A G E N D A
ORMOND BEACH PLANNING BOARD
Regular Meeting

March 13, 2014 **7:00 PM**

City Commission Chambers
22 South Beach Street
Ormond Beach, FL

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO `APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

THE PLANNING BOARD WILL NOT HEAR NEW ITEMS AFTER 10:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 10:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. APPROVAL OF THE MINUTES: February 13, 2014

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC HEARINGS

A. <u>SE 14-050: 1626 North US Highway 1, Dairy Queen: Special Exception for Outdoor Activity</u>

This is a request for a Special Exception to allow outdoor activities to include itinerant vending during special events submitted by Jon J. Welsh, Dairy Queen (owner/applicant). The subject property is located at 1626 North US Highway 1 and zoned B-7 (Tourist Commercial).

B. <u>LUPA 14-001: Future Land Use Map Amendment, Chelsea Place Subdivision</u>

This is a City initiated request for a Future Land Use Map amendment pursuant to the Florida Expedited State Review Process for the Chelsea Place

Subdivision property. The request is to change ±167.47 acres from the existing land use of Volusia County "Urban Low Intensity' and "Urban Medium Intensity" to City of Ormond Beach "Suburban Low Density Residential" as the result of annexation. The property is located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and Interstate 95 ramp.

C. RZ 14-004: Chelsea Place Subdivision: Amendment to Official Zoning Map

This is a City initiated request to amend the City's Official Zoning Map, for a ±167.47-acre property located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and Interstate 95 ramp from the existing zoning designation of Volusia County R-4 (Single-Family Residential) and R-2 (Single-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) as the result of annexation.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

M I N U T E S

ORMOND BEACH PLANNING BOARD

Regular Meeting

February 13, 2014 7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

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I. ROLL CALL

Members Present	Staff Present
Pat Behnke	Richard P. Goss, Planning Director
Harold Briley	Laureen Kornel, Senior Planner
Rita Press	Steven Spraker, Senior Planner
Al Jorczak	Randy Hayes, City Attorney
Doug Wigley	Colby Cilento, Recording Technician
Lewis Heaster	
Doug Thomas	

II. INVOCATION

Mr. Briley led the invocation.

III. PLEDGE OF ALLEGIANCE

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V. MINUTES

January 9, 2014

Mr. Briley moved to approve the January 9, 2014 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Richard Goss, Planning Director, stated that the project at 661 South Nova Road that the Planning Board reviewed in January was approved by the City Commission with a condition that the Special Exception would run with the use of the land and would expire when the use vacated the premises.

Chairman Thomas commented that the changes were a huge improvement to the property.

Ms. Press questioned if each Special Exception for outdoor product display could be restricted to the particular use obtaining the approval.

Mr. Goss responded that this restriction could be contained in Special Exceptions for outdoor product display.

VII. PUBLIC HEARINGS

A. LUPA 14-036: 875 Sterthaus Drive, Ormond Renaissance Village, Comprehensive Plan Amendment over ten acres

Mr. Spraker stated this is an application for a Comprehensive Plan Land Use Map amendment of a 13.73± acre portion of 875 Sterthaus Drive from the existing land use designation of "Public Institutional" to "Office Professional". Mr. Spraker explained the location, orientation, and characteristics of the property, and presented the staff report. Mr. Spraker stated staff is recommending approval of the application. Mr. Spraker stated that there is a courtesy information sheet if any individual is interested in tracking the application as it moves through City Commission, state agencies, and Volusia County Growth Management Commission review.

Mr. Jorczak questioned if the property under consideration had been reviewed for the asbestos that was contained in the buildings of the former hospital.

Mr. Spraker responded that the project would be required to perform environmental assessments as part of the site development.

Jeff Brock, 444 Seabreeze Boulevard, Daytona Beach stated that he represented the applicant, Ormond Kings Center LLC. Mr. Brock stated that with the demolition of the former hospital there was an asbestos consultant brought in to remove any asbestos and the applicant believes the site to be asbestos free. Mr. Brock stated additional testing shall be done for the site development of the property.

Ms. Press questioned if the project would be residential.

Mr. Brock stated that there has been no site plan application to the City, but the intent is for residential condominiums.

Dr. Tom Cartledge, 417 North Beach Street, stated he was an abutting property owner and wanted to verify the purpose of the application.

Mr. Spraker stated the purpose of the application was to change the land use from "Public Institutional" to "Office Professional" in order to allow redevelopment of the property.

Mr. Spraker stated that there is no site specific development and additional meetings would be required for development of the property.

Dr. Cartledge questioned if the "Office Professional" land use allows residential uses?

Chairman Thomas confirmed that the "Office Professional" land use allows residential uses.

Dr. Cartledge stated that he believed that the City of Ormond Beach did not need any additional low income housing.

Mr. Wigley moved to approve LUPA 14-036 as submitted. Mr. Heaster seconded the motion.

Chairman Thomas asked if there was any Board discussion.

Ms. Behnke stated that the application was positive by adding potential residential uses to support existing businesses in the Nova Road area.

Mr. Jorczak questioned if the remaining portion of the 875 Sterthaus Drive property would remain as the existing "Office Professional" land use.

Mr. Spraker responded by stating yes and the "Office Professional" land use allows residential uses.

Chairman Thomas asked City Attorney Hayes if it would be proper to ask the applicant a question to determine if low income housing was being sought.

City Attorney Hayes responded that the question would not be appropriate with the land use application and additional project details would be provided at the time of site development.

Chairman Thomas called for a vote on the motion. **Mr. Briley for; Mr. Heaster for; Mr. Jorczak for; Ms. Press for; Mr. Wigley for; Ms. Behnke for; Chairman Thomas for. The motion carried unanimously (7-0).**

B. <u>PP 14-045: 711 South Atlantic Avenue, Atlantic Cove Replat.</u>

Mr. Spraker stated this is an application for preliminary plat approval of the Atlantic Cove replat, located at 711 South Atlantic Avenue. Mr. Spraker explained the location, orientation, and characteristics of the property, and presented the staff report. Mr. Spraker stated staff is recommending approval of the application.

Mr. Mark Dowst, P.E., of Mark Dowst & Associates, 536 North Halifax Drive, Daytona Beach stated that this application seeks to remove a setback condition on an older plat and abide by the setbacks in the Land Development Code.

Ms. Behnke asked if the canopy for the property is at the main entrance.

Mr. Dowst confirmed that the canopy was at the main entrance for the building.

Mr. Briley moved to approve PP-14-045 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved. Mr. Heaster for;

Mr. Jorczak for; Ms. Press for; Mr. Wigley for; Ms. Behnke for; Mr. Briley for; Chairman Thomas for. The motion carried unanimously (7-0).

C. <u>RZ 13-132: San Marco Apartments, 1500 San Marco Drive (aka 390 Williamson Blvd.) Amendment to Official Zoning Map.</u>

Ms. Kornel stated this is a city initiated request, as the result of an annexation, to amend the City's Official Zoning Map for 18.68 acres from the existing zoning classification of Volusia County R-7 (Urban Multifamily Residential) to City of Ormond Beach PBD (Planned Business Development) and the subject property is located at 1500 San Marco Drive, San Marco Apartments. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Kornel stated staff is recommending approval of the application.

Ms. Press stated that she understood why this application is being processed as proposed. Mr. Press questioned why City staff did not tweak the City multi-family land use and zoning to be suitable for this project instead of giving it the "Office Professional" land use.

Ms. Kornel stated that the density and intensity of the multi-family land uses were not the best fit for the San Marco property and could lead to non-conforming issues impacting financing and the ability to re-build the existing structures.

Ms. Kornel added that Planning staff are currently analyzing the City's land use and zoning designations, specifically for density, floor area ratios, and building height.

Mr. Wigley stated in the past, properties often developed in Volusia County where the regulations are less than the City of Ormond Beach. Mr. Wigley concluded that the City should not reduce City land use and zoning standards to match existing properties developed in Volusia County.

Mr. Heaster moved to approve RZ-13-132 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved. Mr. Jorczak for; Mr. Press for; Mr. Wigley for; Ms. Behnke for; Mr. Briley for; Mr. Heaster for; Chairman Thomas for. The motion carried unanimously (7-0).

VIII. OTHER BUSINESS

Chairman Thomas recognized Mr. Carter from Bethune Cookman University who was in the audience. Mr. Thomas thanked Mr. Carter for his military service. Mr. Carter stated he was observing the meeting and thanked the Board.

IX. MEMBER COMMENTS

Mr. Jorczak inquired if City staff had been interfacing with Ms. Farmer and the businesses along North US1 for aesthetic improvements.

Mr. Goss responded that staff is working with this group regarding landscaping of medians. Mr. Goss added the Florida Department of Transportation has grants available for landscape plantings.

Ms. Behnke inquired if a property with satellite dishes was in the City.

Mr. Goss responded the property was in Volusia County and the City continues to work with Volusia County regarding the North US1 corridor.

Mr. Jorczak inquired what it would take to annex the remaining properties along North US1.

Mr. Goss recognized Ms. Kornel and Ms. Weedo for the number of annexations that have been performed, along with the corresponding land use and zoning amendments. Mr. Goss stated that annexation would be assisted by the completion of the interlocal agreement with Volusia County.

Mr. Briley inquired to the status of the World Color building.

Mr. Goss responded that he understood that a roofing contractor purchased the property.

Mr. Briley announced that he has retired from his employment with Volusia County.

Ms. Press asked Mr. Heaster about the property that he owns at 42 East Granada Boulevard and the plans for the building.

Mr. Heaster informed the Board that he is redeveloping the structure and property at 42 East Granada Boulevard and is in process for a City Building Improvement Grant which is being reviewed by Ormond MainStreet.

Mr. Thomas noted that John Anderson Drive improvements are progressing and hoped that they would soon be completed

X. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

_____

Ric Goss, AICP, Planning Director

ATTEST:

_____

Doug Thomas, Chair

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: March 13, 2014

SUBJECT: 1626 N. US Highway 1, Dairy Queen: Special Exception for Outdoor Activity

APPLICANT: Jon J. Welsh, Dairy Queen (applicant)

NUMBER: 14-050

PROJECT PLANNER: Becky Weedo, AICP, CFM, Senior Planner

INTRODUCTION: This is a request for a Special Exception to allow outdoor activities to include itinerant vending during special events submitted by Jon J. Welsh, Dairy Queen (applicant). The subject property is located at 1626 North US Highway 1 and zoned B-7 (Tourist Commercial).

BACKGROUND: The applicant owns and operates the Dairy Queen Restauarant which is on approximately 0.46 acres of land. The subject property is located directly across the highway from Destination Daytona and was annexed into the City on January 8, 2013 with Ordinance 2012-43.

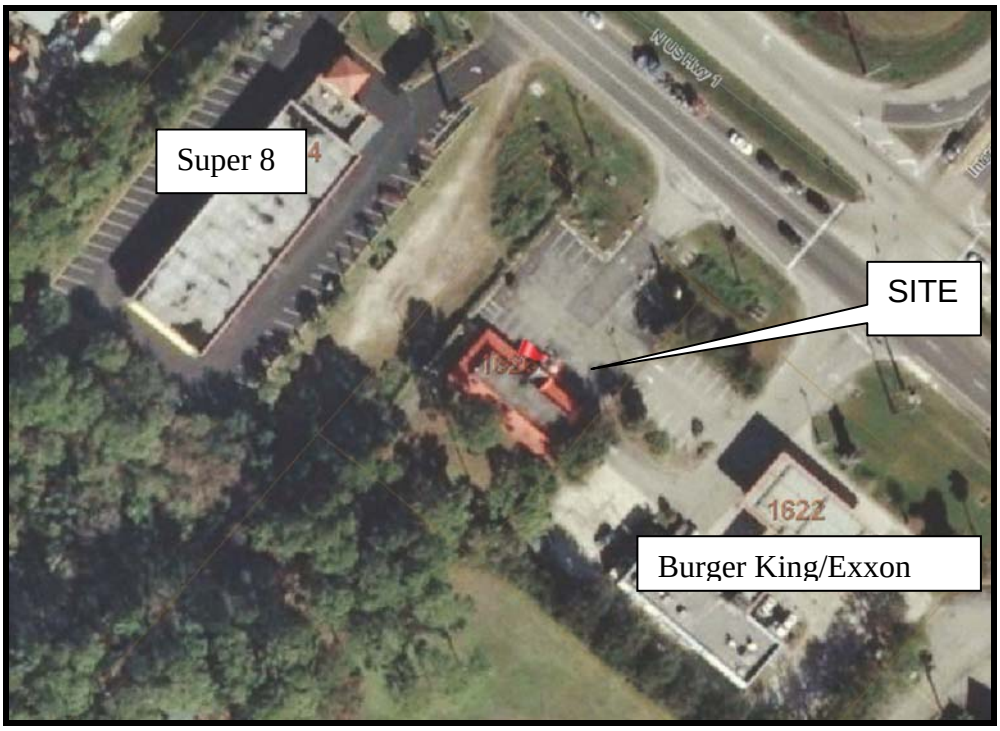
As a business in the County along the US 1 corridor, the applicant has historically been vending t-shirts during the Bike Week and Race week activities for the past 10 years (Exhibit 1). The property was rezoned to City B-7 (tourist commercial) as a result of annexation. Currently, the applicant desires to continue the itinerant vending activity. Under the B-7 zoning district of the Land Development Code, outdoor activity requires a Special Exception.

Exhibit 1 – Photo of Vending Activity (1626 N US Highway 1, Dairy Queen)

The issue of outdoor activity was an item of discussion by the Planning Board and the City Commission previously in 2012. It was decided by City Commission at the recommendation of the Planning Board to continue requiring a Special Exception for outdoor activity.

The property has roughly 100' of lot frontage along North US Highway 1 and is about 200' deep. Exhibit 2 illustrates the site while Table 2 provides the existing uses and land use/zoning designations surrounding the subject property.

Exhibit 2: Site Aerial: Surrounding Uses



Direction	Current Land Uses	Future Land Use Designation	Zoning Classification
North	Super 8 hotel/motel	Ormond Beach "Tourist Commercial"	Ormond Beach B-7 (Highway Tourist Commercial)
South	Exxon Gas Station and Burger King Fast Food Restaurant	Ormond Beach "Tourist Commercial"	Ormond Beach B-7 (Highway Tourist Commercial)
East	North US Highway 1 south bound ramp	N/A	N/A
West	Best Value Inn	Ormond Beach "General Commercial"	Ormond Beach B-7 (Highway Tourist Commercial)

PROJECT DESCRIPTION: The applicant is requesting up to four tents for vending products, food, and/or airbrushing (helmets/bikes) during the race, bike, and biketoberfest week events.

The outdoor activities require a Special Exception with review by the Planning Board and City Commission. Based on this determination, the applicant applied for a Special Exception (Exhibit 3).

Exhibit 3 – Special Exception Sign Posting (1626 N US Highway 1, Dairy Queen)

DISCUSSION: Volusia County and the City of Ormond Beach entered into negotiations for an Interlocal Service Boundary Agreement (ISBA) for the North US Highway 1 corridor in 2010. The purpose of the agreement is primarily to coordinate planning, service delivery and boundary adjustments and reduce duplication of services and conflict between the local governments. A subpart of the ISBA is the North US 1 Interlocal Planning Agreement which specifically addresses intinerant vending and is currently being finalized. Planning staff recognizes the ongoing effort to coordinate services between Volusia County and the City of Ormond Beach and has reviewed the itinerant vending regulations of Volusia County and identified the following as recommended standards:

1. **When outdoor activity is allowed:**

   Staff discussion: The applicant has indicated to staff a desire to have outdoor activity approved for race week, bike week, and biketoberfest events. The language below is similar to Volusia County regulations for itinerant vending.

   Recommended language:

   a. The Daytona Beach Bike Week Festival, as established by the Bike Week Executive Committee;

   b. The Daytona Beach Biketoberfest Special Event, as established by the Biketoberfest Development Committee of the Daytona Beach Area Convention & Visitors Bureau;

   c. Daytona Speed Weeks, encompassing that time period commencing with the Rolex 24 Hour Race and ending with the Daytona 500 Race, as established by the Daytona International Speedway; and

   d. The Pepsi 400 Race, as established by the Daytona International Speedway

2. **Process for event permits:**

   Staff discussion: The regulations below envision the Dairy Queen as the master vendor or host who is responsible for all activities on the subject property. The language below would require a site plan from master vendor/host detailing the proposed activities and the location of vendors. Each individual vendor would be required to obtain a special event permit to detail their use and location.

   Recommended language:

   a. The property owner shall file a site layout plan for a Master Vendor Permit at least 21 days prior to each event detailing the location of the itinerant vending, proposed structures, security plan, signage, parking plan and any other outdoor activities with the Planning Department.

   b. With the Master Vendor Permit, the property owner is responsible for the management and policing of each Special Event. The property owner shall

be held responsible if the itinerant vendors do not get the required permits or violations of these conditions occur.

c. Each itinerant vendor shall be required to obtain a special event permit and shall detail the type of vendor and location. Each vendor permit shall be posted in a conspicuous location within each itinerant merchant's sales, display or activity area. All vendor applications should be submitted at least 48 hours prior to the date of the event.

3. Type and number of vendors

Staff discussion: The language below establishes a maximum number of vendors of four (4). The food vendor and prohibited activities for vendors are identified based upon the Volusia County regulations.

Recommended language:

a. No more than four (4) itinerant vendors shall be permitted for any one event.

b. Food vendors must operate in compliance with all the requirements of the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation, and any other applicable state laws. Food vendors must show proof that they meet all applicable health department regulations and hold all valid food service licenses required for their operations.

c. Itinerant merchant activities which negatively affect public health or safety are prohibited. No itinerant merchant may engage in any of the following:

1. Activities involving the operation of aircraft;
2. Activities involving the discharge of explosive devices or weapons;
3. Activities in which farm animals or wild animals interact with the public;
4. Activities involving the exhibition of moving, driver-occupied motorized vehicles;
5. Activities involving the discharge of any toxic or harmful substance; or
6. Activities involving tattoo services.

4. Vendor Setup

Staff discussion: This Section allows the set-up for tents associated with vending and requires a tent inspection (currently required for any special event).

Recommended language:

a. No itinerant merchant may prepare store, erect, display merchandise more than three days before the official opening date of a recognized event. A sales, display or activity area shall be entirely removed within three days after the official closing date of a recognized event.

b. All tents shall require inspection by the City Building Department prior to their use in itinerant vending activities.

5. Length of approval:

Staff discussion: There was much staff discussion regarding what the approval period for the special event based Special Exception. In 2013, Kickstart Saloon was granted an approval for itinerant vending and outdoor music for a period of three years. Staff understands that with the cost of $1,650 for the application fee, the applicant is seeking to run a number of events to recover the cost of the zoning approval. Staff has proposed a three-year expiration date before the applicant must re-apply for a Special Exception consistent with what was approved for Kickstart Saloon.

The North US 1 Interlocal Planning Agreement is currently being finalized and includes language which will no longer require businesses in the North US 1 corridor to go through a Special Exception process for Outdoor Activity. If the Interlocal Planning Agreement is adopted then the Ormond Beach Land Development Code will need to be amended to accomplish two objectives: 1) memorialize the Itinerant Merchant License (IML) agreement language which would permit administrative approval of outdoor activities only on the US 1 North Corridor subject to the agreement; and 2) terminate all previously approved Outdoor Activity Special Exceptions. In the former, the City can not enter into agreements which are in conflict with the Land Development code. For the latter, language terminating previously approved Outdoor Activity Special Exceptions eliminates the need for the owner to seek approval from the City Commission to abandon said Special Exception. Thus, in the event the Interlocal Planning Agreement is adopted prior to the expiration of this Special Exception, the applicant will be entitled to a prorated refund of the application fees as follows:

Time Period	Refund Amount
April 16, 2014 – April 15, 2015	$1,650
April 16, 2015 – April 15, 2016	$1,100
April 16, 2016 – April 15, 2017	$ 550

Recommended language:

a. The Special Exception is valid through April 15, 2017 (three years). Any outdoor activity past April 15, 2017 shall require a Special Exception unless the North US 1 Interlocal Planning Agreement has been adopted. The Planning Board and City Commission shall consider the record of events over the three year period of the Special Exception, including any code violations, in determining the type of events and time frame that are allowed in the future.

b. The City recognizes that a North US 1 Interlocal Planning Agreement is currently being finalized and includes language which will no longer require businesses in the North US 1 corridor to go through a Special Exception process for Outdoor Activity. Instead, a request for Outdoor Activity will be processed administratively for those businesses in the North US 1 Corridor. Thus, in the event the Interlocal Planning Agreement is adopted prior to the expiration of this Special Exception, the applicant will be entitled to a prorated refund of the application fees as follows:

Time Period	Refund Amount
April 16, 2014 – April 15, 2015	$1,650
April 16, 2015 – April 15, 2016	$1,100
April 16, 2016 – April 15, 2017	$ 550

ANALYSIS: Section 1-22 of the Land Development Code defines outdoor activity as "the display of merchandise offered for sale or any activity, such as live entertainment, outside the building walls of a completely enclosed building." Within the B-7 zoning district outdoor activity is regulated as a Special Exception with review/recommendation by the Planning Board and a final decision by the City Commission. The Special Exception requires review of the criteria of the following Land Development Code Sections:

1. Section 2-57.O.1, Outdoor Activity (applies to specific use);
2. Section 2-56: General criteria and Special Exception review criteria (applies to all Special Exception requests);
3. Section 1-15.E: Planned Developments and Special Exceptions (Planning Board criteria for all Special Exceptions); and
4. Section 1-18.E: Criteria for Issuance of Development Order (City Commission criteria for all Special Exceptions).

Section 2-57.O.1, Outdoor Activity Criteria:

Section 2-57.O.1 of the Land Development Code outlines the criteria for outdoor activity:

O-

1. **OUTDOOR ACTIVITY**

   1. **If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.**

      The proposed outdoor activity is minimal and there is no noise or glare impact to any residential uses.

   2. **A site plan displaying the area for activity and pedestrian movement shall be required.**

      When the individual events are permitted the applicant shall provide a site plan with the location of the vendors, parking, and other site activities. Each event may have a different combination of vendors and would be reviewed individually.

   3. **Outdoor music shall provide a sound study demonstrating compliance with the adopted maximum decibel levels.**

There is no outdoor music proposed and this criterion is not applicable.

Section 2-56: Special Exception Criteria

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

A. ***Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.***

The parking and loading areas will not impact adjoining properties. The request is for a maximum of four vendors up to four times per year creating minimal impacts regarding parking.

B. ***Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.***

The Special Exception application is limited to a maximum of four vendors up to four times per year. There are no proposed changes to the existing site landscaping since the use is permitted

C. ***Size, location, or number of conditional or Special Exceptions in an area shall be limited so as to maintain the overall character of the district in which said conditional or Special Exceptions are located.***

There have been two other applications for outdoor activity in the North US Highway 1corridor:

1. Kickstart Saloon at 906 North US1 – Special Event activities and
2. Rivergrille at 950 North US1 – outdoor music.

The requested Special Exception is to the north of I-95 across from Destination Daytona off of US Highway 1 and will not negatively impact the character of this section of the North US 1 corridor.

D. ***Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.***

The Special Exception request is for a maximum of four (4) food and/or product vendors expected to operate from 11:30 am to 9:30 pm during special events up to four (4) times per year. This activity will be minimal and compatible with development in the surrounding area during its hours of operation.

E. ***The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.***

This Special Exception request will not generate hazardous waste.

F. ***All development proposed as a Special Exception within or adjacent to a historic district shall be reviewed based on applicable criteria stated herein for residential, commercial or mixed use development and shall also comply with appearance and design guidelines for historic structures.***

The subject project is not located within, or adjacent to an historic district and this criterion does not apply to the project development.

G. ***Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line and the lumens shall not exceed two (2) foot-candles at the property line.***

No additional lighting is proposed at this time. Any additional lighting would be reviewed by the Site Plan Review Committee.

Section 1-15.E: Planning Board Criteria and Section 1-18.E: City Commission Criteria

Sections 1-15.E. and 1-18.E of the Land Development Code establish the Planning Board and City Commission Development Order criteria. The Land Development Code states that the following criteria shall be considered:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**
   The Land Development Code does not prohibit outdoor activity. Section 2-50.U allows retailers temporary outdoor activity four times per year for 14 days for each event. Within the B-7 zoning district, the outdoor activity use is allowed through a Special Exception with the criteria focusing on impacts to residential uses and the limits of the activity. Staff believes the recommended conditions would provide assurances that the request would not create negative impacts to residential uses.

   Special events by the number of visitors and residents participating create peak hour traffic and crowding conditions. There are agruments for and against special events and the impacts that are created. Staff does not believe that the proposed activity would negatively impact the public health, safety, welfare or quality of life. .

2. **The proposed development is consistent with the Comprehensive Plan.**
   The site has a Future Land Use designation of “Tourist Commercial”, which is consistent with the proposed use. The Future Land Use Element states that the “Tourist Commercial” land use category is designed for, “A multi-use land use category to provide uses along the Atlantic Ocean, SR A1A and highway

interchanges that include transit availability, retail services, tourist attractions, restaurants, multi-family and lodging to visitors to the City."

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The proposed application for outdoor activity will not adversely impact environmentally sensitive lands or natural resources and is an existing developed site.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   Staff believes that the application with the recommended language conditions would not depreciate the value of surrounding property or create negative impacts.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   Public facilities currently serve the site and there would be no impact to the existing infrastructure.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The Special Exception application would provide adequate access to the site and would provide adequate emergency access.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   There is no development proposed with the outdoor activity application.

8. **The proposed development provides for the safety of occupants and visitors.**
   The Site Plan Review Committee would review each event to ensure safe movement on the site for occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

There is no new building development for the outdoor activity and this criterion is not applicable.

10. The testimony provided at public hearings.

This application has not been reviewed in a public forum and no testimony has been provided.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission on April 16, 2014. It is recommended that the Planning Board **APPROVE** the application for outdoor activity at 1626 North US Highway 1 including itinerant vending with the following conditions:

1. Outdoor activity shall be limited to:
   a. The Daytona Beach Bike Week Festival, as established by the Bike Week Executive Committee;
   b. The Daytona Beach Biketoberfest Special Event, as established by the Biketoberfest Development Committee of the Daytona Beach Area Convention & Visitors Bureau;
   c. Daytona Speed Weeks, encompassing that time period commencing with the Rolex 24 Hour Race and ending with the Daytona 500 Race, as established by the Daytona International Speedway; and
   d. The Pepsi 400 Race, as established by the Daytona International Speedway.
2. The property owner shall file a site layout plan for a Master Vendor Permit at least 21 days prior to each event detailing the location of the itinerant vending, proposed structures, security plan, signage, parking plan and any other outdoor activities with the Planning Department.
3. With the Master Vendor Permit, the property owner is responsible for the management and policing of each Special Event. The property owner shall be held responsible if the itinerant vendors do not get the required permits or violations of these conditions occur.
4. Each itinerant vendor shall be required to obtain a special event permit and shall detail the type of vendor and location. Each vendor permit shall be posted in a conspicuous location within each itinerant merchant's sales, display or activity area. All vendor applications should be submitted at least 48 hours prior to the date of the event.
5. No more than four (4) itinerant vendors shall be permitted for any one event.
6. Food vendors must operate in compliance with all the requirements of the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation, and any other applicable state laws. Food vendors must show proof that they meet all applicable health department regulations and hold all valid food service licenses required for their operations.

7. Itinerant merchant activities which negatively affect public health or safety are prohibited. No itinerant merchant may engage in any of the following:
    a. Activities involving the operation of aircraft;
    b. Activities involving the discharge of explosive devices or weapons;
    c. Activities in which farm animals or wild animals interact with the public;
    d. Activities involving the exhibition of moving, driver-occupied motorized vehicles;
    e. Activities involving the discharge of any toxic or harmful substance; or
    f. Activities involving tattoo services.
8. No itinerant merchant may prepare, store, erect, display merchandise more than three days before the official opening date of a recognized event. A sales, display or activity area shall be entirely removed within three days after the official closing date of a recognized event.
9. All tents shall require inspection by the City Building Department prior to their use in itinerant vending activities.
10. The Special Exception is valid through April 15, 2017 (three years). Any outdoor activity past this date shall require a Special Exception. The Planning Board and City Commission shall consider the record of events over the three year period of the Special Exception, including any code violations, in determining the type of events and time frame that are allowed in the future.
11. If the Interlocal Planning Agreement is adopted by all parties making Outdoor Activity an administrative approval, the Special Exception Resolution and Development Order approving Outdoor Activity shall terminate with said approval. No further City Commission approval shall be needed to abandon said Outdoor Activity approval.
12. In the event the Interlocal Planning Agreement is adopted prior to the expiration of this Special Exception, the applicant will be entitled to a prorated refund of the application fees as follows:

Time Period	Refund Amount
April 16, 2014 – April 15, 2015	$1,650
April 16, 2015 – April 15, 2016	$1,100
April 16, 2016 – April 15, 2017	$ 550

EXHIBIT A

Applicant provided information

CITY OF ORMOND BEACH
Planning Department
22 South Beach Street, Ormond Beach, FL 32174
Tel: (386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

14-50

v3.2013

RECEIVED
FEB 05 14
By: GAW

PUBLIC HEARING- APPLICATION

For Planning Department Use

Application Number _____ *Date Submitted* 2-5-2014

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
☐ Annexation				No Fees
☐ Annexation Agreement	100	--	--	100
☐ Land Development Code (LDC) Amendment	1000	300	300	1600
☐ Large-Scale Comprehensive Plan Amendment (Map)	2500	700	1400	4600
☐ Official Zoning Map Amendment, 10.01 acres or more	1000	700	1400	3100
☐ Official Zoning Map Amendment, 10 acres or less	1000	300	600	1900
☐ Planned Development, 10.01 acres or more	2000	800	1500	4300
☐ Planned Development, 10 acres or less	2000	300	600	2900
☐ Planned Development Amendment - Major	1000	800	1500	3300
☐ Small-Scale Comprehensive Plan Amendment (Map)	2000	400	800	3200
☒ Special Exception - New Construction/Redevelopment	850	400	400	1650
☐ Special Exception - Downtown CRA Redevelopment	400	400	400	1200
☐ Street Vacation	500	--	1500	2000
☐ Other	TBD	TBD	TBD	TBD

* The Land Development Code requires the applicant to pay the full costs of public advertising. The deposit is the average of past applications. Applicants shall receive a refund where costs paid are greater than advertising costs and will be if advertising costs are greater than the deposit paid.

APPLICANT INFORMATION

This application is being submitted by ☑ Property Owner ☐ Agent, on behalf of Property Owner**

Name: JON J WELSCH

Full Address: 11 winchester RD ORMOND Bch FL

Telephone: 386 290-4364 Email: JW16910@aol.com

** If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name: Jon J welsch

Full Address: 11 winchester Rd ormond Bch FL

Telephone: 386-290-4364 Email: Jw16910@aol.com

***If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

PROPERTY DETAILS

Full Address: 1626 N US Hwy 1 Ormond Bch FL 32174

Legal Description: Dairy Queen

PROJECT COORDINATOR

Name: Jon J Welsch

Full Address: 11 winchester Rd Ormond Bch FL

Telephone: 386-290-4364

Email: JW16910@aol.com

PROJECT INFORMATION

Name: Dairy Queen

Description: For vending During Race, Bike, Biketoberfest, weeks events, and to have a tent 20x20 tent. + multiple venders up to four (4)
Food + airbrush venders

CERTIFICATION

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the required information is not provided, my application will be continued to the next regularly scheduled hearing.

Signature: Jon J Welsch

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 5th day of Feb, 2014, by Jon J Welsch, as Owner (title*) for Dairy Queen (name of corporation*), who (✓) provided FL DL W420-430-76-186-0 as identification, or (_) who is personally known to me.

Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

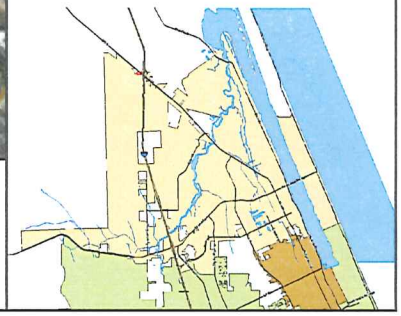
ROBIN LYNN GAWEL
MY COMMISSION # EE834030
EXPIRES September 11, 2016
(407) 398-0153 FloridaNotaryService.com

1626 N US 1 Hwy

CITY OF ORMOND BEACH FLORIDA

- Hurricane Shelters
- Population Density
- Out of Service Hydrants
- Fire Hydrants
- Stormwater Ponds
- Address Points
- Traffic Signals
- Airport and Railroad
  - AIRPORT
  - RAILROAD
- City Streets
  - DIRT
  - MAJOR
  - PAVED
- Water Features
- Property Lines

100 ft



GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the end user. In no event will the City, its staff or it's representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.

Volusia County Appraisers Office

The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Notice of Proposed Property Tax

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Last Updated: 02-04-2014 Today's Date: 2-5-2014	Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser		Volusia County FLORIDA
Full Parcel ID Short Parcel ID	36-13-31-01-64-0022 3136-01-64-0022	Mill Group	201 Ormond Beach
Alternate Key	2470445	2013 Final Millage Rate	20.71670
Parcel Status	Active Parcel	PC Code	22
Date Created	18 DEC 1981		
Owner Name	WELSCH JON J & ETALS		GO TO ADD'L OWNERS
Owner Name/Address 1	% CHRIS WELSCH		ESTIMATE TAXES
Owner Address 2	1626 N US HWY 1		
Owner Address 3	ORMOND BEACH FL		
Owner Zip Code	32174		
Location Address	1626 N US HWY 1 ORMOND BEACH 32174		

LEGAL DESCRIPTION

N 200 FT S OF US 1 OF E 100FT OF W 425 FT OF BLK 64

NATIONAL GARDENS PER OR 4590 PG 1855

SALES HISTORY

GO TO ADD'L SALES

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	4590	1855	9/2000	Warranty Deed	Personal property /business	Yes	319,123
2	3950	3002	9/1994	Warranty Deed	Unqualified Sale	Yes	389,000
3	3699	0470	9/1991	Warranty Deed	Unqualified Sale	Yes	265,000

HISTORY OF VALUES

GO TO ADD'L HISTORY

YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2013	101,250	69,249	8,287	178,786	178,786	178,786	178,786	0	178,786	178,786	0	178,786
2012	101,250	71,128	7,723	180,101	180,101	180,101	180,101	0	180,101	180,101	0	180,101

LAND DATA

CODE	TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL
2200	DRIVE-IN	No Data	No Data	20000.00	SQUARE FEET	2.25	100	150	150	100	101,250

NEIGHBORHOOD CODE	C3409	ORMOND- US 1 TO FLAGLER CO

TOTAL LAND CLASSIFIED	0
TOTAL LAND JUST	101,250

BUILDING CHARACTERISTICS

BUILDING 1 OF 1 GO TO BLDG SKETCH

Physical Depreciation %	45	Next Review	2999	Obsolescence	Functional	0%
		Year Built	1967		Locational	0%
Quality Grade	300				Base Perimeter	674

BUILDING CHARACTERISTICS

PROPERTY TYPE	Drive Thru Restaurant	EXTERIOR WALL TYPE	%
STRUCTURE TYPE	Concrete / Masonry Walls	CONCRETE BLOCK, PAINTED	100

BUILDING REFINEMENTS

Description	# of Units	Unit Type
Baths, 2-Fixture	5	UB
Baths, 4-Fixture	2	UB

Section #	Wall Height	# Of Stories	Year Built	Bsmt %	Ground Floor Area	Interior Finish(es)	%	Sprinkler	AC?
1	8.00	1	1967	0.00	2080	Restaurant / Cafeteria	100.00	No	Yes
4	8.00	1	1967	0.00	512	Canopy (CAN)	1.00	No	No
5	8.00	1	1967	0.00	248	Canopy (CAN)	1.00	No	No

MISCELLANEOUS IMPROVEMENTS

TYPE	NUMBER UNITS	UNIT TYPE	LIFE	YEAR IN	GRADE	LENGTH	WIDTH	DEPR. VALUE
PAVING CONCRET	1697	SF	15	1968	5	0	0	3,991
FENCE WOOD	40	LF	10	1998	3	0	0	98
FENCE CHAIN LK	89	LF	15	1998	1	0	0	48
PAVING ASPHALT	8250	SF	6	1986	4	0	0	3,944
PATIO/CONCSLAB	250	UT	30	1990	5	0	0	172

PLANNING AND BUILDING

GO TO ADD'L PERMITS

PERMIT NUMBER	PERMIT AMOUNT	DATE ISSUED	DATE COMPLETED	DESCRIPTION	OCCUPANCY NBR	OCCUPANCY BLDG
20041208048	0.00	1-4-2005	Unknown	ELEC UPGRD/REP/MISC		0
21198B	18,000.00	5-1-1978	5-1-1978	REMODEL		0

TOTAL VALUES	The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section above.

The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Land Value	101,250		New Construction Value	0
Building Value	69,249		City Econ Dev/Historic Taxable	0
Miscellaneous	8,253			
Total Just Value	178,752		Previous Total Just Value	178,786
School Assessed Value	178,752		Previous School Assessed	178,786
Non-School Assessed Value	178,752		Previous Non-School Assessed	178,786
Exemption Value	0		Previous Exemption Value	0
Additional Exemption Value	0		Previous Add'l Exempt Value	0
School Taxable Value	178,752		Previous School Taxable	178,786
Non-School Taxable Value	178,752		Previous Non-School Taxable	178,786

Notice of Proposed Property Tax

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Parcel Notes

MapIT: Your basic parcel record search including sales.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.

Click Here for Tax Bill Info

1986 0414

BOOK PAGE

STATE OF FLORIDA)
) KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF VOLUSIA)

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Avenue, Houston, Texas 77002, hereinafter called "Grantor", for and in consideration of the sum of Sixteen Thousand One Hundred Twenty Five and No/100 Dollars ($16,125.00) cash in hand, paid by CANDYLAND, INC., A GEORGIA CORPORATION AND ATLANTIS, INC., A GEORGIA CORPORATION D/B/A Interstate Development Organization, P. O. Box 1609, Valdosta, GA 31601, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and the sum of Forty Eight Thousand Three Hundred Seventy Five and No/100 Dollars ($48,375.00) to be paid by Grantee in accordance with one certain Promissory Note for that amount of even date with the effective date hereof, payable to the order of Grantor as therein specified on or before five (5) years from the effective date hereof, bearing interest at the rate of Ten Percent (10%) per annum, and being secured by a Mortgage of even date with the effective date hereof, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land situated in the County of Volusia, City of National Gardens, State of Florida, being more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements of record, including the building and zoning ordinances, all laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the above described premises.

0418 4 5
MAR 12 1 34

Provided, however, that the above described land, or any part thereof, either by itself or in conjunction with other property, shall not be used for the sale or storage of gasoline, diesel, other motor fuels or other petroleum products normally sold in a motor vehicle service station for a period of five (5) years from the effective date hereof which shall constitute a covenant running with the land for the benefit of Grantor, its successors and assigns, and is binding upon Grantee, Grantee's successors and assigns, during the term thereof.

Ad valorem taxes and special assessments, if any, against the property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 3rd day of April, 1978, but EFFECTIVE as of the 15th day of MAY, 1978.

EXXON CORPORATION

ATTEST:

By [signature]
Assistant Secretary

By [signature]
Vice President

[signature]
Witness

[signature]
Witness

1986 0416

BOOK PAGE

THE STATE OF TEXAS
COUNTY OF HARRIS

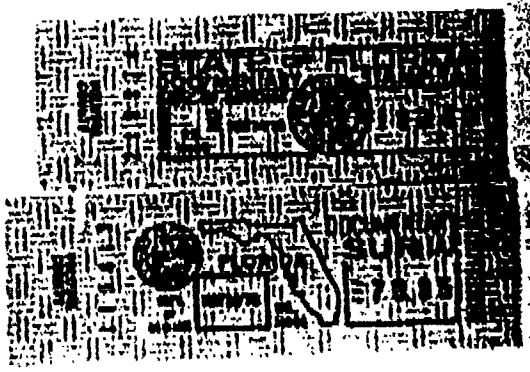
On this the 3rd day of April, 1978, before me, Jan Williams, the undersigned officer, personally appeared JOHN R. TURNER, JR., who acknowlddged himself to be a Vice President of EXXON CORPORATION, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as a Vice President.

In witness whereof, I hereunto set my hand and official seal.

Jan Williams
Notary Public in and for
Harris County, Texas

JAN WILLIAMS
Notary Public in and for Harris County, Texas
My Commission Expires 2/14/80

My commission expires:



1 9 8 6 0 4 1 7

BOOK PAGE

EXHIBIT "A" TO DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO INTERSTATE DEVELOPMENT ORGANIZATION OF VALDOSTA, GA 31601

Part of Block 64, and a 15 foot alley (now vacated), except a portion of said Block 64 in the right-of-way of U.S. Highway #1, all in National Gardens, as recorded in Map Book 10, Pages 250-253, inclusive, Public Records of Volusia County, Florida, being more particularly described as follows: FROM a reference point, being the intersection of the easterly line of Lot 1, said Block 64, National Gardens, with the southwesterly line of the 160 foot right-of-way of U.S. Highway #1 as the same is now occupied and established; thence southerly along said southwesterly right-of-way line for the following described courses and distances: S. 49°55'20" E., 235 feet to a point; thence S. 40°04'40" W., 32 feet to the point of BEGINNING; thence continue along said southwesterly right-of-way S. 49°55'20" E. 100 feet to a point therein; thence S. 40°04'40" W., parallel to the northwesterly line of said Block 64, 200 feet to a point; thence N. 49°55'20" W., parallel to U.S. Highway #1, aforesaid, 100 feet to a point; thence N. 40°04'40"E., parallel to the aforesaid northwesterly line of Block 64, 200 feet to the point of BEGINNING, containing 20,000 sq. ft. or 0.46 acres.

EXCEPTING AND RESERVING UNTO THE SAID grantor, its successors, and assigns, a full and free right and liberty at all times hereafter for its employees, agents, contractors, customers, and invitees, in common with all persons who may hereafter have the like right, of egress and ingress over and through the aforedescribed property for all purposes connected with the use and occupation of said Grantor's other lands adjoining the property described herein.

BEING a portion of the land described in that certain deed dated July 12, 1965 between American Development Corporation, Grantor, and Humble Oil & Refining Company, Grantee, recorded in Book 722, Page 447 of the official records Volusia County, Florida.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation, on January 1, 1973.

EXHIBIT B

Location Map and Photos

1626 N US 1 Hwy

Sidewalks

Golf Courses

Address Points

Traffic Signals

Airport and Railroad

AIRPORT

RAILROAD

City Streets

DIRT

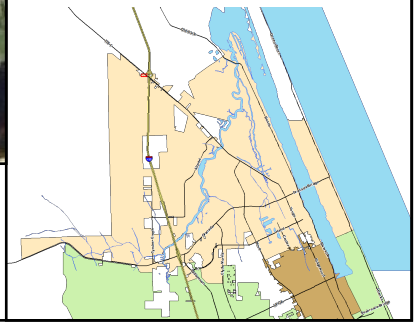
MAJOR

PAVED

Water Features

Property Lines

112 ft



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Ruel Ziffra & Caldwell

Dairy Queen
1626
PUBLIC NOTICE
SPECIAL EXCEPTION
A public hearing for a Special Exception on this property will be held by the Planning Board of the City of Ormond Beach on
MARCH 13, 2014
at 7:00 pm in the Commission Chambers at City Hall 22 South Beach Street. Interested parties can contact the City of Ormond Beach Planning Department at (386) 676-3236 for further information

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: March 13, 2014

SUBJECT: Chelsea Place Subdivision, Large Scale Comprehensive Plan Amendment

APPLICANT: City Initiated

NUMBER: LUPA 14-001

PROJECT PLANNER: Becky Weedo, AICP, Senior Planner

INTRODUCTION: This is a City initiated request for a Future Land Use Map amendment pursuant to the Florida Expedited State Review Process for the Chelsea Place Subdivision property as described in Exhibit "A". The request is to change ±167.47 acres from the existing land use of Volusia County "Urban Low Intensity' and "Urban Medium Intensity" to City of Ormond Beach "Suburban Low Density Residential" as the result of annexation. The property is located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and the Interstate 95 ramp.

BACKGROUND: In 2004, the subject property owner signed an annexation agreement to receive City utilities for the Chelsea Place subdivision. The development is approved for three phases with 250 dwelling units. Currently, two of three phases have been developed in accordance with the Final Plats and the Phase III Preliminary Plat Development Order.

The property connected to City water in 2005 and was annexed into the City on December 3, 2013, Ordinance number 2013-61 based on connection to City utilities and contiguity with the City of Ormond Beach boundary lines. Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications. The expected zoning classification will be PRD (Planned Residential Development) and will follow upon the completion of the administrative land use change.

This Future Land Use Map Amendment is being processed pursuant to the Expedited State Review process, Section 163.3184(3) and (5), Florida Statutes and thus, the tentative schedule is as follows:

Action/Board	Date
Planning Board Land Use and Zoning Proposed Map Amendments	March 13, 2014
City Commission 1st Reading FLU Amendment	April 16, 2014
Transmit to Florida Department of Economic Opportunity (DEO), State agencies, Volusia County Growth Management Commission, and adjoining jurisdictions.	April 21, 2014
City Commission 2nd Reading FLU Amendment	June 17, 2014
Send adopted FLU package to DEO	Within 10 days of City Commission Adoption Date.
Amendment Adoption Date (If **no** challenge is received by DEO)	31 days after State Land Planning Agency determines package is complete
Amendment Adoption Date (If a challenge **is** received by DEO)	The date the State or Administration Commission, respectively, issues a final order determining that the adopted amendment is in compliance (No challenge is expected).

ANALYSIS:

The proposed administrative amendment seeks to change the land use designation of the subject property from unincorporated Volusia County to the City of Ormond Beach on the future land use map. The amendment was reviewed in accordance with the criteria outlined in Policy 2.5.2 of the Future Land Use Element of the city's Comprehensive Plan. Below is the analysis of the criteria of Policy 2.5.2.:

1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.

The application is for a Comprehensive Plan Future Land Use Map amendment for ±167.47 acres of property from the existing land use designation of "Urban Low Intensity' and "Urban Medium Intensity" to City of Ormond Beach "Suburban Low Density Residential".

CURRENT LAND USES

The current land uses of the subject property are Volusia County "Urban Medium Intensity" (UMI ±38.9 acres) and "Urban Low Intensity" (ULI ±128.57 acres). The Volusia County Comprehensive plan states the following for the UMI land use category:

> Urban Medium Intensity (UMI) – Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single-family homes, townhouses and low-rise apartments.
>
> The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business area, shall be reserved to areas designated for Commercial.

The Volusia County Comprehensive plan states the following for the ULI land use category:

> Urban Low Intensity (ULI) – Areas for low density residential dwelling units with a range of two-tenths (0.2) to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached,

> cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue.
>
> The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.

Based on the land use descriptions for the Volusia County "Urban Medium Intensity" and "Urban Low Intensity", the following would be the maximum development scenario compared with what is planned per the preliminary plat development order. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on land development regulations.

Below is the current land use maximum scenario as a residential subdivision:

Current Volusia County Land Use Designation	Maximum Residential Density	Maximum Planned per Preliminary Plat Development Order
Urban Medium Intensity 38.9 Total Acres	311 (8 units per acre)	90 dwelling units
Urban Low Intensity 128.57 Total Acres	514 (4 units per acre)	160 dwelling units
Total UMI and ULI	825	250 dwelling units

PROPOSED ORMOND BEACH LAND USE

The proposed amendment is to change ±38.9 acres from Volusia County "Urban Medium Intensity" (UMI) and ±128.57 acres from Volusia County "Urban Low Intensity" to City of Ormond Beach "Suburban Low Density Residential". The Future Land Use Element of the Comprehensive Plan states the following for the "Suburban Low Density Residential" land use designation:

> Purpose: To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the

Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services.

Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services. Environmental constraints for each parcel of property proposed for development are synthesized from high water table, soil characteristics and flood prone area data derived from the U.S. Soil Conservation Service study and the National Flood Insurance Program maps. This information is used by the applicant to arrive at the maximum potential density, or holding capacity, for a particular parcel of land. Actual densities may differ from the maximum potential densities due to zoning requirements that establish minimum lot sizes and setbacks and due to environmental protection requirements that are designed to maintain the integrity of the natural ecological system. The actual density figure is dependent upon the degree of severity of the environmental constraints, the availability of central utilities, and the type of development that is proposed.

Limited daily need retail, not to exceed 20% of the gross project area, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum .2-6 units per acre.

Maximum FAR: 0.2

The use of the SLDR land use designation requires development to conduct a holding capacity to determine the number of units that may be built on the property. Since Chelsea Place is an approved development and the city annexed the property, no holding capacity analysis is required. For purposes of this land use plan amendment, the holding capacity shall be the number of units that were approved as part of the preliminary plat (250). Should the applicant decide to amend the density count in the future that would be considered an increase, a holding capacity analysis will be required as part of the PRD amendment."

PROPOSED LAND USE RESTRICTION

In order to restrict development to be the same as what is permitted under the current "Urban Medium Intensity" and "Urban Low Intensity" land use categories, the application is proposing the following land use map restriction:

"Gross residential density shall not exceed 4.93 dwelling units per acre."

The permitted entitlements will be as follows:

Total Area (acres):	167.47
Maximum Residential Units (SLDR)	825

Based on the land use map restriction, the proposed Ormond Beach land use would allow the same number of residential dwellings as the County's "Urban Medium Intensity" and "Urban Low Intensity" of 825 units. Currently there are 250 dwelling units approved in the Chelsea Place subdivision which is 575 less then the entitlements.

Below are specific Goals, Objectives, and Policies that are applicable to this application:

GOAL 1 Future Land Use Element	FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER. THE FUTURE LAND USE PLAN ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. SPECIFIC GOALS AND POLICIES ARE LISTED BELOW FOR EACH TYPE OF LAND USE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.
GOAL 5 Annexation Future Land Use Element	THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGUOUS FOR UTILITY SERVICE.
OBJECTIVE 5.1. ANNEXATION Future Land Use Element	Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.
Policy 5.1.1. Future Land Use Element	Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

Planning staff concludes that the amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

2. Does it meet the criteria established in the City's Comprehensive Plan and the Florida Statute?

The City's Comprehensive Plan and Florida Statutes establish the process, including required advertising for all future land use map amendments. The amendment includes the data and analysis in this report. Additionally, the application will conduct three public hearings for any public comments and shall be reviewed by the Volusia Growth Management Commission and state agencies. Planning staff concludes that the amendment meets or exceeds the criteria established in the Comprehensive Plan and Florida Statute.

3. Whether the land use is an appropriate use of the land.

Land Use: The adjacent land uses and zoning are as follows:

Location	Current Land Uses	Land Use Designation	Zoning
North	Offices	City "Office/Professional"	B-10 (Suburban Boulevard)
South	Aberdeen at Ormond Beach Manufactured Home Community	City "Open Space/Conservation" and "Medium Density Residential"	T-1 (Manufactured/Mobile Home)
East	Spring Meadows Subdivision	City "Suburban Low Density Residential"	SR (Suburban Residential)
West	Vacant	City "Open Space/Conservation" and County "Urban Medium Intensity"	City B-8 (Commercial) and County C (Conservation)

The proposed Ormond Beach "Suburban Low Density Residential" land use designation will ensure consistency as required by the city's adopted Comprehensive Plan. The subject property is an appropriate use of land given that there are other neighboring residential uses along Hand Avenue. The "Suburban Low Density Residential" land use category encompasses a residential density that is the most consistent with the Volusia County "Urban Medium Intensity" and "Urban Low Intensity" land use designations. Finally, the city "Suburban Low Density Residential" designation is compatible with uses adjacent to the subject property.

4. Whether there is adequate infrastructure to serve the proposed land use.

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Under Florida Statutes, the City is required to analyze the proposed land use change based on the maximum allowable density and

intensity under the proposed land use category. The existing land use would permit a maximum density of 825 residential units. With the proposed land use restriction associated with the application, the number of maximum allowable residential units will not change. **Based on the land use restriction, there will be no additional impacts to the infrastructure.**

Water and Sewer: The City of Ormond Beach operates a single water treatment plant with a rated capacity of 12 million gallons per day (MGD). The current committed capacity Is 6 MGD. The permitted capacity of the wastewater treatment plant is 8 MGD with a committed capacity of 4 MGD.

The Chelsea Place subdivision is located in the utility service area of the City of Ormond Beach and has been receiving utilities since 2005. Since the proposed land use change will not increase the number of dwelling units approved currently, no increase in demand will be generated.

Transportation:

The subject property is located within a Transportation Concurrency Exception Area (TCEA) as defined in Policy 1.5.1. of the Transportation Element of the Comprehensive Plan. The transportation and multi-modal strategies contained in Objectives 1.5 through 1.8 of the Transportation Element would be applied to the project. Below is a summary of the theoretical maximum impacts of the current and proposed land uses:

Current County	**Maximum Dwelling Units Allowed**	**Maximum Daily Trips Using #210 (Single-Family Homes)**
Urban Low Intensity	514	4893
Urban Medium Intensity	311	2961
Proposed (with restriction)		
Suburban Low Density Residential	825	7854
Net Increase/Decrease	**0**	**0**

The analysis demonstrates that the land use amendment will not create an increase in the maximum number of average daily trips based on the land use restriction. Since the current development approved (250 dwelling units) is less than the maximum scenario of 825 dwelling units, the land use amendment shall not impact the trip generation rate. If the site were to expand in the future, a concurrency analysis would be required.

Schools: The proposed land use designation of Suburban Low Density Residential, maintains the maximum number of residential dwelling units with the land use restrictions. There are no school impacts as the result of this application.

