

# Creek Crossing Subdivision Conservation Management Plan

October 2025





## PROJECT SUMMARY

The Creek Crossing subdivision, consisting of approximately 125.77 acres from the combined of three parcels (parcel IDs: 623502010210, 623600000050 and 623600000060) area located east of County Circle Drive E, to the north of Lacey Lane, south and west of the Reserve at Spruce Creek fly-in subdivision.

The project is proposed to develop single-family subdivision, which consists of 111 lots. This subdivision will be designed under the criteria of conservation subdivision, in which the total land area to be developed is not to exceed 40 percent. The remaining shall be designated as permanently protected open space, managed for either passive recreation, conservation purposes, or floodplain compensation. The homeowners' association or property owners' association will be required to enforce covenants and restrictions to ensure that all lands designated as open space are maintained and protected as specified in this Conservation Management Plan (CMP).

This CMP is prepared for Creek Crossing Subdivision to be reviewed and approved as part of the Overall Site Development Plan by Volusia County. The CMP provides general guidelines for stewardship activities that are intended to protect, and where appropriate restore, natural resources and provide for appropriate opportunities for public use.



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## 1.0 INTRODUCTION

More specifically, the project site is located in Section 36, Township 16 South and Range 32 East of Volusia County, Florida, See Project Location Map. The property is currently owned by Spruce Creek Crossing, LLC. This CMP is assigned to the homeowners' association or property owners' association to manage and protect and shall be incorporated by reference in the Conservation Easement and Covenants granted to Volusia County. Figure 2 outlines the area to be designated as conservation area.

### 1.1 CONSERVATION MANAGEMENT PLAN

The conservation area consists of approximately 65 acres designated as highly environmental resource lands. These areas were designated as Environmental Core Overlay (ECO) lands and managed for natural resource protection and preservation. Besides, there are approximately 14 acres of land that are designated as open spaces for passive and active activities where existing special vegetation species are proposed to be protected. This would add up to a total of 79 acres out of 125 acres (62%) of natural lands, water bodies and wetlands to be preserved. See Conservation Management Exhibit

All designated above will be recorded under the conservation easement, covenants and conservation management plans. The CMP establishes a continuing duty of care to manage the property consistent with the CMP, conservation covenants and easements enforceable against Spruce Creek Crossing, LLC, and their successors and assigns. All conservation easements and covenants shall be subject to this CMP and enforceable by Volusia County. This CMP is effective upon formal approval by the County Council and shall be incorporated into the conservation covenants and conservation easements for the purposes of enforcement of the provisions of the CMP.

### 1.2 CONSERVATION MANAGEMENT PLAN REQUIREMENTS

The CMP is to set resource protection standards and management protocols designed to ensure the long-term maintenance of the ecology and restoration of the area. Specific requirements are as follows:

The CMP shall establish conservation goals and objectives for diversified habitats within the conservation area which are consistent with respective habitat requirements, ecological communities, and other natural resources and resource requirements, as conditions associated with public access and passive recreational use. Listed below are required components of the CMP with a cross reference to the provision within this CMP where it is addressed at a minimum.

- a) A list of natural resource management objectives for the site and implementation methods that protect and enhance ecosystem integrity, function, and biodiversity.
- b) Identification of natural and cultural resources in need of protection.
- c) Description of natural communities and establish desired future conditions by specific habitat type.
- d) Identification of known threatened or endangered plants and animals occurring on site, as well as exotic species which may require special habitat protection.
- e) Provisions for significant water resources (such as streams, creeks, natural drainage ways, floodplains, and wetlands) protection, enhancement, restoration and planned hydrological restoration.
- f) Appropriate public access, and development of trails, including provisions for elevated roadways or wildlife crossings.



## 2.0 DESCRIPTION OF NATURAL RESOURCES

### 2.1 HYDROLOGY

The Creek Crossing property is within Spruce Creek basin. Spruce Creek flows along the western property line which includes a FEMA Regulatory Floodway, a FEMA 100YR Base Flood Elevation (BFE), and a Riparian Habitat zone. Along the path of Spruce Creek there are recorded wetlands and surface waters as well as several isolated wetlands in the project site. As mentioned above, there are two parcels whose drainage flow patterns explain as follows:

Parcel A is heavily forested and has various slopes sloping from east to the creek along the western boundary of the parcel. Stormwater sheet flows across Parcel A, the Woodside at Spruce Creek neighborhood has a series of swales that discharge to Parcel A where the stormwater travels along a ravine and into Spruce Creek. Per the National Wetlands Inventory, there are two unique wetland bodies located within the confines of Parcel A: Wetland PFO1c and PFO1/3Cd. Wetland PFO1c is the wetland body along Spruce Creek and Wetland PFO1/3Cd is an isolated depressional area that accumulates stormwater and eventually overtops where it discharges to Spruce Creek.

Parcel B is sparsely forested with large areas of open fields and clusters of trees along the southwest corner of the property with additional clusters in an isolated wetland in the middle of the parcel. The western third of the parcel is sloped towards the creek, with the middle third sloped towards the isolated wetland, and the eastern third sloped towards the east draining to a wet detention pond located in the adjacent Reserve at Spruce Creek neighborhood. This flows north through a series of interconnected wetlands in the Lakes at Spruce Creek and Reserve at Spruce Creek neighborhoods where it eventually discharges to Spruce Creek. Per FEMA FIRM panel #12127C0508J, dated September 29th, 2017, Parcel B is designated Zone "X", areas of minimal flood hazard.

### 2.2 SOILS

Per the site geotechnical investigation performed by UES Professional Solutions, LLC, there are seven native soil types mapped within the general area of the site according to the USDA NRCS Soil Resource Report. A summary of soil type is presented in Figure 3.

### 2.3 NATURAL COMMUNITIES

This information presented and discussed below was adopted and referenced from the recent study prepared by environmental engineer, Ecological Consulting Solutions, Inc. (ECS). ECS biologists have studied that the property uplands consists of improved pasture, a mixture of forested uplands with trails and open herbaceous area of mixed rangeland. In addition, figures included in Appendix below are referenced from ECS Environmental Assessment report.

Twelve land use types were determined within the 125.77-acre property. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004). The on-site upland land use types/vegetative communities are classified as Residential (110), Open Lands (190), Improved Pasture (211), Woodland Pasture (213), mixed rangeland (330), live oak (427) and hardwood conifer mixed (434).

### 2.4 WATER BODIES AND WETLANDS

The on-site wetland/surface water land use type/vegetative community is classified as Streams and Waterways (510), Ditch (513), Bottomland (615), Mixed Wetland Hardwoods (617), and Wet Prairie (643).

The onsite wetlands on the north parcel total 19.24 acres of wetlands and 1.69 acres of surface waters and consists of three wetlands and two surface waters. The onsite wetlands on the south parcel total 4.56 acres and 0.57 acres of surface waters and consists of five wetlands and two surface waters.



Parcel A

Wetland 1 (16.66 acres) is a portion of Spruce Creek and extends along the western boundary of the property. The creek has steep side slopes on either side. Water was present and flowing with a white sand bottom, aquatic vegetation was not present throughout most of the creek. The upper banks are forested and in good condition. This wetland is considered high quality.

Wetland 2A (0.43 acres) is an isolated herbaceous wetland located on the east side of the property. This wetland is frequently mowed, and vegetation height is only a few inches. Due to the mowing, this wetland is considered disturbed. There was no standing water present. This area more resembles an open pasture than a wetland and is considered low quality.

Wetland 2B (2.15 acres) is an isolated forested wetland located adjacent to the east property boundary. This wetland is degraded due to high density of slash pines that were likely historically planted in this wetland and surrounding uplands. Standing water was present in the wetland interior. Groundcover is dense pine duff. This wetland is considered average to low quality.

Two surface water ditches are present on the north parcel. Both ditches serve to collect runoff from the surrounding uplands and discharging into Spruce Creek.

