



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, March 26, 2015

Time: 5:00 PM

Type of Meeting: Regular

Location: Council Chambers
City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Pledge of Allegiance
2. Silent Invocation
3. Roll Call

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. Case No. 14-50000003
SUBDIVISION PLAT/Palmetto Pointe Marketplace
LOCATION: Southeast corner of Clyde Morris Blvd. and Madeline Ave.
A request for approval of the Palmetto Pointe Marketplace Subdivision Plat. If approved, the applicant intends to subdivide the +/- 17.7 acre property into 6 commercial lots.
6. Case No. 14-50000006
SUBDIVISION PLAT & PLANS & SUBDIVISION VARIANCE / Hawks Preserve at Port Orange Plantation - Phase I
LOCATION: North of Town West Blvd., between Coraci Blvd. and McGinnis Ave.
A request for approval of the Hawks Preserve at Port Orange Plantation Subdivision Plat. If approved, the applicant intends to subdivide the +/- 60.3 acre property into 119 single-family lots and construct the required subdivision infrastructure, stormwater improvements, and the extension of McGinnis Ave.
7. Case No. 14-50000007
SUBDIVISION PLAT & PLANS & SUBDIVISION VARIANCE / Hawks Preserve at Port Orange Plantation - Phase II
LOCATION: North of Town West Blvd., between Coraci Blvd. and McGinnis Ave.
A request for approval of the Hawks Preserve at Port Orange Plantation Subdivision Plat. If approved, the applicant intends to subdivide the +/- 23.6 acre property into 75 single-family lots and construct the required subdivision infrastructure and stormwater improvements.

C. OTHER BUSINESS

8. Development Activity Report

9. Commissioner Comments

10. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **PLANNING COMMISSION** WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED. NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE; IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 1-800-955-8771.



STAFF REPORT

Palmetto Pointe Marketplace Subdivision Plat CASE NO. 14-50000003

Request:	Approval of a the Palmetto Pointe Marketplace Subdivision Plat
Location:	Southeast corner of Clyde Morris Boulevard and Madeline Avenue
Owner:	Palmetto Pointe LLP
Applicant:	Gatlin Development Company Inc.
Staff Recommendation:	Approval
Staff Contact:	Tim Burman, Planning Manager (386) 506-5675
Planning Commission:	March 26, 2015

DISCUSSION:

The proposed subdivision includes 6 commercial lots and 5 tracts on approximately 17.7 acres. The subject property is located on the east side of Clyde Morris Boulevard, south of Madeline Avenue. The property is currently undeveloped.

Figure 1 - Location Map for Proposed Subdivision

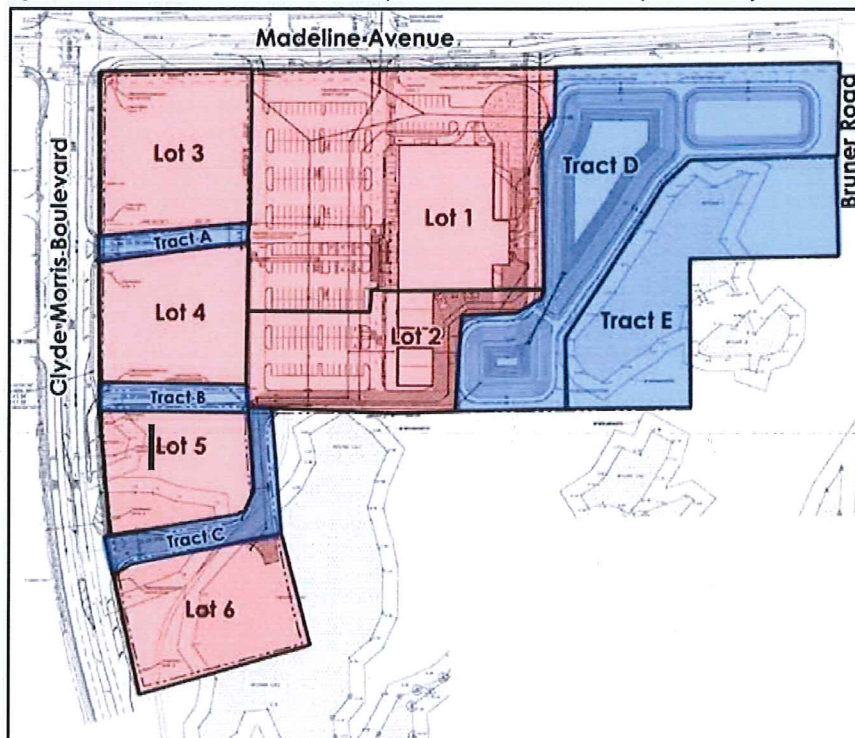


The subject property is currently zoned Planned Unit Development (PUD) but does not have an active Master Development Agreement (MDA) or Conceptual Development Plan (CDP). The applicant is also requesting to rezone the subject property from PUD to Planned Commercial Development (PCD) and approval of the Palmetto Pointe Marketplace MDA and CDP (Exhibit A). Approval of the rezoning request along with the MDA and CDP is required for the subdivision plat to be approved. If the PCD rezoning and subdivision plat are approved, the applicant intends to build a +/- 42,000 square-foot grocery store on Lot 1 and a +/- 9,600 square-foot multi-tenant commercial building on Lot 2. There are also four outparcel lots proposed along Clyde Morris Boulevard but there are no proposed uses for Lots 3, 4, 5, and 6 at this time. The associated infrastructure and stormwater improvements for the subdivision will be constructed with the development of Lot 1 and 2.

The subject property has two Future Land Use (FLU) designations. The majority of the property is designated *Commercial* and the remaining portion of the property is designated *Office/Residential Transition* (Exhibit B).

The proposed plat (Exhibit C) to subdivide the subject property have been reviewed by the Development Review Committee (DRC) and designed according to the requirements of the City's Land Development Code (LDC), Code of Ordinances (CoO), and the dimensional standards outlined in the proposed Palmetto Pointe Marketplace MDA and CDP. The proposed lot configuration (Figure 2) consists of six lots (Lots 1-6) and 5 tracts (Tract A, B, C, D, and E). For the proposed plat, the lots are property to be developed with commercial uses and the tracts are for drainage improvements, common driveways, and preservation areas to support the subdivision. Anticipated

Figure 2. Palmetto Pointe Marketplace Subdivision Proposed Layout



The following proposed subdivision improvements will be constructed simultaneously with the development of Lot 1 and 2:

- Utility infrastructure to serve the 6 lots;
- Stormwater pond in Tract D that will serve as the retention area for all 6 lots;
- 8-foot sidewalk along south side of Madeline Avenue and 5' sidewalk along west side of Bruner Road;
- Driveways on Madeline Avenue and Clyde Morris Boulevard;
- Left turn lane into the property from Madeline Avenue (eastern access drive);
- Right turn lanes into the property from Clyde Morris Boulevard; and
- Left turn lane into the property from Clyde Morris Boulevard (southern access drive).

The proposed lots will be accessed from driveways off Clyde Morris Boulevard and Madeline Avenue. Construction of the internal driveways within the subdivision will be completed with the development of Lot 1 at the locations approved by the proposed Palmetto Pointe Marketplace MDA and CDP. Cross-access easements will be provided between the lots and the adjacent vacant property south of the subject property in order for vehicles and pedestrians to move between the lots and the future development to the south. Any gopher tortoise burrows identified on the property will need to be relocated prior to construction and in accordance with Florida Fish and Wildlife Conservation Commission (FWCC) regulations.

CONCURRENCY REVIEW:

Public facilities and services are currently available to serve the proposed six lots. Concurrency reviews for recreation and school facilities were not conducted because they only apply to residential development. The following discussion summarizes the impact the proposed subdivision will have on public facilities and services.

Solid Waste: Onsite dumpsters for solid waste will be provided with the development of each lot.

Water, Sewer, and Reclaimed Water: The proposed subdivision will be served by potable water, sanitary sewer, and reclaimed water. All lots will be provided with stub-outs for utilities. The developer will construct potable water, sanitary sewer, and reclaimed water lines in accordance with the utility plan for this subdivision.

Transportation: All site plan submittals for the six lots will be required to comply with the City's Concurrency Management requirements in the LDC. Traffic studies may be required for proposed developments on these lots. If required, the study will have to be submitted at the time site plans are reviewed to fully assess the impacts of the proposed development on the surrounding roadway network and to identify any improvements that might be needed. Similar to other developments within the City, the developer may be required to enter into a Fair-Share and Concurrency Agreement with the City to pay for part of the scheduled improvements for any impacted areas.

According to the latest traffic counts for Clyde Morris Boulevard and Madeline Avenue, there is sufficient capacity on these roads for traffic estimated to be generated by future development of this property (Table 1).

Table 1. Roadway Capacity

Roadway Segment	Maximum Capacity Vehicles per day*	Current Vehicles per day*	Remaining Capacity Vehicles per day	Remaining Capacity %
Clyde Morris Blvd. from N. City Limits to Madeline Ave.*	35,820	20,800	+15,020	42%
Clyde Morris Blvd. from Madeline Ave. to Willow Run Blvd.*	35,820	20,000	+15,820	44%
Madeline Ave. from Clyde Morris Blvd. to Long Grove Ln.**	35,820	9,440	+26,380	73%
Madeline Ave. from Nova Rd. to Clyde Morris Blvd.**	12,744	6,640	+6,104	48%

* Source: Volusia County Traffic Engineering, 2013

** Source: City of Port Orange Public Works, 2014

Stormwater Drainage: The stormwater drainage infrastructure for this project will be in the form of a retention pond (Tract D). The City's adopted level-of-service standard for stormwater drainage requires that all new retention/detention facilities be able to treat the runoff from a 25-year, 24-hour storm event and convey the runoff from a 100-year, 24-hour storm event without causing flooding or pollution of receiving water bodies. In addition, there must be no net loss of stormwater retention function as a result of development; therefore, the subdivision property must have the same ability to store and discharge water after development as it does before development occurs.

The drainage tract shown on the plat will provide stormwater drainage for the entire 17.7-acre property (Lots 1-6) and will also be required to meet the stormwater requirements of the St. Johns River Water Management District. The Land Development Code requires approval of the drainage plan with the subdivision or site plan application.

OUTSTANDING TECHNICAL COMMENTS:

The Development Review Committee (DRC) has reviewed this proposal and determined that it meets the requirements of the Land Development Code and the proposed Palmetto Pointe Marketplace MDA and CDP. Some minor corrections related to plat notes and formatting of the plat will need to be addressed by the applicant prior to the plat being considered by the City Council. Approval of the PCD rezoning request and the proposed Palmetto Pointe Marketplace MDA and CDP is required for the subdivision plat to be approved.

RECOMMENDATION:

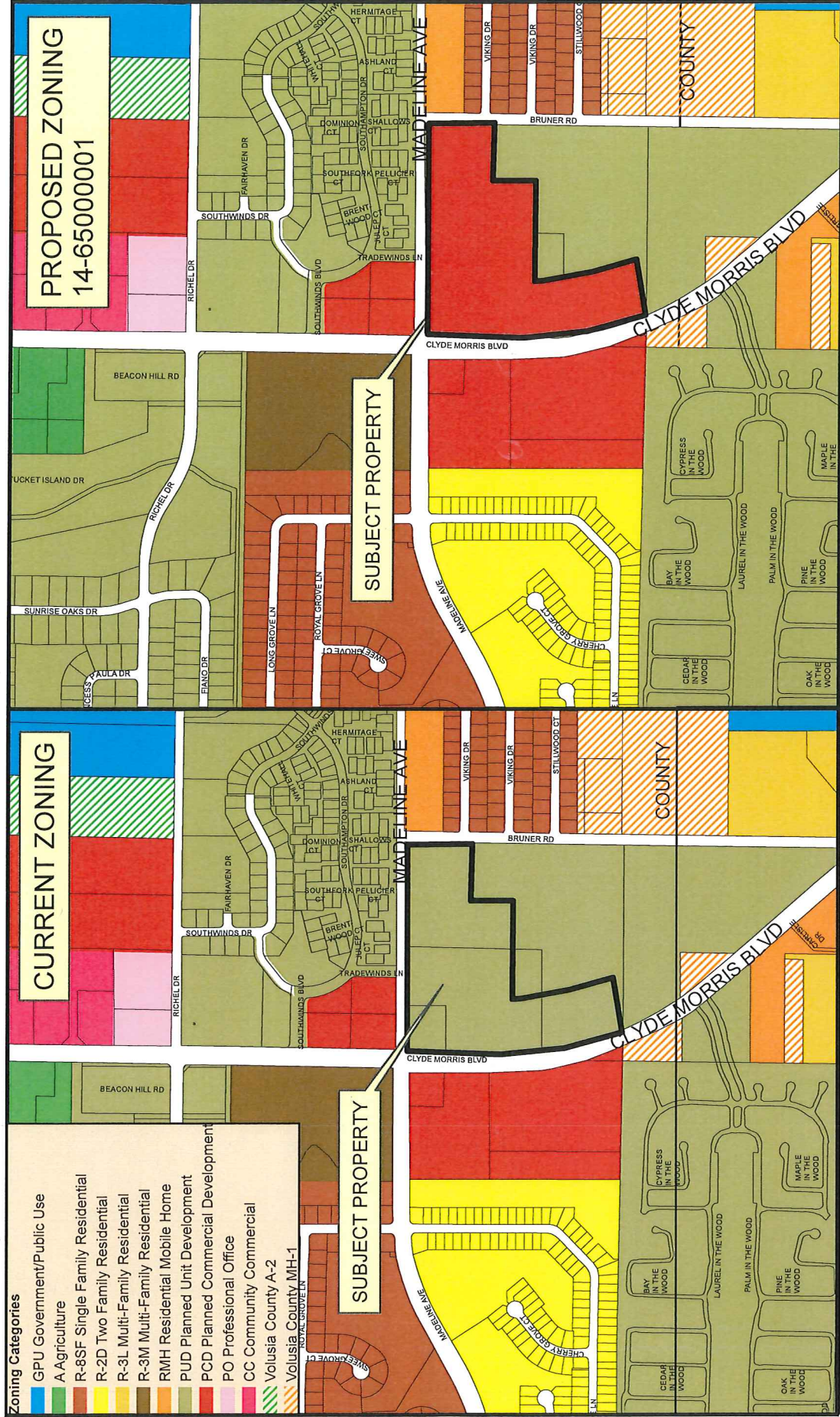
Staff recommends **approval** of the Palmetto Pointe Marketplace Plat Subdivision Plat, subject to following

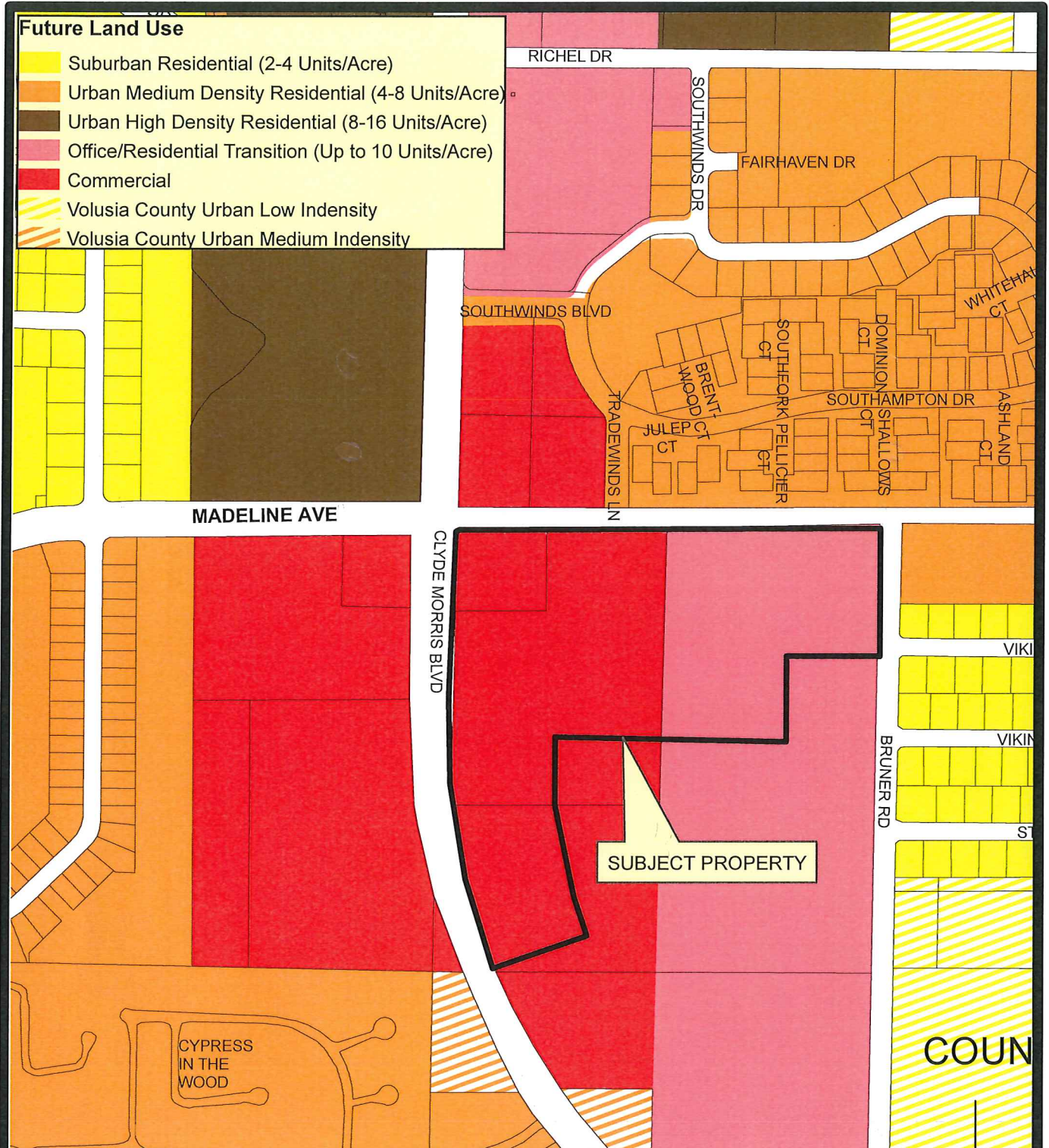
1. City Council approval the PCD rezoning request and the Palmetto Pointe Market Place Master Development Agreement and Conceptual Development Plan for the subject property (Case No.14-65000001); and
2. Resolution of all remaining outstanding technical comments prior to City Council review.

ATTACHMENTS:

1. Exhibit A – Current and Proposed Zoning Map
2. Exhibit B – Current Future Land Use Map
3. Exhibit C – Palmetto Pointe Marketplace Subdivision Plat

Date Created: March 19, 2015

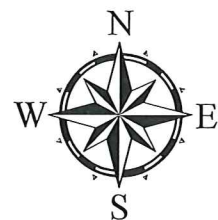




Future Land Use Map
Case No. 14-50000003

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT



PALMETTO POINTE MARKETPLACE

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 1 OF 5

MAP BOOK: PAGE:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

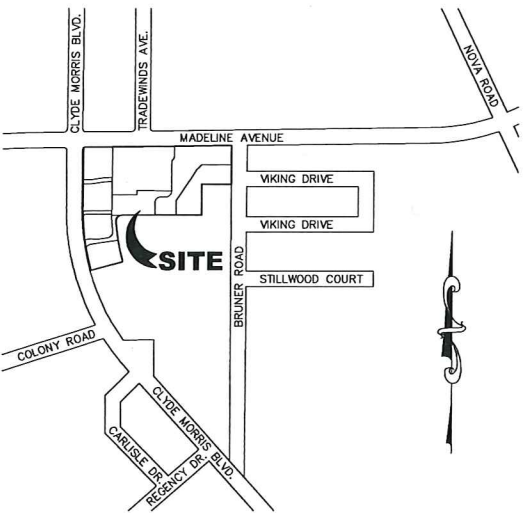
COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE RUN S00°15'37"W ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 2620.11 FEET; THENCE RUN S89°15'33"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST, A DISTANCE OF 1322.84 FEET; THENCE RUN S00°17'28"W, A DISTANCE OF 67.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MADELINE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S00°17'28"W ALONG THE WEST RIGHT OF WAY LINE OF BRUNER ROAD, A DISTANCE OF 324.62 FEET; THENCE RUN S89°47'55"W, A DISTANCE OF 246.60 FEET; THENCE RUN S00°12'05"E, A DISTANCE OF 253.42 FEET; THENCE RUN S89°42'37"W, A DISTANCE OF 668.36 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 44.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°11'39", AN ARC DISTANCE OF 72.38 FEET, HAVING A CHORD BEARING OF S43°06'47"W AND A CHORD DISTANCE OF 64.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1575.61 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'31", AN ARC DISTANCE OF 345.82 FEET, HAVING A CHORD BEARING OF S09°46'18"E AND A CHORD DISTANCE OF 345.12 FEET; THENCE RUN S75°05'45"W, A DISTANCE OF 283.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLYDE MORRIS BOULEVARD, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1859.36 FEET; THENCE FROM A RADIAL BEARING OF N74°07'01"E, RUN NORTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF CLYDE MORRIS BOULEVARD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'44", AN ARC DISTANCE OF 532.61 FEET, HAVING A CHORD BEARING OF N07°40'37"W AND A CHORD DISTANCE OF 530.79 FEET; THENCE CONTINUE N00°25'03"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 476.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°50'30", AN ARC DISTANCE OF 38.76 FEET, HAVING A CHORD BEARING OF N44°50'18"E AND A CHORD DISTANCE OF 35.00 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF MADELINE AVENUE; THENCE RUN N89°15'33"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MADELINE AVENUE, A DISTANCE OF 1218.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.724 ACRES, MORE OR LESS.

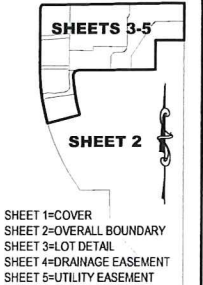
GENERAL NOTES:

- Monumentation
■ - Denotes 4x4 concrete monument recovered, Unless otherwise noted.
■ - Denotes Permanent Reference Monument set 4x4 concrete monument stamped #4671 unless otherwise noted.
- All lines are non-radial unless otherwise noted as radial (R).
- Dimensions shown are in feet and decimals thereof.
- Accuracy: The boundary linear error of closure does not exceed 1:10,000.
The boundary angular error of closure does not exceed 15 seconds multiplied by the square root of the number of angles turned.
- Bearings shown here on are relative to assumed datum, based on North line of the Southeast 1/4 of Section 6-16-33 as being S89°15'33"W.
- NOTE: All measurements refer to horizontal plane in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the 39.37/12=3.28083333333 equation for conversion from a U.S. foot to meters.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- This plat is subject to all easements of record and reservations of easements, including but not limited to drainage, utility, and access easements granted hereon which shall be located as follows except as otherwise noted on the plat: Entire street frontages of lots and common areas: 12.00 feet wide.
- Utilities include but are not limited to sanitary sewer, potable water, reclaimed water, storm drainage, electric, telephone, cable television, security, natural gas, fiber optic, telecommunication.
- Utility easements provided on this plat include easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- All other easements are subordinate to any conservation easements granted hereon. There shall be no removal or disturbance of any vegetation within such conservation easements. Any proposed construction or other use within a conservation easement must be reviewed and approved by the City of Port Orange and any other authority having jurisdiction over the conservation easement.
- The Tree Conservation Easement shall consist of the entire boundary of the Tree Conservation Area designated as Tract E. The purpose of this Easement shall be to assure that the trees located therein be retained or replaced forever in their existing natural condition. Actions detrimental to tree health and survival within the boundaries of this Easement are prohibited without the express permission of the City. Nothing herein shall, however, be construed to prevent general maintenance of the Easement which may consist of removal of natural vegetation, lawn mowing, placement of sod, irrigation, edging and weeding landscape plants, and other activities necessary to provide a neat, manicured appearance, unless otherwise prohibited in wetland conservation or buffer area. The City expressly reserves the right to enter the Easement premises in a reasonable manner and at reasonable times to inspect for compliance with this Easement
- Retention areas and common areas are granted as easements to the City of Port Orange with rights of access, ingress, and egress.
- The lands shown hereon are subject to the cross access and utility easements and maintenance obligations set forth in easements with covenants and restrictions affecting land recorded in Official Records Book _____, Page _____.
- This plat is subject to the terms, provisions and conditions of those listed items numbered 9, 10, 11, 12 and 13 as shown on Schedule B-II of the Commitment for Title Insurance dated 5/15/14.
- The Wetland Conservation Easement shall cover the wetlands and wetland buffers located within Tract E. The purpose of the wetlands easement is to preserve, protect and enhance the wetlands within the City, based on a policy of no net loss of wetland function, in acknowledgement of the important natural function of wetlands in flood control, water quality, and wildlife preservation. Any activity on or use of the property inconsistent with the purpose of this Easement is prohibited.
- GDC Port Orange, LLC, a Florida limited liability company, shall be responsible for the operation and maintenance of the drainage system serving the areas within the boundaries of this plat. In the event that the drainage system is not properly maintained or fails to operate as designed, the City of Port Orange shall be entitled to access the easement areas depicted hereon to perform maintenance, repair or replace the facilities; and, shall have the right to lien all owners of record in property for the cost of such maintenance, repair and replacement, as deemed by the City to be necessary.