Recreation: The proposed land use designation of Suburban Low Density Residential, maintains the maximum number of residential dwelling units with the land use restrictions. There are no recreation impacts as the result of this application.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed Future Land Use Map Amendment is to assign a similar City land use designation due to the annexation of the subject property. The proposed amendment will not impact surrounding jurisdictions.

CONCLUSION: Staff supports the land use amendment from Volusia County "Urban Medium Intensity" and "Urban Low Intensity" to City of Ormond Beach "Suburban Low Density Residential" (±167.47 acres). Since the existing parcel is approved as a residential subdivision of up to 250 dwelling units, this land use map amendment is an administrative amendment required to assign a City Future Land Use Map designation to the subject property. The Ormond Beach "Suburban Low Density Residential" land use category is the most appropriate land use category for the following reasons:

1. The amendment meets the Goals, Objectives, and Policies of the City's comprehensive plan;
2. The amendment meets the requirements established in the Florida Statutes;
3. The proposed land use is an appropriate use of land;
4. There is adequate infrastructure to serve the proposed land use. The land use amendment will maintain the theoretical maximum. Since the site is already approved as a residential subdivision of 250 dwelling units, there will be no change to impacts on facilities and services as a result of the administrative change in land use from Volusia County "Urban Low Intensity" and "Urban Medium Intensity" to City of Ormond Beach "Suburban Low Density Residential"; and
5. The proposed land use will not impact surrounding jurisdictions.

RECOMMENDATION: It is recommended that the Planning Board recommend **APPROVAL** of the amendment to the Future Land Use Map (FLUM) for the Chelsea Place subdivision ±167.47-acres from the existing land use designations of Volusia County "Urban Low Intensity" (ULI) and "Urban Medium Intensity" (UMI) to City of Ormond Beach "Suburban Low Density Residential" as the result of annexation, with the following restriction:

1. Gross residential density shall not exceed 4.93 dwelling units per acre.

Attachments: Exhibit A: Legal Description and Sketch
Exhibit B: Future Land Use Map with restrictions

EXHIBIT A - LEGAL DESCRIPTION AND SKETCH

LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 30, BEING ALSO THE NORTHWEST CORNER OF SPRING MEADOWS, PHASE II, AS PER MAP RECORDED IN MAP BOOK 45, PAGES 192–193, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 01°11'34" EAST (SOUTH 01°11'28" EAST PER SAID PLAT), ALONG THE EAST LINE OF SAID SECTION 30, BEING ALSO THE WEST LINE OF SAID SPRING MEADOWS, PHASE II, AND THE WEST LINE OF SPRING MEADOWS, PHASE III, AS PER MAP RECORDED IN MAP BOOK 46, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1965.00 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID EAST LINE OF SECTION 30 AND ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, RUN SOUTH 42°31'11" EAST (SOUTH 42°31'05" EAST PER SAID PLAT) A DISTANCE OF 419.11 FEET; THENCE RUN SOUTH 32°34'09" EAST (SOUTH 32°34'03" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 79.04 FEET; THENCE RUN SOUTH 25°20'54" EAST (SOUTH 25°20'48" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 68°20'54" EAST (SOUTH 68°20'48" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 161.13 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT–OF–WAY LINE OF THE 115–FOOT WIDE RIGHT–OF–WAY OF HAND AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4370, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1057.50 FEET, AN ARC DISTANCE OF 369.59 FEET, OR THROUGH A CENTRAL ANGLE OF 20°01'27", HAVING A CHORD DISTANCE OF 367.71 FEET, AND A CHORD BEARING OF SOUTH 11°45'53" WEST, TO A POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 01°45'09" WEST (SOUTH 01°45'32" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 280.39 FEET TO A POINT THEREIN AND THE NORTHEASTERLY CORNER OF AREA "O", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4420, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE RIGHT–OF–WAY LINE OF SAID HAND AVENUE, RUN WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID AREA "O" THE FOLLOWING COURSES AND DISTANCES; RUN NORTH 88°14'51" WEST (NORTH 88°14'28" WEST PER SAID DEED) A DISTANCE OF 171.36 FEET (171.41 FEET PER SAID DEED); THENCE RUN SOUTH 02°26'40" EAST A DISTANCE OF 111.39 FEET; THENCE RUN SOUTH 18°49'36" EAST A DISTANCE OF 79.17 FEET; THENCE RUN SOUTH 17°23'17" EAST A DISTANCE OF 100.33 FEET; THENCE RUN SOUTH 33°39'32" EAST A DISTANCE OF 58.01 FEET; THENCE RUN SOUTH 50°15'41" EAST A DISTANCE OF 87.38 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF THE AFOREMENTIONED HAND AVENUE; THENCE RUN SOUTH 01°45'09" WEST (SOUTH 01°45'32" WEST PER DEED), ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 255.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1342.50 FEET, AN ARC DISTANCE OF 1167.91 FEET, OR THROUGH A CENTRAL ANGLE OF 49°50'40", HAVING A CHORD DISTANCE OF 1131.43 FEET, AND A CHORD BEARING OF SOUTH 26°40'29" WEST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 51°35'49" WEST (SOUTH 51°36'12" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 294.73 FEET; THENCE CONTINUE SOUTH 51°35'49" WEST (SOUTH 51°36'12" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 405.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1342.50 FEET, AN ARC DISTANCE OF 672.17 FEET, OR THROUGH A CENTRAL ANGLE OF 28°41'14", HAVING A CHORD DISTANCE OF 665.17 FEET, AND A CHORD BEARING OF SOUTH 65°56'27" WEST, TO A POINT THEREIN, SAID POINT BEING SOUTHEASTERLY CORNER OF AREA "C", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING SAID HAND AVENUE RIGHT–OF–WAY LINE AND ALONG THE EASTERLY LINE OF SAID AREA "C" AND THE EASTERLY LINE OF AREA "D" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN NORTH 06°31'30" WEST A DISTANCE OF 174.38 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID AREA "D" THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 06°31'30" WEST A DISTANCE OF 123.56 FEET; THENCE RUN NORTH 28°34'21" WEST A DISTANCE OF 81.90 FEET; THENCE RUN NORTH 01°33'14" WEST A DISTANCE OF 107.59 FEET; THENCE RUN NORTH 34°53'17" EAST A DISTANCE OF 177.86

SEE SHEET 2 FOR CONTINUATION OF DESCRIPTION

LEGAL DESCRIPTION

FEET; THENCE RUN NORTH 23°26'53" WEST A DISTANCE OF 202.38 FEET; THENCE RUN NORTH 28°24'27" WEST A DISTANCE OF 70.97 FEET; THENCE RUN NORTH 15°51'41" EAST A DISTANCE OF 85.46 FEET; THENCE RUN NORTH 47°08'38" EAST A DISTANCE OF 61.58 FEET; THENCE RUN NORTH 73°12'29" EAST A DISTANCE OF 95.31 FEET; THENCE RUN NORTH 34°56'58" EAST A DISTANCE OF 103.31 FEET; THENCE RUN NORTH 04°42'15" WEST A DISTANCE OF 135.04 FEET TO THE NORTHEASTERLY CORNER OF SAID AREA "D" AND THE SOUTHEASTERLY CORNER OF AREA "E" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 37°50'21" WEST, ALONG THE EASTERLY LINE OF SAID AREA "E", A DISTANCE OF 481.86 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4430, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 57°21'28" WEST, ALONG THE EASTERLY LINE OF SAID VOLUSIA COUNTY PARCEL, A DISTANCE OF 2.40 FEET TO A POINT THEREIN, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AREA "H", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 17°36'59" EAST, ALONG THE EASTERLY LINE OF SAID AREA "H", A DISTANCE OF 168.41 FEET; THENCE RUN NORTH 52°42'59" WEST, ALONG THE EASTERLY LINE OF SAID AREA "H", A DISTANCE OF 140.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AREA "I" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 32°32'31" WEST, ALONG THE EASTERLY LINE OF SAID AREA "I", A DISTANCE OF 142.06 FEET; THENCE RUN NORTH 21°28'25" WEST, ALONG THE EASTERLY LINE OF SAID AREA "I", A DISTANCE OF 110.72 FEET; THENCE RUN SOUTH 47°40'39" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "I", A DISTANCE OF 81.42 FEET; THENCE RUN NORTH 75°11'00" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "I", A DISTANCE OF 55.50 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO BEING AN EASTERLY CORNER OF AREA "J" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 00°12'24" EAST, ALONG THE EASTERLY LINE OF SAID AREA "J", A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 89°47'36" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "J", A DISTANCE OF 99.31 FEET TO A POINT IN THE EASTERLY LINE OF THE SOFRAN PARCEL, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO SOFRAN CRYSTAL RIVER LIMITED PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 4427, PAGE 2568, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTHERLY AND EASTERLY, ALONG THE EASTERLY LINES OF SAID SOFRAN PARCEL, THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 08°56'51" EAST A DISTANCE OF 54.60 FEET; THENCE RUN NORTH 13°26'45" WEST (NORTH 12°42'00" WEST PER DEED) A DISTANCE OF 17.68 FEET (17.29 FEET PER DEED); THENCE RUN NORTH 00°05'19" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 68.55 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE LOWE'S PARCEL, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO LOWE'S HOME CENTER'S INC., AS RECORDED IN OFFICIAL RECORDS BOOK 4427, PAGE 2547, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTHERLY AND EASTERLY, ALONG THE EASTERLY LINES OF SAID LOWE'S PARCEL, SAID LINES BEING MARKED BY RODS & CAPS WITH LICENSED BUSINESS NUMBER 4335, THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 89°52'23" EAST (NORTH 89°51'34" EAST PER DEED) A DISTANCE OF 150.13 FEET; THENCE RUN NORTH 59°11'55" EAST (NORTH 59°07'28" EAST PER DEED) A DISTANCE OF 239.99 FEET (240.14 FEET PER DEED); THENCE RUN NORTH 00°10'24" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 37.27 FEET; THENCE RUN NORTH 89°51'24" EAST (NORTH 89°51'34" EAST PER DEED) A DISTANCE OF 50.06 FEET (50.00 FEET PER DEED); THENCE RUN NORTH 00°04'05" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 280.23 FEET (280.00 FEET PER DEED); THENCE RUN SOUTH 89°55'08" WEST (SOUTH 89°51'34" WEST PER DEED) A DISTANCE OF 174.55 FEET (174.50 FEET PER DEED); THENCE RUN NORTH 59°25'43" WEST (NORTH 59°29'24" WEST PER DEED) A DISTANCE OF 343.21 FEET (343.49 FEET PER DEED); THENCE RUN NORTH 00°16'31" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 84.84 FEET (84.89 FEET PER DEED) TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°58'41" EAST (NORTH 89°51'34" EAST PER DEED), ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 510.09 FEET TO A FOUND 4" X 4"

SEE SHEET 3 FOR CONTINUATION OF DESCRIPTION

LEGAL DESCRIPTION

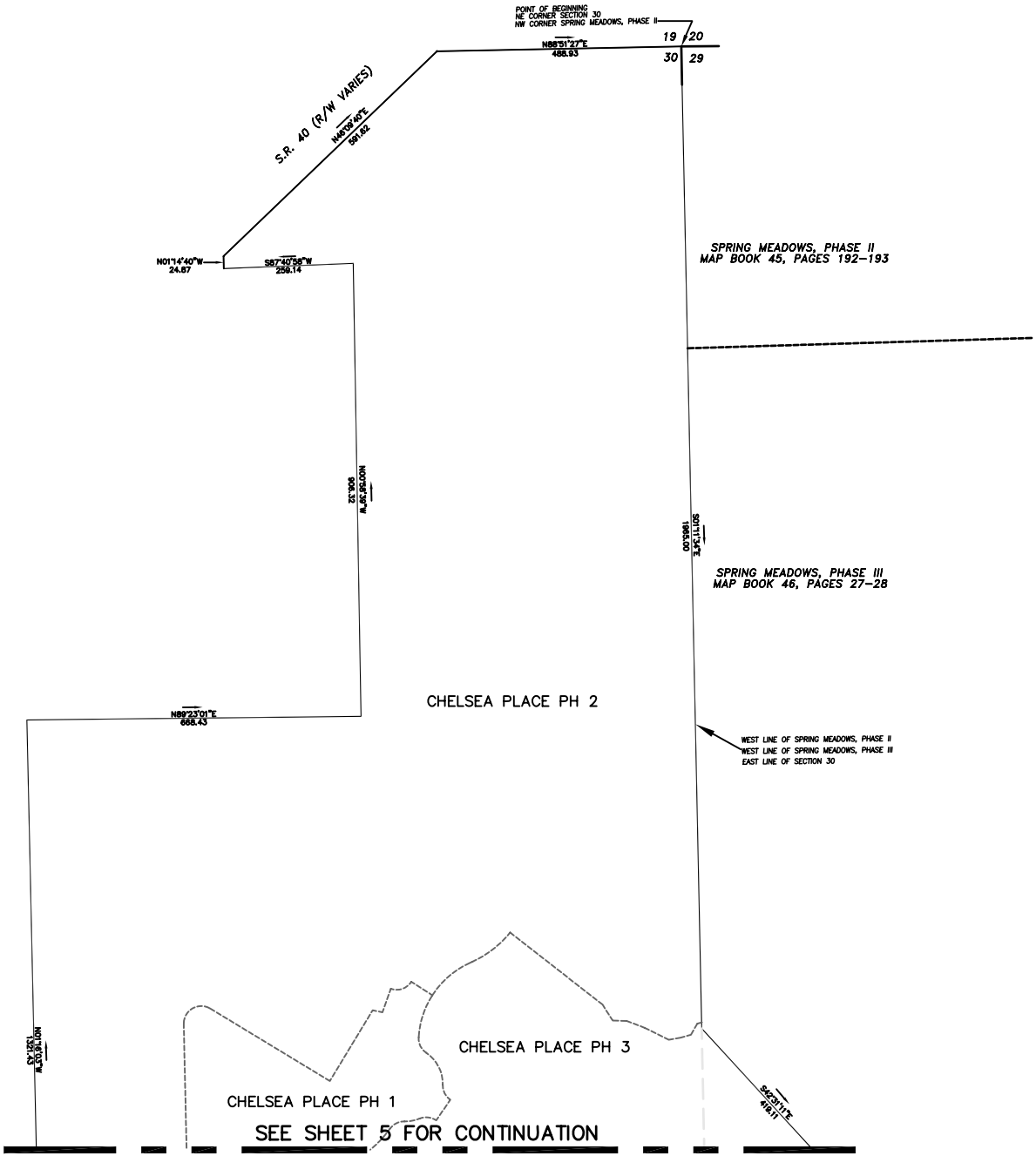
CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE RUN NORTH 01°16'03" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1321.43 FEET; THENCE NORTH 89°23'01" EAST A DISTANCE OF 668.43 FEET; THENCE NORTH 00°58'39" WEST A DISTANCE OF 906.32 FEET; THENCE SOUTH 87°40'58" WEST A DISTANCE OF 259.14 FEET; THENCE NORTH 01°14'40" WEST A DISTANCE OF 24.87 FEET; THENCE NORTH 46°09'40" EAST A DISTANCE OF 591.62 FEET; THENCE NORTH 88°51'27" EAST A DISTANCE OF 488.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,294,924 SQUARE FEET = 167.47 ACRES MORE OR LESS

SEE SHEET 4 FOR SKETCH OF DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 3 OF 6	DRAWN BY: ENGINEERING

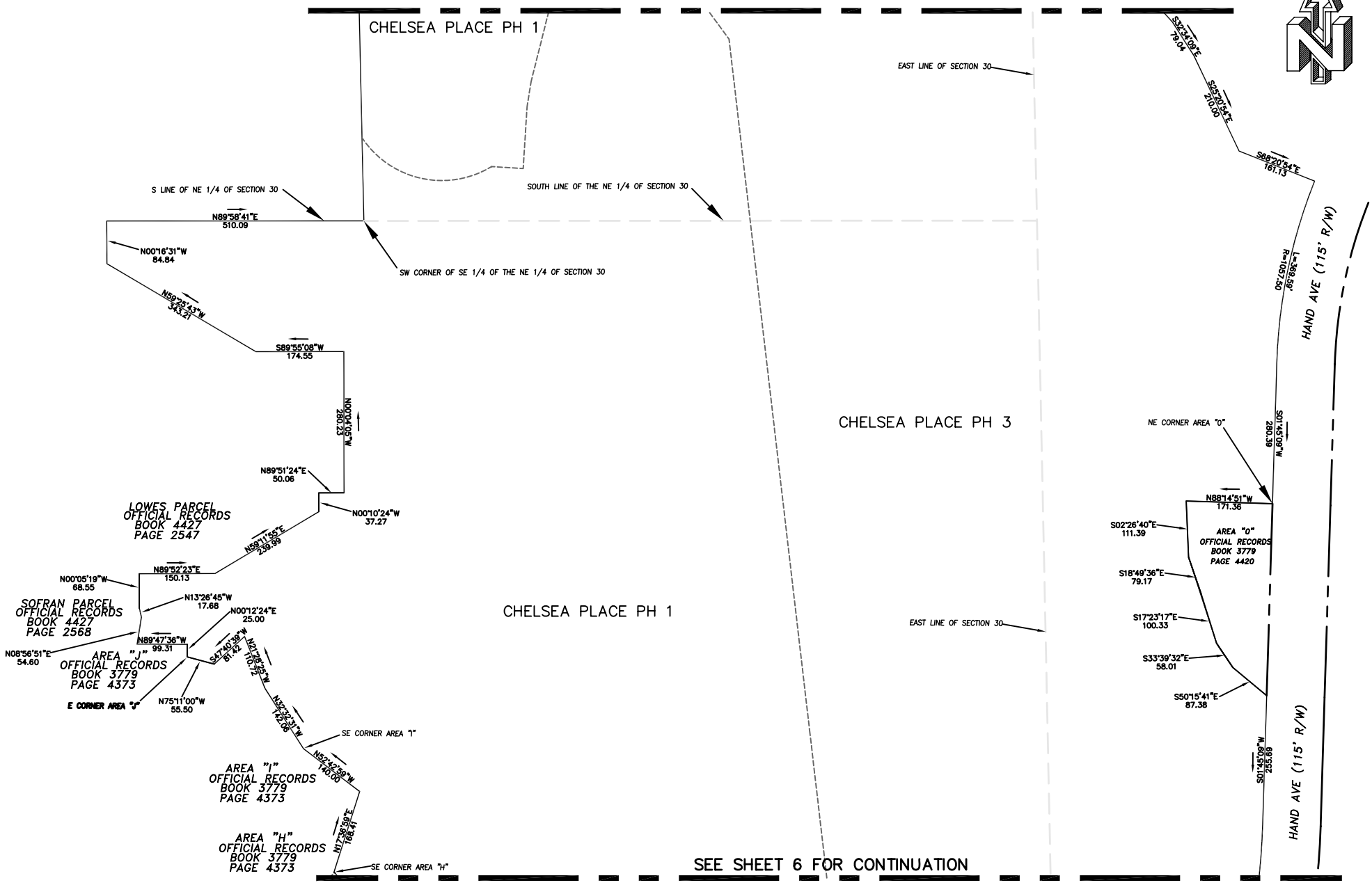
SKETCH OF DESCRIPTION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 4 OF 6	DRAWN BY: ENGINEERING

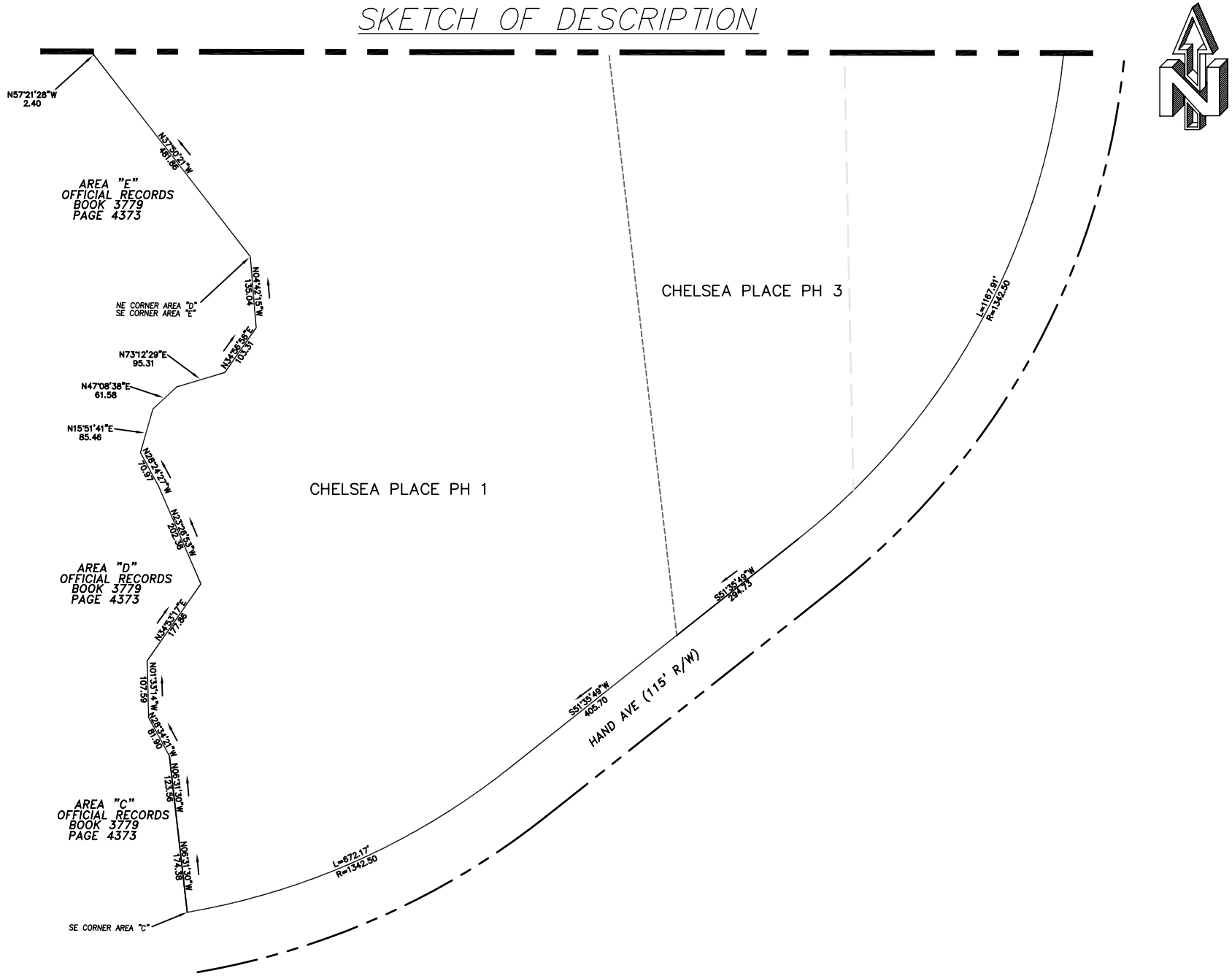
SKETCH OF DESCRIPTION



SEE SHEETS 1–3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 5 OF 6	DRAWN BY: ENGINEERING

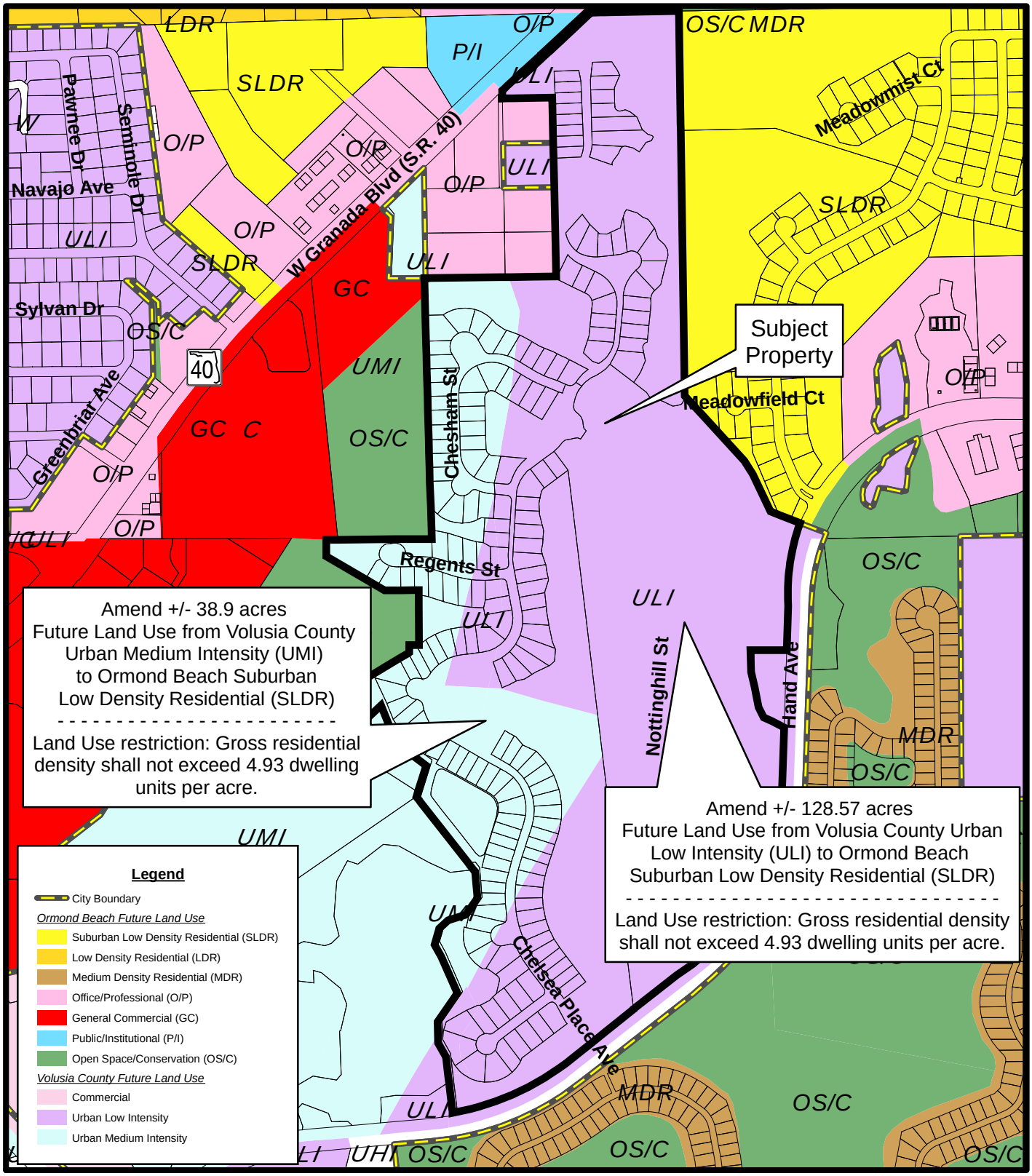
SKETCH OF DESCRIPTION



SEE SHEETS 1–3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 6 OF 6	DRAWN BY: ENGINEERING

EXHIBIT B



PROPOSED ORMOND BEACH
FUTURE LAND USE MAP
CHELSEA PLACE SUBDIVISION (+/- 167.47 ACRES)

Prepared By: The City of Ormond Beach
G.I.S. Department - February 4, 2014

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STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: March 13, 2014

SUBJECT: Chelsea Place Subdivision
Amendment to Official Zoning Map

APPLICANT: City Initiated

NUMBER: RZ 14-004

PROJECT PLANNER: Becky Weedo, AICP, CFM, Senior Planner

INTRODUCTION:

This is a City initiated request to amend the City's Official Zoning Map, for a ±167.47-acre property located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and Interstate 95 ramp from the existing zoning designation of Volusia County R-4 (Single-Family Residential) and R-2 (Single-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) as the result of annexation.

BACKGROUND:

Chelsea Place was approved by Volusia County as a 250 dwelling unit subdivision platted in three phases on ±167.47 acres. Approximately 89.77 acres (53.6%) were calculated for common area including conservation easements, landscape buffers, lakes, and parks and recreation area. Phase I and Phase II are currently developed with 185 lots with approximately 60 homes built. The Preliminary Plat Development Order was issued on June 13, 2003 for Phase III and approved for 65 lots. The Development Order was granted an extension until September 26, 2015 by the Volusia County Land Development Department due to two state of emergency declarations issued. The subdivision plans for each phase for Chelsea Place were reviewed by the City's Site Plan Review Committee concurrent with the Volusia County approvals.

On December 3, 2013, the Chelsea Place subdivision was annexed into the City of Ormond Beach due to connection to City utilities and contiguity with the City boundaries. The adjacent land uses and zoning are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	Offices	City "Office/Professional	B-10 (Suburban Boulevard)
South	Aberdeen at Ormond Beach Manufactured Home Community	City "Open Space/Conservation" and "Medium Density Residential"	T-1 (Manufactured/Mobile Home)
East	Spring Meadows Subdivision	City "Suburban Low Density Residential"	SR (Suburban Residential)
West	Vacant	City "Open Space/Conservation" and County "Urban Medium Intensity"	City B-8 (Commercial) and County C (Conservation)

Site location aerial:

The subject property is adjacent to Lowe's Home Improvement Store and vacant property to the west. Located to the south of the property is Aberdeen of Ormond Beach. To the east of the property is the Spring Meadows Subdivision. On the north side of the subdivision are dental offices and a church. The purpose of the zoning amendment is to assign an appropriate zoning to the subject property as the result of annexation into the City of Ormond Beach. Any further site development would require site plan review.

The Planning Board is requested to review the subject zoning contingent on the proposed land use amendment from County "Urban Low Intensity' and "Urban Medium Intensity" to City of Ormond Beach "Suburban Low Density Residential" for the ±167.47-

acre approved subdivision. Until a City land use designation and zoning classification are adopted, the property maintains its County assigned land use and zoning.

ANALYSIS:

The existing Volusia County zoning classification for the subject property is R-4 (Urban Single-Family Residential) for a ±166.59-acre portion of the site and R-2 (Urban Single-Family Residential) for the ±0.88-acre portion of the site. Since the R-2 Zoning is primarily designated for the Granada Boulevard Right-of-Way, the following analysis focuses on what has been previously approved under the Volusia County R-4 zoning in which the platted subdivision is zoned.

The Volusia County Land Development Code states the purpose and intent for the R-4 zoning is "to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods." Among the many permitted uses under the Volusia County R-4 is Cluster and Zero Lot line subdivisions.

The Chelsea Place Subdivision was approved as a Cluster Residential Development under the Volusia County R-4 Zoning District. Thus, Sec. 72-304. Clustering of dwelling units and zero lot line residential subdivisions of the Volusia County Land Development Code applies as well as the regulatory standards adopted in the Preliminary Plat Development Order. Table 1 below outlines the regulatory standards and sources that have been previously approved by Volusia County for Chelsea Place:

<table>
<tr><th colspan="2">Table 1- Adopted Volusia County Standards for Chelsea Place Subdivision</th></tr>
<tr><th>Description</th><th>Source</th></tr>
<tr><td>Residential Setbacks:
Front 25’
Rear 20’
Rear Pool Deck 5’
Side 5’
Side Corner 15’
Waterfront 25’</td><td>Exhibit 3 - Volusia County Preliminary Plat DO</td></tr>
<tr><td>2. Maximum Lot coverage for Principal and accessory buildings:
40% <u>Phase I</u> Lots: 1, 3, 4-6, 10-12, 15, 20-23, 31, 38, 39, 40, 41, 53-55, 57-72, 74, 87, 88-96, 99-101, 103-114
<u>Phase II</u> Lots: 115-128, 131, 133-135, 138, 141-145, 147, 148, 217, 218, 220, 221, 226, and 234-250
<u>Phase III</u> Lots: 151-215

35% for all other lots</td><td>Exhibit 4 – Volusia County Rendition Letter, Variance Case V-14-012

Exhibit 3 - Volusia County Preliminary Plat DO</td></tr>
<tr><td>3. Minimum lot width and depth:
<table>
<tr><th>Phase</th><th># of Lots</th><th>Width</th><th>Depth</th></tr>
<tr><td>I</td><td>64</td><td>55’</td><td>120’</td></tr>
<tr><td>I</td><td>50</td><td>70’</td><td>120’</td></tr>
<tr><td>II</td><td>8</td><td>55’</td><td>120’</td></tr>
<tr><td>II</td><td>63</td><td>70’</td><td>120’</td></tr>
<tr><td>III</td><td>27</td><td>55’</td><td>120’</td></tr>
<tr><td>III</td><td>38</td><td>70’</td><td>120’</td></tr>
</table></td><td>Exhibit 3 - Volusia County Preliminary Plat DO</td></tr>
<tr><td>4. Minimum Lot Size: 6,600 square feet</td><td>Exhibit 3 - Volusia County Preliminary Plat DO per the minimum lot width and depth of 55’ x 120’)</td></tr>
<tr><td>5. Maximum Building Height: 35’</td><td><u>Sec. 72-304. Clustering of dwelling units and zero lot line residential subdivisions</u></td></tr>
<tr><td>6. Street Tree Master Plan</td><td>Exhibit 5 – Street Tree Master Plan</td></tr>
<tr><td>7. Requirement for sidewalk on both sides of the street</td><td>Volusia Land Development Code</td></tr>
<tr><td>8. One street per lot and a tree per each 2,500 square foot of lot area is required for each single-family lot.</td><td>Volusia Land Development Code</td></tr>
</table>

The City initiated zoning application is required by Florida Statutes and the City’s Land Development Code to be consistent with the Future Land Use designation of the property. The proposed City future land use map designation is Ormond Beach

"Suburban Low Density Residential". The Future Land Use Element of the Comprehensive Plan states the following for the "Suburban Low Density Residential" land use designation:

> Purpose: To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services.
>
> Density: Minimum .2-6 units per acre.
> Maximum FAR: 0.2

<u>"Suburban Low Density Residential" land use analysis and potential zoning designations</u>

Based on Section 2-02 of the Land Development Code, the "Suburban Low Density Residential" land use designation has two potential zoning categories. Staff analyzed the potential City zoning districts as follows:

Zoning District	Staff Review
SR (Suburban Residential)	The property is already developed as Chelsea Place Subdivision with 99 lots that are 55' wide and 151 lots that are 70' wide. The SR Zoning District requires a minimum lot of one unit per acre if connected to City water. Any density greater than one unit per acre would require a zoning designation of Planned Residential Development. Therefore, the SR Zoning District is not an appropriate designation as the subdivision would become non conforming.
PRD (Planned Residential Development)	The PRD zoning district is intended to provide more flexibility with regard to land use, density and dimensional standards. This zoning district will provide the city with the opportunity to adopt the approved Volusia County standards to ensure conformity. It was concluded that the PRD zoning district would be the only appropriate district to assign to the subject property under the City "Suburban Low Density Residential" land use category.

This application is seeking to rezone to City Planned Residential Development (PRD) to prevent non conformities with the existing Chelsea Place subdivision. The Planned Residential Development zoning designation allows the newly annexed property to continue to comply with regulations previously approved by Volusia County. The standards previously adopted by Volusia County will be incorporated into the City PRD zoning for Chelsea Place.

CONCLUSION/CRITERIA FOR APPROVAL:

Section 1-18 D.3. of the Land Development Code states that the Planning Board shall review non-planned development rezonings based on the Development Order criteria in Section 1-18.E. of the Land Development Code which are analyzed below:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The site is approved as a 250 lot subdivision. The request is based on a need to assign a City zoning classification to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. The City Site Plan Review Committee is required to review any proposed future site development.

2. **The proposed development is consistent with the Comprehensive Plan.**

   Section 2-02 of the Land Development Code establishes consistent zoning designations with the future land use map designations. The PRD (Planned Residential District) zoning district is consistent with the City's Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The zoning amendment application does not propose further site development beyond what has been approved. Any future site development would be required to comply with all applicable regulations regarding environmentally sensitive lands and protected animal species.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties**.

   This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties. The subdivision was approved in Volusia County and this zoning amendment continues the approvals to the City of Ormond Beach zoning designation.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   The site is developed as a 250 dwelling unit subdivision. The zoning map amendment does not propose any additional site development. Public facilities would be required with any future site development.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The site is approved as a 250 dwelling unit subdivision. The zoning map amendment does not propose any additional site development beyond what has been approved; therefore there will be no additional impacts to traffic. Traffic impacts and patterns will be reviewed with any future site redevelopment.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The site is approved as a 250 dwelling unit subdivision. The zoning map amendment does not propose any additional site development beyond what has been approved. Any future site redevelopment would require review by the City's Site Plan Review Committee.

8. **The proposed development provides for the safety of occupants and visitors**.

   The site is already approved as a 250 dwelling unit subdivision. The zoning map amendment does not propose any additional site development beyond what has been approved. Any future redevelopment would require review by the City's Site Plan Review Committee.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The site is already approved as a 250 dwelling unit subdivision. The zoning map amendment does not propose any additional site development beyond what has been approved. Any future redevelopment would require review by the City's Site Plan Review Committee.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the following points:

- Since the site is already developed as the Chelsea Place Subdivision, the impacts on public facilities and services will not be negatively impacted as a result of the requested zoning amendment from Volusia County R-2 (Urban Single-Family Residential) and Volusia County R-4 (Urban Single-Family Residential) to City of Ormond Beach PRD (Planned Residential Development); and
- The proposed city zoning classification of PRD is the most appropriate based on the "Suburban Low Density Residential" land use category

RECOMMENDATION:

Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of a zoning map amendment for the Chelsea Place Subdivision of ±167.47 acres from Volusia County R-2 (Urban Single-Family Residential) and Volusia County R-4 (Urban Single-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) and **APPROVAL** of the standards outlined in the staff report incorporated herewith which shall be a part of the PRD Ordinance as a result of annexation.

Attachments:

Exhibit 1: Proposed Zoning Map

Exhibit 2: Legal Description and Sketch

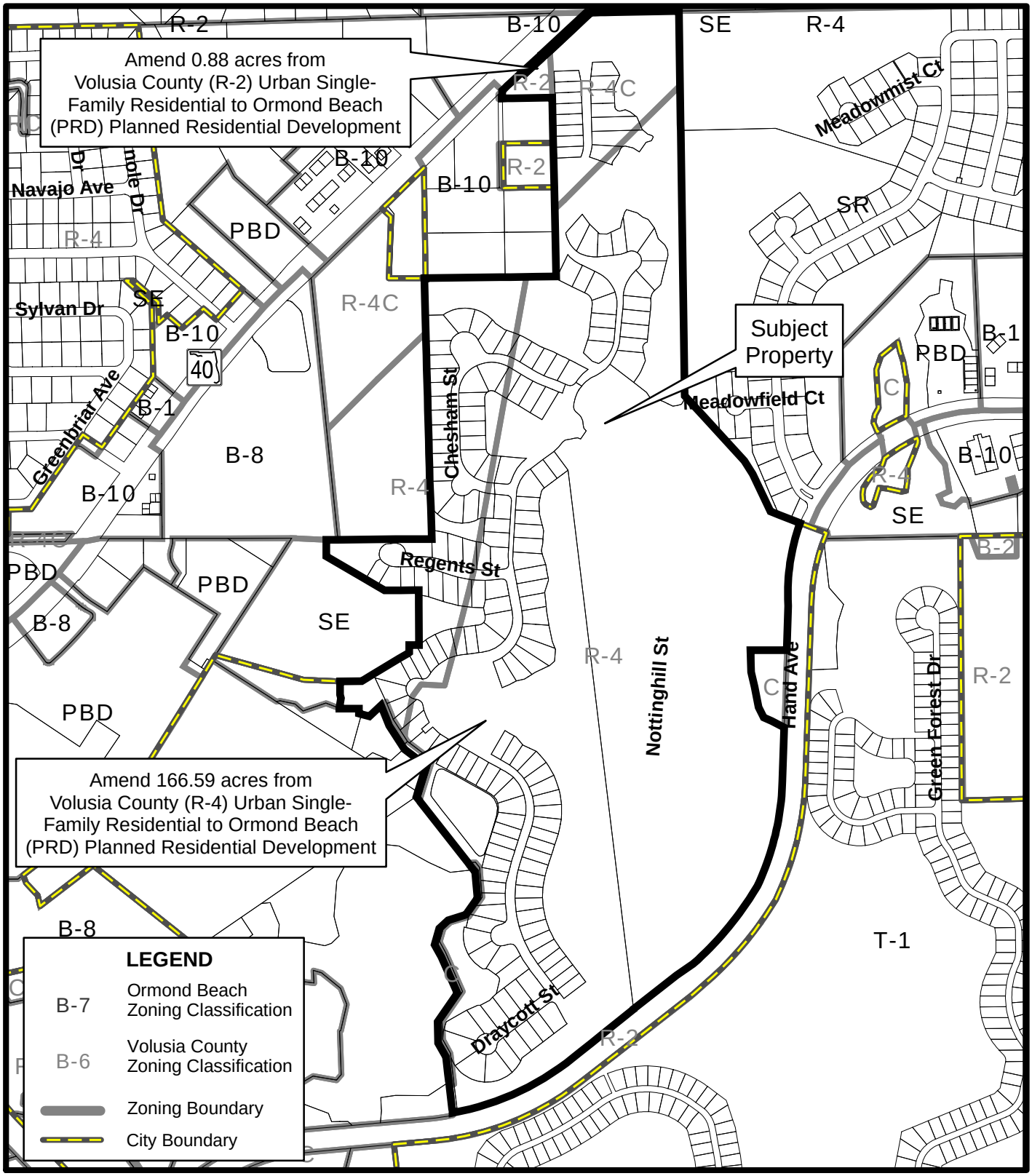
Exhibit 3: Volusia County Adopted Preliminary Plat and Extension Letter

Exhibit 4: Volusia County Rendition Letter, Variance Case V-14-012

Exhibit 5: Street Tree Master Plan

EXHIBIT 1

PROPOSED ZONING MAP



PROPOSED ZONING MAP
CHELSEA PLACE SUBDIVISION

Prepared By: The City of Ormond Beach
G.I.S. Department - February 13, 2014

N.T.S.

EXHIBIT 2

LEGAL DESCRIPTION

AND SKETCH

LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 30, BEING ALSO THE NORTHWEST CORNER OF SPRING MEADOWS, PHASE II, AS PER MAP RECORDED IN MAP BOOK 45, PAGES 192–193, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 01°11'34" EAST (SOUTH 01°11'28" EAST PER SAID PLAT), ALONG THE EAST LINE OF SAID SECTION 30, BEING ALSO THE WEST LINE OF SAID SPRING MEADOWS, PHASE II, AND THE WEST LINE OF SPRING MEADOWS, PHASE III, AS PER MAP RECORDED IN MAP BOOK 46, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1965.00 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID EAST LINE OF SECTION 30 AND ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, RUN SOUTH 42°31'11" EAST (SOUTH 42°31'05" EAST PER SAID PLAT) A DISTANCE OF 419.11 FEET; THENCE RUN SOUTH 32°34'09" EAST (SOUTH 32°34'03" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 79.04 FEET; THENCE RUN SOUTH 25°20'54" EAST (SOUTH 25°20'48" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 68°20'54" EAST (SOUTH 68°20'48" EAST PER SAID PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID SPRING MEADOWS, PHASE III, A DISTANCE OF 161.13 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT–OF–WAY LINE OF THE 115–FOOT WIDE RIGHT–OF–WAY OF HAND AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4370, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1057.50 FEET, AN ARC DISTANCE OF 369.59 FEET, OR THROUGH A CENTRAL ANGLE OF 20°01'27", HAVING A CHORD DISTANCE OF 367.71 FEET, AND A CHORD BEARING OF SOUTH 11°45'53" WEST, TO A POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 01°45'09" WEST (SOUTH 01°45'32" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 280.39 FEET TO A POINT THEREIN AND THE NORTHEASTERLY CORNER OF AREA "O", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4420, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE RIGHT–OF–WAY LINE OF SAID HAND AVENUE, RUN WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID AREA "O" THE FOLLOWING COURSES AND DISTANCES; RUN NORTH 88°14'51" WEST (NORTH 88°14'28" WEST PER SAID DEED) A DISTANCE OF 171.36 FEET (171.41 FEET PER SAID DEED); THENCE RUN SOUTH 02°26'40" EAST A DISTANCE OF 111.39 FEET; THENCE RUN SOUTH 18°49'36" EAST A DISTANCE OF 79.17 FEET; THENCE RUN SOUTH 17°23'17" EAST A DISTANCE OF 100.33 FEET; THENCE RUN SOUTH 33°39'32" EAST A DISTANCE OF 58.01 FEET; THENCE RUN SOUTH 50°15'41" EAST A DISTANCE OF 87.38 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF THE AFOREMENTIONED HAND AVENUE; THENCE RUN SOUTH 01°45'09" WEST (SOUTH 01°45'32" WEST PER DEED), ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 255.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1342.50 FEET, AN ARC DISTANCE OF 1167.91 FEET, OR THROUGH A CENTRAL ANGLE OF 49°50'40", HAVING A CHORD DISTANCE OF 1131.43 FEET, AND A CHORD BEARING OF SOUTH 26°40'29" WEST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 51°35'49" WEST (SOUTH 51°36'12" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 294.73 FEET; THENCE CONTINUE SOUTH 51°35'49" WEST (SOUTH 51°36'12" WEST PER SAID RIGHT–OF–WAY DEED), ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 405.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1342.50 FEET, AN ARC DISTANCE OF 672.17 FEET, OR THROUGH A CENTRAL ANGLE OF 28°41'14", HAVING A CHORD DISTANCE OF 665.17 FEET, AND A CHORD BEARING OF SOUTH 65°56'27" WEST, TO A POINT THEREIN, SAID POINT BEING SOUTHEASTERLY CORNER OF AREA "C", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING SAID HAND AVENUE RIGHT–OF–WAY LINE AND ALONG THE EASTERLY LINE OF SAID AREA "C" AND THE EASTERLY LINE OF AREA "D" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI–1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN NORTH 06°31'30" WEST A DISTANCE OF 174.38 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID AREA "D" THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 06°31'30" WEST A DISTANCE OF 123.56 FEET; THENCE RUN NORTH 28°34'21" WEST A DISTANCE OF 81.90 FEET; THENCE RUN NORTH 01°33'14" WEST A DISTANCE OF 107.59 FEET; THENCE RUN NORTH 34°53'17" EAST A DISTANCE OF 177.86

SEE SHEET 2 FOR CONTINUATION OF DESCRIPTION

LEGAL DESCRIPTION

FEET; THENCE RUN NORTH 23°26'53" WEST A DISTANCE OF 202.38 FEET; THENCE RUN NORTH 28°24'27" WEST A DISTANCE OF 70.97 FEET; THENCE RUN NORTH 15°51'41" EAST A DISTANCE OF 85.46 FEET; THENCE RUN NORTH 47°08'38" EAST A DISTANCE OF 61.58 FEET; THENCE RUN NORTH 73°12'29" EAST A DISTANCE OF 95.31 FEET; THENCE RUN NORTH 34°56'58" EAST A DISTANCE OF 103.31 FEET; THENCE RUN NORTH 04°42'15" WEST A DISTANCE OF 135.04 FEET TO THE NORTHEASTERLY CORNER OF SAID AREA "D" AND THE SOUTHEASTERLY CORNER OF AREA "E" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 37°50'21" WEST, ALONG THE EASTERLY LINE OF SAID AREA "E", A DISTANCE OF 481.86 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4430, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 57°21'28" WEST, ALONG THE EASTERLY LINE OF SAID VOLUSIA COUNTY PARCEL, A DISTANCE OF 2.40 FEET TO A POINT THEREIN, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AREA "H", AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 17°36'59" EAST, ALONG THE EASTERLY LINE OF SAID AREA "H", A DISTANCE OF 168.41 FEET; THENCE RUN NORTH 52°42'59" WEST, ALONG THE EASTERLY LINE OF SAID AREA "H", A DISTANCE OF 140.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AREA "I" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 32°32'31" WEST, ALONG THE EASTERLY LINE OF SAID AREA "I", A DISTANCE OF 142.06 FEET; THENCE RUN NORTH 21°28'25" WEST, ALONG THE EASTERLY LINE OF SAID AREA "I", A DISTANCE OF 110.72 FEET; THENCE RUN SOUTH 47°40'39" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "I", A DISTANCE OF 81.42 FEET; THENCE RUN NORTH 75°11'00" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "I", A DISTANCE OF 55.50 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO BEING AN EASTERLY CORNER OF AREA "J" AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 00°12'24" EAST, ALONG THE EASTERLY LINE OF SAID AREA "J", A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 89°47'36" WEST, ALONG THE NORTHERLY LINE OF SAID AREA "J", A DISTANCE OF 99.31 FEET TO A POINT IN THE EASTERLY LINE OF THE SOFRAN PARCEL, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO SOFRAN CRYSTAL RIVER LIMITED PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 4427, PAGE 2568, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTHERLY AND EASTERLY, ALONG THE EASTERLY LINES OF SAID SOFRAN PARCEL, THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 08°56'51" EAST A DISTANCE OF 54.60 FEET; THENCE RUN NORTH 13°26'45" WEST (NORTH 12°42'00" WEST PER DEED) A DISTANCE OF 17.68 FEET (17.29 FEET PER DEED); THENCE RUN NORTH 00°05'19" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 68.55 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE LOWE'S PARCEL, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO. IDI-1, TO LOWE'S HOME CENTER'S INC., AS RECORDED IN OFFICIAL RECORDS BOOK 4427, PAGE 2547, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTHERLY AND EASTERLY, ALONG THE EASTERLY LINES OF SAID LOWE'S PARCEL, SAID LINES BEING MARKED BY RODS & CAPS WITH LICENSED BUSINESS NUMBER 4335, THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 89°52'23" EAST (NORTH 89°51'34" EAST PER DEED) A DISTANCE OF 150.13 FEET; THENCE RUN NORTH 59°11'55" EAST (NORTH 59°07'28" EAST PER DEED) A DISTANCE OF 239.99 FEET (240.14 FEET PER DEED); THENCE RUN NORTH 00°10'24" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 37.27 FEET; THENCE RUN NORTH 89°51'24" EAST (NORTH 89°51'34" EAST PER DEED) A DISTANCE OF 50.06 FEET (50.00 FEET PER DEED); THENCE RUN NORTH 00°04'05" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 280.23 FEET (280.00 FEET PER DEED); THENCE RUN SOUTH 89°55'08" WEST (SOUTH 89°51'34" WEST PER DEED) A DISTANCE OF 174.55 FEET (174.50 FEET PER DEED); THENCE RUN NORTH 59°25'43" WEST (NORTH 59°29'24" WEST PER DEED) A DISTANCE OF 343.21 FEET (343.49 FEET PER DEED); THENCE RUN NORTH 00°16'31" WEST (NORTH 00°08'26" WEST PER DEED) A DISTANCE OF 84.84 FEET (84.89 FEET PER DEED) TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°58'41" EAST (NORTH 89°51'34" EAST PER DEED), ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 510.09 FEET TO A FOUND 4" X 4"

SEE SHEET 3 FOR CONTINUATION OF DESCRIPTION

LEGAL DESCRIPTION

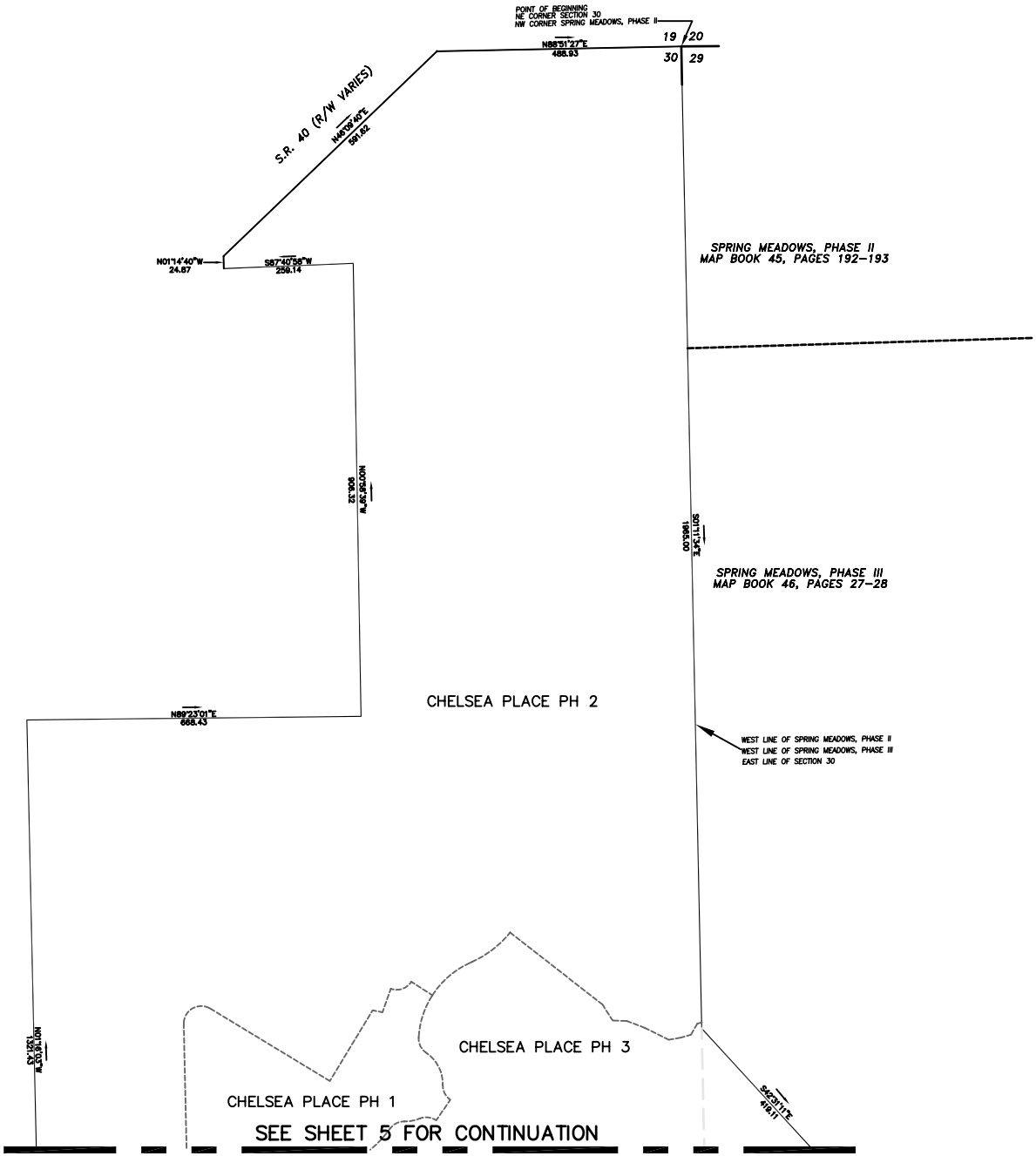
CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE RUN NORTH 01°16'03" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1321.43 FEET; THENCE NORTH 89°23'01" EAST A DISTANCE OF 668.43 FEET; THENCE NORTH 00°58'39" WEST A DISTANCE OF 906.32 FEET; THENCE SOUTH 87°40'58" WEST A DISTANCE OF 259.14 FEET; THENCE NORTH 01°14'40" WEST A DISTANCE OF 24.87 FEET; THENCE NORTH 46°09'40" EAST A DISTANCE OF 591.62 FEET; THENCE NORTH 88°51'27" EAST A DISTANCE OF 488.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,294,924 SQUARE FEET = 167.47 ACRES MORE OR LESS

