CITY OF
ORMOND BEACH
Site Plan Review Committee

FINAL APPROVED PLANS

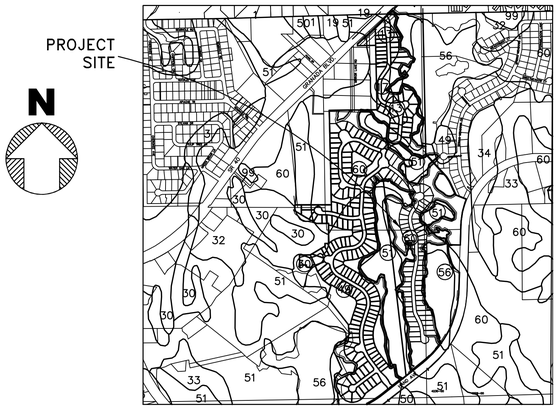
Planning Director

CHELSEA PLACE - PHASE III

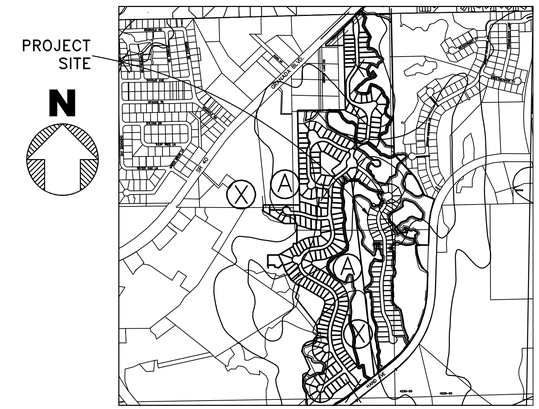
ORMOND BEACH, FLORIDA

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 PARKER MYNCHENBERG & ASSOCIATES, 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 BEVERLY HUTTO, FLORIDA POWER & LIGHT COMPANY, 3000 SPRUCE CREEK RD., PORT ORANGE, FL 32119, (386) 322-3442
14. 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.
15. STORMWATER RETENTION/DETENTION FACILITIES MUST BE CONSTRUCTED TO A MINIMUM OF ROUGH GRADE PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACES.
16. 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.
17. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH SPECIFICATIONS.
18. FOR ANY MODIFICATIONS TO STORMWATER DESIGN OR IMPROVEMENTS LOCATION, CONTRACTOR SHALL CONSULT DESIGN ENGINEER AND OBTAIN PRIOR APPROVAL FROM THE CITY OF ORMOND BEACH.
19. SANITARY SEWER TO BE SUPPLIED BY THE CITY.
20. POTABLE WATER TO BE SUPPLIED BY THE CITY.
21. THERE ARE NO KNOWN HISTORICAL OR ARCHAEOLOGICAL RESOURCES ON THIS SITE.
22. NO ENDANGERED OR THREATENED SPECIES OF PLANTS OR ANIMALS ARE KNOWN TO INHABIT THIS SITE.

SHEET INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
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4	WETLAND MANAGEMENT PLAN - NORTH	18	ROADWAY CONSTRUCTION DETAILS
5	FLOOD PLAIN DELINEATION AND IMPACT PLAN	18A	ROADWAY CONSTRUCTION DETAILS
6	OVERALL DEVELOPMENT PLAN - SOUTH	19	STORMWATER CONSTRUCTION DETAILS
7	OVERALL DEVELOPMENT PLAN - NORTH	20A-20B	POTABLE WATER CONSTRUCTION DETAILS
8	COMPOSITE DEVELOPMENT PLAN-PHASE III NORTH	21A-21B	SANITARY SEWER CONSTRUCTION DETAILS
9	COMPOSITE DEVELOPMENT PLAN-PHASE III SOUTH	22-28	PLATS
10-11	LOT GRADING AND DRAINAGE PLAN - PHASE III NORTH & SOUTH	29	PARTIAL TOPOGRAPHIC SURVEY & SOILS DELINEATION - NORTH
12	EROSION CONTROL AND CONSTRUCTION SEQUENCING-NORTH	30	PARTIAL TOPOGRAPHIC SURVEY & SOILS DELINEATION - SOUTH

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 Logani, as Trustee No. ID-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 76°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 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 northwesterly 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

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.