Parcel B

Wetland A (0.44 acres) is an herbaceous wetland located on the northwest corner of the property. This wetland extends slightly offsite to the north. Vegetation is predominately grass species. There was no standing water present. Cattle grazing keeps the vegetation low in height. This wetland is considered low quality.

Wetland B (1.28 acres) and Wetland D (2.62 acres) are part of the same wetland system that extends north-south through the center of the parcel. Standing water was limited to isolated pools. A pond has been excavated in the north end of Wetland No. 4. Tree species are scattered throughout. Cattle keep the herbaceous vegetation low. These wetlands are considered moderate to low quality.

Wetland C (0.16 acres) is present on the northeast corner of the property. The onsite portion of the wetland is part of a larger wetland system that extends offsite to the east. This wetland is forested with very little groundcover species. No wetland shrub species are present. No standing water was present. This wetland is considered low quality.

Wetland No. E (0.06 acres) is a small portion of wetland habitat associated with Spruce Creek. This wetland area is considered high quality. Spruce Creek has Riparian Habitat Protection Zones established to protect the creek and associated wetlands.

## 2.5 ENDANGERED AND SPECIAL SPECIES

A survey was conducted by ECS biologists using pedestrian transects throughout the site to assess the occurrence of flora, fauna listed as threatened, endangered species and species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA)

Birds

According to ECS biologists, who have performed a search for critical habitats on the USFWS database at <http://endangered.fws.gov> for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries. There are approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Volusia County, the USFWS federally lists five (5) bird species. None of the following birds were found on site.



- Florida scrub jays (*Aphelocoma c. coerulescens*), and Red-cockaded woodpeckers (*Picoides borealis*)
- Wading birds such as limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), wood stork (*Mycteria americana*), and white ibis (*Eudocimus albus*).
- Bald eagles (*Haliaeetus leucocephalus*)
- Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*)
- Florida sandhill cranes (*Grus canadensis pratensis*)

#### Amphibians and Reptiles

During ECS site investigation, it can be determined that there is no sand skink (*Neoseps reynoldsi*) were observed on site. Sand skink is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with a large area of no groundcover or canopy cover. The property is not within the sand skink consultation area.

Per ECS site investigation, there are gopher tortoises (*Gopherus polyphemus*), a species listed by the FWC as a Threatened were observed within the project boundary. There were many gopher tortoise burrows that were observed on site.

ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. The results from ECS show that there was no suitable refugia for the eastern indigo snake onsite.

## 3.0 PROTECTION AND MANAGEMENT OBJECTIVES

### 3.1 GOAL

The goal of the CMP is to provide a framework for holistic land and natural resources management pursuant to accepted principles of sustainable forestry and ecosystem management such that conservation area of Creek Crossing may be managed in a complimentary manner. This CMP is designed to establish the framework for conservation over the Creek Crossing conservation and open space areas.

### 3.2 NATURAL RESOURCE MANAGEMENT OBJECTIVES

The CMP's objectives are to provide implement management techniques to achieve sustainable forestry and natural resources. The following is a prioritized list of management objectives:

- Promote functional regional wildlife based upon habitat requirements.
- Establish forested stands of different vegetative communities to provide a diverse mosaic of habitats for a variety of plants and animals.
- Foster conservation of listed and imperiled species.
- Provide BMPs to avoid adverse impacts to wetlands.
- Eliminate or reduce populations of invasive and exotic or nuisance species.



## 4.0 MANAGEMENT STRATEGIES AND DESIRED FUTURE CONDITIONS

### 4.1 IDENTIFICATION AND PROTECTION OF SPECIAL AREAS

As mentioned above the site is under the jurisdiction of Volusia County and SJRWMD, therefore, any impacts to the onsite wetlands and/or ditches will have to be permitted by St. Johns River Water Management District (SJRWMD). Spruce Creek has Riparian Habitat Protection Zones (RHPZ) established to protect the creek and associated wetlands. The setback from the creek edge is 275 feet. Any impacts to upland habitat within the Riparian Zone will require mitigation. This CMP has outlined a conservation easement to avoid impacts to Spruce Creek and the associated RHPZ limits.

### 4.2 PROTECTION OF RESOURCE BASED OPEN SPACE

Resource base open space is defined in the green area within the conservation easement. About 23% of conservation areas are set aside for ecological preservation, enhancement and restoration, nature trails, observation areas.

### 4.3 GOPHER TORTOISE PROTECTION

As mentioned above, ECS have only found many gopher tortoise burrows. Currently, there are four suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 25 feet. An FWC permit is not required if development activity on a project site avoids impacts to tortoise burrows by 25 feet in all directions from the mouth of all burrows. Development activity must not harm gopher tortoises nor violate rules protecting them. Leaving a 50-foot diameter (25-foot radius) circle of habitat around each burrow (e.g., undisturbed "islands" or "crop circles") and developing the rest of a project site does not qualify and requires a permit to ensure that gopher tortoises are not harmed.
- 3 Capture and relocate the tortoises to a separate onsite location. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area during and following site development. The on-site recipient area should be a minimum of 750 square feet (e.g., 25ft x 30ft), with a minimum width of no less than 10 feet wide. At least half of the on-site recipient area must be located at a minimum of 25 feet away from the edge of clearing /grading, construction activities, and/or vehicular traffic.
4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

### 4.4 WILDFILE CROSSINGS

The Creek Crossing CMP requires any roadway development to be designed to avoid and minimize conflicts between motor vehicles and the movement of wildlife. Tools to minimize this conflict include, but are not limited to, location criteria, landscaping techniques, fencing, speed limits, wildlife underpasses and overpasses, bridging, and elevating roadways.



## **5.0 PROVISIONS FOR PASSIVE RECREATIONAL USE AND PUBLIC ACCESS**

### **5.1 NATURAL TRAIL**

The CMP sets forth a requirement for appropriate public access and the development of natural trails, boardwalks, and interpretive facilities. Except as specifically set forth in this plan, the conservation lands are not appropriate for unbridled public access such as hunting and fishing.

### **5.2 WATER RESOURCE DEVELOPMENT**

It was determined that there will be no well water proposed for consumption for this development. Spruce Creek Crossing LLC will apply to the City of Port Orange for a consumptive use permit for potable water, reclaim for irrigation. The applicant will comply with permit conditions such as vegetative and hydrological monitoring. Additionally, any future alternative water supply project or water resource development projects would be subject to permitting and approval by Volusia County and the City of Port Orange. Therefore, there will be no adverse effect to the natural water resources onsite.

## **6.0 OWNERSHIP, MANAGEMENT, AND FINANCIAL RESPONSIBILITIES**

### **6.1 OWNERSHIP**

The conservation land is subject to conservation easements and covenants and is to be managed in accordance with this CMP. Creek Crossing property presently is owned by Spruce Creek Crossing, LLC, a privately held corporation. The CMP shall be implemented by Creek Crossing HOA which will be created, as well as its assigned affiliates and subsequent owners. Creek Crossing HOA or its successors in interest shall manage the conservation lands in accordance with this CMP. The Conservation Easement will acknowledge a continuing duty of care by Creek Crossing HOA and its successors in interest to the Grantees under the easement to carry out the intent and purpose of this CMP. However, any transfer from Creek Crossing HOA to a third party shall include a statement of affirmation of the third party's duty to assume all management obligations associated with the Conservation Covenants and easements and this CMP.

The CMP may be amended at any time subject to agreement of the landowners at the time and all grantees under the conservation covenants and conservation easement. An amendment may be proposed based upon a good faith understanding of changes in law, changes in conditions on the property, natural disaster, change in conservation principles over time, or need for adaptive management.

### **6.2 PROPOSED MANAGEMENT**

The basic concepts of the Management Plan include the preservation and management of wildlife and their existing habitat. Management activities will focus on maintaining the ecological conditions that currently exist. These activities are aimed at preventing degradation or conversion of the existing habitat.

