Volusia County
FLORIDA

To: Development Review Committee **DATE**: May 18, 2020

From: Carol McFarlane, AICP
Land Development Manager

Subject: DRC Meeting Date: May 20, 2020
Overall Development Plan Application
The Oaks at DeLeon Springs
2020-S-ODP-0160, RSN 979439

This is an Overall Development Plan (ODP) application for a 99-lot subdivision of a 77-acre site located on the east side of U.S. Highway 17, approximately 1,500 feet from its intersection with Ponce DeLeon Boulevard, near DeLeon Springs. The minimum proposed lot size is 10,000 square feet. (Zoning Minimum - 10,000 square feet). The zoning classification is Urban Single-Family Residential (R-3). The Comprehensive Plan Future Land Use Map designation is Rural Community (Rural).

Potable water is proposed to be provided by on-site wells. Sanitary sewer is proposed to be provided by on-site septic systems.

Traffic Engineering is still in need of a Traffic Impact Analysis (TIA) to review since they have not approved the TIA methodology. On January 27, 2020, and again at the DRC meeting on March 18, 2020, the applicant was advised that they needed to submit their plan for access and interconnectivity with the adjacent street network before the TIA methodology could be approved.

The Overall Development Plan application for this project was submitted on February 14, 2020, and was determined to be incomplete. Revised plans were submitted on February 24, 2020. The applicant met with technical review staff at the March 12, 2020 meeting. The case was scheduled for the March 18, 2020 DRC meeting, but the applicant requested to be scheduled for the May 6, 2020 meeting because of the coronavirus lockdown.

On the May 6, 2020 DRC meeting, the DRC informed the applicant that the County, in participation with the School Board and the Florida Department of Environmental Protection, will be constructing a sanitary sewer line to McGinnis Elementary School, which may place the proposed sanitary sewer line close enough to the subject property for the utility to be considered “available”, and therefore, connection to the utility would be required. The case was scheduled for the May 18, 2020 meeting for the DRC to take formal action.

After May 6, 2020 DRC meeting, the Health Department updated their staff comments to reflect that not all of the lots in the subdivision are “vested”. Per comments from Land Development, the only vested lots from the underlying plat, Triangle Estates, are the lots that currently front on a road (see exhibits). The vested lots may be served with septic systems regardless of lots size; however, any non-vested lots would have to be a minimum of one-half acre in size, per Health Department comments.

Recommendation:

Staff recommends that the DRC CONTINUE the Overall Development Plan application to a future meeting, pending the submission of revised plans, in accordance with the published submission deadline dates, to allow the applicant to address the comments in the consolidated report of the prepared staff review comments.

Staff Review Comments

Meeting Date: March 12, 2020
The Oaks at DeLeon Springs
2020-S-ODP-0160, RSN 979439

Development Engineering

Scott Carraro, P.E., Civil Engineer II

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. Pursuant to Section 72-777(a), of Article III, Land Development, Chapter 72, Code of Ordinances (LDC) the proposed development shall require a stormwater management permit. Stormwater review, in accordance with LDC Division 8, will be performed at the time of submittal for Preliminary Plat. Preliminary comments are as follows:

    a. Pursuant to Section 72-779(a)(3)c, of the LDC, for closed basins the discharge hydrograph produced for the developed or redeveloped site shall not exceed, in terms of peak flow and total volume, the hydrograph produced by conditions existing before any development occurred on site for a 24-hour, 100-year frequency storm. Offsite discharge of any differential volume is not acceptable.

    b. A minimum of one-foot of freeboard needs to be provided between the pond design high water and the top of bank.

2. Pursuant to Section 72-691, of the LDC, a Use Permit is required for the work proposed within the county right-of-way.

3. Spring Garden Avenue is classified as a rural local street. Section 72-612(e), of the LDC, requires 70 feet of right-of-way for local roads. Thus, a right-of-way dedication of 35 feet from the centerline of Spring Garden Avenue is required.

4. Section 72-612(d), of the LDC, requires property lines at street intersections to be rounded with a minimum radius of 25 feet. Thus, a right-of-way dedication is required at the corners of the intersections of the right-of-way lines, measured at a 25-foot radius.

5. Pursuant to Section 72-615(c), of the LDC, drainage and maintenance easements shall be a minimum of 10 feet wide on a 10:1 or flatter slope surrounding all retention areas, and 20 feet wide to and along drainage pipes and structures. The Dry Retention Pond detail on sheet C025 currently shows a five-foot-wide maintenance berm.

6. Pursuant to Section 72-620(b), of the LDC, sidewalks shall be installed on both sides of all streets within a new development that intersect with a thoroughfare, as well as along the abutting side of all existing thoroughfares that abut a new development.

7. At the time of submittal for Preliminary Plat provide a detail showing the proposed Volusia County Spring to Spring Trail crossings at the interior subdivision streets.

8. At the time of submittal for Preliminary Plat provide a grading plan showing proposed lot grade elevations, and demonstrate that the grading will match the existing ground within the subdivision limits without impacting buffers, easements, protected trees, etc.

   Note: In reference to the properties along US Highway 17, early coordination with FDOT is recommended. FDOT is anticipated to widen US Highway 17 from 2 to 4 lanes with a divided median and a potential roundabout. The subdivision design must incorporate the FDOT's design elevations for Pond 1 (Lots 166 & 173) and Pond 2 (Lots 153-157 & 182-186). Additionally, the subdivision grading and drainage plans should be coordinated with FDOT.

Environmental Permitting

Keith Abrahamson, Environmental Permitting Manager/County Forester

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. This plan proposes impacts to one or more historic trees, which may be permitted only upon approval by the DRC. Avoidance of historic trees is required by the Land Development Code. If avoidance is not possible, a written request for consideration must be provided to the Land Development Manager for review.

2. The project must comply with County specimen tree (ST) preservation requirements pursuant to Section 72-843, of the LDC. Protection of the historic trees and ST must be provided within tracts and by easements. Demonstrate this on the plan set.

3. Please show the drip line of historic and ST on the plan set. The drip line is approximated as one foot of radius per inch of tree diameter.

4. Tree removal and replacement calculations must be submitted for all trees at least six inches in diameter at breast height removed from the retention and other common areas, plus any specimen or historic trees removed from the roadways. Existing trees between two inches and six inches located within a natural vegetation easement may count toward replacement. Please demonstrate how replacement will be provided for the development.

5. Please include a tree removal plan which indicates all trees planned for removal, including those with encroachment into the drip line (approximated as one foot of radius per inch of tree diameter), and label them with an X or similar notation.

6. The following are prohibited in the tree preservation areas: structures, impervious surface of any kind including driveways or sidewalks, right of way, trenching for utilities, change in the natural grade, or stockpiling or storage of any materials. Placement of sod and irrigation. The use of native landscape plants and mulch is acceptable.

Additional comments may be generated upon further reviews.

Fire Safety

Shane Lanoue, Fire Inspector

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. Subdivision plans shall indicate location and flow of fire hydrants. COO1 states a well will be used on-site for fire protection. Indicate location and installation requirements meeting Chapter 18 of the Florida Fire Prevention Code, 6th edition.

2. A secondary means of egress to be provided at least 20 feet wide and made of an all-weather surface.

3. Autoturn indicating turn around in the cul-de-sac for a truck with a WB of 40 is required.

Health

Britt Williams, DOH/Volusia County Public Health Unit

The Oaks at DeLeon Springs **2020-S-ODP-0160**

These comments have been updated since the last DRC meeting:

1) Potable water to be provided by onsite-private well and waste water treatment to be provided by onsite-sewage and treatment and disposal systems (OSTDS).

2) Subdivision was platted and recorded 9/1/1954.

3) Lots platted before 1972 are subject to a 50-foot minimum surface water setback and are not subject to lot size requirements. The projected daily flow for onsite sewage treatment and disposal systems for lots platted before 1972 may not exceed one thousand five hundred gallons per acre per day for lots served by water systems regulated under s. 381.0062. (onsite-private well).

