MASTER DEVELOPMENT PLANS FOR

FORT FLORIDA COMMONS

CITY OF DEBARY
VOLUSIA COUNTY, FLORIDA

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Steven Costa

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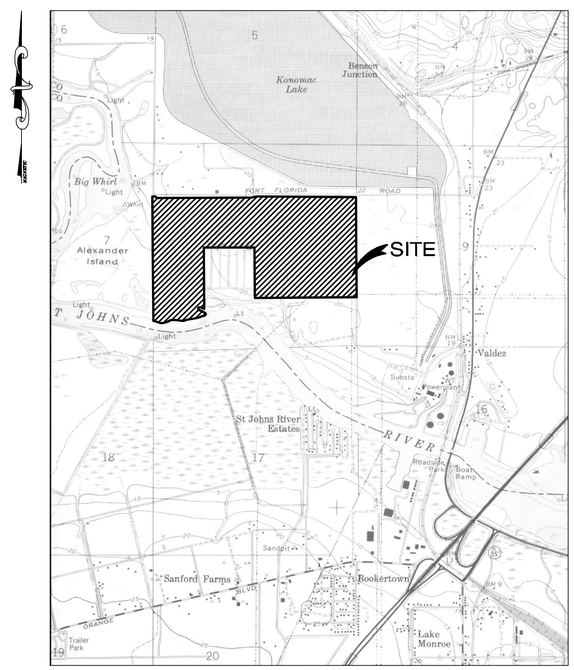

VICINITY MAP
Scale: 1"=2000'

SHEET INDEX

1. COVER SHEET
2. LAND USE
3. PEDESTRIAN SYSTEM & OPEN SPACE
4. ROADWAY AND UTILITY PLAN
5. STREET TYPICAL SECTION

NO.	DATE	PLAN REVISION	APPROVED	NO.	DATE	PLAN REVISION	APPROVED

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CPH Project No. C9303
File: C9303 cvr.dwg
Date: November, 2015

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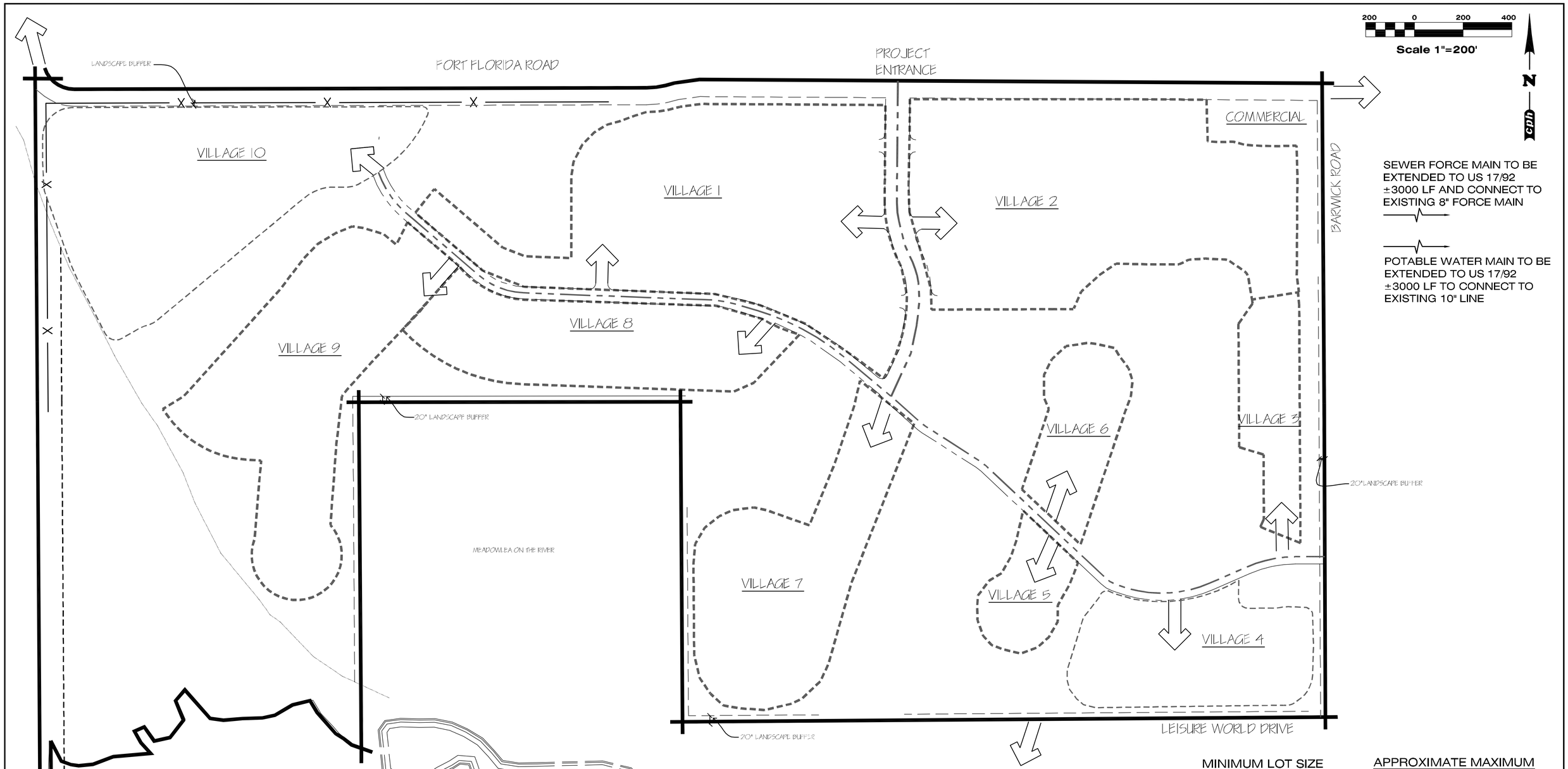