The goal of the management plan is to maintain conditions on the site that will sustain ecological and hydrological functions that benefit wildlife utilization, protect, and provide additional refuge for threatened and endangered species that inhabit this area, improve water quality, provide watershed protection, and decrease the threat of exotic plant proliferation.

The wetland preservation areas are considered good quality. The adjacent uplands are primarily mixed hardwoods with some improved pasture on the southeast portion of the subject site.



Nuisance species are minimal. Cogongrass (*Imperata cylindrica*) is present in the uplands. Torpedo grass (*Panicum repens*) and primrose willow (*Ludwigia peruviana*) are in small numbers.

Exotic / nuisance vegetation in the preserve area is less than 5% overall. Exotic and nuisance vegetation will be maintained at 5% or below.

The Grantor will be responsible for the removal of exotic and nuisance vegetation as defined by the most recent Florida Exotic Pest Plant Council's Most Invasive Species List. Maintenance will be conducted, as necessary, in perpetuity and will use appropriate methods of control that include, but are not limited to, chemical treatment and hand removal, or any combination thereof.

All wetlands, uplands and upland buffers may not be altered from their natural/permitted condition with the exception of exotic or nuisance vegetation removal as per the recorded conservation easement. Exotic vegetation may include, but is not limited to, melaleuca, Brazilian pepper, Australian pine, and Japanese climbing fern or any other species currently listed by the Florida Exotic Pest Plant Council's most current Invasive Species List. Nuisance vegetation may include, but is not limited to, cattails, primrose willow and grapevine. The most current list can commonly be found at <https://www.fleppc.org/list/list.htm>. "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the preservation area.

Maintenance will be conducted, as necessary, in perpetuity and will use appropriate methods of control that include, but are not limited to, cutting, mowing, chemical treatment, hand removal, or any combination thereof. The Grantor shall ensure that the areal coverage by exotic and nuisance vegetation does not exceed 5%. Eradication and maintenance efforts shall follow Integrated Pest Management principles and methods including replanting of native vegetation.

The personnel implementing this work will be qualified to identify exotic and nuisance species. In addition, they should be qualified to recognize key protected species that occur in the local area to avoid damage to these species. Exotic plant removal will be performed to minimize damage to non-target sensitive vegetation.

Conservation Signage will be installed along the preservation limits.

### 6.3 FINANCIAL RESPONSIBILITIES

The preservation areas would need to be inspected and estimate percentage of any nuisance and exotic species present. As discussed above, Creek Crossing HOA will be responsible for the management and protection of the conservation area. The HOA will establish a budget and be financially responsible for the management and protection of the conservation area. The fund will be generated from HOA fees. The table below provides a summary of tasks and service fees. These fees were estimated based on local environmental services and are presented for general information.



**Creek Crossing Conservation Area- Management Cost Table**

Item	Frequency	Total Cost	Cost/year									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Maintenance Initial 1st year - Chemical Treatment (\$10/ac)	Initial	3,800.00	3,800.00									
Maintenance Event General - Management Area (\$285/ac)	Annual - 10 years	89,775.00		17,955.00		17,955.00		17,955.00		17,955.00		17,955.00
Maintenance Quaterly - Planting (\$300/ac)	4 times/year for 3 years	56,700.00	18,900.00	18,900.00	18,900.00							
Maintenance Bi-Annual - Restoration (\$150/ac)	2 time/year for year 4 and 5	18,900.00				9,450.00	9,450.00					
Maintenace Quarterly Ponds (\$250/pond/event)	Quaterly/year for 10 years	90,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
Monitoring - Baseline Mitigation	Initial	3,600.00										
Monitoring - Baseline Mitigation Report	Initial	1,800.00										
Monitoring - Bi Annual Mitigation (\$140/ac)	Bi Annual for 10 years	28,000.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00
Monitoring - Annual Mitigation Report	Annual for 10 years	18,000.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00
Monitoring - Agency Site Meetings for Inspection	Annual for 10 years	12,000.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
General Project Coordination	As needed for 10 years	12,000.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Total per year			38,700.00	52,855.00	34,900.00	43,405.00	25,450.00	33,955.00	16,000.00	33,955.00	16,000.00	33,955.00

