



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, July 22, 2021

Time: 5:30 PM

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

B. DISCUSSION/ACTION

3. Consideration of Minutes
4. APPLICATION: PUD Amendment/7th Amendment to the Bennett's Hammock PUD
CASE NO.: 20-40000005
LOCATION: 1143 Old Hammock Rd.
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: A. Joseph Posey; 420 South Nova Rd, Daytona Beach, FL 32114

A request by the applicant to amend the Bennett's Hammock Planned Unit Development (PUD) Master Development Agreement (MDA) to establish the framework for the development of a 6-lot single-family home subdivision.

5. APPLICATION: MDA Amendment/3rd Amendment to the Riverwalk Amended and Restated Master Development Agreement
CASE NO.: 21-40000001
LOCATION: East of Ridgewood Ave., south of Ocean Ave.
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org
APPLICANT: Josif Atanasoski, Manager of Halifax River Partners, LLC; 1800 N.US. Hwy. 1, Ormond Beach, FL 32174

A request by the applicant to amend the Riverwalk Amended and Restated Master Development Agreement (MDA) to extend the required completion date of the Phase 1 site improvements and restaurant building (Fysh Bar & Grill) to March 21, 2022.

6. APPLICATION: Subdivision Plat and Plans/Woodhaven Subdivision Phase 2
CASE NO.: 21-50000001
LOCATION: South side of Williamson Boulevard, between Cypress Head Subdivision and Williamson Boulevard
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@portorange.org
APPLICANT: Zev Cohen & Associates, Inc.; 300 Interchange Blvd., Ormond Beach, FL 32174

A request by the applicant to approve Phase 2 of the Woodhaven Subdivision, which includes 229 single-family lots and 100 townhome lots on +/- 209.89 acres.

C. OTHER BUSINESS

7. Commissioner Comments
8. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, 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, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 24, 2021

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman John Junco at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Lance Green
Newton White
Stan Schmidt
Maria Mills-Benat

Absent: Darrel “Bo” Bofamy (unexcused)
Thomas Jordan (excused)

Also Present: Carly Meek, Assistant City Attorney
Shelby Field, Assistant City Clerk

B. DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the minutes as presented from May 27, 2021 was made by Commissioner Mills-Benat and Seconded by Vice Chairman Schmidt. Motion carried unanimously by roll call vote.

4. APPLICATION: Planned Commercial Development Rezoning/Dunlawton Storage
Planned Commercial Development
CASE NO.: 21-65000001
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: Robert A. Merrell III, Esquire, Cobb Cole; 149 S. Ridgewood Ave., Suite 700,
Daytona Beach, FL 32114

A request by the applicant to rezone +/- 6.21 acres from A (Agriculture) to PCD (Planned Commercial Development) and approval of the Dunlawton Storage Master Development Agreement (MDA) and Conceptual Development Plan (CDP).

Gwen Perney, Principal Planner, discussed details of the proposed rezoning and answered questions from Commissioners.

Rob Merrell, Cobb Cole, stated they held a neighborhood meeting and addressed many of the comments raised by citizens, provided additional information on the self-storage proposed and answered questions from Commissioners.

Motion to approve Case No. 21-65000001 subject staff recommendations was made by Commissioner White and Seconded by Commissioner Mills-Benat. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

5. Commissioner Comments

Commissioner White thanked the Port Orange Fire Department, specifically Lieutenant Bivens, for wonderfully assisting with a family incident.

Commissioner Schmidt asked for an update on the Fysh restaurant. Tim Burman, Community Development Director, responded it is currently under construction, but Planning Commission may see the item next month for an extension request.

Chairman Junco asked for an update on the road closure on Devon street. Mr. Burman responded it is a maintenance project with Public Works that was estimated at about four to six weeks.

6. Staff Comments

There were none.

D. PUBLIC COMMENTS

There were none.

E. ADJOURNMENT – 5:55 p.m.

Chairman John Junco



STAFF REPORT - REVISED

Seventh Amendment to the Bennett's Hammock Planned Unit Development Master Development Agreement and Conceptual Development Plan

CASE NO. 20-40000005

REQUEST:	To approve the Seventh Amendment to the Bennett's Hammock Master Development Agreement and Conceptual Development plan
LOCATION:	1143 Old Hammock Road
OWNER:	Riga, Inc.
APPLICANT:	A. Joseph Posey Jr., Storch Law Firm
STAFF CONTACT:	Gwen Perney, Principal Planner (386) 506-5673
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	July 22, 2021

Introduction

At the March 25, 2021 Meeting, the Planning Commission recommended denial (4-2) of the Seventh Amendment to the Bennett's Hammock Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP). At that time, the proposed PUD Amendment was for the development of thirteen (13) townhomes.

Several changes have been made to the proposed MDA and CDP by the applicant based on comments received from residents in the Bennett's Hammock subdivision and feedback from the Planning Commission at their March 2021 meeting relating to overall density of the proposed project and residential unit type. The applicant has made the following modifications to the proposed MDA and CDP:

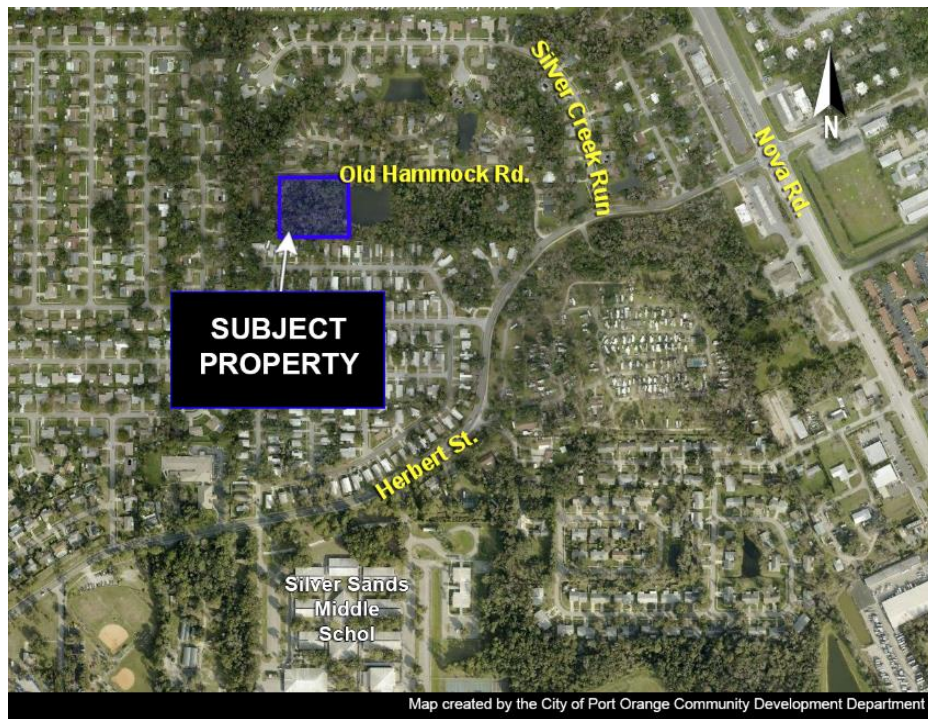
- Changed the residential use type from attached townhomes to detached single-family homes;
- Reduced the number of lots from thirteen (13) to six (6);
- Increase the minimum lot size from 1,800 square feet to 5,880 square feet;
- Increased the minimum lot width from 22 feet to 42 feet;
- Added specific lot dimensional requirements for the detached single-family lots including building setbacks, lot coverage and open space requirements;
- Relocated the proposed retention area behind the single-family lots;
- Revised lot configuration from internal private roadway to fronting directly onto Old Hammock Road, consistent with other existing single-family homes in the area;
- Reduced impervious area by eliminating the private roadway and additional townhome visitor parking and;
- Added common area amenities to the CDP (walking path, benches) for residents of the six (6) single-family lots.

Because of the scope of these modifications, the MDA and CDP for the proposed PUD Amendment must go back before the Planning Commission before being considered by the City Council. The original staff report has been modified to reflect the changes to the MDA and CDP made by the applicant since the March 2021 Planning Commission Meeting.

Discussion

The applicant is proposing the Seventh Amendment to the Bennett's Hammock PUD MDA and CDP for the 1.84-acre subject property. The subject property is a vacant parcel within the Bennett's Hammock PUD subdivision and is located on the south side of Old Hammock Road, north of Herbert Street (Figure 1).

Figure 1. Location Map



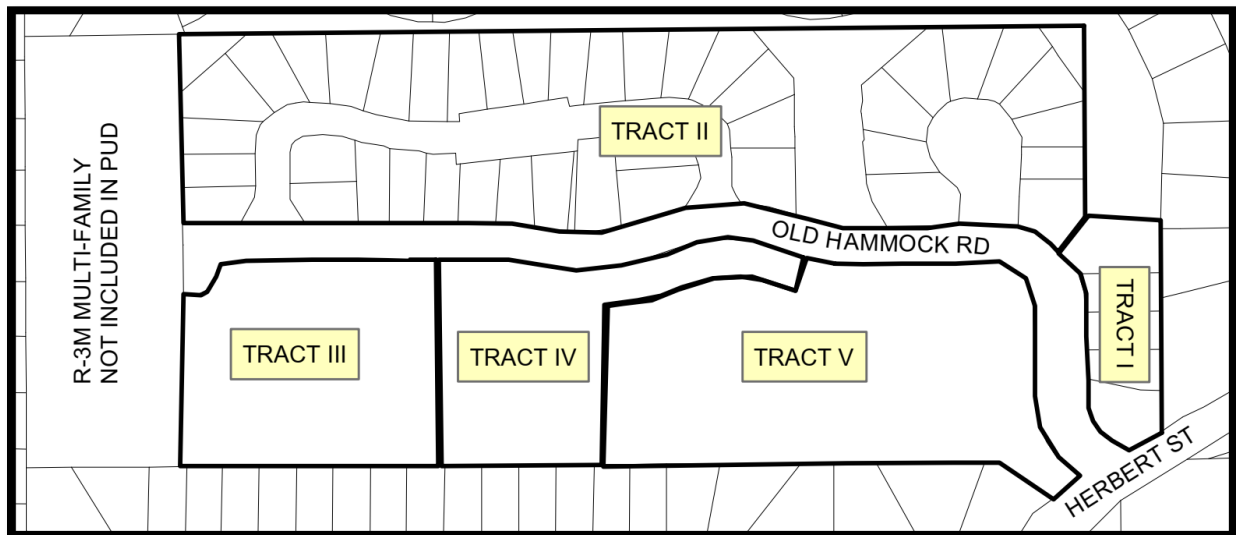
The subject property is identified as Tract III in the Bennett's Hammock PUD. The Bennett's Hammock PUD was approved by the City in 1987 and provided for a mix of uses on five (5) Tracts (Figure 2).

- Tract I: Multi-Family (16 units maximum) or a Child Care Center
- Tract II: Single-Family Homes
- Tract III (Subject Property): Assisted Living Facility (ALF), Elderly Housing, or Nursing Home
- Tract IV: Retention/Park, and
- Tract V: Multi-Family (64 units maximum).

In 1995 and 1996, the PUD was amended to establish single-family homes as the permitted use on Tracts I and V. Currently Tracts III (subject property) and V remain undeveloped Tracts within the PUD. The Bennett's Hammock PUD foreshadowed that

the five (5) tracts would be developed with residential uses with a maximum density of 8.1 units per acre for the combined five (5) tracts. The current maximum density among the five (5) tracts, based on current built units and allowed units on the vacant tracts, is 6.1 units per acre. If the Seventh Amendment is approved, it would decrease the density on Tract III and the overall density of the PUD to 3.9 units per acre.

Figure 2. Bennett's Hammock PUD Tracts

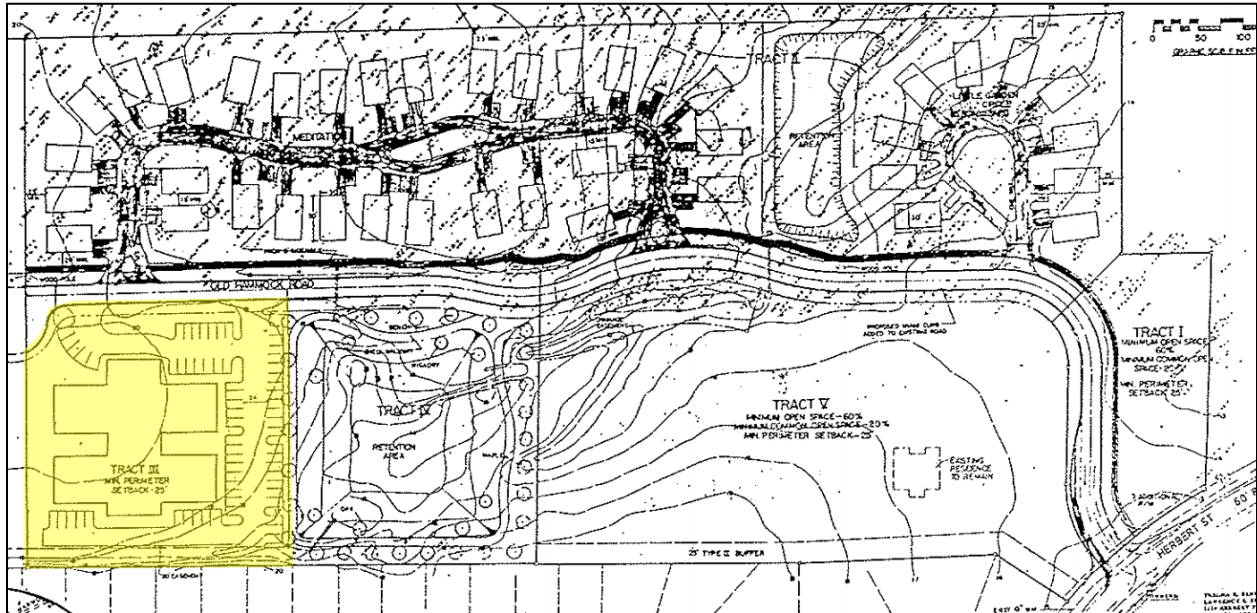


In the Bennett's Hammock PUD, the permitted uses for Tract III are currently Elderly Housing, Assisted Living Facility (ALF), or Nursing Home, at a maximum density of 12 units per acre, which is consistent with the current *Urban High Density Residential* (8-16 units per acre) Future Land Use (FLU) designation on Tract III. Tract III was originally platted at 2.5 acres, which permitted a maximum density of 30 ALF or elderly housing units, or 60 beds maximum; however, in the mid-1990's the east lot line for Tract III was shifted which reduced the size of Tract III to 1.84 acres. The maximum density of 12 units per acre would still need to be applied and the maximum number of ALF units that would currently be permitted on Tract III would be a maximum of 22 units, or 44 beds. The definition of an ALF or elderly housing at the time the MDA was established is, "a residential building designed with individual or group sleeping quarters, designed with or without individual kitchen facilities, where common recreational, social, or dining facilities are also included. However, residents must be ambulatory and shall not be under in-house medical care." The Assisted Living Facilities that have been approved or proposed in Port Orange recently have included a mix of units for residents who are still able to drive and are considered independent as well as units for residents who need full-time care in an assisted or memory care unit. If an ALF was proposed for this property, the residential units could all be independent living units, similar to an age-restricted multi-family development, or they could be full-time care units which are staffed 24 hours a day. Staff has not received any inquiries regarding establishing an ALF, nursing home, or elderly housing (multi-family) project on the subject property.

The applicant is requesting to remove Elderly Housing, Assisted Living Facility (ALF), and Nursing Home as allowed uses on Tract III and establish detached single-family homes

as the only permitted use. The proposed single-family home development will reduce the maximum density previously approved on Tract III from a 22-unit ALF/Nursing Home or senior restricted multi-family development to six (6) detached single-family home lots.

Figure 3. Bennett's Hammock PUD original Conceptual Development Plan

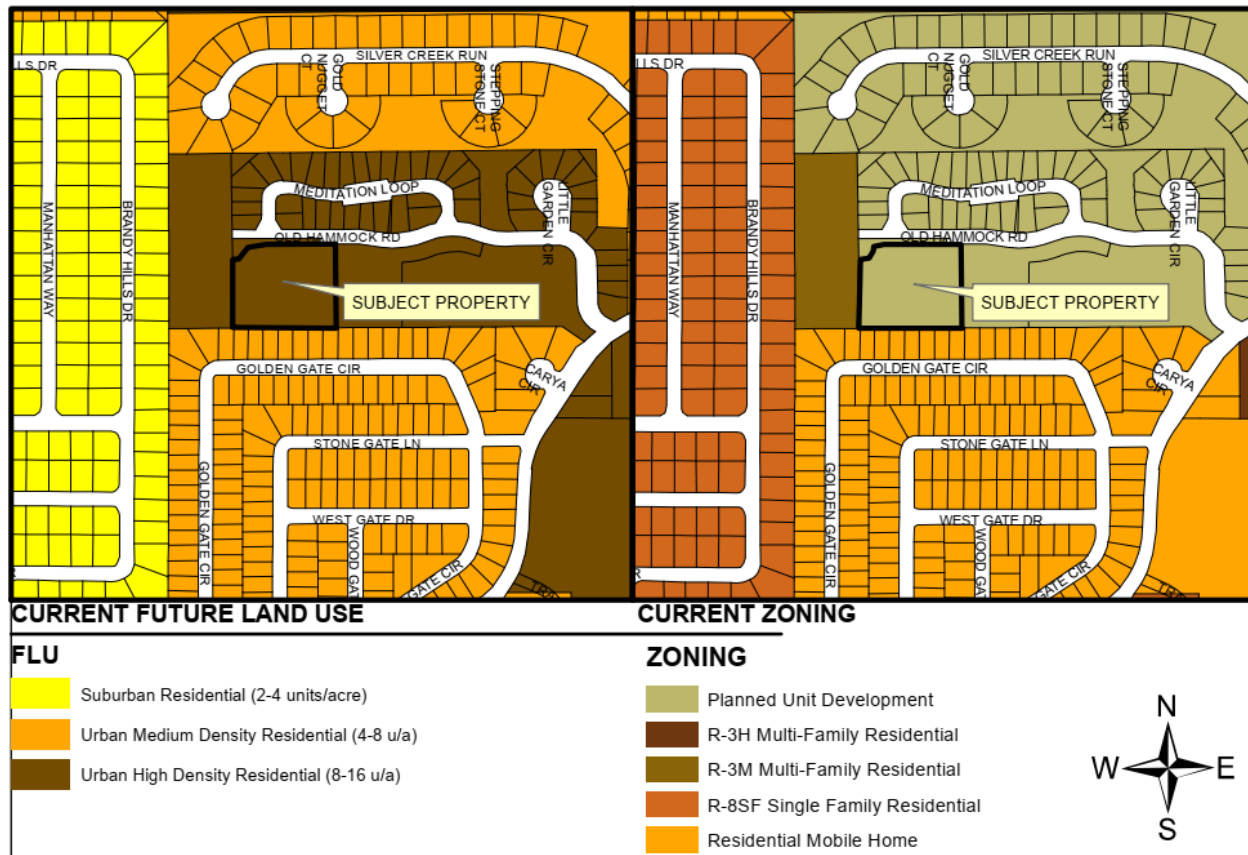


The subject property is currently wooded and undeveloped. The table below summarizes the land use and zoning of the adjacent properties (Table 1). The Future Land Use and zoning maps for the subject property and the adjacent properties are shown in Figure 4. The FLU for Tract III will remain *Urban High Density Residential* (8-16 units per acre) and the zoning for Tract III will remain Planned Unit Development (PUD) which is consistent with the surrounding properties.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	Single Family Homes	Urban High Density Residential (8-16 units/acre)	Bennett's Hammock PUD
South	Residential Mobile Home Subdivision (Twin Gates)	Urban Medium Density Residential (4-8 units/acre)	Residential Mobile Home (RMH)
East	Retention Pond	Urban High Density Residential (8-16 units/acre)	Bennett's Hammock PUD
West	Vacant Assisted Living Facility	Urban High Density Residential (8-16 units/acre)	Medium Density Multi-Family Residential (R-3M)

Figure 4. Map of Surrounding Land Uses and Zoning



According to the Land Development Code (LDC), the proposed MDA Amendment constitutes a zoning document for the subject property (Tract III), establishing permitted uses and certain development requirements. An MDA and CDP Amendment does not grant approval of any specific development itself, but rather establishes parameters for how the property can be developed. The CDP is an exhibit to the proposed Seventh Amendment that includes the dimensional requirements, general location of lots, driveways, open space, landscape buffers, utilities, and drainage areas.

Specific subdivision development requirements listed in the MDA and LDC, such as the type and location of trees and shrubs in the landscape buffers, location and size of the stormwater pipes, and water and sewer lines, and other development requirements are finalized with the subdivision plat and plans. The subdivision plat and plans are typically a 20 to 50-page set of technical documents that are signed and sealed by a licensed engineer and contain extensive engineering and construction details. The subdivision plat and plans for the Seventh Amendment property will be required to be designed to meet the requirements of the LDC, the existing MDA, and the proposed MDA Amendment. At this time, subdivision plat and plans have not been submitted.

Consistency with the Comprehensive Plan

The ±1.84-acre subject property is designated *Urban High Density Residential* (8 to 16 units per acre) on the City's Future Land Use Map (Figure 4). The FLU designation for the subject property is not proposed to be changed and will remain consistent with the other Tracts within the Bennett's Hammock PUD that also have the *Urban High Density Residential (8 to 16 units per acre)* FLU designation. In 1985, the Comprehensive Plan adopted by the City anticipated this area being developed with residential uses at a density between 8 to 16 units per acre. Since 1985, there have not been any changes to the FLU designations in this area, but the approved development density of the area has been lower than anticipated. In 1987, the Bennett's Hammock PUD was approved which limited the density within the PUD (combined 5 Tracts) to 8.11 units per acre. The Comprehensive Plan states that the *Urban High-Density Residential* category typically includes townhouses and multi-family housing at densities between 8 to 16 units per acre and should be located in areas designed to accommodate densities/intensities greater than those in the Suburban category. Since the PUD was adopted, subsequent amendments have reduced the overall density of the subdivision, which is currently ±6 units per acre. The density of the proposed development is less than the Future Land Use designation of the property but is consistent with the overall development pattern of the PUD.

DEVELOPMENT PROPOSAL

If approved, the Seventh Amendment to the Bennett's Hammock Master Development Agreement (MDA) and the Conceptual Development Plan (CDP) will provide the regulatory framework for the development of the subject property with a maximum of six (6) detached single-family home lots (Exhibit A) at a density of 3.3 units per acre. The following discussion will focus on the significant aspects of the proposed MDA and CDP such as general site layout, access, dimensional requirements, landscape buffers, utilities, and drainage areas.

The applicant has requested to maintain the Planned Unit Development (PUD) zoning and amend the MDA rather than rezone the subject property to a conventional single-family zoning category to allow for flexibility in dimensional requirements for the lots as well as to be consistent with the existing single-family lots within the PUD. The applicant states that additional flexibility with the proposed Amendment is needed in order to accommodate the existing drainage features on the property and provide the necessary subdivision improvements on the subject property.

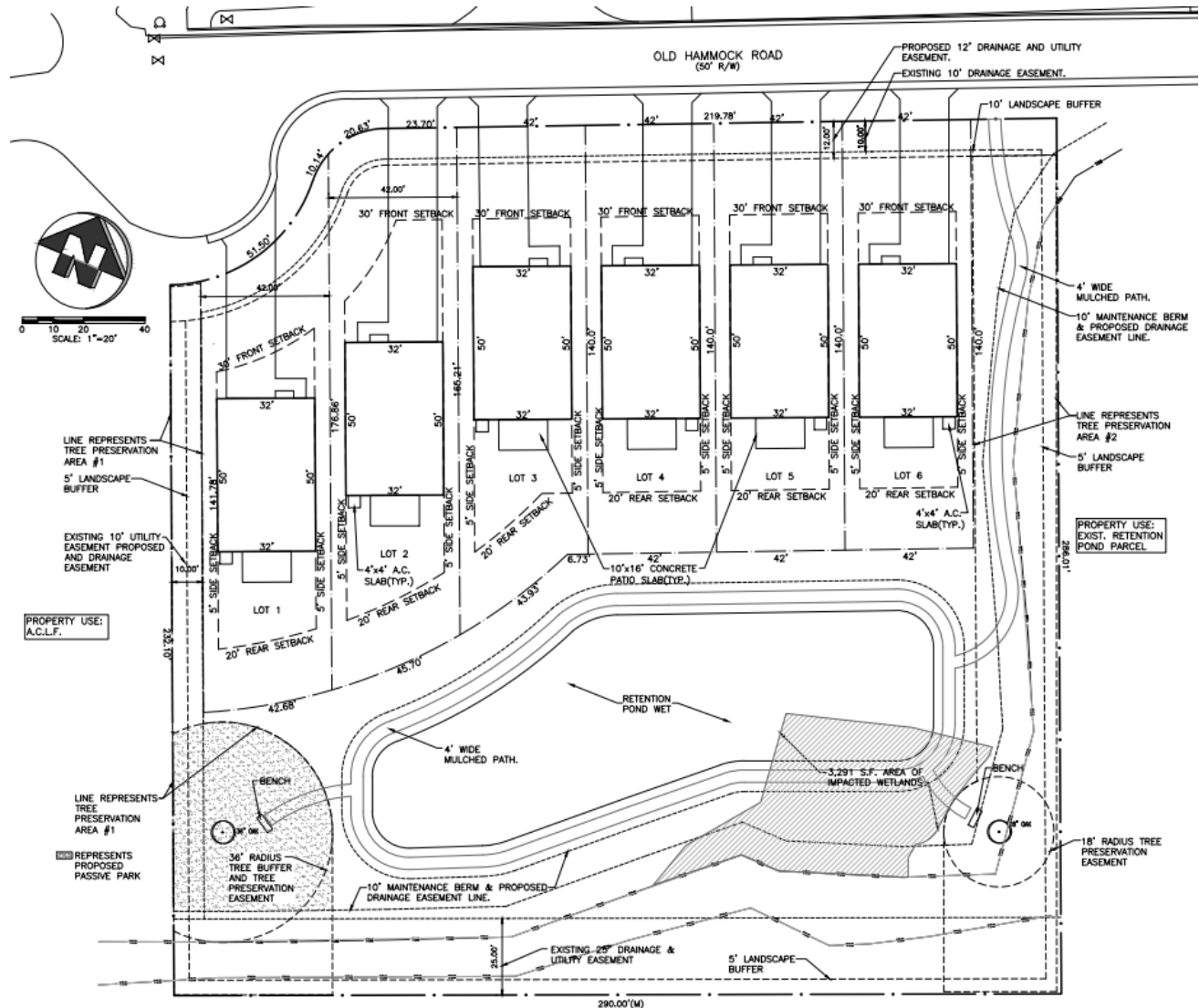
If the proposed amendment is approved, all future development plans submitted will require detailed technical review by the Development Review Committee (SDRC) to determine all requirements in the Land Development Code (LDC) and the Bennett's Hammock Seventh Amendment are met. As with all development, specific site development proposals for the subject property are subject to concurrency regulations at the time of development requiring transportation facilities to be provided or for the developer to enter into a mitigation agreement for their impacts.

General Layout

The Conceptual Development Plan (CDP) included with the proposed Amendment shows the general layout of the single-family lots, stormwater improvements, open space,

common open space, tree preservation areas, general footprint of the single-family homes, and driveways (Figure 5 and Exhibit B of the MDA). If the Seventh Amendment is approved, the subdivision layout of the plat and plans will be based on the CDP and required to meet the requirements in the MDA and Land Development Code.

Figure 5. Proposed Conceptual Development Plan



Dimensional Requirements

The proposed Amendment revises the dimensional requirements currently established for Tract III of the PUD to support the proposed single-family lots. The proposed building setbacks, building height, and lot width and area requirements for the proposed six (6) detached single-family lots are generally based on the dimensional requirements of the existing developed single-family home lots in the Bennett's Hammock subdivision.

The six (6) detached single-family lots are proposed to be subdivided with the lots fronting directly onto Old Hammock Road. There is an existing 10-foot utility easement along the west side of the property and a retention pond that encroaches onto the property along

the east side. A ±25-foot wide common area is proposed along the east side of the property that will accommodate the required drainage and maintenance easement for the pond as well as tree preservation and open space. According to the applicant, to avoid altering the location of the existing pond on the east side of the property and to accommodate the existing 10-foot easement on the west side of the property, the lots are to be platted at 42 feet wide, which is generally consistent with the existing developed lots in the Bennett's Hammock PUD. The CDP shows the 42-foot wide lots are able to accommodate the footprint of a single-family home and meet the proposed building setback, lot coverage, and open space requirements which are generally comparable to other single-family lots in the Bennett's Hammock Subdivision.

Traffic

If the PUD zoning amendment is approved, the proposed subdivision will be required to comply with the City's Concurrency Management requirements in the LDC. Similar to other developments within the City, the developer may be required to enter into a Transportation Fair-Share and Concurrency Agreement with the City to pay for part of the scheduled improvements for any critically impacted area as defined in the LDC.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed six (6) detached single-family homes are anticipated to have a lower trip generation than the current permitted uses on the property. Based on the ITE Trip Generation Manual 10th Edition, the proposed six (6) detached single-family homes could generate approximately 57 daily trips. According to the ITE Trip Generation Manual, a 22-unit Elderly Housing (Senior Adult Housing) development could generate 63 daily trips, a 44-bed Assisted Living Facility could generate 114 trips per day, and a Nursing Home could generate 58 daily trips, assuming a staffing level of 20 employees.

Table 3. Trip Generation Table

	ITE Code	Daily Trips	AM Peak	PM Peak
Single-Family Homes (6 units)	210	57	4	6
Senior Adult Housing (22 units)	252	63	4	8
Assisted Living Facility (44 beds)	254	114	8	11
Nursing Home (20 employees)	620	58	7	6

Source: ITE Trip Generation Manual 10th Edition

The Institute of Transportation Engineers (ITE) Trip Generation Manual is nationally recognized by transportation professionals including, transportation engineers, transportation planners, consultants, educators, technologists, and researchers for conducting vehicle trip generation rate analysis studies, determining on-site circulation patterns, performing access management studies, and determining traffic signal timing.

According to the latest traffic counts for Herbert Street, there is capacity for the vehicular traffic estimated to be generated by the proposed development of Tract III (subject property) (Table 4). The segment of Herbert Street between Nova Road and Clyde Morris Boulevard is defined by the City's Comprehensive Plan as a collector roadway and has

an adopted roadway capacity of 12,744 vehicles per day. The actual traffic count in 2019 for this segment was 8,195 vehicles per day and in 2020 it was 7,173 vehicles per day. The 2020 Traffic Counts were completed in October 2020 and are anticipated to increase in 2021 to a volume similar to 2019 as schools and businesses return to regular operations as a result of COVID-19.

Table 4. Roadway Capacity for Herbert Street

Roadway Segment	Maximum Capacity Vehicles per day	2019 volume per day	2020 volume per day	Remaining Capacity Vehicles per day	V/C Ratio*
Herbert Street Clyde Morris Blvd to City Center Dr.	12,744	7,585	6,710	6,034	0.53
Herbert Street City Center Dr. to Nova Rd.	12,744	8,805	7,173	5,571	0.56

Source: City of Port Orange, Traffic counts conducted by Traffic Engineering Data Solutions, Inc. (TEDS)

*Volume/Capacity (V/C) Ratio - Volume-Demand-to-Capacity Ratio compares roadway demand (vehicle volumes) with roadway supply (carrying capacity). A V/C ratio of 1.00 indicates the roadway is operating at its capacity.

The city conducts traffic counts during the school year to capture all daily traffic along streets. Although Herbert Street is currently operating below its adopted level of service, Staff has identified improvements that could be made in the future to increase capacity at the signalized intersection of Herbert Street and Nova Road signalized intersection that is in the vicinity of the proposed project. In 2017 the City submitted a request to the Volusia-Flagler River-To-Sea Transportation Planning Organization (TPO) for a feasibility study to evaluate possible improvements at the Herbert Street and Nova Road intersection to potentially add turn lanes to improve capacity and flow at this intersection. The City has also collected right-of-way from adjacent properties near this signalized intersection as those properties were being redeveloped.

Access and Parking

The site is accessed from Old Hammock Road, which is a public right-of-way maintained by the City of Port Orange. The CDP is designed with the six (6) detached single family lots fronting along Old Hammock Road. The lots are proposed to accommodate a double-car driveway that will be a minimum of 30 feet long from the right-of-way line and the homes will be built with a garage, which together will support the minimum number of two (2) parking spaces per unit for a one, two or three bedroom home or three (3) parking spaces for a four or more bedroom home.

There is one policy issue for the proposed Seventh Amendment. The applicant is requesting to eliminate the required 4-foot wide sidewalk along the south side of Old Hammock Road. According to the applicant, there is room along the frontages of the lots to construct a 4-foot sidewalk, but there is no existing sidewalk on the south side of Old Hammock Road to connect the sidewalk to. Eliminating the 4-foot sidewalk from Old Hammock Road is consistent with the previous Tract II subdivision phase that also does

not have sidewalks along the street. The sidewalk requirement was waived in the Sixth Amendment for Tract V which is also located on the south side of Old Hammock Road. Currently, the only sidewalk within the Bennett's Hammock PUD boundary is a shared sidewalk/bike path on the north side of Old Hammock Road that connects to Herbert Street and serves as the main pedestrian corridor.

Tree Preservation, Landscaping, and Buffers

The proposed development will comply with the landscaping and tree preservation requirements of the LDC, including perimeter landscape buffers and tree preservation. A formal review of the landscaping and tree preservation will occur with the review of the subdivision plat and plans to verify compliance with the proposed MDA and LDC.

Perimeter landscape buffers a minimum five (5) foot wide are proposed along the east, west, and south sides of the property which are either proposed to remain natural or will be supplemented with additional plantings, and a ten (10) foot wide right-of-way buffer will be provided along Old Hammock Road outside of the single-family lots. The south buffer is included within an existing 25-foot wide drainage easement to the south and will remain natural. Three (3) specimen trees were identified on site. The 36" historic live oak and 18" specimen oak tree are proposed to be preserved and incorporated into the site design and a 24" elm tree is proposed to be removed and mitigated as per the requirements of the LDC.

The proposed MDA requires any proposed development of the subject property to comply with the City, County, State, or Federal regulations that pertain to protected wildlife species and wetlands, along with the City's tree preservation and mitigation requirements. There is an area identified as wetlands at the southeast corner of the site. According to the applicant's environmentalist, the wetland area is isolated and has been impacted by construction of the adjacent drainage ditch and pond. The overall quality of the wetlands is poor and contains exotic vegetation. Approximately ±3,300 square feet is proposed to be impacted and will need to be mitigated as part of the subdivision plat and plans review, as per current Volusia County and LDC mitigation requirements.

Potable Water and Sanitary Sewer

The proposed subdivision will be served by City potable water and sanitary sewer and will comply with the requirements of the City's Land Development Code (LDC) and proposed MDA for improvements related to potable water and sanitary sewer. Irrigation will be provided by a private well and will comply with the requirements of the City's LDC.

Stormwater Management

The stormwater drainage infrastructure for this project will be provided as generally depicted on the CDP. The existing drainage ditch within the southern 25-foot drainage easement and stormwater retention pond to the east are not proposed to be modified. The Seventh Amendment project area will be served by a new retention pond toward the south side of the subject property with a berm between the new and existing drainage areas. The stormwater drainage design will be reviewed with the submittal of the subdivision plans. Per the City's Land Development Code, the applicant will be required to construct on-site stormwater facilities, designed to accommodate and treat the 25 year,

24-hour storm event, without causing flooding to adjacent properties or polluting the receiving water bodies.

Architecture

The MDA proposes that the proposed single-family homes will be designed to be compatible with the existing single-family homes in Bennett's Hammock which are a mix of one-story and two-story detached residences. The proposed development does not have a specific builder at this time to provide proposed architectural renderings. The LDC exempts single-family homes from specific aesthetic requirements, but the homes will be required to be designed to be consistent and compatible with one another in terms of design as well as meet the provisions in the Florida Building Code.

Schools

Single-family subdivisions which are less than 10 lots are exempt from School Concurrency review. However, using the Volusia County School District's student generation rate, a total of two (2) students are anticipated to be generated by the proposed development.

Public Notice

A Public Notice sign was posted on the site on November 25, 2020. As of July 16, 2021, staff has received (9) phone calls or office visits requesting general information regarding the proposed PUD Amendment. Concerns included traffic, drainage, and increased density.

A neighborhood meeting was held by the applicant on February 23, 2021 at The Lakeside Center. According to the applicant's summary of the neighborhood meeting, questions from the residents that attended were regarding drainage, traffic, and the project's effect on their quality of life. 26 attendees were listed on the sign-in sheet. According to the applicant, the applicant and project engineer met with the residents that attended the March 2021 Planning Commission meeting to further discuss their concerns and reviewed the revised development plan. Staff was not included in this meeting as it was not required by the LDC.

Recommendation

Staff recommends approval of the Seventh Amendment to the Bennett's Hammock PUD Master Development Agreement and Conceptual Development Plan, subject to approval of the policy issue discussed in the staff report as requested by the applicant:

- Eliminate the required 4-foot wide sidewalks along the south side of Old Hammock Road.

Attachments

Exhibit 1 – Bennett's Hammock Seventh Amendment Master Development Agreement and Conceptual Development Plan

Exhibit 2 – February 2021 Neighborhood Meeting Summary

Return Recorded Document to:
Office of Records Clerk
1000 City Center Circle
Port Orange, FL 32129

**SEVENTH AMENDMENT TO THE
BENNETT'S HAMMOCK
A PLANNED UNIT DEVELOPMENT
MASTER DEVELOPMENT AGREEMENT**

This Agreement, entered into by and between the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, Florida 32129 (hereinafter referred to as the "City") and RIGA, INC., a Florida corporation, located at 2924 River Point Drive, Daytona Beach, FL 32118 (collectively referenced as the "Developer"), constitutes the Seventh Amendment to the Master Development Agreement for the Bennett's Hammock Planned Unit Development (hereinafter referred to as the "Seventh Amendment"), who hereby agree and covenant as follows:

WHEREAS, the Developer and the City previously entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled "Development Agreement [for the] Bennett's Hammock Planned Unit Development" dated July 29, 1987, and recorded in Official Records Book 3014, Page 1775, Public Records of Volusia County, Florida ("MDA"); and

WHEREAS, the Parties and/or their predecessors in interest entered into that certain First Amendment to Master Development Agreement [for the] Bennett's Hammock Planned Unit Development, dated July 5, 1988, and recorded in Official Records Book 3173, Page 935, Public Records of Volusia County Florida ("First Amendment"); and

WHEREAS, the Parties and/or their predecessors in interest entered into that certain Second Amendment to Master Development Agreement [for the] Bennett's Hammock Planned Unit Development, dated August 25, 1988, and recorded in Official Records Book 3214, Page 683, Public Records of Volusia County Florida ("Second Amendment"); and

WHEREAS, the Parties and/or their predecessors in interest entered into that certain Third Amendment to Master Development Agreement [for the] Bennett's Hammock Planned Unit Development, dated November 23, 1988, and recorded in Official Records Book 3390, Page 1625, Public Records of Volusia County Florida ("Third Amendment"); and

WHEREAS, the Parties and/or their predecessors in interest entered into that certain Fifth Amendment to Master Development Agreement [for the] Bennett's Hammock Planned Unit Development, dated September 26, 1995, and recorded in Official Records Book 4045, Page 121, Public Records of Volusia County Florida ("Fifth Amendment"); and

WHEREAS, the Parties and/or their predecessors in interest entered into that certain Sixth Amendment to Master Development Agreement [for the] Bennett's Hammock Planned Unit Development, dated March 20, 1996, and recorded in Official Records Book 4090, Page 1885, Public Records of Volusia County Florida ("Sixth Amendment"); and

WHEREAS, the Developer is the owner of that certain real property referenced as the Property, shown on Exhibit "A" to the Seventh Amendment and made apart hereof by reference, which is the only portion of the Bennett Hammock Planned Unit Development property impacted by this Seventh Amendment; and

WHEREAS, the Developer desires to amend the MDA and the First, Second, Third, Fifth and Sixth Amendments as applied to the Property to allow for the development of residential single family homes on the Property; and

NOW, THEREFORE, the Parties agree as follows:

1. The premises stated above are true and correct and form a material part of this Seventh Amendment.
2. Section B., Paragraph 2 of the Development Agreement is hereby amended by underline and strikethrough to read as follows:

2. The Developer intends for "BENNETT'S HAMMOCK" to be developed with a maximum of ~~Ninety Two Sixty-Eight (9268)~~ Dwelling Units for residential use. The overall density of "BENNETT'S HAMMOCK" shall not exceed ~~6.06~~ 3.88 E.R.U. per gross acre, including parks, rights-of-way and retention areas. The term "Unit" shall refer to a single-family unit. The placement of dwelling units shall be in accordance with the concept plan attached as "Exhibit G" to the Development Agreement and "Exhibit B" to the Seventh Amendment. The maximum densities for the various tracts are as follows:

TRACT	ACRES	LAND USE DESCRIPTION	DENSITY UPA	MAXIMUM # OF UNITS
I	1.06	Single Family Detached	3.77	4
II	7.66	Single Family	5.22	40
III	2.50 1.84	A.C.L.F./ <u>Single-Family</u> Detached Nursing Home/ Elderly Housing	12.00 <u>3.26</u>	306
IV	1.53	Retention/Park	0.00	0
V	4.75	Single-Family Detached	13.47	18
Total	17.50*		6.057 3.88	92 <u>68</u>

* Total area includes rights-of-way, private streets and drives

3. Section A., Paragraph 3 of the Development Agreement is hereby amended to add a new subsection, 3(a) to read as follows:

3(a) Conceptual Development Plan. Development of the Property shall be controlled by the terms and provisions of this Seventh Amendment and the Conceptual Development Plan ("CDP"), attached hereto as Exhibit "B", for the Property which generally depicts the planned layout of public roads, lots, amenities, and other planned features or improvements to the Property and demonstrates the lot coverage requirements available to lot owners within the Property. In the event of a conflict between the terms and provisions of this Seventh Amendment and the graphic illustrations of the CDP, the Seventh Amendment shall control. If the Seventh Amendment is silent regarding a particular subject or requirement, such silence shall not be construed as a conflict with the CDP. If the CDP and the Seventh Amendment fail to address a particular subject or requirement, the Development Agreement, as amended, shall control. If the Development Agreement, as amended

is silent then the applicable City ordinances in effect at the time of development, as defined by the City of Port Orange Land Development Code (“LDC”) shall control. The parties acknowledge that compliance with the City’s LDC may necessitate modification to the CDP. In the event modification to comply with the LDC is required, and the modifications to the CDP are not in conflict with the textual provisions of this MDA and any City ordinances not superseded by this MDA, the modifications shall be deemed “minor” and may be approved without formal amendment of this MDA. Minor modifications shall require the City Administrative Official’s written approval. If the Owners are not satisfied with the suggested resolution of any problem or the decision by the City Administrative Official categorizing the modification as minor or major, the Owners may appeal the decision to the Planning Commission. Appeals from the Planning Commission may be made to the City Council.

4. Section A., Paragraph 4 of the Development Agreement is hereby amended to add a new subsection, 4(a) to read as follows:
 - (a) Permitted Uses. The Property shall be used for residential purpose and development as a single-family home community with common open space and buffers as specified herein. The Property shall be developed for a maximum of 6 single-family, detached dwelling units, for a maximum density of 3.26 dwelling units per acre.
5. Dimensional Requirements. Lot dimensions and configuration within the Property are generally depicted on the CDP. The lot sizes and configurations shall comply with the minimum dimensional requirements described below. The lot dimensions and areas shown on Exhibit “C” may be adjusted during the final subdivision process.

Site Development for Single-Family Dwelling Units

Minimum Setbacks:

Front:	30 feet
Rear:	20 feet
Side:	5 feet
Side Corner:	n/a

Minimum Lot Size:

Width:	42 feet
Depth:	140 feet
Area:	5,880 square feet

Minimum Living Area	1,200 square feet
Maximum Building	Height: 35 feet (as measured from grade to the mid-point of the trusses)

Minimum Open Space:	40% (Per Lot)
Maximum Impervious Area:	60% (Per Lot)

Maximum Building Coverage:	40%
----------------------------	-----

Site Development Requirements for Overall Property

Maximum Building Coverage:	20%
Minimum Open Space:	60 (20% of which shall be common open space)

Accessory structures shall be permitted in accordance with the City LDC. Any proposed structures for amenities areas will follow the special setback for accessory structures in the LDC.

6. Section A of the Development Agreement is hereby amended to add a new section, 15 to read as follows:

15. Architectural Standards and Review. All colors, materials, building orientation and architectural styles shall be consistent one another and complement the existing homes in the neighborhood in terms of scale and aesthetics.

7. Section A., Paragraph 5 of the Development Agreement is hereby amended to add a new subsection, 5(a) to read as follows:

(a) Phases. Development of the Property is intended to occur in one phase.

8. Section A., Paragraph 8 of the Development Agreement is hereby amended to read as follows:

Sanitary Waste, Stormwater, and Potable Water. In the event of development, the Owners will extend water and sewer lines to serve the Property and the development authorized herein and the water and sewer lines shall be public utilities. If the City desires to extend the water and sewer lines prior to the Owners' need for installation of the Owners' lines, the Owner shall grant the necessary utility easement to the City and the City shall install and pay for such lines. All lines and other necessary infrastructure shall be sized adequately to serve both the adjoining property and the lots within the Property. The Owners shall comply with the City's LDC and the rules and regulations of the St. Johns River Water Management District concerning stormwater drainage.

Irrigation to be provided by the lowest quality water source, surface/storm water, or an irrigation well if available. If a lower quality water source is not available or not deemed feasible pursuant to St. Johns River Water Management District Rule or applicable state law, then irrigation by potable water requires review/approval by City Public Utilities Dept. Upon completion of all infrastructure for utilities, the same will be conveyed to the City of Port Orange.

9. Section B., Paragraph 5 of the Development Agreement is hereby amended to add a Sub-paragraph 5(a) to read as follows:

(a) Maintenance of Common Open Space and Common Facilities. The Owners shall form and incorporate a non-profit homeowners' association (the "HOA") which will operate, maintain and control, subject to other documents of record, the common areas, and common facilities, including but not limited to stormwater drainage systems within the Property.

The general scope and format of the HOA documents, and the covenants and restrictions, will be similar in concept to the documents of similar homeowners' associations in Port Orange. The

covenants and restrictions governing the Property and association responsibility shall be executed and recorded in the Public Records of Volusia County, Florida. The HOA will have a board of directors to legislate and govern the rules and orders of the HOA. The HOA board will have the means and authorization to carry out and regulate the by-laws and restrictions governing the maintenance, operation and repairs of all common areas and facilities. Not only will the board of directors be able to regulate and govern the common area; the board will also regulate each member requiring the maintenance and service of their own individual building site. The HOA rules may be enforced by fines and liens upon the individual building sites and any other remedy available at law. The HOA may charge and collect dues to maintain operate and service all common facilities on the Property. The HOA will have authority to place a lien against individual building sites to collect unpaid HOA dues. The owner of each lot within the Property will automatically become a member of the HOA by virtue of purchasing a building subject to the rules, covenants, and restrictions of the HOA. The HOA will have the authority and means to hire, supervise, and regulate persons employed by them for the maintenance, repair and operation of common areas and facilities. If the association fails to perform the maintenance, repair or replacement, as necessary, of the storm water drainage facility, the City shall have the right to enter upon the common area of the Property and to provide the maintenance, repair, or replacement of the stormwater drainage facility and shall have the right to lien all owners of record in the Property for the cost of such maintenance, repair, and replacement as the City may deem necessary. If requested by the City and as otherwise needed for plat improvements, the Owners will provide easements and grants for the installation, maintenance and upkeep of the public utilities including water, sewer, and electricity. The Owners may from time to time add additional covenants and restrictions or make changes in the Association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

10. Section B., Paragraph 3 of the Development Agreement is hereby amended to read as follows:

Project Buffers and Landscaping. All landscape and project buffers shall comply with the requirements of the City LDC. All buffers will remain in existing conditions or at time of each lot build out shall be required to install minimum landscape as required in the City LDC. Existing vegetation in the 5-foot perimeter buffers and 10-foot right-of-way buffer that may remain undisturbed shall count toward the landscaping requirements for the buffer. Existing vegetation that is determined by the City to be invasive exotics, diseased/dying and/or interfering with required extension of utilities may be removed, provided that any viable protected or specimen trees shall be mitigated in accordance with the City LDC. The landscape plans required for the final plat shall account for the removal and mitigation of trees within the perimeter buffers. No structures, primary or accessory, will be allowed within perimeter buffers, except for perimeter fencing for the subdivision. The HOA shall establish maintenance standards in the covenants and restrictions for the landscape/buffer easements, and outline the maintenance responsibilities, if any, of the HOA for individual lots. The covenants and restrictions shall provide for procedures to allow the HOA to notice individual lot owners that landscaping is not being maintained in accordance with the standards established in the covenants and restrictions. There also shall be provisions within the covenants and restrictions that allow the HOA to enter the individual lots to conduct maintenance within the landscape buffer to ensure that the minimum maintenance standards are being upheld. The covenants and restrictions shall include provisions for the HOA to charge the individual lot owners for the costs of the HOA maintaining the landscape buffer.

11. Section B., Paragraph 3 of the Development Agreement is hereby amended to add a new subsection, 3(a) to read as follows:

Environmental Considerations. Both during and after construction, the Owners will use reasonable efforts to preserve trees and natural vegetation within the Property and maximize protection of natural drainage pathways. Development of the Property shall comply with the tree preservations of the City's LDC; however, the City shall permit the removal of the 24-inch Elm tree identified on the CDP so long as three (3) upsized replacement trees, as defined by the City LDC, are provided within the common areas as mitigation. The Owners shall comply with all rules, statutes, laws and regulations pertaining to protected wildlife species, including but limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises. Compliance with the City Environmental Preservation Code may necessitate modification of the CDP. Mitigation for the wetland impact shown on the CDP shall be in accordance with the City, Volusia County, and St. John's River Water Management District.

12. Section A. of the Development Agreement is hereby amended to add a new subsection, 14. to read as follows:
 14. Impact Fee Credit. The development of the Property shall comply with the transportation concurrency management requirements established in the City of Port Orange Comprehensive Plan and LDC. Nothing in this Agreement shall be construed as a waiver by the Owners of their right to pursue impact fee credits for any and all work performed by Owners for which impact fee credits can be awarded.
13. This Seventh Amendment shall be effective on the date it is executed by all parties.
14. This Seventh Amendment shall be recorded in the Public Records of Volusia County, Florida, at the Developer's expense.
15. The MDA, as previously enacted, and the First Amendment, Second Amendment, Third Amendment, Fifth Amendment and Sixth Amendment shall remain in full force and effect except with the respect to those matters specifically amended by the Seventh Amendment.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Seventh Amendment, by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

CITY OF PORT ORANGE, FLORIDA
a Chartered Municipal Corporation

Name: _____

By: _____
Donald O. Burnette, Mayor

Name: _____

Date: _____

Name: _____

Attest: _____
Robin L. Fenwick, CMC, City Clerk

Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by Donald O. Burnette, as Mayor of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledged that he is duly authorized to execute the foregoing agreement on behalf of the city. He is personally known to me.

Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term:

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by Robin L. Fenwick, as City Clerk of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledged that she is duly authorized to execute the foregoing agreement on behalf of the city. She is personally known to me.

Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term:

WITNESSES:

RIGA, INC., a Florida corporation

By: _____

Hamid Toutounchian, President

Name: _____

Date: _____

Name: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by Hamid Toutounchian, as President of RIGA, INC., a Florida corporation, who is ☐ personally known to me or ☐ who has produced _____ as identification and who did not take an oath.

Notary Public, State of Florida at Large

Printed name, commission and expiration of commission term:

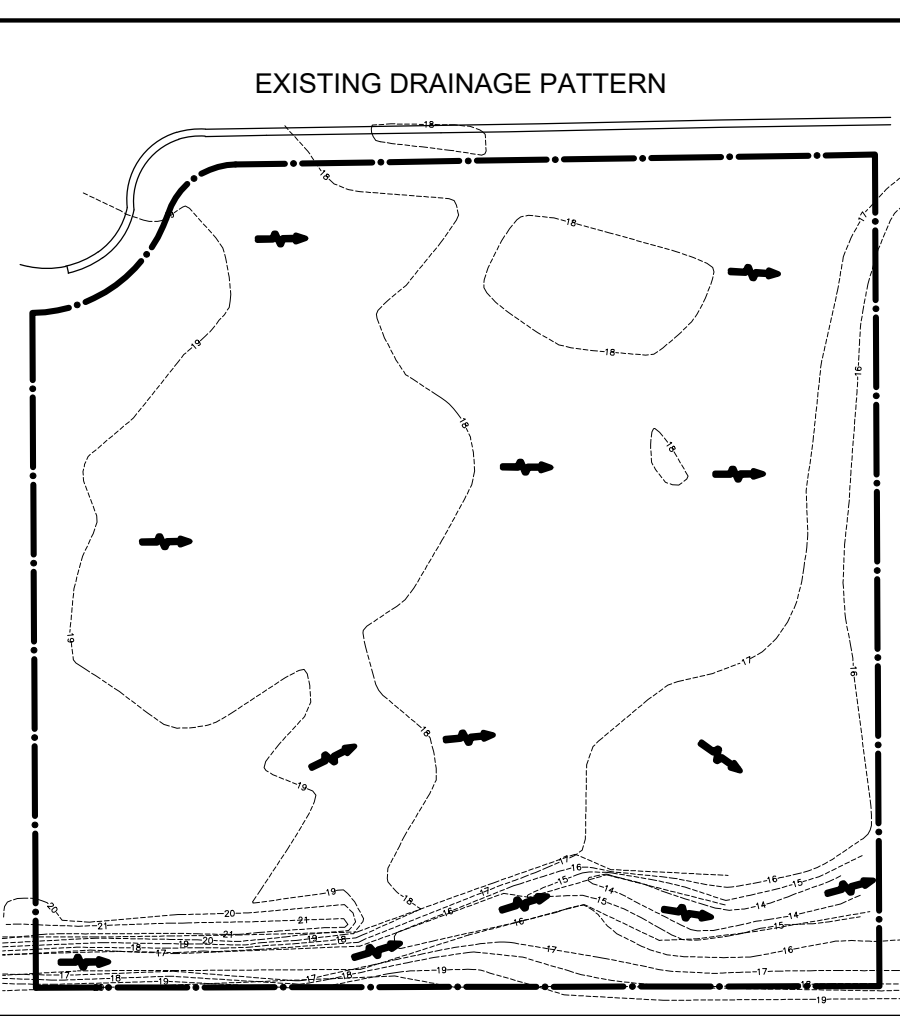
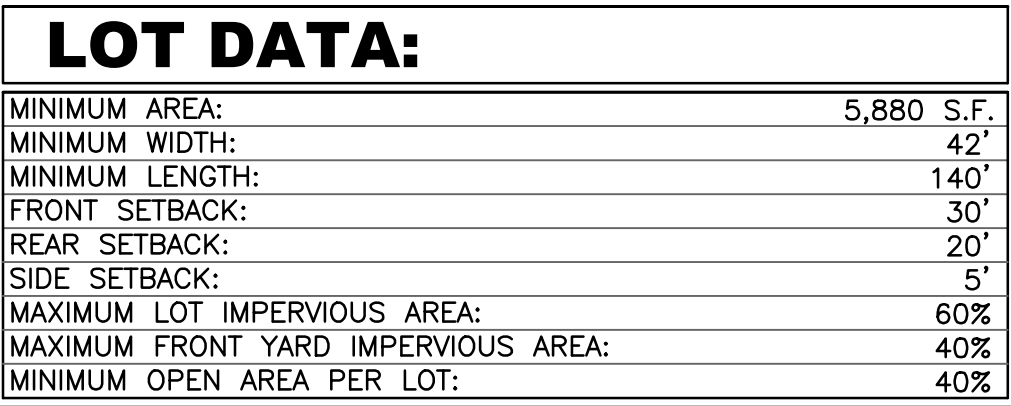


EXHIBIT 2

SUMMARY OF NEIGHBORHOOD MEETING FOR SEVENTH AMENDMENT TO THE BENNETT'S HAMMOCK PLANNED UNIT DEVELOPMENT

A neighborhood meeting was held on February 23 at 6:00PM at the Lakeside Community Center to discuss a proposed amendment to the existing Bennett's Hammock Planned Unit Development for Parcel No. 6305-08-00-0030. The proposed amendment would allow for thirteen (13) townhomes in lieu of the existing assisting living entitlements. In attendance at the meeting were A. Joseph Posey of Stoch Law Firm, attorney for the developer; and Rick Dixon of Anderson-Dixon, LLC, engineer for project. Approximately 25 area residents and neighbors were in attendance. A sign-in sheet was provided, and a copy is enclosed with this summary.

Mr. Posey began by giving a presentation that explained existing conditions and entitlements for the property, and then proceeded to explain the proposed changes to the Bennett's Hammock Planned Unit Development. The highlights included the reduction of density and traffic, and the need for new construction in the areas. A full-size concept plan was on display before, during and after the meeting so that attendees could see a graphic depiction of the development. After finishing the presentation of the project, Mr. Posey opened the meeting to questions. The residents raised concerns about the drainage and traffic, and the project's effect on their quality of life. The questions included:

- How can you address the traffic situation on Herbert during school hours? What traffic improvements options are available? How will this project help the traffic situation?
- How are you ensuring that this project is compatible with the existing community?
- How are you addressing the drainage situation in the area? Will the project connect to the existing pond adjoining the development?
- Will the project have an HOA? How will enforcement be controlled? Will the project be contributing to the existing HOA?
- How will visual impacts be addressed?
- Why are you proposing townhomes as part of the project?
- How is this project an improvement versus what is currently entitled on the property?
- What is the process for approval and how many hearings will there be on this project?
- How much will individual townhomes cost?
- How will the existing wildlife be affected? What areas of the project are being preserved?
- What is the construction timeline for this project?
- How much buffer will be provided along Old Hammock Road?

Mr. Dixon addressed the design questions related to drainage and traffic. The question-and-answer session for the project continued for about an hour. All attendees were encouraged to contact Mr. Posey's office if they had any follow up questions or comments. Mr. Posey stated that he will investigate options to address concerns raised by the residents. The meeting ended approximately at 8:00 PM.



STAFF REPORT

Third Amendment to the Riverwalk Amended and Restated Master Development Agreement
CASE NO. 21-40000001

REQUEST:	Approve the Third Amendment to the Riverwalk Amended and Restated Master Development Agreement (MDA)
LOCATION:	East of Ridgewood Avenue, south of Ocean Avenue, north of Herbert Street (see Figure 1).
APPLICANT:	Josif Atanasoski, Manager, Halifax River Partners, LLC
OWNER:	Halifax River Partners, LLC; Port Orange Town Center
STAFF CONTACT:	Tim Burman, Community Development Director (386) 506-5675
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	July 22, 2021

DISCUSSION

The proposed Third Amendment to the Riverwalk Amended and Restated Master Development Agreement (MDA) is to defer the completion of the Riverwalk Phase 1 site improvements and the Fysh Bar & Grill Restaurant until March 21, 2022. The current MDA requires all Phase 1 on-site and off-site improvements (parking lots, turn lanes, stormwater, landscaping, parking lot lights and walk lights, utilities, sidewalks, etc) and the restaurant on the point to be completed by September 20, 2021. According to the applicant, the request to extend the completion date to March 21, 2022 is due to shortage of building materials and delays in delivery of materials.

As of July 16th, the contractor for the Riverwalk Fysh Bar and Grill Restaurant at Riverwalk finished the construction of the concrete masonry unit (CMU) block walls for the first floor of the restaurant and anticipates setting the structural steel for the second floor the end of next week (week of July 19), pending delivery of the steel. Once the steel for the second floor is set, construction of the concrete masonry unit (CMU) block walls for the second floor along with the roof will be completed. The contractor is also actively working on the grading for the parking lot and stormwater ponds, along with completing the new the seawall around the perimeter of the point property (Figure 1).



Figure 1. Riverwalk Fysh Bar and Grill Restaurant and Site Work

The project is still expected to be completed in five phases (Figure 2), with each phase being required to have adequate access and infrastructure to support development. The 23-foot-wide public trail and park and associated site improvements, burying of the FPL power lines, and underground utilities improvements in the former Halifax Drive right-of-way were completed and accepted by the City of Port Orange by November 20, 2019. The remaining on-site and off-site improvements to support the Fysh Bar and Grill restaurant on the point property are to be completed with Phase 1. The residential condominium buildings are expected to be constructed in Phases 2 and 3 and additional marina boat slips constructed in Phases 4 and 5.

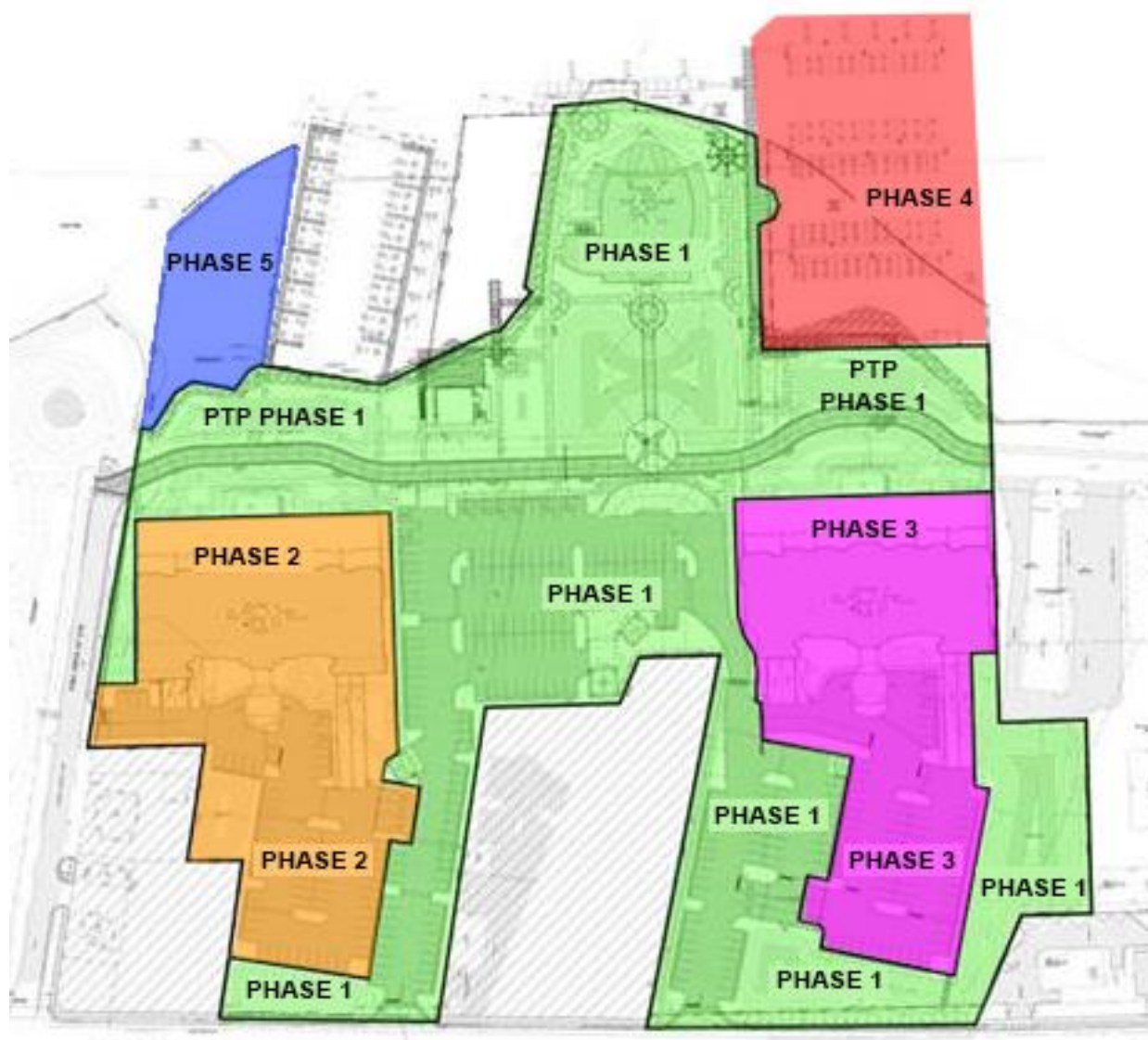


Figure 2. Concept and Phasing Plan for the Riverwalk Amended and Restated Master Development Agreement (MDA).

