

**CITY OF  
ORMOND BEACH**  
Site Plan Review Committee

**FINAL APPROVED PLANS**

*Robert P. Gross*  
Planning Director



LAWSON GROUP  
ARCHITECTS, INC  
4910 LAKEWOOD RANCH BLVD  
SUITE 100, SARASOTA, FL 34240  
941.366.4006 (O) 941.366.0297 (F)

ANTARES OF ORMOND BEACH

VIEW 1

**CITY OF  
ORMOND BEACH**  
Site Plan Review Committee

**FINAL APPROVED PLANS**

*Robert P. Gross*  
\_\_\_\_\_  
Planning Director



**SPANISH ARCHITECTURAL STYLE GUIDELINES INDEX**

1. MEDIUM TEXTURE CEMENT PLASTER
2. CHIMNEY
3. BARREL CLAY TILE ROOF
4. FLAT ROOF
5. TERRA COTTA OR CAST CONCRETE ORNAMENTS
6. SMALL PORCHES
7. SEMICIRCULAR ARCADES
8. DOUBLE HUNG WINDOWS
9. DECORATIVE IRON TRIM
10. ARCHED DOORS WITH MULLIONS
11. DECORATIVE GLAZED OR CERAMIC TILE
12. WROUGHT IRON FENCING
13. WROUGHT IRON RAILINGS
14. GEOMETRIC PARAPET WALL
15. DECORATIVE AWNINGS
16. DECORATIVE BRACKETS

**BUILDING HEIGHTS**

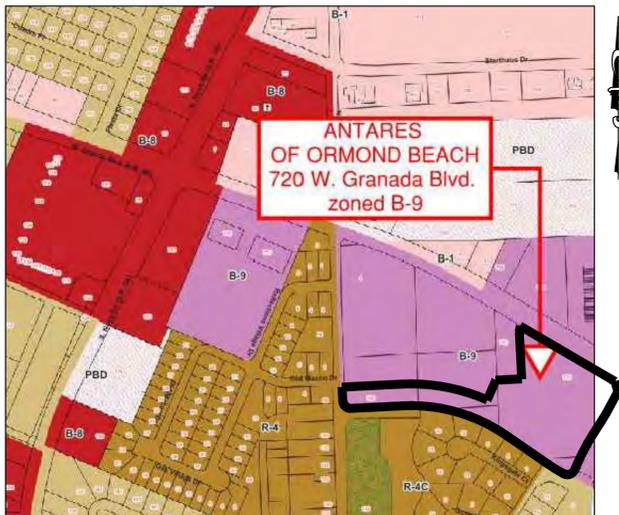
- GROUND FLOOR = 0'-0" A.F.F.  
 SECOND FLOOR = 13'-4" A.F.F.  
 THIRD FLOOR = 24'-0" A.F.F.  
 FLAT ROOF = 34'-0" A.F.F.  
 TOP OF HIGHEST MANSARD = 46'-2" A.F.F.  
 RIDGE OF STAIR TOWERS = 56'-11" A.F.F.  
 RIDGE OF HIGHEST CHIMNEY = 59'-0" A.F.F.



# ANTARES OF ORMOND BEACH AN ASSISTED LIVING FACILITY

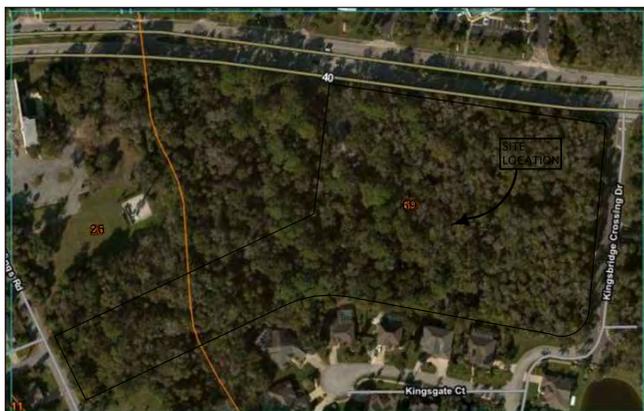
720 GRANADA BLVD.  
ORMOND BEACH, FL 32174

LOCATION MAP



TAX PARCEL ID NUMBER: 4241-04-01-0010  
TAX PARCEL ID NUMBER: 4241-01-11-0140  
TAX PARCEL ID NUMBER: 4241-01-11-0140  
TAX PARCEL ID NUMBER: 4241-01-13-0130  
TAX PARCEL ID NUMBER: 4241-01-11-0122  
TAX PARCEL ID NUMBER: 4241-01-11-0121

