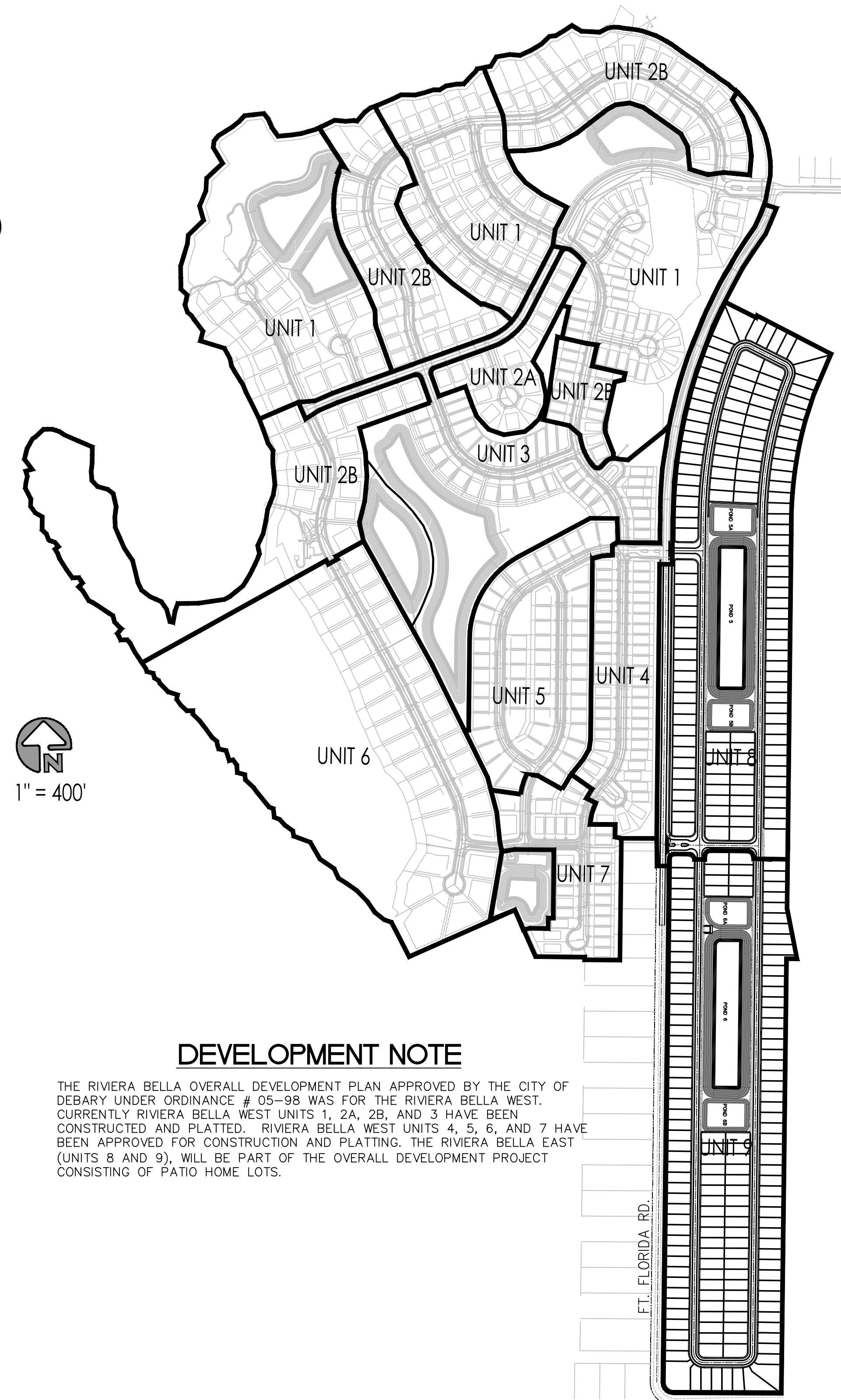


REVISED OVERALL DEVELOPMENT PLAN FOR RIVIERA BELLA EAST CITY OF DEBARY, FLORIDA

PREPARED FOR

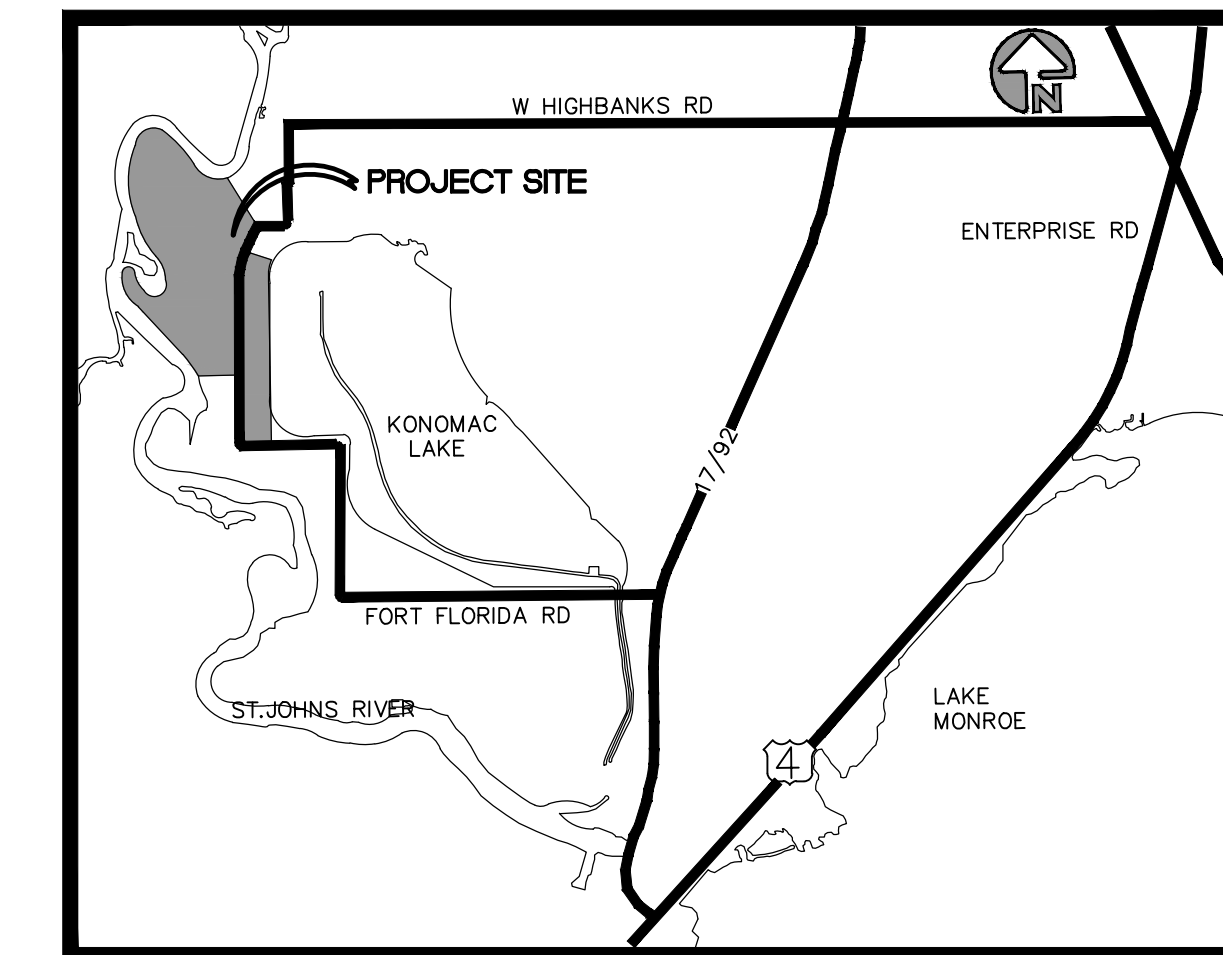


HENIN GROUP
2300 LEE ROAD
WINTER PARK, FLORIDA 32789



UNIT MAP

LOCATION MAP



SECTION 31 TOWNSHIP 18S RANGE 30E LATITUDE 28°52'35" N LONGITUDE 81°21'28" W

ELEVATION DATUM

THE OVERALL DEVELOPMENT PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). SEE TOPOGRAPHIC SURVEY FOR BENCH MARK LOCATIONS.

PROJECT TEAM

OWNER/APPLICANT

HENIN GROUP
2300 LEE ROAD
WINTER PARK, FLORIDA 32789
PHONE: 407-960-1840

ENGINEER

B&S ENGINEERING CONSULTANTS, LLC
2265 LEE ROAD
SUITE 103
WINTER PARK, FLORIDA 32789
PHONE: 407-960-5868

GEOTECHNICAL

ANDREYEV ENGINEERING, INC.
1170 W. MINNEOLA AVE.
CLERMONT, FLORIDA 34711
PHONE: 352-241-0977

SURVEYOR

PEC SURVEYING AND MAPPING, LLC
2100 ALAFAYA TRAIL, SUITE 203
OWIEDO, FLORIDA 32765
PHONE: 407-542-4967

UTILITY SERVICE PROVIDERS

WATER

VOLUSIA COUNTY
WATER RESOURCES AND UTILITIES
123 W. INDIANA AVE.
DELAND, FLORIDA 32720
PHONE: 386-943-7027

WASTEWATER

VOLUSIA COUNTY
WATER RESOURCES AND UTILITIES
123 W. INDIANA AVE.
DELAND, FLORIDA 32720
PHONE: 386-943-7027

ELECTRIC

PROGRESS ENERGY
400 N. SPRING GARDEN AVE.
DELAND, FLORIDA 32720
PHONE: 386-943-3914

TELEPHONE

AT&T
132 COMMERCE WAY
SANFORD, FLORIDA 32771
PHONE: 407-302-7175

GAS

FLORIDA PUBLIC UTILITIES
450 S. HWY 17-92
DEBARY, FLORIDA 32713
PHONE: 386-668-9201

DEVELOPMENT NOTE

THE RIVIERA BELLA OVERALL DEVELOPMENT PLAN APPROVED BY THE CITY OF DEBARY UNDER ORDINANCE # 05-98 WAS FOR THE RIVIERA BELLA WEST. CURRENTLY RIVIERA BELLA WEST UNITS 1, 2A, 2B, AND 3 HAVE BEEN CONSTRUCTED AND PLATTED. RIVIERA BELLA WEST UNITS 4, 5, 6, AND 7 HAVE BEEN APPROVED FOR CONSTRUCTION AND PLATTING. THE RIVIERA BELLA EAST (UNITS 8 AND 9), WILL BE PART OF THE OVERALL DEVELOPMENT PROJECT CONSISTING OF PATIO HOME LOTS.