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

SUBDIVISION DESIGNER ENGINEER & LANDSCAPE ARCHITECT
PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645, L.A.#1553
1729 RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117
(386) 677-6891
CERTIFICATE OF AUTHORIZATION #00003910
E:MAIL: info@parkermynchenberg.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL. 32127
PHONE: (386) 751-5385
www.sligerassociates.com
LIC. BUSINESS CERTIFICATION #3019

OWNER:
CP AND SP RESIDENTIAL LAND, LLC.
CHARLENE B. IRLAND, VICE-PRESIDENT
2379 BEVILLE ROAD
DAYTONA BEACH, FL. 32119
386-236-4163
dsmith@icihomes.com

DEVELOPER:
CP AND SP RESIDENTIAL LAND, LLC.
CHARLENE B. IRLAND, VICE-PRESIDENT
2379 BEVILLE ROAD
DAYTONA BEACH, FL. 32119
386-236-4163
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PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386)677-6891 FAX (386)677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NO. 00003910

NO.	DATE	DESCRIPTION	BY
6	4/4/16	REVISED FLOOD PLAIN MAP & NOTE	SRW
5	3/10/16	REVISIONS PER CITY COMMENTS	SRW
4	2/19/16	REVISIONS PER CITY COMMENTS	SRW
3	1/12/16	REVISED ENGINEER OF RECORD	SRW
2	4/23/03	REVISED PER VOLUSHA COUNTY COMMENTS DATE 4/16/03	SHL
1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

REVISIONS

COVER SHEET

CHELSEA PLACE - PHASE III
ORMOND BEACH * FLORIDA

Parker Myncheberg, P.E. 32645
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Date: 2016.04.06 10:19:12 -04'00'
SEAL

FILE NO. 00015CH3COV.DWG	DESIGNER: P.MYNCHENBERG
DATE: 01/15/03	CADD TECH: S.WATERS
SCALE: NONE	SHEET 1 OF 30

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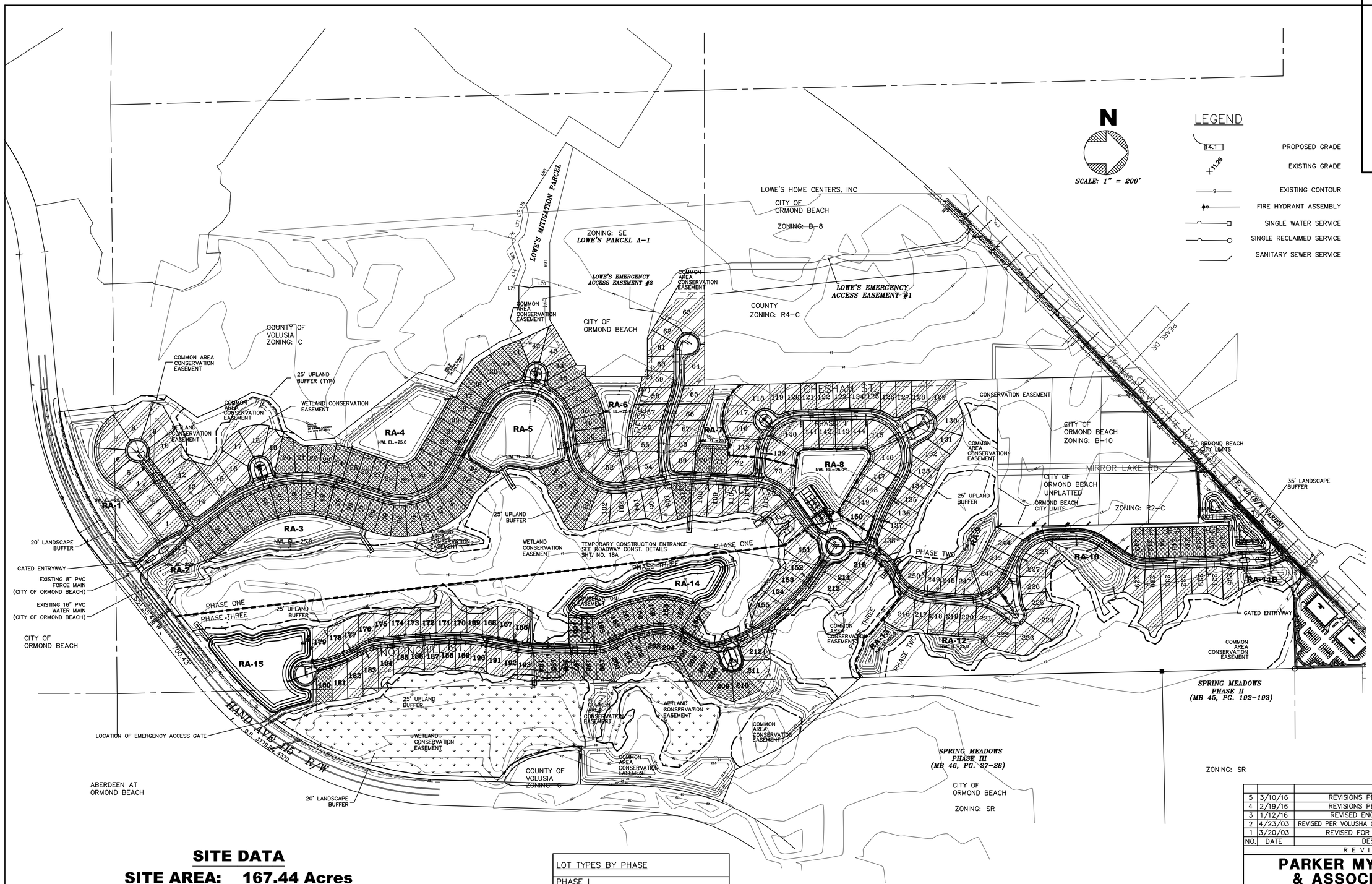
CITY OF ORMOND BEACH
Site Plan Review Committee