SOILS MAP



HOLOPAW SAND: 26 HYDROLOGICAL GROUP A/D  
TUSCAWILLA FINE SAND: 69 HYDROLOGICAL GROUP B/D

## LEGAL DESCRIPTION - MAIN PARCEL

PARCEL C

PART OF LOT 1, GRANT LOT 6, PART OF LOT 1, GRANT LOT 6 1/2, PART OF LOT J, GRANT LOT 7, ASSESSOR'S MAP OF HENRY YOUNG GRANT AS RECORDED IN MAP BOOK 2, PAGE 118 AND PART OF NARANGA PARK SUBDIVISION AS RECORDED IN MAP BOOK 9, PAGE 129, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK C OF SAID NARANGA PARK SUBDIVISION; THENCE NORTH 65°00'43" EAST ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK C AND THE PROLONGATION THEREOF FOR A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF NARANGA DRIVE (A 40 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAN OF NARANGA PARK SUBDIVISION); THENCE NORTH 24°59'18" WEST ALONG SAID EAST RIGHT OF WAY LINE OF NARANGA DRIVE FOR A DISTANCE OF 207.29 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 95.59 FEET, A CENTRAL ANGLE OF 15°00'19", AN ARC LENGTH OF 25.03 FEET AND A CHORD BEARING N17°29'07"W, 24.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GRANADA BOULEVARD, STATE ROAD 40 (A 100-FOOT WIDE RIGHT OF WAY); THENCE SOUTH 81°59'30" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 40 FOR A DISTANCE OF 468.42 FEET TO A POINT OF CURVATURE; THENCE CONTINUE EASTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.08 FEET, A CENTRAL ANGLE OF 0°31'35", AN ARC LENGTH OF 18.00 FEET AND A CHORD BEARING SOUTH 82°15'17" EAST 18.00 FEET; THENCE DEPART SAID SOUTH RIGHT OF WAY LINE AND RUN SOUTH 38°22'46" EAST 48.75 FEET; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF A 50 FOOT WIDE RIGHT OF WAY FOR THE FOLLOWING FIVE COURSES: (1) SOUTH 05°45'31" WEST 73.10 FEET TO A POINT OF CURVATURE, (2) THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 0°45'48" AND AN ARC LENGTH OF 83.42 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 10°39'38" WEST 67.77 FEET TO A POINT OF CURVATURE, (4) THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 0°40'54" AND AN ARC LENGTH OF 155.31 FEET TO A POINT OF TANGENCY; (5) THENCE SOUTH 01°58'44" WEST 36.80 FEET TO A POINT OF CURVATURE; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; A CENTRAL ANGLE OF 94°23'00" AND AN ARC LENGTH OF 57.66 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 05°58'46" AND AN ARC LENGTH OF 85.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°39'29" WEST 239.98 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 10°28'38" AND AN ARC LENGTH OF 142.63 FEET; THENCE NORTH 1°34'16" EAST 199.50 FEET TO THE POINT OF BEGINNING.

PARCEL D

THE EAST 1/2 OF NARANGA DRIVE, A VACATED STREET LYING EASTERLY AND ADJACENT TO LOTS 1-8, BLOCK C, NARANGA PARK SUBDIVISION AS PER MAP OF RECORD IN MAP BOOK 9, PAGE 129, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. CONTAINS 233,154 SQUARE FEET OR 5.353 ACRES MORE OR LESS.

## SITE DATA:

FLOOD ZONE: "X" & "AE-6.7" - 12127C0214 J REV. 2-19-14  
ZONING: B-9 BOULEVARD  
FUTURE LAND USE: OFFICE/PROFESSIONAL (OP)  
EXISTING USE: VACANT  
EXISTING IMPERVIOUS SURFACE RATIO: 0 SF (0.00 AC) = 00.0%  
EXISTING PERVIOUS SURFACE RATIO: 298,212 SF (6.85 AC) = 100%  
TOTAL AREA: 298,212 SF (6.85 AC) = 100%  
PROPOSED IMPERVIOUS SURFACE RATIO: 104,910 SF (2.41 AC) = 35% (75% MAX)  
PROPOSED PERVIOUS SURFACE RATIO: 193,302 SF (4.44 AC) = 65%  
TOTAL AREA: 298,212 SF (6.85 AC) = 100%  
BUILDING SETBACKS REQUIRED: FRONT-75'; SIDE STREET (KINGS BRIDGE CROSSING RD)-75'; REAR-30'; SIDE-20'  
BUILDING SETBACKS PROVIDED: FRONT-75'; SIDE STREET (KINGS BRIDGE CROSSING RD)-75'; REAR-30'; SIDE-20'  
LANDSCAPE BUFFERS REQUIRED: FRONT GREENBELT-36'; SIDE STREET (KINGS BRIDGE CROSSING RD)-10'; REAR-10' W/6' HIGH OPAQUE WALL; SIDE-6'  
LANDSCAPE BUFFERS PROVIDED: FRONT GREENBELT-36'; SIDE STREET (KINGS BRIDGE CROSSING RD)-10'; REAR-10' W/6' HIGH OPAQUE WALL; SIDE-6'

## PROPOSED USES:

ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE UNIT

## BUILDING DATA:

BUILDING HEIGHT: 59' (75' MAX)  
BUILDING FOOTPRINT: 60,440 SF  
BUILDING COVERAGE: 20.3% (35% MAX)  
CONSTRUCTION TYPE: IIA-SPRINKLERED  
OCCUPANCY CLASS: INSTITUTIONAL (I-1)  
BUILDING UNITS & BEDS:  
37 ONE BED STUDIO MEMORY CARE UNITS  
31 ONE BED STUDIO ALF UNITS  
48 ONE BED - ONE BEDROOM ALF UNITS  
8 TWO BED - TWO BEDROOM ALF UNITS  
TOTAL UNITS: 124  
TOTAL BEDS: 37 MEMORY CARE, 95 ALF  
VEHICULAR USE AREA (VUA): 33,241 SF (0.76 ACRES)  
PARKING REQUIREMENTS:  
1 SPACE PER STAFF (LARGEST SHIFT): 32 STAFF = 32 SPACES  
1 SPACE PER 4 RESIDENTS IN ALF: 95/4 RESIDENTS = 24 SPACES  
1 SPACE PER 10 RESIDENTS IN MC: 37 / 10 = 4 SPACES  
TOTAL SPACES REQUIRED: = 60 SPACES  
PROPOSED PARKING SPACES PROVIDED:  
TOTAL SPACES PROVIDED: 60 SPACES (57 STD, 3 HANDICAP)

## STATEMENT OF INTENT

TO CONSTRUCT A 57,614 SF ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE AND ASSOCIATED INFRASTRUCTURE (PARKING, DRIVEWAY, WATER, ETC.) TO SERVE THE FACILITY

