northeasterly along said curve and road right-of-way an arc distance of 65.76 feet; run thence South 35° 11' 25" East and along the Southerly boundary of said "The Cascades-Unit 1" a distance of 30.84 feet; run thence North 88° 18' 35" East and continuing along said boundary a distance of 466.30 feet to the Southeast corner of said "The Cascades-Unit 1", being a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 5; run thence South 01° 39' 44" East along this East line a distance of 664.23 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; run thence South 89° 15' 51" West along this South line a distance of 505.56 feet to the Point of Beginning.



SOIL SURVEY LINE

SOIL TYPE IDENTIFICATION

TREE PROTECTION AREA

PRIVATE RECREATIONAL OPEN SPACE AREA = 2.11 AC. (14.9%)

Volusia County, Florida (FL127)		
Map unit symbol	**Map unit name**	**Rating**
1	Apopka fine sand, 0 to 5 percent slopes	A
4	Astatula fine sand, 0 to 8 percent slopes	A
5	Astatula fine sand, 8 to 17 percent slopes	A
19	Deland fine sand, 0 to 5 percent slopes	A

SITE AREA TABLE	
DESCRIPTION	AREA (AC.)
BUILDING FOOTPRINT	= 2.08 AC
ROAD/PAVEMENT (ON-SITE)	= 4.83 AC
WETLAND (ON-SITE)	= 0.29 AC (2.0%)
PERVIOUS/COMMON OPEN SPACE	= 6.96 AC (49.2%)
TOTAL IMPERVIOUS AREA	= 6.91 AC (48.7%)
TOTAL AREA	= 14.16 AC

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SITE DATA

1. GROSS SITE AREA = 14.16 AC.
2. WETLAND AREA = +/-0.29 AC.
3. NET DEVELOPABLE AREA = 13.87 AC.
4. EXISTING ZONING = PD (CASCADES PD)
5. EXISTING FUTURE LAND USE = MIXED OFFICE - RESIDENTIAL
6. PROPOSED ZONING = PD, EMERGING GATEWAY CORRIDOR OVERLAY
7. PROPOSED FUTURE LAND USE = HDR
8. EXISTING USE = VACANT
9. PROPOSED USE = MULTI-FAMILY APARTMENTS
10. PROPOSED UNITS = 204 UNITS
11. MAXIMUM ALLOWED DENSITY = 16 DU/AC.
12. PROPOSED GROSS DENSITY = 204 UNITS/14.16 AC = 14.41 DU /AC
13. PROPOSED NET DENSITY = 204 UNITS/13.87 AC = 15.07 DU /AC
14. BUILDING SETBACKS:
    -FRONT = 30'
    -SIDE = 20'
    -REAR =20'
15. LANDSCAPE BUFFERS:
    -NORTH = 25' (TYPE C)
    -SOUTH = 20' (TYPE C)
    -EAST = 20' (TYPE C)
    -WEST = 40' (TYPE D - EMERGING GATEWAY CORRIDOR OVERLAY)
16. MAXIMUM ALLOWED BUILDING HEIGHT = 45 FT
17. MAXIMUM IMPERVIOUS SURFACE COVERAGE = 50%
18. WATER AND SEWER ARE PROVIDED BY CITY OF DELAND.
19. THIS PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANELS 12127C0730H (FEBRUARY 19, 2014).
20. MAXIMUM BUILDING LENGTH = 260'
21. REQUIRED TREE PROTECTION (15% OF NET) =
    0.15 X 13.87 AC. = 2.08 AC.
22. PROVIDED TREE PROTECTION = 2.08 AC. (15%)
23. TREES SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE BASED ON SPECIFIC SITE CONDITIONS WITH FINAL TREE PROTECTION AREAS DETERMINED AT FINAL ENGINEERING. WHERE TREE PROTECTION ARE LESS THAN 30'WIDE, NEW PLANTING SHALL BE PROVIDED MEETING CITY REQUIREMENTS.
24. PROJECT TO BE DEVELOPED IN ONE PHASE.
25. PROPOSED STREETS WILL BE PRIVATE
26. NO BURNING IS PERMITTED DURING LAND CLEARING.
27. LOW IMPACT DEVELOPMENT (LID) IS RECOMMENDED FOR THE PD STORMWATER MANAGEMENT MASTER PLAN. LID SUCH AS BIORETENTION SWALES, RAIN GARDENS, STORMWATER RE-USE AND HARVESTING, AND BMP TREATMENT TRAIN TO MINIMIZE RUNOFF POLLUTANT AND INCREASE STORMWATER RECHARGE AND NATURAL INFILTRATION PROCESSES.

ITE TRIP GENERATION

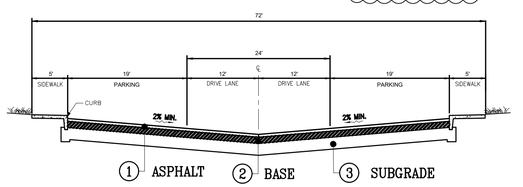
CODE & DESCRIPTION		RATE	UNITS	TRIPS
220 - MULTIFAMILY	AM PEAK HOUR	0.46	204	93.8
	PM PEAK HOUR	0.56	204	114.2
	AVG. DAILY	7.32	204	1,493.3

REQUIRED PARKING

	UNITS	REQUIRED SPACES
STUDIO = 1.0 SP/UNIT	0	0
1 BEDROOM UNITS = 1.5 SP/UNIT	0	0
2+ BEDROOM UNITS = 2.0 SP/UNIT	204	408
VISITOR PARKING = 0.5 SP/UNIT	204	102
TOTAL REQUIRED:		510 SPACES

PROVIDED PARKING

	PROVIDED SPACES
STANDARD (9'X19')	500
HANDICAP (12'X20')	10 (2)
TOTAL PROVIDED:	510 SPACES



EVANS
ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE:

POINTE GRAND APARTMENTS

HILLPOINTE, LLC

DELAND, FLORIDA

CONCEPT PLAN

REVISIONS			
DATE	NO.	DETAIL	BY
06/01/22	1	REVISED PER TRC COMMENTS	
08/01/22	2	REVISED PER COMMENTS	

DRAWN BY: -
DATE: 04/11/22
CHECKED BY: DE
JOB #: -

SHEET #: C-1

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

J:\JOBS\17201 - Pointe Grand Apartments - Deland\CAD\Concept\Base\XBASE-CONCEPT-PDP.dwg, (Layout1) Plotted on: Aug 01, 2022 - 2:21pm by Tom Fisher

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

June 15, 2022

APPLICATION NO.: Z22-046

APPLICANT: Nick Everly, Evans Engineering
United Shares Real Estate LLC (owner)

REQUEST: Request to amend the existing zoning designation from Cascades PD to Pointe Grand Apartments PD

APPLICABLE REGULATIONS:

Article IV OVERLAY AND FLOATING ZONES
Sec. 33-32 – Planned Development District.
Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location: Southeast of the intersection of Clear Lake Rd. and N. Spring Garden Ave.
Parcel Size: ± 14.57 acres
Land Use: High Density Residential
Existing Zoning: Cascades PD
Existing Use: Residential/undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Low Density Residential	Cascades PD
South:	Highway Commercial; Mixed Office - Residential	Cascades PD
East:	Low Density Residential/Community Health Overlay	Manchester PD
West:	ROW (Spring Garden Ave.)/ High Density Residential	R-16; R-1A

B. ANALYSIS:

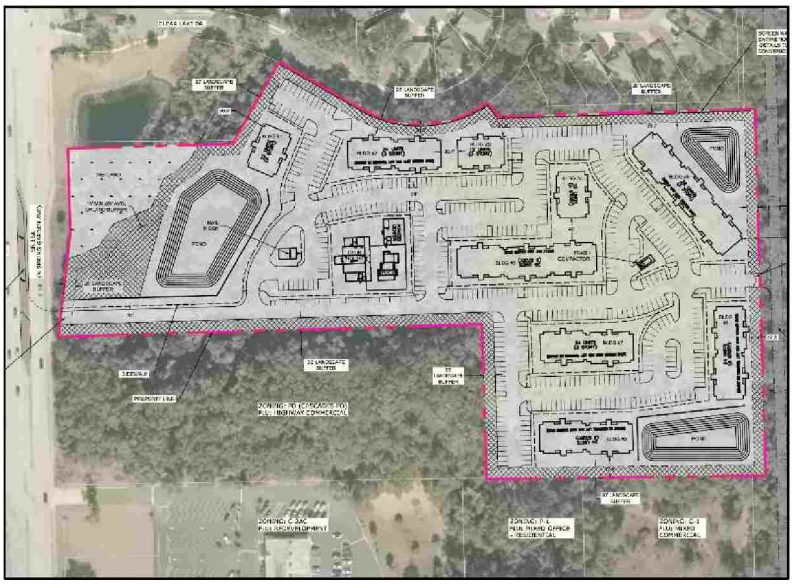
The location of the proposed development consists of ± 14.57 acres of vacant, wooded land, located southeast of the intersection of Clear Lake Rd. and N. Spring Garden Ave. On June 15, 1987, The Cascades PD was adopted. The development plan included five phases, allocating uses such as single-family residential, fee-simple townhomes, multi-family units, an assisted lifecare facility (ALF) and office uses. As of current, the single-family residential Phases I & II are complete.

The subject property appears to be mostly wooded and lies outside of the 100-year floodplain; however, there is indication of wetlands on the property which will require a permit through SJRWMD; a minimum 25' wide buffer from the wetlands will be required. The PD agreement will also address the handling of on-site stormwater by adding language incorporating Low Impact Development (LID) strategies.

Under the existing PD, the development plan for Phases III & IV includes multi-family uses, office uses and an Assisted Lifecare Facility. The applicant is requesting to rezone the subject property from the Cascades PD to Pointe Grand Apartments PD. The Pointe Grand Apartments PD will generally follow the standards of the R-16 zoning district, and it will include 204 units.

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

Access to the project will generally follow the PD's concept plan, providing access parallel to the southern property line, running east/west from N. Spring Garden Rd., however, access to the residential development to the north will not be permitted. As originally intended in the Cascades development plan, an access easement will be provided to the southern parcel, known as Phase V of the Cascades PD. If Phase V of the Cascades is ever developed, the easement would allow shared access to the driveway off of N. Spring Garden Rd. Additionally, stabilized emergency access will be provided along the eastern property line, shared between the subject property and the Manchester PD.



Landscape buffering for the north, east and south boundaries will be provided in accordance with Sec. 33-92.02 of the City's Land Development Code. The western property boundary lies within the Emerging Gateway Overlay District and shall follow Sec. 33-36 of the City's Land Development Code. Landscaping will use Florida-Friendly Landscaping as defined by the University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS).

On May 18, 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.

At the time this report was written, the applicant had not yet submitted revisions responding to the TRC staff comments.

THE FOLLOWING TRC COMMENTS REMAIN:

Planning Comments:

1. Wetland buffer must be at least 25' consistently (not on average) — Sec. 33-58
2. A minimum 40-foot-wide landscape buffer shall be required along the overlay street frontage. Sec. 33-36.05
3. Show the location of the walking trail as described in the PD.
4. Note the Overlay District in Site Data: Emerging Gateway Corridor
5. Show location of monument signs. Design standards in Sec. 33-36.04
6. Add a no burning condition
7. Phasing plan details must be provided in PD; add note saying no mass grading.
8. Note the # of stories also. (Per R-16 zoning: One-, two-, three-story: 50 percent)
9. State the parking requirement details.
10. State the LS requirement details (type; width).
11. West buffer should be 40' wide (Emerging Corridor)
12. Spell out details instead of referring to the concept plan. Emergency access must be to a paved or stabilized road. The road will be located on the east side of the property and will have the option to make it a full access road. Permission (easement) will be needed between Pointe Grand PD and Manchester PD to share access road.
13. Call out the location of all fencing/walls being added for LS buffering. Label on the concept plan.
14. Have you done a tree survey? Historic trees may not be removed.
15. Where will the open space be? Provide the areas of land devoted to publicly owned open space, publicly owned recreational areas, publicly owned plazas, common area, open space, common area recreational areas, and common area plazas, all expressed as percentages of the total site area. 33-133.03(e)(3)(h)
16. In the Stormwater Drainage section, add LID standards.
17. Be sure to maintain shared access to the southern parcel 700500000122 (via parcel 70050000012A)
18. Close off any access to the north subdivision

Engineering Comments:

19. Add note: Low Impact Development (LID) is recommended for the Planned Development stormwater management master plan. LID design such as bioretention swales, rain gardens, stormwater re-use and harvesting, and BMP treatment train to minimize runoff pollutant and increase stormwater recharge and natural infiltration processes.
20. Will proposed retention ponds be designed for positive discharge or closed basin? If pond has positive discharge, please show the anticipated discharge location on the plan.

21. Please show the property soil limits, type, and hydrological soil group (HSG) per the National Resource Conservation Soil (NRCS) online map.

22. What are the dark lines next to the west and southeast retention ponds represent?

23. Please call-out the circled numbers on the Roadway Typical Section at bottom right corner of sheet C-1

24. Handicap Space dimension is 12' x 20'. Please revise under Provided Parking Note and Concept Plan.

Fire Comments:

25. Land clearing – no burning is allowed.

26. A 2nd entrance or an emergency access road is required.

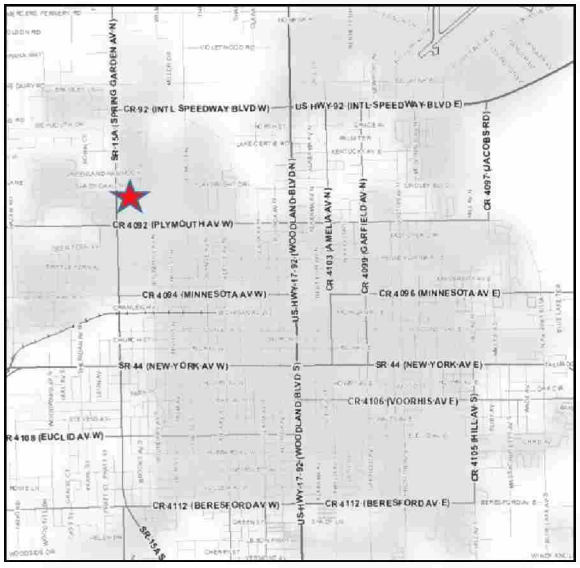
Forestry Comments:

25. Please change “Tree Preservation” to “Tree Protection” in notes 21 and 22.

27. Please change "Tree Preservation" to "Tree Protection Area" in Notes 21 and 22

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 proposed zoning classification of Planned Development is consistent with the Comprehensive Land Use Plan designated as High Density Residential and is near other residential uses that vary in density.

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

The site is heavily wooded with some areas of wetlands indicated on the map. However, the developer has indicated that there are no historic trees found on site and they will receive a permit from SJRWMD for any wetland mitigation. 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, once the apartments are in operation.

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 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?

The subject property was originally part of the Cascades PD which was adopted in June of 1987. The PD was created with 5 phases and allocated a mixture of uses that included single-family residential, multi-family residential, commercial and an Assisted Lifecare Facility. As of today, only Phases I & II have been developed, leaving the remaining property vacant.

If rezoned to the Pointe Grand Apartments PD, Phases III & IV will be consolidated into a single parcel and will no longer be part of the Cascades PD.

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 will not have a negative effect on the value of the area, as the proposed development is compatible with adjacent uses and provides more choices for housing in the area.

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

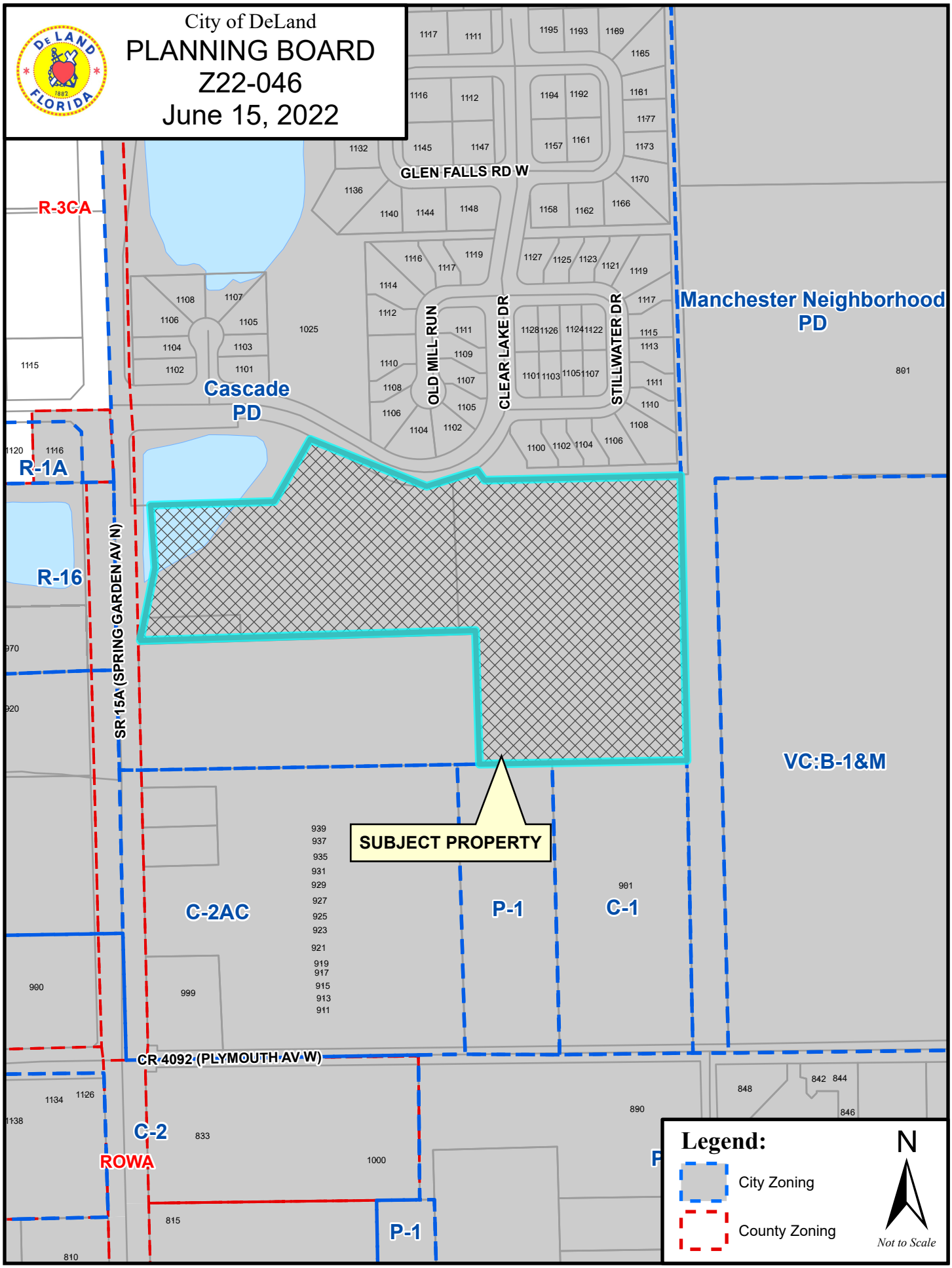
Impacts upon public health, safety and welfare will generally be positive impacts, as the development will provide much-needed housing for the community.

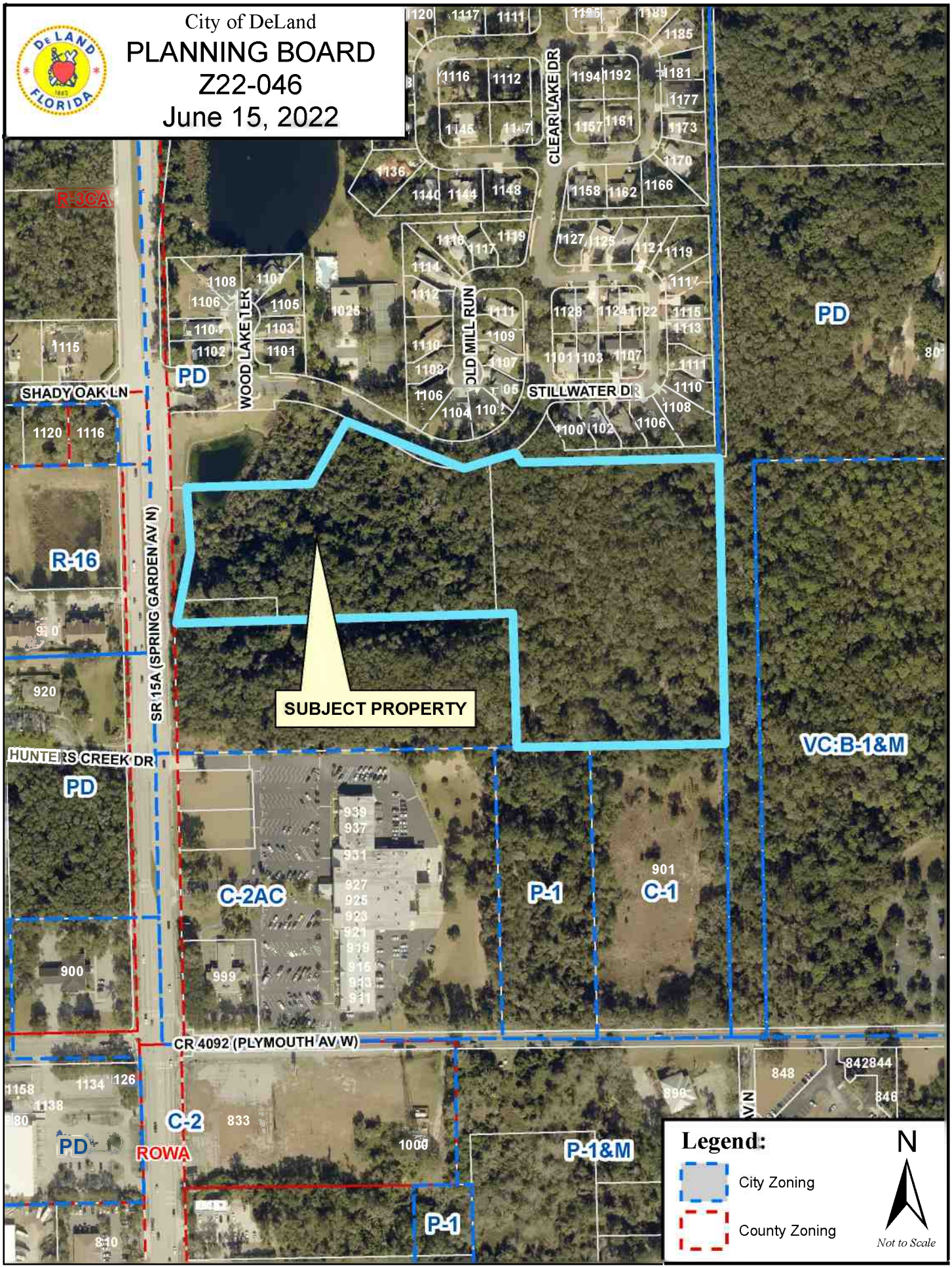
C. CONCLUSION:

The Applicant is proposing a rezoning from Cascades PD to Pointe Grand Apartments PD in order to develop the subject property as a 204-unit apartment complex, with amenities.

D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the request to rezone the subject property from Cascades PD, to Pointe Grand Apartments PD, recommending approval, subject to addressing all Staff comments, and additional comments made by the Planning Board, being addressed prior to the City Commission meeting.


City of DeLand
PLANNING BOARD
Z22-046
June 15, 2022
GLEN FALLS RD W
OLD MILL RUN
CLEAR LAKE DR
STILLWATER DR
SR 15A (SPRING GARDEN AV N)
CR 4092 (PLYMOUTH AV W)
R-3CA
R-1A
R-16
Cascade PD
Manchester Neighborhood PD
VC:B-1&M
C-2AC
P-1
C-1
C-2
ROWA
SUBJECT PROPERTY
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
Z22-046
June 15, 2022
SUBJECT PROPERTY
SR 15A (SPRING GARDEN AV N)
SHADY OAK LN
HUNTERS CREEK DR
CR 4092 (PLYMOUTH AV W)
ROWA
CLEAR LAKE DR
WOOD LAKE TER
OLD MILL RUN
STILLWATER DR
R-3CA
R-16
PD
C-2AC
P-1
C-1
C-2
P-1&M
VC:B-1&M
Legend:
City Zoning
County Zoning
N
Not to Scale

FILE NAME: \\gaatl2\civil\22001649-Deland\DWG\Survey\22001649 AS-02.dwg LAST SAVED BY: shernandez 4/11/2022 5:24 PM PLOTTED BY: Sebastian Hernandez 4/11/2022 PAPER: ARCH D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

EXHIBIT "A" TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, THENCE N 01 DEGREES 41'25" W ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 661.77 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID SECTION 5 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N 89 DEGREES 15' 51" E ALONG SAID SOUTH LINE A DISTANCE OF 50.01 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15-A AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 79160-2511; THENCE N 01 DEGREES 41' 25" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 253.71 FEET; THENCE N 06 DEGREES 50'26" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 14.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 06 DEGREES 50' 26" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 187.59 FEET; THENCE N 01 DEGREES 41' 25" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 154.51 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "THE CASCADES-UNIT 1", A SUBDIVISION RECORDED IN MAP BOOK 41, PAGE 166, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N 88 DEGREES 18' 35" E ALONG SAID BOUNDARY A DISTANCE OF 298.18 FEET; THENCE N 29 DEGREES 48' 35" E ALONG SAID BOUNDARY A DISTANCE OF 170.36 FEET; THENCE S 60 DEGREES 11' 25" E ALONG SAID BOUNDARY A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTH HAVING A RADIUS OF 215.00 FEET, A DELTA ANGEL OF 65 DEGREES 00' 00" A CHORD BEARING OF N 87 DEGREES 18' 35" E AND A CHORD LENGTH OF 231.04 FEET; THENCE RUN ALONG SAID CURVE AND AFORESAID SOUTHERLY BOUNDARY FOR AN ARC DISTANCE OF 243.91 FEET; THENCE S 35 DEGREES 11' 25" E ALONG SAID BOUNDARY A DISTANCE OF 30.84 FEET; THENCE N 88 DEGREES 18' 35" E ALONG SAID BOUNDARY A DISTANCE OF 466.30 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 5; THENCE S 01 DEGREES 39' 44" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AND ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 664.23 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE S 89 DEGREES 15' 51" W ALONG SAID SOUTH LINE A DISTANCE OF 505.56 FEET; THENCE N 01 DEGREES 41' 25" W A DISTANCE OF 281.04 FEET; THENCE S 88 DEGREES 18' 35" W A DISTANCE OF 768.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, RUN THENCE N 01 DEGREES 41' 25" W ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 661.77 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID SECTION 5, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE N 89 DEGREES 15' 51" E ALONG SAID SOUTH LINE A DISTANCE OF 820.77 FEET TO THE POINT OF BEGINNING, RUN THENCE N 01 DEGREES 41' 25" W A DISTANCE OF 281.04 FEET; RUN THENCE S 88 DEGREES 18' 35" W A DISTANCE OF 37.00 FEET; RUN THENCE N 01 DEGREES 41' 25" W A DISTANCE OF 373.07 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF CLEAR LAKE DRIVE AS SHOWN ON THE PLAT OF "THE CASCADES-UNIT 1", A SUBDIVISION ACCORDING TO A MAP IN MAP BOOK 41, PAGE 166, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, A DELTA OF 17 DEGREES 31' 31" AND A CHORD BEARING AND DISTANCE OF N 63 DEGREES 34' 20" E AND 65.51 FEET, RUN THENCE NORTHEASTERLY ALONG SAID CURVE AND ROAD RIGHT-OF-WAY AN ARC DISTANCE OF 65.76 FEET; RUN THENCE S 35 DEGREES 11' 25" E AND ALONG THE SOUTHERLY BOUNDARY OF SAID "THE CASCADES-UNIT 1" A DISTANCE OF 30.84 FEET; RUN THENCE N 88 DEGREES 18' 35" E AND CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 466.30 FEET TO THE SOUTHEAST CORNER OF SAID "THE CASCADES-UNIT 1", BEING A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE S 01 DEGREES 39' 44" E ALONG THIS EAST LINE A DISTANCE OF 664.23 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE S 89 DEGREES 15' 51" W ALONG THIS SOUTH LINE A DISTANCE OF 505.56 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, RUN THENCE NORTH 01° 41' 25" WEST ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 661.77 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID SECTION 5, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE NORTH 89° 15' 51" EAST ALONG SAID SOUTH LINE A DISTANCE OF 820.77 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 01° 41' 25" WEST A DISTANCE OF 281.04 FEET; RUN THENCE SOUTH 88° 18' 35" WEST A DISTANCE OF 37.00 FEET; RUN THENCE NORTH 01° 41' 25" WEST A DISTANCE OF 373.07 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF CLEAR LAKE DRIVE AS SHOWN ON THE PLAT OF "THE CASCADES-UNIT 1", A SUBDIVISION ACCORDING TO A MAP IN MAP BOOK 41, PAGE 166, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, A DELTA OF 17° 31' 31" AND A CHORD BEARING AND DISTANCE OF NORTH 63° 34' 20" EAST AND 65.51 FEET, RUN THENCE NORTHEASTERLY ALONG SAID CURVE AND ROAD RIGHT-OF-WAY AN ARC DISTANCE OF 65.76 FEET; RUN THENCE SOUTH 35° 11' 25" EAST AND ALONG THE SOUTHERLY BOUNDARY OF SAID "THE CASCADES-UNIT 1" A DISTANCE OF 30.84 FEET; RUN THENCE NORTH 88° 18' 35" EAST AND CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 466.30 FEET TO THE SOUTHEAST CORNER OF SAID "THE CASCADES-UNIT 1", BEING A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE SOUTH 01° 39' 44" EAST ALONG THIS EAST LINE A DISTANCE OF 664.23 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; RUN THENCE SOUTH 89° 15' 51" WEST ALONG THIS SOUTH LINE A DISTANCE OF 505.56 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2037-5766540, EFFECTIVE DATE: NOVEMBER 12, 2021
SCHEDULE B SECTION II - EXCEPTIONS

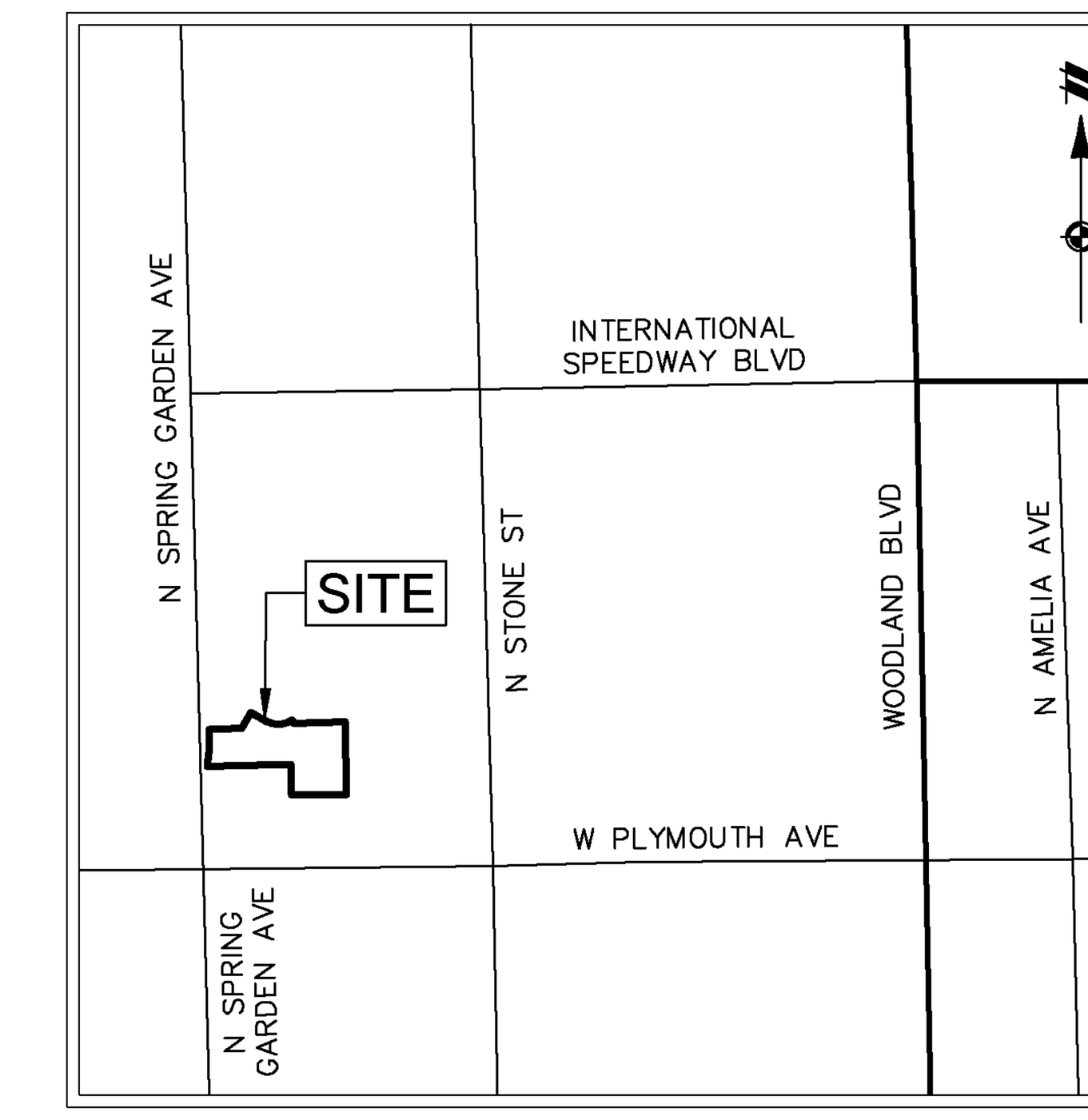
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. 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.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
9. COVENANT TO SUPPORT ANNEXATION AS SET FORTH IN INSTRUMENT RECORDED APRIL 3, 1987 IN BOOK 2960, PAGE 1550. (AS TO PARCELS 1 AND 2)
   - DOES NOT AFFECT PROPERTY
10. ORDINANCE NO. 87-22 AS SET FORTH IN INSTRUMENT RECORDED JUNE 22, 1987 IN BOOK 2997, PAGE 970 AND AMENDED IN ORDINANCE NO. 97-36 RECORDED AUGUST 28, 1997 IN BOOK 4230, PAGE 698. (AS TO PARCELS 1 AND 2)
    - DOES NOT AFFECT PROPERTY
11. UTILITY EASEMENT IN FAVOR OF THE CITY OF DELAND, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA RECORDED AUGUST 4, 1988 IN BOOK 3175, PAGE 1781. (AS TO PARCEL 1)
    - DOES NOT AFFECT PROPERTY
12. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED NOVEMBER 6, 1991 IN BOOK 3707, PAGE 1390, AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTERESTS RECORDED JANUARY 14, 1994 IN BOOK 3890, PAGE 4732. (AS TO PARCEL 1)
    - DOES NOT AFFECT PROPERTY
13. THE CASCADES PLANNED DEVELOPMENT NARRATIVE RECORDED APRIL 27, 1998 IN BOOK 4299, PAGE 2286. (AS TO PARCELS 1 AND 2)
    - DOES NOT AFFECT PROPERTY
14. MORTGAGE RECORDED DECEMBER 9, 2019 IN BOOK 7784, PAGE 2104, TOGETHER WITH ASSIGNMENT OF RENT, INCOME AND RECEIPTS RECORDED IN BOOK 7784, PAGE 2114 WHICH APPEARS OF RECORD TO BE CURRENTLY HELD BY JANET TRAN AND THE EFFECT OF A DOCUMENT PURPORTING TO BE A RELEASE THEREOF RECORDED IN BOOK 7902, PAGE 4057. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY THE SAID MORTGAGE PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION. THIS EXCEPTION MAY BE REMOVED UPON SATISFACTION OF THE REQUIREMENT FOR VERIFICATION OF THE ABOVE-DESCRIBED RELEASE. (NOTE: SEE SCHEDULE B-I REQUIREMENT NUMBER 9.)
    - DOES NOT AFFECT PROPERTY
15. SUBJECT TO ANY AND ALL LIENS PROVIDED FOR BY SECTION 30-8(C)(1) OF THE CODE OF ORDINANCES OF THE CITY
    - DOES NOT AFFECT PROPERTY
16. ANY LIEN AS PROVIDED FOR BY CHAPTER 159 OR 170, SIMILAR FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER, GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN.
    - DOES NOT AFFECT PROPERTY
17. THIS POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE ORDINARY HIGH-WATER MARK OF ANY ABUTTING BODY OF WATER. (AS TO PARCEL 1)
    - DOES NOT AFFECT PROPERTY
18. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. (AS TO PARCEL 1)
    - DOES NOT AFFECT PROPERTY
19. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
    - DOES NOT AFFECT PROPERTY

DATUMS

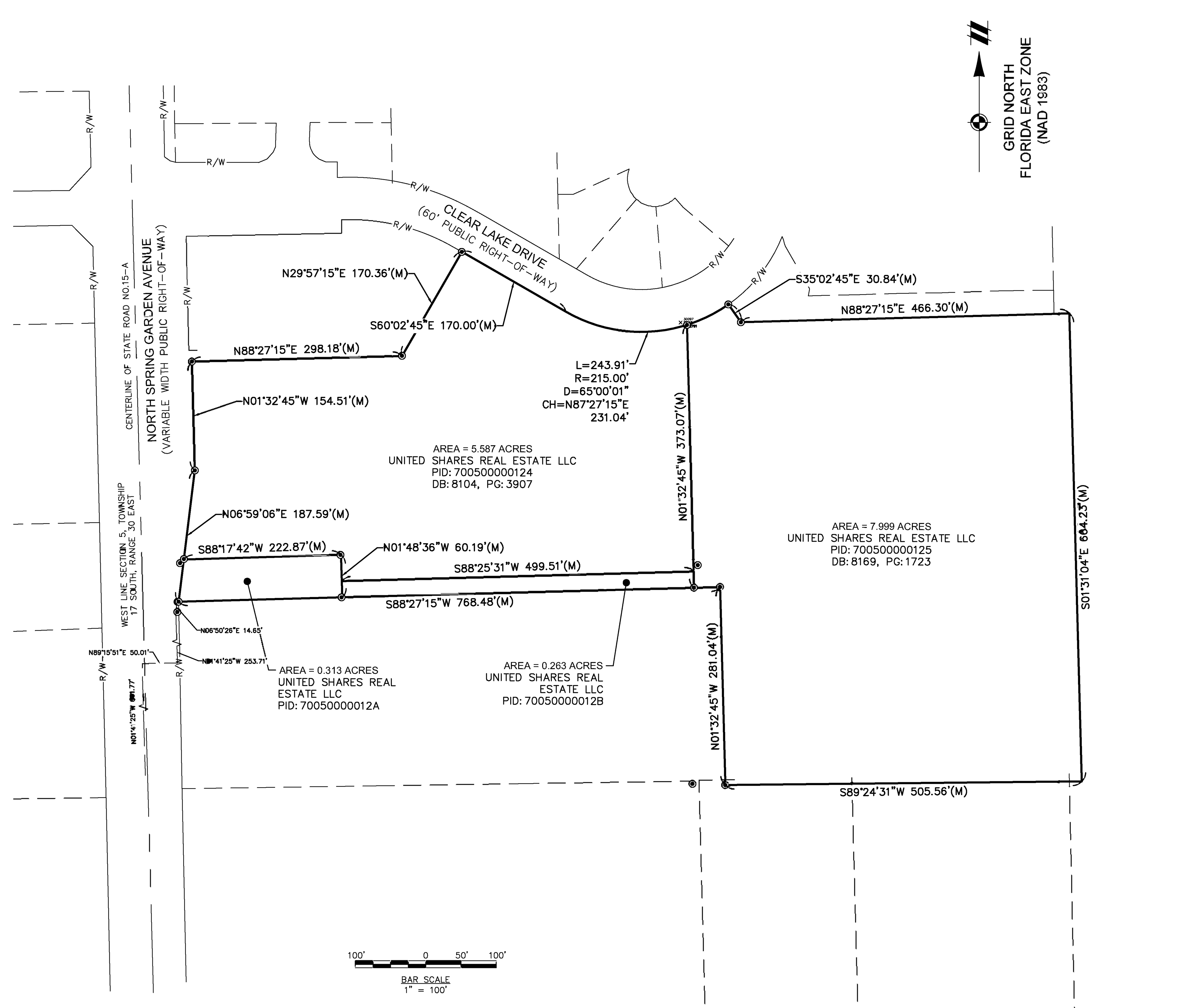
HORIZONTAL: GRID NORTH, NAD83, FLORIDA STATE PLANES, EAST ZONE
(NORTH AMERICAN DATUM OF 1983) (2011)
US SURVEY FOOT, ORANGE COUNTY, FLORIDA
VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
GEOID: GEOID18 (CONUS)

SURVEY REFERENCES

1. PLAT ENTITLED "THE CASCADES-UNIT 1" DATED JUNE 23, 1987, PREPARED BY FERARRA SURVEYING. SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.
2. WARRANTY DEED, INTRUMENT #2021198722, DEED BOOK 8104, PAGE 3907, DATED AUGUST 20, 2021.



VICINITY MAP
NOT TO SCALE



SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N01°41'25"W ALONG THE WEST LINE SECTION 5, TOWNSHP 17 SOUTH, RANGE 30 EAST.
3. NORTH ARROW, BEARINGS, AND HORIZONTAL ACCURACY ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM RTK OBSERVATIONS USING A FLORIDA PERMANENT REFERENCE NETWORK SINGLE BASE LINE SOLUTION, COMBINED WITH A TRIMBLE VRS NOW REAL TIME NETWORK SOLUTION, AND AVERAGED FOR REDUNDANCY.
4. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE WAS CHECKED AGAINST AND CONFORMS TO RECOVERED LOCAL NGS BENCHMARK F 711 (PUBLISHED ELEVATION: 127.95') BEING A BRASS DISK SET IN TOP OF CONCRETE MONUMENT.
5. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
6. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THE PROPERTY HAS ACCESS VIA NORTH SPRING GARDEN AVENUE, WHICH IS A PUBLIC RIGHT-OF-WAY. THE NEAREST INTERSECTION STREET IS CLEAR LAKE DRIVE, APPROXIMATELY 230 FEET NORTH EAST OF THE SUBJECT PROPERTY.
9. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE R12/S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE R12/S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R12 GPS RECIEVER
10. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12127C0465H, WHICH BEARS AN EFFECTIVE DATE OF 2/19/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S ALTA CERTIFICATION

TO: HILLPOINTE, LLC; FIRST AMERICAN 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A)(B), 8, 9, 11(A), 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 05, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022.

FOR REVIEW

CLYDE R. ELDREDGE DATE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER #7076

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, 5J-17, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR REVIEW

CLYDE R. ELDREDGE DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #7076
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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FLORIDA SURVEY COA# LB7832

LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA

CLIENT HILLPOINTE, LLC

EXHIBIT OF PROPERTY
DELAND APARTMENTS
NORTH SPRING GARDEN AVENUE

DATE 04/12/2022

REVISIONS

DWG. STH	CH. KMK
P.M. CRE	
CODE AS	
JOB 22001649	
SHEET NO. 1 OF 2	

DATUMS

HORIZONTAL: GRID NORTH, NAD83, FLORIDA STATE PLANES, EAST ZONE
(NORTH AMERICAN DATUM OF 1983) (2011)
US SURVEY FOOT, ORANGE COUNTY, FLORIDA
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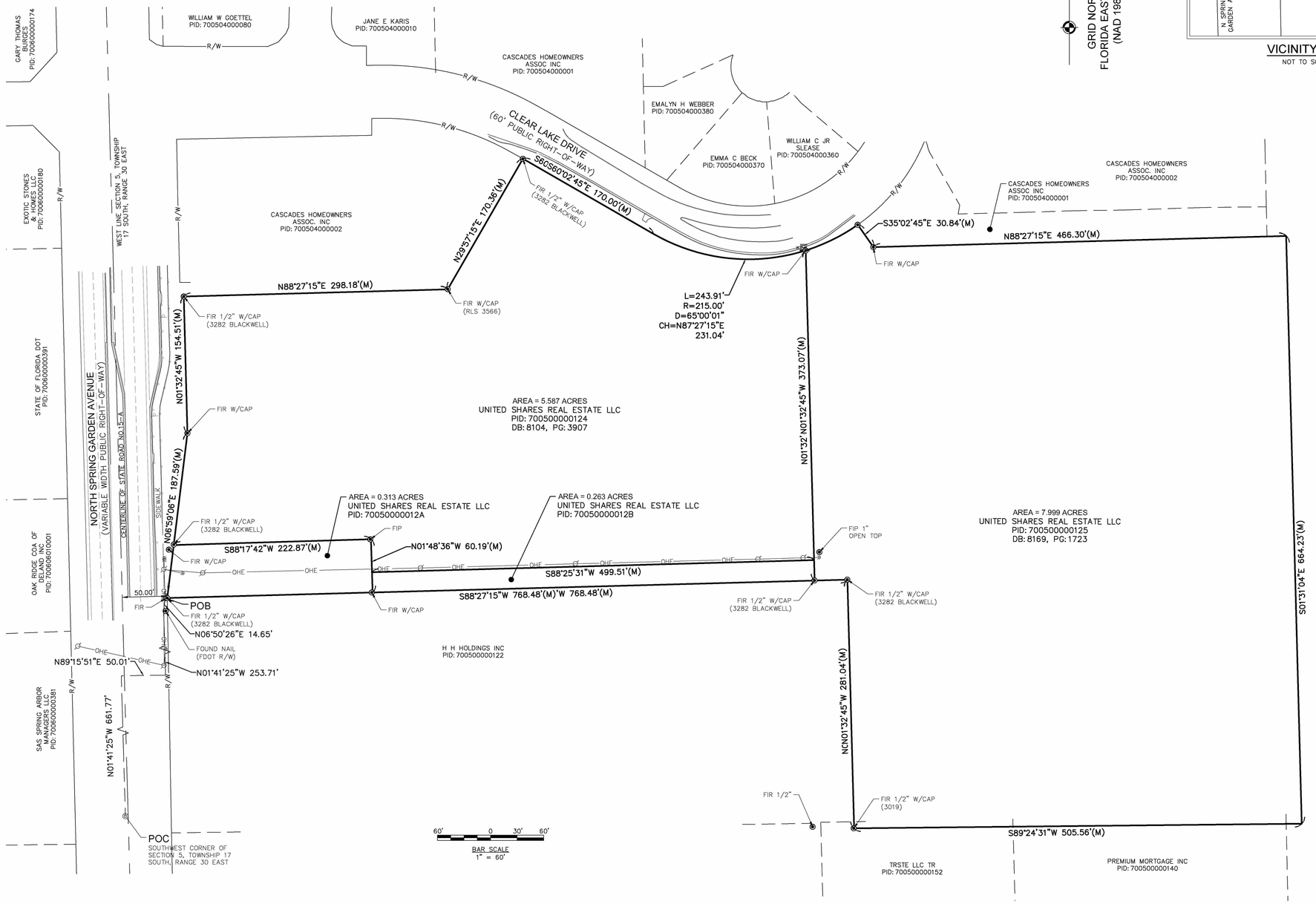

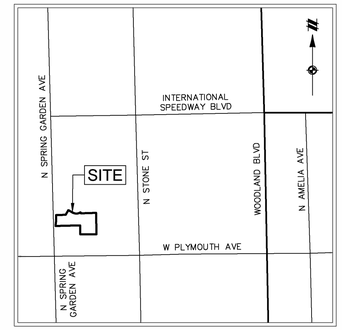

VICINITY MAP
NOT TO SCALE

LEGEND

- BENCHMARK
- FOUND MONUMENT
- FOUND BOUNDARY MARKER
- IRON PIN SET
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W — RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE
- GUARD RAIL
- (#) TITLE EXCEPTION NUMBER
- UTILITY POLE
- GUY ANCHOR
- SIGN
- OHE — OHE — OVERHEAD UTILITY

811 Know what's below. Call before you dig.

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NOTICE:
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MARIETTA, GA
30067
FLORIDA SURVEY COA# LB7832

LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA

CLIENT: HILLPOINTE, LLC

EXHIBIT OF PROPERTY
DELAND APARTMENTS

NORTH SPRING GARDEN AVENUE

DATE: 04/12/2022

REVISIONS

DWG. STH	CH. KMK
P.M. CRE	
CODE AS	
JOB 22001649	
SHEET NO. 2 OF 2	

FILE NAME: \\prodfl\atwfl\22001649-Deland\APM\Survey\22001649 A1-02.dwg LAST SAVED BY: thernandez 4/11/2022 3:24 PM PLOTTED BY: Sebastian Hernandez 4/11/2022 3:24 PM PAPER: ARCH D (36.00 X 24.00 INCHES) DRAWING TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-35, Annexing 4.87 Acres of Property Located at the North East Corner of East Wisconsin Avenue and Miller Road.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-35 , Exhibit A, Exhibit B, AN22-100 Aerial, Survey, AN22-100 Staff Report E Wisconsin - The Canopy at Blue Lake

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

This request is being made by the applicant, Slava Yedlin, for approval to annex 4.87 acres of property into the City of DeLand to develop a single-family residential project. The subject property is located on the north side of E. Wisconsin Avenue, approximately 200 feet east of Miller Road.

At the September 21, 2022 meeting, the Planning Board recommended approval of the annexation.

At the October 17, 2022 meeting, the City Commission voted to approve the annexation on first reading. The second reading was delayed until the associated land use amendment was approved, which is a separate item on this agenda.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the city's strategic plan: "To manage growth, the City will need to institute a number of smart growth principles. For reasons of both community identity and governmental efficiency, an annexation strategy is required which will "square off' the City's boundaries." Approval of this request will further the city's goals to annex contiguous properties in order to ensure quality growth within the city limits.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Inclusion of this property onto the city's tax rolls will increase funds towards city services.

RECOMMENDATION:

It is recommended that the City Commission approve on second reading the annexation of the subject property into the city limits.

BACKGROUND/DISCUSSION:

The applicant intends to construct a single-family residential project. The property to be annexed is sufficiently contiguous to existing property that is already within the city limits and does not create an enclave. The applicant has applied for a land use amendment (SMLU22-142) as well as a PD rezoning to The Canopy at Blue

Lake PD (Z22-143).

A feasibility analysis was done as part of the review, which determined that public services are available if the property were to be annexed into the city.

ORDINANCE NO. 2022 - 35

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY +/- 4.8 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF EAST WISCONSIN AVENUE AND WEST OF NORTH BLUE LAKE AVENUE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Petitioner, Viatcheslav Yedlin, on behalf of the owner, Yedlin & Co., LLC, submitted a petition for annexation of approximately +/- 4.8 acres of land located on the north side of east Wisconsin Avenue and west of north Blue Lake Avenue; and

WHEREAS, the parcel to be annexed is undeveloped and heavily wooded; and

WHEREAS, the area to be annexed is contiguous to the boundaries of the City of DeLand, on the north, and west, will not create an enclave if annexed, is reasonably compact, is not circuitous, and otherwise meets the requirements of *Chapter 171, Florida Statutes*.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The following described land in Volusia County, Florida, for which a petition for annexation has been received from the Petitioner, Viatcheslav Yedlin, totaling approximately +/- 4.8 acres, located on the north side of east Wisconsin Avenue and west of north Blue Lake Avenue, is hereby annexed and made part of the City of DeLand, subject to the jurisdiction, obligations, benefits and privileges of property within the municipality:

S**ee legal description(s) attached hereto as Exhibit "A"**

Parcel Identification No. 7010-00-00-0300

Section 2. The boundary lines of the City of DeLand are hereby changed and redefined to include the lands described in Section 1 above and depicted on the map attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 3. The City Commission finds that a public hearing has been held on this Ordinance prior to adoption in the Commission Chambers, City Hall, 120 S. Florida Avenue, DeLand, Florida, at 7:00 P.M., on December 19, 2022, after notice published in accordance with Florida Statutes Section 171.044.

Section 4. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: October 17, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

EXHIBIT “A”

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, SAID POINT BING A 4-INCH BY 4-INCH CONCRETE MONUMENT STAMPED PRM 3282.

THENCE BEARING SOUTH 1 DEGREE 47 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SEC TION 10, A DISTANCE OF 647.78 FEET TO THE INTERSECTION OF THE NORTH BOUNDARY OF THE EAST WISCONSIN AVE. R/W, SAID POINT BEING A 5/8” IRC (NO ID);

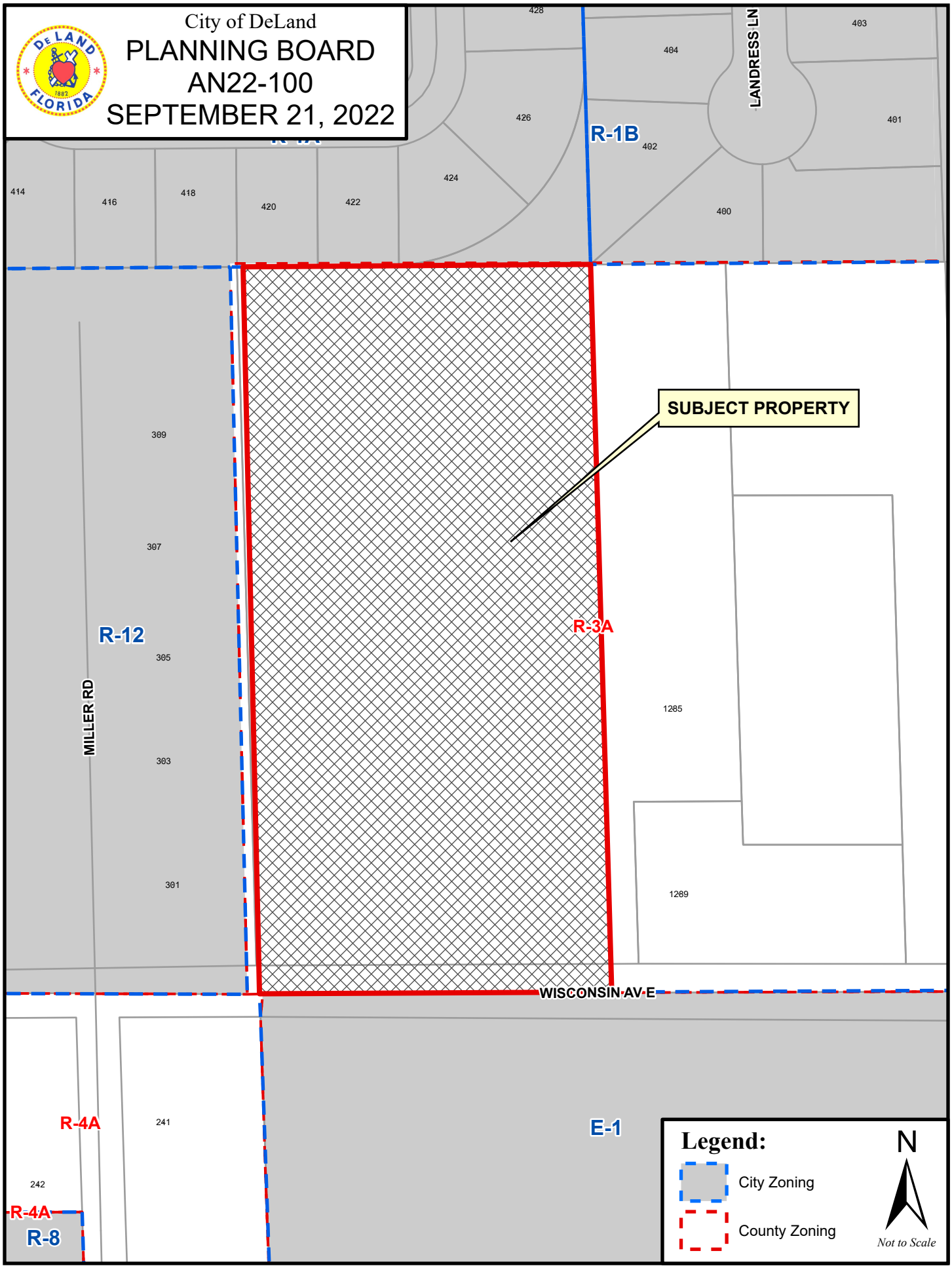
THENCE BEARING SOUTH 89 DEGREES 39 MINUTES 36 SECONDS WEST A DISTANCE OF 328.89 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½” IRC (ILLEGIBLE);

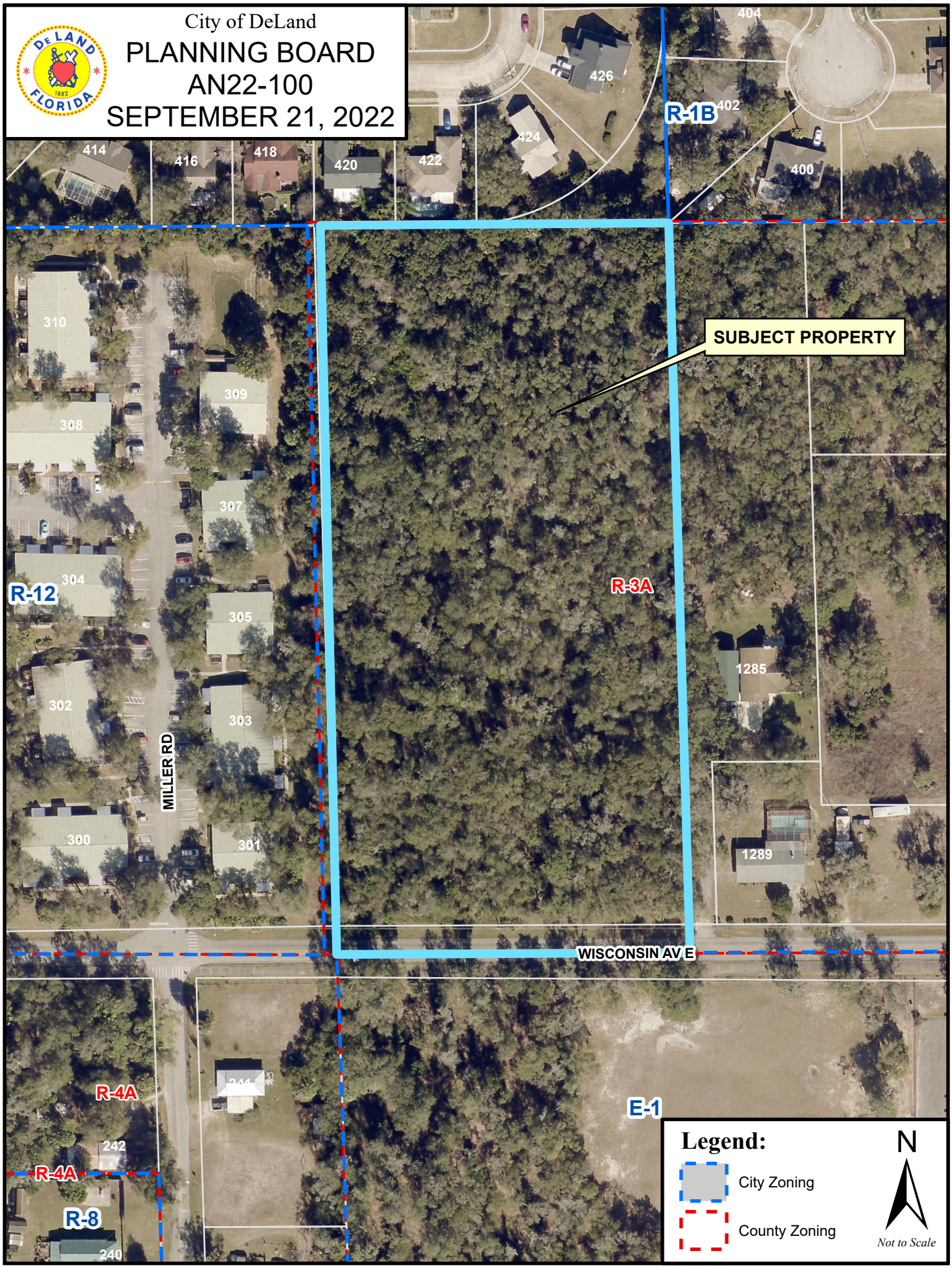
THENCE BEARING NORTH 1 DEGREE 39 MINUTES 6 SECOND WEST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 646.97 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½” IR (NO ID)

THENCE BEARING NORTH 89 DEGREES 31 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 327.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.875 ACRES MORE OR LESS.

Exhibit "B"


City of DeLand
PLANNING BOARD
AN22-100
SEPTEMBER 21, 2022
SUBJECT PROPERTY
R-1B
R-12
R-3A
R-4A
R-4A
R-8
E-1
LANDRESS LN
MILLER RD
WISCONSIN AV E
428
404
403
426
402
401
424
414
416
418
420
422
400
309
307
305
303
301
1285
1289
241
242
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
AN22-100
SEPTEMBER 21, 2022
SUBJECT PROPERTY
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R-12
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Legend:
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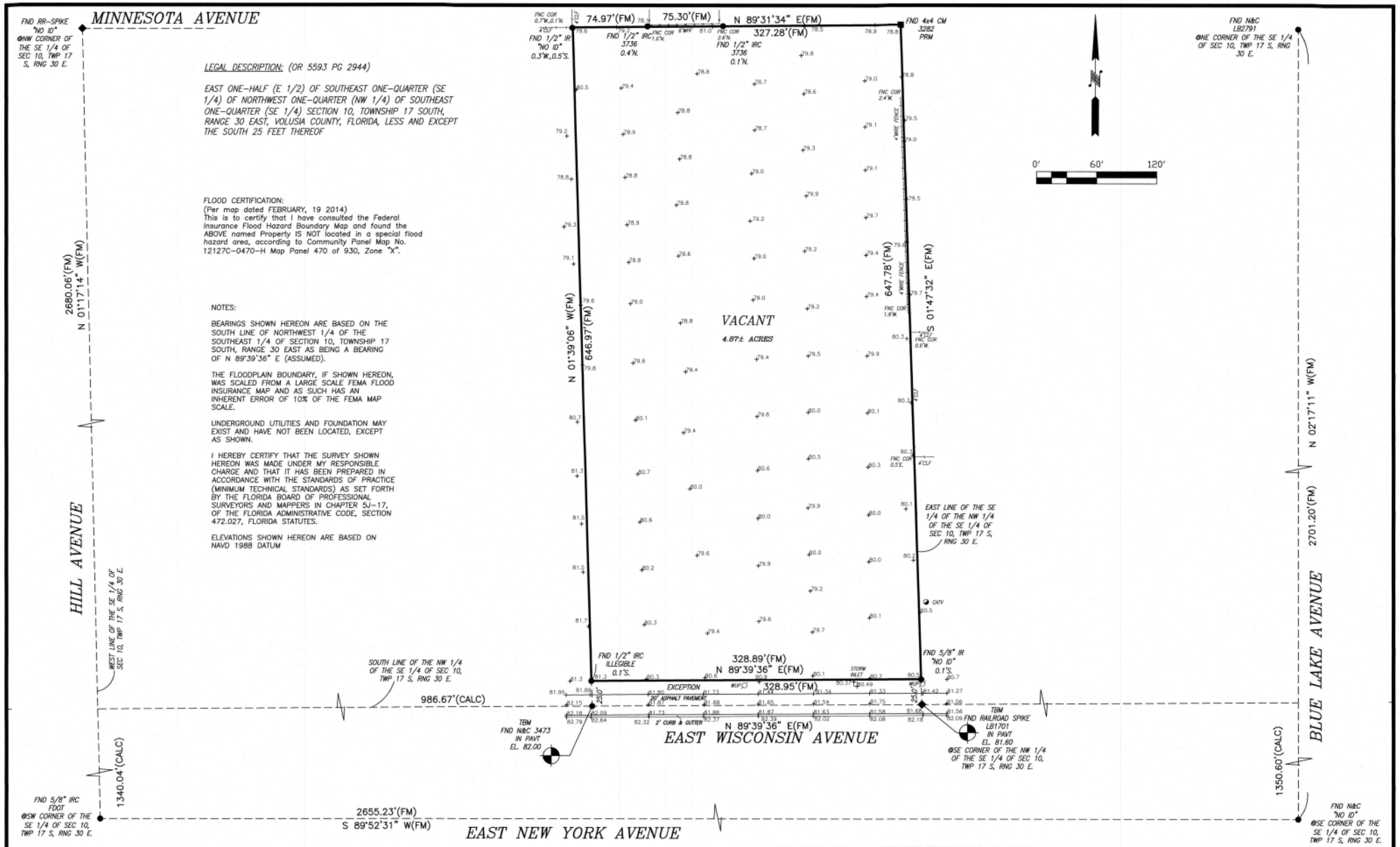
Not to Scale



ABBREVIATIONS

AmArc Length
AC=Acres
A/C=Air Conditioning Unit
ASPH=Asphalt
BFP=Back Flow Preventer
BLDG=Building
BLK=Block
BM=Benchmark
(CALC)=Computed Data
CATV=Cable TV Service
C/B=Catch Basin
CB=Chord Bearing
CHD=Chord Distance
CLF=Chain Link Fence
CM=Concrete Monument
CMP=Corrugated Metal Pipe
CONC=Concrete
COR=Corner
CUP=Concrete Utility Pole
(D)=Deed call
DRA=Drainage Retention Area
ELEC or E=Electric
ELEV or EL=Elevation
ESMT=Easement
FND=Found
FOC=Fiber Optic Cable
FF=Finish Floor Elev.
FH=Fire Hydrant
(FM)=Field Measured
FR=Frame Construction
F/WF=Field Wire Fence
F/NF=Field Wire Fence
GA=Guy Anchor
GL=Government Lot
GLO=Government Land Office
HDW=Headwall
ID=Identification
INV=Invert Elevation
IP=Iron Pipe
IR=Iron Rod
IRC=Iron Rod & Cap
L=Arc Length
LB=Licensed Business
LS=Registered Land Surveyor
MB=Map Book
MH=Manhole
MON=Monument
N&C=Nail & Cap
NO ID=No Identification
OR=Official Records Book
O/_=Overhead
(P)=Plat
PC=Point of Curvature
PCC=Point of Compound Curvature
PG=Page
PI=Point of Intersection
POB=Point of Beginning
POC=Point of Commencement
PoC=Point on the Curve
POL=Point on Line
PRC=Point of Reverse Curve
POL=Point on Line
PRC=Point of Reverse Curve
PRM=Permanent Reference Mon.
PT=Point of Tangency
PVC=Poly Vinyl Chloride
PVMT=Pavement
R=Radius or Radial Line
RCP=Reinforced Conc. Pipe
REC=Recovered
RNG=Range
RRS=Railroad Spike
R/W=Right of Way
SEC=Section
SAN=Sanitary Sewer
SD=Storm Sewer
T=Tangent
TB=Tangent Bearing
TEL or T=Telephone Service
TWP=Township
U/_=Underground
UNR=Unrecorded Plat
UP=Utility Pole
WDF=Wood Fence
WPF=Wood Privacy Fence
WM=Water Meter
W/M=Water Main
WSL=Water Service Line
W/=With
WC=Witness Corner
WUP=Wood Utility Pole

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

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.

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC (LB #2791)
BY: Robert R. Evers
ROBERT R. EVERS, PSM
FLORIDA CERTIFICATE No. 5675

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC
WWW.BLACKWELLSURVEYING.COM
995 W. VOLUSIA AVE. * DELAND, FL. * PH: (386)-734-8050

BOUNDARY SURVEY CERTIFIED TO:

YEDLIN & CO, LLC
PAUL, ELKIND, BRANZ & PAUL, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 :	03/31/2022
W.O. No.	03-151-22
DRAWN BY :	KCB
FIELD BOOK :	751-28
CADD FILE / FILE No. :	03-151-22 M-

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

September 21, 2022

APPLICATION: AN22-100

1. Requested Action: Annexation of property located in unincorporated Volusia County into the City limits of DeLand

2. Location: Located on the north side of E. Wisconsin Ave., west of N Blue Lake Ave.

3. Petitioner: Viatcheslav Yedlin, Yedlin & Co. LLC

4. Owner: Stetson University

5. Size of parcel(s): ± 4.8 acres

6. Parcel ID: 7010-00-00-0300

7. Land Use Designation & Zoning of Subject Property:

Future Land Use: Volusia County: Urban Low Intensity

Existing Zoning: Volusia County: R-3A Urban Single Family Residential

Existing Use: Undeveloped

8. Surrounding Land Use & Zoning:

	LAND USE	ZONING
North:	LDR	R-1A
South:	Educational	E-1
East:	VC: ULI	VC: R-3A
West:	MDR	R-12

9. Physical Characteristics: The proposed annexation consists of ± 4.8 acres, and will also include the northern half of the E Wisconsin Ave. 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 undeveloped and heavily wooded.

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 appropriate City zoning designation will also be required. To the north of the subject property is the Victoria Place residential which consists of 75-100-ft. wide parcels. To the south of the subject property is Blue Lake Elementary School. To the east are residential properties approximately .5 to 1.5 acres in size. To the west are the Ashton Place apartments.



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 ± 327 ft., and to the west by ± 646 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.

L\P\SR\2022\SR-AN22-100 E Wisconsin Annexation – The Canopy at Blue Lake.docx

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-36, Changing the Land Use of 4.87 Acres of Property, from Volusia County's Urban Low Intensity to City of DeLand Urban Low Intensity, for Property Located at the North East Corner of East Wisconsin Avenue and Miller Road.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-36 , Exhibit A, SMLU22-142 Proposed Land Use, VGMC Approval - Consistency Certification Letter, SMLU22-142 Staff Report - E Wisconsin (The Canopy at Blue Lake), SMLU22-142 Current Land Use, SMLU22-142 Aerial, SMLU22-142 Zoning Map

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant, Slava Yedlin, is requesting to amend the land use designation for property being annexed into the city, from Volusia County Urban Low Intensity (ULI) to City of DeLand - Urban Low Intensity (ULI) for 4.87 acres. The subject property is located along the north side of E. Wisconsin Ave., east of N. Blue Lake Ave.

At the September 21, 2022 meeting, the Planning Board recommended approval of the land use amendment.

At the October 17, 2022 meeting, the City Commission voted to approve the land use amendment on first reading. The application was transmitted to the Volusia Growth Management Commission for their review and approval. Their approval letter is attached.

The applicant applied for concurrent review of a request to annex into the city limits of DeLand (AN22-100) and for a zoning change to PD (Z22-143, The Canopy at Blue Lake PD).

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Residential development of this property onto the city’s tax rolls will increase funds toward city services.

RECOMMENDATION:

It is recommended that the City Commission approve the land use change to City of DeLand Urban Low Intensity on second reading,

BACKGROUND/DISCUSSION:

Volusia County's Urban Low Intensity designation allows for residential density ranging from 0.2 to 4 dwelling units per acre. If annexed into the City, and the requested land use change is approved, the maximum residential density would not change, as the City's Urban Low Intensity land use category maintains the same range of 0.2 to 4 dwelling units per acre.

With a maximum density of 4 units per acre, the 4.87-acre property could yield up to 19 residential lots, the same as if it were to remain in unincorporated Volusia County. The applicant is proposing 12 single-family lots with a density of 2.46 dwelling units per acre, well within the parameters of the ULI land use designation.

Per the City's Comprehensive Plan, the ULI land use designation is intended for suburban residential density. It often acts as a buffer between lower density uses and nonresidential uses. Developments with higher densities should be located in proximity to major transportation facilities and utility lines.

ORDINANCE NO. 2022 - 36

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF EAST WISCONSIN AVENUE, WEST OF NORTH BLUE LAKE AVENUE AND EAST OF NORTH HILL AVENUE; FROM VOLUSIA COUNTY'S URBAN LOW INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND'S URBAN LOW INTENSITY FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment is a land use of 50 acres or less; and

2. The cumulative effect of the above condition does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by changing the land use designation of approximately 4.87 +/- acres of land located on the north side of East Wisconsin Avenue, west of North Blue Lake Avenue and east of North Hill Avenue; from Volusia County's Urban Low Intensity land use designation to City of DeLand's Urban Low Intensity future land use designation; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11), for the purpose of transmitting the proposed Comprehensive Plan amendment to the Volusia Growth Management Commission and the Florida Department of Economic Opportunity.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by changing the land use designation of that certain parcel of land located on the north side of East Wisconsin Avenue, west of North Blue Lake Avenue, and east of North Hill Avenue; consisting of approximately 4.87 +/- acres of land from Volusia County's Urban

Low Intensity Future Land Use designation to City of DeLand's Urban Low Intensity Future Land Use designation, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: October 17, 2022
Adopted on second reading: December 19, 2022

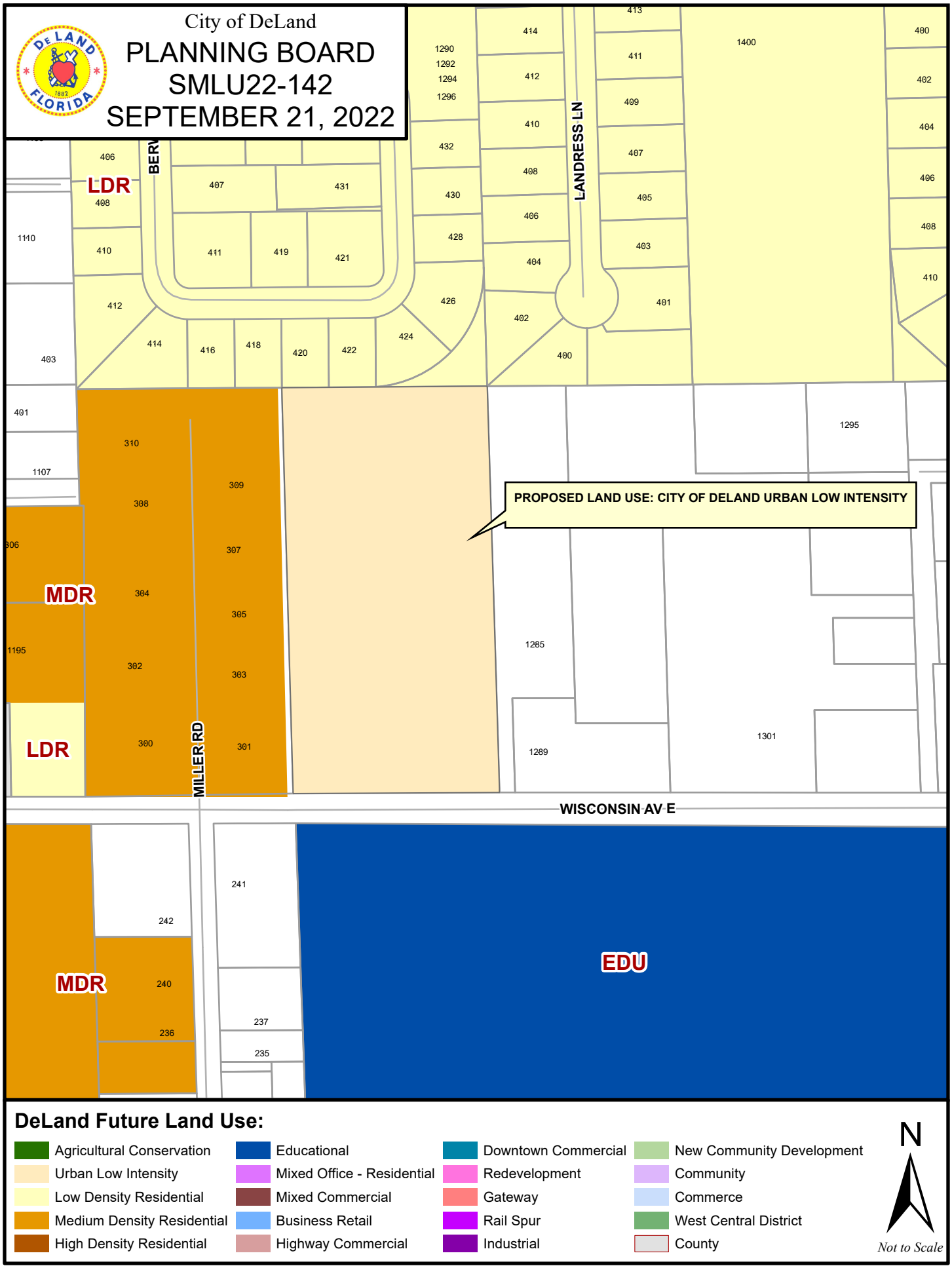
APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

EXHIBIT “A”

EAST ONE-HALF (E 1/2) OF SOUTHEAST ONE-QUARTER (SE 1/4) OF NORTHWEST ONE-QUARTER (NW 1/4) OF SOUTHEAST ONE-QUARTER (SE 1/4) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 25 FEET THEREOF

Land Size; 4.87+/- Acres


City of DeLand
PLANNING BOARD
SMLU22-142
SEPTEMBER 21, 2022
LANDRESS LN
MILLER RD
WISCONSIN AV E
PROPOSED LAND USE: CITY OF DELAND URBAN LOW INTENSITY
LDR
MDR
LDR
MDR
EDU
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale

Volusia Growth Management Commission

November 15, 2022

Mike Holmes, Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

RE: VGMC Case #22-063 – City of DeLand
Small Scale Amendment – SMLU22-142
Certificate of Consistency

Dear Mr. Holmes,

VGMC Case No. 22-063 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case No. 22-063 is hereby deemed certified as consistent effective November 14, 2022 without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of DeLand to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Sid Vihlen, Jr.
VGMC Chairman

140 South Beach Street, Suite 305, Daytona Beach, FL 32114
Tel: 386-947-1875 ■ Fax: 386-947-1877 ■ Email: vgmc@volusia.org

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

September 21, 2022

A. APPLICATION NO.: SMLU22-142

APPLICANT: Viatcheslav Yedlin, Yedlin & Co. LLC

REQUEST: To amend the future land use designation of a parcel, approximately 4.87 acres in size, located on the north side of E. Wisconsin Ave., west of N. Blue Lake Ave. and east of N. Hill Ave., from Volusia County Urban Low Intensity (VC ULI) to City of DeLand Urban Low Intensity (ULI).

B. SITE FACTORS:

Location: On the north side of E. Wisconsin Ave., west of N. Blue Lake Ave.
Parcel ID #: 7010-00-00-0300
Parcel Size: ± 4.87 acres
Land Use: VC ULI – Residential
Existing Use: vacant land

	SURROUNDING LAND USE:
North:	Low Density Residential
South:	Educational
East:	VC Urban Low Intensity
West:	Medium Density Residential

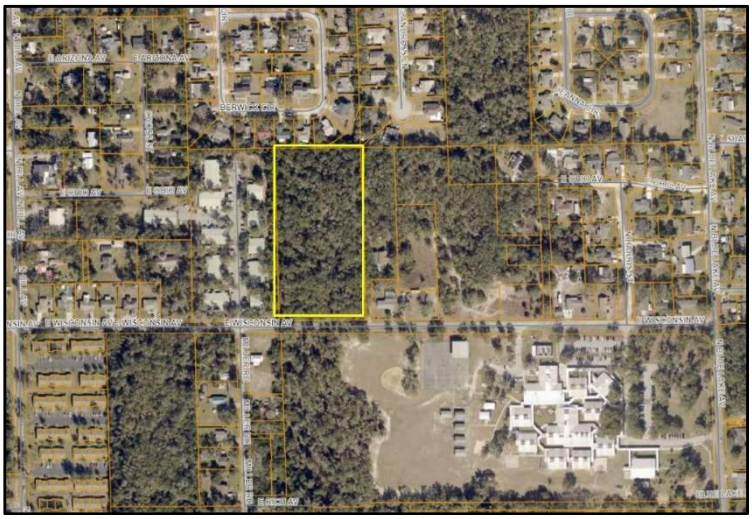
C. <u>REQUESTED ACTION & HISTORY</u>:

1. REQUEST: The applicant is requesting the future land use designation be amended from Volusia County Urban Low Intensity (VC ULI), to City of DeLand Urban Low Intensity (ULI), for a parcel located on the north side of E. Wisconsin Ave., west of N. Blue Lake Ave., and east of N. Hill Ave. The subject property is currently vacant and heavily wooded. The applicant is proposing a 12-lot single-family residential subdivision and desires to connect to city utilities, which are available.

Volusia County's Urban Low Intensity designation allows for residential density ranging from 0.2 to 4 dwelling units per acre. The uses are primarily residential but may also include neighborhood convenience uses, or mixed uses, if criteria from the County's Comprehensive Plan are satisfied and use is determined to be compatible based on location, size and traffic. As part of the County, the commercial intensity is limited to .50 FAR.

If annexed into the City, and the requested land use change is approved, the maximum residential density would not change, as the City's Urban Low Intensity land use category maintains the same range of 0.2 to 4 dwelling units per acre.

However, under the City's ULI designation, the intensity of non-residential uses would be more restrictive, limiting the FAR to only .18, for applicable properties.



Whether the property remains in the County or is annexed into the City, with a maximum density of 4 units per acre, the 4.87-acre property could yield up to 19 residential lots, the same as if it were to remain in unincorporated Volusia County. However, the applicant is proposing 12 single-family lots and a residential density of 2.46 dwelling units per acre, well within the parameters of the ULI land use designation.

Per the City's Comprehensive Plan, the Urban Low Intensity land use is intended for suburban residential density. It also acts as a buffer between lower density uses and nonresidential uses. Developments with higher densities should be located in proximity to major transportation facilities and utility lines.

The adjacent land uses surrounding the subject property include County Urban Low Intensity, Medium Density Residential (max. density of 12 du/acre), Low Density Residential (max. density of 5.8 du/acre) and Educational (max. 4.3 du/acre for single-family development)

2. CHRONOLOGY OF PAST EVENTS: The applicant has submitted concurrent applications to annex the property into the City of DeLand (AN22-100), and rezone the property to Planned Development (Z22-143). The rezoning application for The Canopy at Blue Lake Planned Development was reviewed by the Technical Review Committee (TRC) at the August 18th, 2022 meeting, where it was recommended that the application be forwarded onto the Planning Board, pending revisions.

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 150 LF to the west of the property; an 18" sewer main is located approximately 300 LF to the west of the property. 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 **115** trips; because the trips do not exceed the 1,000-trip threshold, the applicant will be not be required to submit a full 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.

Prior to construction, the applicant must receive their Reservation Certificate from the VCSB.

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 consists of mostly single-family residential neighborhoods as well as areas that are more rural. A project of this type would be compatible with other developments in the surrounding area as it maintains its residential character and establishes development standards that exceed general code requirements, such as wider lots and larger parcel sizes. Additionally, the impacts on public services, such as City utilities and roads, will be low because of the development's size and density.

3. **Future Land Use Map:** The change in land use designation to City Urban Low Intensity (ULI) will be shown on the revised Future Land Use Map, if approved.

4. **Location of Lakes, Floodplains, and Wetlands:** The property is generally flat with a slight slope towards the northeast corner. The highest area is in the southwest corner, closest to the roadway. 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:*
     Astatula-Fine Sand, 0-8% slope
     Orsino Fine Sand, 0-5% slope

   - ***b.*** *Presence of Endangered Species*:
     None known of at this time; the applicant will not be required to submit an environmental report prior to construction because it is less than 5 acres in size.

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.

Staff estimates that development of the 4.87 acres of property under the existing land use designation (VC ULI), at its **maximum residential density** of 4 dwelling units per acre, would generate **132** calculated trips per day at build-out.

Alternatively, at its **maximum non-residential intensity** under the existing land use (VC ULI), which has a FAR limit of .50 (50%), could yield up to 106,000 sq. ft. of Neighborhood Commercial space, and would generate **1,167** calculated trips per day at build-out, according to Trip Generation by the Institute of Transportation Engineers.

However, the proposed land use designation (City ULI) mirrors the County's **maximum residential density** of 4 dwelling units per acre, and therefore no additional trips would be generated if developed for residential uses.

Alternatively, the proposed land use designation (City ULI) allows a **maximum commercial intensity** and limits the FAR to .18 (18%); in this case, the property could yield up to 38,184 sq. ft. of **neighborhood commercial space**. The commercial space could potentially generate **418** calculated trips per day at build-out.

Therefore, if developed for non-residential uses, the requested land use amendment could result in *less* trips, generating a net loss of **-749** trips per day. If developed for residential use, as proposed, the daily trips per day remain the same.

f. *Fire/Rescue Service* - The Fire Department states that adequate fire protection can be provided and response time is under 7 minutes (non-emergency).

g. *Police Service* - The Police Department states that the property is located within what is known as Zone 3. Adequate police protection can be provided with a response time of 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 Urban Low Intensity, with a **maximum** of 19 new dwelling units (with the most intense scenario), anticipated population would be no more than **46** additional citizens; therefore, a need for new recreation areas is not expected.

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 Urban Core (Category 2) – i.e. "where the majority of the new, higher intensity growth will take place." – *Consistent*

    b. DeLand 2050 Land Use Guidelines – "Concentrate development at the core of the city or at transit-oriented sites and corridors. The urban core is the key area to focus development, maintaining a strong job base and taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion." – *Somewhat Consistent*

E. CONCLUSION: The Applicant is proposing an amendment to the future land use designation, with the intention of developing the subject property as a single-family residential subdivision. The proposed designation is acceptable as presented and is consistent with the development pattern of the surrounding area.

F. STAFF RECOMMENDATION: Staff recommends approval to amending the subject property's future land use designation to City of DeLand Urban Low Intensity (ULI).

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

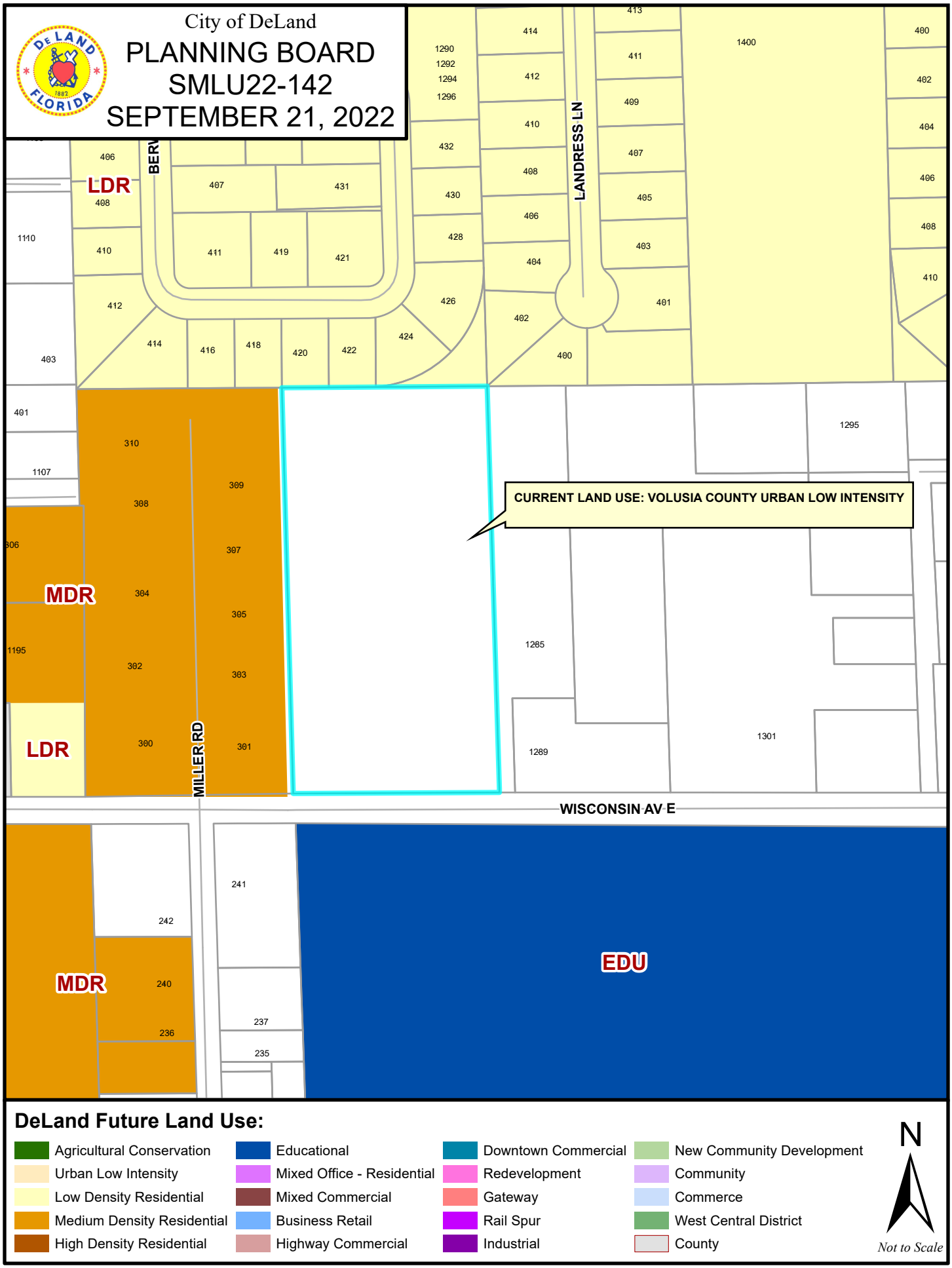
Table 4. Impact Analysis (Theoretical Max.)

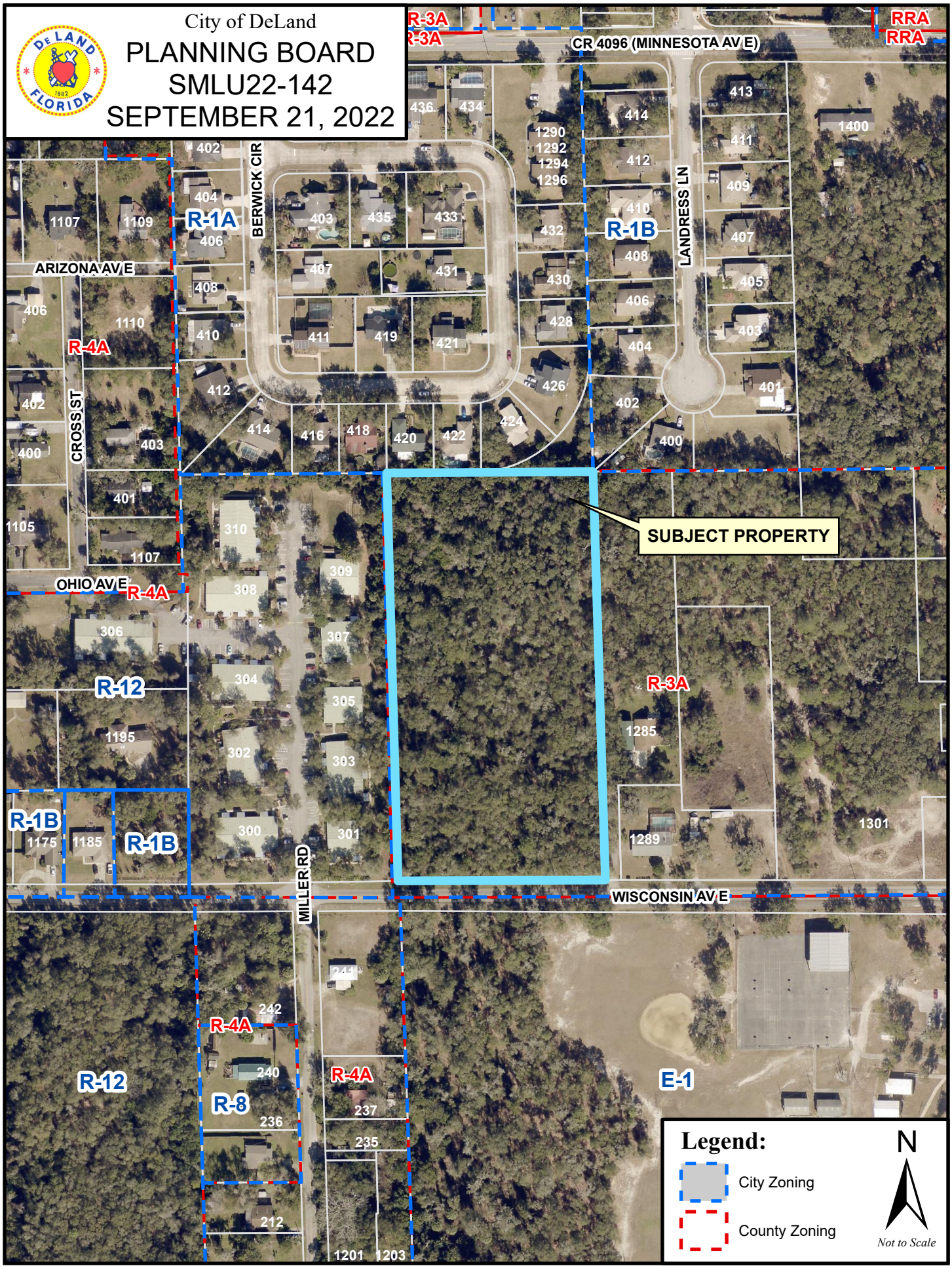
Development Variable	Future Land Use	Proposed Future Land Use	Net Change
	(Theoretical Maximum)		
	VC ULI (Existing)	City ULI (Proposed)	
Residential Density	0.2-4 du/ac	0.2-4 du/ac	N/A
Dwelling Units	19	19	0
Non-residential (commercial)	106,068 SF (FAR .5)	38,184 SF (FAR .18)	-67,883 SF
1. Population	46	46	0
2. P.M. Peak Hour Trips/Daily Trips (residential peak/average) (commercial peak/average)	(18/132) res. (156/1,167) com.	(18/132) res. (57/418) com.	(0/0) res. (-99/-749) com.
3. Sanitary Sewer (gallons per day)	3,800/10,606	3,800 /3,818	0/-6,788
4. Potable Water (gallons per day)	5,700 /10,606	5,700/3,818	0/-6,778
5. Solid Waste (pounds per person)	148/1,060	148/380	0/-680
6. Stormwater Drainage	TBD	TBD	TBD
7. Rec. & Open Space (per person)	.32	.32	0

Notes:

1. Population:	2.44 persons per household (per 2020 Census)
2. Transportation:	ITE Trip Generation Manual, 8th Edition: 0.97 PM peak hour trips/DU; and 6.97 daily trips/DU; 1.49 PM peak hour trips/1,000 SF office space; and 11.01 daily trips/1,000 SF 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 decreased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.


City of DeLand
PLANNING BOARD
SMLU22-142
SEPTEMBER 21, 2022
LANDRESS LN
MILLER RD
WISCONSIN AV E
LDR
MDR
LDR
MDR
EDU
CURRENT LAND USE: VOLUSIA COUNTY URBAN LOW INTENSITY
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale


City of DeLand
PLANNING BOARD
SMLU22-142
SEPTEMBER 21, 2022
CR 4096 (MINNESOTA AV E)
BERWICK CIR
LANDRESS LN
ARIZONA AV E
CROSS ST
OHIO AV E
MILLER RD
WISCONSIN AV E
SUBJECT PROPERTY
R-1A
R-1B
R-4A
R-12
R-3A
R-8
E-1
RRA
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
SMLU22-142
SEPTEMBER 21, 2022
SUBJECT PROPERTY
R-1A
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R-8
E-1
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WISCONSIN AV E
LANDRESS LN
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Second Reading of Ordinance No. 2022-37, Changing the Zoning for 4.87 Acres of Property, Located at the NE Corner of E. Wisconsin Ave. and Miller Rd., from Volusia County R-3A to City of DeLand Planned Development (The Canopy at Blue Lake PD).

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: ORD-2022-37 , Exhibit A , Exhibit B-Canopy at Blue Lake PD Agreement, Exhibit A - Metes and Bounds Legal, Exhibit B - Concept PD Plan Canopy, Map, Aerial, Z22-143 Staff Report E Wisconsin - The Canopy at Blue Lake

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant, Slava Yedlin, is requesting to amend the zoning designation for the subject property from Volusia County – R-3A to City of DeLand - Planned Development (The Canopy at Blue Lake PD). The subject property contains approximately 4.87 acres and is located along the north side of E. Wisconsin Ave., west of N. Blue Lake Ave.

The requested PD zoning would allow the property to be developed as a single-family residential subdivision containing a total of 12 lots.

Each of the 12 homes will have a minimum of 4 parking spaces (2 garage spaces and 2 driveway spaces). The PD requires a minimum Tree Protection Area of 15% as well as the reservation of existing trees along the site's entire perimeter.On September 21, 2022, the Planning Board recommended approval with the following revisions:1. PD Agreement (Development Standards, pg. 7) - Increase the maximum lot coverage to 50-55% to allow for accessory structures such as pools, sheds, etc.2. PD Agreement (Transportation System Improvements, pg. 9) - Stipulate that a crosswalk across Wisconsin Avenue is installed if approved by the County.

The recommended revisions from the Planning Board have been addressed by the applicant and are reflected in the attached PD Agreement dated 10/4/2022.

At the October 17, 2022 meeting, the City Commission voted to approve the PD rezone, on first reading. The second reading was delayed to be heard along with the land use change which has now been approved by the Volusia Growth Management Commission. The land use change is also on this agenda for consideration.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the city's strategic plan under Strategic Focus Area: Preparing for the Future/Sustainability Strategic Context: Recognizing that the City itself is dynamic and that extensive changes will occur in the region in the near- and long-term future, it is important that there be a strategic focus on the future.

The need for additional housing units throughout our region as well as nationally has become evident within the city. This action is a step toward the city trying to meet the housing needs of citizens in this region.

SUSTAINABILITY:

Amending the zoning designation of this property and outlining the development parameters will permit its development for residential purposes that align with the city's development requirements and will enable the city to continue active pursuit of its vision and strategic plan.

FISCAL IMPACT:

Residential development of this property, and inclusion of the residential units onto the city's tax roll will increase funds for city services.

RECOMMENDATION:

It is recommended that the City Commission approve the zoning designation of this property, on second reading, from Volusia County – R-3A to The Canopy at Blue Lake PD. Second Reading should be delayed until the corresponding land use amendment is adopted.

BACKGROUND/DISCUSSION:

The applicant has applied for annexation of the property, as well as a land use amendment to create the residential development (AN22-100, SMLU22-142).The subdivision will be accessed from E. Wisconsin Ave. using a new internal road, terminating with a cul-de-sac. Per the PD, the entrance may have two flanking monument signs on either side of the subdivision entrance. The development includes a small common area located next to the mail kiosk, and 5' wide sidewalks will be provided on both sides of the internal roadway.

The development standards in the PD generally follow the standards of the R-1A zoning district.

Lot Requirements:
Min. Lot Width - 85'
Min. Lot Depth - 90'
Min. Lot Size - 9,500 sq, ft,
Min. House Size - 1,200 sq. ft.
Yard Requirements:
Front Setback - 30'
Rear Setback - 25'
Side Setback - 12.5'
2-car garage & driveways size to accommodate 2 full-sized vehicles

ORDINANCE NO. 2022 - 37

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S, R-3A, URBAN SINGLE-FAMILY TO CITY'S PLANNED DEVELOPMENT, THE CANOPY AT BLUE LAKE PD, ON PROPERTY LOCATED ON THE NORTH SIDE OF EAST WISCONSIN AVENUE AND WEST NORTH BLUE LAKE AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 4.8 +/- ACRES OF PROPERTY MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Petitioner, Viatcheslav Yedlin, on behalf of the owner, Yedlin & Co LLC, owns approximately 4.8 +/- acres of land located on the north side of east Wisconsin Avenue and west of north Blue Lake Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Applicant has applied for a change of zoning designations from Volusia County's R-3A, Urban Single-Family to The Canopy at Blue Lake PD, Planned Development; and

WHEREAS, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, the applicant has submitted an application for the approval of a development plan in order to amend the property zoning designation so as to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the Urban Low Intensity future land use designation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing to approve the change of zoning from Volusia County's R-3A, Urban Single Family to The Canopy at Blue Lake Planned Development (PD), on property located on the north side of east Wisconsin Avenue and west of north Blue Lake Avenue consisting of approximately 4.8 +/- acres of property.

Section 2. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as The Canopy at Blue Lake PD, Planned Development District.

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan for The Canopy at Blue Lake PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 5. The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

Section 6. At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

Section 7. The City Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

Section 8. Prior to the issuance of a building permit, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities, and stormwater.

Section 9. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

Section 10. The City Engineer, Planning Director, and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 11. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, subdivision and site plan approval shall be subject to a determination of concurrency.

Section 12. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 13. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: October 17, 2022
Adopted on second reading: December 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

EXHIBIT "A"

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, SAID POINT BING A 4-INCH BY 4-INCH CONCRETE MONUMENT STAMPED PRM 3282.

THENCE BEARING SOUTH 1 DEGREE 47 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SEC TION 10, A DISTANCE OF 647.78 FEET TO THE INTERSECTION OF THE NORTH BOUNDARY OF THE EAST WISCONSIN AVE. R/W, SAID POINT BEING A 5/8" IRC (NO ID);

THENCE BEARING SOUTH 89 DEGREES 39 MINUTES 36 SECONDS WEST A DISTANCE OF 328.89 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½" IRC (ILLEGIBLE);

THENCE BEARING NORTH 1 DEGREE 39 MINUTES 6 SECOND WEST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 646.97 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½" IR (NO ID)

THENCE BEARING NORTH 89 DEGREES 31 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 327.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.875 ACRES MORE OR LESS.

"EXHIBIT B"

PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: *2022-37*, Application of

Yedlin & Co, LLC

ORDINANCE # _____

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM ***VCR-3A*** TO

The Canopy at Blue Lake PD (PLANNED DEVELOPMENT)

The application of *(Yedlin & Co, LLC)*, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on December 19, 2022. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on _____, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of *(**Yedlin & Co, LLC**)* was duly and properly filed herein on _____ 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 owner of a *4.874* 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 #2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance #2013-11, as amended.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification*(s)* of the parcel described in Exhibit "A" from *VCR-3A* to *The Canopy at Blue Lake PD* (Planned Development).

B. That the said rezoning to a PD is consistent with both the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance #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 19th DAY OF DECEMBER, 2022, AS FOLLOWS:

A. That the Application of *Yedlin & Co, 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 *VCR-3A*to *The Canopy at Blue Lake PD* as described in Article VII of the City of DeLand, Land Development Regulations Ordinance #2013-11, as amended.

C. That the Official Zoning Map of the City of DeLand, is hereby amended to show the rezoning of said parcel to *The Canopy at Blue Lake PD*.

D. That the City of DeLand Land Development Regulations Ordinance #2013-11, as amended, is consistent with the provisions of the "Development Agreement" as hereinafter set forth in this Ordinance and with respect to any conflict between Land Development Regulations Ordinance #2013-11, as amended, and the "Development Agreement", the provisions of the "Development Agreement" shall govern. Ordinance #2013-11, as amended, shall govern with respect to any matter not covered by the "Development Agreement." The City of DeLand, will ensure overall compliance with this Ordinance.

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance #2013-11, as amended, shall apply to the PD in the same manner as the *R-1A* zoning classification.

F. Nothing in this Ordinance shall abridge the requirements of any City of DeLand Ordinance other than Ordinance #2013-11, as amended. Timing and review procedures contained in this Order and Resolution may be modified to comply with the City of DeLand Land Development Regulations, Ordinance #2013-11, as amended. Further, nothing in the Development Agreement is intended to abridge the requirements of Ordinance #2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept 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. The subdivision improvements shall all be constructed in a single phase.

1. Planned Development Plan The Planned Development Plan shall consist of the Development Plan Map prepared by *Newkirk Engineering, Inc.* and dated 12-*14-2022* and this Development Agreement. The Development Plan Map 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 #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. The plan shall also require review of Fire for changes.

3. Subdivision Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and landfill, a preliminary plat of the area to be subdivided shall be submitted for review and approval in the manner

required by Article XIII of the City of DeLand Land Development Regulations, Ordinance #2013-11, as amended.

B. Unified Ownership. The Applicant or his successors shall maintain unified ownership of the subject parcel until after issuance of the final plat.

C. Phases of Development. The development will be constructed in a single phase.

D. Land Uses Within the PD. The development of the parcel shall be consistent with the uses prescribed for each area within the proposed *The Canopy at Blue Lake PD* . The location and size of said land use areas are shown on the Development Plan Map, Exhibit "B". The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures: Single Family Residential and accessory uses and structures, utility lift station, stormwater management area, common open space and mail kiosk.

E. Development Standards.

Maximum Density	*4 DU / Acre*
Maximum Number of Lots	*12 Lots*
Minimum Lot Requirements	
1. Minimum lot area	*9,500 SF*
2. Minimum lot width and/or depth	*85-ft Minimum Width*
	90-ft Minimum Depth
3. Minimum yard size (building)	

a. Front yard:		*30-ft.*
b. Rear yard:		*25-ft.*
c. Side yard:		*12.5-ft.*
d. Waterfront yard:		*N/A*
4. Minimum floor area:		*1,200 sq. ft.*
5. Maximum lot coverage		*50%*
6. Maximum building height		*35'*
7. Landscape buffer requirements		*Per 33-92; #1013-11*
	North	*25-ft Type B*
	South	*30-ft Type D*
	East	*15-ft Type B*
	West	*20-ft Type C*
8. Off-street parking requirements		*Per 33-91; #2013-11*

Per LDRs; all single-family dwellings shall have garages sized to accommodate two (2) full size vehicles and driveways sized to accommodate two (2) full size vehicles.

9. Signage requirements Two single-faced signs with a maximum of 16 square feet each and maximum heights of 12-ft.

10. Open Space and/or Common Area requirements meeting the Land Development Regulations Ordinance #2013-11.

11. Accessory Structures per the requirements of Land Development Regulations Ordinance #2013-11.

12. Pools and Screen Enclosures per the requirements of Land Development Regulations Ordinance #2013-11.

F. Environmental Considerations. A minimum Tree Protection Area of fifteen percent (15%) shall be provided per the Land Development Regulations. The PD will abide by and require compliance with the requirement of Land Development Regulation Ordinance #2013-11, as amended. Existing trees will be preserved along the site's entire perimeter, the retention area landscape buffer areas will also include natural vegetation retention with plantings along the pond site perimeter to enhance the existing vegetations

diversity and screening ability. The site will be graded to minimum cut and fill requirements allowing for retention of as much of the existing soil bacteria and mycelium as possible, as well as minimizing impacts of dust and other construction nuisance activities to neighboring properties. No on-site burning of cleared vegetation will be allowed during construction.

G. Sewage Disposal and Potable Water. Provision for sewage disposal and potable water needs of the PD will be provided in accordance with the Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development Regulations Ordinance #2013-11, as amended, and State of Florida Administrative Code 64E-6. Sewer is anticipated to be provided extension of existing City of Deland gravity sewer, and city water for potable and fire protection.

H. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Regulations Ordinance #2013-11, as amended.

I. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Regulations, Ordinance #2013-11, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. The proposed site access consists of a single cul-de-sac roadway connecting to East Wisconsin Ave.

2. Transportation System Improvements. 5-ft concrete sidewalks shall be included on both sides of the proposed cul-de-sac roadway, as well as along the frontage

of Wisconsin Ave. Also, if permitted by Volusia County, a marked crosswalk will be provided at the site's Eastern property line to provide a safe route to Blue Lake Ave. Elementary School.

J. Internal Roadways. The proposed roadway consists of a 50-ft right-of-way width and includes 5-ft concrete sidewalks on both sides, as well as 12-ft travel lanes and 2-ft Miami curb. The roadway will be dedicated to the City of DeLand.

K. Building or Property Owners Association. The subdivision will be developed with a home-owners association responsible for the maintenance of the proposed stormwater facilities and sanitary sewer lift station. The charter and by-laws of said association and any other agreements, covenants, easements or restrictions shall be furnished to the City of DeLand at the time of creation. The applicant shall be responsible for recording said information in the Public Records of Volusia County, Florida. Also, the applicant shall bear and pay all costs for recording all of the aforementioned documents.

With respect to the enforcement of said agreements, covenants, easements or restrictions entered into between the applicant and the owners or occupiers of property within the *The Canopy at Blue Lake PD* PD, the City of DeLand shall only enforce the provisions of the "Development Agreement" and City of DeLand Land Development Regulations Ordinance #2013-11, as amended, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

L. Electrical Service and franchise utilities shall be installed underground in 10-ft easements dedicated along the home site frontage of all lots. Municipal utilities (water and

sewer) shall be installed within the roadway right-of-way.

M. Model Homes and Temporary Sales Offices. Construction of a Model Home and/or Temporary Sales Office may commence after preliminary plat approval and installation of all infrastructure improvements, including an energized lift station and connection of the sanitary sewer system, for said phase have been approved by the City of DeLand. The City Engineer shall make the final determination on the acceptance and approval.

N. Reverter Provision: The City Commission may rezone the subject propertyif a final plat has not been approved and recorded on or before 5 years from the effective date of this ordinance as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in this paragraph.

O. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and his successor in title or interest. The *The Canopy at Blue Lake PD* PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article XII of the City of DeLand Land Development Regulations Ordinance #2013-11, as amended.

This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the

City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Planning Department for placement in the public file. The date of recording of this document shall constitute the effective date of the The Canopy at Blue Lake PD PD or its subsequent amendments. The applicant shall pay all filing costs for recording documents.

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

ATTEST: City Commission of DeLand Florida

_____ By:_____

Michael P. Pleus Christopher M. Cloudman
City Manager Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me this _____ day of _____ (mo/yr), by Michael P. Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

WITNESSES:

YEDLIN & CO, LLC

_____

By:_____
Viatcheslav Yedlin, Manager

_____

The foregoing instrument was acknowledged before me this _____ day of _____ , by Viatcheslav Yedlin, as the Manager of Yedlin & Co, LLC, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

“EXHIBIT A”

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, SAID POINT BING A 4-INCH BY 4-INCH CONCRETE MONUMENT STAMPED PRM 3282.

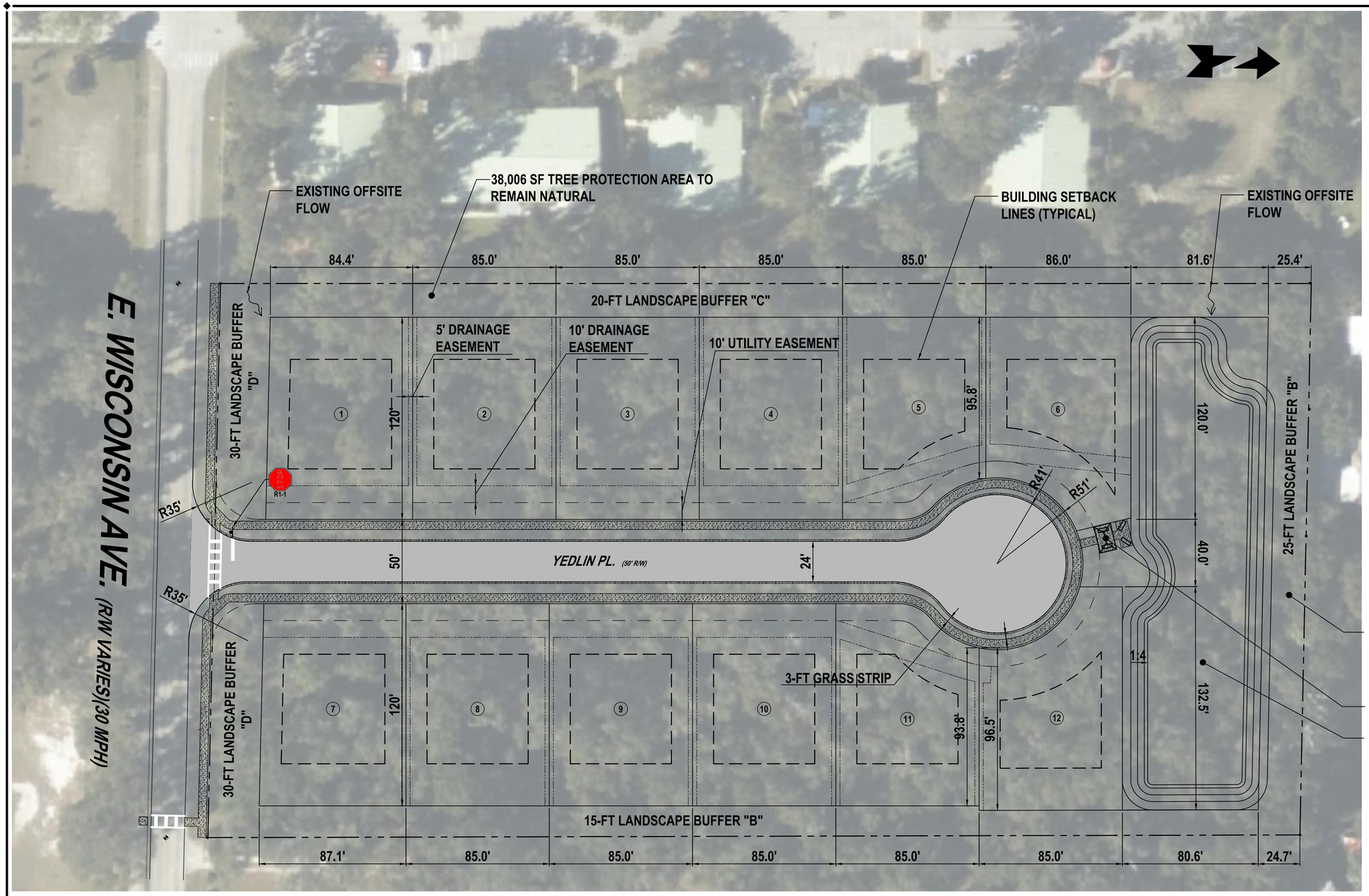
THENCE BEARING SOUTH 1 DEGREE 47 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SEC TION 10, A DISTANCE OF 647.78 FEET TO THE INTERSECTION OF THE NORTH BOUNDARY OF THE EAST WISCONSIN AVE. R/W, SAID POINT BEING A 5/8” IRC (NO ID);

THENCE BEARING SOUTH 89 DEGREES 39 MINUTES 36 SECONDS WEST A DISTANCE OF 328.89 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½” IRC (ILLEGIBLE);

THENCE BEARING NORTH 1 DEGREE 39 MINUTES 6 SECOND WEST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 646.97 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, SAID POINT BEING A ½” IR (NO ID)

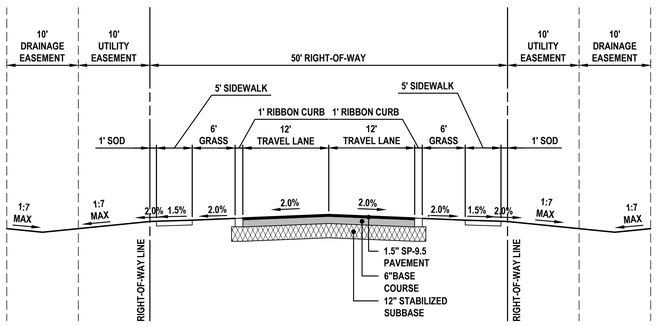
THENCE BEARING NORTH 89 DEGREES 31 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) SECTION 10, A DISTANCE OF 327.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.875 ACRES MORE OR LESS.



LOT TABLE

LOT #	SF	ACRE
1	10,296	0.2364
2	10,200	0.2342
3	10,200	0.2342
4	10,200	0.2342
5	9,579	0.2199
6	9,504	0.2182
7	10,282	0.2360
8	10,200	0.2342
9	10,200	0.2342
10	10,200	0.2342
11	9,581	0.2199
12	9,524	0.2186



ROADWAY TYPICAL SECTION 50' RIGHT-OF-WAY

YEDLIN PLACE

SINGLE-FAMILY DIMENSIONAL REQUIREMENTS:

BUILDING SETBACKS:

A. FRONT	30-FT
B. REAR	25-FT
C. SIDE	12.5-FT
D. POOL AND ACCESSORY STRUCTURES	5-FT
E. MINIMUM LOT WIDTH	85-FT (AT SETBACK LINES)
F. MINIMUM LOT DEPTH	90-FT (AT SETBACK LINES)
G. MINIMUM LOT SIZE	9,500 SF
H. MAXIMUM BUILDING HEIGHT	35-FT
I. MAXIMUM IMPERVIOUS COVERAGE	40%
J. MINIMUM FLOOR AREA	1,200 SF

COMMON AREAS

THE COMMON AREAS TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

LANDSCAPE NOTE

ALL TREE PROTECTION, BUFFERS, TREE REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF DELAND LAND DEVELOPMENT CODE AS AMENDED.

UTILITY NOTE

ALL POTABLE WATER, WASTEWATER AND RECLAIM SHALL COMPLY WITH THE CITY OF DELAND LAND DEVELOPMENT CODE AS AMENDED AND FLORIDA ADMINISTRATIVE CODE 64E-6.

STORMWATER SYSTEM NOTE

1. THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH THE CITY OF DELAND LAND DEVELOPMENT CODE AS AMENDED AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. ALL ROADWAY RUNOFF MUST BE COLLECTED BY A CLOSED STORM SYSTEM WITH CURB AND GUTTER FOR DISCHARGE TO THE RETENTION POND.

EXHIBIT B

REVISIONS

DATE	DESCRIPTION
12/14/22	PER CITY COMMENTS

125 East Indiana Ave., Suite A
Deland, Florida 32724
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

PLANNED DEVELOPMENT PLAN
THE CANOPY AT BLUE LAKE
E. WISCONSIN AVE.
DELAND, FL 32724

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

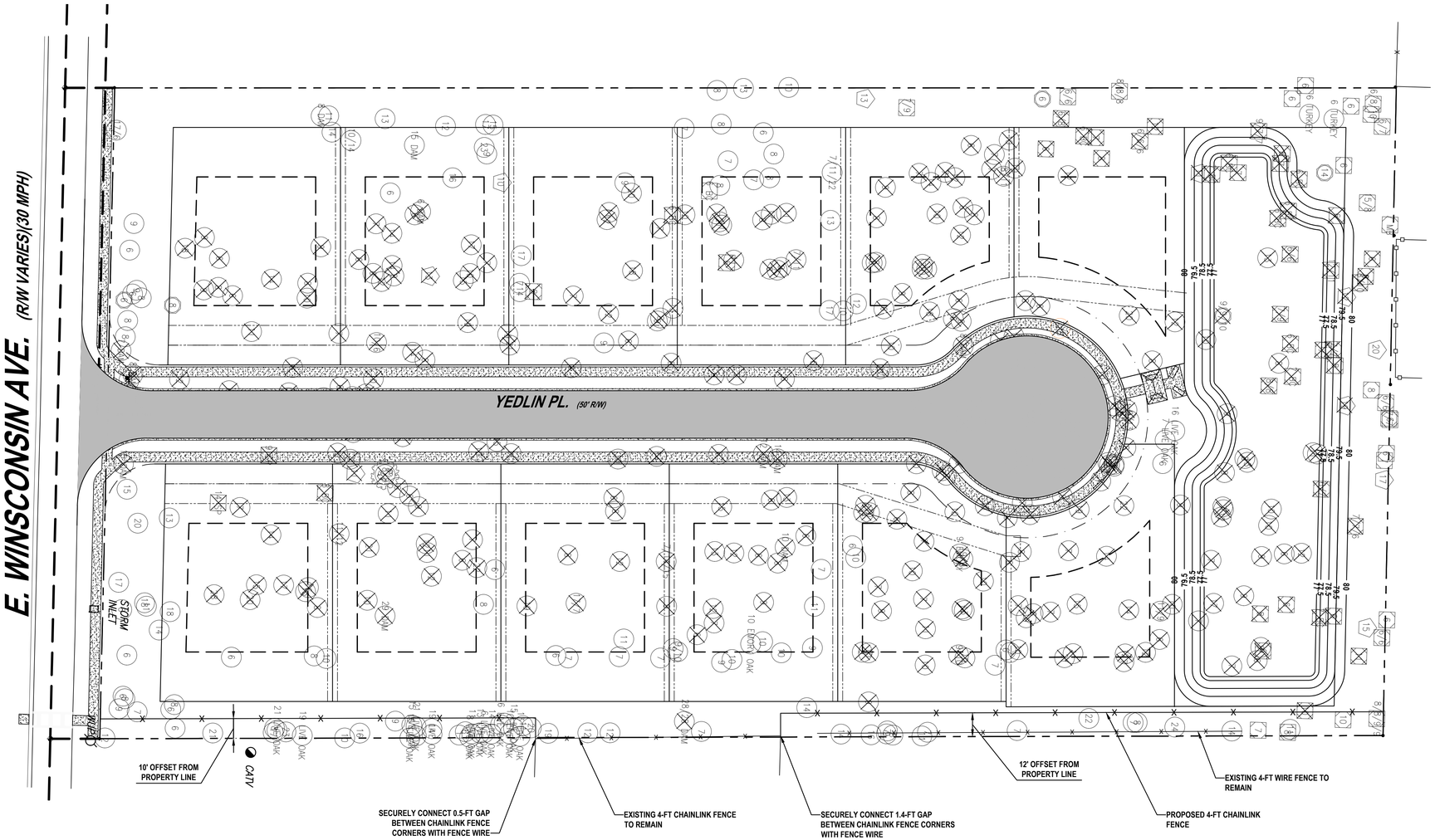


TYLER J. MALMBORG, PE 75630

PROJECT No:	TBD
DATE:	JUNE 2022
DESIGN BY:	TJM
DRAWN BY:	TJM
CHECKED BY:	TJM
SCALE:	1" = 30'

DRAWING NUMBER

1





30 20 10 0 30 60

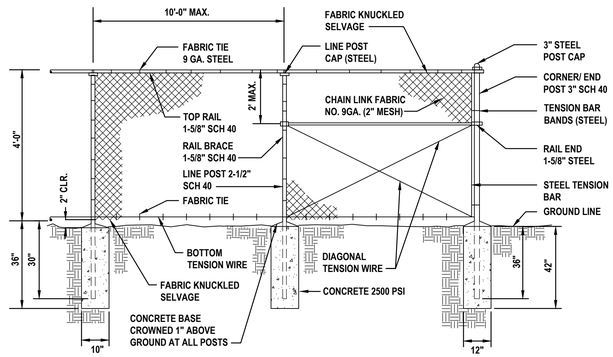
GRAPHIC SCALE
1"=30'

TREE LEGEND :

CEDAR	(12)	PALM	(12)
FLOWERING	(12)	PINE	(12)
OAK	(12)		

(12) EXISTING TREE (No. INDICATED SIZE)

EXISTING TREE TO BE REMOVED



CHAIN LINK FENCE DETAIL

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION

1230 US Highway 1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

CHAINLINK FENCE EXHIBIT
THE CANOPY AT BLUE LAKE
E. WISCONSIN AVE.
DELAND, FL 32724

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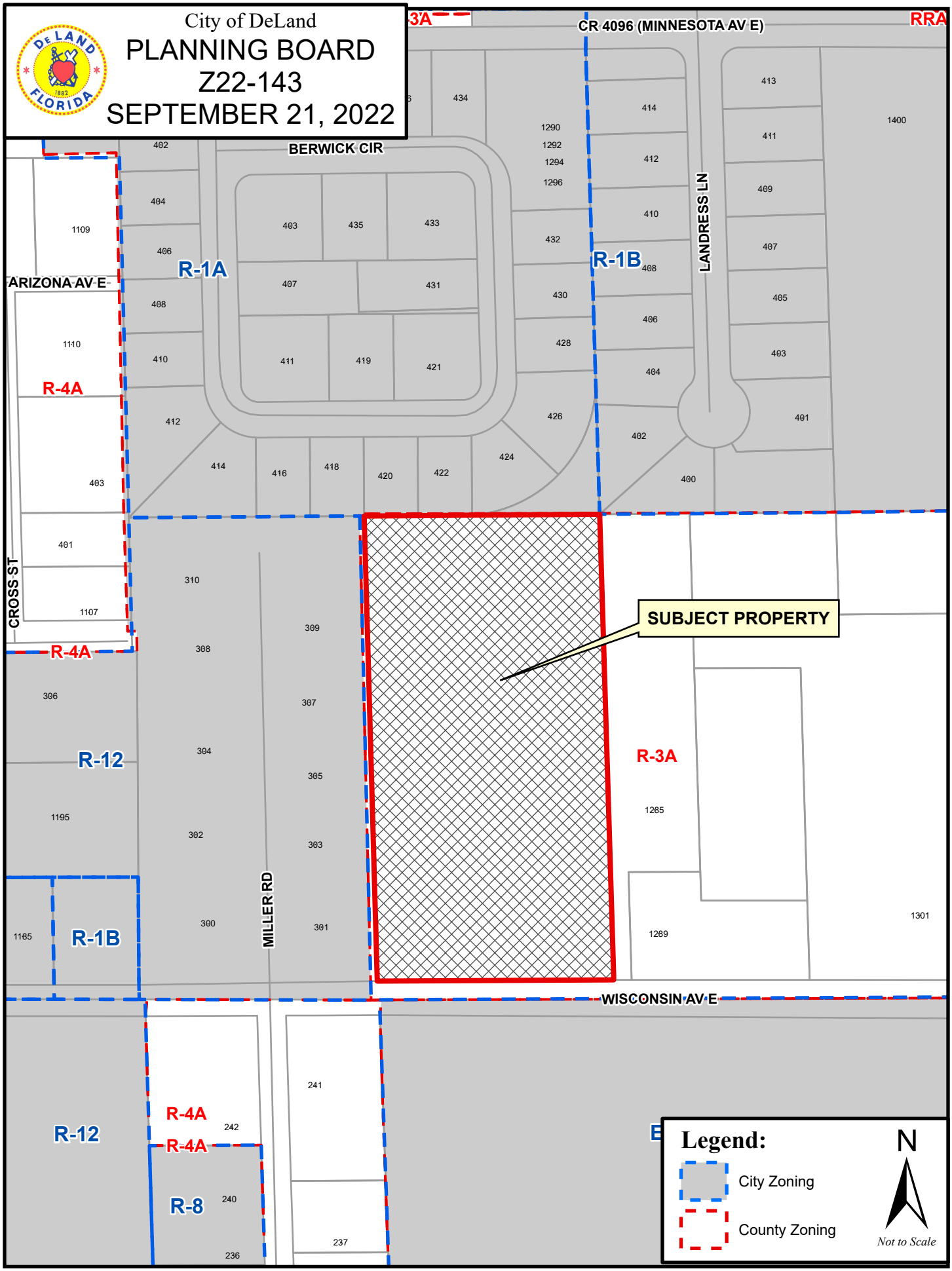
TYLER JEFFREY MALMBORG No.75630 STATE OF FLORIDA PROFESSIONAL ENGINEER

TYLER J. MALMBORG, PE 75630

PROJECT No:	2022-1100
DATE:	JUNE 2022
DESIGN BY:	TJM
DRAWN BY:	TJM
CHECKED BY:	TJM
SCALE:	1" = 30'

DRAWING NUMBER

2


City of DeLand
PLANNING BOARD
Z22-143
SEPTEMBER 21, 2022
CR 4096 (MINNESOTA AV E)
BERWICK CIR
LANDRESS LN
ARIZONA AV E
CROSS ST
MILLER RD
WISCONSIN AV E
SUBJECT PROPERTY
R-1A
R-1B
R-4A
R-12
R-3A
R-8
RRA
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
Z22-143
SEPTEMBER 21, 2022
SUBJECT PROPERTY
R-1A
R-1B
R-4A
R-12
R-3A
R-8
E-1
ARIZONA AV E
OHIO AV E
WISCONSIN AV E
CROSS ST
MILLER RD
LANDRESS LN
CIR
Legend:
City Zoning
County Zoning
N
Not to Scale

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

September 21, 2022

APPLICATION NO.: Z22-143

APPLICANT: Viatcheslav Yedlin, Yedlin & Co. LLC

REQUEST: Amend the existing zoning designation from VC R-3A to The Canopy at Blue Lake PD

APPLICABLE REGULATIONS:

Article IV	OVERLAY AND FLOATING ZONES Sec. 33-32 – Planned Development District.
Article XII	ADMINISTRATION AND ENFORCEMENT Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location:	On the north side of E. Wisconsin Ave. and west of N. Blue Lake Ave.
Parcel Size:	±4.8 ac.
Land Use:	Urban Low Intensity
Existing Zoning:	Volusia County R-3 (Urban Single-Family)
Existing Use:	Vacant, heavily wooded

	SURROUNDING USE:	**SURROUNDING ZONING:**
North:	Low Density Residential	R-1A
South:	Education	E-1
East:	VC Urban Low Intensity	VC: R-3A
West:	Medium Density Residential	R-12

B. ANALYSIS:

The applicant is requesting the zoning be amended for a parcel that is approximately 4.8 acres in size, located on the north side of E. Wisconsin Ave. and west of N. Blue Lake Ave. The subject property is currently unincorporated; however, the applicant has submitted an application to annex into the city (AN22-100) and an application to amend the future land use (SMLU22-142).

As part of the PD rezoning request, the applicant has provided a Development Agreement and Concept Plan outlining the zoning standards proposed. The proposed minimum lot size for each home in The Canopy at Blue Lake PD is 9,500 sq. ft. This is slightly smaller than the existing Volusia County R-3A zoning district, which requires a minimum of 10,000 sq. ft. per lot. The subdivision will be divided into 12 single-family residential parcels, each parcel being at least 85’ in width.

The setbacks mirror the R-1A zoning district and requires a 30’ front yard setback, a 25’ rear yard setback and a 12.5’ side yard setback. Each home must contain a minimum of 1,200 sq. ft. of livable space, a 2-car garage, as well as a driveway large enough to accommodate 2 full-size vehicles.

The perimeter landscape buffers adhere to Sec. 33-92 of the code, providing a 25’ wide buffer to the north, a 20’ wide buffer to the south along E. Wisconsin Ave., a 15’ wide buffer to the east and a 20’ wide buffer to the west.

C. TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee, at their August 18, 2022 meeting, recommended that the proposed Planned Development rezone application be forwarded on to the Planning Board subject to addressing remaining Staff comments.

The following TRC comments remain:

Fire:

1. All amendments shall require review of Fire for changes.

Forestry:

1. The City no longer allows tree protection area in the back yards of single family residences. These areas must be platted separately and maintained by a homeowners' association. Please remove the lot lines if the area designated as Tree Protection Area is one separate parcel.

Utilities:

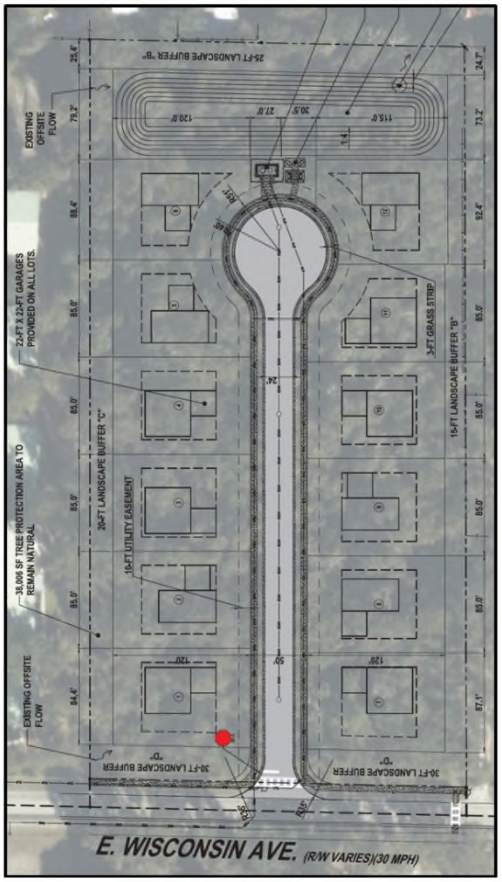
1. Subdivision needs to be connected by a gravity sewer system extension and not a private lift station.

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 proposed development abuts single-family residential to the north and the single-story apartment units, known as Ashton Place, to the west. To the east is sparsely developed with larger residential acre lots.

   The proposed PD zoning is considered compatible with the ULI (Urban Low Intensity) land use designation. Per the Comprehensive Plan, when reviewing a rezoning request, "the specific density will depend on locational factors, in particular, compatibility with adjacent uses and availability of public services". The applicant is proposing a density of 2.5 du/acre, which falls within the parameters of the ULI category, which allows as much as 4 du/acre. The proposed development is consistent with adjacent single-family and multi-family developments.



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

   The site is currently vacant and wooded land. The subject property is not affected by any environmentally-sensitive land, nor is it in the floodplain.

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

   The site will be developed in accordance with the City's Land Development Code at the time of subdivision review. Development under City standards will ensure continuity with the surrounding properties.

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

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

   Due to the size of the proposed development, a Traffic Impact Analysis is not required. According to a signed and sealed traffic statement from the engineer of record, dated July 18, 2022, the average daily trip count is 115 trips, 12 of which are peak hour trips.

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, as well as existing residential development patterns, make the proposed residential PD zoning standards compatible with the surrounding area, as noted above, and support the proposed zoning.

6. **Was there a mistake in the original classification?**
   There was no mistake in the original zoning classification.

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

   The proposed development, at a maximum of 12 units, has a proposed density of approximately 2.5 du/ac., below the 4 du/ac. maximum allowed under both the existing Volusia County Urban Low Intensity land use category, as well as the proposed City Urban Low Intensity category, which could yield a maximum of 19 units.

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

   The proposed rezoning is not anticipated to negatively impact public health, safety, and welfare.