FINAL APPROVED PLANS

Planning Director



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'

NO.	DATE	DESCRIPTION	BY
5	3/10/16	REVISIONS PER CITY COMMENTS	SRW
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2	4/23/03	REVISED PER VOLUSHA COUNTY COMMENTS DATE 4/1603	SHL
1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386)677-6891 FAX(386)677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910

OVERALL DEVELOPMENT PLAN

CHELSEA PLACE - PHASE III
ORMOND BEACH * FLORIDA

FILE #00015CH3-ODP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 1/15/03	CADD TECH: S.WATERS
SCALE: 1" = 100'	SHEET 2 OF 30

Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645 Date: 2016.03.14 09:55:56 -04'00'

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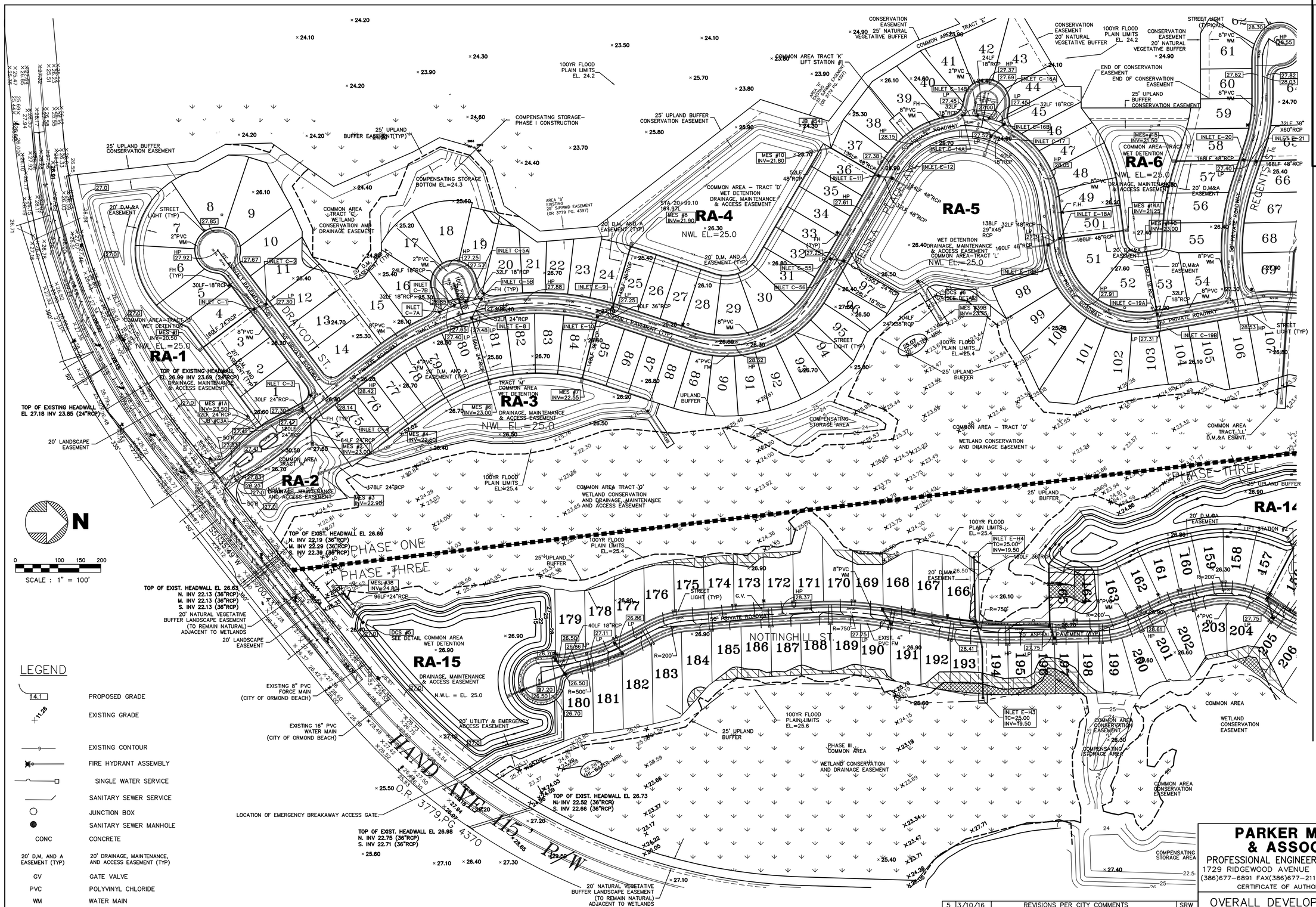

