



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING OCTOBER 14, 2024

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

1. OPENING REMARKS

2. MINUTES

A. Planning & Zoning Minutes August 12, 2024

3. QUASI-JUDICIAL HEARING

A. Special Exception SPEX12024017: Off-Site Construction Parking for LIV Condominium, two adjacent vacant lots on Dahlia Avenue (Volusia County Parcel ID #s: 6302 05 09 0010 and 6302 05 09 0020)

4. ACTION ITEMS

A. Regular Site Plan RSP12024020: LUX Condominium, 3159 S. Atlantic Ave.

5. OTHER

A. Reminder of next Planning & Zoning Board meeting - Thursday, November 7th at 8:30 a.m.

6. BOARD COMMENTS

7. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
August 12, 2024
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

Staff: City Clerk Cheri Schwab, City Attorney Paul Waters, Community Services Director Stewart Cruz, and City Planner Gwyn Herstein.

2. ACTION ITEMS

A. Nomination of pro tem Chair

There was a consensus vote for Rose Ann Tornatore to sit in as Chair for the meeting.

3. MINUTES

A. Planning & Zoning Minutes May 13, 2024

MEMBER CHUCK HORION moved, seconded by MEMBER GUY DESAI to Approve the Planning & Zoning Minutes of May 13, 2024.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

4. QUASI-JUDICIAL HEARING

A. Regular Site Plan RSP12023048: SHORES DEPOT - ALL ABOARD STORAGE
Interior Storage Facility, 2616 S. Atlantic Avenue

Attorney Paul Waters noted that this was a Quasi-judicial hearing and swore in all the witnesses. There was no ex-parte communication by the board. City Planner Gwyn Herstein provided a brief overview of the project. The proposed project is a 3-story self-storage building that is a permitted use in the GC-RD district. A total of 123 interior storage units of various sizes will be available. Views of the property and concept drawings were shown. It was noted that the site plan met all the city's required criteria. The project was granted a special exception in March 2023, that had 8 conditions added. The conditions are all addressed within the site plan except for #5, requiring low level lighting. This will be addressed by the Building Dept. during their inspections. Staff recommended approval with the eight conditions included. Attorney Joey Posey was present for the applicant, but the board had no questions for him.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Regular Site Plan RSP12023048 to the City Commission with the conditions noted.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

5. OTHER

- A. Discussion about November's regularly scheduled meeting date - November 11th, which is Veterans' Day. Monday, November 4th is a possible substitute.

The change to November 4th was discussed and approved by a board consensus.

6. BOARD COMMENTS

There were no additional board comments.

7. ADJOURNMENT

The meeting ended at 8:51pm.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman



PLANNING & ZONING BOARD AGENDA MEMORANDUM OCTOBER 14, 2024 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Special Exception SPEX12024017: Off-Site Construction Parking for LIV Condominium, two adjacent vacant lots on Dahlia Avenue (Volusia County Parcel ID #s: 6302 05 09 0010 and 6302 05 09 0020)

SYNOPSIS:

Special Exception SPEX12024017, if approved, would permit temporary parking and a temporary office trailer on two currently vacant adjacent lots in the 3600 block of Daytona Beach Shores. This temporary use, allowed by an approved special exception in all zoning districts in the City, would support construction of the LIV Condominium at 3635/3637 S. Atlantic Avenue. Approval of SPEX12024017 would allow this use for three (3) years from the approval date, after which, the lots would be cleared of additions, sodded, and planted with 24 sabal palms around the perimeter.

FISCAL IMPACT STATEMENT:

BACKGROUND:

The subject application, attached Exhibit A, was submitted May 2, 2024, to allow the temporary uses of parking and a construction trailer office. The two vacant lots making up the proposed site are currently overgrown with invasive vegetation, most of which will be removed. The easternmost of these adjacent vacant lots is approximately 81 feet from the LIV condominium site. To reduce the impact on surrounding areas, use of the lots will be accomplished through a gate on Dahlia Avenue and the site will be completely fenced. Though no building permit applications have been submitted at this time to begin construction of the LIV Condominium, a Site Plan was approved for the project on January 23, 2024.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of Special Exception SPEX12024017 with four conditions as presented.

SUGGESTED MOTION:

A Planning and Zoning Board Member may motion as follows:

1. "I move to approve Special Exception SPEX12024017 with four conditions as presented."

OR

2. "I move to approve Special Exception SPEX12024017 with four conditions as presented and with the following additional conditions..."

OR

3. "I move to deny Special Exception SPEX12024017 on the basis of the following..."

ATTACHMENT:

1. Exhibit A - Application (5 pages) Dahlia Avenue Special Exception
2. Exhibit B - Property Ownership Information (4 pages) Dahlia Avenue Special Exception
3. Exhibit C - Survey (5 pages) Dahlia Avenue Special Exception
4. Exhibit D - Civil Plans (6 pages) Dahlia Avenue Special Exception
5. Exhibit E - Proof of Meeting Public Notice Requirements (35 pages) Dahlia Avenue Special Exception
6. Exhibit F - Planning Analysis (9 pages) Dahlia Avenue Special Exception



City of Daytona Beach Shores
COMMUNITY SERVICES DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370

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AUG 15 2024
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

APPLICATION FOR SPECIAL EXCEPTION

The Undersigned Applicant requests the Planning and Zoning Board, as required, to hear and decide upon this application in accordance with Article X, AND Section 14-58 of the Land Development Code.

Date Submitted: ____/____/____ Applicable Section of Code: _____

Fees must be paid at the time the application is submitted.

Applicant's Name: SA 2011, LLC (Landowner)

Address: 4701 San Jacinto St, Houston, TX 77004

Phone #: 832.404.7814 Fax #: 281.412.5430

Property Address: No street address, southwest quadrant of Dahlia and S. Atlantic Ave

Parcel Number: 63-02-05-09-0010 and 63-02-05-09-0020

Existing Property Use: Undeveloped and vegetated with nuisance vegetation

Use for construction trailer and parking

Requested Special Exception: during construction of LIV Condominium

Representing Agent/Attorney (if any): Robert Merrell, Esq. of Cobb Cole

Address: One Daytona Blvd, Daytona Beach, FL 32114

Phone #: 386.323.9263 Fax #: 386.944.7955

NOTES: 1) Notarized letter of authorization from owner MUST be submitted if application is filed by anyone other than the owner. 2) A completed application MUST be submitted at least 45 days prior to the anticipated hearing date.

Legal description of the property:

Lot 1 and Lot 2, Block 9, Ocean View Section of Halifax Estates, per PB 11, Pg 100

Description of your request:

Temporary use of the property for construction trailer and parking during the construction of LIV Condominium as indicated on

Upham Sheet C901, perimeter of property will be secured with 6' fence with opaque screening, plam trees planted around property, staging area will not exceed the GC-2 zoning line along the southerly parcel.

Please explain how your application meets the following special exception criteria:

1. In granting any special exceptions the Board shall find that such grant will not authority (adversely) affect the public interest.

There is no adverse impact to the public interest or safety, the temporary construction entrance is located on Dahlia Ave, distant from S. Atlantic Ave, the perimeter of the property will be secure with a 6' opaque fence. Removal of the dense nuisance vegetation will eliminate unwanted trespass and deposit of debris that has occurred on the property.

2. In granting any special exception, the Board may prescribe appropriate conditions and Safeguards pursuant to this ordinance and the regulations enacted under it which are consistent with the protection of the public health, safety, morals or general welfare. Violation of such conditions and safeguards when made a part of the terms under which a special exception is granted shall be deemed a violation of the ordinance and regulations promulgated hereunder.

Agree (X)

Disagree ()

Explanation: Measures will be taken to keep the property clean, as detailed in the attached plans.

3. The Board may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed or both.

Agree (X)

Disagree ()

Explanation: It is requested to maintain use of the property until the condominium construction is complete, 3 years from the approval of the Special Exception.

4. The following standards shall be applicable in determining whether the Board shall grant or deny a special exception, in addition to the aforementioned provisions, or provisions set forth in zoning regulations adopted pursuant to this ordinance.

a. The grant of a special exception shall be in harmony with the purpose and intent of this ordinance and the zoning regulations and any comprehensive plans promulgated hereunder, particularly those applicable to the zoning classification in which the special exception is located. The more intensive use of the property is located within the 100' of GC-2 zoned 100' of the easterly portion.

b. The Board may not grant a special exception unless the applicant has demonstrated his compliance, or ability to comply with, the conditions imposed by the zoning regulations. The condition is understood.

c. The Board must find that the applicant has submitted sufficient evidence to assure that he is or will be able to comply with all requirements of the city or state agencies having jurisdiction over the particular use, and the board may require appropriate guarantees to assure compliance. Sufficient evidence to assure compliance for the Special Exception is indicated on Upham's Sheet C901. The property will be maintained by the General Contractor during use.

d. The Board shall find that the proposed use will not generate an undue amount of traffic congestion which would tend to create a hazard or danger to the public or to persons in the vicinity from such use, or create a public nuisance.

Use of the property will have no traffic congestion, peak use will be in the morning and at the end of the work day, locating the construction driveway on Dahlia Ave will keep access off S. Atlantic Ave providing adequate vehicle separation from both Cardinal Blvd and S. Atlantic Avenue.

e. The Board shall find that the special exception will not materially alter the character of the surrounding neighborhood or adversely affect the value of surrounding lands, buildings or natural resources.

Removal of the existing nuisance vegetation will keep the property in a neater appearance and remove any unwanted trespass to the adjacent properties. A stormwater retention area is proposed to treat runoff from the property.

f. The Board shall find that the special exception will not adversely affect the natural environment, natural environment (resources) or scenic beauty, or give rise of any pollution of the air, land or water, or cause unnecessarily injurious heat, noise or odor.

The current condition of the property is unmaintained with trash debris and overgrown nuisance vegetation. Clearing and earthwork grading will eliminate the poor condition

5. The Board shall find that the special exception is consistent with the Daytona Beach Shores Comprehensive Plan.

The use of the property is temporary until a final site plan can be developed for permanent use consistent with the Comprehensive Plan.

6. When reviewing an application for a special exception, the Planning and Zoning Board and City Council shall also consider the following requirements and criteria:

a. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

There is no adverse impact to adjacent properties due to vehicular ingress and egress during construction activities from the condominium. Use of the property will actually decrease vehicular activity into the LIV Condominium property during construction by providing vehicle parking and reducing turning movements on S. Atlantic Avenue.

b. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that which generally experienced in the district with regard to normative development activity.

Sufficient off-street parking is provided with no adverse impact to adjoining properties.

Parking within the property will eliminate or reduce construction vehicles attempting to park within the right-of-way of S. Atlantic Ave and Dahlia Ave at the LIV Condominium. Any offloading of construction material can occur within the property.

c. Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses as determined by the City.

Building setback for the construction trailer and landscape buffering with the property is provided in compliance with the LDC.

d. Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent practicable, and mitigate impacts to surrounding development.

This does not apply as there is no structure or monument signage.

No signage is contemplated at this time.

e. Size, location or number of special exception uses in an area shall be limited so as to maintain the overall character of the district as generally intended by this Code.

More intense use of the property is limited to the GC-2 zoning, easterly 100'

APPLICANT's SIGNATURE

Dalitit Anuwat

STATE OF

FLA

COUNTY OF

Volusia

Sworn to and subscribed before me this 22 day of APRIL 2024, by DALITIT ANUWAT who is personally known to me or has produced TX 15315043 DL and who did (did not) take an oath.

Deann Bleich Pike

My Commission Expires:

4/1/27



APPLICANT AFFIRMATION (Sec. 14-58.1.1)

Applicant's Affirmation: By signing below, I hereby state that all information contained in this application and all documentation submitted herewith is true and correct to the best of (my) (our) knowledge and belief. I acknowledge that I fully understand the requirements relating to the specific special exception use that I am applying for and that I fully understand the process for the application that I am submitting, as outlined in the City's Code of Ordinances. Moreover, I acknowledge and agree that the following conditions shall apply to my permit, if approved, and that the city may impose further conditions pursuant to the City's Code of Ordinances:

Transfer or abandonment of special exceptions. Special exceptions shall run with the property and the ownership of a special exception use may be transferred to another party. A special exception use that is not initiated within two (2) years of being granted shall not be established without a new public hearing in accordance with requirements of this Section and shall be deemed abandoned. A special exception use that is abandoned, after establishment, for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with requirements of this Section.

Violation of special exception terms or conditions. It is a violation of this Code for any person to violate or to refuse or fail to comply with any term or condition of a special exception. Violations may be prosecuted or enforced in any manner as may be provided by law for prosecution or enforcement of municipal ordinances.

Expiration or abandonment of special exception purpose. If a special exception does not begin to serve the purpose for which it was granted permission within two (2) years from the date of approval of the special exception it shall expire and be deemed, conclusively, to have been abandoned. The submittal of a site development plan will constitute meeting the requirements of this provision. If after receiving approval the site development plan expires, the special exception will also expire and a new application must be submitted and approved in accordance with this Section.

APPLICANT'S SIGNATURE Daljit Anawat

STATE OF FLA COUNTY OF VALUSIA

Sworn to and subscribed before me this 22 day of April 2024, by DALJIT ANAWAT who is personally known to me or has produced TX 15315043 DL and who did (did not) take an oath.

Deann Bleich Pike

My Commission Expires: 4/1/27





Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3569008

Parcel ID: 630205090010

SA 2011 LLC

S ATLANTIC AVE, DAYTONA BEACH SHORES, FL

Parcel Summary

Alternate Key:	3569008
Parcel ID:	630205090010
Township-Range-Section:	16 - 33 - 02
Subdivision-Block-Lot:	05 - 09 - 0010
Owner(s):	SA 2011 LLC - FS - Fee Simple - 100%
Mailing Address On File:	4701 SAN JACINTO ST HOUSTON TX 77004
Physical Address:	S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Property Use:	1000 - VACANT COMM
Tax District:	403-DAYTONA BEACH SHORES
2024 Proposed Millage Rate:	16.7206
Neighborhood:	7362
Subdivision Name:	
Homestead Property:	No

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Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3569016

Parcel ID: 630205090020

SA 2011 LLC

CARDINAL BLVD, DAYTONA BEACH SHORES, FL

Parcel Summary

Alternate Key:	3569016
Parcel ID:	630205090020
Township-Range-Section:	16 - 33 - 02
Subdivision-Block-Lot:	05 - 09 - 0020
Owner(s):	SA 2011 LLC - FS - Fee Simple - 100%
Mailing Address On File:	4701 SAN JACINTO ST HOUSTON TX 77004
Physical Address:	CARDINAL BLVD, DAYTONA BEACH SHORES 32118
Property Use:	0000 - VACANT RES
Tax District:	403-DAYTONA BEACH SHORES
2024 Proposed Millage Rate:	16.7206
Neighborhood:	3109
Subdivision Name:	
Homestead Property:	No

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OCT 04 2024
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CITY OF DAYTONA BEACH SHORES



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Detail by Entity Name

Florida Limited Liability Company
SA 2011, LLC

Filing Information

Document Number L16000069803
FEI/EIN Number 45-5248692
Date Filed 04/08/2016
Effective Date 04/02/2016
State FL
Status ACTIVE

Principal Address

3635 S. ATLANTIC AVE
DAYTONA BEACH SHORES, FL 32118

Mailing Address

3102 County Rd 89
Pearland, TX 77584

Changed: 02/08/2024

Registered Agent Name & Address

OCEANS LUXURY REALTY FULL SERVICE
3162 S. ATLANTIC AVENUE
SUITE C
DAYTONA BEACH SHORES, FL 32118

Address Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

KUMAR, AKSHAY
4701 SAN JACINTO STREET
HOUSTON, TX 77004

Title MGR

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KUMAR, SHIPRA
4701 SAN JACINTO STREET
HOUSTON, TX 77004

Annual Reports

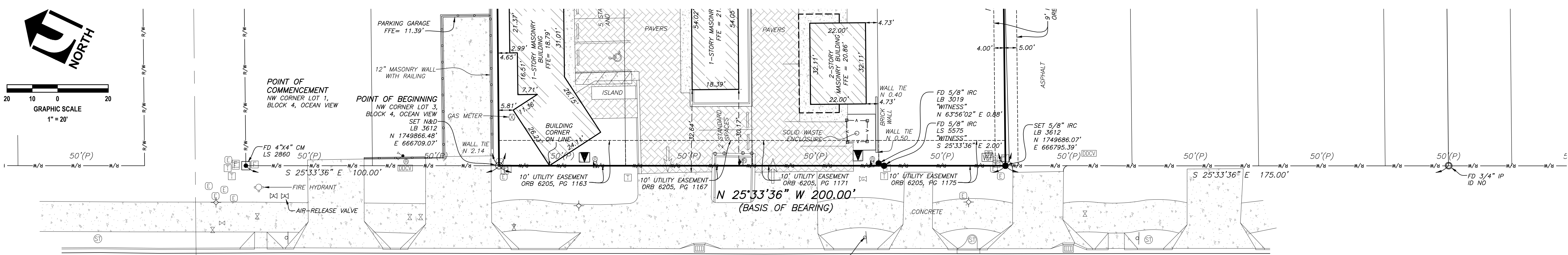
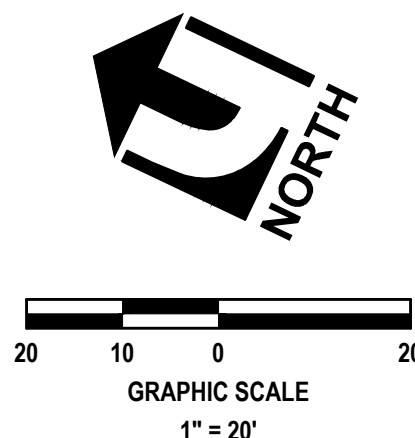
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2023	04/26/2023
2024	02/08/2024

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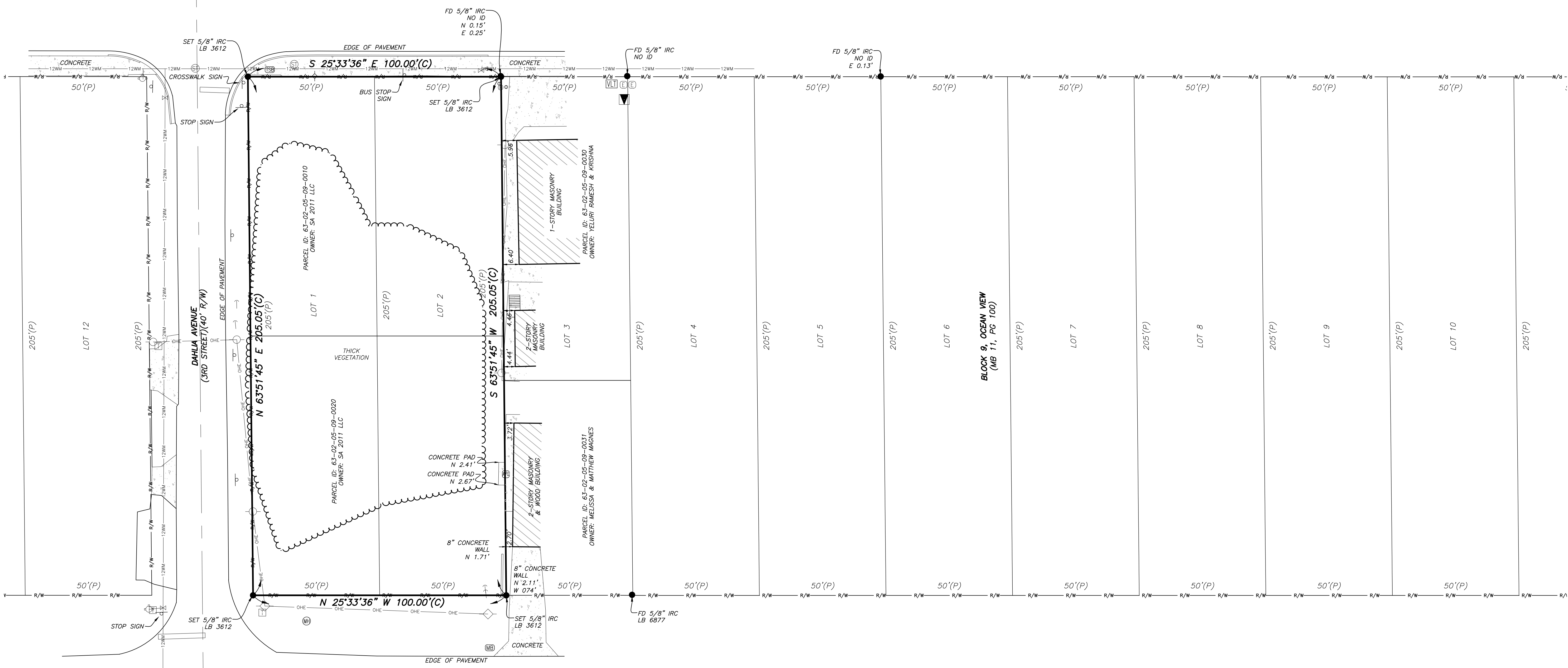
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CITY OF DAYTONA BEACH SHORES



S. ATLANTIC AVENUE
(ATLANTIC AVENUE)(80' R/W)



CARDINAL BLVD
(PENINSULA BLVD)(70' R/W)

UPHAM

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SURVEYOR SIGNATURE

SURVEY
MAP

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COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY:
BOUNDARY, TOPOGRAPHIC
AND SPECIAL PURPOSE

MAP SUBJECT:
LOTS 1 & 2 BLOCK 9 - OCEAN VIEW

ADDRESS:
S ATLANTIC AVE
DAYTONA BEACH SHORES, FL

LOCATION No: 16-33-02

PROJECT No: 230612

FIELD WORK BY: JGP

DATE: 12/14/2023

OFFICE WORK BY: JAE, JRS

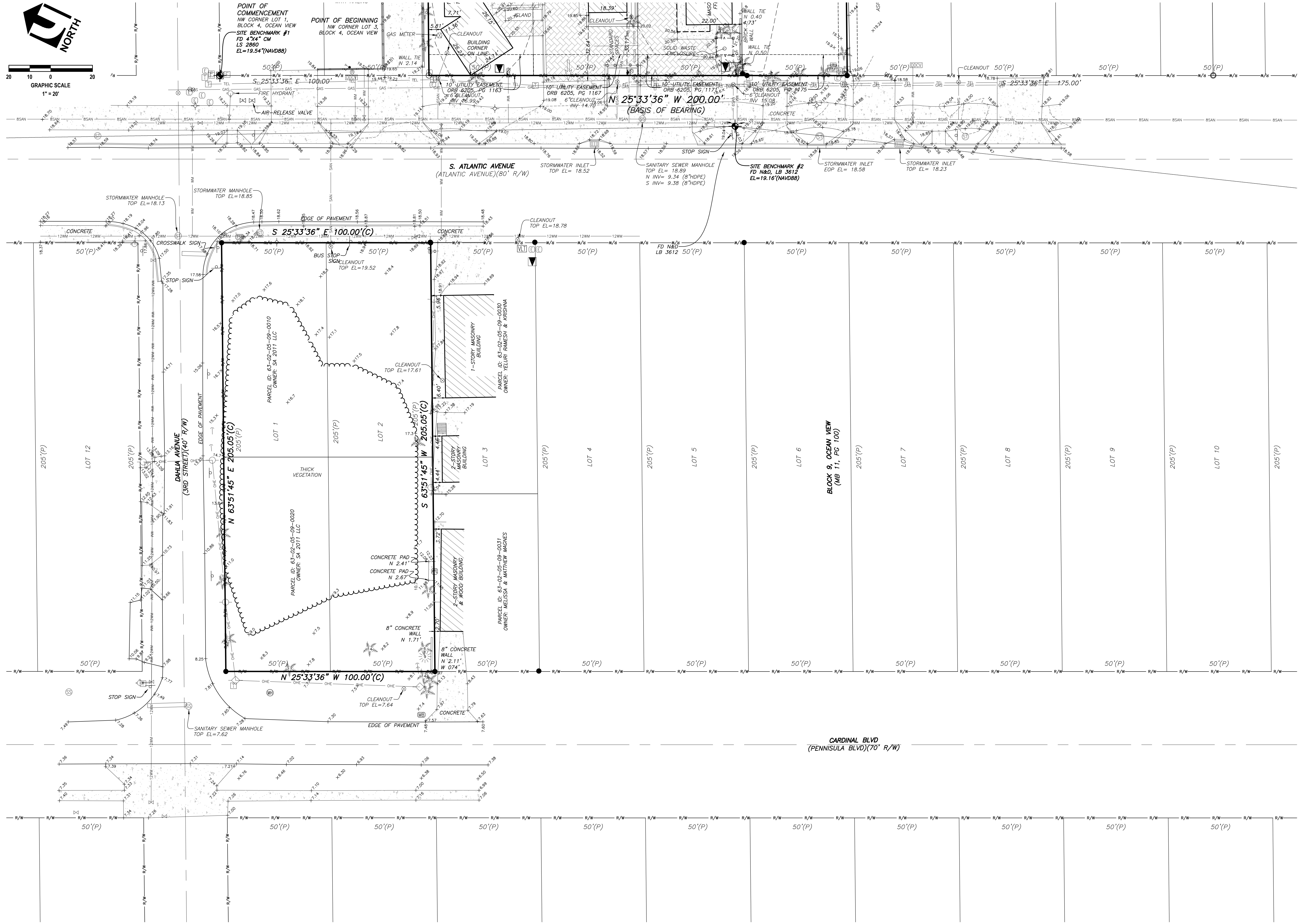
DATE: 01/09/2024

FIELD BOOK & PG: ## - ##

SCALE: 1" = 20'

SHEET NUMBER:

SU-1



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MAP SUBJECT:
LOTS 1 & 2 BLOCK 9 - OCEAN VIEW

SHEET NUMBER:

ABBREVIATIONS / LEGEND

±	MORE OR LESS	CM...	4"x4" CONCRETE MONUMENT (AS NOTED)	▽	GAS LINE MARKER	⬮	BENCHMARK
A/C	AIR CONDITIONING	IRC...	IRON ROD & CAP (AS NOTED)	⊗	GAS METER	⬮	WETLAND FLAG
AC	ACRES	IRL...	IRON ROD (NO ID)	⊗	GAS VALVE	⬮	BORING ID NUMBER
ALTA	AMERICAN LAND TITLE ASSOCIATION	N&D...	NAIL & DISK (AS NOTED)	⊗	REUSE BACKFLOW PREVENTER	⬮	BORING ELEVATION
ADA	AMERICAN DISABILITY ACT	N&W...	NAIL & WASHER (AS NOTED)	▽	REUSE SERVICE STUB	⬮	EXISTING SOFT ELEVATION
BFE	BASE FLOOD ELEVATION	IPC...	IRON PIPE & CAP (AS NOTED)	▽	REUSE WATER METER	⬮	EXISTING HARD ELEVATION
BLDG	BUILDING	IP...	IRON PIPE (NO ID)	⊗	REUSE WATER VALVE	⬮	
BTM	BOTTOM	MP...	METAL PIPE (AS NOTED)	⊗		⬮	
(C)	CALCULATED	PKD...	PARKER-KALON MAGNETIC NAIL & DISK (AS NOTED)	⊗		⬮	
CA	CENTRAL ANGLE	SPKIE...	RAILROAD SPIKE (NO ID)	⊗		⬮	
CH	CHORD LENGTH	NAIL...	NAIL IN PAVEMENT (NO ID)	⊗		⬮	
CHB	CHORD BEARING	X-CUT...	SURVEYOR'S X-CUT	⊗		⬮	
CMP	CORRUGATED METAL PIPE			⊗		⬮	
CPP	CORRUGATED PLASTIC PIPE			⊗		⬮	
CONC	CONCRETE			⊗		⬮	
CR	COUNTY ROAD			⊗		⬮	
(D)	DESCRIPTION OR DEED			⊗		⬮	
DIP	DUCTILE IRON PIPE			⊗		⬮	
FD	FOUND			⊗		⬮	
EL	ELEVATION			⊗		⬮	
EOP	EDGE OF PAVEMENT			⊗		⬮	
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE			⊗		⬮	
ESMT	EASEMENT			⊗		⬮	
FAC	FLORIDA ADMINISTRATIVE CODE			⊗		⬮	
FDGP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION			⊗		⬮	
FDR	FLORIDA DEPARTMENT OF NATURAL RESOURCES			⊗		⬮	
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION			⊗		⬮	
FPE	FINISH FLOOR ELEVATION			⊗		⬮	
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			⊗		⬮	
FIRM	FLOOD INSURANCE RATE MAP			⊗		⬮	
FL	FLORIDA			⊗		⬮	
FPAL	FLORIDA POWER & LIGHT			⊗		⬮	
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM			⊗		⬮	
HDPE	HIGH DENSITY POLYETHYLENE PIPE			⊗		⬮	
ID	IDENTIFICATION			⊗		⬮	
INV	INVERT ELEVATION			⊗		⬮	
L	LENGTH			⊗		⬮	
LB	LICENSED BUSINESS			⊗		⬮	
LC	LICENSED CORPORATION			⊗		⬮	
LF	LINEAL FEET			⊗		⬮	
LLC	LIMITED LIABILITY COMPANY			⊗		⬮	
LS	LICENSED SURVEYOR			⊗		⬮	
(M)	FIELD MEASURED			⊗		⬮	
MB	MAP BOOK			⊗		⬮	
MES	MITERED-END SECTION			⊗		⬮	
MPH	MILES PER HOUR			⊗		⬮	
NAD83	NORTH AMERICAN DATUM OF 1983			⊗		⬮	
NAVOD8	NORTH AMERICAN VERTICAL DATUM OF 1988			⊗		⬮	
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929			⊗		⬮	
No.	NUMBER			⊗		⬮	
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS			⊗		⬮	
ORB	OFFICIAL RECORD BOOK			⊗		⬮	
(P)	REFERS TO PLAT OF RECORD			⊗		⬮	
PC	POINT OF CURVE			⊗		⬮	
PCC	POINT OF COMPOUND CURVE			⊗		⬮	
PCP	PERMANENT CONTROL POINT			⊗		⬮	
PG(S)	PAGES			⊗		⬮	
PCC	POINT ON CURVE			⊗		⬮	
PRC	POINT OF REVERSE CURVE			⊗		⬮	
PRM	PERMANENT REFERENCE MONUMENT			⊗		⬮	
PSM	PROFESSIONAL SURVEYOR AND MAPPER			⊗		⬮	
PT	POINT OF TANGENCY			⊗		⬮	
PVC	POLYVINYL CHLORIDE			⊗		⬮	
R	RADIUS			⊗		⬮	
RCF	REINFORCED CONCRETE PIPE			⊗		⬮	
RLS	REGISTERED LAND SURVEYOR			⊗		⬮	
R/W	RIGHT-OF-WAY			⊗		⬮	
SF	SQUARE FEET			⊗		⬮	
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT			⊗		⬮	
SR	STATE ROAD			⊗		⬮	
STY	STATE PLANE			⊗		⬮	
SP	STATE PLANE			⊗		⬮	
TELECOM	TELECOMMUNICATIONS			⊗		⬮	
TYP	TYPICAL			⊗		⬮	
US	UNITED STATES			⊗		⬮	
USACOE	UNITED STATES ARMY CORP OF ENGINEERS			⊗		⬮	
VCP	VITRIFIED CLAY PIPE			⊗		⬮	

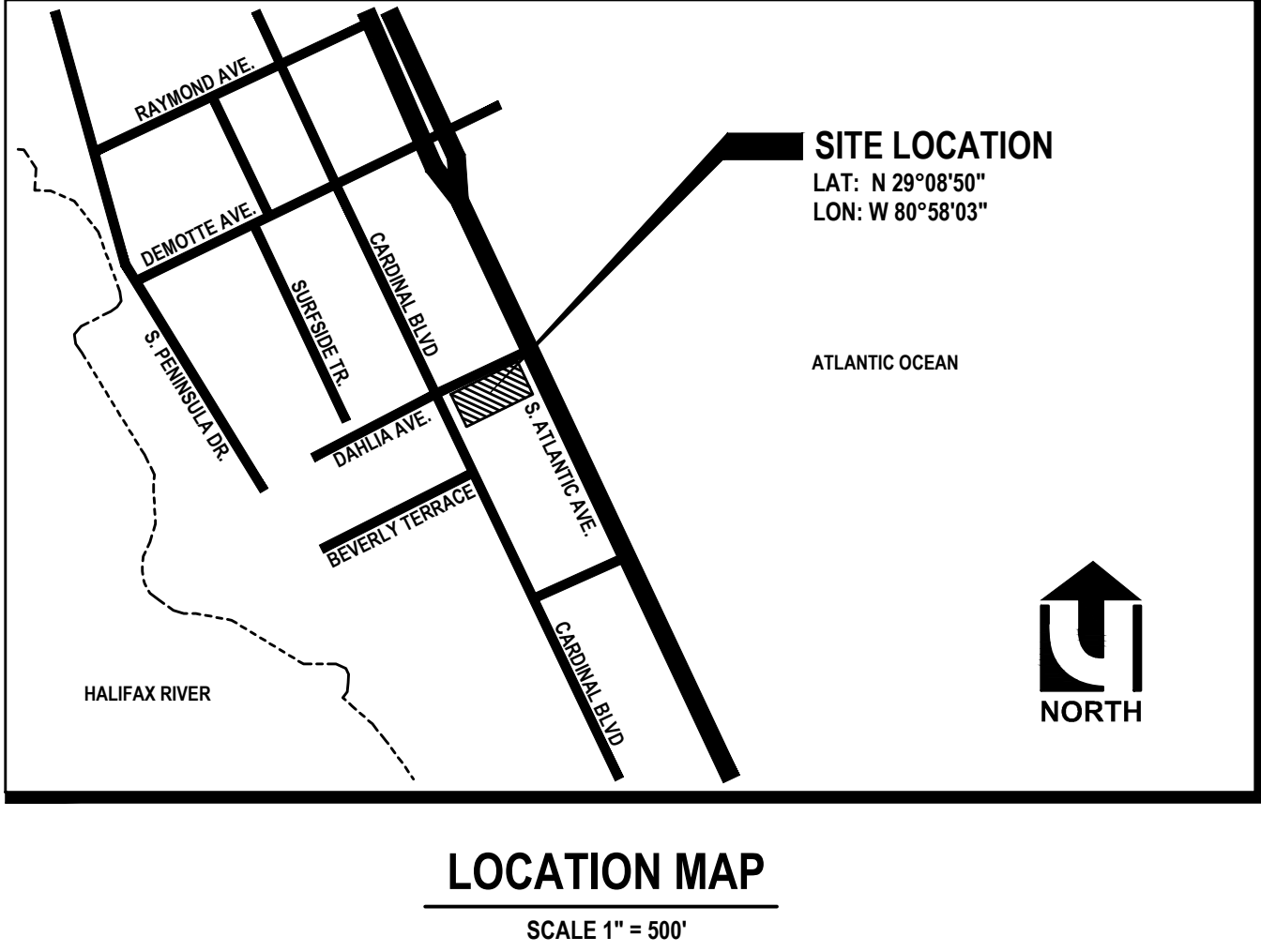
TREE LEGEND

SIZE DENOTED IN SYMBOL	
ASH	⬮
BAY	⬮
CAMPHOR	⬮
CEDAR	⬮
CHINABERRY	⬮
CHERRY	⬮
CITRUS	⬮
CYPRESS	⬮
ELM	⬮
SWEETGUM	⬮
HACKBERRY	⬮
HICKORY	⬮
HOLLY	⬮
JUNIPER	⬮
MAGNOLIA	⬮
MAPLE	⬮
MYRTLE	⬮
OAK	⬮
LAUREL OAK	⬮
LIVE OAK	⬮
PALM	⬮
PINE	⬮
SYCAMORE	⬮
MISC. 1	⬮
MISC. 2	⬮
MISC. 3	⬮
UNKNOWN	⬮
⬮	DENOTES SIZE

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 9, OCEAN VIEW SECTION OF HALIFAX ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 100, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

TAX PARCEL NOS. 63-02-05-09-0010 AND 63-02-05-09-0020



GENERAL NOTES AND SURVEY REPORT:

- BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE RIGHT-OF-WAY LINE OF S. ATLANTIC AVE HAVING A BEARING OF (N 25°34'00" W).
- LEGAL DESCRIPTION PER: WARRANTY DEED: ORB 7346, PG 2556
- MEASURED DIMENSIONS ARE DENOTED (M), WHEN DIFFERS FROM RECORDED/DESCRIBED DIMENSIONS. DIMENSIONS INDICATED HEREON ARE IN U.S. STANDARD FEET AND DECIMAL PART THEREOF, UNLESS OTHERWISE NOTED HEREON.
- FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0389J, COMMUNITY: CITY OF DAYTONA BEACH SHORES, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X"
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS COMMERCIAL. THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT EXCEEDS 1:10,000.
- VERTICAL DATA SOURCES: BENCHMARK REFERENCE USCGS MONUMENT M-320, OBSERVED ELEVATION OF 15.80 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, TOPCON FC500 & FC6000 DATA COLLECTORS USING MAGNET SOFTWARE, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
 - PRIOR SURVEY PERFORMED BY UPHAM INC., 220125; DATED 02-17-2022
 - MAP OF OCEAN VIEW OF HALIFAX ESTATES, MAP BOOK 11, PAGE 100
- LIMITATIONS:
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
 - IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.
 - THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY.
 - TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
 - SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.
 - JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST / ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER
 - GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.
 - AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN. THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.
 - WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
 - THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.
 - TOPOGRAPHIC SURVEY:
 - CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
 - OFF-SITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.
 - "AFFECT" AS USED HEREON REFERS TO AN ITEM BEING LOCATED ON OR INCLUDES THE SUBJECT PARCEL. "DOES NOT AFFECT" AS USED HEREON REFERS TO THE ITEM BEING LOCATED OFF THE SUBJECT PARCEL. ANY OTHER USE OF THE ABOVE TERMINOLOGY IS A MATTER OF LAW AND OUTSIDE THE EXPERTISE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
 - AFFECTS THE PROPERTY AND IS DEPICTED ON THE SURVEY
 - AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE
 - DOES NOT AFFECT THE PROPERTY
 - IS NOT A SURVEY MATTER
 - DOCUMENTATION NOT PROVIDED TO SURVEYOR

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL E. AWAD, PSM ON THE DATE AND TIME STAMP AS SHOWN HEREON, USING AN ELECTRONIC SIGNATURE. THIS ELECTRONIC SIGNATURE AND SEAL ARE IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.062 (2) EFFECTIVE DATE: JULY 15, 2018.

AN ELECTRONIC SIGNATURE IS A DIGITAL AUTHENTICATION PROCESS ATTACHED TO OR LOGICALLY ASSOCIATED WITH AN ELECTRONIC DOCUMENT AND SHALL CARRY THE SAME WEIGHT, AUTHORITY AND EFFECT AS AN ORIGINAL SIGNATURE AND SEAL. THE ELECTRONIC SIGNATURE, WHICH CAN BE GENERATED BY USING EITHER PUBLIC KEY INFRASTRUCTURE OR SIGNATURE DYNAMICS TECHNOLOGY, MUST BE AS FOLLOWS:

(A) UNIQUE TO THE PERSON USING IT
(B) CAPABLE OF VERIFICATION
(C) UNDER THE SOLE CONTROL OF THE PERSON USING IT
(D) LINKED TO A DOCUMENT IN SUCH MANNER THAT THE ELECTRONIC SIGNATURE IS INVALIDATED IF ANY DATA IN THE DOCUMENT IS CHANGED.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION:

CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS:

SA2011, LLC

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2018, AS PURSUANT TO SECTIONS 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 12/14/2023

THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; FLORIDA ADMINISTRATIVE CODE 5J-17.062

Digitally signed
by MICHAEL E
AWAD
Date: 2024.01.09
09:37:55 -05'00'
BY: MICHAEL E. AWAD, PSM No. 5574 DATE: 01/09/2024



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SEE CERTIFICATION FOR
SURVEYOR SIGNATURE

SURVEY
REPORT

THIS REPORT IS NEITHER FULL
NOR COMPLETE WITHOUT THE MAP

TYPE OF SURVEY:
BOUNDARY, TOPOGRAPHIC
AND SPECIAL PURPOSE

MAP SUBJECT:
LOTS 1 & 2 BLOCK 9 - OCEAN VIEW

ADDRESS:
S ATLANTIC AVE
DAYTONA BEACH SHORES, FL

LOCATION No: 230612

PROJECT No: 230606

FIELD WORK BY: JGP
DATE: 12/14/2023

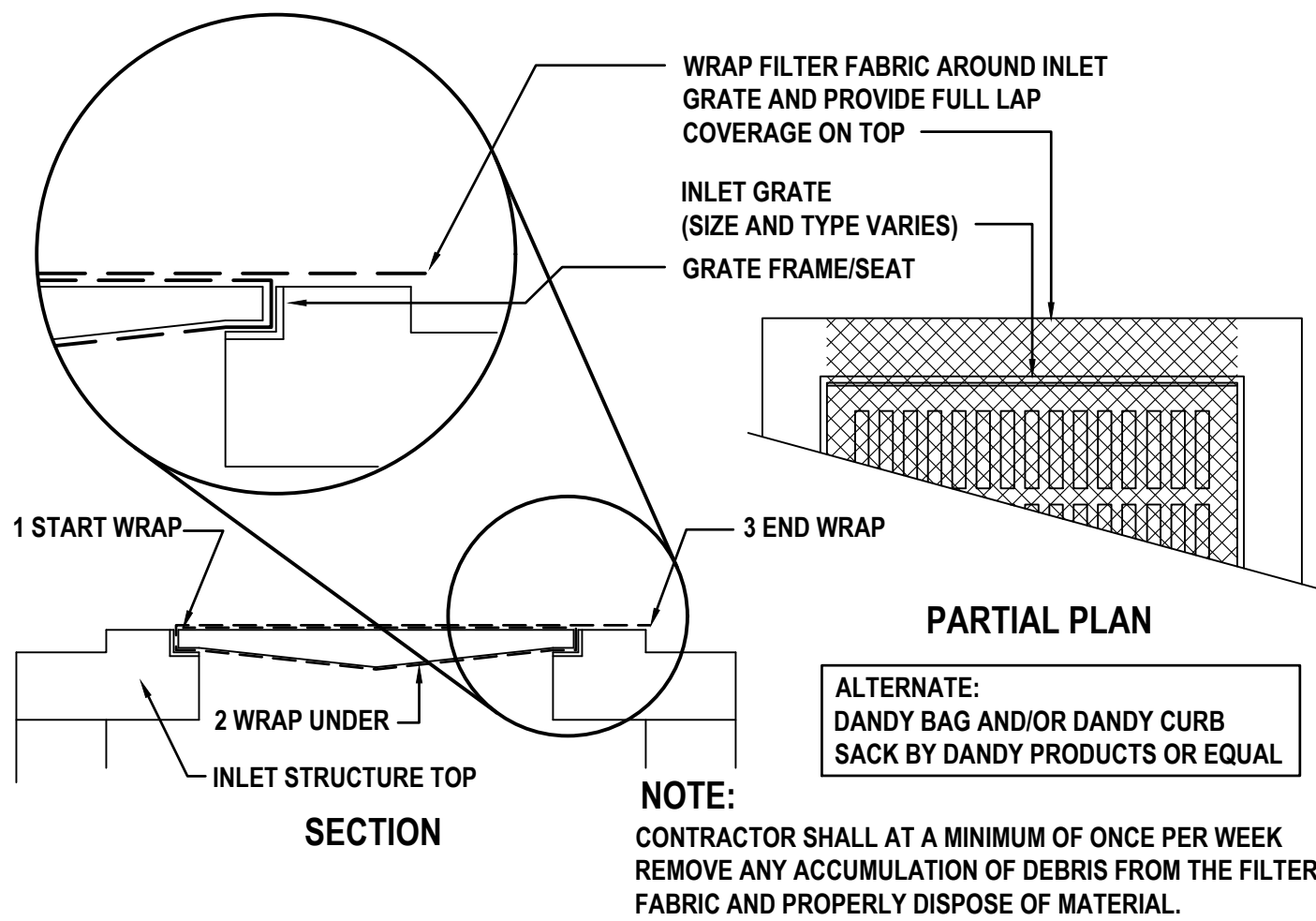
OFFICE WORK BY: JAE, JRS
DATE: 01/09/2024

FIELD BOOK & PG: ## - ##

SCALE: AS SHOWN

SHEET NUMBER:

SU-3



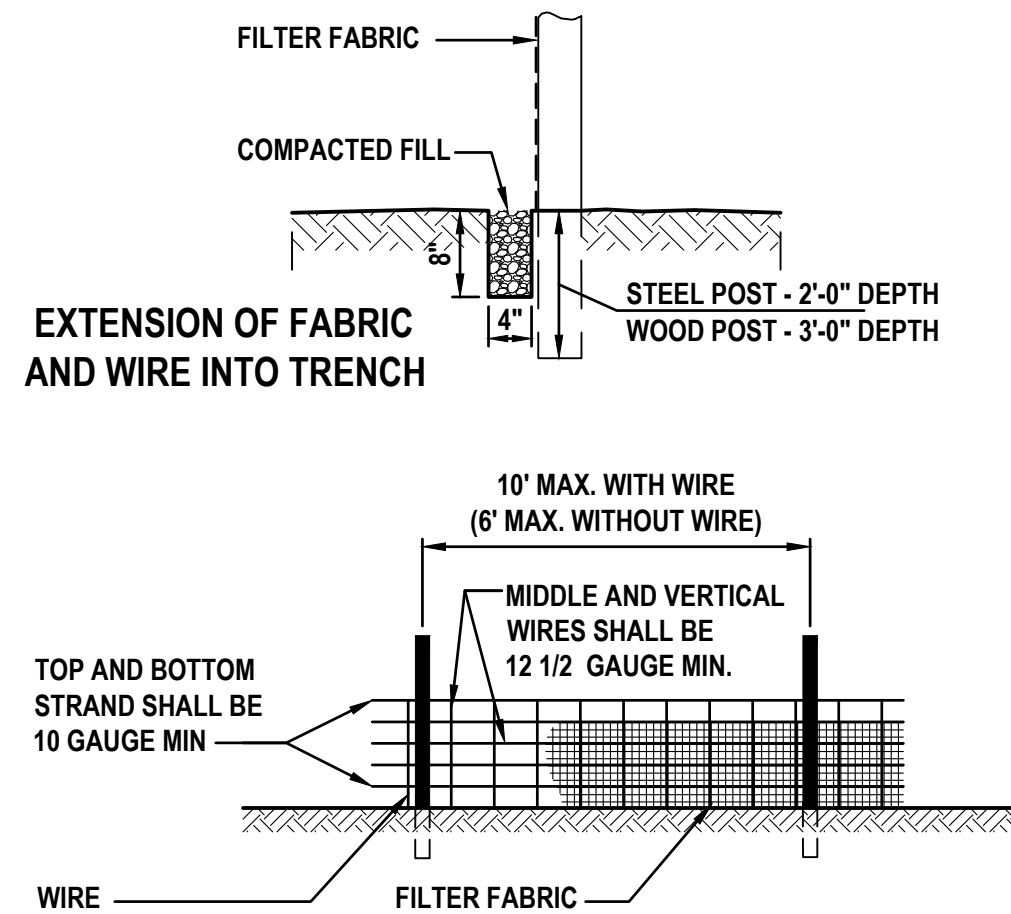
INLET SILT PROTECTION DETAIL

NOT TO SCALE

UTILIZE WHEN TOP AND GRATE ARE INSTALLED WITH STRUCTURE

NOTES:

1. WWM MINIMUM OF 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WOOD POST SHALL BE 5'-0" IN HEIGHT AND 2" IN DIAMETER.
5. SUPPORT POST SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 25% THE HEIGHT OF FENCE.
7. MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.

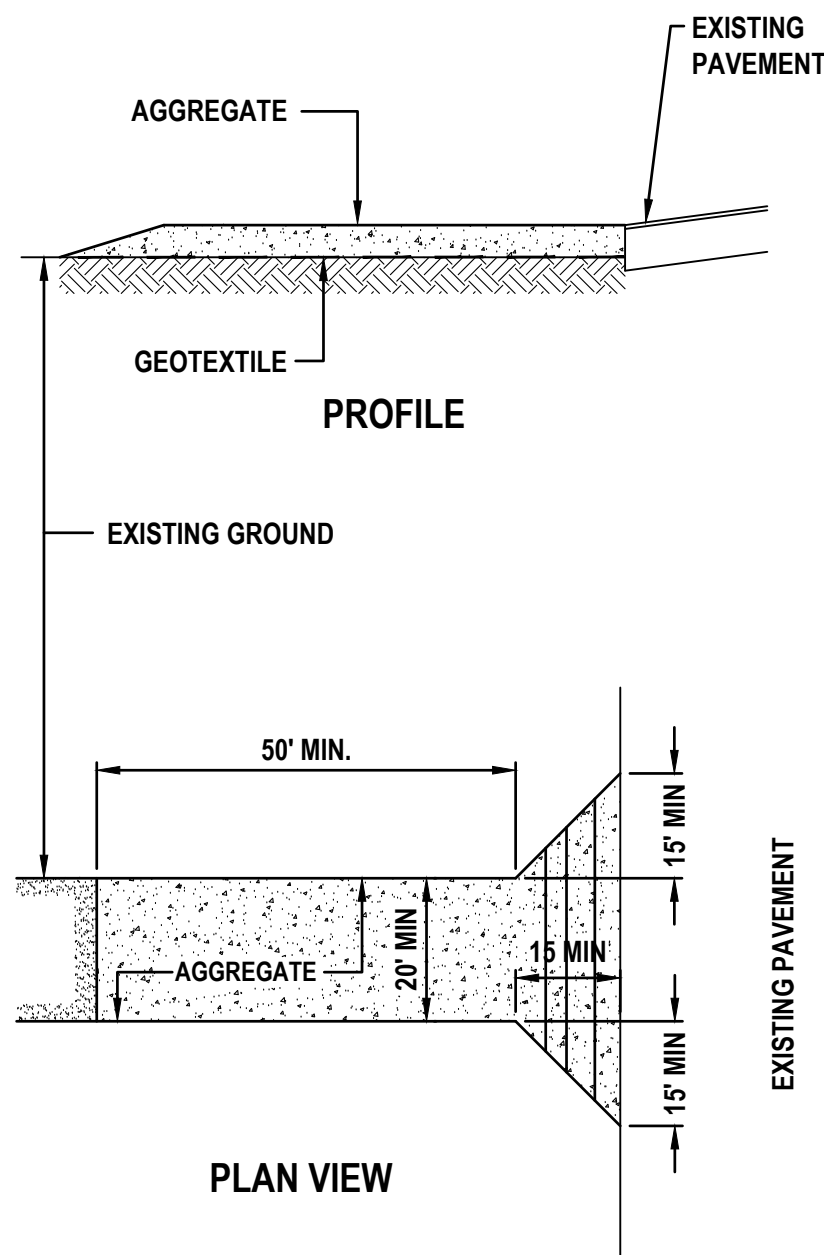


SEDIMENT FENCE DETAIL

NOT TO SCALE

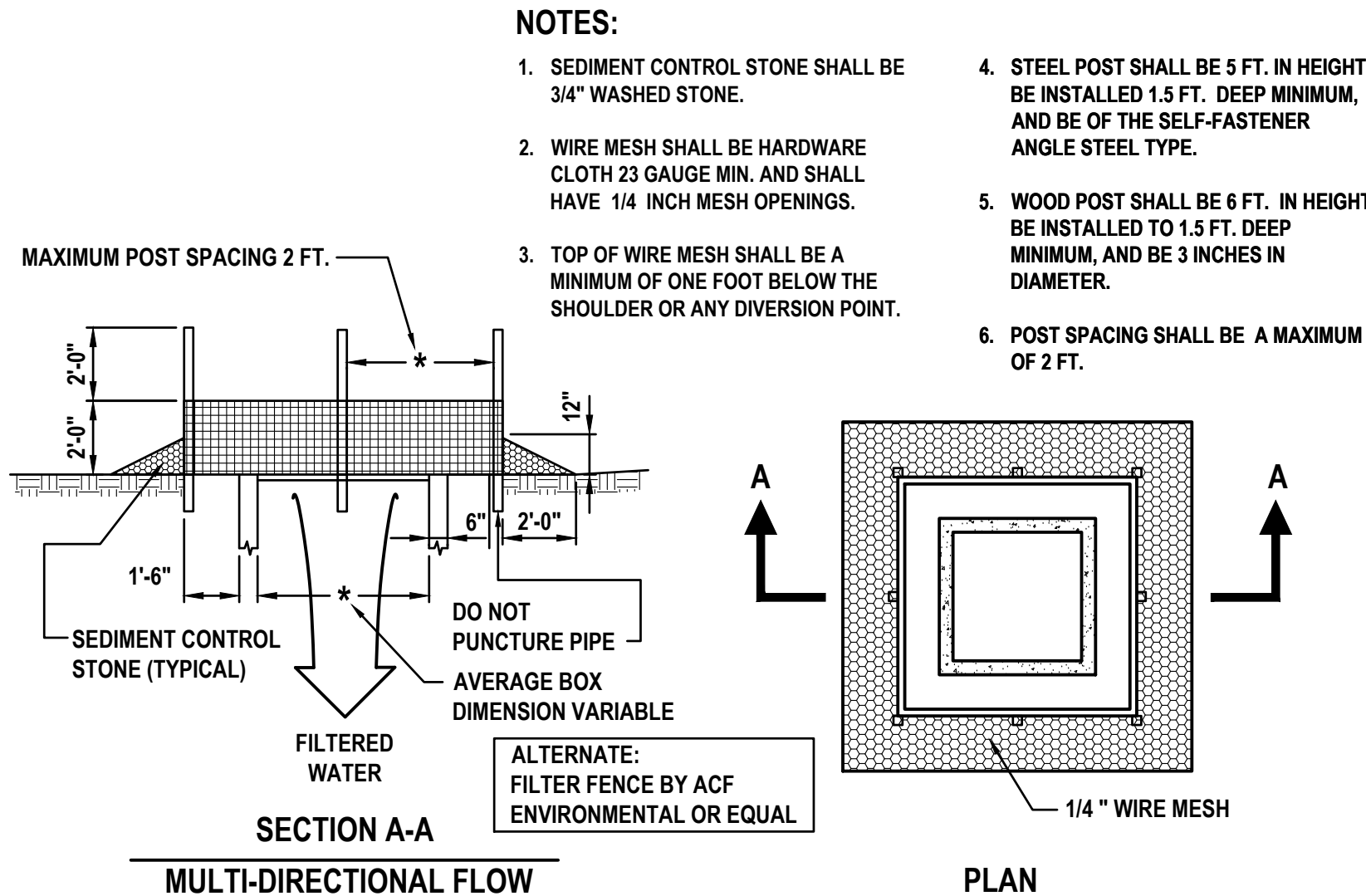
NOTES:

1. STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. DEPTH - 8" MINIMUM (COMPACTED)
4. WIDTH - 20' MINIMUM
5. GEOTEXTILE - 100% POLYPROPYLENE, 4 OZ/SY OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 6:1 SLOPES IS ACCEPTABLE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



CONSTRUCTION ENTRANCE DETAIL

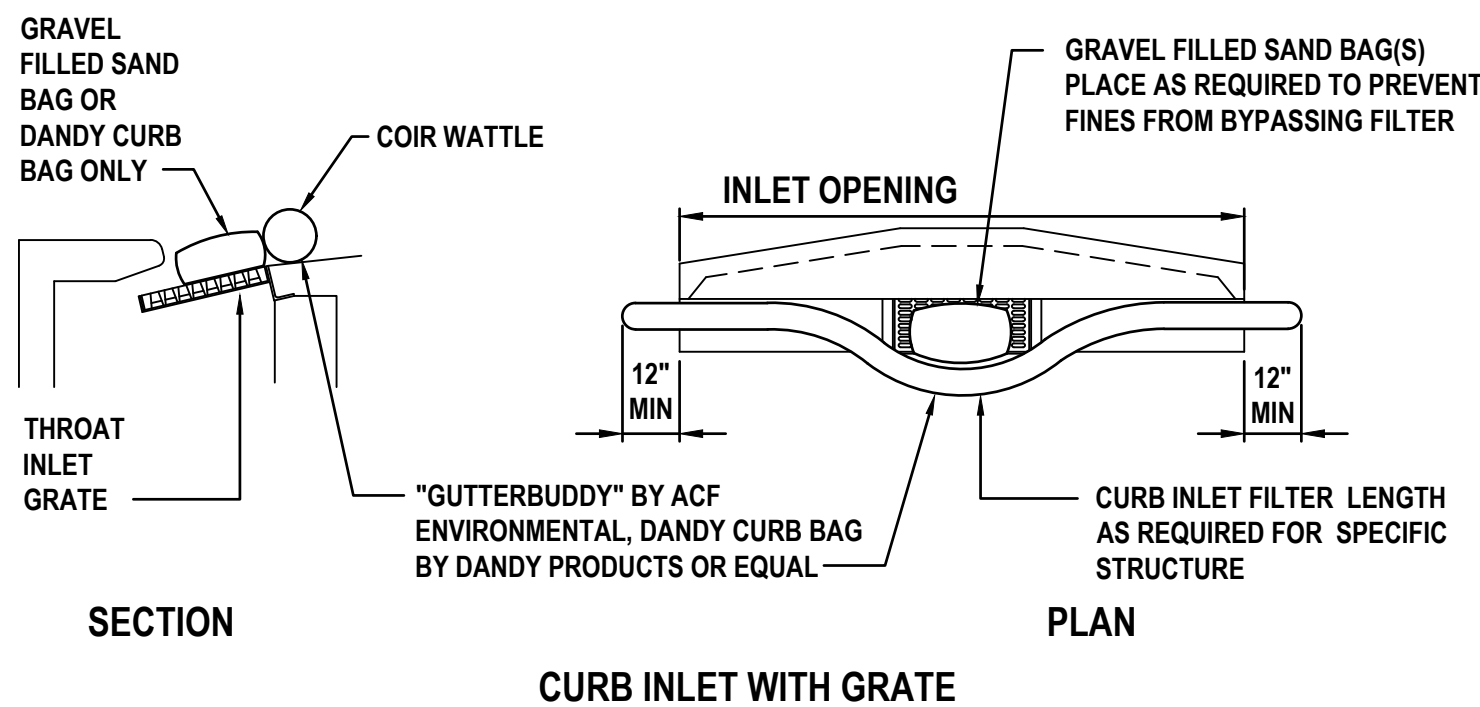
NOT TO SCALE



INLET PROTECTION

NOT TO SCALE

UTILIZE WHEN TOP AND GRATE ARE NOT INSTALLED WITH STRUCTURE



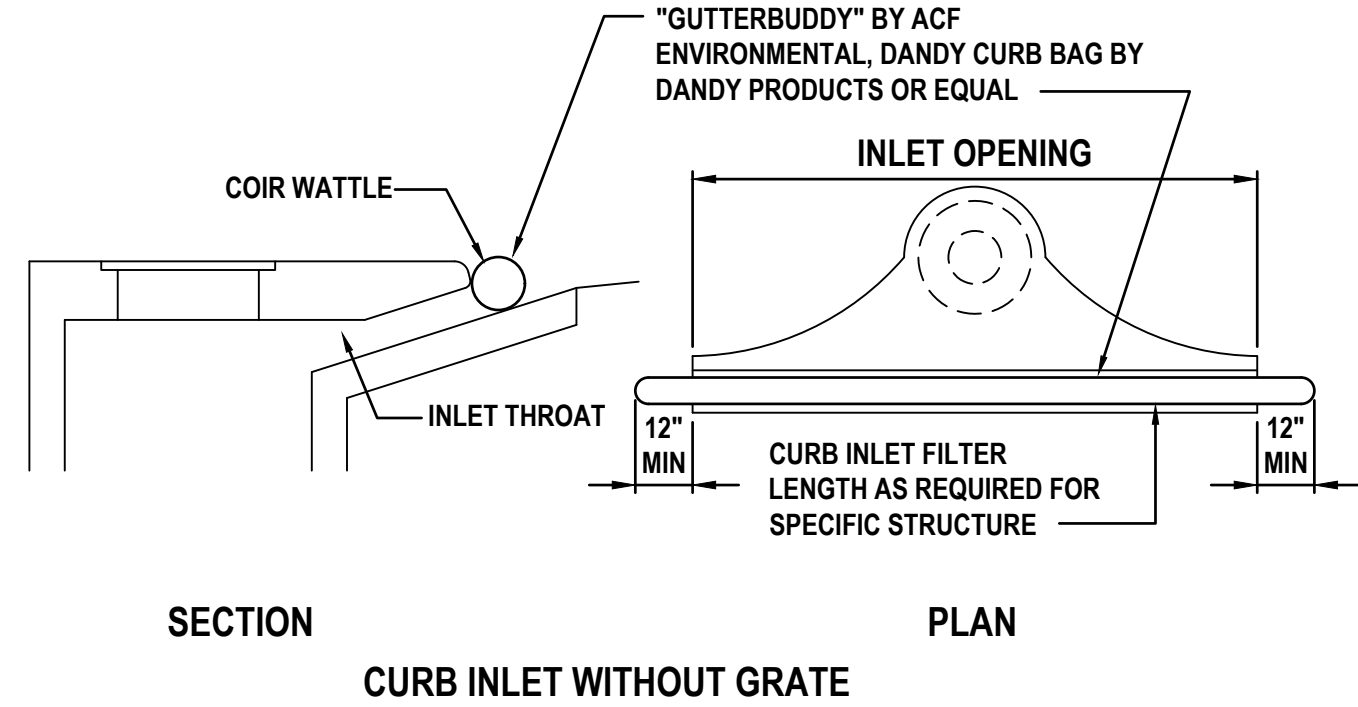
CURB INLET SEDIMENT PREVENTION DETAIL

NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
2. THE ENGINEER DOES NOT WARRANT THE CONTRACTOR'S MEANS OR METHODS FOR ITS INTERPRETATION OF THE REPAIR WORK. THE CONTRACTOR SHALL UTILIZE ITS DISCRETION TO DETERMINE ITS BEST METHOD TO PERFORM THE WORK TO CORRECT THE DRAINAGE PONDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES AND SHALL RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES
4. PAVEMENT EDGES SHALL BE NEAT AND FREE OF DAMAGE OR BROKEN EDGES AT TIME OF PLACEMENT OF NEW ASPHALTIC PAVEMENT.
5. UPON COMPLETION OF ALL WORK, THE AREA SHALL BE SWEEPED CLEAN OF ALL SAND AND DEBRIS.
6. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ITS FINAL INSPECTION AND ACCEPTANCE.
7. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
9. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO

- COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
11. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
12. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
13. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION OR ENGINEER AT THE CONTRACTORS EXPENSE.
14. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
15. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.