D. CONCLUSION:

The Applicant is proposing a rezoning from VC R-3A to (PD) Planned Development in order to develop the subject property for into a 12-lot, single-family residential subdivision. Submittal of a plat will be required to ensure the provisions of the Planned Development Agreement are satisfied, as determined by TRC Staff.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval of The Canopy at Blue Lake PD (Planned Development) zoning, subject to the applicant addressing the outstanding Technical Review Committee comments.

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: First Reading of Ordinance Changing the Zoning of 0.533 Acre of Property Located at 216 South Florida Avenue from C-2 (General Commercial) to C-2A (Downtown Commercial).

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: Ordinance, Exhibit A, Staff Report - Z22-161 at 216 S. Florida , Z22-161 Aerial Map, Z22-161 Zoning and Location Map

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

This request is for approval to amend the zoning designations for property located at 216 S. Florida Ave. from C-2 (General Commercial) to C-2A (Downtown Commercial). The property is located in the core area of the city and the property is subject to the Downtown Commercial land use designation. The existing zoning makes it inconsistent with the land use and rezoning the property will bring it into compliance with the land use. The Planning Board, at their November16th, 2022 meeting, recommended approval.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

As outlined in the city's strategic plan under Strategic Focus Area: Institute Smart Growth principles. In general, this action will encourage smart growth by putting zoning in place to permit a wider variety of uses and encourage development of this property.

SUSTAINABILITY:

NA

FISCAL IMPACT:

Rezoning of this property will not have an immediate positive fiscal impact to the city.

RECOMMENDATION:

It is recommended that the City Commission approve the zoning designation of this property from C-2 (General Commercial) to C-2A (Downtown Commercial).

BACKGROUND/DISCUSSION:

The site is currently vacant and is located in the core area of the city approximately one block south of New York along Florida Avenue. There are a number of other business and residential uses in the area surrounding the site and the eventual development of this property would mean infill of a vacant lot and help in the overall redevelopment of the area.

ORDINANCE NO. 2022 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM C-2, GENERAL COMMERCIAL TO C-2A, DOWNTOWN COMMERCIAL ON PROPERTY LOCATED AT 216 SOUTH FLORIDA AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 216 South Florida Avenue and more particularly described in the attached Exhibit "A", is currently zoned as C-2, General Commercial, pursuant to City of DeLand's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of Downtown Commercial pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to C-2A, Downtown Commercial; and

WHEREAS, the C-2A, Downtown Commercial zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from C-2, General Commercial to C-2A, Downtown Commercial zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification No. 701610000014

Section 2. The City Commission hereby finds that the C-2A, Downtown Commercial zoning designation is consistent with the property's Downtown Commercial future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from C-2, General Commercial to C-2A, Commercial zoning designation on the parcel described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ___ day of _____, 2022.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

EXHIBIT “A”

Boundary Survey Legal Description: LOTS A4 AND A5, EXCEPT THE WEST 10 FEET THEREOF, OF BOND LUMBER COMPANY DESCRIBED AS THE PLAT OF NEW SUBDIVISION OF BLOCK 9, HOWRY'S ADDITION TO DELAND, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE 127 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

.515 Acres

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

A. APPLICATION NO.: Z22-161

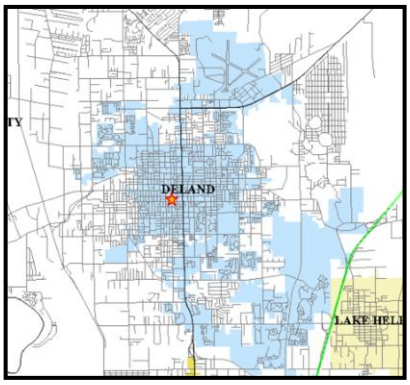
APPLICANT: George Dennison

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

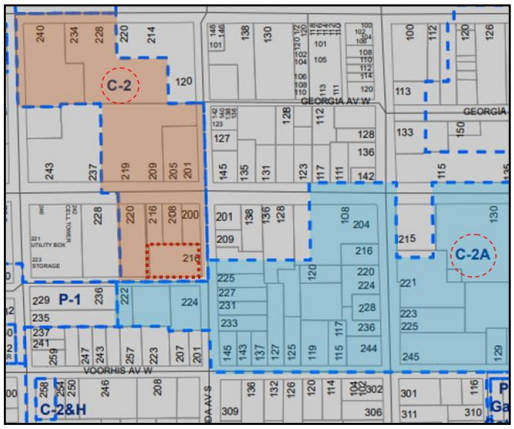
Location: 216 S. Florida (701610000014)
Parcel Size: 0.533 ± acres (23247 s.f.)
Existing Use: Undeveloped

B. ANALYSIS:

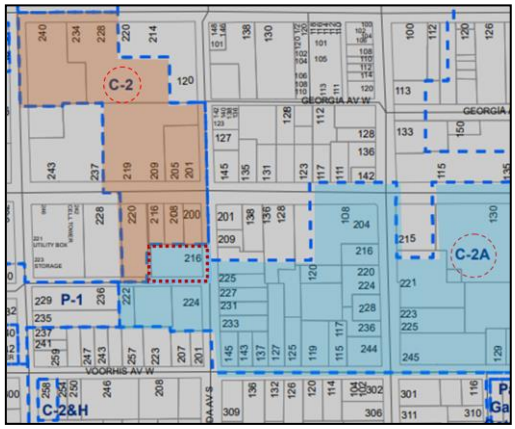


The site is an undeveloped property located along Florida Ave. south of Howry Ave. The owner would like to rezone the property to permit future development. The existing zoning designation, C-2 (General Commercial) is not in compliance with the underlying land use designation (Downtown Commercial). Approval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

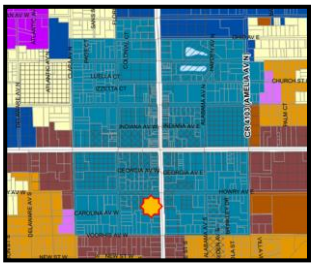
The property is undeveloped and the economy will only be impacted inasmuch as the number of permitted uses will increase and there will be more options available for use of the property. The rezoning will enable the owner to use the property as intended.

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.

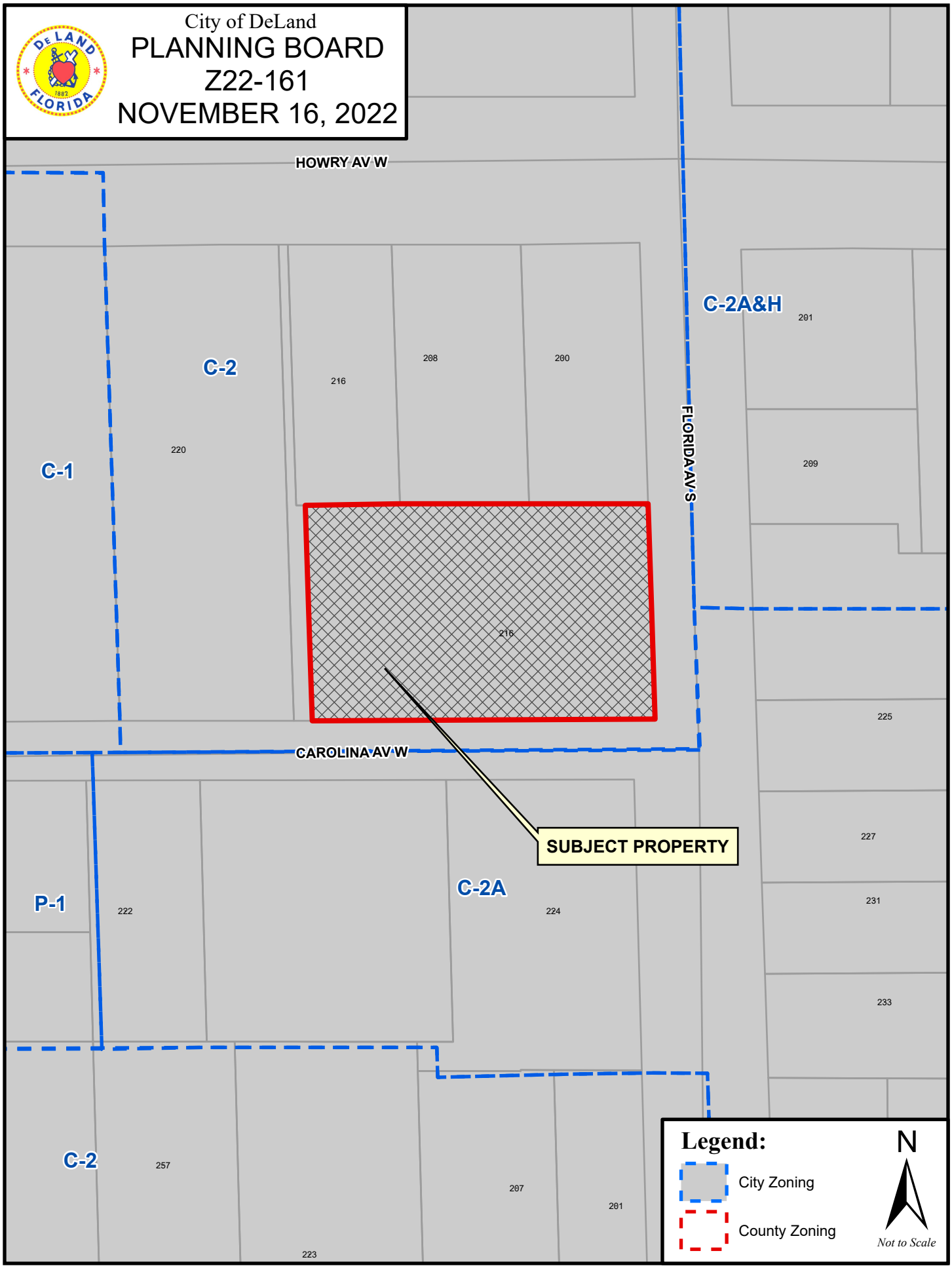
C. CONCLUSION:

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
GEORGIA AV W
HOWRY AV W
CAROLINA AV W
VOORHIS AV W
FLORIDA AV S
C-1
C-2
C-2A&H
C-2A
P-1
C-2&H
SUBJECT PROPERTY
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
Z22-161
NOVEMBER 16, 2022
HOWRY AV W
C-2A&H
201
C-2
208
200
216
220
C-1
FLORIDA AV S
209
215
225
CAROLINA AV W
SUBJECT PROPERTY
227
C-2A
231
P-1
222
224
233
C-2
257
207
201
223
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving Preliminary Plat, Trinity Gardens Subdivision.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: Trinity Gardens Plat Resolution, PSB22-138 Staff Report Trinity Gardens Preliminary Plat, PSB22-138 Zoning Map, PSB22-138 Aerial Map, Trinity Gardens Preliminary Plat Plan (Construction Plans), Trinity Gardens Landscape Plans, Trinity Gardens Phase 1 Draft Plat, Trinity Gardens Phase 2 Draft Plat, Trinity Gardens Phase 3 Draft Plat, Trinity Gardens Phase 4 Draft Plat, Survey, Legal Description

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant, Sean Fortier, P.E., for owner Stewart Tom B Est, has submitted an application for the review and approval of a preliminary plat, Trinity Gardens subdivision. The subject property, containing 183.93 acres, is located at 791 S. Blue Lake Ave., at the northeast corner of the intersection of S. Blue Lake Av.e and E. Beresford Ave. The applicant seeks to develop the subject property into a 543-lot subdivision (425 single-family residential homes & 118 townhomes), which may be constructed in 4 phases according to the phasing plan in the PD agreement. The first phase will be located at the southeast corner of the development and will tie into the new Beresford Extension. All lots in the proposed subdivision meet the minimum dimensions and lot area standards per the Trinity Gardens PD Agreement. The lots for the single-family homes will range in width from 50'-60' wide; the townhome lots will be 24' wide. The development will include a shared stormwater system as well as on-street parking. Amenities will include both an active and a passive park, a zero-entry pool with a splash pad area, as well as a network of trails equipped with trailheads and interpretive signage throughout. The development provides approximately 55 acres of Tree Protection Area (30%), and is designed in a manner that best accommodates the existing topography and drainage. Low Impact Development techniques such as swales, vegetative natural buffers and preservation of wetland areas are being used for attenuation. A perimeter buffer of no less than 30' wide will be provided at the project boundaries. Access will be from Martin Luther King Jr. Beltway, E. Beresford Ave. and S. Beresford Ave., as well as future connection to the Beresford Extension.

The comments contained in the staff report have been addressed in the applicant's revised plans submitted on 12/5/22. After staff confirms all comments provided by the City Commission have been satisfied, the developer will be allowed to begin construction of the infrastructure.

The applicant is coordinating the construction of their infrastructure with the City and Volusia County's efforts to construct the extension of Beresford Avenue. Also, city staff is preparing the proportionate fair share agreement to address payment of the applicants' portion of the construction of Beresford Avenue, which will be brought to the Commission for approval at a subsequent meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

As the project is developed, properties will be added to the city's tax roll with subsequent demand for city services.

RECOMMENDATION:

Staff recommends approval of the preliminary plat, subject to addressing staff and any Commission comments.

BACKGROUND/DISCUSSION:

The following remaining comments have since been addressed by the applicant. Staff will confirm that all comments are satisfied prior to final approval.

Planning Revised Comments:

All comments from Volusia County Traffic Engineering shall be addressed prior to approval.

Forestry Revised Comments:
Additional comments will be provided when required data is presented. Are site trees and buffer trees included in the Code Plant Schedule?
Three inch caliper is the minimum size for replacement species.
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.

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.
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.
Provide a spreadsheet of trees removed and remaining.
Please provide map of Sections 1 to 9.
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.
Add tree legend to this plan.
Add table with Lot Tree Species and Specifications
If your project area is 183.93 acres, you will need to provide 19,229" DBH to meet minimum coverage requirements.
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.
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.
Minimum Tree Coverage is determined with inches DBH not number of trees.
Please provide spreadsheet showing trees remaining on site.
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.
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)?
Remove concrete walk from the area under the three historic trees that are not shown on site (but should be).
You have shown a playground within the impact area of three historic trees. How will this be constructed to avoid root impacts?

RESOLUTION NO. 2022 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE PRELIMINARY SUBDIVISION PLAT FOR TRINITY GARDENS SUBDIVISION, LOCATED AT 791 SOUTH BLUE LAKE AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONDITION AND AN EFFECTIVE DATE.

WHEREAS, the applicant, Sean Fortier, P.E., on behalf of the owner Stewart Tom B, Estate, has submitted a proper and complete application under Chapter 33, Article 13 of the City of DeLand Code of Ordinances (hereinafter the "Code") for approval of a preliminary subdivision plat for Trinity Gardens subdivision, located at 791 South Blue Lake Avenue; and

WHEREAS, the applicant intends to develop the subject property into a 543-lot subdivision (425 single-family residential homes and 118 townhomes); and

WHEREAS, on November 16, 2022, the Planning Board recommended approval of the Preliminary Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby approves the preliminary subdivision plat for Trinity Gardens subdivision, located at 791 South Blue Lake Avenue, on the condition that the comply with any and all comments and or revisions from the City Surveyor, City Engineer, and City Attorney.

Section 2. The applicant may only build 110 detached single family homes in Phase 1 and the number of detached single family homes and townhomes in Phase 2 equal to the trip generation of 133 detached single family homes, until such time as the second full access to either Blue Lake Avenue or Beresford Avenue is constructed (the Beresford Avenue connection is permissible only if the Beresford Avenue extension is completed from Blue Lake Avenue to the Dr. Martin Luther King, Jr. Boulevard). The applicant may not build any of the lots in phase IV of the plat until the Beresford Avenue extension is constructed from Blue Lake Avenue to the Dr. Martin Luther King, Jr. Beltway and the full access connections to both Beresford Avenue and Blue Lake Avenue are constructed.

Section 3. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy, City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind, City Attorney

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

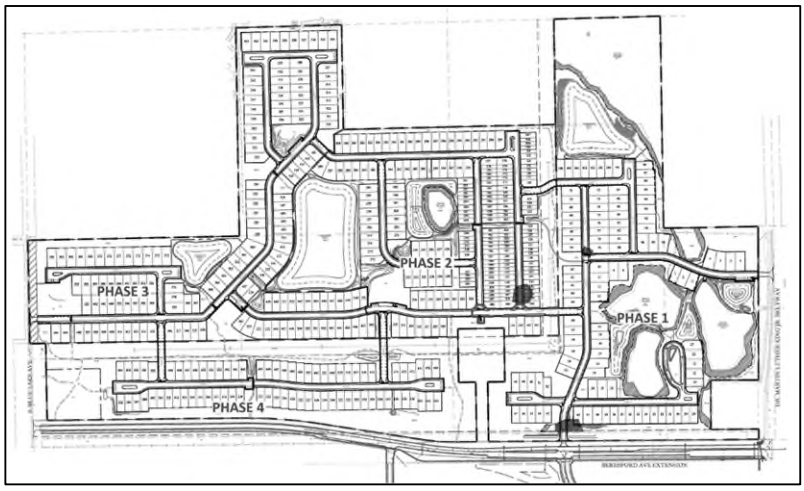
7. Physical Characteristics:

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 S. Blue Lake 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.

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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.

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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.

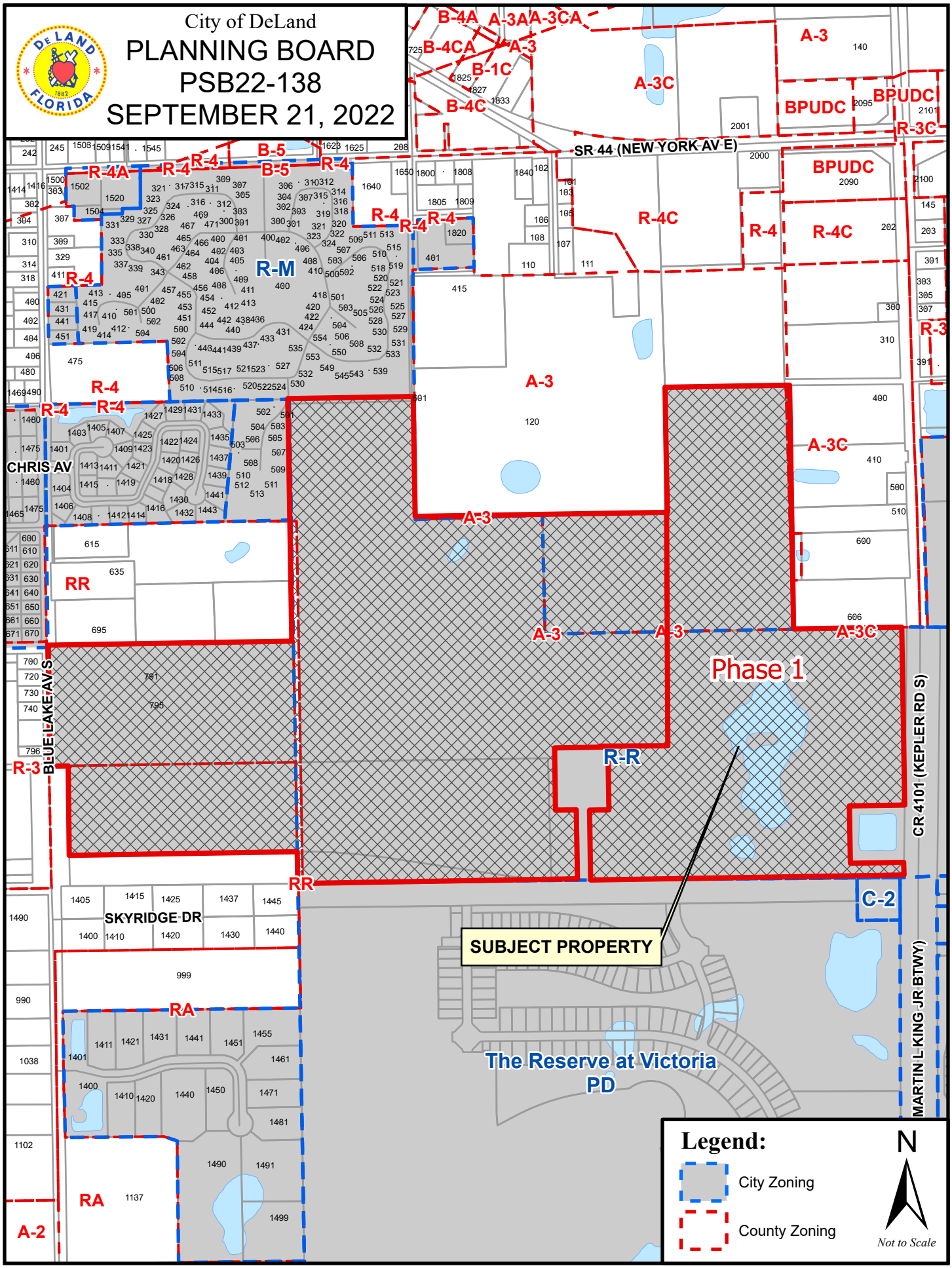
18) Based on your landscape plan, you may be missing two historic trees on this page. what happened to the 29" DBH and 36" DBH Live Oaks shown on the landscape plan (Sheet L101)?

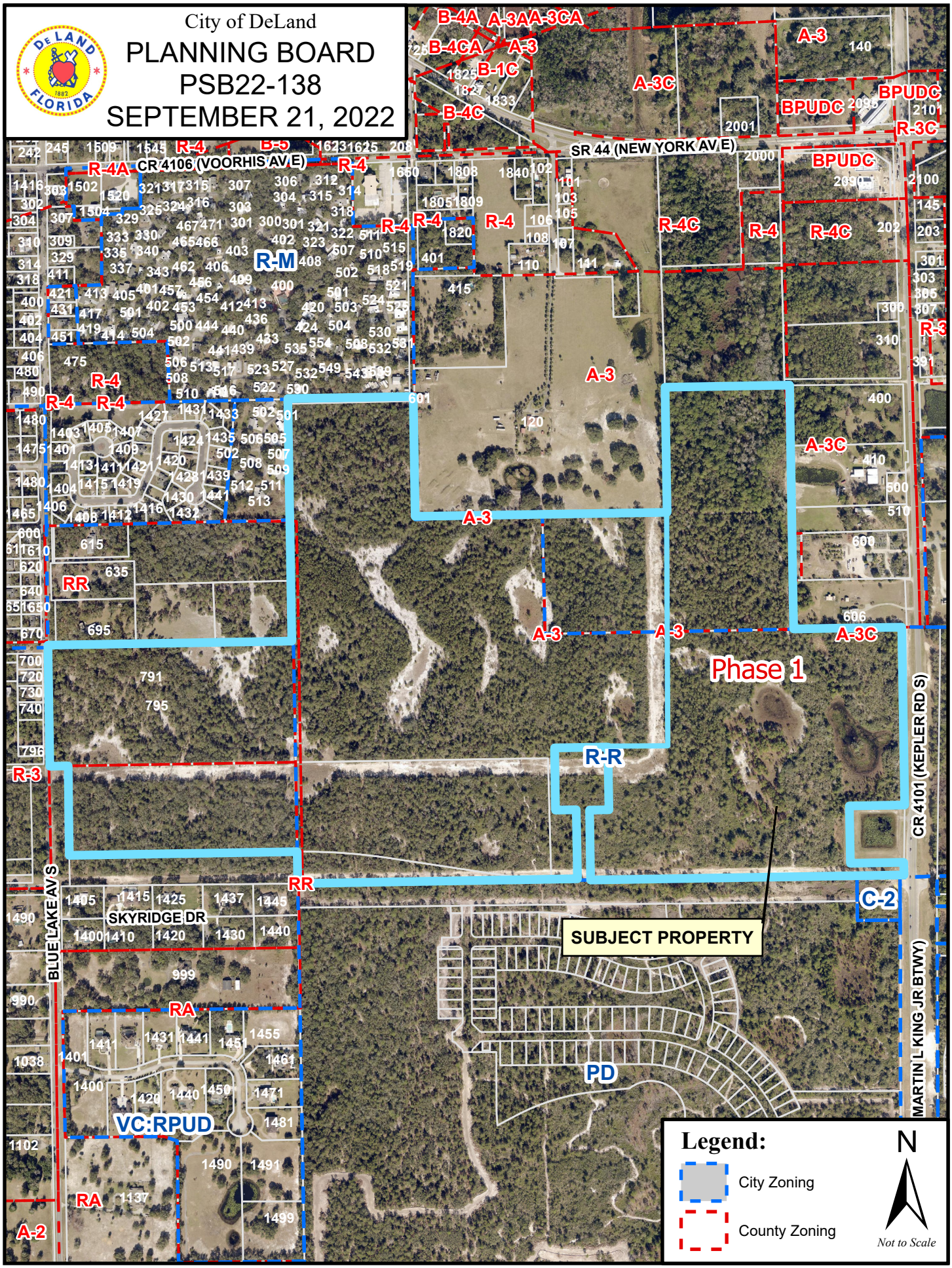
19) Remove concrete walk from the area under the three historic trees that are not shown on site (but should be).

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
SEPTEMBER 21, 2022
SR 44 (NEW YORK AV E)
CHRIS AV
BLUE LAKE AV S
SKYRIDGE DR
CR 4101 (KEPLER RD S)
MARTIN L KING JR BTWY)
Phase 1
SUBJECT PROPERTY
The Reserve at Victoria
PD
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
PLANNING BOARD
PSB22-138
SEPTEMBER 21, 2022
SR 44 (NEW YORK AV E)
CR 4106 (VOORHIS AV E)
CR 4101 (KEPLER RD S)
MARTIN L KING JR BTWY
BLUE LAKE AV S
SKYRIDGE DR
Phase 1
SUBJECT PROPERTY
Legend:
City Zoning
County Zoning
N
Not to Scale

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 BEELINE AND LESS THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EAST OF THE 200 FOOT WEST VOLUSIA BEELINE 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

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.

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
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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
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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.

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CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION NUMBER
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REVISIONS:

DATE	DESCRIPTION

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1507.000
DATE: 12/05/22

SHEET
C-1.0

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

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 COMPLETED.
   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 BORINGS WITHIN DRY RETENTION/DETENTION BASINS (INCLUDING UNDERGROUND SYSTEMS) AS REQUIRED FOR DESIGN GEOTECHNICAL ENGINEER TO CERTIFY. THIS GEOTECHNICAL CERTIFICATION IS REQUIRED PRIOR TO CIVIL ENGINEER CERTIFICATION THAT THE SITE IS SUBSTANTIALLY COMPLETE. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL PERFORM BORINGS AND PERMEABILITY TESTS AS NECESSARY AND SHALL BE PROVIDED TO ENGINEER OF RECORD.

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 ORIGINAL 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, COMPACT AND MAINTAIN 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. TOP LAYER WITHIN 2 FEET OF FINISH GRADE SHALL BE SANDY SOILS (SW OR SP), FREE OF SILT 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 (AASHTO 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/OR 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 DEMOBILIZATION 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 R.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-THRUS, 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 BUILDINGS 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. SIDEWALKS ADJACENT TO BUILDINGS SHALL BE NO LESS THAN SIDEWALKS, BUT SHALL BE 1/4 INCH HIGH MAXIMUM OR, IF BEVELED, 1/2 INCH HIGH MAXIMUM PER FLORIDA ACCESSIBILITY CODE (OR LESS IF ANOTHER APPLICABLE CODE IS MORE STRINGENT). CHANGES IN ELEVATION SHALL COMPLY WITH 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 20:1 (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 OVERLAID 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 AT JOBSITE UNLESS APPROVED BY ENGINEER.
    D. ASPHALT BINDER: 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 FDOT 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. SOD SHALL NOT BE PLACED ON RETENTION POND BOTTOMS. IF LANDSCAPE PLAN INDICATES OTHERWISE, CONTRACTOR SHALL VERIFY THE SPECIFICATION WITH THE ENGINEER.
    B. SOD SHALL NOT BE PLACED ON RETENTION POND BOTTOMS. IF LANDSCAPE PLAN INDICATES OTHERWISE, CONTRACTOR SHALL VERIFY THE SPECIFICATION WITH THE ENGINEER.
    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 OUTS DE 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.

24. CONCRETE PAVEMENT & SIDEWALKS:
    A. SIDEWALK SHALL NOT 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 DEMOLITION.

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 ALL CONDITIONS AND SPECIFIC CONDITIONS AND SPECIFIC CRITERIA IN ADDITION TO ALL OTHER 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 COMPLETED.
   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 HYDRANTS 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 CONTRACTORS 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 "LAMPING" METHOD AND UTILIZING VIDEO INSPECTION. CONTRACTOR TO INSPECT WITH VIDEO FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTIONS, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE THE OVERALL PIPE INTEGRITY. THE CONTRACTOR SHALL LOCATE AND REPLACE OR REPAIR THE DEFECTIVE JOINTS OR PIPE AND PERFORM SUBSEQUENT VIDEO INSPECTION UNTIL WITHIN SPECIFIED ALLOWANCE. CONTRACTOR TO P

UTILITY NOTES (CONT.):

23. 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.

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 GRATES 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, PIPE JOINT PACKING 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 C900 PVC. DIRECTIONAL DRILL TO BE DR-11.
    - B. ALL WATER SYSTEM COMPONENTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM 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(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE 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 AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN 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 INCLUDED 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 DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III 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 III OF CHAPTER 62-10, 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 EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
    - I. NEW OR ALTERED CHAMBERS, PITS, 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 MANUFACTURERS' RECOMMENDED PROCEDURES.
    - 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 PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
    - 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 C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW 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 DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
    - O. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
    - P. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III 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 III 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."
    - Q. 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, WASTEWATER OR 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.
    - R. 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 OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    - S. 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.
    - T. 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.
    - U. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH 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; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE 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 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.).

UTILITY LOCATIONS:

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.



AS-BUILT SURVEY:

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 (AHJ) SUCH AS CITY AND/OR COUNTY, WATER MANAGEMENT DISTRICT, FDOT, FDEP, AND UTILITY SERVICE PROVIDER(S), . CONTRACTOR TO BE FAMILIAR WITH THESE REQUIREMENTS AND PRODUCE AS-BUILT SURVEY THAT SUBSTANTIALLY COMPLIES 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/SWALES, BERMS, TOP 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 ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

CITY OF DELAND UTILITY NOTE:

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

REVISED: JANUARY 6, 2021

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350
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.
KCG
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

DATE	REVISION

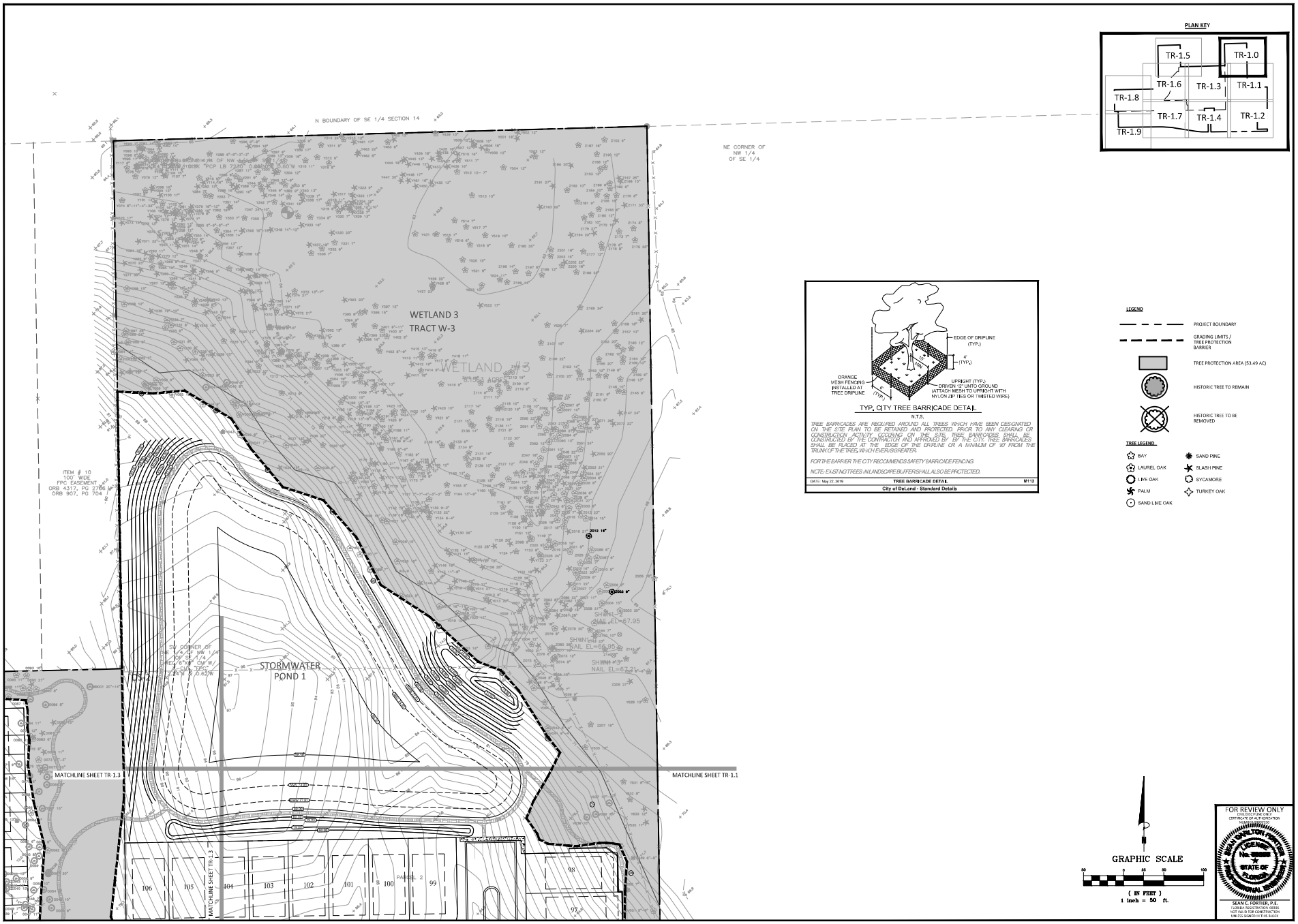
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

GENERAL NOTES

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

SHEET
GN-1.1



PLAN KEY

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 OCCURING ON THE SITE. TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY 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, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

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

DATE: May 22, 2019	TREE BARRICADE DETAIL	M112
City of DeLand - Standard Details		

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS / TREE PROTECTION BARRIER
- TREE PROTECTION AREA (53.49 AC)
- HISTORIC TREE TO REMAIN
- HISTORIC TREE TO BE REMOVED

TREE LEGEND

- BAY
- LAUREL OAK
- LIVE OAK
- PALM
- SAND LIVE OAK
- SAND PINE
- SLASH PINE
- SYCAMORE
- TURKEY OAK

GRAPHIC SCALE

50 0 50 90 100

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68941
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

NO.	REVISION	DATE

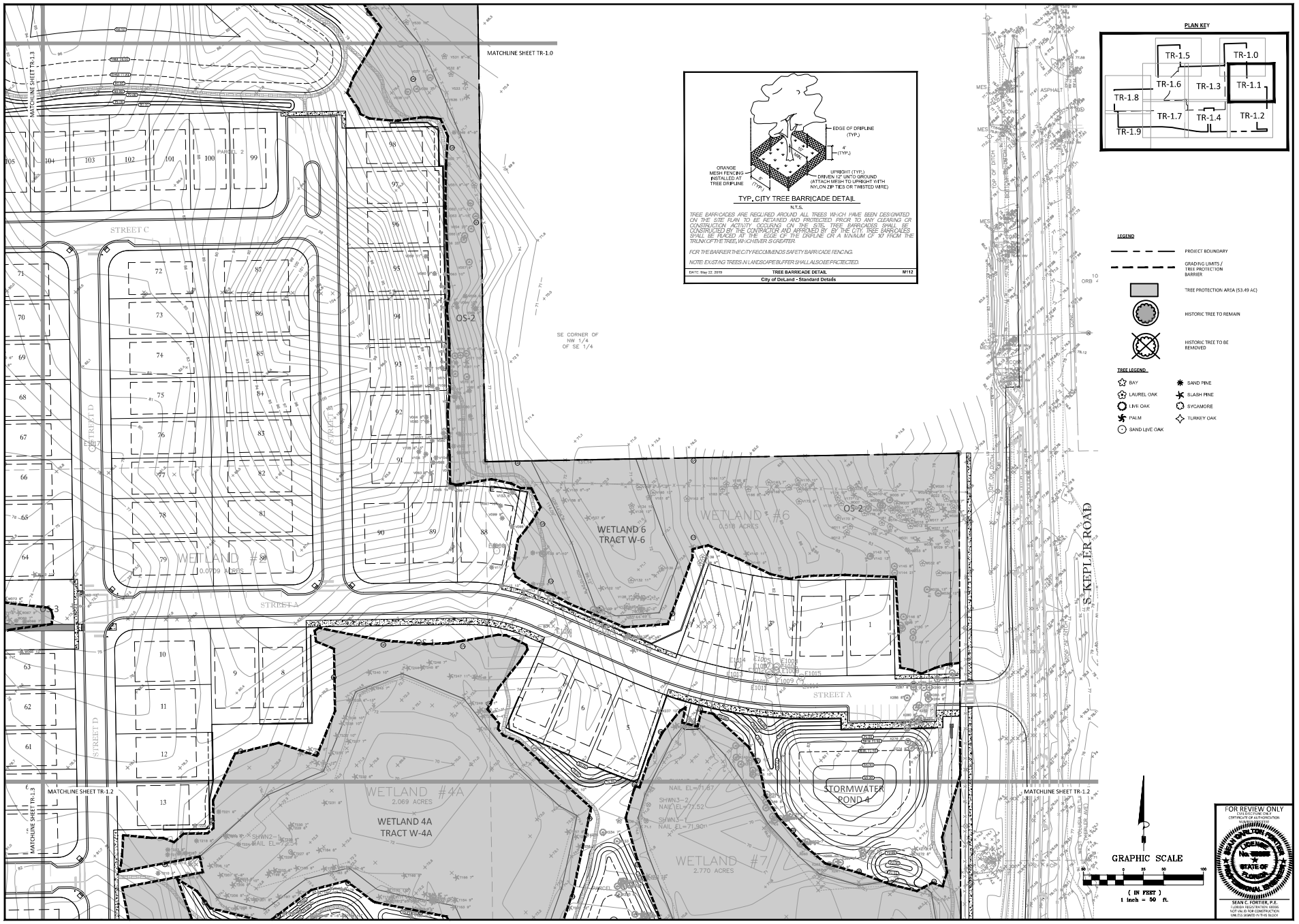
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN:	GM
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1501
DATE:	12/07/22

SHEET
TR-1.0



KELLY, COLLINS & GENTRY, INC.
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ORLANDO, FLORIDA 32804
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REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

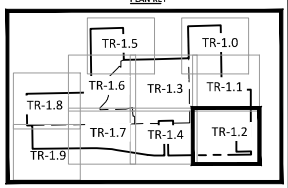
TREE REMOVAL & PROTECTION PLAN

DRAWN: srm
DESIGN: DAC
CHECKED: KC
JOB NO.: 1501
DATE: 12/07/22

SHEET
TR-1.1



PLAN KEY



LEGEND

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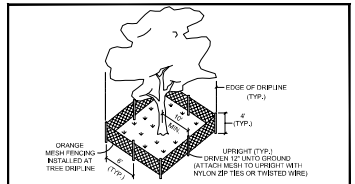
- PALM
- SAND LIVE OAK
- SAND PINE
- SLASH PINE
- SYCAMORE
- TURKEY OAK



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 OCCURING ON THE SITE. TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY 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, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

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

DATE: May 22, 2019 | TREE BARRICADE DETAIL | M112

City of DeLand - Standard Details

GRAPHIC SCALE

50 0 50 90 100

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #59841
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7700 FAX (407) 895-1486

REVISION | DATE

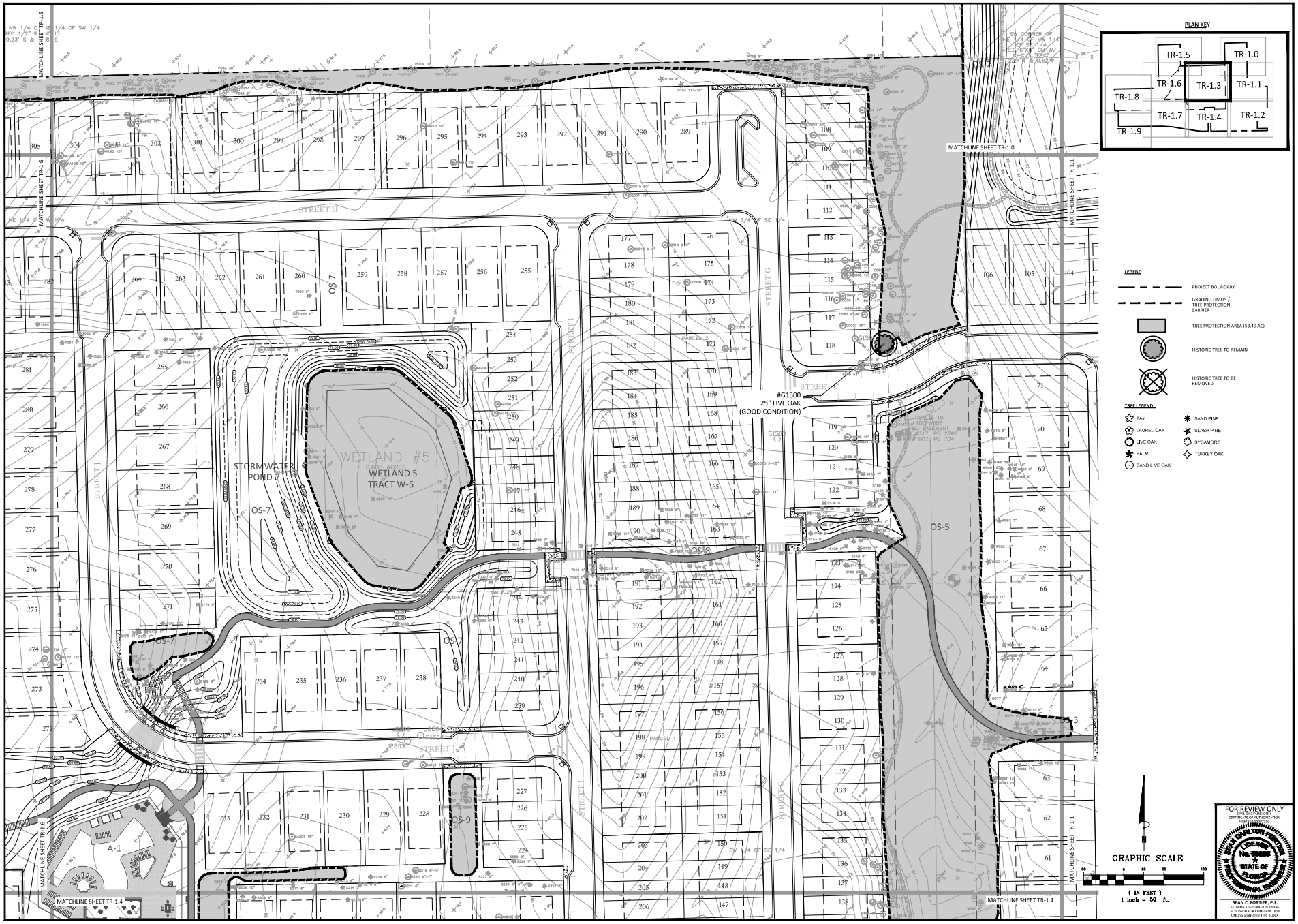
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
TR-1.2



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PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

TREE REMOVAL &
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DRAWN: crm
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SHEET
TR-1.3



KELLY, COLLINS & GENTRY, INC.
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REVISION
DATE

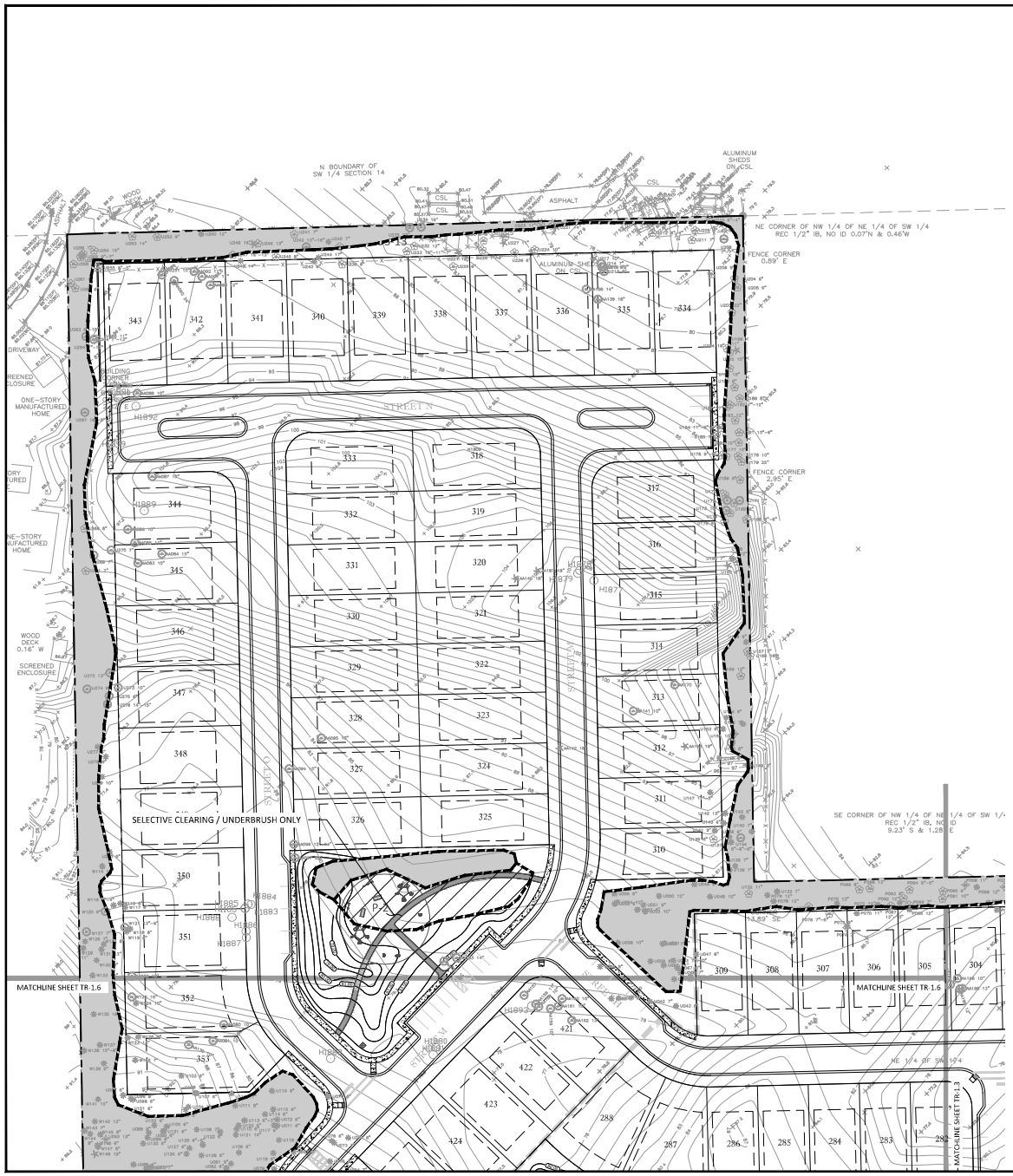
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN: am
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
TR-1.4



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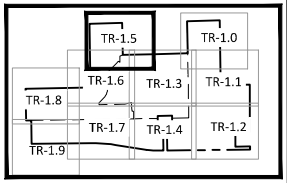
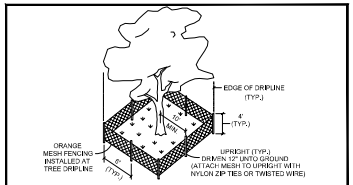


LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS / TREE PROTECTION BARRIER
- TREE PROTECTION AREA (53.49 AC)
- HISTORIC TREE TO REMAIN
- HISTORIC TREE TO BE REMOVED

TREE LEGEND

BAY	SAND PINE
LAUREL OAK	SLASH PINE
LIVE OAK	SYCAMORE
PALM	TURKEY OAK
SAND LIVE OAK	



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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 | M112

City of DeLand - Standard Details

GRAPHIC SCALE

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(IN FEET)
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REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN: crm
DESIGN: DWC
CHECKED: SCF
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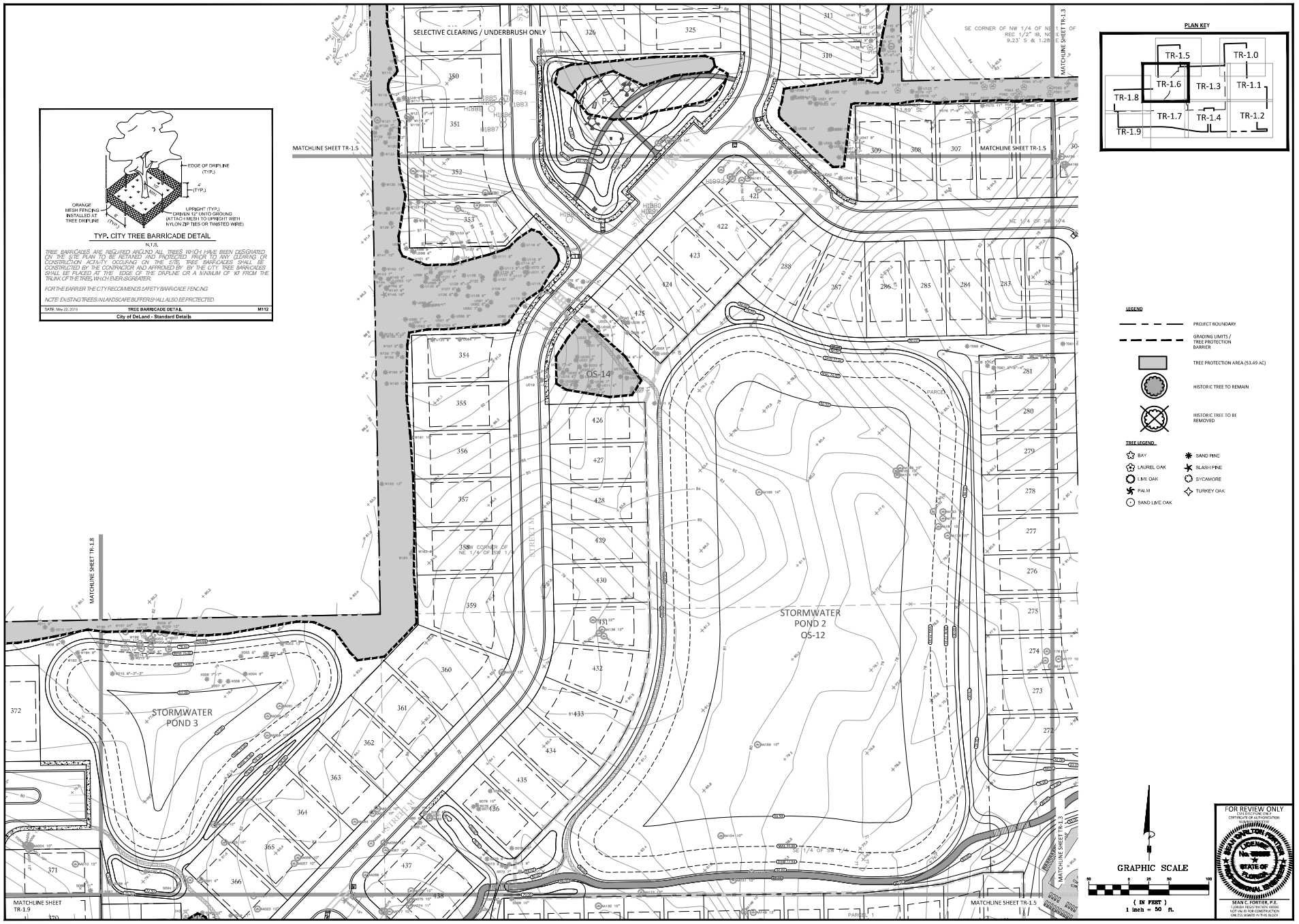
DATE: 12/07/22

SHEET
TR-1.5



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TRINITY GARDENS

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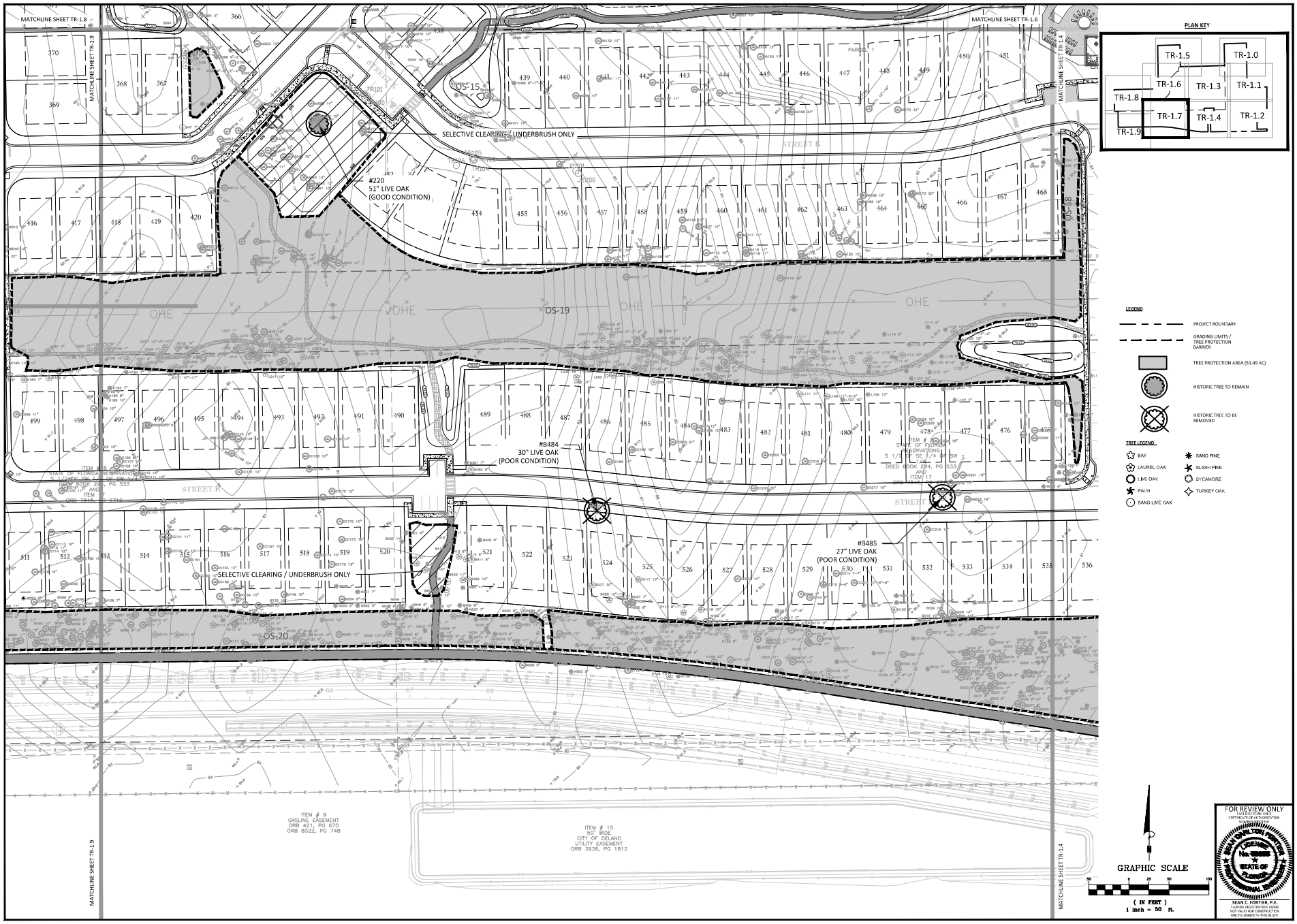
SHEET
TR-1.6



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REVISION
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PREPARED FOR:
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LAND COMPANY

TRINITY
GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN: GM
DESIGN: DMC
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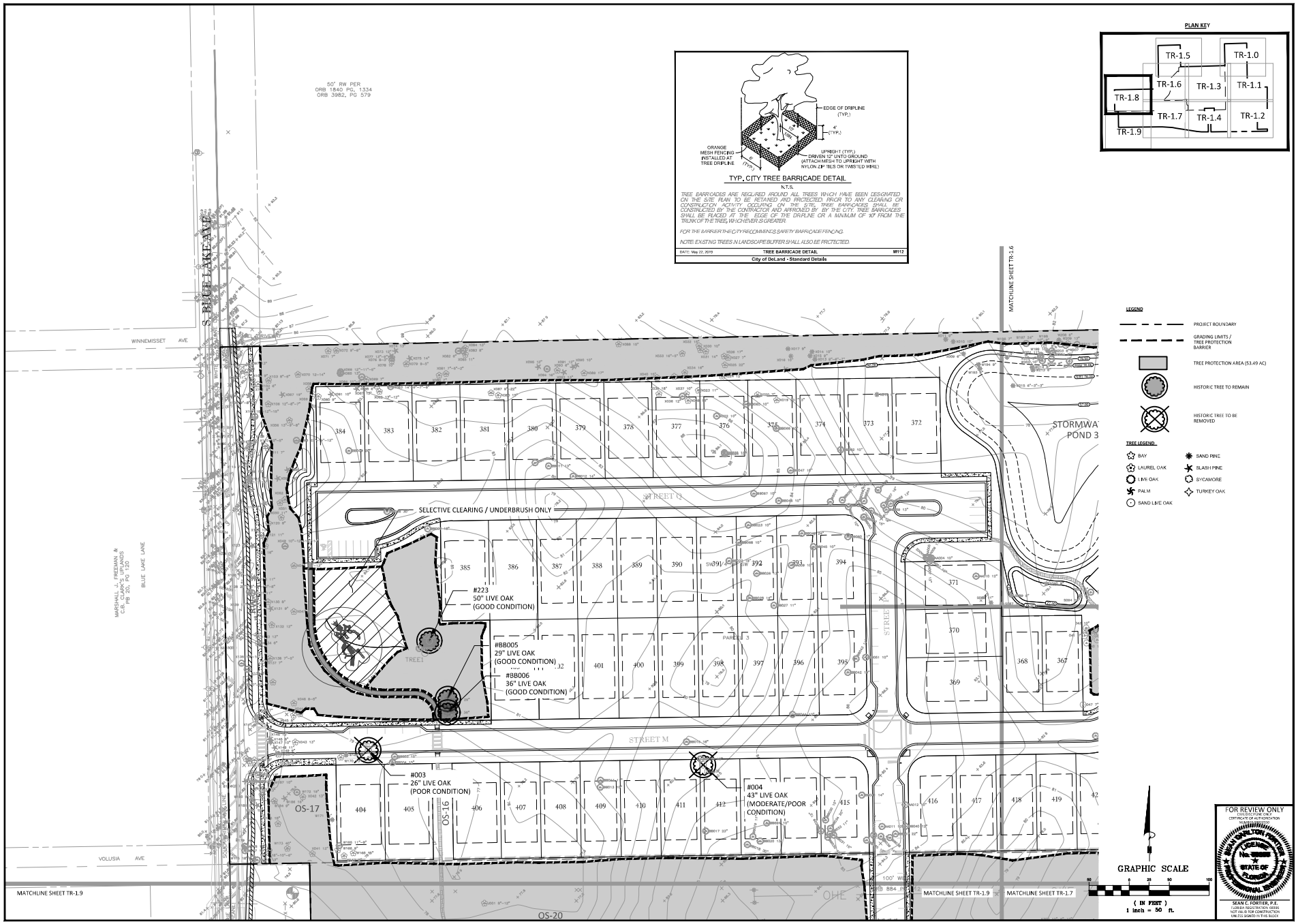
DATE: 12/07/22

SHEET
TR-1.7



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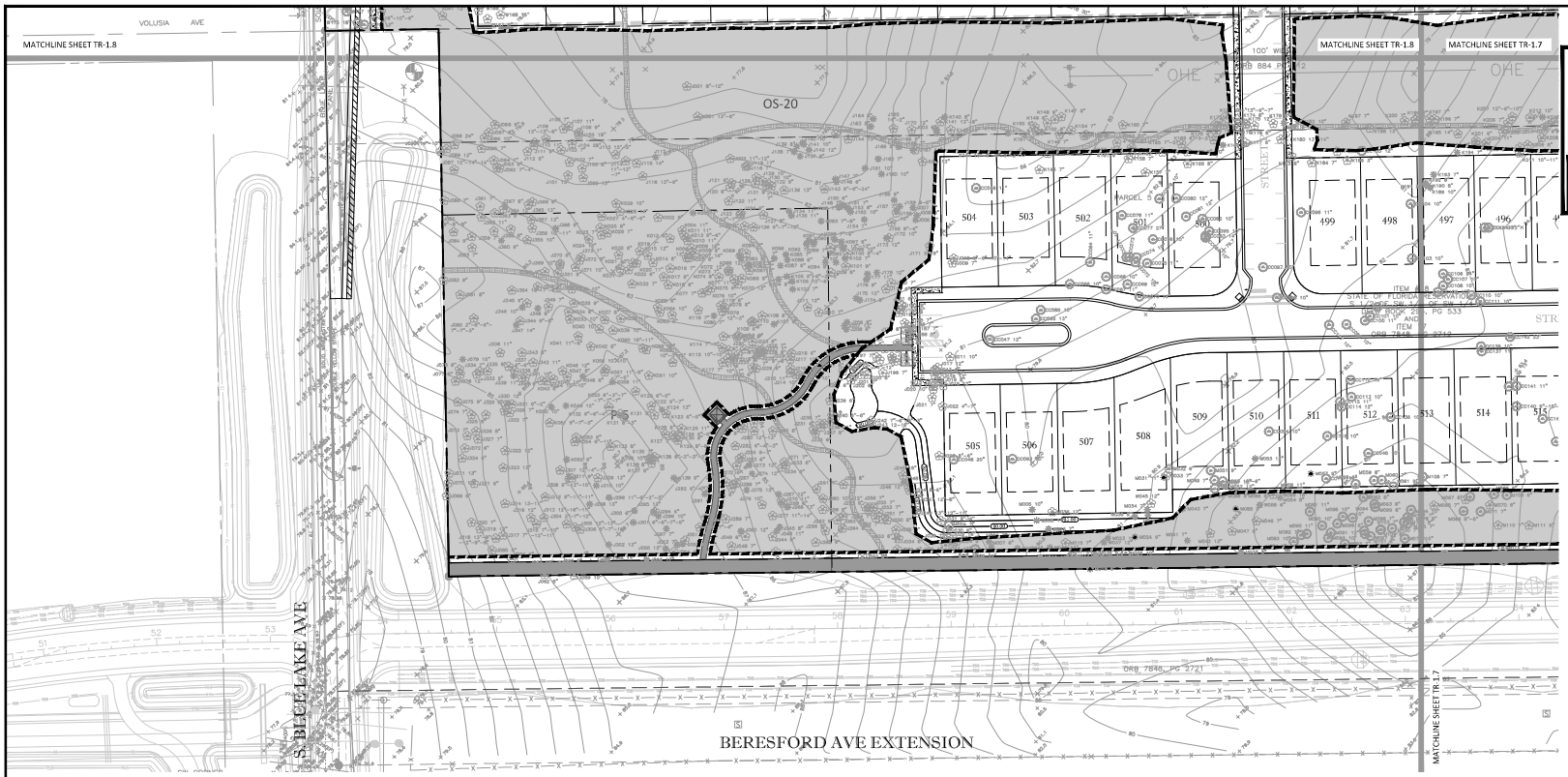
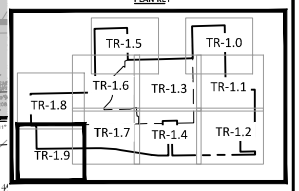
SHEET
TR-1.8



PLAN KEY



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS / TREE PROTECTION BARRIER
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TREE LEGEND

- BAY
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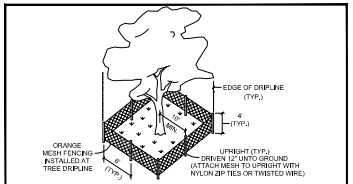

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KCG

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REVISION | DATE

PREPARED FOR: HANOVER LAND COMPANY

TRINITY GARDENS

TREE REMOVAL & PROTECTION PLAN

DRAWN: GM

DESIGN: DMC

CHECKED: SCF

JOB NO.: 1501

DATE: 12/07/22

SHEET TR-1.9

EROSION CONTROL:

1. 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 FDEP CONSTRUCTION GENERIC PERMIT (CGP). IF DEWATERING OFFSITE OR INTO A COUNTY MS4, TURBIDITY MUST BE MONITORED TO ENSURE THAT DISCHARGES DO NOT EXCEED 29 NTU OVER BACKGROUND PER 62-302.530 FAC. REFER TO THE DEWATERING REQUIREMENTS IN 62-621.300(4)(a) CONSTRUCTION GENERIC PERMIT OR 62-621.300(2)(a) DEWATERING 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 OUT, REPAIR, REPLACEMENT, REGRADING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATLY, IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED SHALL 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 SHALL HAVE STABILIZED CONSTRUCTION ENTRANCE/EXIT BMPs (TC-1 "STABILIZED CONSTRUCTION ENTRANCE/EXIT" OR TC-2 "ENTRANCE/OUTLET 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:
   G. 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.
   H. PROVIDE GEOHAY HAY BALES 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 SWEPT AT THE END OF EACH DAY OF DIRT FROM 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: SHALL BE ENCOMPASSED WITH SILT FENCE, SHALL NOT EXCEED 35' IN HEIGHT, AND SHALL NOT BE LOCATED NEAR SITE PERIMETER. LOCATION AND SLOPE 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 WATER DOWN 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 FDEP 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.

DEMOLITION NOTES:

1. DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE 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 SALE 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 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.

CONTRACTOR CERTIFICATION:

" 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 STORWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PLAN THEREUNDER."

NAME: ______________ TITLE: ______________

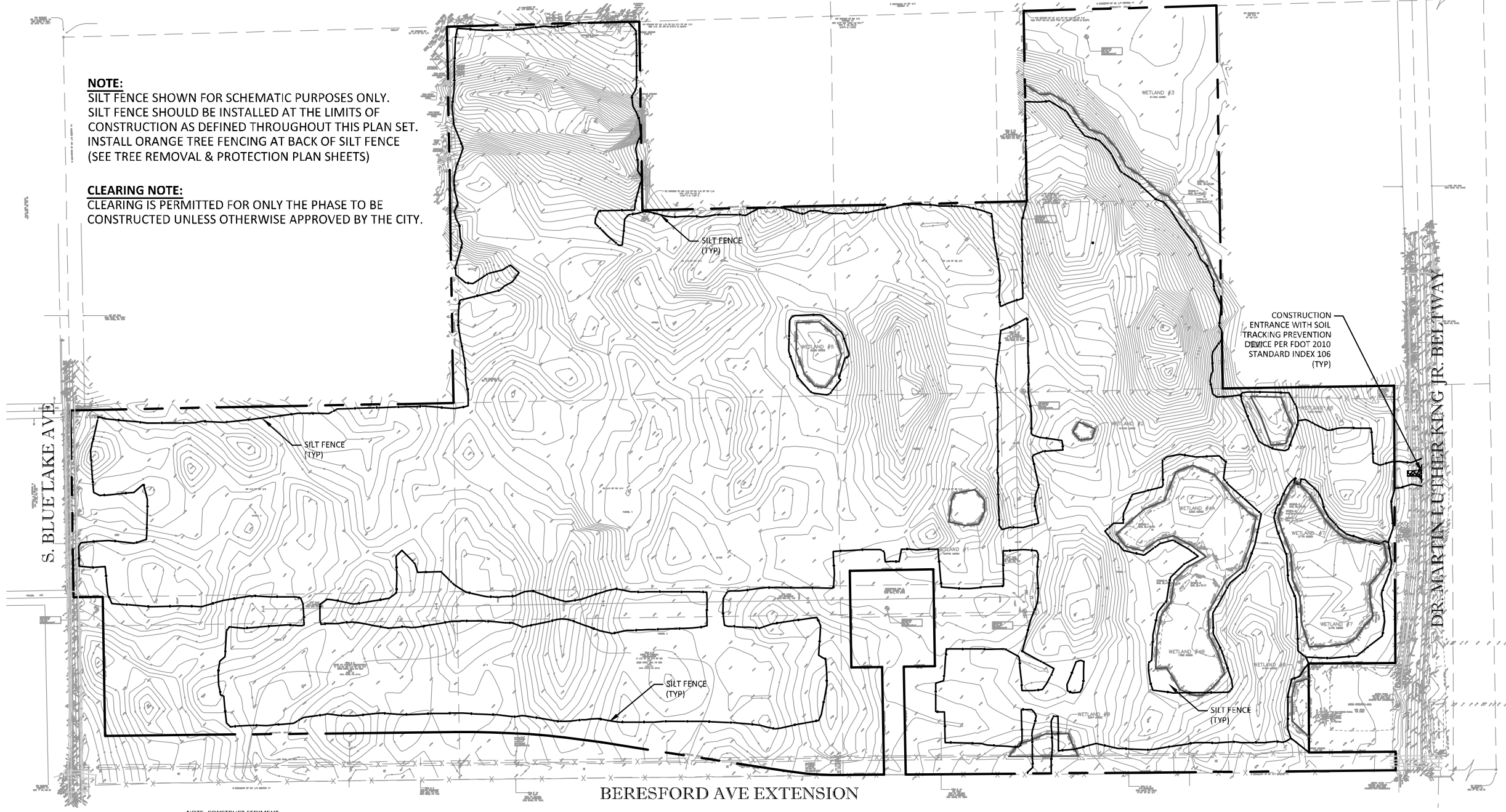
CONTRACTING FIRM: ______________ ADDRESS: ______________

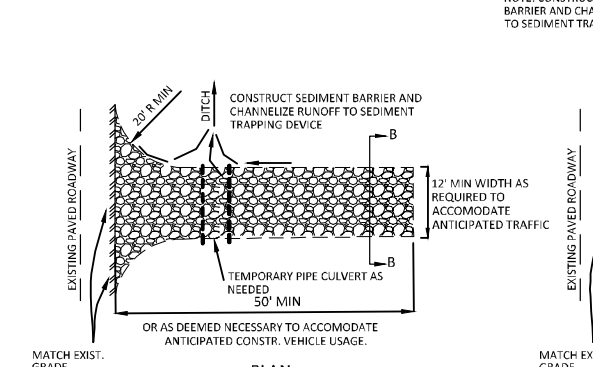
TELEPHONE #: ______________ DATE: ______________

THIS SOIL EROSION/SEDIMENT CONTROL & DUST ABATEMENT PLAN IS FOR THE PURPOSE OF SHOWING INTENTION OF METHOD TO CONTROL STORM WATER RUNOFF & DUST DISTURBANCE CAUSED BY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL ADJUST AND/OR ADD BMP'S BASED ON SPECIFIC SITE CONDITIONS & CONSTRUCTION ACTIVITY SATISFYING NPDES REQUIREMENTS. CONTRACTOR TO OBTAIN GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-621.300(4), F.A.C.)

NOTE:
SILT FENCE SHOWN FOR SCHEMATIC PURPOSES ONLY.
SILT FENCE SHOULD BE INSTALLED AT THE LIMITS OF CONSTRUCTION AS DEFINED THROUGHOUT THIS PLAN SET.
INSTALL ORANGE TREE FENCING AT BACK OF SILT FENCE (SEE TREE REMOVAL & PROTECTION PLAN SHEETS)

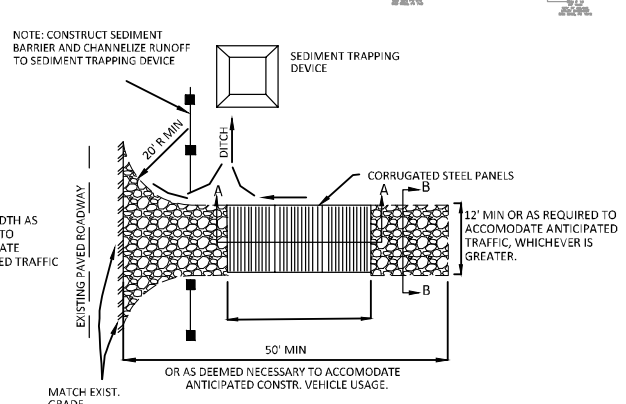
CLEARING NOTE:
CLEARING IS PERMITTED FOR ONLY THE PHASE TO BE CONSTRUCTED UNLESS OTHERWISE APPROVED BY THE CITY.





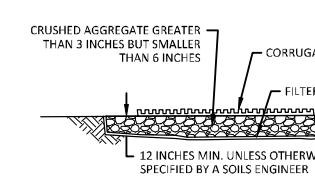
PLAN
NTS

STABILIZED CONSTRUCTION ENTRANCE/EXIT (TYPE 1)

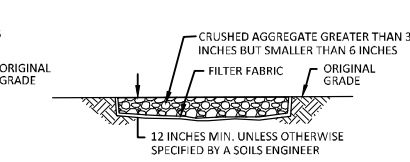


PLAN
NTS

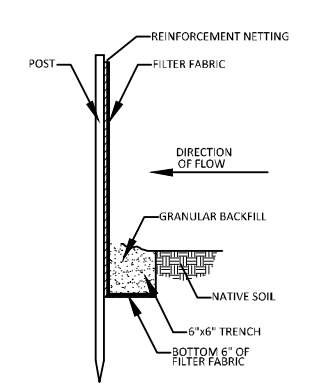
STABILIZED CONSTRUCTION ENTRANCE/EXIT (TYPE 2)



SECTION A-A
NTS



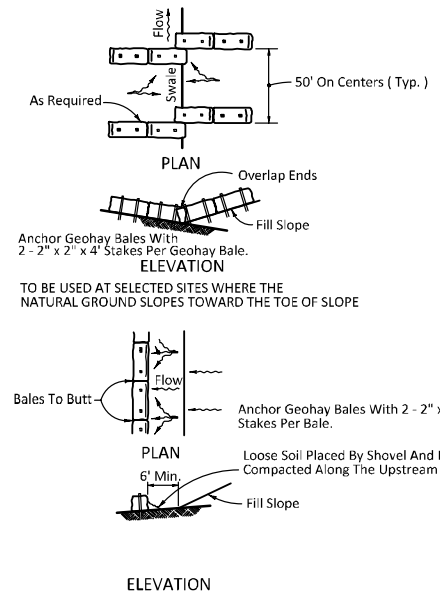
SECTION B-B
NTS



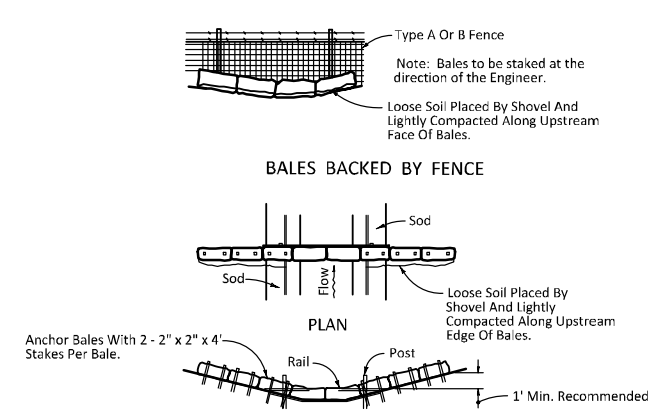
SILT BARRIER DETAIL
N.T.S.

SITE LEGEND

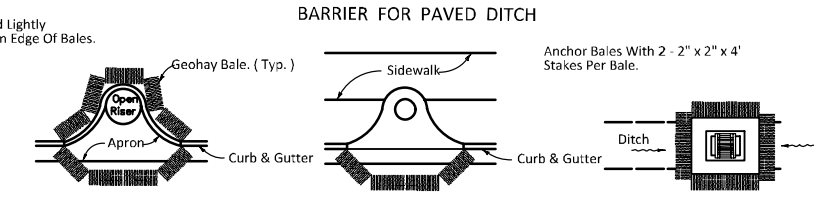
── ─ ─ ──	PROJECT BOUNDARY
───•───	SILT FENCE
(hatch)	RIP RAP



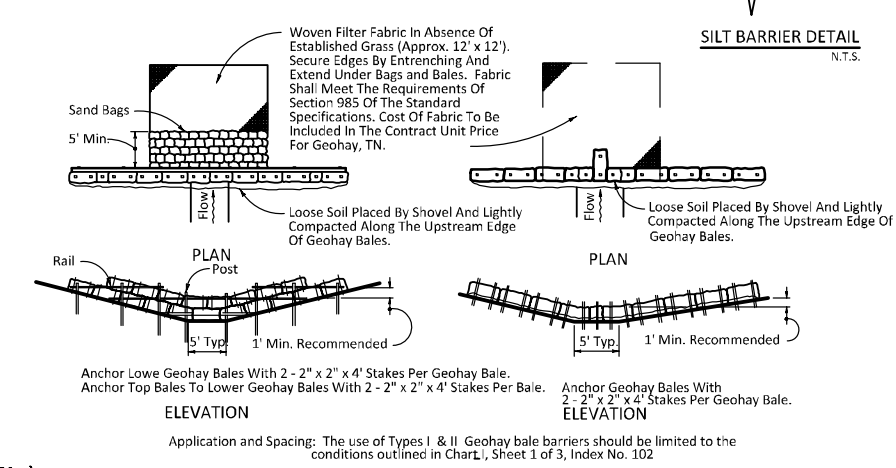
BARRIERS FOR FILL SLOPES



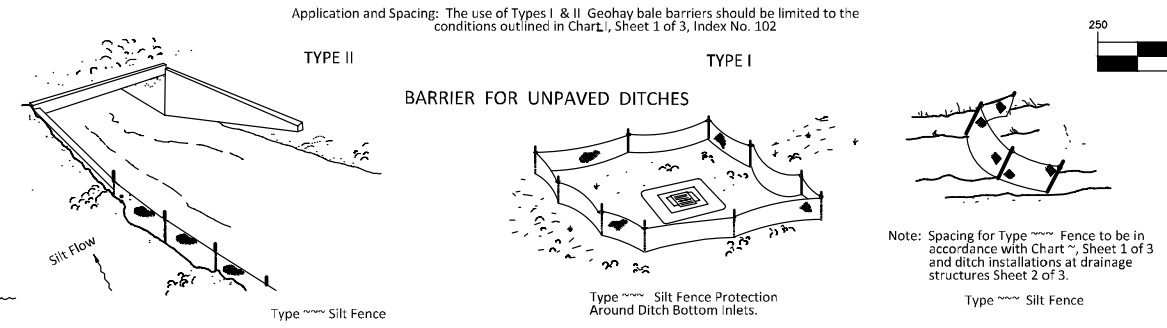
BARRIER FOR PAVED DITCH



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



BARRIER FOR UNPAVED DITCHES



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

BALED GEOHAY AND SILT FENCES
N.T.S

GRAPHIC SCALE
250 0 125 250 500
(IN FEET)
1 inch = 250 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350
SEAN CARLTON FORTIER LICENSE No. 68396 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) 898-7858 FAX (407) 898-1488

REVISION	DATE

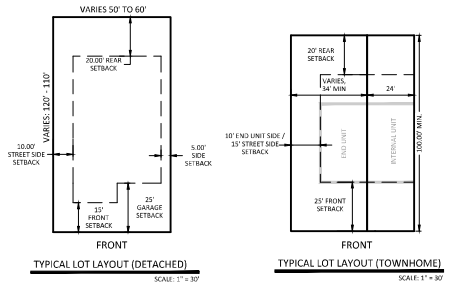
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

EROSION CONTROL & DEMOLITION PLAN

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	12/05/22

SHEET
EC-1.0



PHASE MATRIX

PHASE	50'	60'	TOWN HOME	TOTAL	PHASE AREA (AC)	DENSITY (UNITS / AC)
PHASE 1	70	40	0	110	64.97	1.72
PHASE 2	91	0	118	199	43.63	8.96
PHASE 3	104	55	0	159	45.33	5.62
PHASE 4	75	0	0	75	32.39	2.32
TOTALS	340	95	118	543	184.92	2.95

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	0.33 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	7.40 AC	OPEN SPACE / STORMWATER MANAGEMENT	KEPLER ROAD CDD
OS-13	6.79 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	11.57 AC	TREE PROTECTION AREA / OPEN SPACE	KEPLER ROAD CDD
A-1	1.51 AC	AMENITY 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

	87.82 AC	TOTAL TRACT AREA
	70.63 AC	RESIDENTIAL LOT AREA
	25.47 AC	INTERNAL RIGHT OF WAY
TOTAL	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: 21,511 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:	**366 UNITS**	

AREA SUMMARY:	AREA	PERCENT
RESIDENTIAL LOT AREA:	70.63 AC	38%
INTERNAL RIGHT OF WAY:	25.47 AC	14%
RIGHT OF WAY DEDICATION:	0.74 AC	0.40%
LIFT STATION TRACT:	0.04 AC	0.02%
AMENITY / PARK TRACTS: *	7.27 AC	3.95%
OPEN / STORMWATER TRACTS: *	80.07 AC	35%
POWER LINE EASEMENTS: *	9.86 AC	
WETLAND TRACTS: *	19.70 AC	11%
TOTAL PD AREA	**183.92 AC**	**100%**

IMPERVIOUS / PERVIOUS AREAS:	AREA	PERCENT
IMPERVIOUS LOT AREA:	45.62 AC	24.81%
WET PONDS:	8.75 AC	4.76%
ROADWAY:	16.20 AC	8.81%
SIDEWALKS & PAVED TRAILS:	6.03 AC	3.28%
AMENITY BUILDINGS:	0.08 AC	0.28%
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: 53.49 AC 29%
REQUIRED: 27.59 AC 15%

FLOOD PLAIN

ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE A; SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION.
FROM FIRM MAP NUMBER 12127C0470K, REVISED FEBRUARY 19, 2014.

WETLAND SUMMARY (SEE SHEET W-1.0)

WETLAND IMPACTS:	0.71 AC
REMAINING WETLANDS:	15.98 AC
WETLAND BUFFER:	3.82 AC

PARKING SUMMARY:

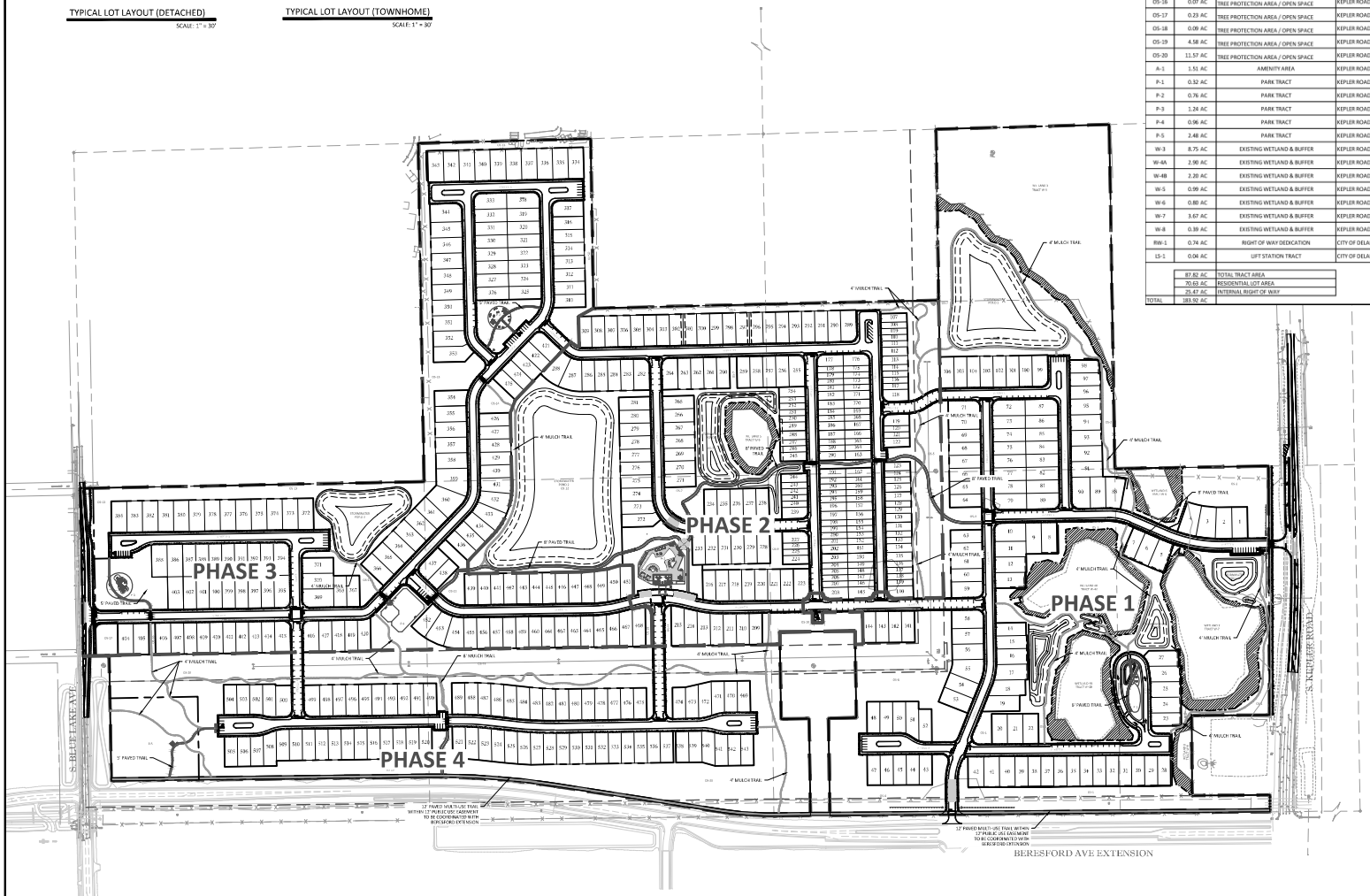
REQUIRED:	
2 SPACES PER UNIT	1086 SPACES
1 ADDITIONAL SPACE PER 4+ BEDROOM UNIT	366 SPACES
0.25 GUEST PARKING SPACES PER LOT	136 SPACES
TOTAL PARKING REQUIRED	**1387 SPACES**
PROVIDED:	
ON-LOT (EXCL. GARAGE)	1086 SPACES
STREET PARKING - DESIGNATED	301 SPACES
TOTAL PARKING PROVIDED	**1387 SPACES**

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):	6800 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:	15 FT
ACCESSORY STRUCTURES / SPECIALTY SETBACKS:	5 FT



LEGEND

PROJECT BOUNDARY
PHASE BOUNDARY

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

FOR REVIEW ONLY
THIS DOCUMENT IS NOT A CERTIFICATE OF AUTHORIZATION
FLORIDA CERTIFICATE OF AUTHORIZATION No. 3989
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58941
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KELLY, COLLINS & GENTRY, INC.
KCG
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ORLANDO, FLORIDA 32804
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DATE	REVISION

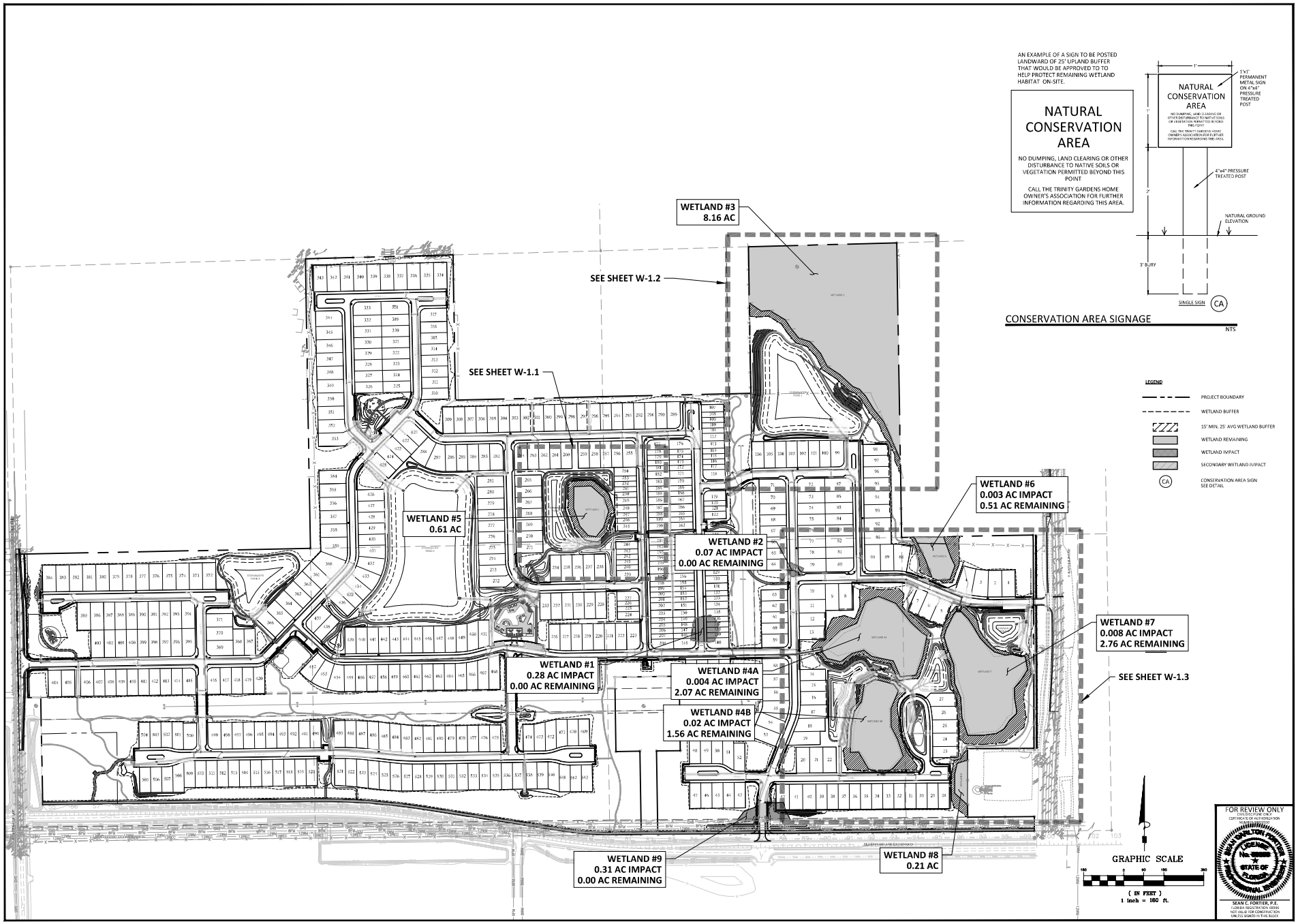
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

OVERALL PLAN

DRAWN: GTR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/05/22

SHEET
C-2.0



KELLY, COLLINS & GENTRY, INC.
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REVISION
DATE

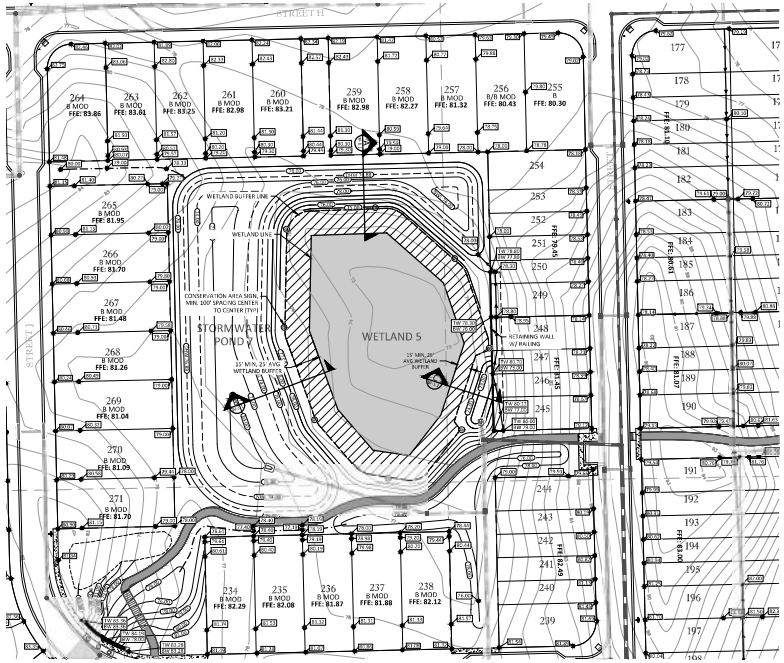
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

WETLAND IMPACT & CONSERVATION PLAN

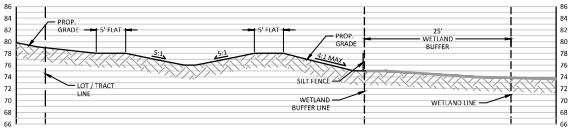
DRAWN:	ejm
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1501
DATE:	12/07/22

SHEET
W-1.0



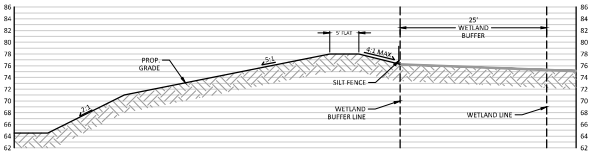
LEGEND

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



A W-1.1 CROSS SECTION

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



B W-1.1 CROSS SECTION

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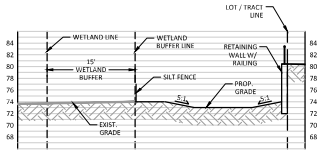
VERTICAL SCALE: 1" = 10'



C W-1.1 CROSS SECTION

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

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

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CONSTRUCTION ONLY
CERTIFICATE OF AUTHORIZATION

SEAN CONNOR PORTIER
LICENSE
No. 78855
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAN C. PORTIER, P.E.
FLORIDA REGISTRATION #78855
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UNLESS SIGNED IN THIS BLOCK

KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

WETLAND IMPACT & CONSERVATION PLAN

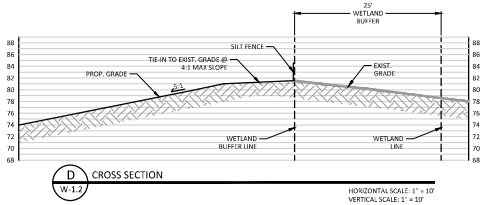
DRAWN: GM
DESIGN: DMC
CHECKED: SCP
JOB NO.: 1501
DATE: 12/07/22

SHEET
W-1.1



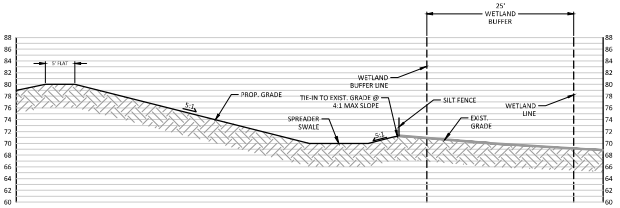
LEGEND

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



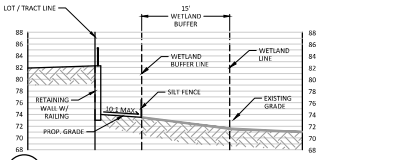
D CROSS SECTION W-1.2

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



E CROSS SECTION W-1.2

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



F CROSS SECTION W-1.2

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #88846
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KCG
1706 HOPPER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION | DATE

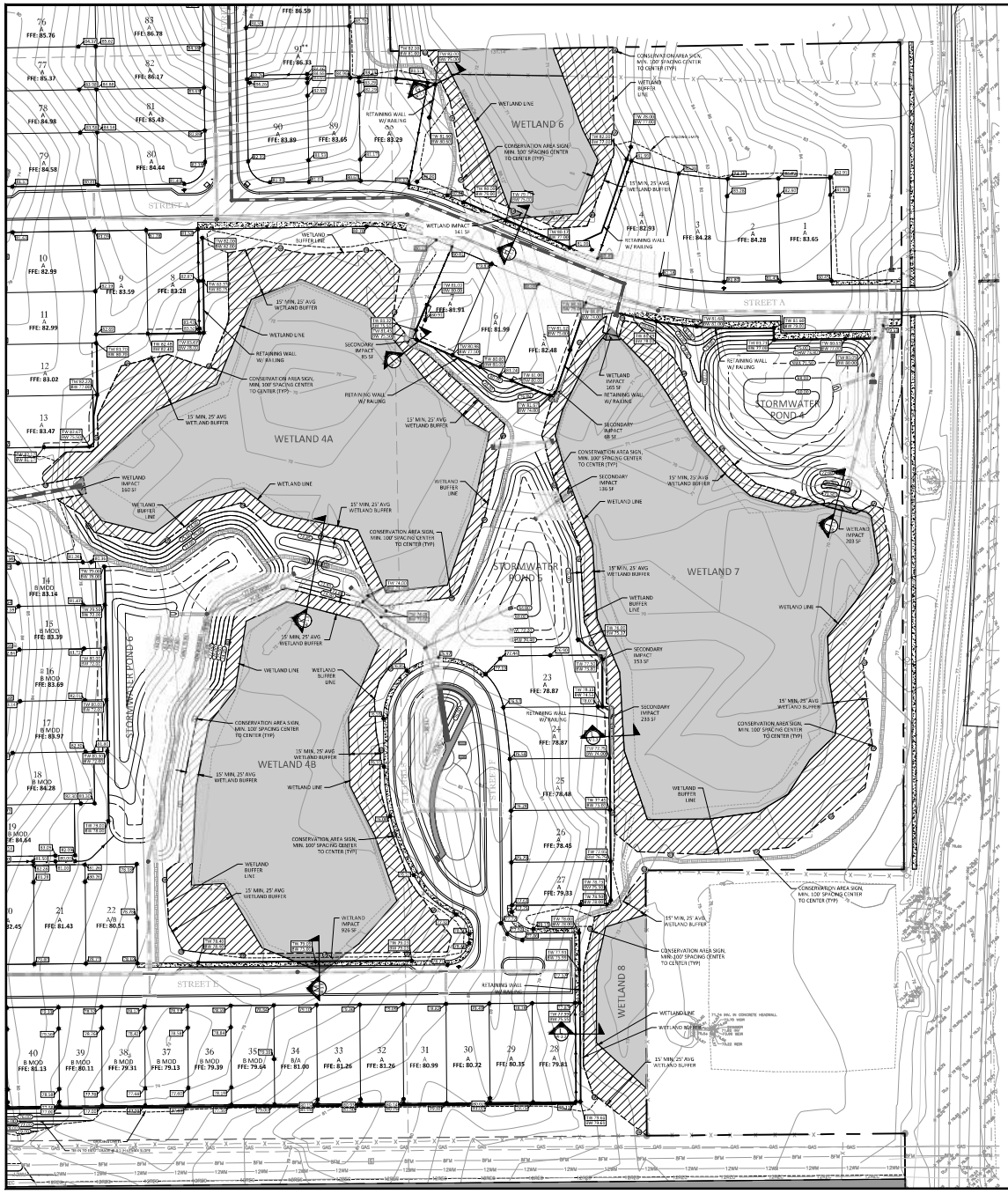
PREPARED FOR:
HANOVER LAND COMPANY

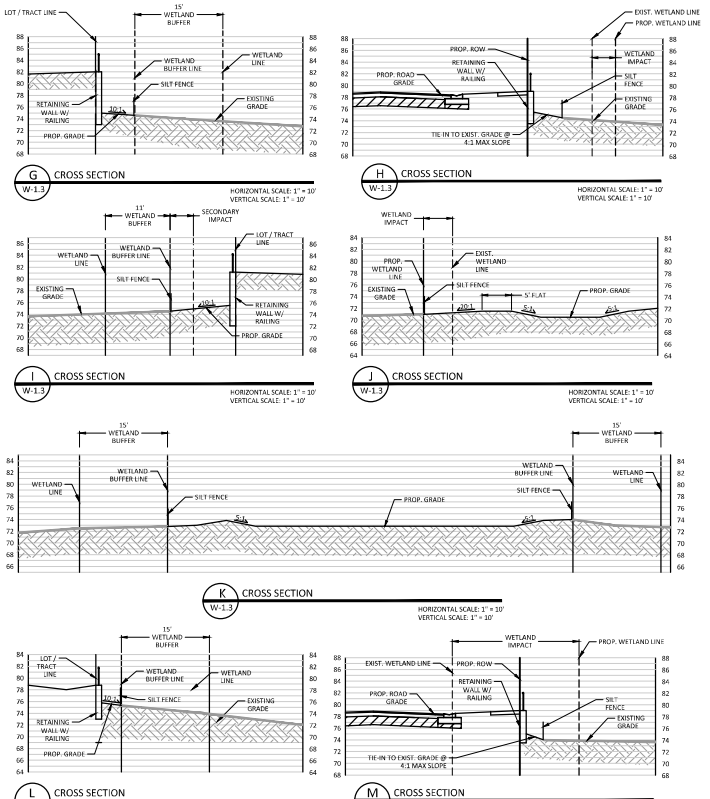
TRINITY GARDENS

WETLAND IMPACT & CONSERVATION PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
W-1.2





LEGEND

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

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

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FLORIDA REGISTRATION #85841
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REVISION | DATE

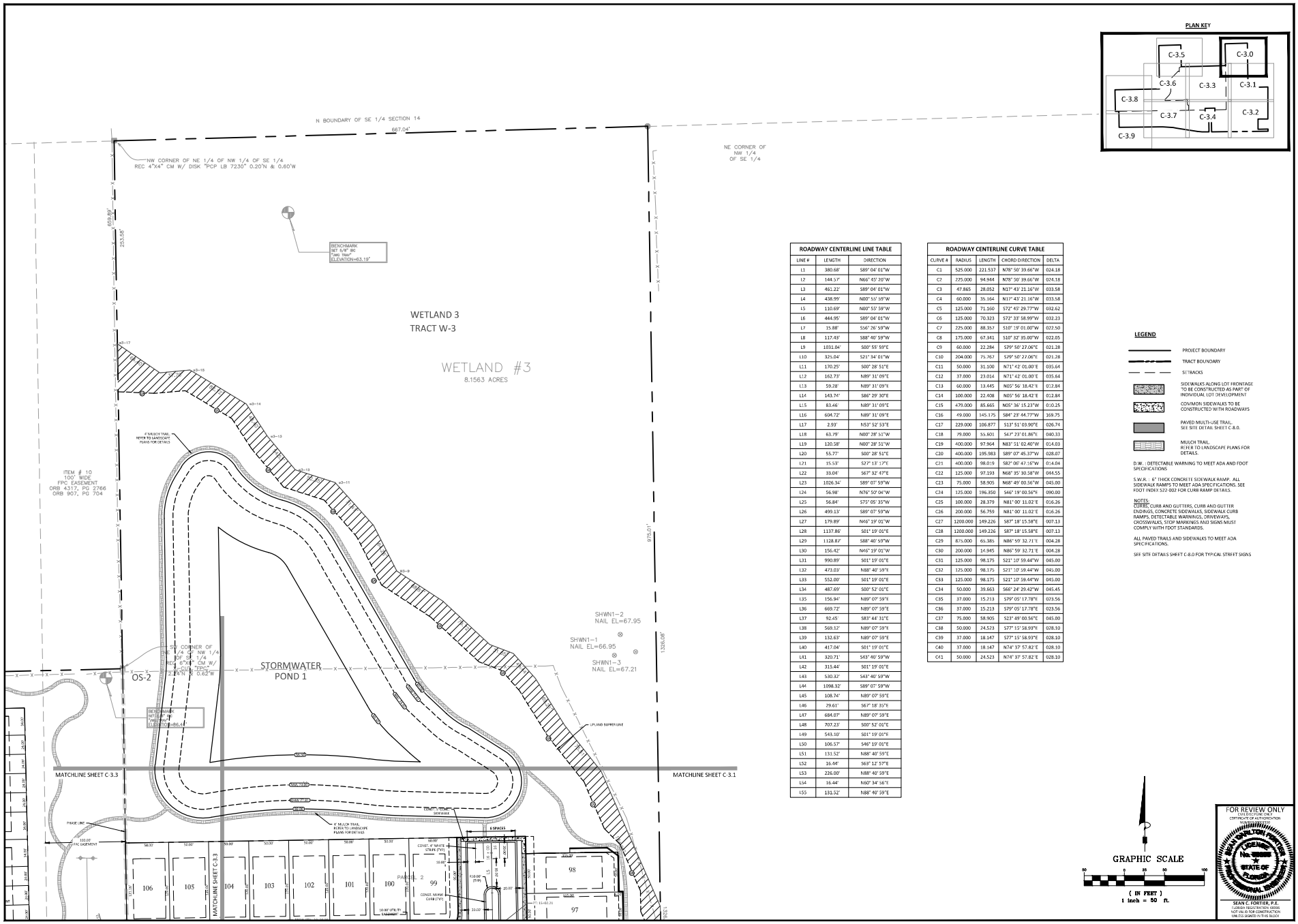
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

WETLAND IMPACT & CONSERVATION PLAN

DRAWN: am
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
W-1.3



PLAN KEY

ROADWAY CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	380.68'	S89° 04' 01"W
L2	144.57'	N60° 45' 20"W
L3	461.22'	S89° 04' 01"W
L4	438.99'	N00° 55' 59"W
L5	110.69'	N00° 55' 59"W
L6	444.95'	S89° 04' 01"W
L7	15.88'	S56° 26' 59"W
L8	117.43'	S88° 40' 59"W
L9	1031.04'	S00° 55' 59"E
L10	325.04'	S21° 34' 01"W
L11	170.25'	S00° 28' 51"E
L12	162.73'	N89° 31' 09"E
L13	59.28'	N89° 31' 09"E
L14	143.74'	S86° 29' 30"E
L15	83.46'	N89° 31' 09"E
L16	604.72'	N89° 31' 09"E
L17	2.93'	N53° 52' 53"E
L18	63.79'	N00° 28' 51"W
L19	120.58'	N00° 28' 51"W
L20	55.77'	S00° 28' 51"E
L21	15.53'	S27° 13' 17"E
L22	33.04'	S67° 32' 47"E
L23	1026.34'	S89° 07' 59"W
L24	56.98'	N76° 50' 04"W
L25	56.84'	S75° 05' 35"W
L26	499.13'	S89° 07' 59"W
L27	179.89'	N46° 19' 01"W
L28	1137.86'	S01° 19' 01"E
L29	1128.87'	S88° 40' 59"W
L30	156.42'	N46° 19' 01"W
L31	990.89'	S01° 19' 01"E
L32	473.03'	N88° 40' 59"E
L33	552.00'	S01° 19' 01"E
L34	487.69'	S00° 52' 01"E
L35	156.94'	N89° 07' 59"E
L36	669.72'	N89° 07' 59"E
L37	92.45'	S83° 44' 31"E
L38	569.12'	N89° 07' 59"E
L39	132.63'	N89° 07' 59"E
L40	417.04'	S01° 19' 01"E
L41	320.71'	S43° 40' 59"W
L42	315.44'	S01° 19' 01"E
L43	530.32'	S43° 40' 59"W
L44	1098.32'	S89° 07' 59"W
L45	108.74'	N89° 07' 59"E
L46	29.61'	S67° 18' 35"E
L47	684.07'	N89° 07' 59"E
L48	707.23'	S00° 52' 01"E
L49	543.10'	S01° 19' 01"E
L50	106.57'	S46° 19' 01"E
L51	131.52'	N88° 40' 59"E
L52	16.44'	S63° 12' 57"E
L53	226.00'	N88° 40' 59"E
L54	16.44'	N60° 34' 56"E
L55	131.52'	N88° 40' 59"E

ROADWAY CENTERLINE CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	DELTA
C1	525.000	221.537	N78° 50' 39.66"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	032.62
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	60.000	22.284	S79° 50' 27.06"E	021.28
C10	204.000	75.767	S79° 50' 27.06"E	021.28
C11	50.000	31.100	N71° 42' 01.00"E	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	22.408	N05° 56' 18.42"E	012.84
C15	479.000	85.665	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	75.000	55.601	S47° 23' 01.86"E	040.33
C19	400.000	97.964	N83° 51' 02.40"W	014.03
C20	400.000	195.983	S89° 07' 45.37"W	028.07
C21	400.000	98.019	S82° 06' 47.16"W	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	S46° 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	N86° 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	S77° 15' 58.93"E	028.10
C39	37.000	18.147	S77° 15' 58.93"E	028.10
C40	37.000	18.147	N74° 37' 57.82"E	028.10
C41	50.000	24.523	N74° 37' 57.82"E	028.10

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

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
FLORIDA
No. 88888
STATE OF
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #88888
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1488

REVISION
DATE

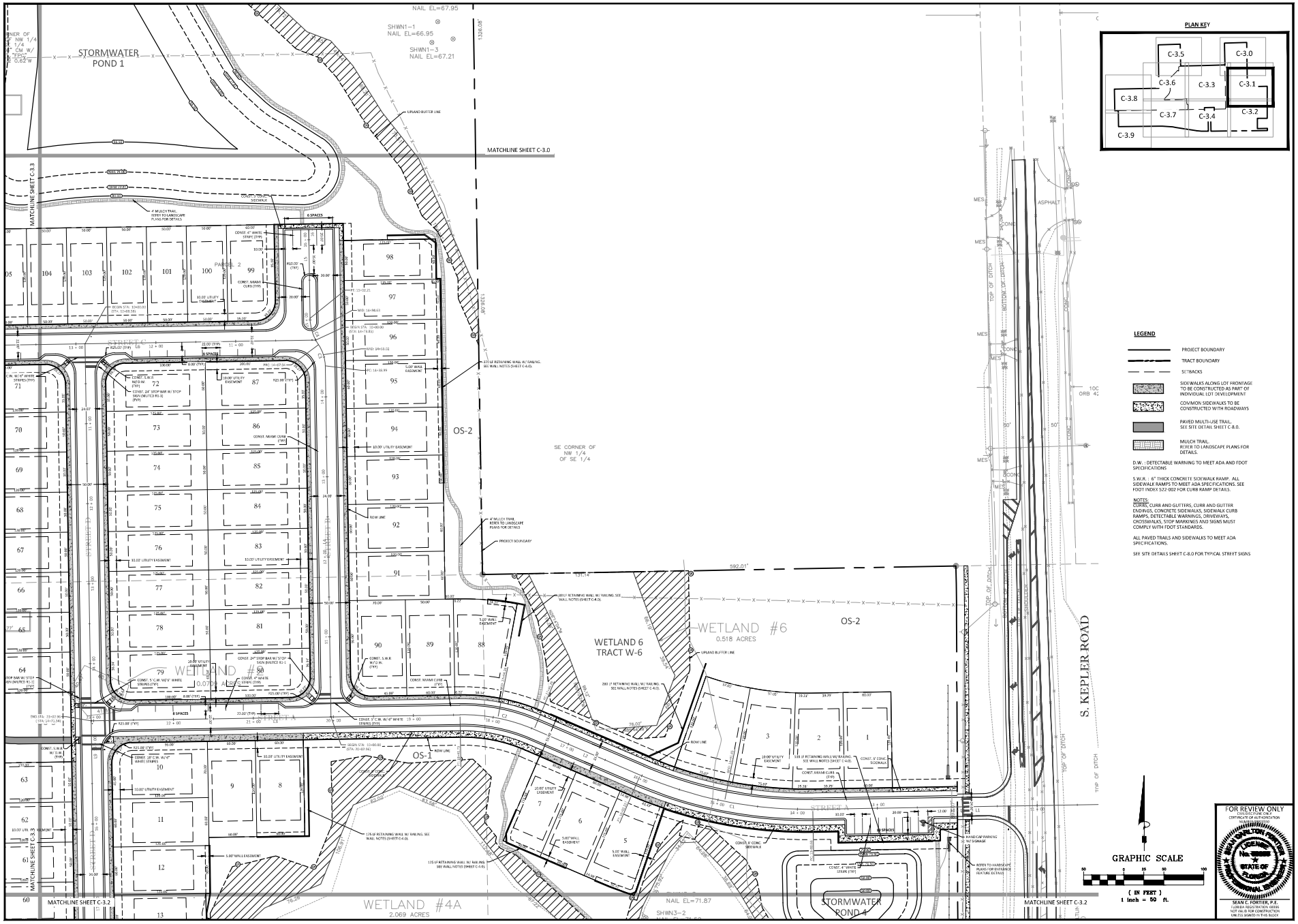
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.0



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(407) 648-7788 FAX (407) 895-1488

REVISION
DATE

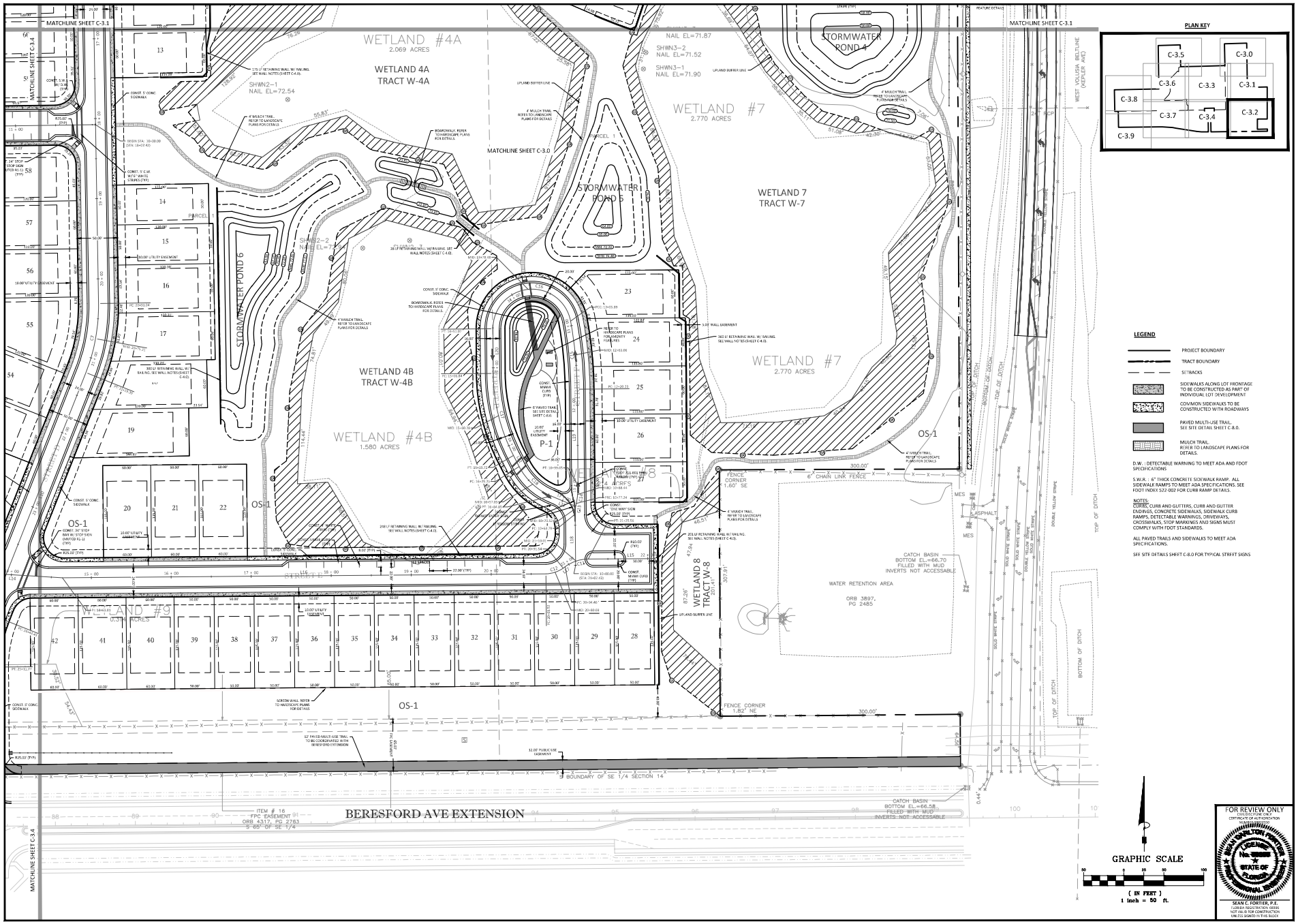
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.1



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(407) 540-7700 FAX (407) 895-1480

REVISION
DATE

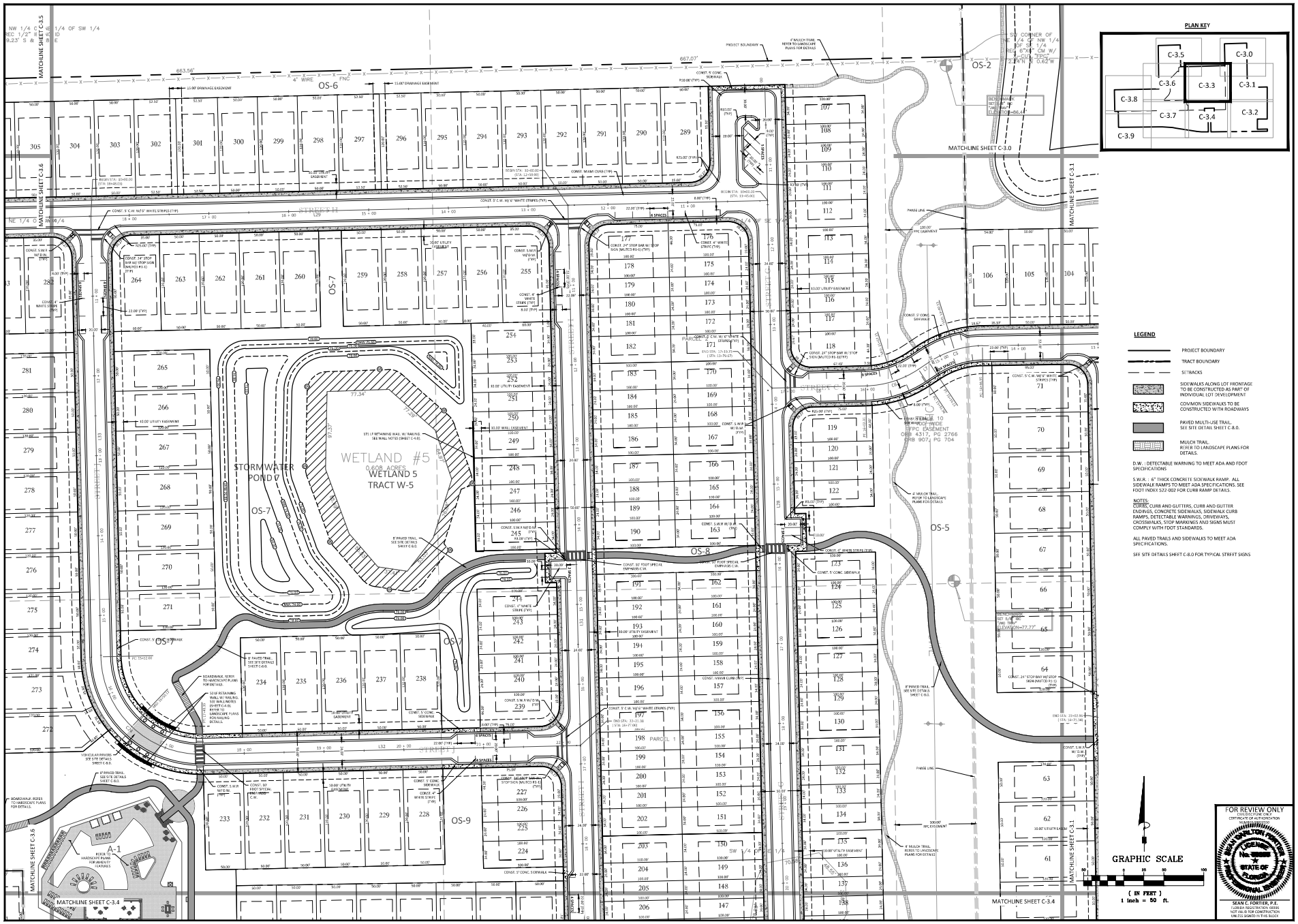
PREPARED FOR:
HANOVER
LAND COMPANY

TRINITY
GARDENS

DIMENSION PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.2



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KCG
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ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1488

REVISION
DATE

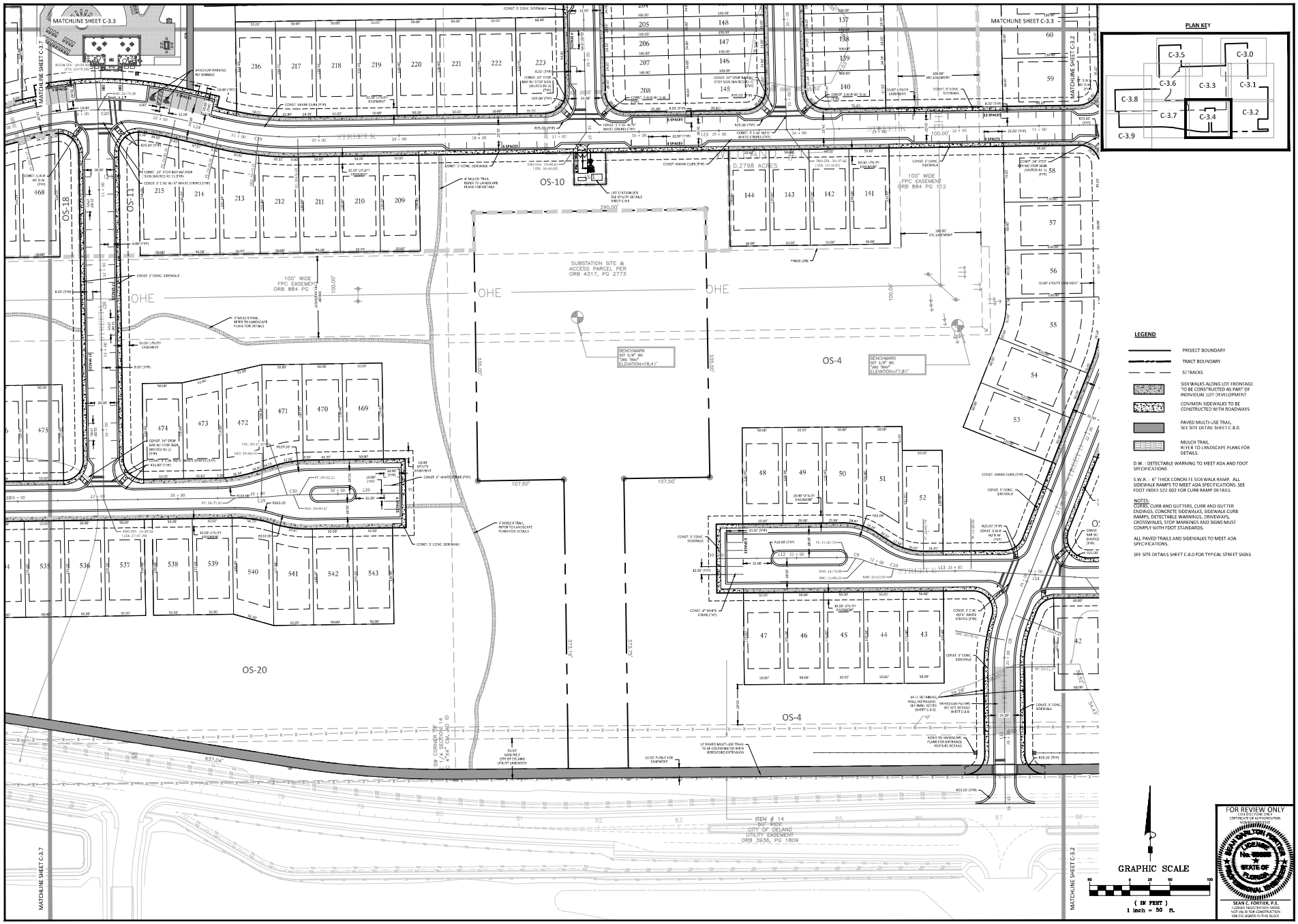
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.3



KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

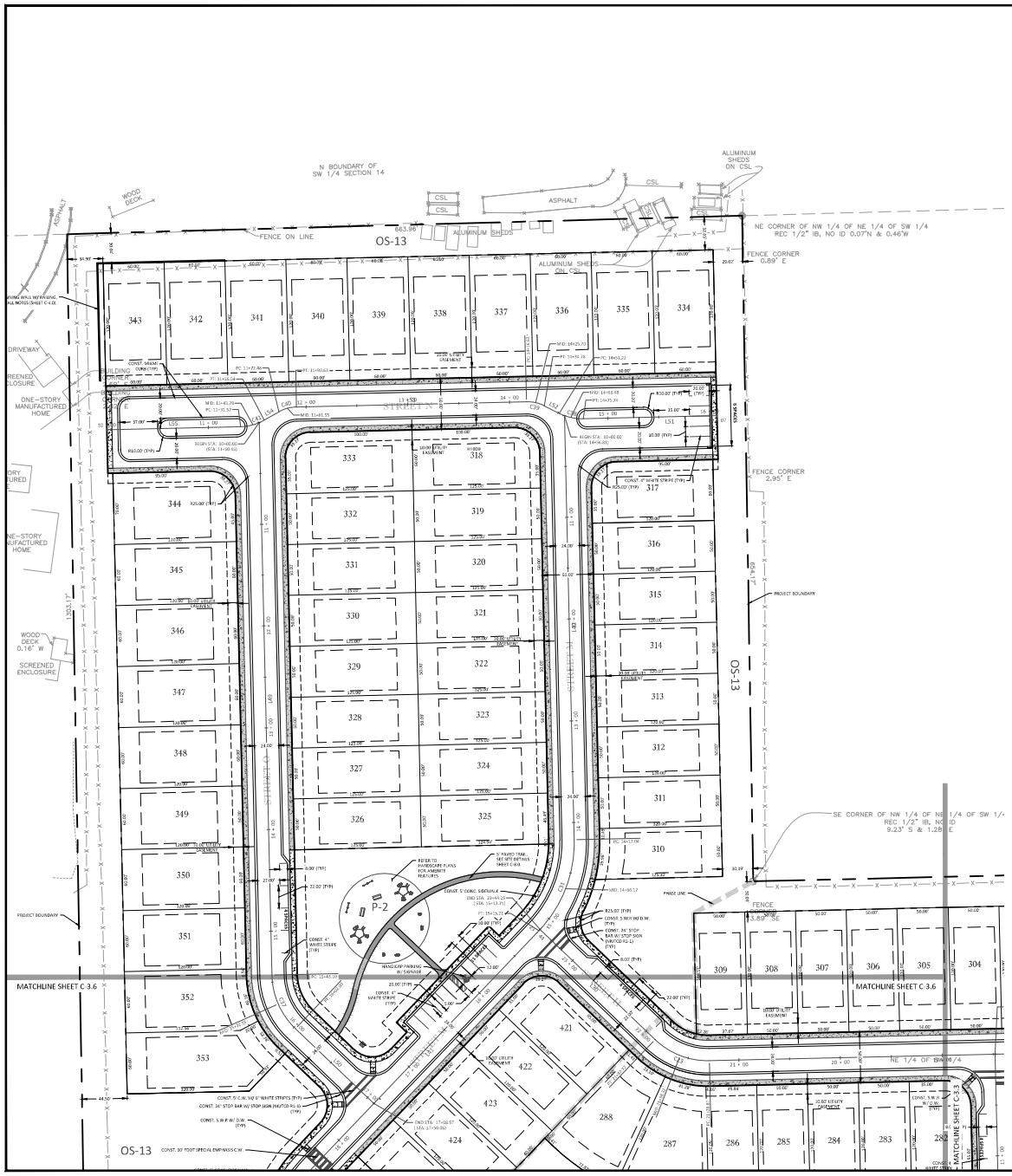
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

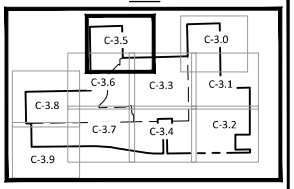
SHEET
C-3.4



MATCHLINE SHEET C-3.3

MATCHLINE SHEET C-3.2

PLAN KEY



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.