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OVERALL DEVELOPMENT PLAN – SOUTH

CHELSEA PLACE – PHASE III
ORMOND BEACH * FLORIDA

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2	4/23/03	REVISED PER VOLUSHA COUNTY COMMENTS DATE 4/16/03	SHL
1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

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FILE #00015CH3-ODP.DWG | DESIGNER: P.MYNCHENBERG
DATE: 1/15/03 | CADD TECH: S. WATERS
SCALE: 1" = 100' | SHEET 6 OF 30

Parker Mynchenberg, P.E. 32645
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Date: 2016.03.14 10:23:00 -04'00'
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R-4 CLUSTER RESIDENTIAL SETBACKS	
FRONT	25'
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SIDE	5'
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WATERFRONT	25'

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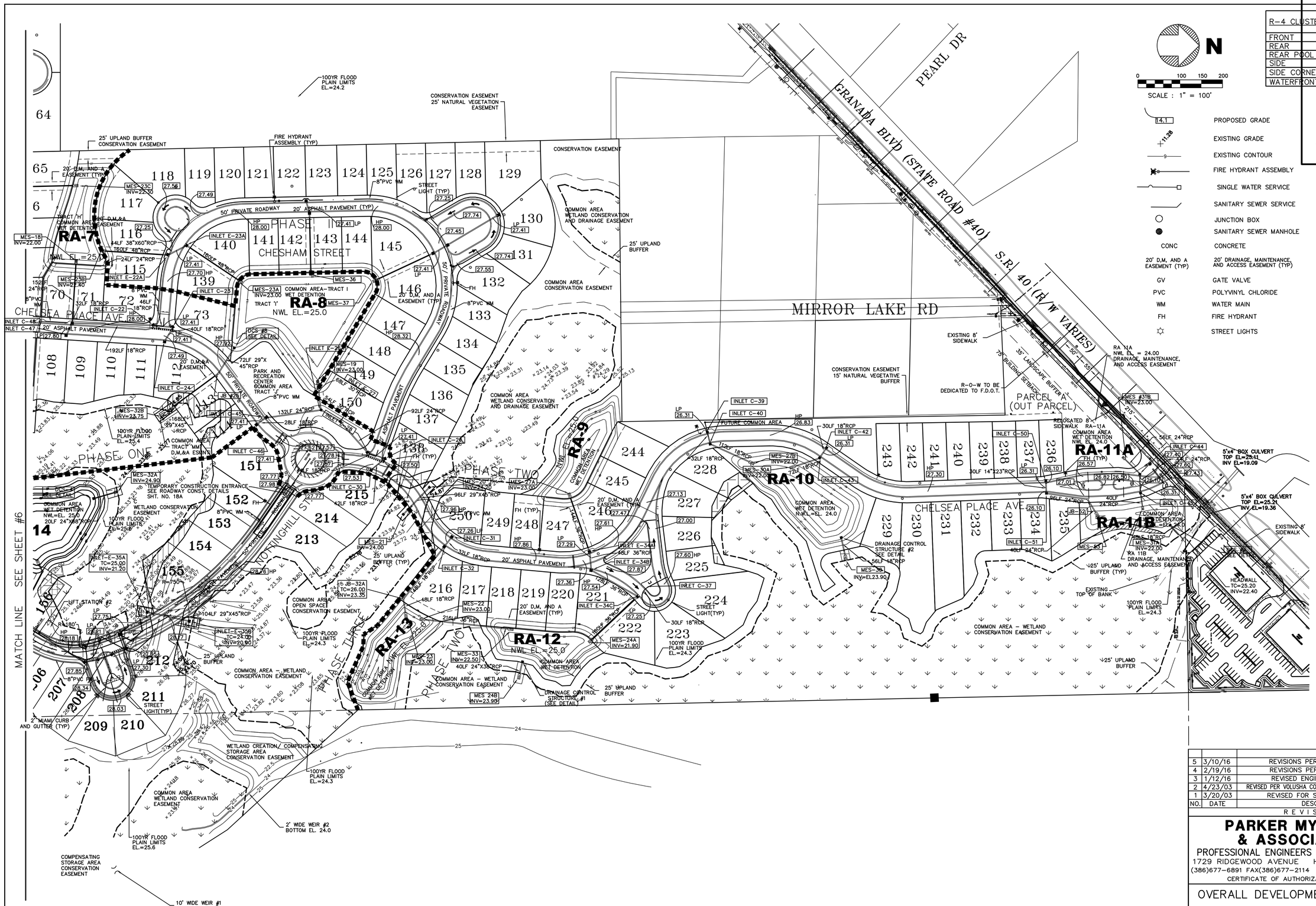

