



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, May 21st, 2024 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on April 16th, 2024
4. NEW BUSINESS
 - **Case # 22-01-PUD-Riverview Estates; Fourth Review**, Applicant is requesting approval of a Zoning Map amendment from Rural Agriculture (A-2) to Residential Planned Unit Development (RPUD) at the property addressed as 181 Fort Florida Road for the development of a single-family detached neighborhood of up to 91 units.
 - **Case # CPS24-000001; First Review**, Applicant is requesting review of a concept plan for the Meadows at Glen Abbey at the property addressed as 340 North Pine Meadow Drive for the development of a townhome neighborhood of 20 units.
5. ADDITIONAL BUSINESS:
6. DISCUSSION:
7. ADJOURNMENT:

DISTRIBUTION:

Technical Review Staff:

- Steven Bapp, AICP, *Growth Management Director - Planning and Zoning* (SBapp@DeBary.org)
- Joseph Barker, AICP, *Senior Planner - Planning and Zoning* (JBarker@DeBary.org)
- Kayla Burney, *Planning Technician - Planning and Zoning* (KBurney@DeBary.org)
- Kevin Hare, *Construction Manager* (KHare@DeBary.org)
- Amy Long, *Deputy Public Works Director* (ALong@DeBary.org)
- Chad Qualls, *Public Works Superintendent* (CQualls@DeBary.org)
- Robert Scott, *Orange City Fire Department* (RScott@ourorangecity.com)
- Merylene Thomas, CNU-A, *Senior Planner - Planning and Zoning* (MThomas@DeBary.org)
- Richard Villasenor, *City Engineer* (RVillasenor@DeBary.org)
- Steve Wood, *Building Inspector* (Buildingofficial@DeBary.org)
- E-Sciences, *Environmental Management Consultant* (troberts@res.us)
- Fishback Dominick, *Legal Consultant* (DLangley@fishbacklaw.com)
- Stanley Group, *Transportation Consultant* (KingTanya@stanleygroup.com)
- SurvTech Solutions, *Surveying Consultant* (rfowler@survtechsolutions.com)
- Volusia County Utilities, *Utilities* (ErinReed@volusia.org)

PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.

APPLICANT(S): Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



**City of DeBary
Development Review Committee Meeting
April 16, 2024 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:30 am.

DRC MEMBERS PRESENT:

Steven Bapp, City of DeBary
Amy Long, City of DeBary
Robert Scott, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Robert Doan, Cobb-Cole
Brent Lenzen, Kimley-Horn & Associates, Inc.
Carmen Rosamonda, City of DeBary
Chad Qualls, City of DeBary
Shari Simmans, City of DeBary

APPROVAL OF MINUTES:

Steve Wood made a motion to approve the February 6, 2024 and March 19, 2024 Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

NEW BUSINESS:

**Saxon Pointe PUD Amendment 2
Project # 23-01-MAJPUD-Saxon Pointe Amendment 2**

Robert Doan of Cobb-Cole, a representative of the applicant, came forward to speak. He agreed with most of Staff's comments. In regard to minimum parking requirements, Mr. Doan argued for a lower minimum parking requirement. Chairman Steven Bapp, Growth Management D stated the Development Review Committee would be willing to support that request.

Mr. Doan noted the requirement for providing a statement agreeing to provide appropriate maintenance guarantees.

Mr. Doan requested clarification on Staff's comment regarding information on the minimum building spacing and floor areas. Joseph Barker, Senior Planner, stated the proposed PUD's development agreement states proposed minimum building spacing and minimum floor areas would be based on the Land Development Code, but the Land Development Code does not contain such minimum requirements and that the applicant would need to promulgate those minimums in the development agreement.

In regard to Staff's comment requesting clarification on the 50-foot rear yard setback, Mr. Doan stated they will make the necessary correction to provide clarification.

In regard to Staff's comment on the construction of the four-way intersection of Saxon Boulevard and U.S. Highway 17/92, Mr. Doan stated the applicant cannot tell the County or the Florida

Department of Transportation what projects will take place at that location. He noted the required improvements will be based on the results of the traffic impact analysis. Mr. Bapp noted this outstanding issue may need to be addressed with the City Council upon hearing the proposed amendment. Mr. Bapp stated the County is supportive of redesigning the intersection. City Manager Carmen Rosamonda stated it is important to reduce the number of U-turns at that intersection.

Mr. Doan stated there will be a replat of the subject property. He stated there will be no phasing of the project. Mr. Bapp noted there are some details that will need to be further clarified during preliminary plat and final site plan reviews.

Mr. Doan stated the FAR data will reflect the project as a whole rather than individual lots.

Robert Scott, Fire Marshal, stated the fire hydrants should be examined for possible relocation.

Amy Long, Deputy Public Works Director asked if the nearby daycare has been contacted regarding the shared entrance. Mr. Doan stated there has been no contact with the daycare. Richard Villasenor, City Engineer, stated the concern is the prospect of traffic from the proposed development cutting through the daycare's parking lot. Mr. Doan stated that will have to be addressed.

Mr. Villasenor asked if the right turn-lane to be eliminated is reflected on the plans for this project. Brent Lenzen of Kimley-Horn & Associates, Inc., a representative for the applicant, stated the submitted plans were created prior to that project. He stated an access permit will be filed with the Florida Department of Transportation. Mr. Villasenor asked there will be storage trucks on the premises for the self-storage facility. Mr. Doan stated that will not be permitted. He suggested they could add explicit prohibitory language to the proposed development agreement.

Steve Wood, Building Official, stated the reference to the Florida Building Code needs to be updated to the 2023 version. Mr. Wood stated the accessible parking spaces need to be 20 feet. Mr. Wood noted the plans do not delineate a trash receptacle for the carwash or loading zones or fire lanes. Mr. Lenzen stated the carwash would use the same trash receptacle as the gas station/convenience store.

The item was continued to a future meeting.

ADJOURNMENT:

The meeting was adjourned at 10:00 AM.



DRC 5-21-2024

Subject Case # 22-01-PUD-Riverview Estates

Applicant: Steve Costa

Application Summary:

The applicant is requesting approval of a Residential Planned Unit Development (RPUD) rezoning for an approximately 59-acre property addressed as 181 Fort Florida Road. The property is currently zoned as Rural Agriculture (A-2). The proposed RPUD would permit up to 91 single-family detached homes. There would also be RV parking for residents.

Planning & Zoning

Joseph Barker, Senior Planner, AICP

Comprehensive Plan Review:

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

Management of Natural Resources

The goal of the Management of Natural Resources element of the Plan facilitate the proper management of natural resources through their appropriate conservation, protection and use, consistent with the desired growth and development of the community to ensure the highest environmental quality possible.

Objective 4.1 requires the City to carry out a program of activities to identify and monitor environmentally sensitive areas and preserve open space reservations. **Mitigation of impacts to flood plains and wetlands will be required as per State regulations.**

Objective 4.2 requires the City to carry out a program of activities to properly manage wetlands so as to maintain the natural functions of wetlands while ensuring the appropriate growth and





development of the community. Policy 4.204 requires new development be buffered from wetland areas consistent with that of the regulations of the St. John's River Water Management District (SJRWMD) and/or Volusia County. **It is yet to be determined if the development is meeting the regulations of the SJRWMD and Volusia County. This would be determined during the review of the preliminary plat and construction plans (PPR).** Stormwater management facilities will be designed in such a way as to maintain the natural pre-development flow of surface water to the wetland. **This has also yet to be determined and would be determined during PPR review.**

Future Land Use

The goal of the Future Land Use element of the Plan is to facilitate the development and use of land, including permanent open space, in an organized arrangement which supports the appropriate development of the overall community, including an efficient multi-modal transportation system that enhances the well-being of the City's residents and businesses.

Objective 5.4 mandates that the City base land use and development decisions on the adopted Future Land Use Map (FLUM). **The property's current FLUM designation is Agriculture/Rural (A/R), a designation inconsistent with the nature of the proposed project. However, the proposed project is being processed concurrently with an application for a Comprehensive Plan amendment to amend the FLUM to change this tract's classification to Residential/Low-Density (R/LD). Therefore, the proposed project has been reviewed against the policies of the R/LD classification. Please note if the Local Planning Agency (LPA), the City Council, denies the request for the amendment to the FLUM, the proposed project cannot be approved by the Development Review Committee (DRC) and any conditional approval of this project by the DRC would be null and void.**

Policy 5.402(a) provides for policies for the R/LD classification. The R/LD classification provides for conventional suburban residential development, primarily consisting of single family detached units. Policy 5.402(a)(1) limits density to four dwelling units per acre. The City's Land Development Code defines density as being the dwelling units per acre of a site minus the following:

- Land use for publicly dedicated or privately owned rights-of-way;
- Transmission and power line easements;
- Lakes and areas defined as wetlands; and





- Flood prone and preservation areas (i.e., flood plains).

The total project area is approximately 59.296 acres, according to the submitted boundary survey. According to the Master Development Plan (MDP), there is 7.23 acres of proposed rights-of-way for the project. There does not appear to be any transmission or power line easements on the property. According to the submitted survey, there are 7.69 acres of wetland on the property. However, most of the wetland area is eclipsed by the flood plains, of which there are approximately 9.25 acres. The number of proposed residential lots is 91. Thus, the net density of the proposed project is 2.13 dwelling units per acre. **The proposed density meets the requirement of Policy 5.402(a)(1).**

Transportation

The goal of the Transportation element is to facilitate the development of a safe, cost-effective, coordinated, connected, energy efficient, multimodal transportation system for the movement of people and goods to benefit the social, economic and physical development of the City and to reduce greenhouse gas emissions and vehicle miles of travel.

Objective 6.1 requires the City to carry out a program of activities to facilitate the provision of a cost-effective, safe, convenient, and energy efficient multimodal transportation system.

Policy 6.108 provides for Mobility Plans. **The proposed project is within the City's Southwest Sector Mobility Fee Assessment Area.**

Objective 6.2 requires the City to carry out a program of activities to coordinate the transportation system with the future land uses policies on this Plan, and to ensure that population densities, housing and employment patterns, land use patterns, and the management of important natural features are consistent with transportation modes and services proposed to serve these areas.

Policy 6.201 states that when making zoning changes, the City will consider the need for new transportation facilities necessitated by the potential development, as well as the resources which can be reasonably expected to support new facilities not previously contemplated. **Consideration must be given to whether the proposed project will create a need for new transportation facilities. This will be further explored during the subdivision approval process.**





Objective 6.7 requires the City to support the expansion of various forms of multi-modal transportation that reduce emphasis on transportation system improvements that favor the use of single-occupancy vehicles as the primary means of transportation. This includes public transportation. Policy 6.702 requires the City to support the expansion of public transportation including additional bus routes. **Feedback from VOTRAN and the River to Sea Transportation Planning Organization should be obtained during the subdivision approval process.**

Capital Improvements

The goal of the Capital Improvements element is to facilitate the efficient provision of public facilities through coordination between needs and resources and through coordination between capital projects plans and the community's objectives as set forth in this Plan.

Objective 10.1 requires the City to carry out a continuing program of activities to plan and construct capital facilities so as to reduce existing deficiencies, so as to provide for replacement of obsolete or worn-out facilities, and so as to provide for the appropriate growth and development of the community. This program will ensure coordination between decisions about capital facility improvements and decisions about land development and redevelopment activities associated with public facilities. **Consideration must be given during the subdivision approval process as to how the proposed project will impact the following projects:**

- **DeBary Elementary School Turn Lanes**
- **Highbanks Road/17/92 Turn Lanes**
- **West Highbanks Road Rob Sullivan Park to Fort Florida Road Reconstruction**

For all other elements of the Plan not discussed in this report, the project has been determined to be consistent with those elements.

Public Works Department
Amy Long, Deputy Public Works Director

No comments have been received.





Fire Services

Robert Scott, Fire Marshal

They have responded with a response of “Noted, compliant plans will be updated prior to ODP submittal” at this time of review. Fire Department is good with moving forward, but will be required to be done prior approval final approval.

Engineering

Richard Villaseñor, P.E., City Engineer

No comments have been received.

Building Department

Steve Wood, Building Official

No comments have been received.

Volusia County Utilities

Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

VCU has reviewed the submittal and has no additional comments.

Fishback-Dominick

Dan Langley

No more comments.





Environmental Management

Tom Roberts, Regional Science Manager, RES

All wetland, tree and protected species comment responses have been satisfactorily addressed by the applicant. At this time, RES has no additional questions or comments pertaining to the 10 documents submitted by the applicant in this 3rd PUD submittal.

Surveyor

Ryan Fowler, Surveyor, SurvTech Solutions

No further comments.

Transportation

Tanya King, PE, Senior Transportation Engineer, TEDS

Stanley has reviewed the Riverview Estates Technical Memorandum dated prepared by LTG Engineering and Planning, dated April 22,2024. The report satisfied our previous comments and we offer no additional comments at this time.

END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

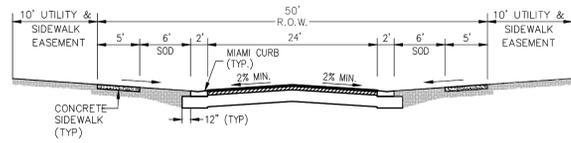
Steven Bapp, AICP

Sbapp@debary.org

Director of Growth Management

City of DeBary





TYPICAL RIGHT-OF-WAY SECTION
NOT TO SCALE

LAND USE TABLE		
DESCRIPTION	AREA AC.	(%)
SINGLE FAMILY DETACHED DWELLING	20.806	35.09%
PUBLIC RIGHT OF WAY	7.23	12.19%
OPEN SPACE (RECREATION AREAS, PONDS, BUFFERS, WETLANDS, OPEN GRASSED AREAS, ETC.)	31.26	52.72%
TOTAL: 59.296AC 100%		

HATCH LEGEND

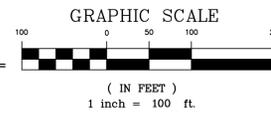
- NATURAL TREE SAVE AREA (8.89 AC/15.00%)
- OPEN SPACE AREA (5.93 AC/10.00%)

SOILS LEGEND		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
17	DAYTONA SAND	A
29	IMMOKALEE SAND	B/D
61	ST. JOHN'S FINE SAND	B/D

SOURCE: USDA, NATURAL RESOURCE CONSERVATION SERVICE, SEMINOLE COUNTY, FLORIDA 2023

SITE DATA:

1. TOTAL PROJECT AREA: 59.296
2. PARCEL ID'S: 8031-00-00-0010
3. EXISTING ZONING: A-2, RURAL AGRICULTURE
PROPOSED ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)
4. EXISTING FUTURE LAND USE: AR, AGRICULTURE/RURAL
PROPOSED FUTURE LAND USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)
5. PROPOSED RESIDENTIAL LOTS: 91 LOTS
6. RESIDENTIAL USE LOT SIZE:
70' X 125' LOTS 1-12, 24-72
85' X 130' LOTS 13-23, 73-89
7. NET DEVELOPABLE AREA:
TOTAL AREA - R.O.W. - FLOODPLAIN - FLOODPLAIN/WETLANDS
59.296AC - 7.23AC - 1.56AC - 7.69AC = 42.816AC
8. MAXIMUM GROSS DENSITY: 4 DU/AC
PROPOSED GROSS DENSITY: 91/59.296 = 1.53 DU/AC
NET DENSITY: 91/42.816 = 2.13 DU/AC
9. PERIMETER BUFFER REQUIRED: 20'
10. OPEN SPACE REQUIRED: 20% (11.9 AC)



MADDEN
HOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

MASTER DEVELOPMENT PLAN
FOR
RIVERVIEW ESTATES
FLORIDA
CITY OF DEBARY

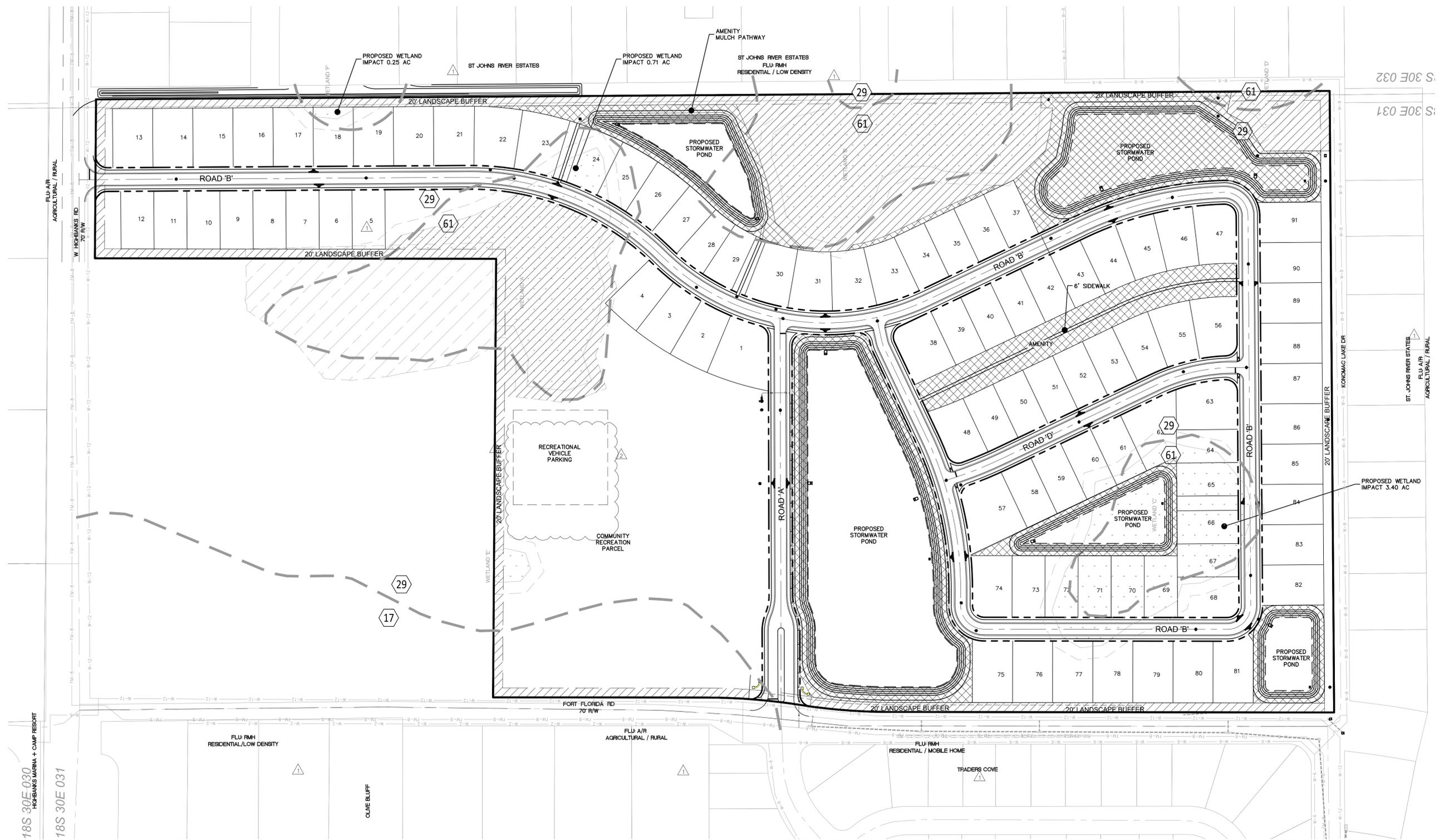
DOYLE LIVING TRUST, INC.

ENGINEER: BENJAMIN S. BECKHAM
LICENSE NO. 79452
STATE OF FLORIDA
DATE: 11/15/2023
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	4/5/23	COMMENTS PER THE CITY OF DEBARY
2	8/15/23	COMMENTS PER THE CITY OF DEBARY
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 20072
DATE: 12/15/21
SCALE: 1"=100'
DESIGNED BY: CHM
DRAWN BY: JAS
APPROVED BY: CHM

C100



18S 30E 030
HICKMAN MARINA + CAMP RESORT

After Recording Return to: City of DeBary
Attn: City Clerk
16 Colomba Road
DeBary, Florida 32713

ORDINANCE No. _____ ATTACHMENT “A”

**RPUD DEVELOPMENT AGREEMENT
RIVERVIEW ESTATES RPUD**

THIS RPUD DEVELOPMENT AGREEMENT (“Development Agreement” or this “Agreement”) is made and entered into by and between the **CITY OF DEBARY**, a Florida municipal corporation (herein “City”) ~~and Cobb Cole, P.A.~~ on behalf of the Costa Family (herein “Applicant”).

WHEREAS, the Applicant is the agent for the property owner of that certain real property being approximately 59.296 +/- acres in size and having a Volusia County Tax Parcel Identification Number 8031-00-00-0010, and legally described in Exhibit “**A**” attached hereto and incorporated herein (herein the “Property”) and being the same property described in City of DeBary Ordinance No. _____; and

WHEREAS, the Applicant has requested that the Property be rezoned from A-2 (RURAL AGRICULTURE) to a RPUD (RESIDENTIAL Planned Unit Development) Zoning Classification; and

WHEREAS, the Applicant has requested an amended Comprehensive Plan Future Land Use Map designation of Residential Low Density; and

WHEREAS, Ordinance No. _____ approving this Development Agreement has been advertised and noticed in accordance with the requirements of state law and Section 1-10 of the City of DeBary Land Development Code; and

WHEREAS, the City of DeBary City Council acting as both the Local Planning Agency and Governing Body has conducted the necessary public hearings on Ordinance _____ approving this Development Agreement; and

WHEREAS, based upon competent, substantial evidence presented in the record, Ordinance No. _____ and this Development Agreement have been determined by the City of DeBary City Council to meet the requirements for rezoning pursuant to Section 1-6, City of DeBary Land Development Code and Comprehensive Plan Policy 5.505 and are consistent with the City of DeBary Comprehensive Plan and Land Development Code; and

WHEREAS, the City of DeBary City Council finds that this Development Agreement promotes the public health, safety, and welfare and is consistent with and authorized by its authority under Chapter 166, Florida Statutes, Article VIII, Section 2 (b) of the State Constitution, and the City's home rule authority and police powers.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Recitals. The recitals herein contained are true and correct and are incorporated herein by reference as material terms of this Agreement.

A. Development Concept. The Property shall be developed as a Residential Planned Unit Development (RPUD) substantially in accordance with the Master Development Plan (as hereinafter defined). The Master Development Plan shall govern the development of the Property as a RPUD and shall regulate the future land use of this parcel.

1. **Master Development Plan**. The Master Development Plan shall consist of the Preliminary Plan series dated _____, 2023, and prepared by MADDEN MOORHEAD & STOKES, LLC and this

Development Agreement (collectively, the “Master Development Plan”). The Master Development Plan is hereby approved and incorporated in this Development Agreement by reference as Exhibit “B”. The Master Development Plan, as part of this Development Agreement, shall be filed and retained for public inspection in the office of the City Clerk and it shall constitute a supplement to the Official Zoning Map of the City DeBary.

2. **Amendments.** The Master Development Plan is intended to be a conceptual plan to guide development of the Property in compliance with the terms and conditions of this Development Agreement. The parties hereto acknowledge that reductions in density and/or intensity may and do occur; and that minor changes to roadway design, location and size of structures, and locations and design of stormwater storage, landscape buffers and upland buffers may occur during the plat and/or site plan review and approval processes. Proposed revisions to the Master Development Plan that also necessitate revisions to the substantive terms of this Development Agreement shall require approval by the City Council as either a major or minor amendment to this RPUD in accordance with the Land Development Code, as may be amended. The DeBary City Manager shall make determinations as to whether requested revisions to the Master Development Plan rise to the level of a minor or major amendment of this RPUD pursuant to the Land Development Code, or is merely a minor deviation of the Master Development Plan. Minor and major amendments to this RPUD shall be processed in accordance with the Land Development Code, as may be amended. Changes determined by the City Manager to

be minor deviations to the Master Development Plan may be approved by the City in the issuance of subsequent development orders. A minor deviation shall be a deviation from the Master Development Plan, which has no substantive effect on the overall goals, purpose and objectives of this Development Agreement and the Master Development Plan. Generally, a minor deviation would be a change that does (a) not conflict with the requirements of the Master Development Plan or any exhibit adopted as part of the Master Development Plan, (b) not conflict with any substantive provision of this Development Agreement, any City ordinance or regulation not superseded by the terms of Ordinance No. _____ and this Development Agreement, and (c) not trigger the minor or major amendment PUD provisions of the City of DeBary Land Development Code.

3. **Site Plan or Subdivision Approval.** After the Master Development Plan is recorded, and prior to issuance of any permits for construction, including clearing and landfill, a Site Plan or Subdivision Plat shall be prepared and submitted for review and approval to the City of DeBary in the manner required by the City of DeBary Land Development Code (herein referred to as the “Land Development Code” or “LDC”).

4. **Unified Ownership.** The Applicant or its successors shall maintain unified ownership of the respective portions of the Property until after approval and recording of final plat(s) of the Property. In other words, the Applicant cannot convey portions of the Property without first having obtained a final plat approval(s) creating a legal subdivision of the portion of the Property it intends to convey separately from the remainder of the

Property.