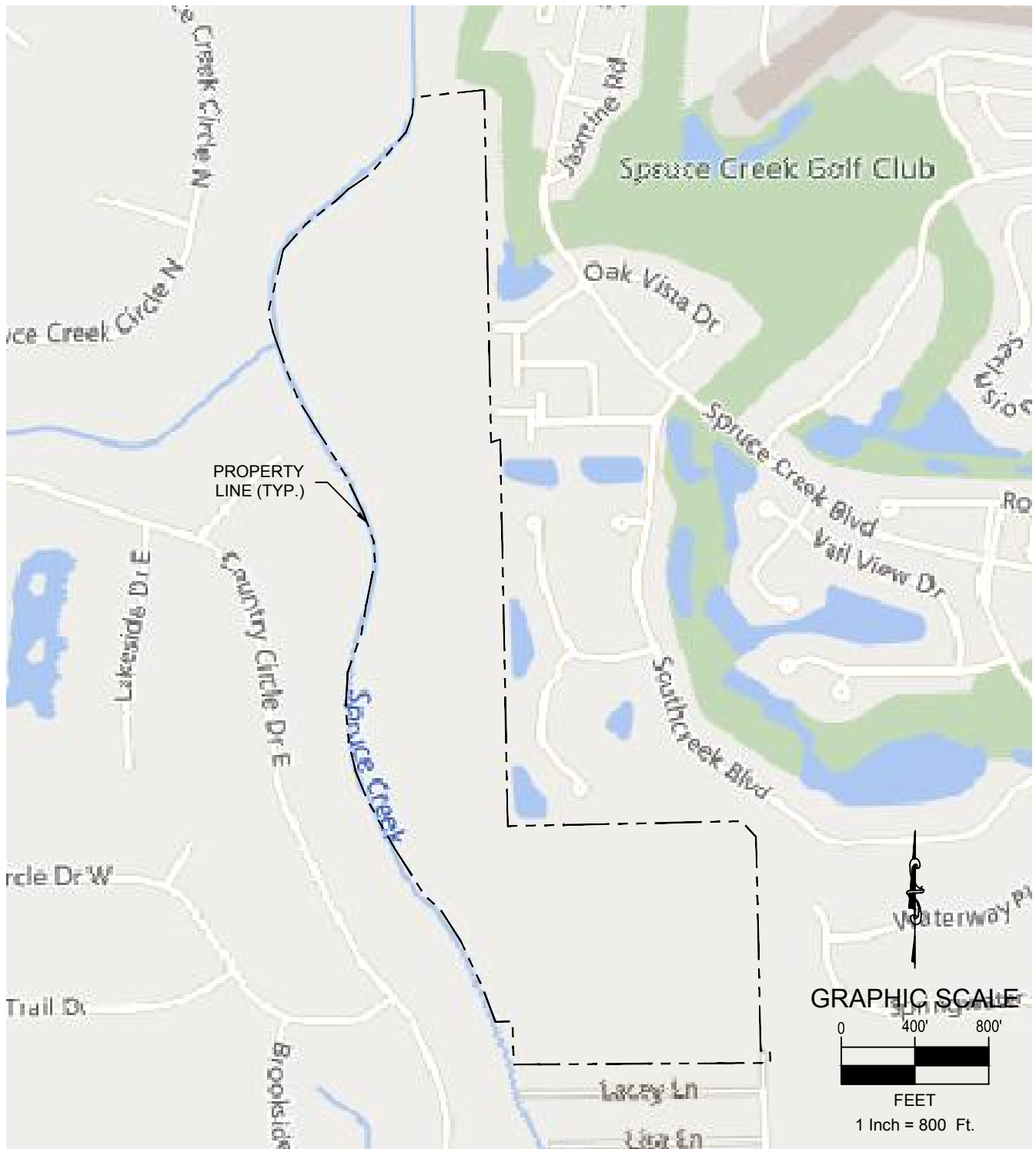


## APPENDICES



## **APPENDIX A: SITE EXHIBITS AND FIGURES**





**EVANS**  
ENGINEERING, INC.

CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES

719 IRMA AVENUE  
ORLANDO, FLORIDA 32802  
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www.evansenginc.com

CERTIFICATE OF AUTHORIZATION NO. 00006788

## SPRUCE CREEK CROSSING LOCATION MAP





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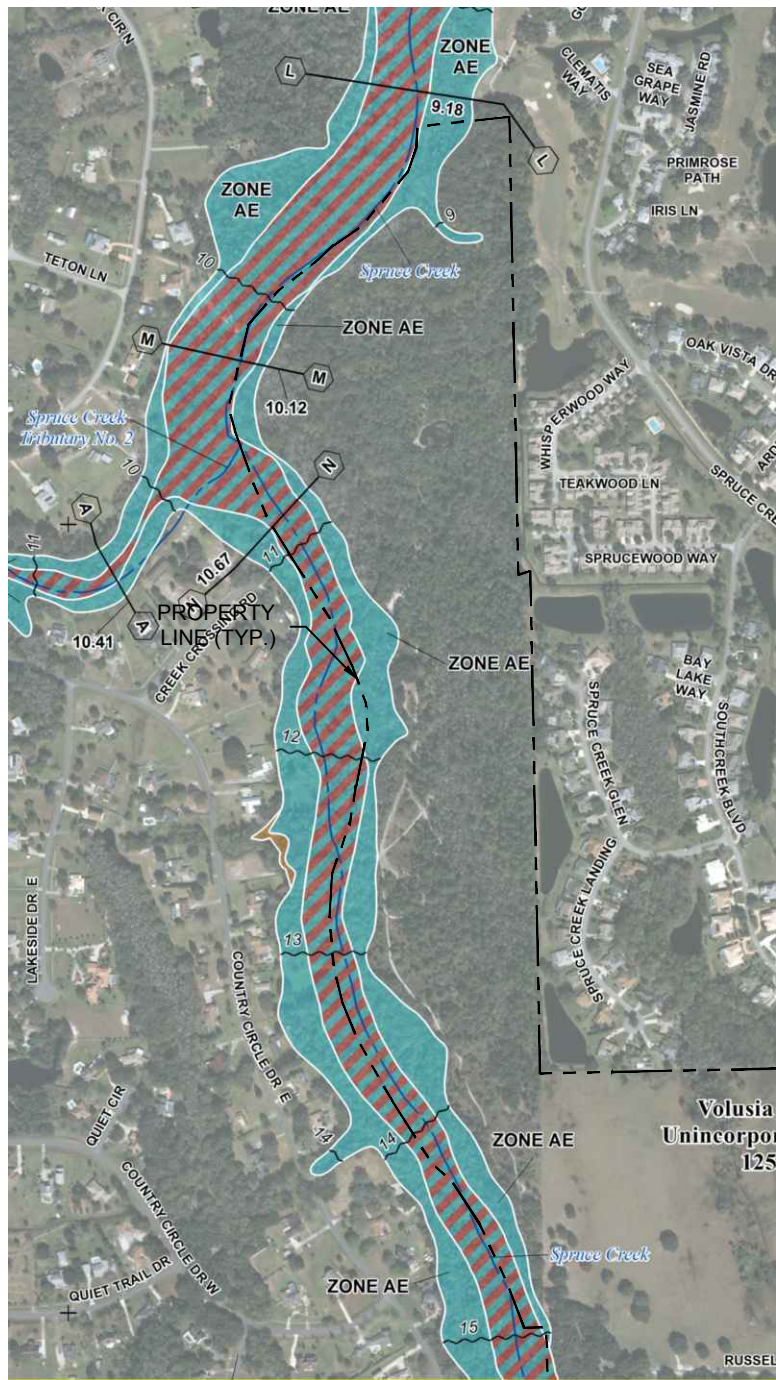
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## SPRUCE CREEK CROSSING AERIAL MAP

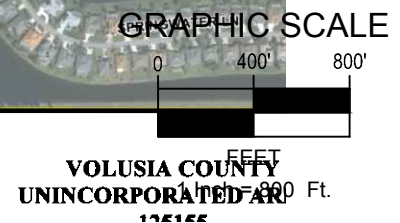




## FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
GENERAL STRUCTURES		Areas of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike, or Floodwall
OTHER AREAS		Non-accredited Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
GENERAL STRUCTURES		Coastal Transect
		Coastal Transect Baseline
OTHER AREAS		Profile Baseline
		Hydrographic Feature
GENERAL STRUCTURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER AREAS		Jurisdiction Boundary



SOURCE: FEMA FIRM PANEL 12127C0508J, SEPTEMBER 29, 2017  
FEMA FIRM PANEL 12127C0516H, FEBRUARY 19, 2014



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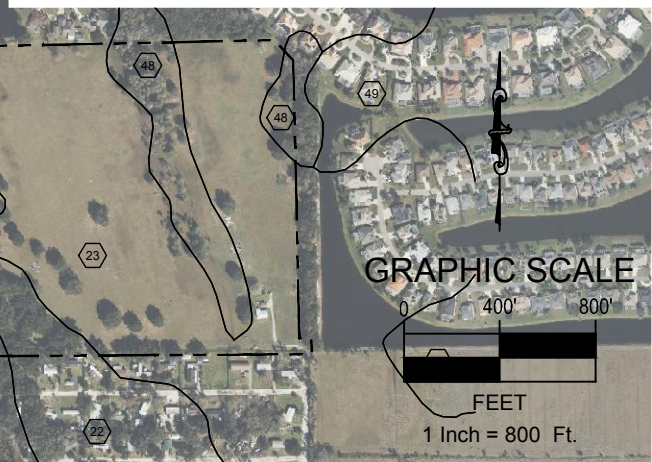
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# SPRUCE CREEK CROSSING FEMA FIRM MAP



## SOILS MAP LEGEND

SOILS NUMBER	SOIL NAME & DESCRIPTION	HYDROLOGIC GROUP
8	BASINGER FINE SAND, FREQUENTLY PONDED, 0-1% SLOPES	A/D
13	CASSIA FINE SAND, 0-2% SLOPES	A
17	DAYTONA SAND, 0-5% SLOPES	A
22	ELECTRA FINE SAND, 0-5% SLOPES	A
23	FARMTON FINE SAND	B/D
24	FLUVAQUENTS	D
31	MALABAR FINE SAND	A/D
42	PAOLA FINE SAND, 0-8 % SLOPES	A
48	PLACID FINE SAND, FREQUENTLY PONDED, 0-1% SLOPES	A/D
49	POMONA FINE SAND	A/D
51	POMONA-ST. JOHNS COMPLEX	A/D
61	ST. JOHNS FINE SAND	B/D
63	TAVARES FINE SAND, 0-5% SLOPES	A
66	TOMOKA MUCK, FREQUENTLY PONDED, 0-1% SLOPES	A/D
73	WABASSO-WABASSO, WET, FINE SAND, 0-2% SLOPES	B/D
75	WAUCHULA FINE SAND	A/D