SHEET INDEX

SHEET No.	SHEET TITLE
1	COVER SHEET
2	OVERALL DEVELOPMENT PLAN (BY SLIGER & ASSOCIATES)
3	LAND AREA PLAN
4-6	DEVELOPMENT PLAN
7	GEOMETRY PLAN (EAST)
8-10	WATER AND SEWER UTILITY PLAN

RELATED PLANS SHEETS PREPARED AND CERTIFIED BY OTHERS

SHEET No.	SHEET TITLE
1	TOPOGRAPHIC SURVEY - WEST (BY SLIGER & ASSOCIATES)
1-3	MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY - EAST (BY PEC/SURVEYING AND MAPPING, LLC)

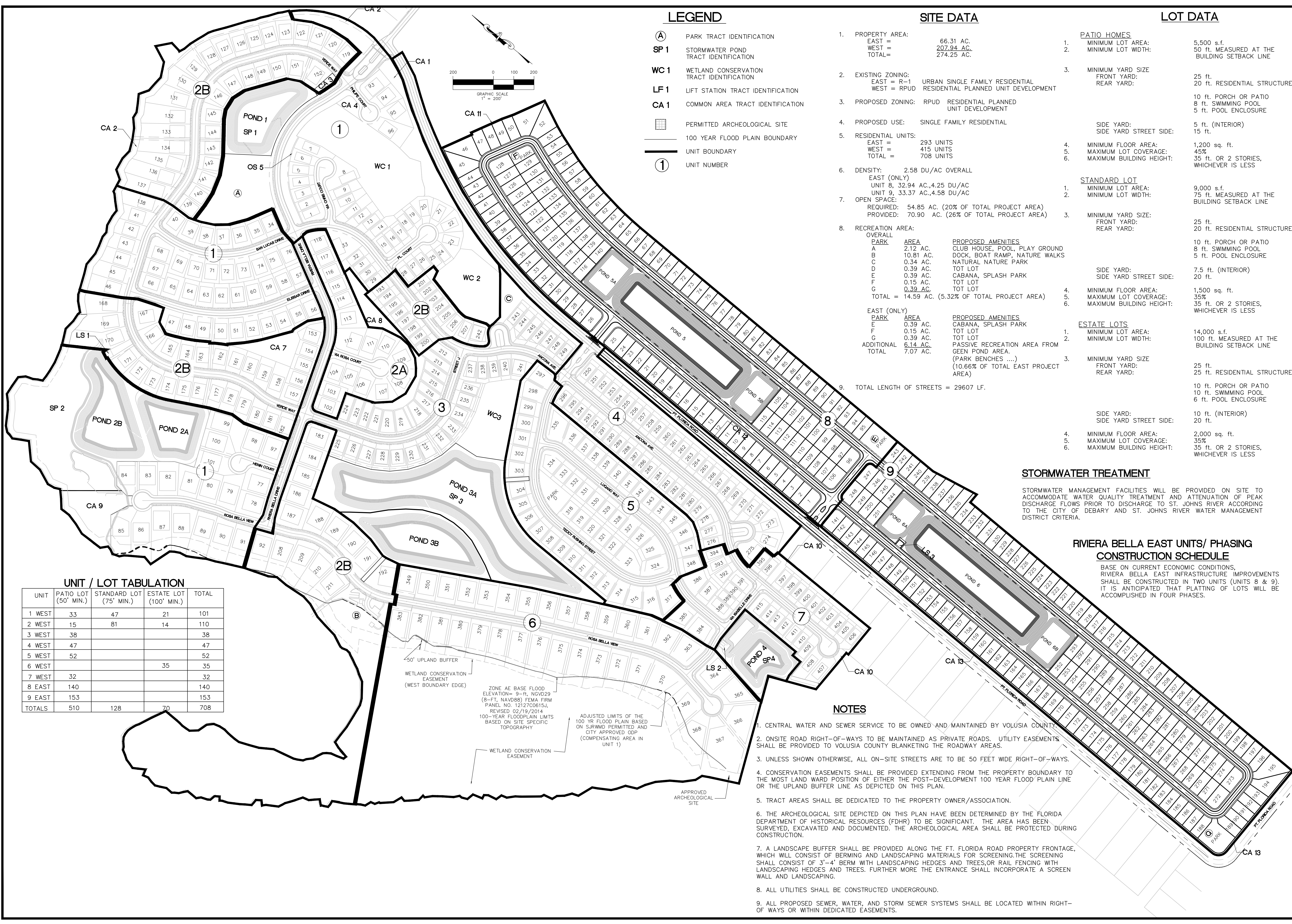
OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST
CITY OF DEBARY, FLORIDA

COVER SHEET

B&S
ENGINEERING CONSULTANTS, LLC
2221 Lee Road, Ste. 17
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b&s@bandseng.com
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Certificate No. 28973

JOB No.: HG-002.01
DESIGNED BY: GB
DRAWN BY: ES
APPROVED BY: MS
DATE: 01.15.16
SHEET: ODP-1

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LEGEND

- (A) PARK TRACT IDENTIFICATION
- SP 1 STORMWATER POND TRACT IDENTIFICATION
- WC 1 WETLAND CONSERVATION TRACT IDENTIFICATION
- LF 1 LIFT STATION TRACT IDENTIFICATION
- CA 1 COMMON AREA TRACT IDENTIFICATION
- [Hatched Box] PERMITTED ARCHEOLOGICAL SITE
- [Dashed Line] 100 YEAR FLOOD PLAIN BOUNDARY
- [Solid Line] UNIT BOUNDARY
- (1) UNIT NUMBER

SITE DATA

1. PROPERTY AREA:
EAST = 66.31 AC.
WEST = 207.94 AC.
TOTAL = 274.25 AC.
2. EXISTING ZONING:
EAST = R-1 URBAN SINGLE FAMILY RESIDENTIAL
WEST = RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT
3. PROPOSED ZONING: RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. RESIDENTIAL UNITS:
EAST = 293 UNITS
WEST = 415 UNITS
TOTAL = 708 UNITS
6. DENSITY: 2.58 DU/AC OVERALL
EAST (ONLY) UNIT 8, 32.94 AC., 4.25 DU/AC
UNIT 9, 33.37 AC., 4.58 DU/AC
7. OPEN SPACE:
REQUIRED: 54.85 AC. (20% OF TOTAL PROJECT AREA)
PROVIDED: 70.90 AC. (26% OF TOTAL PROJECT AREA)
8. RECREATION AREA:
OVERALL PARK AREA PROPOSED AMENITIES
A 2.12 AC. CLUB HOUSE, POOL, PLAY GROUND
B 10.81 AC. DOCK, BOAT RAMP, NATURE WALKS
C 0.34 AC. NATURAL NATURE PARK
D 0.39 AC. TOT LOT
E 0.39 AC. CABANA, SPLASH PARK
F 0.15 AC. TOT LOT
G 0.39 AC. TOT LOT
TOTAL = 14.59 AC. (5.32% OF TOTAL PROJECT AREA)
9. TOTAL LENGTH OF STREETS = 29607 LF.

LOT DATA

- PATIO HOMES**
1. MINIMUM LOT AREA: 5,500 s.f.
 2. MINIMUM LOT WIDTH: 50 ft. MEASURED AT THE BUILDING SETBACK LINE
 3. MINIMUM YARD SIZE
FRONT YARD: 25 ft.
REAR YARD: 10 ft. PORCH OR PATIO
8 ft. SWIMMING POOL
5 ft. POOL ENCLOSURE
 4. MINIMUM FLOOR AREA: 1,200 sq. ft.
 5. MAXIMUM LOT COVERAGE: 45%
 6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS
- STANDARD LOT**
1. MINIMUM LOT AREA: 9,000 s.f.
 2. MINIMUM LOT WIDTH: 75 ft. MEASURED AT THE BUILDING SETBACK LINE
 3. MINIMUM YARD SIZE
FRONT YARD: 25 ft.
REAR YARD: 20 ft. RESIDENTIAL STRUCTURE
10 ft. PORCH OR PATIO
8 ft. SWIMMING POOL
5 ft. POOL ENCLOSURE
 4. MINIMUM FLOOR AREA: 1,500 sq. ft.
 5. MAXIMUM LOT COVERAGE: 35%
 6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS
- ESTATE LOTS**
1. MINIMUM LOT AREA: 14,000 s.f.
 2. MINIMUM LOT WIDTH: 100 ft. MEASURED AT THE BUILDING SETBACK LINE
 3. MINIMUM YARD SIZE
FRONT YARD: 25 ft.
REAR YARD: 10 ft. PORCH OR PATIO
10 ft. SWIMMING POOL
6 ft. POOL ENCLOSURE
 4. MINIMUM FLOOR AREA: 2,000 sq. ft.
 5. MAXIMUM LOT COVERAGE: 35%
 6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS

STORMWATER TREATMENT

STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ON SITE TO ACCOMMODATE WATER QUALITY TREATMENT AND ATTENUATION OF PEAK DISCHARGE FLOWS PRIOR TO DISCHARGE TO ST. JOHNS RIVER ACCORDING TO THE CITY OF DEBARY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.

RIVIERA BELLA EAST UNITS/ PHASING CONSTRUCTION SCHEDULE

BASE ON CURRENT ECONOMIC CONDITIONS, RIVIERA BELLA EAST INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED IN TWO UNITS (UNITS 8 & 9). IT IS ANTICIPATED THAT PLATTING OF LOTS WILL BE ACCOMPLISHED IN FOUR PHASES.

UNIT / LOT TABULATION

UNIT	PATIO LOT (50' MIN.)	STANDARD LOT (75' MIN.)	ESTATE LOT (100' MIN.)	TOTAL
1 WEST	33	47	21	101
2 WEST	15	81	14	110
3 WEST	38			38
4 WEST	47			47
5 WEST	52			52
6 WEST			35	35
7 WEST	32			32
8 EAST	140			140
9 EAST	153			153
TOTALS	510	128	70	708

NOTES

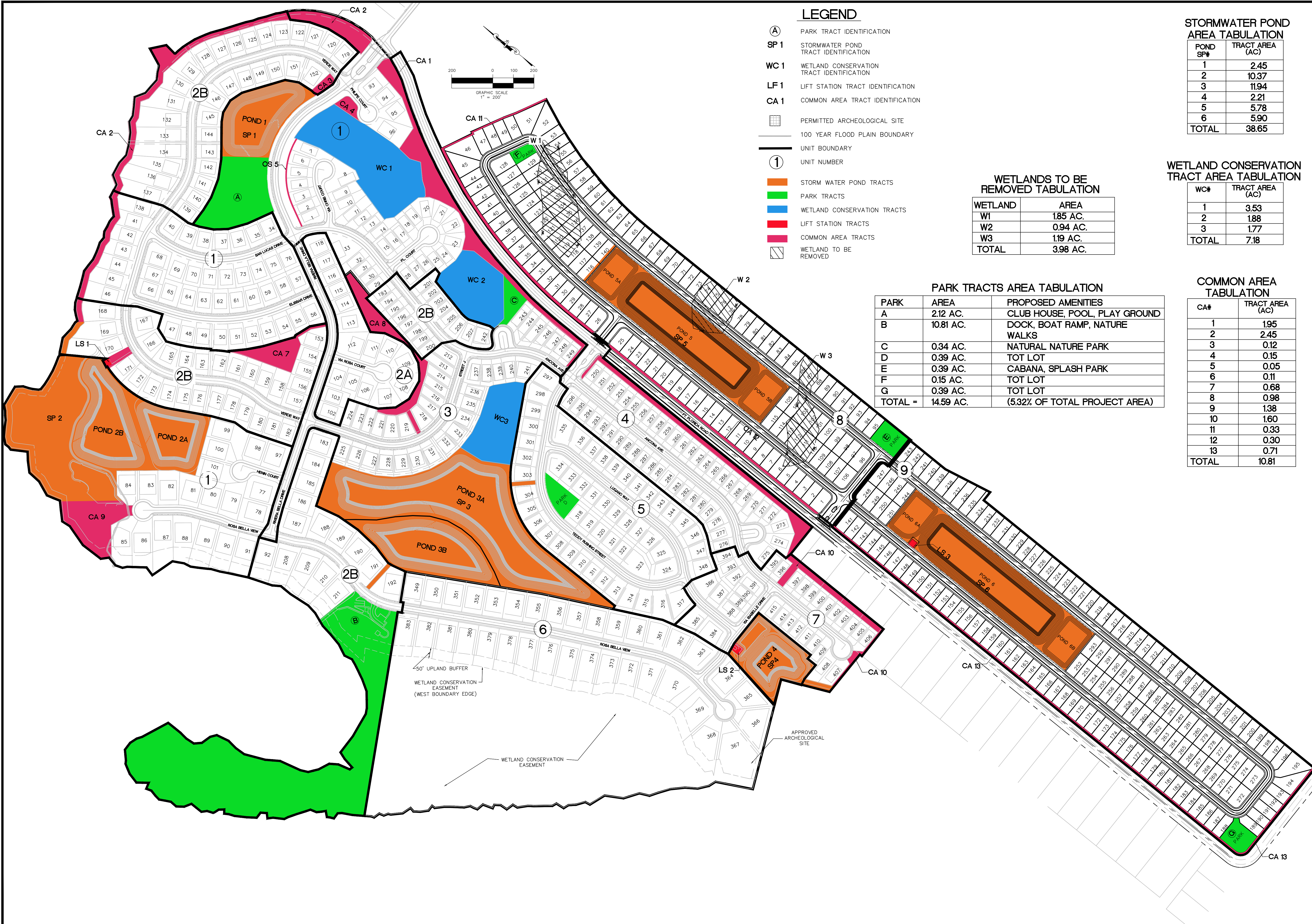
1. CENTRAL WATER AND SEWER SERVICE TO BE OWNED AND MAINTAINED BY VOLUSIA COUNTY.
2. ONSITE ROAD RIGHT-OF-WAYS TO BE MAINTAINED AS PRIVATE ROADS. UTILITY EASEMENTS SHALL BE PROVIDED TO VOLUSIA COUNTY BLANKETING THE ROADWAY AREAS.
3. UNLESS SHOWN OTHERWISE, ALL ON-SITE STREETS ARE TO BE 50 FEET WIDE RIGHT-OF-WAYS.
4. CONSERVATION EASEMENTS SHALL BE PROVIDED EXTENDING FROM THE PROPERTY BOUNDARY TO THE MOST LAND WARD POSITION OF EITHER THE POST-DEVELOPMENT 100 YEAR FLOOD PLAIN LINE OR THE UPLAND BUFFER LINE AS DEPICTED ON THIS PLAN.
5. TRACT AREAS SHALL BE DEDICATED TO THE PROPERTY OWNER/ASSOCIATION.
6. THE ARCHEOLOGICAL SITE DEPICTED ON THIS PLAN HAVE BEEN DETERMINED BY THE FLORIDA DEPARTMENT OF HISTORICAL RESOURCES (FDHR) TO BE SIGNIFICANT. THE AREA HAS BEEN SURVEYED, EXCAVATED AND DOCUMENTED. THE ARCHEOLOGICAL AREA SHALL BE PROTECTED DURING CONSTRUCTION.
7. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE FT. FLORIDA ROAD PROPERTY FRONTAGE, WHICH WILL CONSIST OF BERMING AND LANDSCAPING MATERIALS FOR SCREENING. THE SCREENING SHALL CONSIST OF 3'-4' BERM WITH LANDSCAPING HEDGES AND TREES, OR RAIL FENCING WITH LANDSCAPING HEDGES AND TREES. FURTHER MORE THE ENTRANCE SHALL INCORPORATE A SCREEN WALL AND LANDSCAPING.
8. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
9. ALL PROPOSED SEWER, WATER, AND STORM SEWER SYSTEMS SHALL BE LOCATED WITHIN RIGHT-OF-WAYS OR WITHIN DEDICATED EASEMENTS.