5. **Phases of Development.** The site may be developed in multiple phases. Development phasing will be determined during the Site Plan and/or Subdivision approval process.

6. **Land Uses Within the RPUD.** The development of the parcels shall be consistent with the uses prescribed for each area within the proposed RPUD. The location of said land use areas are shown on the Master Development Plan (Exhibit "B" attached to this Agreement), which location and size may vary with final design considerations. The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures, and essential utilities:

6.1 Parks and recreational areas accessory to residential developments

6.2 Publicly owned parks and recreational areas

6.3 Single-family standard dwelling

6.4 Boat and RV parking - [Boat and RV parking in designated parking spaces for use only by the residents of the subdivision developed upon the Property as an accessory use to single-family residential community; no commercial boat and RV parking operation or use is permitted](#)

7. **Recreation.** The following uses are permitted within the community recreation tracts for use by residents and guests within the development:

7.2 Swimming Pool

7.4 Playground

7.5 Pavilion

7.6 Trails

7.8 Other recreational uses as deemed appropriate by the DeBary City Manager.

8. **Number of Dwelling Units.** Provided the requirements of the DeBary Land Development Code, the rules and regulations of any other governmental agency having jurisdiction over the Property, and the terms of this Agreement are complied with, the Property is entitled to be developed with a maximum of 91 residential dwelling units (the “Maximum Number of Residential Units”).

9. **Prohibited Uses.** All uses not expressly permitted by this Development Agreement are prohibited on the Property and within this RPUD.

B. Development Standards.

1. SINGLE-FAMILY DETACHED DWELLINGS:

Detached Unit Lot and Building Guidelines

- 1.1 Minimum Lot Area: 8,400 sq. ft.
- 1.2 Minimum Lot Width and Frontage: 70' for single family
- 1.3 Minimum Lot Depth: 120'
- 1.4 Minimum Floor Area: 1,500 sq. ft. for primary dwelling unit
- 1.5 Maximum Impervious Coverage: 60%
- 1.6 Maximum Building Height: 35'
- 1.7 Maximum Number of Dwelling Units per Lot: 1
- 1.8 Minimum Building Setbacks:

- 1.8.1** Front: 20’.
- 1.8.2** Street Side: 15’
- 1.8.3** Interior Side: 5’ on each side.
- 1.8.4** Rear: 20’ for primary structure, 5’ accessory structure including attached and detached garages.
- 1.8.5** Pool and/or Enclosure shall be 5’ from side or rear property lines and pool enclosures shall be a minimum of 2.5’ from side or rear property lines.

1.9 Low Density Residential Density, Max. 4 dwellings per/ Gross Acre, as defined in the 2010 Comprehensive Plan. Gross Acres for this Project shall be defined per the calculations below:

- 1.9.1** Total Land Area: 59.296 acres
- 1.9.2** Less Dedicated Rights of Way: 7.23 acres
- 1.9.3** Less Conservation Areas: 5.92 acres (as measured at the extent of proposed conservation easements to include wetland and upland buffer areas)
- 1.9.4** Gross Developable Land Area 59.296 acres
- 1.9.5** Project Density = 91 units

2. Boat and RV Parking:

- 2.1** Minimum Lot Area: 1 acre
- 2.2** Minimum Lot Width: 100 ft.
- 2.3** Maximum Lot Coverage: 35%
- 2.4** Maximum Building Height: 40 ft.
- 2.5** Perimeter Building Setback: 35 ft.

2.6 Building Setback from any Roadway: 100 ft.

2.7 Maximum Number of Boat Parking Spaces: 15

2.8 Maximum Number of RV Parking Spaces: 15

C. General Development Standards:

1. All plant materials in landscaped areas to be installed shall be Florida No. 1 grade, or better, according to the current “Grades and Standards for Nursery Plants,” State of Florida, Department of Agriculture, Tallahassee. The number of plantings within the created landscaped areas shall conform to the City of DeBary landscaping regulations. Developer may substitute fruit and nut producing trees and shrubs in place of traditional landscaping materials permitted in DeBary’s Land Development Code throughout the project area in common areas, parks, street rights-of-way, wetland buffers and perimeter buffers (Developer will coordinate with University of Florida IFAS local extension office to provide landscape pallet that compliments existing native flora to create Food Forests in appropriate areas).

2. Perimeter buffers shall be required from the property line and shall be the following width:

2.1 North property line: 20’

2.2 West property line: 20’

2.3 East property line: 20’

2.4 South property line: 20’

2.5 Perimeter buffers shall remain in their natural condition where possible and shall not be required to have irrigation. Additional landscaping may be added to the perimeter buffers where existing

landscaping does not meet City buffer standards per the Land Development Code. The supplemental landscaping will be irrigated. Where existing vegetation is inadequate or of undesirable appearance, excavation to create ponds or embankment to create a berm will be permitted within the buffer to aid site development. Following grading of the buffer in this manner, the buffer shall be landscaped to meet City buffer standards per the Land Development Code. Bike paths and pedestrian trails shall be allowed in required buffer areas.

2.6 Wetland buffers and landscape buffers can be located within a residential lot. Wetland buffers will be placed in a conservation easement during platting to allow for a homeowners association (HOA) to maintain upland buffers per St. Johns Water Management Regulations. In no case shall the buffer make up more than 25% of the rear minimum setback area.

3. Street and Median Landscaping will be provided as follows:

3.1 Number/Type: Street trees will be provided according to Chapter 5 of the land development code, landscape code unless conflict occurs with proposed edible landscape design. Street trees will count towards required tree mitigation.

3.2 Minimum Size: Where and if street trees are used, they shall meet the requirements of Chapter 5, Art. I, § 5-13(c) of the LDC.

3.3 Location: Where street trees are to be used, they shall be not less than four (4) feet from back of curb. Street trees installed in future

public ROW shall not be required to secure a specific encroachment or use permit.

3.4 Maintenance: The City shall not be responsible for maintenance of trees in dedicated rights of way.

4. Signage Development Standards:

4.1 Freestanding or wall signage: A double-sided permanent monument style entrance sign at the Project entrances shall be permitted, as depicted on the Master Development Plan - Exhibit "B" to this Development Agreement. Sign copy area, height and setback requirements for the subdivision signs shall comply with the applicable Land Development Code requirements.

4.2 All other signage applicable to residential uses may be erected in accordance with the Land Development Code.

D. Model Homes and Sales Office Requirements:

1. Model home construction prior to plat recording shall be allowed upon compliance with the following requirements:

1.1 Provision for fire protection, including on-site hydrants, if required, shall be required to service areas where model homes will be constructed. Testing and approval of the water system by the Florida Department of Environmental Protection (FDEP) shall also be required prior to the occupancy of any model homes.

1.2 Construction of stabilized access roads that are sufficient to support emergency vehicle access to the model home sites is

required prior to building permit issuance.

1.3 Permanent utility connections cannot be made until the sanitary sewer system has been completed and certified to FDEP.

2 Two types of sales offices shall be permitted:

2.1 Model Homes – A model home may be used as a sales office until such time as the last lot is developed within the specific development.

2.2 Temporary Offices – Temporary structures, such as approved office trailers, and the like, may be permitted as a temporary sales office while a model home is under construction. Such temporary sales office shall only be permitted for an interim period not to exceed sixty (60) days from placement or until completion of the first model home, whichever occurs first.

2.3 Building permits are required for both model homes and temporary offices. A final building inspection to insure conformance with the building and life safety codes shall be required for any model home or temporary office prior to occupation.

2.4 Parking at the model home/sales office can be on the street and in the residential driveway. These parking requirements shall be in lieu of the parking requirements set forth in the City's Land Development Regulations, notwithstanding safety and health regulations. Temporary parking lots located on lots or areas adjacent to model homes are permitted and may be surfaced with gravel, mulch, shell, or similar materials.

2.5 Signage shall be limited to one sign per model home, not to exceed an area of ten (10) square feet and a height of four (4) feet. Signs shall be at least ten (10) feet away from any dedicated public or private roadway.

E. Open Space Requirements: Open Space shall be provided as required by the Land Development Code, as amended and as depicted on the Master Development Plan; provided that in no event shall such open space be less than 20% of total site area. Areas counted towards the minimum open space requirement shall include, but are not limited to, recreation areas, stormwater treatment areas, landscape buffers, tree preservation areas, open grassed or vegetated areas, wetlands and required upland buffers. The recreation uses shall be distributed evenly throughout the project as generally depicted on the Master Development Plan - Exhibit "B" and consistent with Policy 8.101 of the City Comprehensive Plan.

F. Tree Preservation Requirements: Fifteen percent (15%) of the site shall be preserved in a natural state, as per Land Development Code Chapter 3, Article III, Division 3, Section 3-108(b)(4)b.

G. Environmental Considerations: The Property shall be developed in a manner so as to preserve jurisdictional wetlands on site with ~~a minimum 15-foot and average~~ minimum 25-foot buffer, as required by St. Johns River Water Management District and City of Debarry. No development will occur in such buffer

except as in compliance with the DeBary Land Development Code. Any permitted impacts to jurisdictional wetlands located on the Property shall be mitigated according to the Land Development Code and St. John's River Water Management District requirements.

H. Sewage Disposal and Potable Water: Each dwelling unit and amenity structure developed on the Property shall be connected to central potable water, sanitary sewer service and reclaimed water. Water, sewer and reclaimed lines appurtenances thereto shall be extended by Volusia County and then connected to the Property by Applicant, at the Applicant's expense, in accordance with applicable sizes, pressures, metering, regulations and standards. All project internal utility lines shall be provided at the expense of the Applicant. If available from Volusia County in suitable capacity to provide reliable reuse service, Applicant will install re-use water lines within the development by connecting to re-use water lines provided at the property lines by the City of DeBary or Volusia County Utilities. Applicant shall cause the granting of all utility easements necessary for the required utility lines to the extent said lines are not located within public rights-of-way. No certificates of completion for site infrastructure and building permits and certificates of occupancy for structures shall be issued until all potable water and sewer off-site and on-site main lines are properly permitted, installed, inspected and fully functional.

I. Stormwater Drainage. Stormwater management shall be in accordance with the requirements of the St. John's River Water Management District and the

City of DeBary. Moreover, the Applicant, at its expense, shall provide for proper stormwater drainage, detention and retention of stormwater arising from and concerning the improvements described in Section J of this Agreement and for the purposes of providing retention for Ft. Florida Road and Highbanks Road. Prior to or at the time of final plat, the Applicant shall, at no charge to the City of DeBary, cause the granting to the City of DeBary of perpetual drainage easements, in a form and with terms acceptable to the City, necessary to allow stormwater drainage from Fort Florida Road and West Highbanks Road rights-of-way and improvements therein to be conveyed to and retained on portions of the Property developed to accommodate such stormwater drainage. The project's HOA shall have the perpetual obligation to maintain, replace and repair all of the Property's stormwater management systems within the limits of the Property, including but not limited to, drainage easements granted to the City of DeBary and improvements located thereon. After Applicant's construction, final completion and the City's acceptance thereof, the City shall have the perpetual obligation to maintain, replace and repair all the stormwater management systems located in a public right-of-way.

J. Access and Transportation System Improvements: All access and transportation system improvements shall be provided in accordance with the Land Development Code.

The Property shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access:

There shall be a minimum of two ingress/egress points to and from public rights- of-way. The ingress/egress points will be provided by the Applicant in accordance with the schedule outlined below in section 2.1 Transportation System Improvements. The location of these vehicular access points shall meet City of DeBary Land Development Code standards.

2. Transportation System Improvements/Operations.

21 All access and transportation system improvements shall be provided in accordance with the Land Development Code, unless otherwise provided for within this Agreement and as part of the approved Master Development Plan. Applicant shall be responsible for installing all appropriate internal roadway traffic control devices and signs in accordance with applicable standards. There shall be a minimum of one (1) ingress/egress point to Fort Florida Road and West Highbanks Road. The location of these vehicular access points shall meet City of DeBary Land Development Code standards. At least one permanent ingress/egress point shall be built in conjunction with the project's first phase. The second ingress/egress point shall be completed prior to receiving a certificate of completion. However, prior to any certificates of occupancy being issued a stabilized entry to and from the Property and a public right-of-way shall be installed by the Applicant to serve as a secondary access point for emergency vehicles until such time as the second ingress/egress point is constructed.

3. Road Maintenance Agreement

Prior to Applicant's construction commencement, Applicant shall be required to enter into separate agreement with the City to set forth the terms, conditions and specifications for the maintenance of secondary access road improvements for emergency vehicles until such time as the second ingress/egress point is constructed. Such agreement may require performance and maintenance guarantees (in the form of cash, letter of credit or surety bonds) to be provided by the Applicant to secure the proper and timely completion of the road improvements.

K. Internal Roadways. Changes to the dimensions, design speeds, and other features of internal streets may be allowed in accordance with the roadway typical sections presented in Exhibit B, subject to City review and approval during the site development review process. On street parking shall be permissible as part of the development. This Developer's Agreement is intended to offer flexibility to the Applicant in selecting private or public roadways or a mix thereof.

L. Homeowners' or Property Owners' Association. The Applicant shall create a homeowners' association(s) in accordance with Chapter 720, Florida Statutes, and other applicable statutes prior to or concurrently with the recording of a plat of the Property or any portion thereof. The property owners' association(s) shall be responsible for the ongoing maintenance, repair and replacement of any common areas, open space, retention, recreation areas, private streets, sidewalks and other private subdivision infrastructure improvements and provide for the

assessment of property owners for such purposes. Common area tracts, including retention tracts and private rights-of-way (if any), shall be conveyed in fee simple ownership to the property owners' association concurrently with the recording of the applicable plat creating such tracts. If the Property is developed with private roads, the declaration of covenants, conditions, easements or restrictions ("declaration") shall grant the City non-exclusive ingress and egress rights over private roadways for the City, emergency service providers and other public service providers. Further, the declaration shall be consistent with Chapter 720, Florida Statutes and include provisions required by the Land Development Code and other reasonable provisions that the City may require. The by-laws of said association and the declaration shall be furnished to the City of DeBary for review and approval prior to final plat approval for the first phase of development. The Applicant shall be responsible for recording the declaration in the Public Records of Volusia County, Florida. Also, the Applicant shall bear and pay all costs for recording all of the aforementioned declaration. With respect to the enforcement of said declaration entered into between the Applicant and the owners or occupiers of property within the RPUD, the City of DeBary shall only be given the right to enforce the provisions required by this Development Agreement, Land Development Code, as amended, and conditions of development orders, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

M. Development Regulations. The DeBary Land Development Code, as amended from time to time, will control the development of the Property regarding

any items not specifically covered by Ordinance No. _____ and this Agreement. All buildings within the Property shall have a consistent architectural design theme, which shall be established during subdivision review. The local development approvals and permits required to be approved or issued by the City for the intended use contemplated by this Development Agreement include, but are not limited to, construction plan approvals, site plans, plats, stormwater drainage, SJRWMD permits, demolition permit, grading, arbor permits, engineering and utility plans, and construction permits for buildings and other structures. These development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Land Development Code and subject to this Development Agreement. Failure of this Development Agreement to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions. This Development Agreement does not, and is not intended to prevent or impede the City from exercising its legislative authority as the same may affect the Property. Nothing contained in this Agreement nor in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Constitution and laws of the State of Florida and federal law or other any other privilege, immunity or defense afforded under the law to the City or any of its elected or appointed officials, employees and agents.

N. Utility Lines: All new utility lines associated with new development on the

Property, including electric transmission and distribution lines shall be installed underground.

O. Binding Effect of Plans: Recording: and Effective Date. This Development Agreement and the Master Development Plan, including any and all supplementary orders and resolutions, shall bind and insure to the benefit of the Applicant and Owner and their successors in title or interest. The RPUD zoning, provisions of this Development Agreement, and all approved plans shall run with the land and shall be administered in a manner consistent with the Land Development Code, as amended. This Development Agreement shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the City Council, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the City Clerk. The date of City Council approval of Ordinance No. _____ shall constitute the effective date of the RPUD and this Development Agreement. The Applicant shall pay all filing costs for recording documents. If the Applicant does not become the owner of the Property, then the Owner and its successors and assigns shall be responsible for the Applicant's obligations under this Development Agreement.

P. Expiration: All provisions of this Development Agreement and the Master Development Plan shall expire and terminate in accordance with the Land Development Code, subject to any extensions that may be available according to the terms of the Land Development Code. In event of expiration and termination of this Development Agreement and Master Development Plan occurs, the Property

shall revert back to its previous zoning designations as City A- 2 (Rural Agriculture) zoning classification, and the RPUD entitlements become null and void.

Q. Authority. Each party represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Development Agreement, that all acts, approvals, procedures and similar matters required in order to authorize this Development Agreement have been taken, obtained, or followed, as the case may be, that this Development Agreement and the proposed performance of this Development Agreement by such party is not an *ultra vires* act and that, upon the execution of this Development Agreement by all parties, this Development Agreement shall be valid and binding upon the parties and their successors in interest. Furthermore, Applicant represents and warrants to City that Applicant is the contract purchaser and potential sole owner of the Property, in fee simple, free and clear of any monetary encumbrances, including but not limited to mortgages and liens, in the event such an encumbrance exists, Applicant, Applicant's sole cost, shall obtain the necessary joiners, consents and subordination to this Development Agreement or releases from the appropriate parties with an interest in the property.

R. Development Review Cost. The Applicant (and its successors and assigns in interests) shall timely pay the City for any and all development review costs concerning the development and the Property in accordance with Section 1-16, City of DeBary Land Development Code. Applicant acknowledges and agrees that Applicant have read Section 1-16, DeBary Land Development Code and understand Applicant's responsibilities and obligations under such code provision

and this Development Agreement and acknowledges and agrees that Applicant is bound by such code provision for all development applications and approvals relating to the Property.

AGREED to by the City Council of the City of DeBary, Florida, and the Applicant on this ____ the day of _____, 20_____.

ATTEST:

CITY OF DEBARY:

Annette Hatch, CMC, City Clerk

Karen Chasez, Mayor

WITNESSES:

Richard Steven Costa, Jr., as Trustee of
the Richard Steven Costa, Jr. Revocable
Trust

Signature

By: _____

Print

Print Name: _____

Signature

Title : _____

Print

NOTARIAL ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by Richard Steven Costa, Jr., as Trustee of the Richard Steven Costa, Jr. Revocable Trust, who is _____ personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name _____

Commission No. _____

My Commission Expires: _____

WITNESSES:

Hugh West Costa and Kristen Leigh Costa, as Co-Trustees of the Hugh West Costa and Kristen Leigh Costa Revocable Trust

Signature

By: _____

Print

Print Name: _____

Signature

Title : _____

Print

Signature

By: _____

Print

Print Name: _____

Signature

Title : _____

NOTARIAL ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by Hugh West Costa and Kristen Leigh Costa, as Co-Trustees of the Hugh West and Kristen Leigh Costa Revocable Trust, who is _____ personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name _____

Commission No. _____

My Commission Expires: _____

WITNESSES:

Rhett Allan Costa

Signature

By:_____

Print

Print Name: _____

Signature

Title : _____

Print

NOTARIAL ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by Rhett Allan Costa, who is _____ personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name_____

Commission No._____

My Commission Expires:_____

WITNESSES:

Hannah E. L. Hall

Signature

By: _____

Print

Print Name: _____

Signature

Title : _____

Print

NOTARIAL ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by Hannah E. L. Hall, who is _____ personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name _____

Commission No. _____

My Commission Expires: _____

EXHIBIT "A" – LEGAL DESCRIPTION

EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN Highbanks Road as established and in use, and less and except the following two parcels:

(EXCEPTION PARCEL 1)

LANDS CONVEYED UNDER WARRANTY DEED RECORDED IN D.R. BOOK 4651, PAGE 4640, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST. THENCE N01°16'11"W ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, 2657.98 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, THENCE N88°35'00"E ALONG SAID NORTH LINE, 60.00 FEET; THENCE S01°16'11"E, 1328.97 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1280.00 FEET, AND A CENTRAL ANGLE OF 08°53'06"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 198.50 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1220.00 FEET, AND A CENTRAL ANGLE OF 08°53'06"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 189.19 FEET; THENCE S01°16'11"E, 942.78 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S88°15'09"W ALONG SAID SOUTH LINE 30.00 FEET TO THE POINT OF BEGINNING.

(EXCEPTION PARCEL 2)

LANDS CONVEYED UNDER TRUSTEE'S DEED RECORDED IN D.R. BOOK 5089, PAGE 562, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE RUN SOUTH 01°43'26" EAST ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 36.53 FEET TO THE APPARENT SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF Highbanks Road; THENCE CONTINUE SOUTH 89°03'57" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 335.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY HEADING SOUTH 01°16'11" EAST A DISTANCE OF 850 FEET; THENCE SOUTH 89°03'57" WEST A DISTANCE OF 925 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FORT FLORIDA ROAD AS MONUMENTED AND RECORDED; THENCE CONTINUE

NORTH 01°16'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FORT FLORIDA ROAD A DISTANCE OF 850 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID Highbanks Road; THENCE NORTH 89°03'57" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF Highbanks Road A DISTANCE OF 925 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" MASTER DEVELOPMENT PLAN



DRC 5-21-2024

Subject Case # CPS24-000001 – Meadows at Glen Abbey

Applicant: Blue Citrus Investments, LLC

Application Summary:

The applicant is requesting review of a conceptual plan for an approximately 5.59-acre property addressed as 340 North Pine Meadow Drive. The conceptual plan depicts a townhouse development of 20 units.

Planning & Zoning

Joseph Barker, Senior Planner, AICP

Land Development Code Review:

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

Zoning

The subject property is zoned PUD (Swallows Golf and Country Club). Thus, the project is subject to the zoning regulations prescribed in Volusia County Resolution # 1978-96, specifically the Swallows Golf and Country Club Development Agreement (DA). This PUD is commonly referred to as "Glen Abbey" and will be referenced as such herein. In 2006, the Glen Abbey PUD was amended to permit townhomes on this tract of land, as per Ordinance # 07-2006, as amended by Ordinance # 01-2011.

Section 4 of the amended development agreement of Ordinance # 01-2011 provides for an ingress/egress and utility easement. **Upon submitting an application for a preliminary plat, please delineate this easement on the preliminary plat.**

Section 2 of Ordinance # 07-2006 provides that the regulations of the R-7 (Urban Multifamily Residential Classification) shall apply for any provisions not addressed in the DA.





Section 3 of the DA provides for certain regulations of the development of townhomes:

- **It appears front yard setbacks are being met, but please note that the preliminary plat and construction plans will need to fully delineate the lot lines in addition to the building footprints.**
- **It appears the lot sizes and floor areas are below the required minimum.**
- **Please note each unit shall have a two-car garage.**

Please note a minimum of 15% of the total site area shall be designated as a tree preservation area, as per Section 4 of the DA.

Will there be an architectural review board as authorized by Section 10 of the DA?

Landscaping and Buffer Standards

Chapter 5, Article I of the LDC provides for landscaping and buffer standards.

Section 5-4 provides for the provision of buffer yards and screening. **Please note a hedge buffer shall be required, as per Section 5-4(2) of the LDC.**

Section 5-7 provides for landscaping requirements for building perimeters. **Please note continuous landscape areas shall be located adjacent to all building perimeters.**

Section 5-8 provides for landscaping requirements for vehicular use areas. **Please note vehicular use area landscaping shall cover an area equal to at least 10% of the paved area of the vehicular use area.**

Section 5-10 provides for standards of planting design and distribution of landscaping:

- **Please note all landscape areas shall have at least three plant species per area.**
- **Please make note of the requirements of Table III and Table IV in this Section.**
- **Trees shall be placed in the building perimeter landscape area at the corners of the building and along the building façade so that there is at least one tree per building side and no more than 50 lineal feet of wall between trees.**





- **Please note that upon submittal of the preliminary plat, calculations indicating the percentage of the total required landscape area covered by shrubs/ground covers/vines must be provided, and the minimum area shall be 25% of the landscape area.**
- **Please note accent plantings must be placed along pedestrian entrance walks.**

Section 5-12 provides for irrigation requirements:

- **Please note a moisture or rain sensor to automatically shut off the irrigation system shall be provided to prevent unnecessary watering.**
- **Please note sprinkler heads on the same circuits shall have matched precipitation rates. Sprinkler heads shall be spaced so that spray patterns overlap by at least 75%.**

Section 5-13 provides for specifications of landscaping materials:

- **Please note shade trees must be capable of reaching a minimum height of 25 feet and crown spread of 15 feet at maturity.**
- **Please note small trees shall be a minimum height of 8 feet at the time of planting.**
- **Please note shrubs used for the required screening of properties shall be a minimum height of 3 feet at the time of planting and be a species capable of reaching a 6-foot height within 4 years.**
- **Please note ground covers shall be a species which attain a maximum average height of 1 foot at maturity.**

Will there be any solid waste containers on site?

**Public Works Department
Amy Long, Deputy Public Works Director**

No comments have been received.





