A SUBDIVISION PLAT OF

ORMOND CROSSINGS PHASE B

LOCATED IN GOVERNMENT SECTIONS 26 & 35
TOWNSHIP 13 SOUTH, RANGE 31 EAST
CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK _____ , PAGE _____

GENERAL SUBDIVISION PLAT NOTES:

1. THE PLATTED LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "A" AND "X" ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) FOR VOLUSIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 125155 0203 G (MAP No. 12127C0203G) EFFECTIVE DATE: APRIL 15, 2002, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATIONS. FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE, USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER, DATE AND FLOOD ZONE DETERMINATIONS.

2. BASIS OF BEARINGS: BEARINGS LOCALLY REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AS SHOWN, VOLUSIA COUNTY, FLORIDA, BEING N49°44'06"W.

3. LOT LINES INTERSECTING ARCS SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.

4. UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.

5. COORDINATES SHOWN ON THIS PLAT, IF ANY, ARE REFERENCED TO THE EAST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD83) BASED ON THE PALM COAST PRIMARY CONTROL TRAVERSE MONUMENTS (L-MONUMENTS) SET BY B.R. WATTLES, LS #1443. SAID PRIMARY CONTROL TRAVERSE WAS BASED ON THE U.S. COAST & GEODETIC SURVEY (USCGS) MONUMENTS AND WAS REPORTED TO HAVE A PRECISION RATIO OF 1:25,000 TO 1:100,000.

6. THE CITY OF ORMOND BEACH, FLORIDA REQUIRES THAT ALL NEW UTILITY LINES AND PIPES SERVING NEW CONSTRUCTION BE LOCATED UNDERGROUND.

7. THE JURISDICTIONAL WETLAND LINES SHOWN HEREON WERE FLAGGED BY ENVIRONMENTAL MANAGEMENT SYSTEMS (EMS) OF ST. AUGUSTINE, FLORIDA, AND FIELD LOCATED BY TOMOKA ENGINEERING (PRIOR).

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.

NOTES REGARDING EASEMENTS:

1. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. "SECTION 177.091(28), FLORIDA STATUTES."

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SEVERABLE, NON-EXCLUSIVE, PERPETUAL EASEMENTS DEDICATED TO THE PUBLIC, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS, UNLESS OTHERWISE INDICATED.

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____,
2014, THIS PLAT WAS APPROVED.

BY: _____

CITY ENGINEER

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____,
2014, THIS PLAT WAS APPROVED.

BY: _____

CITY PLANNING MANAGER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON
THE _____ DAY OF _____, 2014, AT _____
FILE NO. _____.

BY: _____

CLERK

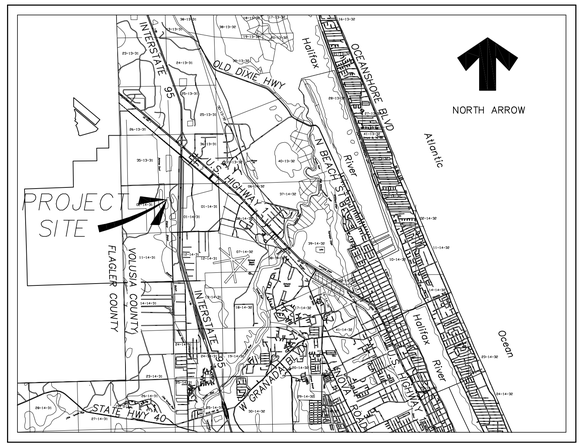
CERTIFICATE OF APPROVAL BY THE CITY OF ORMOND BEACH, FLORIDA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____,
2014, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF ORMOND BEACH, FLORIDA.

CITY COUNCIL OF ORMOND BEACH, FLORIDA

BY: _____ ATTEST: _____

MAYOR, CITY OF ORMOND BEACH CITY CLERK



VICINITY MAP – NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 26 AND 35, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING #1 BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 1 AND THE SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 (PRIOR OFFICIAL RECORDS BOOK 3095, PAGES 496-497) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 160 FOOT WIDE PUBLIC RIGHT OF WAY) S49°53'06"E, A DISTANCE OF 3192.98 FEET TO THE NORTHWESTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 5234, PAGES 4878 – 4883 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RIGHT OF WAY LINE, S40°00'43"W A DISTANCE OF 649.82 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT WIDE RAILROAD RIGHT OF WAY) AND TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR CONVENIENCE, THENCE DEPARTING SAID NORTHWESTERLY LINE N49°44'06"W ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 2658.92 FEET, TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE N00°20'04"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 836.51 FEET TO POINT OF BEGINNING #1...

THENCE RETURNING TO SAID POINT "A" FOR A POINT REFERENCE, THENCE S36°19'14"E A DISTANCE OF 431.05 FEET TO POINT OF BEGINNING #2,

THENCE S40°14'21"W A DISTANCE OF 312.31 FEET, THENCE S74°28'18"W A DISTANCE OF 1564.31 FEET, THENCE N50°47'54"W A DISTANCE OF 159.49 FEET, THENCE N07°52'31"W A DISTANCE OF 83.18 FEET, THENCE N27°57'25"E A DISTANCE OF 63.72 FEET, THENCE N16°27'04"W A DISTANCE OF 614.42 FEET, THENCE N34°58'34"W A DISTANCE OF 61.59 FEET, THENCE N41°57'44"W A DISTANCE OF 100.71 FEET, THENCE N39°19'34"E A DISTANCE OF 293.14 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.00 FEET, AN ARC DISTANCE OF 157.92, A CENTRAL ANGLE OF 11°02'04", A CHORD BEARING OF N50°31'35"W, AND A CHORD DISTANCE OF 157.68 FEET, THENCE N56°02'37"W A DISTANCE OF 189.58 FEET, THENCE N33°02'07"E A DISTANCE OF 179.64 FEET, THENCE N57°27'22"W A DISTANCE OF 91.85 FEET, THENCE N19°19'37"E A DISTANCE OF 115.48 FEET, THENCE N14°36'37"E A DISTANCE OF 125.83', THENCE N03°48'25"E A DISTANCE OF 122.22 FEET, THENCE N02°59'10"W A DISTANCE OF 139.10 FEET, THENCE N13°00'04"W A DISTANCE OF 141.57 FEET, THENCE N23°29'24"W A DISTANCE OF 126.49 FEET, THENCE N31°55'47"W A DISTANCE OF 102.14 FEET, THENCE N40°14'21"E A DISTANCE OF 95.03 FEET TO THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE S49°44'06"E A DISTANCE OF 2485.42 FEET TO POINT OF BEGINNING #2.

THE ABOVE DESCRIBED NON-CONTIGUOUS PARCELS CONTAIN 103.60 ACRES, IN THE AGGREGATE, MORE OR LESS.

CERTIFICATE OF REVIEW

I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF ORMOND BEACH, FLORIDA. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES, AND THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, PLATTING REGULATIONS.

DATE: _____ BY: _____

PRINT NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO:

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT **PALM COAST HOLDINGS, INC.** A FLORIDA CORPORATION, IS THE OWNER OF THE LANDS DESCRIBED ON THIS PLAT AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATTED AS SHOWN, AND HEREBY DEDICATE THIS PLAT TO BE KNOWN AS "ORMOND CROSSINGS PHASE B" FOR THE USES AND PURPOSES EXPRESSED HEREON SUBJECT TO THE NOTES SHOWN ON THIS PLAT.

TRACTS "D" AND "E" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF ORMOND BEACH, FLORIDA, FOR PUBLIC RIGHT OF WAY PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

TRACTS "G" AND "H" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF ORMOND BEACH, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC LIFT STATIONS.

TRACTS "I", "J", "K", "L" AND "M" SHOWN HEREON ARE HEREBY DEDICATED TO PALM COAST HOLDINGS, INC., AND TO THE CITY OF ORMOND BEACH, FLORIDA, FOR INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO PALM COAST HOLDINGS, INC., AND TO THE CITY OF ORMOND BEACH, FLORIDA, FOR INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

MULTI-USE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF ORMOND BEACH, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

CONSERVATION EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), FOR WETLAND PRESERVATION AND CONSERVATION PURPOSES IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES.

IN WITNESS WHEREOF, THE OWNER HEREUNTO SET ITS HAND AND SEAL, ON THIS _____
DAY OF _____, 2014.

ATTEST: PALM COAST HOLDINGS, INC.

_____ BY: _____

_____ _____

CORPORATE SECRETARY CORPORATE VICE PRESIDENT

[CORPORATE SEAL]

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ ,
2014, BY _____, AS OWNER AND HE/SHE IS PERSONALLY KNOWN TO ME OR
HAS PROVIDED ME THE FOLLOWING IDENTIFICATION _____ .

_____

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____

NAME: _____ MY COMMISSION NUMBER IS: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE _Xth_ DAY OF _MONTH_, 2014, DID COMPLETE THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS AND FLOOD ZONES THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY SECTION 177.091 (7), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8) FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA.

_____ DATE _____

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 6105

KUHAR
SURVEYING AND MAPPING, LLC
112 OCEAN GROVE DRIVE, ORMOND BEACH, FL 32176
386-295-8051 – www.kuharsurveying.com
LB 7991 LS (PSM) 6105

A SUBDIVISION PLAT OF

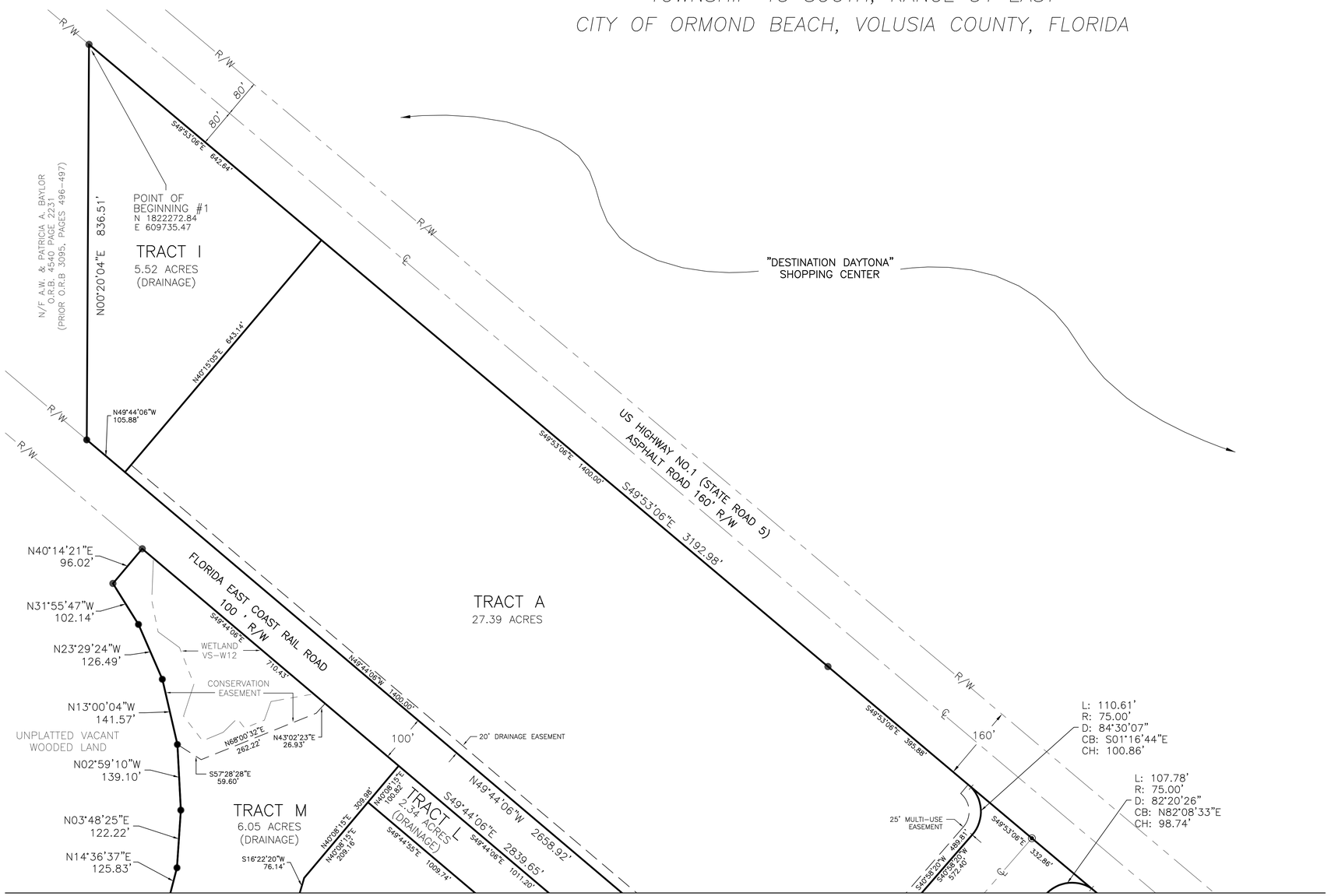
ORMOND CROSSINGS PHASE B

LOCATED IN GOVERNMENT SECTIONS 26 & 35
TOWNSHIP 13 SOUTH, RANGE 31 EAST
CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK _____ , PAGE _____

NORTH ARROW

0' 60' 120' 240'
SCALE 1" = 120'



MATCH LINE SHEET 3

LEGEND / ABBREVIATIONS:

R/W – RIGHT-OF-WAY
SR – STATE ROAD
CL – CENTERLINE
MB – MAP BOOK
PG – PAGE
○ – FIR (FOUND IRON ROD) AS NOTED
● SIR – SET 1/2" DIAMETER IRON ROD WITH CAP (KUHAR LB 7991)
MH: MANHOLE
SS: SANITARY SEWER
PLAT: RECORDED DATA
MEAS: FIELD MEASURED DATA
HWY: HIGHWAY
S.R.: STATE ROAD
◉ SET PERMANENT CONTROL POINT (PCP) NAIL & DISK # 7991

POB – POINT OF BEGINNING
T/W – TOGETHER WITH
POR – POINT OF REFERENCE
ORB – OFFICIAL RECORDS BOOK
D – DELTA (ANGLE)
R – RADIUS
L – ARC (LENGTH)
CH – CHORD (LENGTH)
CB – CHORD BEARING
RLS – REGISTERED LAND SURVEYOR
PCP – PERMANENT CONTROL POINT
LB – LICENSED BUSINESS
DESC – REFERENCE PER LEGAL DESCRIPTION
: SIGNAGE
: UTILITY POLE