NOTES:

1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

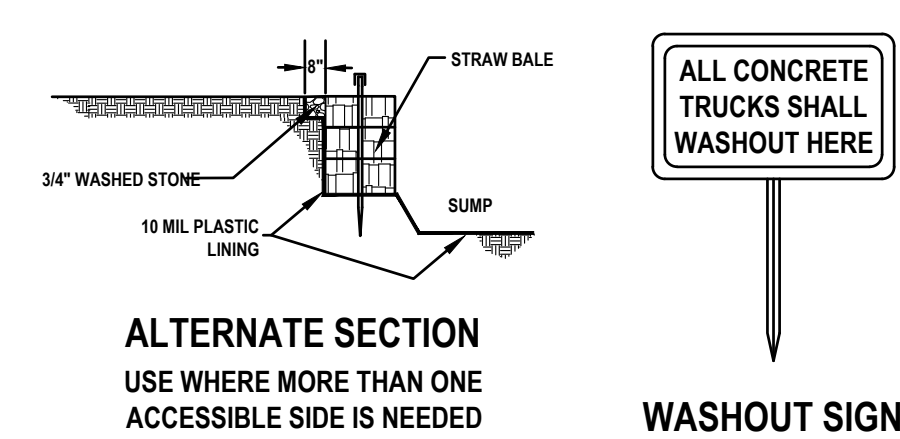
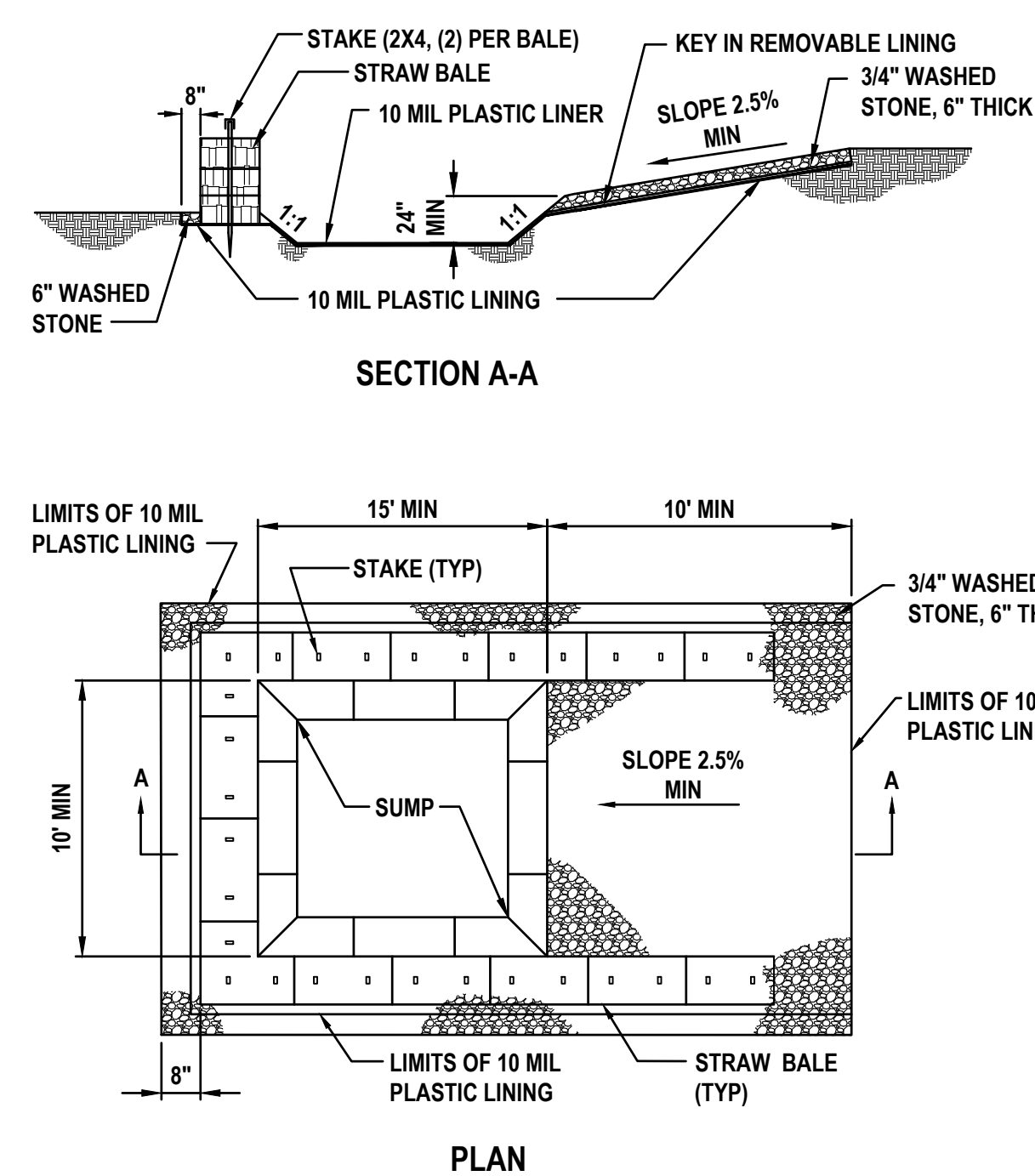
NOTE:
THE CONTRACTOR HAS THE DISCRETION TO UTILIZE THIRD PARTY PROPRIETARY EROSION AND SEDIMENTATION CONTROL PRODUCTS AND DEVICES AND IS NOT LIMITED TO THE DETAILS ON THIS SHEET.



NOTES:

1. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
2. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
3. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.

CONSTRUCTION ENTRANCE DETAIL (RUMBLE TRACK OR EQUAL)



NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
8. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
9. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
10. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA

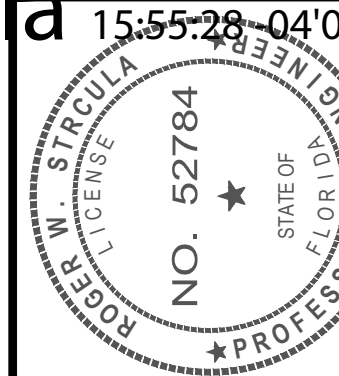
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
08/05/24	REV PER 7/8 DBS

COMMENTS

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2024.08.06
15:55:28 -0400



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM, INC.
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

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EROSION CONTROL
DETAILS AND NOTES
STAGING AND PARKING AREA
DAHIA AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	230610
DATE:	MARCH 8, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 20'

SHEET NUMBER:

C301

PROJECT SITE INFORMATION:

PROJECT NAME: LIV CONDOMINIUM STAGING AND PARKING AREA

DEVELOPER: SA2011, LLC
4701 SAN JACINTO STREET
HOUSTON, TX 77004

PROJECT LOCATION: DAHLIA AVENUE

LATITUDE: LAT: N 29°08'50"
LONGITUDE: LON: W 80°58'03"

AHJ: CITY OF DAYTONA BEACH SHORES

WMD JURISDICTION: FDEP

PROJECT AREA: 0.47 ACRES

DISTURBED AREA: 0.47 ACRES

FLUCCS CODE: 1400: COMMERCIAL AND SERVICES
-
-

ULTIMATE RECEIVING WATER BODY: ATLANTIC OCEAN
CLASS: -
OFW: -
WBID #: -
TMDls: -

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

SOIL NUMBER	SOIL NAME	HSG
40	PALM BEACH URBAN	A
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES

CONSTRUCTION ACTIVITIES INCLUDE: DEMOLITION, MASS EARTHWORK GRADING AND EXCAVATION / FILL, VARIOUS UTILITIES INSTALLATION, CONCRETE PAVEMENT, GARAGE, BUILDING, POOL DECK, WALLS, PLANTINGS AND GRASS AND FINAL STABILIZATION AND RESTORATION.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, STRIPPING EXISTING GROUND COVER AND MASS EARTHWORK GRADING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

- THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
- ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- A 20" WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
- ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

- BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
- STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING MASTER STORMWATER POND FOR TREATMENT.
- STABILIZATION PRACTICES
WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY ARES WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS. FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
- STRUCTURAL PRACTICES
STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.
- WASTE DISPOSAL
WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
- DUST CONTROL
TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).
- NON-STORMWATER DISCHARGES
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:
SIGNATURE: _____

NAME / TITLE: _____

COMPANY: _____

ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

- INSPECTOR QUALIFICATIONS
INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
- DISTURBED AREAS
ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- MONITORING INSPECTIONS
ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
- REPORTING
EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
- RECORD KEEPING
IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

- GOOD HOUSEKEEPING
- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- HAZARDOUS PRODUCTS
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
- PRODUCT SPECIFIC PRACTICES
- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
- SPILL CONTROL AND CLEANUP RESPONSIBILITIES
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

- NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
- NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION

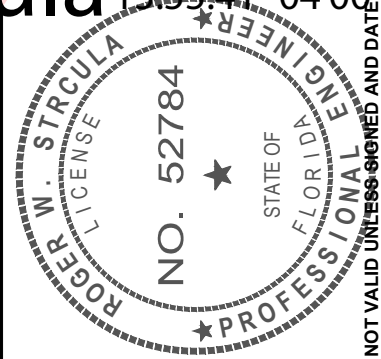
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

REVISIONS

DATE	DESCRIPTION
08/05/24	REV PER 7/8 DBS
	COMMENTS

Digitally signed
by Roger W
Strcula
Date:
2024.08.06
15:55:41 -0400



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
ROGER W. STRCULA, PE
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES

UPHAM INC.
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
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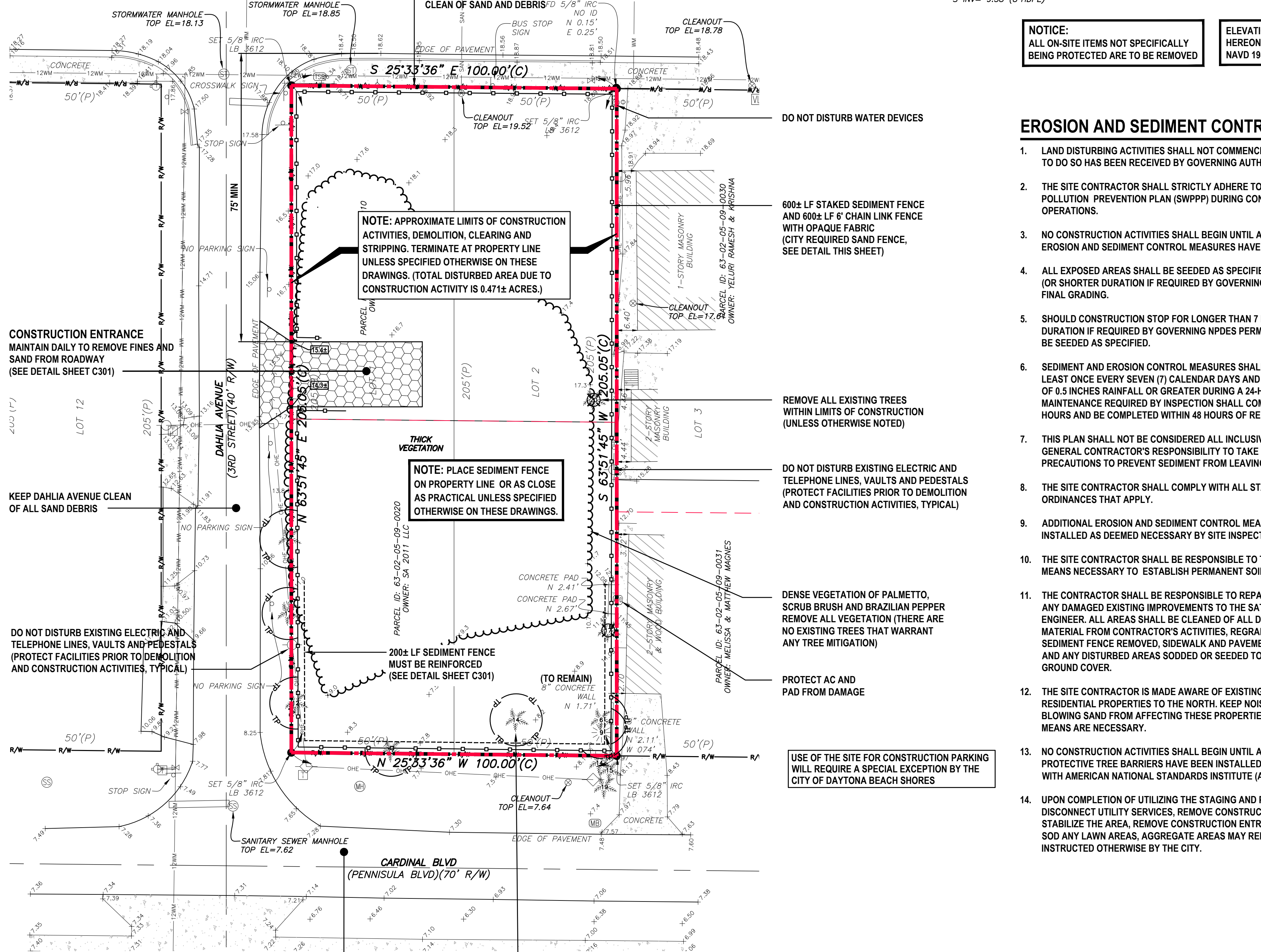
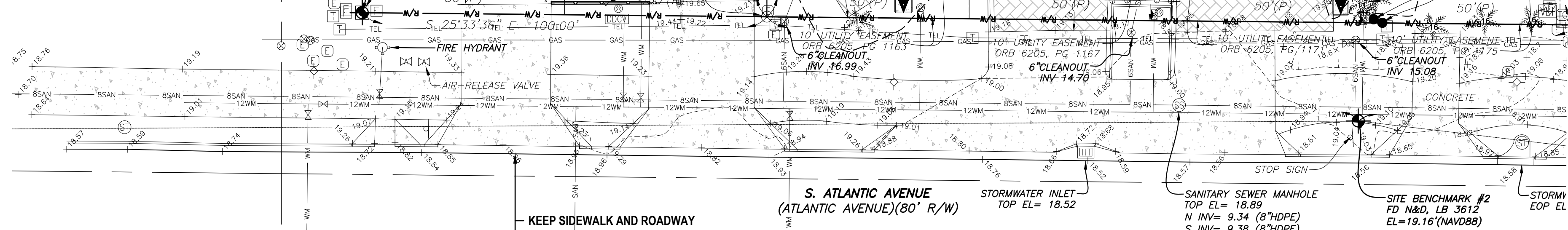
STORMWATER POLLUTION
PREVENTION PLAN

STAGING AND PARKING AREA
DAHLIA AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No: 230610
DATE: MARCH 8, 2024
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 20'

SHEET NUMBER:

C302



NOTICE:
THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR THE FILL
NPDES "NOT" A MINIMUM OF 72 HOURS PRIOR TO ANY LAND DISTURBANCE
AND FILE THE "NOT" WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION

NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATION OF THE CONSTRUCTION TRAILER AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

**ELEVATIONS SHOWN
HEREON BASED ON
NAVD 1988 DATUM**

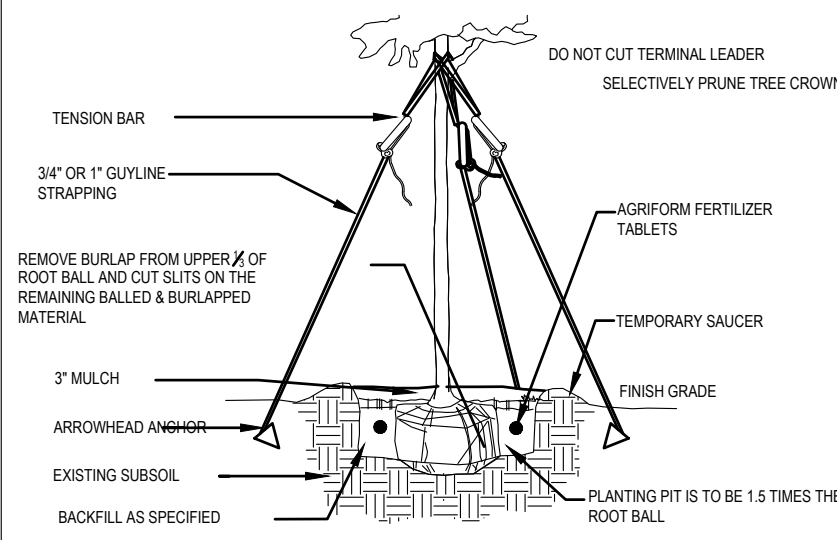
**USE OF THE SITE FOR CONSTRUCTION PARKING
WILL REQUIRE A SPECIAL EXCEPTION BY THE
CITY OF DAYTONA BEACH SHORES**

Always call 811 before you dig

NOT TO SCALE

C900

Tree Frog Environmental Products®
(formerly Arborguy®)
PRO20/PRO40/PRO60/PRO80STAKING DETAIL



Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

- *Specify Anchor
1. Biodegradable (soft or hard soil)
 2. Nylon (soft soil)
 3. Heavy Duty (hard soil)

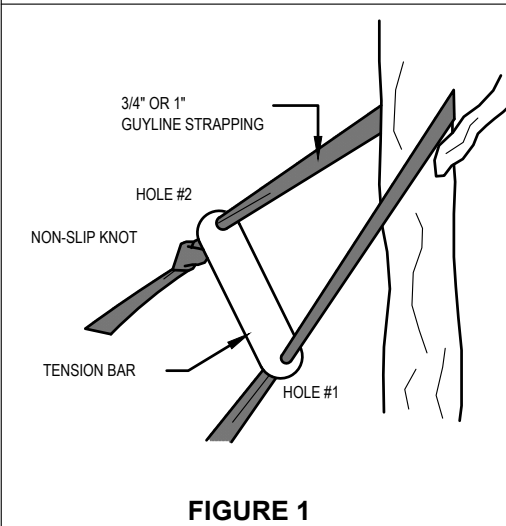


FIGURE 1

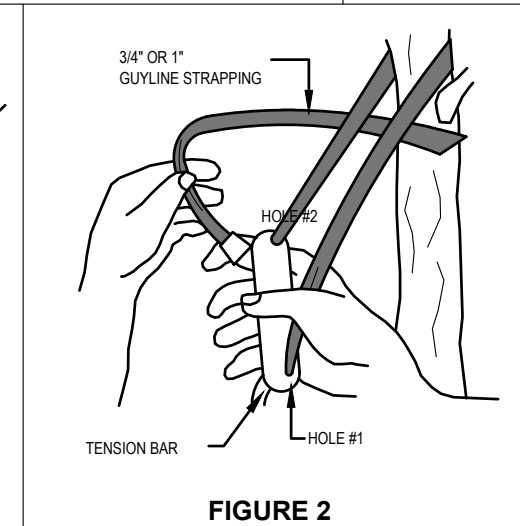


FIGURE 2

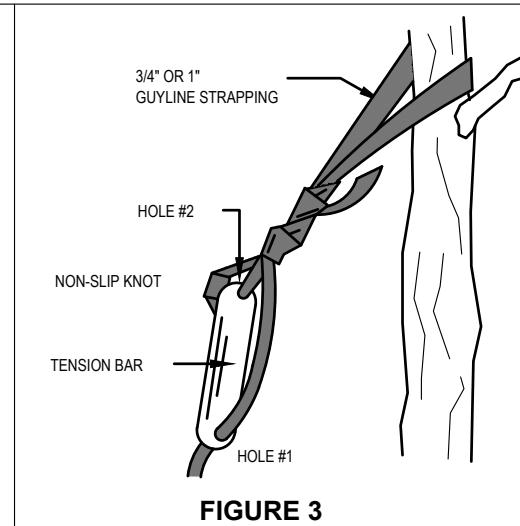
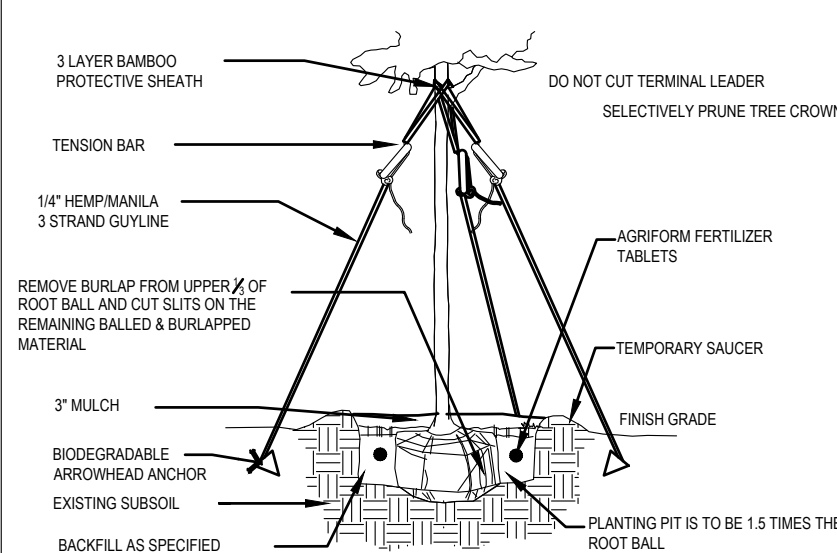


FIGURE 3

Tree Frog Environmental Products®
(formerly Arborguy®)
BIODEGRADABLE TREE GUYING DETAIL



The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

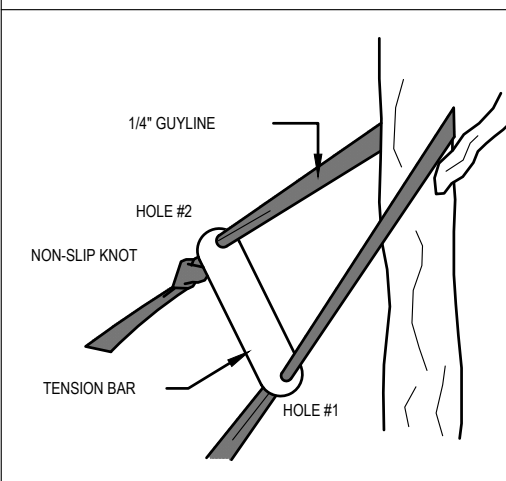


FIGURE 1

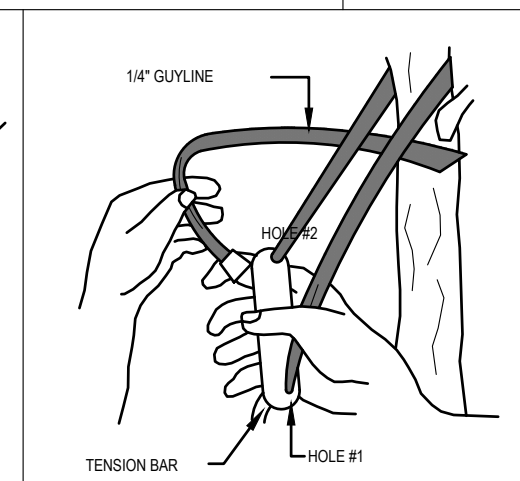


FIGURE 2

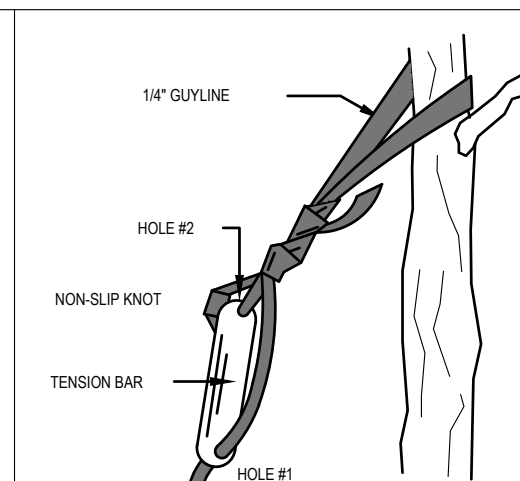


FIGURE 3

NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

PHONE: (352) 735-7411 EMAIL: info.treefrogpe@gmail.com

Tree Frog® PRO20 SYSTEM

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4" x 3-3/4")

Tree Frog® PRO40 SYSTEM

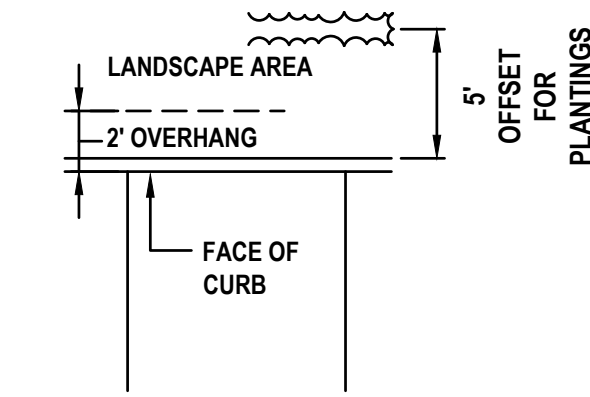
PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 3/4" x 4 1/2")

Tree Frog® PRO60 SYSTEM

PRO60:
For up to 6" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 3/4" x 4 1/2")

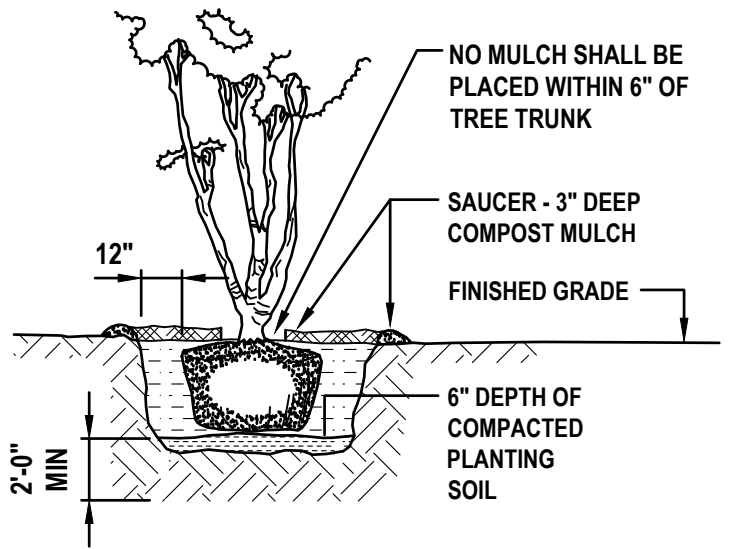
Tree Frog® PRO80 SYSTEM

PRO80:
For up to 8" Caliper Trees
(4) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead * Anchors (4 3/4" x 4 1/2")



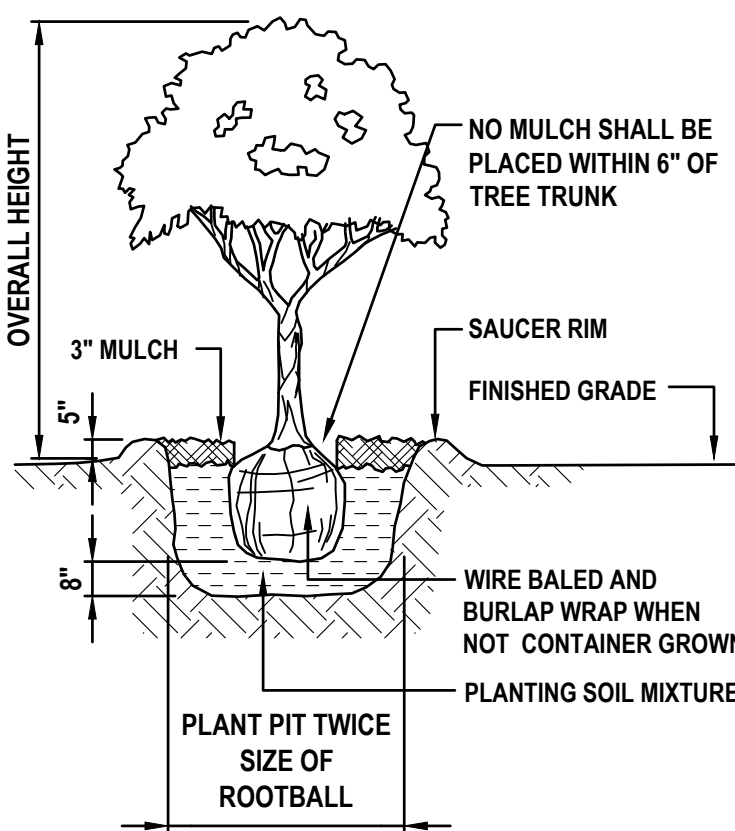
TYPICAL OVERHANG SPACE WITH HEDGE DETAIL

NOT TO SCALE



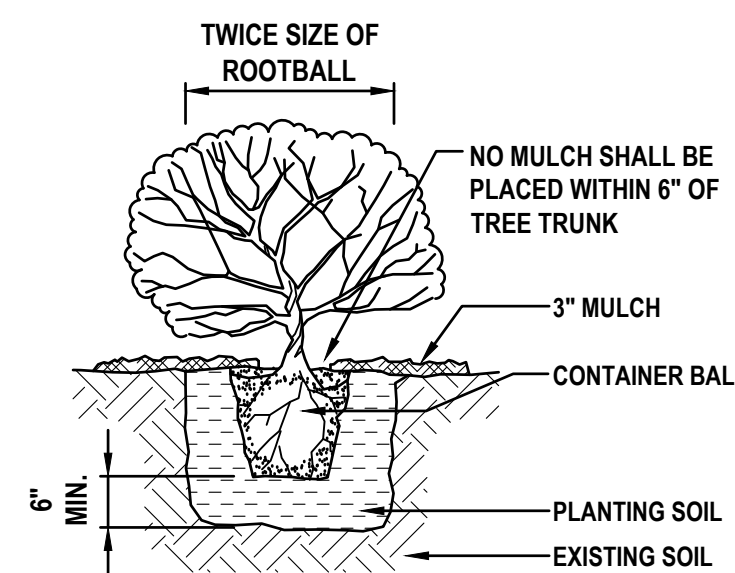
MULTI-TRUNK PLANTING DETAIL

NOT TO SCALE



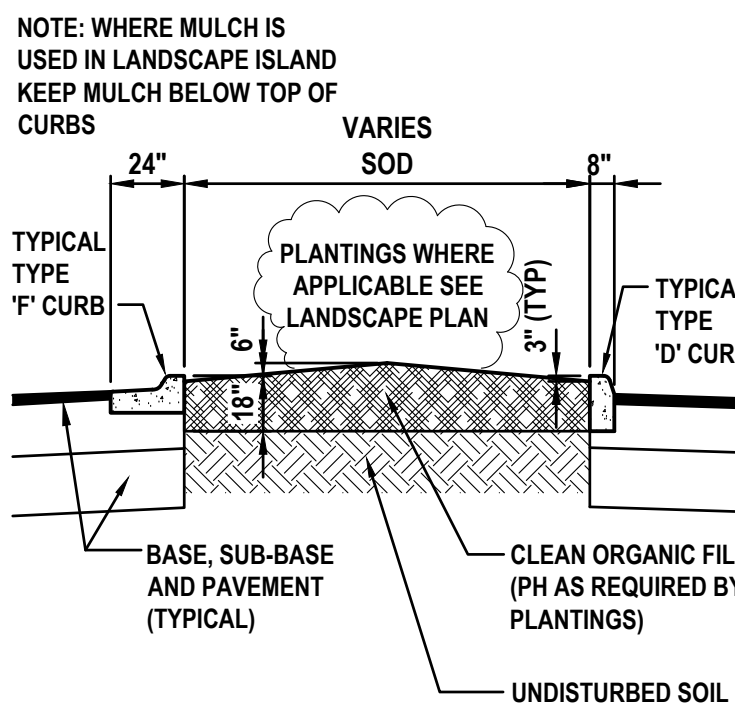
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

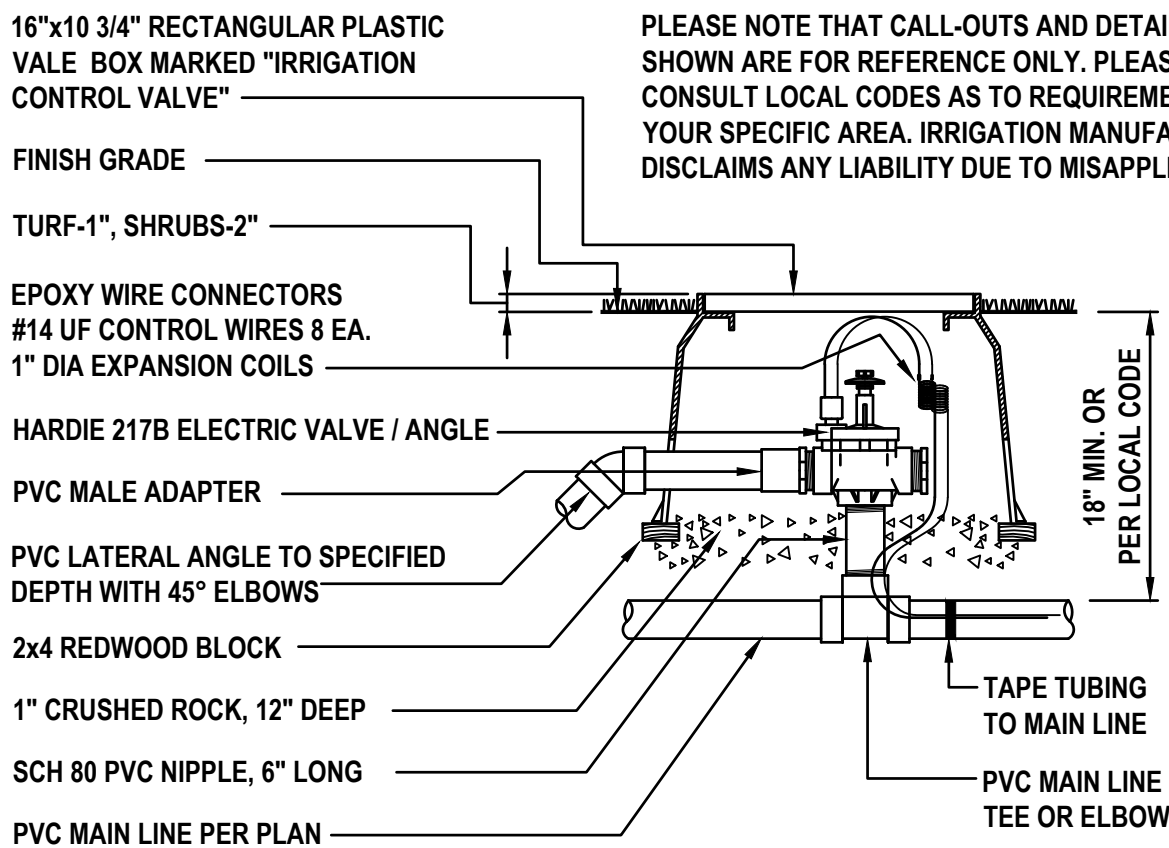


ISLAND PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.
3. SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PLANTING BEDS SHALL BE TREATED WITH HERBICIDE. USE AS DIRECTED BY MANUFACTURERS.
9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF DBH.
31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
32. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DESIGN-BUILD OF ITS IRRIGATION PIPING AND HEADS TO PROVIDE A LOOPED SYSTEM WITH A 2" MINIMUM SIZE. AN IRRIGATION PLAN SHALL BE PREPARED AND PROVIDED TO CITY STAFF.
33. CONTRACTOR SHALL ENSURE ANY/ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.

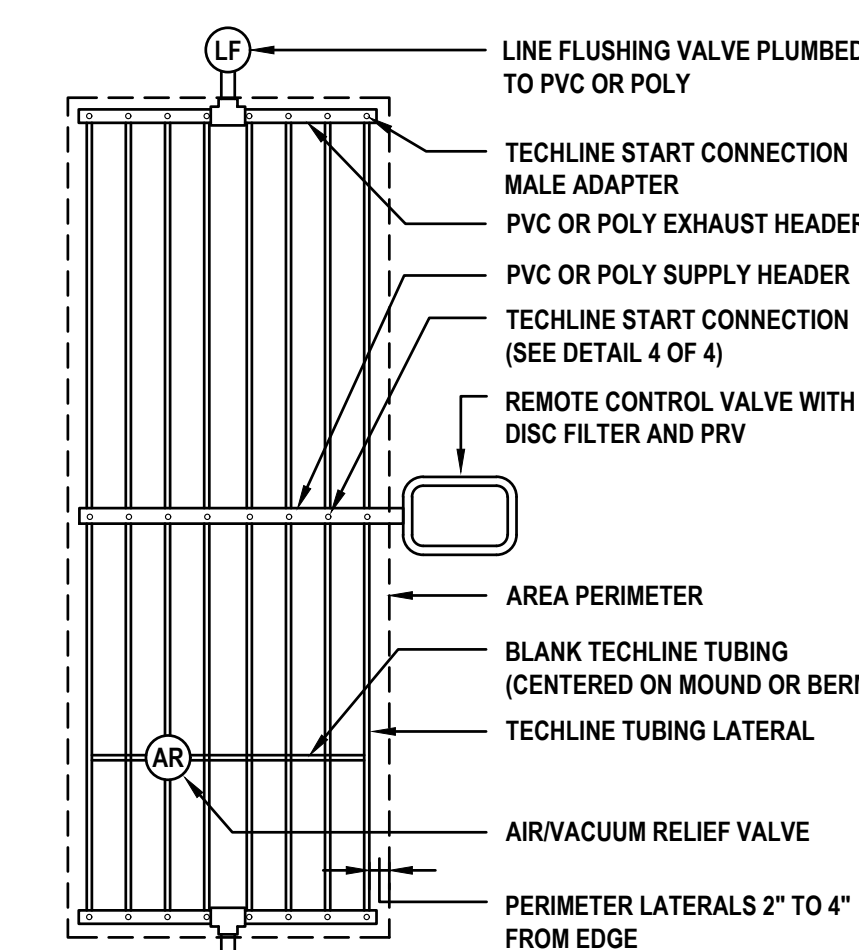


VALVE AND BOX DETAIL

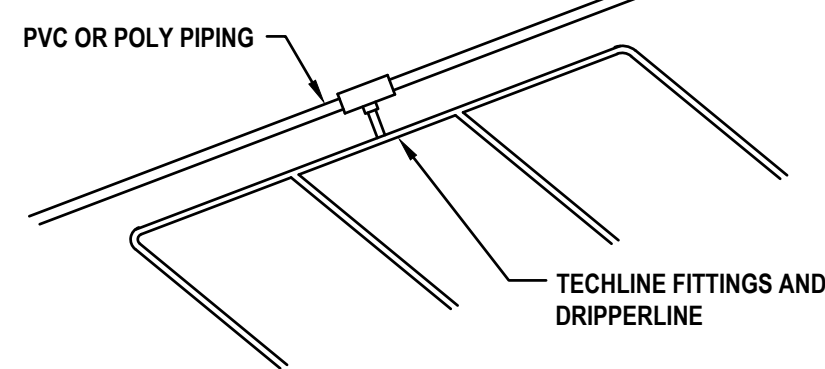
NOT TO SCALE

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
2. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
3. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
4. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
5. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.
6. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
7. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.
8. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCR OACH INTO THE DRIP LINE AREA OF TREES.
9. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
10. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
11. ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.
12. ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.
13. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
14. ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN) AND SHALL.
15. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
16. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS.
17. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR)



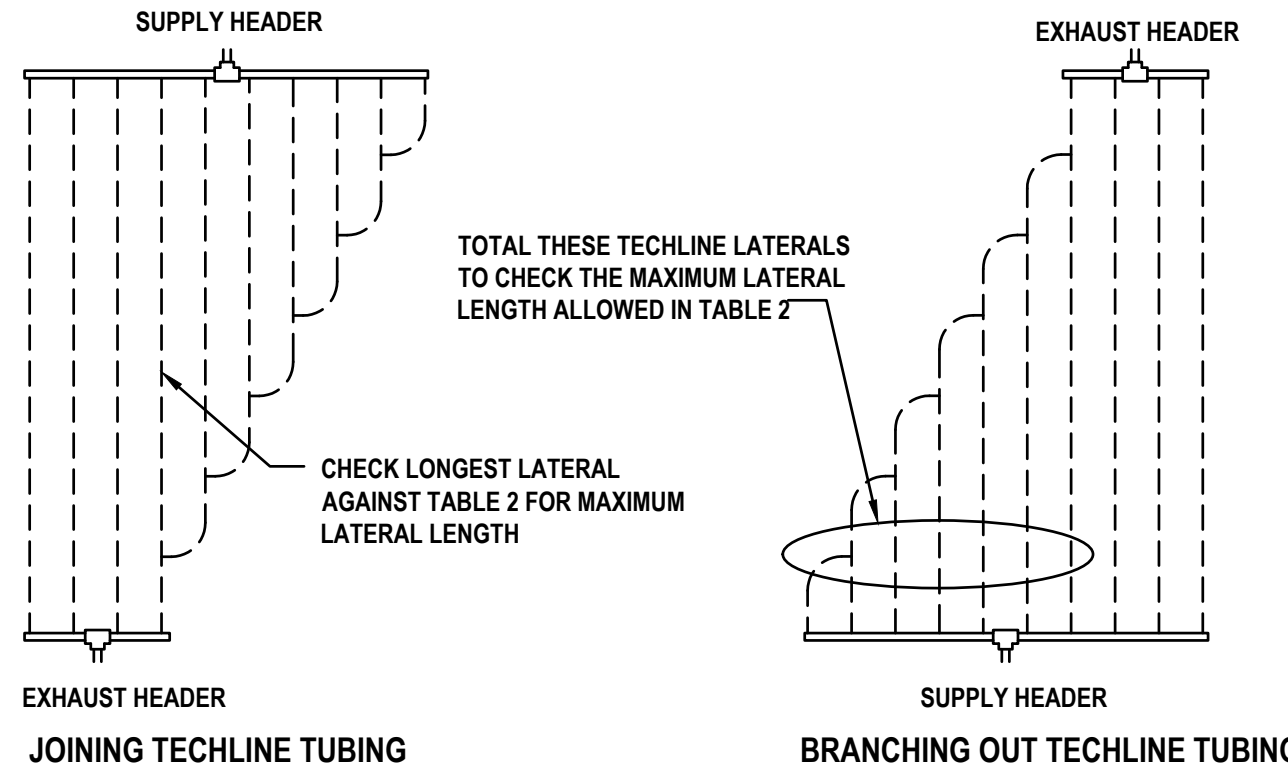
TECHLINE CENTER FEED LAYOUT



CREATING SUB-HEADERS TO REDUCE GLUE/SADDLE JOINTS

NETAFIM DETAIL

NOT TO SCALE



CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

OTHER FEED LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHED OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 2.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 0.5 GPM IN THE "SUB-HEADER" ZONE.

ZONE WATER REQUIREMENTS:

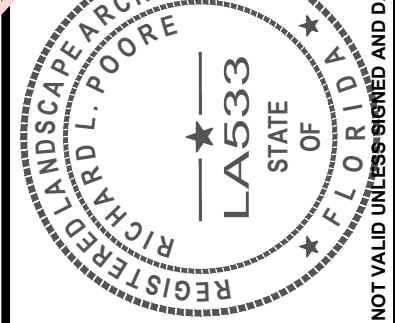
ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MAINLINE, SUBMAIN AND SUPPLY/EXHAUST HEADER SIZING, VALVE, FILTER, AND REGULATOR SELECTION.,

TABLE 2: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)												
EMITTER SPACING		12"			18"			24"				
EMITTER FLOW (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	
20 psi		444	326	256	194	631	463	365	277	465	353	
25 psi		496	364	287	217	706	518	409	310	519	395	
35 psi		578	423	333	253	821	604	476	361	605	461	
45 psi		641	470	370	281	913	670	529	401	673	513	

REVISIONS

DATE	DESCRIPTION
08/05/24	REV PER 7/8 DBS
	COMMENTS

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2024.08.06
15:54:31 -0400



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, R.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LUPHAM INC.
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 00003612 LC # 00003612

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LANDSCAPE - IRRIGATION DETAILS AND NOTES
STAGING AND PARKING AREA
DAHLIA AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No: 230610
DATE: MARCH 8, 2024
DESIGN BY: RLP
DRAWN BY: JMB
CHECKED BY: RLP
SCALE: 1" = 20'
SHEET NUMBER:

L300

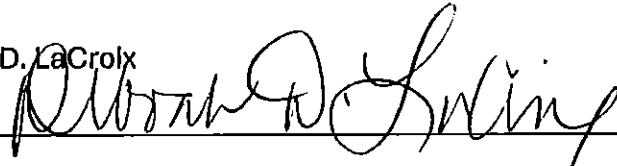
**AFFIDAVIT OF COMPLIANCE WITH
PUBLIC NOTICE REQUIREMENTS
CITY OF DAYTONA BEACH SHORES, FLORIDA**

I, the undersigned, hereby certify that I have published a legal ad and posted the property which is the subject of an application for a public hearing pursuant to the Land Development Code of the City of Daytona Beach Shores, Florida, a notice containing the time, date and purpose of the public hearing and address of the subject property. The legal ad was published and the public hearing posters were posted at least ten (10) days prior to the meeting date and a copy of that legal ad and pictures of the public hearing posters are attached. This legal ad was approved by the City prior to being sent.

Case Number: SPEX12024017 Hearing Dates: 10/14 and 10/22, 2024

Typed/Printed Name: Deborah D. LaCroix

Signature (sign after reading):

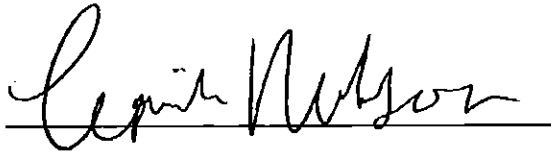


Address: Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114

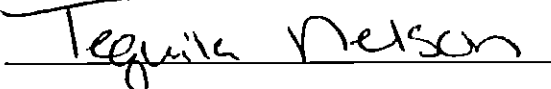
STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing Instrument was acknowledged before me this 17th day of September 2024, by Deborah D. LaCroix, who is personally known to me.

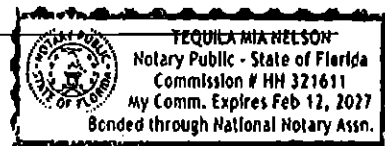


NOTARY PUBLIC – STATE OF FLORIDA

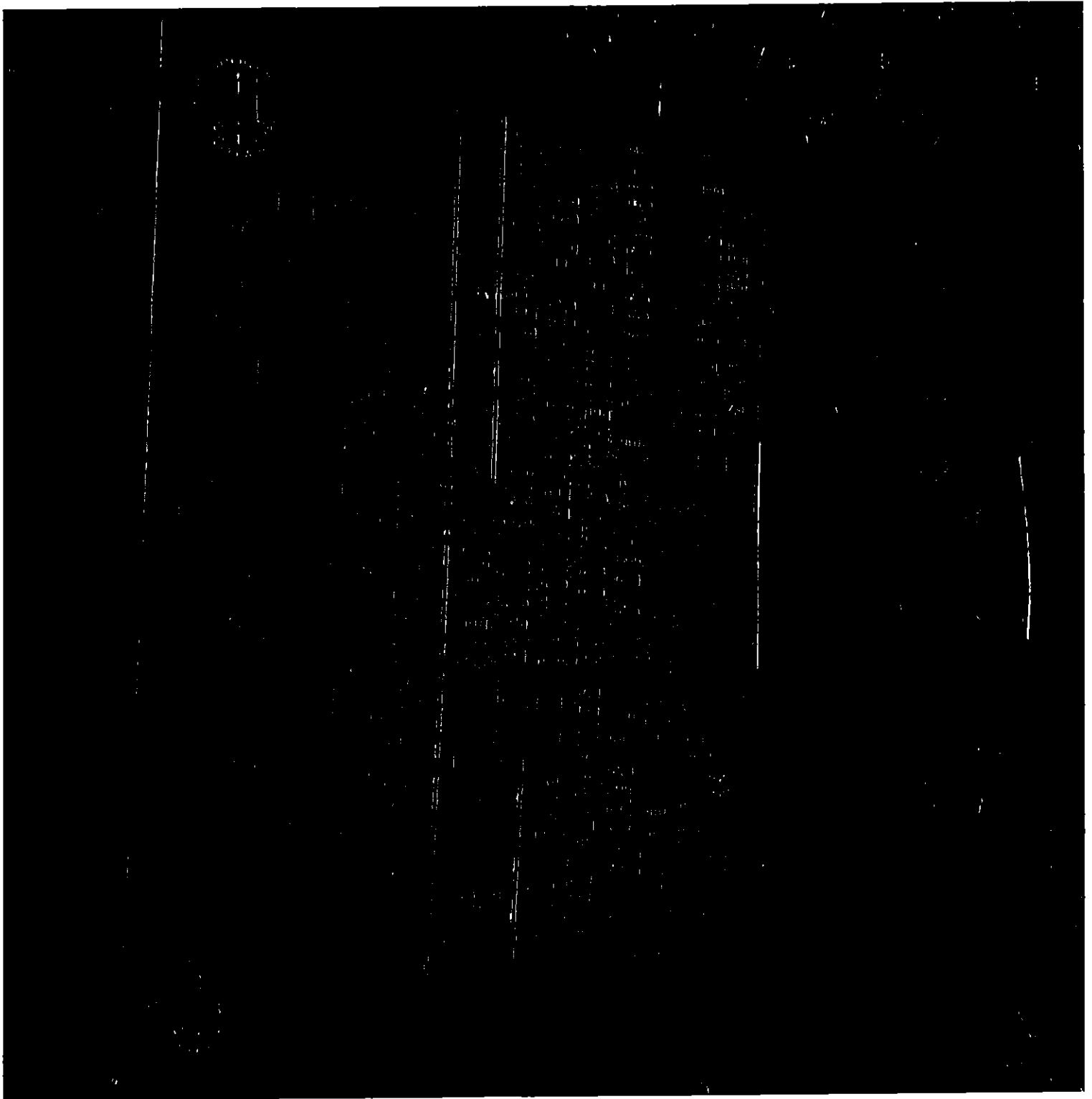


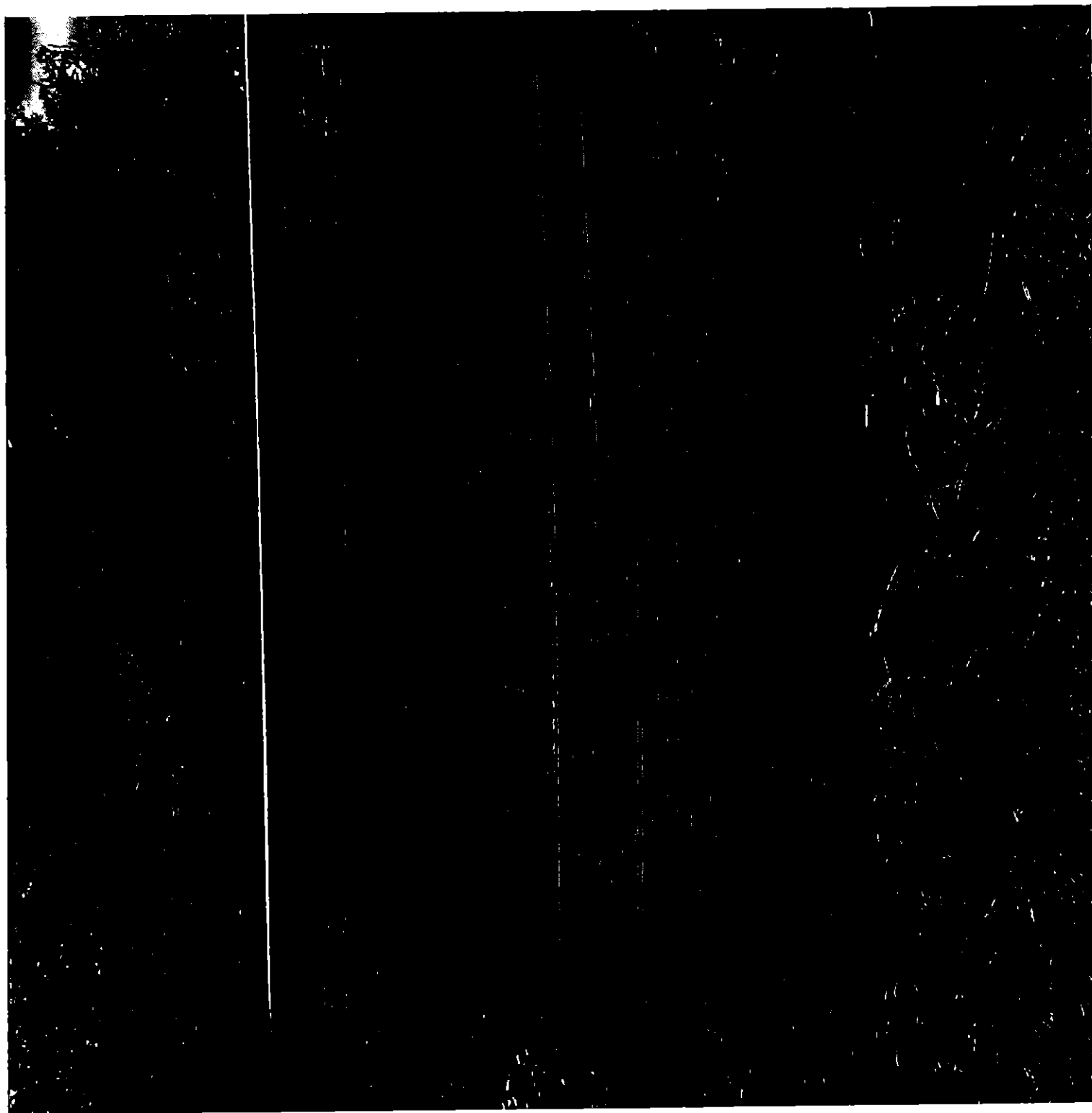
NAME OF NOTARY – TYPED OR PRINTED

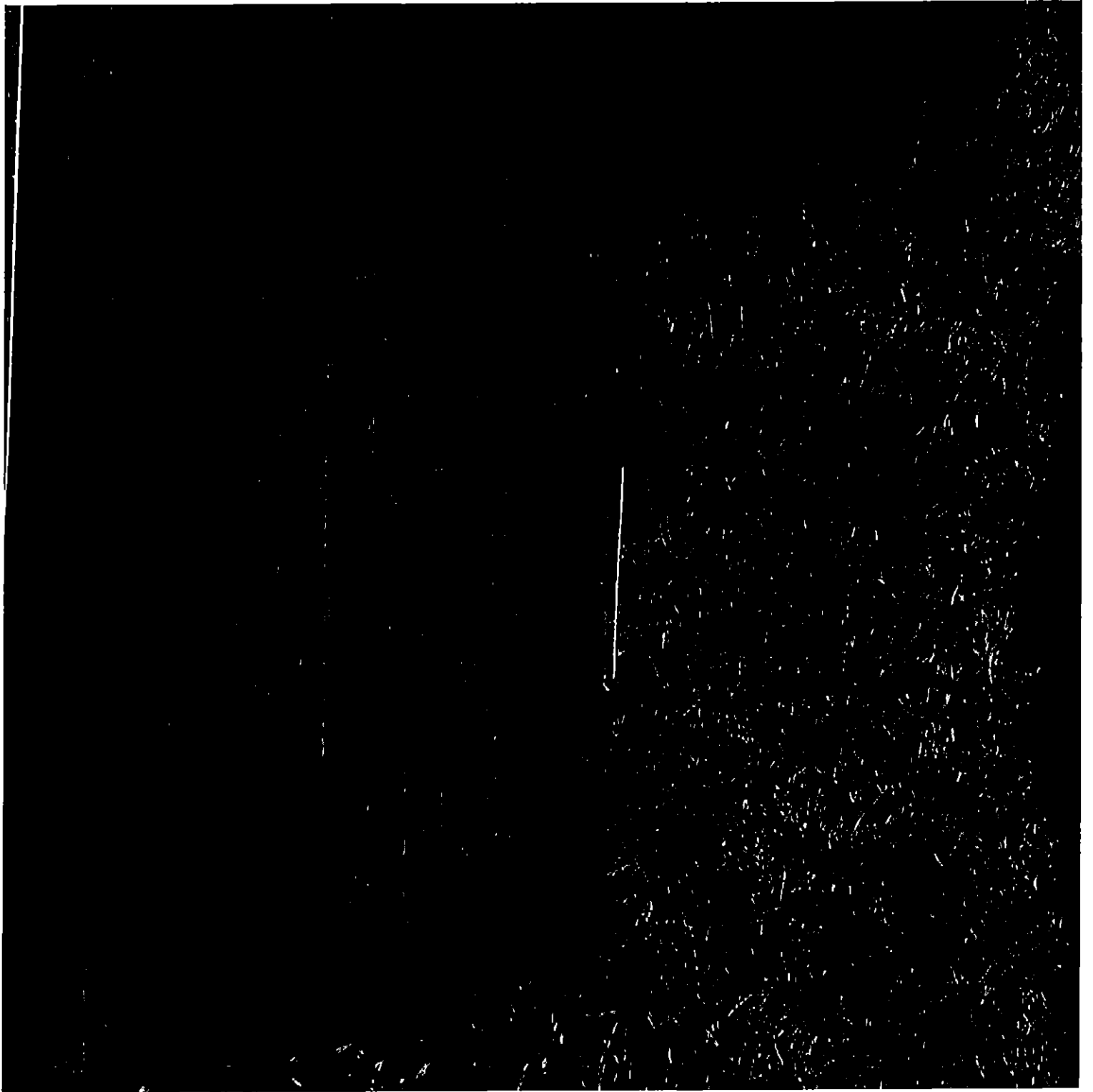
COMMISSION



 public notices







**AFFIDAVIT OF COMPLIANCE WITH
PUBLIC NOTICE REQUIREMENTS
CITY OF DAYTONA BEACH SHORES, FLORIDA**

I, the undersigned, hereby certify that I have mailed via Certified Mail to the following named property owners, whose property is abutting that property which is the subject of an application for a public hearing pursuant to the Land Development Code of the City of Daytona Beach Shores, Florida, a notice containing the time, date and purpose of the public hearing and address of the subject property. The notices were sent at least thirty (30) days prior to the meeting date and a copy of that letter and mailing list are attached. This letter was approved by the City prior to being sent.

Case Number: SPEX12024017 Hearing Dates: 10/14 and 10/22, 2024

Typed/Printed Name: Deborah D. LaCroix

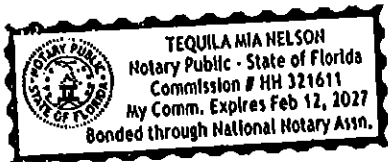
Signature (sign after reading):

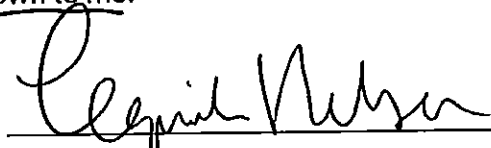
Address: Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114

STATE OF FLORIDA

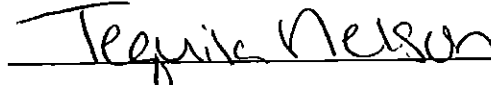
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 17th day of September 2024, by Deborah D. LaCroix, who is personally known to me.





