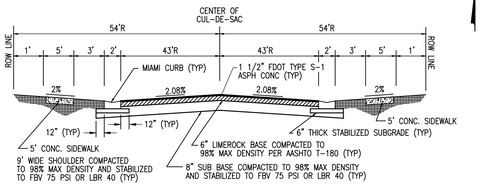
GRAPHIC SCALE

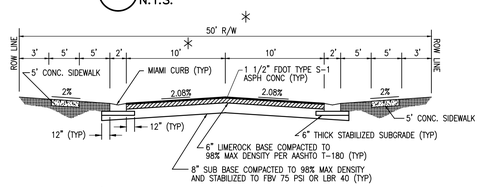
100 0 100 200

Feet

1 Inch =100 Ft.



902B **TYPICAL CUL-DE-SAC SECTION**
N.T.S.



* THE 60' WIDE ENTRANCE ROAD PAVING SHALL BE 24' WIDE INSTEAD OF 20' WIDE

902A **TYPICAL RIGHT OF WAY SECTION**
N.T.S.

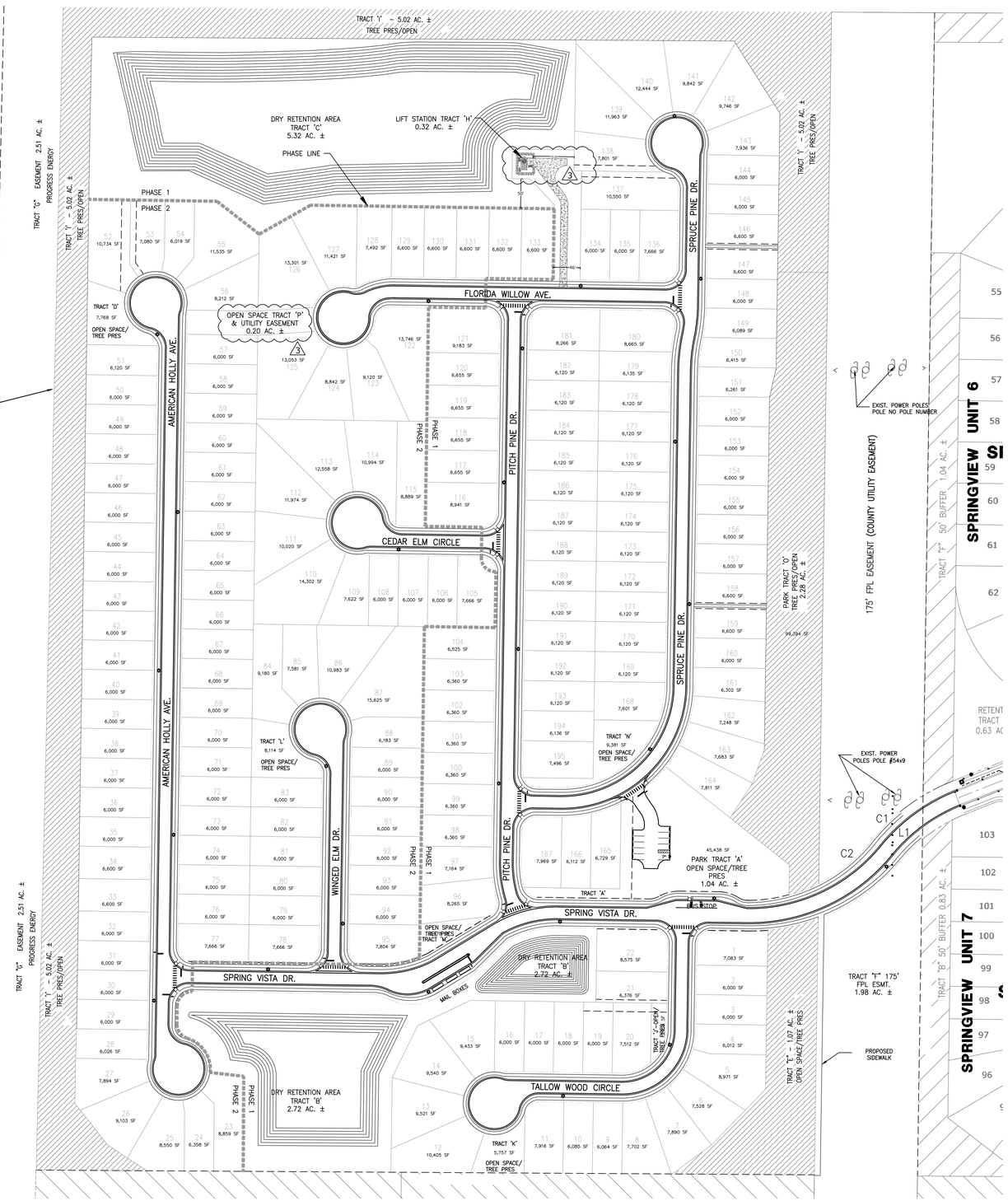
OPEN SPACE:		TREE PRESERVATION:	
REQUIRED: CLUSTER CALC. = 4.16 AC.		REQUIRED: 64.23 x 15% = 9.63 AC	
PROVIDED: TRACT A:	1.04 AC.	PROVIDED: TRACT A:	1.04 AC.
TRACT D:	0.18 AC.	TRACT D:	0.18 AC.
TRACT E:	1.07 AC.	TRACT E:	1.07 AC.
TRACT I:	5.02 AC.	TRACT I:	5.02 AC.
TRACT J:	0.05 AC.	TRACT J:	0.05 AC.
TRACT K:	0.13 AC.	TRACT K:	0.13 AC.
TRACT L:	0.18 AC.	TRACT L:	0.18 AC.
TRACT M:	0.08 AC.	TRACT M:	0.08 AC.
TRACT N:	0.22 AC.	TRACT N:	0.22 AC.
TRACT O:	2.28 AC.	TRACT O:	2.28 AC.
TOTAL PROVIDED	10.25 AC.	TOTAL PROVIDED	10.25 AC.