4) Lots where the size is being made smaller by the proposed changes to the subdivision including but not limited to, the addition of roads, tree preservation, storm water retention, and right-of-way widening, will need to meet the post 1972 subdivision requirements which are as follows:

Each lot shall have a minimum area of at least one-half acre and either a minimum

dimension of 100 feet or a mean of at least 100 feet of the side bordering the street and the distance formed by a line parallel to the side bordering the street drawn between the two most distant points of the remainder of the lot; the projected daily sewage flow shall not exceed an average of 1,500 gallons per acre per day; satisfactory drinking water can be obtained; and all distance and setback, soil condition, water table elevation, and other related requirements can be met.

5) Subdivision lies entirely within the Deleon Springs Adopted Basin Management Action Plan and Springs Priority Focus Area and will require all newly constructed OSTDS on lots less than 1 acre be constructed to N245 standards or with inground nitrogen reducing biofilters (INRBs).

Land Development

John H. Stockham, ASLA, CFM, Planner III
For Palmer M. Panton, CLS, CFM, Director of Planning and Development Services

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. Pursuant to the subdivision card, only Lots 3, 4, 12 – 14, inclusive; Lots 47-49, inclusive; Lots 85 – 87, inclusive; Lots 120 – 122, inclusive; Lot 145 and 148; Lots 174 – 181, inclusive; and Lots 187 – 190, are exempt from the subdivision regulations.

2. A re-plat will be necessary to convert the lots shown as stormwater and tree protection areas and dedicate these areas for the proposed uses along with any additional rights-of-way as needed. The stormwater ponds and tree protection areas will need to be dedicated as common areas to an established Homeowners Association, with the purposes defined.

    a. The following lots are to be included within the re-plat: Lot 14, Lot 34, Lot 38, Lots 50 – 52 inclusive, Lot 64, the non-vacated portion of Lot 65, Lots 66 and 67, Lot 95, Lots 104 – 110 inclusive, Lot 112, Lots 134 – 145 inclusive, Lot 165, and Lot 174.

    b. The 50-foot connection to U.S. Highway 17 will need to be dedicated as right-of-way.

3. It may be necessary to vacate the segment of Spruce Street, shown as part of the proposed retention area and between Lots 111 and 131.

4. Pursuant to Section 72-622(1)(c), of the LDC: "…fire protection water supply shall be provided by a central potable or non-potable water supply or a combination of

central water supply, auxiliary supply of fire wells, which will produce the water flows contained in Table VII. In no case shall the central water supply for fire protection be less than 50-percent of the required fire flow. Auxiliary water supply may be provided by a combination of tank trucks, ground tanks, cisterns, elevated storage, drafting stations on canals or reservoirs, or other methods subject to approval by the department of fire services."

5. The creation of a Homeowners Association will be required for ownership and maintenance of the stormwater and tree protection areas, and any other common areas or easements to be dedicated for the benefit of the owners. This will include such items as landscaped entry or signage.

6. Pine Street will need to be maintained as a right-of-way for road purposes, as well as the addition of the bike path, as proposed, as platted lots utilize this road as the only means of access.

7. The re-plat can be accomplished with the submission of a Preliminary Plat application including construction plans submitted for approval of the roadway and stormwater management improvements and a plat provided for the re-platting of the lots into the tracts for the stormwater management system and tree protection areas, as well as providing the documentation for the creation of the Homeowners Association. The use permit and stormwater management permits can be reviewed concurrently with the Preliminary Plat application. A future submitted plan must clearly identify the areas to be re-platted.

Public Works – Mosquito Control

Tim Machardy, Activity Project Manager

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and has no comment.

Public Works – NPDES Review

Dan Nimlos, Senior Engineering Inspector

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and has no comment.

Public Works – Road & Bridge

Tom Morrissey, P.E., Civil Engineer III

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and has no comment.

School Board

Eric Kozielski, Planning & GIS Specialist

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. The project will need to apply for school concurrency review. A reservation certificate issued by the school district is required prior to issuance of building permits. For an application and information on the process please follow the provided link: https://www.vcsedu.org/planning-business-services/growth-management.

Survey

Mark E. McClain, Engineering Supervisor

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. This project does not appear to meet the criteria for a subdivision exemption. Therefore, a plat, or re-plat, complying with Chapter 177 Part 1 F.S. and the Volusia County Land Development Code (Ord. 88-3, as amended) is required.

2. The boundary of the parent tract has been changed. Please see Official Records Book 7569, Page 4008. The plan addresses it. However, the boundary survey needs to be revised to reflect his change.

3. Although it is depicted, please label the "Future Trail" to be constructed by Volusia County.

Traffic

Anthony Taylor, Engineering Assistant
For Jon E. Cheney, P.E., County Traffic Engineer

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. Per previous TRS reviews for this development, a TIA is required if the development exceeds 1,000 daily trips. The proposed plans show 112 lots, which will exceed this threshold. Pursuant to Section 72-612 (b), of the LDC, the developer at his/her expense shall have a registered professional engineer qualified in traffic engineering prepare and provide the County with a traffic impact analysis when trip ends generated by the proposed development equal or exceed 1,000 trip ends per day, as determined from the "ITE Trip Generation Manual," or when determined to be necessary by the DRC, if less than 1,000 trip ends per day. The traffic impact analysis shall be submitted at the time of ODP or FSP review.

2. The applicant submitted two TIA methodologies on December 23, 2019, and January 22, 2020, both of which planned for 101 single family residential units, indicating that a TIA would be required. On January 27, 2020, Volusia County Traffic Engineering (VCTE) sent an e-mail to the applicant's traffic engineer stating that the TIA methodology would not be approved until the first comment about access and interconnectivity to the adjacent street network was resolved. To date, no new information has been submitted. The methodology, response to comments, and e-mail from VCTE to LTG, Inc., are attached.

Utilities

Scott Mays, P.E., Utilities Engineer

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. The subject site is located less than one mile from DeLeon Spring, within the priority focus area (PFA) as identified in the Florida Springs and Aquifer Protection Act. The use of nitrogen-reducing septic tank/drain field systems is a viable option on existing, vested lots within a springshed PFA if central sewer is not available. However, the use of these systems within a newly developed, non-exempt, 99-lot urban subdivision located within the priority focus area of DeLeon Spring, is not appropriate. Therefore, this office recommends the installation of a wastewater

package plant, designed to meet advanced wastewater treatment standards (effluent with less than three mg/l nitrogen), and dedicated to a public utility for operation and maintenance.

Zoning

Christian Nagle, AICP, Planner II
For Scott Ashley, AICP, Senior Zoning Manager

The Oaks at DeLeon Springs **2020-S-ODP-0160**

Staff has reviewed the requested application and provides the following comments:

1. The project parcel is zoned Urban Single-Family Residential Classification (R-3), pursuant to the county's zoning map. It is also designated Rural Community (RLC) on the county's Future Land Use map. According to the submitted application, the project proposal is to develop the Triangle Estates Subdivision pursuant to the existing plat by developing infrastructure including platted streets, retention, recreation and tree preservation areas for the subdivision.

2. Pursuant to the Comprehensive Plan's Future Land Use Matrix, the R-3 zoning classification is to be considered conditionally compatible with the property's RLC Future Land Use designation, as the zoning classification existed prior to adoption of the current Comprehensive Plan.

3. The R-3 zoning classification has a minimum lot width of 85 feet and a minimum lot area of 10,000 square feet. Revise the plans to clearly label proposed Lot 110 as having a minimum lot width of 85 feet and a minimum lot area of 10,000 square feet.

4. Pursuant to Section 72-539(b)(3)(h) or Section 72-539(b)(3)(i), of the LDC, revise Sheet C009 to state the purpose of the 25-feet wide areas adjacent to the south side of proposed Lots 109 and 110 and adjacent to the east side of proposed Lot 110.