NOTARY PUBLIC – STATE OF FLORIDA



NAME OF NOTARY – TYPED OR PRINTED

HH321611

COMMISSION

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Andrew C. Grant
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



Daytona Beach • DeLand
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
(386) 255-8171 | CobbCole.Com

Jessica L. Gow
Sydney V. Cichon
Anthony E. Aguanno
Bayless D. Bunyard
Anne M. Keluri
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halford

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1920-2008)

September 11, 2024

NOTICE OF PUBLIC HEARING

To: Abutting Property Owners

The owner of the property located at the southwest quadrant of Dahlia Avenue and S. Atlantic Avenue, in Daytona Beach Shores, FL, (Volusia County Parcel ID Nos. 6302-05-09-0010 and 6302-05-09-0020) has submitted an application to the City of Daytona Beach Shores for a Special Exception which would allow for the temporary use of the property for construction trailer and parking during the construction of LIV Condominium as indicated on Upham Sheet C901, attached hereto. The perimeter of the property will be secured with a 6' fence with opaque screening, and palm trees planted around the property.

The City will hold public hearings to consider the application submitted by Cobb Cole, by Robert A. Merrell III, Esquire, on behalf of SA2011, LLC, Owner of the subject property.

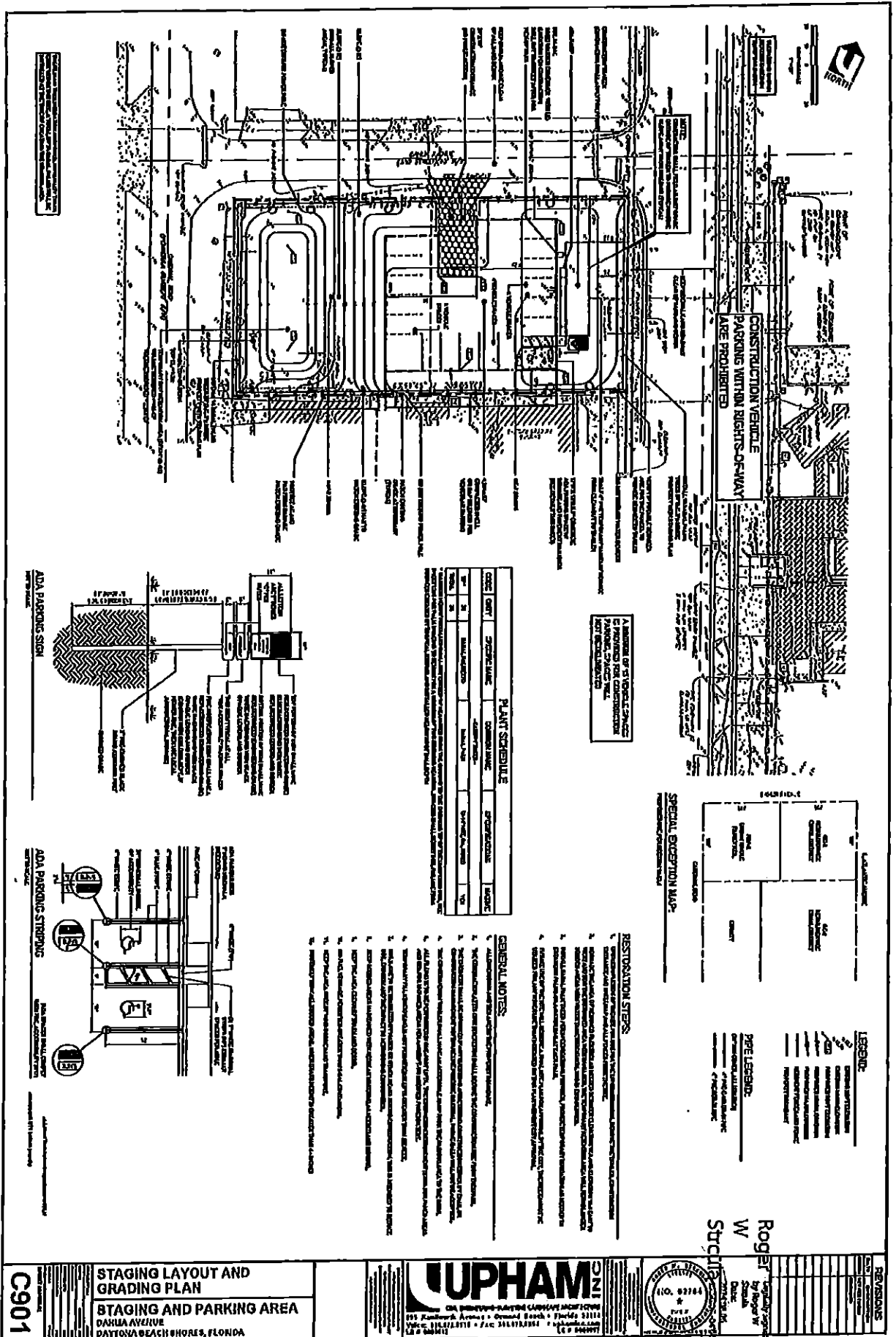
The Planning and Zoning Board will hold a Public Hearing on October 14, 2024, beginning at 8:30 a.m. Thereafter, the Daytona Beach Shores City Commission will hold a Public Hearing on October 22, 2024 beginning at 6:00 pm. All meetings will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores. If it will be necessary to reschedule any public meeting to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

All interested parties may appear at these public hearings and will be given an opportunity to be heard. All interested parties are invited to appear at these public hearings and submit oral or written objections or comments. The application is available for public review or copying at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. In accordance with the American Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than five days prior to the hearing. For more information, please contact the City Planner at 386-763-5376.

Sincerely,

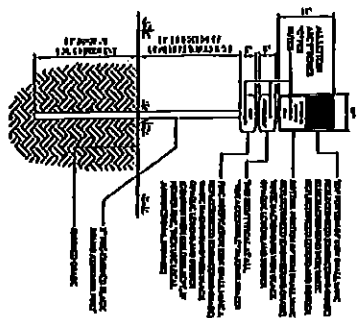
A handwritten signature in black ink, appearing to read "R. Merrell III".

Robert A. Merrell III
Email: Rob.Merrell@CobbCole.com
386/323-9263

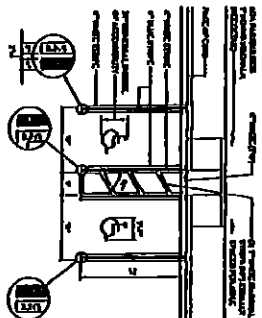


NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL MATERIALS ARE TO BE FURNISHED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

ADA PARKING SIGN



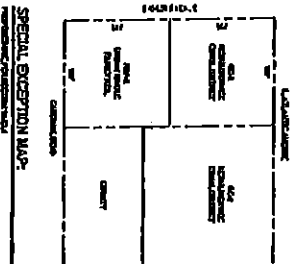
ADA PARKING STRIPES



PLANT SCHEDULE

QTY	DESCRIPTION	UNIT	AMOUNT
1	CONCRETE PAVEMENT	SQ. YD.	100
1	ASPHALT PAVEMENT	SQ. YD.	100
1	GRAVEL	CY	100
1	CRACK SEALANT	GA.	100
1	PAINT	GA.	100
1	STRIPE PAINT	GA.	100
1	CONCRETE CURB	LINEAL FT.	100
1	ASPHALT CURB	LINEAL FT.	100
1	GRAVEL CURB	LINEAL FT.	100
1	CRACK SEALANT	GA.	100
1	PAINT	GA.	100
1	STRIPE PAINT	GA.	100

- RESTORATION STEPS:**
1. REMOVE EXISTING PAVEMENT TO SUBGRADE.
 2. GRAD SUBGRADE TO DESIRED ELEVATION.
 3. SPREAD AND COMPACT GRAVEL TO DESIRED ELEVATION.
 4. SPREAD AND COMPACT ASPHALT TO DESIRED ELEVATION.
 5. SPREAD AND COMPACT CONCRETE TO DESIRED ELEVATION.
 6. FINISH SURFACE TO DESIRED ELEVATION.
 7. CRACK SEALANT TO DESIRED ELEVATION.
 8. PAINT TO DESIRED ELEVATION.
 9. STRIPE PAINT TO DESIRED ELEVATION.
 10. CONCRETE CURB TO DESIRED ELEVATION.
 11. ASPHALT CURB TO DESIRED ELEVATION.
 12. GRAVEL CURB TO DESIRED ELEVATION.
 13. CRACK SEALANT TO DESIRED ELEVATION.
 14. PAINT TO DESIRED ELEVATION.
 15. STRIPE PAINT TO DESIRED ELEVATION.



- LEGEND**
- EXISTING PAVEMENT
 - NEW PAVEMENT
 - EXISTING CURB
 - NEW CURB
 - EXISTING STRIPE
 - NEW STRIPE
 - EXISTING SIGN
 - NEW SIGN
 - EXISTING TREE
 - NEW TREE
 - EXISTING FENCE
 - NEW FENCE
 - EXISTING ROAD
 - NEW ROAD
 - EXISTING DRAINAGE
 - NEW DRAINAGE

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED FOR PERMIT
2	10/1/2014	ISSUED FOR CONSTRUCTION

APPROVED

DESIGNED BY Roger W. Sturges

CHECKED BY [Signature]

DATE 10/1/2014

STAGING LAYOUT AND GRADING PLAN

STAGING AND PARKING AREA

DARMA AVENUE

DAYTONA BEACH SHORES, FLORIDA

C901

UPHAM

11111 N. W. 11th Ave., Suite 100, Fort Lauderdale, FL 33304

TEL: 954.344.1111 FAX: 954.344.1112

WWW.UPHAMINC.COM

Cobb Cole
Robert A. Merrell III
1 DAYTONA BLVD STE 600
DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2638 47

OBRIEN REAL ESTATE LLC
OBRIEN REAL ESTATE LLC
6418 HIGHFIELD VILLAGE DR
PORT ORANGE FL 32128-0920



\$6.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



Stamps
and
FIMs

062S0011716298

Debi LaCroix

From: Certified Mail Labels <no_reply@certifiedmaillabels.com>
Sent: Saturday, September 14, 2024 9:23 AM
To: Debi LaCroix
Subject: Certified Mail Electronic Delivery Confirmation

Certified Mail Labels

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USPS Certified Mail Number: **9407111898765484263847**

Addressed To:
OBRIEN REAL ESTATE LLC
OBRIEN REAL ESTATE LLC
6418 Highfield Village Drive
Port Orange, FL 32128

Your Reference: 51247-9061

This item was delivered to an individual at the address at 12:24 pm on September 11, 2024 in PORT ORANGE, FL 32128.

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Cobb Cole
Robert A. Merrell III
1 DAYTONA BLVD STE 600
DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2802 80

JOHN DONIGAN JR AND SUSAN DONIGAN
3628 CARDINAL BLVD
DAYTONA BEACH FL 32118-7608



\$5.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923276



STAMPS
evidence

06280011718298

Debi LaCroix

From: Certified Mail Labels <no_reply@certifiedmaillabels.com>
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To: Debi LaCroix
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Certified Mail Labels

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USPS Certified Mail Number: 9407111898765484260280

Addressed To:

JOHN DONIGAN JR AND SUSAN DONIGAN
3628 Cardinal Blvd.
Daytona Beach, FL 32118

Your Reference: **51247-9061**

This item was Your Item was picked up at a postal facility at 10:05 am on September 14, 2024 in
DAYTONA BEACH, FL 32114.

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Robert A. Merrell III
1 DAYTONA BLVD STE 600
DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2676 62

MATTHEW AND MELISSA MAGNES
314 COBLE DR
LONGWOOD FL 32779-4509



\$6.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11823276



08250011718299

Debi LaCroix

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Sent: Saturday, September 14, 2024 9:24 AM
To: Debi LaCroix
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USPS Certified Mail Number: 9407111898765484267562

Addressed To:

MATTHEW AND MELISSA MAGNES
314 Coble Drive
Longwood, FL 32779

Your Reference: 51247-9061

This item was delivered to an individual at the address at 11:04 am on September 11, 2024 in LONGWOOD, FL 32779.

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Robert A. Merrell III
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DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2666 33

RAMESH & KRISTINA YELURI TRUST
3137 S ATLANTIC AVE APT 4
DAYT BCH SH FL 32118-6262



\$6.54 US POSTAGE

FIRST-CLASS

Sep 11 2024

Mailed from ZIP 32114

1 OZ FIRST-CLASS MAIL LETTER
RATE

11023276



stamps
evidence

062S0010937440

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Sent: Saturday, September 14, 2024 9:24 AM
To: Debi LaCroix
Subject: Certified Mail Electronic Delivery Confirmation

Certified Mail Label

This is an Electronic Delivery Confirmation to inform you that a USPS Certified Mail item created on 09/11/2024 14:33:35 has been delivered.

USPS Certified Mail Number: **9407111898765484266633**

Addressed To:

RAMESH & KRISTINA YELURI TRUST
3137 S. Atlantic Avenue
Unit 4
Daytona Beach Shores, FL 32118

Your Reference: 51247-9061

This item was delivered to an individual at the address at 1:40 pm on September 11, 2024 in DAYTONA BEACH, FL 32118.

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DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2652 61

OCEANSIDE CONDO ASSOCIATION INC
3620 CARDINAL BLVD APT A3
DAYTONA BEACH FL 32118-7647



\$6.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11829275



stamps
indicata

09280010937441

Debi LaCroix

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Sent: Saturday, September 14, 2024 9:23 AM
To: Debi LaCroix
Subject: Certified Mail Electronic Delivery Confirmation

Certified Mail Labels

This is an Electronic Delivery Confirmation to inform you that a USPS Certified Mail Item created on 09/11/2024 14:20:58 has been delivered.

USPS Certified Mail Number: 9407111898765484265261

Addressed To:

OCEANSIDE CONDO ASSOCIATION INC
3620 Cardinal Blvd.
Unit A3
Port Orange, FL 32118

Your Reference: 51247-9061

This item was delivered to an individual at the address at 11:11 am on Sep 11, 2024 in DAYTONA BEACH, FL 32118.

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DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2611 33

ATLANTIC TERRACE CONDO ASSOCIATION
3629 S ATLANTIC AVE
DAYT BCH SH FL 32118-7601



\$5.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11023276



08260011485640

Debi LaCroix

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Sent: Saturday, September 14, 2024 9:24 AM
To: Debi LaCroix
Subject: Certified Mail Electronic Delivery Confirmation

Certified Mail Label

This is an Electronic Delivery Confirmation to Inform you that a USPS Certified Mail Item created 09/11/2024 14:36:56 has been delivered.

USPS Certified Mail Number: **9407111898765484261133**

Addressed To:

**ATLANTIC TERRACE CONDO ASSOCIATION
3629 S. Atlantic Avenue
Daytona Beach Shores, FL 32118**

Your Reference: **51247-9061**

This Item was Your Item was delivered to an individual at the address at 3:57 pm on September 11, 2024 in DAYTONA BEACH, FL 32118.

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Robert A. Merrell III
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DAYTONA BEACH FL 32114-1212

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9407 1118 9876 5484 2836 61

COUNTY OF VOLUSIA
PUBLIC WORKS/COASTAL DIVISION
123 W INDIANA AVE STE A
DELAND FL 32720-4615



\$6.84 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE
11823275



062S0010282496

Debi LaCroix

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Sent: Saturday, September 14, 2024 9:24 AM
To: Debi LaCroix
Subject: Certified Mail Electronic Delivery Confirmation

Certified Mail Label

This is an Electronic Delivery Confirmation to inform you that a USPS Certified Mail Item created on 09/11/2024 14:40:08 has been delivered.

USPS Certified Mail Number: 9407111898765484283661

Addressed To:
COUNTY OF VOLUSIA
PUBLIC WORKS/COASTAL DIVISION
123 W. Indiana Avenue
DeLand, FL 32720

Your Reference: 51247-9061

This item was picked up at a postal facility at 9:05 am on September 13, 2024 in **DELAND, FL 32720**.

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DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2630 38

GABRIEL DILLON-BOWMAN
3617 CARDINAL BLVD
DAYT BCH SH FL 32118-7607



\$5.54 US POSTAGE
FIRST-CLASS
Sep 11 2024
Mailed from ZIP 32114
1 OZ FIRST-CLASS MAIL LETTER
RATE

11923276



082S0011485845

Remove X

Tracking Number:

9407111898765484263038

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Latest Update

Your item could not be delivered on September 28, 2024 at 10:39 am in DAYTONA BEACH, FL 32115. It was held for the required number of days and is being returned to the sender.

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USPS Tracking Plus®

Feedback

Alert

● **Unclaimed/Being Returned to Sender**
DAYTONA BEACH, FL 32115
September 28, 2024, 10:39 am

● **Reminder to Schedule Redelivery of your item**
September 18, 2024

● **Notice Left (No Authorized Recipient Available)**
DAYTONA BEACH, FL 32118
September 13, 2024, 12:18 pm

● **Arrived at USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
September 12, 2024, 10:12 pm

● **In Transit to Next Facility**
September 12, 2024

● **Arrived at USPS Regional Facility**

- ORLANDO FL DISTRIBUTION CENTER
September 11, 2024, 9:45 pm
- Accepted at USPS Origin Facility
DAYTONA BEACH, FL 32114
September 11, 2024, 8:30 pm
- Shipping Label Created, USPS Awaiting Item
DAYTONA BEACH, FL 32114
September 11, 2024, 9:13 am
- Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

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USPS Tracking Plus®	▼
Product Information	▼
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Track Another Package

Enter tracking or barcode numbers

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FAQs

Cobb Cole
Robert A. Morrell III
1 DAYTONA BLVD STE 600
DAYTONA BEACH FL 32114-1212

USPS CERTIFIED MAIL



9407 1118 9876 5484 2647 38

MARY KAY SPAGNUOLO LIFE ESTATE
600 HARVEY ST
SHINNSTON WV 26431-1024



\$6.84 US POSTAGE
FIRST-CLASS
Sep 11 2024
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1 OZ FIRST-CLASS MAIL LETTER
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STAMPS
OFFICIAL

062S0010937442

Tracking Number:

Remove X

9407111898765484264738

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Latest Update

Your item could not be delivered on October 1, 2024 at 3:46 pm in SHINNSTON, WV 26431. It was held for the required number of days and is being returned to the sender.

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Feedback

Alert

- **Unclaimed/Being Returned to Sender**
SHINNSTON, WV 26431
October 1, 2024, 3:46 pm

- **Reminder to Schedule Redelivery of your item**
September 21, 2024

- **Notice Left (No Authorized Recipient Available)**
SHINNSTON, WV 26431
September 16, 2024, 12:17 pm

- **Arrived at USPS Regional Destination Facility**
CHARLESTON WV PROCESSING CENTER
September 14, 2024, 1:18 pm

- **In Transit to Next Facility**
September 13, 2024

- **Arrived at USPS Regional Origin Facility**

- ORLANDO FL DISTRIBUTION CENTER
September 11, 2024, 9:45 pm
- Accepted at USPS Origin Facility
DAYTONA BEACH, FL 32114
September 11, 2024, 8:30 pm
- Shipping Label Created, USPS Awaiting Item
DAYTONA BEACH, FL 32114
September 11, 2024, 9:17 am
- Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

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USPS Tracking Plus®	▼
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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

PLANNING ANALYSIS

SPEX12024017

A. BACKGROUND

The subject application was submitted to the City May 2, 2024, by The Cobb Cole Law Firm. The two adjacent parcels of land subject to this special exception are owned by SA 2011, LLC. These parcels, which together comprise 0.47 of an acre, are undeveloped vacant lots in the 3600 block of Daytona Beach Shores, located at the southwest corner of Dahlia Avenue and S. Atlantic Avenue. The owner is seeking to use these lots for temporary vehicle parking and temporary placement of an office trailer during construction of the LIV Condominium at 3635/3637 S. Atlantic Avenue. Temporary parking is only permitted as a principal use on the subject properties through an approved Special Exception.

B. ZONING AND LAND USE

Subject Properties:

(1) East Parcel, GC-2 (Retail/Service Commercial District): **Vacant, 0.235 acre**

(2) West Parcel, RSF-2 (Urban Single-Family Residential Detached District): **Vacant, 0.235 acre**

Surrounding Properties:

North: (easterly): GC-2 – **Coastal Lending, Beachside Title, and Dahlia Surf Studio** on the first floor with **legal non-conforming apartments** above

(westerly): RSF-2 – **Single Family Residence**

South: (easterly): GC-2 – **Legal non-conforming apartments** – < 10 units

(westerly): Volusia County Residential Zoning - **Single Family Residence**

East: T/RMF-1 - **Atlantic Terrace Timeshare** – 22 units

West: Port Orange Residential Zoning - **Oceanside Condominium** – 20 units

C. PROJECT DESCRIPTION

The subject properties are adjacent vacant lots located immediately south of Dahlia Avenue in Daytona Beach Shores. The eastern lot, bearing Volusia County Parcel Identification Number 6302 0509 0010, is bordered by S. Atlantic Avenue along its east property line. The western lot, bearing Volusia County Parcel Identification Number 6302 0509 0020, is bordered by Cardinal Boulevard along its west property line. Together, the two parcels total 0.47 of an acre and are partially covered with invasive Brazilian Peppers and vines. Seven palm trees are growing in places near the edges of the property; some of these may be on or outside the property lines. Much, but not all, of the vegetation will be cleared to allow a temporary office trailer and temporary parking spaces to be placed and utilized for up to three years during construction of a planned 74-unit residential condominium. This condominium, called LIV Condominium, is planned for 3635/3637 S. Atlantic Avenue, an ocean-front property, which is approximately 81 feet from the project site.

As the east of the two vacant lots is zoned for commercial development and the west lot is zoned for single-family residential development, the developer and engineer have placed the office trailer and all but approximately six of the parking spaces on the east lot. The six parking spaces planned for the west lot are located on or within five feet of the east property line of this lot. The remaining three-quarters plus of the west lot will be graded and sloped to achieve water retention. Before the lots are altered and used, the exterior border of the combined lots will be fenced according to the City's *LDC*, Section 5-11. Once construction of the LIV Condominium is complete, the trailer, shell or rap millings, and fencing will be removed and graded. The disturbed portions of the lot will be sodded and watered, and 24 Sabal Palms will be planted, in a spaced manner, around the perimeter of the combined area of the lots.

Figure 1: Subject Properties – Aerial View and Location



Figure 2: Subject Properties – View from SW Corner of S. Atlantic Avenue and Dahlia Avenue



Figure 3: Subject Properties – View from SE Corner of Cardinal Boulevard and Dahlia Avenue



D. STAFF REVIEW AND COMMENTS

Ordinance 2019-05 amended the City's Land Development Code and authorized the Planning and Zoning Board to make decisions about special exceptions, except where otherwise provided. In the case of temporary parking special exceptions, Section 14-58.1.2.A.8. of the City's LDC provides for temporary parking special exceptions in all City districts, provided certain criteria are met.

Additionally, all special exceptions must meet the review criteria established under *LDC*, Section 14-58.1.1.D.2. and Section 14-63.7. Analysis of the aforementioned sections is provided below in Parts I – III. Criteria analyses are summarized in the criteria evaluation table in Part IV.

Part I – Temporary Parking Special Exception Criteria

LDC, Section 14-58.1.2. Special Exceptions Permitted in All Districts.

A. The following uses are permitted as special exceptions in all districts unless otherwise noted:

8. Temporary Parking, provided:

a. Screening and/or landscaping will be required as a buffer on all non-street property lines.

Staff Comment: The entire combined property perimeter will be screened on all sides by a six-foot chain-link fence layered with fabric screening. Conclusion: According to current plans, minor inconsistencies shown on said plans cause the City to request **Condition #1** to ensure the perimeter fence is constructed according to the City's *LDC*, Section 5-11. *Sand fences*. **Criterion Met under Condition #1.**

b. The hours of operation and noise caused by the parking shall not be inconsistent with the character of the neighborhood.

Staff Comment: Construction hours of operation are limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday and between 10:00 a.m. and 6:00 p.m. on Sundays and specific major holidays according to the City's COO, Section 16-53.(c)(3). While no construction will occur on this site (except establishing the parking areas, fence, gate, and trailer), the parking and office trailer will support activities restricted to stated hours. Neighboring properties support offices and residential uses for which driving, parking, and leaving/entering buildings could consistently occur during the same stated hours. Conclusion: **Criterion Met.**

c. The purpose for the parking shall be within a reasonable distance of said parking.

Staff Comment: This site is 81 feet diagonally across S. Atlantic Avenue from the LIV Condominium construction site. Conclusion: **Criterion Met.**

d. This special exception may be approved for a limited period of time. In this event the city may determine to issue variances relating to certain requirements what would ordinarily be required for a permanent improvement.

Staff Comment: The developer has stated the need for

this Special Exception will not exceed three (3) years from the date of approval. No variances are needed at this time. Conclusion: **Criterion Met.**

- e. ***Pursuant to the authority of section 14-69.1, 5. of this Code, the Planning and Zoning Board is hereby assigned the duties [as] to the granting of special exceptions under this provision. In addition, any recommendations by the Planning and Zoning Board shall require final approval by the City Commission after a public hearing.*** Staff Comment: The Planning and Zoning Board will be asked to make a recommendation to the City Commission at the conclusion of the Planning and Zoning Board hearing. The City Commission will be presented with said recommendation before deciding about final approval of the Special Exception at the hearing on October 22, 2024. Conclusion: **Criterion Met.**
- f. ***Pursuant to the authority of Section 2-2 of this Code, due public notice shall be established.*** Staff Comment: Evidence of due public notice has been provided to the City. Conclusion: **Criterion Met.**
- g. ***All off-beach parking shall be permitted in the GC-RD, GC-1 and GC-2 commercial zoning districts pursuant to this ordinance.*** Staff Comment: The proposed parking is not related to off-beach parking. Conclusion: **Criterion Not Applicable.**

Part II – Special Exception Criteria

LDC, Section 14-58.1. Special Exceptions.

LDC, Section 14-58.1.1.

D. Special Requirements and Conditions:

1. ***Conditions and Safeguards. In granting any special exception, the Planning and Zoning Board may recommend, and the City Commission may prescribe, appropriate conditions and safeguards to ensure compliance with the requirements of this section and the code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits to normative code requirements, or any other conditions reasonably related to the requirements and criteria of this chapter.*** Staff Comment: After two developer submissions for this project, minor inconsistencies remain on the plans or between the plans and the application. To avoid delays, staff is recommending four conditions* to clarify and assist the project in moving forward. Conclusion: **Criterion allows the Planning and Zoning Board to recommend conditions along with its recommendation for approval or denial of a project to the City Commission.**
2. ***Review Criteria. When reviewing an application for a special exception, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:***

- (a) ***Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;*** Staff Comment: As the Special Exception use is for a temporary office trailer and parking for construction site employees and as the site will be accessed only from the single entrance on Dahlia Avenue, and the trip generation is expected to be di minimis, no adverse impact to adjoining properties is expected. The entrance approach and gate have been designed to eliminate safety issues to pedestrians or unrelated vehicles utilizing Dahlia Avenue. Conclusion: **Criterion Met.**
- (b) ***Off-street parking, loading and service areas for commercial, hotel/motel and multifamily residential development shall be provided and located such that there is not adverse impact on adjoining properties, beyond that which [is] generally experienced in the district with regard to normative development activity;*** Staff Comment: This Temporary Parking Special Exception use is in place to minimize adverse impacts on the area during construction of the LIV Condo. This is accomplished by the single access point being placed on Dahlia Avenue and by the majority of the use area being placed on the GC-2 (Retail/Service Commercial District) east lot, leaving the residential west lot less impacted. Conclusion: **Criterion Met.**
- (c) ***Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses as determined by the city;*** Staff Comment: This site will be fully screened by a chain link fence and screening fabric. Vegetation removed will primarily be invasive species overgrowth. After the temporary use of these lots, sod will be placed in disturbed areas and sabal palms will be planted around the perimeter of the space. Conclusion: **Criterion Met.**
- (d) ***Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent practicable, and mitigate impacts to surrounding development;*** Staff Comment: As this application is for a temporary use, no permanent architectural or signage treatments will be implemented. The office trailer and signage will need to be approved through the permitting process. Conclusion: **Criterion Met.**
- (e) ***Size, location or number of special exception uses in an area shall be limited so as to maintain the overall character of the district as generally intended by this Code.*** Staff Comment: The size of this special exception is limited to the temporary construction needs of the condominium project. No other Temporary Parking Special Exception has been applied for nor applications anticipated in this area, based on current awareness of development activities on the horizon. Should future projects become known, this criterion will be considered during future Special Exception analyses. Conclusion: **Criterion Met.**

Part III – Planning and Zoning Board Duties

LDC, Section 14-63. Planning and zoning board functions, powers and duties.

7. In terms of exercising its authority under the provisions of the Land Development Code, the Planning and Zoning Board shall adhere to the following:

- a. In granting any special exception, the board shall find that such grant will not adversely affect the public interest.** Staff Comment: There is no evidence that granting this special exception will adversely affect the public interest. Any perceived adverse impacts will be temporary, activities will be limited to normal construction hours/days per the City's LDC, and the vegetation being removed is invasive species overgrowth. Conclusion: **Criterion Met.**
- b. In granting any special exception, appropriate conditions and safeguards may be imposed which are consistent with the protection of the public health, safety, morals or general welfare. Violation of such conditions and safeguards when made a part of the development order under which a special exception is granted shall be deemed a violation of the Land Development Code.** Staff Comment: Staff has reviewed the application and plan to ensure consistency with applicable LDC regulations. As discussed, minor inconsistencies remain on the plans or between the plans and the application. To avoid delays, staff is recommending four conditions* to clarify and assist the project in moving forward. Applicant understands. Conclusion: **Criterion Met.**
- c. The board may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed or both.** Staff Comment: City staff proposed a 3-year life for this Special Exception from the approval date; Applicant agreed. Conclusion: **Criterion Met.**
- d. The following standards shall be applicable in determining whether the board shall grant or deny a special exception:**

 - i. The grant of a special exception shall be in harmony with the purpose and intent of the Land Development Code, particularly those applicable to the zoning classification in which the special exception is located.** Staff Comment: Temporary parking by means of a special exception is a permitted use on both proposed vacant lots pursuant to the City's LDC. The application, plan, and four recommended conditions* are consistent with the LDC. Conclusion: **Criterion Met.**
 - ii. The board may not grant a special exception unless the applicant has demonstrated his compliance, or ability to comply with, the conditions imposed.** Staff Comment: Four conditions are proposed to accompany any recommendation for approval of this Special Exception as follows: **Condition #1: Sand fencing shall be required to conform with LDC, Section 5-11.; Condition #2: All ADA concrete pads, signage, and all other components added to the property to facilitate its temporary use, shall be removed along with the trailer, construction entrance materials, shell/rap, and fences slated for removal upon completion of use of the site; Condition #3: All signage, including temporary signage, shall require permitting according to LDC, Chapter 6; Condition #4: No staging, storage, or stockpiling of construction materials, fill, fuel, or other materials, even temporarily, shall be allowed at this site.** Applicant is aware and meets all other applicable regulations. Conclusion: **Criterion Met.**

- iv. ***The board shall find that the proposed use will not generate an undue amount of traffic congestion which would tend to create a hazard or danger to the public or to persons in the vicinity from such use, or create a public nuisance.*** Staff Comment: Approval and realization of this application demonstrates a preferable distribution of traffic than if all parking and construction office traffic were concentrated in and out of the actual construction site. While building material deliveries will still need to be made directly to the construction site, utilization of this Special Exception should dilute any adverse effects of the extra traffic in the area. Conclusion: **Criterion Met.**
- v. ***The board shall find that the special exception will not materially alter the character of the surrounding neighborhood or adversely affect the value of surrounding lands, buildings or natural resources.*** Staff Comment: Approval and realization of this application will allow a temporary use and a restoration of the vacant lots to an improved condition by eliminating invasive species overgrowth which traps debris and invites trespass. Conclusion: **Criterion Met.**
- vi. ***The board shall find that the special exception will not adversely affect the natural environment, natural resources or scenic beauty, or give rise of any pollution of the air, land or water, or cause unnecessarily injurious heat, noise or odor.*** Staff Comment: Approval and realization of this application will allow a temporary use and a restoration of the vacant lots to an environmental condition better than their current condition, overgrown with invasive plant species. No negative impact to natural resources is reasonably expected. No air or water pollution, nor injurious heat, noise or odors are reasonably expected. While the scenery of the lots will be temporarily affected, the resulting reduction of debris accumulation and trespassing within the undergrowth of the Brazilian Pepper shrubs will be greatly reduced. Conclusion: **Criterion Met.**

Part IV – Criteria Summary & Table

CRITERIA SUMMARY:

Based on staff's interpretation of the facts and evidence provided, the following table was derived to assist the Board's and the City Commission's decision-making processes. The evaluation criteria are required by the City's LDC and, based on staff's analysis, 17 of the 19 applicable criteria are met while two (2) will be fully demonstrated by implementing the four conditions* listed below. All four conditions serve to clarify discrepancies on the plans or between the plans and application.

Table 1: Evaluation Criteria

Criteria 14-58.1.2.A.8.	a.	b.	c.	d.	e.	f.	g.	
Criteria Met	X	X	X	X	X	X	N/A	
Criteria Met w/ Conditions								
Criteria Not Met								
Criteria 14-58.1.1.D.2.	(a)	(b)	(c)	(d)	(e)			
Criteria Met	X	X	X	X	X			
Criteria Met w/ Conditions								
Criteria Not Met								
Criteria 14-63.7.	a.	b.	c.	d.i.	d.ii.	d.iv.	d.v.	d.vi.
Criteria Met	X		X	X		X	X	X
Criteria Met w/ Conditions		X			X			
Criteria Not Met								

E. STAFF RECOMMENDATION

Subsequent to a full analysis of the application and plans, staff recommends approval with the following four conditions:

***Requested Condition #1:** Sand fencing shall be required to conform with *LDC*, Section 5-11.

***Requested Condition #2:** All ADA concrete pads, signage, and all other components added to the property to facilitate its temporary use, shall be removed along with the trailer, construction entrance materials, shell/rap, and fences slated for removal upon completion of use of the site.

***Requested Condition #3:** All signage, including temporary signage, shall require permitting according to *LDC*, Chapter 6.

***Requested Condition #4:** No staging, storage, or stockpiling of construction materials, fill, fuel, or other materials, even temporarily, shall be allowed at this site.



PLANNING & ZONING BOARD AGENDA MEMORANDUM OCTOBER 14, 2024 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Regular Site Plan RSP12024020: LUX Condominium, 3159 S. Atlantic Ave.

SYNOPSIS:

On June 11, 2024, applicant Michael Sokmen, owner of the vacant property at 3159 S. Atlantic Avenue, submitted Regular Site Plan application RSP12024020. This site plan application, if approved, will facilitate construction of a seven-story, 30-unit residential condominium. This development site, on the east side of S. Atlantic Avenue, has 101 feet of road frontage and is 0.69 of an acre in size. Two, three, and four-bedroom units will be offered. Parking will be accomplished on an upper deck, under cover of the building, and in a lower-level garage.

FISCAL IMPACT STATEMENT:

BACKGROUND:

See attached Planning Analysis.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of Regular Site Plan RSP12024020 with three conditions* as presented.

*These conditions pertain to one unresolved safety issue and two unsubmitted site plan requirements. In lieu of delaying this request for an approval recommendation from the Planning and Zoning Board, these presented conditions address the following issues:

- Condition #1: While City Codes require specific back-up distances behind parking spaces, those distances being located across the landing of a down ramp creates a potential safety risk for all involved vehicles and pedestrians traveling to and exiting those vehicles.
- Condition #2: Required confirmation from The City of Port Orange of adequate water supply to this project as designed has not been provided, though this confirmation is actively being sought by the applicant.

- Condition #3: Required confirmation that sufficient water pressure will be achieved by this project as designed has not been provided, though this confirmation is actively being sought by the applicant.

SUGGESTED MOTION:

A Planning and Zoning Board Member may motion as follows:

1. "I move to approve Regular Site Plan RSP12024020 with three conditions as presented."
OR
2. "I move to approve Regular Site Plan RSP12024020 with three conditions as presented and with the following additional conditions..."
OR
3. "I move to deny Regular Site Plan RSP12024020 on the basis of the following..."

- ATTACHMENT:**
1. Exhibits A - H and the Planning Analysis (24 pages) RSP12024020 LIV Condo, 3159 S. Atlantic Ave.
 2. Exhibit I -Application and Supporting Documents (22 Pages) RSP12024020 LUX CONDO 3159 S. Atlantic Ave.
 3. Exhibit J - Civil and Landscape Drawings (20 pages) RSP12024020 LUX CONDO, 3159 S. Atlantic Ave.
 4. Exhibit K - Elevations (4 pages) RSP12024020 LUX CONDO, 3159 S. Atlantic Ave.



PLANNING ANALYSIS

APPLICATION NO:	Regular Site Plan RSP12024020
PROJECT NAME:	LUX Condominium
PROJECT LOCATION:	3159 South Atlantic Avenue
PARCEL ID:	5334 0002 0110
OWNER:	3159 South Atlantic, LLC
PROJECT COORDINATOR:	James R. Mack
STAFF CONTACT:	Gwyn Herstein, City Planner
REQUEST:	Approval of site plan application, RSP12024020, which would allow construction of a 7-story, 30-unit residential condominium

A. EXISTING ZONING AND LAND USE

Table 1 below provides a description of the zoning district designation and current land use (i.e., existing development) for the subject and abutting properties.

Table 1: Zoning and Land Use Area Description

Location	Zoning	Current Land Use
Subject Property	T-RMF-1	Vacant Lot
North	T-RMF-1	St. Croix Condominium
South	T-RMF-1	Hyatt Place Hotel
East	-	Atlantic Ocean
West	GC-1	Island Beachwear Retail

Notes: T-RMF-1 = Hotel/Motel-Residential Multifamily (High Density) District, GC-1 = Tourist-Oriented Commercial District.

As seen in **Table 1** above and **Exhibit A**, the subject property has a zoning designation of T-RMF-1. Which allows uses available in either the T Hotel/Motel District or the RMF-1 Multifamily Residential District (High Density). Pursuant to Sec. 14-18.2. of the Daytona Beach Shores Land Development Code (LDC), multifamily dwelling uses are permitted in the RMF-1 Multi-Family Residential District (High Density).

B. COMPREHENSIVE PLAN (2030)

According to the City's Adopted Comprehensive Plan (2030) Future Land Use Map, the future land use (FLU) classification of the subject property is *High Intensity Use*. Comprehensive Plan **Policy 1-1.1.2.2.** sets density limits for high-intensity multi-family residential condominiums at a maximum of 60 units per gross acre. **Policy 1-1.1.2.6.** sets building height maximums for multi-family residential high-density at 12 stories. Considering the aforementioned and that the proposed development would have 30 units, which is 41 units per gross acre, and 7 stories, the proposed site plan is consistent with the City's Adopted Comprehensive Plan (2030) and existing FLU classification.

C. REVIEW AND COMMENTS

PLANNING: Gwyn Herstein, City Planner

1. General Description

The development site is located at 3159 South Atlantic Avenue (**Exhibit B**). This site is 0.69 of an acre and has street frontage of 101 feet along South Atlantic Avenue. The LUX Condominium site plan application proposes construction of a 7-story, 30-unit residential condominium building on this ocean-front property. Proposed units range in size from 1,295 square feet to 2,066 square feet with the project's total gross square footage at 30,451. There is currently no structure on this property, though a timeshare building occupied the site from May 1980 until early 2008.

2. Stormwater

To accommodate non-percolating stormwater created by this development, all water runoff on the site will be directed by a combination of pavement grades, swales, and collection pipes to a perforated pipe system installed with a capacity of 132% of the requirement. The City engineer has approved this site plan as conforming with the City's Land Development Code and stormwater regulations.

3. Access

The development plan shows vehicular and pedestrian access via one (1) driveway connection to S. Atlantic Avenue toward the north side of the west property line; this leads to near-street-level parking on an upper deck. A second vehicular access via a driveway connection to S. Atlantic Avenue is shown toward the south side of the west property line; this leads to a lower-level parking garage. The City's Public Safety Department has reviewed the access points and has no objection to their locations.

4. Parking & Transportation

Forty-five (45) parking spaces are required to serve the proposed development; forty-five (45) spaces are shown on the plan. Twenty-nine of these are located in the lower-level parking garage, inclusive of two (2) ADA spaces. Sixteen (16) spaces are located on the street-level upper deck, inclusive of one (1) ADA space. A dedicated emergency medical services (EMS) parking space and turnaround area are also provided on the street-level upper deck.

According to the Trip Generation Statement provided by the project transportation engineer (**Exhibit C**), daily trips generated by the proposed development should average ninety-seven (97). Of these average daily trips to and from the property, 11% are expected to take place during the peak AM hour and 12% during the peak PM hour. Due to the projected total daily trips found to be below the City's LDC threshold, no Traffic Impact Analysis is required for this development.

5. Public Facilities

According to submitted professional reports and comparisons of project metrics against currently adopted level-of-service standards identified in the City's LDC, Chapter 3, all public facilities have adequate capacity to accommodate this proposed development (**Exhibit D**).

6. Landscaping

Seventeen (17) trees and two (2) different species of tree are required to be added to the site. The developer proposes to add seventeen (17) trees in five (5) different tree species. Adequate perimeter and interior landscaping are provided as required. Considering this information, the proposed landscape plans meet the City's landscape design requirements (**Exhibit E**).

7. Development Plan

As seen in the attached site development plan review checklist (**Exhibit F**), the proposed plans meet the requirements of the City's Land Development Code.

8. Conditions for Approval

Related to unresolved technical determinations and a safety requirement associated with this site plan application, specific conditions for approval of Regular Site Plan RSP12024020 must be met. Per **Exhibit G**, applicable conditions have been satisfied. Other conditions will be addressed during the building permitting phase of the development.

9. Public Notices

Required public notification requirements of newspaper publishing and placard posting on the site, both at least ten (10) days prior to the first hearing, have been met, per **Exhibit H**.

D. PLAN REVIEWERS

COMMUNITY SERVICES: Stewart Cruz, AICP, Department Director

See above.

PUBLIC WORKS: Tom Brown - Public Works/Sewer Deputy Director

The Deputy Director has reviewed the site plan, including the landscaping and irrigation plans, and his comments have been addressed.

PUBLIC SAFETY: Lt. Norman “R.J.” Medders – Support Services Division Lieutenant

The Support Services Lieutenant has reviewed the site plan and his comments have been addressed.

ENGINEERING: John Dillard, P.E. – Zev Cohen & Associates

The City’s civil engineering consultant has reviewed the site plan and his comments have been addressed.

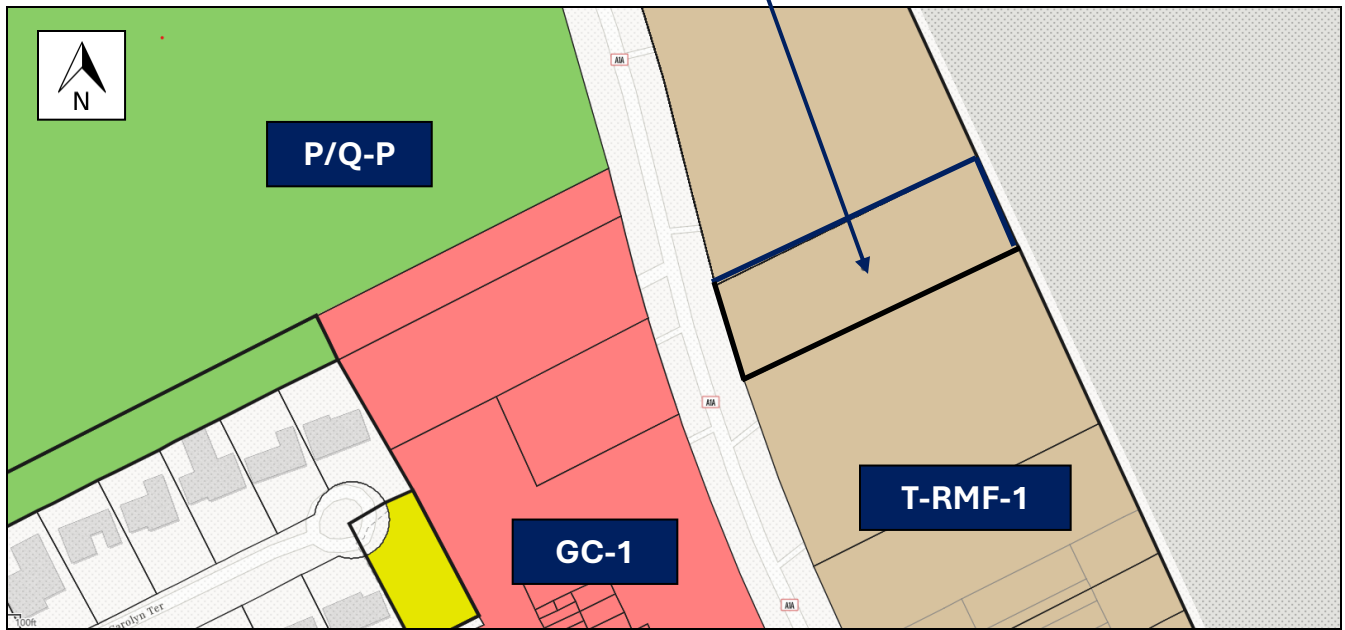
PLANNING & ZONING BOARD:

A recommendation for approval of RSP12024020 by the City Commission is requested before the Daytona Beach Shores Planning and Zoning Board for consideration at its October 14, 2024, public hearing.

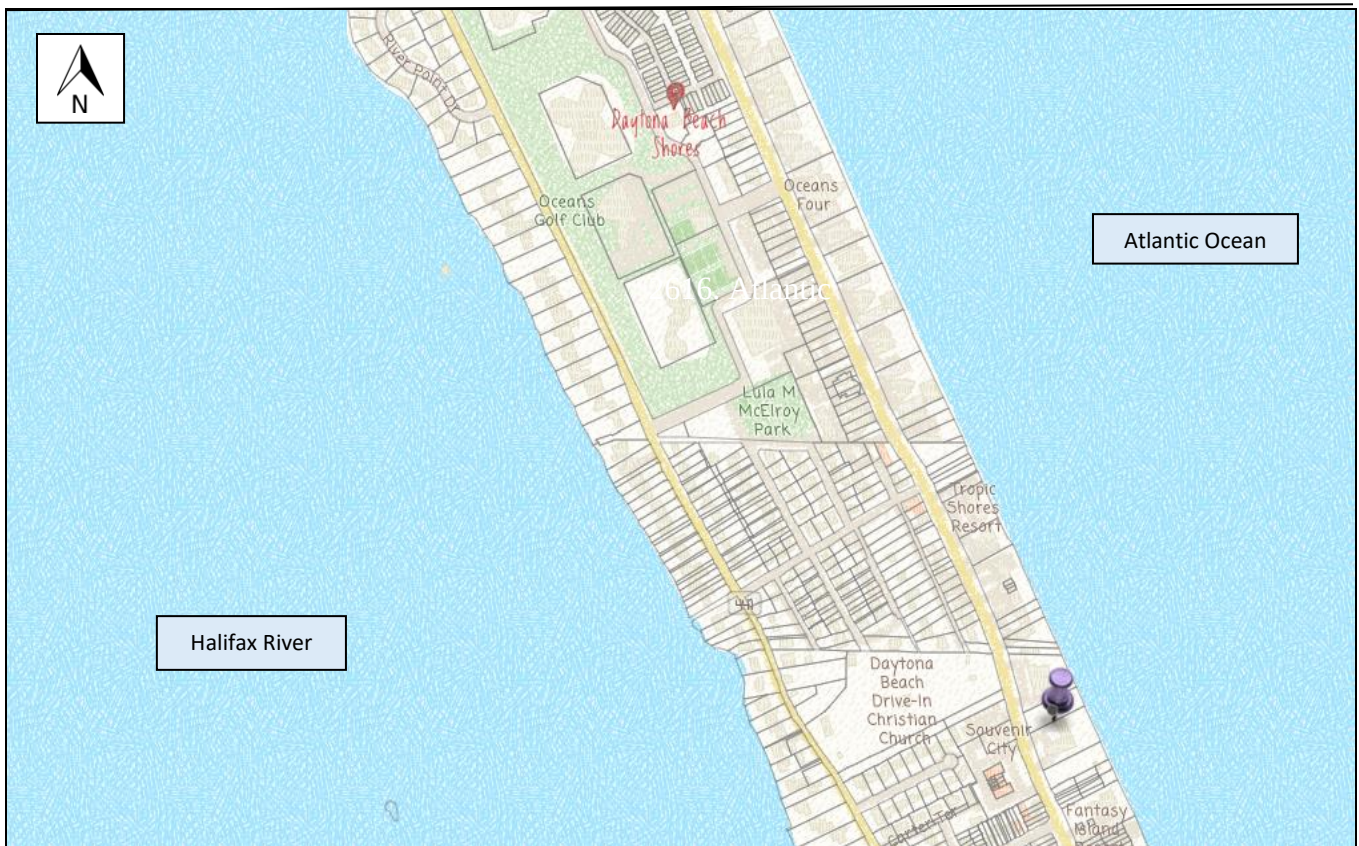
E. STAFF RECOMMENDATION

Staff recommends approval of the LUX Condominium Regular Site Plan RSP12024020 as presented, with the conditions identified in **Exhibit G**.

Zoning and Location Maps - 3159 S. Atlantic Avenue



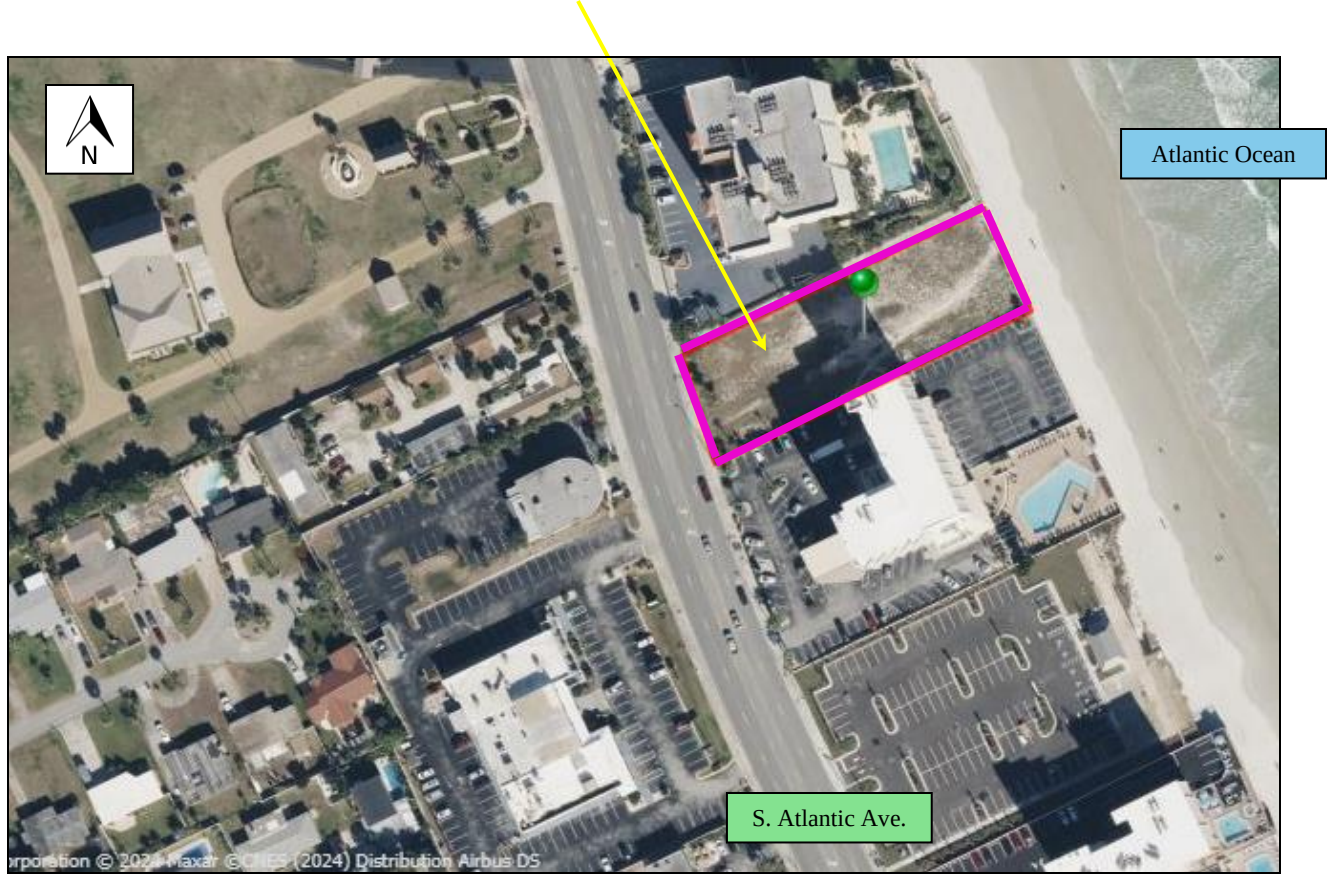
Source: Volusia County, ArcGIS 2024



Source: Volusia County, ArcGIS 2024

EXHIBIT B

Aerial View - 3159 S. Atlantic Avenue



Source: Volusia County Property Appraiser, 2022

EXHIBIT C

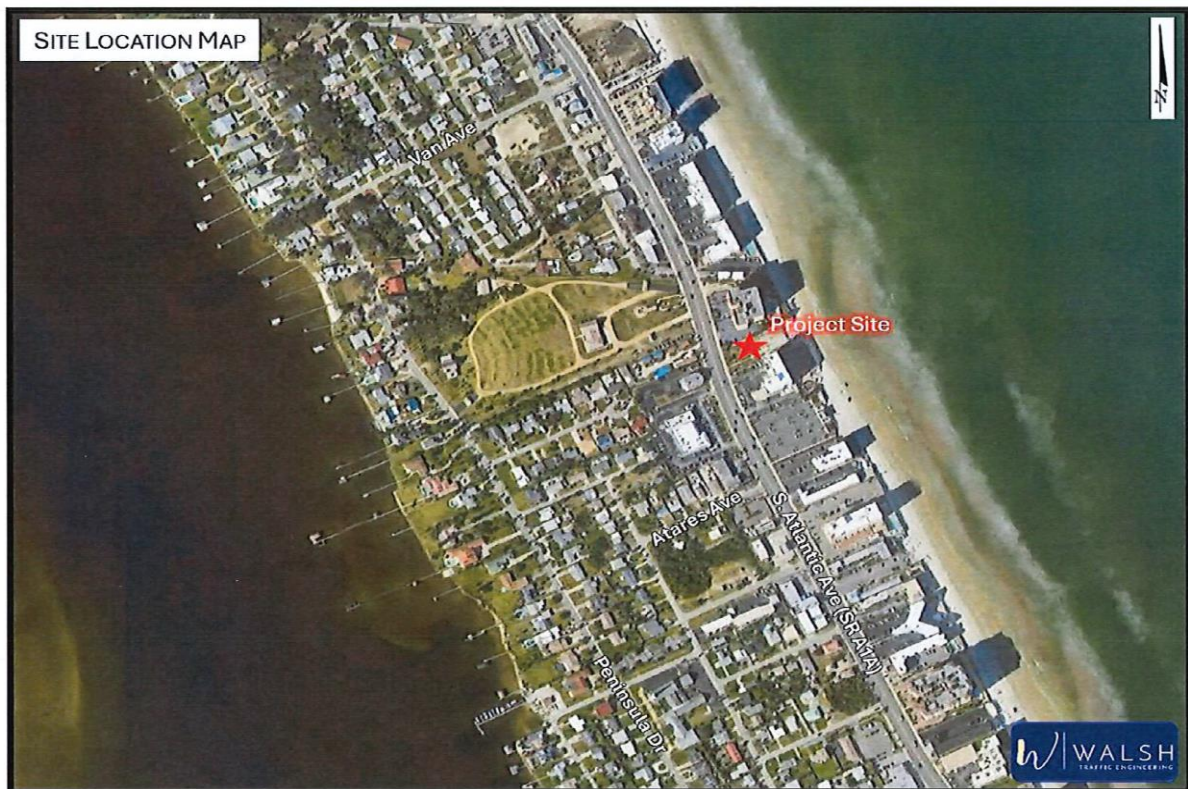
Trip Generation Statement (Page 1 of 10)

MEMORANDUM



To: Mr. Stewart Cruz – Community Services Director, Daytona Beach Shores
From: Mr. Chris J. Walsh, P.E.
Date: September 30, 2024
Subject: Traffic Analysis for LUX Condominium
Daytona Beach Shores, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic analysis for the LUX Condominium development proposed at 3159 S. Atlantic Avenue (SR A1A) in Daytona Beach Shores, Florida (see **Site Location Map** below). The proposed is currently vacant. The development includes a 30-unit condominium building (seven floors of living accommodations). Access to the development is proposed via two full-access connections on SR A1A (a five-lane section roadway). One of the connections will be for service access and thus have minimal traffic use while the other will provide access to the parking garage. This memorandum is intended to demonstrate the low trip generation potential of the proposed development.



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com

Phone: 386.668.0062

EXHIBIT C

Trip Generation Statement (Page 2 of 10)

Mr. Stewart Cruz, September 30, 2024, Page 2



Trip Generation

The PM peak-hour trip generation potential for the proposed development was determined based on trip generation equations/rates for Land Use Code 221 (Multifamily Housing-Mid Rise) as provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. As summarized in **Table 1**, the proposed development is projected to generate 97 total daily trips, 11 AM peak-hour trips (3 in, 8 out), and 12 PM peak-hour trips (7 in, 5 out).

Table 1 – Trip Generation Summary (Proposed Development)

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Multifamily (Mid-Rise)	221	30 DU	49	48	97

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Multifamily (Mid-Rise)	221	30 DU	3	8	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Multifamily (Mid-Rise)	221	30 DU	7	5	12

Because the development's projected trips are below 500 daily trips, per Section 3-4.1 of the City's Land Development Code a Traffic Impact Analysis is not required for the proposed development.