If approved, the proposed Third Amendment to the MDA will provide or require the following:

1. Extends the completion and acceptance dated of the Phase 1 on-site and off-site improvements and issuance of the Certificate of Occupancy for the Fysh Bar and Grill restaurant building from September 20, 2021 to March 21, 2022.
2. Requires the applicant to submit a building permit application along with all necessary documentation required to obtain a building permit to demolish the non-residential structures on the City-owned “Dave’s Pest Control” property (3641 Ridgewood Avenue) by March 21, 2022, along with the removal of debris associated with the demolishing of the two buildings and any required erosion control measures prior to or after demolishing. As part of an approved building permit to demolish the two

buildings, the applicant will also be allowed, but not required, to remove ground vegetation, invasive species and dead or diseased trees on the City owned “Dave’s Pest Control” property. Prior to issuance of the building permit to demolish the two buildings, a temporary construction easement will need to be executed between the City and the contractor the applicant selects to perform the work.

3. Allow the applicant the ability to establish off-site overflow parking areas, if necessary, for Fysh Bar and Grill restaurant, according to the standards in the Third Amendment and the Land Development Code on property located within Phase 2 and Phase 3. The overflow parking areas would be required to comply with the requirements in the Land Development Code for on-site overflow parking areas, which include, the overflow parking areas being shown on an approved site development plan, the overflow parking spaces being delineated, and the overflow spaces cannot become rutted, uneven, unable to drain properly, unsightly, or unmaintained.

The Riverwalk Amended and Restated Master Development Agreement (MDA) was approved by the City Council in September 2016 and established a phasing plan along with specific timeframes for completion of on-site and off-site improvements (parking lots, turn lanes, stormwater, landscaping, and sidewalks) for Phase 1 of the Riverwalk development and completion of the restaurant (Fysh Bar and Grill) on the point. The MDA was amended in September 2019 to extend the timeframe to complete the required Phase 1 site improvements and restaurant from September 2019 to September 2020, and in 2020 the MDA was amended to extend the timeframe to complete the required Phase 1 site improvements and restaurant from September 2020 to September 2021. If the Third Amendment is approved, the date to complete the Phase 1 site improvements and restaurant would be extended from September 20, 2021 to March 21, 2022

The Staff Development Review Committee (SDRC) has reviewed the proposed amendment and the applicant will need to address some comments such as correcting formatting errors prior to this item being considered by City Council.

There are no specific criteria to be used as a base for staff recommendation for the requested time extension to the completion date for the remaining Phase 1 on-site and off-site improvements and the Fysh Bar and Grill Restaurant from the original MDA. Staff recommendations on zoning matters are generally based on consideration of compatibility with adjacent uses, availability of adequate infrastructure and consistency with adopted plans (such as Comprehensive Plan, City Vision, budget, etc.). The proposed timing of developing Phase 1 is different than originally planned in the Riverwalk Amended and Restated Master Development Agreement (MDA) and amendments to the original MDA and will require Planning Commission and Council direction on whether the extension to the completion date for the remaining Phase 1 on-site and off-site improvements and the Fysh Bar and Grill restaurant will be acceptable.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is designated *Planned Community-Riverwalk* on the City’s Future Land Use (FLU) Map. The original MDA was found to be consistent with the City’s Comprehensive Plan when it was approved in 2016. The proposed Second Amendment

does not change the FLU designation for the property and is consistent with the general intent of the Comprehensive Plan.

PUBLIC NOTICE

On July 12, 2021, staff posted the property notifying the public of the proposed MDA amendment. As of the time this agenda item was prepared, there has been zero (0) phone calls regarding the proposed MDA.

RECOMMENDATION

Staff recommends approval of the Third Amendment to the Riverwalk Amended and Restated Master Development Agreement (MDA), subject to the text being added to the Third Amendment regarding the demolishing of the two structures at 3641 Ridgewood Avenue, adding criteria for off-site overflow parking on Phase 2 and Phase 3 of the Riverwalk Concept Development Plan, and City Attorney's review to legal form and content.

ATTACHMENT

Exhibit 1 - Third Amendment to the Riverwalk Amended and Restated Master Development Agreement

EXHIBIT 1

Prepared By:

Jeffrey P. Brock, Esq
Smith Bigman Brock, P.A.
444 Seabreeze Blvd. – Suite 900
Daytona Beach, FL 32118

Return Recorded Document to:

Records Clerk
City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

THIRD AMENDMENT TO THE RIVERWALK AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO THE RIVERWALK AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT (the “Third Amendment”), is entered into by and between HALIFAX RIVER PARTNERS, LLC, a Florida limited liability company, (“Owner/Developer”) Josif Atanasoski, Manager, having a mailing address of 1800 No. U.S. Highway 1, Ormond Beach, FL 32174 and the CITY OF PORT ORANGE, a Florida municipal corporation, having a mailing address of 1000 City Center Circle, Port Orange, FL 32129 (the “City”), (collectively the “Parties”), who hereby agree and covenant as follows:

WHEREAS, the Parties previously entered into that certain Riverwalk Amended and Restated Master Development Agreement dated September 20, 2016 and recorded in Official Records Book 7306, Page 1188, Public Records of Volusia County, Florida (the “MDA”); and

WHEREAS, the Parties amended the MDA under the First Amendment To The Riverwalk Amended and Restated Master Development Agreement dated September 17, 2019 and recorded in Official Records Book 7750, Page 1657 of the Public Records of Volusia County Florida; and

WHEREAS, the Parties amended the MDA under the Second Amendment To The Riverwalk Amended and Restated Mater Development Agreement dated _____ and recorded in Official Records Book _____, Page _____ of the Public Records of Volusia County, Florida and

WHEREAS, the Parties desire to further amend the MDA as more particularly set forth below.

NOW THEREFORE, the Parties hereby agree as follows;

1. The recitals stated above are true and correct and are incorporated herein by reference.

2. Paragraph 6 of the MDA, “Phasing” is hereby amended to revise subparagraph “g.” as follows: The improvement listed as iii, iv, v, and viii were timely constructed and accepted by the City and the remaining improvements shall be completed by March 21, 2022

- i. All the improvements on Lot 4 of the proposed subdivision plat referenced herein, also referred to as the "point", including a restaurant and the associated site improvements, extending into the intracoastal river within the mixed-use area except for the 2 multi-purpose marina buildings and the 58-slip marina.
- ii. The shared permanent parking facilities as shown on the CDP, located on Lot 9 of the proposed subdivision plat.
- iii. The PTP, including landscaping within the utility corridor, lights, stormwater, benches, trash receptacles, and other amenities.
- iv. Off-site work on the portion of Ocean Avenue to complete the PTP to the north side of the Ocean Avenue right-of-way where the PTP continues into the City’s Riverwalk Park.
- v. Necessary utilities to service all proposed lots indicated on the Conceptual Replat, incorporated herein by reference on the CDP (Exhibit “ E”) and utilities to maintain service to off-site property currently served with laterals on the Project Area Property.
- vi. All stormwater improvements serving all phases except for structures and dry retention in the two condominium tower parking areas.
- vii. Landscaping, except around the condominium tower footprints and condominium parking areas.
- viii. Demolition of Cardwell structures, including the building and all subsurface structures and soils.
- ix. Temporary parking for the existing marina as described in this amendment
- x. An Eight (8) foot pedestrian pathway on Lot 4. the subject of the pedestrian easement referenced in subsection 3.e.x, of this Agreement and as generally shown on Exhibit 1. attached hereto and made apart hereof by reference.

4. Paragraph 12 of the MDA, “Bonding” is hereby amended to revise subparagraph “b.” as follows:

b. Prior to the close of escrow, a separate bond, letter of credit or cash deposit shall be provided by the Owner/Developer to the City, to be held in escrow, guaranteeing the completion of the demolition and construction of the Public Trail and Park (PTP) and associated PTP utilities, stormwater and landscaping as set forth on plans stamped “Approved for Construction,” in the amount of two (2) years of the net income for the Cardwell property along with a timing requirement that the PTP and the associated PTP improvements shall be complete within 14 months from the commencement of construction. The remaining Phase I improvements, as set forth in paragraph 6.g. of the MDA, as amended herein, shall be complete on or before March 21, 2022. The bond, letter of credit or cash deposit shall be released to Owner/Developer upon the timely completion of the Phase I improvements otherwise it shall be forfeited.

6. Paragraph 18 of the MDA, “Parking” is hereby amended to revise subparagraph “d.” as follows:

d. Prior to the issuance of a certificate of occupancy for any use in Phase I or March 21, 2022, whichever date is earlier, Owner/Developer shall complete the permanent parking facilities as required in subparagraph 6.g as set forth in the MDA, as amended, and as otherwise required by the City’s LDC.

7. Paragraph 18 of the MDA, “Parking: is hereby amended to revise subparagraph, “e.”, as follows:

f. The Owner/Developer may use the Cardwell Parcel to comply with the parking requirement if the former 39 slip marina is re-opened. Prior to use of this parcel for parking, the demolition of Cardwell structures, including the building and all subsurface structures and soils shall be completed, and work approved by the City. If the City still owns the parcel at the time the marina is re-opened and parking is required, a license agreement approved by the City Council between the City, Owner/Developer, and marina tenant is required prior to use of parcel for parking. The temporary parking on this parcel or in the Project Area for the Marina shall comply with the following.

- i. The temporary parking lot shall be constructed in conformance with the standards set forth herein and as approved by the City, requiring a paved, stabilized shell or gravel parking lot with stormwater facilities, and an ADA compliant walkway from the temporary parking to the marina facilities as shown on the approved subdivision construction plans.
- ii. Landscaping for the temporary parking facilities, as required by the LDC and this Agreement shall not be required during the period of time set forth in this section.
- iii. Temporary lighting for the temporary parking area and designated pedestrian crosswalk and pathway to the marina shall be required
- iv. The allowance of the temporary parking may require a site plan or building permit and shall expire upon completion of the Phase I improvements on or before March 21, 2022

8. Paragraph 21 of the MDA, “Effective Date/Expiration” is hereby amended to revise subparagraph (a) as follows:

a. The effective date of this Agreement shall be upon the recording of the Agreement, and the recording shall occur within 30 days of the City Council approval. If all PTP improvements and associated PTP utilities, stormwater drainage, and landscaping are not commenced by September 20, 2018 and completed by November 20, 2019, then this Agreement shall expire, except as amended by City Council. Except as otherwise provided herein, the remaining Phase I improvements, as set forth in paragraph 6.g. of this Agreement, including but not limited to the completion of the restaurant, shall be

completed on or before Five and one-half (5 1/2) years from the date of approval of this Agreement, said date being March 21, 2022. The Owner/Developer, their successors or assigns, shall not be relieved of the prior obligations to develop infrastructure, landscaping, or any other common features required to serve the existing marina. Prior to the issuance of a Certificate of Occupancy and/or Letter of Completion being issued to allow the marina to re-open, all parking and site improvements required by the Land Development Code are to be completed as provided in Paragraph 18 of this Agreement. This obligation shall survive and shall not terminate in the event that this Agreement expires.

b. The Phase I improvements set for in Paragraph 6.g. of this Agreement are required to be completed on or before March 21, 2022 in accordance with Subsection 21.a. herein. In the event the Owner/Developer does not complete the required Phase I improvements set forth in Paragraph 6.g. of this Agreement on or before March 21, 2022, then the Owner/Developer entitlements under this Agreement shall lapse and this Agreement shall be of no further force and effect.

9. This Third Amendment shall be effective upon recording in the public records of Volusia County, Florida.

10. All the provisions of the MDA, First Amendment and Second Amendment, not in conflict herewith shall remain in full force and effect and shall be supplemented for the matters specifically amended herein by this Third Amendment. The MDA, the First Amendment, and Second Amendment, shall survive the execution of this Third Amendment.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment to the Riverwalk Amended and Restated Master Development Agreement, by and through their duly authorized representatives, on the respective dates shown below.

WITNESSES (as to both):

**CITY OF PORT ORANGE, a Florida
Municipal Corporation**

Signature

By: _____
Donald O. Burnette, Mayor

Printed Name

Signature

Attest: _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged by physical presence before me this _____ day of _____, 2021, by DONALD O. BURNETTE, as Mayor of the CITY OF PORT ORANGE, FLORIDA, a Florida municipal corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large

My Commission Expires:

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged by physical presence before me this _____ day of _____, 2021, by ROBIN L. FENWICK, as City Clerk, of the CITY OF PORT ORANGE, FLORIDA, a Florida municipal corporation, on behalf of the City. She is personally known to me and did not take an oath.

Notary Public, State of Florida at Large

My Commission Expires:

HALIFAX RIVER PARTNERS, LLC

WITNESSES:

Signature

Printed Name

Signature

Printed Name

By: _____
Josif Atanasoski, Manager

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged by physical presence before me this _____ day of _____, 2021, by JOSIF ATANASOSKI, Manager of HALIFAX RIVER PARTNERS, LLC. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission Expires:



STAFF REPORT

SUBDIVISION PLAT & PLANS /

WOODHAVEN, PHASE 2

CASE NO. 21-50000001

REQUEST: Approval of the Woodhaven Phase 2 Plat and Subdivision Plans, subject to approval of the subdivision variance to waive the requirement to provide a trash compactor or dumpsters in the townhome portion of the subdivision.

Location: South and west of Williamson Boulevard, west of I-95 (see Figure 1)

Owner/Applicant: CC Woodhaven, LLC

Staff Contact: Penelope Cruz, Planning Manager (386) 506-5671

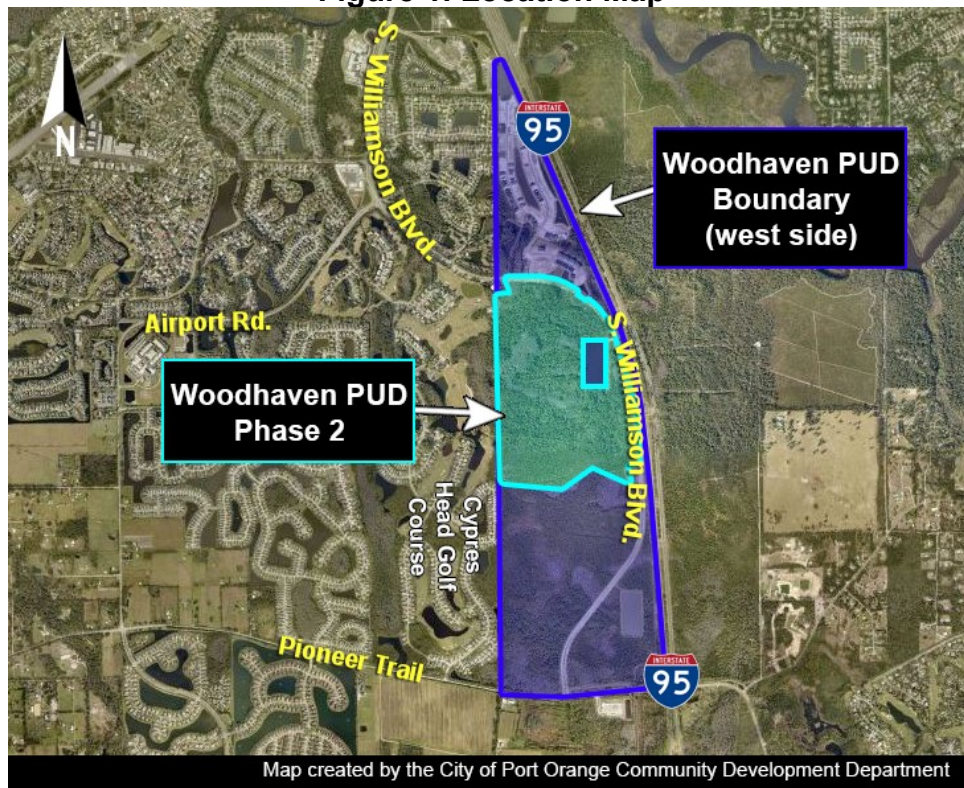
STAFF RECOMMENDATION: Approval

PLANNING COMMISSION DATE: July 22, 2021

DISCUSSION

The Applicant requests approval of the Woodhaven Subdivision (Phase 2). If approved, the Applicant proposes to subdivide ± 209.9 acres into 229 single-family lots and 100 townhome lots, along with associated subdivision infrastructure improvements (Exhibit 1). The subject property is located south and west of Williamson Boulevard, between I-95 and the Cypress Head subdivision.

Figure 1. Location Map

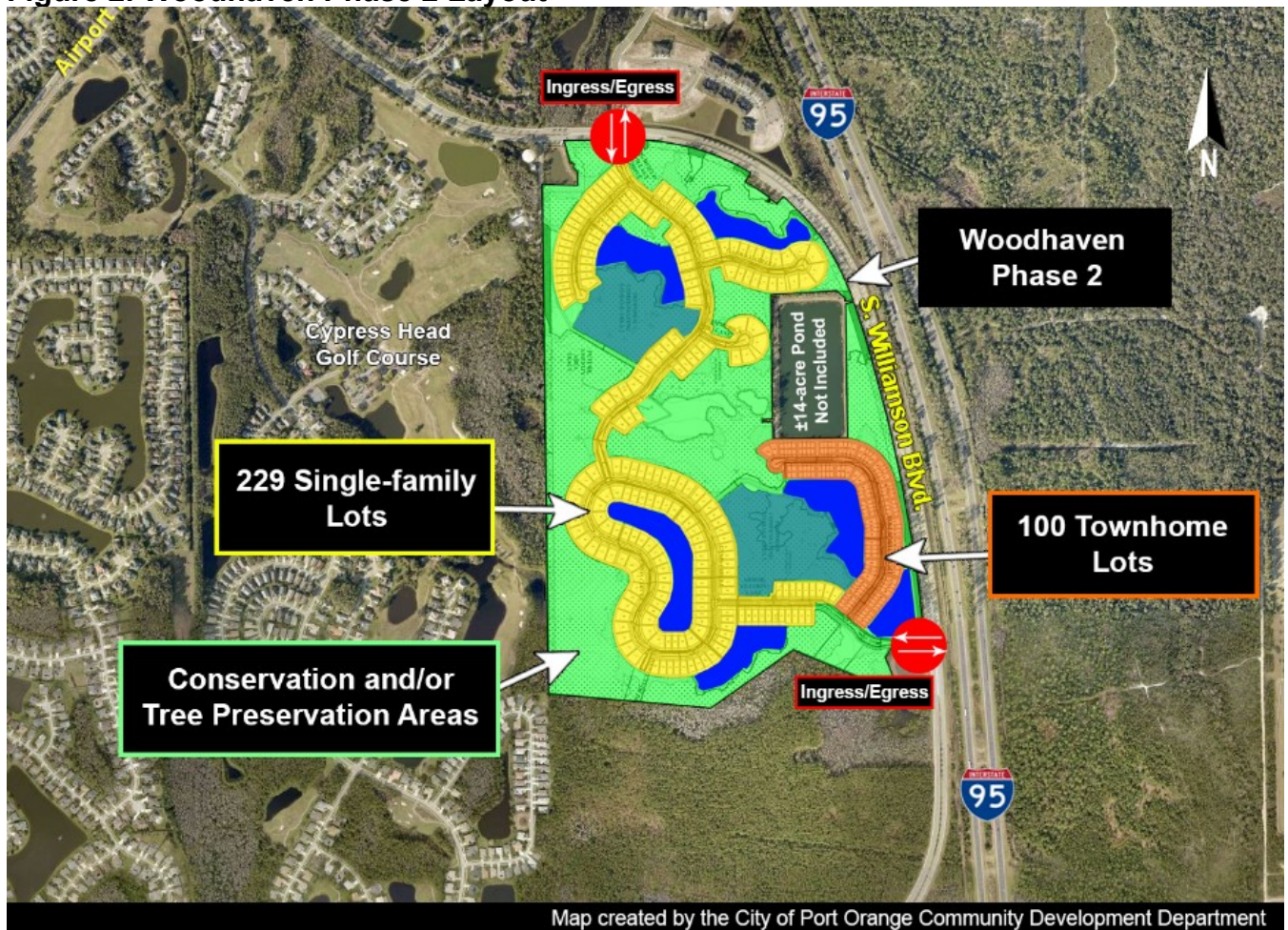


The subject property is currently vacant. It has been zoned Planned Unit Development (PUD) since 1997. The subject ± 209.9 -acre property's current Future Land Use designation is primarily *Rural Transition* (0-2 units/acre), with some areas being designated *Conservation* and *Suburban Residential* (2-4 units/acre).

The plat and subdivision plans have been designed according to the requirements of the Woodhaven PUD Master Development Agreement (MDA) and the City's Land Development Code (LDC). The subdivision will have access from Williamson Boulevard at two locations. Access from Williamson Boulevard and off-site roadway improvements on Williamson Boulevard is under Volusia County's jurisdiction. The following subdivision improvements will be constructed:

- Water and sewer infrastructure.
- Private, gated local streets within the subdivision (travel lanes, 5' sidewalks, and streetlights).
- Stormwater drainage infrastructure.
- Common Areas with Tree Conservation Easements for preservation.
- 50'-wide buffers along Williamson Boulevard and the western perimeter adjacent to the Cypress Head subdivision.

Figure 2. Woodhaven Phase 2 Layout



CONCURRENCY REVIEW

Public facilities and services, such as roads, public infrastructure, schools, and recreational facilities are currently available to serve the proposed 329 residential lots (229 single-family lots and 100 townhome lots). The following discussion and table summarize the impacts the proposed development is expected to have on public facilities and services.

Table 1. Woodhaven Phase 2 Infrastructure Impact Assessment for 329 Residential Lots

Development Variable	Development Impact
Population ¹	741
A.M./P.M./Daily Peak Hour Trips ²	171/272/2,806
Sanitary Sewer (gallons per day) ³	52,640
Potable Water (gallons per day) ⁴	59,220
Stormwater Drainage ⁵	See note
Solid Waste (lbs. Per day) ⁶	2,378
Recreation & Open Space ⁷	
• Parkland	5.19
• Ball Fields	0.15
• Basketball Courts	0.19
• Multipurpose Courts	0.21
• Tennis Courts	0.19
• Neighborhood Centers	0.05

Table 1 Notes:

1. Population: 2.25 persons per household (per 2010 Census)
2. Transportation: Traffic Impact Analysis conducted by LTG, Inc. (7/12/21)
3. Sanitary Sewer: 160 gallons per day per Equivalent Residential Unit
4. Potable Water: 180 gallons per day per Equivalent Residential Unit
5. Solid Waste: 3.21 pounds per person per day
6. Stormwater Drainage: LOS standard = 25 year, 24-hour event. Drainage system will be designed to meet the requirements of the Land Development Code.
7. Rec. & Open Space:
 - Parkland: 7 acres per 1,000 persons (0.007 acres/person)
 - Ball Fields: 1 field per 5,000 persons (0.0002 ball fields/person)
 - Basketball Courts: 1 court per 4,000 persons (0.00025 basketball courts/person)
 - Multipurpose Fields: 1 field per 3,500 persons (0.0002857 multipurpose fields/person)
 - Tennis Courts: 1 court per 4,000 persons (0.00025 tennis courts/person)
 - Neighborhood Centers: 1 facility per 15,000 persons (0.0000666 neighborhood centers/person)

Water and Sewer

The City has available sanitary sewer and potable water capacity to accommodate the proposed 329-lot subdivision. All lots will be provided with stub-outs for utilities. The developer will construct potable water and sanitary sewer lines in accordance with the Land Development Code and the utility plan for this project. Irrigation will be provided through stormwater harvesting from the stormwater ponds within Phase 2.

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.

The stormwater treatment system for the subdivision consists of wet detention ponds and a dry retention pond. The system ultimately discharges to Spruce Creek, a nutrient impaired and Outstanding Florida Waterbody (OFW). The system is designed to attenuate the post-development peak rate of discharge to pre-development levels for the 24-hour, 25-year frequency storm event.

Recreation and Open Space

The City's adopted level-of-service for recreational facilities includes acreage of parkland, and number of ball fields, basketball courts, multi-purpose fields, tennis courts, and neighborhood centers. According to the City's 2020 Concurrency Management Report, the City is not deficient in any of the recreational facilities categories and there are sufficient facilities to support the anticipated additional population from this subdivision.

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 (75 full time students) to be generated by the proposed development (see Exhibit 3).

Transportation

According to the Woodhaven, Phase 2, Traffic Impact Analysis (TIA) prepared by LTG, Inc., the 229 single-family homes and 100 townhomes are expected to generate 171 AM peak-hour, 272 PM peak-hour trips, and 2,806 daily trips. Similar to other developments within the City, the developer will be required to enter into a Transportation Fair-Share and Concurrency Agreement with Volusia County and the City of Port Orange to pay for part of the scheduled improvements for any impacted areas.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed subdivision is consistent with the Woodhaven PUD Master Development Plan and Conceptual Development Plan that have already been determined to be consistent with the City's Comprehensive Plan. The overall Woodhaven PUD allows for a maximum of 1,338 dwelling units. If Phase 2 is approved, there would be 738 remaining residential dwelling units available to be developed within the Woodhaven PUD.

SUBDIVISION VARIANCE

The Land Development Code (LDC) requires townhouse and multifamily developments to provide one standard dumpster pad and enclosed collection point for every 20 residential units or a trash compactor sufficient in size to serve the entire development [LDC, Chapter 11, Section 7(a)]. This requirement was added to the LDC in 2011¹ due

¹ Ordinance 2011-27

to some staff concerns about possible visual clutter from the number of individual trash cans on smaller townhome lots (18'-wide) and inefficient solid waste collection service. However, this has not turned out to be an actual problem in existing Port Orange developments or in other cities with developments similar to the proposed townhomes, but because it is an LDC requirement, the Applicant must request a variance to permit an alternative approach. In 2017, the same subdivision variance was approved for Woodhaven Phase 1 and there have not been any reported issues according to the City's solid waste service provider (Waste-Pro).

The applicant has requested a subdivision variance to allow the townhome portion of this subdivision to be developed with individual curbside solid waste disposal rather than with the required trash compactor or dumpsters. Pursuant to LDC, Chapter 5, Section 8(b)(2), a variance may be requested from required improvements or design criteria. The variance may be granted by the City Council, upon recommendation of the Planning Commission.

Chapter 5, Section 8(b)(4) 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.*

The requirement to provide one standard dumpster pad and enclosed collection point for every 20 residential units or a trash compactor for a townhome development is based on the 18 – 20-foot-wide townhome lots size allowed in the LDC. The lots sizes provided for the proposed townhomes in this development are generally 30 – 40 feet wide. The wider lot width creates a layout that functions more like detached single-family home development as opposed to a multi-family development. However, the requested variance is ultimately a matter of design choice and is not based on topographic or other physical conditions.

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

This proposed project is designed for a maximum of four units per building with each fee-simple lot having a two-car garage and full width driveway. According to the Applicant, the townhomes are more similar to detached single-family homes as opposed to a multi-family development. The Developer has constructed this exact product in Woodhaven Phase 1 as well as in Plantation Bay community in Ormond Beach. A photograph of the streetscape on garbage collection day in Woodhaven Phase 1 townhomes was provided by the Applicant (see Figure 3) to display the lack of objectionable clutter. Also, a letter from the City's solid waste service provider, Waste-Pro, has been provided indicating a willingness and ability to provide curbside pick-up service in this neighborhood similar to a single-family development.

Figure 3. Woodhaven Phase 1 Townhomes on Garbage Day



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. A letter from the City's solid waste service provider, Waste-Pro, has been provided indicating a willingness and ability to provide curbside pick-up service in this neighborhood similar to a single-family development (Exhibit 4).

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.*

The Applicant is not requesting a variance from the subdivision review process. The request is to be allowed to utilize curbside pick-up service for solid waste disposal rather than dumpsters or a trash compactor, 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 Chapter 11 requirements of the LDC are to meet the level-of-service (LOS) requirements of the Comprehensive Plan and to provide adequate service capacities for individual projects. The solid waste LOS standard adopted in the Comprehensive Plan for residential development is: 3.21 pounds per capita per day and up to 1,350 residential units per curbside collection vehicle. A letter from the City's solid waste service provider, Waste-Pro, has been provided indicating a willingness and ability to provide curbside pick-up service in this neighborhood similar to a single-family development.

The specific requirement for townhome developments to provide dumpsters every 20 residential units or a trash compactor was added to the LDC due to some staff concerns about possible visual clutter from the number of individual trash cans on smaller townhome lots (18'-wide) and inefficient solid waste collection service. However, this has not turned out to be an actual problem in existing Port Orange developments or in other cities with developments similar to the proposed townhomes. The lots sizes provided for the proposed townhomes in this subdivision are generally 30 to 40 feet wide. The wider lot width creates a layout that function more like detached single-family home development as opposed to a multi-family development.

The granting of the requested variance will allow for the adequate provision of solid waste disposal and will not be injurious to the surrounding properties or detrimental to the public welfare.

Based on the review criteria above, staff recommends approval of the subdivision variance to allow the townhome portion of this subdivision to be developed with individual curbside solid waste disposal rather than with the required trash compactor or dumpsters.

OUTSTANDING TECHNICAL COMMENTS

The Staff Development Review Committee (SDRC) has reviewed this project and there are some remaining technical comments that must be addressed prior to scheduling this item for City Council. These comments include minor revisions to line work on the plat, notes on plans, and revising some tabulations.

RECOMMENDATION

Staff recommends approval of the final plat and plans for Woodhaven Phase 2, subject to approval of the subdivision variance to allow the townhome portion of the subdivision to be developed with individual curbside solid waste disposal and addressing all remaining comments on the plat and plans prior to scheduling this item for City Council.

ATTACHMENTS

- Exhibit 1 – Plat for Woodhaven Phase 2
- Exhibit 2 – Plans for Woodhaven Phase 2
- Exhibit 3 – School District Certificate of School Concurrency
- Exhibit 4 – Letter from Waste Pro

EXHIBIT 3



Scott Fritz, Ed.D.
Superintendent of Schools

School Board of Volusia County

Mrs. Linda Cuthbert, Chairman
Ms. Jamie M. Haynes, Vice Chairman
Mrs. Anita Burnette
Mr. Ruben Colón
Mr. Carl Persis

February 11, 2021

ICI Homes
Richard Smith
2379 Beville Rd
Daytona Beach 32119

RE: Woodhaven Phase 2 – City of Port Orange
School Capacity Review #21-02-09-001-R

School Concurrency Determination Concurrency Letter

Dear Ms. Smith,

The District has reviewed the updated information for the residential project known as Woodhaven Phase 2, associated with 13.28+/- acres of property. The property is located at the intersection of S. Williamson Blvd. and Woodhaven Village Dr, located within the city limits of Port Orange. Information provided within the school concurrency application indicates the development activity will consist of two hundred twenty-nine (229) single family units and one hundred (100) townhomes.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family and (0.127) per multi-family dwelling unit to calculate projected students. By applying the SGRs to the unit types in Table 1 below, we find the project could generate seventy-five (75) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	229	62.5
Multi Family Dwelling Unit	.127	100	12.7
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		75

The schools impacted by this development are Cypress Creek Elementary, Creekside Middle School, and Spruce Creek High School.

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 • FAX: 386/506-5056

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EXHIBIT 3

Woodhaven Phase 2 – City of Port Orange
February 11, 2021

The Concurrency Analysis (Table 2) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 19/20 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Cypress Creek Elementary	115%	813	0	108%	33	112%
Creekside Middle School	115%	1198	8	107%	19	108%
Halifax CSA (Spruce Creek HS)	120%	7326	300	100%	22	101%
Other					1	

The adopted LOS standard at elementary and middle school is (115%) of permanent student stations, and (120%) for high school CSAs. This projected increase in students **will not** exceed the adopted LOS at the any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Therefore, students generated from this project may not attend the current assigned schools.

If you should have additional questions or require more information, please feel free to contact me at extension 50709.

Sincerely,



Stephanie B. Doster
Coordinator, Planning

Cc: Dr. Scott Fritz, Superintendent of Schools
Steven Grube, Director of Planning and Construction
Penelope Cruz, City of Port Orange
Kiersta Hill, VCSB Planning Services Project File

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 • FAX: 386/506-5056

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EXHIBIT 3

Certificate of School Concurrency Volusia County School Board

Project Information	
Project Name	Woodhaven Phase 2
VCSB Project #	21-2-09-001-R
Jurisdiction Project#	
Parcel ID Numbers:	6329-00-00-0059; 6332-00-00-0150; 6332-00-00-0090
Project Location:	S. Williamson Blvd & Woodhaven Village Dr.
# of residential units:	329, 229 Single Family, and 100 Townhomes
Residential Unit Type:	Single Family and Townhomes
Property Owner/ Purchaser:	CC Woodhaven LLC
Applicant/Agent Name:	ICI Homes – Richard D Smith

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis					
School Levels:	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	33	19	22	1	75
Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.

Stephanie B. Doster
Coordinator, Planning

11 Feb 2021
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Woodhaven Phase 2

EXHIBIT 3

Created by Facilities Services
February 2021

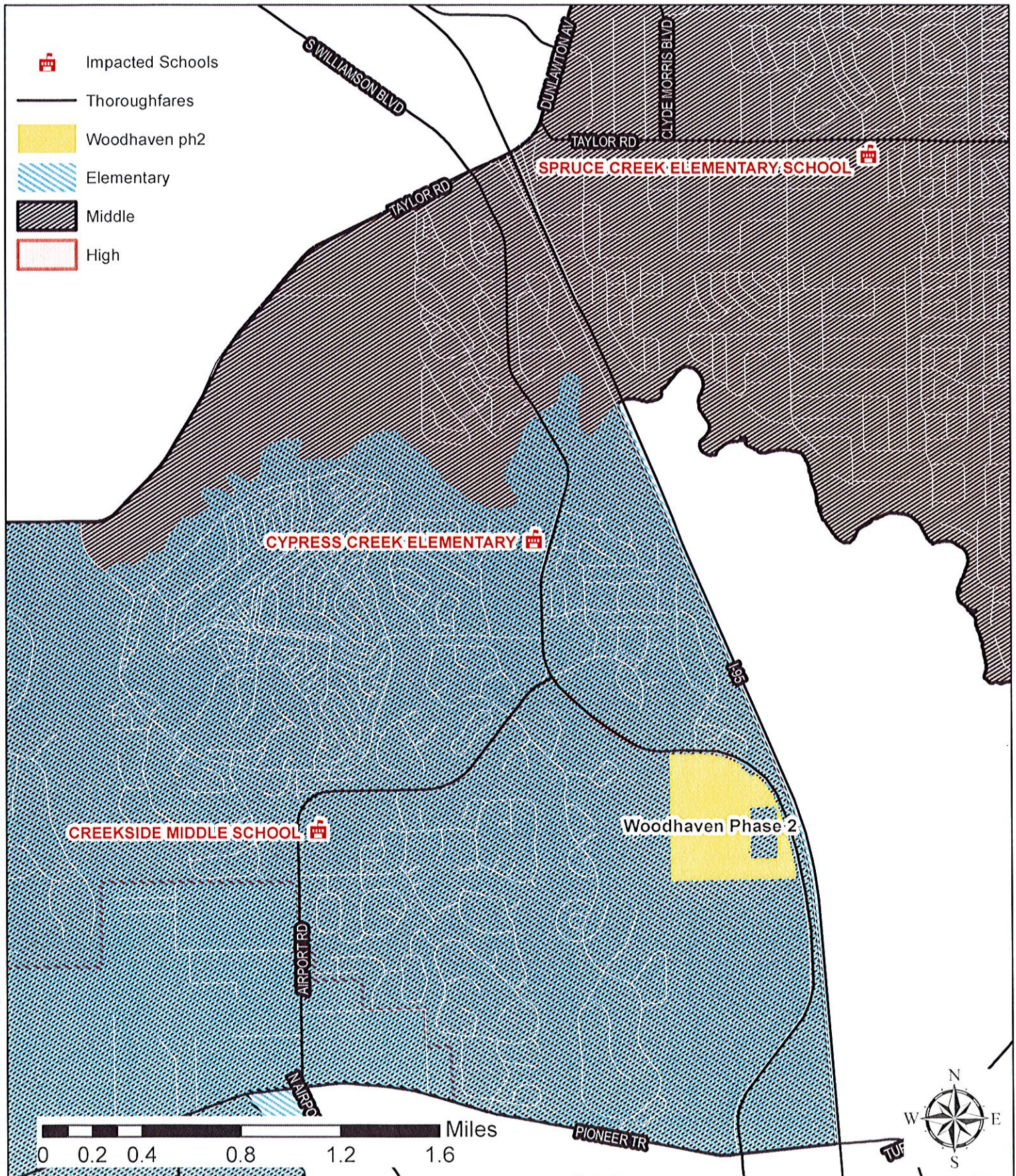


EXHIBIT 4



July 9, 2021

Mr. Mick Neals
Solid Waste Manager
City of Port Orange
Public Works Department
407 Virginia Ave.
Port Orange, FL 32129

Dear Mick,

I have reviewed the information concerning the second phase of the Woodhaven project and Waste Pro will be happy to provide curbside collection to this neighborhood provided each unit in the project is included in the City of Port Orange's single-family house count. We would thereby provide the following services to each unit within the Woodhaven Phase 2:

2X per week garbage collection (curbside – property owner supplies containers)

1X per week recycling collection (curbside – WP provides up to 3 recycling bins)

1X per week yard waste collection (curbside – property owner supplies containers and/or WP picks up loose debris per contract requirements)

We look forward to expanding our service for this neighborhood. If you need any additional information, please call

Sincerely

A handwritten signature in black ink, appearing to read "Ken DeForest", is written over a horizontal line.

Ken DeForest

Division Manager

cc. Beth Miller

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

DESCRIPTION:

GENERAL NOTES:

1.

■

 DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
- ⊙
- DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

○

(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

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 VOLUSIA COUNTY, FLORIDA.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

4. 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.

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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING 500°44'12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. 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.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.

20. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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 IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.

22. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

23. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

24. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.

25. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

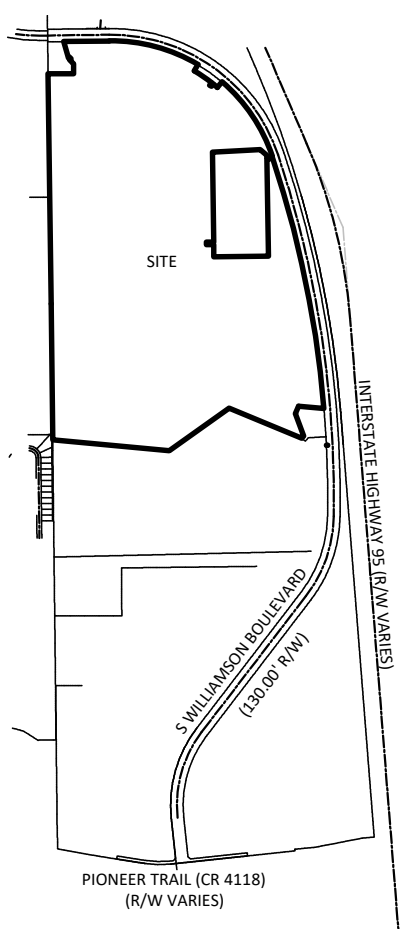
26. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST IN VOLUSIA COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; RUN THENCE S00°44'12"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2552.80 FEET TO THE NORTHWEST CORNER OF PARCEL 701 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD PER OFFICIAL RECORDS BOOK, 7186, PAGE 4520, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°15'48"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 701 FOR A POINT OF BEGINNING; THENCE CONTINUE N89°15'48"E, ALONG SAID SOUTHWESTERLY RIGHT OF-WAY LINE, A DISTANCE OF 473.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1767.00 FEET, A CHORD BEARING S75°01'07"E AND CHORD DISTANCE OF 957.39 FEET; RUN THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH CENTRAL ANGLE OF 31°26'12", A DISTANCE 969.51 FEET TO THE NORTHERLY MOST CORNER OF PARCEL 702 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 702: 1) S30°42'00"W, A DISTANCE OF 75.00 FEET TO A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET, A CHORD BEARING OF S55°35'13"E AND CHORD DISTANCE OF 219.15 FEET; 2) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'34", A DISTANCE OF 219.30 FEET; 3) S38°33'48"W, A DISTANCE OF 32.58 FEET; 4) S64°39'24"E, A DISTANCE OF 20.54 FEET; 5) N38°33'48"E, A DISTANCE OF 27.92 FEET TO A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET, A CHORD BEARING OF S50°14'39"E AND A CHORD DISTANCE OF 56.25 FEET; 6) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'17", A DISTANCE OF 56.25 FEET; 7) N40°42'29"E, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1767.00 FEET, A CHORD BEARING OF S33°59'24"E AND CHORD DISTANCE OF 932.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°36'16", A DISTANCE OF 943.84 FEET TO A NORTHEASTERLY CORNER OF PARCEL 703 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 703: 1) S80°29'08"W, A DISTANCE OF 52.40 FEET; 2) N00°49'59"W, A DISTANCE OF 19.01 FEET; 3) N49°21'54"W, A DISTANCE OF 93.01 FEET; 4) S86°46'41"W, A DISTANCE OF 499.22 FEET; 5) S00°49'59"E, A DISTANCE OF 936.93 FEET; 6) S89°10'01"W, A DISTANCE OF 75.76 FEET; 7) S00°49'59"E, A DISTANCE OF 25.00 FEET; 8) N89°10'01"E, A DISTANCE OF 75.76 FEET; 9) S00°49'59"E, A DISTANCE OF 127.99 FEET; 10) N89°10'01"E, A DISTANCE OF 568.49 FEET; 11) N00°49'59"W, A DISTANCE OF 1009.90 FEET; 12) N80°29'08"E, A DISTANCE OF 58.61 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD, BEING A POINT ON A CURVE NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11189.30 FEET, A CHORD BEARING OF S11°36'42"E AND CHORD DISTANCE OF 2660.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°39'17", A DISTANCE OF 2666.64 FEET, TO THE NORTHEAST CORNER OF PARCEL 704 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 704: 1) N85°25'24"W, A DISTANCE OF 264.98 FEET; 2) S24°41'51"W, A DISTANCE OF 84.70 FEET; 3) S20°31'54"E, A DISTANCE OF 247.12 FEET; 4) S38°15'40"W, A DISTANCE OF 31.68 FEET; THENCE N67°28'04"W, A DISTANCE OF 816.76 FEET; THENCE S54°49'56"W, A DISTANCE OF 765.62 FEET; THENCE RUN N84°46'12"W, A DISTANCE OF 1218.78 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; THENCE N00°40'21"W, ALONG SAID WEST LINE OF THE NE 1/4 OF SECTION 5, A DISTANCE OF 1418.50 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE RUN N00°44'12"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2394.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 701 OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7186, PAGE 4507, PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARIES OF SAID LANDS: 1) S90°00'00"E, A DISTANCE OF 265.64 FEET; 2) N00°00'00"W, A DISTANCE OF 103.06 FEET; 3) N43°27'21"W, A DISTANCE OF 56.36 FEET; 4) N45°45'04"E, A DISTANCE OF 18.70 FEET; 5) N44°14'56"W, A DISTANCE OF 25.19 FEET; 6) S47°44'44"W, A DISTANCE OF 14.52 FEET; 7) N16°23'53"W, A DISTANCE OF 177.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,142,965 SQUARE FEET OR 209.8936 ACRES, MORE OR LESS

VICINITY MAP
SCALE: 1"=2000'



PLANNING COMMISSION CERTIFICATE OF APPROVAL:

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "WOODHAVEN - PHASE 2" 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 "WOODHAVEN - PHASE 2" 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 FIND THAT IT COMPLIES IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____ AT _____ A.M./P.M. _____ FILE NO. _____
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

AREA TOTALS

SHEET 1 OF 17

MAP BOOK PAGE

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS, THAT CC WOODHAVEN LLC, A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED AS THE PLAT ENTITLED "WOODHAVEN – PHASE 2", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. THE ROADS/STREET RIGHTS OF WAY ARE SHOWN AS FOLLOWS: HIGHFIELD VILLAGE DRIVE, SAGUARDO COURT, GALWAY STREET, LIMMERICK LANE, ENNIS CIRCLE, ROSEBERRY COURT AND ARBOR STATION LANE. ALL ROAD/STREET RIGHTS OF WAY SHALL BE PRIVATE AND SHALL BE CONVEYED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., BY SEPARATE INSTRUMENT TO BE RECORDED COINCIDENT WITH THIS PLAT, FOR PURPOSES DESCRIBED IN THE GENERAL NOTES. COMMON AREA PARCELS, TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I" AND "J", SHOWN HEREON, SHALL BE CONVEYED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., BY SEPARATE INSTRUMENT TO BE RECORDED COINCIDENT WITH THIS PLAT FOR PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER. ACCESS EASEMENTS OVER AND ACROSS ALL ROADS/STREET RIGHTS OF WAY ARE HEREBY GRANTED TO EACH LOT OWNER FOR INGRESS AND EGRESS. ACCESS EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS ALL ROADS/STREET RIGHTS OF WAY, ARE HEREBY GRANTED TO THE CITY OF PORT ORANGE FOR EMERGENCY VEHICLES AND GOVERNMENT SERVICES PURPOSES. ALL DRAINAGE, MAINTENANCE AND UTILITY EASEMENTS WITHIN THE AREA ENCOMPASSED BY THIS PLAT ARE HEREBY GRANTED TO THE CITY OF PORT ORANGE, FLORIDA. ALL POTABLE WATER MAINS, SANITARY SEWER MAINS AND MANHOLES, SANITARY SEWER FORCE MAINS, AND SANITARY SEWER LIFT STATIONS CONSTRUCTED WITHIN THE AREA ENCOMPASSED BY THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA. EASEMENT RIGHTS OVER ALL DRAINAGE, MAINTENANCE AND ACCESS EASEMENTS SHOWN OR DESCRIBED ON THE PLAT, UNLESS OTHERWISE INDICATED, ARE GRANTED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. AND ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA ARE DEDICATED TO THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT AND TO THE CITY OF PORT ORANGE. LIFT STATION EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE, FLORIDA OVER TRACTS "A" AND "B".

IN WITNESS WHERE OF, CC WOODHAVEN LLC, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED, SEALED AND ATTESTED TO, BY THE PERSONS NAMED BELOW ON THIS _____ DAY OF _____ 2021.

WITNESSES: _____
CC WOODHAVEN LLC, a Florida corporation

PRINTED NAME: _____
BY: _____

PRINTED NAME: _____ PRESIDENT
ATTEST: _____

PRINTED NAME: _____ VICE PRESIDENT

PRINTED NAME: _____
STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, AS _____ FOR _____, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

PRINT NAME

Commission Number: _____

Commission Expires: _____

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, PART I 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/REGISTRATION NUMBER _____

CERTIFICATE OF SURVEYOR

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 "WOODHAVEN - PHASE 2" WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED AND THAT SAID LAND IS IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

DATE _____ JAMES D. BRAY, PSM 6507
910 BELLE AVE., SUITE 1100
CASSELBERRY, FL 32708
(407) 677-0200

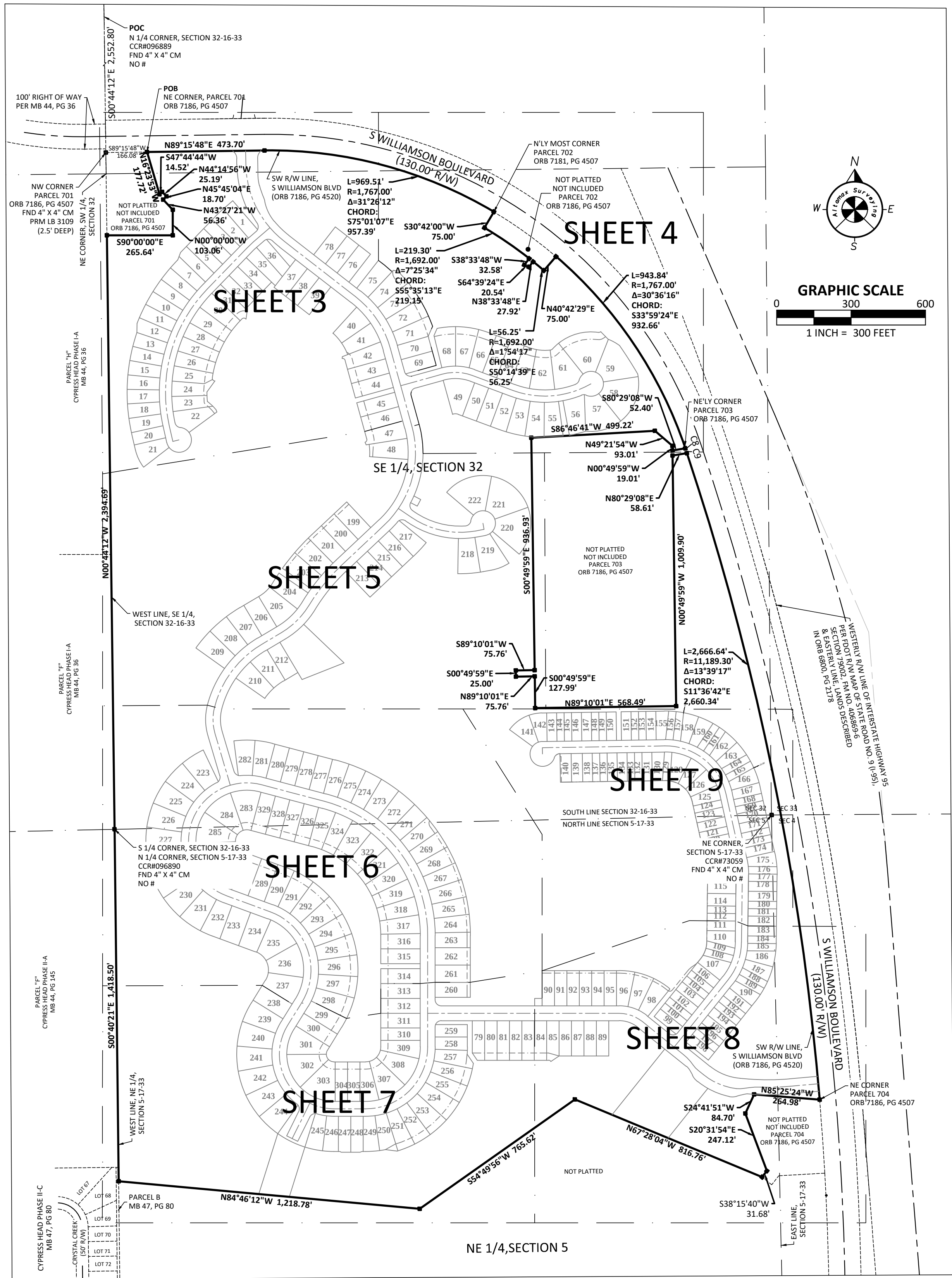
LEGEND			
AE	- ACCESS EASEMENT	PT	- POINT OF TANGENCY
CS	- CENTERLINE SYMBOL	R	- RADIUS
Δ	- CENTRAL ANGLE	TPE	- TREE PRESERVATION EASEMENT
DE	- DRAINAGE EASEMENT	R/W	- RIGHT-OF-WAY
L	- LENGTH	UE	- UTILITY EASEMENT
LB	- LICENSED BUSINESS		
MB	- MAP BOOK		
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
POC	- POINT OF COMMENCEMENT		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

PREPARED BY:

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

WOODHAVEN - PHASE 2
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

OVERALL BOUNDARY & KEY MAP



1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
4. 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 VOLUSIA COUNTY, FLORIDA.
5. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
7. 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.
8. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
9. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
10. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
11. 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.
12. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
13. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
14. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
16. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
17. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
18. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
19. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
20. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
21. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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 AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
23. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
24. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
26. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
27. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
28. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

LEGEND			
AE	- ACCESS EASEMENT	PT	- POINT OF TANGENCY
CL	- CENTERLINE SYMBOL	NE	- NON-VEHICULAR ACCESS
Δ	- CENTRAL ANGLE		EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 3 OF 17

MAP BOOK

PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"

(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

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 VOLUSIA COUNTY, FLORIDA.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

4. 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=3.28083333333333 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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. 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.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.

20. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C.42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.

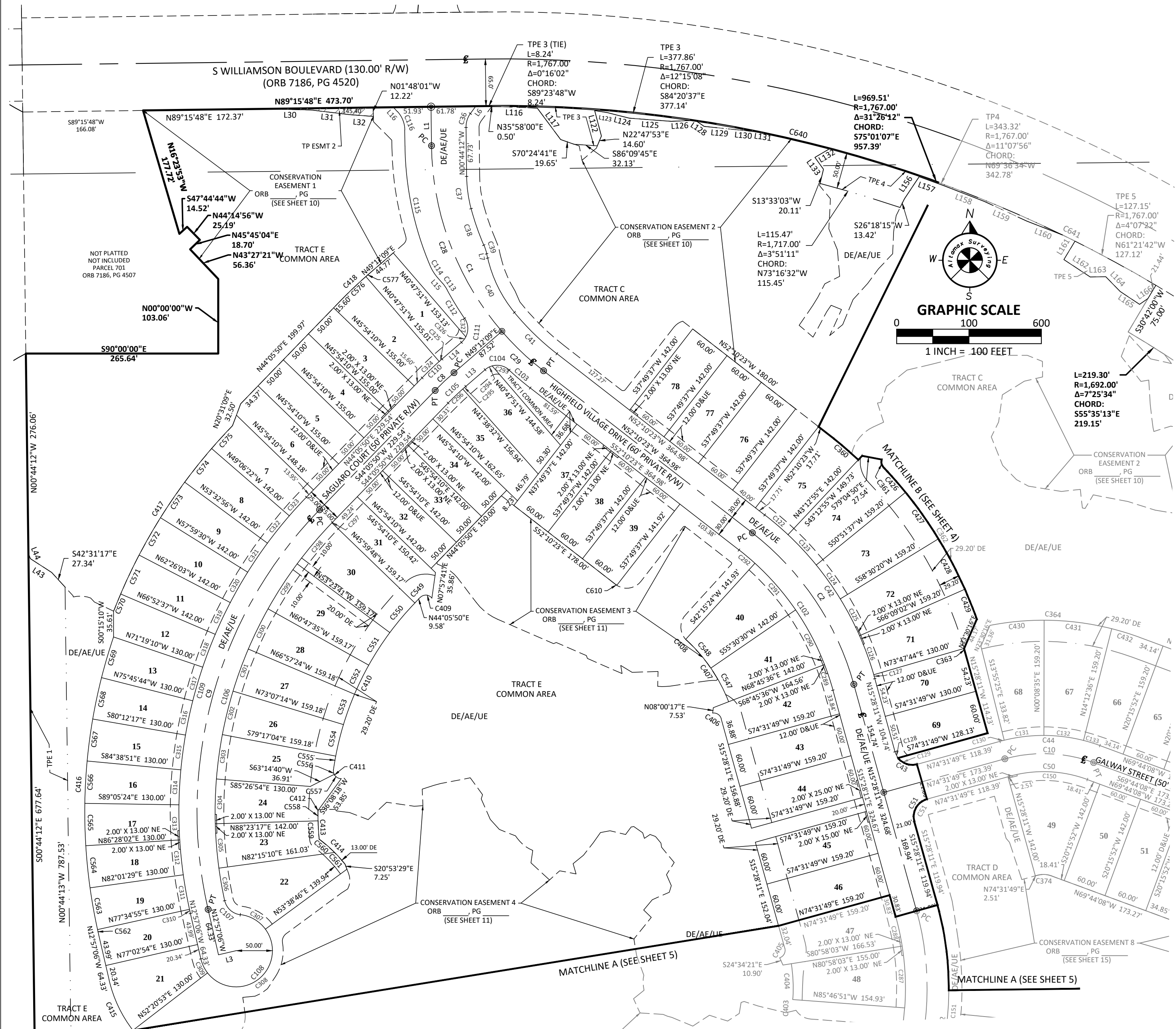
22. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

23. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

24. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.

25. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

26. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00'	51°26'11"	359.09'	N26°27'18"W	347.16'	C30	225.00'	67°40'44"	29.53'	S71°37'49"E	27.84'	C318	625.00'	4°26'34"	48.46'	N20°54'07"E	48.45'
C2	400.00'	36°42'12"	256.24'	N33°49'17"W	251.88'	C31	225.00'	67°40'44"	29.53'	S71°37'49"E	27.84'	C319	625.00'	4°26'34"	48.46'	N20°54'07"E	48.45'
C3	400.00'	5°06'39"	35.64'	N46°39'00"E	35.63'	C32	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C320	625.00'	4°26'34"	48.46'	S29°47'14"W	48.45'
C4	600.00'	5°02'42"	53.02'	N15°34'22"E	52.84'	C33	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C321	625.00'	4°26'34"	48.46'	N34°13'47"E	48.45'
C5	200.00'	35°44'03"	124.74'	S87°36'10"E	122.72'	C34	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C322	625.00'	4°26'34"	48.46'	N34°13'47"E	48.45'
C6	32.00'	36°42'12"	20.50'	S17°36'54"W	20.15'	C35	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C323	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C7	182.00'	14°09'50"	44.99'	N07°49'07"W	44.88'	C36	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C324	625.00'	4°26'34"	48.46'	S46°75'54"W	48.45'
C8	357.33'	8°34'07"	53.44'	N19°11'05"W	53.39'	C37	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C325	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C9	68.00'	10°34'38"	12.55'	N18°10'50"W	12.54'	C38	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C326	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C10	182.00'	26°35'55"	84.49'	N26°11'28"W	83.72'	C39	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C327	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C11	370.00'	12°40'58"	81.90'	N45°49'54"W	81.73'	C40	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C328	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C12	430.00'	36°42'12"	275.46'	N33°49'17"W	270.77'	C41	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C329	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C13	25.00'	90°00'00"	39.27'	N60°28'11"W	35.36'	C42	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C330	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C14	25.00'	90°00'00"	39.27'	N29°31'49"E	35.36'	C43	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C331	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C15	370.00'	36°42'12"	237.02'	S33°49'17"E	232.99'	C44	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C332	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C16	430.00'	1°04'00"	36.00'	N49°38'32"W	46.01'	C45	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C333	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C17	25.00'	83°41'28"	36.52'	S88°57'07"E	33.36'	C46	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C334	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C18	375.00'	5°06'19"	33.41'	S46°39'00"W	33.40'	C47	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C335	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C19	375.00'	5°06'19"	33.41'	N15°34'22"E	34.31'	C48	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C336	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C20	25.00'	12°59'45"	31.05'	N47°52'10"W	29.09'	C49	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C337	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C21	50.00'	250°29'56"	218.60'	N41°47'56"E	81.66'	C50	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C338	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C22	430.00'	5°02'42"	62.31'	N15°34'22"E	59.62'	C51	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C339	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C23	430.00'	5°06'19"	37.87'	S46°39'00"W	37.86'	C52	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C340	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C24	111.11'	36°52'12"	36.52'	N07°21'25"E	33.36'	C53	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C341	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C25	430.00'	12°17'51"	46.10'	N31°24'59"E	46.17'	C54	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C342	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C26	430.00'	12°17'51"	46.10'	N34°49'56"W	11.09'	C55	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C343	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C27	430.00'	18°17'50"	19.80'	N32°10'58"W	19.72'	C56	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C344	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C28	430.00'	12°17'51"	46.10'	N35°11'07"E	16.82'	C57	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C345	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C29	38.00'	41°34'03"	27.57'	S21°31'13"E	26.97'	C58	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C346	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C30	430.00'	5°23'18"	40.44'	S49°28'44"E	40.42'	C59	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C347	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C31	430.00'	7°38'42"	57.38'	S27°39'32"E	57.33'	C60	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C348	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C32	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C61	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C349	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C33	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C62	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C350	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C34	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C63	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C351	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C35	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C64	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C352	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C36	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C65	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C353	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C37	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C66	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C354	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C38	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C67	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C355	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C39	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C68	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C356	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C40	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C69	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C357	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C41	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C70	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C358	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C42	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C71	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C359	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C43	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C72	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'	C360	625.00'	4°26'34"	48.46'	N42°29'40"E	48.45'
C44	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C73	225.00'	1°32'46"	6.07'	S80°36'30"E	55.10'						

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 4 OF 17

MAP BOOK

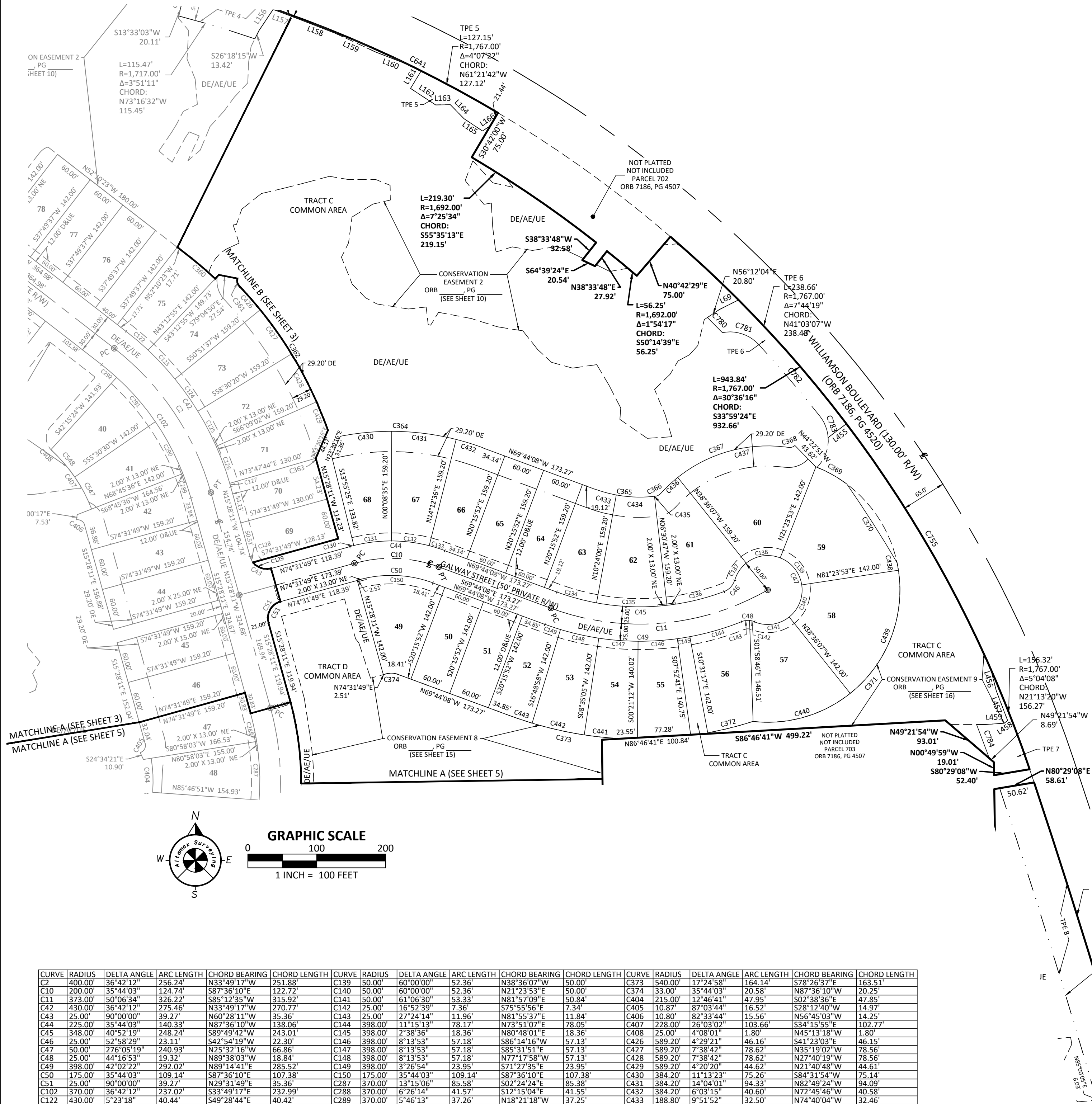
PAGE

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- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
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- 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.
- 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.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING 500°44'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
- 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 DEDICATED 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 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
- ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
- BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
- THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	400.00'	36°42'12"	256.24'	N83°49'17"W	251.88'	C139	50.00'	60°00'00"	52.36'	N38°36'07"W	50.00'	C373	540.00'	17°24'58"	164.14'	S78°26'57"E	163.51'
C10	200.00'	35°44'03"	124.74'	S87°36'10"E	122.72'	C140	50.00'	60°00'00"	52.36'	N21°23'53"E	50.00'	C374	33.00'	35°44'03"	20.58'	N87°36'10"W	20.25'
C11	373.00'	50°06'34"	326.22'	S85°12'35"W	315.92'	C141	50.00'	61°06'30"	53.33'	N81°57'09"E	50.84'	C404	215.00'	12°46'41"	47.95'	S02°38'36"E	47.85'
C42	430.00'	36°42'12"	275.46'	N35°49'17"W	270.77'	C142	25.00'	16°52'39"	7.36'	S75°55'56"E	7.34'	C405	10.87'	87°03'44"	16.52'	S28°12'40"W	14.97'
C43	25.00'	90°00'00"	39.27'	N60°28'11"W	35.36'	C143	25.00'	27°24'14"	11.96'	N81°55'37"E	11.84'	C406	10.80'	82°39'44"	15.56'	N56°45'03"W	14.25'
C44	225.00'	35°44'03"	140.33'	N87°36'10"W	138.06'	C144	398.00'	11°15'13"	78.17'	N73°51'07"E	78.05'	C407	228.00'	26°03'02"	103.66'	S34°15'55"E	102.77'
C45	348.00'	40°52'19"	248.24'	S89°49'42"W	243.01'	C145	398.00'	2°38'36"	18.36'	N80°48'01"E	18.36'	C408	25.00'	4°08'01"	1.80'	N45°13'18"W	1.80'
C46	25.00'	52°58'29"	23.11'	S42°54'19"W	22.30'	C146	398.00'	8°13'53"	57.18'	S86°14'16"W	57.13'	C426	589.20'	4°29'21"	46.16'	S41°23'03"E	46.15'
C47	50.00'	27°05'19"	240.93'	N25°32'16"W	66.86'	C147	398.00'	8°13'53"	57.18'	S85°31'51"E	57.13'	C427	589.20'	7°38'42"	78.62'	N35°19'02"W	78.56'
C48	25.00'	44°16'53"	19.32'	N89°38'03"W	18.84'	C148	398.00'	8°13'53"	57.18'	N77°17'58"W	57.13'	C428	589.20'	7°38'42"	78.62'	N27°40'19"W	78.56'
C49	398.00'	42°02'22"	292.02'	N89°14'41"E	285.52'	C149	398.00'	3°26'54"	23.95'	S71°27'35"E	23.95'	C429	589.20'	4°20'20"	44.62'	N21°40'48"W	44.61'
C50	175.00'	35°44'03"	109.14'	S87°36'10"E	107.38'	C150	175.00'	35°44'03"	109.14'	S77°36'10"E	107.38'	C430	384.20'	11°13'23"	75.26'	S84°31'54"W	75.14'
C51	25.00'	90°00'00"	39.27'	N29°31'49"E	35.36'	C287	370.00'	13°15'06"	85.58'	S02°24'24"E	85.38'	C431	384.20'	14°04'01"	94.53'	N82°39'24"W	94.09'
C102	370.00'	36°42'12"	237.02'	S33°49'17"E	232.99'	C288	370.00'	6°26'14"	41.57'	S12°15'04"E	41.55'	C432	384.20'	6°03'15"	40.60'	N72°45'46"W	40.58'
C122	430.00'	5°23'18"	40.44'	S49°28'44"E	40.42'	C289	370.00'	5°46'13"	37.26'	N18°21'18"W	37.25'	C433	188.80'	9°51'52"	32.50'	N74°40'04"W	32.46'
C123	430.00'	7°38'42"	57.38'	S42°57'44"E	57.33'	C290	370.00'	13°15'06"	85.58'	S27°51'57"E	85.38'	C434	188.80'	16°54'47"	55.73'	N88°03'24"W	55.53'
C124	430.00'	7°38'42"	57.38'	N35°10'02"W	57.33'	C291	370.00'	13°15'06"	85.58'	S41°07'03"E	85.38'	C435	188.80'	0°31'58"	1.76'	N83°13'14"E	1.76'
C125	430.00'	7°38'42"	57.38'	S27°40'19"E	57.33'	C292	370.00'	4°25'47"	28.61'	S49°57'30"E	28.60'	C436	209.20'	9°30'54"	34.74'	N46°38'26"E	34.70'
C126	430.00'	7°38'42"	57.38'	N20°01'37"W	57.33'	C360	572.00'	5°23'18"	53.79'	S49°28'44"E	53.77'	C437	209.20'	46°57'42"	171.47'	S74°52'44"W	166.71'
C127	430.00'	0°44'05"	5.51'	N15°50'13"W	5.51'	C361	10.80'	61°21'59"	11.57'	N12°56'45"W	11.02'	C438	192.00'	3°22'04"	11.29'	S10°17'09"E	11.28'
C128	25.00'	22°19'16"	9.74'	S26°37'49"E	9.68'	C362	589.20'	24°07'06"	248.02'	N31°34'11"W	246.19'	C439	192.00'	60°00'00"	201.06'	N21°23'53"E	192.00'
C129	25.00'	67°40'44"	29.53'	S71°37'49"E	27.84'	C363	650.00'	0°44'05"	7.18'	N15°50'13"W	7.18'	C440	192.00'	44°56'27"	150.60'	N73°52'07"E	146.77'
C130	225.00'	1°32'46"	6.07'	S75°18'12"W	6.07'	C364	384.20'	31°20'40"	210.18'	N85°24'28"W	207.57'	C441	540.00'	5°44'11"	54.06'	N84°17'00"W	54.04'
C131	225.00'	14°04'01"	55.24'	N83°06'35"E	55.10'	C365	188.80'	27°18'37"	89.99'	N83°23'27"E	89.14'	C442	540.00'	8°13'53"	77.58'	N77°17'58"W	77.51'
C132	225.00'	14°04'01"	55.24'	N82°49'24"W	55.10'	C366	10.80'	41°04'16"	7.74'	S62°25'07"W	7.58'	C443	540.00'	3°26'54"	32.50'	S71°27'35"E	32.49'
C133	225.00'	6°03'15"	13.77'	N22°45'22"W	23.76'	C367	209.20'	56°28'36"	206.21'	S70°07'17"W	197.96'	C547	228.00'	13°15'06"	52.73'	N27°51'57"W	52.62'
C134	348.00'	9°51'52"	59.91'	N74°40'04"W	59.84'	C368	10.80'	52°44'26"	9.94'	N71°59'22"E	9.59'	C548	228.00'	12°47'56"	50.93'	N40°53'28"W	50.83'
C135	348.00'	16°54'47"	102.73'	N88°03'24"W	102.35'	C369	192.00'	15°25'20"	51.58'	S60°53'26"E	51.52'	C641	1,767.00'	0°37'12"	19.12'	N63°43'59"W	19.12'
C136	348.00'	14°05'40"	85.61'	S76°26'23"W	85.39'	C370	1,716.00'	4°30'48"	135.17'	N32°34'28"W	135.14'	C755	1,767.00'	13°25'34"	414.06'	N30°28'11"W	413.11'
C137	50.00'	30°53'50"	30.53'	N33°54'29"E	30.05'	C371	192.00'	108°18'31"	362.95'	N42°11'05"E	311.27'	C780	1,717.00'	1°02'05"	31.01'	S48°51'49"E	31.01'
C138	50.00'	60°00'00"	52.36'	S81°23'54"W	50.00'	C372	540.00'	7°12'24"	67.92'	N75°52'31"E	67.88'	C782	1,743.00'	4°31'18"	137.55'	N40°29'25"W	137.51'
												C783	56.00'	34°22'24"	33.60'	N21°02'34"W	33.09'
												C784	1,717.00'	1°44'52"	52.38'	N20°41'37"W	52.38'

LINE	BEARING	DISTANCE
L60	N63°18'21"E	31.21'
L158	N68°45'41"W	57.23'
L159	N65°06'12"W	64.80'
L160	N68°45'59"W	52.97'
L161	N31°14'01"E	29.75'
L162	N56°36'31"W	43.61'
L163	S89°02'00"W	21.41'
L164	N44°11'57"W	28.41'
L165	N56°24'35"W	32.21'
L166	S55°40'30"W	14.03'
L475	S2°48'02"W	13.19'
L456	N14°18'39"W	32.97'
L457	N20°59'48"W	46.35'
L458	N56°14'03"E	6.54'
L459	S86°07'46"W	26.90'
L474	N00°41'07"E	26.91'
L475	S80°00'53"W	17.25'
L476	N36°46'51"W	42.68'
L477	S58°40'23"W	25.03'

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AE	- ACCESS EASEMENT	LEGEND	
C	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
A	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

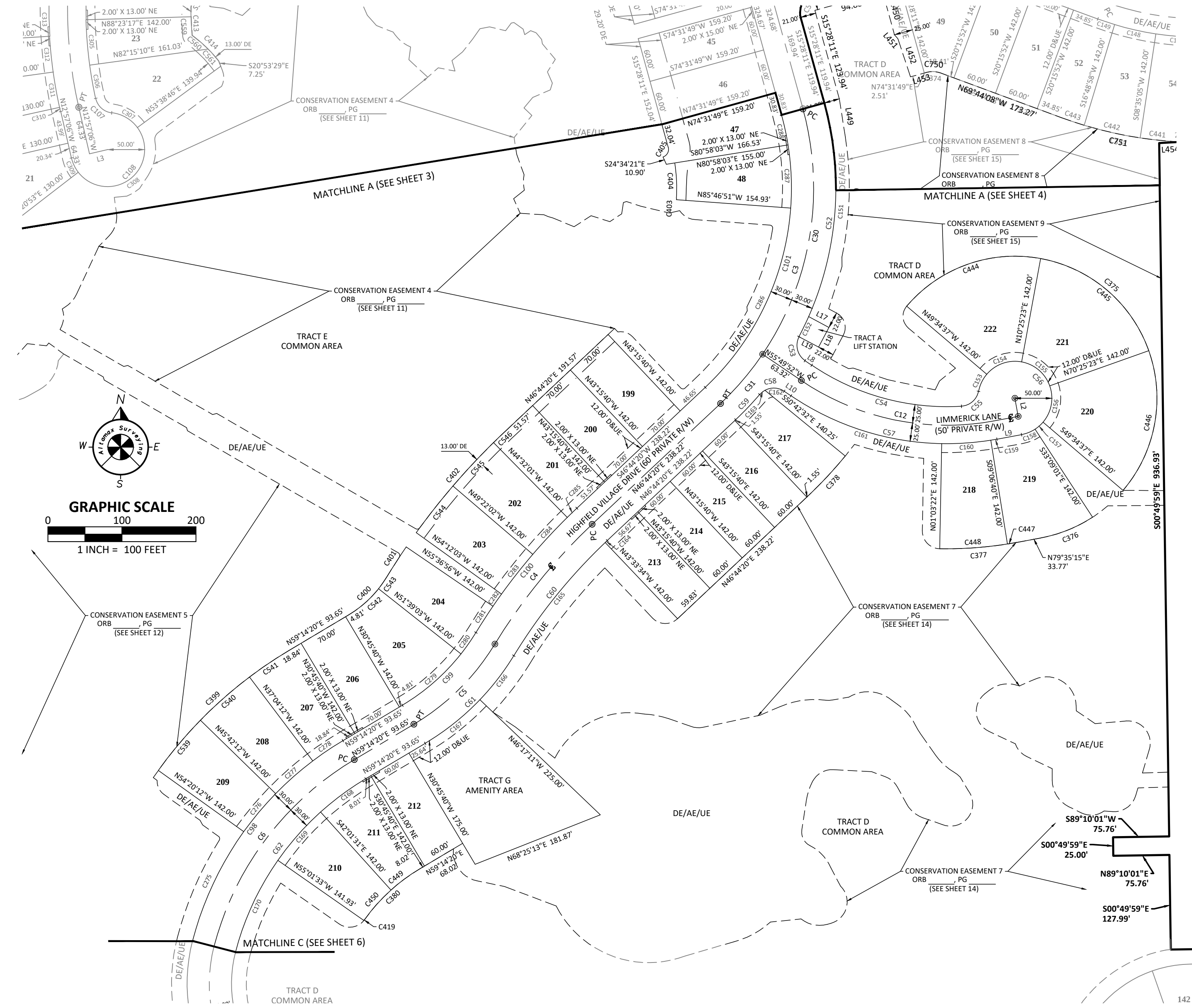
WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 5 OF 17

MAP BOOK

PAGE



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	400.00	62°12'31"	434.30	N15°38'04"E	413.28	C156	50.00	60°00'00"	52.36	S10°25'23"W	50.00	C308	50.00	178°42'07"	155.95	N52°59'50"E	99.99	C450	243.00	12°34'22"	63.32	N41°41'17"E	53.22
C4	780.00	15°21'11"	209.01	N39°03'44"E	208.39	C157	50.00	16°25'35"	14.33	S48°38'11"W	14.29	C309	50.00	24°42'01"	21.55	S25°18'07"E	21.39	C451	587.00	8°38'00"	88.45	N39°58'48"E	88.37
C5	320.00	27°51'12"	155.56	S45°18'44"W	154.04	C158	50.00	22°44'16"	19.84	N68°12'07"E	19.71	C310	625.00	0°32'02"	5.82	N12°41'06"W	5.82	C452	587.00	8°38'00"	88.45	N48°36'48"E	88.37
C6	415.00	46°24'43"	328.89	N36°52'59"E	315.70	C159	50.00	1°18'06"	8.59	S46°44'18"W	8.52	C311	625.00	4°46'34"	48.46	N10°11'48"W	48.45	C453	587.00	8°38'00"	88.45	N36°06'04"W	88.37
C12	350.00	44°34'53"	272.33	N78°07'19"W	265.51	C160	375.00	10°10'01"	66.54	S85°58'21"W	66.46	C312	625.00	4°26'34"	48.46	N05°45'15"W	48.45	C454	587.00	20°53'24"	53.96	N48°47'39"E	53.66
C30	400.00	49°38'19"	346.54	N09°20'58"E	335.81	C161	375.00	33°06'46"	216.72	S72°23'15"E	213.72	C313	625.00	4°26'34"	48.46	N01°18'41"W	48.45	C455	587.00	6°57'48"	17.99	N34°52'02"E	17.98
C31	400.00	17°34'12"	87.76	N40°27'41"E	87.58	C162	45.00	69°44'01"	27.37	N89°11'53"W	26.93	C314	540.00	17°24'58"	164.14	S78°06'31"E	163.51	C456	587.00	4°50'01"	80.31	N38°12'57"E	80.29
C52	430.00	43°19'46"	325.18	N06°11'42"E	317.49	C163	25.00	20°57'27"	9.14	S50°57'23"W	9.09	C374	33.00	35°44'03"	20.58	N87°36'10"W	20.25	C457	587.00	4°50'01"	80.31	N43°02'58"E	80.29
C53	25.00	83°41'28"	36.52	N13°59'08"W	33.36	C164	750.00	0°17'53"	3.98	S46°35'23"W	3.98	C375	192.00	180°00'00"	603.19	N89°34'37"W	384.00	C458	587.00	4°50'01"	80.31	N46°06'09"W	21.14
C54	345.00	37°38'50"	213.64	N74°39'47"W	209.52	C165	750.00	15°03'18"	197.07	S38°54'47"W	136.50	C376	192.00	22°44'16"	76.20	N08°13'07"E	75.70	C459	587.00	3°21'25"	25.37	N03°17'28"W	25.37
C55	25.00	75°40'00"	33.02	S48°40'18"W	30.67	C166	350.00	12°19'40"	75.31	N37°32'58"E	75.16	C377	517.00	11°28'07"	103.49	S85°19'18"W	103.31	C460	587.00	8°21'39"	28.02	S49°10'49"E	27.99
C56	50.00	248°44'57"	217.07	N44°47'14"W	82.54	C167	350.00	15°31'32"	94.84	S51°28'35"W	94.55	C378	572.00	7°26'52"	74.35	N43°00'34"E	74.30	C461	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C57	315.00	44°34'53"	291.78	S78°07'19"E	284.48	C168	385.00	11°45'52"	76.69	N53°36'25"E	75.57	C379	24.40	17°46'31"	3.17	N43°19'42"E	3.17	C462	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C58	25.00	83°41'28"	36.52	N82°19'24"E	33.36	C169	385.00	13°00'02"	87.36	N41°28'28"E	87.17	C380	243.00	23°50'14"	101.10	N47°19'13"E	100.37	C463	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C59	430.00	6°15'40"	46.99	S43°36'30"W	46.97	C170	385.00	20°26'49"	137.39	N24°45'02"E	136.67	C399	587.00	23°34'33"	241.54	S47°27'04"W	239.83	C464	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C60	750.00	15°21'11"	209.07	N39°03'44"E	200.37	C171	445.00	6°38'00"	67.05	N39°58'48"E	66.99	C400	148.00	27°51'12"	71.95	N45°18'44"E	71.24	C465	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C61	350.00	27°51'12"	170.15	N45°18'44"W	168.48	C277	445.00	8°38'00"	67.05	S48°36'48"W	66.99	C401	952.00	2°59'56"	49.83	S32°53'06"W	49.82	C466	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C62	385.00	44°42'43"	300.44	N36°52'59"E	292.88	C278	445.00	6°18'33"	49.00	N56°05'04"E	48.98	C402	952.00	10°56'23"	181.77	S41°16'08"W	181.49	C467	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C68	445.00	44°42'43"	347.26	S36°52'59"W	338.52	C279	290.00	20°53'24"	109.73	S49°47'39"W	109.15	C403	121.00	13°46'28"	1.78	N01°51'30"E	1.78	C468	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C99	290.00	27°51'12"	140.98	S45°18'44"W	139.59	C280	290.00	6°57'48"	35.25	N34°52'02"E	35.22	C404	215.00	17°46'41"	47.95	S02°38'36"E	47.85	C469	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C100	810.00	15°21'11"	217.05	S39°03'44"W	216.40	C281	810.00	2°59'56"	42.39	N32°53'06"E	42.39	C405	10.87	87°03'44"	16.52	S28°12'40"W	14.97	C470	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C101	370.00	62°12'31"	401.72	S15°38'04"W	382.28	C282	810.00	15°21'11"	217.05	N32°53'06"E	42.39	C406	10.87	87°03'44"	16.52	S28°12'40"W	14.97	C471	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C107	25.00	71°09'45"	31.05	N47°52'10"W	29.09	C283	810.00	4°50'01"	68.33	S38°12'57"W	68.31	C441	540.00	5°44'11"	54.06	N84°17'00"W	54.04	C472	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C108	50.00	250°29'56"	218.60	N41°47'56"E	81.66	C284	810.00	4°50'01"	68.33	S43°02'58"W	68.31	C442	540.00	8°13'53"	77.58	N77°17'58"W	77.51	C473	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C148	398.00	8°13'53"	97.18	N77°17'58"W	67.13	C285	810.00	10°10'01"	68.33	S46°06'09"W	17.99	C443	540.00	13°46'28"	35.50	S17°17'35"E	35.49	C474	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C149	398.00	3°26'54"	23.95	S71°27'35"E	23.95	C286	370.00	42°31'11"	274.58	N25°28'44"E	268.32	C444	192.00	60°00'00"	201.06	N70°25'23"E	192.00	C475	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C151	430.00	39°15'44"	295.16	N04°11'41"E	289.40	C287	370.00	13°15'06"	85.58	S02°24'24"E	85.38	C445	192.00	60°00'00"	201.06	S49°34'37"E	192.00	C476	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C152	430.00	4°00'02"	30.02	N25°51'24"E	30.02	C288	370.00	7°25'14"	41.57	S12°15'04"E	41.55	C446	192.00	60°00'00"	201.06	S12°15'04"E	192.00	C477	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C153	50.00	29°35'06"	25.82	N25°37'51"E	25.53	C305	575.00	6°08'06"	61.57	N04°40'46"W	61.54	C447	517.00	1°18'06"	11.75	S80°14'18"W	11.74	C478	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C154	50.00	60°00'00"	52.36	N70°25'23"W	50.00	C306	575.00	4°32'28"	45.57	N10°01'04"W	45.56	C448	517.00	10°10'01"	91.74	S85°58'21"W	91.62	C479	587.00	6°33'34"	21.98	N41°43'12"W	21.97
C155	50.00	60°00'00"	52.36	N49°34'37"W	50.00	C307	50.00	47°05'49"	41.10	S59°54'08"E	39.95	C449	243.00	11°15'52"	47.77	N53°36'25"E	47.70	C480	587.00	6°33'34"	21.98	N41°43'12"W	21.97

LINE	BEARING	DISTANCE
L2	N10°24'45"W	25.00'
L3	N77°02'54"E	25.00'
L4	N55°49'52"W	11.08'
L5	N79°35'15"E	33.77'
L6	N55°49'52"W	11.08'
L7	S62°08'25"E	31.05'
L8	N27°51'35"E	30.00'
L19	N62°08'25"W	30.00'

- GENERAL NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
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 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
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 - ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
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 - ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 - THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 - ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 - THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
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PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

AE	- ACCESS EASEMENT	LEGEND	
G	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
A	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

PAGE

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(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

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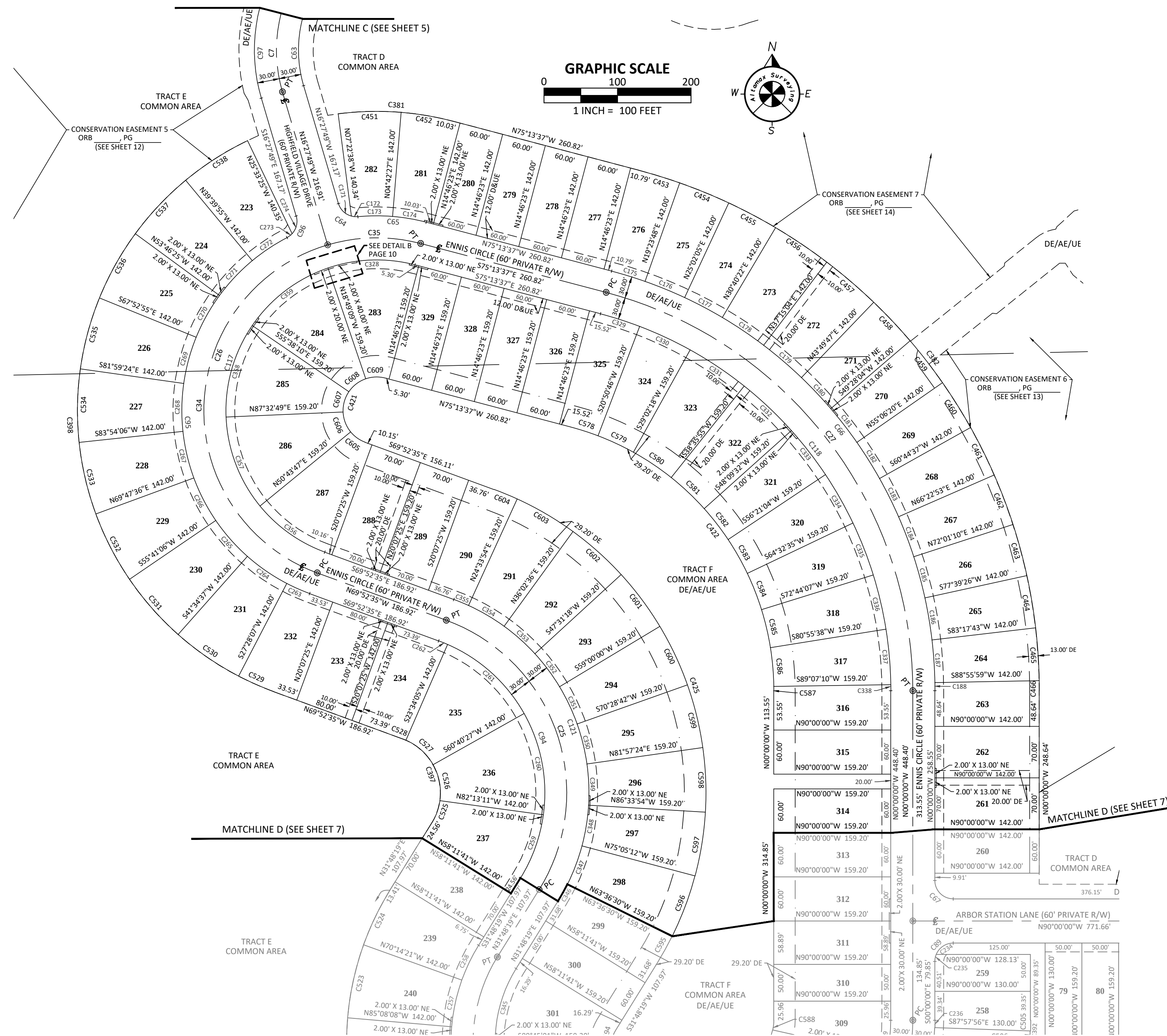
22. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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25. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

26. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



CURV	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00	30°59'27"	108.18	N00°58'06"E	106.86	C259	220.00	24°01'30"	92.25	S19°47'34"E	91.58	C357	265.00	36°49'01"	131.73	S20°51'42"E	129.47
C2	255.00	20°00'00"	108.22	N00°58'06"E	106.86	C260	220.00	24°01'30"	92.25	S19°47'34"E	91.58	C358	265.00	36°49'01"	131.73	S20°51'42"E	129.47
C3	255.00	20°00'00"	108.22	N00°58'06"E	106.86	C261	220.00	24°01'30"	92.25	S19°47'34"E	91.58	C359	265.00	36°49'01"	131.73	S20°51'42"E	129.47
C4	235.00	17°34'58"	716.33	S17°26'54"E	469.49	C262	220.00	37°06'22"	142.48	S47°52'44"E	142.00	C360	265.00	36°49'01"	131.73	S22°46'40"E	129.47
C5	260.00	75°33'37"	735.26	N37°36'49"E	583.57	C263	220.00	32°46'41"	113.23	N68°09'15"E	113.22	C361	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C6	260.00	75°33'37"	735.26	N37°36'49"E	583.57	C264	220.00	32°46'41"	113.23	N68°09'15"E	113.22	C362	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C7	260.00	75°33'37"	735.26	N37°36'49"E	583.57	C265	265.00	14°06'30"	65.25	S55°28'38"E	65.09	C363	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C8	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C266	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C364	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C9	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C267	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C365	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C10	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C268	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C366	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C11	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C269	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C367	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C12	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C270	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C368	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C13	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C271	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C369	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C14	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C272	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C370	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C15	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C273	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C371	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C16	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C274	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C372	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C17	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C275	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C373	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C18	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C276	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C374	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C19	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C277	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C375	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C20	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C278	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C376	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C21	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C279	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C377	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C22	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C280	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C378	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C23	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C281	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C379	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C24	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C282	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C380	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C25	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C283	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C381	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C26	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C284	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C382	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C27	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C285	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C383	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C28	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C286	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C384	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C29	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C287	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C385	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C30	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C288	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C386	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C31	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C289	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C387	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C32	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C290	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C388	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C33	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C291	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C389	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C34	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C292	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C390	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C35	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C293	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C391	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C36	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C294	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C392	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C37	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C295	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C393	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C38	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C296	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C394	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C39	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C297	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C395	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C40	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C298	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C396	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C41	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C299	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C397	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C42	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C300	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C398	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C43	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C301	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C399	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C44	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C302	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C400	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C45	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C303	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C401	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C46	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C304	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C402	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C47	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C305	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C403	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C48	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C306	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C404	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C49	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C307	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C405	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C50	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C308	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C406	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C51	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C309	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C407	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C52	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C310	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C408	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C53	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C311	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C409	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C54	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C312	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C410	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C55	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C313	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C411	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C56	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C314	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C412	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C57	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C315	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C413	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C58	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C316	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C414	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C59	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C317	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C415	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C60	265.00	79°04'02"	34.50	N55°59'51"E	31.83	C318	265.00	14°06'30"	65.25	N14°27'09"E	65.09	C416	407.00	22°09'01"	157.34	N86°18'08"E	156.37
C61	265.00	79°04'02"	34.50	N55°5													

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
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Licensed Business No. 7833
www.altamaxsurveying.com

AE	- ACCESS EASEMENT	LEGEND	
C	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
Δ	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS
DE	- DRAINAGE EASEMENT		EASEMENT
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	R/W	- RIGHT-OF-WAY
MB	- MAP BOOK	TPE	- TREE PRESERVATION EASEMENT
NR	- NON RADIAL	UE	- UTILITY EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

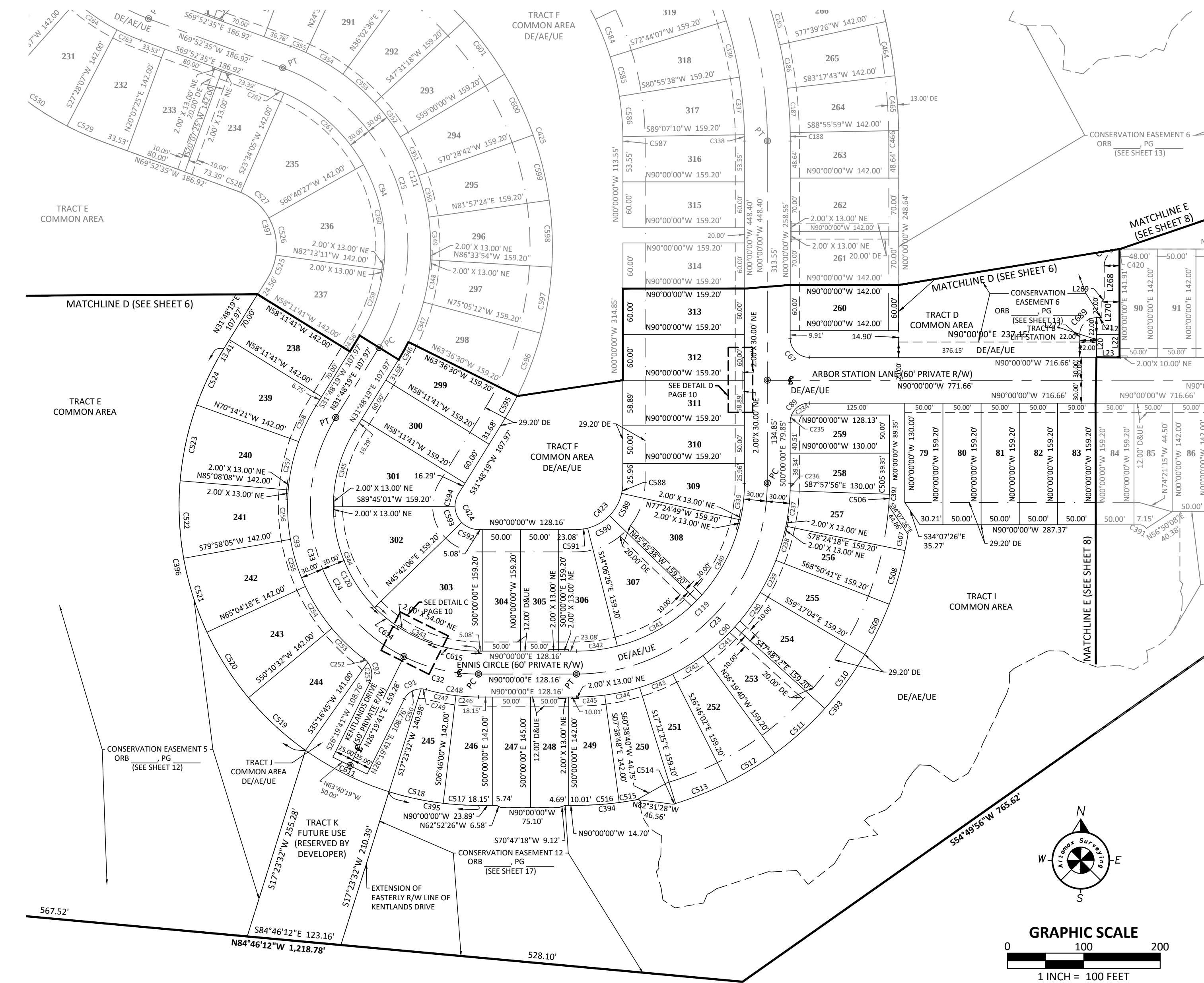
GENERAL NOTES:

-  DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

 DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

 DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

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 VOLUSIA COUNTY, FLORIDA.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 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=3.2808333333 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.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°41'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
- 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 DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
- ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK ____ PAGES ____ THROUGH ____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
- BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
- THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C24	250.00	90°00'00"	392.70	N45°00'00"E	353.55	C247	250.00	9°05'09"	39.64	S78°41'26"E	39.60	C439	280.00	11°28'42"	56.09	N07°18'15"W	56.00	C516	422.00	7°38'48"	56.32	S86°10'36"W	56.28	
C25	250.00	101°40'54"	443.67	S19°02'08"E	387.70	C248	250.00	15°31'38"	69.17	N82°04'25"W	68.58	C350	280.00	11°28'42"	56.09	N13°46'57"W	56.00	C517	422.00	7°38'48"	56.32	S86°10'36"W	56.28	
C26	220.00	26°19'41"	101.09	S75°50'09"E	100.21	C249	25.00	15°39'12"	6.83	N81°58'27"W	6.81	C351	280.00	11°28'42"	56.09	N25°15'39"W	56.00	C518	392.00	10°37'32"	72.70	N77°55'14"W	72.59	
C27	250.00	95°28'38"	366.61	S15°56'00"E	325.64	C250	25.00	63°52'16"	27.87	S58°15'49"E	26.45	C352	280.00	11°28'42"	56.09	N36°44'21"W	56.00	C519	392.00	14°53'47"	101.92	N47°16'22"W	101.63	
C28	250.00	90°00'00"	39.27	N45°00'00"W	35.36	C251	25.00	64°01'47"	27.94	N05°41'12"W	26.51	C353	280.00	11°28'42"	56.09	N48°13'03"W	56.00	C520	392.00	14°53'47"	101.92	N32°22'35"W	101.63	
C29	25.00	90°00'00"	39.27	N45°00'00"W	35.36	C252	25.00	15°29'40"	6.76	N45°26'56"W	6.74	C354	280.00	11°28'42"	56.09	S59°41'45"E	56.00	C521	392.00	14°53'47"	101.92	S17°28'48"E	101.63	
C30	250.00	90°00'00"	439.82	N45°00'00"W	395.98	C253	250.00	12°22'18"	58.34	N02°35'01"W	64.81	C355	280.00	07°46'21"	21.70	S67°28'21"E	21.70	C522	392.00	14°53'47"	101.92	N40°00'00"W	101.63	
C31	25.00	79°31'28"	34.70	S66°05'25"W	31.98	C254	250.00	14°53'47"	65.00	N32°22'35"W	64.81	C391	10.80	56°50'08"	10.71	S61°34'56"E	10.28	C523	392.00	14°53'47"	101.92	N12°18'46"E	101.63	
C32	25.00	79°31'28"	34.70	S66°05'25"W	31.98	C255	250.00	14°53'47"	65.00	S17°28'48"E	64.81	C392	410.00	4°09'12"	29.72	S02°04'36"W	29.71	C524	392.00	12°02'40"	82.40	N25°46'59"E	82.25	
C33	250.00	85°00'05"	370.89	S10°41'44"E	337.80	C256	250.00	14°53'47"	65.00	N02°35'01"W	64.81	C393	439.20	64°17'12"	494.10	N40°58'50"E	468.45	C525	78.00	24°01'30"	32.71	N19°47'34"E	32.47	
C34	220.00	101°40'54"	390.43	S19°02'08"E	341.17	C257	250.00	14°53'47"	65.00	N12°18'46"E	64.81	C394	422.00	10°51'02"	79.92	S84°34'29"W	79.80	C526	78.00	37°06'22"	50.51	N10°46'22"W	49.64	
C35	220.00	90°00'00"	345.58	N45°00'00"E	311.13	C258	250.00	12°02'40"	52.55	N25°46'59"E	52.46	C395	392.00	17°33'32"	118.99	S81°18'14"E	118.54	C527	78.00	37°06'22"	50.51	N47°52'44"W	49.64	
C36	120.00	121°48'19"	403.92	S29°05'51"E	332.04	C259	220.00	24°01'30"	92.25	S19°47'34"W	91.59	C396	439.20	66°51'34"	591.99	S11°27'28"E	537.21	C528	78.00	17°26'41"	4.69	S68°09'15"E	4.69	
C37	120.00	121°48'19"	403.92	S29°05'51"E	332.04	C260	220.00	37°06'22"	142.48	S10°46'22"E	140.00	C397	78.00	101°40'54"	138.43	N19°02'08"W	120.96	C529	407.00	7°20'42"	52.18	S66°12'14"E	52.14	
C38	121.00	280.00	101°40'54"	496.91	S19°02'08"E	434.22	C261	220.00	37°06'22"	142.48	S47°52'44"E	140.00	C420	22.00	5°12'57"	2.00	S87°23'31"W	2.00	C530	407.00	14°06'30"	100.22	N55°28'38"W	99.96
C39	580.00	5°38'17"	58.06	N15°09'42"W	58.03	C262	220.00	37°06'22"	142.48	N68°09'15"W	133.22	C423	60.80	90°00'00"	95.50	N45°00'00"E	85.98	C531	439.20	81°13'32"	53.02	N21°13'38"W	52.86	
C40	580.00	5°38'17"	58.06	N09°31'26"W	58.03	C263	265.00	7°20'42"	33.97	N66°12'14"W	33.95	C424	30.80	121°48'19"	65.48	N29°05'51"W	53.83	C532	370.80	8°11'32"	53.02	N13°10'07"W	52.97	
C41	590.00	5°38'17"	58.06	N03°53'09"W	58.03	C264	265.00	14°06'30"	65.25	S55°28'38"E	65.09	C425	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C533	370.80	8°11'32"	53.02	S04°58'36"E	52.97	
C42	23.00	67°40'44"	29.53	S50°09'38"W	27.84	C265	530.00	8°11'32"	75.78	S13°10'07"E	75.71	C426	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C534	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C43	235.00	22°19'16"	9.74	N11°09'38"E	9.68	C266	530.00	8°11'32"	75.78	N04°58'36"E	75.71	C427	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C535	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C44	235.00	22°19'16"	9.74	S01°01'02"W	9.94	C267	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C428	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C536	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C45	235.00	22°19'16"	9.74	N15°09'42"W	58.03	C268	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C429	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C537	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C46	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C269	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C430	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C538	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C47	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C270	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C431	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C539	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C48	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C271	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C432	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C540	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C49	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C272	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C433	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C541	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C50	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C273	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C434	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C542	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C51	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C274	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C435	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C543	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C52	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C275	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C436	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C544	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C53	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C276	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C437	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C545	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C54	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C277	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C438	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C546	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C55	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C278	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C439	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C547	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C56	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C279	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C440	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C548	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C57	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C280	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C441	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C549	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C58	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C281	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C442	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C550	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C59	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C282	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C443	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C551	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C60	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C283	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C444	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C552	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C61	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C284	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C445	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C553	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C62	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C285	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C446	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C554	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C63	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C286	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C447	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C555	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C64	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C287	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C448	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C556	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C65	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C288	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C449	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C557	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C66	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C289	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C450	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C558	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C67	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C290	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C451	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C559	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C68	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C291	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C452	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C560	370.80	0°52'50"	5.70	S02°58'25"E	5.70	
C69	235.00	22°19'16"	9.74	N16°22'30"E	46.67	C292	530.00	0°52'50"	8.15	S00°26'25"E	8.15	C453	439.20	101°40'54"	779.44	S19°02'08"E	681.11	C561	370.80	0°52'50"	5.70	S02°58'25"E		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 8 OF 17

MAP BOOK

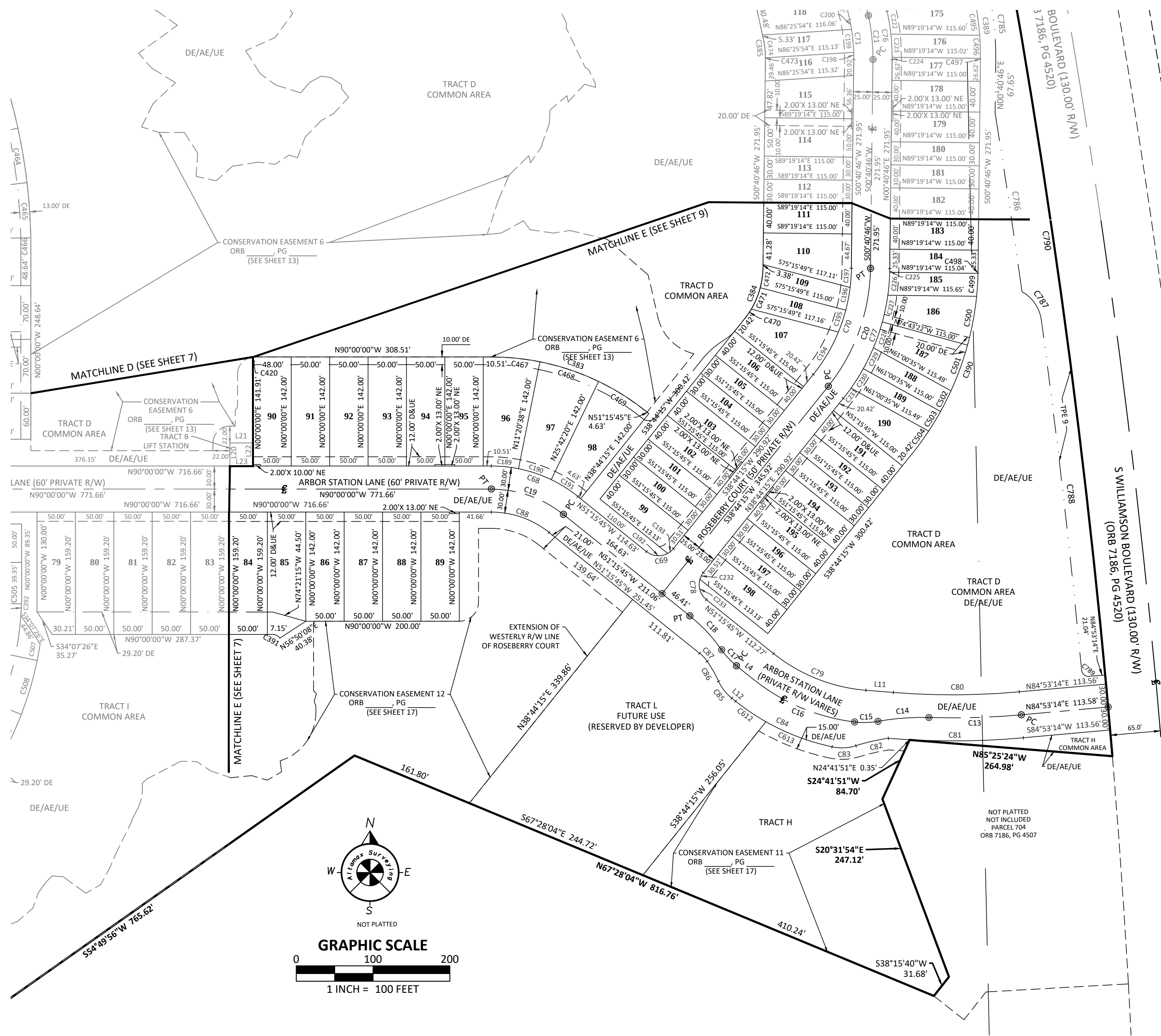
PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. 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=3.28083333333333 EQUATION FOR CONVERSION FROM A STATE 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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
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12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
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17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
20. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
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23. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
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25. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
26. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



C13	1,000.00'	6°54'12"	120.49'	N88°20'21"E	120.42'
C14	312.00'	12°13'48"	66.60'	N85°40'33"E	66.47'
C15	100.00'	17°29'45"	30.54'	N88°18'31"E	30.42'
C16	262.67'	31°40'52"	145.24'	S67°06'11"E	143.40'
C17	100.00'	16°23'04"	28.60'	S43°04'13"E	28.50'
C18	212.00'	16°23'04"	60.62'	S43°04'13"E	60.42'
C19	150.00'	38°44'15"	101.41'	S70°37'52"E	99.49'
C20	250.00'	38°03'29"	166.06'	S19°42'31"W	163.02'
C21	250.00'	13°14'41"	57.79'	S05°56'34"E	57.66'
C68	180.00'	38°44'15"	121.70'	N70°37'52"W	119.39'
C69	25.00'	90°00'00"	39.27'	S83°44'15"W	35.36'
C70	225.00'	38°03'29"	149.45'	S19°42'31"W	146.72'
C71	225.00'	13°14'41"	52.01'	S05°56'34"E	51.90'
C76	275.00'	13°14'41"	63.57'	N05°56'34"W	63.43'
C77	275.00'	38°03'29"	182.67'	N19°42'31"E	179.33'
C78	25.00'	90°00'00"	39.27'	N06°15'45"W	35.36'
C79	220.00'	34°09'39"	131.17'	N68°20'34"W	129.23'
C80	970.00'	9°41'22"	164.04'	S89°43'55"W	163.84'
C81	1,030.00'	9°47'10"	175.92'	N89°46'49"E	175.71'
C82	288.00'	8°37'35"	43.36'	N77°06'57"E	43.32'
C83	62.00'	29°03'58"	31.45'	S87°20'09"W	31.12'
C84	299.34'	26°52'07"	140.37'	N64°41'48"W	139.09'
C85	62.00'	26°01'12"	28.16'	S38°15'09"E	27.92'
C86	188.00'	9°07'27"	29.94'	N29°48'16"W	29.91'
C87	49.00'	16°53'45"	14.45'	N42°48'22"W	14.40'
C88	120.00'	38°44'15"	81.13'	S70°37'52"E	79.60'
C189	180.00'	11°20'38"	35.64'	S84°19'41"E	35.58'
C190	180.00'	14°21'41"	45.12'	N71°28'31"W	45.00'
C191	180.00'	13°01'56"	40.94'	N57°46'43"W	40.85'
C192	25.00'	67°40'44"	29.53'	N85°06'07"W	27.84'

LINE	BEARING	DISTANCE
L4	S51°15'45"E	17.85'
L11	N85°25'24"W	35.94'
L12	S51°15'45"E	6.19'

AE	- ACCESS EASEMENT	LEGEND	
CS	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
CA	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS
DE	- DRAINAGE EASEMENT		EASEMENT
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	R/W	- RIGHT-OF-WAY
MB	- MAP BOOK	TPE	- TREE PRESERVATION EASEMENT
NR	- NON RADIAL	UE	- UTILITY EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 9 OF 17

MAP BOOK

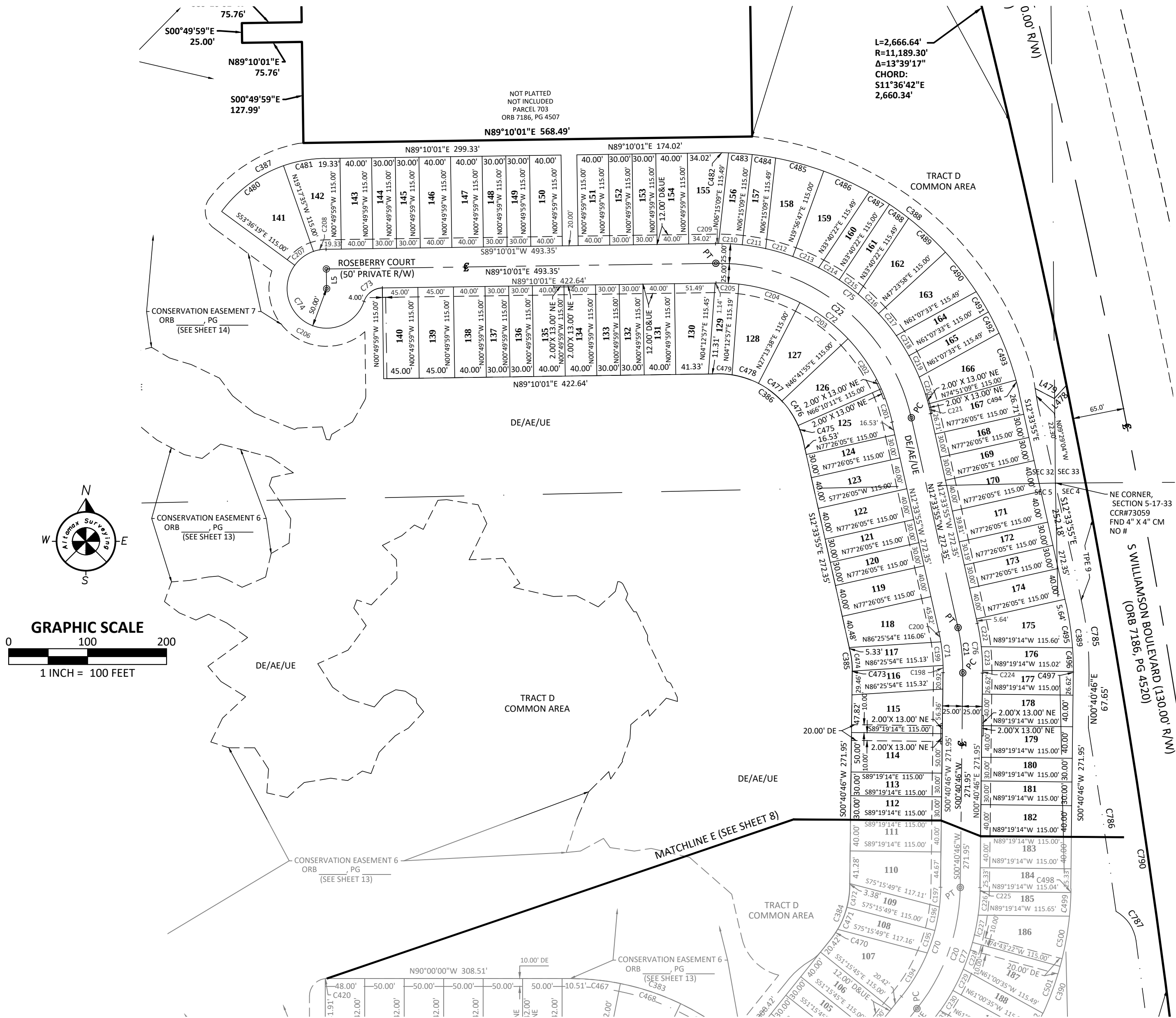
PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. 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=3.2808333333 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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. 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.
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	250.00'	38°03'29"	166.06'	S19°42'31"W	163.02'	C24	275.00'	6°15'46"	30.06'	N59°27'31"W	30.04'	C474	110.00'	12°55'19"	24.81'	N06°06'15"W	24.78'
C21	250.00'	13°14'41"	57.79'	S05°56'34"E	57.66'	C215	275.00'	6°15'46"	30.06'	N53°11'44"W	30.04'	C475	110.00'	11°15'54"	21.63'	N18°11'52"W	21.59'
C22	250.00'	78°16'04"	341.51'	S51°41'57"E	315.57'	C216	275.00'	7°27'49"	35.82'	S46°19'57"E	35.80'	C476	110.00'	19°28'16"	37.38'	N33°33'57"W	37.20'
C70	225.00'	38°03'29"	149.45'	S19°42'31"W	146.72'	C217	275.00'	7°27'49"	35.82'	N38°52'08"W	35.80'	C477	110.00'	19°28'16"	37.38'	N53°02'13"W	37.20'
C71	225.00'	13°14'41"	52.01'	S05°56'34"E	51.90'	C218	275.00'	6°15'46"	30.06'	N32°00'20"W	30.04'	C478	110.00'	18°17'26"	35.12'	N15°55'05"W	34.97'
C72	225.00'	78°16'04"	307.36'	S51°41'57"E	284.01'	C219	275.00'	6°15'46"	30.06'	N25°44'33"W	30.04'	C479	110.00'	9°46'11"	18.76'	S85°56'53"E	18.73'
C73	25.00'	70°31'44"	30.77'	N53°54'09"E	28.87'	C220	275.00'	7°27'49"	35.82'	N18°52'46"W	35.80'	C480	165.00'	34°18'44"	98.81'	S53°33'03"W	97.34'
C74	50.00'	250°31'45"	218.63'	S36°05'50"E	81.65'	C221	275.00'	2°34'56"	12.39'	N13°51'23"W	12.39'	C481	165.00'	18°27'36"	53.16'	S79°56'13"W	52.93'
C75	275.00'	78°16'04"	375.66'	N51°41'57"W	347.12'	C222	275.00'	6°16'22"	30.11'	S09°25'44"E	30.09'	C482	390.00'	2°40'26"	30.03'	N89°29'46"W	18.20'
C76	275.00'	13°14'41"	63.57'	N05°56'34"W	63.43'	C223	275.00'	6°16'03"	30.08'	S03°09'31"E	30.07'	C483	390.00'	4°24'42"	30.03'	S85°57'12"W	30.02'
C77	275.00'	38°03'29"	182.67'	N19°42'31"E	179.33'	C224	275.00'	0°42'15"	3.38'	N00°19'38"E	3.38'	C484	390.00'	4°24'42"	30.03'	S81°32'30"E	30.02'
C194	225.00'	16°20'20"	64.16'	N30°34'05"E	63.95'	C225	275.00'	0°58'26"	4.67'	S01°09'59"W	4.67'	C485	390.00'	9°16'55"	63.18'	N74°41'41"W	63.11'
C195	225.00'	7°39'44"	30.09'	N18°34'03"E	30.07'	C226	275.00'	6°15'46"	30.06'	S04°47'17"W	30.08'	C486	390.00'	9°18'53"	63.40'	N65°23'46"W	63.33'
C196	225.00'	7°39'44"	30.09'	S10°54'19"W	30.07'	C227	275.00'	7°21'15"	35.36'	N11°36'00"E	35.27'	C487	390.00'	4°24'42"	30.03'	S08°31'59"E	30.02'
C197	225.00'	6°23'41"	25.11'	N03°52'36"E	25.10'	C228	275.00'	7°27'00"	35.76'	N19°00'08"E	35.73'	C488	390.00'	4°24'42"	30.03'	N54°07'17"W	30.02'
C198	225.00'	2°19'48"	9.15'	S00°29'08"E	9.15'	C229	275.00'	6°15'46"	30.06'	N25°51'32"E	30.04'	C489	390.00'	9°18'53"	63.40'	N47°15'29"W	63.33'
C199	225.00'	7°38'58"	30.04'	N05°28'31"W	30.02'	C230	275.00'	6°15'46"	30.06'	N32°07'18"E	30.04'	C490	390.00'	9°18'53"	63.40'	S37°56'35"E	63.33'
C200	225.00'	3°15'55"	12.82'	S10°55'57"E	12.82'	C231	275.00'	7°21'15"	35.36'	N11°36'00"E	35.27'	C491	390.00'	4°24'42"	30.03'	S11°04'48"E	30.02'
C201	225.00'	11°15'54"	44.24'	N18°11'52"W	44.17'	C232	275.00'	7°21'15"	35.36'	N19°00'08"E	35.73'	C492	390.00'	4°24'42"	30.03'	N26°40'05"W	30.02'
C202	225.00'	19°28'16"	76.46'	N33°33'57"W	76.10'	C233	275.00'	7°27'49"	35.82'	S19°42'31"W	35.80'	C493	390.00'	9°18'53"	63.40'	N19°48'18"W	63.33'
C203	225.00'	19°28'16"	76.46'	S53°02'13"E	76.10'	C234	275.00'	13°14'41"	25.43'	S05°56'34"E	25.37'	C494	390.00'	2°34'56"	17.58'	N13°51'23"W	17.58'
C204	225.00'	20°42'20"	81.31'	S73°07'39"E	80.87'	C235	275.00'	78°16'04"	150.26'	S51°41'57"E	138.95'	C495	390.00'	8°20'05"	56.73'	S08°23'52"E	56.68'
C205	225.00'	7°21'18"	28.88'	S87°09'20"E	28.86'	C236	275.00'	0°42'15"	3.38'	S02°46'51"W	146.66'	C496	390.00'	4°24'42"	30.04'	N02°01'26"W	30.03'
C206	50.00'	197°45'24"	172.58'	N62°29'01"W	98.80'	C237	275.00'	78°16'04"	532.75'	N51°41'57"E	492.29'	C497	390.00'	0°29'48"	3.38'	S00°25'52"W	3.38'
C207	50.00'	34°18'44"	29.94'	S53°33'03"W	29.50'	C238	275.00'	13°14'41"	90.15'	N05°56'34"E	89.95'	C498	390.00'	0°41'12"	4.67'	S01°01'22"W	4.67'
C208	50.00'	18°27'57"	16.11'	N70°56'14"E	16.04'	C239	275.00'	38°03'29"	259.05'	N19°42'31"E	258.32'	C499	390.00'	4°24'42"	30.03'	S03°34'23"W	30.04'
C209	275.00'	0°49'22"	3.95'	N89°34'42"E	3.95'	C240	275.00'	11°20'38"	63.75'	S84°19'41"E	63.65'	C500	390.00'	9°29'49"	64.54'	N10°31'43"E	64.57'
C210	275.00'	6°15'46"	30.06'	S86°52'44"E	30.04'	C241	275.00'	14°21'41"	80.71'	N71°28'31"W	80.50'	C501	390.00'	9°18'05"	63.31'	N19°55'40"E	63.24'
C211	275.00'	6°15'46"	30.06'	S80°36'57"E	30.04'	C242	275.00'	15°49'36"	30.38'	N22°38'59"E	30.29'	C785	410.00'	13°14'41"	94.78'	N05°56'34"W	94.57'
C212	275.00'	7°25'51"	35.67'	N73°46'09"W	35.64'	C243	275.00'	14°03'25"	26.99'	S07°42'29"W	26.92'	C786	11,139.30'	1°12'35"	235.21'	N08°32'29"W	235.21'
C213	275.00'	7°27'49"	35.82'	N66°19'19"W	35.80'	C244	275.00'	0°19'22"	0.62'	N00°31'05"E	0.62'						

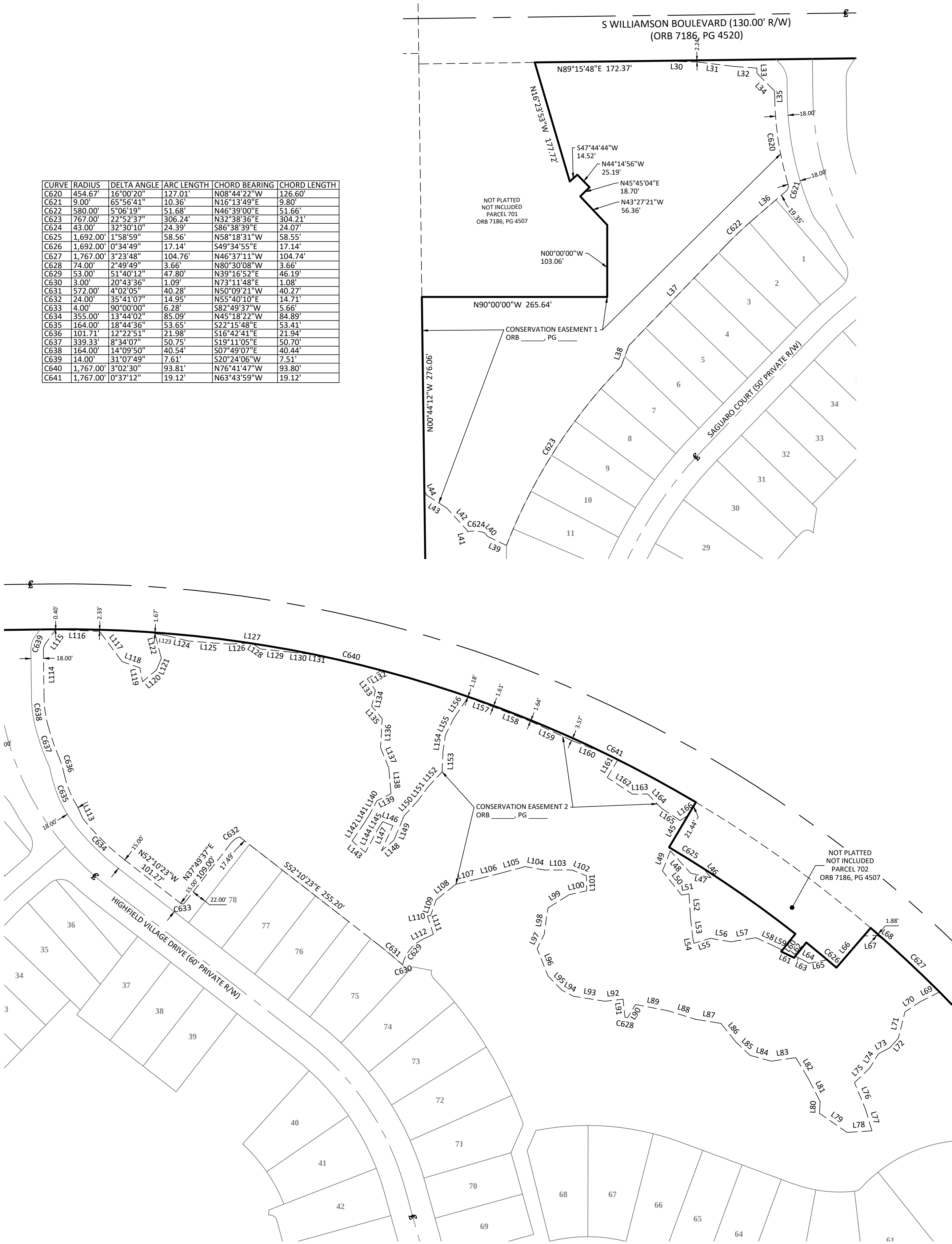
LINE	BEARING	DISTANCE
LS	N00°49'59"W	25.00'