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1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

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OVERALL DEVELOPMENT PLAN – NORTH

CHELSEA PLACE – PHASE III
ORMOND BEACH * FLORIDA

FILE #00015CH3-ODP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 1/15/03	CADD TECH: S. WATERS
SCALE: 1" = 100'	SHEET 7 OF 30

Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645 Date: 2016.03.14 10:03:46 -04'00'

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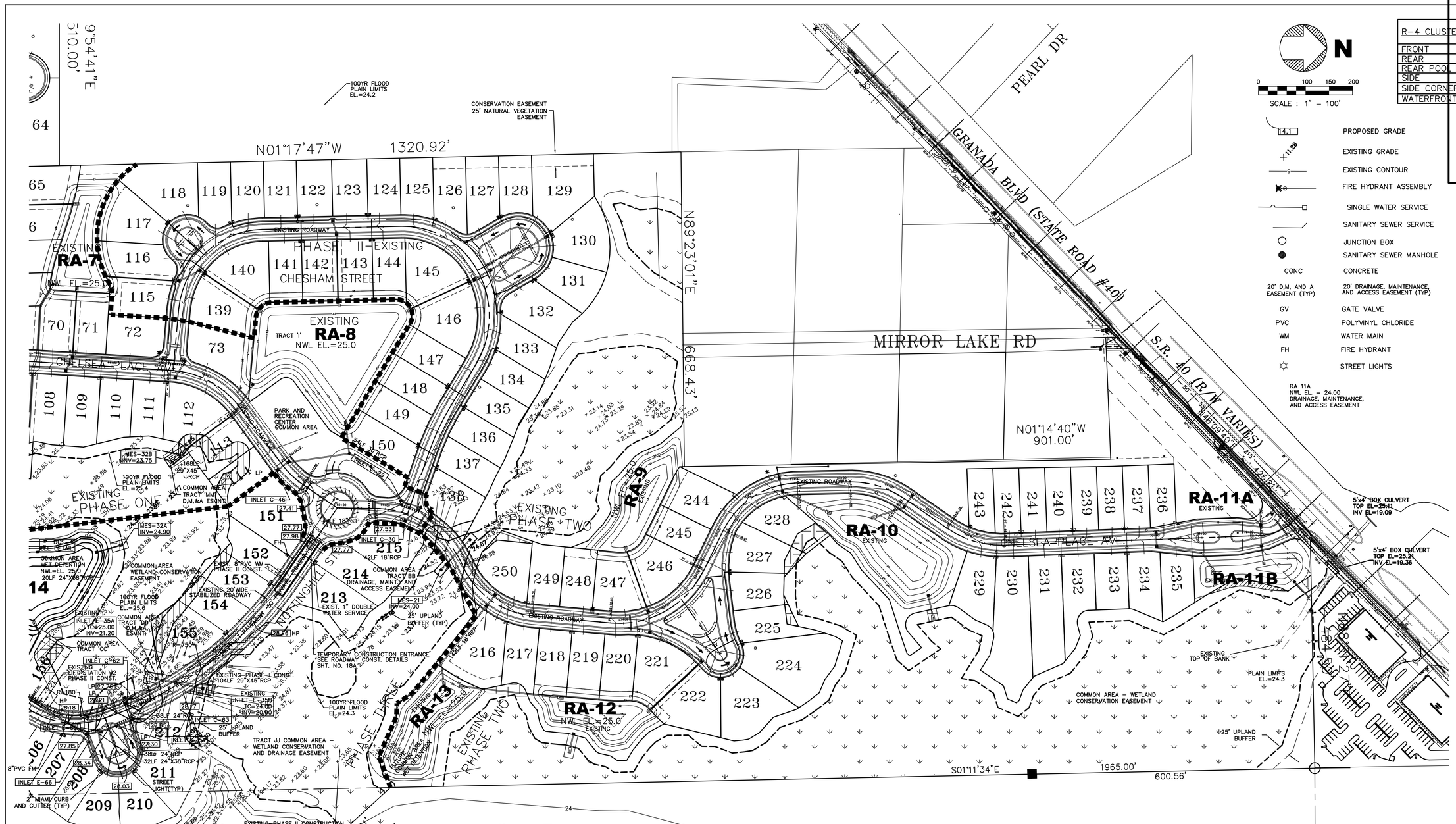
R-4 CLUSTER RESIDENTIAL-SETBACKS	
FRONT	25'
REAR	25'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'



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.