ODP
 APP'D BY
 DESCRIPTION
 DATE
 REV.
OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST
 CITY OF DEBARY, FLORIDA
OVERALL DEVELOPMENT PLAN

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 Board of Professional Engineers
 Certificate No. 28973

JOB No.: HG-002.01
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 DRAWN BY: ES
 APPROVED BY: MS
 DATE: 01.15.16
 SHEET: ODP-2

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LEGEND

- (A) PARK TRACT IDENTIFICATION
- SP 1 STORMWATER POND TRACT IDENTIFICATION
- WC 1 WETLAND CONSERVATION TRACT IDENTIFICATION
- LF 1 LIFT STATION TRACT IDENTIFICATION
- CA 1 COMMON AREA TRACT IDENTIFICATION
- [Grid Symbol] PERMITTED ARCHEOLOGICAL SITE
- [Dashed Line] 100 YEAR FLOOD PLAIN BOUNDARY
- [Solid Line] UNIT BOUNDARY
- (1) UNIT NUMBER
- [Orange Box] STORM WATER POND TRACTS
- [Green Box] PARK TRACTS
- [Blue Box] WETLAND CONSERVATION TRACTS
- [Red Box] LIFT STATION TRACTS
- [Pink Box] COMMON AREA TRACTS
- [Hatched Box] WETLAND TO BE REMOVED

STORMWATER POND AREA TABULATION

POND SP#	TRACT AREA (AC)
1	2.45
2	10.37
3	11.94
4	2.21
5	5.78
6	5.90
TOTAL	38.65

WETLAND CONSERVATION TRACT AREA TABULATION

WC#	TRACT AREA (AC)
1	3.53
2	1.88
3	1.77
TOTAL	7.18

WETLANDS TO BE REMOVED TABULATION

WETLAND	AREA
W1	185 AC.
W2	0.94 AC.
W3	1.19 AC.
TOTAL	3.98 AC.

PARK TRACTS AREA TABULATION

PARK	AREA	PROPOSED AMENITIES
A	2.12 AC.	CLUB HOUSE, POOL, PLAY GROUND
B	10.81 AC.	DOCK, BOAT RAMP, NATURE WALKS
C	0.34 AC.	NATURAL NATURE PARK
D	0.39 AC.	TOT LOT
E	0.39 AC.	CABANA, SPLASH PARK
F	0.15 AC.	TOT LOT
G	0.39 AC.	TOT LOT
TOTAL =	14.59 AC.	(5.32% OF TOTAL PROJECT AREA)

COMMON AREA TABULATION

CA#	TRACT AREA (AC)
1	1.95
2	2.45
3	0.12
4	0.15
5	0.05
6	0.11
7	0.68
8	0.98
9	1.38
10	1.60
11	0.33
12	0.30
13	0.71
TOTAL	10.81

<p>OVERALL DEVELOPMENT PLAN - RIVERA BELLA EAST CITY OF DEBARY, FLORIDA</p>	<p>LAND AREA PLAN</p>
<p>B&S ENGINEERING CONSULTANTS, LLC 2221 Lee Road, Ste. 17 Winter Park, FL 32789 (407) 960-5868 b&s@bandseng.com Board of Professional Engineers Certificate No. 28973</p>	
<p>JOB No.: HG-002.01 DESIGNED BY: GB DRAWN BY: ES APPROVED BY: MS DATE: 01.15.16 SHEET: ODP-3</p>	

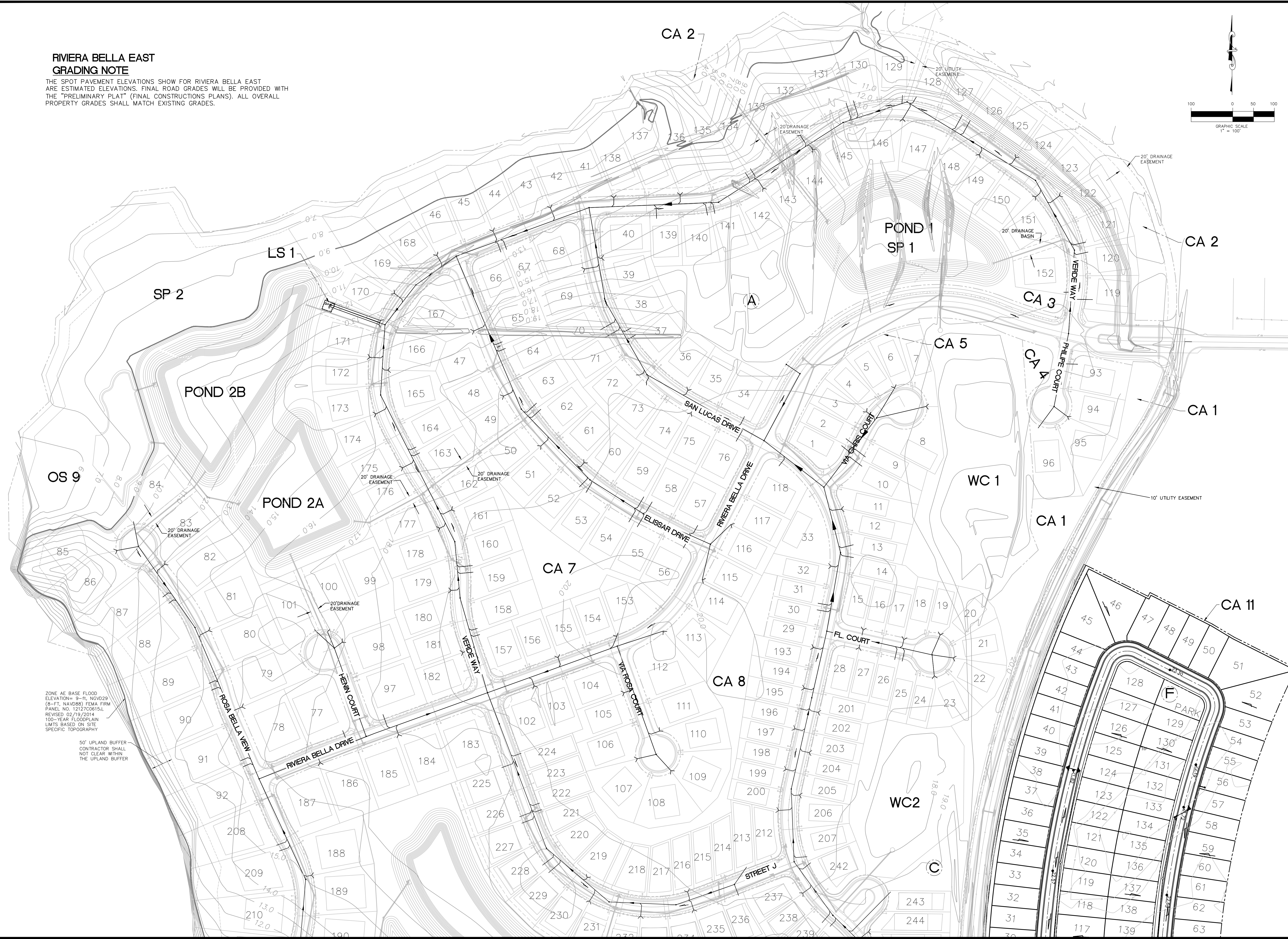
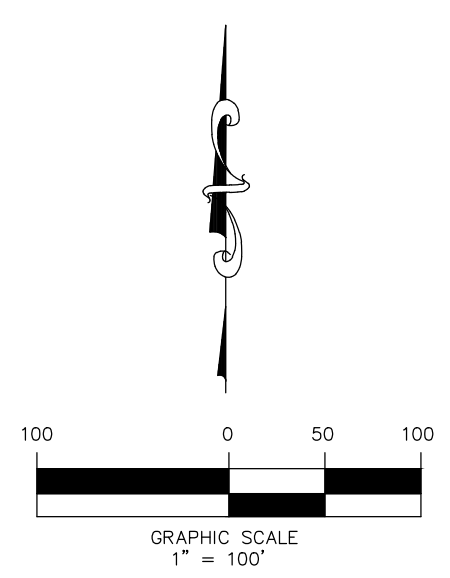
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DESCRIPTION

REV. DATE

**RIVIERA BELLA EAST
GRADING NOTE**

THE SPOT PAVEMENT ELEVATIONS SHOW FOR RIVIERA BELLA EAST ARE ESTIMATED ELEVATIONS. FINAL ROAD GRADES WILL BE PROVIDED WITH THE "PRELIMINARY PLAT" (FINAL CONSTRUCTION PLANS). ALL OVERALL PROPERTY GRADES SHALL MATCH EXISTING GRADES.