VILLAGE	APPROX. AREA	TYPE	MINIMUM LOT SIZE WIDTH	MINIMUM LOT SIZE DEPTH	APPROXIMATE MAXIMUM NUMBER OF UNITS
1	27± ACRES	TOWNHOME / SINGLE FAMILY	25' / 40'	135' / 100'	175±
2	27± ACRES	TOWNHOUSE / SINGLE FAMILY	25' / 40'	135' / 100'	156±
3	5± ACRES	SINGLE FAMILY	50'	100'	25±
4	10± ACRES	SINGLE FAMILY	50'	100'	59±
5	3± ACRES	SINGLE FAMILY	50'	100'	16±
6	5± ACRES	SINGLE FAMILY	50'	125'	24±
7	14± ACRES	SINGLE FAMILY	50'	100'	78±
8	11± ACRES	SINGLE FAMILY	60'	125'	68±
9	17± ACRES	SINGLE FAMILY	60'	125'	50±
10	20± ACRES	SINGLE FAMILY	60'	125'	49±
	2± ACRES	COMMERCIAL			
TOTAL	141± ACRES				

NOTE: ALL AREAS ± 20%

MAX. 700 TOTAL UNITS

No.	Date	Revision	Approved	No.	Date	Revision	Approved

Designed by:
Drawn by:
Checked by:
Approved by:
Certificate of Authorization No. 3215