OPEN SPACE AND TREE PRESERVATION CALCULATIONS

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	N39°19'11"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	115.91	270.00	24°35'52"	58.86
C2	69.72	330.00	12°06'16"	34.99

ORLANDO HEIGHTS (UNRECORDED SUBDIVISION)
OR CR 3802 PG2143



SPACE AREA REQUIRED											
Lot #	Area (sf)	7,500 sf Less Lot Area	Lot #	Area (sf)	7,500 sf Less Lot Area	Lot #	Area (sf)	7,500 sf Less Lot Area	Lot #	Area (sf)	7,500 sf Less Lot Area
1	7,083	417	50	6,000	1,500	99	6,360	1,140	148	6,000	1,500
2	6,000	1,500	51	6,120	1,380	100	6,360	1,140	149	6,089	1,411
3	6,000	1,500	52	10,734	0	101	6,360	1,140	150	6,415	1,085
4	6,012	1,488	53	7,080	420	102	6,360	1,140	151	6,261	1,239
5	8,972	0	54	6,019	1,481	103	6,360	1,140	152	6,000	1,500
6	7,528	0	55	11,535	0	104	6,525	975	153	6,000	1,500
7	7,890	0	56	8,212	0	105	7,666	0	154	6,000	1,500
8	8,049	0	57	6,000	1,500	106	6,000	1,500	155	6,000	1,500
9	6,064	1,436	58	6,000	1,500	107	6,000	1,500	156	6,000	1,500
10	6,085	1,415	59	6,000	1,500	108	6,000	1,500	157	6,000	1,500
11	7,916	0	60	6,000	1,500	109	7,622	0	158	6,600	900
12	10,405	0	61	6,000	1,500	110	14,302	0	159	6,600	900
13	9,521	0	62	6,000	1,500	111	10,020	0	160	6,000	1,500
14	9,540	0	63	6,000	1,500	112	11,974	0	161	6,302	1,198
15	9,433	0	64	6,000	1,500	113	12,558	0	162	7,248	252
16	6,000	1,500	65	6,000	1,500	114	10,994	0	163	7,683	0
17	6,000	1,500	66	6,000	1,500	115	8,889	0	164	7,811	0
18	6,000	1,500	67	6,000	1,500	116	8,941	0	165	6,729	771
19	6,000	1,500	68	6,000	1,500	117	6,655	845	166	6,112	1,388
20	7,512	0	69	6,000	1,500	118	6,655	845	167	7,969	0
21	6,376	1,124	70	6,000	1,500	119	6,655	845	168	7,601	0
22	8,575	0	71	6,000	1,500	120	6,655	845	169	6,120	1,380
23	8,859	0	72	6,000	1,500	121	9,183	0	170	6,120	1,380
24	6,358	1,142	73	6,000	1,500	122	13,746	0	171	6,120	1,380
25	8,550	0	74	6,000	1,500	123	9,120	0	172	6,120	1,380
26	9,103	0	75	6,000	1,500	124	8,842	0	173	6,120	1,380
27	7,894	0	76	6,000	1,500	125	13,053	0	174	6,120	1,380
28	6,026	1,474	77	7,666	0	126	13,301	0	175	6,120	1,380
29	6,000	1,500	78	7,666	0	127	11,421	0	176	6,120	1,380
30	6,000	1,500	79	6,000	1,500	128	7,492	8	177	6,120	1,380
31	6,000	1,500	80	6,000	1,500	129	6,600	900	178	6,120	1,380
32	6,000	1,500	81	6,000	1,500	130	6,600	900	179	6,135	1,365
33	6,600	900	82	6,000	1,500	131	6,600	900	180	8,665	0
34	6,600	900	83	6,000	1,500	132	6,600	900	181	8,266	0
35	6,000	1,500	84	9,180	0	133	6,600	900	182	6,120	1,380
36	6,000	1,500	85	7,581	0	134	6,000	1,500	183	6,120	1,380
37	6,000	1,500	86	10,983	0	135	6,000	1,500	184	6,120	1,380
38	6,000	1,500	87	15,625	0	136	7,666	0	185	6,120	1,380
39	6,000	1,500	88	6,183	1,317	137	10,550	0	186	6,120	1,380
40	6,000	1,500	89	6,000	1,500	138	7,801	0	187	6,120	1,380
41	6,000	1,500	90	6,000	1,500	139	11,963	0	188	6,120	1,380
42	6,000	1,500	91	6,000	1,500	140	12,444	0	189	6,120	1,380
43	6,000	1,500	92	6,000	1,500	141	9,842	0	190	6,120	1,380
44	6,000	1,500	93	6,000	1,500	142	9,746	0	191	6,120	1,380
45	6,000	1,500	94	6,000	1,500	143	7,936	0	192	6,120	1,380
46	6,000	1,500	95	7,804	0	144	6,000	1,500	193	6,120	1,380
47	6,000	1,500	96	8,265	0	145	6,000	1,500	194	6,136	1,364
48	6,000	1,500	97	7,164	336	146	6,600	900	195	7,496	4
49	6,000	1,500	98	6,360	1,140	147	6,600	900			
	total:	47,796		total:	54,074		total:	26,863		total:	54,237

Overall Common Open Space Area Required (sq. ft.) 182,970 SF

Overall Total (Ac.) 4.20 AC

SITE DATA

TAX PARCELS:
#9004-00-00-0030

WATER/SEWER: VOLUSIA COUNTY

ZONING: R-4 (PURSUANT TO CLUSTERED SUBDIVISION CODE REGULATIONS).