ZONE AE BASE FLOOD ELEVATION= 9'-ft, NGVD29 (8'-ft NAVD83) FEMA FIRM PANEL NO. 1212700615J, REVISED 02/19/2014
100-YEAR FLOODPLAIN LIMITS BASED ON SITE SPECIFIC TOPOGRAPHY

50' UPLAND BUFFER CONTRACTOR SHALL NOT CLEAR WITHIN THE UPLAND BUFFER

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OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST
CITY OF DEBARY, FLORIDA

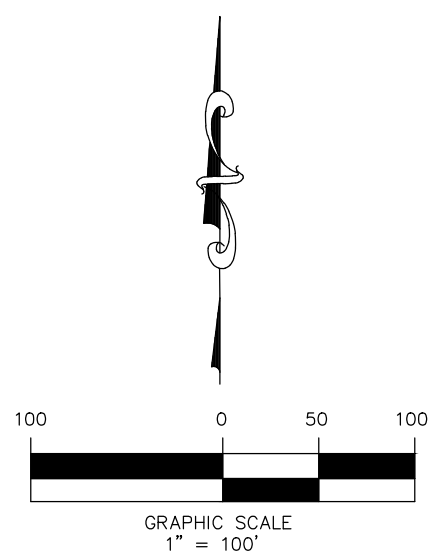
DEVELOPMENT PLAN

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ADJUSTED LIMITS OF THE 100-YR FLOOD PLAIN BASED ON SURVMD PERMITTED AND CITY APPROVED ODP (COMPENSATING AREA IN UNIT 1)

ZONE A-F BASE FLOOD ELEVATION= 9'-ft, NGVD29 (8'-ft, NAVD83) FEMA FIRM PANEL NO. 1212700154L REVISED 02/19/2014 100-YEAR FLOODPLAIN LIMITS BASED ON SITE SPECIFIC TOPOGRAPHY

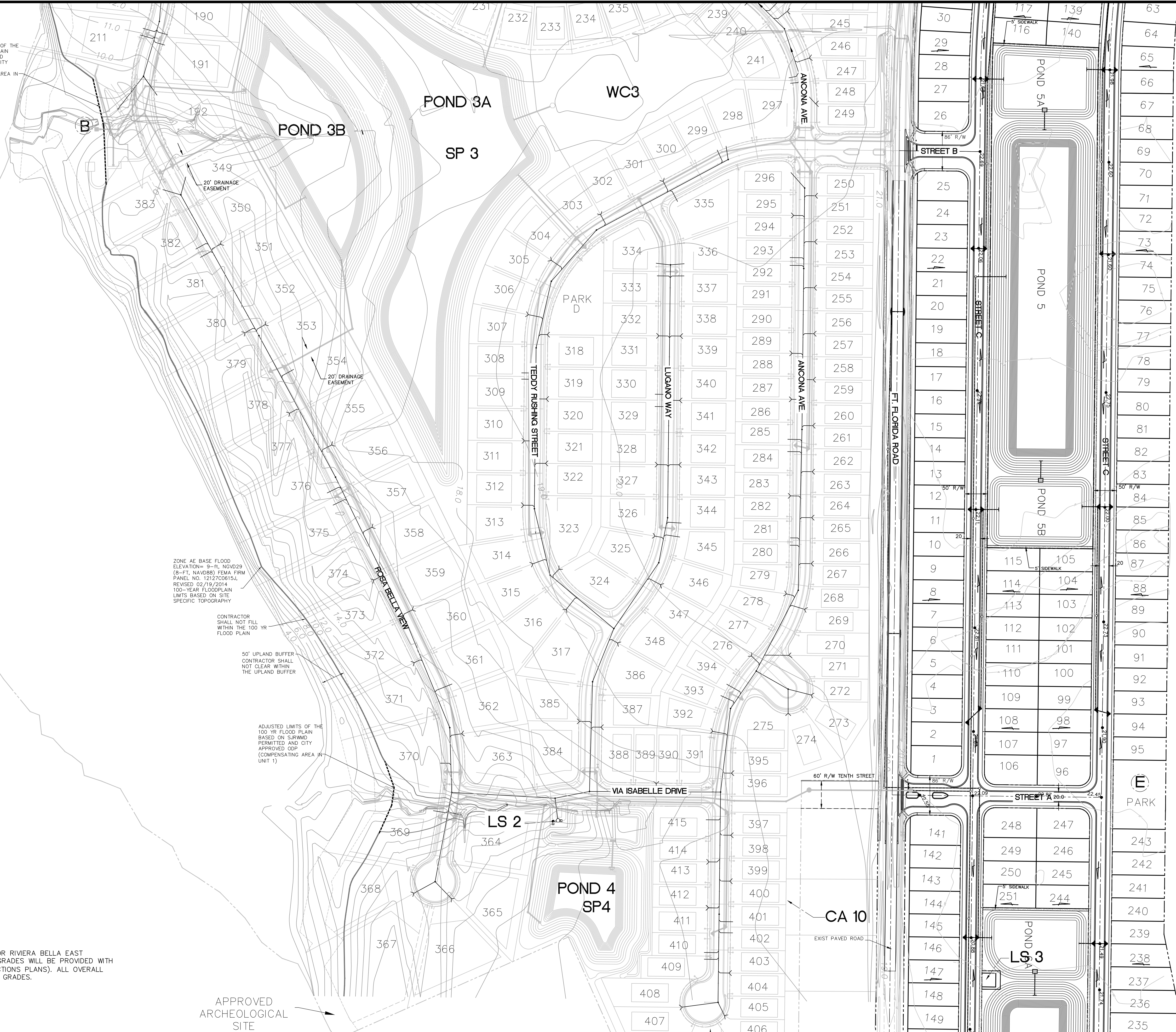
CONTRACTOR SHALL NOT FILL WITHIN THE 100 YR FLOOD PLAIN
50' UPLAND BUFFER CONTRACTOR SHALL NOT CLEAR WITHIN THE UPLAND BUFFER

ADJUSTED LIMITS OF THE 100-YR FLOOD PLAIN BASED ON SURVMD PERMITTED AND CITY APPROVED ODP (COMPENSATING AREA IN UNIT 1)

APPROVED ARCHEOLOGICAL SITE

RIVERIA BELLA EAST GRADING NOTE

THE SPOT PAVEMENT ELEVATIONS SHOW FOR RIVERIA BELLA EAST ARE ESTIMATED ELEVATIONS. FINAL ROAD GRADES WILL BE PROVIDED WITH THE "PRELIMINARY PLAT" (FINAL CONSTRUCTIONS PLANS). ALL OVERALL PROPERTY GRADES SHALL MATCH EXISTING GRADES.



OVERALL DEVELOPMENT PLAN - RIVERIA BELLA EAST
CITY OF DEBARY, FLORIDA

DEVELOPMENT PLAN

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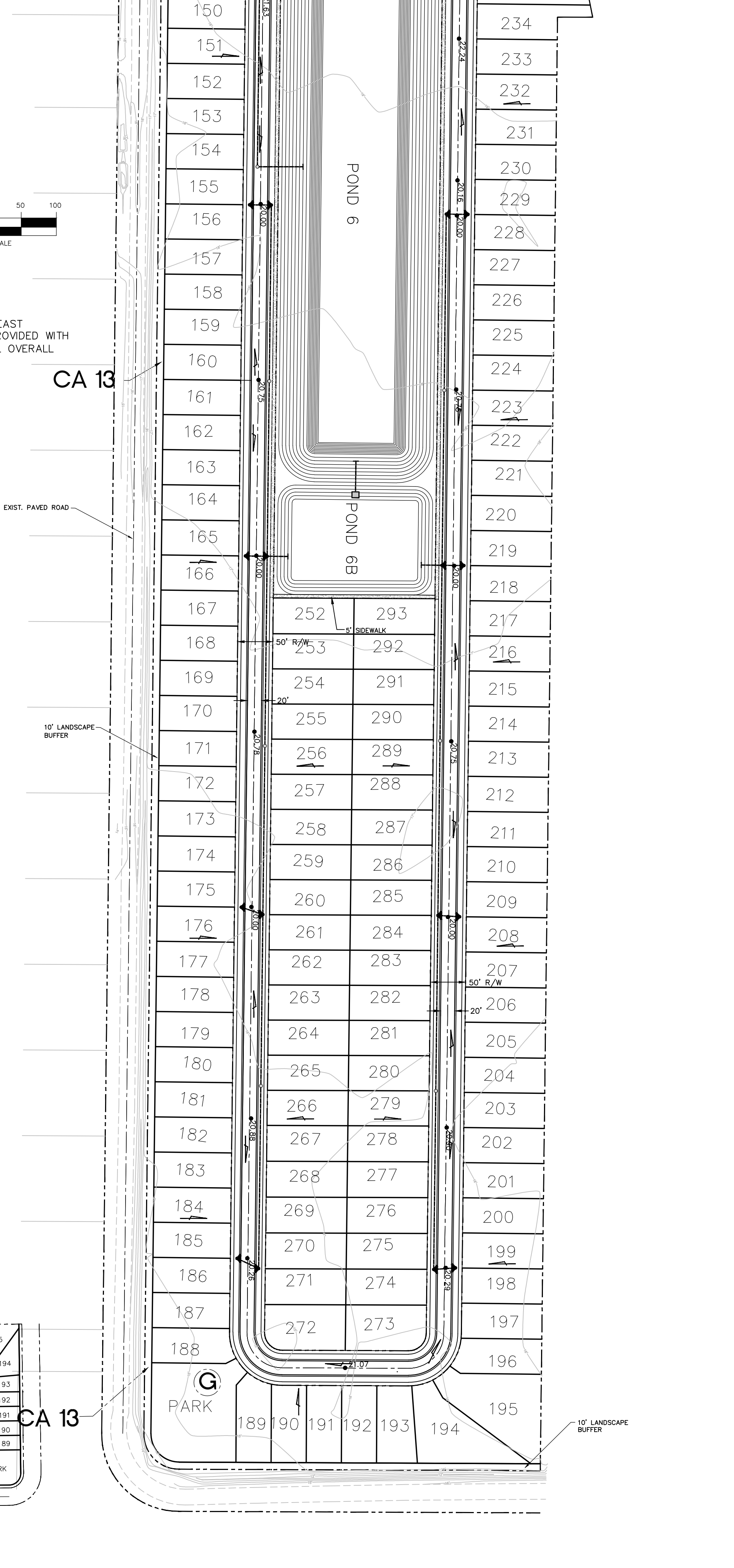
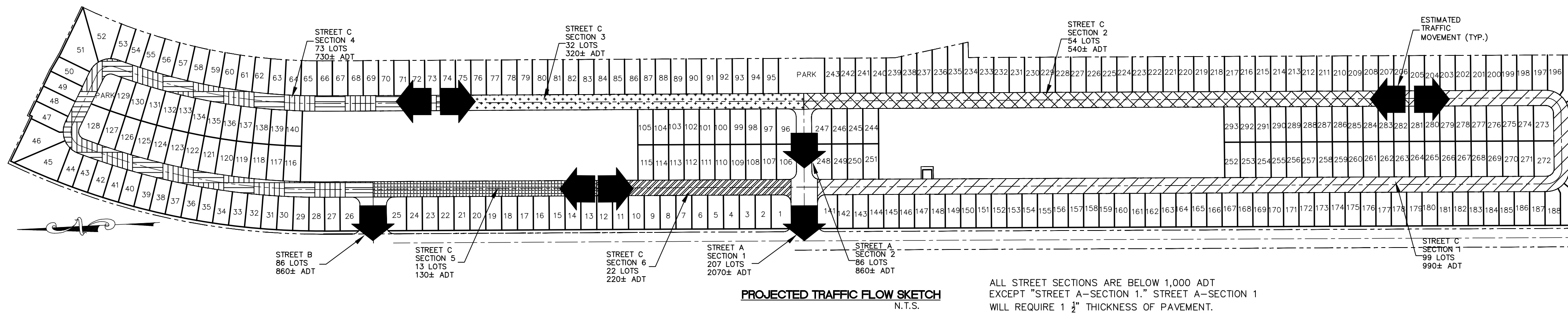
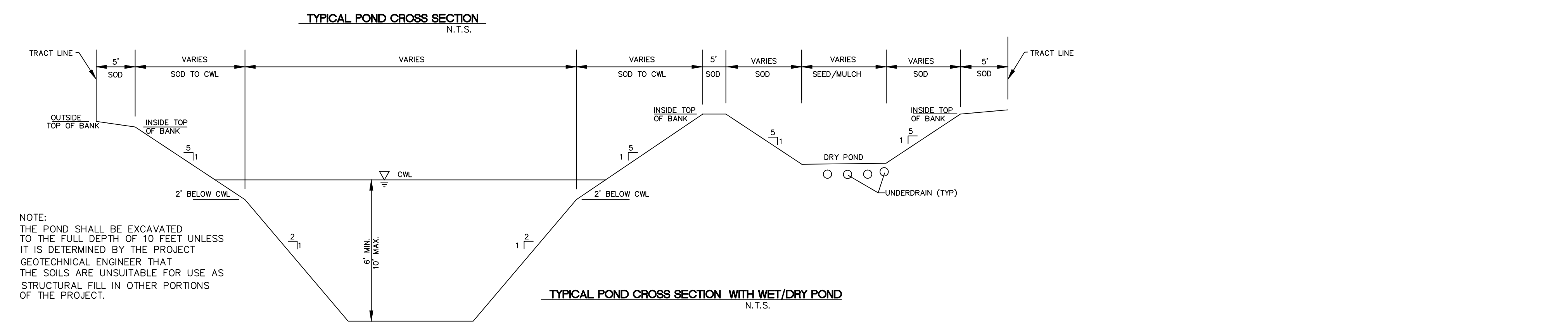
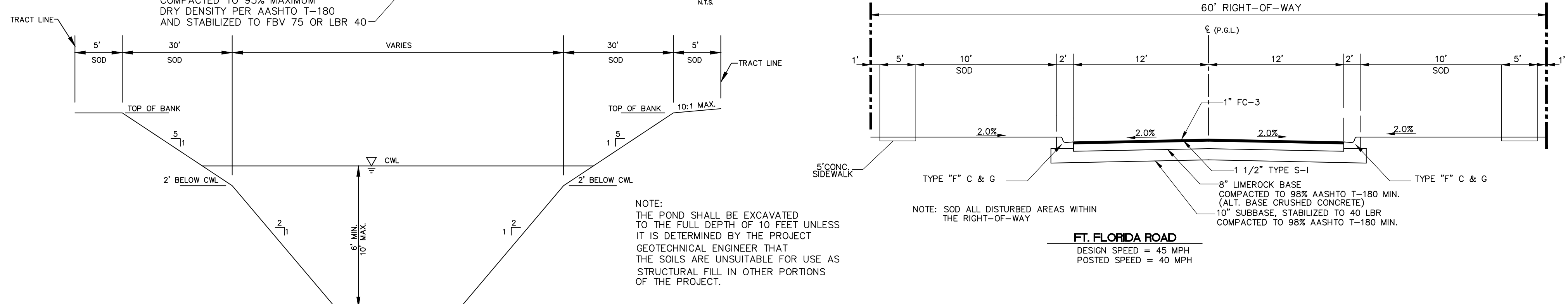
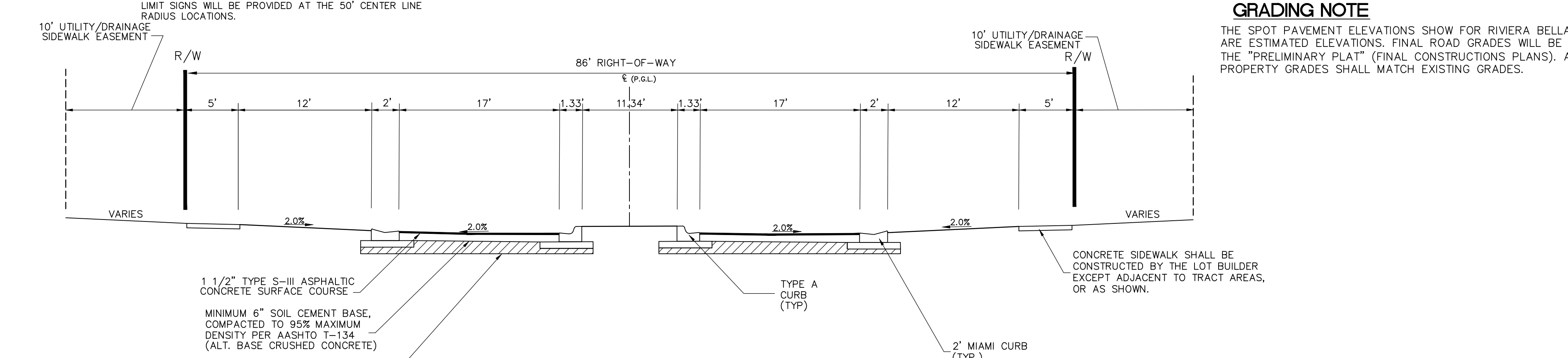
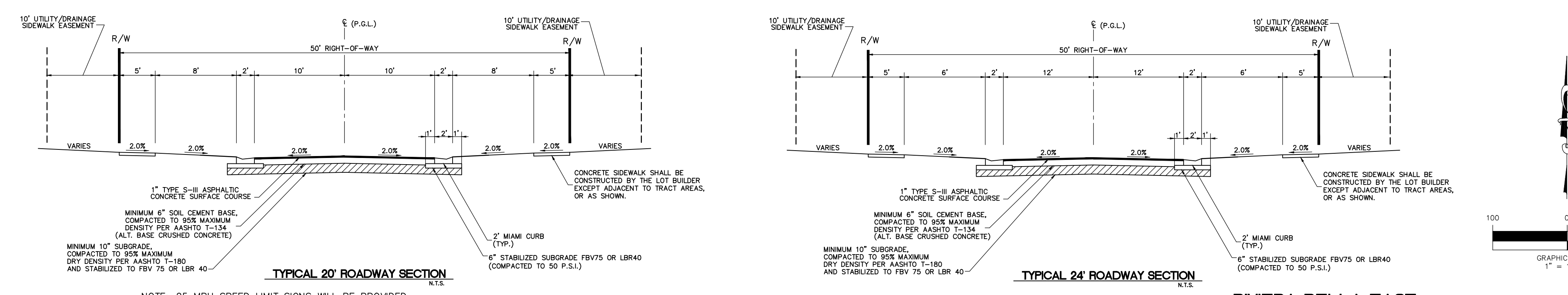
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APPROVED BY:	MS
DATE:	01.15.16
SHEET:	ODP-5