SEE SHEET 4 FOR SKETCH OF DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 3 OF 6	DRAWN BY: ENGINEERING

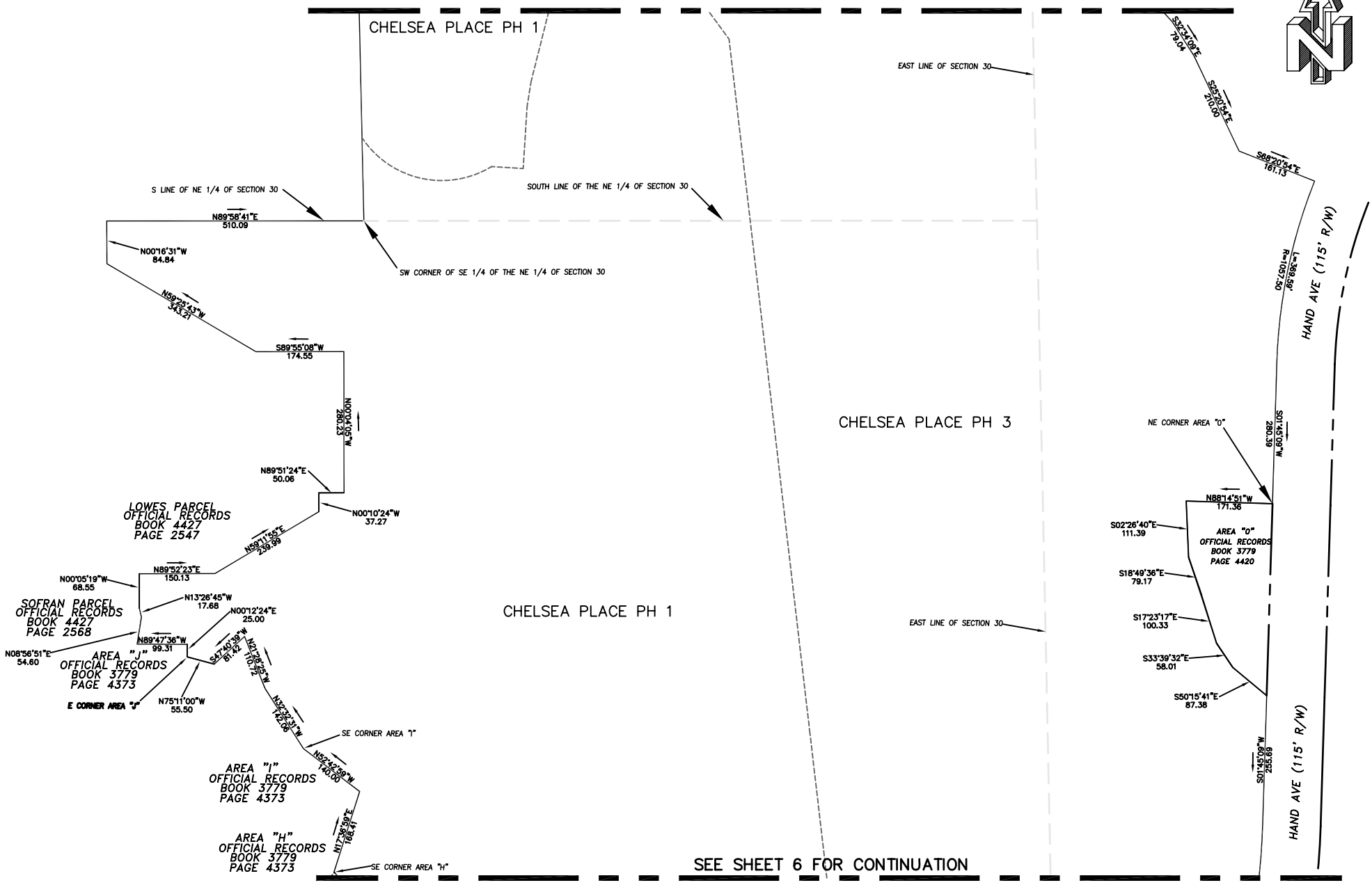
SKETCH OF DESCRIPTION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 4 OF 6	DRAWN BY: ENGINEERING

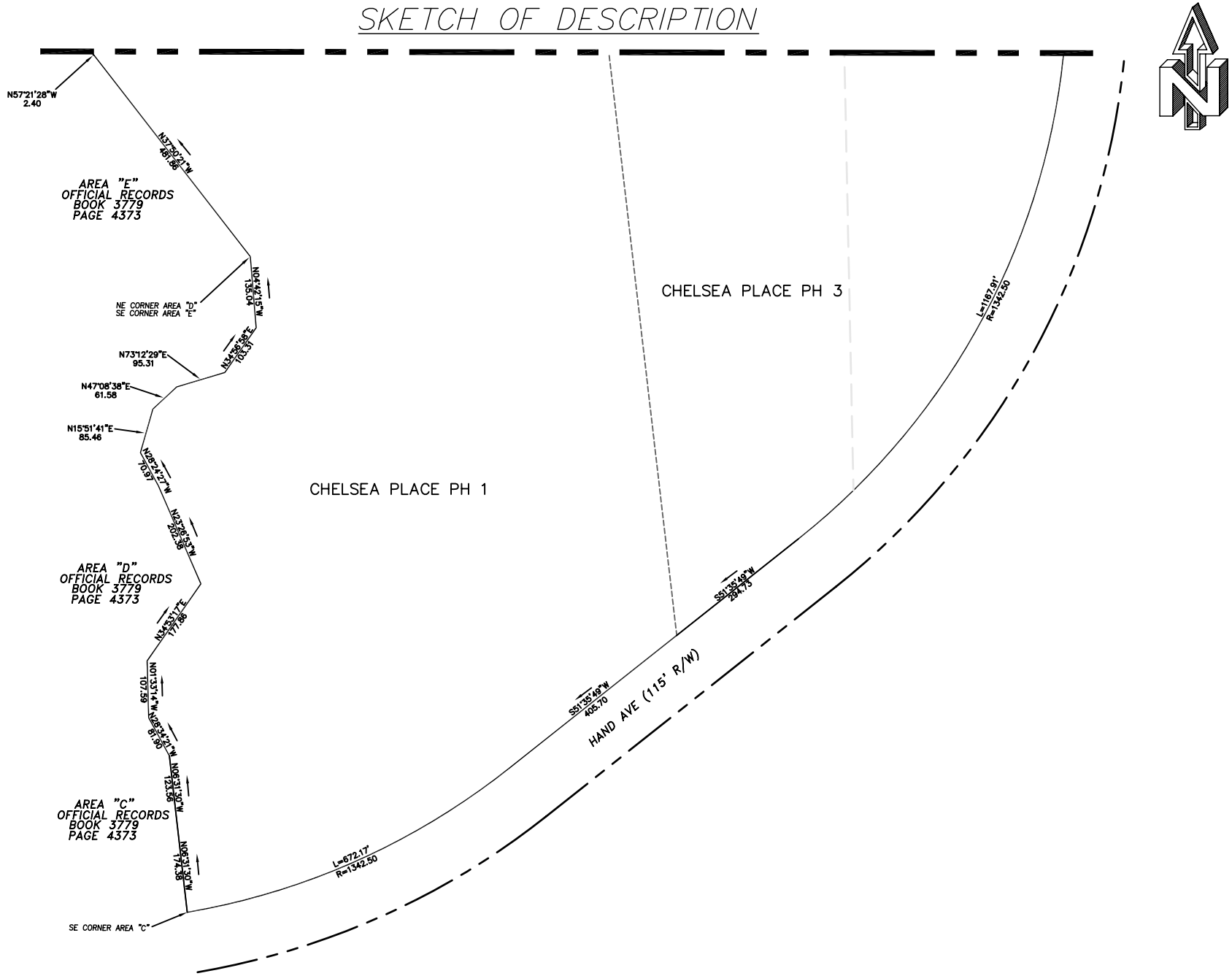
SKETCH OF DESCRIPTION



SEE SHEETS 1–3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 5 OF 6	DRAWN BY: ENGINEERING

SKETCH OF DESCRIPTION



SEE SHEETS 1–3 FOR LEGAL DESCRIPTION

City of Ormond Beach Engineering Division	CHELSEA PLACE	DATE: 7/17/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 6 OF 6	DRAWN BY: ENGINEERING

EXHIBIT 3

VOLUSIA COUNTY ADOPTED PRELIMINARY PLAT AND EXTENSION LETTER

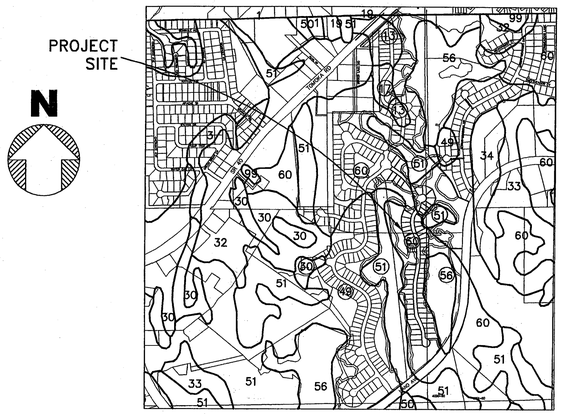
CHELSEA PLACE

PHASE III

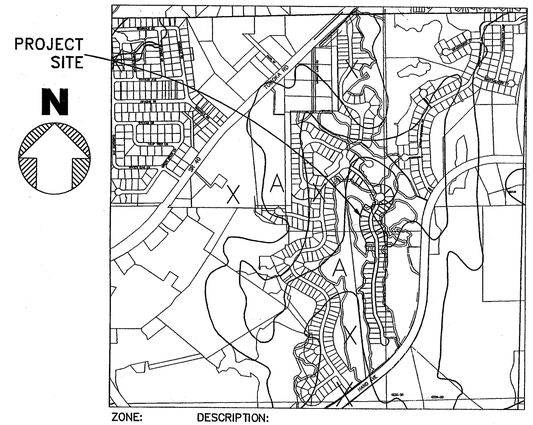
VOLUSIA COUNTY, FL.

VICINITY MAP
SCALE: 1" = 2000'

SOILS MAP
SCALE: 1" = 1000'



SOIL TYPES:	DESCRIPTION:
# 13	CASSIA FINE SAND
# 30	IMMOKALEE SAND
# 49	POMONA FINE SAND
# 51	POMONA–ST. JOHNS COMPLEX
# 56	SAMSULA MUCK
# 60	SMYRNA FINE SAND



ZONE:	DESCRIPTION:
"A"	AREAS 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
"X"	AREAS DETERMINED TO BE OUTSIDE 100–YEAR FLOOD PLAIN

FLOOD ZONE MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED.
2. THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT NATURE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO NOTIFY HARPSTER ENGINEERING & SURVEYING, INC., AS TO DISCREPANCIES, IF ANY EXIST.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
4. THE LENGTH OF ALL DRAINAGE PIPES AND LOCATION OF ALL DRAINAGE STRUCTURES ARE APPROXIMATE. THE LOCATION OF THE DRAINAGE STRUCTURES SHALL DETERMINE THE LENGTH OF PIPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN "AS–BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE "AS–BUILT" SURVEY SHALL BE PREPARED IN ACCORDANCE WITH APPROPRIATE GOVERNMENTAL REGULATIONS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR.
6. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. THESE CHANGES ARE TO BE INCORPORATED IN THE "AS–BUILT" SURVEY FURNISHED TO THE ENGINEER.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL RELEVANT PERMITS AVAILABLE ON THE JOB SITE AT ALL TIMES.
8. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION COMPANIES TO DETERMINE THE TYPE AND LOCATION OF ALL UNDERGROUND FACILITIES IN THE AREA OF CONSTRUCTION.
9. OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WILL BE BY THE HOMEOWNER'S ASSOCIATION.
10. MAINTENANCE OF THE STORMWATER SYSTEM IS TO INCLUDE BIWEEKLY MOWING OF THE SIDE SLOPES FOR VEGETATION CONTROL AND QUARTERLY INSPECTION/CLEANING OF CULVERTS AND CATCH BASINS.
11. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARDS OF THE COUNTY OF VOLUSIA, THE CITY, THE DEPT. OF HEALTH AND REHABILITATIVE SERVICES, AND THE VOLUSIA COUNTY ENVIRONMENTAL HEALTH UNIT.
12. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ROADWAY TRAFFIC DESIGN STANDARDS, CURRENT EDITIONS AND COUNTY OF VOLUSIA.
13. CONTRACTOR TO COORDINATE CONSTRUCTION WITH BELL SOUTH, 900 N. NOVA RD., DAYTONA BEACH , FL 32117 (386) 252–0775 AND (386) 252–7045
14. CONTRACTOR TO COORDINATE CONSTRUCTION WITH JOHN BIERWORTH, FLORIDA POWER & LIGHT COMPANY, 3000 SPRUCE CREEK RD., PORT ORANGE, FL 32119, (386) 322–3442
15. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOLLOWING APPROVAL BY THE CONTRACTOR OF ALL PRE–CAST STRUCTURES AND MANUFACTURER'S PRODUCT DATA FOR STORM SEWER SYSTEM AND POTABLE WATER SYSTEM.
16. STORMWATER RETENTION/DETENTION FACILITIES MUST BE CONSTRUCTED TO A MINIMUM OF ROUGH GRADE PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACES.
17. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT PROTECTIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT, SAID COVER MUST BE INSTALLED WITHIN 14 DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE, A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.
18. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH VOLUSIA COUNTY AND CITY'S UTILITIES SPECIFICATIONS.
19. FOR ANY MODIFICATIONS TO STORMWATER DESIGN OR IMPROVEMENTS LOCATION, CONTRACTOR SHALL CONSULT DESIGN ENGINEER AND OBTAIN PRIOR APPROVAL FROM VOLUSIA COUNTY.
20. SANITARY SEWER TO BE SUPPLIED BY THE CITY.
21. POTABLE WATER TO BE SUPPLIED BY THE CITY.
22. THERE ARE NO KNOWN HISTORICAL OR ARCHAEOLOGICAL RESOURCES ON THIS SITE.
23. NO ENDANGERED OR THREATENED SPECIES OF PLANTS OR ANIMALS ARE KNOWN TO INHABIT THIS SITE.

SHEET INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
1	COVER SHEET	13	EROSION CONTROL AND CONSTRUCTION SEQUENCING–SOUTH
2	OVERALL DEVELOPMENT PLAN	14–16	PLAN AND PROFILE SHEETS
3	WETLAND MANAGEMENT PLAN – SOUTH	17	ROADWAY CONSTRUCTION DETAILS
4	WETLAND MANAGEMENT PLAN – NORTH	18	ROADWAY CONSTRUCTION DETAILS
5	FLOOD PLAIN DELINEATION AND IMPACT PLAN	19	STORMWATER CONSTRUCTION DETAILS
6	OVERALL DEVELOPMENT PLAN – SOUTH	20	POTABLE WATER CONSTRUCTION DETAILS
7	OVERALL DEVELOPMENT PLAN – NORTH	21	SANITARY SEWER CONSTRUCTION DETAILS
8	COMPOSITE DEVELOPMENT PLAN–PHASE III NORTH	22–28	PLATS
9	COMPOSITE DEVELOPMENT PLAN–PHASE III SOUTH	29	PARTIAL TOPOGRAPHY – NORTH
10–11	LOT GRADING AND DRAINAGE PLAN	30	PARTIAL TOPOGRAPHY – SOUTH
12	EROSION CONTROL AND CONSTRUCTION SEQUENCING–NORTH		

LEGAL DESCRIPTION

A portion of Sections 29 and 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: From a point of reference, Commence at a 2" Iron Pipe marking the Northeast corner of said Section 30, being also the Northwest corner of SPRING MEADOWS, PHASE II, as per map recorded in Map Book 45, Pages 192–193, of the Public Records of Volusia County, Florida; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the West line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS, PHASE III, as per map recorded in Map Book 46, Pages 27 and 28, of the Public Records of Volusia County, Florida, a distance of 1955.06 feet to the POINT OF BEGINNING; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the west line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS PHASE III, a distance of 9.94 feet; thence, departing said East line of Section 30 and along the Southwesterly line of said SPRING MEADOWS, PHASE III, run South 42°31'17" East (South 42°31'05" East per said plat) a distance of 419.11 feet; thence run South 32°34'09" East (South 32°34'03" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 78.04 feet; thence run South 25°20'54" East (South 25°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 210.00 feet; thence run South 68°20'54" East (South 68°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 161.13 feet to an intersection with the Northerly right–of–way line of the 115–foot wide right–of–way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Southeasterly; thence run Southerly and Westerly, along said curved right–of–way line, having a radius of 1057.50 feet, an arc distance of 369.59, or through a central angle of 20°01'27", having a chord distance of 367.71 feet, and a chord bearing of South 11°45'53" West, to a Point of Tangency thereof; thence run South 01°45'09" West (South 01°45'32" West per said right–of–way deed), along said right–of–way line, a distance of 280.39 feet to a point therein and the Northeasterly corner of Area "O", as described in Warranty Deed from Patricia Lagoni, as Trustee No. IDI–1, to the County of Volusia, as recorded in Official Records Book 3779, Page 4420, of the Public Records of Volusia County, Florida; thence, departing the right–of–way line of said Hand Avenue, run Westerly and Southerly along the boundary of said Area "O" the following courses and distances; run North 88°14'51" West (North 88°14'28" West per said deed) a distance of 171.36 feet (171.41 feet per said deed); thence run South 02°26'40" East a distance of 111.39 feet; thence run South 18°49'36" East a distance of 79.17 feet; thence run South 17°23'17" East a distance of 100.33 feet; thence run South 33°39'32" East a distance of 58.01 feet; thence run South 50°15'41" East a distance of 87.38 feet to an intersection with the Westerly right–of–way line of the aforementioned Hand Avenue; thence run South 01°45'09" West (South 01°45'32" West per deed), along said Westerly right–of–way line, a distance of 255.69 feet to the Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right–of–way line, having a radius of 1342.50 feet, an arc distance of 1167.91 feet, or through a central angle of 49°50'40", having a chord distance of 1131.43 feet, and a chord bearing of South 26°40'29" West, to the Point of Tangency thereof; thence run South 51°35'49" West (South 51°36'12" West per said right–of–way deed), along said right–of–way line, a distance of 294.73 feet; thence North 08°38'48" East a distance of 1384.40 feet; thence continue North 06°38'48" West a distance of 1384.40 feet; thence North 36°18'20" West a distance of 120.12 feet to a point on a curve concave northwesterly having a radius of 225.00 feet, a central angle of 16°10'31", a chord bearing of North 43°44'00" East, a chord of 63.31 feet, thence along said curve for an arc length of 63.52 feet to the point of reverse curvature of a curve concave southeasterly having a radius of 35.00 feet, a central angle of 55°31'07", a chord bearing of North 63°24'18" East, a chord of 32.60 feet, thence along said curve for an arc length of 33.91 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 75.00 feet, a central angle of 23°38'04", a chord bearing of North 79°20'50" East, a chord of 30.72 feet; thence along said curve for an arc length of 30.94 feet to the point of reverse curvature of a curve concave southerly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of South 83°59'53" East, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet; thence North 34°28'28" East a distance of 50.00 feet to a point on a curve concave northeasterly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of North 27°03'13" West, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet to the point of reverse curvature of a curve concave southwesterly having a radius of 75.00, a central angle of 57°20'32", a chord bearing of North 27°15'10" West, a chord of 71.97 feet, thence along said curve for an arc length of 75.06 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 35.00 feet, a central angle of 59°19'31", a chord bearing of North 28°15'40" West, a chord of 34.64 feet; thence along said curve for an arc length of 36.24 feet to the point of compound curvature of a curve concave easterly having a radius of 175.00 feet, a central angle of 28°19'25", a chord bearing of North 18°03'47" East, a chord of 88.59 feet; thence along said curve for an arc length of 89.56 feet; thence continue along said curve having a radius of 175.00, a central angle of 32°48'54", a chord bearing of North 49°07'57" East, a chord of 98.86 feet; thence along said curve for an arc length of 100.23 feet to the point of tangency thereof; thence North 65°32'24" East a distance of 6.42 feet to the point of curvature of a curve concave northwesterly having a radius of 205.00 feet, a central angle of 26°46'15", a chord bearing of North 52°09'17" East, a chord of 94.91 feet; thence along said curve for an arc length of 95.78 feet; thence South 52°01'26" East a distance of 234.40 feet; thence South 32°28'44" East a distance of 37.90 feet; thence South 88°29'40" East a distance of 28.06 feet; thence South 69°03'49" East a distance of 38.90 feet; thence South 83°32'01" East a distance of 53.33 feet; thence North 79°42'32" East a distance of 23.82 feet; thence North 74°22'25" East a distance of 21.71 feet; thence North 30°17'07" East a distance of 25.70 feet; thence North 74°58'12" East a distance of 9.46 feet to the POINT OF BEGINNING.
Containing 2,480,002 Square Feet = 56.47 Acres more or less

GEOTECHNICAL ENGINEER:
BECHTOL ENGINEERING, INC.
TOM BECHTOL, P.E.
605 W. NEW YORK AVE. SUITE A
DELAND, FL 32720
PHONE: (386) 734–8444
FAX: (386) 734–8541

SURVEYOR:
A.A. WILBERT SURVEYING, INC.
A.A. WILBERT,P.L.S.
52 VINING COURT
ORMOND BEACH, FL 32176
PHONE: (386) 676–9056
FAX: (386) 677–2505

PROJECT ENGINEER:
HARPSTER ENGINEERING & SURVEYING, INC.
SUE HARPSTER LITTRELL, P.S.M.,PROJ. MGR
436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL. 32118
PHONE: (386) 253–3241
FAX: (386) 253–2502

OWNER:
MHK OF VOLUSIA COUNTY, INC.
MORTEZA HOSSEINI–KARGAR
2359 BEVILLE ROAD
DAYTONA BEACH, FL 32119
PHONE: (386) 788–0820
FAX: (386) 788–0872

ENVIRONMENTAL ENGINEER:
BOOKER–GREY ENVIRONMENTAL, INC.
CLEVE BOOKER
534 W. BRIGHTWOOD AVE.
ORANGE CITY, FL 32763
PHONE: (386) 775–2463
FAX: (386) 775–1945

DEVELOPER:
INTERVEST CONSTRUCTION, INC.
DOUGLAS R. ROSS, JR., SR. VP
2359 BEVILLE ROAD
DAYTONA BEACH, FL 32119
PHONE: (386) 788–0820
FAX: (386) 788–0820

GENERAL SITE DATA:

1. TOTAL ACREAGE: 167.44 AC (100%)
   RIGHT–OF–WAY: 15.98 AC. (9.5%)
   LOTS & OPEN SPACE: 64.20 AC (38.3%)
   COMMON AREA:
   CONSERVATION EASEMENTS–WETLANDS = 48.17 AC
   CONSERVATION EASEMENTS–UPLAND BUFFERS = 11.41 AC
   CONSERVATION EASEMENTS – UPLANDS = 2.42 AC
   CONSERV. ESMNT–WETLAND CREATION/ COMPENSATING STORAGE = 5.21 AC.
   CONSERV. ESMNT–NATURAL BUFFERS = 0.52 AC
   LANDSCAPE BUFFER TO REMAIN NATURAL = 0.43 AC
   LAKES = 20.89 AC
   PARKS AND RECREATION AREA = 0.72 AC
   TOTAL = 89.77 AC (53.6%)
2. IMPERVIOUS AREA:
   ROADWAY = 15.19 AC
   55 FT LOTS: 99 X 3800 SQ. FT = 8.64 AC
   70 FT LOTS: 151 X 5000 SQ. FT = 17.33 AC
   PARK & RECREATION AREA: 0.72 AC @ 65% IMPERVIOUS = 0.47 AC
   TOTAL = 41.63 AC (24.9.%)
   PERVIOUS AREA: TOTAL= 131.40 AC (78.5%)
3. TOTAL UNITS = 250
   LOTS BY PHASE:
   PHASE I:
   55'X120' 64
   70'X120' 50
   PHASE II:
   55'X120' 8
   70'X120' 63
   PHASE III:
   55'X120' 27
   70'X120' 38
4. DENSITY: 1.6 UNITS PER ACRE
5. PARCEL # 4229–00–00–0010
   4230–00–00–0018
   4230–00–00–0080
6. FLOOD ZONES PER FIRM
   COMMUNITY NAME: UNINCORPORATED VOLUSIA COUNTY
   COMMUNITY PANEL #02136
   MAP #12127 C0213G
   DATED 4–15–2002
7. POSTED SPEED LIMIT = 20 MPH. DESIGN SPEED IS 25 M.P.H. AND IS IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS SET FORTH IN THE FDOT GREEN BOOK.
8. ALL RIGHTS OF WAY LOCATED WITHIN THE SUBDIVISION ARE TO BE PRIVATE WITH GATED ENTRYWAYS. ALL ROADWAYS ARE TO BE MAINTAINED BY THE CHELSEA PLACE HOMEOWNER'S ASSOCIATION.
9. INGRESS/EGRESS EASEMENTS ARE TO BE GRANTED TO THE COUNTY OF VOLUSIA.
10. INGRESS/EGRESS EASEMENTS ARE TO BE GRANTED TO THE CITY OF ORMOND BEACH IN CONJUNCTION WITH UTILITY EASEMENTS FOR POTABLE WATER, SANITARY SEWER, LIFT STATION, AND FORCE MAIN.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/23/03

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATE 4/16/03	SHL

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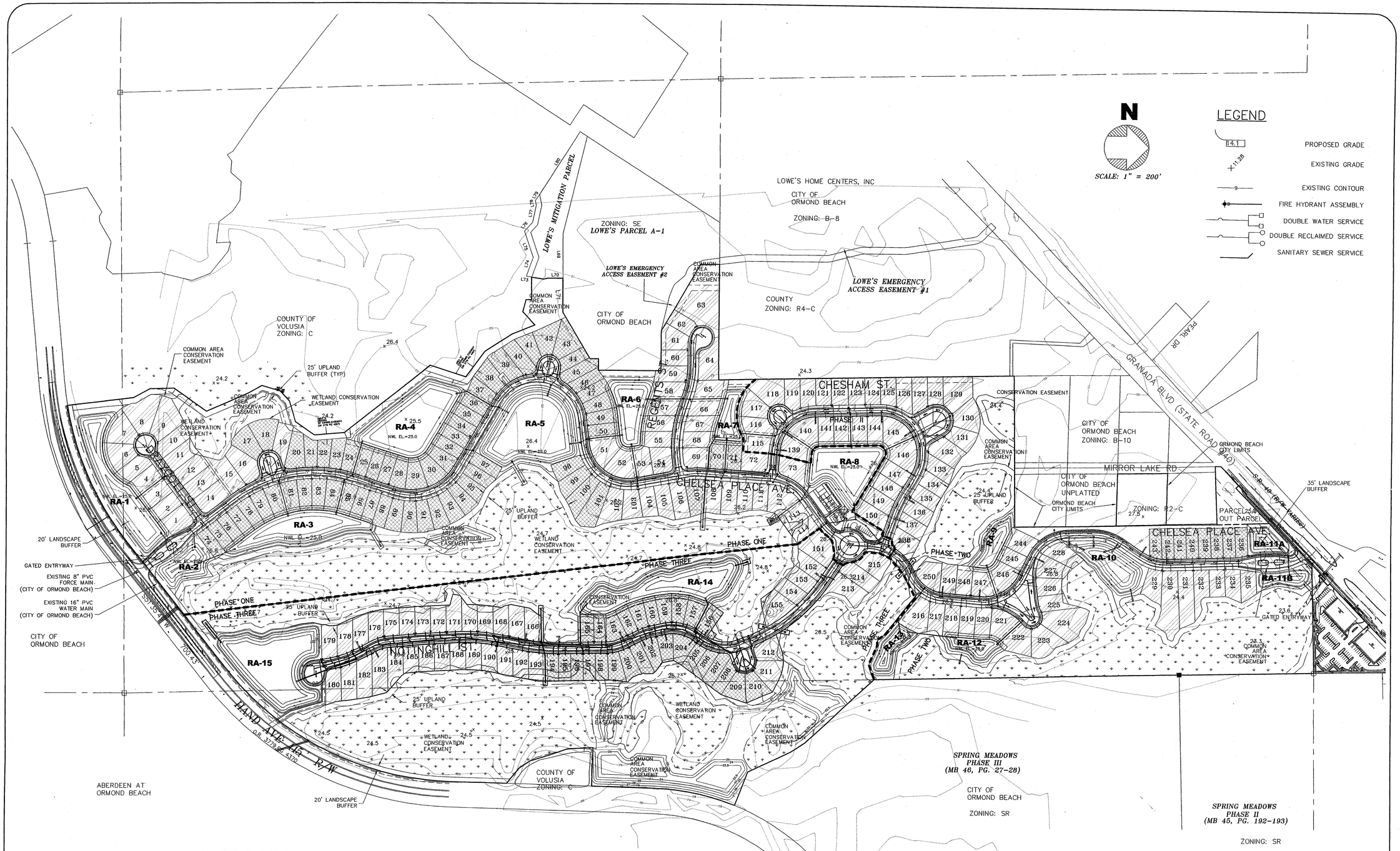
HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE, DAYTONA BEACH, FL. 32118 PHONE: (386)253–3241 FAX: (386)253–2502
E–MAIL: mail@harpsteren g.com

CHELSEA PLACE- PHASE III
PRELIMINARY PLAT – COVER SHEET

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	AS–NOTED
JOB No.:	00015
Dwg. :	00015CH3–COV.DWG
XREF:	NONE
SHEET	1
OF	30 SHEETS

\\Harpster-serv...ata\E...d Projects 82000-015 Chelsea Place\PHASE III\00015CH3-COV.DWG, 4/25/2003 12:27:28 PM, RIP



SITE DATA

SITE AREA: 167.44 Acres

SINGLE FAMILY UNITS (TYPE A) = 99 (55' WIDE)

SINGLE FAMILY UNITS (TYPE B)= 151 (70' WIDE)

TOTAL SINGLE FAMILY UNITS = 250

AVERAGE LOT AREA = 7,273 SQ.FT.

LOT TYPES BY PHASE	
PHASE I	
55' WIDE	64
70' WIDE	50
PHASE II	
55' WIDE	8
70' WIDE	63
PHASE III	
55' WIDE	27
70' WIDE	38

NOTE: MAXIMUM LOT COVERAGE FOR PRINCIPAL AND ACCESSORY BUILDINGS IS 35%

R-4 CLUSTER RESIDENTIAL SETBACKS	
FRONT	25'
REAR	20'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR S.R.W.M.D. SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATE 4/16/03	SHL

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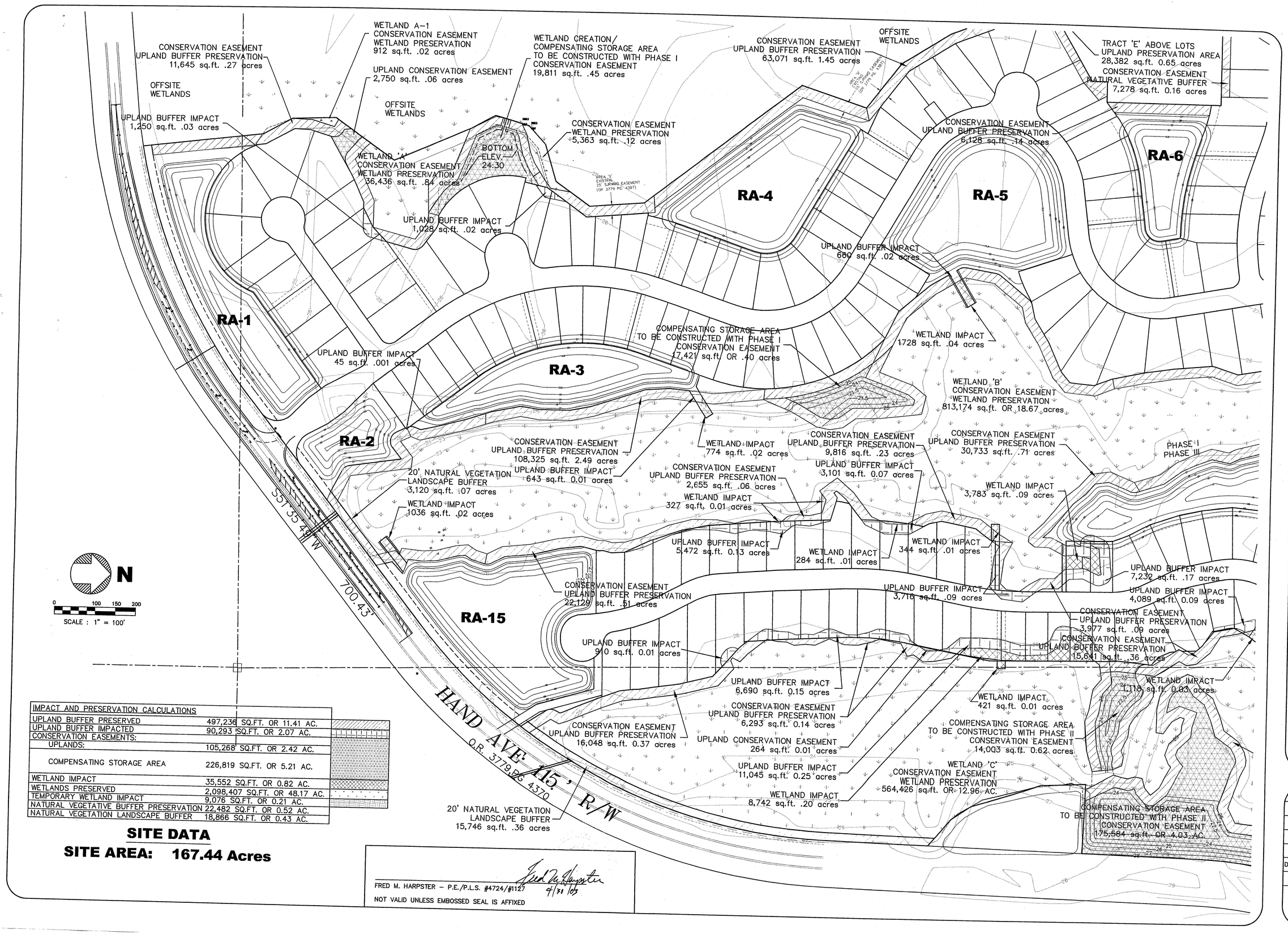
HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL. 32118
PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: ...mail@harpsteeng.com

CHELSEA PLACE - PHASE III
OVERALL DEVELOPMENT PLAN

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=200'
JOB No.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	2
OF	30 SHEETS

\\Harpster-server\data\Land Projects 02\00-015 Chelsea Place\PHASE III\00015CH3-ODP.dwg, 4/29/2003 3:39:24 PM, MMM



IMPACT AND PRESERVATION CALCULATIONS	
UPLAND BUFFER PRESERVED	497,236 SQ.FT. OR 11.41 AC.
UPLAND BUFFER IMPACTED	90,293 SQ.FT. OR 2.07 AC.
CONSERVATION EASEMENTS:	
UPLANDS:	105,268 SQ.FT. OR 2.42 AC.
COMPENSATING STORAGE AREA	226,819 SQ.FT. OR 5.21 AC.
WETLAND IMPACT	35,552 SQ.FT. OR 0.82 AC.
WETLANDS PRESERVED	2,098,407 SQ.FT. OR 48.17 AC.
TEMPORARY WETLAND IMPACT	9,076 SQ.FT. OR 0.21 AC.
NATURAL VEGETATIVE BUFFER PRESERVATION	22,482 SQ.FT. OR 0.52 AC.
NATURAL VEGETATION LANDSCAPE BUFFER	18,866 SQ.FT. OR 0.43 AC.

SITE DATA

SITE AREA: 167.44 Acres

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR S.R.WMD SUBMITTAL	SHL

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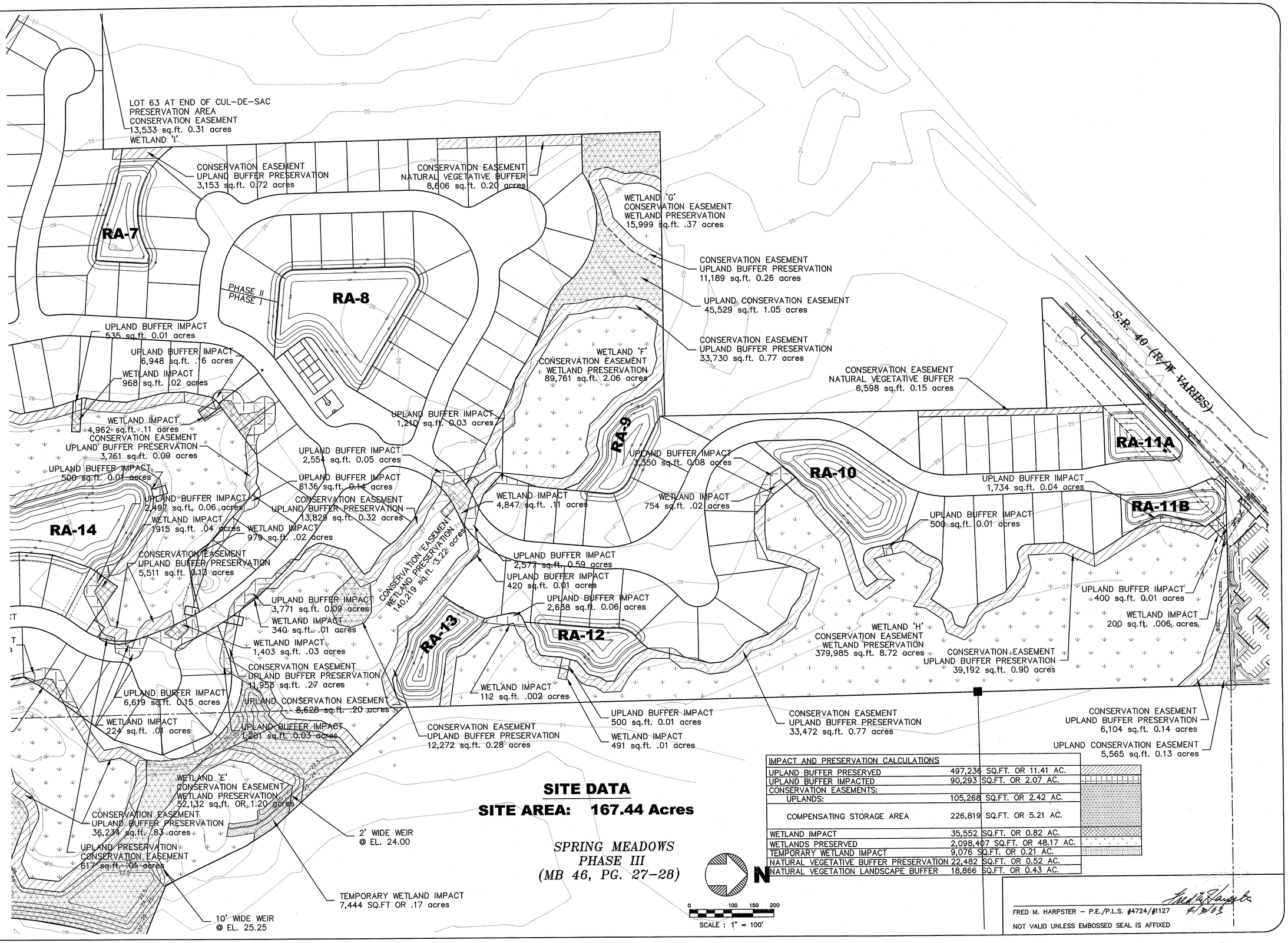
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL. 32118
PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
WETLAND MANAGEMENT PLAN

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	02-06-02
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP3-AREAS2.DWG
XREF:	00015CHP-BAS
SHEET	3
OF	30 SHEETS

\\HARPSTER-SERVER \Data\C_M Projects 2000-015 Chelsea Place\PHASE III\00015\CHP-AREAS2.DWG, 4/29/2003 2:38:39 PM, LMc



SITE DATA

SITE AREA: 167.44 Acres

IMPACT AND PRESERVATION CALCULATIONS	
UPLAND BUFFER PRESERVED	497,236 SQ.FT. OR 11.41 AC.
UPLAND BUFFER IMPACTED	90,293 SQ.FT. OR 2.07 AC.
CONSERVATION EASEMENTS:	
UPLANDS:	105,268 SQ.FT. OR 2.42 AC.
COMPENSATING STORAGE AREA	226,819 SQ.FT. OR 5.21 AC.
WETLAND IMPACT	35,552 SQ.FT. OR 0.82 AC.
WETLANDS PRESERVED	2,098,407 SQ.FT. OR 48.17 AC.
TEMPORARY WETLAND IMPACT	9,076 SQ.FT. OR 0.21 AC.
NATURAL VEGETATIVE BUFFER PRESERVATION	22,482 SQ.FT. OR 0.52 AC.
NATURAL VEGETATION LANDSCAPE BUFFER	18,866 SQ.FT. OR 0.43 AC.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127

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1.	3/20/03	REVISED FOR S.R.W.M.D. SUBMITTAL	SHL

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PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

WETLAND MANAGEMENT PLAN

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	02-06-02
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP3-AREAS2.DWG
XREF:	00015CHP-BAS
SHEET	4
OF	30 SHEETS

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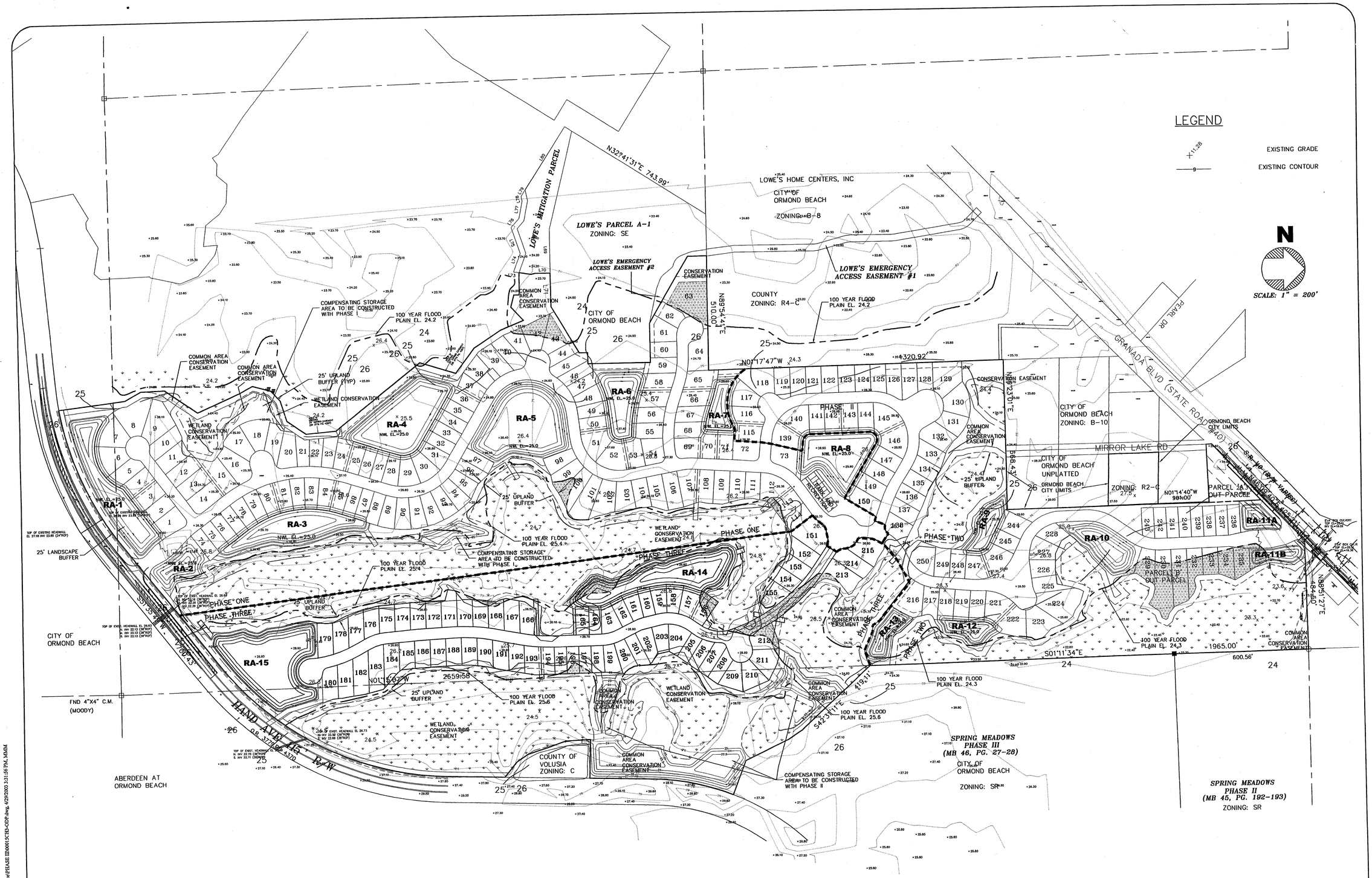

SITE DATA

SITE AREA: 167.44 Acres

FLOOD PLAIN IMPACTS

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 3/7/03	SHL

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E-MAIL: mail@harpsteren.com

CHELSEA PLACE – PHASE III

FLOOD PLAIN DELINEATION AND IMPACT PLAN

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=200'
JOB No.:	00-015
Dwg. :	00015CHP-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	5
OF	30 SHEETS

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSA COUNTY COMMENTS DATED 4/16/03	SHL

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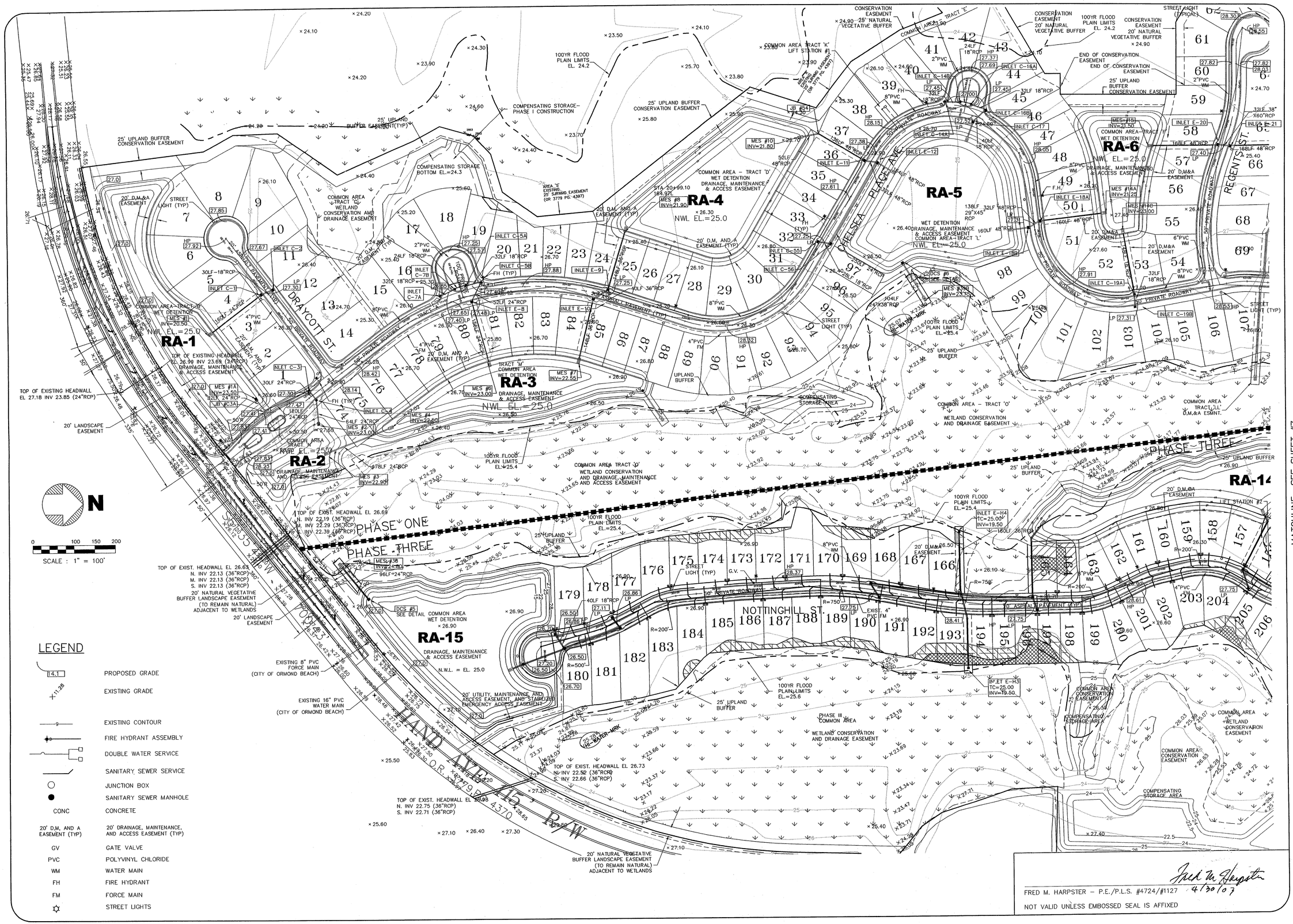

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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MATCHLINE SEE SHEET #7

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PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpsteren.com

CHELSEA PLACE - PHASE III
OVERALL DEVELOPMENT PLAN – SOUTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	6
OF	30 SHEETS

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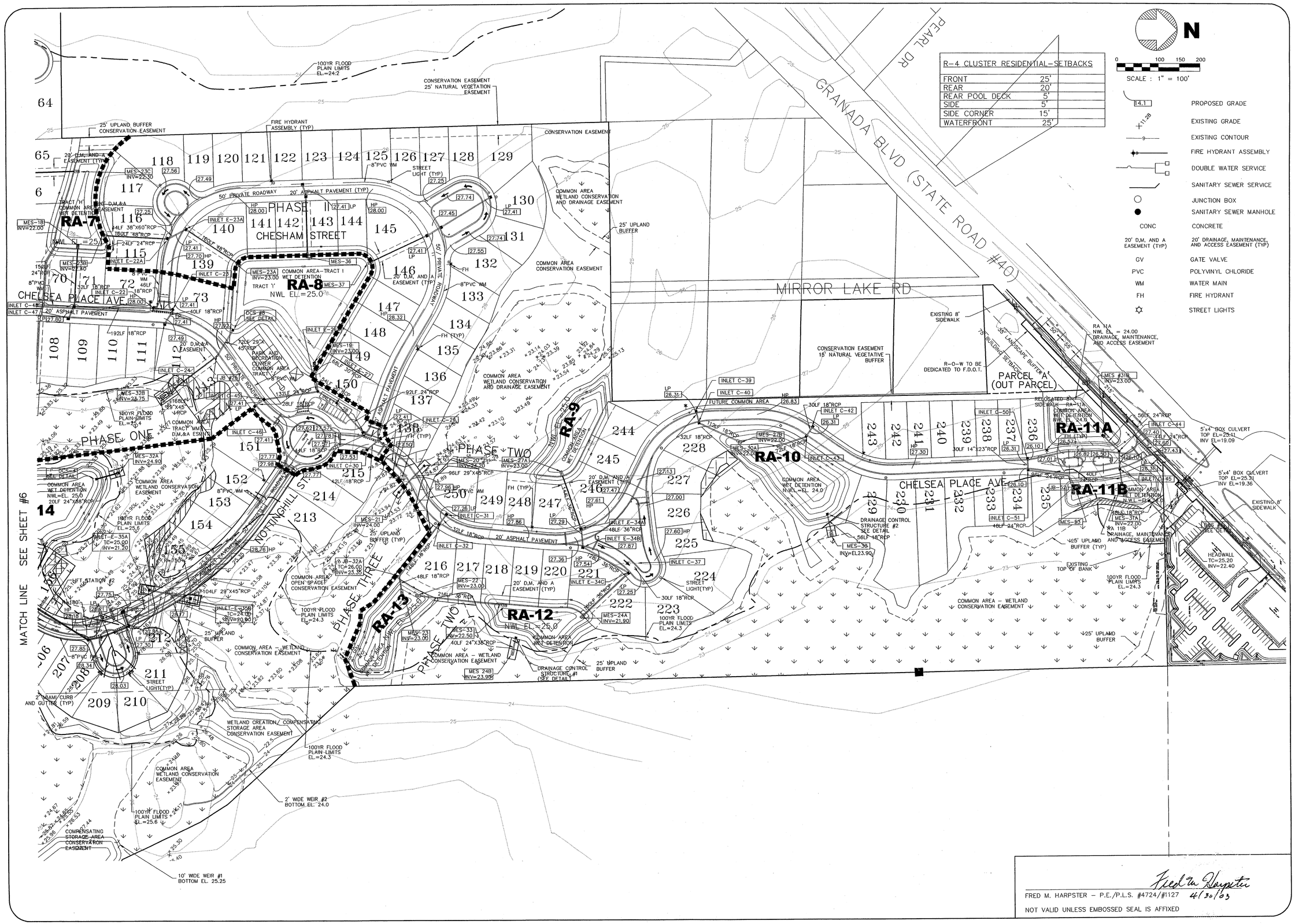

R-4 CLUSTER RESIDENTIAL-SETBACKS	
FRONT	25'
REAR	20'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
OVERALL DEVELOPMENT PLAN – NORTH

DESIGN BY:	SHL
CHECKED BY:	FMH.
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	7
OF	30 SHEETS

Fred M. Harpster 4/30/03
FRED M. HARPSTER – P.E./P.L.S. #4724/#1127
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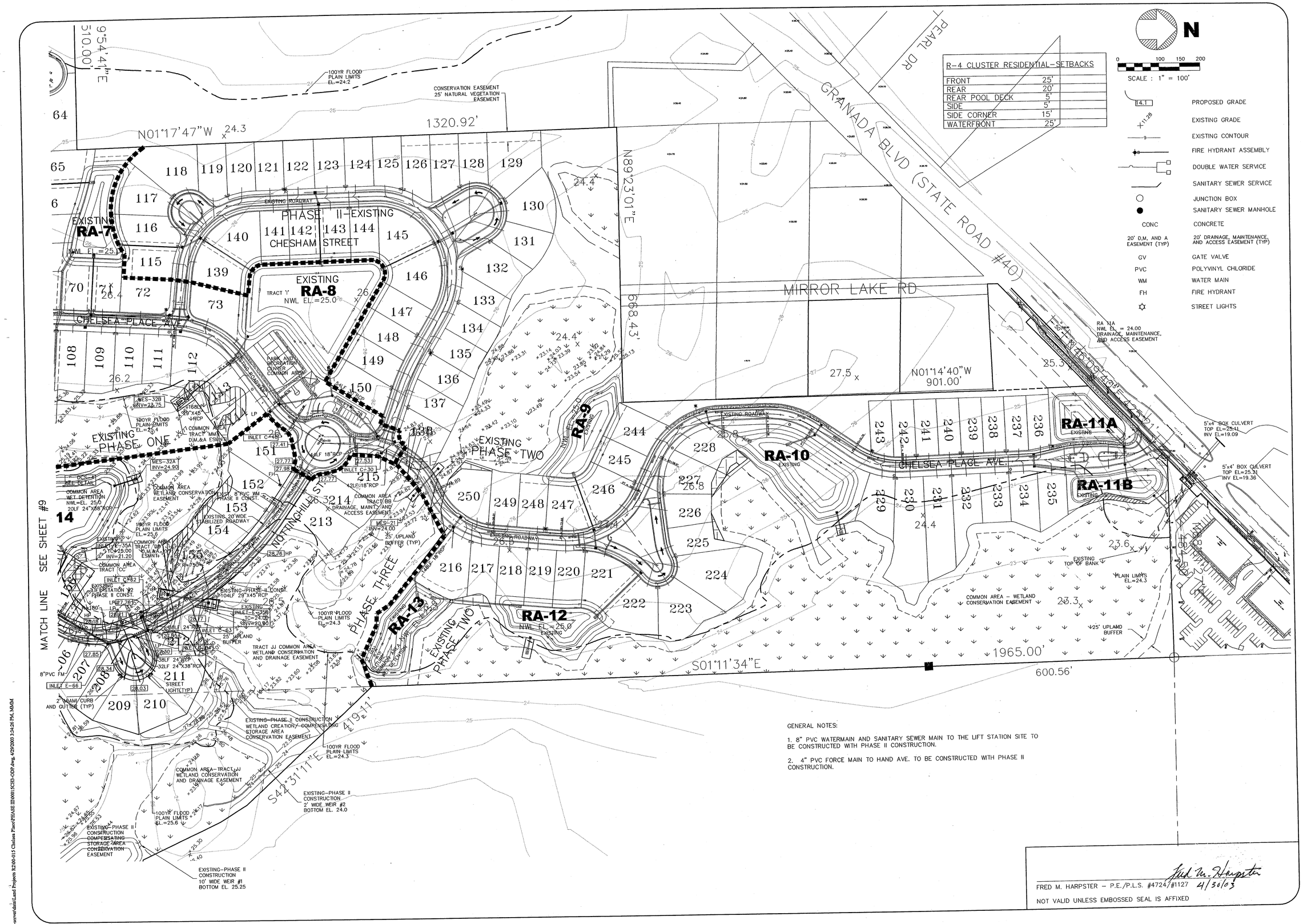
\\Harpster-server\data\Land Projects R2000-013 Chelsea Place\PHASE III\00015CHP-ODP.dwg, 4/29/2003 3:33:47 PM, MMM



GENERAL NOTES:

1. 8" PVC WATERMAIN AND SANITARY SEWER MAIN TO THE LIFT STATION SITE TO BE CONSTRUCTED WITH PHASE II CONSTRUCTION.