## LEGAL DESCRIPTION - MITIGATION PARCEL

A PORTION OF LOT "J", GRANT LOT 7, AND A PORTION OF LOT "I", GRANT LOT 6 1/2, MAP OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL BEING ALSO A PART OF PARCELS "A" AND "B", AS SHOWN ON A PREVIOUS SKETCH AND PLAN BY TOMOKA ENGINEERING, BEING DRAWING NUMBER 95740-E2, DATED 09-22-95, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF KINGS CROSSING, PHASE 1B, OF RECORD IN MAP BOOK 45, PAGES 110 AND 111, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1, OF SAID KINGS CROSSING, PHASE 1B; THENCE NORTH 77°39'29" WEST, ALONG THE NORTHERLY LINE OF SAID KINGS CROSSING, PHASE 1B, A DISTANCE OF 202.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.63 FEET, THROUGH A CENTRAL ANGLE OF 10°45'16", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°02'37" WEST, A CHORD DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.72 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°17'07" WEST, A CHORD DISTANCE OF 358.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°00'00" WEST, DEPARTING SAID CURVE, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°00'00" WEST, A CHORD DISTANCE OF 49.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ALSO ON THE EASTERLY LINE OF OLD KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT AND OCCUPIED; THENCE NORTH 25°00'00" WEST, DEPARTING SAID CURVE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 64.00 FEET TO A POINT THEREON; THENCE NORTH 65°00'00" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 879.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 407.63 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°17'07" EAST, A CHORD DISTANCE OF 403.99 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE SOUTH 01°34'16" WEST, DEPARTING SAID CURVE, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING, CONTAINING 65,045.337± SQUARE FEET, 1.493± ACRES.

The property described hereon is in "Unshaded Zone X" & Zone "AE", delineated hereon, per the Flood Insurance Rate map, Community Panel Number 125136 0214 J, Map Number 12127C0214J, dated 19 February, 2014. Base Flood Elevation for said Zone "AE" is 7 Feet North American Vertical Datum per said map. Description taken from a previous Sketch & Legal Description by this office being Job #2677-2015, File #L11-2015, dated 04 March, 2015.

### OUTSIDE AGENCY PERMIT CHECK LIST

IN ORDER TO ENSURE THAT ALL WORK WITHIN THE CITY IS CONSTRUCTED IN ACCORDANCE WITH ALL RELEVANT FEDERAL, STATE AND COUNTY REGULATIONS, IN ADDITION TO THE CITY REGULATIONS, THE APPLICANT SHALL CHECK ALL OUTSIDE AGENCY PERMITS REQUIRED FOR THIS PROJECT ON THE LIST BELOW.

THIS LIST WILL ALSO BE USED BY CITY PERSONNEL TO VERIFY THAT ONE HARD COPY AND ONE PDF OF ALL REQUIRED PERMITS ARE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO FINAL SITE PLAN REVIEW COMMITTEE (SPRC) SIGNOFF.

1 [x]	SJRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP)
2 [x]	DEP WASTEWATER CONSTRUCTION/CONNECTION PERMIT
3 [x]	DEH WATER CONSTRUCTION/CONNECTION PERMIT
4 [ ]	FDOT UTILITY PERMIT
5 [x]	FDOT DRIVEWAY CONNECTION PERMIT
6 [ ]	COUNTY USE PERMIT
7 [x]	FDOT DRAINAGE CONNECTION PERMIT
8 [x]	DEP NPDES NOI
9 [ ]	OTHER (PLEASE SPECIFY)

STANDARD CONSTRUCTION DETAIL	INDEX
OUTSIDE AGENCY PERMIT CHECK LIST	M-21
DATE	JAN. 2012

## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS).
- NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERRECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
- NOTIFY THE CITY OF ORMOND BEACH 2 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
- ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH INSPECTOR AND THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION.
- A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
- A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH WHEN REQUESTING A FINAL INSPECTION.
- AS-BUILT DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE TO THE CITY OF ORMOND BEACH RULES & REGULATIONS.
- UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL LOCATE & FIELD VERIFY ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- CONTRACTOR SHALL ATTEND A MANDATORY PRE-CONSTRUCTION MEETING W/CITY STAFF PRIOR TO ANY DISTURBANCE OF PROPERTY.
- THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "AE". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0214 J. MAP EFFECTIVE DATE: FEBRUARY 19, 2014.
- ALL CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2015 FDOT DESIGN STANDARDS INDICES, THE 2015 FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, THE FDOT UTILITY ACCOMMODATIONS MANUAL AND THE 2009 MUTCD.
- ALL DISTURBED AREAS WITHIN THE FDOT ROW SHALL BE SODED.
- ELEVATIONS SHOWN HEREON ARE BASED ON, NAVD 1988 DATUM.

SHEET #	TITLE
C001	COVER
C002	OVERALL SITE LAYOUT
C003	DEMOLITION / EROSION CONTROL PLAN
C004	TREE REMOVAL PLAN
C005	DIMENSION PLAN
C006	PAVING, GRADING, & DRAINAGE PLAN
C006A	GRADING DETAILS AND SECTIONS
C007	UTILITY PLAN
C008	DETAILS
C009	DETAILS
C010	DETAILS
C011	DETAILS
C012	DETAILS
C013	DETAILS
C014	DETAILS
C015	FDOT DETAILS
C016	FDOT DETAILS
C017	FDOT DETAILS
C018	FDOT DETAILS

CITY OF ORMOND BEACH  
Site Plan Review Committee  
FINAL APPROVED PLANS

ALANN ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
CERTIFICATE NO. EB54  
880 AIRPORT RD., STE. 113  
ORMOND BEACH, FL 32174  
TEL: (386) 764-7640  
FAX: (386) 764-3927