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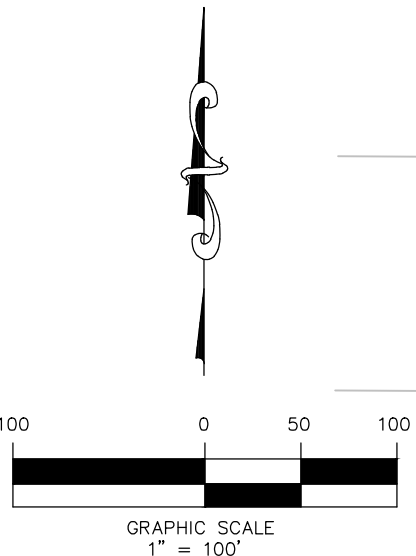
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RIVERIA BELLA EAST GRADING NOTE
 THE SPOT PAVEMENT ELEVATIONS SHOW FOR RIVERIA BELLA EAST ARE ESTIMATED ELEVATIONS. FINAL ROAD GRADES WILL BE PROVIDED WITH THE "PRELIMINARY PLAT" (FINAL CONSTRUCTION PLANS). ALL OVERALL PROPERTY GRADES SHALL MATCH EXISTING GRADES.



NOTE: THE POND SHALL BE EXCAVATED TO THE FULL DEPTH OF 10 FEET UNLESS IT IS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER THAT THE SOILS ARE UNSUITABLE FOR USE AS STRUCTURAL FILL IN OTHER PORTIONS OF THE PROJECT.

NOTE: THE POND SHALL BE EXCAVATED TO THE FULL DEPTH OF 10 FEET UNLESS IT IS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER THAT THE SOILS ARE UNSUITABLE FOR USE AS STRUCTURAL FILL IN OTHER PORTIONS OF THE PROJECT.

NOTE: SOD ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY

FT. FLORIDA ROAD
 DESIGN SPEED = 45 MPH
 POSTED SPEED = 40 MPH

ALL STREET SECTIONS ARE BELOW 1,000 ADT EXCEPT "STREET A-SECTION 1." STREET A-SECTION 1 WILL REQUIRE 1 1/2" THICKNESS OF PAVEMENT.

OVERALL DEVELOPMENT PLAN - RIVERIA BELLA EAST
 CITY OF DEBARY, FLORIDA

DEVELOPMENT PLAN

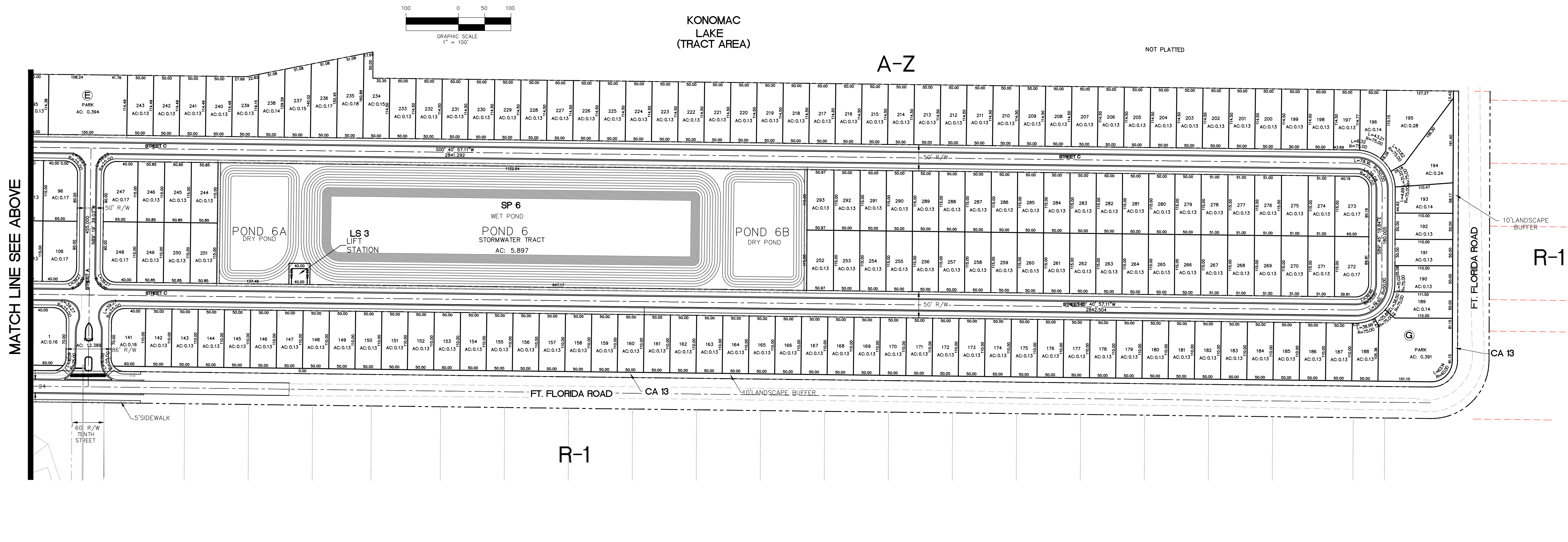
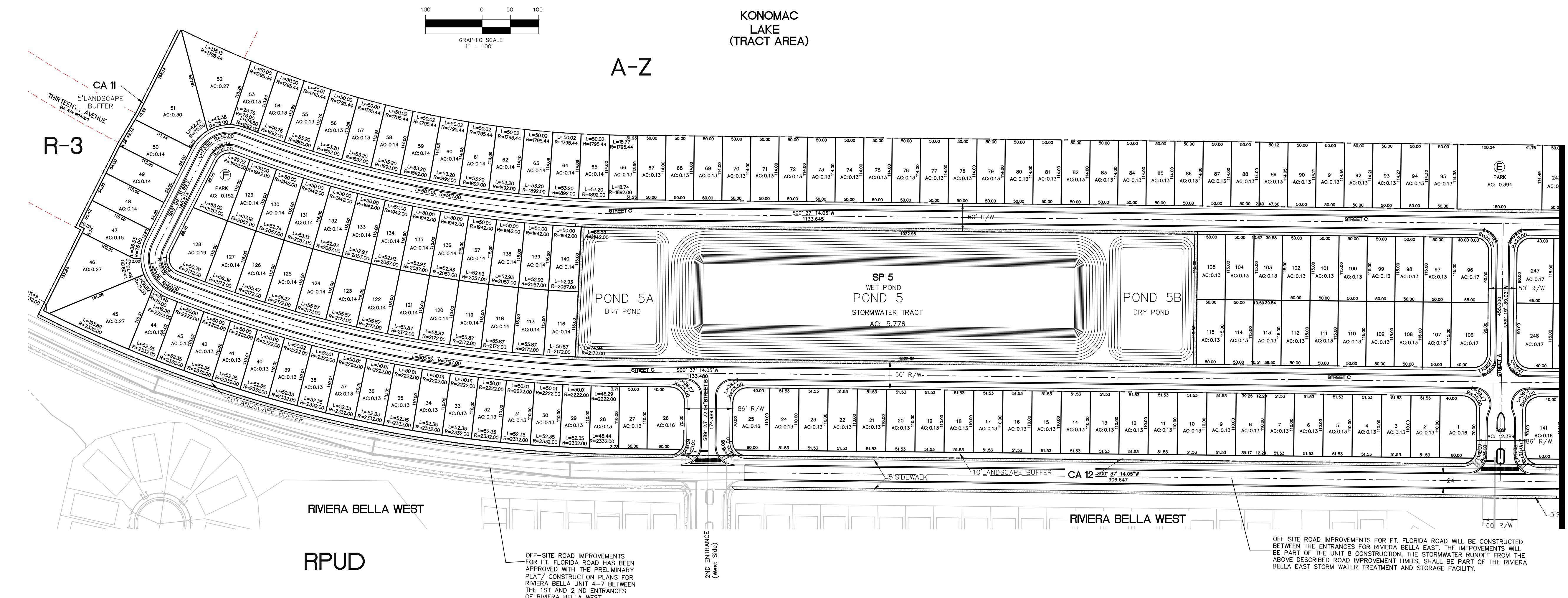
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OVERALL DEVELOPMENT PLAN - RIVERIA BELLA EAST
CITY OF DEBARY, FLORIDA