2. 4" PVC FORCE MAIN TO HAND AVE. TO BE CONSTRUCTED WITH PHASE II CONSTRUCTION.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR S.R.W.M.D. SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 3/10/03	SHL

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CHELSEA PLACE - PHASE III

COMPOSITE DEVELOPMENT PLAN – NORTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	8
OF	30 SHEETS

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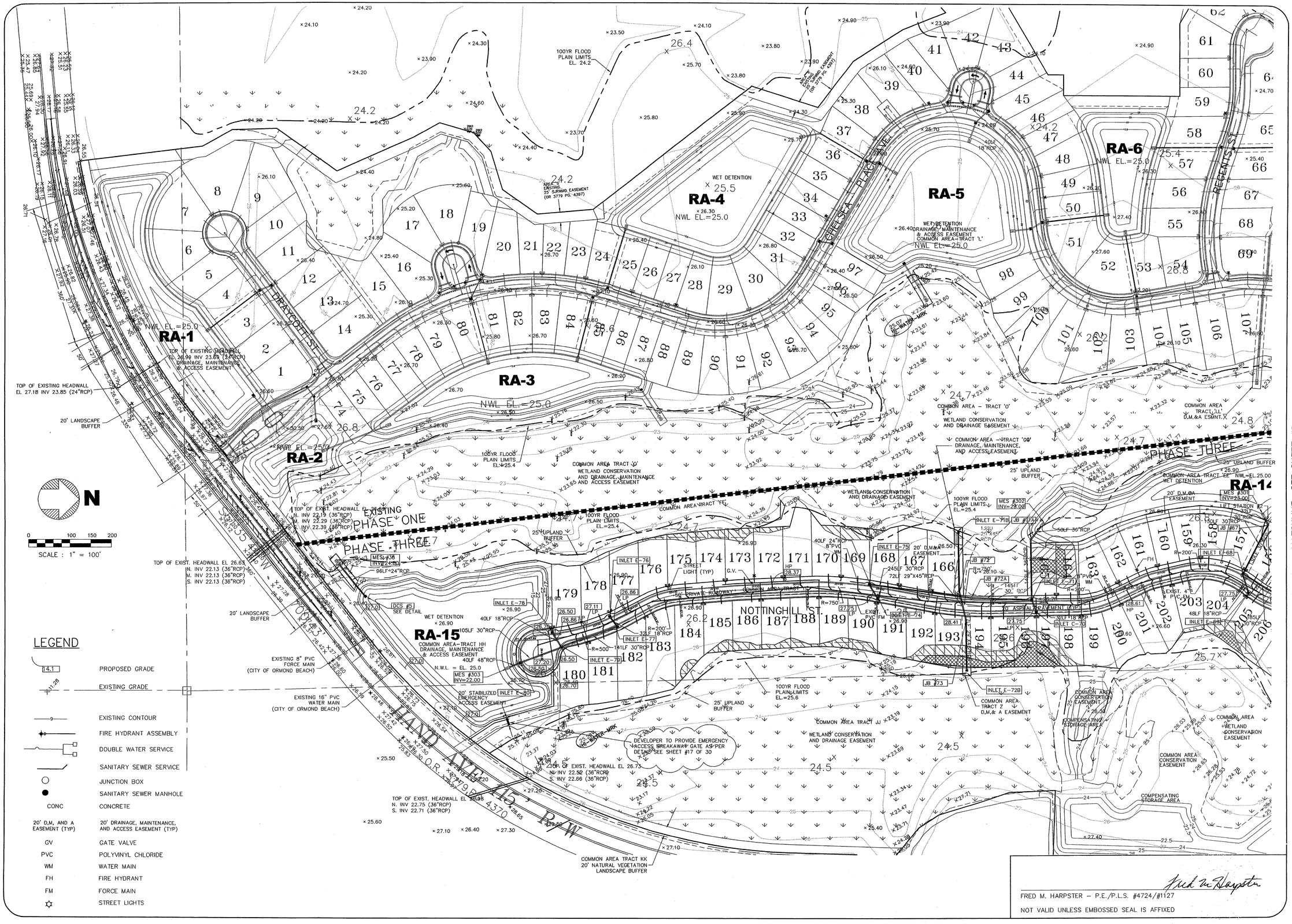

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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MATCHLINE SEE SHEET #8

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E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

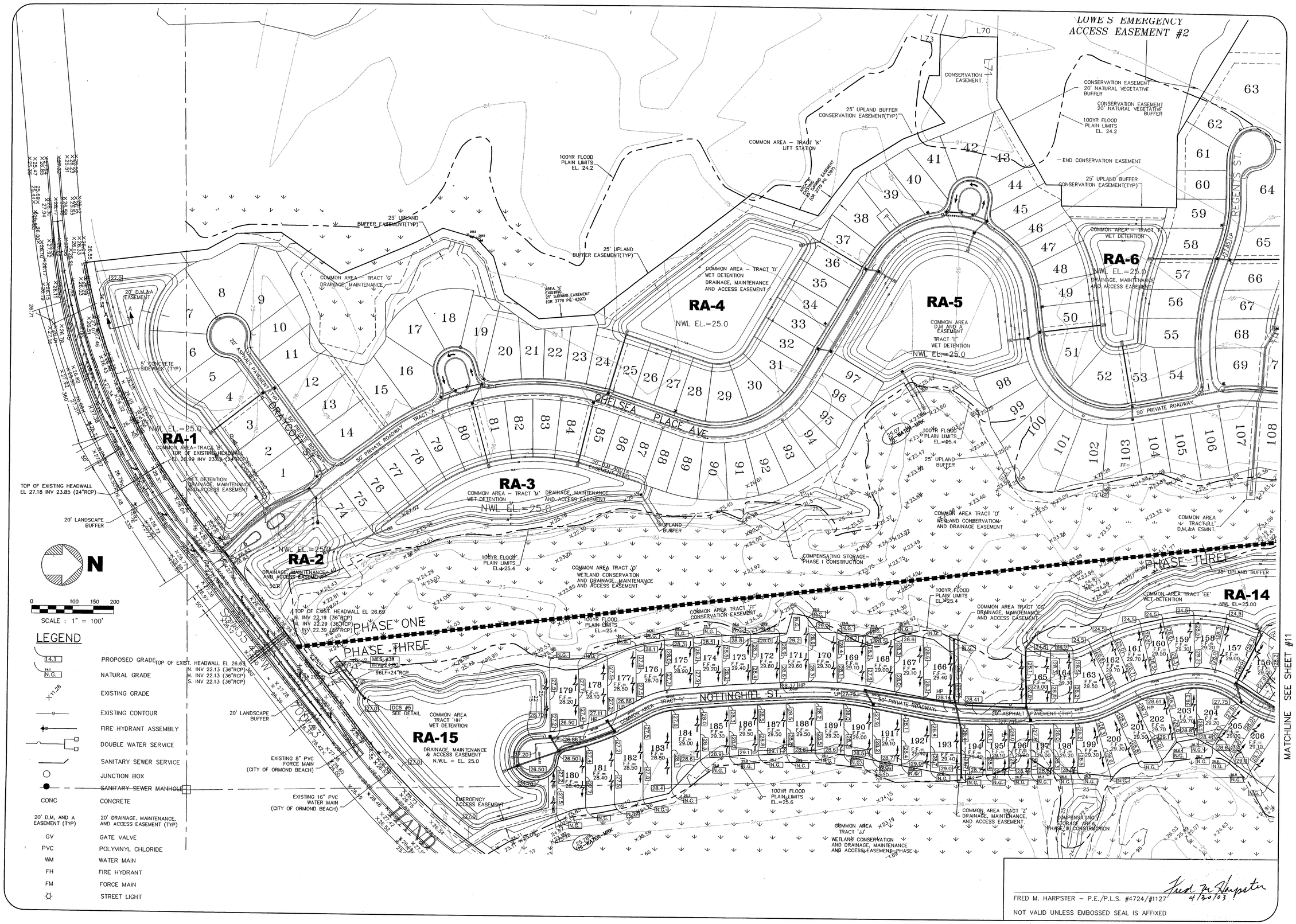
COMPOSITE DEVELOPMENT PLAN - SOUTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	9
OF	30 SHEETS

FRED M. HARPSTER - P.E./P.L.S. #4724/#1127

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

\\Harpster-server\data\Land Projects 8200-015 Chelsea Place\PHASE III\00015CH3-ODP.dwg, 4/29/2003 3:37:02 PM, AMM



FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 — 4/30/03

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NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD PERMIT	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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PHONE: (386) 253-3241 FAX: (386)253-2502
PLANNERS — SURVEYORS

CHELSEA PLACE – PHASE III

LOT GRADING AND DRAINAGE –PHASE III SOUTH

MATCHLINE SEE SHEET #11

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	10
OF	30 SHEETS

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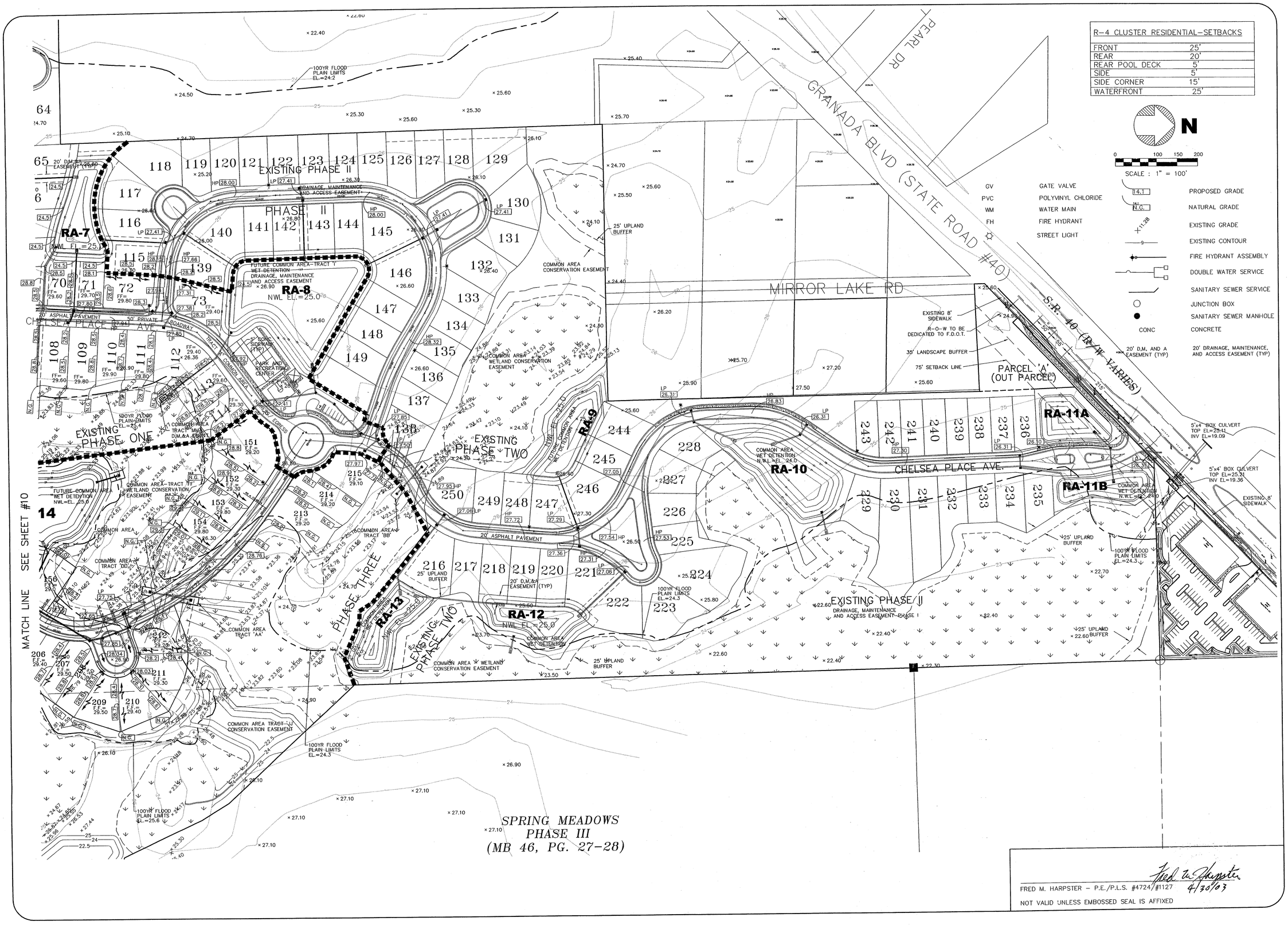

R-4 CLUSTER RESIDENTIAL-SETBACKS	
FRONT	25'
REAR	20'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

N

SCALE : 1" = 100'

GV	GATE VALVE
PVC	POLYVINYL CHLORIDE
WM	WATER MAIN
FH	FIRE HYDRANT
	STREET LIGHT
14.1	PROPOSED GRADE
N.G.	NATURAL GRADE
X11.28	EXISTING GRADE
	EXISTING CONTOUR
	FIRE HYDRANT ASSEMBLY
	DOUBLE WATER SERVICE
	SANITARY SEWER SERVICE
	JUNCTION BOX
	SANITARY SEWER MANHOLE
CONC	CONCRETE
	20' D.M. AND A EASEMENT (TYP)
	20' DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT (TYP)

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

LOT GRADING AND DRAINAGE PLAN PHASE III – NORTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	11
OF	30 SHEETS

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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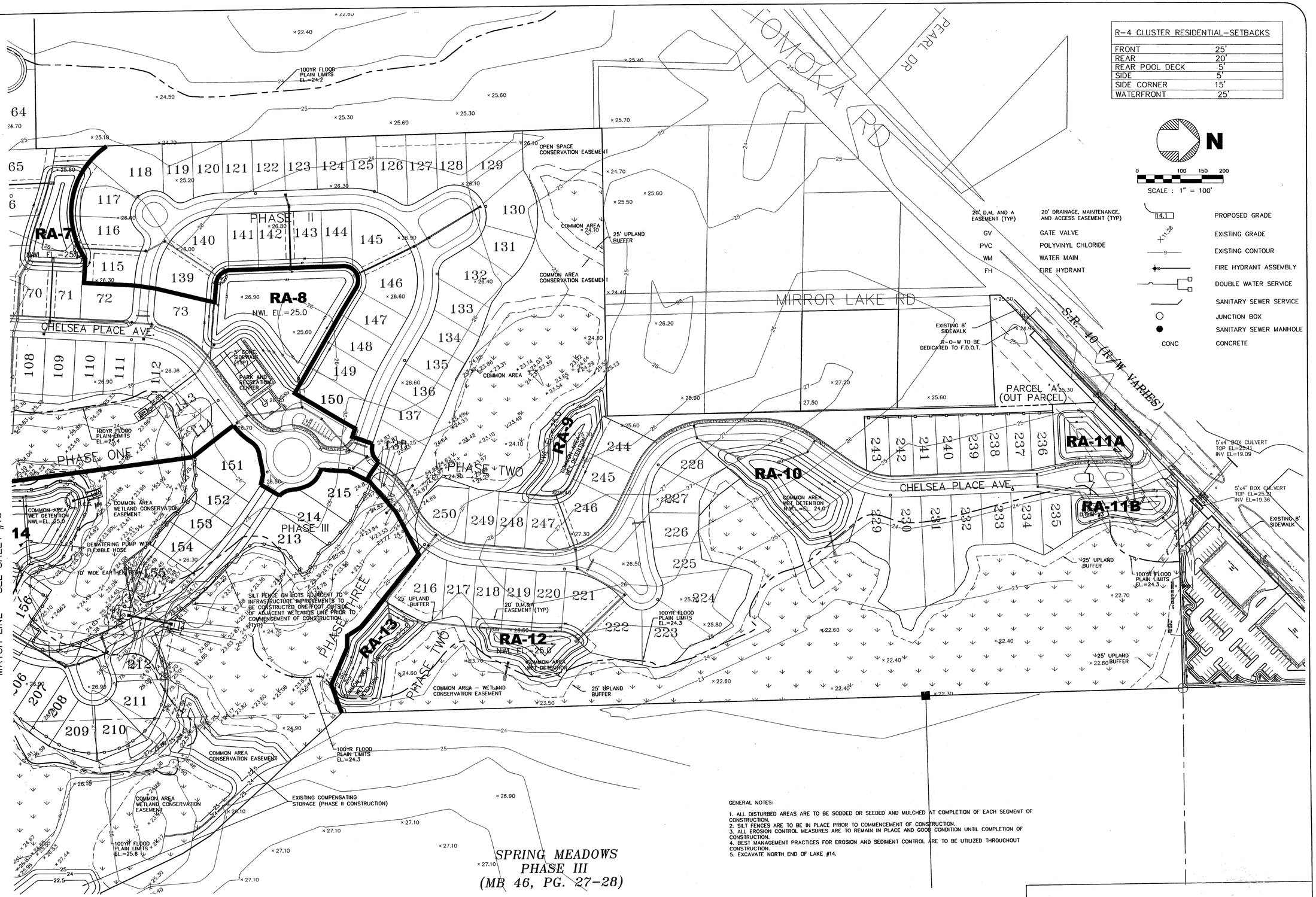

R-4 CLUSTER RESIDENTIAL-SETBACKS	
FRONT	25'
REAR	20'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

N

0 100 150 200

SCALE : 1" = 100'

20' D.M. AND A EASEMENT (TYP)	20' DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT (TYP)
GV	GATE VALVE
PVC	POLYVINYL CHLORIDE
WM	WATER MAIN
FH	FIRE HYDRANT

14.1	PROPOSED GRADE
X11.28	EXISTING GRADE
9	EXISTING CONTOUR
	FIRE HYDRANT ASSEMBLY
	DOUBLE WATER SERVICE
	SANITARY SEWER SERVICE
	JUNCTION BOX
	SANITARY SEWER MANHOLE
CONC	CONCRETE

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED AND MULCHED AT COMPLETION OF EACH SEGMENT OF CONSTRUCTION.
2. SILT FENCES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND GOOD CONDITION UNTIL COMPLETION OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL ARE TO BE UTILIZED THROUGHOUT CONSTRUCTION.
5. EXCAVATE NORTH END OF LAKE #14.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

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NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR S.JRWMD SUBMITTAL	SHL

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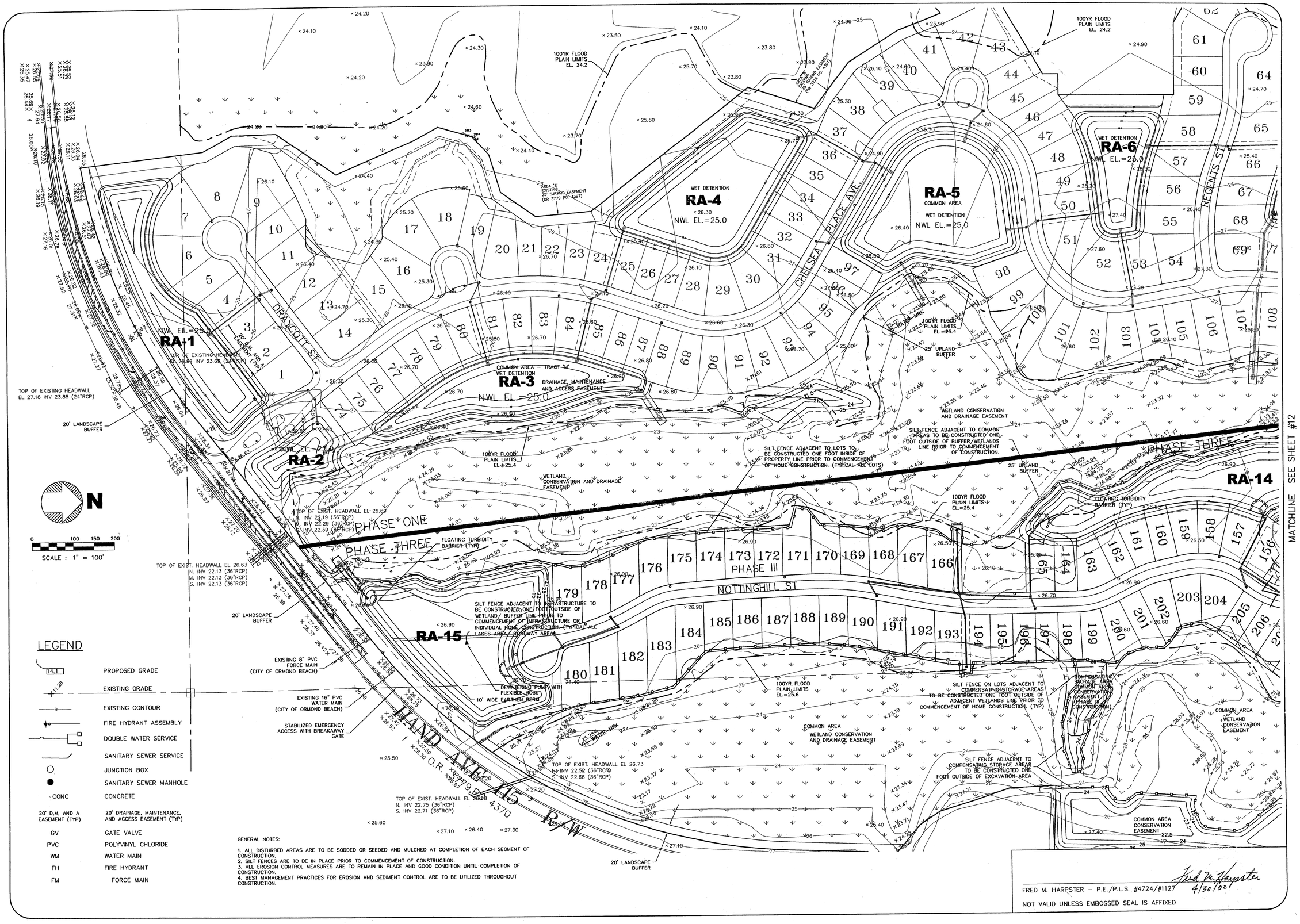
PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

EROSION CONTROL AND CONSTRUCTION SEQUENCING PLAN – NORTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1-15-03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP-ECP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	12
OF	30 SHEETS

\\Harpster-server\data\Land Projects 82\00-015 Chelsea Place\PHASE III\00015CHP-ECP.DWG, 4/29/2003 3:44:17 PM, MARM



GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED AND MULCHED AT COMPLETION OF EACH SEGMENT OF CONSTRUCTION.
2. SILT FENCES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND GOOD CONDITION UNTIL COMPLETION OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL ARE TO BE UTILIZED THROUGHOUT CONSTRUCTION.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/02

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NO.	DATE	REVISIONS	BY
1.	5/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

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MATCHLINE SEE SHEET #12

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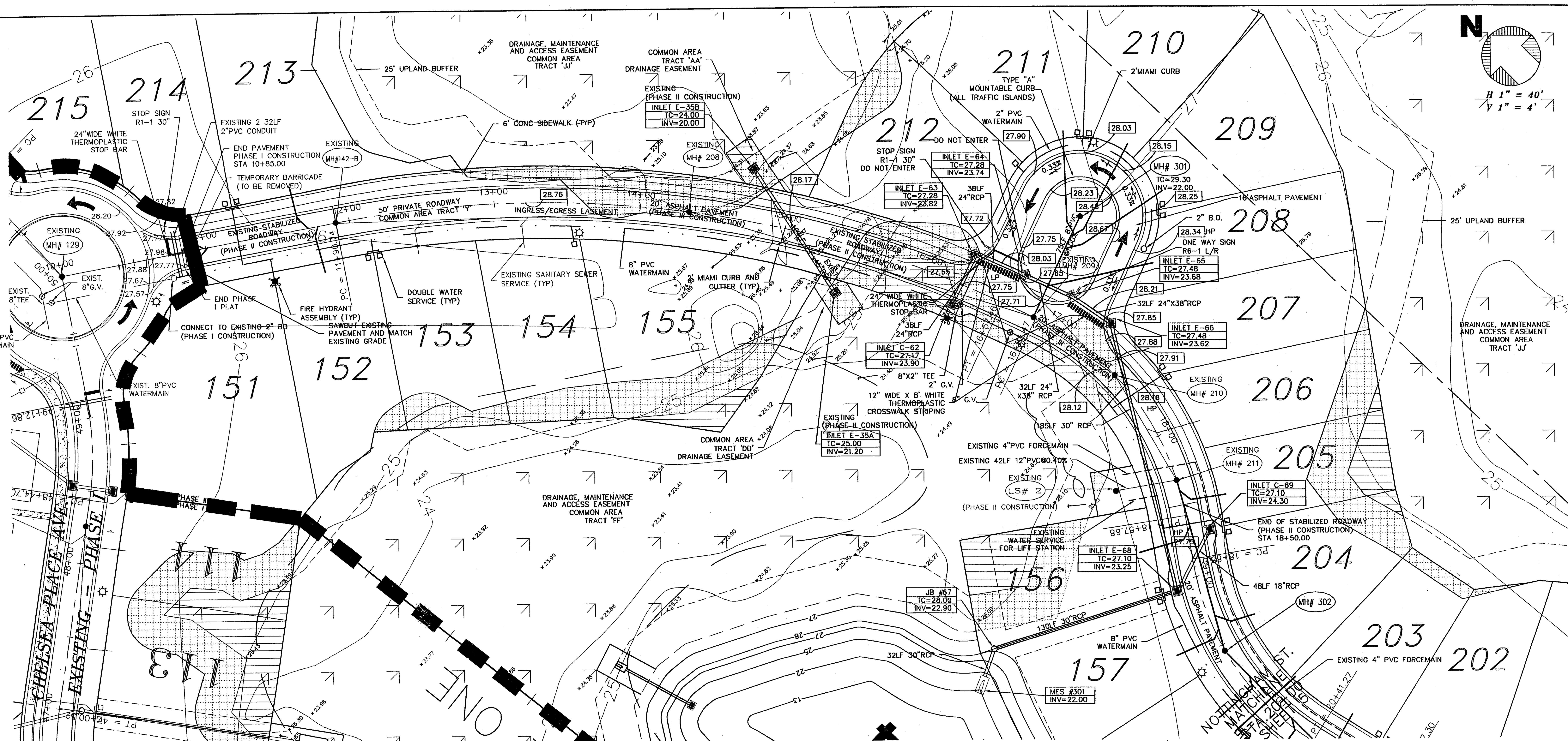
PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE PHASE III

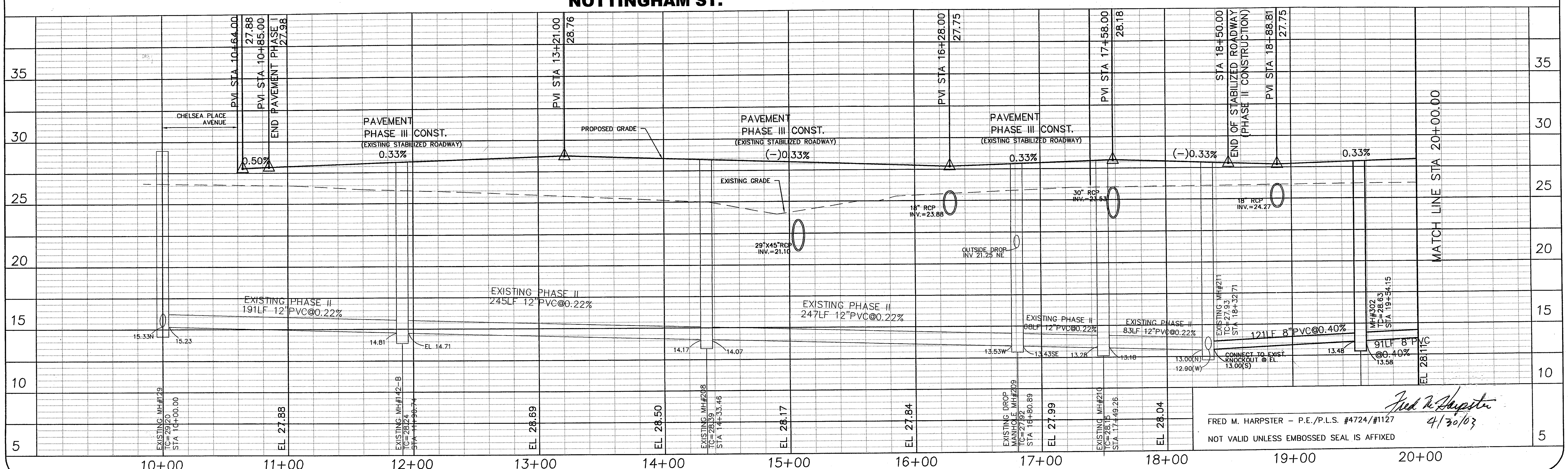
EROSION CONTROL AND CONSTRUCTION SEQUENCING PLAN – SOUTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP-ECP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	13
OF	30 SHEETS

\\Harpster-server\data\Land Projects 8X\00-015 Chelsea Place\PHASE III\00015CHP-ECP.DWG, 4/29/2003 3:44:31 PM, MMM



NOTTINGHAM ST.



FRED M. HARPSTER – P.E./P.L.S. #4724/#1127

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

Fred M. Harpster 4/30/03

GENERAL NOTES:

1. WHERE WATER AND SANITARY LINES CROSS WITH LESS THAN 18" OF VERTICAL CLEARANCE BETWEEN THE PIPES THE SANITARY SEWER LINE SHALL BE 20' OF PVC CONCRETE ENCASED, CENTERED AT THE POINT OF CROSSING.

2. MINIMUM 10' HORIZONTAL SEPARATION FROM WATER LINE TO REUSE LINE AND SANITARY SEWER LINE.

3. EXACT LOCATION OF 2" PVC CONDUITS TO BE FIELD DETERMINED.

4. DRAWINGS ARE INTENDED TO COMPLY WITH CURRENT CITY AND COUNTY STANDARD DETAILS; CITY AND COUNTY STANDARDS SHALL APPLY SHOULD THERE BE A CONFLICT.

5. WHEN UTILITY CO. PEDESTALS ARE PLACED NEXT TO FIRE HYDRANTS OR FPL TRANSFORMER PADS, TCI CABLEVISION PEDESTALS ARE TO BE A MIN. OF 3' TO THE LEFT AND BELLSOUTH PEDESTALS ARE TO BE A MIN. OF 3' TO THE RIGHT LOOKING FROM THE STREET.

6. MINIMUM 3' COVER OVER WATERMAIN AND FORCE MAIN; EXCEPT AT PIPE CROSSINGS. AT PIPE CROSSINGS, MINIMUM 2' COVER WITH RESTRAINED JOINTS UNDER SPECIAL CONDITIONS. INSTALLED PER DIPRA STANDARDS.

7. DOUBLE SERVICES ARE TO BE A MAXIMUM OF 2' OFF OF LOT LINES. SINGLE SERVICES ARE TO BE A MAXIMUM OF 2' OFF OF LOT LINES.

8. ALL BLOW OFFS TO BE LOCATED ADJACENT TO SIDE LOT LINES.

9. GATE VALVES TO BE BOLTED TO TEES WHEREVER POSSIBLE.

10. STATIONS AND OFFSETS FOR STORM STRUCTURES REFER TO FRONT OF GRATES ON INLETS AND END OF PIPES ON MITERED END SECTIONS.

11. WATER METERS ARE TO BE SET 1' OUTSIDE OF RIGHT-OF WAY LINES.

12. TRAFFIC BARS AND STOP SIGNS ARE TO BE PLACED 4' BEHIND BACK OF CROSSWALKS.

LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FIRE HYDRANT ASSEMBLY
- DOUBLE WATER SERVICE
- SANITARY SEWER SERVICE
- CONCRETE SIDEWALK OR BIKEPATH TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
- CONCRETE SIDEWALK OR BIKEPATH TO BE CONSTRUCTED WITH DEV. OF EACH LOT
- BUFFER IMPACT
- WETLANDS IMPACT
- STREET LIGHTS (TYP)

NO.	DATE	REVISIONS	BY
1.	03/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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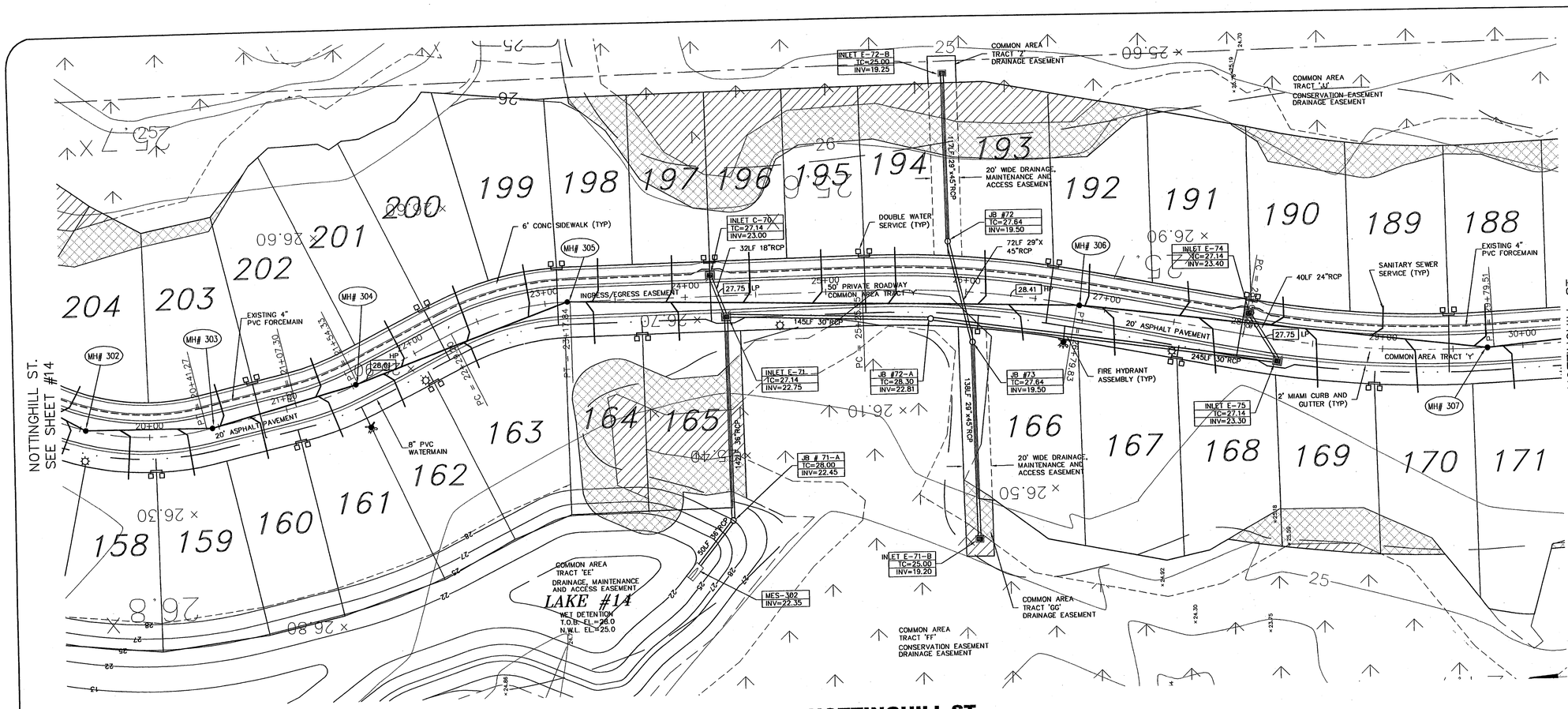
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

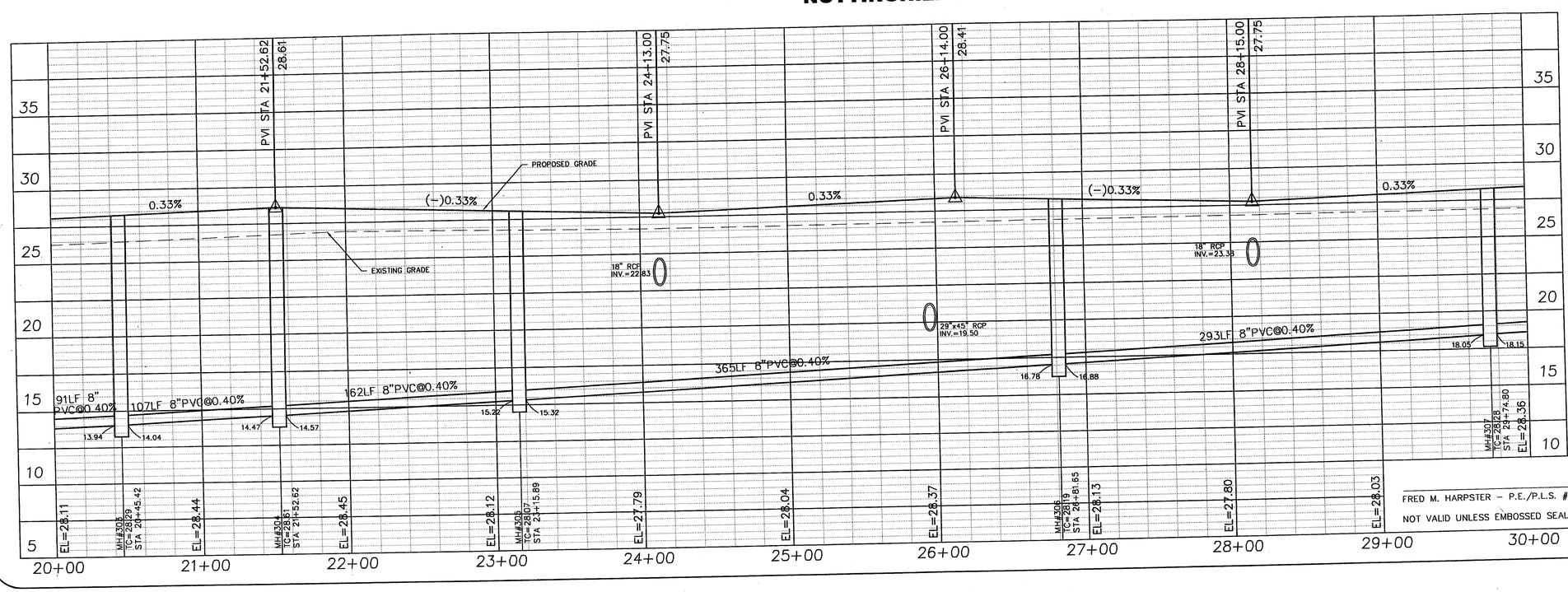
PLAN AND PROFILE – NOTTINGHILL ST. STA 10+00 TO 20+00

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 02-06-02
SCALE: 1"=40'
JOB No.: 00015
Dwg. :00015CH3-PP1.DWG
XREF: 00015CHP-BAS.DWG

\\Harpster-server\data\Land Projects R2\00-015 Chelsea Place\PHASE III\00015CH3-PP1.DWG, 4/29/2003 2:50:09 PM, MMM



NOTTINGHILL ST.



GENERAL NOTES:

1. WHERE WATER AND SANITARY LINES CROSS WITH LESS THAN 18" OF VERTICAL CLEARANCE BETWEEN THE PIPES THE SANITARY SEWER LINE SHALL BE 20' OF PVC CONCRETE ENCASED, CENTERED AT THE POINT OF CROSSING.

2. MINIMUM 10' HORIZONTAL SEPARATION FROM WATER LINE TO REUSE LINE AND SANITARY SEWER LINE.

3. EXACT LOCATION OF 2" PVC CONDUITS TO BE FIELD DETERMINED.

4. DRAWINGS ARE INTENDED TO COMPLY WITH CURRENT CITY AND COUNTY STANDARD DETAILS; CITY AND COUNTY STANDARDS SHALL APPLY SHOULD THERE BE A CONFLICT.

5. WHEN UTILITY CO. PEDESTALS ARE PLACED NEXT TO FIRE HYDRANTS OR FPL TRANSFORMER PADS, TCI CABLEVISION PEDESTALS ARE TO BE A MIN. OF 3' TO THE LEFT AND BELLSOUTH PEDESTALS ARE TO BE A MIN. OF 3' TO THE RIGHT LOOKING FROM THE STREET.

6. MINIMUM 3' COVER OVER WATERMAIN AND FORCE MAIN; EXCEPT AT PIPE CROSSINGS. AT PIPE CROSSINGS, MINIMUM 2' COVER WITH RESTRAINED JOINTS UNDER SPECIAL CONDITIONS. INSTALLED PER DIPRA STANDARDS.

7. DOUBLE SERVICES ARE TO BE A MAXIMUM OF 2' OFF OF LOT LINES. SINGLE SERVICES ARE TO BE A MAXIMUM OF 2' OFF OF LOT LINES.

8. ALL BLOW OFFS TO BE LOCATED ADJACENT TO SIDE LOT LINES.

9. GATE VALVES TO BE BOLTED TO TEES WHEREVER POSSIBLE.

10. STATIONS AND OFFSETS FOR STORM STRUCTURES REFER TO FRONT OF GRATES ON INLETS AND END OF PIPES ON MITERED END SECTIONS.

11. WATER METERS ARE TO BE SET 1' OUTSIDE OF RIGHT-OF WAY LINES.

12. TRAFFIC BARS AND STOP SIGNS ARE TO BE PLACED 4' BEHIND BACK OF CROSSWALKS.

FRED M. HARPSTER - P.E./P.L.S. #4724/#1127 — Fred M. Harpster 4/30/03

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY
1.	03/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE, DAYTONA BEACH, FL. 32118
PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

PLAN AND PROFILE - NOTTINGHILL ST. STA 20+00 TO 30+00

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=40'
JOB No.:	00015
Dwg. :	00015CH3-PP2.DWG
XREF:	00015CHP-BAS.DWG
SHEET	15
OF	30 SHEETS

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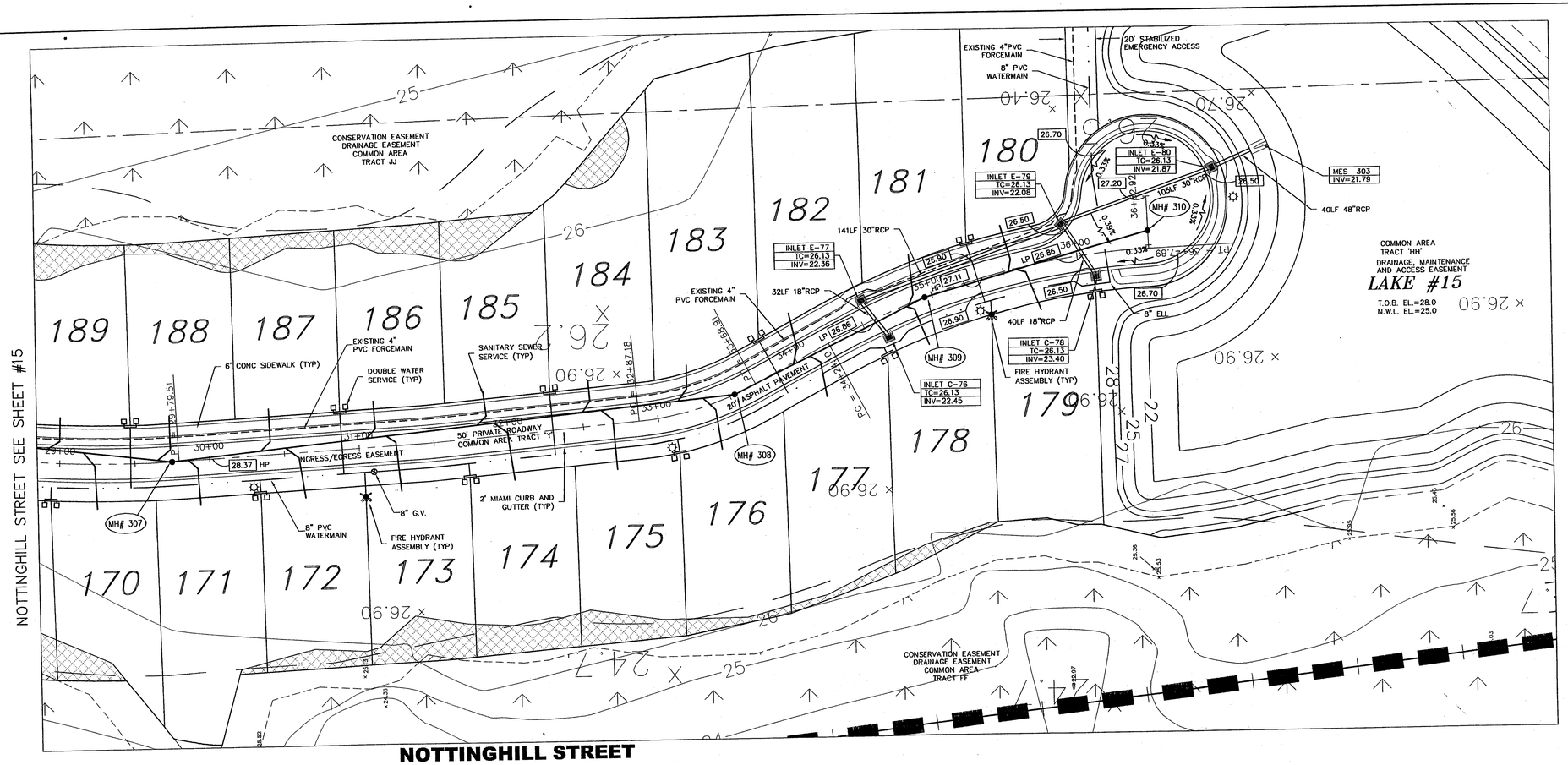

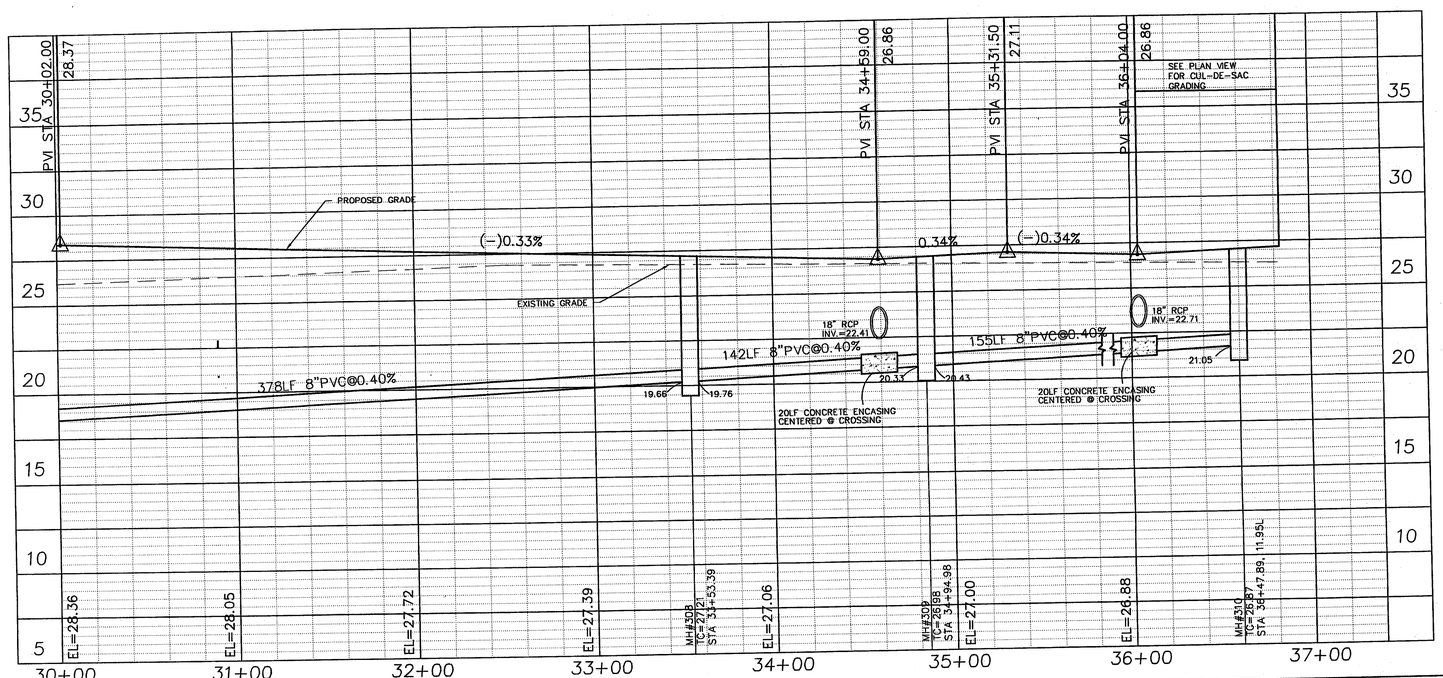

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FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 — Fred M. Harpster 4/30/03

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NO.	DATE	REVISIONS	BY
1.	03/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
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CHELSEA PLACE - PHASE III

PLAN AND PROFILE – NOTTINGHILL ST. STA 30+00 TO END

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=40'
JOB No.:	00015
Dwg. :	00015CH3-PP3.DWG
XREF:	00015CHP-BAS.DWG

SHEET 16 OF 30 SHEETS

\\Harpster-server\data\Land Projects 8200-015 Chelsea Place\PHASE III\00015\SCES-PP3.DWG, 4/24/2003 3:07:30 PM, MKM

IN ORDER TO INSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS, THE FOLLOWING INFORMATION IS REQUIRED ON ALL AS-BUILT DRAWINGS:

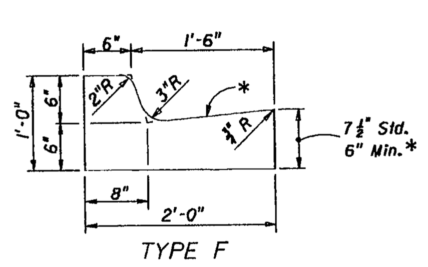
1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK.
2. ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT.
3. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE AS-BUILT CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES.
4. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
5. STORM DRAINAGE PIPE INVERT AND INLET ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS AS-BUILT INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT.
6. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT INFORMATION.
7. ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
8. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
9. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
10. SANITARY SEWER MANHOLES SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL RIM AND INVERT ELEVATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT INFORMATION.
11. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, SLOPE, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT INFORMATION.
12. SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
13. LIFT STATIONS AND FORCE MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. FORCE MAIN DEPTH AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND TIED TO PERMANENT ABOVE GRADE FEATURES EVERY 500 FEET. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED AND LABELED.
14. CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
15. WATER MAIN LINES SHALL BE DIMENSIONED OFF THE BACK OF CURB OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINE MATERIAL, SIZE, LENGTH AND DEPTH PLACED SHALL ALSO BE NOTED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING AS-BUILT INFORMATION.
16. WATER VALVES, TEES, ALL SERVICES, BLOW – OFFS AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.
17. ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
18. PRIOR TO FINAL ACCEPTANCE OF THE DEVELOPMENT BY THE CITY, THREE (3) SETS OF CERTIFIED AS-BUILTS AND ONE (1) REPRODUCIBLE MYLAR SET SHALL BE SUBMITTED WITH THE REQUEST FOR FINAL INSPECTION.

