



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

May 22, 2022

Steven Spraker, Planning Director

City of Ormond Beach

Planning Department

22 South Beach Street

Ormond Beach, FL 32174

**RE: STANTON GROVE
183 S ORCHARD STREET, ORMOND BEACH
PROJECT NARRATIVE**

Dear Mr. Spraker:

Please find enclosed check in the amount of \$2,350 for the site plan application for the above referenced project.

The project consists of a 21-unit townhome rental community consisting of three (3) 2-story buildings and covered pavilion picnic area. The site consists of 3.923 acres with 1.177 acres of impervious surface. Each unit will provide three (3) parking spaces (1 car garage and 2 space driveway) and ten (10) visitor parking spaces. Site access will be provided by existing full directional driveway connection to Orchard Street. Pedestrian public access will be provided by internal sidewalk system connected to Orchard Street. Stormwater will be provided by pre-treatment dry retention to wet detention pond system with outfall to adjacent wetlands to Thompson Creek. Potable water will be provided by 6-inch water main and 21 residential meters. Fire protection will be provided by two (2) fire hydrants. Sanitary sewer will be provide by 8-inch gravity main system connected to existing manhole within Orchard Street. Irrigation will be provided by private well.

Please provide Project Dox access to the project.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Harry Newkirk, PE 62971

President/CEO, Newkirk Engineering, Inc.



Updated October 1, 2021

City of Ormond Beach Site Plan Review Committee Application

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

INSTRUCTIONS

Submittals to the Site Plan Review Committee require either a (1) pre-application meeting or a (2) pre-application waiver. Please complete this application and submit to comdev@ormondbeach.org to receive an invitation to upload to Project Dox. Please upload all site plans (individual sheets of the site plan sheets) and related documents. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*				*Complete fee sheet (page 3)
Project Name:	Stanton Grove			
Project Address:	183 S Orchard Street			
Volusia County parcel number(s):	42410122050			
Description:	21 unit townhome rental community with covered pavilion and picnic area.			
Pre-application date:		Pre-application waiver granted:		

PROJECT COORDINATOR

Name:	Harry Newkirk, PE, President of Newkirk Engineering, Inc.		
Address:	1230 N US Highway 1, Suite 3		
City, State, Zip code:	Ormond Beach, FL 32174		
Telephone:	386-872-7794		
E-mail:	harry@newkirk-engineering.com		

APPLICANT INFORMATION

Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input checked="" type="checkbox"/>
Name:	Stanton Grove, LLC		
Address:	35 Waterbluff Drive		
City, State, Zip code:	Ormond Beach, FL 32174		
Telephone:	386-547-4320		
E-mail:	ricky@heritageconstructionfl.com		

PROPERTY OWNER			
Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	Stanton Grove, LLC		
Address:	35 Waterbluff Drive		
City, State, Zip code:	Ormond Beach, FL 32174		
Telephone:	386-547-4320		
E-mail:	ricky@heritageconstructionfl.com		

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to the project)			
Name:	Ricky Gunter	E-mail	ricky@heritageconstructionfl.com
Name:		E-mail	
Name:		E-mail	
Name:		E-mail	

CERTIFICATION

By submitting this application, I hereby certify that the information provided is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and the review process for this application. I authorize Ormond Beach staff to access the subject property during typical business hours to review the site plan application.

Signature: *Ricky Gunter*

STATE OF FLORIDA
 COUNTY OF Volusia

The forgoing instrument was acknowledged before me this 19 day of May, 2022, by Ricky Gunter as owner/manager (title*) for Stanton Grove LLC (name of corporation*), who () provided _____ as identification, or () who is personally known to me.

Sharon Wooten
 Notary Public, State of Florida
 My Commission Expires: _____
 SHARON W. WOOTEN
 Commission # HH 059865
 Expires January 31, 2025
 Bonded Thru Budget Notary Services

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



Updated October 1, 2021

City of Ormond Beach Site Plan Review Committee Application Fees

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

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INSTRUCTIONS

Site plan submittals require the submittal of applications per Ordinance 2021-30, codified in Section 8-10, Application processing fees, of the Code of Ordinances. All applications shall calculate the fees which shall be verified by city staff. **Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.**

SITE PLAN FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

Check all that apply	SPRC reviews	Fee	Applicant determined fees	Staff verification of fees
<input type="checkbox"/>	Concept plan (comment review)	\$100		
<input type="checkbox"/>	Downtown CRA, initial application	\$300		
<input type="checkbox"/>	Downtown CRA, minor modification	\$600		
<input type="checkbox"/>	Easement Release	\$200		
<input checked="" type="checkbox"/>	Initial application	\$2,000	2,000	
<input type="checkbox"/>	Lot Split	\$350		
<input type="checkbox"/>	Minor modification (existing buildings)	\$700		
<input type="checkbox"/>	Neighborhood meeting newspaper advertisement	\$350		
<input type="checkbox"/>	Outside of the city utility connection	\$600		
<input type="checkbox"/>	Resubmittals	\$300 (after 3rd submittal)		
<input type="checkbox"/>	Site work only (no new building square footage)	\$300		
<input checked="" type="checkbox"/>	Surface water management plan	\$350	350	
<input type="checkbox"/>	Traffic Impact Analysis	\$3,000 deposit, actual cost of review		
<input type="checkbox"/>	Other:			
TOTALS:			2,350	

NOTES

1. Checks are payable to the City of Ormond Beach.
2. Public hearing applications shall have separate application fees.
3. Site plan fees include landscape and wetland reviews.
4. Application fees are due with the submittal of the site plan application.



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INSTRUCTIONS

Please complete key project information regarding the SPRC application. Items that are not applicable can be marked as NA. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PLANNING

Land Use:	Residential	Zoning:	R-5
Property acreage:	3.923	Phasing proposed?:	Yes, for buildings only
Existing building square footage:	3,063	New building square footage:	28,275
Parking required:	46	Parking provided:	73
Impervious area (acres):	1.177	Previous area (acres):	2.746
Water meter size:	(21) 5/8" x 3/4"	Irrigation source:	Private Well

CONCURRENCY

Proposed project average daily trips: ⁽¹⁾	52 trips
Proposed water generation: ⁽²⁾	4,578 gpd
Proposed sewer generation: ⁽³⁾	4,338 gpd
Note 1:	Trip generation from the ITE Trip generation manual. Daily trip projects over 1,000 require traffic impact analysis.
Note 2:	Residential, water = 243 gallons per day per unit. Commercial/Industrial water = (SF/100) X 15 gallons of water per day.
Note 3:	Residential, sewer = 281 gallons per day per unit. Commercial/Industrial sewer = Water gallons per day X 85% of water generation.

PROPERTY CHARACTERISTICS

Floodplain designation:	X, AE "EL 7.0"	Fill in the floodplain (acres):	0
Wetlands on site? (yes/no):	yes	Acres of wetlands on-site:	0.996 acres
Wetland impacts (acres):	0 acres		
Type of wetland mitigation:	No mitigation required		
Wooded site? (yes or no) :	Partially		
If wooded site, calculated required natural area (project site X 15%):	0.588 acres		
If wooded site, natural area provided:	0.996 acres		