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A SUBDIVISION PLAT OF

ORMOND CROSSINGS PHASE B

LOCATED IN GOVERNMENT SECTIONS 26 & 35

TOWNSHIP 13 SOUTH, RANGE 31 EAST

CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK _____ , PAGE _____

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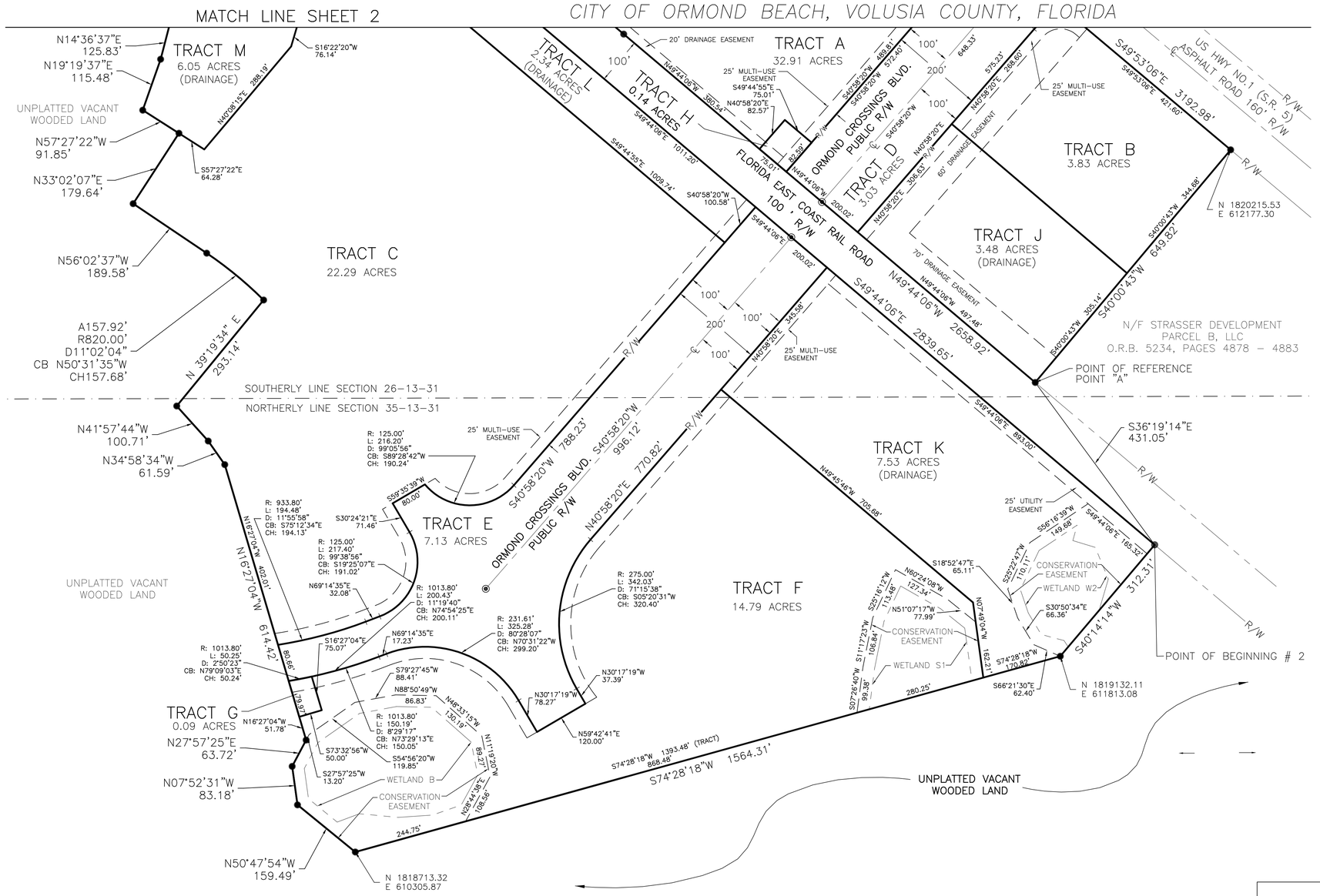

LEGEND / ABBREVIATIONS:

R/W – RIGHT-OF-WAY
SR – STATE ROAD
CL – CENTERLINE
MB – MAP BOOK
PG – PAGE
○ – FIR (FOUND IRON ROD) AS NOTED
● SIR – SET 1/2" DIAMETER IRON ROD WITH CAP (KUHAR LB 7991)
MH: MANHOLE
SS: SANITARY SEWER
PLAT: RECORDED DATA
MEAS: FIELD MEASURED DATA
HWY: HIGHWAY
S.R.: STATE ROAD
◉ SET PERMANENT CONTROL POINT (PCP) NAIL & DISK # 7991

POB – POINT OF BEGINNING
T/W – TOGETHER WITH
POR – POINT OF REFERENCE
ORB – OFFICIAL RECORDS BOOK
D – DELTA (ANGLE)
R – RADIUS
L – ARC (LENGTH)
CH – CHORD (LENGTH)
CB – CHORD BEARING
RLS – REGISTERED LAND SURVEYOR
PCP – PERMANENT CONTROL POINT
LB – LICENSED BUSINESS
DESC – REFERENCE PER LEGAL DESCRIPTION
: SIGNAGE
: UTILITY POLE

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LEGEND / ABBREVIATIONS:

R/W – RIGHT-OF-WAY
SR – STATE ROAD
CL – CENTERLINE
MB – MAP BOOK
PG – PAGE
FCSWR – FLAGLER COUNTY STORM WATER RETENTION
○ – FIR (FOUND IRON ROD) AS NOTED
● SIR – SET 1/2" DIAMETER IRON ROD WITH CAP (KUHAR LB 7991)
MH: MANHOLE
SS: SANITARY SEWER
PLAT: RECORDED DATA
MEAS: FIELD MEASURED DATA

POB – POINT OF BEGINNING
T/W – TOGETHER WITH
POR – POINT OF REFERENCE
ORB – OFFICIAL RECORDS BOOK
D – DELTA (ANGLE)
R – RADIUS
L – ARC (LENGTH)
CH – CHORD (LENGTH)
CB – CHORD BEARING
PRFCF – PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
RLS – REGISTERED LAND SURVEYOR
PCP – PERMANENT CONTROL POINT
LB – LICENSED BUSINESS
DESC – REFERENCE PER LEGAL DESCRIPTION
: SIGNAGE
: UTILITY POLE

SURVEYOR'S GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMED, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 1 BEING S49°53'06"W, AS SHOWN.

2. THIS SURVEY IS NOT VALID UNLESS SIGNED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR/MAPPER AND EMBOSSED WITH RAISED SEAL.

3. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS NOT SHOWN HEREON THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS. NO TITLE INFORMATION WAS FURNISHED TO THE UNDERSIGNED FOR THE SUBJECT OR ADJACENT LANDS.

4. BOUNDARY INFORMATION AS SHOWN IS BOTH RECORD AND MEASURED UNLESS OTHERWISE INDICATED.

5. NOT SHOWN HEREON: TREES, TOPOGRAPHY, SPECIFIC WETLAND GEOMETRY, UNDERGROUND UTILITIES, UTILITY SERVICE APPURTENANCES (ACCENT LIGHTING, IRRIGATION, ETC), UNDERGROUND FOUNDATIONS.

6. COORDINATES SHOWN HEREON REFER TO NORTH AMERICAN DATUM 1983, FLORIDA STATE PLANE, EAST ZONE.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 26 AND 35, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING #1 BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 1 AND THE SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 (PRIOR OFFICIAL RECORDS BOOK 3095, PAGES 496–497) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 160 FOOT WIDE PUBLIC RIGHT OF WAY) S49°53'06"E, A DISTANCE OF 3192.98 FEET TO THE NORTHWESTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 5234, PAGES 4878 – 4883 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RIGHT OF WAY LINE, S40°00'43"W A DISTANCE OF 649.82 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT WIDE RAILROAD RIGHT OF WAY) AND TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR CONVENIENCE, THENCE DEPARTING SAID NORTHWESTERLY LINE N49°44'06"W ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 2658.92 FEET, TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE N00°20'04"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 836.51 FEET TO POINT OF BEGINNING #1...

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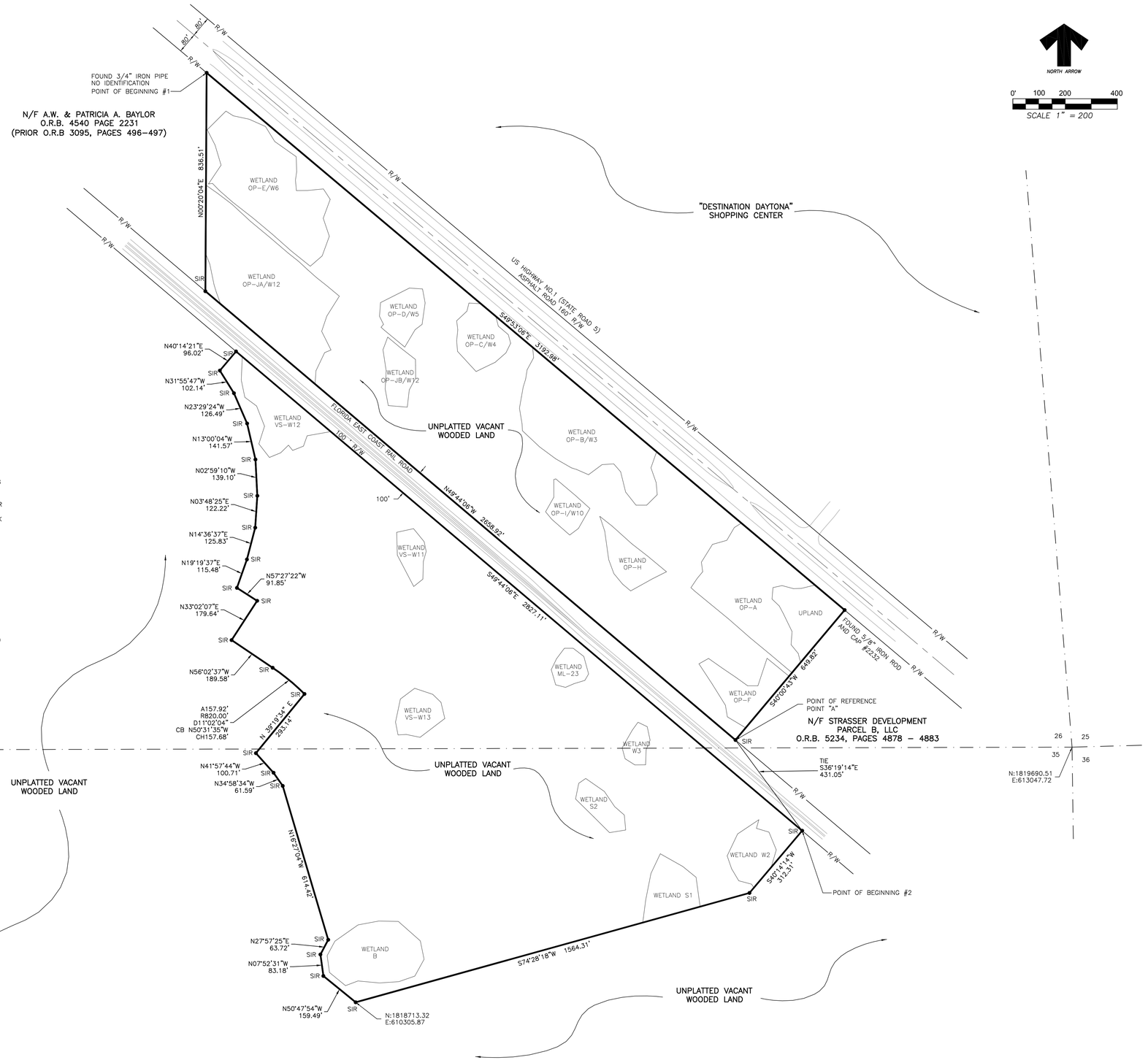
THE ABOVE DESCRIBED NON-CONTIGUOUS PARCELS CONTAIN 103.60 ACRES, IN THE AGGREGATE, MORE OR LESS.



KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

KUHAR SURVEYING AND MAPPING, LLC
112 OCEAN GROVE DRIVE, ORMOND BEACH, FL 32176
386–295–8051 – www.kuharsurveying.com
LB 7991 LS (PSM) 6105

REVISIONS		
NO	DATE	DESCRIPTION

BOUNDARY SURVEY
SEC 26 & 35, TWP 13 SOUTH, RGE 31 EAST
PREPARED FOR: PALM COAST HOLDINGS, INC.