LOCATION MAP (not to scale)



INDEX / KEY MAP



LEGEND

- Δ - DELTA
- R - RADIUS
- L - LENGTH
- C - CHORD
- CB - CHORD BEARING
- ⊙ - CENTER LINE
- AC - ACRES
- R/W - RIGHT OF WAY

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Surveyor and Mapper, does hereby certify that the plat shown and described hereon, entitled PALMETTO POINTE MARKETPLACE, was prepared under my direction and supervision, that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and that all monumentation shown hereon or required per Chapter 177, Florida Statutes, has been properly placed.

JAMES R. SHANNON JR.
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2153 ALTAMONTE
SPRINGS, FLORIDA, 32714, (407) 774-8372

Date

PALMETTO POINTE MARKETPLACE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that Palmetto Pointe LLP, being the owner in fee simple of the lands shown and described hereon as the plat entitled PALMETTO POINTE MARKETPLACE, located in the City of Port Orange, Volusia County, Florida, hereby dedicates the said lands and plot for the uses and purposes hereon expressed. All potable water, reclaimed water, and sanitary sewer mains constructed within the area encompassed within the plat are dedicated to the City of Port Orange. All drainage, utility, tree conservation and wetland conservation easements shown or described on the plat are, unless otherwise indicated, granted to the City of Port Orange. All access easements shown or described on the plat are granted pursuant to the easements with covenants and restrictions and to the City of Port Orange for emergency vehicles and government services. 10.00 feet of additional right of way along Clyde Morris Boulevard as shown being dedicated to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this _____ day of, _____ 2015.

By: _____

Witness: _____

Witness: _____

COUNTY OF _____ STATE OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____

Who is personally known to me or have produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public: _____

My Commission Expires: _____

Commission Number: _____

JOINDER AND CONSENT TO DEDICATION

_____, a _____ corporation, hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the property shown and described hereon as the plat entitled PALMETTO POINTE MARKETPLACE, located in the City of Port Orange, Volusia County, Florida. _____ hereby joins and consents to the dedication of the lands and plot and agrees that its mortgage, lien, or other encumbrance recorded in Official Records Book _____, Page _____, of the Public Records of Volusia County, Florida, shall be subordinated to the said dedication.

BY: _____ ATTEST: _____

(PRINTED NAME) (PRINTED NAME)

TITLE: _____ TITLE: _____

COUNTY OF _____ STATE OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____

Who is personally known to me or have produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public: _____

My Commission Expires: _____

Commission Number: _____

PLANNING COMMISSION CERTIFICATE OF APPROVAL

This statement hereby certifies that the plat entitled PALMETTO POINTE MARKETPLACE was approved by the Port Orange Planning Commission on _____.

BY: _____
Chairman of the Port Orange Planning Commission

CITY COUNCIL CERTIFICATE OF APPROVAL

This statement hereby certifies that the plat entitled PALMETTO POINTE MARKETPLACE was approved by the Port Orange City Council on _____.

BY: _____ ATTEST: _____
Mayor of the City of Port Orange City Clerk of the City of Port Orange

CERTIFICATE OF CLERK

I hereby certify that I have examined the foregoing plat and found that it complies, in form, with all requirements stated in Chapter 177, Florida Statutes, and that it was filed for record on _____ at _____ a.m. / p.m.

Clerk of Circuit Court File No.
Volusia County, Florida

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I hereby certify to the City, that I have reviewed the foregoing plat for compliance with the requirements of Chapter 177, Florida Statutes, and that I have provided both the City and the Surveyor and Mapper of Record a list of deviations, if any, from such requirements.

(SIGNATURE) _____ Date _____

(PRINT NAME) _____ P.L.S. No. _____



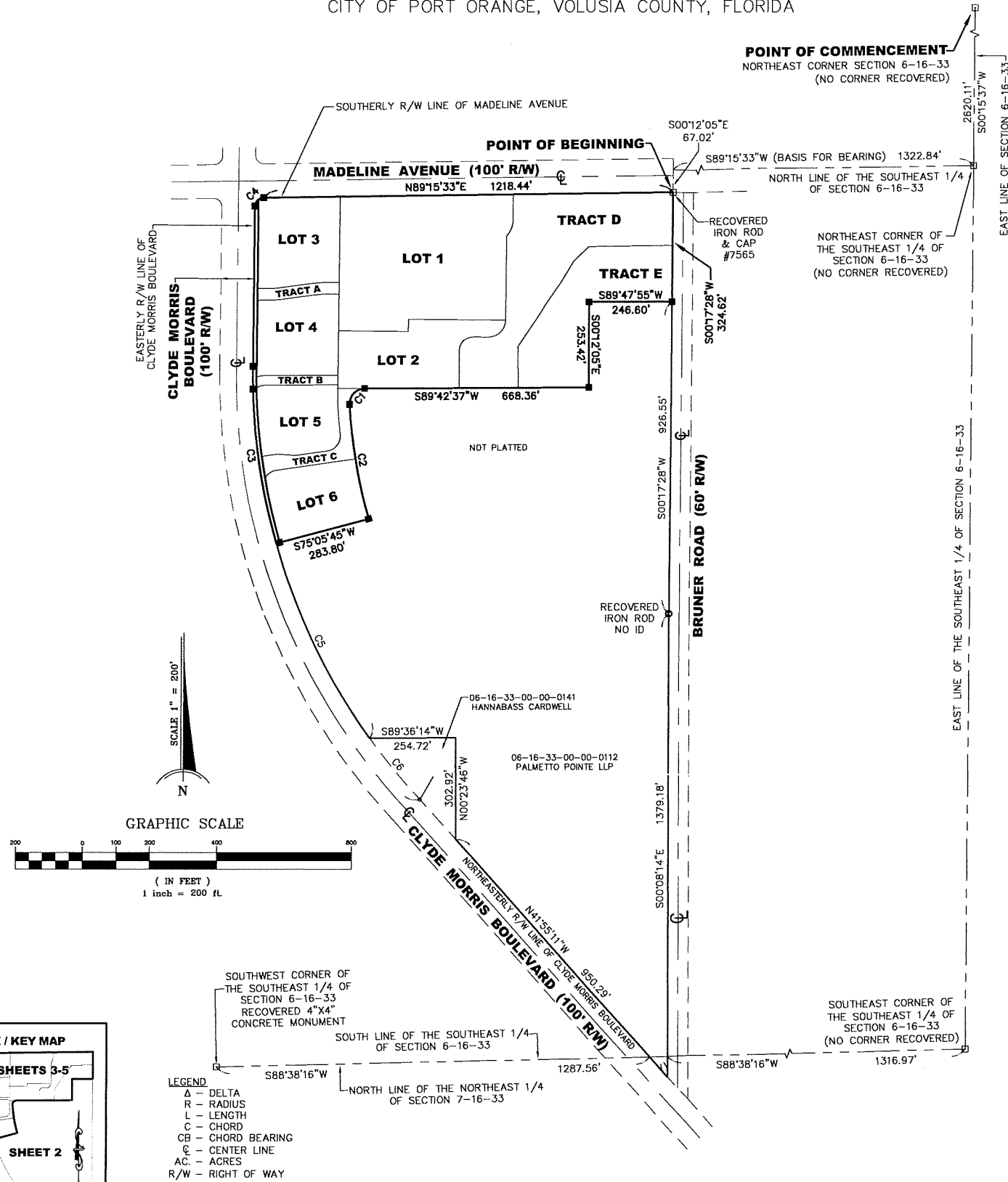
PALMETTO POINTE MARKETPLACE

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 2 OF 5

MAP BOOK: _____

PAGE: _____



GENERAL NOTES:

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- Dimensions shown are in feet and decimals thereof.
- Accuracy: The boundary linear error of closure does not exceed 1:10,000. The boundary angular error of closure does not exceed 15 seconds multiplied by the square root of the number of angles turned.
- Bearings shown here on are relative to assumed datum, based on North line of the Southeast 1/4 of Section 6-16-33 as being S89°15'33"W.
- NOTE: All measurements refer to horizontal plane in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the $39.37/12 = 3.28083333333$ equation for conversion from a U.S. foot to meters.
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- This plat is subject to all easements of record and reservations of easements, including but not limited to drainage, utility, and access easements granted hereon which shall be located as follows except as otherwise noted on the plat: Entire street frontages of lots and common areas: 12.00 feet wide.
- Utilities include but are not limited to sanitary sewer, potable water, reclaimed water, storm drainage, electric, telephone, cable television, security, natural gas, fiber optic, telecommunication.
- Utility easements provided on this plat include easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- All other easements are subordinate to any conservation easements granted hereon. There shall be no removal or disturbance of any vegetation within such conservation easements. Any proposed construction or other use within a conservation easement must be reviewed and approved by the City of Port Orange and any other authority having jurisdiction over the conservation easement.
- The Tree Conservation Easement shall consist of the entire boundary of the Tree Conservation Area designated as Tract E. The purpose of this Easement shall be to assure that the trees located therein be retained or replaced forever in their existing natural condition. Actions detrimental to tree health and survival within the boundaries of this Easement are prohibited without the express permission of the City. Nothing herein shall, however, be construed to prevent general maintenance of the Easement which may consist of removal of natural vegetation, lawn mowing, placement of sod, irrigation, edging and weeding landscape plants, and other activities necessary to provide a neat, manicured appearance, unless otherwise prohibited in wetland conservation or buffer area. The City expressly reserves the right to enter the Easement premises in a reasonable manner and at reasonable times to inspect for compliance with this Easement.
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	72.38'	44.50'	93°11'39"	S43°06'47"W	64.66'
C2	345.82'	1575.61'	12°34'31"	S09°46'18"E	345.12'
C3	532.61'	1859.36'	16°24'44"	S07°40'37"E	530.79'
C4	38.76'	25.00'	88°50'30"	S44°50'18"W	35.00'
C5	647.22'	1859.36'	19°56'38"	S25°51'18"E	643.96'
C6	236.10'	1859.36'	7°16'32"	S39°27'53"E	235.94'
C7	1415.93'	1859.36'	43°37'54"	S21°17'12"E	1381.96'

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PALMETTO POINTE MARKETPLACE

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 3 OF 5

MAP BOOK: _____

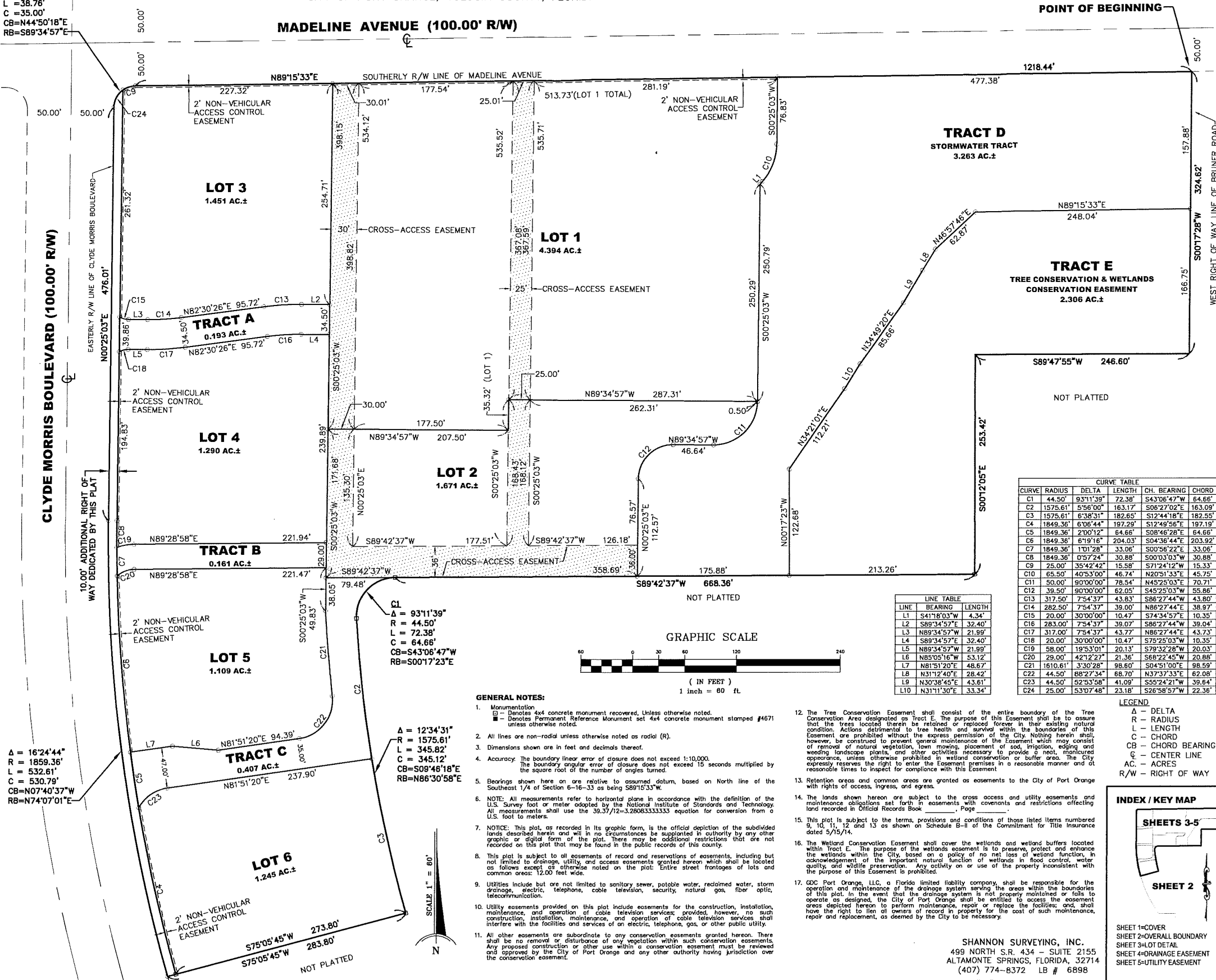
PAGE: _____

Δ = 88°50'30"
R = 25.00'
L = 38.76'
C = 35.00'
CB = N44°50'18"E
RB = S89°34'57"E

MADELINE AVENUE (100.00' R/W)

POINT OF BEGINNING

CLYDE MORRIS BOULEVARD (100.00' R/W)



PAGE:

MADELINE AVENUE (100.00' R/W)

SHEET 1=COVER
SHEET 2=OVERALL BOUNDARY
SHEET 3=LOT DETAIL
SHEET 4=DRAINAGE EASEMENT
SHEET 5=UTILITY EASEMENT

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SHEET 5 OF 5 | MAP BOOK: PAGE:

MADELINE AVENUE (100.00' R/W)

CLYDE MORRIS BOULEVARD (100.00' R/W)

POINT OF BEGINNING

1218.44'

TRACT D**TRACT E**

S89°47'55"W 246.60'

NOT PLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°15'33"E	20.02
L2	S01°41'39"W	37.74
L3	S89°42'37"W	20.00
L4	N00°25'03"E	14.38
L5	S36°14'46"W	57.47
L6	N53°45'14"W	20.00
L7	N36°14'46"E	50.11
L8	S50°35'00"W	20.46
L9	N39°25'00"W	20.00
L10	N50°35'00"E	43.42
L11	S00°25'03"W	44.06
L12	N89°34'57"W	20.00
L13	N00°25'03"E	64.54
L14	N01°41'39"E	31.63

SCALE 1" = 60'

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

GENERAL NOTES:

1. **Monumentation.**
 - - Denotes 4x4 concrete monument recovered. Unless otherwise noted.
 - - Denotes Permanent Reference Monument set 4x4 concrete monument stamped #4671 unless otherwise noted.
2. All lines are non-radial unless otherwise noted as radial (R).
3. Dimensions shown are in feet and decimals thereof.
4. **Accuracy:** The boundary linear error of closure does not exceed 1:10,000.
The boundary angular error of closure does not exceed 15 seconds multiplied by the square root of the number of angles turned.
5. Bearings shown here on are relative to assumed stationing, based on North line of the Southeast 1/4 of Section 6-16-33 as being S89°15'33"W.
6. **NOTE:** All measurements refer to horizontal plane in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. Measurements shall use the 39.37/12 x 3.2808333333333 equation for conversion from a U.S. foot to meters.
7. **NOTICE:** This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supanted in authority by any other graphic or digital depiction of the same. Any such digital depictions that are not recorded on this plot that may be found in the public records of this county.
8. This plot is subject to all easements of record and reservations of easements, including but not limited to drainage, utility, and access easements granted herein which shall be located as follows except where otherwise noted on the plot: Entire street frontages of lots and corner lots; 12.00 feet wide.
9. Utilities include but are not limited to sanitary sewer, potable water, reclaimed water, storm drainage, electric, telephone, cable television, security, natural gas, fiber optic, telecommunication.
10. Utility easements provided on this plot include easements for the construction, installation, maintenance, protection, repair, and use of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
11. All other easements are subordinate to any conservation easements granted herein. There shall be no removal, modification, or alteration of any such conservation easements. Any proposed construction or other use within a conservation easement must be reviewed and approved by the City of Port Orange and any other authority having jurisdiction over the conservation easement.

12. The Wetland Conservation Easement shall consist of the entire boundary of the Tree Conservation Area designated as Tract E. The purpose of this Easement shall be to assure that the trees located therein be retained or replaced forever in their existing natural condition. All Actions for the health and survival of the trees within the boundaries of this Easement are prohibited without the express permission of the City. Nothing herein shall, however, be construed to prohibit the City from removing or replacing trees for the purpose of removal of natural vegetation, lawn mowing, placement of sod, irrigation, edging and mulching of landscape, or any other action necessary to preserve the appearance of the trees, unless otherwise prohibited in wetland conservation or buffer area. The City expressly reserves the right to enter the Easement premises in a reasonable manner and at reasonable times to inspect and enforce compliance with the terms of this Easement.
13. Retention areas and common areas are granted as easements to the City of Port Orange with rights of access, ingress, and egress.
14. The lands shown herein are subject to the cross access and utility easements and maintenance obligations set forth in easements with covenants and restrictions affecting the lands recorded in the Public Records of the County of Volusia, Florida.
15. This plot is subject to the terms, provisions and conditions of those listed items numbered 9, 10, 11, 12 and 13 as shown on Schedule B-I-I of the Commitment for Title Insurance dated 5/15/14.
16. The Wetland Conservation Easement shall cover the wetlands and wetland buffers located within the Tract. The purpose of the wetlands easement is to preserve, protect, and enhance the wetlands within the City, based on a policy of no net loss of wetland function, in order to ensure management of the wetlands for the protection of the water quality, quantity, and wildlife preservation. Any activity on or use of the property inconsistent with the purpose of this Easement is prohibited.
17. GSC Port Orange, LLC, a Florida limited liability company, shall be responsible for the operation and maintenance of the drainage system to drain water away from the boundaries of this plot, in the event that the drainage system is not properly maintained or fails to properly discharge water from the plot. The responsibility for the operation and maintenance of areas depicted hereon to perform maintenance, repair or replace the facilities; and, shall have the right to lien all owners of record in proportion to the cost of such maintenance, repair or replacement, and to enforce the same by any means necessary.

LEGEND

LEGEND
 Δ - DELTA
 R - RADIUS
 L - LENGTH
 C - CHORD
 CB - CHORD BEARING
 CL - CENTER LINE
 AC. - ACRES
 R/W - RIGHT OF WAY

INDEX / KEY MAP

SHEETS 3-5

SHEET 2

SHEET 1=COVER
SHEET 2=OVERALL BOUNDARY
SHEET 3=LOT DETAIL
SHEET 4=DRAINAGE EASEMENT
SHEET 5=UTILITY EASEMENT

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ALTAMONTE SPRINGS, FLORIDA, 32714
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STAFF REPORT

SUBDIVISION FINAL PLAT & PLANS / HAWKS PRESERVE AT PORT ORANGE PLANTATION, PHASE I, SUBDIVISION & SUBDIVISION VARIANCE CASE NO. 14-50000006

REQUEST:	Approval of the Hawks Preserve at Port Orange Plantation Phase I Plat and Subdivision Plans, subject to approval of the subdivision variance to waive the requirement to extend Peach Blossom Blvd. into Hawks Preserve at Port Orange Plantation Phase I.
LOCATION:	North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue (see Figure 1)
OWNER/APPLICANT:	D.R. Horton
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz (386) 506-5671
PLANNING COMMISSION:	March 26, 2015

DISCUSSION

The proposed subdivision phase includes 119 single-family lots along with associated infrastructure, stormwater improvements, and the extension of McGinnis Avenue on approximately 60.36 acres (Exhibit B). This phase would be part of the overall Port Orange Plantation Subdivision. The subject property is located north of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue. The subject property was originally part of an overall 346-townhouse development (Villages of Port Orange Plantation approved in 2006) and a portion of a 55 lot single-family development (Port Orange Plantation, Phase V) approved in 2007 that were not constructed.

Figure 1. Location Map



The subject property, which is currently vacant, is zoned “PC-A” (Planned Community – Agricultural) Neighborhood District and has a Future Land Use designation of *Planned Community-Westside*. The PC-A neighborhood-zoning district is intended to accommodate a variety of standard suburban housing types at varying densities. Single-family, two-family, and multi-family housing are all permitted uses in this zoning district.

The plat and subdivision plans have been designed according to the requirements of the City’s Land Development Code (LDC) and the dimensional standards outlined in PC-A neighborhood-zoning district of the LDC, except for the variance requested and discussed later in the report. The subdivision will have a pedestrian connection to the existing Port Orange Plantation subdivision and direct access to Coraci Boulevard and McGinnis Avenue. The following subdivision improvements will be constructed:

- Water, sewer, reclaimed water infrastructure;
- Extension of McGinnis Avenue (travel lanes, turn lane, 6’ sidewalks, streetlights, landscaping, and irrigation) from Old Walker Way to the north end of the property;
- Public local streets within the subdivision (travel lanes, 4’ sidewalks, and streetlights);
- Stormwater drainage infrastructure to connect to the existing ponds within the Port Orange Plantation subdivision;
- Pedestrian trails within the subdivision and a pedestrian bridge over the existing canal to connect with the existing sidewalk network in Port Orange Plantation;
- 20’ landscape buffer along Coraci Boulevard and McGinnis Avenue; and
- Entry signage and landscaping at the entrance off McGinnis Avenue.

CONCURRENCY REVIEW

Public facilities and services, such as roads, public infrastructure, schools, and recreational facilities are currently available to serve the proposed 119 residential lots. The following discussion and table summarizes the impacts the proposed development will have on the public facilities and services.

Water, Sewer, Reclaimed Water

The proposed phase will be served by potable water, sanitary sewer, and reclaimed water. All lots will be provided with stub-outs for utilities. The developer will construct potable water, sanitary sewer, and reclaimed water lines in accordance with the utility plan for this project.

Stormwater Drainage

The City’s adopted level-of-service standard for stormwater drainage requires that all new retention/detention facilities be able to treat the runoff from a 25-year, 24-hour storm event and convey the runoff from a 100-year, 24-hour storm event without causing flooding or pollution of receiving water bodies. In addition, there must be no net loss of stormwater retention function as a result of development; therefore, the subdivision property must have the same ability to store and discharge water after development as it does before development occurs.

Recreation and Open Space

According to the City's 2014 Concurrency Management Report, the City is not deficient in any of the recreational facilities categories and there are sufficient facilities to support the additional population from this subdivision phase.

School Capacity

The Volusia County School District determined that the adopted level of service will be met and capacity exists in the schools for the estimated students to be generated by the proposed development.