NOTE: REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
3. NOTIFY THE CITY'S ENGINEERING DIVISION 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY, SHALL BE PERFORMED ON ALL CONSTRUCTION. NOTIFY THE CITY'S BUILDING DEPARTMENT WHEN REQUESTING A FINAL INSPECTION.
8. A COMPLETE SET OF AS-BUILT DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO REQUESTING A FINAL INSPECTION.

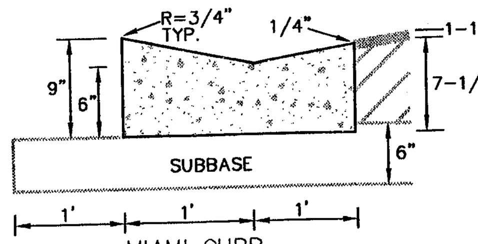
CURB TYPE A



TYPE F

* *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.*

☐ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*



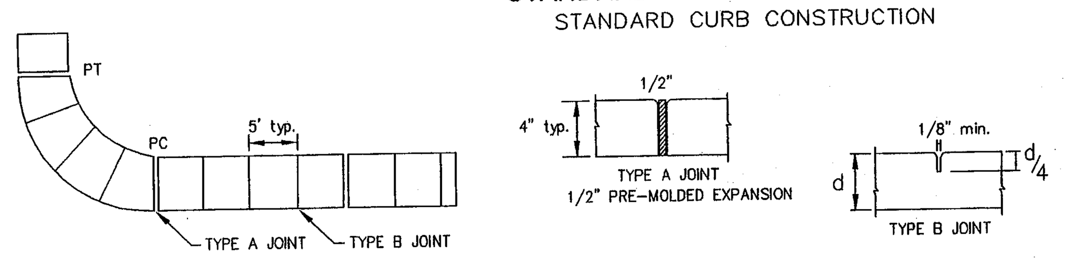
MIAMI CURB

NOTES:

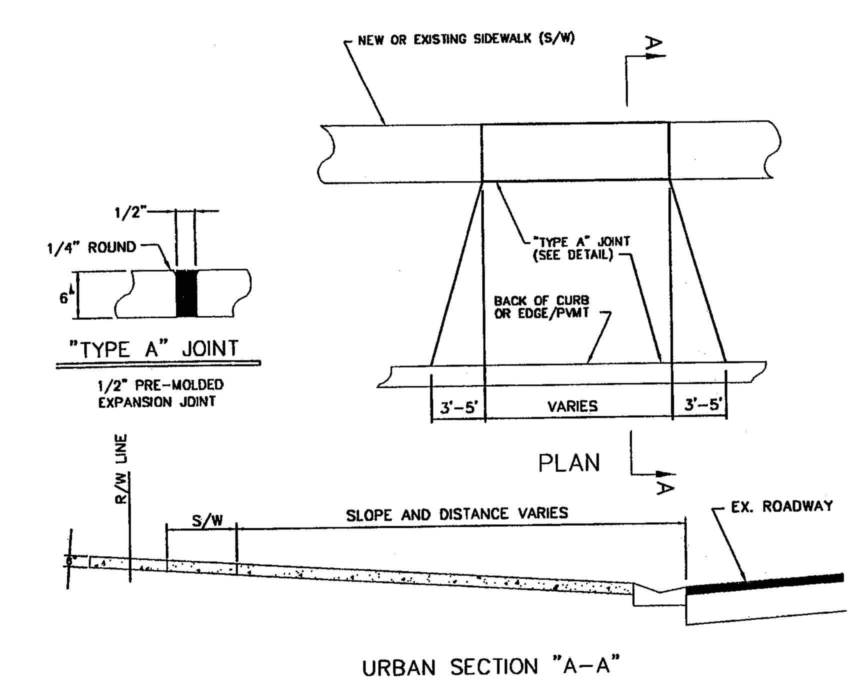
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
6. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
7. ALL ASPHALT AND/OR PAVER DRIVEWAY APRONS LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL INCLUDE CURBING.

STANDARD CONSTRUCTION DETAIL

STANDARD CURB CONSTRUCTION



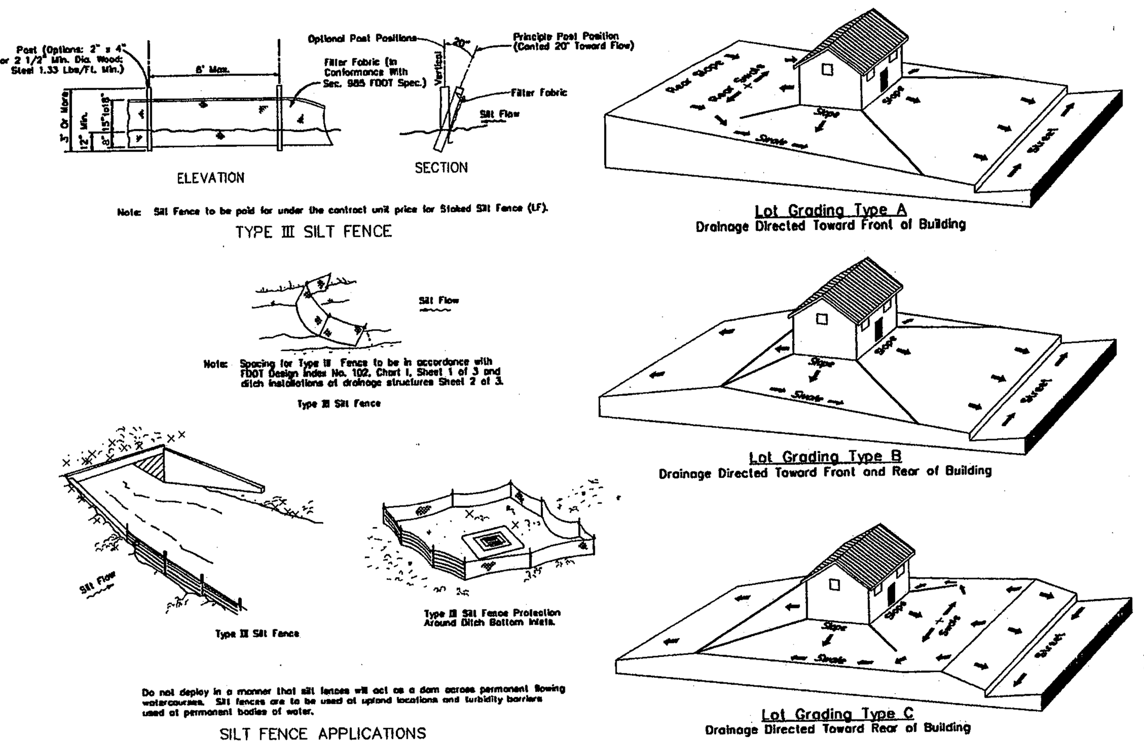
1. SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 2500 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS. SIDEWALKS SHALL BE 5 FOOT WIDE UNLESS OTHERWISE SHOWN ON PLANS.
2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS TO SAVE SPECIMEN TREES PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT-OF-WAY, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
3. THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 6 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
4. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKEPATHS. JOINT MATERIAL SHALL BE SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
5. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB OR 5 FEET WHICHEVER IS GREATEST.
6. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
7. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE CITY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THAN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
8. ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ABUTTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
10. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
11. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.



URBAN SECTION "A–A"

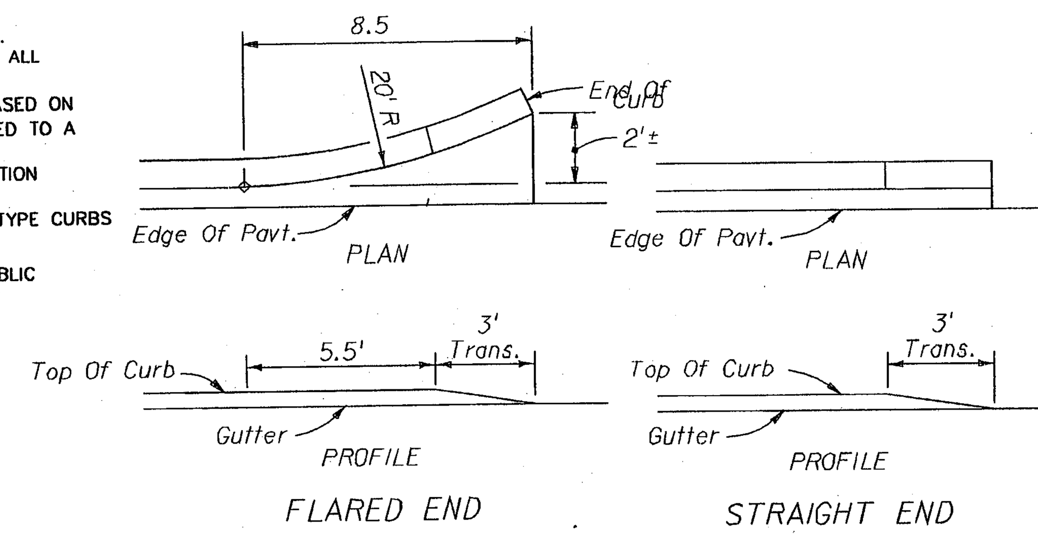
DRIVEWAY APRON BASE TO BE COMPACTED AND TESTED TO 95% DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO MODIFIED PROCTOR TEST F.B.V.–75

CONCRETE DRIVEWAY APRON TO BE 28 DAY, 2500 PSI



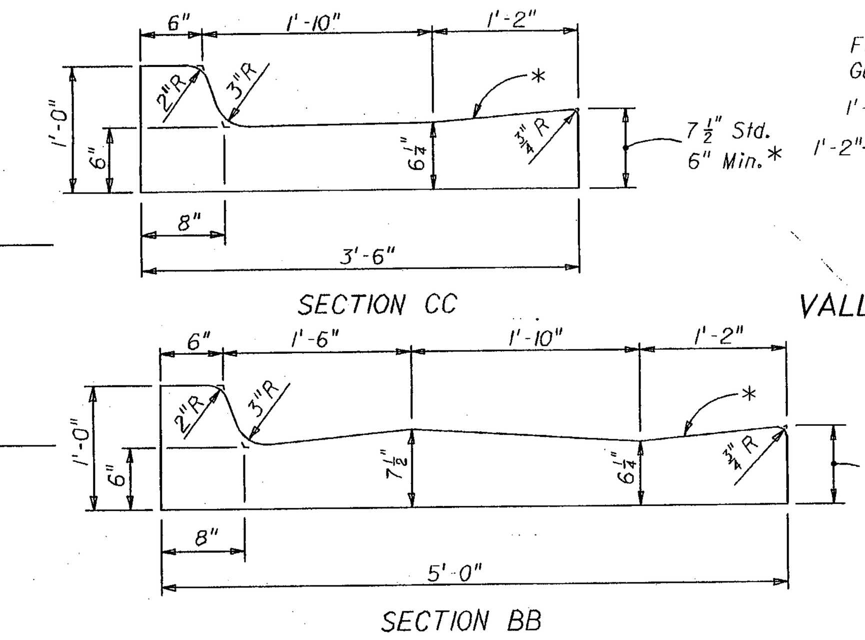
EROSION CONTROL – SILT FENCE

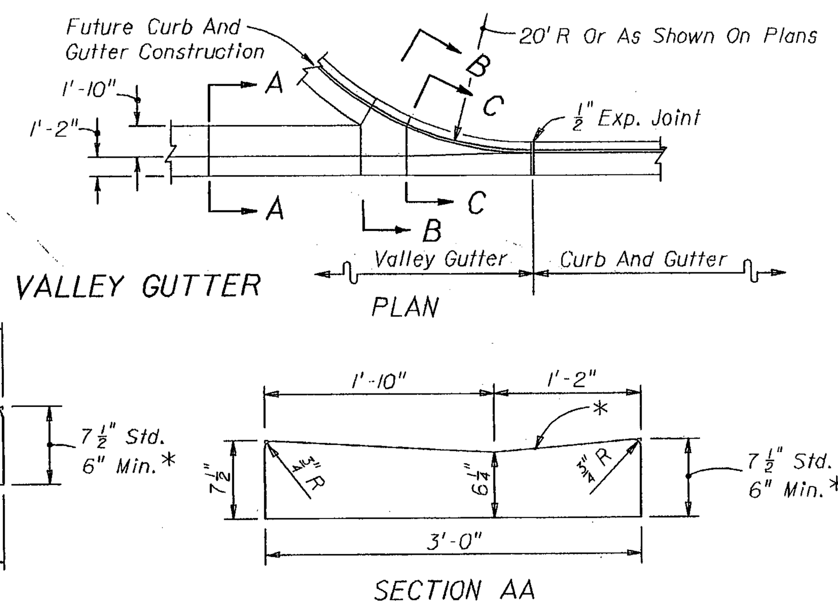
NTS REVISION 01/01

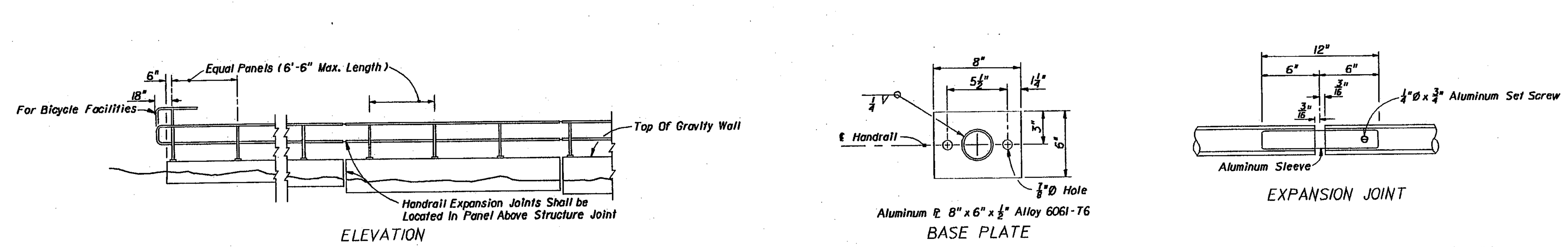


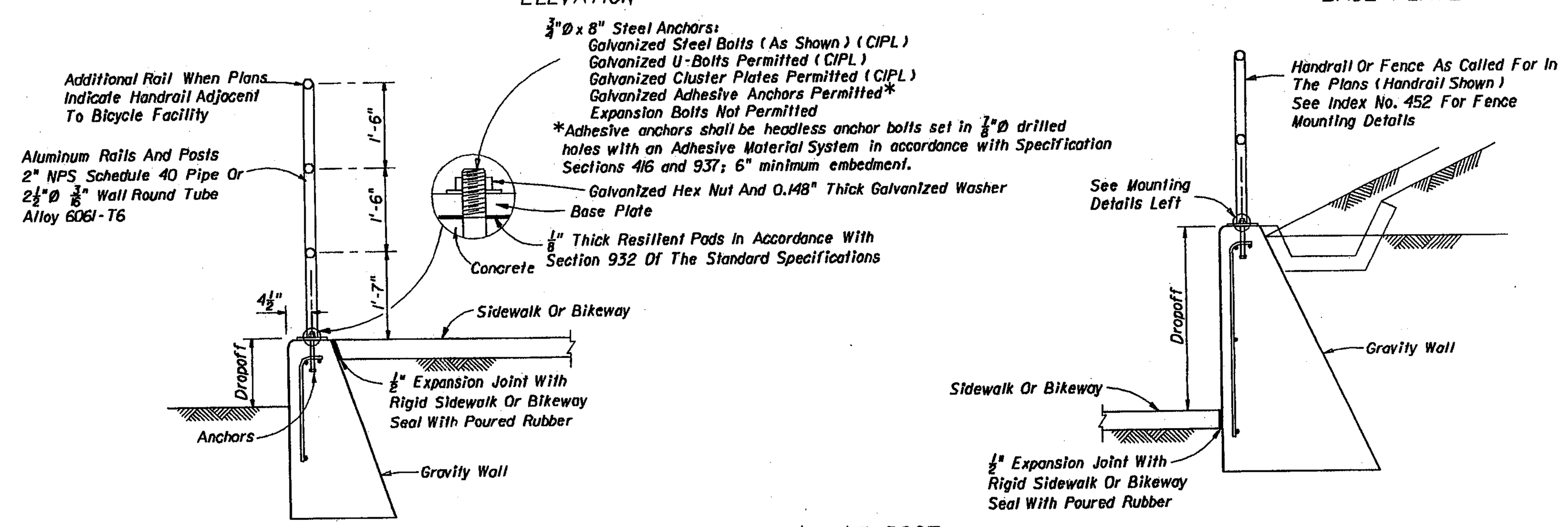
FLARED END

STRAIGHT END









TYPICAL SECTIONS AT POST

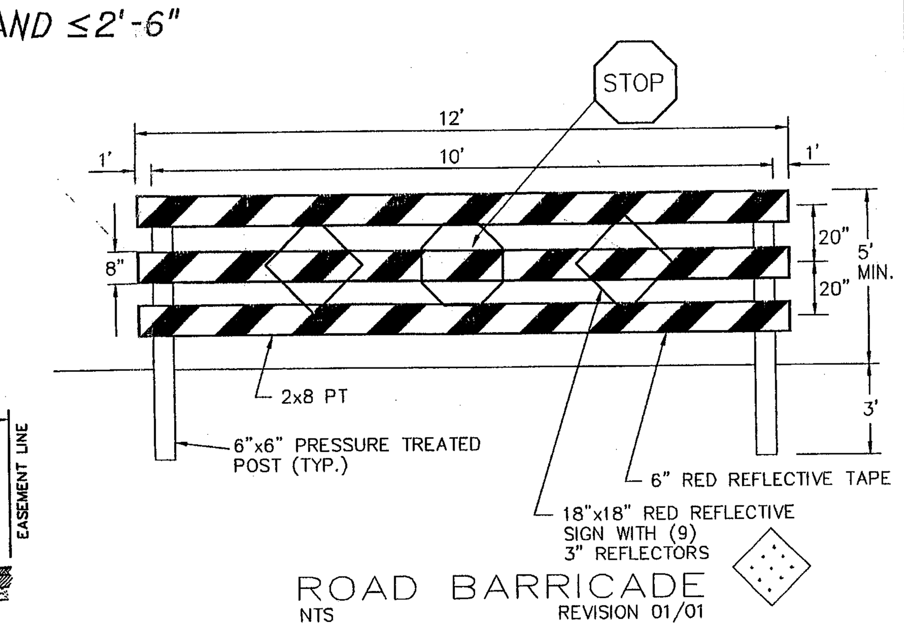
ALUMINUM PIPE HANDRAIL ON GRAVITY WALLS FOR DROPOFFS >10" AND ≤2'-6"

ALUMINUM PIPE HANDRAIL NOTES

1. *This handrail is applicable to mountings on walls and other roadway structures subject to pedestrian use where dropoffs do not exceed thirty inches (30"); and, applicable to select uses on sidewalk, within service areas and similar locations where foundation support and anchorage are adequate or can be provided.*
2. *All fixed joints to be either welded all around and ground smooth; or, commercially designed fixed joint systems (soldered, brazed, fused, bonded or shrink fitted) specified on the plans or approved by the Engineer. Mechanical joints other than expansion joints are not permitted unless specified on the plans or approved in writing by the Engineer. Posts shall be connected to base by weld only. Weld filler to be alloy ER5356, ER5556 or ER5183.*
3. *Anchor bolts shall be in accordance with ASTM A36 or A307. Nuts, washers, and bolts to be hot dip galvanized in conformance with ASTM A153. After the nuts have been tightened, the anchor bolt thread at the top of the nut shall be punch distorted and coated with zinc compound.*
4. *Aluminum handrail shall be constructed in accordance with Section 515 of the Standard Specifications. Payment shall be full compensation for furnishing and installing handrail, including mounting hardware, and shall be paid for under the contract unit price for Pipe Handrail (Aluminum), LF.*

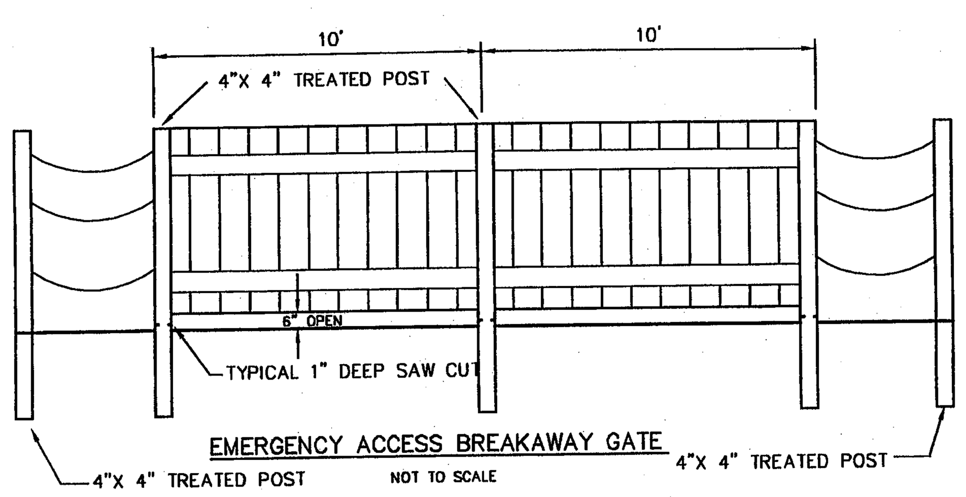
DESIGN NOTES

1. *For dropoffs that exceed thirty inches (30"), handrails for customary applications are provided in Structures Standard Index No. 850. For unusual site conditions where handrails are needed, the handrail is to be designed site specific by the responsible engineer.*



ROAD BARRICADE

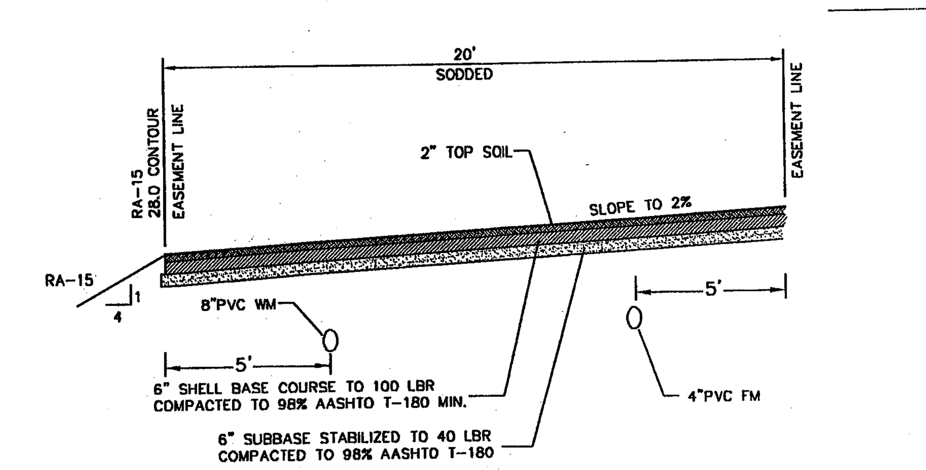
NTS REVISION 01/01



EMERGENCY ACCESS BREAKAWAY GATE

4"X 4" TREATED POST NOT TO SCALE 4"X 4" TREATED POST

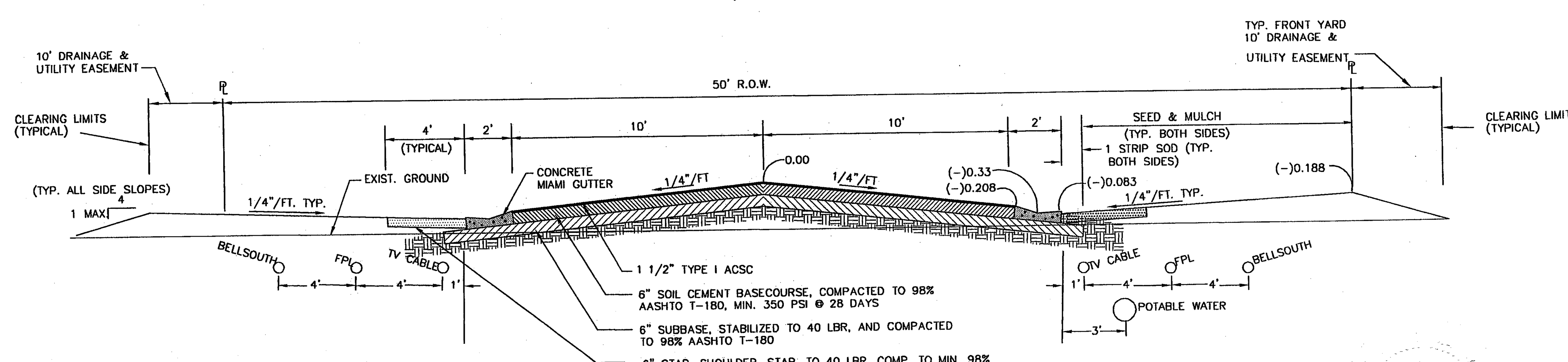
(CONSTRUCTED WITH PHASE II)



SECTION THRU STABILIZED EMERGENCY ACCESS DRIVE

NOT TO SCALE

(CONSTRUCTED WITH PHASE II)



TYPICAL PAVEMENT SECTION

50' R.O.W.

NOT TO SCALE

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118 PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
ROADWAY CONSTRUCTION DETAILS AND NOTES

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 1/15/03
SCALE: N.T.S.
JOB No.: 00-015
Dwg. :00015CH3–DET1.DWG
XREF: NONE
SHEET 17
OF 30 SHEETS

\Harpster-server\Data\Land\Projects R2\00-015 Chelsea Place\PHASE III\00015CH3-DET1.DWG, 4/27/2003 8:00:25 PM, RPJ

ROADWAY CONSTRUCTION NOTES

1. ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDED AND MULCHED OR SODDED. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.
2. THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% – 1.0%	SEEDING AND MULCHING
1.0% – 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING

3. ALL FRANCHISE UTILITY CROSSINGS, INCLUDING BUT NOT LIMITED TO FPL, BELLSOUTH AND CABLE SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.
4. THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.
5. THE STABILIZING MATERIAL, IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CLAY, SHELL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.
6. THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR) TO A 6" MINIMUM DEPTH. A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.
7. TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.
8. BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIMING AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.
9. SOIL CEMENT BASES SHALL HAVE A STRENGTH OF 350 POUNDS PER SQUARE INCH AT 28 DAYS (85 TO 125% TOLERANCE).
10. SOIL CEMENT AND RECYCLED CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO START OF SUB BASE PREPARATION.
11. CEMENT DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY AT THE TIME OF PLACEMENT.
12. TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL CONSIST OF, AS A MINIMUM, MOISTURE CONTENT AND COMPACTION TEST.
13. SOIL CEMENT BASE MATERIAL CONSTRUCTION SHALL BE CONTINUOUSLY SUPERVISED BY A SOILS TESTING LAB.
14. CURE COATING OF SOIL CEMENT BASE SHALL BE REMOVED BY HARD PLANING PRIOR TO INSTALLATION OF DRIVING SURFACE.
15. SOIL CEMENT PAVEMENT BASES WITH THE CURE COAT APPLIED SHALL BE ALLOWED TO CURE A MINIMUM OF SEVEN (7) DAYS UNDER NO TRAFFIC PRIOR TO PLACING ANY ASPHALT SURFACE (TEST REPORT REQUIRED PRIOR TO TRAFFIC USAGE).
16. DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR THEIR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.
17. ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.
18. EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY TO INSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.
19. THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.
20. ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
21. THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURB.
22. CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.
23. CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB.
24. AN "X" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE.
25. AN "↑" SHALL BE CUT INTO THE CURB TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES.
26. A "V" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES.
27. A "L" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.
28. A "A" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL WATER SERVICES.
29. THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.
30. THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.
31. STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.
32. ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
33. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.
34. STANDARD TURNING RADII FOR INTERSECTIONS:

2-LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'

35. CITY INSPECTOR SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.
36. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
37. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND INLETS AND ALSO CONSTRUCTION OF ROADWAYS) SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS (DPR) FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.
38. UTILITY DEPTH:
    - HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.
    - LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 6 INCHES IN DEPTH.
    - HIGH VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.
39. SIGNED AND SEALED GEOTECHNICAL TESTING REPORTS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBBASE (BOTTOM OF SUBBASE DOWN 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STABILIZED SUBBASE	LIMEROCK BEARING RATIO (LBR)	ONE (1) TEST/SOIL TYPE	LBR = 40	
LIMEROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
LIMEROCK BASE	LIMEROCK BEARING RATIO (LBR)	PROVIDE CERTIFICATE FROM PLANT	LBR 100	FM 5-515
SOIL CEMENT BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% STANDARD PROCTOR	ASTM D-558
SOIL CEMENT BASE	COMPRESSIVE STRENGTH	(1) SET OF (3) SPECIMENS PER 300 LF	350 PSI IN (7) DAYS	
SOIL CEMENT MIX DESIGN	MIX DESIGN	(1) PER JOB	350 PSI IN (7) DAYS	PCA METHODS
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
CRUSHED CONCRETE BASE	LIMEROCK BEARING RATIO (LBR)	(1) PER VISIBLE CHANGE IN MATERIAL BLEND	LBR 100	
ASPHALT	EXTRACTION AND GRADATION	(1) PER DAY PER MIX	PER MIX DESIGN	
ASPHALT	THICKNESS AND DENSITY	(1) PER 300 LF ROADWAY	PER MIX DESIGN AND JOB SPECS	CORING OR NUCLEAR (DENSITY ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) PER SOIL OR BASE TYPE		ASTM D-1557 (MODIFIED) ASTM D-558 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STANDARD)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIMEROCK BEARING RATIO (LBR)	(1) TEST/SOIL CHANGE	LBR 40	

TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS

REVISION 01/01

A. SCOPE OF WORK – THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS.

B. MATERIALS – GRASS SEED SHALL BE A MIXTURE OF:

PENSACOLA BAHIA (50% SCARIFIED SEED)	80 LBS/ACRE
HULLED BERMUDA	20 LBS/ACRE
BROWN TOP MILLET	30 LBS/ACRE

IN THE FALL AND WINTER MONTHS (OCT. THRU FEB.) AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWN TOP MILLET. SEED SHALL BE PREMIXED BY A SEED COMPANY TO THE PROPORTIONS DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY, PRIOR TO USE. MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE OR WHEAT STRAW OF OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS.

C. METHODS – GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE. APPROXIMATELY TWO INCHES (2"), LOOSE THICKNESS, OF MULCH MATERIAL SHALL BE APPLIED INFORMALLY OVER THE GRASSED AREAS (APPROXIMATELY 1 1/2 BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN.

D. FERTILIZER –
1. ANALYSIS OF SOILS SHALL BE OBTAINED BY SUBMITTAL OF SAMPLES TO VOLUSIA COUNTY AGRICULTURAL DEPARTMENT (PHONE: 258-7000). ALL APPLICATION RATES WILL BE BASED ON THIS REPORT. SUBMIT A COPY OF THIS REPORT TO THE CITY PRIOR TO COMMENCING ANY SOIL MODIFICATION.

2. THE FERTILIZER SHALL BE A COMMERCIAL GRANULAR TYPE WITH A CHEMICAL DESIGNATION AS RECOMMENDED IN THE SOILS ANALYSIS REPORT.

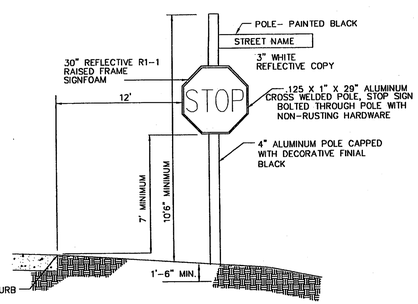
3. THE NUMERICAL DESIGNATIONS FOR FERTILIZER INDICATE THE MINIMUM PERCENTAGES (RESPECTIVELY) OF (1) TOTAL NITROGEN, (2) AVAILABLE PHOSPHORIC ACID AND (3) WATER SOLUBLE POTASH CONTAINED IN THE FERTILIZER.
   a) AT LEAST 50 PERCENT (50%) OF THE PHOSPHORIC ACID SHALL BE FROM A NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE WHICH WILL PROVIDE A MINIMUM OF TWO UNITS OF SULFUR.
   b) THE AMOUNT OF SULFUR SHALL BE INDICATED ON THE QUALITATIVE ANALYSIS CARD ATTACHED TO EACH BAG OR CONTAINER.

4. COMMERCIAL FERTILIZERS SHALL COMPLY WITH THE STATE FERTILIZER LAWS.

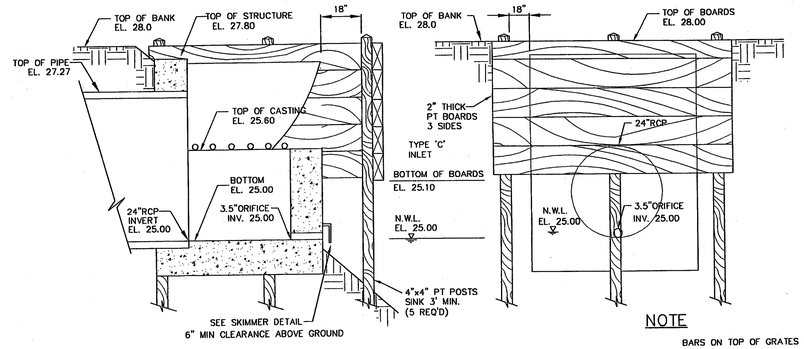
5. FERTILIZER MAY, AT THE DISCRETION OF THE ENGINEER/ARCHTECT, UPON THE PRESENTATION BY THE MANUFACTURE OF SATISFACTORY FACTORY EVIDENCE OF ITS FEASIBILITY, BE APPLIED IN LIQUID FORM.

TRAFFIC CONTROL SIGN SPECIFICATIONS

NOTE:
ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M BRAND "SCOTCHLITE" HIGH INTENSITY GRADE SHEETING ON MINIMUM 0.080 GAUGE 5052 H-38 ALUMINUM BLANKS. ALL WARNING SIGNS SHALL BE 30 INCHES X 30 INCHES. ALL STOP SIGNS SHALL BE HIGH INTENSITY 30 INCH OCTAGON INSTALLED ON 12FT. LONG, 3LBS/FT "U" CHANNEL POSTS OR 3 INCH X 12 FOOT ROUND ALUMINUM POSTS. ALL ROUND POSTS SHALL BE INSTALLED WITH ANCHOR PLATES TO PREVENT POST ROTATION. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36 INCHES X 48 INCHES. ALL STREET NAMES SHALL BE FABRICATED USING 3M HIGH INTENSITY REFLECTIVE SHEETING ONLY ON MINIMUM 0.063 GAUGE DOUBLE-BLADE, 5052 H-38 ALUMINUM BLANKS, ASSEMBLED WITH ONE 3/16 INCH DIAMETER RIVET IN THE MIDDLE OF EACH END THROUGH PUNCHED/DRILLED HOLES 13/64 INCH DIAMETER 1/2 INCH FROM EACH END. 3/8 INCH DIAMETER DIAMETER HOLES SHALL BE PUNCHED/DRILLED 1 INCH FROM THE TOP AND BOTTOM CENTER EDGES OF THE STREET NAME SIGNS TO FIT A 24 INCH TWST BRACKET. THE FINISHED STREET NAME SIGNS SHALL BE 9 INCHES IN HEIGHT WITH 5 INCH HIGH UPPER AND LOWER CASE WHITE LETTERS ON A GREEN BACKGROUND WITH A 3/8 INCH OUTSIDE WHITE BORDER. THE TWIST BRACKET FOR STREET NAME SIGNS SHALL BE 1 1/2 INCHES WIDE 1/4 INCH THICK GALVANIZED STEEL 24 INCHES LONG WITH A 90°TWIST 8 1/8 INCHES FROM THE TOP END. 3/8 INCH DIAMETER PUNCHED/DRILLED HOLES SHALL BE PROVIDED FOR THE TWST BRACKET 1/2 INCH FROM EACH END; 7 1/2 INCHES FROM THE TOP END AND THREE (3) 3/8 INCH DIAMETER HOLES SHALL BE PUNCHED/DRILLED 4 1/2 INCHES, 6 1/2 INCHES AND 13 1/2 INCHES FROM THE BOTTOM END OF THE TWIST BRACKET.



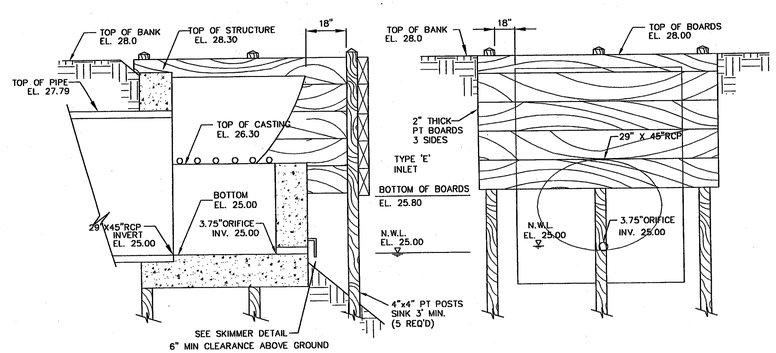
STREET NAME/STOP SIGN DETAIL
N.T.S.



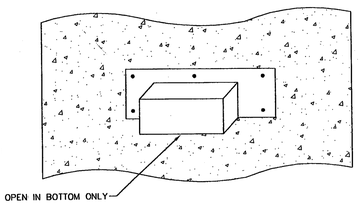
DRAINAGE CONTROL STRUCTURE NO.–DCS#5
N.T.S.

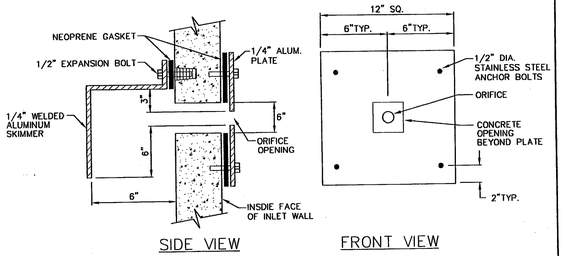
NOTE

BARS ON TOP OF GRATES ARE TO BE 2 1/2" IN DIAMETER AND SPACED AT 7" ON CENTER AND INSTALLED PER FDOT INDEX #17436



DRAINAGE CONTROL STRUCTURE NO.–DCS#4
N.T.S.





SIDE VIEW FRONT VIEW

ORIFICE–ALUMINUM SKIMMER AND PLATE DETAILS
N.T.S.

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 4/30/03

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY
1.	03/20/03	REVISED FOR S.J.R.W.M.D SUBMITTAL	SHL

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS
CIVIL ENGINEERS
LICENSED BUSINESS #6351
SURVEYORS
PLANNERS
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
PHONE: (386)253-3241 FAX: (386)253-2502
E-MAIL: mail@harpsteren.com

CHELSEA PLACE - PHASE III
ROADWAY CONSTRUCTION DETAILS AND NOTES

DESIGN BY: SHL	
CHECKED BY: FMH	
DATE: 1/15/03	
SCALE: N.T.S.	
JOB No.: 00-015	
Dwg. :00015CH3-DET1.DWG	
XREF: NONE	
SHEET 18	OF 30 SHEETS

\\Harpster-server\data\Land Projects 8200-015 Chelsea Place\PHASE III\00015CH3-DET1.DWG, 4/25/2003 11:16:54 PM, MMM

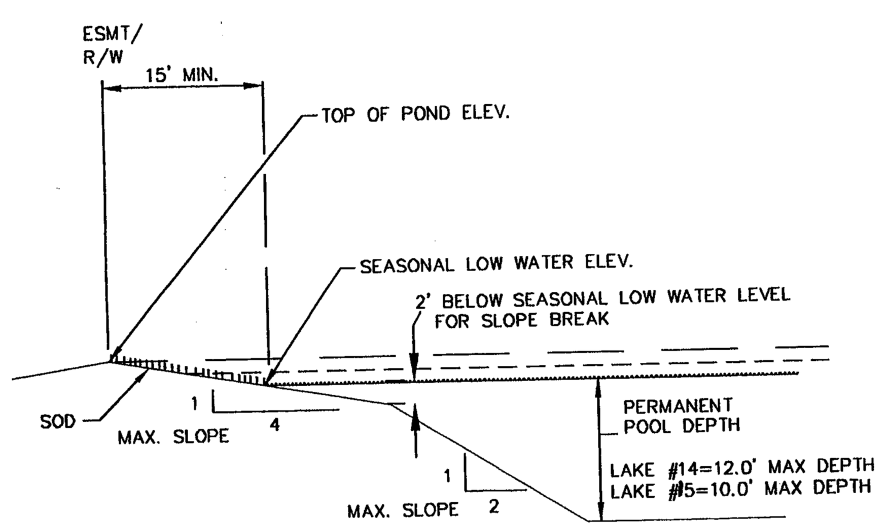
1. CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS MANUAL.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMINUM CORRUGATED METAL PIPE (ACMP), AS SHOWN ON THE PLANS.
3. STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER OR EQUIVALENT.
4. STORM INLETS, MANHOLES AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION.
5. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF.
6. WET DETENTION PONDS SHALL BE EIGHT (8) FEET MINIMUM TO TWELVE (12) FEET MAXIMUM DEPTH BELOW THE DESIGN LOW OR NORMAL WATER STAGE.
7. MAXIMUM DISTANCES BETWEEN INLETS AND/OR JUNCTION BOXES:

PIPE SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400

8. ALL SWALES, DITCHES AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (H:V) AND SHALL BE SODDED.
9. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
10. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OF CULVERTS INTERCEPT DRAINAGE DITCHES.
11. A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET DETENTION PONDS.
12. LAKE INFLOW AND OUTLET STRUCTURES SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
13. SOIL EROSION CONTROL MEASURES, SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.
14. THE CITY MAY REQUEST THAT THE DEVELOPER SUBMIT A REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS BOTH DURING CONSTRUCTION AND AFTER POND COMPLETION. THE CITY MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.
15. ADEQUATE MAINTENANCE EASEMENTS OR RIGHTS-OF-WAY AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.
16. DEVELOPMENT PLANS SHALL CONTAIN DRAINAGE CONTROL STRUCTURE (OVERFLOW) INFORMATION, BOTTOM ELEVATION, TOP ELEVATION, NORMAL WATER LEVEL AND THE 25 YR. - 24 HR. DESIGN HIGH WATER LEVELS.
17. IN GENERAL, ALL RETENTION/DETENTION PONDS MUST BE CONSTRUCTED PRIOR TO ANY ROAD, PARKING LOT OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION POND CONSTRUCTION IF DEWATERING PERMITS THAT MAY BE REQUIRED.
18. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.
19. CULVERTS CROSSING RIGHTS-OF-WAY SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.
20. ALL STORM WATER MANAGEMENT SYSTEMS ARE TO BE OWNED AND MAINTAINED BY EITHER THE SURROUNDING PROPERTY OWNERS OR AN ASSOCIATION OF THE SURROUNDING PROPERTY OWNERS OR SOME OTHER GROUP AS APPROVED BY THE CITY.

STORM DRAINAGE CONSTRUCTION NOTES

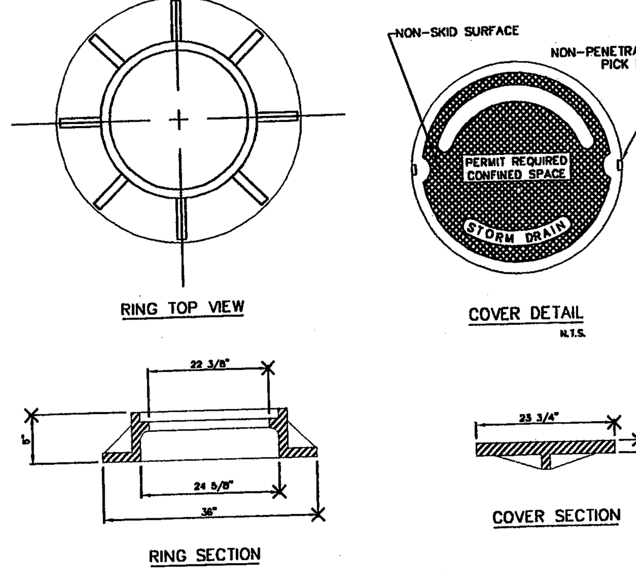
REVISION 01/01



1. SOD IS TO BE PLACED TO 2' BELOW NORMAL WATER LEVEL.
2. SEE PLAN VIEWS FOR TOP OF BANK, NORMAL, SEASONAL LOW WATER LEVELS, 25YR AND 100YR ELEVATIONS.

WET RETENTION POND

NTS REVISION 01/01



RING TOP VIEW

COVER DETAIL N.T.S.

RING SECTION

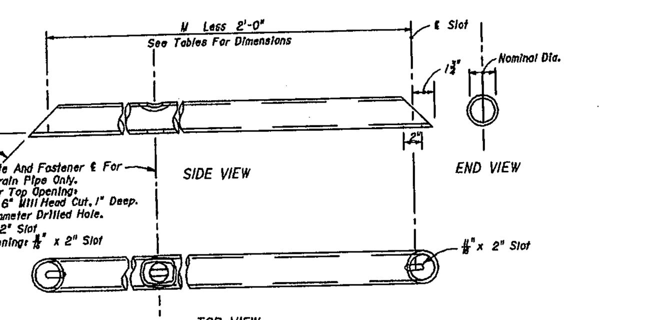
COVER SECTION

NOTE: YEAR STAMP TO MATCH CASTING YEAR
U. S. FOUNDRY 195E OR APPROVED EQUAL

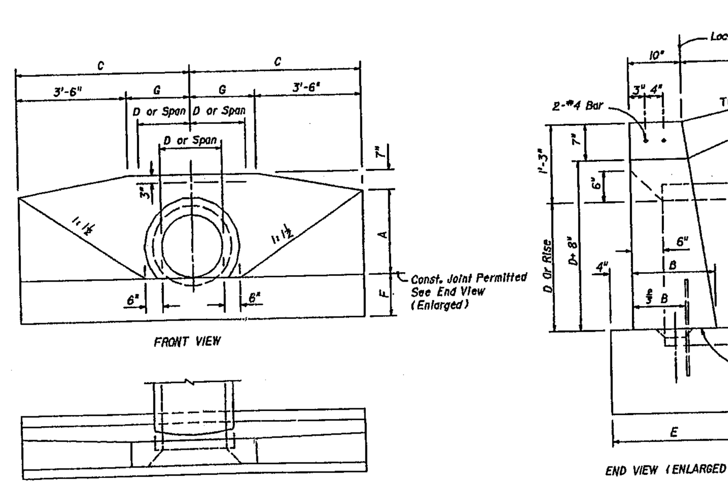
COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
E	HEAVY DUTY	130	325

MANHOLE RING AND COVER DETAIL

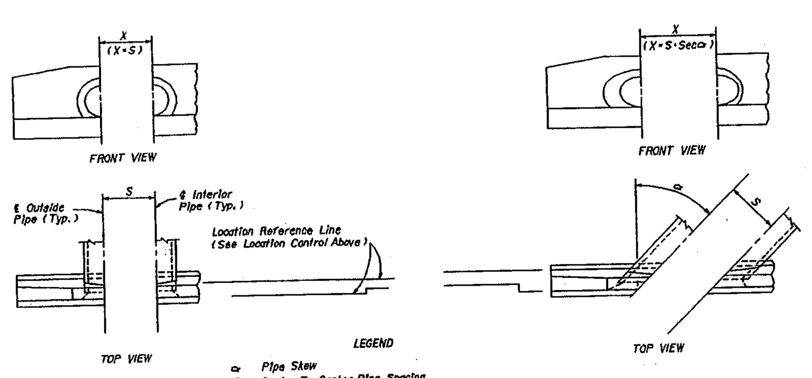
NTS REVISION 01/01



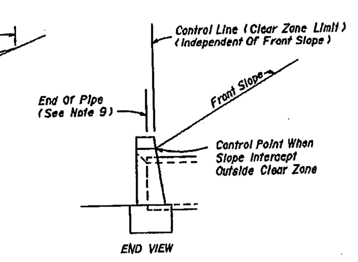
GRATE DETAIL
FOR SINGLE & MULTIPLE DRAIN PIPE



ENDWALL DIMENSIONS (EXCLUSIVE OF MULTIPLE PIPE SPACING)



ENDWALL POSITIONS FOR SINGLE AND MULTIPLE PIPE AND SPACING FOR MULTIPLE PIPE



STANDARD LOCATION CONTROL

GENERAL NOTES

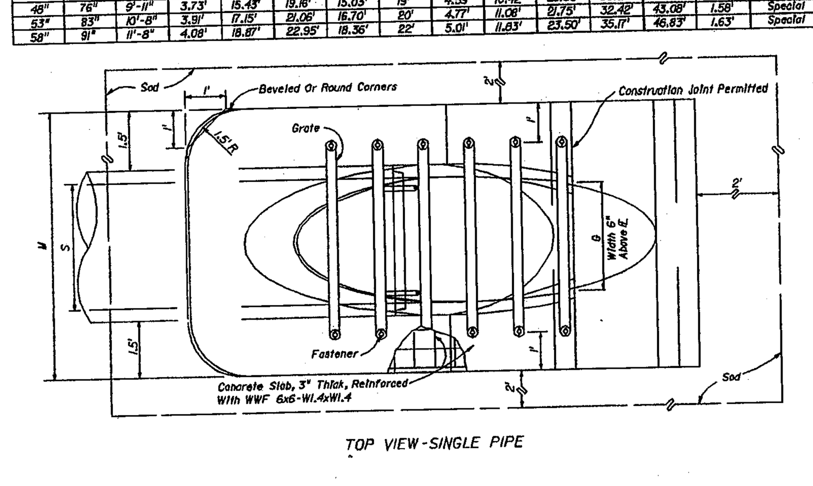
1. Endwall dimensions, locations and positions are for round and elliptical concrete pipe and for round and pipe-arch corrugated metal pipe. Round concrete pipe shown.
2. Front slope and ditch transitions shall be in accordance with Index No. 280.
3. Endwalls may be cast in place or precast concrete. Reinforcing steel shall be Grades 40 or 60. Additional reinforcement necessary for handling precast units shall be determined by the Contractor or the supplier. Cost of reinforcement shall be included in the contract unit price for concrete. (endwalls).
4. All exposed corners and edges of concrete are to be chamfered 3/4".
5. Concrete meeting the requirements of ASTM C478 (4000 psi) may be used in lieu of Class I concrete in precast items manufactured in plants which are under the Standard Operating Procedures for the Inspection of precast drainage products.
6. On outfall ditches with side slopes flatter than 1:1½ provide 20' transitions from the endwall to the flatter side slopes, right of way permitting.
7. For sodding around endwalls see Index No. 281.
8. Payment for concrete quantities for endwalls skewed to the pipe shall be made on the following basis:

Endwall Skew To Pipe	Use Tabulated Value
0° to 5°	0°
6° to 15°	15°
16° to 30°	30°
31° or over	45°

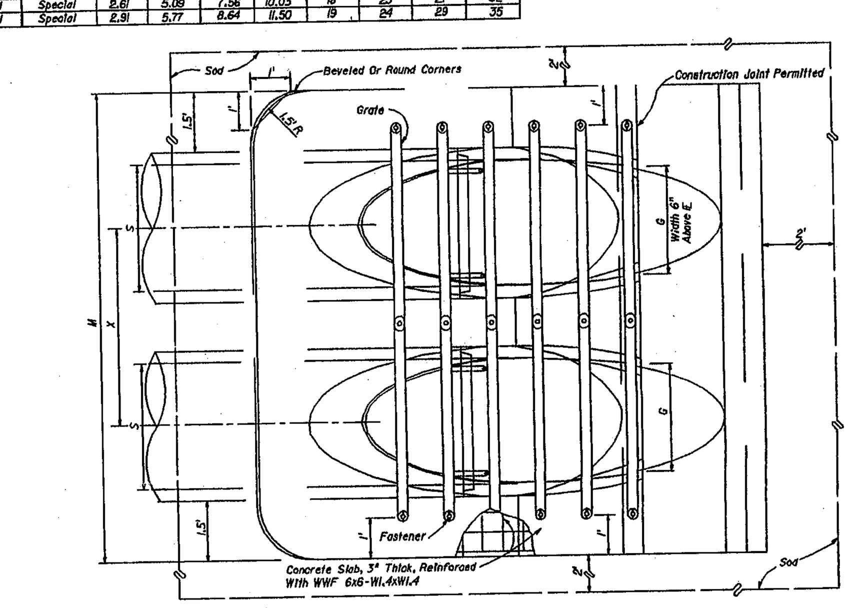
9. Pipe length plan quantities shall be based on the pipe end locations shown in the standard location control end view, or lengths based on special endwall locations called for in the plans.
10. Payment for pipe in pipe culverts shall be based on plan quantities, adjusted for endwall locations subsequently established by the Engineer.
11. Endwalls to be paid for under the contract unit price for Concrete Class I (Endwalls), CY.