SOURCE: NRCS SOIL RESOURCE REPORT



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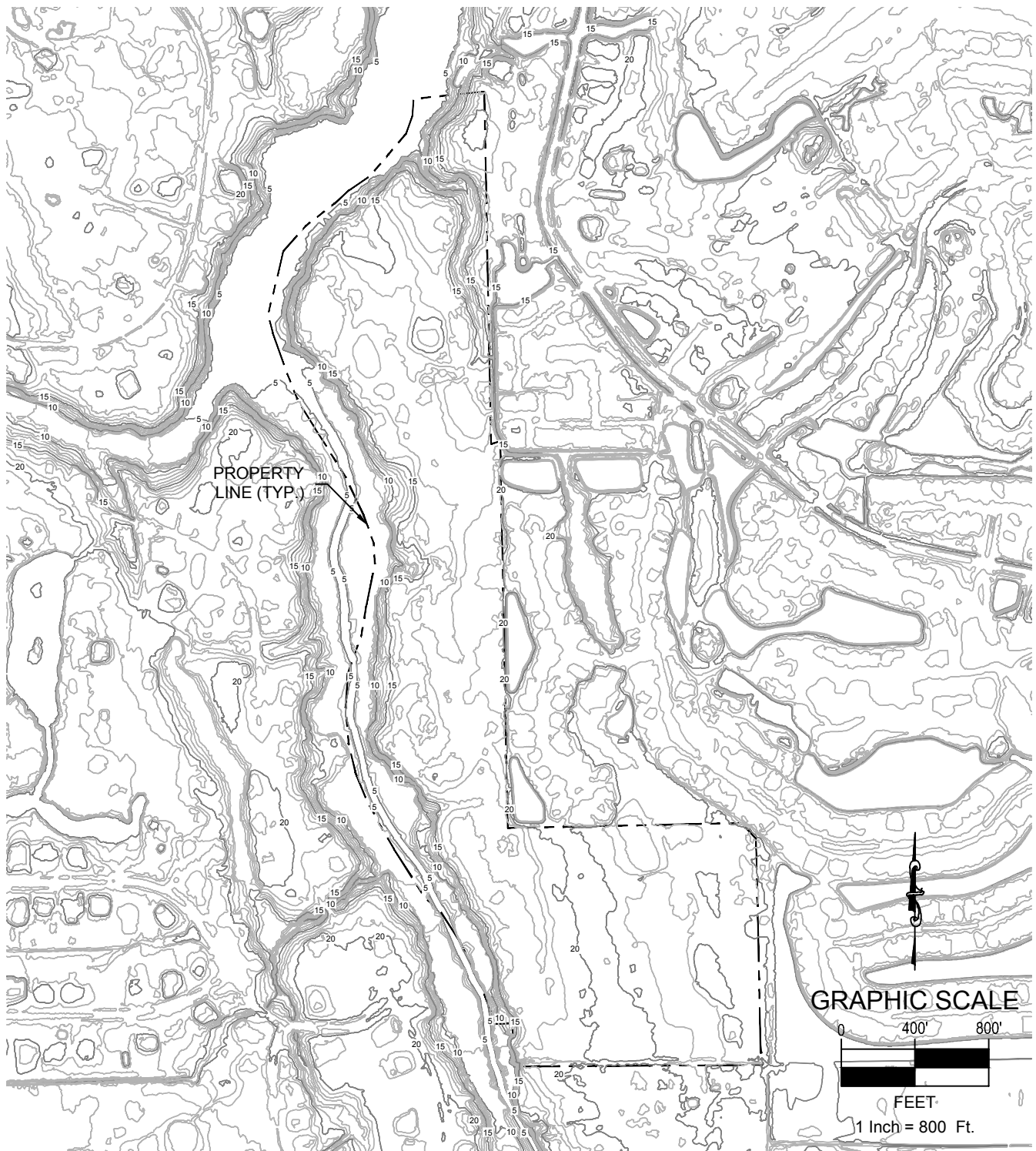
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# SPRUCE CREEK CROSSING SOIL MAP





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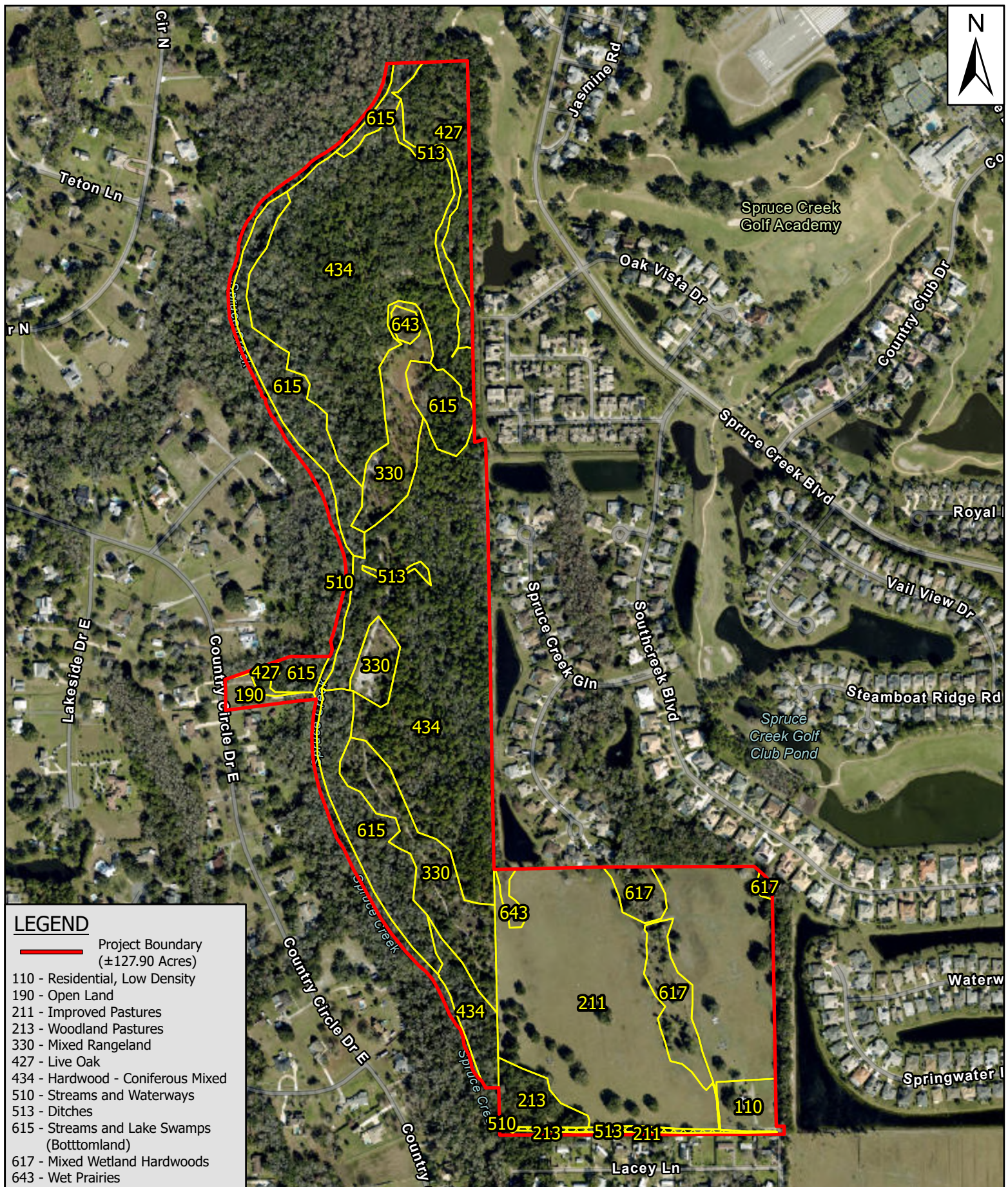
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## SPRUCE CREEK CROSSING TOPOGRAPHIC MAP