5. Pursuant to Section 72-72-539(b)(3)(f) of the LDC, revise Sheets C011 and C010 to clearly label all proposed lot dimensions for proposed Lots 61, 136 and 137.

6. Pursuant to Section 72-539(b)(3)(g), of the LDC or Section 72-539(b)(3)(h), of the LDC, revise the plans to clearly label the purpose of the proposed grey shaded lineal area or path adjacent to proposed Lots 14, 34, Lots 151 through Lot 165, Lots 135 through 148 and Lot 122 as shown on Sheet C002.

7. Pursuant to Section 72-539(b)(3)(a), of the LDC, revise Sheet C011 to label the proposed right-of-way dedication adjacent to proposed Lots 164 and 175, as shown on Sheet C002.

8. A future PPL plan submission shall include a landscape plan that clearly complies with the applicable provisions of Section 72-284, Article II, Zoning, Chapter 72, Code of Ordinances (ZO). Existing trees and vegetation in required landscape buffers are required to the extent possible, to be used to meet minimum landscaping requirements. The plan shall clearly indicate the type, size, and location of plant materials, and required landscape buffers and is required to have the following minimum plantings as listed below:

Buffer	Width	Minimum Number of Trees and Vegetation
Along non-thoroughfare perimeter street rights-of-ways	15 feet	Preserve existing vegetation or provide a minimum of 4 Group A trees and 4 Group B trees and 27 Group C or D plants per 100 lineal feet of buffer or fraction thereof (OFT).
Along thoroughfare perimeter street rights-of ways	20 feet	Preserve existing vegetation or provide a minimum of 4 Group A trees and 4 Group B trees and 27 Group C or D plants per 100 lineal feet of buffer or fraction thereof (OFT).

All required shrubs shall have a minimum height of 24 inches upon planting. All required trees shall have a minimum height of six feet and a minimum caliper of 1 and 1/2 inches upon planting. No impervious surface, parking space, or structure, except for a driveway or sign, is allowed in a required landscape buffer. The applicant shall select all planting materials in required landscape areas from the index of plant materials on the County Plant List, which is available on the Zoning webpage. At least 50-percent of all required landscape materials shall be of a native species as recommended by the aforementioned list.

9. Pursuant to Section 72-284(2)(h), of the ZO, the required landscape buffer areas shall be platted as a separate tract(s) of land or as easement(s) to be maintained by a homeowners association, to ensure adequate maintenance of the required buffers. Provide with a future PPL submission proposed landscape buffer areas, tract(s) or landscape buffer easement(s) for staff review.

10. Pursuant to Section 72-284 (2) (f), of the ZO, a minimum of 50-percent of the required landscape buffer areas shall be at natural slope or a 6:1 slope, with the remaining buffer areas not to exceed 4 to 1 slope. With a future PPL submission provide a proposed lot grading plan and landscape buffer details that demonstrates compliance with the foregoing requirements, for staff review.

11. A workable automatic irrigation system is required to ensure survivability of the required landscaping materials. County staff must review and approve a separate landscape irrigation plan as part of future PPL plan review, if existing vegetation in the required landscape buffers is inadequate to meet minimum landscaping requirements. Required landscape irrigation shall comply with Section 72-284(4) Irrigation system plan, of the ZO. The irrigation plans shall specify the location of the well or water source, sprinkler head type, pipe size, radius of throw, valve location, backflow preventer and location of the required rain sensor device. In addition, the irrigation plan must meet the requirements of the Florida Department of Health's Water Wise Ordinance. Irrigation is required for any area required to be landscaped.

12. New utilities on the property including electric and telephone services, etc., shall be constructed and installed beneath the surface of the ground pursuant to Subsection 72-611(c)(4), of the LDC.

13. Pursuant to Section 72-284 (2) (g), of the ZO, utility easements are prohibited from encroaching into required landscape buffer areas.

14. Revise the plans to include schematic plans of all underground utilities including but not limited to electric lines and their connections to existing or proposed utility systems and easements pursuant to Section 72-539(b)(3)(c), of the LDC.

15. Pursuant to Section 72-539(b)(3)(g) of the LDC, or Section 72-539(b)(3)(i), of the LDC, revise the plans to label whether the proposed community center/recreational area is to be dedicated to the public or is for private use.

16. With a future PPL submission, staff recommends that a handicapped accessible sidewalk or path be provided to link the proposed community center/recreation area with the proposed sidewalk located near the southeastern terminus of proposed cul-de-sac street shown on Sheet C002. Staff makes this request pursuant to Section 72-620(b)(1), of the LDC.

17. Based on adopted state and local plans including the Department of Environmental Protection Total Maximum Daily Load (TMDL) and Basin Management Action Plan (BMAP), DeLeon Springs is impaired for nitrogen. The subject property is also in the Priority Focus Area. As such, county staff believes that a central wastewater treatment facility is necessary for the project, pursuant to Comprehensive Plan Policy 6.1.1.16. that states:

    Policy 6.1.1.16: The establishment of central wastewater service outside of sewer service areas is prohibited except for Rural Communities, Rural Villages, and Rural Recreational areas, as provided for by this Sub-element or where the Florida Department of Environmental Protection, the County Development Review Committee or other appropriate agency, has determined that such a facility is

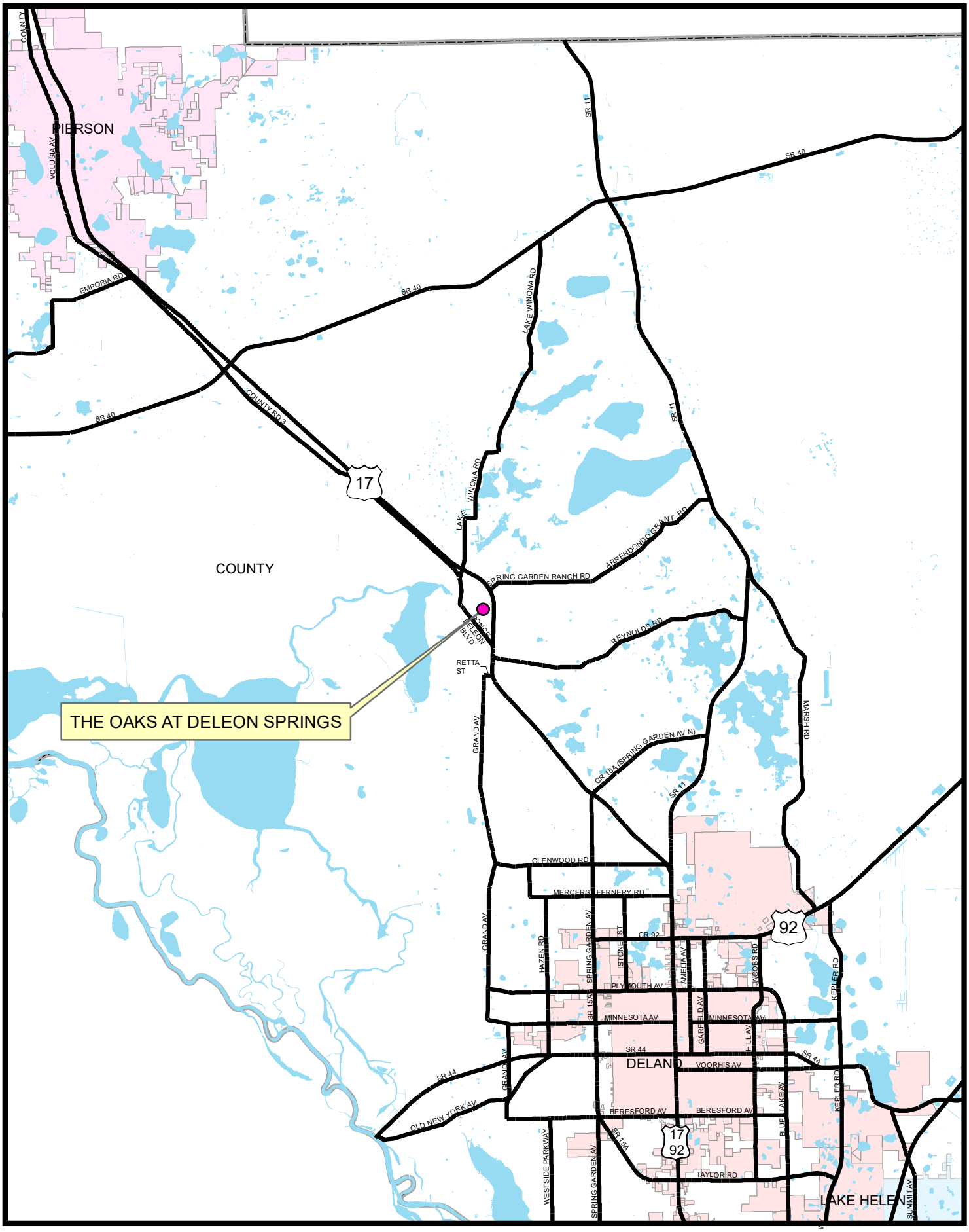
necessary to correct existing or potential problems of public health, safety, or welfare.