Transportation

The City has received the Fair-Share payment for the impacts on the City's roadway network generated by the traffic associated with the proposed 119 single-family lot subdivision. In 2006, the property owner (D.R. Horton) entered into a Fair-Share and Concurrency Agreement with the City based on the traffic generated from a 346 unit multi-family development (Villas of Port Orange Plantation, Phase I and II). The fair-share payment went to pay for portions of the improvements to Dunlawton/Taylor at I-95, Dunlawton/Clyde Morris intersection, Town West/Williamson signal, and Summertrees Road. D.R. Horton made the fair-share payment in December 2006.

According to the 2006 Fair-Share agreement, the Fair-Share payment vested 346 residential condominium/townhouses or 176 single-family homes on the subject property. With the approval of Port Orange Plantation, Phase IV - Village C in 2014 (49 lots), a total of 127 vested single-family lots remain. The proposed subdivision is for 119 single-family homes therefore, no additional fair-share payment is required for this development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property has a Future Land Use designation of *Planned Community-Westside* on the City's Future Land Use Map. According to the Comprehensive Plan, the maximum gross residential density for overall PC-A area is four units/acre. The density in Hawks Preserve Phase I is 1.97 units per acre. The development of single-family homes is consistent with the intent of the Future Land Use designation and a permitted use in the PC-A Neighborhood zoning district.

SUBDIVISION VARIANCE

The applicant has requested a subdivision variance to allow this phase to be developed without extending an existing street stub-out (Peach Blossom Blvd.) into the proposed subdivision. The variance may be granted by the City Council, upon recommendation of the Planning Commission.

The Land Development Code (LDC) requires that existing streets ending at a project boundary be continued into the adjacent proposed subdivision. In 2006, as part of Port Orange Plantation, Phase III, Peach Blossom Boulevard was extended to the project boundary to provide a future access point to be extended with the development of this property.

The overall Port Orange Plantation subdivision was originally master planned from Town West Boulevard to the north property line of the subject property with 405 single-

family lots and 346 multi-family units (Exhibit C). Those plans proposed to relocate the existing drainage canal that runs along the entire south boundary of the subject property to the north property boundary, so extending Peach Blossom Boulevard would not have required crossing the canal.

Chapter 5, Section 8 of the LDC, lists the review criteria used to determine whether a subdivision variance request should be granted. For a subdivision variance to be approved the following criteria may be considered.

1. *Topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant.*

In order to extend Peach Blossom Boulevard into the subject property, the drainage canal (ranging from approximately 75 to 125 feet in width) that runs along the entire south boundary of the subject property would need to be crossed. According to the applicant, crossing the canal would require a bridge constructed with box culverts or piping the canal at this location. The applicant believes that either option could possibly affect the flow characteristics of the canal and increases the possibility of upstream impacts.

2. *Literal interpretation of this code would result in unnecessary and undue hardship on the applicant.*

Although it is more expensive than a typical road connection, a bridge with box culverts or piping can be constructed similar to what was required to extend roads in the Oakbrook and Sunset Cove subdivisions.

3. *Required services are already available to proposed lots without the construction of additional improvements.*

All required public utilities and services can be provided to all proposed lots through the proposed subdivision design. In addition, not requiring the roadway connection will not reduce any other required services for the existing Port Orange Plantation subdivision. The proposed subdivision meets minimum access requirements in the Land Development Code and connects to two collector roads (McGinnis Ave. and Coraci Blvd.).

4. *Levels of service can be reasonably provided through the site development plan review process or residential site plan review process for individual lots.*

The applicant will be able to provide the required services and meet the Level of Service standards for all homes in the subdivision through the proposed subdivision design.

5. *Other methods can be arranged to assure construction of improvements, eliminating the need for formal subdivision approval.*

Subdivision review is the standard approach to assure the construction of local roads within a subdivision. The Applicant is not requesting a different method. The

request is to not extend an existing street stub-out, so this criterion is not applicable to this request.

6. *The granting of a variance is consistent with the overall intent of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

The intent of the code is to provide an interconnected local road network that provides travel and access options. The proposed subdivision meets the minimum subdivision requirements with two access points to public roads. The proposed development is efficiently accessed from two collector roads (McGinnis Ave. and Coraci Blvd.). A pedestrian bridge is provided at the terminus of Peach Blossom Boulevard for internal pedestrian access between the existing and proposed subdivisions. According to the Fire Department, response times would not be increased by not extending Peach Blossom Boulevard because Peach Blossom Boulevard is not the route the Fire Department would use.

Based on the review criteria above, staff recommends approval of the subdivision variance to allow this phase to be developed without extending an existing street stub-out (Peach Blossom Blvd.) into the proposed subdivision.

RECOMMENDATION

Staff recommends **approval** of the final plat and plans for Hawks Preserve at Port Orange Plantation - Phase I, subject to approval of the subdivision variance to waive the requirement to extend Peach Blossom Blvd. into this subdivision.

ATTACHMENTS

Exhibit A - Plat for Hawks Preserve at Port Orange Plantation Phase I

Exhibit B - Lot Configuration for Hawks Preserve at Port Orange Plantation Phase I

Exhibit C - Previous Port Orange Plantation Master Plan

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 10 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "G", PORT ORANGE PLANTATION PHASE I REPLAT, AS RECORDED IN PLAT BOOK 55, PAGES 110-122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING ON THE EASTERN RIGHT OF WAY LINE OF CORRAL BOULEVARD, A 100 FOOT NIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6700, PAGE 1433, SAID PUBLIC RECORDS AND BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3074.72 FEET, A CENTRAL ANGLE OF 09°53'21" AND A CHORD BEARING OF N09°45'51"W. THENCE RUN NORTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 478.19 FEET; THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE N21°11'11"W, 374.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EASTERN RIGHT OF WAY LINE, N21°11'11"W, 68.88 FEET TO THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6340, PAGE 2490, SAID PUBLIC RECORDS; THENCE DEPART SAID RIGHT OF WAY LINE N08°48'49"E, 106.83 FEET ALONG SAID NORTHERLY LINE, 106.83 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE N47°35'35"E, 1063.79 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5404, PAGE 0229, SAID PUBLIC RECORDS; THENCE DEPART SAID WESTERLY LINE, N70°48'19"E, THENCE DEPARTING SAID WESTERLY LINE, S49°35'13"W, 216.29 FEET; THENCE S00°15'51"W, 276.05 FEET; THENCE S82°04'45"W, 162.39 FEET; THENCE S53°24'22"W, 113.00 FEET; THENCE S08°39'37"W, 91.63 FEET; THENCE S79°49'21"W, 146.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.16 FEET AND CENTRAL ANGLE OF 07°03'50"; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 1.68 FEET; THENCE S71°24'47", 146.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 26.00 FEET AND CENTRAL ANGLE OF 05°39'12"; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, 2.03 FEET TO THE NORTH LINE OF PORT ORANGE PLANTATION PHASE I REPLAT AS RECORDED IN PLAT BOOK 55, PAGES 110-122, SAID POINT ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF PEACH BLOSSOM BOULEVARD, A 50' RIGHT OF WAY, PER SAID PORT ORANGE PLANTATION PHASE I REPLAT; THENCE ALONG SAID NORTH LINE OF PORT ORANGE PLANTATION PHASE I REPLAT, S70°57'31", 50.07 FEET TO THE NORTHEAST CORNER OF LOT 167 AND THE WEST RIGHT OF WAY LINE OF SAID PEACH BLOSSOM BOULEVARD; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 167, PORT ORANGE PLANTATION PHASE II REPLAT, S88°01'12", 10.00 FEET TO THE NORTHEAST CORNER OF TRACT E, SAID PORT ORANGE PLANTATION PHASE I REPLAT; THENCE DEPARTING SAID NORTH LINE OF PORT ORANGE PLANTATION PHASE I REPLAT, N22°52'25"W, 174.10 FEET; THENCE S09°35'35"W, 50.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1300.00 FEET AND CENTRAL ANGLE OF 03°29'16" WITH A CHORD BEARING N24°41'33"E; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, 78.13 FEET; THENCE N19°59'50"E, 128.95 FEET; THENCE N00°05'10"W, 125.00 FEET; THENCE N07°07'13"W, 60.00 FEET; THENCE N05°52'24"W, 113.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 460.00 FEET AND CENTRAL ANGLE OF 75°30'10"; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 63.70 FEET; THENCE S38°28'31"W, 180.18 FEET; THENCE S42°53'57"W, 62.00 FEET; THENCE S21°25'51"W, 65.36 FEET; THENCE S57°50'24"W, 120.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500,248 SQUARE FEET OR 57.765 ACRES MORE OR LESS.

GENERAL INDEX

- [illegible]

ABBREVIATIONS

SEC	SECTION	CS	CHORD BEARING
TWP	TOWNSHIP	CR	CHORD
WGS	WAGES	CSB	OFFICIAL RECORD BOOK
P.O.C.	POINT OF CONCURRENCE	PG	PAGE
POS	POINT OF BEGINNING	S.E.R.M.A.	SHORT RUNS WITH KANSAS STATE SURVEY
P.M.	PERMANENT EVIDENCE MOUNTMENT	S.M.A.E.	STANDARD SURVEY/ACCESS RECORD
M/W	MEANS OF WAY	D.M.	DEADLINE RABBIT
CON	CONCRETE MOUNTMENT	M.V.	MULTIVOLUME RABBIT
R	RAIL	A.R.	ARROW RABBIT
B	BELVA / CENTRAL ARROW	U.R.	UTILITY RABBIT
B	BALDA / RAIL	C.R.	CONSTRUCTION RABBIT
E	EAST ARROW	R.C.	RABBIT

PREPARED BY:

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION
3921 NOVA ROAD
PORT ORANGE, FL. 32127
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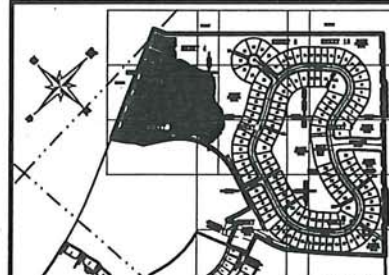
SHEET 1 OF 10



PROJECT LOCATION

Map showing the location of the project area (indicated by a black square) relative to Clear Lake and surrounding roads. Key roads include Highway 168, Highway 169, and various local streets like Bitter Lake Blvd, Clear Lake Blvd, and Bitter Lake Blvd. The map also shows the location of the Clear Lake Regional Water Treatment Plant and the Clear Lake Regional Water Treatment Plant.

LOCATION MAP NOT TO SCALE



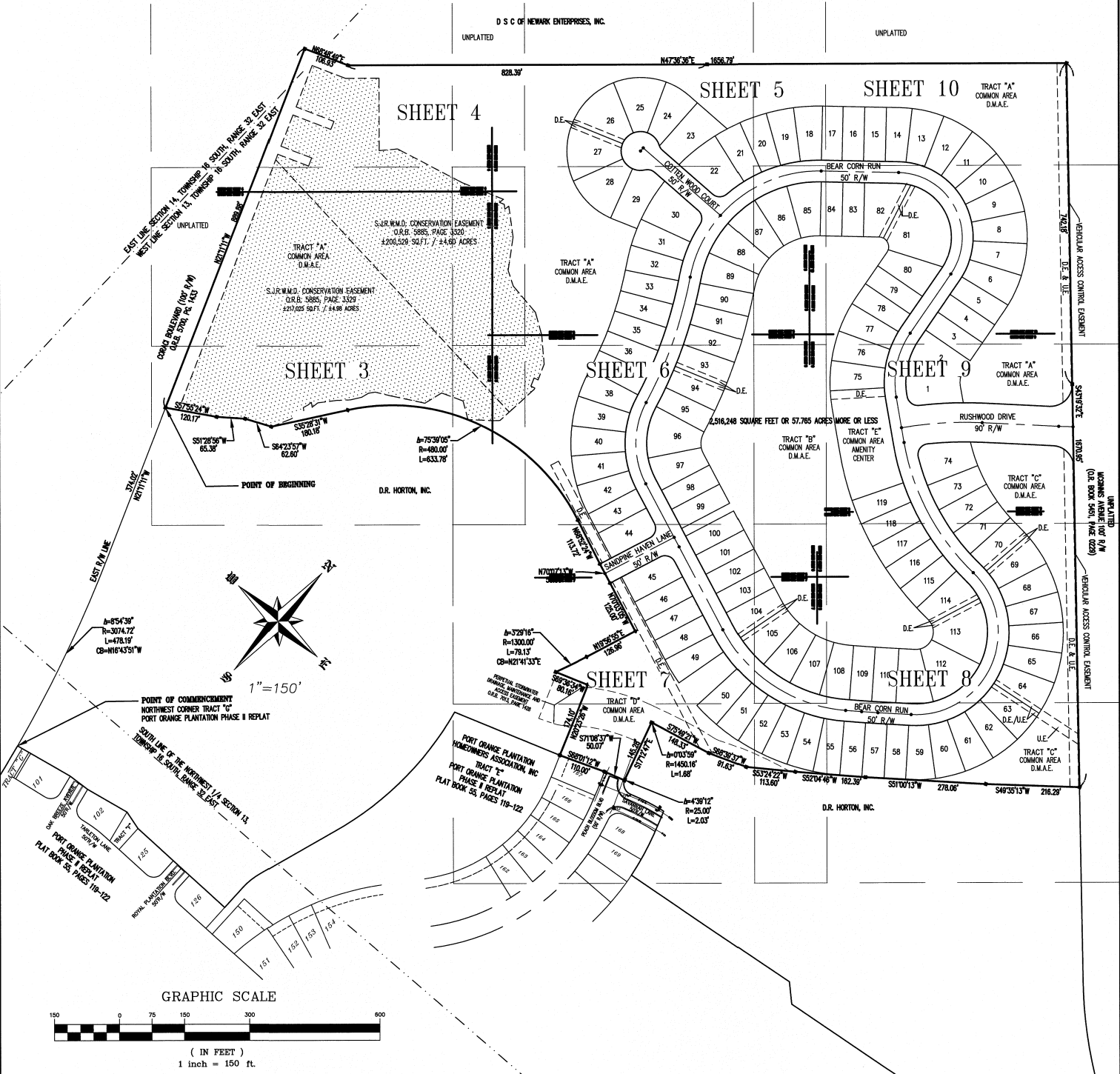
KEY MAP
SCALE: 1"=700'

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Community Development

REVISED

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA



ABBREVIATIONS	
SBC	SECTION
TWP	TOWNSHIP
RGE	RANGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT
NR	NOT RADIAL
D	DETA / CENTRAL ANGLE
R	RADIUS / RADIAL
L	LENGTH
CB	CHORD BEARING
CB	CHORD
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
S.U.R.W.M.D.	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT
M.E.	MAINTENANCE EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
BSMT.	BASEMENT
LS	LICENSED LAND SURVEYOR

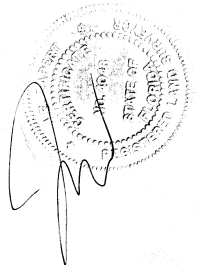
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SHEET 2 OF 10

PLAT BOOK _____ PAGE _____

- GENERAL NOTES:**
1. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#331.
 - DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
 - ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#331.
 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 4. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 6. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 7. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAY AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 58°01'12"W.
 8. THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
 9. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
 10. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 11. THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 12. THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEB ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.022, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 13. THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 845, THROUGH 848, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5304, PAGE 803, AMENDMENT RECORDED IN O.R. BOOK 5307, PAGE 3308, AMENDMENT AMENDMENT RECORDED IN O.R. BOOK 5708, PAGE 3822, AMENDMENT AND REHATED IN O.R. BOOK 5855, PAGE 3028, AMENDMENT AMENDMENTS RECORDED IN O.R. BOOK 5887, PAGE 4218, O.R. BOOK 5887, PAGE 4252, O.R. BOOK 5890, PAGE 3817, SUPPLEMENTAL DECLARATION TO AMENDED AND REHATED DECLARATIONS RECORDED IN O.R. BOOK 6088, PAGE 3592, O.R. BOOK 6105, PAGE 4068, AND O.R. BOOK 6105, PAGE 4073, ASSUMPTIONS AND ASSUMPTIONS OF DECLARANTS RIGHTS RECORDED IN O.R. BOOK 6208, PAGE 1319, RE RECORDED IN O.R. BOOK 6354, PAGE 4358 AND CORRECTED IN O.R. BOOK 6355, PAGE 4358, AND FIRST AMENDMENT TO AMENDED AND REHATED DECLARATION RECORDED IN O.R. BOOK 6407, PAGE 515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
 14. BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

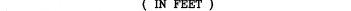
MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
 15. RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
 16. IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
 17. THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SEWERLINES AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.



BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

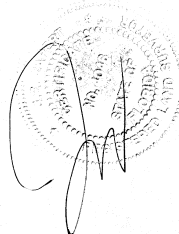
PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
www.sligerassociates.com
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GENERAL NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK L&J8091.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK L&J8090.
- DENOTES PERMANENT CONTROL POINT (POP) N&J AND W/ DISK L&J8091.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 363,737.2-3.2603333333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGLE ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
7. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 55A, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 589717.2.
8. THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREIN WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
9. UTILITIES INCLUDING BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
10. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
11. THE COMMON AREAS SUBJECT TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
12. THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH HAS SUFFICIENT ASSETS TO MAINTAIN AND OPERATE THE SAME. THE CITY OF PORT ORANGE WILL BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION OR LIQUIDATION.
13. THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 344 THROUGH 346, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN U.S. BOOK 5304, PAGE 803, AMENDMENT RECORDED IN U.S. BOOK 5367, PAGE 3368, AMENDMENT AMENDMENT RECORDED IN U.S. BOOK 5708, PAGE 3822, AMENDMENT AND RESTATED IN U.S. BOOK 5855, PAGE 3628, AMENDMENT AMENDMENT RECORDED IN U.S. BOOK 5858, PAGE 4204, AMENDMENT AND RESTATED IN U.S. BOOK 5967, SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATIONS RECORDED IN U.S. BOOK 6004, PAGE 3592, U.S. BOOK 6105, PAGE 4908, AND U.S. BOOK 6105, PAGE 4973, ASSIGNMENTS AND ASSUMPTIONS OF DECLARANT'S RIGHTS RECORDED IN U.S. BOOK 6296, PAGE 4662, ARE RECORDED IN U.S. BOOK 6304, PAGE 6550 AND CORRECTED IN U.S. BOOK 6355, PAGE 4326, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION RECORDED IN U.S. BOOK 6407, PAGE 516, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
14. BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 65' + 5 FEET
LOT ≥ 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40X
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
15. RETENTION AREAS (COMMON AREAS) ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
16. IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJACING, OFF-SITE-DICATED RIGHT OF WAYS.
17. THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SODWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIUM IN RUSHWOOD

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	03°34"	N31°28'51"W
C2	10.89	1150.00	03°34"	N31°28'51"W
C3	16.93	975.00	04°46"	N31°20'18"W
C4	11.31	1025.00	03°34"	N31°28'51"W
C5	12.83	975.00	07°23'23"	N41°17'42"W
C6	5.78	850.00	07°23'23"	N41°17'42"W
C7	2.84	1025.00	03°34"	N41°10'46"W
C8	1.99	1150.00	03°34"	N41°10'46"W
C9	1.73	375.00	01°53'53"	N52°17'42"E
C10	11.05	2025.00	01°48'	N51°52'27"E
C11	38.00	1025.00	01°48'32"	N51°52'27"E
C12	7.08	1975.00	13°43'	N51°52'27"E
C13	37.55	2000.00	13°43'	N51°52'27"E
C14	2.31	500.00	01°53'53"	N52°17'42"E
C15	11.74	2150.00	01°48'	N51°52'27"E
C16	28.83	2150.00	04°47'	N51°52'06"E
C17	21.19	1975.00	03°53'	N51°46'16"E
C18	15.89	1975.00	07°39'	N51°40'37"E
C19	18.85	1975.00	03°53'	N51°40'37"E
C20	14.88	1850.00	07°39'	N51°40'37"E
C21	30.27	3000.00	5°06'01"	N85°40'59"W
C22	19.14	2150.00	5°06'01"	N85°40'59"W
C23	5.91	165.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	172°40'08"	N42°03'09"E
C25	12.95	40.00	18°01'37"	N79°13'11"W
C26	33.00	1000.00	15°31'	N69°30'37"E
C27	15.06	1000.00	15°31'36"	N69°30'37"E
C28	13.43	300.00	25°56'30"	N08°18'19"W
C29	30.00	175.00	25°56'30"	N08°18'19"W
C30	3.06	125.00	124°02'	N03°31'55"E
C31	17.47	50.00	200°00'	S17°50'24"E
C32	21.19	50.00	241°46'	S39°59'17"E
C33	18.41	175.00	57°28'	S39°30'39"W
C34	16.33	72.00	265°04'	S16°31'33"W
C35	6.72	22.00	165°25'	S16°31'33"W
C36	6.72	72.00	165°25'	S16°31'33"W
C37	19.50	350.00	31°13'	S09°25'40"E
C38	12.54	225.00	31°13'	S09°25'40"E

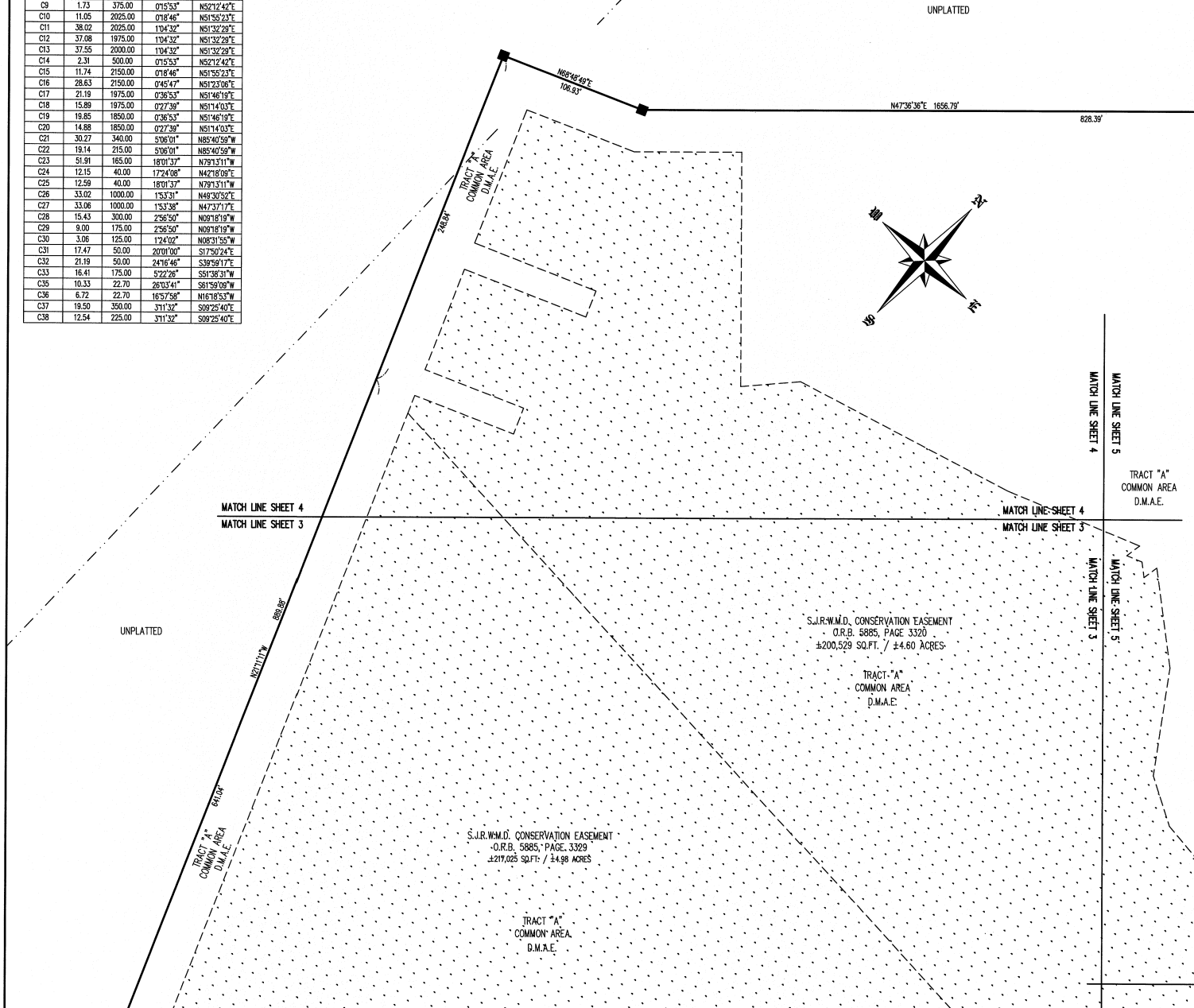
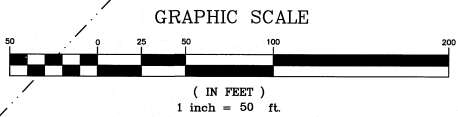


HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	0°32'34"	N31°26'51"W
C2	10.89	1150.00	0°32'34"	N31°26'51"W
C3	12.88	975.00	0°45'46"	N31°20'16"W
C4	11.31	850.00	0°45'46"	N31°20'16"W
C5	6.63	975.00	0°23'23"	N141°17'42"W
C6	5.78	850.00	0°23'23"	N141°17'42"W
C7	2.84	1025.00	0°09'32"	N141°10'46"W
C8	3.19	1150.00	0°09'32"	N141°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°32'28"E
C11	38.02	2025.00	1°04'32"	N51°32'28"E
C12	37.08	1975.00	1°04'32"	N51°32'28"E
C13	37.55	2000.00	1°04'32"	N51°32'28"E
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°32'28"E
C16	28.63	2150.00	0°45'47"	N51°32'28"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°27'39"	N51°40'03"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E
C20	14.88	1850.00	0°27'39"	N51°40'03"E
C21	39.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	185.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	17°24'08"	N42°18'09"E
C25	12.59	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°53'31"	N48°30'52"E
C27	33.06	1000.00	1°53'36"	N47°37'17"E
C28	15.43	300.00	2°56'50"	N62°16'19"W
C29	9.00	175.00	2°56'50"	N68°16'19"W
C30	3.06	125.00	1°24'02"	N08°31'55"W
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S39°59'17"E
C33	16.41	175.00	5°22'28"	S51°38'31"W
C34	10.33	22.70	26°03'41"	S81°50'00"W
C35	6.72	22.70	16°37'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S99°25'40"E
C38	12.54	225.00	3°11'32"	S99°25'40"E

LINE TABLE			
LINE	LENGTH	BEARING	
L1	1.26	S70°03'06"E	
L2	1.26	S70°03'06"E	
L3	7.03	N52°04'46"E	
L4	7.03	N52°04'46"E	
L5	4.24	N51°00'13"E	
L6	4.24	N51°00'13"E	



ABBREVIATIONS					
SEC	SECTION	L	ARC LENGTH	C.E.	CONSERVATION EASEMENT
TWP	TOWNSHIP	CB	CHORD BEARING	ESMT.	EASEMENT
RGE	RANGE	CH	CHORD	LS	LICENSED LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK		
POB	POINT OF BEGINNING	PG.	PAGE		
P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.R.W.M.D.	SAINT JOHN RIVER WATER MANAGEMENT DISTRICT		
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT		
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT		
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT		
D	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT		
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT		



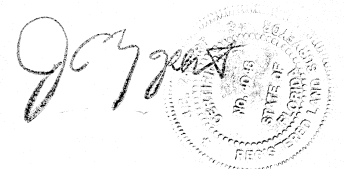
PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
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SHEET 4 OF 10

PLAT BOOK _____ PAGE _____

- GENERAL NOTES
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#J351.
 - DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#J3019.
 - ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#J351.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 - ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 - ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 - BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAY AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 588°11'12"W.
 - THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
 - UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
 - UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 - THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 - THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR AGENTS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEK ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLEES WITH SECTION 400-42.007, F.A.C. AND BE APPROVED BY THE SAINT JOHN RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 - THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 845, THROUGH 848, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5304, PAGE 803, AMENDMENT RECORDED IN O.R. BOOK 5367, PAGE 3368, ANNEXATION AMENDMENT RECORDED IN O.R. BOOK 5708, PAGE 3022, AMENDED AND REINSTATED IN O.R. BOOK 5805, PAGE 3026, ANNEXATION AMENDMENTS RECORDED IN O.R. BOOK 5987, PAGE 4208, O.R. BOOK 5987, PAGE 4202, O.R. BOOK 5900, PAGE 3817, SUPPLEMENTAL DECLARATION TO AMENDED AND REINSTATED DECLARATIONS RECORDED IN O.R. BOOK 6068, PAGE 3592, O.R. BOOK 6105, PAGE 4968, AND O.R. BOOK 6105, PAGE 4873, ASSIGNMENTS AND ASSUMPTIONS OF DECLARANTS RIGHTS RECORDED IN O.R. BOOK 6286, PAGE 1319, BE RECORDED IN O.R. BOOK 6354, PAGE 4356 AND CORRECTED IN O.R. BOOK 6355, PAGE 4326, AND FIRST AMENDMENT TO AMENDED AND REINSTATED DECLARATION RECORDED IN O.R. BOOK 6407, PAGE 515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
 - BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 35 FEET
 - RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
 - IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
 - THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.



K:\PLATS\PORT ORANGE PLANTATION NORTH\PortOrangePlantationPhaseI-Village4B.dwg, SHEET 4, 3/4/2015 6:58:40 AM, KIP 770 Series.p3, 1:1, DH

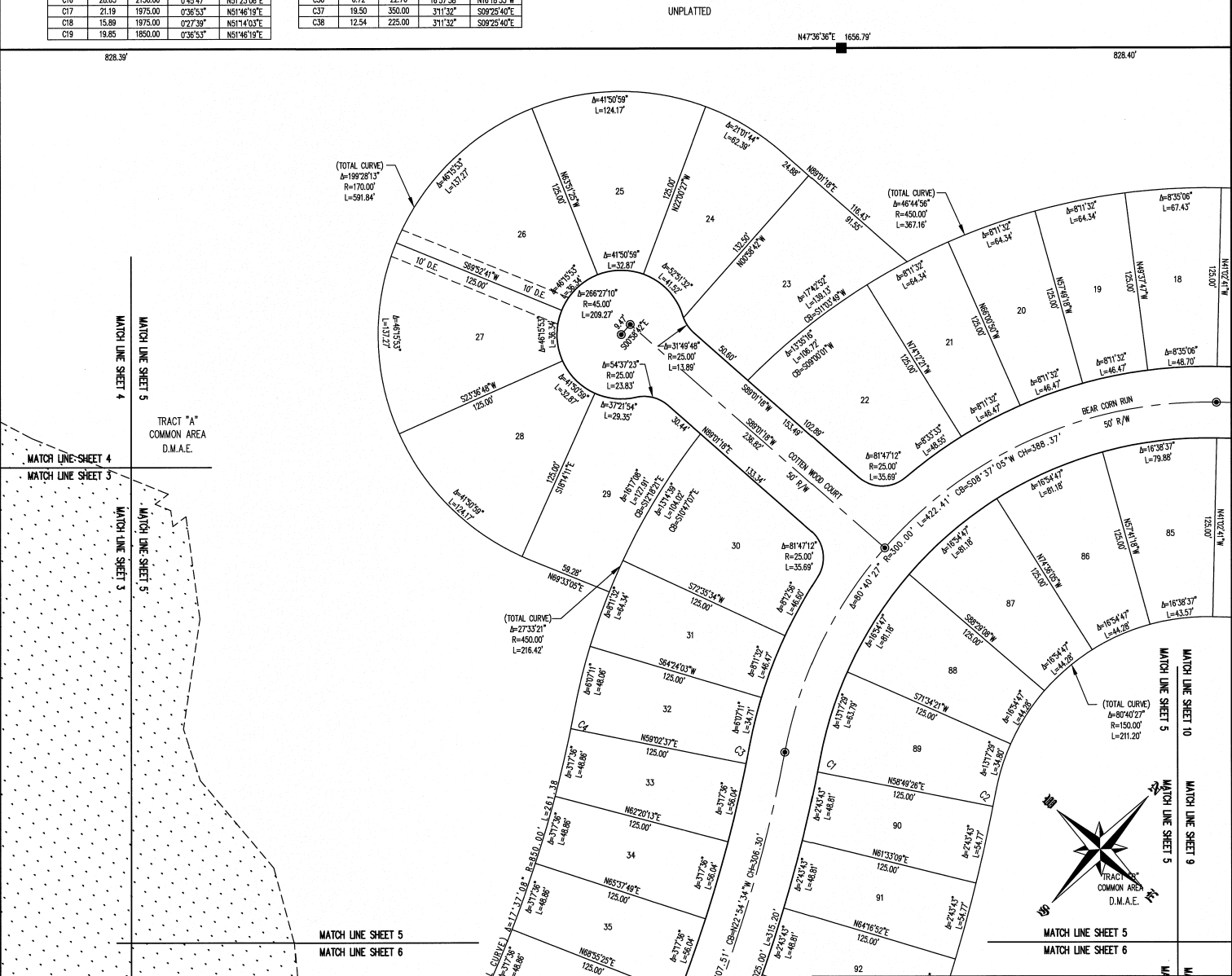
HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	0°33'34"	N31°28'51"W
C2	10.89	1150.00	0°33'34"	N31°28'51"W
C3	12.98	975.00	0°45'46"	N31°20'16"W
C4	11.31	850.00	0°45'46"	N31°20'16"W
C5	6.63	975.00	0°23'23"	N14°17'42"W
C6	5.78	850.00	0°23'23"	N14°17'42"W
C7	2.84	1025.00	0°09'32"	N14°10'46"W
C8	3.19	1150.00	0°09'32"	N14°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°55'23"E
C11	38.02	2025.00	1°04'32"	N51°32'29"E
C12	37.08	1975.00	1°04'32"	N51°32'29"E
C13	37.55	2000.00	1°04'32"	N51°32'29"E
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°55'23"E
C16	28.63	2150.00	0°45'47"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°27'39"	N51°14'03"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C20	14.88	1850.00	0°27'39"	N51°14'03"E
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	17°24'08"	N42°18'09"E
C25	12.59	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°33'53"	N42°30'52"E
C27	33.06	1000.00	1°33'53"	N47°37'17"E
C28	15.43	300.00	2°36'50"	N09°18'19"W
C29	9.00	175.00	2°36'50"	N09°18'19"W
C30	3.06	125.00	1°24'02"	N06°31'55"W
C31	17.47	50.00	20°01'00"	S17°30'24"E
C32	21.19	50.00	24°16'46"	S38°59'17"E
C33	16.41	175.00	5°22'28"	S51°38'31"W
C35	10.33	22.70	26°03'41"	S61°59'09"W
C36	6.72	22.70	16°57'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S09°25'40"E
C38	12.54	225.00	3°11'32"	S09°25'40"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°03'06"E
L2	1.26	S70°03'06"E
L3	7.03	N52°04'46"E
L4	7.03	N52°04'46"E
L5	4.24	N51°00'13"E
L6	4.24	N51°00'13"E



ABBREVIATIONS		CONSERVATION EASEMENT	
SBC	SECTION	L	CH
TWP	TOWNSHIP	CH	CHORD BEARING
R	RANGE	CH	CHORD
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING	P.G.	PAGE
P.R.M.	PERMANENT REFERENCE MONUMENT	S.I.R.W.M.D.	SANITARY RIVER WATER MANAGEMENT DISTRICT
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT
D	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT

PREPARED BY:
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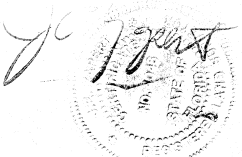
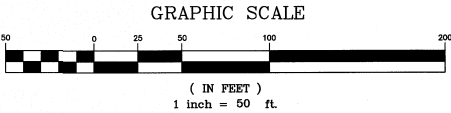
SHEET 5 OF 10

PLAT BOOK _____ PAGE _____

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#8351.
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
⊙ DENOTES PERMANENT CONTROL POINT (POP) NAIL AND DISK W/ LB#6351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S88°01'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEB ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 845, THROUGH 848, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5304, PAGE 803, AMENDMENT RECORDED IN O.R. BOOK 5307, PAGE 3308, AMENDMENT AMENDMENT RECORDED IN O.R. BOOK 5708, PAGE 3822, AMENDMENT AND REINSTATED IN O.R. BOOK 5855, PAGE 3828, AMENDMENT AMENDMENTS RECORDED IN O.R. BOOK 5887, PAGE 4218, O.R. BOOK 5887, PAGE 4252, O.R. BOOK 5890, PAGE 3817, SUPPLEMENTAL DECLARATION TO AMENDED AND REINSTATED DECLARATIONS RECORDED IN O.R. BOOK 6069, PAGE 3592, O.R. BOOK 6105, PAGE 4069, AND O.R. BOOK 6105, PAGE 4075, ASSIGNMENTS AND ASSUMPTIONS OF DECLARANTS RIGHTS RECORDED IN O.R. BOOK 6206, PAGE 1319, RE RECORDED IN O.R. BOOK 6354, PAGE 4358 AND CORRECTED IN O.R. BOOK 6355, PAGE 4358, AND FIRST AMENDMENT TO AMENDED AND REINSTATED DECLARATION RECORDED IN O.R. BOOK 6407, PAGE 515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
SIDE = LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SEWERLINES AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.



BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA



SHEET 6 OF 10

GENERAL NOTES:

- GRAPHIC SCALE
-
- (IN FEET)
1 inch = 50 ft.



HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	0°32'34"	N31°26'51"W
C2	10.89	1150.00	0°32'34"	N31°26'51"W
C3	12.86	975.00	0°45'46"	N32°20'16"W
C4	11.31	850.00	0°45'46"	N32°20'16"W
C5	6.63	975.00	0°23'23"	N14°17'42"W
C6	5.78	850.00	0°23'23"	N14°17'42"W
C7	2.84	1025.00	0°09'39"	N14°10'46"W
C8	3.19	1150.00	0°09'39"	N14°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'44"	N51°50'23"E
C11	38.02	2025.00	1°04'32"	N51°32'29"E
C12	37.08	1975.00	1°04'32"	N51°32'29"E
C13	37.55	2000.00	1°04'32"	N51°32'29"E
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'44"	N51°50'23"E
C16	28.63	2150.00	0°45'41"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°27'39"	N51°14'03"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E
C20	14.88	1850.00	0°27'39"	N51°14'03"E
C21	30.27	340.00	5°00'01"	N85°40'59"W
C22	19.14	215.00	5°18'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	17°24'08"	N42°18'09"E
C25	12.59	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°53'31"	N49°30'32"E
C27	33.06	1000.00	1°53'31"	N49°30'32"E
C28	15.43	300.00	2°26'50"	N09°18'19"W
C29	9.00	175.00	2°56'50"	N09°18'19"W
C30	3.06	125.00	17°24'08"	N42°18'09"E
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S39°59'17"E
C33	16.41	175.00	5°22'28"	S91°38'37"W
C34	10.33	22.70	28°03'41"	S81°58'09"W
C35	6.72	22.70	16°57'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S09°25'40"E
C38	12.54	225.00	3°11'32"	S09°25'40"E

MATCH LINE SHEET 6
MATCH LINE SHEET 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°03'05"E
L2	1.26	S70°03'05"E
L3	7.03	N52°04'46"E
L4	7.03	N52°04'46"E
L5	4.24	N51°00'13"E
L6	4.24	N51°00'13"E

PERPETUAL STORMWATER
DRAINAGE, MAINTENANCE AND
ACCESS EASEMENT
O.R.B. 7013, PAGE 1428

ABBREVIATIONS		CONSERVATION EASEMENT	
SBC	SECTION	L	ABC LENGTH
TWP	TOWNSHIP	CB	CHORD BEARING
RGE	RANGE	CH	CHORD
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING	PS	PLAT
P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.R.W.M.D.	SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT
D	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT

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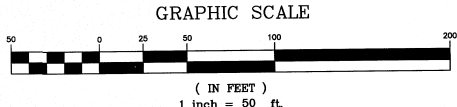
SHEET 7 OF 10

PLAT BOOK _____ PAGE _____

GENERAL NOTES

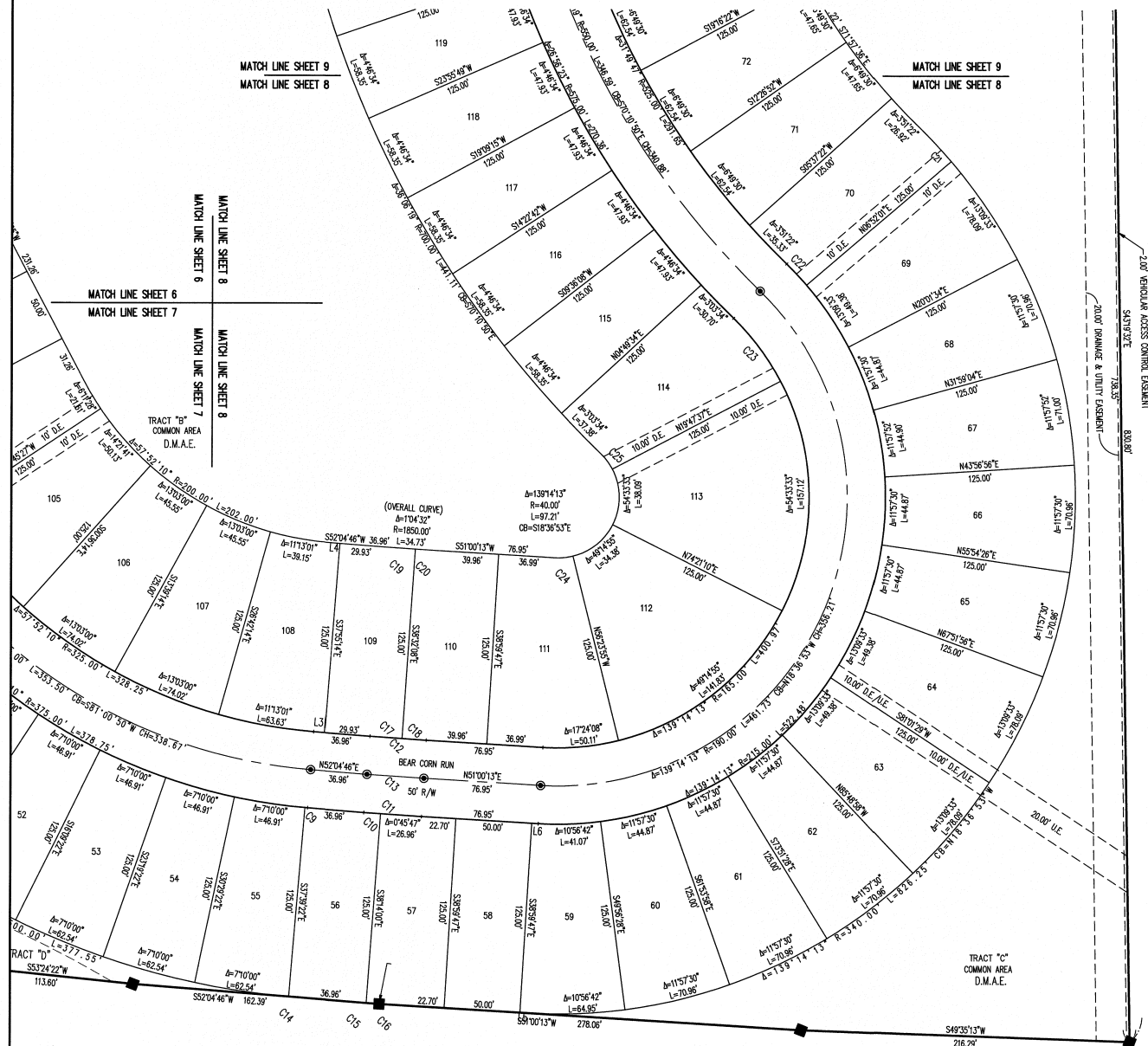
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#3531.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#3531.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.280833333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL, UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE I REPEAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 58°01'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM SHALL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 845, THROUGH 848, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5304, PAGE 803, AMENDMENT RECORDED IN O.R. BOOK 5307, PAGE 3358, ANNEXATION AMENDMENT RECORDED IN O.R. BOOK 5708, PAGE 3822, AMENDED AND RESTATED IN O.R. BOOK 5885, PAGE 3828, ANNEXATION AMENDMENTS RECORDED IN O.R. BOOK 5887, PAGE 4218, O.R. BOOK 5887, PAGE 4222, O.R. BOOK 5890, PAGE 3817, SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATIONS RECORDED IN O.R. BOOK 6090, PAGE 3592, O.R. BOOK 6105, PAGE 4989, AND O.R. BOOK 6105, PAGE 4073, ASSIGNMENTS AND ASSUMPTIONS OF DECLARANTS RIGHTS RECORDED IN O.R. BOOK 6296, PAGE 1318, RE RECORDED IN O.R. BOOK 6304, PAGE 4558 AND CORRECTED IN O.R. BOOK 6355, PAGE 4326, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION RECORDED IN O.R. BOOK 6407, PAGE 515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 20 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 38 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, WAREHOUSE, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.



HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	0°32'34"	N31°26'51"W
C2	10.89	1150.00	0°32'34"	N31°26'51"W
C3	12.98	975.00	0°45'46"	N31°20'18"W
C4	11.31	850.00	0°45'46"	N31°20'18"W
C5	6.63	975.00	0°32'34"	N31°20'18"W
C6	5.78	850.00	0°32'34"	N31°20'18"W
C7	2.84	1025.00	0°09'32"	N41°0'46"W
C8	3.19	1150.00	0°09'32"	N41°0'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°55'23"E
C11	38.02	2025.00	1°04'32"	N51°32'29"E
C12	37.08	1975.00	1°04'32"	N51°32'29"E
C13	37.55	2000.00	1°04'32"	N51°32'29"E

CURVE	LENGTH	RADIUS	DELTA	BEARING
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°52'23"E
C16	28.63	2150.00	0°45'47"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"W
C18	15.89	1975.00	0°27'39"	N51°46'19"W
C19	19.85	1850.00	0°36'53"	N51°46'19"W
C20	14.88	1850.00	0°27'39"	N51°46'19"W
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	185.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	17°24'08"	N42°18'09"E

CURVE	LENGTH	RADIUS	DELTA	BEARING
C25	12.58	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°53'31"	N49°30'27"E
C27	33.06	1000.00	1°53'31"	N49°30'27"E
C28	15.43	300.00	2°56'50"	N09°18'19"W
C29	9.00	175.00	2°56'50"	N09°18'19"W
C30	3.06	125.00	1°24'02"	N08°31'55"W
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S38°30'17"E
C33	16.41	175.00	2°22'26"	S81°38'30"W
C34	10.33	22.70	26°03'41"	S81°59'09"W
C35	6.72	22.70	16°57'58"	N16°18'53"W
C36	19.50	350.00	3°11'32"	S09°25'40"E
C37	12.54	225.00	3°11'32"	S09°25'40"E

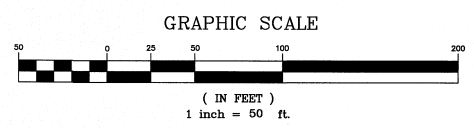
ABBREVIATIONS					
SBC	SECTION	L	ARC LENGTH	C.B.	CONSERVATION EASEMENT
TWP	TOWNSHIP	CB	CROSS BEARING	BSMT.	EASEMENT
RGE	RANGE	CH	CHORD	LS	LICENSED LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK		
P.O.B.	POINT OF BEGINNING	P.G.	PAGE		
P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.W.M.D.	SAINT JOHN RIVER WATER MANAGEMENT DISTRICT		
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT		
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT		
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT		
Δ	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT		
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT		

PREPARED BY:
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PLAT BOOK _____ PAGE _____

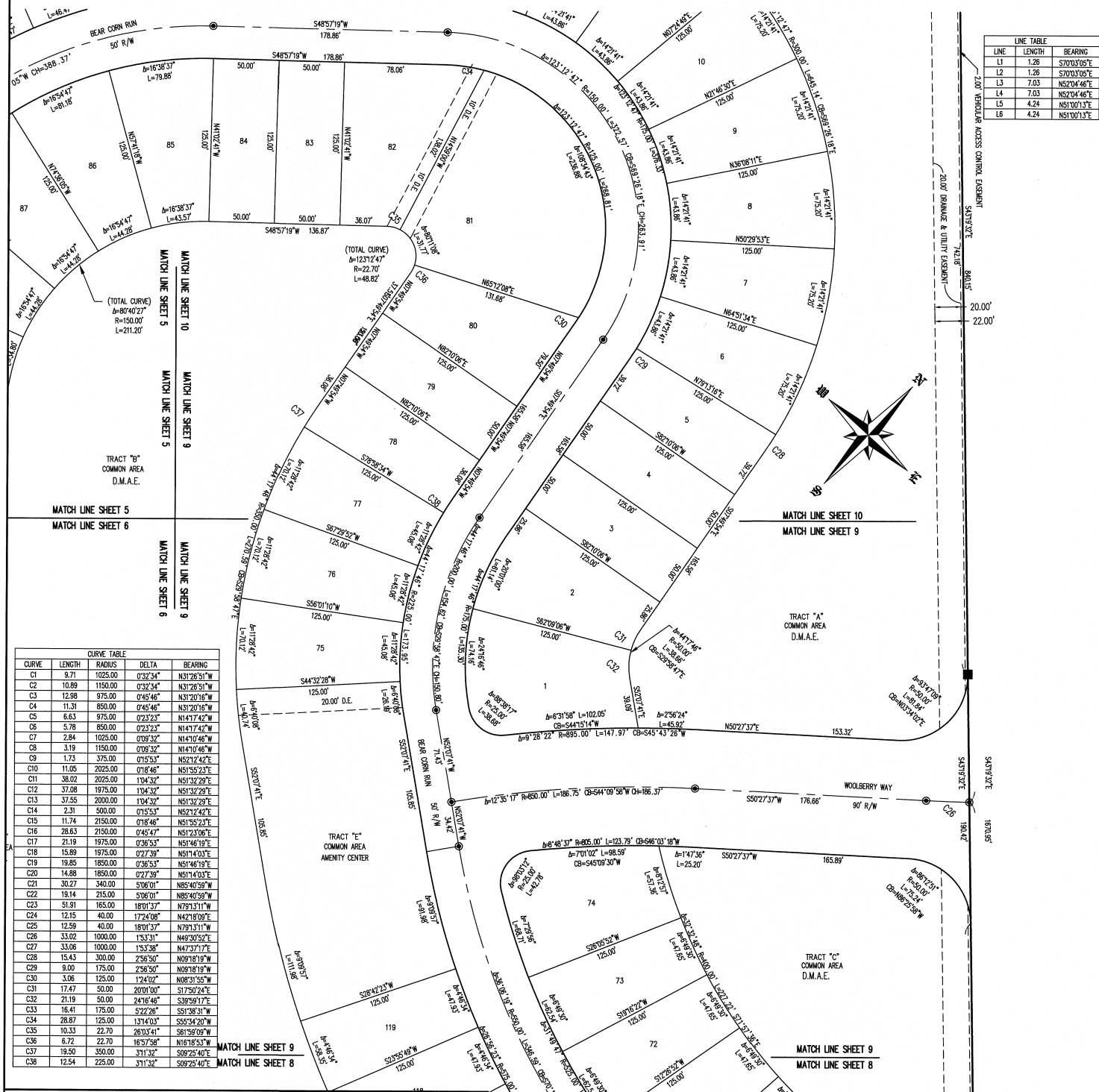
- GENERAL NOTES:**
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#351.
 - DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#5019.
 - ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#351.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 - ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 - ALL LOT LINES ARE RADIAL, UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 - BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 588°01'12"W.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREIN WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE, COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
 - UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
 - UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 - THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREIN OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 - THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR AGENTS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 400-42.007, F.A.C. AND BE APPROVED BY THE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 - THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 5304, PAGES 845, THROUGH 848, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 5304, PAGE 843, AMENDMENT RECORDED IN O.R. BOOK 5387, PAGE 3368, AMENDMENT AMENDMENT RECORDED IN O.R. BOOK 5708, PAGE 3822, AMENDMENT AND RESTATEMENT IN O.R. BOOK 5858, PAGE 3828, AMENDMENT AMENDMENT RECORDED IN O.R. BOOK 5887, PAGE 4218, O.R. BOOK 5887, PAGE 4252, O.R. BOOK 5890, PAGE 3817, SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATEMENT DECLARATIONS RECORDED IN O.R. BOOK 6069, PAGE 3592, O.R. BOOK 6105, PAGE 4988, AND O.R. BOOK 6105, PAGE 4973, ASSIGNMENTS AND ASSUMPTIONS OF DECLARANTS RIGHTS RECORDED IN O.R. BOOK 6296, PAGE 1319, BE RECORDED IN O.R. BOOK 6354, PAGE 4558 AND CORRECTED IN O.R. BOOK 6355, PAGE 4355, AND FIRST AMENDMENT TO AMENDED AND RESTATEMENT DECLARATION RECORDED IN O.R. BOOK 6407, PAGE 515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED.
 - BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 45' = 5 FEET
LOTS > 45' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 35 FEET
 - RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
 - IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
 - THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SEWERLINES AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.



HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°03'05"E
L2	1.26	S70°03'05"E
L3	7.03	N52°04'46"E
L4	7.03	N52°04'46"E
L5	4.24	N51°00'13"E
L6	4.24	N51°00'13"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	9.71	1025.00	0°32'34"
C2	10.89	1150.00	0°32'34"
C3	12.98	975.00	0°45'46"
C4	11.31	850.00	0°45'46"
C5	6.63	975.00	0°23'23"
C6	5.78	850.00	0°23'23"
C7	2.84	1025.00	0°09'32"
C8	3.19	1150.00	0°09'32"
C9	1.73	375.00	0°15'53"
C10	11.05	2025.00	0°18'46"
C11	38.02	2025.00	1°04'32"
C12	37.08	1975.00	1°04'32"
C13	37.55	2000.00	1°04'32"
C14	2.31	500.00	0°15'53"
C15	11.74	2150.00	0°18'46"
C16	28.63	2150.00	0°45'47"
C17	21.19	1975.00	0°36'53"
C18	15.89	1975.00	0°27'39"
C19	19.85	1850.00	0°36'53"
C20	14.88	1850.00	0°27'39"
C21	30.27	340.00	5°06'01"
C22	19.14	215.00	5°06'01"
C23	51.91	165.00	18°01'37"
C24	12.15	40.00	1724°08"
C25	12.59	40.00	18°01'37"
C26	33.02	1000.00	1°53'31"
C27	33.06	1000.00	1°53'36"
C28	15.43	300.00	2°36'50"
C29	9.00	175.00	2°36'50"
C30	3.06	125.00	1°24'02"
C31	17.47	50.00	20°01'00"
C32	21.19	50.00	24°16'46"
C33	16.41	175.00	5°22'26"
C34	28.87	125.00	1°14'03"
C35	10.33	22.70	28°15'41"
C36	6.72	22.70	18°57'36"
C37	19.50	350.00	3°11'32"
C38	12.54	225.00	3°11'32"

ABBREVIATIONS		C.E.	
SBC	SECTION	CH	CHORD BEARING
TYP	TOWNSHIP	CHORD	CHORD
RGE	RANGE	CHORD	CHORD
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING	PAGE	PAGE
P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.R.W.M.D.	SANITARY JUNK RIVER WATER MANAGEMENT DISTRICT
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT
D	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT



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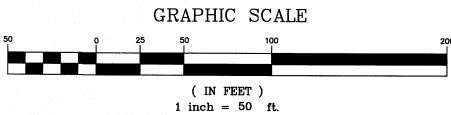
SHEET 9 OF 10

PLAT BOOK PAGE

GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#J351.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#J019.
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#J351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 36.577/12-3.280833333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAY AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 588°10'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
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- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 35 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

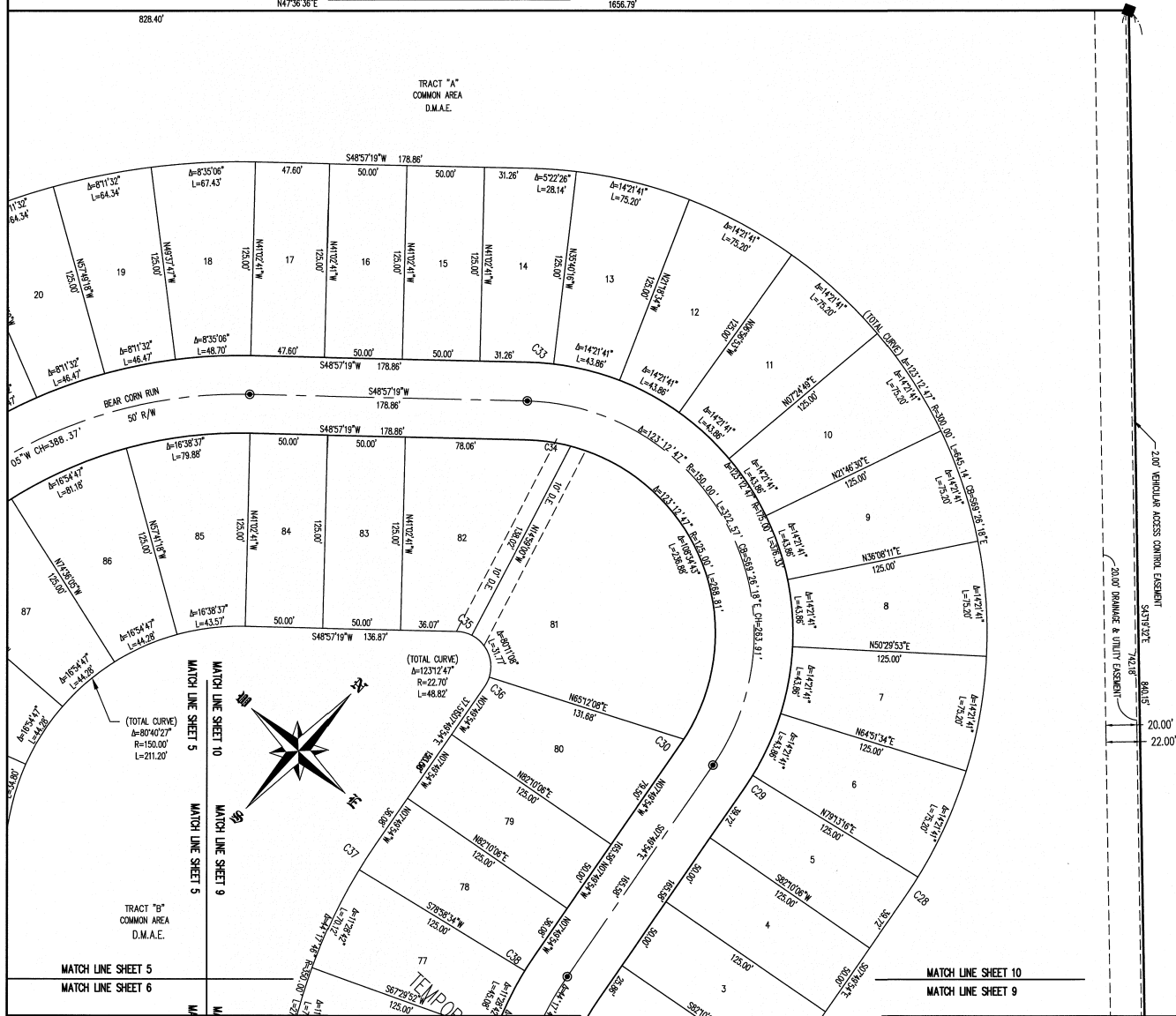
BEING A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	8.71	1025.00	0°32'34"	N31°26'31"W
C2	10.88	1150.00	0°32'34"	N31°26'31"W
C3	12.98	975.00	0°45'46"	N31°20'16"W
C4	11.31	850.00	0°45'46"	N31°20'16"W
C5	6.63	975.00	0°23'23"	N14°17'42"W
C6	5.78	850.00	0°23'23"	N14°17'42"W
C7	2.84	1025.00	0°09'32"	N14°10'46"W
C8	3.19	1150.00	0°09'32"	N14°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°59'23"E
C11	38.02	2025.00	1°04'32"	N51°32'29"E
C12	37.08	1975.00	1°04'32"	N51°32'29"E
C13	37.55	2000.00	1°04'32"	N51°32'29"E
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°59'23"E
C16	28.83	2150.00	0°45'47"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°27'39"	N51°14'03"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C20	14.88	1850.00	0°27'32"	N51°14'03"E
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N78°13'11"W
C24	12.15	40.00	1724.08"	N42°18'09"E
C25	12.59	40.00	18°01'37"	N78°13'11"W
C26	33.02	1000.00	1°53'31"	N48°20'50"E
C27	33.06	1000.00	1°53'36"	N47°37'17"E
C28	15.43	300.00	2°56'50"	N09°18'19"W
C29	9.00	175.00	2°56'50"	N09°18'19"W
C30	3.06	125.00	124.02"	N08°31'50"W
C31	17.47	50.00	20°01'00"	S17°52'24"E
C32	21.19	50.00	24°16'46"	S38°59'17"E
C33	16.41	175.00	5°22'26"	S81°38'31"W
C34	28.87	125.00	1°14'03"	S65°34'20"W
C35	10.33	22.70	26°03'41"	S61°59'09"W
C36	6.72	22.70	16°57'38"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S08°25'40"E
C38	12.54	225.00	3°11'32"	S08°25'40"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°13'05"E
L2	1.26	S70°13'05"E
L3	7.03	N52°04'46"E
L4	7.03	N52°04'46"E
L5	4.24	N51°00'13"E
L6	4.24	N51°00'13"E

UNPLATTED



ABBREVIATIONS					
SEC	SECTION	L	ARC LENGTH	C.E.	CONSERVATION EASEMENT
TWP	TOWNSHIP	CB	CHORD BEARING	ESMT.	EASEMENT
RGE	RANGE	CH	CHORD	LS	LICENSED LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK		
POB	POINT OF BEGINNING	PG.	PAGE		
P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.R.M.D.	SANITARY RIVER WATER MANAGEMENT DISTRICT		
R/W	RIGHT OF WAY	D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT		
C.M.	CONCRETE MONUMENT	D.E.	DRAINAGE EASEMENT		
NR	NOT RADIAL	M.E.	MAINTENANCE EASEMENT		
D	DELTA / CENTRAL ANGLE	A.E.	ACCESS EASEMENT		
R	RADIUS / RADIAL	U.E.	UTILITY EASEMENT		

PREPARED BY:

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION #3019

3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385

www.sligerassociates.com
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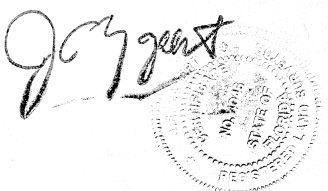
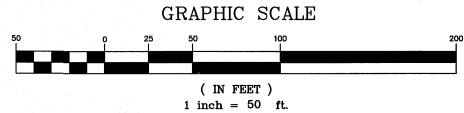
SHEET 10 OF 10

PLAT BOOK _____ PAGE _____

GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#3531.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#3531.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL, UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE I REPEAT AS RECORDED IN MAP BOOK 55, PAGES 115-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 588°01'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
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SIDE CORNER = 20 FEET

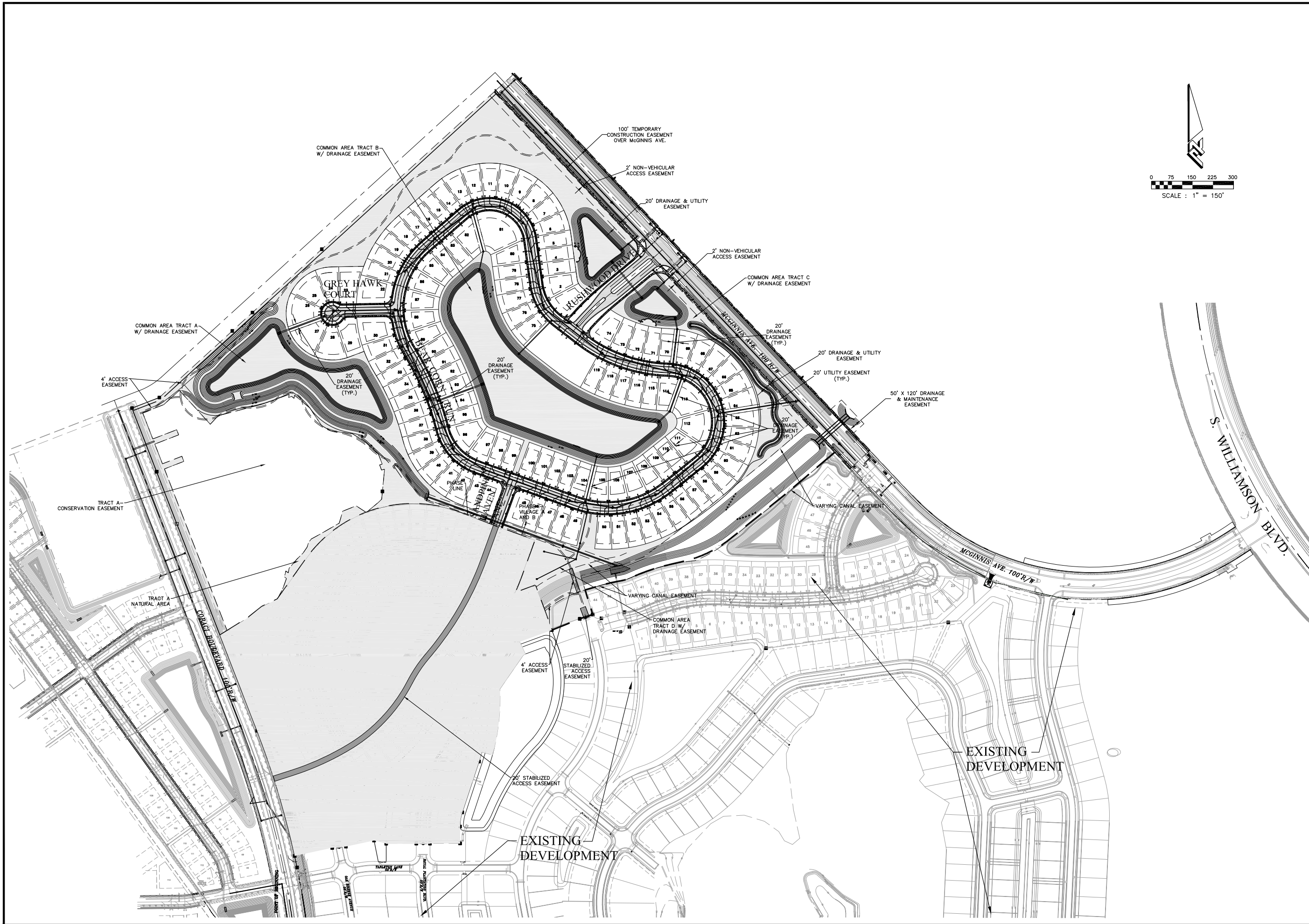
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CONTAINING 2,516,248 SQUARE FEET OR 57.765 ACRES MORE OR LESS.

POINT OF COMMENCEMENT
NORTHWEST CORNER TRACT "G"
PORT ORANGE PLANTATION PHASE II REPLAT

JOB NO.
4-0936





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ORMOND BEACH
300 INTERCHANGE BLVD. STE. 100, ORMOND BEACH, FL 32174
(386) 677-2482 FAX (386) 677-2505

ST. AUGUSTINE
4475 U.S. 1 S. PLAZA SITE # 601, ST. AUGUSTINE, FL 32086
(904) 797-1610 FAX (904) 797-4159

AMELIA ISLAND
914 ATLANTIC AVE. STE. 100, FERNANDINA BCH, FL 32034
(904) 481-5438 FAX (904) 797-4159

NO.	DATE	REVISIONS
1	1/26/15	REVISED PER CITY COMMENTS DATED 12/12/14
2	1/29/15	REVISED STREET NAMES & STABILIZED ACCESS
3	2/25/15	REVISED PER CITY COMMENTS DATED 02/19/15

**HAWKS PRESERVE AT
PORT ORANGE PLANTATION-PHASE I
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN-PHASE I**

CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA



**ZEV COHEN
& ASSOCIATES, INC.**
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • TRANSPORTATION • ENVIRONMENTAL
WWW.ZEVCOHEN.COM

PROJECT NO:	08065	DRAFTED BY:	CM
ISSUE DATE:	9-16-14	CHECKED BY:	RMH
DESIGNED BY:	MLR/MLH	DRAWING FILE:	00065001-A-B
		XREFS:	00065001-A-B
			100% 10/15/14

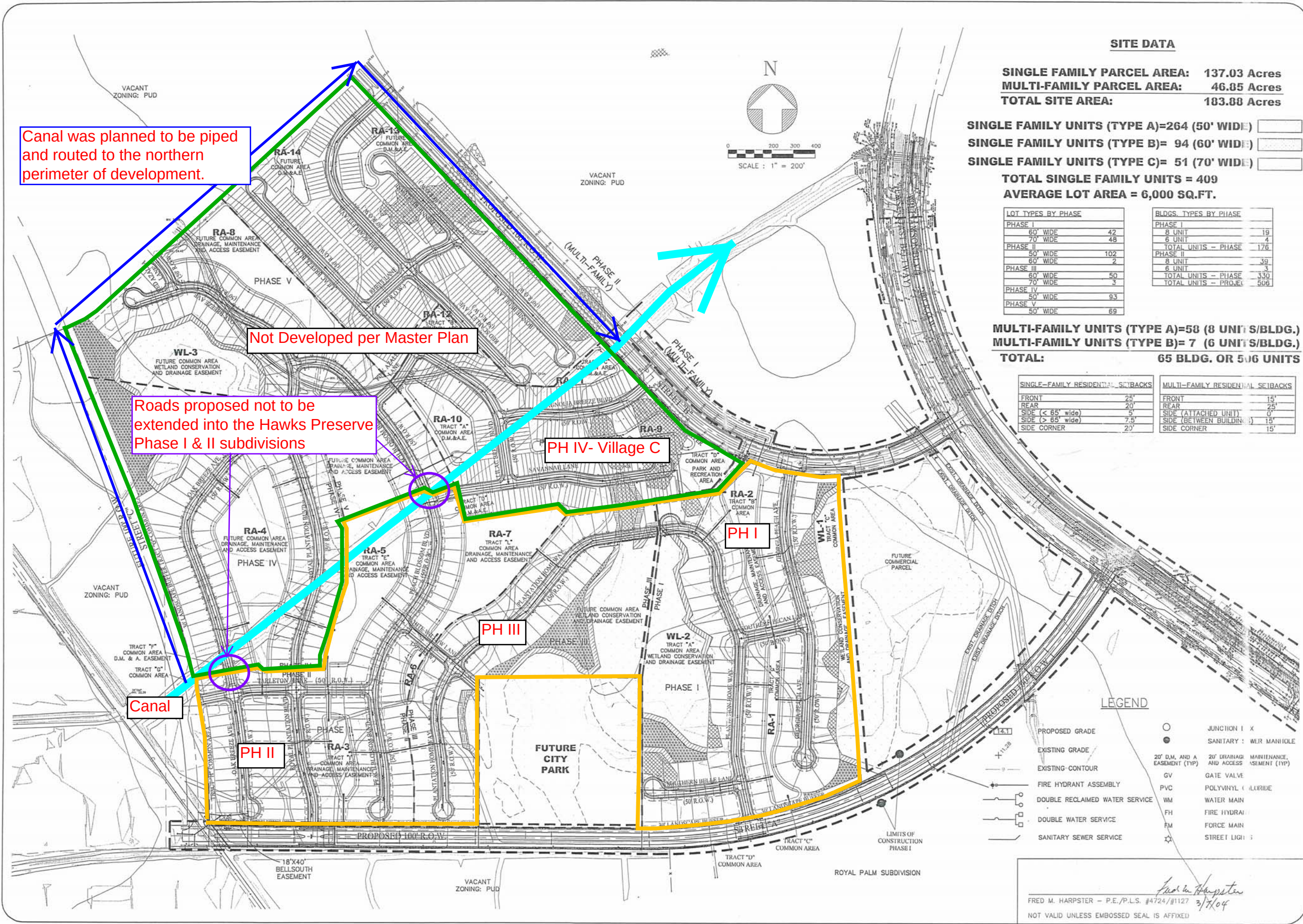
FILE LOCATION

NOT VALID WITHOUT SEAL

SCALE: 1"=150'

SHEET **C4** OF **29**

Exhibit C - Previous Port Orange Plantation Master Plan (2003)



SITE DATA

SINGLE FAMILY PARCEL AREA: 137.03 Acres
MULTI-FAMILY PARCEL AREA: 46.05 Acres
TOTAL SITE AREA: 183.88 Acres

SINGLE FAMILY UNITS (TYPE A)=264 (50' WIDE)
SINGLE FAMILY UNITS (TYPE B)= 94 (60' WIDE)
SINGLE FAMILY UNITS (TYPE C)= 51 (70' WIDE)

TOTAL SINGLE FAMILY UNITS = 409
AVERAGE LOT AREA = 6,000 SQ.FT.