Fire Services

Robert Scott, Fire Marshal

- 1) One way on plan calls for a 16 ft wide road. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.2.3.5.1.1. (Fire access roads shall have an unobstructed width of not less than 20 ft).
- 2) Will the Meadows have a gate system? The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.2.2.2.
- 3) Provide details on Fire Lane markings. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.2.3.6.3.
- 4) Provide Fire flow requirements for Project. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.4.5.
- 5) Page C7.0 Shows CAD drawing for Fire Apparatus and shows for Pierce Arrow XT ladder truck. I have provided with this document the correct information for turning radius. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.2.3.5.3.
- 6) Page LOO1 Shows at tree in the area of the fire hydrant in front of building 3. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18, Section 18.5.7.
- 7) The project of The Meadows at Glenn Abby is calling for five building with four units Townhome. The Florida Fire Prevention Code 8th ED of NFPA 101. This Project will fall into New Apartment Building per definition of the code.

Apartment Building (A.3.3.37.3) The Code specifies that, where-ever there are three or more living units in a building, the building is considered an apartment building and is required to comply with either Chapter 30 or Chapter 31, as appropriate. Townhome units are considered to be apartment buildings if there are three or more units in the building. Type of wall required between units in order to consider as separate buildings is normally established by the authority having jurisdiction. If the units are separated by a wall of sufficient fire resistance and structural integrity to be considered as separate buildings, then the provisions of Chapter 24 apply to each townhome.





Condominium status is a form of ownership, not occupancy; for example, there are condominium warehouses, condominium apartments, and condominium offices.

Engineering
Richard Villaseñor, P.E., City Engineer

No comments have been received.

Building Department
Steve Wood, Building Official

No comments have been received.

Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

VCU has reviewed the submittal below and has the following comments:

1. Reclaimed water is available to the site. VCU owns and maintains an 8-inch diameter reclaimed water main adjacent to the subject site within the north right-of-way along N Pine Meadow Dr.
2. At the water main connection, specify a stainless-steel tapping sleeve and valve.
3. Rather than referencing a table, please provide callouts describing each infrastructure item that is located within the right-of-way. Reference the respective VCU details for callouts including meters, backflow preventers, etc.
4. Specify that the proposed lift station will be privately owned and maintained.
5. VCU owns and maintains a 6-inch diameter sewer force main adjacent to the subject site within the north right-of-way along N Pine Meadow Dr; however, the current plan shows connecting the proposed force main from the private lift station to VCU's gravity sewer manhole. VCU requires receiving manholes be Armorock. Alternatively, the proposed sewer force main can be tied into VCU's exiting force main adjacent to the subject site or





a privately owned and maintained sewer gravity manhole can be added to the site prior to connecting to VCU's gravity sewer manhole.

6. Please add a note for the Contractor to contact Volusia County Utilities (386-822-6465) to schedule a utility pre-construction meeting prior to construction. At the time of the pre-construction meeting, Engineer of Record is required to provide VCU with two sets of full-size approved construction plans and two sets of 11"x17" approved construction plans.
7. Please visit Volusia County Water Resources & Utilities' website to obtain the most recent (2024) Standard Details, Specifications, and a list of approved materials including piping, fittings, valves, meters, etc. for water, sewer, and reclaimed infrastructure. <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.shtml>
8. Payment of the county's utility development fees is required before utility service will be provided. The county's impact fee schedule and commercial water/sewer service application are available online at: <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.shtml>

END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

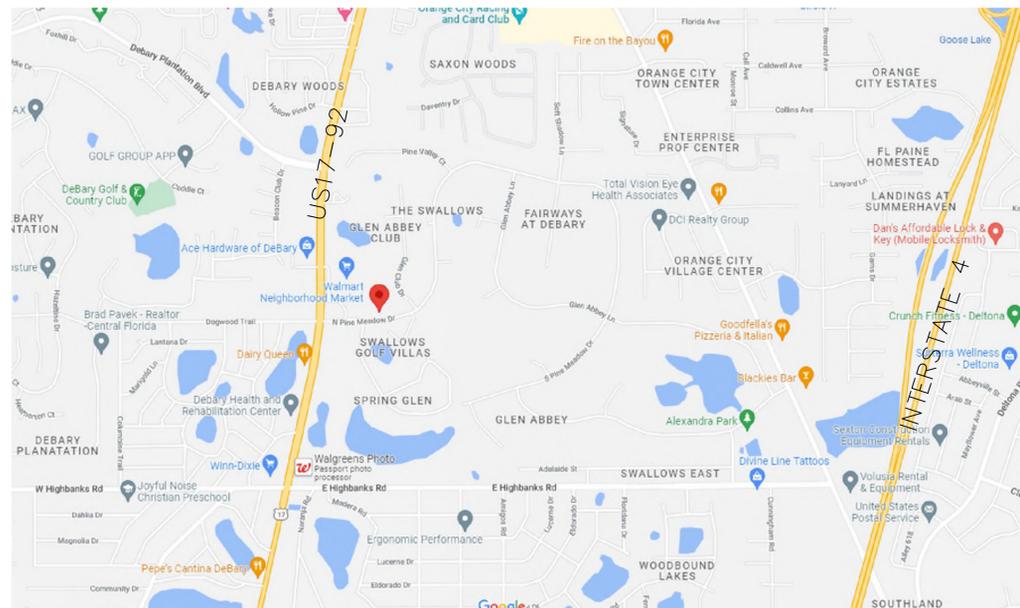
If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP
Sbapp@debary.org
Director of Growth Management
City of DeBary



SITE PLANS OF: THE MEADOWS AT GLENN ABBY

**340 NORTH PINE MEADOW DRIVE
DEBARY FLORIDA, 32713**



VICINITY MAP N.T.S.

PARCEL ID: 80271200000A

STATEMENT OF INTENDED USE

20 RESIDENTIAL TOWNHOUSE UNITS

UTILITY COMPANIES

SANITARY SEWER: VOLUSIA COUNTY (386) 736-5971
 WATER DISTRIBUTION: CITY OF DEBARY (386) 601-0207
 ELECTRICAL POWER: DUKE ENERGY (407) 629-1010
 TELEPHONE: ATT (888) 333-6651
 FIRE: VOLUSIA COUNTY (386) 775-5999
 GARBAGE: WASTE PRO (386) 788-8890
 NATURAL GAS: FLORIDA PUBLIC UTILITIES (800) 427-7712

LEGAL DESCRIPTION

TRACTS A & B GLEN ABBEY CLUB MB 48 PGS 60-63 INC PER OR 5345 PG 2283 PER OR 5878 PGS 1110-1111 PER OR 5878 PGS 1114-1116 INC PER OR 8299 PG 1268

PROJECT DIRECTORY

DEVELOPER: BLUE CITRUS INVESTMENTS LLC
 103 PINE SIDE DRIVE
 DEBARY, FLORIDA 32713
 LARRY TEAGUE

ENGINEER: AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS ROAD, SUITE 211
 WINTER SPRINGS, FLORIDA 32708
 JOHNNY HERBERT IV, P.E., JOHNNY@AMERICANCIVILENGINEERING.COM
 CELL 407-376-1777, OFFICE 407-327-7700,

SURVEYOR: IRELAND & ASSOCIATES SURVEYING, INC
 800 CURRENCY CIRCLE, SUITE #100
 LAKE MARY, FLORIDA 32746
 (407) 678-3366 OFFICE

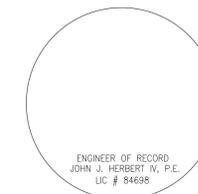
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PLANS ISSUED FOR:	DATE
CITY OF DEBARY SITE PLAN REVIEW	7/12/2023

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AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
 (407) 327-7700

PLAN DATE: 7/13/2023

CERT. OF AUTHORIZATION NO. 8729

SEC. A. GENERAL CONSTRUCTION NOTES:

- 1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION DEPICTED ON THE SITE CONSTRUCTION PLANS.
2. ALL PROPOSED SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THESE PLANS, WHICH HAVE BEEN APPROVED BY THE GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES AND PERMITS AT THEIR EXPENSE, UNLESS THE OWNER HAS PREVIOUSLY OBTAINED THEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR MUST ABIDE BY ALL CONDITIONS STATED IN THE JOB.
4. PRIOR TO BIDDING AND ACCEPTING THE WORK, THE CONTRACTOR SHALL CONDUCT A VISUAL INSPECTION OF THE SITE. THE CONTRACTOR SHALL DEMOLISH ALL UNDERGROUND AND ABOVE-GROUND STRUCTURES THAT WILL NOT BE INCORPORATED INTO THE NEW FACILITIES. IF ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR MUST NOTIFY THE PROJECT ENGINEER TO SEEK CLARIFICATION BEFORE PROCEEDING WITH DEMOLITION.
5. ANY PROPOSED FIELD CHANGES THAT SIGNIFICANTLY DEVIATE FROM THIS PLAN MUST BE APPROVED BY THE GOVERNING AUTHORITIES AND THE ENGINEER PRIOR TO IMPLEMENTATION.
6. ALL WORK AND MATERIALS PROVIDED MUST REASONABLY CONFORM TO THE SPECIFICATIONS, INCLUDING LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS, AS SPECIFIED IN THE CONTRACT, PLANS, OR SPECIFICATIONS.
7. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION INFORMATION SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS MUST BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO AND CONTINUING CONSTRUCTION WITHOUT WRITTEN NOTIFICATION WILL MAKE THE CONTRACTOR FULLY LIABLE FOR ANY SUBSEQUENT ACTIONS OR ERRORS.
8. ALL IMPROVEMENTS INDICATED ON THESE PLANS MUST BE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE PROVIDED INFORMATION. IF THERE ARE CONFLICTS RESULTING IN PLAN CHANGES, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING FOR REVIEW AND APPROVAL BEFORE IMPLEMENTING FIELD CHANGES. MINOR ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES IN DEPTHS OF BERMS AND SWALES, MAY BE MADE WITH ENGINEER APPROVAL AS LONG AS THE BASIC DESIGN INTENT IS MET.
9. THE ENGINEER OF RECORD WILL HANDLE THE INTENT AND/OR INTERPRETATION OF THESE CONSTRUCTION PLANS IF NEEDED. ANY REQUESTS FOR INTERPRETATION BY THE CONTRACTOR MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER UPON DISCOVERY. A.D.A. TRAVEL ROUTES MUST NOT EXCEED A 5% SLOPE. A.D.A. PARKING SPACES MUST NOT EXCEED A 2% SLOPE IN ANY DIRECTION. DRIVEWAYS CONNECTING TO EXISTING ROADS/STREETS TO PROPOSED SITE PAVING AREAS MUST NOT EXCEED AN 8% SLOPE. VERTICAL CURVES AT CREST AND SAG LOCATIONS MUST HAVE A MINIMUM LENGTH OF 20 FT.
10. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION MUST BE BASED ON THE APPROVED PLAN AND/OR PLAT, AND MUST BE PERFORMED BY QUALIFIED PERSONNEL.
11. ALL ELEVATIONS REFER TO THE DATUM INDICATED ON THE SURVEY (BY OTHERS).
12. DURING CONSTRUCTION, THE CONTRACTOR MUST TAKE CARE TO AVOID DISTURBING ANY EXISTING SURVEY MONUMENTS. IF THE CONTRACTOR DISTURBS ANY MONUMENT, THEY MUST RESET IT AT THEIR OWN EXPENSE WITH THE PROJECT SURVEYOR.
13. THE CONTRACTOR MUST HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL REQUIRED TESTS FOR THIS CONSTRUCTION.
14. THE CONTRACTOR MUST NOTIFY AMERICAN CIVIL ENGINEERING COMPANY 24 HOURS IN ADVANCE OF ANY TESTING AND PROVIDE THE ENGINEER WITH THE REQUIRED TEST RESULTS.
15. THE DESIGN AND ENGINEERING OF THIS PROJECT ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ANY EASEMENTS OR OTHER ENCUMBRANCES THAT MAY EXIST BUT ARE NOT SHOWN ON THE SURVEY ARE NOT THE RESPONSIBILITY OF THE ENGINEER.
16. IF EXISTING SOIL CONDITIONS DIFFER FROM THE SOILS REPORT, THE CONTRACTOR MUST NOTIFY THE ENGINEER UPON DISCOVERY.
17. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS REGARDING POLLUTION OF THE ENVIRONMENT AND EROSION/SEDIMENT CONTROL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER, RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
19. PRIOR APPROVAL FROM THE OWNER IS REQUIRED FOR ANY FUEL STORAGE AREAS, AND APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE GROUNDWATER AND SOIL PROTECTION.
20. SITE WORK PERFORMED ON THIS PROJECT MUST BE COORDINATED SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES, WHEN AND WHERE NECESSARY.
21. THE INFORMATION ON THESE CONSTRUCTION PLANS IS SUBJECT TO APPROVAL BY CITY, COUNTY, STATE AND FEDERAL AGENCIES. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND ISSUED PERMITS.
22. ALL CONSTRUCTION DEBRIS AND WASTE MATERIAL MUST BE DISPOSED OF OFF-SITE IN COMPLIANCE WITH APPLICABLE REGULATIONS.
23. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO INSTALLATION OF UNDERGROUND PIPES, FOOTERS, OR EXCAVATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES' LOCATION, WHETHER SHOWN ON THESE PLANS OR NOT. BEFORE STARTING ANY CONSTRUCTION ACTIVITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS WITH THE UTILITY OWNER.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS RESULTING FROM DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITY STRUCTURES OR PROPERTY. THE CONTRACTOR SHALL COVER THE ENTIRE COST OF ALL REPAIRS AND/OR REPLACEMENTS.
25. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND MUST PROVIDE AT LEAST 48 HOURS NOTICE TO THE AFFECTED UTILITY COMPANIES FOR LOCATING EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM BY CALLING "SUNSHINE" AT 811.
26. ACCORDING TO CHAPTER 717-153 OF THE FLORIDA STATUTES, EXCAVATORS MUST NOTIFY ALL GAS UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING. THE MAPS ONLY SHOW APPROXIMATE LOCATIONS OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND CORRECT WAY TO LOCATE MAINS OR SERVICE LINES IS THROUGH ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY PERSONNEL. EXCAVATORS ARE INSTRUCTED TO CONTACT THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
27. THE CONTRACTOR MUST NOTIFY ALL APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC POWER, TELEPHONE, GAS, AND CABLE TV COMPANIES, OF THE PROPOSED START OF WORK ACCORDING TO THEIR STANDARD REQUIREMENTS. THE CONTRACTOR MUST COORDINATE THE INSTALLATION OF ALL UNDERGROUND CONDUITS, INCLUDING IRRIGATION, PRIOR TO SUB-BASE CONSTRUCTION.
28. UPON NOTICE FROM THE CONTRACTOR THAT CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER WILL CONDUCT A FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR MUST CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES REQUIRING FINAL INSPECTIONS MUST HAVE BEEN CONTACTED BY THE CONTRACTOR, AND THE PROJECT MUST HAVE BEEN INSPECTED AND APPROVED PRIOR TO OWNER ACCEPTANCE.
29. THE CONTRACTOR MUST MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, ENSURING THEY ARE KEPT IN GOOD ORDER.
30. THE CONTRACTOR MUST PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER REGARDING THE LOCATION OF ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH PAVEMENT GRADES, AND CONSTRUCTION BENCHMARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS MUST BE KEPT ON THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES. ONE SET OF AS-BUILT PLANS MUST BE PROVIDED TO THE ENGINEER.
31. THE ENGINEER WILL PROVIDE RECORD DRAWINGS AND CERTIFICATIONS FOR THE ISSUED PERMITS.

48 HOURS BEFORE DIGGING CALL TOLL FREE 811 SUNSHINE STATE ONE CALL OF FLORIDA, INC

SEC. B. EARTHWORK:

- 1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE SURVEY (BY OTHERS).
2. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. ANY CONFLICT BETWEEN THE INFORMATION WITH THE REPORT AND THESE CONSTRUCTION PLANS MUST BE REPORTED TO THE ENGINEER UPON DISCOVERY. THE CONTRACTOR MUST REVIEW THE SOILS REPORT PRIOR TO BIDDING.
3. THE CONTRACTOR MUST READ AND STRICTLY FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING TREES, PLANTS, AND SHRUBS THAT ARE MARKED OR DESIGNATED AS PART OF THE LANDSCAPING MUST BE CAREFULLY PROTECTED DURING CONSTRUCTION. WHEN TREES, PLANTS, OR SHRUBS ARE ADJACENT TO THE CONSTRUCTION AREA, CARE MUST BE TAKEN TO PROTECT AND RESTORE THE ORIGINAL VEGETATION CONDITIONS.
5. DURING CONSTRUCTION, THE CONTRACTOR MUST ENSURE ADEQUATE DRAINAGE AND IMPLEMENT PROPER SOIL EROSION CONTROL MEASURES AS NECESSARY.
6. ALL SITE CLEARING AND GRUBBING MUST COMPLY WITH SECTION 110 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL EXCAVATION AND EMBANKMENT WORK MUST COMPLY WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL FILL AREAS GREATER THAN 12 INCHES IN HEIGHT MUST BE COMPACTED IN 12 INCH LIFTS (MEASURED PRIOR TO COMPACTION) TO ACHIEVE 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
9. UNLESS OTHERWISE NOTED ON THESE PLANS, ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL GRASSING MUST BE PERFORMED IN ACCORDANCE WITH SECTION 570 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL DESIGNATED AREAS TO BE SODDED AS INDICATED ON THE PLANS MUST BE PERFORMED IN ACCORDANCE WITH SECTION 575 OF THE F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. THE CONTRACTOR MUST NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS OR MEDIANS.
12. FINISH FLOOR ELEVATIONS ARE TYPICALLY 6 INCHES ABOVE THE DESIGN FINISHED GRADE AT THE OUTSIDE PERIMETER OF BUILDINGS, EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN ON THE GRADING PLAN.
13. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST, MUD, AND EROSION DURING CONSTRUCTION. THEY MUST ALSO PROTECT ALL ADJACENT PROPERTIES AND RIGHTS-OF-WAY FROM DAMAGE CAUSED BY EROSION, SEDIMENTATION, OR OTHER TEMPORAL CONSTRUCTION-RELATED DUST.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE AND SOIL CONDITIONS AND ASSESS WHETHER ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
15. ALL EXCESS FILL FROM THE SITE MUST BE STOCKPILED BY THE CONTRACTOR IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
16. ALL INDICATED AREAS MUST BE COMPLETELY CLEARED OF TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH, AND ANY OTHER DEBRIS AND OBSTRUCTIONS THAT REST ON OR PROTRUDE THROUGH THE SURFACE OF THE GROUND.
17. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH THE OVERALL SITE CONDITIONS AND CONDUCT ADDITIONAL INVESTIGATIONS AS DEEMED NECESSARY TO UNDERSTAND THE LIMITS AND DEPTHS OF EXPECTED ORGANIC SILT PEAT AREAS, THE ABILITY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, THE NEED FOR CLEAN FILL FROM OFF-SITE, AND MATERIALS TO BE DISPOSED OF OFF-SITE. ALL THESE FACTORS WILL IMPACT PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS EXPECTED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY NEED TO IMPORT MATERIALS AT NO EXTRA COST FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER, RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

SEC. C. DRAINAGE:

- 1. ALL DRAINAGE-RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING WATER MANAGEMENT DISTRICT PERMIT ISSUED FOR THIS PROJECT.
2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. THE ABOVE-MENTIONED F.D.O.T. CONSTRUCTION DETAILS ARE HEREBY INCORPORATED INTO THESE PLANS BY REFERENCE.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DIMENSIONS BETWEEN THE CENTERLINES OF DRAINAGE STRUCTURES AND FROM THE END OF HEADWALLS TO MITERED END SECTIONS. BODERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING ON MITERED END SECTIONS.
5. UNLESS OTHERWISE NOTED, ALL STORMWATER DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III).
6. BEFORE CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR MUST SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
7. IF THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN 12 INCHES, THE CONTRACTOR MUST INSTALL ADDITIONAL BASE MATERIAL. REFER TO "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."

SEC. D. PAVING:

- 1. ALL PAVEMENT CONSTRUCTION SHALL STRICTLY COMPLY WITH THE CURRENT F.D.O.T. CONSTRUCTION SPECIFICATIONS.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE IN THE DIRECTION INDICATED BY THE FLOW ARROWS ON THE PLANS. THE GRADING SHOULD PROVIDE A SMOOTH TRANSITION FOR VEHICLES, AVOIDING SHARP GRADE BREAKS, UNUSUALLY STEEP OR REVERSE CROSS SLOPES, ADJUSTMENTS TO INTERSECTION APPROACHES AND ENTRANCE/EXIT GRADES MAY BE REQUIRED IN THE FIELD TO ACHIEVE A UNIFORM CONNECTION. MINOR ADJUSTMENTS TO PAVEMENT GRADES MAY ALSO BE NECESSARY IN THESE AREAS TO FACILITATE SMOOTH GRADE TRANSITIONS.
3. IF THE PRESERVATION OF TREE ROOT SYSTEMS INDICATED ON THE PLANS REQUIRES ADJUSTMENTS TO PAVEMENT ELEVATIONS, THE CONTRACTOR MUST COORDINATE WITH THE ENGINEER AND OBTAIN PRIOR APPROVAL BEFORE MAKING ANY ELEVATION CHANGES.
4. BEFORE CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR MUST SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
5. AT THE ABUTMENT OF CONCRETE AND ANY STRUCTURE, THE CONTRACTOR MUST PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL.
6. ALL ON-SITE PAVEMENT MARKINGS MUST BE APPLIED USING NON-THERMOPLASTIC PAINT IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS. PARKING STALL STRIPES SHOULD BE 4" WIDE.
7. IF THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN 12 INCHES, THE CONTRACTOR MUST INSTALL ADDITIONAL BASE MATERIAL. REFER TO "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."