Informational:

1. The proposed corner lots shown on the plans comply with the minimum lot width and minimum lot area requirements of Section 72-614(b)(1), of the LDC.

2. Staff may provide new or modified comments during review of future plan submission(s), subject to additional information and comments from other agencies, person(s) or county staff.

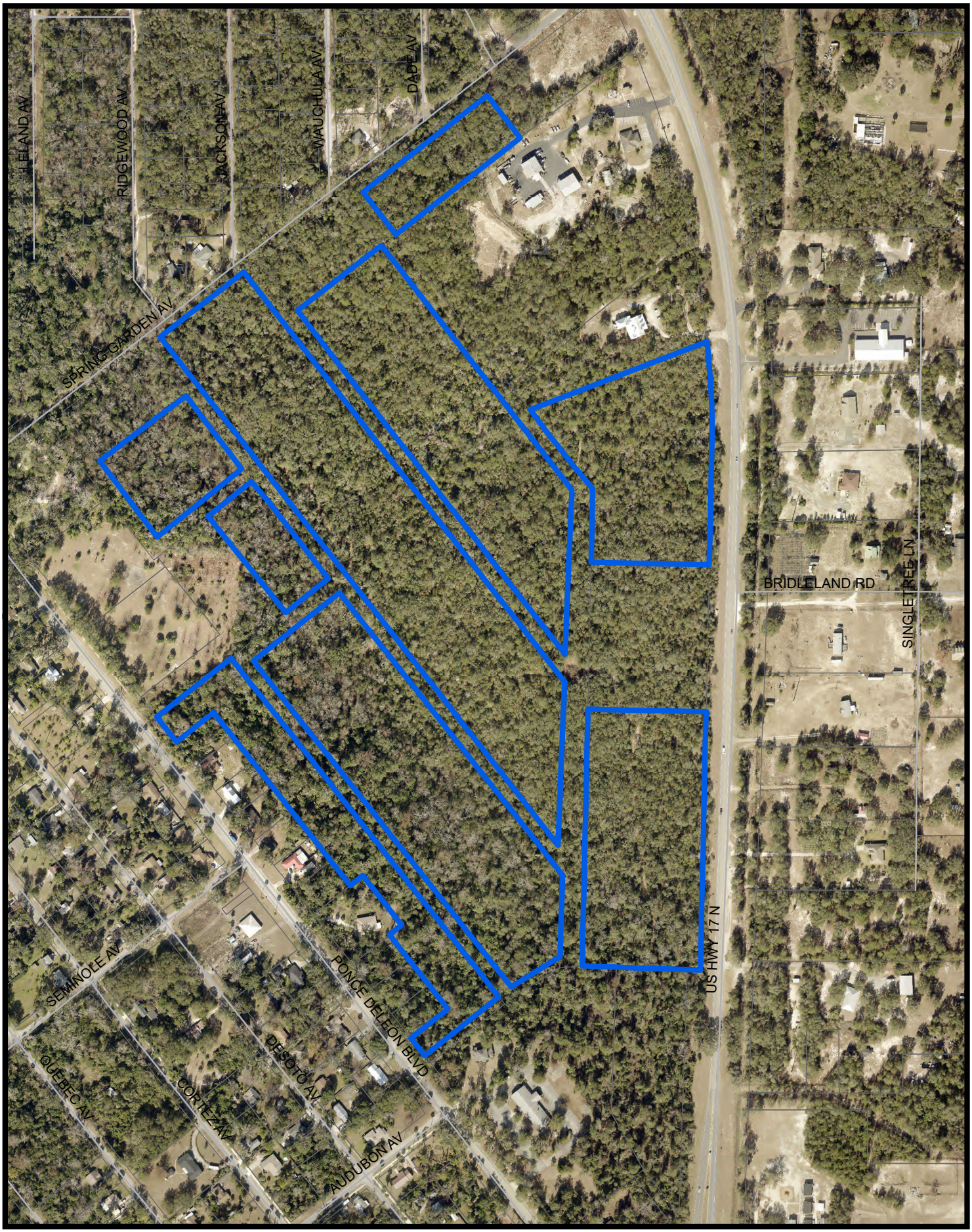
The above comments were added on March 10, 2020.