LOT TYPES BY PHASE		BLDG. TYPES BY PHASE	
PHASE I		PHASE I	
60' WIDE	42	8 UNIT	19
70' WIDE	48	6 UNIT	4
PHASE II		TOTAL UNITS - PHASE	176
50' WIDE	102	PHASE II	
60' WIDE	2	8 UNIT	39
PHASE III		6 UNIT	3
60' WIDE	50	TOTAL UNITS - PHASE	330
70' WIDE	3	TOTAL UNITS - PROJECT	506
PHASE IV			
50' WIDE	93		
PHASE V			
50' WIDE	69		

MULTI-FAMILY UNITS (TYPE A)=58 (8 UNITS/BLDG.)
MULTI-FAMILY UNITS (TYPE B)= 7 (6 UNITS/BLDG.)
TOTAL: 65 BLDG. OR 506 UNITS

SINGLE-FAMILY RESIDENTIAL SETBACKS		MULTI-FAMILY RESIDENTIAL SETBACKS	
FRONT	25'	FRONT	15'
REAR	20'	REAR	25'
SIDE (< 65' wide)	5'	SIDE (ATTACHED UNIT)	0'
SIDE (> 65' wide)	7.5'	SIDE (BETWEEN BUILDINGS)	15'
SIDE CORNER	20'	SIDE CORNER	15'

REV	DATE	REVISIONS
1	11/2/03	REVISED PER PORT ORANGE COMMENTS DATED 9/25/03
2	12/29/03	REVISED PER PORT ORANGE COMMENTS DATED 12/15/03
4	1/17/04	REVISED PER UTILITY REPORT
5	1/19/04	REVISED PER VOLUSIA COUNTY SUBMITTAL
6	1/27/04	REVISED FOR SARNO
7	3/5/04	REVISED PER VOLUSIA COUNTY & PORT ORANGE COMMENTS

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HARPSTER ENGINEERING & SURVEYING, INC.
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CIVIL ENGINEERS
PLANNERS
SURVEYORS

PHONE: (386) 253-3241 FAX: (386) 253-2502

PORT ORANGE PLANTATION - PHASE I
OVERALL DEVELOPMENT PLAN

DRAWN BY: RPJ
CHECKED BY: FMH
DATE: 4/18/03
SCALE: 1" = 200'
JOB NO: 02-017
DWG: 02017CP-ODP
XREF: 02017CP-BAS.DWG
EXIST_TOPO.DWG
SHEET 2
OF 35 SHEETS

FRED M. HARPSTER - P.E./P.L.S. #4724/#1127
3/7/04
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED



STAFF REPORT

SUBDIVISION FINAL PLAT & PLANS / HAWKS PRESERVE AT PORT ORANGE PLANTATION, PHASE II, SUBDIVISION & SUBDIVISION VARIANCE CASE NO. 14-50000007

REQUEST:	Approval of the Hawks Preserve at Port Orange Plantation Phase II Plat and Subdivision Plans, subject to approval of the subdivision variance to waive the requirement to extend Oak Breeze Ave. into Hawks Preserve at Port Orange Plantation Phase II.
LOCATION:	North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue (see Figure 1)
OWNER/APPLICANT:	D.R. Horton
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz (386) 506-5671
PLANNING COMMISSION:	March 26, 2015

DISCUSSION

The proposed subdivision phase includes 75 single-family lots along with associated infrastructure, stormwater improvements on approximately 23.76 acres (Exhibit B). This phase would be part of the overall Port Orange Plantation subdivision. The subject property is located north of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue. The subject project was originally part of two separate single-family lot subdivisions (Port Orange Plantation, Phase IV and V approved in 2007) that were not constructed.

Figure 1. Location Map



The subject property, which is currently vacant, is zoned “PC-A” (Planned Community – Agricultural) Neighborhood District and has a Future Land Use designation of *Planned Community-Westside*. The PC-A neighborhood-zoning district is intended to accommodate a variety of standard suburban housing types at varying densities. Single-family, two-family, and multi-family housing are all permitted uses in this zoning district.

The plat and subdivision plans have been designed according to the requirements of the City’s Land Development Code (LDC) and the dimensional standards outlined in PC-A neighborhood-zoning district of the LDC, except for the variances requested and discussed later in the report. The subdivision will have a connection to the internal roadways system of the existing Port Orange Plantation subdivision (Tarleton Ln. and Royal Plantation Blvd.) and direct access to Coraci Boulevard and McGinnis Avenue. The following subdivision improvements will be constructed:

- Water, sewer, reclaimed water infrastructure;
- Public local streets within the subdivision (travel lanes, 4’ sidewalks, and streetlights);
- Stormwater drainage infrastructure to connect to the existing ponds within the Port Orange Plantation Subdivision;
- Walking trails;
- 20’ landscape buffer along Coraci Boulevard; and
- Entry signage and landscaping at the entrance off Coraci Boulevard.

CONCURRENCY REVIEW

Public facilities and services, such as roads, public infrastructure, schools, and recreational facilities are currently available to serve the proposed 75 residential lots. The following discussion and table summarizes the impacts the proposed development will have on the public facilities and services.

Water, Sewer, Reclaimed Water

The proposed phase will be served by potable water, sanitary sewer, and reclaimed water. All lots will be provided with stub-outs for utilities. The developer will construct potable water, sanitary sewer, and reclaimed water lines in accordance with the utility plan for this project.

Stormwater Drainage

The City’s adopted level-of-service standard for stormwater drainage requires that all new retention/detention facilities be able to treat the runoff from a 25-year, 24-hour storm event and convey the runoff from a 100-year, 24-hour storm event without causing flooding or pollution of receiving water bodies. In addition, there must be no net loss of stormwater retention function as a result of development; therefore, the subdivision property must have the same ability to store and discharge water after development as it does before development occurs.

Recreation and Open Space

According to the City’s 2014 Concurrency Management Report, the City is not deficient in any of the recreational facilities categories and there are sufficient facilities to support the additional population from this subdivision phase.

School Capacity

The Volusia County School District determined that the adopted level of service will be met and capacity exists in the schools for the estimated students to be generated by the proposed development.

Transportation

The City has received the Fair-Share payment for the impacts on the City's roadway network generated by the traffic associated with the proposed 75 single-family lot subdivision. In 2006, the property owner (D.R. Horton) entered into a Fair-Share and Concurrency Agreement with the City based on the traffic generated from a 210 single-family lot subdivision (Port Orange Plantation, Phase III, IV, and V). The fair-share payment went to pay for portions of the improvements to Dunlawton/Taylor at I-95, Dunlawton/Clyde Morris intersection, Town West/Williamson signal, and Summertrees Road. D.R. Horton made the fair-share payment in December 2006.

According to the 2006 Fair-Share agreement, the Fair-Share payment vested 210 single-family homes on the subject property. Phase III was built, but Phases IV and V were not. With the construction of Phase III (53 single-family lots) in 2010, a total of 157 vested single-family lots remain. The proposed subdivision is for 75 single-family homes therefore, no additional Fair-Share payment is required for this development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property has a Future Land Use designation of *Planned Community-Westside* on the City's Future Land Use Map. According to the Comprehensive Plan, the maximum gross residential density for overall PC-A area is four units/acre. The density in Hawks Preserve Phase II is 3.16 units per acre. The development of single-family homes is consistent with the intent of the Future Land Use designation and a permitted use in the PC-A Neighborhood zoning district.

SUBDIVISION VARIANCE

The applicant has requested subdivision variance to allow this phase to be developed without extending Oak Breeze Avenue into the proposed subdivision. The variance may be granted by the City Council, upon recommendation of the Planning Commission.

The Land Development Code (LDC) requires that existing streets ending at a project boundary be continued into the adjacent proposed subdivision. As part of Port Orange Plantation, Phase II, Oak Breeze Avenue was extended to the project boundary to provide a future access point to be extended when this property was the developed.

The overall Port Orange Plantation subdivision was originally master planned from Town West Boulevard to the north property line of the subject property with 405 single-family lots and 346 multi-family units (Exhibit C). Those plans proposed to relocate the existing drainage canal that runs along the entire south boundary of the subject property to the north property boundary, so extending Oak Breeze Avenue would not have required crossing the canal.

Chapter 5, Section 8 of the LDC, lists the review criteria used to determine whether a subdivision variance request should be granted. For a subdivision variance to be approved the following criteria may be considered.

1. *Topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant.*

In order to extend Oak Breeze Avenue into the subject property, the drainage canal (ranging from approximately 75 to 125 feet in width) that runs along the entire south boundary of the subject property would need to be crossed. According to the applicant, crossing the canal would require a bridge constructed with box culverts or piping the canal at this location. The applicant believes that either option could possibly affect the flow characteristics of the canal and increases the possibility of upstream impacts.

2. *Literal interpretation of this code would result in unnecessary and undue hardship on the applicant.*

Although it is more expensive than a typical road connection, a bridge with box culverts or piping can be constructed similar to what was required to extend roads in the Oakbrook and Sunset Cove subdivisions.

3. *Required services are already available to proposed lots without the construction of additional improvements.*

All required public utilities and services can be provided to all proposed lots through the proposed subdivision design. In addition, not requiring the roadway connection will not reduce any other required services for the existing Port Orange Plantation subdivision. The proposed subdivision meets minimum access requirements in the Land Development Code and connects to two collector roads (McGinnis Ave. and Coraci Blvd.).

4. *Levels of service can be reasonably provided through the site development plan review process or residential site plan review process for individual lots.*

The applicant will be able to provide the required services and meet the Level of Service standards for all homes in the subdivision through the proposed subdivision design. The Fire Department has stated that the existing stubbed-out roadway has sufficient room for emergency vehicles to back-up.

5. *Other methods can be arranged to assure construction of improvements, eliminating the need for formal subdivision approval.*

Subdivision review is the standard approach to assure the construction of local roads within a subdivision. The Applicant is not requesting a different method. The request is to not extend an existing street stub-out, so this criterion is not applicable to this request.

6. *The granting of a variance is consistent with the overall intent of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

The intent of the code is to provide an interconnected local road network that provides travel and access options. The proposed subdivision meets the minimum subdivision requirements with two access points to public roads. The proposed development is efficiently accessed from two collector roads (McGinnis Ave. and Coraci Blvd.). Coraci Boulevard is approximately 150' from Oak Breeze Avenue. According to the Fire Department, response times are not increased by not extending Oak Breeze Avenue.

Based on the review criteria above, staff recommends approval of the subdivision variance to allow this phase to be developed without extending an existing street stub-out (Oak Breeze Avenue) into the proposed subdivision.

RECOMMENDATION

Staff recommends **approval** of the final plat and plans for Hawks Preserve at Port Orange Plantation Phase II, subject to approval of the subdivision variance to waive the requirement to extend Oak Breeze Ave. into this subdivision.

ATTACHMENTS

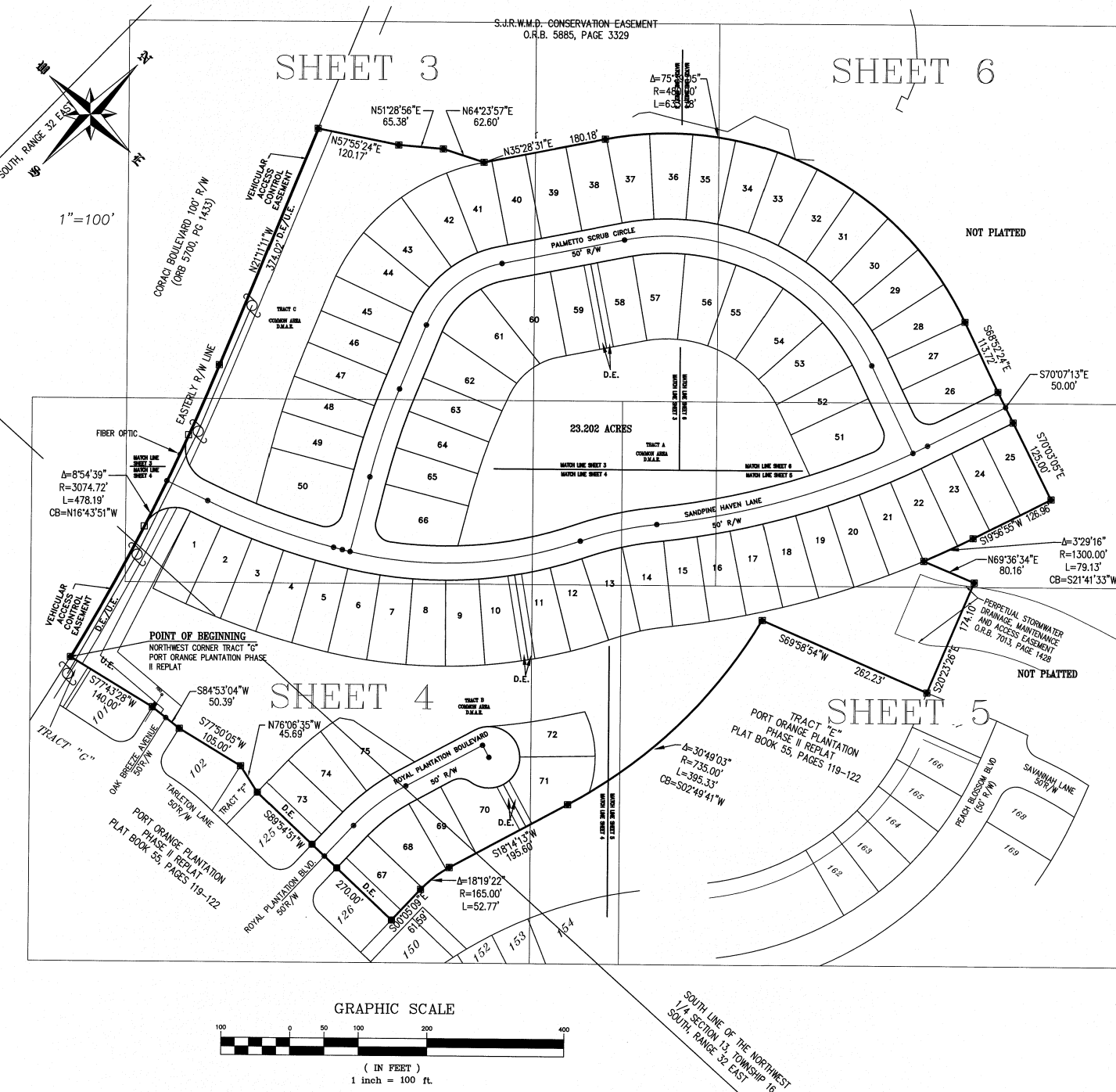
Exhibit A - Plat for Hawks Preserve at Port Orange Plantation Phase II

Exhibit B - Lot Configuration for Hawks Preserve at Port Orange Plantation Phase II

Exhibit C - Previous Port Orange Plantation Master Plan

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____

- GENERAL NOTES:**
1. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#6351.
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#6351.
 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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 6. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 7. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF PORT ORANGE PLANTATION, PHASE II AS RECORDED IN MAP BOOK 54, PAGES 117-120, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S81°54'08"W.
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 11. THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
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 14. BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
 15. RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
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ABBREVIATIONS		ABBREVIATIONS	
SEC	SECTION	L	ARC LENGTH
TWP	TOWNSHIP	CB	CHORD BEARING
RGE	RANGE	CH	CHORD
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK
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P.R.M.	PERMANENT REFERENCE MONUMENT	S.J.R.W.M.D.	SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
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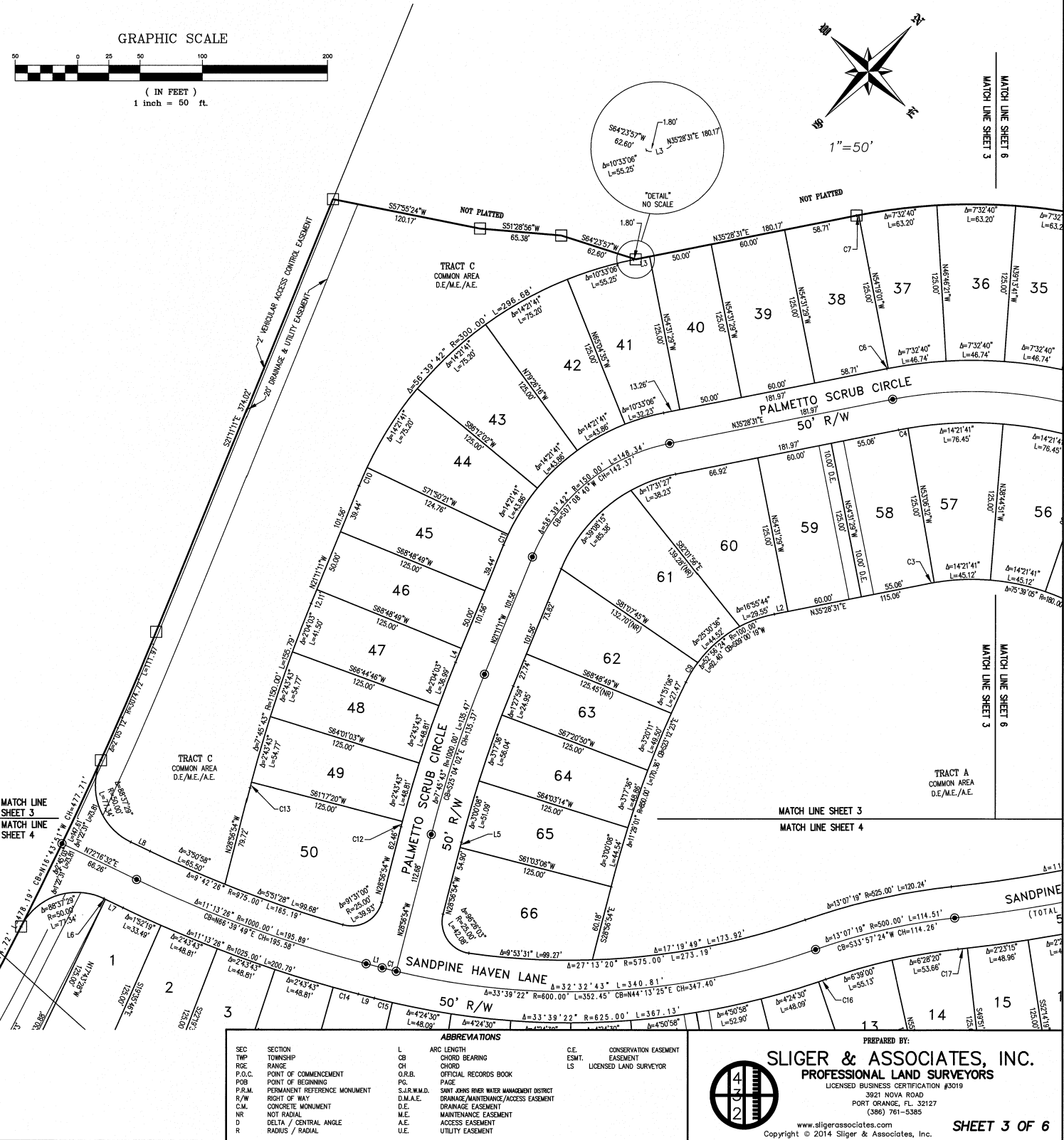
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SHEET 2 OF 6

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



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SEC	SECTION	L	ARC LENGTH	C.E.	CONSERVATION EASEMENT
TWP	TOWNSHIP	OB		ESMT.	EASEMENT
RANGE	RANGE	CH		LS	LICENSED LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT	O.R.B.	OFFICIAL RECORDS BOOK		
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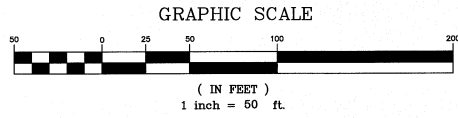
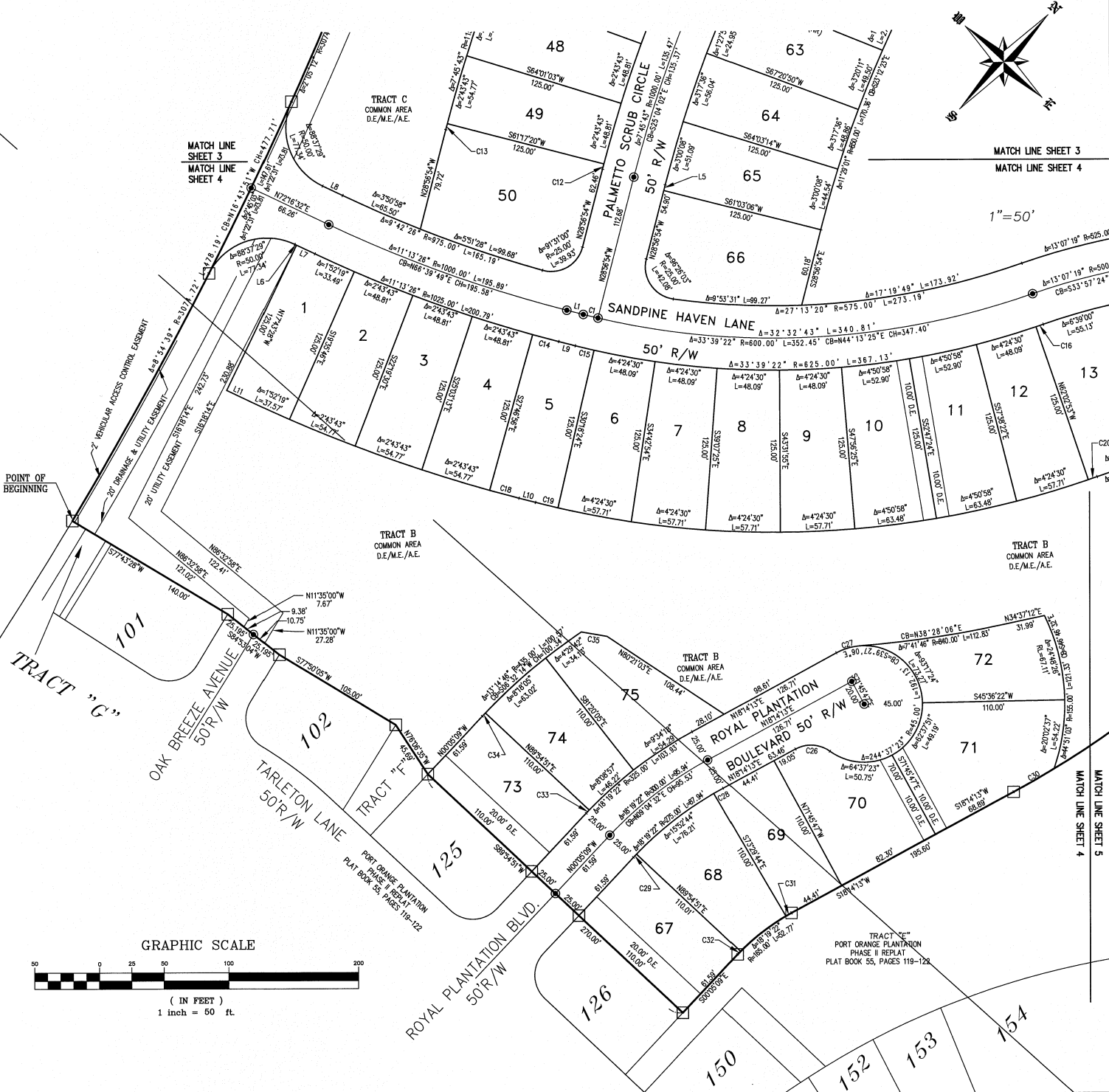
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SHEET 3 OF 6

Handwritten signature and date: 9/29/2014

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



ABBREVIATIONS		CONSERVATION EASEMENT	
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RGE	RANGE	CH	CHORD
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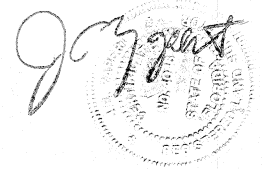
SHEET 4 OF 6