PROJECT NO. K14003
DRAWING REFERENCE NO. K14003–BOUNDARY
REVISION NO./DATE
ORIGINAL ISSUE DATE 12/01/2014
SHEET 1 OF 1

C:\Projects\KUHAR 14003 - FLCI OXING B\DWG\K14003 - BOUNDARY.dwg

CONSTRUCTION PLANS FOR ORMOND CROSSINGS PHASE B

PROJECT OWNER/DEVELOPER
TOMOKA HOLDINGS, LLC
145 CITY PLACE, SUITE 300
PALM COAST, FL 32164
PHONE : 386-446-6226
FAX : 386-445-2653
CONTACT: CLINT SMITH

PLANNER
RDL PLANNING & DESIGN
WINDERMERE, FL 34786
PHONE : 407-876-4644
FAX : 407-876-4645
CONTACT: ROBERT D. LONDEREE

CIVIL ENGINEER
SINGHOFEN & ASSOCIATES INC.
11723 ORPINGTON ST., SUITE 100
ORLANDO, FL 32817
PHONE: 407-679-3001
FAX: 407-679-2691
CONTACT: ROBERT GAYLORD

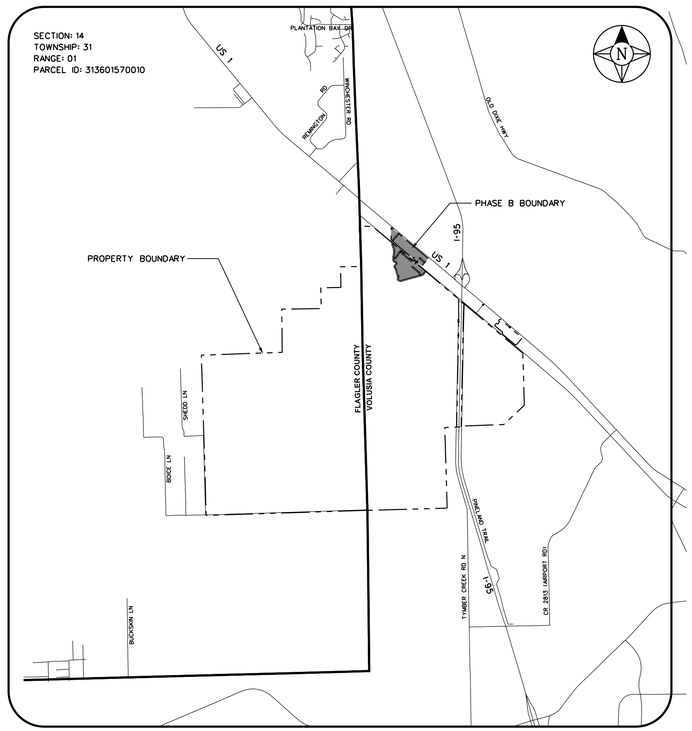
STRUCTURAL ENGINEER
GAI CONSULTANTS
618 E. SOUTH STREET, SUITE 630
ORLANDO, FL 32801
PHONE: 407-423-8398
FAX: 407-843-1070
CONTACT: RANDY MINER

SURVEYOR
KUHAR SURVEYING & MAPPING, LLC
112 OCEAN GROVE DRIVE
ORMOND BEACH, FL 32176
PHONE: 386-295-8051
CONTACT: KEN KUHAR

ENVIRONMENTAL
ENVIRONMENTAL SERVICES, INC.
124 N. NOVA ROAD, PMB 129
ORMOND BEACH, FL 32174
PHONE: 386-566-2733
FAX: 866-633-5688
CONTACT: SHANNON JULIEN

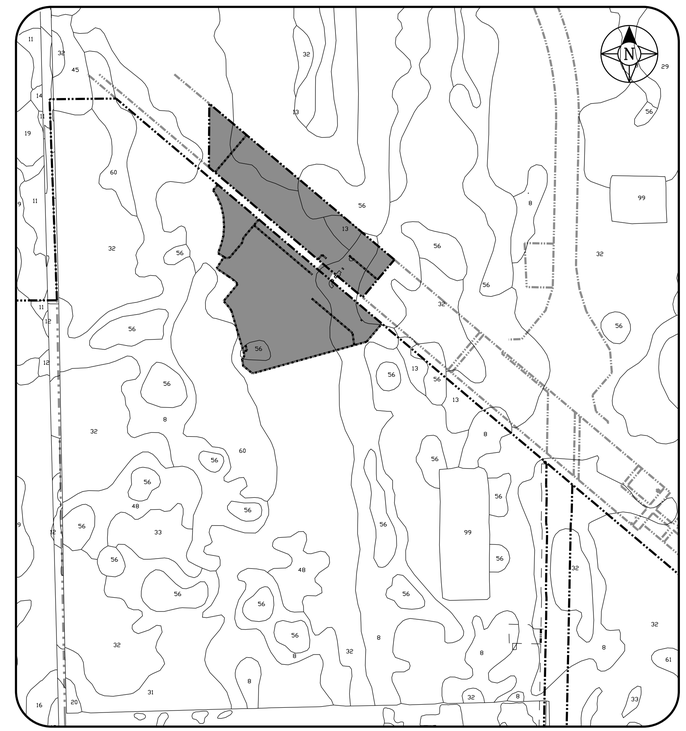
LANDSCAPE ARCHITECT
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD.
ORMOND BEACH, FL 32174
PHONE: 386-677-2482
FAX : 386-677-2505
CONTACT: PAUL MOMBERGER

TRAFFIC ENGINEER
LASSITER TRANSPORTATION GROUP, INC.
123 LIVE OAK AVENUE
DAYTONA BEACH, FL 32114
PHONE: 386-257-2571
FAX: 386-257-6996
CONTACT: DAN D'ANTONIO



LOCATION MAP

SCALE: 1" = 5000'



SOILS MAP

SCALE: 1" = 1000'

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26	Stormwater Pond 38 Site Layout
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29	Stormwater Pond Details & Cross Sections
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42	SWPPP Details
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Governing Specifications:
FDOT Standard Specifications for Road and Bridge Construction, 2014 Edition.

City of Ormond Beach Construction Details, March 2014

Included in plans by reference:
State of Florida, Department of Transportation Roadway and Traffic Design Standards (Booklet dated 2014)

Note: The scale of these plans may have changed due to reproduction.

PREPARED BY:

SINGHOFEN & ASSOCIATES INC.
Stormwater Management and Civil Engineering

11723 Orpington Street, Suite 100
Orlando Florida 32817
Phone (407) 679-3001 Fax (407) 679-2691
DBPR No. 5112

Revision	Date	Approved

CONSTRUCTION PLANS FOR ORMOND CROSSINGS PHASE B - SAI P.N. 2002-008.10

M:\OC_Phase2\DGN\OC2-Cover.dgn

GENERAL NOTES:

1. The Contractor shall have all required permits in-hand prior to beginning construction, and shall perform all work in accordance with the requirements of the various permits included in the Contract Documents and those obtained by the Contractor.

2. Known permits that the Contractor must apply for include the FDEP Notice of Intent, and FDEP Notice of Termination. The Contractor shall prepare all documents and pay all fees associated with these permits. Additional permits required for construction of the project are the Contractor's responsibility to obtain, including documentation and fees. Permits obtained by the Owner are included in the Contract Documents. Payment included in the cost of Mobilization.

3. A Preconstruction Conference is required to be held at the City of Ormond Beach prior to any site or construction improvements to the subject property. At least seven days prior to the Preconstruction Conference, the Contractor shall submit a Construction Progress Schedule and a Traffic Control Plan to the Engineer for approval. No work shall begin prior to approval of the Construction Progress Schedule and the Traffic Control Plan.

4. The Construction Progress Schedule shall utilize the critical path method (CPM) format to describe in detail how the construction is to be phased and to establish start and finish dates for all significant construction activities. The approved schedule will be updated to reflect actual work progress and submitted to the Engineer on a monthly basis. Payment will be included in the pay item for Mobilization.

5. The Traffic Control Plan shall be prepared by a person certified by the Florida Department of Transportation as having satisfactorily completed an FDOT approved work zone traffic control training course and shall be submitted for approval by the City. The Traffic Control Plan shall describe how traffic is to be controlled during each construction phase. Details shall be provided for the access of construction vehicles and personnel and for routing trucks during earthwork operations. Payment will be included in the pay item for Mobilization.

6. The Contractor shall submit at the Preconstruction Conference an Erosion Control Plan that addresses the installation and maintenance of all temporary and permanent sediment and erosion control devices to be utilized during each phase of construction, including clearing and grubbing for each construction phase and the handling and hauling of excavated materials and backfill. The plan also shall detail the erosion control measures to be employed at all stockpile and construction staging areas and shall define the maximum limits of all active construction zones and the maximum amount of time each segment of the project will be unprotected against erosion.

7. Prior to beginning construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and reference point ties shown on the plans; and/or a set of field notes with the location, description and elevation of all additional benchmark and reference point ties proposed to be used in constructing the project. All submittals shall be signed and sealed by a Professional Surveyor and Mapper registered in the State of Florida. Payment shall be included in the pay item for Mobilization.

8. Kuhar Surveying & Mapping LLC (386-295-8051), provided supplemental spot elevations, portions of the topography, benchmarks, rights-of-way, and utility information.

9. All property corners and monuments shown on the plans or found during construction shall be preserved. If a property corner or monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer without delay and shall provide written follow up confirmation within 48 hours of notification.

10. Any U.S.C.G.S. monument within the limits of construction shall be protected. If in danger of damage, the Contractor shall immediately notify the Engineer and:

    NOAA National Geodetic Survey
    West Tennessee Street
    Tallahassee, Florida 32304
    850-488-2427

11. Existing concrete and asphalt pavement shall be saw-cut as required for construction.

12. The Limits of Construction are defined as roadway rights-of-way, permanent drainage and/or utility easements, or as shown on construction plans.

13. Where the required minimum separation between utilities is specified, the distance shall be measured from outside of pipe to outside of pipe.

14. All existing utilities are to be adjusted or relocated by others, unless noted otherwise on the drawings or directed by the Engineer.

15. Prior to any scheduled interruption of utility service, the Contractor shall coordinate such interruption with the utility provider and shall provide a minimum 24-hour notice to the affected parties. In the case of a water main shut down, a minimum 24-hour notice also shall be provided to the local fire department.

16. The Contractor shall notify the gas utility a minimum of two (2) working days prior to excavation, as required by Chapter 77-153 of the Florida Statutes.

17. The Contractor shall notify fiber optics companies seven (7) working days prior to any construction activity in their area. Extreme caution shall be used in areas where fiber optic cable is located adjacent to construction activity.

18. The Contractor is responsible for the protection of all utilities. The information shown on these drawings concerning type and location of underground and other utilities is based on information provided by the utility owners, available records, and surveyed field information. This information may not reflect actual conditions or be all inclusive regarding all utilities in the area, either in service or abandoned, or that the utilities are in the horizontal or vertical location shown. The Contractor shall make his own determination as to the type and location of utilities as necessary to establish their locations and avoid damage.

19. The following utility representatives should be contacted for information concerning type and location of their facilities. The list may not include all utilities in the area.

    One-Call Utility Location System
    1-800-432-4770
    (5 days notification prior to construction)

20. The geotechnical information shown on the plans and/or included in the Contract Documents was obtained for use in establishing design criteria for the project. The accuracy of this information may not reflect actual soil conditions regarding depth, extent or character of the material to be encountered in construction of the project. It is the responsibility of the Contractor to make such examination of the site as may be necessary to determine the conditions under which the work is to be performed.

21. Disturbed areas shall be compacted (as a minimum) equal to adjacent undisturbed ground except when otherwise specified for pipe bedding, backfill, or roadway embankment.

22. All disturbed areas are to be sodded except for the littoral zones (muck areas), areas that are landscaped, seed and mulched, hydro seeded, paved, or below normal water level.

23. All existing fences that are removed are to be replaced or relocated, unless directed otherwise by the plans or Engineer. All fences damaged by construction activities are to be replaced with new fencing of the same type and material. All costs shall be included in the unit price of the pay item for "Clearing and Grubbing".

24. Existing traffic signs in conflict with construction shall be removed and replaced as directed by the Engineer. All costs shall be included in the unit price of the pay item for "Clearing and Grubbing".

25. Existing pavement markings and striping removed shall be replaced in kind, or as directed by the Engineer. All costs shall be included in the unit price of the pay item for "Clearing and Grubbing".

26. Mailboxes in conflict with construction shall be relocated in accordance with FDOT Index No. 532. Payment included in pay item for "Clearing and Grubbing".

27. Trenches within the property shall be temporarily fenced at the end of each working day. Temporary fencing shall be orange polyethylene lightweight barricade fence material (36" minimum height).

28. The Contractor will be solely responsible for the prevention, control, and abatement of erosion and water pollution and for the transportation of eroded materials off site. The Contractor is responsible for maintaining any and all sediment control devices throughout the duration of construction as required by the City, Water Management District, and Florida Department of Environmental Protection.

29. All erosion control devices, as detailed in the Contractor's approved erosion control plan, will be in place prior to beginning work in each construction phase. All erosion control devices will be maintained during construction and will be inspected and repaired as necessary after each rain event and prior to suspension of work activities each weekend.

30. Sediment and erosion control barriers will be placed around all stormwater inlets and manholes during construction. Rock bags are to be placed at the downstream side of each curb inlet after the roadway base course is constructed to divert stormwater to the inlets.

31. Supplemental sediment and erosion control devices may be necessary during construction as determined by the Contractor or as directed by the Engineer.

32. All utilities are to be located underground.

33. No pumping for dewatering will be allowed without an excavation and dewatering plan that has been approved by the Engineer. The Contractor is responsible for obtaining any necessary dewatering permits.

34. All electric power services lines shall be installed underground.

35. All permanent Type B fencing shall be furnished with top rails and with black Type IV M181 Class A vinyl-coated fabric. All posts, rails, truss rods, tension wires, tie wires, stretcher bars, gates, miscellaneous fittings, and hardware shall be coated to match the color of the fabric.

36. Contractor is responsible for preparing quantity tabulations for the irrigation system. Contractor shall install the irrigation system including sprinkler heads, valves, pumps, fittings, and all appurtenances for a complete and operational system. Contractor must maintain three (3) feet horizontal clearance and twelve (12) inches vertical clearance from potable water mains. All information regarding irrigation system will be included in the Record Drawings provided by the Contractor.

37. Signs to be High Intensity Sheeting.

SUPPLEMENTAL GENERAL NOTES – STORMWATER CONSTRUCTION

1. All new or replacement concrete pipes, culverts and storm sewers shall be Class III reinforced concrete, unless noted otherwise on the drawings or by the Engineer.

2. All joints of concrete pipe culverts, storm sewers, and precast box culverts shall have a "Filter Fabric Jacket" as detailed in Standard Index 280.

3. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting HS-20 loading requirements.

4. All grates shall be chained and locked in accordance with FDOT Index 201. Cost of eyebolt and chain shall be included in the contract unit price for the structure.