NO.	DATE	DESCRIPTION	BY
5	3/10/16	REVISIONS PER CITY COMMENTS	SRW
4	2/19/16	REVISIONS PER CITY COMMENTS	SRW
3	1/12/16	REVISED ENGINEER OF RECORD	SRW
2	4/23/03	REVISED PER VOLUSHA COUNTY COMMENTS DATE 4/16/03	SHL
1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386)677-6891 FAX(386)677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910

COMPOSITE DEVELOPMENT PLAN - NORTH

CHELSEA PLACE - PHASE III
ORMOND BEACH * FLORIDA

FILE #00015CH3-ODP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 1/15/03	CADD TECH: S. WATERS
SCALE: 1" = 100'	SHEET 8 OF 30

Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645 Date: 2016.04.01 15:42:27 -04'00'

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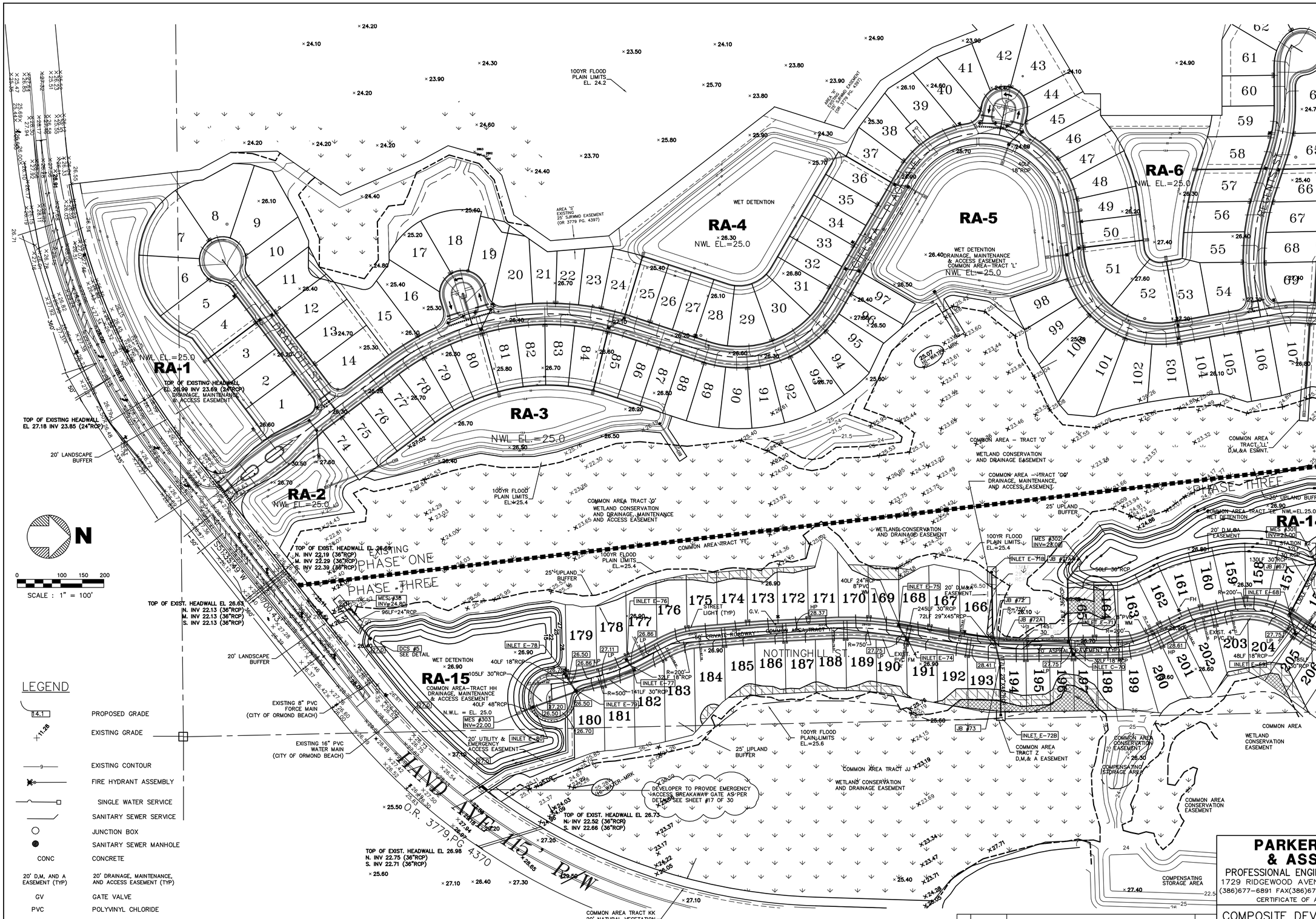
CITY OF ORMOND BEACH
Site Plan Review Committee

FINAL APPROVED PLANS

Planning Director



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COMPOSITE DEVELOPMENT PLAN– SOUTH