DIMENSIONS & QUANTITIES

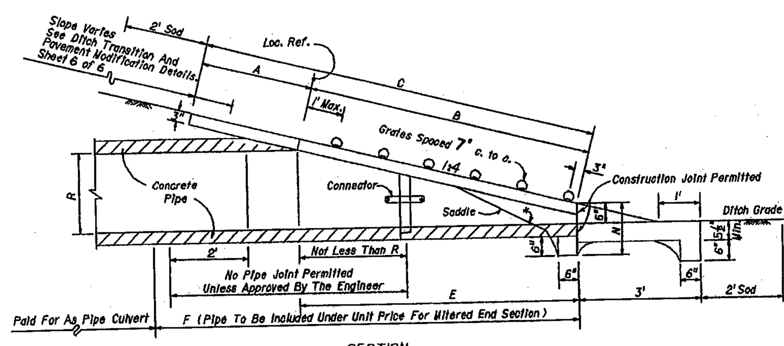
Rise R	Span S	X	A	B	C	E	F	G	W Single Pipe	W Double Pipe	W Triple Pipe	W Quad. Pipe	N	Grate Sizes Standard Weight Pipe	Grate Sizes Extra Strong Pipe	Concrete (Cu. Yds.) Single Pipe	Concrete Double Pipe	Concrete Triple Pipe	Concrete Quad. Pipe	Sodding (Sq. Yds.) Single Pipe	Sodding Double Pipe	Sodding Triple Pipe	Sodding Quad. Pipe
12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'			0.68	1.04	1.41	1.77	8	9	11	12
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.36'	8.71'	12.04'	15.38'	1.23'			0.76	1.19	1.63	2.05	9	10	12	13
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	2½	3"	0.95	1.52	2.09	2.65	10	12	13	15
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	2½	3"	1.18	1.95	2.74	3.53	11	13	15	18
29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38'	2½	3½	1.41	2.42	3.44	4.45	12	15	18	20
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	3"	3½	1.63	2.92	4.22	5.52	13	17	20	23
38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	3"	4"	1.83	3.36	4.89	6.41	14	18	21	25
43"	68"	8'-11"	3.55'	13.71'	17.27'	13.36'	17'	4.28'	9.67'	18.58'	27.50'	36.42'	1.50'	3"	4"	2.09	3.95	5.80	7.65	16	20	23	27
48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	Special	Special	2.37	4.54	6.73	8.92	17	21	26	30
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.06'	21.75'	32.42'	43.08'	1.58'	Special	Special	2.61	5.09	7.56	10.03	18	23	27	32
58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	Special	Special	2.91	5.77	8.64	11.50	19	24	29	35



TOP VIEW-SINGLE PIPE



TOP VIEW-MULTIPLE PIPE



SECTION

NOTE: See Sheets 5 and 6 for details and general notes.

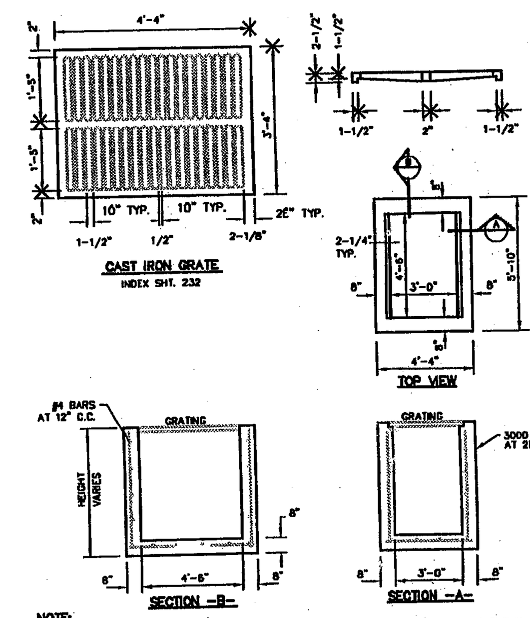
*Slope: To Major Axis For Pipes 24" x 38" And Smaller. 1:2 For Pipes 29" x 45" And Larger.

GENERAL NOTES

1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of side drain pipe; corrugated steel pipe mitered end sections may be used with any type of side drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of side drain pipe except steel pipe. When bituminous coated metal pipe is specified for side drain pipe, mitered end sections shall be constructed with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the side drain pipe, a concrete jacket shall be constructed in accordance with Index No. 280.
2. Concrete pipe used in the assembly of mitered end sections shall be of selective lengths to avoid excessive connections.
3. Corrugated metal pipe galvanizing that is damaged during beveling and perforating for mitered end section shall be repaired.
4. That portion of corrugated metal pipe in direct contact with the concrete slab shall be bituminous coated prior to placing of the concrete.
5. Corrugated polyethylene pipe (CPE) for side drain application of 15", 18" or 24" diameter shall utilize either corrugated metal or concrete mitered end sections. When used in conjunction with corrugated metal mitered end sections, connection shall be by either a formed metal band specifically designated to join CPE pipe and metal pipe or other coupler approved by the State Drainage Engineer. When used in conjunction with a concrete mitered end section, connection shall be by concrete jacket constructed in accordance with Index No. 280.
6. When existing multiple side drain pipes are spaced other than the dimensions shown in this detail, or have non-parallel axes, or have non-uniform sections, the mitered end sections will be constructed either separately as single pipe mitered end sections or collectively as multiple pipe end sections as directed by the Engineer; however, mitered end sections will be paid for each, based on each independent pipe end.
7. In addition to the requirements of Section 430-4, side drain culverts shall comply with the cover requirements shown on Index No. 205.
8. The reinforced concrete slab shall be constructed for all sizes of side drain pipe and cast in place with Class I concrete.
9. Round pipe size 30" or greater, pipe-arch size 35" x 24" or greater and elliptical pipe 19" x 30" or greater shall be grated unless excepted in the plans. Smaller sizes of pipe shall be grated only when called for in plans. The lower grate on trailing downstream ends on divided highways shall be omitted.
10. Grates are to be fabricated from steel ASTM A53, Grade B, pipe. The lower grate on all traffic approach ends shall be Schedule 80 and all remaining grates shall be Schedule 40.
Grates subject to salt free and corrosive free environment may be fabricated from galvanized pipe, with base metal exposed during fabrication repaired as specified in Section 562, Standard Specifications; or, fabricated from black pipe and hot dipped galvanized after fabrication in accordance with ASTM A123.
Grates subject to salt water or highly corrosive environment shall be hot dipped galvanized after fabrication in accordance with ASTM A123.
11. Ditch transitions shall be used on all grades in excess of 3% as directed by the Engineer.
12. The project engineer shall contact the District Drainage Engineer for possible alternate treatment prior to constructing side drain mitered end sections where a minimum spacing of 30' will not result between the toe points of the mitered end sections.
13. The cost of all pipe (s), grates, fasteners, reinforcing, connectors, anchors, concrete, sealants, jackets and coupling bands shall be included in the cost for the mitered end section. Sodding shall be paid for separately under the contract unit price for Sodding, SY.
14. Mitered end sections shall be paid for under the contract unit price for Mitered End Section (SD), Ea., based on each independent pipe end.

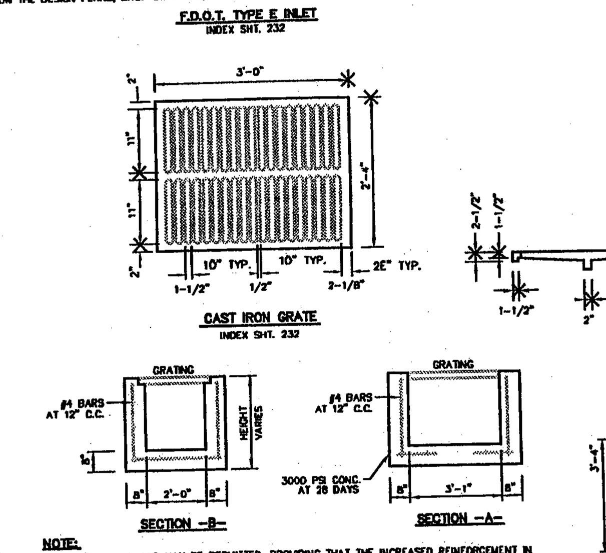
DESIGN NOTES

1. In critical hydraulic locations, grates shall not be used until potential debris transport has been evaluated by the drainage engineer and appropriate adjustments made. Ditch grades in excess of 3% or pipe with less than 1.5' of cover and grades in excess of 1% will require such an evaluation (General Note 9).
2. The design engineer shall determine highly corrosive locations and specify in the plans when the grates shall be hot-dipped galvanized after fabrication (General Note 10).
3. The design engineer shall determine and designate in the plans which alternate types of mitered end section will not be permitted. The restriction shall be based on corrosive or structural requirements.



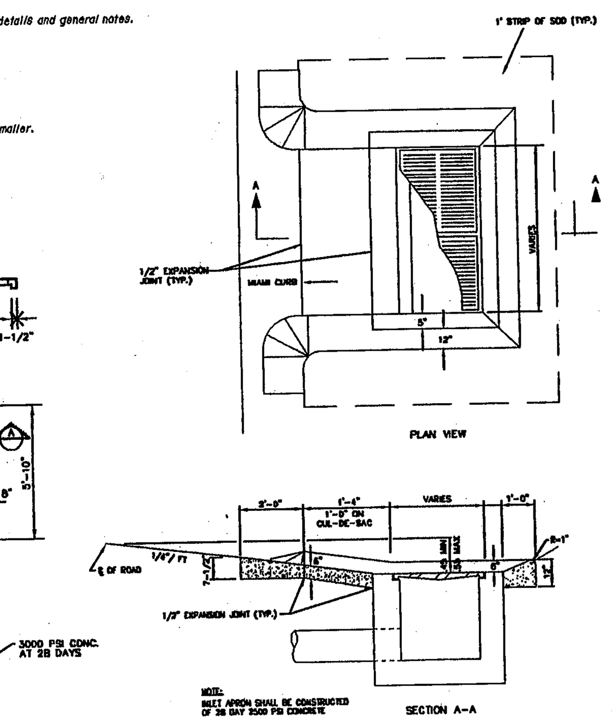
NOTE: * 8" THICK WALLS MAY BE PERMITTED, PROVIDING THAT THE INCREASED REINFORCEMENT IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 201 IS INSTALLED. THIS MUST BE REFLECTED ON THE DESIGN PLANS, SHOP DRAWINGS, AND AS-BUILTS.

F.D.O.T. TYPE E INLET
INDEX SHT. 232



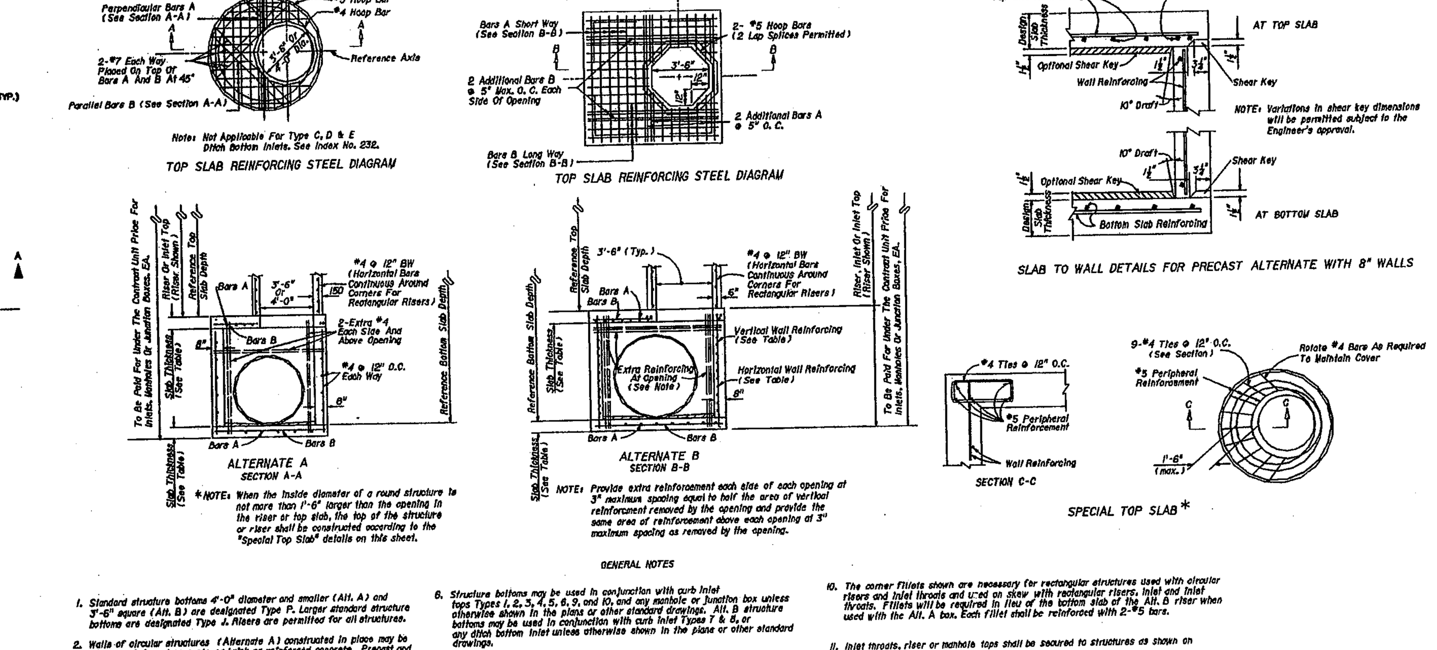
NOTE: * 6" THICK WALLS MAY BE PERMITTED, PROVIDING THAT THE INCREASED REINFORCEMENT IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 201 IS INSTALLED. THIS MUST BE REFLECTED ON THE DESIGN PLANS, SHOP DRAWINGS, AND AS-BUILTS.

F.D.O.T. TYPE C INLET
INDEX SHT. 232



NOTE: INLET APRON SHALL BE CONSTRUCTED OF 28 DAY 3500 PSI CONCRETE

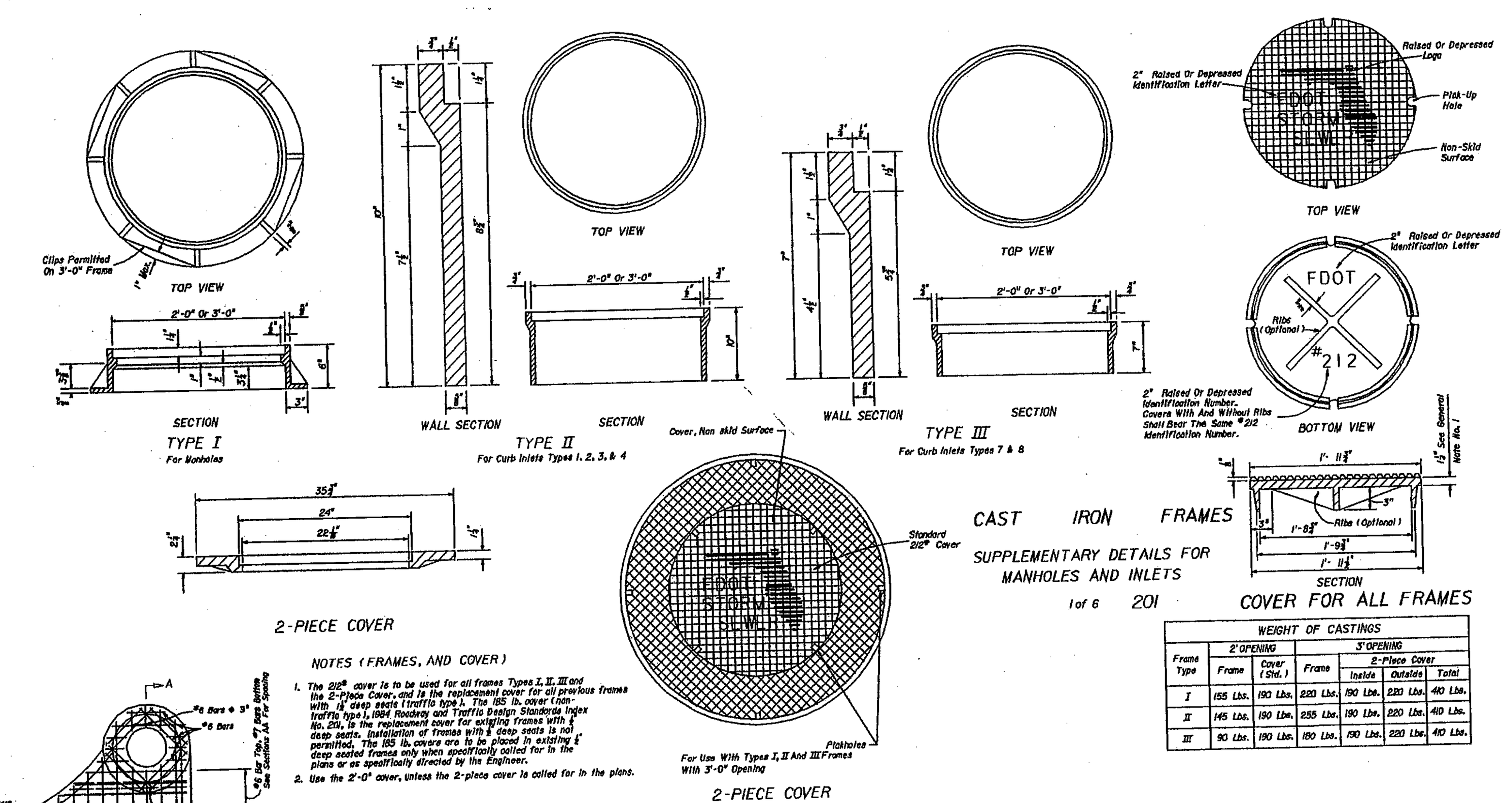
STORM INLET APRON
NTS REVISION 01/01



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.
2. Walls of circular structures (Alternate A) constructed in place may be of non-reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate 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 either A.S.T.M. C478 (up to 96" diameter) or A.S.T.M. C76, Class III, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in A.S.T.M. C478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
5. All reinforcement shown is A.S.T.M. A615/A615M Grade 60 steel, either smooth or deformed. Equivalent area Grade 40 steel or Grade 65KSI welded wire fabric may be substituted according to Index No. 201.
6. 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 top and slab shall be straight embedment.
9. All steel bars shall have 1½" minimum cover unless otherwise shown except for precast circular units manufactured under ASTM C76 or ASTM C478. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers. Inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2-#5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for floatation by designer of project drainage.
13. Units larger than specified standard 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 Alternate A units cannot replace Alternate 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 see Index No. 201.

STRUCTURE BOTTOMS
TYPE J AND P



NOTES (FRAMES, AND COVER)

1. The 212" 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 (non-traffic type), 1984 Roadway and Traffic Design Standards Index No. 201, is the replacement cover for existing frames with ⅞" deep seats. Installation of frames with ⅞" deep seats is not permitted. The 185 lb. covers are to be placed in existing ⅞" deep seated frames only when specifically called for in the plans or as specifically directed by the Engineer.
2. Use the 2'-0" cover, unless the 2-piece cover is called for in the plans.

WEIGHT OF CASTINGS

Frame Type	2' OPENING Frame	2' OPENING Cover (Std.)	3' OPENING Frame	3' OPENING 2-Piece Cover Inside	2-Piece Cover Outside	2-Piece Cover Total
I	155 Lbs.	190 Lbs.	220 Lbs.	190 Lbs.	220 Lbs.	410 Lbs.
II	145 Lbs.	190 Lbs.	255 Lbs.	190 Lbs.	220 Lbs.	410 Lbs.
III	90 Lbs.	190 Lbs.	180 Lbs.	190 Lbs.	220 Lbs.	410 Lbs.

DATA AND ESTIMATED QUANTITIES FOR ONE ENDWALL

ROUND CONCRETE AND CORRUGATED METAL PIPE

Opening Area (SF) and Dimensions:

D	Opening Area (SF) 1 Pipe	2 Pipes	3 Pipes	4 Pipes	A	B	C	E	F	G	S	X 0°	X 15°	X 30°	X 45°
15"	1.23	2.46	3.69	4.92	1'-11"	1'-2"	4'-0"	1'-10"	1'-2"	0'-6"	2'-7"	2'-7"	2'-8"	3'-0"	3'-8"
18"	1.77	3.54	5.31	7.08	2'-2"	1'-3"	4'-6"	1'-11"	1'-3"	1'-0"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"
21"	2.41	4.82	7.23	9.64	2'-5"	1'-4"	5'-0"	2'-0"	1'-4"	1'-6"	3'-2"	3'-2"	3'-3"	3'-8"	4'-6"
24"	3.14	6.28	9.42	12.56	2'-8"	1'-4"	5'-6"	2'-0"	1'-4"	2'-0"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"
27"	3.98	7.96	11.94	15.92	2'-11"	1'-5"	6'-0"	2'-1"	1'-5"	2'-6"	3'-10"	3'-10"	4'-0"	4'-5"	5'-5"
30"	4.91	9.82	14.73	19.64	3'-2"	1'-6"	6'-6"	2'-2"	1'-6"	3'-0"	4'-3"	4'-3"	4'-5"	4'-11"	6'-0"
36"	7.07	14.14	21.21	28.28	3'-8"	1'-8"	7'-6"	2'-4"	1'-8"	4'-0"	5'-1"	5'-1"	5'-3"	5'-10"	7'-2"
42"	9.62	19.24	28.86	38.48	4'-2"	1'-10"	8'-6"	2'-6"	2'-0"	5'-0"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"
48"	12.57	25.14	37.71	50.28	4'-8"	2'-1"	9'-6"	2'-9"	2'-0"	6'-0"	6'-9"	6'-9"	7'-0"	7'-10"	9'-7"
54"	15.90	31.80	47.70	63.60	5'-2"	2'-6"	10'-5"	3'-2"	2'-3"	7'-0"	7'-8"	7'-8"	7'-11"	8'-10"	10'-10"

Class I Concrete (CY) — Number And Type Of Pipe And Skew Angle Of Pipe (Single and Double):

D	Single Concrete 0°	Single Metal 0°	Double Concrete 0°	15°	30°	45°	Double Metal 0°	15°	30°	45°
15"	1.23	1.24	1.59	1.60	1.65	1.74	1.62	1.63	1.68	1.78
18"	1.56	1.59	1.99	2.01	2.06	2.17	2.04	2.06	2.11	2.23
21"	1.97									
24"	2.24	2.29	2.82	2.84	2.91	3.06	2.91	2.93	3.01	3.17
27"	2.73									
30"	3.26	3.34	4.13	4.16	4.26	4.49	4.28	4.31	4.43	4.67
36"	4.53	4.64	5.73	5.77	5.92	6.23	5.95	6.00	6.15	6.49
42"	6.33	6.49	8.11	8.17	8.39	8.85	8.43	8.50	8.73	9.23
48"	8.15	8.38	10.40	10.48	10.75	11.33	10.85	10.94	11.23	11.87
54"	11.71	11.77	15.23	15.35	15.78	16.69				

Class I Concrete (CY) — Triple and Quadruple:

D	Triple Concrete 0°	15°	30°	45°	Triple Metal 0°	15°	30°	45°	Quadruple Concrete 0°	15°	30°	45°	Quadruple Metal 0°	15°	30°	45°
15"	1.94	1.96	2.05	2.23	1.99	2.02	2.11	2.30	2.30	2.34	2.47	2.74	2.37	2.41	2.75	2.84
18"	2.43	2.46	2.56	2.79	2.51	2.54	2.65	2.89	2.86	2.91	3.06	3.40	2.96	3.01	3.17	3.53
21"																
24"	3.39	3.43	3.57	3.87	3.52	3.56	3.71	4.03	3.97	4.03	4.24	4.69	4.14	4.20	4.43	4.91
27"																
30"	4.98	5.04	5.25	5.69	5.20	5.27	5.49	5.97	5.84	5.93	6.24	6.91	6.13	6.23	6.56	7.29
36"	6.92	7.00	7.29	7.91	7.25	7.34	7.65	8.33	8.13	8.26	8.69	9.62	8.57	8.71	9.18	10.20
42"	9.90	10.02	10.45	11.38	10.38	10.52	10.98	11.99	11.68	11.87	12.51	13.89	12.32	12.52	13.22	14.73
48"	12.64	12.80	13.34	14.50	13.34	13.51	14.11	15.39	14.89	15.13	15.93	17.68	15.82	16.08	16.97	18.90
54"	18.77	19.02	19.86	21.69					22.29	22.66	23.93	26.67				

Note: Use the guidelines of General Note No. 8 for selecting tabular quantities.

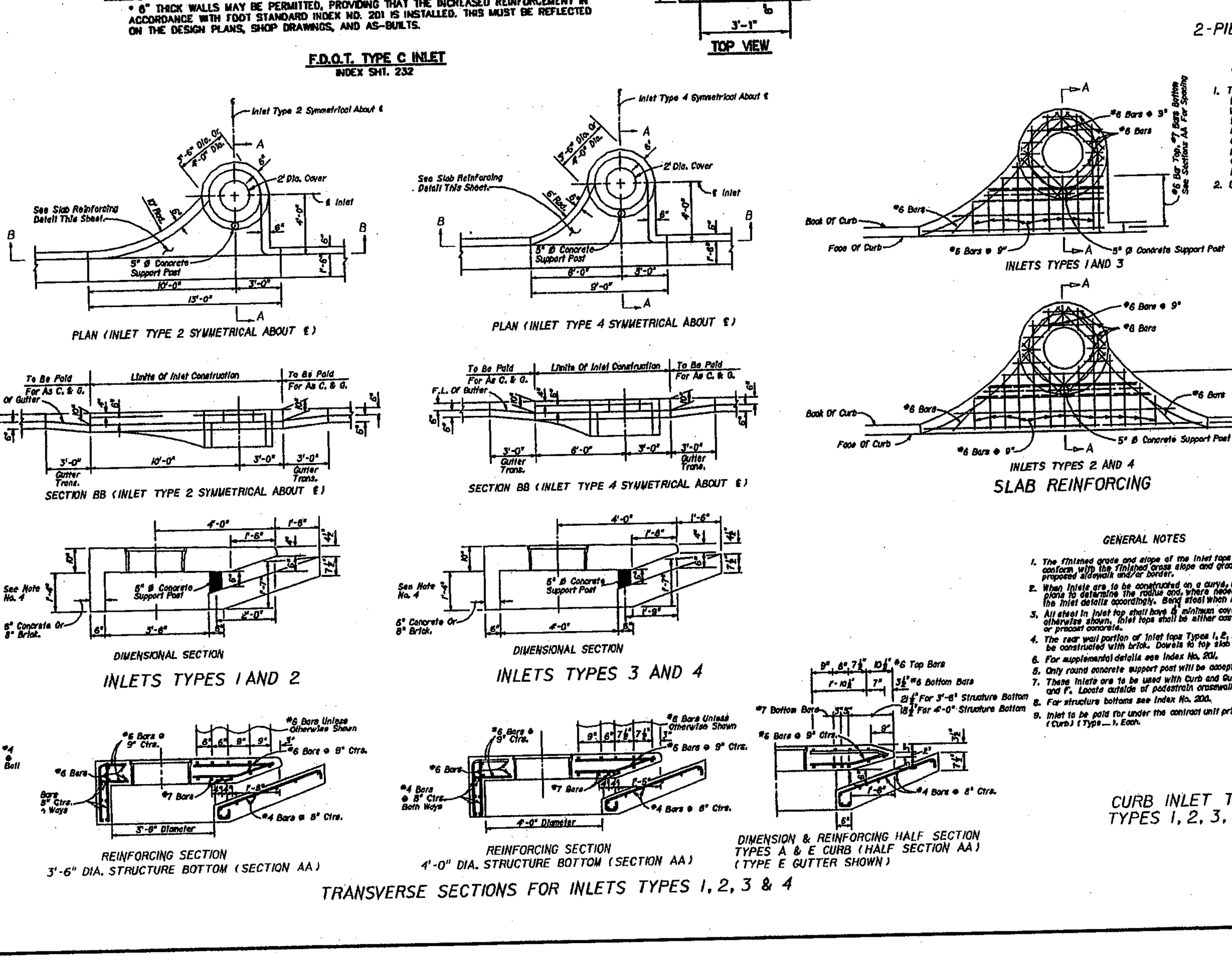
CONCRETE ELLIPTICAL PIPE

Opening Area (SF) and Dimensions:

Rise	Span	Opening Area (SF) 1 Pipe	2 Pipes	3 Pipes	4 Pipes	A	B	C	E	F	G	S	X 0°	X 15°	X 30°	X 45°
12"	18"	1.3	2.6	3.9	5.2	1'-8"	1'-2"	3'-9"	1'-10"	1'-2"	0'-3"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"
14"	23"	1.8	3.6	5.4	7.2	1'-10"	1'-3"	4'-2½"	1'-11"	1'-3"	8½"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"
19"	30"	3.3	6.6	9.9	13.2	2'-3"	1'-4"	5'-1½"	2'-0"	1'-4"	1'-7½"	4'-2"	4'-2"	4'-4"	4'-10"	5'-11"
24"	38"	5.1	10.2	15.3	20.4	2'-8"	1'-5"	6'-3"	2'-1"	1'-5"	2'-9"	5'-2"	5'-2"	5'-4"	6'-0"	7'-4"
29"	45"	7.4	14.8	22.2	29.6	3'-1"	1'-6"	7'-0"	2'-2"	1'-6"	3'-6"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"
34"	53"	10.2	20.4	30.6	40.8	3'-6"	1'-7"	7'-11½"	2'-3"	1'-7"	4'-5½"	7'-1"	7'-1"	7'-4"	8'-2"	10'-0"
38"	60"	12.9	25.8	38.7	51.6	3'-10"	1'-8"	8'-9"	2'-4"	1'-8"	5'-3"	7'-11"	7'-11"	8'-2"	9'-2"	11'-2"
43"	68"	16.6	33.2	49.8	66.4	4'-3"	1'-10"	9'-8½"	2'-6"	1'-10"	6'-2½"	8'-10"	8'-10"	9'-2"	10'-2"	12'-6"
48"	76"	20.5	41.0	61.5	82.0	4'-8"	2'-1"	10'-8"	2'-9"	2'-0"	7'-2"	9'-9"	9'-9"	10'-1"	11'-3"	13'-9"
53"	83"	24.8	49.6	74.4	99.2	5'-1"	2'-6"	11'-7"	3'-2"	2'-6"	8'-1"	10'-7"	10'-7"	10'-11"	12'-3"	15'-0"
58"	91"	29.5	59.0	88.5	118.0	5'-6"	2'-10"	12'-6½"	3'-6"	2'-10"	9'-0½"	11'-4"	11'-4"	11'-9"	13'-1"	16'-0"

Class I Concrete (CY) — Number Of Pipe And Skew Angle Of Pipe:

Rise	Span	Single 0°	Double 0°	15°	30°	45°	Triple 0°	15°	30°	45°	Quadruple 0°	15°	30°	45°	Approx. Equiv. Round Pipe
12"	18"	1.09	1.45	1.46	1.51	1.60	1.80	1.82	1.91	2.09	2.16	2.20	2.33	2.60	15"
14"	23"	1.36	1.82	1.84	1.89	2.01	2.29	2.32	2.43	2.68	2.75	2.80	2.97	3.33	18"
19"	30"	1.89	2.55	2.57	2.65	2.82	3.22	3.27	3.43	3.77	3.88	3.95	4.19	4.70	24"
24"	38"	2.64	3.55	3.58	3.69	3.93	4.48	4.54	4.77	5.24	5.39	5.49	5.82	6.53	30"
29"	45"	3.32	4.48	4.52	4.66	4.96	5.64	5.72	6.00	6.60	6.80	6.92	7.34	8.24	36"
34"	53"	4.24	5.76	5.81	6.00	6.39	7.29	7.40	7.76	8.55	8.81	8.97	9.52	10.70	42"
38"	60"	5.22	7.16	7.23	7.46	7.96	9.10	9.24	9.70	10.71	11.05	11.25	11.95	13.46	48"
43"	68"	6.63	9.01	9.09	9.38	10.00	11.39	11.56	12.13	13.36	13.77	14.02	14.88	16.73	54"
48"	76"	8.66	11.74	11.85	12.22	13.02	14.82	15.04	15.77	17.37	17.91	18.23	19.34	21.74	60"
53"	83"	12.50	16.98	16.98	17.67	18.83	21.47	21.78	22.86	25.18	25.97	26.44	28.06	31.55	66"
58"	91"	16.46	22.26	22.46	23.16	24.66	28.05	28.46	29.85	32.85	33.85	34.46	36.55	41.05	72"



TRANSVERSE SECTIONS FOR INLETS TYPES 1, 2, 3 & 4

GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 2" minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. The rear wall portion of inlet tops Types 1, 2, 3 & 4 may be constructed with brick. Dowels to top slab required.
5. For supplemental details see Index No. 201.
6. Only round concrete support post will be acceptable.
7. These inlets are to be used with Curb and Gutter Types E and F. Locate outside of pedestrian crosswalk where practical.
8. For structure bottoms see Index No. 200.
9. Inlet to be paid for under the contract unit price for Inlets (Curb) (Type __), Each.

CURB INLET TOPS
TYPES 1, 2, 3, & 4

NO.	DATE	REVISIONS	BY
1.	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118 PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
STORMWATER CONSTRUCTION DETAILS AND NOTES

DESIGN BY: SHL	
CHECKED BY: FMH	
DATE: 1/15/03	
SCALE: N.T.S.	
JOB No.: 00-015	
Dwg. :00015CH3-DET2.DWG	
XREF: NONE	
SHEET 19	OF 30 SHEETS

FRED M. HARPSTER - P.E./P.L.S. #4724/#1127 4/30/03
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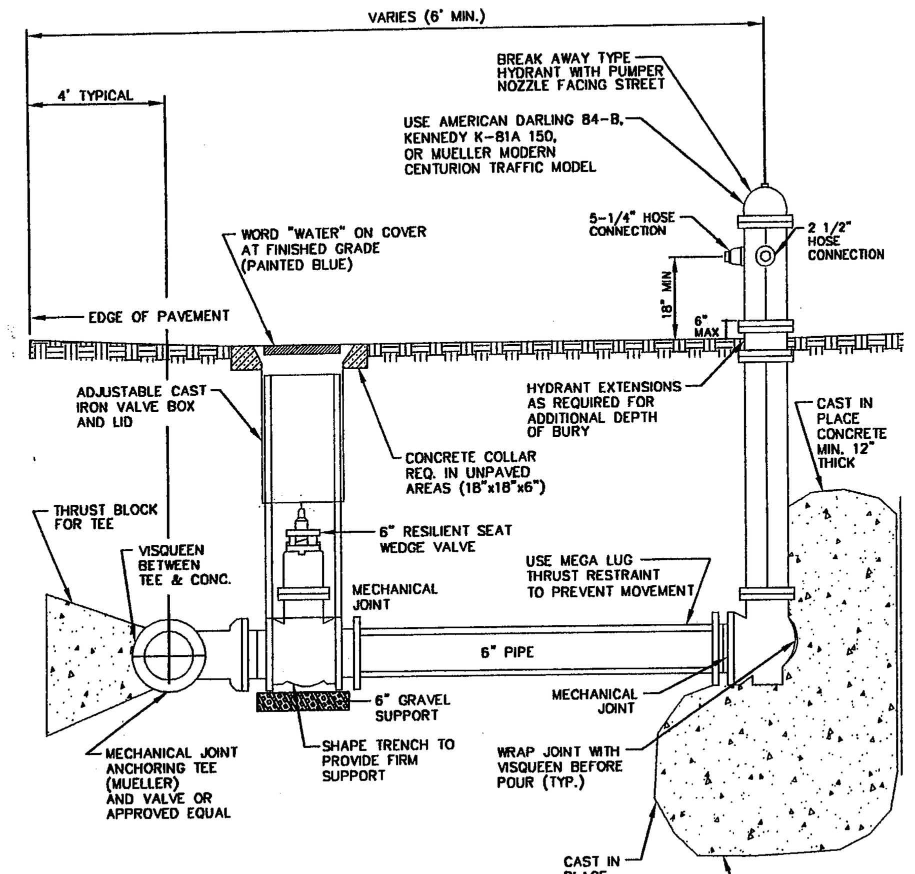
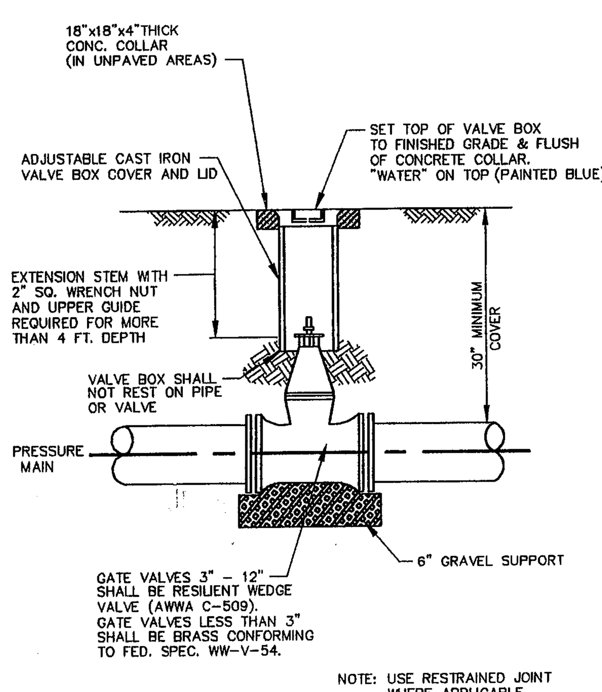
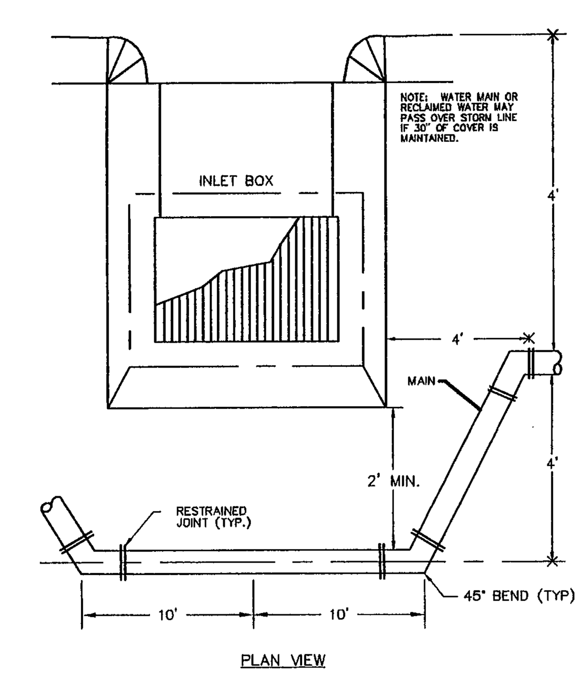


NOTES:
1. ALL JOINTS SHALL BE RESTRAINED
2. HYDRANTS TO BE PAINTED SAFETY YELLOW.
3. HOSE CONNECTIONS TO BE AMERICAN STANDARD THREADS.
4. THE DEVELOPER SHALL INSURE THAT THERE ARE NO OBSTRUCTIONS WITHIN 3 FEET OF ANY FIRE HYDRANT.
5. THE DEVELOPER SHALL PAINT ALL HYDRANTS CHROME/SAFETY (OSHA-LIKE) YELLOW.
6. THE DEVELOPER SHALL FLOW TEST ALL HYDRANTS, THEN PAINT THE BONNETS AND CAPS PER SECTION 412.01(f) OF THE LAND DEVELOPMENT CODE.

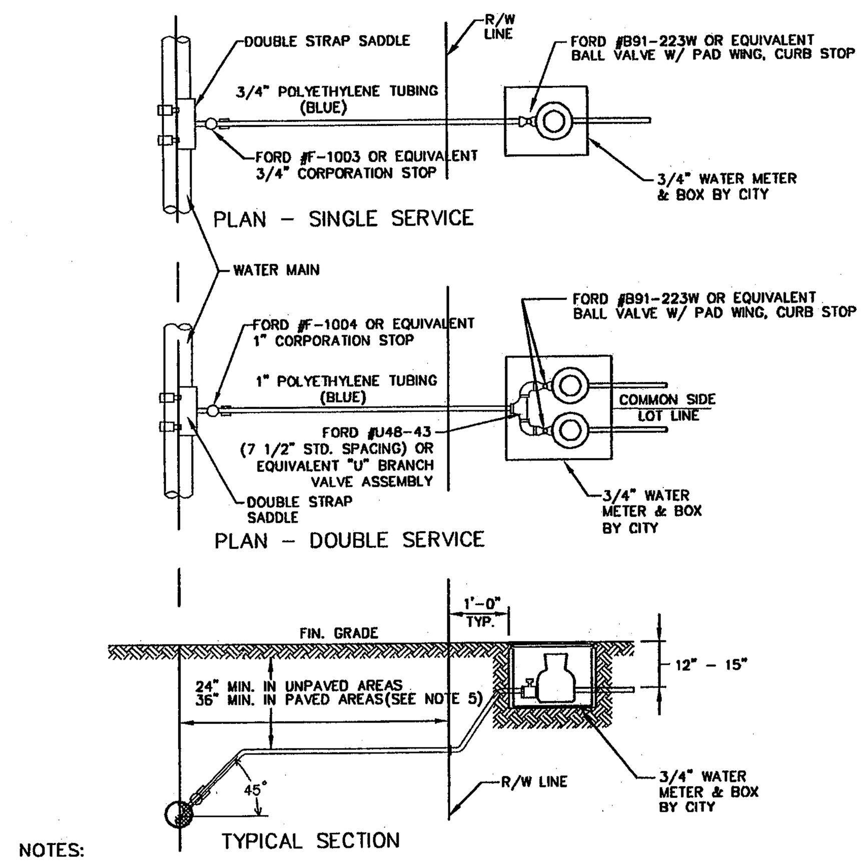
FIRE HYDRANT ASSEMBLY
NTS REVISION 01/01



GATE VALVE AND VALVE BOX
NTS REVISION 01/01

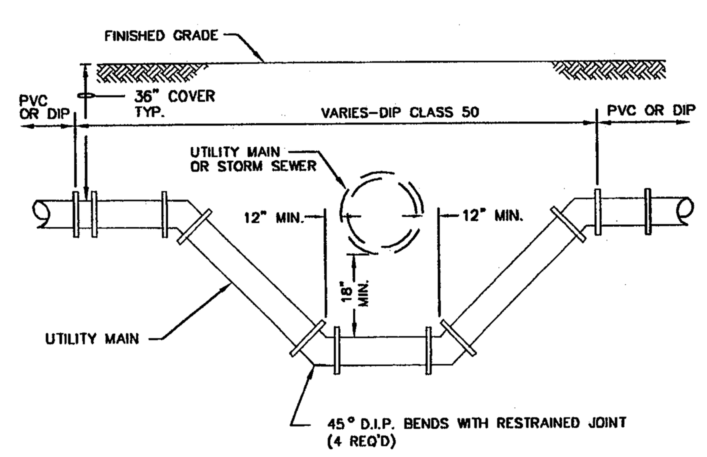


WATER MAIN INSTALLATION BETWEEN DRAINAGE INLET AND SIDEWALK
NTS REVISION 01/01



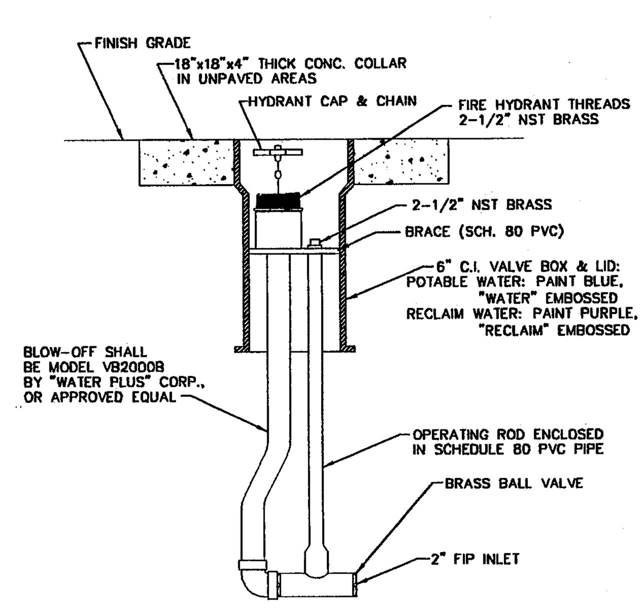
NOTES:
1. PE TUBING SHALL BE 200 PSI, NSF APPROVED, SDR 9, MEETING ASTM D1248 TUBING SHALL BE ENDOT ENDOPURE OR APPROVED EQUAL.
2. REDUCED PRESSURE BACKFLOW PREVENTERS ARE REQUIRED FOR ALL COMMERCIAL SERVICES. TO BE INSTALLED BY A CERTIFIED TECHNICIAN AT OWNERS EXPENSE.
3. ALL SERVICE TAPS SHALL BE NO CLOSER THAN 2'-0" STAGGERED INTERVAL OR WITHIN 2'-0" OF BELL OR SPIGOT ENDS.
4. METERS 3" AND LARGER SHALL BE PLACED IN A VAULT TO BE CONSTRUCTED BY DEVELOPER IN ACCORDANCE WITH ARTICLE 4.04B4. LDC.
5. IN AREAS TO BE PAVED PROVIDE A 2" MIN. PVC SCHEDULE 40 SLEEVE FOR PE TUBING. SLEEVE SHALL EXTEND A MIN. OF 2' BEHIND BACK OF CURB AT EACH SIDE OF ROAD.

WATER LATERAL SERVICE
NTS REVISION 01/01



NOTE: ABOVE DETAIL TO BE UTILIZED IF CONTRACTOR CANNOT MAINTAIN 18" CLEAR BETWEEN MAINS BY DEFLECTING PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PIPE CROSSING
NTS REVISION 01/01

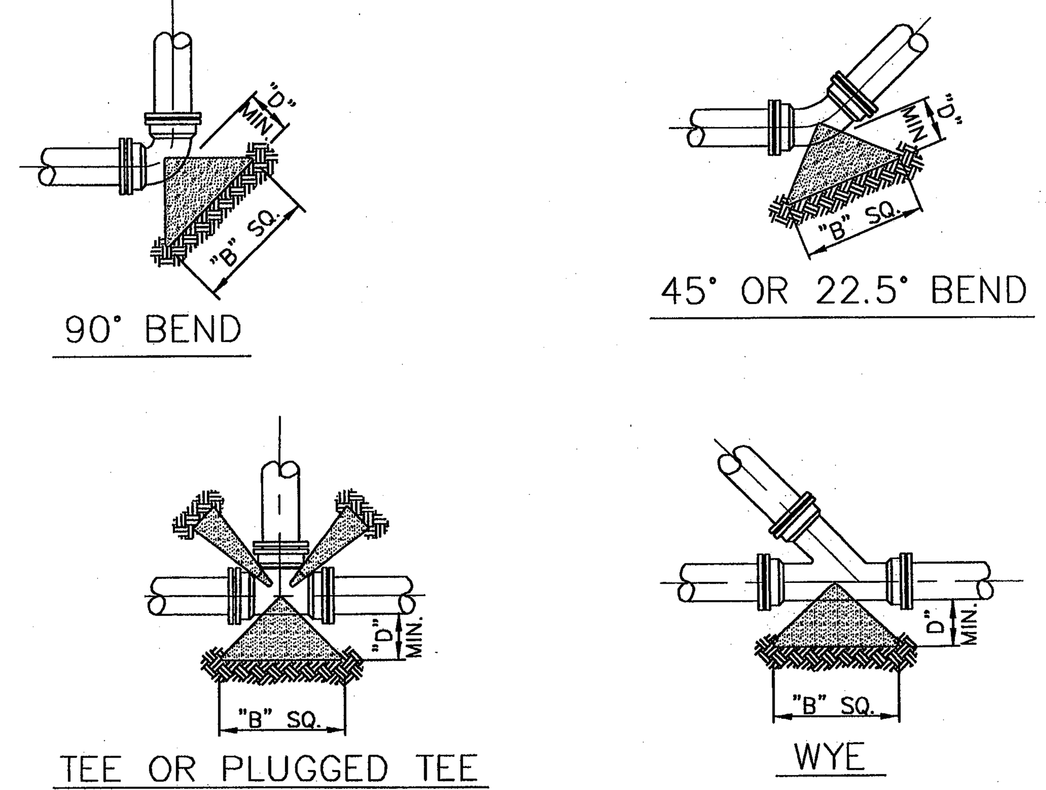


BLOW-OFF ASSEMBLY
NTS REVISION 01/01

THRUST BLOCK DIMENSION (feet)												
PIPE SIZE	90°BEND		45°BEND		22.5°BEND		11.25°BEND		DEAD END		TEE/WYE	
(IN.)	B	D	B	D	B	D	B	D	B	D	B	D
4	1.5	0.5	1.0	0.5	1.0	0.5	0.5	0.5	1.0	0.5	1.0	0.5
6	2.0	0.5	1.5	0.5	1.0	0.5	1.0	0.5	2.0	0.5	2.0	0.5
8	2.5	0.5	2.0	0.5	1.5	0.5	1.0	0.5	2.0	1.0	2.0	0.5
10	3.0	0.5	2.5	1.0	2.0	0.5	1.0	0.5	3.0	1.0	3.0	0.5
12	4.0	1.0	3.0	1.0	2.0	0.5	1.5	0.5	3.0	1.0	3.0	0.5
14	4.5	1.0	3.0	1.0	2.5	0.5	2.0	0.5	4.0	1.5	4.0	1.0
16	5.0	1.5	4.0	1.0	3.0	1.0	2.0	0.5	4.5	1.5	4.5	1.0
18	5.7	1.7	4.2	1.4	3.1	1.4					6.9	1.7
24	7.7	1.7	5.6	1.4	4.1	1.4					9.1	2.1
30	9.5	2.1	7.0	1.7	5.1	1.4					11.3	2.4
36	11.5	2.4	8.4	1.8	6.0	1.7					13.6	2.5

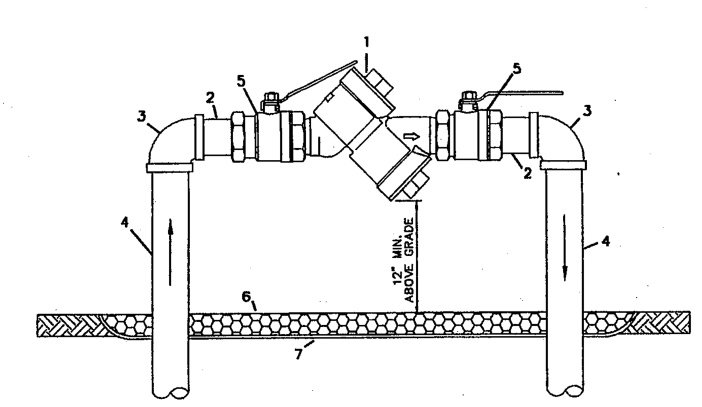
REINFORCEMENT STEEL	FOR "D"	REINFORCEMENT
SEE CHART 3" "D"	1.0' & UNDER	#3 BAR @ 6" EACH WAY
	1.0' TO 1.5'	#3 BAR @ 6" EACH WAY
	1.5' TO 2.5'	#3 BAR @ 6" EACH WAY

NOTES:
1. THRUST BLOCKS TO BE SET AGAINST FIRM UNDISTURBED SOIL
2. FITTINGS TO BE WRAPPED IN VISQUEEN OR POLYETHYLENE ENCASEMENT PRIOR TO POURING CONCRETE.
3. CONCRETE STRENGTH f = 3000 P.S.I.