Robert Lopez  
Planning Director

ANTARES OF ORMOND BEACH  
ORMOND BEACH, FL - VOLUSIA COUNTY, FL  
COVER

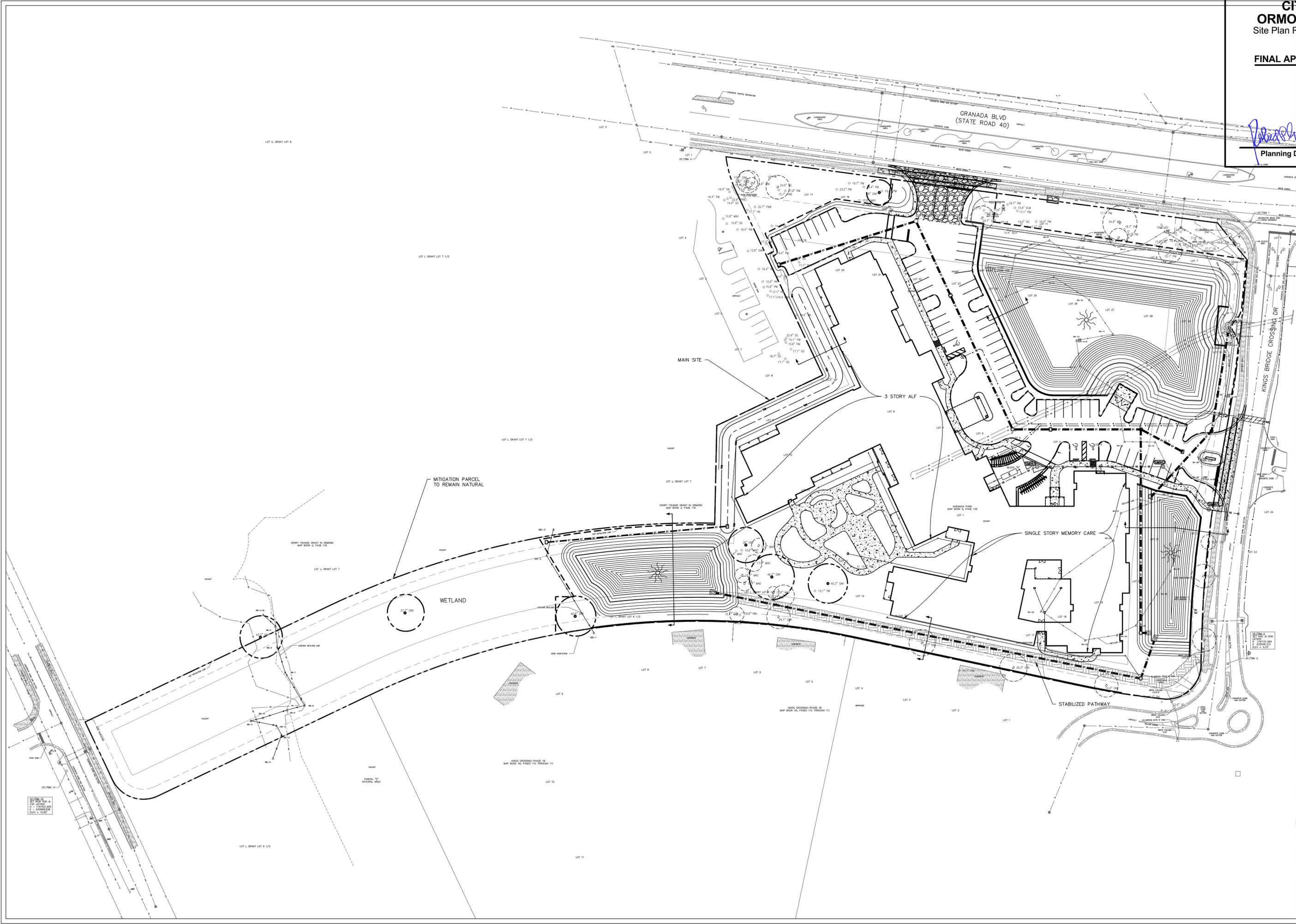
NO.	DATE	REVISION	BY
1	2/2/16	REV. PER CITY AND SJ	KAB

DATE	11/11/2015	SCALE	1"=40'
FILE	1505.1	PROJECT	1505.1
DESIGNER	KAB	DRAWN BY	CTB

US, st=FL, l=ORMOND BEACH  
The Alann Engineering Group, Inc.  
cn=Kimberly A. Buck  
email=kbuck@alanneng.com  
12127C0214J  
2016.02.05 13:25:06-0500

SHEET  
C001

*Kimberly A. Buck*  
 Planning Director



**ANTARES OF ORMOND BEACH**  
**ORMOND BEACH, FL - VOLUSIA COUNTY, FL**  
**OVERALL SITE LAYOUT**

NO.	DATE	REVISION	BY
1	2/3/16	REV. PER CITY AND SJ	KAB

DESIGNER	FILE	DATE	SCALE
KAB	1505.1	11/11/2015	1"=40'

c=US, st=FL,  
 l=ORMOND  
 BEACH, o=The  
 Alann  
 Engineering  
 Group, Inc.,  
 cn=Kimberly A.  
 Buck,  
 email=kab@ae-  
 group.com  
 2016 11 11  
 NOT VALID UNLESS  
 13:25:50 -05:00



ALANN ENGINEERING GROUP, INC.  
 CONSULTING ENGINEERS  
 CERTIFICATE NO. EB54700003  
 880 ANDREWS BLVD., SUITE 300  
 ORMOND BEACH, FL 32136  
 TEL: (386) 754-7540  
 FAX: (386) 754-3927