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SEE SITE DETAILS SHEET C-8.0 FOR TYPICAL STREET SIGNS

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68841
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KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOPPER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

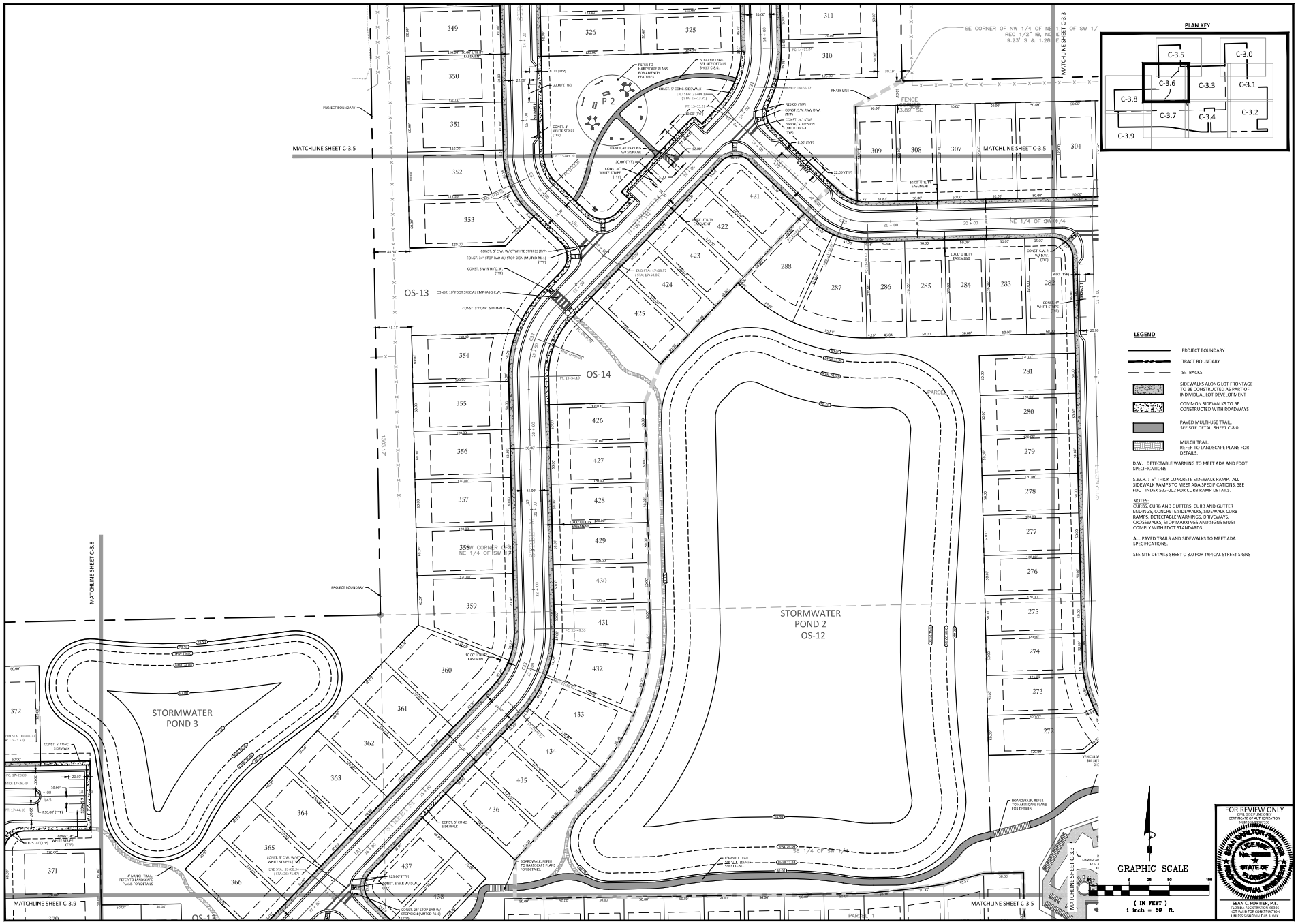
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.5



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REVISION | DATE

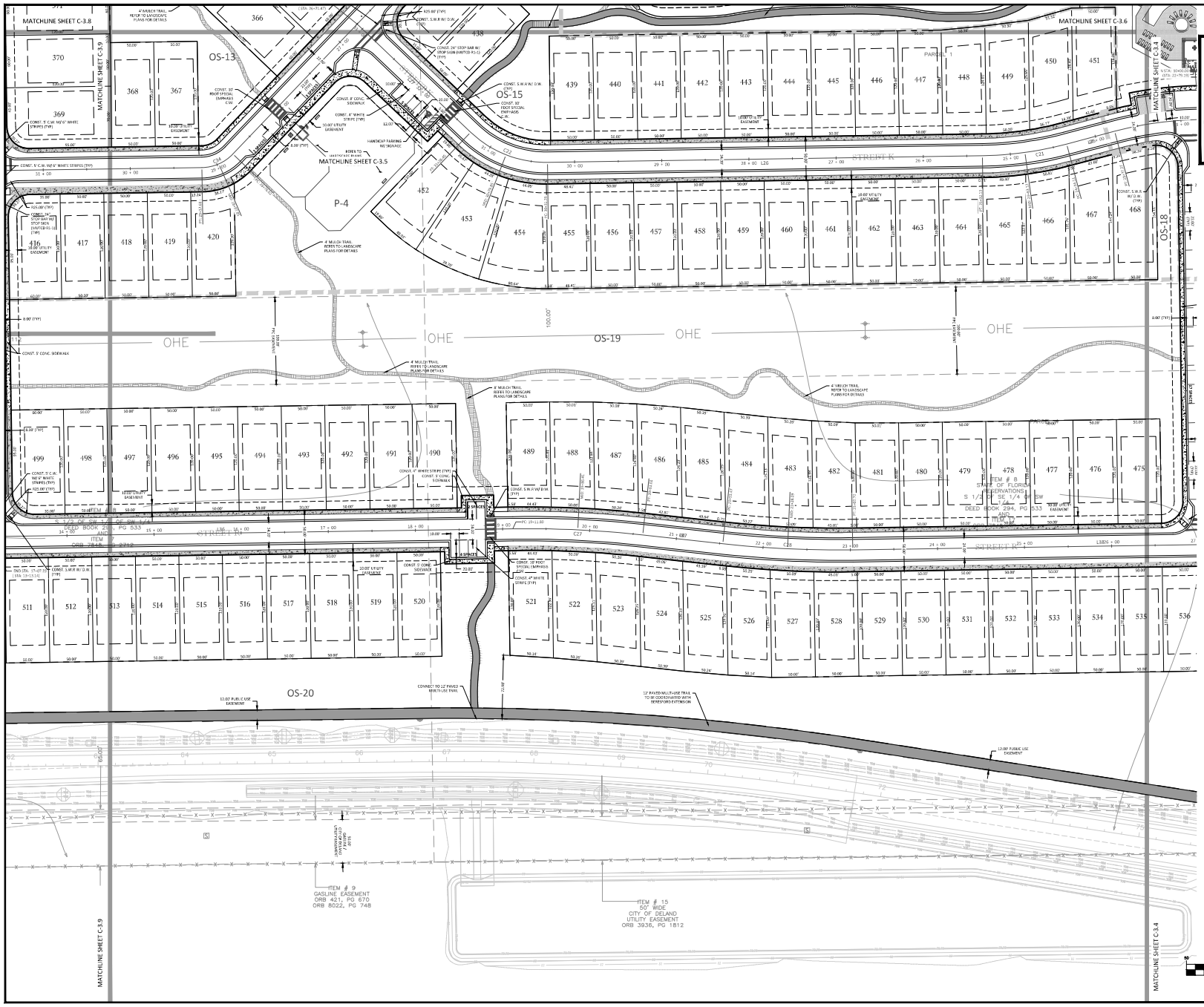
PREPARED FOR:
HANOVER LAND COMPANY

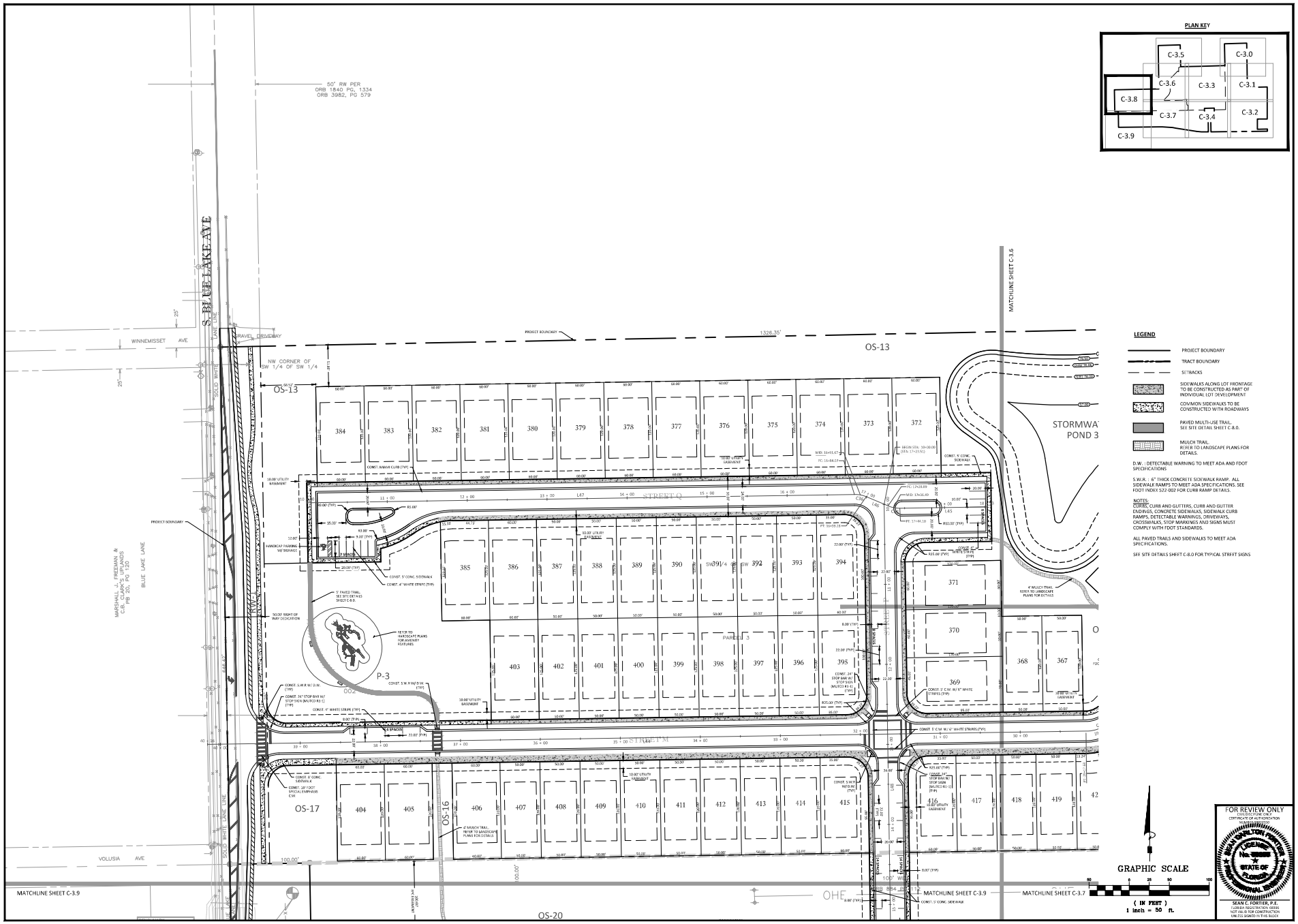
TRINITY GARDENS

DIMENSION PLAN

DRAWN: GM
DESIGN: DJC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.6


MATCHLINE SHEET C-3.8
MATCHLINE SHEET C-3.9
MATCHLINE SHEET C-3.5
MATCHLINE SHEET C-3.6
MATCHLINE SHEET C-3.4
OS-13
OS-15
OS-18
OS-19
OS-20
P-4
OHE
STREET K
STREET H
STREET I
STREET J
ITEM # 6
STATE OF FLORIDA
CONSERVATION
S 1/4 OF SE 1/4 OF SW
DEED BOOK 294, PG 533
AND
ITEM # 7
ORB 7848, PG 5712
ITEM # 9
GASLINE EASEMENT
ORB 421, PG 670
ORB 8022, PG 748
ITEM # 15
50' WIDE
CITY OF DELAND
UTILITY EASEMENT
ORB 3936, PG 1812
CONNECT TO 12' PAVED MULTI-USE TRAIL
12' PAVED MULTI-USE TRAIL TO BE CONTINUED WITH DEVELOPER'S EXTENSION
12.00' PUBLIC USE EASEMENT
4' MULCH TRAIL REFER TO LANDSCAPE PLANS FOR DETAILS
8' MULCH TRAIL REFER TO LANDSCAPE PLANS FOR DETAILS
CONST. 5' CONC. SIDEWALK
CONST. 5' C.W.L. W/ 6" WHITE STRIPES (TYP)
CONST. 4" WHITE STRIPE (TYP)
CONST. 24" STOP SIGN W/ STOP BAR (MUTCD R1-1)
CONST. S.W.R.W/ D.W. (TYP)
HANDICAP PARKING W/ SIGNAGE
REFER TO LANDSCAPE PLANS
CONST. 5' CONC. SIDEWALK
CONST. 4" WHITE STRIPE (TYP)
10.00' UTILITY EASEMENT
CONST. 10' FOOT SPECIAL EMPHASIS C.W.
CONST. 10' FOOT SPECIAL EMPHASIS C.W.
CONST. 4" WHITE STRIPE (TYP)
CONST. 5' CONC. SIDEWALK
CONST. 5' C.W.L. W/ 6" WHITE STRIPES (TYP)
CONST. 5' CONC. SIDEWALK
CONST. S.W.R. W/ D.W. (TYP)
CONST. 5' CONC. SIDEWALK
CONST. 5' C.W.L. W/ 6" WHITE STRIPES (TYP)
CONST. S.W.R. W/ D.W. (TYP)
CONST. 5' CONC. SIDEWALK
CONST. 4" WHITE STRIPE (TYP)
CONST. 10' FOOT SPECIAL EMPHASIS C.W.
CONST. 4" WHITE STRIPE (TYP)
CONST. 5' CONC. SIDEWALK
CONST. S.W.R. W/ D.W. (TYP)
CONST. S.W.R. W/ D.W. (TYP)
CONST. 5' CONC. SIDEWALK



KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7700 FAX (407) 895-1486

DATE	REVISION

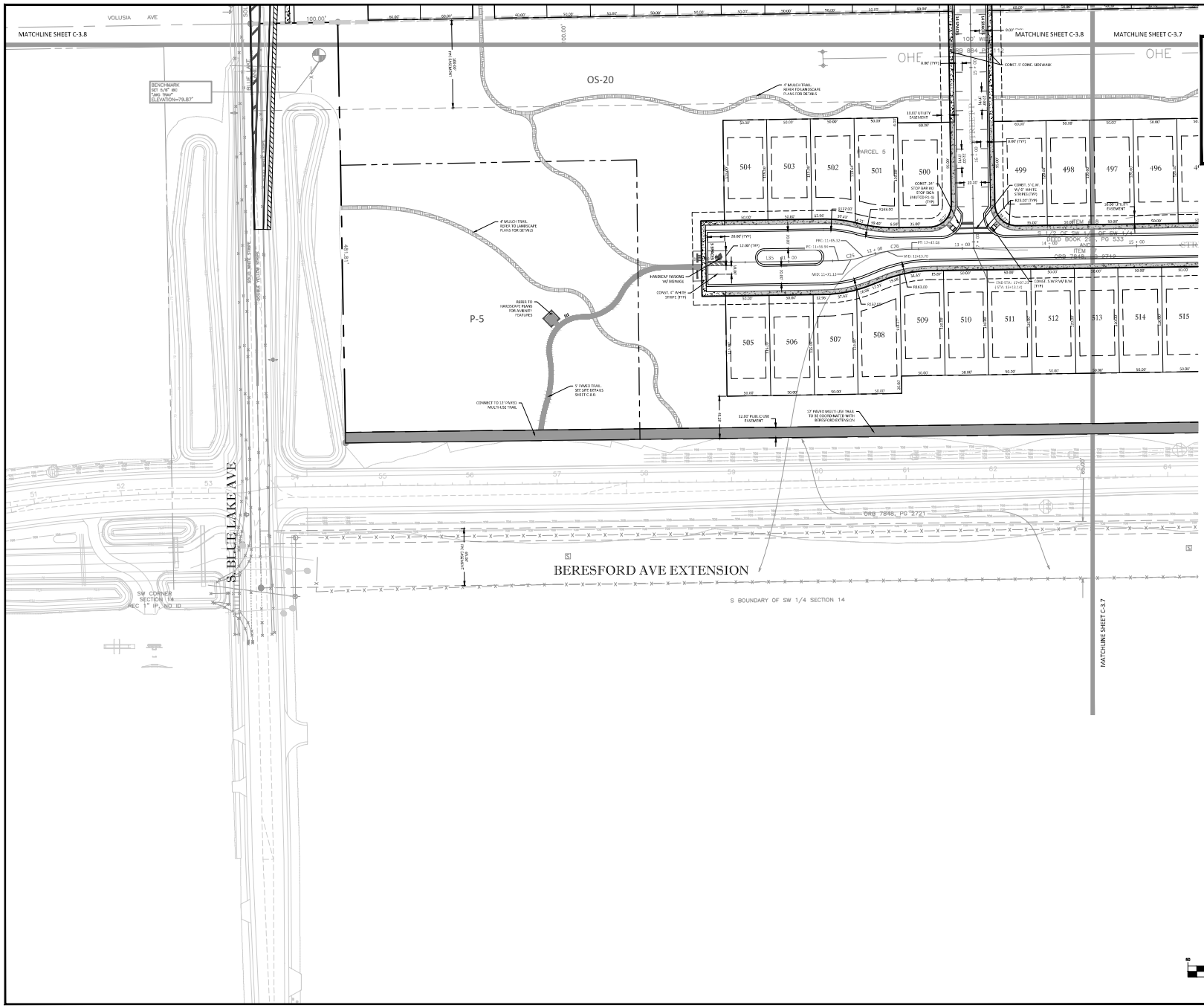
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN:	GM
DESIGN:	DMC
CHECKED:	SCF
JOB NO.:	1501
DATE:	12/07/22

SHEET
C-3.8



KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOFFER AVENUE, ATRIUM, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1460

REVISION
DATE

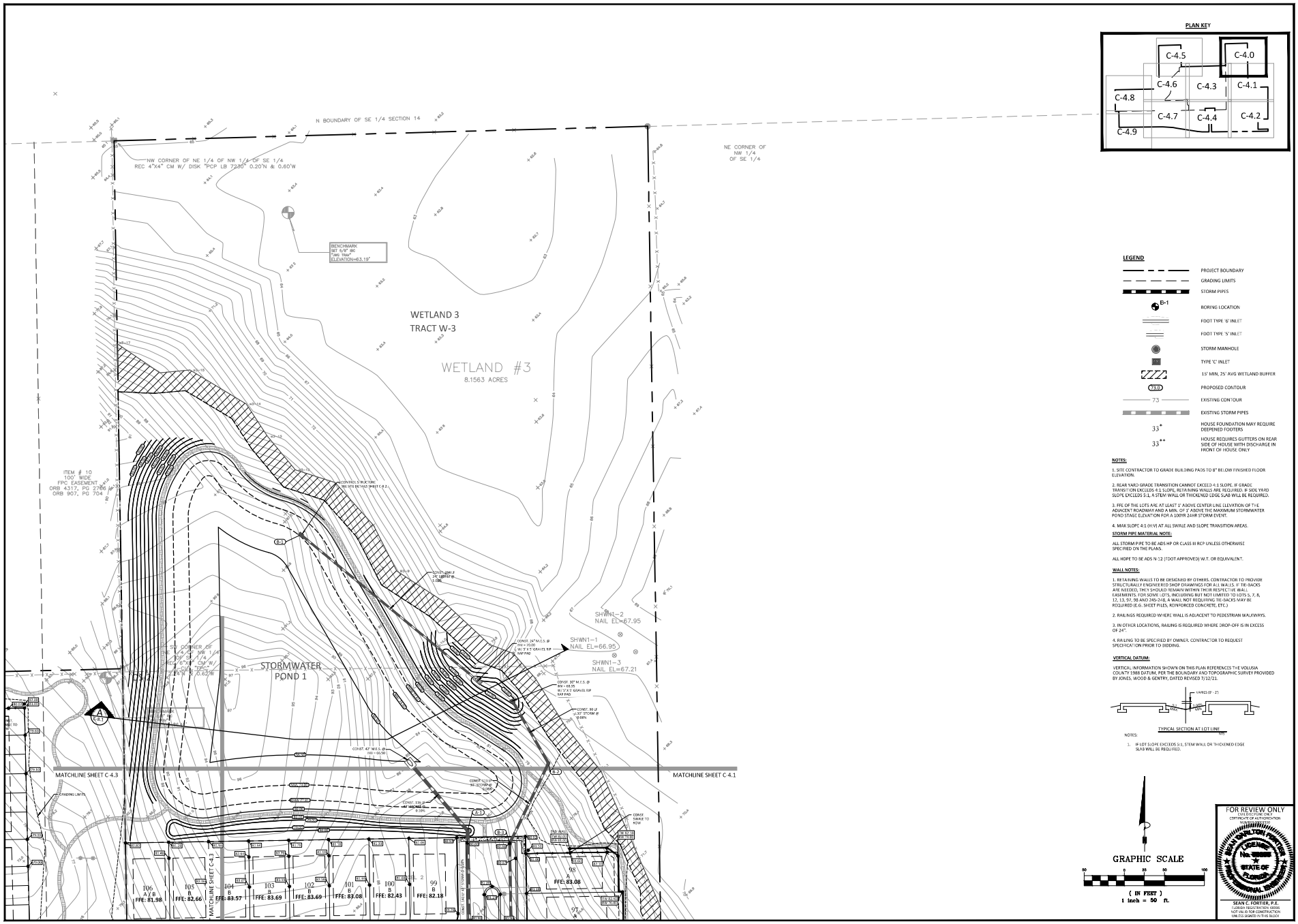
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

DIMENSION PLAN

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-3.9



PLAN KEY

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- B-1 BORING LOCATION
- FDOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- 73.10 PROPOSED CONTOUR
- 73 EXISTING CONTOUR
- EXISTING STORM PIPES
- 33* HOUSE FOUNDATION MAY REQUIRE DEEPENED FOOTERS
- 33** HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

NOTES:

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 3:1, 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.

STORM PIPE MATERIAL NOTE:

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.

WALL NOTES:

1. RETAINING WALLS TO BE DESIGNED BY OTHERS. CONTRACTOR TO PROVIDE STRUCTURALLY ENGINEERED SHOP DRAWINGS FOR ALL WALLS. IF TIE-BACKS ARE NEEDED, TIES SHOULD REMAIN WITHIN THEIR RESPECTIVE WALL EASEMENTS. FOR SOME LOTS, INCLUDING BUT NOT LIMITED TO LOTS 5, 7, 8, 12, 13, 97, 98 AND 245-248, A WALL NOT REQUIRING TIE-BACKS MAY BE REQUIRED (E.G. SHEET PILES, REINFORCED CONCRETE, ETC.)

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

NOTES:

1. IF LOT SLOPE EXCEEDS 3:1, STEM WALL OR THICKENED EDGE SLAB WILL BE REQUIRED.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #73855
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REVISION | DATE

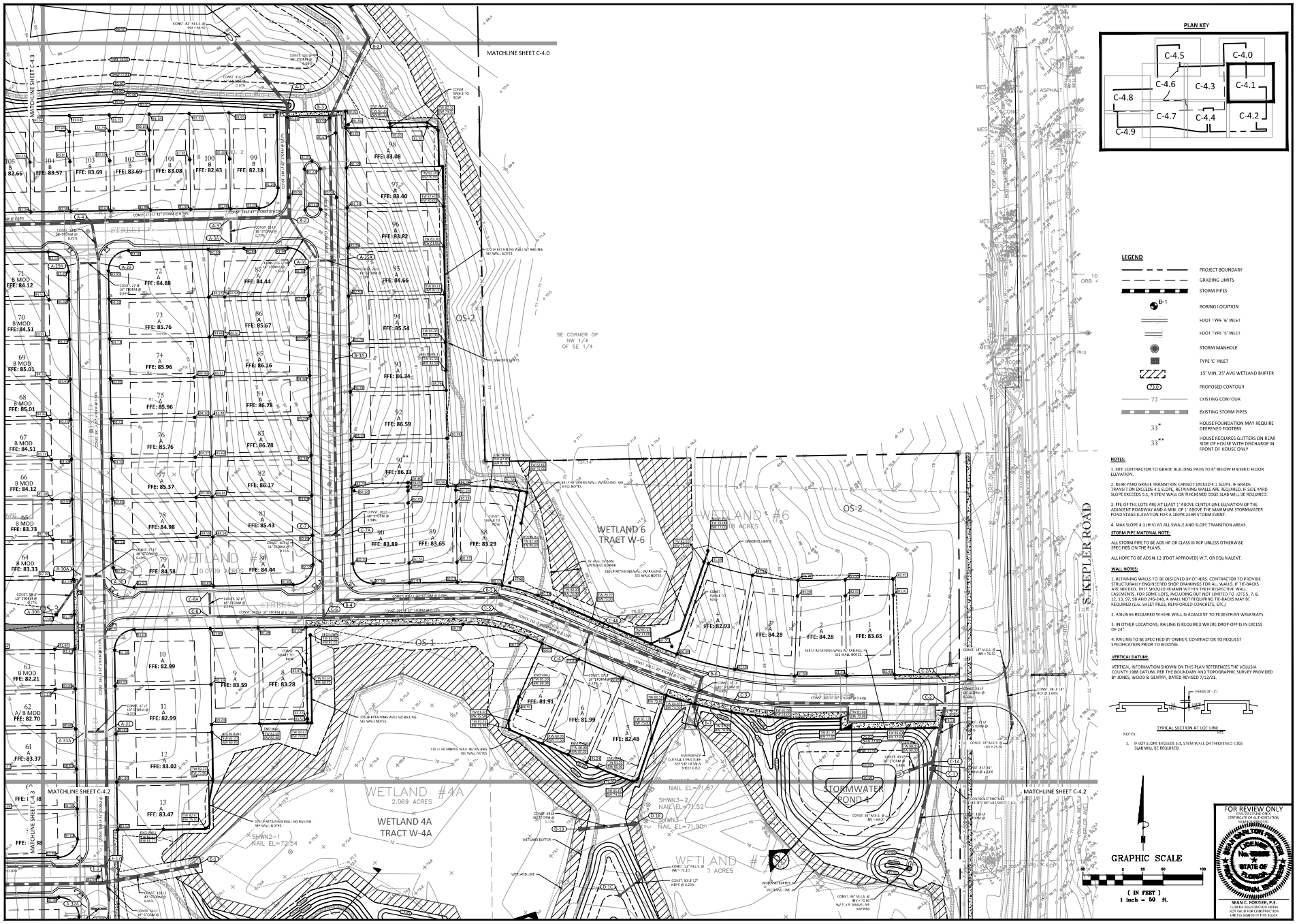
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.0



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REVISION
DATE

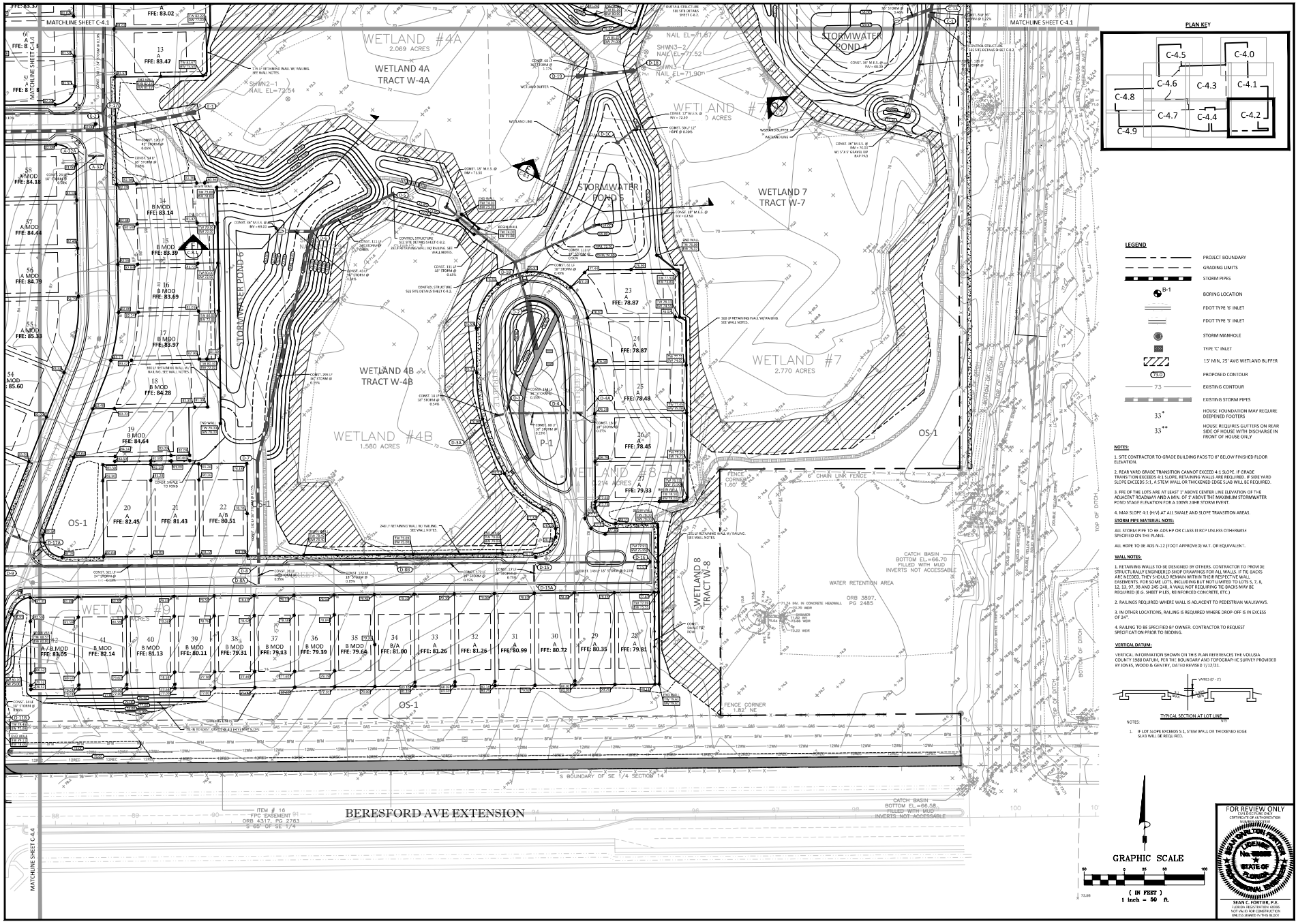
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.1



PLAN KEY

LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- B-1 BORING LOCATION
- FDOT TYPE 'S' INLET
- FDOT TYPE 'S' INLET
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4. MAX SLOPE 4:1 (H:V) AT ALL SWALE AND SLOPE TRANSITION AREAS.

STORM PIPE MATERIAL NOTE:

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.

WALL NOTES:

1. RETAINING WALLS TO BE DESIGNED BY OTHERS. CONTRACTOR TO PROVIDE STRUCTURALLY ENGINEERED SHOP DRAWINGS FOR ALL WALLS. IF TIE BACKS ARE NEEDED, THEY SHOULD REMAIN WITHIN THEIR RESPECTIVE WALL EASEMENTS. FOR SOME LOTS, INCLUDING BUT NOT LIMITED TO LOTS 5, 7, 8, 12, 13, 97, 98 AND 245-248, A WALL NOT REQUIRING TIE-BACKS MAY BE REQUIRED (E.G. SHEET PILES, REINFORCED CONCRETE, ETC.)
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 7/27/21.

TYPICAL SECTION AT LOT LINE

NOTES:

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

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58581
NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1488

REVISION | DATE

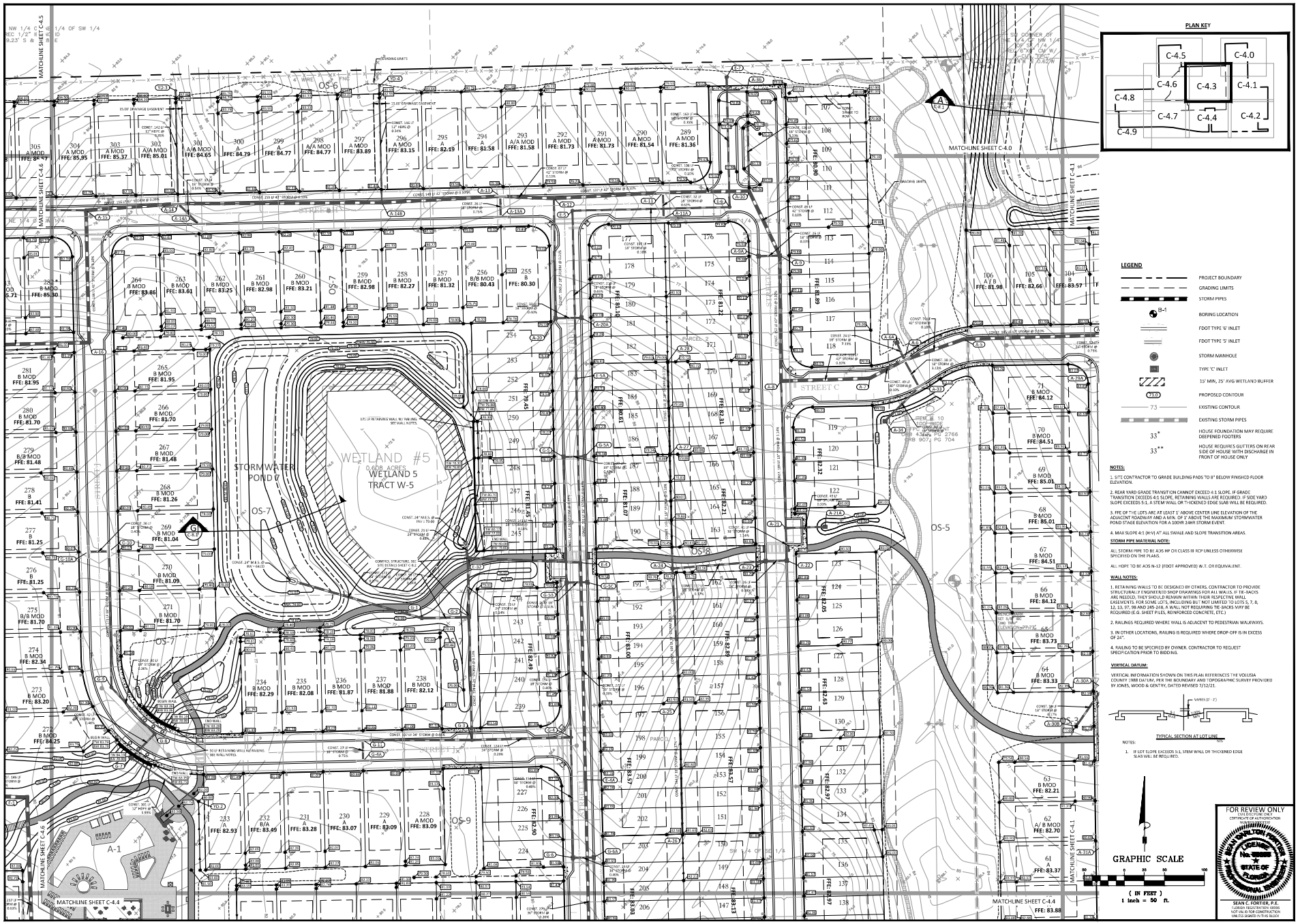
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.2



KELLY, COLLINS & GENTRY, INC.
KCG
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(407) 540-7780 FAX (407) 895-1486

REVISION
DATE

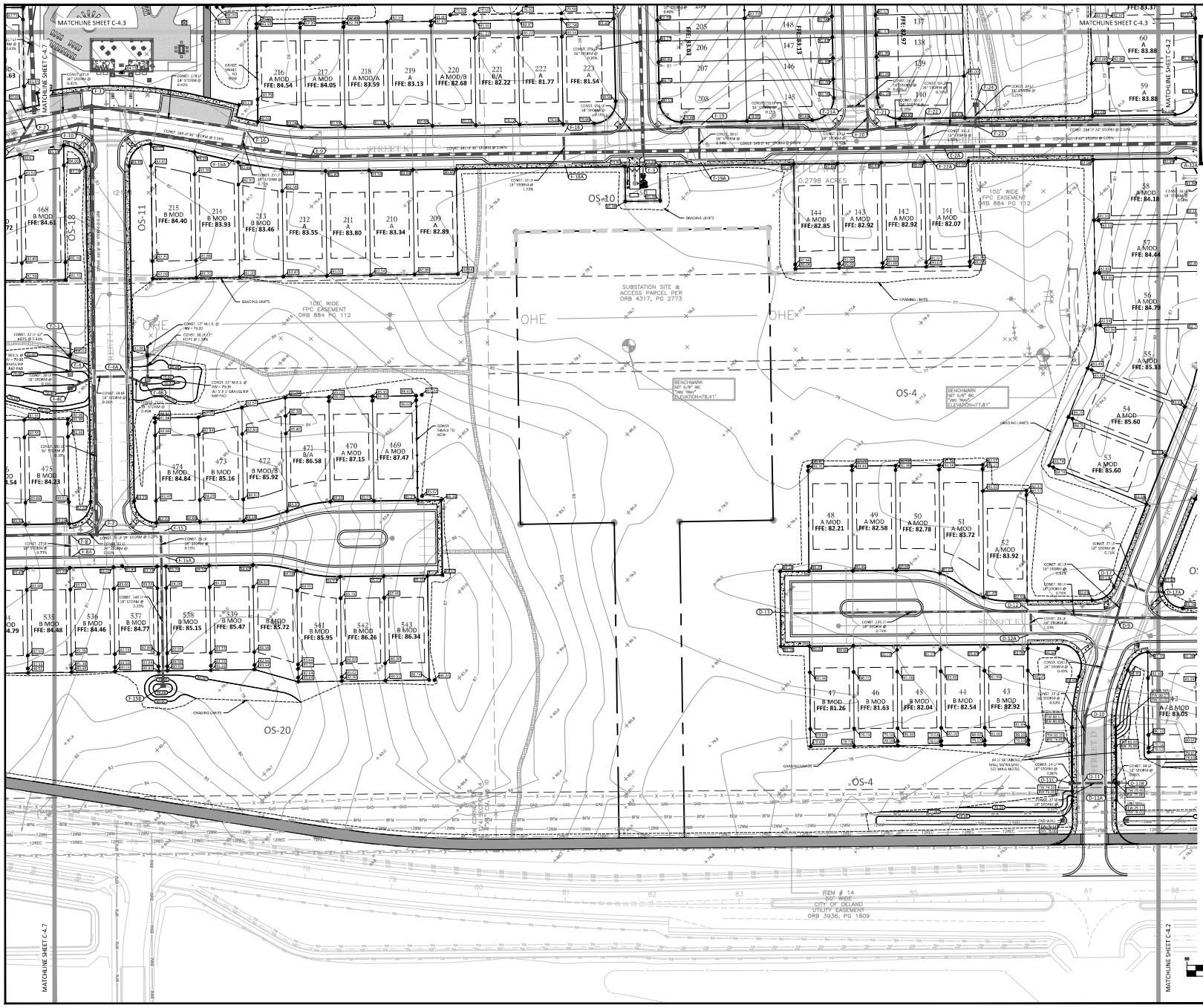
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.3



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REVISION
DATE

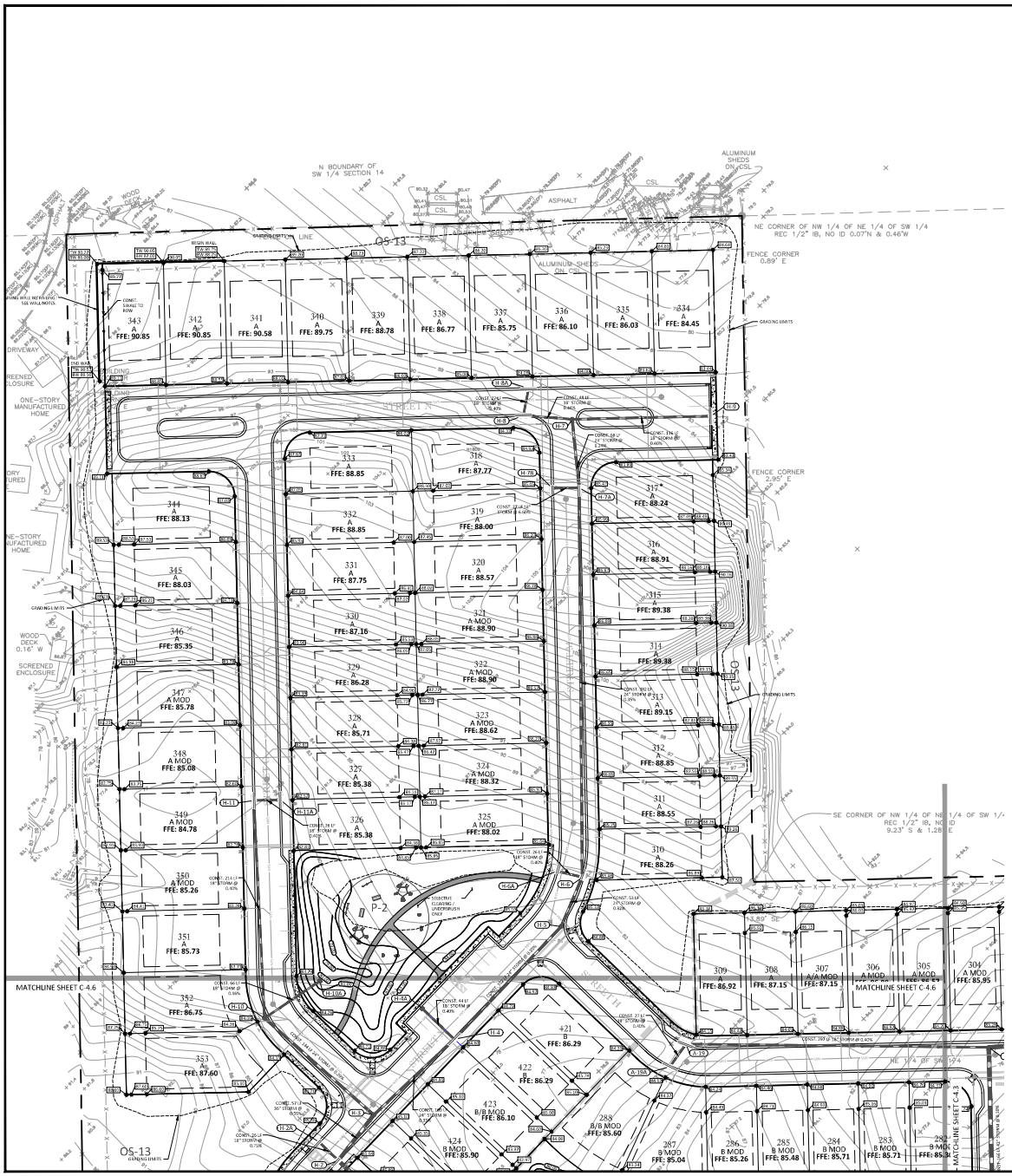
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

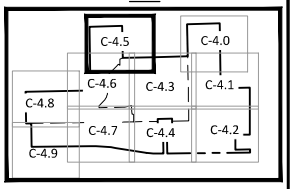
PAVING, GRADING & DRAINAGE PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.4



PLAN KEY



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- B-1 BORING LOCATION
- FDOT TYPE 'S' INLET
- FDOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 15' MIN, 25' AVG WETLAND BUFFER
- 72.0 PROPOSED CONTOUR
- 73 EXISTING CONTOUR
- EXISTING STORM PIPES
- 33* HOUSE FOUNDATION MAY REQUIRE DEEPENED FOOTERS
- 33** HOUSE REQUIRES GUTTERS ON REAR SIDE OF HOUSE WITH DISCHARGE IN FRONT OF HOUSE ONLY

NOTES:

1. S/TE 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.

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STORM PIPE MATERIAL NOTE:

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VERTICAL DATUM:

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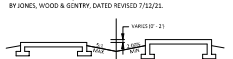

NOTES:

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY
Date/Time: ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
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KCG
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SANFORD, FLORIDA 32773
(407) 585-7788 FAX (407) 585-1488

REVISION | DATE

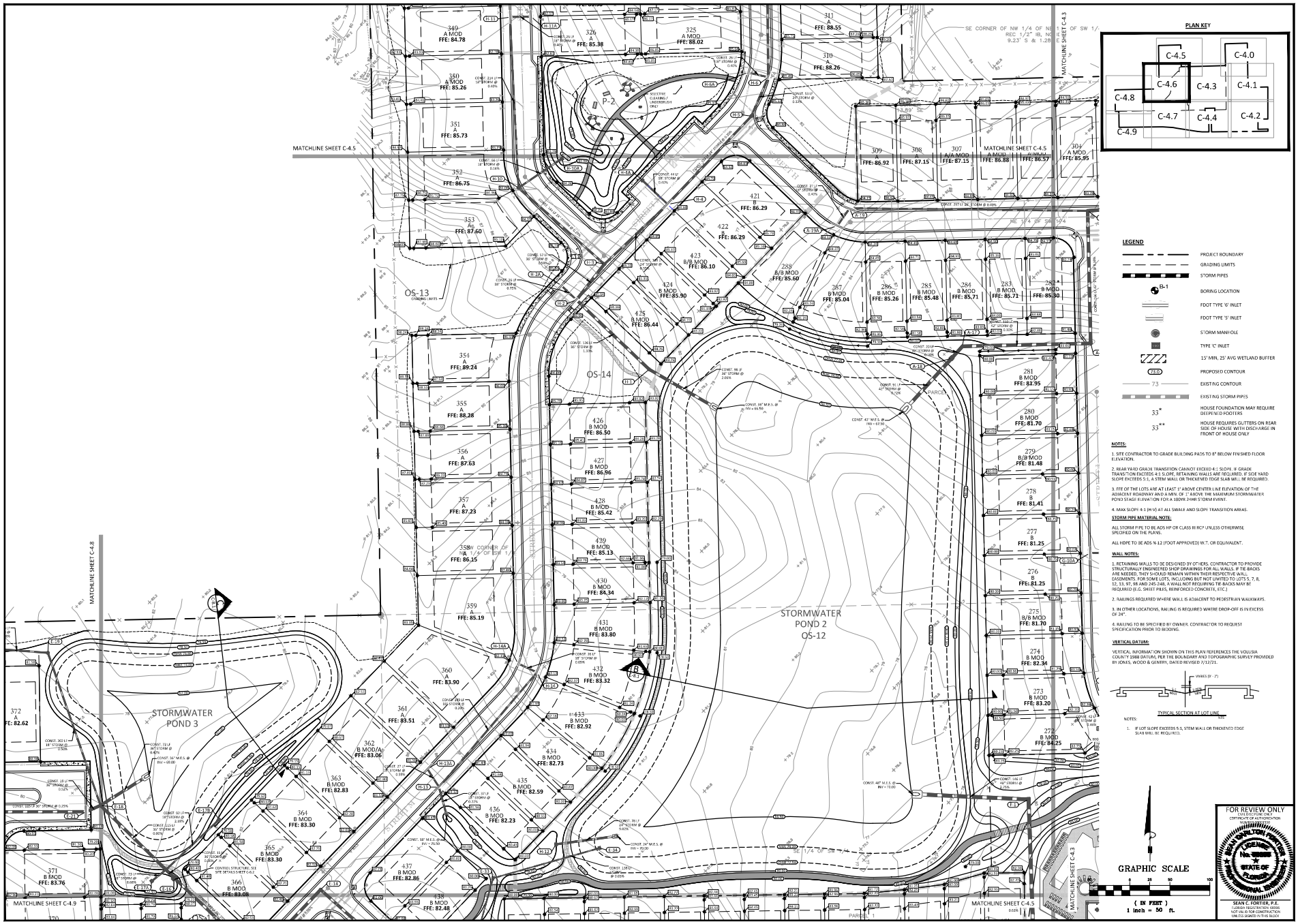
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: am
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-4.5



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REVISION | DATE

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PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
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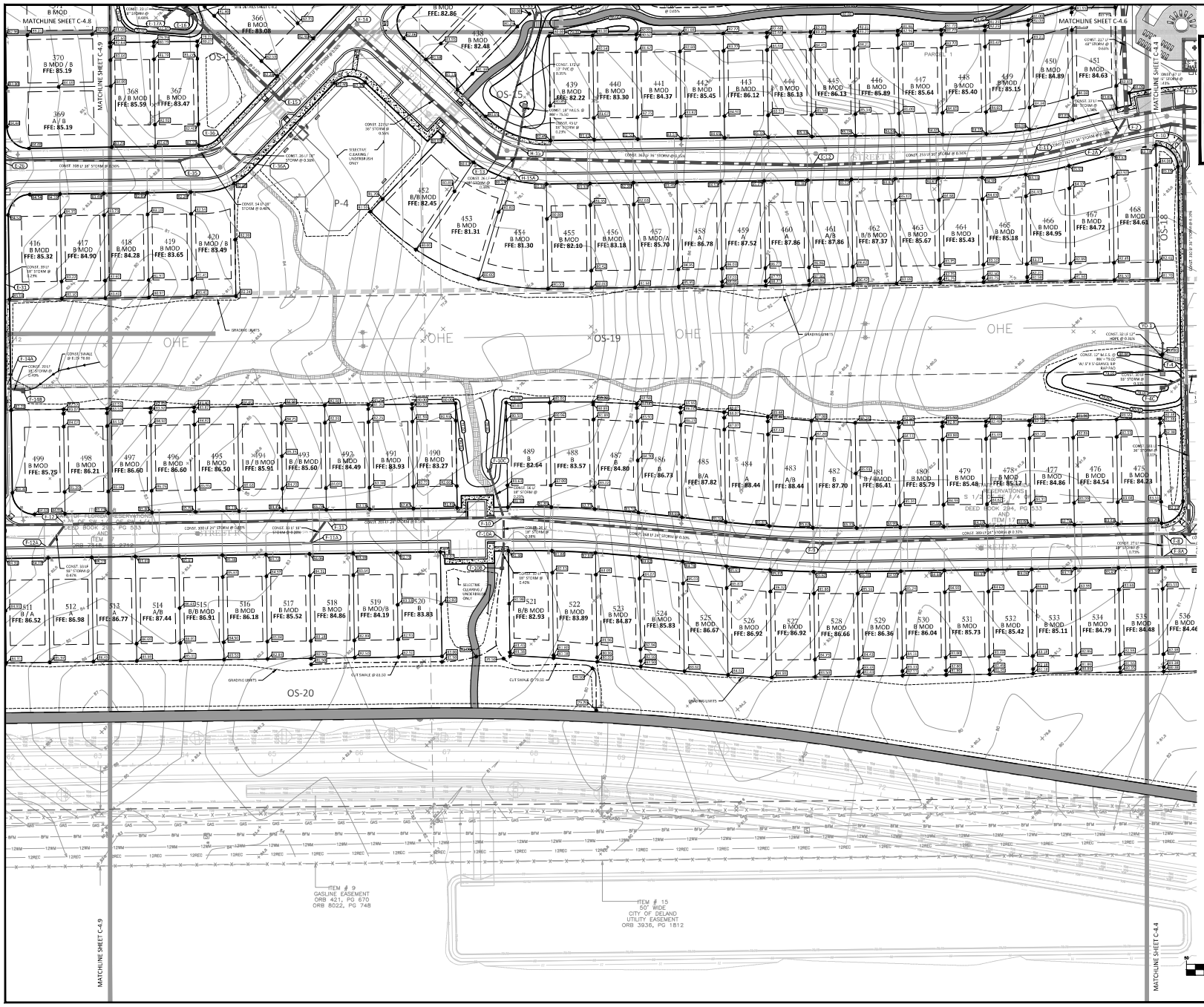
SHEET
C-4.6



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REVISION
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PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
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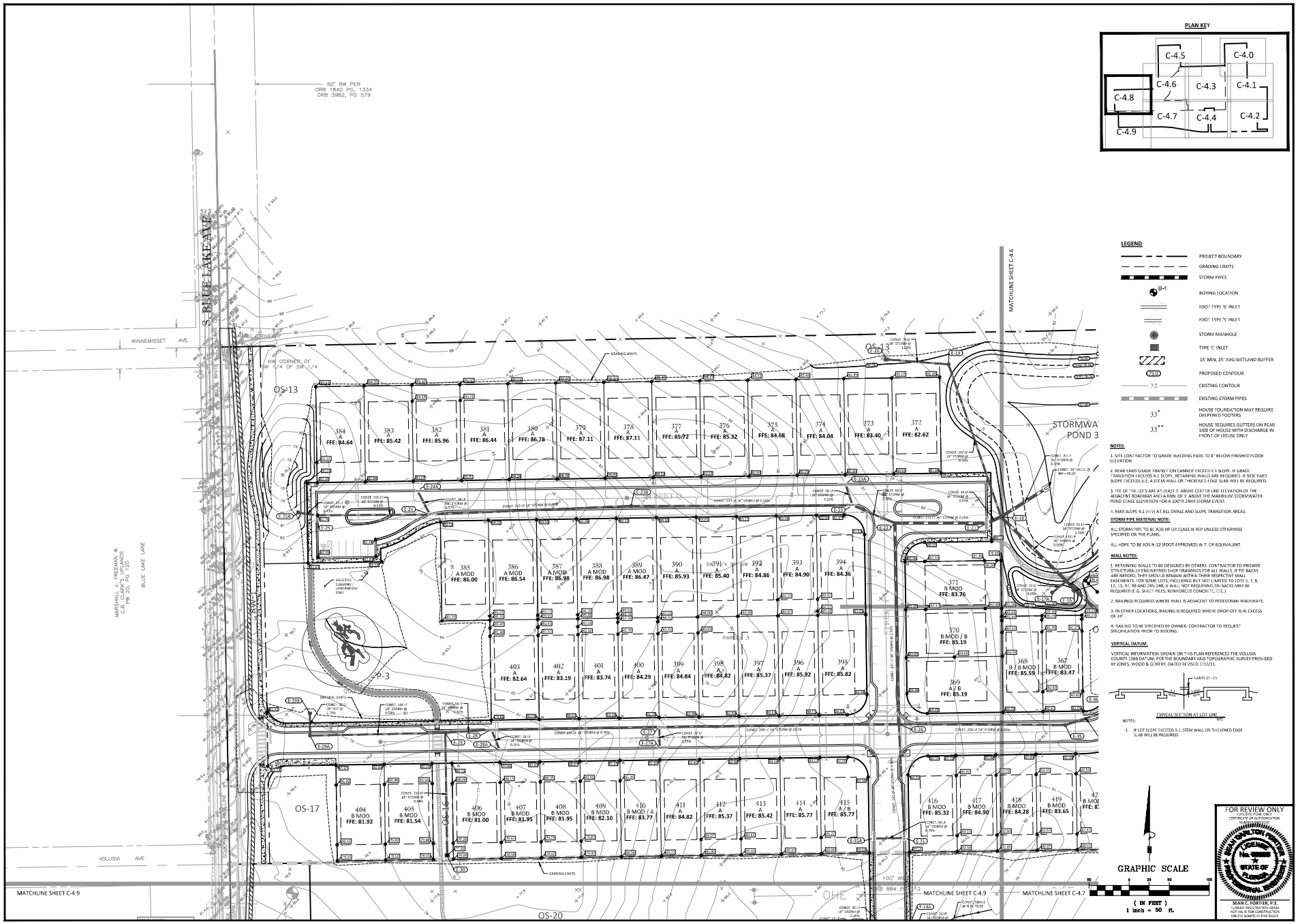
SHEET
C-4.7



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TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GPR
DESIGN: DWC
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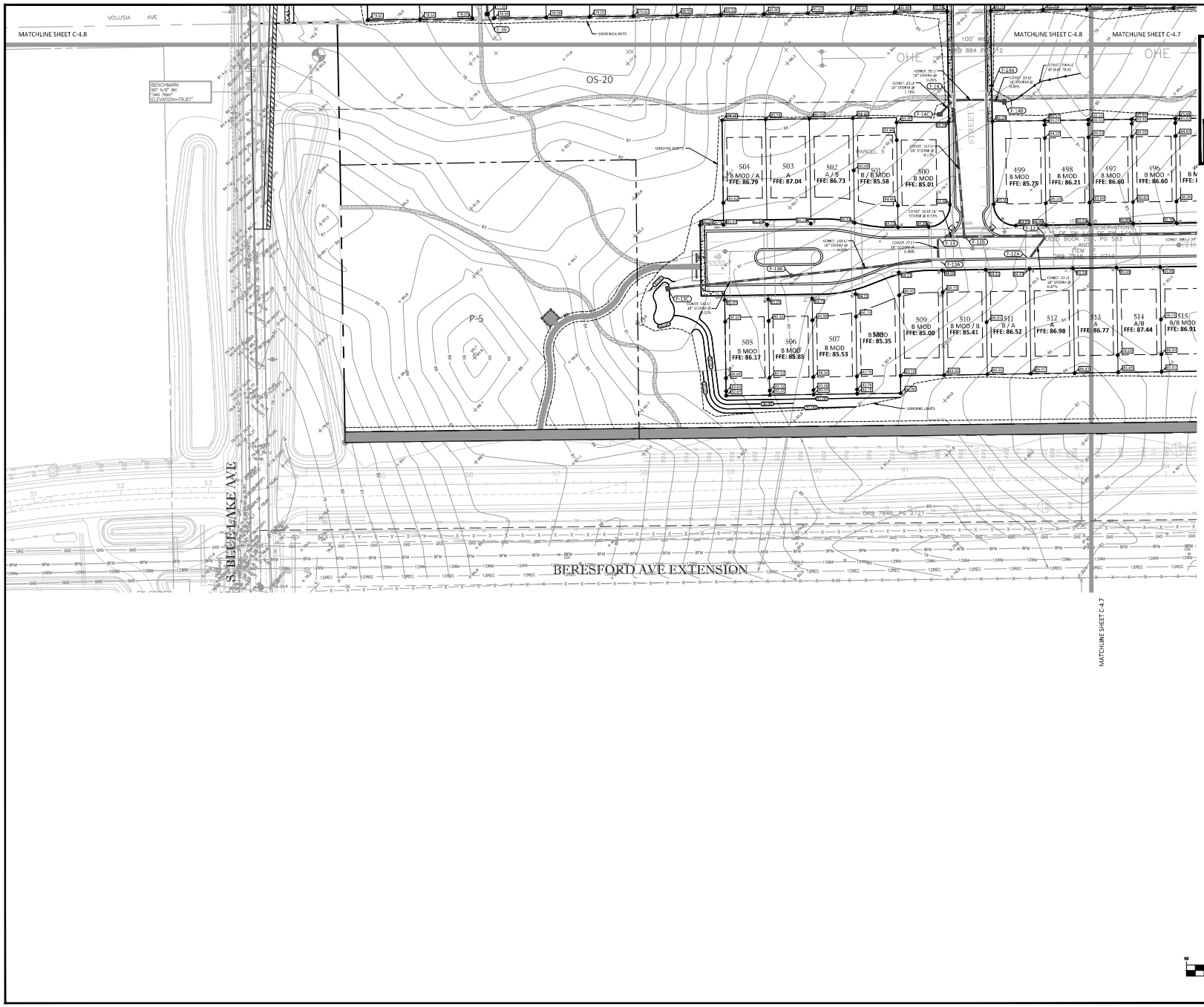
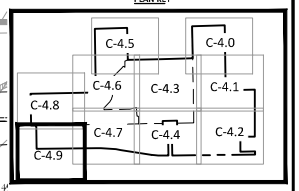
SHEET
C-4.8



PLAN KEY



LEGEND

- PROJECT BOUNDARY
- GRADING LIMITS
- STORM PIPES
- B-1 BORING LOCATION
- FOOT TYPE 'G' INLET
- FOOT TYPE 'S' INLET
- STORM MANHOLE
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(IN FEET)
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REVISION
DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

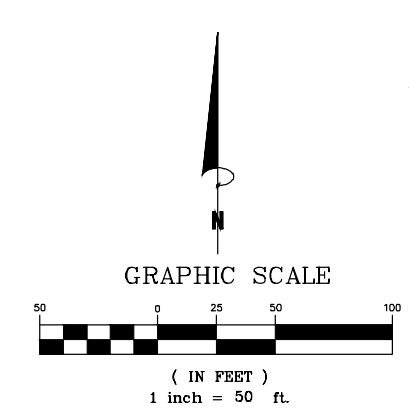
SHEET
C-4.9

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	FDOT TYPE 'C' INLET TOP = 79.50 S INV = 66.62 NW INV = 66.62
A-2	STORM MANHOLE TOP = 81.16 W INV = 66.76 SE INV = 75.00 N INV = 66.76
A-3	FDOT TYPE '6' INLET TOP = 81.11 W INV = 66.83 S INV = 75.75 E INV = 66.83
A-3A	FDOT TYPE '6' INLET TOP = 80.99 N INV = 76.00
A-4	STORM MANHOLE TOP = 82.34 W INV = 67.00 S INV = 69.86 E INV = 67.00
A-5	STORM MANHOLE TOP = 79.28 W INV = 67.19 E INV = 67.19
A-6	FDOT TYPE '6' INLET TOP = 79.20 SW INV = 67.27 SE INV = 71.80 NW INV = 71.80 E INV = 67.27
A-6A	FDOT TYPE 'E' INLET TOP = 77.50 SE INV = 73.50
A-7	STORM MANHOLE TOP = 79.30 W INV = 67.32 NE INV = 67.32
A-8	STORM MANHOLE TOP = 81.23 N INV = 67.43 S INV = 72.24 E INV = 67.43
A-9	FDOT TYPE 'V' INLET TOP = 79.47 NW INV = 67.59 W INV = 75.36 S INV = 67.59
A-9A	FDOT TYPE 'V' INLET TOP = 79.47 E INV = 75.44
A-10	STORM MANHOLE TOP = 79.99 W INV = 67.67 N INV = 73.25 SE INV = 67.67
A-11	FDOT TYPE '6' INLET TOP = 79.39 W INV = 67.78 S INV = 67.00 E INV = 67.78
A-11A	FDOT TYPE '6' INLET TOP = 79.27 N INV = 67.20
A-12	STORM MANHOLE TOP = 79.39 W INV = 67.92 S INV = 68.40 E INV = 67.92
A-13	FDOT TYPE '6' INLET TOP = 79.33 W INV = 67.99 S INV = 70.80 E INV = 67.99
A-13A	FDOT TYPE '6' INLET TOP = 79.33 N INV = 71.00
A-14	FDOT TYPE '6' INLET TOP = 81.91 W INV = 68.39 SE INV = 71.80 N INV = 78.00 E INV = 68.39
A-14A	FDOT TYPE '6' INLET TOP = 81.92 NW INV = 72.00
A-14B	STORM MANHOLE TOP = 81.17 W INV = 68.14 N INV = 75.00 E INV = 68.14
A-15	STORM MANHOLE TOP = 83.27 S INV = 68.50 W INV = 77.20 E INV = 68.50
A-16	STORM MANHOLE TOP = 81.08 W INV = 68.33 N INV = 68.33
A-17	STORM MANHOLE TOP = 79.07 E INV = 68.17 SW INV = 68.17
A-18	FDOT TYPE 'E' INLET TOP = 79.25 NE INV = 68.15 SW INV = 68.15
A-19	FDOT TYPE '6' INLET TOP = 84.18 SW INV = 78.39 E INV = 78.39
A-19A	FDOT TYPE '6' INLET TOP = 84.30 NE INV = 78.50
A-20	FDOT TYPE 'V' INLET TOP = 78.06 E INV = 68.72 N INV = 68.72
A-20A	FDOT TYPE 'V' INLET TOP = 77.77 W INV = 68.85
A-21	STORM MANHOLE TOP = 80.48 S INV = 74.34 E INV = 74.34 N INV = 74.34
A-21A	FDOT TYPE 'E' INLET TOP = 78.00 W INV = 74.50
A-22	FDOT TYPE 'V' INLET TOP = 80.30 W INV = 74.80 N INV = 74.80
A-23	FDOT TYPE 'V' INLET TOP = 80.30 W INV = 74.90 E INV = 74.90
A-24	FDOT TYPE 'C' INLET TOP = 79.75 N INV = 75.10 S INV = 75.10 E INV = 75.10
A-25	FDOT TYPE 'C' INLET TOP = 81.50 S INV = 75.70 N INV = 75.70
A-26	FDOT TYPE 'C' INLET TOP = 81.63 N INV = 76.30
A-27	FDOT TYPE 'C' INLET TOP = 78.88 N INV = 75.35 S INV = 75.35
A-28	FDOT TYPE 'C' INLET TOP = 79.00 S INV = 75.60
A-29	FDOT TYPE '5' INLET TOP = 83.00 S INV = 70.25 W INV = 70.25 N INV = 70.25
A-29A	FDOT TYPE '5' INLET TOP = 83.00 E INV = 70.50
A-30	FDOT TYPE '5' INLET TOP = 82.20 S INV = 72.74 W INV = 74.20 N INV = 72.74
A-30A	FDOT TYPE '5' INLET TOP = 82.20 SW INV = 74.25 E INV = 74.25
A-30B	FDOT TYPE 'C' INLET TOP = 77.00 NE INV = 74.35
A-31	FDOT TYPE '6' INLET TOP = 80.72 S INV = 72.93 W INV = 74.64 N INV = 72.93
A-31A	FDOT TYPE '6' INLET TOP = 80.72 E INV = 74.84
A-32	FDOT TYPE '6' INLET TOP = 81.93 W INV = 76.87 N INV = 76.87
A-32A	FDOT TYPE '6' INLET TOP = 81.94 E INV = 77.00
A-33	FDOT TYPE '6' INLET TOP = 79.21 SW INV = 73.00 NW INV = 73.00
A-34	FDOT TYPE 'E' INLET TOP = 77.50 NE INV = 73.25
A-35	FDOT TYPE '5' INLET TOP = 82.28 E INV = 77.00 NW INV = 76.00
A-35A	FDOT TYPE '5' INLET TOP = 82.28 W INV = 77.20
A-36	FDOT TYPE '6' INLET TOP = 79.28 S INV = 73.66
B-1	FDOT TYPE 'E' INLET TOP = 75.32 SE INV = 73.00 SEE DETAIL SHEET C-8.2
B-2	STORM MANHOLE TOP = 76.29 SW INV = 69.02 NW INV = 69.02
B-2A	FDOT TYPE 'E' INLET TOP = 72.50 SE INV = 68.95 E / W 6" SLOT ELEV = 70.00
B-3	FDOT TYPE 'C' INLET TOP = 80.37 S INV = 69.11 NE INV = 69.11
B-3A	STORM MANHOLE TOP = 83.85 S INV = 69.35 N INV = 69.35
B-4	STORM MANHOLE TOP = 81.50 E INV = 69.59 N INV = 69.59
B-5	STORM MANHOLE TOP = 80.04 E INV = 69.75 W INV = 69.75
B-6	STORM MANHOLE TOP = 80.62 S INV = 69.97 W INV = 69.97
B-7	FDOT TYPE 'E' INLET TOP = 77.95 N INV = 70.00 SEE DETAIL SHEET C-8.2
C-1	FDOT TYPE 'H' INLET TOP = 76.00 N INV = 70.10 S INV = 70.10
C-1A	STORM MANHOLE TOP = 77.00 N INV = 69.70 S INV = 70.00 W INV = 69.70
C-2	FDOT TYPE '5' INLET TOP = 79.43 N INV = 73.60 W INV = 72.82 S INV = 70.00
C-2A	FDOT TYPE '5' INLET TOP = 79.43 S INV = 73.68
C-3	STORM MANHOLE TOP = 81.04 W INV = 73.99 E INV = 73.99
C-4	FDOT TYPE '6' INLET TOP = 79.80 NW INV = 74.29 NE INV = 75.13 E INV = 74.29
C-4A	FDOT TYPE '6' INLET TOP = 79.99 SW INV = 75.19
C-5	STORM MANHOLE TOP = 80.04 W INV = 74.45 SE INV = 74.45
C-6	STORM MANHOLE TOP = 81.39 W INV = 75.29 N INV = 75.29 E INV = 74.79
C-7	FDOT TYPE '5' INLET TOP = 82.92 E INV = 77.25 S INV = 75.44
C-7A	FDOT TYPE '5' INLET TOP = 82.92 W INV = 77.50
C-8	FDOT TYPE '6' INLET TOP = 81.07 N INV = 75.50 E INV = 75.50
C-8A	FDOT TYPE '6' INLET TOP = 80.94 S INV = 75.75
D-1A	FDOT TYPE 'C' INLET TOP = 74.40 SE INV = 71.50
D-1B	FDOT TYPE 'C' INLET TOP = 75.98 S INV = 68.90 NE INV = 68.50 NW INV = 71.00
D-1C	FDOT TYPE 'C' INLET TOP = 75.00 NE INV = 72.20
D-2	FDOT TYPE 'E' INLET TOP = 76.00 S INV = 69.20 N INV = 69.20 SEE DETAIL SHEET C-8.2
D-3	FDOT TYPE '6' INLET TOP = 76.11 W INV = 69.40 E INV = 69.40 N INV = 69.40
D-3A	FDOT TYPE '6' INLET TOP = 76.12 E INV = 69.50
D-4	FDOT TYPE '6' INLET TOP = 76.31 E INV = 69.55 W INV = 69.55
D-4A	FDOT TYPE '6' INLET TOP = 76.31 W INV = 69.60
D-5	FDOT TYPE 'C' INLET TOP = 76.80 SW INV = 70.00
D-6	STORM MANHOLE (7' DIA) TOP = 77.57 S INV = 69.56 NE INV = 69.56 W INV = 69.56
D-7	STORM MANHOLE TOP = 76.62 S INV = 70.01 N INV = 70.01
D-8	FDOT TYPE '6' INLET TOP = 78.18 S INV = 72.50 W INV = 70.20 E INV = 73.09 N INV = 70.20
D-8A	FDOT TYPE '6' INLET TOP = 78.20 N INV = 72.75
D-8B	STORM MANHOLE TOP = 78.57 E INV = 73.35 W INV = 73.35
D-9	STORM MANHOLE TOP = 82.52 W INV = 72.20 N INV = 75.47 S INV = 70.61 E INV = 70.61
D-10	STORM MANHOLE TOP = 80.48 S INV = 71.19 N INV = 71.19
D-11	FDOT TYPE '5' INLET TOP = 79.49 E INV = 73.73 W INV = 71.67 N INV = 71.67
D-11A	FDOT TYPE '5' INLET TOP = 79.51 E INV = 71.80 W INV = 73.87
D-11B	FDOT TYPE 'C' INLET TOP = 77.00 W INV = 71.92
D-11C	FDOT TYPE 'C' INLET TOP = 77.00 E INV = 71.79
D-12	FDOT TYPE '5' INLET TOP = 82.23 W INV = 72.94 S INV = 74.70 E INV = 72.94
D-12A	FDOT TYPE '5' INLET TOP = 82.23 N INV = 75.00
D-13	FDOT TYPE '6' INLET TOP = 80.23 E INV = 75.00
D-15	FDOT TYPE '5' INLET TOP = 78.86 E INV = 73.61 S INV = 73.30 W INV = 73.61
D-15A	FDOT TYPE '5' INLET TOP = 78.86 N INV = 73.50
D-16	FDOT TYPE '6' INLET TOP = 78.05 W INV = 73.83
D-17	FDOT TYPE '5' INLET TOP = 83.24 E INV = 75.80 S INV = 75.80
D-17A	FDOT TYPE '5' INLET TOP = 83.24 W INV = 76.00
D-18	FDOT TYPE 'E' INLET TOP = 72.25 W INV = 68.00 SUMP = 66.50
D-19	FDOT TYPE 'E' INLET TOP = 73.05 E INV = 68.80 SUMP = 67.30
E-1	FDOT TYPE 'E' INLET TOP = 74.58 W INV = 68.00
E-2	STORM MANHOLE TOP = 81.86 W INV = 68.06 E INV = 68.06
E-2A	STORM MANHOLE TOP = 80.56 W INV = 68.22 E INV = 68.22
E-3	STORM MANHOLE TOP = 79.82 W INV = 68.39 E INV = 68.39 N INV = 68.39
E-4	STORM MANHOLE TOP = 79.14 S INV = 69.88 N INV = 70.46 W INV = 73.25
E-4A	STORM MANHOLE TOP = 81.93 S INV = 69.12 N INV = 69.12
E-5	STORM MANHOLE TOP = 79.51 E INV = 72.40 S INV = 72.40
E-5A	STORM MANHOLE TOP = 78.29 N INV = 71.46 S INV = 71.46
E-6	STORM MANHOLE TOP = 79.58 N INV = 72.75 W INV = 72.75
E-7	FDOT TYPE 'C' INLET TOP = 76.00 S INV = 73.00 WEIR ELEV = 74.50 SEE DETAIL SHEET C-8.2
E-9	STORM MANHOLE TOP = 81.66 W INV = 68.62 E INV = 68.62
E-10	STORM MANHOLE TOP = 83.71 W INV = 68.78 E INV = 68.78
E-11	STORM MANHOLE TOP = 83.86 W INV = 69.72 E INV = 69.72
E-12	STORM MANHOLE TOP = 85.06 W INV = 70.59 E INV = 70.59
E-13	STORM MANHOLE TOP = 79.98 NW INV = 71.32 N INV = 72.00 E INV = 71.12
E-14	STORM MANHOLE TOP = 82.38 SW INV = 72.58 SE INV = 72.58
E-15	STORM MANHOLE TOP = 82.02 NW INV = 72.65 NE INV = 72.65
E-16	FDOT TYPE 'H' INLET TOP = 78.00 NW INV = 70.00 SE INV = 72.75 SEE DETAIL SHEET C-8.2
E-17	STORM MANHOLE TOP = 78.50 NW INV = 70.00 NE INV = 72.00 SW INV = 72.00 SE INV = 70.00
E-17A	FDOT TYPE 'C' INLET TOP = 78.00 NE INV = 74.00
E-17B	FDOT TYPE 'C' INLET TOP = 80.12 SW INV = 74.00
E-18	STORM MANHOLE TOP = 78.80 N INV = 70.00 SW INV = 67.90 SE INV = 70.00 NE INV = 69.30
E-19	STORM MANHOLE TOP = 79.02 W INV = 70.00 S INV = 71.00
E-20	FDOT TYPE 'E' INLET TOP = 79.27 E INV = 71.00
E-21	FDOT TYPE '6' INLET TOP = 80.15 W INV = 69.30 NE INV = 68.00
E-22	STORM MANHOLE TOP = 81.04 S INV = 69.59 NW INV = 69.59 E INV = 69.59
E-23	FDOT TYPE '5' INLET TOP = 81.59 W INV = 69.88 N INV = 69.88 SE INV = 69.88
E-23A	FDOT TYPE '5' INLET TOP = 81.68 S INV = 70.02
E-23B	STORM MANHOLE TOP = 84.22 W INV = 71.26 E INV = 71.26
E-24	FDOT TYPE '5' INLET TOP = 83.57 NW INV = 74.15 W INV = 72.47 E INV = 72.47
E-24A	FDOT TYPE '5' INLET TOP = 83.25 SE INV = 74.35
E-25	FDOT TYPE '6' INLET TOP = 82.23 W INV = 75.90 E INV = 73.22
E-25A	FDOT TYPE 'C' INLET TOP = 80.50 E INV = 76.00
E-26	STORM MANHOLE TOP = 84.62 W INV = 70.09 S INV = 75.96 E INV = 75.00 N INV = 70.09
E-27	FDOT TYPE '5' INLET TOP = 81.81 W INV = 71.61 S INV = 76.30 E INV = 71.61
E-27A	FDOT TYPE '5' INLET TOP = 81.81 N INV = 76.50
E-28	FDOT TYPE '6' INLET TOP = 79.86 S INV = 72.23 W INV = 72.23 E INV = 72.23
E-28A	FDOT TYPE '6' INLET TOP = 79.85 N INV = 72.33
E-29	STORM MANHOLE TOP = 79.83 W INV = 72.52 S INV = 72.52 E INV = 72.52
E-29A	STORM MANHOLE TOP = 80.92 N INV = 73.50 E INV = 73.50
E-29B	FDOT TYPE 'C' INLET TOP = 79.00 S INV = 74.00
E-30	FDOT TYPE 'E' INLET TOP = 77.50 N INV = 73.50
E-31	FDOT TYPE '5' INLET TOP = 83.47 W INV = 76.54 N INV = 76.54
E-31A	FDOT TYPE '5' INLET TOP = 83.47 E INV = 76.65
E-32	FDOT TYPE 'E' INLET TOP = 77.50 E INV = 73.50 S INV = 73.10 N INV = 73.10 SEE DETAIL SHEET C-8.2
E-33	FDOT TYPE 'C' INLET TOP = 80.00 E INV = 72.60 S INV = 72.60
E-34	FDOT TYPE 'C' INLET TOP = 75.52 W INV = 73.50 BOT ELEV = 72.00 SEE DETAIL SHEET C-8.2
E-35	STORM MANHOLE TOP = 82.07 E INV = 75.74 W INV = 75.74
E-36	FDOT TYPE '6' INLET TOP = 82.06 SE INV = 76.40 W INV = 76.00
E-36A	FDOT TYPE '6' INLET TOP = 81.98 NW INV = 76.50
F-1	FDOT TYPE 'E' INLET TOP = 79.85 S INV = 71.00 W INV = 66.00
F-2	FDOT TYPE '6' INLET TOP = 83.67 E INV = 72.36 SW INV = 77.00 N INV = 72.36
F-2A	FDOT TYPE '6' INLET TOP = 83.70 NE INV = 77.50
F-3	STORM MANHOLE TOP = 83.75 E INV = 75.64 S INV = 73.00 W INV = 72.64
F-4	FDOT TYPE '6' INLET TOP = 79.91 E INV = 73.50 S INV = 73.31 SW INV = 74.90 N INV = 73.31
F-4A	FDOT TYPE '6' INLET TOP = 79.91 SE INV = 74.90 W INV = 73.60
F-4B	FDOT TYPE 'E' INLET TOP = 79.25 NW INV = 75.00
F-4C	FDOT TYPE 'E' INLET TOP = 79.25 NE INV = 75.00
F-7	STORM MANHOLE TOP = 82.84 W INV = 73.49 E INV = 75.40 N INV = 73.49
F-8	FDOT TYPE '6' INLET TOP = 83.35 W INV = 73.52 S INV = 76.96 E INV = 73.52
F-8A	FDOT TYPE '6' INLET TOP = 83.48 N INV = 77.16
F-9	STORM MANHOLE TOP = 85.29 W INV = 73.91 E INV = 73.91
F-10	FDOT TYPE '6' INLET TOP = 81.40 W INV = 74.28 S INV = 74.28 N INV = 73.80 E INV = 74.28
F-10A	FDOT TYPE '6' INLET TOP = 81.41 S INV = 73.90 N INV = 74.38
F-10B	FDOT TYPE 'C' INLET TOP = 79.50 N INV = 74.03
F-10C	FDOT TYPE 'C' INLET TOP = 79.25 S INV = 73.93
F-11	FDOT TYPE '5' INLET TOP = 83.82 W INV = 74.56 SW INV = 75.38 E INV = 74.56
F-11A	FDOT TYPE '5' INLET TOP = 84.09 NE INV = 75.44
F-12	FDOT TYPE '5' INLET TOP = 84.96 W INV = 74.89 SW INV = 76.39 E INV = 75.10
F-12A	FDOT TYPE '5' INLET TOP = 84.80 NE INV = 76.54
F-12B	STORM MANHOLE TOP = 83.80 N INV = 75.20 W INV = 76.21 E INV = 75.20
F-13	FDOT TYPE '6' INLET TOP = 84.14 S INV = 76.31 E INV = 76.31
F-13A	FDOT TYPE '6' INLET TOP = 84.11 W INV = 76.31 N INV = 76.41
F-13B	STORM MANHOLE TOP = 84.80 W INV = 76.68 E INV = 76.68
F-13C	FDOT TYPE 'E' INLET TOP = 81.00 E INV = 77.00
F-14	FDOT TYPE '6' INLET TOP = 82.34 E INV = 75.40 SW INV = 75.60 S INV = 75.40
F-14A	FDOT TYPE '6' INLET TOP = 82.31 E INV = 75.50 W INV = 75.50
F-14B	FDOT TYPE 'E' INLET TOP = 79.00 W INV = 75.60
F-14C	FDOT TYPE 'E' INLET TOP = 82.00 NE INV = 76.00
F-15	FDOT TYPE '5' INLET TOP = 83.79 S INV = 75.75 W INV = 75.60
F-15A	FDOT TYPE '5' INLET TOP = 83.79 S INV = 75.80 N INV = 75.80
F-15B	FDOT TYPE 'E' INLET TOP = 79.25 N INV = 76.10
F-16	FDOT TYPE '5' INLET TOP = 82.70 S INV = 77.10 W INV = 76.36
F-16A	FDOT TYPE '5' INLET TOP = 82.72 N INV = 77.30
F-17	STORM MANHOLE TOP = 81.69 W INV = 73.10 S INV = 76.52 N INV = 73.10
F-18	FDOT TYPE '6' INLET TOP = 79.57 S INV = 74.10 E INV = 74.10
F-18A	FDOT TYPE '6' INLET TOP = 79.45 N INV = 74.50
F-19	FDOT TYPE '6' INLET TOP = 79.76 W INV = 73.80 S INV = 74.47 E INV = 73.80
F-19A	FDOT TYPE '6' INLET TOP = 79.76 N INV = 74.60
F-20	STORM MANHOLE TOP = 80.77 N INV = 75.24 W INV = 73.51 E INV = 73.51
F-21	FDOT TYPE '5' INLET TOP = 81.15 W INV = 75.35 S INV = 75.35
F-21A	FDOT TYPE '5' INLET TOP = 81.15 E INV = 75.45
F-22	FDOT TYPE '6' INLET TOP = 80.68 S INV = 75.50 W INV = 73.45 E INV = 73.45
F-22A	FDOT TYPE '6' INLET TOP = 80.85 N INV = 76.00
F-23	STORM MANHOLE TOP = 80.75 N INV = 75.65 W INV = 73.39 E INV = 73.39
F-24	FDOT TYPE 'E' INLET TOP = 79.50 S INV = 75.70
G-1	FDOT TYPE 'C' INLET TOP = 77.25 E INV = 64.30 W INV = 64.30
G-2	FDOT TYPE 'E' INLET TOP = 78.00 S INV = 65.50 W INV = 64.50 N INV = 73.20 SEE DETAIL SHEET C-8.2
G-3	STORM MANHOLE TOP = 81.18 E INV = 65.70 W INV = 68.00 N INV = 65.70
G-4	STORM MANHOLE TOP = 81.89 N INV = 69.21 S INV = 75.29 W INV = 66.02
G-4A	FDOT TYPE '6' INLET TOP = 80.89 N INV = 68.80
G-5	FDOT TYPE 'V' INLET TOP = 77.73 E INV = 73.70 S INV = 70.61
G-5A	FDOT TYPE 'V' INLET TOP = 77.73 W INV = 73.81
G-5B	FDOT TYPE 'V' INLET TOP = 79.20 N INV = 69.99 S INV = 69.99 E INV = 75.13
G-5C	FDOT TYPE 'V' INLET TOP = 79.20 W INV = 75.04
G-6	FDOT TYPE 'V' INLET TOP = 81.17 N INV = 75.90 E INV = 75.90
G-6A	FDOT TYPE 'V' INLET TOP = 81.17 W INV = 76.00
G-7	FDOT TYPE 'E' INLET TOP = 79.00 NE INV = 68.74 SE INV = 75.00 SE SLOT ELEV = 78.00 SUMP ELEV = 67.74
G-8	STORM MANHOLE TOP = 83.84 NW INV = 68.93 SW INV = 68.93
G-9	STORM MANHOLE TOP = 81.81 N INV = 69.21 SE INV = 69.21
G-10	FDOT TYPE '6' INLET TOP = 80.10 W INV = 69.89 S INV = 69.89
G-10A	FDOT TYPE '6' INLET TOP = 80.10 E INV = 70.00
G-11	FDOT TYPE '6' INLET TOP = 80.89 S INV = 68.60 E INV = 68.60
H-1	STORM MANHOLE TOP = 83.54 NW INV = 70.00 SE INV = 68.50
H-2	FDOT TYPE '5' INLET TOP = 85.84 NE INV = 71.67 NW INV = 80.30 SE INV = 71.67
H-2A	FDOT TYPE '5' INLET TOP = 85.84 SE INV = 80.50
H-3	STORM MANHOLE TOP = 84.93 NE INV = 72.00 NW INV = 76.90 SW INV = 72.00
H-4	FDOT TYPE '6' INLET TOP = 84.64 NE INV = 72.38 SW INV = 72.38 NW INV = 78.32
H-4A	FDOT TYPE 'C' INLET TOP = 84.72 SE INV = 78.50
H-5	STORM MANHOLE TOP = 84.83 NE INV = 72.92 SW INV = 72.92
H-6	FDOT TYPE '5' INLET TOP = 85.71 W INV = 80.58 N INV = 73.09 SW INV = 73.09
H-6A	FDOT TYPE '5' INLET TOP = 85.58 E INV = 80.68
H-7	STORM MANHOLE TOP = 84.25 E INV = 78.20 W INV = 75.20 S INV = 75.20
H-7A	FDOT TYPE '5' INLET TOP = 85.49 N INV = 74.43 W INV = 78.61 S INV = 74.43
H-7B	FDOT TYPE '5' INLET TOP = 85.49 E INV = 80.36
H-8	FDOT TYPE '6' INLET TOP = 84.19 N INV = 75.41 E INV = 75.41
H-8A	FDOT TYPE '6' INLET TOP = 84.10 S INV = 75.52
H-9	FDOT TYPE '6' INLET TOP = 83.53 W INV = 78.74
H-10	STORM MANHOLE TOP = 83.91 N INV = 77.31 NE INV = 77.80 SE INV = 77.31
H-10A	FDOT TYPE 'C' INLET TOP = 80.50 SW INV = 77.90
H-11	FDOT TYPE '6' INLET TOP = 82.61 E INV = 77.85 S INV = 78.17
H-11A	FDOT TYPE '6' INLET TOP = 82.61 W INV = 77.96
H-12	FDOT TYPE 'C' INLET TOP = 80.00 E INV = 70.00
H-13	FDOT TYPE '6' INLET TOP = 81.35 NW INV = 76.50 NE INV = 76.50 S INV = 76.58
H-13A	FDOT TYPE '6' INLET TOP = 81.34 SE INV = 76.65
H-14	FDOT TYPE '5' INLET TOP = 82.12 NW INV = 76.88 SW INV = 76.88
H-14A	FDOT TYPE '5' INLET TOP = 82.16 SE INV = 76.90
H-15	FDOT TYPE '6' INLET TOP = 80.21 S INV = 75.69 N INV = 75.60
H-15A	FDOT TYPE '6' INLET TOP = 80.21 N INV = 75.79
YD-1	STORM YARD DRAIN TOP = 80.50 S INV = 79.10
YD-2	STORM YARD DRAIN TOP = 80.00 NW INV = 77.00
YD-3	24" YARD DRAIN TOP = 83.00 S INV = 78.50
YD-4	24" YARD DRAIN TOP = 79.00 S INV = 75.50



FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00007350

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

REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PAVING, GRADING & DRAINAGE PLAN

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

SHEET
C-4.10

SANITARY SEWER SCHEDULE

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

	8" DIA. WETWELL TOP = 80.70 W INV = 62.49 SEE UTILITY DETAILS SHEET C-9.5	S-15	SANITARY MANHOLE TOP = 80.25 E INV = 62.53	S-30	SANITARY MANHOLE TOP = 82.39 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 = 81.49 W INV = 74.55 E INV = 74.47
1S-1			SANITARY MANHOLE TOP = 80.99 W INV = 75.80						
	SANITARY MANHOLE TOP = 80.25 N INV = 62.63 E INV = 62.53	S-16		S-31	SANITARY MANHOLE TOP = 83.32 W INV = 76.29 E INV = 76.19	S-46	SANITARY MANHOLE TOP = 81.82 SW INV = 71.78	S-61	SANITARY MANHOLE TOP = 80.55 E INV = 75.88
S-1			SANITARY MANHOLE TOP = 82.86 S INV = 67.06 N INV = 66.96						SANITARY MANHOLE TOP = 81.47 W INV = 75.02 S INV = 74.92
	DROP SANITARY MANHOLE TOP = 79.95 E INV = 62.91	S-17		S-32	SANITARY MANHOLE TOP = 83.97 E INV = 77.50	S-47	SANITARY MANHOLE TOP = 82.57 N INV = 72.29 S INV = 72.19	S-62	
S-2			SANITARY MANHOLE TOP = 82.59 SE INV = 68.44 W INV = 68.44 N INV = 68.34	S-33	SANITARY MANHOLE TOP = 79.31 W INV = 74.30				SANITARY MANHOLE TOP = 84.46 W INV = 76.40 E INV = 76.30
	SANITARY MANHOLE TOP = 80.83 E INV = 64.03	S-18	SANITARY MANHOLE TOP = 82.05 E INV = 68.68 NW INV = 68.58	S-34	SANITARY MANHOLE TOP = 80.79 W INV = 73.20 E INV = 73.10	S-48	SANITARY MANHOLE TOP = 86.05 NE INV = 73.87 S INV = 73.77	S-63	
S-3	N INV = 69.50 W INV = 63.93 DROP MANHOLE	S-19							SANITARY MANHOLE TOP = 82.33 E INV = 77.80
	SANITARY MANHOLE TOP = 82.33 E INV = 64.96		SANITARY MANHOLE TOP = 78.13 E INV = 70.02	S-35	SANITARY MANHOLE TOP = 83.14 NW INV = 74.27 E INV = 74.17	S-49	SANITARY MANHOLE TOP = 85.00 NW INV = 74.53 NE INV = 74.51 SW INV = 74.41	S-64	
S-4	W INV = 64.86	S-20	W INV = 69.92						SANITARY MANHOLE TOP = 80.91 S INV = 70.26 N INV = 70.16
	SANITARY MANHOLE TOP = 82.00 N INV = 65.89		SANITARY MANHOLE TOP = 78.31 N INV = 71.60	S-36	SANITARY MANHOLE TOP = 81.73 N INV = 74.84 SE INV = 74.74	S-50	SANITARY MANHOLE TOP = 83.81 N INV = 75.17 SE INV = 75.07	S-65	
S-5	S INV = 65.89 W INV = 65.79	S-21	W INV = 71.50						SANITARY MANHOLE TOP = 84.30 E INV = 78.88 W INV = 73.79 N INV = 73.69
	SANITARY MANHOLE TOP = 81.75		SANITARY MANHOLE TOP = 76.69	S-37	SANITARY MANHOLE TOP = 80.80 S INV = 76.33	S-51	SANITARY MANHOLE TOP = 82.51 N INV = 76.15	S-66	
S-6	E INV = 70.60 N INV = 70.60 S INV = 70.50	S-22	S INV = 72.90				S INV = 76.05	S-67	SANITARY MANHOLE TOP = 84.31 W INV = 74.92 E INV = 74.82
			SANITARY MANHOLE TOP = 80.11 E INV = 73.30	S-38	SANITARY MANHOLE TOP = 81.70 W INV = 64.60 E INV = 64.50	S-52	SANITARY MANHOLE TOP = 88.28 W INV = 77.72 E INV = 77.72 S INV = 77.62	S-68	SANITARY MANHOLE TOP = 85.65 W INV = 75.91 E INV = 75.81
S-7	SANITARY MANHOLE TOP = 81.49 N INV = 72.22 E INV = 71.89 W INV = 71.79	S-23	SANITARY MANHOLE TOP = 81.37 N INV = 71.15 S INV = 71.05	S-39	SANITARY MANHOLE TOP = 83.59 W INV = 65.55 E INV = 65.45	S-53	SANITARY MANHOLE TOP = 83.46 W INV = 79.30	S-69	SANITARY MANHOLE TOP = 81.48 W INV = 77.17 E INV = 77.07
S-8	SANITARY MANHOLE TOP = 80.22 E INV = 72.79 W INV = 72.74	S-24	SANITARY MANHOLE TOP = 81.53 N INV = 72.73 S INV = 72.63	S-40	SANITARY MANHOLE TOP = 83.82 S INV = 65.81 W INV = 65.81 E INV = 65.71 DROP MANHOLE	S-54	SANITARY MANHOLE TOP = 88.78 E INV = 81.00	S-70	SANITARY MANHOLE TOP = 85.58 W INV = 78.82 E INV = 78.72
S-9	SANITARY MANHOLE TOP = 80.83 E INV = 74.04 W INV = 73.94	S-25					SANITARY MANHOLE TOP = 85.02 N INV = 78.47 SW INV = 78.37	S-71	SANITARY MANHOLE TOP = 84.10 W INV = 79.87 E INV = 79.77
S-10	SANITARY MANHOLE TOP = 81.23 W INV = 76.24	S-27	SANITARY MANHOLE TOP = 78.48 N INV = 71.28 S INV = 71.18	S-41	SANITARY MANHOLE TOP = 83.66 W INV = 66.06 E INV = 65.96	S-55	SANITARY MANHOLE TOP = 85.68 N INV = 78.97 S INV = 78.87	S-72	SANITARY MANHOLE TOP = 85.22 E INV = 81.00
S-11	SANITARY MANHOLE TOP = 83.67 N INV = 72.92 S INV = 72.82	S-28	SANITARY MANHOLE TOP = 79.34 S INV = 74.05	S-42	SANITARY MANHOLE TOP = 83.99 W INV = 66.85 E INV = 66.75	S-56	SANITARY MANHOLE TOP = 85.52 S INV = 80.30	S-73	SANITARY MANHOLE TOP = 85.31 W INV = 80.16
S-12	SANITARY MANHOLE TOP = 81.13 S INV = 74.50	S-29	SANITARY MANHOLE TOP = 82.00 N INV = 70.06 W INV = 70.81 S INV = 69.96	S-43	SANITARY MANHOLE TOP = 85.10 W INV = 67.89 E INV = 67.79	S-57	SANITARY MANHOLE TOP = 81.84 W INV = 71.88 NE INV = 71.78		
S-13	SANITARY MANHOLE TOP = 83.49 N INV = 74.04 S INV = 73.94		SANITARY MANHOLE TOP = 79.66 E INV = 73.72 W INV = 73.72 S INV = 73.32	S-44	SANITARY MANHOLE TOP = 80.00 NW INV = 69.41 E INV = 69.31	S-58	SANITARY MANHOLE TOP = 84.70 W INV = 73.26 N INV = 73.72 E INV = 73.16	S-59	
S-14	SANITARY MANHOLE TOP = 82.35 E INV = 75.14 W INV = 75.14 S INV = 75.04								

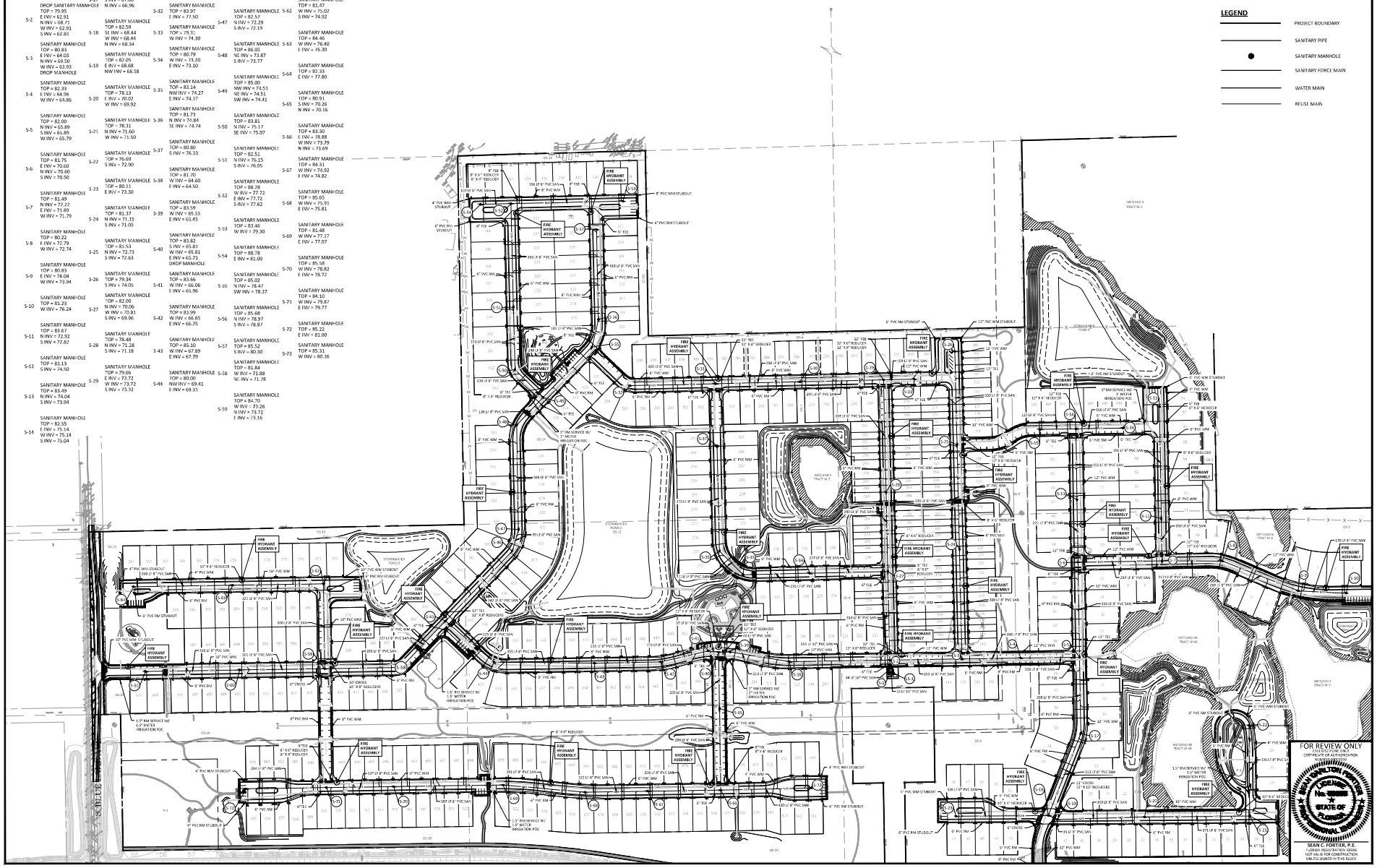
GRAPHIC SCALE

180 0 90 180 360

(IN FEET)
1 inch = 180 ft.

LEGEND

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



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KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7980 FAX (407) 895-1488

REVISION | DATE

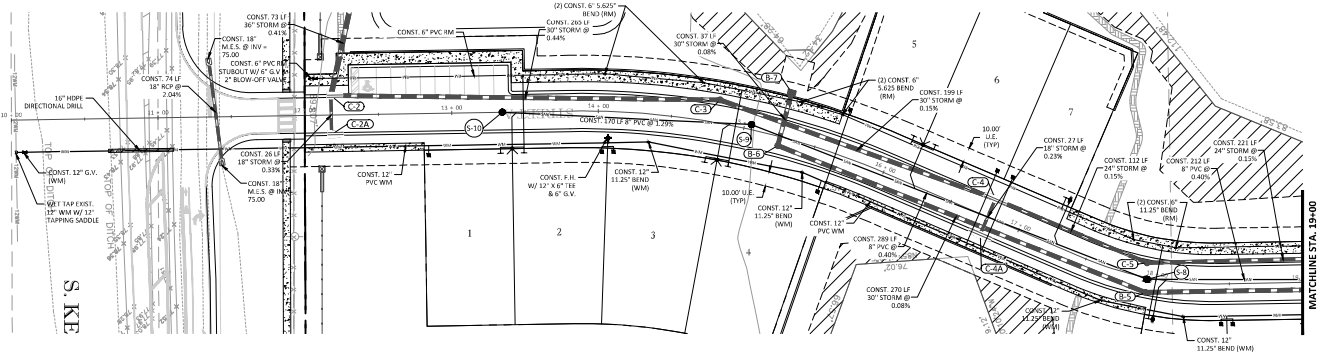
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

OVERALL UTILITY PLAN

DRAWN: ejm
DESIGN: RWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

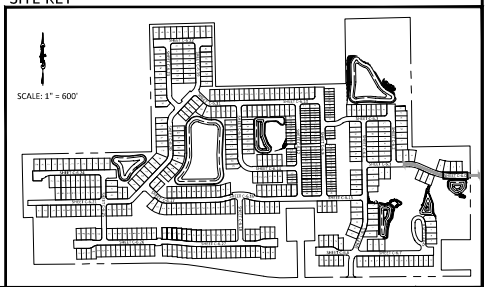
SHEET
C-5.0

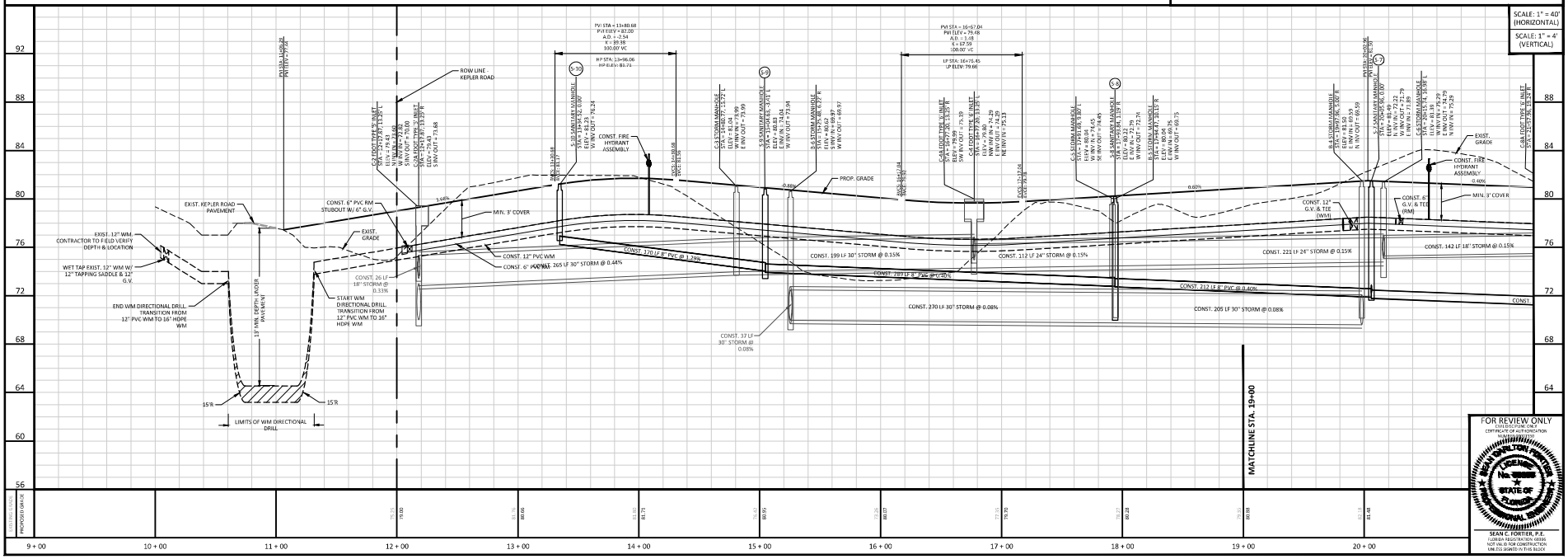


LEGEND

- RIGHT OF WAY
- UTILITY EASEMENT
- WATER MAIN (PUBLIC)
- REUSE MAIN (PUBLIC)
- F.H. FIRE HYDRANT ASSEMBLY
- G.V. GATE VALVE
- A.R.V. AIR RELEASE VALVE
- SANITARY MANHOLE
- STORM PIPE
- STORM MANHOLE
- STORM INLET
- B-15 BORING LOCATION

SITE KEY





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1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1486

REVISION
DATE

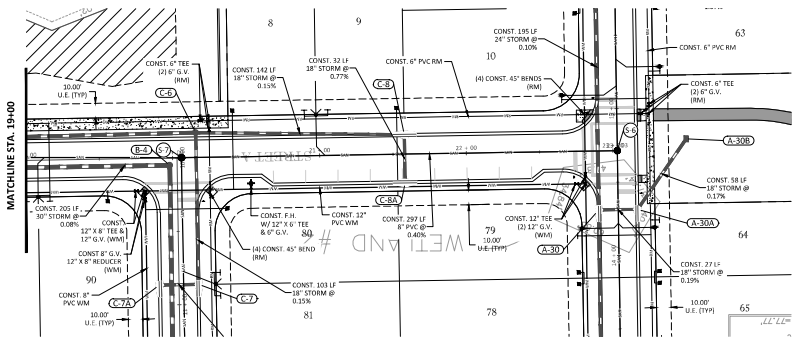
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET A)

DRAWN: DPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

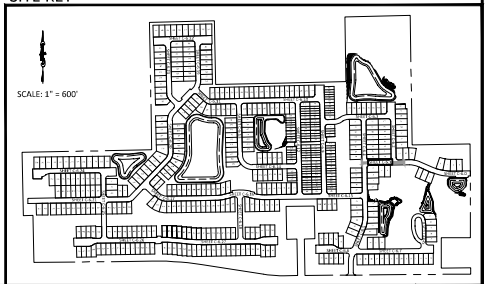
SHEET
C-6.0

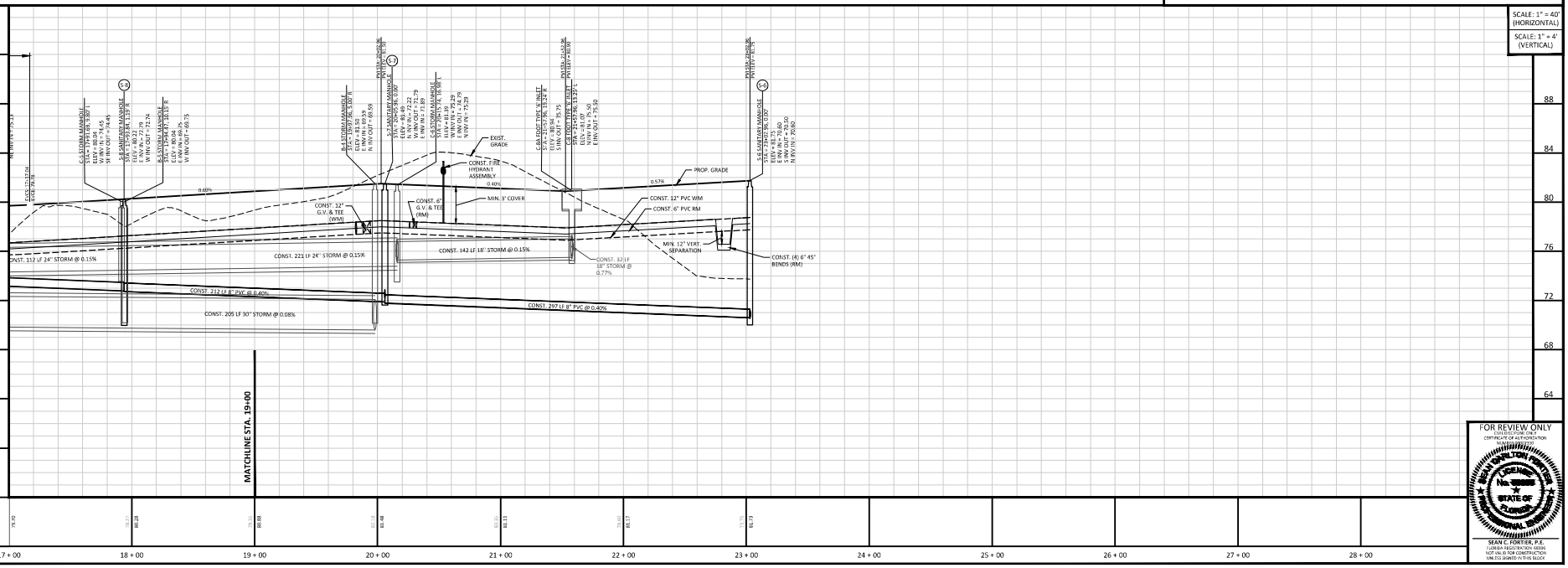


LEGEND

- RIGHT OF WAY
- UTILITY EASEMENT
- WATER MAIN (PUBLIC)
- REUSE MAIN (PUBLIC)
- F.H. FIRE HYDRANT ASSEMBLY
- G.V. GATE VALVE
- A.R.V. AIR RELEASE VALVE
- SANITARY MANHOLE
- STORM PIPE
- STORM MANHOLE
- STORM INLET
- B-15 BORING LOCATION

SITE KEY





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

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(407) 540-7900 FAX (407) 895-1468

REVISION
DATE

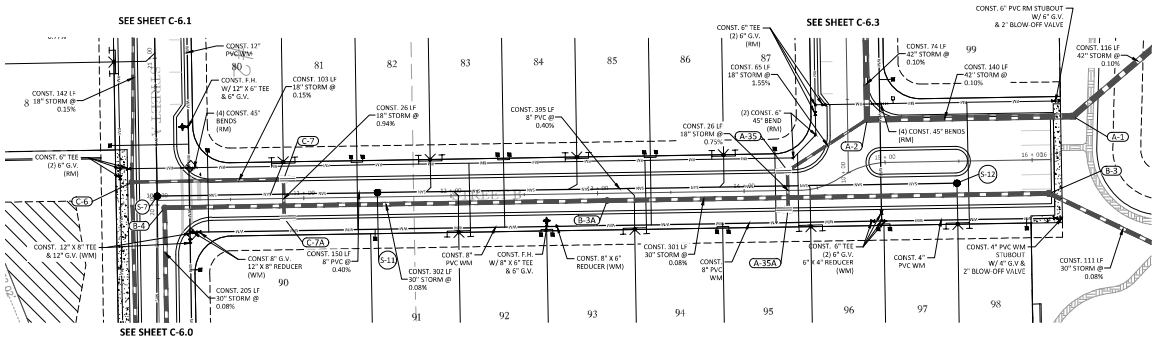
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET A)

DRAWN: drm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

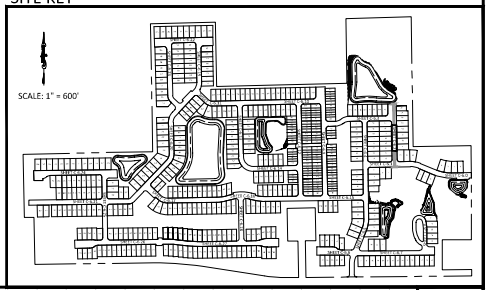
SHEET
C-6.1

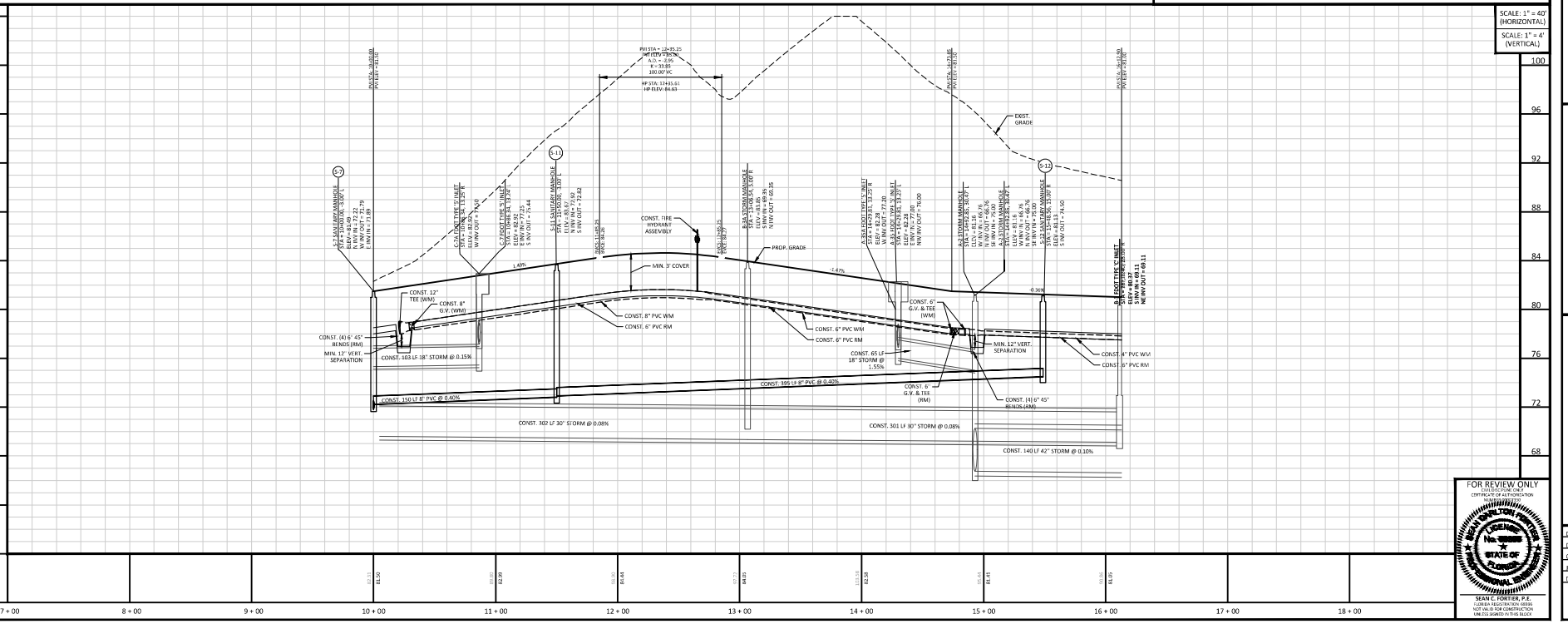


LEGEND

- RIGHT OF WAY
- UTILITY EASEMENT
- WATER MAIN (PUBLIC)
- REUSE MAIN (PUBLIC)
- F.H. FIRE HYDRANT ASSEMBLY
- G.V. GATE VALVE
- A.R.V. AIR RELEASE VALVE
- SANITARY MANHOLE
- STORM PIPE
- STORM MANHOLE
- STORM INLET
- B-15 BORING LOCATION

SITE KEY





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

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ORLANDO, FLORIDA 32804
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REVISION
DATE

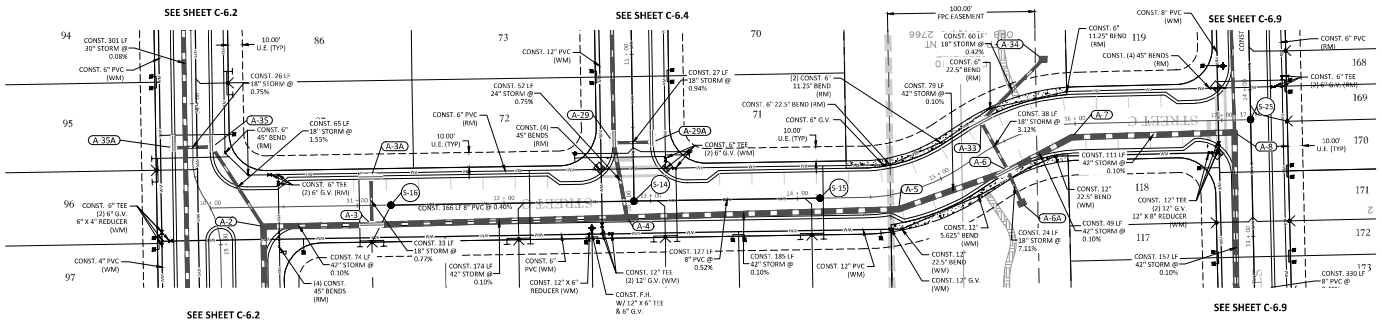
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET B)

DRAWN: DPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.2


SEE SHEET C-6.2
SEE SHEET C-6.4
SEE SHEET C-6.9
SEE SHEET C-6.2
SEE SHEET C-6.9
100.00' FPC EASEMENT
CONST. 301 LF 30" STORM @ 0.08%
CONST. 6" PVC (WM)
CONST. 26 LF 18" STORM @ 0.75%
CONST. 65 LF 18" STORM @ 1.55%
CONST. 6" 45° BEND (RM)
10.00' U.E. (TYP)
CONST. 6" TEE (2) 6" G.V. (RM) 6" X 4" REDUCER (WM)
CONST. 4" PVC (WM)
CONST. 74 LF 42" STORM @ 0.10%
(4) CONST. 45° BENDS (RM)
CONST. 33 LF 18" STORM @ 0.77%
CONST. 166 LF 8" PVC @ 0.40%
CONST. 374 LF 42" STORM @ 0.10%
CONST. 6" PVC (WM)
CONST. 12" X 6" REDUCER (WM)
CONST. 12" PVC (WM)
CONST. 52 LF 24" STORM @ 0.75%
CONST. (4) 45° BENDS (RM)
CONST. 6" PVC (RM)
CONST. 27 LF 18" STORM @ 0.94%
CONST. 6" TEE (2) 6" G.V. (WM)
CONST. F.H. W/ 12" X 6" TEE & 6" G.V.
CONST. 12" TEE (2) 12" G.V. (WM)
CONST. 127 LF 8" PVC @ 0.52%
CONST. 185 LF 42" STORM @ 0.10%
CONST. 12" PVC (WM)
CONST. 12" G.V. (WM)
CONST. 12" 22.5° BEND (WM)
CONST. 12" 5.625° BEND (WM)
CONST. 24 LF 18" STORM @ 7.11%
CONST. 60 LF 18" STORM @ 0.42%
CONST. 6" 22.5° BEND (RM)
CONST. 79 LF 42" STORM @ 0.10%
CONST. 6" 11.25° BEND (RM)
CONST. (4) 45° BENDS (RM)
(2) CONST. 6" 11.25° BEND (RM)
CONST. 6" 22.5° BEND (RM)
CONST. 6" G.V.
CONST. 38 LF 18" STORM @ 3.12%
CONST. 111 LF 42" STORM @ 0.10%
CONST. 12" 22.5° BEND (WM)
CONST. 12" TEE (2) 12" G.V. 12" X 8" REDUCER (WM)
CONST. 99 LF 42" STORM @ 0.10%
CONST. 157 LF 42" STORM @ 0.10%
CONST. 8" PVC (WM)
CONST. 6" PVC (RM)
CONST. 6" TEE (2) 6" G.V. (RM)
CONST. 330 LF 8" PVC @
SITE KEY
SCALE: 1" = 600'
PVI STA = 12+88.58
PVI ELEV = 81.00
A.D. = -3.66
K = 27.81
100.00' VC
HP STA: 12+78.21
HP ELEV: 82.57
PVI STA = 11+32.41
PVI ELEV = 80.77
A.D. = 1.97
K = 50.69
100.00' VC
LP STA: 11+10.18
LP ELEV: 80.97
PVI STA = 415+73.17
PVI ELEV = 79.00
A.D. = 2.19
K = 45.66
100.00' VC
LP STA: 415+44.38
LP ELEV: 79.18
A-35A STORM MANHOLE
STA = 11+45.76
E I/V = 80.16
N I/V IN = 75.76
N I/V OUT = 75.56
SE I/V IN = 75.00
A-3A FDOT TYPE 'E' INLET
STA = 11+80.59
E I/V = 80.99
W I/V IN = 75.43
W I/V OUT = 75.33
A-3 FDOT TYPE 'E' INLET
STA = 11+95.58, 13.25' R
E I/V = 80.99
W I/V IN = 75.33
S I/V IN = 75.23
A-33 STORM MANHOLE
STA = 12+83.58, 11.04' R
E I/V = 81.80
W I/V IN = 67.00
S I/V IN = 66.80
A-4 STORM MANHOLE
STA = 12+88.58, 11.00' R
E I/V = 82.57
S I/V IN = 75.14
W I/V IN = 75.04
W I/V OUT = 75.14
S-14 SANITARY MANHOLE
STA = 12+78.21
E I/V = 82.57
S I/V IN = 75.57
W I/V IN = 75.47
W I/V OUT = 75.57
S-15 SANITARY MANHOLE
STA = 13+31.77
E I/V = 80.80
S I/V IN = 75.80
A-5 STORM MANHOLE
STA = 13+41.46, 15.25' L
E I/V = 79.21
W I/V IN = 67.28
W I/V OUT = 67.38
A-6 FDOT TYPE 'S' INLET
STA = 13+42.46, 19.25' L
E I/V = 79.21 = 79.00
SW I/V IN = 79.00
SW I/V OUT = 78.90
A-6A FDOT TYPE 'S' INLET
STA = 13+42.44, 10.25' R
E I/V = 79.20
S I/V IN = 67.22
NE I/V IN = 67.32
NE I/V OUT = 67.32
A-6 STORM MANHOLE
STA = 13+68.83, 8.47' R
E I/V = 79.43
N I/V IN = 75.43
S I/V IN = 75.33
EXIST. GRADE
PROP. GRADE
CONST. FIRE HYDRANT ASSEMBLY
MIN. 3' COVER
MIN. 12" VERT. SEPARATION
CONST. 6" G.V. & TEE (RM)
CONST. 12" G.V. & TEE (WM)
CONST. 6" PVC WM
CONST. 6" PVC RM
CONST. 65 LF 18" STORM @ 1.55%
CONST. 166 LF 8" PVC @ 0.40%
CONST. 137 LF 8" PVC @ 0.52%
CONST. (4) 6" 45° BENDS (RM)
CONST. 74 LF 42" STORM @ 0.10%
CONST. 174 LF 42" STORM @ 0.10%
CONST. 185 LF 42" STORM @ 0.10%
CONST. 79 LF 42" STORM @ 0.10%
CONST. 89 LF 42" STORM @ 0.10%
CONST. 111 LF 42" STORM @ 0.10%
SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)
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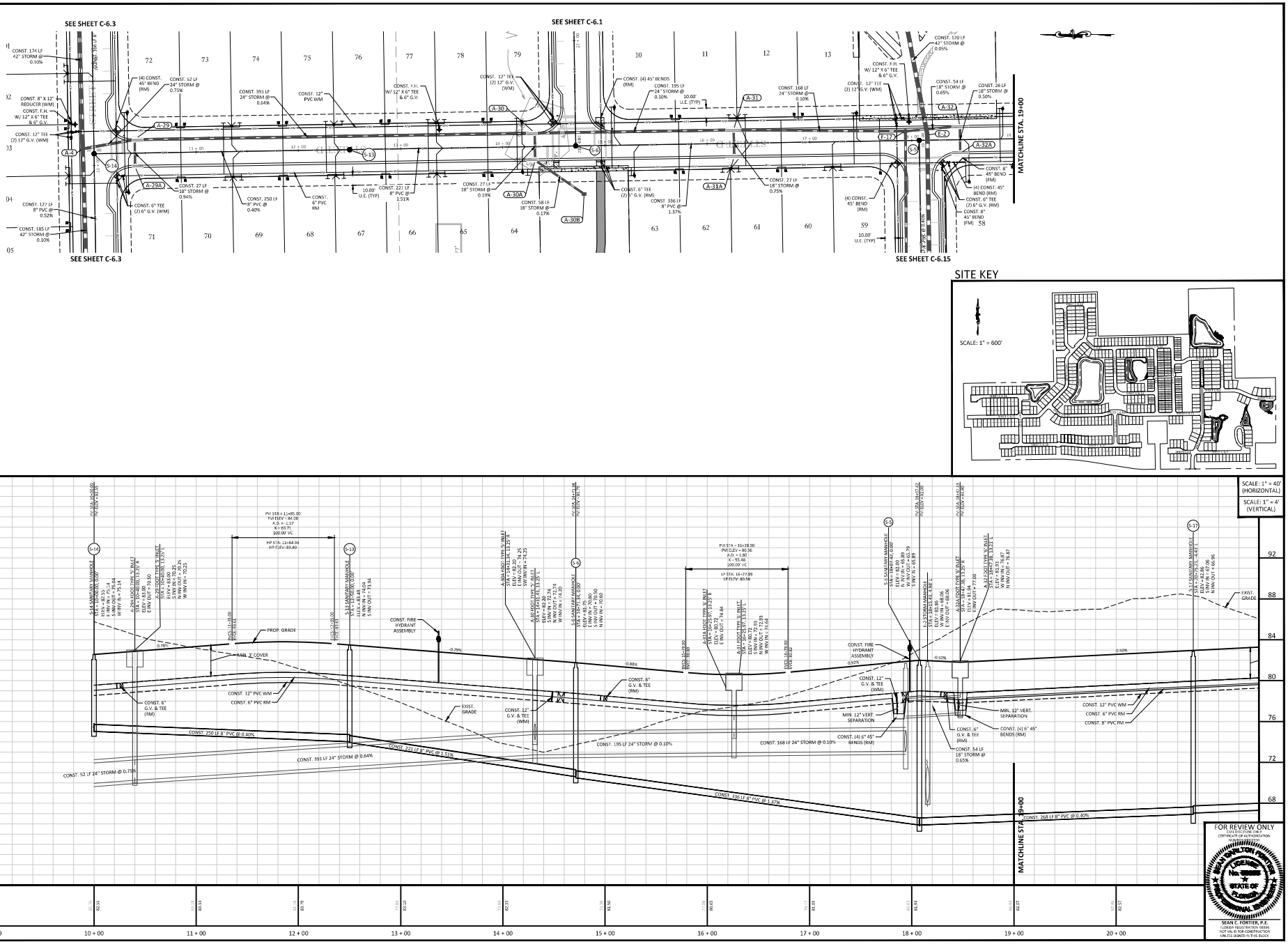
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1468
REVISION
DATE
PREPARED FOR:
HANOVER LAND COMPANY
TRINITY GARDENS
PLAN AND PROFILE (STREET C)
DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22
SHEET
C-6.3



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DATE

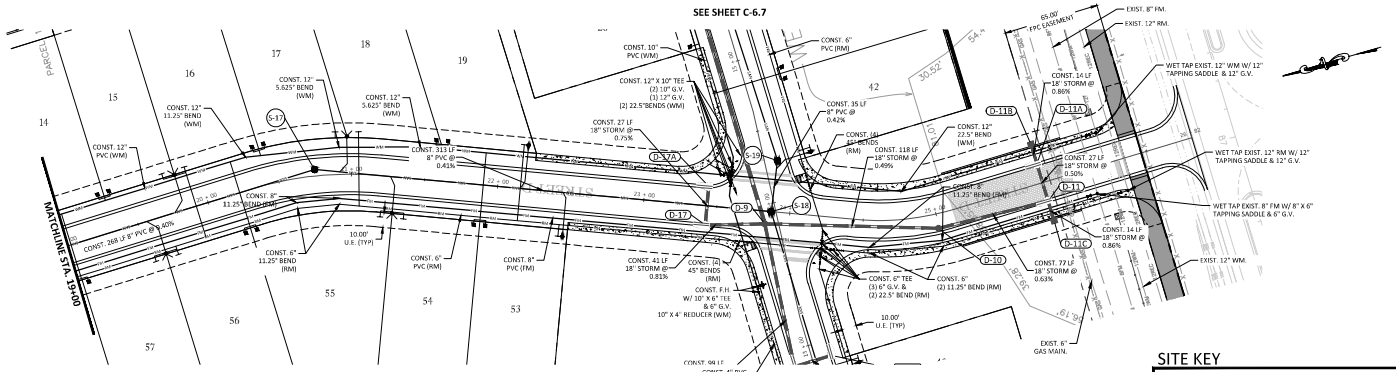
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET D)

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.4



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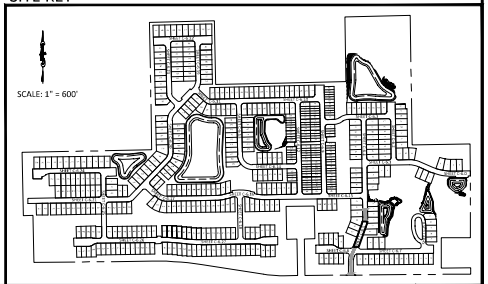

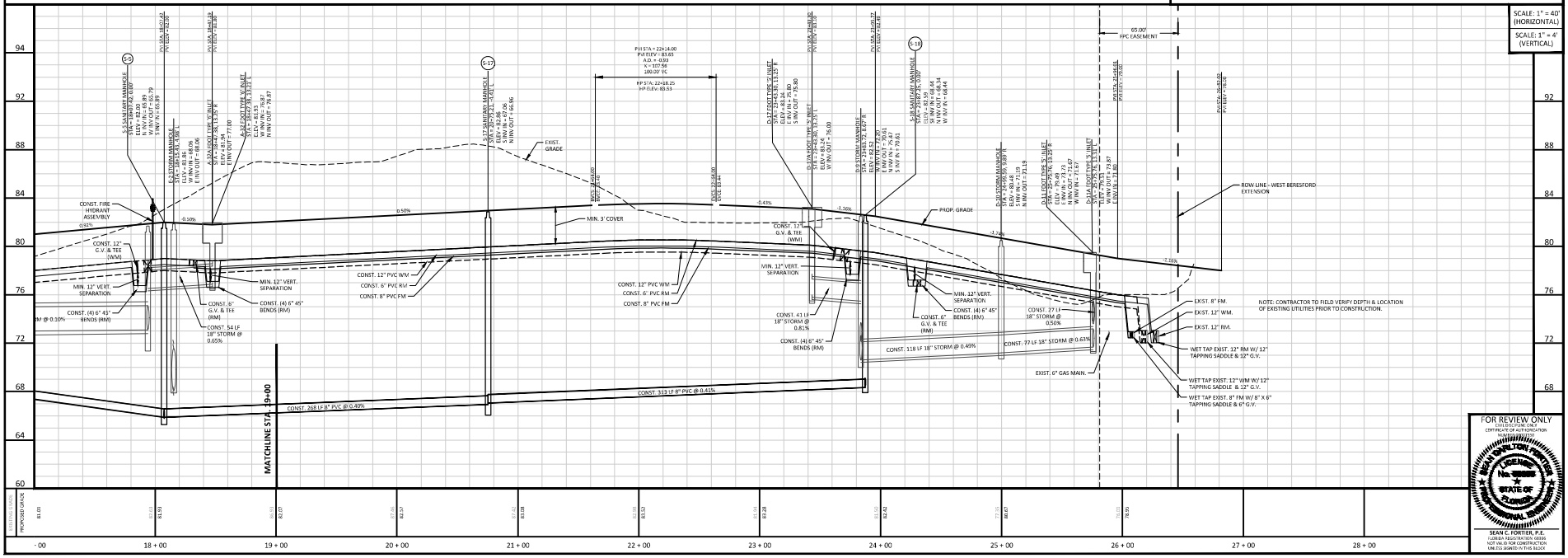

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REVISION
DATE

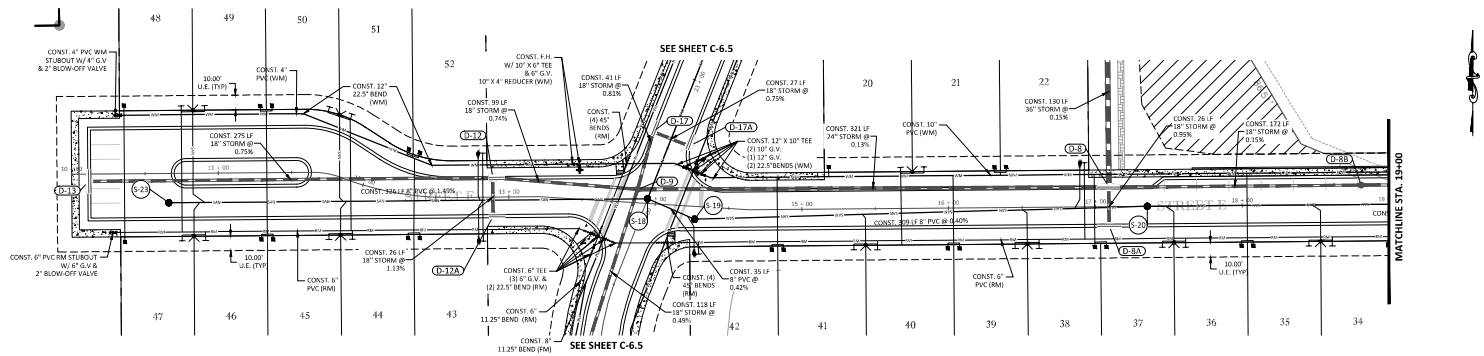
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET D)

DRAWN: DPC
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.5



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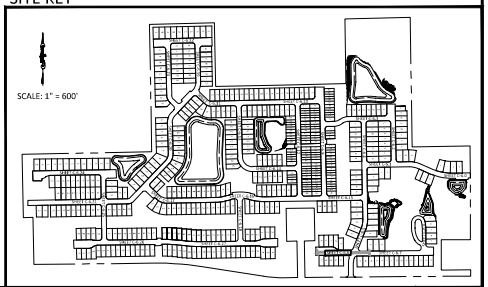

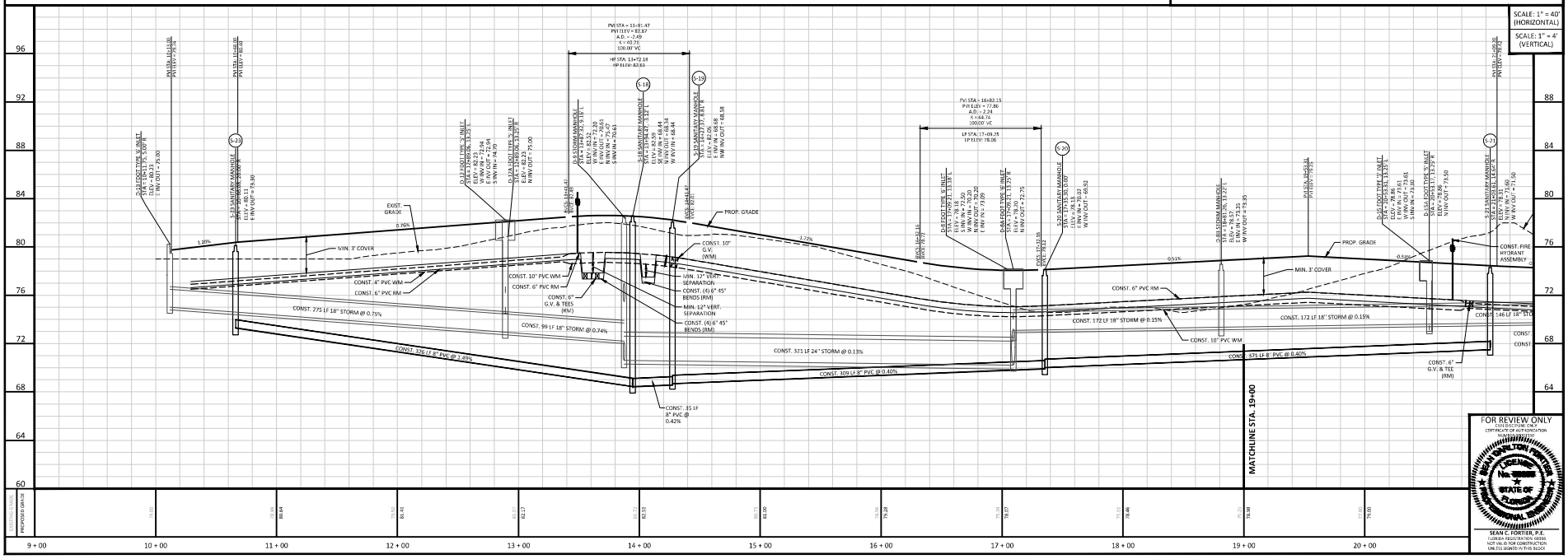

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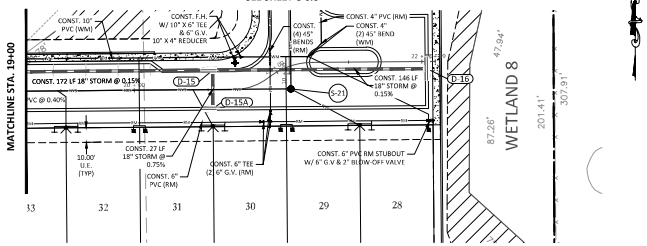
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET E)

DRAWN: GM
DESIGN: DVC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.6



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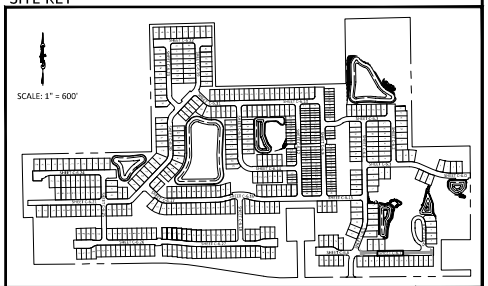

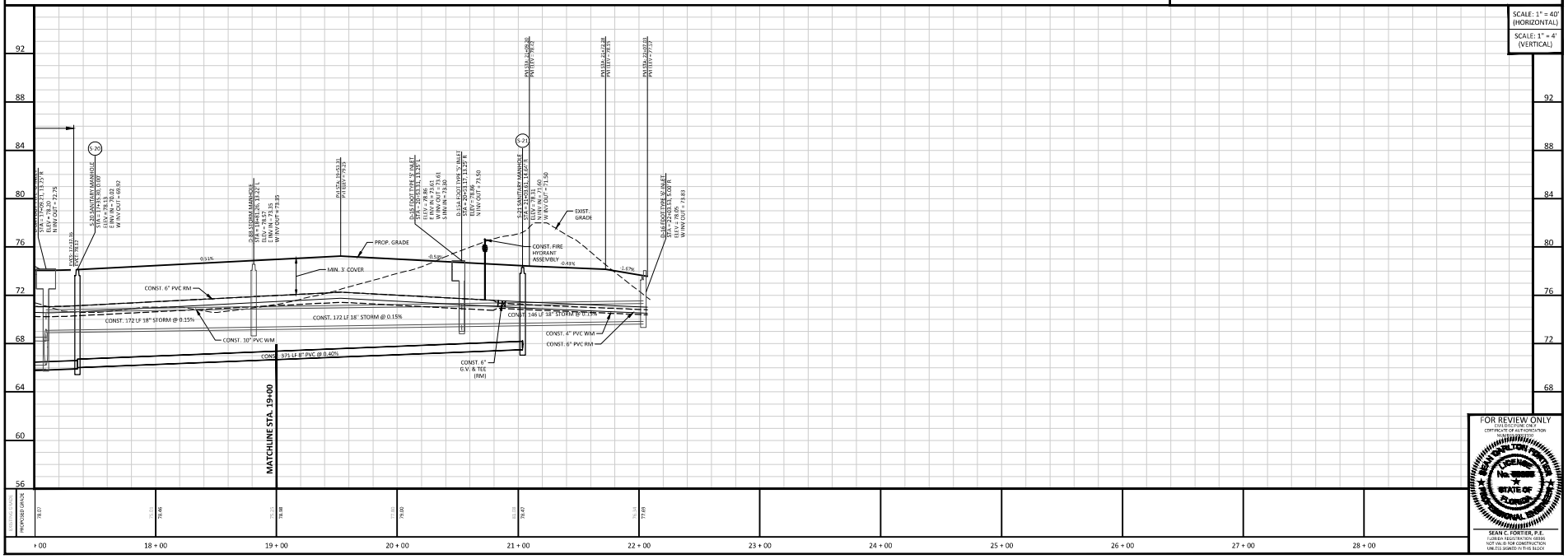

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SCALE: 1" = 4' (VERTICAL)