SEC. E. EROSION CONTROL:

- 1. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES OR UNDERGROUND UTILITY INSTALLATIONS.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE THAT NO POLLUTION, SILTATION, OR DISTURBANCE OCCURS TO THE EXTENT THAT IT CAUSES AN INCREASE IN TURBIDITY IN THE EXISTING DRAINAGE SYSTEM, ADJACENT WATER BODIES, AND WETLANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS RELATED TO SUCH MEASURES. METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO, FLOATING SILT BARRIERS, SEDIMENTATION BASINS, SEDIMENT CHECK DAMS, SILT FENCES, AND SYNTHETIC BALES. THE MEASURES SHOWN ON THESE PLANS SHALL BE CONSIDERED MINIMUM AND THE CONTRACTOR SHALL NOT DEVIATE FROM THE RESPONSIBILITY TO IMPLEMENT ANY ADDITIONAL MEASURES NECESSARY TO PROVIDE EROSION, SEDIMENTATION, AND TURBIDITY CONTROL.
3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE F.D.O.T. MANUAL FOR EROSION CONTROL (LATEST ED.). THE CONTRACTOR SHALL INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES DAILY, AND ANY NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE WORK STOPS FOR THE DAY.
4. TEMPORARY SEDIMENT TRAPS ARE ACCEPTABLE IF THE INLET IS PROPERLY SCREENED WITH SYNTHETIC BALES AND IS LOW ENOUGH IN ELEVATION FOR RUNOFF TO ENTER THE STRUCTURE.
5. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING THE CONSTRUCTION PHASE OF THIS PROJECT UNTIL ACCEPTED BY THE OWNER.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES COULD RESULT IN THE ENGINEER SUSPENDING CONSTRUCTION.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION BY THE ENGINEER OF RECORD.
8. ALL SEEDING FOR TEMPORARY STABILIZATION SHALL BE DONE AS EACH AREA IS MADE READY. THE CONSTRUCTION SEQUENCE SHOULD MINIMIZE EROSION AND SEDIMENTATION AT STORM-WATER DISCHARGE POINTS:
A. THE CONTRACTOR SHALL INSTALL FOOT TYPE III SILT FENCES AT SITE DISCHARGE POINTS.
B. THE CONTRACTOR SHALL CONSTRUCT POND AND CONNECTING DRAINAGE AND OUTFALL PIPES AT THE INITIAL STAGES OF CONSTRUCTION.
C. ALL GRADING OPERATIONS SHALL BE PERFORMED WITHOUT DELAY OR SUSPENSION (CONTINUOUS OPERATION) UNTIL PROPOSED GRADES ARE MET. ALL EXPOSED EARTH SHALL BE SEEDED, MULCHED, OR SODDED SOON AFTER GRADING IS COMPLETED.
9. EROSION CONTROL PLAN - ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE MODIFICATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND, IF SIGNIFICANT, THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.
10. OUTFALL PROTECTION - PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR EROSION. OUTFALLS SHALL BE PROTECTED USING ENVIRONMENTAL CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT ENTERING THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR CONTOUR OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
11. SLOPE PROTECTION - ANY DISTURBED OR REWORKED SLOPES WITH A SLOPE OF 3:1 OR GREATER SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF TEMPORARY SOODING UNTIL PERMANENT STABILIZATION IS ACHIEVED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED FOR MORE THAN 24 HOURS OR PRIOR TO ANTICIPATED RAINFALL EVENTS.
12. SYNTHETIC BAY BALES - SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD CAUSE EROSION AND TRANSPORT SEDIMENTS OFF-SITE. BALES SHALL BE DOUBLE STAKED IN ACCORDANCE WITH FOOT STANDARDS. IF EROSION DEPOSITS REACH NEAR THE TOP OF EXISTING BALES, THEN SEDIMENTS SHOULD BE REMOVED, AND ANY DAMAGED OR INEFFECTIVE BALES ARE TO BE REPLACED. THE EXACT LOCATION OF BALE INSTALLATIONS SHALL BE AS DIRECTED BY THE CONSTRUCTION SUPERINTENDENT.
A. BACK OF SIDEWALK OR MEDIAN INLETS - THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. THE ELEVATION OF THE GROUND OUTSIDE THE INLET TOP SHALL NOT BE HIGHER THAN THE INLET TOP. SOCK PIPE SHALL BE INSTALLED AROUND THE INLET TOP. A SECOND ROW OF SOCK PIPE SHALL BE PLACED AROUND THE INLET, APPROXIMATELY 4" OUTSIDE THE FIRST ROW. BETWEEN ROWS, THERE SHALL BE DEPRESSIONS TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF SOCK PIPE TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
B. CURB INTAKES - THESE INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. A SILT FENCE (TYPE III) SHALL BE PLACED AROUND THE BACK OF THE INLET, IMMEDIATELY ADJACENT TO THE EDGE OF THE INLET. ALL EXPOSED SLOPED MATERIAL ADJACENT TO THE INLET SHALL BE COVERED WITH EROSION CONTROL SOD TO MINIMIZE SEDIMENT ENTERING THE NEW INLET.
13. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION-PRONE AREAS NEXT TO KNOWN WETLANDS.
14. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF ALL EROSION CONTROL MEASURES AND CONDITIONS OF ADJACENT PROPERTIES. ANY AREAS OF CONCERN SHALL BE NOTED AND CORRECTED. ANY SIGNIFICANT EROSION AREAS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

SEC. F. DRY POND & SWALE RETENTION AREAS:

- 1. THE CONTRACTOR SHALL THOROUGHLY INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS TO ENSURE STRICT ADHERENCE TO THE SITE CONSTRUCTION PLANS AND ANY FIELD CHANGES. THIS INCLUDES CLOSELY MONITORING THE BANKS AND SLOPES OF RETENTION PONDS AFTER RAINFALL EVENTS TO IDENTIFY AND ADDRESS ANY EROSION ISSUES PROMPTLY.
2. THE CONTRACTOR SHALL PROMPTLY REPAIR ANY DEFECTS OR MALFUNCTIONS IN THE EROSION AND SEDIMENT CONTROL SYSTEMS TO ENSURE THEIR CONTINUED EFFECTIVENESS. IF NECESSARY, THE CONTRACTOR SHALL RE-GRADE THE AREA TO MAINTAIN THE INTENDED DESIGN CONFIGURATION. ADDITIONALLY, THE CONTRACTOR SHALL INSTALL SOD AND SILT FENCES WHEREVER REQUIRED TO PREVENT SOIL AND SILT FROM ESCAPING THE SITE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REGULARLY MOW THE RETENTION AREAS, ENSURING THAT WEEDS DO NOT OVERTHROW AND THAT TURF GROWTH IS PROMOTED.
4. PERIODIC INSPECTIONS OF THE RETENTION AREAS MUST BE CONDUCTED TO IDENTIFY AND REMOVE ACCUMULATED DEBRIS AND TRASH. PROPER DISPOSAL OF ALL DEBRIS AND TRASH FOUND IN THE RETENTION AREAS AND CONFORMANCE SWALES MUST BE ENSURED.
5. THE BOTTOMS OF THE RETENTION AREAS SHOULD BE INSPECTED FOR ANY DEPOSITS OF SAND AND/OR SILT, AND THESE DEPOSITS MUST BE PROMPTLY REMOVED.
6. THE PERCOLATION PERFORMANCE OF EACH DRY RETENTION AREA MUST BE EVALUATED ANNUALLY. THESE RETENTION AREAS MUST BE ABLE TO PERCOLATE THE DESIGN WATER QUALITY VOLUME WITHIN 72 HOURS AFTER THE END OF A RAINFALL EVENT. MAINTENANCE OF THE BOTTOMS OF THE RETENTION AREAS SHALL BE PERFORMED AS NECESSARY, FOLLOWING THIS PROCEDURE:
A. REMOVE 4 TO 6 INCHES OF MATERIAL FROM THE BOTTOM OF THE RETENTION AREA AND THOROUGHLY SCARIFY.
B. REPLACE THE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO ACHIEVE THE DESIGN GRADE. ENSURE PROPER SEEDING AND MULCHING OR COVERING WITH NON-MUCK GROWN SOD.

SEC. G. SAFETY:

- 1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, THE CONTRACTOR SHALL ENFORCE ALL SAFETY REGULATIONS. THE CONTRACTOR OR THEIR REPRESENTATIVE SHALL ASSUME RESPONSIBILITY FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THEIR OWN PERSONNEL. LABOR SAFETY REGULATIONS MUST COMPLY WITH CURRENT OSHA STANDARDS.
2. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM STANDARDS OUTLINED IN THE LATEST EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
3. IT IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL RELEVANT SAFETY REGULATIONS. THE INFORMATION PROVIDED ABOVE IS FOR THE CONTRACTOR'S REFERENCE ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

SEC. H. WORKS IN PUBLIC RIGHT-OF-WAY:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL ORDINANCES, POLICIES, AND REGULATIONS PERTAINING TO TEMPORARY TRAFFIC AND PEDESTRIAN BARRIAGES, LIGHTS, SIGNALS, SIGNAGE, AND RELATED REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE AND CONVENIENT ACCESS TO ALL AREAS OF THE PROJECT.
2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ADEQUATE BARRIAGES, SIGNALS, AND MARKINGS TO ADDRESS HAZARDS AND CONTROL TRAFFIC. THESE MEASURES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OR AS DIRECTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE LOCAL TRAFFIC ENGINEER. THEIR PURPOSE IS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL AREAS WHERE THE WORK CREATES OBSTRUCTIONS OR POSES A HAZARD TO THE PUBLIC.
3. THE CONTRACTOR SHALL ENSURE THAT THEIR OWN OPERATIONS, SUBCONTRACTORS, AND SUPPLIERS MAINTAIN ACCESS TO THE TRAVELING PUBLIC. VEHICULAR TRAFFIC MUST BE ALLOWED TO MOVE FREELY AND UNOBSTRUCTED, AND THE CONTRACTOR SHALL ADJUST THEIR OPERATIONS TO ENSURE SAFETY AND CONVENIENCE FOR THE TRAVELING PUBLIC. SAFETY SHOULD ALWAYS BE THE UTMOST CONSIDERATION.
4. THE CONTRACTOR MUST COMPLY WITH ALL LEGAL ROAD RESTRICTIONS WHEN HAULING MATERIALS ON PUBLIC ROADS OUTSIDE THE WORK LIMITS, OBTAINING A SPECIAL PERMIT DOES NOT ABSOLVE THE CONTRACTOR OF LIABILITY FOR DAMAGES CAUSED BY THE MOVEMENT OF MATERIALS AND EQUIPMENT.
5. ALL STRIPING MUST BE THERMOPLASTIC AND MEET THE REQUIREMENTS SPECIFIED IN FDOT SPECIFICATIONS AND SUPPLEMENTS.
6. REFLECTIVE PAVEMENT MARKERS MUST MEET THE REQUIREMENTS STIPULATED IN FDOT SPECIFICATIONS AND SUPPLEMENTS.
7. ALL SIGNS LOCATED WITHIN FOOT RIGHT-OF-WAY MUST CONFORM TO THE REQUIREMENTS SET FORTH IN FDOT SPECIFICATIONS AND SUPPLEMENTS.
8. REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE CURRENT FDOT STANDARDS.
9. STRIPING WITHIN FOOT RIGHT-OF-WAY MUST BE PLACED AS PER FDOT STANDARD INDEX NO. 17346.
10. SIGNS WITHIN FOOT RIGHT-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11860 AND PLACED AS PER FDOT STANDARD INDEX NO. 17302.
11. SIGNING AND STRIPING WITHIN FOOT RIGHT-OF-WAY MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MUST CONFORM TO:
A) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
B) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON STATE-MAINTAINED SYSTEMS (ALSO KNOWN AS STANDARD INDEX). COMPLIANCE WITH ALL APPLICABLE FDOT INDEXES IS REQUIRED.
13. THE MAINTENANCE OF TRAFFIC SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX REQUIREMENTS.

SEC. I. DEMOLITION:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES REQUIRED FOR THE DEMOLITION WORK. A COPY OF THESE PERMITS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL ENSURE FULL COMPLIANCE WITH THE PERMIT REQUIREMENTS.
2. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND LOCAL AUTHORITIES PROVIDING GAS, WATER, ELECTRICAL, TELEPHONE, OR UTILITY/SLEWER SERVICES. THIS COORDINATION SHALL FACILITATE THE REMOVAL, RELOCATION, DISCONNECTION, CAP, OR PLUGGING OF THEIR EQUIPMENT AS NECESSARY TO SUPPORT THE DEMOLITION ACTIVITIES.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS IDENTIFIED ON THE PLANS, AS WELL AS THOSE NOT SPECIFICALLY INDICATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING AN OBSTRUCTION CAUSED BY UTILITIES AND OTHER IMPROVEMENTS DURING CONSTRUCTION. ADEQUATE MEASURES SHALL BE IMPLEMENTED TO PROTECT THE UTILITIES FROM DAMAGE AND ENSURE PUBLIC SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR SAFEGUARDING ALL TREES, STRUCTURES, AND UTILITIES THAT ARE NOT DESIGNATED FOR REMOVAL OR DEMOLITION. ANY DAMAGE OCCURRING TO THESE ITEMS DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED AT NO COST TO THE OWNER, AS DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR IS REQUIRED TO REMOVE ALL BUILDING STRUCTURES MARKED FOR DEMOLITION, INCLUDING THEIR FOOTERS, SEPTIC SYSTEMS, WATER LINES UP TO THE METER LOCATION, LATERALS UP TO THE RIGHT-OF-WAY LINE (ENSURE CAPS ARE PLACED PRIOR TO BACKFILLING THE TRENCH), AND UNDERGROUND ELECTRICAL WIRING UNRELATED TO THE POWER COMPANY'S FACILITIES.
6. THE CONTRACTOR SHALL DEMOLISH ALL PAVING MARKED FOR REMOVAL, INCLUDING ASPHALT, CONCRETE, BASE, GRAVEL, BRICK, AND SIDEWALKS.
7. ALL TREES MARKED FOR REMOVAL, INCLUDING THEIR ROOT SYSTEMS, SHALL BE PROPERLY REMOVED. TREES NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED IN ACCORDANCE WITH THE SPECIFIED TREE PROTECTION DETAILS.
8. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL UNSALVAGEABLE MATERIALS AND YARD WASTE FROM THE SITE AND DISPOSE OF THEM IN FULL COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
9. PRIOR TO REMOVAL, THE CONTRACTOR SHALL SAW-CUT A SMOOTH, STRAIGHT EDGE ON ANY PAVEMENT SLATED FOR DEMOLITION. THIS ENSURES THAT THE INTERFACE BETWEEN THE OLD AND NEW PAVEMENT IS STRAIGHT, UNIFORM, AND LEVEL.

SEC. J. UNDERGROUND UTILITIES:

- 1. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST, AND/OR TAKE ANY NECESSARY ACTIONS TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT SOILS ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO COMMENCING WORK ON THE NEXT ITEM, SUCH AS SUBGRADE PRIOR TO CURB INSTALLATION.
3. THE CONTRACTOR SHALL RECOGNIZE AND ADHERE TO ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA), ANY COSTS INCURRED FOR MATERIALS, CONSTRUCTION METHODS, OR ANY OTHER REQUIREMENTS TO ENSURE COMPLIANCE WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
4. FLORIDA LAW (533.851) MANDATES THAT ANYONE PERFORMING EXCAVATIONS WITH HAND TOOLS OR POWER EQUIPMENT IN PUBLIC OR PRIVATE STREETS, ALLEYS, RIGHT-OF-WAY, OR UTILITY EASEMENTS MUST FIRST OBTAIN INFORMATION REGARDING THE LOCATION OF UNDERGROUND GAS PIPELINES. THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE, BUT NO MORE THAN 5 DAYS PRIOR TO THE EXCAVATION.
5. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION.
6. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUITS (SLEEVES) UNDER PAVED AREAS WITH EACH UTILITY COMPANY PRIOR TO BASE INSTALLATION.
7. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF UNDERGROUND UTILITIES, STORMWATER PIPES AND MANHOLES, SANITARY SEWER MAINS, FORCE MAINS, MANHOLES, LIFT STATIONS, AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

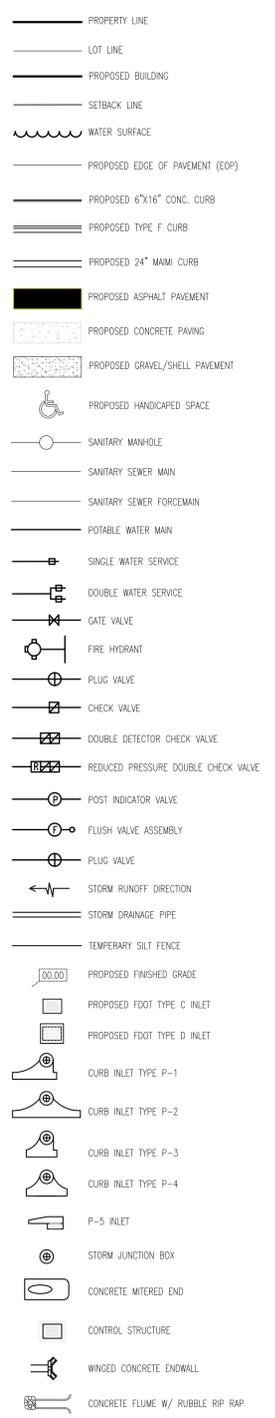
SEC. K. SANITARY SEWER SYSTEM:

- 1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS, INCLUDING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH DEPARTMENT REQUIREMENTS.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED IN THE VICINITY OF SANITARY SEWER LINES DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER WILL DIRECT THE CONTRACTOR TO REMOVE THE UNSUITABLE MATERIAL, PREPARE THE TRENCH, AND INSTALL THE SEWER LINES IN ACCORDANCE WITH ASTM D-2321.
3. ALL SANITARY SEWER MAINS AND LATERALS WITHIN THE RIGHT-OF-WAY (R.O.W.) SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. PRIOR TO COMMENCING WORK THAT INVOLVES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT. IF ANY CONFLICTS OR DISCREPANCIES ARE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER.
5. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
6. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THESE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS OF ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE ONE (1) COPY OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
7. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWER LINES IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. THESE TESTS MUST BE CERTIFIED BY THE TESTING COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND NOTIFYING ALL PARTIES INVOLVED.
8. ALL FORCE MAINS SHALL UNDERGO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. THESE TESTS MUST BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND NOTIFYING ALL PARTIES INVOLVED.

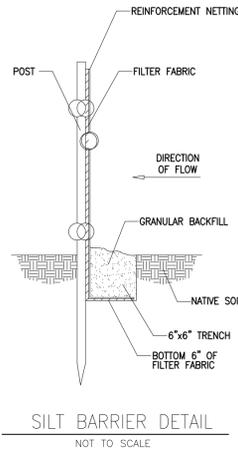
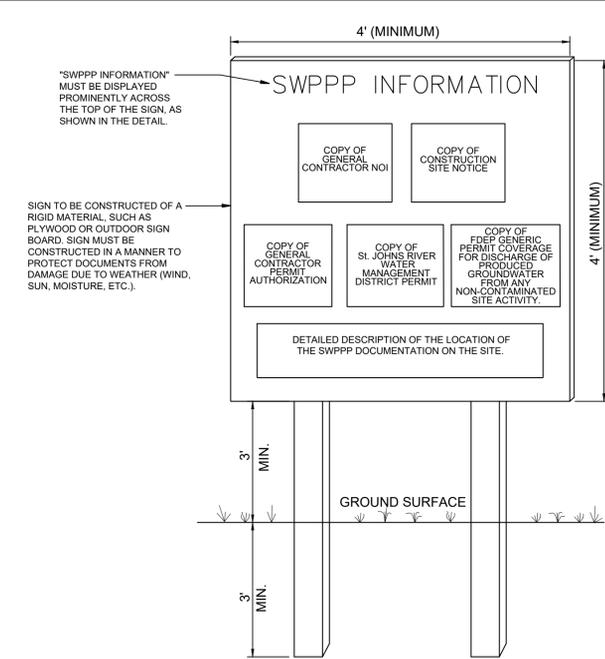
SEC. L. WATER DISTRIBUTION:

- 1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITIES PROVIDER, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPARTMENT.
2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH-GRADE, AND FREE FROM DEFECTS.
3. PRESSURE AND LEAKAGE TESTS FOR NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH THE STANDARDS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE LOCAL UTILITIES PROVIDER.
4. ALL WATER LINES SHALL BE INSTALLED IN A DRY TRENCH.
5. PRESSURE AND LEAKAGE TESTS FOR NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH THE STANDARDS OF THE CITY, COUNTY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). POTABLE WATER TEST PRESSURES SHALL BE 150 PSI, AND THE DURATION OF TESTS SHALL BE 2 HOURS. THE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ANWA C651.
6. DISINFECT POTABLE WATER MAINS IN ACCORDANCE WITH THE STANDARD PROCEDURES FOR DISINFECTING WATER MAINS AS OUTLINED IN ANWA C651.
7. ALL PVC PIPE USED FOR POTABLE WATER SHALL BE LABELED WITH THE NSF LOGO FOR POTABLE WATER USE.
8. PRIOR TO CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL UNDERGO DISINFECTION, ENGINEER-APPROVED PRESSURE TESTING, AND CLEARANCE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). PLEASE REFER TO THE FDEP PERMIT FOR ANY ADDITIONAL REQUIREMENTS.
9. THE WATER MAINS SHALL BE INSTALLED ACCORDING TO THE PLANS. WHERE APPLICABLE, THERE SHALL BE ADEQUATE SEPARATION BETWEEN WATER MAINS, SEWER MAINS, AND STORM PIPES. MEETING OR EXCEEDING THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

LEGEND



AMERICAN CIVIL ENGINEERING CO. 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708 (407) 327-7700 cert. of authorization number 0125 340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713 JOHN J. HERBERT IV, P.E. LIC # 84698 7/13/2023 GENERAL NOTES PROJECT NO. 22185 C2.0

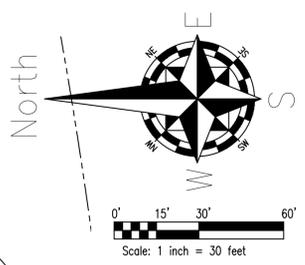


LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROPOSED SILT FENCE
- CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES:

1. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. ALL EXPOSED AREAS SHALL BE SEEDS AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
3. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS, THE SITE SHALL BE SEEDS AS SPECIFIED.
4. MAINTENANCE OF EROSION CONTROL MEASURES SHALL OCCUR AFTER EACH RAIN AND AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE END SHALL BE COVERED WITH FILTER FABRIC.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.



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 ENGINEER: JOHN J. HERBERT IV, P.E.
 CHECKED BY: TOM SHELTON, P.E.
 TECHNICIAN: J.W.H.
 PROJECT NO: 22185

DATE	REVISIONS

AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
 (407) 357-7700

cert. of authorization number 0125

THE MEADOWS AT GLENN ABBY

340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

SWPPP PLAN

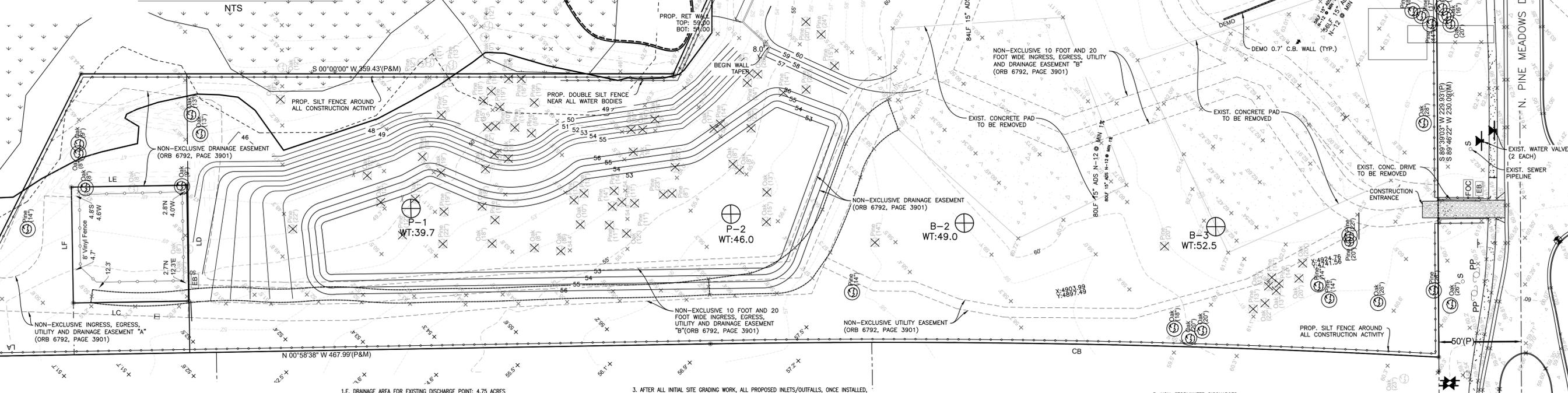
PROJECT NO 22185

C3.0

NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN



SWPPP NOTES:

1. SITE DESCRIPTION:
 - 1.A. NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION OF FIVE RESIDENTIAL TOWNHOUSE BUILDINGS, GRADING, UNDERGROUND UTILITIES, AND LANDSCAPING PER APPROVED SITE PLANS.
 - 1.B. SEQUENCE OF SOIL DISTURBANCE:
 1. PREPARE SITE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS INCLUDING SILT FENCE AS SHOWN ON THE SWPPP PLAN, DEMO EXISTING FEATURES WHERE NOTED.
 3. INSTALL CONCRETE SLAB, FRAME STRUCTURE, AND FINISH BUILDING.
 4. INSTALL STORM SEWER AND UTILITIES.
 5. STABILIZE SITE.
 - 1.C. AREA ESTIMATE:

TOTAL SITE AREA:	5.59 ACRES
DISTURBED SITE AREA:	4.75 ACRES
 - 1.D. SOILS:

THE SOILS AS REPORTED IN THE USDA NRCS SOIL SURVEY REPORT FOR SEMINOLE COUNTY IS: APOPKA SAND #1 & 2, TAWARES FINE SAND #63 ALL TYPE-A

THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE IS GREATER THAN THREE (3) FEET BELOW EXISTING GRADE OR APPROXIMATELY EL. 47 NAVD88.

- 1.E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 4.75 ACRES
 DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 4.75 ACRES
- 1.F. LATITUDE AND LONGITUDE OF EXISTING DISCHARGE POINT:

DISCHARGE POINT LAT:	28° 53' 03" N
DISCHARGE POINT LONG:	81° 18' 11" W
- 1.G. LATITUDE AND LONGITUDE OF PROPOSED DISCHARGE POINT:

DISCHARGE POINT LAT:	28° 53' 57" N
DISCHARGE POINT LONG:	81° 18' 11" W

2. CONTROLS
 - 2.A. EROSION AND SEDIMENT CONTROLS:
 - 2.A.1. STABILIZATION PRACTICES:
 1. TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.
 2. MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.
 3. FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.
 - 2.A.2. STRUCTURAL PRACTICES:
 1. PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
 2. DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE DISTURBED MORE THAN 21 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURER'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE. A ROCK CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. ONLY ONE CONSTRUCTION ENTRANCE IS PROPOSED. TEMPORARY BARRICADES SHALL BE INSTALLED AT THE EXISTING CURB CUT ALONG EAST GATE DRIVE TO PREVENT TRAFFIC FLOW.
 - 2.B. PERMANENT STORMWATER MANAGEMENT CONTROLS:
 1. EXISTING PERMANENT STORMWATER DETENTION POND HAS BEEN DESIGNED TO TREAT AND ATTENUATE THE REQUIRED VOLUME GENERATED BY THE SITE LAYOUT.
 2. CATCH BASINS AND STORM SEWER SYSTEM TO BE INSTALLED ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE STORMWATER POND.
 - 2.C. CONTROLS FOR OTHER POLLUTANTS
 1. WASTE DISPOSAL: ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANNER AND COMPLY WITH THE CITY OF ORLANDO ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
 2. VEHICLE TRACKING: OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED USING A ROCK CONSTRUCTION ENTRANCE, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
 3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
 4. TOXIC SUBSTANCES: ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
 5. OTHER: PORT-O-LETS WILL BE PLACED AWAY FROM THE STORM SEWER SYSTEMS AND STORM INLETS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

3. AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DESIGNATED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
4. ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION CONTROL DETAIL SHEET.