*Robert A. Buck*  
 Planning Director

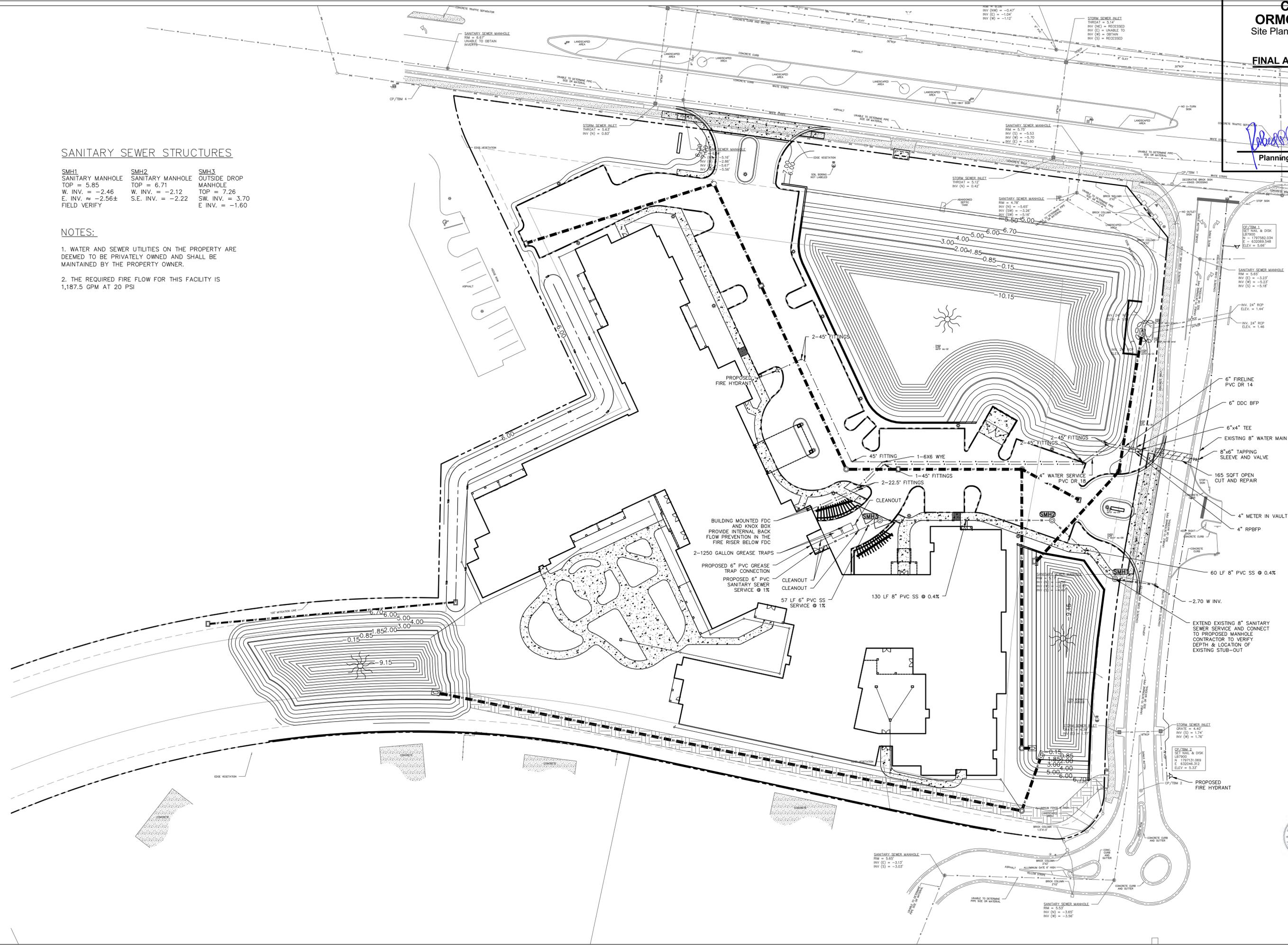


**SANITARY SEWER STRUCTURES**

SMH1 SANITARY MANHOLE TOP = 5.85 W. INV. = -2.46 E. INV. = -2.56± FIELD VERIFY	SMH2 SANITARY MANHOLE TOP = 6.71 W. INV. = -2.12 S.E. INV. = -2.22	SMH3 OUTSIDE DROP MANHOLE TOP = 7.26 SW. INV. = 3.70 E. INV. = -1.60
---	--	---

**NOTES:**

1. WATER AND SEWER UTILITIES ON THE PROPERTY ARE DEEMED TO BE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. THE REQUIRED FIRE FLOW FOR THIS FACILITY IS 1,187.5 GPM AT 20 PSI