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ORLANDO, FLORIDA 32804
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REVISION
DATE

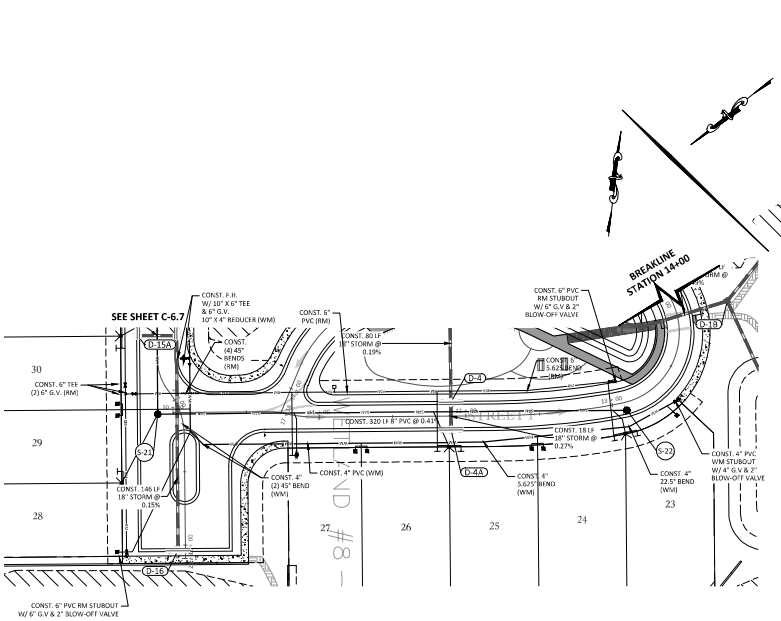
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET E)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.7



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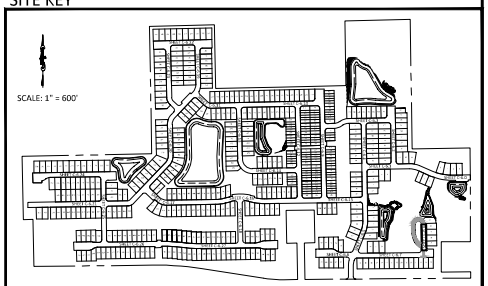

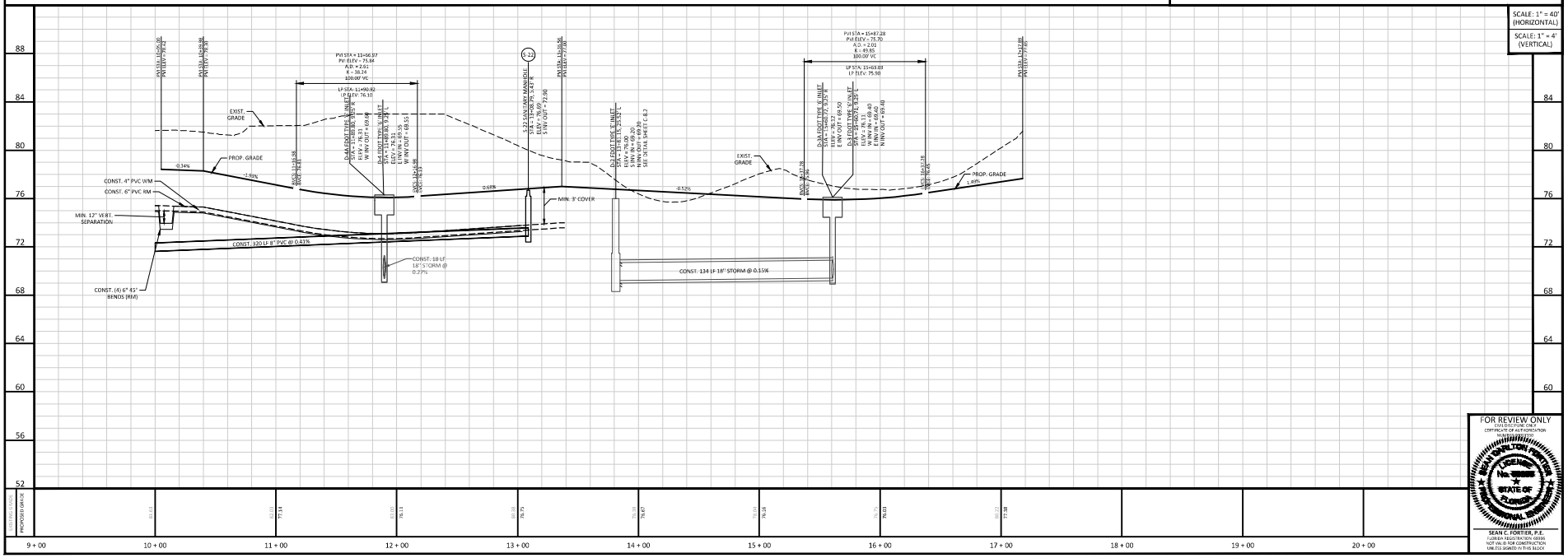

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FLORIDA REGISTRATION #88841
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KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOPPER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1460

REVISION
DATE

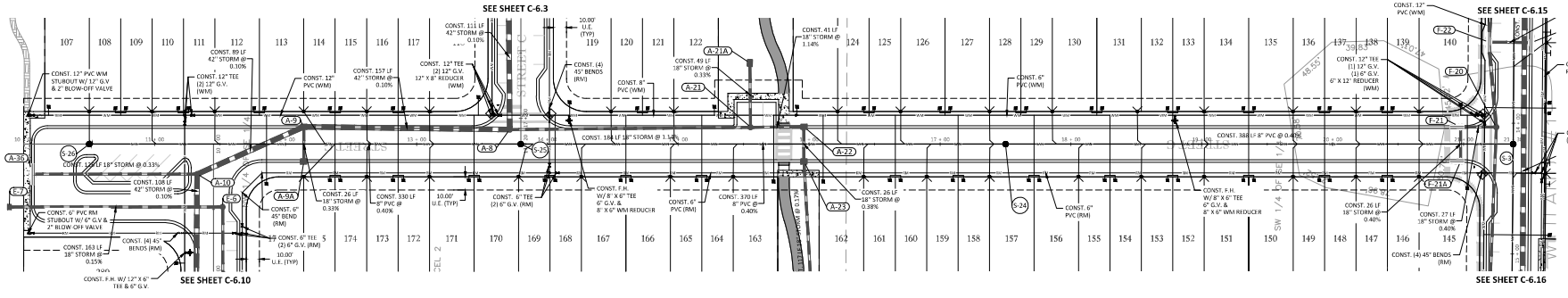
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET F)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.8



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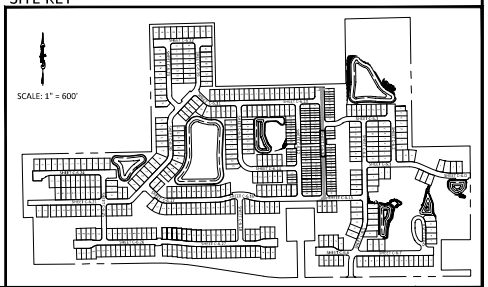

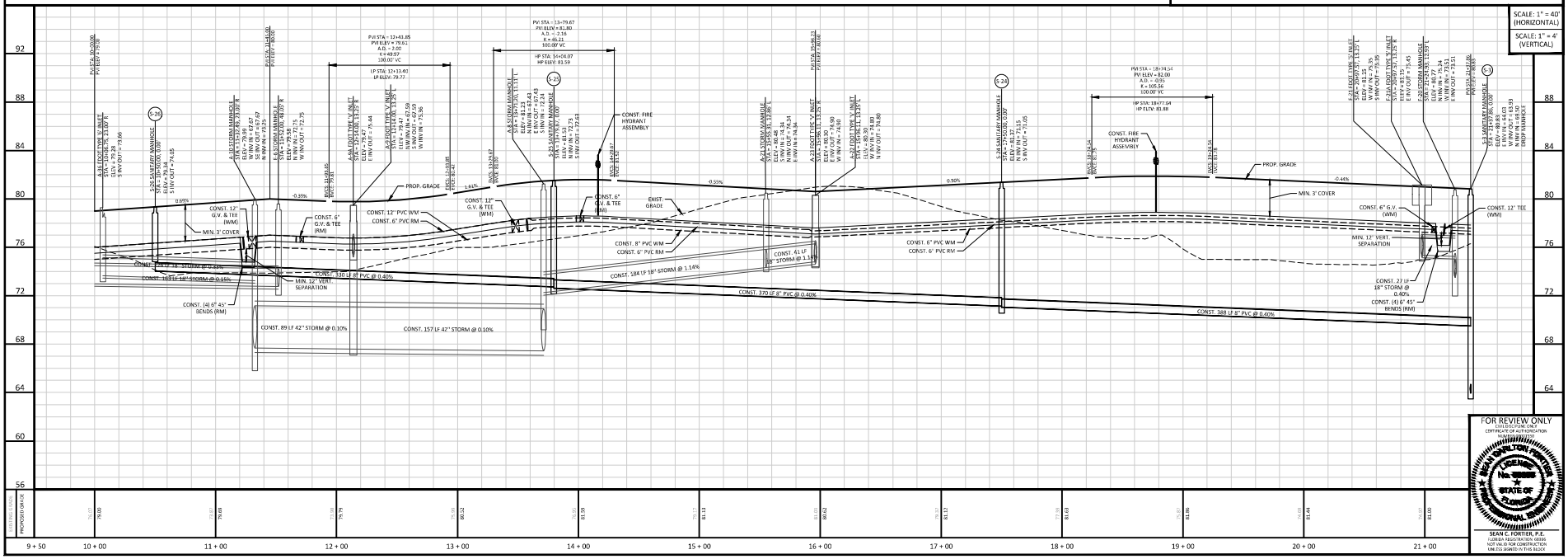

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STATE OF FLORIDA
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68841
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1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7700 FAX (407) 895-1480

REVISION
DATE

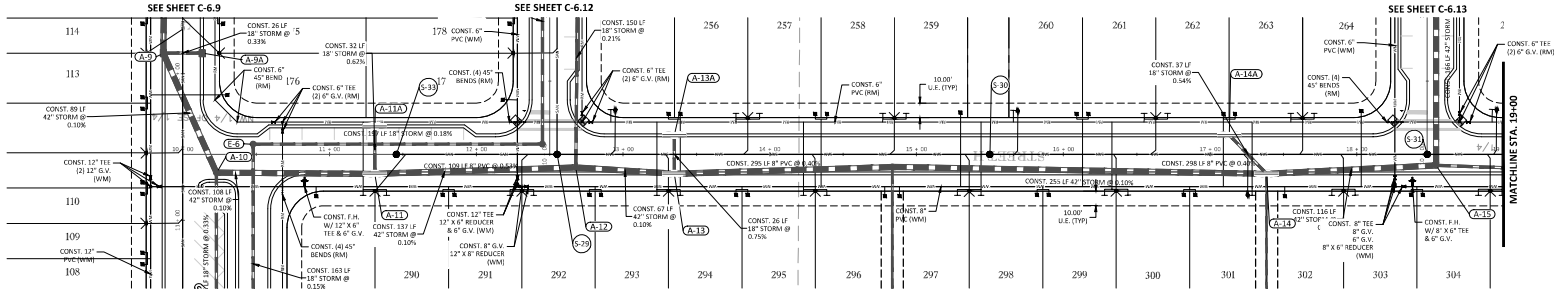
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET G)

DRAWN: BPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.9



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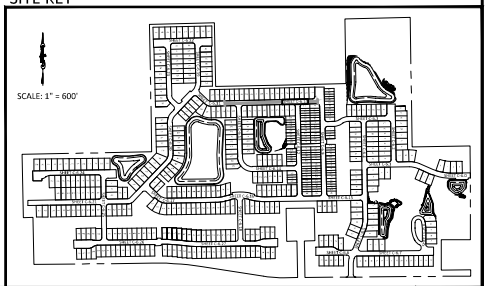

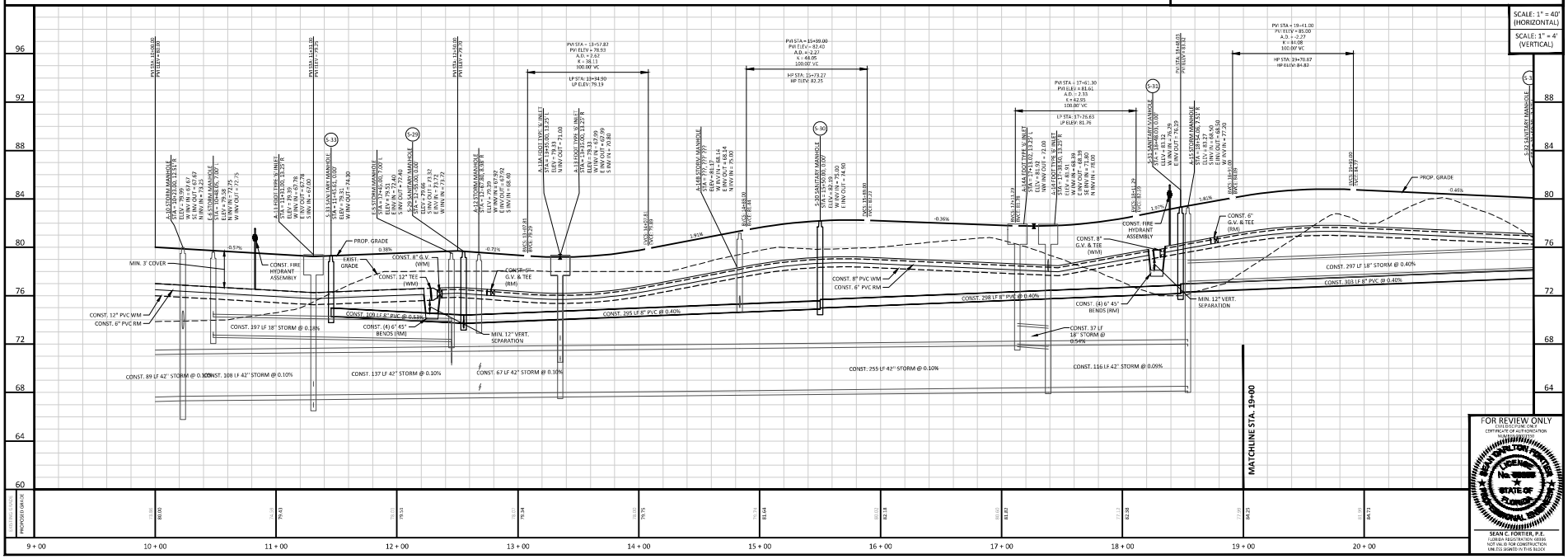

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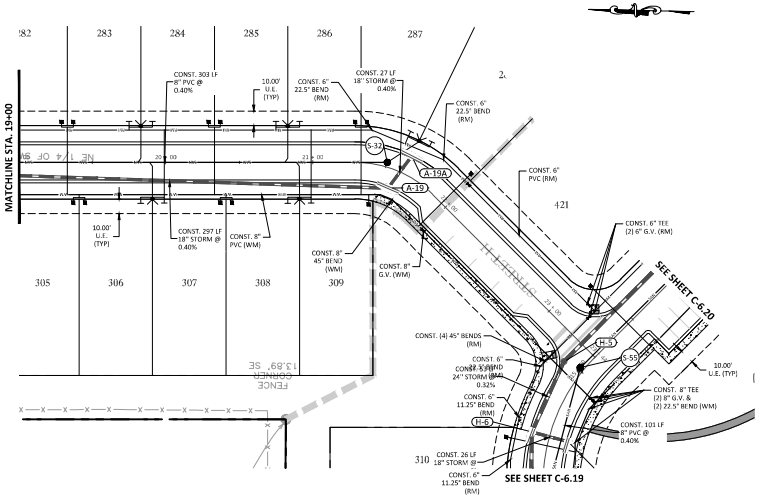
TRINITY GARDENS

PLAN AND PROFILE (STREET H)

DRAWN: DJM
DESIGN: DJM/C
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.10



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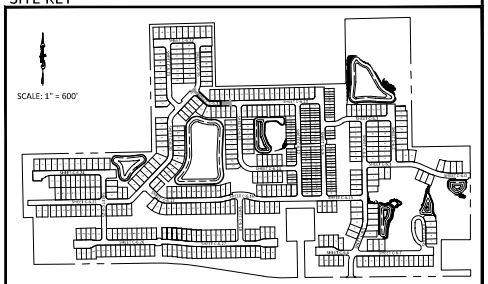

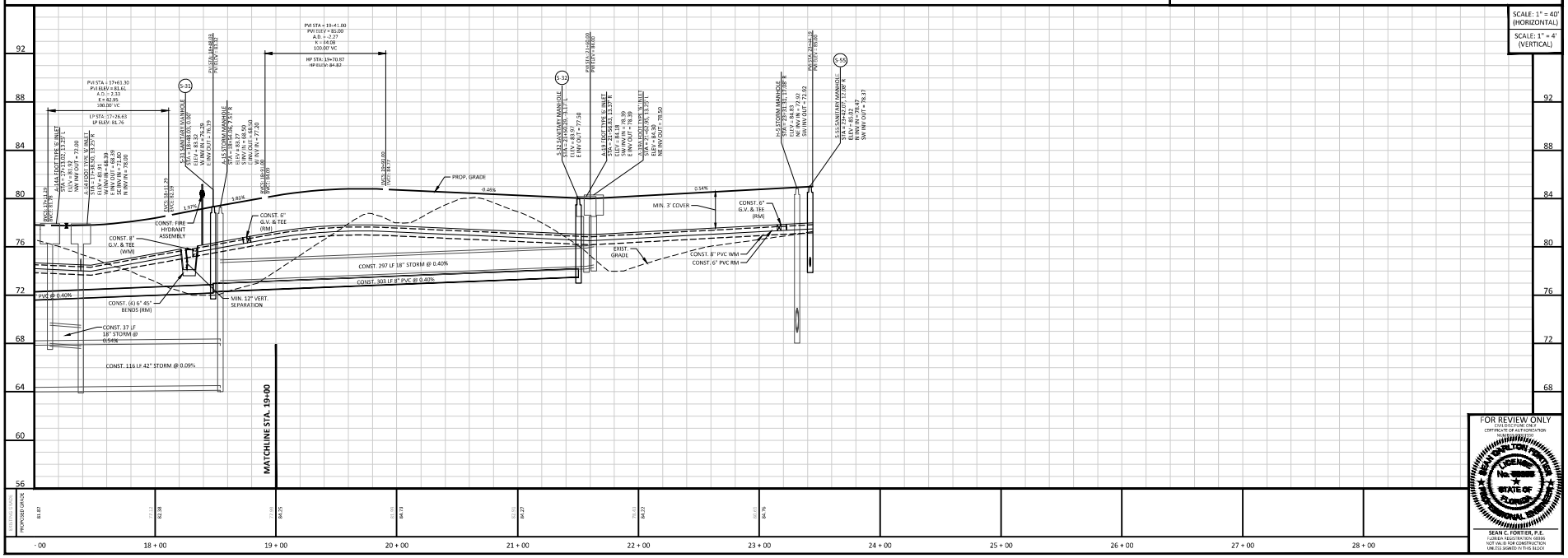

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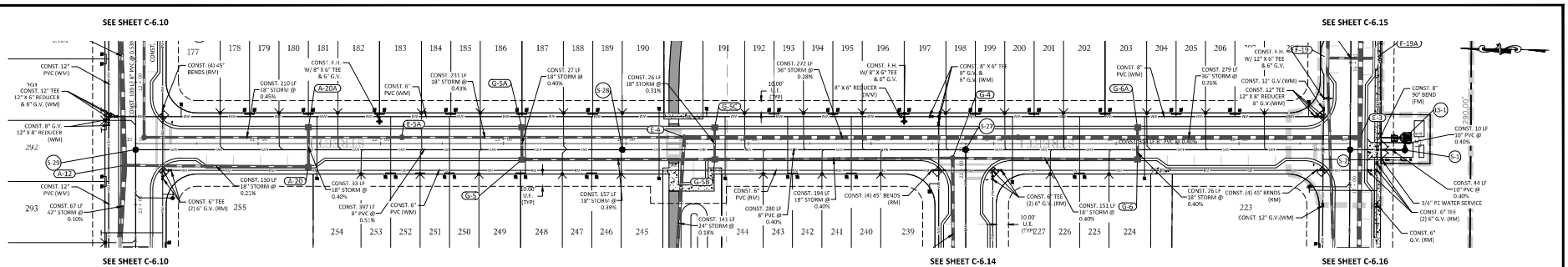
TRINITY GARDENS

PLAN AND PROFILE (STREET H)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.11



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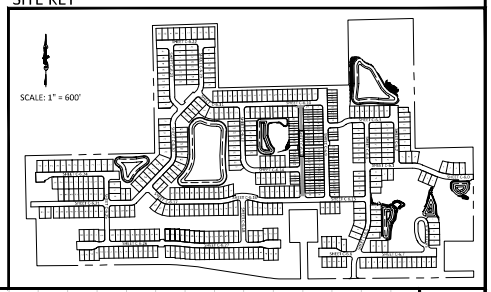

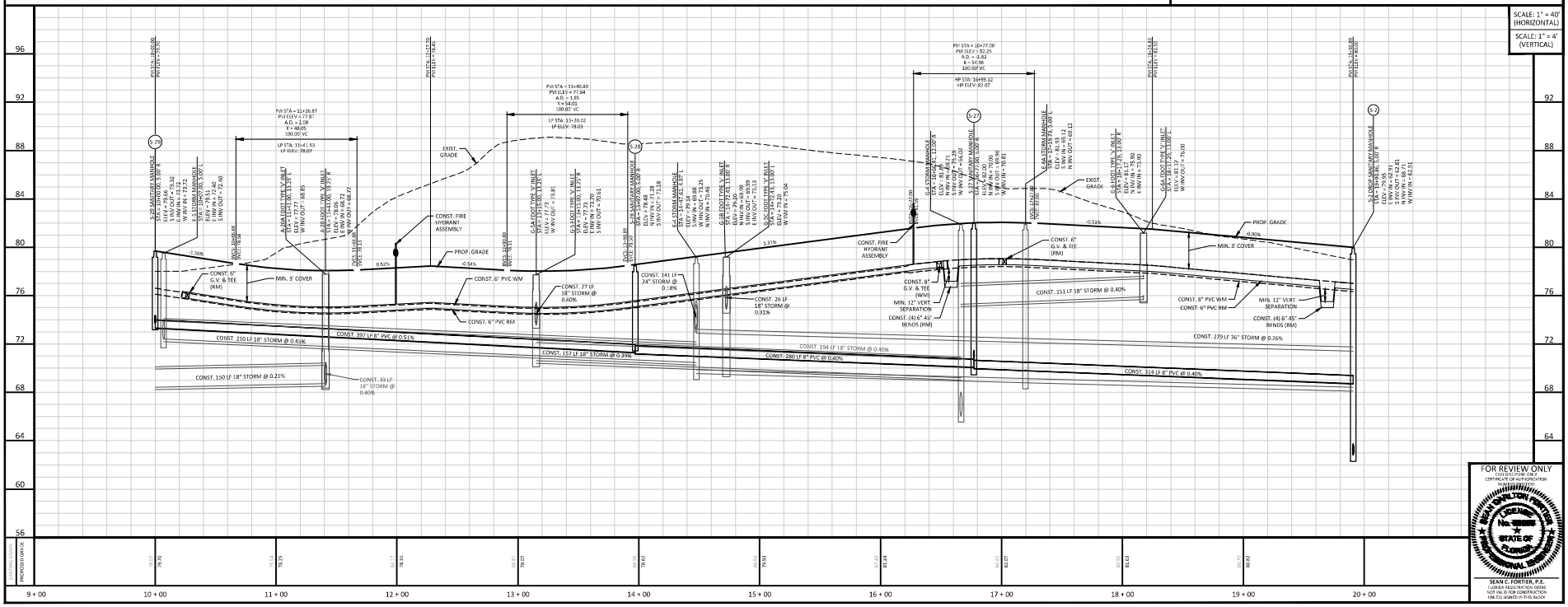

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TRINITY GARDENS

PLAN AND PROFILE (STREET I)

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DESIGN: BWC
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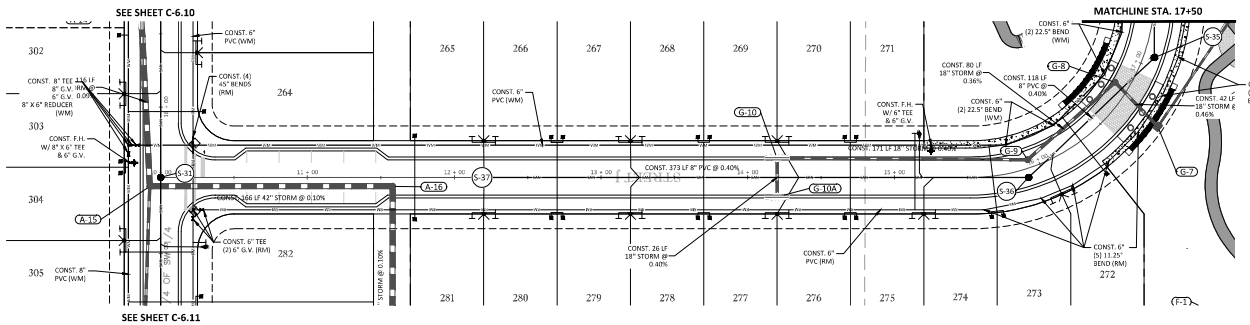
SHEET
C-6.12



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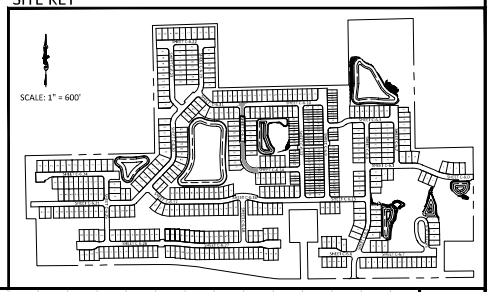

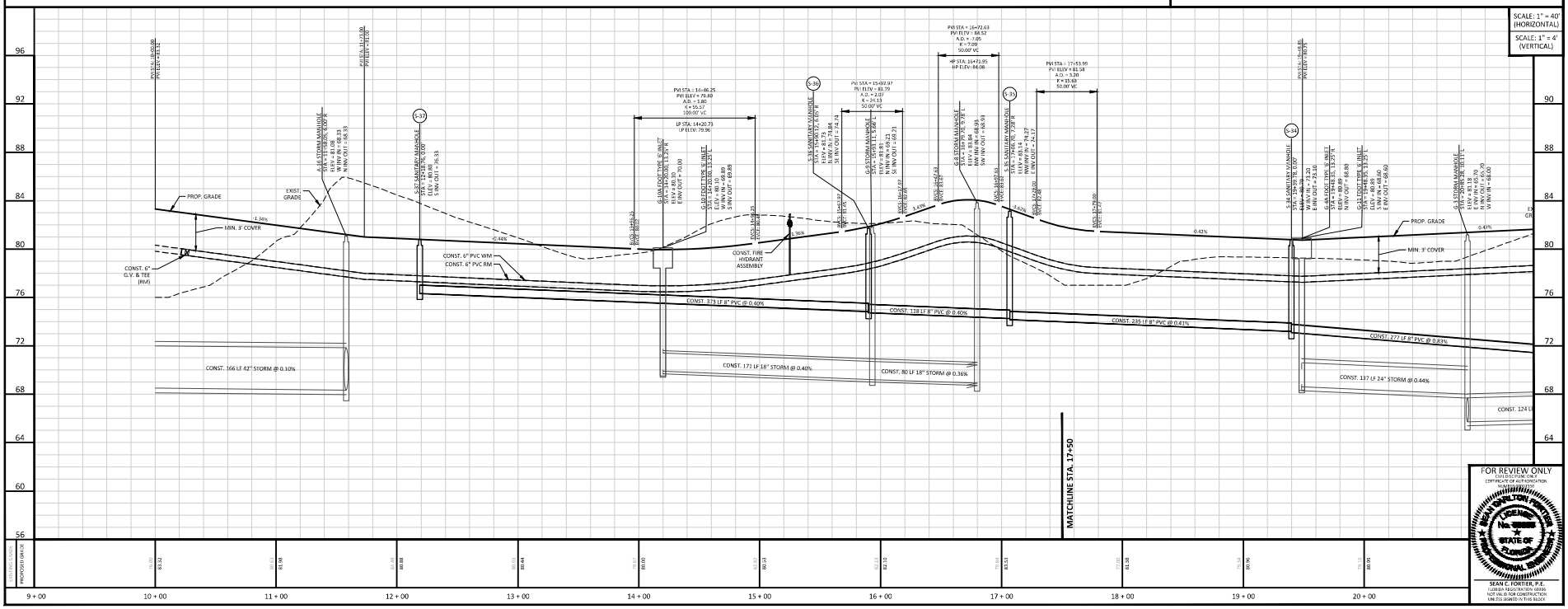

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TRINITY GARDENS

PLAN AND PROFILE (STREET J)

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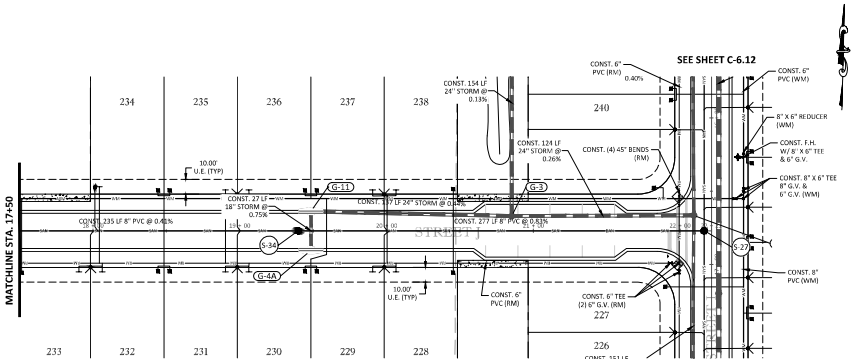
SHEET
C-6.13



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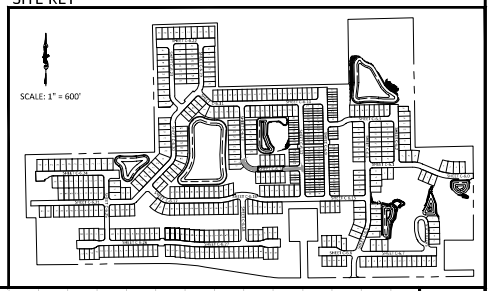

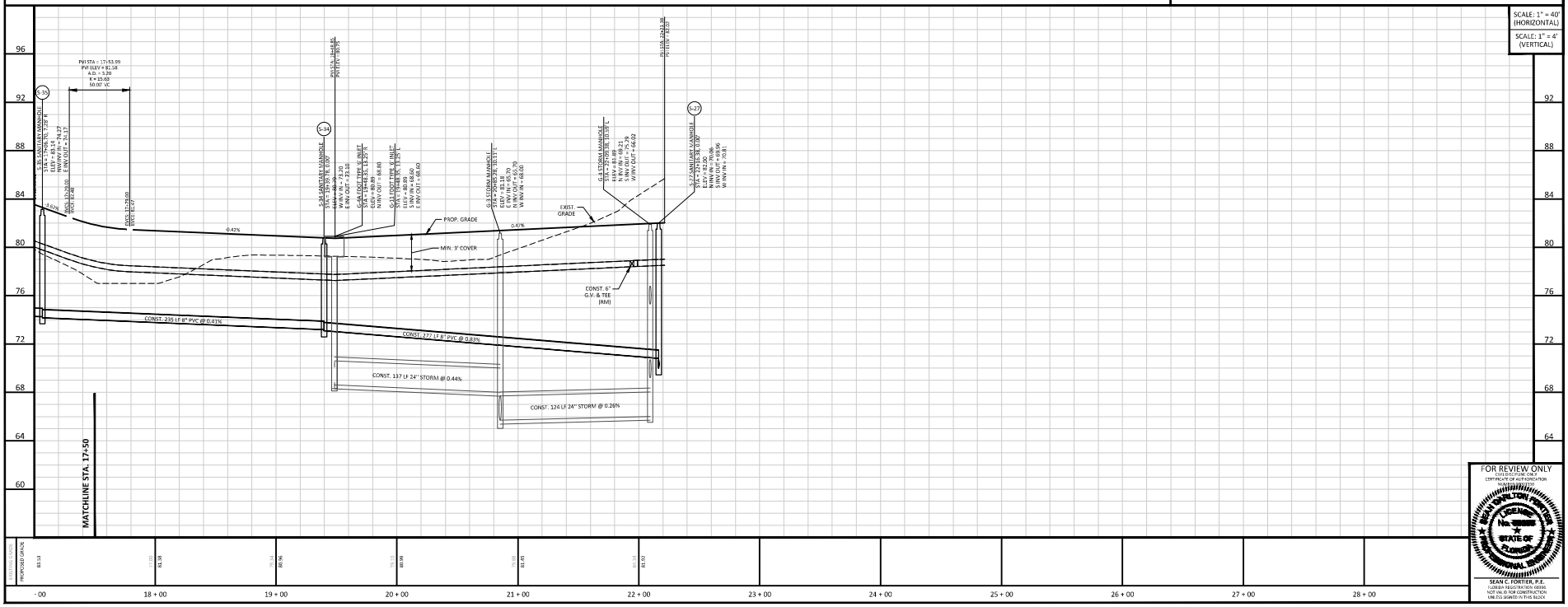

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TRINITY GARDENS

PLAN AND PROFILE (STREET J)

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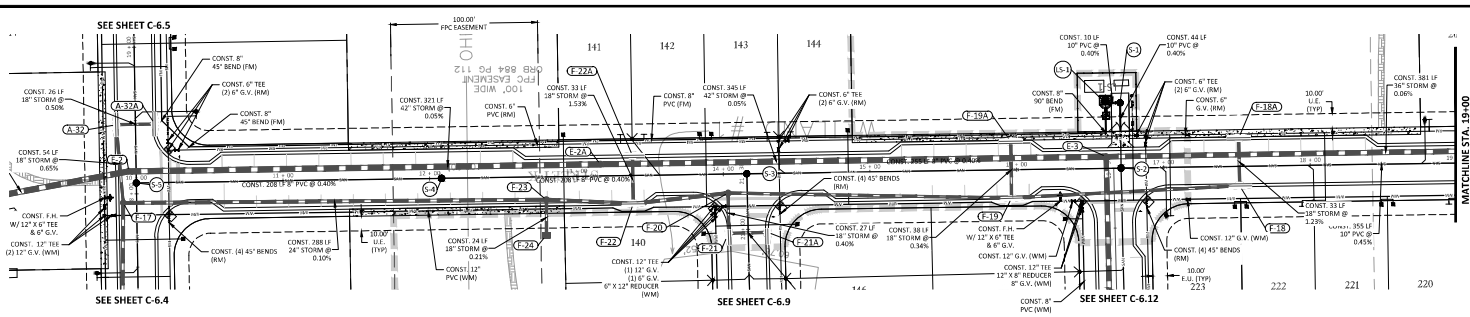
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.14



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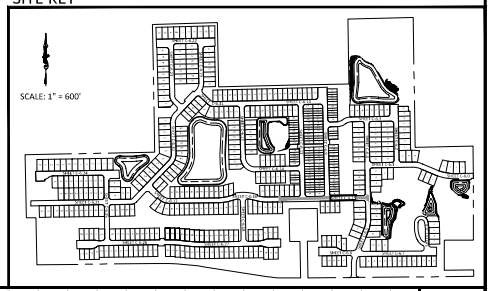

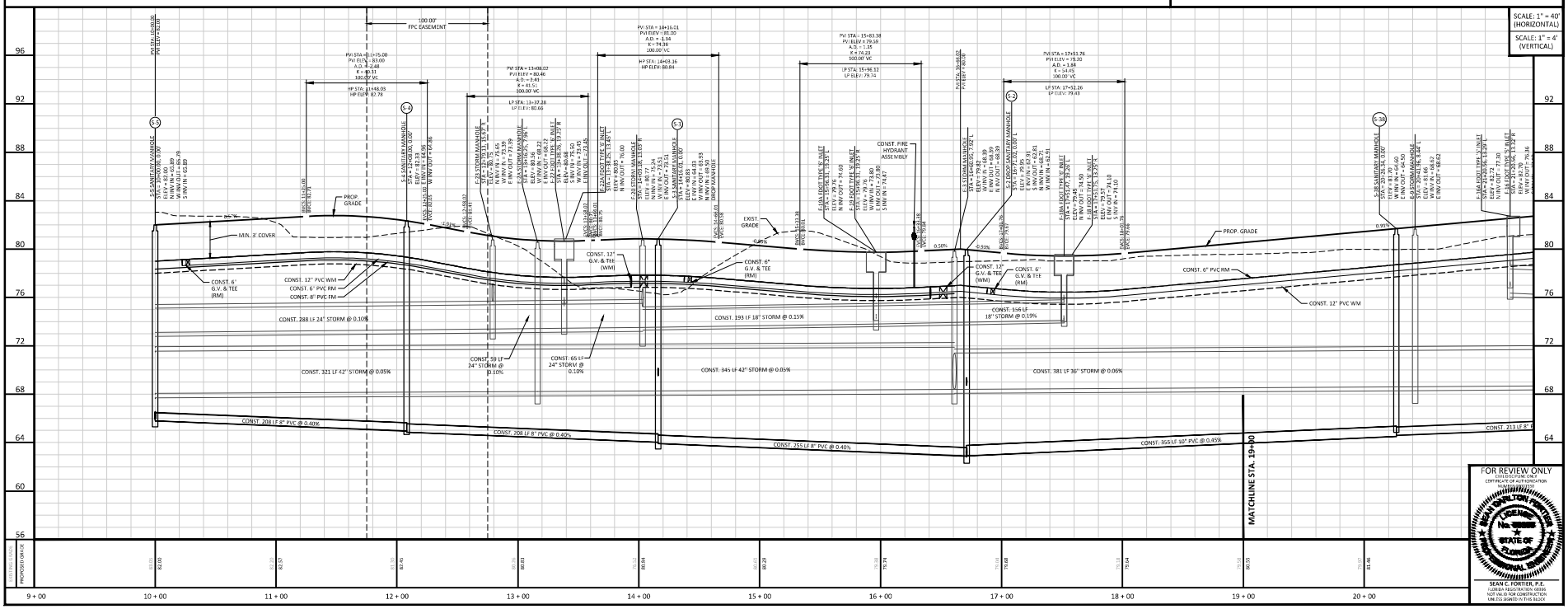

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TRINITY GARDENS

PLAN AND PROFILE (STREET K)

DRAWN: srm
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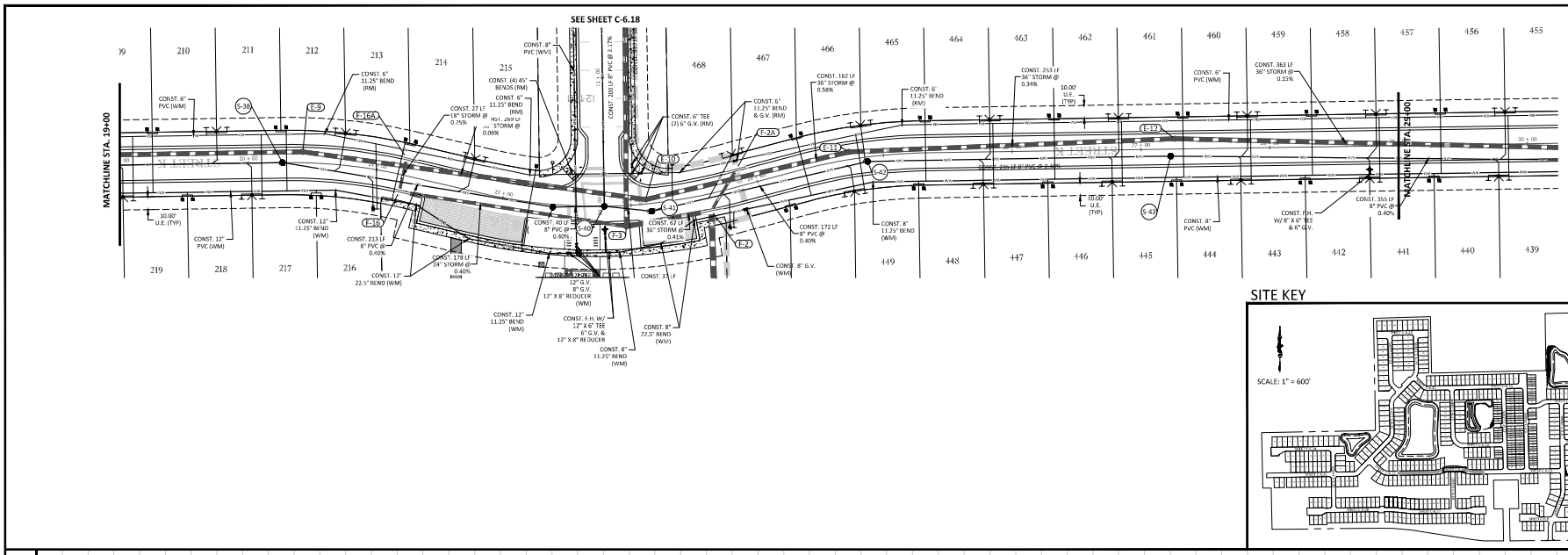
DATE: 12/07/22

SHEET
C-6.15



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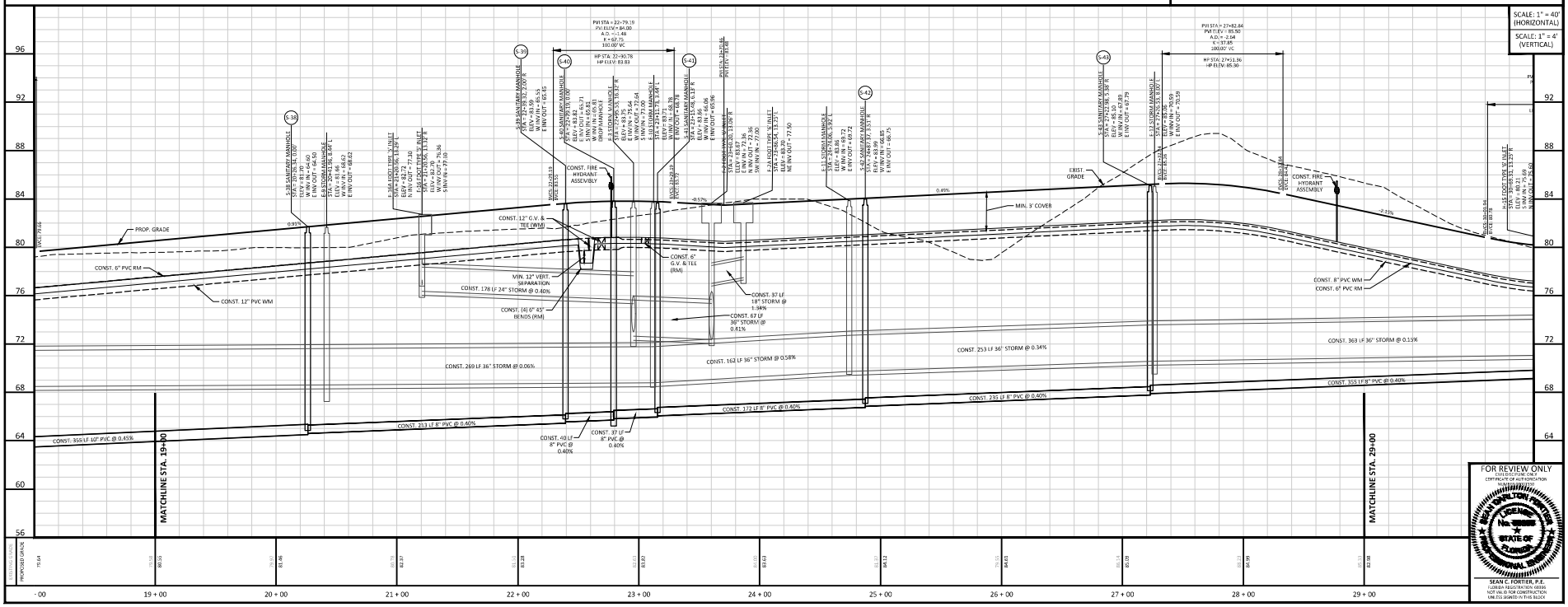

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TRINITY GARDENS

PLAN AND PROFILE (STREET K)

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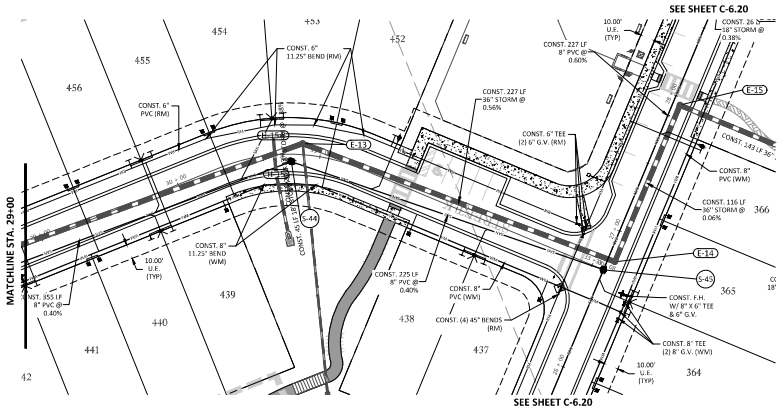
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.16



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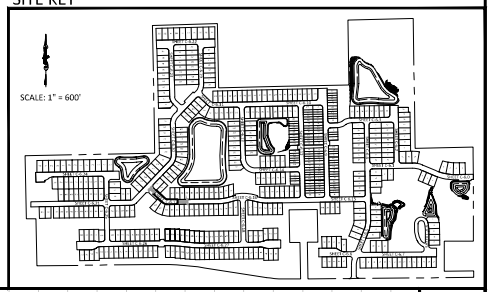

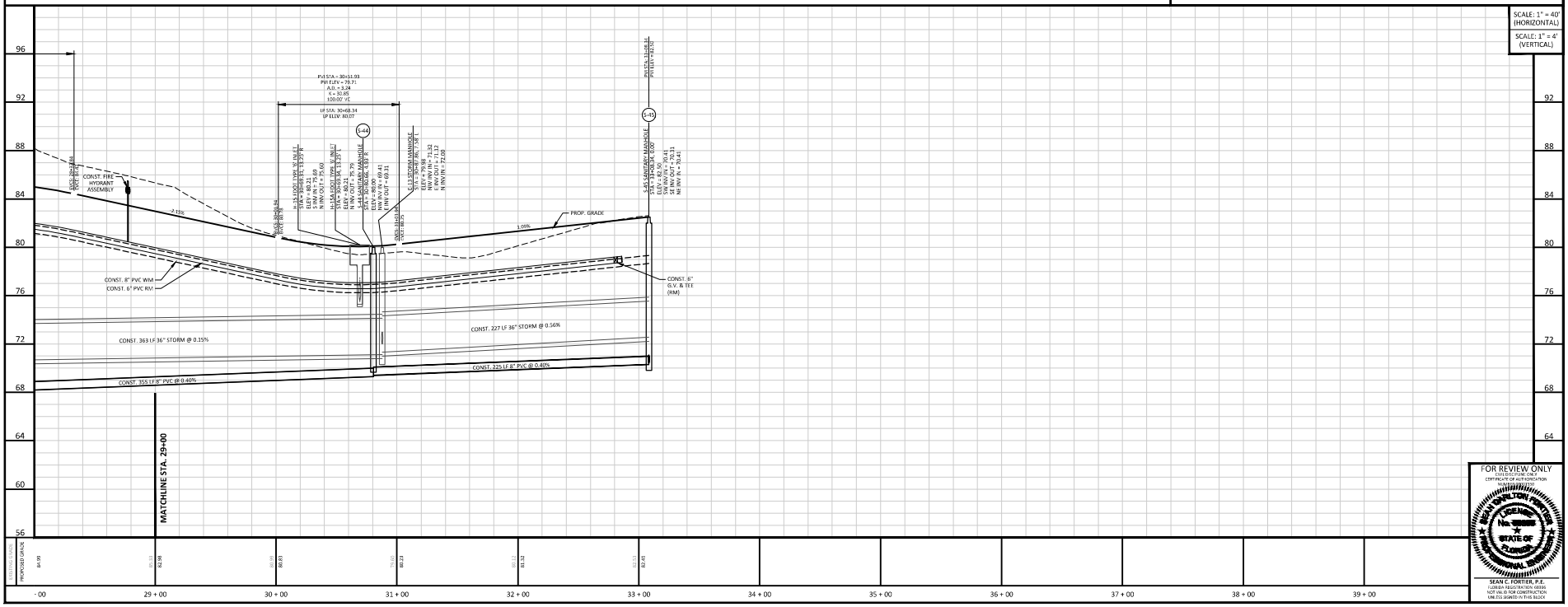

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TRINITY GARDENS

PLAN AND PROFILE (STREET K)

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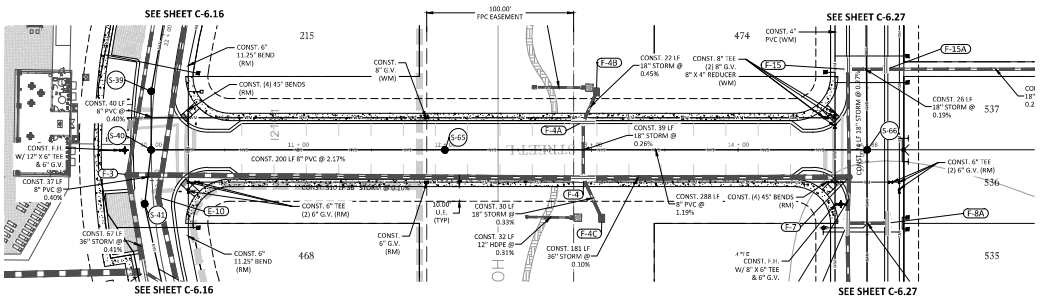
DATE: 12/07/22

SHEET
C-6.17



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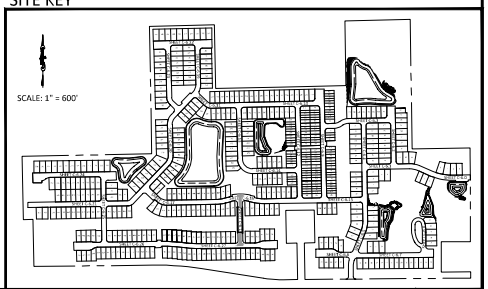

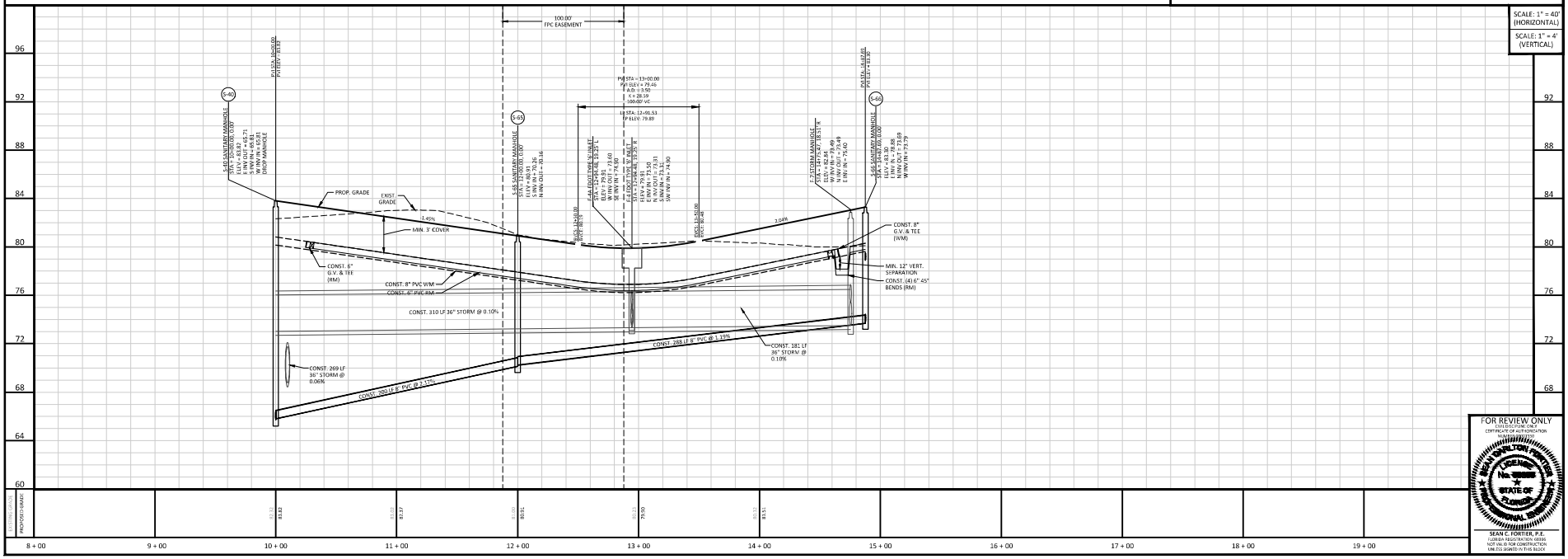

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TRINITY GARDENS

PLAN AND PROFILE (STREET L)

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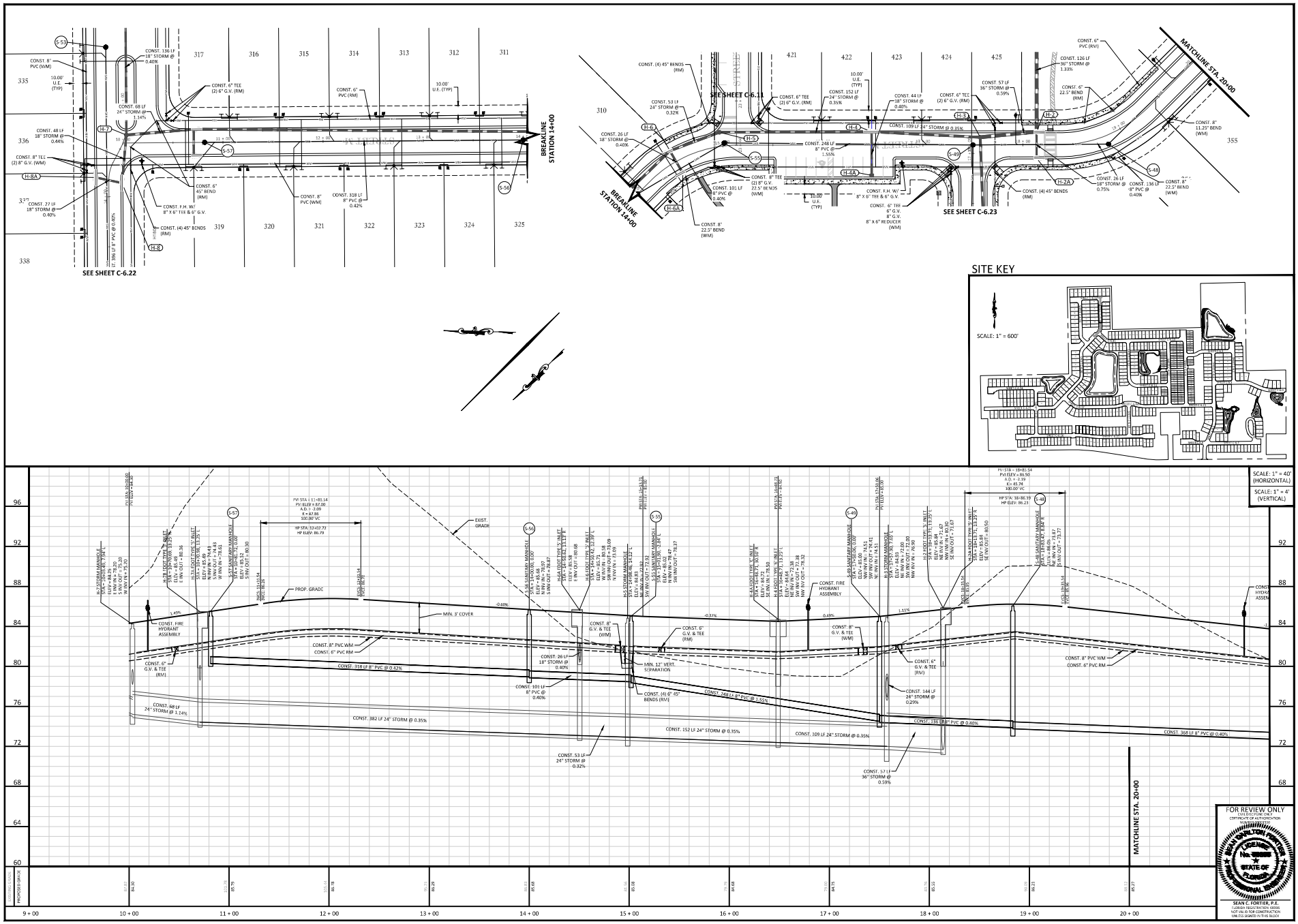
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.18



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TRINITY GARDENS

PLAN AND PROFILE (STREET M)

DRAWN: BPR
DESIGN: BWC
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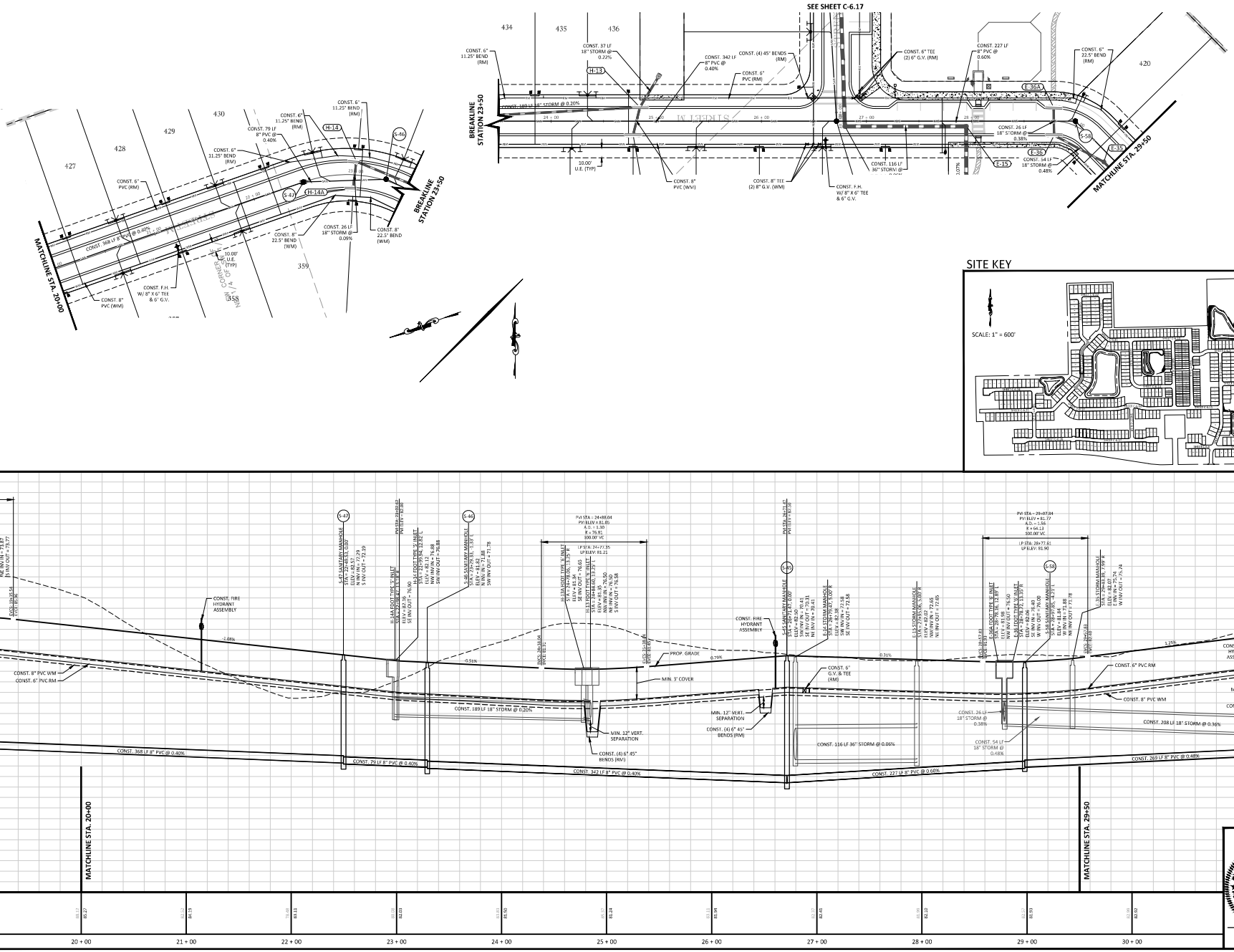
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.19



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TRINITY GARDENS

PLAN AND PROFILE (STREET M)

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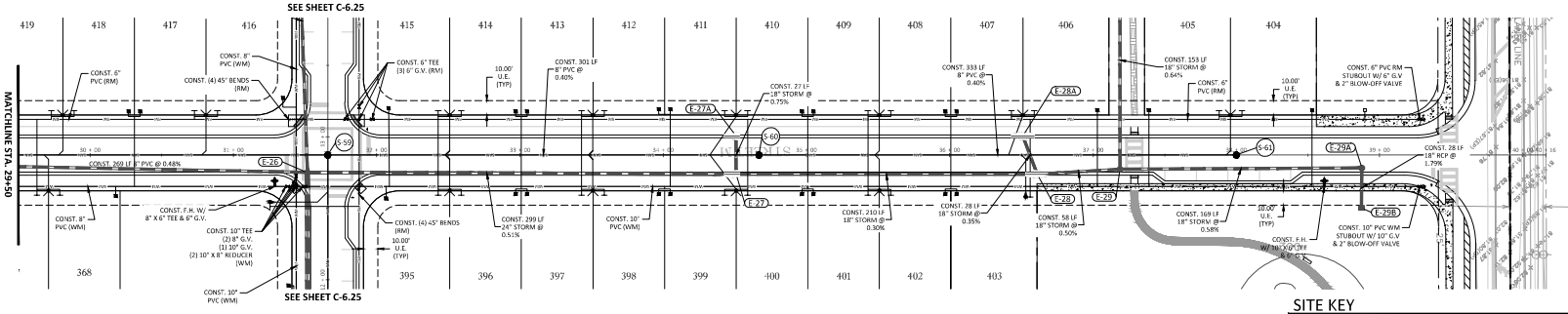
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET C-6.20



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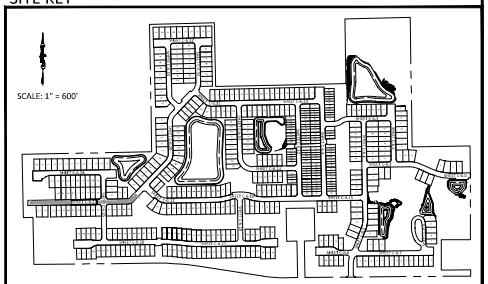

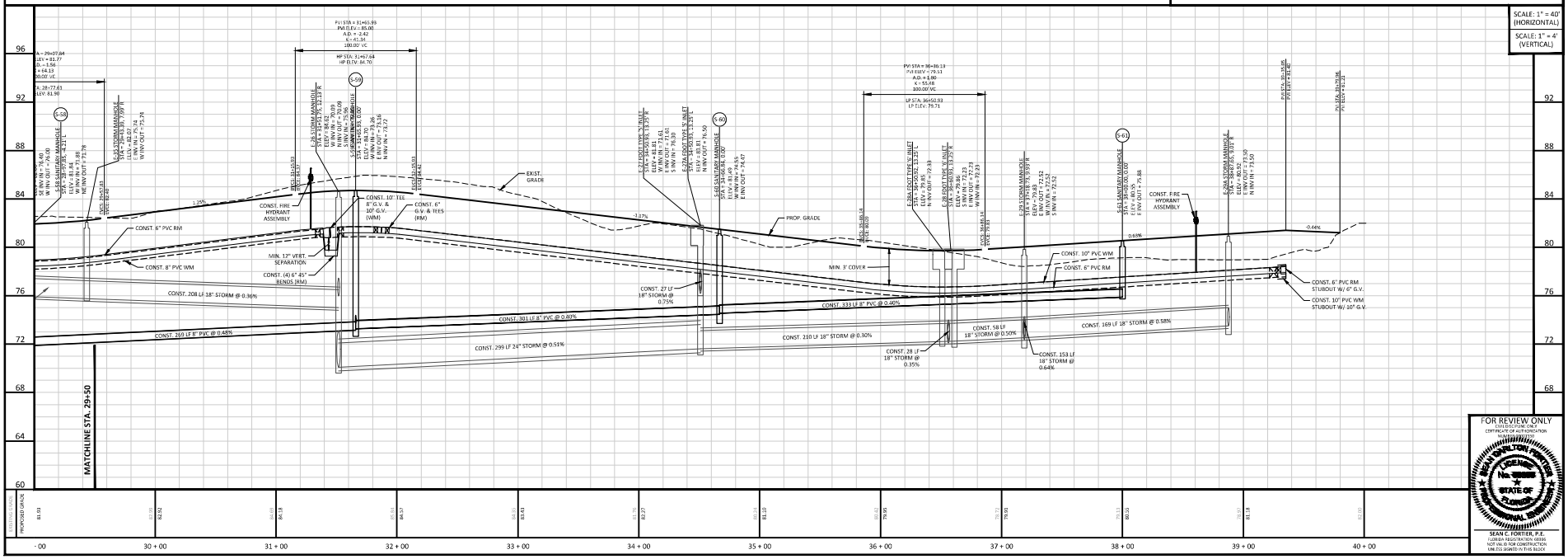

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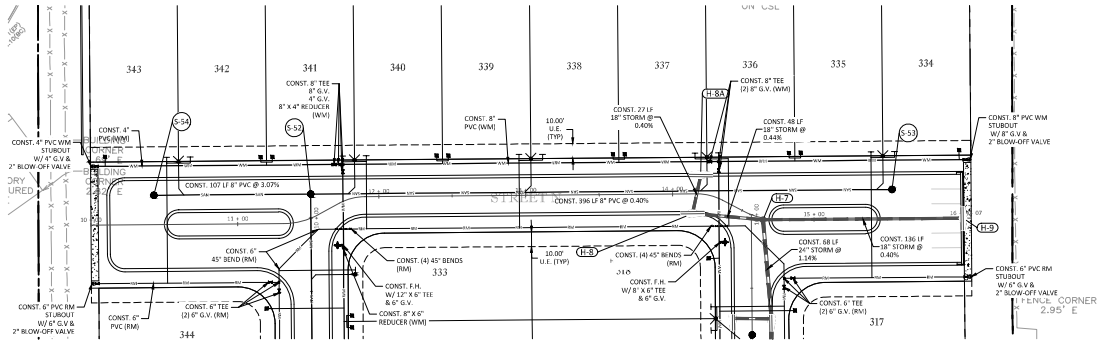
TRINITY GARDENS

PLAN AND PROFILE (STREET M)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

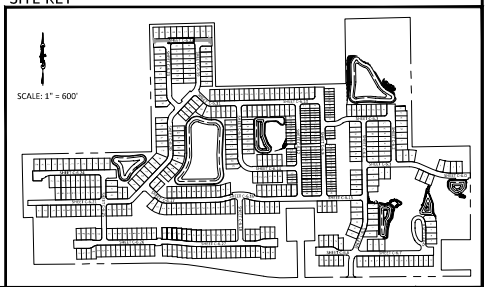
SHEET
C-6.21

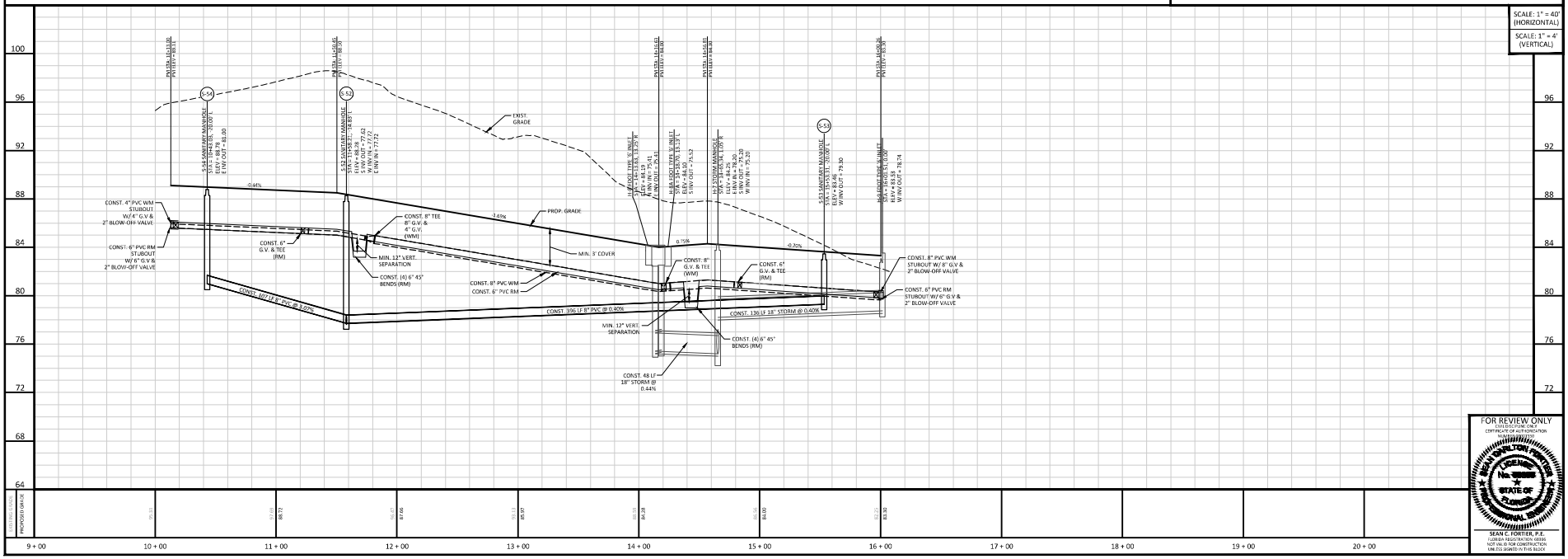


SEE SHEET C-6.23

SEE SHEET C-6.19

SITE KEY





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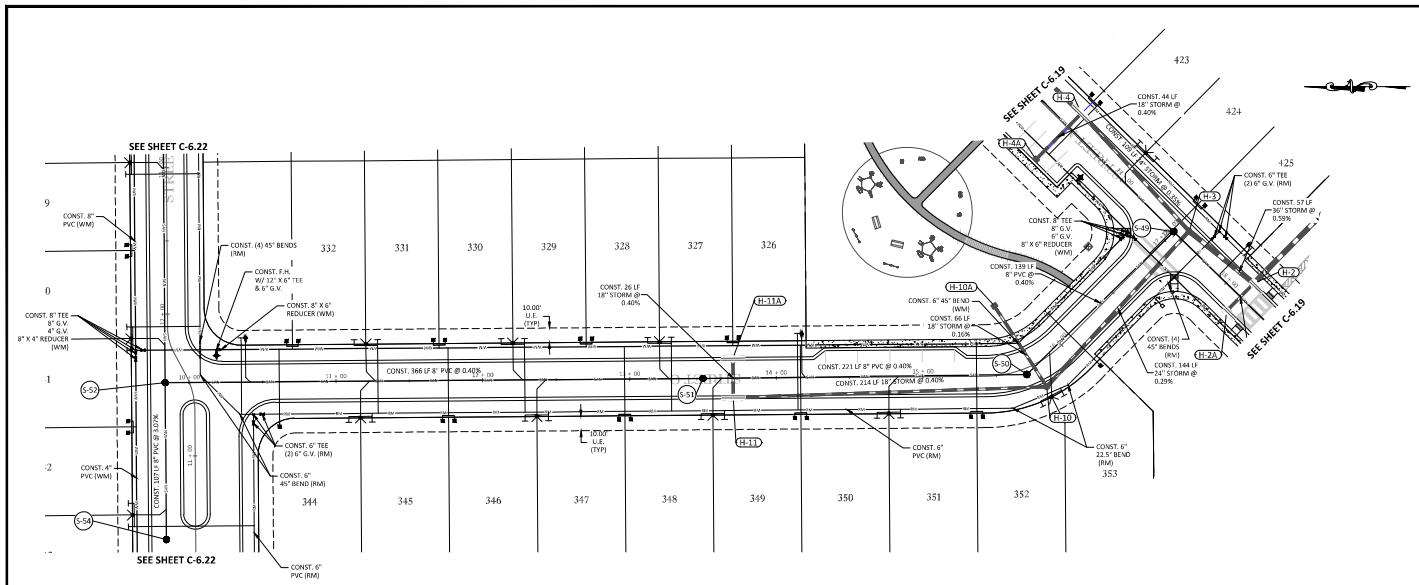
GARDENS

PLAN AND PROFILE
(STREET N)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.22



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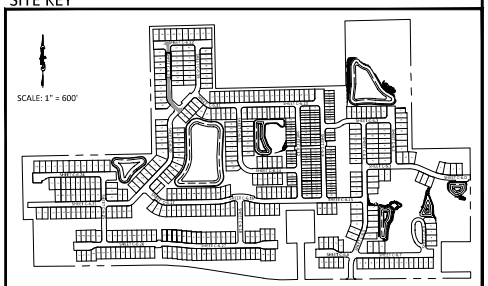
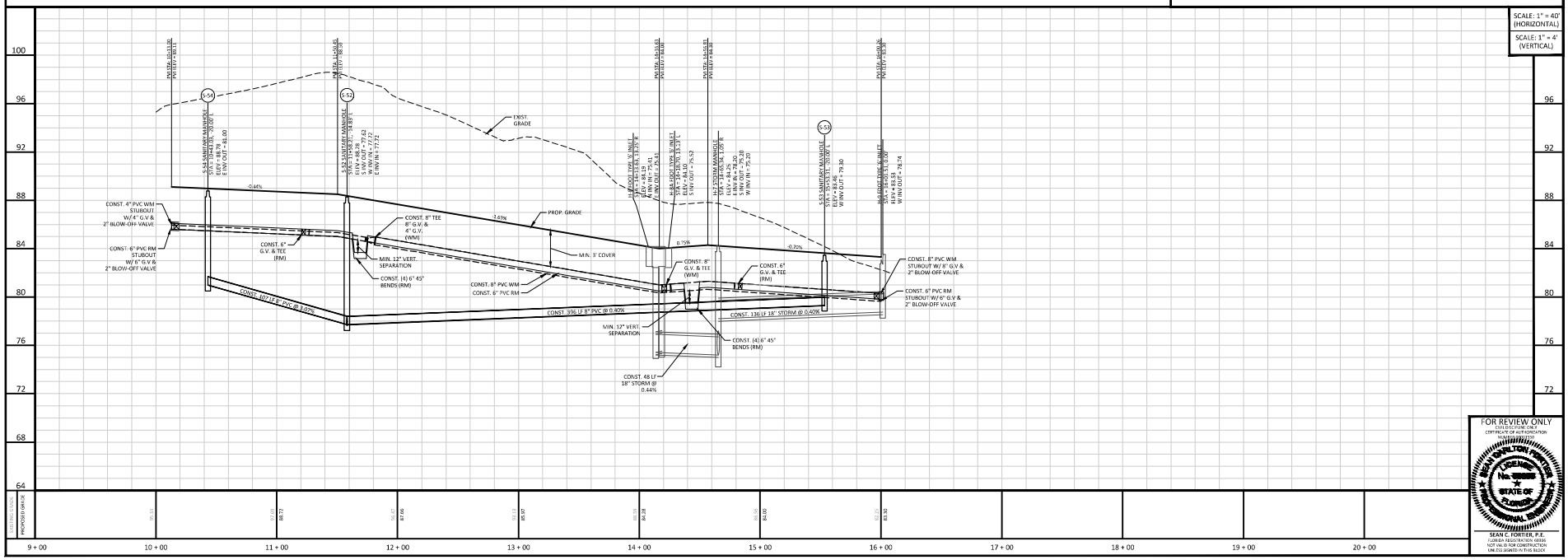




SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
BEAN, WHITAKER, PORTER & HAMPTON, INC.
No. 3885
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68841
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
1706 HOPPER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7780 FAX (407) 895-1486

REVISION
DATE

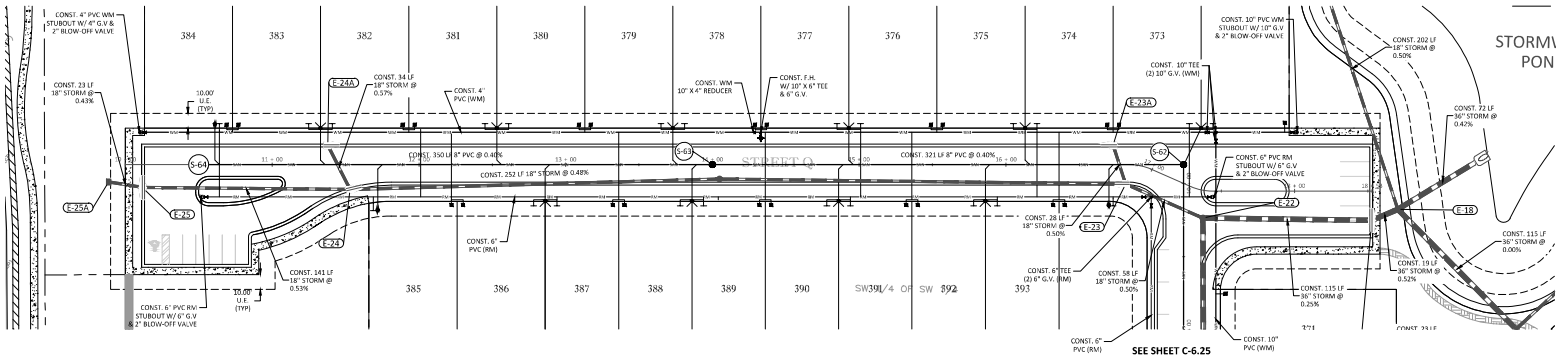
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET O)

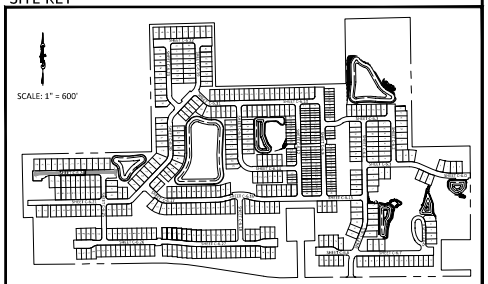
DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

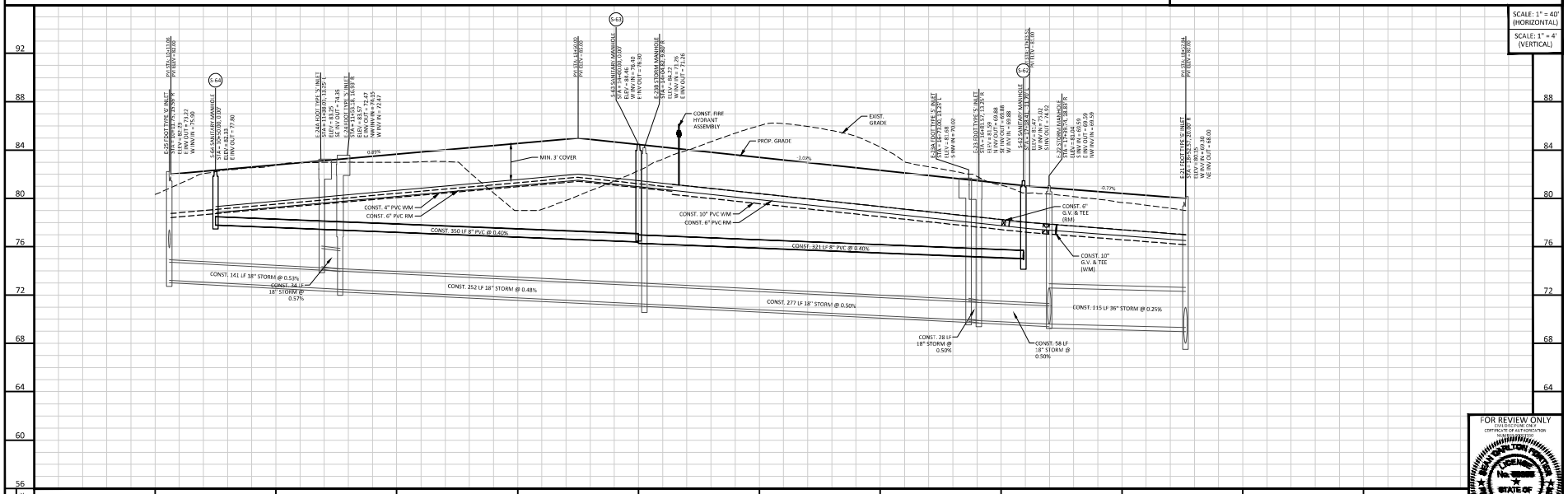
SHEET
C-6.23



SEE SHEET C-6.25

SITE KEY





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

FOR REVIEW ONLY
THIS DOCUMENT ONLY CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #88841
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 HYDE PARK AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1485

REVISION
DATE

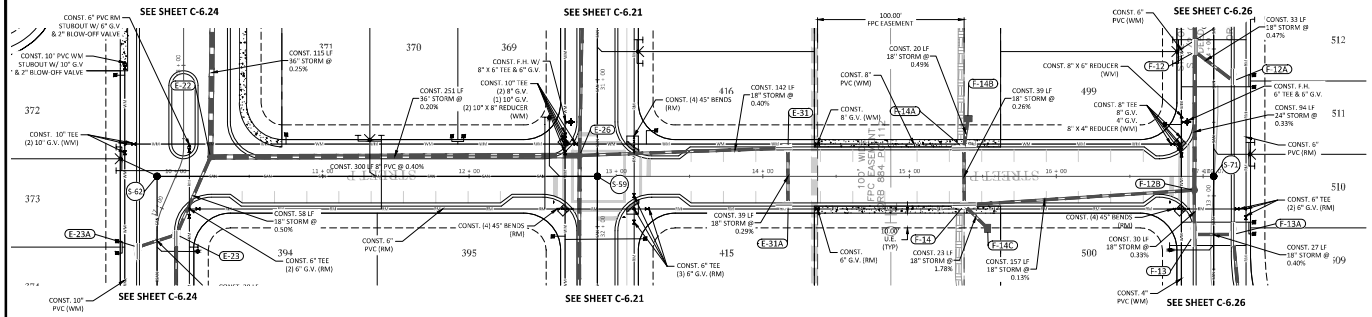
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET Q)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.24



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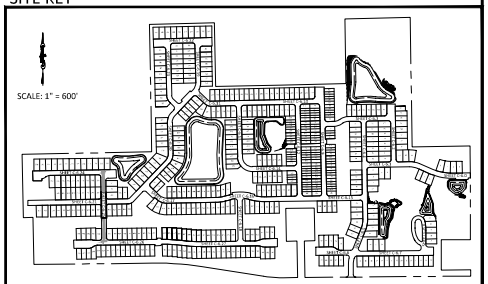

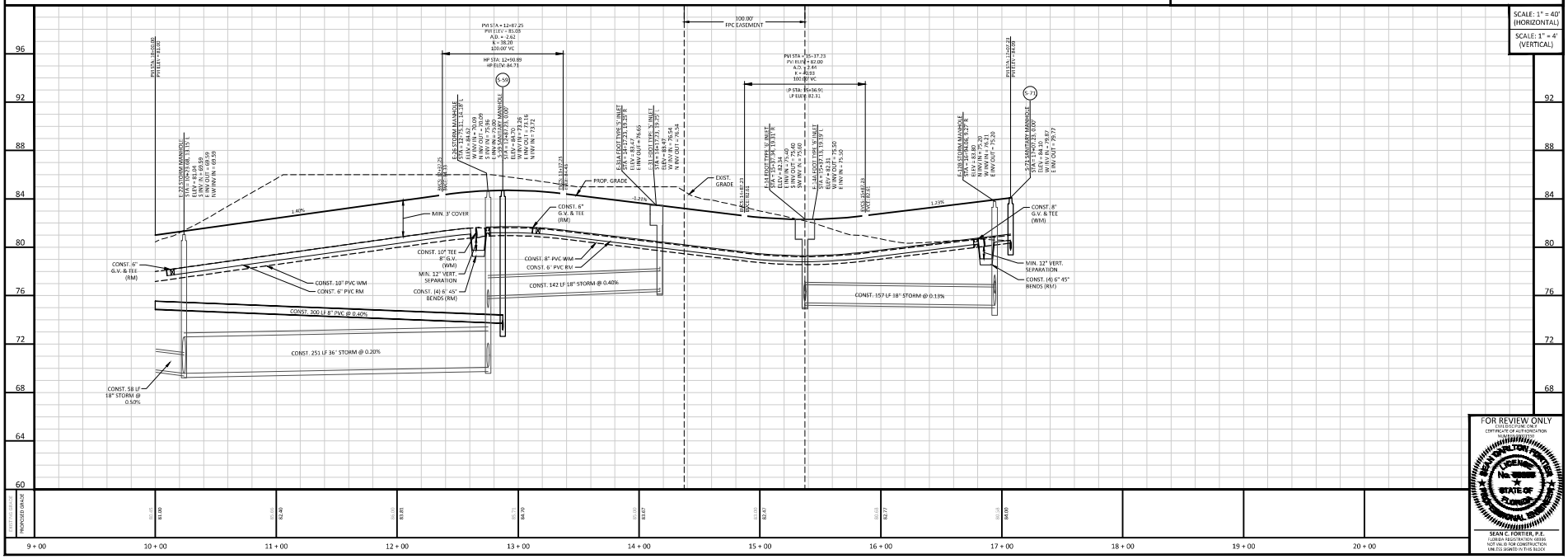

SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

FOR REVIEW ONLY
THIS DOCUMENT ONLY CONSTITUTES A PRELIMINARY SUBMITTAL AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. IT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SEAN C. FORTIER, P.E. FLORIDA REGISTRATION #58841 ON 12/07/22. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58841
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KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1486

REVISION
DATE

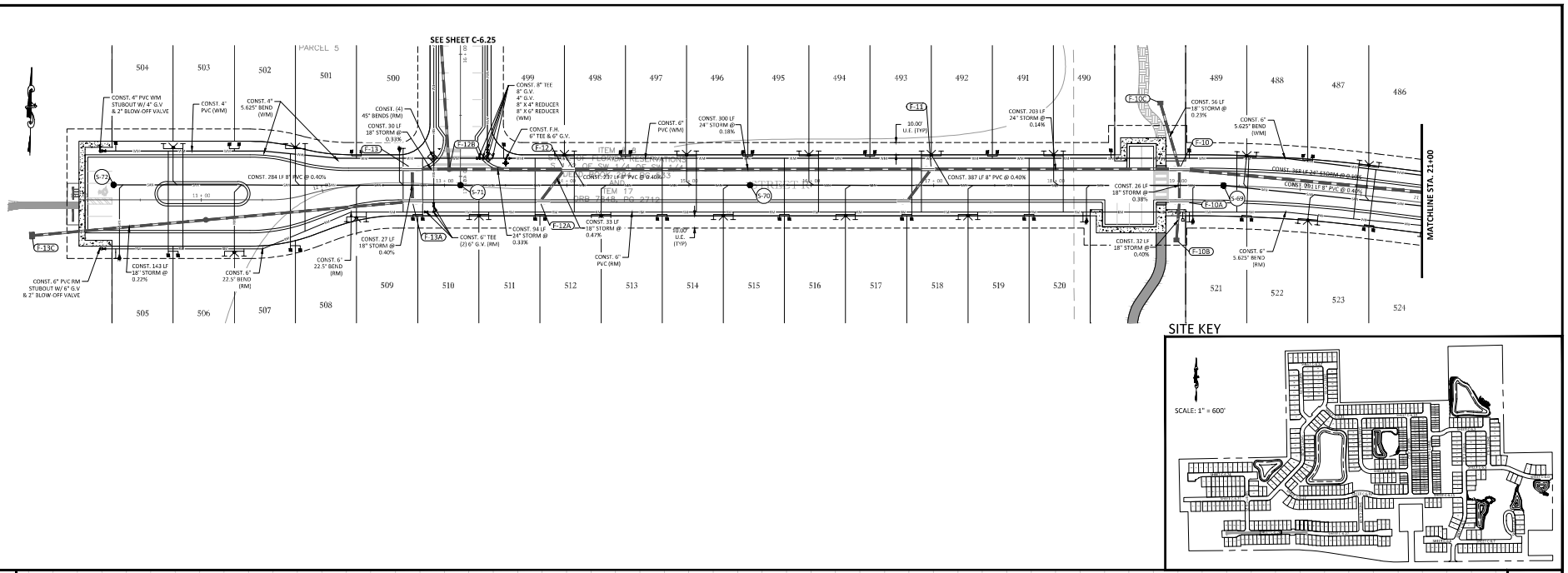
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET P)

DRAWN: DPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.25



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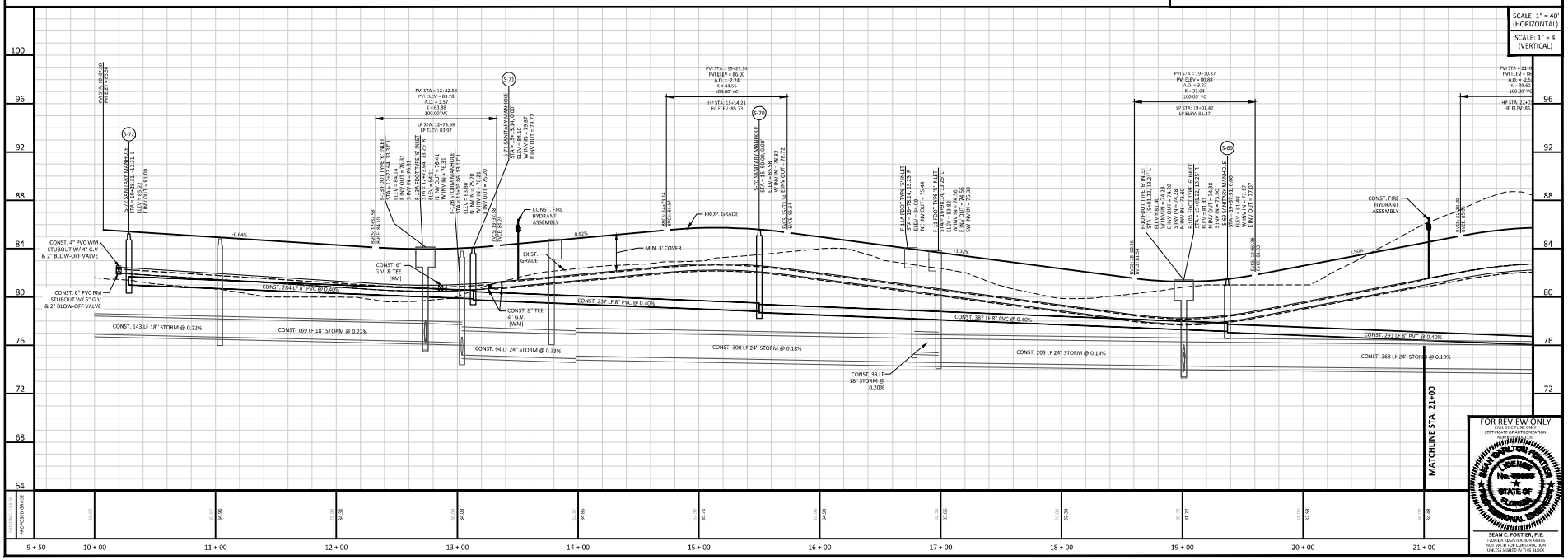

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ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

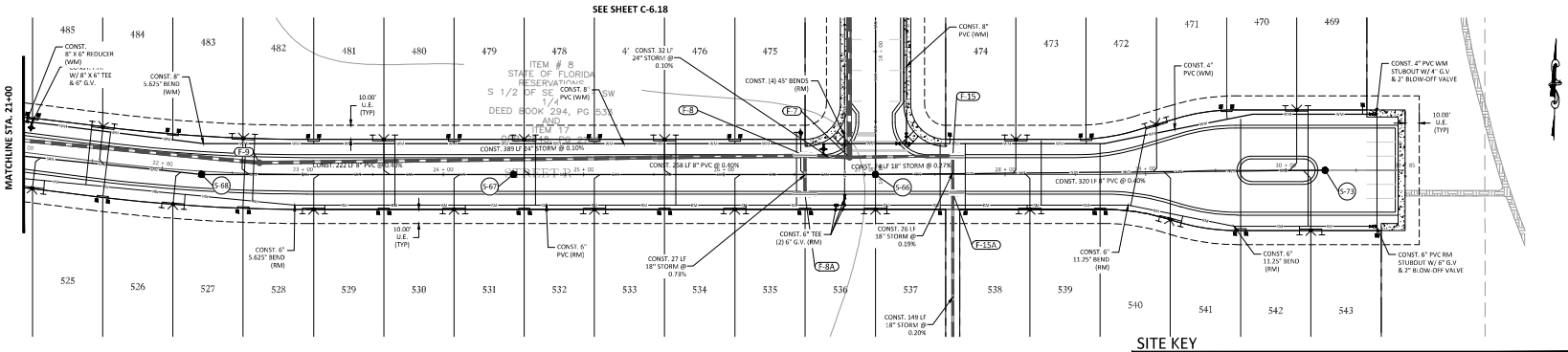
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

PLAN AND PROFILE (STREET R)

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.26



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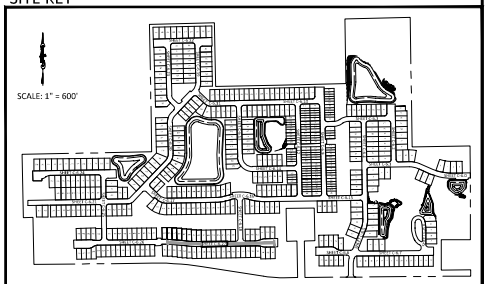

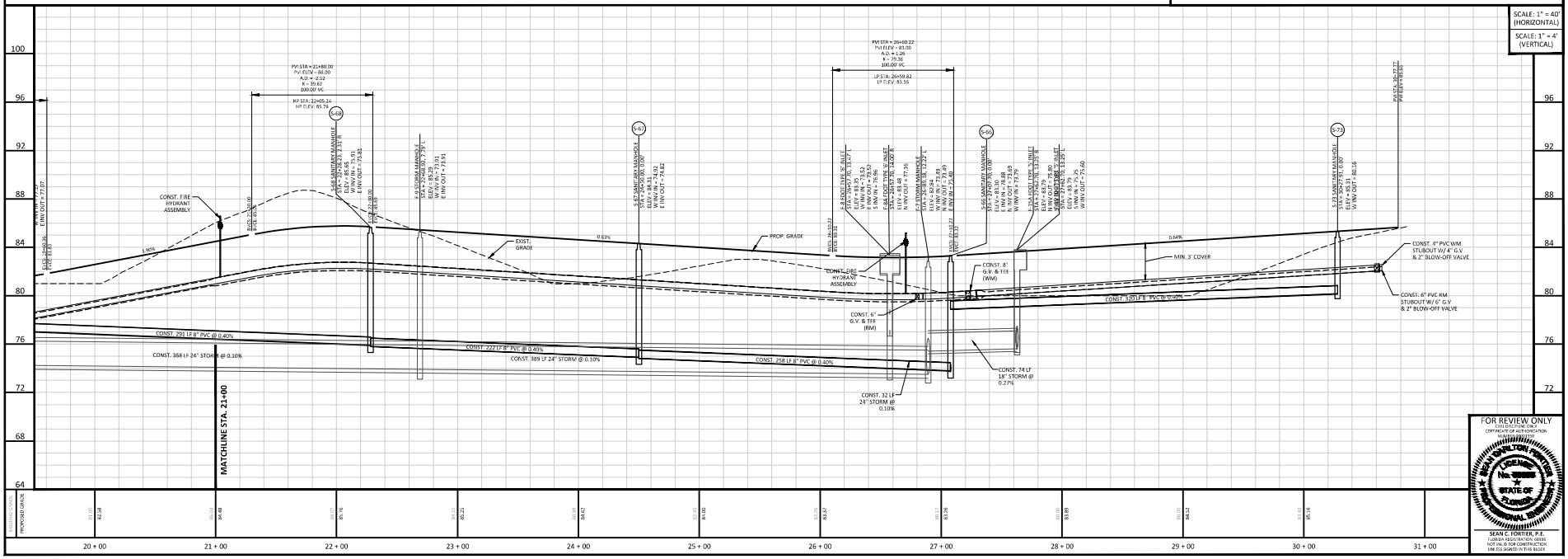

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FLORIDA REGISTRATION #88841
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KCG
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ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1488

REVISION
DATE

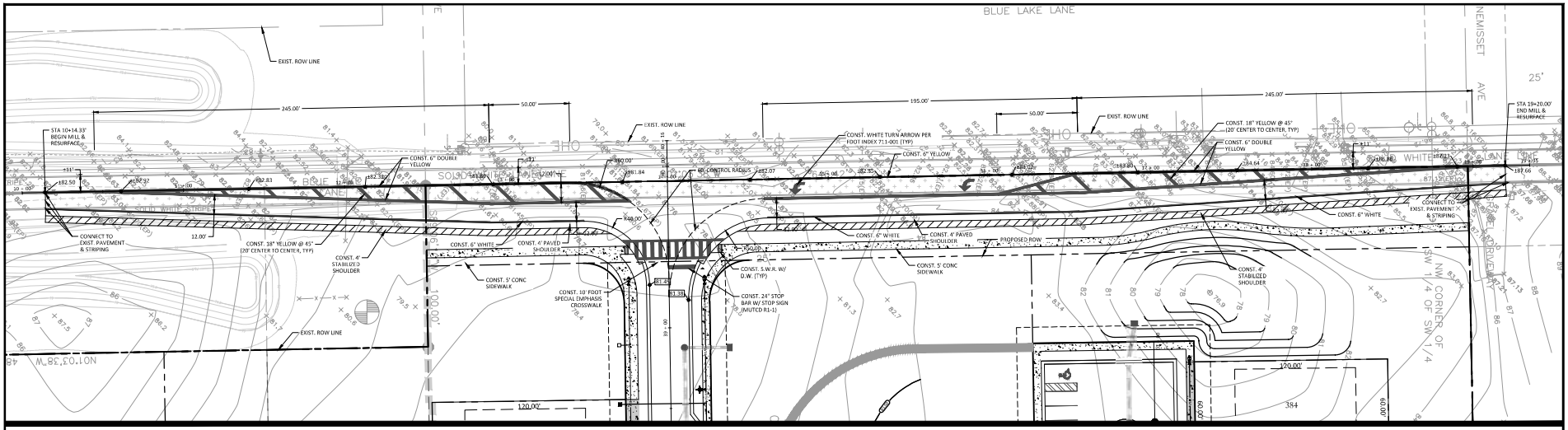
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

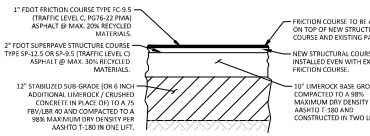
PLAN AND PROFILE (STREET R)

DRAWN: DPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-6.27

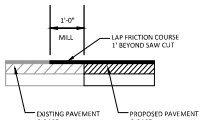


S. BLUE LAKE AVE: 35 MPH DESIGN SPEED / 30 MPH POSTED SPEED

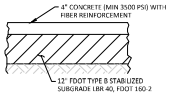


NOTE: SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT, AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT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



PAVEMENT SPLICE DETAIL
SCALE:NTS



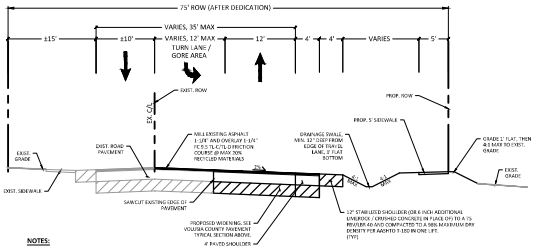
NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTTCHNICAL ENGINEERING REPORT

CONCRETE SIDEWALK
TYPICAL CROSS SECTION
SCALE:NTS

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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 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.

A TYPICAL CROWNED ROADWAY SECTION - RIGHT SIDE WIDENING
STA 10+14 TO STA 19+20
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68843
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KCG
KELLY, COLLINS & GENTRY, INC.
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

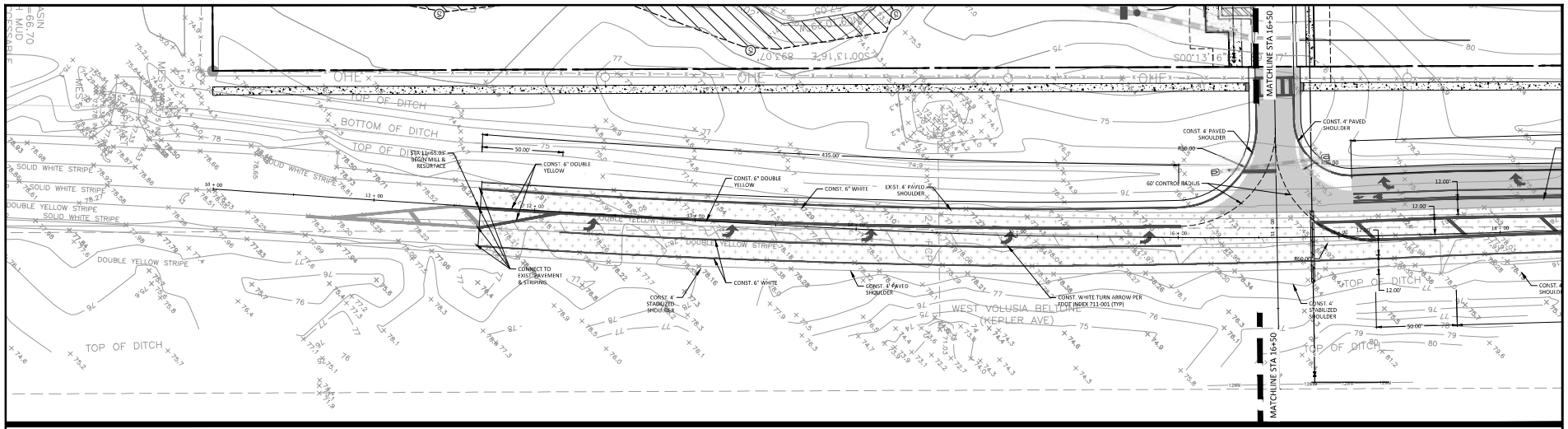
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

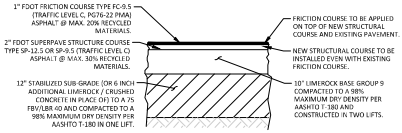
ROADWAY IMPROVEMENTS PLAN (S. BLUE LAKE AVE)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.0

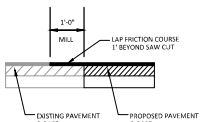


S. KEPLER ROAD: 55 MPH DESIGN SPEED / 50 MPH POSTED SPEED

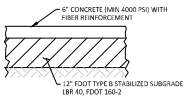


NOTE: SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT, AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT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

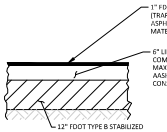


PAVEMENT SPLICE DETAIL
SCALE:NTS



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

CONCRETE DRIVEWAY & APRON TYPICAL CROSS SECTION
SCALE:NTS



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

PAVED MULTI-USE TRAIL TYPICAL CROSS SECTION
SCALE:NTS

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

PROJECT BOUNDARY / ROW LINES

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

LIMITS OF MILL & RESURFACE

TOP SW: TOP OF SWALE

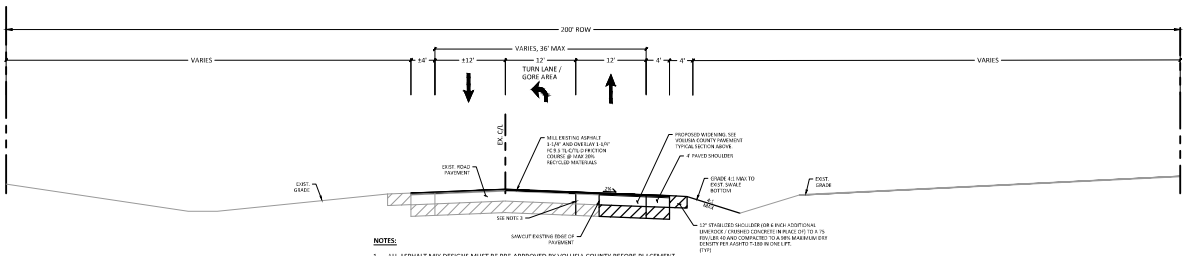
BOT SW: BOTTOM OF SWALE

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 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.

B TYPICAL CROWNED ROADWAY SECTION - RIGHT SIDE WIDENING
STA 11+65 TO STA 16+84
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

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CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58841
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KELLY, COLLINS & GENTRY, INC.
KCG
1706 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1488

REVISION | DATE

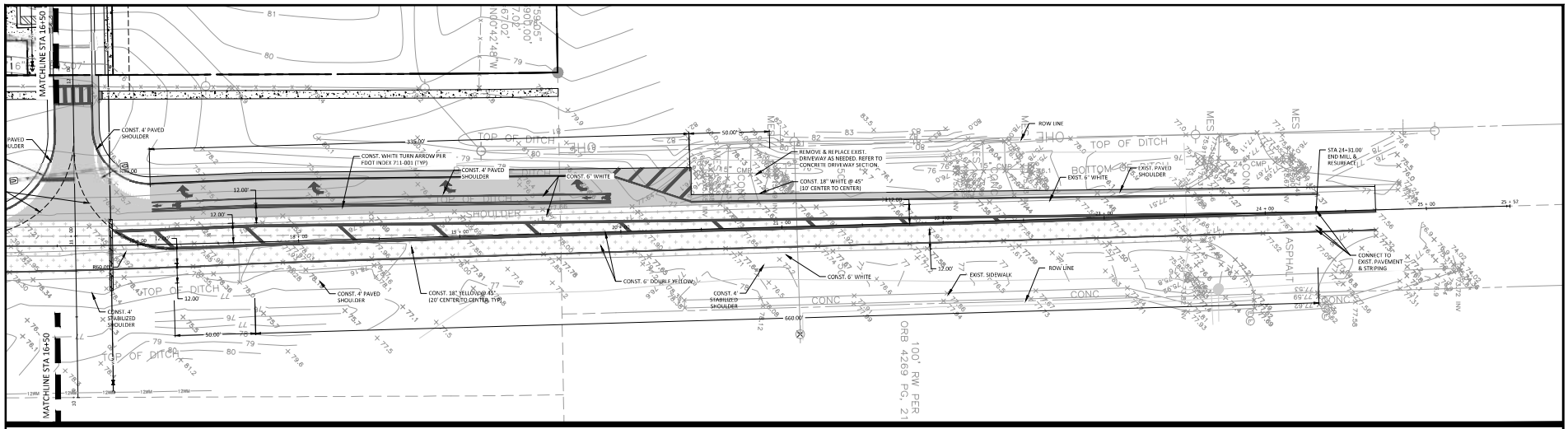
PREPARED FOR: HANOVER LAND COMPANY

TRINITY GARDENS

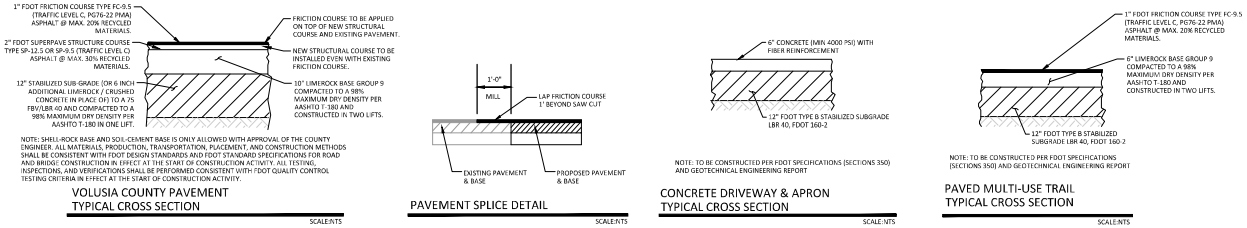
ROADWAY IMPROVEMENTS PLAN (S. KEPLER RD)

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET C-7.1



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



GRAPHIC SCALE

30 0 15 30 60

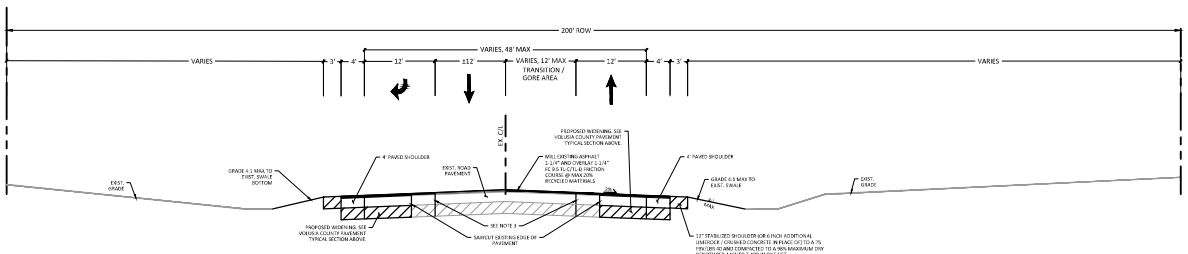
(IN FEET)
1 inch = 30 ft.

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 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:

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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'

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CERTIFICATE OF AUTHORIZATION
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58841
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOFFER ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 538-7788 FAX (407) 895-1488

REVISION | DATE

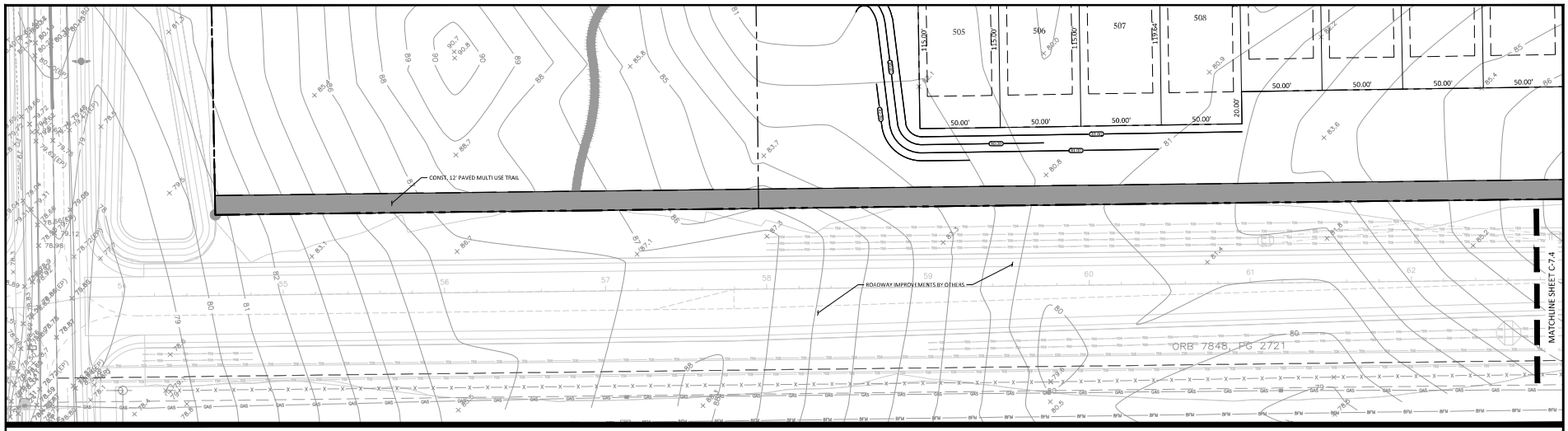
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

ROADWAY IMPROVEMENTS PLAN (S. KEPLER RD)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.2

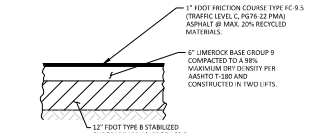


E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED

GRAPHIC SCALE

30 0 15 30 60

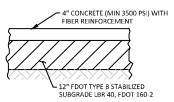
(IN FEET)
1 inch = 30 ft.



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

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



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

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 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.

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REVISION | DATE

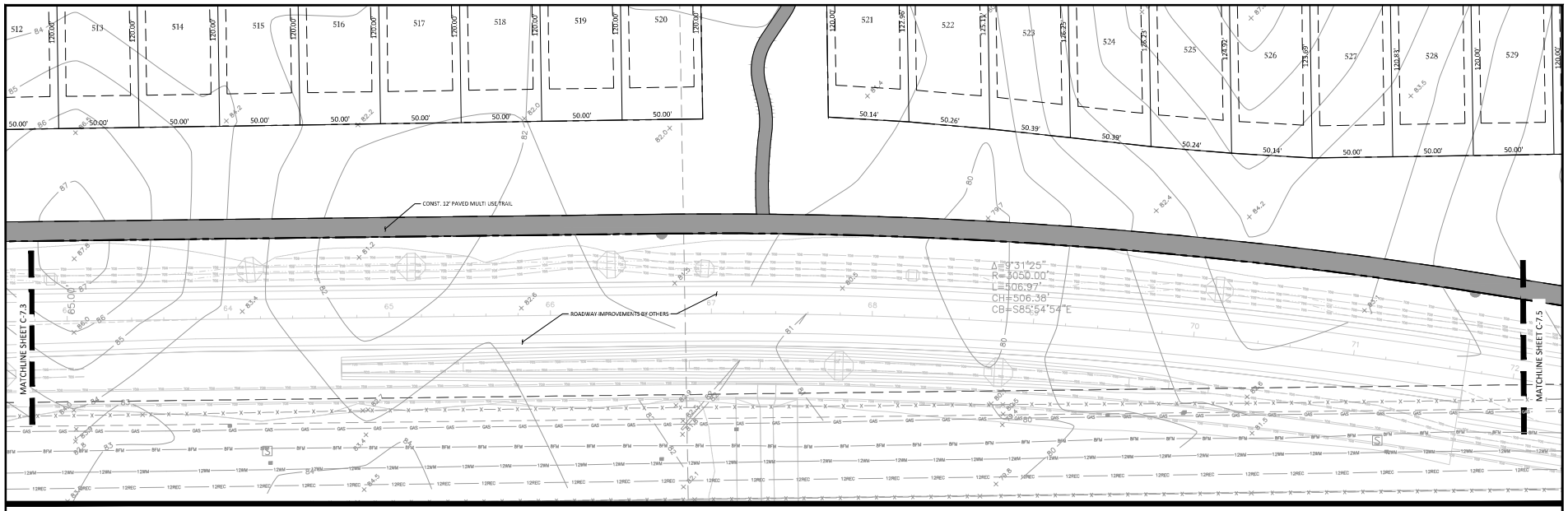
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

ROADWAY IMPROVEMENTS PLAN (E. BERESFORD AVE)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.3



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

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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
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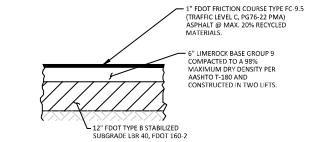
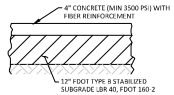


NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



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

CONCRETE SIDEWALK
TYPICAL CROSS SECTION

SCALE:NTS

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REVISION | DATE

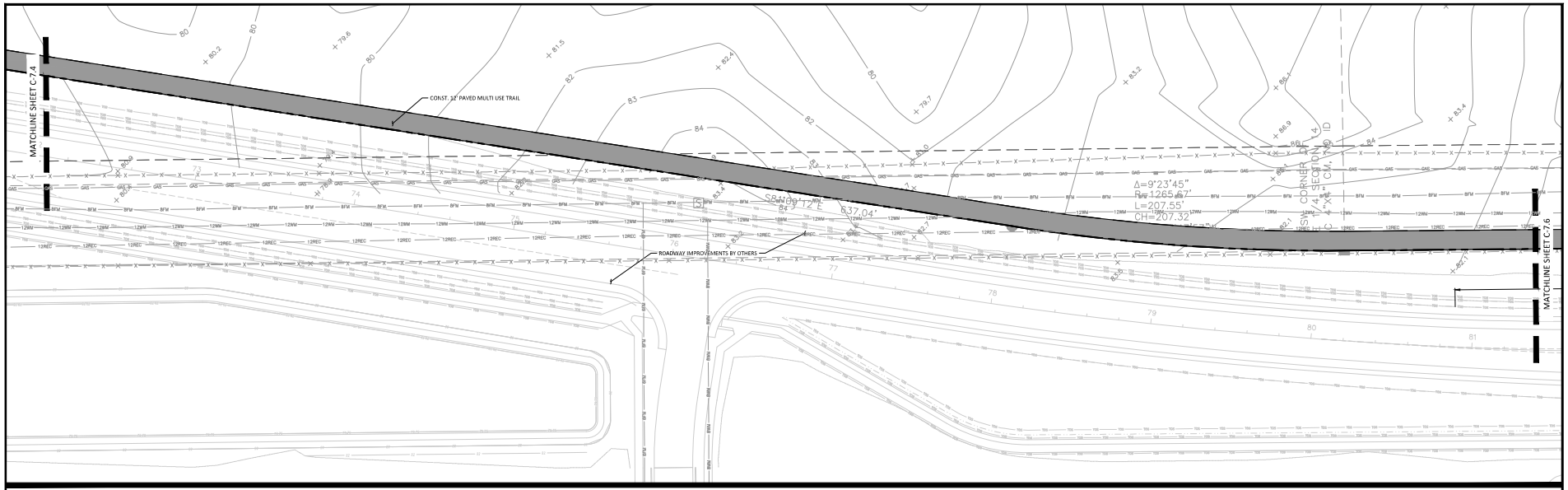
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

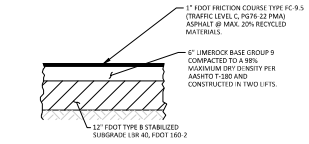
ROADWAY IMPROVEMENTS PLAN (E. BERESFORD AVE)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.4



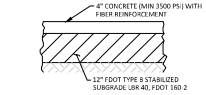
E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



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

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



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

CONCRETE SIDEWALK
TYPICAL CROSS SECTION

SCALE:NTS

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROJECT BOUNDARY / ROW LINES
- PROPOSED WIDENING. REFER TO TYPICAL ROADWAY SECTION FOR PAVEMENT DETAILS.
- LIMITS OF MILL & RESURFACE
- TOP SW: TOP OF SWALE
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- 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 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.

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(407) 540-7900 FAX (407) 895-1488

DATE	REVISION

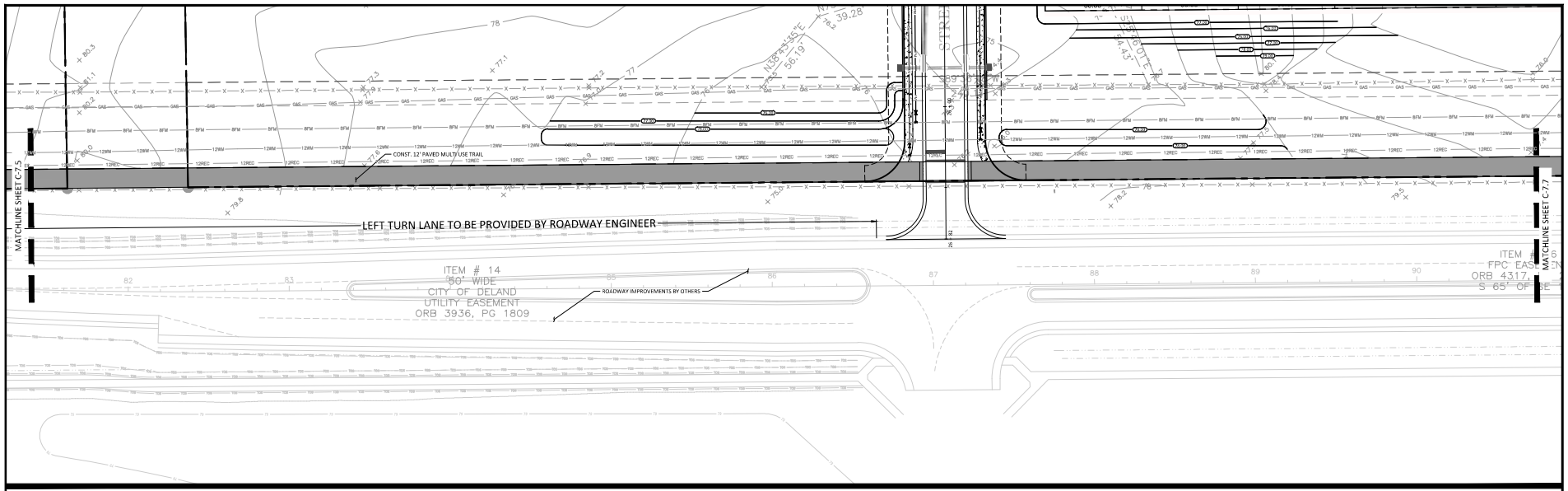
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

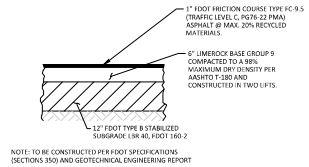
ROADWAY IMPROVEMENTS PLAN (E. BERESFORD AVE)

DRAWN: DPC
DESIGN: DPC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.5



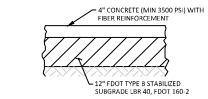
E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



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

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



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

CONCRETE SIDEWALK
TYPICAL CROSS SECTION

SCALE:NTS

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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:

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REVISION | DATE

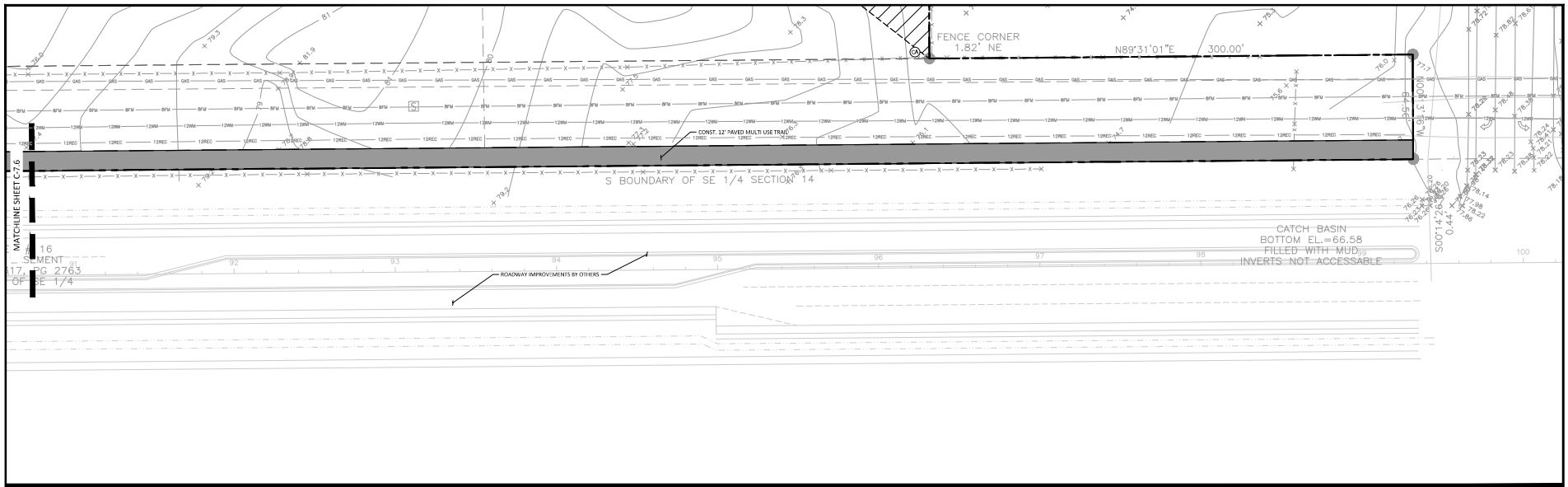
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

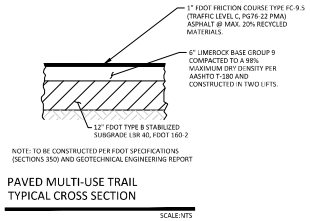
ROADWAY IMPROVEMENTS PLAN (E. BERESFORD AVE)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-7.6



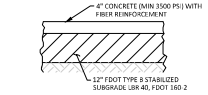
E. BERESFORD AVE: 40 MPH DESIGN SPEED / 35 MPH POSTED SPEED



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

PAVED MULTI-USE TRAIL
TYPICAL CROSS SECTION

SCALE:NTS



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

CONCRETE SIDEWALK
TYPICAL CROSS SECTION

SCALE:NTS

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

LEGEND

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NOTES:

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REVISION | DATE

PREPARED FOR:
HANOVER
LAND COMPANY

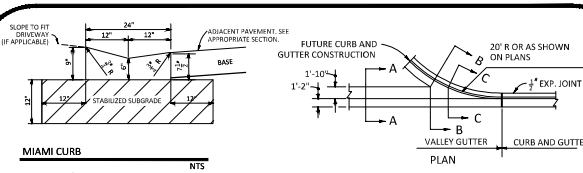
TRINITY
GARDENS

ROADWAY
IMPROVEMENTS PLAN
(E. BERESFORD AVE)

DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

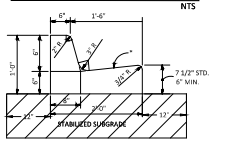
SHEET
C-7.7

CURB DETAILS



MIAMI CURB

NTS

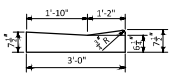


*NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

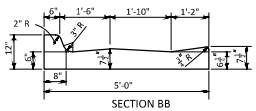
TYPE "F" CURB & GUTTER

NTS

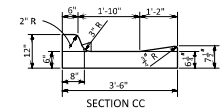
CURB NOTES:
1. DETAILS FOR DIMENSION ONLY. TO BE CONSTRUCTED TO MOST STRINGENT SPECIFICATIONS AND REQUIREMENTS OF THE FOLLOWING: FDOT, GEOTECHNICAL ENGINEER, LOCAL JURISDICTION, AND TENANT.
2. FOR CURB, GUTTER, CURB AND GUTTER AND TRAFFIC SEPARATORS PROVIDE ½" - ¾" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS.



SECTION AA



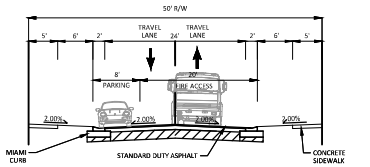
SECTION BB



SECTION CC

VALLEY GUTTER (FDOT INDEX 520-001)

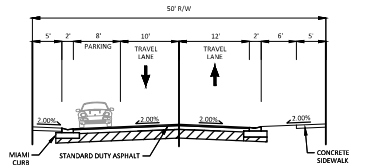
NTS



50' ROW SECTION - 24' PAVEMENT

TYPICAL CROSS SECTION

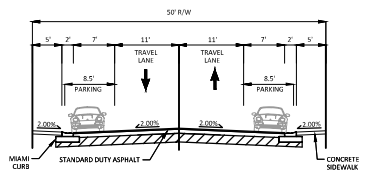
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



50' ROW SECTION - 30' PAVEMENT (DESIGNATED PARKING ONE SIDE)

TYPICAL CROSS SECTION

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



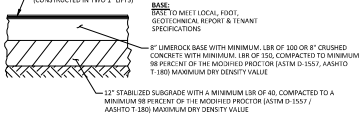
50' ROW SECTION - 36' PAVEMENT (DESIGNATED PARKING BOTH SIDES)

TYPICAL CROSS SECTION

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

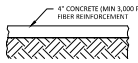
PAVEMENT DETAILS

NOTE: TO BE CONSTRUCTED TO MOST STRINGENT SPECIFICATIONS AND REQUIREMENTS OF THE FOLLOWING: FDOT, GEOTECHNICAL ENGINEER, & LOCAL JURISDICTION.



STANDARD DUTY ASPHALT PAVEMENT

NTS



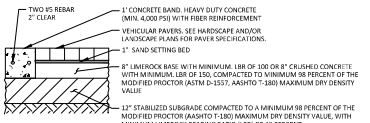
SIDEWALK CONCRETE PAVEMENT

NTS



ASPHALT MULTI-USE TRAIL

NTS



VEHICULAR PAVERS

NTS

SIGNAGE & STRIPING DETAILS



NO PARKING-FIRE LANE SIGN

NTS

STOP SIGN

NTS

STREET SIGN

NTS

SPEED LIMIT SIGN

NTS

PEDESTRIAN CROSSING SIGN

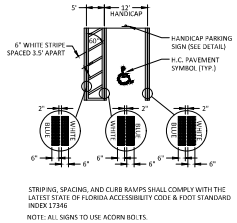
NTS

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER FHWA.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. IF NO NOTICE FOR SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY RHC AMOUNT & USD. NO.
5. ONE (1) SIGN REQUIRED FOR EACH HANDICAP SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE 84" ABOVE THE FINISHED GRADE TO THE BOTTOM OF THE SIGN ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN POST TO BE GALVANIZED BREAKAWAY STEEL U POST.
8. SIGN TO BE FASTENED TO POST WITH ACORN NUT.



HANDICAP PARKING SIGN

NTS

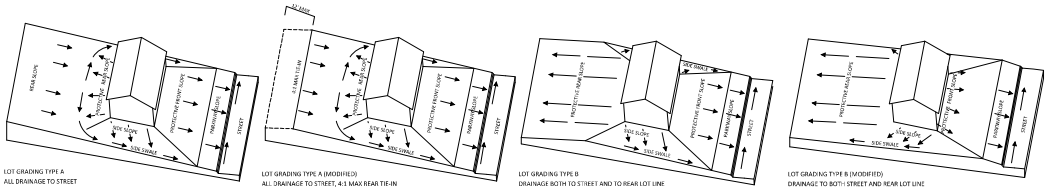


STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FDOT STANDARD INDEX 17346

NOTE: ALL SIGNS TO USE ACORN BOLTS.

HANDICAP STRIPING DETAIL

NTS



NOTE: REAR YARDS TO BE GRADED AT 10:1 MAX. A STEEPER TIE-IN SLOPE OF 4:1 MAY BE USED WITHIN 12' OF REAR PROPERTY LINE ONLY.