It is estimated that 50% of the trips will be to/from the north on SR A1A and 50% will be to/from the south on SR A1A. This equates to 2 northbound rights and 1 southbound left in the AM peak hour. During the PM peak hour, there will be 4 northbound rights and 3 southbound lefts. These resulting northbound right turns are well below warranting thresholds for a right-turn lane. As for the southbound lefts, a two-way left-turn lane already exists on SR A1A.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2024.09.30
09:49:25 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com

Phone: 386.668.0062

EXHIBIT C

Trip Generation Statement (Page 3 of 10)

Mr. Stewart Cruz, September 30, 2024, Page 3



Attachments

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com

Phone: 386.668.0062

Trip Generation Statement (Page 4 of 10)

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Trip Generation Statement (Page 5 of 10)

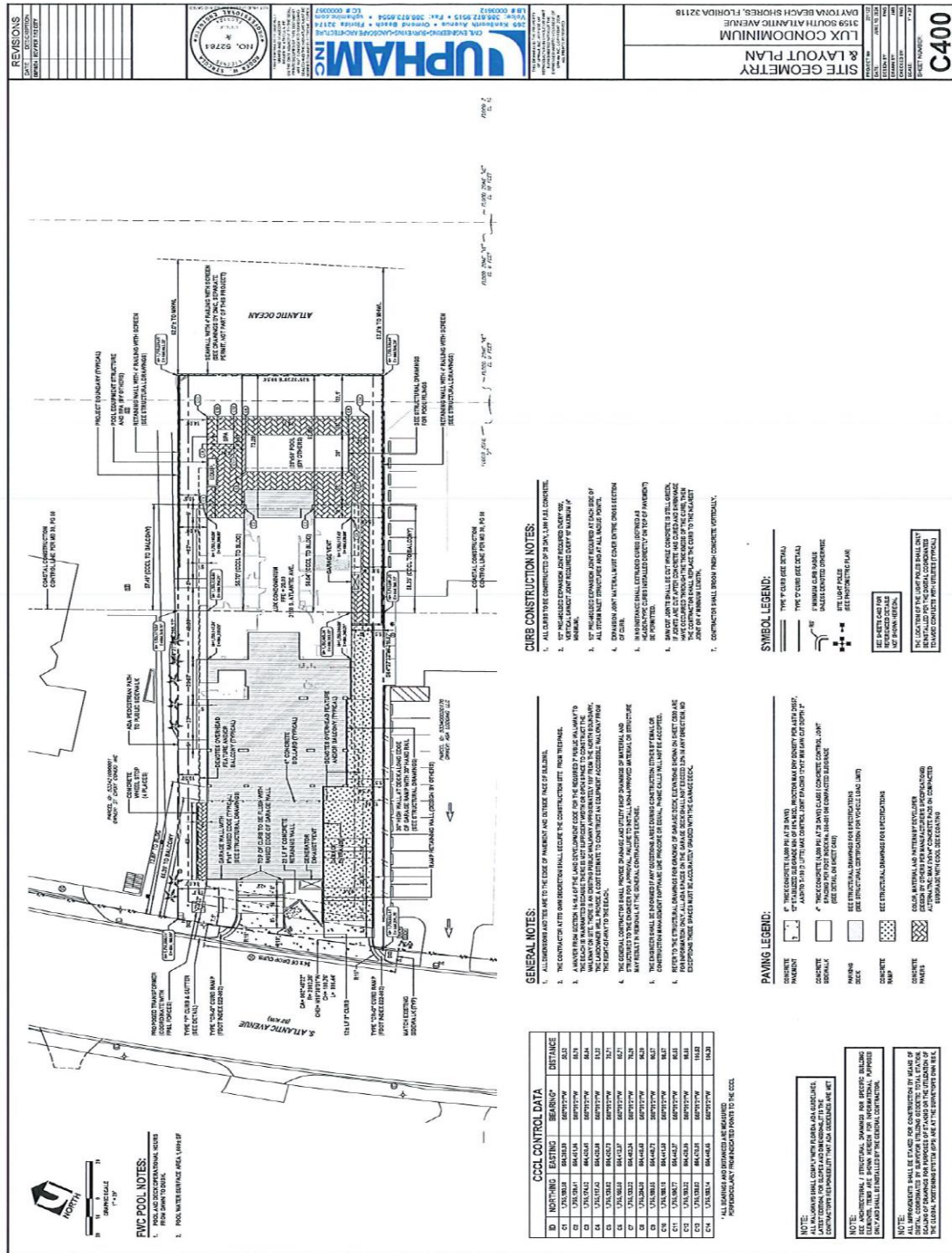


EXHIBIT C

Trip Generation Statement (Page 6 of 10)

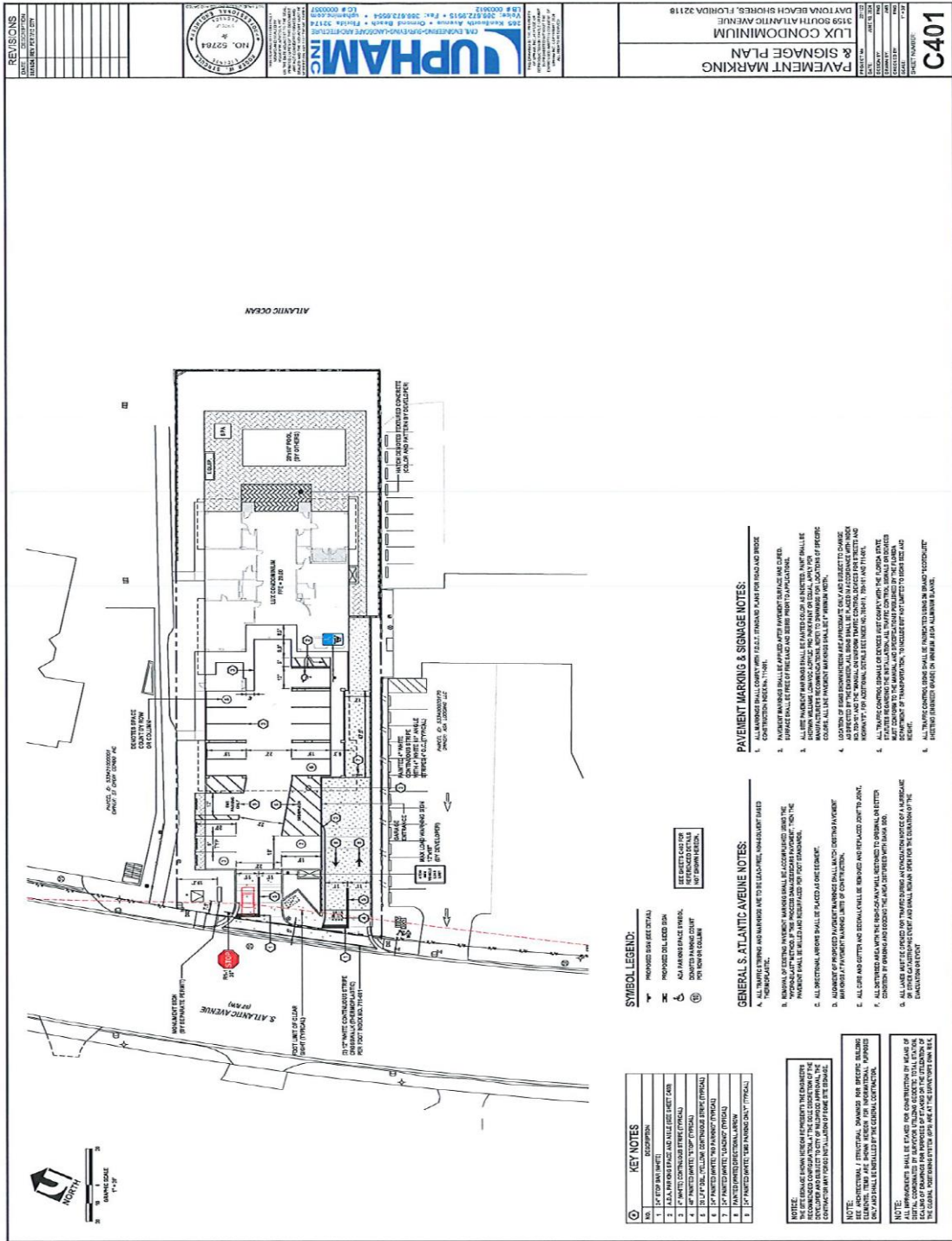


EXHIBIT C

Trip Generation Statement (Page 7 of 10)

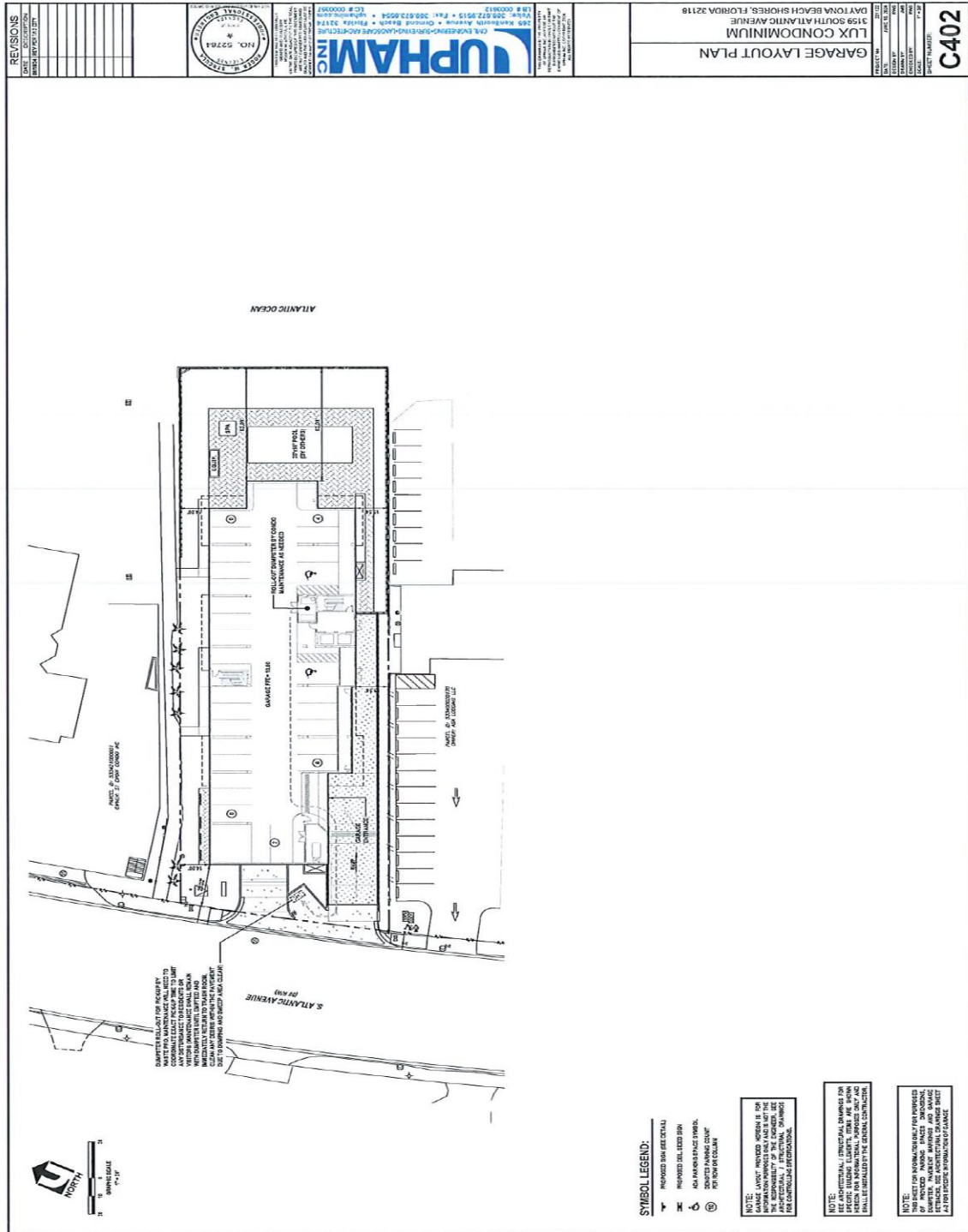


EXHIBIT C

Trip Generation Statement (Page 8 of 10)

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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

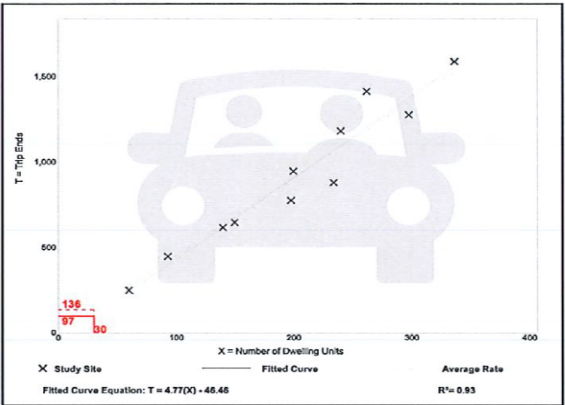
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



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EXHIBIT C

Trip Generation Statement (Page 9 of 10)

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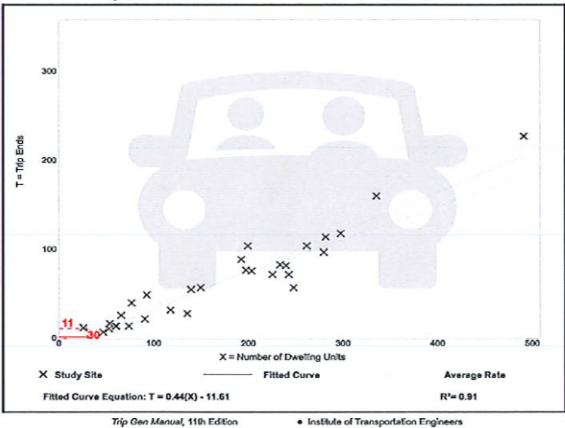
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



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EXHIBIT C

Trip Generation Statement (Page 10 of 10)

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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation

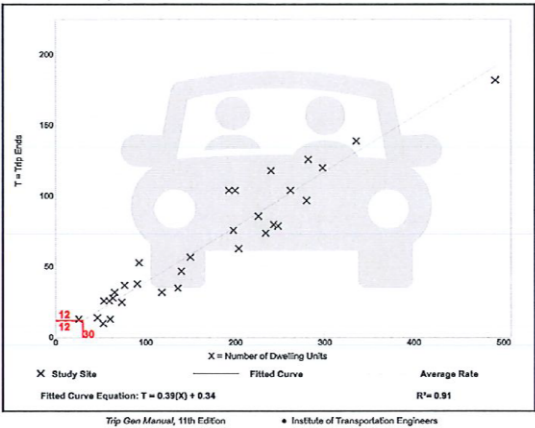


EXHIBIT D

Public Facilities Concurrency Findings

PART A

Table 1: Concurrency/Capacity Analysis (Theoretical Max.)

Development Variable	Current Use	Proposed Use	System Impact	Capacity Available
Residential Units	N/A	30	N/A	
Population	N/A	60	N/A	
Proposed Daily Trip Generation ¹	N/A	97	No adverse Impact	Yes
Sanitary Sewer (gallons/day) ²	N/A	7,500	Adequate capacity	Yes
Solid Waste (lbs./day) ³	N/A	600	Adequate capacity	Yes
Stormwater Drainage ⁴	N/A	On-site retention	No adverse impact	Yes
Potable Water (gallons/day) ⁵	N/A	6,600	Adequate capacity	Yes
Recreation ⁶	N/A	Varies	Adequate capacity	Yes
Public School Student(s) ⁷	N/A	5	Adequate capacity	Yes

Notes:

1. Transportation: Trip Generation Analysis by Chris J. Walsh, P.E., Walsh Traffic Engineering
2. Sanitary Sewer: 250 gallons per dwelling unit per day (*LDC*, Section 3-3.2.)
3. Solid Waste: 10 pounds per capita per day (*LDC*, Section 3-3.3.)
4. Stormwater Drainage: Stormwater Report created by Roger W. Strcula, P.E., Upham, Inc.
5. Potable Water: 110 gallons per capita per day (*LDC*, Section 3-3.5.)
6. Recreation: Varies by activity (*LDC*, Section 3-3.6.)
7. Public School Students: Concurrency determination by James Roberts, Technician, Volusia County Schools

PART B: FINDINGS OF CONCURRENCY

Per Part A above, the City finds the following:

1. The existing public facilities have the ability to accommodate the proposed development at the adopted level-of-service standards.
2. No public facility deficiency is required to be corrected prior to the completion of the proposed development.

EXHIBIT E

Landscape/Irrigation Review Checklist – July 12, 2024 (1 Page)

LANDSCAPING AND IRRIGATION REVIEW

Date: **July 12, 2024**

Name of Project: **LUX Condominium**

Project Number: **RSP12024020**

Address & Parcel #: **3159 S. Atlantic Avenue & 5334 0002 0110**

Owner's Name: **3159 South Atlantic, LLC**

Applicant: **Michael Sokmen**

Project Coordinator: **James R. Mack**

	Status	Date
Drawings Show Site Location & North Arrow:	OK	7-12-24
Lot Size: 30,209 sq ft	N/A	7-12-24
Land Area: 0.69 acre	N/A	7-12-24
Green Area – Min Req 10% , Shown 24.1%	OK	7-12-24
Trees – Min # Req: 17 , # Shown: 42	OK	7-12-24
Tree Mixture Req: 2 , # Shown: 5	OK	7-12-24
Specimen Trees – No: X Yes ☐ Protected ☐	OK	7-12-24
Drawings Meet/Exceed City's Tree Ordinance	OK	7-12-24
Parking Area Landscaping		
Min Req: Exempt per <i>LDC</i> , Sec 14-46.5.6, Option 4	OK	7-12-24
Terminal/Interior Islands: see exemption above	OK	7-12-24
Lot Perimeter Landscaping	OK	7-12-24
Plants – Salt Tolerance Rating		
High: 517 Moderate: 70 Slight: 2 (shrubs)	OK	7-12-24
Provisions For Irrigation	OK	7-12-24

Remarks: Planting salt intolerant trees is prohibited; shrub salt intolerance is less defined.

LANDSCAPING/IRRIGATION PLAN REVIEWED BY:

<u>Gwyn Herstein</u>	<u>10-8-24</u>
Gwyn Herstein, City Planner	Date
<u>Stewart Cruz</u>	<u>10-8-24</u>
Stewart Cruz, AICP, Community Services Director	Date

LANDSCAPING/IRRIGATION PLAN APPROVED BY PLANNING & ZONING BOARD:

With Modifications Indicated: _____ Without Modifications: _____

Print Name: _____

Date

EXHIBIT F

Development Review Checklist – October 8, 2024 (Page 1 of 2)



SITE DEVELOPMENT PLAN REVIEW

Date: **October 8, 2024** DBS Planning & Zoning Board Meeting: **October 14, 2024**

Name Of Project: **LUX Condominium**
 Project Number: **RSP12024020**
 Address/Parcel #: **3159 S. Atlantic Avenue / 5334 0002 0110**
 Owners Name: **3159 South Atlantic, LLC**
 Applicant: **Michael Sokmen**
 Project Coordinator: **James R. Mack**

	Status	Date
Statement of Ownership & Control:	OK	10-1-24
Proposed Address: 3159 S. Atlantic Ave.	OK	10-1-24
Zoning Classification: T-RMF-1	OK	10-1-24
Future Land Use Classification: High Intensity Use	OK	10-1-24
Use – Existing: N/A Proposed: Multi-Family Res.	OK	10-1-24
Lot Size and Area: 30,209 sq ft and 0.69 acres	OK	10-1-24
Min. Width: 50 ft Shown: 101 ft	OK	10-1-24
Min. Sq. Ft: N/A Shown: N/A (small lot)	N/A	10-1-24
Density – Based on Usable Land		
Units Per Acre Allowed: 60 Shown: 43	OK	10-1-24
Max # Units: 41 # Units Shown: 30	OK	10-1-24
Setbacks – Direction		
Front (west) Required: 20 ft Shown: 23.32 ft	OK	10-1-24
Side (north) Required: 14 ft Shown: 14 ft	OK	10-1-24
Rear (east) Required: 50 ft Shown: 73.09 ft	OK	10-1-24
Side (south) Required: 14 ft Shown 15.5 ft	OK	10-1-24
Lot Coverage – Max: N/A	N/A	10-1-24
Green Area – Min: 10% Shown: 24.1%	OK	10-1-24
Building Height – Max: 65 ft Shown: 65 ft	OK	10-1-24
Building Width – Max: N/A	N/A	10-1-24
Breezeway – Min: N/A	N/A	10-1-24
Landscaping and Irrigation Plan (see attached)	OK	10-1-24
Sidewalks Provided: N/A	N/A	10-1-24
Balcony Overhangs	OK	10-1-24
Parking Spaces – Required: 45 Shown: 45	OK	10-1-24
Parking Stalls – meet minimum dimensions?	See condition # 1	10-1-24
Handicap Parking / ADA access	OK	10-1-24
Curb Cuts – Allowed: 2 Shown: 2	OK	10-1-24
Visual Obstructions? (corner lots only)	N/A	10-1-24
Driveway Ramps – Slope Allowed: 18% Shown: 18%	OK	10-1-24
Profile of Garage Ramp with Degree of Slope Shown	OK	10-1-24
Off Street Loading Spaces – Required: 1 Shown: 1	OK	10-1-24

EXHIBIT F

Development Review Checklist – October 8, 2024 (Page 2 of 2)

Off Street Dumpster Loading	OK	10-1-24
Elevations	OK	10-1-24
Fences, Walls and Hedges	OK	10-1-24
Accessory Structures	N/A	10-1-24
Location of Utilities	OK	10-1-24
Location of Proposed Signs	OK	10-1-24
Location of Easements	N/A	10-1-24
Boundary Changes	N/A	10-1-24
Nonconformities formed on adjacent properties?	N/A	10-1-24
Sea Turtle Lighting Requirement Letter Received	OK	10-1-24
Beaches and Dunes Requirement Letter Received	OK	10-1-24
Special Flood Hazard Area	N/A	10-1-24
Location of Construction Parking for Duration of Project	OK	10-1-24
Utility Easement Identified on Plan	N/A	10-1-24
Utility Easement Document Received	N/A	10-1-24
Requisite Permit Applications Received	OK	10-1-24
Reviewed and Approved by Fire Division	See conditions #2 & #3	10-1-24
Potable Water Availability Letter Received	See condition #2	10-1-24
Sewer Capacity Letter Received	OK	10-1-24
Stormwater Maintenance Agreement Received	OK	10-1-24
Stormwater Pollution Prevention BMP	OK	10-1-24
Beach and Dune Assessment Report Received	OK	10-1-24
Sewer Availability Confirmed by Concurrency Manager	OK	10-1-24
Solid Waste Removal Letter Received	N/A	10-1-24
Stormwater Drawings Approved	OK	10-1-24
School Concurrency	OK	10-1-24
Transportation Impact Analysis/Study Submitted	OK	10-1-24
De Minimis Impacts Recorded	OK	10-1-24
Transportation Improvements Needed (PFShare)?	OK	10-1-24
Concurrency Certification Received	OK	10-1-24
Reviewed and Approved by Planning and Zoning Board	Pending	

REMARKS: Please see requested conditions (Exhibit G)

SITE DEVELOPMENT PLAN REVIEWED BY:

Gwyn Herstein
Gwyn Herstein, City Planner

10-8-24
Date

Stewart Cruz
Stewart Cruz, AICP, Community Services Director

10-8-24
Date

SITE DEVELOPMENT PLAN APPROVED BY PLANNING & ZONING BOARD:
With Modifications Indicated: _____ Without Modifications: _____

Print Name: _____

_____ Date

EXHIBIT G

Requested Conditions

For full planner comments, Public Safety comments, and project's P.E. responses,
please see Exhibit L at end of presentation materials (23 Pages)

CONDITIONS FOR APPROVAL OF REGULAR SITE PLAN RSP1202420

Date: October 8, 2024

DBS Planning and Zoning Board: October 14, 2024

Name Of Project: LIV Condominium

Project Number: RSP12024020

Address / Parcel #: 3159 S. Atlantic Avenue, Daytona Beach Shores, FL / 5334 0002 0110

Owner's Name: 3159 South Atlantic, LLC

Applicant: Michael Sokmen

Project Coordinator: James R. Mack

Staff-recommended conditions requested to accompany a recommendation for approval
of the above-named site plan application:

1. **Unaddressed plan review comment:** "Plan Page C402: Vehicles utilizing two, west-facing parking spaces of lower garage must back across the intersection of the entry ramp and the drive aisle, demonstrate how safety concerns will be mitigated."
Requested condition #1: Vehicle and pedestrian safety must be addressed by causing vehicles entering the lower-level parking garage to come to a complete stop before continuing into the parking area. Vehicles entering the lower-level parking garage must also be alerted to look for vehicles and pedestrians before proceeding into the garage. It may also be necessary to alert drivers of vehicles beginning the ramp descent that vehicles may be stopped on the ramp below them.
2. **Unaddressed plan review comment:** "City of Port Orange letter dated August 12, 2024, notwithstanding, provide a City of Port Orange letter confirming both the compatibility of this project with the City of Port Orange's Master Facilities Plan and confirming that adequate potable water is available to meet fire flow requirements at project completion – a Water Supply Analysis (see attached project engineer submission form and cover letter template)."
Requested condition #2: A letter from the City of Port Orange confirming both the compatibility of this project with the City of Port Orange's Master Facilities Plan and confirming that adequate potable water is available to meet fire flow requirements at project completion – a Water Supply Analysis. Alternatively, two separate letters may be provided stating the above.
3. **Clarification of un-suitability of a Mastercraft hydrant flow test report dated August 23, 2024:** "Hydrant flow test completed on August 23, 2024, is VOIDED. Hydrant flow test must be re-done. Use hydrants at 3161 S. Atlantic Ave. & 3205 S. Atlantic Ave."
Requested condition #3: An acceptable and passing hydrant flow test must be submitted to the City of Daytona Beach Shores.

EXHIBIT H

Evidence of Public Notice Requirements Met (1 of 3 Pages)

AFFIDAVIT OF COMPLIANCE WITH PUBLIC NOTICE REQUIREMENTS CITY OF DAYTONA BEACH SHORES, FLORIDA

I, the undersigned, hereby certify that I have published a legal ad and posted the property which is the subject of an application for a public hearing pursuant to the Land Development Code of the City of Daytona Beach Shores, Florida, a notice containing the time, date and purpose of the public hearing and address of the subject property. The legal ad was published and the public hearing poster was posted at least ten (10) days prior to the meeting date and a copy of that legal ad and a picture of the public hearing poster are attached. This legal ad was approved by the City prior to being sent.

Case Number: RSP12024020

Hearing Dates: 10/14 and 10/22, 2024

Typed/Printed Name: Deborah D. LaCroix

Signature (sign after reading):

Address: Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 4th day of October 2024, by Deborah D. LaCroix, who is personally known to me.



NOTARY PUBLIC – STATE OF FLORIDA



NAME OF NOTARY – TYPED OR PRINTED

COMMISSION

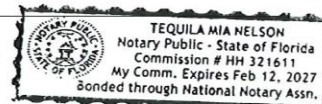


EXHIBIT H

Evidence of Public Notice Requirements Met (2 of 3 Pages)

Govt Public Notices

request and to select any or all
submitter in the best interest of the
School District
Address submitted to:

Honey Vander Schoot, Planning
Education
Planning & Business Services
2300 Olson Drive
Daytona Beach, Florida 32114
The School Board of Volusia County,
Daytona Beach, Florida
Mrs. Jennie M. Hynes, Chairman
LJH000037 10/29/2024 11

Public Notices

NOTICE OF PUBLIC HEARING
The owner of the property located
at the southwest corner of Duval
Avenue and S. Atlantic Avenue,
in Daytona Beach Shores, FL,
(Volusia County Parcel ID No.
A000000018 and A000000022)
has submitted an application to the
City of Daytona Beach Shores for
a Special Exception which would
allow for the temporary use of the
property for construction trailer and
storage during the construction of
LIV Condominiums approved under
regular site plan R191900001.
Copies of the proposed plans regard-
ing the temporary use are avail-
able for inspection with the City of
Daytona Beach Shores. The exter-
ior of the property will be secured
with a 6' fence with opaque screen-
ing and palm trees planted around
the property.

The City will hold public hearings to
consider the application submitted
by CDB, Inc. by Robert A. Merrill
III, Esquire, on behalf of LAMM,
LLC, Owner of the subject property.

The Planning and Zoning Board will
hold a Public Hearing on October
14, 2024, beginning at 8:30 a.m.
Thereafter, the Daytona Beach
Shores City Commission will hold a
Public Hearing on October 22, 2024
beginning at 6:00 p.m. All meetings
will be held in the City Commission
Chambers in the Community Center
located at 3000 Belknap Drive,
Daytona Beach Shores. If it will be
necessary to reschedule any public
meeting to a later date, it will be
your responsibility to obtain the
time, date and place of the resched-
uled meeting.

All interested parties may appear
at these public hearings and will be
given an opportunity to be heard.
All interested parties are invited to
appear at these public hearings and
submit oral or written objections or
comments. The application is avail-
able for public review or copying at
the City of Daytona Beach Shores,
Community Services Department,
Planning Division, 2300 S. Atlantic
Avenue, Daytona Beach Shores,
Florida. In accordance with the
Americans Disabilities Act (ADA),
persons needing special accom-
modations to participate in the
proceedings should contact the City
Clerk's Office no later than five days
prior to the hearing. For more
information, please contact the City
Planner at 385-743-5374.

October 2, 2024
LO18117658

NOTICE OF PUBLIC HEARING
The owner of the property located at
3127 S. Atlantic Avenue, in Daytona
Beach Shores, FL, (Volusia County
Parcel ID No. 2014000010) has
submitted an application to the City
of Daytona Beach Shores for a Site
Development Plan which would
allow for the construction of a 30
unit, 3-story residential multi-family
condominium building with attached
and underground parking, pool
deck and recreational areas within
a 3.17-acre parcel.

The City will hold public hearings to
consider the application submit-
ted by Upton, LLC, by Roger W.
Strode, P.E., LPEBC, on behalf of
3127 South Atlantic, LLC, Owner of
the subject property.

The Planning and Zoning Board will
hold a Public Hearing on October
14, 2024, beginning at 8:30 a.m.
Thereafter, the Daytona Beach
Shores City Commission will hold a
Public Hearing on October 22, 2024
beginning at 6:00 p.m. All meetings
will be held in the City Commission
Chambers in the Community Center
located at 3000 Belknap Drive,
Daytona Beach Shores. If it will be
necessary to reschedule any public
meeting to a later date, it will be
your responsibility to obtain the
time, date and place of the resched-
uled meeting.

All interested parties may appear
at these public hearings and will be
given an opportunity to be heard.
All interested parties are invited to
appear at these public hearings and
submit oral or written objections or
comments. The application is avail-
able for public review or copying at
the City of Daytona Beach Shores,
Community Services Department,
Planning Division, 2300 S. Atlantic
Avenue, Daytona Beach Shores,
Florida. In accordance with the
Americans Disabilities Act (ADA),
persons needing special accom-
modations to participate in the
proceedings should contact the City
Clerk's Office no later than five days
prior to the hearing. For more
information, please contact the City
Planner at 385-743-5374.

October 2, 2024
LO18117658

EXHIBIT H

Evidence of Public Notice Requirements Met (3 of 3 Pages)





City of Daytona Beach Shores

Building & Codes Division
Department of Community Services
Telephone: (386) 763-5377
Fax (386) 763-5370

SPR#: _____
FEE _____
Amt: _____
Reviewed By: _____
Date: _____

SITE PLAN REVIEW APPLICATION

289217
RECEIVED

AUG 16 2024

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

Project

Name: LUX Condos, a Condominium

Project Location (Address): 3159 S. Atlantic Avenue, Daytona Beach Shores, FL 32118

Parcel #/ #'s: #533400020110

Property Owner's Name: 3159 South Atlantic, LLC

(If Applicant is not owner, attach authorization affidavit)

Applicant/Developer Name: 3159 South Atlantic, LLC

Mailing Address: P.O. Box 238082, Port Orange, FL 32123

Phone: 386.492.6167

Fax: 302.485.0472

Project Coordinator: James R. Mack

Mailing Address: 517 Fox Hunt Circle, Longwood, FL 32750

Phone: 407-415-6000

Fax: 407-878-0800

APPLICATION TYPE:

- ☐ Conceptual Plan Review
- ☐ Administrative Site Plan Review (Projects must be 5000 sq. ft. GFA or Less)
- ☒ Regular Site Plan Review (Projects must be greater than 5000 sq. ft. GFA)
- ☐ Follow up review of previously submitted site plan/ and or amendments to site plan
- ☐ Site Plan Extension

Proposed Use: Multi Family

Property Size (Acres & Square Footage): .8329

Proposed GFA (Gross Floor Area) of project: 97,134 inclusive of all floors, deck, garage and balconies

Submitted By: Michael Sokmen

Date: 6/4/24

No applications, drawings, etc. will be accepted until all application fees are paid.

#1

**3159 SOUTH ATLANTIC, LLC
LUX CONDOS, A CONDOMINIUM
P.O. BOX 238082
PORT ORANGE, FL 32123**

6/4/24

Mr. Stewart Cruz
City Planner
City of Daytona Beach Shores
Department of Community Services

**RE: LUX Condos, A Condominium Project Description
3159 S. Atlantic Avenue, Daytona Beach Shores, FL 32118**

Dear Stewart,

We are looking to develop a 7 story, 30-unit condominium on the property located at 3159 S. Atlantic Avenue, Daytona Beach Shores, FL 32118.

The first floor will be a common area and amenities. Floors 2 through 7 will have 5 units per floor. Four units to have 3 bedrooms, 2.5 bath and one unit in the center of each floor to be 2 bedrooms, 2 bath.

Sincerely,



Michael Sokmen, Manager
3159 South Atlantic, LLC
E-mail - flassociates@yahoo.com
Office - #386.492.6167
Fax - #302.485.0472
Cell - #203.243.5611

**LIMITED LIABILITY COMPANY AGREEMENT
FOR
3159 South Atlantic, LLC**

RECEIVED
JUN 17 2024
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

This Limited Liability Company Agreement (hereinafter referred to as the "Agreement") is made on this 23rd day of November, 2022, to be effective as of the day of filing the Certificate of Formation with the Delaware Secretary of State, by and between Michael Sokmen (hereinafter referred to as the "Member") and 3159 South Atlantic, LLC, a Delaware limited liability company (hereinafter referred to as "Company").

PREAMBLE

A. Whereas, the parties to this Agreement desire to form a limited liability company for the purpose hereinafter set forth; and

B. Whereas, by entering into this Agreement the parties desire to provide for (i) the purpose for which the Company is formed; (ii) the division of the Company's net profits and net losses; (iii) the restrictions on the disposition of Company property and Company interests; (iv) the management of the Company's business, (v) the duration of the Company's existence; and (vi) various other matters relating to the Company.

NOW, THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements contained in this Agreement, the parties hereto, intending to be legally bound hereby, agree to become members of a limited liability company under the laws of the State of Delaware in accordance with the following terms and conditions:

ARTICLE I. FORMATION AND PURPOSE

1.1 Governing Law and Government Filings. The Company shall be formed in accordance with and shall be governed by the Delaware Limited Liability Company Act, (hereinafter referred to as the "Act"), except to the extent that the Act permits variation by agreement of the parties and this Agreement provides for such variations. On or after the execution of this Agreement, the Members shall cause a Certificate of Formation that complies with the requirements of the Act to be properly filed with the Office of the Secretary of State for the State of Delaware (hereinafter referred to as the "Certificate") and shall execute such further documents and take such further action as is necessary or appropriate from time to time to comply with the requirements for the formation and operation of a limited liability company in the State of Delaware and in all other jurisdictions where the Company conducts its business.

1.2 Name. The name of the Company shall be 3159 South Atlantic, LLC.

1.3 Purpose of the Company. The purpose and business of the Company shall be to engage in any lawful business activity agreed to by the Voting Members (as herein defined) and to conduct such other activities as may be necessary

or appropriate to promote the business of the Company. The Company may exercise all the powers and privileges either granted or limited under the Act.

1.4 Registered Office; Registered Agent. The name of the registered agent for service of process on the Company in the State of Delaware is Agents and Corporations, Inc. The address of the registered agent of the Company and the address of the registered office of the Company in the State of Delaware is 1201 Orange Street, Suite 600, City of Wilmington, County of New Castle, and State of Delaware.

1.5 Principal Place of Business. The Company's principal place of business shall be located at P.O. Box 238082, Port Orange FL 32123, or at such other place as the Members may select from time to time.

1.6 Expenses of Formation. The Company shall bear the expenses incident to its formation. Each Member shall bear his own personal expenses, if any, incurred in connection with his decision to enter into this Agreement.

ARTICLE II. TERM

2.1 Term. The term of the Company shall commence on the effective date of the filing of the Certificate with the Office of the Secretary of State of the State of Delaware and shall be perpetual.

ARTICLE III. CAPITAL CONTRIBUTIONS AND COMPANY INTERESTS

3.1 Company Capital. The capital of the Company shall be the aggregate sum of the capital contributions made by the Members to the Company in the manner provided for in this Agreement. Each Member shall own a share of the total capital of the Company in proportion to that Member's Company interest.

3.2 Initial Capital Contribution. The initial capital contribution of the Members to the Company shall be as follows:

<u>Name of Members</u>	<u>Amount of Contribution</u>
Michael Sokmen	\$1,000

TOTAL: \$1,000

3.3 Payment of Contributions. Each Member's capital contribution shall be made by delivering it to the Company within the thirty (30) day period immediately following the execution of this Agreement by that Member.

3.4 Company Interest. For purposes of this Agreement, the term "Company interest" shall mean each Member's share of the Company's net profits and net losses, the right to receive distributions of Company property and the rights, powers and liabilities of a Member as defined and described in the Act and this Agreement. The nature of a Company interest shall be personal property for all purposes.

3.5 Percentage of Company Voting Interests. The Company interest of the Members shall be represented by a total of One Thousand (1,000) Company Units, divided as follows: Five Hundred (500) Company Voting Units (hereinafter referred to as the "Voting Units") and Five Hundred (500) Company Non-Voting Units (hereinafter referred to as the "Nonvoting Units"). With respect to Voting Units of the Company, each Voting Member shall be entitled to one vote per Voting Unit owned by such Member. The Nonvoting Units shall have no voting rights attached to them, and each member holding the Nonvoting Units shall not be entitled to vote any Nonvoting Units on any Company matter, unless otherwise provided herein. Each Member's initial Company interest shall be equal to the number of Units set forth below:

<u>Name of Members</u>	<u>No. of Voting Units</u>
Michael Sokmen	

TOTAL: 500

<u>Name of Members</u>	<u>No. of Nonvoting Units</u>
Michael Sokmen	500

TOTAL: 1,000

Each Member's Company interest at any given time shall be calculated on the basis of the number of Units owned by that Member to the total number of Units owned by all of the Members. Members holding any number of Voting Units greater than zero (0) are hereinafter referred to as the "Voting Members" and Members holding only Nonvoting Units, and no Voting Units, are hereinafter referred to as the "Nonvoting Members".

3.6 Form of Contributions. Unless specified otherwise in this Agreement, all capital contributions made by a Member to the Company shall be made in the form of cash. No capital contributions shall be made by a Member to the Company in property other than cash, unless specifically agreed to in writing by a majority in interest of the Voting Members, which writing shall: (a) identify the property to be contributed; (b) state the fair market value of the property on the date of contribution; (c) state the amount and nature of all liabilities secured by the property and the extent, if any, to which the Company shall assume or take subject to any of those liabilities; and (d) state the adjusted basis of the property for federal income tax purposes in the hands of the contributing Member immediately prior to its contribution. The Members hereby consent to the contribution by them of the property identified in Paragraph 3.2 of this Agreement.

3.7 Additional Capital Contributions. No Member shall be required to make any further or additional capital contributions to the Company, except as required by the Act or this Agreement. No Member shall have the right to make additional capital contributions to the Company, except with the prior written consent of a majority in interest of the Voting Members.

3.8 Withdrawal of Capital Contributions. No Member shall have the right to withdraw or reduce such Member's capital contributions to the Company, except with the prior written consent of a majority in interest of the Voting Members. No Member shall have the right to demand and receive any distribution from the Company in any form other than cash. No Member shall be entitled to receive any interest on his capital contributions to the Company.

3.9 Use of Contributions. The aggregate of all capital contributions made by the Members to the Company shall be available to the Company to carry out the purposes of the Company.

3.10 Ownership of Property. All Company property, whether real or personal, tangible or intangible, shall be owned by the Company. No Member shall have any interest in any specific Company property.

3.11 No Right of Partition. Each Member waives any right he may have to cause Company property to be partitioned or otherwise divided among the Members, or to file a complaint or institute any proceeding at law or equity to cause Company property to be partitioned or otherwise divided among the Members.

3.12 Composition of Capital Accounts. The Company shall establish and maintain a separate capital account for each Member in accordance with applicable federal tax laws. Each Member's capital account shall be determined and maintained as follows:

a. Contributions, Income and Gains. Each Member's capital account shall be increased by: (1) the amount of money contributed by that Member; (2) the fair market value at the time of contribution of all property other than money contributed by that Member, reduced by any liabilities secured by that property which are assumed or taken subject to by the Company; and (3) that Member's share of Company income and gains, including income and gains which are exempt from or not recognized for federal income tax purposes, as computed for book purposes; and

b. Distributions, Deductions and Losses. Each Member's capital account shall be decreased by: (1) the amount of money distributed to that Member; (2) the fair market value at the time of distribution of all property other than money distributed to that Member, reduced by any liabilities secured by that property which are assumed or taken subject to by that Member; and (3) that Member's share of Company losses and deductions, including Company expenditures which are not deductible or capitalizable for federal income tax purposes, as computed for book purposes.

3.13 Transferee's Capital Account. In the event of a permitted transfer of a Company interest as provided in this Agreement, the capital account of the transferor shall become the capital account of the transferee to the extent it relates to the transferred Company interest.

3.14 Compliance with Applicable Federal Tax Laws. The manner in which the capital accounts of the Members are to be maintained pursuant to this Article III of this Agreement is intended to comply with the requirements of all applicable federal tax laws. If in the opinion of all of a majority in interest of the Voting Members the manner in which capital accounts are to be maintained pursuant to this Article III of this Agreement should be modified in order to comply with the applicable federal tax laws, then notwithstanding anything contained in this Agreement to the contrary, the Voting Members shall alter the method in which the capital accounts are maintained and amend this Agreement to reflect any such change in the manner in which capital accounts are maintained; provided, however, that any change in the manner of maintaining capital accounts shall not materially alter the economic agreement between the Members.

ARTICLE IV. ALLOCATIONS AND DISTRIBUTIONS

4.1 Allocation of Company Items. All items of income, gain, loss, deduction or credit of the Company shall be allocated among the Members in proportion to their Company interests; provided, however, that for federal income tax purposes such items of income, gain, loss and deduction or credit with respect to property contributed by a Member to the Company shall be allocated between the Members so as to take account of the variation between the federal income tax basis of the property to the Company and its fair market value at the time of its contribution to the Company in accordance with applicable federal tax laws.

4.2 Priority Among Members. Unless specified otherwise in this Agreement, no Member shall have priority over any other Member with regard to the return of capital, the allocation of any Company items or the distribution of Company property.

4.3 Reallocation on Transfer. In the event that a Member's interest is transferred in accordance with the provisions of this Agreement, the allocations provided in this Article IV of this Agreement shall be further reallocated between the transferor and the transferee in the same ratio as the number of days each of them owned the Company interest during the fiscal year of the Company for which the allocation is being made, unless the books of the Company permit the allocation of items of income and expense to the periods of time before and after the transfer, in which case the latter allocation shall be made.

4.4 Distribution of Net Cash. Following the end of each fiscal year of the Company and the adjustment of the Member's capital accounts for that fiscal year, the Company may distribute the Net Cash of the Company to the Members. Distributions of Net Cash shall be made among the Members in proportion to their Company interests (without regard to whether such interest is a Voting Interest or Non-Voting Interest). The term "Net Cash" shall mean an amount which is equal to the net profits of the Company, plus the net proceeds from any refinancing of Company property, except that (a) depreciation of buildings, improvements, personal property and amortization of leasehold improvement, if applicable, shall not be considered a deduction, (b) payment of interest on and repayment of principal of, debts shall be considered a deduction, (c) any amounts expended on behalf of the Company for capital improvements

or new investments shall be considered a deduction, and (d) any reasonable reserve of capital created to provide funds to be invested in additional Company property, to provide funds for capital improvements for Company property, or to provide funds for any other contingency of the Company shall be considered a deduction.

4.5 Draws. With the prior written consent of a majority in interest of the Voting Members, at the beginning of each fiscal year, a periodic draw in anticipation of the distribution of Net Cash to that Member for that fiscal year may be established for one or more Members. Any amounts so withdrawn during the fiscal year shall be credited against any Net Cash distributable to that Member at the end of that fiscal year. To the extent such withdrawals exceed a Member's Net Cash distribution for the same fiscal year, the excess shall be a liability of that Member to the Company payable upon demand but without interest. A periodic drawing right once determined may be terminated by the consent of all of a majority in interest of the Voting Members at any time during the course of the Company's fiscal year if it appears unlikely that the Net Cash distributable to that Member for that fiscal year shall equal or exceed that Member's withdrawals.

ARTICLE V. COMPETITION

5.1 Any Member may engage in any other business, whether or not the same or similar to the business of the Company, and whether or not such other business is competitive with the Company with the written permission of a majority in interest of the other Members. Neither the Company nor the other Members shall have any rights in the income or profits of that business.

ARTICLE VI. TAX, FINANCIAL AND ACCOUNTING MATTERS

6.1 Fiscal Year and Accounting Method. The fiscal year of the Company for both accounting and income tax purposes shall be the calendar year, and for both accounting and income tax purposes the Company shall report its operations and profits and losses in accordance with the cash method of accounting, unless a different method of accounting is required by applicable federal tax laws.

6.2 Annual Tax Return and Financial Statements. The accountant for the Company shall prepare all required tax returns for the Company as of the end of each fiscal year, including the balance sheet and statement of income and expenses relating to such fiscal year, and a statement of each Member's distributive share of the items of income, gain, loss, deduction and credit of the Company for tax purposes for such fiscal year. The Company shall furnish each Member with a copy of each such tax return and statement within thirty (30) days after the Company files its tax returns for such fiscal year.

6.3 Tax and Accounting Matters. All elections with respect to the preparation and filing of the Company tax returns, the reporting of items of Company income, gain, loss, deduction and credit, and all other elections which the Company or Members are entitled to make with respect to Company matters, shall be made only by the Company. Michael Sokmen shall be the Tax Matters Member for the Company for income tax purposes. All decisions as to accounting matters shall be made in accordance

with generally accepted accounting principles applied on a basis consistent with prior periods.

6.4 Books and Records. The Company shall maintain a full and accurate set of books and records at its principal place of business. Each Member and his duly authorized representative shall have access to and may inspect and copy any such books and records at all reasonable times.

6.5 Bank Account. The Company shall open and maintain a bank account or bank accounts in the name of the Company at such bank or banks as of a majority in interest of the Voting Members may determine from time to time. All funds of the Company not otherwise invested shall be deposited in and withdrawn from such bank account(s) as a majority in interest of the Voting Members may determine. Any withdrawals from such bank account(s) shall require such signature or signatures as a majority in interest of the Voting Members may from time to time determine.

ARTICLE VII. MEMBERS

7.1 Management Authority of Members and Officers. A majority in interest of the Voting Members shall have the full and exclusive responsibility for the management of the Company, the operation of the business of the Company, and the performance of the duties described in this Article VII of this Agreement. The majority in interest of the Voting Members have delegated their power and authority to the following President, Secretary and/or Treasurer as officers of the Company, all of whom could be the same person and who could be a Member of the Company and will have the power and authority provided herein, unless otherwise specified by a majority in interest of the Voting Members:

President: Michael Sokmen

Secretary: Michael Sokmen

Treasurer: Michael Sokmen

a. President. The President shall be the chief executive officer of the Company, shall preside at all meetings of the Voting Members, shall have general and active management of the business of the Company, and shall execute bonds, mortgages, loans, leases and contracts for the Company, and is authorized to open and sign bank accounts and to authorize other officers or persons to open and sign such accounts. The President may also use the title Manager.

b. Secretary. The Secretary shall record all the proceedings of the meetings of the Members (or the Voting Members) and notice of all meetings of the Members (or the Voting Members) and shall perform such other duties as may be prescribed by the President, under whose supervision he shall be.

c. Treasurer. The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company and shall deposit all moneys and other

valuable effects in the name and to the credit of the Company in such depositories as may be designated by the President. The Treasurer shall disburse the funds of the Company as may be ordered by the President taking proper vouchers for such disbursements, and shall render to the President an account of all his transactions as Treasurer and of the financial condition of the Company.

The foregoing officers shall serve until their respective successors are chosen by a majority in interest of the Voting Members, or until a majority in interest of the Voting Members remove one or more of the officers so that a majority in interest of the Voting Members may resume exercising the power and authority previously delegated to such officer or officers.

7.2 Duties of Loyalty and Care of Members. The Voting Members shall devote such time to the operations of the Company as they, in their sole discretion, deem to be reasonably required to conduct the Company business and to operate and manage the Company property in an efficient manner. The Voting Members shall use their best efforts to manage the business and affairs of the Company. The doing of any act or failure to do any act which may result in a loss to the Company, if done in good faith and in a manner reasonably believed to be in the best interest of the Company, shall not subject the Voting Members to any liability to the Company.

7.3 Powers of the Members. The Voting Members shall collectively, but not severally, have all of the powers of the Company and may exercise all of the rights and powers of a member under the Act. The prior written consent of a majority in interest of the Voting Members with respect to any item of business shall be the act and decision of the Company; and the phrase "approved by the Voting Members" as used in this Agreement shall mean such a decision and only such a decision. No Member shall have the right, privilege or power to perform any act on behalf of the Company, unless such act has been approved by a majority in interest of the Voting Members. Subject to the terms of this Agreement, a majority in interest of the Voting Members shall have and possess the same powers and rights as any member of a limited liability company under the Act, including, but not limited to, the power and right to:

- a. Manage the Company property, and enter into contracts with respect to such management, in whole or in part, by related or unrelated third parties;
- b. Execute such documents, certificates or instruments as they may deem necessary or appropriate for the Company's purpose;
- c. Sell, assign, convey, lease, mortgage or otherwise dispose of or deal with all or any part of the Company property, including, but not limited to, the power and right to utilize all or any part of the Company property as collateral for any indebtedness;
- d. Lend money to or borrow money from any person, including any Member;

e. Perform or cause to be performed all of the Company obligations under any agreement to which the Company is a party or by which it is bound;

f. Acquire property from any person, or employ or deal with any person. The fact that a Member is employed by or is directly or indirectly interested in, affiliated or connected with any such person shall not prohibit the Company from employing or otherwise dealing with such person;

g. Adjust, compromise, settle or refer to arbitration any claim against or in favor of the Company and to institute, prosecute or defend any legal proceedings relating to the business and property of the Company;

h. Enter into agreements with or employ such accountants and attorneys and contract for such other professional services as may be necessary and appropriate for the conduct of the Company's business; and

i. Do any and all of the foregoing upon such terms and conditions as they may deem proper, and to execute, acknowledge and deliver any and all instruments, certificates or documents in connection with any or all of the foregoing and to take such further action as they may deem necessary or appropriate in connection with the management and business of the Company.

7.4 Compensation for Members. The Members may be entitled to compensation for personal services rendered by them on behalf of the Company in their capacity as Members. For purposes of this Sub Article, reimbursement for out-of-pocket expenses shall not be construed as "compensation". The Members shall be fully reimbursed by the Company for all out-of-pocket expenses incurred by them on behalf of the Company.

7.5 Indemnification of Members. The Company shall appear, defend and indemnify each Member from any and all claims, losses, expenses, costs, fines, penalties, judgments or damages, including reasonable attorneys' fees, which that Member may incur by reason of any act or a failure to act with respect to the Company or in furtherance of its interest, if done in good faith and in a manner reasonably believed to be in the best interest of the Company.

7.6 Personal Liability of Members. No Member shall have any personal liability for the liabilities or obligations of the Company, except to the extent of the capital contributions made or required to be made by such Member to the Company in accordance with the terms of this Agreement.

ARTICLE VIII. ADMISSION , REMOVAL AND RESIGNATION OF MEMBERS

8.1 Initial Members. All persons having executed this Agreement as Members shall be admitted as Members without any further act on the part of the Company or the other Members.

8.2 Additional Members. Following the execution of this Agreement by the initial Members, persons acquiring a Company interest directly from the Company (whether the Company interests are being issued for the first time or being reissued as a result of a reacquisition by the Company) shall not be admitted as Members of the Company, except upon the written consent of a majority in interest of the Voting Members.

8.3 Successor Members. Any persons acquiring a Company interest by transfer from an existing Member shall not be admitted as a Member of the Company, except upon the written consent of a majority in interest of the Voting Members.

8.4 Preconditions to Admission. In no event shall a Member consent to the admission of any person as a Member of the Company, unless and until:

a. Such person agrees to execute this Agreement, as then amended, and such other instruments as may be required by the Act or which a majority in interest of the Voting Members deem necessary or appropriate to confirm and record such person's undertaking to be bound by the terms of this Agreement; and

b. Such person agrees to pay all the reasonable expenses, including attorney's fees, incurred by the Company in connection with the transfer, if any, and the admission of such person as a Member.

8.5 Assignee of a Member. If a person acquiring a Company interest is not admitted as a Member of the Company as provided in this Article VIII of this Agreement, then such person's interest in the Company shall be solely that of a rightful assignee of a Member as provided in the Act.

8.6 Resignation of Members. No Member shall resign from the Company prior to the dissolution and winding up of the Company, except upon the prior written consent of a majority in interest of the Voting Members. Any resigning Member transferring his Company interest in conformity with the transfer provisions of Article IX of this Agreement, whether to the Company, an existing Member or to a third party, shall be deemed to have resigned from the Company without violating this Agreement upon and to the extent of the transfer, whether or not the transferee is admitted as a Member of the Company, and shall be entitled to payment for all amounts due to such Member under this Agreement in the same manner as provided for in Article IX of this Agreement.

8.7 Payments to Wrongfully Resigning Member. In the event that a Member resigns from the Company in violation of this Agreement, any amounts due to that Member under this Agreement, subject to offset for any damages caused to the Company as a result of such wrongful resignation, shall be paid to that Member in the same manner as provided in Article IX of this Agreement, but only if and when such amounts can be paid without causing the Company's liabilities, including liabilities owed to Members other than the resigning Member, to exceed the value of the Company's assets and without causing the Company to be unable to meet its current debts and obligations as they come due after allowing for a reasonable reserve for capital needs and improvements, the acquisition of additional Company property or for any other contingency of the Company.

8.8 Removal of a Member. A majority in interest of the Voting Members by prior written consent may remove a Member with or without cause of the Company by purchasing or causing the Company to purchase all the Company Units owned by such Member for the purchase price on the terms and conditions provided in Sub Article 9.5 and 9.6 of this Agreement.

ARTICLE IX. TRANSFER OF COMPANY INTERESTS

9.1 Transfers Restricted. No Member shall transfer all or any part of his Company interest, except as provided in this Article IX of this Agreement. In the event that a Member or a transferee of a Member violates any of the provisions of this Article IX of this Agreement, such transfer shall be null and void and of no force or effect.

9.2 "Transfer" Defined. The term "transfer" shall mean and include any distribution, sale, transfer, assignment, gift, creation of an encumbrance, pledge, hypothecation, grant of a security interest, lien or other disposition, either with or without consideration, whether voluntary or involuntary, by operation of law or otherwise, including, without limitation, transfers incident to divorce or separation and all executions of legal process attaching to or affecting in any way the Company interest of a Member or a Member's beneficial interest therein. In addition to the foregoing, the following events shall be deemed transfers within the meaning of Article IX of this Agreement which shall be subject to the terms and conditions imposed upon transfers:

a. In the case of a Member who is a natural person, his death or the entry by a court of competent jurisdiction adjudicating him incompetent to manage his person or his property;

b. In the case of a Member that is a trust, the termination of the trust;

c. In the case of a Member that is a partnership, the dissolution and commencement of winding up of the partnership;

d. In the case of a Member that is an estate, the distribution by the fiduciary of the estate's entire interest in the Company; and

e. In the case of a Member that is a corporation, the filing of a certificate of dissolution, or its equivalent, for the corporation or the revocation of its charter.

9.3 Transfer Not an Event of Dissolution. Except as otherwise provided in Article X of this Agreement, the transfer by a Member of his Company interest shall not cause the dissolution or termination of the Company and the business of the Company may be continued thereafter by and for the benefit of the remaining Members.

9.4 Voluntary Transfer; Mandatory Offer to Company. No Member may voluntarily transfer all or any part of his Company interest, without first complying with the terms of this Sub Article:

a. Offer for Sale. Any Member desiring to transfer his Company interest (hereinafter referred to as the "Transferring Member") shall give written notice to the Company and all the other Members, stating his desire to dispose of some or all of his Company interest (hereinafter referred to as the "Company interest proposed for sale") and shall offer for sale the Company interest proposed for sale to the Company first and then to all the other Members as provided herein.

b. Acceptance of Offer. For a period of thirty (30) days after delivery of said written notice to the Company and all the Members, or until rejected by the Company, whichever occurs first, the Transferring Member may not transfer the Company interest proposed for sale to anyone other than the Company in accordance with the terms hereof. In the event the Company does not elect or rejects to purchase such Company interest within such thirty (30) day period, then all the Members shall be entitled to elect to purchase such Company interest either prorata among themselves or as they otherwise mutually agree in writing within fifteen (15) days thereafter. If the Company elects or subsequently the Members elect to purchase the Company interest proposed for sale, the Company or Members shall elect to do so by giving written notice of acceptance to the Transferring Member, within the aforesaid periods, and in the event of such election, such sale shall close at the Company's principal place of business within one hundred and twenty (120) days after the Transferring Member gave written notice to the Company as provided in Sub Article 9.4 (a) of this Agreement.

c. Purchase Price and Payment Terms. The purchase price for the Company interest proposed for sale pursuant to Sub Article 9.4(a) of this Agreement shall be determined in accordance with Sub Article 9.5 of this Agreement and the terms and conditions for the payment of such purchase price shall be determined in accordance with Sub Article 9.6 of this Agreement.

d. Right of First Refusal. In the event that the Company or Members do not elect to purchase the entire Company interest proposed for sale by the Transferring Member as provided in Sub Article 9.4(a) of this Agreement, the Transferring Member may thereupon solicit offers from any other person (hereinafter referred to as the "third party") to purchase the entire Company interest proposed for sale within sixty (60) days thereafter, subject to the Company's and Members' right of first refusal as set forth herein. No offer to purchase a Company interest proposed for sale shall be valid unless it is bona fide, in writing and signed by the third party and the Transferring Member (hereinafter referred to as the "third party offer"). In the event the Transferring Member obtains a third party offer to purchase the Company interest proposed for sale, the Transferring Member shall deliver the third party offer to the Company and all the Members and shall reoffer the Company interest proposed for sale to the Company and subsequently to all the Members on the same terms and conditions as contained in the third party offer. The offer to the Company and the Members and the acceptance of such offer by the Company or the Members shall be done as provided in Sub Article 9.4(b) of this Agreement. In the event the Company or the Members accepts the Transferring Member's offer to purchase the Company interest proposed for sale in accordance with the terms and conditions contained in the third party offer, then settlement on the purchase of the Company interest proposed for sale shall be held in accordance with the terms and conditions of the third party offer. If the Company or the Members do not

accept the third party offer, the Transferring Member shall be free to sell the Company interest proposed for sale to the third party, but only in accordance with the exact same terms and conditions set forth in the third party offer. In the event the aforesaid sixty (60) day period expires or any of the terms or conditions of the third party offer are changed either by the Transferring Member and/or the third party, the Company and all the Members shall again be offered the right to purchase the Company interest proposed for sale as aforesaid.

e. Purchase of Entire Interest. In no event shall the Transferring Member be required to transfer less than the entire Company interest proposed for sale to the Company and the Members under this Sub Article 9.4 of this Agreement; it being understood that the Company must purchase the entire Company interest proposed for sale or waive its rights under this Sub Article 9.4 of this Agreement.

9.5 Purchase Price. The purchase price for a Company interest proposed for sale in accordance with this Article IX of this Agreement shall be determined as follows:

a. Capital Account Value. The Transferring Member's capital account shall be valued as per the books of account of the Company as of the Valuation Date and there shall be added to or subtracted from such amount the Transferring Member's proportionate share of the Company's net profits or net losses for the period up to and including the Valuation Date.

b. Adjustments to Capital Account. The amount determined in Sub Article 9.5(a) of this Agreement shall then be adjusted up or down to reflect the Transferring Member's proportionate share of the difference between the fair market value of the Company's real property, stocks, securities and equity interests in other entities, if any, and the book value of such Company property on the Valuation Date. If the parties cannot agree with respect to the fair market value of such Company property, the matter shall be settled by arbitration in the manner provided in Sub Article 11.12 of this Agreement, with one (1) arbitrator to be selected by the Members other than the Transferring Member, one (1) arbitrator to be selected by the Transferring Member or his personal representative, as the case may be, and the third arbitrator, who shall be a person who is experienced in the appraisal of property of the kind being valued, shall be selected by the first two (2) arbitrators. The decision of the arbitrators as to the fair market value of such property shall be final and binding upon the parties. If the arbitrators cannot agree on the fair market value of such property, then the decision of the third arbitrator (i.e., the one selected by the first two (2) arbitrators) shall control.

c. Valuation Date. The term "Valuation Date" as used in this Sub Article 9.5 of this Agreement refers to the last day of the calendar month immediately preceding the date the Company interest proposed for sale is offered for sale by the Transferring Member to the Company and the Members as provided in Sub Article 9.4(a) of this Agreement.

d. Third Party Offer. Notwithstanding anything contained in this Sub Article 9.5 of this Agreement to the contrary, if the purchase of the Company interest proposed for sale is the result of an exercise of a right of first refusal by the

Company as provided in Sub Article 9.4(d) of this Agreement, then the purchase price shall be the price set forth in the third party offer.