3. MAINTENANCE:
 1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
 3. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
 4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDS SHALL BE RE-SEEDS PER MANUFACTURER'S INSTRUCTIONS.
 5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.

4. INSPECTIONS:

A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AND US4; DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY CALENDAR DAY AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN.

5. NON-STORMWATER DISCHARGES:

IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

 1. WATER FROM LINE FLUSHINGS
 2. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
 3. SITE WATERING, TO ALLEViate FLUCTIVe DUST
 4. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
 5. IRRIGATION DRAINAGE

IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE.

6. CONTRACTOR/SUBCONTRACTOR CERTIFICATION:

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED ABOVE MUST SIGN THE FOLLOWING CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DEVELOPMENT INFORMATION

- PROJECT NAME: THE MEADOWS AT GLENN ABBY
- TAX ID NUMBER: 8027120000A
- TOTAL DEVELOPMENT AREA: 5.593 AC
- EXISTING USE: VACANT TENNIS COURTS
- PROPOSED USE: RESIDENTIAL TOWN HOMES
- FUTURE LAND USE: RLD (RESIDENTIAL LOW DENSITY)
- EXISTING ZONING: PUD - GLEN ABBEY
- MAXIMUM DENSITY: 4 DWELLINGS PER ACRE PROPOSED 3.6 DU/AC
- MAX. BUILDING HEIGHT: 35 ft.
- THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.
- FIRE PROTECTION WILL BE PROVIDED VIA TWO (2) PROPOSED ON-SITE FIRE HYDRANTS
- ON-SITE SOILS CONSISTS OF APOPKA FINE SANDS (NO. 1 & 2) HYDRAULIC GROUP A & TAVARES FINE SAND (NO. 63) HYDRAULIC GROUP A
- DRAINAGE: DRY DETENTION

DEVELOPMENT AREA DATA:

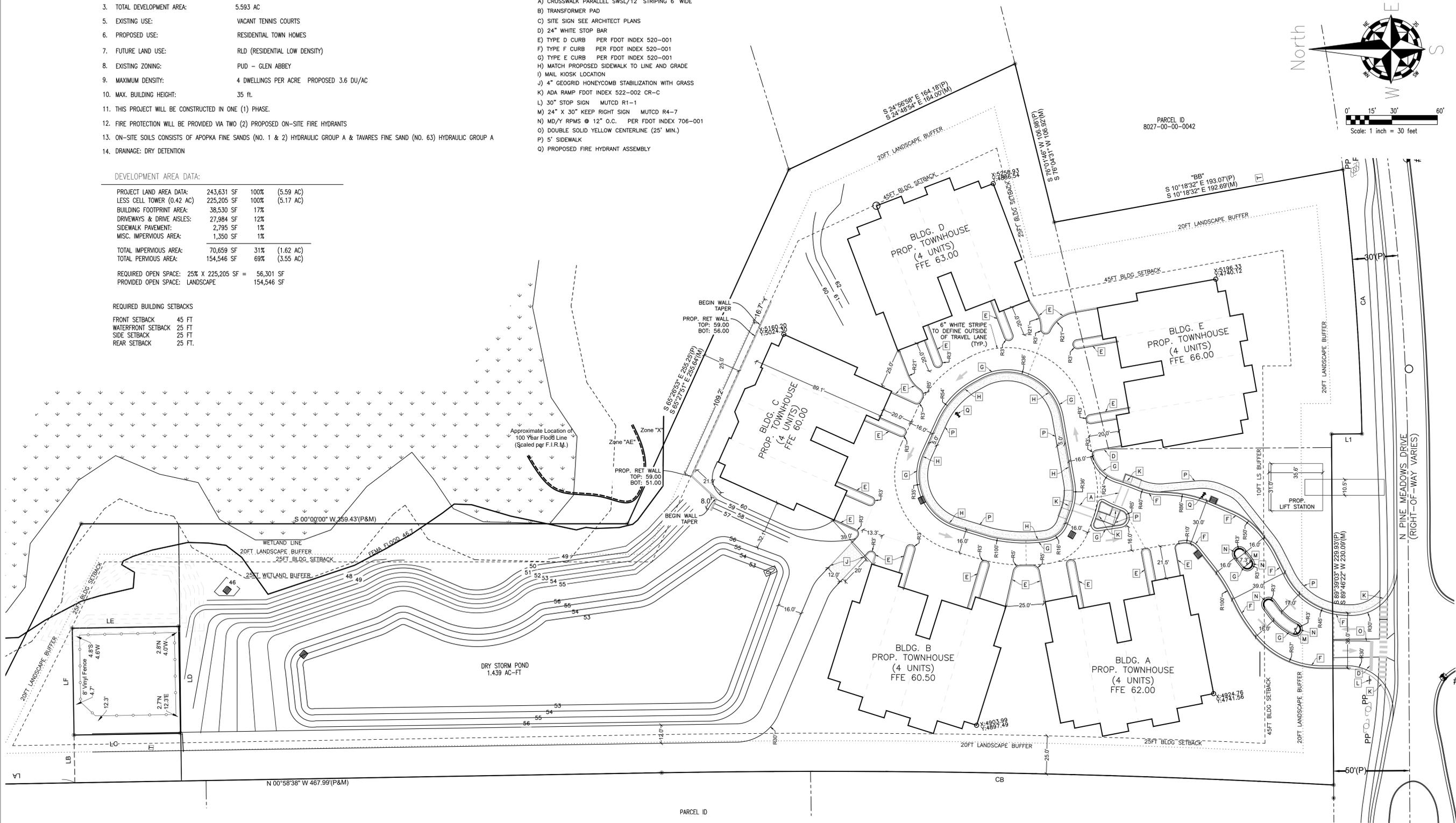
PROJECT LAND AREA DATA:	243,631 SF	100%	(5.59 AC)
LESS CELL TOWER (0.42 AC)	225,205 SF	100%	(5.17 AC)
BUILDING FOOTPRINT AREA:	38,530 SF	17%	
DRIVEWAYS & DRIVE AISLES:	27,984 SF	12%	
SIDEWALK PAVEMENT:	2,795 SF	1%	
MISC. IMPERVIOUS AREA:	1,350 SF	1%	
TOTAL IMPERVIOUS AREA:	70,659 SF	31%	(1.62 AC)
TOTAL PERVIOUS AREA:	154,546 SF	69%	(3.55 AC)
REQUIRED OPEN SPACE: 25% X 225,205 SF =	56,301 SF		
PROVIDED OPEN SPACE: LANDSCAPE	154,546 SF		

REQUIRED BUILDING SETBACKS

FRONT SETBACK	45 FT
WATERFRONT SETBACK	25 FT
SIDE SETBACK	25 FT
REAR SETBACK	25 FT

SITE ITEMS

- CROSSWALK PARALLEL SWSL/12" STRIPING 6' WIDE
- TRANSFORMER PAD
- SITE SIGN SEE ARCHITECT PLANS
- 24" WHITE STOP BAR
- TYPE D CURB PER FDOT INDEX 520-001
- TYPE F CURB PER FDOT INDEX 520-001
- TYPE E CURB PER FDOT INDEX 520-001
- MATCH PROPOSED SIDEWALK TO LINE AND GRADE
- MAIL KIOSK LOCATION
- 4" GEORRID HONEYCOMB STABILIZATION WITH GRASS
- ADA RAMP FDOT INDEX 522-002 CR-C
- 30" STOP SIGN MUTCD R1-1
- 24" X 30" KEEP RIGHT SIGN MUTCD R4-7
- MD/Y RPMS @ 12" O.C. PER FDOT INDEX 706-001
- DOUBLE SOLID YELLOW CENTERLINE (25' MIN.)
- 5' SIDEWALK
- PROPOSED FIRE HYDRANT ASSEMBLY



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 CHECKED BY: TOM SHELTON, P.E.
 TECHNICIAN: J.W.H.
 PROJECT NO. 22185
 DATE: _____
 REVISIONS: _____

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FL 32708
 (407) 327-7700
 cert. of authorization number 0726

SITE PLAN
THE MEADOWS AT GLENN ABBY
 340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

JOHN J. HERBERT IV, P.E.
 LIC # 84698
 7/13/2023
 SITE PLAN
 PROJECT NO. 22185

C4.0

PAVING SPECIFICATIONS – ASPHALT SURFACE/CONC. FINES BASE:

SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:

SURFACE COURSE:

- A). 1.50" FDOT ASPHALT CONCRETE TYPE 9.5, COMPACTED TO A MIN. OF 95% OF THE MARSHALL DESIGN DENSITY. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHOULD BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. CORES SHOULD BE TAKEN AT A FREQUENCY OF ONE (1) CORE PER 10,000 SF OF PLACED PAVEMENT.

BASE REQUIREMENTS:

- A). 8" PLACED RECYCLED CRUSHED CONCRETE FINES COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, LBR 150 MIN.

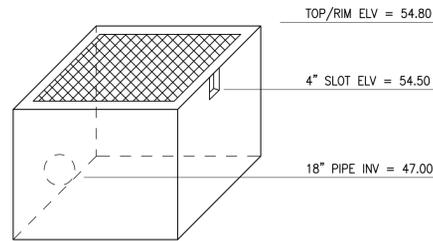
SUB-BASE REQUIREMENTS: FOR CRUSHED CONCRETE FINES BASE

- A). 12" STABILIZED SUBGRADE TO HAVE A MIN. FBV=75 AND BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE. LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE.

NOTE: ALL MATERIALS AND CONSTRUCTION METHODS TO MEET CURRENT FDOT STANDARDS AND SPECIFICATIONS.

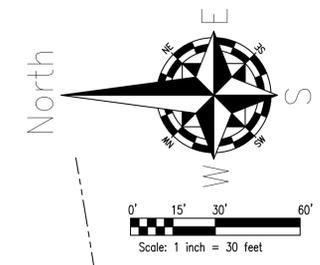
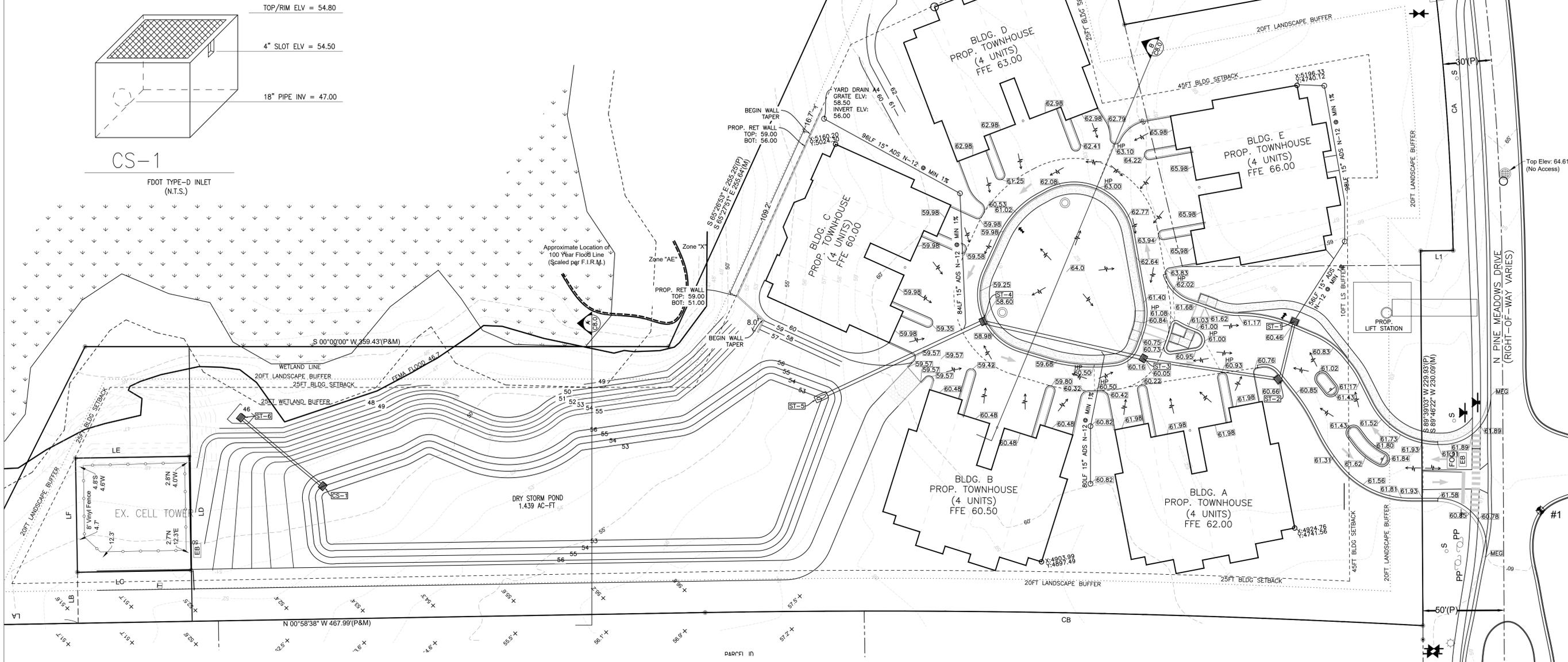
STORM STRUCTURE TABLE

TOP	CONNECTIONS	TYPE
ST-1 60.46	OUT 55.90 24" RCP WEST 29.9LF @ 0.94% TO ST-2	FDOT TYPE-D
ST-2 60.66	IN 55.62 24" RCP EAST OUT 55.62 24" RCP EAST 76.1LF @ 0.94% TO ST-3	FDOT TYPE-D
ST-3 60.05	IN 54.90 24" RCP SOUTH OUT 54.90 24" RCP NORTH 102.4LF @ 0.94% TO ST-4	FDOT TYPE-D
ST-4 58.60	IN 53.94 24" RCP SOUTH OUT 53.94 24" RCP N.W. 99LF @ 0.94% TO ST-5	FDOT TYPE-D
ST-5 53.00	IN 53.00 24" RCP S.E.	MES
CS-1 54.80	OUT 47.00 18" RCP N.E. 62LF @ 9.27% TO ST-6 4" WIDE WEIR AT 54.50	FDOT TYPE-D
ST-6 46.25	IN 41.25 18" RCP S.E.	FDOT TYPE-D



CS-1

FDOT TYPE-D INLET (N.T.S.)



NOTE: ELEVATIONS BASED ON NAVD 88, PER SURVEY PROVIDED BY IRELAND & ASSOCIATES SURVEYING, INC

-Site Benchmark Information-

#1

Set Nail & Disk "LB 7623" in Curb Elevation: 60.51'

#2

Set Nail & Disk "LB 7623" in Curb Elevation: 66.66'

-Benchmark Information-

National Geodetic Survey Benchmark

Benchmark No: F 196
Benchmark Elevation: 49.08'
(Elevations are based upon NAVD 88 Datum)

NOTE: GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SCIENCES
UES REPORT 141583

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TECHNICIAN: J.W.H.
PROJECT NO. 22185

REVISIONS	DATE

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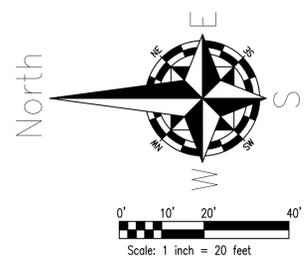
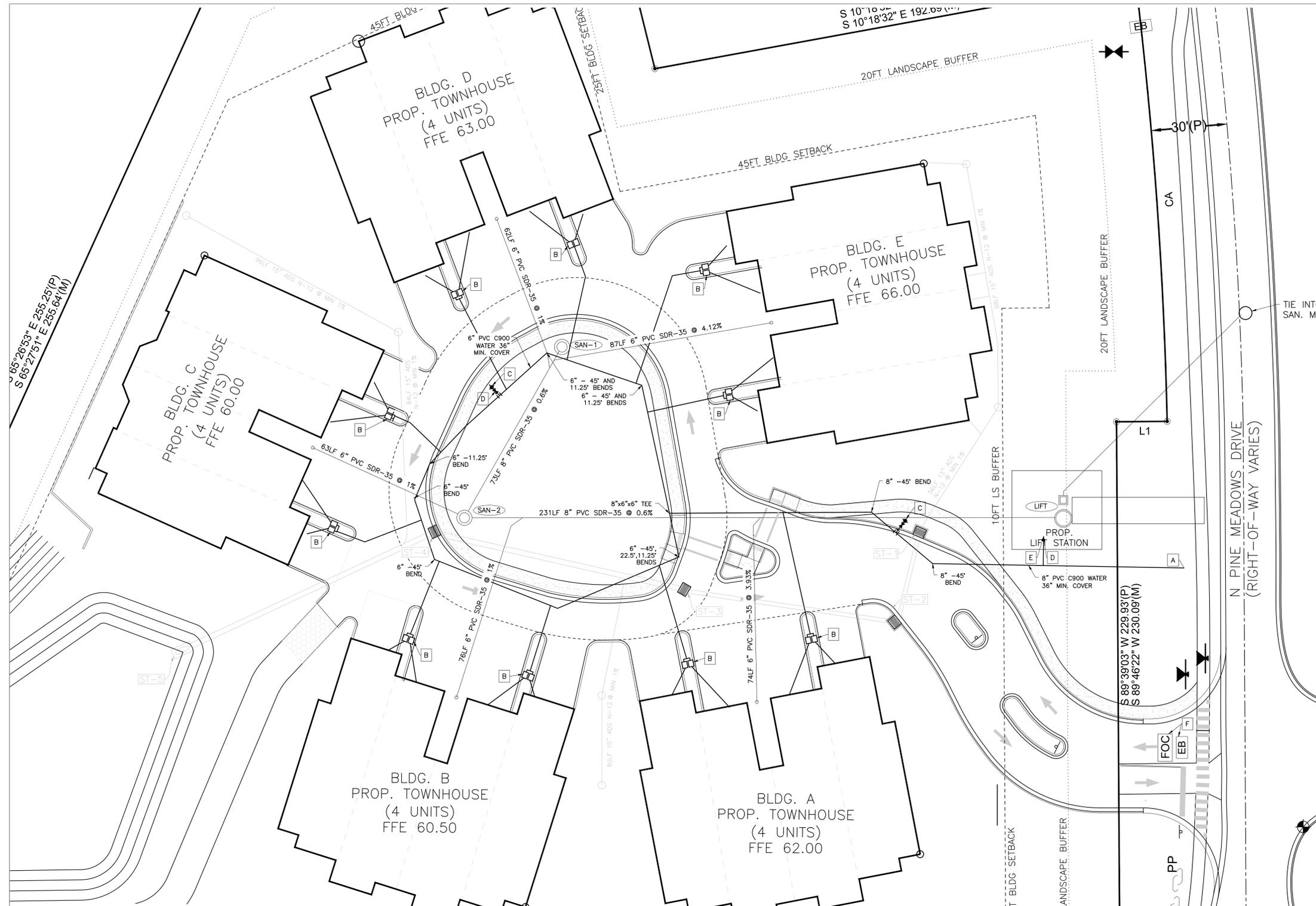
GRADING PLAN
THE MEADOWS AT GLENN ABBY
340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

JOHN J. HERBERT IV, P.E.
LIC # 84698

7/13/2023
GRADING PLAN
PROJECT NO. 22185

C5.0

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- UTILITY KEY
- A) 8" TAP ON EXISTING 12" W.M.
 - B) DOUBLE 3/4" WATER SERVICE METER & BFP DEVICE
 - C) PROPOSED FIRE HYDRANT ASSEMBLY
 - D) SAMPLE POINT WATER
 - E) HOSE BIB ON 5/8 INCH LINE
 - F) EXISTING FIBER OPTIC CENTER AND ELECTRICAL BOX TO BE RELOCATED

- FIRE DEPARTMENT NOTES**
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
 - A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
 - A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.
 - HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
 - ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

NFPA CHAPTER 18.5.4.3 NFPA 1, 2018 ED. NEEDED FIRE FLOW DETERMINATION

BUILDING	
TYPE OF CONSTRUCTION:	VB
NUMBER OF FLOORS:	2
TOTAL FLOOR AREA:	16,060 SF
AUTOMATIC FIRE SPRINKLER:	YES
TABLE 18.4.5.1.2 MIN. FIRE FLOW:	3,500 GPM
FIRE SPRINKLER REDUCTION:	50%
CALCULATED REQUIRED FIRE FLOW:	1,750 GPM
MINIMUM FIRE FLOW REQUIRED:	1,750 GPM @ 20 PSI RESIDUAL
FLOW DURATION:	3 HOURS

NFPA ANNEX I FIRE HYD. LOCATIONS & DISTRIBUTION

BUILDING	
MINIMUM FIRE FLOW REQUIRED:	1,750 GPM
FLOW DURATION:	3 HOURS
PROVIDED FIRE FLOW	
1. PROPOSED FIRE HYD. # 1 (190' FROM BLDG.)	
2. PROPOSED FIRE HYD. # 2 (220' FROM BLDG.)	
DISTANCE FROM RISK = 0 TO 250 FT	
PROPOSED FIRE HYD. NO. 1	= 1,500 GPM
EXISTING FIRE HYD. NO. 2	= 1,500 GPM
TOTAL PROVIDED FLOW CREDIT = 3,000 GPM	
REQUIRED FLOW	= 1,750 GPM
FIRE FLOW IS O.K.	