GEOMETRY PLAN (EAST)

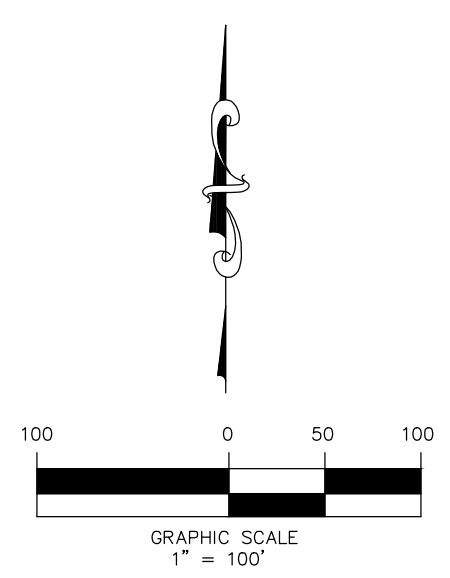
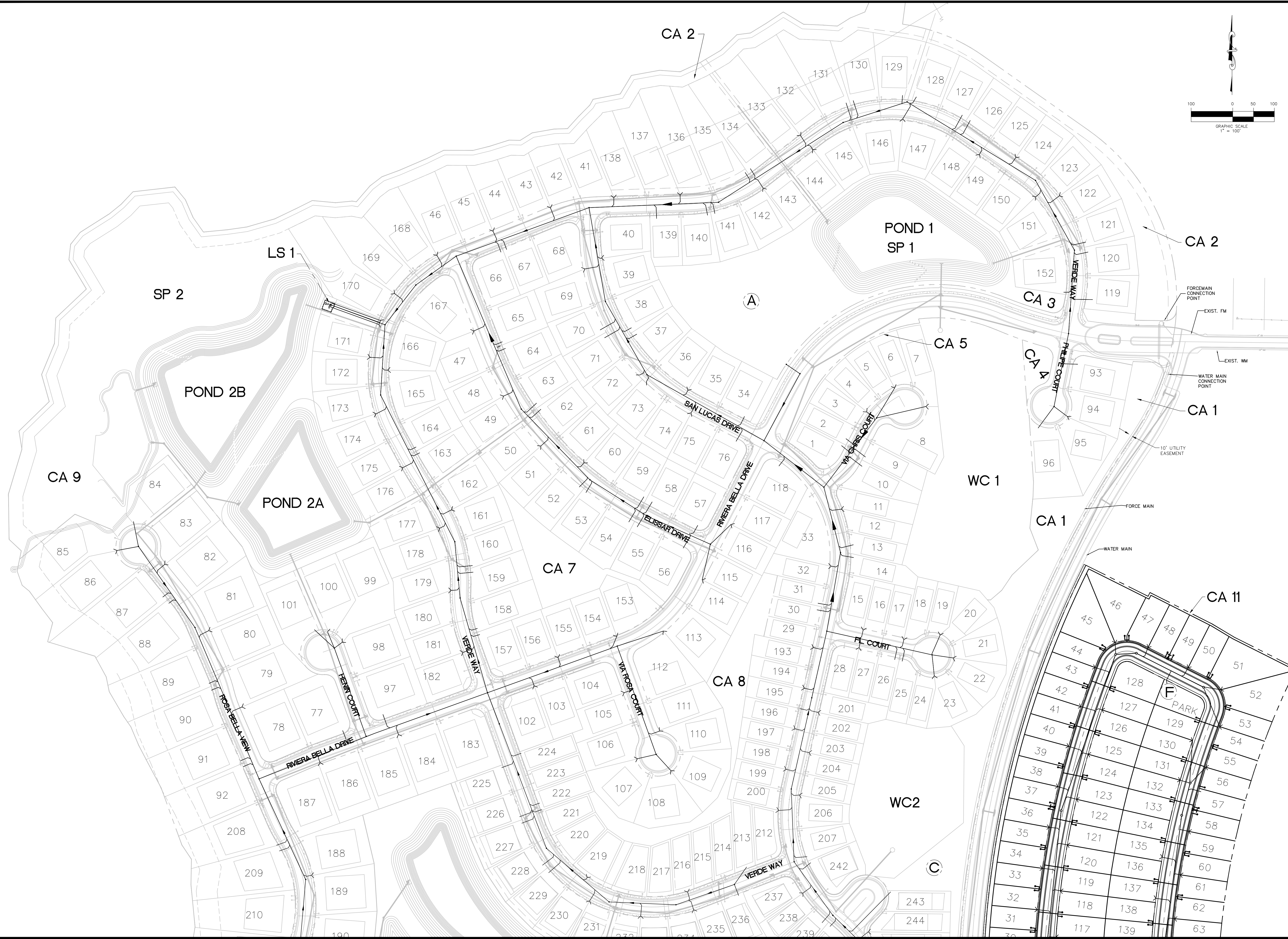
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REV.	DATE	DESCRIPTION

OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST
CITY OF DEBARY, FLORIDA

WATER AND SEWER UTILITY PLAN

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SHEET:	ODP-8

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DESCRIPTION

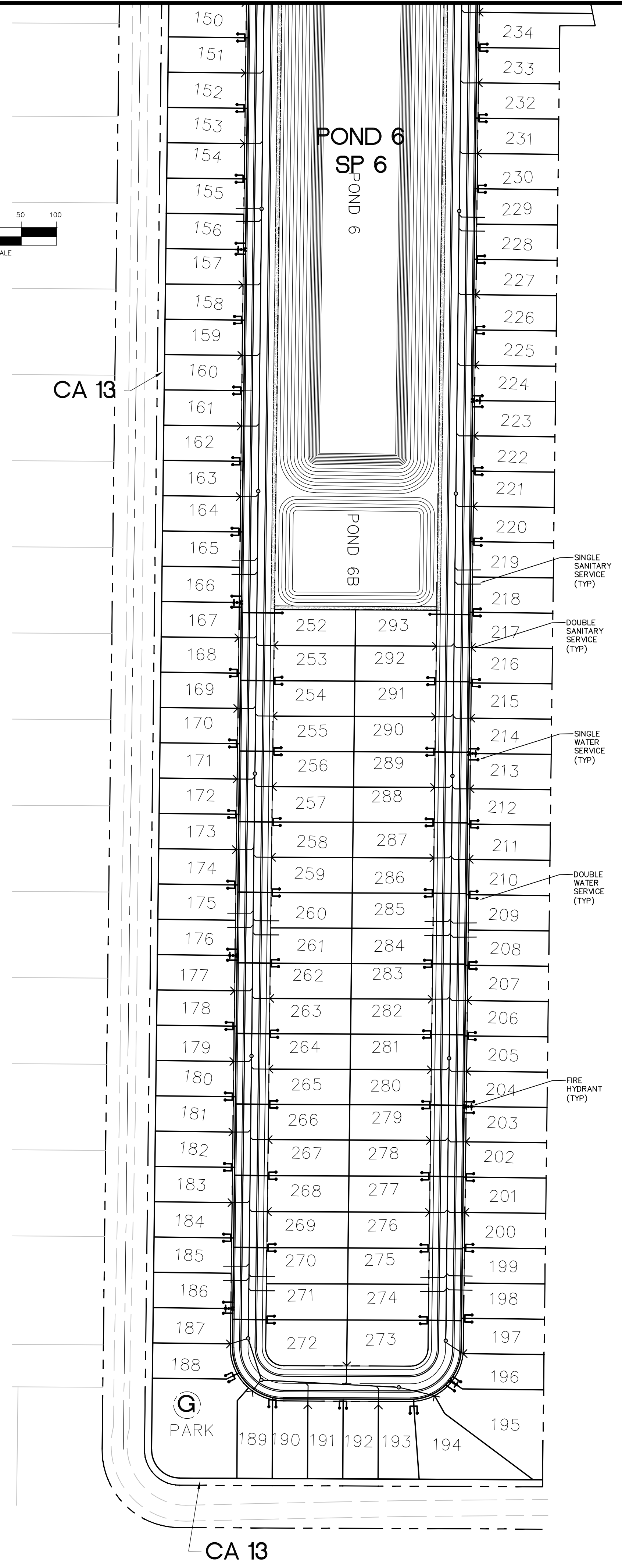
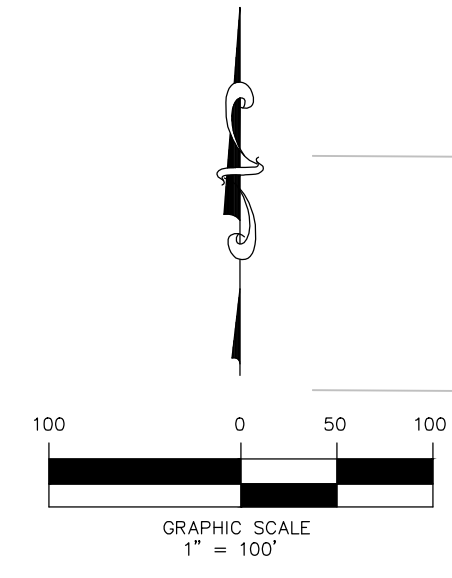
DATE

REV.

WATER AND SEWER UTILITY PLAN

ODP-8

P:\PROJECT DRAWINGS\HG-001 Riviera Bella East\Drawings\ODP\ODP-08-10-RB- ODP.dwg PLOTTED: 1/27/2016 12:56 PM BY: esmi segura



REV.	DATE	DESCRIPTION	APPLD BY

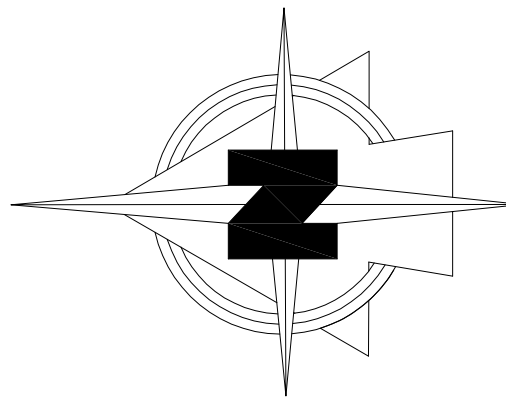
OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST
CITY OF DEBARY, FLORIDA

WATER AND SEWER UTILITY PLAN

B&S
ENGINEERING CONSULTANTS, LLC
2221 Lee Road, Ste. 17
Winter Park, FL 32789
(407) 960-5868
b&s@bandseng.com
Board of Professional Engineers
Certificate No. 28973