LOT GRADING DETAILS

NTS

FOR REVIEW ONLY
THIS DOCUMENT ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #58361
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOPPER AVENUE, SUITE 400
SANFORD, FLORIDA 32771
(407) 585-7766 FAX (407) 585-1455

DATE	REVISION

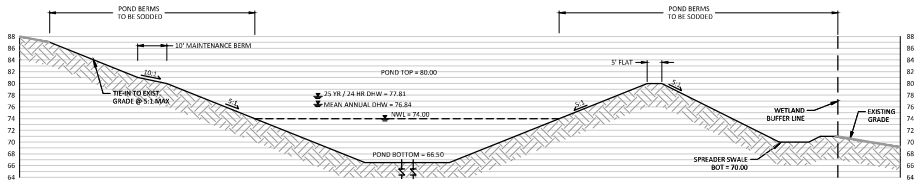
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

SITE DETAILS

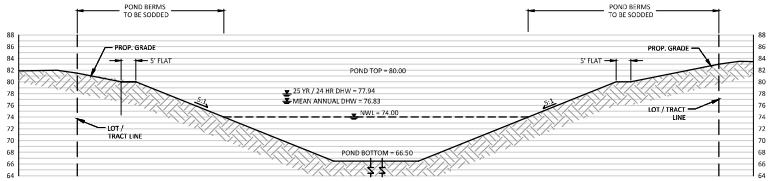
DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-8.0



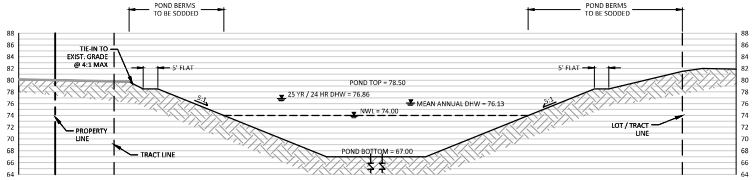
A C-4.0 POND 1 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



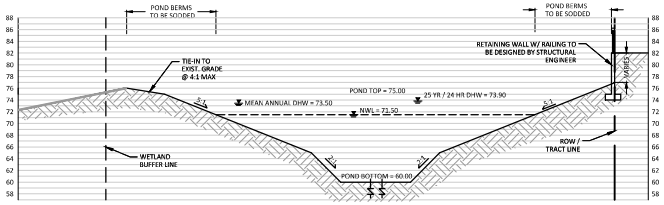
B C-4.6 POND 2 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



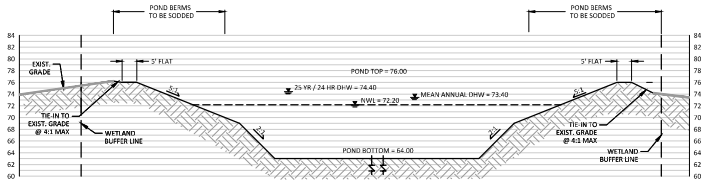
C C-4.6 POND 3 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



D C-4.1 POND 4 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



E C-4.2 POND 5 TYPICAL CROSS SECTION - WET POND

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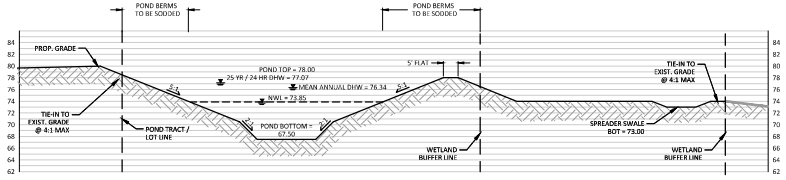
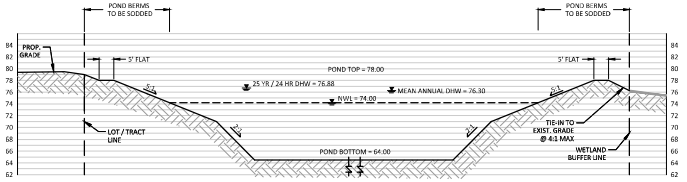
VERTICAL SCALE: 1" = 10'



F C-4.2 POND 6 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



G C-4.3 POND 7 TYPICAL CROSS SECTION - WET POND

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

FOR REVIEW ONLY
THIS DOCUMENT ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #85841
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UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOPPER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

PREPARED FOR:
HANOVER LAND COMPANY

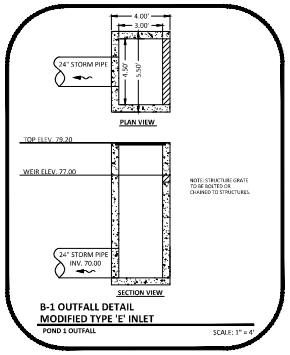
TRINITY GARDENS

SITE DETAILS

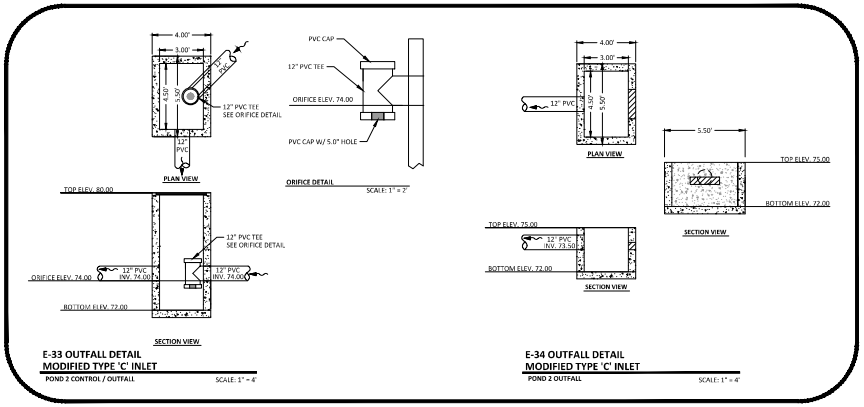
DRAWN: GM
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-8.1

POND 1

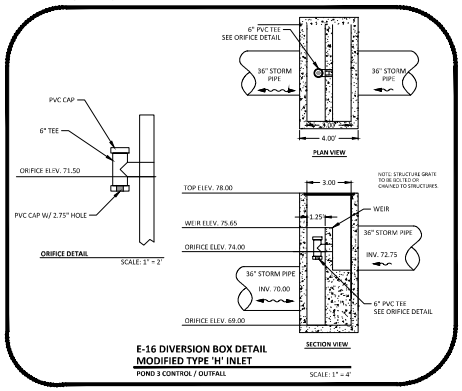


POND 2

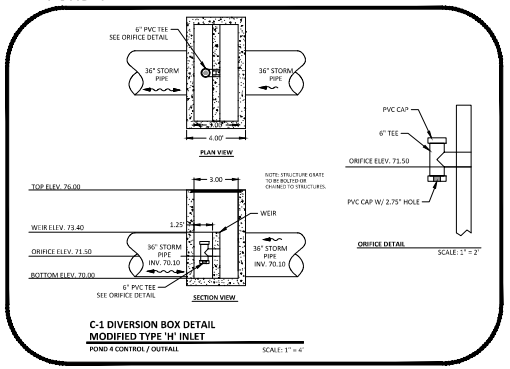


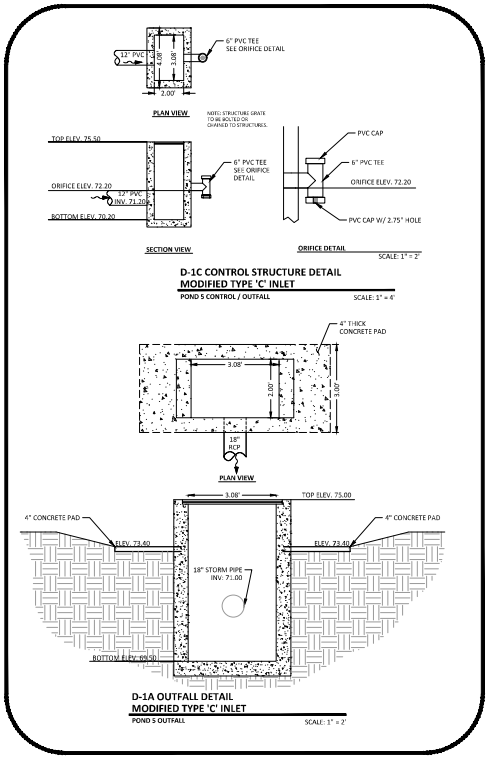
POND 5

POND 3



POND 4





FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #85841
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KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOFFER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

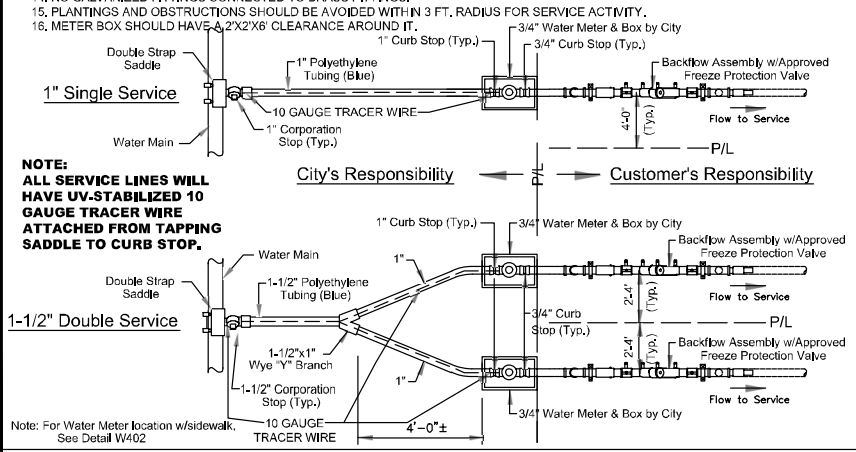
SITE DETAILS

DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-8.2

W401 – WATER MAIN SERVICE CONNECTION (BACKFLOW)

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION, DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
15. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
16. METER BOX SHOULD HAVE A 2'X2'X6' CLEARANCE AROUND IT.

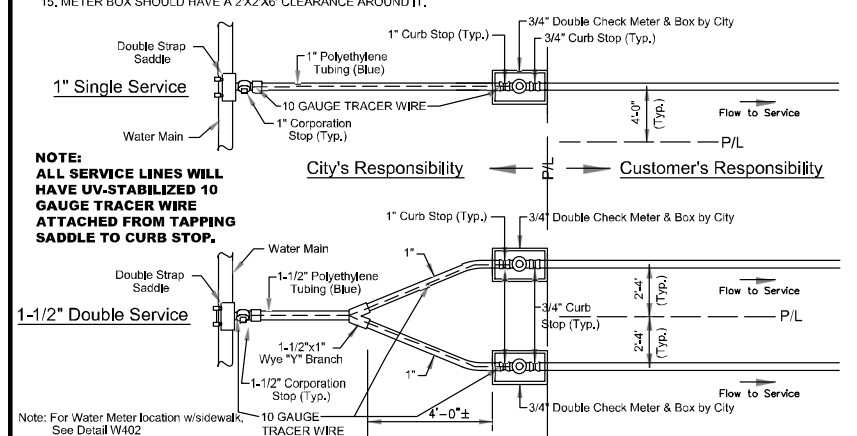


DATE: 11/05/2021 — WATER MAIN SERVICE CONNECTION (BACKFLOW) — W401

City of DeLand - Standard Details

W401A – WATER MAIN SERVICE CONNECTION (DOUBLE CHECK METER)

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION, DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
12. ALL BRASS FITTINGS SHALL BE LEAD FREE.
13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
14. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
15. METER BOX SHOULD HAVE A 2'X2'X6' CLEARANCE AROUND IT.

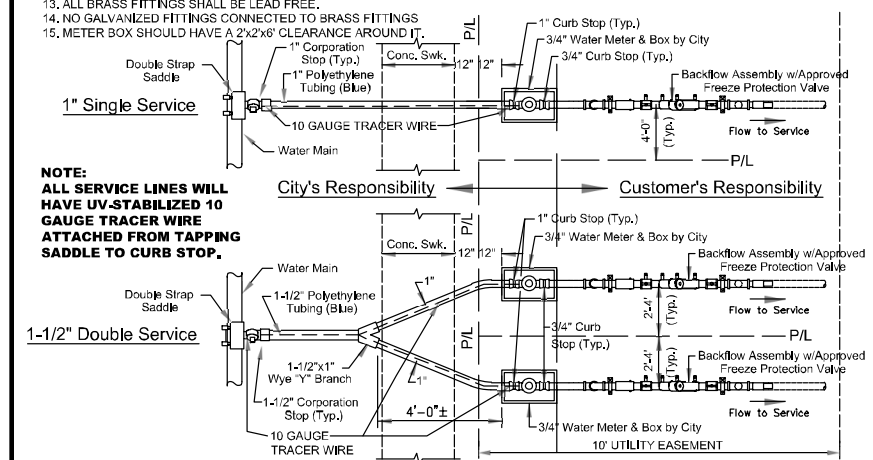


DATE: 11/05/2021 — WATER MAIN SERVICE CONNECTION (DOUBLE CHECK METER) — W401A

City of DeLand - Standard Details

W402 – WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW)

NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION, DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
15. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.

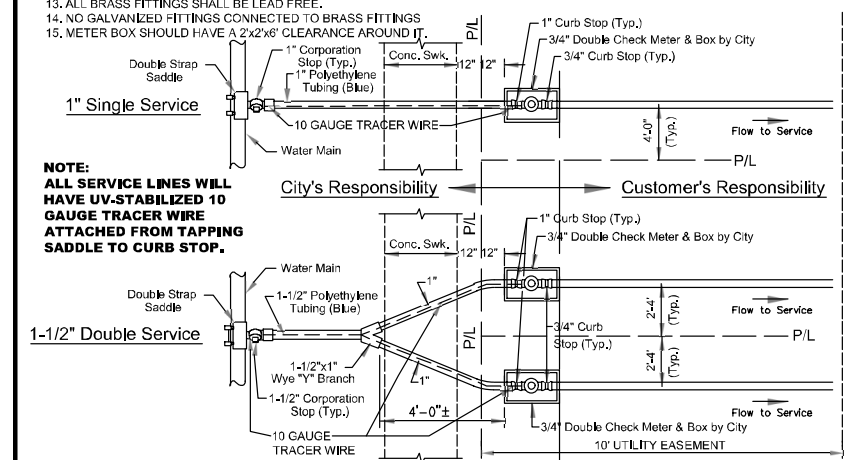


DATE: 11/05/2021 — WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW) — W402

City of DeLand - Standard Details

W402A – WATER MAIN SERVICE CONN. WITH SIDEWALK (DBL. CHECK METER)

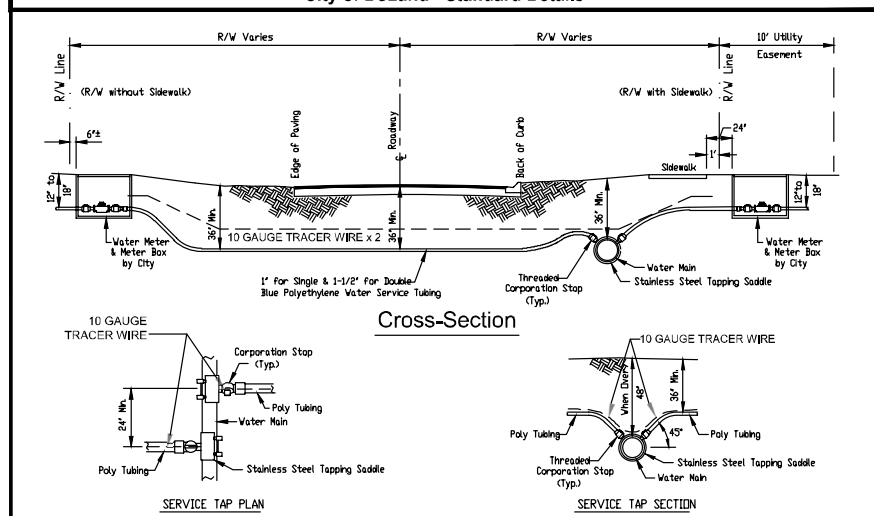
NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION, DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
15. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.



DATE: 11/05/2021 — WATER MAIN SERVICE CONN. WITH SIDEWALK (DBL. CHECK METER) — W402A

City of DeLand - Standard Details

W403 – WATER MAIN SERVICE LINES



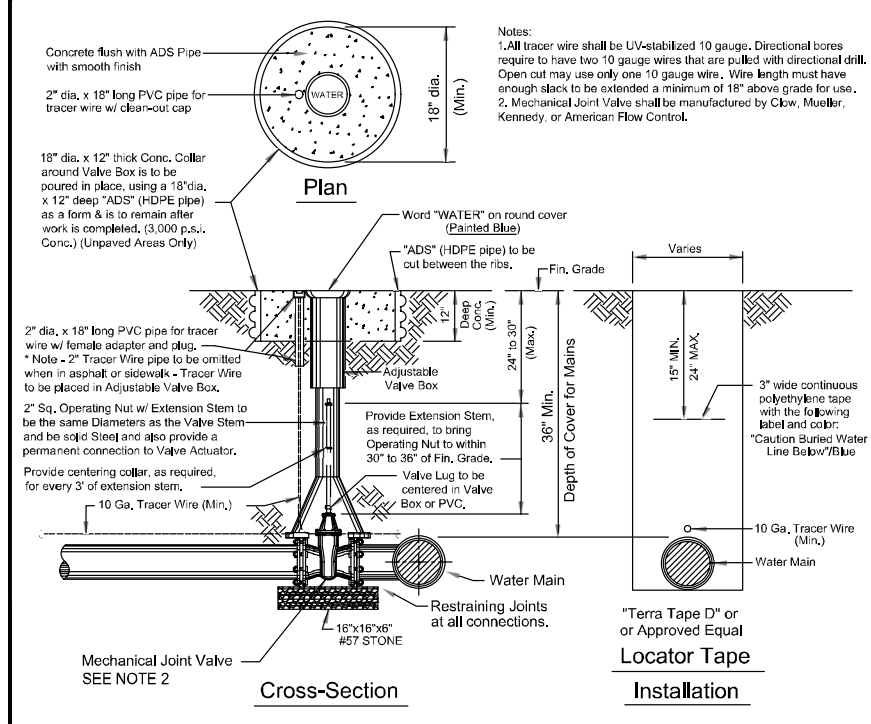
NOTES:
1. SINGLE WATER SERVICE SHALL BE, 1" POLYETHYLENE TUBING (BLUE).
2. DOUBLE WATER SERVICE SHALL BE, 1-1/2" POLYETHYLENE TUBING (BLUE).
3. WATER MAINS TO BE MIN. 36" BELOW GRADE and APPROX. 4' BACK OF CURB.
4. CURB STOP TO BE LOCATED APPROX. 2 FOOT BACK OF RIGHT-OF-WAY AND MUST HAVE LOCK WING.
5. SERVICE LINE TO BE MIN. 36" BELOW GRADE IN RIGHT-OF-WAY.
6. ALL 3/4", 1", 1-1/2" & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
7. ALL TRACER WIRE SHALL BE (BLUE) UV-STABILIZED 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
8. ALL SERVICE TAPS TO MEET AWWA STANDARD 45° FROM HORIZONTAL UNLESS PRIOR AUTHORIZATION RECEIVED FROM CITY.
9. ALL SERVICE LINES WILL HAVE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 11/05/2021 — WATER MAIN SERVICE LINES — W403

City of DeLand - Standard Details

W404 – WATER MAIN VALVE SETTING

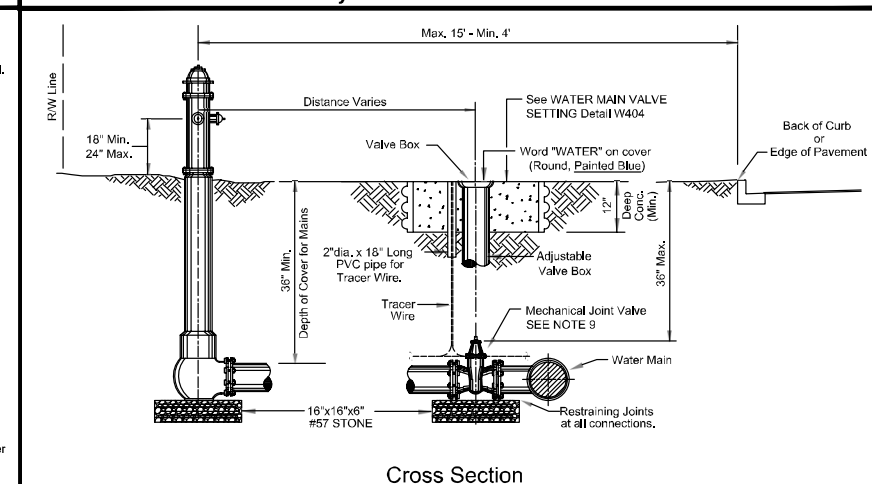
Notes:
1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire. Wire length must have enough slack to be extended a minimum of 18" above grade for use.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.



DATE: 11/05/2021 — WATER MAIN VALVE SETTING — W404

City of Deland - Standard Details

W405 – FIRE HYDRANT SETTING SECTION



NOTES:
1. Steamer Connection to Face Street.
2. All Fire Hydrants to have 5 1/4" Valve Seat.
3. Fire Hydrants Shall be Placed at Street Corners or in the R.O.W. Adjacent to Side Lot Lines Whenever Possible.
4. See Detail W406 for Typical Connections & Fittings.
5. Fire Hydrants Shall be Painted City Safety Yellow w/Richards Paint No. 1009, Rust Shield Polyurethane.
6. Remove Chains from Cap.
7. Min. 3 ft. Clearance Should be Maintained Around Fire Hydrant for Emergency Operation Purposes.
8. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.
9. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

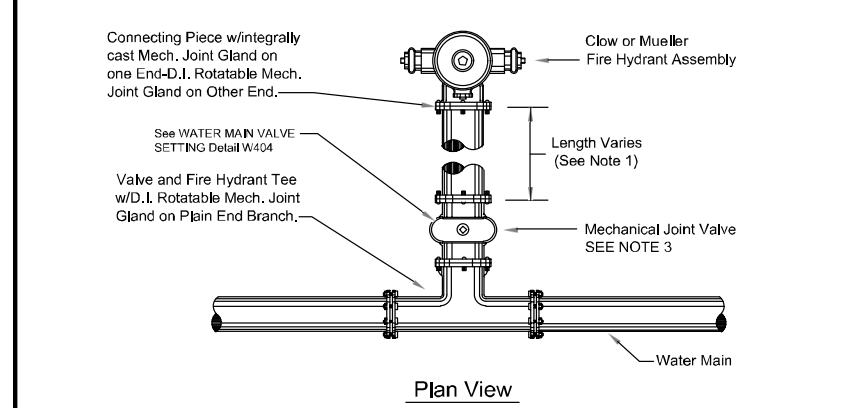
ONLY APPROVED CITY FIRE HYDRANTS
- Mueller Super Centurion 200
- Clow Medallion

See W406 for Plan View

DATE: 11/05/2021 — FIRE HYDRANT SETTING SECTION — W405

City of DeLand -Standard Details

W406 – FIRE HYDRANT SETTING PLAN



NOTES:
1. On Fire Hydrants Requiring Runout Last Two Joints Must Be Restrained Per Detail W409.
2. Fire Hydrants Should Have a 2'x2'x6' Clearance Around it.
3. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

ONLY APPROVED CITY FIRE HYDRANTS
- Mueller Super Centurion 200
- Clow Medallion

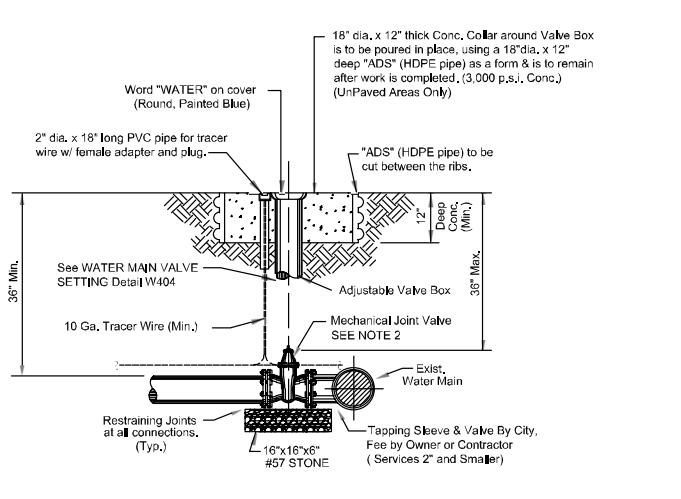
See W405 for Cross Section

DATE: 11/05/2021 — FIRE HYDRANT SETTING PLAN — W406

City of DeLand - Standard Details

W407 – TAPPING SLEEVE & VALVE

Notes:
1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.



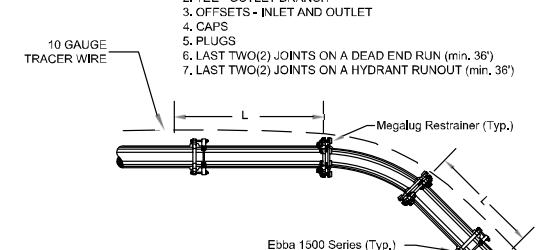
Notes:
1. For Wet Taps larger than 2", Sleeves & Valves will be furnished and installed by the contractor in the presence of the city inspector. Tapping sleeve shall be Ford, Romac, or JCM stainless steel only.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

DATE: 11/05/2021 — TAPPING SLEEVE & VALVE — W407

City of DeLand - Standard Details

W408 – THRUST RESTRAINING DETAIL FOR PVC PIPE

THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND - INLET AND OUTLET
2. TEE - OUTLET BRANCH
3. OFFSETS - INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO(2) JOINTS ON A DEAD END RUN (min. 36')
7. LAST TWO(2) JOINTS ON A HYDRANT RUNOUT (min. 36')



L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

NOM. PIPE SIZE	ELBOWS (deg.) 11.25	22.50	45	90	VALVE TEES
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
14	6	13	26	61	30
16	7	14	28	67	49
18	8	15	31	73	68
20	8	16	33	80	85

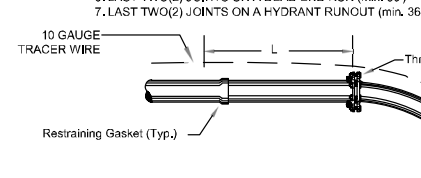
NOTE: THRUST RESTRAINT AT FITTINGS AND VALVES SHALL BE BY USE OF EBBA IRON MEGALUG RESTRAINERS, THRUST RESTRAINT BETWEEN PIPE JOINTS SHALL BE BY EBBA IRON SERIES 1500 RESTRAINERS.

DATE: 11/05/2021 — THRUST RESTRAINING DETAIL FOR PVC PIPE — W408

City of DeLand - Standard Details

W409 – THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE

THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND - INLET AND OUTLET
2. TEE - OUTLET BRANCH
3. OFFSETS - INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO(2) JOINTS ON A DEAD END RUN (min. 36')
7. LAST TWO(2) JOINTS ON A HYDRANT RUNOUT (min. 36')



L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

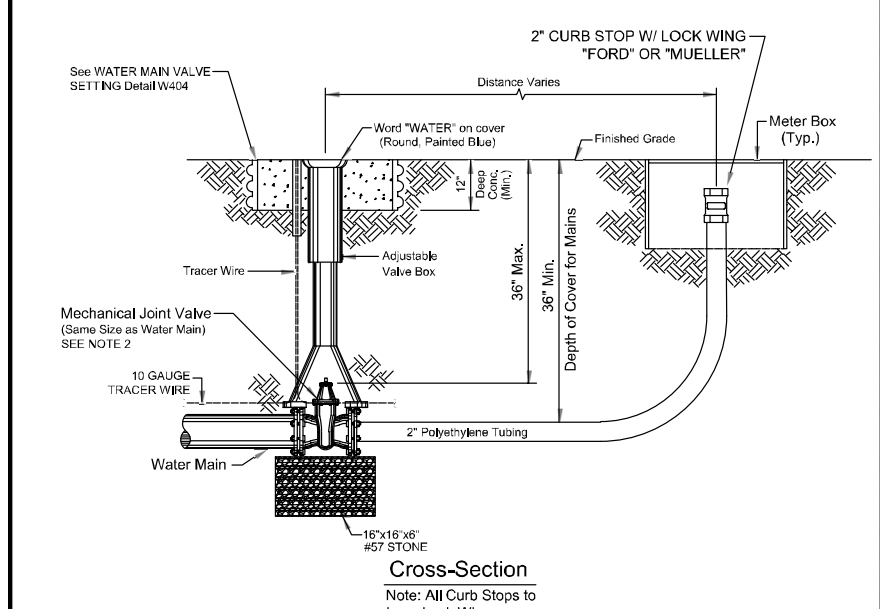
NOM. PIPE SIZE	ELBOWS (deg.) 11.25	22.50	45	90	VALVE TEES
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
16	6	13	26	63	70
18	9	17	36	86	88
20	10	19	39	94	108
24	11	22	45	109	145

NOTE: THRUST RESTRAINT ON SLIPJOINT DUCTILE IRON PIPE SHALL BE U.S. PIPE FIELD LOCK GASKETS FOR TYTON JOINT PIPE or AMERICAN FAST-GRIP GASKETS FOR AMERICAN FASTITE PIPE. THRUST RESTRAINT ON DUCTILE IRON FITTINGS SHALL BE PROVIDED BY THE USE OF MEGALUG RETAINERS AND MECHANICAL JOINT FITTINGS.

DATE: 11/05/2021 — THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE — W409

City of DeLand - Standard Details

W410 – WATER MAIN BLOWOFF DETAIL



Cross-Section

Note: All Curb Stops to have Lock Wings

Notes:
1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

DATE: 11/05/2021 — WATER MAIN BLOWOFF DETAIL — W410

City of DeLand - Standard Details

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350

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

REVISION	DATE

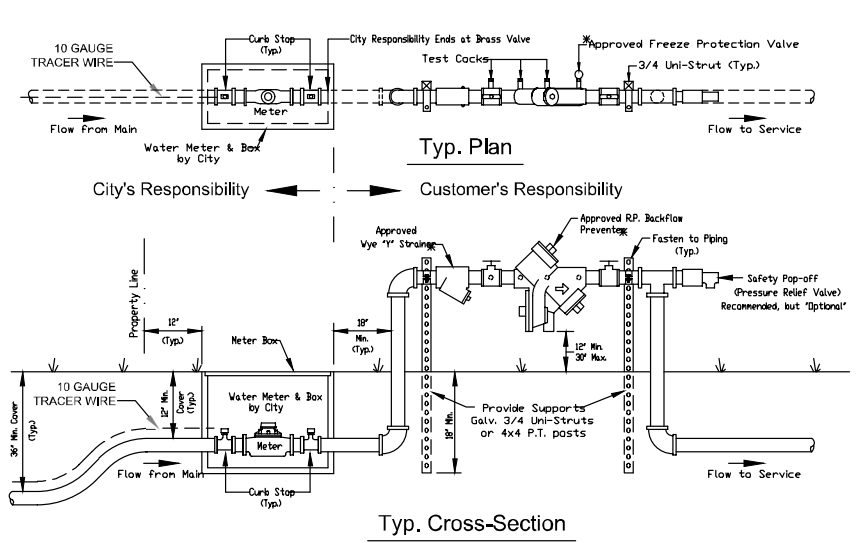
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

DRAWN:	GPR
DESIGN:	DWC
CHECKED:	SCF
JOB NO.:	1503
DATE:	12/05/22

SHEET C-9.0



NOTES:
1. Installation Requirements: Above Ground Piping & Fittings shall be Copper or Brass Only (No PVC).
2. Device shall be Properly Supported.
3. Device shall be Protected from Freezing.
4. Freeze protection valve shall be "CONBRACO" 40LF000FPV2F.
5. Device shall be Installed Level, Tested and Certified.
6. Certification of testing shall be placed in Permit Box for inspector's verification.
7. All fittings shall be Lead Free.
8. All corporation stops, shall be "Ford" or "Mueller" only.
9. All Installations shall be Approved by the City Inspector.
10. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

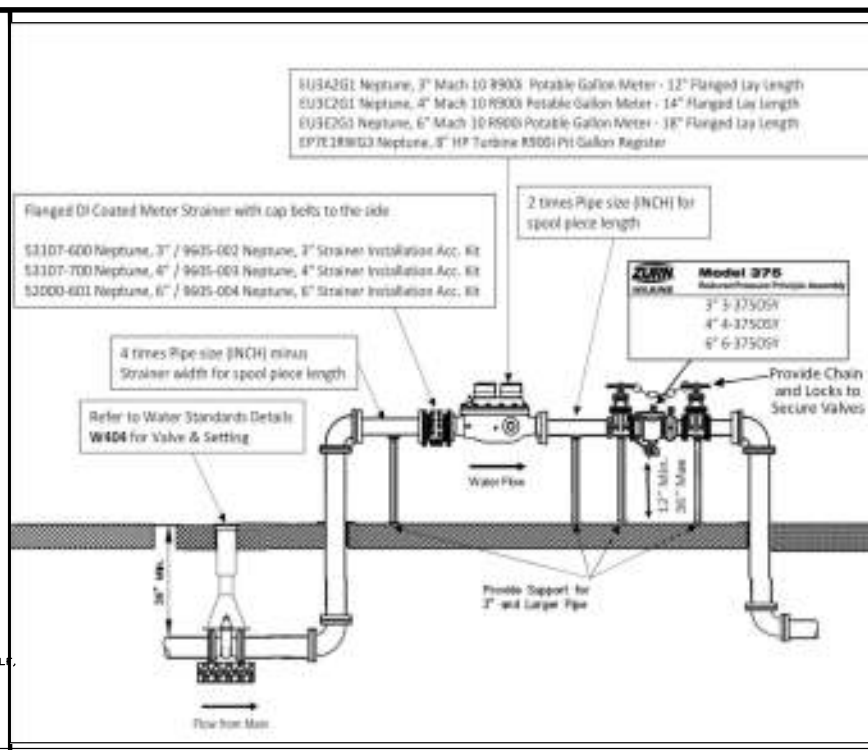
*APPROVED REDUCED PRESSURE DEVICE
"Wilkins" 975XL2
"Watts" LF919-QT

*APPROVED FREEZE PROTECTION VALVE
"Conbraco" (Apollo) 40LF000FPV2F

*APPROVED WYE "Y" STRAINER
"Conbraco" (Apollo) #YB34LF, #YB1LF, #YB114LF, #YB112LF, #YB2LF

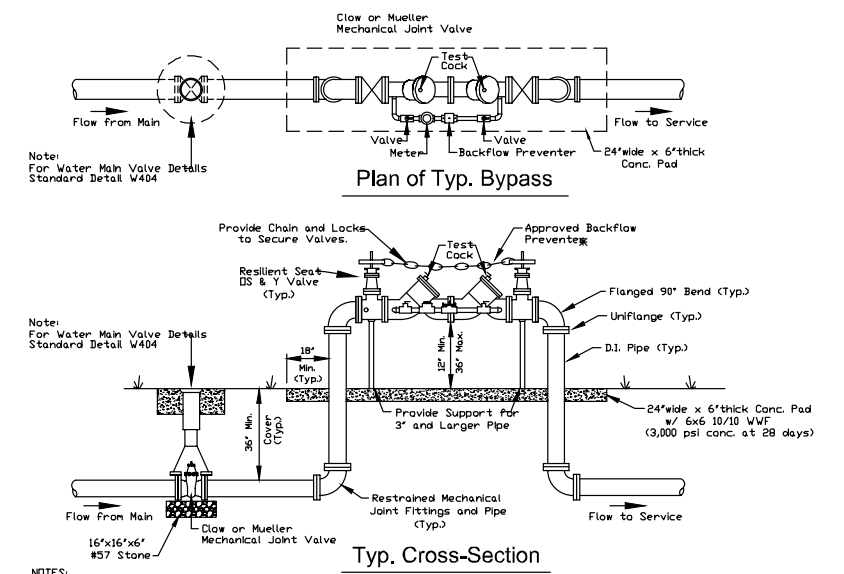
DATE: 11/05/2021 **WATER METER & BACKFLOW ASSEMBLY - 1" THRU 2-1/2" MODELS** W411

City of DeLand - Standard Details



DATE: 11/05/2021 **3" AND ABOVE POTABLE WATER METER SET** W412

City of DeLand - Standard Details



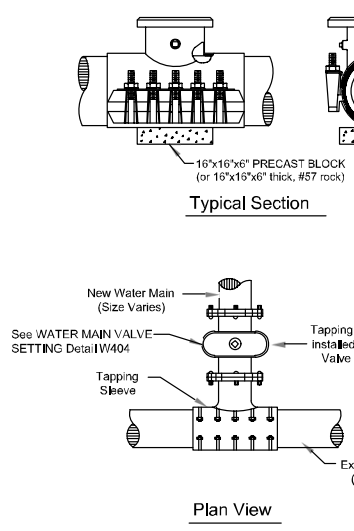
NOTES:
1. OS & Y Valve Handles will be Chained and Locked.
2. Meter Sets will be Painted after Installation.
3. Bypass Pipe & Fittings shall be Threaded Brass, Copper or Ductile Iron. (No PVC).
4. Installation Requirements: No P.V.C. Piping above Ground.
5. Device shall be Properly Supported.
6. Device shall be Protected from Freezing.
7. All Installations shall be Approved by City Engineer.
8. Device shall be Installed Level, Tested and Certified.
9. Certification of testing shall be placed in Permit Box for Inspector's verification.
9. Consult local Fire Authority for location site & requirements for Fire Dept. connections.
10. All fittings shall be Lead Free.
11. All concrete shall have a minimum strength of 3,000 psi at 28 days.

*APPROVED R.P. DEVICES
Wilkins 975XL2
Watts Model LF909 or LF009
Conbraco 40LF-200-03

*APPROVED DOUBLE-CHECK VALVES
Wilkins 350A
Watts Model LF709 or LF007
Conbraco 40LF-100-03

DATE: 11/05/2021 **DOUBLE DETECTOR CHECK VALVE ASSEMBLY - 4" THRU 12"** W413

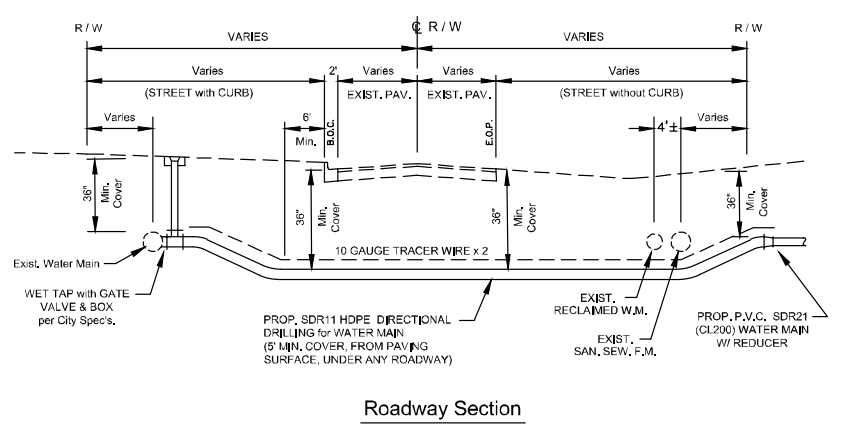
City of DeLand - Standard Details



NOTES:
1. ALL TAPPING SLEEVES ABOVE 2" IN DIA. SHALL BE STAINLESS STEEL ONLY.
2. INSTALL REQUIRED RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
3. ONLY ROMAC INDUSTRIES, FORD STAINLESS STEEL OR JCM STAINLESS STEEL TAPPING SLEEVES ARE TO BE USED.
4. IN NEW CONSTRUCTION, ALL SADDLES, SLEEVES, VALVES, CORPORATION & CURB STOPS, TUBING WILL BE FURNISHED BY THE CONTRACTOR.

DATE: 11/05/2021 **STAINLESS STEEL TAPPING SLEEVE** W414

City of DeLand - Standard Details

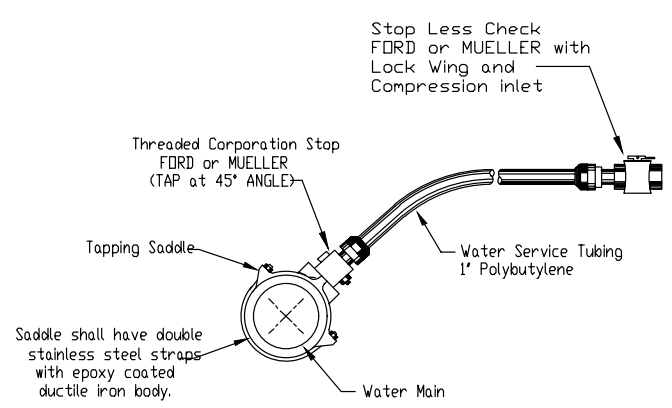


Notes:
1. Directional bores from 1-3 inches diameter must be a minimum of 36 inches in depth below edge of pavement.
2. Directional bores, 4 inches or greater, must be 10 times the diameter of the bore/backreamer, whichever diameter is greater, in depth, below edge of pavement and to extend a minimum of 6 feet beyond the edge of pavement, either side.
3. Any/All directional bore affiliated drill mud/slurry must be cleaned/reclaimed from right of way/bore pits and disposed of on approved off-site location.
4. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

NOTE:
Tie Exist. Water Service Lines into New Water Main as per City Specifications.

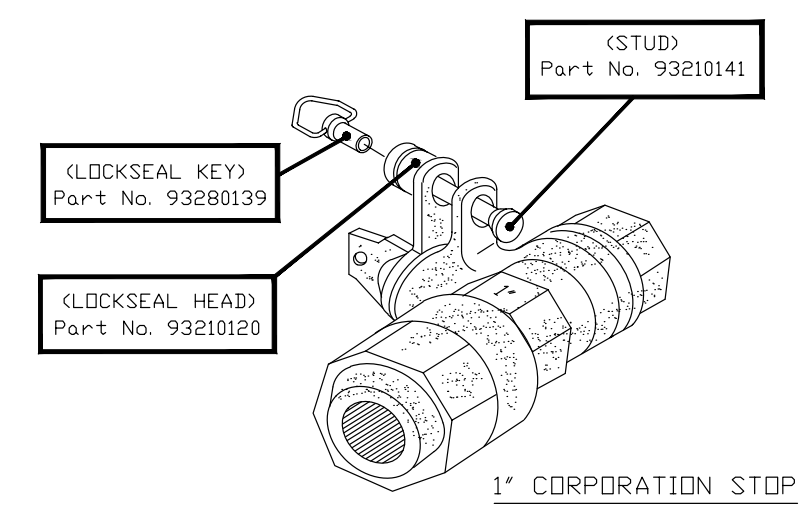
DATE: 11/05/2021 **DIRECTIONAL BORE** W415

City of DeLand - Standard Details



DATE: 11/05/2021 **CHLORINATION TAP** W416

City of DeLand - Standard Details

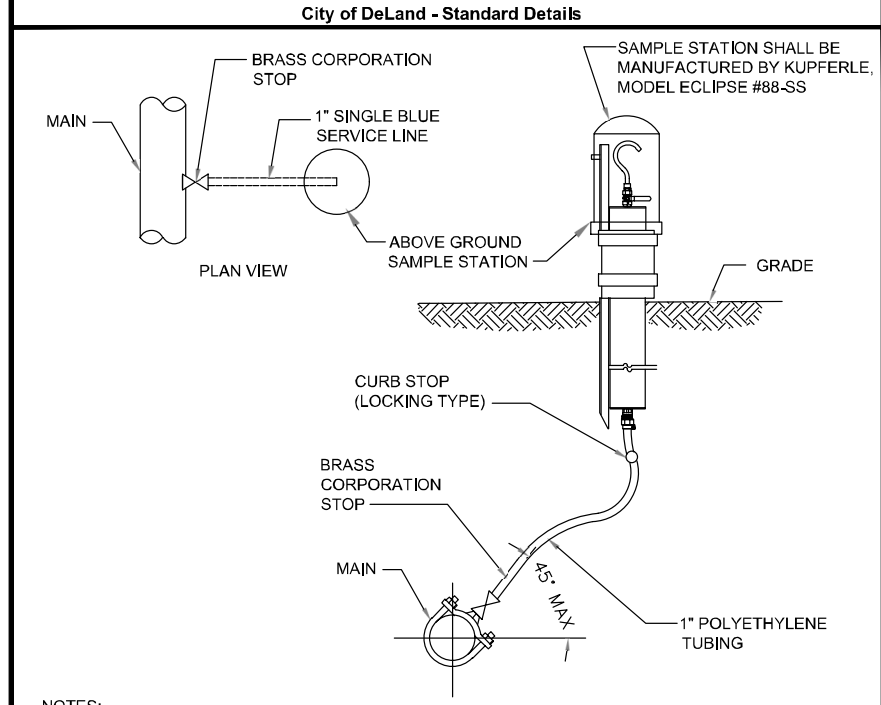


NOTE:
ALL SERVICE LINE WHIPS SHALL BE BULLET LOCKED ***OFF*** BY THE CONTRACTOR AFTER INSTALLATION AND SAMPLING HAVE BEEN COMPLETED

Manufacturer:
"FIROMATIC LOCKSEAL"

DATE: 11/05/2021 **WATER METER LOCKSEAL ASSEMBLY** W418

City of DeLand - Standard Details



NOTES:
1. A 1 INCH SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW -OFF VALVE WHEN BOTH ARE REQUIRED.

DATE: 11/05/2021 **WATER SAMPLE STATION** W419

City of DeLand - Standard Details

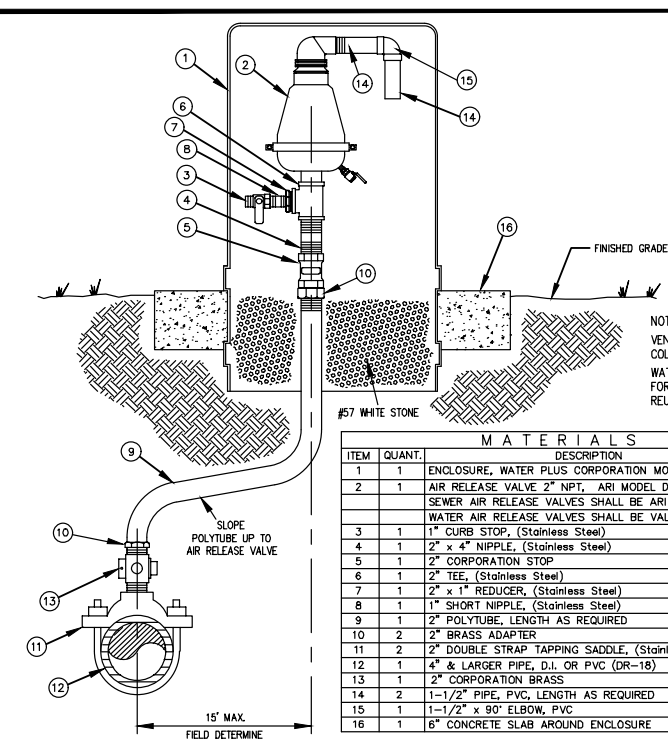
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer Stormwater Force Main, Reclaimed Water (2)	WATER MAIN 3 ft. minimum	WATER MAIN 12 inches is the minimum except for storm sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum WATER MAIN
Vacuum Sanitary Sewer	WATER MAIN 10 ft. preferred 3 ft. minimum	WATER MAIN 12 inches preferred 6 inches minimum	Alternate 3' ft. minimum WATER MAIN
Gravity Sewer Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	WATER MAIN 10 ft. preferred 6 ft. minimum (3)	WATER MAIN 12 inches is the minimum except for gravity sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum WATER MAIN
On-Site Sewage Treatment & Disposal System(4)	10 ft minimum	---	---

(1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipe,the Minimum Separation is 12" Inches.
(2) Reclaimed Water Regulated Under Part III of chapter 62-610, F.A.C.
(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-160, F.A.C.

DATE: 11/05/2021 **WATER PIPE SEPERATION REQUIREMENTS** W420

City of DeLand - Standard Details



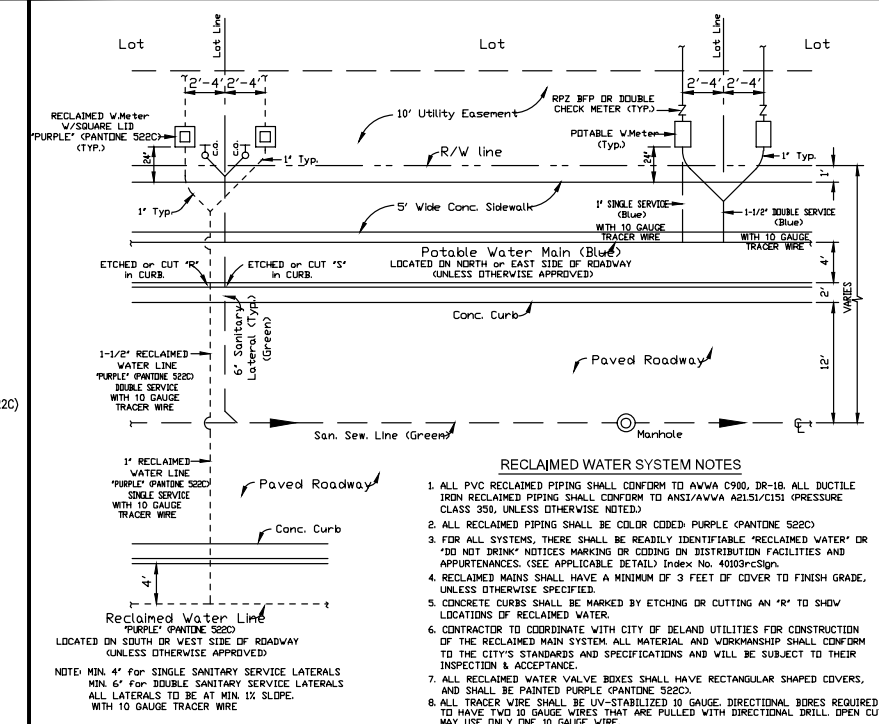
NOTE: (1) VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:
WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE (PANTONE 522C)

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 P
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D-025 P
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" x 90° ELBOW, PVC
16	1	6" CONCRETE SLAB AROUND ENCLOSURE

DATE: 11/05/2021 **OFFSET AIR RELEASE VALVE** W421

City of DeLand - Standard Details



NOTE: MIN. 4" for SINGLE SANITARY SERVICE LATERALS
MIN. 6" for DOUBLE SANITARY SERVICE LATERALS
ALL LATERALS TO BE AT MIN. 1% SLOPE.
WITH 10 GAUGE TRACER WIRE

RECLAIMED WATER SYSTEM NOTES
1. ALL PVC RECLAIMED PIPING SHALL CONFORM TO AWWA C900, DR-18. ALL DUCTILE IRON RECLAIMED PIPING SHALL CONFORM TO ANSI/AWWA A21.51/C151 (PRESSURE CLASS 350, UNLESS OTHERWISE NOTED.)
2. ALL RECLAIMED PIPING SHALL BE COLOR CODED: PURPLE (PANTONE 522C)
3. FOR ALL SYSTEMS, THERE SHALL BE READILY IDENTIFIABLE "RECLAIMED WATER" OR "DO NOT DRINK" NOTICES MARKING OR CODING ON DISTRIBUTION FACILITIES AND APPURTENANCES. (SEE APPLICABLE DETAIL) Index No. 40103rcSign.
4. RECLAIMED MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER TO FINISH GRADE, UNLESS OTHERWISE SPECIFIED.
5. CONCRETE CURBS SHALL BE MARKED BY ETCHING OR CUTTING AN "R" TO SHOW LOCATIONS OF RECLAIMED WATER.
6. CONTRACTOR TO COORDINATE WITH CITY OF DELAND UTILITIES FOR CONSTRUCTION OF THE RECLAIMED MAIN SYSTEM. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO THEIR INSPECTION & ACCEPTANCE.
7. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED PURPLE (PANTONE 522C).
8. ALL TRACER WIRE SHALL BE UV-STABILIZED 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.

DATE: 11/05/2021 **RESIDENTIAL UTILITY LAYOUT** W422

City of DeLand - Standard Details

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

REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

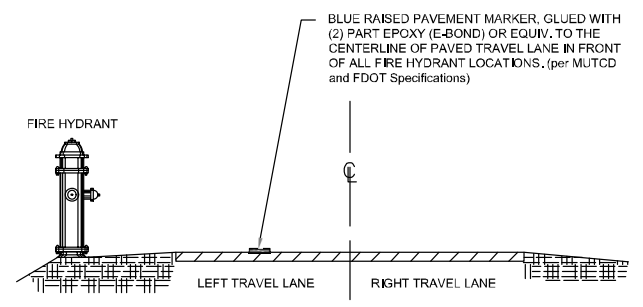
FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350

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: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

SHEET C-9.1



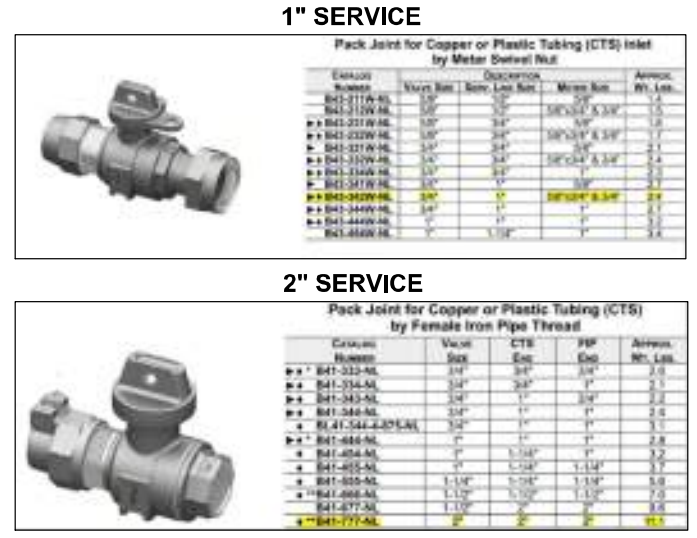
DATE: 11/05/2021 — REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION — W423

City of DeLand - Standard Details

Approved Ford Valve for Service Lines

1" SERVICE

2" SERVICE



DATE: 11/05/2021 — VALVE FOR WATER AND RECLAIM SERVICE LINE — W424

City of DeLand - Standard Details

Approved Muller Valve for Service Lines

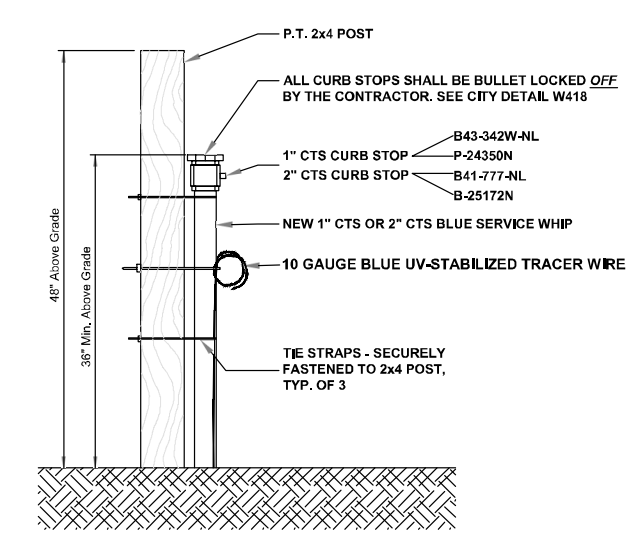
1" SERVICE

2" SERVICE



DATE: 11/05/2021 — VALVE FOR WATER AND RECLAIM SERVICE LINE — W425

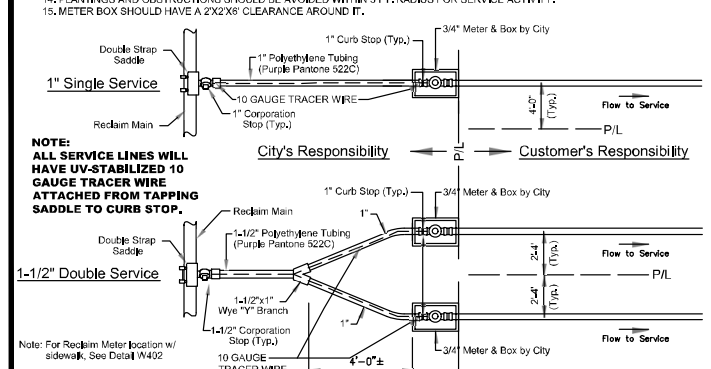
City of DeLand - Standard Details



DATE: 11/05/2021 — NEW POTABLE SERVICE WHIP — W426

City of DeLand - Standard Details

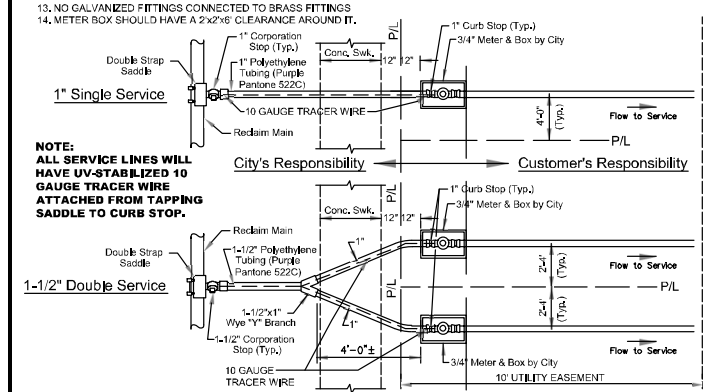
NOTES:
1. RECLAIM MAINS TO BE ON SOUTH or WEST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. ALL 3/4", 1", 1-1/2", & 2" W.M. SHALL BE SDR 9, 200 psi, ASTMD 2737, (PURPLE) POLYETHYLENE TUBING.
12. ALL BRASS FITTINGS SHALL BE LEAD FREE.
13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
14. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
15. METER BOX SHOULD HAVE A 2'X2'X6' CLEARANCE AROUND IT.



DATE: 11/05/2021 — RECLAIM MAIN SERVICE CONNECTION — R401

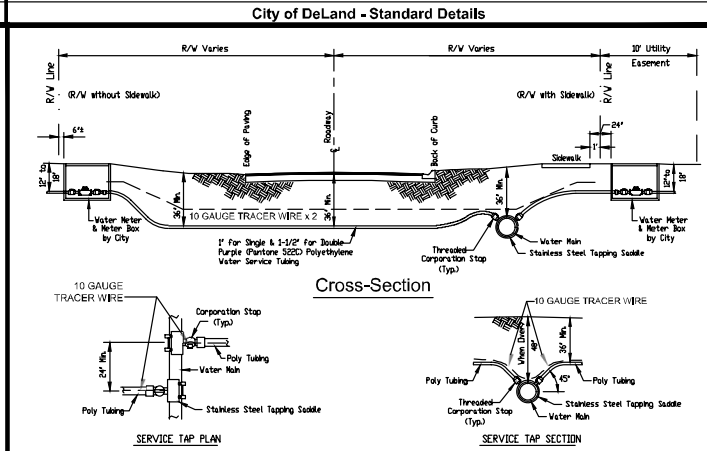
City of DeLand - Standard Details

NOTES:
1. RECLAIM MAINS TO BE ON SOUTH or WEST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. ALL 3/4", 1", 1-1/2", & 2" W.M. SHALL BE SDR 9, 200 psi, ASTMD 2737, (PURPLE) POLYETHYLENE TUBING.
12. ALL BRASS FITTINGS SHALL BE LEAD FREE.
13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
14. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.



DATE: 11/05/2021 — RECLAIM MAIN SERVICE CONN. WITH SIDEWALK — R402

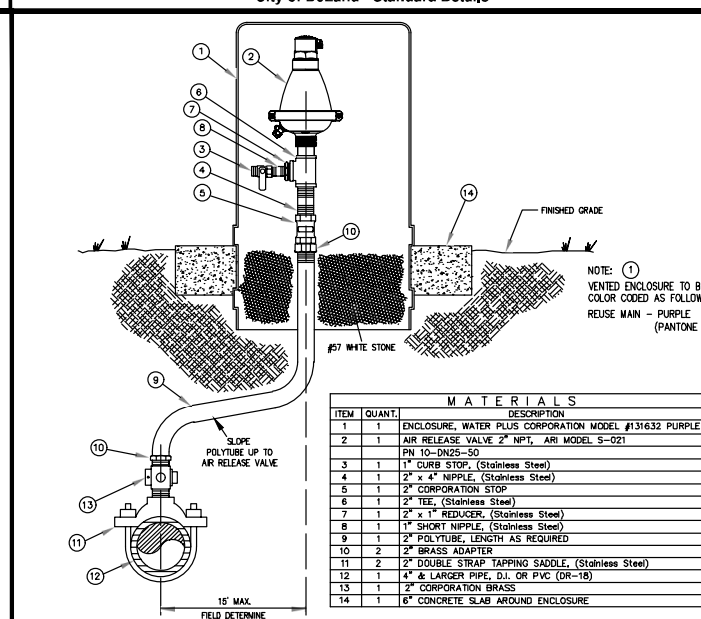
City of DeLand - Standard Details



NOTES:
1. SINGLE RECLAIM SERVICE SHALL BE, 1" POLYETHYLENE TUBING (PURPLE PANTONE 522C).
2. DOUBLE RECLAIM SERVICE SHALL BE, 1-1/2" POLYETHYLENE TUBING (PURPLE PANTONE 522C).
3. RECLAIM MAINS TO BE MIN. 36" BELOW GRADE and APPROX. 4' BACK OF CURB.
4. CURB STOP TO BE LOCATED APPROX. 2 FOOT BACK OF RIGHT-OF-WAY AND MUST HAVE LOCK WING.
5. SERVICE LINE TO BE MIN. 36" BELOW GRADE IN RIGHT-OF-WAY.
6. ALL 3/4", 1", 1-1/2" & 2" R.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (PURPLE PANTONE 522C) POLYETHYLENE TUBING.
7. ALL LOCATE WIRE SHALL BE (PURPLE) 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
8. ALL SERVICE TAPS TO MEET AWWA STANDARD 45° FROM HORIZONTAL UNLESS PRIOR AUTHORIZATION RECEIVED FROM CITY.
9. ALL SERVICE LINES WILL HAVE UV-STABILIZED 10 GAUGE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 11/05/2021 — RECLAIM MAIN SERVICE LINES — R403

City of DeLand - Standard Details

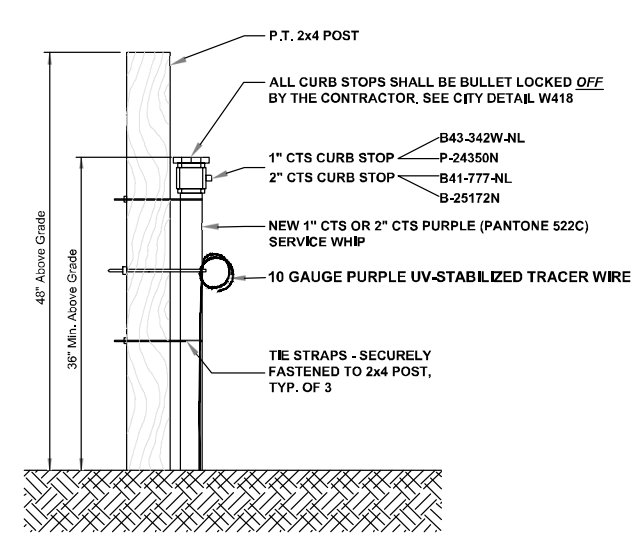


MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632 PURPLE
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL S-021
		PN 10-DN25-50
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	1	6" CONCRETE SLAB AROUND ENCLOSURE

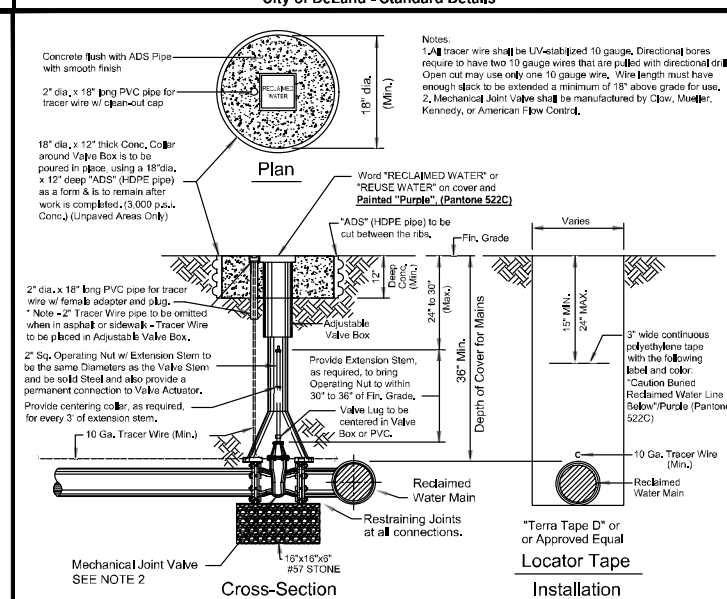
DATE: 11/05/2021 — OFFSET AIR RELEASE VALVE — R421

City of DeLand - Standard Details



DATE: 11/05/2021 — NEW REUSE SERVICE WHIP — R426

City of DeLand - Standard Details



DATE: 11/05/2021 — RECLAIMED WATER VALVE SETTING — R450

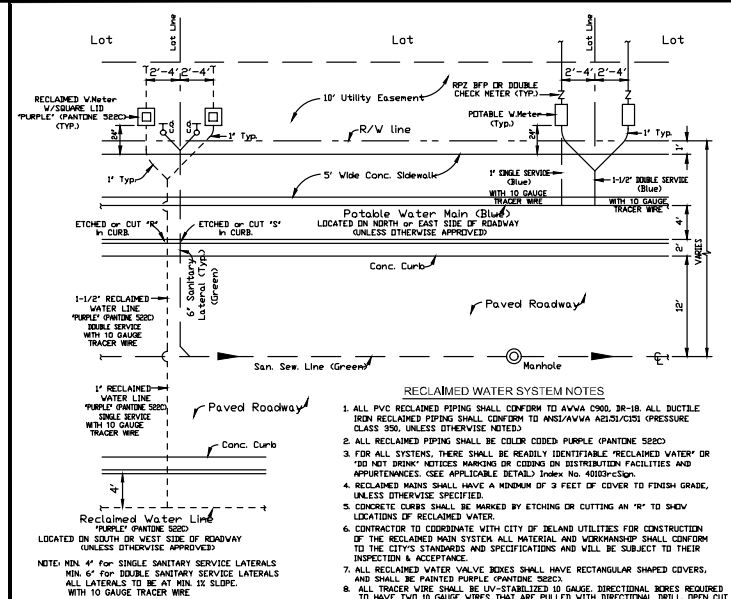
City of Deland - Standard Details

NOTES:
1. Sign background shall be white, letters shall be black (Helvetica, Swiss 721, corel, or acceptable equal) and border shall be Pantone Purple 522C.
2. Height of sign will depend on location and surrounding landscape plant types. In all cases, the sign shall visable to the public.
3. Engineering grade refective materials shall be used for sign.
4. Sign materials shall be of 0.040 gauge metal.
5. Sign post shall be 2-3/8" OD steel pipe, hot dip galvanized per ASTM A-123, post to be provided by customer.
6. Mounting hardware shall be stainless steel.
7. Signs shall be place by the contractor in accordance with the City approved plans and/ or as approved by the City. (e.g.) Sign should be posted by entrance to subdivision, storage ponds, irrigation pumps, gate entrances to school facility or game fields, and first and ninth Tees at Golf courses.
8. Public notification should occur in HOA document and City Reclaimed Water Brochure with meter application.



DATE: 11/05/2021 — RECLAIMED WATER SIGNAGE — R451

City of DeLand - Standard Details

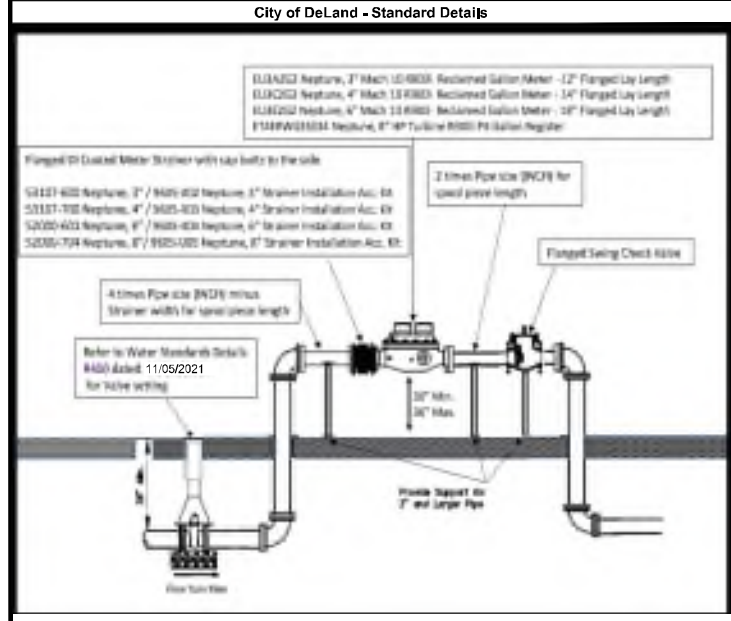


RECLAIMED WATER SYSTEM NOTES

1. ALL PVC RECLAIMED PIPING SHALL CONFORM TO AWWA C900, DR-18. ALL DUCTILE IRON RECLAIMED PIPING SHALL CONFORM TO ANSI/AWWA A2151/C151 (PRESSURE CLASS 350, UNLESS OTHERWISE NOTED)
2. ALL RECLAIMED PIPING SHALL BE COLOR CODED PURPLE (PANTONE 522C)
3. FOR ALL SYSTEMS, THERE SHALL BE READILY IDENTIFIABLE "RECLAIMED WATER" OR "DO NOT DRINK" NOTICES MARKING OR CODING ON DISTRIBUTION FACILITIES AND APPURTENANCES. (SEE APPLICABLE DETAIL) Index No. 40103rcSign.
4. RECLAIMED MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER TO FINISH GRADE, UNLESS OTHERWISE SPECIFIED.
5. CONCRETE CURBS SHALL BE MARKED BY ETCHING OR CUTTING AN "R" TO SHOW LOCATIONS OF RECLAIMED WATER.
6. CONTRACTOR TO COORDINATE WITH CITY OF DELAND UTILITIES FOR CONSTRUCTION OF THE RECLAIMED MAIN SYSTEM. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO THEIR INSPECTION & ACCEPTANCE.
7. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED PURPLE (PANTONE 522C).
8. ALL TRACER WIRE SHALL BE UV-STABILIZED 10 GAUGE. DIRECTIONAL BORES REQUIRED TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.

DATE: 11/05/2021 — RECLAIMED WATER SYSTEM LAYOUT — R452

City of DeLand - Standard Details



DATE: 11/05/2021 — 3" AND ABOVE RECLAIMED METER SET — R453

City of DeLand - Standard Details

1. THE CITY OF DeLand's UTILITIES DEPARTMENT (386-626-7250) SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO the BEGINNING OF ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPSED RECLAIMED WATER MAIN.
3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 95% IN UNPAVED AREAS AND 98% IN PAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS ARE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET
6. 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE PROVIDED ON ALL DIPS AS WELL.
7. ALL SINGLE RESIDENTIAL RECLAIMED WATER SERVICES SHALL BE 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE 1-1/2". SERVICES SHALL BE CTS 3408 HIGH DENSITY POLYETHYLENE TUBING RATED FOR A MINIMUM OF 200 PSI WITH SDR 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL BE "PURPLE" (PANTONE) IN COLOR AND SHALL HAVE THE WORDS "RECLAIMED WATER" PERMANENTLY PRINTED ON THE OUTSIDE. THE TUBING SHALL HAVE U.V. PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.D.M. D1248, D3350, D2239, D2737, N.S.F.-14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. APPROVED SIZES: 1", 1-1/2" AND 2" DIAMETERS. ACCEPTABLE MANUFACTURERS: ENDOT ENDOCORE RWT OR APPROVED EQUAL
8. REFER TO "NEW POTABLE AND REUSE SERVICE WHIP" R426.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL RECLAIMED WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES MUELLER OR CLOW:
    A. STANDARD GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER (AWWA C-500) OR RESILIENT SEAT GATE VALVES (AWWA C-509)
    B. TAPPING VALVES WITH MECHANICAL OR STAINLESS STEEL TAPPING SLEEVE.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE (PANTONE 522C) TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

DATE: 11/05/2021 — RECLAIMED WATER NOTES - 1 OF 3 — R460

City of DeLand - Standard Details

14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
15. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED INSPECTOR PRIOR TO ATTEMPTING TO CLEAR ANY RECLAIMED WATER MAIN FOR USE. THE INSPECTOR SHALL COORDINATE WITH CITY PERSONNEL AT THE RECLAIMED WATER PLANT 48 HOURS PRIOR TO BEGINNING OF ANY FULL-DIAMETER FLUSH OF MAINS. THE CONTRACTOR WILL CONDUCT A STANDARD WATER PRESSURE TEST, 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA POTABLE WATER STANDARDS. THE RECLAIMED LINES WILL THEN BE DISINFECTED WITH CHLORINE, FLUSHED CLEAR AGAIN.
16. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL RECLAIMED MAINS IN EXCESS OF 4" IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PUBLIC UTILITIES REPRESENTATIVE OR CITY UTILITY INSPECTOR.
17. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900 OR C-905, CL 150 (COLOR: "PURPLE" PANTONE 522C) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY.
18. ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINED JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
19. MEGALUGS, BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. SEE DETAILS W408 AND W409.
20. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC.
21. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE CITY OF DeLand UTILITIES AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
22. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR "PURPLE" (PANTONE 522C) COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE PANTONE 522C POLYETHYLENE.
23. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH AN "R". VALVES AND BLOW-OFFS FOR RECLAIMED WATER MAINS SHALL BE MARKED BY AN "X" SET INTO THE CURB.
24. RECLAIM WATER SERVICES SHALL BE NORMALLY DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, DUE TO SEWER LATERAL CONNECTION. 1" SINGLE SERVICES SHALL BE SPECIFIED, THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 4.0'.

DATE: 11/05/2021 — RECLAIMED WATER NOTES - 2 OF 3 — R461

City of DeLand - Standard Details

25. MAXIMUM OBTAINABLE SEPARATION OF PUBLIC RECLAIMED WATER MAINS, STORMWATER MAINS, AND SANITARY SEWER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET (OUTSIDE TO OUTSIDE), TEN (10) FEET PREFERRED. A MINIMUM VERTICAL SEPARATION OF SIX (6) INCHES, IF WATER MAIN IS ABOVE STORM, SAN. SEW. & RECLAIMED MAINS. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES, IF WATER MAIN IS BELOW STORM, SAN. SEW. & RECLAIMED MAINS. (Ref Detail W420)
26. NO RECLAIMED WATER HOSE BIBBS ARE PERMITTED.
27. A 75-FOOT SETBACK DISTANCE SHALL BE PROVIDED FROM PUBLIC ACCESS REUSE WETTED AREAS TO ANY PUBLIC AND ANY PRIVATE POTABLE WATER SUPPLY WELLS.
28. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF PUBLIC EATING, DRINKING OR BATHING FACILITIES.
29. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY THE CITY INSPECTOR. SCHEDULING OF THESE CONNECTIONS SHALL REQUIRED A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE CITY'S UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 7:00 A.M. AND NOON ON THE APPROPRIATE DAY, UNLESS ALTERNATE TIMES HAVE BEEN APPROVED BY THE CITY.
30. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
31. ALL WORK PERFORMED UPON RECLAIMED WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY, SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
32. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL PROVIDE DIMENSION OF THE PROPOSED LOCATIONS OF ALL RECLAIMED WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
33. ALL HDPE PIPE RECLAIMED WATER MAINS SHALL BE SDR 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP TO WHICH IT IS ATTACHED.
34. ALL P.V.C. PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ANY DEFORMATION.
35. RECLAIMED WATER HYDRANTS ARE NOT ALLOWED BY THE CITY.
36. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT "NEW" SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITIES SERVICE AREA.
37. LARGE RECLAIMED WATER METERS GREATER THAN 2" TAKES A MINIMUM OF 6 WEEKS FOR DELIVERY. IN ADDITION, ALL METERS AND VAULTS GREATER THAN 2" SHALL BE INSTALLED BY THE OWNER/ DEVELOPER OR CONTRACTOR. THE FEE COLLECTED BY THE CITY IS FOR MATERIALS ONLY. ALL METERS, 2" AND LESS, SHALL BE INSTALLED BY THE CITY, AFTER ALL FEES HAVE BEEN PAID.
38. TYPICALLY, THE CITY PREFERS DOUBLE SERVICE INSTALLATIONS WHEREVER FEASIBLE. WHEN DESIGN CONFLICTS EXIST, SINGLE SERVICES MAY BE ALLOWED. THIS MAY APPLY AT STORMWATER INLETS, FIRE HYDRANTS, FPL TRANSFORMERS, ETC. AND OTHER LOCATIONS DEEMED APPROPRIATE BY THE CITY.
39. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED "PURPLE" (PANTONE 522C) AND LABELED REUSE OR RECLAIM.

NOTE: DIP = DUCTILE IRON PIPE

DATE: 11/05/2021 — RECLAIMED WATER NOTES - 3 OF 3 — R462

City of DeLand - Standard Details

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350

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

REVISION	DATE

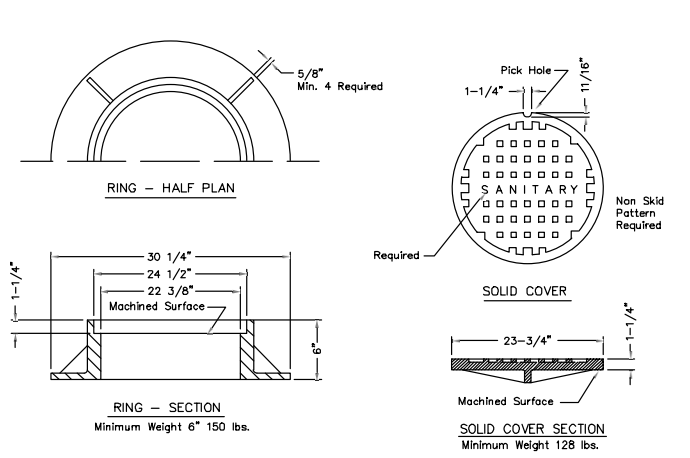
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

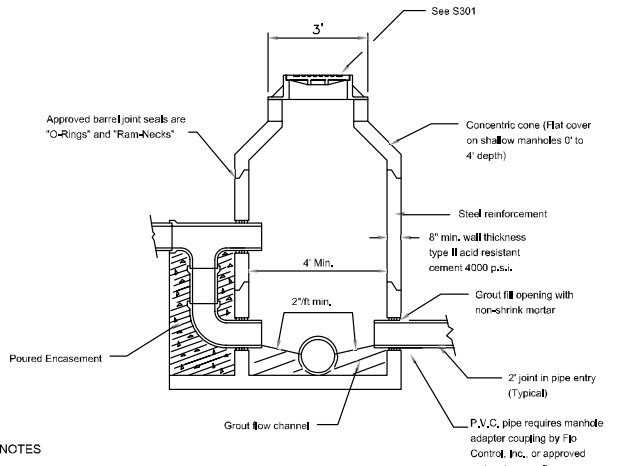
SHEET C-9.2



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

DATE: 11/05/2021 | **SANITARY MANHOLE COVER - USF 170-E** | S301

City of DeLand - Standard Details

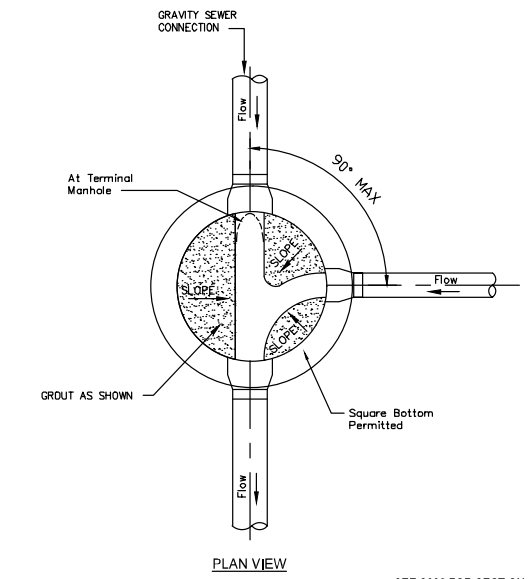


NOTES
1. Precast manhole drop may be approved by City Engineer. Shop drawing submittal required.
2. Drop required when 2' or over.
3. Manholes shall have an interior and exterior coating of at least 15 mils dry thickness PROLO EP214-351 Epoxi-Mastic
4. Polymer concrete manholes are accepted upon review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

SEE S303 FOR PLAN VIEW

DATE: 11/05/2021 | **SANITARY MANHOLE** | S302

City of DeLand - Standard Details

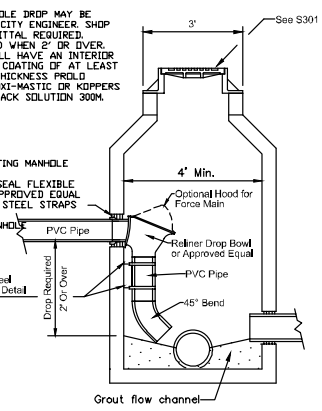


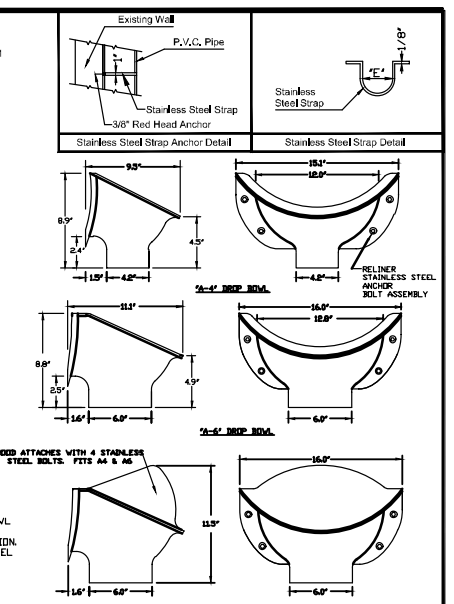
SEE S302 FOR SECTION

DATE: 11/05/2021 | **SANITARY MANHOLE** | S303

City of DeLand - Standard Details

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



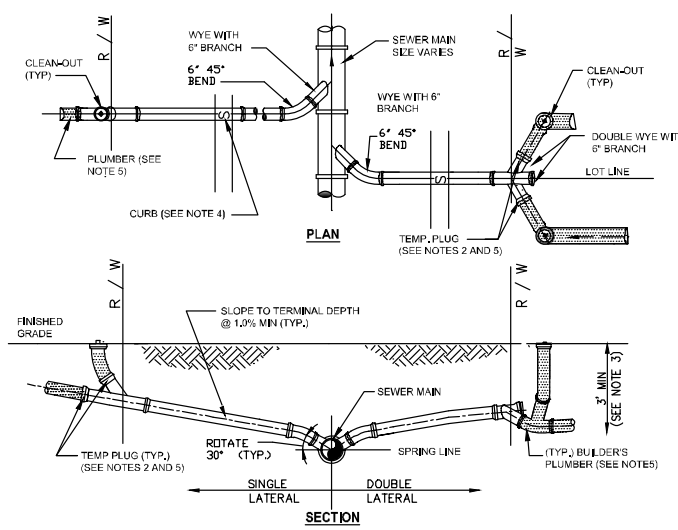


MODEL #
A4DB – 12" DROP BOWL WITH 4" OUTLET – USE FOR 4' – 5' DIA MH
A4R96 – 12" DROP BOWL WITH 4" OUTLET – USE FOR 6' – 8' DIA MH
A6DB – 12" DROP BOWL WITH 6" OUTLET – USE FOR 4' – 5' DIA MH
A6R96 – 12" DROP BOWL WITH 6" OUTLET – USE FOR 6' – 8' DIA MH

THE "A-4" BOWL WILL SERVICE UP THROUGH FULL 6" INLETS. THE "A-6" BOWL WILL SERVICE UP THROUGH FULL 8" INLETS. CAN BE USED FOR 10" AND 12" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.
USE 4 RELINER ANCHOR ASSEMBLIES TO ATTACH DROP BOWL TO MANHOLE WALL. USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DOWN PIPE. EXTERNAL PIPE COUPLER REQUIRED.
PROVIDE SWEEP AT DOWN PIPE OUTLET.

DATE: 11/05/2021 | **SANITARY MANHOLE - INSIDE DROP FOR GRAVITY & FORCEMAIN** | S304

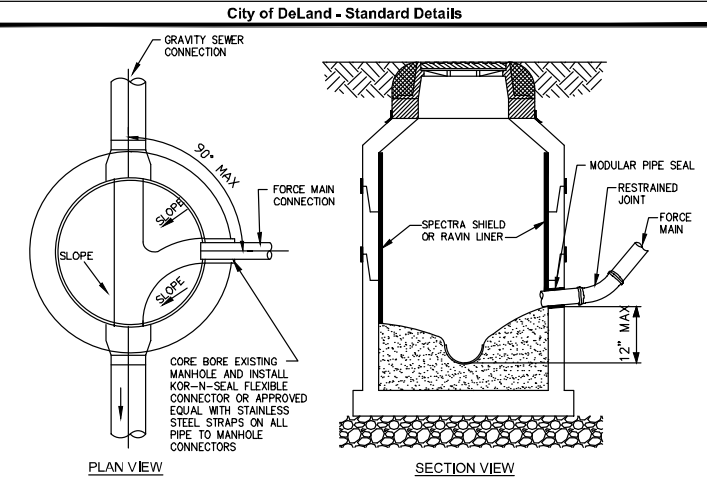
City of DeLand - Standard Details



NOTES:
1. INVERT OF SERVICE LATERAL MUST BE ABOVE SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY THE CONTRACTOR.
3. WYE SHALL BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
4. CUT OR CAST "S" IN CONCRETE CURB AT SEWER LATERAL LOCATION AND PAINT GREEN.
5. PLUMBER SHALL REMOVE PLUG, INSTALL CLEAN-OUT, AND CONNECT SERVICE LATERAL TO HOUSE.

DATE: 11/05/2021 | **SANITARY SERVICE LATERIALS** | S305

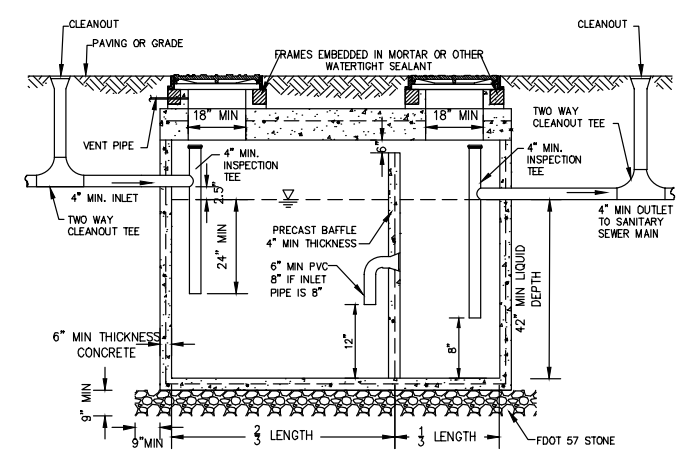
City of DeLand - Standard Details



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

DATE: 11/05/2021 | **FORCE MAIN TO GRAVITY SEWER CONNECTION** | S306

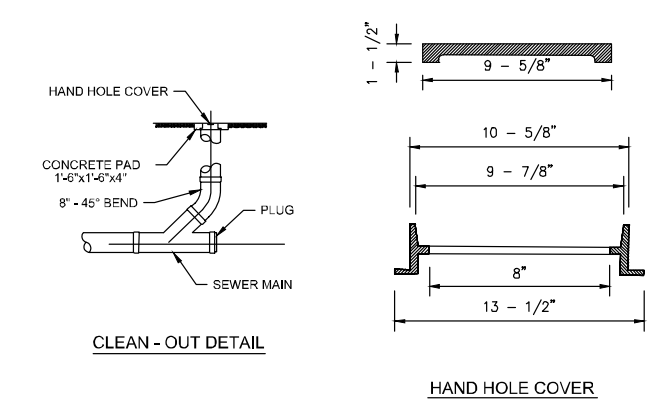
City of DeLand - Standard Details



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

DATE: 11/05/2021 | **GREASE TRAP** | S307

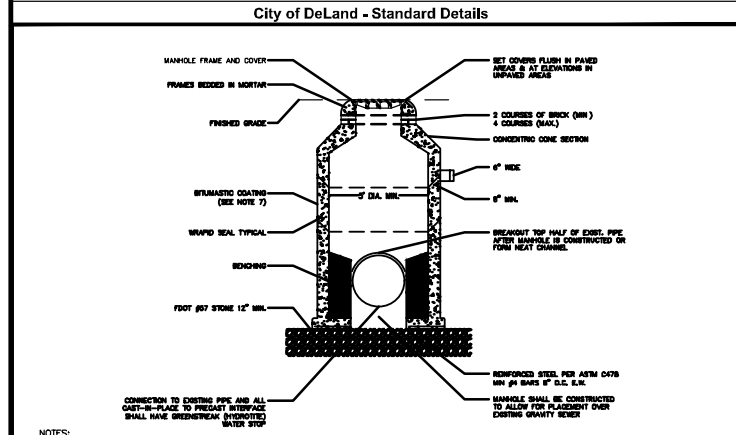
City of DeLand - Standard Details



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

DATE: 11/05/2021 | **CLEAN - OUT** | S308

City of DeLand - Standard Details

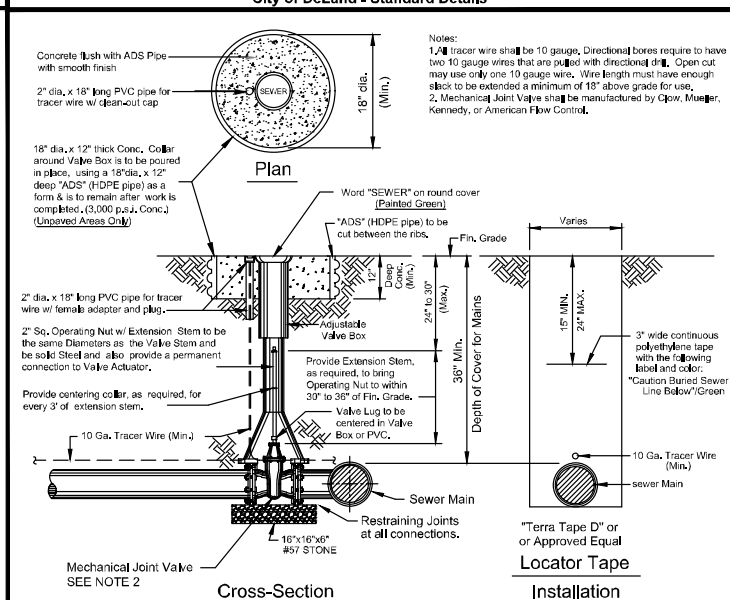


NOTES:
1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST. SIZE, LOCATION AND ANGLE OF ENTRY SHOULD BE AS REQUIRED BY THE PLANS.
2. OPENINGS IN PRE-CAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
3. MANHOLE COVERS TYPICAL FOR ALL FRAME TYPES.
4. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS; ON ALL JOINTS ON ROUND AIR RELEASE AND ROUND MANHOLE STRUCTURES.
5. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. MAX. MANHOLE DEPTH SHALL BE 15' TO LOWEST PIPE INVERT.
7. MANHOLES SHALL HAVE AN INTERIOR AND EXTERIOR COATING OF AT LEAST 15 MILS DRY THICKNESS PROLO EP214–351 EPOXI–MASTIC OR KOPPERS BITUMASTIC BLACK SOLUTION 300M.
8. POLYMER CONCRETE MANHOLES ARE ACCEPTED UPON REVIEW AND APPROVAL BY THE CITY OF DELAND ENGINEERING DEPT.

DATE: 11/05/2021 | **DOGHOUSE MANHOLE** | S309

City of DeLand - Standard Details

Notes:
1. All tracer wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire. Wire length must have enough slack to be extended a minimum of 18" above grade for use.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

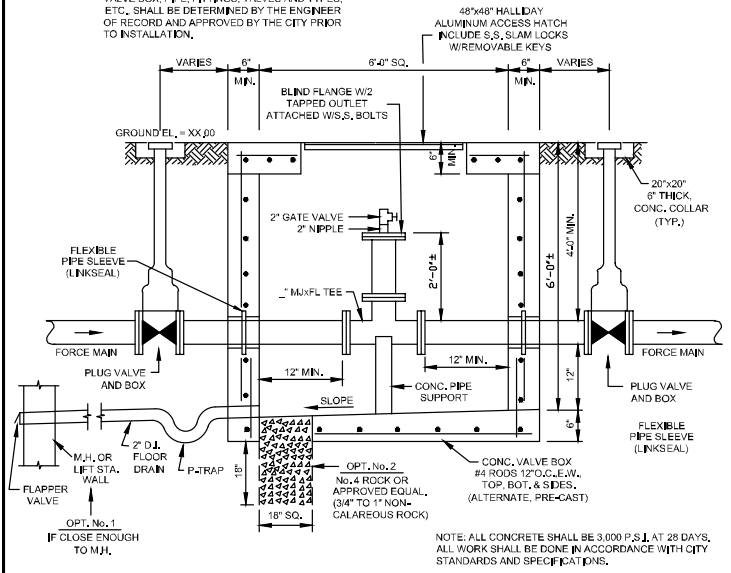


DATE: 11/05/2021 | **FORCE MAIN VALVE SETTING** | S315

City of Deland - Standard Details

NOTE: ANY CHANGES MADE ON THE ABOVE DETAIL FOR VALVE BOX, PIPE, FITTINGS, VALVES AND TYPES, ETC. SHALL BE DETERMINED BY THE ENGINEER OF RECORD AND APPROVED BY THE CITY PRIOR TO INSTALLATION.

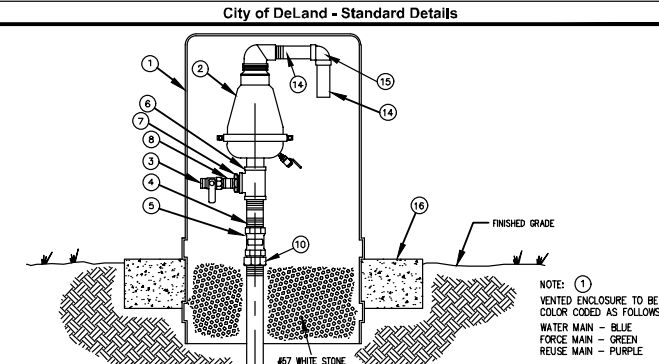
NOTE: TOP SLAB & LID SHALL BE TRAFFIC BEARING IF IN R/W. 48"x48" HALLIDAY ALUMINUM ACCESS HATCH INCLUDE S.S. SLAM LOCKS W/REMOVABLE KEYS



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

DATE: 11/05/2021 | **POLY PIG LAUNCHER** | S310

City of DeLand - Standard Details



NOTE: (1) VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:
WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE

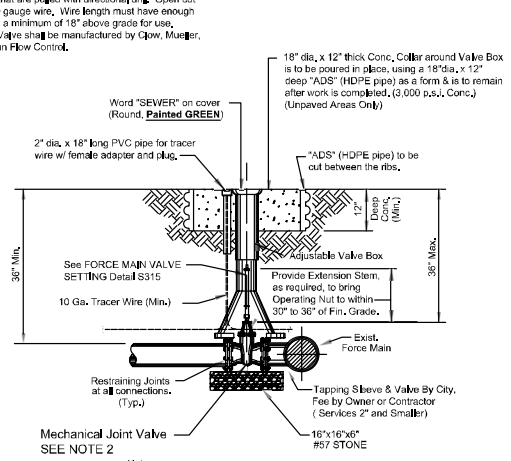
MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 P
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D-025 P
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" x 90° ELBOW, PVC
16	1	6" CONCRETE SLAB AROUND ENCLOSURE

DATE: 11/05/2021 | **OFFSET AIR RELEASE VALVE** | S311

City of DeLand - Standard Details

Notes:
1. All tracer wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire. Wire length must have enough slack to be extended a minimum of 18" above grade for use.
2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

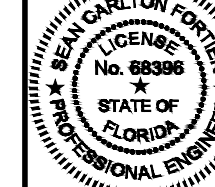


Note:
For Wet Taps larger than 2", Sleeves & Valves will be furnished and installed by the contractor in the presence of the city inspector. Tapping sleeve shall be Ford, Romac, or JCM stainless steel only.

DATE: 11/05/2021 | **FORCE MAIN TAPPING SLEEVE & VALVE** | S407

City of DeLand - Standard Details

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00007350



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

REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

SHEET
C-9.3

3M LOCATING MARKER BALLS PROGRAMMABLE AND NON-PROGRAMMABLE NOTES:

- Programmable and Non-Programmable Marking Balls will be used on all Sewer, Potable and Reclaim projects
- For information on the Programmable and Non-Programmable Balls that the City requires see spec sheet for details
- Programmable Balls will be placed at all fittings ie. Tees, Couplings, 90, 45, and 22.
- Information will be recorded on a spread sheet. For information that needs to be recorded see spec sheet for an example template for the 3M Marker Balls
- Non-Programmable Marking Balls will used as follow:

- Potable: End of Service Line when buried
- Wastewater: Ball will be placed at the curb line to mark lateral location prior to end of service.
- Reclaim: End of Service Line when buried

- Desired bury depth is 1.5 feet to 3 feet. Five foot is the maximum depth for these devices

1420-LOCATER FOR MARKER BALLS

3M™ Dynatel™ Electronic Marker System (EMS) Marker Locators 1420 series is microprocessor-based systems that quickly and efficiently locate underground markers—years after construction or maintenance. -

The 3M™ Dynatel™ 1420 Marker Locators are designed to be accurate, fast and integrated allowing you to accurately and easily:

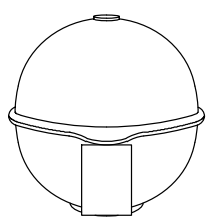
- Locate, read and write to 3M iD markers
- Pinpoint the depth and location of all existing models of properly installed underground passive EMS markers
- Conduct direct depth reading of markers
- Locate two different marker frequencies simultaneously

Specifications
2200RB Rechargeable Battery Not Included
Cable/Pipe Locate No
Carrying Bag Included No
Coupler Size No Coupler
Direct Connect Cable N/A
EMS Caution Tape Finding Capability No
Family 1420 Series
Fault Finding Capability No

2200RB Rechargeable Battery Not Included
Cable/Pipe Locate No
Carrying Bag Included No
Coupler Size No Coupler
Direct Connect Cable N/A
EMS Caution Tape Finding Capability No
Family 1420 Series
Fault Finding Capability No
Locator Type Marker

3M DYNATEL LOCATING AND MARKING ELECTRONIC MARKER SYSTEM:

1423-XR/ID-POTABLE



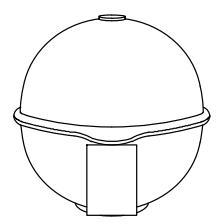
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1424-XR/ID-SEWER



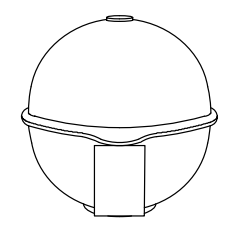
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1428-XR/ID-RECLAIMED



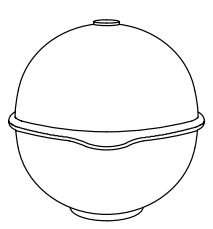
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose / reclaimed water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1403-XR-POTABLE



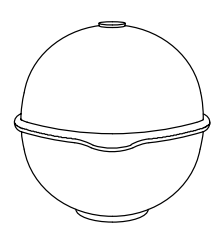
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1404-XR-SEWER



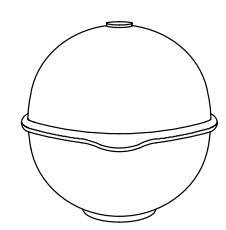
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

1408-XR-RECLAIMED



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV
	ACCESS NETWORK: xDSL, LONG-HAUL/METRO
	LOOP NETWORK: OUTDOOR
	WIRELESS NETWORK: BACKHAUL

Project: TRINITY GARDENS

SMART Ball Serial Number	Project Name	Project Number	Type of Main	Nearest Physical Address to Smart Ball Placement	GIS Location of Smart Ball: Lat	Long	Pipe Material and Size: Pipe Material 1	Pipe Size 1	Pipe Material 2	Pipe Size 2	Pipe Material 3	Pipe Size 3	Depth to Main (Ft)	Type of Fitting	Size of Fitting
			Items to be inputted on Smart Ball												
			W- Water S-Sewer R-Reclaim				C900 HDPE Ductile	4", 6", 8", 10", 12"	C900 HDPE Ductile	4", 6", 8", 10", 12"	C900 HDPE Ductile	4", 6", 8", 10", 12"			
	TRINITY GARDENS		R												

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00007350

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

DATE	REVISION

PREPARED FOR:
HANOVER LAND COMPANY

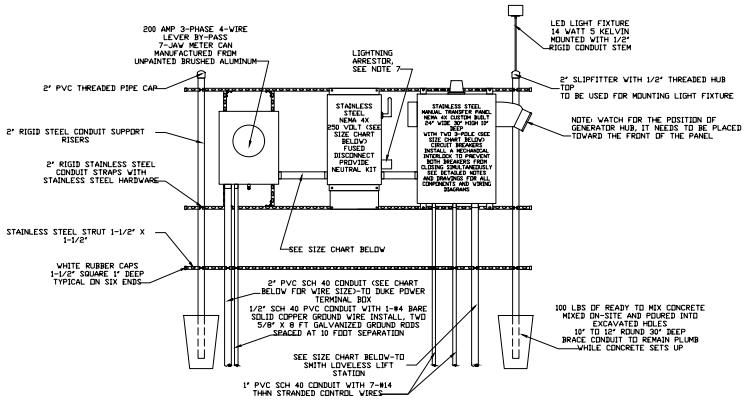
TRINITY GARDENS

UTILITY DETAILS

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

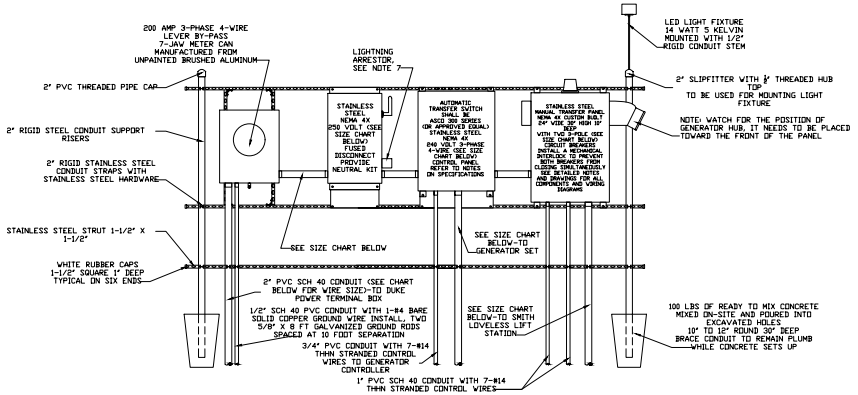
SHEET C-9.4

DETAIL "A"

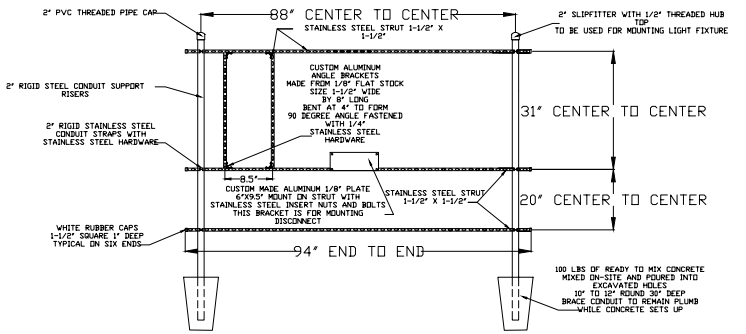


240 VOLT POWER RACK WITHOUT GENERATOR

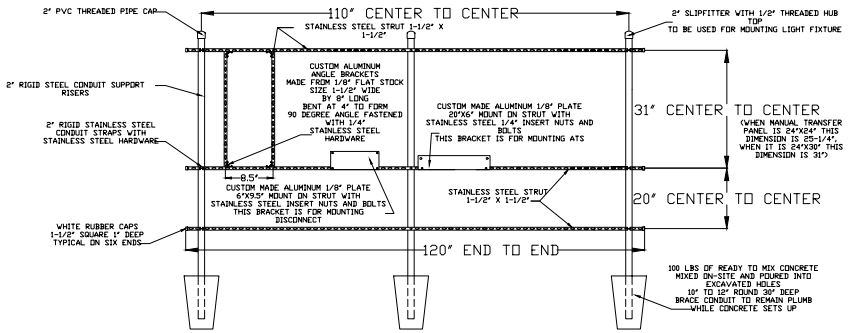
DETAIL "B"



240 VOLT POWER RACK WITH GENERATOR AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS
240 VOLT WITHOUT AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS
240 VOLT WITH 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 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 JRST1046FR (230 VOLT ONLY). MFR.TRIC 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. HWA RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.
11. ALARM HORN: RED, WHEELOCK P/N 311-115 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 RESETTOGL: SQUARE D, WEATHER PROOF MOUNTED ON EXTERIOR OF ENCLOSURE.
14. ENCL. BACKPLATE: ALUMINUM, 12 GAUGE
15. TERMINAL STRIP: BUCHANON P/N 0825
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, FCS 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. 24 MILS OF COALTAR 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. 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
LICENSED PROFESSIONAL ENGINEER
No. 59555
STATE OF FLORIDA
SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #59555
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.
KCG
1706 HOPPER AVENUE, SUITE 400
SANFORD, FLORIDA 32773
(407) 585-7788 FAX (407) 585-1455

REVISION
DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

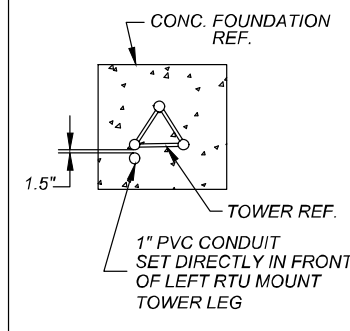
DRAWN: GM
DESIGN: DMC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-9.6

SPARE PARTS

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

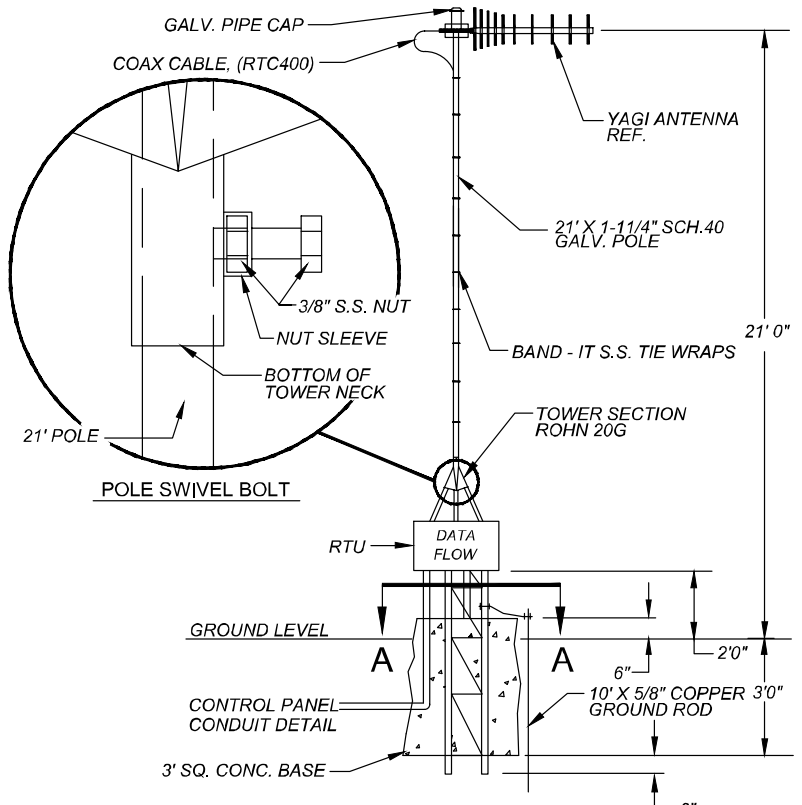
MOTORS:
THE PUMP MOTORS SHALL BE VERTICAL, SOLID SHAFT, NEMA P-BASE, SQUIRREL-CAGE INDUCTION TYPE, SUITABLE FOR 3 PHASE, 60 CYCLE, 480 VOLT ELECTRIC CURRENT. THEY SHALL HAVE CLASS F INSULATION. INSULATION TEMPERATURE SHALL, HOWEVER, BE LIMITED TO CLASS B. THE MOTORS SHALL HAVE NORMAL STARTING TORQUE 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 AROUND THE FRAME. 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 RATING, AT THE DESIGN CONDITIONS, 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 0.005". THE SHAFT RUBOUT SHALL NOT EXCEED 0.003".
THE MOTORS SHAFT SHALL BE EQUAL OR EXCEED 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 OLD LUBRICANT. THE MOTORS SHALL BE FITTED WITH HEAVY LIFTING EYES OR LUGS, EACH CAPABLE OF SUPPORTING THE ENTIRE WEIGHT OF THE PUMP AND MOTOR.



CONDUIT DETAIL

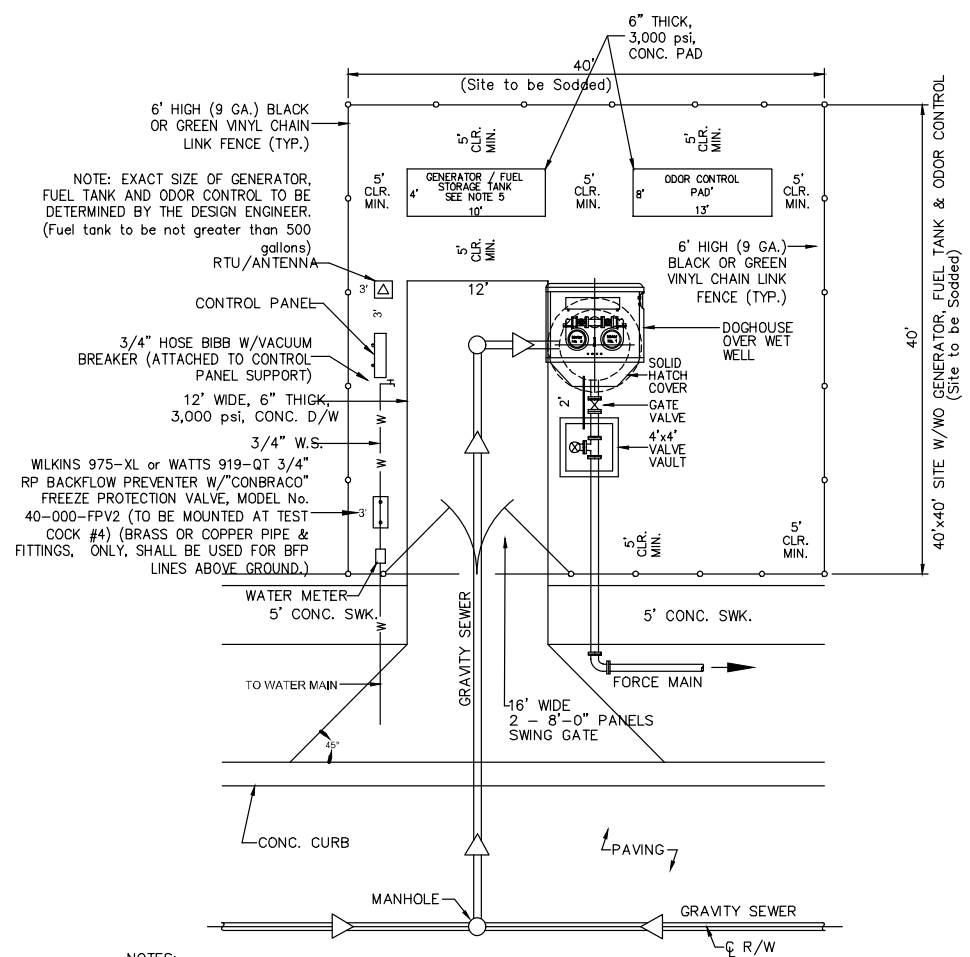
SECTION "A-A"

N.T.S.



ANTENNA DETAIL

N.T.S.



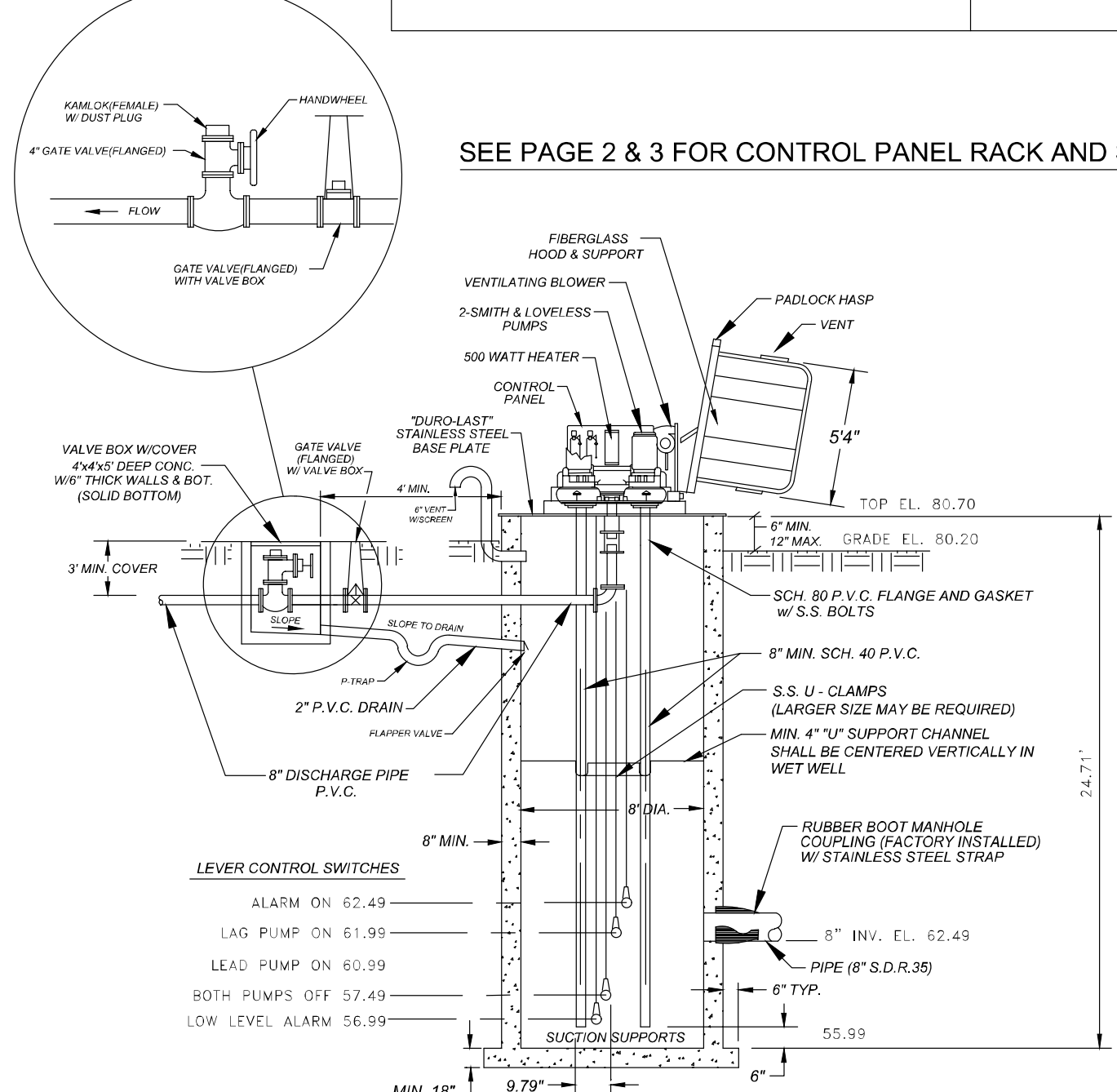
NOTES:
1. MINIMUM 20'-0" ACCESS DRIVEWAY FROM EDGE OF PAVEMENT TO THE GATE SHALL BE PROVIDED ON NON-RESIDENTIAL ROADS.
2. MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE PER CITY STANDARDS & SPECIFICATIONS.
4. BRASS OR COPPER PIPE & FITTINGS, ONLY, SHALL BE USED FOR HOSE BIBBS AND ALL WATER LINES ABOVE GROUND.
5. CITY ONLY ACCEPTS BLUE STAR, FLORIDA DETROIT DIESEL, OR CATERPILLAR GENERATORS.
6. POLYMER CONCRETE WET WELLS 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-egress easement shall be provided to Site if required)

LIFT STATION SITE PLAN

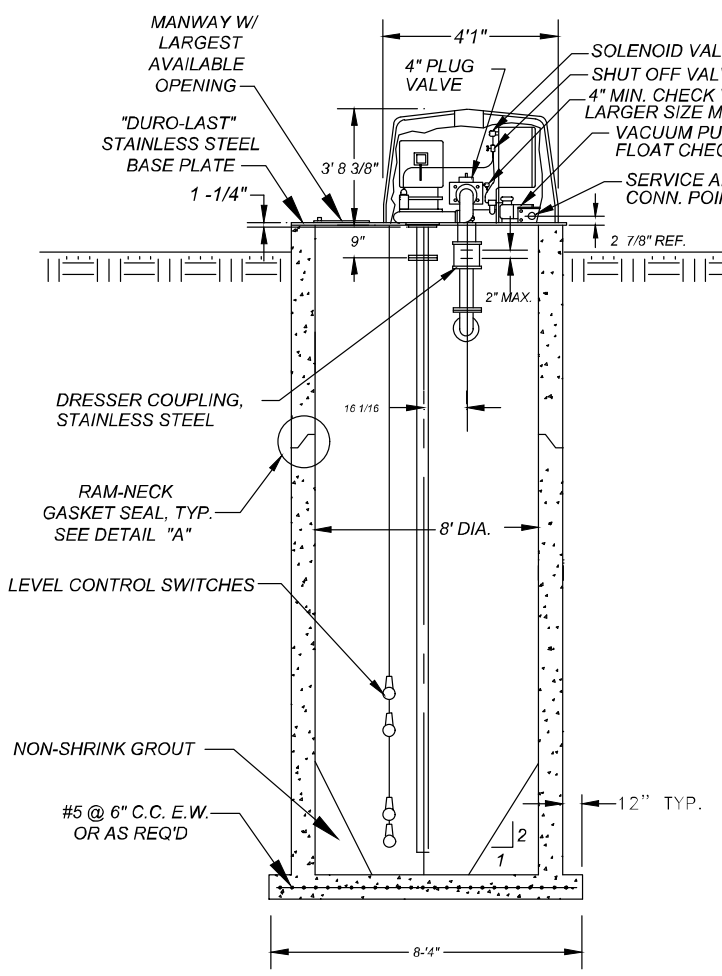
SEE PAGE 2 & 3 FOR CONTROL PANEL RACK AND SET-UP



SECTIONAL ELEVATION

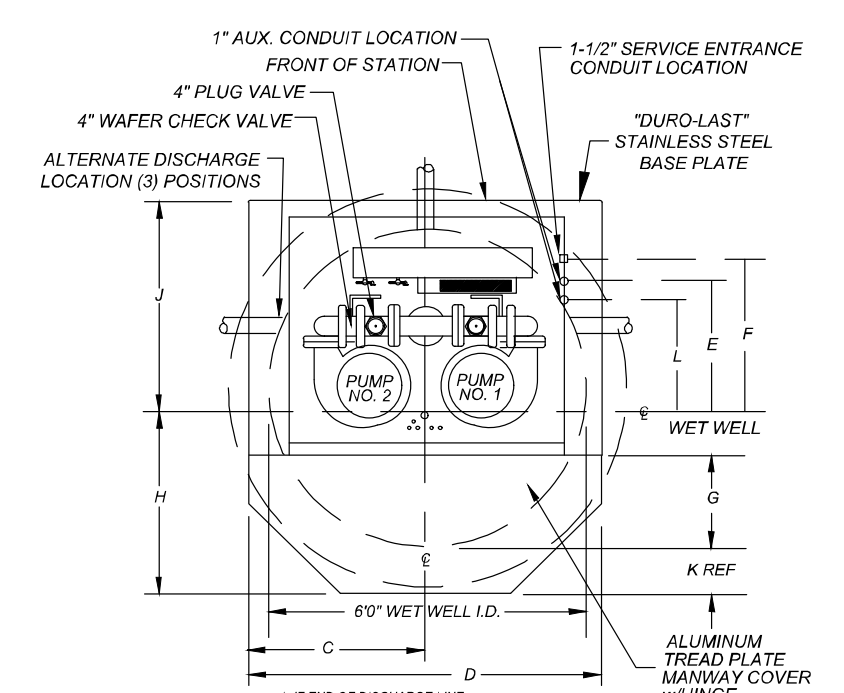
N.T.S.

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 DETROIT DIESEL, OR CATERPILLAR.
3. DIESEL FUEL TANK WITH THREE DAY RUN TIME MIN. (500 Gallon Maximum Storage)
4. AUTOMATIC TRANSFER SWITCH SHALL BE REQUIRED.
5. GENERATOR SHALL BE CONNECTED TO THE REMOTE TELEMETRY UNIT FOR MONITORING.
6. NEW SUBDIVISIONS OF 80 HOMES OR MORE WILL BE REQUIRED TO PROVIDE A UNIT W/ GENERATOR. (LESS THAN 80 HOMES WILL PAY A PRO RATA SHARE $450 PER UNIT)
7. POLYMER CONCRETE WET WELLS ARE ACCEPTED UPON REVIEW AND APPROVAL BY THE CITY OF DELAND ENGINEERING DEPT.



CROSS SECTION

N.T.S.



1. IF END OF DISCHARGE LINE IS BELOW ELEVATION OF DISCHARGE LINE @ POINT OF LEAVING WET WELL A PRIMING LOCK LOOP MAY BE REQ.'D., (CONSULT FACTORY)
2. IF DISCHARGE LINE IS LESS THAN 200' IN LENGTH AN ADDITIONAL CHECK VALVE OR PRIMING LOCK LOOP MAY BE REQ.'D. (CONSULT FACTORY)
3. PROVIDE 60° SLOPE IN WET WELL, AS REQ'D.
4. VOLUME IN GALLONS BETWEEN L.L. ON AND L.L. OFF SHOULD BE EQUAL OR GREATER THAN THE PUMPING RATE IN G.P.M.
5. MAXIMUM CAPACITY - 400 G.P.M.

PLAN VIEW

N.T.S.

MACH. CHAMBER (SHOWN LESS HOOD)

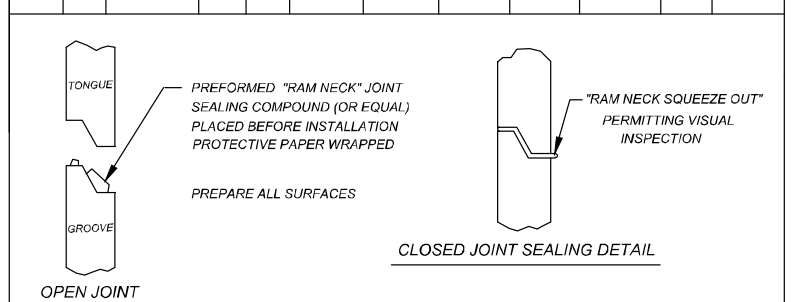
Index No.
30800
REVISED 5/31/07
REVISED 8/6/08
REVISED 10/12/09
REVISED 4/8/10
REVISED 8/1/13
REVISED 9/2/14
REVISED 5/15/17
REVISED 7/24/18
REVISED 11/05/21
SHEET 1 OF 3

GENERAL SITE PLAN NOTES:

1. BACKFLOW PREVENTER SHALL BE, WILKINS 3/4" 975-XL RP or WATTS 3/4" 919-QT RP , W/ "CONBRACO" FREEZE PROTECTION VALVE, MODEL No. 40-000-FPV2, TO BE MOUNTED AT TEST COCK #4.
2. ALL 3/4" HOSE BIBBS SHALL ALSO HAVE A VACUUM BREAKER.
3. LIFT STATION SITE SHALL BE SODDED.
4. PRIOR TO ACCEPTANCE OF THIS LIFT STATION, CITY STAFF WILL OBSERVE THAT THIS STATION WILL PUMP DOWN TO THE CITY'S SPECIFIED CUT-OFF LEVEL UNDER THE CONDITIONS OF A FULL DISCHARGE PRESSURE SEWER, BEING PRESSURIZED W/ ALL OTHER PUMP STATIONS OPERATING, IF THERE EXISTS A MANIFOLD CONDITION. THE DEVELOPER WILL SUPPLY LABOR AND MATERIALS FOR THIS DEMONSTRATION.
5. DO NOT PLACE TRANSFORMERS OR OTHER APPURTENANCES WITHIN THE DESIGNATED EASEMENT THAT WILL IMPEDE MAINTENANCE ACTIVITIES OF THIS STATION.
6. ORIENTATE THE MANWAY TOWARD THE STREET SIDE FOR EASY ACCESS BY OPERATING & MAINTENANCE PERSONNEL.
7. PROVIDE ADEQUATE PAVING (CONC. OR ASPHALT) 12' WIDE DRIVE FROM STREET TO PUMP STATION FOR SAFE ACCESS OF EMERGENCY GENERATOR, SEWER CLEANER, AND OTHER MAINTENANCE VEHICLES.
8. FENCE WITH 6' HIGH COMMERCIAL GRADE CYCLONE FENCE, USING TWO 8 FOOT GATES . FENCE SHOULD BE LOCATED IN SUCH A WAY AS NOT TO INTERFERE WITH ANY PANEL DOORS OR HATCH OPENINGS, AND GATE POSITIONED TO ALLOW EASY ACCESS TO WET WELL. (BLACK OR GREEN VINYL COATED), (REFER TO SITE PLAN)
9. A 40' x 40' TRACT SHALL BE DEDICATED TO THE CITY OF DELAND FOR THE LIFT STATION SITE.
10. PROVIDE "DURO-LAST" STAINLESS STEEL BASE PLATE ON LIFT STATION.
11. BRASS OR COPPER PIPE & FITTINGS, ONLY, SHALL BE USED FOR BFP & HOSE BIBBS AND LINES ABOVE GROUND.
12. ALL SEWER AIR RELEASE VALVES SHALL BE 2" A.R.I. MODEL D-025TPO2.
13. MIN. 2'x2' AROUND AND 6' CLEARANCE ABOVE METER

CONTROLS:
THE CONTROL EQUIPMENT SHALL BE MOUNTED IN A NEMA TYPE 1 STEEL ENCLOUSURE WITH A REMOVABLE ACCESS COVER. THE CIRCUIT BREAKERS, STARTER RESET BUTTONS, AND CONTROL SWITCHES SHALL BE OPERABLE WITHOUT REMOVING THE ACCESS COVER, FOR DEADFRONT OPERATION.
A GFCI TYPE CONVENIENCE OUTLET SHALL BE PROVIDED ON THE SIDE OF THE CABINET FOR OPERATION OF 120 VOLT AC DEVICES. THERMAL MAGNETIC AIR CIRCUIT BREAKERS SHALL BE PROVIDED FOR BRANCH DISCONNECT SERVICE AND SHORT CIRCUIT PROTECTION OF ALL MOTOR CONTROL AND AUXILIARY CIRCUITS.
MAGNETIC ACROSS-THE-LINE STARTERS WITH UNDER-VOLTAGE RELEASE AND OVERLOAD COILS FOR EACH PHASE SHALL BE PROVIDED FOR EACH PUMP MOTOR TO GIVE POSITIVE PROTECTION. EACH SINGLE-PHASE AUXILIARY MOTOR SHALL BE EQUIPPED WITH AN OVER- CURRENT PROTECTION DEVICE IN ADDITION TO THE BRANCH CIRCUIT BREAKER, OR SHALL BE IMPEDANCE PROTECTED. ALL SWITCHES SHALL BE LABELED AND A CODED WIRING DIAGRAM SHALL BE PROVIDED.
TO CONTROL THE OPERATION OF THE PUMPS WITH VARIATIONS OF LIQUID LEVEL IN THE WET WELL, A MINIMUM OF FOUR (4) DISPLACEMENT SWITCHES SHALL BE PROVIDED. A 30' CORD SHALL BE PROVIDED WITH EACH SWITCH. THE CORD SHALL HAVE A CORROSION-RESISTANT VINYL JACKET AND BE MULTI-STRANDED IN ORDER TO PREVENT FATIGUE.
AN AUTOMATIC ALTERNATOR WITH MANUAL SWITCH SHALL BE PROVIDED TO CHANGE THE SEQUENCE OF OPERATION OF THE PUMPS EVERY EIGHT HOURS. ALTERNATING THE PUMPS AT LESS THAN EIGHT HOUR INTERVALS WILL NOT BE ACCEPTABLE. PROVISIONS SHALL ALSO BE MADE FOR THE PUMPS TO OPERATE IN PARALLEL SHOULD THE LEVEL IN THE WET WELL CONTINUE TO RISE ABOVE THE STARTING LEVEL FOR THE LAG PUMP.

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"



OPEN JOINT

CLOSED JOINT SEALING DETAIL

DETAIL "A"

N.T.S.