AE	- ACCESS EASEMENT	L
CE	- CENTERLINE SYMBOL	
A	- CENTRAL ANGLE	
DE	- DRAINAGE EASEMENT	
L	- LENGTH	
LB	- LICENSED BUSINESS	
MB	- MAP BOOK	
NR	- NON RADIAL	
ORB	- OFFICIAL RECORDS BOOK	
PC	- POINT OF CURVATURE	
PCC	- POINT OF COMPOUND CURVATURE	
PG	- PAGE	
POB	- POINT OF BEGINNING	
PRM	- PERMANENT REFERENCE MONUMENT	
PSM	- PROFESSIONAL SURVEYOR AND MAPPER	

WOODHAVEN - PHASE 2
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L30	N88°35'54"W	60.06'
L31	N83°02'18"W	54.06'
L32	N85°51'56"W	32.15'
L33	N01°48'01"W	7.49'
L34	N45°00'00"W	35.69'
L35	N00°44'12"W	18.67'
L36	S49°12'09"W	64.11'
L37	N44°05'50"E	199.97'
L38	N20°31'09"E	32.50'
L39	S64°20'10"E	29.50'
L40	N42°43'03"W	7.49'
L41	N12°53'44"W	1.79'
L42	N42°31'17"W	43.61'
L43	S57°01'58"E	34.90'
L44	N21°31'50"W	17.77'
L45	S30°42'00"W	53.56'
L46	N37°46'31"W	16.34'
L47	S77°18'18"E	29.80'
L48	S47°14'53"E	43.23'
L49	N21°16'25"E	30.82'
L50	N38°09'46"W	43.94'
L51	N80°30'14"E	11.01'
L52	N03°16'22"W	33.51'
L53	N06°49'50"W	32.23'
L54	S13°10'43"E	5.60'
L55	N72°41'10"E	24.43'
L56	S80°10'00"E	29.83'
L57	N80°55'47"E	36.88'
L58	N64°59'43"W	29.25'
L59	N64°17'46"W	12.23'
L60	N38°33'48"E	2.76'
L61	N64°39'24"W	20.54'
L62	N38°33'48"E	2.63'
L63	S64°17'46"E	10.87'
L64	N62°24'17"W	11.13'
L65	S79°49'03"W	26.69'
L66	S40°42'29"W	59.53'
L67	S86°17'05"W	19.33'
L68	N55°12'11"W	16.32'
L69	N63°18'11"E	31.21'
L70	N56°12'04"E	26.14'
L71	N14°05'48"E	39.06'
L72	N42°10'03"E	17.96'
L73	N61°51'58"E	18.66'
L74	N31°03'08"E	22.92'
L75	N45°42'44"E	31.24'
L76	N22°39'20"W	39.80'
L77	N16°40'01"W	33.40'
L78	N86°09'31"E	35.67'
L79	S55°07'47"E	48.26'
L80	N03°42'08"E	16.66'
L81	N27°09'55"W	36.38'
L82	S30°47'42"E	35.56'
L83	N81°45'48"E	35.51'
L84	S74°35'12"E	31.48'
L85	S47°13'48"E	27.85'
L86	S38°29'36"E	34.38'
L87	S80°59'40"E	37.19'
L88	S72°28'30"E	39.86'
L89	S79°10'52"E	48.46'
L90	N31°18'55"E	23.92'
L91	N06°24'17"W	25.92'
L92	N83°55'33"E	26.04'
L93	S80°56'52"E	46.26'
L94	S61°18'14"E	18.94'
L95	S44°18'06"E	27.44'
L96	S21°43'30"E	42.28'
L97	S26°15'35"W	23.11'
L98	S07°46'41"W	37.80'
L99	S58°04'55"W	35.76'
L100	S77°01'30"W	25.90'
L101	S00°50'47"E	21.46'
L102	S68°03'18"E	22.39'
L103	S89°59'36"E	39.92'
L104	S80°07'04"E	27.56'
L105	N74°58'47"E	35.06'
L106	N75°40'23"E	32.31'
L107	S76°42'54"W	34.79'
L108	N51°35'40"E	36.28'
L109	N19°04'29"E	23.47'
L110	S80°04'28"W	4.81'
L111	N17°55'19"W	27.73'
L112	N65°06'58"E	16.10'
L113	S23°45'34"E	16.52'
L114	S00°44'12"E	67.73'
L115	S35°58'00"W	25.34'
L116	S87°41'57"E	62.93'
L117	N36°42'06"W	53.97'
L118	N70°24'41"W	27.12'
L119	N11°02'21"W	20.01'
L120	N49°49'33"E	25.92'
L121	N22°47'53"E	18.14'
L122	S14°42'31"E	36.47'
L123	N80°35'29"W	17.81'
L124	N75°52'08"W	31.29'
L125	N85°40'36"W	57.98'
L126	S87°30'02"W	31.02'
L127	N81°21'21"W	3.09'
L128	N55°25'39"W	13.75'
L129	S83°56'54"E	41.44'
L130	N84°12'03"W	32.43'
L131	N80°35'30"W	9.05'
L132	N59°24'29"E	24.01'
L133	N35°50'06"W	20.19'
L134	N13°33'03"E	23.19'
L135	N39°32'35"W	23.58'
L136	N03°05'42"E	41.51'
L137	N22°06'20"W	31.40'
L138	N04°57'51"W	36.86'
L139	N63°32'03"E	22.84'
L140	N27°39'00"E	21.34'
L141	S13°35'51"W	12.81'
L142	N34°18'07"E	33.45'
L143	N49°30'19"W	25.20'
L144	N28°16'55"E	40.46'
L145	N34°11'03"E	10.15'
L146	N67°57'32"W	15.51'
L147	N24°21'27"E	39.51'
L148	N49°31'11"E	23.52'
L149	S22°36'05"W	37.42'
L150	N42°13'32"E	29.95'
L151	N36°24'35"E	25.30'
L152	S43°14'28"W	28.45'
L153	N02°24'09"E	30.57'
L154	N09°00'33"E	22.46'
L155	N26°18'15"E	25.96'
L156	S33°48'12"W	36.75'
L157	N69°43'01"W	38.82'
L158	N68°45'41"W	57.23'
L159	N65°06'12"W	64.80'
L160	N68°45'59"W	52.97'
L161	N31°12'01"E	29.75'
L162	N56°36'31"W	43.61'
L163	S89°02'00"W	21.41'
L164	N44°11'57"W	28.41'
L165	N56°24'35"W	32.21'
L166	S55°40'30"W	14.03'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C620	454.67'	16°00'20"	127.01'	N08°44'22"W	126.60'
C621	9.00'	65°56'41"	10.36'	N16°13'49"E	9.80'
C622	580.00'	5°06'19"	51.68'	N46°39'00"E	51.66'
C623	767.00'	22°52'37"	306.24'	N32°38'36"E	304.21'
C624	43.00'	32°30'10"	24.39'	S86°38'39"E	24.07'
C625	1,692.00'	1°58'59"	58.56'	N58°18'31"W	58.55'
C626	1,692.00'	0°34'49"	17.14'	S49°34'55"E	17.14'
C627	1,767.00'	3°23'48"	104.76'	N46°37'11"W	104.74'
C628	74.00'	2°49'49"	3.66'	N80°30'08"W	3.66'
C629	53.00'	51°40'12"	47.80'	N39°16'52"E	46.19'
C630	3.00'	20°43'36"	1.09'	N73°11'48"E	1.08'
C631	572.00'	4°02'05"	40.28'	N50°09'21"W	40.27'
C632	24.00'	35°41'07"	14.95'	N55°40'10"E	14.71'
C633	4.00'	90°00'00"	6.28'	S82°49'37"W	5.66'
C634	355.00'	13°44'02"	85.09'	N45°18'22"W	84.89'
C635	164.00'	18°44'36"	53.65'	S22°15'48"E	53.41'
C636	101.71'	12°22'51"	21.98'	S16°42'41"E	21.94'
C637	339.33'	8°34'07"	50.75'	S19°11'05"E	50.70'
C638	164.00'	14°09'50"	40.54'	S07°49'07"E	40.44'
C639	14.00'	31°07'49"	7.61'	S20°24'06"W	7.51'
C640	1,767.00'	3°02'30"	93.81'	N76°41'47"W	93.80'
C641	1,767.00'	0°37'12"	19.12'	N63°43'59"W	19.12'



GENERAL NOTES:

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

○ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

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 VOLUSIA COUNTY, FLORIDA.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 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=3.2808333333 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.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
- 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 DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
- ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
- BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
- THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

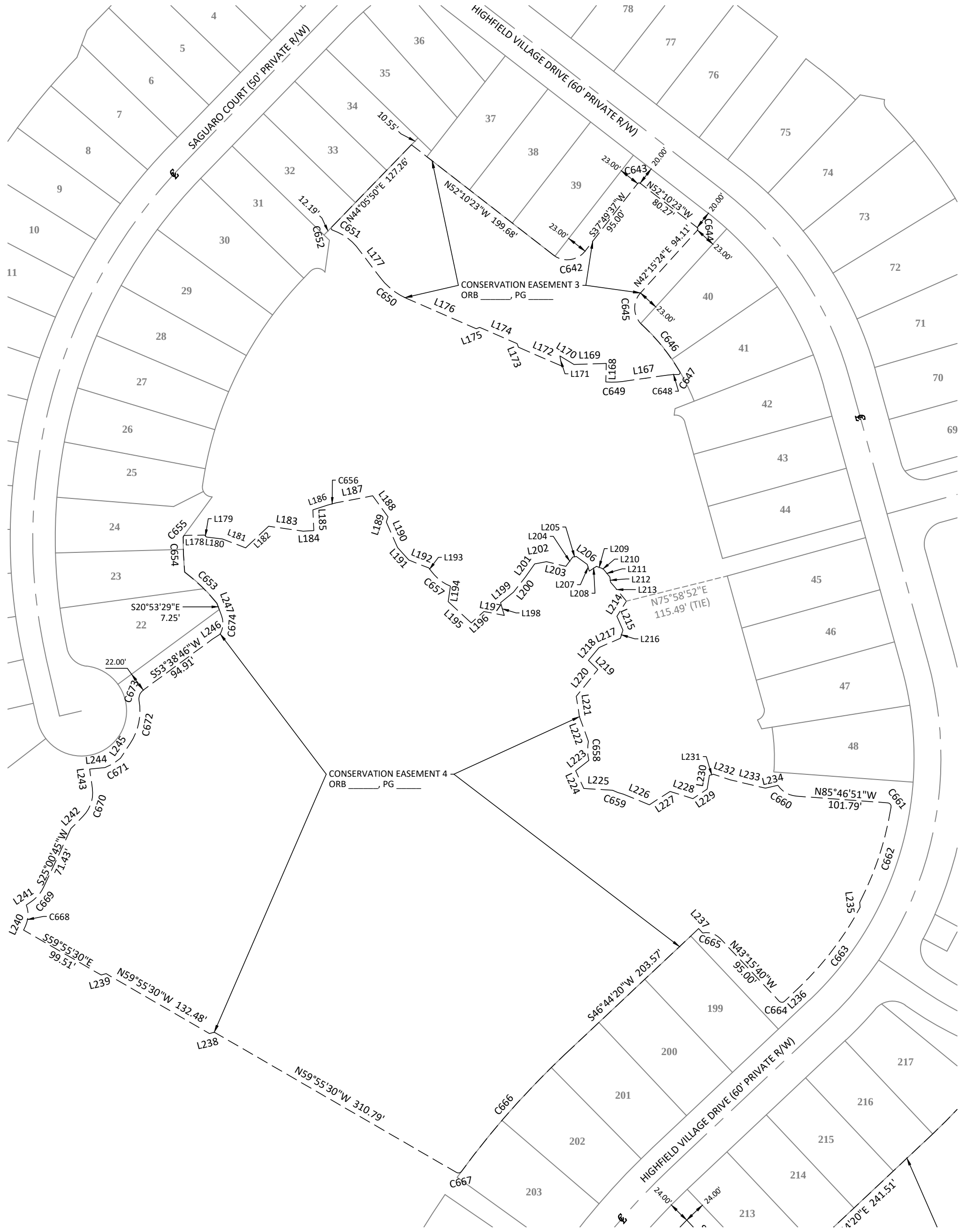
PREPARED BY:
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www.altamaxsurveying.com

AE	- ACCESS EASEMENT	LEGEND	
CS	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
Δ	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L167	N81°58'05"E	52.20'
L168	N01°25'31"E	20.44'
L169	S88°15'40"W	35.80'
L170	N58°51'42"W	18.29'
L171	N09°27'46"W	11.40'
L172	N66°24'32"W	52.27'
L173	S21°24'32"E	4.24'
L174	N66°24'32"W	45.16'
L175	S68°35'28"W	4.24'
L176	S66°24'32"E	84.24'
L177	S37°22'49"E	42.10'
L178	N89°11'28"E	21.87'
L179	N42°35'50"W	2.98'
L180	N83°02'19"W	18.02'
L181	N68°58'38"W	27.38'
L182	S46°48'30"W	35.06'
L183	N81°53'39"W	38.72'
L184	S86°29'14"W	11.84'
L185	S02°24'38"E	22.94'
L186	S71°51'28"W	17.22'
L187	S79°04'59"W	41.22'
L188	N36°15'48"W	28.87'
L189	N17°35'47"E	6.09'
L190	N23°42'24"W	30.98'
L191	N42°01'55"W	18.60'
L192	N68°19'38"W	24.08'
L193	N36°15'48"W	4.27'
L194	N08°00'33"E	17.36'
L195	N47°13'44"W	34.81'
L196	S47°50'58"W	18.96'
L197	N79°06'10"W	23.10'
L198	S16°18'54"E	14.78'
L199	S51°01'13"W	18.49'
L200	S38°08'33"W	21.73'
L201	S35°22'01"W	17.41'
L202	S79°19'43"W	13.27'
L203	N76°54'53"W	22.18'
L204	S36°51'13"W	12.77'
L205	S79°56'12"W	3.77'
L206	N54°41'05"W	15.04'
L207	N36°18'54"W	17.96'
L208	S55°40'36"W	9.67'
L209	N69°12'54"W	7.18'
L210	S52°32'09"E	1.23'
L211	N39°45'42"W	11.20'
L212	N08°43'42"W	5.82'
L213	N39°45'42"W	27.39'
L214	N31°58'52"E	19.96'
L215	N23°42'26"W	16.58'
L216	S17°19'26"W	9.56'
L217	N66°35'37"E	25.75'
L218	N39°49'07"E	18.46'
L219	S45°59'23"E	14.66'
L220	N38°47'28"E	38.25'
L221	N08°51'07"W	22.82'
L222	N19°56'43"W	29.28'
L223	N51°31'27"E	18.62'
L224	N24°29'02"W	21.58'
L225	N86°20'26"W	31.97'
L226	N67°30'27"W	31.14'
L227	S57°03'27"W	27.41'
L228	N72°24'19"W	26.47'
L229	N56°34'32"E	19.14'
L230	N09°10'26"E	15.43'
L231	N72°05'56"E	4.39'
L232	N71°49'52"W	20.19'
L233	N76°37'07"W	39.79'
L234	S76°54'04"W	14.18'
L235	N06°13'41"W	5.36'
L236	N46°44'20"E	20.65'
L237	N43°15'40"W	6.56'
L238	N75°04'30"E	5.66'
L239	N75°04'30"E	5.66'
L240	S25°00'45"W	5.03'
L241	S56°37'28"W	5.62'
L242	S44°29'59"W	19.24'
L243	N08°05'11"W	21.35'
L244	S84°25'58"W	17.12'
L245	N33°32'40"E	19.97'
L246	N56°34'13"E	10.80'
L247	S20°53'29"E	14.17'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C642	25.00'	89°59'59"	39.27'	N82°49'36"E	35.36'
C643	2.00'	90°00'00"	3.14'	S82°49'35"W	2.83'
C644	2.00'	94°25'47"	3.30'	N04°57'30"W	2.94'
C645	25.00'	89°32'42"	39.07'	N02°30'57"W	35.21'
C646	228.00'	16°57'07"	67.46'	N38°48'53"W	67.21'
C647	2.00'	123°23'56"	4.31'	S31°21'39"W	3.52'
C648	56.00'	11°05'31"	10.84'	S87°30'51"W	10.82'
C649	74.00'	13°50'11"	17.87'	N88°53'11"E	17.63'
C650	74.00'	29°01'43"	37.49'	S51°53'41"E	37.09'
C651	59.96'	31°11'43"	32.65'	S55°48'10"E	32.25'
C652	2.00'	116°37'59"	4.07'	N14°13'11"W	3.40'
C653	192.00'	14°55'13"	50.00'	S45°54'02"E	49.86'
C654	433.00'	5°09'00"	38.92'	S02°23'38"E	38.91'
C655	2.00'	89°00'36"	3.11'	S44°41'10"W	2.80'
C656	77.00'	7°13'31"	9.71'	S75°28'13"W	9.70'
C657	50.00'	31°21'25"	27.36'	N51°56'31"W	27.02'
C658	50.00'	24°07'20"	21.05'	N01°10'09"W	20.90'
C659	50.00'	14°47'10"	12.90'	N70°46'56"W	12.87'
C660	27.00'	52°24'47"	24.70'	N59°34'28"W	23.85'
C661	4.00'	94°49'19"	6.62'	N38°22'12"W	5.89'
C662	349.00'	18°22'32"	111.93'	N18°12'43"E	111.45'
C663	352.00'	18°35'44"	114.24'	N37°26'28"E	113.74'
C664	4.00'	90°00'00"	6.28'	S88°15'40"E	5.66'
C665	22.00'	36°56'39"	21.87'	S71°44'00"E	20.98'
C666	952.00'	10°28'03"	173.92'	N41°30'18"E	173.68'
C667	4.00'	83°48'13"	5.85'	N78°10'23"E	5.34'
C668	30.18'	45°26'13"	23.93'	N02°13'33"E	23.31'
C669	41.00'	31°36'44"	22.62'	S40°49'06"W	22.34'
C670	37.00'	52°45'35"	34.07'	N18°17'36"E	32.88'
C671	68.00'	16°53'23"	20.05'	S58°54'19"W	19.97'
C672	65.00'	43°31'41"	49.38'	S11°36'49"W	48.20'
C673	12.00'	63°47'48"	13.36'	N21°44'52"E	12.68'
C674	25.00'	48°57'58"	21.37'	N03°35'30"E	20.72'

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

○ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- 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 VOLUSIA COUNTY, FLORIDA.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 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=3.2808333333 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.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
- 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 DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
- ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESSION, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
- BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
- THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

PREPARED BY:
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www.altamaxsurveying.com

AE	- ACCESS EASEMENT	LEGEND	
CS	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
Δ	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS
DE	- DRAINAGE EASEMENT		EASEMENT
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	R/W	- RIGHT-OF-WAY
MB	- MAP BOOK	TPE	- TREE PRESERVATION EASEMENT
NR	- NON RADIAL	UE	- UTILITY EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C675	50.00'	35°26'13"	30.92'	S78°43'31"W	30.43'
C676	50.00'	55°45'33"	48.66'	N33°07'38"E	46.76'
C677	4.00'	93°18'33"	6.51'	N13°16'13"W	5.82'
C678	952.00'	1°59'55"	33.21'	S32°23'06"W	33.21'
C679	148.00'	27°51'12"	71.95'	N45°18'44"E	71.24'
C680	587.00'	24°44'49"	253.54'	N46°51'56"E	251.57'
C681	22.00'	56°56'39"	21.87'	N25°51'52"W	20.98'
C682	4.00'	86°27'45"	6.04'	S11°06'20"E	5.48'
C683	466.00'	17°35'55"	143.13'	N23°19'35"E	142.57'
C684	251.00'	28°00'13"	122.68'	N00°31'31"E	121.46'
C685	407.00'	136°38'23"	970.62'	N01°33'24"W	756.42'
C686	78.00'	101°40'54"	138.43'	N19°02'08"W	120.96'
C687	392.00'	86°31'34"	591.99'	N11°27'28"W	537.31'

LINE	BEARING	DISTANCE
L248	N00°45'03"W	53.89'
L249	S70°07'59"E	18.20'
L250	N68°10'38"W	33.45'
L251	N60°20'47"W	29.12'
L252	S03°47'57"E	11.99'
L253	S85°02'49"W	5.56'
L254	S54°43'39"W	3.09'
L255	N33°49'36"E	32.23'
L256	S42°11'08"W	45.97'
L257	N83°48'16"W	26.14'
L258	S39°08'10"W	4.80'
L259	S53°39'35"W	25.03'
L260	N14°55'30"W	4.24'
L261	S14°55'30"E	4.24'
L262	N54°20'12"W	6.44'
L263	N54°20'12"W	60.00'
L264	S29°44'57"E	7.21'
L265	N54°20'12"W	26.34'
L266	N30°24'01"W	11.08'
L267	N16°27'05"W	50.07'

- GENERAL NOTES:
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 - ☒ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 - ☐ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
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 - 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.
 - BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
 - ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
 - 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.
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 - THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
 - THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
 - RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
 - THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
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 - WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 - WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
 - THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 3301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
 - BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
 - THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

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AE	- ACCESS EASEMENT	LEGEND	
	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

GENERAL NOTES:

1.  DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
2.  DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
3.  DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
4. 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 VOLUSIA COUNTY, FLORIDA.
5. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
7. 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.
8. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
9. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
10. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
11. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
12. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
13. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
14. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
15. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
16. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
17. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
18. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
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27. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

LINE	BEARING	DISTANCE
L268	N00°00'00"W	42.75'
L269	N32°56'02"E	5.52'
L270	N00°00'00"W	20.62'
L271	N90°00'00"E	7.00'
L272	N00°00'00"W	10.00'
L273	N83°40'15"W	5.66'
L274	S89°28'00"W	17.77'
L275	N33°02'58"W	18.93'
L276	N50°31'34"W	38.90'
L277	N61°44'11"W	39.17'
L278	N78°13'17"W	23.17'
L279	N53°36'39"E	29.82'
L280	N75°03'56"W	36.70'
L281	N75°29'25"W	29.04'
L282	N55°21'55"W	34.55'
L283	N77°54'49"E	27.77'
L284	N17°25'38"E	10.67'
L285	N32°46'00"W	50.16'
L286	N04°08'41"E	30.99'
L287	S60°01'00"W	26.19'
L288	N13°16'11"E	30.63'
L289	N66°13'43"E	32.47'
L290	N62°33'23"W	20.52'
L291	S68°11'49"E	12.73'
L292	S85°07'38"W	12.83'
L293	S79°24'32"W	23.73'
L294	N85°32'56"E	23.39'
L295	N19°37'45"E	26.64'
L296	N53°02'14"W	23.59'
L297	N66°40'16"W	22.96'
L298	S65°31'40"W	17.55'
L299	N64°37'16"W	25.46'
L300	N55°01'33"W	32.36'
L301	N54°14'18"E	62.21'
L302	S40°45'19"E	25.44'
L303	N58°22'45"W	36.76'
L304	N47°08'57"E	40.09'
L305	N25°58'09"E	33.57'
L306	S72°13'01"E	23.82'
L307	S89°59'37"E	32.91'
L308	N33°08'19"W	32.14'
L309	N04°14'39"E	30.26'
L310	S77°28'21"E	26.83'
L311	N48°07'20"E	28.32'
L312	S80°46'15"W	33.98'
L313	S82°22'01"E	21.92'
L314	N57°04'46"E	22.08'
L315	N73°13'38"W	11.34'
L316	N20°48'34"E	28.78'
L317	N44°07'06"E	28.37'
L318	N59°53'59"E	19.57'
L319	S42°46'11"W	28.23'
L320	N39°20'47"W	14.11'
L321	S06°15'41"E	5.85'
L322	N56°30'00"W	16.47'
L323	N81°28'36"W	12.28'
L324	S61°57'32"W	17.01'
L325	S41°18'30"W	18.39'
L326	S72°28'53"E	33.83'
L327	N53°53'46"W	25.30'
L328	S32°17'35"E	35.27'
L329	N65°58'46"E	41.97'
L330	N36°20'58"E	38.82'
L331	S35°12'23"E	27.15'
L332	N20°38'22"E	10.88'
L333	N71°14'37"W	19.23'
L334	N44°15'14"E	46.70'
L335	S01°31'08"E	24.01'
L336	S45°06'40"E	25.25'
L337	S63°19'23"W	27.53'
L338	S49°53'59"W	20.88'
L339	N63°59'28"W	12.44'
L340	N26°46'43"E	41.13'
L341	S85°40'00"W	11.25'
L342	S80°45'31"E	40.34'
L343	N24°39'56"W	26.22'
L344	N26°01'23"E	50.98'
L345	N87°35'31"E	43.17'
L346	S33°40'42"E	38.02'
L347	N57°29'35"E	9.47'
L348	S77°00'47"E	51.80'
L349	N87°51'25"E	29.09'
L350	N62°57'45"W	31.20'
L351	N47°53'48"E	29.28'
L352	N13°28'50"E	12.65'
L353	N25°40'33"W	12.97'
L354	S18°47'19"W	7.62'
L355	N33°47'24"W	18.38'
L356	S86°50'32"E	3.13'
L357	N25°40'33"W	33.08'
L358	N02°02'23"E	6.45'
L359	N25°40'33"W	57.10'
L360	S60°30'11"E	5.25'
L361	N25°40'33"W	19.66'
L362	S02°41'53"E	5.47'
L363	N73°25'02"W	14.73'
L364	N43°03'45"E	31.35'
L365	S11°17'12"E	8.16'
L366	S49°55'58"W	28.81'
L367	N03°05'05"E	17.84'
L368	N19°43'19"E	29.36'
L369	S22°57'40"E	1.46'
L370	N34°30'10"E	26.83'
L371	S13°57'30"E	9.56'
L372	N45°07'23"E	36.07'
L373	N23°16'16"E	37.21'
L374	N17°45'32"E	45.05'
L375	N84°18'15"E	18.30'
L376	N61°10'50"E	33.16'
L377	S35°30'57"E	14.30'
L378	S81°53'50"E	30.98'
L379	N81°18'47"E	21.65'
L380	S76°51'01"E	49.87'
L381	N12°59'55"W	56.87'
L382	S51°15'45"E	1.63'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C688	22.00'	90°00'00"	34.56'	N45°00'00"E	31.11'
C689	22.00'	90°00'00"	34.56'	N45°00'00"E	31.11'
C690	732.00'	37°20'24"	477.05'	S18°40'12"E	468.65'
C691	7.00'	69°51'04"	8.53'	N60°36'05"W	8.02'
C692	63.00'	63°38'27"	69.98'	N44°49'08"W	66.43'
C693	322.00'	38°44'15"	217.70'	S70°57'52"E	213.58'

PREPARED BY:

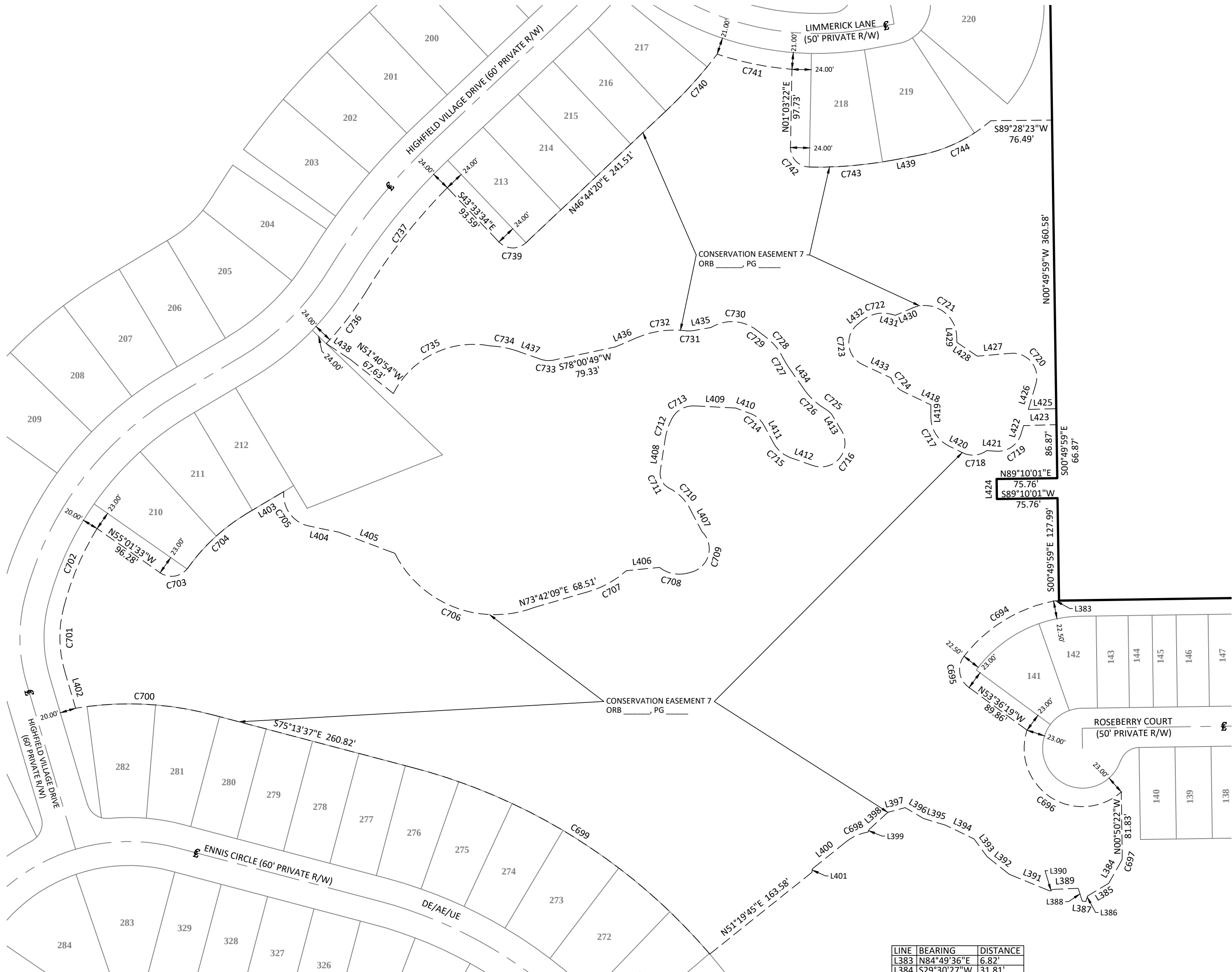
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WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C694	187.50'	41°03'12"	134.35'	N58°20'59"E	131.49'
C695	27.05'	94°01'55"	44.40'	N09°14'59"W	39.58'
C696	73.00'	149°40'03"	190.69'	N56°48'14"W	140.91'
C697	9.00'	28°08'36"	4.42'	S15°26'09"W	4.38'
C698	56.00'	30°04'53"	29.40'	S66°22'12"W	29.06'
C699	732.00'	34°45'21"	444.03'	S57°50'57"E	437.26'
C700	407.00'	24°10'48"	171.76'	S87°19'01"E	170.49'
C701	150.00'	30°59'27"	81.13'	N00°58'06"W	80.15'
C702	365.00'	16°50'03"	107.24'	S22°56'39"W	106.86'
C703	25.00'	89°34'21"	39.08'	N80°11'16"E	35.22'
C704	243.00'	23°50'14"	101.10'	N47°19'13"E	100.37'
C705	40.00'	84°14'03"	58.81'	S36°15'03"E	53.65'
C706	140.00'	83°54'05"	205.01'	N68°49'08"W	187.18'
C707	120.00'	26°57'47"	56.47'	N61°31'58"E	55.95'
C708	40.00'	53°36'50"	37.43'	S78°28'06"E	36.08'
C709	30.00'	120°09'52"	62.92'	S14°38'33"W	52.00'
C710	60.00'	40°06'10"	42.00'	S43°26'55"E	41.14'
C711	20.00'	72°07'14"	25.17'	S27°26'23"E	23.55'
C712	80.00'	19°15'46"	26.90'	S18°15'07"W	26.77'
C713	30.00'	65°04'05"	34.07'	S60°28'07"W	32.27'
C714	30.00'	41°16'03"	21.61'	N49°08'36"W	21.14'
C715	40.00'	42°13'00"	29.47'	N49°37'05"W	28.81'
C716	30.00'	149°40'15"	78.37'	S36°53'32"W	57.91'
C717	40.00'	63°38'37"	44.43'	N31°48'55"E	42.18'
C718	30.00'	61°59'06"	32.46'	S85°22'14"W	30.90'
C719	30.00'	77°14'46"	40.45'	N55°12'50"E	37.45'
C720	30.00'	111°23'10"	58.32'	S39°06'08"E	49.56'
C721	40.00'	112°04'54"	78.25'	S57°23'41"E	66.35'
C722	40.00'	54°23'41"	37.97'	N78°41'35"E	36.56'
C723	30.00'	116°19'40"	60.91'	N06°40'05"W	50.97'
C724	30.00'	44°28'42"	23.29'	N41°35'55"W	22.71'
C725	40.00'	16°08'34"	11.27'	S51°14'10"E	11.23'
C726	80.00'	24°01'33"	33.55'	S47°17'40"E	33.30'
C727	80.00'	9°46'14"	13.64'	S30°23'47"E	13.63'
C728	70.00'	30°55'24"	37.78'	S40°58'21"E	37.32'
C729	80.00'	6°28'15"	9.04'	N53°11'56"W	9.03'
C730	50.00'	71°34'18"	62.46'	S85°44'57"E	58.48'
C731	30.00'	17°03'11"	8.93'	S88°33'53"W	8.90'
C732	120.00'	30°11'55"	63.25'	N81°59'31"E	62.52'
C733	30.00'	30°01'40"	15.72'	S84°54'41"E	15.54'
C734	120.00'	16°02'06"	33.58'	S79°27'26"E	33.47'
C735	112.29'	73°40'35"	144.40'	N63°46'14"E	134.65'
C736	374.00'	12°19'40"	80.47'	S37°32'58"W	80.32'
C737	726.00'	13°09'38"	166.76'	N37°57'57"E	166.39'
C738	24.00'	89°42'07"	37.57'	N88°24'37"E	33.85'
C739	542.00'	9°27'55"	94.44'	S42°00'32"W	94.33'
C740	396.00'	13°50'10"	95.63'	S78°33'05"E	95.40'
C741	24.00'	90°00'00"	37.70'	N43°56'38"W	33.94'
C742	517.00'	11°28'07"	103.49'	S85°19'18"W	103.31'
C743	192.00'	30°22'13"	101.77'	S64°24'08"W	100.58'

LINE	BEARING	DISTANCE
L383	N84°49'36"E	6.82'
L384	S29°30'27"W	31.81'
L385	N59°08'00"E	30.78'
L386	N17°30'39"E	7.47'
L387	S84°02'29"E	4.59'
L388	N17°15'48"W	16.86'
L389	S87°22'23"W	31.66'
L390	N62°25'17"E	4.20'
L391	N67°36'29"W	54.97'
L392	S51°43'55"E	35.10'
L393	S36°22'45"E	28.00'
L394	S64°27'46"E	39.65'
L395	S73°03'47"E	28.72'
L396	S59°19'10"E	26.37'
L397	N75°00'50"E	22.49'
L398	N47°23'43"E	31.69'
L399	S25°29'07"W	3.61'
L400	N51°19'45"E	54.94'
L401	S06°19'45"W	4.24'
L402	S16°27'49"E	47.99'
L403	S59°14'20"W	53.64'
L404	N78°22'45"W	37.94'
L405	N69°20'29"W	74.63'
L406	S84°16'19"W	41.65'
L407	S27°51'37"E	28.18'
L408	S08°37'14"W	40.80'
L409	N86°59'51"W	51.71'
L410	S69°46'38"E	20.23'
L411	N28°30'34"W	25.90'
L412	N70°43'35"W	27.90'
L413	S30°49'36"E	20.55'
L414	S64°26'36"E	38.60'
L415	N00°00'23"E	15.44'
L416	S63°38'14"E	18.92'
L417	S86°09'48"E	11.88'
L418	N16°35'27"E	11.11'
L419	S88°15'15"W	41.21'
L420	N00°49'59"W	25.00'
L421	N88°15'15"E	34.90'
L422	N16°35'27"E	33.11'
L423	N85°12'17"E	42.21'
L424	S55°49'11"E	30.69'
L425	N01°21'14"W	7.00'
L426	N66°33'53"E	22.77'
L427	N74°06'34"W	4.85'
L428	N51°29'45"E	8.11'
L429	N64°49'55"W	39.20'
L430	S35°16'54"E	35.38'
L431	N80°02'18"E	22.49'
L432	N66°53'34"E	29.61'
L433	S70°47'19"E	32.02'
L434	S56°33'47"E	36.89'
L435	N79°35'15"E	33.77'

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

○ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
1. 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 VOLUSIA COUNTY, FLORIDA.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. 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=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
6. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
7. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
8. 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.
9. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
10. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
11. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
12. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
13. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
14. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
15. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
16. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESSION, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
17. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
18. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
19. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
20. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
21. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
22. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
23. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
24. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
25. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100

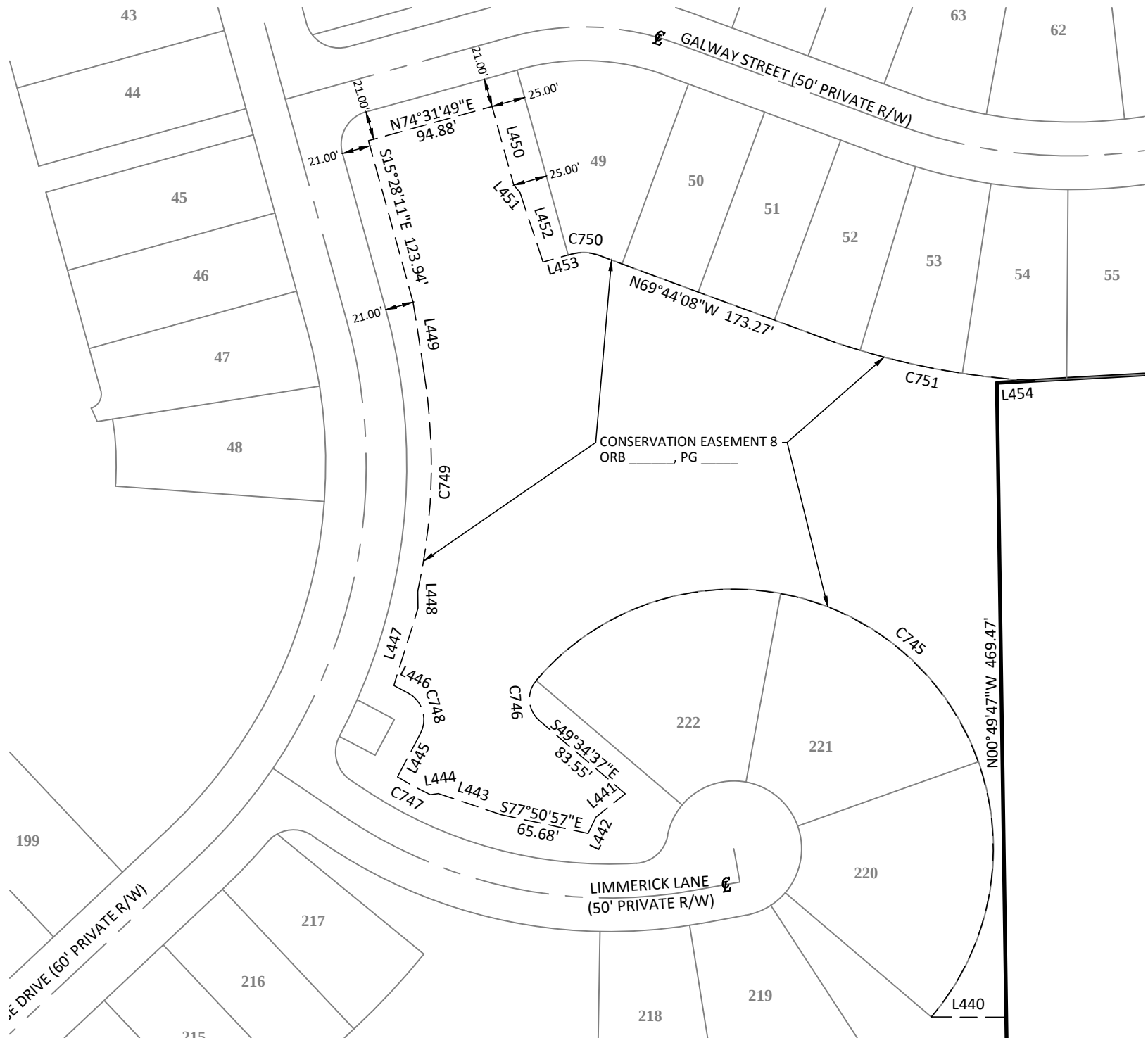
WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

GENERAL NOTES:

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LINE	BEARING	DISTANCE
L425	N88°15'15"E	34.90'
L426	N16°35'27"E	33.11'
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L429	N01°21'14"W	7.00'
L430	N66°33'53"E	22.77'
L431	N74°06'34"W	4.85'
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L433	N64°49'55"W	39.20'
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L439	N79°35'15"E	33.77'
L440	S89°48'46"E	55.41'
L441	N51°24'52"E	27.83'
L442	S25°36'40"W	13.31'
L443	S71°27'37"E	49.19'
L444	S81°40'20"W	6.01'
L445	S27°51'35"W	36.56'
L446	S62°08'25"E	12.01'
L447	S17°25'04"W	60.11'
L448	N01°05'26"W	12.47'
L449	S08°51'27"E	51.99'
L450	N15°28'11"W	60.40'
L451	N40°16'10"W	7.15'
L452	N18°17'39"W	54.17'
L453	N74°51'49"E	21.94'
L454	S86°46'41"W	28.20'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C720	30.00'	111°23'10"	58.32'	S39°06'08"E	49.56'
C721	40.00'	112°04'54"	78.25'	S57°23'41"E	66.35'
C722	40.00'	54°23'41"	37.97'	N78°41'35"E	36.56'
C723	30.00'	116°19'40"	60.91'	N06°40'05"W	50.97'
C724	30.00'	44°28'42"	23.29'	N41°35'55"W	22.71'
C725	40.00'	16°08'34"	11.27'	S51°14'10"E	11.23'
C726	80.00'	24°01'33"	33.55'	S47°17'40"E	33.30'
C727	80.00'	9°46'14"	13.64'	S30°23'47"E	13.63'
C728	70.00'	30°55'24"	37.78'	S40°58'21"E	37.32'
C729	80.00'	6°28'15"	9.04'	N53°11'56"W	9.03'
C730	50.00'	71°34'18"	62.46'	S85°44'57"E	58.48'
C731	30.00'	17°03'11"	8.93'	S88°33'53"W	8.90'
C732	120.00'	30°11'55"	63.25'	N81°59'31"E	62.52'
C733	30.00'	30°01'40"	15.72'	S84°54'41"E	15.54'
C734	120.00'	16°02'06"	33.58'	S79°27'26"E	33.47'
C735	112.29'	73°40'35"	144.40'	N63°46'14"E	134.65'
C736	374.00'	12°19'40"	80.47'	S37°32'58"W	80.32'
C737	726.00'	7°00'12"	88.74'	S34°53'14"W	88.68'
C738	726.00'	6°09'27"	78.02'	S41°28'03"W	77.98'
C739	24.00'	89°42'07"	37.57'	N88°24'37"W	33.85'
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C743	517.00'	11°28'07"	103.49'	S85°19'18"W	103.31'
C744	192.00'	30°22'13"	101.77'	S64°24'08"W	100.58'
C745	192.00'	180°00'00"	603.19'	S49°34'37"E	384.00'
C746	21.00'	90°00'00"	32.99'	N04°34'37"W	29.70'
C747	304.00'	5°12'45"	27.66'	N61°32'43"W	27.65'
C748	22.00'	90°00'00"	34.56'	S17°08'25"E	31.11'
C749	438.00'	21°23'11"	163.49'	S01°36'06"W	162.54'
C750	33.00'	35°44'03"	20.58'	S87°36'10"E	20.25'
C751	540.00'	17°24'58"	164.14'	N78°26'37"W	163.51'

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamassurveying.com

LEGEND	
AE	- ACCESS EASEMENT
CL	- CENTERLINE SYMBOL
Δ	- CENTRAL ANGLE
DE	- DRAINAGE EASEMENT
L	- LENGTH
LB	- LICENSED BUSINESS
MB	- MAP BOOK
NR	- NON RADIAL
ORB	- OFFICIAL RECORDS BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
PRM	- PERMANENT REFERENCE MONUMENT
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
PT	- POINT OF TANGENCY
NE	- NON-VEHICULAR ACCESS EASEMENT
R	- RADIUS
R/W	- RIGHT-OF-WAY
TPE	- TREE PRESERVATION EASEMENT
UE	- UTILITY EASEMENT

WOODHAVEN - PHASE 2
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

GENERAL NOTES:

1.

☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

2.

⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

3.

○ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR)

DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
4.

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 VOLUSIA COUNTY, FLORIDA.
5.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
7.

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.
8.

BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
9.

ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
10.

THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
11.

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.
12.

ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
13.

THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
14.

ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15.

THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
16.

ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
17.

THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
18.

THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
19.

RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
20.

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
21.

DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
22.

WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
23.

WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
24.

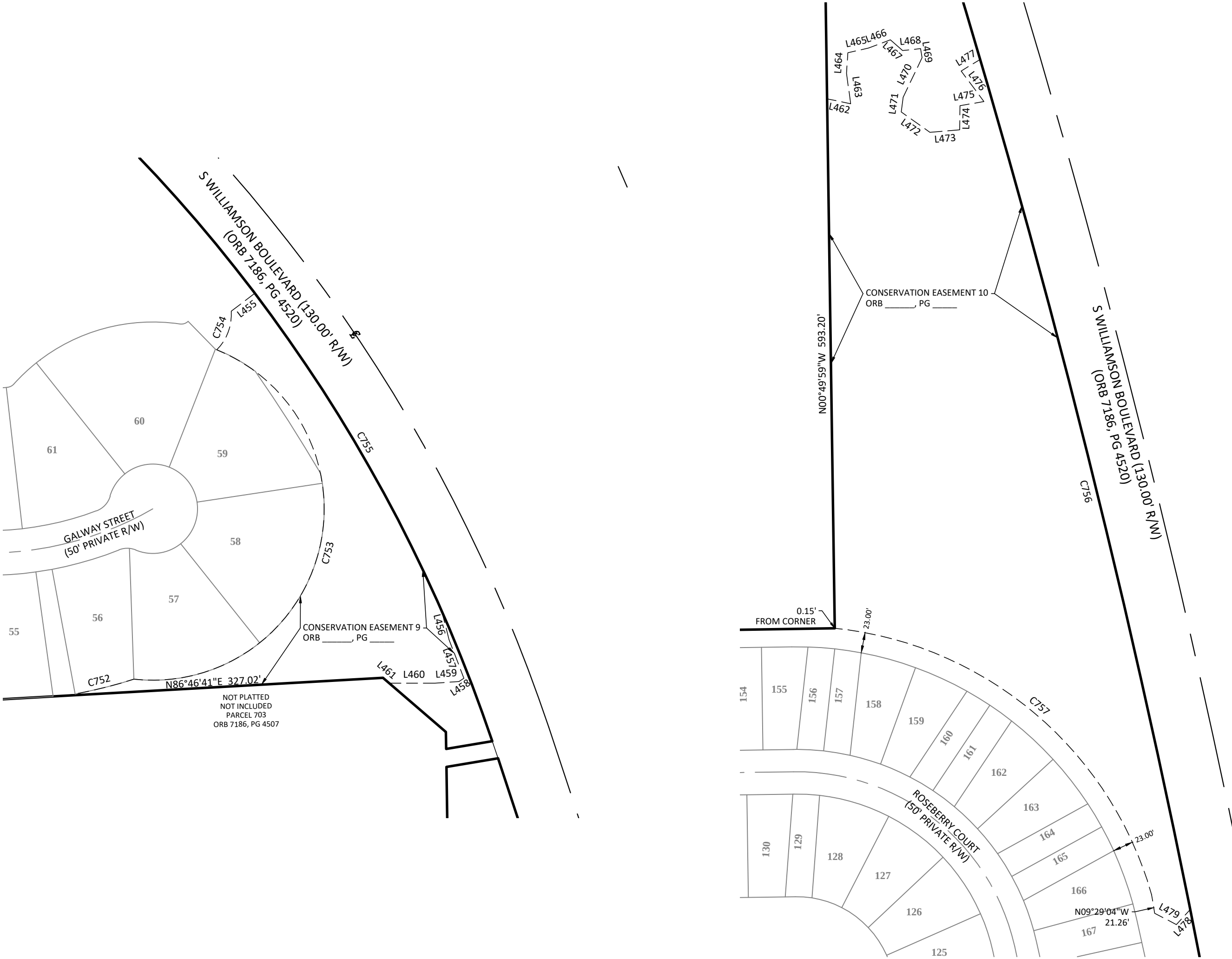
THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE TANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25.

THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
26.

TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
27.

BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
28.

THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.



LINE	BEARING	DISTANCE
L455	S52°49'02"W	33.19'
L456	N14°18'39"W	32.97'
L457	N20°59'48"W	46.35'
L458	N56°12'03"E	6.54'
L459	S86°07'46"W	26.90'
L460	S89°59'40"E	51.58'
L461	N49°21'54"W	9.07'
L462	N78°07'56"W	27.14'
L463	N07°58'11"W	34.51'
L464	N03°58'30"E	23.09'
L465	N77°07'45"E	23.92'
L466	N69°28'43"E	25.92'
L467	S48°51'24"E	18.24'
L468	S83°49'06"W	20.24'
L469	S08°54'40"E	10.31'
L470	N25°25'35"E	49.12'
L471	N07°47'15"E	16.51'
L472	N54°37'15"W	38.57'
L473	S85°00'05"W	33.35'
L474	N00°41'07"E	26.91'
L475	S80°00'53"W	27.25'
L476	N36°46'51"W	42.68'
L477	S58°40'23"W	25.03'
L478	N42°47'37"E	22.92'
L479	N62°16'53"W	27.40'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C752	540.00'	8°26'09"	79.51'	N76°29'23"E	79.43'
C753	192.00'	164°25'37"	551.00'	S14°07'29"W	380.46'
C754	56.00'	48°45'39"	47.66'	S20°31'27"W	46.23'
C755	1,767.00'	13°25'34"	414.06'	N30°28'11"W	413.11'
C756	11,189.30'	5°01'33"	981.47'	N13°52'33"W	981.16'
C757	413.00'	68°17'43"	492.29'	S49°56'59"E	463.66'

LEGEND	
AE	- ACCESS EASEMENT
CS	- CENTERLINE SYMBOL
Δ	- CENTRAL ANGLE
DE	- DRAINAGE EASEMENT
L	- LENGTH
LB	- LICENSED BUSINESS
MB	- MAP BOOK
NR	- NON RADIAL
ORB	- OFFICIAL RECORDS BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
PRM	- PERMANENT REFERENCE MONUMENT
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
PT	- POINT OF TANGENCY
NE	- NON-VEHICULAR ACCESS EASEMENT
R	- RADIUS
R/W	- RIGHT-OF-WAY
TPE	- TREE PRESERVATION EASEMENT
UE	- UTILITY EASEMENT

PREPARED BY:
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910 Belle Avenue, Suite 1100
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Licensed Business No. 7833
www.altamassurveying.com

WOODHAVEN - PHASE 2
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L480	N20°31'54"W	35.55'
L481	N03°56'14"W	9.07'
L482	S80°00'19"E	27.25'
L483	N70°16'55"W	18.33'
L484	S64°31'48"W	15.22'
L485	N59°05'53"W	36.11'
L486	N44°11'09"E	33.46'
L487	S59°38'34"W	25.18'
L488	N28°56'47"W	22.44'
L489	N47°14'02"W	27.85'
L490	S56°07'29"E	15.01'
L491	N32°34'24"W	23.73'
L492	N53°00'30"W	27.20'
L493	N67°24'10"W	32.18'
L494	N30°21'52"E	6.32'
L495	N57°41'23"W	34.02'
L496	S70°13'33"E	25.80'
L497	N46°18'24"W	24.74'
L498	N77°48'52"W	16.38'
L499	N20°31'54"W	21.16'
L500	S38°15'40"W	31.68'
L501	S84°46'12"E	10.43'
L502	N30°41'59"W	48.93'
L503	N90°00'00"W	23.89'
L504	S62°52'26"E	6.58'
L505	N90°00'00"E	75.10'
L506	N70°47'18"E	9.12'
L507	N90°00'00"W	14.70'
L508	N01°41'27"E	26.01'
L509	N19°08'43"E	9.83'
L510	S42°48'37"W	5.18'
L511	N15°49'01"W	23.43'
L512	S08°31'27"E	15.08'
L513	S56°33'47"E	19.14'
L514	N80°04'11"E	37.95'
L515	N22°42'40"E	12.59'
L516	S71°51'07"W	2.94'
L517	N56°32'56"E	11.37'
L518	S71°51'07"W	71.24'
L519	N86°28'21"W	4.32'
L520	S86°48'49"W	32.64'
L521	N39°32'48"W	23.58'
L522	N51°41'04"E	43.98'
L523	N31°23'03"E	36.20'
L524	N79°42'26"E	38.64'
L525	S43°15'49"E	25.38'
L526	N45°37'23"E	6.47'
L527	N67°34'44"E	24.53'
L528	N49°13'09"E	26.16'
L529	N19°42'10"E	21.53'
L530	N35°42'41"E	17.11'
L531	N44°09'42"E	11.00'
L532	N86°09'47"W	14.43'
L533	S54°09'44"E	36.65'
L534	N59°57'40"E	22.51'
L535	N28°21'12"E	23.55'
L536	S23°43'22"W	22.24'
L537	S26°06'15"W	45.75'
L538	S14°10'12"E	1.17'
L539	S27°19'07"W	17.48'
L540	S45°56'07"W	8.28'
L541	S62°15'47"W	48.38'
L542	N78°45'25"E	3.62'
L543	N88°45'04"W	18.83'
L544	N66°24'45"W	21.83'
L545	N71°21'29"W	27.31'
L546	S84°46'26"W	27.91'
L547	N73°52'18"W	20.95'
L548	N59°11'15"E	21.50'
L549	N07°17'44"W	14.32'
L550	S00°00'00"E	8.15'
L551	S19°18'22"E	6.62'
L552	N16°00'00"E	10.57'
L553	N47°02'01"W	5.10'
L554	N90°00'00"E	16.66'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C758	314.34'	18°08'07"	99.50'	N69°03'48"W	99.08'
C759	77.00'	29°03'58"	39.06'	N87°20'09"E	38.64'
C760	273.28'	8°15'27"	39.38'	S76°56'01"W	39.35'
C761	1,045.00'	1°07'31"	20.52'	N85°59'09"W	20.52'
C762	392.00'	17°23'32"	118.99'	N81°18'14"W	118.54'
C763	422.00'	10°51'02"	79.92'	S84°34'29"W	79.80'
C764	4.00'	104°20'08"	7.28'	S48°40'58"E	6.32'
C765	43.00'	72°03'28"	54.08'	N32°52'38"W	50.58'
C766	46.00'	9°59'27"	8.02'	N06°02'08"W	8.01'
C767	56.00'	34°26'49"	33.67'	N10°05'42"E	33.16'
C768	66.00'	72°47'02"	83.84'	S36°23'31"W	78.32'
C769	2.00'	90°00'00"	3.14'	S45°00'00"W	2.83'
C770	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'
C772	99.00'	38°44'15"	66.93'	N70°37'52"W	65.67'



- GENERAL NOTES:
1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
 - (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 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 VOLUSIA COUNTY, FLORIDA.
 3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 4. 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=3.2808333333 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. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
 7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
 8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
 9. 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.
 10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
 11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
 12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
 18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
 19. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
 20. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS 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. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
 22. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO HTE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301, AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453, AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 23. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 24. TRACTS "K" AND "L" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
 25. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
 26. THERE SHALL BE A REAR SETBACK OF 20.00 FEET ON ALL LOTS FOR BUILDINGS, POOLS, POOL DECKS AND PATIOS.

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

AE	- ACCESS EASEMENT	LEGEND	
CS	- CENTERLINE SYMBOL	PT	- POINT OF TANGENCY
Δ	- CENTRAL ANGLE	NE	- NON-VEHICULAR ACCESS EASEMENT
DE	- DRAINAGE EASEMENT	R	- RADIUS
L	- LENGTH	R/W	- RIGHT-OF-WAY
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	UE	- UTILITY EASEMENT
NR	- NON RADIAL		
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		
PG	- PAGE		
POB	- POINT OF BEGINNING		
PRM	- PERMANENT REFERENCE MONUMENT		
PSM	- PROFESSIONAL SURVEYOR AND MAPPER		

WOODHAVEN PHASE II

CITY OF PORT ORANGE - VOLUSIA COUNTY, FL

FINAL ENGINEERING PLANS

OWNER:

CC WOODHAVEN, LLC
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32219
PHONE NUMBER: (386) 236-4272
CONTACT PERSON: JAMES STOWERS
e-mail: jstowers@icihomes.com

CIVIL ENGINEER:

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: HALUK KILIC, P.E.
e-mail: hkilic@zevcohen.com

SURVEYOR:

ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE NUMBER: (407) 677-0200
CONTACT PERSON: JAMES BRAY, PSM
e-mail: james@altamaxsurveying.com

ENVIRONMENTALIST:

ENVIRONMENTAL RESOURCE SOLUTIONS
3550 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32224
PHONE NUMBER: (904) 285-1397
CONTACT PERSON: JAIME NORTHRUP, PWS
e-mail: jnorthrup@ersenvironmental.com

LANDSCAPE ARCHITECT:

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, RLA
e-mail: jstehr@zevcohen.com

PROJECT DESCRIPTION:

THIS PROJECT INCLUDES THE CONSTRUCTION OF A RESIDENTIAL SUBDIVISION WITH 229 SINGLE FAMILY LOTS AND 100 TOWNHOME LOTS ALONG WITH ASSOCIATED STORMWATER AND UTILITY INFRASTRUCTURE.