5. All manhole covers shall be identified as "STORM".

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12/18/2014

Revision	Date	Approved

Designed by: RBG/MXT
Drawn by: BJG/BRW
Checked by: RBG
Approved by: BRW
Vertical Datum: 1988

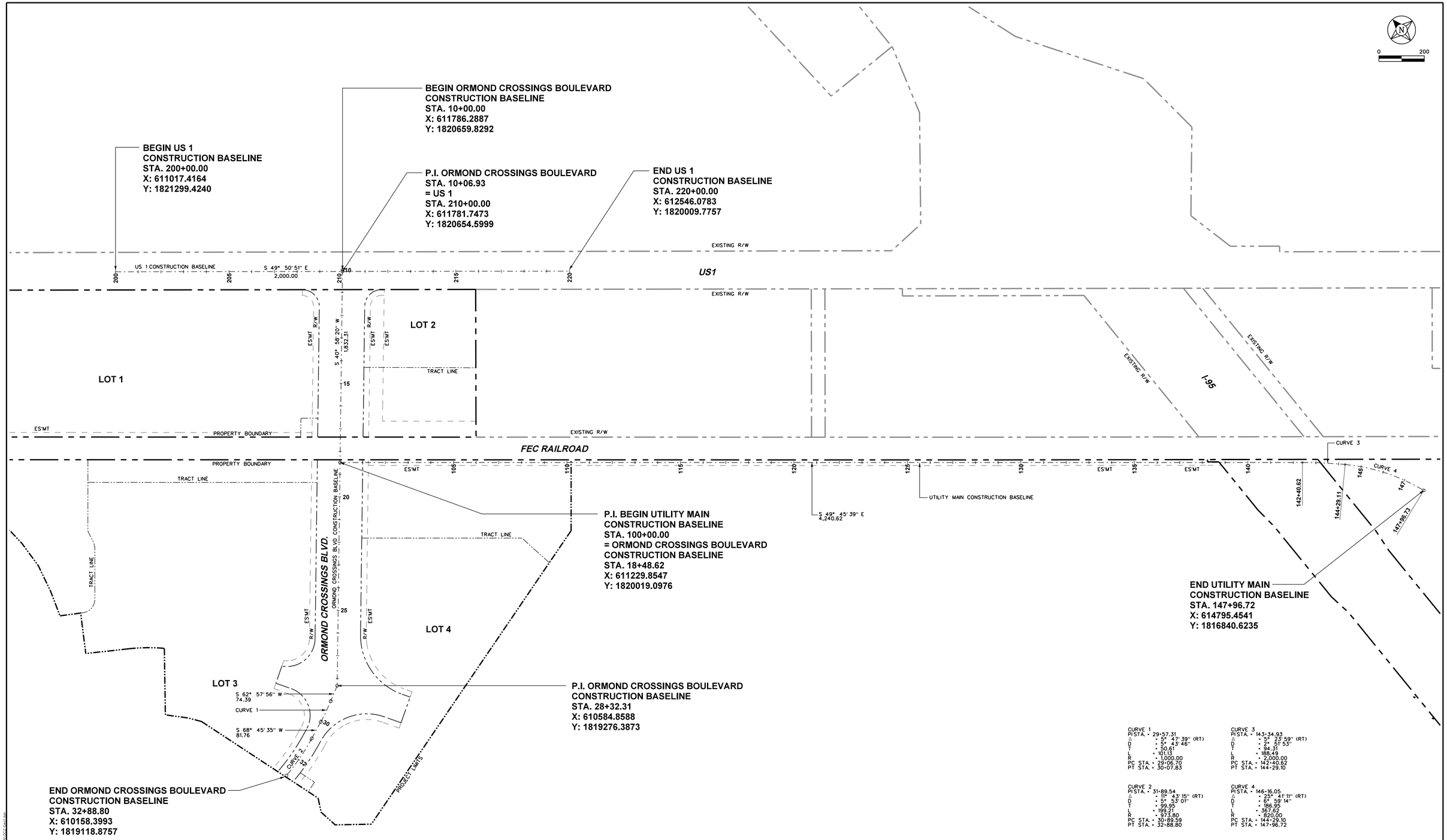
SINGHOFEN & ASSOCIATES, INC.
STORMWATER MANAGEMENT AND CIVIL ENGINEERING
SAI
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

GENERAL & PAY ITEM NOTES

SAI
JOB No.
2002-008.10



CURVE 1
PI STA. = 29+57.31
Δ = 5° 47' 39" (RT)
D = 5° 43' 46"
T = 50.61
L = 101.13
R = 1,000.00
PC STA. = 29+06.70
PT STA. = 30+07.83

CURVE 2
PI STA. = 31+89.54
Δ = 11° 43' 15" (RT)
D = 5° 53' 01"
T = 99.95
L = 199.21
R = 973.80
PC STA. = 30+89.59
PT STA. = 32+88.80

CURVE 3
PI STA. = 143+34.93
Δ = 5° 23' 59" (RT)
D = 2° 51' 53"
T = 94.31
L = 188.49
R = 2,000.00
PC STA. = 142+40.62
PT STA. = 144+29.10

CURVE 4
PI STA. = 146+16.05
Δ = 25° 41' 11" (RT)
D = 6° 59' 14"
T = 186.95
L = 367.62
R = 820.00
PC STA. = 144+29.10
PT STA. = 147+96.72

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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
SAI
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
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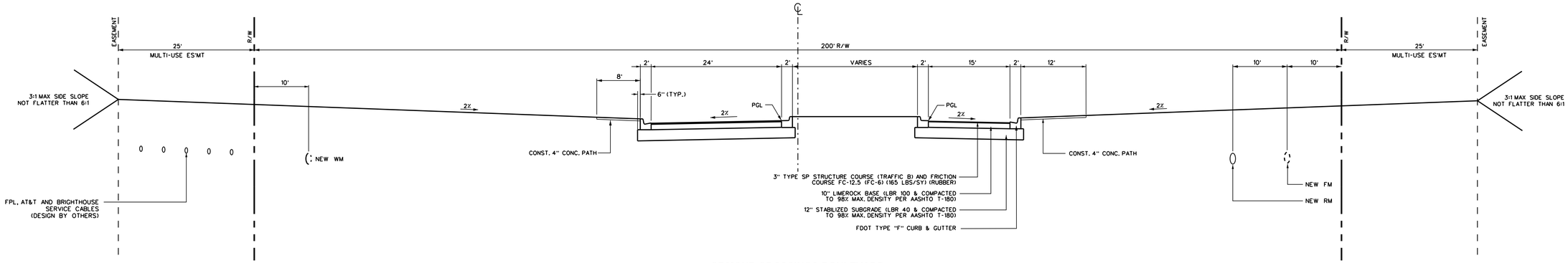
TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

COORDINATE GEOMETRY PLAN

SAI
JOB No.
2002-008.10



ORMOND CROSSINGS BOULEVARD
(STA. 10+87 TO 13+71)

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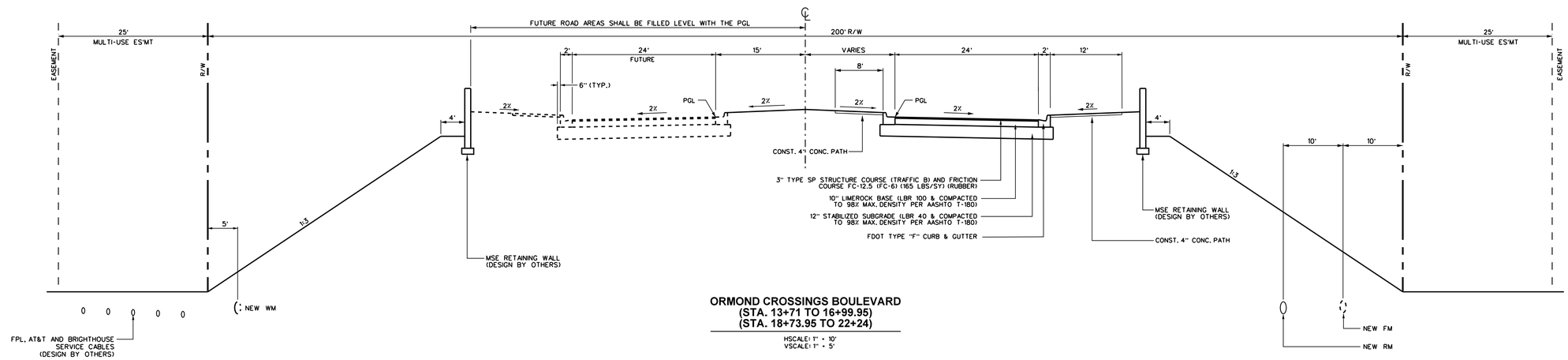
VSCALE: 1" = 5'



ORMOND CROSSINGS BOULEVARD
(STA. 13+71 TO 16+99.95)
(STA. 18+73.95 TO 22+24)

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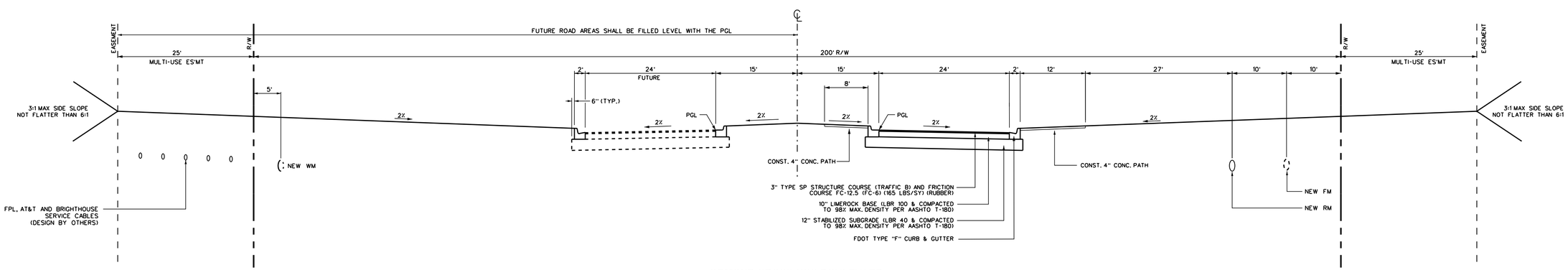
VSCALE: 1" = 5'



ORMOND CROSSINGS BOULEVARD
(STA. 22+24 TO 28+32.31)

HSCALE: 1" = 10'
VSCALE: 1" = 5'

Revision	Date	Approved

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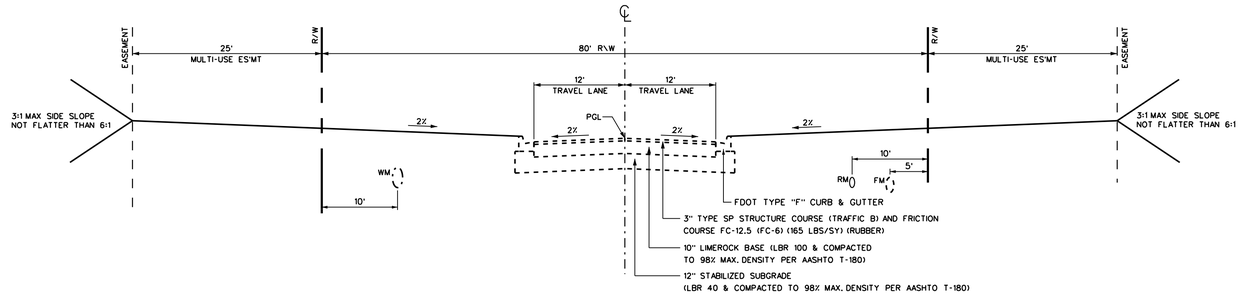
SINGHOFEN & ASSOCIATES, INC.
STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS PHASE B

TYPICAL SECTIONS & DETAILS



ORMOND CROSSINGS BOULEVARD
(STA. 28+32.31 TO 32+88.80)

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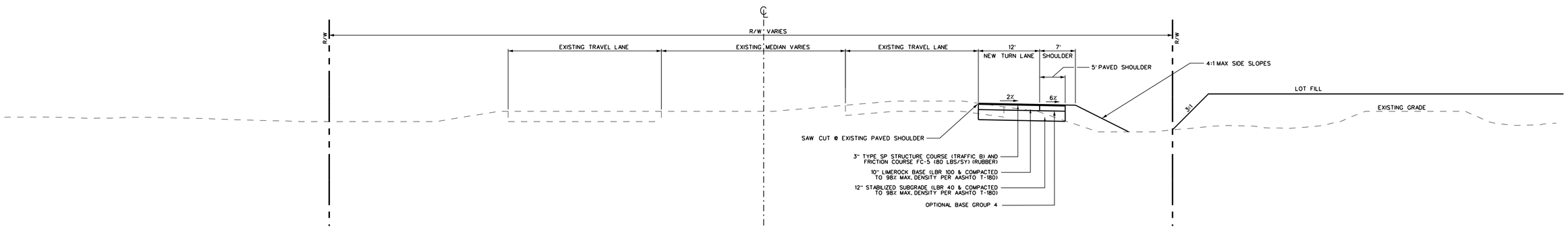
VSCALE: 1" = 5'



US 1
(STA. 204+44 TO 210+00)

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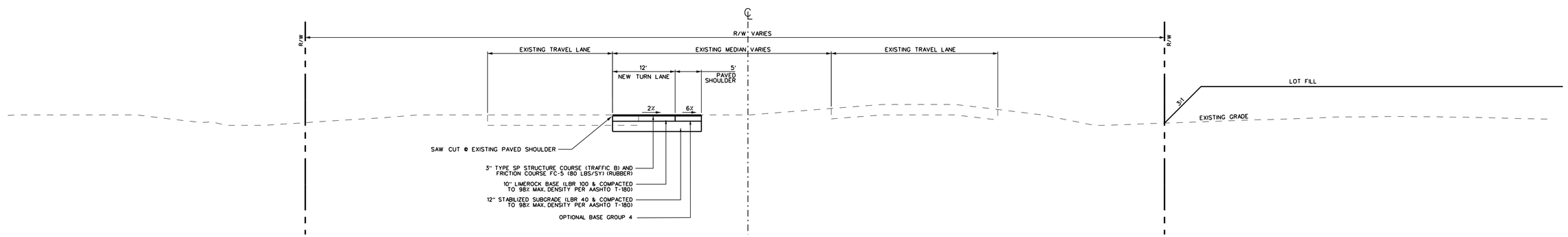
VSCALE: 1" = 5'



US 1
(STA. 210+00 TO 216+17)

HSCALE: 1" = 10'
VSCALE: 1" = 5'

Revision	Date	Approved

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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
SAI
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