THRUST BLOCK DETAILS
NTS REVISION 01/01

ACCEPTABLE MANUFACTURERS: HERSEY MODEL FRP II, WILKINS MODEL 575, WATTS MODEL 009 OS&Y, CONBRACO MODEL 40208AZ (2" only) OR PRE-APPROVED EQUIVALENT



MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	3/4", 1", 1-1/2" OR 2" BACKFLOW PREVENTER ASSEMBLY
2	2	3/4", 1", 1-1/2" OR 2" x NOM. NIPPLES – BRASS
3	2	3/4", 1", 1-1/2" OR 2" x 90° ELBOWS – PVC/GALV.
4	2	3/4", 1", 1-1/2" OR 2" x VARIES RISER – PVC/GALV.
5	2	3/4", 1", 1-1/2" OR 2" BALL VALVE
6	*	PEA GRAVEL
7	*	PLASTIC LINER

NOTE:
- FIELD ADJUST AND CUT ITEM 4 TO THE PROPER LENGTH.
- DO NOT INTERCHANGE ITEMS 4 AND 5.
- ASSEMBLY SHALL BE PAINTED FOREST GREEN.

REDUCED PRESSURE BACKFLOW PREVENTER SINGLE SERVICE, 3/4", 1", 1-1/2" OR 2"

SCHEDULE OF LENGTHS OF RESTRAINED PVC PIPE (FT.)					
FITTING	1/4 BEND	1/8 BEND	1/16 BEND	1/32 BEND	TEE OR DEAD END
PIPE SIZE (IN.) :					
4"	20	18	18	18	45
6"	28	18	18	18	63
8"	36	18	18	18	82
10"	44	28	18	18	98
12"	51	21	18	18	116
14"	57	24	18	18	132
16"	63	26	18	18	148
18"	69	29	18	18	163
20"	75	31	18	18	179
24"	87	36	18	18	208
30"	102	42	20	18	248

LENGTHS BETWEEN HEAVY LINES INDICATE ONE FULL LENGTH (18' MIN.) OF PIPE TO BE RESTRAINED.

TABLE SHOWS MINIMUM LENGTH OF PIPE EACH WAY FROM FITTING FOR WHICH RESTRAINT IS REQUIRED.

TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
TEST PRESSURE: 150 PSIG
SOIL TYPE: SP
COVER DEPTH: 2.5 FEET
SAFETY FACTOR: 1.5
TRENCH TYPE: 3

SCHEDULE OF LENGTHS OF RESTRAINED DIP (FT.)					
FITTING	1/4 BEND	1/8 BEND	1/16 BEND	1/32 BEND	TEE OR DEAD END
PIPE SIZE (IN.) :					
4"	21 (26)	18 (18)	18 (18)	18 (18)	37 (55)
6"	30 (36)	18 (18)	18 (18)	18 (18)	52 (78)
8"	38 (45)	18 (18)	18 (18)	18 (18)	67 (100)
10"	45 (54)	18 (22)	18 (18)	18 (18)	81 (122)
12"	52 (63)	22 (26)	18 (18)	18 (18)	94 (141)
14"	60 (72)	25 (30)	18 (18)	18 (18)	107 (160)
16"	66 (80)	27 (33)	18 (18)	18 (18)	120 (180)
18"	74 (87)	31 (36)	18 (18)	18 (18)	132 (198)
20"	80 (94)	33 (39)	18 (18)	18 (18)	144 (216)
24"	92 (108)	38 (45)	18 (22)	18 (18)	167 (250)
30"	106 (128)	44 (53)	21 (25)	18 (18)	199 (298)
36" *	69 (82)	28 (34)	18 (18)	18 (18)	170 (204)
42" *	76 (92)	31 (37)	18 (18)	18 (18)	191 (229)
48" *	90 (106)	40 (46)	18 (18)	18 (18)	212 (254)

LENGTHS BETWEEN HEAVY LINES INDICATE ONE FULL LENGTH (18' MIN.) OF PIPE TO BE RESTRAINED.

TABLE SHOWS MINIMUM LENGTH OF PIPE EACH WAY FROM FITTING FOR WHICH RESTRAINT IS REQUIRED.

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
TEST PRESSURE: 150 PSIG
SOIL TYPE: SP
COVER DEPTH: 2.5 FEET
SAFETY FACTOR: 1.5
TRENCH TYPE: 2

VALUES IN PARENTHESIS ARE FOR PIPE ENCASED IN POLYETHYLENE.

* VALUES APPLY TO DUCTILE IRON PIPE AT 50 PSI TEST PRESSURE.

PVC AND DIP RESTRAINING JOINT TABLE

REVISION 01/01

GENERAL NOTES
WATER SYSTEM CONSTRUCTION

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.
3. ALL 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 CLEAN GRANULAR MATERIAL IN MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE 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, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY ENGINEERING DEPARTMENT.
6. METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED 15 INCHES BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE.
7. ALL RESIDENTIAL WATER SERVICES (BOTH SINGLE AND DOUBLE) SHALL BE 1". POLYETHYLENE TUBING (BLUE IN COLOR) SHALL BE USED; POLYBUTYLENE SHALL NOT BE ALLOWED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH 4" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 24" ABOVE THE GROUND AND ANY "Y" BRANCHES FOR DOUBLE SERVICES SHALL BE AT GROUND LEVEL. WIRE TIES SHALL BE USED TO SECURE THE CURB STOPS TO SUPPORT POSTS.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 500 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. STANDARD GATE VALVES LESS THAN 12" DIAMETER RESILIENT SEAT GATE VALVES (AWWA C-509).
    B. BUTTERFLY VALVES 12" OR GREATER (AWWA C-504).
    C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE SHALL BE STAINLESS STEEL.
12. ALL WATER SERVICES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
13. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CONTRACTOR UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS IN THE PRESENCE OF UTILITY DEPARTMENT PERSONNEL.
14. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE CONNECTION SHOULD ALWAYS FACE THE STREET AND BE 16-18" ABOVE GRADE.
15. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.
16. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 30 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON CLASS 50 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
17. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
18. WATER MAINS SHALL BE AWWA C-900 CL 150 OR D.I.P. CLASS 50 STANDARD CEMENT LINED.
19. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE HEALTH DEPARTMENT, AND THAT CERTIFIED AS-BUILT DRAWINGS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM. PROVIDE THREE (3) BLUELINE COPIES AND ONE (1) MYLAR OF AS-BUILT DRAWINGS.
20. MEGALUG OR EQUIVALENT, BOLTLESS RESTRAINED JOINT SYSTEM MAY 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.
21. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY'S INSPECTOR.
22. ALL WATER SERVICES SHALL BE MARKED WITH A "Λ" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.
23. ALL WATER VALVES AND BLOW-OFFS SHALL BE MARKED WITH AN "X" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT. LOCATION OF METAL TABS IN INCHES FROM EDGE OF PAVEMENT SHALL EQUAL DISTANCE IN FEET FROM EDGE OF PAVEMENT TO VALVE.
24. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES. IN INSTANCES WHERE SERVICES NEED TO BE OFFSET, 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 5.0'.
25. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINING IN-LINE PRESSURE PIPE EACH SIDE OF FITTINGS, VALVES, ETC. AS REQUIRED BY RESTRAINT TABLE.
26. TRACING WIRE SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY PIPE LOCATION MATERIALS DETAIL.

Fred M. Harpster 4/30/03
FRED M. HARPSTER – P.E./P.L.S. #4724/#1127
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY

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CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118 PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
POTABLE WATER CONSTRUCTION DETAILS AND NOTES

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 1/15/03
SCALE: N.T.S.
JOB No.: 00-015
Dwg. :00015CH3-DET2.DWG
XREF: NONE
SHEET 20
OF 30 SHEETS

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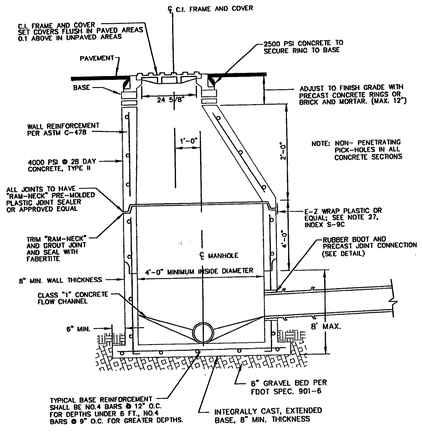
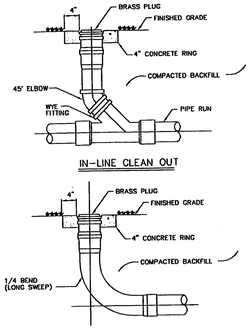


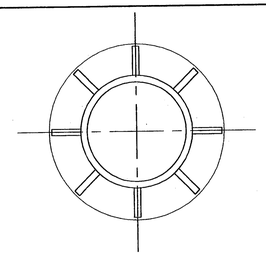
NOTE: THE TOP OF THE CONE SHOULD BE SET 2 1/2" MIN. – 14 1/2" MAX. BELOW THE BOTTOM OF THE MANHOLE COVER FRAME TO ACCOMMODATE FUTURE GRADE CHANGES (USE BRICK AND MORTAR OR PRECAST CONCRETE RINGS).

TYPE "A" PRECAST CONCRETE MANHOLE
NTS REVISION 01/01

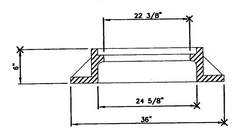


NOTE: CONCRETE COLLAR REQUIRED IN UNPAVED AREAS

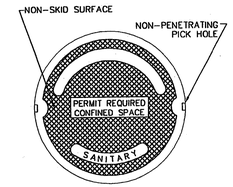
CLEAN OUT DETAIL
NTS REVISION 01/01



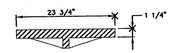
RING TOP VIEW



RING SECTION



COVER DETAIL
N.T.S.



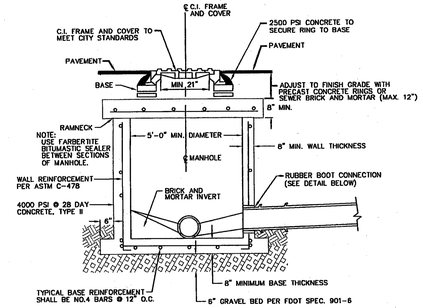
COVER SECTION

NOTE: YEAR STAMP TO MATCH CASTING YEAR

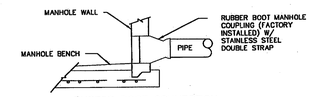
U. S. FOUNDRY 195E-ORS ("O" RING SEAL) OR APPROVED EQUAL

COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
E	HEAVY DUTY	130	325

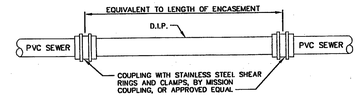
MANHOLE RING AND COVER DETAIL
NTS REVISION 01/01



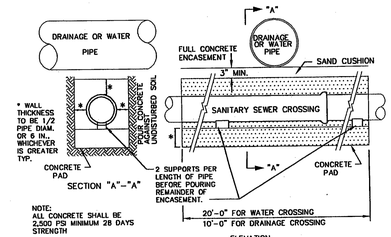
SHALLOW MANHOLE
NTS REVISION 01/01



RUBBER BOOT CONNECTION DETAIL
USE FOR MANHOLES OF 5'-0" OR LESS IN DEPTH



DUCTILE IRON ALTERNATE TO CONCRETE SEWER ENCASEMENT

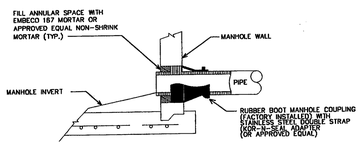


WATER MAIN SHALL BE LOCATED ABOVE ENCASEMENT AS SHOWN ON PLANS OR DETERMINED IN THE FIELD. USE ENCASEMENT WHERE VERTICAL CLEARANCE BETWEEN WATER MAIN AND SEWER IS LESS THAN 18 INCHES.

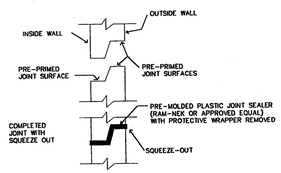
SANITARY SEWER CROSSING
NTS REVISION 01/01

SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY SEWER CONSTRUCTION.
2. ALL SANITARY SEWER MAIN LINES SHALL BE A MINIMUM OF 8" IN DIAMETER. SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE 6" DIAMETER OR LARGER.
3. ALL SANITARY SEWER LINES SHALL BE PVC SDR 35. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, C-900 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT SHALL BE USED.
4. MINIMUM ALLOWABLE SANITARY SEWER SLOPES ALLOWED ARE:
   8" PIPE 0.40%
   10" PIPE 0.30%
   12" PIPE 0.222%
5. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.
6. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
7. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.
8. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK OR USE OF TRENCH BOX IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.
9. THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATOR TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC WATER, RECLAIMED WATER AND SEWAGE FORCE MAINS. THIS PIPE LOCATOR AID SHALL BE INSTALLED (15) INCHES BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER AND IS IN ADDITION TO THE LOCATOR WIRE REQUIRED IN THE UTILITY PIPE LOCATION MATERIALS DETAIL (MISCELLANEOUS DETAILS SECTION – M10).
10. MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.
11. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET ABOVE GRADE IN UNPAVED AREAS.
12. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
13. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL).
14. INDIVIDUAL SANITARY SERVICE CONNECTORS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, BUT TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS.
15. FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICES SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS TO BE USED ON ALL LINES, NO GLUED JOINTS.
16. FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.
17. SANITARY SEWER LATERALS LONGER THAN 70 FEET, MEASURED FROM THE SEWER MAIN TO THE RIGHT-OF-WAY LINE MAY BE APPROVED ON A CASE BY CASE BASIS. SUCH LATERALS SHALL BE D.I.P. OR C-900 PVC.
18. SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM, OR ANY MANHOLE WITHIN 200 FEET OF A LIFT STATION, SHALL BE FIBERGLASS OR PVC LINED. RETROFITTING OF MANHOLES WITH LINERS SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS THIS ARE MADE. FIBERGLASS SHALL BE A MINIMUM 1/2" THICKNESS UNLESS APPROVED OTHERWISE BY THE CITY. LINING SHALL BE AGRU SURE-GRIP OR PRE-APPROVED EQUAL.
19. ALL SEWER FORCE MAINS SHALL BE PVC SDR 21, UNLESS APPROVED OTHERWISE BY THE CITY; PIPE COLOR SHALL BE WHITE.
20. THE CITY OF ORMOND BEACH REQUIRES THE DEVELOPER TO PERFORM WATER TESTING OF ALL SANITARY MANHOLES, AIR TEST SEWER MAINS AND TO TELEVISE ANY AND ALL SANITARY SEWER MAIN LINES AND AND LATERALS PRIOR TO ANY FINAL ACCEPTANCE.
21. ALL SEWER MAINS PRIOR TO ACCEPTANCE BY THE CITY SHALL BE TELEVISED BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE TAPE SUBMISSION TO THE CITY.
22. CONTRACTORS SHALL BE REQUIRED TO TELEVISE ALL SEWER LINES IN THE PRESENCE OF CITY PERSONNEL AND PROVIDE COPIES OF THE VIDEO TAPE TO THE PUBLIC UTILITY DEPT. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY.
23. ALL MANHOLES CONSTRUCTED IN SIDE YARDS, BACKYARDS, AND EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE OUTFITTED WITH FIBERGLASS LINERS OR OTHER TYPES OF LINERS OR COATINGS APPROVED BY THE CITY. IN ADDITION THE CITY MAY REQUIRE LINERS OR COATINGS TO BE INSTALLED IN OTHER AREAS WHERE THE PUBLIC UTILITY DEPARTMENTS BELIEVE THE NEED IS JUSTIFIED.
24. ALL SEWER LINES WHICH ARE CONSTRUCTED OFF PUBLIC RIGHTS-OF-WAY WITHIN SIDEYARDS, BACKYARDS, AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF C-900 PVC. ABSOLUTELY NO USE OF PLASTIC STYRENE FITTINGS SHALL BE ALLOWED.
25. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAWCUT V, OR BY A METAL TAB SET INTO THE PAVEMENT.
26. EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION OR APPROVED EQUAL, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WETWELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS .



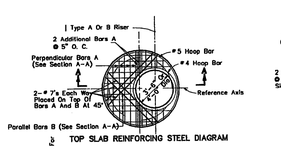
MANHOLE PIPE CONNECTION



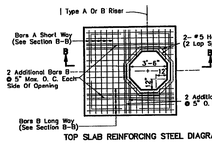
NOTE: ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL UTILIZE A CORING METHOD AND THE IN-FIELD INSTALLATION OF A RUBBER BOOT INTO THE MANHOLE AND THEN SECURED WITH A STAINLESS STEEL DOUBLE STRAP.

PRECAST JOINT CONNECTION

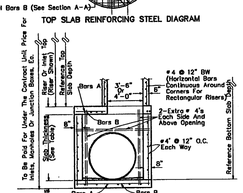
RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL
NTS REVISION 01/01

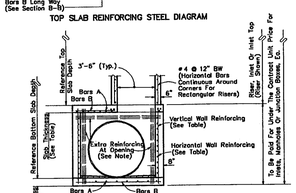


TOP SLAB REINFORCING STEEL DIAGRAM



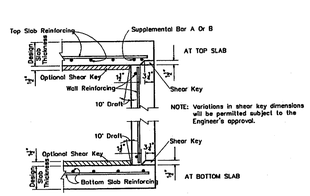
TOP SLAB REINFORCING STEEL DIAGRAM



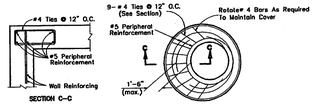


* NOTE: When the inside diameter of a round structure is not more than 1'-8" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.



SLAB TO WALL DETAILS FOR PRECAST ALTERNATE

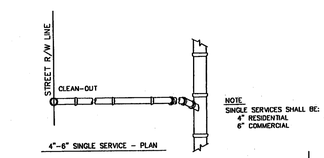


SPECIAL TOP SLAB*

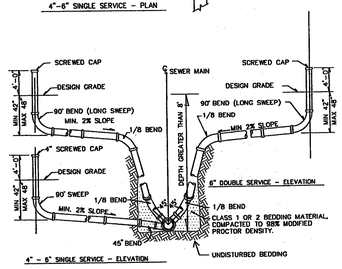
GENERAL NOTES

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.
2. Walls of circular structures (Alternate A) constructed in place may be of non-reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate 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 either A.S.T.M. C-478 (up to 96" diameter) or A.S.T.M. C-76, Class III, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in A.S.T.M. C-478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
5. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
6. Structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 8, and 10, and any manhole or junction box unless otherwise shown in the plans or either standard drawings. All B structure bottoms may be used in conjunction with curb inlet Types 7 & 9, or any ditch bottom inlet unless otherwise shown in the plans or either 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, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under 'Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs', Index No. 201, Sheet 3 of 6.
9. All steel bars shall have 1" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2- #5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for flotation by designer of project drainage.
13. Units larger than specified standard 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 Alternate A units cannot replace Alternate 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 see Index No. 201.

STRUCTURE BOTTOMS
TYPE J AND P



4"-6" SINGLE SERVICE – PLAN



NOTE: USE OF STYRENE MATERIAL WILL NOT BE PERMITTED.

ALL JOINTS TO BE RUBBER GASKET (NO GLUED FITTINGS)

SEWER LATERAL DETAIL
NTS REVISION 01/01

FRED M. HARPSTER – P.E./P.L.S. #4724/#1127 Fred M. Harpster 4/30/03

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

NO.	DATE	REVISIONS	BY

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #8351
436 NORTH GRANDVIEW AVENUE, DAYTONA BEACH, FL. 32118
PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
SANITARY SEWER CONSTRUCTION DETAILS AND NOTES

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	N.T.S.
JOB No.:	00-015
Dwg. :	00015CH3-DET2.DWG
XREF:	NONE
SHEET	21
OF	30 SHEETS

\\Harpster-server\Data\Land\Projects 02\00-015 Chelsea Place\PHASE III\00015CH3-DET2.DWG, 4/24/2003 4:03:59 PM, RPJ

CHELSEA PLACE - PHASE III

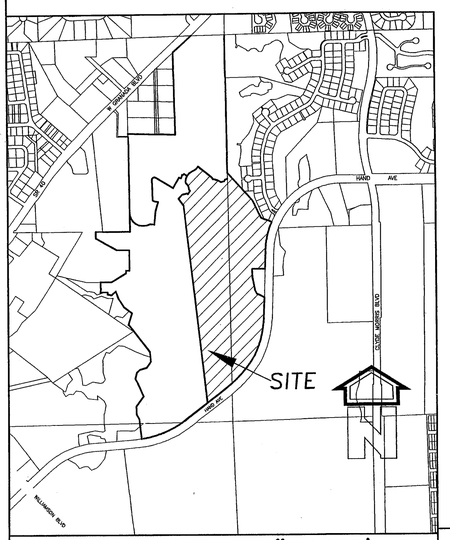
BEING A PORTION OF SECTIONS 29 & 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET. STAMPED PRM LB 6351 4" X 4" CONCRETE MONUMENT
2. ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED PCP LB 6351
3. □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND. 4" X 4" CONCRETE MONUMENT
4. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
5. NOTICE: 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.
6. ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
7. DRAINAGE & UTILITY EASEMENTS, UNLESS SHOWN OTHERWISE, ARE AS FOLLOWS: 10 FOOT CONTINUOUS & ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS
8. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, AND DRAINAGE STRUCTURES. SANITARY SEWER AND POTABLE WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE CITY OF ORMOND BEACH UTILITY COMPANY THEIR HEIRS, SUCCESSORS, OR ASSIGNS; HOWEVER THIS PLAT DOES NOT PASS OWNERSHIP AND SEPARATE INSTRUMENTS WILL BE REQUIRED FOR THE CONVEYANCE.

   ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL BE NON EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SUBJECT TO TERMS AND CONDITIONS SET FORTH IN SECTION 177.091(29), FLORIDA STATUTES (1991), WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE.
9. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD83, AS ESTABLISHED FROM TRAVERSE BETWEEN NATIONAL GEODETIC SURVEY CONTROL STATIONS I-95 71 A-30 AND I-95 71 A-30 AZIMUTH MARK AND I-95 71 A-29 AND I-95 71 A-29 AZIMUTH MARK. THE BEARING BASELINE FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, HAVING A BEARING OF NORTH 01°15'07" WEST BETWEEN MONUMENTS.
10. ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THE DEDICATED CONSERVATION EASEMENTS. ANY INSTALLATION OF UTILITIES, OF DRAINAGE FACILITIES OR OTHER USE WITHIN THE CONSERVATION SHALL REQUIRE PRIOR APPROVAL FROM THE COUNTY OF VOLUSIA. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN ANY CONSERVATION EASEMENT UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY OF VOLUSIA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER SUCH CONSERVATION EASEMENT AREA PURSUANT TO SECTION 704.06 F.S..
11. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK _____,PAGE ___, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

    THE CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC. IS A FLORIDA CORPORATION, NOT FOR PROFIT; ARTICLES OF INCORPORATION FILED WITH THE STATE OF FLORIDA ON _____ DOCUMENT NO. _____.
12. TRACT "Y" , IS DEDICATED TO THE CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC., AND IS FOR INGRESS/EGRESS, DRAINAGE AND UTILITIES.
13. AN EASEMENT FOR UTILITIES MAINTENANCE IS DEDICATED TO THE CITY'S UTILITY COMPANY OVER, UNDER AND UPON TRACTS "Y", AND "CC" AS SHOWN ON THIS PLAT AND ALL EASEMENTS IDENTIFIED AS DRAINAGE AND UTILITY EASEMENTS; EXCEPT, THERE SHALL BE NO UTILITIES WITHIN THOSE AREAS IDENTIFIED AS CONSERVATION EASEMENTS.
14. TRACTS "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "JJ", AND "KK" ARE DEDICATED TO THE CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE, MAINTENANCE AND ACCESS EASEMENTS.



LOCATION MAP 1"=1000'

PREPARED BY:
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL 32118
(386) 253-3241

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LEGAL DESCRIPTION

A portion of Sections 29 and 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: From a point of reference, Commence at a 2" Iron Pipe marking the Northeast corner of said Section 30, being also the Northwest corner of SPRING MEADOWS, PHASE II, as per map recorded in Map Book 45, Pages 192-193, of the Public Records of Volusia County, Florida; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the West line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS, PHASE III, as per map recorded in Map Book 46, Pages 27 and 28, of the Public Records of Volusia County, Florida, a distance of 1955.06 feet to the POINT OF BEGINNING; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the west line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS PHASE III, a distance of 9.94 feet; thence, departing said East line of Section 30 and along the Southwesterly line of said SPRING MEADOWS, PHASE III, run South 42°31'11" East (South 42°31'05" East per said plat) a distance of 419.11 feet; thence run South 32°34'09" East (South 32°34'03" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 79.04 feet; thence run South 25°20'54" East (South 25°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 210.00 feet; thence run South 68°20'54" East (South 68°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 161.13 feet to an intersection with the Northerly right-of-way line of the 115-foot wide right-of-way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Southeasterly; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1057.50 feet, an arc distance of 369.59, or through a central angle of 20°01'27", having a chord distance of 367.71 feet, and a chord bearing of South 11°45'53" West, to a Point of Tangency thereof; thence run South 01°45'09" West (South 01°45'32" West per said right-of-way deed), along said right-of-way line, a distance of 280.39 feet to a point therein and the Northeasterly corner of Area "O", as described in Warranty Deed from Patricia Lagoni, as Trustee No. IDI-1, to the County of Volusia, as recorded in Official Records Book 3779, Page 4420, of the Public Records of Volusia County, Florida; thence, departing the right-of-way line of said Hand Avenue, run Westerly and Southerly along the boundary of said Area "O" the following courses and distances; run North 88°14'51" West (North 88°14'28" West per said deed) a distance of 171.36 feet (171.41 feet per said deed); thence run South 02°26'40" East a distance of 111.39 feet; thence run South 18°49'36" East a distance of 79.17 feet; thence run South 17°23'17" East a distance of 100.33 feet; thence run South 33°39'32" East a distance of 58.01 feet; thence run South 50°15'41" East a distance of 87.38 feet to an intersection with the Westerly right-of-way line of the aforementioned Hand Avenue; thence run South 01°45'09" West (South 01°45'32" West per deed), along said Westerly right-of-way line, a distance of 255.69 feet to the Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1342.50 feet, an arc distance of 1167.91 feet, or through a central angle of 49°50'40", having a chord distance of 1131.43 feet, and a chord bearing of South 26°40'29" West, to the Point of Tangency thereof; thence run South 51°35'49" West (South 51°36'12" West per said right-of-way deed), along said right-of-way line, a distance of 294.73 feet; thence North 06°38'48" East a distance of 1384.40 feet; thence continue North 06°38'48" West a distance of 1384.40 feet; thence North 36°18'20" West a distance of 120.12 feet to a point on a curve concave northwesterly having a radius of 225.00 feet, a central angle of 16°10'31", a chord bearing of North 43°44'00" East, a chord of 63.31 feet, thence along said curve for an arc length of 63.52 feet to the point of reverse curvature of a curve concave southeasterly having a radius of 35.00 feet, a central angle of 55°31'07", a chord bearing of North 63°24'18" East, a chord of 32.60 feet, thence along said curve for an arc length of 33.91 feet to the point of reverse curvature of a curve concave northwesterly having a radius of 75.00 feet, a central angle of 23°38'04", a chord bearing of North 79°20'50" East, a chord of 30.72 feet; thence along said curve for an arc length of 30.94 feet to the point of reverse curvature of a curve concave southerly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of South 83°59'53" East, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet; thence North 34°28'28" East a distance of 50.00 feet to a point on a curve concave northeasterly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of North 27°03'13" West, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet to the point of reverse curvature of a curve concave southwesterly having a radius of 75.00, a central angle of 57°20'32", a chord bearing of North 27°15'10" West, a chord of 71.97 feet, thence along said curve for an arc length of 75.06 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 35.00 feet, a central angle of 59°19'31", a chord bearing of North 26°15'40" West, a chord of 34.64 feet; thence along said curve for an arc length of 36.24 feet to the point of compound curvature of a curve concave easterly having a radius of 175.00 feet, a central angle of 29°19'25", a chord bearing of North 18°03'47" East, a chord of 88.59 feet; thence along said curve for an arc length of 89.56 feet; thence continue along said curve having a radius of 175.00, a central angle of 32°48'54", a chord bearing of North 49°07'57" East, a chord of 98.86 feet; thence along said curve for an arc length of 100.23 feet to the point of tangency thereof; thence North 65°32'24" East a distance of 6.42 feet to the point of curvature of a curve concave northwesterly having a radius of 205.00 feet, a central angle of 26°46'15", a chord bearing of North 52°09'17" East, a chord of 94.91 feet; thence along said curve for an arc length of 95.78 feet; thence South 52°01'26" East a distance of 234.40 feet; thence South 32°28'44" East a distance of 37.90 feet; thence South 88°29'40" East a distance of 28.06 feet; thence South 69°03'49" East a distance of 38.90 feet; thence South 63°32'01" East a distance of 53.33 feet; thence North 79°42'32" East a distance of 23.82 feet; thence North 74°22'25" East a distance of 21.71 feet; thence North 30°17'07" East a distance of 25.70 feet; thence North 74°58'12" East a distance of 9.46 feet to the POINT OF BEGINNING.

Containing 2,460,002 Square Feet = 56.47 Acres more or less

TRACT	PURPOSE	DEDICATION TO:
Y	COMMON AREA, INGRESS AND EGRESS	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
Z	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
AA	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
BB	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
CC	COMMON AREA, AND SANITARY SEWER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
DD	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
EE	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
FF	COMMON AREA, AND CONSERVATION	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
GG	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
HH	COMMON AREA, AND STORMWATER	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
JJ	COMMON AREA, AND CONSERVATION	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.
KK	COMMON AREA, AND LANDSCAPE	CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOCIATION, INC.

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 STATUES, AND WAS FILED FOR RECORD ON _____, AT _____ FILE NO._____

_____
CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY COUNCIL

THIS IS TO CERTIFY, THAT ON _____, FOREGOING PLAT WAS APPROVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA.

BY: _____
CHAIRMAN OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA

COUNTY SEAL

ATTEST: _____
COUNTY MANAGER OF VOLUSIA COUNTY AND EX-OFFICIO CLERK

PLAT BOOK ____ PAGE ____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MHK OF VOLUSIA COUNTY, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FORGOING CAPTION TO THIS PLAT ENTITLED "CHELSEA PLACE - PHASE III", LOCATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED. SAID CORPORATION DOES FURTHER DEDICATE TRACT "Y", ALL DRAINAGE, MAINTENANCE, UTILITY, LANDSCAPE AND EMERGENCY INGRESS/EGRESS EASEMENTS TO CHELSEA PLACE AT ORMOND BEACH HOMEOWNERS ASSOC., INC., AND DEDICATES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER TRACT "Y" AND LANDS SHOWN THEREON FOR THE OFFICIAL INGRESS AND EGRESS OF EMERGENCY VEHICLES AND GOVERNMENT OFFICIALS AND FOR ALL PURPOSES PERMITTED BY THE COVENANTS AND RESTRICTIONS ON OR HEREINAFTER PERTAINING TO SAID LANDS AND SUBDIVISION. TRACTS "Y","Z","AA","BB","CC","DD","EE","FF","GG","HH", "JJ" AND "KK", ARE DEDICATED FOR THE PURPOSES SHOWN. AN EASEMENT FOR UTILITIES MAINTENANCE IS DEDICATED TO THE CITY'S UTILITY COMPANY OVER TRACT "Y" AND TRACT "CC" AS SHOWN HEREON.

IN WITNESS WHEREOF, MHK OF VOLUSIA COUNY, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED, SEALED AND ATTESTED TO, BY THE PERSONS NAMED BELOW:

ON THIS _____ DAY OF _____ 2003

SIGNED AND SEALED IN THE PRESENCE OF:

_____
PRINTED NAME: _____

_____
PRINTED NAME: _____

BY: MHK OF VOLUSIA COUNTY, INC., A FLORIDA CORPORATION,

BY: _____
CYNTHIA C. JONES
PRESIDENT

ATTEST: _____
DOUGLAS R. ROSS, JR.
VICE-PRESIDENT

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY THAT, ON _____ 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CYNTHIA C. JONES AND DOUGLAS R. ROSS, JR. PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, TO ME KNOWN TO BE THE PERSONS WHO FOR AND ON BEHALF OF MHK OF VOLUSIA COUNTY, INC. A FLORIDA CORPORATION, EXECUTED THE FOREGOING DEDICATION FOR AND ON BEHALF OF SAID CORPORATION.

HE AND SHE (ARE) _____(ARE NOT) _____
KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION
AND THEY (HAVE)_____(HAVE NOT)_____TAKEN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SEAL

_____
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRE:
TITLE/RANK:
COMMISSION NUMBER:

JOINDER AND CONSENTS TO DEDICATION:

AMSOUTH BANK, AN ALABAMA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY SHOWN AND DESCRIBED ON THE ATTACHED PLAT ENTITLED, CHELSEA PLACE - PHASE III, LOCATED IN VOLUSIA COUNTY, FLORIDA, AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION SHOWN ON THE PLAT OF LANDS DESCRIBED HEREIN AND AGREES THAT ITS MORTGAGES AS RECORDED IN OFFICIAL RECORD BOOK , PAGE , AND OFFICIAL RECORD BOOK , PAGE , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SUBSEQUENTLY MODIFIED AND EXTENDED, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, AMSOUTH BANK, AN ALABAMA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICERS THIS _____ DAY _____ OF 2003.

SIGNED AND SEALED IN THE PRESENCE OF:

_____
PRINTED NAME: _____

_____
PRINTED NAME: _____

AMSOUTH BANK

BY: _____
PRINTED NAME: _____
TITLE: _____

ATTEST: _____
PRINTED NAME: _____
TITLE: _____

STATE OF ALABAMA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2003, BY _____ AND _____ AS _____ AND _____ RESPECTIVELY, OF AMSOUTH BANK, AN ALABAMA BANKING CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____AS IDENTIFICATION AND HAVE _____ HAVE NOT_____ TAKEN AN OATH.

_____
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES:
TITLE/RANK
COMMISSION NUMBER:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED "CHELSEA PLACE - PHASE III " WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS IN VOLUSIA COUNTY, FLORIDA.

_____ DATE _____
M. LISA LABREE P.L.S. NO. 5445
HARPSTER ENGINEERING & SURVEYING, INC LB#6351

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY, THAT ON THE ____ DAY OF _____, 2003, THE FOREGOING PLAT WAS APPROVED.

BY: _____
COUNTY REGISTERED SURVEYOR

SEAL

CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT MANAGER

THIS IS TO CERTIFY, THAT ON _____, THIS PLAT WAS APPROVED.

BY: _____
LAND DEVELOPMENT MANAGER
OR HIS AUTHORIZED REPRESENTATIVE

SHEET 1 OF 7

NO.	DATE	REVISIONS	BY
10.	4-23-03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4-16-03	SHL

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CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
PHONE: (386) 253-3241 FAX: (386) 253-3241
E-MAIL: mail@harpstereng.com

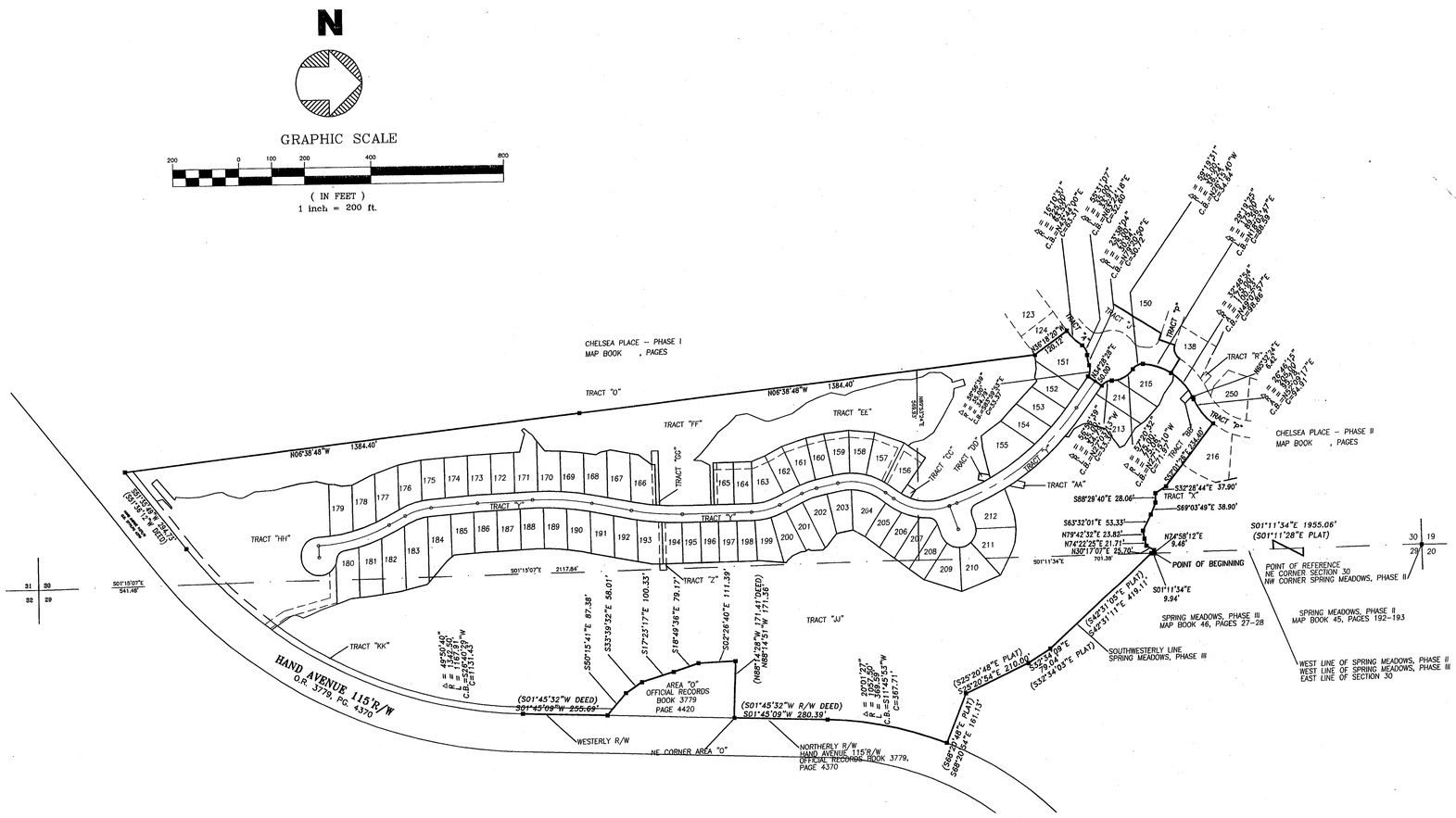
CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	01-31-03
SCALE:	AS SHOWN
JOB No.:	00-015
Dwg. :	00015CP3-PL1.DWG
XREF:	NONE
SHEET	22
OF	30 SHEETS

CHELSEA PLACE - PHASE III

PLAT BOOK ____ PAGE ____

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA



ABBREVIATIONS

△	DELTA / CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD
LS	LICENSED LAND SURVEYOR
R/W	RIGHT OF WAY
NR	NON RADIAL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.&M.	DRAINAGE & MAINTENANCE EASEMENT
D.M.&A.E.	DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT
E.S.	EAST SIDE
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE

SHEET 2 OF 7

PREPARED BY:
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
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LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL 32118
E-MAIL: mail@harpstereng.com
PHONE: (386) 253-3241 FAX: (386) 253-2502

CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 01-27-03
SCALE: 1"= 200'
JOB No.: 00-015
Dwg. :000115CP3-PL2.DWG
XREF: NONE
SHEET 23
OF 30 SHEETS

I:\HARPSTER-SERVER\Data\Land Projects 2200-015 Chelsea Place\PHASE III\000115CP3-PL2.DWG, 4/28/2003 1:53:39 PM, MLL

CHELSEA PLACE - PHASE III

PLAT BOOK _____ PAGE _____

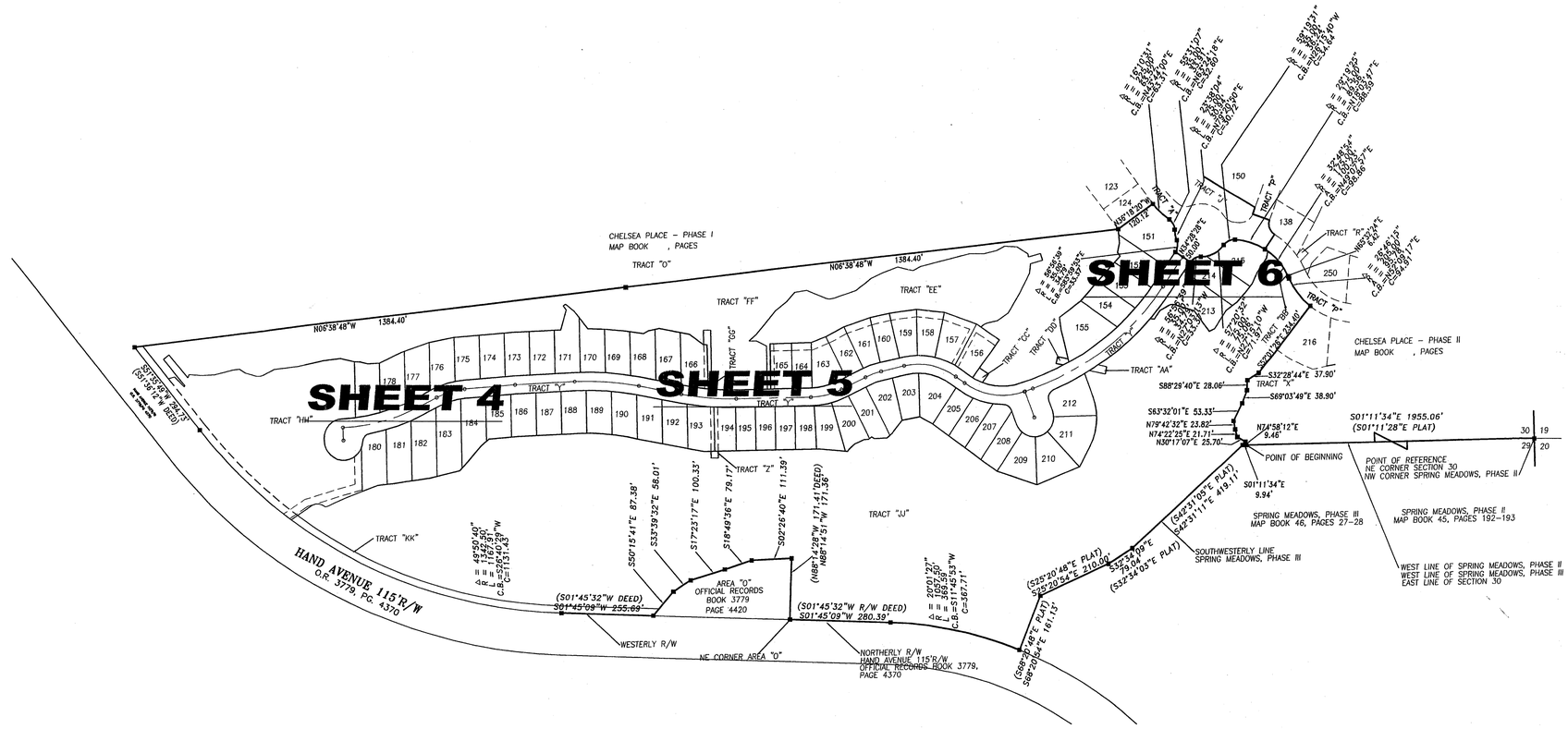
BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

N

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



ABBREVIATIONS

△	DELTA / CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD
LS	LICENSED LAND SURVEYOR
R/W	RIGHT OF WAY
NR	NON RADIAL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.&M.	DRAINAGE & MAINTENANCE EASEMENT
D.M.&A.E.	DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT
E.S.	EACH SIDE

SHEET INDEX

SHEET 3 OF 7

PREPARED BY:
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
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LICENSED BUSINESS #6351
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PHONE: (386) 253-3241 FAX: (386) 253-2502
E-MAIL: mail@harpsteeng.com

CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

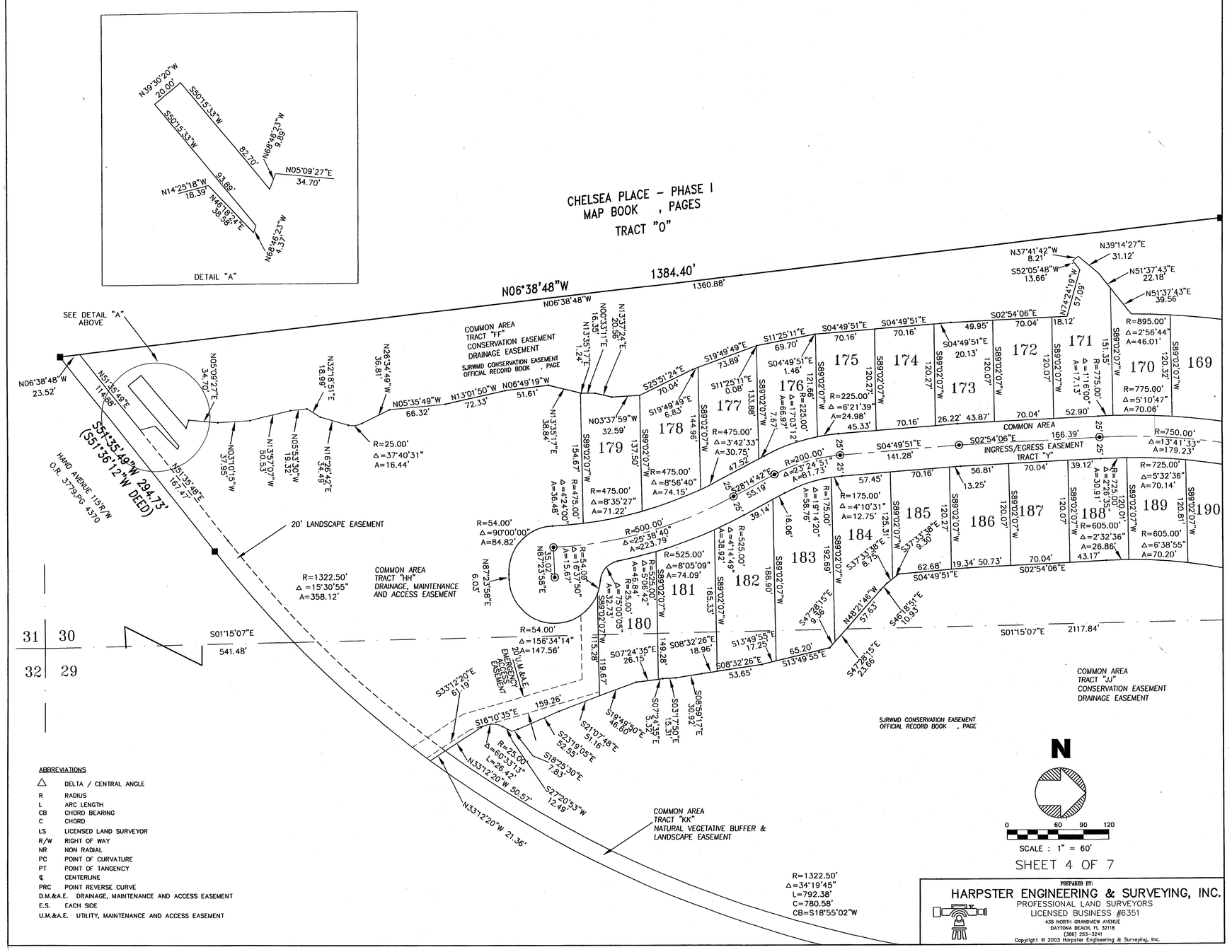
DESIGN BY: SHL
CHECKED BY: FMH
DATE: 01-31-03
SCALE: 1"= 200'
JOB No.: 00-015
Dwg. :000115CP3-PL3.DWG
XREF: NONE
SHEET 24
OF 30 SHEETS

\\HARPSTER-SERVER\Data\Land Projects 8200-015 Chelsea Place\PHASE III\00015CP3-PL3.DWG, 4/28/2003 1:51:01 PM, M.L.T.