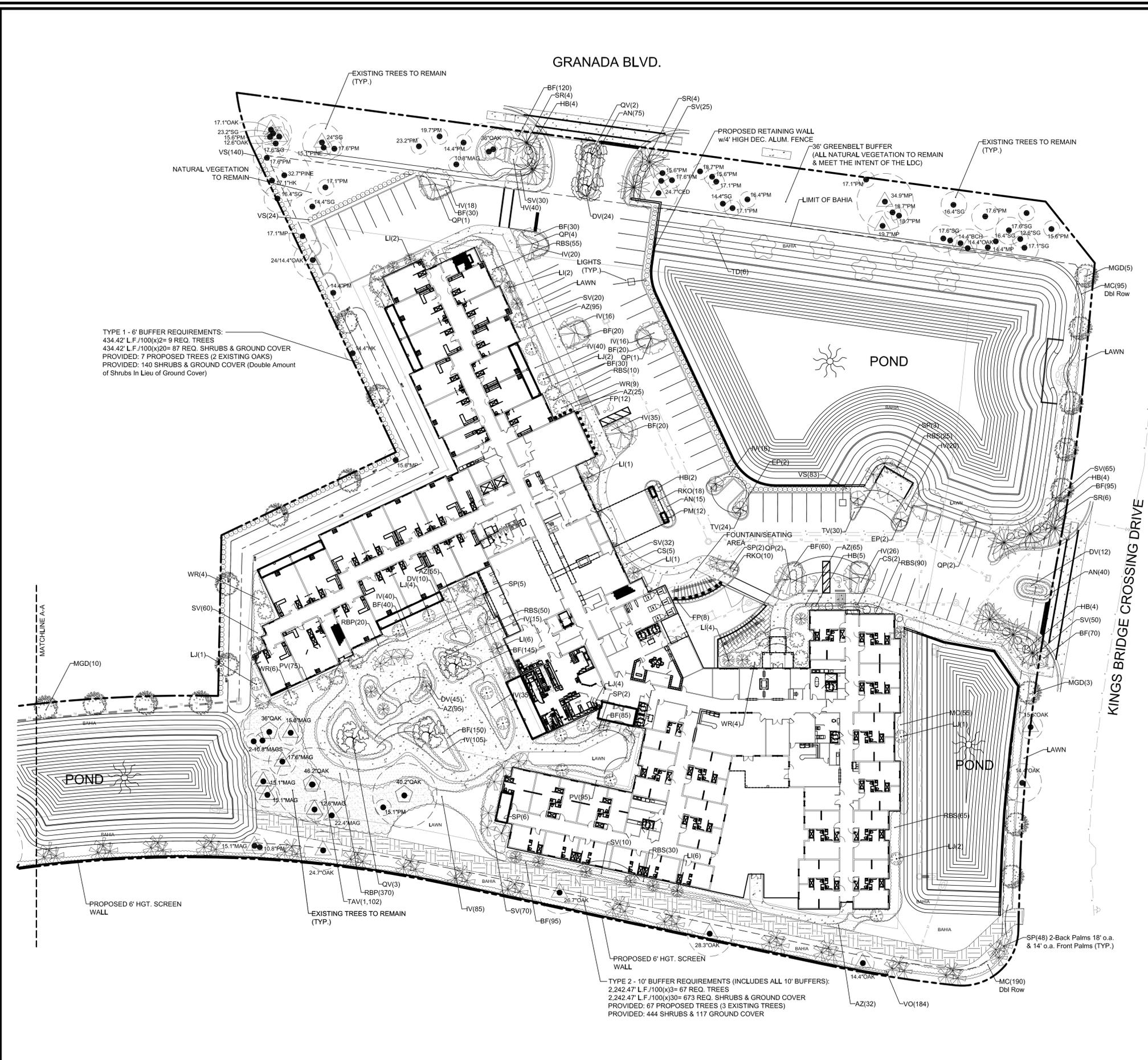
**ANTARES OF ORMOND BEACH**  
 ORMOND BEACH, FL - VOLUSIA COUNTY, FL  
 UTILITY PLAN

NO.	DATE	REVISION	BY
2	2/29/16	REV. PER CITY	KAB
1	2/3/16	REV. PER CITY AND SJ	KAB

DESIGNER	FILE	DATE	PROJECT	SCALE
KAB	1505.1	11/11/2015	1505.1	1"=30'

c=US, st=FL,  
 l=ORMOND  
 BEACH, o=The  
 Alann  
 Engineering  
 Group, Inc.,  
 cn=Kimberly A.  
 Buck,  
 email=kab@ae-  
 group.com  
 2016.02.29  
 17:48:07 1505.00'  
 NOT VALID UNDER ANY OTHER PROJECT

**SHEET C007**



- TREE LEGEND:**
- OR ● 6"QL DENOTES PROTECTED TREES TO REMAIN
  - △ OR ▲ 18"QL DENOTES SPECIMEN TREES TO REMAIN
  - OR ● 36"QV DENOTES HISTORIC TREES TO REMAIN

- 12"QL - DENOTES TREE, SIZE & TYPE
- BCH - BEECH  
CED - CEDAR  
HK - PIGNUT HICKORY  
OAK - LIVE OAK  
SG - SWEETGUM  
MAG - SOUTHERN MAGNOLIA  
JS - SOUTHERN RED CEDAR  
HB - HORNBEAN
- MP - RED MAPLE  
PB - BAY  
PINE - PINE  
PM - PALM

**PLANT LIST:**

QUAN.	KEY	BOTANICAL/Common Name	DESCRIPTION
4	EP	Ilex x attenuata 'East Palatka'	10'h.t x 4'spr.
		EAST PALATKA HOLLY	3.5" caliper min. 65 gal.
19	HB	Hibiscus 'Carnation Red'	6'h.t x 4'spr.
		RED HIBISCUS STD.	1" caliper min. 25 gal.
13	LJ	Ligustrum japonicum	8'h.t x 6'spr. (5) Trunks min.
		GLOSSY PRIVET	6" Combined caliper min. f.g.
22	LI	Lagerstroemia indica 'Muskogee'	8'h.t x 5'spr. (5) Trunks min.
		PINK CRAPE MYRTLE	6" Combined caliper min. 45 gal.
18	MGD	Magnolia grandiflora 'D.D. Blanchard'	13'h.t x 5'spr.
		D.D. BLANCHARD MAGNOLIA	3.5" caliper min. 100 gal.
9	QP	Quercus phellos 'QPSTA'	13'h.t x 9'spr.
		HIGHTOWER WILLOW OAK	3.5" caliper min. 100 gal.
5	QV	Quercus virginiana	18'h.t x 11'spr.
		LIVE OAK	6" caliper min. 300 gal.
66	SP	Sabal palmetto	14-18' o.a. hts.
		CABBAGE PALM	10" Diam. Trunk B&B
10	SR	Syagrus romanzoffiana	14' clear trunk (matched hts.)
		QUEEN PALM	10" Diam. Trunk B&B
6	TD	Taxodium distichum	6@ 18' o.a. ht.
		BALD CYPRESS	6" caliper; f.g. (Front Pond)
23	WR	Washingtonia robusta	14-22' o.a. hts.
		WASHINGTON PALM	10" Diam. Trunk B&B
367	AZ	Liriope 'Variegata'	1 gal. full
		AZTEC GRASS	18" o.c.
1,010	BF	Bulbine frutescens 'Hallmark'	1 gal. full
		ORANGE BULBINE	18" o.c.
7	CS	Cupressus sempervirens	6' o.a. ht.
		ITALIAN CYPRESS	15 gal.
131	DV	Dietes vegeta	20" ht.
		WHITE AFRICAN IRIS	24" o.c.
20	FP	Ficus pumila	1 gal. Staked
		CREEPING FIG	12" Trail; 5' o.c.
511	IV	Ilex vomitoria 'Strokes Dwarf'	15"ht x 15" spr.
		DWARF YAUPON HOLLY	3 gal. 30" o.c.
340	MC	Muhlenbergia capillaris	30"ht x 24" spr.
		MUHLY GRASS	3 gal. 36" o.c.
170	PV	Pittosporum tobira 'Variegata'	18"ht x 18" spr.
		VARIEGATED PITTOSPORUM	3 gal. 30" o.c.
28	RKO	Rosa 'Radtka'	24"ht x 20" spr.
		DOUBLE KNOCKOUT RED ROSES	7 gal. 36" o.c.
390	RBP	Ruellia brittoniana 'Compacta Katie'	1 gal. full
		PINK MEXICAN BLUEBELL	18-20" o.c. full
325	RBS	Ruellia brittoniana 'Purple Showers'	30"ht x 24" spr.
		PURPLE SHOWER MEXICAN BLUEBELL	3 gal. 30" o.c.
130	AN	Annuals	6" pots w/ osmocote
		SEASONAL FLOWERS	18" o.c. full
362	SV	Schefflera arboricola 'Trinette'	24"ht. x 24" spr.
		DWARF VARIEGATED SCHEFFLERA	3 gal. 30" o.c.
1,102	TAV	Trachelospermum asiaticum 'Variegatum'	1 gal. full
		VARIEGATED ASIATIC JASMINE	12" runners min. 20-24" o.c.
54	TV	Tulbaghia violacea	1 gal. full
		PURPLE SOCIETY GARLIC	(12) Bibs min. 18" o.c.
247	VS	Viburnum suspensum	24"ht. x 24" spr.
		SANDANKWA VIBURNUM	3 gal. 36" o.c.
184	VO	Viburnum odoratissimum	24"ht. x 24" spr.
		SWEET VIBURNUM	3 gal. 36" o.c.