SITE INFORMATION:

SITE ADDRESS:	SOUTH WILLIAMSON BLVD, PORT ORANGE, FL 32128
PROPERTY AREA:	209.89 AC
TAX PARCEL I.D. #:	633200000150, 633200000090, 730500000060, 6333000000100, 7304000000190
EXISTING ZONING:	PLANNED UNIT DEVELOPMENT
UNIT/LOT COUNT:	229 SINGLE FAMILY & 100 TOWNHOME UNITS
UNIT/LOT DENSITY:	1.57 PER ACRE
SETBACKS - SINGLE FAMILY:	
FRONT:	20 FT
SIDE:	5 FT (20FT FOR CORNER LOTS)
REAR:	20 FT
SETBACKS - MULTI-FAMILY:	
FRONT:	20 FT
SIDE:	10 FT (20FT FOR CORNER LOTS)
REAR:	10 FT
REQUIRED LANDSCAPE BUFFER(S):	50 FT - ALONG S. WILLIAMSON BLVD 50 FT - ALONG WESTERN PERIMETER
MAXIMUM BUILDING LOT COVERAGE:	
SINGLE FAMILY:	60%
MULTI-FAMILY:	70%
MAXIMUM BUILDING HEIGHT:	35 FT
UTILITIES:	PROVIDED BY CITY OF PORT ORANGE

LAND USE TABLE:

	ACREAGE	PERCENTAGE
PROPOSED IMPROVEMENTS:		
BUILDING(S)/ LOT IMPERVIOUS AREA	37.19 AC	17.7%
FUTURE AMENITY AREA	0.66 AC	0.3%
PAYEMENT & SIDEWALK	10.34 AC	4.9%
POND AREA(S)	21.53 AC	10.3%
LANDSCAPE/OPEN SPACE	140.17 AC	66.8%
TOTAL PERVIOUS	148.39 AC	70.7%
TOTAL IMPERVIOUS	61.50 AC	29.3%

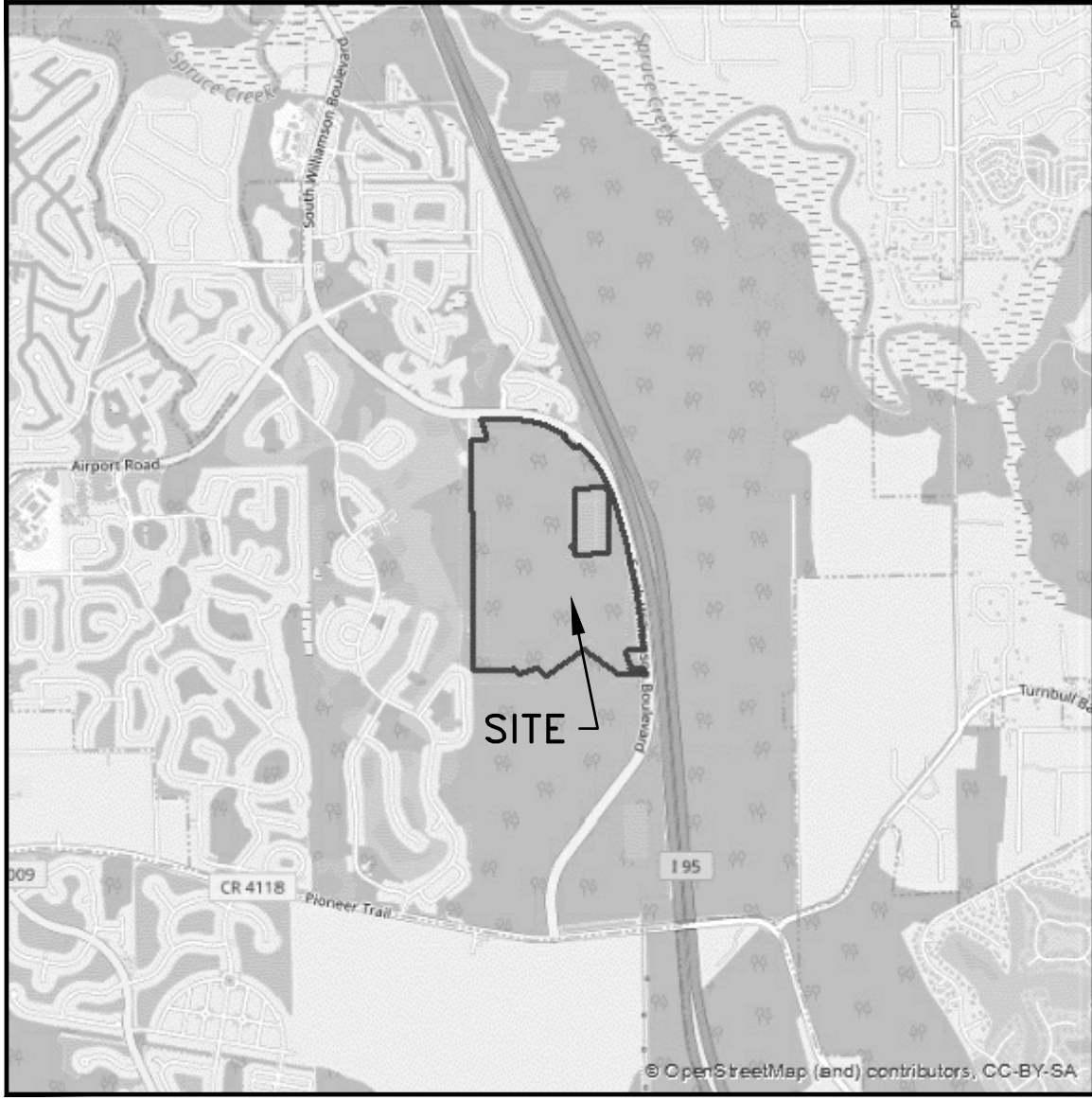
WETLAND DATA:

	ACREAGE
TOTAL WETLAND/SURFACE WATER AREA	95.00 AC
TOTAL WETLAND IMPACT AREA	17.46 AC
TOTAL SURFACE WATER IMPACT AREA	0.24 AC
UPLAND BUFFER AREA	11.16 AC
WETLAND PRESERVATION AREA	76.30 AC
WETLANDS TO REMAIN AREA	1.00 AC

PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS AS OUTLINED IN THE APPROVED MASTER DEVELOPMENT AGREEMENT (MDA)

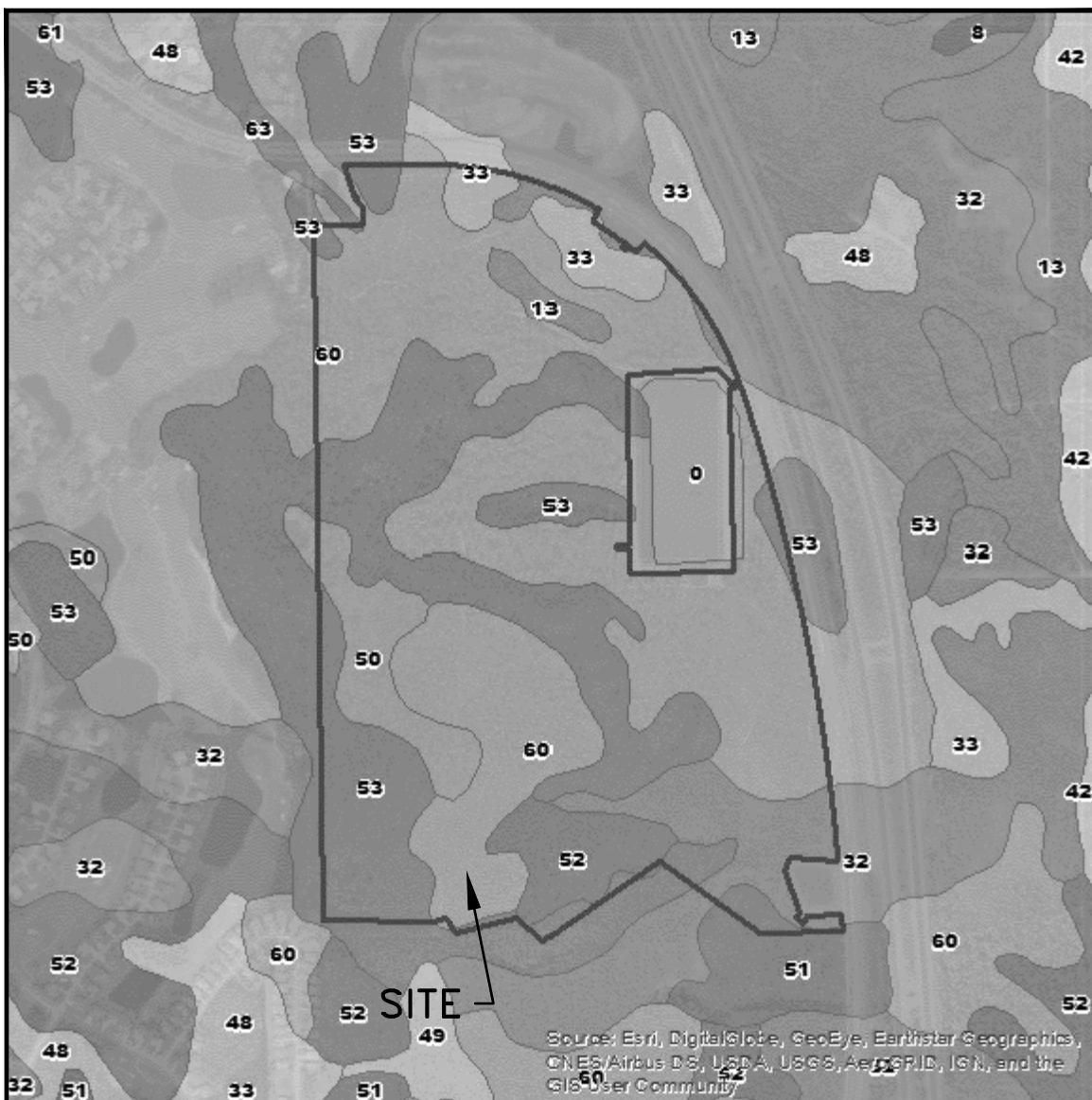
SINGLE FAMILY	
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	50 FT
MAXIMUM LOT COVERAGE	60%
MINIMUM OPEN SPACE	40%
MULTI FAMILY	
MINIMUM LOT AREA*	1,200 SF
MINIMUM LOT WIDTH*	18 FT
MAXIMUM LOT COVERAGE	70%
MINIMUM OPEN SPACE	30%

*APPLIES TO TOWNHOME UNITS WITH INDIVIDUAL LOTS UNDER FEE SIMPLE OWNERSHIP



VICINITY MAP

SCALE: 1" = 3000'



SOILS MAP

SCALE: 1" = 1000'

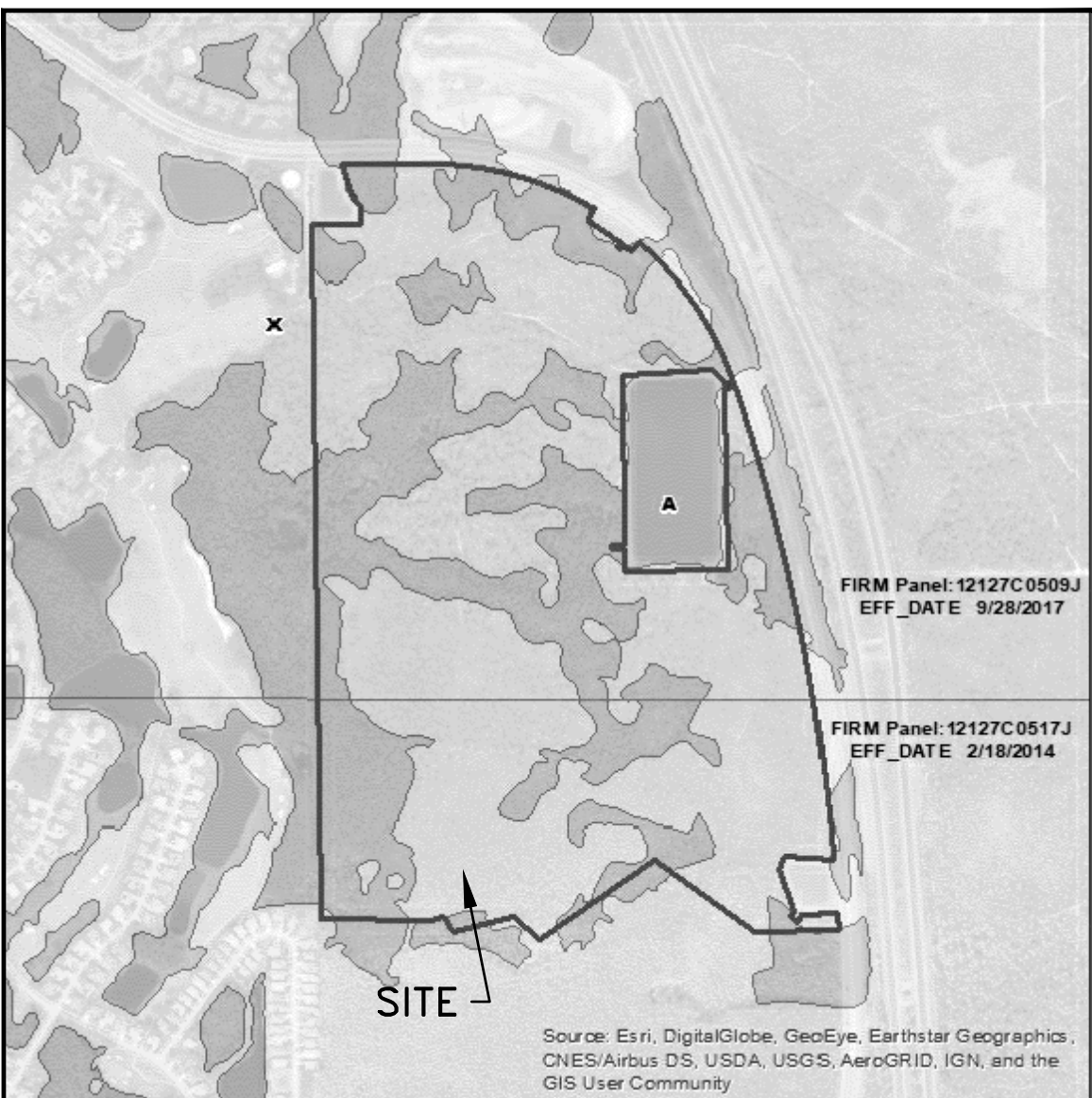
THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS:
13 CASSIA FINE SAND, 52 MYAKKA FINE SAND, 33 MYAKKA FINE SAND, DEPRESSIONAL, 50 POMONA FINE SAND, DEPRESSIONAL, 51 POMONA-ST. JOHN'S COMPLEX, 52 POMONA FINE SAND, 53 POMONA-PLACID COMPLEX, 60 SMYRNA FINE SAND, 63 TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES



ZONING MAP

SCALE: 1" = 1000'

CURRENT ZONING FOR THIS SITE IS: PUD



FLOOD ZONE MAP

SCALE: 1" = 1000'

THE PROPERTY LIES IN:
FLOOD ZONE A AND FLOOD ZONE X PER FEMA MAPS 12127C0509J & 1217C0517J

SHEET INDEX:

C1	COVER SHEET
C2-C5	CONSTRUCTION NOTES
C6	DEMOLITION & EROSION CONTROL PLAN
C7	OVERALL DEVELOPMENT PLAN
C8-C15	GEOMETRY, SIGNAGE & STRIPING PLANS
C16-C24	PAVING, GRADING & DRAINAGE PLANS
C25-C32	UTILITY PLANS
C33-C47	PLAN & PROFILES
C48-C53	CONSTRUCTION DETAILS

TP1-TP9	TREE PROTECTION PLAN & DETAILS
OS1	OPEN SPACE EXHIBIT
LA1-LA7	LANDSCAPE PLAN & DETAILS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST IN VOLUSIA COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF STERLING CHASE PHASE II, AS RECORDED IN MAP BOOK 44, PAGES 120-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S 00°24'49" E (S 00°24'57" E (PLAT), ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1322.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32 AS MONUMENTED AND SHOWN ON THE EASTERLY LINE OF THE PLAT OF ASHTON LAKES PHASE-II AT CYPRESS HEAD, AS RECORDED IN MAP BOOK 48, PAGES 85 AND 86 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, S00°44'12" E (S 00°44'46" E (PLAT), A DISTANCE OF 2552.80 FEET TO A POINT LYING 65.00 FEET SOUTH OF THE CENTERLINE OF WILLIAMSON BOULEVARD AS SHOWN ON THE PLAT OF CYPRESS HEAD PHASE 1-A, AS RECORDED IN MAP BOOK 44, PAGES 36 THROUGH 43 OF SAID PUBLIC RECORDS; POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 701 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4, RUN N 89°15'48" E, ALONG THE NORTH BOUNDARY OF SAID PARCEL 701 AND THE SOUTH RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A DISTANCE OF 166.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 701 AND ALSO BEING THE POINT OF BEGINNING; THENCE RUN N89°15'48"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A DISTANCE OF 473.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1767.00 FEET AND A CENTRAL ANGLE OF 31°26'12"; THENCE RUN IN A SOUTHEASTERLY DIRECTION, HAVING A CHORD BEARING S75°01'07"W AND CHORD DISTANCE OF 957.39 FEET, ALONG THE ARC OF SAID CURVE, A DISTANCE 969.50 FEET TO THE NORTHERLY MOST CORNER OF PARCEL 702 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 702 FOR THE NEXT 7 COURSES AS FOLLOWS: 1) THENCE RUN S30°42'00"W, A DISTANCE OF 75.00 FEET TO A CURVE NON-TANGENT TO THE LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET AND A CENTRAL ANGLE OF 07°25'34"; 2) THENCE RUN SOUTHEASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.30 FEET; HAVING A CHORD BEARING OF S55°35'13"W AND CHORD DISTANCE OF 219.15 FEET; 3) THENCE RUN S38°33'48"W, A DISTANCE OF 32.58 FEET; 4) THENCE RUN S64°39'24"E, A DISTANCE OF 20.54 FEET; 5) THENCE RUN N38°33'48"E, A DISTANCE OF 27.92 FEET TO A CURVE NON-TANGENT TO THE LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET AND A CENTRAL ANGLE OF 01°54'17"; 6) THENCE RUN IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.25 FEET, HAVING A CHORD BEARING OF S50°14'39"E AND A CHORD DISTANCE OF 56.25 FEET; 7) THENCE RUN N40°42'29"E, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1797.00 FEET AND CENTRAL ANGLE OF 30°36'16", SAID POINT BEING O FOM THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID WILLIAMS BOULEVARD; THENCE RUN IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 943.84 FEET, HAVING A CHORD BEARING OF S33°59'24"E AND CHORD DISTANCE OF 932.66 FEET TO A NORTHEASTERLY CORNER OF PARCEL 703 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 703 FOR THE NEXT 12 COURSES AS FOLLOWS: 1) THENCE RUN S80°29'08"W, A DISTANCE OF 52.40 FEET; 2) THENCE RUN N00°49'59"W, A DISTANCE OF 19.01 FEET; 3) THENCE RUN N49°21'54"W, A DISTANCE OF 93.01 FEET; 4) THENCE RUN S86°46'41"W, A DISTANCE OF 499.22 FEET; 5) THENCE RUN S00°49'59"E, A DISTANCE OF 936.93 FEET; 6) THENCE RUN S89°10'01"W, A DISTANCE OF 75.76 FEET; 7) THENCE RUN S00°49'59"E, A DISTANCE OF 25.00 FEET; 8) THENCE RUN N89°10'01"E, A DISTANCE OF 75.76 FEET; 9) THENCE RUN S00°49'59"E, A DISTANCE OF 127.99 FEET; 10) THENCE RUN N89°10'01"E, A DISTANCE OF 568.49 FEET; 11) THENCE RUN N00°49'59"W, A DISTANCE OF 1006.90 FEET; 12) THENCE RUN N89°29'08"E, A DISTANCE OF 58.61 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LINE, CONCAVE WESTERLY, HAVING A RADIUS OF 11189.30 FEET AND CENTRAL ANGLE OF 1°39'17", SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID WILLIAMS BOULEVARD; THENCE RUN IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2866.64 FEET, HAVING A CHORD BEARING OF S11°36'42"E AND CHORD DISTANCE OF 2660.4 FEET TO THE NORTHEAST CORNER OF PARCEL 704 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 704 FOR THE NEXT 4 COURSES AS FOLLOWS: 1) THENCE RUN N85°25'24"W, A DISTANCE OF 264.98 FEET; 2) THENCE RUN S24°41'51"W, A DISTANCE OF 84.70 FEET; 3) THENCE RUN S20°31'54"E, A DISTANCE OF 247.12 FEET; 4) THENCE RUN S38°15'40"W, A DISTANCE OF 31.68 FEET; THENCE RUN N67°8'04"W, A DISTANCE OF 816.76 FEET; THENCE RUN S54°49'56"W, A DISTANCE OF 765.62 FEET; THENCE RUN N84°46'12"W, A DISTANCE OF 1218.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CYPRESSHEAD PHASE II-C SUBDIVISION AS RECORDED IN MAP BOOK 47, PAGE 80, PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE CENTER NORTH-SOUTH SECTION LINE OF SAID SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33E, IN VOLUSIA COUNTY, FLORIDA; THENCE RUN N00°40'12"W, ALONG THE SAID WEST BOUNDARY LINE OF CYPRESSHEAD PHASE II-C SUBDIVISION AND ALSO THE SAID NORTH-SOUTH CENTER SECTION LINE OF SECTION 5, A DISTANCE OF 1418.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST; SAID CORNER ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 5, ALSO THE NORTH EAST CORNER OF CYPRESSHEAD PHASE II-A, AS RECORDED IN MAP BOOK 44, PAGE 145, PUBLIC RECORDS OF VOLUSIA COUNTY, ALSO THE SOUTHEAST CORNER OF CYPRESS HEAD PHASE 1-A, AS RECORDED IN MAP BOOK 44, PAGE 36, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN N00°44'12"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 32, ALONG BEING THE WEST LINE OF SAID CYPRESS HEAD PHASE 1-A SUBDIVISION, A DISTANCE OF 2394.65 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL 701 OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7186, PAGE 4507, PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA; ALONG THE BOUNDARY LINE OF SAID PARCEL 701 FOR THE NEXT 7 COURSES AS FOLLOWS: 1) THENCE RUN S90°00'00", A DISTANCE OF 265.64 FEET; 2) THENCE RUN N00°00'00"W, A DISTANCE OF 103.06 FEET; 3) THENCE RUN N43°27'21"W, A DISTANCE OF 56.36 FEET; 4) THENCE RUN N45°45'04"E, A DISTANCE OF 18.70 FEET; 5) THENCE RUN N44°14'56"W, A DISTANCE OF 25.19 FEET; 6) THENCE RUN S47°44'44"W, A DISTANCE OF 14.52 FEET; 7) THENCE RUN N16°23'53"W, A DISTANCE OF 177.72 FEET TO THE POINT OF BEGINNING.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
COVER SHEET

PROJECT NO.:	ZC 19117
DESIGNED BY:	MLR
DRAFTED BY:	MLR
CHECKED BY:	HK



HALUK KILIC, P.E., NO. 84244
MELAL RUSSELL, P.E., NO. 62657
NOT VALID WITHOUT SEAL

SHEET: C1 OF 53

GENERAL NOTES

1. ALL CONSTRUCTION, DRAINAGE STRUCTURES AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR THE CITY'S LAND DEVELOPMENT CODE REQUIREMENTS, STANDARD CONSTRUCTION DETAILS & STANDARD SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
2. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS. THE CONTRACTOR SHALL SUBMIT REVIEWED SHOP DRAWINGS TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL RELEVANT PERMITS AND CONSTRUCTION DOCUMENTS AVAILABLE ON THE JOB SITE AT ALL TIMES.
4. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND SECURE MANNER TO PROTECT PUBLIC SAFETY AND THE CONDITION OF THE IMPROVEMENTS.
5. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. THESE CHANGES ARE TO BE INCORPORATED IN THE "AS-BUILT" SURVEY FURNISHED TO THE ENGINEER.
6. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.
7. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THESE CONSTRUCTION PLANS REQUIRES APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY PRIOR TO PERFORMING THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN "AS-BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE "AS-BUILT" SURVEY SHALL BE PREPARED IN ACCORDANCE WITH APPROPRIATE GOVERNMENTAL REGULATIONS AND ZCA REQUIREMENTS. THE "AS-BUILT" SURVEY SHALL BE PREPARED ON ZCA'S DESIGN/PERMITTED PLANS. ELECTRONIC AND PAPER COPIES OF THE AS-BUILT SURVEY SHALL BE PROVIDED TO THE ENGINEER OF RECORD. THE "AS-BUILT" SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC SAFELY THROUGH THE WORK ZONE AT ALL TIMES, IF APPLICABLE, ANY SIDEWALK, LANE OR ROAD CLOSURE REQUIRES REVIEW AND APPROVAL IN ADVANCE AND A SEVEN (7) DAY MINIMUM NOTICE TO VOLUSIA COUNTY TRAFFIC OPERATIONS (386-239-6535). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED COORDINATION.
10. MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS, LATEST EDITIONS.
11. CONTRACTOR TO NOTIFY THE REGULATORY AGENCIES FORTY EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL SEND COPIES OF ALL TESTING REPORTS TO THE REGULATORY AGENCIES AND THE ENGINEER OF RECORD.
12. SURVEY INFORMATION PROVIDED BY ALTAMAX SURVEYING DATED 9-25-2020. ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE SHOWN IN FEET. STATE PLANE COORDINATES ARE BASED UPON NAD 83.
13. ALL PUBLIC LAND CORNERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. THE CONTRACTOR SHALL EMPLOY A SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, TO REPLACE/RESTORE ANY PROPERTY OR LAND MARKERS DISTURBED BY CONSTRUCTION ACTIVITIES.
14. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURES SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND E.P.A. (NPDES). CONTRACTOR SHALL ESTABLISH BEST MANAGEMENT PRACTICES AND EROSION CONTROL METHODS PRIOR TO SITE CLEARING OR DEMOLITION AND SHALL MAINTAIN THOSE BARRIERS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT'S NPDES PERMITTING, INSPECTION AND REPORTING, IF APPLICABLE.
17. ALL DELINEATED WEED AND AREAS SHALL BE STAKED AND FENCED WITH TYPE III SILT FENCING PRIOR TO CONSTRUCTION. FENCING SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETED. LIMITS OF SILT FENCE SHOWN ON PLANS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AND/OR AS DIRECTED BY THE ENGINEER.
18. THE EROSION, SEDIMENT AND TURBIDITY CONTROL MEASURES DELINEATED HEREON ARE THE MINIMUM REQUIRED. ADDITIONAL CONTROLS MAY BE NEEDED, DEPENDING UPON THE ACTUAL SITE CONDITIONS. JURISDICTIONAL AGENCY PERMIT REQUIREMENTS AND CONSTRUCTION OPERATIONS. STAKED SILT FENCE SHALL BE UTILIZED TO CONTROL EROSION AND RELEASE OF SUSPENDED SOLIDS. SEDIMENT TRAPPING CONTROL DEVICES SHALL BE USED TO PREVENT THE OFFSITE TRANSPORT OF SEDIMENT BY MOTORIZED VEHICLES. IF CONTROL MEASURES DO NOT PROVE SATISFACTORY, WORK SHALL CEASE UNTIL NEW MEASURES ARE ADOPTED WITH SATISFACTORY RESULTS.
19. ALL EROSION AND SEDIMENT TRAPPING CONTROL DEVICES SHALL BE INSPECTED DAILY AND IMMEDIATELY FOLLOWING A RAINFALL EVENT. REFER TO PROJECT'S STORMWATER POLLUTION PREVENT PLAN (SWPPP). ANY DEFICIENCIES FOUND IN THE EROSION CONTROL MEASURES SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL KEEP A LOG BOOK DOCUMENTING THESE DAILY INSPECTIONS, DEFICIENCIES AND REMEDIAL ACTIONS.
20. ALL UNSUITABLE SOILS AND UNSUITABLE MATERIALS (SUCH AS CLAY, ORGANICS, ROCK, CEMENTED COQUINA, DEBRIS, ETC.) SHALL BE REMOVED, DISPOSED OF IN A LEGAL MANNER AND REPLACED WITH DRY COMPACTED GRANULAR MATERIAL SATISFACTORY TO THE CITY. THE COST OF ALL WORK AND MATERIALS IS TO BE INCLUDED IN THE UNIT PRICE OF THE ASSOCIATED CONSTRUCTION ITEMS UNLESS OTHERWISE SHOWN IN THE PLANS.
21. IN THE EVENT THAT WATER IS ENCOUNTERED DURING CONSTRUCTION, DEWATERING SHALL BE PERFORMED AS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, PERMITTING, INSTALLATION, OPERATION AND SUBSEQUENT REMOVAL OF DEWATERING SYSTEMS AND THEIR SAFETY AND CONFORMITY WITH APPLICABLE CODES AND REGULATIONS.
22. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, COMMUNICATIONS, ETC. COMPANIES TO DETERMINE THE TYPE AND LOCATION OF ALL UNDERGROUND FACILITIES IN THE AREA OF CONSTRUCTION.
23. ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED HORIZONTALLY AND VERTICALLY BASED ON THE BEST INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL ELEVATIONS OF EXISTING UTILITIES (PUBLIC AND PRIVATE) SHOWN OR NOT SHOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISABLING OR ACTIVATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR CROSSING A UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY THE UTILITY COMPANIES WHICH NEED TO BE RELOCATED FOR THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR ANY REPAIR, RELOCATION OR TEMPORARY MEASURES NEEDED FOR EXISTING OR PROPOSED UTILITIES.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND AVOID ALL UTILITIES, OTHER STRUCTURES AND OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
25. THE CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) BUSINESS DAYS PRIOR TO ANY CONSTRUCTION.
26. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED SERVICE AT ALL SERVICE CONNECTIONS. THE MANNER IN WHICH THIS IS ACCOMPLISHED SHALL BE LEFT TO THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE REQUIREMENTS OF THE CONTRACT SPECIFICATIONS.
27. ALL EXISTING DRAINAGE STRUCTURES AND UTILITIES WITHIN THE CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED IN PLANS.
28. ALL STATIONS AND OFFSETS REFER TO CENTERLINE CONSTRUCTION UNLESS OTHERWISE NOTED IN PLANS.
29. THE LENGTH OF ALL DRAINAGE PIPES AND STRUCTURES ARE APPROXIMATE. THE LOCATION OF THE DRAINAGE STRUCTURE SHALL DETERMINE THE LENGTH OF PIPE.
30. THE TOP OF CASTING ELEVATIONS (TC) OF ALL STRUCTURES ARE SHOWN. HOWEVER, THE CONTRACTOR SHALL INSTALL ALL FRAMES SO AS TO PROVIDE A SMOOTH SURFACE FOR VEHICULAR AND/OR PEDESTRIAN TRAFFIC.
31. CONTRACTOR SHALL CONFIRM PROPOSED TOP OF CASTING (TC) ELEVATIONS WILL ALLOW POSITIVE DRAINAGE TO PROPOSED INLETS. IF POSITIVE DRAINAGE DOES NOT EXIST, CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR SOLUTION AND ADJUST PROPOSED INLETS AS NECESSARY AT NO COST.
32. CONTRACTOR SHALL CONFIRM ELEVATION OF EXISTING DRAINAGE OUTFALL STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF EXISTING GRADE DOES NOT MATCH PROPOSED OUTFALL INVERT. CONTRACTOR SHALL ADJUST OUTFALL STRUCTURE INVERT AND/OR STRUCTURE LOCATION AS DIRECTED BY ENGINEER OF RECORD AT NO COST.
33. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AT THE TIME OF DISCOVERY.
34. ALL STORMWATER PIPES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT LAST STAGES OF AND PRIOR TO COMPLETION OF CONSTRUCTION.
35. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES MAY EXTEND INTO THE STABILIZED PORTION OF THE ROADBED. EXTREME CAUTION WILL BE NECESSARY DURING COMPACTION AND STABILIZATION OPERATIONS AT THESE LOCATIONS TO AVOID DAMAGE AND ACHIEVE THE REQUIRED COMPACTION.
36. DURING CONSTRUCTION, AN ALL-WEATHER ACCESSIBLE ROADWAY SHALL BE MAINTAINED AT ALL TIMES FOR FIRE ACCESS.
37. ALL REQUIRED FIRE LINES & HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS AND OPERATIONAL PRIOR TO THE START OF VERTICAL CONSTRUCTION.
38. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE USED IN THE CONSTRUCTION OF THE NEW LIMEROCK BASE UNLESS OTHERWISE NOTED ON PLANS.
39. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THIS PROJECT ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH WITH THE SAME TYPE OF MATERIAL, UNLESS OTHERWISE SHOWN IN THE PLANS.
40. ALL RAMPS, SIDEWALKS AND ACCESSIBLE ROUTES ARE TO BE IN COMPLIANCE WITH CURRENT A.D.A. REQUIREMENTS.
41. SIGNS THAT ARE REMOVED AND ARE TO BE RELOCATED SHALL BE STOCK PILED BY THE CONTRACTOR. ANY EXISTING SIGNS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT HIS COST.
42. ROADWAY AND PARKING SIGNAGE AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
43. UNLESS OTHERWISE NOTED, PROPOSED GRADES SHOWN ARE FINISHED GRADES.
44. OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WILL BE PROVIDED BY THE OWNER OF PROPERTY. MAINTENANCE IS TO INCLUDE BI-WEEKLY MOWING OF SIDE SLOPES FOR VEGETATION CONTROL AND MONTHLY INSPECTION/CLEANING OF CULVERTS & STORM SYSTEMS.
45. ALL DISTURBED AREAS SHALL BE SODED, UNLESS OTHERWISE SHOWN, AND SHALL HAVE SOD/ VEGETATED COVER ESTABLISHED PRIOR TO THE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.
46. INSTALLATION OF THE REQUIRED STREET SIGNS, TRAFFIC SIGNS, PAVEMENT STRIPING, SIDEWALKS AND SIDEWALKS ALONG WITH THE PAINTING OF THE FIRE HYDRANTS MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION.
47. CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND PRE-TESTING PRIOR TO SCHEDULING A TEST OR WALK-THROUGH WITH THE UTILITY REPRESENTATIVES, MUNICIPAL REPRESENTATIVES AND ENGINEER OF RECORD. ANY COST ASSOCIATED WITH RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
48. THE ENGINEER OF RECORD AND LOCAL UTILITY SHALL BE GIVEN SEVENTY-TWO (72) HOURS NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES.
49. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE REGULATORY REPRESENTATIVES TO DETERMINE THE INSPECTIONS BEFORE FOR THE PROJECT. CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

- THE FOLLOWING MEASURES REPRESENT MINIMUM STANDARDS TO BE ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION OF A PROJECT. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED WHEN WARRANTED BY CONDITIONS AND/OR THE FAILURE OF THE CONTRACTOR TO EMPLOY APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN THE ISSUANCE OF A "STOP WORK ORDER".
1. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING, BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER-STORY HABITAT, WHICHEVER IS FURTHEST.
2. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES, AS SPECIFIED, AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
3. WHERE A CHANGE OF GRADE OCCURS WITHIN THE DRIP LINE OF A SPECIMEN TREE, SILT FENCES WILL BE REQUIRED DURING CONSTRUCTION AND RETAINING WALLS MUST BE INSTALLED PRIOR TO FINAL ACCEPTANCE BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL DEVICES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE IMPLEMENTED, SUCH AS TEMPORARY CONSTRUCTION FENCES, SILT FENCES AND FLOATING TURBIDITY BARRIERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES AND MEASURES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO, PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES AS SPECIFICALLY IDENTIFIED IN LOC. CH 10, ARTICLE I, SEC. 5.
5. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND/OR PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE CITY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFORESAIDED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE CITY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED AS PART OF THE STANDARD REVIEW OF THE SITE-SPECIFIC ABC CLEARING PERMIT APPLICATION AND THROUGHOUT PROJECT CONSTRUCTION.
6. WHERE FILL MATERIAL IS INTENDED TO BE INSTALLED ADJACENT TO EXISTING VEGETATION WHICH IS INTENDED TO REMAIN NATURAL, THE CONTRACTOR MAY INSTALL A TREE PROTECTION MEASURE, IN LIEU OF INSTALLING WOOD BRACING WITH ORANGE MESH. THIS PRACTICE IS ENCOURAGED BY THE CITY. IF THE SILT FENCE FAILS TO PROVIDE ADEQUATE PROTECTION FROM IMPACT DUE TO CONSTRUCTION, THEN BARRICADES OR WOOD BRACING SHALL BE REQUIRED.
7. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE, WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED.



STANDARD CONSTRUCTION DETAIL
CONTRACTOR REQUIREMENTS FOR
SITE CLEARING, GRADING, AND EROSION CONTROL
DESIGN AND CONSTRUCTION

REV. 12/18

FILE NAME:

M3.DWG

DETAIL REF:

M-3

9. FOR INDIVIDUAL CONSTRUCTION PROJECTS INVOLVING MULTIPLE PHASES, (PHASING IS REQUIRED FOR SITES 30 ACRES AND LARGER) UPON COMPLETION OF EACH PHASE OF THE PROJECT, SEEDING AND MULCHING AND / OR SODDING IS TO BE PERFORMED PRIOR TO COMMENCING THE NEXT PHASE OF CONSTRUCTION.
10. ONCE AN AREA IS SEEDDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED. IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
11. ANY BURNING OF CLEARED MATERIALS MUST BE INSPECTED AND PERMITTED ON A DAILY BASIS. CONTACT THE FIRE MARSHAL AT 506-5905 PRIOR TO EACH DAY OF DESIRED BURNING.
12. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.
13. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SOODED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
14. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
15. FILL MATERIAL IS TO BE PLACED IN ONE FOOT MAXIMUM LOTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADDS AND ALL OTHER AREAS AS PER AASHTO T-180).
16. DURING SUBDIVISION DEVELOPMENT WHEN FUTURE BUILDING LOTS ARE FILLED AS PART OF THE OVERALL SUBDIVISION IMPROVEMENTS, COMPACTION TEST REPORTS MUST BE PERFORMED ON THE BUILDING LOTS AT 300 FOOT INTERVALS. THESE TESTS ARE TO BE PERFORMED IN ONE-FOOT VERTICAL INCREMENTS. THE RESULTS OF THESE TESTS ARE TO BE SUBMITTED TO THE CITY UPON COMPLETION OF THE TESTS.
17. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-190 MODIFIED PROCTOR METHOD.
18. STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, STOCKPILES SHALL NOT EXCEED SIX FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE. AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
19. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
20. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
21. ALL FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A PH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.



STANDARD CONSTRUCTION DETAIL
CONTRACTOR REQUIREMENTS FOR
SITE CLEARING, GRADING, AND EROSION CONTROL
DESIGN AND CONSTRUCTION
(CONTINUED)

REV. 12/18

FILE NAME:

M3.DWG

DETAIL REF:

M-3.1

1. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S LATEST FIRE/WATER FLOW CODE. ALL DEDICATED FIRE LINES SHALL BE INDEPENDENT OF ALL OTHER DOMESTIC WATER SERVICES.
2. ALL SINGLE AND DOUBLE RESIDENTIAL WATER SERVICES SHALL BE ENDOT ENDPOURE 1". COMMERCIAL SERVICES SHALL BE 1" OR 2" - NO 1-1/2" SERVICES ARE ALLOWED. POLYETHYLENE TUBING SHALL BE USED, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- A. POLYETHYLENE TUBING SHALL BE CTS 3408 HIGH DENSITY TUBING, BLUE IN COLOR, AND RATED FOR A MINIMUM OF 200 PSI WITH SDR OF 9 (CTS)
 - B. THE TUBING SHALL COME WITH A LIFETIME WARRANTY
 - C. THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY
 - D. THE TUBING SHALL HAVE UV PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF ASTM D1248, D3350, D2239, D2737, NSF 14 AND AWWA C901
3. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES. AT LOCATIONS WHERE SERVICES NEED TO BE OFFSET, SUCH AS AT FIRE HYDRANTS, FPL TRANSFORMERS, ETC., 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 2' FROM SIDE LOT LINES.
4. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
- RESILIENT SEATED GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER, PER AWWA C-515
 - BUTTERFLY VALVES GREATER THAN 24" DIAMETER, PER AWWA C-504
 - TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE
5. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 1,000'.
6. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
7. WATER MAINS SHALL BE C-900 PVC, BLUE IN COLOR, OR DIP PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY. WATER MAINS 10" OR GREATER SHALL BE DIP.
8. PVC FITTINGS 4-INCH THROUGH 36-INCH SHALL BE PVC (OR DIP WITH PROTECTO 401) INJECTION-MOLDED OR FABRICATED AS SPECIFIED, MADE OF MATERIALS MEETING OR EXCEEDING THE REQUIREMENTS OF CELL CLASS 1245-B MATERIAL AS DEFINED IN ASTM D2784. FABRICATED FITTINGS SHALL BE MANUFACTURED WITH PIPE THAT MEETS OR EXCEEDS AWWA C-905 STANDARD, AND SHALL BE FIBERGLASS REINFORCED TO A PRESSURE RATING OF 165 PSI. ALL PVC OR MECHANICAL JOINT FITTINGS MUST COMPLY WITH OR EXCEED AWWA/C907, UNI-B-14 STANDARDS AS THEY APPLY TO THE APPROPRIATE SIZE RANGE AND METHOD OF MANUFACTURE.
9. ALL HOPE PIPE UTILIZED FOR WATER, FORCE MAIN AND/OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE SDR 11 WITH HD COPPER OR TRACER WIRE UNLESS SPECIFICALLY NOTED OTHERWISE. THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
10. ALL VALVES 2" AND LARGER SHALL BE 5 RESILIENT SEATED GATE VALVES (CORP STOPS ARE NOT ACCEPTABLE).
11. MEGALUGS, BOLTLESS RESTRAINED JOINTS OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THURST RESTRAINT DESIGN GUIDELINES USING TORQUE WRENCHES PER MANUFACTURERS RECOMMENDATION.
12. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM DEPTH OF 48 INCHES FROM FINAL GRADE. CONFLICT LOCATIONS OR SPECIAL CIRCUMSTANCES NOT MEETING THESE REQUIREMENTS MAY BE APPROVED WHEN IT IS DETERMINED TO BE IN THE BEST INTEREST OF THE CITY.



STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN NOTES

FILE NAME

W1.DOC

DETAIL REF:

W-1

REV. 12/18

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. ALL WORK PERFORMED ON THE POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A STATE CERTIFIED UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
3. NEWLY CONSTRUCTED POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF PORT ORANGE. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANING OR RELATED USES.
4. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. SCHEDULING OF THESE CONNECTIONS OR TAPPINGS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS, DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 A.M. AND NOON ON THE APPROPRIATE DAY.
5. CONTRACTOR SHALL PREPARE A SAFE, SECURE AND DRY EXCAVATION FOR THE TAPPING OF MAINS BY THE CITY. THE BOTTOM OF THE EXCAVATION SHALL HAVE A MINIMUM OF 6" THICK BEDDING OF #57 STONE. ALL EXCAVATIONS GREATER THAN 5 FEET IN DEPTH SHALL COMPLY WITH THE TRENCH SHIELDING ACT.
6. THE CITY RESERVES THE RIGHT TO REQUIRE TIE-IN CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS. THE INSTALLATION OF LINE STOPPING DEVICES ON PRESSURE MAIN (POTABLE WATER, RECLAIM WATER AND SANITARY FORCE MAINS) MAY BE REQUIRED ON ANY REQUESTED UTILITY OUTAGE AT THE DISCRETION OF PUBLIC UTILITIES DEPARTMENT TO MINIMIZE INTERRUPTION TO EXISTING UTILITY CUSTOMERS.
7. ALL METERS SHALL BE PROVIDED BY THE CITY IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. METERS AND VAULTS FOR METERS 2" OR LESS WILL BE PROVIDED AND INSTALLED BY THE CITY. METERS 4" OR GREATER WILL BE PROVIDED BY THE CITY AND INSTALLED BY THE OWNER/DEVELOPER/CONTRACTOR. ALL UNDERGROUND VAULTS FOR METERS 4" OR GREATER WILL BE PROVIDED AND INSTALLED BY THE OWNER/DEVELOPER/CONTRACTOR. NOTE: LARGE COMMERCIAL RECLAIMED WATER METERS GREATER THAN 4" TAKE A MINIMUM OF 6 WEEKS FOR DELIVERY AFTER FEES ARE PAID TO THE CITY.
8. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.
9. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
10. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
12. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ANY DEFORMATION.
13. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
14. ALL POTABLE WATER MAINS SHALL USE A THURST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC PIPE IS SPECIFIED, THE RESTRAINT JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.



STANDARD CONSTRUCTION DETAIL
POTABLE WATER CONSTRUCTION NOTES

FILE NAME

W2.DOC

DETAIL REF:

W-2

REV. 12/18



STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN NOTES
(CONTINUED)

REV. 12/18

FILE NAME

W1.DOC

DETAIL REF:

W-1.1



STANDARD CONSTRUCTION DETAIL
POTABLE WATER DESIGN NOTES
(CONTINUED)

REV. 12/18

FILE NAME

W1.DOC

DETAIL REF:

W-1.2



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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS/REVISIONS
1	04-01-21	MLR	DESIGN
2	05-14-21	MLR	REVIS
3	05-14-21	MLR	REVIS
4	06-22-21	MLR	REVIS

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION NOTES

CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

DRAFTED BY: MLR

CHECKED BY: HK

DRAWING FILE: 02-05_19117-NOT

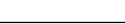
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HAIKIL KLUG, P.E., No. 8424
MECHANICAL ENGINEER, P.E. NO. 8424
NOT VALID WITHOUT SEAL

SHEET: C2 OF 53

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER LIFT STATION NOTES	<u>FILE NAME:</u> S2.DOC
		<u>DETAIL REF:</u> S-2

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER LIFT STATION NOTES	<u>FILE NAME:</u> S2.DOC
		<u>DETAIL REF:</u> S-2
		REV. 12/18

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER LIFT STATION NOTES (CONTINUED)	<u>FILE NAME</u> S2.DOC
		<u>DETAIL REF:</u> S-2.1

	STANDARD CONSTRUCTION DETAIL SANITARY SEWER LIFT STATION NOTES	<u>FILE NAME</u> S2.DOC
	REV. 12/18	<u>DETAIL REF:</u> S-2.2

	STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES	<u>FILE NAME</u> ST1.DOC
		<u>DETAIL REF:</u> ST-1
REV. 12/18		

	STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONTINUED)	<u>FILE NAME</u> ST1.DOC
		<u>DETAIL REF:</u> ST-1.1

REV. 12/18

	STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONTINUED)	<u>FILE NAME</u> ST1.DOC
		<u>DETAIL REF:</u> ST-1.2
		REV. 12/18

	STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES (CONTINUED)	FILE NAME ST1.DOC
	REV. 12/18	DETAIL REF: ST-1.3

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION NOTES**

VOLUSIA COUNTY, FLORIDA

CITY OF PORT ORANGE, FL

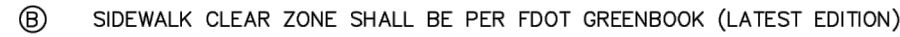
PROJECT NO: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 02-05_19117-NOT XREFS: XXXXX.DWG XREFS: XXXXX.DWG



HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 68357
NOT VALID WITHOUT SEAL

SHEET: C4 OF 53

FILE NAME:
R1.DWG
DETAIL REF:
R-1



	STANDARD CONSTRUCTION DETAIL	FILE NAME:	R2.DWG
	ROADWAY LANDSCAPING LAYOUT AND NOTES	DETAIL REF:	R-2
	REV. 12/18		

SCOPE OF WORK

FURNISH AND INSTALL SOD, OR SEED AND MULCH, THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS. AT A MINIMUM, ALL WORK SHALL MEET THE MINIMUM STANDARDS OF SECTION 570 OF FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND MINIMUM REQUIREMENTS OF THE CITY, AS OUTLINED BELOW.

SEED

SEED SHALL BE PRE-MIXED BY A SEED COMPANY TO THE PERCENTAGES DESCRIBED BELOW, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY'S DESIGNATED LANDSCAPE INSPECTOR PRIOR TO USE. THE GRASS SEED MIXTURE SHALL BE:

PENSACOLA BAHIA (USE 50% SCARIFIED SEED)	50%
HULLED BERMUDA	25%
BROWN TOP MILLET	25%

NOTE: IN THE FALL AND WINTER MONTHS, AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWN TOP MILLET.

MULCH

STRAW OR HAY CONSISTING OF OATS, RYE, OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM WEED AND OTHER UNDESIRABLE PLANT. APPROXIMATELY ONE INCH (1"). LOOSE THICKNESS, OF MULCH MATERIAL SHALL BE APPLIED UNIFORMLY OVER THE SEEDED AREAS (APPROXIMATELY ONE AND ONE-HALF (1-1/2) BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A CHISEL HARROW OR OTHERWISE ANCHORED DOWN. UNDER PROPER CIRCUMSTANCES, CONTRACTOR MAY REQUEST OPTION TO INSTALL HYDRO-SEEDING, SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND THE CITY.

METHOD

GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE.

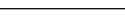
	STANDARD CONSTRUCTION DETAIL SODDING, SEEDING AND MULCHING NOTES	FILE NAME: M4.DWG
		DETAIL REF: M-4
		REV. 12/18

IN ORDER TO ENSURE THAT NEW SUBDIVISIONS AND SITE PLANS ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS, THE FOLLOWING INFORMATION IS REQUIRED ON ALL AS-BUILT DRAWINGS:

1. INDIVIDUAL PLAN AND PROFILE SHEETS FOR ALL ROADS AND SANITARY SEWER LINES, SHOWING MANHOLES, INLETS, AND PIPE CROSSINGS. PLAN AND PROFILE SHEETS SHALL SHOW SANITARY LINES AND ALL OTHER BURIED UTILITIES THAT CROSS SEWER LINES, AND ANY THAT ARE PARALLEL AND WITHIN TEN FEET OF SANITARY SEWER LINES. ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF ONE (1) INCH EQUAL TO FOUR (4) FEET VERTICAL AND ALL OTHER BURIED PROFILES SHALL BE DRAWN AT ONE (1) INCH EQUAL TO FOUR (4) FEET VERTICAL AND ALIGNED VERTICALLY WITH IMPROVEMENTS SHOWN ON THE PLAN VIEW.
2. DESIGN ELEMENTS SHALL BE CROSSED OUT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT.
3. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK FOR SUBDIVISIONS AND AS APPROPRIATE TO CONFIRM PAVING LINES FOR THE PLOTS.
4. ALL RADI AT INTERSECTIONS SHALL BE VERIFIED, DIMENSIONED AND CLEARLY INDICATED ON THE AS-BUILT.
5. ROADWAY ELEVATIONS AT CENTERLINE AND CURB INVERT SHALL BE RECORDED AT ALL GRADE CHANGES, 100' INTERVALS FOR LONG ROADWAYS, AND OTHER INTERVALS AS NEEDED. FOR SUBDIVISIONS, THE AS-BUILT CENTERLINE GRADE LINES OF ALL STREETS SHALL BE SHOWN ON THE PLAN AND PROFILE ALONG WITH THE DESIGN PROFILE GRADE LINES. IN THE EVENT THAT THE AS-BUILT CENTERLINE LONGITUDINAL GRADE DOES NOT MEET THE CITY STANDARDS, ADDITIONAL CLOSING SHALL BE REQUIRED TO CORRECT THE EXISTING CURBING AND SIMILAR ROADWAY CROSS-SECTIONS SHALL BE REQUIRED TO VERIFY THAT THE SYSTEM WILL FUNCTION AS ORIGINALLY DESIGNED.
6. FOR SUBDIVISIONS, PROPOSED DESIGN FINISHED FLOOR ELEVATIONS SHALL APPEAR ON ALL SUBDIVISION LOTS ON THE APPROPRIATE PLAN AND PROFILE SHEET AS WELL AS ON THE MASTER DRAINAGE PLAN.
7. ALL STORM DRAINAGE CENTERLINES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES AS APPROPRIATE. STORM DRAINAGE PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT.
8. STORM DRAINAGE STRUCTURE RIMS, PIPE INVERT AND INLET BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS AS-BUILT INFORMATION. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY DENOTED AS BEING AS-BUILT INFORMATION FOR THE PLOTS.
9. ALL APPLICABLE TOPOGRAPHIC INFORMATION SHALL BE PLOTTED ON THE ON-SITE DRAINAGE SYSTEM, SUCH AS DITCHES, SWALES, LAKES, CANALS, ETC. THAT ARE DEEMED NECESSARY FOR THE CITY TO VERIFY THE FUNCTIONAL PERFORMANCE OF THE STORMWATER SYSTEM, SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100' AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES WHEN POSSIBLE. CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
10. RETENTION AREAS SHALL HAVE THEIR TOP AND BOTTOM OF BANK ELEVATIONS RECORDED. ACTUAL DIMENSIONS OF THE SIZE OF ALL RETENTION AREAS ARE TO BE RECORDED AS MEASURED FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED.
11. ALL STRUCTURAL MATERIALS AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SKIMMERS SHALL BE NOTED ON THE AS-BUILT.
12. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE AND TOPS OF BANKS SHALL BE RECORDED EVERY 100 FEET. SIDE SLOPES SHALL ALSO BE INDICATED.

	STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR AS-BUILTS DRAWINGS	<u>FILE NAME</u> M5.DOC
	REV. 12/18	<u>DETAIL REF:</u> M-5

13. SANITARY SEWER STRUCTURES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. SANITARY SEWER STRUCTURE RISES, PIPE INVERTS AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY NOTED AS AS-BUILT INFORMATION.
14. SANITARY SEWER PIPE SHALL BE LOCATED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. SANITARY SEWER PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
15. SEWER LATERALS SHALL BE RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCE SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARD UPSTREAM MANHOLES.
16. LIFT STATION SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. LIFT STATION DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED FOR CONSTRUCTION PLANS SHALL BE VERIFIED AND AS-BUILT INFORMATION INDICATED. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED, AND LABELED. FORCE MAIN PIPE INVERT ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS AS-BUILT INFORMATION.
17. FORCE MAIN PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. FORCE MAIN PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
18. TIE-IN DIMENSIONS TO THREE (3) PERMANENT ABOVE GRADE FEATURES SHALL BE SHOWN ON THE AS-BUILTS FOR ALL VALVES, TEES, BENDS, CROSSES, SEWER CONNECTION TEES, FIRE HYDRANTS AND APPLICABLE FIXTURES AT THE TIE-IN. A TABLE SHALL BE SHOWN ON THE AS-BUILTS LISTING THE NORTHING, EASTING, TOP ELEVATION, SIZE, MATERIAL, TYPE AND MODEL INFORMATION FOR ALL POTABLE WATER, RECLAIMED WATER AND FORCE MAIN VALVES, TEES, BENDS, CROSSES, SEWER CONNECTION TEES, FIRE HYDRANTS AND APPLICABLE FIXTURES.
19. FOR PERPENDICULAR CROSSINGS OF STORMWATER, POTABLE WATER, RECLAIMED WATER, OR FORCE MAIN SERVICES, THE AS-BUILT PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES.
20. ANY SPECIAL FEATURES SUCH AS, CONCRETE FLUMES, LAKE BAINS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHALL ALSO BE LOCATED AND DIMENSIONED.
21. IF AN APPROVED SUBDIVISION PLAT OR SITE PLAN SHOWS A CONSERVATION EASEMENT, THE PROJECT SURVEYOR SHALL PROVIDE THE EXACT LOCATION OF THE SPECIMEN TREE(S) FROM THE RIGHT-OF-WAY OR PROPERTY LINES AND THE EXACT EASTING AND NORTHING COORDINATES OF THE AS-BUILT DRAWING. THE AS-BUILT LOCATION OF THESE TREES WILL HELP VERIFY THE SUFFICIENCY OF THE CONSERVATION EASEMENT PRIOR TO PLAT RECORDING OR CERTIFICATE OF OCCUPANCY.
22. WHEN STORMWATER, POTABLE WATER, RECLAIMED WATER OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE AS-BUILT DRAWING SHALL ACCURATELY DEPICT THE LOCATION OF THE IMPROVEMENTS WITHIN THE EASEMENT. THE EASEMENT INFORMATION SHALL BE SHOWN ON THE DOCUMENT WITH LEGIBLE DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO RECORDING OF SAID EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT.

	STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR AS-BUILT DRAWINGS (CONTINUED)	<u>FILE NAME</u> M5.DOC
	REV. 12/18	<u>DETAIL REF:</u> M-5.1

VOLUSIA COUNTY NOTES

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK...
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX #102-660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX #102-600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.



CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL

PLANNING

TRANSPORTATION

[illegible]

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION NOTES**

CITY OF PORT ORANGE FLORIDA
VOLUISIA COUNTY FLORIDA

PROJECT NO: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 02-05_19117-NOT XREF'S: ---- XREF'S: ----



HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 68357
NOT VALID WITHOUT SEAL

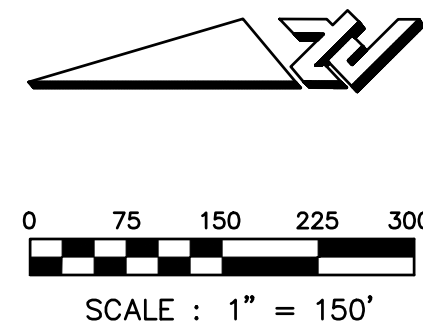
SHEET: C5 OF 53



Know what's below.
Call before you dig.

LEGEND:

- PROPOSED SILT FENCE
- EXISTING WETLANDS
- PROPOSED WETLAND IMPACT
- PROPOSED UPLAND BUFFER



NOTES:
AREA WITHIN SILT FENCE TO BE CLEARED.

S. WILLIAMSON BLVD

S. WILLIAMSON BLVD



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGNED
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
DEMOLITION & EROSION
CONTROL PLAN

CITY OF PORT ORANGE FL VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 06_19117-ECP
XREFS: 19117-BAS.DWG
XREFS: ---

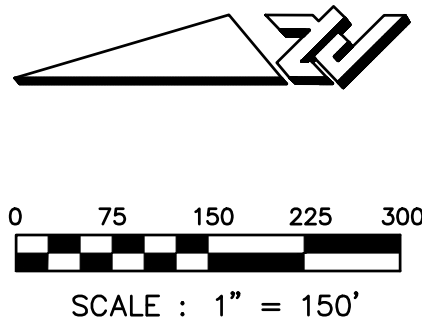


HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: C6 OF 53

LEGEND:

- WETLANDS TO REMAIN
- PROPOSED UPLAND BUFFER
- PROPOSED CONSERVATION EASEMENT AREAS
- PROPOSED TREE PRESERVATION EASEMENT AREAS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE



50' LANDSCAPE BUFFER

S. WILLIAMSON BLVD

EXISTING POND

DA-6B

ROSEBERRY COURT

RA-6A

PROPOSED
LIFTSTATION #2
PROPOSED
COMPENSATING
STORAGE AREA 1

ARBOR
STATION
LANE

DA-5B

ENNIS CIRCLE

DA-5A

ENNIS CIRCLE

KENTLANDS DRIVE

EXISTING POND

RETENTION POND

EDGE OF WATER @ ELEVATION 24.4'

PROPOSED
LIFTSTATION #1

PROPOSED
COMPENSATING
STORAGE AREA 2

FUTURE
AMENITY
AREA
TRACT

50' LANDSCAPE BUFFER



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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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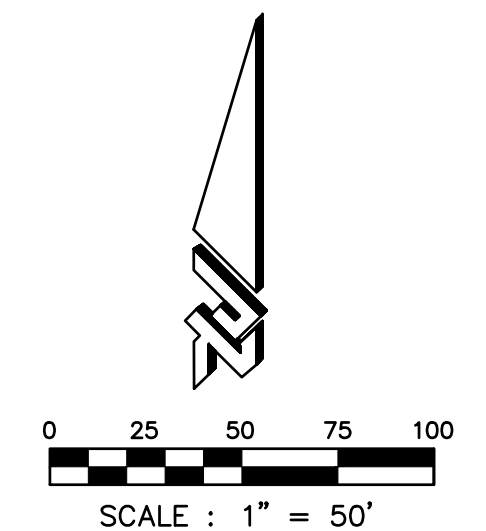
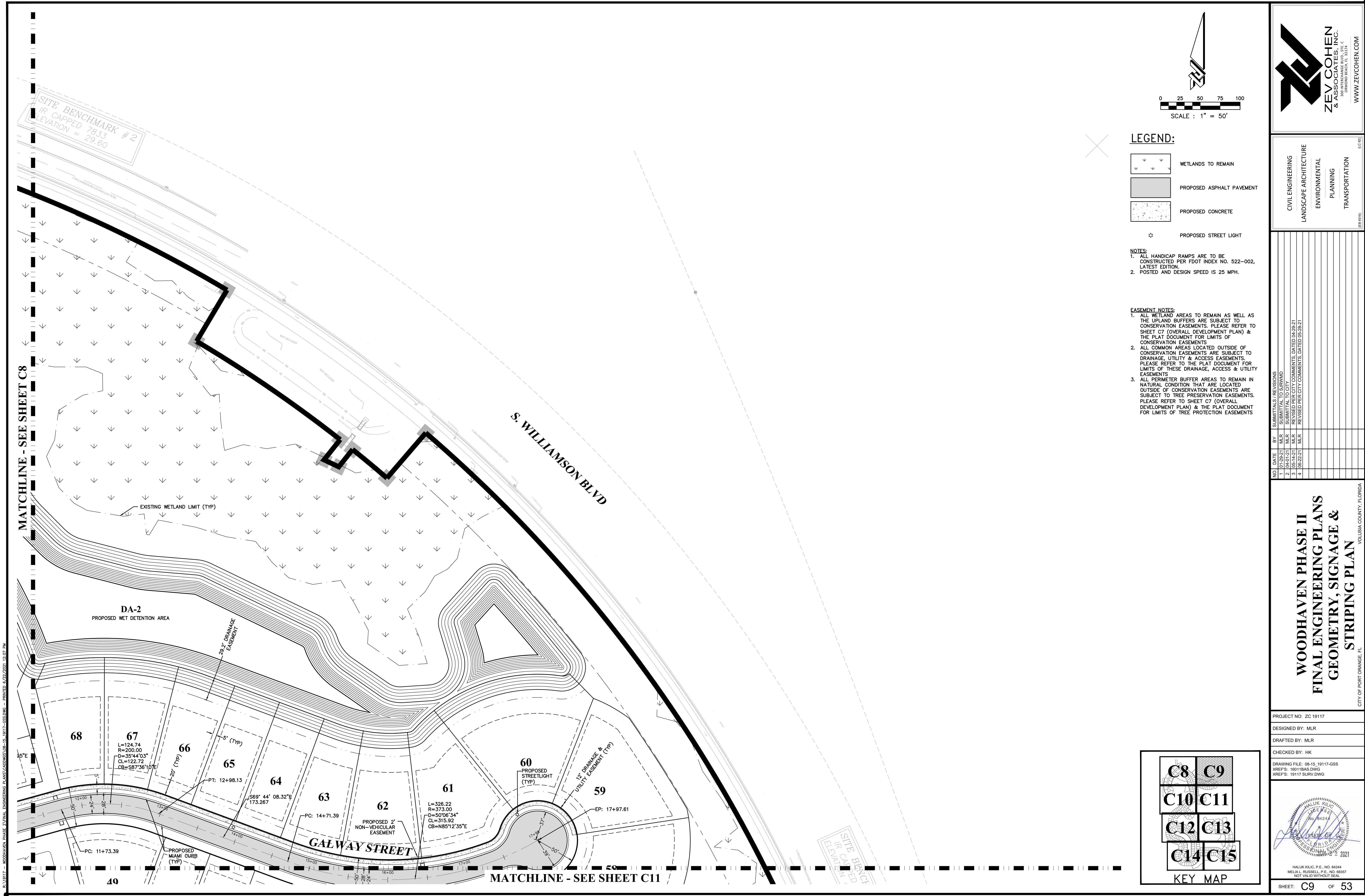
NO.	DATE	BY	SUBMITTALS / REVISIONS
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 07_19117-ODP
XREFS: 1601BAS.DWG
XREFS: 19117-SURV.DWG



HAIKUN KILIC, P.E., No. 84244
MELAI L. RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL
SHEET: C7 OF 53

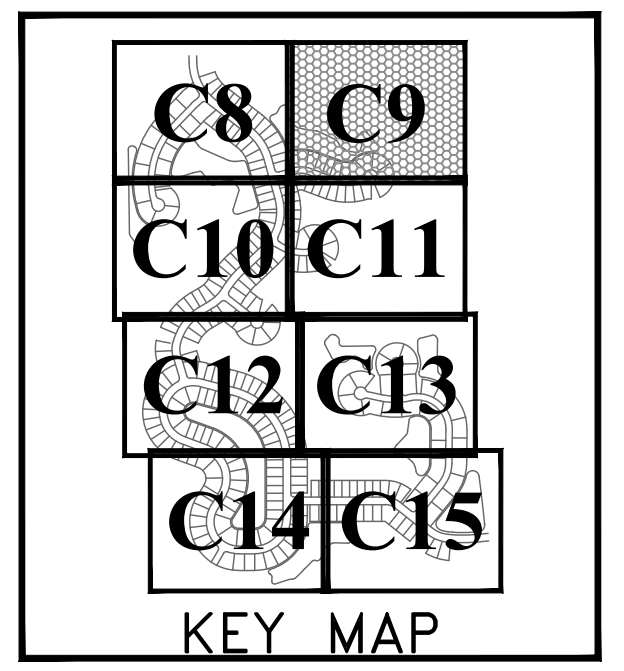


LEGEND:

- [Symbol] WETLANDS TO REMAIN
- [Symbol] PROPOSED ASPHALT PAVEMENT
- [Symbol] PROPOSED CONCRETE
- [Symbol] PROPOSED STREET LIGHT

NOTES:
1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
2. POSTED AND DESIGN SPEED IS 25 MPH.