THE OAKS AT DELEON SPRINGS
2020-S-ODP-0160

N
W E
S

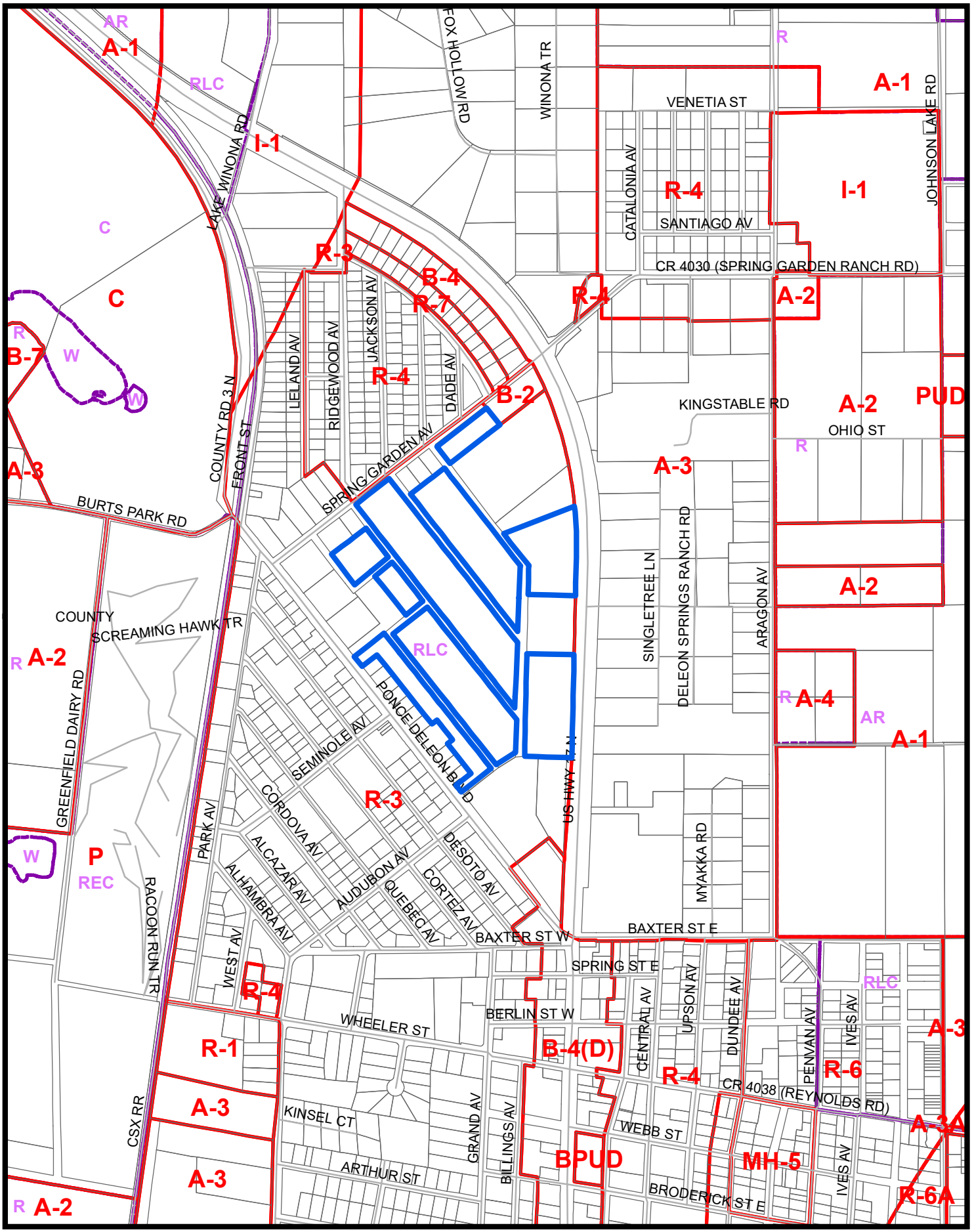
1 inch = 2 miles



THE OAKS AT DELEON SPRINGS
2020-S-ODP-0160

N
W E
S

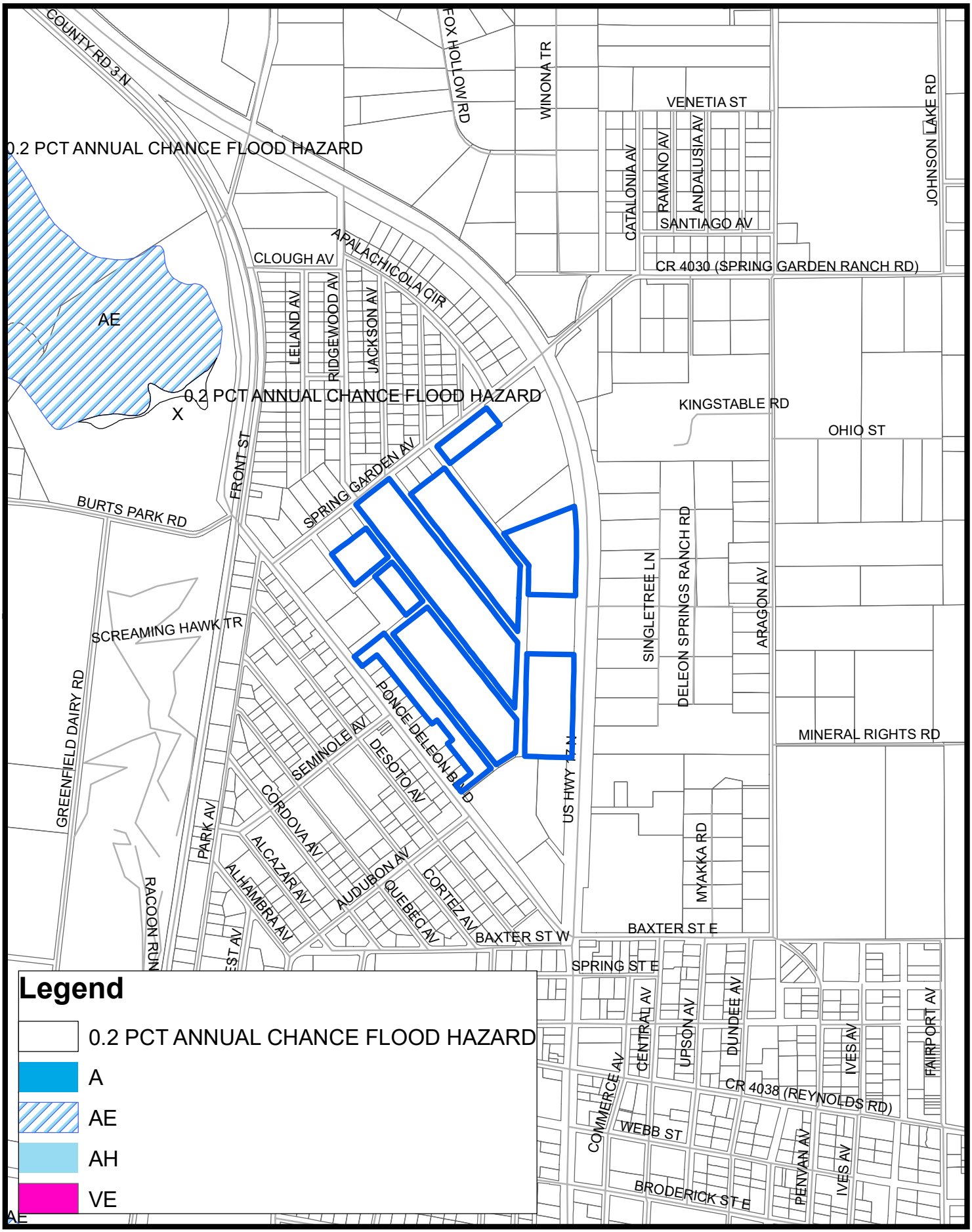
1 inch = 400 feet



THE OAKS AT DELEON SPRINGS
2020-S-ODP-0160

N
W E
S

1 inch = 1,000 feet



THE OAKS AT DELEON SPRINGS
2020-S-ODP-0160

N
W E
S

1 inch = 1,000 feet

11-248

DEDICATION

We, Ernest A. Rano and Lillian T. Rano, his wife, declare that we are the owners of the property described hereon, that we have caused the same to be subdivided as shown on the accompanying map and that we hereby dedicate all streets and avenues to the public use forever.
Signed and sealed in the presence of

Nita Battle — Ernest A Rano
Edna F. Peeples
Lillian T. Rano

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me personally appeared Ernest A. Rano and Lillian T. Rano, his wife, to me well known, and acknowledged the due execution by them of the foregoing declaration.
Witness my hand and seal this 16th day of August, 1951
Edna F. Peeples
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/28/55.

I hereby certify that the accompanying map is a correct representation of the property described hereon, which I surveyed and subdivided at the request of Ernest A. Rano, and that permanent reference monuments have been established as shown on the plat as required by Section 177.27, Florida Statutes 1941.
C. G. Mahan
REG. LAND SURVEYOR NO. 648