CHELSEA PLACE – PHASE III
ORMOND BEACH * FLORIDA

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1	3/20/03	REVISED FOR SJRWMD SUBMITTAL	SHL

REVISIONS

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DATE: 1/15/03 | CADD TECH: S. WATERS
SCALE: 1" = 100' | SHEET 9 OF 30

Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645
Date: 2016.03.14 17:07:04 -04'00'

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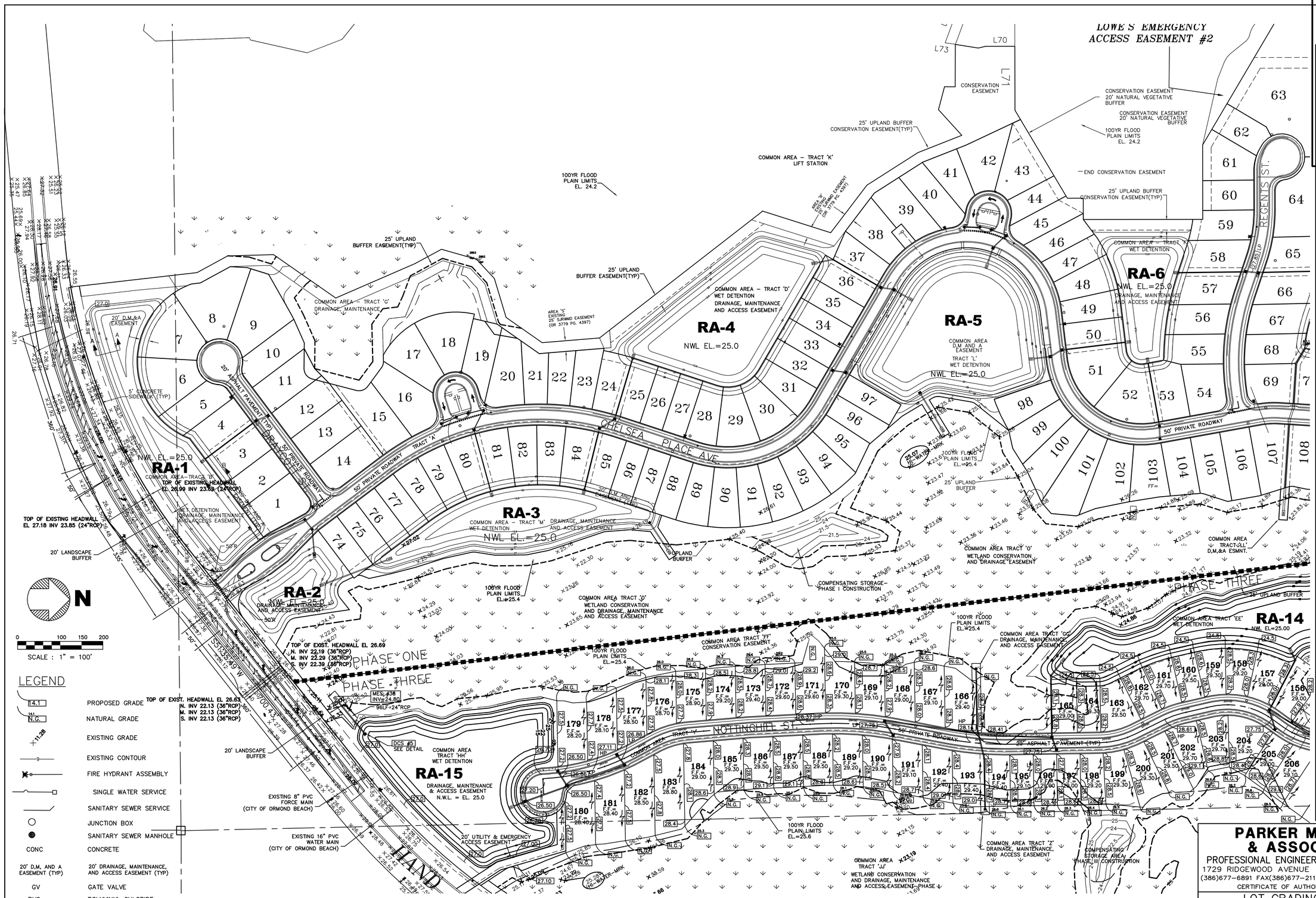
CITY OF ORMOND BEACH
Site Plan Review Committee

FINAL APPROVED PLANS

Planning Director



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LOT GRADING & DRAINAGE
PHASE III - SOUTH

CHELSEA PLACE - PHASE III
ORMOND BEACH * FLORIDA

FILE #00015CH3-ODP.DWG | DESIGNER: P.MYNCHENBERG
DATE: 1/15/03 | CADD TECH: S. WATERS
SCALE: 1" = 100' | SHEET 10 OF 30

Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645 Date: 2016.03.14 10:08:02 -04'00'