Scale: HORZ.: 1" = 200'
Date: November, 2015
Job No. C9303
File: C9303 LAND USE

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PRELIMINARY PLAN

Sheet No. **2**

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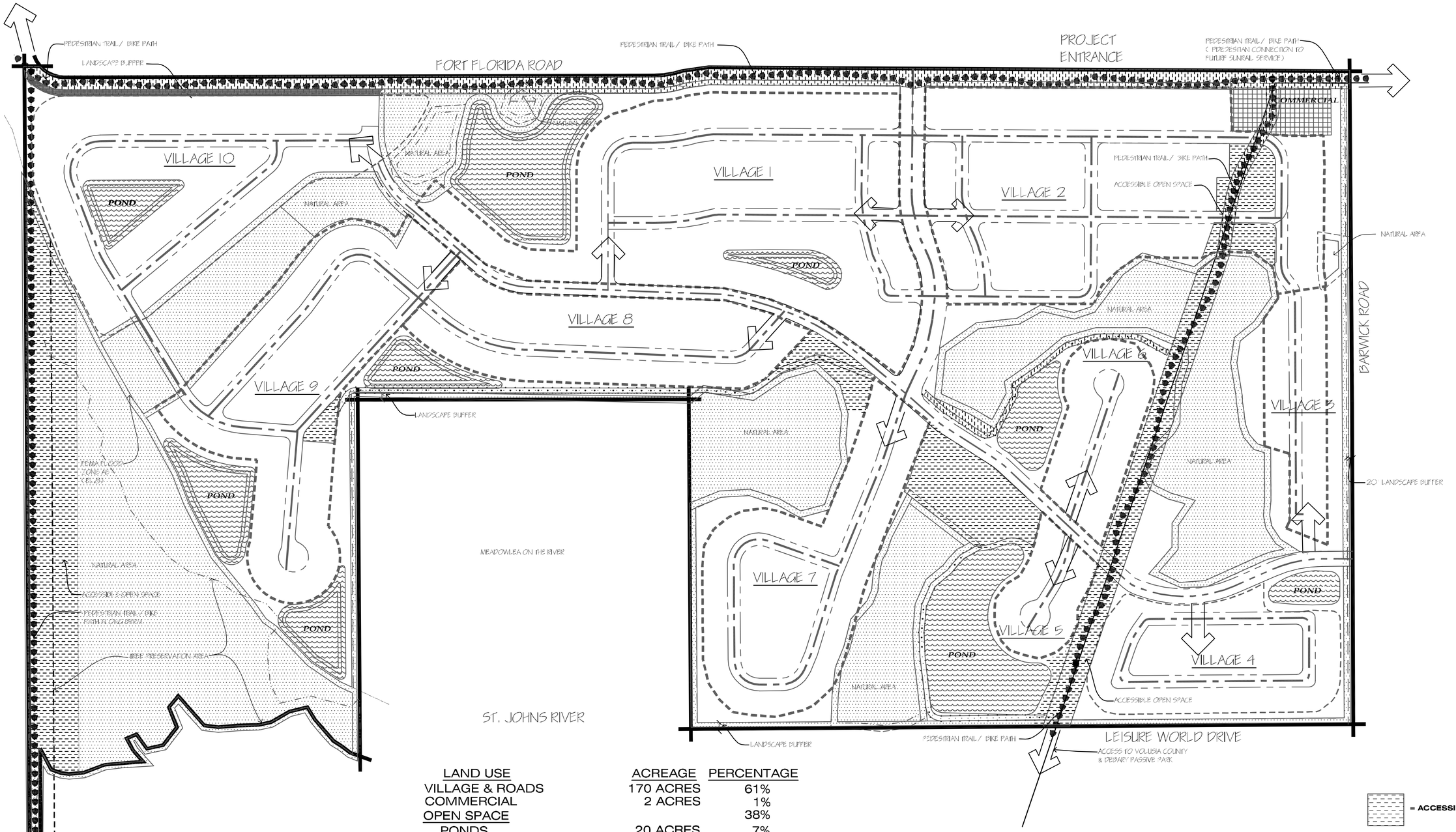

LAND USE	ACREAGE	PERCENTAGE
VILLAGE & ROADS	170 ACRES	61%
COMMERCIAL	2 ACRES	1%
OPEN SPACE		38%
PONDS	20 ACRES	7%
ACCESSIBLE OPEN SPACE	44 ACRES	16%
NATURAL AREA	42 ACRES	15%
TOTAL SITE	278 ACRES	100%

TO FURTHER THE CITY'S EFFORTS OF TREE PROTECTION, 15% OF THE SITE IS PRESERVED IN NATURAL STATE = 41.7 ACRES
PROVIDED: 42 ACRES

= ACCESSIBLE OPEN SPACE

= NATURAL AREA / WETLAND AREA

= TRAIL / BIKE PATH

No.	Date	Revision	Approved	No.	Date	Revision	Approved
1	11/13/15	REV PER DRC	JDO				

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Scale: HORZ.: 1" = 200'
Date: November, 2015
Job No. C9303
File: C9303 PED TRAIL