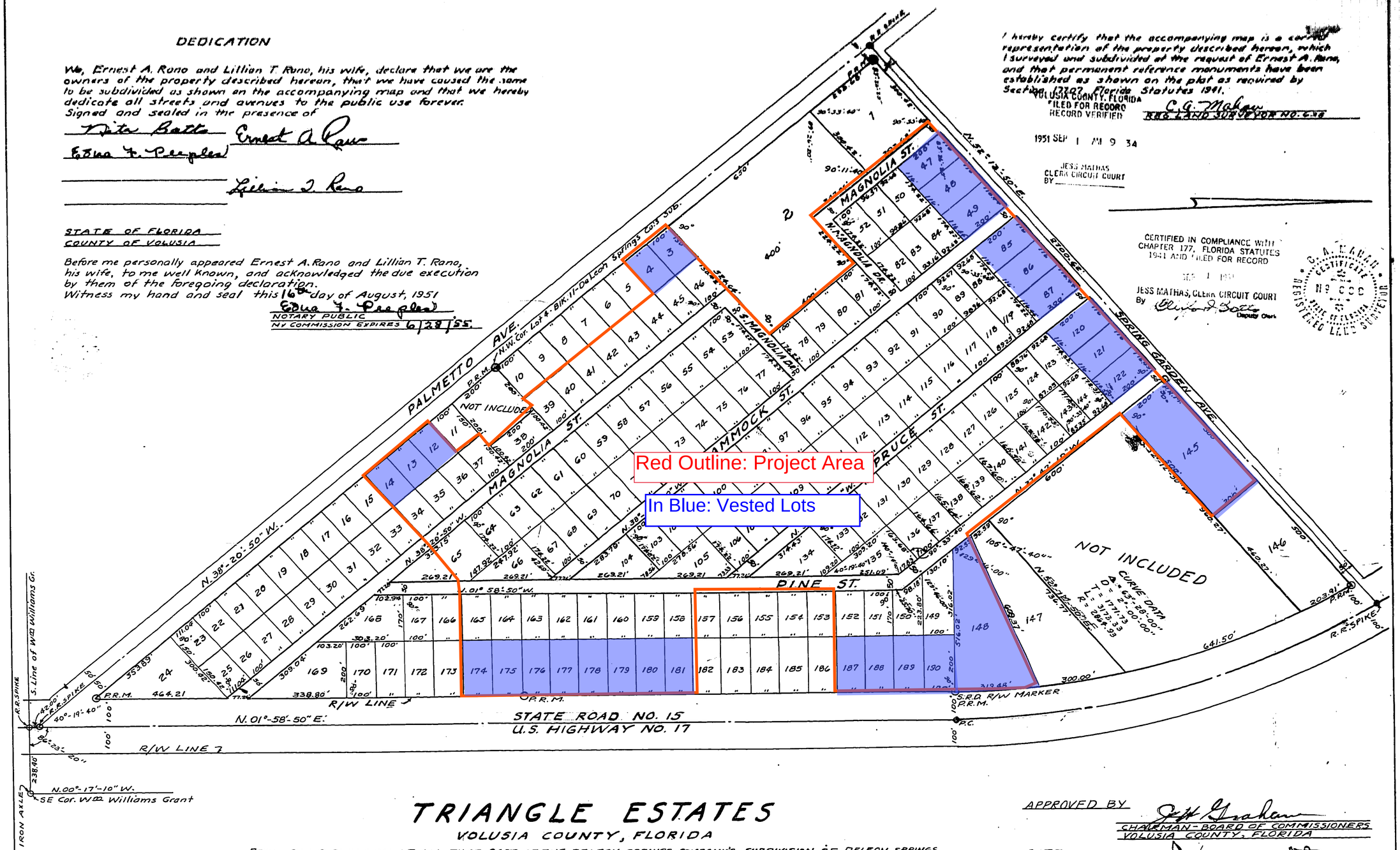
VOLUSIA COUNTY, FLORIDA
FILED FOR RECORD
RECORD VERIFIED
1951 SEP 1 AM 9 34
JESS MATHAS
CLERK CIRCUIT COURT
BY

CERTIFIED IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES 1941 AND FILED FOR RECORD
SEP 1 1951
JESS MATHAS, CLERK CIRCUIT COURT
By Deputy Clerk

REGISTERED LAND SURVEYOR — C. G. MAHAN — CERTIFICATE No. 648 — STATE OF FLORIDA

Red Outline: Project Area

In Blue: Vested Lots



TRIANGLE ESTATES

VOLUSIA COUNTY, FLORIDA

BEING THE SUBDIVISION OF ALL THAT PART OF THE DELEON SPRINGS COMPANY'S SUBDIVISION OF DELEON SPRINGS, VOLUSIA COUNTY, FLORIDA, RECORDED IN MAP BOOK 1, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF SPRING GARDEN ROAD BETWEEN STATE HWY. NO. 15 AND PALMETTO AVE, EXCEPT THE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER WHICH IS LOCATED BY RUNNING WITH THE SOUTH MARGIN OF THE COUNTY ROAD TO SPRING GARDEN A DISTANCE OF 1000', S. 52°-12'-50" W. FROM THE INTERSECTION OF THE WEST MARGIN OF THE NEW STATE HIGHWAY NO. 3, with the SOUTH MARGIN OF COUNTY ROAD TO SPRING GARDEN; THENCE LEAVING SAID COUNTY ROAD AND RUNNING S. 37°-47'-10" E. 200' to the BEGINNING CORNER OF THE LAND TO BE CONVEYED. FROM SAID BEGINNING CORNER RUN S. 37°-47'-10" E. 600' TO A STAKE, THENCE N. 52°-12'-50" E. 736.77' TO A POINT IN THE WESTERN MARGIN OF THE NEW LOCATION OF STATE HIGHWAY NO. 3; THENCE WITH THE WEST MARGIN OF SAID HIGHWAY 641.50' TO A STAKE; THENCE S. 52°-12'-50" W. 960.27' TO THE BEGINNING. AND EXCEPT LOTS 4 AND 5, BLOCK 11, DELEON SPRINGS COMPANY'S SUBDIVISION OF DELEON SPRINGS, RECORDED IN MAP BOOK 1, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SCALE: 1" = 200'

APPROVED BY
CHAIRMAN - BOARD OF COMMISSIONERS
VOLUSIA COUNTY, FLORIDA

DATE aug. 16, 1951 ATTEST Jess Mathas
Clerk Circuit Court etc.

Filed for record by the Office of the Clerk of the Circuit Court, Volusia County, Florida.

DATE

AUTHORIZED REPRESENTATIVE

THE OAKS @ DELEON SPRINGS
ALSO KNOWN AS TRIANGLE ESTATES

GEOTECHNICAL ENGINEER
ECS FLORIDA, LLC
2330 SOUTH NOVA RD., SUITE A
SOUTH DAYTONA, FL 32119
PH. (386) 944-9588
EMAIL: VFALTAS@ECSLIMITED.COM

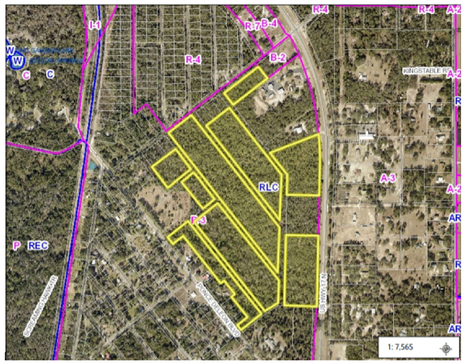
ENGINEER:
THE ALANN ENGINEERING GROUP, INC.
880 AIRPORT RD. STE. 113
ORMOND BEACH, FL 32174
PH. (386) 673-7640
EMAIL: KAB@AE-GROUP.COM

OWNER/APPLICANT
701 SOUTH, LLC
C/O ROBERT HARDING
301 E. PINE ST., SUITE 1400
ORLANDO, FL 32801
(407) 244-5673
E-MAIL: ROBERT.HARDING@GRAY-ROBINSON.COM

SURVEYOR:
EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVE.
DELAND, FL 32724
PH. & FAX - (386) 740-4144
EMAIL: LARRY@EFIRDSURVEYING.COM

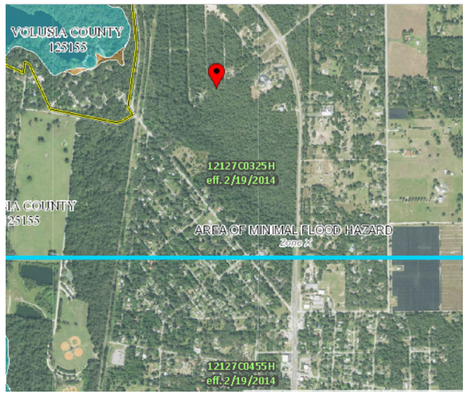
ENVIRONMENTAL CONSULTANT
PALMER BIOLOGICAL SERVICES, LLC
817 E. 15TH AVE.
NEW SMYRNA BEACH, FL 32169
PH. (386) 314-5718
EMAIL: FARLEYPALMER@GMAIL.COM