9.6 Payment Terms and Conditions. The payment of the purchase price provided for in Sub Article 9.5 of this Agreement shall be paid by the Company to the Transferring Member as follows:

a. Cash Payment. Ten percent (10%) of the purchase price provided for in Sub Article 9.5 of this Agreement shall be paid in cash, certified check, attorneys' check or other immediately available funds on the settlement date.

b. Promissory Note. The balance of the purchase price provided for in Sub Article 9.5 of this Agreement shall be paid in the form of a promissory note for said sum (the "Promissory Note"), to be amortized with equal monthly payments of principal and interest over a term of five (5) years. The first payment on the Promissory Note shall be made on the first day of the second calendar month immediately following the settlement date, and payments of principal and interest shall continue on the first day of each calendar month thereafter for an additional fifty-nine (59) calendar months, when the entire unpaid balance of principal, together with all accrued and unpaid interest thereon, shall be fully due and payable. The interest to be paid on the Promissory Note shall be fixed at the lowest simple interest rate specified under Article 483 (or any successor Articles) of the Internal Revenue Code of 1986, as amended, required to be charged in order to avoid the imposition of "unstated interest". At the end of each calendar year during the term of the Promissory Note, the rate of interest to be paid on the Promissory Note shall be adjusted for the new calendar year to be fixed at the lowest simple interest rate specified under Article 483 (or any successor Articles) of the Internal Revenue Code of 1986, as amended, required to be charged in order to avoid the imposition of "unstated interest". All or any part of the Promissory Note may be prepaid at any time, and from time to time, without penalty.

c. Additional Provisions for Promissory Note. In addition to the provisions set forth in Sub Article 9.6(b) of this Agreement, the Promissory Note shall also provide for the following: (i) if the maker of the Promissory Note is the Company, a provision requiring the joint and several personal guaranty of all of the Members other than the Transferring Member; (ii) if the maker of the Promissory Note are the Members, a provision requiring the guaranty of the Company; (iii) a provision for the Confession of Judgment against the maker of the Promissory Note and the Guarantor(s); (iv) a provision requiring the payment of the entire unpaid principal balance of the Promissory Note, and all accrued and unpaid interest thereon, in the event there is a sale or exchange of substantially all of the Company property or substantially all of the Company interests of the Members, as the case may be; and (v) a provision requiring the payment of a five (5%) percent late penalty for any payment more than fifteen (15) days overdue.

d. Security for Promissory Note. The Promissory Note or the Guaranty, whichever is made by the Company, shall be secured by (i) a mortgage on the real property of the Company, if any, subordinate only to mortgage liens outstanding at the time of the purchase of the Company interest proposed for sale and/or (ii) a security interest in the personal property of the Company, if any, subordinate only to security interests outstanding at the time of the purchase of the Company interest proposed for

sale, as the case may be. The aforesaid mortgage lien and/or security interest shall be equal in priority to any lien previously placed on such property as a result of a prior purchase of a Company interest proposed for sale under this Agreement, except that the Company shall not be required to grant a mortgage lien and/or security interest to any Transferring Member if that would cause a default under any existing mortgage, loan agreement, or security agreement to which the Company is a party or promissory note of which the Company is the maker. The Company shall take all reasonable steps necessary to secure the approvals of all other parties to such instruments to permit it to mortgage its real property or grant a security interest in its personal property without causing a default under such instruments.

e. Third Party Offer. Notwithstanding anything contained in this Sub Article 9.6 of this Agreement to the contrary, if the purchase of the Company interest proposed for sale is the result of an exercise of a right of first refusal by the Company as provided in Sub Article 9.4(d) of this Agreement, then the terms for the payment of the purchase price shall be those set forth in the third party offer.

9.7 Involuntary Transfer; Option to Purchase by Company. In the event that a Member discontinues being employed by the Company, or Member's (hereinafter referred to as the "Transferring Member") interest is transferred other than as provided in Sub Article 9.4 of this Agreement (hereinafter referred to as the "Event of Transfer"), the Company shall have the option for a period of six (6) months after the date of the Event of Transfer to purchase all or any part of the Company interest owned at any time during such six (6) month period by the Transferring Member. In the event the Company does not elect to exercise its option within such six (6) month period, then all the Members shall be entitled to exercise such option either pro rata among themselves or as they otherwise mutually agree in writing within an additional six (6) month period. The purchase price for the Transferring Member's Company interest shall be determined in the same manner as set forth in Sub Article 9.5 of this Agreement, except that the "Valuation Date" shall be the last day of the calendar month immediately preceding the date the Company exercises its option or the Members exercise their option to purchase the Transferring Member's Company interest, and the terms and conditions for payment of this purchase price shall be determined in the same manner as set forth in Sub Article 9.6 of this Agreement.

9.8 Permitted Transfers. Notwithstanding anything contained in this Agreement to the contrary, a Member shall have the right to transfer all or any part of his Company interest to another Member or to a transferee that bears one of the following relationships to the transferring Member: a spouse, a lineal descendant, or a trust created for the exclusive benefit of the transferring Member, the transferring Member's spouse and/or the transferring Member's lineal descendant(s).

9.9 Percentage of Limitations or Transfers. Notwithstanding any other provision of this Agreement to the contrary, the Company shall not be required to recognize any transfer of a Company interest if the transfer, when considered with other transfers of Company interests made within the period of twelve (12) consecutive calendar months prior thereto, would constitute a sale or exchange of fifty percent (50%) or more of the total Company interest and result in the tax termination of the Company under Article 708(b) of the Internal Revenue Code of 1986, as amended.

9.10 Costs and Expenses of Transfer. The Transferring Member shall pay all costs and expenses incurred by the Company in connection with any transfer of a Company interest pursuant to this Article IX of this Agreement and/or another person's becoming a Member of the Company or an assignee of a Member of the Company, including, but not limited to, all filing, recording and publishing costs and reasonable attorneys' fees and disbursements.

ARTICLE X. DISSOLUTION AND TERMINATION

10.1 Waiver. Each Member waives and, to the extent that a Member cannot waive, agrees not to exercise any right under the Act or any other law to dissolve the Company, except as provided in this Agreement.

10.2 Events Causing Dissolution. The Company shall be dissolved upon the occurrence of the earliest of the following events:

a. By the written consent of a majority in interest of the Voting Members;

b. The death, insanity, retirement, resignation, removal, expulsion, bankruptcy or dissolution of a Voting Member or the occurrence of any other event which terminates the continued membership of a Voting Member in the Company, unless the business of the Company is continued by the written consent of a majority in interest of the remaining Voting Members within ninety (90) days following the occurrence of any such event; or

c. Upon the occurrence of any other event causing a dissolution under the Act or this Agreement.

10.3 Winding Up. Upon the dissolution of the Company, the last remaining Voting Member(s) or, if none, the personal representative of the last remaining Voting Member, shall conclude the business of the Company, wind up its affairs, distribute its assets in liquidation, and file all certificates or notices required by the Act to evidence such dissolution, liquidation and termination. Except as otherwise expressly provided for in the Act, all decisions pertaining to the dissolution of the Company shall be made in the same manner as decisions made in the ordinary course of the Company's business.

10.4 Termination. Upon the completion of the winding up of the Company's affairs, the Company shall file a Certificate of Cancellation with the Delaware Secretary of State.

10.5 Final Accounting; Deficit Capital Accounts. Upon the dissolution of the Company, a final accounting shall be made of the capital account of each Member, adjusted up or down to reflect each Member's proportionate share of the Company's net profit or net loss from the time of the last previous accounting to the date of the dissolution. In the event a Member has a deficit balance in his capital account at the time of the dissolution of the Company, that Member shall be required to contribute sufficient capital to the Company within thirty (30) days of the date of the dissolution of the Company to eliminate the deficit balance in his capital account.

10.6 Priority of Distributions. Distributions in liquidation of the Company shall be made in the following order:

- a. First, those owing to creditors of the Company, including Members who are creditors of the Company, and any foreseeable creditors within 10 years from the date of liquidation;
- b. Second, those owing to the Members other than for capital and profits;
- c. Third, those owing to the Members in respect of capital; and
- d. Fourth, those owing to the Members in respect of profits.

10.7 Payment of Claims. Upon the dissolution of the Company, the Company shall pay or make reasonable provisions to pay all claims and obligations of the Company, including all contingent, conditional or unmatured claims and obligations, known to the Company and all claims and obligations which are known to the Company, but for which the identity of the claimant is unknown. If the Company has sufficient assets, such claims and obligations shall be paid in full and any such provision for payment made shall be made in full. If there are insufficient assets, such claims and obligations shall be paid or provided for according to their priority and, among claims and obligations of equal priority, ratably to the extent of the assets available therefore. Any remaining Company assets shall be distributed as provided in Sub Article 10.5 of this Agreement.

10.8 Distributions in Kind. No Member may demand or receive property other than cash in return for his contributions, loans or advances to the Company or upon distribution or dissolution from the Company as provided herein; provided, however, that in the event that all of the Voting Members at the time of dissolution so determine, it shall not be necessary to liquidate all of the property of the Company; but the property which shall not be required to be liquidated to satisfy the categories of distribution described in Sub Article 10.5 of this Agreement may be distributed in kind, including, but not limited to, undivided interests in such property, whether or not like property is distributed to each Member.

ARTICLE XI. GENERAL PROVISIONS

11.1 Notices. All notices, claims, instructions, requests, demands, consents, or other communications which are required or permitted under this Agreement shall be in writing and shall be deemed to have been properly given if and when sent by first class United States mail, registered or certified, postage prepaid, return receipt requested, addressed as follows:

If to the Company to:

If to Michael Sokmen to:

or to such other address as the person to whom notice is to be given may give notice in the manner set forth above.

11.2 Enforceability. The parties agree that the provisions of this Agreement shall be enforced to the fullest extent permissible under the laws and public policies applied in each jurisdiction in which enforcement is sought. Accordingly, if any particular provisions of this Agreement shall be adjudicated to be invalid, illegal or unenforceable, such provision of this Agreement shall be deemed amended to delete there from the portion thus adjudicated to be invalid, illegal or unenforceable, such deletion to apply only with respect to the operation of such provision of this Agreement in the particular jurisdiction in which such adjudication is made.

11.3 Descriptive Headings. The descriptive headings of the Sub Articles of this Agreement are inserted for convenience of reference only and shall not control or affect in any way the meaning, construction, or interpretation of this Agreement.

11.4 Governing Law. This Agreement has been executed in the State of Delaware and shall be governed by, and construed, interpreted and enforced in accordance with, the laws of the State of Delaware in all respects.

11.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and permitted assigns.

11.6 Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements or understandings among the parties hereto with respect thereto. No representation, condition or understanding not expressed herein shall be binding upon the parties, unless subsequent to the date hereto and signed by all of the parties hereto. This Agreement may not be amended or modified except by a written instrument signed by a majority in interest of the Voting and Non-Voting Members.

11.7 Waiver of Breach. The waiver by any party hereto of a breach of any provision of this Agreement by another party hereto must be in writing and shall not operate or be construed as a waiver of any subsequent breach by such other party.

11.8 Authorship. No questions of interpretation or construction concerning this Agreement shall be construed or interpreted for or against any party based on the consideration of authorship.

11.9 Time of the Essence. Time is of the essence of this Agreement.

11.10 Gender. When used in this Agreement, singular terms include the plural as appropriate in the context, and masculine terms include the feminine and neuter genders as appropriate in the context.

11.11 Agreement in Counterparts. This Agreement may be executed in several counterparts and, as executed, shall constitute one Agreement, binding on all the parties hereto, notwithstanding that all the parties are not signatory to the original or the same counterpart.

11.12 Arbitration. Any dispute, claim, controversy arising out of or in connection with or relating to this Agreement or any breach or alleged breach hereof shall, upon the request of any party involved, be submitted to and settled by three (3) arbitrators in the principal place of business, pursuant to the Commercial Arbitration Rules of the American Arbitration Association, but not subject to its jurisdiction. The decision of the arbitrators shall be final and binding. Judgment may be entered in any court of record in the appropriate jurisdiction upon the decision of the arbitrators. The cost of the arbitration shall be shared equally by the parties to the arbitration. Each of the parties shall pay their own attorneys' fees incurred in connection with the arbitration.

11.13 Tax Status. The parties to this Agreement intend that the Company shall be classified as a sole proprietorship or partnership or as the form of entity elected on Internal Revenue Service Form 8832 or Form 2553, a copy of which is attached hereto, and for federal, state and local income tax purposes the parties agree that the provisions of this Agreement shall be construed and applied in a manner that will not impair the qualification of the Company as such form of entity under the applicable provisions of the Internal Revenue Code, or the laws of any state or local tax authorities.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement on the date hereinabove.

MEMBER:

Grace Williams

Witness -

M. Sokmen

Michael Sokmen

(SEAL)

COMPANY:

3159 South Atlantic, LLC

Grace Williams

Witness -

By:

M. Sokmen

(SEAL)

Michael Sokmen, Member

GENERAL CONSTRUCTION NOTES:

1. GOVERNING SPECIFICATIONS: CITY OF DAYTONA BEACH SHORES LAND DEVELOPMENT CODE, CITY OF PORT ORANGE STANDARD UTILITY CONSTRUCTION DETAILS AND SPECIFICATIONS, VOLUSIA COUNTY PUBLIC SERVICES, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF DAYTONA BEACH SHORES CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.

3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT 386.763.5377 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND/ OR OTHER REQUIREMENTS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE CONSTRUCTION DRAWINGS AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONSTRUCTION DRAWINGS.

6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.

7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.

8. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.

9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.

10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTORS EXPENSE.
11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.

12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.

14. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

19. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.

20. IF ANY CLAY-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.

21. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.

22. NO BURYING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.

23. THE CONTRACTOR SHALL ONLY UTILIZE A CITY OF DAYTONA BEACH SHORES APPROVED ROLL OFF DUMPSTER FROM ITS APPROVED LIST FOR CONSTRUCTION DEBRIS.

SITE DEVELOPMENT NOTES:

1. THE PARCEL HAS A FUTURE LAND USE OF THE PROPERTY IS "HIGH INTENSITY USE." THE EXISTING ZONING IS "HOTEL/MOTEL & MULTIFAMILY RESIDENTIAL DISTRICT" (T-RMF-1). THE PROPERTY IS CONSIDERED A "SMALL LOT" PER SEC. 14-29.2 OF THE DAYTONA BEACH SHORES, FL CODE OF ORDINANCES.

2. THE PARCEL IS UNDEVELOPED AND MAINLY SAND WITH HEAVY EROSION NEAR THE BEACH.

3. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0386J, COMMUNITY: VOLUSIA COUNTY, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X" AND ZONE "VE" WITH A BASE FLOOD ELEVATION OF 9.

4. DEVELOPMENT INFORMATION:

SITE COVERAGE	AREA (SF)	AREA (AC)	%
CONDOMINIUM & PARKING DECK	13,638	0.31	45.1
CONCRETE APRON, WALKS, & WALLS	9,303	0.21	30.8
GREEN AREA	7,268	0.17	24.1
PROJECT AREA (R/W TO SEAWALL)	30,209	0.69	100.0
TOTAL IMPERVIOUS AREA	22,941	0.52	75.9

5. DENSITY = 30 DWELLING UNITS / 0.69 AC = 43.5 DU/AC < MAX DENSITY = 60 DU/AC

6. PARKING TABULATION

	REQUIRED	PROVIDED
MULTI-FAMILY	- 1.5 SPACES PER UNITS	(30 UNITS x 1.5) = 45 SPACES
		PARKING DECK = 16 SPACES (15 + 1 ADA)
		GARAGE SPACES = 29 SPACE (27 + 2 ADA)
		TOTAL PARKING = 45 SPACES

7. BUILDING SETBACKS

	REQUIRED		PROVIDED	
	BUILDING	GARAGE	BUILDING	GARAGE
FRONT (S ATLANTIC AVE)	20 FEET	10 FEET	72.87 FEET	28.32 FEET
SIDE (NORTH)	14 FEET	14 FEET	14.00 FEET	14.00 FEET
SIDE (SOUTH)	14 FEET	14 FEET	15.54 FEET	15.54 FEET
REAR (CSBL/SEAWALL)	50 FEET	50 FEET	73.09 FEET	62.09 FEET

8. BUILDING HEIGHT MAXIMUM = 65 FEET
PROPOSED BUILDINGS CONSIST OF (1) 6-STY CONDOMINIUM BLDG.

9. THE POTABLE WATER UTILITIES WILL BE PROVIDED BY THE CITY OF PORT ORANGE AND WASTEWATER UTILITIES WILL BE PROVIDED BY THE CITY OF PORT ORANGE. THE INTERIOR WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE INTERIOR WASTEWATER MAIN AND LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED. ALL INTERIOR PAVED SURFACES, CURBS AND SIDEWALKS WILL BE PRIVATELY OWNED AND MAINTAINED. THE DRAINAGE STRUCTURES AND PIPING WILL BE PRIVATELY OWNED AND MAINTAINED.

10. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY PRIVATE WELL.

11. EXISTING SITE INFORMATION PER BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY UPHAM INC., PROJECT No. 230211, DATED MARCH 31, 2023.

12. SOLID WASTE AND RECYCLABLE MATERIAL WILL BE CONTAINED WITHIN SOLID WASTE COMPACTOR, WITHIN THE GARAGE AND HAULED TO THE STAGING AREA FOR COLLECTION ON SITE AND COLLECTED BY WASTE MANAGEMENT, INC.

LEGEND:

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

	EXISTING ELEVATION (SOFT)		EXISTING CAP OR PLUG
	EXISTING ELEVATION (HARD)		EXISTING CLEAN OUT
	EXISTING FIRE HYDRANT		EXISTING CONDUIT RISER/ MARKER
	PROPOSED FIRE HYDRANT		EXISTING ELECTRIC METER
	EXISTING FLOW DIRECTION		EXISTING EASEMENT
	PROPOSED FLOW DIRECTION		EXISTING OVERHEAD ELECTRIC CABLE
	EXISTING GAS METER		EXISTING UNDERGROUND ELECTRIC CONDUIT/CABLE
	EXISTING GAS VALVE		EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING GUY WIRE & ANCHOR PIN		EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING MAIL BOX		EXISTING GAS MAIN (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)		EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE		EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING WATER MAIN (# INDICATES SIZE)
	EXISTING SANITARY SEWER MANHOLE		EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING ROAD SIGNS AND POSTS		EXISTING UNDERGROUND TELEVISION CABLE
	PROPOSED SIGN AND POST		EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
	EXISTING TEE		PROPOSED SANITARY SEWER (# INDICATES SIZE)
	EXISTING UTILITY POLE		PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING VALVE IRRIGATION		EXISTING TOP OF DITCH BANK
	EXISTING VALVE WATER		EXISTING BOTTOM OF DITCH BANK
	PROPOSED WATER VALVE		EXISTING WOOD FENCE
	EXISTING WATER METER		EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING STORM SEWER WITH INLET		PROPOSED WIRE OR CHAIN LINK FENCE
	PROPOSED STORM SEWER WITH INLET		PROPOSED SEDIMENT FENCE
	PROPOSED SITE LIGHT POLES AND FIXTURES		PROPOSED VISI-BARRIER
	PROPOSED BACTERIOLOGICAL TEST POINT		EXISTING CONTOUR
	FOUND IRON ROD AND CAP (AS NOTED)		PROPOSED CONTOUR (SOFT)
	FOUND CONCRETE MONUMENT (AS NOTED)		PROPOSED CONTOUR (HARD)

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD CONSTRUCTION 2023-2024 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
570-001	PERMANENT EROSION CONTROL	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-021	CURB INLET TOPS - TYPE 5 AND 6	102-613	MULTI-LANE, WORK WITHIN THE TRAVEL WAY - MEDIAN OR OUTSIDE LANE
425-052	DITCH BOTTOM INLET TYPES C, D, E AND H	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
520-001	CURB AND GUTTER	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
522-022	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS		
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK	711-001	PAVEMENT MARKINGS

ABBREVIATIONS:

A/C	AIR CONDITIONING	FH	FIRE HYDRANT	No.	NUMBER
AC	ACRES	FL	FLORIDA	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ALTA	AMERICAN LAND TITLE ASSOCIATION	FM	FORCE MAIN	ORB	OFFICIAL RECORD BOOK
ADA	AMERICAN DISABILITY ACT	FPD	FEET PER DAY	(P)	REFERS TO PLAT OF RECORD
AWWA	AMERICAN WATER WORKS ASSOCIATION	FP&L	FLORIDA POWER & LIGHT	PC	POINT OF CURVE
BLDG	BUILDING	FWS	FLUSH WITH SIDEWALK	PCC	POINT OF COMPOUND CURVE
BTM	BOTTOM	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED			PG(S)	PAGE(S)
CA	CENTRAL ANGLE	GW	GROUND WATER	POC	POINT ON CURVE
CH	CHORD LENGTH	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRC	POINT OF REVERSE CURVE
CHB	CHORD BEARING	ID	IDENTIFICATION	PRM	PERMANENT REFERENCE MONUMENT
CMP	CORRUGATED METAL PIPE	INV	INVERT ELEVATION	PSI	POUNDS PER SQUARE INCH
CPP	CORRUGATED PLASTIC PIPE	K _h	HORIZONTAL PERMEABILITY	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CONC	CONCRETE	K _v	VERTICAL PERMEABILITY	PT	POINT OF TANGENCY
CR	COUNTY ROAD	KO	KNOCK OUT	PVC	POLYVINYL CHLORIDE
(D)	DESCRIPTION OR DEED	L	LENGTH	R	RADIUS
DIP	DUCTILE IRON PIPE	LB	LICENSED BUSINESS	RCP	REINFORCED CONCRETE PIPE
FD	FOUND	LC	LICENSED CORPORATION	RLS	REGISTERED LAND SURVEYOR
EL	ELEVATION	LF	LINEAL FEET	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	LLC	LIMITED LIABILITY COMPANY	SF	SQUARE FEET
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	LS	LICENSED SURVEYOR	SHW	SEASONAL HIGH WATER
		(M)	FIELD MEASURED	SR	STATE ROAD
ESMT	EASEMENT	MB	MAP BOOK	STY	STORY
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED-END SECTION	SP	STATE PLANE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MJ	MECHANICAL JOINT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	MPH	MILES PER HOUR		TELECOMMUNICATIONS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	N/A	NOT APPLICABLE	TELECOM	
		NIC	NOT IN CONTRACT	TOP	TOP OF PIPE
		NAD83	NORTH AMERICAN DATUM OF 1983	TYP	TYPICAL
FFE	FINISH FLOOR ELEVATION	NAVd88	NORTH AMERICAN VERTICAL DATUM OF 1988	US	UNITED STATES
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FIRM	FLOOD INSURANCE RATE MAP			VCP	VITRIFIED CLAY PIPE

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2024.09.30 12:22:06 -0400



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM INC.

CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

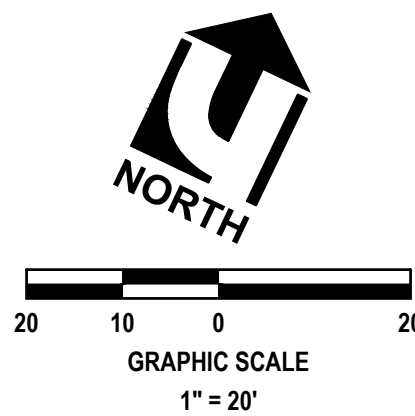
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SITE DEVELOPMENT INFORMATION
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

C100



ELEVATIONS SHOWN
HEREON BASED ON
NAVD 1988 DATUM

CONTRACTOR SHALL COORDINATED
WITH FRANCHISE UTILITIES FOR
RELOCATION OF ELECTRIC/TELECOM
PEDESTALS WITHIN THE LIMITS OF
PROPOSED DRIVEWAY AND RAMP

PROVIDE TEMPORARY PEDESTRIAN ACCESS UNTIL
SIDEWALK IS COMPLETE PER FDOT INDEX 102-660

CURVE DATA:
CA=2°46'22"
R=2082.26'
CHB=N 16°38'01" W
CH=100.76'
L=100.77'

SITE BENCHMARK #2
FD N&D
LB 6877
EL=16.98'(NAVD88)

SITE BENCHMARK #1
FD N&D
LB 6877
EL=17.37'(NAVD88)

REMOVE ALL EXISTING TREES
WITHIN LIMITS OF CONSTRUCTION
(UNLESS OTHERWISE NOTED)

RELOCATE EXISTING LIGHT POLE
(SEE NOTE #12)

SOLID WASTER CONTAINER
(LOCATION PER CONTRACTOR)

PRIMARY TEMPORARY
CONSTRUCTION ENTRANCE
MAINTAIN DAILY TO REMOVE FINES AND
SAND FROM ROADWAY (SEE DETAIL)

SAND FENCE
CONSTRUCTION GATE

NOTICE:
ALL ON-SITE ITEMS NOT SPECIFICALLY
BEING PROTECTED ARE TO BE REMOVED

NOTE: APPROXIMATE LIMITS OF CONSTRUCTION
ACTIVITIES, DEMOLITION, CLEARING AND
STRIPPING. TERMINATE AT PROPERTY LINE
UNLESS SPECIFIED OTHERWISE ON THESE
DRAWINGS. (TOTAL DISTURBED AREA DUE TO
CONSTRUCTION ACTIVITY IS 0.75± ACRES.)

NOTICE: ALL IMPROVEMENTS AND
WORK SHALL REMAIN WESTWARD
OF PROPOSED SEAWALL

S 23°32'47" E 50.54'

MEAN HIGH WATER LINE
1.41 FEET
DATED: 03/06/2023

S 24°25'49" E 49.10'

ATLANTIC OCEAN

Roger W Strcula
Digitally signed
by Roger W Strcula
Date: 2024.09.30
2024.18-0480



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
ROGER W. STRCULA PE
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT
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EXISTING SITE CONDITIONS
& CLEARING PLAN
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No: 221122
DATE: JUNE 10, 2024
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 30'
SHEET NUMBER:

C200

CONSTRUCTION NOTES:

- LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION. NEGLIGENCE OR DISREGARD OF LITTER CONTROL MAY RESULT IN A FINE FOR VIOLATION OF OR FAILURE TO COMPLY TO ANY CORRECTIVE NOTICE.
- ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 64 SQUARE FEET IN SIGN AREA AND SET BACK AT LEAST 10' FROM THE INTERSECTION OF ROAD RIGHT-OF-WAY. THE SIGN MUST BE REMOVED AFTER COMPLETION OF CONSTRUCTION.
- A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION TRAILER. PERMITS FOR PLUMBING, MECHANICAL AND ELECTRICAL FACILITIES FOR THE TRAILER ARE REQUIRED IF APPLICABLE.
- THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF DAYTONA BEACH SHORES. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE WITH ALL FRANCHISE UTILITIES, THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY AND OTHERS BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE CITY OF DAYTONA BEACH SHORES BUILDING DEPARTMENT AT 386.763.5377 FOR INFORMATION ON ISSUANCE OF PERMITS AND / OR OTHER REQUIREMENTS.
- CONSTRUCTION NOISE AND ACTIVITY IS RESTRICTED BETWEEN THE HOURS OF 7 AM TO 7 PM. ON SUNDAYS AND MAJOR HOLIDAYS, WORK IS LIMITED TO 10 AM TO 6 PM. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THESE HOURS ARE REQUIRED TO BE APPROVED BY THE CITY OF DAYTONA BEACH SHORES.
- ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF DAYTONA BEACH SHORES LAND DEVELOPMENT REGULATIONS. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY INSPECTOR.
- IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
- EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.331(2), F.A.C. INCLUDING ANY REQUIREMENTS AND/OR PERMITS FROM VOLUSIA COUNTY.
- IT IS UNKNOWN IF SEPTIC TANKS AND DRAINFIELDS EXIST WITHIN THE SITE. THE CONTRACTOR SHALL VERIFY DURING THE DEMOLITION WORK, IF ENCOUNTERED, REMOVE AND DISPOSE PER VOLUSIA COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT PRIOR TO REMOVING THE EXISTING STRUCTURES. COORDINATE WITH FP&L TO DISCONNECT ALL POWER AND REMOVAL OF METERS AND ELECTRIC FACILITIES.
- ALL DEMOLISHED BUILDING MATERIAL SHALL BE PROPERLY DISPOSED INTO THE VOLUSIA COUNTY LANDFILL AND/OR RECYCLED.
- LIGHT POLE REMOVAL AND RELOCATION/INSTALLATION SHALL BE THE RESPONSIBILITY OF AND AT THE COST OF THE DEVELOPER. PRIOR TO BOTH REMOVAL AND RELOCATION/INSTALLATION, COORDINATION SHALL BE MADE WITH THE CITY'S DEPUTY PUBLIC WORKS DIRECTOR, TOM BROWN AT TBROWN@CITYOFDBS.ORG OR TEL. 386.763.7578.

LEGEND:

- | | | | |
|-----|--|------------|-----------------------------|
| ⊕ | STORMWATER MANHOLE | — 60 — | MAJOR CONTOUR LINE |
| ⊞ | STORM INLET / CATCH BASIN | --- 59 --- | MINOR CONTOUR LINE |
| ⓔ | ELECTRIC BOX | — TP — | TREE PROTECTION FENCE |
| ⊗ | CLEANOUT | — STM — | STORM PIPE (# DENOTES SIZE) |
| ⊕ | SANITARY SEWER MANHOLE | — TOS — | TOE OF SLOPE |
| ⊞ | SANITARY SEWER VALVE | — TOB — | TOP OF BANK |
| ⊗ | BACKFLOW PREVENTER | — OHE — | OVERHEAD WIRE |
| ⊕ | WATER VALVE | — UGP — | UNDERGROUND POWER |
| ⊗ | DENOTES TREE REMOVAL | — FM — | FORCE MAIN (# DENOTES SIZE) |
| ⊕ | BORING ID NUMBER | — SAN — | SEWER LINE (# DENOTES SIZE) |
| ⊗ | BORING ELEVATION | — TEL — | TELECOM LINE |
| --- | LIMITS OF CONSTRUCTION | — FOC — | FIBER OPTIC CABLE |
| --- | PROPOSED SAWCUT | — WM — | WATER MAIN (# DENOTES SIZE) |
| --- | HATCH DENOTES REMOVE OF EXISTED IMPROVEMENTS | — GAS — | GAS MAIN |
| --- | | — SED — | SEDIMENT FENCE |
| --- | | — S — | SAND FENCE |

NOTE: ALL PIPES AND INLETS SHALL BE PROTECTED TO PREVENT SAND AND FINES FROM ENTERING AND FLUSHED AND CLEANED OF DEBRIS AND SEDIMENTS UPON COMPLETION OF FINAL STAGE OF WORK, WHEN LANDSCAPE WORK IS COMPLETE. CAPTURE DEBRIS IN DOWNSTREAM INLETS. REMOVE FINES OFF-SITE.

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

NOTICE: THE GENERAL CONTRACTOR SHALL CONTACT PUBLIC SAFETY AT 386.763.5321, FOR BEST PRACTICES REGARDING POSTING "NO TRESPASSING" SIGNAGE.

NOTICE: CONSTRUCTION VEHICLE PARKING WITHIN THE RIGHT-OF-WAY IS PROHIBITED. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER TO SECURE AN OFF-SITE PARKING LEASE FOR THE DURATION OF CONSTRUCTION.

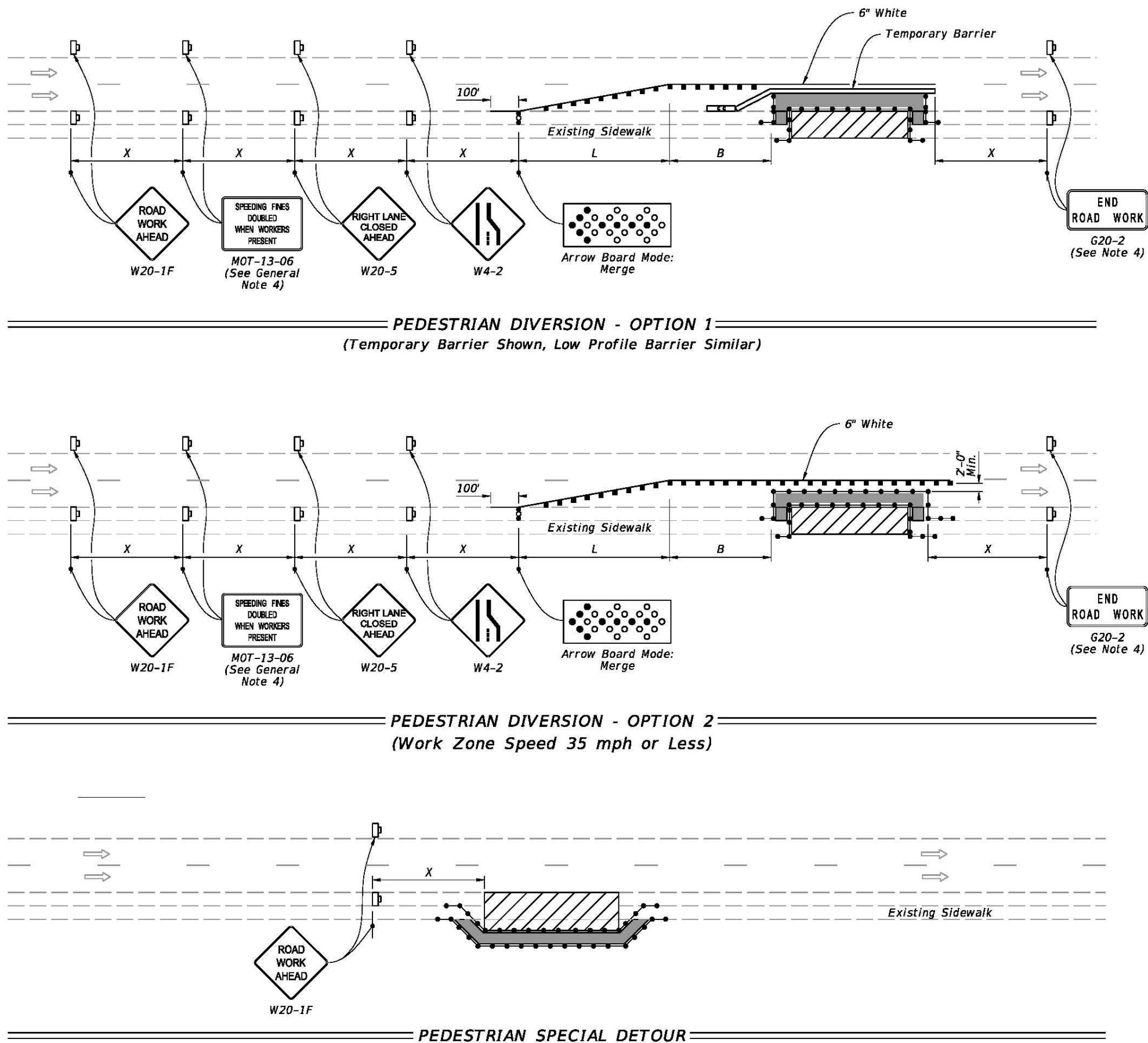
NOTICE: THE CONTRACTOR SHALL DETERMINE FINAL LOCATIONS OF THE CONSTRUCTION STAGING ITEMS, INCLUDING THE TRAILER, STOCKPILE AREAS, LAYDOWN, AND CONSTRUCTION PARKING WITH THE EROSION CONTROL INSPECTOR. LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL ONLY.

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.



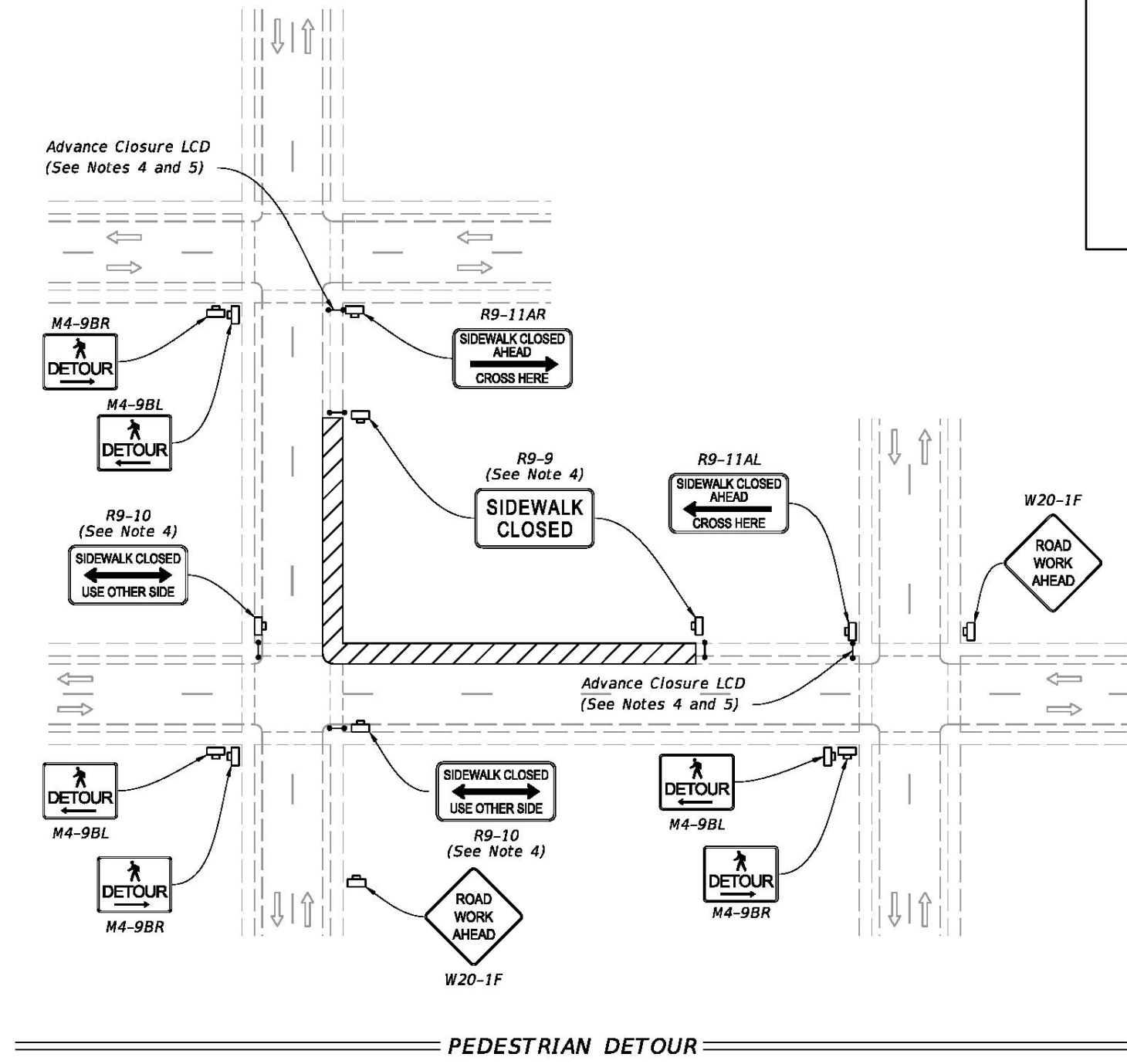
- NOTES:**
1. L = Taper Length
B = Buffer Length
X = Work Zone Sign Distance
See Index 102-600 for "L", "B", "X", channelizing device spacing values.
 2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
 3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
 4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
 5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

- SYMBOLS:**
- Work Area
 - Temporary Pedestrian Way
 - Channelizing Device (See Index 102-600)
 - Pedestrian Longitudinal Channelizing Device (LCD)
 - Work Zone Sign
 - Arrow Board
 - Crash Cushion
 - Lane Identification and Direction of Traffic

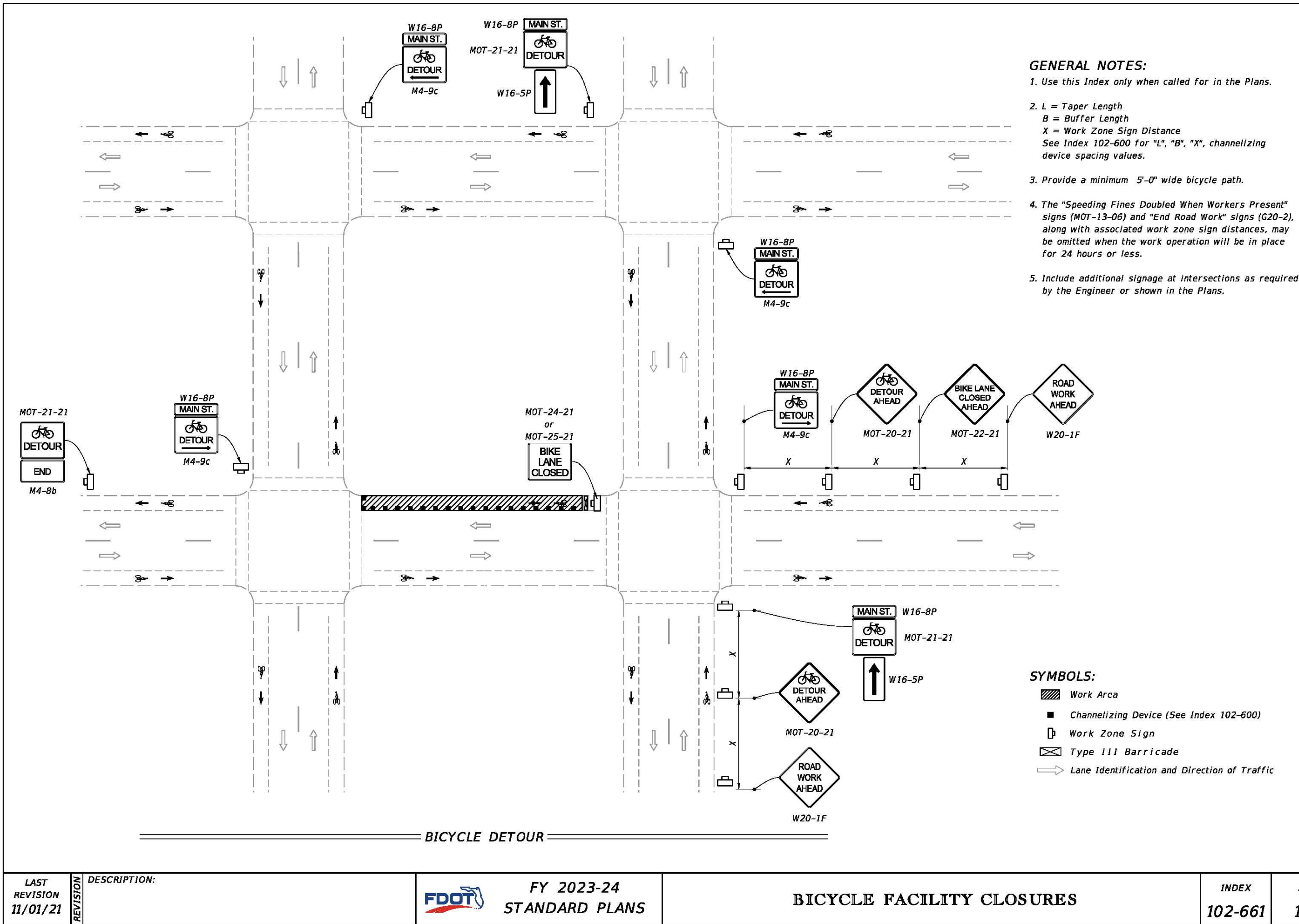


- NOTES:**
1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
 2. Place pedestrian LCDs across the full width of the closed sidewalk.
 3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
 4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
 5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

- SYMBOLS:**
- Work Area
 - Work Zone Sign
 - Pedestrian Longitudinal Channelizing Device (LCD)
 - Lane Identification and Direction of Traffic



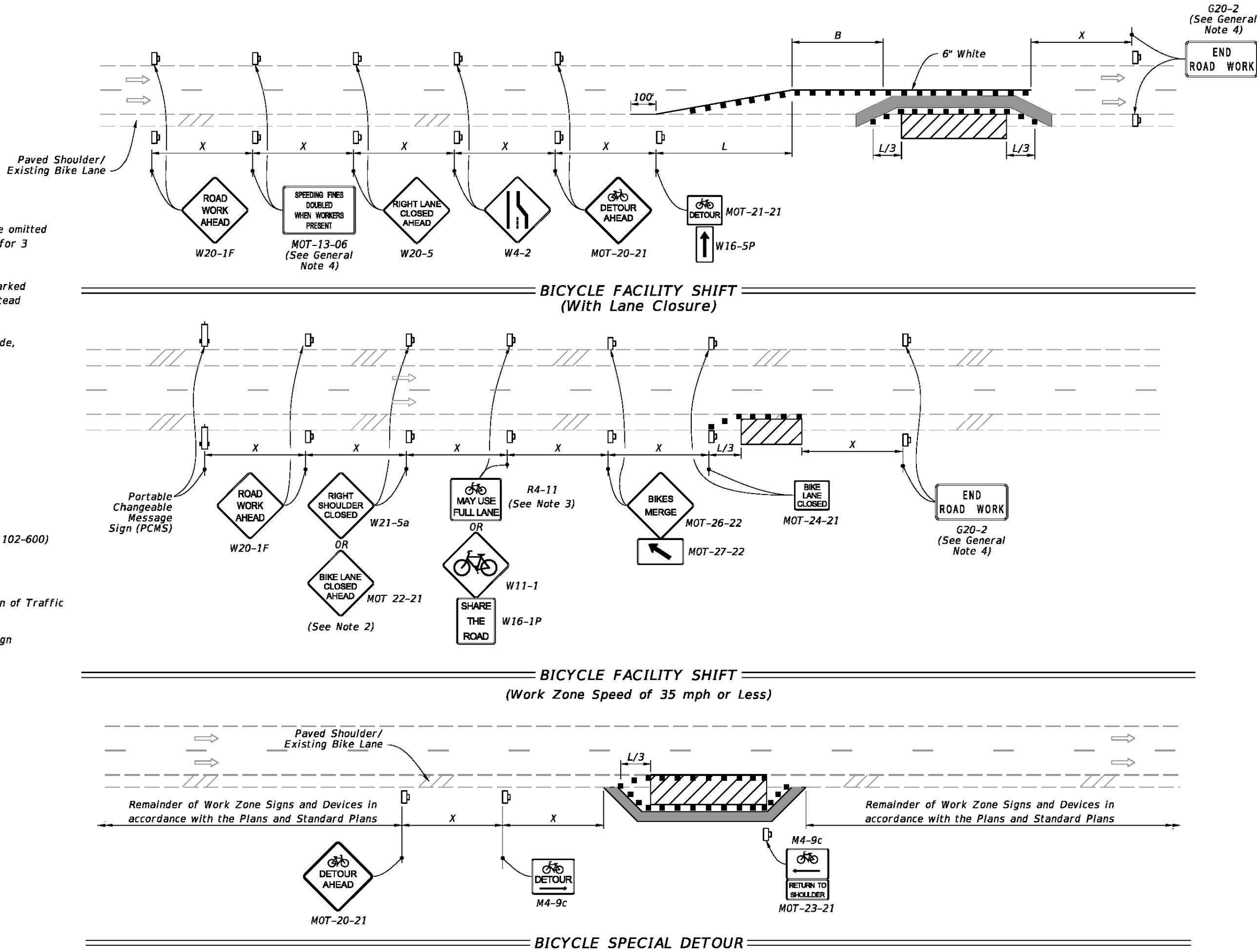
LAST REVISION	DESCRIPTION:	INDEX	SHEET	LAST REVISION	DESCRIPTION:	INDEX	SHEET
11/01/21		102-660	2 of 2	11/01/20		102-660	1 of 2



- NOTES:**
1. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
 2. If the Closed Bicycle Facility is a marked bicycle lane, use sign MOT 22-21 instead of sign W21-5a.
 3. If the travel lane is less than 14' wide, use sign R4-11.

- SYMBOLS:**
- Work Area
 - Temporary Bicycle Way
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Arrow Board
 - Lane Identification and Direction of Traffic
 - (1) PCMS=Portable Changeable (Variable) Message Sign

TYPICAL PCMS DISPLAY:
Message 1: BIKE FACILITY CLOSED
Message 2: BICYCLES ON ROAD



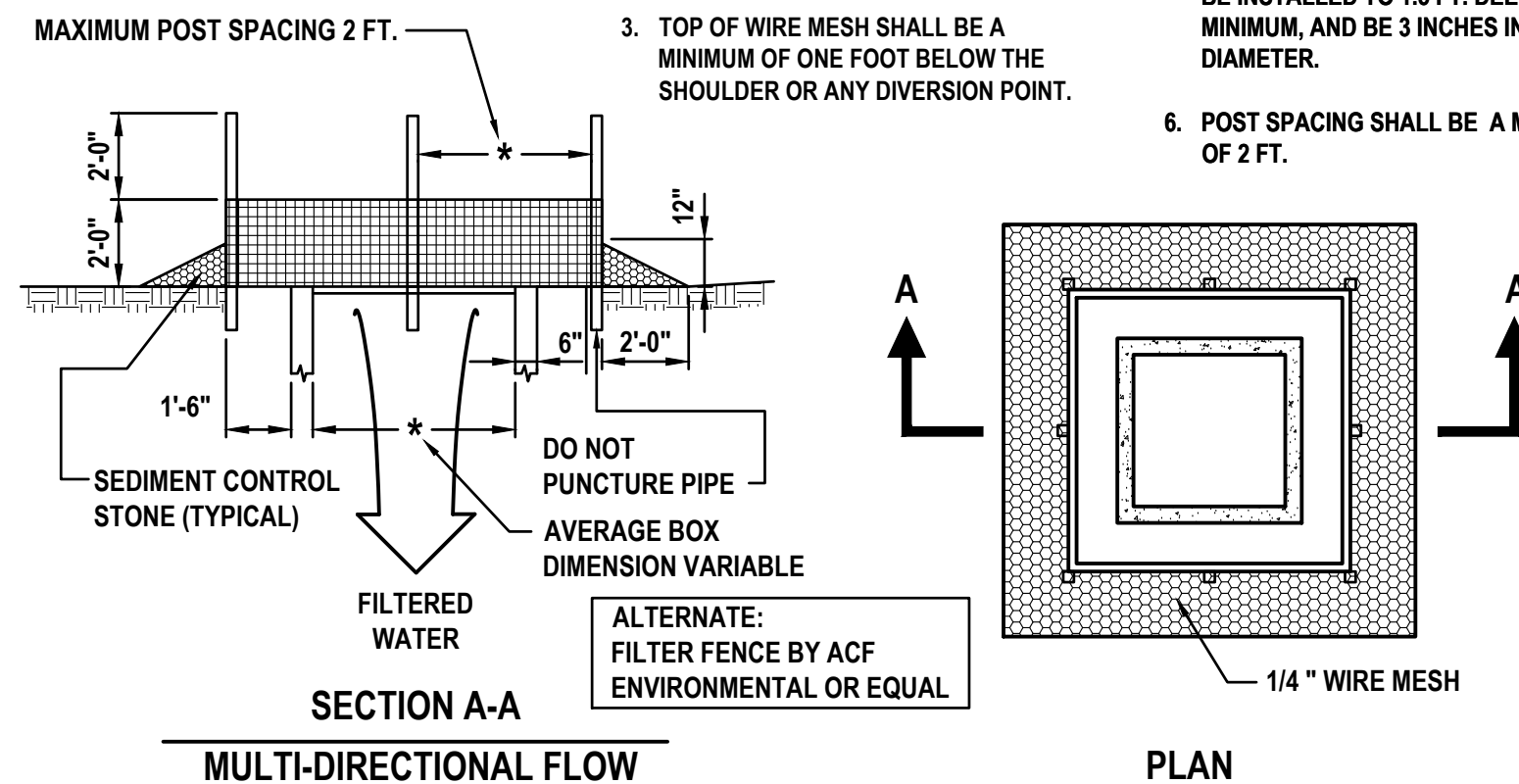
LAST REVISION	DESCRIPTION:	INDEX	SHEET	LAST REVISION	DESCRIPTION:	INDEX	SHEET
11/01/21		102-661	1 of 2	11/01/21		102-661	2 of 2

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

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PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'
SHEET NUMBER:	C201



**UTILIZE WHEN TOP AND GRATE
ARE INSTALLED WITH STRUCTURE**

**UTILIZE WHEN TOP AND GRATE ARE
NOT INSTALLED WITH STRUCTURE**

-
- EXTENSION OF FABRIC AND WIRE INTO TRENCH**
- FILTER FABRIC
- COMPACTED FILL
- 36"
- 4"
- STEEL POST - 2'-0" DEPTH
WOOD POST - 3'-0" DEPTH
- 10' MAX. WITH WIRE
(6' MAX. WITHOUT WIRE)
- MIDDLE AND VERTICAL WIRES SHALL BE 12 1/2 GAUGE MIN.
- TOP AND BOTTOM STRAND SHALL BE 10 GAUGE MIN
- WIRE
- FILTER FABRIC

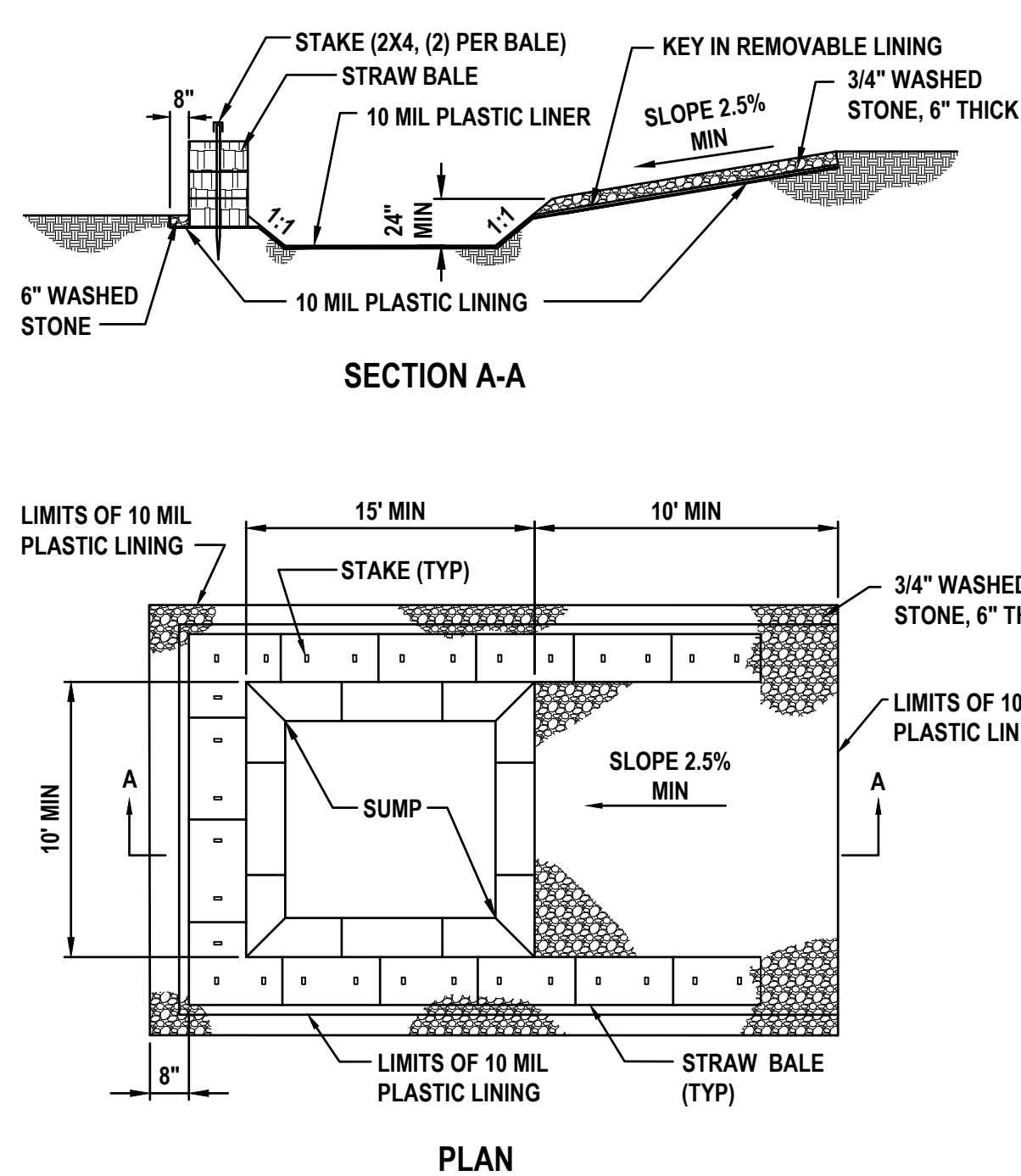
NOT TO SCALE

-
- PROFILE**
- AGGREGATE
- GEOTEXTILE
- EXISTING PAVEMENT
- EXISTING GROUND
- PLAN VIEW**
- 50' MIN.
- 20' MIN.
- 15' MIN.
- 15' MIN.
- 15' MIN.
- EXISTING PAVEMENT

NOT TO SCALE

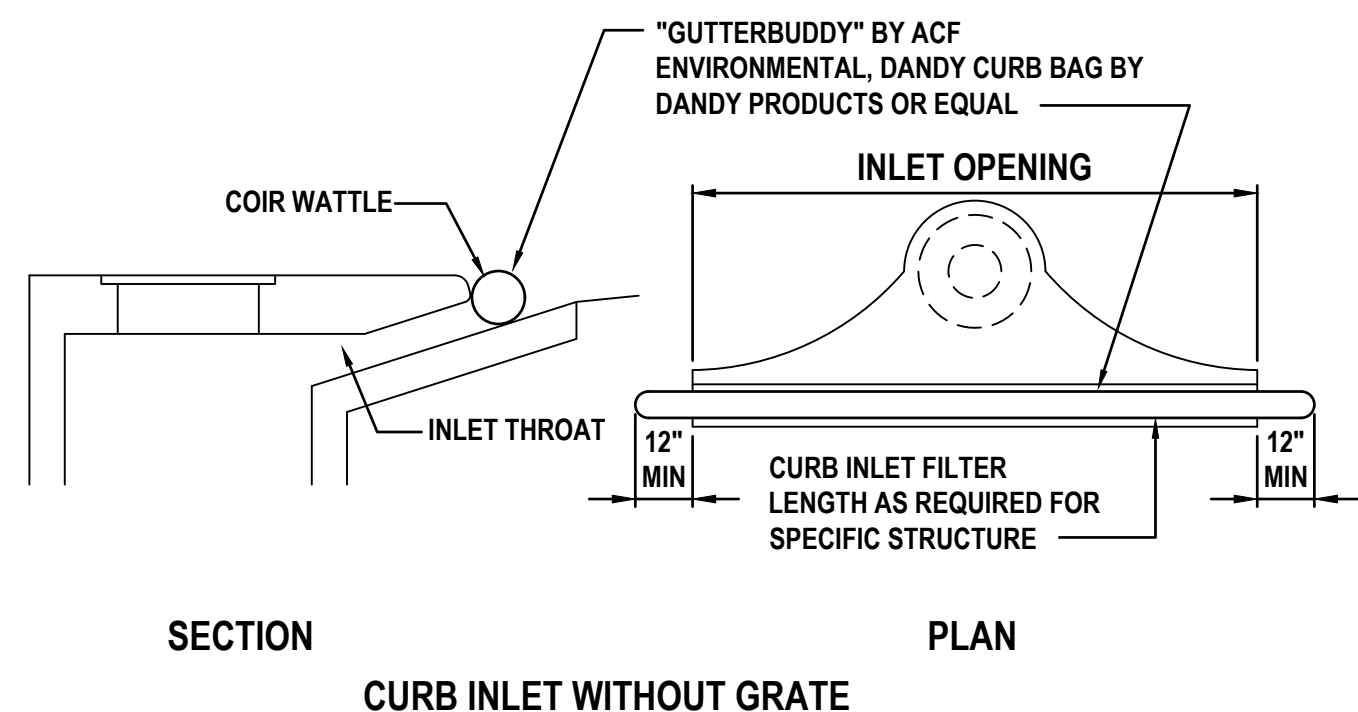


- ## NOTES:
1. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 2. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
 3. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



NOT TO SCALE

- COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
11. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
12. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
13. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION OR ENGINEER AT THE CONTRACTORS EXPENSE.
14. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
15. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.



- NOTES:**
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
 2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

NOT TO SCALE

NOTE:
THE CONTRACTOR HAS THE DISCRETION TO UTILIZE
THIRD PARTY PROPRIETARY EROSION AND
SEDIMENTATION CONTROL PRODUCTS AND DEVICES
AND IS NOT LIMITED TO THE DETAILS ON THIS SHEET.

- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
 8. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 9. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 10. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

[illegible]

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**EROSION CONTROL
DETAILS AND NOTES**

LUX CONDOMINIUM
33159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'
SHEET NUMBER:	

C301

PROJECT NAME:	LUX CONDOMINIUM
DEVELOPER:	3159 SOUTH ATLANTIC, LLC P.O. BOX 238082 PORT ORANGE, FL 32123
PROJECT LOCATION:	3159 S ATLANTIC AVENUE, DAYTONA BEACH SHORES, 32118
LATITUDE:	LAT: N 29°09'42"
LONGITUDE:	LON: W 80°58'28"
AHJ:	CITY OF DAYTONA BEACH SHORES
WMD JURISDICTION:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROJECT AREA:	0.83± ACRES
DISTURBED AREA:	0.75± ACRES
FLUCCS CODE:	1300 RESIDENTIAL, HIGH DENSITY 1810 SWIMMING BEACH, RECREATIONAL

ULTIMATE RECEIVING WATER BODY:	HALIFAX RIVER
CLASS:	CLASS III - PREDOMINANTLY MARINE WATERS
OFW:	N/A
WBID #:	2363A
TMDLs:	N/A

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY AND "EXHIBIT A" OF THE TR-55)

SOIL NUMBER	SOIL NAME	HSG
9	BEACHES	D
40	PALM BEACH-URBAN LAND- PAOLA	A
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A) DESCRIPTION OF ACTIVITIES
CONSTRUCTION ACTIVITIES INCLUDE: MASS EARTHWORK GRADING AND EXCAVATION / FILL, VARIOUS UTILITIES INSTALLATION, PAVEMENT PARKING AND DRIVES, CURBING, BUILDINGS, PLANTINGS AND GRASS AND FINAL STABILIZATION AND RESTORATION.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, STRIPPING EXISTING GROUND COVER AND MASS EARTHWORK GRADING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

1. THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. A 24" WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
9. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
10. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
11. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
12. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
13. THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

1. **BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(g)** SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
2. **STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING MASTER STORMWATER POND FOR TREATMENT.**
3. **STABILIZATION PRACTICES**
WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED, THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
4. **STRUCTURAL PRACTICES**
STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IT REACHES ONE-THIRD HEIGHT OF THE FENCE.

EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.

5. **WASTE DISPOSAL**
WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
- HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
- SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
6. **DUST CONTROL**
TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).
7. **NON-STORMWATER DISCHARGES**
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
- WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.
- DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION			
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:			
CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER: _____

SIGNATURE: _____

NAME / TITLE: _____

COMPANY: _____

ADDRESS: _____

1. **INSPECTOR QUALIFICATIONS**
INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT
A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
2. **DISTURBED AREAS**
ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
3. **MONITORING INSPECTIONS**
ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
4. **REPORTING**
EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
5. **RECORD KEEPING**
IN ADDITION TO CONSTRUCTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

1. **HAZARDOUS WASTE**
 - SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
 - STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
 - ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
 - ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
 - PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
 - ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. **HAZARDOUS PRODUCTS**
 - MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
 - PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
3. **PRODUCT SPECIFIC PRACTICES**
 - PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
 - THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
 - CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
4. **SPILL CONTROL AND CLEANUP RESPONSIBILITIES**
 - SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
 - THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
 - ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
 - WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
 - TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
 - AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
 - THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

1. **NOI:** THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
2. **NOT:** WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7 OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION		
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.		
SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

[illegible]

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Voice: 386.672.9515 • Fax: 386.673.6554 • uphams.com
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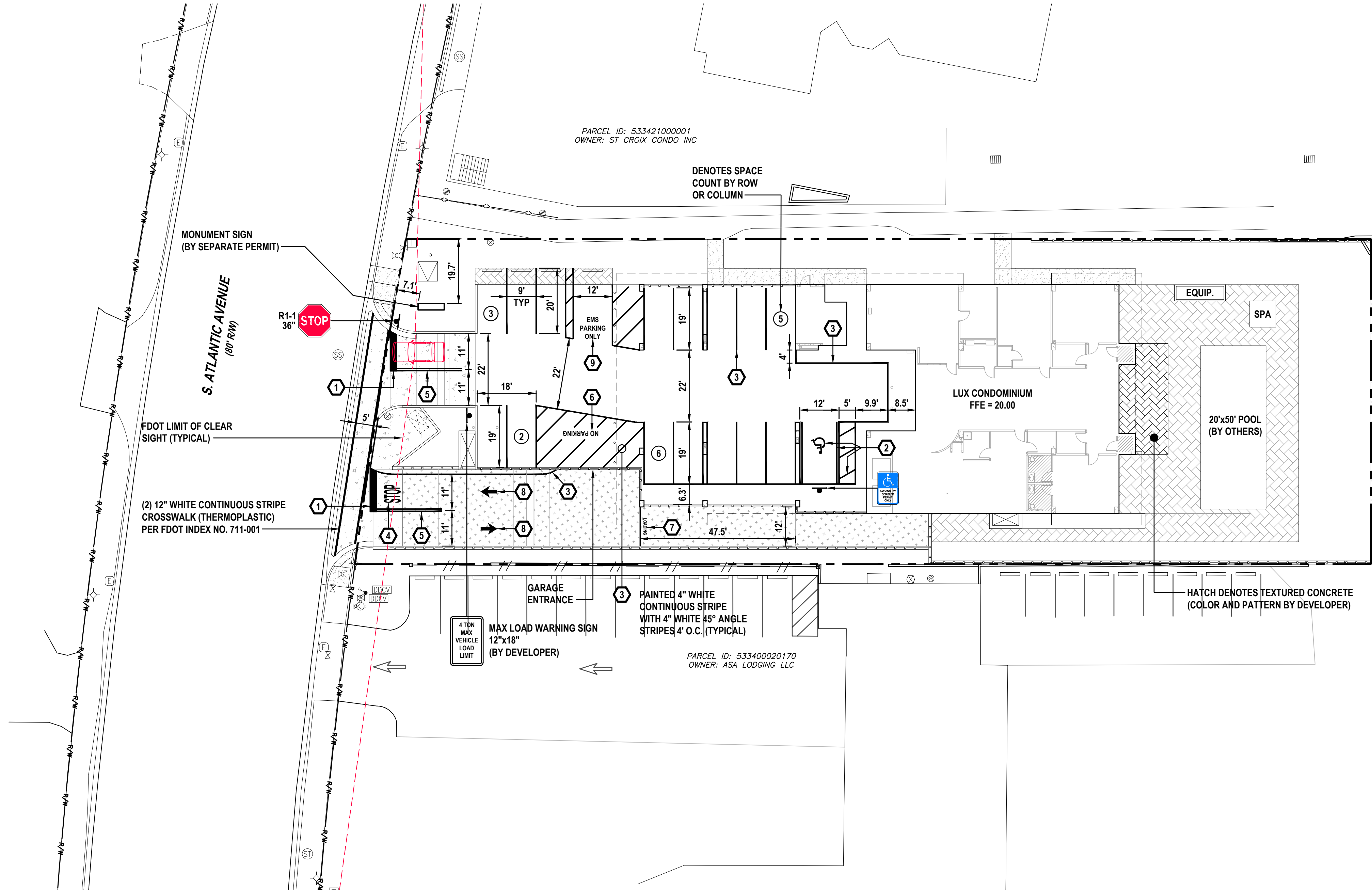
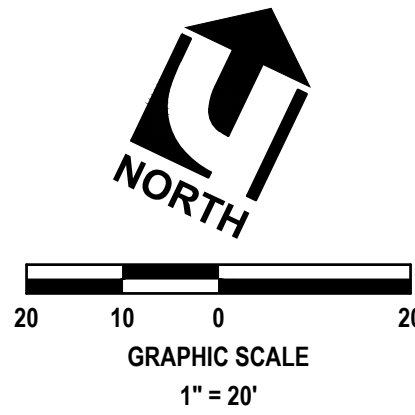
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**STORMWATER POLLUTION
PREVENTION PLAN**

LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'
SHEET NUMBER:	

C302



KEY NOTES	
NO.	DESCRIPTION
1	24" STOP BAR (WHITE)
2	A.D.A. PARKING SPACE AND AISLE (SEE SHEET C403)
3	4" (WHITE) CONTINUOUS STRIPE (TYPICAL)
4	48" PAINTED (WHITE) "STOP" (TYPICAL)
5	20 LF 6" DBL. (YELLOW) CONTINUOUS STRIPE (TYPICAL)
6	24" PAINTED (WHITE) "NO PARKING" (TYPICAL)
7	24" PAINTED (WHITE) "LOADING" (TYPICAL)
8	PAINTED (WHITE) DIRECTIONAL ARROW
9	24" PAINTED (WHITE) "EMS PARKING ONLY" (TYPICAL)

NOTICE:
THE SITE SIGNAGE SHOWN HEREON REPRESENTS THE ENGINEER'S RECOMMENDED CONFIGURATION. AT THE SOLE DISCRETION OF THE DEVELOPER AND SUBJECT TO CITY OF WILDWOOD APPROVAL, THE CONTRACTOR MAY FORGO INSTALLATION OF SOME SITE SIGNAGE.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- DENOTES PARKING COUNT PER ROW OR COLUMN

SEE SHEETS C403 FOR REFERENCED DETAILS NOT SHOWN HEREON.

GENERAL S. ATLANTIC AVENUE NOTES:

- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING PAVEMENT MARKING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL DISTURBED AREA WITH THE RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED WITH BAHIA SOD.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT

PAVEMENT MARKING & SIGNAGE NOTES:

- ALL MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX No. 711-001.
- PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
- LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
- ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2024.09.30 12:24:19 -0400



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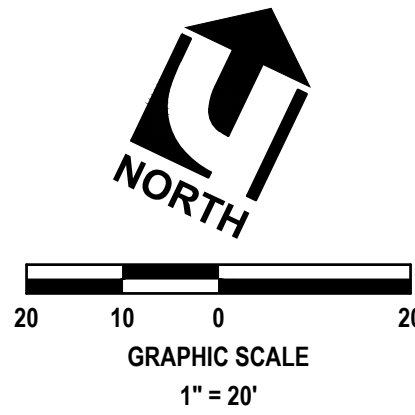
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PAVEMENT MARKING & SIGNAGE PLAN
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

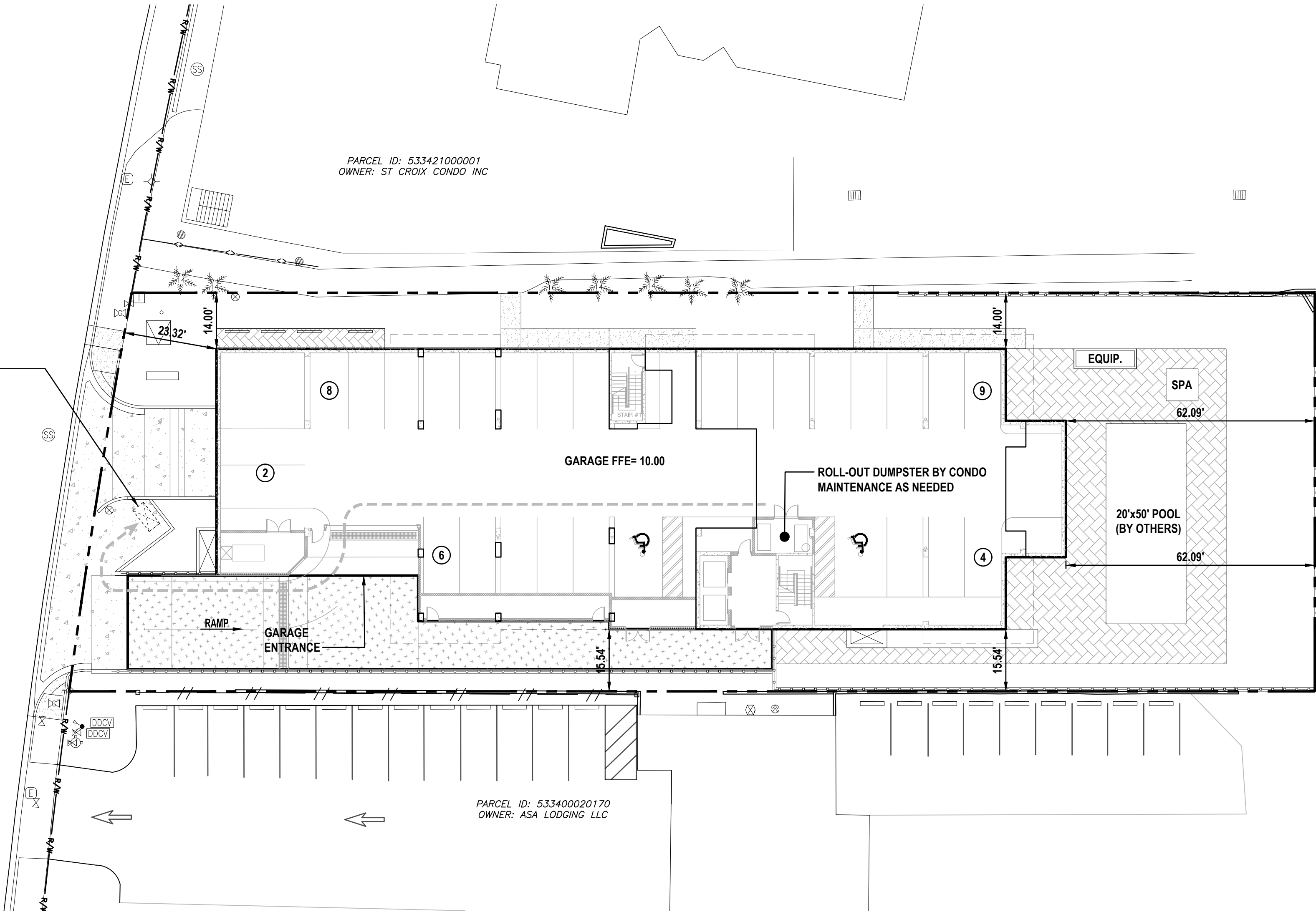
SHEET NUMBER:

C401



DUMPSTER ROLL-OUT FOR PICK-UP BY WASTE PRO. MAINTENANCE WILL NEED TO COORDINATE EXACT PICK-UP TIME TO LIMIT ANY DISTURBANCE TO RESIDENTS OR VISITORS (MAINTENANCE SHALL REMAIN WITH DUMPSTER UNTIL EMPTIED AND IMMEDIATELY RETURN TO TRASH ROOM, CLEAN ANY DEBRIS WITHIN THE PAVEMENT DUE TO DUMPING AND SWEEP AREA CLEAN)

S. ATLANTIC AVENUE
(60' R/W)



SYMBOL LEGEND:

- PROPOSED SIGN (SEE DETAIL)
- PROPOSED DBL. SIDED SIGN
- ADA PARKING SPACE SYMBOL
- DENOTES PARKING COUNT PER ROW OR COLUMN

NOTE:
GARAGE LAYOUT PROVIDED HEREON IS FOR INFORMATION PURPOSES ONLY AND IS NOT THE THE RESPONSIBILITY OF THE ENGINEER. SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR CONTROLLING SPECIFICATIONS.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
THIS SHEET FOR INFORMATION ONLY FOR PURPOSES OF PROVIDED PARKING SPACES DIMENSIONS, DUMPSTER, PAVEMENT MARKINGS AND GARAGE SETBACKS. SEE ARCHITECTURAL DRAWINGS SHEET A-2 FOR SPECIFIC INFORMATION OF GARAGE

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
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GARAGE LAYOUT PLAN

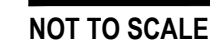
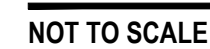
LUX CONDOMINIUM

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DAYTONA BEACH SHORES, FLORIDA 32118

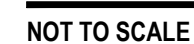
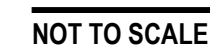
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DATE: JUNE 10, 2024
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 30'

SHEET NUMBER:

C402



- NOT TO SCALE

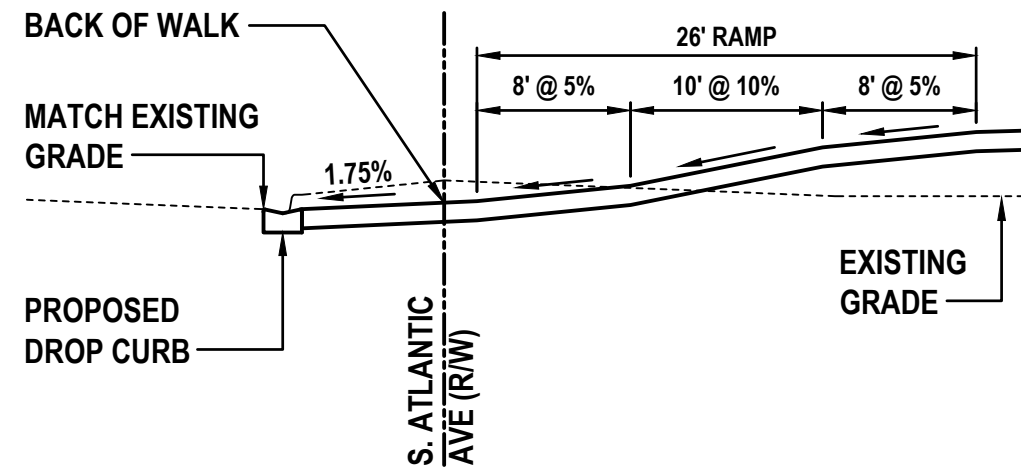


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DATE:	JUNE 10, 2022
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CHECKED BY:	RW
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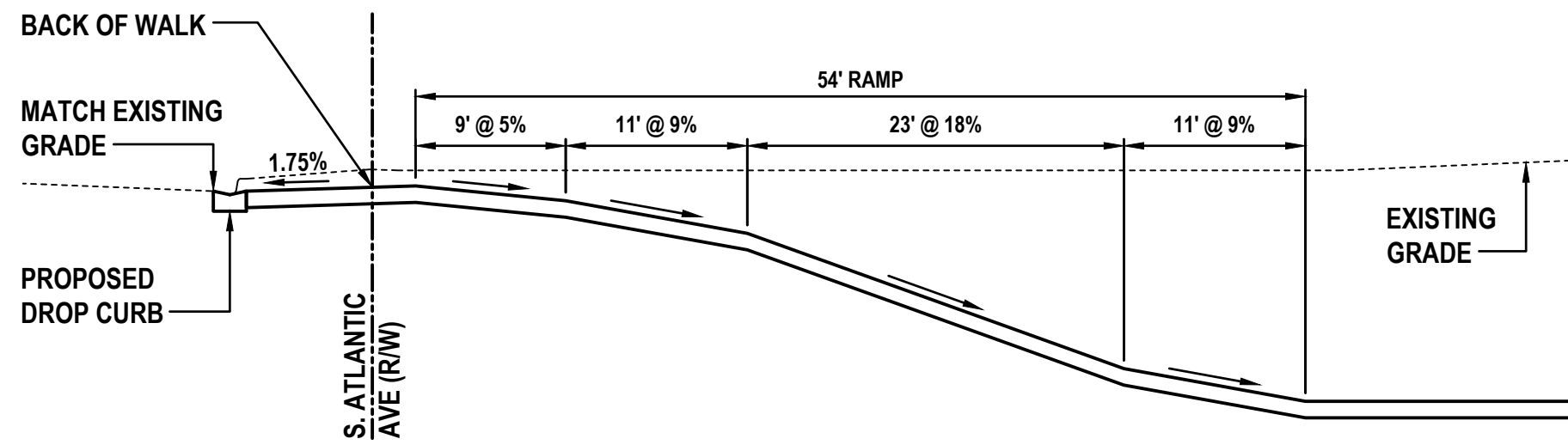
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C403



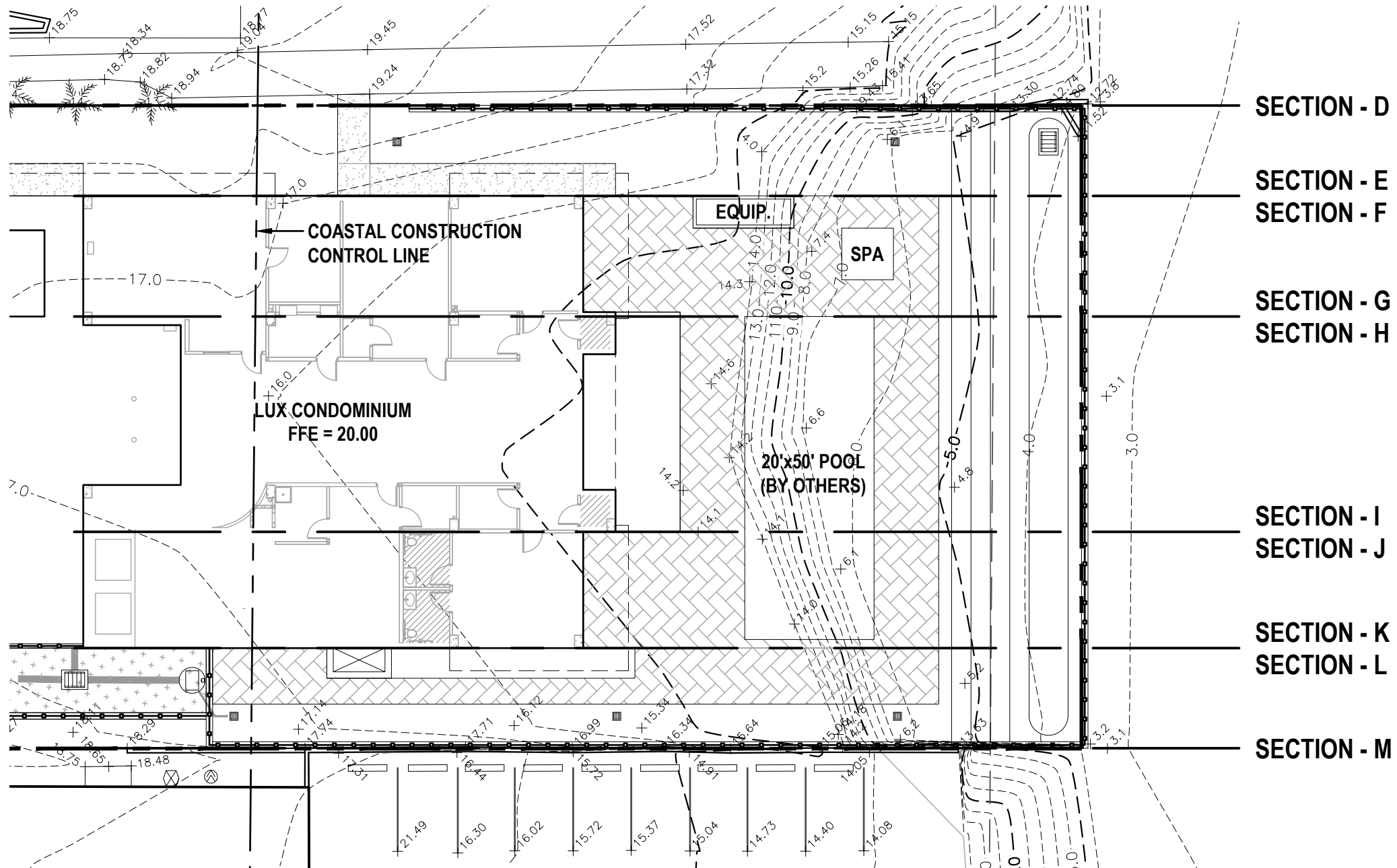
SECTION - A

H. SCALE: 1" = 10'
V. SCALE: 1" = 5'



SECTION - C

H. SCALE: 1" = 20'
V. SCALE: 1" = 10'



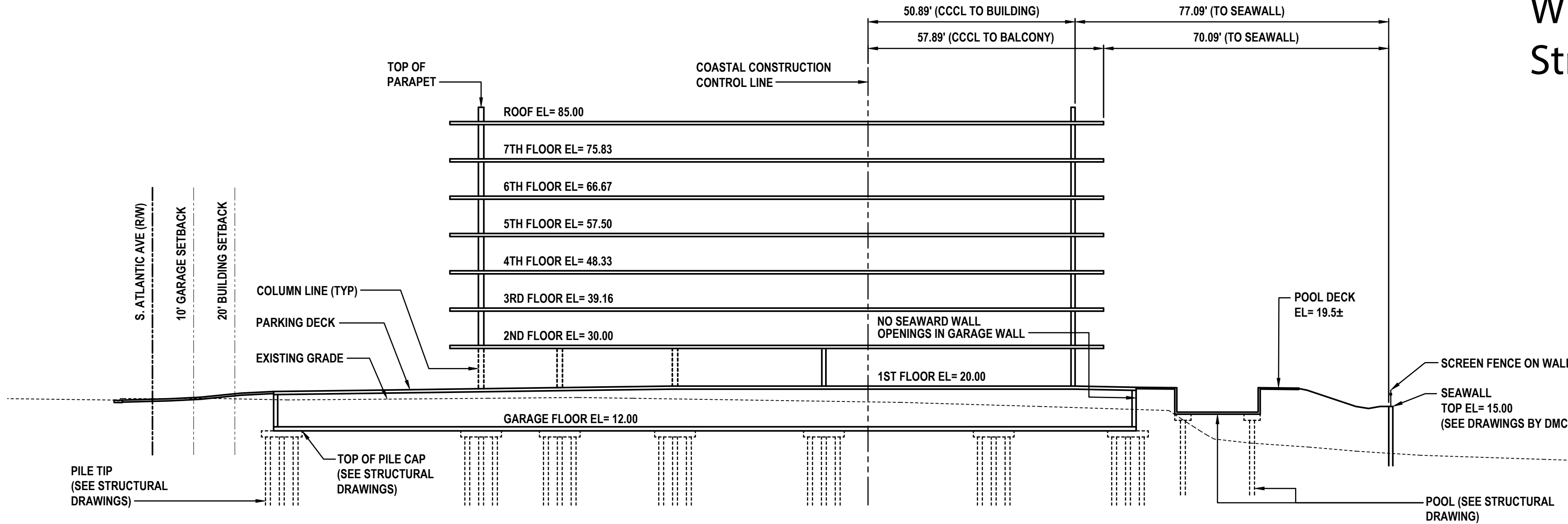
SUMMARY OF EARTHWORK EASTWARD OF CCCL					
	SEC-D TO SEC-E	SEC-F TO SEC-G	SEC-H TO SEC-I	SEC-J TO SEC-K	SEC-L TO SEC-M
FILL	360	451	660	400	429
CUT	0	208	432	200	0
NET	360	242	228	200	429
TOTAL NET FILL (CUYD)					1459

LEGEND:

- DENOTES CUT MATERIALS
- DENOTES FILL MATERIALS

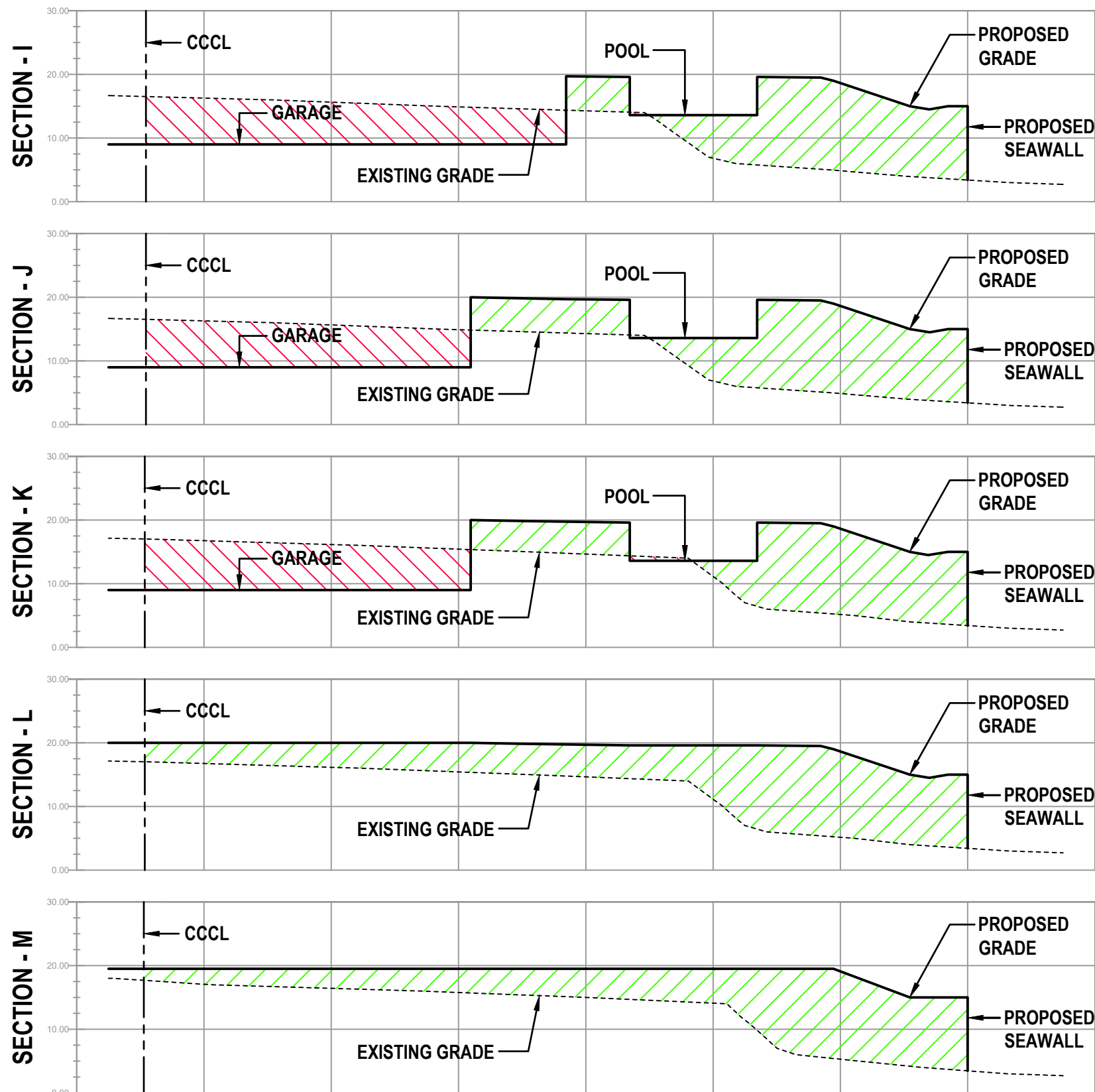
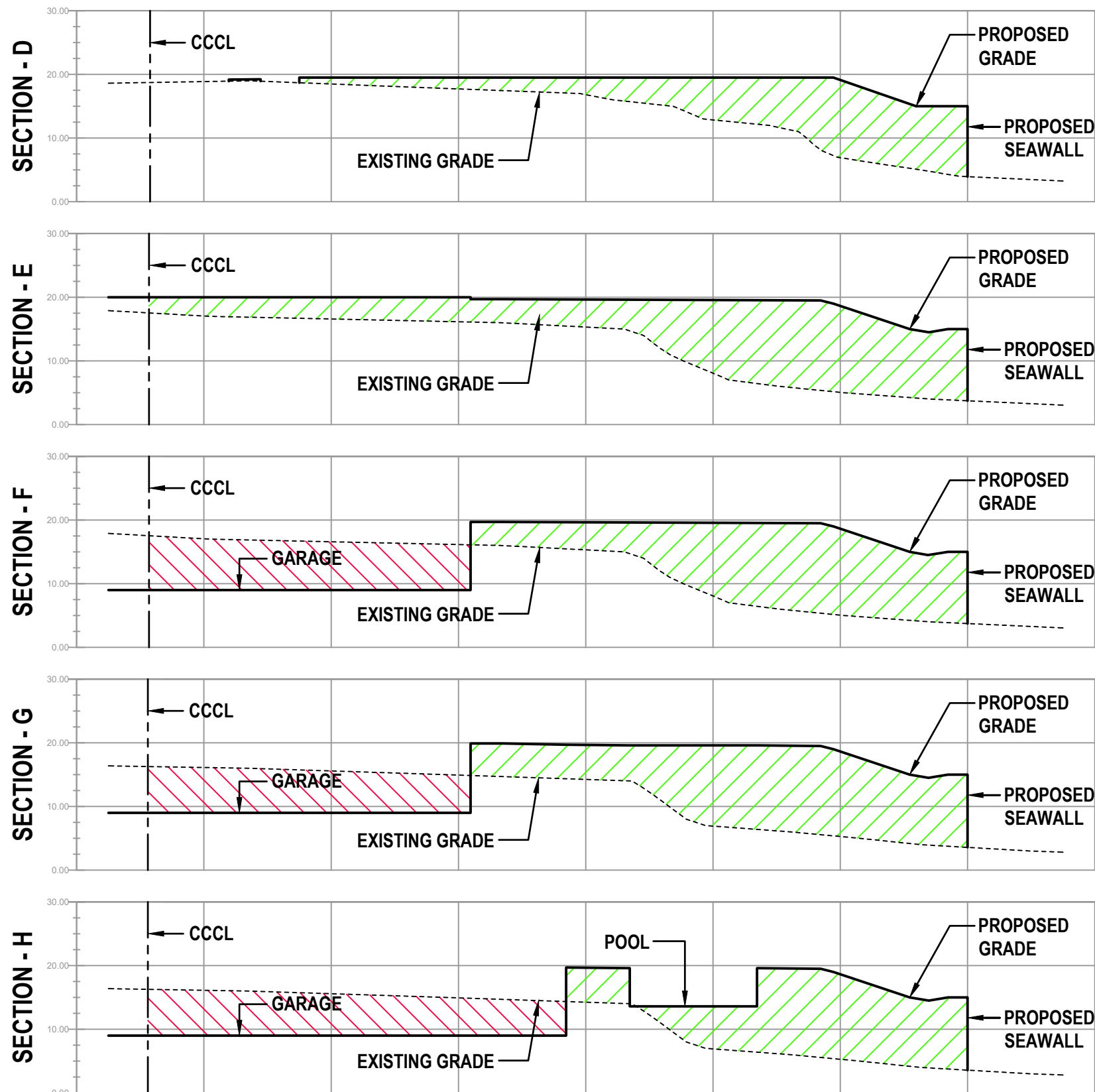
EAST OF CCCL SECTIONS:

SCALE: 1" = 20'



SECTION - B

SCALE: 1" = 20'



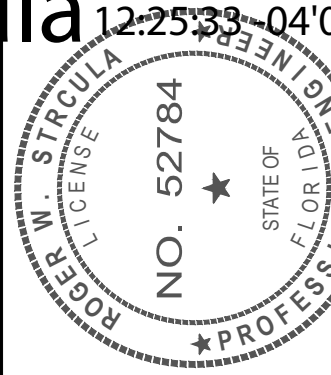
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NOTICE:
PARKING DECK GRADES ARE FOR INFORMATION PURPOSES ONLY, NOT THE RESPONSIBILITY OF THE CIVIL ENGINEER, SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Roger W Strcula
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Date: 2024.09.30 12:25:33 -04'00'



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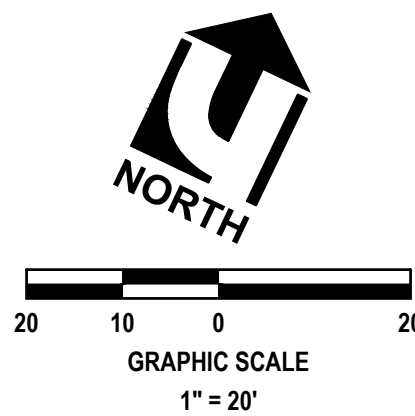
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SECTIONS, DETAILS & NOTES

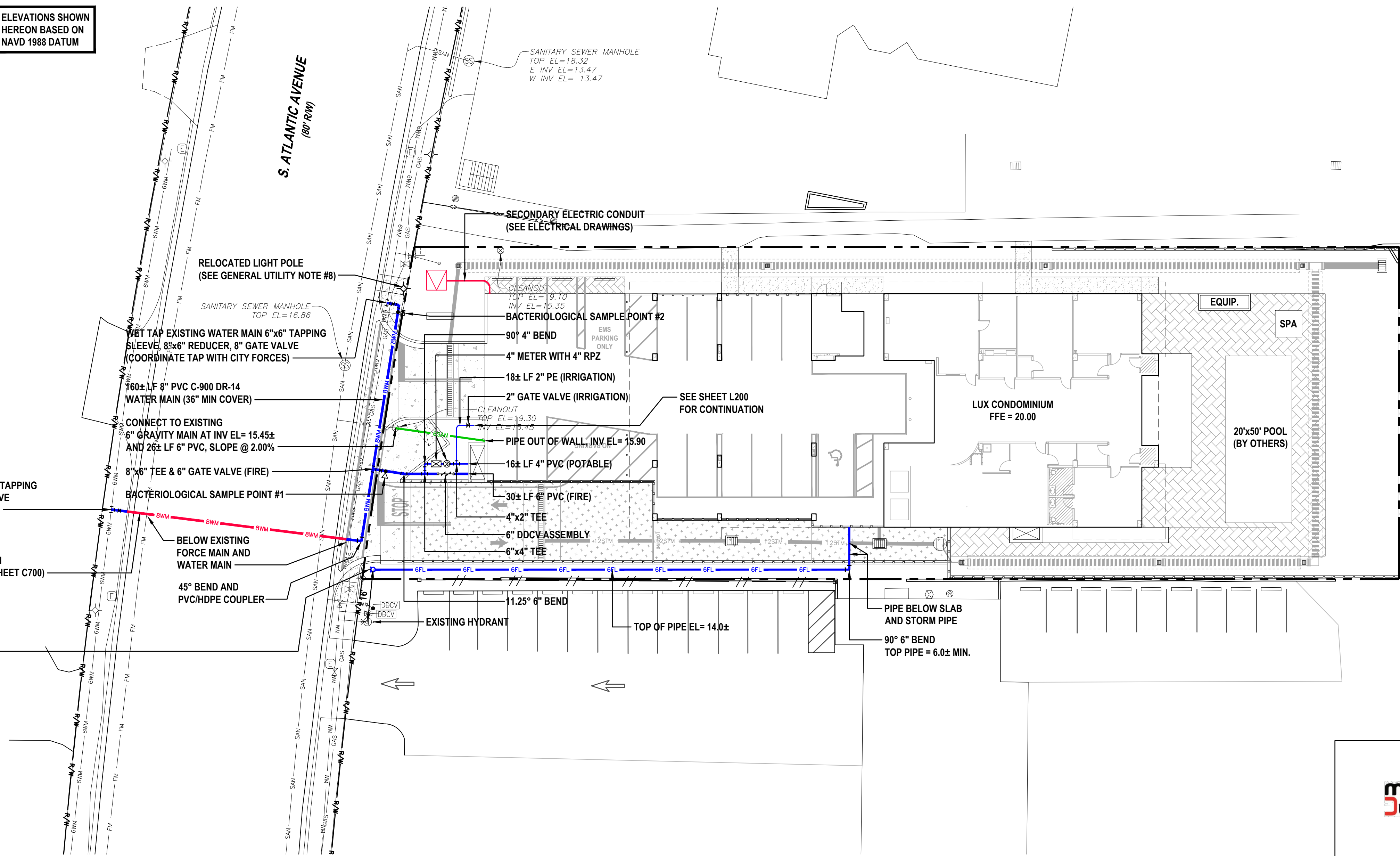
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
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SHEET NUMBER:	

C501



ELEVATIONS SHOWN
HEREON BASED ON
NAVD 1988 DATUM



WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

UTILITIES LEGEND:

- ⊗ PROPOSED RPZ
- PROPOSED DDCV ASSEMBLY
- PROPOSED FDC
- ▲ PROPOSED FIRE HYDRANT
- ⋈ PROPOSED WATER VALVE
- ▽ BACTERIOLOGICAL SAMPLE POINT
- ⊠ PROPOSED WATER METER

PIPE LEGEND:

(36" MIN COVER, ALL UTILITIES)

- 2" PE PIPE (IRRIGATION)
- 4" PVC C-900 DR-18 PIPE
- 6" PVC C-900 DR-14 PIPE (FIRE)
- 8" PVC C-900 DR-14 PIPE
- 8" HDPE DR-11 PIPE
- 6" PVC SDR-26 PIPE

NOTE:

THE SITE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS WITH THE BUILDING ELECTRICAL CONTRACTOR.

NOTE:

VARIOUS UTILITY CONFLICTS MUST CONFORM THE CITY OF PORT ORANGE'S STANDARD CONSTRUCTION DETAILS ST-1.2 AND ST-1.3 FOR VERTICAL AND HORIZONTAL SEPARATION DISTANCES RESPECTIVELY. (SEE SHEET C-700 FOR DETAILS)

GENERAL FIRE PROTECTION NOTES:

- LICENSED UNDERGROUND FIRE CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE UNDERGROUND FIRE SERVICE MAIN AND APPURTENANCES (FFPC 1:13.1.1.1)
- LICENSED FIRE SPRINKLER CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM (FFPC 1:13.1.1.1)
- LICENSED FIRE ALARM CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM (FFPC 1:13.1.1.1)
- BUILDING PERMIT WILL NOT BE RELEASED FOR CONSTRUCTION UNTIL FIRE PERMITS HAVE BEEN APPLIED FOR IN COMPLIANCE WITH FFPC 1:1.7.12.10.
- EACH FDC AND PIV SHALL HAVE A PERMANENT HIGHLY VISIBLE METAL TAG AFFIXED TO THE DEVICE TO INDICATE THE BUILDING NUMBER OR ADDRESS.
- THE FLORIDA FIRE PROTECTION CODE, 7TH EDITION APPLIES TO THIS PROJECT.
- THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE A 3' MINIMUM CLEARANCE IS OBTAINED FROM ANY PLANTINGS TO THE FDC AND PIV DEVICES. NO TREE SHALL BE PLANTED WITHIN 7' OF THE DEVICES, REFER TO THE LANDSCAPE DRAWINGS. ANY ADJUSTMENT OF PLANTINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- A KNOX BOX WILL BE PROVIDED BY OWNER AND INSTALLATION LOCATION.
- APPROVED BY THE FIRE MARSHAL'S OFFICE.
- TEMPORARY STANDPIPE TO BE INSTALLED AT 3RD FLOOR POUR AND TO BE CONTINUOUS 1 FLOOR BELOW DURING CONSTRUCTION.
- APPROVED STAIRS SHALL BE IN PLACE DURING CONSTRUCTION.
- LARGE CONSTRUCTION ADDRESS NUMBERS TO BE ON FRONT NORTH AND SOUTH SIDES OF FENCING DURING CONSTRUCTION.

GENERAL UTILITY NOTES:

- THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF DAYTONA BEACH SHORES AND CITY OF PORT ORANGE UTILITY DEPARTMENTS A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
- ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH THE CITY OF DAYTONA BEACH SHORES CONSTRUCTION SPECIFICATIONS FOR WATER THE AND CITY OF PORT ORANGE CONSTRUCTION SPECIFICATIONS FOR WASTEWATER, LATEST REVISION RESPECTIVELY; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
- SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
- CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
- ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.
- COORDINATE UTILITY WORK WITHIN THE RIGHT-OF-WAY WITH CITY OF DAYTONA BEACH SHORES DEPUTY DIRECTOR OF PUBLIC WORKS TOM BROWN AT 386.763.7578 PRIOR TO THE START OF ANY UTILITY WORK. LIGHT POLE REMOVAL AND RELOCATION/INSTALLATION SHALL BE THE RESPONSIBILITY OF AND AT THE COST OF THE DEVELOPER. PRIOR TO BOTH REMOVAL AND RELOCATION/INSTALLATION, COORDINATION SHALL BE MADE WITH THE CITY'S DEPUTY PUBLIC WORKS DIRECTOR, TOM BROWN AT TBROWN@CITYOFDBS.ORG OR TEL. 386-763-7578.

PROJECTED UTILITIES USAGE

SERVICES	USAGE (GALLONS PER DAY)
DOMESTIC WATER	110 @ 3.5 PER UNIT @ 30 UNITS = 11,550 GPD
WASTER WATER	100 @ 3.5 PER UNIT @ 30 UNITS = 10,500 GPD

FIRE DEMAND

NEEDED	AVAILABLE
1,200 GPM	3,182 GPM

PER PORT ORANGE, FLORIDA LAND DEVELOPMENT CODE / CHAPTER 11 / SECTION 3 / TABLE 11-1

PER ISO NFF CALCULATION REQUIRED NFF IS 532 GPM + 1,595 GPM SPRINKLER CREDIT

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

ELEVATIONS SHOWN
HEREON BASED ON
NAVD 1988 DATUM

NOTE:

SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:

ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.



887 BRENTWOOD DR.
DAYTONA BEACH FL. 32117
PHONE 386-252-7047
FAX 386-98-0322
MasterCraftFL.com
194487-0001-2010

Customer: Upham Inc Date: 8/23/2024
HYDRANT & LOCATION: Flowed: Hydrant @ 3159 S. Atlantic Ave D.B.Shores
Stat taken: hydrant to south
TEST BY: Mastercraft Day or Week: Fri TIME OF DAY: 1:15 PM MIN. OF FLOW: 2
WATER SUPPLIED BY: city
PURPOSE OF TEST: design flow

DATA			
FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.90	0.9	0.9
PITOT READING:	27		
GPM:	872	0	0

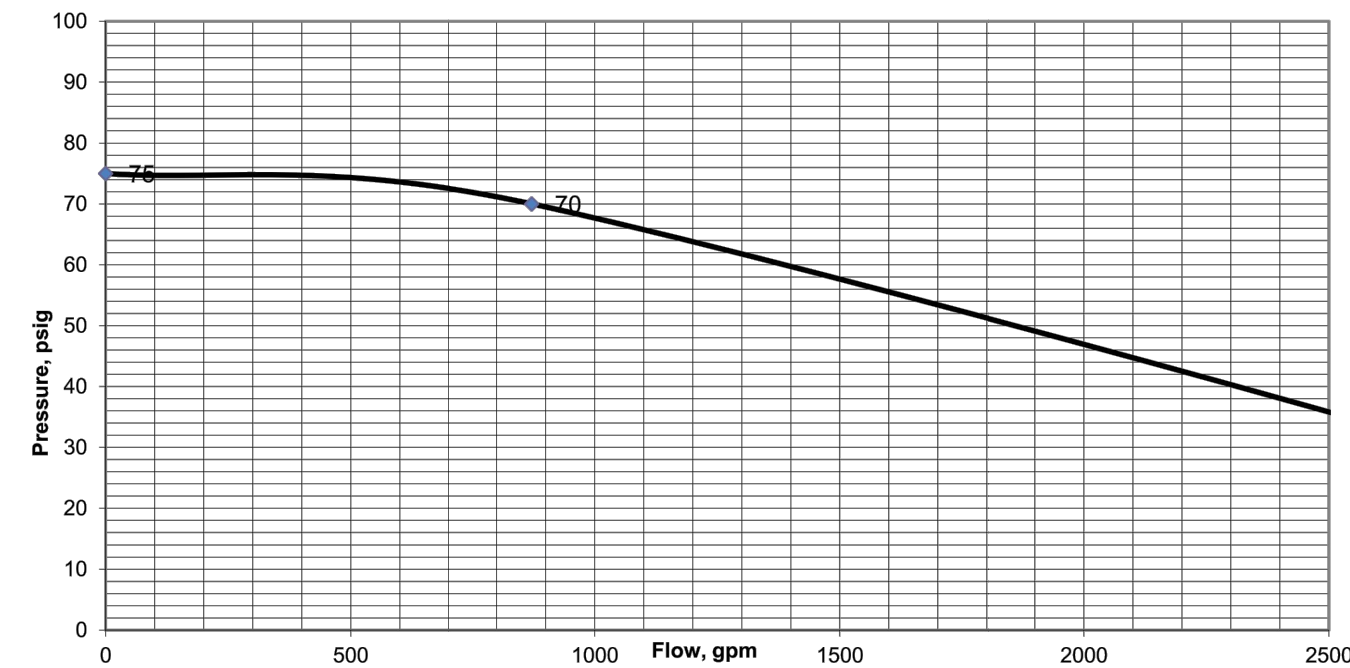
TOTAL FLOW DURING TEST: 872 GPM

STATIC READING: 75 PSI RESIDUAL: 70 PSI

RESULTS: AT 20 PSI RESIDUAL: 3182.8 GPM AT 0 PSI: 3763 GPM

ESTIMATED CONSUMPTION: 1744 GAL. 6.67 % difference

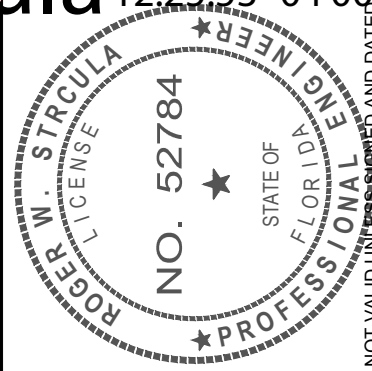
REMARKS: Calibrated equipment used during testing. Graph projection less accurate if Stat and Res. <20% different



REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Roger W Strcula
Digitally signed by Roger W Strcula
Date: 2024.09.30 12:25:33 -0400



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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SITE UTILITIES PLAN

LUX CONDOMINIUM

3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No: 221122
DATE: JUNE 10, 2024
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 30'

SHEET NUMBER:

C600

FDEP WATER NOTES:

1.

ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2.

ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3.

ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.
4.

POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.
5.

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6.

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
7.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:

A.

DUCTILE IRON PIPE (3 INCHES TO 34 INCHES) - AWWA C150 AND AWWA C151;

B.

PVC PIPE

(1)

AWWA C900/ASTM 1784 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM;

(2)

AWWA C905 (14 INCHES TO 48 INCHES);

8.

ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

9.

NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
10.

A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11.

ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.

12.

NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

13.

NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
14.

NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE INSTALLED AS INDICATED IN SCHEDULE FOR F.A.C. RULE 62-555.314 THIS DRAWING.

15.

AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

16.

IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR;

A.

PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

B.

IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
- FDEP WASTEWATER NOTES:
1.

APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURE; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

2.

LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.

3.

MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

4.

SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

5.

CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
-
- BACTERIOLOGICAL
SAMPLE POINT DETAIL:
- NOT TO SCALE
- LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE
WITH F.A.C. RULE 62-555.314 SCHEDULE:
- | OTHER PIPE | HORIZONTAL SEPARATION | CROSSINGS (1) | JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED) |
|--|-----------------------|---------------|--|
| STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2) | | | |
| VACUUM SANITARY SEWER | | | |
| GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4) | | | |
| ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM | 10 FT MINIMUM (3) | — | — |
- (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.
- TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS
- | ASTM D 2321 MATERIAL CLASS | ASTM D 2487 USCS SOIL GROUP | MATERIAL TYPE | % PASSING | | | ATTERBERG LIMITS | |
|----------------------------|-----------------------------|--------------------------------------|-----------|---------------------------|------------|------------------|----|
| | | | 1 1/2 IN. | NO. 4 | NO. 200 | LL | PI |
| IA | NONE | MANUFACTURED OPEN GRADED AGGREGATES | 100% | ≤10% | <5% | NON PLASTIC | |
| IB | NONE | MANUFACTURED DENSE GRADED AGGREGATES | 100% | ≤50% | <5% | NON PLASTIC | |
| II | GW | COARSE-GRAINED SOILS, CLEAN | 100% | <50% OF "COARSE FRACTION" | <5% | NON PLASTIC | |
| | GP | | | | | | |
| | SW | | | >50% OF "COARSE FRACTION" | | | |
| | SP | | | >50% OF "COARSE FRACTION" | | | |
| III | GM | COARSE-GRAINED SOILS W/ FINES | 100% | <50% OF "COARSE FRACTION" | 12% TO 50% | <4 OR <"A" LINE | |
| | GC | | | <50% OF "COARSE FRACTION" | | <7 OR >"A" LINE | |
| | SM | | | >50% OF "COARSE FRACTION" | | >4 OR <"A" LINE | |
| | SC | | | >50% OF "COARSE FRACTION" | | >7 OR >"A" LINE | |
| IV-A | ML | FINE-GRAINED SOILS | 100% | 100% | >50% | <4 OR <"A" LINE | |
| | CL | | | | | >7 OR >"A" LINE | |
- GENERAL WATER NOTES:
1.

THE CITY OF PORT ORANGE WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.

2.

ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF PORT ORANGE UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).

3.

CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.

4.

CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

5.

LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.

6.

ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

7.

ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.

8.

WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOT ENDOPURE) WITH 30" MINIMUM COVER.

9.

WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.

10.

ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.

11.

ALL VALVES SHALL BE BOLTED TO TEES.

12.

ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.

13.

A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF PORT ORANGE WILL BE REQUIRED FOR TAPS.

14.

THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.

15.

UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF PORT ORANGE AND OSHA REQUIREMENTS.

16.

IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF PORT ORANGE UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
- GENERAL SEWER NOTES:
1.

CITY OF PORT ORANGE SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.

2.

ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF PORT ORANGE UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).

3.

WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASEMENT REQUIREMENT PER THE CITY OF PORT ORANGE DETAILS AND FDEP REQUIREMENTS.

4.

SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF PORT ORANGE.

5.

THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.

6.

ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF PORT ORANGE.

7.

SANITARY SEWER PIPE (GRAVITY AND FORCE MAIN) SHALL BE PVC SDR 26.

8.

EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF PORT ORANGE, THE DESIGN ENGINEER, AND THE DEVELOPER.

9.

ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.

10.

ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.

11.

GRAVITY MAINS MUST HAVE A TELEVISED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF PORT ORANGE WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.

12.

SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.

13.

FORCE MAIN SHALL BE PRESSURE TESTED PER CITY REQUIREMENTS.
- REVISIONS
- | DATE | DESCRIPTION |
|----------|-------------------|
| 08/16/24 | REV PER 7/12 CITY |
| 09/30/24 | REV PER 9/20 CITY |
- Roger W Strcula
- Digitally signed by Roger W Strcula
Date: 2024.09.30 12:26:11 -0400
-
- THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
- UPHAM INC.**
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
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- MISCELLANEOUS UTILITY
DETAILS AND NOTES
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118
- PROJECT No: 221122
DATE: JUNE 10, 2024
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 30'
SHEET NUMBER:
- C700**
- Page 131 of 141

- THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY SANITARY SEWER CONSTRUCTION.
- CONSTRUCTION:**
1. ALL WORK PERFORMED ON SANITARY SEWER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY CONTRACTOR, OR FLORIDA LICENSED GENERAL CONTRACTOR REGISTERED WITH THE CITY.
 2. THE PLANS SHALL DIMENSION THE LOCATION, OF ALL MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT), IF NO CURBING EXISTS. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PROPOSED AND EXISTING PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE.
 3. PROFILE VIEWS SHALL BE PROVIDED FOR ALL SEWER MAINS. PROFILE VIEWS SHALL BE ON THE SAME SHEET AS THE ASSOCIATED PLAN VIEW AND SHALL INCLUDE THE FOLLOWING INFORMATION:
 - A. SIZE, SLOPE, LENGTH AND CLASS OF PIPE
 - B. MANHOLE RIM AND INVERT ELEVATIONS
 - C. UTILITY CROSSINGS WITH VERTICAL SEPARATION
 - D. SHOWN PROPOSED SEWER AND EXISTING UTILITY
 - E. EXISTING GROUND PROFILE
 - F. MATCH LINE
 - G. VICINITY MAP
 - H. PROFILE VIEW STATIONS TO COINCIDE WITH PLAN VIEW STATIONS
 4. GRADE INTERSECTIONS ARE REQUIRED FOR ALL COMMERCIAL BUILDINGS, HIGHWAY INTERCHANGES, ROAD PREPARATION OR SERVING FACILITIES AND/OR MISCELLANEOUS USES. GRADE INTERSECTIONS CONSTRUCTED EXTERNAL TO BUILDINGS SHALL BE SIZED IN ACCORDANCE WITH FAC 64-6. CALCULATIONS TO DETERMINE SIZING REQUIREMENTS SHALL BE SUBMITTED AS PART OF BUILDING PERMITTING. AN INSPECTION HANDBOOK MAY BE REQUIRED IMMEDIATELY DOWN STREAM OF THE GRASE INTERSECTOR FOR INSPECTION PURPOSES, AS DEEMED APPROPRIATE BY THE CITY.
 5. ON ALL ELEVATION AND BACKSIGHTING, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETINGS AND BRACING IN ACCORDANCE TO OSHA GUIDELINE IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DESIGNER.
 6. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR DEFORMATION. ANY PIPE DEEMED TO BE MISSHAPEN IN ANY WAY FOR ANY REASON SHALL BE REJECTED.
 7. NO USED, RE-USED, RUSTED, SECOND-HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY SERVICE AREA.
 8. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING OPERATIONS DEWATER THE GROUND SURFICHIPTO TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
 9. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES IS NOT ACCEPTABLE. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY. MATERIAL TO CONTAIN "HYDRATITE" OR APPROVED EQUAL TO PREVENT SHRINKING. CEMENT USED IN CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.
 10. MATERIAL TO CONTAIN "HYDRATITE" OR APPROVED EQUAL, TO PREVENT SHRINKING. CEMENT USED IN CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES	FILE NAME S1.DOC
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7. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2' AND MAXIMUM OF 0.5' ABOVE GRADE ELEVATION IN UNPAVED AREAS.
 8. ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE THE WORDS "PORT ORANGE FLORIDA SANITARY SEWER" CAST INTO THEM.
 9. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SIZED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
 10. NO BUG-HOLES OR HONEYCOMB WILL BE ACCEPTED.
 11. INDIVIDUAL SANITARY SERVICE ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES. THE SERVICE CONNECTION WILL BE BY USE OF WYE CONNECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY.
 12. RUBBER BOOTS WITH 1/4" STAINLESS STEEL BANDS SHALL BE INSTALLED IN THE CONJOINT WHERE THE SEWER MAIN TO THE MANHOLES. COMPLETELY COVER RUBBER BOOTS A OUTSIDE CONNECTION AND SEAL INSIDE PROTRUSION WITH HYDRAULIC CEMENT.
 13. EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WET WELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.
- TESTING:**
3. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR / DEVELOPER. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY AT HIS OWN EXPENSE.
 2. TO ENSURE THAT COMPACTION OF ALL FILL MATERIAL IS COMPLETED PROPERLY, TESTS SHALL BE DONE 12" ABOVE THE PIPE AND THEN AT 12" VERTICAL INTERVALS UNTIL FINAL GRADE IS REACHED.
 3. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM 90% IN UNPAVED AREAS AND 80% IN PAVED AREAS OF THE MAXIMUM DENSITY BASED ON ASTM D 1585 MODIFIED PROCTOR TEST.
 4. TEST RESULTS SHALL BE SUBMITTED TO THE CITY AT A MINIMUM FREQUENCY OF ONE SET OF TESTS BETWEEN EACH MANHOLE AND ONE ADDITIONAL SET OF TESTS AT EVERY MANHOLE IDENTIFICATION OR TEST LOCATIONS SHALL BE CLEARLY INDICATED ON TEST REPORTS. TEST RESULTS SHALL BE FORWARDED PROMPTLY TO THE CITY'S DESIGNATED SITE INSPECTOR.
- CLOSE-OUT:**
1. ALL SEWER MAINS, PRIOR TO FINAL ACCEPTANCE BY THE CITY AND PRIOR TO ANY FINAL PAVING OPERATIONS, SHALL BE TESTED AND SUBMITTED TO THE CITY USING A "PLAN AND TILT" CAMERA WITH DEPTH GAUGE IN FRONT OF THE CAMERA BY A CITY APPROVED CONTRACTOR. THE CAMERA SHALL RUN FROM CROWN STREAM MANHOLE TO UPSTREAM MANHOLE. CITY INSPECTOR SHALL BE NOTIFIED IN ADVANCE AND BE PRESENT DURING THE TELEVIEWING OF THE SEWER SYSTEM. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOG DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE VIDEO SUBMISSION TO THE CITY 48 HOURS PRIOR TO COMMENCING ANY INSTALLATION OF ASPHALT OR CONCRETE PAVEMENT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS, AND/OR INFILTRATION/DEPLETION TESTS IF DEFECTS ARE APPARENT OR WORKMANSHIP IS QUESTIONABLE.
 - UPON COMPLETION AND ACCEPTANCE OF THE SYSTEM, THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM.