EASEMENT NOTES:
1. ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS
2. ALL COMMON AREAS LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO DRAINAGE, UTILITY & ACCESS EASEMENTS. PLEASE REFER TO THE PLAT DOCUMENT FOR LIMITS OF THESE DRAINAGE, ACCESS & UTILITY EASEMENTS
3. ALL PERIMETER BUFFER AREAS TO REMAIN IN NATURAL CONDITION THAT ARE LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO TREE PRESERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF TREE PROTECTION EASEMENTS



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
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NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGN
2	04-01-21	MLR	SUBMITTAL TO CITY
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

DRAFTED BY: MLR

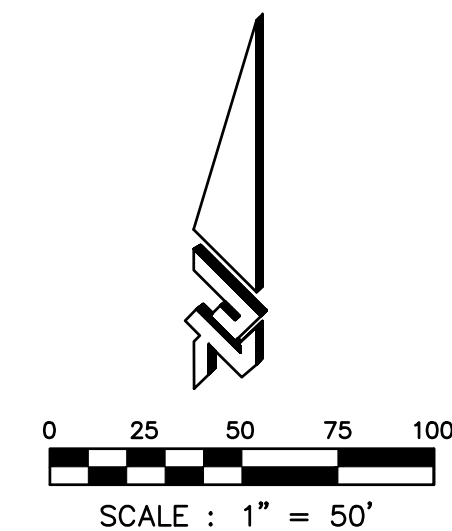
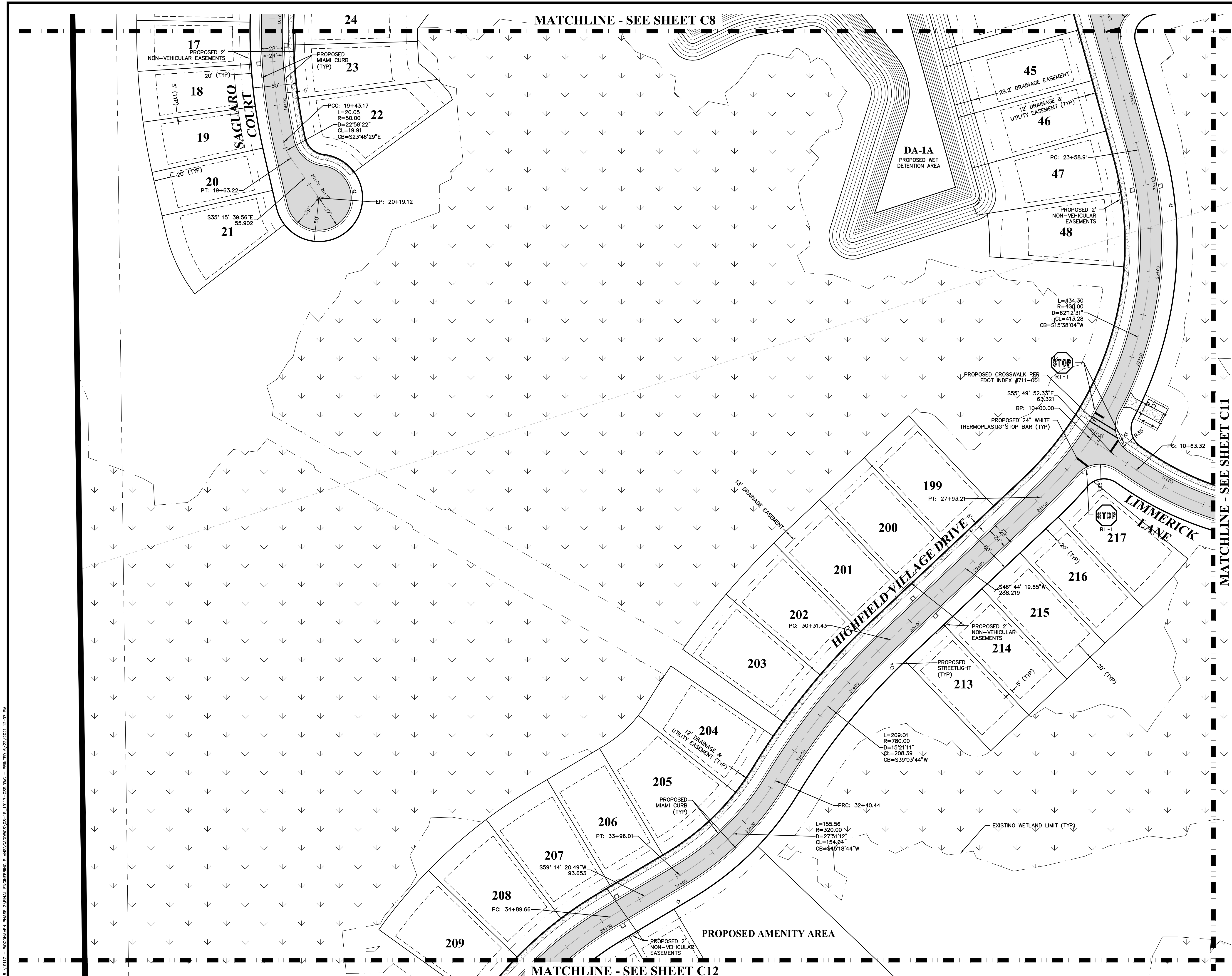
CHECKED BY: HK

DRAWING FILE: 08-15_19117-GSS
XREF'S: 1601BAS.DWG
XREF'S: 19117 SURV.DWG

HALUK KILIC, P.E., NO. 84244
MEL A.L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C9** OF **53**

R. 19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (CADDINGS) - 15 19117-GSS.DWG - PRINTED: 6/22/2021 12:07 PM

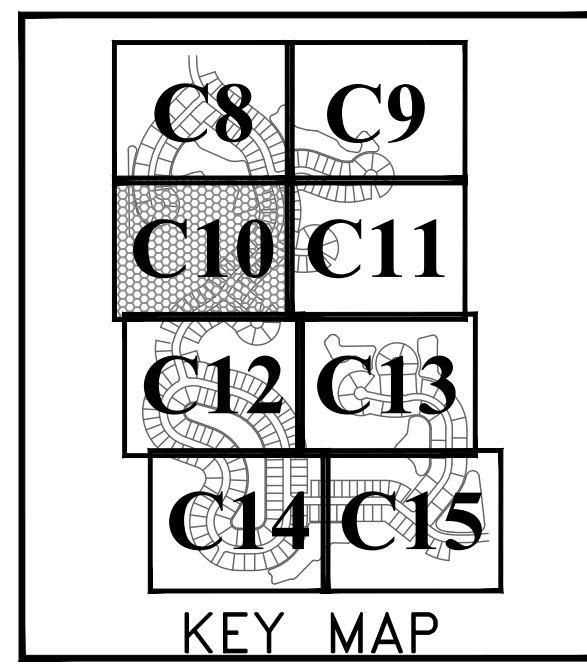


LEGEND:

- WETLANDS TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT

NOTES:
1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
2. POSTED AND DESIGN SPEED IS 25 MPH.

EASEMENT NOTES:
1. ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS.
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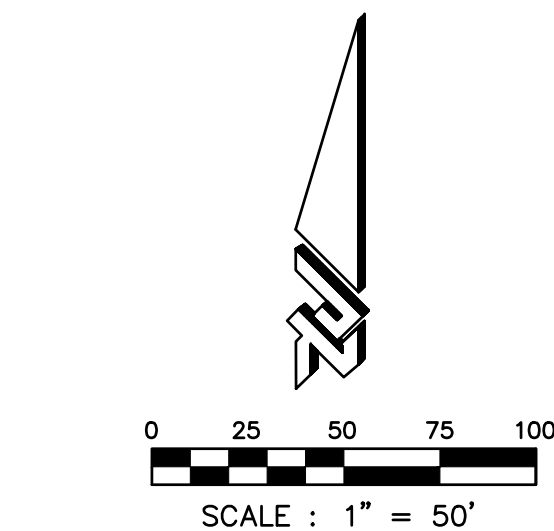
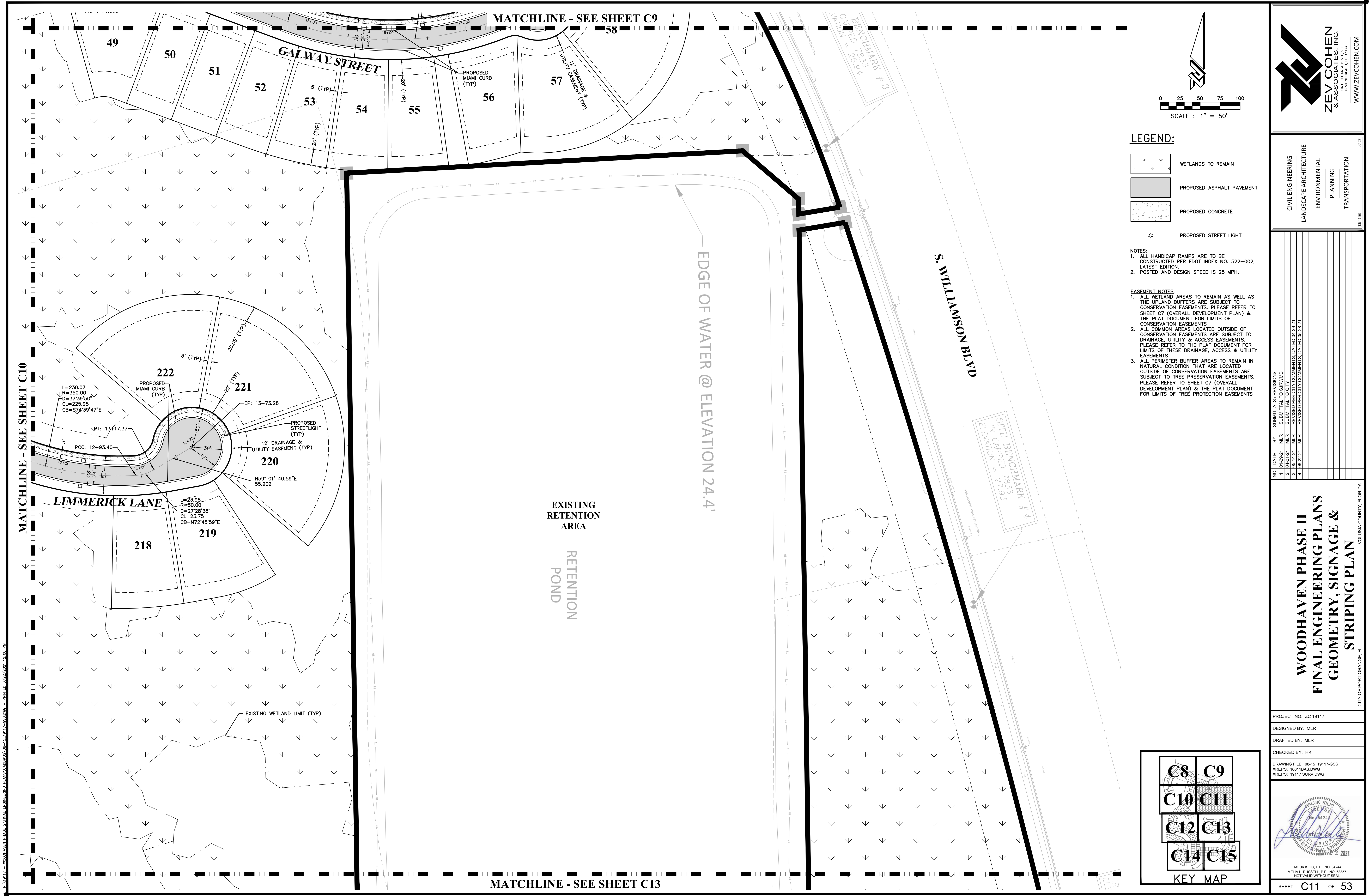
WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

CITY OF PORT ORANGE FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.:	ZC 19117
DESIGNED BY:	MLR
DRAFTED BY:	MLR
CHECKED BY:	HK
DRAWING FILE:	08-15_19117-GSS
XREFS:	1601BAS.DWG
XREFS:	19117 SURV.DWG

HALUK KILIC, P.E., NO. 8424
MELBA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C10** OF **53**



- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STREET LIGHT

- NOTES:**
- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
 - POSTED AND DESIGN SPEED IS 25 MPH.

- EASEMENT NOTES:**
- ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS.
 - ALL COMMON AREAS LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO DRAINAGE, UTILITY & ACCESS EASEMENTS. PLEASE REFER TO THE PLAT DOCUMENT FOR LIMITS OF THESE DRAINAGE, ACCESS & UTILITY EASEMENTS.
 - ALL PERIMETER BUFFER AREAS TO REMAIN IN NATURAL CONDITION THAT ARE LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO TREE PRESERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF TREE PROTECTION EASEMENTS.

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LANDSCAPE ARCHITECTURE
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FORT LAUDERDALE, FL 33325
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

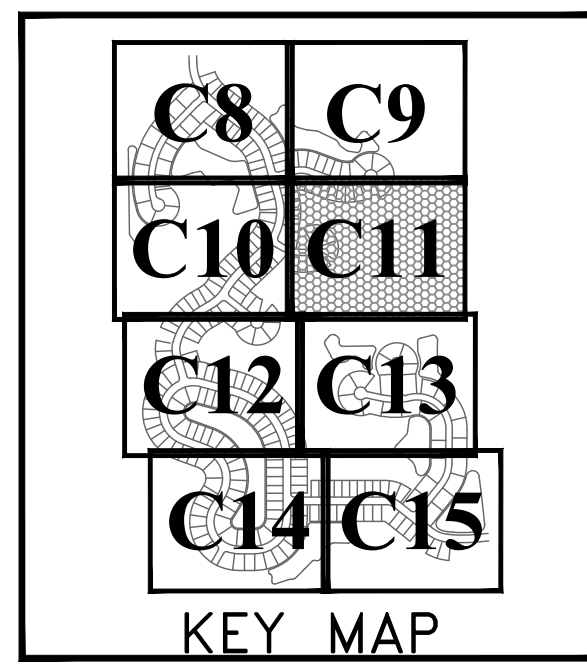
CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.:	ZC 19117
DESIGNED BY:	MLR
DRAFTED BY:	MLR
CHECKED BY:	HK

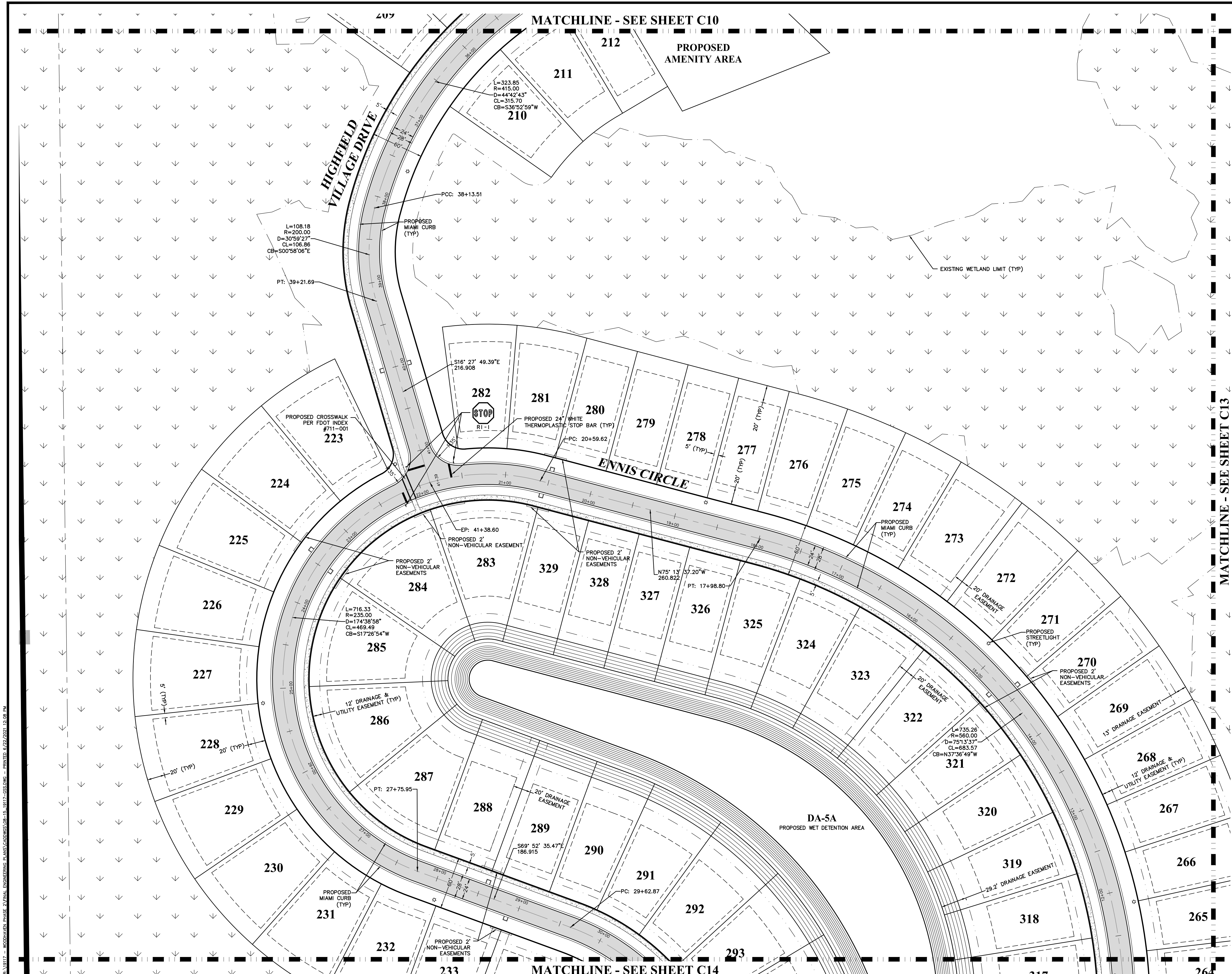
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XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG

HALUK KILIC, P.E., NO. 84244
MELUK RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C11** OF **53**



R. 19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (CADDINGS) - 15-19117-GSS.DWG - PRINTED: 6/22/2021 12:08 PM



LEGEND:

- WETLANDS TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT

NOTES:

- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
- POSTED AND DESIGN SPEED IS 25 MPH.

EASEMENT NOTES:

- ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS.
- ALL COMMON AREAS LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO DRAINAGE, UTILITY & ACCESS EASEMENTS. PLEASE REFER TO THE PLAT DOCUMENT FOR LIMITS OF THESE DRAINAGE, ACCESS & UTILITY EASEMENTS.
- ALL PERIMETER BUFFER AREAS TO REMAIN IN NATURAL CONDITION THAT ARE LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO TREE PRESERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF TREE PROTECTION EASEMENTS.

NO. **DATE** **BY** **SUBMITTALS / REVISIONS**

1	04-01-21	MLR	DESIGN
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

KEY MAP

Grid showing sheets C8, C9, C10, C11, C12, C13, C14, C15.

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE &
STRIPING PLAN**

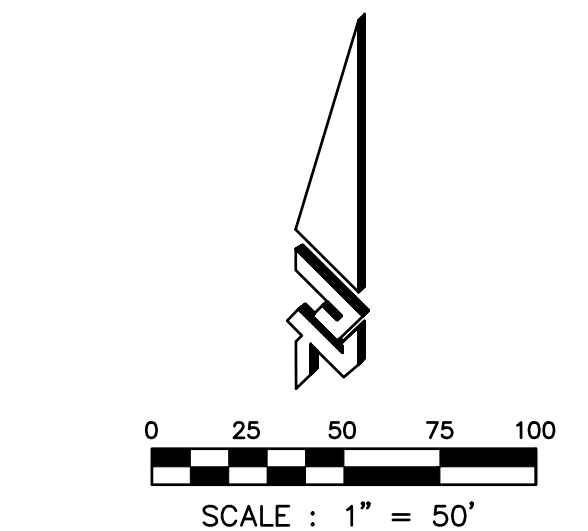
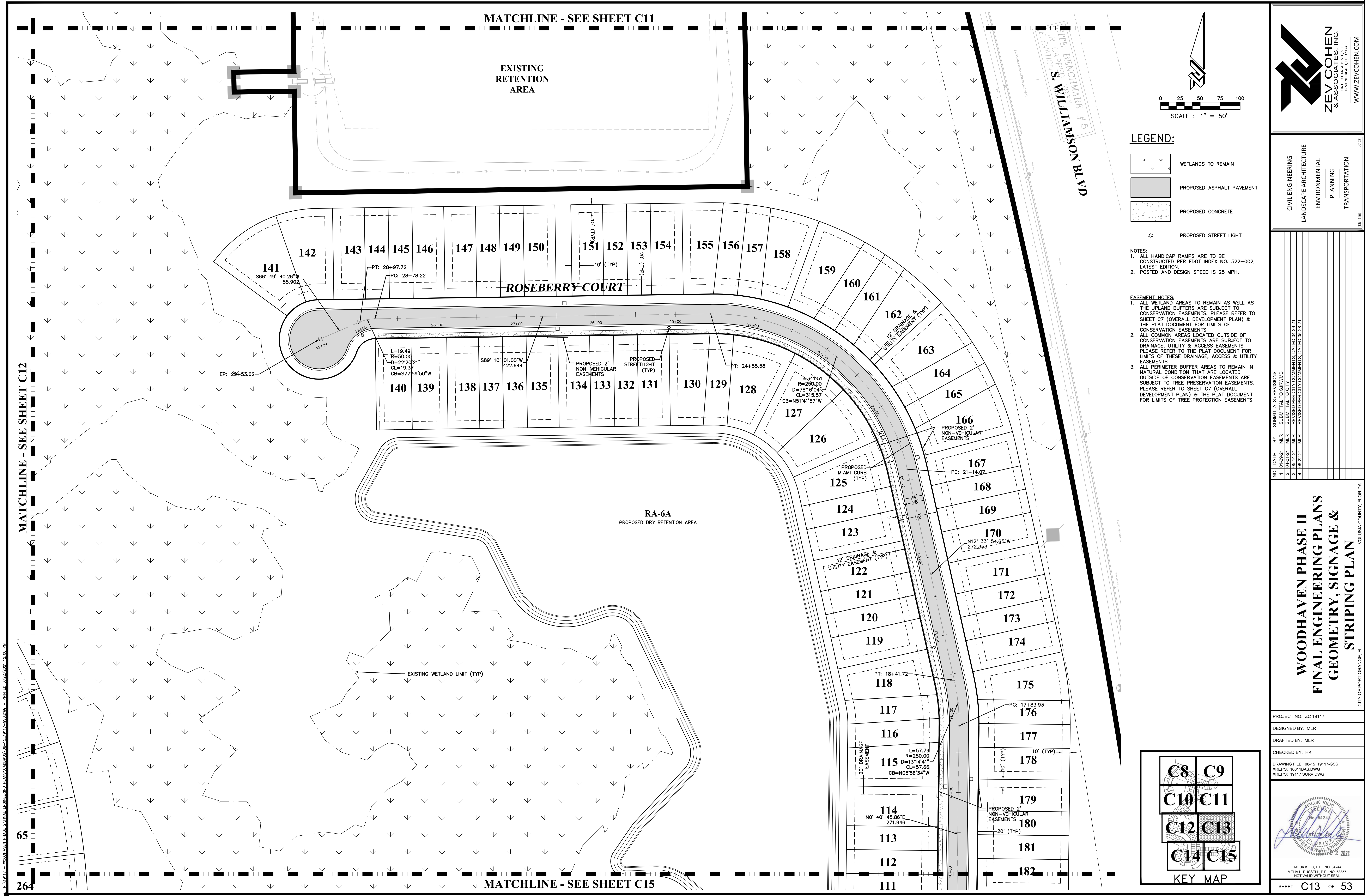
CITY OF PORT ORANGE FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 08-15_19117-GSS
XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG

HALUK KLUG, P.E., NO. 8424
MELAL RUSSELL, P.E., NO. 69037
NOT VALID WITHOUT SEAL

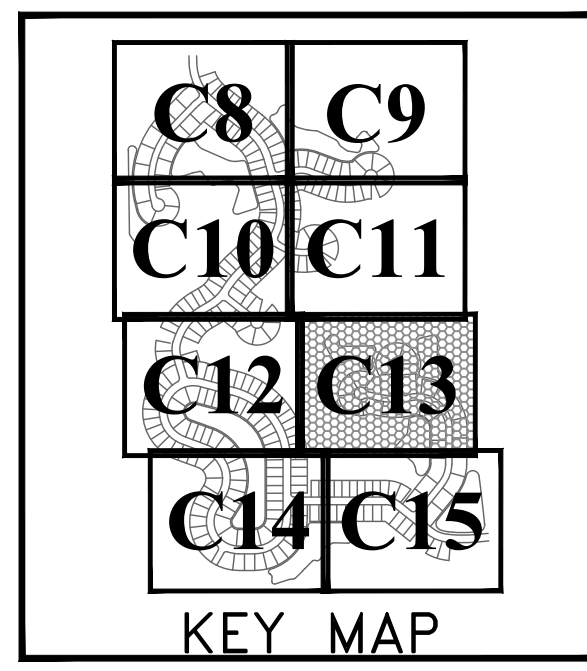
SHEET: C12 OF 53



- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STREET LIGHT

- NOTES:**
1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
 2. POSTED AND DESIGN SPEED IS 25 MPH.

- EASEMENT NOTES:**
1. ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS
 2. ALL COMMON AREAS LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO DRAINAGE, UTILITY & ACCESS EASEMENTS. PLEASE REFER TO THE PLAT DOCUMENT FOR LIMITS OF THESE DRAINAGE, ACCESS & UTILITY EASEMENTS
 3. ALL PERIMETER BUFFER AREAS TO REMAIN IN NATURAL CONDITION THAT ARE LOCATED OUTSIDE OF CONSERVATION EASEMENTS ARE SUBJECT TO TREE PRESERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF TREE PROTECTION EASEMENTS



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SUITE 200
FORT LAUDERDALE, FL 33307
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1	04-01-21	MLR	DESIGNED
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

DRAFTED BY: MLR

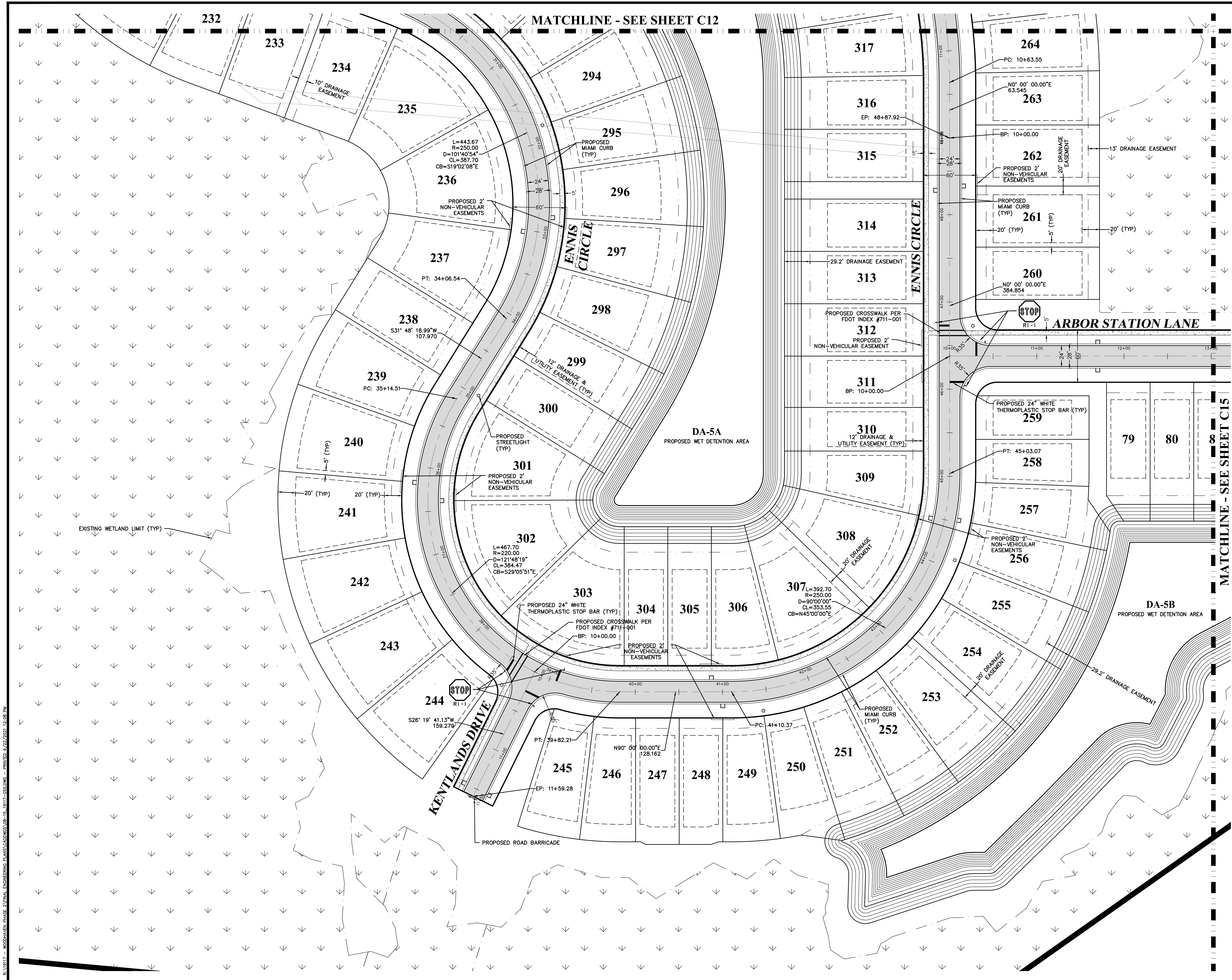
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XREFS: 1601BAS.DWG
XREFS: 19117_SURV.DWG

HALIUK KLUC, P.E., NO. 84244
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SHEET: **C13** OF 53

R. 19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (CADDINGS) - 15 19117-GSS.DWG - PRINTED: 6/22/2023 12:08 PM



0 25 50 75 100
SCALE : 1" = 50'

LEGEND:

- WETLANDS TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT

NOTES:

- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
- POSTED AND DESIGN SPEED IS 25 MPH.

EASEMENT NOTES:

- ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS
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KEY MAP

C8	C9
C10	C11
C12	C13
C14	C15

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**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE &
STRIPING PLAN**

CITY OF PORT ORANGE FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

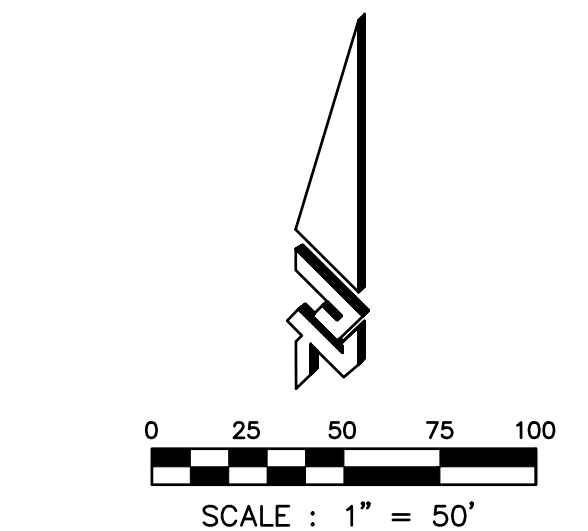
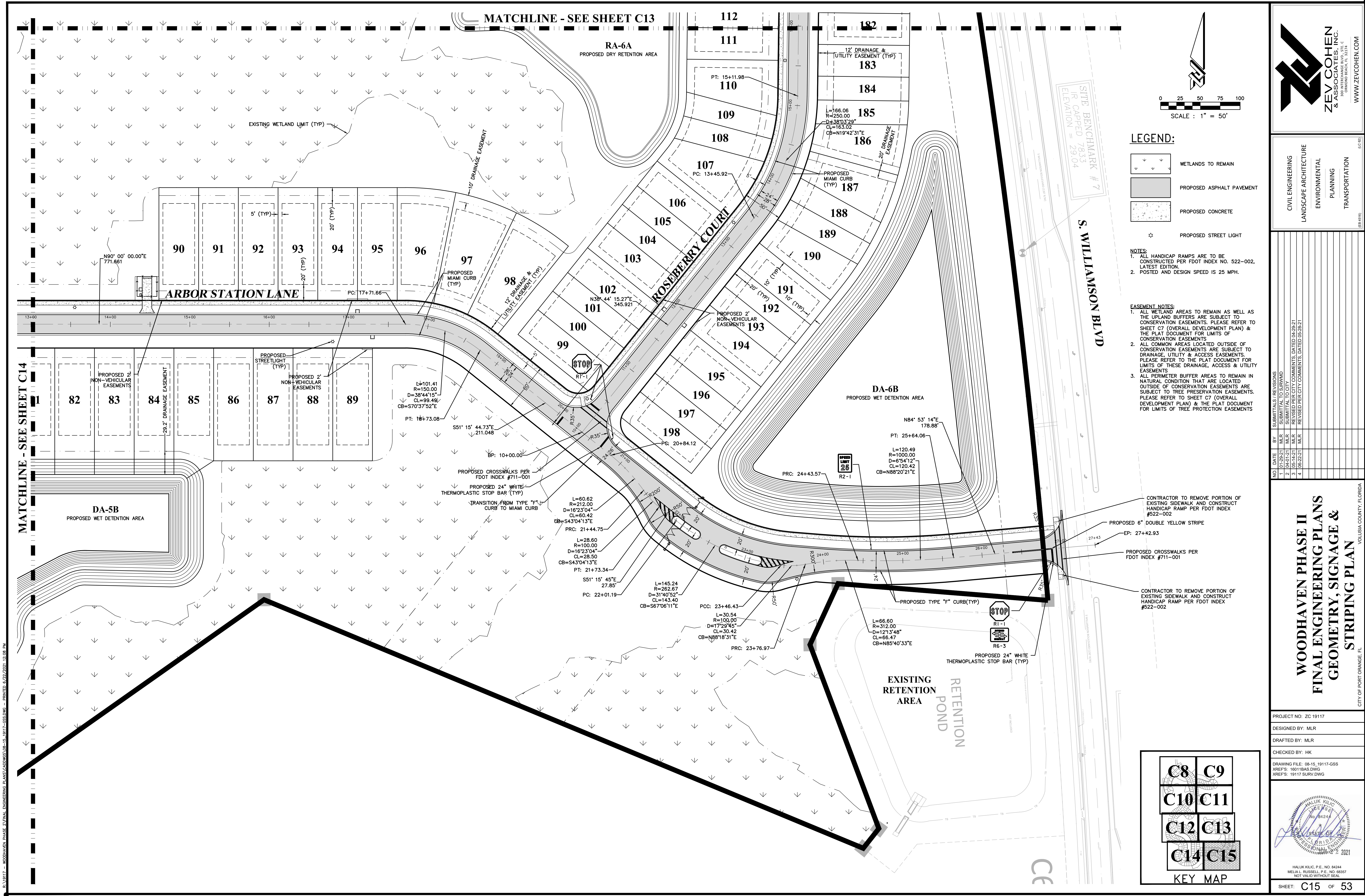
DRAFTED BY: MLR

CHECKED BY: HK

DRAWING FILE: 08-15_19117-GSS
XREFS: 1601BAS.DWG
XREFS: 19117-SURV.DWG

MEL A. RUSSELL, P.E., NO. 84244
MECHANICAL ENGINEERING
EXPIRES 12/31/2024

SHEET: C14 OF 53

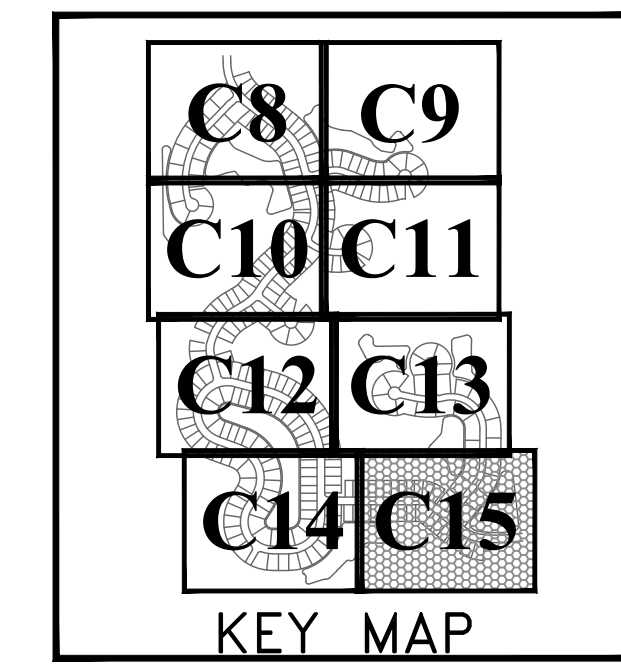


- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STREET LIGHT

- NOTES:**
- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
 - POSTED AND DESIGN SPEED IS 25 MPH.

- EASEMENT NOTES:**
- ALL WETLAND AREAS TO REMAIN AS WELL AS THE UPLAND BUFFERS ARE SUBJECT TO CONSERVATION EASEMENTS. PLEASE REFER TO SHEET C7 (OVERALL DEVELOPMENT PLAN) & THE PLAT DOCUMENT FOR LIMITS OF CONSERVATION EASEMENTS.
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- CONTRACTOR TO REMOVE PORTION OF EXISTING SIDEWALK AND CONSTRUCT HANDICAP RAMP PER FDOT INDEX #522-002
- PROPOSED 6" DOUBLE YELLOW STRIPE
- EP: 27+42.93
- PROPOSED CROSSWALKS PER FDOT INDEX #711-001
- CONTRACTOR TO REMOVE PORTION OF EXISTING SIDEWALK AND CONSTRUCT HANDICAP RAMP PER FDOT INDEX #522-002



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BOCA RATON, FL 33433
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NO.	DATE	BY	REVISIONS
1	04/01/21	MLR	FOR REVIEW
2	04/01/21	MLR	SUBMITTAL TO CITY
3	05/14/21	MLR	REVISED PER CITY COMMENTS DATED 04-28-21
4	06/22/21	MLR	REVISED PER CITY COMMENTS DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

DRAFTED BY: MLR

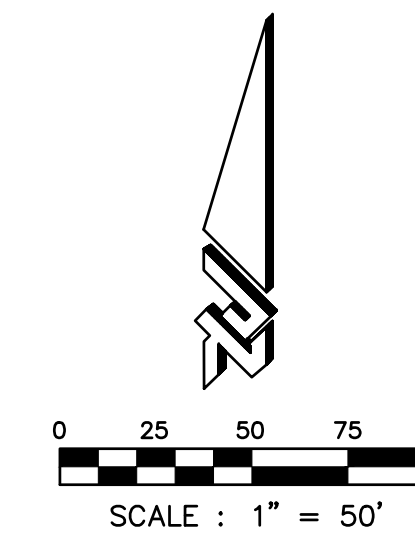
CHECKED BY: HK

DRAWING FILE: 08-15_19117-GSS
XREFS: 1601BAS.DWG
XREFS: 19117-SURV.DWG

MEL A. RUSSELL, P.E., No. 8424
NOT VALID WITHOUT SEAL

SHEET: **C15** OF **53**

S. WILLIAMSON BLVD



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES
- PROPOSED GRADE
- PROPOSED MATCH EXISTING GRADE LABEL
- EXISTING GRADE LABEL
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED LOT GRADING TYPE

- NOTES:
- SEE SHEET C24 FOR STORMWATER STRUCTURE TABLES.
 - CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SOIL REQUIREMENTS AND RECOMMENDATIONS.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH LDC REQUIREMENTS.
 - SLOPES TO THE PROPERTY LINE SHALL BE BETWEEN 1% (MIN) AND 17% MAX FOR CROSS SLOPES FROM THE HOUSE AND AC PAD.
 - F.F.E. SHALL NOT BE MORE THAN 8" ABOVE THE MIN. DESIGN F.F.E. SHOWN WITHOUT CONSULTING THE ENGINEER OF RECORD.
 - ALL GUTTERS AND STORMWATER RUNOFF TO BE DIRECTED TO STORMWATER SYSTEMS.



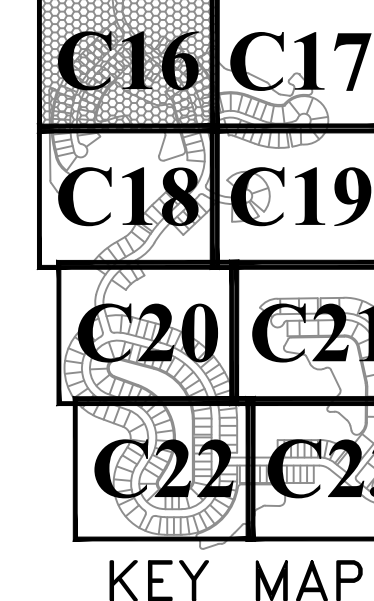
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	ISSUED FOR PERMITS
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN

CITY OF PORT ORANGE, FL VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 16-24_19117-PGD
XREFS: 16011BAS.DWG
XREFS: 19117 SURV.DWG
HAUK KILG, P.E., No. 8424
MELIA RUSSELL, P.E., No. 62057
NOT VALID WITHOUT SEAL
SHEET: C16 OF 53



KEY MAP

MATCHLINE - SEE SHEET C18

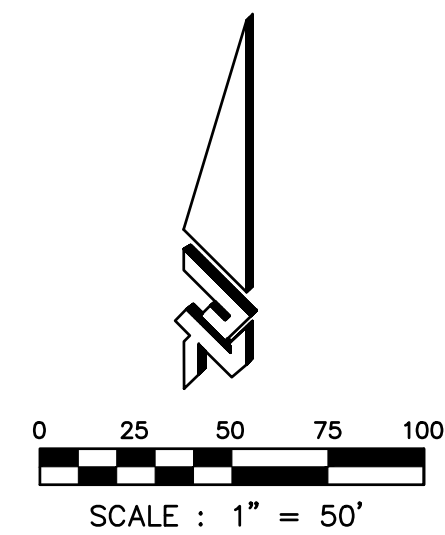
MATCHLINE - SEE SHEET C17

R. 19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (WOODS) 16-24 19117-PG03.DWG - PRINTED: 6/22/2023 12:11 PM

MATCHLINE - SEE SHEET C16



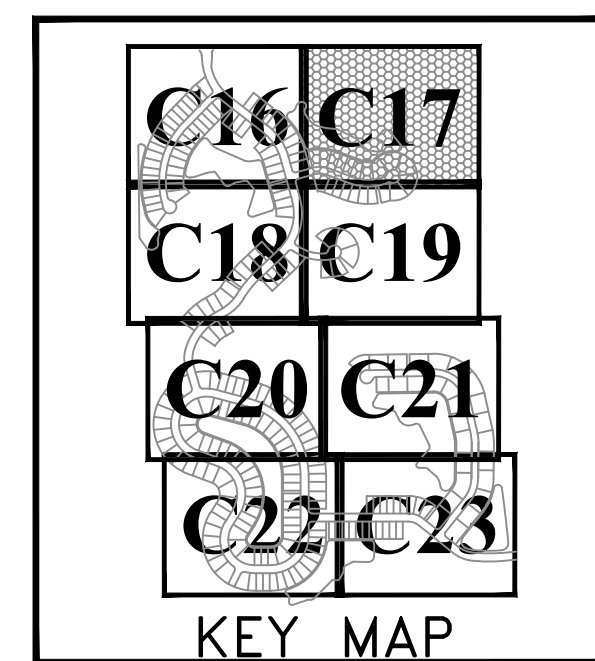
MATCHLINE - SEE SHEET C19



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- OR PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES
- PROPOSED GRADE
- PROPOSED MATCH EXISTING GRADE LABEL
- EXISTING GRADE LABEL
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED LOT GRADING TYPE

- NOTES:
- SEE SHEET C24 FOR STORMWATER STRUCTURE TABLES.
 - CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SOIL REQUIREMENTS AND RECOMMENDATIONS.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH LDC REQUIREMENTS.
 - SLOPES TO THE PROPERTY LINE SHALL BE BETWEEN 1% (MIN) AND 17% MAX FOR CROSS SLOPES FROM THE HOUSE AND AC PAD.
 - F.F.E. SHALL NOT BE MORE THAN 8" ABOVE THE MIN. DESIGN F.F.E. SHOWN WITHOUT CONSULTING THE ENGINEER OF RECORD.
 - ALL GUTTERS AND STORMWATER RUNOFF TO BE DIRECTED TO STORMWATER SYSTEMS.



CIVIL ENGINEERING
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NO.	DATE	BY	SUBMITTALS / REVISIONS
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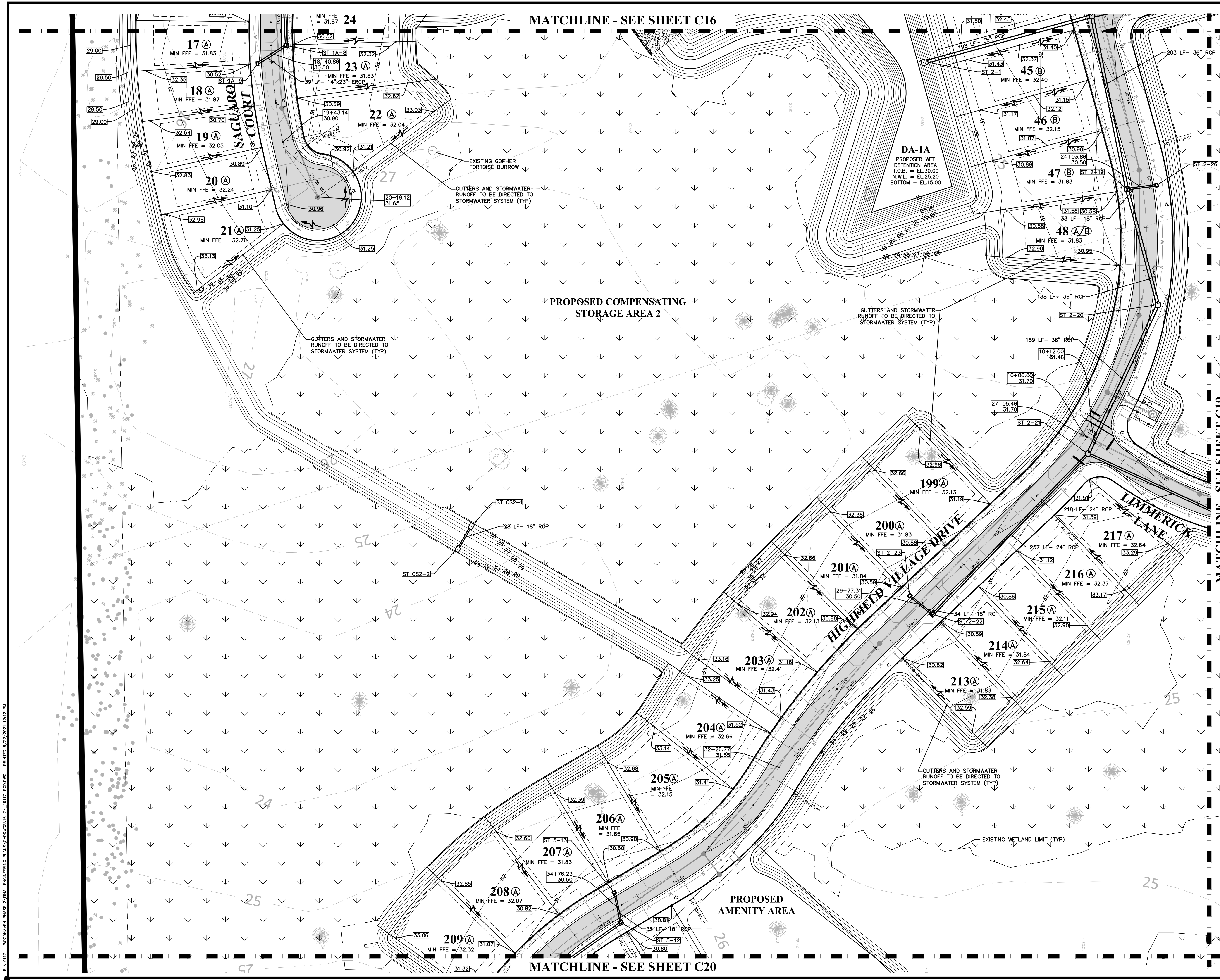
WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN

CITY OF PORT ORANGE, FL VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 16-24_19117-PG03.DWG
XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG



HALUK KILIC, P.E., No. 84246
MECHANICAL ENGINEER
NOT VALID WITHOUT SEAL
SHEET: C17 OF 53

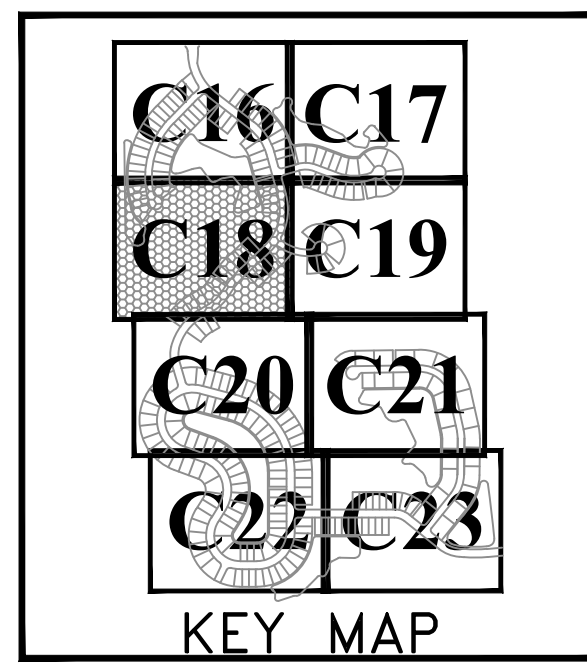


LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES
- PROPOSED GRADE
- PROPOSED MATCH EXISTING GRADE LABEL
- EXISTING GRADE LABEL
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED LOT GRADING TYPE

NOTES:

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ENVIRONMENTAL
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NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4			

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN**

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

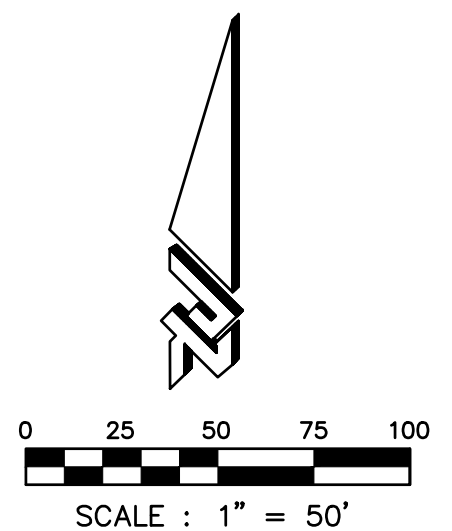
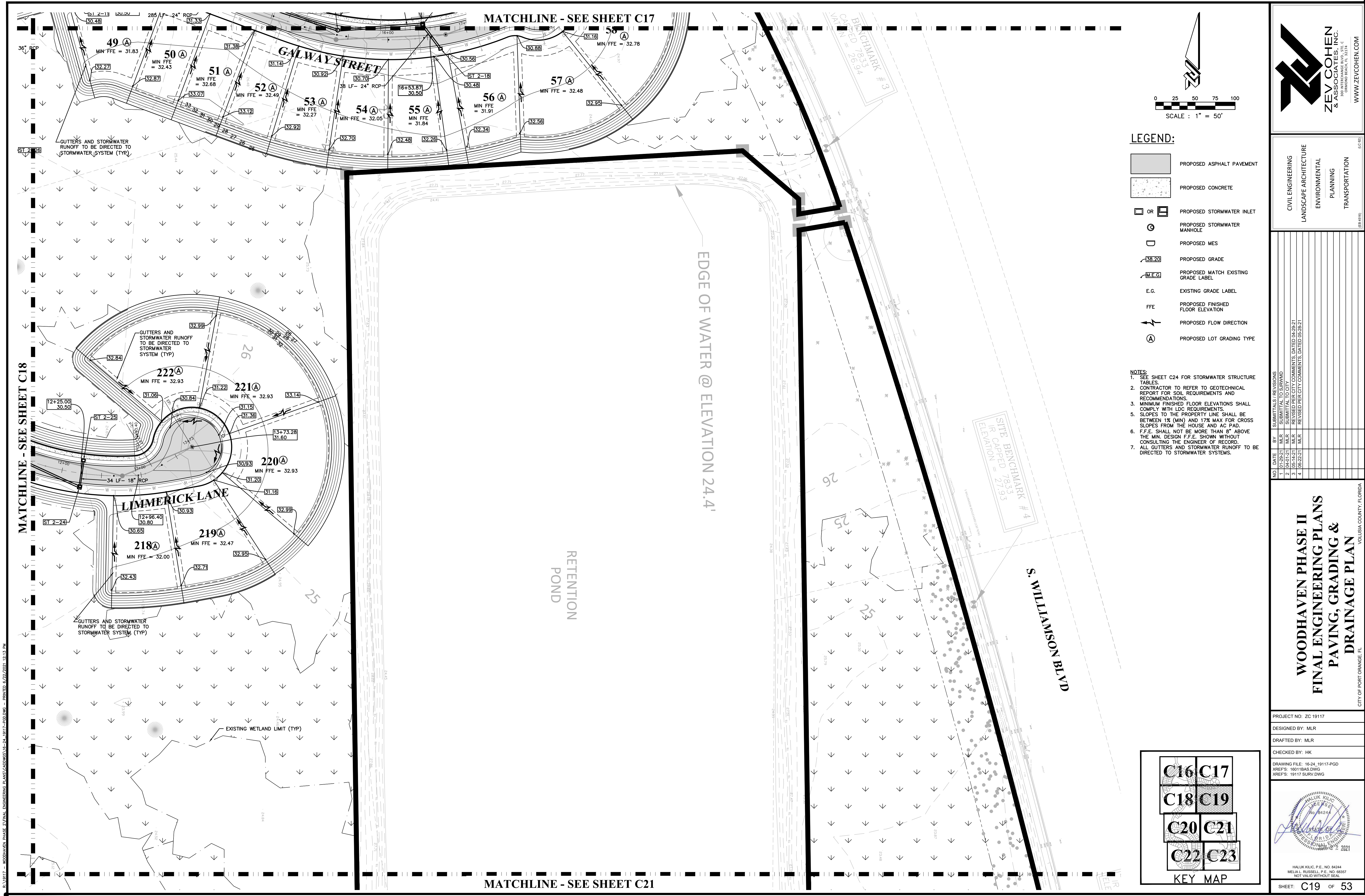
DESIGNED BY: MLR

DRAFTED BY: MLR

CHECKED BY: HK

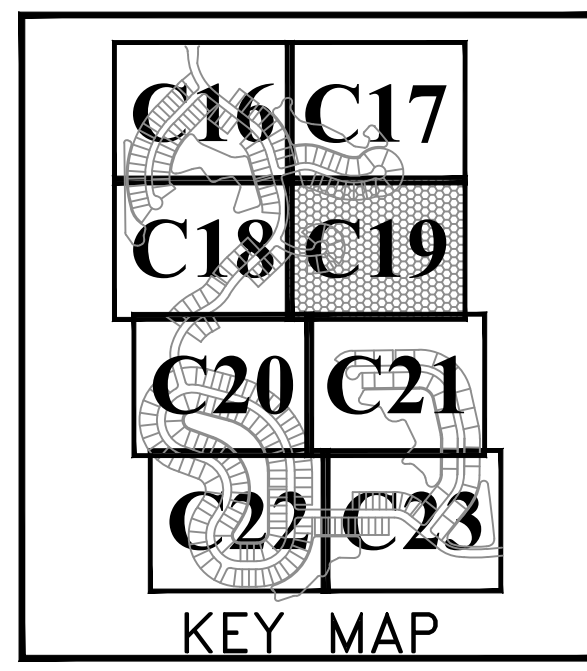
DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG

SHEET: **C18** OF **53**



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STORMWATER INLET
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED MES
 - PROPOSED GRADE
 - PROPOSED MATCH EXISTING GRADE LABEL
 - EXISTING GRADE LABEL
 - PROPOSED FINISHED FLOOR ELEVATION
 - PROPOSED FLOW DIRECTION
 - PROPOSED LOT GRADING TYPE

- NOTES:**
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ZEV COHEN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 84244
CORPORATE OFFICE: 10015 S. W. 10TH AVE., SUITE 200, MIAMI, FL 33150
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
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TRANSPORTATION

NO.	DATE	BY	REVISIONS
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**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN**

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

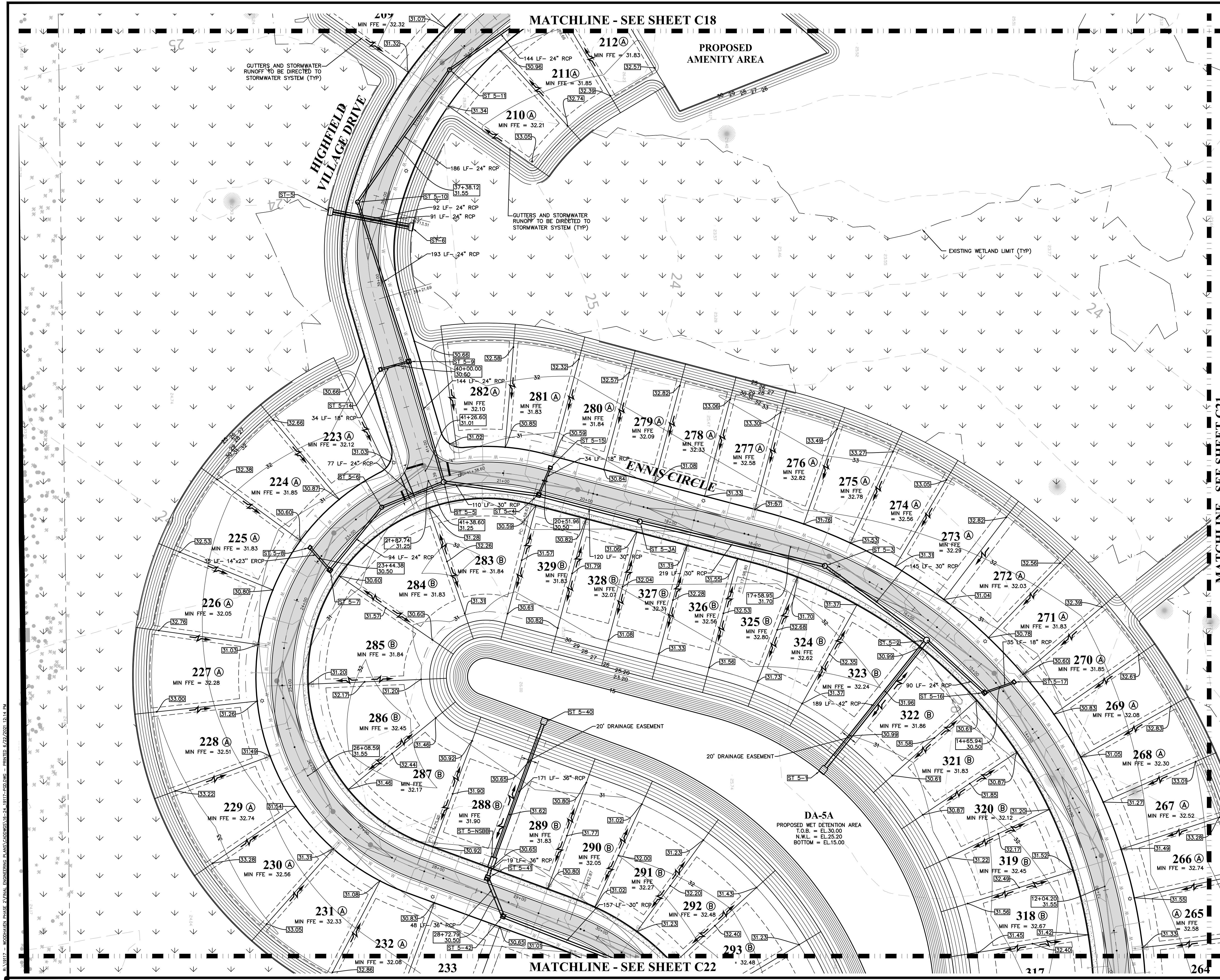
DRAFTED BY: MLR

CHECKED BY: HK

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XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG

HALIUK KLUC, P.E., NO. 84244
MELBA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C19** OF **53**



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES
- PROPOSED GRADE
- PROPOSED MATCH EXISTING GRADE LABEL
- EXISTING GRADE LABEL
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED LOT GRADING TYPE

NOTES:

- SEE SHEET C24 FOR STORMWATER STRUCTURE TABLES.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SOIL REQUIREMENTS AND RECOMMENDATIONS.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH LDC REQUIREMENTS.
- SLOPES TO THE PROPERTY LINE SHALL BE BETWEEN 1% (MIN) AND 17% MAX FOR CROSS SLOPES FROM THE HOUSE AND AC PAD.
- F.F.E. SHALL NOT BE MORE THAN 8" ABOVE THE MIN. DESIGN F.F.E. SHOWN WITHOUT CONSULTING THE ENGINEER OF RECORD.
- ALL GUTTERS AND STORMWATER RUNOFF TO BE DIRECTED TO STORMWATER SYSTEMS.