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

Wet Well (Anti-Floation)
Displacement = XX,XXX lbs. Up
Structure = XX,XXX lbs. Down

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

PUMP SELECTION:

MAKE: SMITH AND LOVELESS
MODEL: 8D4D
SPEED: 1170 RPM
POWER: 40 HP
IMPELLER DIA: 14 -1/8"
OPERATING POINT: 525 GPM @ 79 FT

FOR REVIEW ONLY
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CERTIFICATE OF AUTHORIZATION NUMBER 00007350
SEAN CARLTON FORTIER LICENSE No. 68396 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) 898-7858 FAX (407) 898-1488

REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

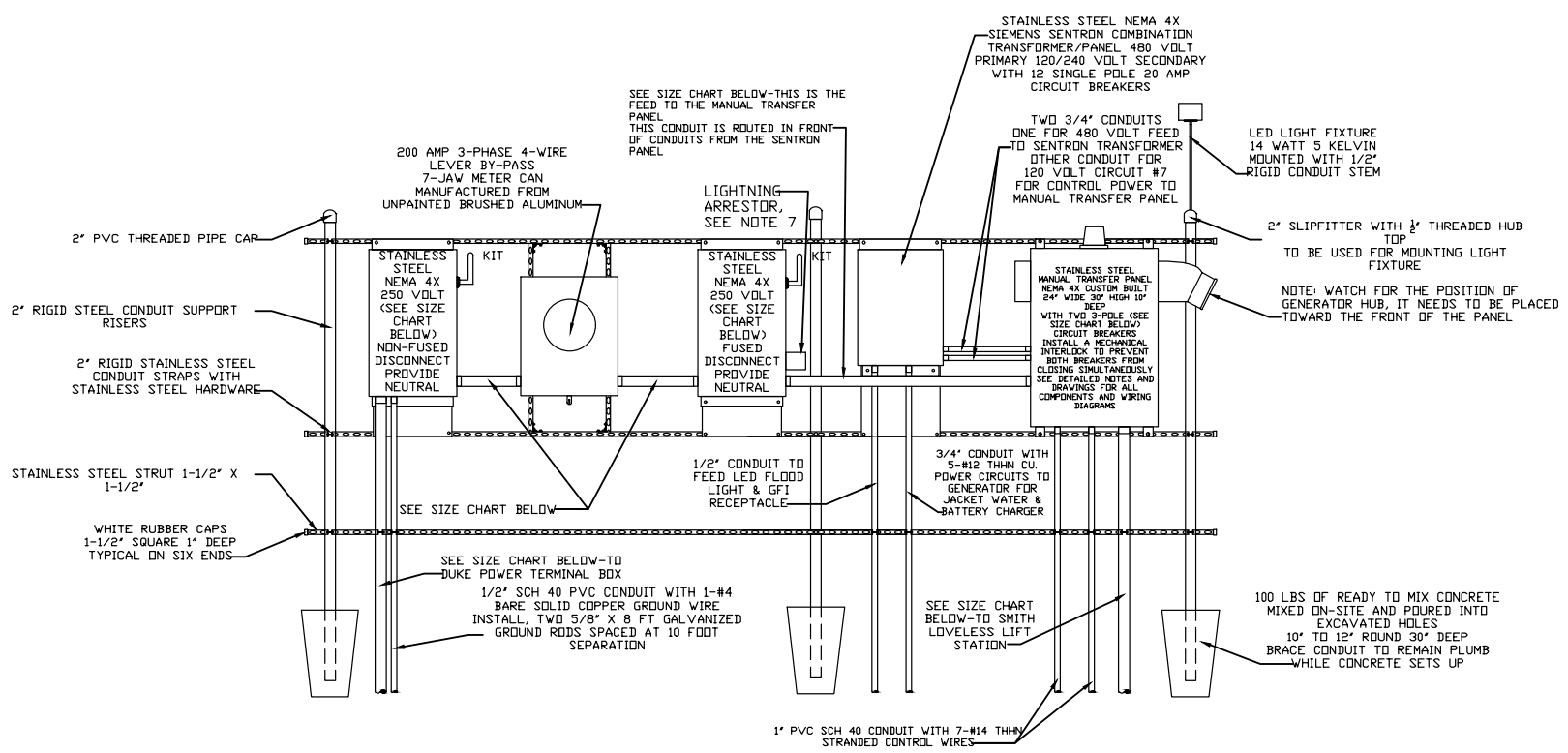
TRINITY GARDENS

UTILITY DETAILS

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

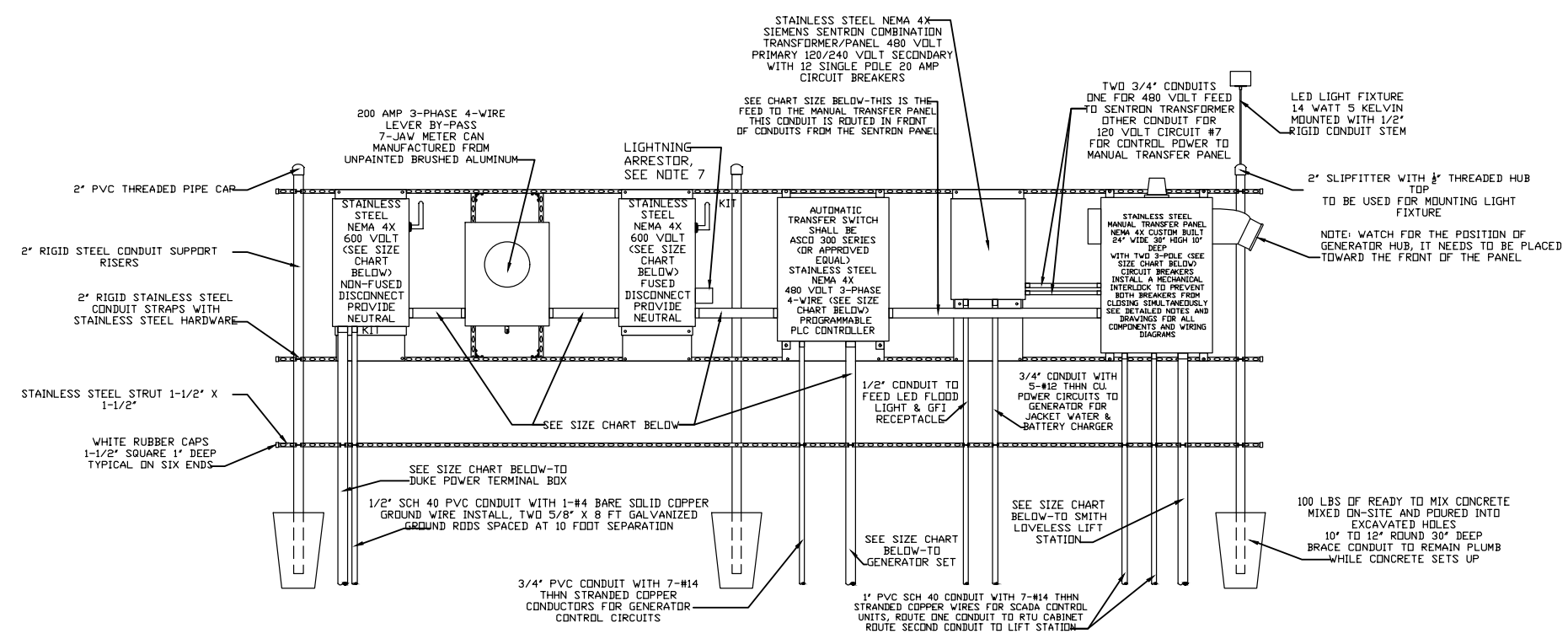
SHEET
C-9.5

DETAIL "C"

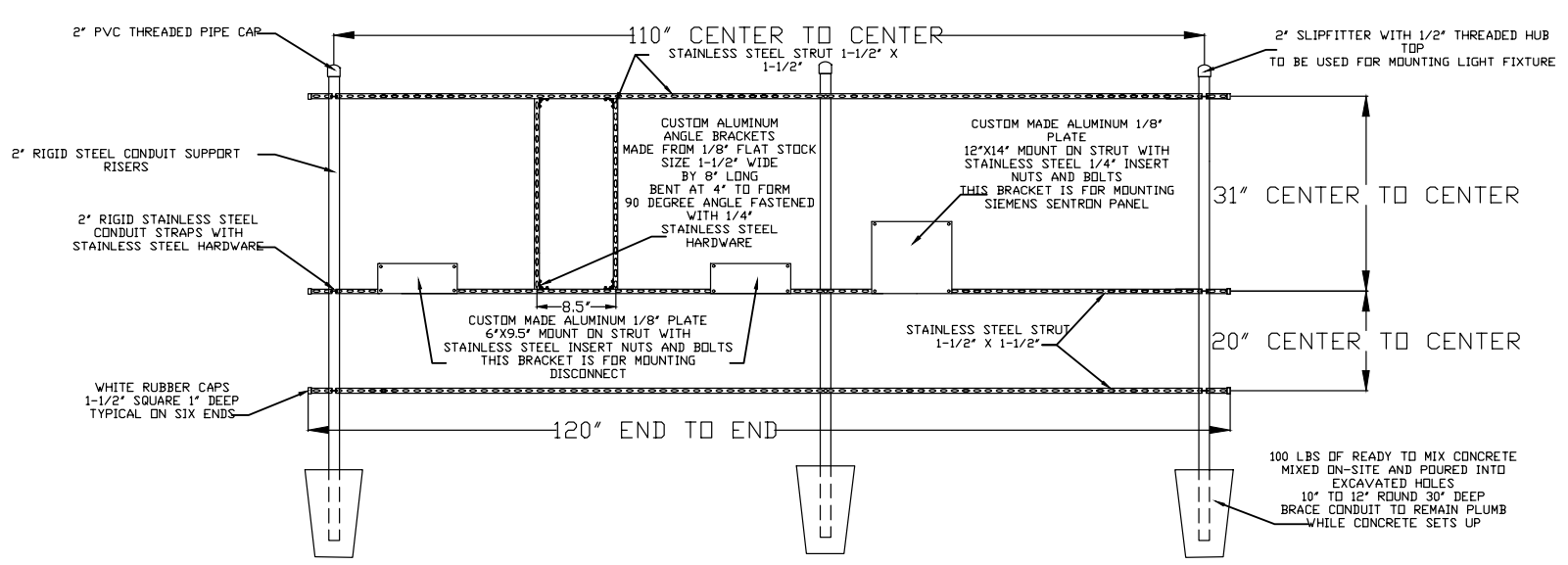


480 VOLT POWER RACK WITHOUT GENERATOR AUTOMATIC TRANSFER SWITCH

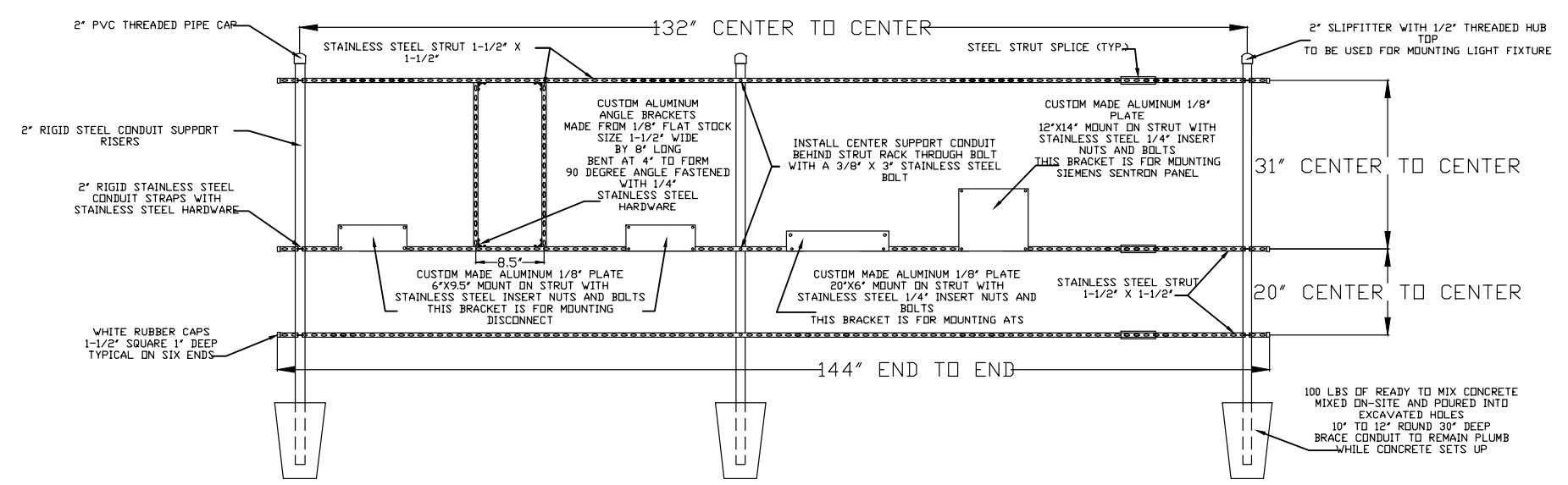
DETAIL "D"



480 VOLT POWER RACK WITH GENERATOR WITH AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS 480 VOLT WITHOUT AUTOMATIC TRANSFER SWITCH



RACK FRAMING DETAILS 480 VOLT WITH 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 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 JRS1044FR (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 SDASA3650, OR INTERMATIC AG503C 600V.
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. HWA RELAY: SQUARE D OR OMRON, 8 PIN DOUBLE POLE, DOUBLE THROW WIRED TO RTU TERMINAL.
11. ALARM HORN: RED, WHEELOCK 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 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. 24 MILS OF COAL/TAR EPOXY
26. EQUIVALENT PRODUCTS CAN ONLY BE APPROVED UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE CITY OF DELAND.

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	460 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

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

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CERTIFICATE OF AUTHORIZATION NUMBER 00007350
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.
KCG
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-7858 FAX (407) 898-1488

REVISION | DATE

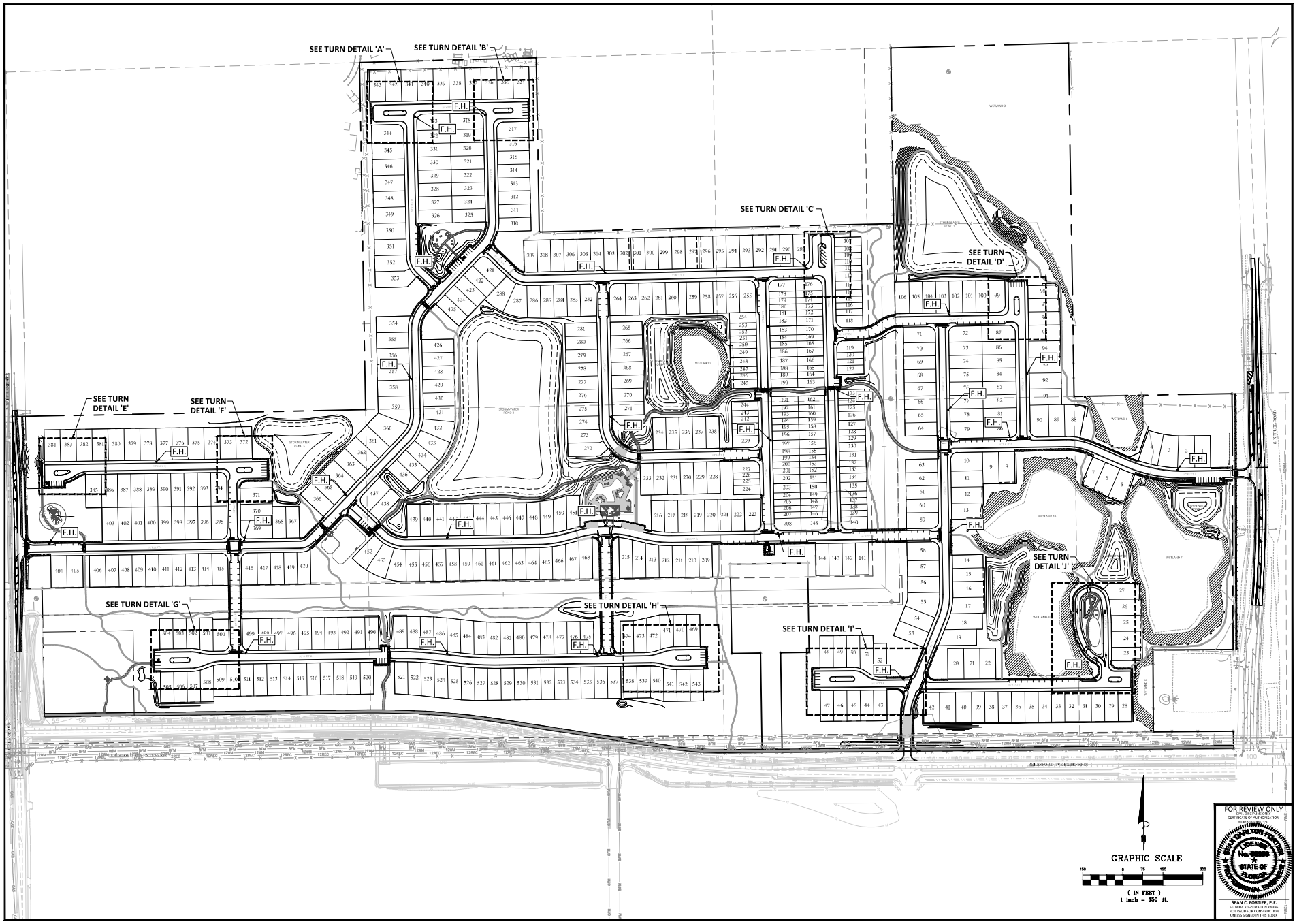
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

UTILITY DETAILS

DRAWN: GPR
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1503
DATE: 12/05/22

SHEET
C-9.7



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CERTIFICATE OF AUTHORIZATION

SEAN C. FORTIER, P.E.
FLORIDA REGISTRATION #68846
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KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7700 FAX (407) 895-1486

DATE	REVISION

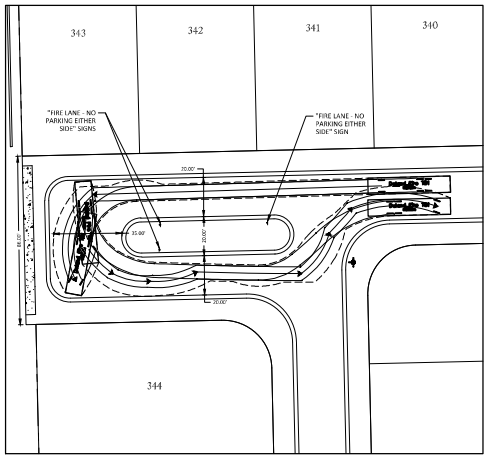
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

FIRE TRUCK TURN PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-10.0



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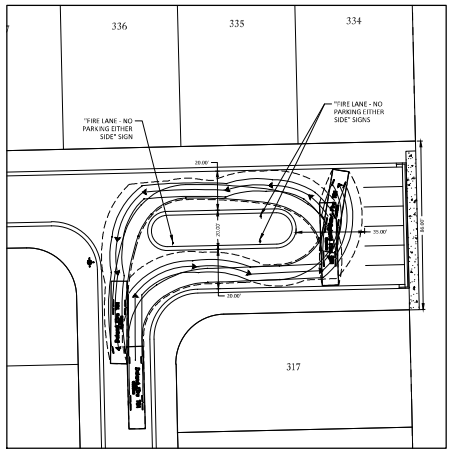

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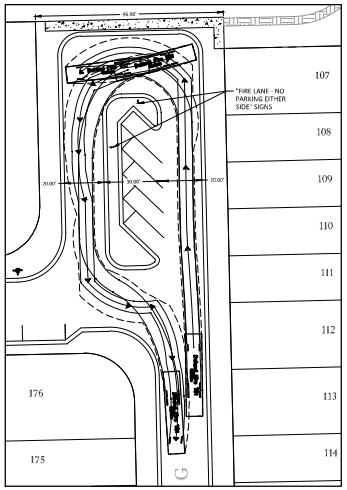

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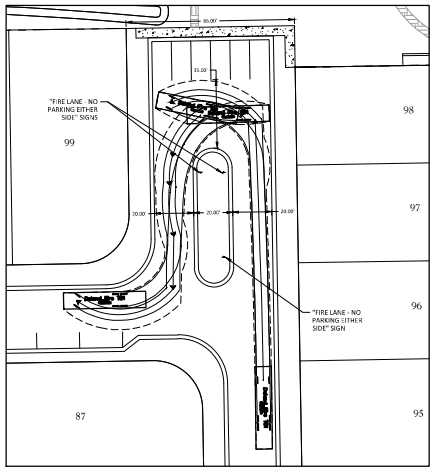

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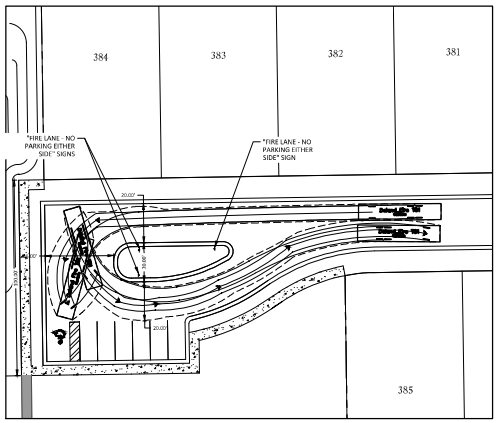

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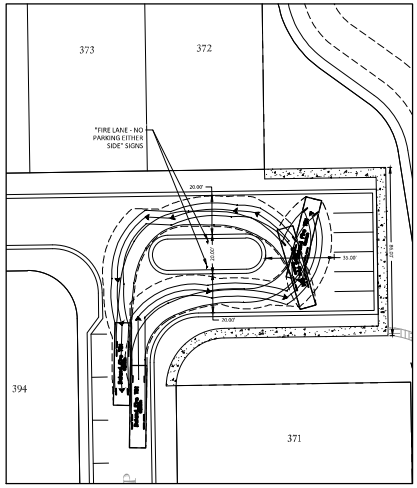

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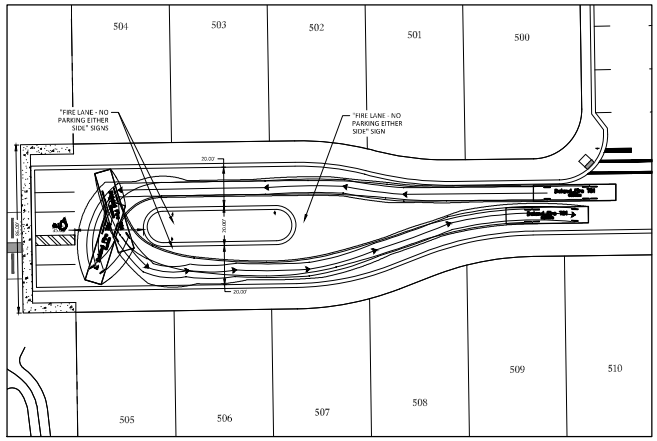

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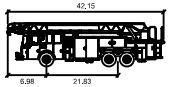

Deland Fire T81

	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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CERTIFICATE OF AUTHORIZATION

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KCG
1706 HOFFER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION
DATE

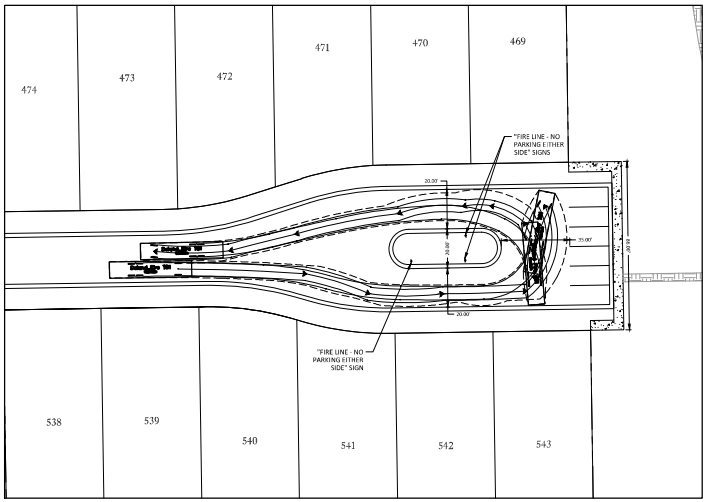
PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

FIRE TRUCK TURN PLAN

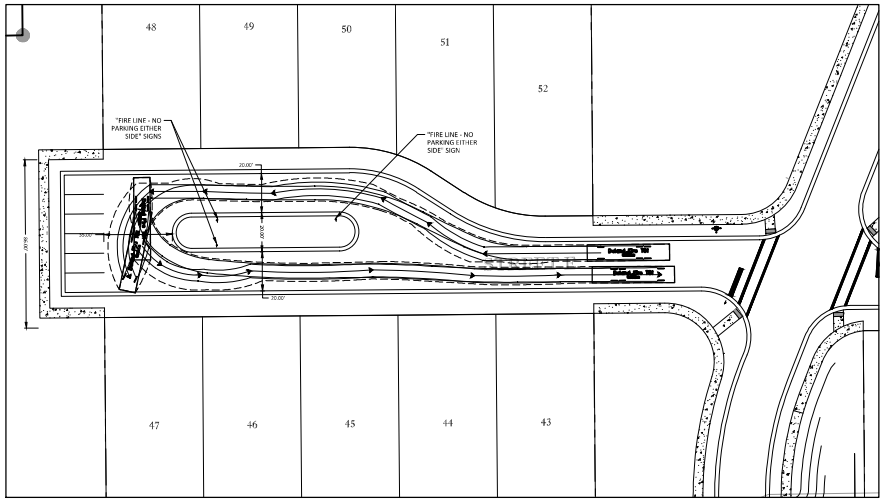
DRAWN: am
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-10.1



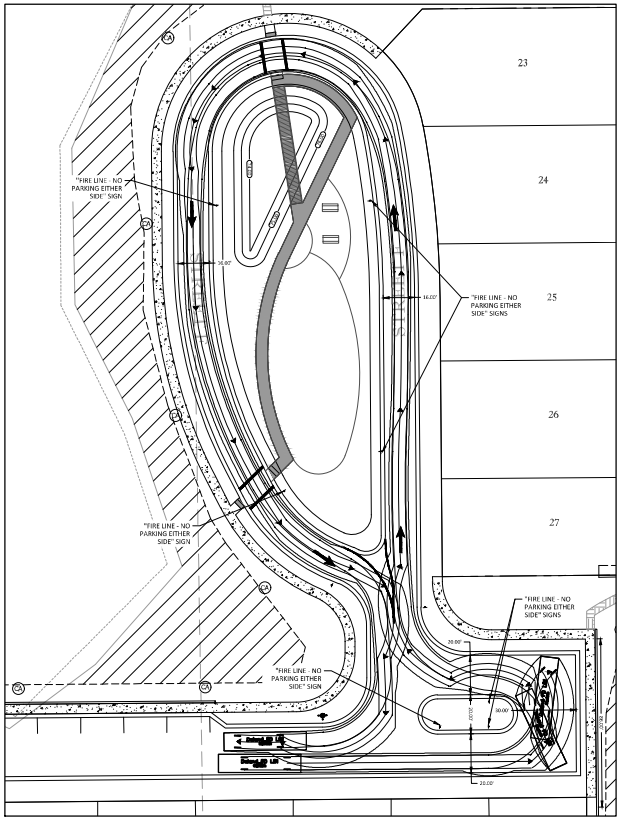
TURN DETAIL 'H'

SCALE: 1"=30'



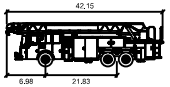
TURN DETAIL 'I'

SCALE: 1"=30'



TURN DETAIL 'J'

SCALE: 1"=30'



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

FOR REVIEW ONLY

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SEAN C. FORTIER, P.E.

FLORIDA REGISTRATION #68840

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KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7700 FAX (407) 895-1486

DATE	REVISION

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

FIRE TRUCK TURN PLAN

DRAWN: srm
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-10.2



KELLY, COLLINS & GENTRY, INC.
1706 HOFFER AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 540-7900 FAX (407) 895-1486

REVISION | DATE

PREPARED FOR:
HANOVER LAND COMPANY

TRINITY GARDENS

LID AREAS PLAN

DRAWN: am
DESIGN: DWC
CHECKED: SCF
JOB NO.: 1501
DATE: 12/07/22

SHEET
C-11.0

TRINITY GARDENS

COMMUNITY
LANDSCAPE ARCHITECTURE
Prepared For:
HANOVER LAND COMPANY
DELAND, FLORIDA

DEVELOPER / OWNER:
HANOVER LAND COMPANY
605 Commonwealth Avenue
Orlando, FL 32803
Contact: Tony Iorio
phone: 407.988.1408

PROJECT CIVIL ENGINEER:
KCG
1700 North Orange Avenue, Suite 400
Orlando, FL 32804
Contact: Sean C. Fortier, P.E.
phone: 407.898.7858 x115

LANDSCAPE ARCHITECT:
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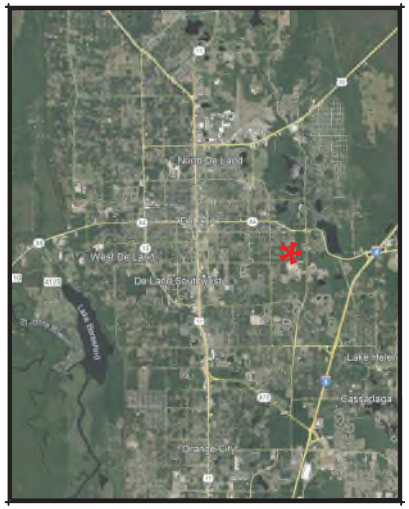
400 South Orlando Ave. Suite 201
Maitland, FL 32751
Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a
phone: 407.622.1588

STRUCTURAL ENGINEER:
DANSK CONSULTING, INC.
1673 Lake Baldwin Lane
Orlando, FL 32814
Contact: Bjarne Madsen, P.E.
phone: 407.252.4225

IRRIGATION DESIGNER:
IRR DESIGN
3215 Ellen Dr.
Orlando, Florida 32806
Contact: Jason McElroy
phone: 407.716.9114



LOCATION MAP
not to scale

SHEET INDEX:

	L000	*COVER SHEET*
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	L100	*OVERALL TREE MITIGATION PLAN*
	L101	*TREE MITIGATION PLAN*
	L102	*TREE MITIGATION PLAN*
	L103	*TREE MITIGATION PLAN*
	L200	*OVERALL LAYOUT SHEET*
	L201	*LAYOUT PLAN*
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	L405	*LANDSCAPE PLAN*
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	L412	*LANDSCAPE PLAN*
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	L414	*LANDSCAPE PLAN*
	L415	*LANDSCAPE PLAN*
	L420	*LOT TREE COUNT*
	L430	*LANDSCAPE SCHEDULE & NOTES*
	L431	*LANDSCAPE DETAILS & NOTES*
	L432	*PLANTING SPECIFICATIONS*
	L433	*PLANTING SPECIFICATIONS*

Applicable Codes, Regulations, Ordinances and Standards

City of Deland

811 Know what's below. Call before you dig.

July 18, 2022
Rev 1 September 19, 2022
Rev 2 October 28, 2022

2021.174

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landscape architecture . community planning
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400 South Orlando Ave. Suite 201 . Maitland, FL 32751
407.622.1588 voice
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PRELIMINARY PLAT - 2022-07-18

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CONSTRUCTION NOTES

1. All dimensions are taken from center of wall, face of curb and/or centerline of roads at 90 degree, angles, unless otherwise noted on plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
2. All forms and alignment of paving, pilasters and walls shall be inspected and approved by the owner's representative prior to pouring (give a min. of 48 hrs. notice).
3. For site grading and drainage, see civil engineer's plans
4. Contractor shall verify location of all surface and subsurface utilities prior to construction.
5. These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the owner's representative.
6. Contractor must check all dimensions, framing conditions and site conditions before starting work. Owner's representative shall be notified immediately of any discrepancies or possible deficiencies.
7. Do no willfully install or construct items as shown on the drawings whit it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for all revisions necessary.
8. Conditions not specifically shown shall be constructed similar to the details for the respective materials.
9. The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the owner's representative do no include inspection of construction methods and for safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
10. Contractor shall refer to soils engineer's report for percentages of compaction required for all concrete flatwork and footings.
11. All construction and workmanship shall conform to the current uniform and Florida Building Code.
12. All references to "gray" concrete shall mean natural concrete with no color additive.
13. All concrete walks shall not exceed a slope of 1:20, and cross slopes on all concrete sidewalks shall not exceed 2%. If the sidewalk does exceed this slope, ADA compliant handicap ramps will be required.
14. All handicap ramps shall not exceed a 1:12 slope and shall meet all ADA requirements for landings and handrails.
15. Site furnishings shall be installed per manufacturer's recommendations, or as recommended in the drawings. Details provided in the drawings for anchoring and furnishings are provided for intent only. It shall be the contractor's responsibility to coordinate with the manufacturer & submit anchoring details for approval by owner's representative prior to installation.
16. The contractor shall stake and layout all improvements using the geometric data provided. It is the contractor's responsibility to completely stake and check the alignment both vertical and horizontal, and to insure adequate positioning prior to the installation of any improvement. The contractor shall notify the owner immediately in writing if any discrepancies are found and not proceed with the work until directed.
17. Refer to civil engineer's drawings for roadway pavement grading, curb information, all site drainage/grading information and handicap ramp detailing
18. Unless otherwise expressly approved in writing by the owner all control joints shall be hand tooled. Saw cutting will not be acceptable.

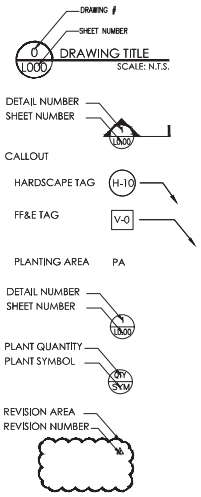
ADDITIONAL HARDSCAPE NOTES

1. EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.
2. CONTRACTOR TO PROVIDE 4' X 4' MOCK-UP OF EACH HARDSCAPE FLATWORK ELEMENT. EACH MOCK-UP SHALL INCLUDE THE COLOR, FINISH, TYPICAL CONTROL AND EXPANSION JOINT PATTERN AND COLORED CAULK. ALL MOCK-UPS SHALL BE CONSIDERED A PART OF THE SUBMITTAL PROCESS AND REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
3. ALL EXPANSION JOINTS TO BE CAULKED, COLOR TO MATCH ADJACENT CONCRETE.
4. ALL PAVER SAND-SWEPT JOINTS SHALL BE PROVIDED WITH POLYMERIC SAND. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION ABBREVIATIONS

ADD	ADDENDUM
ADA	AMERICANS WITH DISABILITIES ACT
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BOC	BACK OF CURB
B&B	BALLED & BURLAP
BR	BARE ROOT
BC	BOTTOM OF CURB / COPING
BLDG	BUILDING
BOT	BOTTOM
BB	BOTTOM OF BRIDGE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CJ	CONTROL JOINT
CIP	CAST IN PLACE
℄	CENTER LINE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS/CONTINUE
CT	CLEAR TRUNK
CW	CLEAR WOOD
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
DIM	DIMENSION
DWG(S)	DRAWING(S)
E	EXISTING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQUIP	EQUIPMENT
EOP	EDGE OF PAVEMENT
EJ	EXPANSION JOINT
EXT	EXTERIOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FG	FINISH GRADE
FTG	FULL TO GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GW	GRAY WOOD
HC	HANDICAP(PED)
HT	HEIGHT
HORIZ	HORIZONTAL
HB	HOSE BIB
INCL	INCLUDE(D)
INT	INTERIOR
ID	INTERNAL DIAMETER
INV	INVERT
MANF	MANUFACTURE(R)
MAX	MAXIMUM
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVER ALL
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
PERP	PERPENDICULAR
PA	PLANTING AREA
P.O.B.	POINT OF BEGINNING
PPP	PLANTS PER POT
PW	POTABLE WATER
PIP	POURED IN PLACE
PTP	PRESSURE TREATED PINE
QTY	QUANTITY
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SPR	SPREAD
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL TB	STEEL TOP OF BRIDGE
TEMP	TEMPERATURE/TEMPORARY
TB	TOP OF BASE
TBD	TO BE DETERMINED
TC	TOP OF COLUMN
TR	TOP OF RAIL
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WWF	WELDED WIRE FRAME
W/	WITH
W/O	WITHOUT
WL	WATER LEVEL
QC	QUICK COUPLER
R	RADIUS
REINF	REINFORCE(D) DRAIN INLET
RIM	RIM ELEVATION
RD	ROUND

DRAWING REFERENCES



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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida

NOTES, ABBREVIATIONS & REFERENCES

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LABASE

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

Total H. Stories: 2 FL # P0109774

1
L001

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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TREE REPLACEMENT		
REQUIRED		
	9,075	TOTAL DBH INCHES OF TREE REPLACEMENT
PROVIDED		
	3,844	DBH INCHES LOTS (1-3 TREES WITH 4" CAL. EACH
	0	DBH INCHES STREET TREES (PER PLAN)
	2,676	BUFFER/OPEN SPACE DBH (ALL AT 3" CAL.)
	6,520	TOTAL DBH INCHES SITE TREES (ALL AT 3" or >)
	780	TOTAL DBH INCHES SABEL SITE PALMS (ALL AT 4"
	7,300	**TOTAL DBH INCHES PROPOSED**
TREE COVERAGE		
	9,075	REQUIRED DBH TREE REPLACEMENT
	7,300	TOTAL PROPOSED DBH
	1,775	**DBH INCHES DEFICIENT**

***A CONTRIBUTION TO THE TREE REPLACEMENT RESERVE ACCOUNT WILL BE REQUIRED IN THE AMOUNT OF $138,225.00 TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS**

PROTECTED TREES REMOVED (HISTORIC)			
OAK	MM001	poor	28
OAK	4	poor	43
OAK	B484	poor	26
OAK	B8018	poor	29
HISTORIC DBH TOTAL REMOVED			**125**

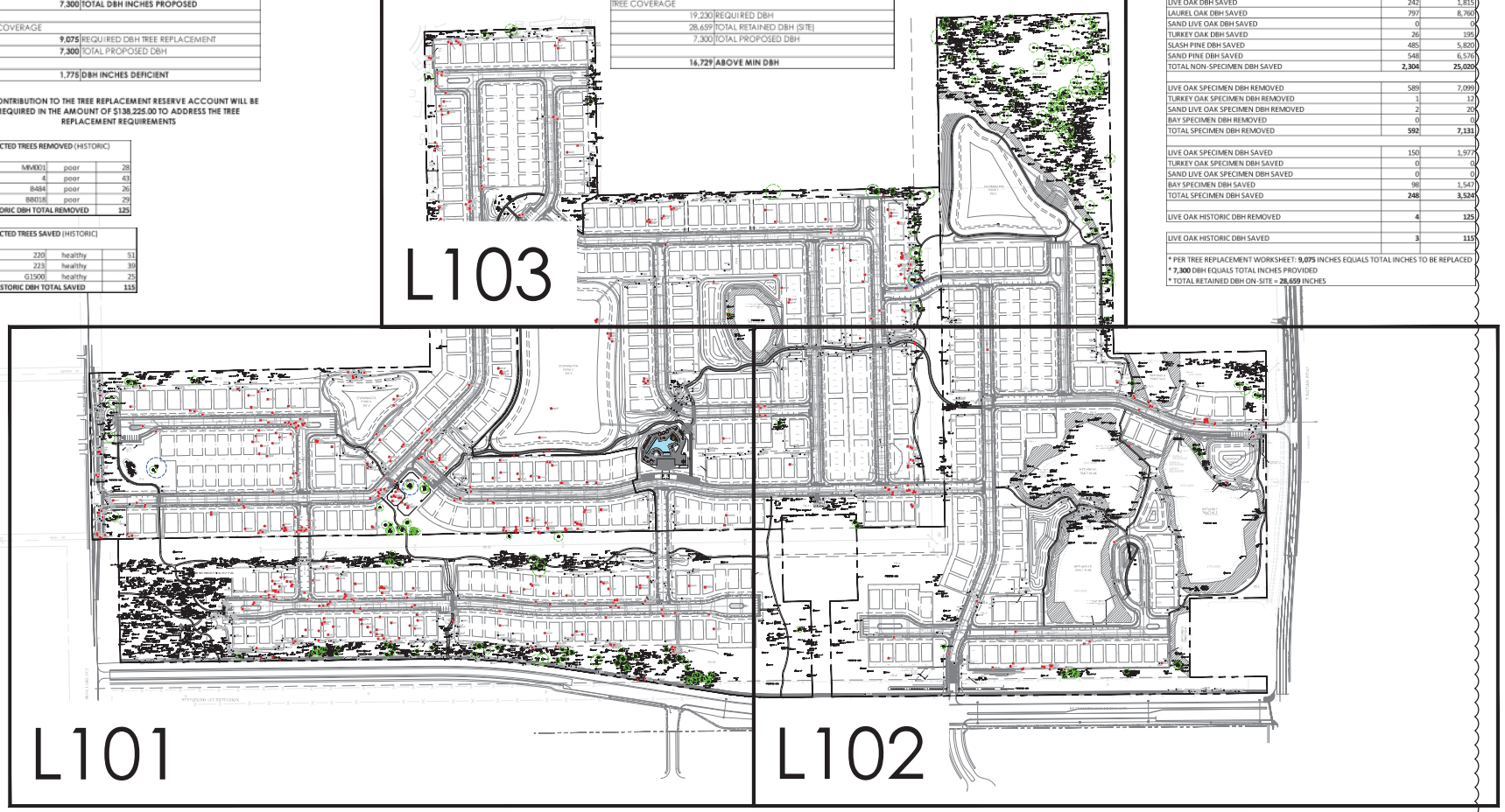
PROTECTED TREES SAVED (HISTORIC)			
OAK	220	healthy	51
OAK	223	healthy	39
OAK	G1500	healthy	25
HISTORIC DBH TOTAL SAVED			**115**

DBH INCHES		
RETAINED CREDIT		
	28,659	TOTAL RETAINED INCHES
PROVIDED		
	3,844	DBH INCHES LOTS (1-3 TREES WITH 4" DBH EACH)
	0	DBH INCHES STREET TREES (PER PLAN)
	2,676	DBH INCHES SITE TREES (ALL AT 3" CAL.)
	780	DBH INCHES SITE PALMS (ALL AT 12')
	7,300	**TOTAL DBH INCHES PROPOSED**
TREE COVERAGE		
	19,230	REQUIRED DBH
	28,659	TOTAL RETAINED DBH (SITE)
	7,300	TOTAL PROPOSED DBH
	16,729	**ABOVE MIN DBH**

33-57.05. *Protected trees removal and replacement*

	# OF TREES	INCHES
BAY DBH REMOVED	3	20
LIVE OAK DBH REMOVED	725	5,438
LAUREL OAK DBH REMOVED	260	2,910
SAND LIVE OAK DBH REMOVED	7	53
TURKEY OAK DBH REMOVED	23	184
SLASH PINE DBH REMOVED	156	1,620
SAND PINE DBH REMOVED	513	5,928
TOTAL NON-SPECIMEN DBH REMOVED	**1,687**	**16,153**
BAY DBH SAVED	206	1,854
LIVE OAK DBH SAVED	242	1,815
LAUREL OAK DBH SAVED	797	8,760
SAND LIVE OAK DBH SAVED	0	0
TURKEY OAK DBH SAVED	26	195
SLASH PINE DBH SAVED	485	5,820
SAND PINE DBH SAVED	548	6,576
TOTAL NON-SPECIMEN DBH SAVED	**2,304**	**25,020**
LIVE OAK SPECIMEN DBH REMOVED	589	7,099
TURKEY OAK SPECIMEN DBH REMOVED	1	12
SAND LIVE OAK SPECIMEN DBH REMOVED	2	20
BAY SPECIMEN DBH REMOVED	0	0
TOTAL SPECIMEN DBH REMOVED	**592**	**7,131**
LIVE OAK SPECIMEN DBH SAVED	150	1,977
TURKEY OAK SPECIMEN DBH SAVED	0	0
SAND LIVE OAK SPECIMEN DBH SAVED	0	0
BAY SPECIMEN DBH SAVED	98	1,547
TOTAL SPECIMEN DBH SAVED	**248**	**3,524**
LIVE OAK HISTORIC DBH REMOVED	**4**	**125**
LIVE OAK HISTORIC DBH SAVED	**3**	**115**

* PER TREE REPLACEMENT WORKSHEET: **9,075** INCHES EQUALS TOTAL INCHES TO BE REPLACED
* **7,300** DBH EQUALS TOTAL INCHES PROVIDED
* TOTAL RETAINED DBH ON-SITE = **28,659** INCHES



*SEE TREE PROTECTION FENCE DETAIL ON SHEET L431

SCALE: 1" = 200'
0' 100' 200' 400'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Trinity Gardens
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Hanover Land Company, LLC
Deland, Florida
TREE MITIGATION PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LABASE

REVISIONS:
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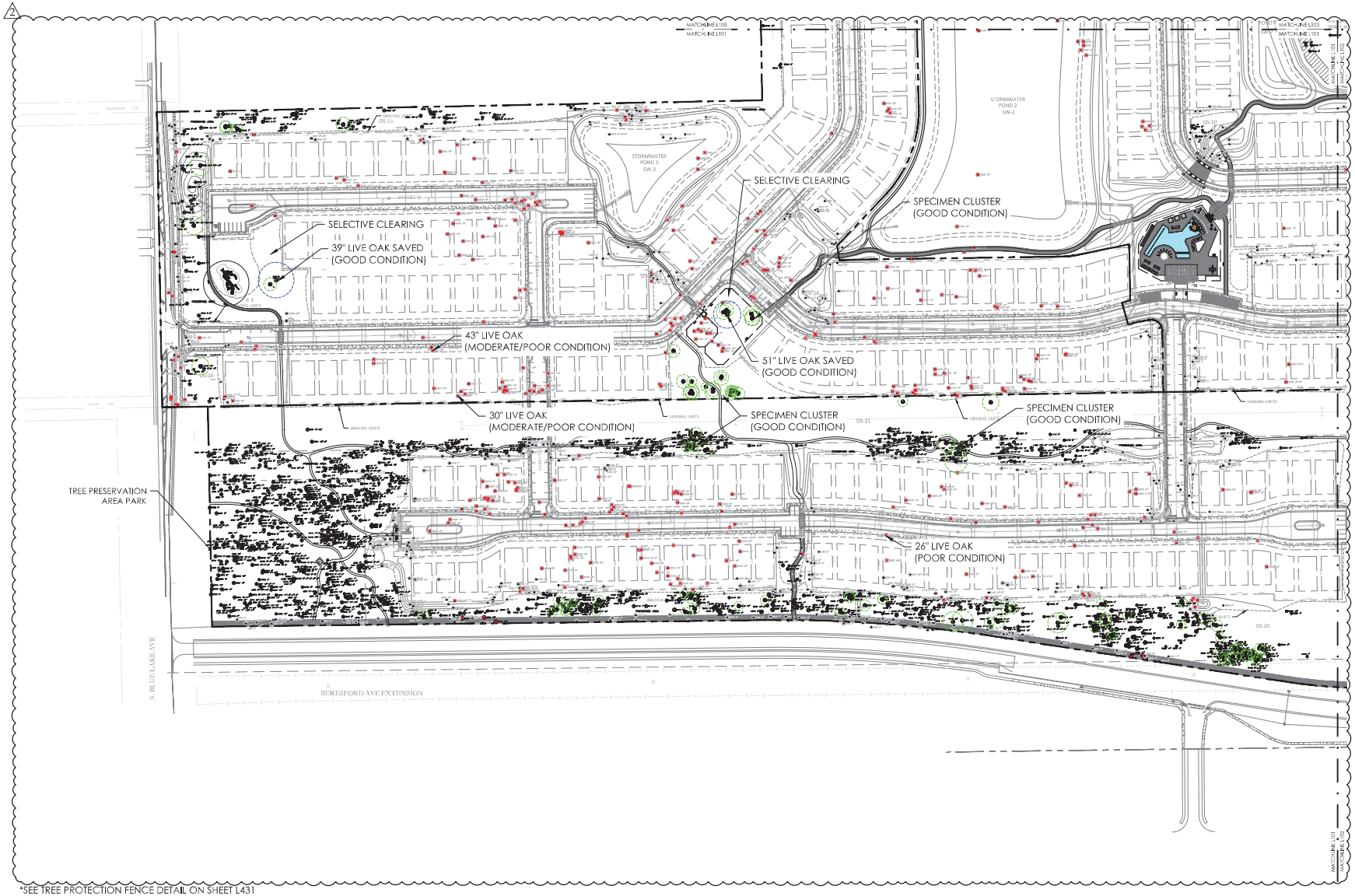

*SEE TREE PROTECTION FENCE DETAIL ON SHEET L431

TREE INVENTORY LEGEND:

- SPECIMEN/HISTORIC TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED
- HISTORIC TREE TO BE RETAINED

SCALE: 1" = 100'

0' 50' 100' 200'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
TREE MITIGATION PLAN

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DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LABASE

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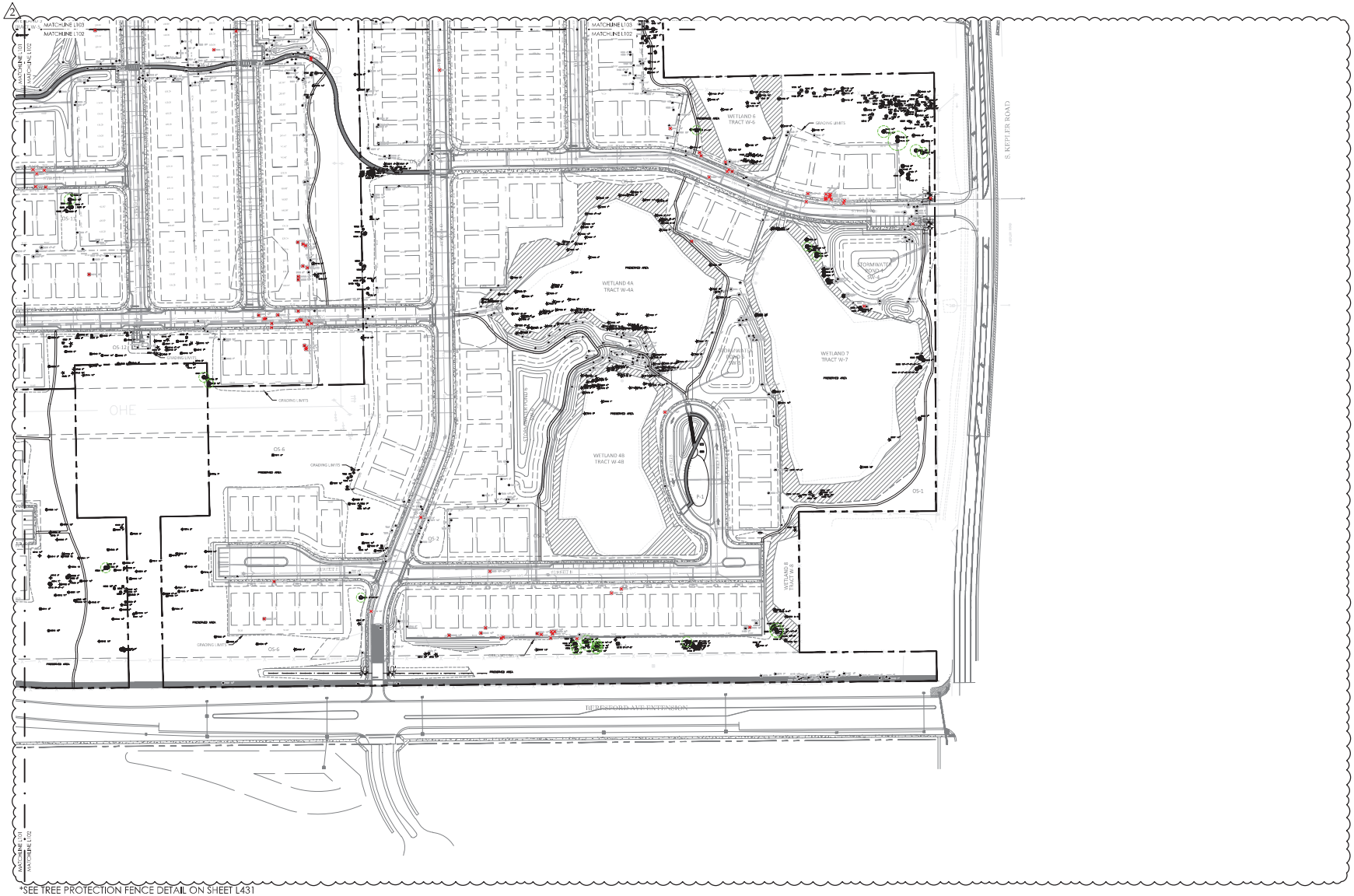

*SEE TREE PROTECTION FENCE DETAIL ON SHEET L431

TREE INVENTORY LEGEND:

- SPECIMEN/HISTORIC TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED
- HISTORIC TREE TO BE RETAINED

SCALE: 1" = 100'

0' 50' 100' 200'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Deland, Florida
TREE MITIGATION PLAN

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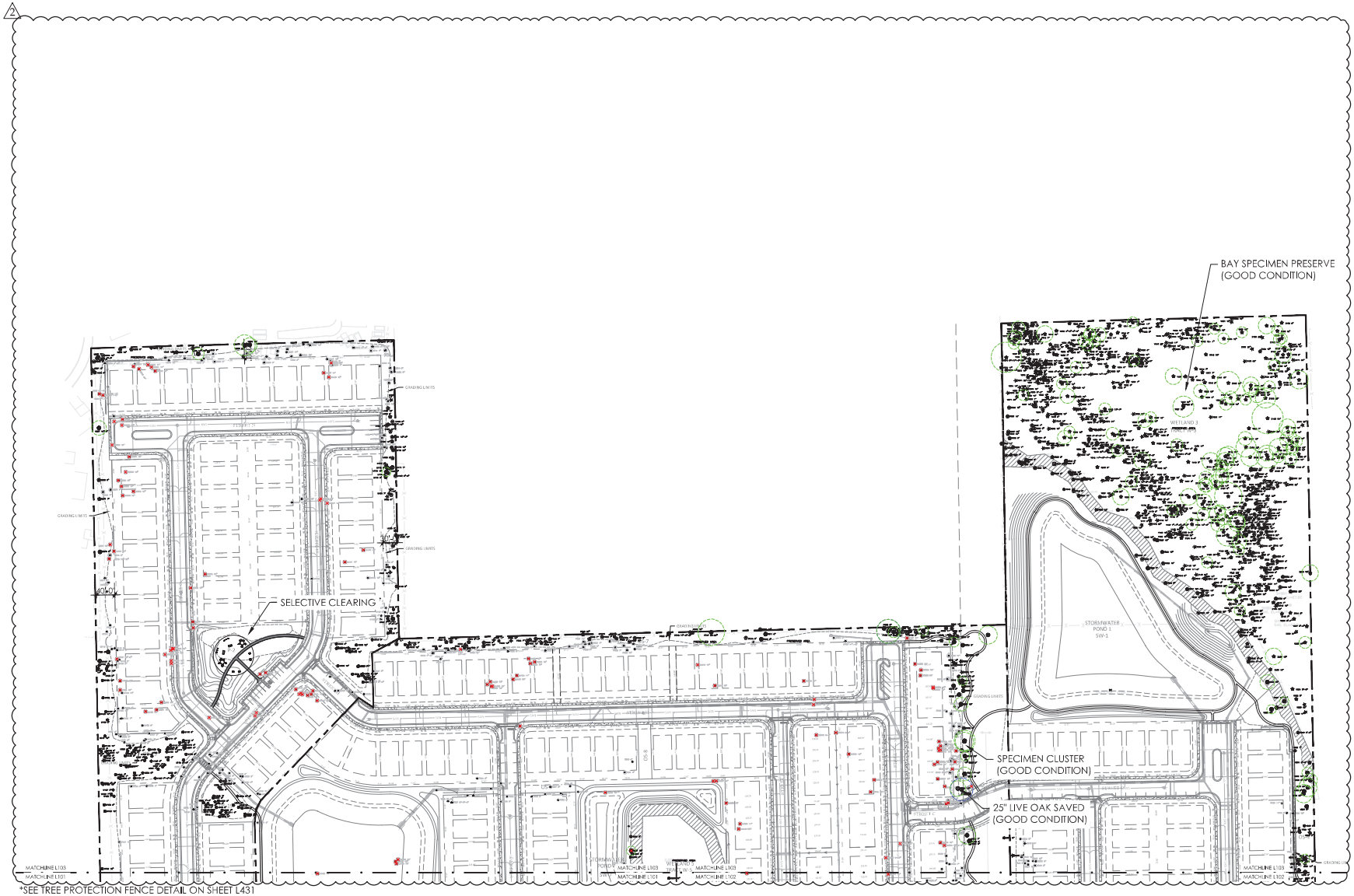

*SEE TREE PROTECTION FENCE DETAIL ON SHEET L431

TREE INVENTORY LEGEND:

- SPECIMEN/HISTORIC TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED
- HISTORIC TREE TO BE RETAINED

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
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407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
TREE MITIGATION PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021174_HANOVER TRINITY GARDENS_LABASE

REVISIONS:
1 City Comments 09-19-2022
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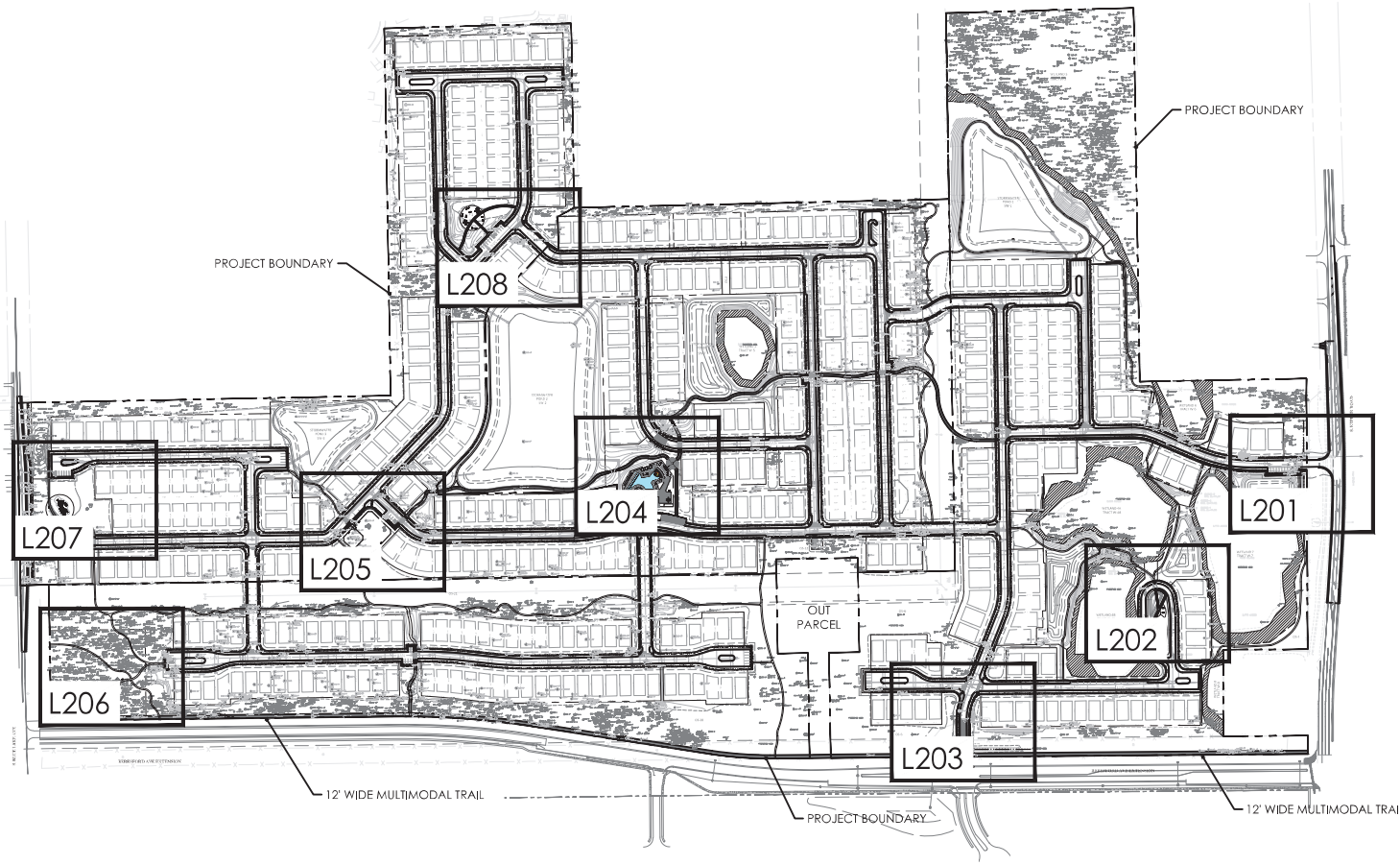

SCALE: 1" = 200'

0' 100' 200' 400'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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community planning
FL LC 26000341

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407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
OVERALL LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021174_HANOVER TRINITY GARDENS_LABASE

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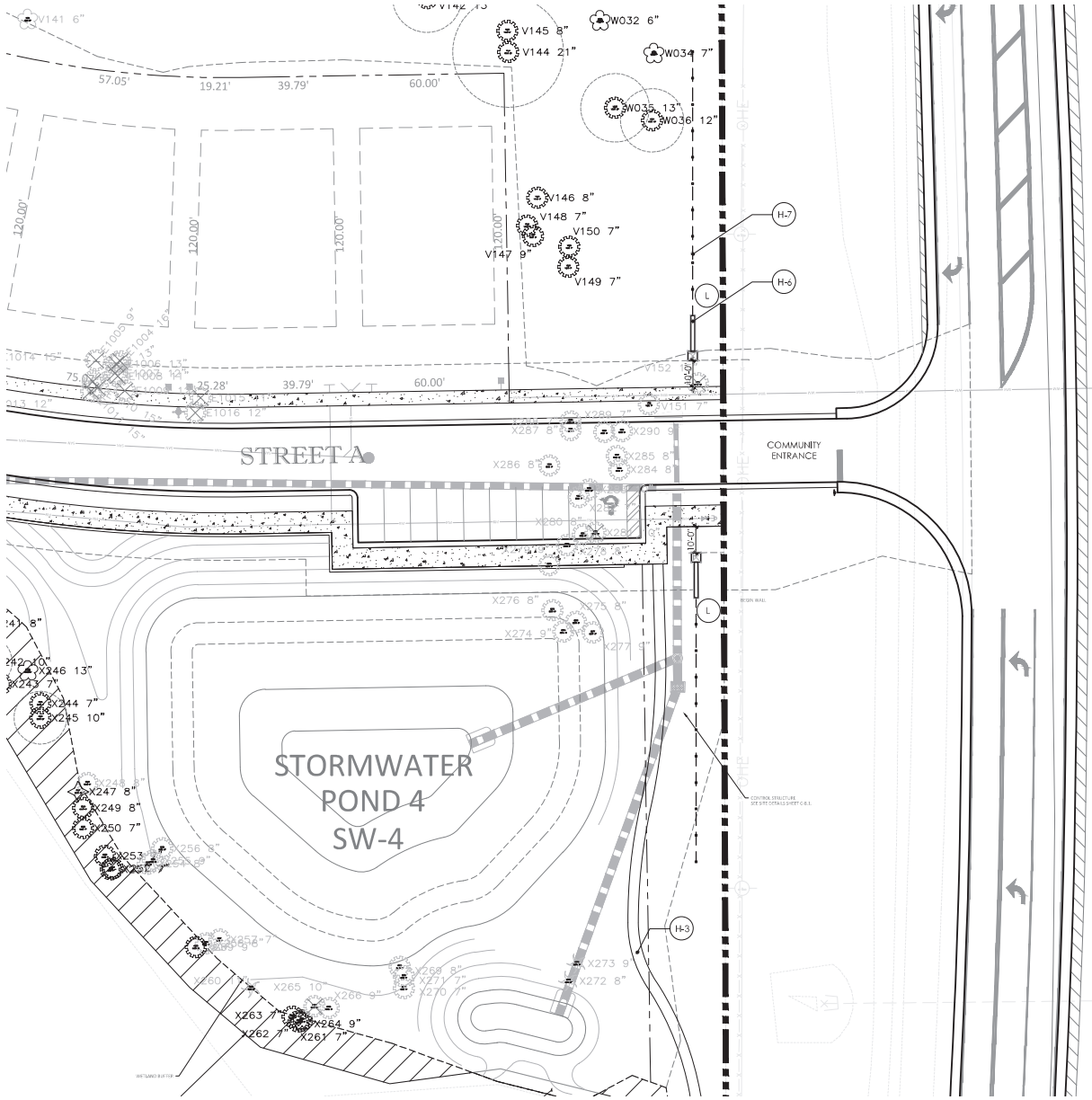

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

H-1	CABANA, BY OWNER																		
H-2	CONCRETE WALK																		
H-3	4' MULCH TRAIL																		
H-4	POOL (4,980 SQ. FT.)																		
H-5	POOL DECK (10,500 SQ.FT.)																		
H-6	COMMUNITY SIGN																		
H-7	SPLIT-RAIL FENCE																		
H-8	PLAY SURFACE																		
H-9	DOG FENCE																		
H-10	POOL FENCE																		
H-11	DOG PARK SIGN, BAGS, & TRASH CAN																		
H-12	VEHICULAR PAVERS																		
H-13	TRASH RECEPTACLE																		
H-14	BICYCLE RACK, TYP.																		
H-15	BENCH, TYP.																		
H-16	PERGOLA, TYP.																		
H-17	PLANTER POT																		
H-18	POOL SHOWER																		
H-19	DRINKING FOUNTAIN																		
H-20	BOARDWALK																		

(L) LANDSCAPE AREA (SEE LANDSCAPE PLANS)

SCALE: 1" = 20'

0' 10' 20' 40'

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LABASE

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1 City Comments 09-19-2022
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L201

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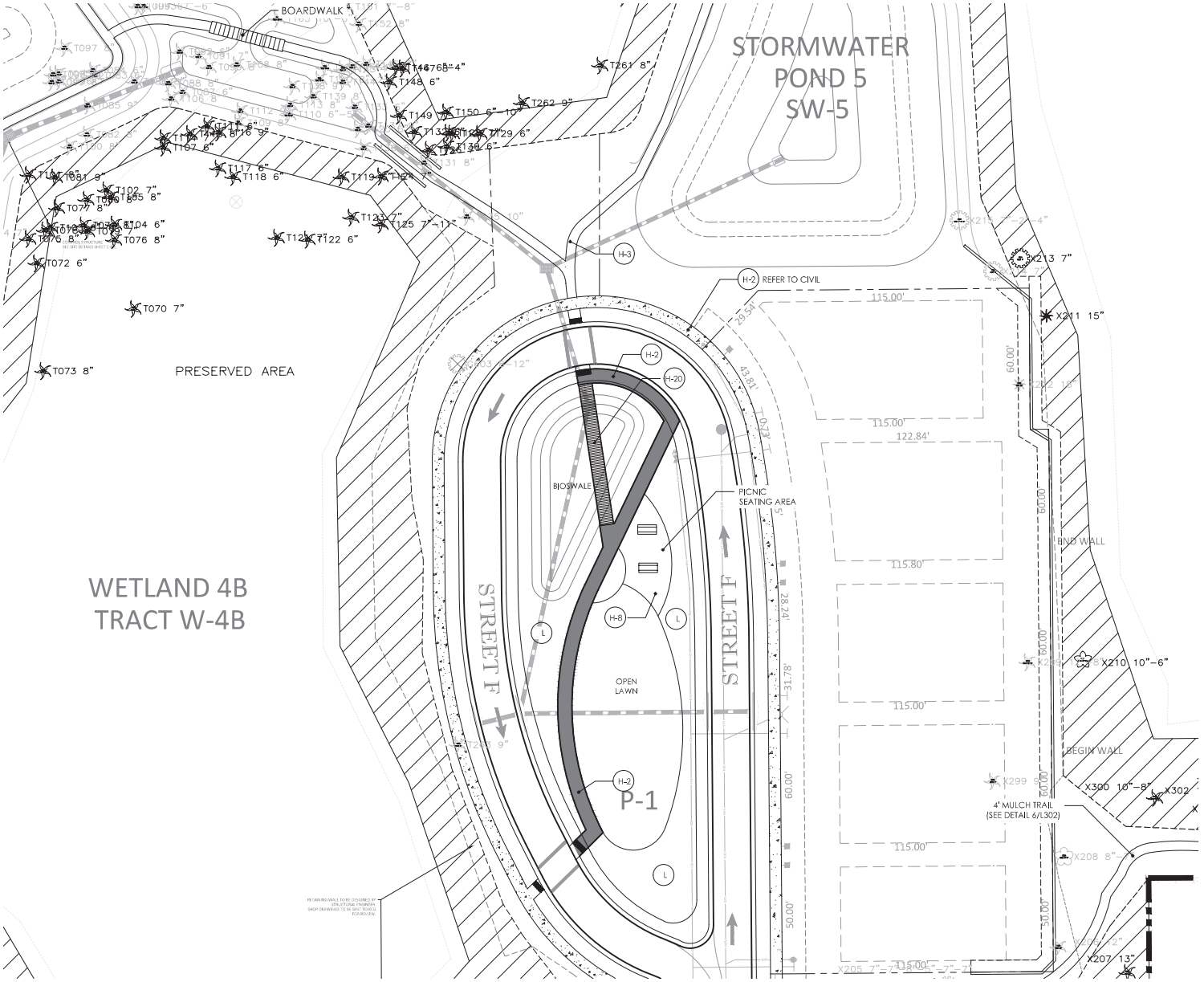

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

H-1	CABANA, BY OWNER	
H-2	CONCRETE WALK	
H-3	4' MULCH TRAIL	
H-4	POOL (4,980 SQ. FT.)	
H-5	POOL DECK (10,500 SQ. FT.)	
H-6	COMMUNITY SIGN	
H-7	SPLIT-RAIL FENCE	
H-8	PLAY SURFACE	
H-9	DOG FENCE	
H-10	POOL FENCE	
H-11	DOG PARK SIGN, BAGS, & TRASH CAN	
H-12	VEHICULAR PAVERS	
H-13	TRASH RECEPTACLE	
H-14	BICYCLE RACK, TYP.	
H-15	BENCH, TYP.	
H-16	PERGOLA, TYP.	
H-17	PLANTER POT	
H-18	POOL SHOWER	
H-19	DRINKING FOUNTAIN	
H-20	BOARDWALK	
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 20'

0' 10' 20' 40'

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FL LC 26000341

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407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: 2021.171_HANOVER TRINITY GARDENS_LABASE

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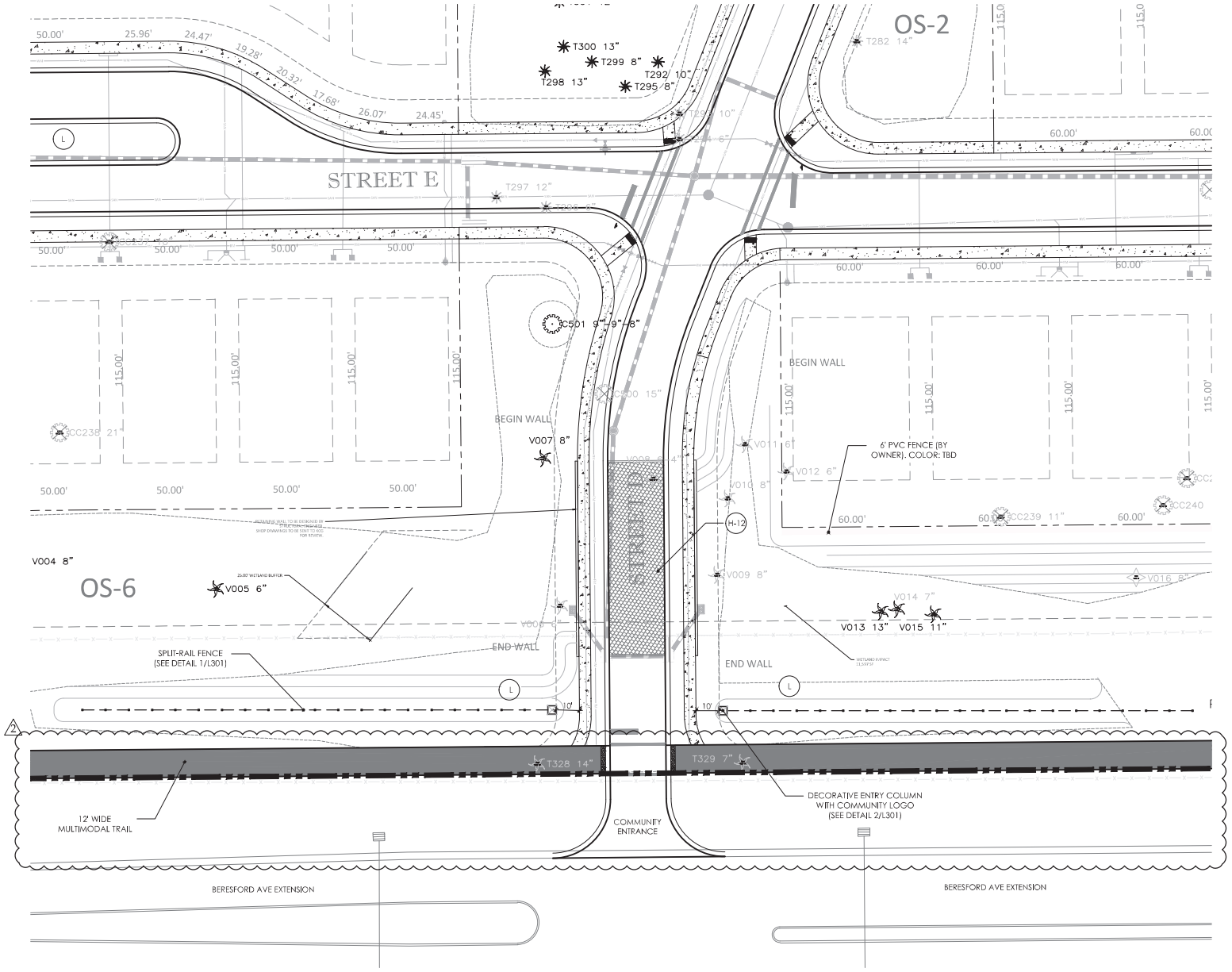
L202



Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

(1)	CABANA, BY OWNER	
(1-C)	CONCRETE WALK	
(1-J)	4' MULCH TRAIL	
(1-M)	POOL (4,980 SQ. FT.)	
(2)	POOL DECK (10,500 SQ.FT.)	
(3-C)	COMMUNITY SIGN	
(3-S)	SPLIT-RAIL FENCE	
(3-P)	PLAY SURFACE	
(3-V)	DOG FENCE	
(3-Y)	POOL FENCE	
(4-T)	DOG PARK SIGN, BAGS, & TRASH CAN	
(4-V)	VEHICULAR PAVERS	
(4-W)	TRASH RECEPTACLE	
(4-X)	BICYCLE RACK, TYP.	
(4-Y)	BENCH, TYP.	
(4-Z)	PERGOLA, TYP.	
(5)	PLANTER POT	
(5-B)	POOL SHOWER	
(5-F)	DRINKING FOUNTAIN	
(5-G)	BOARDWALK	
(L)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 20'

0' 10' 20' 40'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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FL LC 26000341

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LABASE

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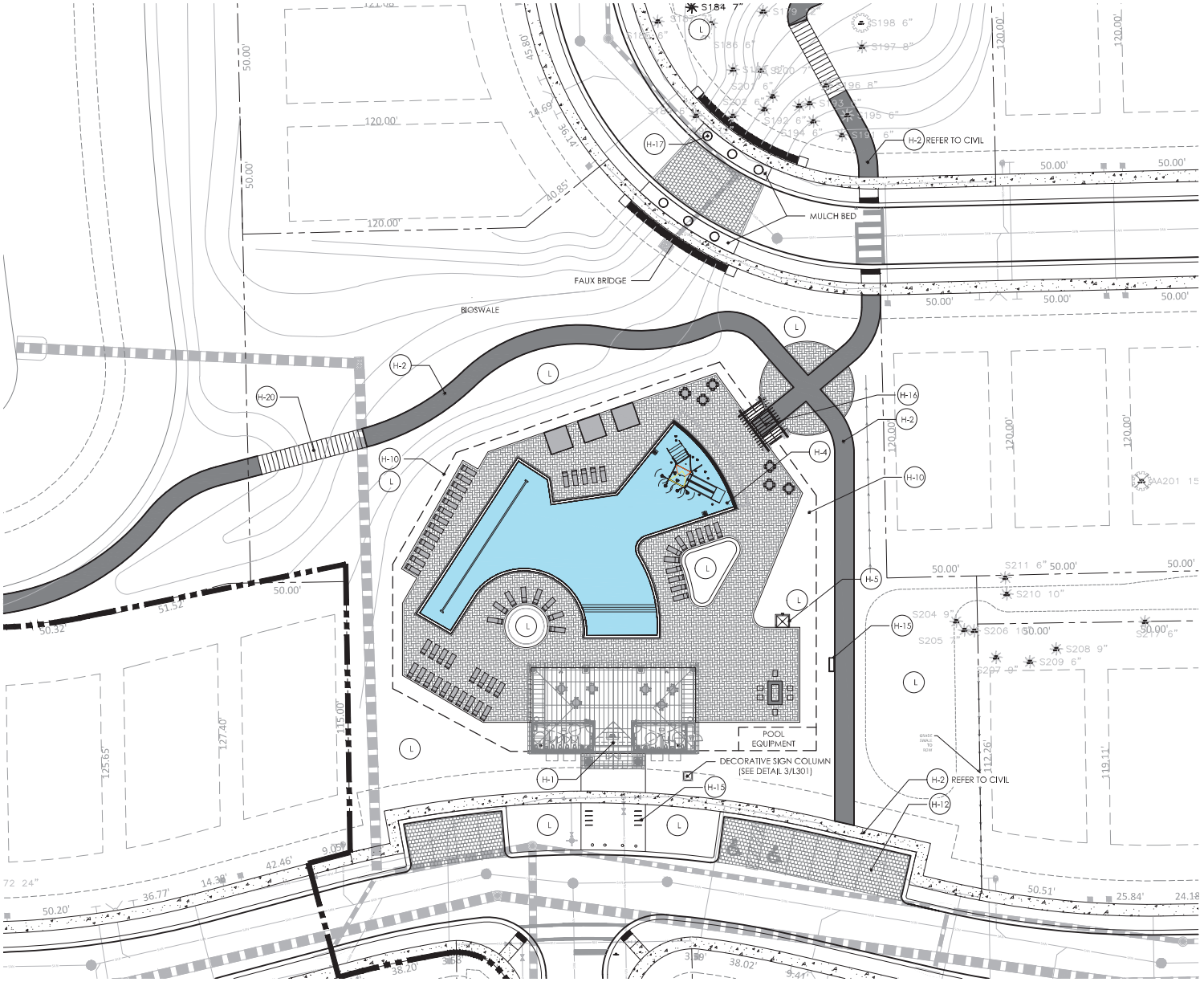

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

H-1	CABANA, BY OWNER
H-2	CONCRETE WALK
H-3	4' MULCH TRAIL
H-4	POOL (4,980 SQ. FT.)
H-5	POOL DECK (10,500 SQ. FT.)
H-6	COMMUNITY SIGN
H-7	SPLIT-RAIL FENCE
H-8	PLAY SURFACE
H-9	DOG FENCE
H-10	POOL FENCE
H-11	DOG PARK SIGN, BAGS, & TRASH CAN
H-12	VEHICULAR PAVERS
H-13	TRASH RECEPTACLE
H-14	BICYCLE RACK, TYP.
H-15	BENCH, TYP.
H-16	PERGOLA, TYP.
H-17	PLANTER POT
H-18	POOL SHOWER
H-19	DRINKING FOUNTAIN
H-20	BOARDWALK

L — LANDSCAPE AREA (SEE LANDSCAPE PLANS)

SCALE: 1" = 20'

0' 10' 20' 40'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: 2021.171_HANOVER TRINITY GARDENS_LABASE

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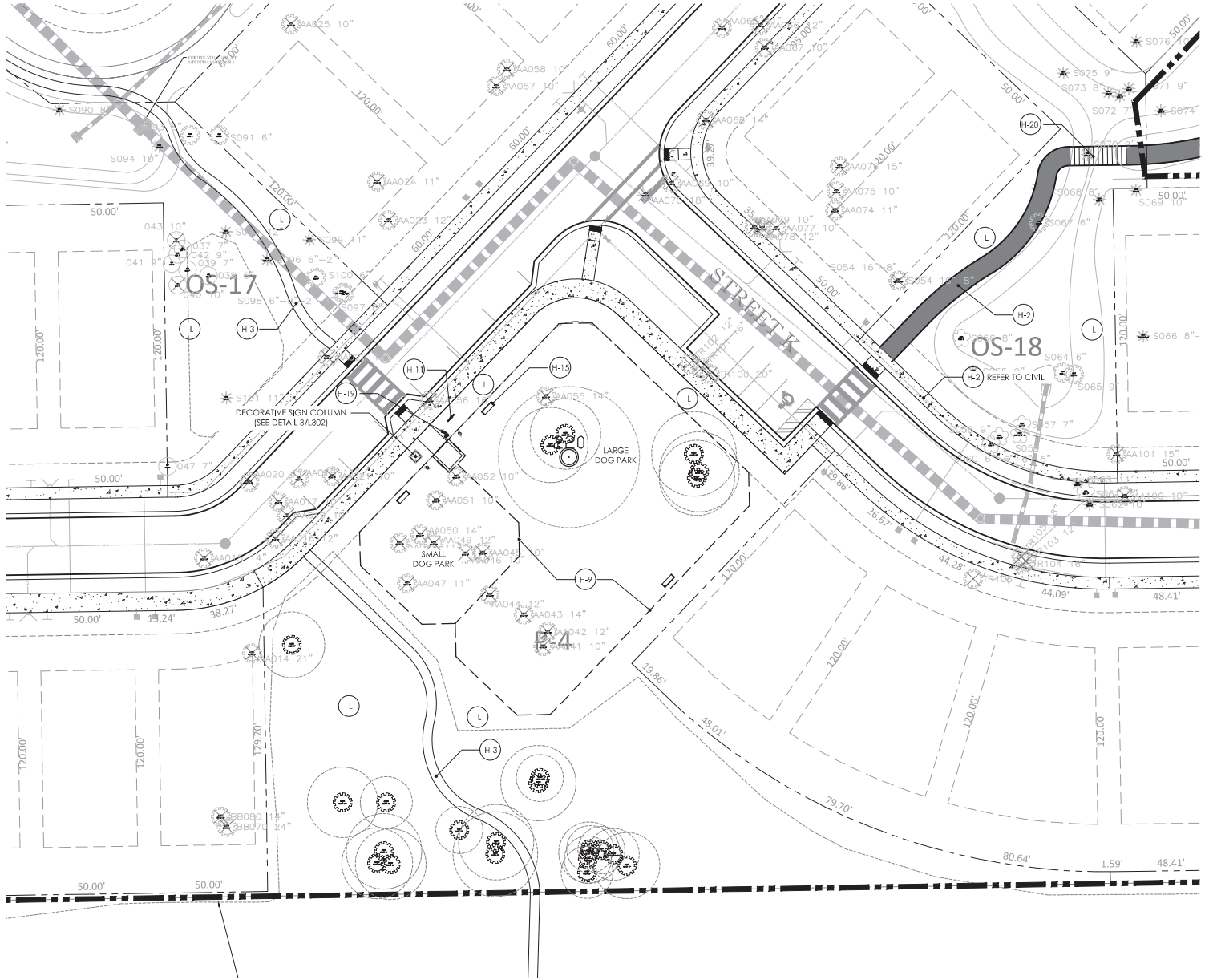

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

H-1	CABANA, BY OWNER
H-2	CONCRETE WALK
H-3	4' MULCH TRAIL
H-4	POOL (4,980 SQ. FT.)
H-5	POOL DECK (10,500 SQ. FT.)
H-6	COMMUNITY SIGN
H-7	SPLIT-RAIL FENCE
H-8	PLAY SURFACE
H-9	DOG FENCE
H-10	POOL FENCE
H-11	DOG PARK SIGN, BAGS, & TRASH CAN
H-12	VEHICULAR PAVERS
H-13	TRASH RECEPTACLE
H-14	BICYCLE RACK, TYP.
H-15	BENCH, TYP.
H-16	PERGOLA, TYP.
H-17	PLANTER POT
H-18	POOL SHOWER
H-19	DRINKING FOUNTAIN
H-20	BOARDWALK
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)

SCALE: 1" = 20'

0' 10' 20' 40'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: 2021.171_HANOVER TRINITY GARDENS_LABASE

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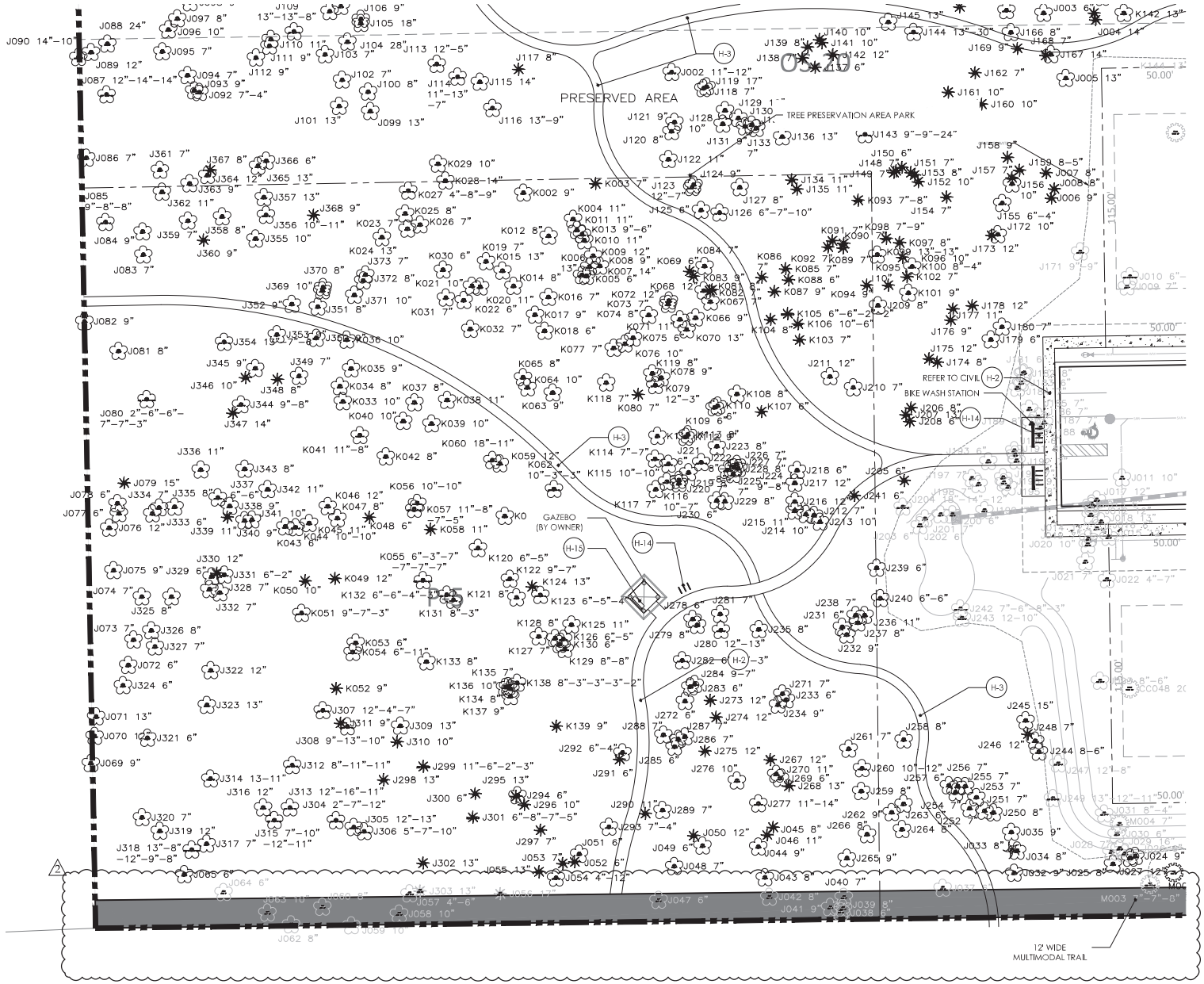

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

(1)	CABANA, BY OWNER
(1-C)	CONCRETE WALK
(2)	4' MULCH TRAIL
(3)	POOL (4,980 SQ. FT.)
(4)	POOL DECK (10,500 SQ.FT.)
(5)	COMMUNITY SIGN
(7)	SPLIT-RAIL FENCE
(8)	PLAY SURFACE
(9)	DOG FENCE
(10)	POOL FENCE
(11)	DOG PARK SIGN, BAGS, & TRASH CAN
(12)	VEHICULAR PAVERS
(13)	TRASH RECEPTACLE
(14)	BICYCLE RACK, TYP.
(15)	BENCH, TYP.
(16)	PERGOLA, TYP.
(17)	PLANTER POT
(18)	POOL SHOWER
(19)	DRINKING FOUNTAIN
(20)	BOARDWALK

(L) LANDSCAPE AREA (SEE LANDSCAPE PLANS)

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LAYOUT PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
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FILE NAME: 2021.171_HANOVER TRINITY GARDENS_LABASE

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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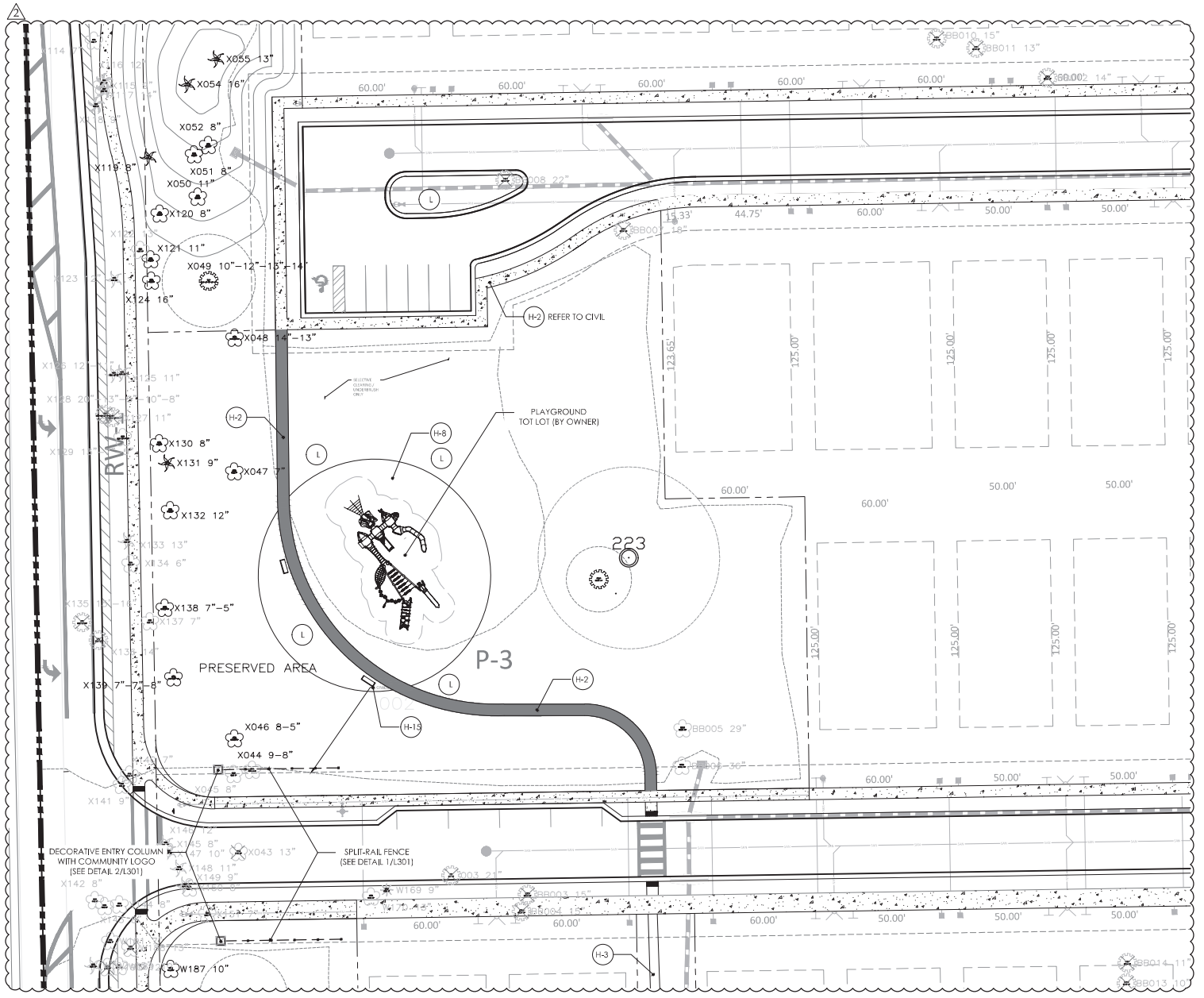

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

(1)	CABANA, BY OWNER	
(1-C)	CONCRETE WALK	
(1-4)	4' MULCH TRAIL	
(1-P)	POOL (4,980 SQ. FT.)	
(2)	POOL DECK (10,500 SQ.FT.)	
(2-C)	COMMUNITY SIGN	
(2-F)	SPLIT-RAIL FENCE	
(2-P)	PLAY SURFACE	
(4)	DOG FENCE	
(4-P)	POOL FENCE	
(4-T)	DOG PARK SIGN, BAGS, & TRASH CAN	
(7-V)	VEHICULAR PAVERS	
(7-T)	TRASH RECEPTACLE	
(7-B)	BICYCLE RACK, TYP.	
(7-E)	BENCH, TYP.	
(7-P)	PERGOLA, TYP.	
(7-P)	PLANTER POT	
(7-S)	POOL SHOWER	
(7-F)	DRINKING FOUNTAIN	
(8)	BOARDWALK	
(L)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 20'

0' 10' 20' 40'

BONNETT design group, llc
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Trinity Gardens
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DATE: July 18, 2021
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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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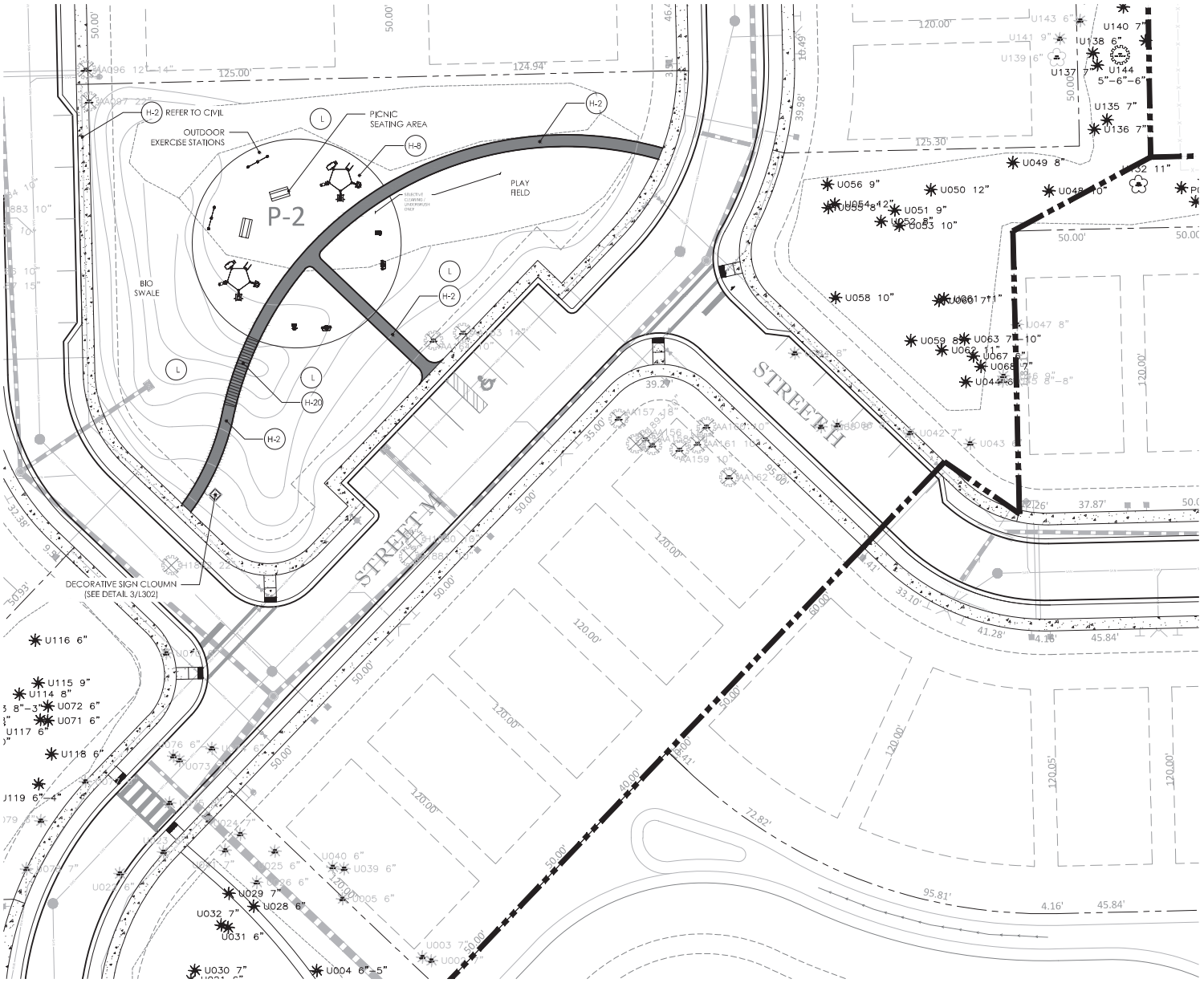

Sheet Legend

Project Boundary

Fence/Gate

HARDSCAPE SCHEDULE

H-1	CABANA, BY OWNER	
H-2	CONCRETE WALK	
H-3	4' MULCH TRAIL	
H-4	POOL (4,980 SQ. FT.)	
H-5	POOL DECK (10,500 SQ. FT.)	
H-6	COMMUNITY SIGN	
H-7	SPLIT-RAIL FENCE	
H-8	PLAY SURFACE	
H-9	DOG FENCE	
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H-13	TRASH RECEPTACLE	
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H-15	BENCH, TYP.	
H-16	PERGOLA, TYP.	
H-17	PLANTER POT	
H-18	POOL SHOWER	
H-19	DRINKING FOUNTAIN	
H-20	BOARDWALK	

L LANDSCAPE AREA (SEE LANDSCAPE PLANS)

SCALE: 1" = 20'

0' 10' 20' 40'

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Trinity Gardens
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Hanover Land Company, LLC
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LAYOUT PLAN

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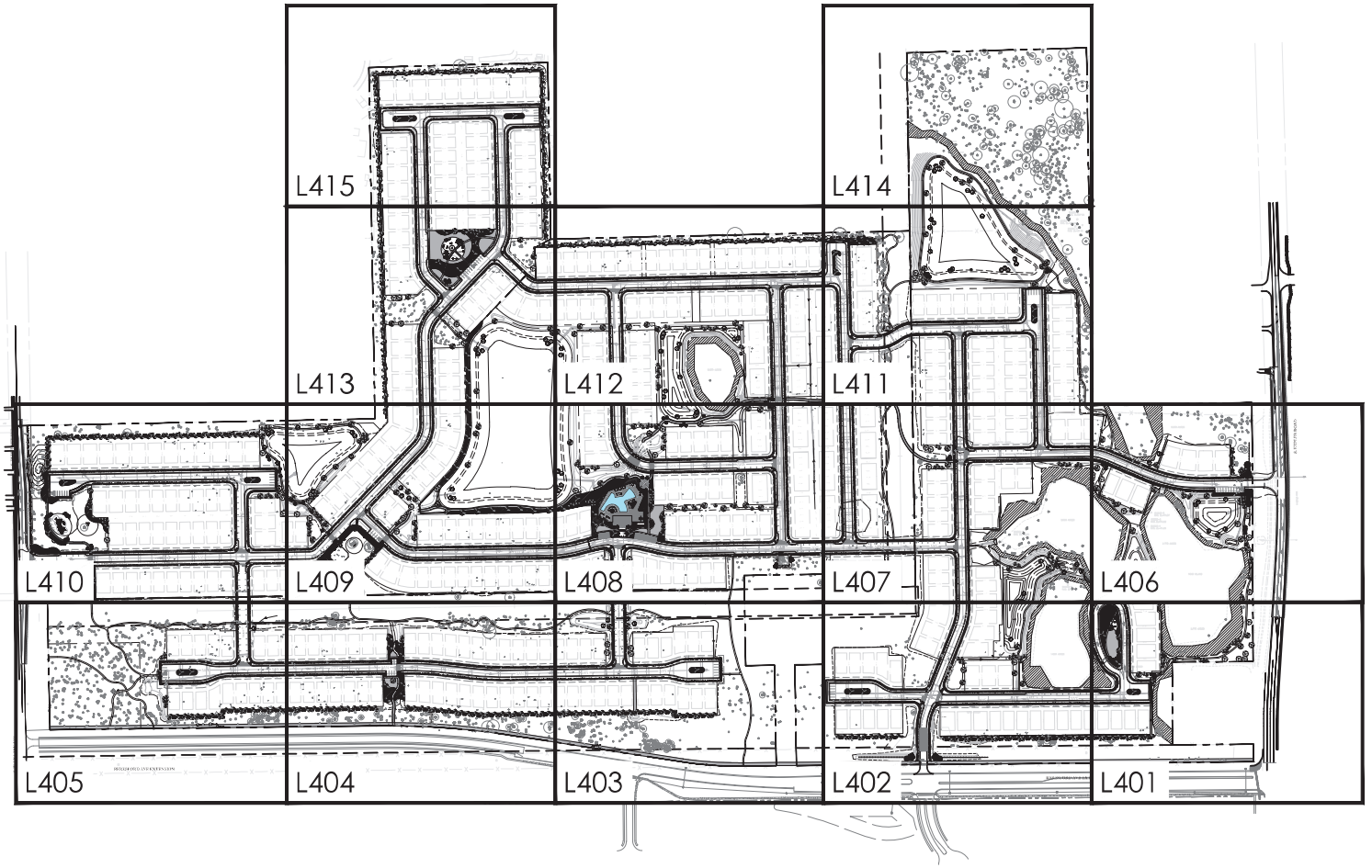
City Comments 09-19-2022
City Comments 10-28-2022

L208



SCALE: 1" = 200'

0' 100' 200' 400'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida

OVERALL LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: COVER TRINITY GARDENS_LBASE - COPY

REVISIONS:
1. City Comments 09-19-2022
2. City Comments 10-28-2022

Total 24" Sheets: 20, 4 of 20 SHEETS

L400

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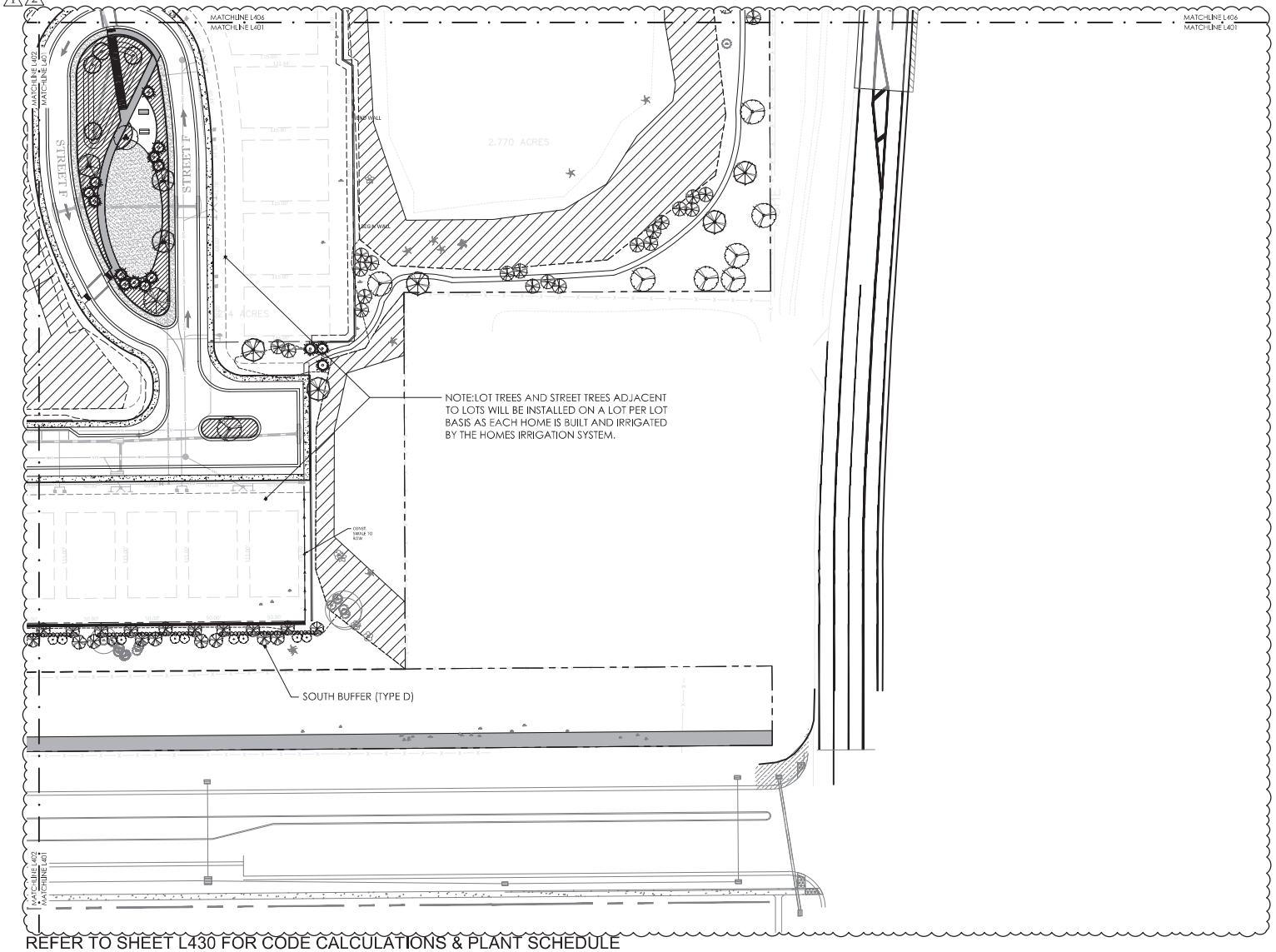

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

TREE INVENTORY LEGEND:

SPECIMEN/HISTORIC TREE TO BE REMOVED

SPECIMEN/HISTORIC TREE TO BE RETAINED

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: HANOVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
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2 City Comments 10-28-2022

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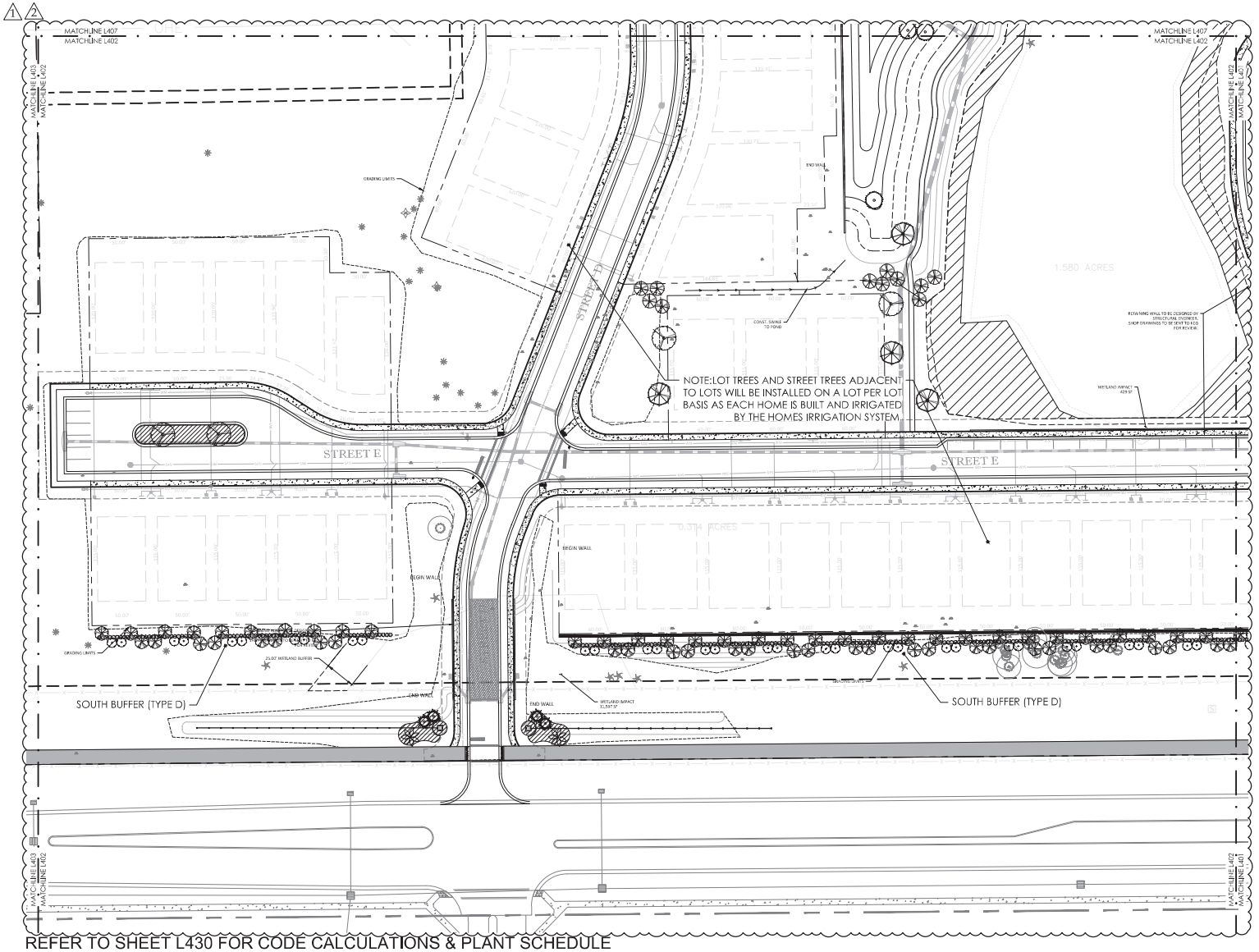

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

TREE INVENTORY LEGEND:

- SPECIMEN/HISTORIC TREE TO BE REMOVED
- SPECIMEN/HISTORIC TREE TO BE RETAINED

Sheet Legend

- Project Boundary
- Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'
0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: L402 HANOVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
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Tab 19 Item# B1.a # PRINTS

L402

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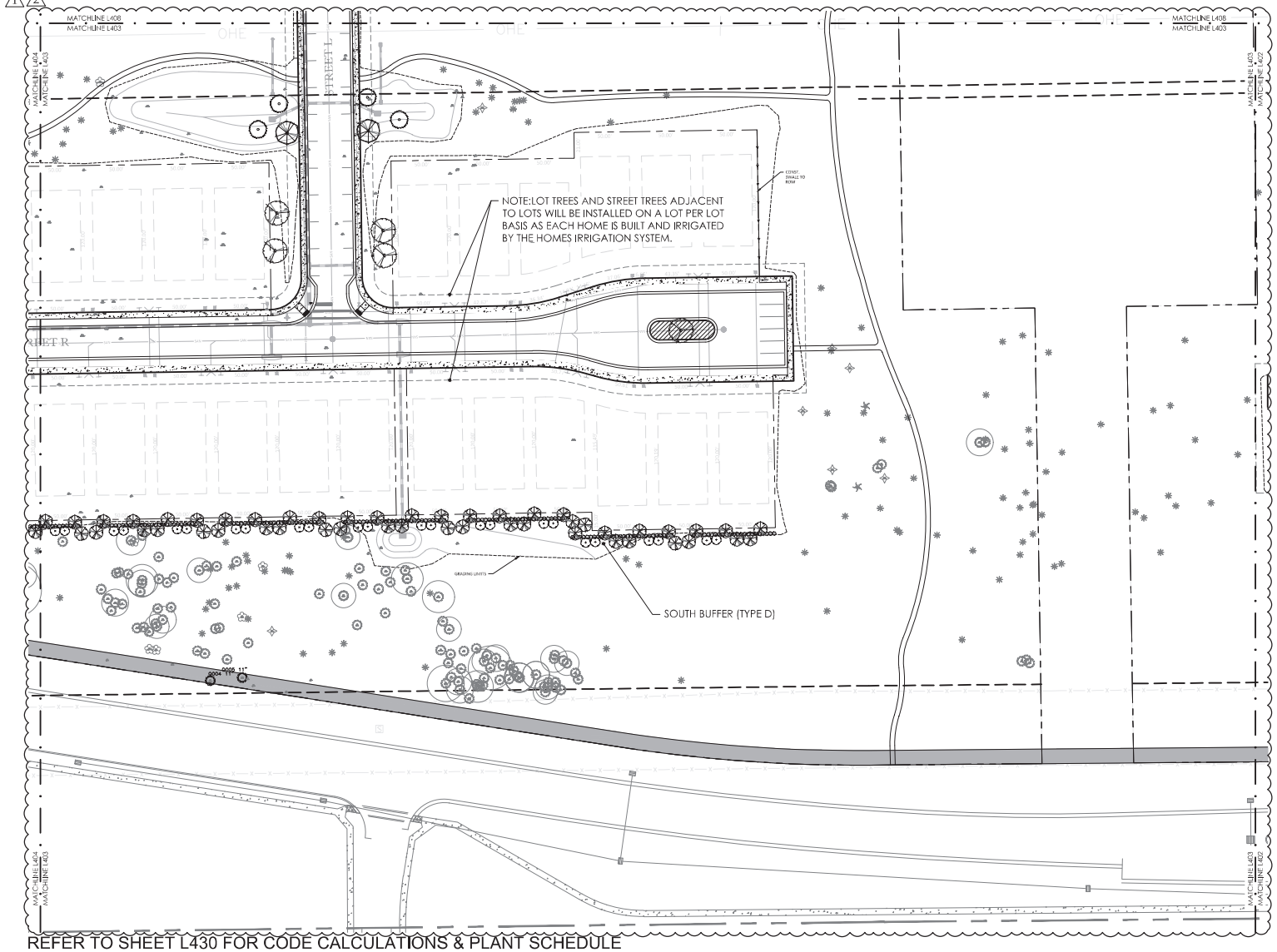

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: L:\HANOVER TRINITY GARDENS_LBRASE - CODE

REVISIONS:
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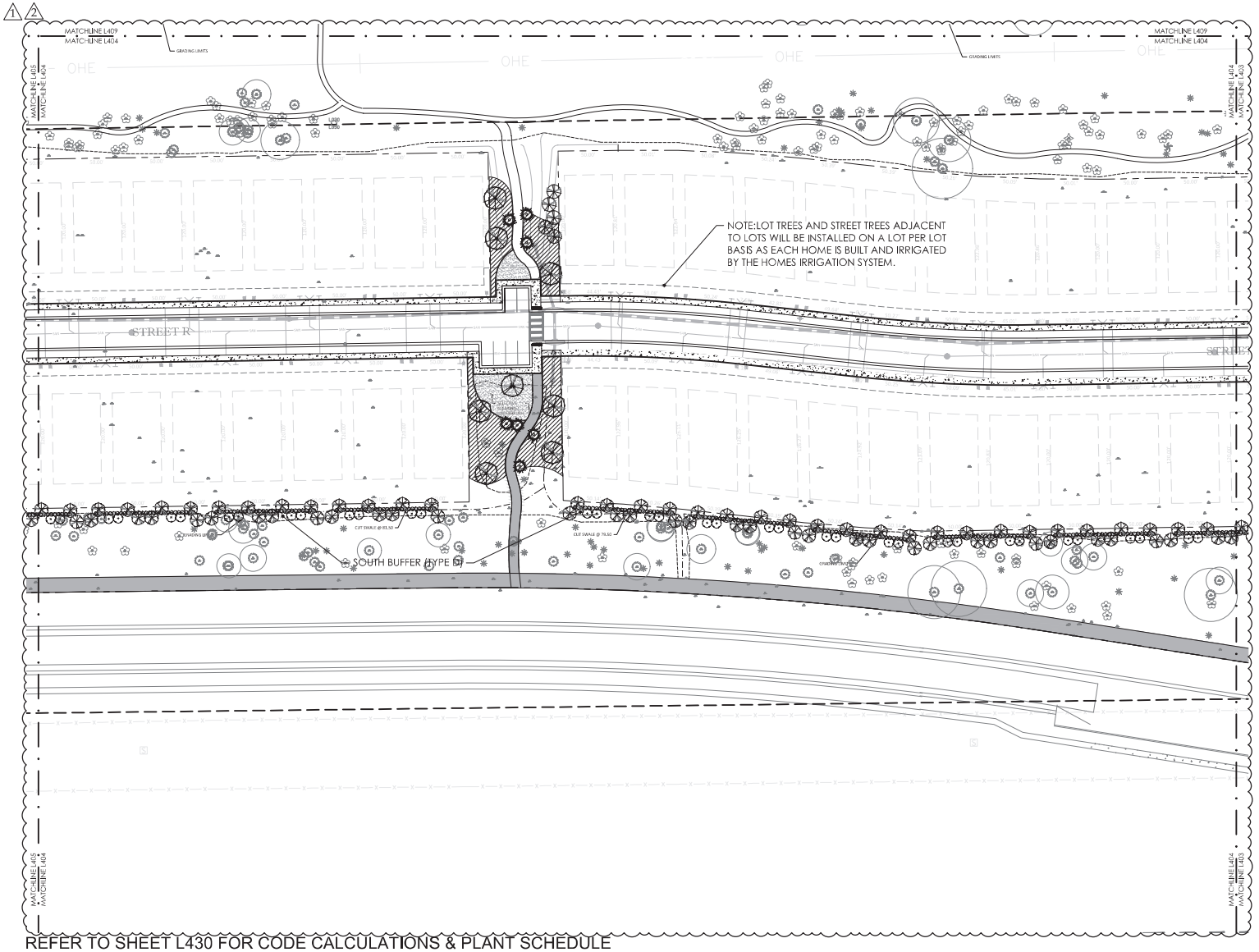

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: HANOVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
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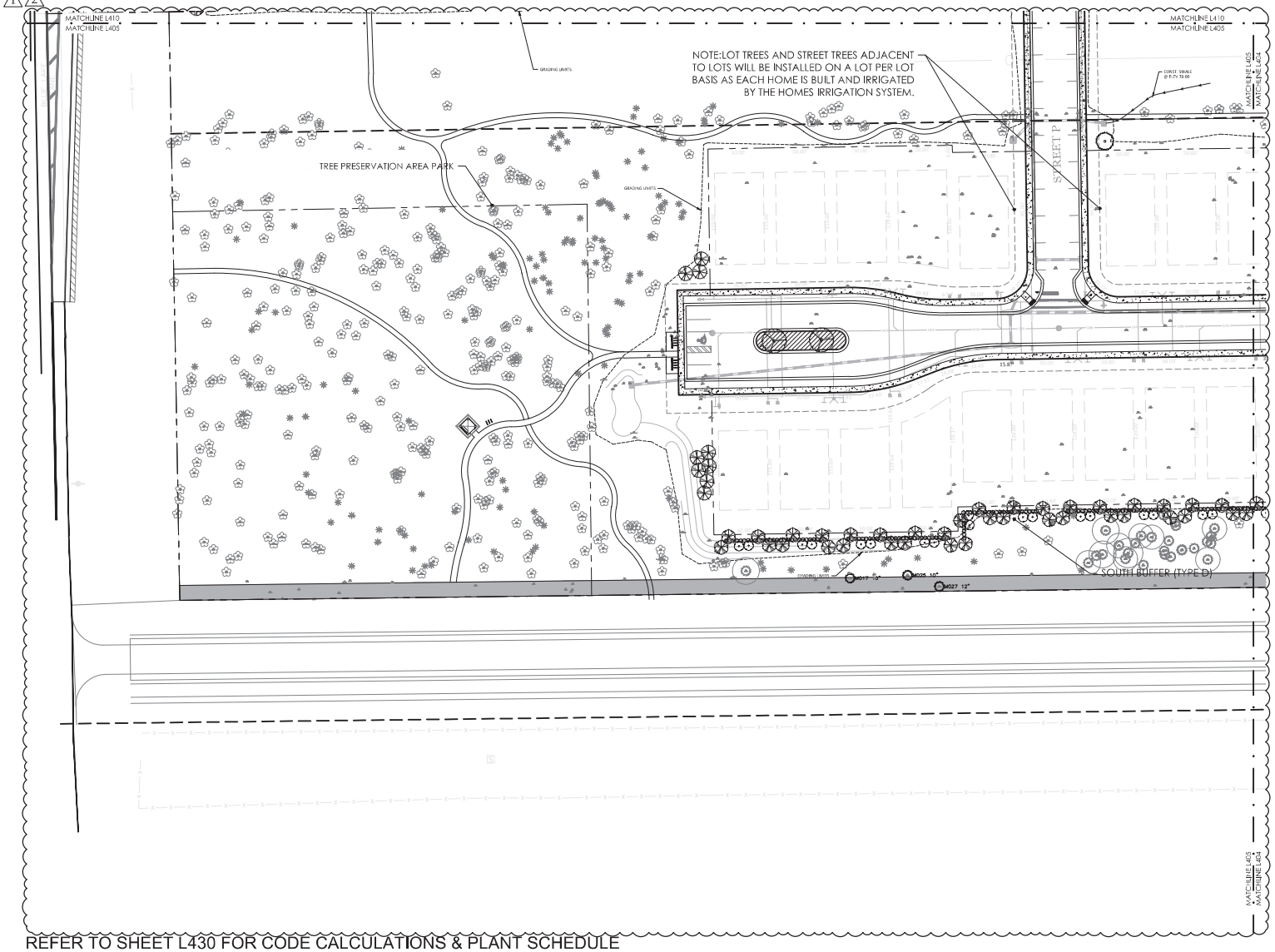

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

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Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: HANOVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
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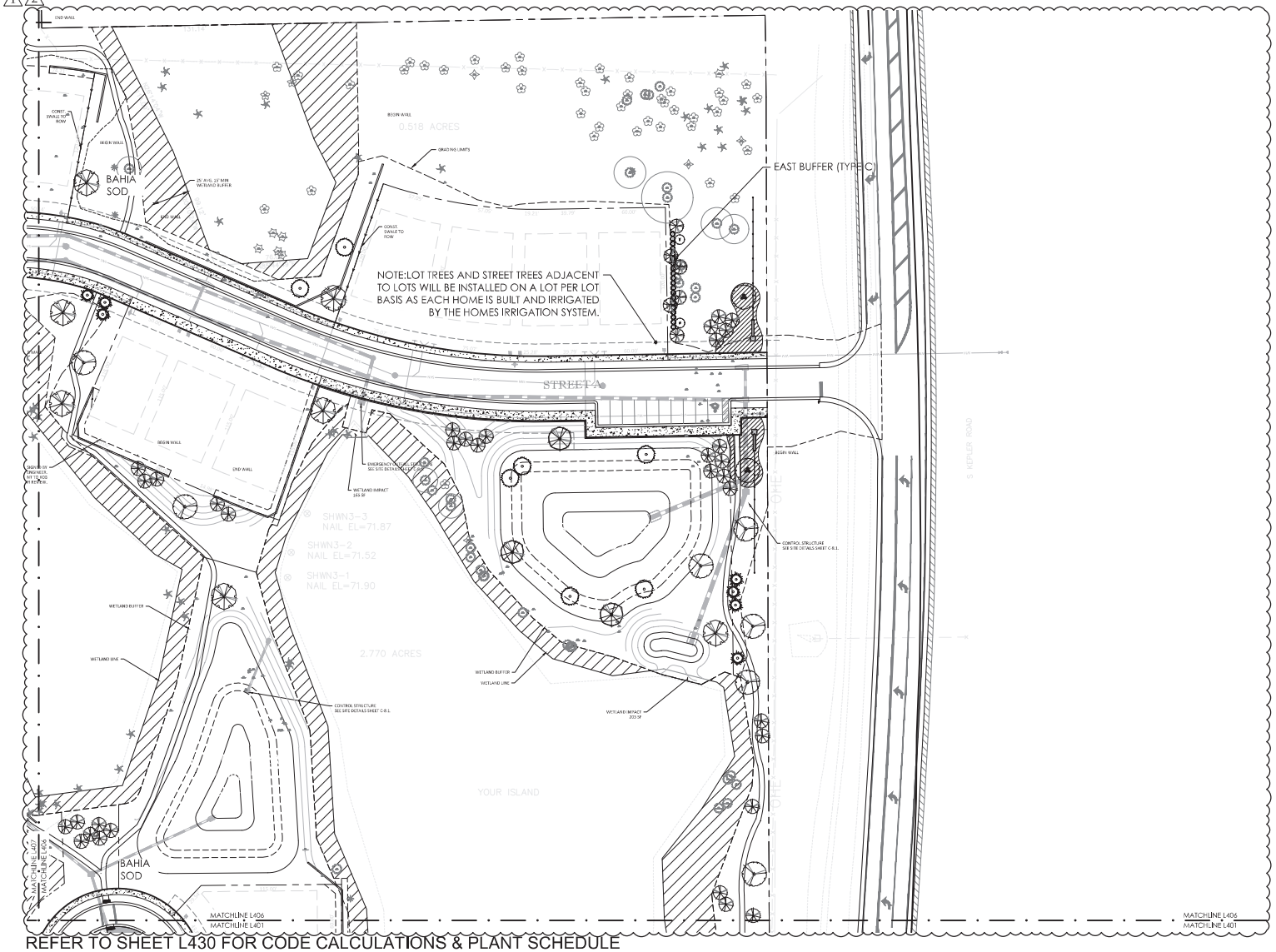

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

2 Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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community planning
FL LC 26000341

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: L-HANOVER TRINITY GARDENS_LBASE - CODE

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Tab(4) Format: PLAN PRINT(2)

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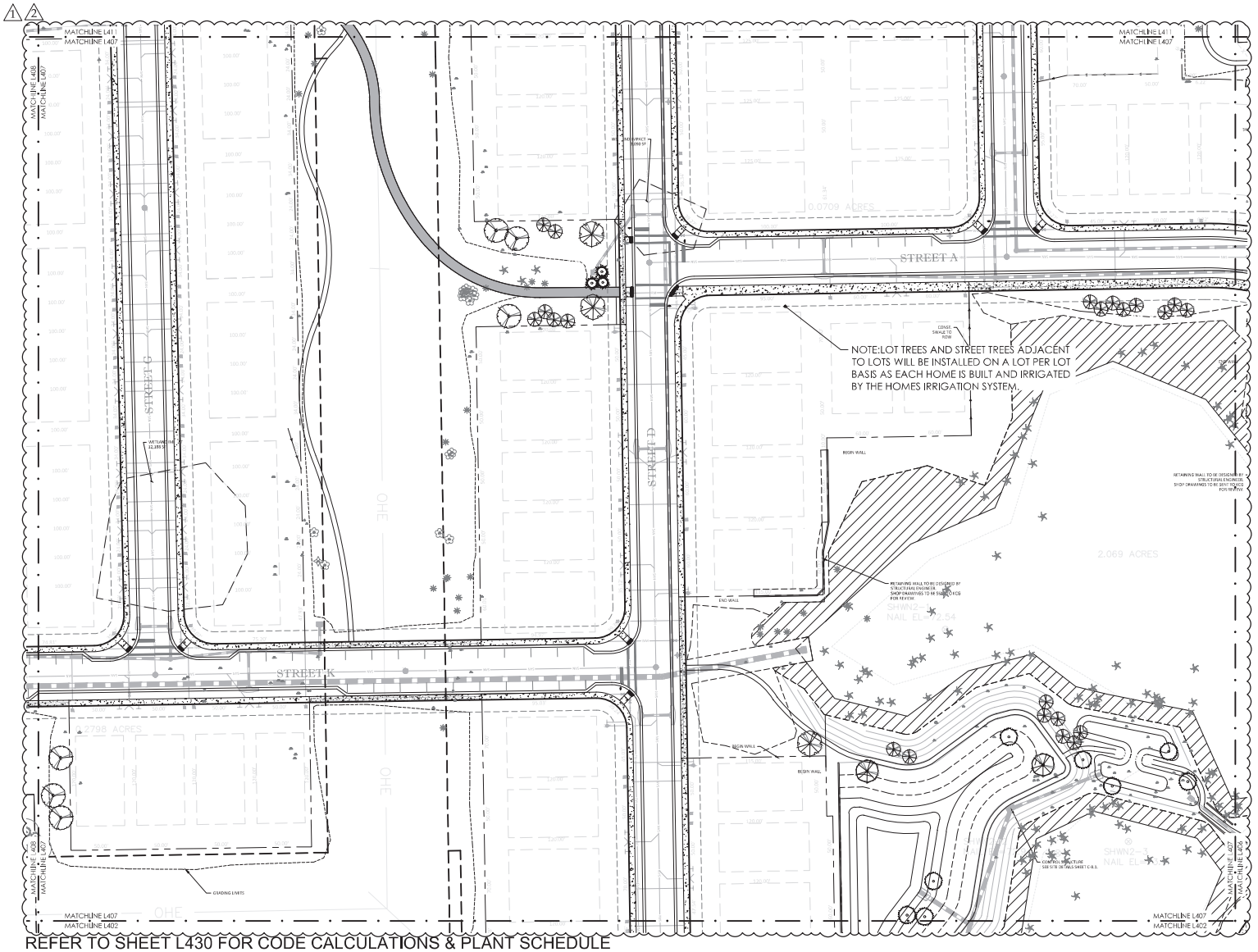

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: HANOVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

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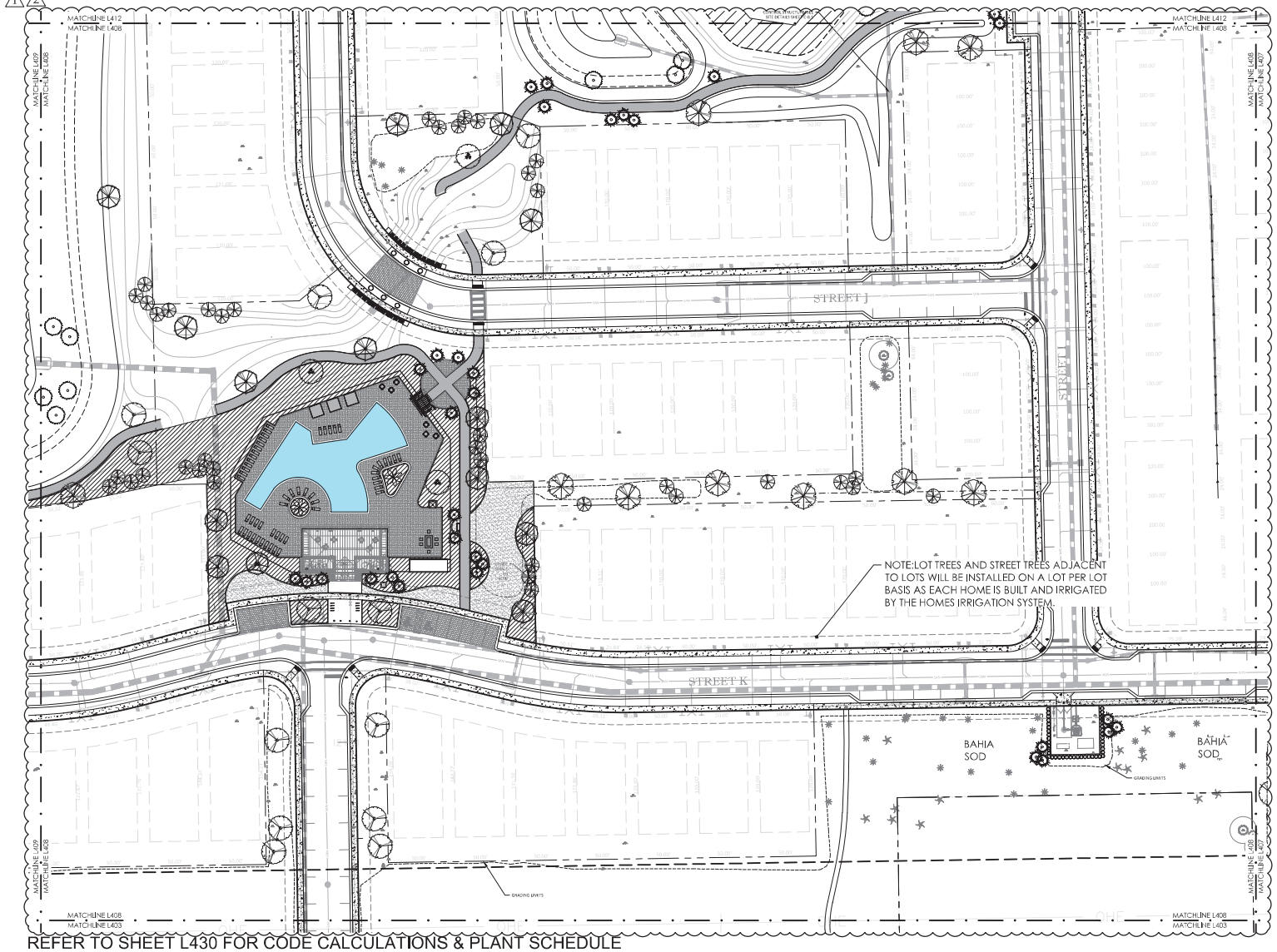

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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community planning
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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: L:\HOVER TRINITY GARDENS_LBASE - COPY

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

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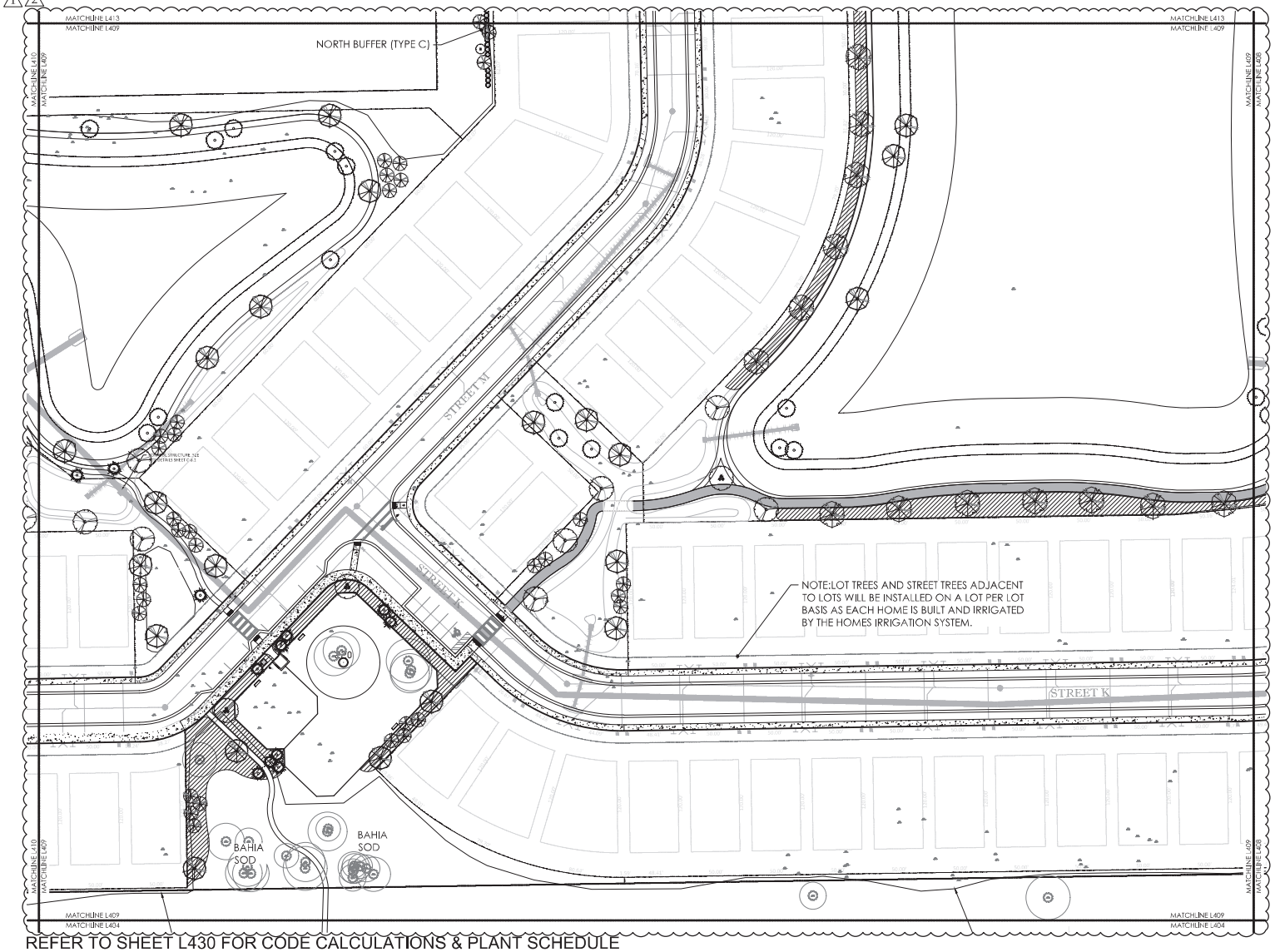

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
	QVB
SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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community planning
FL LC 26000341

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: L-COVER TRINITY GARDENS_LBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