50' WIDE LOTS:
NUMBER OF LOTS: 195
MINIMUM LOT SIZE: 6,000 SF

LINEAR FEET STREET: 7,600± LF

DENSITY:

NO. OF UNITS -	195	UNITS
GROSS AREA -	64.22	ACRES
LESS FPL ESMT.	-1.98	ACRES
LESS PROGRESS ESMT.	-2.51	ACRES
LESS RIGHT OF WAY	-9.00	ACRES
NET AREA -	50.73	ACRES
UNITS/ACRE (195/50.73)	3.84	U/A

CLUSTER SUBDIVISION CALCULATIONS
MIN REQUIRED LOT SIZE = 7,500 SF
4.16 ACRES (181,386 SF) OF REQUIRED COMMON OPEN SPACE
4.36 ACRES (181,489 SF) OF PROVIDED COMMON OPEN SPACE

LAND USE BREAKDOWN

TRACT ID	AREA (AC.)	USEAGE
A	1.04	OPEN SPACE/PARK
B	2.72	RETENTION
C	5.32	RETENTION
D	0.18	OPEN SPACE
E	1.07	TREE PRESERVATION
F	1.98	FPL ESMT
G	2.51	PROGRESS ENERGY ESMT
H	0.32	LIFT STATION
I	5.02	TREE PRESERVATION
J	0.05	OPEN SPACE
K	0.13	OPEN SPACE
L	0.18	OPEN SPACE
M	0.08	OPEN SPACE
N	0.22	OPEN SPACE
O	2.28	OPEN SPACE
P	0.2	OPEN SPACE
TOTAL	23.30	
R/W AREA	9.00	
LOT AREA	31.85	
TOTAL AREA	64.15	
COMMON OPEN SPACE		4.36