PLAT BOOK _____ PAGE _____

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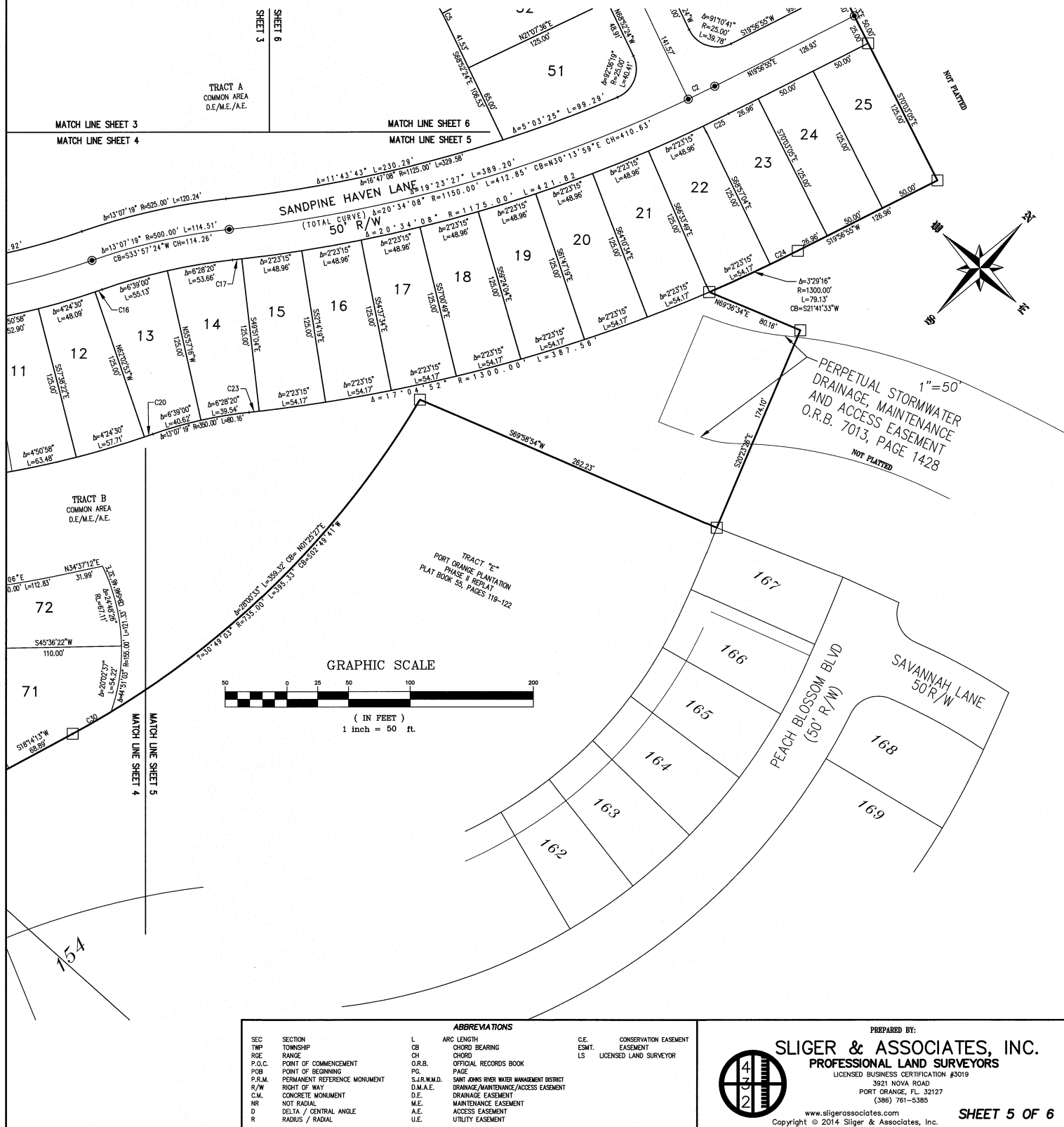
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- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF PORT ORANGE PLANTATION, PHASE II AS RECORDED IN MAP BOOK 54, PAGES 117-120, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S81°54'08"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
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- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE, WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
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- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
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- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
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- WHenever CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____

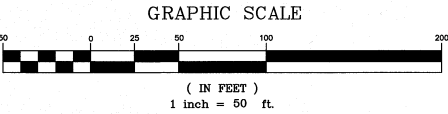
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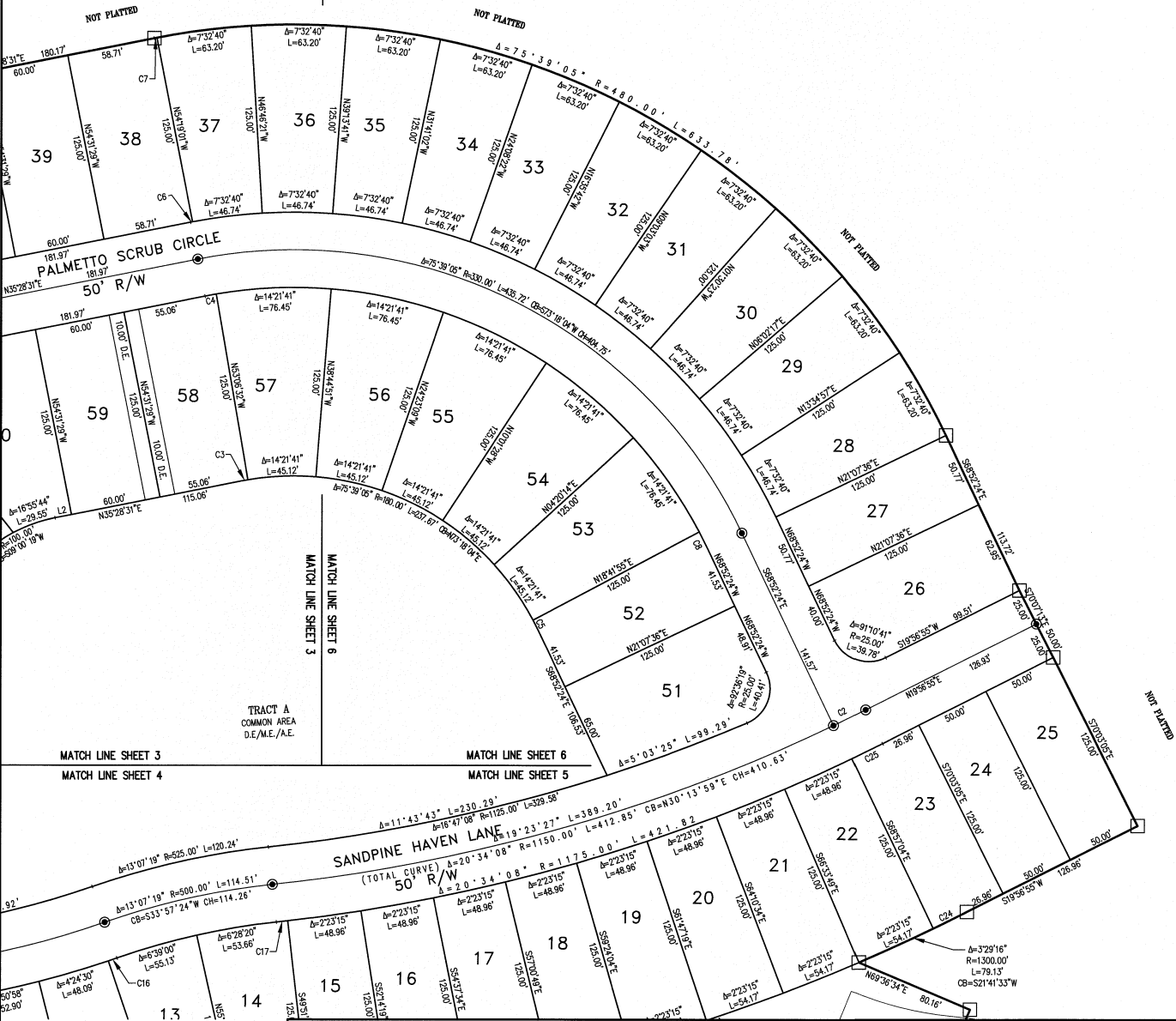
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



MATCH LINE SHEET 3
MATCH LINE SHEET 6
1"=50'



ABBREVIATIONS		CONSERVATION EASEMENT	
SEC	SECTION	CE	EASEMENT
TWP	TOWNSHIP	ESMT.	LICENSED LAND SURVEYOR
RGE	RANGE	LS	
P.O.C.	POINT OF COMMENCEMENT		
POB	POINT OF BEGINNING		
P.R.M.	PERMANENT REFERENCE MONUMENT		
R/W	RIGHT OF WAY		
C.M.	CONCRETE MONUMENT		
NR	NOT RADIAL		
Δ	DELTA / CENTRAL ANGLE		
R	RADIUS / RADIAL		
L	ARC LENGTH		
CB	CHORD BEARING		
CH	CHORD		
O.R.B.	OFFICIAL RECORDS BOOK		
PG.	PAGE		
S.J.R.W.M.D.	SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT		
D.E.	DRAINAGE/EASEMENT/ACCESS EASEMENT		
M.E.	MAINTENANCE EASEMENT		
A.E.	ACCESS EASEMENT		
U.E.	UTILITY EASEMENT		

PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5355
www.sligerassociates.com
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SHEET 6 OF 6

PLAT BOOK _____ PAGE _____

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DESCRIPTION:
A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "G", PORT ORANGE PLANTATION PHASE II REPLAT AS RECORDED IN PLAT BOOK 55, PAGES 119 THROUGH 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING ON THE EASTERLY RIGHT OF WAY LINE OF CORAL BOULEVARD, A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5700, PAGE 1433, SAID PUBLIC RECORDS AND BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3074.72 FEET, A CENTRAL ANGLE OF 08°54'39" AND A CHORD BEARING OF N16°43'51"W; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 478.19 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N21°11'11"W, 374.02 FEET; THENCE DEPART SAID RIGHT OF WAY LINE N57°55'24"E, 120.17 FEET; THENCE N51°28'56"E, 65.38 FEET; THENCE N64°23'57"E, 62.60 FEET; THENCE N35°28'51"E, 180.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 75°39'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 633.78 FEET; THENCE S68°52'24"E, 113.72 FEET; THENCE S70°07'13"E, 50.00 FEET; THENCE S70°03'05"E, 125.00 FEET; THENCE S19°56'55"W, 126.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 03°29'16" AND A CHORD BEARING OF S21°41'33"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 79.13 FEET; THENCE N69°36'34"E, 80.16 FEET; THENCE S20°23'26"E, 174.10 FEET TO THE NORTHERLY LINE OF TRACT "E", SAID PORT ORANGE PLANTATION PHASE II REPLAT; THENCE ALONG THE BOUNDARY LINE OF SAID PORT ORANGE PLANTATION PHASE II REPLAT THE FOLLOWING 10 COURSES: S69°58'54"W, 262.23 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 30°49'03" AND A CHORD BEARING OF S02°49'41"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 395.33 FEET; THENCE S18°14'13"W, 195.60 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 181°9'22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 52.77 FEET; THENCE S00°05'09"E, 61.59 FEET; THENCE S89°54'51"W, 270.00 FEET; THENCE N76°06'35"W, 45.69 FEET; THENCE S77°50'05"W, 105.00 FEET; THENCE S84°53'04"W, 50.39 FEET; THENCE S77°43'28"W, 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 23.202 ACRES, MORE OR LESS.

SURVEYORS NOTES
1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITH THE BENEFIT OF OPINION OF TITLE.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON RECORD PLAT OF PORT ORANGE PLANTATION, PHASE II REPLAT WITH THE BEARING ON THE NORTHERLY LINE OF LOT 167 BEING S68°01'12"W.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
6. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

UTILITY STATEMENT:
THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS PROVIDED BY SUNSHINE NETWORK, TICKET # _____ ON OR ABOUT 8-30-99 AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILT PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

W/ WITH	TC TOP COVER	CONC CONCRETE	ABBREVIATIONS	RES RESIDENCE	RC IRON ROD & CAP
CM CONCRETE MONUMENT	WV WATER VALVE	D CENTRAL ANGLE	ILLES ILLEGIBLE	—FC— BURIED FIBER OPTIC CABLE	PC IRON PIPE & CAP
TDB TOP OF BANK	TSH TRAFFIC SIGNAL BOX	R RADIUS	INV INVERT	—T— BURIED TELEPHONE LINE	WTRD WTRD END SECTION
TDE TDE OF SLOPE	FH FIRE HYDRANT	L ARC LENGTH	SEC SECTION	—W— BURIED WATER LINE	RCP REINFORCED CONCRETE PIPE
CLS CENTERLINE OF SWALE	WM WATER METER	CH CHORD BEARING	—E— BURIED ELECTRIC LINE	—G— BURIED GAS LINE	CM CORRUGATED METAL PIPE
STA STATION	LP LIGHT POLE	OR CHORD DISTANCE	ROE RANGE	—TV— BURIED TELEVISION LINE	MH MANHOLE
CD CLEANOUT	IV IRRIGATION VALVE	FP&L CO FLORIDA POWER & LIGHT COMPANY	R/W RIGHT OF WAY	—FM— BURIED FORCE MAIN	MB MAP BOOK
SAW SANITARY	GA GUY ANCHOR	EL ELEVATION	(N) NON RADIAL	—AU— AERIAL UTILITY LINE	IP IRON PIPE
ES ELECTRIC SERVICE	CP CORRUGATED PLASTIC PIPE	NDV NATIONAL GEODETIC VERTICAL DATUM	(R) RADIAL	(P) OFFICIAL RECORDS BOOK	PG PAGE
HDPE HIGH DENSITY POLYETHYLENE PIPE	DP DUCTILE IRON PIPE	USC & GS UNITED STATES COAST AND GEODETIC SURVEY	(M) MEASURED DIMENSION	(TYP) TYPICAL	ID IDENTIFICATION
VCP VITREOUS CLAY PIPE	PVC POLYVINYL CHLORIDE	RV REUSE VALVE	(F) CALCULATED DIMENSION		
CV CHECK VALVE	DW DRIVEWAY		FDOT FLORIDA DEPARTMENT OF TRANSPORTATION REC	RECOVERED	

LEGEND
● IRON ROD WITH CAP
○ IRON ROD
● IRON PIPE WITH CAP
○ IRON PIPE
● FD "X"/OUT IN CONCRETE
□ CONCRETE MONUMENT
■ PERMANENT REFERENCE MONUMENT
▲ PERMANENT CONTROL POINT
● FMV FIRE HYDRANT
● WM WATER METER
● SM FIRE HYDRANT
● TB TELEPHONE BOX
● TSB TRAFFIC SIGNAL BOX
● ESB ELECTRIC BOX
● TTV CABLE TELEVISION BOX
● MB MAIL BOX
● LUP LIGHT POLE
● ULP UTILITY POLE
● GA GUY ANCHOR
● CO CLEAN OUT
● SIGN
● TREE
● EXISTING ELEVATION
● TELEPHONE MANHOLE
● SANITARY MANHOLE
● STORM MANHOLE

SCALE: 1"=100'		FIELD BOOK:		PAGE(S):		SHEET 1 OF 1					
TYPE OF SURVEY		SURVEY DATE		JOB NUMBER		PARTY CHIEF		DRAWN BY		CHECKED BY	
SPECIFIC PURPOSE :		—		—		—		—		—	
BOUNDARY SURVEY :		09-16-14		13-0946		B BENNETT		D HITCHCOCK		J ZAPERT	
TOPOGRAPHIC SURVEY :		—		—		—		—		—	
FOUNDATION LOCATION :		—		—		—		—		—	
FINAL IMPROVEMENTS :		—		—		—		—		—	
RECERTIFICATION :		—		—		—		—		—	

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SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019

www.sligerassociates.com

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PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)			
THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.			
TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
BOUNDARY	D.R. HORTON, INC.	9-16-2014	13-0946
BOUNDARY	CITY OF PORT ORANGE, FLORIDA	9-16-2014	13-0946
NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE.			

PORT ORANGE PLANTATION
PHASE IV-VILLAGES D & E
PORT ORANGE, FLORIDA

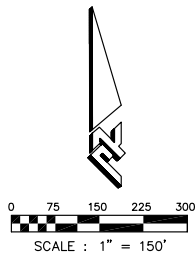
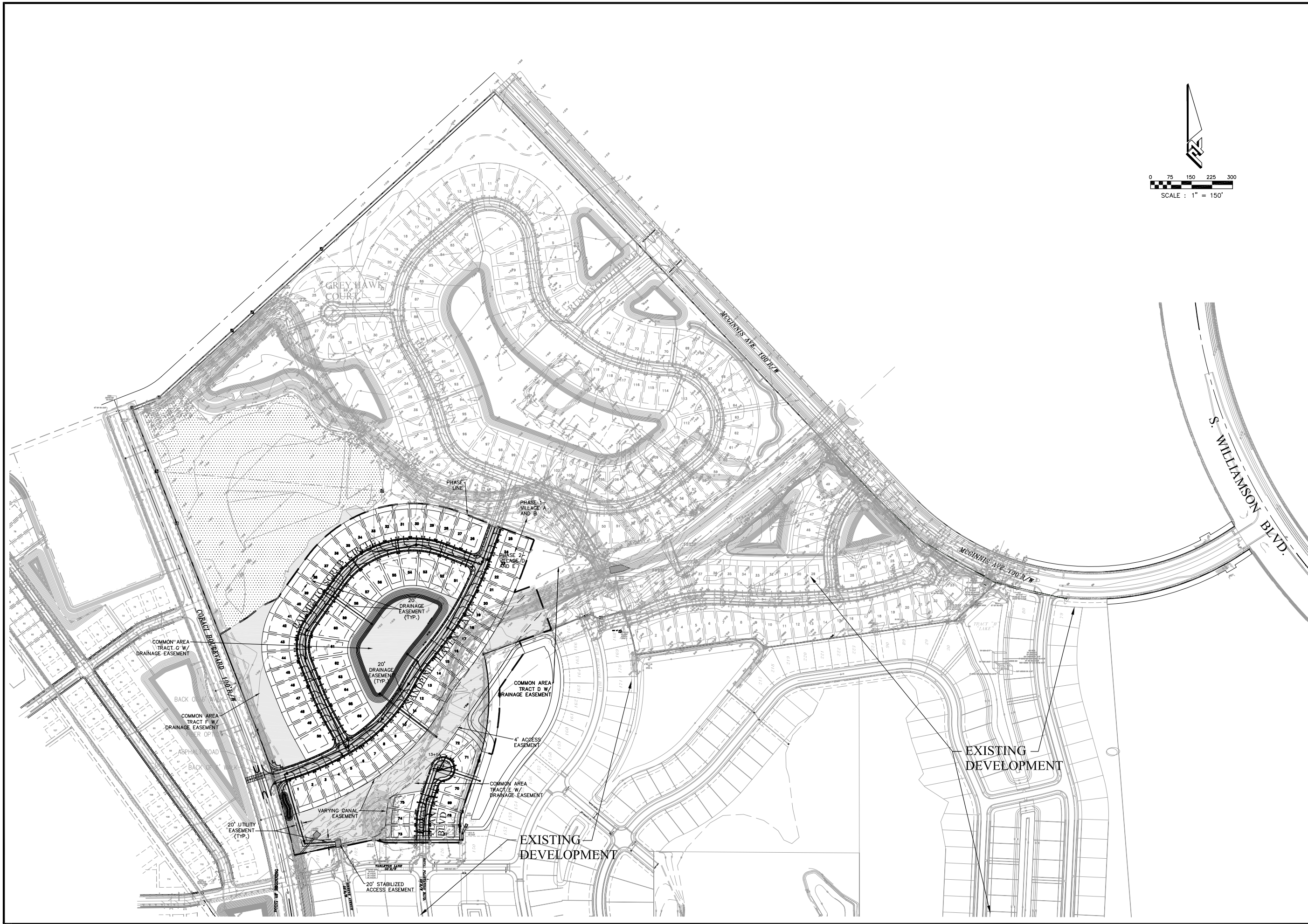
FOR: D.R. HORTON, INC.

JOB NO.
13-0946

BOUNDARY
SURVEY

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J. ZAPERT, P.L.S. NO. 6146
STEVEN T. KRUGER, P.L.S. NO. 4722
C.O. VAN KLEECK JR., P.S.M. NO. 6149
MICHAEL S. MURPHY, P.S.M. NO. 6208



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ORMOND BEACH
300 INTERCHANGE BLVD. STE. 100, ORMOND BEACH, FL 32174
(386) 677-2482 FAX (386) 877-2505

ST. AUGUSTINE
4475 U.S. 1 S. PLAZA STE #601, ST. AUGUSTINE, FL 32086
(904) 797-1610 FAX (904) 797-4159

AMELIA ISLAND
914 ATLANTIC AVE. STE #200, FERNANDINA BCH, FL 32034
(904) 481-5438 FAX (904) 797-4159

NO.	DATE	REVISIONS
1	1/26/15	REVISED PER CITY COMMENTS DATED 12/12/14
2	2/25/15	REVISED PER CITY COMMENTS DATED 02/19/15
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**HAWKS PRESERVE AT
PORT ORANGE PLANTATION-PHASE II
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN-PHASE 2**

CITY OF PORT ORANGE
VOLusia COUNTY, FLORIDA

ZEV COHEN & ASSOCIATES, INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS PLANNERS • TRANSPORTATION • ENVIRONMENTAL WWW.ZEVCOHEN.COM	
PROJECT NO:	08065
ISSUE DATE:	7/27/15
DRAFTED BY:	CM
CHECKED BY:	RMH
DESIGNED BY:	MLRMH
DRAWING FILE:	0086500P-02
XREFS:	SUBSURVEY PORT ORANGE

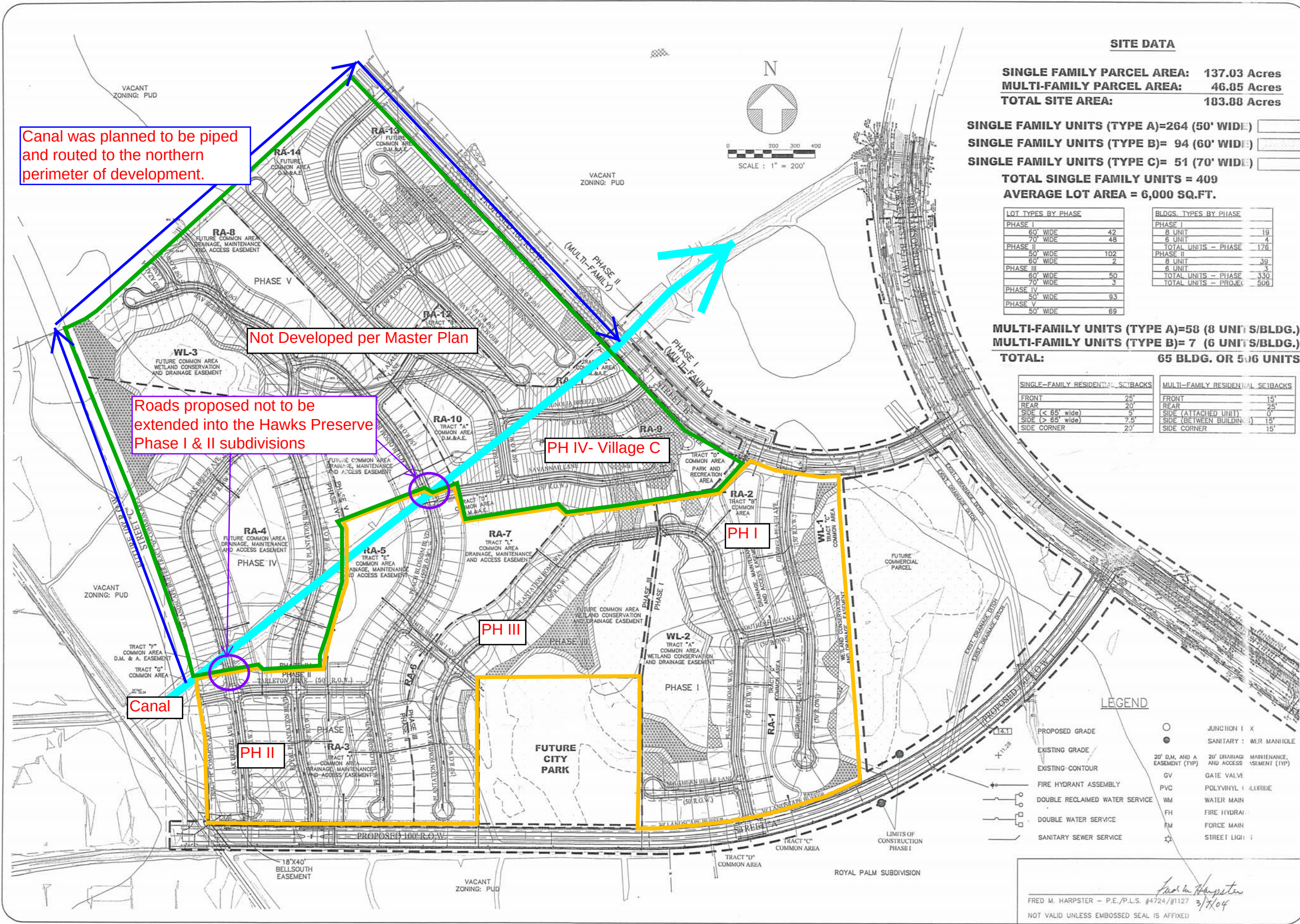
FILE LOCATION

NOT VALID WITHOUT SEAL

SCALE: 1"=150'

SHEET **C4** OF **20**

Exhibit C - Previous Port Orange Plantation Master Plan (2003)



SITE DATA

SINGLE FAMILY PARCEL AREA:	137.03 Acres
MULTI-FAMILY PARCEL AREA:	46.05 Acres
TOTAL SITE AREA:	183.88 Acres

SINGLE FAMILY UNITS (TYPE A)=264 (50' WIDE)
SINGLE FAMILY UNITS (TYPE B)= 94 (60' WIDE)
SINGLE FAMILY UNITS (TYPE C)= 51 (70' WIDE)

TOTAL SINGLE FAMILY UNITS = 409
AVERAGE LOT AREA = 6,000 SQ.FT.