CHELSEA PLACE - PHASE III

PLAT BOOK ____ PAGE ____

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA



ABBREVIATIONS

Δ	DELTA / CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD
LS	LICENSED LAND SURVEYOR
R/W	RIGHT OF WAY
NR	NON RADIAL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.M.&A.E.	DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
E.S.	EACH SIDE
U.M.&A.E.	UTILITY, MAINTENANCE AND ACCESS EASEMENT

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E-MAIL: mail@harpstereng.com
PHONE: (386) 253-3241 FAX: (386) 253-2502

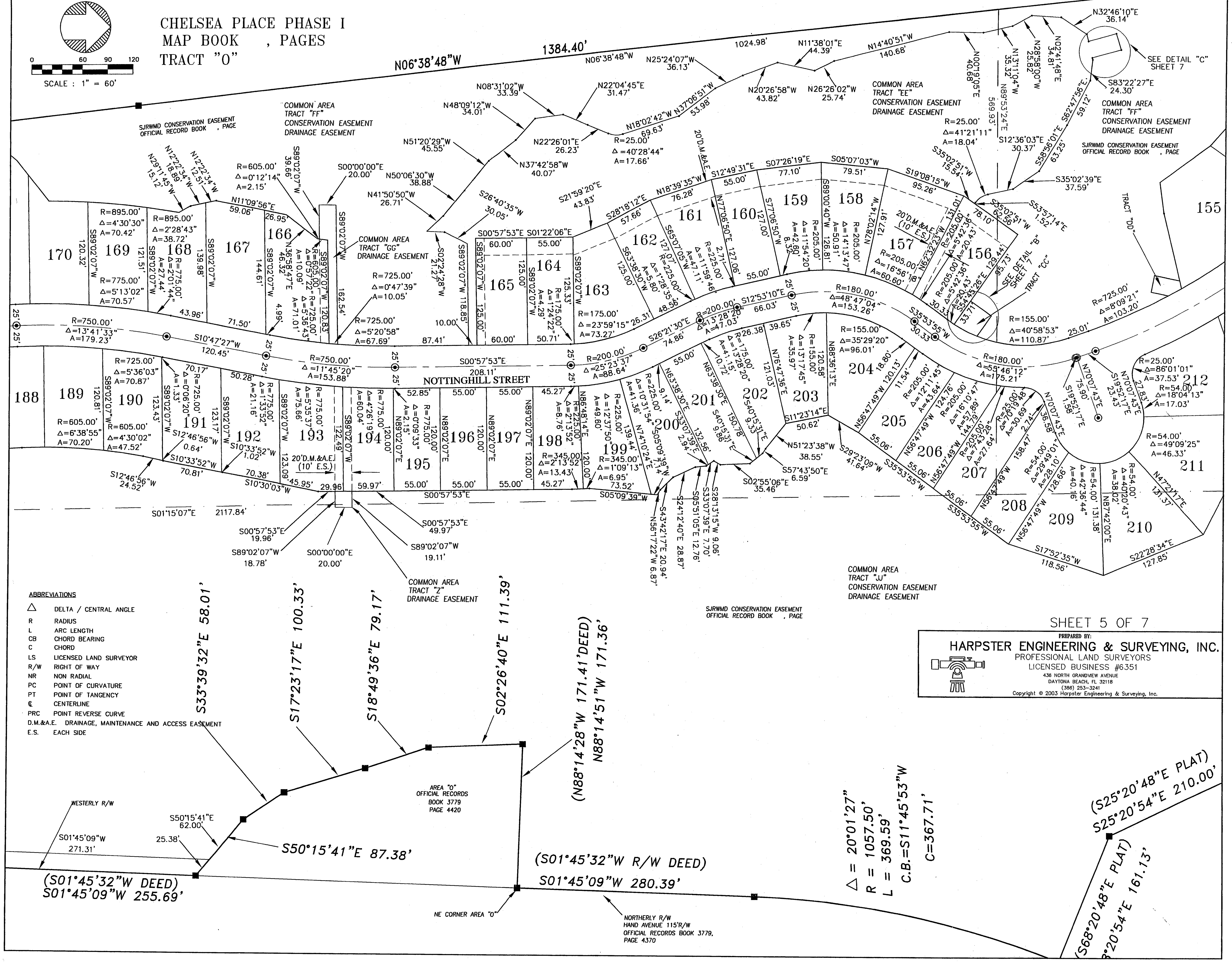
CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 1-31-03
SCALE: 1"= 60'
JOB No.: 00-015
Dwg. :00015CP3-PL4.DWG
XREF: NONE
SHEET 25
OF 30 SHEETS

CHELSEA PLACE - PHASE III

PLAT BOOK ______ PAGE ______

N *BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA*



ABBREVIATIONS

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R	RADIUS
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℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.M.&A.E.	DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
E.S.	EACH SIDE

SHEET 5 OF 7

PREPARED BY:
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
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(386) 253-3241

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2	4-23-03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4-16-03	SHL

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LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118 PHONE: (386) 253-3241 FAX: (386) 253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

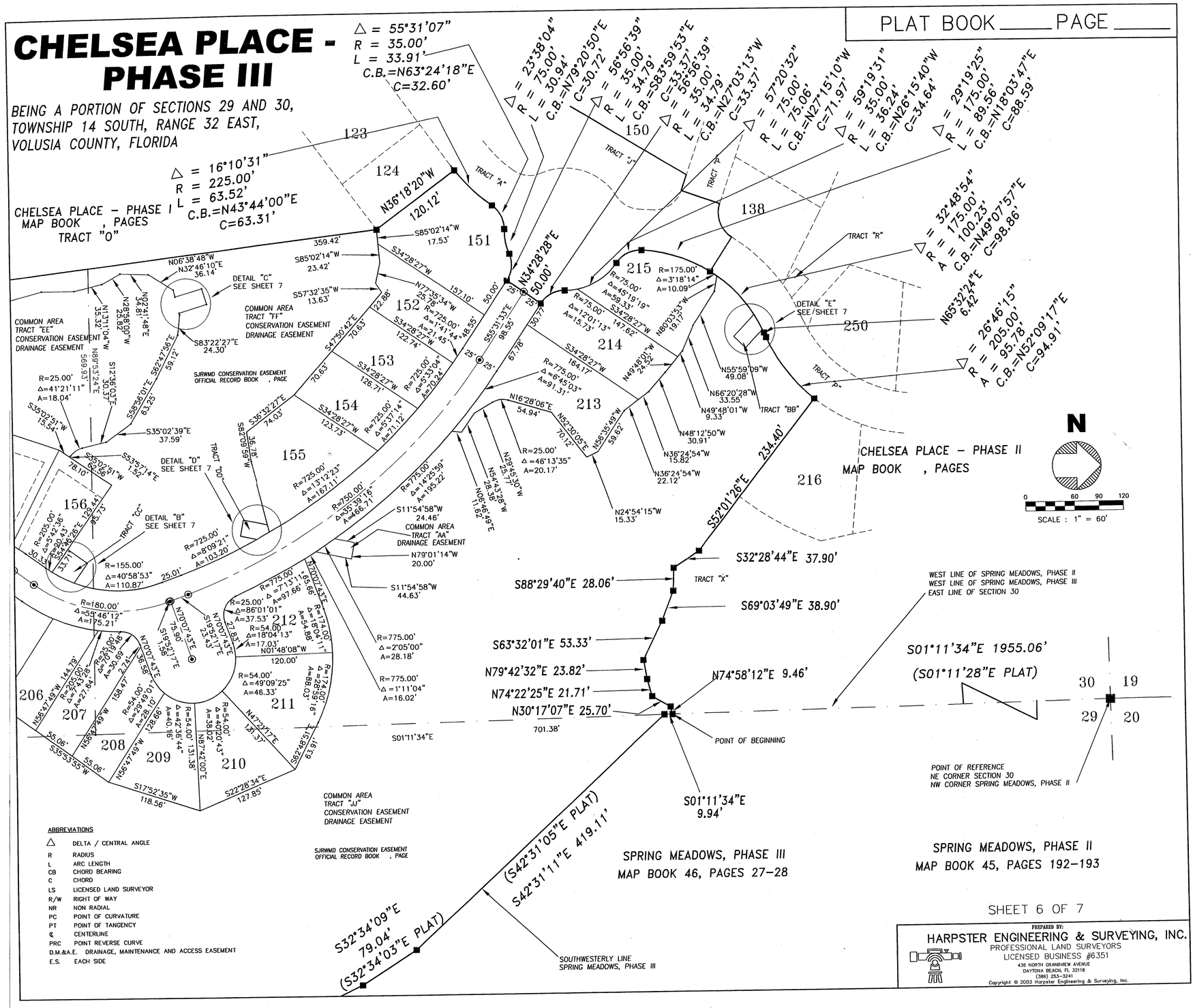
DESIGN BY: SHL
CHECKED BY: FMH
DATE: 1-31-03
SCALE: 1"= 60'
JOB No.: 00-015
Dwg. :00015CP3-PL5.DWG
XREF: NONE
SHEET 26 OF 30 SHEETS

\\HARPSTER-SERVER\Data\Land Projects R2\00-015 Chelsea Place\PHASE III\00015CP3-PL5.DWG, 4/29/2003 3:02:17 PM, MLL

CHELSEA PLACE - PHASE III

BEING A PORTION OF SECTIONS 29 AND 30,
TOWNSHIP 14 SOUTH, RANGE 32 EAST,
VOLUSIA COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____



ABBREVIATIONS

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L	ARC LENGTH
CB	CHORD BEARING
C	CHORD
LS	LICENSED LAND SURVEYOR
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℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.M.&A.E.	DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
E.S.	EACH SIDE

SHEET 6 OF 7

PREPARED BY:
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NO.	DATE	REVISIONS	BY
2	4-23-03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4-11-03	SHL

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
E-MAIL: mail@harpstereng.com
PHONE: (386) 253-3241 FAX: (386) 253-2502

CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

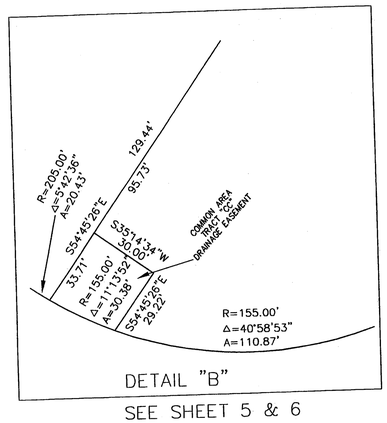
DESIGN BY:	SHL
CHECKED BY:	EMH
DATE:	1-31-03
SCALE:	1"= 60'
JOB No.:	00-015
Dwg. :	00015CP3-PL6.DWG
XREF:	NONE
SHEET	27
OF	30 SHEETS

\\HARPSTER-SERVER\Data\Land Projects 2000-015 Chelsea Place\PHASE III\00015CP3-PL6.DWG, 4/28/2003 1:46:17 PM, MLL

CHELSEA PLACE - PHASE III

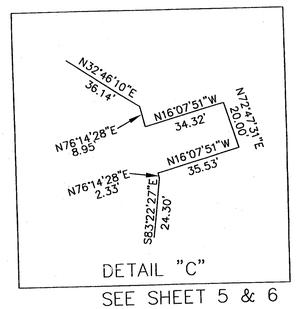
BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



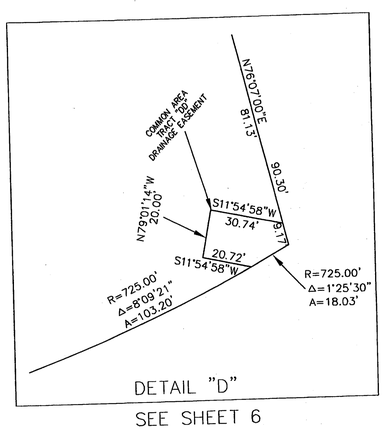
DETAIL "B"

SEE SHEET 5 & 6



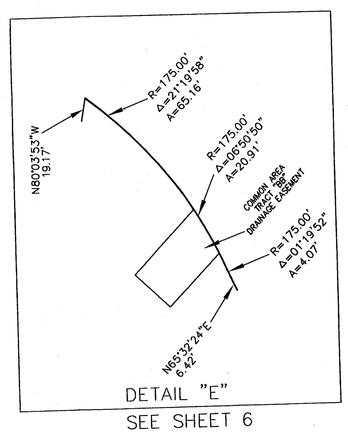
DETAIL "C"

SEE SHEET 5 & 6



DETAIL "D"

SEE SHEET 6



DETAIL "E"

SEE SHEET 6

ABBREVIATIONS

Δ	DELTA / CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD
LS	LICENSED LAND SURVEYOR
R/W	RIGHT OF WAY
NR	NON RADIAL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
℄	CENTERLINE
PRC	POINT REVERSE CURVE
D.M.&A.E.	DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
E.S.	EACH SIDE

N

0 30 60 90

SCALE : 1" = 30'

SHEET 7 OF 7

PREPARED BY:
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL 32118
(386) 253-3241
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2	4-23-03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4-16-03	SHL

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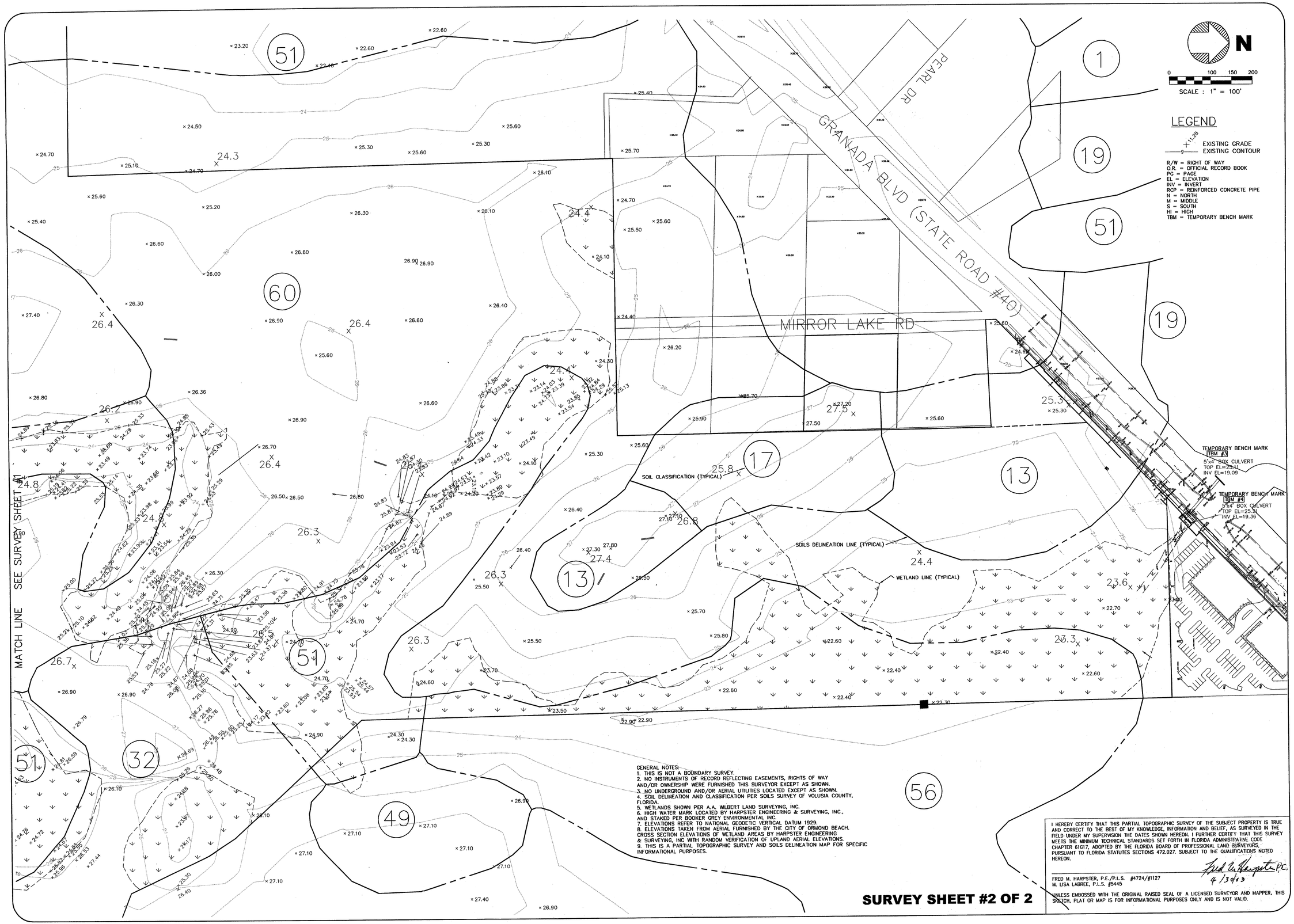
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
E-MAIL: mail@harpsterseng.com
PHONE: (386) 253-3241 FAX: (386) 253-2502

CHELSEA PLACE - PHASE III
PRELIMINARY PLAT

DESIGN BY: SHL
CHECKED BY: FMH
DATE: 1-31-03
SCALE: 1"= 30'
JOB No.: 00-015
Dwg. :00015CP3-PL7.DWG
XREF: NONE

W:\HARPSTER-SERVER\Data\Land Projects 2\2000-015 Chelsea Place\PHASE III\00015CP3-PL7.DWG, 4/29/2003 3:17:05 PM, MLL



LEGEND

EXISTING GRADE
EXISTING CONTOUR

R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORD BOOK
PG = PAGE
EL = ELEVATION
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
N = NORTH
M = MIDDLE
S = SOUTH
HI = HIGH
TBM = TEMPORARY BENCH MARK

GENERAL NOTES:-
1. THIS IS NOT A BOUNDARY SURVEY.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND AND/OR AERIAL UTILITIES LOCATED EXCEPT AS SHOWN.
4. SOIL DELINEATION AND CLASSIFICATION PER SOILS SURVEY OF VOLUSIA COUNTY, FLORIDA.
5. WETLANDS SHOWN PER A.A. WILBERT LAND SURVEYING, INC.
6. HIGH WATER MARK LOCATED BY HARPSTER ENGINEERING & SURVEYING, INC., AND STAKED PER BOOKER GREY ENVIRONMENTAL INC.
7. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929.
8. ELEVATIONS TAKEN FROM AERIAL FURNISHED BY THE CITY OF ORMOND BEACH. CROSS SECTION ELEVATIONS OF WETLAND AREAS BY HARPSTER ENGINEERING & SURVEYING, INC WITH RANDOM VERIFICATION OF UPLAND AERIAL ELEVATIONS.
9. THIS IS A PARTIAL TOPOGRAPHIC SURVEY AND SOILS DELINEATION MAP FOR SPECIFIC INFORMATIONAL PURPOSES.

SURVEY SHEET #2 OF 2

I HEREBY CERTIFY THAT THIS PARTIAL TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTIONS 472.027. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FRED M. HARPSTER, P.E./P.L.S. #4724/#1127
M. LISA LABREE, P.L.S. #5445

Fred M. Harpster P.E.
4/13/03

UNLESS EMBOSSED WITH THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NO.	DATE	REVISIONS	BY
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/18/03	SHL

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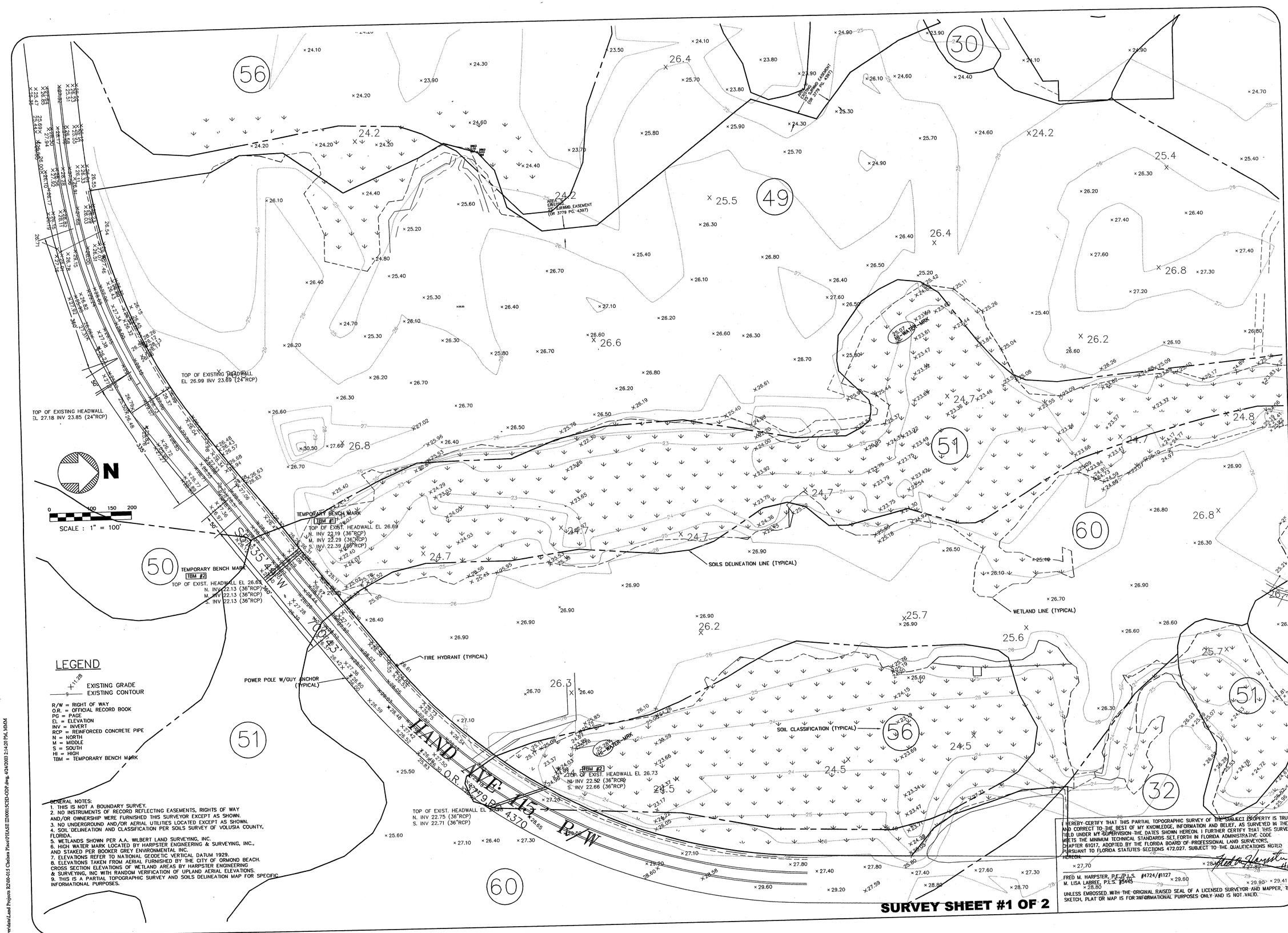
HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS PLANNERS SURVEYORS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL. 32118
PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

PARTIAL TOPOGRAPHIC SURVEY & SOILS DELINEATION – NORTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=100'
JOB NO.:	00-015
Dwg. :	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	29
OF	30 SHEETS

\\Harpster-server\data\Land Projects 8200\015 Chelsea Place\PHASE III\00015CH3-ODP.dwg, 4/24/2003 2:13:30 PM, MMM



LEGEND

EXISTING GRADE
EXISTING CONTOUR

R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORD BOOK
PG = PAGE
EL = ELEVATION
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
N = NORTH
M = MIDDLE
S = SOUTH
HI = HIGH
TBM = TEMPORARY BENCH MARK

GENERAL NOTES:
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2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND AND/OR AERIAL UTILITIES LOCATED EXCEPT AS SHOWN.
4. SOIL DELINEATION AND CLASSIFICATION PER SOILS SURVEY OF VOLUSIA COUNTY, FLORIDA.
5. WETLANDS SHOWN PER A.A. WILBERT LAND SURVEYING, INC.
6. HIGH WATER MARK LOCATED BY HARPSTER ENGINEERING & SURVEYING, INC., AND STAKED PER BOOKER GREY ENVIRONMENTAL INC.
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I HEREBY CERTIFY THAT THIS PARTIAL TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTIONS 472.027. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FRED M. HARPSTER, P.E./P.L.S. #4724/#1127
M. LISA LABREE, P.L.S. #5445

UNLESS EMBOSSED WITH THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEY SHEET #1 OF 2

NO.	DATE	REVISIONS	BY
2.	4/23/03	REVISED PER VOLUSIA COUNTY COMMENTS DATED 4/16/03	SHL

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MATCHLINE SEE SURVEY SHEET #2

HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS #6351
436 NORTH GRANDVIEW AVENUE, DAYTONA BEACH, FL. 32118
PHONE: (386) 253-3241 FAX: (386)253-2502
E-MAIL: mail@harpstereng.com

CHELSEA PLACE - PHASE III

PARTIAL TOPOGRAPHIC SURVEY & SOILS DELINEATION - SOUTH

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	07-25-01
SCALE:	1"=100'
JOB No.:	00-015
Dwg. :	00015CHP-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	30
OF	30 SHEETS

\\Harpster-server\data\Land Projects 2\2000-015 Chelsea Place\PHASE III\00015CHP-ODP.dwg, 4/24/2003 2:14:20 PM, MKM

Volusia County
FLORIDA

Land Development Office
LandDevelopment@co.volusia.fl.us

RECEIVED
DEC 31 2012

December 20, 2012

Mr. Douglas R. Ross, Jr.
Corporate Sr. Executive Vice President of Development
Intervest Construction, Inc./ICI Homes
2379 Beville Road
Daytona Beach, Florida 32119

Re: Request for Extension of the Preliminary Plat Development Order
Project Name: Chelsea Place - Phase III
Project Number: 2003-S-PPL-0349
RSN: 531981

Dear ~~Mr. Ross~~ Doug:

I have reviewed your request dated October 31, 2012, to extend the valid period of the above-referenced development. Your request is approved. The Preliminary Plat Development Order is hereby extended until September 26, 2015, pursuant of Florida Statutes Section 252.363, due to two state of emergency declarations issued under Executive Order Number 12-140 for Tropical Storm Debby, extended by Executive Order Number 12-192 and 12-217, and Executive Order Number 12-199 for Tropical Storm Isaac. The combined extension period for each Executive Order is 155 days plus the authorization for two six-month periods.

Please feel free to contact the Land Development office if you have any questions. The project name and number should be referenced on all inquiries.

Sincerely,

Palmer M. Panton
Director, Planning and Development Services
Land Development Manager
PPanton@volusia.org

PMP/sl

Volusia County
FLORIDA

Growth and Resource Management Department
Planning and Development Services

November 21, 2013

Doug Ross
ICI Homes - Intervest Construction, Inc
2379 Beville Road
Daytona Beach, Florida, 32119

RE: PLDRC rendition letter for variance case V-14-012
Parcel No.: Multiple

Dear Mr. Ross:

At its hearing of November 12, 2013, the Planning and Land Development Regulation Commission (PLDRC) took the following final action:

Approve variance to Section 72-304(4) maximum lot coverage from the maximum allowed 35 percent to 40 percent for certain parcels (see attached legal descriptions) in the Chelsea Place Subdivision on Urban Single-Family Residential (R-4) zoned property, subject to the following conditions:

1. Variance approval is limited to the 176 lots of Phase I, II and III of the Chelsea Place subdivision that are the subject of this application.

2. No accessory structure, except for a swimming pool and screen enclosure, shall be permitted for construction or placed upon any of the lots subject to this variance.

3. Any future expansion of the total single-family dwelling footprint not in compliance with the applicable 40 percent maximum lot coverage requirement granted by this variance shall require a separate variance.

123 West Indiana Avenue, Room 205 • DeLand, FL 32720-4604
Tel: 386-736-5959 • 386-239-7776 • 386-423-3367
Fax: 386-740-5148
www.volusia.org

EXPIRATION OF VARIANCE: If a variance does not begin to serve the purpose for which it was granted within 12 months from the date of rendition, or if its use is abandoned for 12 consecutive months from the date of rendition, it shall expire provided, however, that the zoning enforcement official may extend the variance for up to an additional 12 month period of time if the applicant can demonstrate that a good faith reliance has been on going to accomplish the approved variance. Good faith reliance may include, but is not limited to, the securing of any required permits from other governmental agencies/jurisdictions or the expenditure of substantial funds upon reliance of the approved variance (Section 72-379(4) of the zoning code).

Please submit a copy of this letter and the enclosed variance site plan to building and zoning staff. This will assist in obtaining zoning approval for your building permit application. Building and zoning staff were notified of the approved variance. If modifications are made to this approved plan, those changes must meet the requirements of the applicable regulations of the zoning code.

If you have any questions, please contact our office at (386) 943-7059 extension 12777.

Sincerely,

Scott Ashley, AICP
Planning Manager

Enclosure

C: Robert Walsh, Acting Director, Building & Zoning Division
Richard P. Goss, AICP, Director of Planning and Building, City of Ormond Beach, Ormond Beach, FL 32174
Zoning Technicians
Property Appraiser's Office - Janice Cornelius
Case file V-14-012

Legal Description
ICI Owned Lots

Phase I

Lots 1, 3, 4, 5, 6, 10, 11, 12, 15, 20, 21, 22, 23, 31, 38, 39, 40, 41, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114

in the Chelsea Place – Phase I subdivision as recorded in Map Book 51 Pg 151-158, in the public records of Volusia County, Florida

Chelsea Place Phase 1

ICI Owned Lots

As of : 10/2/13 Map Book 51 Pg 151-158

Lot	Sq. Ft.	Adress	Parcel ID	
1	12,669	498 Chelsea Place Ave or 1200 Draycott Str	30-14-32-14-00-0010	CP & HG RESIDENTIAL LOTS LLC
3	10,500	1208 Draycott Str	30-14-32-14-00-0030	CP & HG RESIDENTIAL LOTS LLC
4	10,566	1212 Draycott Str	30-14-32-14-00-0040	CP & HG RESIDENTIAL LOTS LLC
5	10,712	1216 Draycott Str	30-14-32-14-00-0050	CP & HG RESIDENTIAL LOTS LLC
6	14,572	1220 Draycott Str	30-14-32-14-00-0060	CP & HG RESIDENTIAL LOTS LLC
10	11,189	1217 Draycott Str	30-14-32-14-00-0100	CP & HG RESIDENTIAL LOTS LLC
11	11,015	1213 Draycott Str	30-14-32-14-00-0110	CP & HG RESIDENTIAL LOTS LLC
12	11,205	1209 Draycott Str	30-14-32-14-00-0120	CP & HG RESIDENTIAL LOTS LLC
15	13,647	490 Chelsea Place Ave	30-14-32-14-00-0150	HF COMMERCIAL RESIDENTIAL LLC
20	12,083	470 Chelsea Place Ave	30-14-32-14-00-0200	CP & HG RESIDENTIAL LOTS LLC
21	7,483	468 Chelsea Place Ave	30-14-32-14-00-0210	CP & HG RESIDENTIAL LOTS LLC
22	7,245	464 Chelsea Place Ave	30-14-32-14-00-0220	CP & HG RESIDENTIAL LOTS LLC
23	8,050	460 Chelsea Place Ave	30-14-32-14-00-0230	CP & HG RESIDENTIAL LOTS LLC
31	8,995	428 Chelsea Place Ave	30-14-32-14-00-0310	CP & HG RESIDENTIAL LOTS LLC
38	10,420	400 Chelsea Place Ave	30-14-32-14-00-0380	CP & HG RESIDENTIAL LOTS LLC
39	11,276	396 Chelsea Place Ave	30-14-32-14-00-0390	CP & HG RESIDENTIAL LOTS LLC
40	10,786	392 Chelsea Place Ave	30-14-32-14-00-0400	CP & HG RESIDENTIAL LOTS LLC
41	8,495	388 Chelsea Place Ave	30-14-32-14-00-0410	CP & HG RESIDENTIAL LOTS LLC
53	10,180	340 Chelsea Place Ave	30-14-32-14-00-0530	CP & HG RESIDENTIAL LOTS LLC
54	10,590	336 Chelsea Place Ave or 1200 Regents St	30-14-32-14-00-0540	CP & HG RESIDENTIAL LOTS LLC
55	9,615	1204 Regents St	30-14-32-14-00-0550	CP & HG RESIDENTIAL LOTS LLC
57	10,991	1212 Regents St	30-14-32-14-00-0570	CP & HG RESIDENTIAL LOTS LLC
58	11,097	1216 Regents St	30-14-32-14-00-0580	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 1

ICI Owned Lots

As of : 10/2/13 Map Book 51 Pg 151-158

Lot	Sq. Ft.	Adress	Parcel ID	
59	9,606	1220 Regents St	30-14-32-14-00-0590	CP & HG RESIDENTIAL LOTS LLC
60	8,400	1222 Regents St	30-14-32-14-00-0600	CP & HG RESIDENTIAL LOTS LLC
61	11,156	1226 Regents St	30-14-32-14-00-0610	CP & HG RESIDENTIAL LOTS LLC
62	8,447	1230 Regents St	30-14-32-14-00-0620	CP & HG RESIDENTIAL LOTS LLC
63	40,458	1234 Regents St	30-14-32-14-00-0630	CP & HG RESIDENTIAL LOTS LLC
64	13,610	1221 Regents St	30-14-32-14-00-0640	CP & HG RESIDENTIAL LOTS LLC
65	11,716	1217 Regents St	30-14-32-14-00-0650	CP & HG RESIDENTIAL LOTS LLC
66	11,131	1213 Regents St	30-14-32-14-00-0660	CP & HG RESIDENTIAL LOTS LLC
67	10,182	1209 Regents St	30-14-32-14-00-0670	CP & HG RESIDENTIAL LOTS LLC
68	9,540	1205 Regents St	30-14-32-14-00-0680	CP & HG RESIDENTIAL LOTS LLC
69	10,382	1201 Regents St or 332 Chelsea Place Ave	30-14-32-14-00-0690	CP & HG RESIDENTIAL LOTS LLC
70	9,424	328 Chelsea Place Ave	30-14-32-14-00-0700	CP & HG RESIDENTIAL LOTS LLC
71	9,100	324 Chelsea Place Ave	30-14-32-14-00-0710	CP & HG RESIDENTIAL LOTS LLC
72	10,245	320 Chelsea Place Ave or 396 Chesham St	30-14-32-14-00-0720	CP & HG RESIDENTIAL LOTS LLC
74	7,700	513 Chelsea Place Ave	30-14-32-14-00-0740	CP & HG RESIDENTIAL LOTS LLC
87	7,700	461 Chelsea Place Ave	30-14-32-14-00-0870	HF COMMERCIAL RESIDENTIAL LLC
88	7,872	457 Chelsea Place Ave	30-14-32-14-00-0880	CP & HG RESIDENTIAL LOTS LLC
89	8,926	453 Chelsea Place Ave	30-14-32-14-00-0890	CP & HG RESIDENTIAL LOTS LLC
90	8,926	449 Chelsea Place Ave	30-14-32-14-00-0900	CP & HG RESIDENTIAL LOTS LLC
91	8,926	445 Chelsea Place Ave	30-14-32-14-00-0910	CP & HG RESIDENTIAL LOTS LLC
92	8,926	441 Chelsea Place Ave	30-14-32-14-00-0920	CP & HG RESIDENTIAL LOTS LLC
93	8,926	437 Chelsea Place Ave	30-14-32-14-00-0930	CP & HG RESIDENTIAL LOTS LLC
94	8,925	433 Chelsea Place Ave	30-14-32-14-00-0940	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 1

ICI Owned Lots

As of : 10/2/13 Map Book 51 Pg 151-158

Lot	Sq. Ft.	Adress	Parcel ID	
95	8,055	429 Chelsea Place Ave	30-14-32-14-00-0950	CP & HG RESIDENTIAL LOTS LLC
96	7,594	425 Chelsea Place Ave	30-14-32-14-00-0960	CP & HG RESIDENTIAL LOTS LLC
99	10,229	369 Chelsea Place Ave	30-14-32-14-00-0990	CP & HG RESIDENTIAL LOTS LLC
100	12,480	365 Chelsea Place Ave	30-14-32-14-00-1000	CP & HG RESIDENTIAL LOTS LLC
101	14,836	361 Chelsea Place Ave	30-14-32-14-00-1010	CP & HG RESIDENTIAL LOTS LLC
103	10,200	353 Chelsea Place Ave	30-14-32-14-00-1030	CP & HG RESIDENTIAL LOTS LLC
104	9,049	349 Chelsea Place Ave	30-14-32-14-00-1040	CP & HG RESIDENTIAL LOTS LLC
105	10,439	345 Chelsea Place Ave	30-14-32-14-00-1050	CP & HG RESIDENTIAL LOTS LLC
106	11,391	341 Chelsea Place Ave	30-14-32-14-00-1060	CP & HG RESIDENTIAL LOTS LLC
107	11,892	337 Chelsea Place Ave	30-14-32-14-00-1070	CP & HG RESIDENTIAL LOTS LLC
108	11,020	333 Chelsea Place Ave	30-14-32-14-00-1080	CP & HG RESIDENTIAL LOTS LLC
109	10,328	329 Chelsea Place Ave	30-14-32-14-00-1090	CP & HG RESIDENTIAL LOTS LLC
110	9,121	325 Chelsea Place Ave	30-14-32-14-00-1100	CP & HG RESIDENTIAL LOTS LLC
111	8,361	321 Chelsea Place Ave	30-14-32-14-00-1110	CP & HG RESIDENTIAL LOTS LLC
112	13,187	317 Chelsea Place Ave	30-14-32-14-00-1120	CP & HG RESIDENTIAL LOTS LLC
113	9,709	313 Chelsea Place Ave	30-14-32-14-00-1130	CP & HG RESIDENTIAL LOTS LLC
114	8,401	309 Chelsea Place Ave	30-14-32-14-00-1140	CP & HG RESIDENTIAL LOTS LLC

63 lots

Legal Description
ICI Owned Lots

Phase II

Lots 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 131, 133, 134, 135, 138, 141, 142, 143, 144, 145, 147, 148, 217, 218, 220, 221, 226, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250

in the Chelsea Place – Phase II subdivision as recorded in Map Book 52 Pg 49-55, in the public records of Volusia County, Florida

Chelsea Place Phase 2

ICI Owned Lots

As of : 10/2/13 Map Book 52 Pg 49-55

Lot	Sq. Ft.	Adress	Parcel ID	
115	10,205	392 Chesham St	30-14-32-15-00-1150	CP & HG RESIDENTIAL LOTS LLC
116	11,473	388 Chesham St	30-14-32-15-00-1160	CP & HG RESIDENTIAL LOTS LLC
117	13,203	384 Chesham St	30-14-32-15-00-1170	CP & HG RESIDENTIAL LOTS LLC
118	15,012	380 Chesham St	30-14-32-15-00-1180	CP & HG RESIDENTIAL LOTS LLC
119	9,270	376 Chesham St	30-14-32-15-00-1190	CP & HG RESIDENTIAL LOTS LLC
120	8,622	372 Chesham St	30-14-32-15-00-1200	CP & HG RESIDENTIAL LOTS LLC
121	8,400	368 Chesham St	30-14-32-15-00-1210	CP & HG RESIDENTIAL LOTS LLC
122	9,000	364 Chesham St	30-14-32-15-00-1220	CP & HG RESIDENTIAL LOTS LLC
123	9,000	360 Chesham St	30-14-32-15-00-1230	CP & HG RESIDENTIAL LOTS LLC
124	8,400	356 Chesham St	30-14-32-15-00-1240	CP & HG RESIDENTIAL LOTS LLC
125	8,683	352 Chesham St	30-14-32-15-00-1250	CP & HG RESIDENTIAL LOTS LLC
126	10,461	348 Chesham St	30-14-32-15-00-1260	CP & HG RESIDENTIAL LOTS LLC
127	10,496	344 Chesham St	30-14-32-15-00-1270	CP & HG RESIDENTIAL LOTS LLC
128	8,665	340 Chesham St	30-14-32-15-00-1280	CP & HG RESIDENTIAL LOTS LLC
131	9,950	328 Chesham St	30-14-32-15-00-1310	CP & HG RESIDENTIAL LOTS LLC
133	8,987	320 Chesham St	30-14-32-15-00-1330	CP & HG RESIDENTIAL LOTS LLC
134	8,452	316 Chesham St	30-14-32-15-00-1340	CP & HG RESIDENTIAL LOTS LLC
135	8,446	312 Chesham St	30-14-32-15-00-1350	CP & HG RESIDENTIAL LOTS LLC
138	10,469	300 Chesham St or 300 Chelsea Place Ave	30-14-32-15-00-1380	CP & HG RESIDENTIAL LOTS LLC
141	9,130	337 Chesham St	30-14-32-15-00-1410	CP & HG RESIDENTIAL LOTS LLC
142	9,779	333 Chesham St	30-14-32-15-00-1420	CP & HG RESIDENTIAL LOTS LLC
143	9,776	329 Chesham St	30-14-32-15-00-1430	CP & HG RESIDENTIAL LOTS LLC
144	9,779	325 Chesham St	30-14-32-15-00-1440	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 2

ICI Owned Lots

As of : 10/2/13 Map Book 52 Pg 49-55

Lot	Sq. Ft.	Adress	Parcel ID	
145	13,097	321 Chesham St	30-14-32-15-00-1450	CP & HG RESIDENTIAL LOTS LLC
147	9,819	313 Chesham St	30-14-32-15-00-1470	CP & HG RESIDENTIAL LOTS LLC
148	9,814	309 Chesham St	30-14-32-15-00-1480	CP & HG RESIDENTIAL LOTS LLC
217	9,064	245 Chelsea Place Ave	30-14-32-15-00-2170	CP & HG RESIDENTIAL LOTS LLC
218	9,800	241 Chelsea Place Ave	30-14-32-15-00-2180	CP & HG RESIDENTIAL LOTS LLC
220	9,829	233 Chelsea Place Ave	30-14-32-15-00-2200	CP & HG RESIDENTIAL LOTS LLC
221	13,281	229 Chelsea Place Ave	30-14-32-15-00-2210	CP & HG RESIDENTIAL LOTS LLC
226	8,574	209 Chelsea Place Ave	30-14-32-15-00-2260	CP & HG RESIDENTIAL LOTS LLC
234	9,345	109 Chelsea Place Ave	30-14-32-15-00-2340	CP & HG RESIDENTIAL LOTS LLC
235	8,666	105 Chelsea Place Ave	30-14-32-15-00-2350	CP & HG RESIDENTIAL LOTS LLC
236	7,132	104 Chelsea Place Ave	30-14-32-15-00-2360	CP & HG RESIDENTIAL LOTS LLC
237	7,357	108 Chelsea Place Ave	30-14-32-15-00-2370	CP & HG RESIDENTIAL LOTS LLC
238	7,367	112 Chelsea Place Ave	30-14-32-15-00-2380	CP & HG RESIDENTIAL LOTS LLC
239	7,422	116 Chelsea Place Ave	30-14-32-15-00-2390	CP & HG RESIDENTIAL LOTS LLC
240	7,484	120 Chelsea Place Ave	30-14-32-15-00-2400	CP & HG RESIDENTIAL LOTS LLC
241	7,546	124 Chelsea Place Ave	30-14-32-15-00-2410	CP & HG RESIDENTIAL LOTS LLC
242	7,601	128 Chelsea Place Ave	30-14-32-15-00-2420	CP & HG RESIDENTIAL LOTS LLC
243	7,279	132 Chelsea Place Ave	30-14-32-15-00-2430	CP & HG RESIDENTIAL LOTS LLC
244	11,263	200 Chelsea Place Ave	30-14-32-15-00-2440	CP & HG RESIDENTIAL LOTS LLC
245	8,400	204 Chelsea Place Ave	30-14-32-15-00-2450	CP & HG RESIDENTIAL LOTS LLC
246	12,669	208 Chelsea Place Ave	30-14-32-15-00-2460	CP & HG RESIDENTIAL LOTS LLC
247	11,279	212 Chelsea Place Ave	30-14-32-15-00-2470	CP & HG RESIDENTIAL LOTS LLC
248	8,883	216 Chelsea Place Ave	30-14-32-15-00-2480	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 2

ICI Owned Lots

As of : 10/2/13 Map Book 52 Pg 49-55

Lot	Sq. Ft.	Adress	Parcel ID	
249	8,983	220 Chelsea Place Ave	30-14-32-15-00-2490	CP & HG RESIDENTIAL LOTS LLC
250	12,325	224 Chelsea Place Ave	30-14-32-15-00-2500	CP & HG RESIDENTIAL LOTS LLC

48 lots

LEGAL DESCRIPTION
CHELSEA PLACE PHASE III

A portion of Sections 29 and 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: From a point of reference, Commence at a 2" Iron Pipe marking the Northeast corner of said Section 30, being also the Northwest corner of SPRING MEADOWS, PHASE II, as per map recorded in Map Book 45, Pages 192-193, of the Public Records of Volusia County, Florida; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the West line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS, PHASE III, as per map recorded in Map Book 46, Pages 27 and 28, of the Public Records of Volusia County, Florida, a distance of 1955.06 feet to the POINT OF BEGINNING; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the west line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS PHASE III, a distance of 9.94 feet; thence, departing said East line of Section 30 and along the Southwesterly line of said SPRING MEADOWS, PHASE III, run South 42°31'11" East (South 42°31'05" East per said plat) a distance of 419.11 feet; thence run South 32°34'09" East (South 32°34'03" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 79.04 feet; thence run South 25°20'54" East (South 25°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 210.00 feet; thence run South 68°20'54" East (South 68°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 161.13 feet to an intersection with the Northerly right-of-way line of the 115-foot wide right-of-way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Southeasterly; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1057.50 feet, an arc distance of 369.59, or through a central angle of 20°01'27", having a chord distance of 367.71 feet, and a chord bearing of South 11°45'53" West, to a Point of Tangency thereof; thence run South 01°45'09" West (South 01°45'32" West per said right-of-way deed), along said right-of-way line, a distance of 280.39 feet to a point therein and the Northeasterly corner of Area "O", as described in Warranty Deed from Patricia Lagoni, as Trustee No. 1DI-1, to the County of Volusia, as recorded in Official Records Book 3779, Page 4420, of the Public Records of Volusia County, Florida; thence, departing the right-of-way line of said Hand Avenue, run Westerly and Southerly along the boundary of said Area "O" the following courses and distances; run North 88°14'51" West (North 88°14'28" West per said deed) a distance of 171.36 feet (171.41 feet per said deed); thence run South 02°26'40" East a distance of 111.39 feet; thence run South 18°49'36" East a distance of 79.17 feet; thence run South 17°23'17" East a distance of 100.33 feet; thence run South 33°39'32" East a distance of 58.01 feet; thence run South 50°15'41" East a distance of 87.38 feet to an intersection with the Westerly right-of-way line of the aforementioned Hand Avenue; thence run South 01°45'09" West (South 01°45'32" West per deed), along said Westerly right-of-way line, a distance of 255.69 feet to the Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1342.50 feet, an arc distance of 1167.91 feet, or through a central angle of 49°50'40", having a chord distance of 1131.43 feet, and a chord bearing of South 26°40'29" West, to the Point of Tangency thereof; thence run South 51°35'49" West (South 51°36'12" West per said right-of-way deed), along said right-of-way line, a distance of 294.73 feet; thence North 06°38'48" East a distance of 1384.40 feet; thence continue North 06°38'48" West a distance of 1384.40 feet; thence North 36°18'20" West a distance of 120.12 feet to a point on a curve concave northwesterly having a radius of 225.00 feet, a central angle of 16°10'31", a chord bearing of North 43°44'00" East, a chord of 63.31 feet, thence along said curve for an arc length of 63.52 feet to the point of reverse curvature of a curve concave southeasterly having a radius of 35.00 feet, a central angle of 55°31'07", a chord bearing of North 63°24'18" East, a chord of 32.60 feet, thence along said curve for an arc length of 33.91 feet to the point of reverse curvature of a curve concave northwesterly having a radius of 75.00 feet, a central angle of 23°38'04", a chord bearing of North 79°20'50" East, a chord of 30.72 feet; thence along said curve for an arc length of 30.94 feet to the point of reverse curvature of a curve concave southerly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of South 83°59'53" East, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet; thence North 34°28'28" East a distance of 50.00 feet to a point on a curve concave northeasterly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of North 27°03'13" West, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet to the point of reverse curvature of a curve concave southwesterly having a radius of 75.00, a central angle of 57°20'32", a chord bearing of North 27°15'10" West, a chord of 71.97 feet, thence along said curve for an arc length of 75.06 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 35.00 feet, a central angle of 59°19'31", a chord bearing of North 26°15'40" West, a chord of 34.64 feet; thence along said curve for an arc length of 36.24 feet to the point of compound curvature of a curve concave easterly having a radius of 175.00 feet, a central angle of 29°19'25", a chord bearing of North 18°03'47" East, a chord of 88.59 feet; thence along said curve for an arc length of 89.56 feet; thence continue along said curve having a radius of 175.00, a central angle of 32°48'54", a chord bearing of North 49°07'57" East, a chord of 98.86 feet; thence along said curve for an arc length of 100.23 feet to the point of tangency thereof; thence North 65°32'24" East a distance of 6.42 feet to the point of curvature of a curve concave northwesterly having a radius of 205.00 feet, a central angle of 26°46'15", a chord bearing of North 52°09'17" East, a chord of 94.91 feet; thence along said curve for an arc length of 95.78 feet; thence South 52°01'26" East a distance of 234.40 feet; thence South 32°28'44" East a distance of 37.90 feet; thence South 88°29'40" East a distance of 28.06 feet; thence South 69°03'49" East a distance of 38.90 feet; thence South 63°32'01" East a distance of 53.33 feet; thence North 79°42'32" East a distance of 23.82 feet; thence North 74°22'25" East a distance of 21.71 feet; thence North 30°17'07" East a distance of 25.70 feet; thence North 74°58'12" East a distance of 9.46 feet to the POINT OF BEGINNING.

Containing 2,460,002 Square Feet = 56.47 Acres more or less

Chelsea Place Phase 3

ICI Owned Lots

Plat Not Recorded
56.47 acres

As of : 10/2/13

Parcel ID: 29-14-32-00-00-0010

Lot	Address
151	305 Chelsea Place Ave or 300 Nottinghill St
152	304 Nottinghill St
153	308 Nottinghill St
154	312 Nottinghill St
155	316 Nottinghill St
156	348 Nottinghill St
157	352 Nottinghill St
158	356 Nottinghill St
159	360 Nottinghill St
160	364 Nottinghill St
161	368 Nottinghill St
162	372 Nottinghill St
163	376 Nottinghill St
164	380 Nottinghill St
165	384 Nottinghill St
166	400 Nottinghill St
167	404 Nottinghill St
168	408 Nottinghill St
169	412 Nottinghill St
170	416 Nottinghill St
171	420 Nottinghill St
172	424 Nottinghill St
173	428 Nottinghill St
174	432 Nottinghill St
175	436 Nottinghill St
176	440 Nottinghill St
177	444 Nottinghill St
178	448 Nottinghill St
179	452 Nottinghill St
180	449 Nottinghill St
181	445 Nottinghill St
182	441 Nottinghill St
183	437 Nottinghill St
184	433 Nottinghill St
185	429 Nottinghill St
186	425 Nottinghill St
187	421 Nottinghill St
188	417 Nottinghill St
189	421 Nottinghill St
190	409 Nottinghill St

Chelsea Place Phase 3

ICI Owned Lots

Plat Not Recorded
56.47 acres

As of : 10/2/13

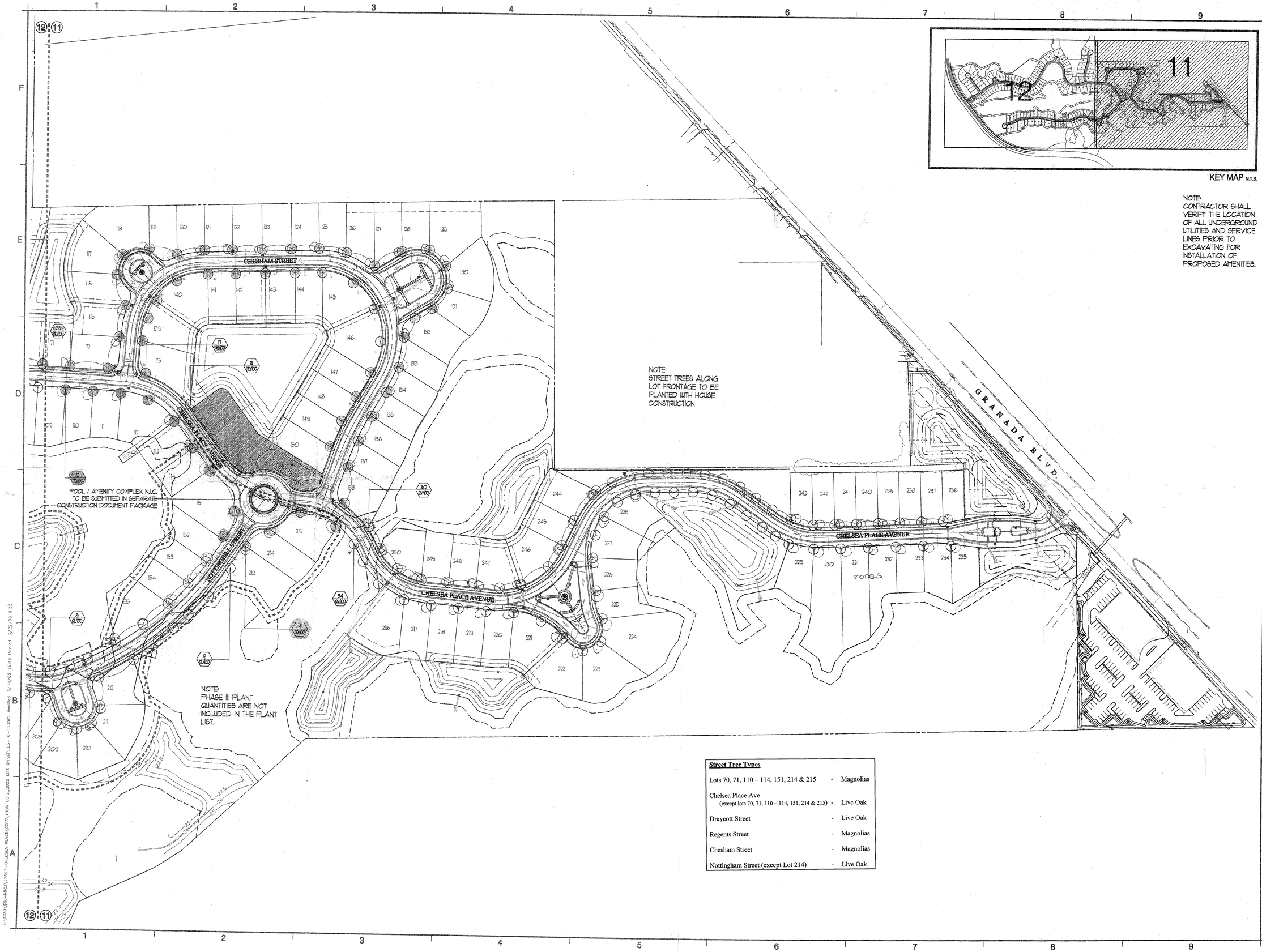
Parcel ID: 29-14-32-00-00-0010

Lot	Address	
191	405 Nottinghill St	
192	401 Nottinghill St	
193	397 Nottinghill St	
194	393 Nottinghill St	
195	389 Nottinghill St	
196	385 Nottinghill St	
197	381 Nottinghill St	
198	377 Nottinghill St	
199	373 Nottinghill St	
200	369 Nottinghill St	
201	365 Nottinghill St	
202	361 Nottinghill St	
203	357 Nottinghill St	
204	353 Nottinghill St	
205	349 Nottinghill St	
206	345 Nottinghill St	
207	341 Nottinghill St	
208	337 Nottinghill St	
209	333 Nottinghill St	
210	329 Nottinghill St	
211	325 Nottinghill St	
212	321 Nottinghill St	
213	309 Nottinghill St	Construction Tr
214	305 Nottinghill St	
215	301 Nottinghill St or 301 Chelsea Place Ave	

65 lots

EXHIBIT 5

STREET TREE MASTER PLAN



NOTE:
STREET TREES ALONG LOT FRONTAGE TO BE PLANTED WITH HOUSE CONSTRUCTION

NOTE:
PHASE III PLANT QUANTITIES ARE NOT INCLUDED IN THE PLANT LIST.

KEY MAP N.T.S.

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICE LINES PRIOR TO EXCAVATING FOR INSTALLATION OF PROPOSED AMENITIES.

Street Tree Types

Lots 70, 71, 110 – 114, 151, 214 & 215	-	Magnolias
Chelsea Place Ave (except lots 70, 71, 110 – 114, 151, 214 & 215)	-	Live Oak
Draycott Street	-	Live Oak
Regents Street	-	Magnolias
Chesham Street	-	Magnolias
Nottingham Street (except Lot 214)	-	Live Oak

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

33 East Pine Street
Orlando, FL 32801
P: 407 843 6552
F: 407 839 1789

PROJECT AND OWNER

CHELSEA PLACE
PHASE I & III

VOLUSIA COUNTY, FLORIDA

INTERVEST CONSTRUCTION INC.

CONSULTANTS

SEAL

23 MARCH 05

PROJECT NO.	11697.00
DESIGNED BY	DMH
DRAWN BY	MDB/DAA
CHECKED BY	-
DATE	21 JAN 05
ISSUED FOR:	
60% REVIEW	21 JAN 05
90% REVIEW	21 FEB 05
100% REVIEW	04 MAR 05
PERMIT	22 MAR 05

DRAWING SCALE

0 FT 50 100 North
Scale entities accordingly if sheet is reduced

DRAWING TITLE

STREET TREE MASTER PLAN

DRAWING NUMBER

LS-11

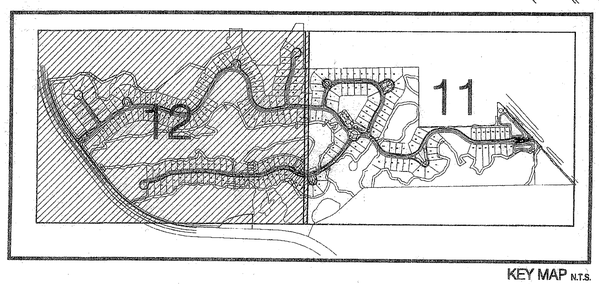
SHEET 11 OF 14

E:\ACAD\Eou-PROJ\7697-CHELSEA PLACE\CD'S\1005 CD'S_2005 MAR 04\CP_LS-10-11.DWG Modified: 3/11/05 18:16 Printed: 3/22/05 9:33

NOTE:
STREET TREES ALONG LOT FRONTAGE TO BE PLANTED WITH HOUSE CONSTRUCTION

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICE LINES PRIOR TO EXCAVATING FOR INSTALLATION OF PROPOSED AMENITIES.

NOTE:
PHASE III PLANT QUANTITIES ARE NOT INCLUDED IN THE PLANT LIST.



KEY MAP N.T.S.

Street Tree Types

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33 East Pine Street
Orlando, FL 32801
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PROJECT AND OWNER

CHELSEA PLACE
PHASE I & III

VOLUSIA COUNTY, FLORIDA

INTERVEST CONSTRUCTION INC.

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23 MARCH 05

PROJECT NO.	17697.00
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90% REVIEW	21 FEB 05
100% REVIEW	04 MAR 05
PERMIT	22 MAR 05

DRAWING SCALE

0 FT 50 100 North
Scale entities accordingly if sheet is reduced

DRAWING TITLE

STREET TREE MASTER PLAN

DRAWING NUMBER

LS-12

SHEET 12 OF 14

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