GENERAL NOTES

1. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE EVANS ENGINEERING, INC. WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO INSURE TIMELY CERTIFICATION OF CONSTRUCTION TO AGENCIES AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY.
2. CONTRACTOR SHALL MAINTAIN A SET OF PLANS ACCURATELY MARKED-UP WITH AS-BUILT INFORMATION ON RIM AND INVERT ELEVATIONS. AS-BUILT INFORMATION PREPARED BY A REGISTERED LAND SURVEYOR IN ACCORDANCE WITH CITY OF DEBARY LAND DEVELOPMENT REQUIREMENTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
3. REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE RESULT FROM THE ADJUSTMENTS DESCRIBED, THE CONTRACTOR SHALL NOTIFY THE SITE SUPERINTENDENT PRIOR TO PLACING BASE SO THAT RECOMMENDATIONS FOR CORRECTION MAYBE MADE.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION.
7. CHAPTER 17-153 OF THE FLORIDA STATUES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY ON-SITE INSPECTION BY GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A NEW CONSTRUCTION AREA.
8. ALL PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. ALL DISTURBED AREAS SHALL BE RETURNED TO PRECONSTRUCTION CONDITIONS, OR BETTER.
10. ALL PAVEMENT MARKERS, STRIPING, SIGNAGE, AND OTHER TRAFFIC CONTROL DEVICES TO BE INSTALLED BY CONTRACTOR PER F.D.O.T AND CITY OF DEBARY STANDARDS.
11. THE FOLLOWING AGENCIES AND COMPANIES SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING CONSTRUCTION:
    A. VOLUSIA COUNTY ENGINEERING DEPARTMENT
    B. VOLUSIA COUNTY UTILITIES
    C. FLORIDA PUBLIC UTILITIES COMPANY
    D. ATT
    E. COMCAST COMMUNICATIONS
    E. FLORIDA POWER & LIGHT
    F. DUKE ENERGY
    G. CITY OF DEBARY
12. CONTRACTOR TO BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. IF THERE IS A QUESTION AS TO WHETHER A PARTICULAR AREA SHOULD BE CLEARED, THE CONTRACTOR SHALL CONTACT THE OWNER FOR FURTHER INSTRUCTIONS.
13. SETBACKS FOR R-4 ZONING:
    FRONT: *25' FEET
    SIDE: 5' FEET (IN ACCORDANCE WITH CLUSTERED DWELLING UNITS SEC. 3 137 (5)(D).
    REAR: 20 FEET
    NOTE: CORNER LOTS HAVE A MIN. 15' FRONT SETBACK WITH THE OTHER FRONT YARD HAVING A 25' MIN. SETBACK.
14. BUILDING HEIGHT IS NOT TO EXCEED 35 FEET.
15. FOR GEOMETRY SEE PLAT.
16. THIS PROPERTY LIES IN FLOOD ZONE "X", AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12127 C0730 H, DATED FEBRUARY 19, 2014.
17. STREET LIGHTS WILL BE PROVIDED THROUGH A SPECIAL ASSESSMENT DISTRICT.
18. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M BRAND "SCOTCHLITE" SHEETING HIGH INTENSITY GRADE SHEETING ON MINIMUM 0.080 GAUGE 5052-H38 ALUMINUM BLANKS. ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OCTAGON INSTALLED ON 12 FT. LONG, 3 LBS/FT "U" CHANNEL POSTS (RAIL STEEL ONLY) OR 3"X12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36"X48". ALL WARNING SIGNS SHALL BE 30"X30". ALL STREET NAME SIGNS SHALL BE 9" IN HEIGHT WITH 5" HIGH UPPER AND LOWER CASE WHITE LETTERS ON A GREEN BACKGROUND WITH A MINIMUM 30" LENGTH WITH 1/2" OUTSIDE WHITE BORDER. ALL ROUND POSTS SHALL BE INSTALLED WITH ANCHOR PLATES TO PREVENT POST ROTATION.
19. ALL PAVEMENT MARKINGS AND STRIPING WITHIN RIGHTS-OF-WAY WILL BE THERMOPLASTIC AND WILL BE INSTALLED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX #17346.
20. ALL TRAFFIC CONTROL SIGNS AND STRIPES SHALL CONFORM TO THE M.U.T.C.D. AND VOLUSIA COUNTY TRAFFIC STANDARDS. EACH NEW INTERSECTION SHALL HAVE A 30" HIGH-INTENSITY STOP SIGN AND A 24" THERMO-PLASTIC STOP BAR. ALL CROSSWALK STRIPING SHALL BE 12" WIDE, 6' LONG THERMO- PLASTIC STRIPING AND ALL STREET NAME SIGNS SHALL BE IN ACCORDANCE WITH SECTION 417 OF THE LDC. STOP SIGNS AND STREET NAME SIGNS MAY BE PLACED ON THE SAME POLE.
21. STREET LIGHTS TO BE 9500 LUMEN HIGH PRESSURE SODIUM 100 WATT FIXTURE ON CONCRETE POLE AND SHALL BE IN ACCORDANCE WITH SECTION 402.16 OF THE LDC.
22. ALL STREET RIGHT-OF-WAY'S WILL BE PUBLIC.
23. SOIL TYPE: APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES.
24. PREDOMINANT PLANT COMMUNITIES: OAK TREES, SAND PINES, BRUSH

DATE	REVISIONS	BY
1-14-16	1 REV PER CITY OF DEBARY COMMENTS DATED 11-13-15	JSK
8-01-16	2 REV PER CITY OF DEBARY COMMENTS DATED 2-12-16	JSK
9-08-16	3 REV PER CITY OF DEBARY COMMENTS DATED 9-7-16	TV

EVANS ENGINEERING, INC. AUTHORIZATION NO. 6788
PROFESSIONAL ENGINEER DAVID L. EVANS FLORIDA P.E. NO. 46586
DATE: Sep 14, 2016

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
WWW.EVANSENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NO. 00006788

SPRINGVIEW UNIT 8
FOR
SPRINGVIEW HEIGHTS, LLC
VOLUSIA COUNTY FLORIDA

OVERALL DEVELOPMENT PLAN
MASTER SITE PLAN

DRAWN:	JSK
CHECKED:	DLE
DATE:	OCTOBER 2015
SCALE:	1" = 100'
JOB #:	13901
SHEET #:	2.0

J:\JOBS\13901 - Springview unit 8\Drawings\DP-2015\13901 Final SHEET 02 OVERALLPLAN.dwg (24x36 PDF) Plotted on: Sep 14, 2016 - 2:43pm by RBelick