As Req. LAWN St. Augustine 'Floratum'  
\* INDICATES NATIVE SPECIES

**LANDSCAPE CONTRACTOR NOTES:**

- The landscape contractor shall remove all dead wood from all trees and all palms shall have their dead fronds and seed heads removed prior to final CO. This applies to trees and palms within the developed area only. The greenbelt natural area is exempted.

Digitally signed by  
Richard B Truitt  
DN: c=US, o=IdenTrust  
ACES Unaffiliated  
Individual, cn=Richard  
B Truitt,  
0.9.2342.19200300.100  
.1.1=A01097C000015  
164212A38000037A3  
Date: 2016.02.26  
10:37:45 -05'00'

GRAPHIC SCALE  
0 15 30 60 90  
SCALE: 1" = 30'

ANTARES OF ORMOND BEACH  
ORMOND BEACH, FLORIDA  
LANDSCAPE PLAN

NO.	DATE	REVISION	BY
2	02-25-16	REVISED PER CITY COMMENTS	
1	01-23-16	REVISED PER CITY COMMENTS	

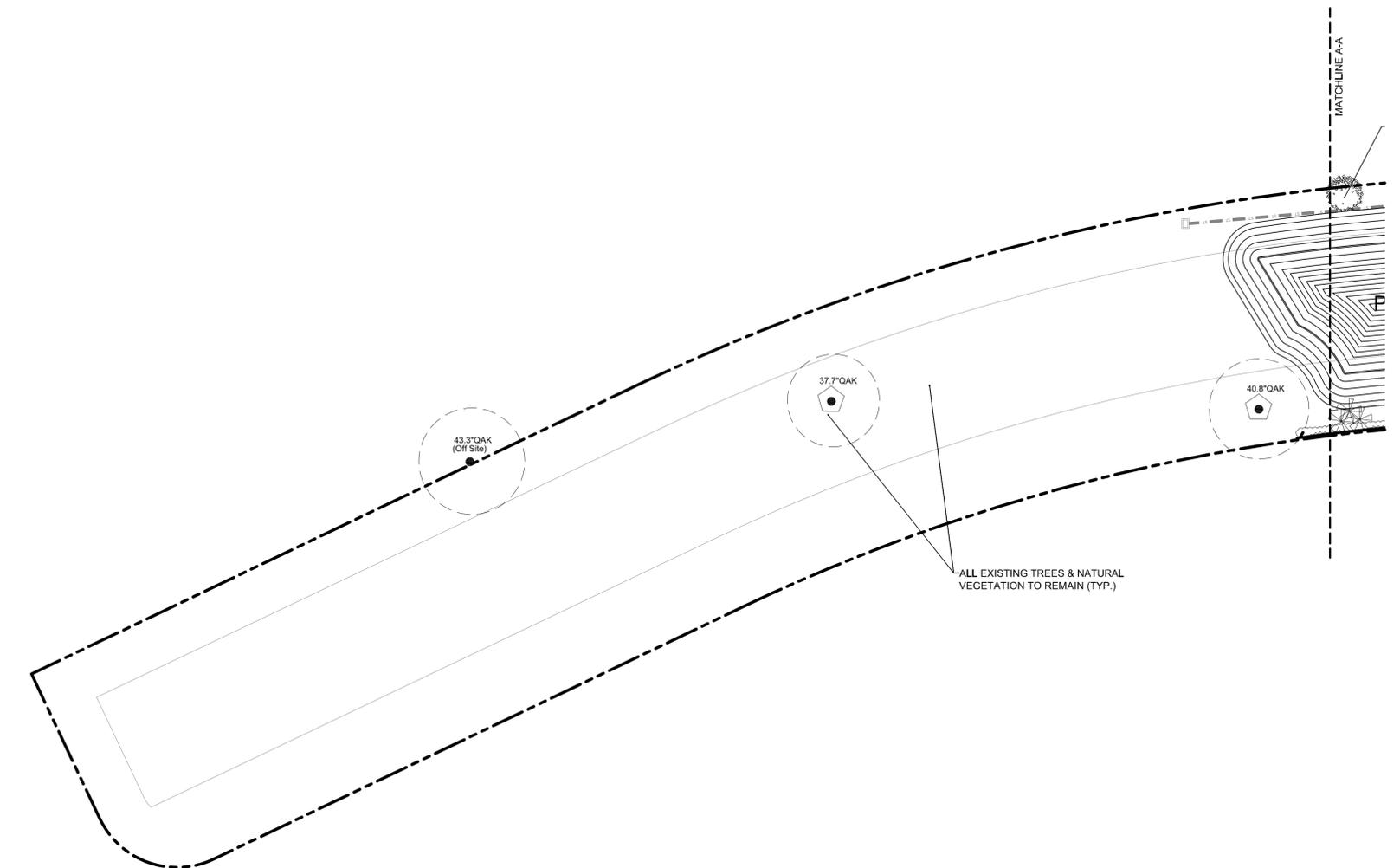
DESIGNER	RBT
DRAWN BY	CAD
FILE	ANTARES_LAND1
PROJECT	ALF
DATE	11-10-15
SCALE	1"=30'-0"