ZONING AND LAND USE MAP



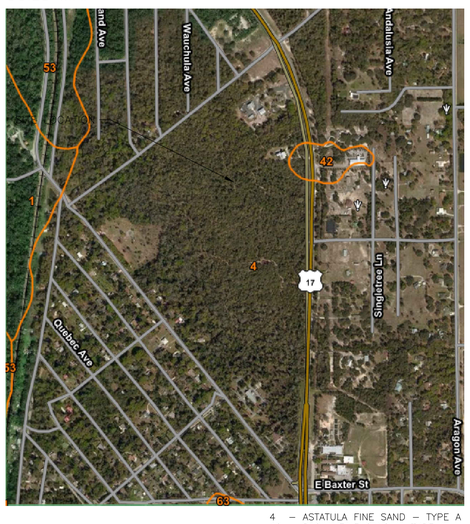
FUTURE LAND USE: RLC
ZONING: R-3

FEMA FIRM



FLOOD ZONE "X"
FEMA FIRM PANEL #12127C0325H EFFECTIVE 2/19/2014

SOILS MAP



4 – ASTATULA FINE SAND – TYPE A
42 – PAOLA FINE SAND – TYPE A

STATEMENT OF INTENT:

ROADWAY/INFRASTRUCTURE DESIGN TO COMPLETE CONSTRUCTION OF THE PUBLIC ROADS AND STORM SEWER/STORMWATER SYSTEM. LOT LINE RELOCATION TO PROVIDE TREE PRESERVATION, RETENTION AND RECREATIONAL AREAS.

SITE DATA:

EXISTING USE:
VACANT/ RECORDED SINGLE-FAMILY SUBDIVISION (TRIANGLE ESTATES)

PROPOSED USE:
SINGLE-FAMILY SUBDIVISION

SITE AREA:	2,878,251 SF (66.08 AC)	= 100%
PROPOSED ROADWAY AREA:	255,392 SF (5.86 AC)	= 8.87%
PROPOSED BIKE PATH:	51,923 SF (1.19 AC)	= 1.80%
PROPOSED SIDEWALK AREA:	77,595 SF (1.78 AC)	= 2.69%
PROPOSED IMPERVIOUS AREA ON LOTS:	427,198 SF (9.81 AC.)	= 14.85%
PROPOSED IMPERVIOUS SURFACE:	812,108 SF (18.64 AC)	= 28.21%
PROPOSED PERVIOUS SURFACE:	2,066,143 SF (47.43 AC)	= 43.58%
TOTAL AREA:	2,878,251 SF (66.08 AC)	= 100%
TREE PRESERVATION REQUIRED:	431,738 SF (9.91 AC.)	= 15%
TREE PRESERVATION PROVIDED:	433,147 SF (9.94 AC.)	= 15.05%

ZONING DEVELOPMENT STANDARDS

EXISTING LOT COUNT: 144	FRONT YARD BUILDING SETBACK*: 30 FT
PROPOSED LOT COUNT: 112	REAR YARD BUILDING SETBACK: 20 FT
MINIMUM LOT SIZE: 10,000 SF	SIDE YARD BUILDING SETBACK: 20 FT. COMBINED, MIN. OF 8 FT. ON ANY ONE SIDE
MINIMUM WIDTH: 85 FT.	MAX BUILDING HEIGHT: 35 FT
MAX LOT COVERAGE: 35%	MINIMUM FLOOR AREA: 1,000

LEGAL DESCRIPTION

DESCRIPTION: (CREATED BY SURVEYOR AT CLIENTS REQUEST)

LOTS 3 AND 4, LOTS 10 THROUGH 14, LOTS 34 THROUGH 64, LOT 65, EXCEPT PORTION CONVEYED IN ORB 3932, PG. 4794, LOTS 66 THROUGH 144, LOTS 148 THROUGH 165, LOTS 174 THROUGH 190, AND A PORTION OF PINE STREET, SPRUCE STREET, HAMMOCK STREET, AND MAGNOLIA STREET, (ALL 50' RIGHT OF WAYS), TRIANGLE ESTATES SUBDIVISION AS RECORDED IN MAP BOOK 11, AT PAGE 248, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEASTERLY CORNER OF LOT 122 OF SAID TRIANGLE ESTATES, THENCE RUN S 37°51'47" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PINE STREET, A DISTANCE OF 879.00 FEET; THENCE N 68°15'59" E, A DISTANCE OF 660.63 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2764.93 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 15, ALSO KNOWN AS U.S. HIGHWAY NO. 17, (A 200 FOOT RIGHT OF WAY) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 06°33'37" AND HAVING AN ARC LENGTH OF 316.59 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 01°17'36" E, 316.41 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 17 A BEARING OF S 01°58'50" W, A DISTANCE OF 1700.53 FEET TO THE NORTHEAST CORNER OF LOT 173 OF SAID TRIANGLE ESTATES; THENCE N 88°10'48" W, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF PONCE DE LEON BLVD.; THENCE N 38°19'41" W, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID PONCE DE LEON BLVD. A DISTANCE OF 200.00 FEET; THENCE N 51°40'19" E, A DISTANCE OF 150 FEET; THENCE N 38°19'41" W, A DISTANCE OF 500.00 FEET; THENCE S 51°40'19" W, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF PONCE DE LEON BLVD.; THENCE N 38°19'41" W, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID PONCE DE LEON BLVD. A DISTANCE OF 200.00 FEET; THENCE N 51°40'19" E, A DISTANCE OF 524.64 FEET; THENCE N 38°19'41" W, A DISTANCE OF 400.00 FEET; THENCE S 51°40'19" W, A DISTANCE OF 174.58 FEET; THENCE N 38°19'41" W, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID MAGNOLIA STREET A DISTANCE OF 539. 33 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SPRING GARDEN AVE. (A 50 FOOT RIGHT OF WAY); THENCE N 52°13'39" E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF SAID SPRING GARDEN AVE. A DISTANCE OF 1145.86 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 74.93 ACRES MORE OR LESS.