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CITY OF ORMOND BEACH
Site Plan Review Committee

FINAL APPROVED PLANS

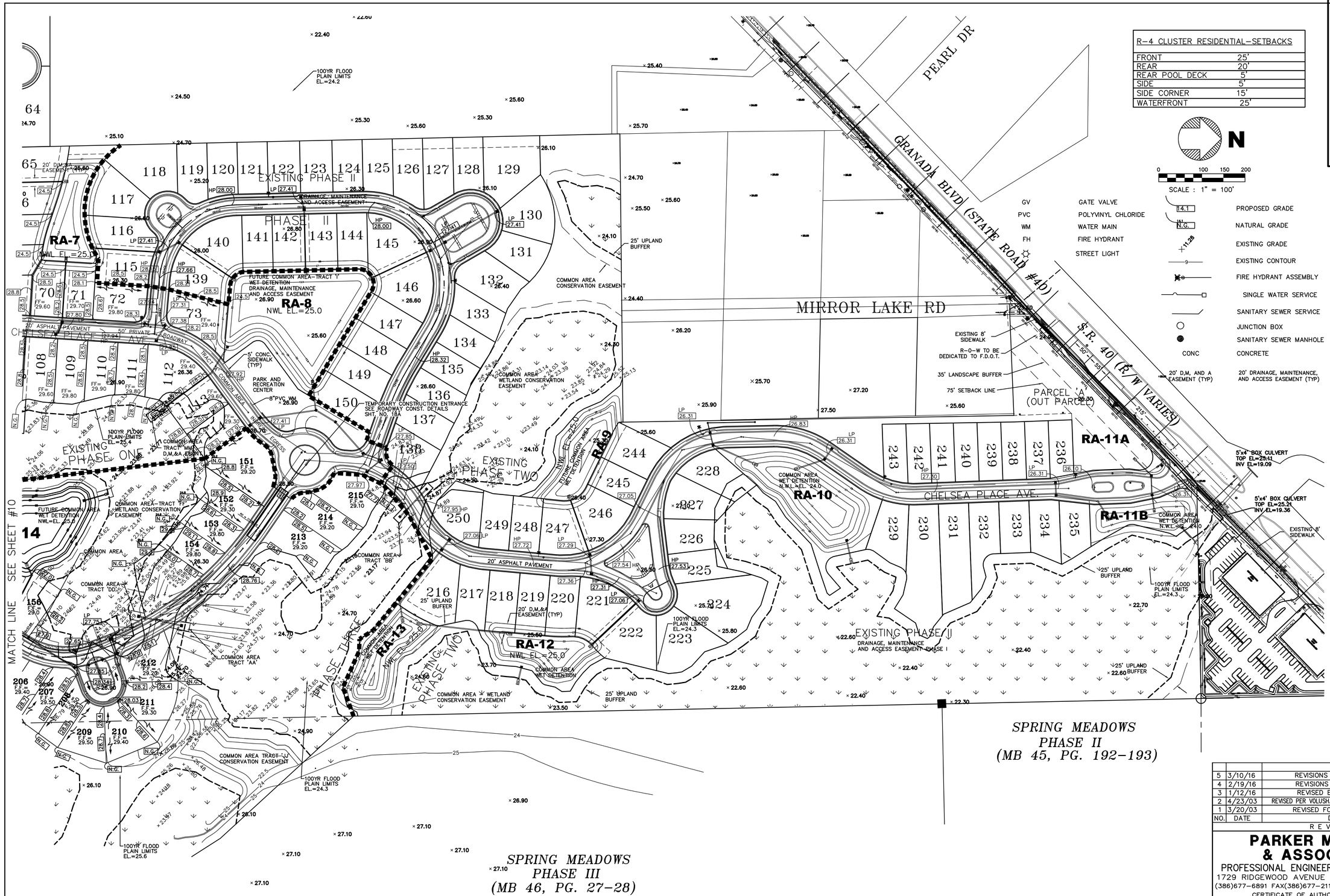
Planning Director

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'

GV	GATE VALVE	14.1	PROPOSED GRADE
PVC	POLYVINYL CHLORIDE	N.G.	NATURAL GRADE
WM	WATER MAIN	11.28	EXISTING GRADE
FH	FIRE HYDRANT	9	EXISTING CONTOUR
	STREET LIGHT		FIRE HYDRANT ASSEMBLY
			SINGLE 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)



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LOT GRADING & DRAINAGE PLAN – PHASE III – NORTH

CHELSEA PLACE – PHASE III
ORMOND BEACH * FLORIDA

FILE #00015CH3-ODP.DWG	DESIGNER: P.MYNCHENBERG
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Parker Mynchenberg, P.E. 32645 SEAL
Digitally signed by Parker Mynchenberg, P.E. 32645
Date: 2016.03.14 10:09:30 -04'00'

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