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	FOR SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

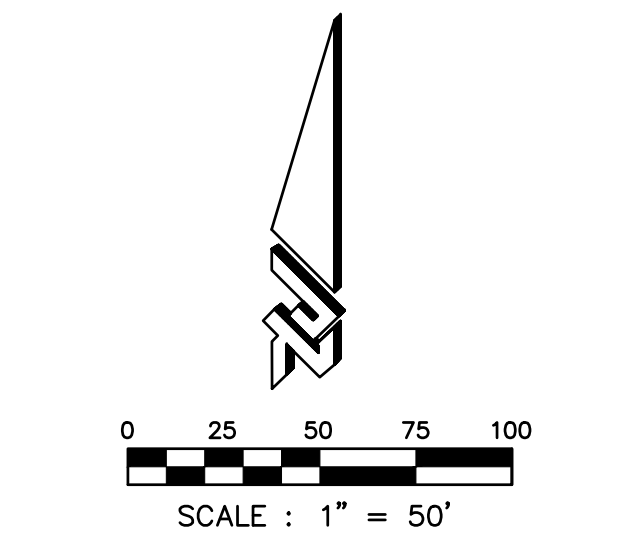
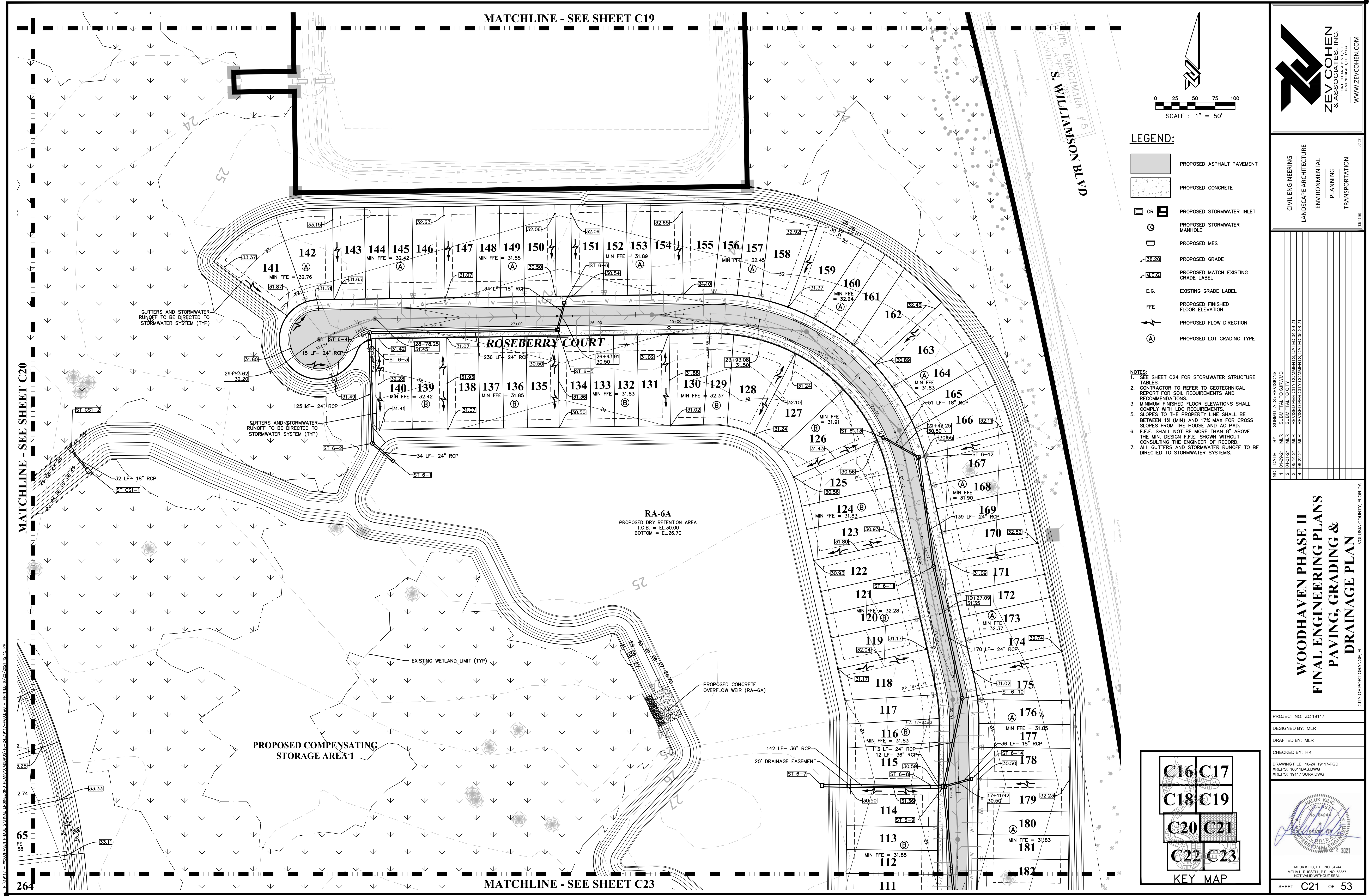
**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN**

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG

HALUK KLUG, P.E., No. 8424
MECHANICAL ENGINEERING
NOT VALID WITHOUT SEAL

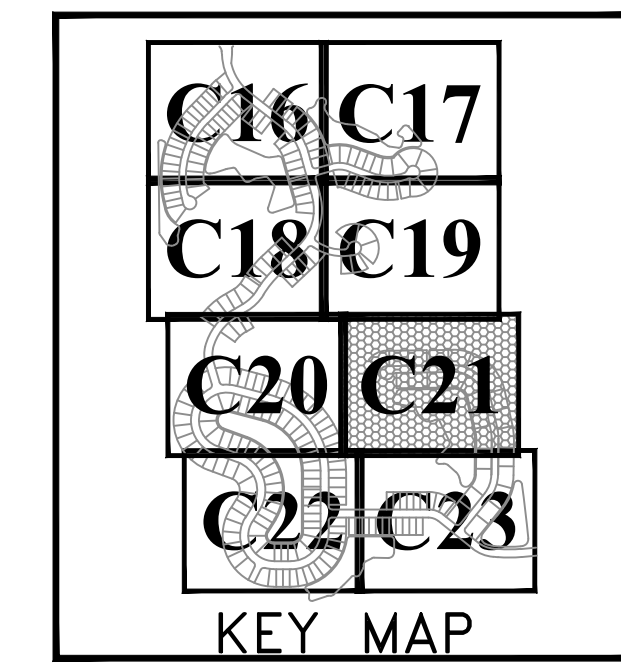
SHEET: C20 OF 53

R. 19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (CADD) - 16-24_19117-PGD.DWG - PRINTED: 6/22/2021 12:14 PM



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STORMWATER INLET
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED MES
 - PROPOSED GRADE
 - PROPOSED MATCH EXISTING GRADE LABEL
 - EXISTING GRADE LABEL
 - PROPOSED FINISHED FLOOR ELEVATION
 - PROPOSED FLOW DIRECTION
 - PROPOSED LOT GRADING TYPE

- NOTES:**
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 - CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SOIL REQUIREMENTS AND RECOMMENDATIONS.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH LDC REQUIREMENTS.
 - SLOPES TO THE PROPERTY LINE SHALL BE BETWEEN 1% (MIN) AND 17% MAX FOR CROSS SLOPES FROM THE HOUSE AND AC PAD.
 - F.F.E. SHALL NOT BE MORE THAN 8" ABOVE THE MIN. DESIGN F.F.E. SHOWN WITHOUT CONSULTING THE ENGINEER OF RECORD.
 - ALL GUTTERS AND STORMWATER RUNOFF TO BE DIRECTED TO STORMWATER SYSTEMS.



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

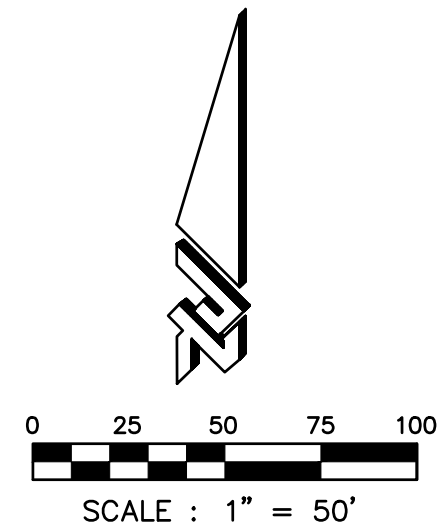
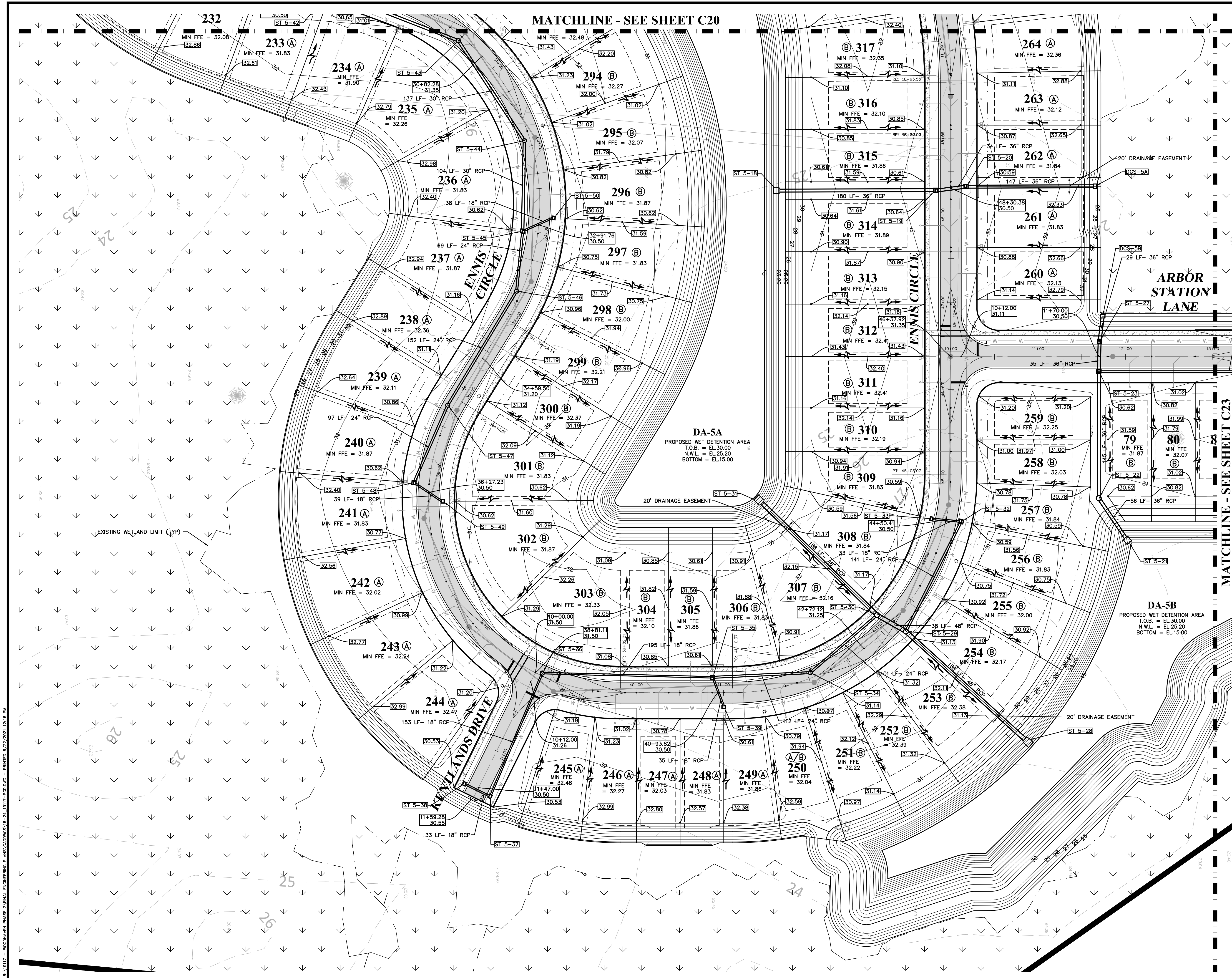
NO.	DATE	BY	REVISIONS
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING & DRAINAGE PLAN

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
XREFS: 19117-SURV.DWG

HALUK KILIC, P.E., NO. 84244
MEHMET A. RUSSELL, P.E., NO. 62057
NOT VALID WITHOUT SEAL

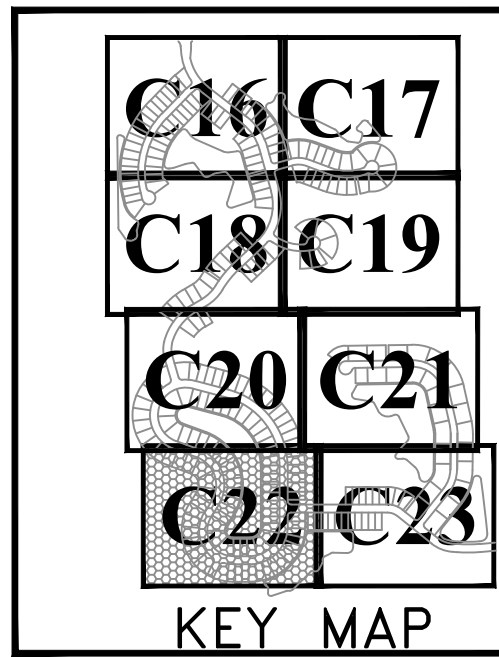
SHEET: **C21** OF **53**



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES
- PROPOSED GRADE
- PROPOSED MATCH EXISTING GRADE LABEL
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- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED LOT GRADING TYPE

- NOTES:
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 2. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SOIL REQUIREMENTS AND RECOMMENDATIONS.
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 6. ALL GUTTERS AND STORMWATER RUNOFF TO BE DIRECTED TO STORMWATER SYSTEMS.



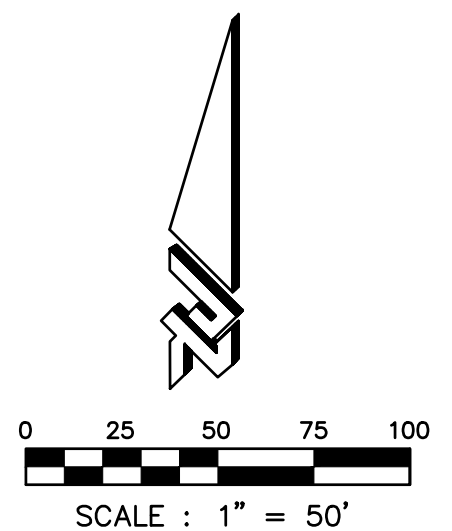
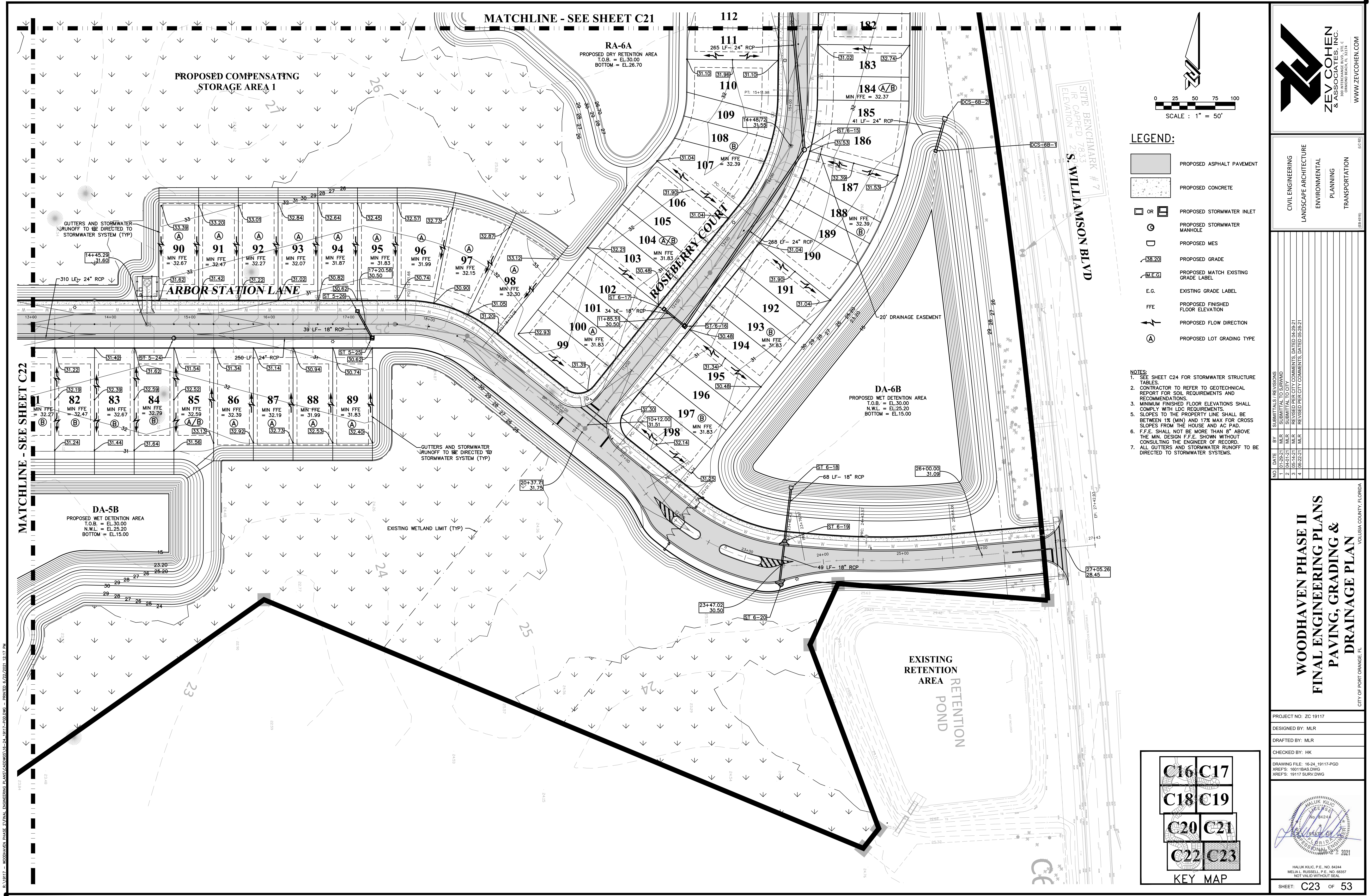
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
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NO.	DATE	BY	REVISIONS
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4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN

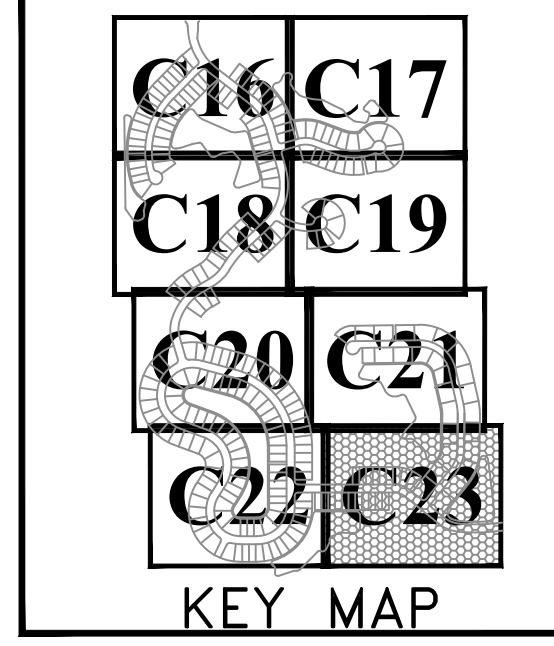
PROJECT NO.: ZC 19117
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DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
XREFS: 19117 SURV.DWG



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STORMWATER INLET
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED MES
 - PROPOSED GRADE
 - PROPOSED MATCH EXISTING GRADE LABEL
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING & DRAINAGE PLAN

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117

DESIGNED BY: MLR

DRAFTED BY: MLR

CHECKED BY: HK

DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
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HALUK KILIC, P.E., No. 84244
MELIA RUSSELL, P.E., No. 62657
NOT VALID WITHOUT SEAL

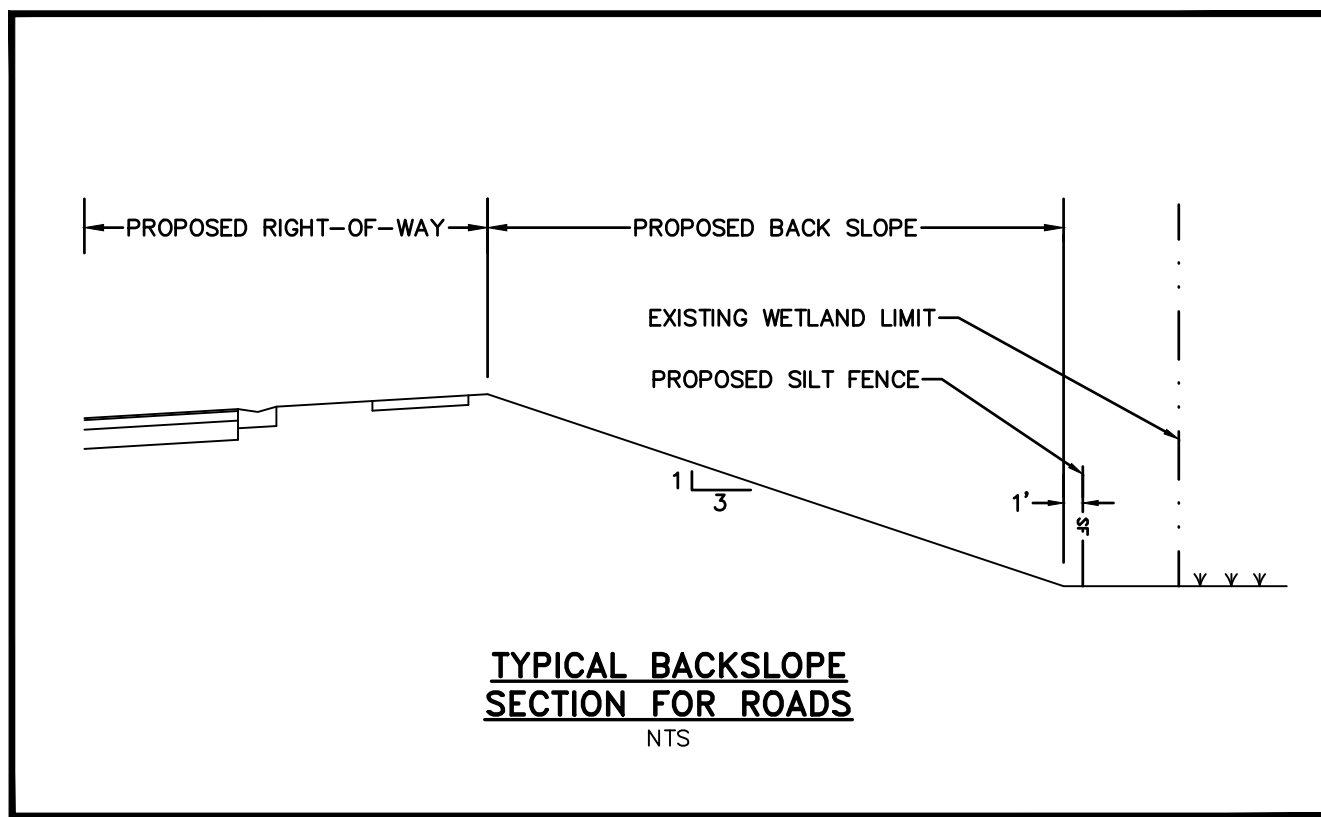
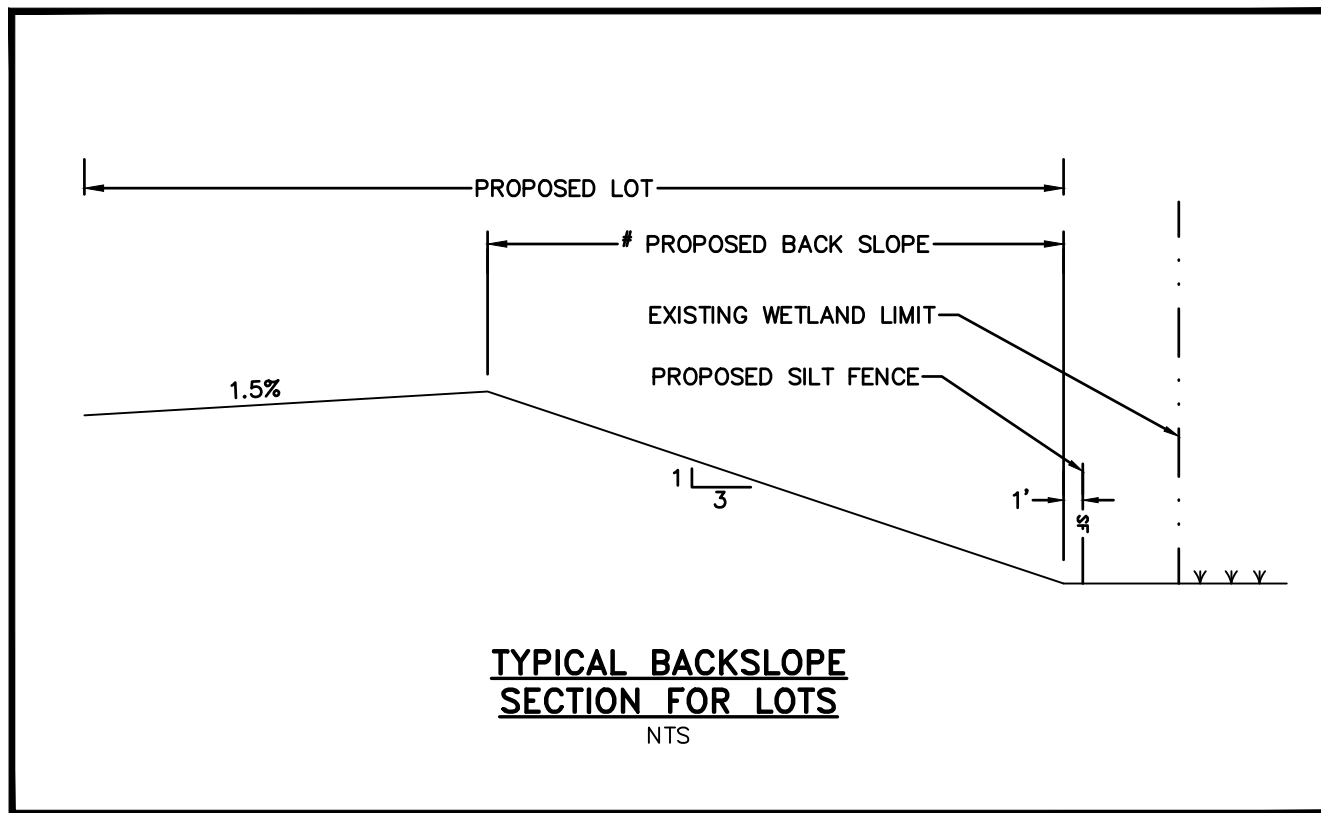
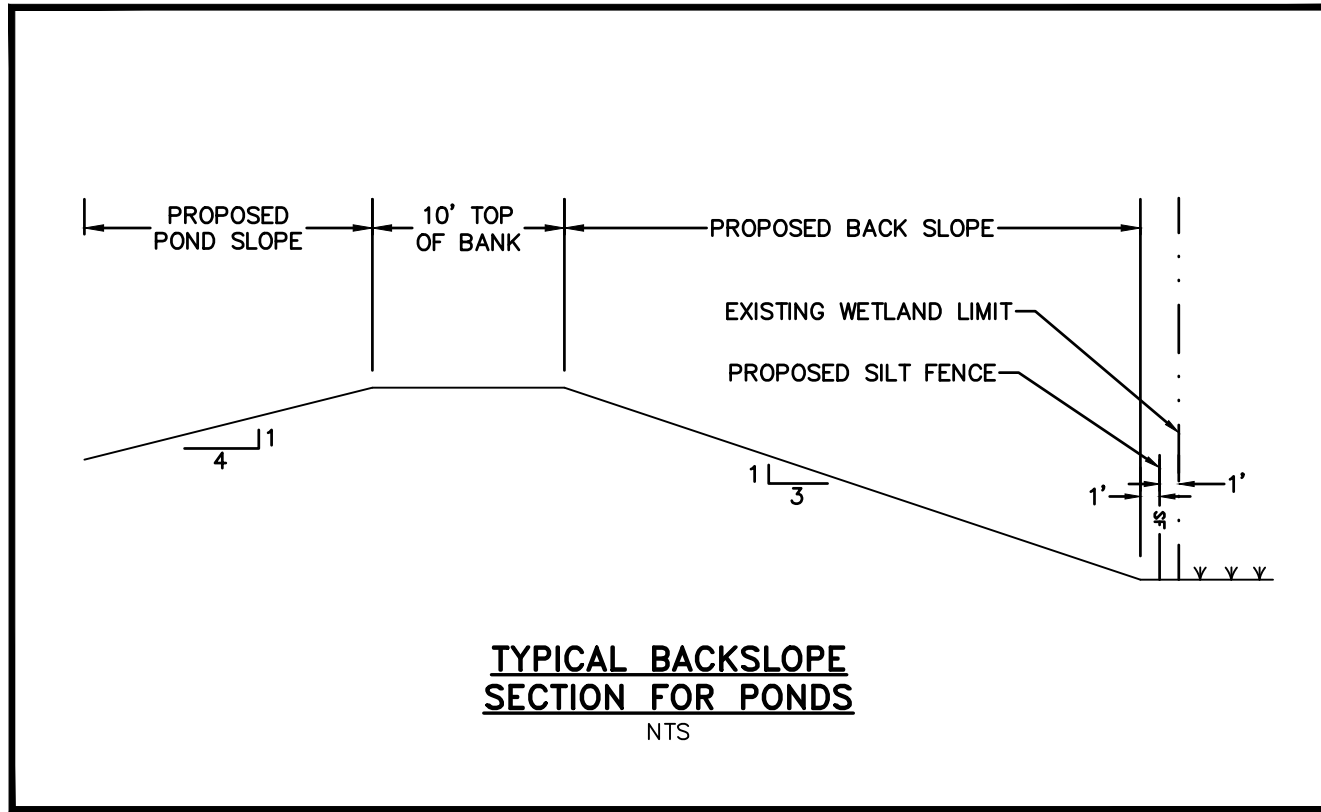
SHEET: **C23** OF **53**

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STORMWATER STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE T.C.	PIPE INVERT(S), DIRECTION(S), SIZE(S)
DCS-5A	TYPE E INLET - INDEX NO. 425-052	26.48	21.90 (W) 36" RCP
DCS-5B	TYPE E INLET - INDEX NO. 425-052	26.48	21.40 (S) 36" RCP
DCS-6B-1	SEE DETAIL	30.00	25.60 (N) 24" RCP
DCS-6B-2	MES (24") - INDEX NO. 430-021	-	25.50 (S) 24" RCP
ST-1	MES (DOUBLE 30") - INDEX NO. 430-021	-	24.00 (E) 30" RCP 24.00 (E) 30" RCP
ST-2	MES (DOUBLE 30") - INDEX NO. 430-021	-	24.00 (W) 30" RCP 24.00 (W) 30" RCP
ST-3	MES (24") - INDEX NO. 430-021	-	25.50 (NE) 24" RCP
ST-4	MES (24") - INDEX NO. 430-021	-	24.50 (SW) 24" RCP
ST-5	MES (DOUBLE 24") - INDEX NO. 430-021	-	24.00 (E) 24" RCP 24.00 (E) 24" RCP
ST-6	MES (DOUBLE 24") - INDEX NO. 430-021	-	24.00 (W) 24" RCP 24.00 (W) 24" RCP
ST 1A-1	MES (30") - INDEX NO. 430-021	-	17.00 (NW) 30" RCP
ST 1A-2	6'x12' NUTRIENT SEPARATING BAFFLE BOX	31.50	17.88 (NW) 30" RCP 17.88 (SE) 30" RCP
ST 1A-3	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.33	23.65 (NE) 24" RCP 21.80 (SW) 24" RCP 18.00 (SE) 30" RCP
ST 1A-4	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.50 (N) 18" RCP 24.75 (SW) 24" RCP
ST 1A-5	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.75 (S) 18" RCP
ST 1A-6	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.56	22.40 (S) 24" RCP 22.40 (NE) 24" RCP
ST 1A-7	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.86	23.25 (N) 24" RCP 23.25 (S) 24" RCP
ST 1A-8	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM - INDEX NO. 425-010 & 052	30.00	26.80 (SW) 14"x23" ERCP 23.80 (N) 24" RCP
ST 1A-9	TYPE C INLET - INDEX NO. 425-052	30.00	27.00 (NE) 14"x23" ERCP
ST 2-1	MES (36") - INDEX NO. 430-021	-	17.00 (E) 36" RCP
ST 2-2	MANHOLE (72" DIA.) - INDEX NO. 425-001	31.24	18.00 (W) 36" RCP 19.25 (E) 36" RCP 18.00 (S) 36" RCP 20.00 (N) 30" RCP
ST 2-3	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (NE) 18" RCP 21.00 (NW) 24" RCP 21.00 (S) 30" RCP
ST 2-4	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.85	21.60 (NW) 24" RCP 21.60 (SE) 24" RCP
ST 2-4A	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.96	22.40 (NW) 24" RCP 22.40 (SE) 24" RCP
ST 2-5	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (N) 18" RCP 23.15 (SE) 24" RCP 23.65 (NW) 18" RCP
ST 2-6	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.24	24.85 (NW) 18" RCP 24.85 (SE) 18" RCP
ST 2-7	TYPE 4 CURB INLET WITH 48" DIA. J BOTTOM - INDEX NO. 425-020	30.50	25.60 (E) 18" RCP 25.60 (SE) 18" RCP
ST 2-8	TYPE 4 CURB INLET WITH 48" DIA. J BOTTOM - INDEX NO. 425-020	30.50	25.80 (W) 18" RCP
ST 2-9	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (S) 18" RCP
ST 2-10	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (SW) 18" RCP
ST 2-11	TYPE C INLET RISER WITH 60"x60"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	18.25 (N) 36" RCP 18.25 (W) 36" RCP
ST 2-12	TYPE C INLET RISER WITH 60"x60"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	18.00 (S) 36" RCP 18.00 (N) 36" RCP 19.55 (E) 24" RCP
ST 2-13	MANHOLE (60" DIA.) - INDEX NO. 425-001	30.25	17.25 (S) 36" RCP 17.25 (NE) 36" RCP
ST 2-14	MES (36") - INDEX NO. 430-021	-	17.00 (SW) 36" RCP
ST 2-15	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.71	20.00 (E) 24" RCP 20.00 (W) 24" RCP
ST 2-16	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.87	21.45 (E) 24" RCP 21.45 (W) 24" RCP
ST 2-17	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	22.00 (SE) 24" RCP 22.00 (W) 24" RCP
ST 2-18	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	22.25 (NW) 24" RCP
ST 2-19	TYPE C INLET RISER WITH 60"x60"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (E) 18" RCP 19.00 (N) 36" RCP 19.00 (S) 36" RCP
ST 2-20	MANHOLE (72" DIA.) - INDEX NO. 425-001	30.89	19.70 (SW) 36" RCP 19.70 (N) 36" RCP
ST 2-21	MANHOLE (72" DIA.) - INDEX NO. 425-001	31.39	21.20 (SE) 24" RCP 23.50 (SW) 24" RCP 20.60 (NE) 36" RCP

STORMWATER STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE T.C.	PIPE INVERT(S), DIRECTION(S), SIZE(S)
ST 2-22	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	24.80 (NW) 18" RCP 24.75 (NE) 24" RCP
ST 2-23	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.00 (SE) 18" RCP
ST 2-24	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	22.30 (N) 18" RCP 22.30 (NW) 24" RCP
ST 2-25	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	22.50 (S) 18" RCP
ST 2-26	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (W) 18" RCP
ST 5-1	MES (42") - INDEX NO. 430-021	-	15.00 (NE) 42" RCP
ST 5-2	MANHOLE (72" DIA.) - INDEX NO. 425-001	30.77	16.25 (NW) 30" RCP 24.30 (SE) 24" RCP 16.00 (SW) 42" RCP
ST 5-3	MANHOLE (60" DIA.) - INDEX NO. 425-001	31.40	17.00 (W) 30" RCP 17.00 (SE) 30" RCP
ST 5-3A	MANHOLE (60" DIA.) - INDEX NO. 425-001	30.81	18.10 (W) 30" RCP 18.10 (E) 30" RCP
ST 5-4	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	26.25 (NE) 18" RCP 18.70 (W) 30" RCP 18.70 (E) 30" RCP
ST 5-5	MANHOLE (60" DIA.) - INDEX NO. 425-001	31.04	19.25 (N) 24" RCP 19.25 (E) 30" RCP 20.00 (W) 24" RCP
ST 5-6	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.83	23.50 (SW) 24" RCP 20.40 (E) 24" RCP
ST 5-7	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	26.85 (NW) 14"x23" ERCP 24.00 (NE) 24" RCP
ST 5-8	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	27.00 (SE) 14"x23" ERCP
ST 5-9	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (W) 18" RCP 20.00 (S) 24" RCP 20.00 (N) 24" RCP
ST 5-10	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.11	23.05 (NE) 24" RCP 21.00 (S) 24" RCP
ST 5-11	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.00	24.00 (NE) 24" RCP 24.00 (SW) 24" RCP
ST 5-12	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	26.00 (N) 18" RCP 24.75 (SW) 24" RCP
ST 5-13	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	26.20 (S) 18" RCP
ST 5-14	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (E) 18" RCP
ST 5-15	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	26.45 (SW) 18" RCP
ST 5-16	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (E) 18" RCP 24.75 (NW) 24" RCP
ST 5-17	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (W) 18" RCP
ST 5-18	MES (36") - INDEX NO. 430-021	-	20.20 (E) 36" RCP
ST 5-19	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	22.14 (E) 36" RCP 22.14 (W) 36" RCP
ST 5-20	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	22.24 (W) 36" RCP 22.34 (E) 36" RCP
ST 5-21	MES (36") - INDEX NO. 430-021	-	17.00 (NW) 36" RCP
ST 5-22	MANHOLE (60" DIA.) - INDEX NO. 425-001	30.25	20.15 (N) 36" RCP 17.30 (SE) 36" RCP
ST 5-23	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	20.90 (N) 36" RCP 20.90 (S) 36" RCP 20.90 (E) 24" RCP
ST 5-24	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.29	23.60 (E) 24" RCP 22.60 (W) 24" RCP
ST 5-25	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (NW) 18" RCP 24.75 (W) 24" RCP
ST 5-26	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (SE) 18" RCP
ST 5-27	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	21.15 (S) 36" RCP 21.15 (N) 36" RCP
ST 5-28	MES (48") - INDEX NO. 430-021	-	17.00 (NW) 48" RCP
ST 5-29	MANHOLE (60" DIA.) - INDEX NO. 425-001	30.89	21.00 (NW) 48" RCP 18.25 (SE) 48" RCP 24.25 (NE) 24" RCP
ST 5-30	MANHOLE (60" DIA.) - INDEX NO. 425-001	30.95	18.25 (NW) 48" RCP 21.00 (SE) 48" RCP 22.10 (SW) 24" RCP
ST 5-31	MES (48") - INDEX NO. 430-021	-	17.00 (SE) 48" RCP
ST 5-32	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM - INDEX NO. 425-010 & 052	30.00	25.00 (W) 18" RCP 25.00 (SW) 24" RCP
ST 5-33	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (E) 18" RCP
ST 5-34	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.84	22.80 (W) 24" RCP 22.60 (NE) 24" RCP
ST 5-35	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (S) 18" RCP 23.25 (W) 18" RCP 23.25 (E) 24" RCP

STORMWATER STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE T.C.	PIPE INVERT(S), DIRECTION(S), SIZE(S)
ST 5-36	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.41	24.20 (SW) 18" RCP 24.20 (E) 18" RCP
ST 5-37	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.00 (NW) 18" RCP 25.00 (NE) 18" RCP
ST 5-38	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (SE) 18" RCP
ST 5-39	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (N) 18" RCP
ST 5-40	MES (36") - INDEX NO. 430-021	-	15.00 (S) 36" RCP
ST 5-41	TYPE C INLET RISER WITH 60"x60"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	20.85 (S) 36" RCP 16.00 (N) 36" RCP
ST 5-42	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	21.10 (N) 36" RCP 21.10 (E) 30" RCP
ST 5-43	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.10	21.90 (SE) 30" RCP 21.90 (W) 30" RCP
ST 5-44	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.77	22.60 (S) 30" RCP 22.60 (NW) 30" RCP
ST 5-45	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.30 (NE) 18" RCP 23.15 (S) 24" RCP 23.15 (N) 30" RCP
ST 5-46	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.73	23.50 (SW) 24" RCP 23.50 (N) 24" RCP
ST 5-47	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.80	24.25 (SW) 24" RCP 24.25 (NE) 24" RCP
ST 5-48	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (SE) 18" RCP 24.75 (NE) 24" RCP
ST 5-49	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (NW) 18" RCP
ST 5-50	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.50 (SW) 18" RCP
ST 5-NSBB	6'x12' NUTRIENT SEPARATING BAFFLE BOX	30.74	15.90 (S) 36" RCP 15.90 (N) 36" RCP
ST 6-1	TYPE C INLET - INDEX NO. 425-052	26.70	20.70 (NW) 24" RCP
ST 6-2	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.50	20.90 (N) 24" RCP 20.90 (SE) 24" RCP
ST 6-3	6'x12' NUTRIENT SEPARATING BAFFLE BOX	31.50	21.53 (N) 24" RCP 21.53 (S) 24" RCP
ST 6-4	MANHOLE (48" DIA.) - INDEX NO. 425-001	31.29	21.60 (E) 24" RCP 21.60 (S) 24" RCP
ST 6-5	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	22.80 (N) 18" RCP 22.80 (W) 24" RCP
ST 6-6	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	23.00 (S) 18" RCP
ST 6-7	TYPE E INLET - INDEX NO. 425-052	26.70	21.25 (E) 36" RCP
ST 6-8	6'x12' NUTRIENT SEPARATING BAFFLE BOX	30.58	21.94 (E) 36" RCP 21.94 (W) 36" RCP
ST 6-9	TYPE C INLET RISER WITH 60"x60"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (E) 18" RCP 22.00 (W) 36" RCP 22.00 (S) 24" RCP 22.60 (N) 24" RCP
ST 6-10	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.80	23.20 (N) 24" RCP 23.20 (S) 24" RCP
ST 6-11	MANHOLE (48" DIA.) - INDEX NO. 425-001	30.99	24.05 (N) 24" RCP 24.05 (S) 24" RCP
ST 6-12	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (NW) 18" RCP 24.75 (S) 24" RCP
ST 6-13	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (SE) 18" RCP
ST 6-14	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (W) 18" RCP
ST 6-15	MANHOLE (60" DIA.) - INDEX NO. 425-001	31.38	23.40 (SW) 24" RCP 23.40 (N) 24" RCP
ST 6-16	TYPE C INLET RISER WITH 48"x48"TYPE J BOTTOM (INDEX NO. 425-010 & 052) AND CONCRETE APRON	30.00	25.00 (NW) 18" RCP 24.75 (NE) 24" RCP
ST 6-17	TYPE C INLET (INDEX NO. 425-052) WITH CONCRETE APRON	30.00	25.25 (SE) 18" RCP
ST 6-18	MES (18") - INDEX NO. 430-021	-	18.00 (S) 18" RCP
ST 6-19	TYPE 4 CURB INLET WITH 48" DIA. J BOTTOM - INDEX NO. 425-020	30.50	25.00 (S) 18" RCP 18.35 (N) 18" RCP
ST 6-20	TYPE 4 CURB INLET WITH 48" DIA. J BOTTOM - INDEX NO. 425-020	30.50	25.25 (N) 18" RCP
ST CS1-1	MES (18") - INDEX NO. 430-021	-	24.50 (NW) 18" RCP
ST CS1-2	MES (18") - INDEX NO. 430-021	-	24.50 (SE) 18" RCP
ST CS2-1	MES (18") - INDEX NO. 430-021	-	25.20 (SW) 18" RCP
ST CS2-2	MES (18") - INDEX NO. 430-021	-	25.20 (NE) 18" RCP



* REFER TO PLAT NOTE #26 FOR RESTRICTIONS ON POOL, PATIO, SCREEN ENCLOSURES WITHIN THE BACK SLOPE SECTIONS OF TYPE-A LOTS



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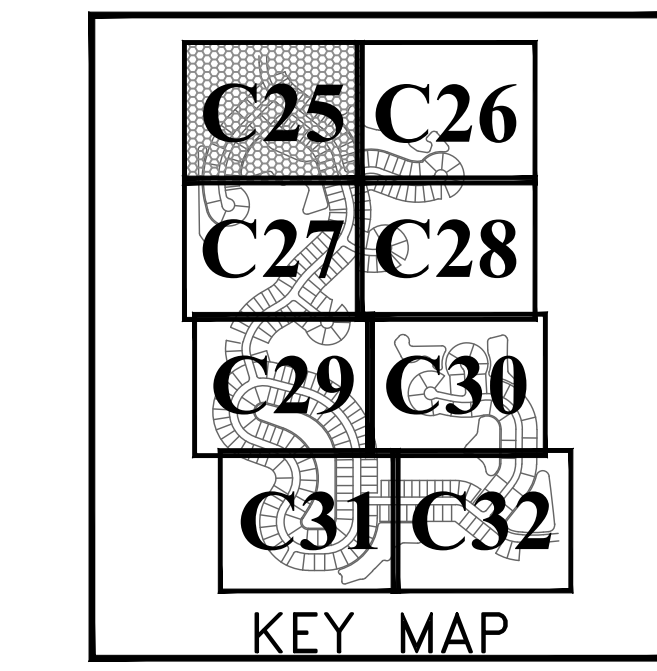
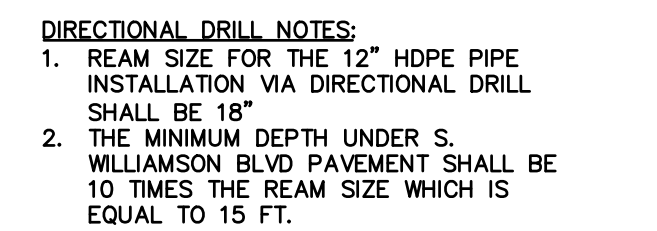
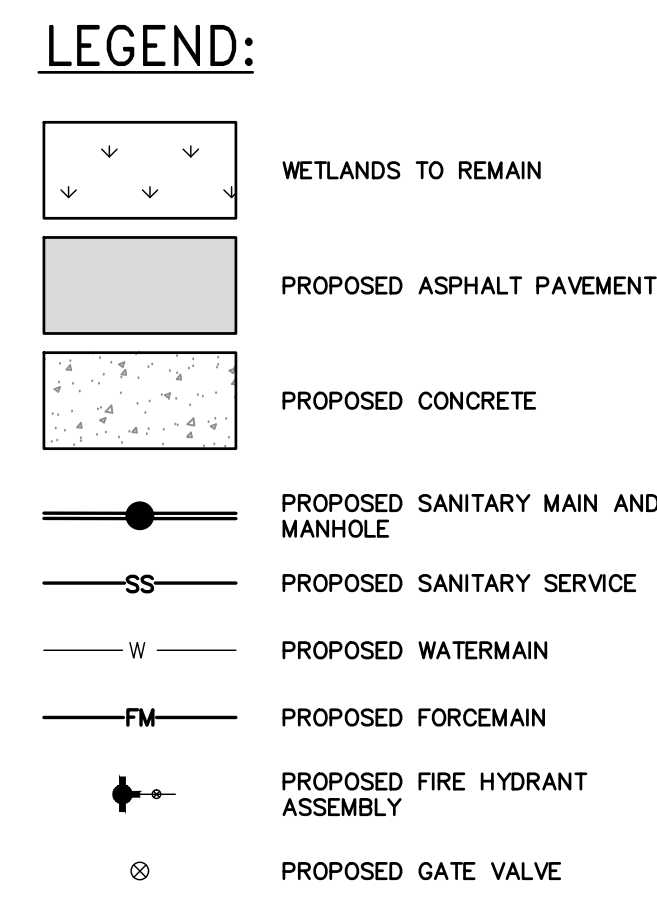
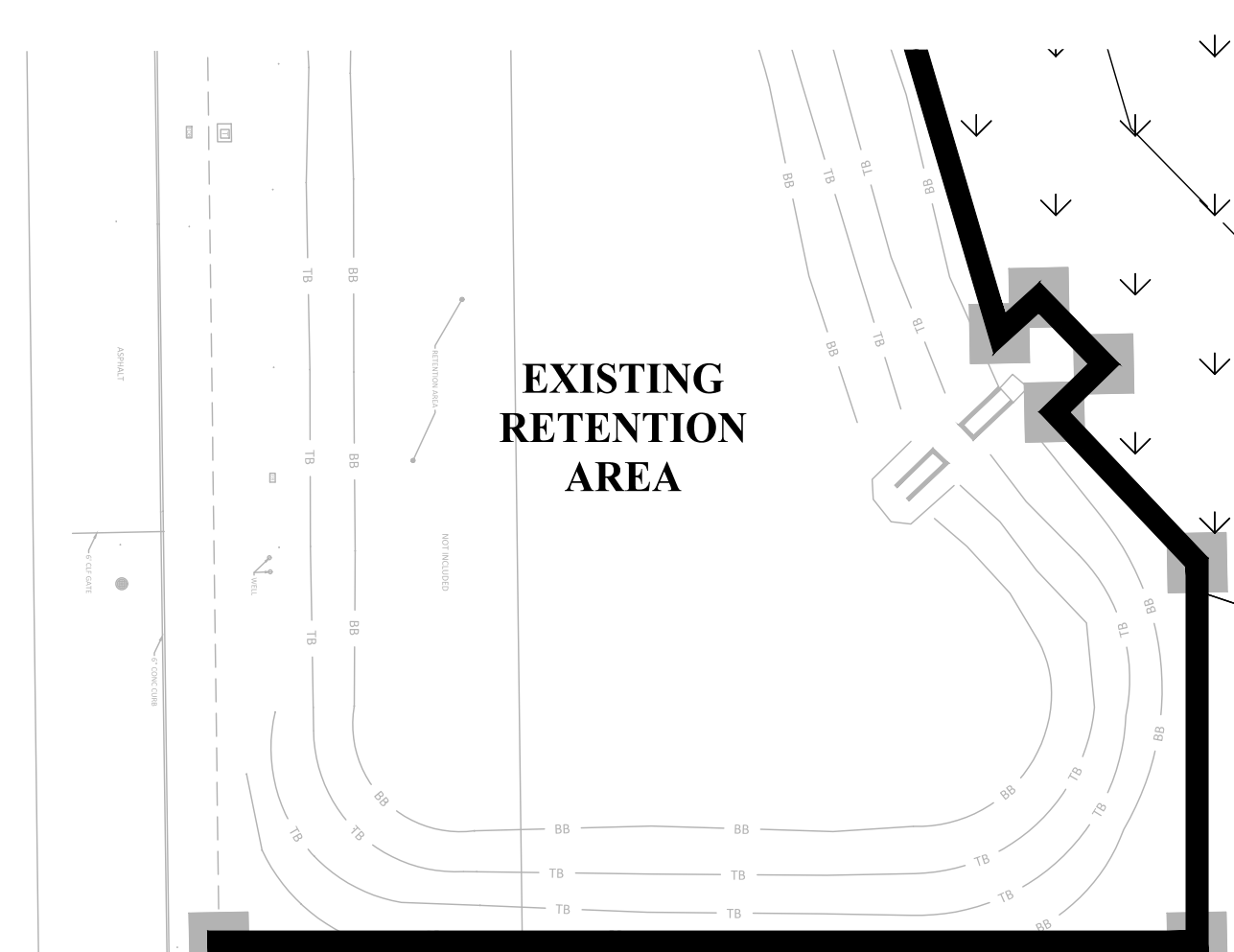
NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	INITIAL SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PAVING, GRADING &
DRAINAGE PLAN

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 16-24_19117-PGD
XREFS: 1601BAS.DWG
XREFS: 19117-SURV.DWG



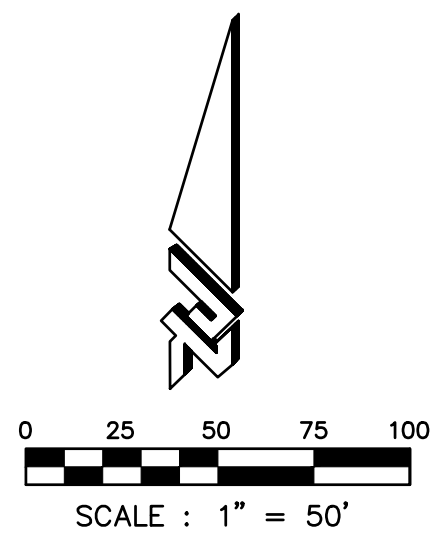
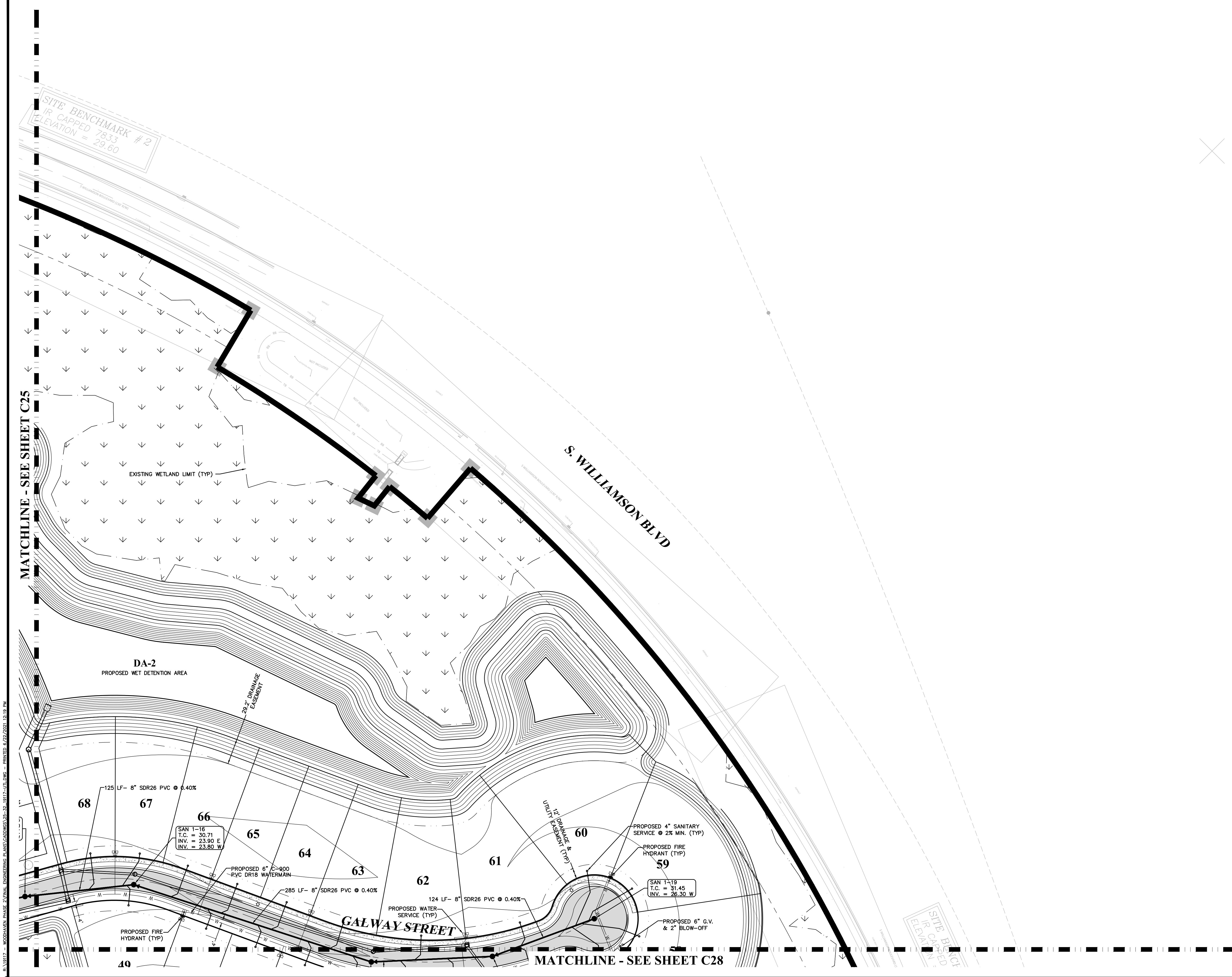
HALUK KILIC, P.E., No. 8424
MECHANICAL ENGINEERING
NOT VALID WITHOUT SEAL
SHEET: C24 OF 53



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GARDING SPRING, TX 75114
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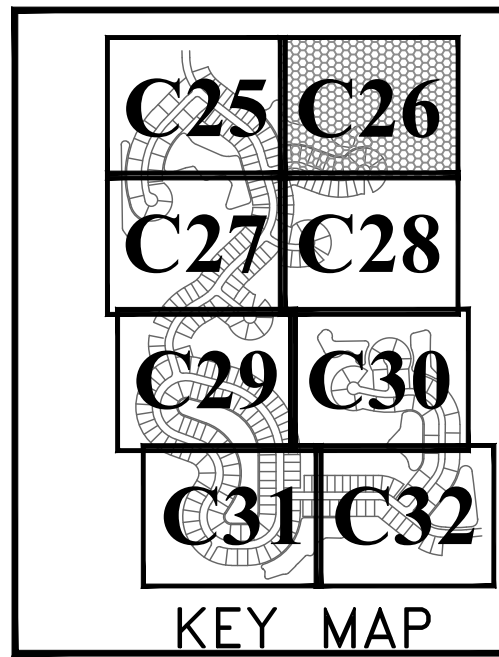
MATCHLINE - SEE SHEET C25



LEGEND:

- WETLANDS TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE

- NOTES:
- CONTRACTOR TO PROVIDE 10 LF CONCRETE ENCASEMENT OF GRAVITY SEWER WHERE MINIMUM DEP. CLEARANCE CANNOT BE ACHIEVED AND/OR MAINTAINED.
 - PIPE MATERIALS SHALL BE GREEN SDR26 FOR GRAVITY SANITARY SEWER, BLUE C-900 PVC DR18 FOR WATER MAINS AND GREEN C-900 PVC DR18 FOR SANITARY FORCEMAINS.
 - WATER MAINS 10" OR GREATER SHALL BE DUCTILE IRON PIPE (DIP), PRESSURE CLASS 350.
 - FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN 20 FT OF ANY ELECTRICAL TRANSFORMER.



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ENVIRONMENTAL
PLANNING
TRANSPORTATION

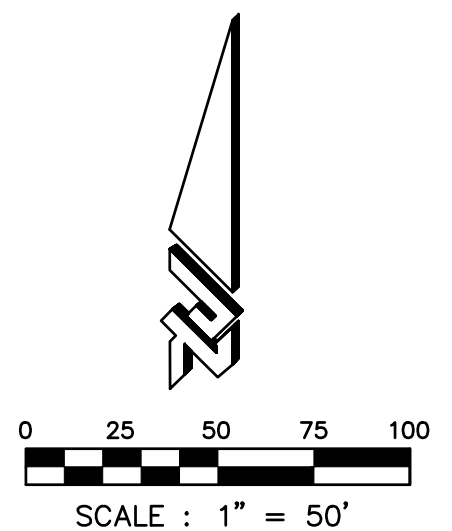
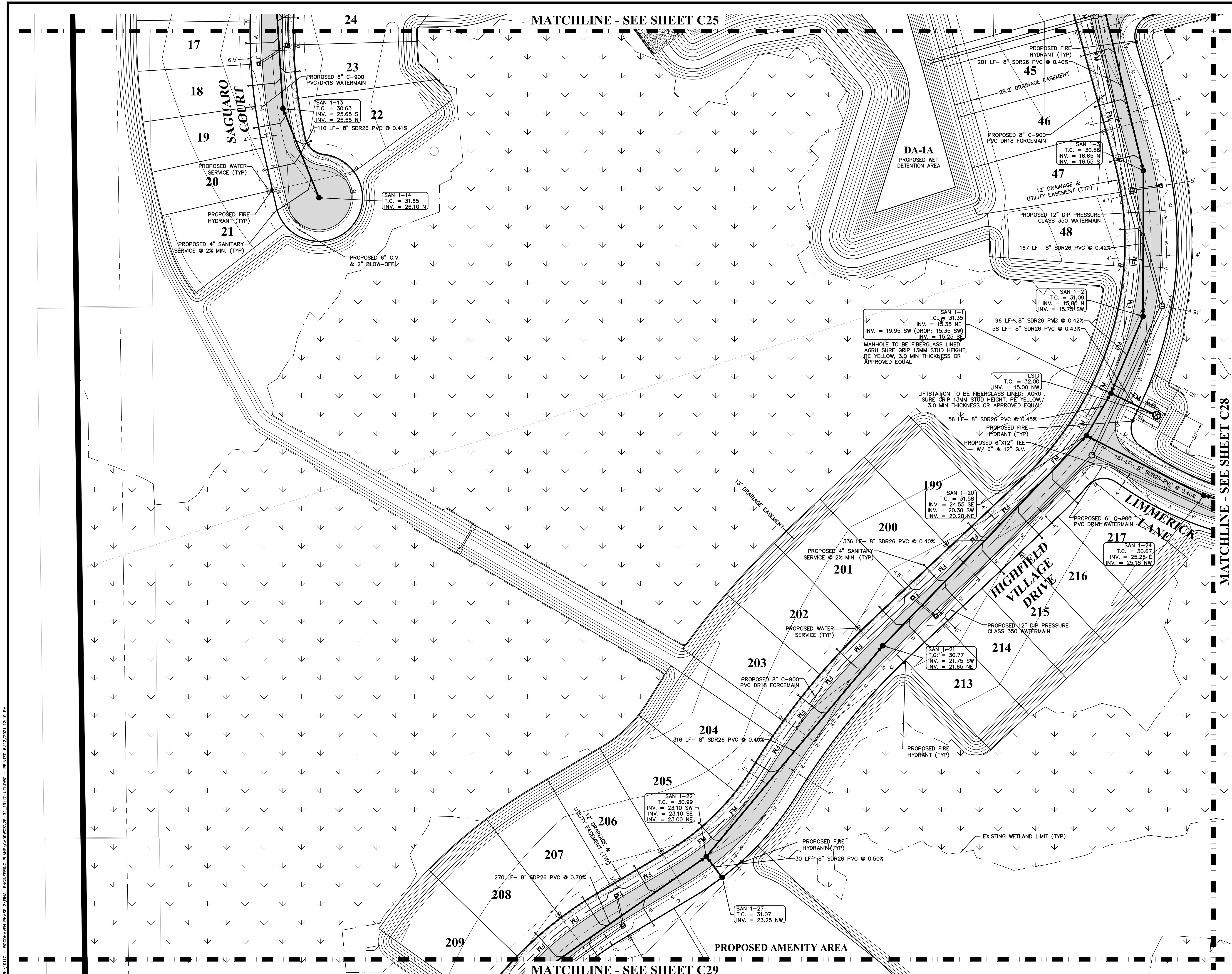
NO.	DATE	BY	REVISIONS
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2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 25-32_19117-UTL
XREF'S: XXXXX.DWG
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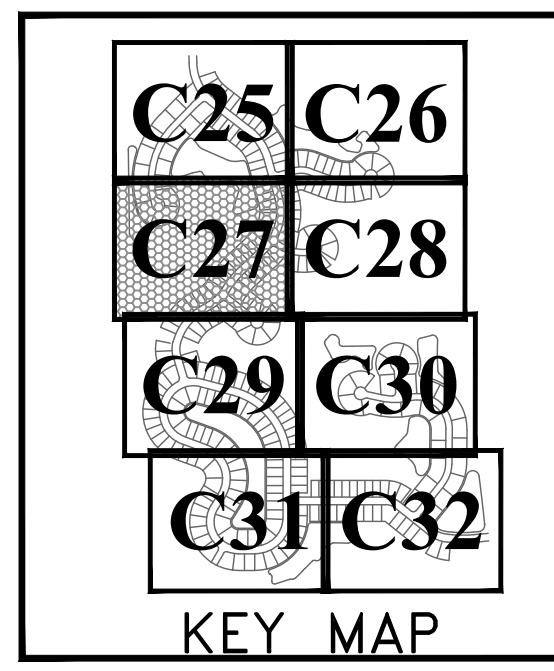


HALUK KILIC, P.E., No. 84244
MELIA L. RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL
SHEET: C26 OF 53



- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED SANITARY MAIN AND MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATERMAIN
 - PROPOSED FORCEMAIN
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED GATE VALVE

- NOTES:**
- CONTRACTOR TO PROVIDE 10 LF CONCRETE ENCASUREMENT OF GRAVITY SEWER WHERE MINIMUM DEP. CLEARANCE CANNOT BE ACHIEVED AND/OR MAINTAINED.
 - PIPE MATERIALS SHALL BE GREEN SDR26 FOR GRAVITY SANITARY SEWER, BLUE C-900 PVC DR18 FOR WATER MAINS AND GREEN C-900 PVC DR18 FOR SANITARY FORCEMAINS.
 - WATER MAINS 10" OR GREATER SHALL BE DUCTILE IRON PIPE (DIP), PRESSURE CLASS 350.
 - FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN 20 FT. OF ANY ELECTRICAL TRANSFORMER.