TYPICAL SECTIONS & DETAILS

SAI
JOB No.
2002-008.10

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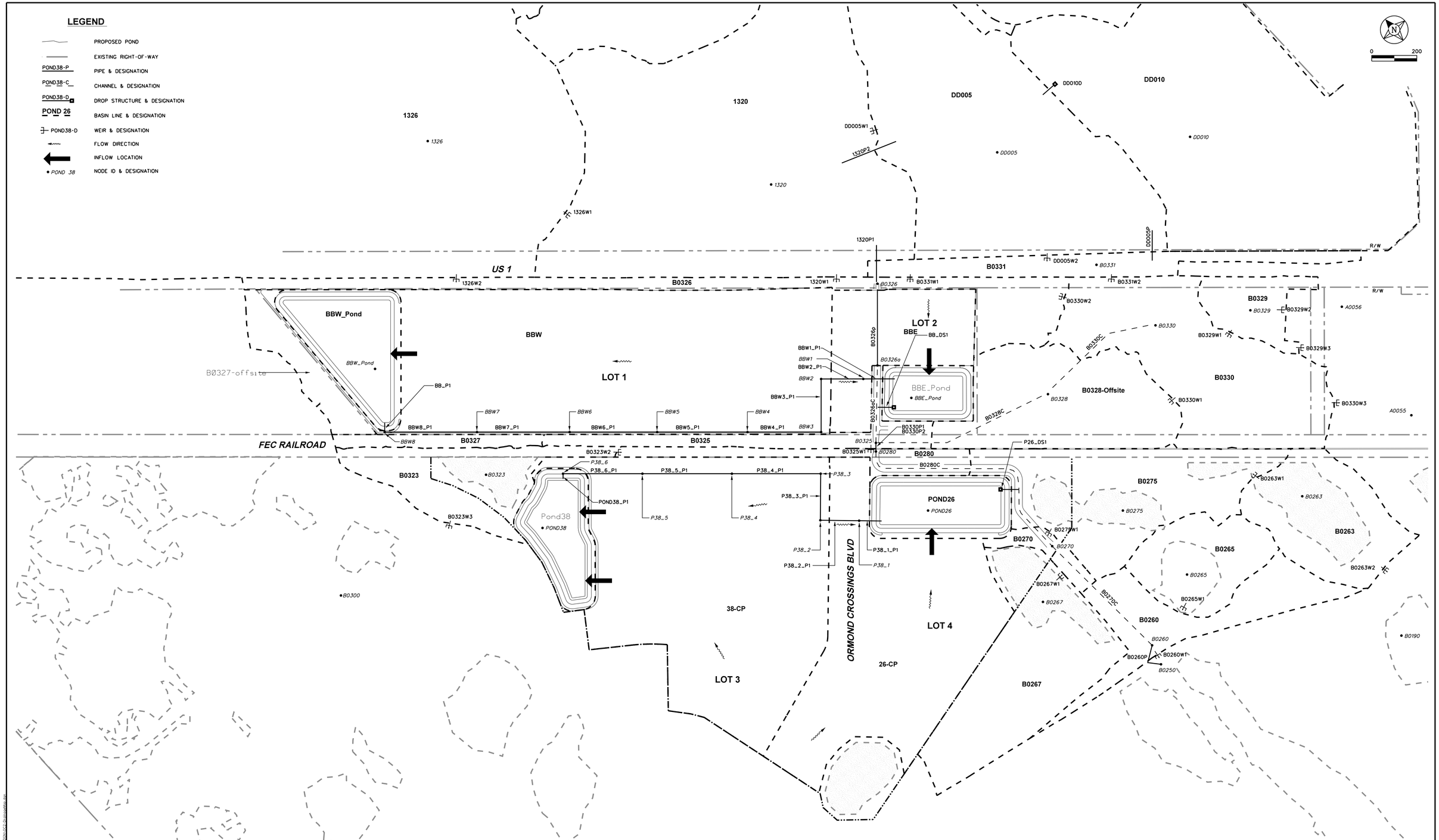
12/17/2014



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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
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TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

MASTER DRAINAGE SYSTEM

SAI
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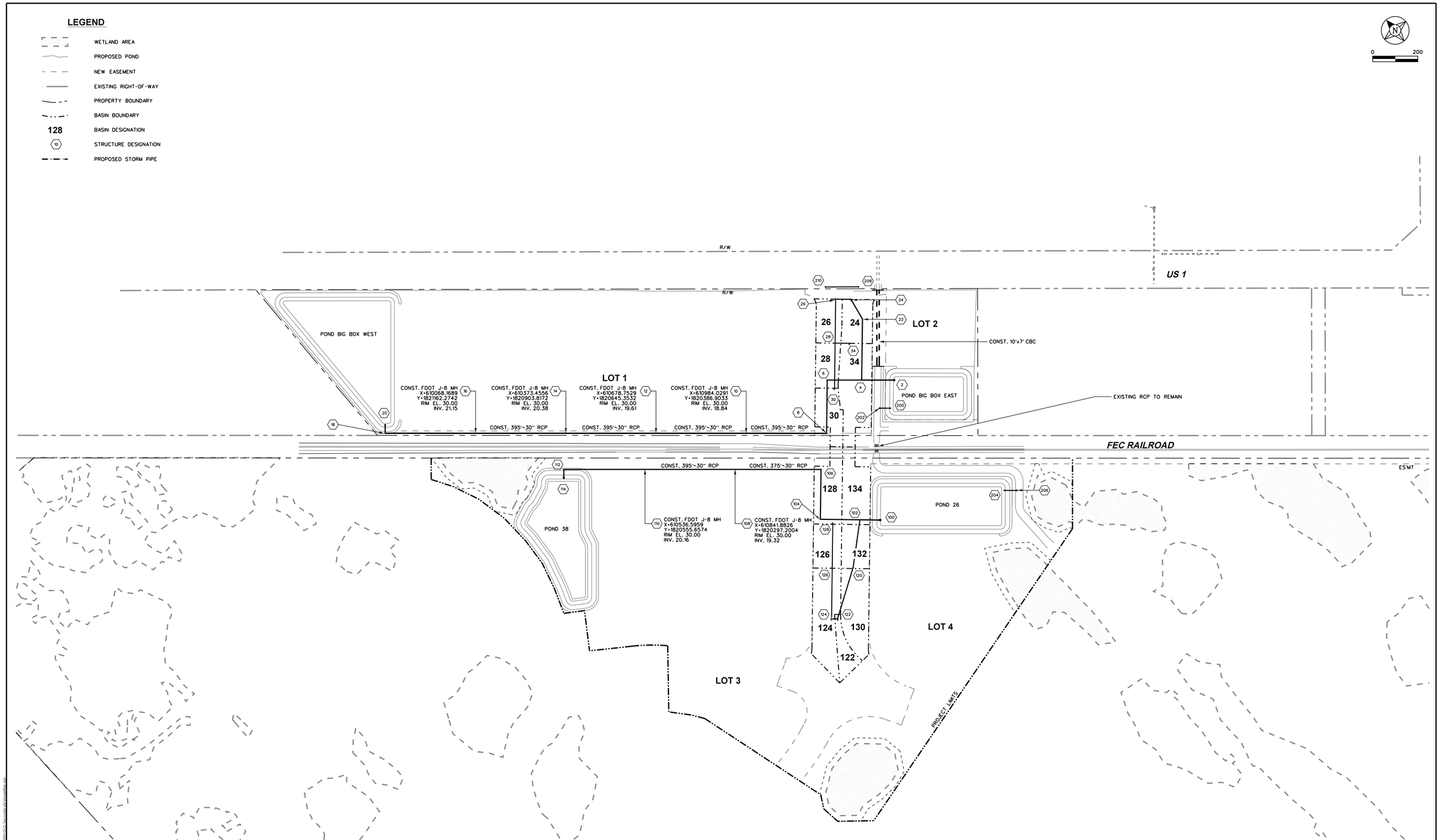
2002-008.10



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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

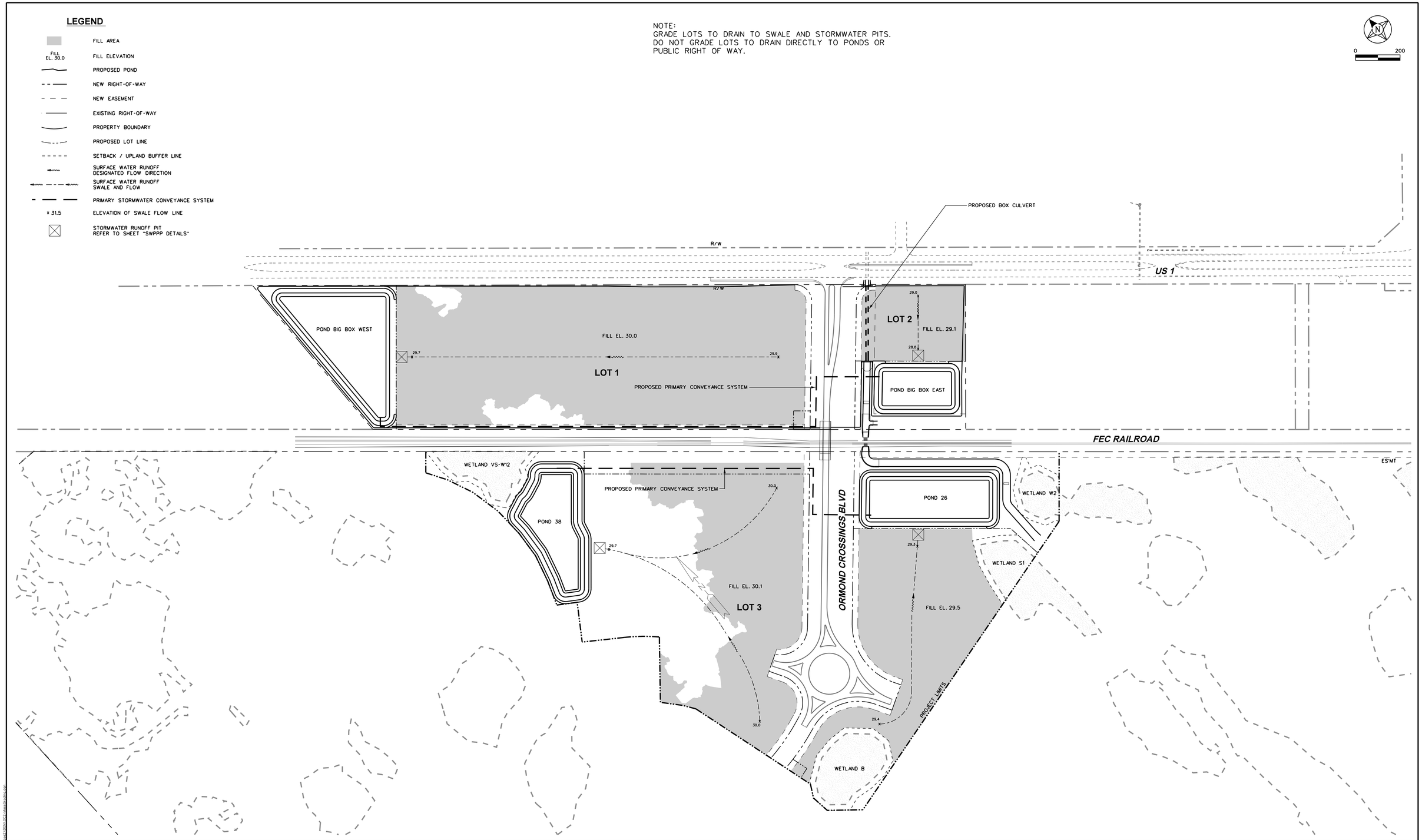
SECONDARY DRAINAGE BASIN MAP

SHEET
7 of 43
SAI
JOB No.
2002-008.10

LEGEND

- FILL AREA
- FILL EL. 30.0 — FILL ELEVATION
- PROPOSED POND
- NEW RIGHT-OF-WAY
- NEW EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- SETBACK / UPLAND BUFFER LINE
- SURFACE WATER RUNOFF DESIGNATED FLOW DIRECTION
- SURFACE WATER RUNOFF SWALE AND FLOW
- PRIMARY STORMWATER CONVEYANCE SYSTEM
- x 31.5 — ELEVATION OF SWALE FLOW LINE
- STORMWATER RUNOFF PIT REFER TO SHEET "SWPPP DETAILS"

NOTE:
GRADE LOTS TO DRAIN TO SWALE AND STORMWATER PITS.
DO NOT GRADE LOTS TO DRAIN DIRECTLY TO PONDS OR PUBLIC RIGHT OF WAY.



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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

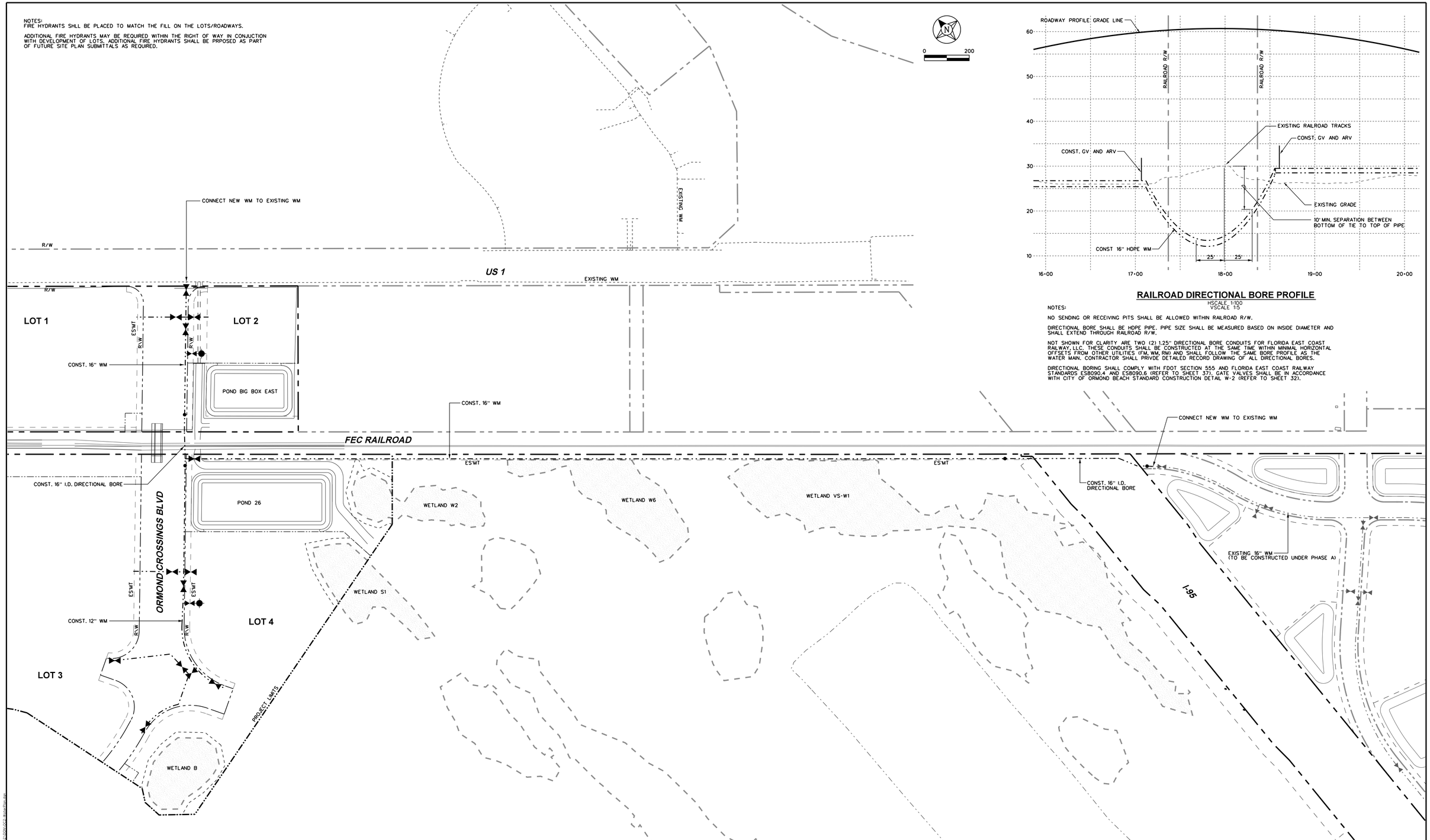
ORMOND CROSSINGS
PHASE B

LOT GRADING PLAN

SHEET
8 of 43
SAI
JOB No.
2002-008.10

NOTES:
FIRE HYDRANTS SHLL BE PLACED TO MATCH THE FILL ON THE LOTS/ROADWAYS.

ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED WITHIN THE RIGHT OF WAY IN CONJUCTION WITH DEVELOPMENT OF LOTS. ADDITIONAL FIRE HYDRANTS SHALL BE PRPOSED AS PART OF FUTURE SITE PLAN SUBMITTALS AS REQUIRED.



RAILROAD DIRECTIONAL BORE PROFILE

HSCALE 1:100
VSCALE 1:5

NOTES:

NO SENDING OR RECEIVING PITS SHALL BE ALLOWED WITHIN RAILROAD R/W.

DIRECTIONAL BORE SHALL BE HDPE PIPE. PIPE SIZE SHALL BE MEASURED BASED ON INSIDE DIAMETER AND SHALL EXTEND THROUGH RAILROAD R/W.

NOT SHOWN FOR CLARITY ARE TWO (2) 1.25" DIRECTIONAL BORE CONDUITS FOR FLORIDA EAST COAST RAILWAY, LLC. THESE CONDUITS SHALL BE CONSTRUCTED AT THE SAME TIME WITHIN MINIMAL HORIZONTAL OFFSETS FROM OTHER UTILITIES (FM, WM, RM) AND SHALL FOLLOW THE SAME BORE PROFILE AS THE WATER MAIN. CONTRACTOR SHALL PRIVDE DETAILED RECORD DRAWING OF ALL DIRECTIONAL BORES.

DIRECTIONAL BORING SHALL COMPLY WITH FDOT SECTION 555 AND FLORIDA EAST COAST RAILWAY STANDARDS ES8090.4 AND ES8090.6 (REFER TO SHEET 37). GATE VALVES SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAIL W-2 (REFER TO SHEET 32).

Revision	Date	Approved

Designed by: RBG/MXT
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STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
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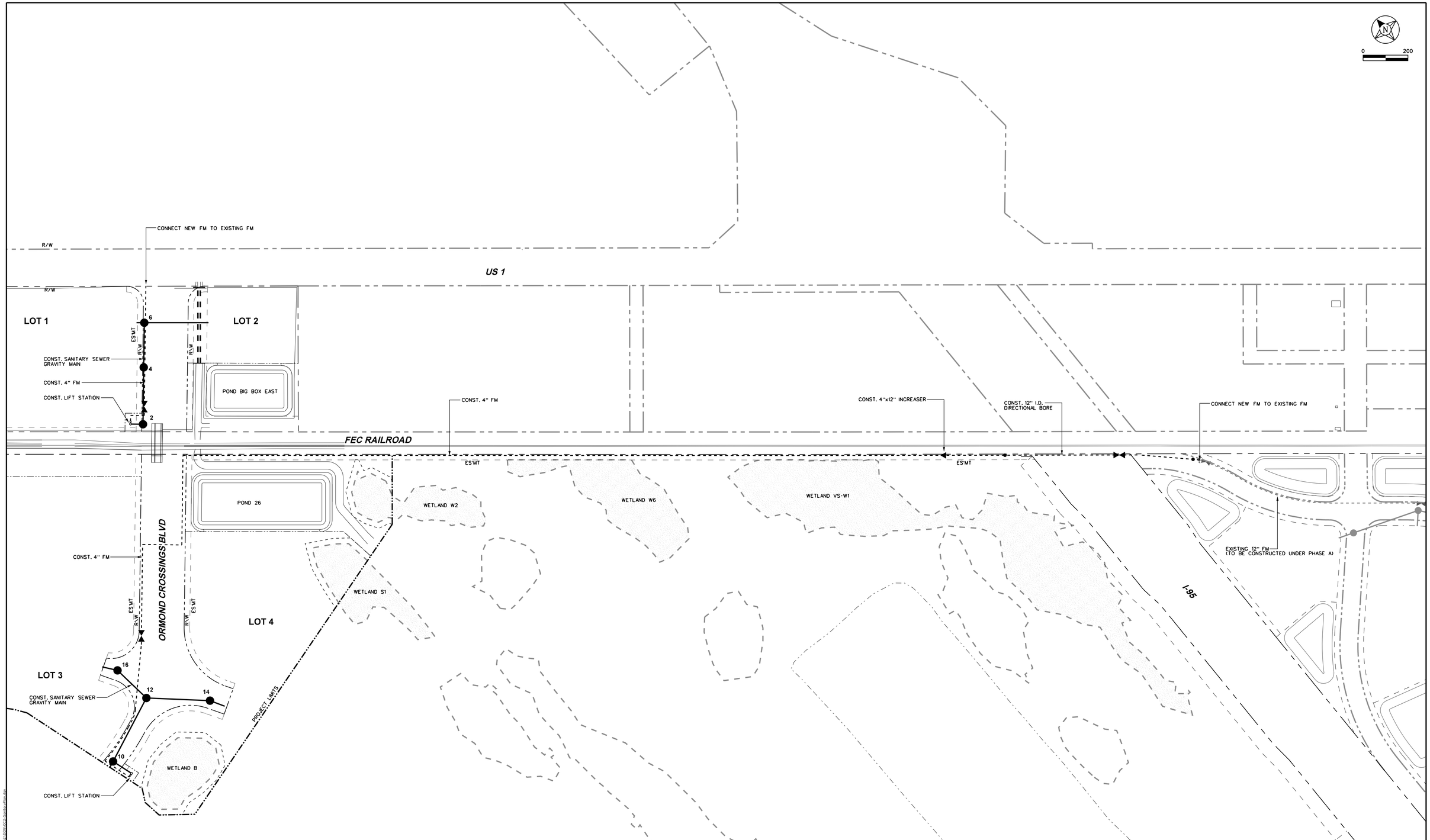
TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

POTABLE WATER SYSTEM
MASTER PLAN



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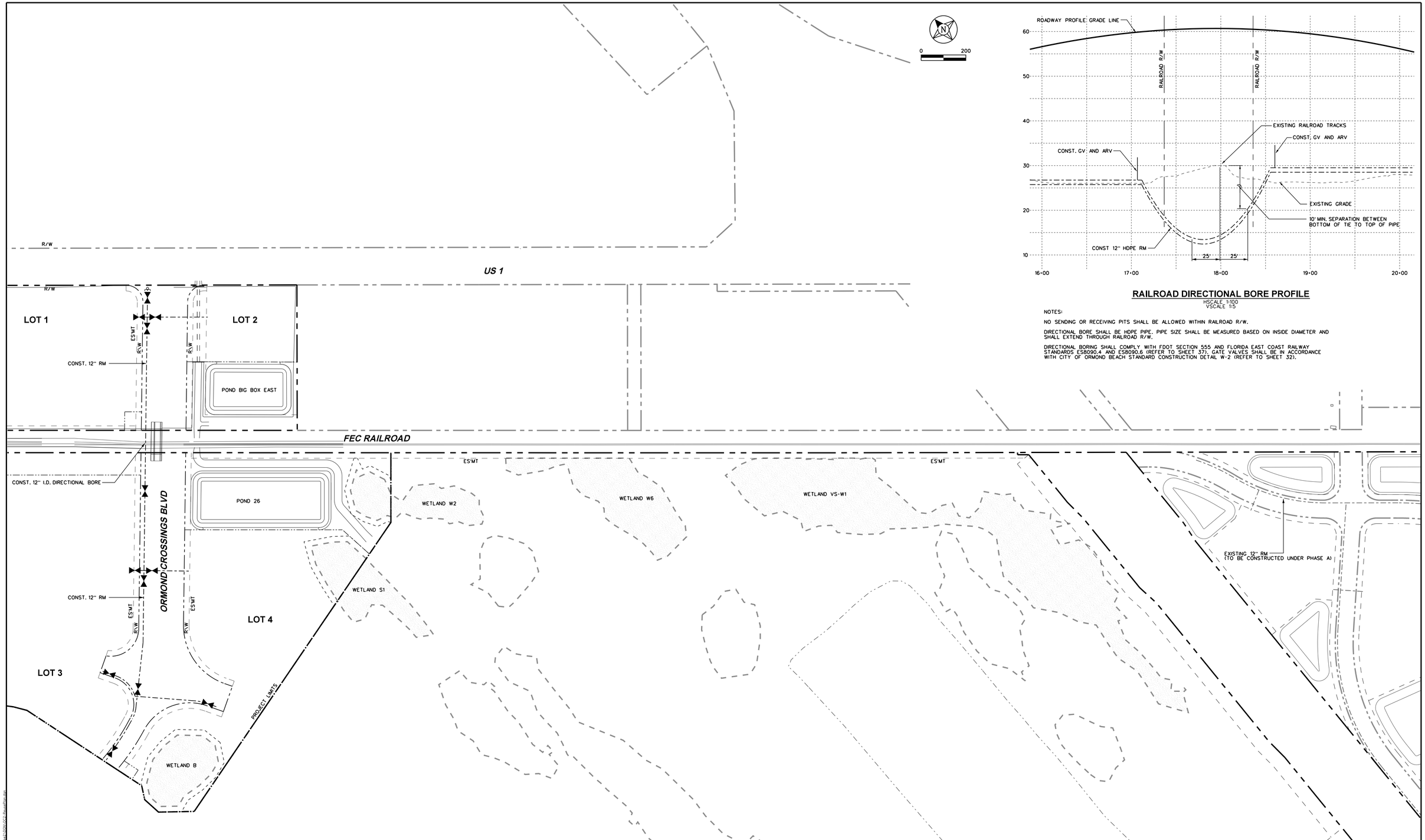
STORMWATER MANAGEMENT AND CIVIL ENGINEERING
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

WASTEWATER SYSTEM
MASTER PLAN

SHEET
10 of 43
SAI
JOB No.
2002-008.10



RAILROAD DIRECTIONAL BORE PROFILE

HSCALE 1:100
VSCALE 1:5

NOTES:

NO SENDING OR RECEIVING PITS SHALL BE ALLOWED WITHIN RAILROAD R/W.

DIRECTIONAL BORE SHALL BE HDPE PIPE. PIPE SIZE SHALL BE MEASURED BASED ON INSIDE DIAMETER AND SHALL EXTEND THROUGH RAILROAD R/W.

DIRECTIONAL BORING SHALL COMPLY WITH FDOT SECTION 555 AND FLORIDA EAST COAST RAILWAY STANDARDS ES8090.4 AND ES8090.6 (REFER TO SHEET 37). GATE VALVES SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAIL W-2 (REFER TO SHEET 32).

Revision	Date	Approved

Designed by: RBG/MXT
Drawn by: BJG/BRW
Checked by: RBG
Approved by: BRW
Vertical Datum: 1988

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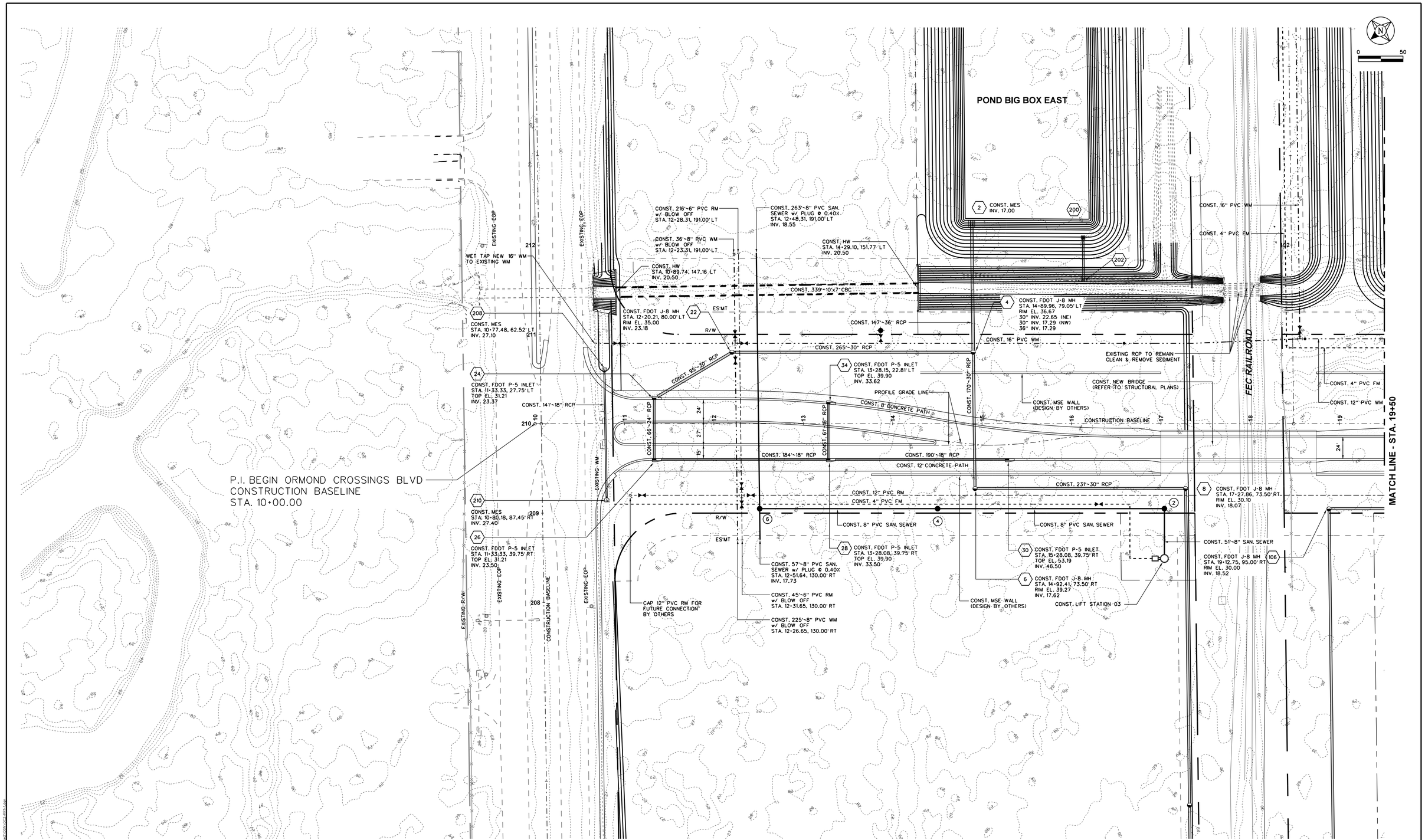
STORMWATER MANAGEMENT AND CIVIL ENGINEERING
SAI
11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
DBPR No. 5112

TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS PHASE B

REUSE WATER SYSTEM MASTER PLAN



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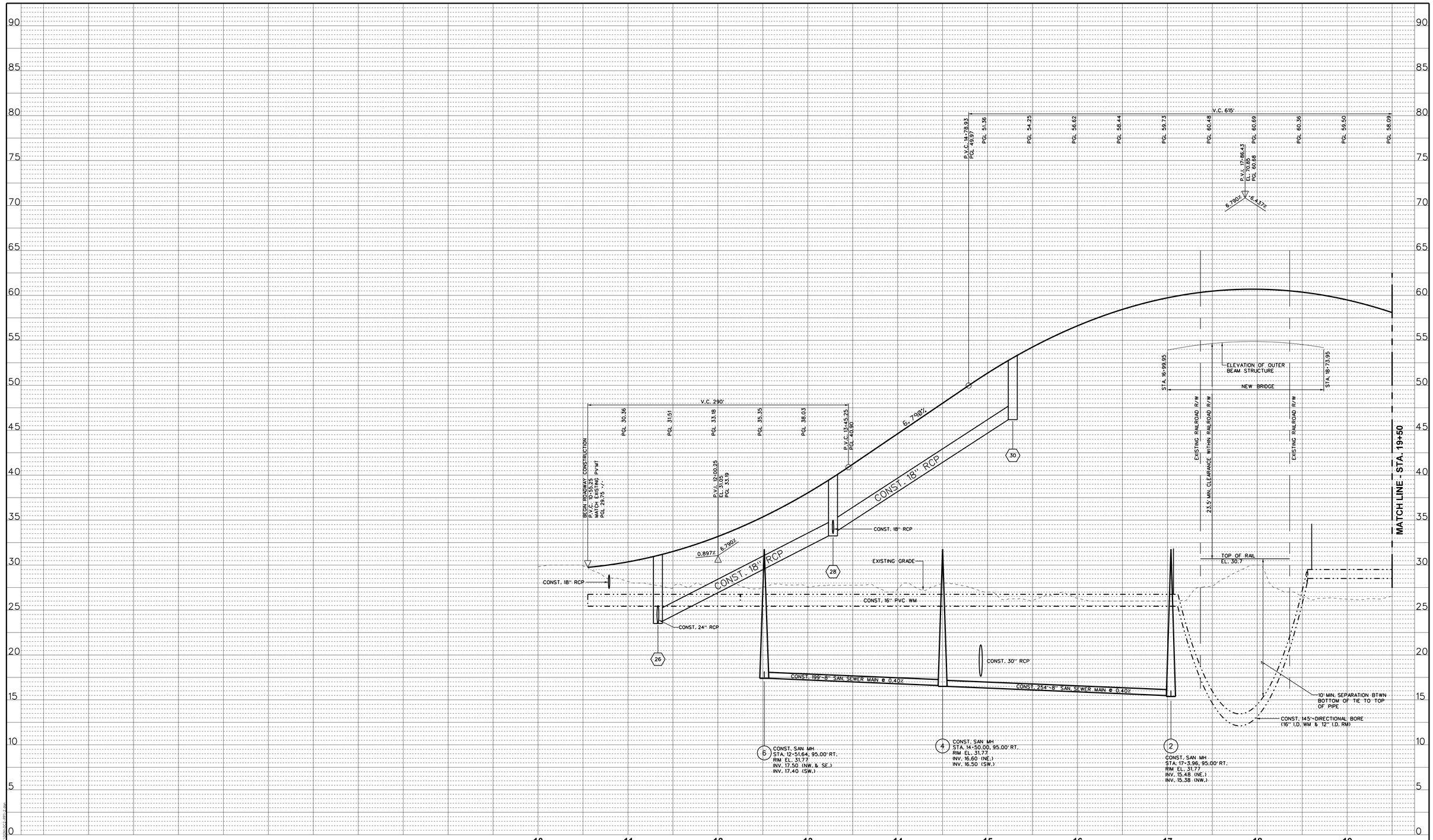
ORMOND CROSSINGS
PHASE B

PLAN LAYOUT
ORMOND CROSSINGS BOULEVARD

SAI
JOB No.
2002-008.10



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ORMOND CROSSINGS
PHASE B

PROFILE
ORMOND CROSSINGS BOULEVARD

SAI
JOB No.
2002-008.10

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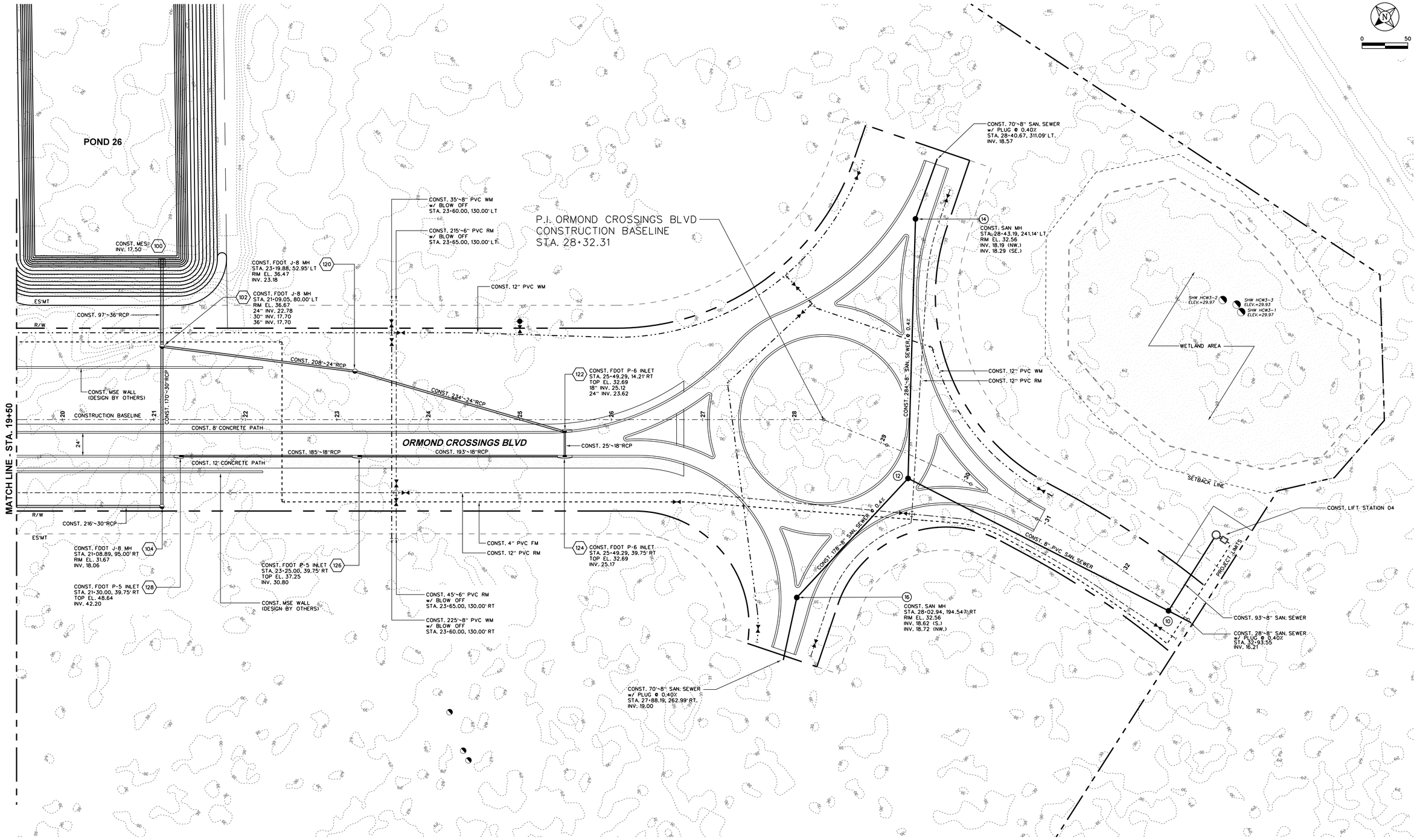
12/18/2014



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11723 Orpington Street, Suite 100
Orlando, Florida 32817
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Fax: (407) 679-2691
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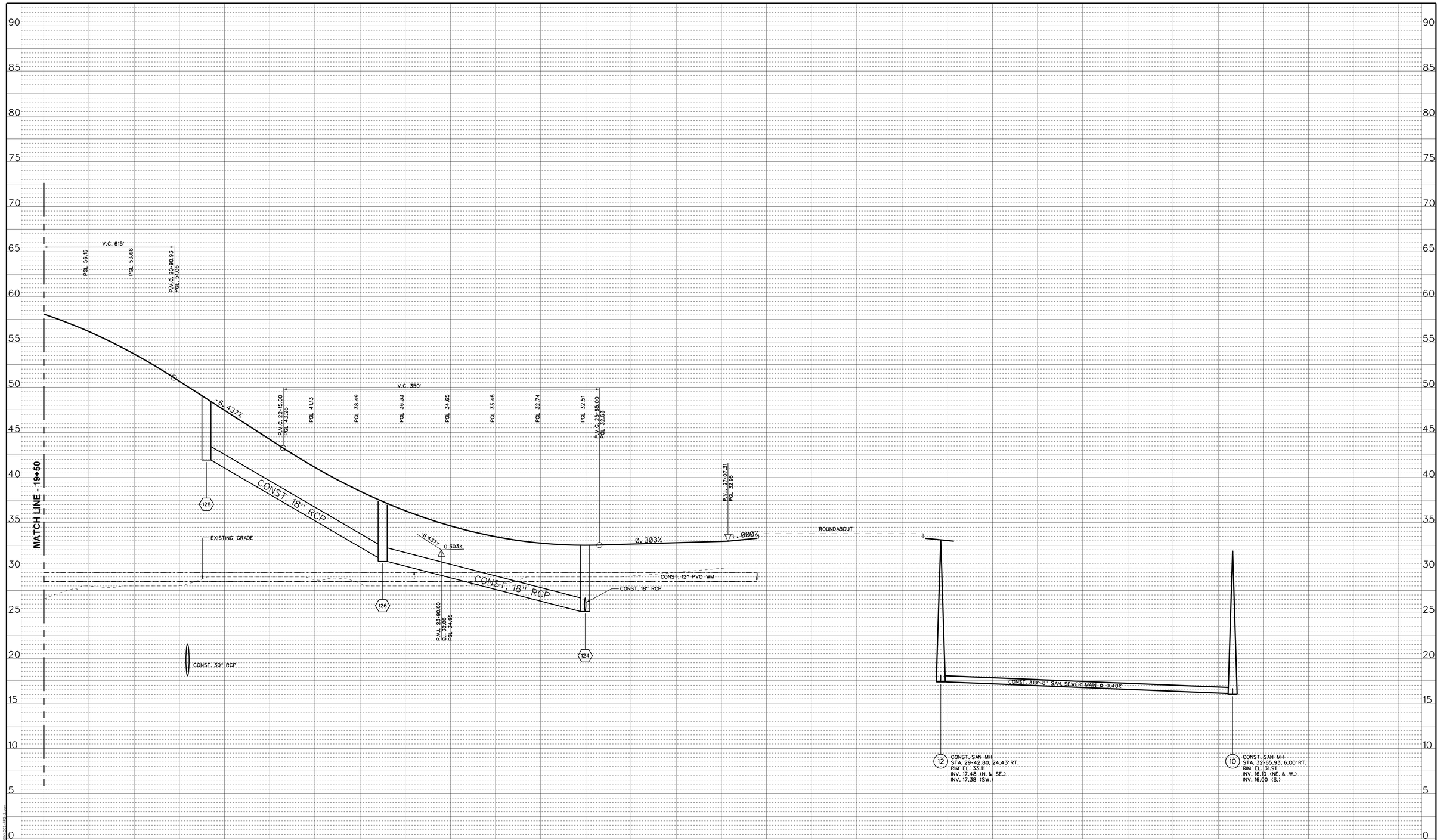
ORMOND CROSSINGS PHASE B

PLAN LAYOUT ORMOND CROSSINGS BOULEVARD

SAI JOB No. 2002-008.10



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11723 Orpington Street, Suite 100
Orlando, Florida 32817
Ph: (407) 679-3001
Fax: (407) 679-2691
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ORMOND CROSSINGS PHASE B