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES	FILE NAME S1.DOC
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1. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S LATEST FIRE WATER FLOW CODE. ALL DEDICATED FIRE LINES SHALL BE INDEPENDENT OF ALL OTHER DOMESTIC WATER SERVICES.
2. ALL SINGLE AND DOUBLE RESIDENTIAL WATER SERVICES SHALL BE INDOT ENCLOSE 1", COMMERCIAL SERVICES SHALL BE 1" OR 2", NO 1.5" SERVICES ARE ALLOWED. POLYETHYLENE TUBING SHALL BE USED, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - A. POLYETHYLENE TUBING SHALL BE CTS 308 HIGH DENSITY TUBING, BLUE IN COLOR, AND RATED FOR A MINIMUM OF 200 PSI WITH SDR 9.5 (CTS 133)
 - B. THE TUBING SHALL COME WITH A LIFETIME WARRANTY
 - C. THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY
 - D. THE TUBING SHALL HAVE UV PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF ASTM D2428, D3930, D2239, D2737, NSF 14 AND AWWA C201
3. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES, AT LOCATIONS WHERE SERVICES NEED TO BE OFFSET, SUCH AS AT FIRE HYDRANTS, FL TRANSFORMERS, ETC. 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 2' FROM SIDE LOT LINES.
4. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
 - A. RESILIENT SEATED GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER, PER AWWA C-515
 - B. BUTTERFLY VALVES GREATER THAN 24" DIAMETER, PER AWWA C-500
 - C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE
5. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 1,000'.
6. AT ALL WATER MAIN TIES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
7. WATER MAINS SHALL BE C-300 PVC, BLUE IN COLOR, OR DIP PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY. WATER MAINS 30" OR GREATER SHALL BE DIP.
8. PVC FITTINGS 4-INCH THROUGH 36-INCH SHALL BE PVC (OR DIP WITH PROTECTO 401) INJECTION MOLDED OR FABRICATED AS SPECIFIED. MADE OF MATERIALS MEETING OR EXCEEDING THE REQUIREMENTS OF CELL CLASS 12454 MATERIAL, AS DEFINED IN ASTM D2738. FABRICATED FITTINGS SHALL BE MANUFACTURED WITH PIPE THAT MEETS OR EXCEEDS AWWA C-405 STANDARD, AND SHALL BE FIBERGLASS REINFORCED TO A PRESSURE RATING OF 165 PSI. ALL PVC OR MECHANICAL JOINT FITTINGS MUST COMPLY WITH OR EXCEED THE AWWA C907, UNIFORM 14-34 STANDARDS AS THEY APPLY TO THE APPROPRIATE SIZE RANGE AND METHOD OF MANUFACTURE.
9. ALL HOPE PIPE UTILIZED FOR WATER, FORCE MAIN AND/OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE SDR 11 WITH HD COPPERHEAD TRACER WIRE UNLESS SPECIFICALLY NOTED OTHERWISE. THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
10. ALL VALVES 4" AND LARGER SHALL BE RESILIENT SEATED GATE VALVES (COPR STOPS ARE NOT ACCEPTABLE).
11. MISCALOUS, BOLTLESS RESTRAINT JOINTS OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINT JOINT INSTALLATIONS. MINIMUM DEPTH OF BURR ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES USING TORQUE WRENCHES PER MANUFACTURER'S RECOMMENDATION.
12. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM DEPTH OF 48 INCHES FROM FINAL GRADE. COVERT LOCATIONS OR SPECIAL CIRCUMSTANCES NOT MEETING THESE REQUIREMENTS MAY BE APPROVED WHEN IT IS DETERMINED TO BE IN THE BEST INTEREST OF THE CITY.

	STANDARD CONSTRUCTION DETAIL PORTABLE WATER DESIGN NOTES	FILE NAME W1.DOC
	DETAIL REF: W-1	
	REV. 12/18	

	WATER	STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY 6"	SANITARY FORCE 6"
WATER					6", PREFERRED 10"	6", PREFERRED 10"
STORM GRAVITY	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
STORM FORCE	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
RECLAIM	6"	6"	6"	6"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY GRAVITY 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY FORCE 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES (CONTINUED)	FILE NAME S1.DOC
	DETAIL REF: S-1.1	
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AIR RELEASE VALVES	
MANUFACTURER	MODEL #
ARI	D-0259 (Plastic)
GATE VALVES AND TAPPING VALVES - RESILIENT SEATED (AWWA C509 AND C515) 24" OR SMALLER	
MANUFACTURER	SEWER OR MODEL #
American AVK Co.	3, 18, 25, 45, 55, & 66
Crow	2638 and 2639
Mueller	A-2360, A-2361, T-2360, T-2361
American Flow Control	2500
JOINTS RESTRAINED - PVC ONLY	
MANUFACTURER	MODEL #
EBBA Iron Inc	Series 1500/1600/2000/2500/2800
Star Pipe	Stargrid Series 1000/1100/1200/4000
Sigma	One-Lock SLC, PV-Lock for PVC
Smith-Blair	Cam-Lock (111 & 120), Bell-Lock (115 & 165)
FORCE MAIN FITTINGS - PVC AND DIP CLASS 350 (WITH PROTECTO 401 CERAMIC EPOXY), C-900, H-905 OR C-907	
MANUFACTURER	Material, Multi-Fittings, Plastic Trends, Head, Y-tee/Union
MANHOLE AND LIFT STATION WET WELL REBAR REINFORCED LINER	
MANUFACTURER	Raven 405, 3/4" minimum thick fiberglass liner (cylinder)

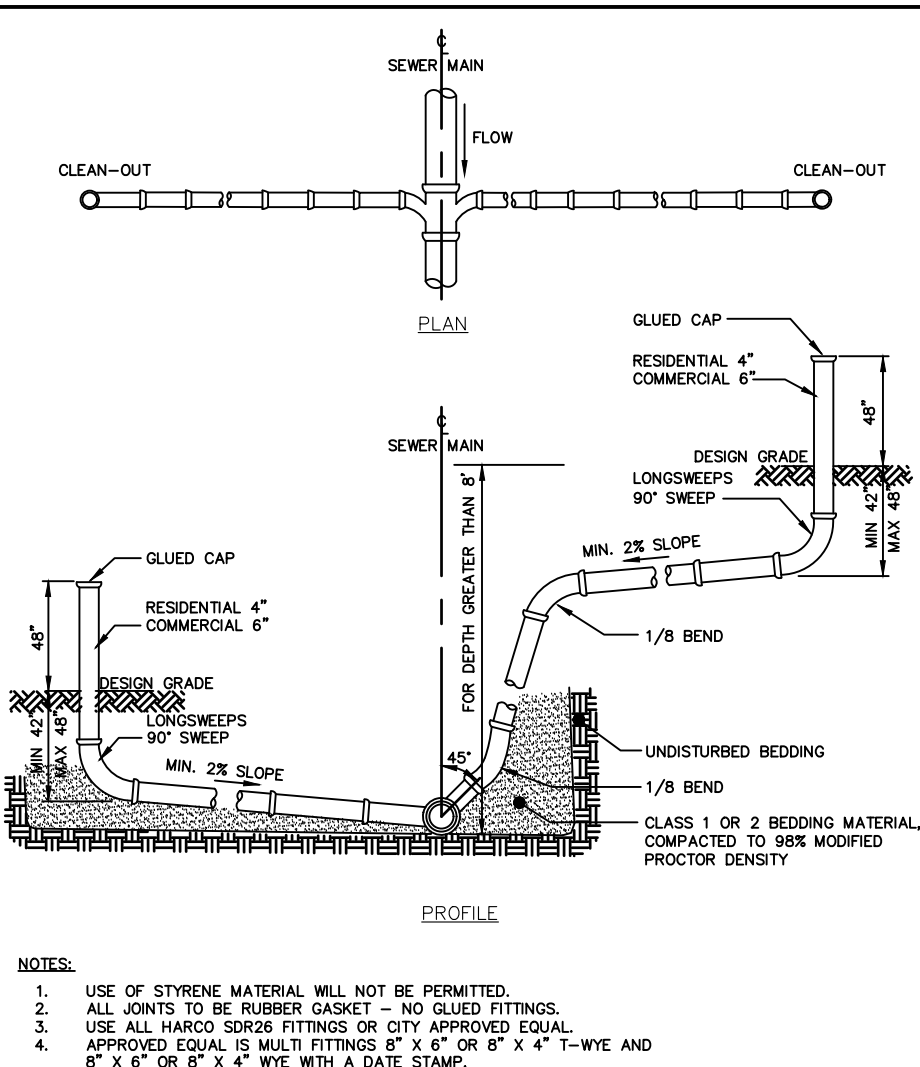
	STANDARD CONSTRUCTION DETAIL SANITARY SEWER AND FORCE MAIN APPROVED PRODUCTS	FILE NAME S1.DOC
	DETAIL REF: S-3	
	REV. 12/18	

	WATER	STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY 6"	SANITARY FORCE 6"
WATER					6", PREFERRED 10"	6", PREFERRED 10"
STORM GRAVITY	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
STORM FORCE	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
RECLAIM	6"	6"	6"	6"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY GRAVITY 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY FORCE 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"

	STANDARD CONSTRUCTION DETAIL PORTABLE WATER DESIGN NOTES (CONTINUED)	FILE NAME W1.DOC
	DETAIL REF: W-1.1	
	REV. 12/18	

	WATER	STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY 6"	SANITARY FORCE 6"
WATER					6", PREFERRED 10"	6", PREFERRED 10"
STORM GRAVITY	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
STORM FORCE	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
RECLAIM	6"	6"	6"	6"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY GRAVITY 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY FORCE 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES (CONTINUED)	FILE NAME S1.DOC
	DETAIL REF: S-1.2	
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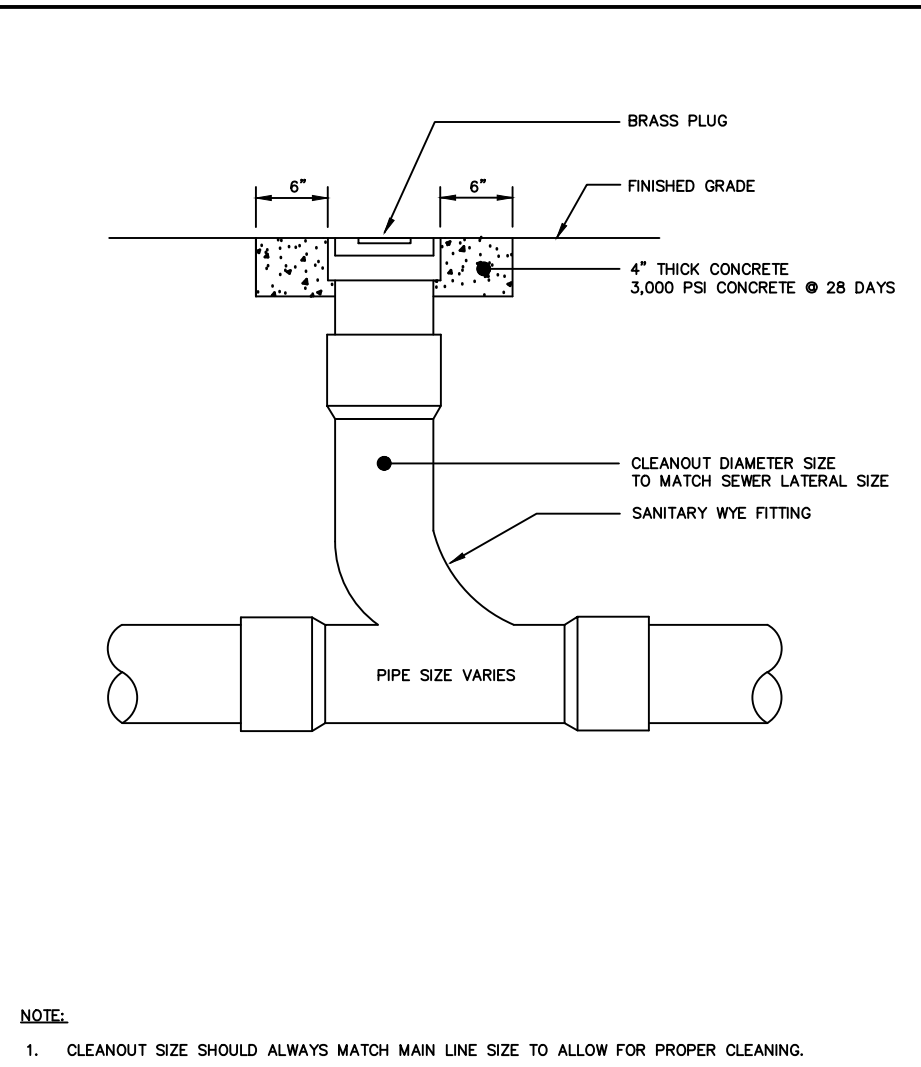
	STANDARD CONSTRUCTION DETAIL SANITARY SEWER SERVICE CLEANSOUT	FILE NAME S11.DWG
	DETAIL REF: S-11	
	REV. 12/18	

	WATER	STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY 6"	SANITARY FORCE 6"
WATER					6", PREFERRED 10"	6", PREFERRED 10"
STORM GRAVITY	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
STORM FORCE	3"	3"	3"	3"	6", PREFERRED 10"	6", PREFERRED 10"
RECLAIM	6"	6"	6"	6"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY GRAVITY 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"
SANITARY FORCE 6"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"	6", PREFERRED 10"

	STANDARD CONSTRUCTION DETAIL PORTABLE WATER DESIGN NOTES (CONTINUED)	FILE NAME W1.DOC
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17. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT "V", OR BY A METAL TAG SET INTO THE PAVEMENT.
18. THE CONTRACTOR SHALL INSTALL A METALLIZED FOL LOCATOR TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC SEWAGE FORCE MAINS. THIS PIPE LOCATOR AND SHALL BE INSTALLED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER. TAPE SHALL BE COLOR CODED GREEN FOR SANITARY SEWER AND FORCE MAIN. A CONTINUOUS NO. 30 COPPER HEAD WIRE SHALL BE INSTALLED WITH WIRE BROUGHT UP AT ALL VALVES.
- FORCE MAIN SANITARY SEWER:**
 1. PVC SANITARY SEWER FORCE MAINS, INCLUDING FITTINGS, SHALL BE GREEN PVC AWWA C-900, OR C-905, UNLESS SPECIFICALLY NOTED OTHERWISE. PRESSURE FITTINGS SHALL BE PRESSURE CLASS 150 OR C-907.
 2. HOPE SANITARY SEWER FORCE MAINS SHALL BE SOLID (OR THICKER UNLESS SPECIFICALLY NOTED OTHERWISE). THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC TO WHICH IT IS ATTACHED. PRESSURE FITTINGS SHALL BE PRESSURE CLASS 150 OR C-907.
 3. ALL SANITARY SEWER FORCE MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES ADDITION TO ACCOMMODATE PVC PIPE BY FOLLOWING THE RECOMMENDED INCREASE IN RESTRAINT LENGTH CORRESPONDING TO THE INSTALLATION OF POLYETHYLENE WRAP. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
 4. ALL IN-LINE SANITARY SEWER FORCE MAIN VALVES SHALL BE AWWA C-500 OR C-515 COMPLIANT RESILIENT SEAT VALVES FEATURING AN EPDM UNIFORM DUCTILE IRON BODY.
 5. FORCE MAIN SYSTEMS SHALL BE PRESSURE TESTED AT 100 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS.
 6. FORCE MAINS SHALL BE FLUSHED, PRESSURE TESTED, RIGGED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 7. REQUIREMENTS: THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER OR WASTEWATER TREATMENT PLANT (AS APPROPRIATE) AT LEAST 48 HOURS PRIOR TO BEGINNING A FULL DIAMETER FLUSH OF THE MAINS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).
 8. THE CONTRACTOR SHALL BE REQUIRED TO HIG ALL FORCE MAINS AND PRIMARY TRANSMISSION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PORT ORANGE REPRESENTATIVE.
- GRAVITY SANITARY SEWER:**
 1. ALL GRAVITY SANITARY SEWER LINES IN PUBLIC RIGHTS-OF-WAY SHALL BE GREEN PVC SDR26, ASTM D-3034.
 2. SEWER LINES CONSTRUCTED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, WITHIN GOLF COURSE BACKYARDS, AND OTHER POSSIBLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF GREEN AWWA C-900 PVC SDR26. USE OF PLASTIC STYRENE REINFORCED POLYETHYLENE (PE) SHALL BE PERMITTED.
 2. IN PLACES WHERE A MINIMUM COVER OF 36" CANNOT BE MAINTAINED, AWWA C-900 GREEN PVC SDR26 OR CONCRETE ENCASMENT SHALL BE USED. WATER LINES, RECLAIMED LINES, AND STORM DRAINAGE CROSINGS SHALL BE CONSTRUCTED OF CONCRETE ENCASMENT REQUIREMENT PER THESE STANDARDS AND AS PER REGULATORY REQUIREMENTS.
 3. GRAVITY SANITARY SEWER PIPE SIZES SHALL BE:
 - MAINS - 8" DIAMETER MINIMUM
 - COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS - 6" DIAMETER MINIMUM
 - SINGLE FAMILY RESIDENTIAL SERVICE LATERALS - 4" DIAMETER
 - MULTI-FAMILY RESIDENTIAL SERVICE LATERALS - 6" DIAMETER MINIMUM

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES (CONTINUED)	FILE NAME S1.DOC
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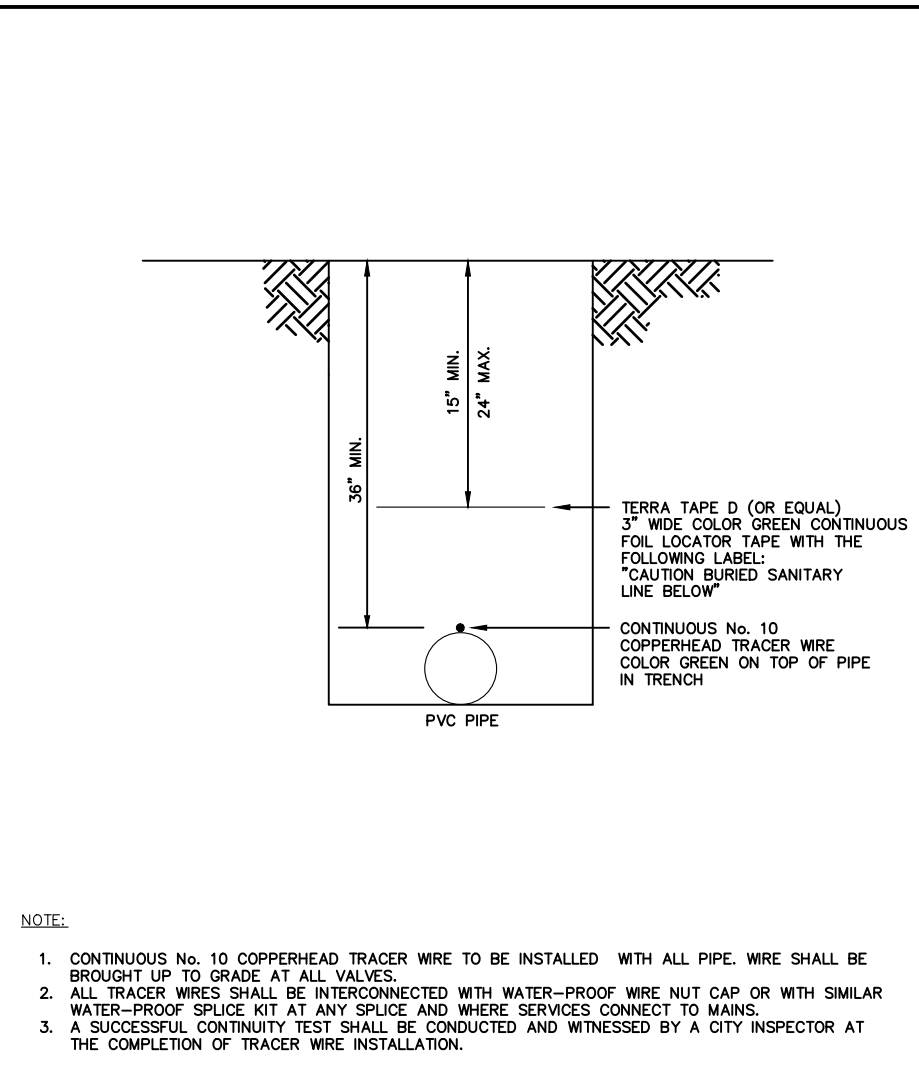
	STANDARD CONSTRUCTION DETAIL SANITARY SEWER SERVICE CLEANSOUT	FILE NAME S12.DWG
	DETAIL REF: S-12	
	REV. 12/18	

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. ALL WORK PERFORMED ON POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A STATE CERTIFIED UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
3. NEWLY CONSTRUCTED POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF PORT ORANGE. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANOUT OR RELATED USES.
4. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FIRE RESOLUTION, SCHEDULING OF THESE CONNECTIONS OR TAPINGS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS, DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH CITY PERSONNEL AFTER THEY HAVE BEEN INSPECTED AND VERIFIED TO OPERATE PROPERLY.
5. THE CITY RESERVES THE RIGHT TO REQUIRE IT-IL IN CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS. THE INSTALLATION OF LINE STOPPING DEVICES OR PRESSURE MAINS, POTABLE WATER, RECLAIM WATER AND SANITARY FORCE MAINS MAY BE REQUIRED ON ANY REQUESTED UTILITY OUTAGE AT THE DISCRETION OF THE PUBLIC UTILITIES DEPARTMENT TO MINIMIZE INTERUPTION TO EXISTING UTILITY CUSTOMERS.
6. THE CITY RESERVES THE RIGHT TO REQUIRE IT-IL IN CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS. THE INSTALLATION OF LINE STOPPING DEVICES OR PRESSURE MAINS, POTABLE WATER, RECLAIM WATER AND SANITARY FORCE MAINS MAY BE REQUIRED ON ANY REQUESTED UTILITY OUTAGE AT THE DISCRETION OF THE PUBLIC UTILITIES DEPARTMENT TO MINIMIZE INTERUPTION TO EXISTING UTILITY CUSTOMERS.
7. ALL METERS SHALL BE PROVIDED BY THE CITY IN ACCORDANCE WITH THE ADOPTED FIRE RESOLUTION, METERS AND VALVES FOR METERS 2" OR LESS WILL BE PROVIDED AND INSTALLED BY THE CITY. METERS 4" OR GREATER WILL BE PROVIDED BY THE CITY AND INSTALLED BY THE OWNER/DEVELOPER/CONTRACTOR. ALL TAPPING VALVES FOR METERS 4" OR GREATER WILL BE PROVIDED AND INSTALLED BY THE OWNER/DEVELOPER/CONTRACTOR. NOTE: LARGE COMMERCIAL RECLAIMED WATER METERS GREATER THAN 4" TAKE A MINIMUM OF 6 WEEKS FOR DELIVERY AFTER FEES ARE PAID TO THE CITY.
8. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.
9. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, MANS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING).
10. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 90% IN UNPAVED AREAS IN ACCORDANCE WITH ASTM D 1585.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1' ABOVE THE PIPE AND AT 1' FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM DEPTH OF EVERY 500' OF TRENCH.
12. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ON DEFORMATION.
13. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
14. ALL POTABLE WATER MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES. IN THE EVENT THAT PVC PIPE IS SPECIFIED, THE RESTRAINT JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.

	STANDARD CONSTRUCTION DETAIL PORTABLE WATER CONSTRUCTION NOTES	FILE NAME W2.DOC
	DETAIL REF: W-2	
	REV. 12/18	

4. SINGLE FAMILY RESIDENTIAL SERVICE LATERALS SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 48" ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS SHALL BE USED ON ALL LINES. NO GLEDED JOINTS ARE PERMITTED ON LATERALS.
5. GRAVITY SANITARY SEWER LINE CONSTRUCTION SHALL BE ACCOMPANIED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.
6. MINIMUM GRAVITY SANITARY SEWER SLOPES ARE AS FOLLOWS:
 - 8" PIPE - 0.40%
 - 10" PIPE - 0.30%
 - 12" PIPE - 0.25%
7. GRAVITY SANITARY SEWER LINES SHALL BE INSTALLED WHEREVER POSSIBLE UNDER PAVED AREAS WITHIN PUBLIC RIGHTS-OF-WAY. UTILITY EASEMENTS SHALL BE PROVIDED WHENEVER PUBLICLY OWNED SEWER LINES ARE CONSTRUCTED OUTSIDE OF A PUBLIC RIGHT-OF-WAY.
8. AS A GENERAL RULE, THE NUMBER OF JOINTS SHALL BE LIMITED WHENEVER POSSIBLE. IN SPECIAL CASES WHERE A "JOINT REPAIR" TO AN 8" TO 12" PVC SEWER MAIN IS REQUIRED, THE PROPER REPAIR WRAP AROUND SHALL BE APPROVED BY THE CITY.
9. SEWER MAINS SHALL BE FLUSHED, PRESSURE TESTED, RIGGED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. REQUIREMENTS: THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER OR WASTEWATER TREATMENT PLANT (AS APPROPRIATE) AT LEAST 48 HOURS PRIOR TO BEGINNING A FULL DIAMETER FLUSH OF THE MAINS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).
11. THE CONTRACTOR SHALL BE REQUIRED TO HIG ALL MAINS AND PRIMARY TRANSMISSION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PORT ORANGE REPRESENTATIVE.
- SANITARY MANHOLES:**
 1. STANDARD MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 300'. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION WITH TWO COPIES FORWARDED BY THE DESIGN ENGINEER TO THE CITY.
 2. MAXIMUM DEPTH OF SANITARY MANHOLES SHALL BE 15'.
 3. LOCAL COLLECTION SANITARY SEWER MANHOLES SHALL BE PRECAST WITH A MINIMUM INSIDE DIAMETER OF 48".
 4. TRENCH MANHOLE WALLS AND BASES MAY BE REQUIRED TO PREVENT FLOATION BASED ON HIGH GROUND WATER TABLE ELEVATIONS AS DETERMINED BY ACCEPTED ENGINEERING PRACTICES AND/OR LOCAL CODES.
 5. ALL SANITARY SEWER MANHOLES SHALL HAVE ALL INTERIOR SURFACES COATED WITH THREE (3) COATS OF WHITE/GRAY OVER RED OR BLACK E-1 EPOXY PAINT WITH A TOTAL OF 32 MILS THICKNESS OR BLACK COAL-TAR EPOXY PAINT WITH A TOTAL OF 16 MILS THICKNESS. OUTSIDE SURFACE TO BE COATED WITH TWO (2) COATS OF BLACK OVER BLACK E-1 EPOXY PAINT WITH A TOTAL OF 8 MILS AND ONE (1) COAT OF BLACK COAL-TAR EPOXY PAINT WITH A TOTAL OF 8 MILS. ALL COATS SHALL BE APPLIED AT THE FACTORY EXCEPT MINOR FIELD TOUCH UP.
 6. ALL MANHOLES CONSTRUCTED IN SIDE YARDS, BACKYARDS, AND EASEMENTS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE OUTFITTED WITH FIBERGLASS OR EPOXY LINES IN COMPLIANCE WITH ASTM-3753 OR OTHER TYPES OF LINES APPROVED BY THE CITY. IN ADDITION, THE CITY MAY REQUIRE LINES TO BE INSTALLED IN OTHER AREAS WHERE THE PUBLIC UTILITIES DEPARTMENT BELIEVES THE NEED IS JUSTIFIED SUCH AS IMMEDIATELY UPSTREAM OF FORCE MAINS CONNECTING TO GRAVITY MAINS.

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER NOTES (CONTINUED)	FILE NAME S1.DOC
	DETAIL REF: S-1.4	
	REV. 12/18	

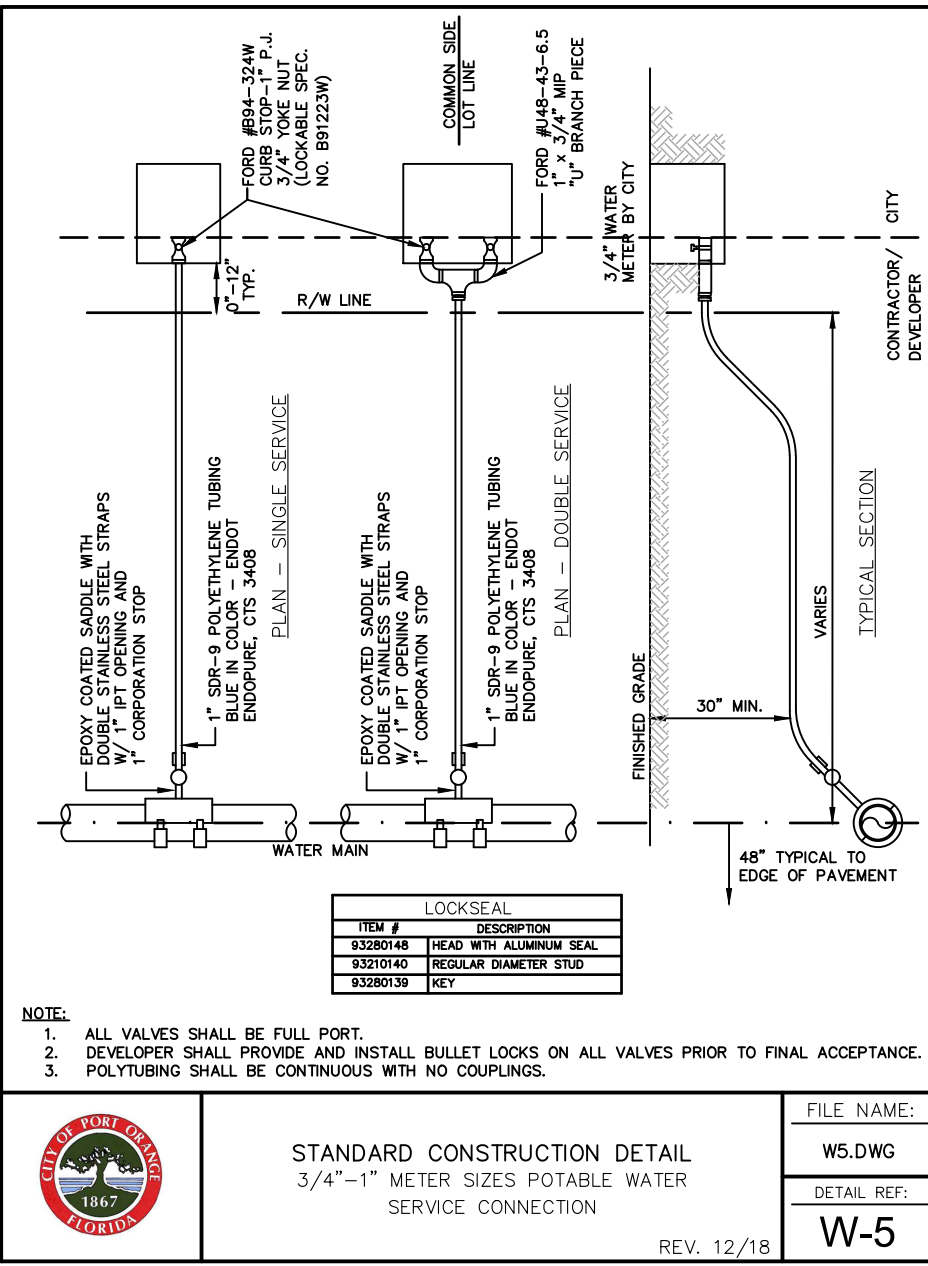


	STANDARD CONSTRUCTION DETAIL SANITARY SEWER LOCATOR TAPE / TRACER WIRE INSTALLATION	FILE NAME S14.DWG
	DETAIL REF: S-14	
	REV. 12/18	

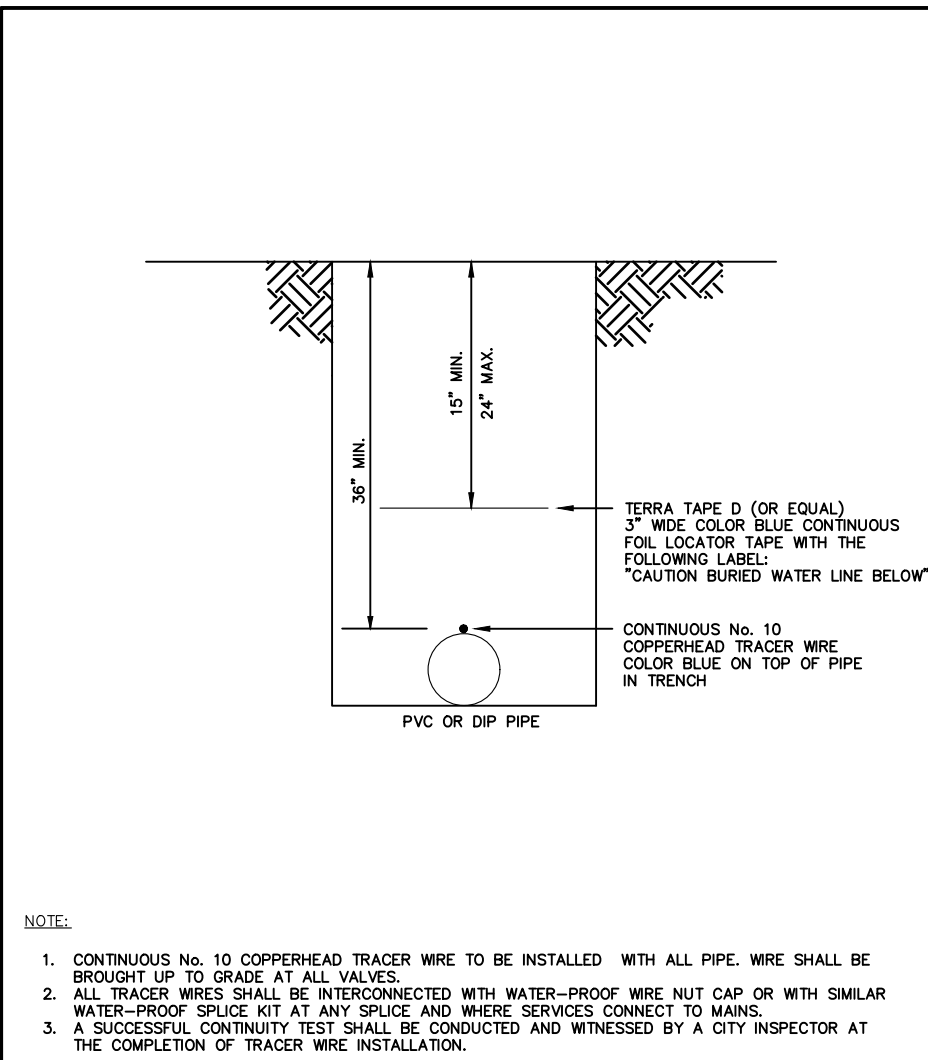
1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. ALL WORK PERFORMED ON THE POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A STATE CERTIFIED UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
3. NEWLY CONSTRUCTED POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF PORT ORANGE. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANOUT OR RELATED USES.
4. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FIRE RESOLUTION, SCHEDULING OF THESE CONNECTIONS OR TAPINGS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS, DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH CITY PERSONNEL AFTER THEY HAVE BEEN INSPECTED AND VERIFIED TO OPERATE PROPERLY.
5. THE CITY RESERVES THE RIGHT TO REQUIRE IT-IL IN CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS. THE INSTALLATION OF LINE STOPPING DEVICES OR PRESSURE MAINS, POTABLE WATER, RECLAIM WATER AND SANITARY FORCE MAINS MAY BE REQUIRED ON ANY REQUESTED UTILITY OUTAGE AT THE DISCRETION OF THE PUBLIC UTILITIES DEPARTMENT TO MINIMIZE INTERUPTION TO EXISTING UTILITY CUSTOMERS.
6. THE CITY RESERVES THE RIGHT TO REQUIRE IT-IL IN CONNECTIONS TO BE PERFORMED DURING

23. WHEN THE PUBLIC UTILITIES OFFICE RECEIVES POTABLE WATER CLEARANCE REQUEST REQUIRING SIGNATURE, THE CITY'S DISTRIBUTION SUPERVISOR AND/OR DESIGNATED SITE INSPECTOR WILL BE CONTACTED TO INDEPENDENTLY VERIFY THAT THE SYSTEM IS IN PROPERLY FUNCTIONING ORDER (I.E. ALL VALVES, HYDRANTS, AND WATER SERVICES ARE ACCESSIBLE AND OPERABLE). SIMULTANEOUSLY, THE CITY MAY ALSO TAKE A RANDOM BACTERIOLOGICAL SAMPLE WITHIN THE NEW SYSTEM TO VERIFY THAT WATER IS SAFE FOR CONSUMPTION. ONCE THE DISTRIBUTION SUPERVISOR AND/OR DESIGNATED SITE INSPECTOR HAVE VERIFIED THAT THE SYSTEM IS IN PROPER FUNCTIONING ORDER AND THAT THE BACTERIOLOGICAL SAMPLES INDICATE THE WATER IS SAFE FOR CONSUMPTION, THE PUBLIC UTILITIES OFFICE WILL THEN SIGN OFF ON THE WATER CLEARANCE REQUEST.
24. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF HEALTH AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY PUBLIC USE OF THIS SYSTEM.
25. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEM, WATER VALVES SHALL BE COMPLETELY OPERATED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES.
26. ALL FIRE HYDRANTS SHALL BE LOCATED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE PRIMARY HYDRANT PORT SHALL ALWAYS FACE THE STREET. 5 FEET MINIMUM RADIUS CLEAR AREA AROUND THE FIRE HYDRANT SHALL BE MAINTAINED.
27. ALL WATER SERVICES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.
28. ALL WATER VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT. BLOW-OUTS SHALL BE MARKED SIMILARLY, AS WELL. REVERSE TAPPING VALVE SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR PAVEMENT WITH THE ARROW POINTING TO THE DIRECTION OF THE PRESSURE MAIN RUN.

	STANDARD CONSTRUCTION DETAIL POTABLE WATER CONNECTION NOTES (CONTINUED)	FILE NAME W3.DOC
	REV. 12/18	DETAIL REF: W-2.2



	STANDARD CONSTRUCTION DETAIL 3/4"-1" METER SIZES POTABLE WATER SERVICE CONNECTION	FILE NAME: W5.DWG
	REV. 12/18	DETAIL REF: W-5



	STANDARD CONSTRUCTION DETAIL POTABLE WATER LOCATOR TAPE / TRACER WIRE INSTALLATION	FILE NAME: W21.DWG
	REV. 12/18	DETAIL REF: W-21

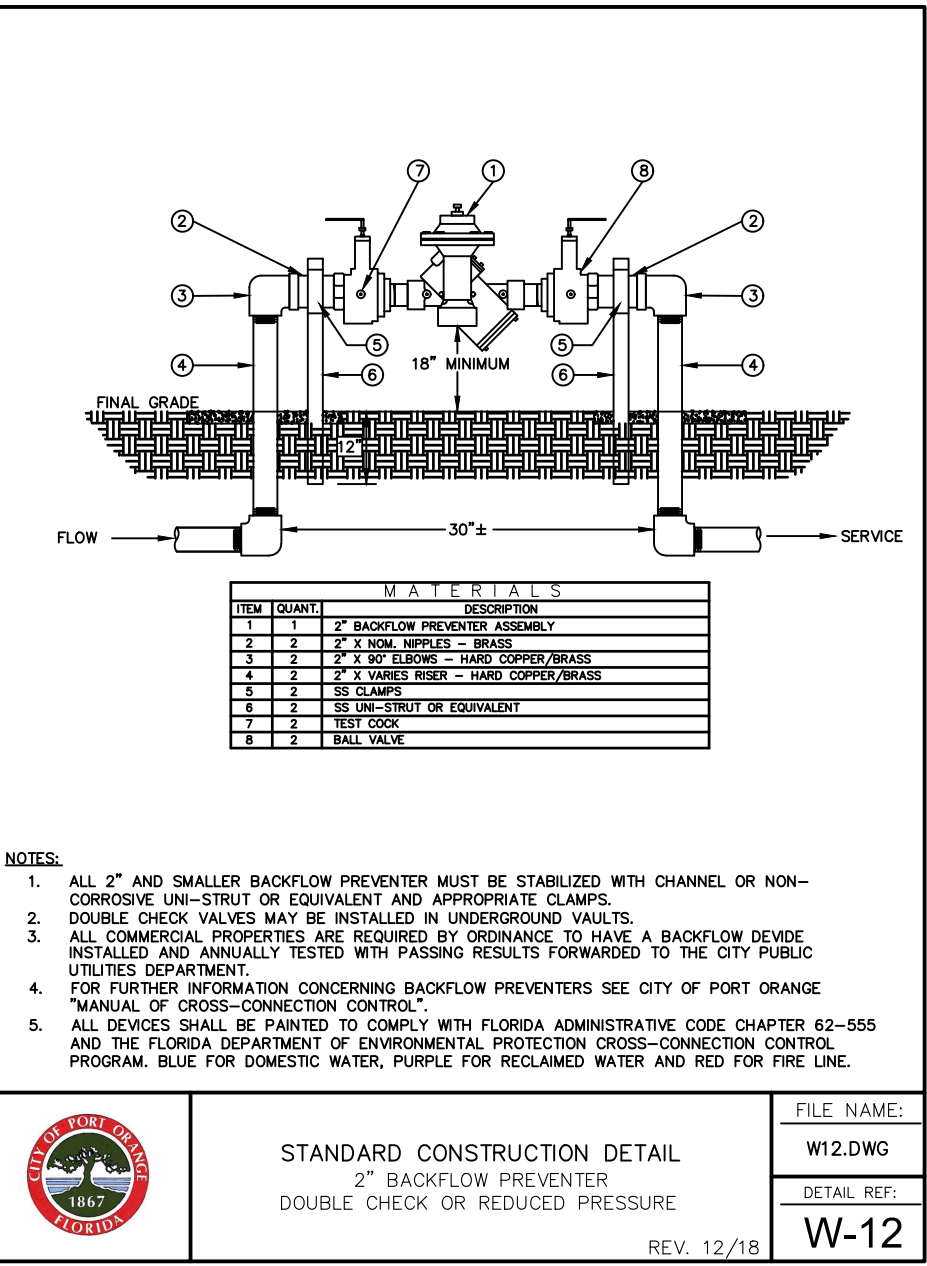
FIRE HYDRANT (5 1/2" BARREL)	
MANUFACTURER	MODEL #
AMERICAN AVE CO.	SERIES #2780
AMERICAN DARLING	5 1/2" B-84-85
CLOW	MEDALLION #F-2545 SS
EJ GROUP, INC.	WATERMASTER 5 1/2" #SCD250
KENNEDY	GUARDIAN K81-D
MUELLER	A423 SUPER CENTURION 250

AIR RELEASE VALVES	
MANUFACTURER	MODEL #
VENT-O-MAT	RBX 2521

GATE VALVES AND TAPPING VALVES – RESILIENT SEATED (AWWA C509 AND C515)
24" OR SMALLER (VALVE WEDGE TO BE COMPLETE ENCLOSED WITH EPDM RUBBER)

MANUFACTURER	MODEL #
AMERICAN AVE CO.	SERIES 3, 18, 25, 45, 55, & 66
AMERICAN FLOW CONTROL	SERIES 2500
CLOW	MODEL 2638 AND 2639
KENNEDY	C509, C515
MUELLER	A-2360, A-2361, T-2360 & T-2361

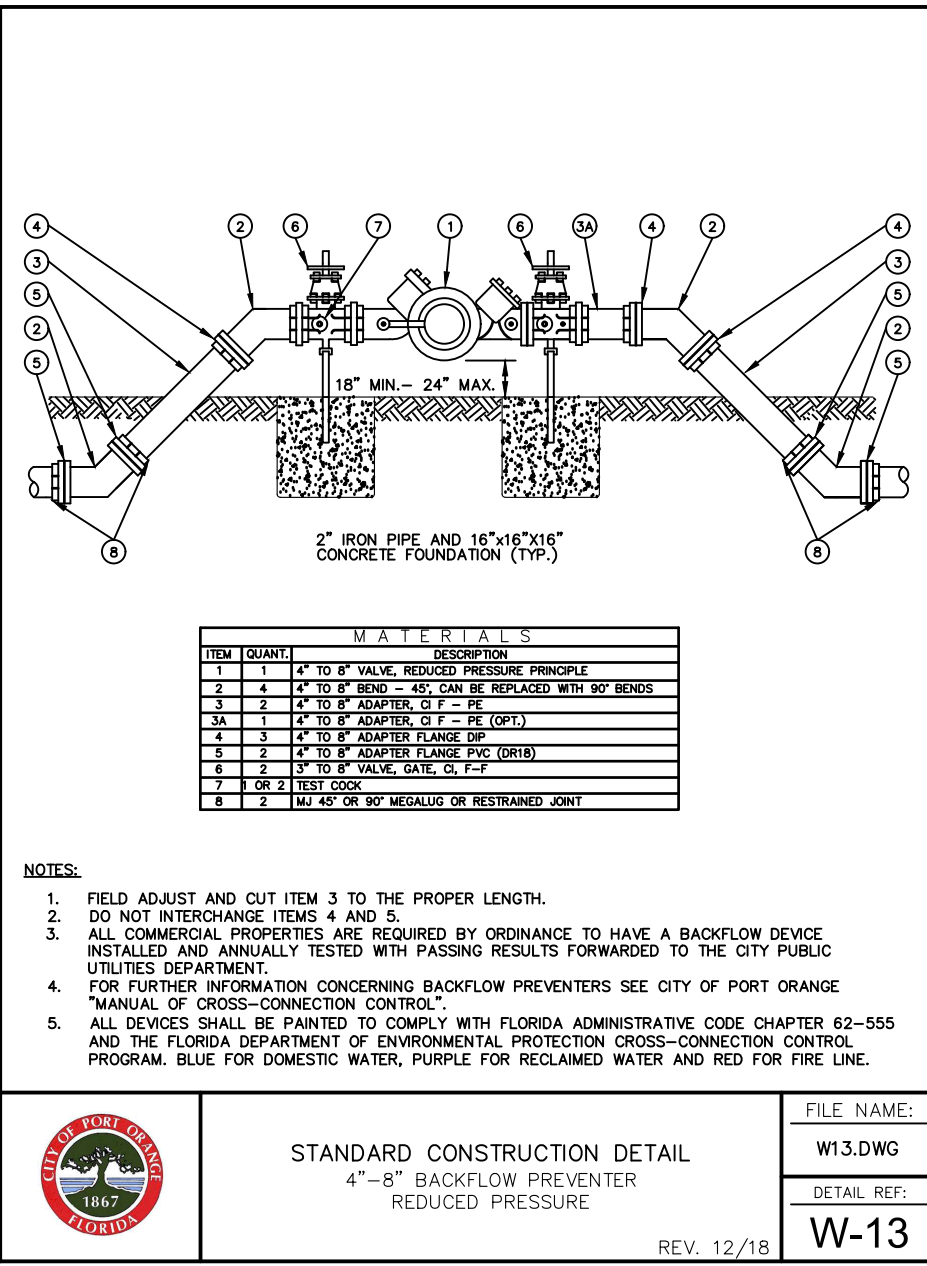
	STANDARD CONSTRUCTION DETAIL POTABLE WATER APPROVED PRODUCTS	FILE NAME W3.DOC
	REV. 12/18	DETAIL REF: W-3



	STANDARD CONSTRUCTION DETAIL 2" BACKFLOW PREVENTER DOUBLE CHECK OR REDUCED PRESSURE	FILE NAME: W12.DWG
	REV. 12/18	DETAIL REF: W-12

WATER SERVICE MATERIALS	
DUCTILE IRON	
MATERIAL	ASTM A536 MINIMUM GRADE 70-50-5 IN ACCORDANCE WITH AWWA C153 (ANSI A21.53)
PRESSURE	CLASS 350 IN ACCORDANCE WITH AWWA C153 (ANSI A21.53) 350 PSI WATER WORKING PRESSURE
TESTING	IN ACCORDANCE WITH AWWA C153 (ANSI A21.53) THREE TIMES WATER WORKING PRESSURE (350 PSI) BODY CAPABLE OF WITHSTANDING HYDROSTATIC TEST OF 1050 PSI
FLOW	1/2" EQUAL TO ID OF CLASS 50/51 DUCTILE IRON PIPE, THIS ALLOWING THE FULL FLOW FEATURE
LAYING LENGTH	SHORT BODY (COMPACT)
CEMENT LINING	IN ACCORDANCE WITH AWWA C104 (ANSI A21.4)
MECHANICAL JOINTS	IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
GASKETS	GBR IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
TEE HEAD BOLTS	COR-TEN IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
ACCEPTABLE MANUFACTURERS	TYLER, CLOW, GRIFFIN, U.S. PIPE, UNION FOUNDRY, AMERICAN CAST IRON, OR APPROVED EQUIVALENTS
POLYETHYLENE TUBING – (BLUE WITH UV PROTECTION (SDR-9) 1" & 2" ONLY)	
MANUFACTURER	MODEL #
ENDOT ENDOPURE	ENDOTRACE W/101 COPPERHEAD TRACER WIRE

	STANDARD CONSTRUCTION DETAIL POTABLE WATER APPROVED PRODUCTS	FILE NAME W3.DOC
	REV. 12/18	DETAIL REF: W-3.1



	STANDARD CONSTRUCTION DETAIL 4"-8" BACKFLOW PREVENTER REDUCED PRESSURE	FILE NAME: W13.DWG
	REV. 12/18	DETAIL REF: W-13

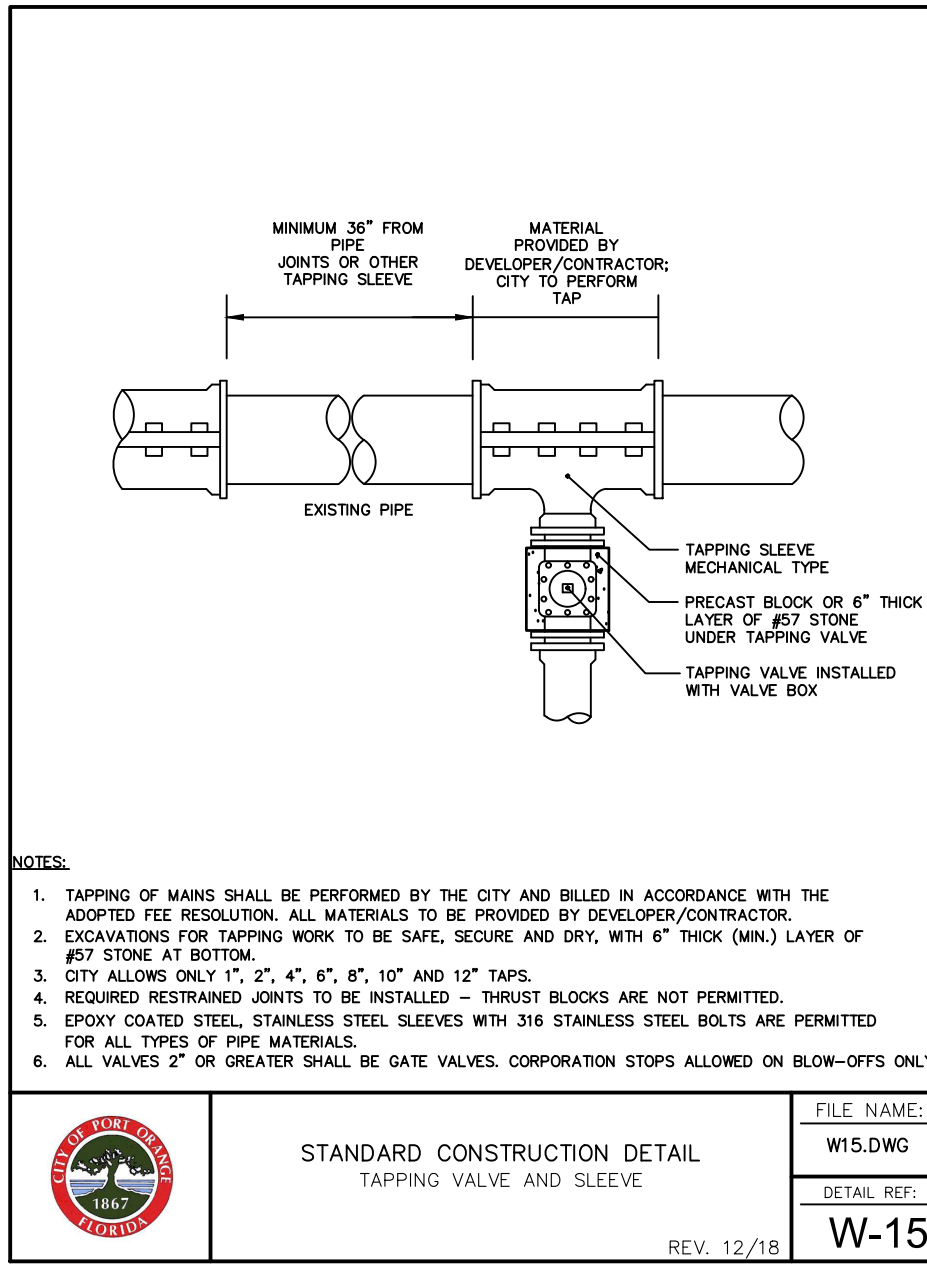
CORPORATION STOP 1"	
MANUFACTURER	MODEL #
FORD	F-1100-4

CURB STOP – STRAIGHT BALL METER VALVE W/ BARREL LOCKS	
MANUFACTURER	MODEL #
FORD	B-94-324W (SINGLE SERVICE) B-91-233W (DOUBLE SERVICE)

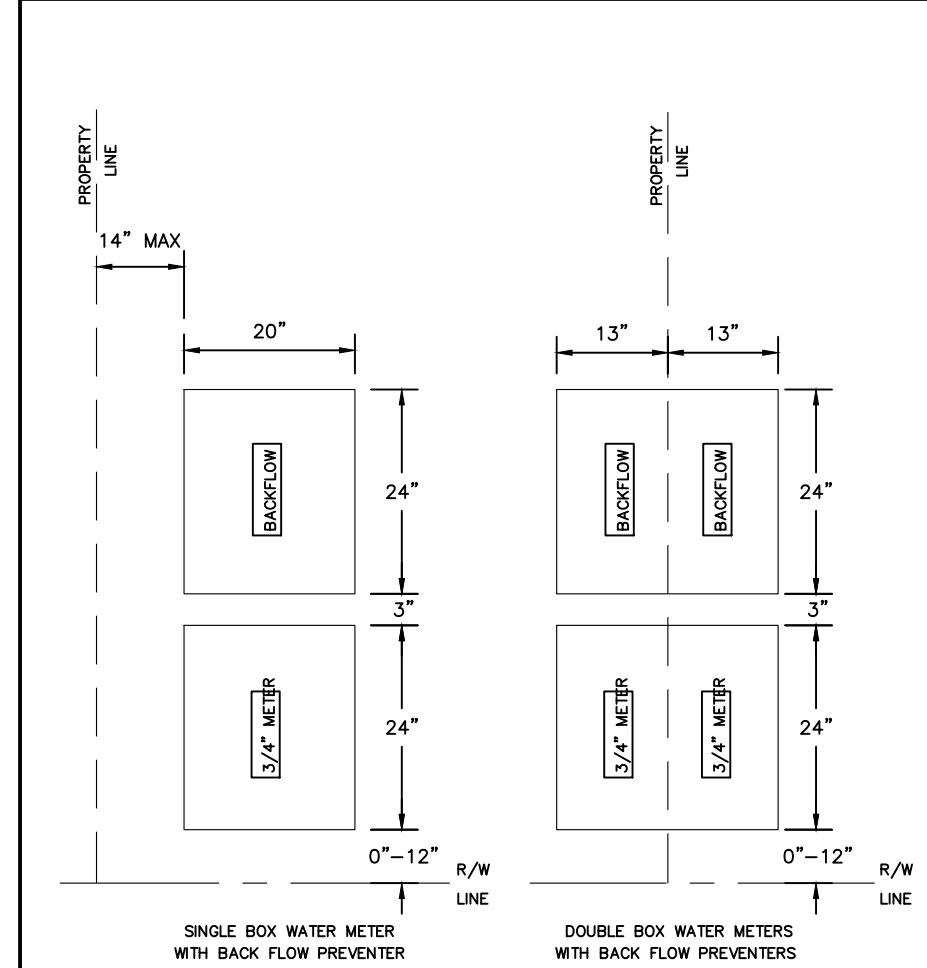
"U" BRANCH (1" X 1/2")	
MANUFACTURER	MODEL #
FORD	U-48-43-6.5

JOINTS RESTRAINED – PVC AND DIP	
MANUFACTURER	MODEL #
EBBA IRON INC.	SERIES 1100/1500/1600/2000/2500/2800
SIGMA	ONE-LOCK SLD; ONE-LOCK SLC; PV-LOCK FOR PVC
SMITH-BLAIR	CAM-LOCK (111 & 120); BELL-LOCK (115 & 165)
STAR PIPE	STARGRIP SERIES 1000/1100/1200/3000/4000

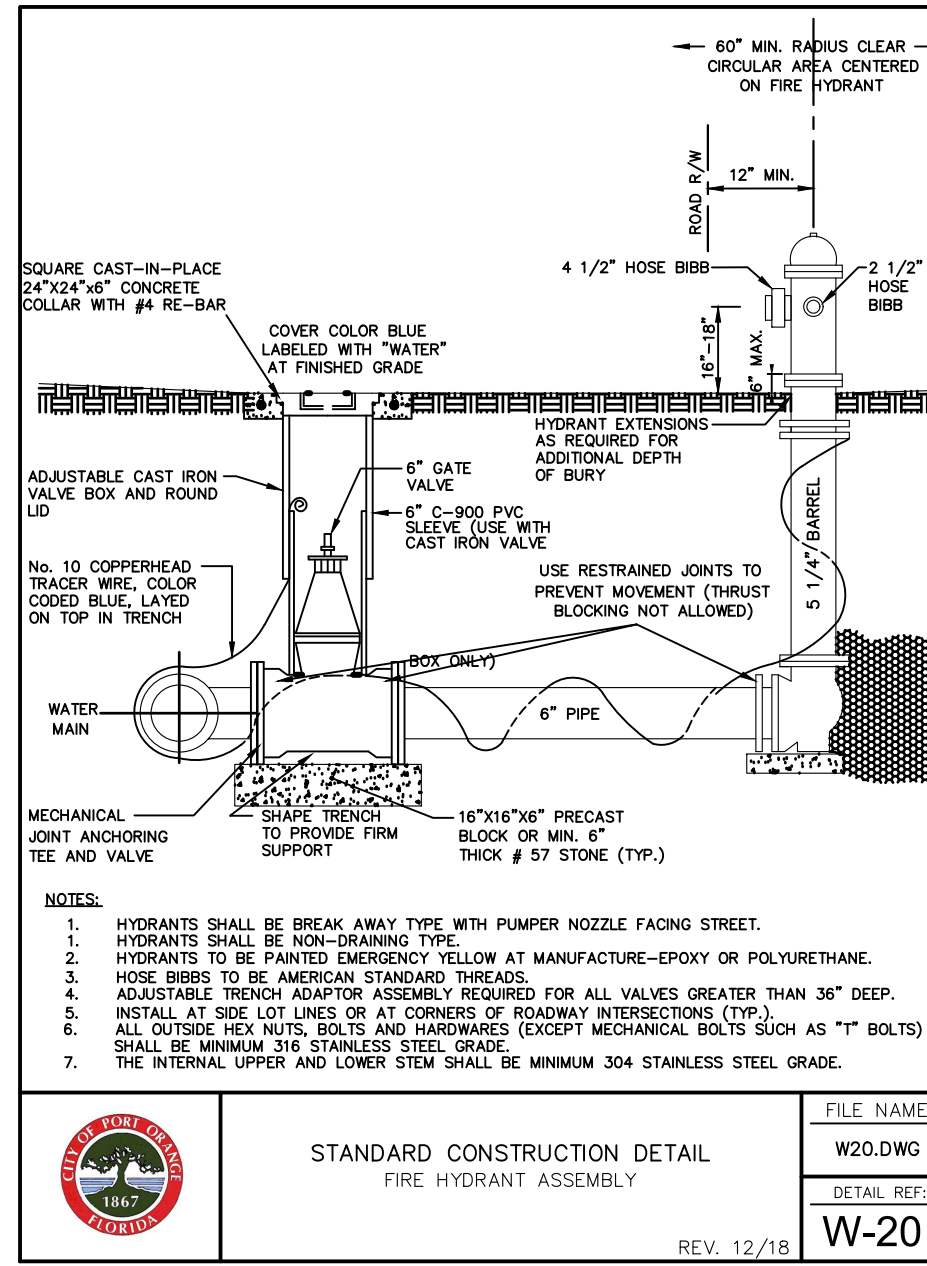
	STANDARD CONSTRUCTION DETAIL POTABLE WATER APPROVED PRODUCTS	FILE NAME W3.DOC
	REV. 12/18	DETAIL REF: W-3.2



	STANDARD CONSTRUCTION DETAIL TAPPING VALVE AND SLEEVE	FILE NAME: W15.DWG
	REV. 12/18	DETAIL REF: W-15



	STANDARD CONSTRUCTION DETAIL POTABLE WATER METER BOX LAYOUT	FILE NAME: W4.DWG
	REV. 12/18	DETAIL REF: W-4



	STANDARD CONSTRUCTION DETAIL FIRE HYDRANT ASSEMBLY	FILE NAME: W20.DWG
	REV. 12/18	DETAIL REF: W-20

1. LOWERING OF EXISTING POTABLE WATER OR SANITARY SEWER FORCE MAIN BY DEFLECTION METHOD ACCEPTABLE IF FIELD CONDITIONS PERMIT.
2. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOINT MANUAL.
3. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.
4. CONCRETE ENCASEMENT OF SANITARY SEWER MAINS IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT. USE OF ENCASEMENT MUST BE APPROVED BY THE CITY.