## CREEK CROSSING VOLUSIA COUNTY, FLORIDA FLUCFCS MAP

Project #: 1069.02.24 DATE: 06/17/25 FIGURE: 1

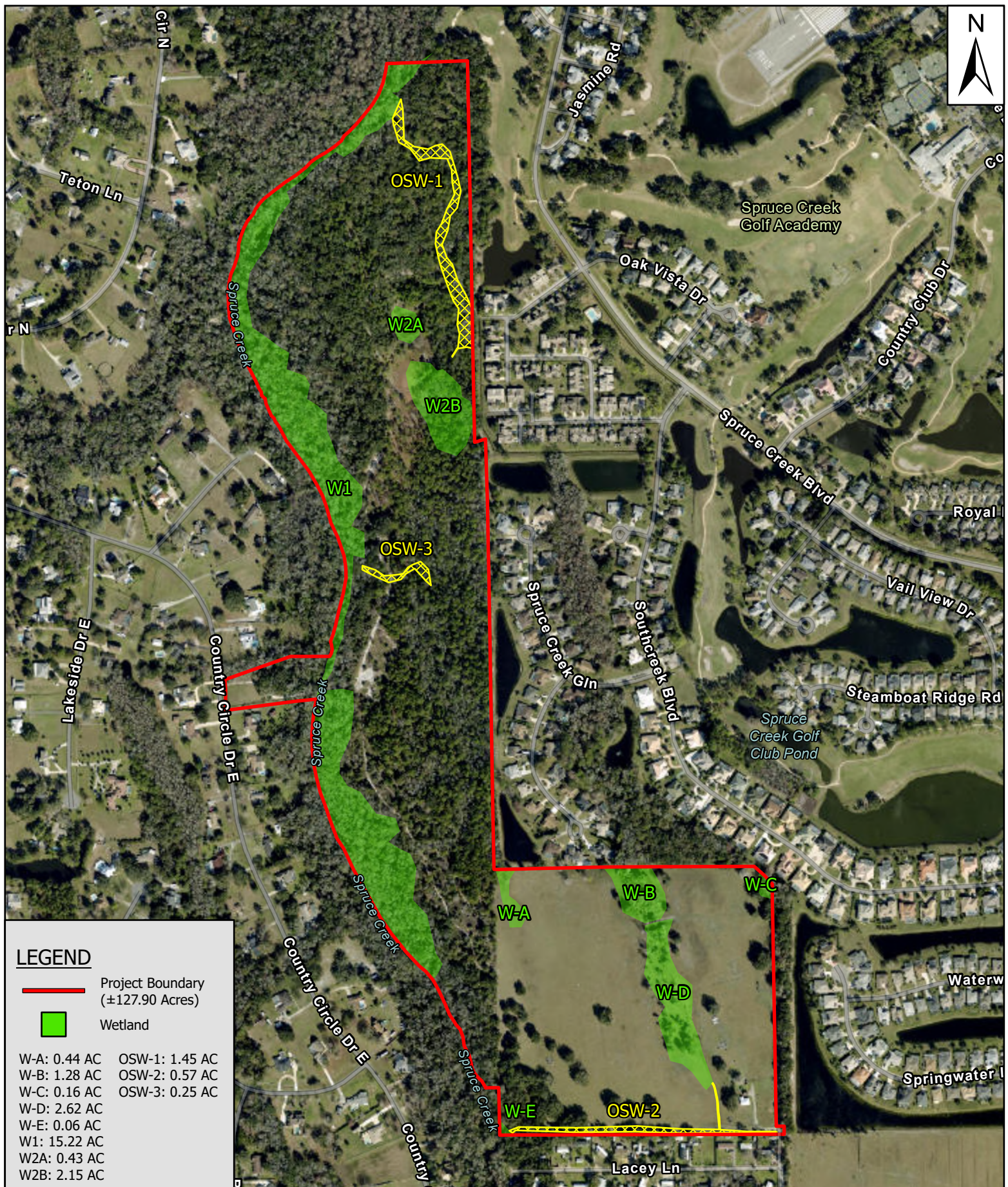
0 800 1,600 Feet

Created by:  
JBD

410 North Street, Suite 130  
Longwood, FL 32750  
Phone: (407) 869-9434  
www.ecologicalconsulting.com







## CREEK CROSSING VOLUSIA COUNTY, FLORIDA WETLAND MAP

Project #: 1069.02.24 DATE: 06/17/25 FIGURE: 2

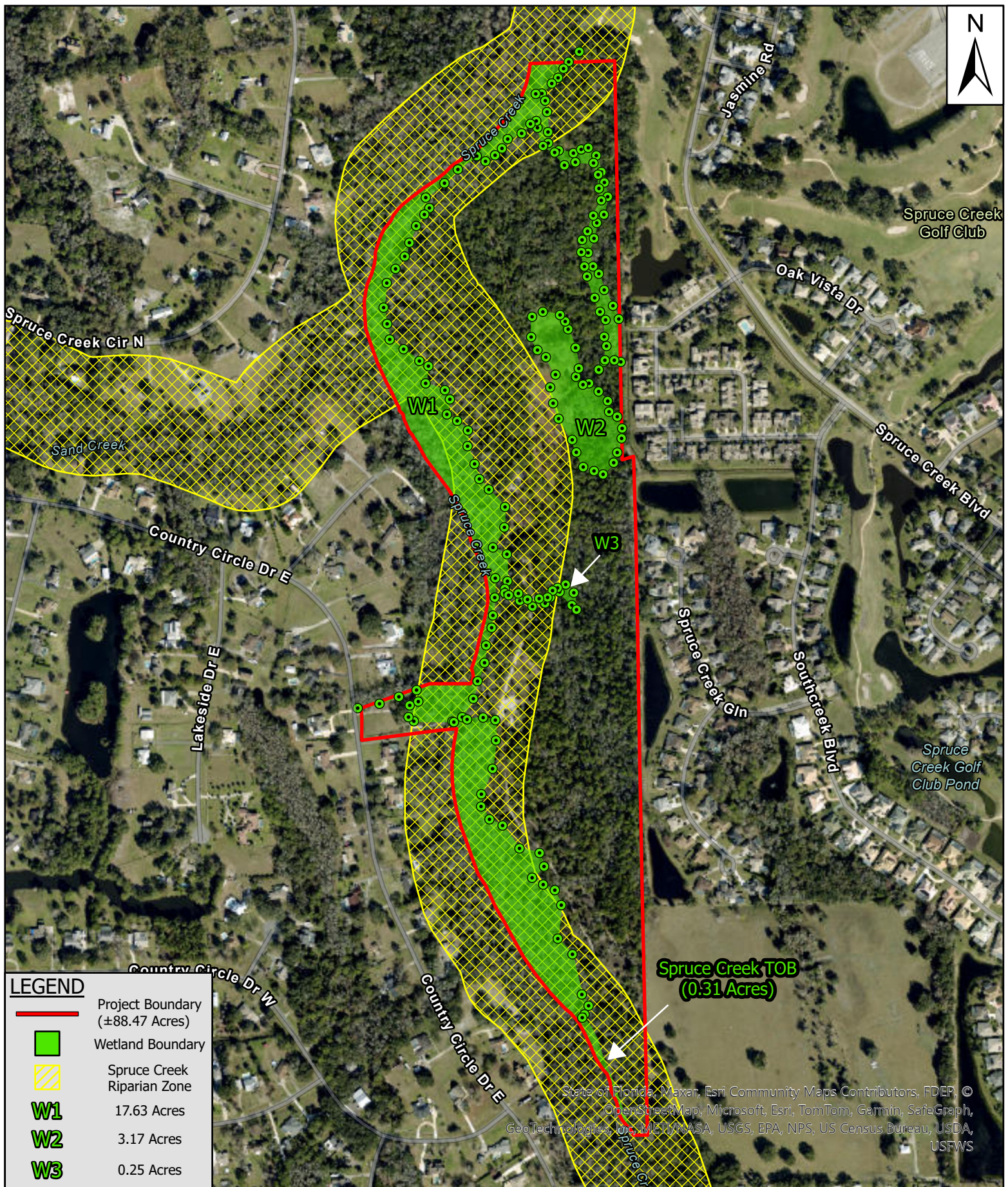
0 800 1,600 Feet

Created by:  
JBD

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## CREEK CROSSING VOLUSIA COUNTY, FLORIDA WETLAND MAP