AND

LOT 145, TRIANGLE ESTATES SUBDIVISION, AS RECORDED IN MAP BOOK 11, AT PAGE 248 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 145; THENCE N 52°13'39" E, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SPRING GARDEN AVE. (A 50 FOOT RIGHT OF WAY) A DISTANCE OF 500.23 FEET; THENCE S 37°48'50" E, A DISTANCE OF 199.22 FEET; THENCE S 52°08'17" W, A DISTANCE OF 500.07 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF PINE STREET (A 50 FOOT RIGHT OF WAY); THENCE N 37°51'32" W, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID PINE STREET A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 2.29 ACRES MORE OR LESS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PERTINENT FEATURES WHICH MAY AFFECT HIS BID PRIOR TO BIDDING THE PROJECT. DISCREPANCIES NOTED DURING CONSTRUCTION WILL NOT BE CONSIDERED CAUSE FOR EXTRA PAYMENT ON ANY OF THE PAY ITEMS IN THE CONTRACT.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ACCURATELY ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, AND THE VOLUSIA COUNTY DEVELOPMENT ENGINEER OF ANY DISCREPANCIES FOUND ON THE PLANS.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY VOLUSIA COUNTY WITHOUT DELAY BY TELEPHONE.
5. MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", & THE LATEST EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
6. A MINIMUM OF ONE (1) COMPACTION TEST PER 5,000 SF OF PARKING AREA IS REQUIRED. A COPY OF THE TEST REPORTS SHALL BE GIVEN TO VOLUSIA COUNTY'S DESIGNATED INSPECTOR.
7. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
8. UNSTABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACKFILLED WITH SUITABLE MATERIALS.
9. IF UNSUITABLE MATERIAL IS FOUND ON SITE, CONTACT EOR FOR REPLACEMENT SPECIFICATION
10. CONSTRUCTION SHALL INCLUDE REPLACING, WITH MATCHING MATERIALS, THE DRIVEWAYS, WALKS, MAILBOXES, CURBS AND LANDSCAPING THAT ARE DAMAGED OR REMOVED DUE TO CONSTRUCTION. THIS WORK SHALL BE COORDINATED WITH PROPERTY OWNERS. ALL SIDEWALKS, CURBS, OR PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED. CONTRACTOR TO TAKE PHOTOS PRIOR TO START OF CONSTRUCTION TO DOCUMENT ON AND OFF SITE CONDITIONS.
11. ALL STORM SEWER LINES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT LAST STAGES OF CONSTRUCTION.
12. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED SHOULD BE BROUGHT TO THE ATTENTION OF VOLUSIA COUNTY AND THE DESIGN ENGINEER.
13. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
14. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXSITING TREES THAT ARE TO REMAIN AS CALLED OUT ON THE PLANS.
15. IF TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES, SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRATOR SHALL NOTIFY VOLUSIA COUNTY FOR APPROVAL.
16. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY PERFORMED BY A REGISTERED SURVEYOR. SURVEY SHALL INDICATE AS-BUILT OF ALL IMPROVEMENTS.
17. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S).
18. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO VOLUSIA COUNTY FOR APPROVAL PRIOR TO PERFORMING THE WORK.
19. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
20. A FINAL INSPECTION, TO BE CONDUCTED BY VOLUSIA COUNTY, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE COUNTY ONCE AS-BUILT DRAWINGS AND CLEARANCES HAVE BEEN SUBMITTED.
21. A COMPLETE SET OF AS-BUILT DRAWINGS ARE REQUIRED TO BE SUBMITTED TO VOLUSIA COUNTY PRIOR TO REQUESTING A FINAL INSPECTION.
22. COMPACTION REQUIREMENTS SHALL BE 98% OF MAX. DRY DENSITY FOR PAVED AREAS AND 95% FOR PIPE BEDS AND UNPAVED AREAS
23. SOILS REPORTS PREPARED BY ECS DATED MAY 15, 2010, SEPTEMBER 30, 2019, AND NOVEMBER 5, 2019 IS HEREBY MADE A PART OF THESE PLANS BY REFERENCE.

GENERAL UTILITY NOTES

1. LOCATION OF UTILITIES ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY.
2. THERE SHALL BE MINIMUM CLEARANCES AS OUTLINED ON THE ATTACHED DETAILS. CLEARANCES ARE NOT POSSIBLE CONCRETE ENCASEMENT WILL BE REQUIRED.
3. WASTEWATER TO BE PROVIDED THROUGH SEPTIC TANK AND DRAINFIELD TO BE LOCATED ON INDIVIDUAL LOTS.
4. SITE IS LOCATED IN THE SPRINGS PRIORITY FOCUS AREA AND ADOPTED STAEWIDE BASIN MANAGMENT ACTION PLAN (BMAP) AREA. ALL SEPTIC TANKS AND DRAINFIELDS TO HAVE NITROGEN-REDUCING SYSTEMS.
5. APPROVED NITROGEN REDUCING SYSTEMS INCLUDE: IN-GROUND NITROGEN-REDUCING BIOFILTERS (INRBs), NITROGEN-REDUCING (NSF-245 CERTIFIED) AEROBIC TREATMENT UNITS, AND NITROGEN-REDUCING PERFORMANCE-BASED TREATMENT SYSTEMS.
6. POTABLE WATER TO BE PROVIDED BY WELLS ON INDIVIDUAL LOTS.
7. FIRE SERVICE TO BE PROVIDED BY DEEP WELLS WITHIN SUBDIVISION.
8. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-651, DISINFECTING WATER MAINS.
9. UNLESS OTHERWISE NOTED, FOLLOW VOLUSIA COUNTY UTILITY STANDARD SPECIFICATIONS, LATEST EDITION. .
10. ALL STORMWATER PIPING CONNECTION JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FABRIC SHALL BE MIN. 36" WIDE WITH 18" OVERLAP.
11. THE CONTRACTOR SHALL CALL FOR LOCATES 2 BUSINESS DAYS PRIOR TO STARTING CONSTRUCTION.

Sheet List Table

Sheet Number	Sheet Title
C001	COVER
C002	OVERALL PLAN
C003	EROSION CONTROL
C004-C007	TREES
C008-C0011	LAYOUT PLANS
C0012	GRADING
C0013	GRADING 2
C014-C021	P&P: ROAD & STORM
C022-C033	CONSTRUCTION DETAILS

VOLUSIA COUNTY RIGHT OF WAY USE PERMIT STANDARD NOTES

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE OAKS AT DELEON SPRINGS
VOLUSIA COUNTY, FL
COVER SHEET

NO.	DATE	REVISION	BY

DATE	02-17-2020	SCALE	AS NOTED
FILE	1814-1	PROJECT	1814-1
DESIGNER	KAB	DRAWN BY	CTB

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C001

P:\1814-1 The Oaks at DeLeon Springs\Design\Base\COVER & DETAILS.dwg, C001 COVER SHEET, 2/23/2020 12:35:58 PM

TOTAL SITE AREA = 2,878,251 SQFT
TREE PRESERVATION AREA = 433,147 SQFT
15.05% TREE PRESERVATION

NORTH

100 0 100 200
SCALE: 1"=100'

- STORMWATER TRACTS
- LOT LINE ADJUSTMENTS
- TREE PRESERVATION
- RIGHT OF WAY DEDICATION
- COMMUNITY CENTER

CONVERT LOTS 3 AND 46 TO RIGHT OF WAY AND TREE PRESERVATION

ADD PART OF LOT 97 TO LOT 98 AND CONVERT THE REST OF LOT 97 TO RIGHT OF WAY

ADD 50' FROM RIGHT OF WAY TO LOTS 85 AND 87, AND DEDICATE 50' AT REAR OF LOTS 85, 86, AND 87 TO INTERNAL RIGHT OF WAY

CONVERT LOT 65 TO RECREATIONAL AREA

CONVERT PART OF LOT 108 AND LOTS 109 AND 110 TO TWO LOTS AND RIGHT OF WAY

CONVERT LOT 145 TO TWO LOTS AND TREE PRESERVATION

CONVERT LOTS 136, 137, AND 138 TO TWO LOTS AND DIFFERENT ORIENTATION

ADJUST LOT 148 FOR R/W ADDITION

REDUCE LOT 104 FOR RIGHT OF WAY

REDUCE LOT 135 FOR RIGHT OF WAY

CONVERT LOTS 165 AND 174 TO RIGHT OF WAY AND TREE PRESERVATION

CONVERT LOT 158 TO RIGHT OF WAY AND TREE PRESERVATION

REDUCE LOTS 159 - 164 AND 175 - 181 TO PROVIDE 50' RIGHT OF WAY & CUL-DE-SAC

REDUCE LOTS 149-152, AND 187-190 TO PROVIDE 50' RIGHT OF WAY AND CUL-DE-SAC

STATE ROAD NO. 15
US HIGHWAY NO. 17
(200' R/W)(ASPHALT PAVEMENT)

PINE STREET

MAGNOLIA STREET

HANCOCK STREET

PATRICK STREET

SPRING GARDEN AVE.

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE SPRINGS AT DELEON
DELEON SPRINGS, FLORIDA
OVERALL CONCEPTUAL LAYOUT

NO.	DATE	REVISION	BY

DESIGNER KAB	FILE 1814	DATE 6-22-18	SCALE AS NOTED
DRAWN BY CTB		PROJECT 1814-1	

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C002

P:\1814-1 The Oaks at DeLeon Springs\Uncoming\2020-02-20 DWG files from Paul Heller\The Oaks at DeLeon eTransmit 02.20.2020\The Oaks at DeLeon\CAD Files\1814-1_CivilDrawings.dwg, C002 OVERALL, 2/23/2020 12:24:01 PM