SEWER STRUCTURE TABLE

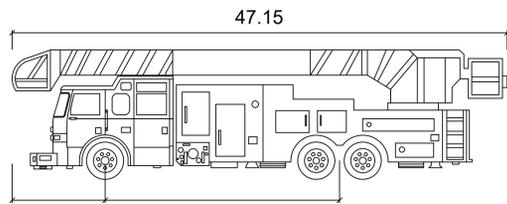
	TOP	CONNECTIONS	TYPE
SAN-1	62.50	OUT 58.42 8" PVC SDR-35 WEST 226LF @ 0.43% TO SAN-2	4' DIA MANHOLE TYP.
SAN-2	60.20	IN 57.48 8" PVC SDR-35 EAST 226LF @ 0.43% TO LIFT OUT 57.48 8" PVC SDR-35 EAST 226LF @ 0.43% TO LIFT	4' DIA MANHOLE TYP.
LIFT	67.00	IN 56.50 8" PVC SDR-35 WEST	LIFT STATION

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 TECHNICIAN: J.W.H.
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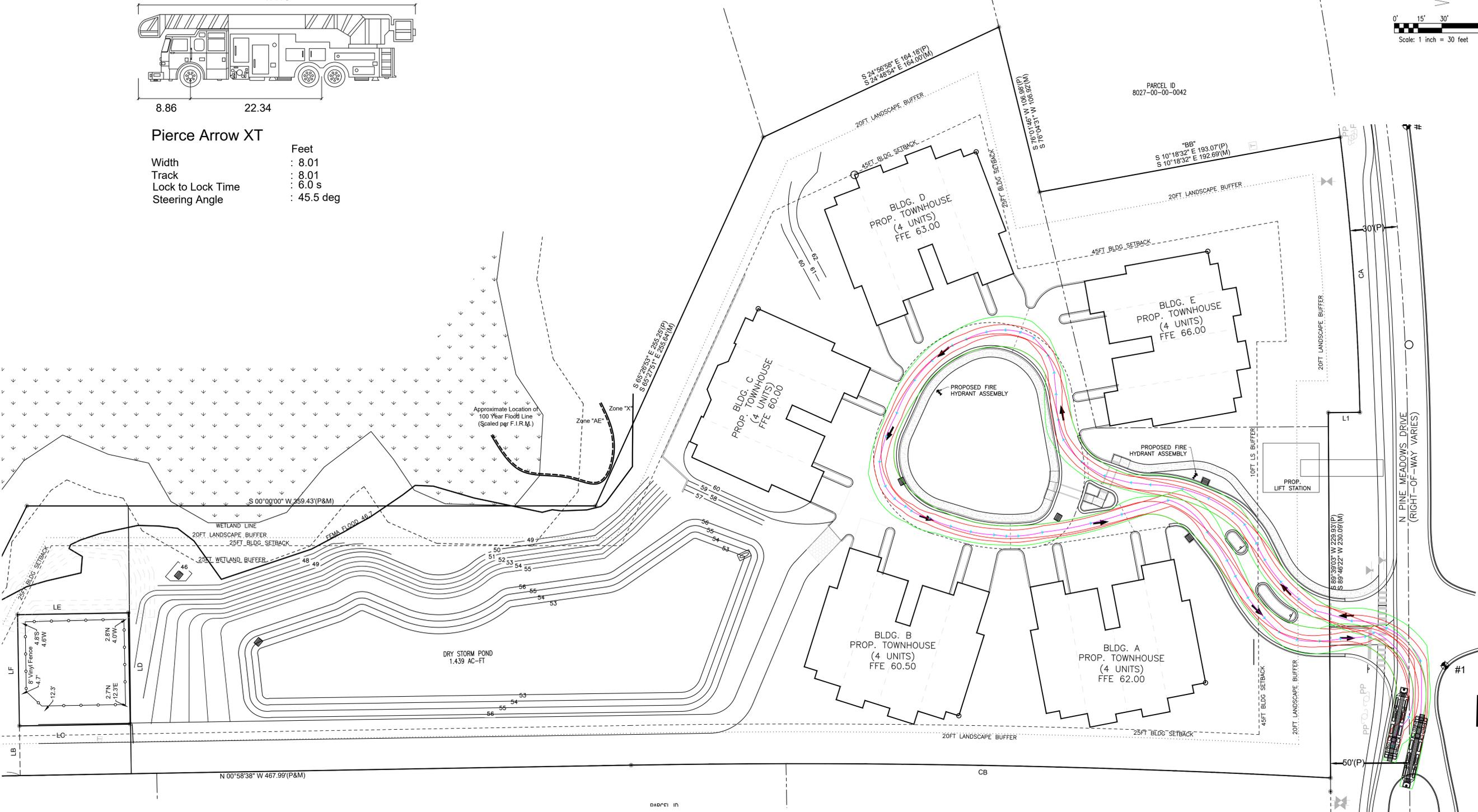
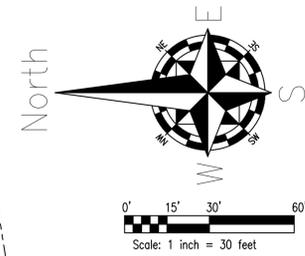
UTILITY PLAN
THE MEADOWS AT GLENN ABBY
 340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

7/13/2023
 UTILITY PLAN
 PROJECT NO. 22185
C6.0



Pierce Arrow XT

	Feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 45.5 deg



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NO.	DATE	REVISIONS

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VEHICLE PLAN

THE MEADOWS AT GLENN ABBY

340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

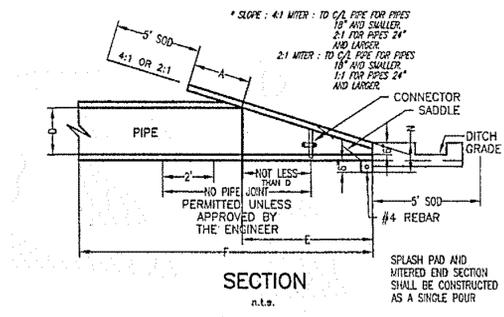
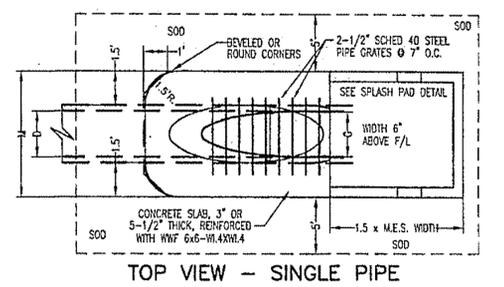
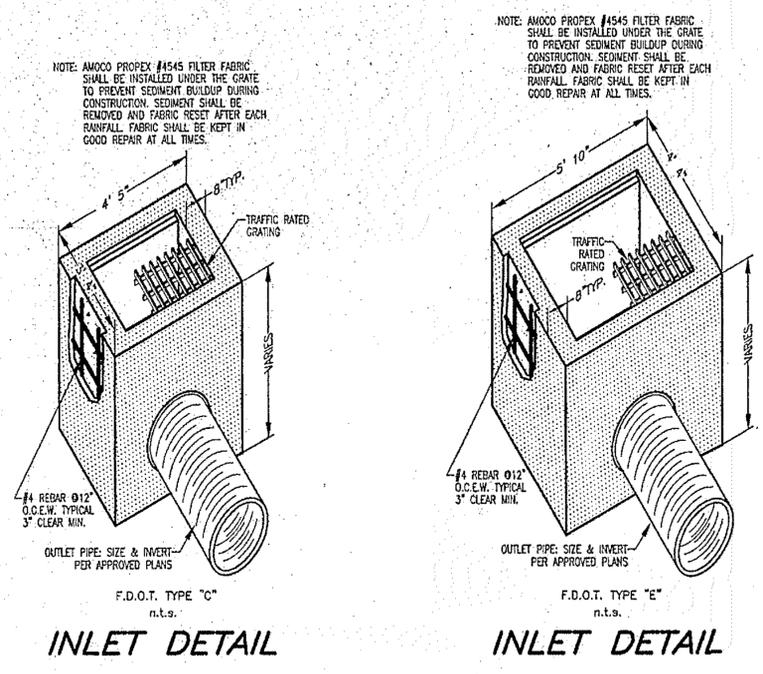
JOHN J. HERBERT IV, P.E.
 LIC # 84698

7/13/2023

VEHICLE PLAN

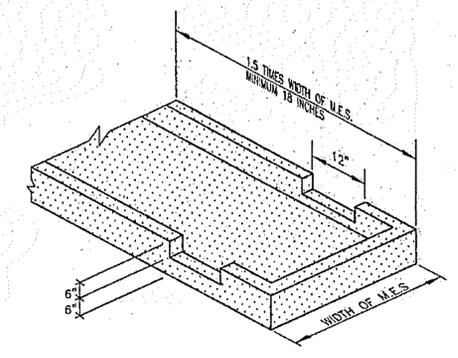
PROJECT NO. 22185

C7.0



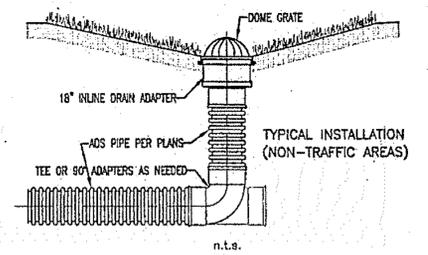
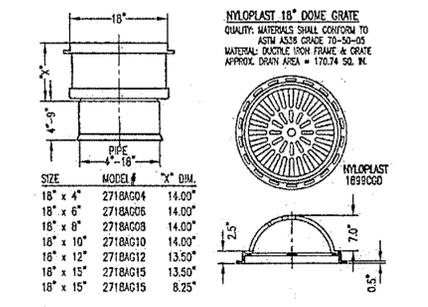
	D	X	A	B	C	E	F	G	M	N
2 : 1 SLOPE	15"	2'-7"	1.93'	2.18'	4.10'	2.08'	5'	1.22'	4.83'	1.19'
	18"	2'-10"	1.97'	2.74'	4.71'	2.50'	5'	1.41'	4.92'	1.21'
	24"	3'-5"	2.05'	3.85'	5.91'	3.25'	5'	1.73'	5.20'	1.23'
	36"	5'-1"	2.25'	6.08'	8.33'	5.00'	5'	2.24'	6.67'	1.33'
4 : 1 SLOPE	15"	2'-7"	2.23'	4.09'	6.36'	4.03'	5'	1.22'	4.83'	1.19'
	18"	2'-10"	2.35'	5.12'	7.48'	5.03'	5'	1.41'	4.92'	1.21'
	24"	3'-5"	2.53'	7.19'	9.71'	7.03'	11'	1.73'	5.50'	1.24'
	36"	5'-1"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	1.33'

MITERED END SECTION

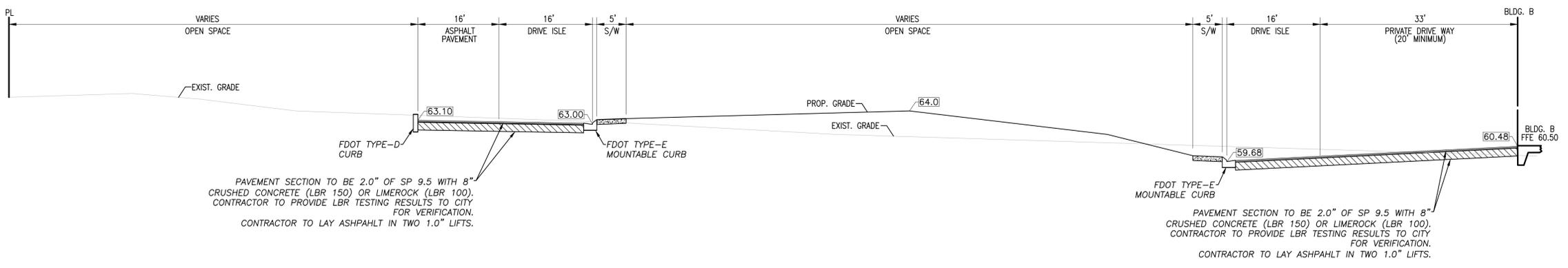
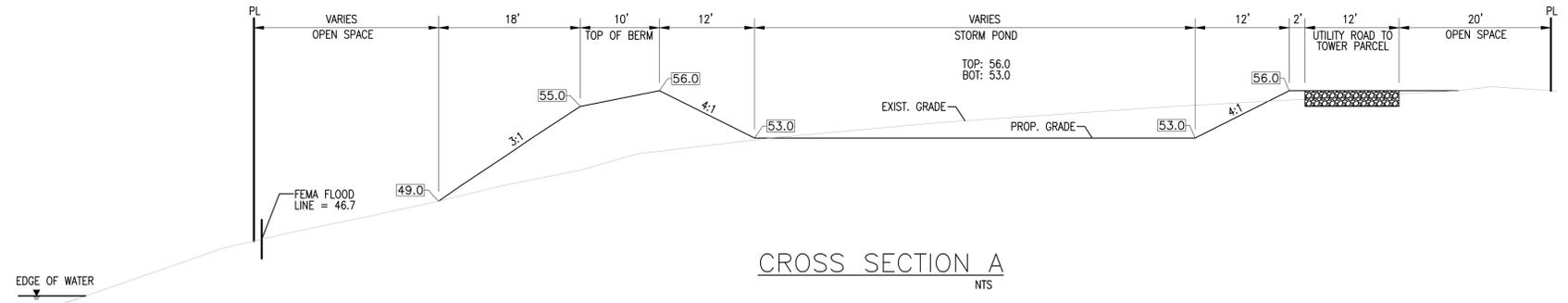


CONSTRUCT PAD OF MINIMUM 3,000 PSI CONCRETE
NOTE: THE MITERED END SECTIONS SHALL HAVE A SPLASH PAD UNLESS OTHERWISE NOTED

SPLASH PAD DETAIL



INLINE (YARD) DRAIN



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PROJECT NO. 22185

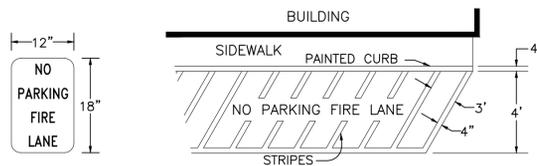
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POND DETAILS
THE MEADOWS AT GLENN ABBY
340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

JOHN J. HERBERT IV, P.E.
LIC # 84698

7/13/2023
POND DETAILS
PROJECT NO. 22185

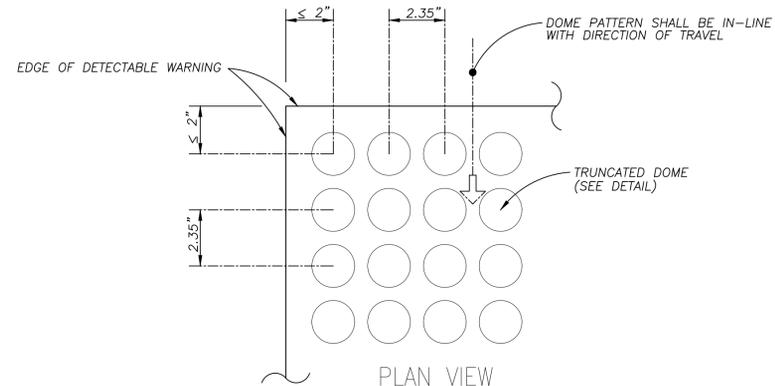
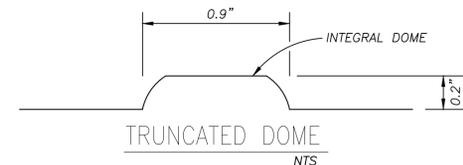
C8.0



FIRE VEHICLE ACCESS ROUTES MARKING

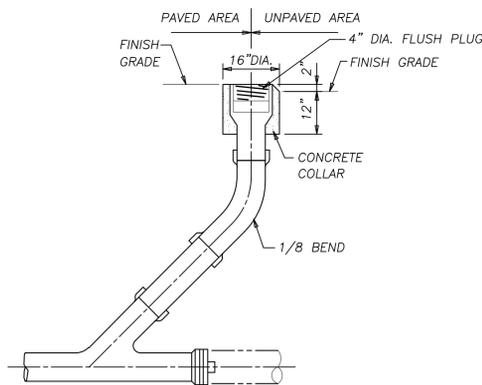
- SIGNS SHALL BE TWELVE (12) INCHES WIDE BY EIGHTEEN (18) INCHES IN HEIGHT, WHITE WITH THREE-INCH HIGH RED LETTERS NOT LESS THAN ONE-HALF INCH WIDE TO READ "NO PARKING FIRE LANE".
- SIGNS SHALL BE DOUBLE FACED, SPACED NOT GREATER THAN ONE HUNDRED (100) FEET APART.
- SIGNS SHALL BE MOUNTED ON METAL POSTS, NOT LESS THAN TWO (2) INCHES IN SIZE WITH BOTTOM OF SIGN NOT LESS THAN SEVEN (7) FEET FROM GRADE TO BOTTOM OF SIGN.
- WHERE A CURB IS PROVIDED, FOUR (4) OF CURB TOP AND FACE TO BE TRAFFIC YELLOW (F.D.O.T. TRAFFIC RATED PAVEMENT PAINT), STRIPES FOUR (4) INCHES WIDE EXTENDING OUTWARD TO A WIDTH OF FOUR (4) FEET FROM CURB WITH THREE (3) FEET BETWEEN EACH STRIPE. STRIPING TO BE YELLOW THERMOPLASTIC OR EQUIVALENT.
- LETTERS NOT LESS THAN FOUR (4) INCHES IN HEIGHT AND NOT LESS THAN TWO (2) INCHES IN WIDTH WITHIN THE STRIPING (BETWEEN THE POSTED SIGNS) TO READ "NO PARKING FIRE LANE". LETTERING TO BE TRAFFIC YELLOW F.D.O.T. TRAFFIC RATED PAVEMENT PAINT.
- SIGNS AND PAINTING ARE TO BE MAINTAINED BY THE RESPONSIBLE PARTY OF THE PROPERTY.

**TYPICAL FIRE LANE REQUIREMENTS
(ACCESS ROUTE MARKINGS & SIGN POSTING)**

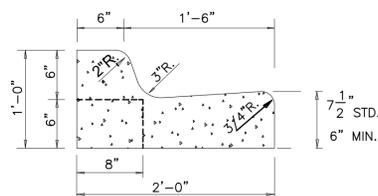


ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

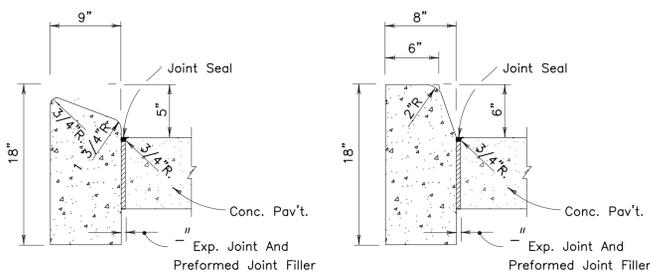
CURB RAMP DETECTABLE WARNING
FDOT INDEX 522-002 NTS



TYPICAL STORM DRAIN CLEANOUT DETAIL
NTS



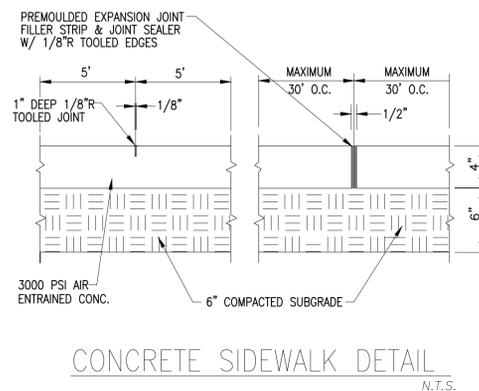
TYPE F



TYPE B

TYPE D

CURB DETAILS
FDOT INDEX 520-001



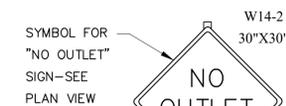
CONCRETE SIDEWALK DETAIL
N.T.S.

NOTES:

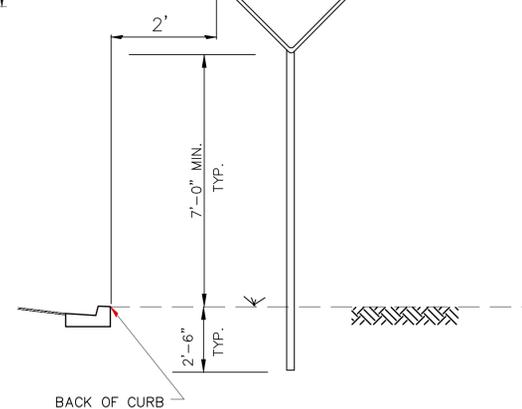
- A THICKENED EDGE SHALL BE PROVIDED BETWEEN SIDEWALK AND DRIVEWAYS OR PARKING LOT.
- SLOPE CONC. SIDEWALKS AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
- PROVIDE 1% CROSS SLOPE ON CONC. WALKS TYP.
- PROVIDE CONTROL JOINTS @ INTERVALS EQUAL TO SIDEWALK WIDTH (W).
- PROVIDE PREMOLDED EXPANSION JOINT WHERE CONC. WALK ABUTS BLDG., POLES, AND OTHER CONC. WALKS.



**R2-1
24"X30"**



**SYMBOL FOR
"NO OUTLET"
SIGN-SEE
PLAN VIEW**



TRAFFIC SIGN DETAILS

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TECHNICIAN: J.W.H.
PROJECT NO. 22185

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certification number 0928

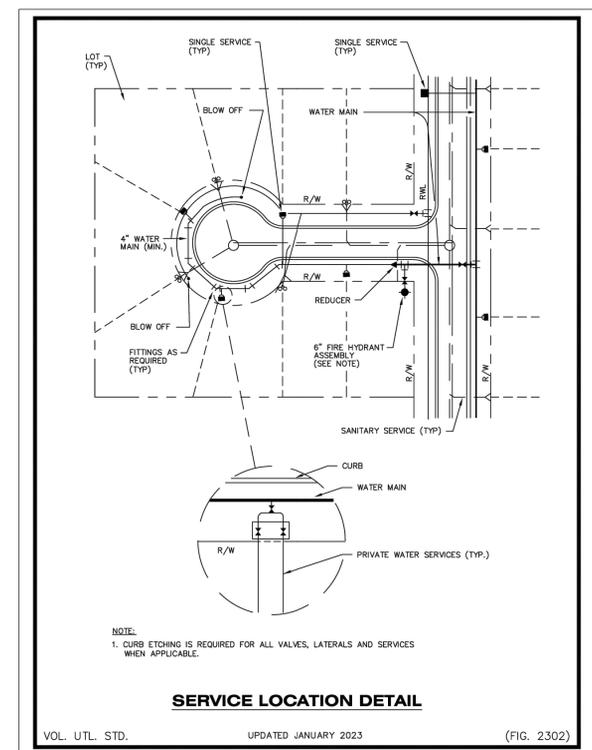
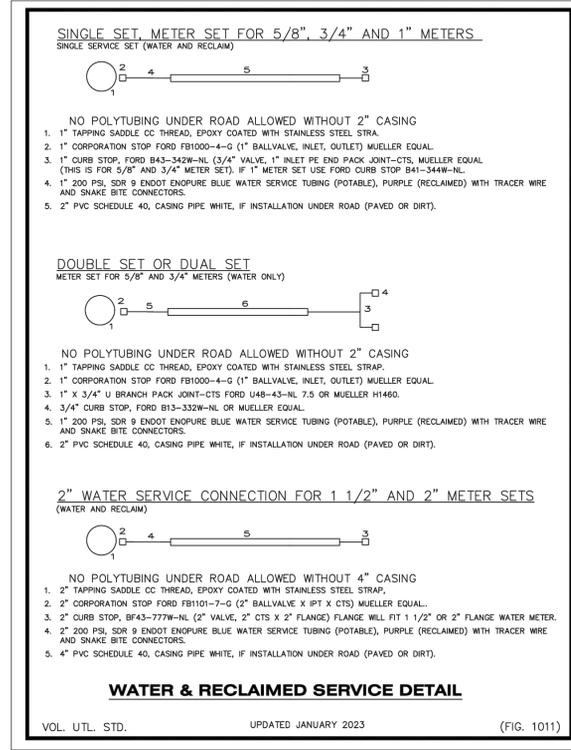
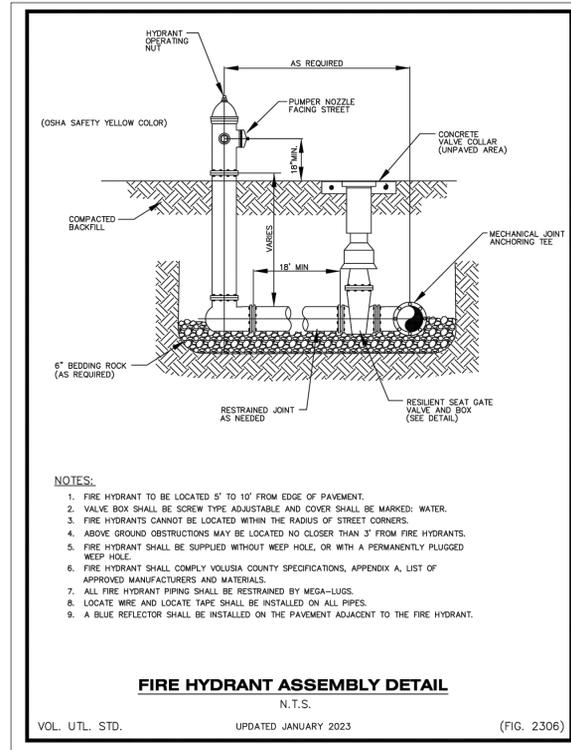
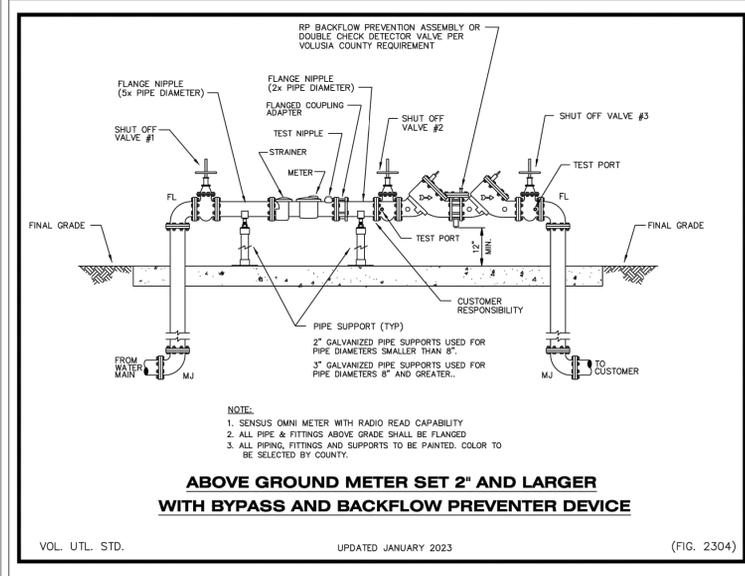
SITE DETAILS I
THE MEADOWS AT GLENN ABBY
340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