LOT TYPES BY PHASE		BLDG. TYPES BY PHASE	
PHASE I		PHASE I	
60' WIDE	42	8 UNIT	19
70' WIDE	48	6 UNIT	4
PHASE II		TOTAL UNITS - PHASE	176
50' WIDE	102	PHASE II	
60' WIDE	2	8 UNIT	39
PHASE III		6 UNIT	3
60' WIDE	50	TOTAL UNITS - PHASE	330
70' WIDE	3	TOTAL UNITS - PROJECT	506
PHASE IV			
50' WIDE	93		
PHASE V			
50' WIDE	69		

MULTI-FAMILY UNITS (TYPE A)=58 (8 UNITS/BLDG.)
MULTI-FAMILY UNITS (TYPE B)= 7 (6 UNITS/BLDG.)
TOTAL: 65 BLDG. OR 506 UNITS

SINGLE-FAMILY RESIDENTIAL SETBACKS		MULTI-FAMILY RESIDENTIAL SETBACKS	
FRONT	25'	FRONT	15'
REAR	20'	REAR	25'
SIDE (< 65' wide)	5'	SIDE (ATTACHED UNIT)	0'
SIDE (> 65' wide)	7.5'	SIDE (BETWEEN BUILDINGS)	15'
SIDE CORNER	20'	SIDE CORNER	15'

REV	DATE	REVISIONS
1.	11/2/03	REVISED PER PORT ORANGE COMMENTS DATED 9/25/03
2.	12/29/03	REVISED PER PORT ORANGE COMMENTS DATED 12/15/03
4.	1/17/04	REVISED PER UTILITY REPORT
5.	1/19/04	REVISED PER VOLUSIA COUNTY SUBMITTAL
6.	1/27/04	REVISED FOR SARNO
7.	3/5/04	REVISED PER VOLUSIA COUNTY & PORT ORANGE COMMENTS

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HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS
CIVIL ENGINEERS
PLANNERS
SURVEYORS

436 NORTH GRANDVIEW AVENUE
DAYTONA BEACH, FL 32118
PHONE: (386) 253-3241 FAX: (386) 253-2502
E-MAIL: mail@harpstereng.com

PORT ORANGE PLANTATION - PHASE I
OVERALL DEVELOPMENT PLAN

DRAWN BY:	RPJ
CHECKED BY:	FMH
DATE:	4/18/03
SCALE:	1" = 200'
JOB NO:	02-017
DWG:	02017CP-ODP
XREF:	02017CP-BAS.DWG EXIST_TOPO.DWG
SHEET	2
OF	35 SHEETS

Imposter served/Drawn and Projects 8200-017 Port Orange Plantation/02017CP-ODP.dwg, 3/6/2004 2:19:15 PM, RPJ

CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



CITY COUNCIL

allen green, mayor
drew bastian, vice mayor
bob ford, councilman
donald burnette, councilman
scott stiltner, councilman
david harden, interim city manager

PLANNING COMMISSION

frank crooks, chairperson
sonya laney, vice chairperson
michael arminio, commissioner
richard barker, commissioner
lance green, commissioner
thomas jordan, commissioner
john junco, commissioner

FEBRUARY 2015

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

FEBRUARY 2015

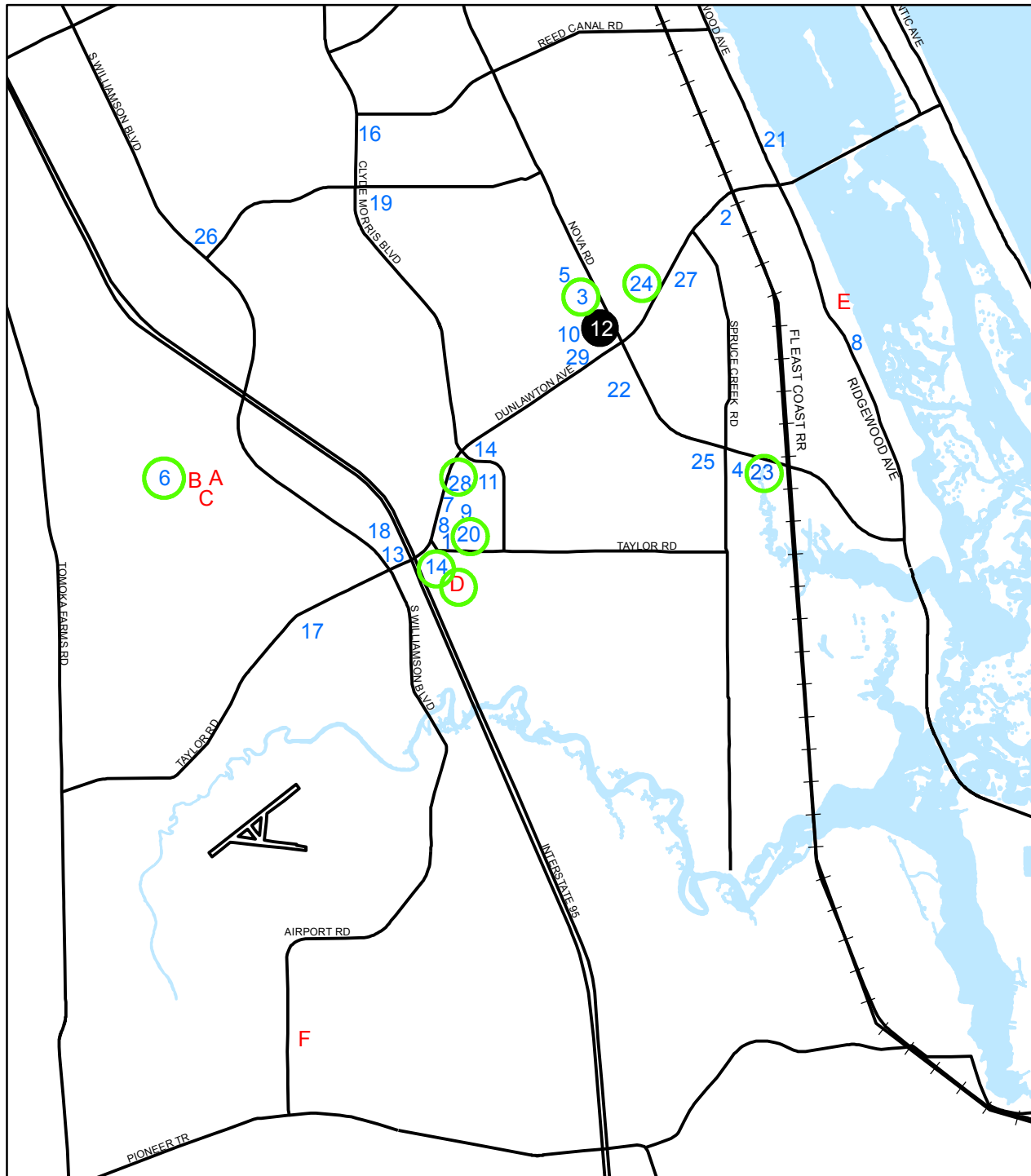
Residential

- A Hawks Preserve, Phase I
- B Hawks Preserve, Phase II
- C Port Orange Plantation IV-C
- D Reedy Creek North
- E Riverbank Properties
- F Water's Edge, Phase XII

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Autozone
- 4 Circle K
- 5 Circle K #8088
- 6 Coraci Sports Park
- 7 Culver's
- 8 Dunlawton Commons - Unit 4
- 9 Dunlawton Yorktowne - Unit 5
- 10 FPL Magnolia Substation
- 11 Gaffka Scott Enterprises
- 12 The Half Wall
- 13 Heartland Dental
- 14 Mellow Mushroom
- 15 Murphy Oil
- 16 New Port, Lot 2 (Jimmy John's)
- 17 Our Savior's Lutheran Church
- 18 Panda Express
- 19 Palmetto Pointe Marketplace PCD
(Walmart Neighborhood Market)
- 20 Port Orange Goodwill
- 21 Riverwalk Park, Phase 1A
- 22 Rossi Side Street Cafe
- 23 Sparks Concrete
- 24 Splash Car Wash
- 25 Spruce Creek Center
- 26 Town Park PCD
- 27 Vystar Credit Union
- 28 Wawa Dunlawton-Yorktowne
- 29 Wawa Dunlawton

● New Project ○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

February 2015

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
A	Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	119 single-family lots on ±57 acres	X								Tentatively scheduled for 3/26/15 PC meeting
B	Hawks Preserve, Phase II, subdivision (fka Port Orange Plantation, Phase IV-D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	75 single-family lots on ±23 acres	X								Tentatively scheduled for 3/26/15 PC meeting
C	Port Orange Plantation, Phase IV-C / subdivision	1548 McGinnis Ave. / north of Town West Blvd., between McGinnis Ave.& Peach Blossom Blvd.	49 single-family lots on 15.7 acres	X	X	X	-	X	X			Under construction
D	Reedy Creek North / subdivision	E. side of Boggs ford Rd., south of Taylor Rd.	5 single-family lots on 5.151 acres	X	X	X	X	X	X	X		Final inspection held 3/3/15
E	Riverbank Properties, replat	NE corner of Katherine St. and Palmetto St.	3 single-family lots on 0.72 acres	X	X							On hold
F	Water's Edge, Phase XII / subdivision	East of Airport Rd., west of Calistoga Cir., north of Pioneer Trail	98 single-family lots on 36.2 acres	X	X	X	-	X	X			Under construction

Case No./
Planner

14-50000006
PGC

14-50000007
PGC

13-50000003
TPB

14-50000002
14-60000002
PGC

13-50000001
TPB

06-50000004
TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

February 2015

= addition to the development activity report

= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associates site improvements	X							1st resubmittal under review	14-80000014 TPB
2	Atlantic Marine / site plan		619, 621, 627, & 631 Lemon St. 630 & 632 Ruth St.	16,910 (+/-) square-foot building for boat sales and boat repair and areas for outdoor boat storage for Atlantic Marine along with associated site and off-site improvements	X							2nd resubmittal under review	14-80000006 TPB
3	Autozone / new construction		3750 Nova Rd.	Construction of a 8,000 SF building addition along with associated landscaping, utilities, and landscaping improvements on 3.14 acres	X	X	X	X	X	X		Under construction	14-80000003 BP #14-3196 PGC
4	Circle K / new construction		4040 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 10 fueling station positions under a canopy with associated landscaping, utilities, and stormwater improvements on 0.99 acres	X	X	X	X	X	X		Under construction	14-80000002 BP #14-2646 GKP
5	Circle K #8088 / new construction		3664 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 16 fueling station positions under a canopy with associated site improvements on 1.99 acres	X							Awaiting 1st resubmittal	15-80000003 GKP
6	Coraci Sports Park, Phase 2 (multi-purpose field) / site plan modification		5200 Coraci Blvd.	Development of a 2nd multi-purpose recreation field including modification of a stormwater retention pond on ±2 acres	X	X	X	X	X	X		Under construction	14-82000004 GKP
7	Culver's Restaurant / new construction		1744 Dunlawton Ave.	4,316 SF restaurant with drive-thru on 1.15 acres with associated site improvements	X	X	X	X	X	X		Under construction	14-80000009 BP #14-5039 GKP
8	Dunlawton Commons - Unit 4 / site plan		1760 Dunlawton Ave.	10,123 SF multi-tenant building on 1.52 acres with associated site improvements	X	X						DO Issued 1/13/15	14-80000012 GKP
9	Dunlawton Yorktowne - Unit 5 / site plan modification		1770 Dunlawton Ave.	Modifications to an existing stormwater retention system on 4.4 acres	X	X	X	X	X	X		Under construction	14-82000009 TPB
10	FPL Magnolia Substation / site plan & site plan modification		3760 Nova Rd.	Construction of an electrical substation with associated infrastructure improvements on a 4-acre portion of a 40.75 acre parcel.	X	X	X	X	X	X		Under construction	09-80000003 13-82000004 TPB
11	Gaffka Scott Enterprises, LLC (Gaff's Quality Meats) / site plan modification		5130 Clyde Morris Blvd.	7,515 SF two tenant commercial building with associated site improvements on 1.05 acres	X	X	X	X	X	X		Under construction	14-82000001 BP #14-1198 PGC

NON-RESIDENTIAL DEVELOPMENT PROJECTS

February 2015

☐ = addition to the development activity report

☐ = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
12	The Half Wall / new construction	3770 Nova Rd.	7,090 SF stand-alone restaurant with associated site improvements on 0.78 acres	X								SDRC scheduled for 3/11/15	15-80000004 GKP
13	Heartland Dental / new construction	5445 S. Williamson Blvd.	3,215 SF dental office with associated site improvements on 1.08 acres	X	X							DO issued 2/16/15	14-80000015 PGC
14	Mellow Mushroom / new construction	5790 Journey's End Way	8,200 SF restaurant with associated site improvements on 1.48 acres	X	X	X						Pre-construction meeting held 3/05/15	14-80000005 BP #14-4641 PGC
15	Murphy Oil / new construction	Subdivision	A replat to subdivide 0.97 acres from a 21.86 acre parent tract to create a new outparcel for a fueling station	X								Tentatively scheduled for CC 4/07/15	14-50000004 PGC
		Site Plan	1,200 SF gas station with 12 fueling stations and associated site improvements on 0.97 acres	X								DO pending approval of plat	14-80000008 PGC
16	New Port, Lot 2 (Jimmy John's) / new construction	3661 Clyde Morris Blvd.	Two 3,995 multi-tenant buildings with drive-thrus, including associated landscaping, parking, and utilities on 1.75 acres	X	X	X	X	X	X			Under construction	14-80000001 BP #14-2119 GKP
17	Our Savior's Lutheran Church / site plan modification	1715 Taylor Rd.	4,481 SF classroom building addition to an existig church with associated parking, landscaping, and stormwater retention	X	X	X						Pre-construction meeting held 3/06/15	14-82000007 BP #15-0432 GKP
18	Panda Express / new construction	5441 S. Williamson Blvd.	2,691 SF restaurant with drive-thru and associated site improvements on 1.07 acres	X								Awaiting 1st resubmittal	15-80000002 PGC
19	Palmetto Pointe Marketplace PCD (Walmart Neighborhood Market) / new construction	Rezoning MDA & CDP	Rezoning of 13 (+/-) acres from PUD to PCD; Establish a master development agreement and conceptual development plan	X								Tentatively scheduled for CC 4/07/15	14-65000001 TPB
		Subdivision Plat & Plans	Subdivision of 52.7 (+/-) acres into 5 lots and 2 tracts	X								Tentatively scheduled for PC 3/26/15	14-50000003 TPB
		Site Plan	42,000 square foot grocery store and 9,600 square foot commercial multi-tenant building along with associated site and off-site improvements on 10.3(+/-) acres	X								1st resubmittal under review	14-80000007 TPB
20	Port Orange Goodwill / new construction	1752 Dunlawton Ave.	22,342 SF retail building with associated site improvements on 2.94 acres	X	X	X	X	X	X			Under construction	14-80000011 BP #14-5118 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

February 2015

 = addition to the development activity report

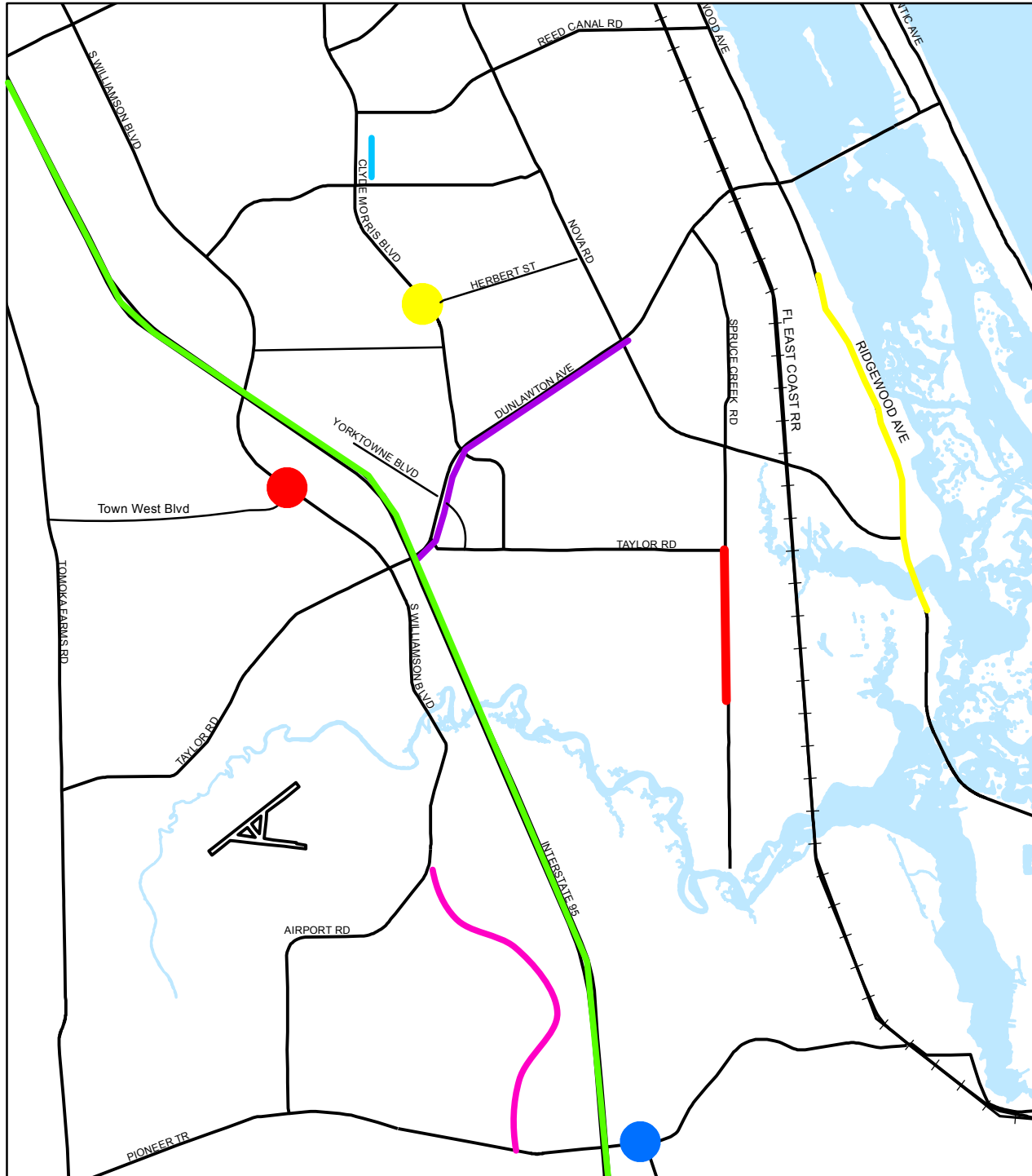
= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
21	Riverwalk Park / new construction	3431 Ridgewood Ave.	Kayak/canoe launch, trail, over-water boardwalk, restroom/trailhead and bridge, along with associated site improvements	X								Awaiting 2nd resubmittal	15-80000001 PGC
			Playground, splash park, picnic facilities, pavilions, shade structures, additional restrooms, concession building, portion of the boardwalk, event lawn, parking, and the southern portion of the 12' wide trailway, along with associated site improvements	X								SDRC scheduled for 3/11/15	15-80000005 PGC
22	Rossi Side Street Café / new construction	920 Village Tr.	2,450 SF restaurant with associated site improvements on 0.73 acres	X								DO issued 2/26/15	14-80000013 DP
23	Sparks Concrete / new construction	4110 Nova Rd.	Installation of a portable concrete batch plant on an existing commercial/industrial site with associated site improvements	X	X	X	X	X	X	X	X	Complete	12-80000001 PGC
24	Splash Car Wash / site plan modification	901 Dunlawton Ave.	Additional driveway onto Jackson Ave.	X	X	X	X	X	X	X	X	Complete	11-80000003 TPB
25	Spruce Creek Center / site plan modification	4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X								2nd resubmittal under review	14-82000008 GKP
26	Town Park PCD / MDA & CDP Amendment	4015 S. Williamson Blvd.	2nd Amendment to the Town Park PCD. Amending the master development agreement and conceptual development plan to allow an ALF, medical offices, and retail uses	X								DRC scheduled for 3/11/15	15-40000001 GKP
27	Vystar Credit Union / new construction	750 Dunlawton Ave	4,500 SF bank with 5 drive-thru lanes on 2.5 acres with associated site improvements	X								DO pending approval of SIA	14-80000010 DP
28	Wawa Dunlawton-Yorktowne / new construction	1740 Dunlawton Ave.	6,119 SF convenience store with 16 fueling station dispensers with associated site improvements on 1.85 acres	X	X	X	X	X	X			Under construction	14-80000004 BP #14-2969 GKP
29	Wawa / redevelopment	1031 Dunlawton Ave.	Demolition of existing restaurant and construction of a 5,943 SF convenience store with 16 fueling pumps and associated site improvements on 1.87 acres	X	X	X	X	X	X			Under construction	13-80000005 BP #14-0808 TPB

ROADWAY DEVELOPMENT PROJECTS

FEBRUARY 2015

- Dunlawton Avenue Resurfacing
- Herbert Street Turn Lane
- I-95 Widening
- Pioneer Trail at Turnbull Bay Road
- Ridgewood Avenue Resurfacing
- Southwinds Sidewalk
- Spruce Creek Road Sidewalk
- Town West Blvd. / Williamson Blvd. Signal
- S. Williamson Blvd. Extension



Project	Description	Jurisdiction	Status
Dunlawton Avenue (SR 421)	Resurfacing SR421 from Nova Road to I-95	FDOT	Under construction
Herbert Street Turn Lane	Add right turn lane WB at Clyde Morris Blvd.	City/TPO	Scheduled for construction in FY15
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Scheduled for construction in FY15
Pioneer Trail at Turnbull Bay Road	Intersection improvement	Volusia County/TPO	Scheduled for construction in FY14
Ridgewood Avenue (US1)	Resurfacing US1 from Fleming Street to south of Rose Bay Bridge	FDOT	Pre-construction meeting held January 2015; Scheduled for construction in FY15
Southwinds Sidewalk	Design of a 5-foot wide sidewalk on the west side of Southwinds Trail	City	Pre-construction meeting held 3/04/15; Construction scheduled for FY15
Spruce Creek Road Sidewalk	Construct an 8'-wide sidewalk on the west side of Spruce Creek Rd. from Taylor Rd. to Central Park Blvd.	City/TPO	Bid opening 1/20/15; Construction scheduled for FY15
Town West Blvd./Williamson Blvd. Signal	Installation of a 4-way traffic signal	City/Volusia County	Pre-construction meeting held 1/23/15; Construction scheduled for FY15
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Out to bid; Scheduled for construction in 2015