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PEDESTRIAN SYSTEM AND OPEN SPACE

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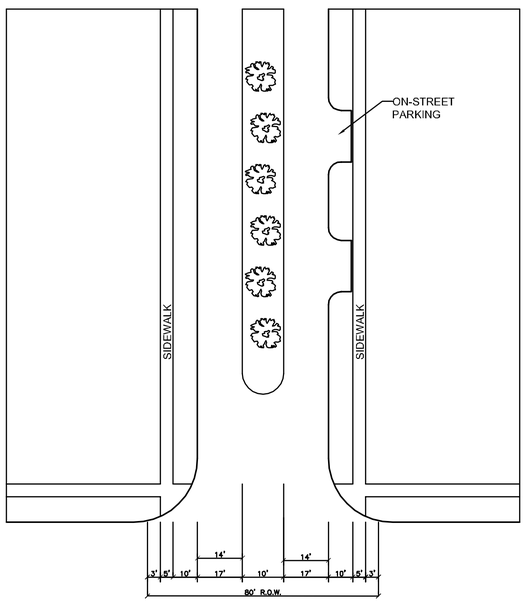
ROADWAY TYPICAL SECTIONS

MAIN BOULEVARD

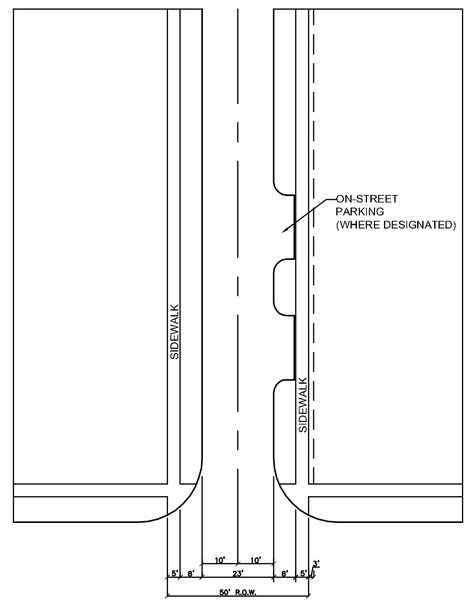


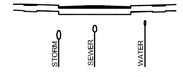
MAIN BOULEVARD
N.T.S.

R.O.W. WIDTH	80'
FACE OF CURB TO FACE OF CURB	17' (both sides)
TRAFFIC LANES	N/A
TRAFFIC LANE WIDTH	14'
PARKING	TOWNHOME SECTION ONLY
PARKING WIDTH	9'
DESIGN SPEED	30 MPH
POSTED SPEED	25 MPH
PARKWAY WIDTH	10' (includes curb)
MEDIAN WIDTH	16'
SIDEWALK WIDTH	5'
CURB RADIUS	25'
STRIPING	YES
LIGHTING	100' ALTERNATING 15' HEIGHT
TREE OFFSET FROM BACK OF CURB	4' MIN. WITH TYPE F CURB 6' MIN. WITHOUT CURB

NOTE: SIDEWALK MAY BE LOCATED IN AN EASEMENT OUTSIDE THE RIGHT-OF-WAY WHERE STREET TREES AND/OR UTILITIES DICTATE.