PROFILE
ORMOND CROSSINGS BOULEVARD

SAI JOB No. 2002-008.10

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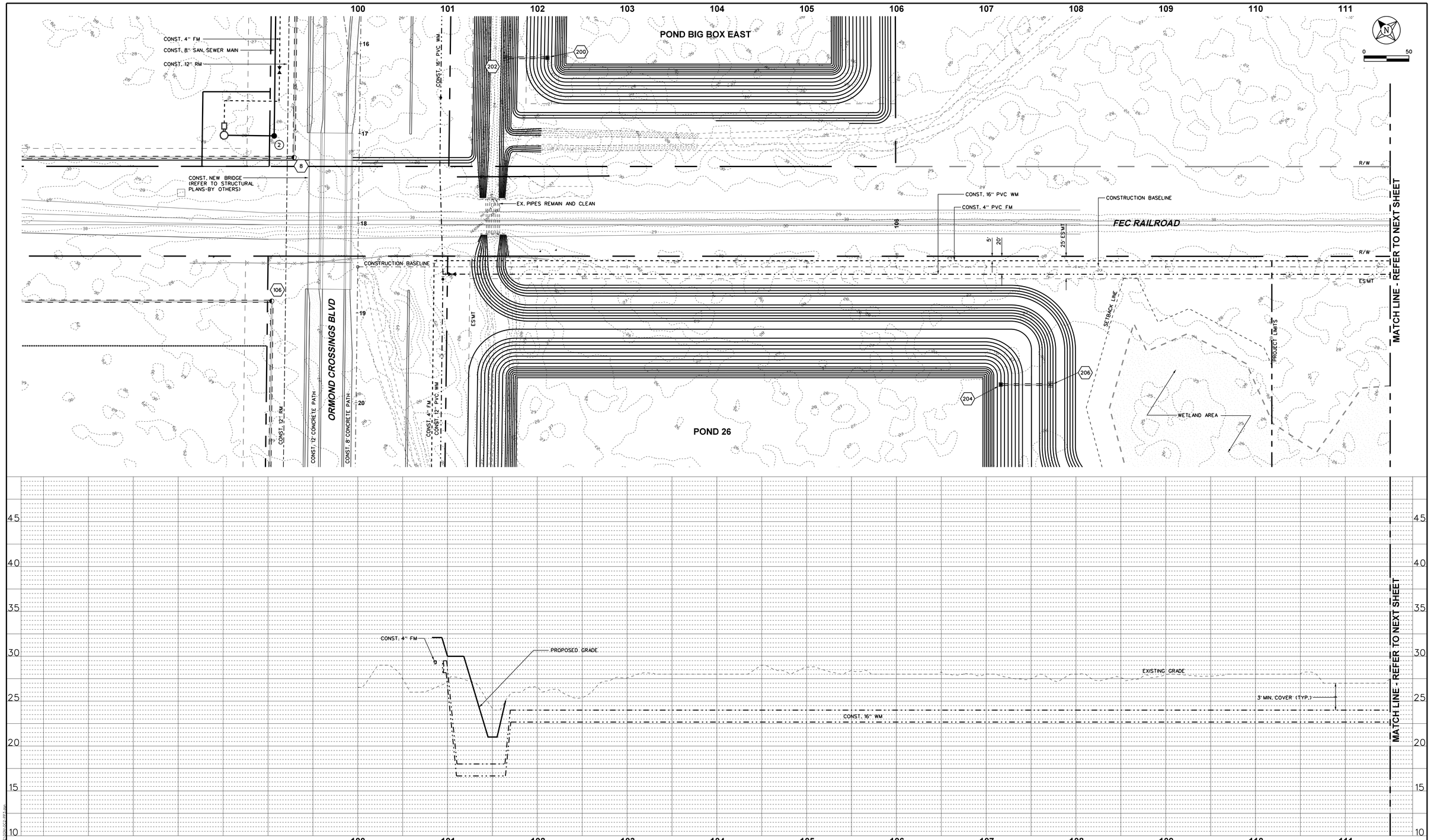

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Orlando, Florida 32817
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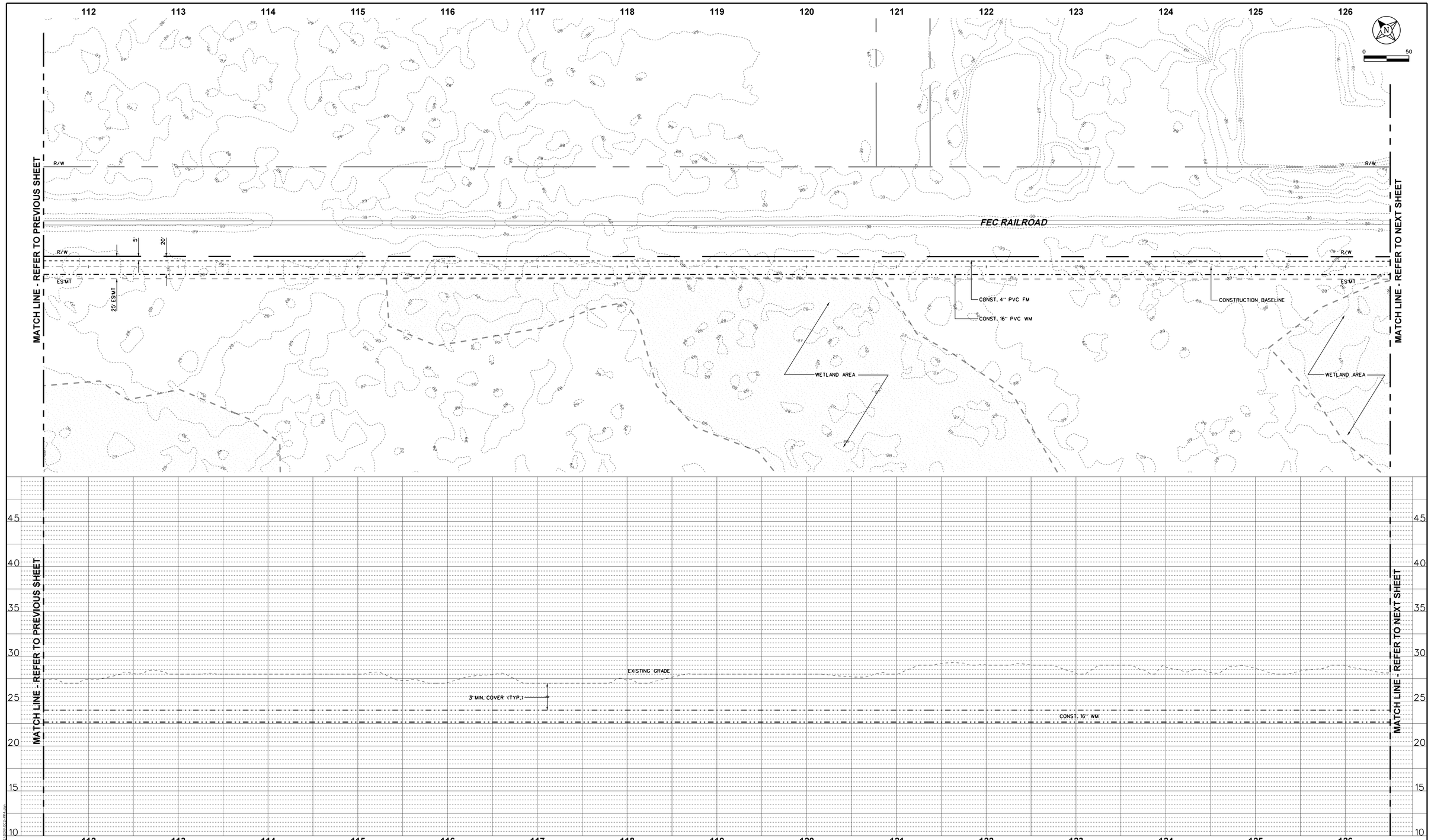
TOMOKA HOLDINGS, LLC

ORMOND CROSSINGS
PHASE B

PLAN & PROFILE
UTILITY CORRIDOR

SAI
JOB No.
2002-008.10



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SAI
11723 Orpington Street, Suite 100
Orlando, Florida 32817
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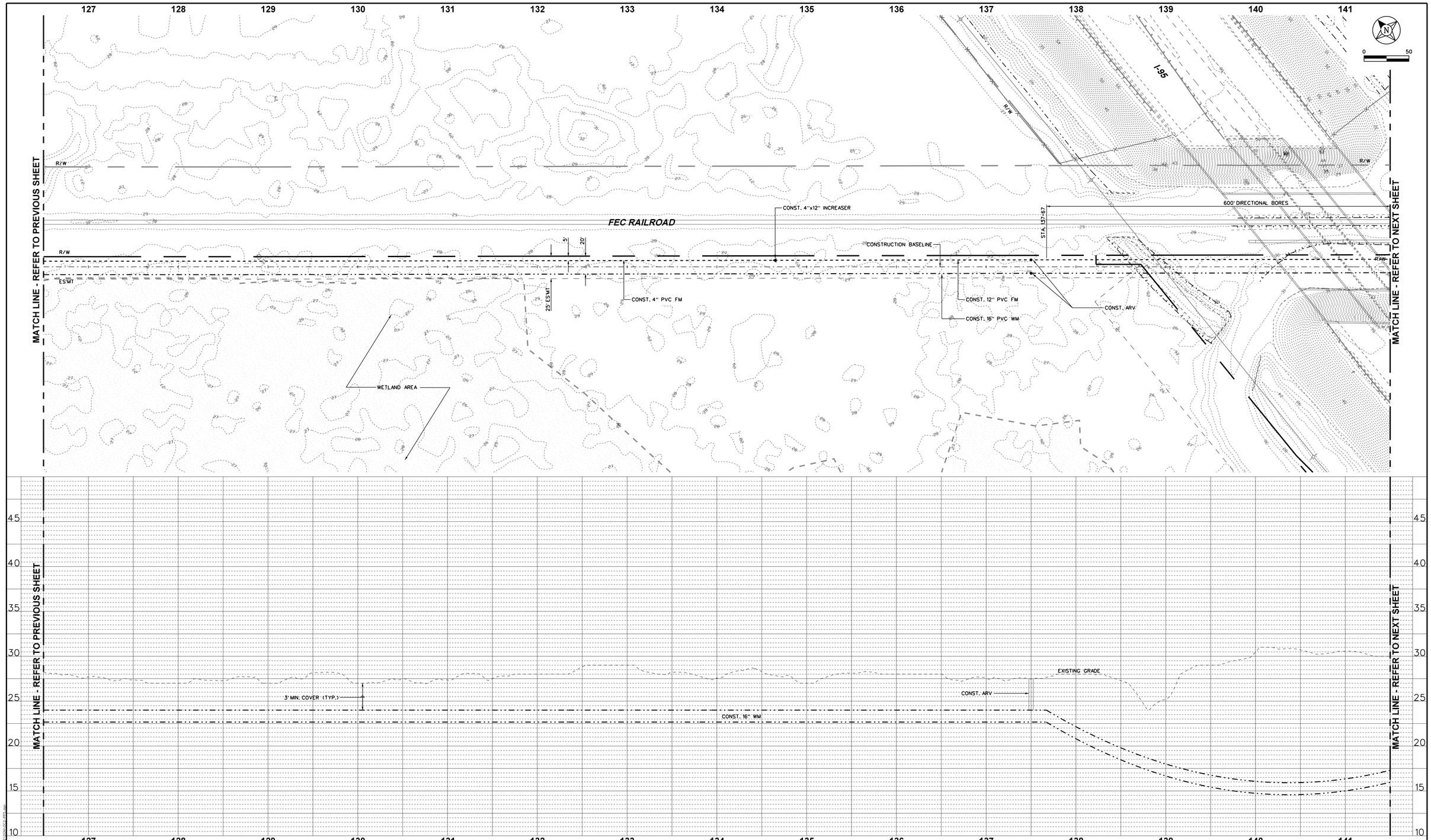
ORMOND CROSSINGS PHASE B

PLAN & PROFILE UTILITY CORRIDOR

SHEET 17 of 43

SAI JOB No. 2002-008.10



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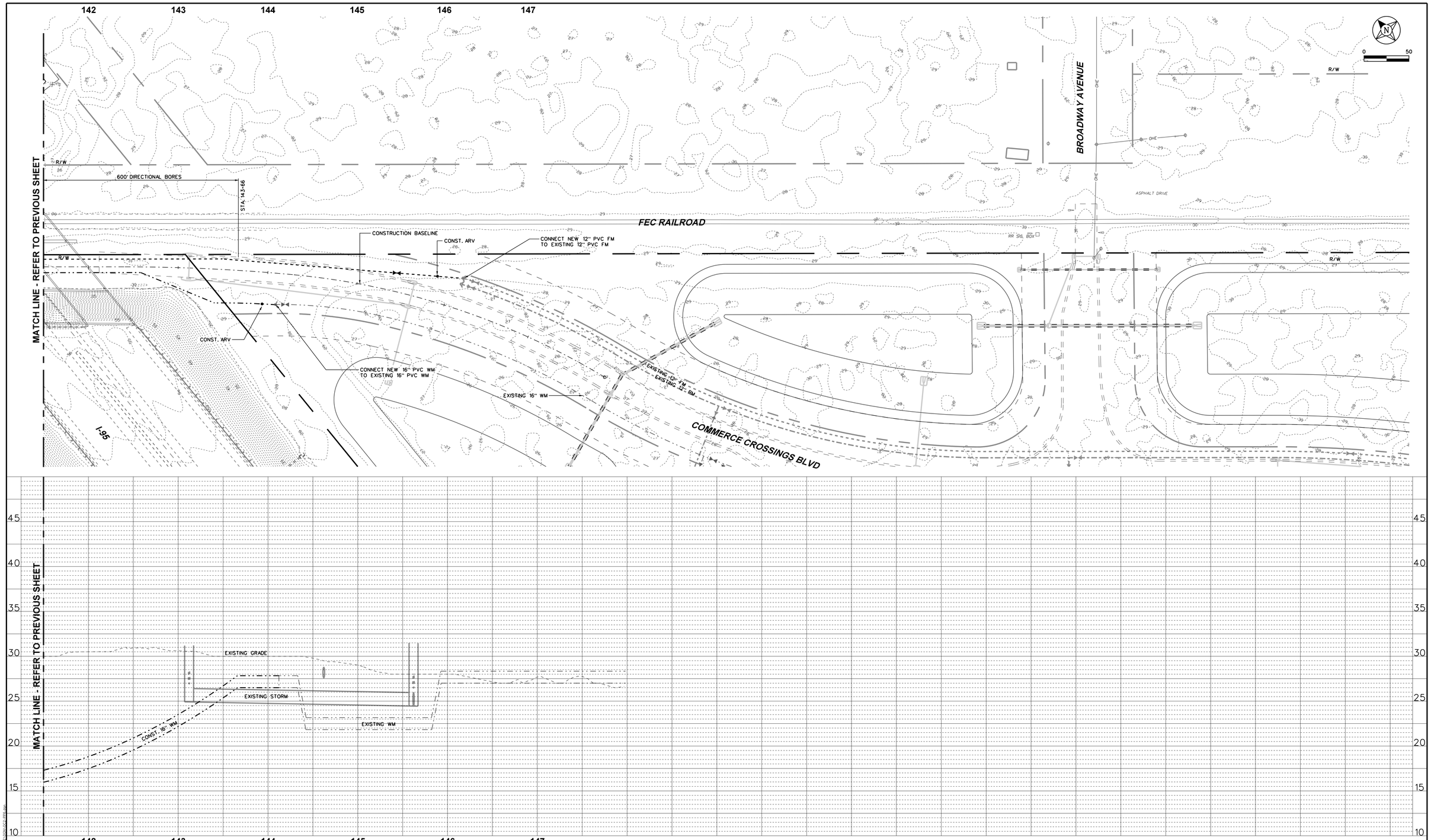
ORMOND CROSSINGS PHASE B

PLAN & PROFILE UTILITY CORRIDOR

SHEET **18** of **43**

SAI JOB No. 2002-008.10



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