Project #: 1069.02.24 DATE: 04/24/24 FIGURE: 3

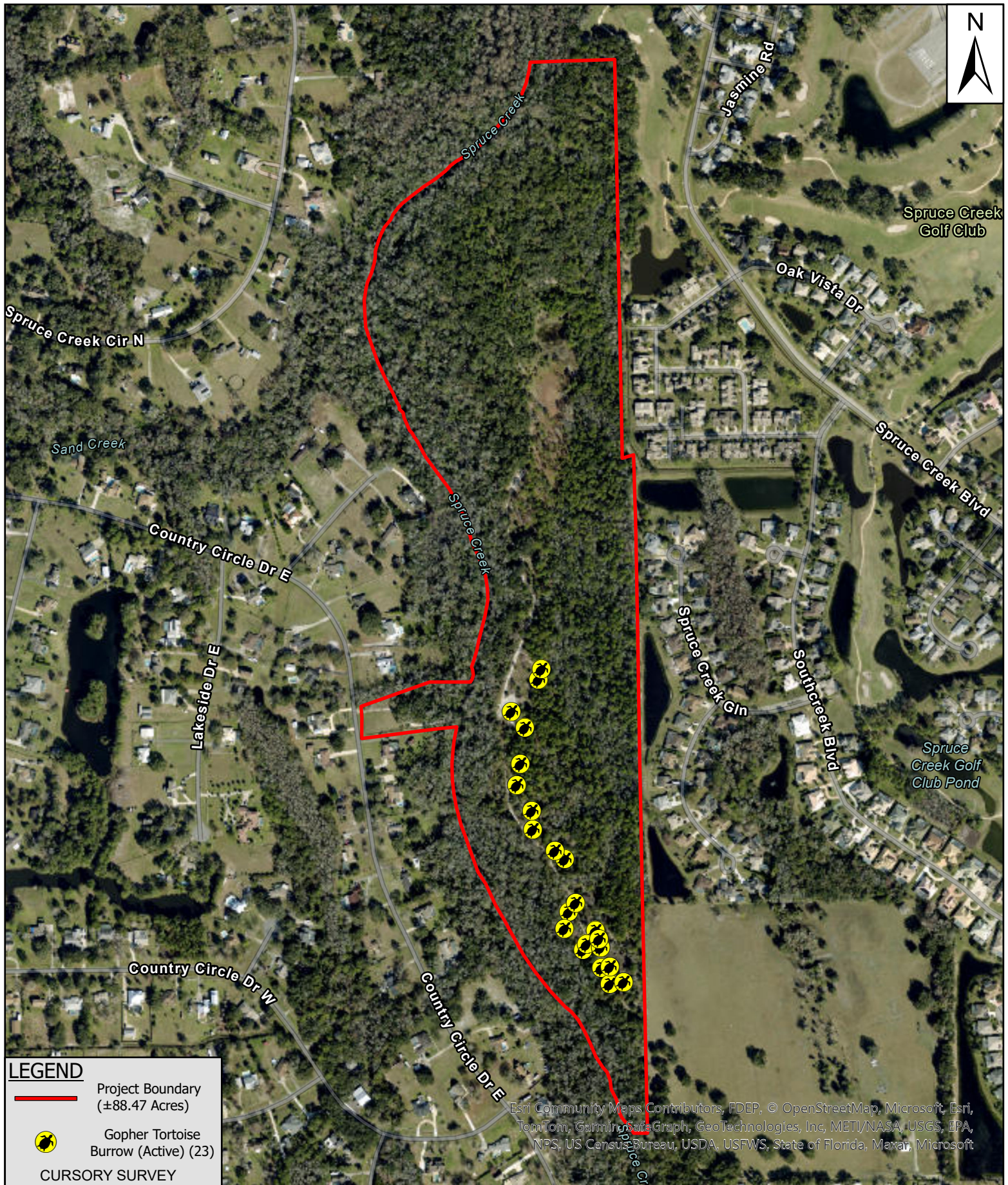
0 500 1,000 Feet

Created by:  
CSK

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www.ecologicalconsulting.com



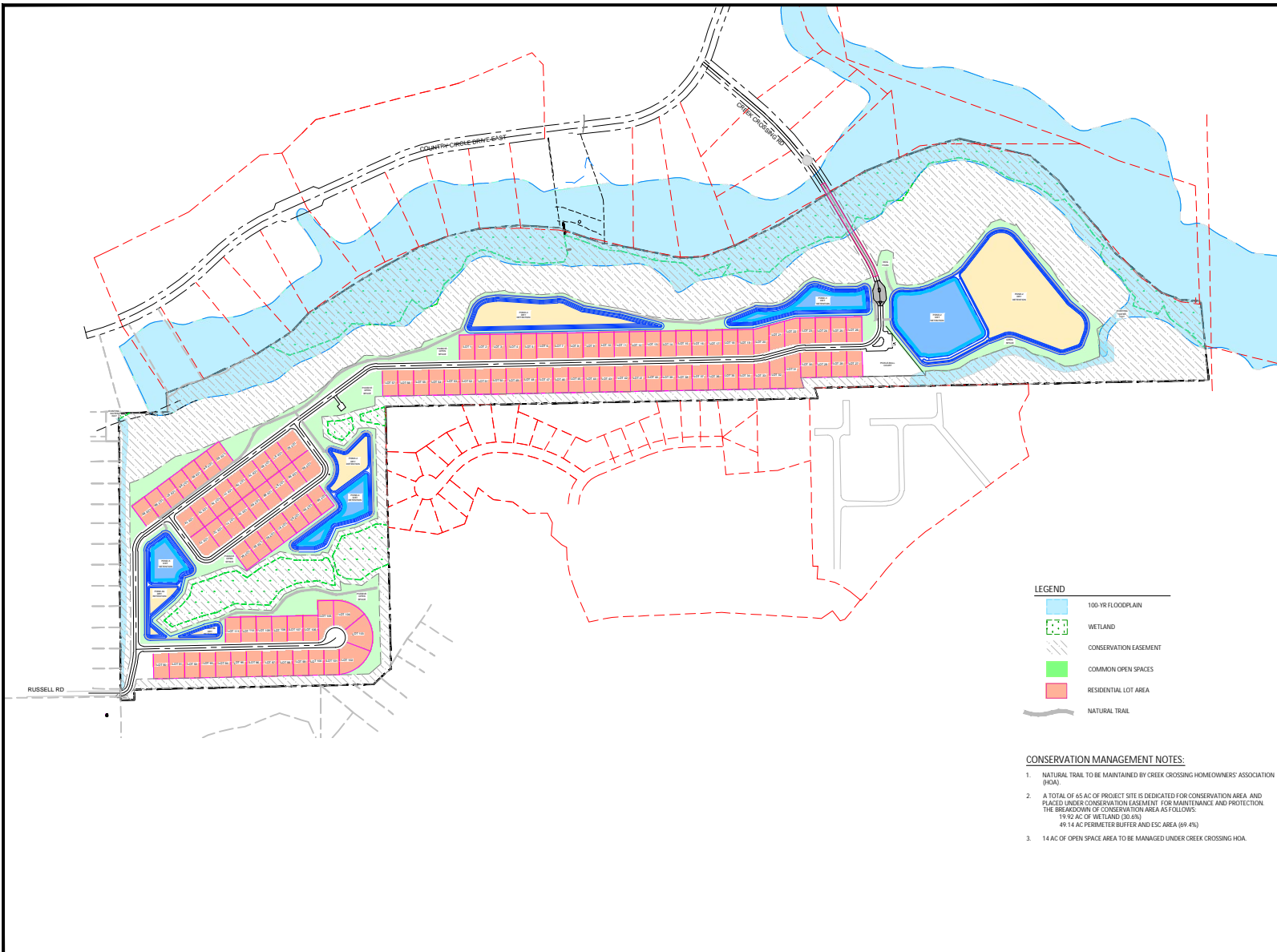




# CREEK CROSSING VOLUSIA COUNTY, FLORIDA GOPHER TORTOISE BURROW MAP







**EVANS ENGINEERING, INC.**  
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES  
719 IRMA AVENUE  
ORLANDO, FLORIDA 32803  
(407) 872-1515  
www.evansenginc.com  
CERTIFICATE OF AUTHORIZATION NO. 00009788