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LIC # 84698

7/13/2023
SITE DETAILS I
PROJECT NO. 22185

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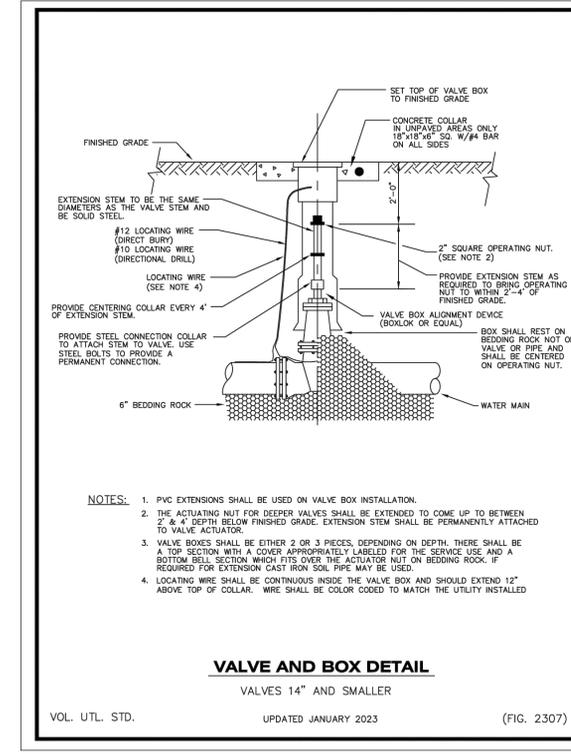
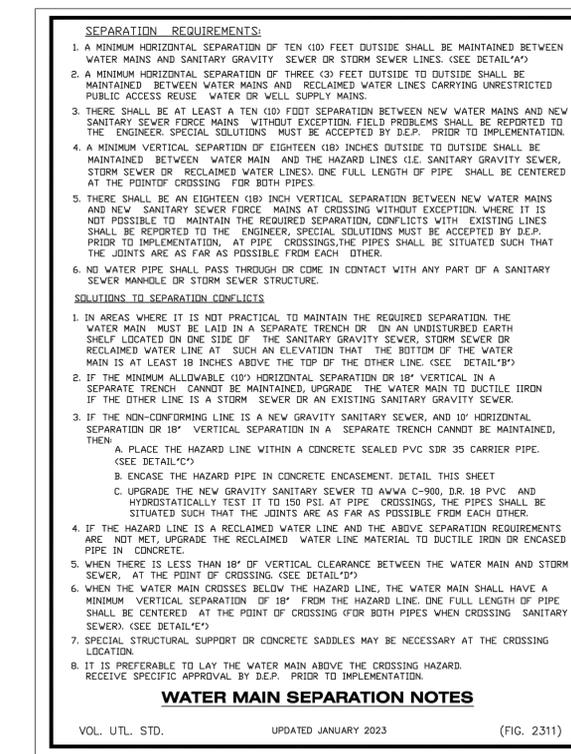
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

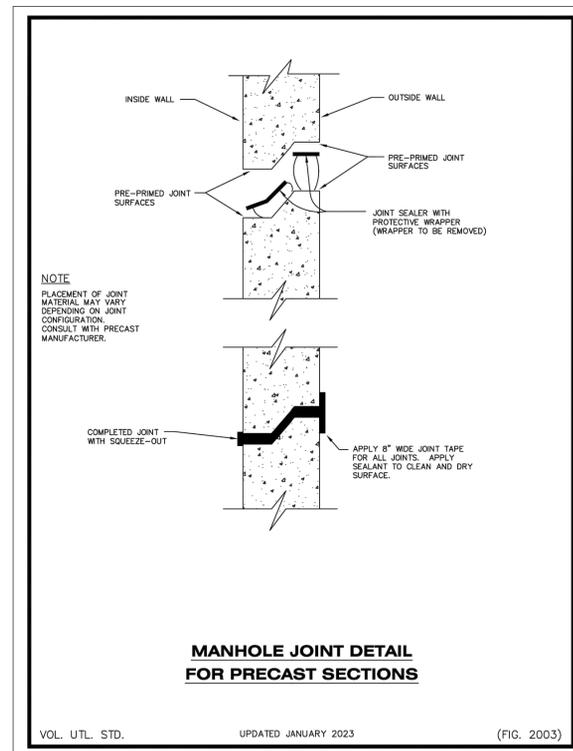
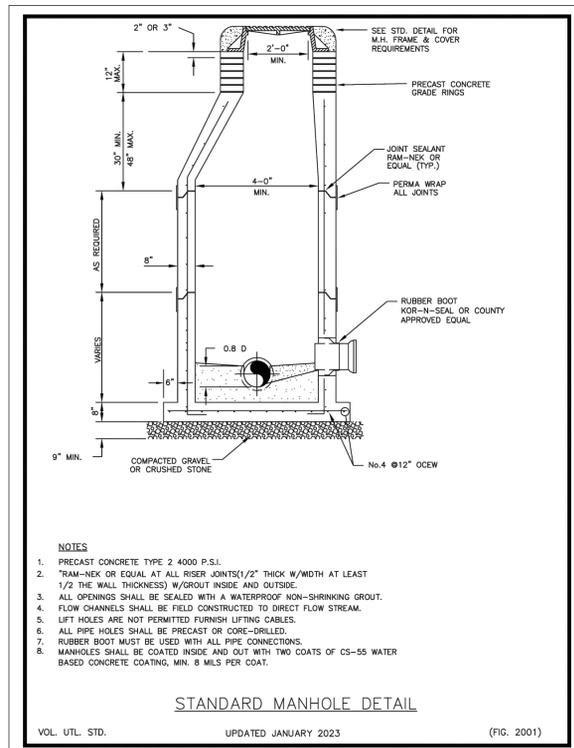
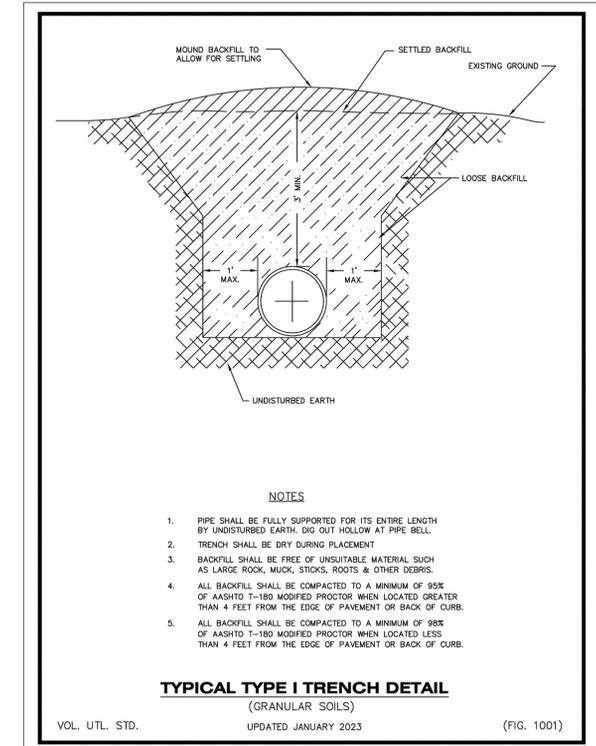
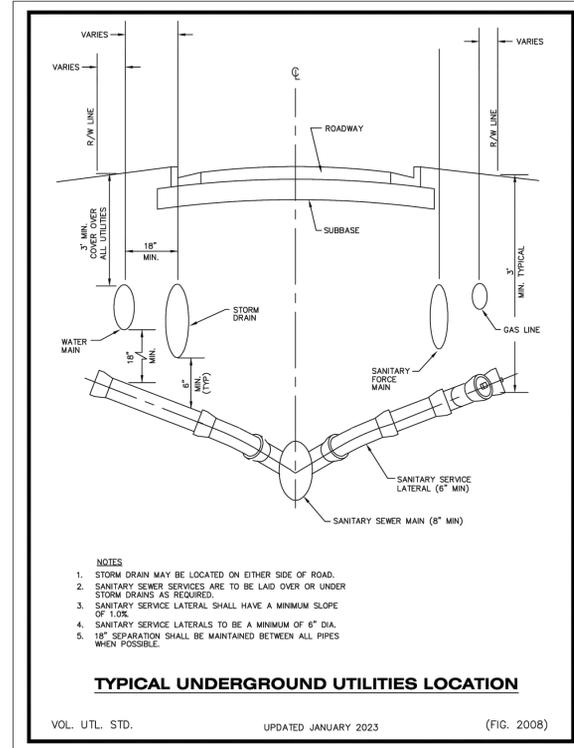
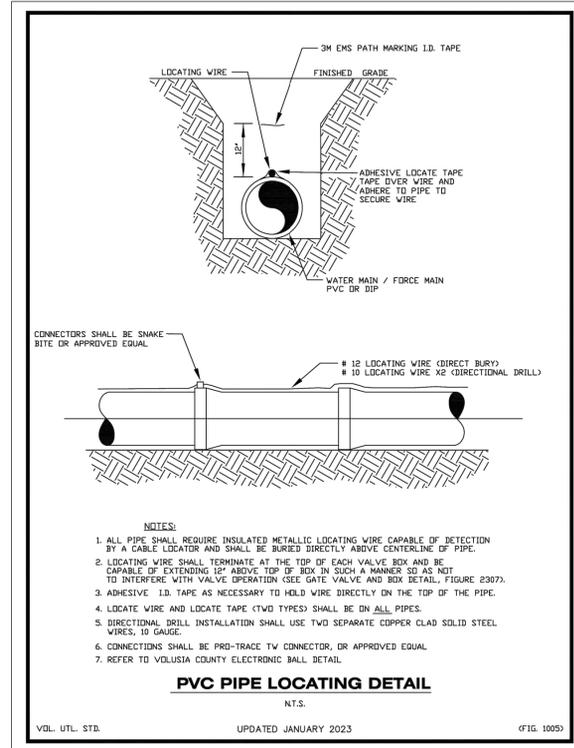
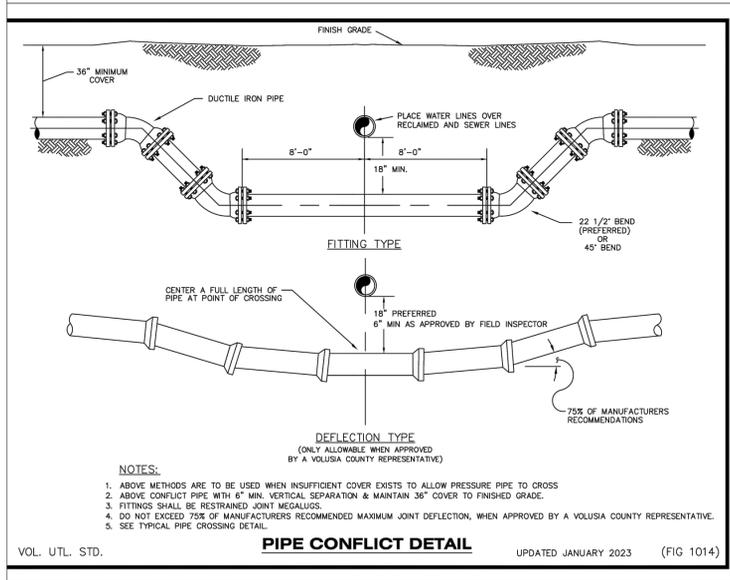
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT MINIMUM	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	10 FT PREFERRED 2 FT MINIMUM	12 INCHES IS PREFERRED 6 INCHES IS THE MINIMUM	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT PREFERRED 6 FT MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT MINIMUM		

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WATER MAIN SEPARATION DETAIL

VOL. UTL. STD. UPDATED JANUARY 2023 (FIG. 2312)





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 ENGINEER: JOHN J. HERBERT IV, P.E.
 CHECKED BY: TOM SHELTON, P.E.
 TECHNICIAN: J.W.H.
 PROJECT NO. 22185

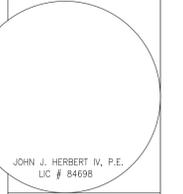
NO.	DATE	REVISIONS

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
 (407) 327-7700
 cert. of authorization number 0725

UTILITY DETAIL II
THE MEADOWS AT GLENN ABBY
 340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

7/13/2023
 UTILITY DETAIL II
 PROJECT NO. 22185

C11.0



MADE IN USA



BARNEY'S PUMPS, INC.

PO BOX 3529, LAKELAND, FL 33802
PHONE: (863) 665-8500 FAX: (863) 666-3858

DUPLIX FIBERGLASS SOLIDS-HANDLING LIFT STATION

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDRAMATIC OR HOMA). EACH PUMP SHALL BE MOUNTED ON A 04" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 316SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BALL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION

THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER

THE IMPELLER SHALL BE OF SOLIDS-HANDLING CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

MOTOR

THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER

THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL

THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER. WET WELL SHALL MEET ASTM STANDARD NO. D3753.

HATCH COVER

THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY USF FABRICATION, OR EQUAL.

VALVE BOX

THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER.

VALVES

VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS

FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS

THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLIX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY BARNEY'S PUMPS AND INSTALLED BY CONTRACTOR.

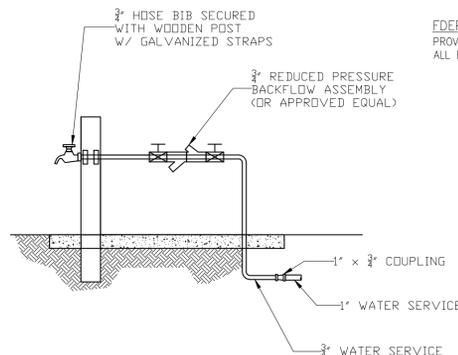
ELECTRICAL

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASIN AND VALVE BOX, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNEY'S PUMPS INC. READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC. IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0669), FL.



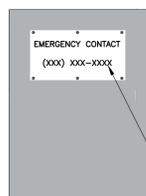
HOSE BIB DETAIL (LOCAL CODES PREVAIL)
N.T.S. (SUPPLIED BY CONTRACTOR)

EMERGENCY NOTICE SIGN
CONTRACTOR IS TO PROVIDE AND POST AN UNOBSTRUCTED SIGN (12"x12" WITH 2" LETTERING) MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE

FDEP REQUIREMENTS

PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

SIGN SUPPLIED BY CONTRACTOR.
SIGN TO BE MADE OF ALUMINUM
AND BE ATTACHED TO COVER BY
RIVETS. THREE ON TOP AND
THREE ON BOTTOM

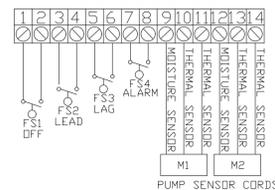


WHITE LETTER RED BACKGROUND EMERGENCY CONTACT INFORMATION SIGN TO BE PLACED ON THE FRONT COVER OF CONTROL PANEL. SIGN LETTERS TO BE 2" MIN. HEIGHT

PUMP DATA TABLE	
PUMP MODEL	_____
IMPELLER DIAMETER	_____
PUMP DESIGN CAPACITY	_____ GPM
PUMP DESIGN TDH	_____ FT
HORSEPOWER	_____ HP
VOLTAGE	_____ V
PHASE	_____ PH
DISCHARGE SIZE	_____ "
NOTES:	

ELEVATIONS	
(A) TOP OF WET WELL	64.75
(B) INLET INVERT	56.50
(C) HIGH WATER ALARM	57.57
(D) LAG PUMP ON	57.07
(E) LEAD PUMP ON	56.07
(F) PUMP OFF	53.32
(G) BOTTOM OF WET WELL	52.32

FIELD TERMINALS



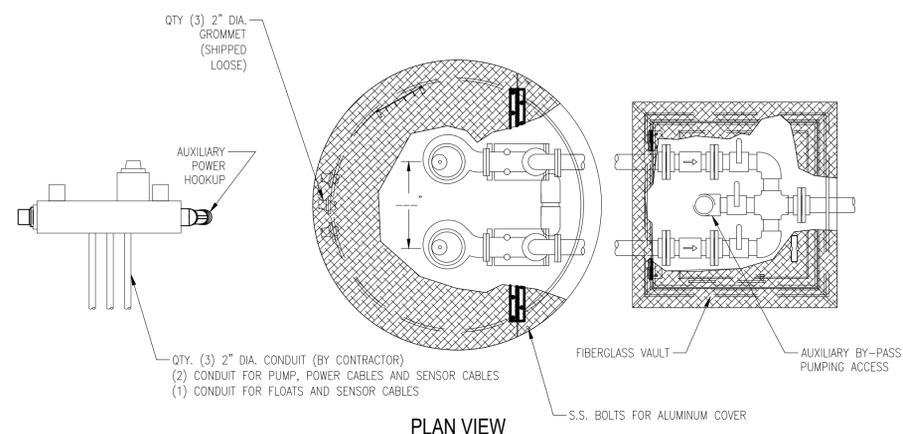
LEGEND

ABBR.	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICB	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

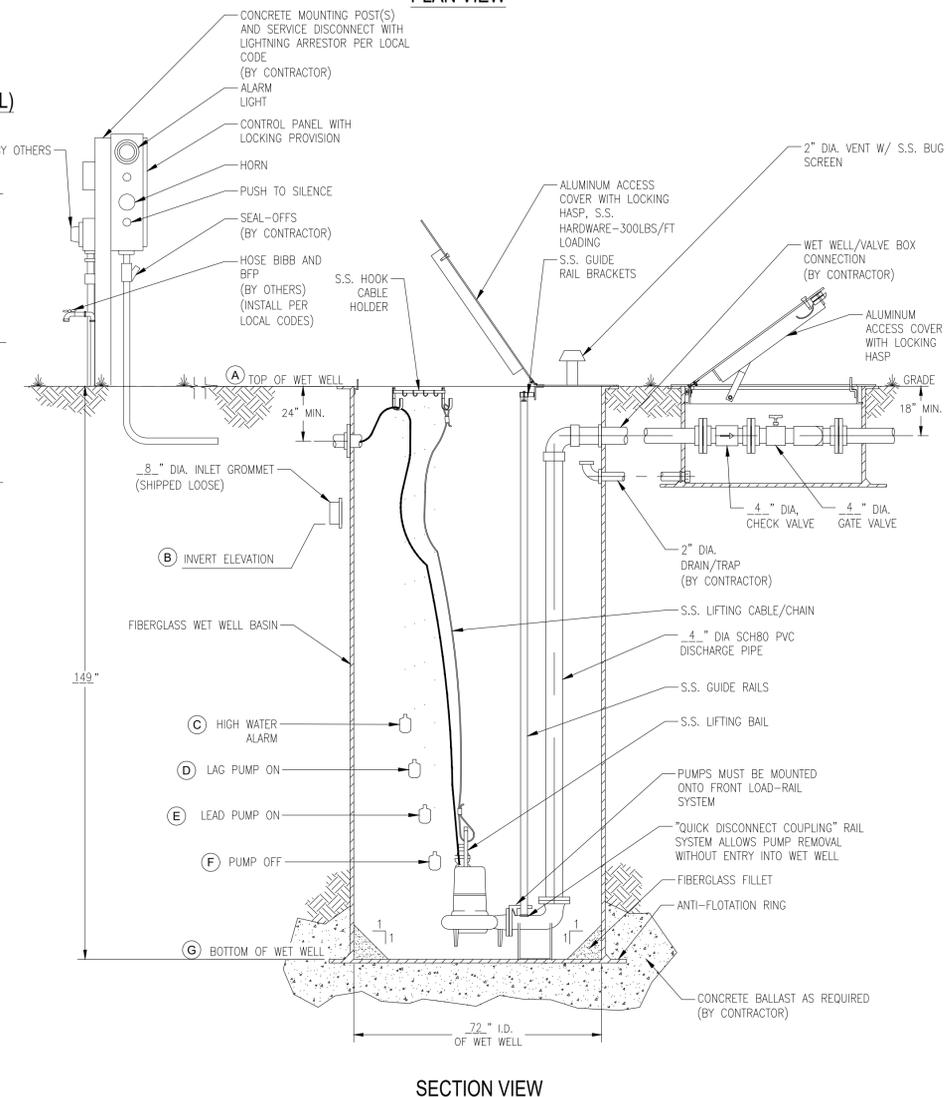
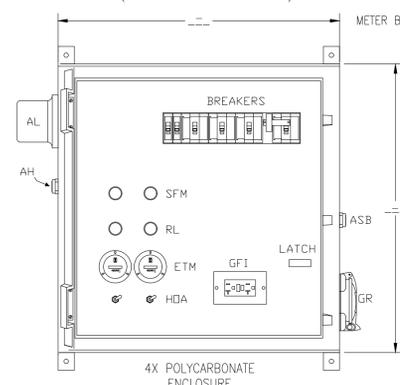
PANEL NOTES

- ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DFP 62-604
- 1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION.
 - 2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
 - 3) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
 - 4) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYS.
 - 5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING: PUBLIC NOTICE. IN CASE OF EMERGENCY CONTACT.
 - 6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
 - 7) FLOAT SWITCHES SHALL BE UL LISTED.
 - 8) SHAFT SEAL FAIL DETECTION

WET WELL/VALVE BOX LAYOUT



ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL) (OUTER DOOR REMOVED)



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ENGINEER: JOHN J. HERBERT IV, P.E.
CHECKED BY: TOM SHELTON, P.E.
TECHNICIAN: J.W.H.
PRODUCT NO. 22195

NO.	DATE	REVISIONS

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
(407) 327-7700
cert. of authorization number 0763

THE MEADOWS AT GLENN ABBY
340 NORTH PINE MEADOW DRIVE, DEBARY FL 32713

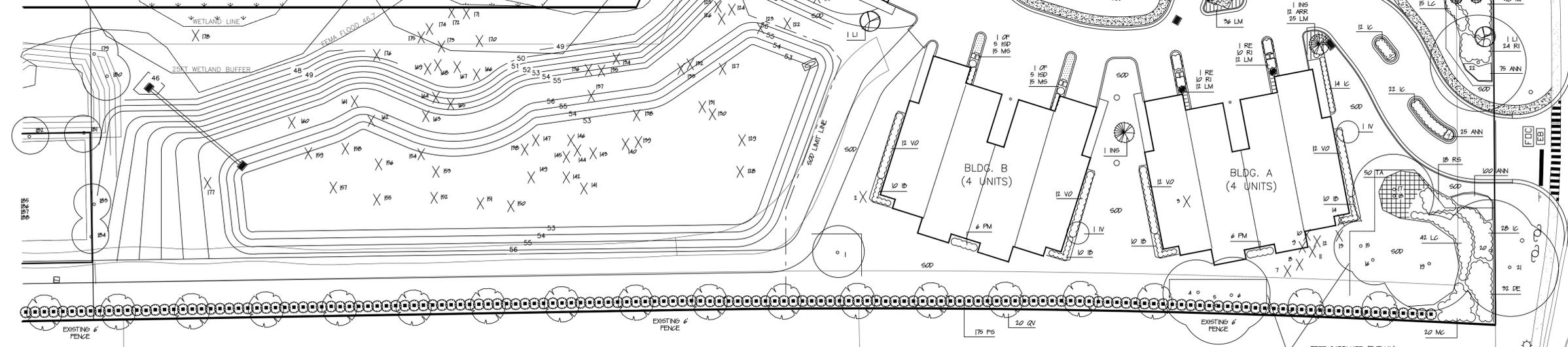
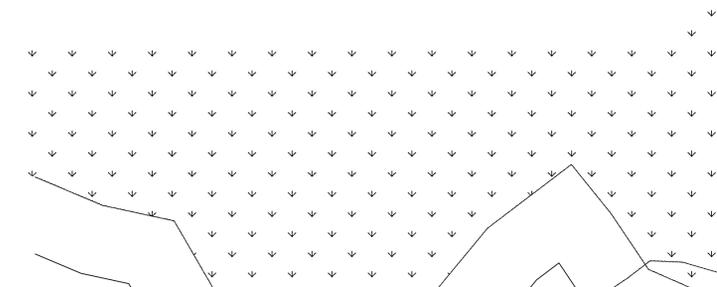
JOHN J. HERBERT IV, P.E.
LIC # 84698

LANDSCAPE MATERIAL LIST (COMMON AREA PLANTINGS)

29	QV	QUERCUS VIRGINIANA	LIVE OAK	3/5 GAL, 5" CAL, 10' TALL, SINGLE LEADER, FULL CANOPY
3	EP	ELAEAGARUS DECIPENS	JAPANESE BLUEBERRY	25 GAL, 2" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
4	LI	LAGERSTROMIA INDICA NATCHEZ	GRAPE MYRTLE	25 GAL, 2 1/2" CAL, 7' TALL, MULTI-TRUNK, FULL CANOPY
3	MV	MAGNOLIA VIRGINIANA	SWEET BAY	25 GAL, 2" CAL, 7' TALL, SINGLE LEADER, FULL CANOPY
3	WR	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	D & D, MIN 10' CLEAR TRUNK, FULL CANOPY
50	DE	DURANTA ERECTUS	GOLDEN DENDROP	3 GAL, 15" - 18" SPREAD, FULL
25	FS	FELIX SELLOWIANA	JAVA PLANT	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
22	HY	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL, 18" - 24" TALL, FULL
62	IC	IKRA COCAINEA	IKRA	3 GAL, 15" - 18" SPREAD, FULL
2	JV	JUNIPERUS VIRGINIANA	RED CEDAR	10 GAL, 36" - 42" TALL, FULL
5	LC	LOCOESTALUM CHINENSIS	FRONTSIDE BUSH	3 GAL, 18" - 24" TALL, FULL
40	MF	MYRSINANTHES FRANKENS	SIMPSON'S STOPPER	3 GAL, 24" - 30" TALL, FULL
40	MC	MYRICA CERIFERA	WAX MYRTLE	10 GAL, 32" - 36" TALL, FULL, SET 5' o.c.
24	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL, 15" - 18" SPREAD, FULL
78	RS	RUSSELLIA SARMENTOSA	FIRE BUSH	3 GAL, 15" - 18" TALL, FULL
144	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
78	VB	VBURNUM QUORATENSEM	SWEET VBURNUM	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
40	ZF	ZAMIA FLORIDANA	COOTIE	3 GAL, 15" - 18" SPREAD, FULL
100	ANN	ANNUALS	ANNUALS	6 POTS, SEASONAL, SET 12" o.c.
36	LM	LIRIOPE MUSCARI 'BIG BLUE'	BORDER GRASS	1 GAL, MIN 7 - 9 PPS, FULL, SET 18" o.c.
50	TA	TRACHELOSPERUM ASIATICUM	ASIAN JASMINE	1 GAL, MIN 3 RUNNERS, FULL, SET 24" o.c.
40,000	SF	ARGENTINE-DAMA SOD		