JOB No.:	HG-002.01
DESIGNED BY:	GB
DRAWN BY:	ES
APPROVED BY:	MS
DATE:	01.15.16
SHEET:	ODP-10

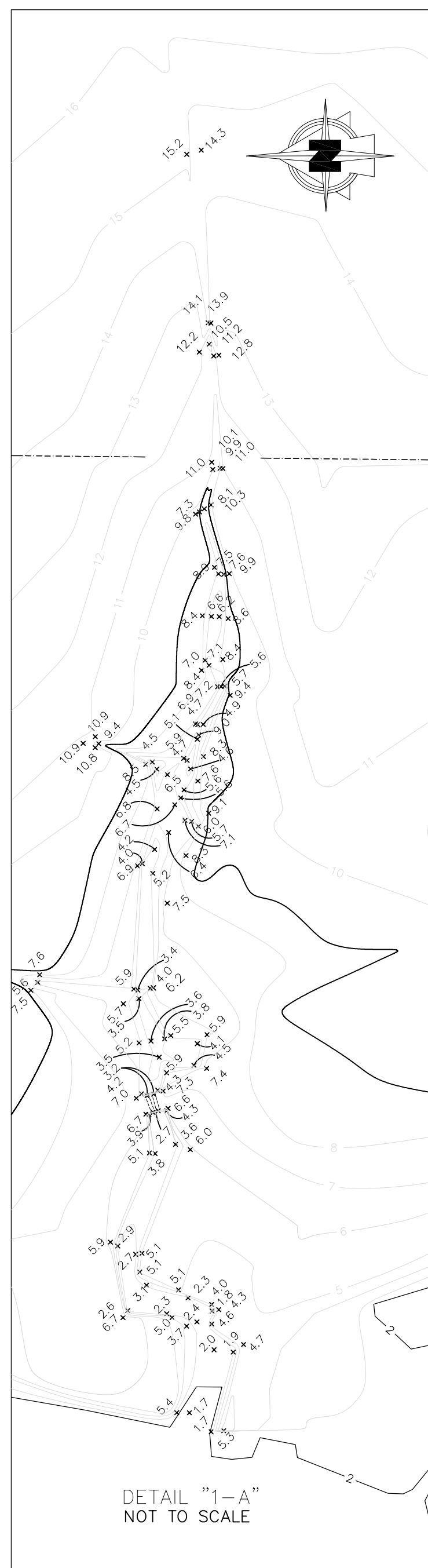
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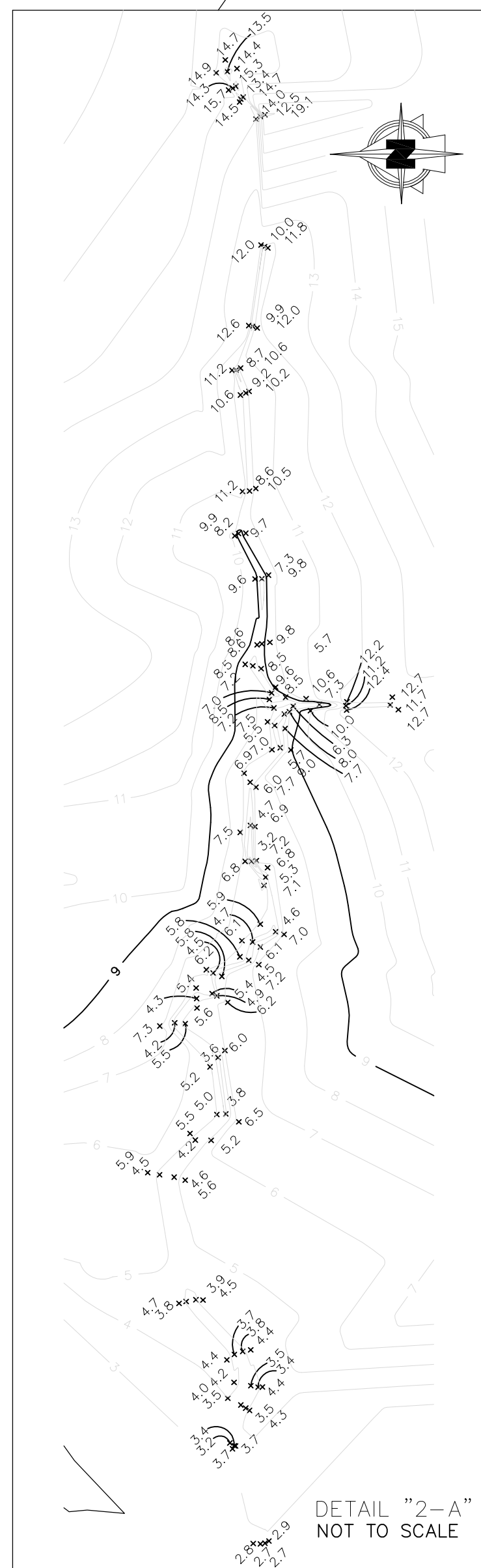
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



DETAIL "1-A"
NOT TO SCALE

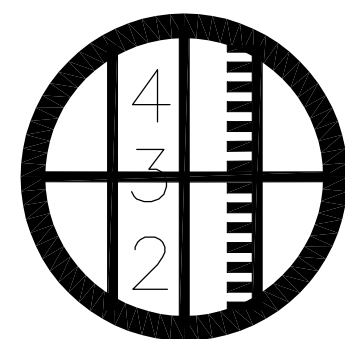


DETAIL "2-A"
NOT TO SCALE

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS NO. 3019
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) 761-5385



ABBREVIATIONS

A/C	AIR CONDITIONER	MH	MANHOLE
R/W	RIGHT OF WAY	SAN	SANITARY
C	CENTERLINE	VCP	VITREOUS CLAY PIPE
∠	CENTRAL ANGLE	INV.	INVERT
R	RADIUS	ELEV.	ELEVATION
L	ARC LENGTH	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
CB	CHORD BEARING	U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
FP&L	FLORIDA POWER & LIGHT COMPANY		
SEC.	SECTION		
TWP.	TOWNSHIP		
RGE.	RANGE		

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
■	CONCRETE MONUMENT
□	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
△ (R)	RADIAL LINE
(NR)	NON-RADIAL LINE
+ 000	EXISTING ELEVATION

FOR: TRADERS COVE CORPORATION	722	833	51-58	40-99	FILE: 1182TCN.DWG
	764	837	12-20	33-55	
SCALE: 1" = 200'	FIELD BOOK:	754	937	31-58	SHEET 1 OF 1
		754	937	25-32	
TYPE OF SURVEY	DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :					
BOUNDARY SURVEY :					
TOPOGRAPHIC SURVEY :	DECEMBER 5, 1997	97-2910	BU, MN	TS, JR	JZ
FOUNDATION SURVEY :					
FINAL SURVEY :					
RECERTIFICATION SURVEY :					

SURVEYOR'S CERTIFICATE

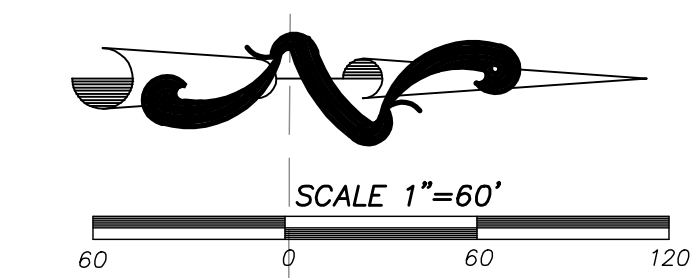
I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GUS A. SLIGER, P.L.S. NO. 3254
STEPHEN B. SLIGER, P.L.S. NO. 3794
J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

SURVEYORS NOTES

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE EAST LINE OF BLOCK 37, ST. JOHNS RIVER ESTATES - UNIT THREE BEING S00°40'22"W.
- UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
- ELEVATIONS REFER TO N.G.V.D. OF 1929, PER U.S.C. & G.S. BENCHMARK J-196 HAVING A PUBLISHED ELEVATION OF 22.595 FEET.
- THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE _____. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL _____. MAP REVISED _____ APPROXIMATE SCALE 1" = _____ FEET.
- FLOOD ZONE CERTIFICATION ADDED TO SURVEY _____.
- "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- REVISED TO ADD TOPOGRAPHY PER CLIENTS REQUEST, 2/23/00 (99-3272).

TOPOGRAPHIC SURVEY TRADERS COVE, DEBARY, F.L.



$R = 50.00'(C)(P)$
 $\Delta = 90^{\circ}26'17''(C)$
 $\Delta = 90^{\circ}24'04''(P)$
 $L = 78.92'(C)$
 $L = 78.89'(P)$
 $C = 70.98'$
 $CB = S44^{\circ}32'11''E$

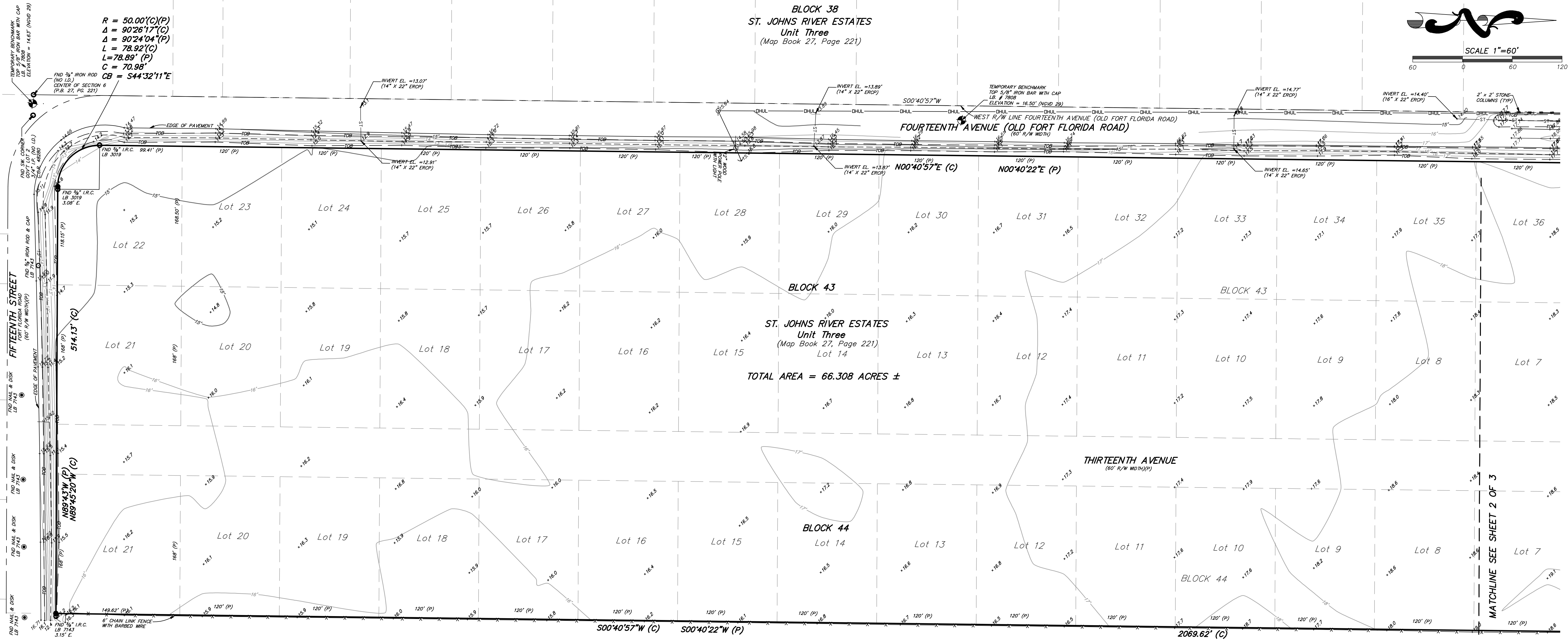
BLOCK 38
ST. JOHNS RIVER ESTATES
Unit Three
 (Map Book 27, Page 221)

FOURTEENTH AVENUE (OLD FORT FLORIDA ROAD)
 (60' R/W WIDTH)

ST. JOHNS RIVER ESTATES
Unit Three
 (Map Book 27, Page 221)
Lot 14

TOTAL AREA = 66.308 ACRES ±

THIRTEENTH AVENUE
 (60' R/W WIDTH)



MATCHLINE SEE SHEET 2 OF 3

NOT PLATTED

SURVEYOR'S NOTES:

- (1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON ST. JOHNS WATER MANAGEMENT DISTRICT BENCHMARKS:
 BM 00-08-041-0 - FOUND 3" BRASS DISK STAMPED 00-08-041-0 ELEVATION = 16.081'
 BM 02-67-003 - FOUND "X" CUT ON TOP OF SEAWALL ELEVATION = 5.505'
- (4) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF FOURTEENTH AVENUE (OLD FORT FLORIDA ROAD), BEING SOUTH 00°40'57" WEST.
- (5) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (6) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (7) THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE ANNUAL FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.S 12127C0615J AND 12127C0730H, MAPS REVISED: FEBRUARY 19, 2014.
- (8) THIS SURVEY IS CERTIFIED TO HENIN PROPERTIES.
- (9) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (10) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.
- (11) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.
- (12) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- (13) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY ECOLOGICAL CONSULTING SOLUTIONS, INC., AND LOCATED IN THE FIELD BY THIS FIRM.