L409

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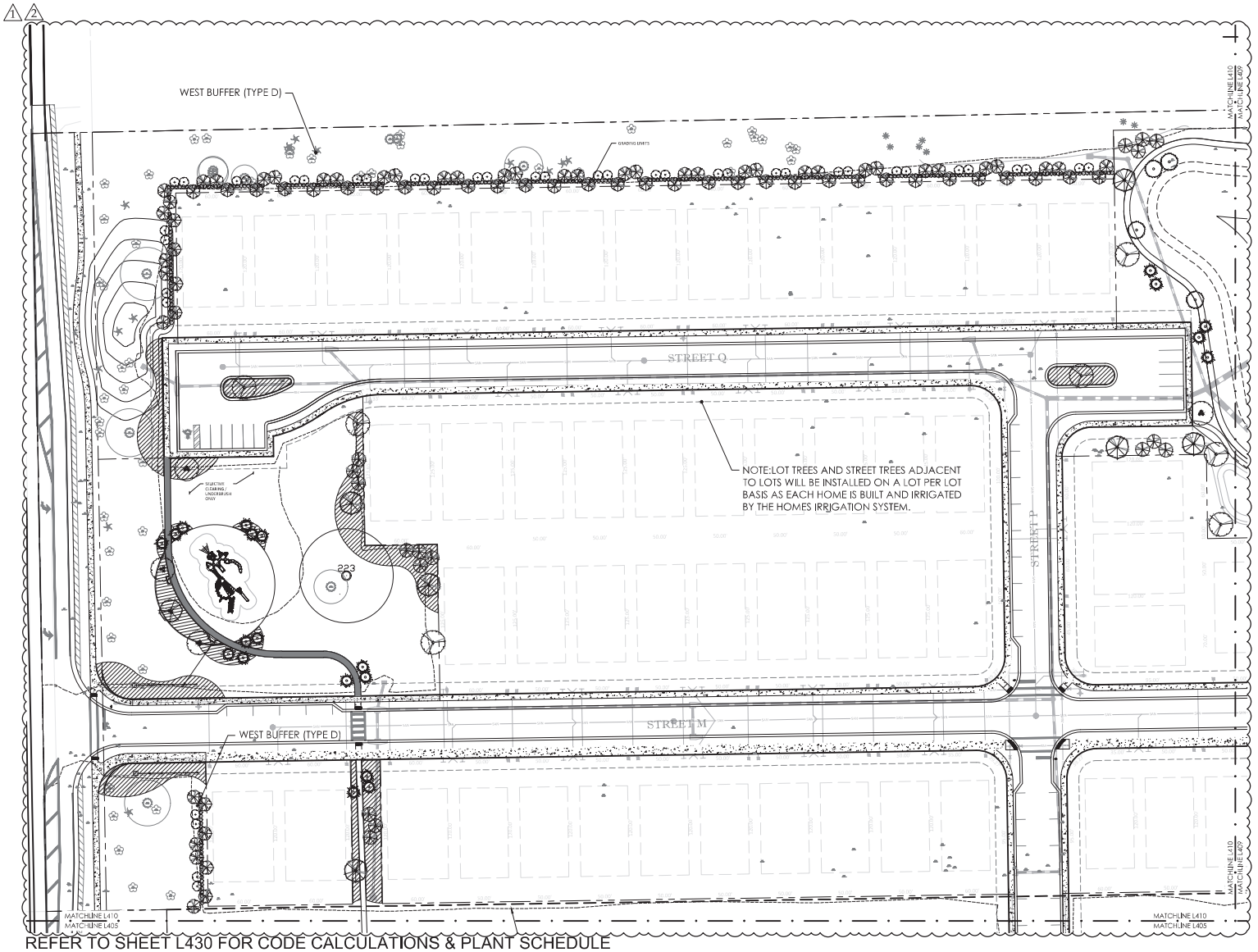

REFER TO SHEET L430 FOR CODE CALCULATIONS & PLANT SCHEDULE

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

Sheet Legend

Project Boundary

Fence/Gate

CODE PLANT SCHEDULE

TREES	CODE
	AR
	CC
	MG
	PE
	PO
	QV
	TD
PALM TREES	**CODE**
	PDM
	SP
UNDERSTORY - BUFFER	**CODE**
	IC
	LIN
CANOPY - BUFFER	**CODE**
	MGB
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SHRUBS	**CODE**
	Vod
BUFFERYARD SHRUBS	**CODE**
	Hap
	Mc
SOD/SEED	**CODE**
	sod

SCALE: 1" = 40'

0' 20' 40' 80'

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.171
FILE NAME: L:\Hanover Trinity Gardens\Base - Code

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

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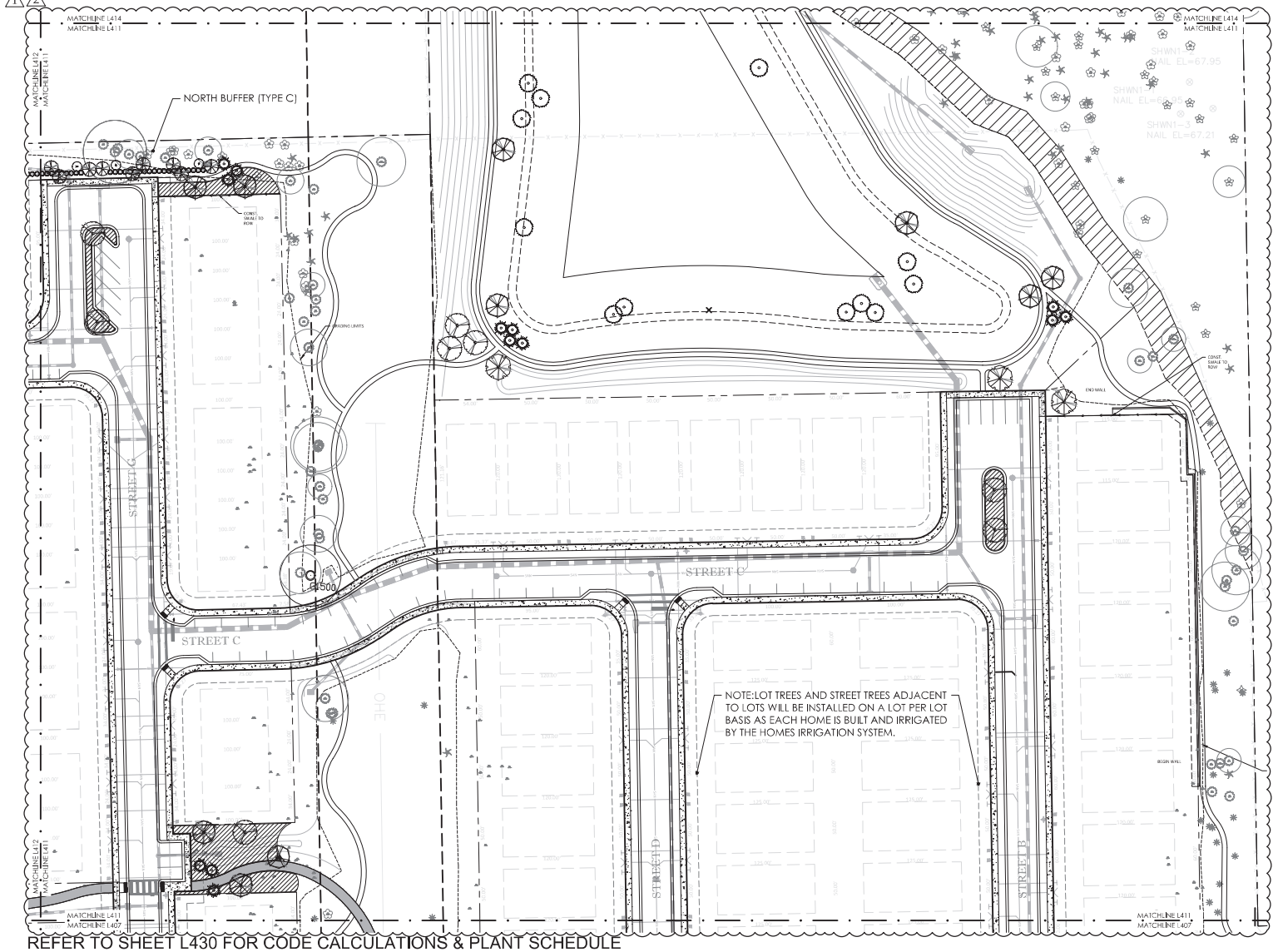

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DATE: July 18, 2021
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FILE NAME: HANOVER TRINITY GARDENS_LBASE - CODE

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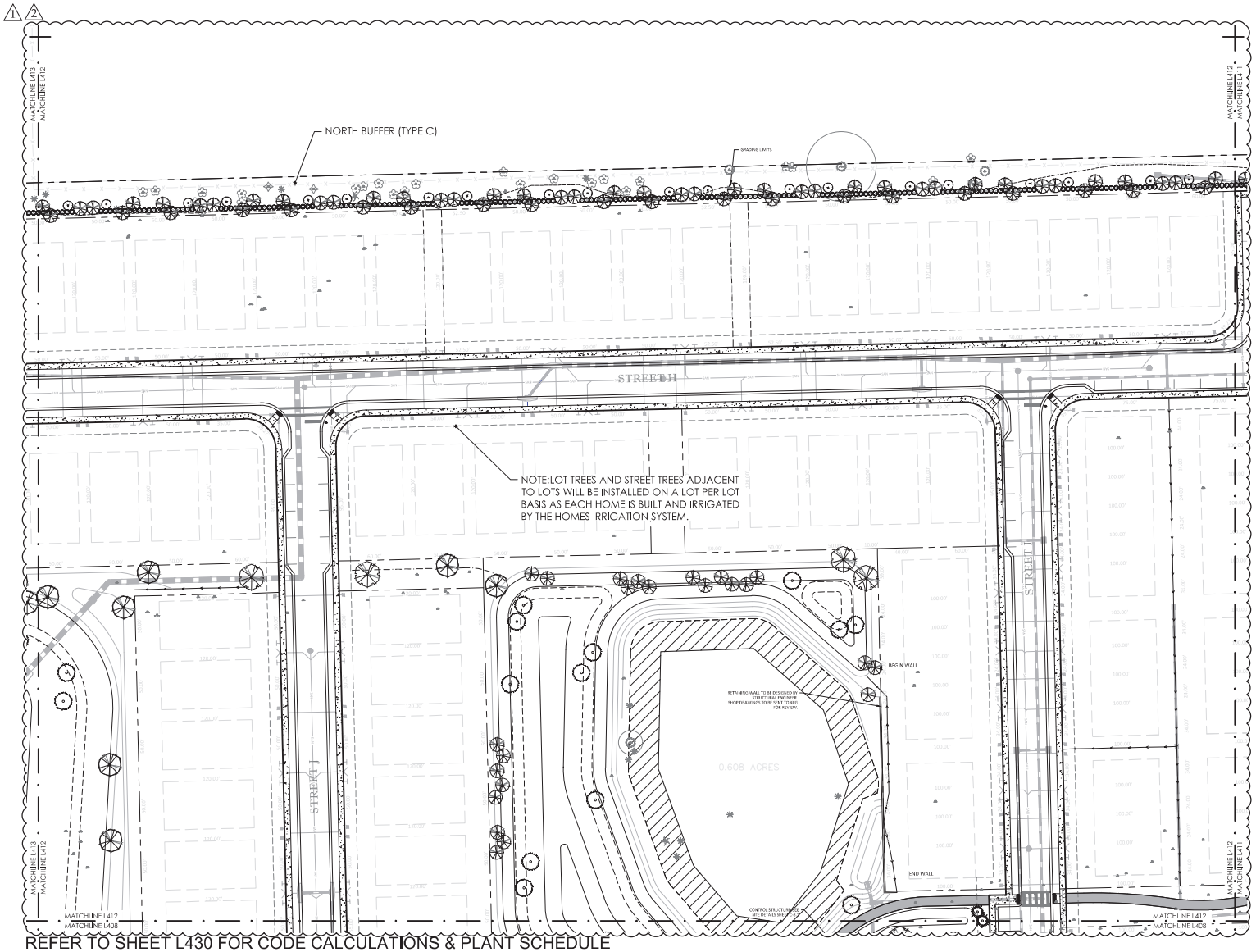

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Trinity Gardens
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Hanover Land Company, LLC
Deland, Florida
LANDSCAPE PLAN

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: L-COVER TRINITY GARDENS_LBASE - CODE

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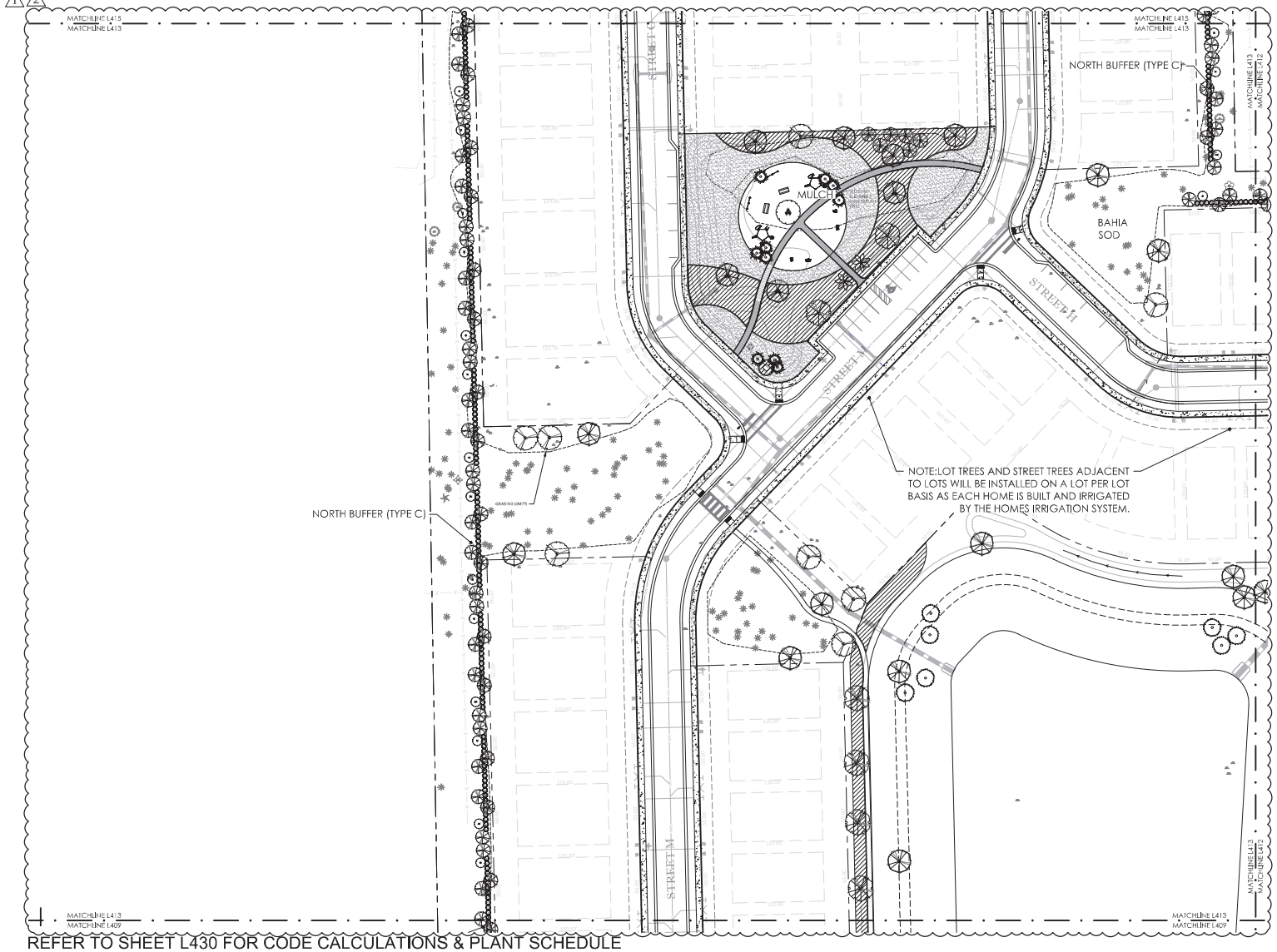

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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LANDSCAPE PLAN

DATE: July 18, 2021
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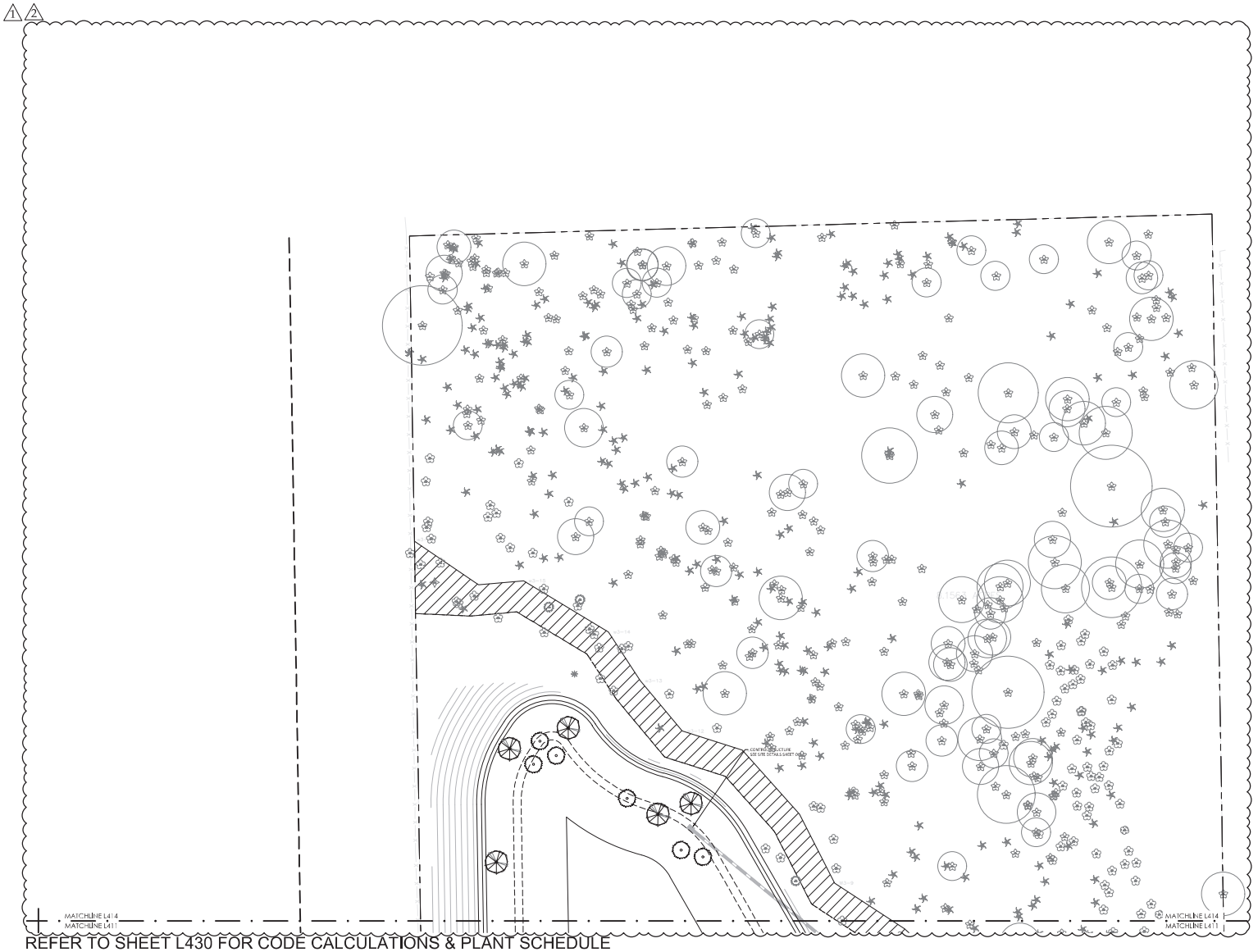

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

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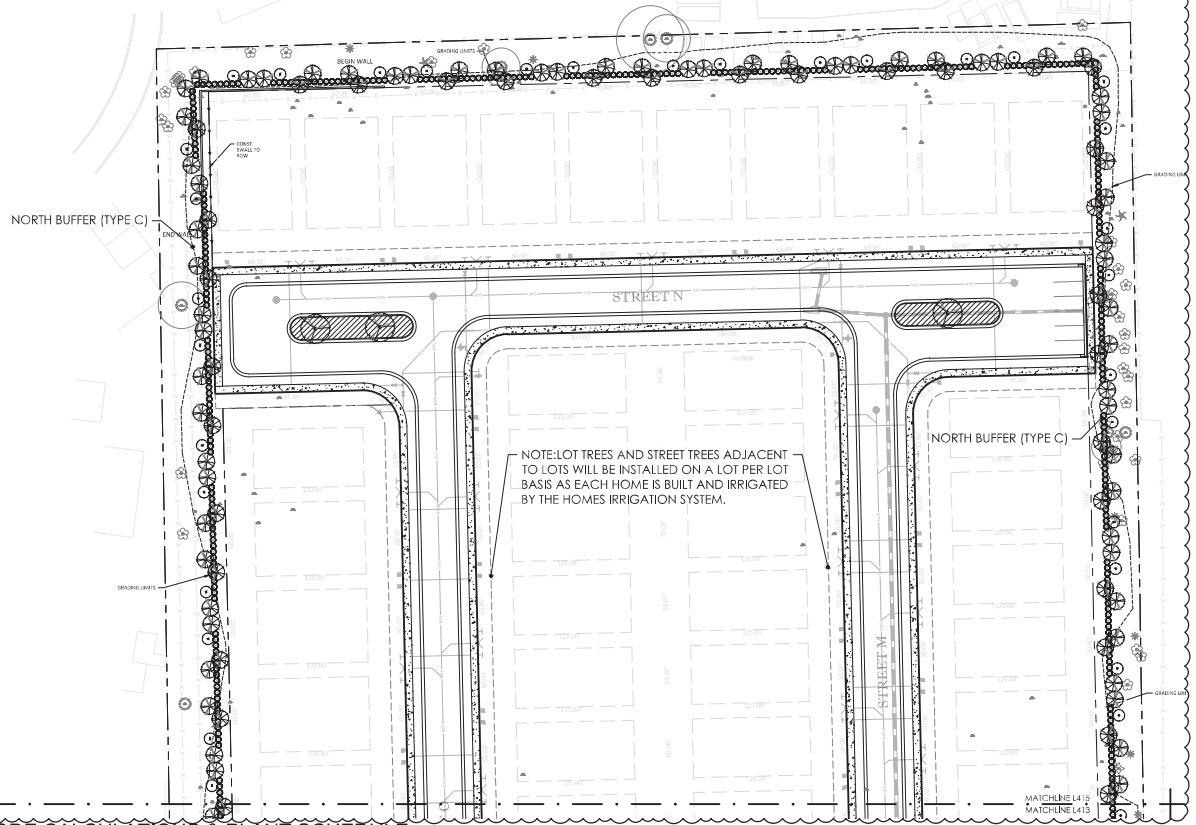

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PROPOSED LOT TREES:

Lot #	Area (sf)	# of Trees
1	7200	3
2	7443.43	3
3	7927.44	3
4	7927.44	3
5	6904.86	3
6	6600	3
7	5500	2
8	7200	3
9	7200	3
10	8265.87	3
11	7200	3
12	7200	3
13	6600	3
14	5500	2
15	6000	2
16	7201.29	3
17	7455.63	3
18	7876.93	3
19	7945.58	3
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22	7200	3
23	5500	2
24	6600	3
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538	6000	2
539	6000	2
540	5945.49	2
541	6211.8	2
542	6000.48	2
543	6000	2

LOTS
330 - 50' Lots
95 - 60' Lots
118 - TH Units

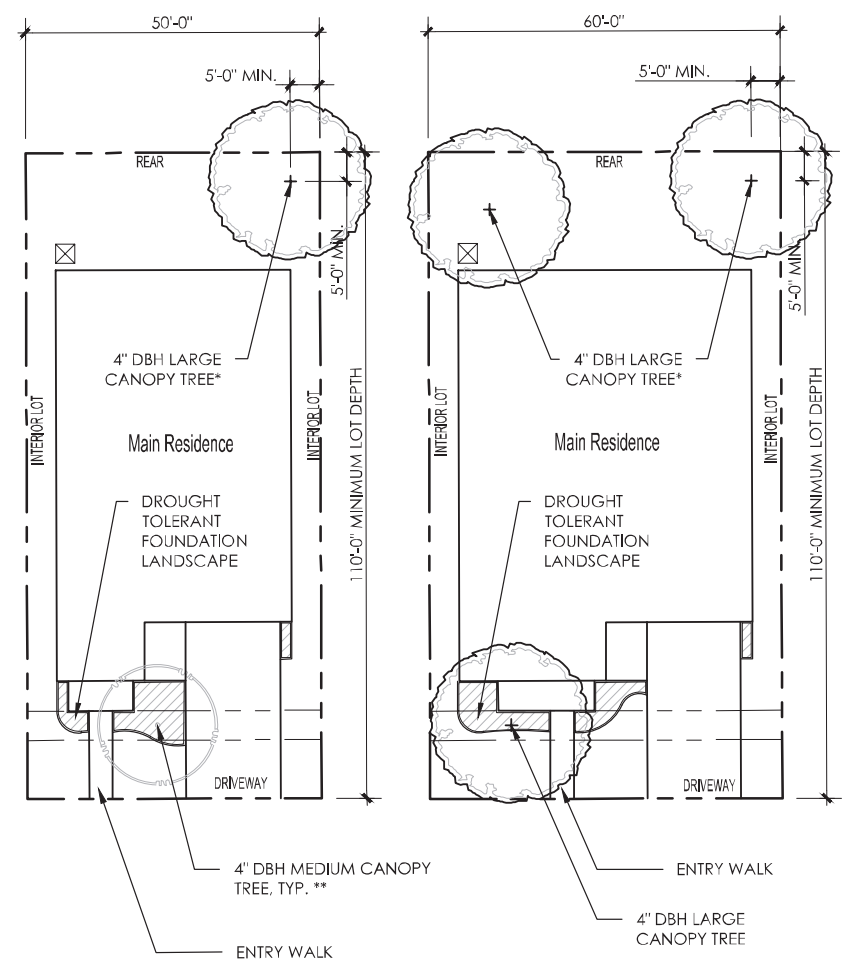
CITY OF DELAND LDC REFERENCES:

33-92.02. REQUIRED LANDSCAPING

(d) Front yard trees.

1.For single-family uses. The developer shall plant, within each front yard setback area, no closer than five feet or further than 15 feet from the right-of-way, one shade tree for every 75 linear feet of right-of-way. Except where property on one side of the right-of-way is not owned by the developer, the trees shall be planted alternately on either side of the street. Existing trees and native tree species that need less water and maintenance are preferred.

2.Trees planted pursuant to this section shall be selected from the approved list of canopy trees contained in the document entitled "List of permitted shrubs and trees for landscaping and tree protection," and shall have a minimum overall height of eight feet at time of planting. The planning department shall be consulted in selecting appropriate tree species and planting procedures. Existing trees and native tree species that need less water and maintenance are preferred.



NOTES:
1. ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.
2. ALL LOT TREES SHALL BE A MINIMUM 4" DBH.

TYPICAL LOT LANDSCAPE PLAN

SCALE: 1" = 20'

NOTE:
TYPICAL LOT LAYOUT IS FOR DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION DOCUMENTATION.

* EXISTING TREES TO BE INCLUDED INTO PROVIDED LOT TREES

** LOT TREES TO BE INSTALLED BY HOME BUILDER AT TIME OF CONSTRUCTION. SEE TYPICAL LOT LAYOUT ON SHEET L430.

*** UNDERSTORY AND SHRUB PLANTING TO BE SUPPLEMENTED AS NEEDED TO COMPLIMENT PROPOSED LOT DESIGN

LOT TREE LIST

LARGE TREES	BOTANICAL NAME	SPECIFICATION	NATIVE	WATER USE ZONE
Florida Maple	Acer saccharum	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Red Maple	Acer rubrum	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Shumard Oak	Quercus shumardii	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Live Oak	Quercus virginiana	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Winged Elm	Ulmus alata	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM

MEDIUM TREES	BOTANICAL NAME	SPECIFICATION	NATIVE	WATER USE ZONE
Eastern Redbud	Cercis canadensis	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Japanese Blueberry	Eleocarpus dicipens	4" DBH, 10' ht min, 60" sp, 45 gal.	NO	MEDIUM
East Palatka Holly	Ilex x East Palatka	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Dahoon Holly	Ilex cassine	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
American Holly	Ilex opaca	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM
Crape Myrtle	Lagerstroemia indica	4" DBH, 10' ht min, 60" sp, 45 gal.	YES	MEDIUM

LANDSCAPE NOTES

1. NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR DBH MEASURED 4.5' ABOVE SOIL LEVEL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR DBH MEASURED 4.5' ABOVE SOIL LEVEL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE CITY FORESTER IN WRITING FOR APPROVAL.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

15. ALL NEWLY PLANTED FRONT YARD TREES SHALL BE PLANTED ALONG AN ALIGNMENT LINE NO CLOSER THAN 5' FROM THE BACK OF R.O.W. . ANY TREES PLANTED BETWEEN THE STREET AND SIDEWALK WILL BE THE RESPONSIBILITY OF THE HOA, AND NOT THE CITY. ANY DAMAGE TO INFRASTRUCTURE CAUSED BY THESE TREES WILL ALSO REMAIN THE RESPONSIBILTY OF THE HOA.

16. AT PLANTING TREES SHALL BE AT GRADE OR NOT GREATER THAN THREE (3) INCHES IN HEIGHT ABOVE THE FINISH GRADE.

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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LOT TREE COUNTS

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LSBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

Todd W. Bonnett, RLA # FL0001718

L420

PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

DRAWING PLOTTED: 11/30/2022 10:06:36 AM
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CODE PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	AR	100	Acer rubrum	Red Maple	3" cal., 8` ht, 54" sp, 45 gal.	YES	HIGH	AS
	CC	14	Cercis canadensis	Eastern Redbud	3" cal., 8` ht, 54" sp, 45 gal.	YES	LOW	AS
	MG	47	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	3" cal., 8` ht, 54" sp, 45 gal.	YES	MEDIUM	AS
	PE	216	Pinus elliotti	Slash Pine	3" cal., 8` ht, 54" sp, 45 gal.	YES	LOW	AS
	PO	10	Platanus occidentalis	American Sycamore	3" cal., 8` ht, 54" sp, 45 gal.	YES	HIGH	AS
	QV	79	Quercus virginiana	Live Oak	3" cal., 8` ht, 54" sp, 45 gal.	YES	LOW	AS
	TD	90	Taxodium distichum	Bald Cypress	3" cal., 8` ht, 54" sp, 45 gal.	YES	LOW	AS
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	PDM	6	Phoenix dactylifera `Medjool`	Date Palm	14` ct. Heavy Matched Speciman	NO	LOW	AS
	SP	124	Sabal palmetto	Sabal Palm	12`-15` MIXED	YES	LOW	AS
UNDERSTORY - BUFFER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	IC	160	Ilex cassine	Dahoon Holly	3" cal., 8` ht, 28" sp, 45 gal.	YES	LOW	AS
	LIN	76	Lagerstroemia x `Natchez`	Natchez Crape Myrtle	3" cal., 8` ht, 42" sp, 45 gal.	NO	HIGH	AS
CANOPY - BUFFER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	MGB	318	Magnolia grandiflora `Ms. Chloe`	Southern Magnolia	3" cal., 8` ht, 54" sp, 45 gal.	YES	MEDIUM	AS
	QVB	228	Quercus virginiana	Live Oak `High-rise`	3.5" cal., 10` ht, 60" sp, 65 gal.	YES	HIGH	AS
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	Vod	42	Viburnum obovatum `Densa`	Viburnum	3 gal., full	YES	LOW	36" o.c.
BUFFERYARD SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	Hap	764	Hamelia patens	Fire Bush	7 gal., 4` ht., matching	YES	MEDIUM	48" o.c.
	Mc	1,154	Myrica cerifera	Wax Myrtle	7 gal., 30"-36" ht., 24"-30" spd.	YES	MEDIUM	36" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	sod	29,358 sf	Zoysia tenuifolia `Empire`	Empire Zoysia Grass	sod	NO	MEDIUM	

*STREET TREES ADJACENT TO INDIVIDUAL LOTS TO BE INSTALLED, BY HOME DEVELOPER, SUBSEQUENT TO HOME CONSTRUCTION, TYP

**ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITYOR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

***ALL PLANT MATERIAL MUST BE SELECTED FLORIDA GRADE 1

****NO STREET TREES WITHIN SIGHT TRIANGLES PER FDOT 212.

CODE REQUIREMENTS & CALCULATIONS:

BUFFER REQUIREMENT

*Existing Trees to be included into Provided Buffer Landscape

BUFFER	WIDTH	LENGTH	CALC	CANOPY TREES	CALC	UNDERSTORY TREES	CALC	SHRUBS
NORTH	30	3716						
TYPE 'C'	REQUIRED		5.6X3716/100=	208	2X3716/100=	74	20X3716/100=	743
	PROVIDED			222		74		744
	RETAINED*			0		0		0
SOUTH	50	3027						
TYPE 'D'	REQUIRED		7.6X3027/100=	230	3.5X3027/100=	106	27X3027/100=	817
	PROVIDED			238		120		850
	RETAINED*			0		0		0
EAST	30	110						
TYPE 'C'	REQUIRED		5.6X110/100=	6	2X110/100=	2	20X110/100=	22
	PROVIDED			6		2		28
	RETAINED*			4		0		0
WEST	40	1005						
TYPE 'D'	REQUIRED		7.2X1005/100=	72	4X1005/100=	40	30X1005/100=	302
	PROVIDED			80		40		304
	RETAINED*			35		0		0

TREES	
RETAINED CREDIT	
2555	TOTAL RETAINED TREES
PROVIDED	
961	1-3 TREES/ LOT (543 LOTS/4" CAL.)
0	STREET TREES (PER PLAN)
1338	PROPOSED SITE TREES(3" CAL. or
130	PROPOSED SITE PALMS
2429	**TOTAL PROPOSED TREES**
TREE COVERAGE	
3205	REQUIRED TREES
2555	TOTAL RETAINED TREES (SITE)
2429	TOTAL PROPOSED TREES
1779	**ABOVE MIN TREES**

DBH TOTAL	
	19,230
	28,659
	7,300
ABOVE MIN DBH	**16,729**

TREE COVERAGE					
TOTAL PD AREA	183.93	AC			
	8,011,991	SF			
TREE PROTECTION AREA	27.5895	AC			64.81 PROVIDED
(15% minimum required)	1,201,799	SF			2,823,124 PROVIDED
MINIMUM TREE COVERAGE					
	3,205 x 6 IN.	19,230	DBH REQUIRED		35,977 PROVIDED

TPA AREA INCLUDES WETLANDS AND UPLAND BUFFERS

** SEE L100 FOR TREE REPLACEMENT CALCULATIONS

*** ALL DISTURBED AREAS SHALL BE SODDED

CITY OF DELAND LDC REFERENCES:

33-57.070 MINIMUM REQUIREMENTS

(a) Minimum tree coverage:

1.Except in the C-2A zoning district, which is exempt from these standards, excluding those standards governing historic trees; each lot shall contain a minimum of one tree for every 2,500 square feet of lot area (rounded to the nearest whole number). When determination of the number of trees required by this section results in a fractional tree, the fraction of less than one-half may be disregarded, and a fraction of one-half or greater shall be counted as one tree. The minimum tree coverage requirement of this section shall be considered, with credit given for each tree retained, when determining compliance with the minimum landscaping requirements otherwise required by this Code. No more than 25 percent of the minimum tree coverage requirements may consist of palms on the approved tree adopted by resolution of the city commission and contained in the document entitled "List of Permitted Shrubs and Trees for Landscaping and Tree Protection.

2.Tree replacement requirement. If a lot or parcel contains an insufficient number of existing trees to meet the requirement of this section, a replacement tree shall be provided for every 2,500 square feet of lot or parcel area.

3.Any replacement trees required by a site plan, subdivision or building permit must be in place prior to a building receiving a certificate of occupancy or the recording of a final plat.

33-57.15 PALM REPLACEMENT REQUIREMENTS

(a) Palms may be used as replacement stock for other palms up to the full DBH replacement requirement for the palms being removed from the site. Palms may be substituted as replacements for other species under the following conditions:

1.If the DBH of palms being removed from the site is less than 25 percent of the total DBH of trees being removed, palms may be substituted for replacement of non-palm species up to a maximum of 25 percent of the total DBH replacement required.

2.Because palms are generally moved as mature trees, it is necessary to equate the DBH of commonly moved palms to the DBH of commonly planted non-palm species when substituting palms for non-palm species pursuant to subsection (a)1 of this section. For the purpose of substitution of palms for non-palm species, each three-inch DBH of palm equates to one-inch DBH non-palm species.

33-92.01. LANDSCAPING

(a) Statement of intent. The intent of this section is to:

1.Ensure that for all new development in DeLand, Florida, where off-street parking, open lot sales, vehicular use areas, and service areas are provided, a portion of such areas shall be devoted to landscape beautification and natural plant growth.

2.Require that landscaped areas be created that provide an appropriate buffer between incompatible land uses, as an attractive boundary of the parcel or use, or as both a buffer and attractive boundary.

3.Protect trees in DeLand, to assist in the control of flooding, soil erosion, dust, heat, air quality and noise pollution, and to improve the appearance, environment, character and value of the total urban area and to protect nearby properties, thereby promoting the public health and general welfare.

4.Provide landscape regulations that are applied generally throughout the City of DeLand and are supplemented by the Gateway Corridor Overlay District.

5.Promote xeriscape landscaping techniques that conserve water and protect the environment by utilizing drought tolerant and native plant material and is consistent with Volusia County's Minimum Standards for Environmental Protection section called "Water Wise Landscape Irrigation."

(b) Exemptions. These exemptions shall apply to vehicular use areas but not to buffering between land uses, pursuant to section 33-92.02(b). This section does not apply to the following:

1.Single- or two-family residences. This shall not be construed to exempt any residential developments that require the approval of a development plan or plat under this chapter.

2.Existing building on which five or fewer parking spaces are provided.

(c) Redevelopment. All redevelopment projects that require a Class II, III or IV site plan shall be required to meet the landscaping requirements of section 33-92 to the fullest extent possible. Due to site limitations, the technical review committee, planning board or the city commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations.

(d) Buffer alteration. Alteration of an existing buffer requires submittal of a site plan in accordance with section 33-132.03 and, at a minimum, approval of the technical review committee.

33-92.02. REQUIRED LANDSCAPING

(b) Buffer Zones. A Buffer Zone is a landscaped strip along parcel boundaries that serves as a buffer between incompatible uses and zoning districts, as an attractive boundary of the parcel or use, or as both a buffer and an attractive boundary.

1.Nothing in the section shall be interpreted to mean that parcels zoned C-2A (downtown commercial) must meet these buffering requirements. Developments that have an approved PD designation must meet the above requirements unless specifically addressed in the development agreement. The width and degree of vegetation required depends upon the nature of the adjoining thoroughfares and land uses.

2.The standards for Buffer Zones for development outside of the gateway corridors are set out in Table 33-92.02(b) below specifying the width and number of plants required per 100 linear feet. The developer may choose among the available widths within a given standard, so long as the corresponding number of plants is provided. To determine the total number of plants required, the length of each side of the property requiring a buffer shall be divided by 100 and multiplied by the appropriate number of plants shown in the table. Percentages of trees, bushes and shrubs shall be rounded to the closest whole number, except that the requirement shall never be less than one tree, bush or shrub. The minimum sizes of the canopy trees are also provided in the table below. As illustrated below, when the smallest buffer area is selected the larger trees are required or the number of trees are increased. The canopy trees shall be spread approximately 25 feet apart along the length of the buffer. Flexibility will be allowed in the location of the plant material required, and the planning department will have the final approval.

(c) Subdivision entryways. Entryways into a subdivision shall screen the sides of any proposed single family dwellings by one of the following methods or combination of methods: 1) Perimeter roadway buffers shall be extended along any roadway entrance into the subdivision, a minimum distance of 100 feet complying with Buffer Standard "B"; 2) stormwater facilities with perimeter landscaping and fountain; 3) signage, complying with Section 33-75.04(e); or 4) amenity center.

(d) Front yard trees.

1.For single-family uses. The developer shall plant, within each front yard setback area, no closer than five feet or further than 15 feet from the right-of-way, one shade tree for every 75 linear feet of right-of-way. Except where property on one side of the right-of-way is not owned by the developer, the trees shall be planted alternately on either side of the street. Existing trees and native tree species that need less water and maintenance are preferred.

2.Trees planted pursuant to this section shall be selected from the approved list of canopy trees contained in the document entitled "List of permitted shrubs and trees for landscaping and tree protection," and shall have a minimum overall height of eight feet at time of planting. The planning department shall be consulted in selecting appropriate tree species and planting procedures. Existing trees and native tree species that need less water and maintenance are preferred.

* EXISTING TREES TO BE INCLUDED INTO PROVIDED BUFFER LANDSCAPE

** SOUTH BUFFER TO INCLUDE REQUIRED RESERVATION FOR EXISTING PORTIONS OF THE BERESFORD AVE EXTENSION, TO MATCH PD.

*** UNDERSTORY AND SHRUB PLANTING TO BE SUPPLEMENTED AS NEEDED TO COMPLIMENT EXISTING PLANT MATERIAL

NOTE:
ALL CANOPY TREES SHALL BE PLANTED A MINIMUM 5' FROM ANY UNDERGROUND UTILITY OR A ROOT BARRIER SHALL BE INSTALLED. (SEE DETAIL ON SHEET L431)

LANDSCAPE NOTES

1. NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR DBH MEASURED 4.5' ABOVE SOIL LEVEL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR DBH MEASURED 4.5' ABOVE SOIL LEVEL.
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Trinity Gardens
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Hanover Land Company, LLC
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LANDSCAPE SCHEDULE & NOTES

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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

△2

FERTILIZER

Fertilizer should only be used if soil testing indicates that it is needed. Adding slow release fertilizer of any type at planting has not been associated with improved or reduced survival. While application of slow release fertilizer is not likely to hurt the plant provided it is applied according to the directions on the product, adding soluble fertilizer to a newly installed plant could burn roots if too much is applied. Since survival will not be improved, growth increases are unlikely (except in very poor soils), and the potential for fertilizer burn is real, it might be best to make the first fertilizer application at least a few months to a year after planting. When fertilizer is applied, it should be spread on top of the root ball and backfill soil or on top of the mulch. There is no need to mix it with the backfill soil or place it at the bottom of the planting hole since most roots end up close to the soil surface in urban and suburban landscapes.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine straw mulch.

SOD

Refer to Landscape Plan for limits of sod.

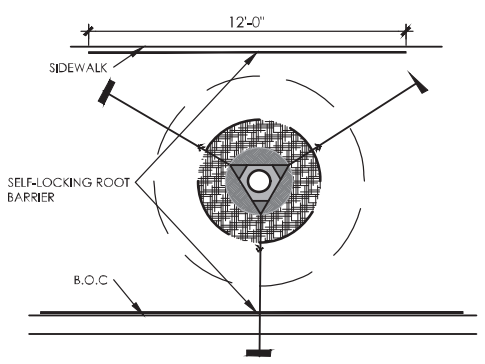
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

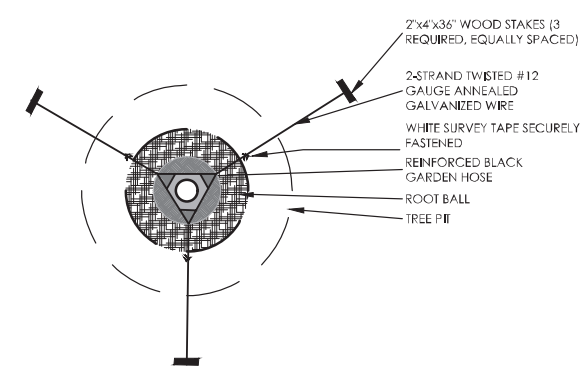
Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

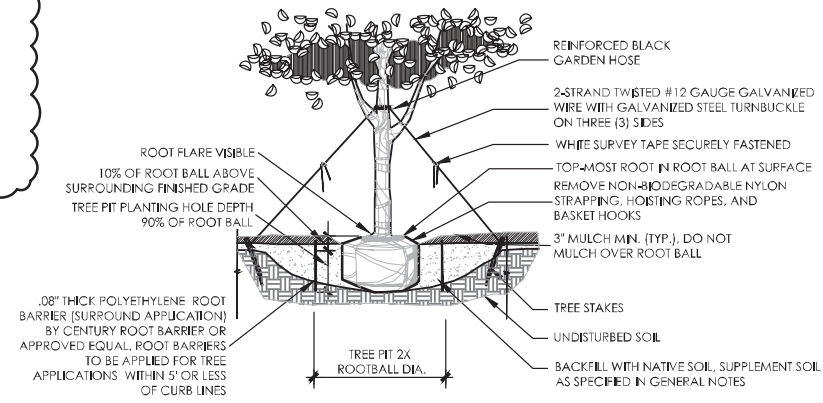
See 'Fertilizer' for requirements of all sodded areas.



ROOT BARRIER

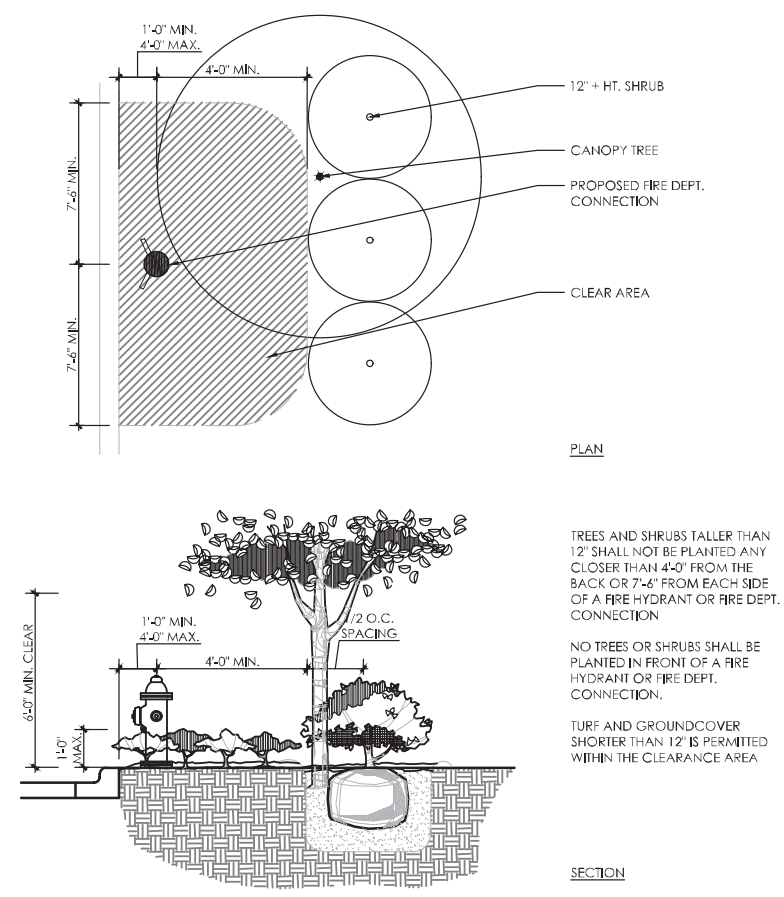


LARGE CANOPY TREE STAKING PLAN



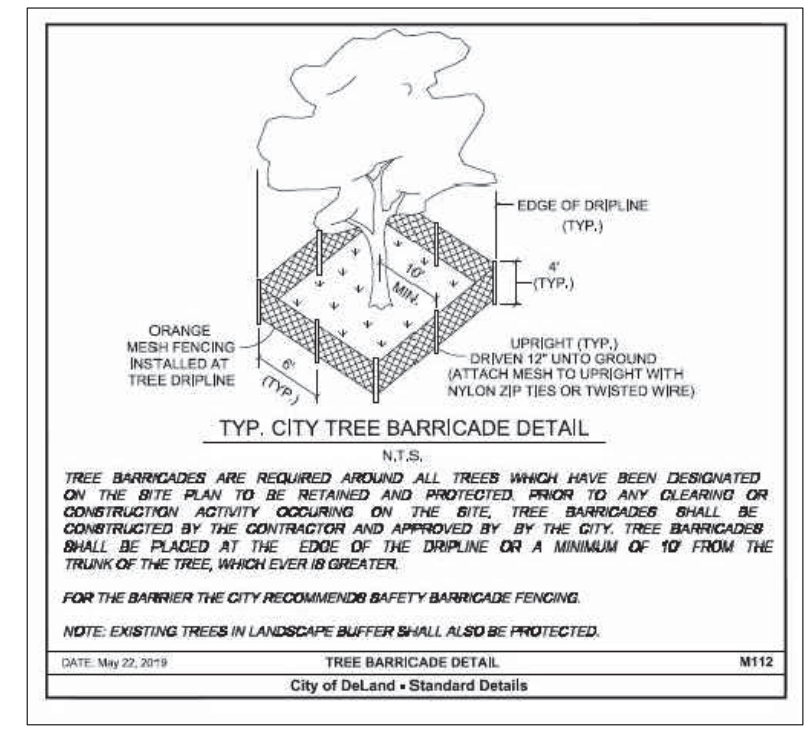
LARGE CANOPY TREE PLANTING DETAIL

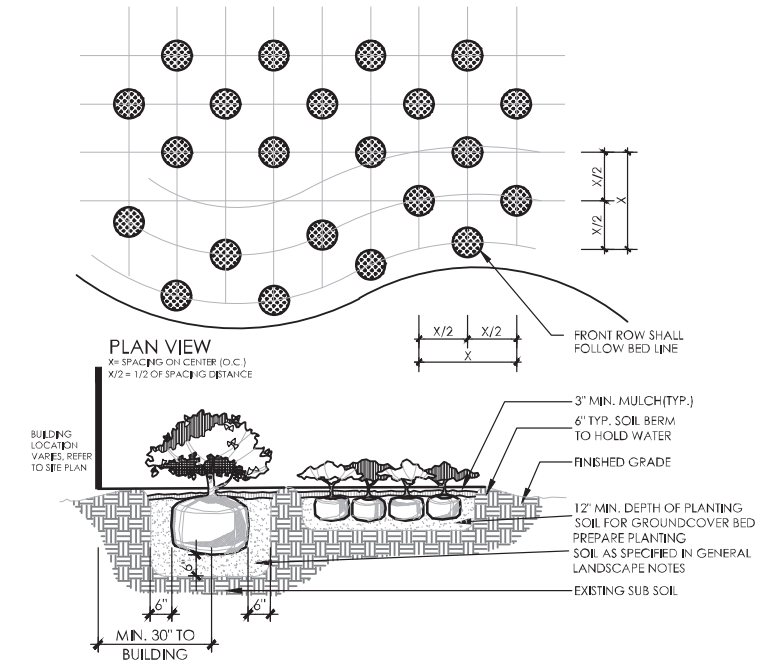
N.T.S.



TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.

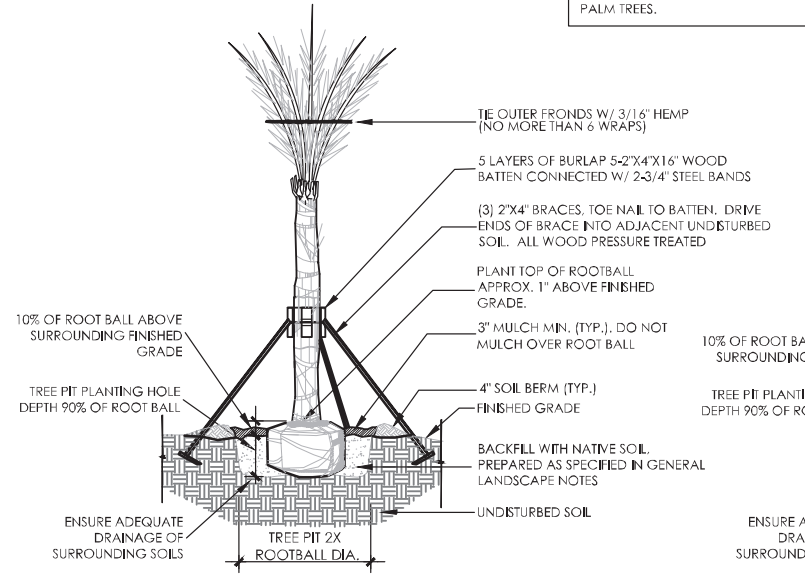




SHRUB AND GROUNDCOVER PLANTING DETAIL

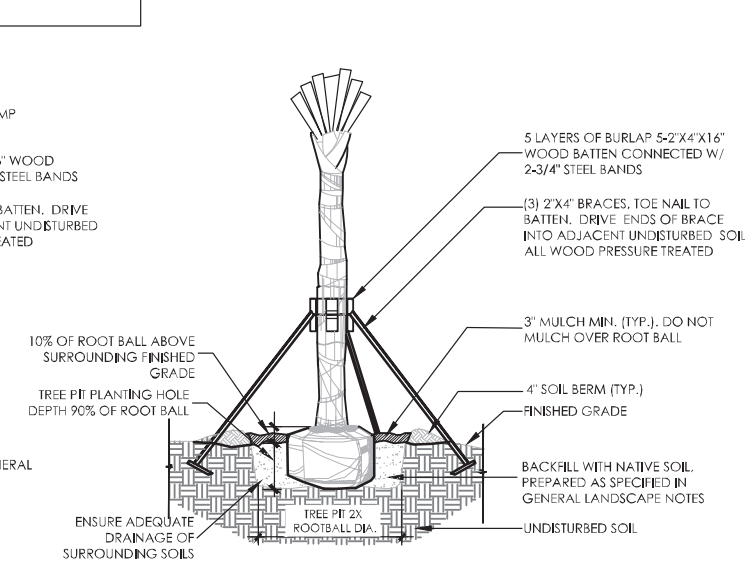
N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.



PALM PLANTING DETAIL

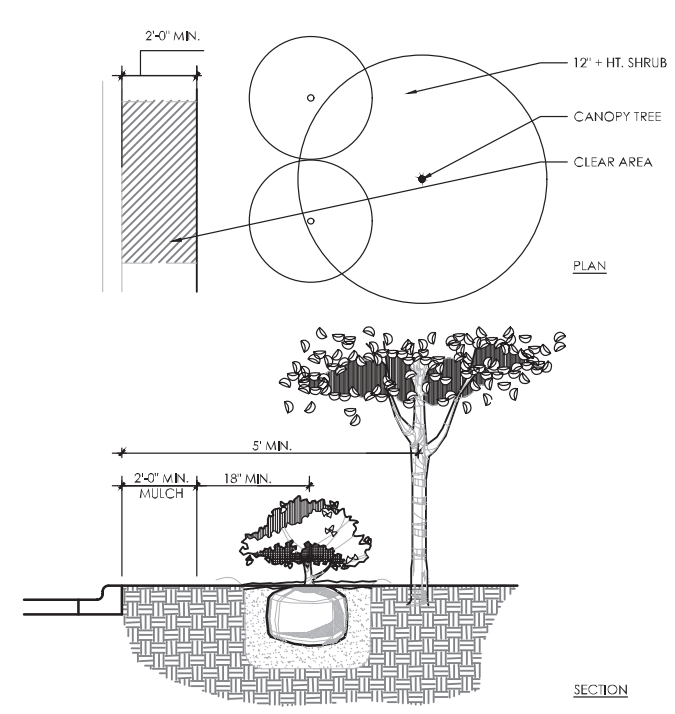
N.T.S.



HURRICANE CUT PALM PLANTING DETAIL

N.T.S.

NOTE:
REFER TO MEP DRAWINGS FOR LIGHTING ASSOCIATED W/ ALL SPECIMEN PALMS



TYPICAL PLANTING ADJACENT TO PARKING

N.T.S.

BONNETT design group, llc
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community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
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Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
LANDSCAPE DETAILS & NOTES

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LSBASE - CODE

REVISIONS:
△1 City Comments 09-19-2022
△2 City Comments 10-28-2022

Todd W. Bonnett, RLA # FL0001718

L431

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

SECTION 32.92.00 SODDING

PART 1– GENERAL

1.01 SCOPE OF WORK

A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

A. See drawings for area to be sodded
B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this specification.
A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
A.2. American National Standards Institute (ANSI)– Z60.1–2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2– MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well–drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundas) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less that 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100–mesh sieve and 90% will pass a 20–mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8–8–8 formulation, of which 60% of the nitrogen is in the urea–formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16–mesh screen, uniform in composition, dry and free–flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"– 1–1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundas), Johnson grass (Sorghym halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3– EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger that 1"– 1–1/2" diameter.
C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
D. Applying Fertilizer: Fertilizer should only be used if required by soil testing. Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer than 24 hours.
F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one–half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one–half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
I. Clean–up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is health and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
A.1. Certificate of Conformance will be required for the following
A.1.1. Sod
A.1.2. Fertilizer
A.1.3. Topsoil
A.1.4. Lime
A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.
C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1– GENERAL WORK

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and not–plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1–2004 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
C. The Landscape Architect shall have the right, at any stage of the operations,to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications, Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2– MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well–drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
D. The Contractor shall provide the following information on imported topsoil:
D.1. Specific location from which topsoil will be (or was) stripped.
D.2. Present Owner of that property.
D.3. Approximate amount of topsoil available
D.4. Test results showing topsoil composition and analysis
E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis–Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
H. Planting soil backfill for tree wells, if applicable, shall be $\frac{2}{3}$ approved topsoil and $\frac{1}{3}$ coarse washed builder's sand

2.02 FERTILIZER

A. Commercial fertilizer shall be Florikan18–6–8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
B. Specimen plants– A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
C. Specimen Palm plants– shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorous, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less that 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE–EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF– The Chemical company, Florida USA. http://bettervm.basf.us/ or an approved equal.

2.05 WATER

A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful chemicals, acids, alkaline, or any substances that might be harmful to plant growth.

2.06 ANTIDESICCANT

A. Anti–desiccant shall be an emulsion type, film–forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt–Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti–desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel $\frac{3}{4}$ inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
C. In determining the quality of plant material, the following elements will be valued:
C.1. Root condition
C.2. Plant size (above ground)
C.3. Insect and disease free condition
C.4. General appearance (color, shape, pruning)– a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS

A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1–2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater that nursery grown plants.

2.17 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root–bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.

2.19 PALMS (if required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

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BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Trinity Gardens
Landscape Architecture
Hanover Land Company, LLC
Deland, Florida
PLANTING SPECIFICATIONS

DATE: July 18, 2021
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2021.174
FILE NAME: 2021.174_HANOVER TRINITY GARDENS_LSBASE - CODE

REVISIONS:
1 City Comments 09-19-2022
2 City Comments 10-28-2022

Todd W. Bonnett, RLA # FL0001718

L432

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

2.21 SUBSTITUTIONS

A. All substitutions must be submitted in writing to the City Forester for approval.
B. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.
C. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

PART 3– EXECUTION

D. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
E. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
F. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed, Bottom wired baskets manufactured specifically for use in tree handling may be used.
G. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
H. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti–desiccant. Anti–desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti–desiccant. The anti–desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
I. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high–speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected
J. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.
K. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the tree and shrubs.
L. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

3.02 NON–PLANT MATERIALS

M. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.
N. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and manufacturer's registered uses will be rejected.
O. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

P. 3.03 PREPARATION BEFORE PLANTING

Q. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
R. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.
R.A. Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

3.04 SITE PREPARATION

A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.
B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical side shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater that the diameter of the rootball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more that 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measure depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01.C
E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soils tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the rootball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the rootball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.
E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant holes has been backfilled, the holes shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.
H. The Contractor shall include adding a water retentive additive Terra–Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.
I. The Contractor shall include amendments to specimen trees and palms that meet specification 2.02.B and 2.02.C respectively at rates specified by the manufacturer.

3.07 FERTILIZING

A. If required by soil testing, each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.
B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace or ArborGuy Tree Guying System per manufacturer's instructions.
B.A. ATG–R for up to 4" caliper trees: (3) Polypropylene guylines ¾"x12'=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam–lock tension clips; (3) arrowhead nylon anchors (4"x3–3/4").
B.B. ATG–J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12'=1000 lb test, olive drab, UV resistant; (3) 1–1/4" nickel plated, non–rusting, spring cam–lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5–1/2"x4–1/2").
B.C. Care shall be taken when driving anchors to avoid damaging the tree roots.
C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

A. Immediately after planting operations are completed, all the tree and shrub rings, and shrubs and groundcover beds shall be covered with a 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

A. Each tree and shrub shall be pruned in accordance with standard horticultural practices to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. No more than one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Remove any crossing or damaged branches. Long side branches may be shortened. Shrubbery with extremely heavy tops may have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEAN–UP

A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.
A.A. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

A. All areas outside of the limit of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to it original condition.

3.13 GUARANTEED PROVING PERIOD

A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months of shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more that a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re–inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at their own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements at the end of the proving period by the Owner.

END OF SECTION 32.93.00

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Todd W. Bonnett, RLA # FL0001718

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PRELIMINARY PLAT SUBMITTAL - JULY 18, 2022

TRINITY GARDENS PHASE 1

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

DESCRIPTION

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

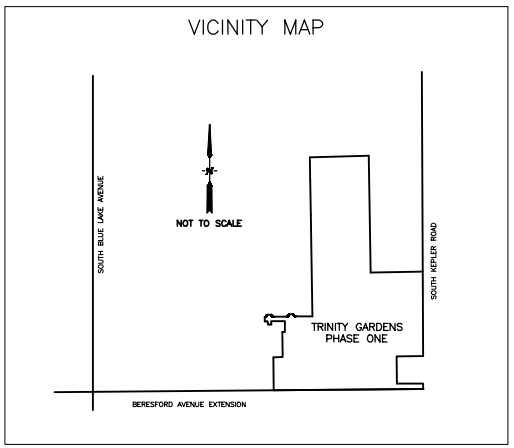
COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence North 89 degrees 31 minutes 09 Seconds East 216.01 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the Southeast corner of that certain parcel of land described in Official Records Book 4317, Page 2773 of the Public Records of Volusia County, Florida; thence North 00 degrees 54 minutes 31 seconds West 373.75 feet along the East boundary of said parcel of land; thence North 89 degrees 05 minutes 29 seconds East 107.50 feet along said East boundary; thence North 00 degrees 54 minutes 31 seconds West 283.01 feet along said East boundary; thence North 89 degrees 04 minutes 01 seconds East 30.00 feet; thence North 00 degrees 51 minutes 55 seconds West 124.98 feet; thence South 89 degrees 07 minutes 59 seconds West 153.76 feet; thence South 00 degrees 52 minutes 01 seconds East 40.00 feet; thence South 89 degrees 07 minutes 59 seconds West 40.00 feet; thence North 00 degrees 52 minutes 01 seconds West 40.00 feet; thence South 89 degrees 07 minutes 59 seconds West 34.39 feet; thence North 00 degrees 52 minutes 01 seconds West 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent bearing of North 89 degrees 07 minutes 59 seconds East run Northeasterly 39.47 feet along the arc of said curve through a central angle of 90 degrees 27 minutes 00 seconds to the end of said curve; thence North 89 degrees 34 minutes 59 seconds East 50.01 feet to the be beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet; thence from a tangent bearing of South 01 degrees 19 minutes 01 seconds East run Southeasterly 39.07 feet along the arc of said curve through a central angle of 89 degrees 33 minutes 00 seconds to the end of said curve; thence North 89 degrees 34 minutes 59 seconds East 150.01 feet to the be beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90 degrees 27 minutes 00 seconds; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence North 89 degrees 34 minutes 59 seconds East 50.01 feet to the be beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet; thence from a tangent bearing of South 01 degrees 19 minutes 01 seconds East run Southeasterly 39.07 feet along the arc of said curve through a central angle of 89 degrees 33 minutes 00 seconds to the end of said curve; thence North 89 degrees 07 minutes 59 seconds East 191.37 feet to a point on the West boundary of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14; thence North 00 degrees 55 minutes 59 seconds West 484.90 feet along the West boundary of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14 to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said section 14; thence North 00 degrees 55 minutes 59 seconds West 1319.78 feet along the West boundary of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 14 to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence North 88 degrees 26 minutes 21 seconds East 667.04 feet along the North boundary of the Southeast 1/4 of said Section 14 to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence South 00 degrees 56 minutes 16 seconds East 1326.08 feet along the West boundary of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 14 to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence North 89 degrees 58 minutes 45 seconds East 592.01 feet along the North boundary of the Southeast 1/4 of the Southeast 1/4 of said section 14 to a point on the West right of way line of the West Volusia Belt Line (Kepler Road) as shown Volusia County right of way map. Said point also being the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet; thence from a tangent bearing of South 01 degrees 12 minutes 20 seconds East run Southerly 67.02 feet along the arc of said curve and said right of way line through a central angle of 00 degrees 59 minutes 05 seconds to the end of said curve; thence South 00 degrees 13 minutes 16 seconds East 893.07 along said right of way line to the Northeast corner of that certain parcel of land described in Official Records Book 3897, Page 2485 of the Public Records of Volusia County, Florida; thence South 89 degrees 46 minutes 43 seconds West 300.00 feet along the North boundary of said parcel of land to the Northwest corner of said parcel of land; thence South 00 degrees 13 minutes 16 seconds East 307.01 feet along the West boundary of said parcel of land to the Southwest corner of said parcel of land; thence North 89 degrees 31 minutes 01 seconds East 300.00 feet along the South boundary of said parcel of land and said West right of way line; thence South 00 degrees 13 minutes 16 seconds East 64.56 feet along said right of way line; thence South 00 degrees 14 minutes 26 seconds East 0.44 feet along said right of way line to a point on the South boundary of said Southeast 1/4; thence South 89 degrees 31 minutes 09 seconds West 1694.41 feet along said South boundary to the Point of beginning.

CONTAINING: 63.974 acres, more or less.

GENERAL NOTES:

1. Basis of bearings is the South boundary of the Southeast 1/4 of Section 14 as bearing S89°31'09"W per State Plane coordinates Florida Zone East.
2. All permanent control points, tract corners, and lot corners will be set in accordance with Chapter 177, Part 1, Florida Statutes.

VICINITY MAP



INDEX OF SHEETS:

SHEET 1 - COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND AND VICINITY MAP
SHEET 2 - KEY MAP
SHEET 3 - DETAIL SHEET
SHEET 4 - DETAIL SHEET
SHEET 5 - DETAIL SHEET
SHEET 6 - DETAIL SHEET
SHEET 7 - DETAIL SHEET

LEGEND:

Δ	= DELTA
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD DISTANCE
CB	= CHORD BEARING
C.M.	= CONCRETE MONUMENT
ID	= IDENTIFICATION
INC.	= INCORPORATED
I.B.C.	= IRON BAR AND CAP
I.P.	= IRON PIPE
LB	= LICENSED BUSINESS
NO	= NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
REC.	= RECOVERED
R/W	= RIGHT OF WAY
■	= SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "JWG LB1 PRM PCP"
●	= SET NAIL AND DISC STAMPED "JWG LB1 PRM PCP"

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared By:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE - SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

MAP
BOOK PAGE

TRINITY GARDENS PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT ("PROPERTY") HEREBY DEDICATES AND CONVEYS SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES AND CONVEYS ALL PUBLIC ROAD RIGHT-OF-WAYS, AND TRACTS "A"*** AND DEDICATES, UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO.

NAME OF OWNER

By:

Name: NAME OF OFFICER
TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY NAME OF OFFICER, AS AN AGENT/MANAGEING MEMBER/OWNER OF (NAME OF COMPANY) ON BEHALF OF HIMSELF /HERSELF OR ON BEHALF OF OF THE COMPANY,
ON BEHALF OF SAID COMPANY. SAID PERSON ( ) IS KNOWN TO ME , OR ( ) HAS PRODUCED AS IDENTIFICATION: _____

(NOTARY STAMP)

_____
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER IMPROVEMENETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE TRINITY GARDENS PHASE 1 SUBDIVISION, OR THAT A GAURANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: _____ _____
CITY ENGINEER DATE:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A REGESTERED SURVEYOR AND MAPPER; THATE THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS; AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STAUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 14, TOWNSHIP 17, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

_____ _____
DANIEL E. GENTRY, JR. PSM #5047 DATE:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE, SUITE 14,
ORLANDO, FLORIDA, 32817 REGESTRATION NUMBER
(407) 898-7780 LB #1

CERTIFICATE OF APPROVAL

I HEREY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FORGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) _____
JEFF W. BARNES, PSM. NO. 5576

DATE: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT AT TRINITY GARDENS PHASE 1.

BY: _____
MAYOR OF THE CITY OF DELAND
ATTEST:
CITY CLERK OF THE CITY OF DELAND

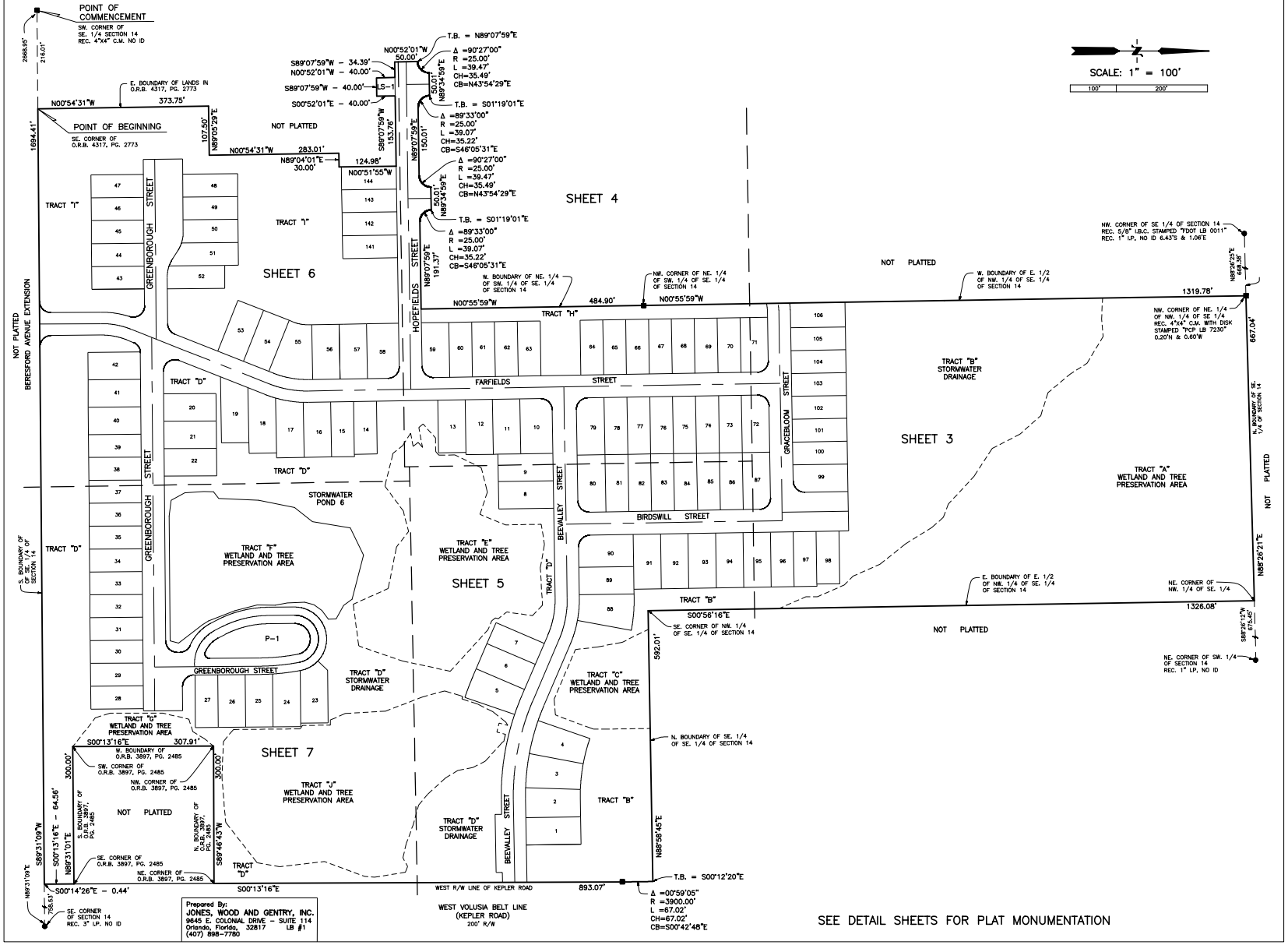
CERTIFICATE OF CLERK

I HEREY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES, AND THAT IT WAS FILED FOR RECORD ON _____ A.M./P.M.

BY: _____ FILE NO. _____
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

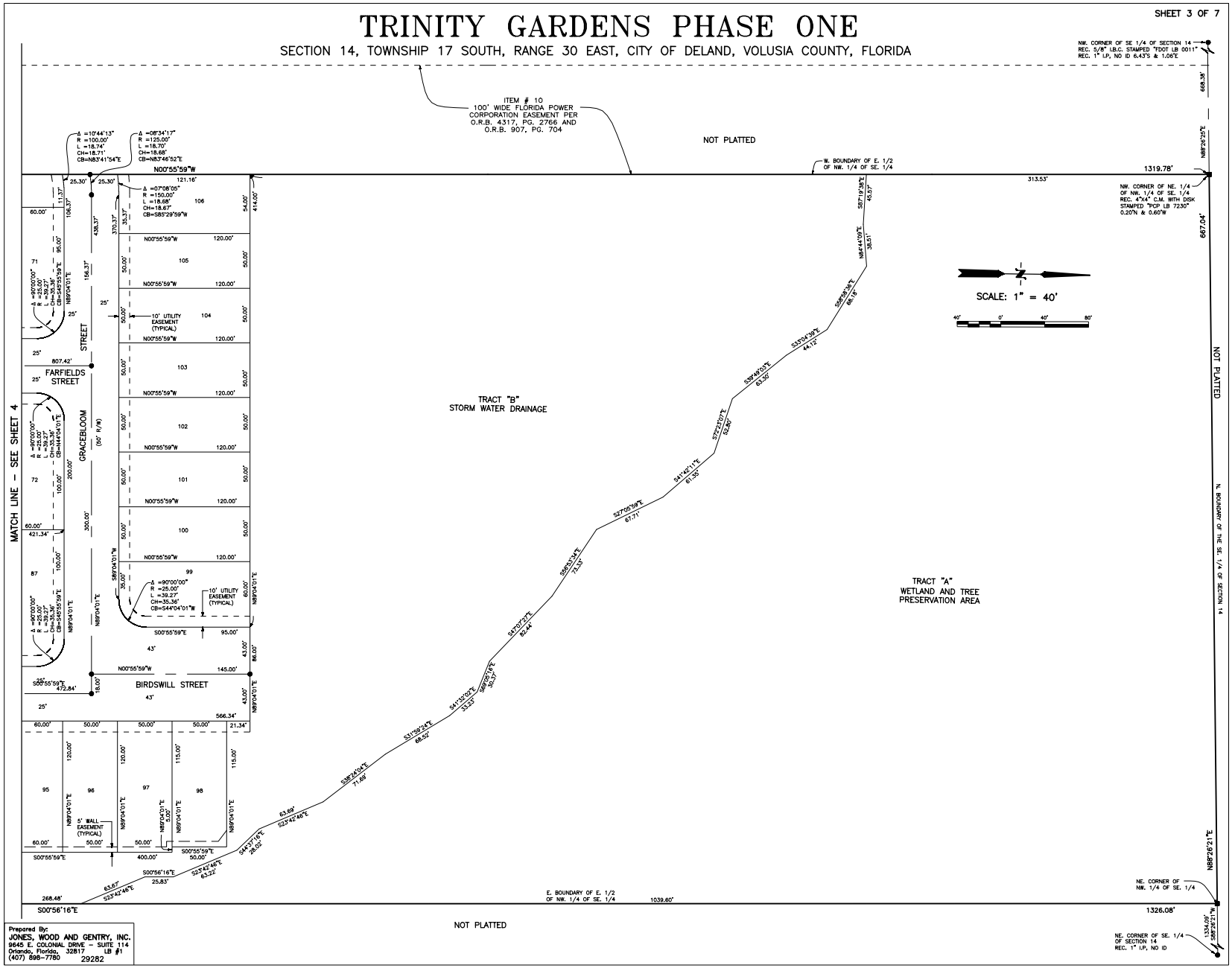
TRINITY GARDENS PHASE ONE

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



TRINITY GARDENS PHASE ONE

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



Prepared By:
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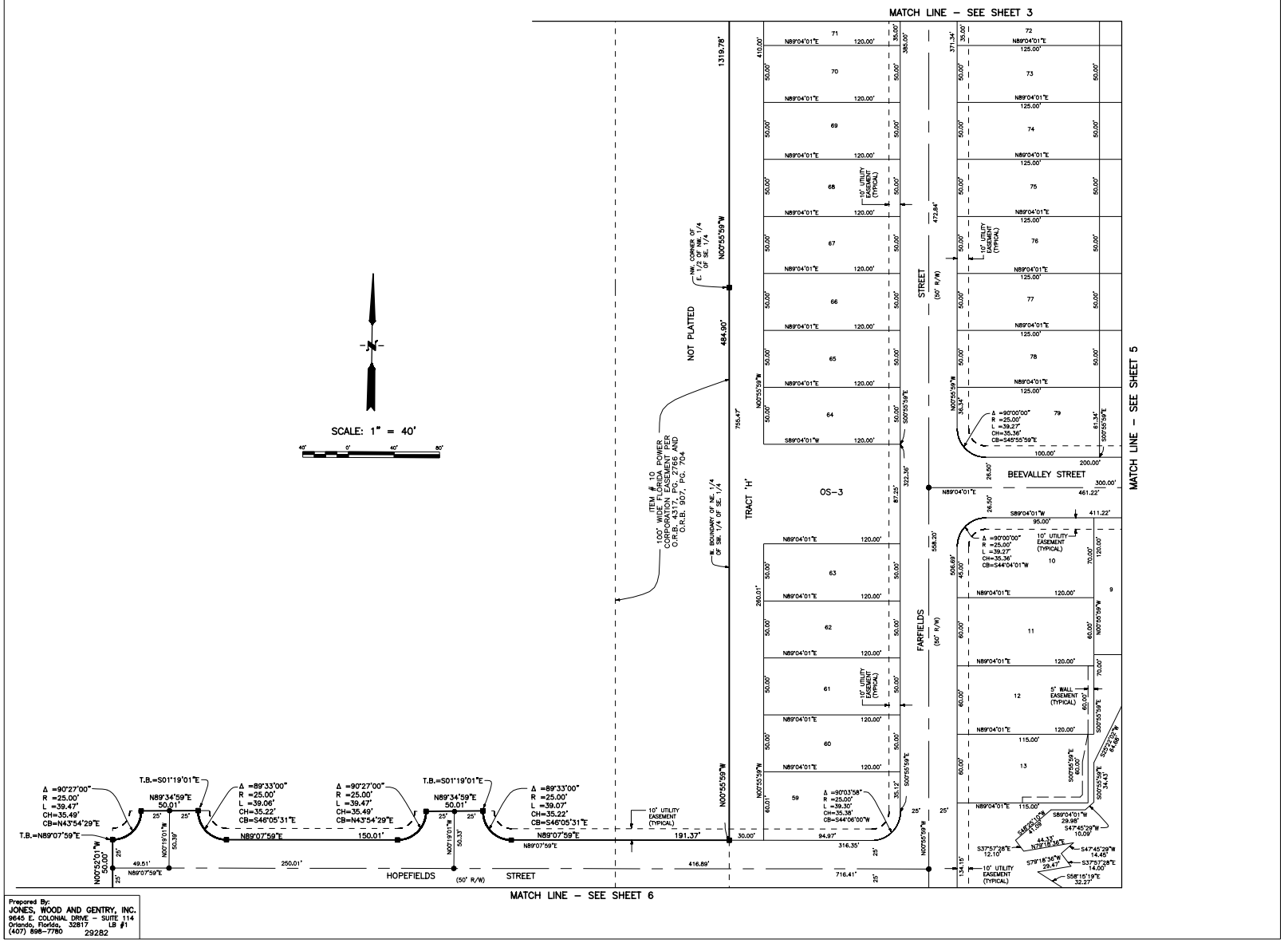
TRINITY GARDENS PHASE ONE

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



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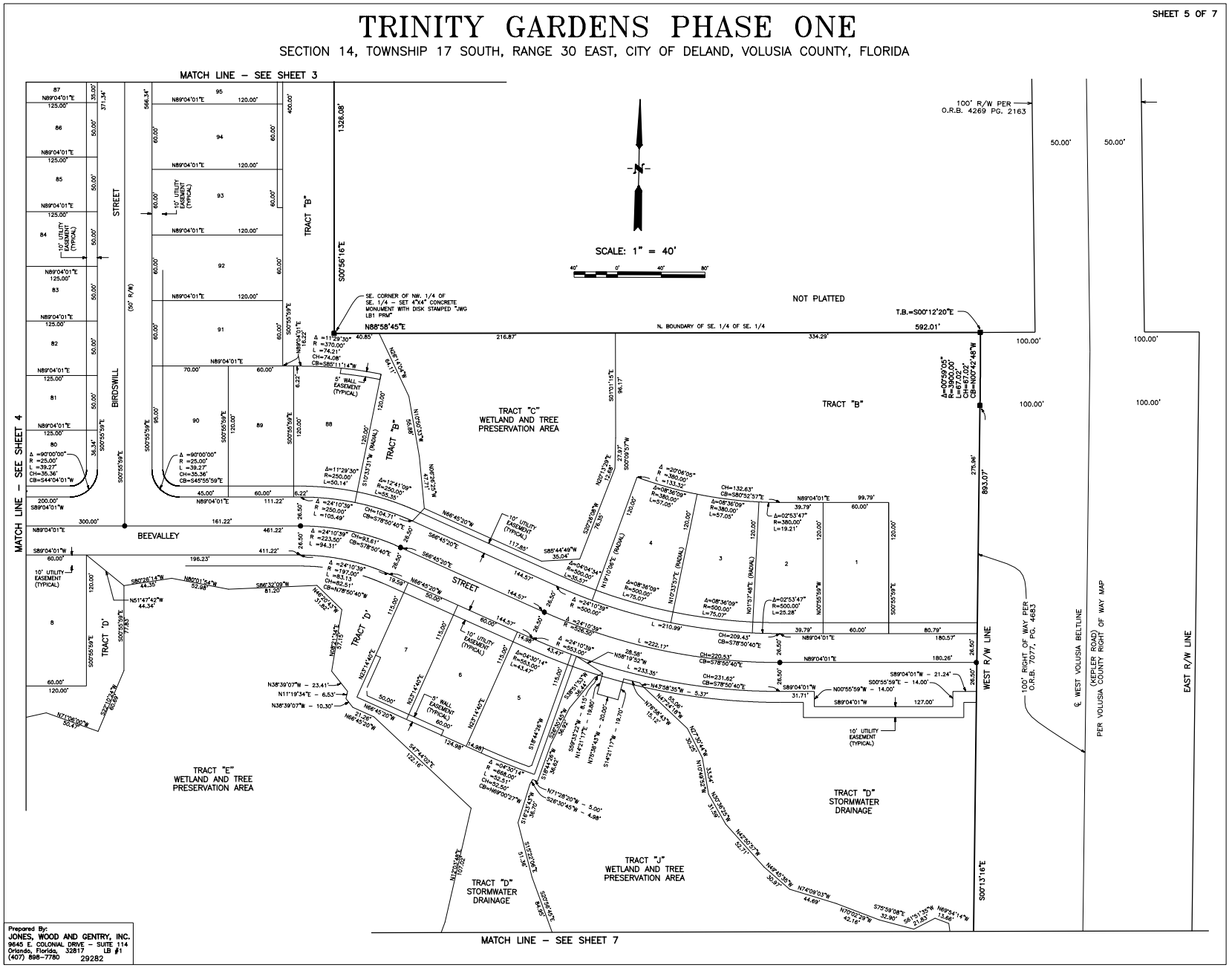

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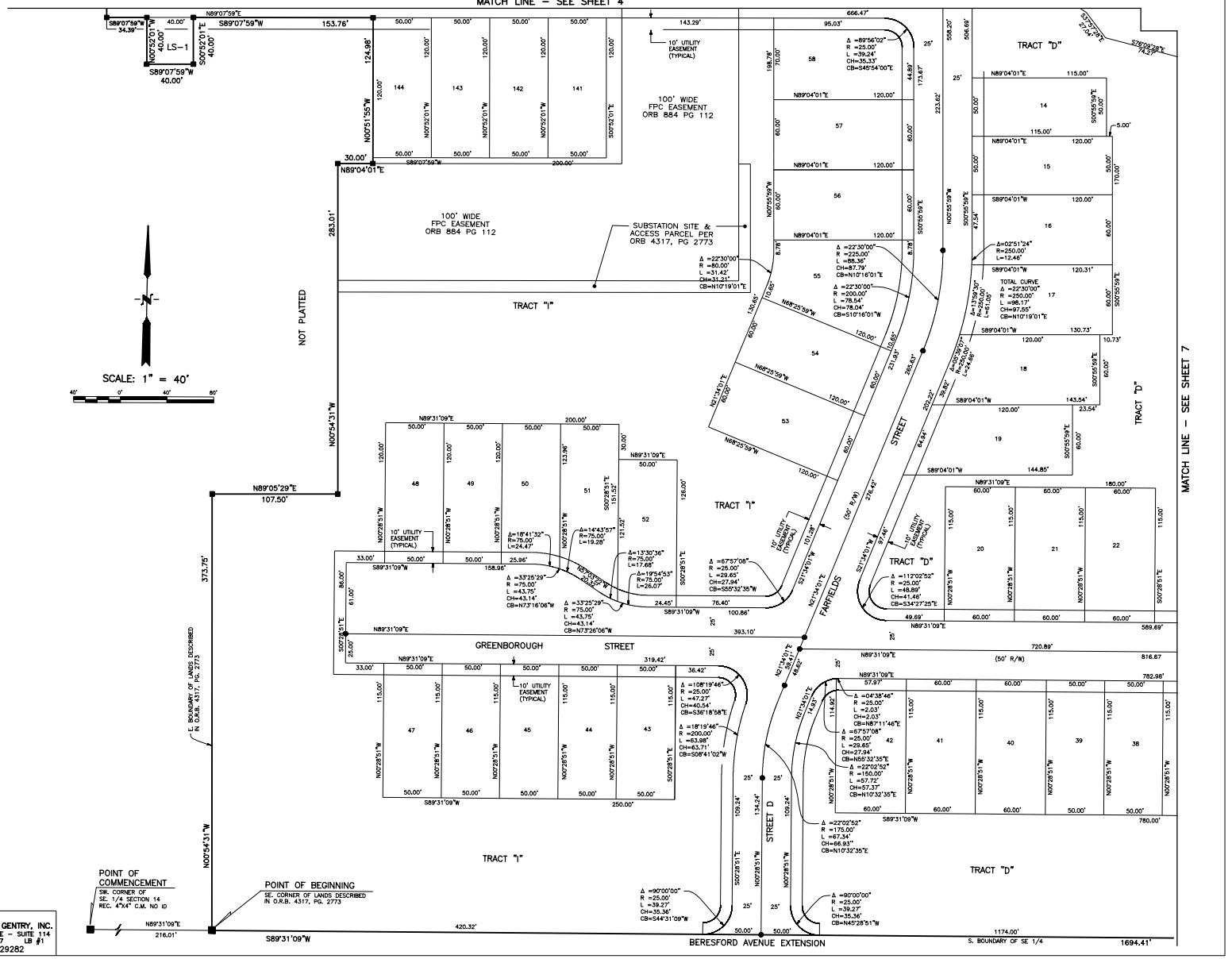

TRINITY GARDENS PHASE ONE

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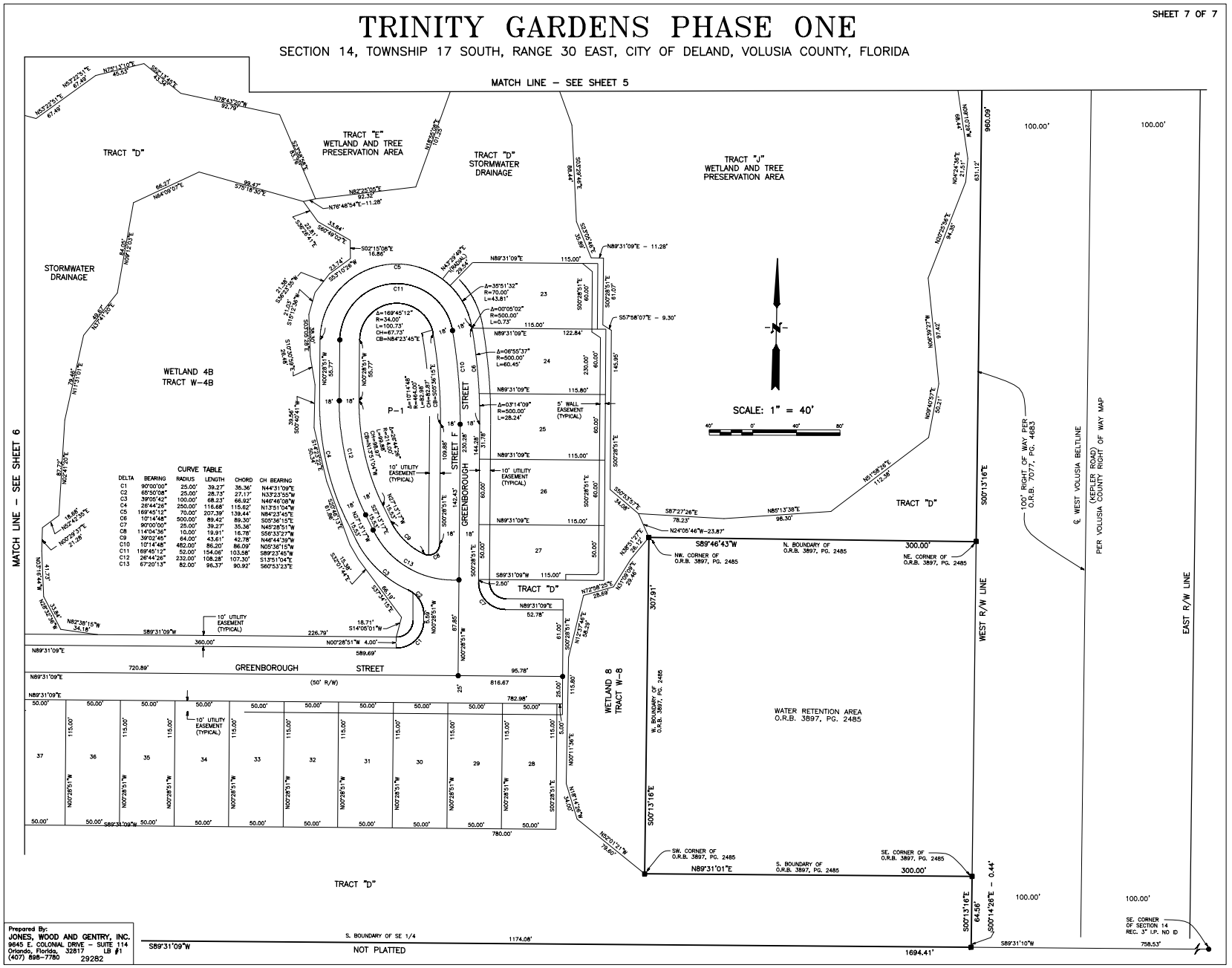

CURVE TABLE

DELTA	BEARING	RADIUS	LENGTH	CHORD	CH BEARING
C1	90°00'00"	25.00'	39.27'	35.36'	N44°31'09"E
C2	68°50'08"	25.00'	28.73'	27.17'	N33°23'55"W
C3	39°05'42"	100.00'	68.23'	66.92'	N46°46'08"W
C4	26°44'26"	250.00'	116.68'	115.62'	N13°51'04"W
C5	169°45'12"	70.00'	207.39'	139.44'	N84°23'45"E
C6	10°14'48"	500.00'	89.42'	89.30'	S05°36'15"E
C7	90°00'00"	25.00'	39.27'	35.36'	N45°28'51"W
C8	114°04'36"	10.00'	19.91'	16.78'	S56°33'27"W
C9	39°02'46"	64.00'	43.61'	42.78'	N46°44'39"W
C10	10°14'48"	462.00'	86.20'	86.09'	N05°36'15"W
C11	169°45'12"	52.00'	154.06'	103.58'	S89°23'45"W
C12	26°44'26"	232.00'	108.28'	107.30'	S13°51'04"E
C13	67°20'13"	82.00'	96.37'	90.92'	S60°53'23"E

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TRINITY GARDENS PHASE 2

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

MAP BOOK PAGE

TRINITY GARDENS PHASE 2

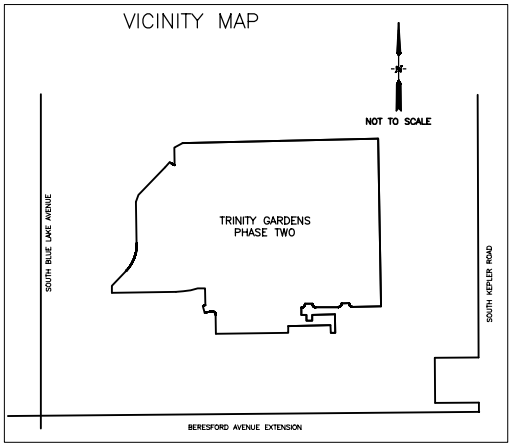
DESCRIPTION

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence North 00 degrees 55 minutes 42 Seconds West 660.40 feet along the West boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING; thence South 89 degrees 07 minutes 59 seconds West 458.54 feet; thence North 00 degrees 52 minutes 01 seconds West 129.11 feet to the be beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 98 degrees 12 minutes 12 seconds; thence Northwesterly 42.85 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Southeasterly and having a radius of 375.00 feet and a central angle of 05 degrees 50 minutes 12 seconds; thence Southwesterly 38.20 feet along the arc of said curve to the end of said curve; thence South 75 degrees 05 minutes 35 seconds West 9.24 feet; thence North 14 degrees 54 minutes 25 seconds West 50.00 feet; thence North 75 degrees 05 minutes 35 seconds East 9.24 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 425.00 feet and a central angle of 01 degrees 13 minutes 14 seconds; thence Northeasterly 9.05 feet along the arc of said curve to the end of said curve; thence North 00 degrees 52 minutes 01 seconds West 115.00 feet; thence South 89 degrees 07 minutes 59 seconds West 50.00 feet; thence South 75 degrees 12 minutes 01 seconds West 51.52 feet; thence South 82 degrees 41 minutes 22 seconds West 50.32 feet; thence South 84 degrees 30 minutes 31 seconds West 50.16 feet; thence South 89 degrees 07 minutes 59 seconds West 436.31 feet; thence North 00 degrees 04 minutes 18 seconds East 48.58 feet; thence North 43 degrees 40 minutes 59 seconds East 136.89 feet to the be beginning of a tangent curve concave Northwesterly and having a radius of 270.00 feet and a central angle of 45 degrees 00 minutes 00 seconds; thence Northeasterly 212.06 feet along the arc of said curve to the end of said curve; thence North 01 degrees 19 minutes 01 seconds West 280.00 feet; thence North 21 degrees 56 minutes 09 seconds East 51.82 feet; thence North 43 degrees 40 minutes 59 seconds East 310.00 feet; thence South 46 degrees 19 minutes 01 seconds East 11.41 feet to the be beginning of a tangent curve concave Northeasterly and having a radius of 50.00 feet and a central angle of 30 degrees 57 minutes 26 seconds; thence run Southeasterly 27.02 feet along the arc of said curve to the end of said curve; thence North 01 degrees 19 minutes 01 seconds West 118.51 feet; thence North 61 degrees 48 minutes 06 seconds East 66.38 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 88 degrees 39 minutes 25 seconds East 663.56 feet along the North boundary of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14 to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence North 88 degrees 42 minutes 33 seconds East 667.07 feet along the North boundary of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 14 to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence South 00 degrees 55 minutes 59 seconds East 659.89 feet along the West boundary of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 14 to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14; thence South 00 degrees 55 minutes 59 seconds East 484.90 feet along the West boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 14;
thence South 89 degrees 07 minutes 59 seconds West 191.37 feet to the be beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89 degrees 33 minutes 00 seconds; thence Northwesterly 39.07 feet along the arc of said curve to the end of said curve; thence South 89 degrees 34 minutes 59 seconds West 50.01 feet to the be beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent bearing of South 01 degrees 19 minutes 01 seconds East thence run Southwesterly 39.47 feet along the arc of said curve through a central angle of 90 degrees 27 minutes 00 seconds to the end of said curve; thence South 89 degrees 07 minutes 59 seconds West 150.01 feet to the be beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89 degrees 33 minutes 00 seconds; thence Northwesterly 39.07 feet along the arc of said curve to the end of said curve; thence South 89 degrees 34 minutes 59 seconds West 50.01 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent bearing of South 01 degrees 19 minutes 01 seconds East run thence Southwesterly 39.47 feet along the arc of said curve through a central angle of 90 degrees 27 minutes 00 seconds to the end of said curve; thence South 00 degrees 52 minutes 01 seconds East 50.00 feet; thence North 89 degrees 07 minutes 59 seconds East 34.39 feet; thence South 00 degrees 52 minutes 01 seconds East 40.00 feet; thence North 89 degrees 07 minutes 59 seconds East 40.00 feet; thence North 00 degrees 52 minutes 01 seconds West 40.00 feet; North 89 degrees 07 minutes 59 seconds East 153.76 feet; thence South 00 degrees 51 minutes 55 seconds East 124.98 feet; thence South 89 degrees 04 minutes 01 seconds West 30.00 feet; thence North 00 degrees 54 minutes 30 seconds West 51.99 feet; thence South 89 degrees 05 minutes 30 seconds West 290.00 feet; thence South 00 degrees 54 minutes 31 seconds East 46.77 feet; thence South 89 degrees 07 minutes 59 seconds West 33.74 feet; to the Point of beginning.

CONTAINING: 43.628 acres, more or less.

VICINITY MAP



Prepared By:
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9645 E. COLONIAL DRIVE - SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

GENERAL NOTES:

1. Basis of bearings is the West boundary of the Southeast 1/4 of Section 14 as bearing N00°55'42"W per State Plane coordinates Florida Zone East.
2. All permanent control points, tract corners, and lot corners will be set in accordance with Chapter 177, Part 1, Florida Statutes.

SHEET 1 - COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND AND VICINITY MAP
SHEET 2 - KEY MAP
SHEET 3 - DETAIL SHEET
SHEET 4 - DETAIL SHEET
SHEET 5 - DETAIL SHEET
SHEET 6 - DETAIL SHEET

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

Δ	=	DELTA
R	=	RADIUS
L	=	ARC LENGTH
CH	=	CHORD DISTANCE
CB	=	CHORD BEARING
C.M.	=	CONCRETE MONUMENT
ID	=	IDENTIFICATION
INC.	=	INCORPORATED
I.B.C.	=	IRON BAR AND CAP
I.P.	=	IRON PIPE
LB	=	LICENSED BUSINESS
NO	=	NUMBER
NR	=	NOT RADIAL
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
REC.	=	RECOVERED
R/W	=	RIGHT OF WAY

TRINITY GARDENS PHASE 2
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT ("PROPERTY") HEREBY DEDICATES AND CONVEYS SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES AND CONVEYS ALL PUBLIC ROAD RIGHT-OF-WAYS, AND TRACTS "A"**** AND DEDICATES, UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO.

NAME OF OWNER

By:

Name: NAME OF OFFICER
TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2022, BY NAME OF OFFICER, AS AN AGENT/MANAGEING MEMBER/OWNER OF (NAME OF COMPANY) ON BEHALF OF HIMSELF /HERSELF OR ON BEHALF OF OF THE COMPANY.
ON BEHALF OF SAID COMPANY. SAID PERSON ( ) IS KNOWN TO ME , OR ( ) HAS PRODUCED AS IDENTIFICATION: _____

(NOTARY STAMP)

_____
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER IMPROVEMENETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE TRINITY GARDENS PHASE 1 SUBDIVISION, OR THAT A GAURANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: _____ _____
CITY ENGINEER DATE:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A REGESTERED SURVEYOR AND MAPPER, THATE THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STAUTES; THE LAND DESCRIBED HEREON LIES IN SECTION 14, TOWNSHIP 17, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

_____ _____
DANIEL E. GENTRY, JR. PSM #5047 DATE:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE, SUITE 14,
ORLANDO, FLORIDA, 32817 REGESTRATION NUMBER
(407) 898-7780 LB #1

CERTIFICATE OF APPROVAL

I HEREY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FORGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) _____
JEFF W. BARNES, PSM. NO. 5576

DATE: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT AT TRINITY GARDENS PHASE 1.

BY:
MAYOR OF THE CITY OF DELAND
ATTEST:
CITY CLERK OF THE CITY OF DELAND

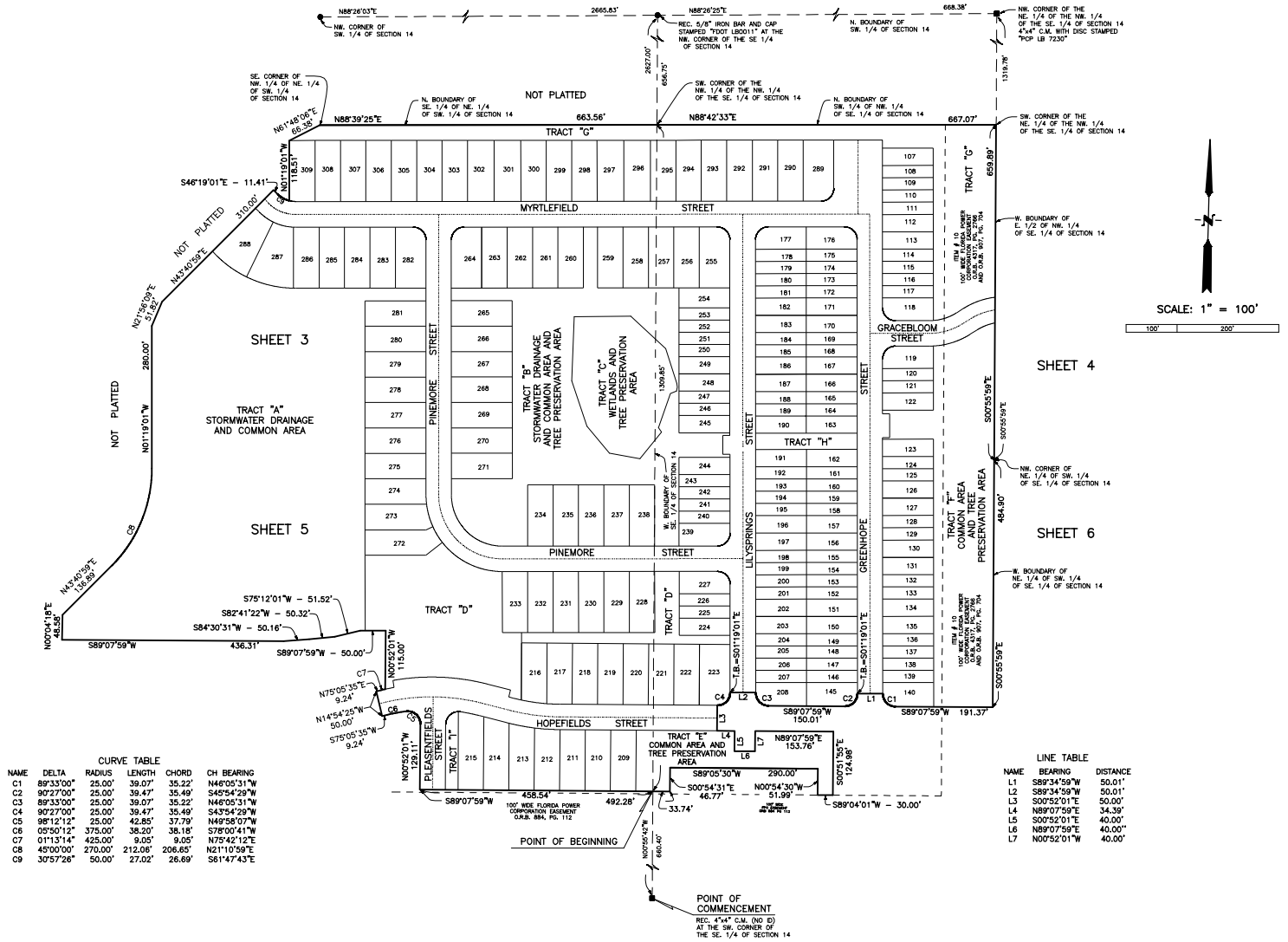
CERTIFICATE OF CLERK

I HEREY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES, AND THAT IT WAS FILED FOR RECORD ON _____ A.M./P.M.

BY: _____ FILE NO. _____
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

TRINITY GARDENS PHASE TWO

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



CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD	CH BEARING
C1	89°33'00"	25.00'	39.07'	35.22'	N46°05'31"W
C2	90°27'00"	25.00'	39.47'	35.49'	S45°54'29"W
C3	89°33'00"	25.00'	39.07'	35.22'	N46°05'31"W
C4	90°27'00"	25.00'	39.47'	35.49'	S43°54'29"W
C5	98°12'12"	25.00'	42.85'	37.79'	N49°58'07"W
C6	05°50'12"	375.00'	38.20'	38.18'	S78°00'41"W
C7	01°13'14"	425.00'	9.05'	9.05'	N75°42'12"E
C8	45°00'00"	270.00'	212.06'	206.65'	N21°10'59"E
C9	30°57'26"	50.00'	27.02'	26.69'	S61°47'43"E

LINE TABLE

NAME	BEARING	DISTANCE
L1	S89°34'59"W	50.01'
L2	S89°34'59"W	50.01'
L3	S00°52'01"E	50.00'
L4	N89°07'59"E	34.39'
L5	S00°52'01"E	40.00'
L6	N89°07'59"E	40.00"
L7	N00°52'01"W	40.00'

Prepared By:
JONES, WOOD AND GENTRY, INC.
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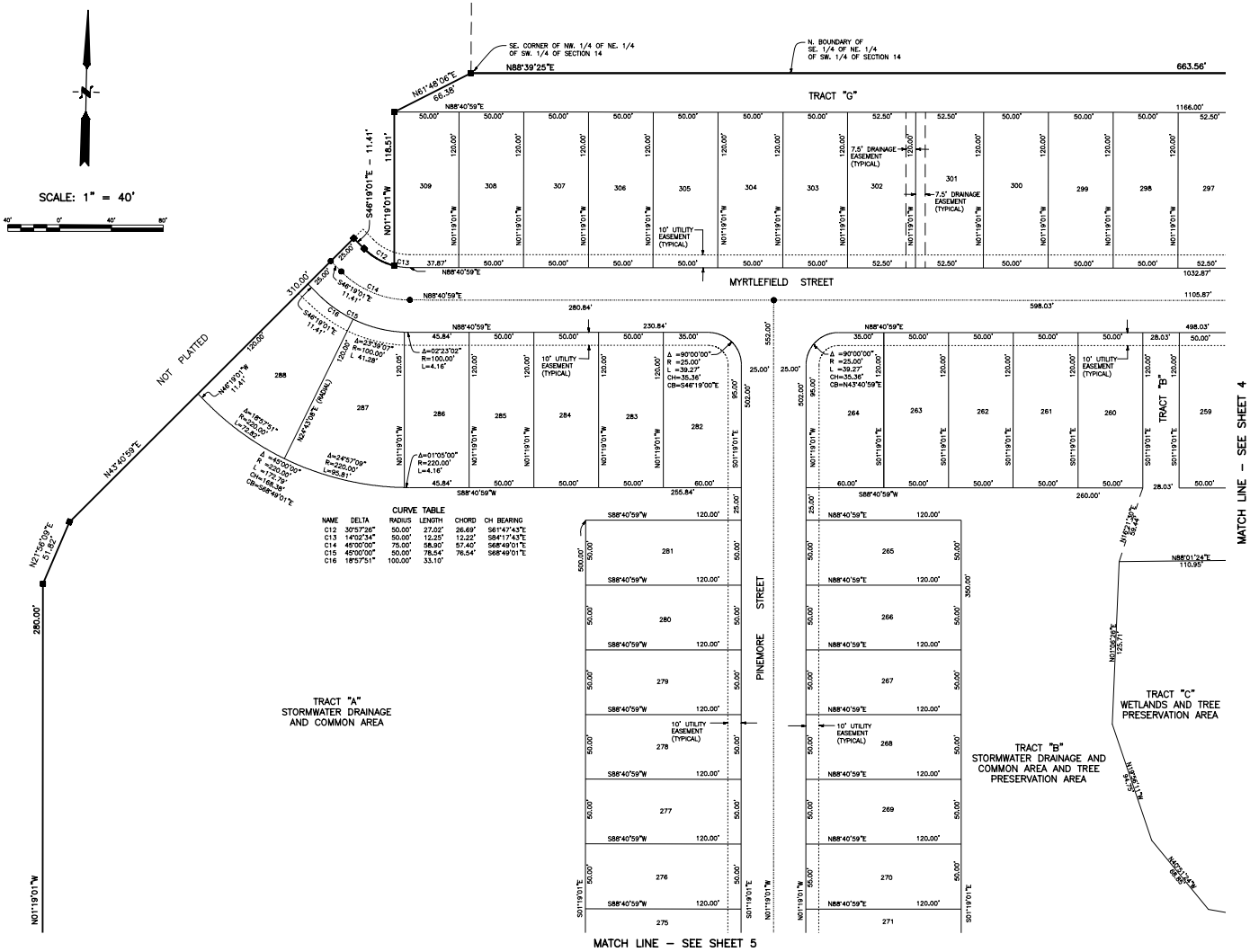
SEE DETAIL SHEETS FOR PLAT MONUMENTATION

TRINITY GARDENS PHASE TWO

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



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TRINITY GARDENS PHASE TWO

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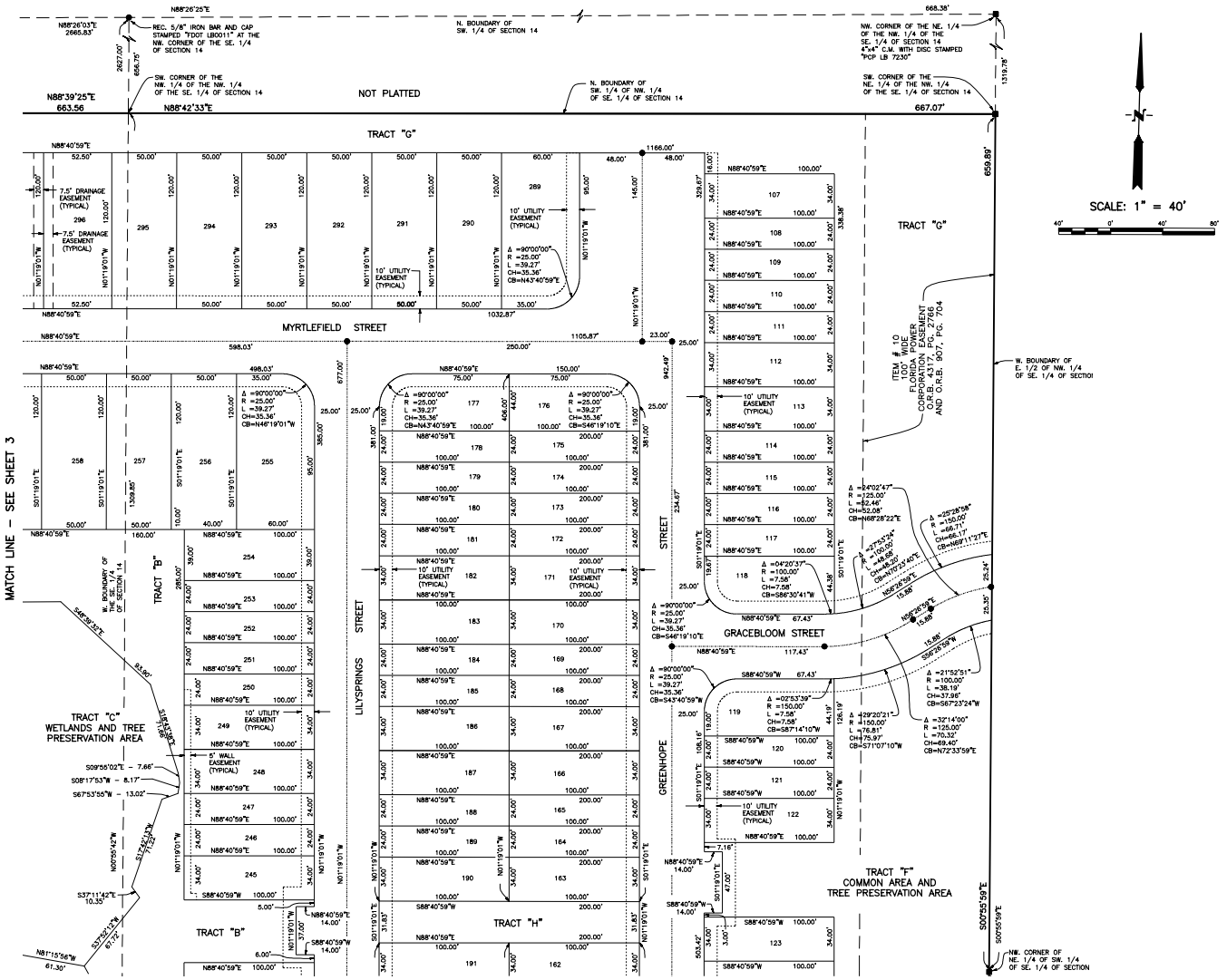

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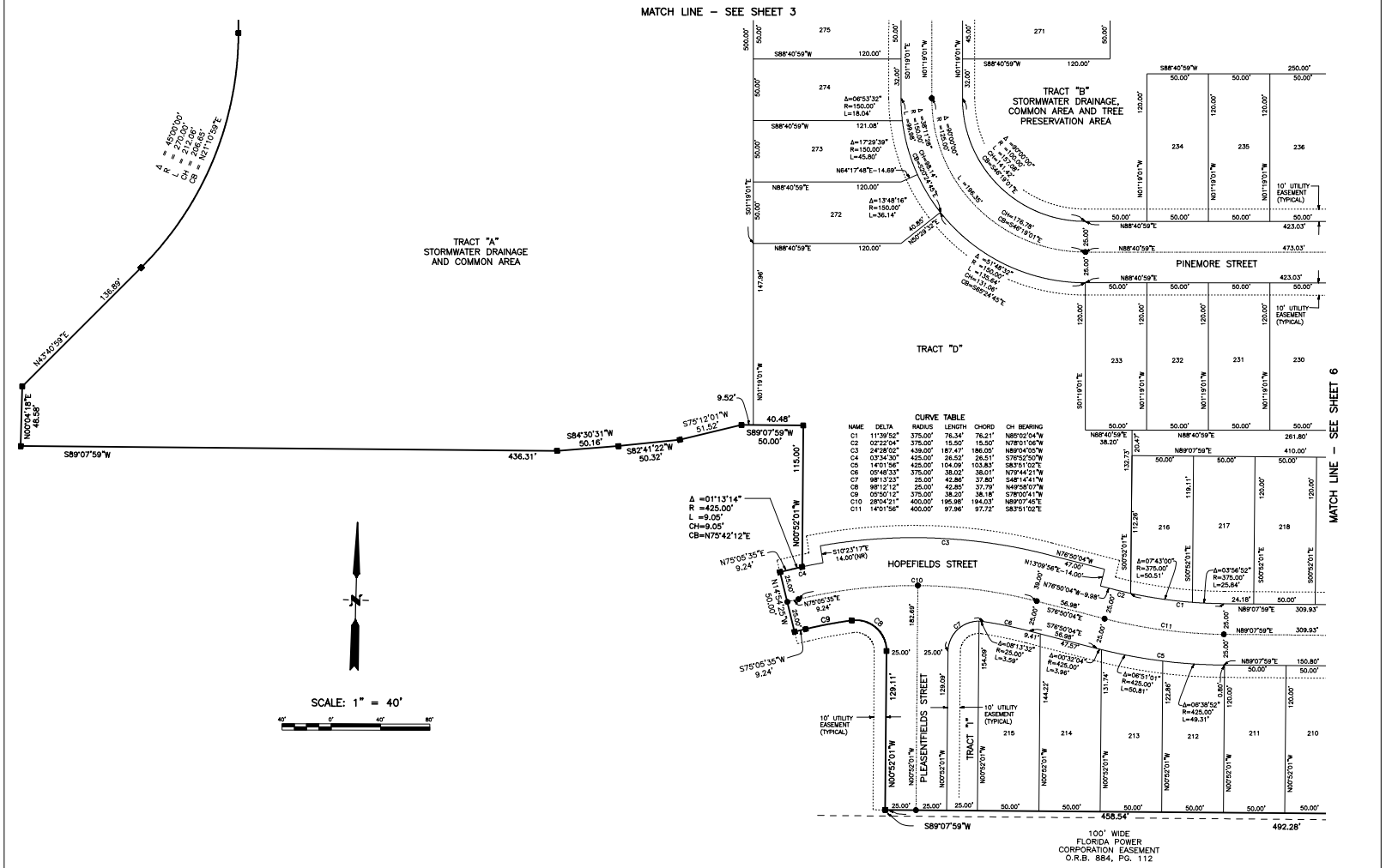

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TRINITY GARDENS PHASE TWO

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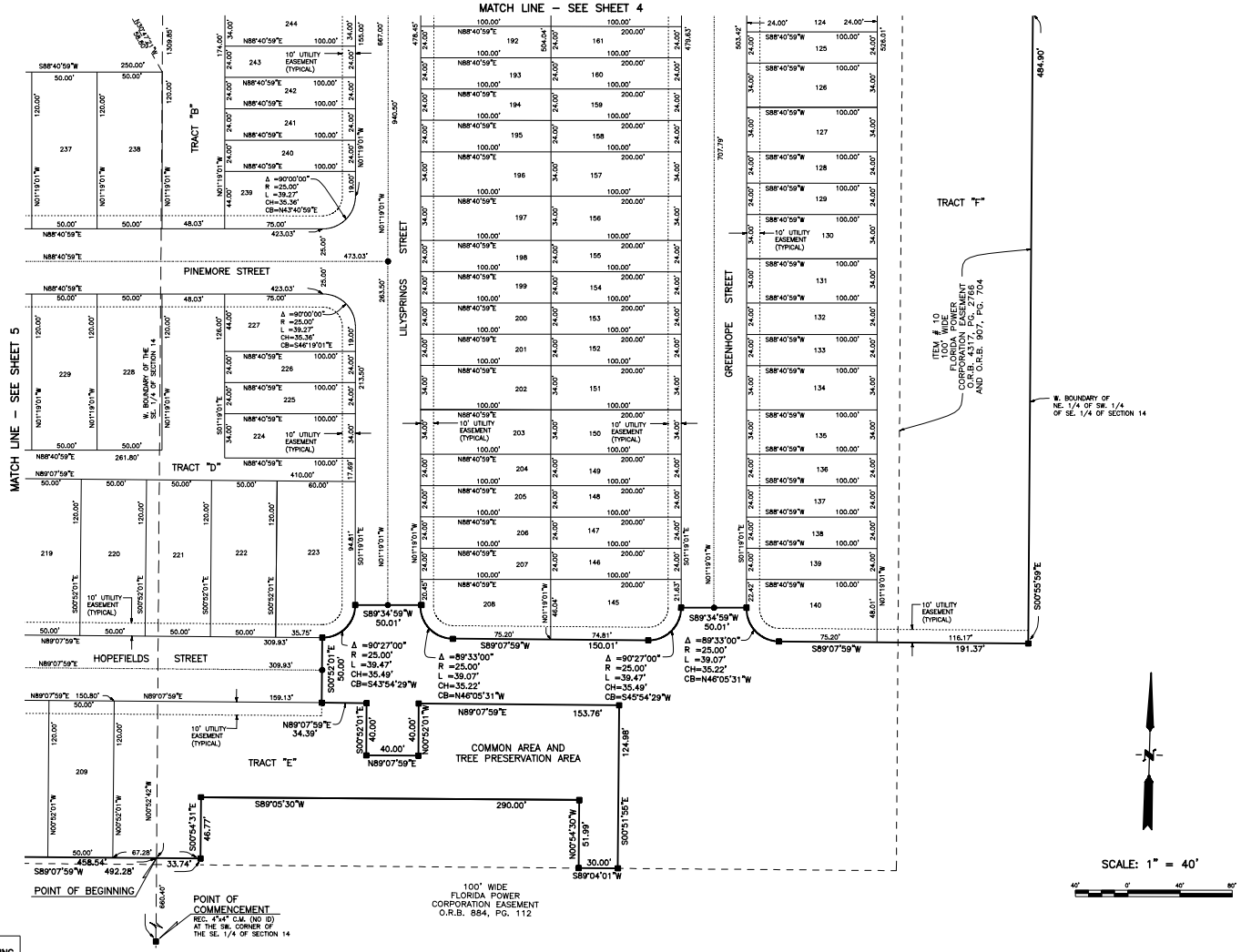

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TRINITY GARDENS PHASE 3

SHEET 1 OF 6

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

DESCRIPTION

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southwest corner of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence North 01 degrees 03 minutes 38 Seconds West 646.42 feet along the West boundary of the Southwest 1/4 of said Section 14 for the POINT OF BEGINNING; thence continue North 01 degrees 03 minutes 38 Seconds West 646.42 feet along said West boundary; thence North 88 degrees 52 minutes 47 seconds East 1326.35 feet along the North boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 14 to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 00 degrees 59 minutes 38 seconds West 1303.17 feet along the West boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 14 to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 88 degrees 26 minutes 03 seconds East 663.96 feet along the North boundary of the Southwest 1/4 of said Section 14 to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence South 00 degrees 57 minutes 39 seconds East 654.17 feet along the East boundary of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14 to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence South 61 degrees 48 minutes 03 seconds West 66.38 feet; thence South 01 degrees 19 minutes 01 seconds East 118.51 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 50.00 feet; thence from a tangent bearing of North 77 degrees 16 minutes 23 seconds West thence run Southwesterly 27.01 feet along the arc of said curve through a central angle of 30 degrees 57 minutes 23 seconds to the end of said curve; thence North 46 degrees 19 minutes 01 seconds West 11.41 feet; thence South 43 degrees 40 minutes 59 seconds West 310.00 feet; thence South 21 degrees 56 minutes 09 seconds West 51.82 feet; thence South 01 degrees 19 minutes 01 seconds East 66.38 feet to the be beginning of a tangent curve concave Northwesterly and having a radius of 270.00 feet and a central angle of 45 degrees 00 minutes 00 seconds; thence Southwesterly 212.06 feet along the arc of said curve to the end of said curve; thence South 43 degrees 40 minutes 59 seconds West 136.89 feet; thence South 00 degrees 04 minutes 18 seconds West 48.58 feet; thence North 89 degrees 07 minutes 59 seconds East 436.31 feet; thence North 84 degrees 30 minutes 31 seconds East 50.16 feet; thence North 82 degrees 41 minutes 22 seconds East 50.32 feet; thence North 75 degrees 12 minutes 01 seconds East 51.52 feet; thence North 89 degrees 07 minutes 59 seconds East 50.00 feet; thence South 00 degrees 52 minutes 01 seconds East 115.00 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 425.00 feet; thence from a tangent bearing of South 76 degrees 18 minutes 49 seconds West run Southwesterly 9.05 feet along the arc of said curve through a central angle of 01 degrees 13 minutes 14 seconds to the end of said curve; thence South 75 degrees 05 minutes 35 seconds West 9.24 feet; thence South 14 degrees 54 minutes 25 seconds East 50.00 feet thence North 75 degrees 05 minutes 35 seconds East 9.24 feet to the be beginning of a tangent curve concave Southeasterly and having a radius of 375.00 feet and a central angle of 05 degrees 50 minutes 12 seconds; thence Northeasterly 38.20 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 98 degrees 12 minutes 12 seconds; thence Southeasterly 42.85 feet along the arc of said curve to the end of said curve; thence South 00 degrees 52 minutes 01 seconds East 129.11 feet; thence South 89 degrees 07 minutes 59 seconds West 1083.08 feet; thence South 00 degrees 52 minutes 01 seconds East 3.00 feet; thence South 89 degrees 07 minutes 59 seconds West 975.00 feet; thence South 00 degrees 52 minutes 01 seconds East 2.00 feet; thence South 89 degrees 06 minutes 10 seconds West 100.00 feet to the Point of Beginning.

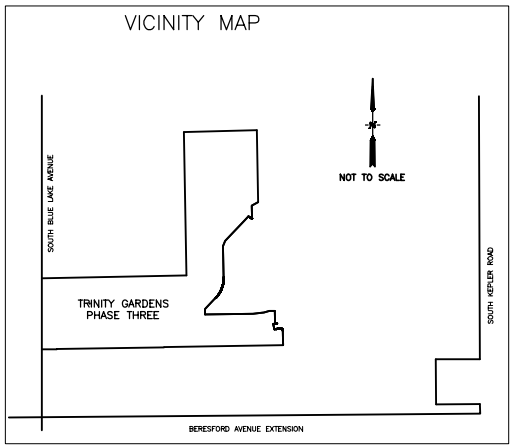
CONTAINING: 43.929 acres, more or less.

GENERAL NOTES:

1. Basis of bearings is the West boundary of the Southwest 1/4 of Section 14 as bearing N01°03'38"W per State Plane coordinates Florida Zone East.
2. All permanent control points, tract corners, and lot corners will be set in accordance with Chapter 177, Part 1, Florida Statutes.

1. Basis of bearings is the West boundary of the Southwest 1/4 of Section 14 as bearing S89°34'20"W per State Plane coordinates Florida Zone East.
2. This Property is located within proximity to Solid Waste Facilities 545 Landfill & West Orange Environmental Center located adjacent on North.
3. This Property is Subject to A 20.00 foot wide by 20.00 foot wide Easement Area for each switch gear. Together with, a 10.00 footwide Easement Area, lying 5.00 feet on each side of GRANTEE's facilities to be installed at mutually agreeable locations over, under, upon, across, through and within the following described property to accommodate present and future Development as recorded Document #202107651361 of the Public Records of Orange County, Florida.

VICINITY MAP



INDEX OF SHEETS:

SHEET 1 – COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND AND VICINITY MAP
SHEET 2 – KEY MAP
SHEET 3 – DETAIL SHEET
SHEET 4 – DETAIL SHEET
SHEET 5 – DETAIL SHEET
SHEET 6 – DETAIL SHEET

LEGEND:

Δ	= DELTA
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD DISTANCE
CB	= CHORD BEARING
C.M.	= CONCRETE MONUMENT
ID	= IDENTIFICATION
INC.	= INCORPORATED
I.B.C.	= IRON BAR AND CAP
I.P.	= IRON PIPE
LB	= LICENSED BUSINESS
NO	= NUMBER
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
REC.	= RECOVERED
R/W	= RIGHT OF WAY

Prepared By:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE – SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MAP BOOK PAGE

TRINITY GARDENS PHASE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT ("PROPERTY"), HEREBY DEDICATES AND CONVEYS SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES AND CONVEYS ALL PUBLIC ROAD RIGHT-OF-WAYS, AND TRACTS "A"*** AND DEDICATES, UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO.

NAME OF OWNER

By:

Name: NAME OF OFFICER
TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2022, BY NAME OF OFFICER, AS AN AGENT/MANAGEING MEMBER/OWNER OF (NAME OF COMPANY) ON BEHALF OF HIMSELF /HERSELF OR ON BEHALF OF OF THE COMPANY.
ON BEHALF OF SAID COMPANY. SAID PERSON ( ) IS KNOWN TO ME , OR ( ) HAS PRODUCED AS IDENTIFICATION: _____

(NOTARY STAMP)

_____
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER IMPROVEMENETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE TRINITY GARDENS PHASE 1 SUBDIVISION, OR THAT A GAURANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: _____ _____
CITY ENGINEER DATE:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A REGESTERED SURVEYOR AND MAPPER, THATE THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STAUTES; THE LAND DESCRIBED HEREON LIES IN SECTION 14, TOWNSHIP 17, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

_____ _____
DANIEL E. GENTRY, JR. PSM #5047 DATE:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE, SUITE 14,
ORLANDO, FLORIDA, 32817 REGESTRATION NUMBER
(407) 898-7780 LB #1

CERTIFICATE OF APPROVAL

I HEREY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FORGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) _____
JEFF W. BARNES, PSM. NO. 5576

DATE: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT AT TRINITY GARDENS PHASE 1.

BY: _____
MAYOR OF THE CITY OF DELAND
ATTEST:
CITY CLERK OF THE CITY OF DELAND

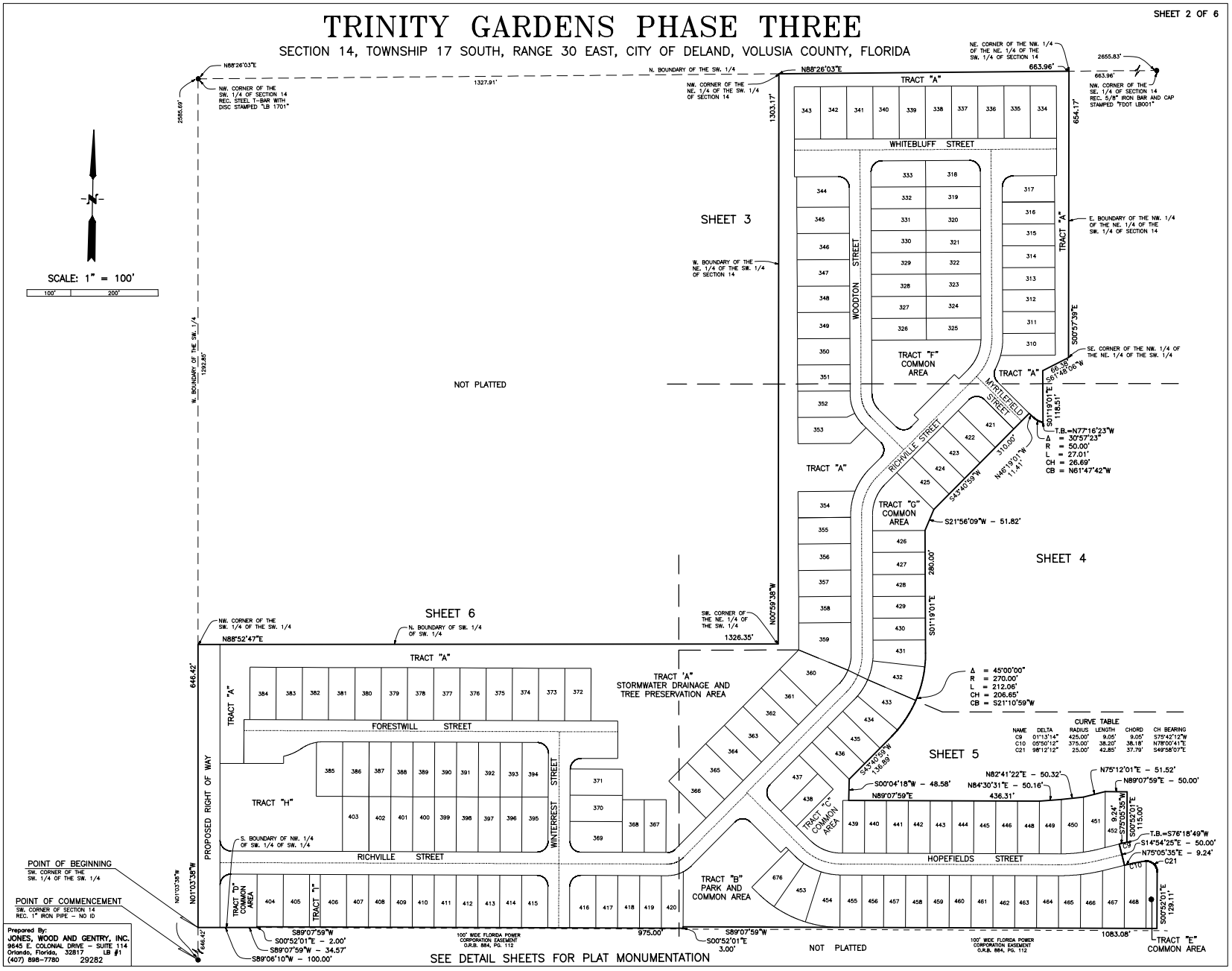
CERTIFICATE OF CLERK

I HEREY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES, AND THAT IT WAS FILED FOR RECORD ON _____ A.M./P.M.