LOCAL STREET

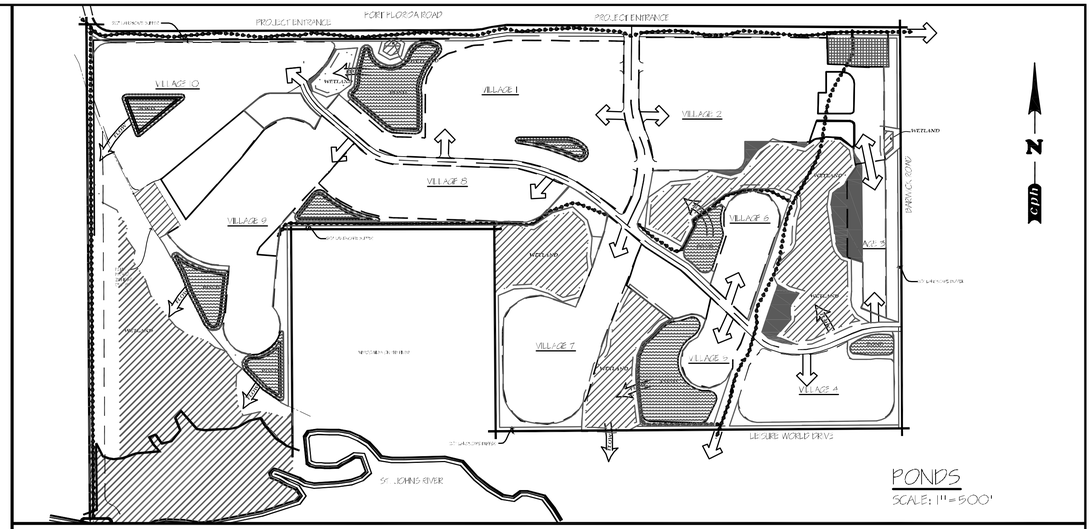




LOCAL STREET
N.T.S.

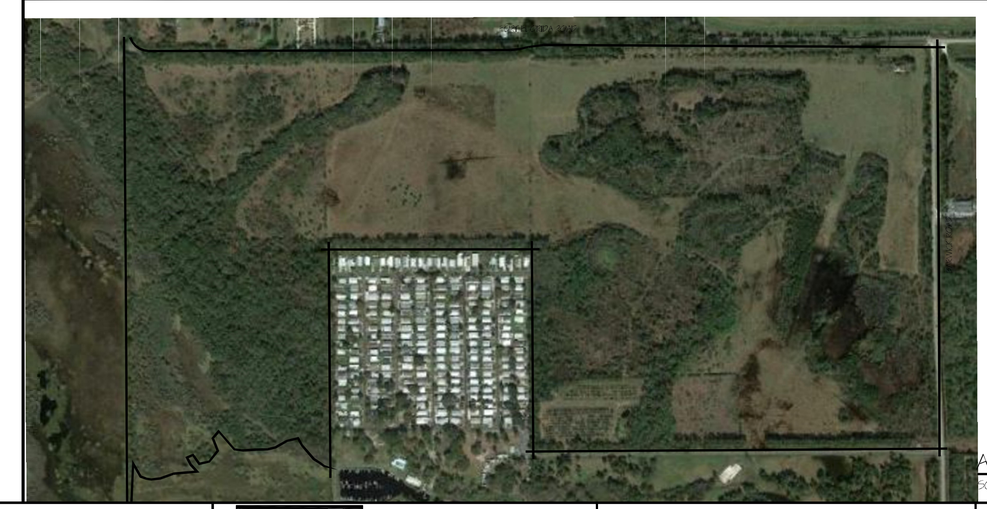
R.O.W. WIDTH	50'
FACE OF CURB TO FACE OF CURB	23' (includes gutters)
TRAFFIC LANES	TWO WAY
TRAFFIC LANE WIDTH	10'
PARKING	YES
PARKING WIDTH	N/A
DESIGN SPEED	20 MPH
POSTED SPEED	15 MPH
PARKWAY WIDTH	VARIES
MEDIAN WIDTH	N/A
SIDEWALK WIDTH	5'
CURB RADIUS	25'
BIKE LANES	NO
STRIPING	NO
LIGHTING	100' ALTERNATING 14' HEIGHT
TREE OFFSET FROM BACK OF CURB	4' MIN. WITH TYPE F CURB 6' MIN. WITHOUT CURB

NOTE: SIDEWALK MAY BE LOCATED IN AN EASEMENT OUTSIDE THE RIGHT-OF-WAY WHERE PARKING, STREET TREES AND/OR UTILITIES DICTATE.



PONDS
SCALE: 1" = 500'

TOPOGRAPHIC MAP
SCALE: 1" = 500'



AERIAL MAP
SCALE: 1" = 500'

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Designed by:		
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Scale: HORZ.: 1" = 60'
Date: November, 2015
Job No. C9303
File: C9303 ROADWAY

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DETAILS

Sheet No. **4**

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