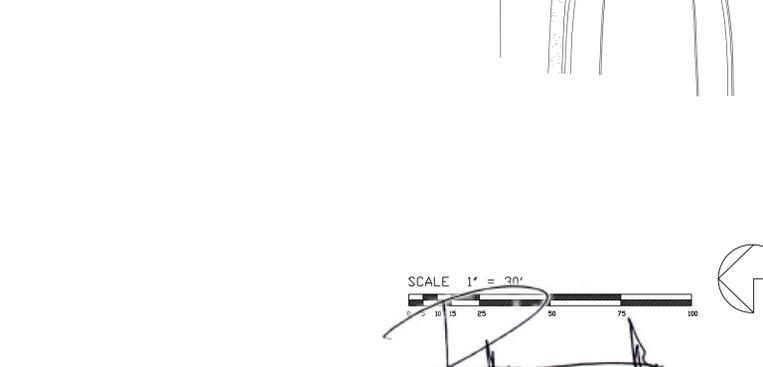
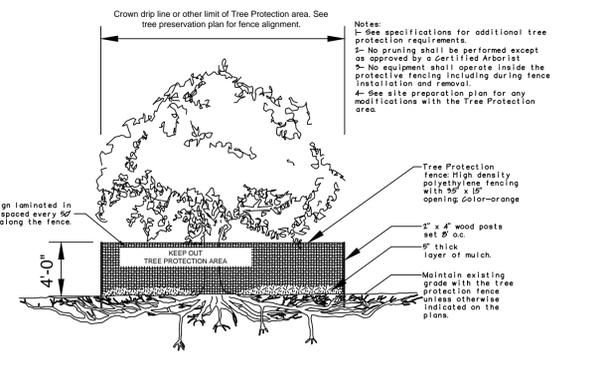
LANDSCAPE MATERIAL LIST (BUILDING PLANTINGS)

3	NS	LEX NELLE STEVENS	NELLE STEVENS HOLLY	25 GAL, 2" CAL, 7' TALL, SINGLE LEADER, FULL CANOPY
2	IV	LEX VOMITORIA	WEeping HOLLY	10 GAL, 15" CAL, 5' TALL, SINGLE LEADER, FULL
3	LI	LAGERSTROMIA INDICA NATCHEZ	GRAPE MYRTLE	25 GAL, 2 1/2" CAL, 7' TALL, MULTI-TRUNK, FULL CANOPY
12	ARR	AZALEA RED-RUFFLE	DWARF AZALEA	3 GAL, 15" - 18" SPREAD, FULL
100	B	LEX BURFORDI	BURFORD HOLLY	3 GAL, 15" - 18" SPREAD, FULL, SET 25" o.c.
10	ED	LEX STOKES DWARF	DWARF HOLLY	3 GAL, 15" - 18" SPREAD, FULL
12	IC	IKRA COCAINEA	IKRA	3 GAL, 15" - 18" SPREAD, FULL
1	JV	JUNIPERUS TORALOSA	UP-RIGHT JUNIPER	10 GAL, 24" - 42" TALL, FULL
4	OF	OSMANTHUS FRANKENS	TEA OLIVE	3 GAL, 18" - 24" TALL, FULL
24	PM	PODOPARIS MARCOPHYLLUM	FLORIDA VEW	3 GAL, 24" - 30" TALL, FULL, SET 25" o.c.
40	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL, 15" - 18" SPREAD, FULL
4	RE	RAPHIS EXCELSA	LADY PALM	10 GAL, 24" - 30" TALL, FULL, SPECIMEN
6	SR	STRELITZIA REGINAE	BIRD-OF-PARADISE	3 GAL, 18" - 24" TALL, FULL
10	VO	VBURNUM QUORATENSEM	WALTERS' VBURNUM	3 GAL, 18" - 24" TALL, FULL, SET 5' o.c.
36	AA	ASAPATHUS AFRICANUS	BLUE NILE IRIS	1 GAL, MIN 5 - 7 PPS, FULL, SET 18" o.c.
78	LM	LIRIOPE MUSCARI 'BIG BLUE'	BORDER GRASS	1 GAL, MIN 7 - 9 PPS, FULL, SET 18" o.c.
40	MS	MIMOSA STIGMILLOSA	SUNSHINE MIMOSA	3 GAL, 15" - 18" SPREAD, FULL, SET 24" o.c.



TREE LIST

1	14' PINE	31	15' MAGNOLIA	61	17' PINE	91	7' OAK	121	15' PINE	151	8' OAK
2	14' PINE	32	14' PINE	62	17' OAK	92	7' OAK	122	22' PINE	152	8' OAK
3	14' PINE	33	14' PINE	63	17' OAK	93	7' OAK	123	14' PINE	153	8' OAK
4	14' PINE	34	14' PINE	64	17' OAK	94	7' OAK	124	25' OAK	154	8' OAK
5	14' PINE	35	22' OAK	65	17' OAK	95	7' OAK	125	25' OAK	155	8' OAK
6	14' PINE	36	22' OAK	66	17' OAK	96	7' OAK	126	24' PINE	156	8' OAK
7	14' PINE	37	15' PINE	67	17' OAK	97	7' OAK	127	15' PINE	157	8' OAK
8	14' PINE	38	15' PINE	68	17' OAK	98	7' OAK	128	15' PINE	158	8' OAK
9	14' PINE	39	15' PINE	69	17' OAK	99	7' OAK	129	15' PINE	159	8' OAK
10	14' PINE	40	15' PINE	70	17' OAK	100	7' OAK	130	15' PINE	160	8' OAK
11	14' PINE	41	15' PINE	71	17' OAK	101	7' OAK	131	15' PINE	161	8' OAK
12	14' PINE	42	15' PINE	72	17' OAK	102	7' OAK	132	15' PINE	162	8' OAK
13	14' PINE	43	15' PINE	73	17' OAK	103	7' OAK	133	15' PINE	163	8' OAK
14	14' PINE	44	15' PINE	74	17' OAK	104	7' OAK	134	15' PINE	164	8' OAK
15	14' PINE	45	15' PINE	75	17' OAK	105	7' OAK	135	15' PINE	165	8' OAK
16	14' PINE	46	15' PINE	76	17' OAK	106	7' OAK	136	15' PINE	166	8' OAK
17	14' PINE	47	15' PINE	77	17' OAK	107	7' OAK	137	15' PINE	167	8' OAK
18	14' PINE	48	15' PINE	78	17' OAK	108	7' OAK	138	15' PINE	168	8' OAK
19	14' PINE	49	15' PINE	79	17' OAK	109	7' OAK	139	15' PINE	169	8' OAK
20	14' PINE	50	15' PINE	80	17' OAK	110	7' OAK	140	25' PINE	170	8' OAK
21	14' PINE	51	15' PINE	81	17' OAK	111	7' OAK	141	12' OAK	171	8' OAK
22	14' PINE	52	15' PINE	82	17' OAK	112	7' OAK	142	12' OAK	172	8' OAK
23	14' PINE	53	15' PINE	83	17' OAK	113	7' OAK	143	12' PINE	173	8' OAK
24	14' PINE	54	15' PINE	84	17' OAK	114	7' OAK	144	14' PINE	174	8' OAK
25	14' PINE	55	15' PINE	85	17' OAK	115	7' OAK	145	14' PINE	175	8' OAK
26	14' PINE	56	15' PINE	86	17' OAK	116	7' OAK	146	14' PINE	176	8' OAK
27	14' PINE	57	15' PINE	87	17' OAK	117	7' OAK	147	14' PINE	177	8' OAK
28	14' PINE	58	15' PINE	88	17' OAK	118	7' OAK	148	14' PINE	178	8' OAK
29	14' PINE	59	15' PINE	89	17' OAK	119	7' OAK	149	14' PINE	179	8' OAK
30	14' PINE	60	15' PINE	90	17' OAK	120	7' OAK	150	14' PINE	180	8' OAK



ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

EDK

LANDSCAPE PLAN
THE MEADOWS @ GLEN ABBY
DEBARY
FLORIDA

DATE: 7 / 23
DRAWING NO.:
JOB NO.:
SCALE: 1" = 30'
JOB NO.:

RAK

NO. DATE DESCRIPTION BY

SHEET 001 of 001

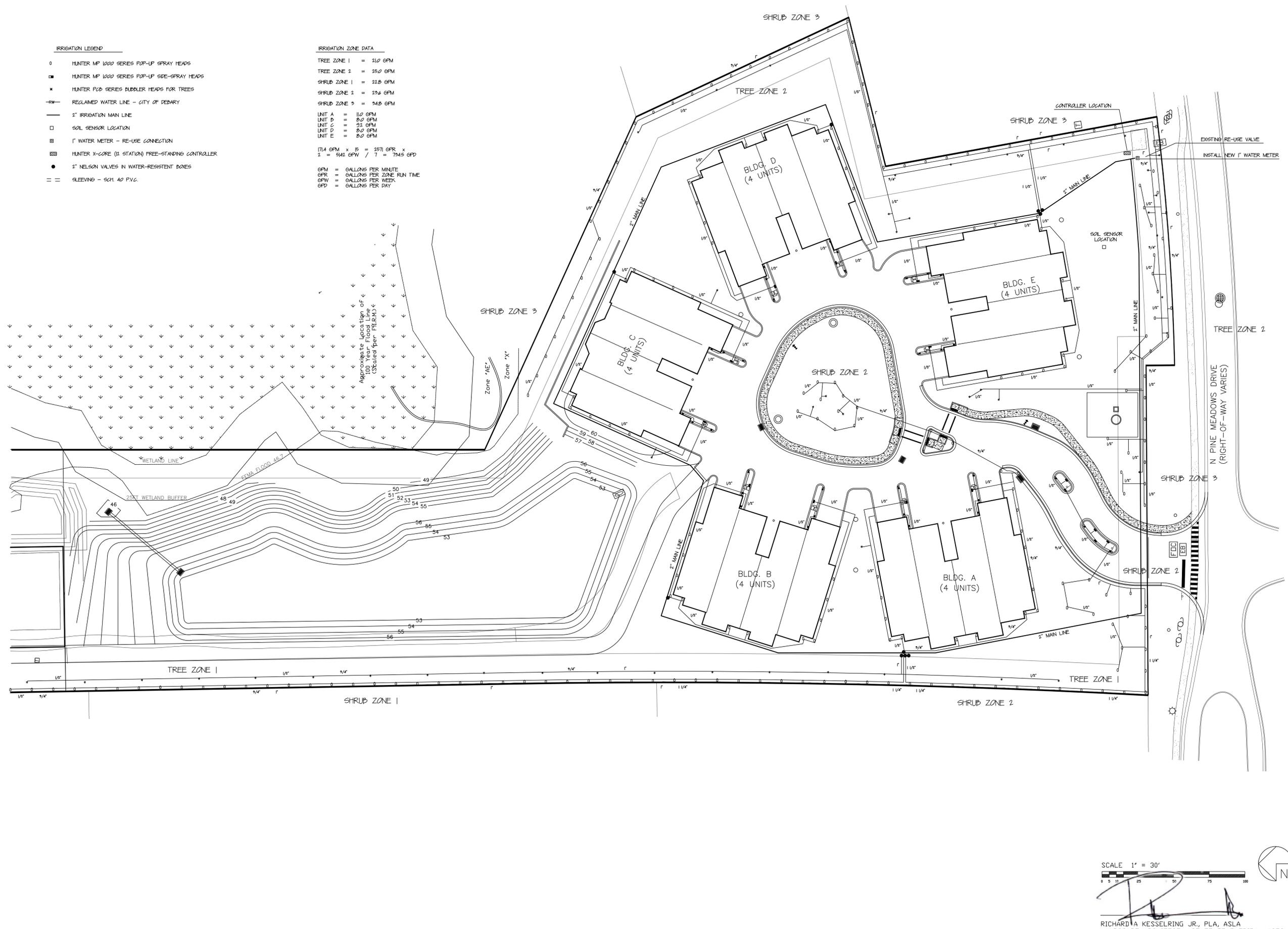
RICHARD A KESSELING JR., P.L.A. ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 1000 SERIES POP-UP SIDE-SPRAY HEADS
- ✱ HUNTER P&D SERIES DUBLER HEADS FOR TREES
- RECLAIMED WATER LINE - CITY OF DEBARY
- 2" IRRIGATION MAIN LINE
- SOIL SENSOR LOCATION
- ⊞ 1" WATER METER - RE-USE CONNECTION
- ⊞ HUNTER X-CORE (12 STATION) FREE-STANDING CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

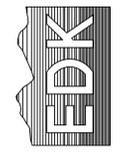
- TREE ZONE 1 = 21.0 GPM
- TREE ZONE 2 = 25.0 GPM
- SHRUB ZONE 1 = 22.8 GPM
- SHRUB ZONE 2 = 25.6 GPM
- SHRUB ZONE 3 = 34.8 GPM
- UNIT A = 11.0 GPM
- UNIT B = 8.0 GPM
- UNIT C = 13.0 GPM
- UNIT D = 8.0 GPM
- UNIT E = 8.0 GPM
- 11.4 GPM x 15 = 257.1 GPR x
- 2 = 542 GPM / 7 = 794.5 GPD
- GPM = GALLONS PER MINUTE
- GPR = GALLONS PER ZONE RUN TIME
- GFW = GALLONS PER WEEK
- GPD = GALLONS PER DAY



NO.	DATE	DESCRIPTION	BY

DATE: 7 / 23	DATE: 7 / 23
DRAWING NO.: RAK	DRAWING NO.: RAK
NEW NAME: 1" = 30'	NEW NAME: 1" = 30'
FB. NO.:	FB. NO.:
FG. NO.:	FG. NO.:

ENVIRONMENTAL DESIGN
 ANDY KESSELING, LANDSCAPE ARCHITECT
 1920 SE. 8th STREET
 Ocala, Florida 34478 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



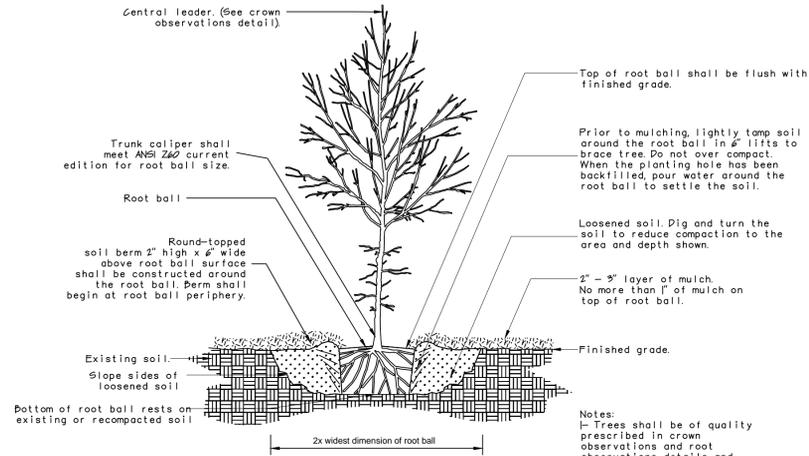
IRRIGATION PLAN
 THE MEADOWS @ GLEN ABBY
 DEBARY FLORIDA



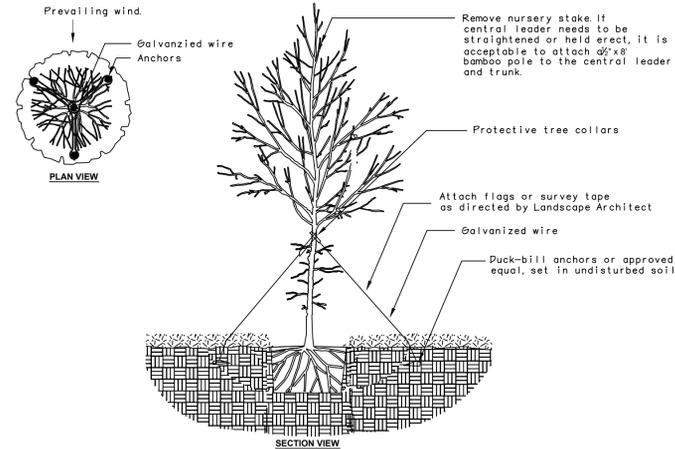
RICHARD A KESSELING JR., P.L.A., A.S.L.A.
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

LANDSCAPE NOTES

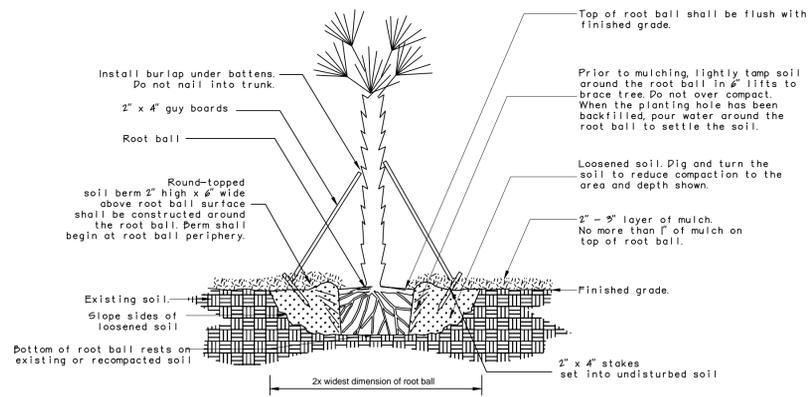
1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" - 3" OF PINE DARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYNED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. PALMS SHALL BE VARIED HEIGHTS AND SHALL BE ARRANGED AS APPROVED BY THE LANDSCAPE ARCHITECT
14. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
16. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS
17. DURING INSTALLATION OF ALL PALMS (DIAPHRYD PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
18. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
19. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
20. ALL AREAS OUTSIDE THE PLANTING BEDS SHALL BE SODDED WITH ARGENTINE-DANIA SOD
21. SOD AREAS SHALL BE HAND-RAKED PRIOR TO SOD INSTALLATION
22. ALL STICKS, ROCKS, AND OTHER DEBRIS SHALL BE REMOVED AND ACCEPTED BEFORE INSTALLATION
23. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND JOINTS SANDED AS DIRECTED
24. ALL EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
25. ALL SOD AREAS SHALL BE ROLLED AND PRESENT AN ACCEPTABLE FINISHED LOOK
26. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH ARGENTINE-DANIA SEED AT 3 LBS / 1000 SF
27. SEEDED AREAS SHALL BE OVER-MULCHED WITH STRAW OR OTHER ACCEPTABLE MATERIAL
28. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC., MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
30. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
31. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
32. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
33. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
34. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 260)
35. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
36. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
37. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
38. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS



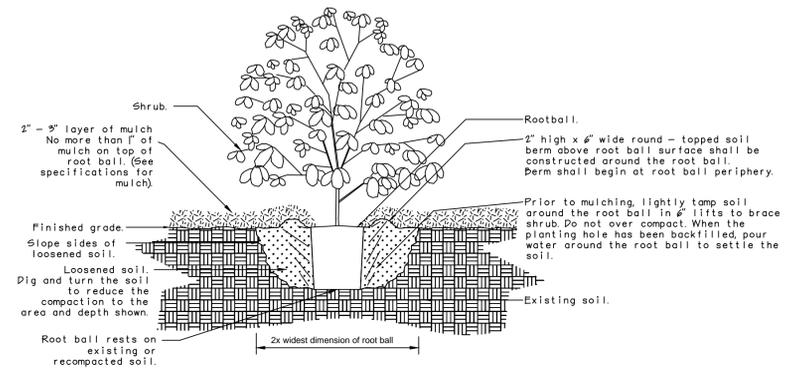
TREE INSTALLATION



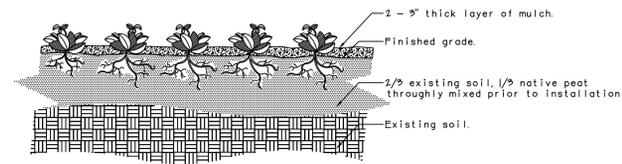
TREE STAKING - TREES < 2" CALIPER



PALM INSTALLATION



SHRUB INSTALLATION



Notes: See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION

Richard A. Kesselring Jr.
 RICHARD A. KESSELRING JR., P.L.A. ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

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DRAWING NO.:	FB.
NEW NAME:	

DRAWN BY: RAK	SCALE: 1" = 30'	JOB NO.:
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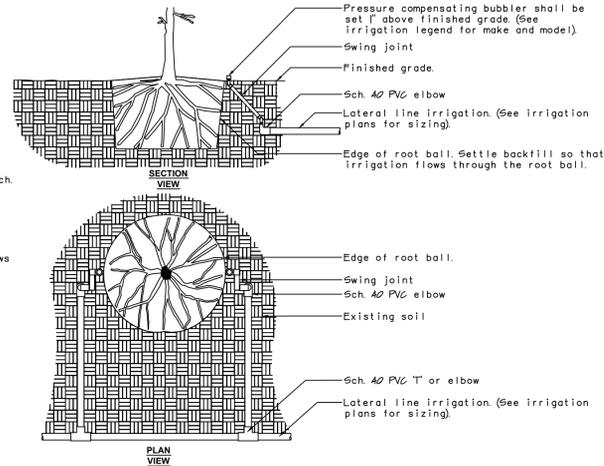
ENVIRONMENTAL DESIGN ARCHITECT
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE 8th STREET
 Ocala, Florida 34478 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
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LANDSCAPE NOTES & DETAILS
 THE MEADOWS @ GLEN ABBY
 DEBARY FLORIDA

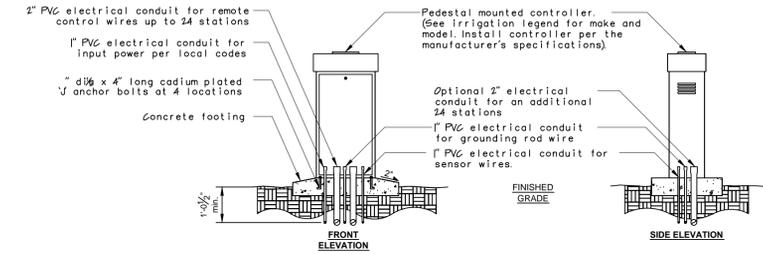
IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. RECLAIMED WATER LINE FROM THE CITY OF DEBARY WILL BE THE PRIMARY SOURCE FOR THIS SYSTEM. SEE CIVIL UTILITY PLANS FOR COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. UNITS WILL BE INDIVIDUAL ZONES INSTALLED AS EACH UNIT IS CONSTRUCTED
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVINGS MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
12. ALL SLEEVINGS SHALL BE SCH. 40 PVC AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RED SERIES). IN ADDITION, AN AGLUNA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION PER APPLICABLE CODES
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 35 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREE AND SHRUB. INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MISCQ-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFASUFLEU/NE110
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
29. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
30. ALL VALVES SHALL HAVE A RECLAIMED WATER ID TAG ATTACHED AFTER INSTALLATION
31. ALL PIPING SHALL BE PURPLE PIPE TO IDENTIFY AS RECLAIMED WATER
32. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
33. ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS
34. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
35. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
36. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS



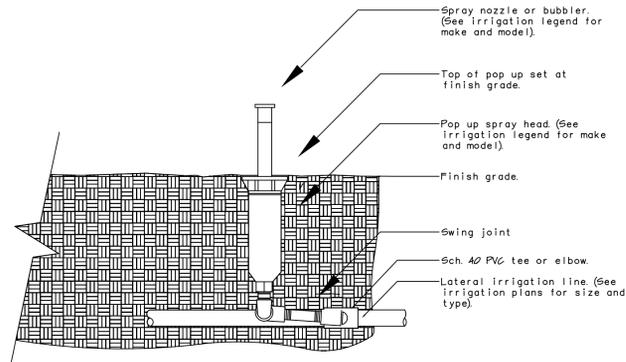
Notes:
 1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
 2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
 3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT



Notes:
 1- Common and controller wire to be bundled using electrical tape at 18" on center.
 2- Grounding rods shall be located between 8" and 12" away from the controller. Grounding rods shall be 3/8" in diameter x 8' in length connect the grounding rod to the controller using 6 gauge bare copper wire or per manufacturer's specifications.
 3- Rain-sensor device to be installed with 2' of controller, a minimum of 15" of the ground, out from under any overhead obstructions such as, but not limited to building overhangs, trees, or utilities.

PEDESTAL MOUNTED CONTROLLER



Notes:
 1- 6" pop ups shall be used in turf areas.
 2- Contractor shall settle soil around the pop up after installation.
 3- All pop up spray heads shall have check valves.
 4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD

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DRAWN BY: RAK	DRAWING NO.:	P.C.
VIEW NAME:	FE.	

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 LANDSCAPE ARCHITECTURE, SITE PLANNING,
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IRRIGATION NOTES & DETAILS
 THE MEADOWS @ GLEN ABBY
 DEBARY FLORIDA

[Signature]

RICHARD A. KESSELING JR., PLA, ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