BY: _____ FILE NO. _____
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

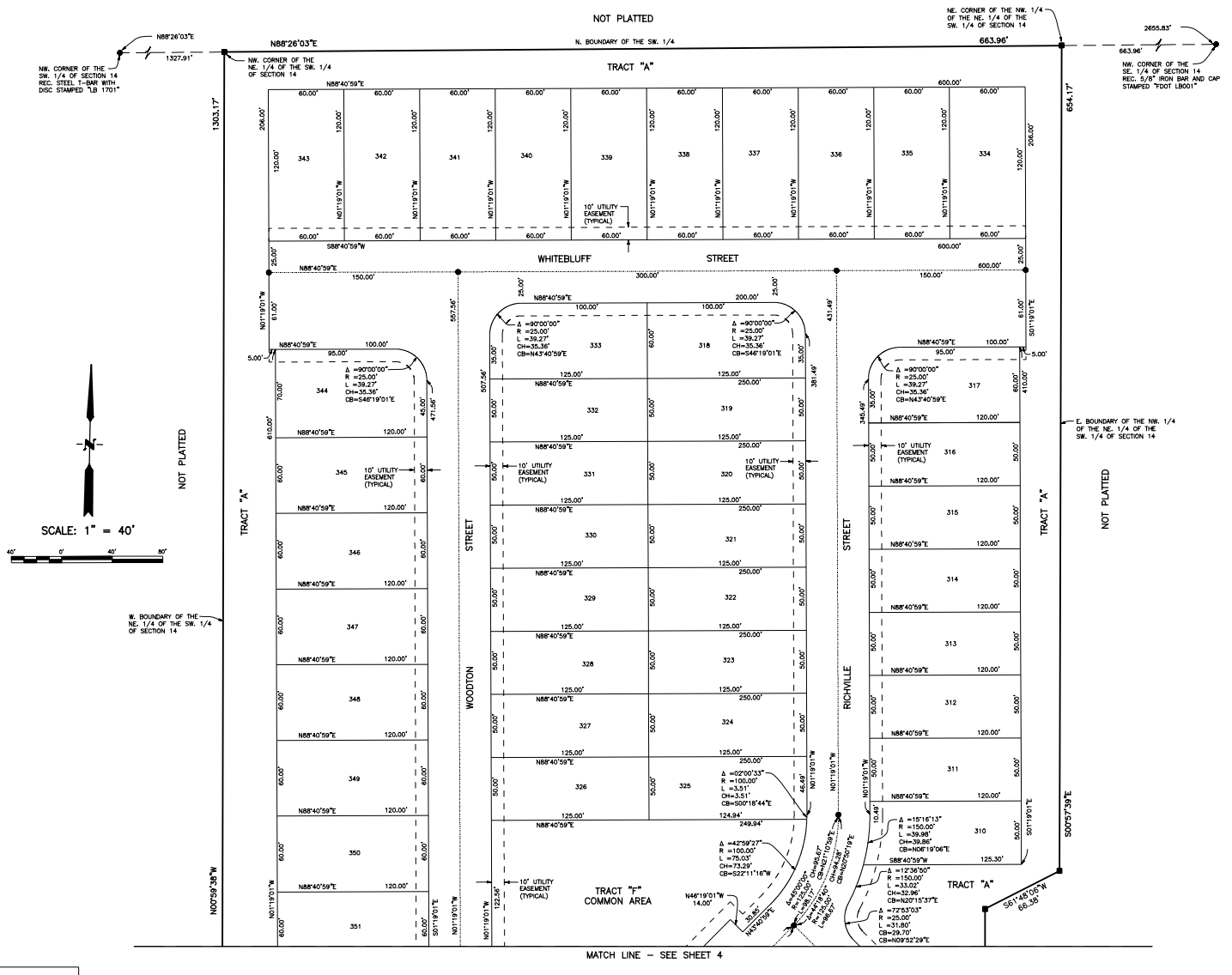
TRINITY GARDENS PHASE THREE

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



TRINITY GARDENS PHASE THREE

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



Prepared By:
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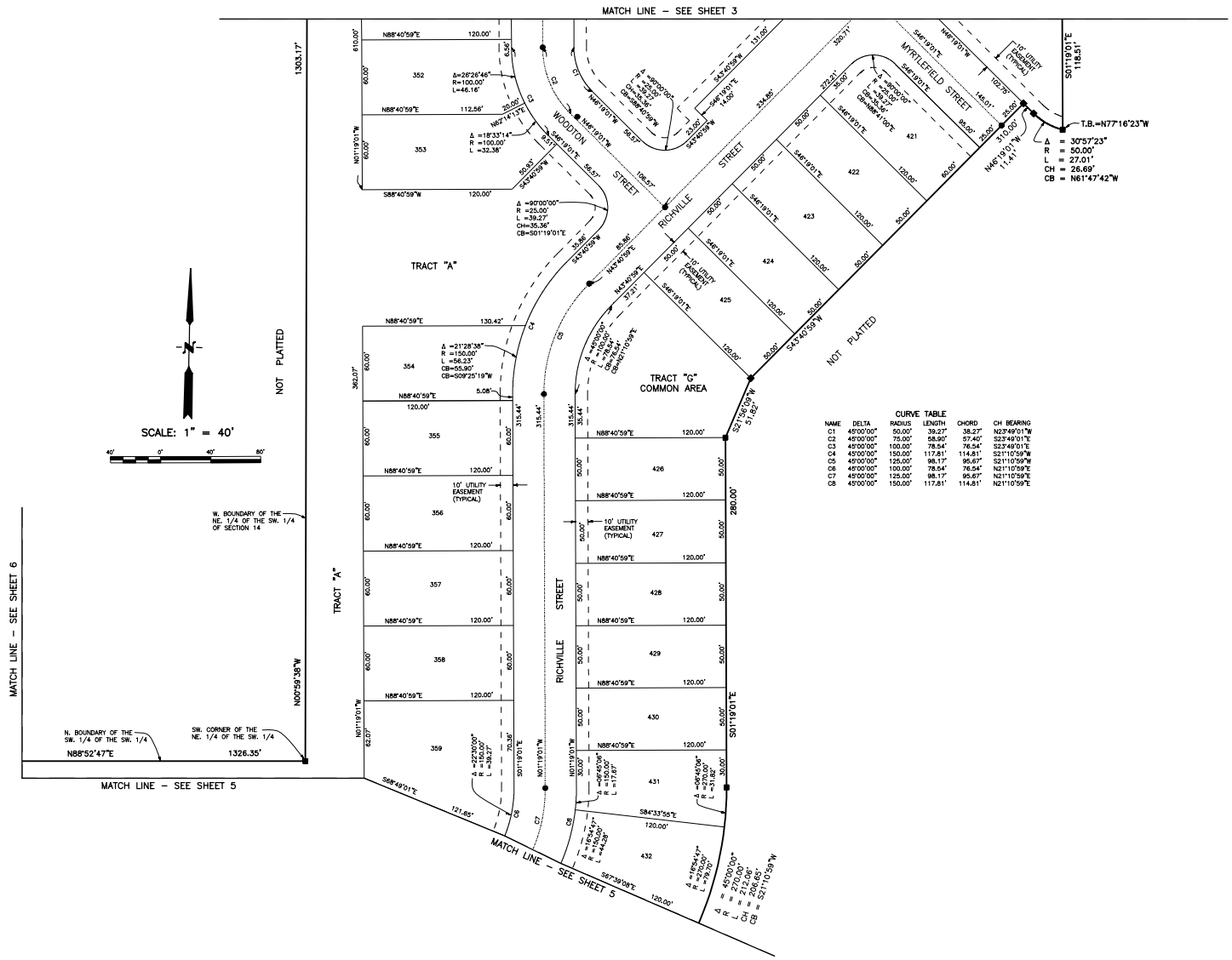
(407) 898-7780 29282

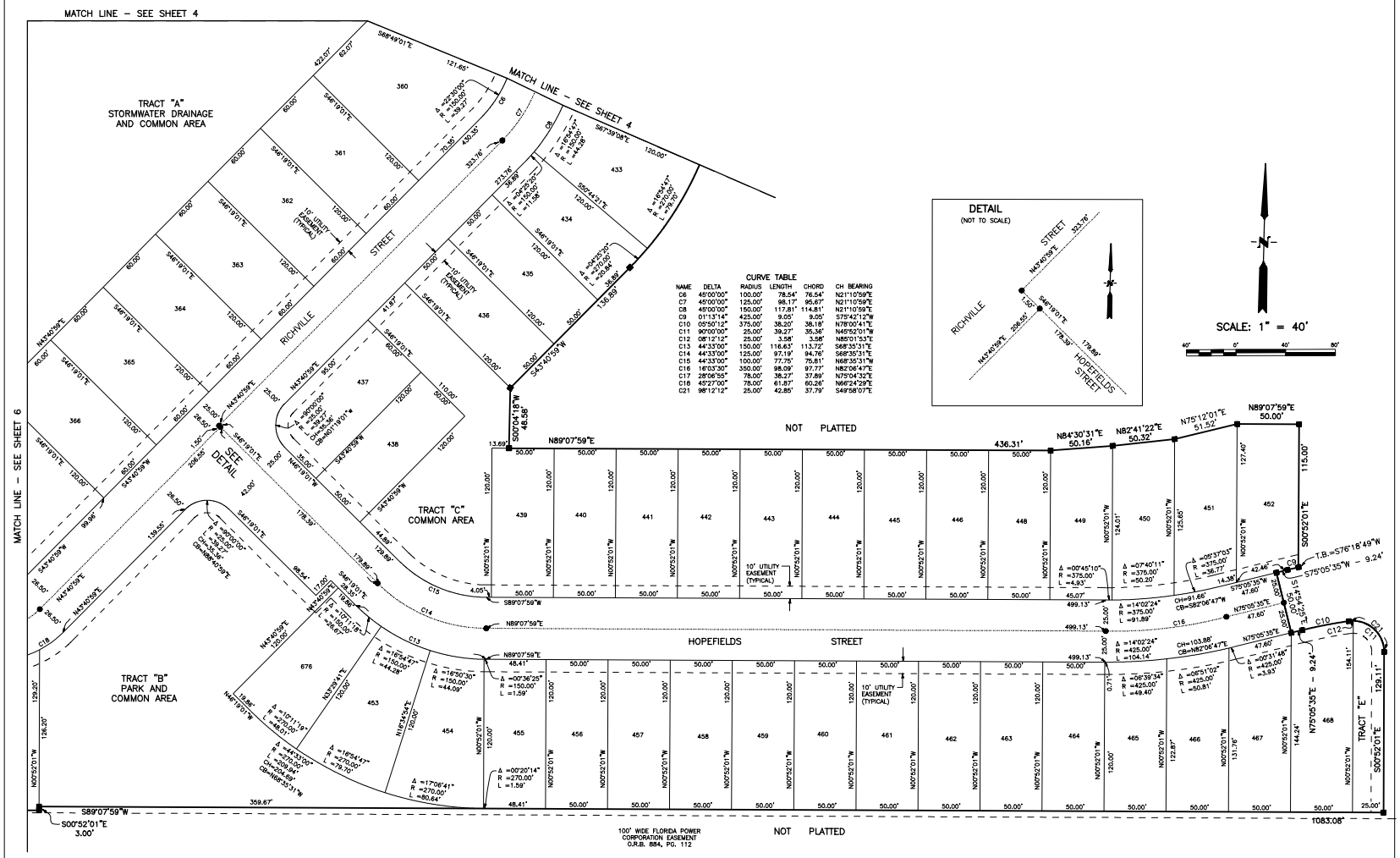
TRINITY GARDENS PHASE THREE

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


MATCH LINE – SEE SHEET 3
MATCH LINE – SEE SHEET 6
MATCH LINE – SEE SHEET 5
MATCH LINE – SEE SHEET 5
WOODTON STREET
RICHVILLE STREET
MYRTLEFIELD STREET
TRACT "A"
TRACT "A"
TRACT "G" COMMON AREA
NOT PLATTED
NOT PLATTED
SCALE: 1" = 40'
40' 0' 40' 80'
W. BOUNDARY OF THE NE. 1/4 OF THE SW. 1/4 OF SECTION 14
N. BOUNDARY OF THE SW. 1/4 OF THE SW. 1/4
SW. CORNER OF THE NE. 1/4 OF THE SW. 1/4
N88°52'47"E
1326.35'
N00°59'38"W
1303.17'
T.B.=N77°16'23"W
Δ = 30°57'23"
R = 50.00'
L = 27.01'
CH = 26.69'
CB = N61°47'42"W
S01°19'01"E 116.51'
S21°56'09"W 51.62'
S01°19'01"E
280.00'
362.07'
315.44'
315.44'
315.44'
35.44'
610.00'
N88°40'59"E 120.00'
N88°40'59"E 112.56'
N01°19'01"W 60.00'
S88°40'59"W 120.00'
N88°40'59"E 130.42'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
N88°40'59"E 120.00'
S84°33'55"E 120.00'
S67°39'08"E 120.00'
S68°48'01"E 121.65'
352
353
354
355
356
357
358
359
421
422
423
424
425
426
427
428
429
430
431
432
Δ=26°26'46"
R=100.00'
L=46.16'
Δ =18°33'14"
R =100.00'
L =32.38'
Δ =90°00'00"
R =25.00'
L =39.27'
CH=35.36'
CB=S01°19'01"E
Δ =21°28'38"
R =150.00'
L =56.23'
CB=55.90'
CB=S09°25'19"W
Δ =22°30'00"
R =150.00'
L =58.90'
Δ =90°00'00"
R =100.00'
L =157.08'
CB=N88°40'59"E
Δ =90°00'00"
R =125.00'
L =196.35'
CB=N88°40'59"E
Δ =90°00'00"
R =100.00'
L =157.08'
CB=N88°40'59"E
Δ =90°00'00"
R =150.00'
L =235.62'
CB=N88°40'59"E
Δ =90°00'00"
R =50.00'
L =78.54

TRINITY GARDENS PHASE THREE

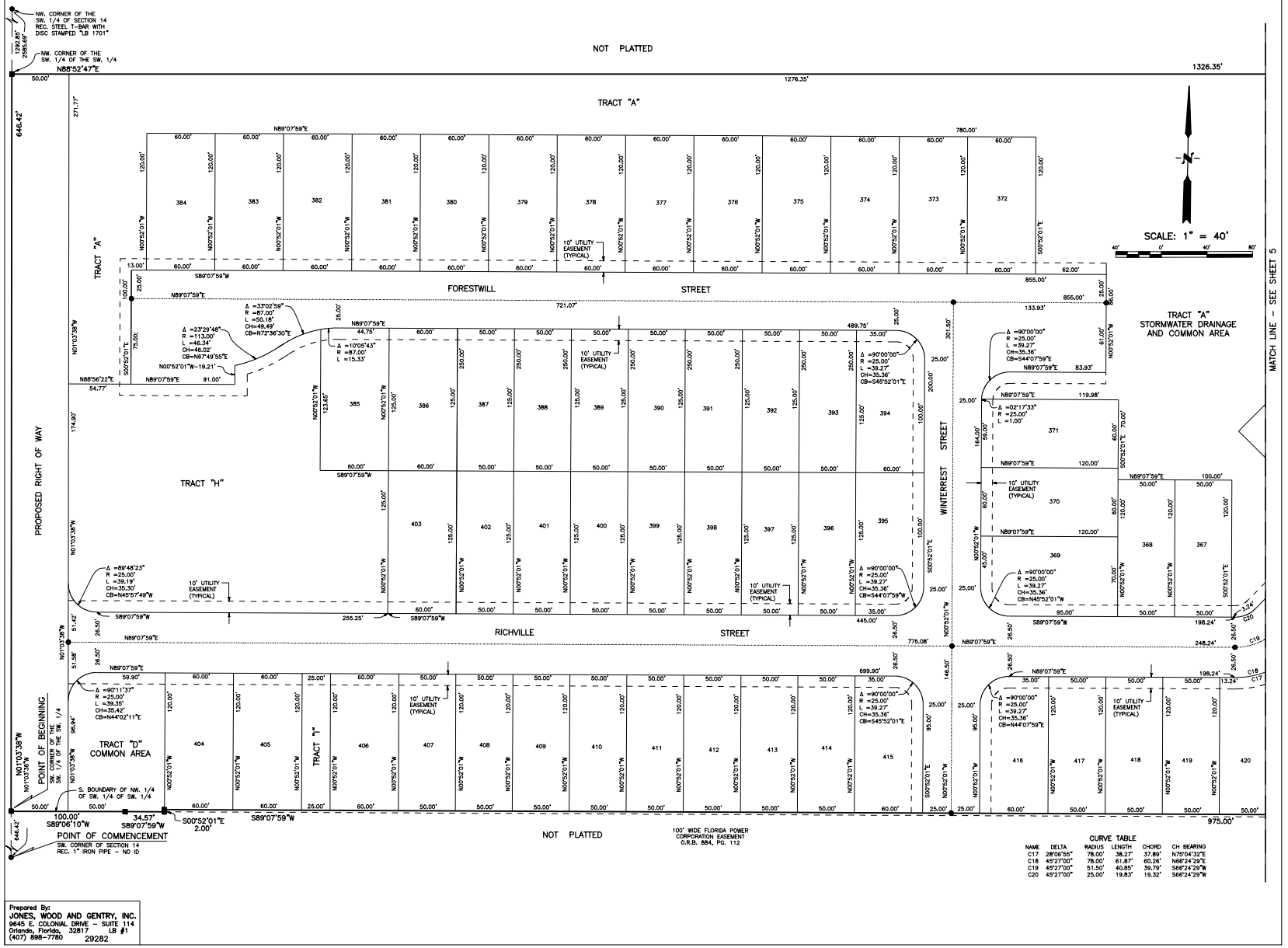
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA



Prepared By:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE – SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

TRINITY GARDENS PHASE THREE

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



CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD	CH BEARING
C17	28°06'55"	78.00'	38.27'	37.89'	N75°04'32"E
C18	45°27'00"	78.00'	61.87'	60.26'	N66°24'29"E
C19	45°27'00"	51.50'	40.85'	39.79'	S66°24'29"W
C20	45°27'00"	25.00'	19.83'	19.32'	S66°24'29"W

Prepared By:
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(407) 898-7780 29282

TRINITY GARDENS PHASE 4

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

DESCRIPTION

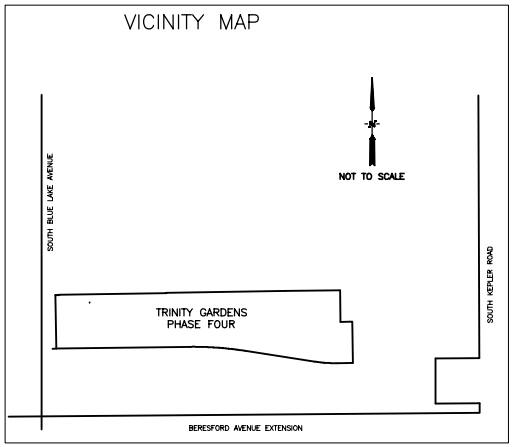
That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southwest corner of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence North 01 degrees 03 minutes 38 Seconds West 165.00 feet along the West boundary of the Southwest 1/4 of said Section 14; thence North 89 degrees 19 minutes 34 Seconds East 100.00 feet to a point on the East right of way line of South Blue Lake Avenue per Official Records Book 4485, Page 3725 of the Public Records of Volusia County, Florida for the POINT OF BEGINNING; thence North 01 degrees 03 minutes 38 seconds West 481.81 feet along said East right of way line to a point on the South boundary of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 89 degrees 07 minutes 59 seconds East 34.57 feet; thence North 00 degrees 52 minutes 01 seconds West 2.00 feet; thence North 89 degrees 07 minutes 59 seconds East 975.00 feet; thence North 00 degrees 52 minutes 01 seconds West 3.00 feet; thence North 89 degrees 07 minutes 59 seconds East 1575.35 feet to a point on the West boundary of that certain parcel of land described in Official Records Book 4317, Page 2773 of the Public Records of Volusia County, Florida; thence South 00 degrees 54 minutes 31 seconds East 288.24 feet along said West boundary; thence North 89 degrees 05 minutes 29 seconds East 107.50 feet; along said West boundary; thence South 00 degrees 54 minutes 31 seconds East 373.19 feet along said West boundary to a point on the South boundary of the Southeast 1/4 of said Section 14; thence South 89 degrees 31 minutes 09 seconds West 141.01 feet along said South boundary to the Southeast corner of the Southwest 1/4 of said Section 14, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 1275.00 feet; thence Northwesterly 207.55 feet along the arc of said curve through and a central angle of 09 degrees 19 minutes 36 seconds to the end of said curve; thence North 81 degrees 09 minutes 12 seconds West 637.04 feet to the beginning of a tangent curve concave Southerly and having a radius of 3050.00 feet and a central angle of 09 degrees 31 minutes 25 seconds; thence Westerly 506.97 feet along the arc of said curve to the end of said curve; thence South 89 degrees 19 minutes 34 seconds West 1211.37 feet to the Point of Beginning.
CONTAINING: 32.395 acres, more or less.

GENERAL NOTES:

1. Basis of bearings is the West boundary of the Southwest 1/4 of Section 14 as bearing N01°03'38"W per State Plane coordinates Florida Zone East.
2. All permannent control points, tract corners, and lot corners will be set in accordance with Chapter 177, Part 1, Florida Statutes.

VICINITY MAP



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LEGEND:

Δ	= DELTA
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD DISTANCE
CB	= CHORD BEARING
T.B.	= TANGENT BEARING
C.M.	= CONCRETE MONUMENT
ID	= IDENTIFICATION
INC.	= INCORPORATED
I.B.C.	= IRON BAR AND CAP
I.P.	= IRON PIPE
LB	= LICENSED BUSINESS
NO	= NUMBER
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
REC.	= RECOVERED
R/W	= RIGHT OF WAY

NOTICE:
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Prepared By:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE – SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

MAP
BOOK PAGE

TRINITY GARDENS PHASE 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT ("PROPERTY"), HEREBY DEDICATES AND CONVEYS SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES AND CONVEYS ALL PUBLIC ROAD RIGHT-OF-WAYS, AND TRACTS "A"**** AND DEDICATES, UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO.

NAME OF OWNER

By:

Name: NAME OF OFFICER
TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS: _____ _____
SINGNATURE PRINTED NAME

WITNESS: _____ _____
SINGNATURE PRINTED NAME

SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2022, BY NAME OF OFFICER, AS AN AGENT/MANAGEING MEMBER/OWNER OF (NAME OF COMPANY) ON BEHALF OF HIMSELF /HERSELF OR ON BEHALF OF OF THE COMPANY.
ON BEHALF OF SAID COMPANY. SAID PERSON ( ) IS KNOWN TO ME , OR ( ) HAS PRODUCED AS IDENTIFICATION: _____

(NOTARY STAMP)

_____
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER IMPROVEMENETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE TRINITY GARDENS PHASE 1 SUBDIVISION, OR THAT A GAURANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: _____ _____
CITY ENGINEER DATE:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A REGESTERED SURVEYOR AND MAPPER, THATE THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS. AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STAUTES; THE LAND DESCRIBED HEREON LIES IN SECTION 14, TOWNSHIP 17, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

_____ _____
DANIEL E. GENTRY, JR. PSM #5047 DATE:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE, SUITE 14,
ORLANDO, FLORIDA, 32817 REGESTRATION NUMBER
(407) 898-7780 LB #1

CERTIFICATE OF APPROVAL

I HEREY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FORGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) _____
JEFF W. BARNES, PSM. NO. 5576

DATE: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT AT TRINITY GARDENS PHASE 1.

BY:
MAYOR OF THE CITY OF DELAND
ATTEST:
CITY CLERK OF THE CITY OF DELAND

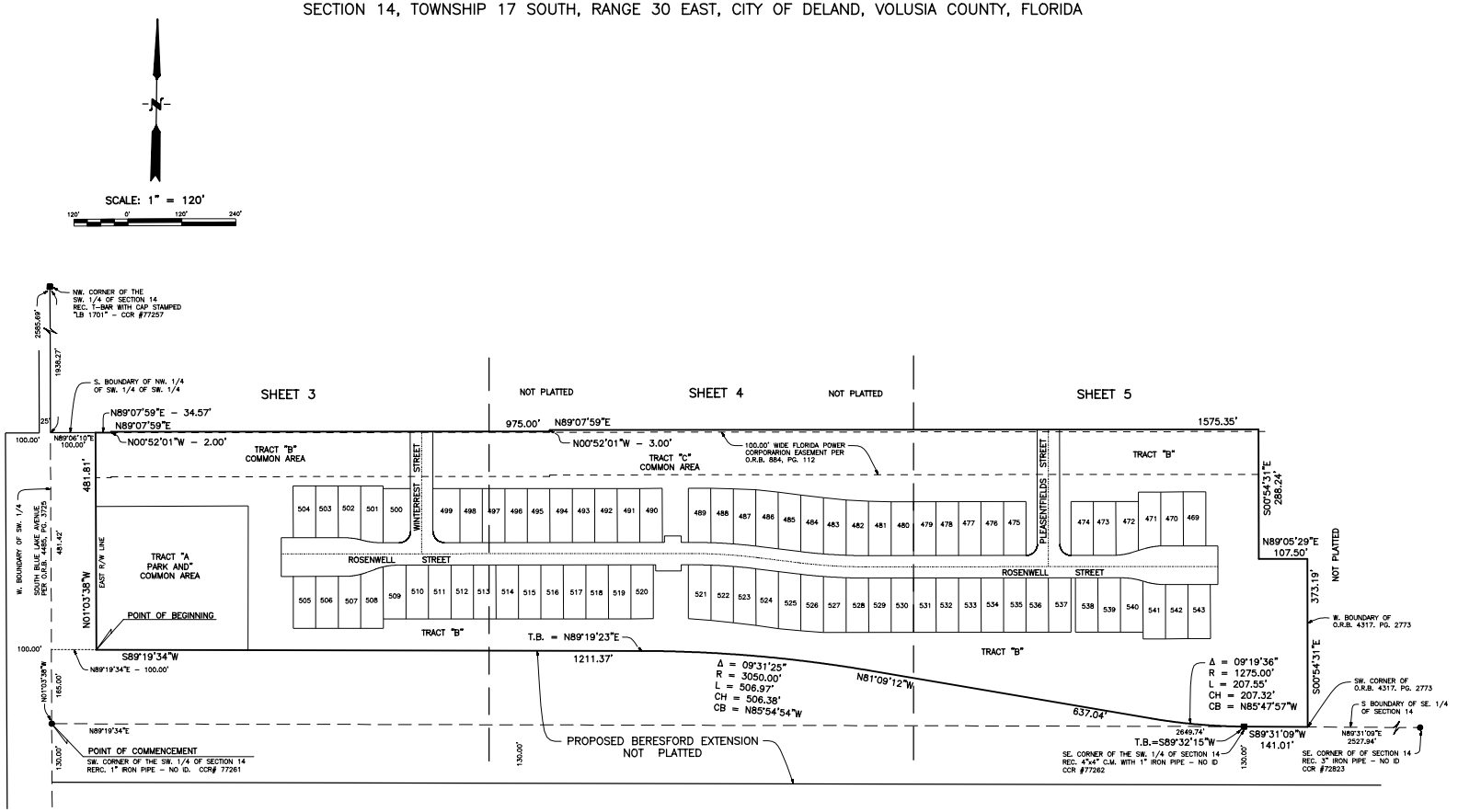
CERTIFICATE OF CLERK

I HEREY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES, AND THAT IT WAS FILED FOR RECORD ON _____ A.M./P.M.

BY: _____ FILE NO. _____
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

TRINITY GARDENS PHASE FOUR

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

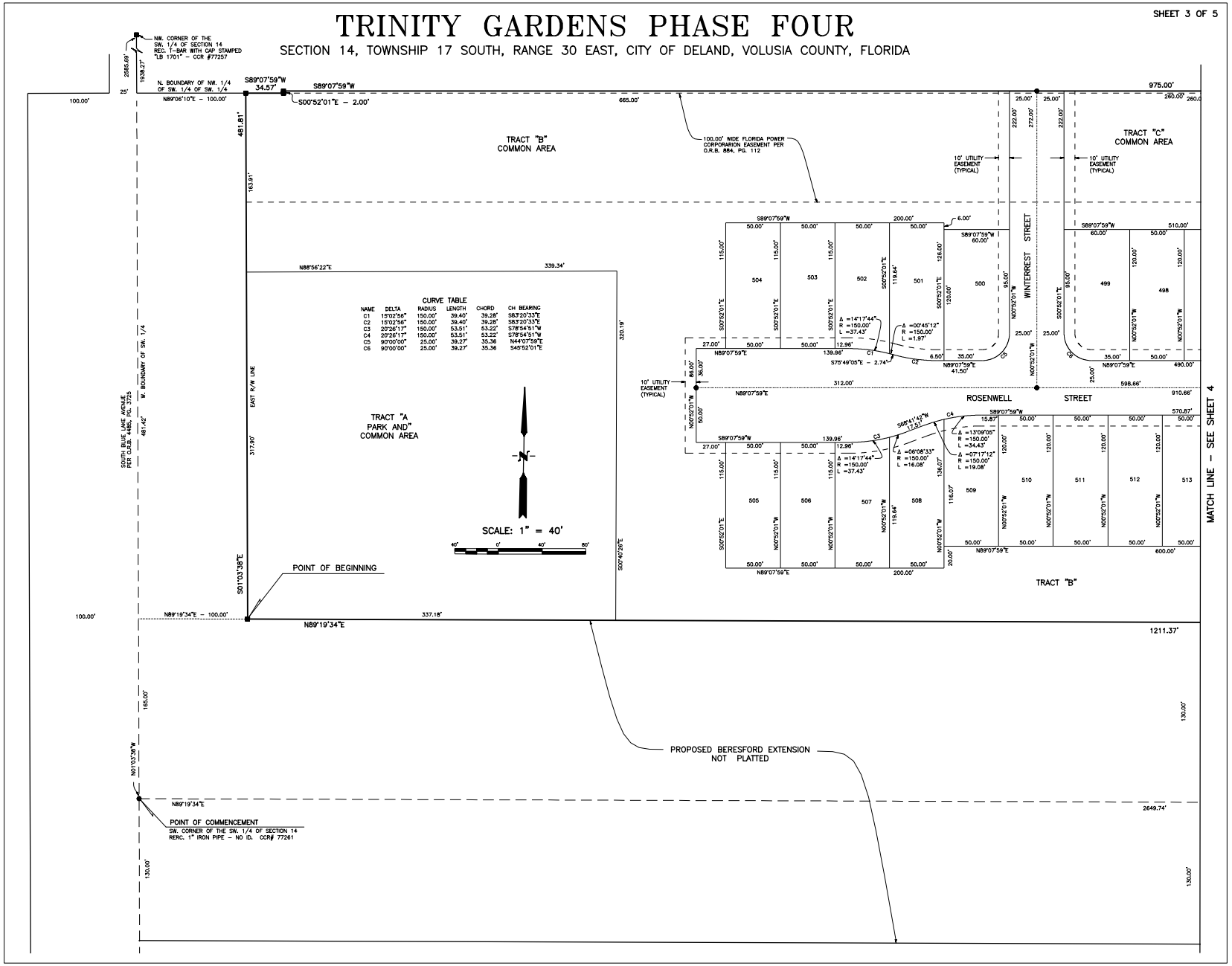


Prepared By:
JONES, WOOD AND GENTRY, INC.
9645 E. COLONIAL DRIVE - SUITE 114
Orlando, Florida, 32817 LB #1
(407) 898-7780 29282

SEE DETAIL SHEETS FOR PLAT MONUMENTATION

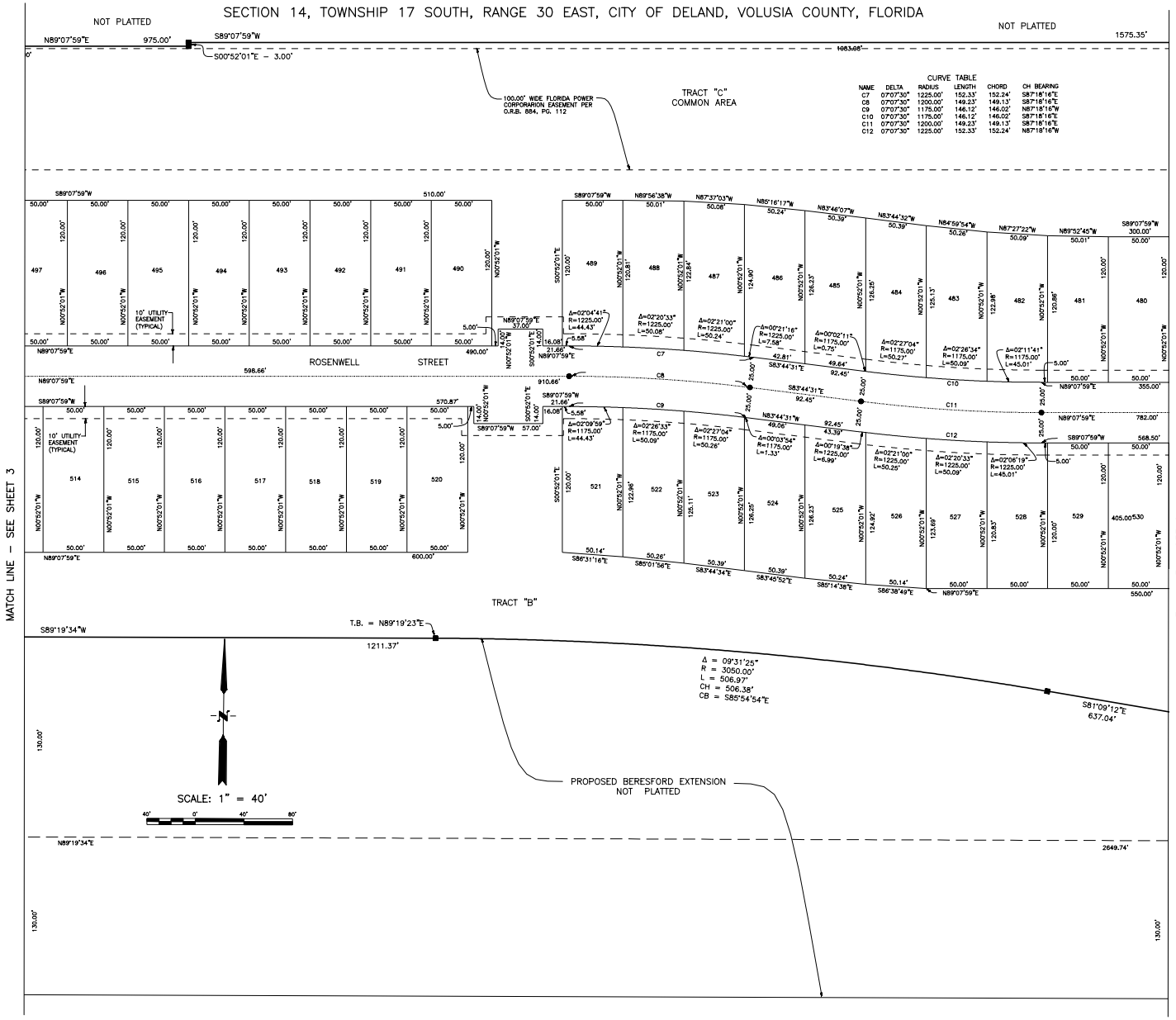
TRINITY GARDENS PHASE FOUR

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



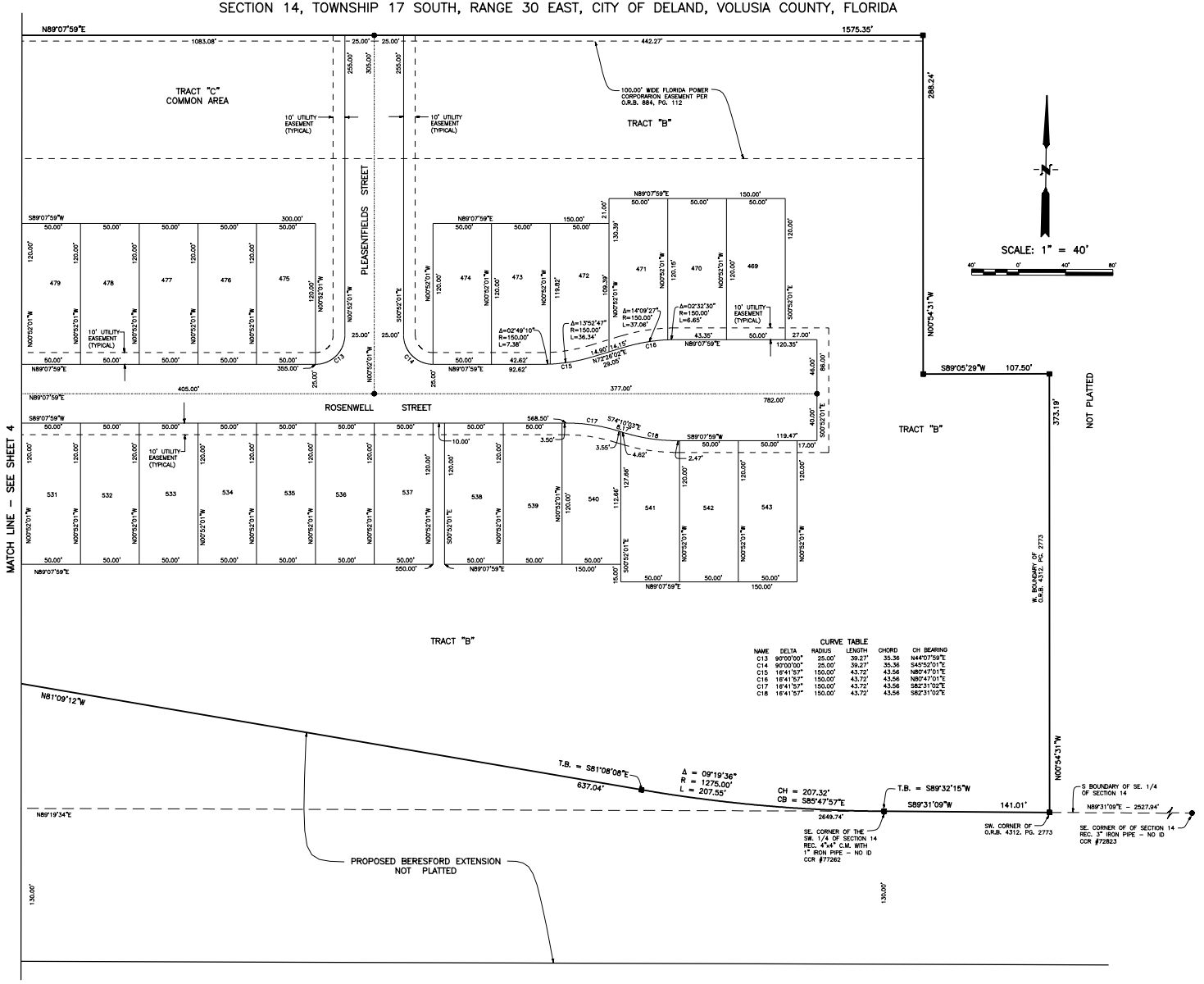
TRINITY GARDENS PHASE FOUR

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



TRINITY GARDENS PHASE FOUR

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



BOUNDARY & TOPOPGRAPHIC 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 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:

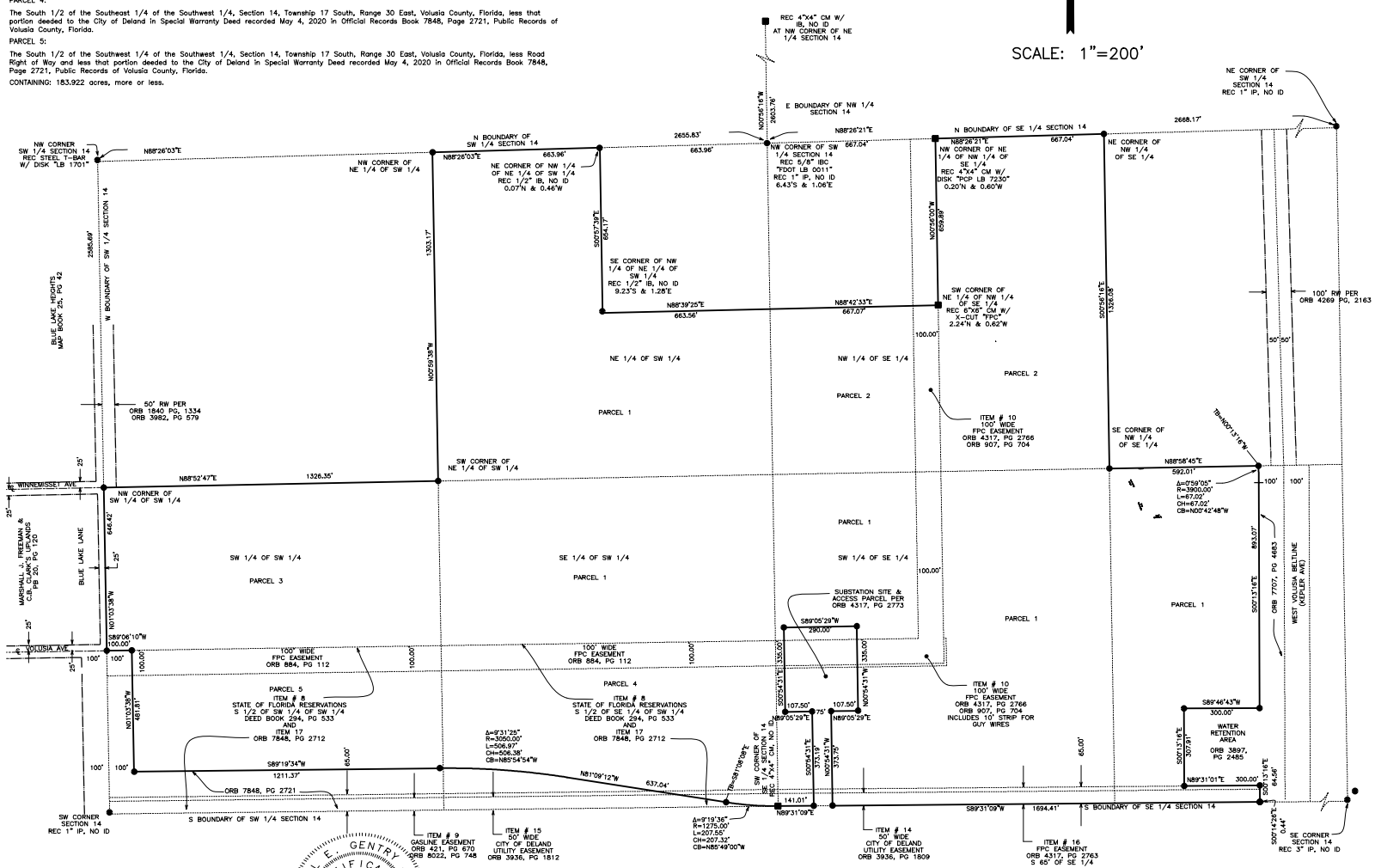
The South 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less that portion deeded to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

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.

SCALE: 1"=200'



NOTES

1. This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.
2. 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.
3. A Commitment for Title Insurance was prepared by Chicago Title Insurance Company, Commitment No. RTG2120856 with a commitment date of April 19, 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 907, 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 3936, Page 1809. (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 3936, 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 7848, Page 2712. (Parcels 4 and 5) Blanket

4. Elevations shown hereon are based on Volusia County 1988 datum Vertical Control Points:
BLA#4 X-Cut in Concrete Published Elevation 84.343.

LEGEND

R	= RADIUS
Δ	= DELTA
L	= LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
TB	= TANGENT BEARING
BNDY	= BOUNDARY
℄	= CENTERLINE
C&G	= CURB & GUTTER
CM	= CONCRETE MONUMENT
CONC.	= CONCRETE
CSL	= 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
- x -	= FENCE
■	= 4"X4" CONCRETE MONUMENT
●	= 5/8" IBC, UNLESS NOTED OTHERWISE
⊸	= POWER POLE-METAL
✽	= TREE SAND PINE
⊠	= SANITARY AIR RELEASE VALVE

CERTIFIED TO:

Central Florida Investment Company, LLC
CMM Investments, LLC
Stewart Family Properties, LLC
Hanover Land Company, LLC
Reliant Title Group, Inc. d/b/a Volusia Title Services
Chicago Title Insurance Company

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

NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DANIEL 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 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS 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

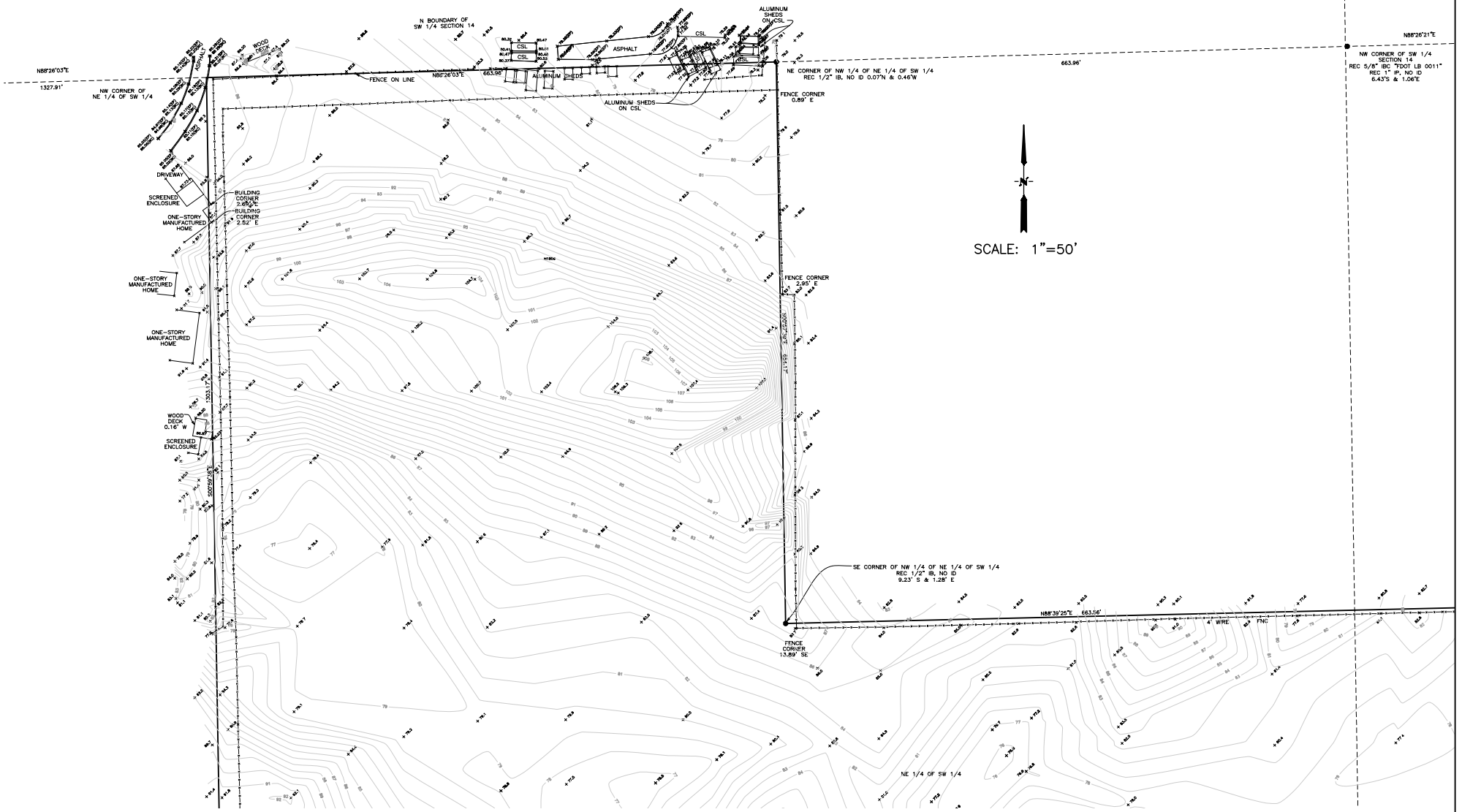
07-12-22 REVISED WETLANDS #4 AND #6

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

VOLUSIA COUNTY, FLORIDA



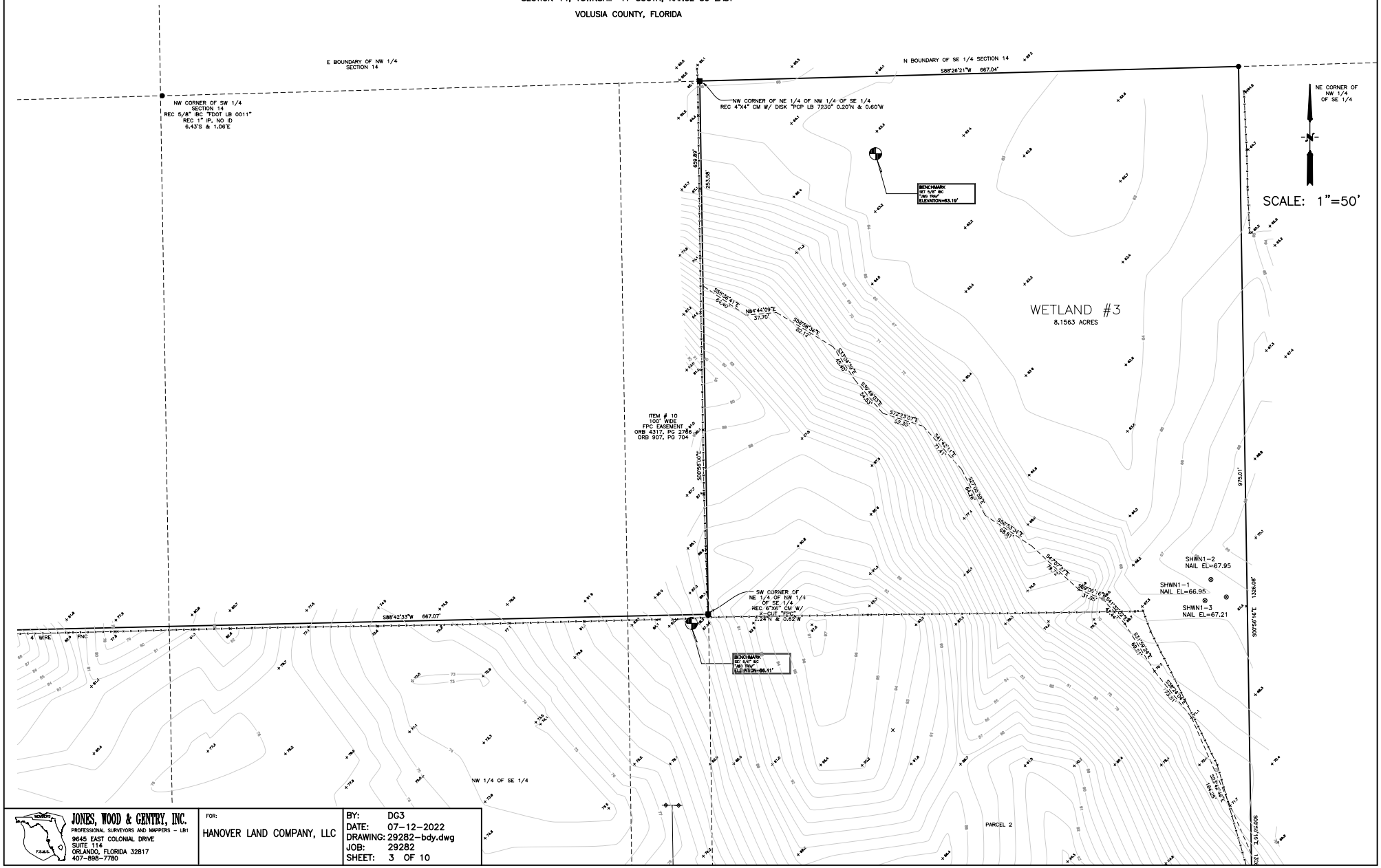
JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-898-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 2 OF 10

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 – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-898-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 3 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

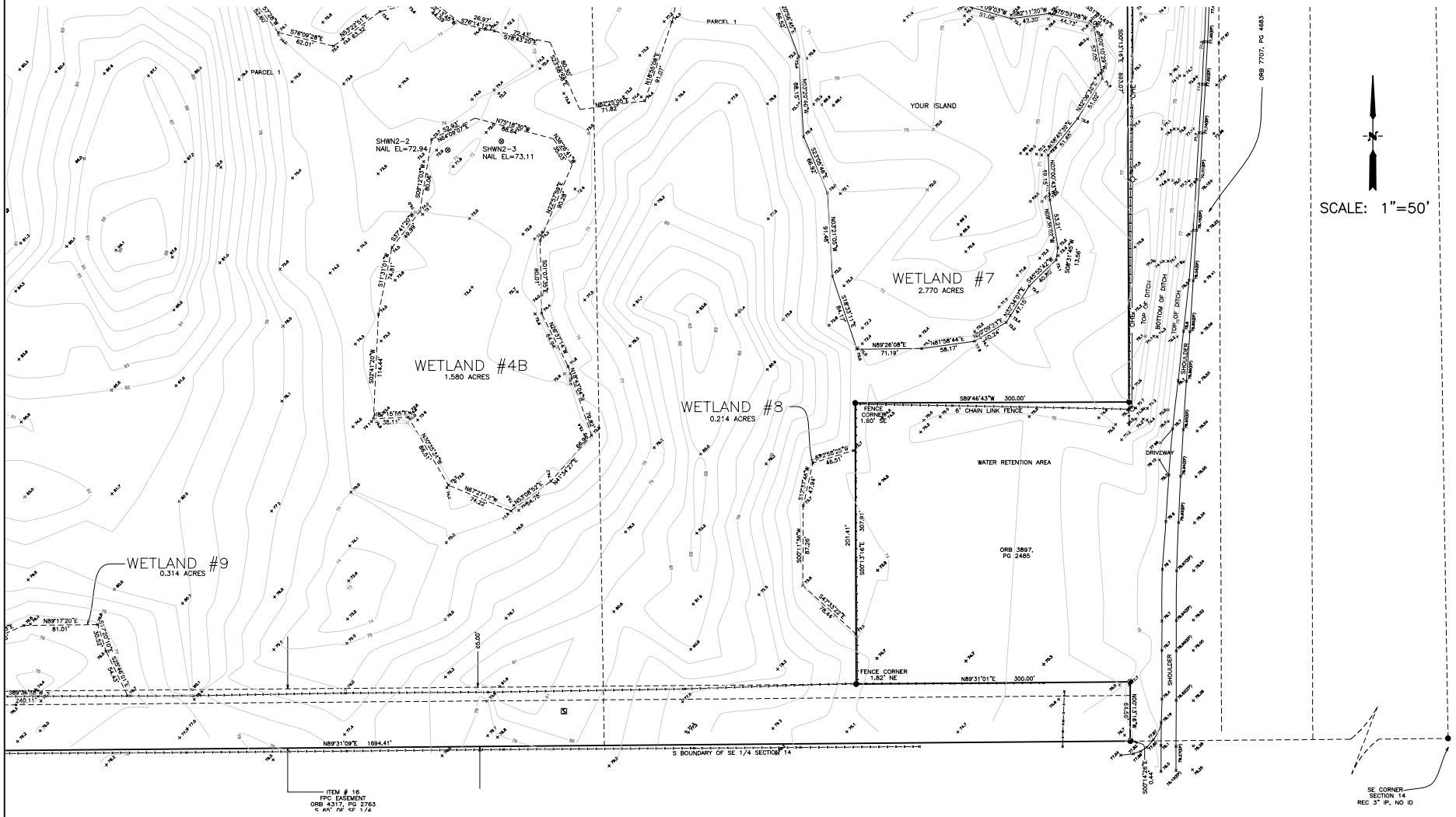
VOLUSIA COUNTY, FLORIDA



JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-898-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 4 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 - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR: HANOVER LAND COMPANY, LLC

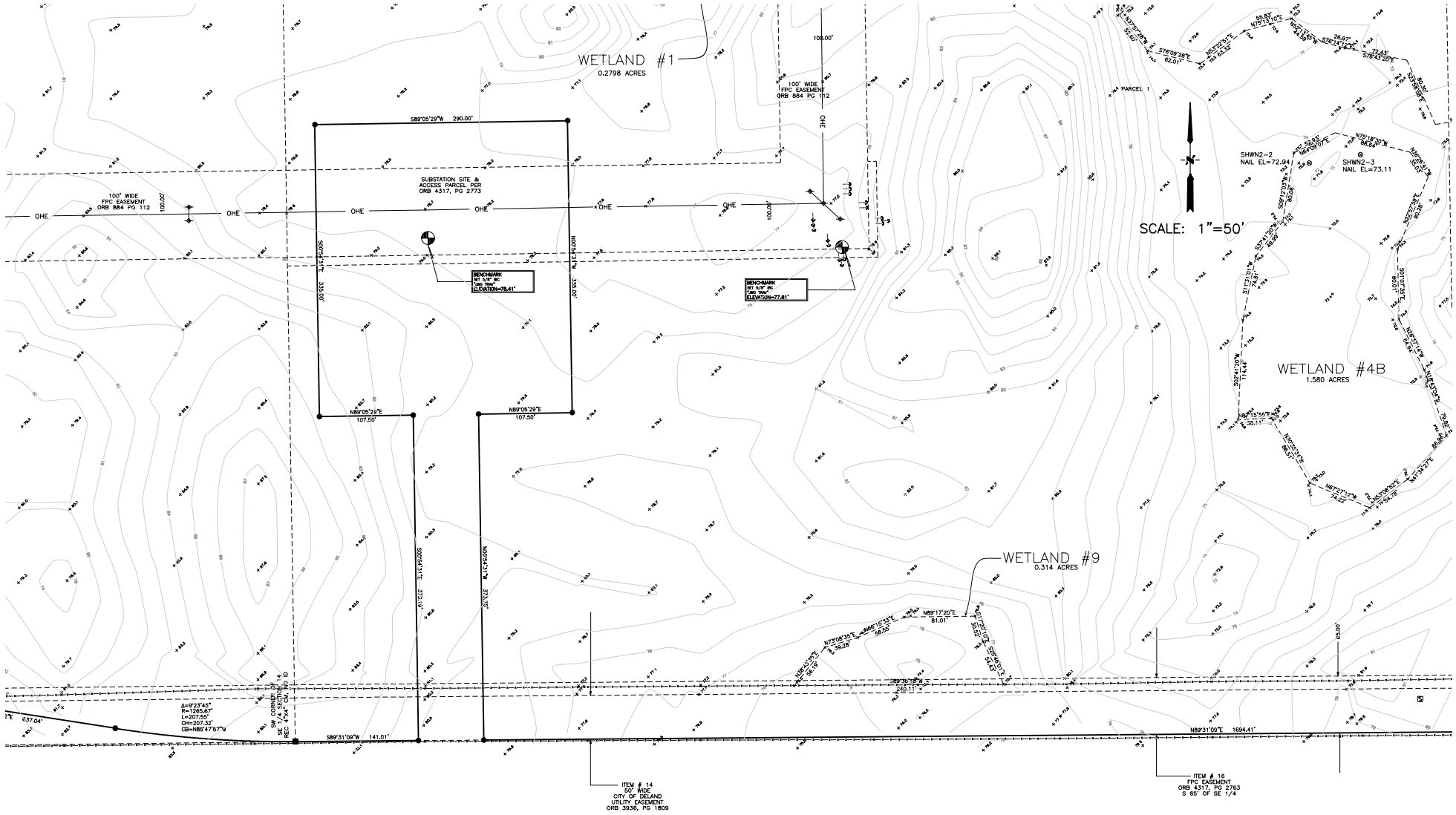
BY: DG3
DATE: 07-12-2022
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 5 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

VOLUSIA COUNTY, FLORIDA



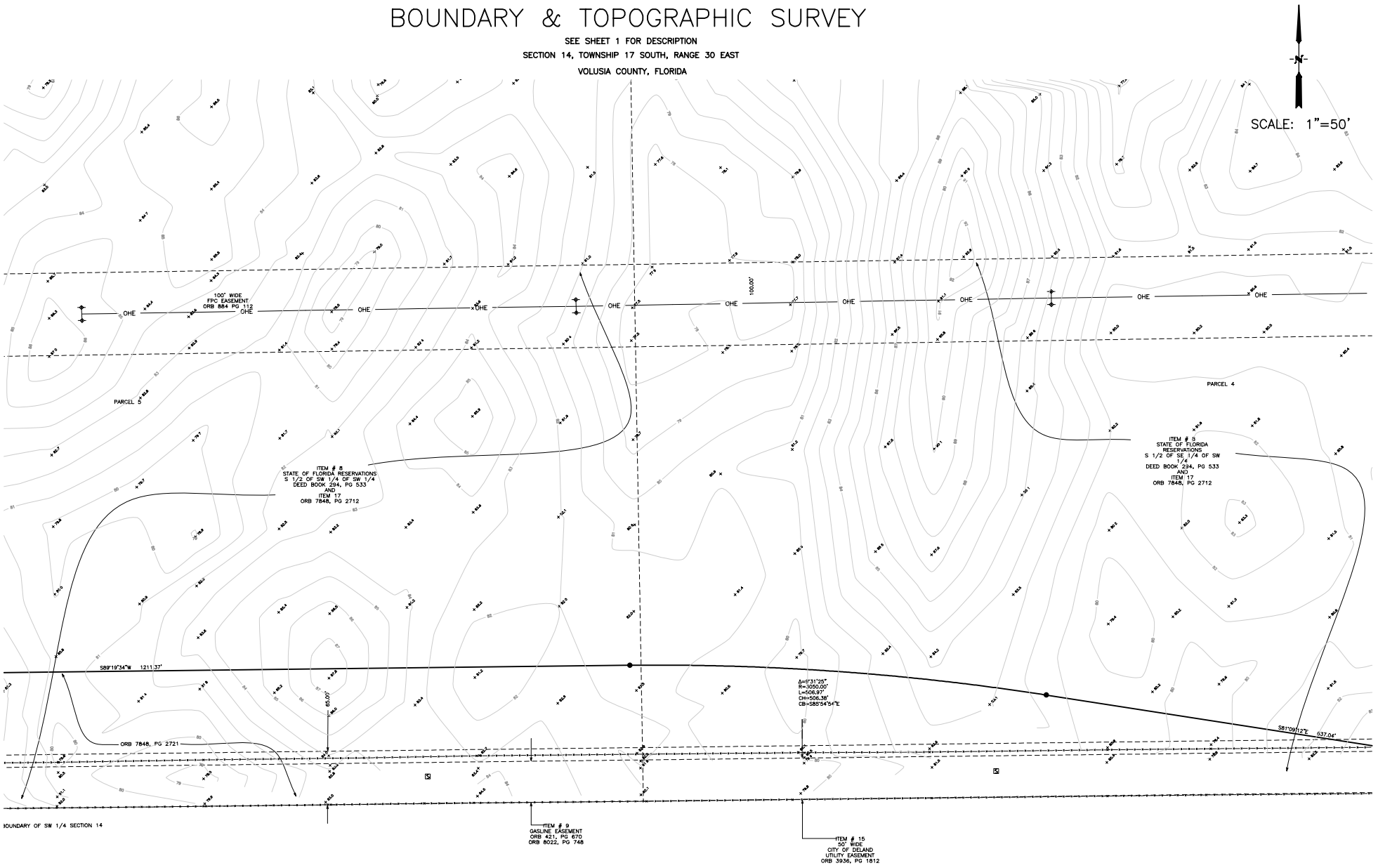
JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-598-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 6 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

VOLUSIA COUNTY, FLORIDA



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

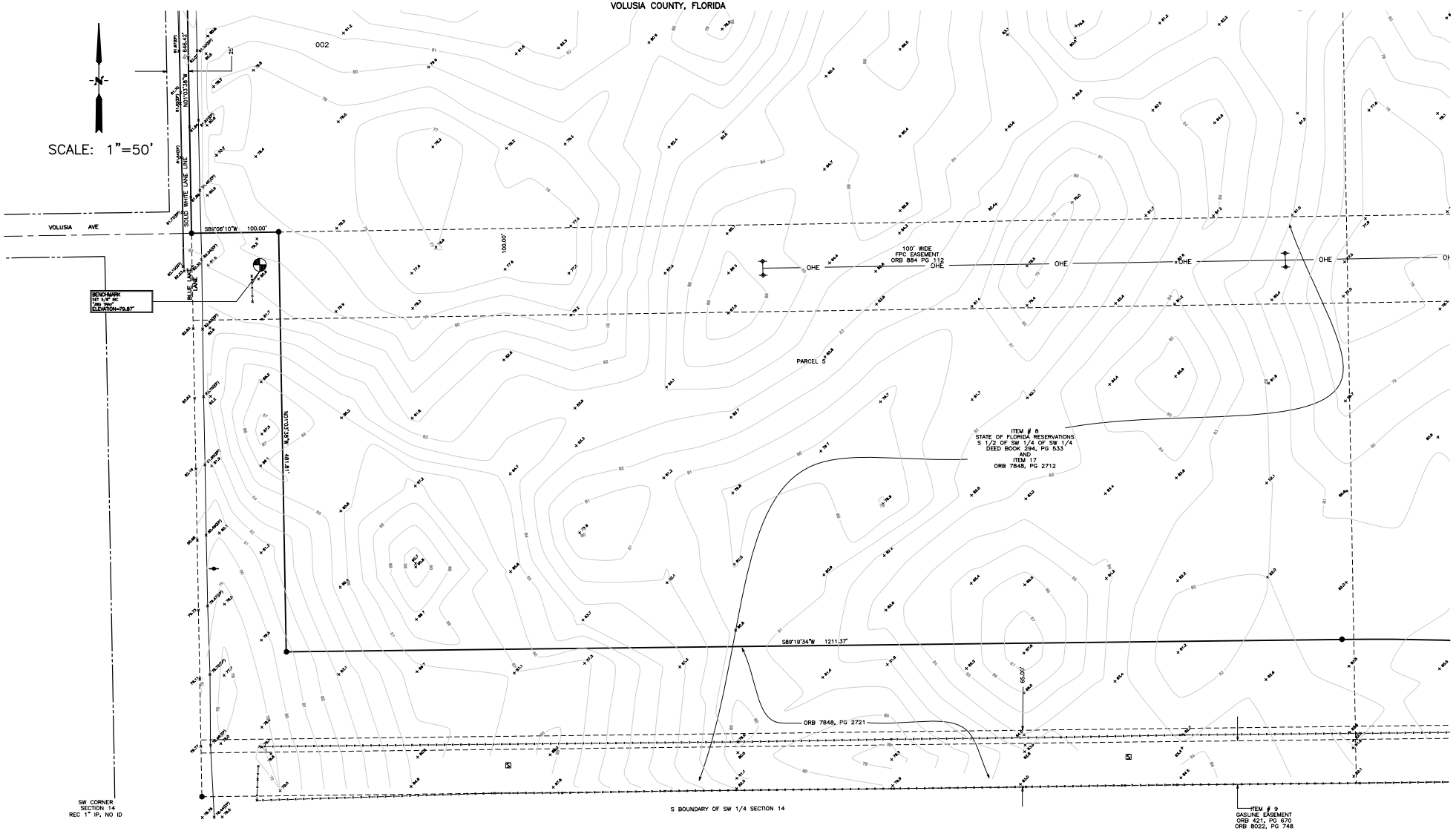
BY:	DG3
DATE:	07-12-2022
DRAWING:	29282-bdy.dwg
JOB:	29282
SHEET:	7 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST

VOLUSIA COUNTY, FLORIDA



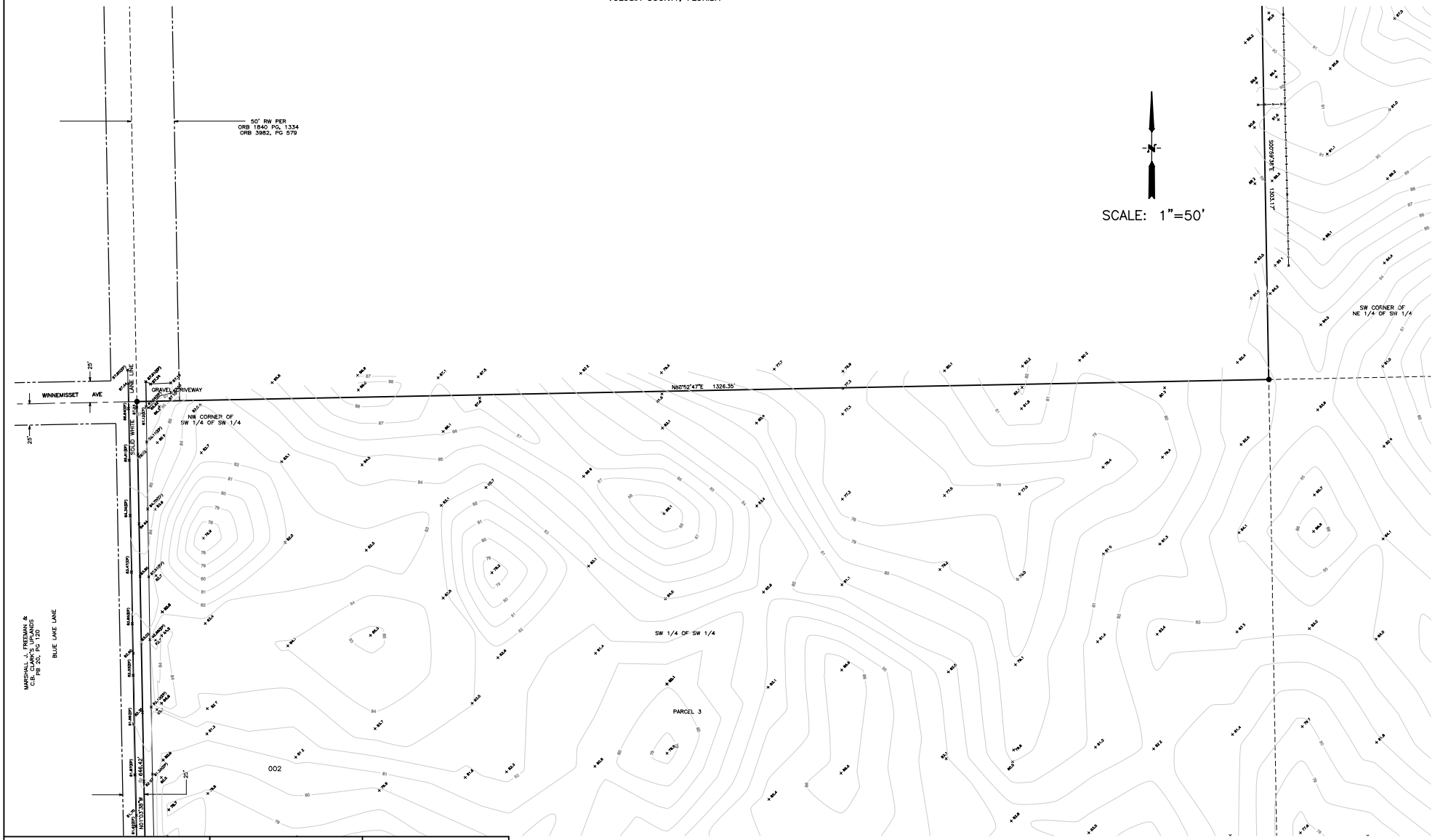
JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR: HANOVER LAND COMPANY, LLC

BY:	DG3
DATE:	07-12-2022
DRAWING:	29282-bdy.dwg
JOB:	29282
SHEET:	8 OF 10

BOUNDARY & TOPOGRAPHIC SURVEY

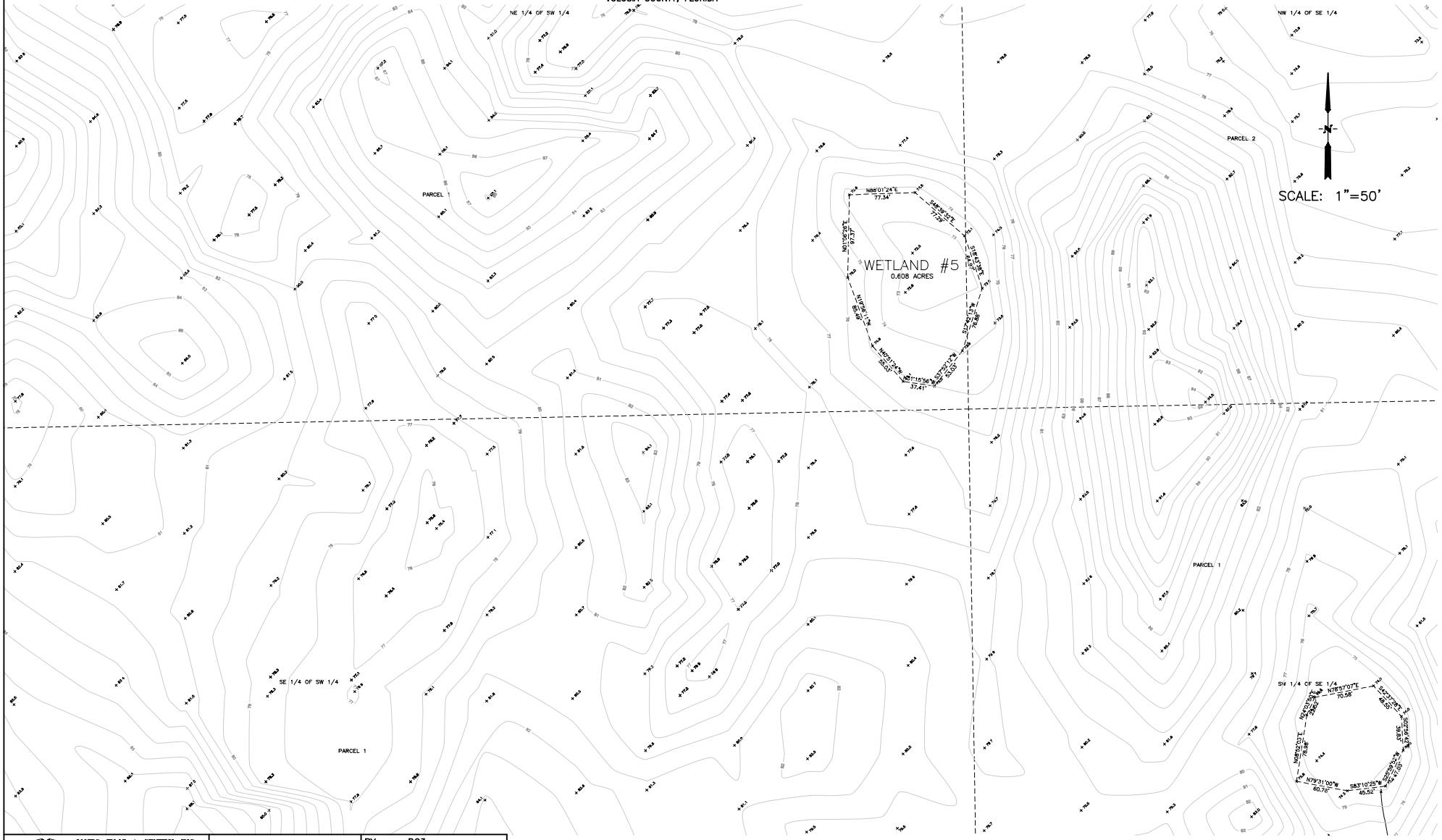
SEE SHEET 1 FOR DESCRIPTION
SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA



JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-598-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 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 – LB1 9645 EAST COLONIAL DRIVE SUITE 114 ORLANDO, FLORIDA 32817 407-598-7780	FOR: HANOVER LAND COMPANY, LLC	BY: DG3 DATE: 07-12-2022 DRAWING: 29282-bdy.dwg JOB: 29282 SHEET: 10 OF 10

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The North ½ of the Southeast ¼ of the Southwest ¼, also the Northeast ¼ of the Southwest ¼, less and except the Northeast ¼ thereof, also the South ½ of the Southeast ¼, less 200 foot Road Right of Way for the West Volusia Beltline and less that portion of the Southeast ¼ of the Southeast ¼, 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 ½ of the Northwest ¼ of the Southeast ¼, and the Northeast ¼ of the Northwest ¼ of the Southeast ¼, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 3:

The North ½ of the Southwest ¼ of the Southwest ¼, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 4:

The South ½ of the Southeast ¼ 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 ½ of the Southwest ¼ of the Southwest ¼, 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.

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Resolution Approving Final Plat for the Oak Grove Residential Subdivision.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: Resolution, Final Plat of Oak Grove Subdivision

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The applicant, Michelle Haneiph, for owners Amherst Homes, LLC, is seeking approval for a final plat for Oak Grove, in order to complete the subdivision process in order to sell the 35 individual lots. The subject property contains 9.8-acre parcel, located at the southeast intersection of Voorhis Avenue and Pine Street. At their September 15, 2022 meeting, the Technical Review Committee provided the applicant with comments and recommended conditional approval and to forward the application to the City Commission upon receipt of revised plans. The subdivision had the name of Addison Landing when it was approved for construction through the preliminary plat process.
The applicant has addressed all of staff comments and made the corrections requested from the City Attorney and Surveyor. The updated plat is attached.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The subdivision has been approved for construction and the recording of the final plat will allow for the individual lots and homes to be entered into the City's tax revenue. There should be minimal impact since the utilities have already been installed and the development is currently being served by city services.

RECOMMENDATION:

It is recommended that the City Commission approve the final plat for the Oak Grove Residential Subdivision.

BACKGROUND/DISCUSSION:

The applicant, Michelle Haneiph, Amherst Homes, LLC, seeks to develop the subject property as the Oak Grove Residential Subdivision. The project will be developed in a single phase and a homeowner's association will be established. TRC staff recommended approval of the preliminary plat by the Planning Board, conditioned upon receipt of revised plans. The approval of the preliminary plat allows the developer to begin construction. Sales of the lots and homes cannot commence until the final plat is submitted for review, approval and then recorded.

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE FINAL SUBDIVISION PLAT FOR OAK GROVE, LOCATED AT THE SOUTHEAST INTERSECTION OF VOORHIS AVENUE AND PINE STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Michelle Haneiph, on behalf of the owners Amherst Homes, LLC, has submitted a proper and complete application under Chapter 33, Article 13, of the City of DeLand Code of Ordinances (hereinafter the "Code") for the final plat approval for Oak Grove, located at the southeast intersection of Voorhis Avenue and Pine Street; and

WHEREAS, the applicant intends to develop the subject property into 38 lots on approximately 9.8 +/- acres of land; and

WHEREAS, on September 15, 2022, the Technical Review Committee (TRC) recommended approval of the final subdivision plat for Oak Grove, subject to addressing staff comments; and

WHEREAS, staff determined that all comments have been addressed and recommended approval of the final subdivision plat for Oak Grove.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby approves the final subdivision plat for Oak Grove, located at the intersection of Voorhis Avenue and Pine Street.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of December, 2022.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

OAK GROVE

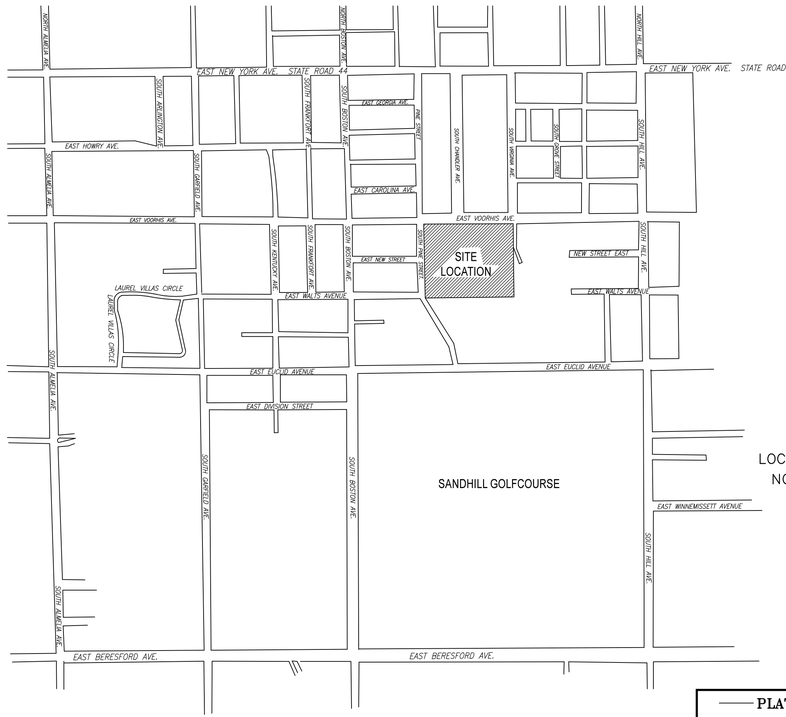
SHEET 1 OF 2

A REPLAT OF BLOCK 158, MAP OF CORPORATION OF THE CITY OF DELAND AS RECORDED IN MAP BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST

LEGAL DESCRIPTION: (WRITTEN)

THAT PORTION OF BLOCK 158, IN SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST, MAP OF CORPORATION OF THE CITY OF DELAND AS RECORDED IN MAP BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT THE WEST 25.00 FEET THEREOF, AS RECORDED IN OR 4029 PAGE 3975, AND EXCEPT THE NORTHERLY PORTION DEDICATED TO VOORHIS AVENUE AS RECORDED IN OR 8219, PAGE 3754, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 158; THENCE SOUTH 89°38'36" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 158, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°34'39" WEST, PARALLEL TO AND 25.00 FEET EAST OF THE WEST LINE OF SAID LOT 158, SAID LINE ALSO BEING THE EAST LINE OF THE ROADWAY DEDICATION AS DESCRIBED IN OR 4029, PAGE 3975, A DISTANCE OF 631.66 FEET TO THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY DEDICATION FOR VOORHIS AVENUE AS RECORDED IN OR 8219, PAGE 3754; THENCE SOUTH 89°57'19" EAST, ALONG THE SOUTH LINE OF THE DEEDED RIGHT-OF-WAY OF VOORHIS AVENUE AS DESCRIBED IN OR 8219 PAGE 3754, A DISTANCE OF 640.17 FEET TO THE EAST LINE OF SAID BLOCK 158; THENCE SOUTH 00°21'32" EAST ALONG SAID EAST LINE, A DISTANCE OF 628.14 FEET TO THE SOUTHEAST CORNER OF BLOCK 158; THENCE SOUTH 89°43'47" WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 637.74 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 9.80 ACRES.

LOCATION SKETCH



LOCATION SKETCH
NOT TO SCALE

General Notes:

1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

2. Bearings shown hereon are based on the monumented east line of the west 25.00 feet of the Parent Tract as being N00°34'39"W.

3. NOTICE: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easement granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Services Commission.

4. Tracts 'C' and 'E' are designated as Tree Protection Areas and hereby are dedicated and conveyed to the Oak Grove of DeLand Homeowners Association, Inc., and will be the responsibility of said homeowners association. No alterations may be made in the Tree Protection Areas (i.e. no clearing of any kind, structures, impervious surface of any kind, trenching for utilities, mowing, edging, changing of the natural grade, stockpiling or storage of any materials, placing sod or irrigation) without the expressed permission of the City Forester.

5. The declaration of covenants, conditions and restrictions for Oak Grove of DeLand Homeowners Association, Inc., which included the Articles of Incorporation and By-laws of the association are recorded in O.R. Book 8336 Page 4233, Public Records of Volusia County, Florida.

6. Drainage Pond Tracts 'A' & 'B' and Storm Water Tract 'D' are dedicated and conveyed to and shall be maintained by the Oak Grove of DeLand Homeowners Association, Inc.

7. Drainage Easements shown hereon are granted to the Oak Grove of DeLand Homeowners Association, Inc. for the purpose of Drainage Maintenance.

8. Utility easements shown hereon are granted to the City of DeLand.

9. 10.00 foot Rear Yard Swale Drainage easement is dedicated and conveyed to and shall be maintained by the Oak Grove of DeLand Homeowners Association, Inc.

10. Whiteheart Drive is dedicated to the public.

11. 1' Non-vehicular easement is dedicated to the Oak Grove of DeLand Homeowners Association, Inc.

12. 10.00' drainage and grading easements shown hereon are granted to the Oak Grove of DeLand Homeowners Association, Inc. for the purpose of Drainage Maintenance.

13. Stabilized emergency access/utility easement shown hereon is granted to the Oak Grove of DeLand Homeowners Association, Inc.

14. prepared with commonwealth land title insurance company policy DE5121112004 and DE5121112004A.

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREET, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to city specifications and standards and all applicable regulations in the OAK GROVE Subdivision or that a guarantee of the installation of the required improvements in a manner according to Section 33-147 has been received.

_____ _____
City Engineer Date

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

The DeLand City Commission hereby approves the Final Plat for the OAK GROVE SUBDIVISION.

_____ _____
Date Mayor, City of DeLand (Seal)

PLAT PREPARED BY:

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION - L.B. #2791
995 W. VOLUSIA AVE. DELAND, FLORIDA 32720, PH: (386)-734-8050

MAP BOOK
PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, AH Arlington Heights, LLC, a Delaware Limited Liability corporation, being the owner in fee simple of the lands described in the attached plat, entitled Oak Grove, located in Volusia County, Florida, hereby dedicate said lands and plat for the uses and purposes therein expressed, and dedicate all Utility easements, Utility Rights of Way and Roads as shown or described thereon to the perpetual use of the Public.

Tracts A, B, C, D and E are dedicated and conveyed to the Oak Grove of DeLand Homeowners Association, Inc.

IN WITNESS WHEREOF, said company, Has caused these presents to be signed and attested to by the officers named below and its Corporate Seal to be affixed hereto on this.....day of.....A.D. 2022

by: AH ARLINGTON HEIGHTS, LLC
attest: Victoria R. Husband
Vice President
PRINT NAME _____ SIGN

Corporate Seal

Signed, Sealed and delivered in the presence of:

_____
Witness

_____
Witness

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____PHYSICAL PRESENCE OR _____ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY, VICTORIA R. HUSBAND ON BEHALF OF THE COMPANY. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of chapter 177, part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRMs and PCPs in the field was made in this review.

CPH, LLC LB#7143
500 West Fulton Street
Sanford, FL 32771

_____ *Date:* _____
For the Firm by:
Randall L. Roberts, R.L.S.
Florida Registration Number 3144
State of Florida

PLAT INDEX

PAGE 1 of 2: COVER SHEET
PAGE 2 of 2: PLAT MAP

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor, does hereby certify that on JANUARY 13, 2022, he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and complies with all requirements of Chapter 177, Florida Statutes; and that said land is located in Volusia County. Plat of said lands was prepared on November 28, 2022.

SEAL

Dated _____ By _____
Robert R. Evers P.S.M. No. 5675

ABBREVIATIONS:

PSM (PROFESSIONAL SURVEYOR AND MAPPER)
RLS (REGISTERED LAND SURVEYOR)
LB (LICENSED BUSINESS)
OR (OFFICIAL RECORD BOOK)

CERTIFICATE OF CLERK

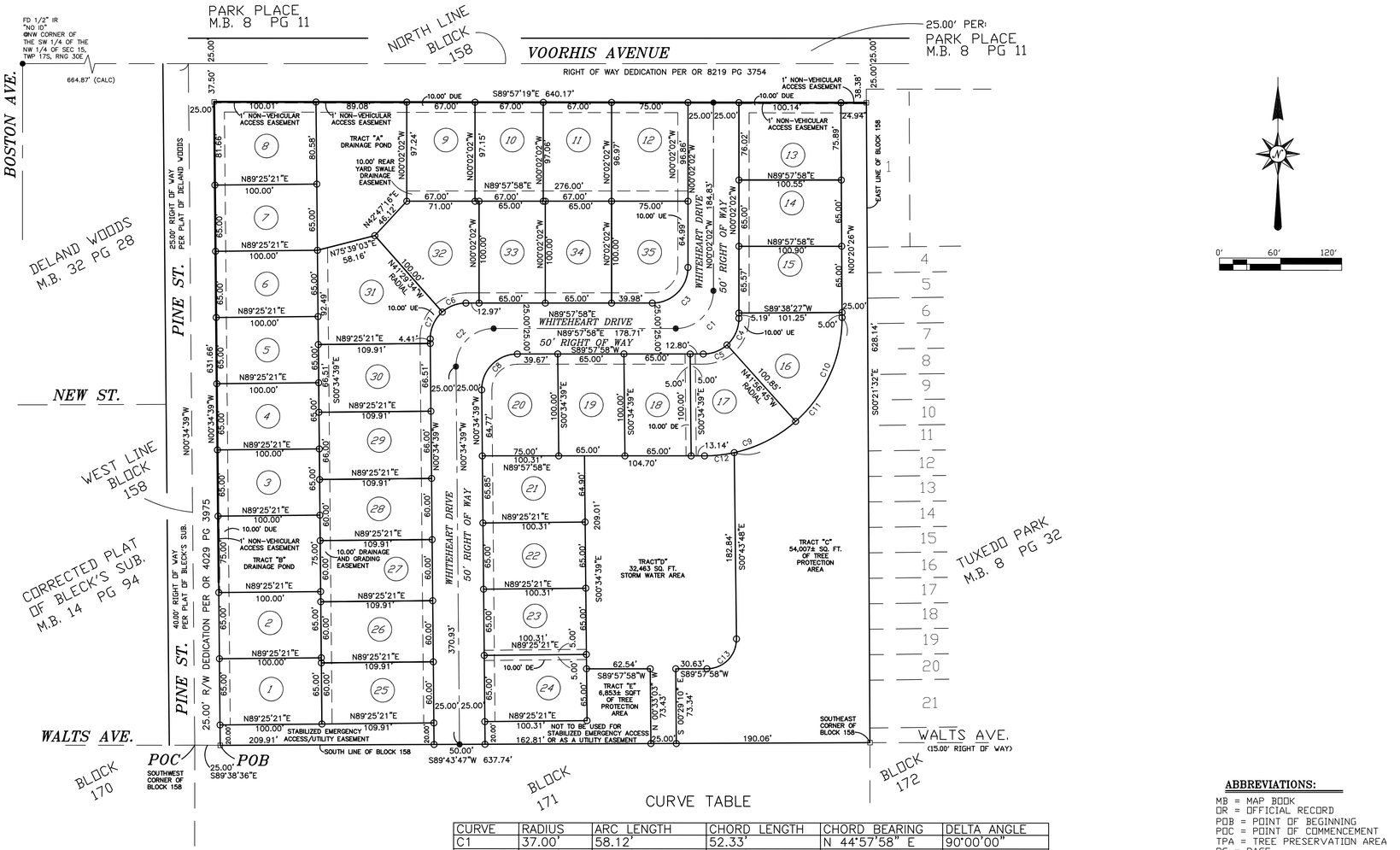
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____
File No._____

_____ Deputy Clerk
Clerk of the Circuit Court in and for Volusia County, Florida.

OAK GROVE

A REPLAT OF BLOCK 158, MAP OF CORPORATION OF THE CITY OF DELAND AS RECORDED IN MAP BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST

MAP BOOK
PAGE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	37.00'	58.12'	52.33'	N 44°57'58" E	90°00'00"
C2	37.00'	58.47'	52.57'	S 44°41'40" W	90°32'37"
C3	35.00'	55.01'	49.52'	N 44°58'12" E	90°02'41"
C4	35.00'	29.46'	28.60'	N 24°03'52" E	48°14'03"
C5	35.00'	25.54'	24.98'	N 69°05'13" E	41°48'38"
C6	35.00'	25.33'	24.78'	S 69°14'10" W	41°27'27"
C7	35.00'	29.89'	28.99'	S 24°02'33" W	48°55'46"
C8	35.00'	55.21'	49.66'	S 44°46'17" W	90°23'13"
C9	135.00'	97.73'	95.61'	N 69°13'42" E	41°28'33"
C10	135.00'	115.10'	111.64'	N 24°03'56" E	48°50'57"
C11	135.00'	68.37'	67.64'	N 62°59'53" E	29°00'57"
C12	135.00'	29.36'	29.30'	N 83°44'10" E	12°27'36"
C13	29.00'	45.91'	41.26'	N 44°37'05" E	90°41'46"

ABBREVIATIONS:

MB = MAP BOOK
OR = OFFICIAL RECORD
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TPA = TREE PRESERVATION AREA
PG = PAGE
SF = SQUARE FEET
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE & UTILITY EASEMENT
NO ID = NO IDENTIFICATION
IR = IRON ROD

LEGEND:

PERMANENT REFERENCE MONUMENT/SET (LB 2791) ---------□
PERMANENT CONTROL POINT/SET (LB 2791) ----------●
1/2" RE-ROD/SET (LB 2791) ----------○

PLAT PREPARED BY:
BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.
995 W. VOLUSIA AVE. DELAND, FLORIDA 32720, PH: (904)-734-8050

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Consideration re Amendment and Restatement of Section 6 of Limited Lease Agreement Relating to Melching Field at Conrad Park Baseball Stadium.

DEPARTMENT: Public Service

PREPARED BY: Chad Gamble, Public Services Director

ATTACHMENTS: Melching Limited Lease Amendment

APPROVED BY: Michael Pleus, City Manager, December 15, 2022

SUMMARY/HIGHLIGHT:

An Amendment and Restatement of Section 6 of Limited Lease Agreement Relating to Melching Field at Conrad Park Baseball Stadium is proposed to the City Commission for approval.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Melching Field at Conrad Park improvement project was approved by the Commission to perform much needed capital, safety, and capacity-based improvement to the field. Many life safety, security, ADA and failed or broken appurtenances were encountered during the design build process. This amendment will provide the necessary budget to construct/rebuild these items necessary for permit and occupancy approvals. The amendment will increase the current cap on project costs between Stetson University and the City of DeLand from $6,633,678 to $8,200,000. The funding for the $1,566,322 increase will be split between Stetson University and the City's capital reserve fund in the General Fund.

RECOMMENDATION:

It is recommended that the City Commission approve the proposed Amendment and Restatement of Section 6 of Limited Lease Agreement Relating to Melching Field at Conrad Park Baseball Stadium.

BACKGROUND/DISCUSSION:

On December 6, 2021 the City and Stetson University, Inc. entered a “Limited Lease Agreement” pursuant to which Agreement the City, among other things, leased the City-owned baseball Stadium (Melching Field at Conrad Park Baseball Stadium) to Stetson and the City and Stetson agreed to certain Stadium Improvements. The City and Stetson are collaborating and cost-sharing to implement a large capital project to renovate the Stadium and its associated baseball field and facilities.

During the course of the design build process, many life safety, security, ADA and/or failed or broken appurtenances were encountered that were not known prior to the initiation of the project. These items were in

need of replacement and/or upgrading to comply with the current building codes and/or needed to be replaced as they had reached their useful life. This requested increase in the overall project budget will bring the total additional costs for all contracts associated with the Melching field improvements to approximately 25% above the original project costs. This increase is in large part due to the amount of code improvements and other safety systems that were in need of replacement. Another impact to the overall cost was the fixed completion date of the field being February 10, 2023, only one week ahead of the first Stetson University game of February 17th, 2023.

If approved, the City will forward multiple change orders to the Wharton-Smith design build contract in order to effectuate the completion of the required construction activities ahead of the project completion deadline.

AMENDMENT AND RESTATEMENT OF SECTION 6 OF LIMITED LEASE AGREEMENT RELATING TO MELCHING FIELD AT CONRAD PARK BASEBALL STADIUM

(1). PREAMBLE.

On December 6, 2021 the City of DeLand, a municipal corporation, whose address is City Hall, 120 South Florida Avenue, DeLand, Florida 32720 (hereinafter referred to as the "City" or the "Lessor"), and Stetson University, Inc., a Florida not-for-profit corporation, with its principal place of business at 421 North Woodland Boulevard, DeLand, Florida 32720 (hereinafter referred to as "Stetson" or the "Lessee"), entered the document styled "Limited Lease Agreement" pursuant to which Agreement the City, among other things, leased the City-owned baseball Stadium (known as Melching Field at Conrad Park Baseball Stadium and herein the "Stadium") to Stetson and the City and Stetson agreed to certain Stadium Improvements. The Lessor and Lessee may hereinafter be referred to individually as a "Party" and collectively as the "Parties".

The Parties are collaborating and cost-sharing to implement a large capital project to renovate the Stadium and its associated baseball field and facilities (referred to as the "Improvements" in the Limited Lease Agreement). As the reconstruction of the field and stadium has progressed, it was discovered that additional work had to be accomplished in order to properly complete the project and comply with all applicable regulations, including but not limited to the Americans with Disabilities Act (ADA). The cost of the Improvements has therefore increased and this Amendment to Limited Lease Agreement will identify the total project cost for the Improvements and provide an amended and updated Exhibit "B" to the Limited Lease Agreement. To date, payments have been made to implement the project for the Improvements and Stetson has paid for certain elements of the Improvements directly or procured certain personal property that will be calculated as each Party's Capital Contribution Fee paid toward the overall costs and cost

sharing for the Improvements.

(2). RECITALS/RATIFICATION:

The above statements in the Preamble are hereby adopted as a material provision of this Amendment to Limited Lease Agreement. All provisions of the Limited Lease Agreement, except as set forth in the following provisions of this Amendment, shall remain in full force and effect.

(3). AMENDMENT TO SECTION 6 OF THE LIMITED LEASE AGREEMENT:

The provisions of Section 6 of the Limited Lease Agreement are hereby amended to read as follows (~~strikethrough~~ text is a deletion and underlined language is an addition):

> **Section 6. Capital Contribution.** Lessee shall pay to Lessor a sum equal to fifty percent (50%) of the cost (hereinafter the "Capital Contribution Fee") for the design and construction of the improvements to the Stadium as more particularly described in the attached Exhibit "B" (hereinafter referred to as the "Improvements"). The ~~current estimate for the~~ total cost of the Improvements is ~~estimated at approximately~~ $8,200,000 ~~$5,800,000~~. ~~The actual costs of the Improvements will be known with greater certainty in the spring of 2022 and the Lessor shall provide the Lessee with a written estimate of the cost of the Improvements, and the required Capital Contribution Fee, no later than April 1, 2022. If the cost of the Improvements is determined to exceed SIX MILLION ($6,000,000) DOLLARS, Lessor shall not commence or perform any work toward the completion of the Improvements pursuant to this Agreement, nor shall Lessee otherwise be obligated to pay the Capital Contribution Fee, unless and until Lessee agrees in writing to the increased cost.~~ The Capital Contribution Fee shall be paid as follows: On or before May 1, 2022, or such other date as agreed by the Parties,

Lessee shall pay to Lessor an amount equal to twenty five (25%) percent of the Capital Contribution Fee; When the construction of the Improvements reaches thirty (30%) percent completion, Lessor shall issue an invoice to Lessee for an additional twenty five (25%) percent of the Capital Contribution Fee which shall be due and payable within thirty (30) days of the date of the invoice; When the construction of the Improvements reaches sixty (60%) percent completion, Lessor shall issue an invoice to Lessee for an additional twenty five (25%) percent of the Capital Contribution Fee which shall be due and payable within thirty (30) days of the date of the invoice; When the construction of the Improvements reaches ninety (90%) percent completion, Lessor shall issue an invoice to Lessee for the final twenty five (25%) percent of the Capital Contribution Fee which shall be due and payable within thirty (30) days of the date of the invoice. ~~The Parties understand that the initial payment due May 1, 2022 may need to be delayed if Lessee has not yet agreed in writing to an increase in the cost of Improvements and the Parties will work together in good faith to select a new date for the initial payment. It is anticipated that, during the course of the final design and then construction of the Improvements, some or all of which may be constructed as a design-build project pursuant to Section 287.055, *Florida Statutes*, the ultimate cost of the Improvements will be adjusted up or down in some small percentage, and that~~ ~~c~~Contingency funds included within the cost of the Improvements may be exceeded or may be unused following completion of the Improvements. The Parties will work together in good faith to address any cost increases which increases the ultimate cost of the Improvements and provide for amendments and restatements of the

Limited Lease Agreement as may be needed from time-to-time. Following final completion of the Improvements, if the Capital Contribution Fee exceeds 50% of the total cost of the Improvements, such difference shall be refunded by Lessor to Lessee. If the Capital Contribution Fee is less than 50% of the total cost of the Improvements, such difference shall be paid by Lessee to Lessor within ninety (90) days of submission of a written invoice for same. All records related to the design and construction of the Improvements are public records, but the Lessor shall ensure that Lessee has ready access to all records related to the Improvements and the costs thereof. The Capital Contribution Fee is not rent and is not considered to be rent under the terms of this Agreement, but any failure to pay any portion of the Capital Contribution Fee or the post construction adjustment to the Capital Contribution Fee as set forth above when due shall be deemed a default under the terms of this Agreement which shall result in a termination of this Agreement if such default is not cured within thirty (30) days of written notice of such default given by Lessor to Lessee.

(4) AMENDMENT TO EXHIBIT "B' OF THE LIMITED LEASE AGREEMENT:

Exhibit "B" which is attached to the Limited Lease Agreement is hereby amended and replaced with the document attached hereto and labeled Exhibit "B".

*** Remainder of Page Intentionally Left Blank ***

*** Signatures on Following Page ***

CITY OF DELAND, LESSOR

_____
Christopher M. Cloudman
Mayor-Commissioner
Dated: _____

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind, Esquire
City Attorney

STETSON UNIVERSITY, LESSEE

By:_____
Signature

_____
Print Name and Title
Dated: _____

WITNESSES AS TO LESSEE:

_____
Witness' Signature

_____
Print Name

_____
Witness' Signature

_____
Print Name

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Consideration re Melching Field - Design Build Contract - Wharton Smith - Change Order Number 2.

DEPARTMENT: Public Service

PREPARED BY: Chad Gamble, Public Services Director

ATTACHMENTS: Change Order No. 2 , Change Order 2 Detail Summary for RCA

APPROVED BY: Michael Pleus, City Manager, December 15, 2022

SUMMARY/HIGHLIGHT:

At their June 6, 2022 meeting, the Commission awarded a contract to Wharton-Smith for Melching Field Stadium Improvements, Design--Build- in the amount of $2,376,680.00.

At the onset of construction there were unanticipated construction issues encountered that were required to be addressed in order for the overall construction to be delivered successfully and with the quality that is required for this environment. In order to address initial design build needs, Changer Order #1 was previously processed and approved by the Commission for the amount of $192,933.28.

In the ensuing time after the processing of Change Order #1 there were other items revealed in the course of construction, via permit approval, and items necessary to comply with current/pending NCAA rules that are required to be constructed. In addition to the aforementioned changes, Burke Sports Turf, the contractor responsible for completing all improvements located in the playing field, was terminated. In order to complete the project by mid-February, a quick decision had to be made as to who would complete the remaining work on Burke's contract.

Noting Wharton-Smith has the knowledge of the site and the familiarity of work and pre-established relationships with sub-contractors able to complete the work in a timely manner, Wharton-Smith's contract is required to be modified to incorporate a portion of the remaining work. Those items will be added in the very near future to the WS contract via a change order. Meanwhile, other negotiated changes and additions to the contract are listed below with a brief description of each line item. The detailed scope of each change order proposal submittal is also provided.

Change Order #2 Submittals
Submittal 6 – Additional fence and padding – (Cost: $89,814.03)
Submittal 7 – Concrete pavement at left field gate – The original quote was for 1575 SFT of concrete. The City will only be installing a 785 SFT slab or a 25' by 30' concrete slab due to budget constraints. (Cost $16,696.79)
Submittal 8 – 6 under canopy lights and painting of under-canopy concrete. (Cost $21,459.32)
Submittal 9 – Railing improvements and VIP seating area modifications (Cost $17,627.87)
Submittal 10 – ADA and exterior code required door assembly – visitor's dugout ($6,728.51)
Submittal 11 – Additional traffic coating to switch back ramps – In the original proposal for the stadium the switch back ramp was scheduled to be removed. Due to budget constraints, the removal was not performed, however the traffic coating requires safety improvements. – (Cost $18,526.39)
Submittal 12 – former batting cage curb adjustments, demo of tarp slab and VIP access curb removal and placement - (Cost $35,946.99)
Submittal 13 – Low voltage cabling replacement – During installation it was determined that almost all of the

existing 20+ year old low voltage cable needed replacement and or re-routing due to field elevation changes. (Cost $158,378.83)

Total Change order Costs: Increase in contract cost of $ 365,178.73

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving “Sense of Community”, High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This change order will increase the overall cost attributable to Wharton-Smith contract in the amount of $ 365,178.73. This change order approval is contingent upon the approval of the Melching Field at Conrad Park Limited Lease Agreement along with the Budget Amendment to increase the total project cost from $6,633,678 to $8,200,000 (an increase of $1,566,322).

RECOMMENDATION:

Pending approval of the Amendment to the Melching Field at Conrad Park Limited Lease Agreement, we recommend approving Change Order #2 to increase Wharton-Smith's Design build contract for the amount of $365,178.73.

BACKGROUND/DISCUSSION:

N/A

CHANGE ORDER NO. 2

Date: December 19, 2022

Project: Melching Field Stadium Improvements

Contractor: Wharton-Smith, Inc
750 Monroe Road,
Sanford, FL, 32771

Description: Submittals six (6) through thirteen (13) as detailed in Change Proposals submitted by Wharton- Smith and attached to this Request for Commission Action.

ADJUSTED SCHEDULE OF CONTRACT COSTS

Original Contract Amount.....$2,376,680.00

Change Order No. 1.....$184,881.91

This Change Order No. 2……..$365,178.73

Adjusted Contract Cost $2,926,740.64

ENGINEER'S CERTIFICATION:

I hereby certify that, in my considered professional opinion, the prices quoted are fair and reasonable and in proper ratio to the cost of the original work contracted for under competitive bidding.

_____ _____

Chad A. Gamble
Public Services Director

Date

CONTRACTOR ACCEPTANCE*:*

Wharton-Smith

_____ _____

Darin A. Crafton
Chief Operating Officer-Commercial

Date

CITY OF DELAND, FLORIDA

_____ _____

Christopher M. Cloudman
Mayor - Commissioner

Date

ATTEST:

_____ _____

Julie Hennessy
City Clerk

Date

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 6-The following fencing and padding scope of work was addressed at the Permit set phase. The applied logos on the pad fabric is excluded.	
2		
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12	The Contract Time Extension due to this change order is 0 calendar days.	
13		

14	ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
15	1	Full pad on wall at the back stop	LS	1	$ 6,875.00	$ 6,875.00	All-Rite Fence
16	2	Add closure pad on the top of the 4' fence	LS	1	$ 12,917.56	$ 12,917.56	All-Rite Fence
17	3	Add transitional fencing at foul poles	LS	1	$ 39,860.52	$ 39,860.52	All-Rite Fence
18	4	Pads for posts & Rail at dugouts-no netting	LS	1	$ 10,037.50	$ 10,037.50	All-Rite Fence
19	5	Install owner supplied foul poles-C1.0	LS	1	$ 3,376.50	$ 3,376.50	All-Rite Fence
20	6	Change sideline fence from 3' to 4' high	LS	1	$ 6,213.10	$ 6,213.10	All-Rite Fence
21	7	Change fence confirgeration at the Batting Cage	LS	1	$ 2,185.92	$ 2,185.92	All-Rite Fence
22	8	Delete Fence and Gate at ADA seating-shown on Permit Set	LS	1	$ -	$ -	All-Rite Fence
23	9	Pads for Electrical boxes at the end of the dugouts	LS	1	$ 2,010.00	$ 2,010.00	All-Rite Fence
24	10	Change fence at Batter's eye from10' to 8'	LS	1	$ (1,200.00)	$ (1,200.00)	All-Rite Fence
25	11	Change 8'x8' gate to 12'x12' gate at LF entry	LS	1	$ 3,686.79	$ 3,686.79	All-Rite Fence
26						$ -	
27						$ -	
28						$ -	
29						$ -	
30						$ -	
31						$ -	
32						$ -	
33						$ -	
34						$ -	
35						$ -	
36						$ -	
37						$ -	
38						$ -	
39						$ -	
40						$ -	
41						$ -	
42						$ -	
43							
44	SUB-TOTAL COSTS					$ 85,962.89	
45	WSI Fee & Bond-5.65%					$ 3,851.14	
46							
47					**$**	**89,814.03**	10/27/2022

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 7-as noted on the permit set, sheet A1-01 near the left field corner,	
2	add 1,573 sf of 6" thick pavement concrete including # 5 bars at 12" OC in both direction,	
3	167 lf of 12" thickened slab edge and vapor barrier.	
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12	The Contract Time Extension due to this change order is 0 calendar days.	
13		

14	ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
15	1	Concrete Work	LS	1	$ 31,335.00	$ 31,335.00	Leo's
16	2	Payment and performance Bond	LS	1	$ 626.70	$ 626.70	Leo's
17	3		LS			$ -	
18	4		LS			$ -	
19	5		LS			$ -	
20	6					$ -	
21	7					$ -	
22	8					$ -	
23	9					$ -	
24	10					$ -	
25	11					$ -	
26						$ -	
27						$ -	
28						$ -	
29						$ -	
30						$ -	
31						$ -	
32						$ -	
33						$ -	
34						$ -	
35						$ -	
36						$ -	
37						$ -	
38						$ -	
39						$ -	
40						$ -	
41						$ -	
42						$ -	
43							
44	SUB-TOTAL COSTS					$ 31,961.70	
45	WSI Fee & Bond-5.65%					$ 1,431.88	
46							
47					**$**	**33,393.58**	9/21/2022

PROJECT: Melching_Gate 6" slab

Pricing for Div 03 Concrete

Date: Wednesday, September 21, 2022

Project: **MELCHING FIELD**
555 South Woodland Blvd.DeLand, Florida 32720

From: Leo's Concrete Specialties, Inc.
Jose De La Torre 407-718-4089
jose@leos-concrete.com
521 Thor Avenue NE, Palm Bay, FL 32909

Client: Ray Bowen | Senior Project Manager
Wharton-Smith, Inc.
750 Monroe Road, Sanford, FL 32771
Office: (407) 321-8410 | Cell: (407) 314-1422

The following is the requested pricing for changes and/or added scope based on the new permit set of drawings.

Scope change/Add:

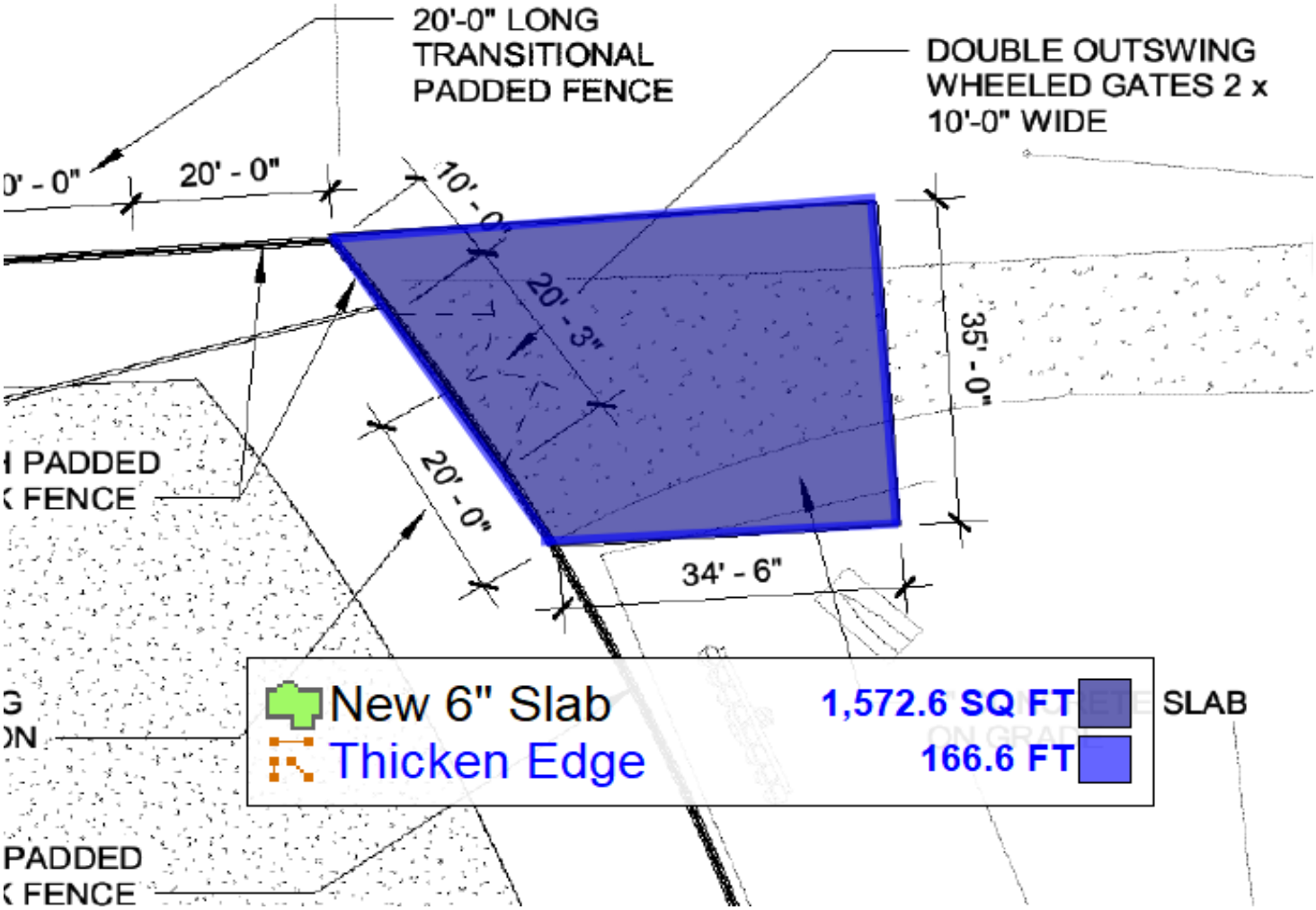
SLAB
•New 6" thick slab at Gate (6" thick with #5@12"oc EW, 10mil Vapor Barrier, Tail gated)

Pricing:

Slab on Grade	1,573 SF	**$31,335**
	TOTAL PRICE	**$31,335**

Adds:

Add: Payment and Proformance Bond **2.00%**


20'-0" LONG
TRANSITIONAL
PADDED FENCE
DOUBLE OUTSWING
WHEELED GATES 2 x
10'-0" WIDE
20' - 0"
20' - 3"
35' - 0"
20' - 0"
34' - 6"
PADDED
FENCE
PADDED
FENCE
New 6" Slab
Thicken Edge
1,572.6 SQ FT
166.6 FT
SLAB

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 8-response to request to add 6 lights at existing electrical boxes and texture paint the underside of the roof and beams at the Press Box	
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12	The Contract Time Extension due to this change order is 0 calendar days.	
13		

	ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
14							
15	1	Electrical	LS	1	$ 3,000.00	$ 3,000.00	Calkins
16	2	Paint-primer and finish textured coat	LS	1	$ 12,600.00	$ 12,600.00	Weston
17	3	Scaffolding	LS	0	$ -	$ -	Weston Coatings
18	4		LS		$ -	$ -	
19	5		LS		$ -	$ -	
20	6					$ -	
21	7					$ -	
22	8					$ -	
23	9					$ -	
24	10					$ -	
25	11					$ -	
26						$ -	
27						$ -	
28						$ -	
29						$ -	
30						$ -	
31						$ -	
32						$ -	
33						$ -	
34						$ -	
35						$ -	
36						$ -	
37						$ -	
38						$ -	
39						$ -	
40						$ -	
41						$ -	
42						$ -	
43							
44		**SUB-TOTAL COSTS**				$ 15,600.00	
45		WSI Fee & Bond-5.65%				$ 698.88	
46							
47					**$**	**16,298.88**	10/21/2022

WHARTON-SMITH, INC.
750 MONROE ROAD
SANFORD, FL 32771
407-321-8410

WESTON COATINGS GROUP, INC.
1901 MASON AVENUE - SUITE 106
DAYTONA BEACH, FLORIDA 32117
386/274-3278 - OFFICE
386/274-3279 - FAX
bids@westoncoatings.com

RE: MELCHING FIELD STADIUM IMPROVEMENTS

Bid Date: **10/19/2022**
Architect: **CPH, INC.**
Plan Date: **03/10/22 Conceptual**
Addendums: **1, 2, 3, 4**
Proposal Date: **10/19/2022**

AREA	WORK SCOPE ITEM
EXTERIOR	
	PRESSURE WASH
	EXTERIOR TEXTURE CEILING - ONE PRIME COAT, ONE COAT TEXTURE
MISC	
	ADD EQUIPMENT - SCAFFOLD

DIVISION 9 PAINTING BUDGET: $12,600.00

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 9-Permit Set-Aluminum Railing changes noted on the updated plans.	
2	Note, the 2 each added slides gates are already addressed in CP # 2.	
3		
4		
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12	The Contract Time Extension due to this change order is 0 calendar days.	
13		

	ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
14							
15	1	Guard Rail-Remove and add new 3 line rail at the rear of VIP Seats	LS	1	$ 17,678.00	$ 17,678.00	Sun Belt
16	2	Single line rail at steps in VIP seating aisleways	LS	1	$ 7,746.00	$ 7,746.00	Sun Belt
17	3	Two line rail at ADA ramp	LS	1	$ 838.00	$ 838.00	Sun Belt
18	4	Credit to remove rail at ADA seating area	LS	1	$ (3,150.00)	$ (3,150.00)	Sun Belt
19	5	Credit to remove rail at ends of VIP Seating	LS	1	$ (6,240.00)	$ (6,240.00)	Sun Belt
20	6					$ -	
21	7					$ -	
22	8					$ -	
23	9					$ -	
24	10					$ -	
25	11					$ -	
26						$ -	
27						$ -	
28						$ -	
29						$ -	
30						$ -	
31						$ -	
32						$ -	
33						$ -	
34						$ -	
35						$ -	
36						$ -	
37						$ -	
38						$ -	
39						$ -	
40						$ -	
41						$ -	
42						$ -	
43							
44		**SUB-TOTAL COSTS**				$ 16,872.00	
45		WSI Fee & Bond-5.65%				$ 755.87	
46							
47					**$**	**17,627.87**	9/23/2022

Change Order # 1

920 S. Bradshaw Rd.
Apopka, Fl. 32703 **phone: 407-889-8960**

TO: Wharton-Smith **DATE: 07/01/2022**

ATTN: Ray Bower **PHONE: 407-321-8410**

PROJECT: Melching Field Stadium Improvements

We propose to FURNISH MATERIAL, FABRICATE, DELIVER & ERECT the following list of items:

Permit Document – Dated 09/02/2022 – Scope Changes

~~1. (2) - Sliding Pocket Gates~~	~~$ 10,508.00~~	~~Add~~	See CP # 2
2. 115 LF – 3 Line Aluminum Rail behind Seating	$ 17,678.00	Add	
3. (8) – Single Line Aluminum Step Rails	$ 7,746.00	Add	
4. 5 LF – 2 Line Aluminum Ramp Rail	$ 838.00	Add	
5. 14 LF - Railing at ADA Area – 1/A406	$ 3,150.00	Deduct	
6. 24 LF – Railing at New Seating – A401	$ 6,240.00	Deduct	

Lump Sum Total – ~~$ 27,380.00~~ $16,782.00

SUBMITTED BY: KEVIN HARBIN - kharbin@sunbeltmetals.com

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 10-add one (1) each 3' x 7' NOA rated hollow metal frame, door and hardware-heavy duty butts, exit device, closure, kick plate, threshold and weather seals.	
2		
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12	The Contract Time Extension due to this change order is 0 calendar days.	
13		

14	ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
15	1	Door Assembly-Furnish Only	LS	1	$ 5,590.00	$ 5,590.00	AG Mauro
16	2	Door Assembly-Install Only	LS	1	$ 500.00	$ 500.00	WSI
17	3	Painting & Caulking	LS	1	$ 350.00	$ 350.00	Weston
18	4		LS		$ -	$ -	
19	5		LS		$ -	$ -	
20	6					$ -	
21	7					$ -	
22	8					$ -	
23	9					$ -	
24	10					$ -	
25	11					$ -	
26						$ -	
27						$ -	
28						$ -	
29						$ -	
30						$ -	
31						$ -	
32						$ -	
33						$ -	
34						$ -	
35						$ -	
36						$ -	
37						$ -	
38						$ -	
39						$ -	
40						$ -	
41						$ -	
42						$ -	
43							
44		**SUB-TOTAL COSTS**				$ 6,440.00	
45		WSI Fee & Bond-5.65%				$ 288.51	
46							
47					**$**	**6,728.51**	10/7/2022

THE A.G. MAURO COMPANY OF FLORIDA, INC.
1105 SAND POND ROAD
LAKE MARY, FLORIDA 32746
TELEPHONE: (407) 333-0500
FAX: (407) 333-3066

Architectural Hardware, Doors & Specialties

NO. JRB 100522-01

DATE OCTOBER 5TH, 2022

REF. NO.

PAGE 1 OF 1

Submitted to

WHARTON-SMITH, INC.

ATTN: RAY BOWEN
PHONE: (407) 314-1422

JOB NAME: CITY OF DELAND-MELCHING FIELD

JOB LOCATION: DELAND, FLORIDA

WE HEREBY PROPOSE TO FURNISH THE FOLLOWING MATERIALS: IN ACCORDANCE WITH THE EMAIL (DATED 10/04/22) EXCEPT AS QUALIFIED BELOW, WE INCLUDE THE FOLLOWING:

1.5	PR. BUTTS 4 ½ X 4 ½ -BB1191-NRP-32D	PRICE:	$ 5,250.00
1	EXIT DEVICE HH-WH-99NL-06A-32D X SNB X TEMP. CORE	PLUS 6% TAX:	315.00
1	DOOR CLOSER 4040XP-REG-AL	½% CNTY TAX:	25.00
1	KICKPLATE K1050-8" X 34"-US32D	TOTAL:	$ 5,590.00
1	WALL STOP 406-32D		
1	DOOR SWEEP 315CN-36"		
1	THRESHOLD 2005AV-36"		
1	ROLL GASKET S88D17'		
1	3'0" X 7'0" X 5-3/4" X 4" HEAD X WELDED 3-SIDED HOLLOW METAL FRAME PUNCHED AND DIMPLED FOR EMA ANCHORS		
1	3'0" X 7'0" X 1 ¾" X H16-A/60 GALV. X FLUSH HOLLOW METAL DOOR X FBC LABEL IMPACT RATED.		

QUALIFICATIONS:

1) WE HAVE SEEN NO SPECIFICATIONS OR PLANS.
2) WE EXCLUDE INSTALLATION OF THE DOORS, FRAMES, AND HARDWARE.
3) PRICES ARE GOOD FOR TAILGATE DELIVERY THROUGH MARCH 2023.
4) WE EXLUDE PERMANENT KEYING; PERMANENT KEYING BY CITY OF DELAND.
5) WE INCLUDE PROVIDING EXIT DEVICE WITH A TEMPOARY CORE.
6) WE INCLUDE EXTERIOR HOLLOW METAL DOOR TO BE LEVEL 'D' IMPACT RATED.
7) WE INCLUDE HOLLOW METAL DOOR, FRAME, AND HARDWARE TO COMPLY WITH MIAMI DADE APPROVAL.

FACTORY LEAD-TIMES:

- 5-6 WEEKS FOR HOLLOW METAL FRAME, PLUS A WEEK TO FABRICATE; AFTER APPROVALS.
- 12-14 WEEKS FOR HOLLOW METAL DOOR AND FINISH HARDWARE, PLUS TRANSIT; AFTER APPROVALS.

QUOTED BY

JASON BERGSTRESSER
COUNTER SALES

Terms: NET 30 DAYS/NO RETENTION

A service charge of 1 1/2% per month (18% annual percentage rate) will be added to past due accounts after sixty (60) days.
All prices delivered unless noted.
All prices quoted herein are guaranteed for fifteen (15) days only unless otherwise noted and are thereafter subject to change without notice.
All quotations made and orders received applying thereto are subject to the approval of our Credit Department.
No back charges will be accepted without prior written approval by this office.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, terms and conditions are satisfactory and are hereby accepted.

COMPANY

DATE OF ACCEPTANCE

BY

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 11-Remove existing coating and apply new SIKA traffic deck coating to the long switch back entry ramp on the 3rd base side. Also, remove existing guard rail and install new code compliant railing, similar to the new mesh rail at the ends of the upper deck. Alternate-deduct $7,800 to go with vertical pickets in lieu of mesh infill.	
12	The Contract Time Extension due to this change order is 0 calendar days.	

ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
1	Traffice Deck Coating	LS	1	$ 17,732.00	$ 17,732.00	Western
2	Rail with mesh infill at ramp	LS	1	$ 69,370.00	$ 69,370.00	Sun Belt
3	Demo Existing Rail and patch holes	LS	1	$ 5,050.00	$ 5,050.00	Sun Belt
4		LS		$ -	$ -	
5		LS		$ -	$ -	
6					$ -	
7					$ -	
8					$ -	
9					$ -	
10					$ -	
11					$ -	
					$ -	
					$ -	

[redacted]

3. **Traffic Coating at Ramp (1,760 Square Feet) :**
   - Coating Removal: Approximately 1,760 square feet of urethane substrate will be removed by using a combination of mechanical methods. Once removed, crews shall pressure wash the surface to remove surface dust prior to coating application as required by the coating or sealing manufacturer to properly install their material.
   - THREE COAT BROADCAST SYSTEM: After the surface preparation is complete, the substrate will be coated. The system will consist of a Sikafloor FTP Primer, 32 mil Sikalastic 710 Base Coat, 14 mil Sikalastic 735 Wear coat sanded to refusal and back rolled per the manufacturer installation instructions, and a 14 mil Sikalastic 735 Topcoat. Approximately 15-25 pounds of sand per 5 gallon of coating will be broadcasted into the Wear Coat and topcoat. The system will be installed according to the manufacturer's recommendation. Aggregate loading may vary with system type.
   - Coating requires a minimum 72-hour cure time prior to pedestrian foot traffic.

$17,732.00

[redacted]

Change Order # 2

920 S. Bradshaw Rd.
Apopka, Fl. 32703 phone: 407-889-8960

TO: Wharton-Smith **DATE: 10/21/2022**

ATTN: Ray Bower **PHONE: 407-321-8410**

PROJECT: Melching Field Stadium Improvements

We propose to FURNISH MATERIAL, FABRICATE, DELIVER & ERECT the following list of items:

Replace Ramp Rail with Aluminum Wire Mesh Rail – Powder Coated
246 LF – Wire Mesh Rail
80 LF – Single Line Rail
178 LF – Grab Rail

Lump Sum Total – $ 69,370.00

Alternates

Replace Ramp Rail with Aluminum Picket Rail – Powder Coated
246 LF – Wire Mesh Rail
80 LF – Single Line Rail
178 LF – Grab Rail

Lump Sum Total – $ 61,570.00

Demo Existing Rail and Fill Holes - $ 5,050.00

SUBMITTED BY: KEVIN HARBIN - kharbin@sunbeltmetals.com

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 12-demo the curb at the transition to the VIP Seating. Add a 20"x8" concrete curb at the batting cage to retain the field. Add 4" SOG at the batting cage where the pitchers mound was. Remove the SOG for the tarp storage. The storm drainage remains as is.	
12	The Contract Time Extension due to this change order is 0 calendar days.	

ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
1	Demo & Concrete Work	LS	1	$ 33,731.00	$ 33,731.00	Leo's
2	Payment and performance Bond	LS	1	$ 674.62	$ 674.62	Leo's
3		LS			$ -	
4		LS			$ -	
5		LS			$ -	
6					$ -	
7					$ -	
8					$ -	
9					$ -	
10					$ -	
11					$ -	
					$ -	
					$ -	

Leo's Concrete Specialties Inc.

CP-12

PROJECT: Melching Permit Set Pricing

Pricing for Div 03 Concrete

Date: Wednesday, October 19, 2022

Project: **MELCHING FIELD**
555 South Woodland Blvd.DeLand, Florida 32720

From: Leo's Concrete Specialties, Inc.
Jose De La Torre 407-718-4089
jose@leos-concrete.com
521 Thor Avenue NE, Palm Bay, FL 32909

Client: Ray Bowen | Senior Project Manager
Wharton-Smith, Inc.
750 Monroe Road, Sanford, FL 32771
Office: (407) 321-8410 | Cell: (407) 314-1422

Pricing requested for a few new scope items

Scope change/Add:

1	96 LF of 20” tall x 8” thick curb installed at the batting cage to retain the field.	
2	4” slab placed where the pitchers mound was at the batting cage 602 SF	
3	Demo Concrete pad under the tarp needs to be removed Appox 5'x30'	
4	Demo VIP seating curb at Exisiting bottom rail edge. Appox 4x6" 120 LF	
	TOTAL PRICE	**$33,731**

Adds:

Add: Payment and Proformance Bond **2.00%**

Leo's Concrete Specialties Inc.

Clarification

General

Included:

- Washout pit

Excluded:

- Removing of Spoils by other, we will stage spoils onsite.

Batting Cage new slab

Included:

- Vapor barrier 10 mil
- 4" slab on grade thickness
- Slab reinforcement wire mesh W1.4
- 3000 PSI slab concrete
- Includes: Pumping of Slab if needed or by buggy
- Install Spray Applied Membrane Forming curing compound by Nox-crete.

Excluded:

- Any below slab substrate material required. IE capillary break material, crushed stone, gravel, sand.
- Supply of trench drain, grating, and frames, if batting cage new slab needs them. We'll install if needed.

Cast in Place

Included:

cast in place wall retaining wall 8"x20"
includes 2 chamfer edges if needed.
Plan on placing by buggy.

Demo

Included:

•Demo the slab that is under the trap. Appox 5'x30'
•Demo appox 120 LF of 6"x4" at VIP. Curb is doweled and needs to be cut. Patch surface back flush for coating by other.

Excluded:

•Dumpster for demo'ed material rubble. rubble thrown away in GC provided dumpster.

City of Deland

Melching Field Site Improvements

PO # 22-000698

#	DESCRIPTION	NOTES
1	Change Proposal # 13-Install Low Voltage Cabling for equipment as noted below. As directed, Calkins has excluded cabling for the DAKTRONICS scoreboard, all fiber splice boxes, connections and terminations for the SMPTE and XLR cables. Cables ran to ESPN box in parking lot.	
12	The Contract Time Extension due to this change order is 0 calendar days.	

ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL	
1	Low Voltage Cabling	LS	1	$ 151,587.70	$ 151,587.70	Calkins
2	Irrigation Booster Pump control wire	LS		$ -	$ -	
3	Fiber to the existing scoreboard	LS		$ -	$ -	
4	Remove existing LV cabling throughout, including access panels	LS		$ -	$ -	
5	SMPTE, Fiber & XLR to R, V, W Y, & Z	LS		$ -	$ -	
6	ST fiber connectors and terminations	LS		$ -	$ -	
7	Testing of fiber cable	LS		$ -	$ -	
8	Ground rod and connections for new scoreboard	LS		$ -	$ -	
9	Excludes SMPTE at location R	LS		$ -	$ -	
10	Misc outlet repair for VIP Seating and Visitors Dugout	LS		$ -	$ -	
11					$ -	
					$ -	
					$ -	

Proposal

To: Wharton-Smith
750 Monroe Road
Sanford, Florida

Attention: Ray Bowen
Bid Date: October 20, 2022

Melching Field Broadcast Cabling

Calkins Electric proposes to furnish all labor and material necessary to provide the electrical installation for the Melching Field located in Deland, FL for work indicated on the Bid Documents, the following Scope of Work, and design narrative dated September 2, 2022 E0.20

A. Included in our Base Bid:
B. Irrigation Booster pump
C. Repair conduit in third base dugout
D. Extend conduit behind home plate
E. Provide and install Fiber to existing scoreboard
F. Remove existing cable throughout (low voltage)
G. Remount boxes first and third base sides
H. Provide and install access panels in bathrooms
I. Provide and install SMPTE, Fiber, and xlr cables to locations:
    1. R (excludes SMPTE)
    2. V
    3. W
    4. Y
    5. Z
J. All locations above to be ran to box for trailer in parking lot
K. Fiber connection and terminations provided (ST Fiber Connectors)
L. Testing of fiber optic cabling
M. Ground rods and connections at new scoreboard

Exclusions:
Fiber splice boxes
Connections and terminations to SMPTE and XLR cables

CALKINS ELECTRIC CONSTRUCTION COMPANY
STATE LICENSE #EC0001726
530 South Woodland Blvd ● DeLand, FLORIDA 3272089
386-734-6751 ● FAX 386-736-9715

N. The price for the work described above will be as follows:

1. Total Bid **$151,587.70**

O. Subcontract Agreement based on AIA Document A101 or other mutually agreed upon document. Other documents may require further negotiations if Calkins Electric Company is required to start work before a subcontract is executed, an "Immediate Start Work Agreement" must be executed between Contractor and Calkins Electric.

P. Calkins Electric's bid proposal is based on the current material pricing from our vendors and subcontractors and is effective through October 20, 2022.
The Calkins Electric bid proposal price will be adjusted to meet the updated pricing from our vendors and subcontractors of the date of our proposal or contract being executed.

Accepted by: **Calkins Electric Construction Company**

_____ _____

Date

CITY OF DELAND
Request for Commission Action
December 19, 2022

SUBJECT: Consideration re Change of Meeting Date, New Year's Day Holiday.

DEPARTMENT: City Clerk

PREPARED BY: Julia Hewitt, Deputy City Clerk

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, December 14, 2022

SUMMARY/HIGHLIGHT:

The first regular City Commission meeting in January is scheduled for Monday, January 2, 2023, which is the New Year's Day holiday. Section 2-3 of the Code of Ordinances grants the City Commission the authority to reschedule regular meetings which fall on a legal holiday, or fall within one (1) week of a legal holiday.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

It is recommended that the City Commission reschedule the January 2, 2023 regular City Commission meeting for Tuesday, January 3, 2023.

BACKGROUND/DISCUSSION:

N/A