WETLAND # 1 = 1.852 ACRES ±
 WETLAND # 2 = 0.835 ACRES ±
 WETLAND # 3 = 1.187 ACRES ±
 UPLAND AREA = 62.334 ACRES ±
 TOTAL AREA = 66.308 ACRES ±

LEGAL DESCRIPTION

Lot(s) 1 through 14, inclusive, of Block 35 and Lot 1 through 32, inclusive, of Block 36 and that portion of Thirteenth Avenue lying southerly of Sixth Street, all as shown on the plat of ST. JOHNS RIVER ESTATES - UNIT TWO, as recorded in Map Book 27, Page 201, Public Records of Volusia County, Florida; together with Lots 29 through 31, inclusive, of Block 35 and Lots 33 through 38, inclusive, of Block 36 and Lots 1 through 42, inclusive, of Block 43 and Lots 1 through 21, inclusive, of Block 44 and that portion of Thirteenth Avenue lying northerly of Fifteenth Street and that portion of Tenth Street lying easterly of Fourteenth Avenue, all as shown on the plat of ST. JOHNS RIVER ESTATES - UNIT THREE, as recorded in Map Book 27, Page 22, of the Public Records of Volusia County, Florida.

TOGETHER WITH:
 LOTS 6 AND 7, BLOCK 29 AND LOT 7, BLOCK 30 AND THE RIGHTS-OF-WAY OF SIXTH STREET AND THIRTEENTH AVENUE LYING ADJACENT TO SAID LOTS ALL LYING WITH THE PLAT OF ST. JOHNS RIVER ESTATES - UNIT TWO AS RECORDED MAP BOOK 27, PAGE 201, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND CONTAINING

Containing 66.308 acres, more or less.

DATE	BY	REVISIONS
12-15-15	T.W.B	EXPAND BOUNDARY TO THE NORTH
09-03-15	T.W.B	REVISE WETLANDS

PEC | SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM dw@peconline.com

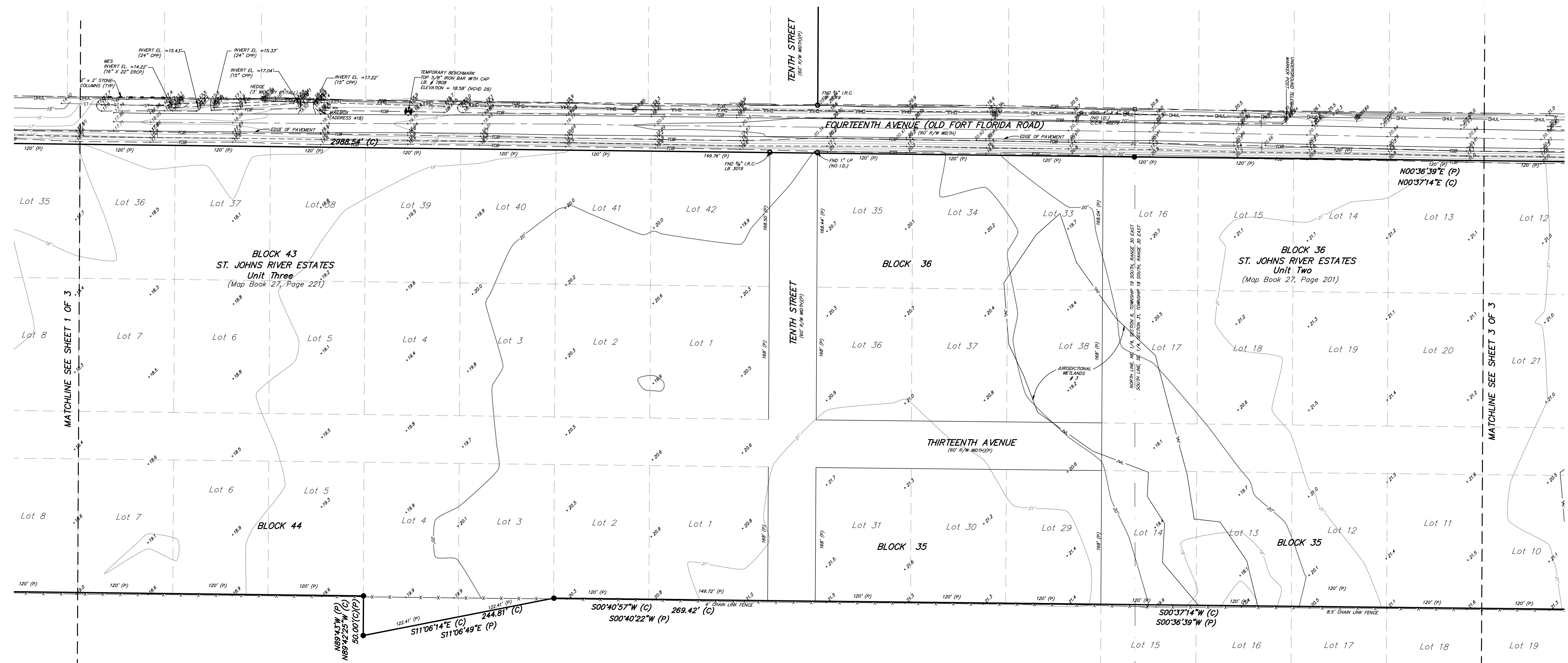
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOCATED IN
 SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST
 SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST
 VOLUSIA COUNTY, FLORIDA

JOB NO.:	15-045
DATE:	6-15-2015
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	1647/2141/1650/2144
PAGE(S):	35-74/3-2016-6/16-32/2

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

SHEET 1 OF 3

C:\15-045 Riviera East\15-045-RIVERIA EAST BRY-TOPO.dwg Dec 16, 2015 - 12:22pm



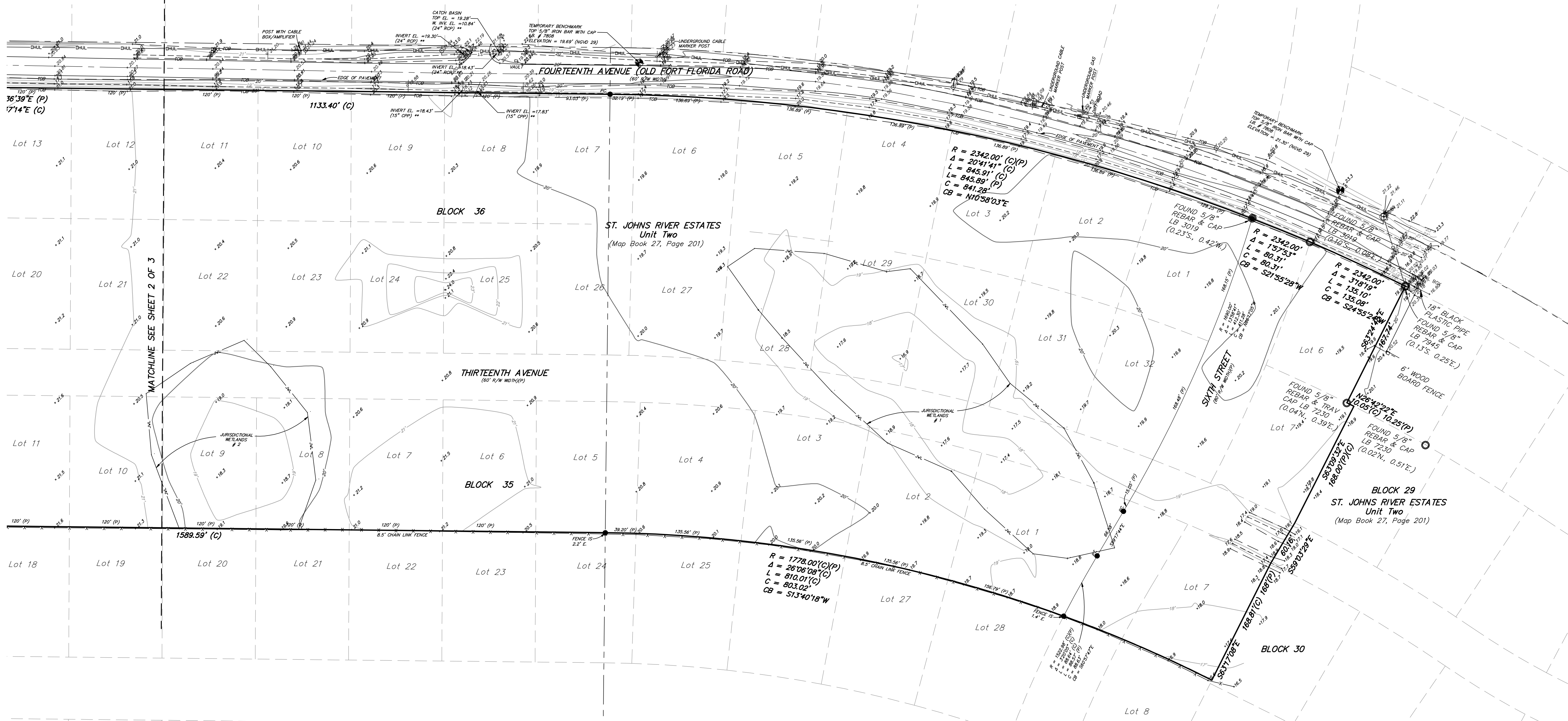
DATE	BY	REVISIONS
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 WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOCATED IN
 SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST
 SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST
 VOLUSIA COUNTY, FLORIDA

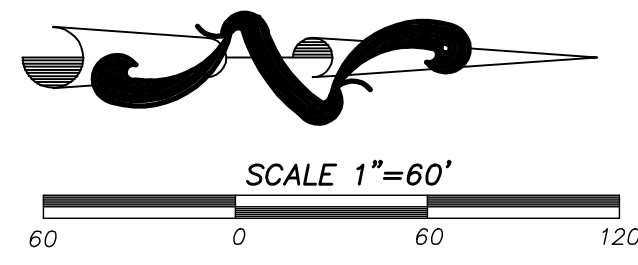
JOB NO.:	15-045
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DRAWN BY:	J.L.M.
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PAGE(S):	35-74/S-20/46-52/2

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> —○— TRAFFIC SIGN □ ELECTRIC BOX —○— POWER POLE ○ GUY ANCHOR □ CABLE TV BOX □ MAIL BOX ● TEMPORARY BENCHMARK INVERT R RADIUS Δ CENTRAL ANGLE L ARC LENGTH C CHORD LENGTH CB CHORD BEARING P.B. PLAT BOOK PG. PAGE | <ul style="list-style-type: none"> R/W RIGHT-OF-WAY PC POINT OF CURVATURE PT POINT OF TANGENCY EL ELEVATION ERCP ELLIPTICAL REINFORCED CONCRETE PIPE RCP REINFORCED CONCRETE PIPE CPP CORRUGATED PLASTIC PIPE MES MITERED END SECTION (P) PLAT (C) CALCULATED, BASED ON FIELD MEASUREMENTS LB LICENSED BUSINESS I.R.C. IRON BAR WITH CAP NGVD NATIONAL GEODETIC VERTICAL DATUM ● SET 5/8" IRON BAR WITH CAP LB. 7808 |
|--|--|



DATE	BY	REVISIONS
12-15-15	T.W.B	EXPAND BOUNDARY TO THE NORTH
09-03-17	T.W.B	REVISE WETLANDS

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
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C:\15-045 Riviera East\15-045-RIVERA EAST BRY-TOPO.dwg Dec 16, 2015 - 12:23pm