*Richard B. Truitt*  
Planning Director



**RICHARD B. TRUITT**  
LANDSCAPE ARCHITECTURE, INC.  
FL. REG. LA00002918  
111 S. PALM BLVD., SUITE 100  
ORMOND BEACH, FL 32176  
TEL: (386) 672-5457

**ANTARES OF ORMOND BEACH  
ORMOND BEACH, FLORIDA  
LANDSCAPE PLAN**



**LANDSCAPE SITE DATA CHART:**

DEVELOPED SITE ACREAGE = 6.85 ACRES = 298,877.64 S.F. / 1500 S.F. = 199 REQ. TREES  
 LANDSCAPE AREA = 65,963 S.F./400 = 165 REQ. TREES (GREATER REQUIREMENT SHALL APPLY)  
 (81,615 S.F. Subt. 15,652.44 for Greenbelt) = 65,963 S.F. LANDSCAPE AREA; EXCLUDES PONDS & WEST FINGER)  
 TOTAL TREES REQUIRED ON SITE = 199 REQUIRED TREES  
**PROPOSED TREES CREDITS AS FOLLOWS:**  
 (24) EXISTING TREES PRESERVED ON SITE = 24 TREES  
 (35) CRAPES & LIGUSTRUM x (2) TREE CREDIT = 70 TREES  
 (5) TREES (QV) @ 6" x (6) TREE CREDIT = 30 TREES  
 (18) TREES (MGD) @ 3.5" x (2) TREE CREDIT = 36 TREES  
 (4) TREES (EP) @ 3.5" x (1) TREE CREDIT = 4 TREES  
 (9) TREES (QP) @ 3.5" x (1) TREE CREDIT = 9 TREES  
 (99) PROPOSED PALMS (3:1) = 33 TREES  
**TREES PROVIDED ON SITE = 206 TREES**

**GREENBELT BUFFER SITE DATA CHART:**

GREENBELT LINEAL FOOTAGE = 434.79' (x) 36' = 15,652.44 S.F.  
 15,652.44 S.F. / (1) TREE / 200 S.F. = 78 REQUIRED TREES  
**TREE CREDITS ARE AS FOLLOWS:**  
 (33) EXISTING PALMS PRESERVED ON SITE (3:1) = 11 TREES  
 (33) EXISTING TREES PRESERVED ON SITE = 33 TREES  
 (6) CYPRESS TREES @ 6" x (6) TREE CREDIT = 36 TREES  
**TOTAL PROVIDED TREES: = 80 PROVIDED TREES**

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The City of Ormond Beach shall not be responsible for any damages to utility or irrigation lines.
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations and site changes are to be brought to the attention of the Landscape Architect for clarification prior to installation.
- In the event mechanical equipment is installed on the site in a different area than shown on the plans or if mechanical equipment is added that is not shown on the plans it shall be fully screened by either fencing or vegetation or a combination of both.

**PLANTING NOTES:**

- (See plant specification and details for additional standards)
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All trees within lawn areas shall have a 48" diameter mulch ring.
- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Floritam" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Paspalum notatum. All sod is to be laid level, tight, and cut even along planting beds.
- All plants are to be top dressed with a minimum of 3"-inch layer of cypress mulch, Grade A or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project manager.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage, and 50% overlap.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set rootballs are not acceptable. (REFER TO PLANTING DETAILS)

**SITE NOTE:**

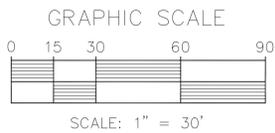
- All existing natural areas to be cleaned of all debris, deadwood, dead palm fronds, invasive plant material on the ground or within the trees to remain.

**SPECIMEN TREE DATA:**

(244) SPECIMEN TREES /6.85 ACRES = 35.62 TREES PER ACRE = 4 PER ACRE  
 OF SPECIMEN TREES REQUIRED TO BE SAVED  
 4 (x) 6.85 = 27 SPECIMEN TREES TO BE SAVED  
 (32) SPECIMEN TREES PRESERVED ON SITE



Digitally signed by  
 Richard B Truitt  
 DN: c=US, o=IdenTrust  
 ACES Unaffiliated  
 Individual, cn=Richard  
 B Truitt,  
 0.9.2342.19200300.10  
 0.1.1=A01097C000001  
 5164212A38000037A3  
 Date: 2016.02.26  
 10:38:39 -05'00'



NO.	DATE	REVISION	BY
2	02-25-16	REVISED PER CITY COMMENTS	RBT
1	01-23-16	REVISED PER CITY COMMENTS	RBT

DESIGNER	RBT
DRAWN BY	CAD
FILE	ANTARES_LAND1
PROJECT	ALF
DATE	11-10-15
SCALE	1"=30'-0"