	STANDARD CONSTRUCTION DETAIL POTABLE WATER OR SANITARY SEWER FORCE MAIN DEFLECTION	FILE NAME: W23.DWG
	REV. 12/18	DETAIL REF: W-23

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-99. 80% DENSITY REQUIRED UNDER ROADWAYS, PAVEMENT AND STRUCTURES.
3. PIPE BEDDING UTILIZE SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPICAL "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (1) 15" MAX FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO OSHA REQUIREMENTS FOR SLOPING, SHIELDING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
9. GRAVITY SEWER SHALL UTILIZE BEDDING ROCK WHERE UNSUITABLE MATERIAL EXISTS. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE IF THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

	STANDARD CONSTRUCTION DETAIL PIPE BEDDING AND TRENCH	FILE NAME: M27.DWG
	REV. 12/18	DETAIL REF: M-27

- IN ORDER TO ENSURE THAT NEW SUBDIVISIONS AND SITE PLANS ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS, THE FOLLOWING INFORMATION IS REQUIRED ON ALL AS-BUILT DRAWINGS.
- INDIVIDUAL PLAN AND PROFILE SHEETS FOR ALL ROADS AND SANITARY SEWER LINES, SHOWING MANHOLES, INLETS, AND PIPE CROSSINGS. PLAN AND PROFILE SHEETS SHALL SHOW SANITARY LINES AND ALL OTHER UTILITIES THAT CROSS SEWER LINES, AND ANY THAT ARE PARALLEL AND WITHIN TEN FEET OF SANITARY SEWER LINES. PLAN VIEWS SHALL BE DRAWN AT A SCALE OF ONE (1) INCH EQUAL TO FORTY (40) FEET HORIZONTAL. PROFILES SHALL BE DRAWN AT ONE (1) INCH EQUAL TO FOUR (4) FEET VERTICAL AND ALIGNED VERTICALLY WITH IMPROVEMENTS SHOWN ON THE PLAN VIEW.
 - DESIGN ELEMENTS SHALL BE CROSSED OUT AND AS-BUILT INFORMATION WRITTEN NEXT TO THE AS-BUILT.
 - PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK FOR SUBDIVISIONS AND AS APPROPRIATE TO CONFORMING LIMITS FOR SITE PLANS.
 - ALL RADII AT INTERSECTIONS SHALL BE VERIFIED, DIMENSIONED AND CLEARLY INDICATED ON THE AS-BUILT.
 - ROADWAY ELEVATIONS AT CENTERLINE AND CURB INVERT SHALL BE RECORDED AT ALL GRADE CHANGES, 100' INTERVALS FOR LONG ROADWAYS, AND OTHER INTERVALS AS NEEDED. FOR SUBDIVISIONS, THE AS-BUILT CENTERLINE GRADE LINES OF ALL STREETS SHALL BE SHOWN ON THE PLAN AND PROFILE ALONG WITH THE DESIGN PROFILE GRADE LINES. IN THE EVENT THAT THE AS-BUILT CENTERLINE LONGITUDINAL GRADE DOES NOT MEET THE CITY MINIMUM STANDARDS, ADDITIONAL LONGITUDINAL GRADES OF THE ADJACENT CURBING AND SIMILAR ROADWAY CROSS-SECTIONS SHALL BE REQUIRED TO VERIFY THAT THE SYSTEM WILL FUNCTION AS ORIGINALLY DESIGNED.
 - FOR SUBDIVISIONS, PROPOSED DESIGN FINISHED FLOOR ELEVATIONS SHALL APPEAR ON ALL SUBDIVISION LOTS ON THE APPROPRIATE PLAN AND PROFILE SHEET AS WELL AS ON THE MASTER DRAINAGE PLAN.
 - STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES AS APPROPRIATE. STORM DRAINAGE PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. FORCE MAIN PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. FORCE MAIN PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
 - ALL APPLICABLE TOPOGRAPHIC INFORMATION PERTINENT TO THE ON-SITE DRAINAGE SYSTEM, SUCH AS DITCHES, SWALES, LAKES, CANALS, ETC., THAT ARE DEEMED NECESSARY BY THE CITY TO VERIFY THE FUNCTIONAL PERFORMANCE OF THE STORMWATER SYSTEM, SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100' AT THE TOP OF BANK AND TOP OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
 - RETENTION AREAS SHALL HAVE THEIR TOP AND BOTTOM OF BANK ELEVATIONS RECORDED. ACTUAL DIMENSIONS OF THE SIZE OF ALL RETENTION AREAS ARE TO BE RECORDED AS MEASURED FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED.
 - ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SUMMERS SHALL BE NOTED ON THE AS-BUILT.
 - STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE AND TOPS OF BANKS SHALL BE RECORDED EVERY 100 FEET. SIDE SLOPES SHALL ALSO BE INDICATED.

	STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR AS-BUILT DRAWINGS	FILE NAME MS.DOC
	REV. 12/18	DETAIL REF: M-5

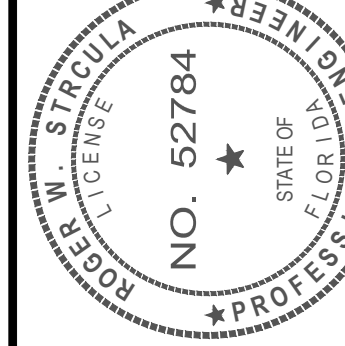
- SANITARY SEWER STRUCTURES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. SANITARY SEWER STRUCTURE RIMS, PIPE INVERTS AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY NOTED AS AS-BUILT INFORMATION.
- SANITARY SEWER PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. SANITARY SEWER PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- SEWER LATERALS SHALL BE RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE REQUIRED FROM DOWNSTREAM MANHOLES TOWARD UPSTREAM MANHOLES.
- LIFT STATIONS SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. LIFT STATION DIMENSIONS AND ELEVATION INFORMATION INDICATED ON THE APPROVED FOR CONSTRUCTION PLANS SHALL BE VERIFIED AND AS-BUILT INFORMATION INDICATED. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED, AND LABELED. FORCE MAIN PIPE INVERT ELEVATIONS SHALL BE RECORDED AND CLEARLY NOTED AS AS-BUILT INFORMATION.
- FORCE MAIN PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. FORCE MAIN PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- TIE-IN DIMENSIONS TO THREE (3) PERMANENT ABOVE GRADE FEATURES SHALL BE SHOWN ON THE AS-BUILTS FOR ALL VALVES, TEES, BENDS, CROSSES, SERVICE CONNECTION TEES, FIRE HYDRANTS AND APPLICABLE FIXTURES AT THE POTABLE WATER, RECLAIMED WATER AND FORCE MAIN VALVES, TEES, BENDS, CROSSES, SERVICE CONNECTION TEES, FIRE HYDRANTS AND APPLICABLE FIXTURES.
- PERPENDICULAR CROSSINGS OF STORMWATER, POTABLE WATER, RECLAIMED WATER, OR FORCE MAIN SERVICES, THE AS-BUILT PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES.
- ANY SPECIAL FEATURES SUCH AS, CONCRETE ELMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHALL ALSO BE LOCATED AND DIMENSIONED.
- IF AN APPROVED SUBDIVISION PLAT OR SITE PLAN SHOWS A CONSERVATION EASEMENT, THE PROJECT SURVEYOR SHALL PROVIDE THE EXACT LOCATION OF THE SPECIMEN TREES FROM THE RIGHT-OF-WAY OR PROPERTY LINES AND PROPOSED EASEMENT BOUNDARIES ON THE AS-BUILT DRAWING. THE AS-BUILT LOCATION OF THESE TREES WILL HELP VERIFY THE SUFFICIENCY OF THE CONSERVATION EASEMENT PRIOR TO PLAT RECORDING OR CERTIFICATE OF OCCUPANCY.
- WHEN STORMWATER, POTABLE WATER, RECLAIMED WATER OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE AS-BUILT DRAWING SHALL ACCURATELY DEPICT THE LOCATION OF THE IMPROVEMENTS AND THE EASEMENT. SUCH DOCUMENTATION AND THE ASSOCIATED PROPOSED EASEMENT DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO RECORDING OF SAID EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT.

	STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR AS-BUILT DRAWINGS (CONTINUED)	FILE NAME MS.DOC
	REV. 12/18	DETAIL REF: M-5.1

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Roger W. Strcula
Digitally signed by Roger W. Strcula
Date: 2024.09.30
17:26:58 -0400



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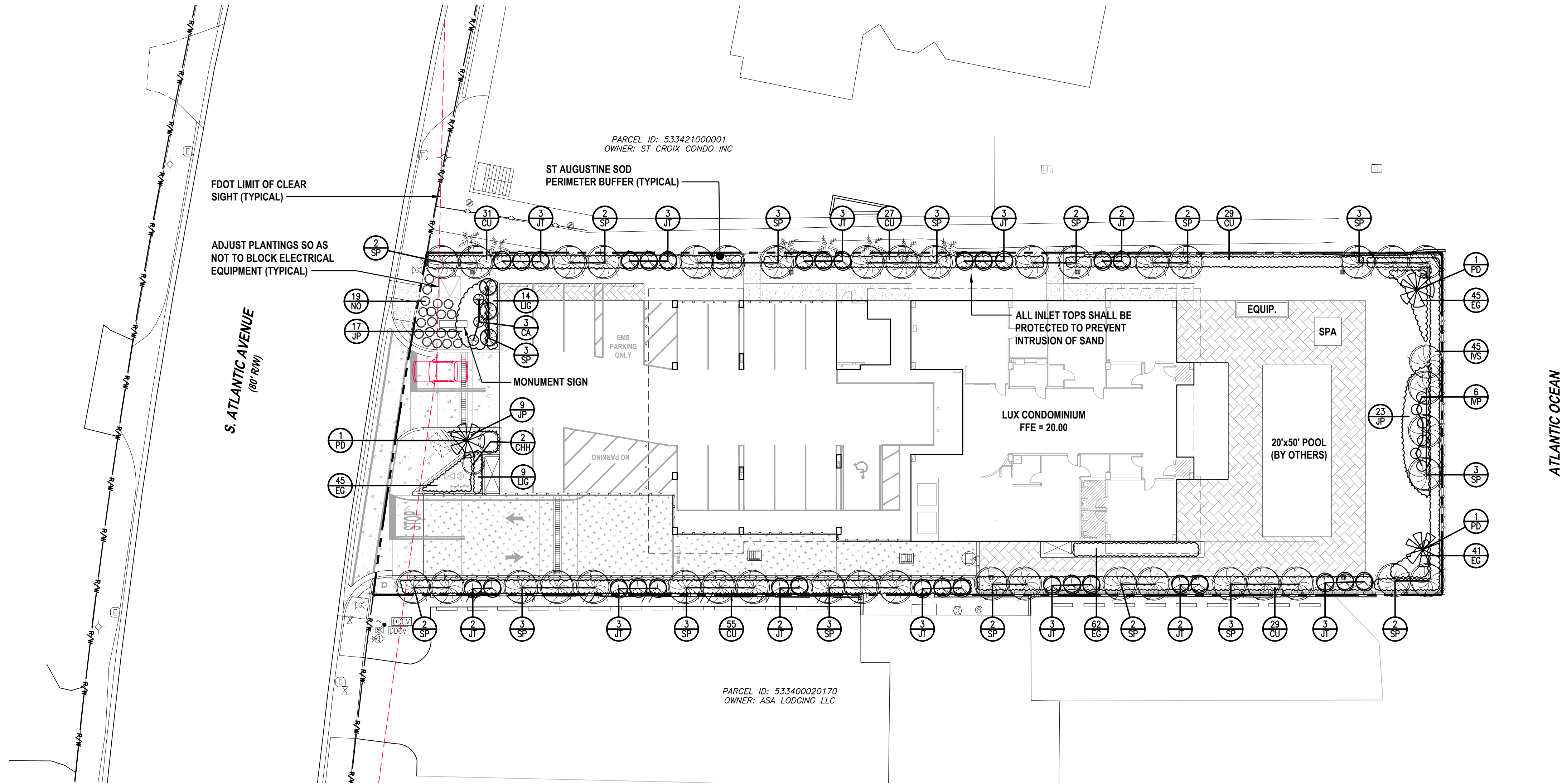
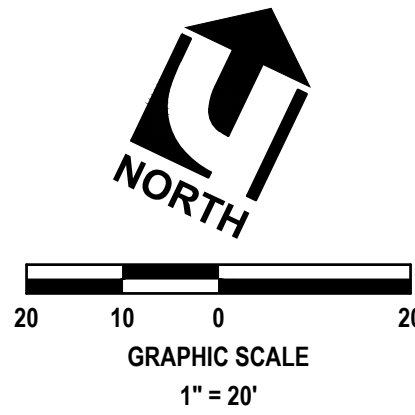
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CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
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CITY OF PORT ORANGE
STANDARD DETAILS & NOTES
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'
SHEET NUMBER:	

C702



PLANT SCHEDULE					
CODE	QNTY	SPECIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
- CANOPY TREES -					
PD	3	PHOENIX DACTYLIFERA	MEDJOL PALM	10-12' HGT, CT, FULL	NO
SP *	43	SABAL PALMETTO	SABAL PALM	12-14' HGT, OA, MIXED	YES
TOTAL	44				
- UNDERSTORY TREES -					
CHH	2	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	8' HGT, 3-5 STEMS @ 1-1/2 CAL	NO
JT	32	JUNIPERUS TORULOSA	HOLLYWOOD JUNIPER	8' HGT, FULL @ 1-1/2 CAL	NO
IVP	6	ILEX VOMITORIA PENDULA	WEEPING YAUPON	8-9' HGT, FULL @ 1-1/2 CAL	YES
TOTAL	40				
- SHRUBS -					
CA	3	CRINUM SSP	CRINUM LILLY	10 GAL, 5' HGT, FULL, 3' OC	NO
CU	171	COCCOLOBA UVIFERA	SEAGRAPE	3 GAL, 24" HGT, FULL, 3' OC	YES
IVS	45	ILEX VOMITORIA NANA	DWARF YUUPON	3 GAL, 24" HGT, FULL, 3' OC	YES
JP	49	JUNIPERUS CHINENSIS	PARSONI JUNIPER	3 GAL, 20" SPR, FULL 3' OC	NO
LIG	23	LIGUSTRUM SSP	GREEN LIGUSTRUM	3 GAL, 24" HGT, FULL, 3' OC	NO
NO	19	NERIUM OLEANDER	OLEANDER (RED)	3 GAL, 24" HGT, FULL, 3' OC	NO
TOTAL	310				
- GROUND COVER -					
EG	193	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL, 12" SPR, FULL	NO
TOTAL	258				

* MAXIMUM HEIGHT INSTALLED SHALL NOT EXCEED 14' MEASURED FROM THE GROUND TO THE GROWING TIP OF THE UNOPENED BUD, SEE SHEET L300 FOR PALM BRACING TO REMAIN FOR A MINIMUM OF TWO GROWING SEASONS. BRACING SHALL RESIST SOIL FAILURE FROM SOURCES CREATED BY TROPICAL STORMS AND INSTALLED BELOW ROOT BALL DEPTH

LEGEND:

35 RI → QUANTITY OF PLANTS
→ PLANT CODE (SEE SCHEDULE)

ST. AUGUSTINE SOD

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT QUANTITIES

NOTE:

PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.

NOTE:

ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEEP CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING AROUND ALL METERS, BACKFLOW PREVENTERS, CLEANOUTS AND MANHOLES

PLANTING TABLE:

PROJECT AREA = 30,209 SQ FT
GREEN AREA = 7,268 SQ FT
% OF GREEN AREA (7,268 / 30,209) = 24.1%

FRONT 15' BUFFER IS PLANTED WITH FLOWERING SHRUBS, HEDGES AND PALMS

TOTAL NUMBER PARKING = 45 SPACES (ABOVE & BELOW GRADE)
45 PARKING SPACES AT 1 TREE PER 9 SPACES = 5 TREES REQUIRED
5 TREES ADDED TO PERIMETER BUFFERS

CALCULATION FOR SITE LANDSCAPE
TOTAL SITE AREA = 30,209 SF / 2,500 SF = 12 TREES + 5 TREES (PARKING)
TOTAL REQUIRED TREES = 17 TREES

SABAL PALMS = 43 / 3 = 14 TREES
MEDJOL = 3 TREE
UNDERSTORY TREES = 17 TREES

TOTAL PROVIDED TREES = 17 TREES
PROVIDED 17 TREES - REQUIRED 17 TREES = 0 ADDITIONAL REQUIRED

WARNINGS:

- THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
- DO NOT START THE LANDSCAPE PLANTING UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.
- LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS.

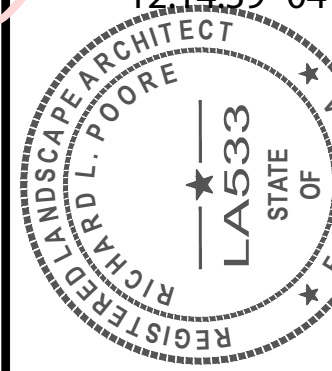
NOTE:

SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2024.09.30
12:14:39 -0400



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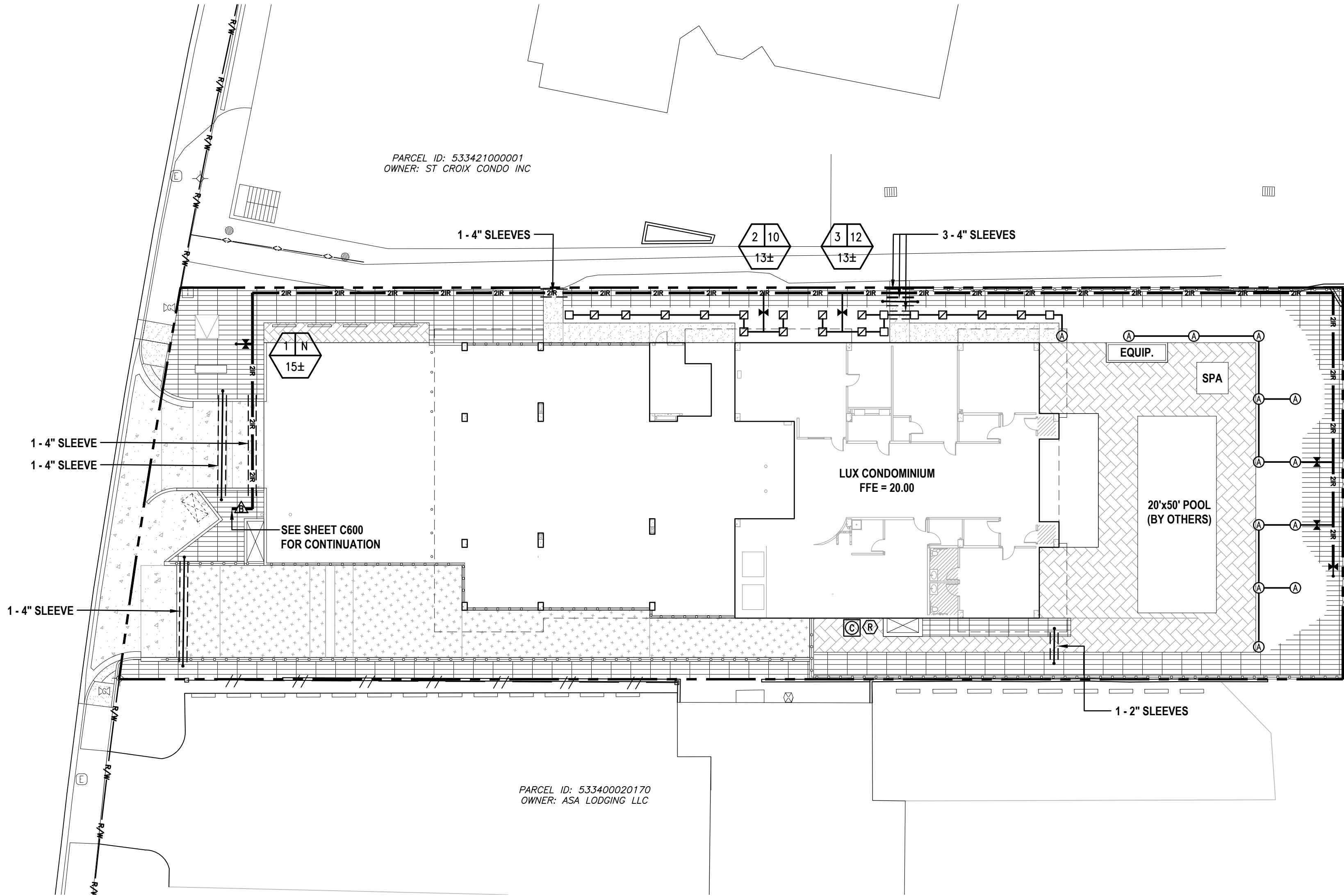
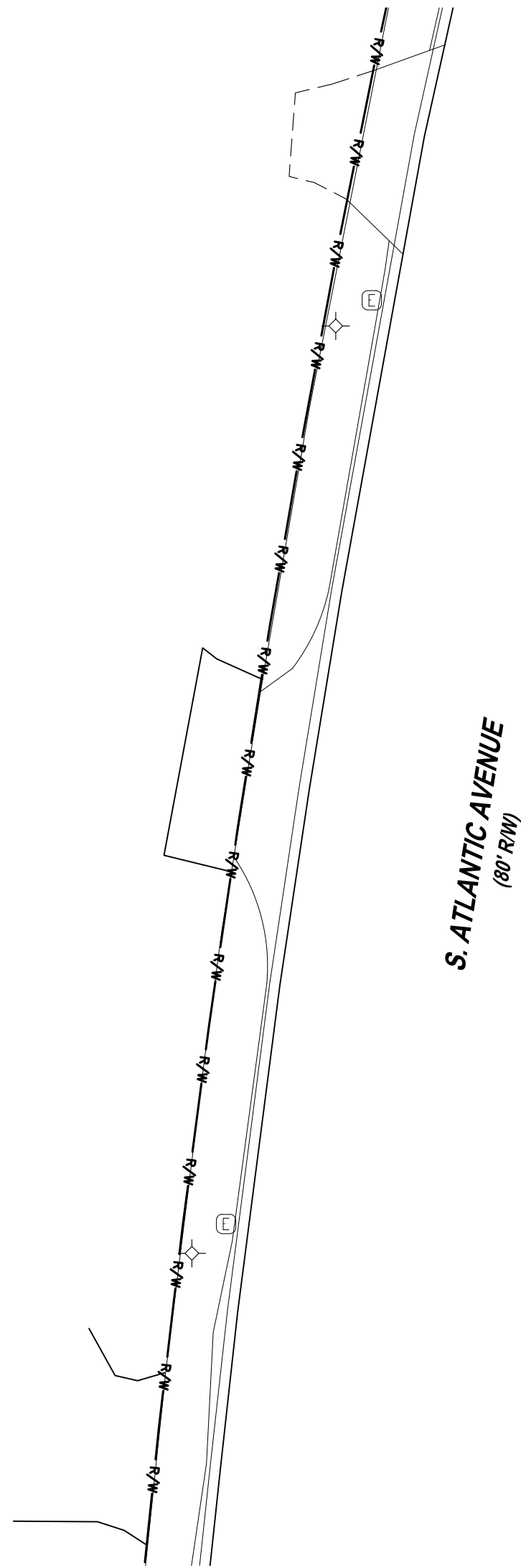
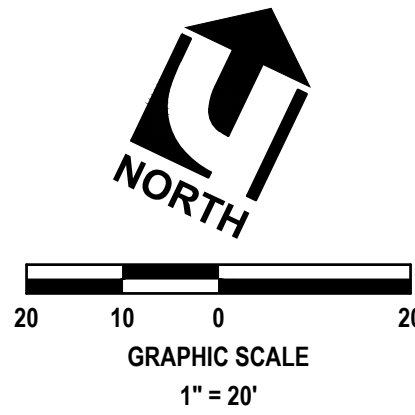
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LANDSCAPE PLAN
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L100



PIPE SIZING INFORMATION:

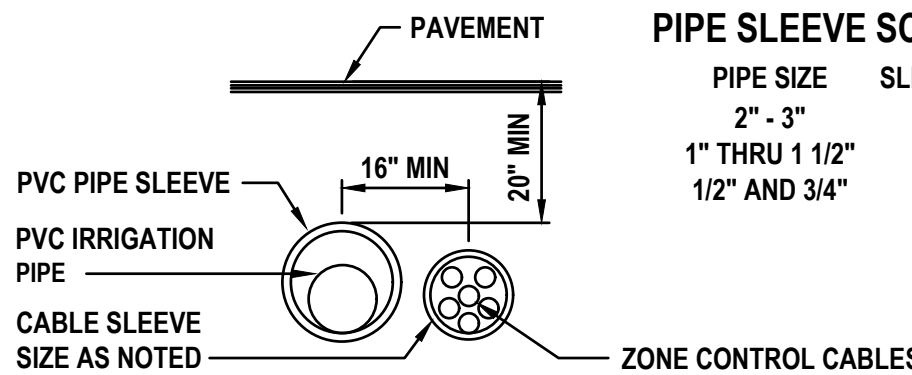
GALLONS PER MINUTE (GPM)	PIPE SIZE
0-4	1/2"
4-8	3/4"
9-12	1"
13-22	1 1/4"
23-30	1 1/2"
31-50	2"
51-70	2 1/2"
71-110	3"

NOTE:

AT THE DISCRETION AND SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR, THE DIAMETER OF THE SLEEVE PIPE MAY BE REDUCED.

PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
2" - 3"	6"
1" THRU 1 1/2"	4"
1/2" AND 3/4"	3"



NOTE: WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION, GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)

NOTE: IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. ALL VALVES SHALL BE LOCATED WITHIN PLANTING AREAS (NOT WITHIN PAVEMENT). LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.

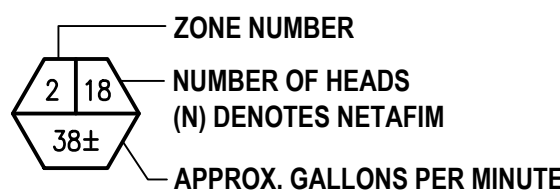
IRRIGATION LEGEND:

(USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

□	15' EST (RAIN BIRD 15' END STRIP)	0.61 GPM
▣	15' SST (RAIN BIRD)	1.21 GPM
▤	9' SST (RAIN BIRD)	1.73 GPM
⊙	ADJUSTABLE 15' RADIUS	VARIES
⊙	QUARTER 15' RADIUS	0.92 GPM
⊙	HALF 15' RADIUS	1.85 GPM
⊙	THREE QUARTER 15' RADIUS	2.78 GPM
⊙	FULL 15' RADIUS	3.70 GPM
⊙	RAIN BIRD 18 SERIES VAN	1.33 GPM
⊙	RAIN BIRD 18 SERIES VAN	2.66 GPM
⊙	RAIN BIRD 18 SERIES VAN	3.99 GPM
⊙	RAIN BIRD 18 SERIES VAN	1.33 - 5.32 GPM
⊙	HUNTER GEAR DRIVE	2.7 GPM
⊙	HUNTER GEAR DRIVE	3.4 GPM
⊙	HUNTER GEAR DRIVE	3.9 GPM
▲	BUBBLER	1.5 GPM
✱	2" VALVE (PRESSURE REDUCING)	
⚠	2" BACKFLOW PREVENTER	
⊙	RAIN BIRD ESPLXM: 8 STATION OUTDOOR MOUNT	

Ⓡ RAIN SENSOR SHUTOFF (MOUNT ON TOP OF BUILDING)

NETAFIM SHALL BE LOCATED AT SHRUBS AND GROUND COVER AREA



IR IR 2" LOOPED MAIN (MUST BE SCH40 PIPE - SIZE AS NOTED)

SLEEVE UNDER PAVEMENT FOR WIRE (4" MINIMUM)
SLEEVE UNDER PAVEMENT FOR PIPE (SEE SCHEDULE FOR SIZE REQUIREMENTS)

12" MIN.

NOTES:

- ALL SPRAY HEADS ARE TO BE RAIN BIRD 6" POPUP FOR TURF AREA AND ALL OTHER SPRAY HEADS ARE TO BE ON POPUP AND/OR RISER TO ASSURE 100% COVERAGE. ALL RISERS ARE TO BE STAKED AND PAINTED GREEN OR BLACK.
- ALL ZONES TO HAVE PRESSURE REDUCING VALVES OR PRESSURE REDUCING HEADS.
- VERIFY DEPTH OF OTHER UTILITIES TO AVOID CONFLICT WITH INSTALLATION OF IRRIGATION PIPING, VALVES AND SPRAY HEADS.

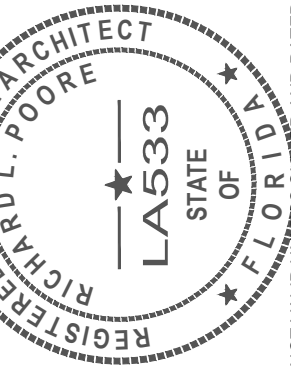
NOTE: NO SIGNIFICANT IRRIGATION OVERTHROW SHALL BE ALLOWED ONTO IMPERVIOUS SURFACES.

NOTE: ALL IRRIGATION ZONES ARE PROVIDING COVERAGE FOR MEDIUM (M) TO LOW (L) WATER REQUIREMENTS

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2024.09.30 12:14:05 -0400



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IRRIGATION PLAN

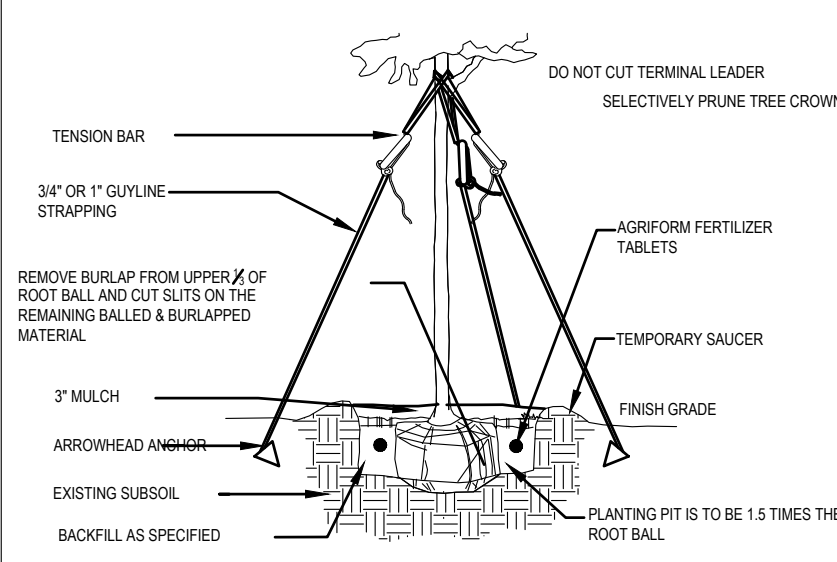
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No:	221122
DATE:	JUNE 10, 2024
DESIGN BY:	RLP
DRAWN BY:	JMB
CHECKED BY:	RLP
SCALE:	1" = 30'

SHEET NUMBER:

L200

Tree Frog Environmental Products®
(formerly Arborguy®)
PRO20/PRO40/PRO60/PRO80STAKING DETAIL



Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

- *Specify Anchor
1. Biodegradable (soft or hard soil)
 2. Nylon (soft soil)
 3. Heavy Duty (hard soil)

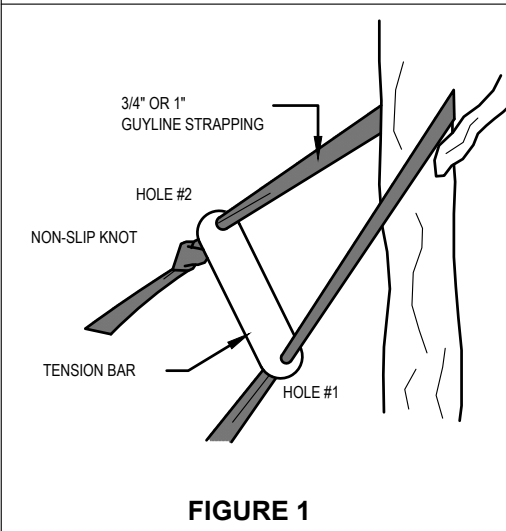


FIGURE 1

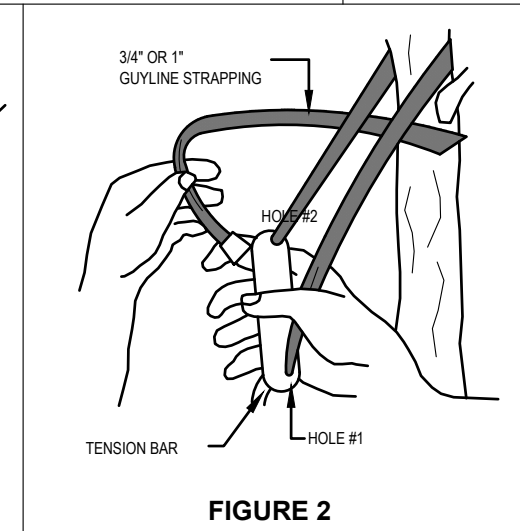


FIGURE 2

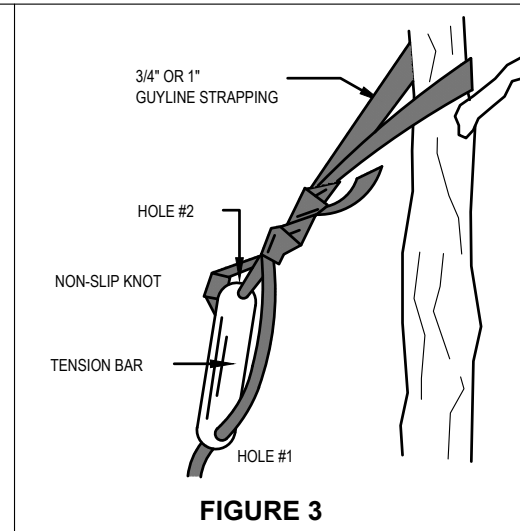
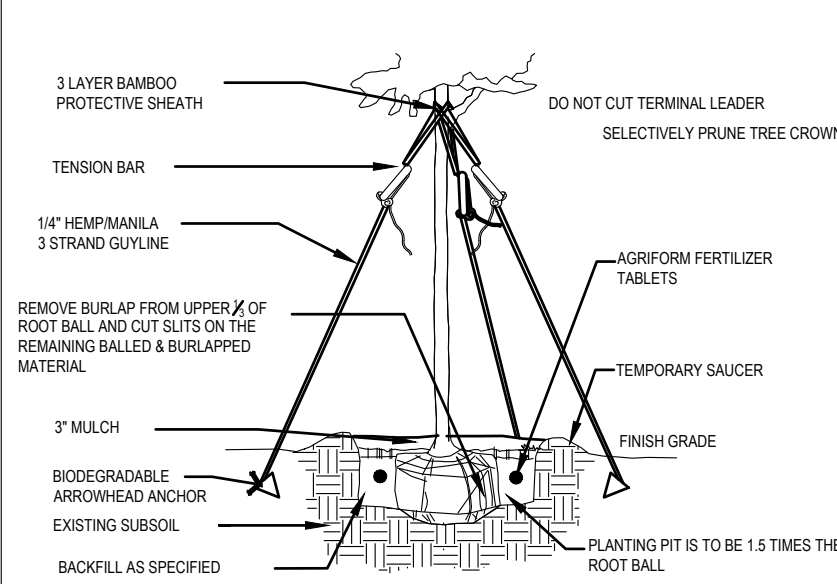


FIGURE 3

Tree Frog Environmental Products®
(formerly Arborguy®)
BIODEGRADABLE TREE GUYING DETAIL



Biodegradable Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

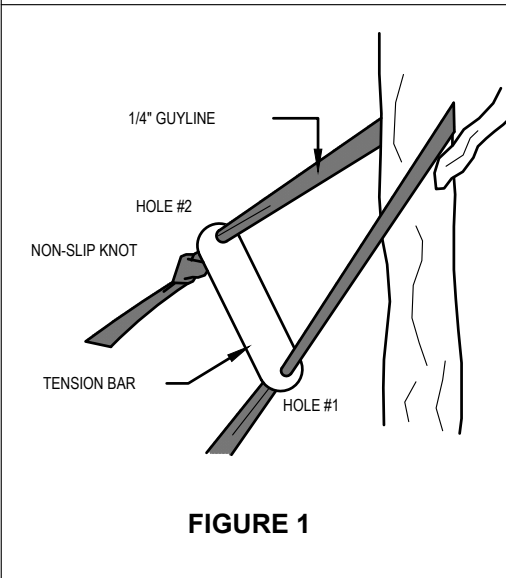


FIGURE 1

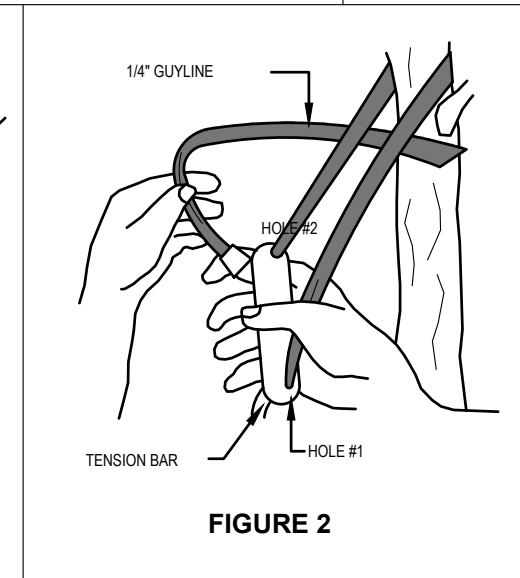


FIGURE 2

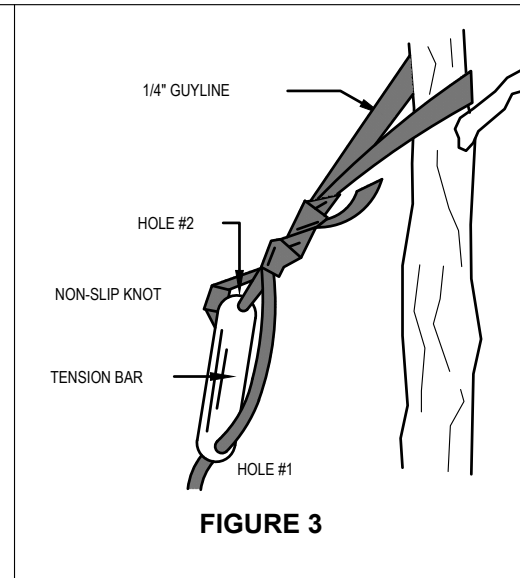


FIGURE 3

NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

PHONE: (352) 735-7411 EMAIL: info.treefrogpe@gmail.com

Tree Frog® PRO20 SYSTEM

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4" x 3-3/4")

Tree Frog® PRO40 SYSTEM

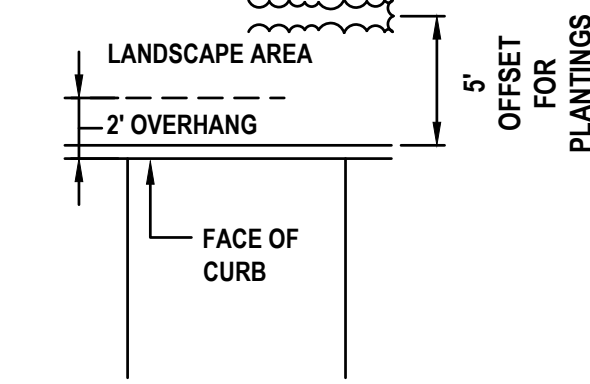
PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 3/4" x 4 1/2")

Tree Frog® PRO60 SYSTEM

PRO60:
For up to 6" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 3/4" x 4 1/2")

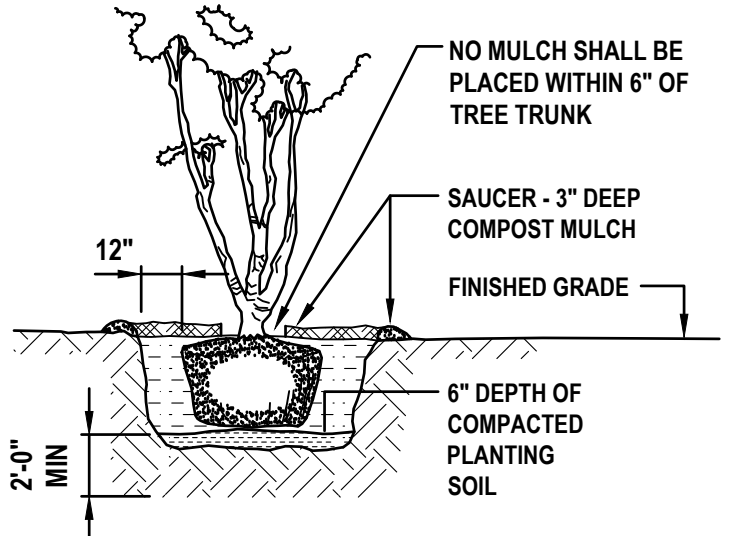
Tree Frog® PRO80 SYSTEM

PRO80:
For up to 8" Caliper Trees
(4) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead * Anchors (4 3/4" x 4 1/2")



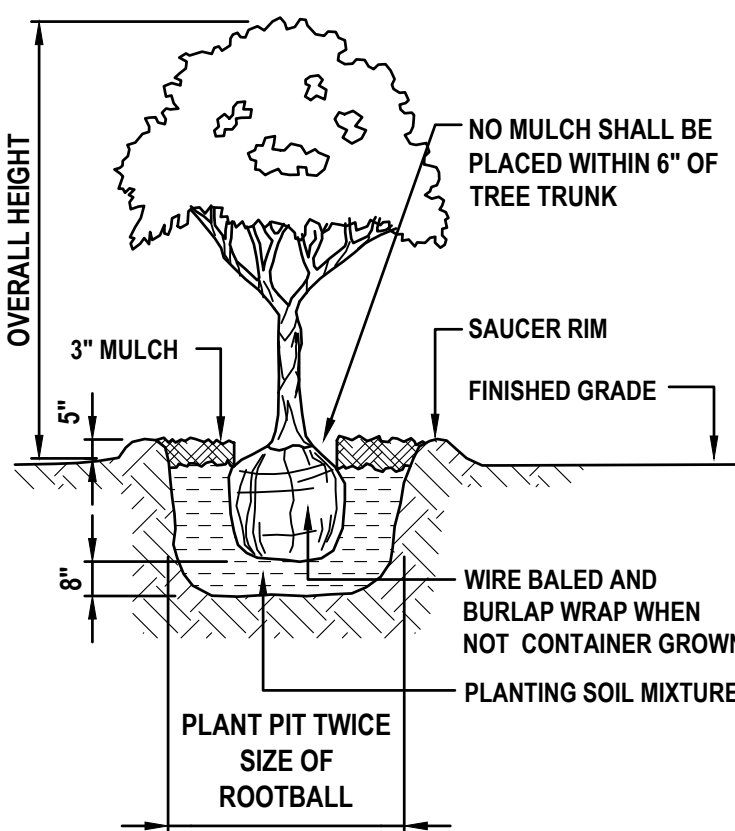
TYPICAL OVERHANG SPACE WITH HEDGE DETAIL

NOT TO SCALE



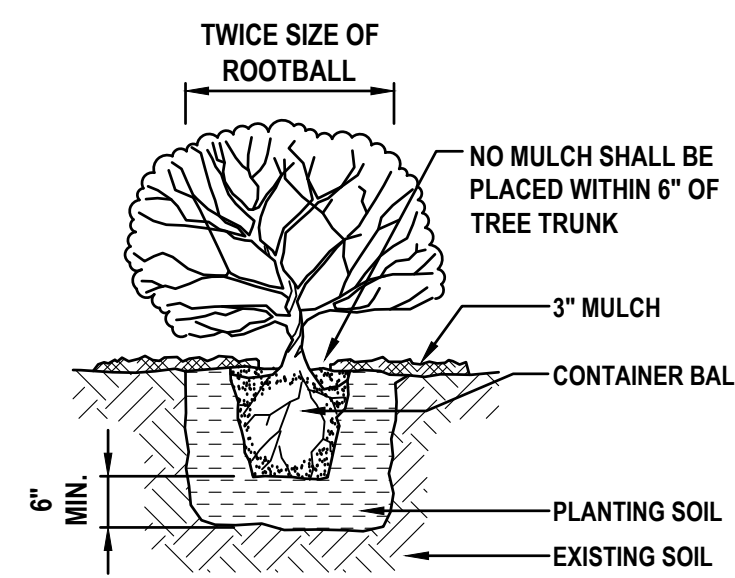
MULTI-TRUNK PLANTING DETAIL

NOT TO SCALE



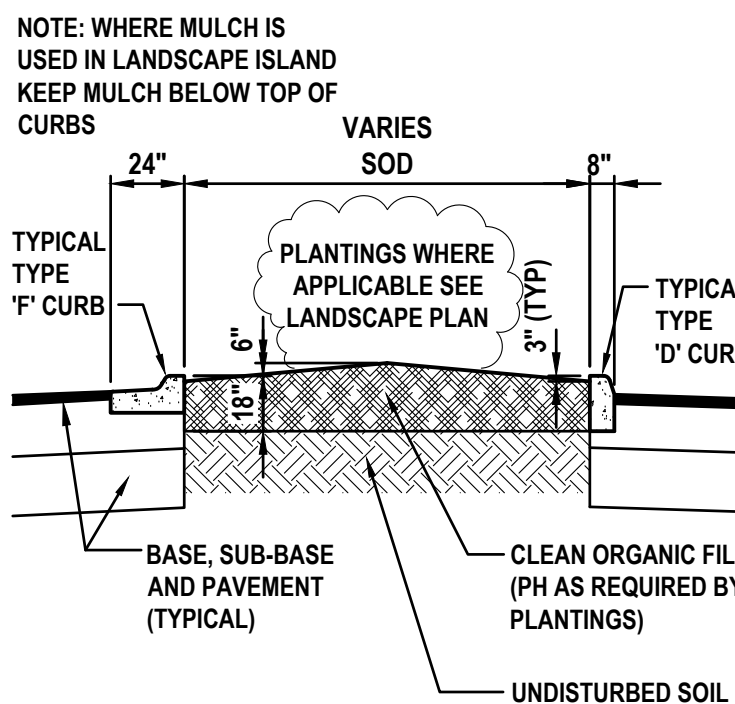
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



ISLAND PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.

2. MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.

3. SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.

4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.

5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.

7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.

8. ALL PLANTING BEDS SHALL BE TREATED WITH HERBICIDE. USE AS DIRECTED BY MANUFACTURERS.

9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.

10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.

11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.

12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.

13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.

14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.

16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.

17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.

18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.

19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.

21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.

22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.

23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.

24. ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.

25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.

26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.

27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.

28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.

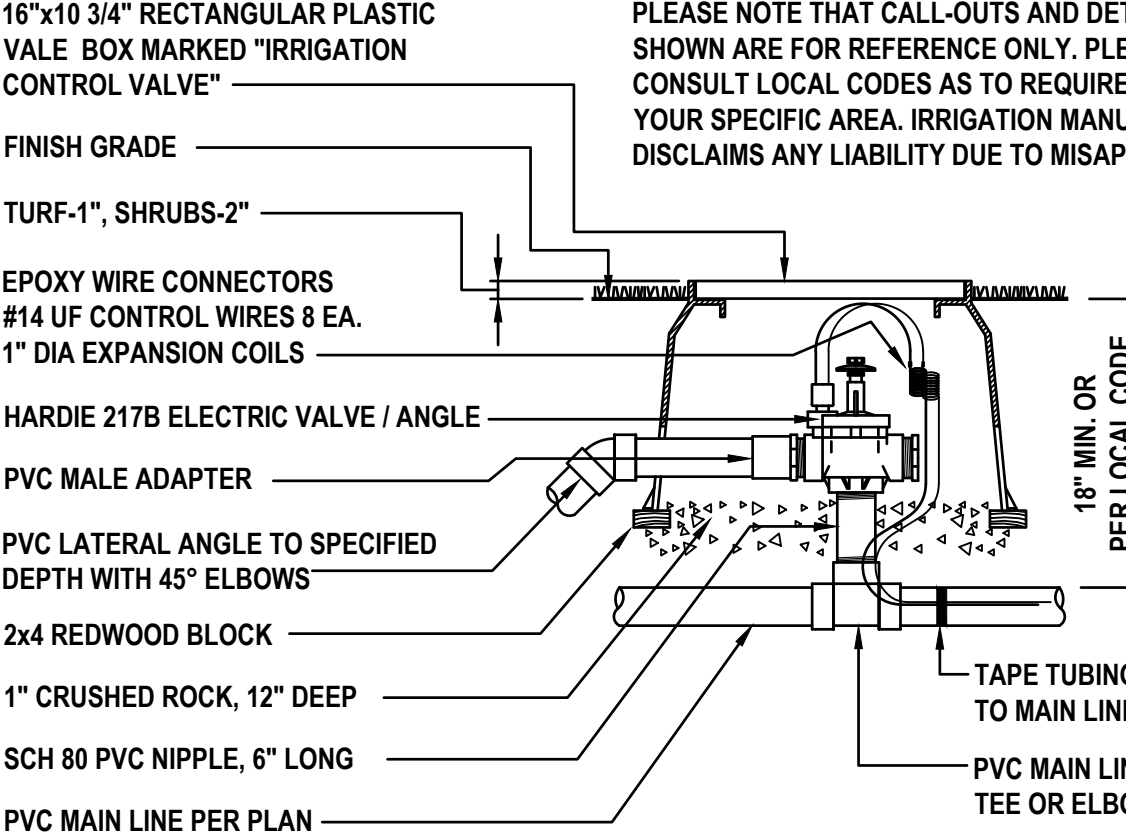
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.

30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF DBH.

31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.

32. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DESIGN-BUILD OF ITS IRRIGATION PIPING AND HEADS TO PROVIDE A LOOPED SYSTEM WITH A 2" MINIMUM SIZE. AN IRRIGATION PLAN SHALL BE PREPARED AND PROVIDED TO CITY STAFF.

33. CONTRACTOR SHALL ENSURE ANY/ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.



VALVE AND BOX DETAIL

NOT TO SCALE

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.

2. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.

3. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.

4. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.

5. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.

6. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.

7. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.

8. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCR OACH INTO THE DRIP LINE AREA OF TREES.

9. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.

10. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.

11. ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.

12. ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.

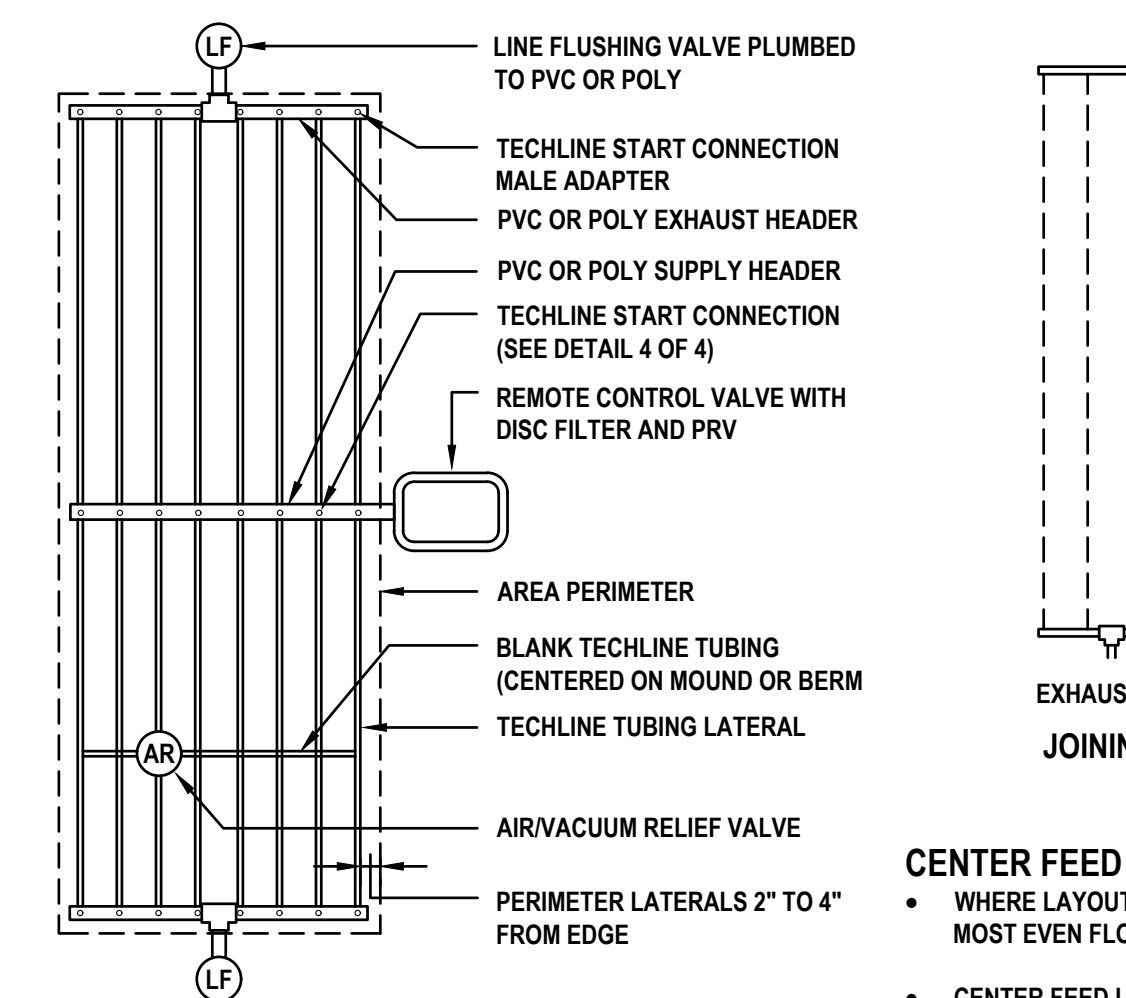
13. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.

14. ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN) AND SHALL.

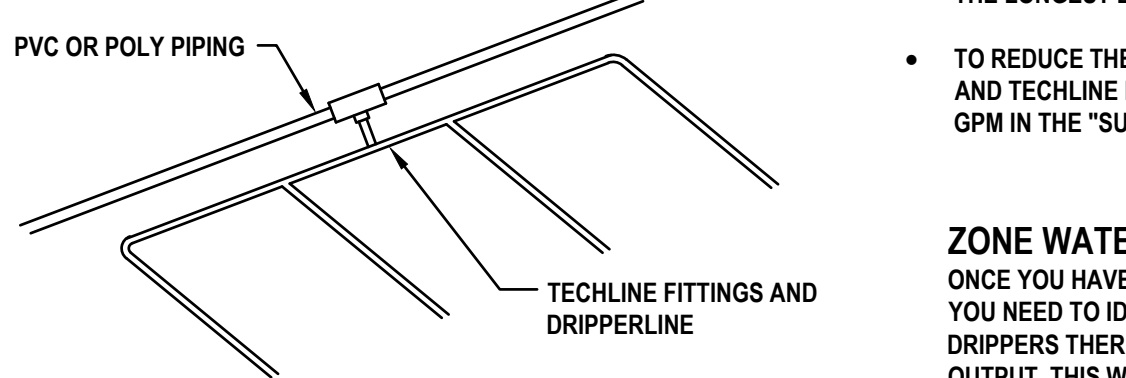
15. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.

16. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS.

17. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR)



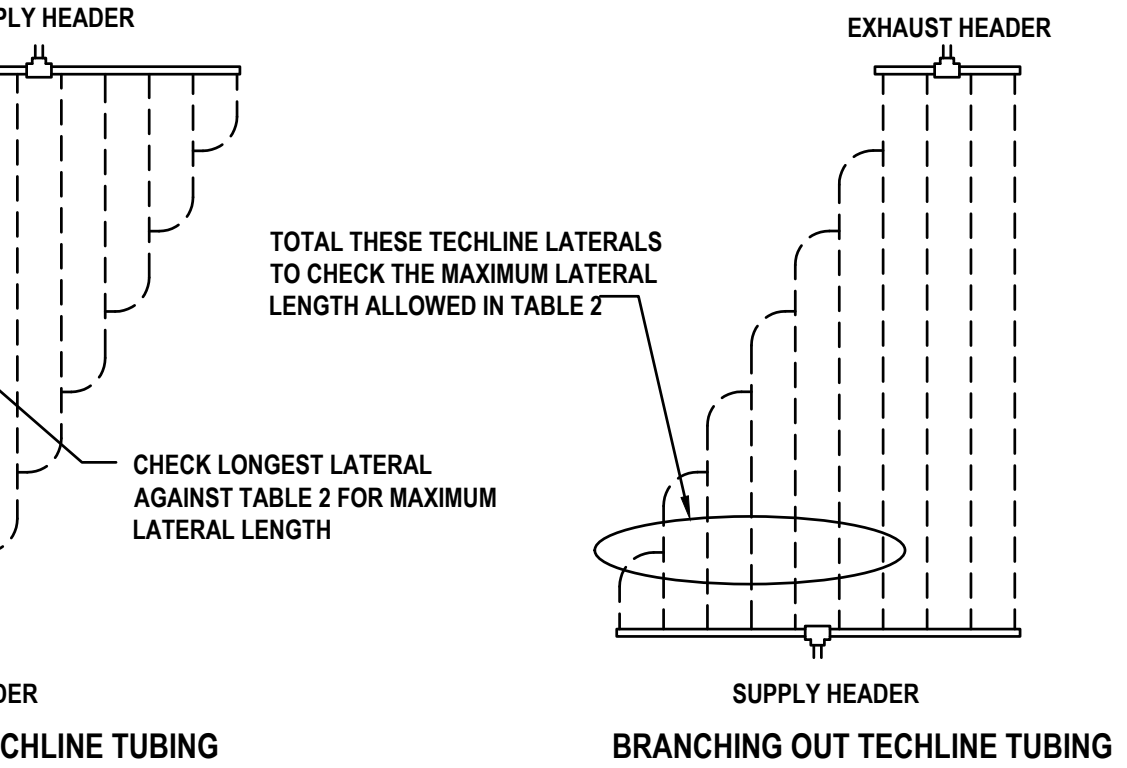
TECHLINE CENTER FEED LAYOUT



CREATING SUB-HEADERS TO REDUCE GLUE/SADDLE JOINTS

NETAFIM DETAIL

NOT TO SCALE



CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

OTHER PIPING LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHED OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 2.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 0.5 GPM IN THE "SUB-HEADER" ZONE.

ZONE WATER REQUIREMENTS:

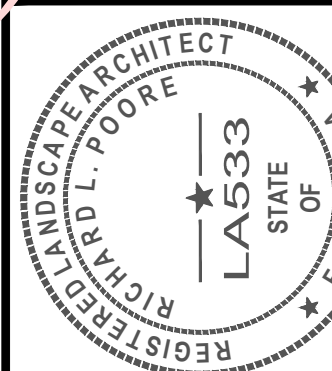
ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MAINLINE, SUBMAIN AND SUPPLY/EXHAUST HEADER SIZING, VALVE, FILTER, AND REGULATOR SELECTION.,

TABLE 2: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)												
EMITTER SPACING		12"			18"			24"				
INLET PRESSURE	20 psi	444	326	256	194	631	463	365	277	465	353	
	25 psi	496	364	287	217	706	518	409	310	519	395	
	35 psi	578	423	333	253	821	604	476	361	605	461	
	45 psi	641	470	370	281	913	670	529	401	673	513	

REVISIONS

DATE	DESCRIPTION
08/16/24	REV PER 7/12 CITY
09/30/24	REV PER 9/20 CITY

Richard L. Poore
Digitally signed by Richard L. Poore
Date: 2024.09.30 12:13:30 -0400'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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LANDSCAPE / IRRIGATION DETAILS AND NOTES
LUX CONDOMINIUM
3159 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA 32118

PROJECT No: 221122
DATE: JUNE 10, 2024
DESIGN BY: RLP
DRAWN BY: JMB
CHECKED BY: RLP
SCALE: 1" = 30'
SHEET NUMBER:

L300



LUX DAYTONA condos

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FROM SE

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**PLANNING & ZONING BOARD AGENDA MEMORANDUM
OCTOBER 14, 2024 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM:

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Reminder of next Planning & Zoning Board meeting - Thursday, November 7th at 8:30 a.m.

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT: None