**OVERALL DEVELOPMENT PLANS**  
**CREEK CROSSING**  
VOLUSIA COUNTY, FLORIDA

**CONSERVATION MANAGEMENT PLAN**  
**EASEMENT EXHIBIT**

REVISIONS	
NO.	DATE

DRAWN BY: HQT  
CHECKED BY: DLE

DATE: 09/18/25  
JOB #: 37603

GRAPHIC SCALE  
0 50 100  
1 inch = 100 feet

SHEET #

**EX-1**



## **APPENDIX B: OVERALL CONSERVATION SITE PLAN**





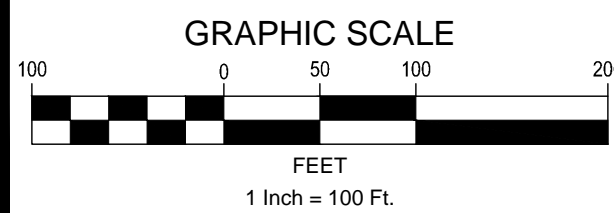
OVERALL DEVELOPMENT PLANS  
CREEK CROSSING  
VOLUSIA COUNTY, FLORIDA

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CONSERVATION  
MANAGEMENT PLAN

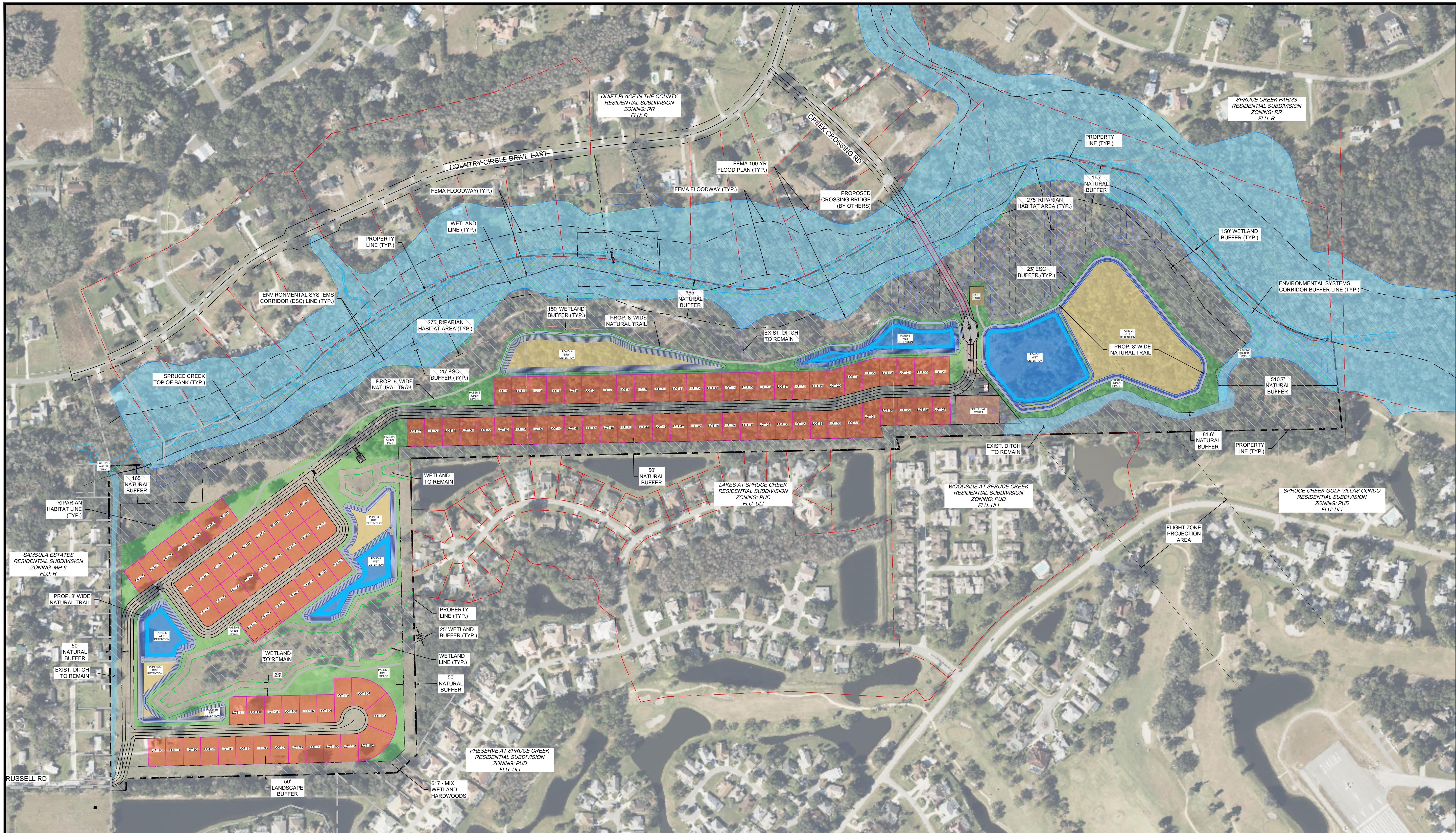
[illegible]

DRAWN BY: HQT	DATE: 09/18/25
CHECKED BY: DLE	JOB #: 37603




SHEET #:

## C03.0



- |    |  |  |
|----|--|--|
| 1. | PERIMETER BUFFER = AVERAGE 100' PROPERTY LINE OFFSET (CONS. SUBDIVISION)             |  |
|    | TOTAL REQUIRED PERIMETER AREA  | $\pm 1,4487' \times 100' = 1,448,700 \text{ SF}$ |
|    | SOUTH & WEST BUFFER w/ 50' OFFSET  | $\pm 8,100' \times 50' = 405,000 \text{ SF}$     |
|    | NORTH & EAST BUFFER w/ 165' OFFSET   | $\pm 6,387' \times 165' = 1,053,855 \text{ SF}$  |
|    | TOTAL PROVIDED PERIMETER BUFFER 1,458,855 SF > 1,448,700 SF                          |  |
| 2. | REQUIRED MIN. PROTECTED OPEN SPACE (60%) = $\pm 75.46 \text{ AC}$                    |  |
|    | LOT AREA   | $\pm 23.43 \text{ AC}$                           |
|    | ROADWAY  | $\pm 8.95 \text{ AC}$                            |
|    | TOTAL AREA   | $\pm 32.38 \text{ AC}$                           |
|    | PROVIDED OPEN SPACE 125.77 AC - 32.38 AC = $\pm 93.39 \text{ AC} > 75.46 \text{ AC}$ |  |
| 3. | PROPOSED OPEN SPACE  |  |
|    | PASSIVE:   |  |
|    | STORMWATER POND  | $\pm 16.47 \text{ AC}$                           |
|    | COMMON OPEN SPACE  | $\pm 10.86 \text{ AC}$                           |
|    | ACTIVE:  |  |
|    | COMMUNITY AMENITY  | $\pm 0.80 \text{ AC}$                            |
|    | DOG PARK   | $\pm 0.20 \text{ AC}$                            |
|    | TOTAL OPEN SPACE:  | $\pm 28.33 \text{ AC}$                           |

- 
-  ENVIRONMENTAL SYSTEMS CORRIDOR (ESC)  
 WETLAND TO REMAIN  
 WETLAND/WATERWAY IMPACT AND REMOVE  
 FEMA 100-YR FLOOD PLAIN  
 FEMA FLOODWAY  
 RESIDENTIAL LOT AREA  
 COMMON OPEN SPACES  
 CONSERVATION EASEMENT  
 NATURAL TRAIL