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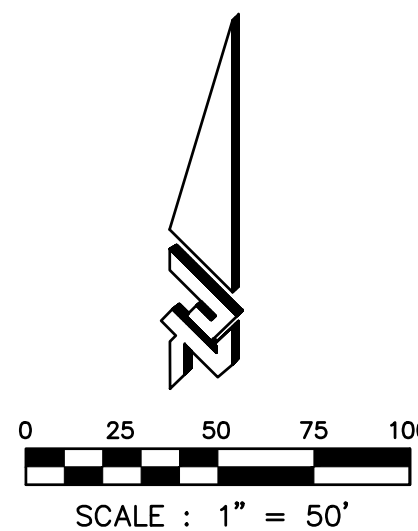
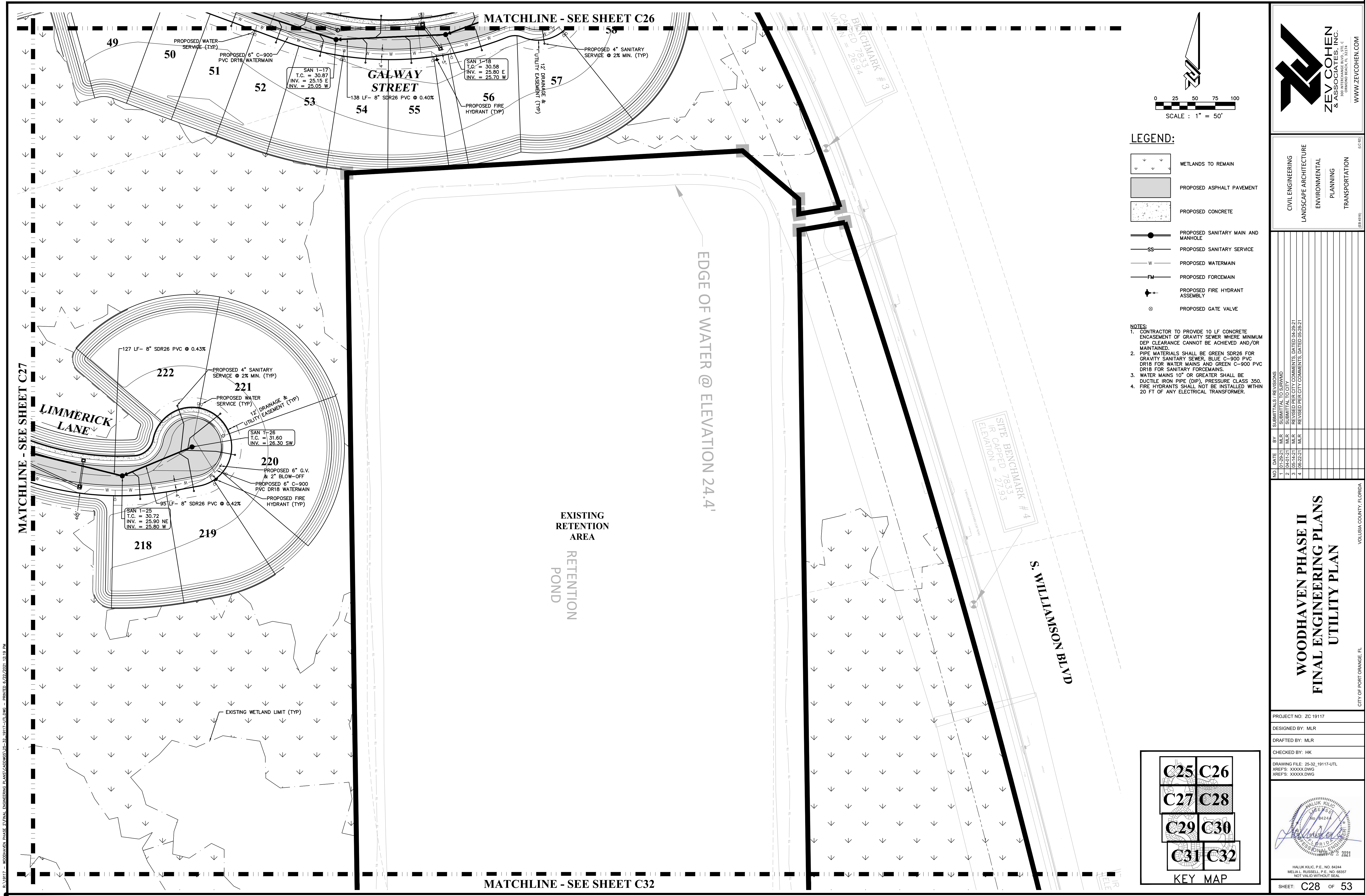
NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	ISSUED FOR PERMITS
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3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN**

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 25-32_19117-UTL
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

HAIKUN KILIC, P.E., No. 84244
MELBA L. RUSSELL, P.E., No. 69057
NOT VALID WITHOUT SEAL

SHEET: **C27** OF 53



- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED SANITARY MAIN AND MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATERMAIN
 - PROPOSED FORCEMAIN
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED GATE VALVE

- NOTES:**
- CONTRACTOR TO PROVIDE 10 LF CONCRETE ENCASUREMENT OF GRAVITY SEWER WHERE MINIMUM DEP CLEARANCE CANNOT BE ACHIEVED AND/OR MAINTAINED.
 - PIPE MATERIALS SHALL BE GREEN SDR26 FOR GRAVITY SANITARY SEWER, BLUE C-900 PVC DR18 FOR WATER MAINS AND GREEN C-900 PVC DR18 FOR SANITARY FORCEMAINS.
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 - FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN 20 FT OF ANY ELECTRICAL TRANSFORMER.

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NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	04-01-21	MLR	SUBMITTAL TO CITY
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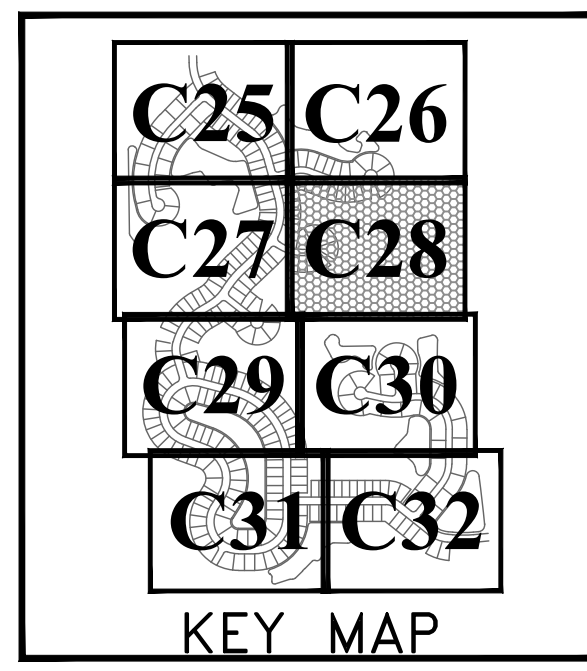
WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN

CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

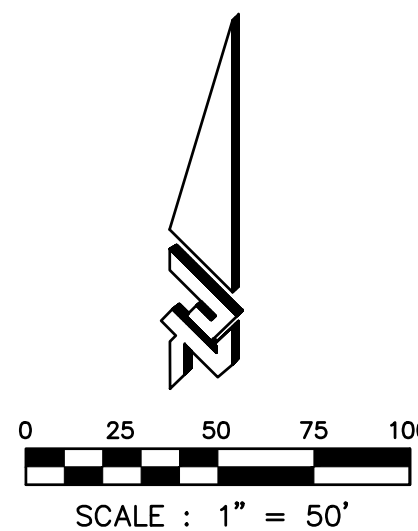
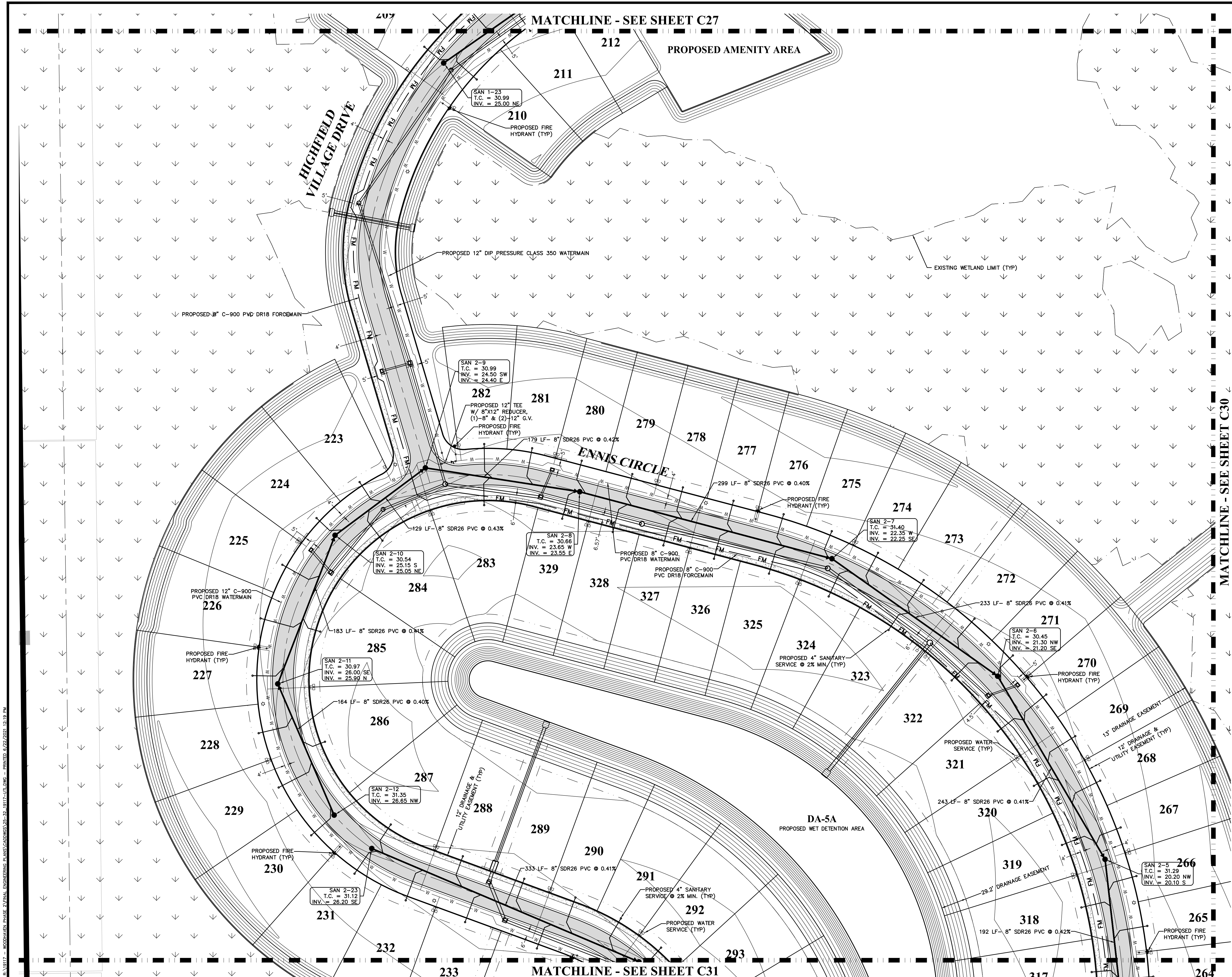
PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 25-32_19117-UTL
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

HALUK KILIC, P.E., NO. 84244
MELBA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C28** OF **53**

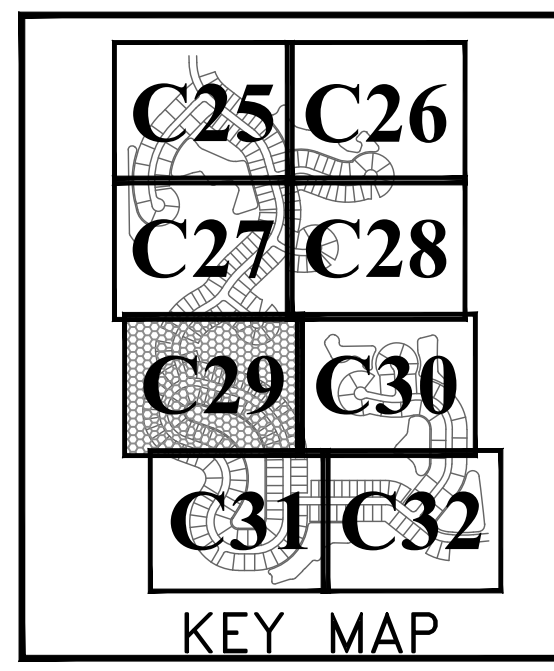


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- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED SANITARY MAIN AND MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATERMAIN
 - PROPOSED FORCEMAIN
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED GATE VALVE

- NOTES:**
- CONTRACTOR TO PROVIDE 10 LF CONCRETE ENCASUREMENT OF GRAVITY SEWER WHERE MINIMUM DEP. CLEARANCE CANNOT BE ACHIEVED AND/OR MAINTAINED.
 - PIPE MATERIALS SHALL BE GREEN SDR26 FOR GRAVITY SANITARY SEWER, BLUE C-900 PVC DR18 FOR WATER MAINS AND GREEN C-900 PVC DR18 FOR SANITARY FORCEMAINS.
 - WATER MAINS 10" OR GREATER SHALL BE DUCTILE IRON PIPE (DIP), PRESSURE CLASS 350.
 - FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN 20 FT OF ANY ELECTRICAL TRANSFORMER.



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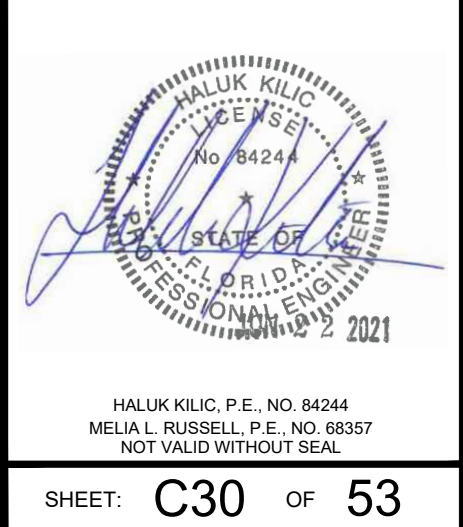
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2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN**

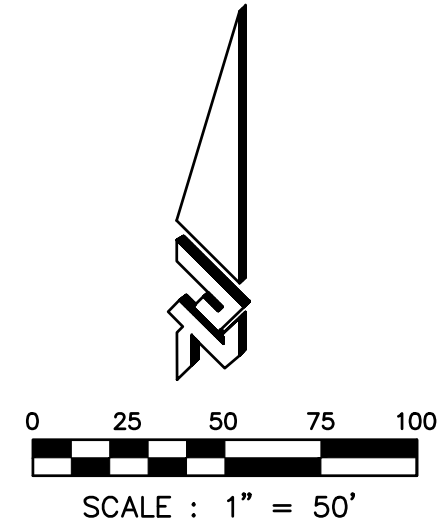
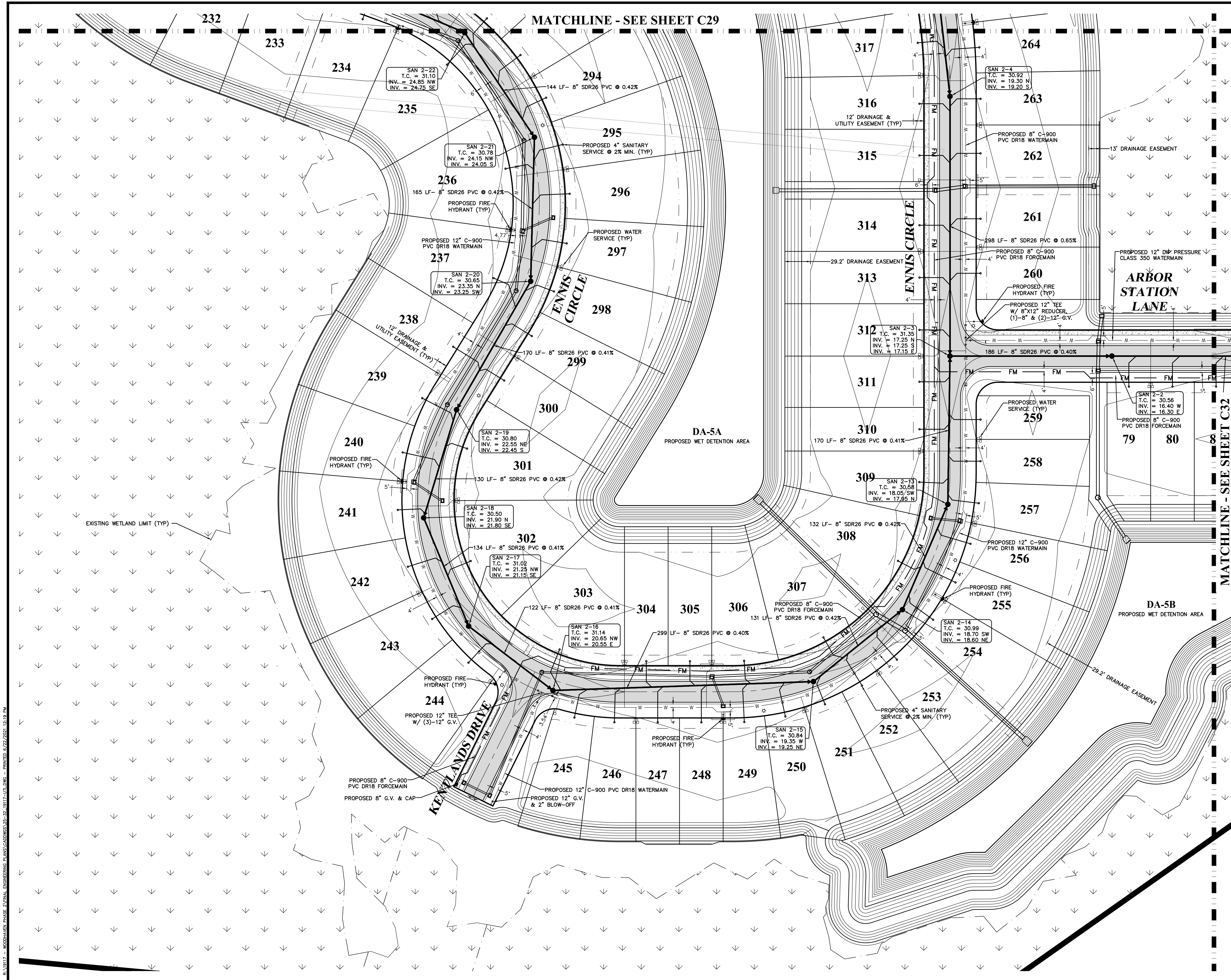
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DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 25-32_19117-UTL
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

HAIK KILIC, P.E., No. 84244
MELAL RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

SHEET: **C29** OF **53**



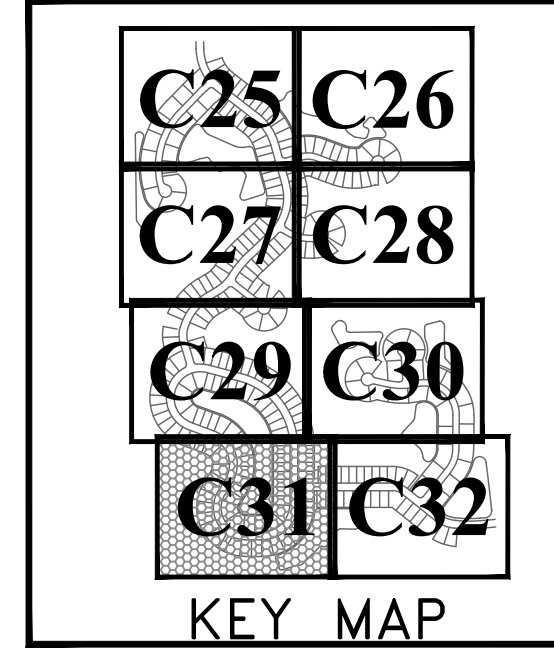
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LEGEND:

- WETLANDS TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATERMAIN
- PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE

- NOTES:
- CONTRACTOR TO PROVIDE 10 LF CONCRETE ENCASUREMENT OF GRAVITY SEWER WHERE MINIMUM DEP. CLEARANCE CANNOT BE ACHIEVED AND/OR MAINTAINED.
 - PIPE MATERIALS SHALL BE GREEN SDR26 FOR GRAVITY SANITARY SEWER, BLUE C-900 PVC DR18 FOR WATER MAINS AND GREEN C-900 PVC DR18 FOR SANITARY FORCE MAINS.
 - WATER MAINS 10" OR GREATER SHALL BE DUCTILE IRON PIPE (DIP), PRESSURE CLASS 350.
 - FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN 20 FT OF ANY ELECTRICAL TRANSFORMER.



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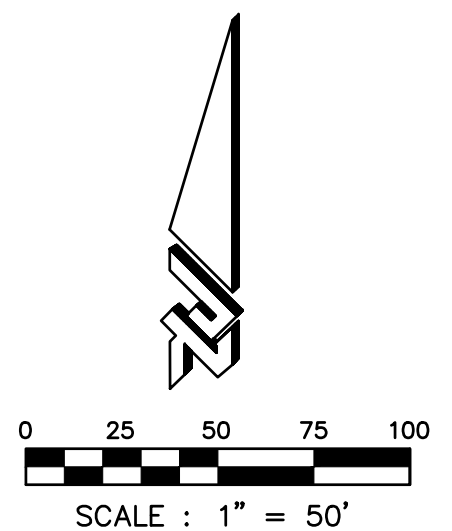
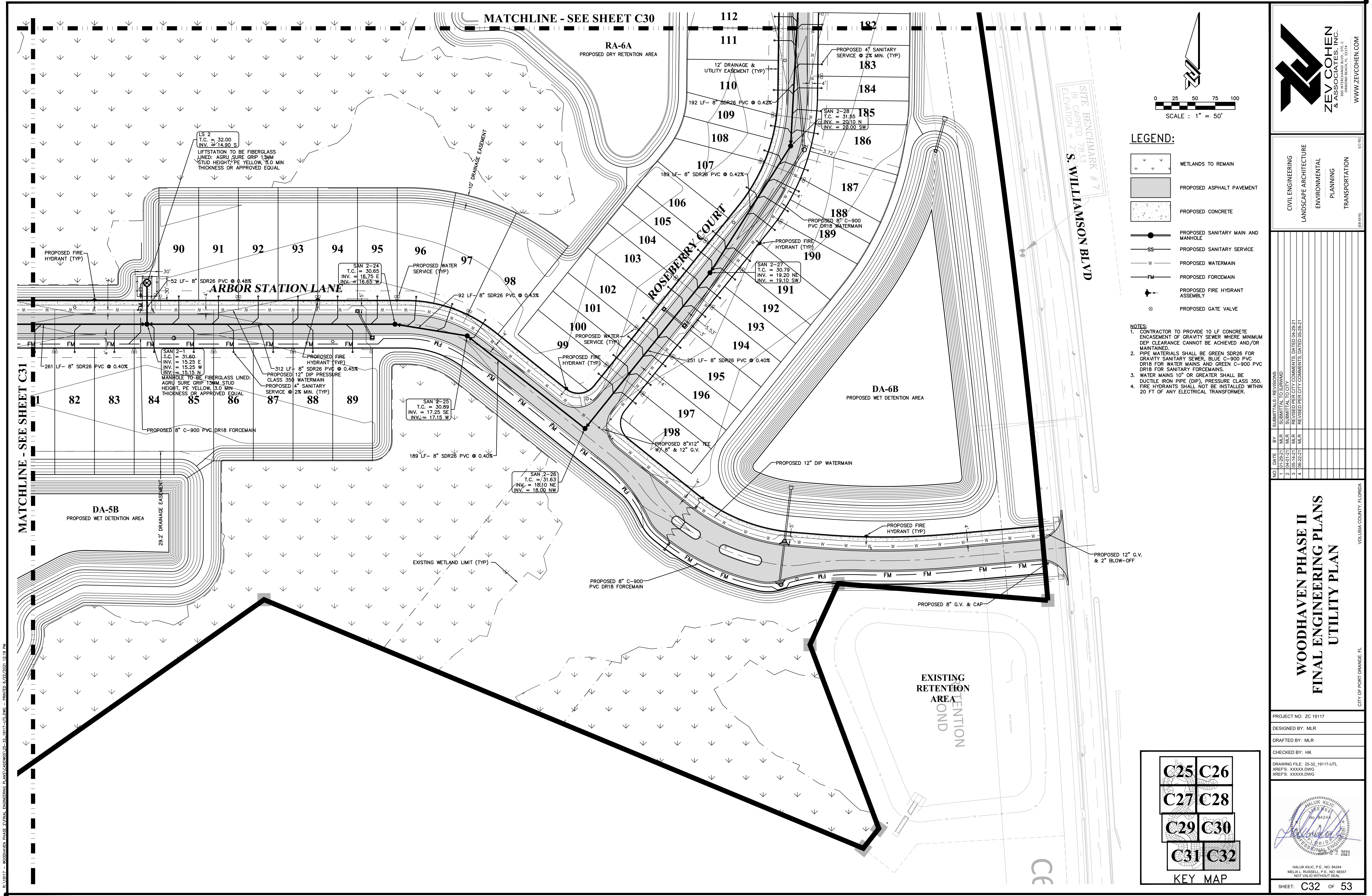
NO.	DATE	BY	REVISIONS
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3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN**

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 25-32_19117-UTL
XREFS: XXXXX.DWG
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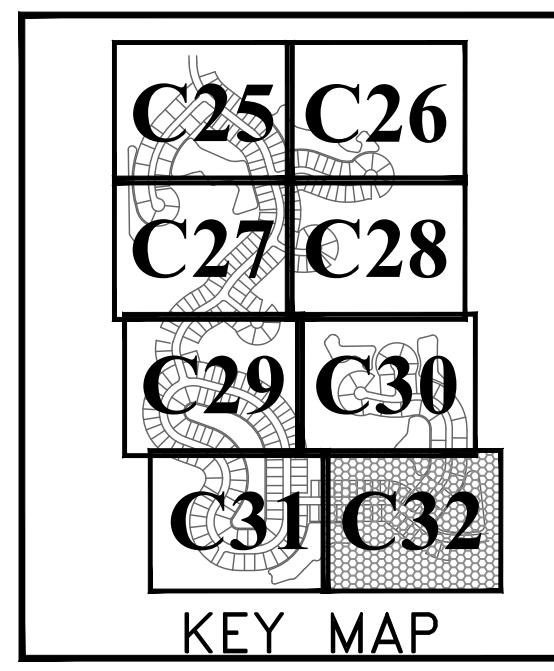
HAIK KILIC, P.E., No. 8424
MECHANICAL ENGINEERING
NOT VALID WITHOUT SEAL

SHEET: **C31** OF **53**



- LEGEND:**
- WETLANDS TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED SANITARY MAIN AND MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATERMAIN
 - PROPOSED FORCEMAIN
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PLANNING
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NO.	DATE	BY	REVISIONS
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2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	

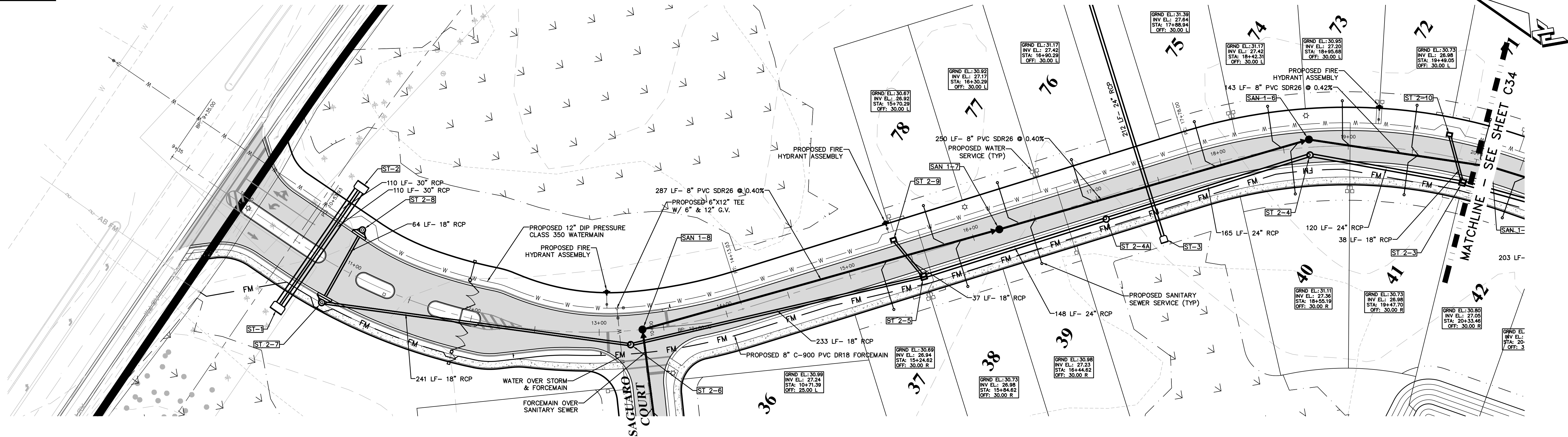
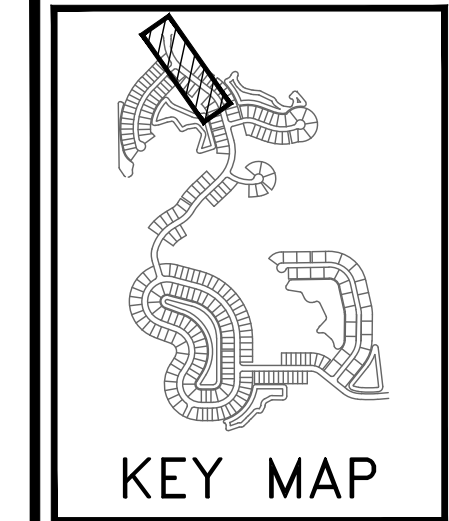
**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
UTILITY PLAN**

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 25-32_19117-UTL
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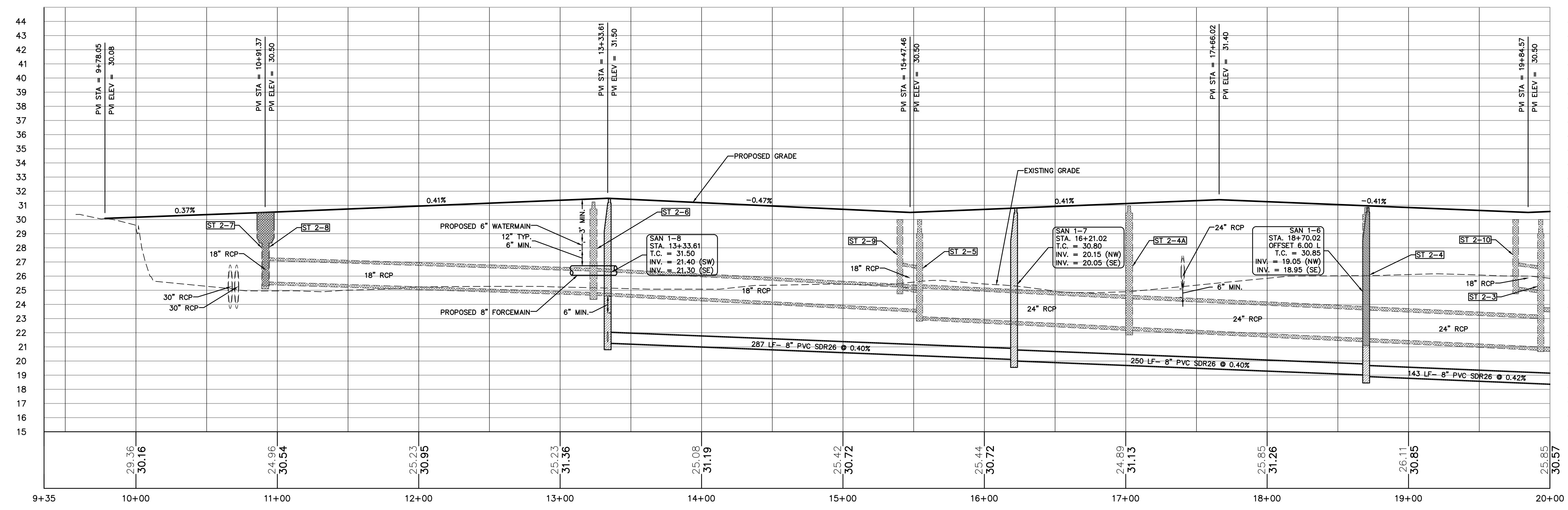
HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C32** OF **53**



HIGHFIELD VILLAGE DRIVE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

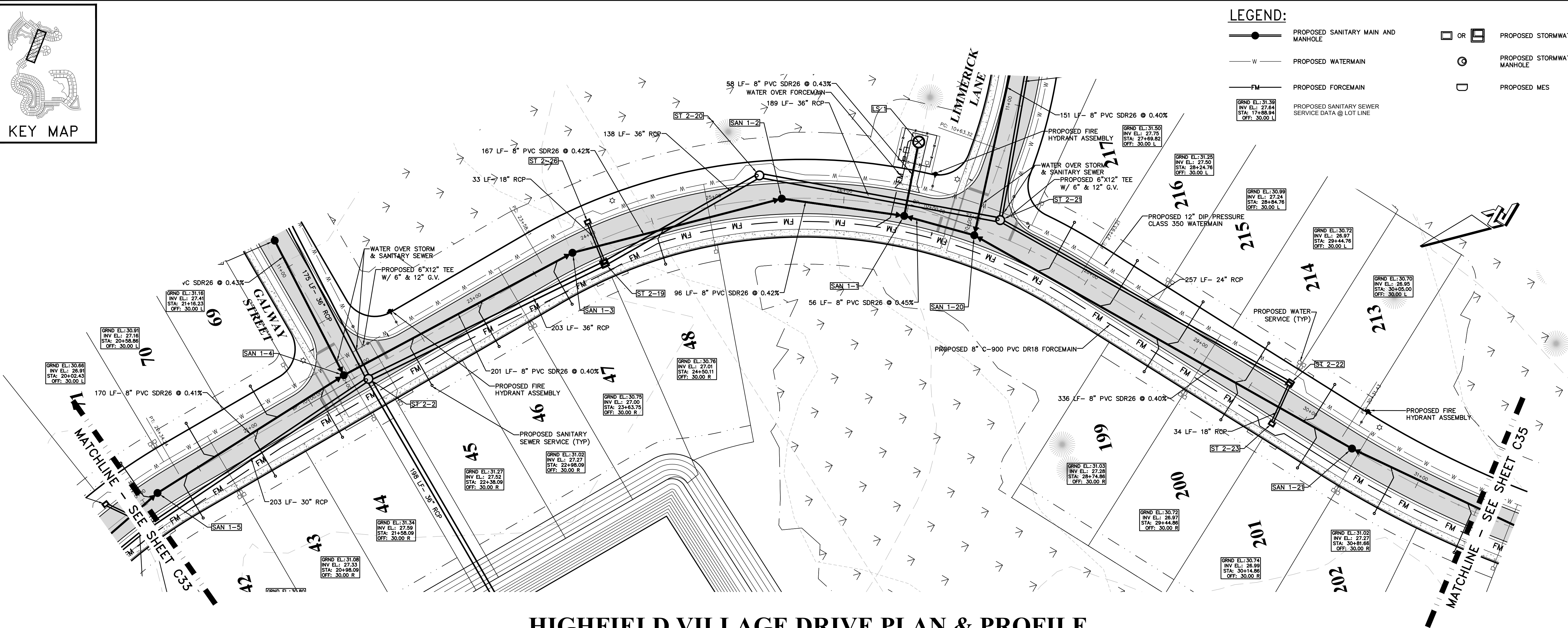
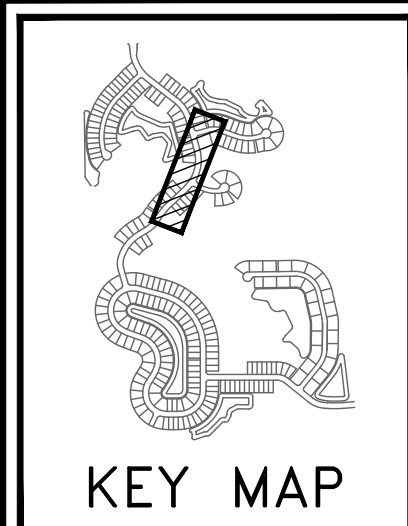
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4	06-22-21	MLR	REVISOR COMMENTS DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
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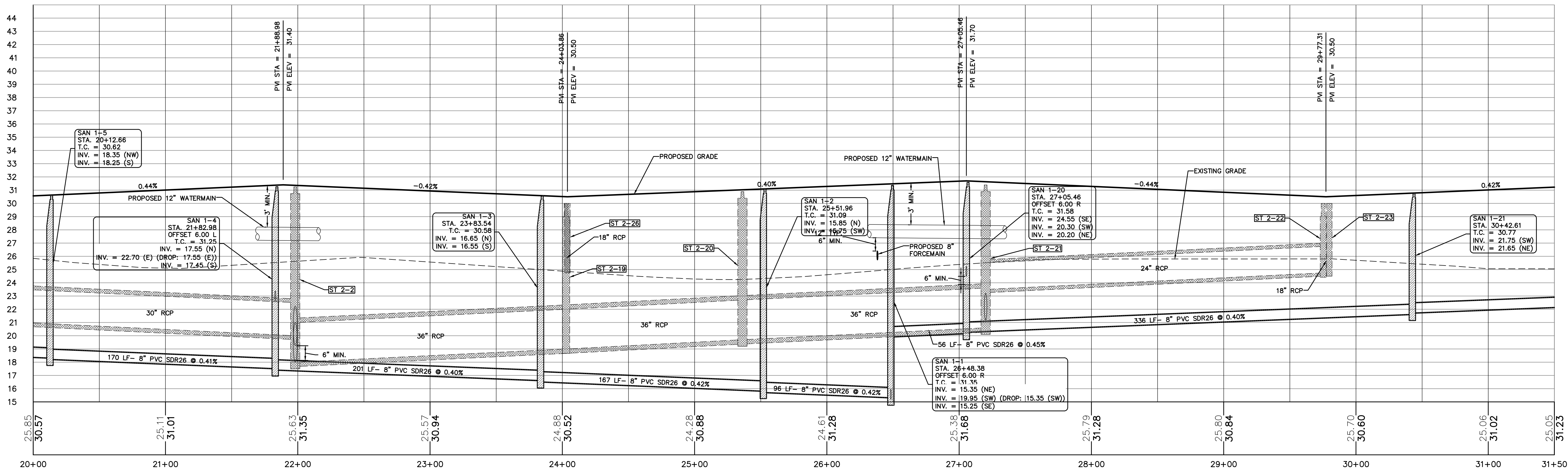


HALUK KILIC, P.E., No. 84244
MECHANICAL ENGINEER
NOT VALID WITHOUT SEAL
SHEET: C33 OF 53



HIGHFIELD VILLAGE DRIVE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

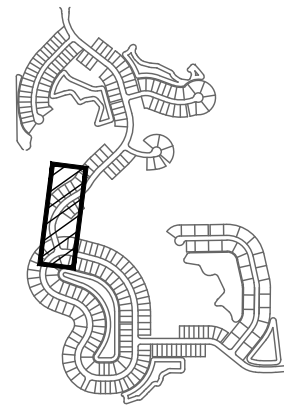
WOODHAVEN PHASE II FINAL ENGINEERING PLANS PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 33-47_19117-PP
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HAUK KILG, P.E., NO. 84244
MELIA RUSSELL, P.E., NO. 69037
NOT VALID WITHOUT SEAL

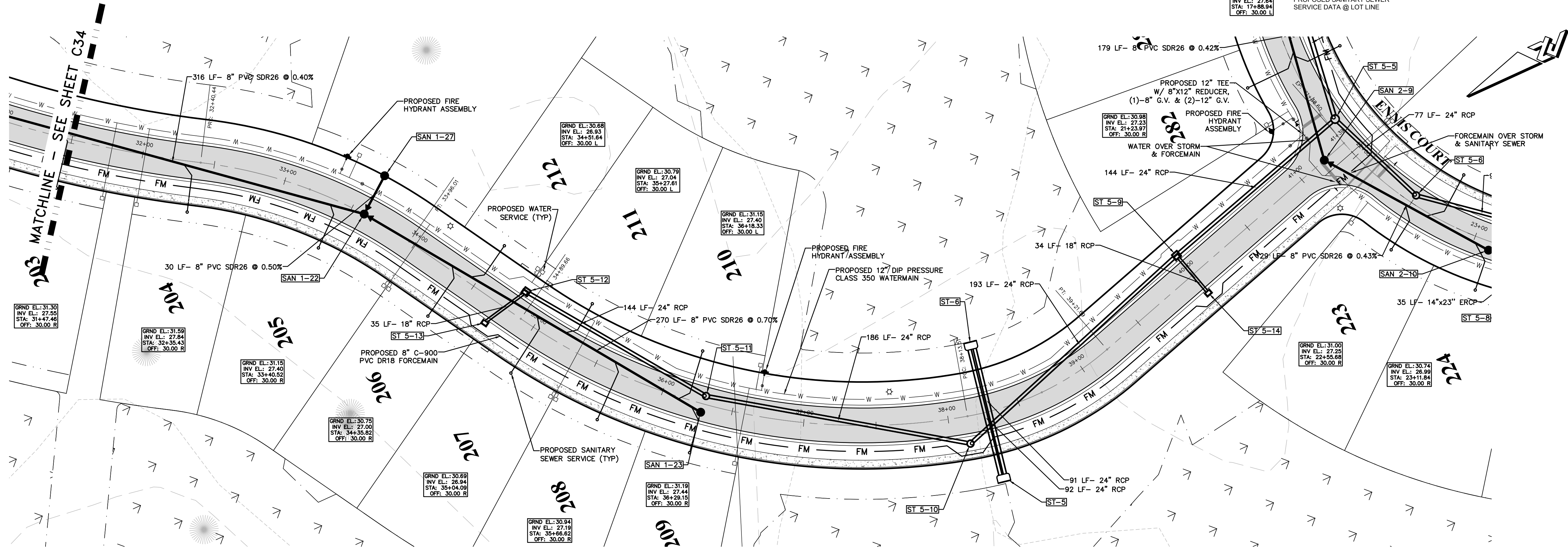
SHEET: C34 OF 53



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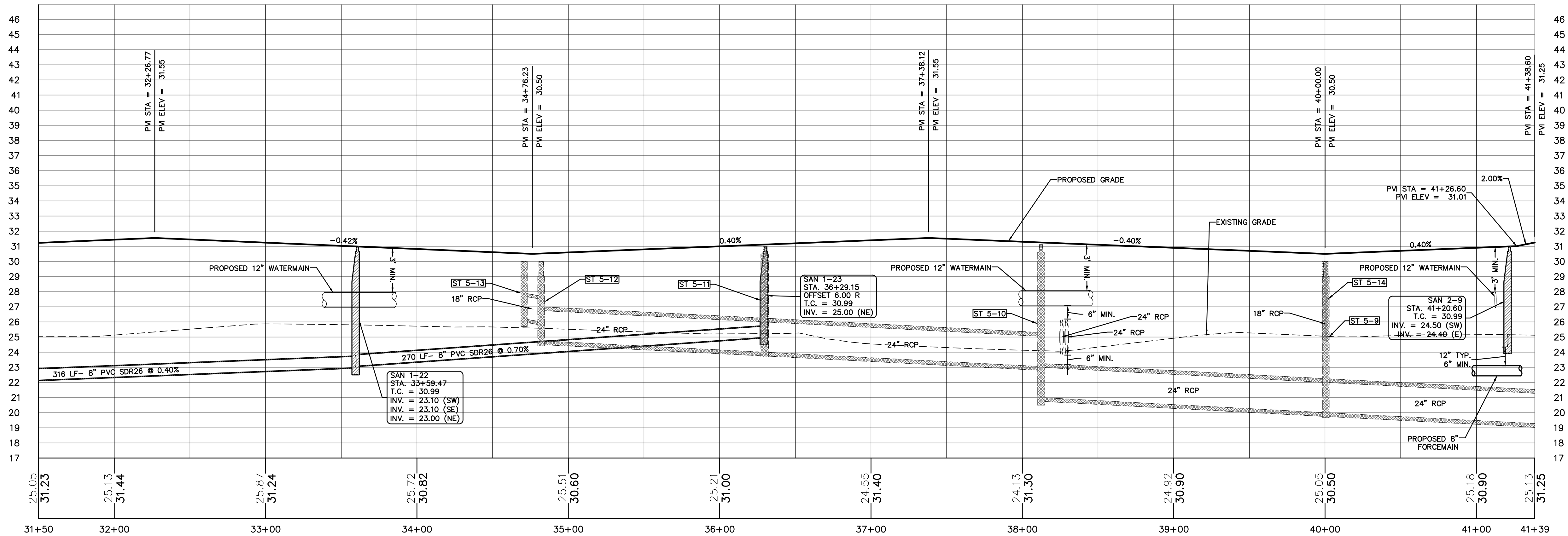
LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



HIGHFIELD VILLAGE DRIVE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
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HALUK KILIC, P.E., No. 8424
MELIA L. RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

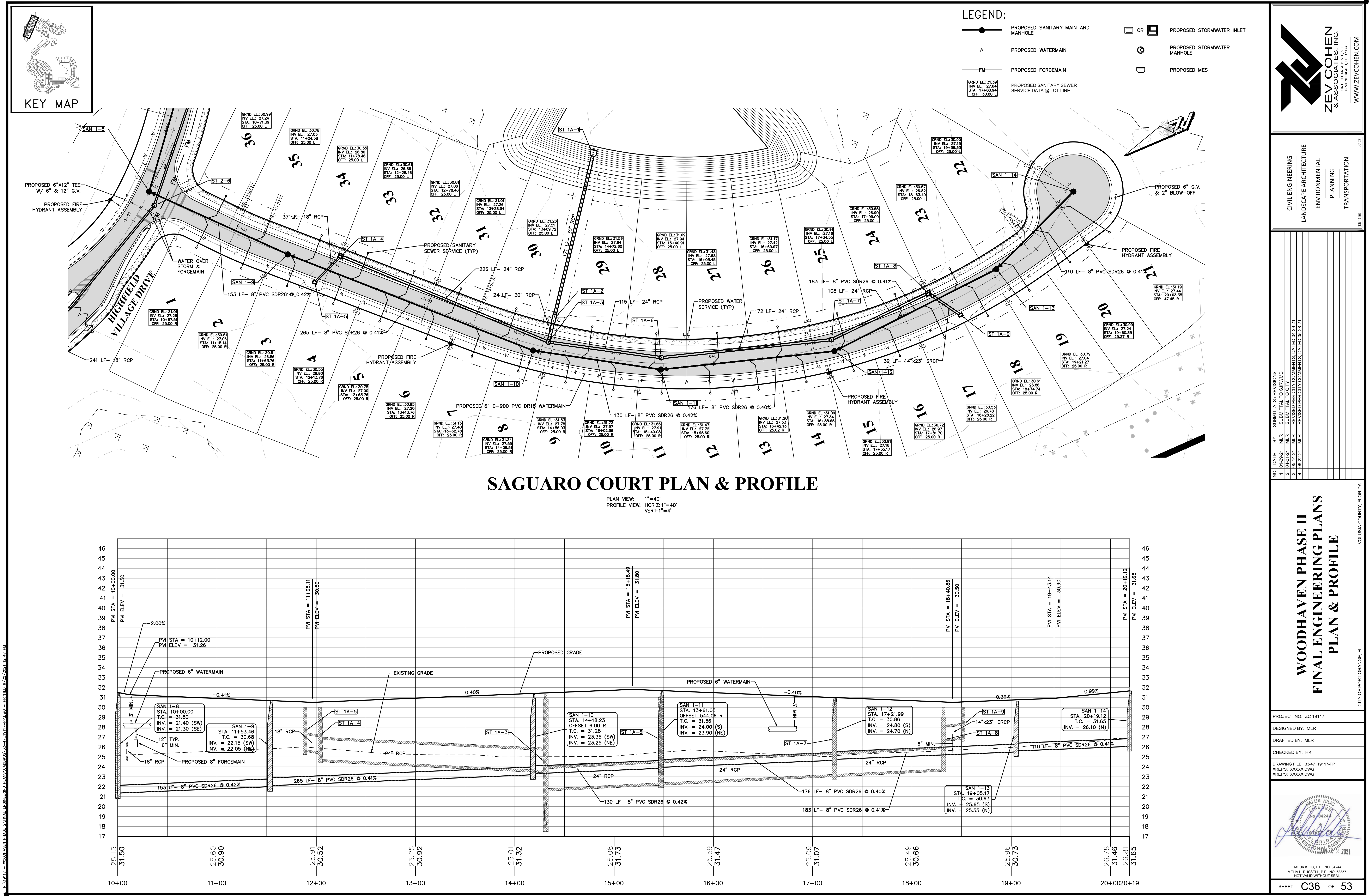
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	FOR REVIEW
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

ZEV COHEN
& ASSOCIATES, INC.
CIVIL ENGINEERING
10000 W. US HWY 1, SUITE 100
PORT ORANGE, FL 32127
WWW.ZEVCOHEN.COM



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
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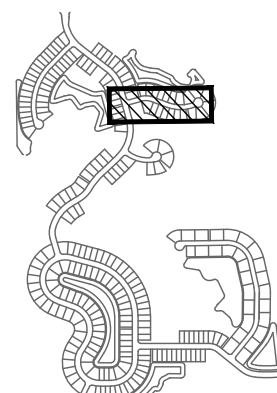
WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
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HALUK KILIC, P.E., No. 84244
MELAI RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

SHEET: C36 OF 53



KEY MAP

LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES

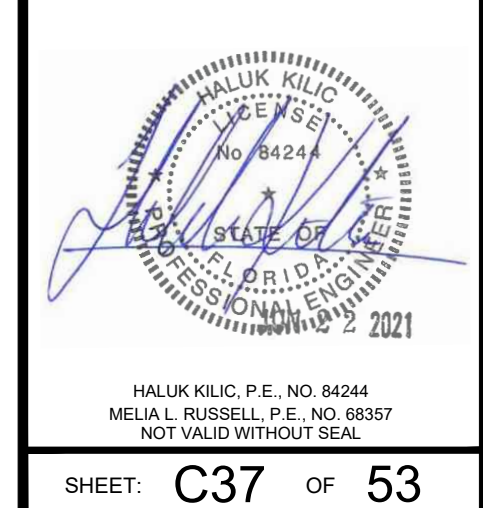


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

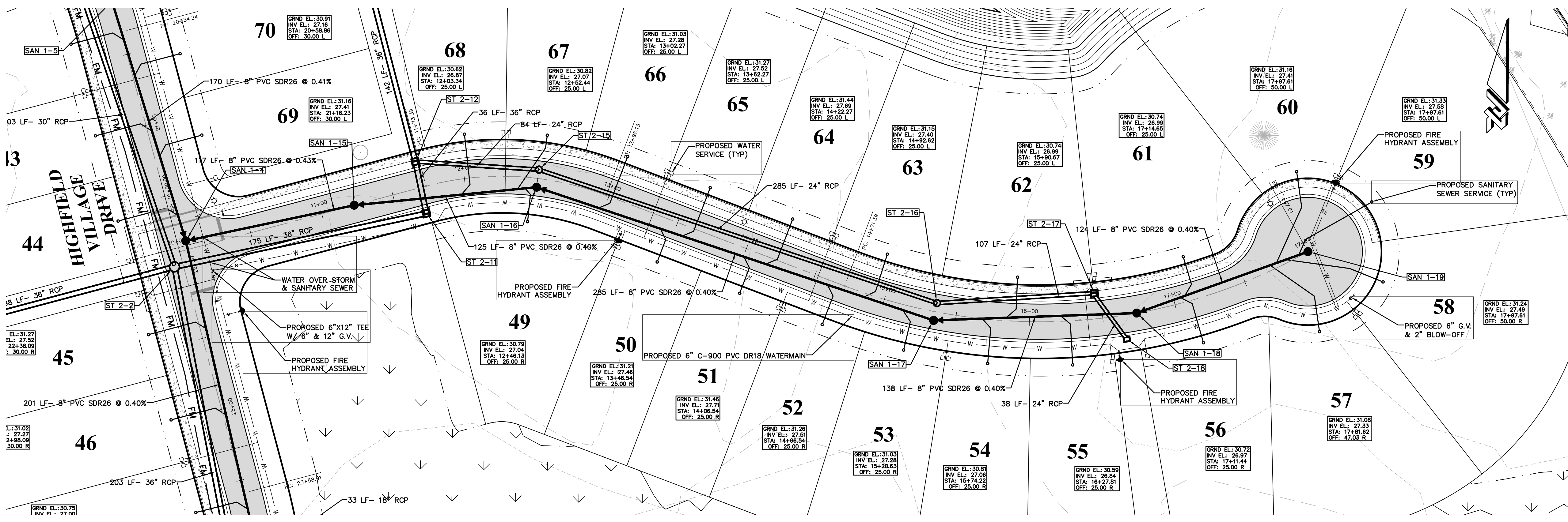
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2	05-14-21	MLR	REVISIONS PER CITY COMMENTS, DATED 05-28-21
3	06-22-21	MLR	
4			

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

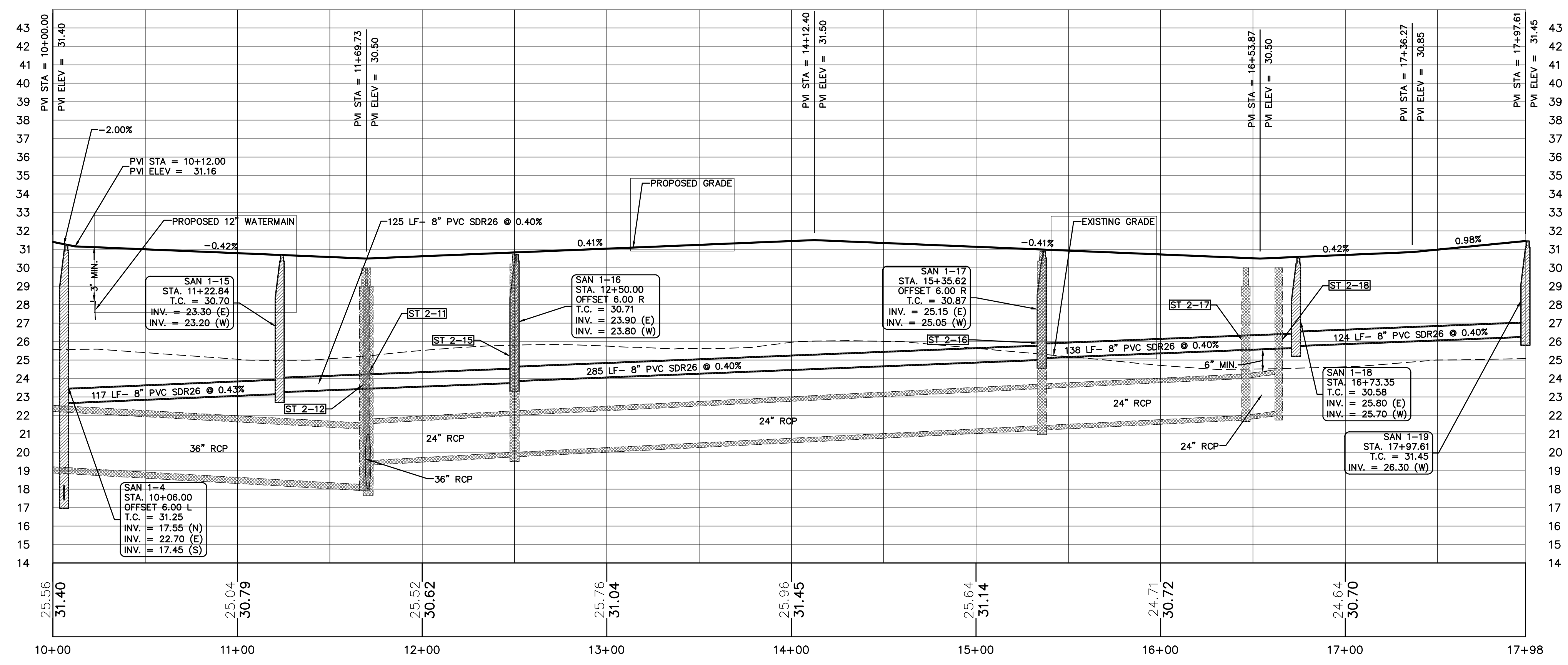


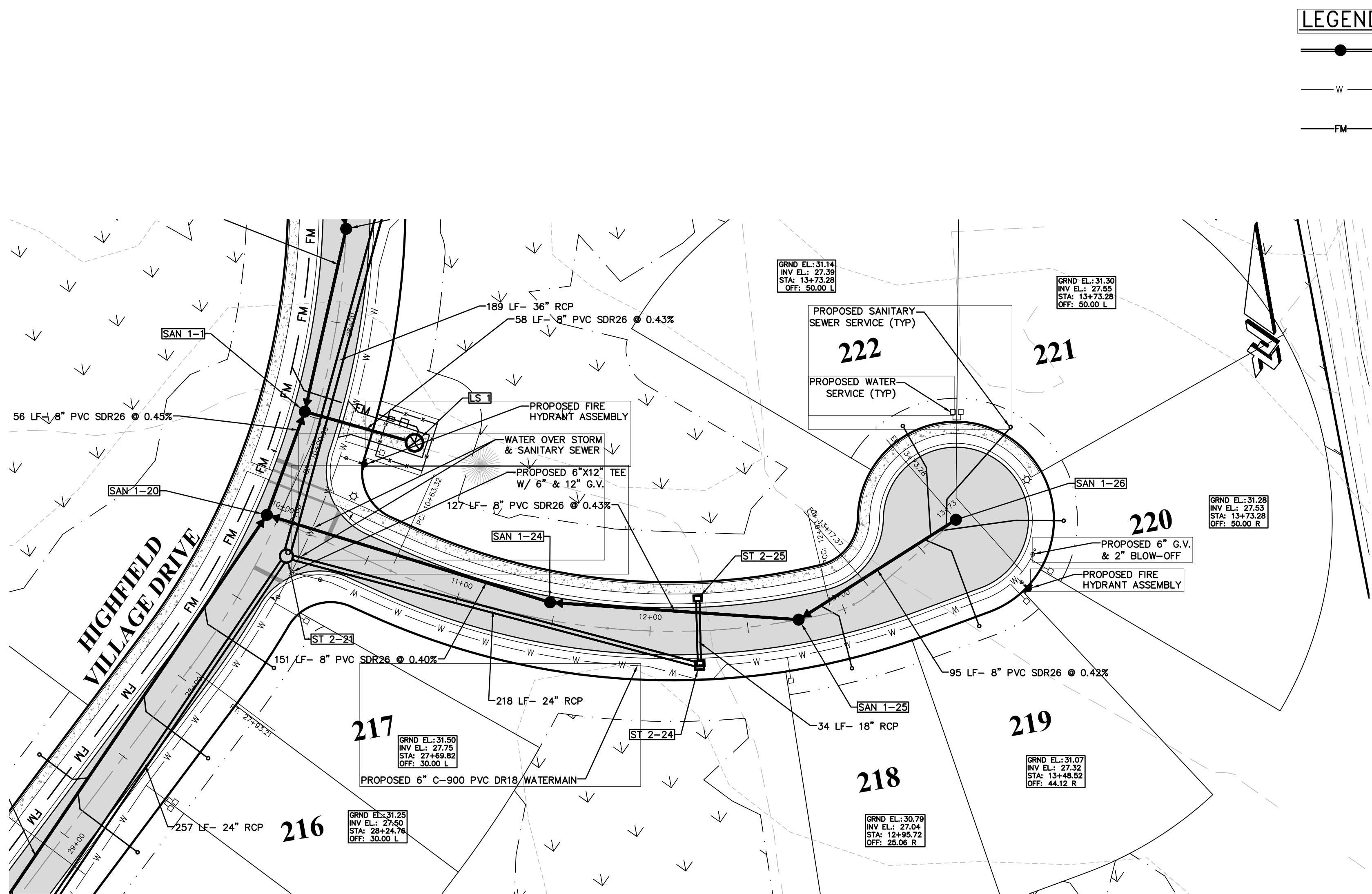
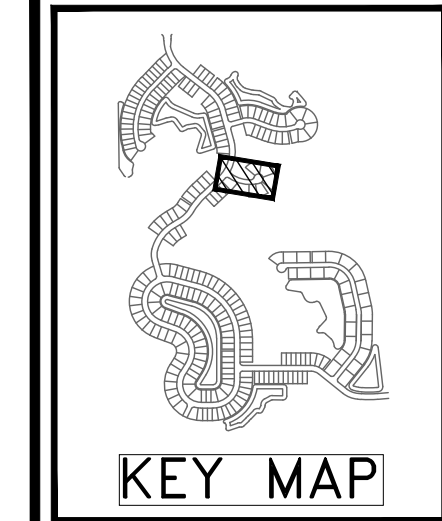
SHEET: C37 OF 53



GALWAY STREET PLAN & PROFILE

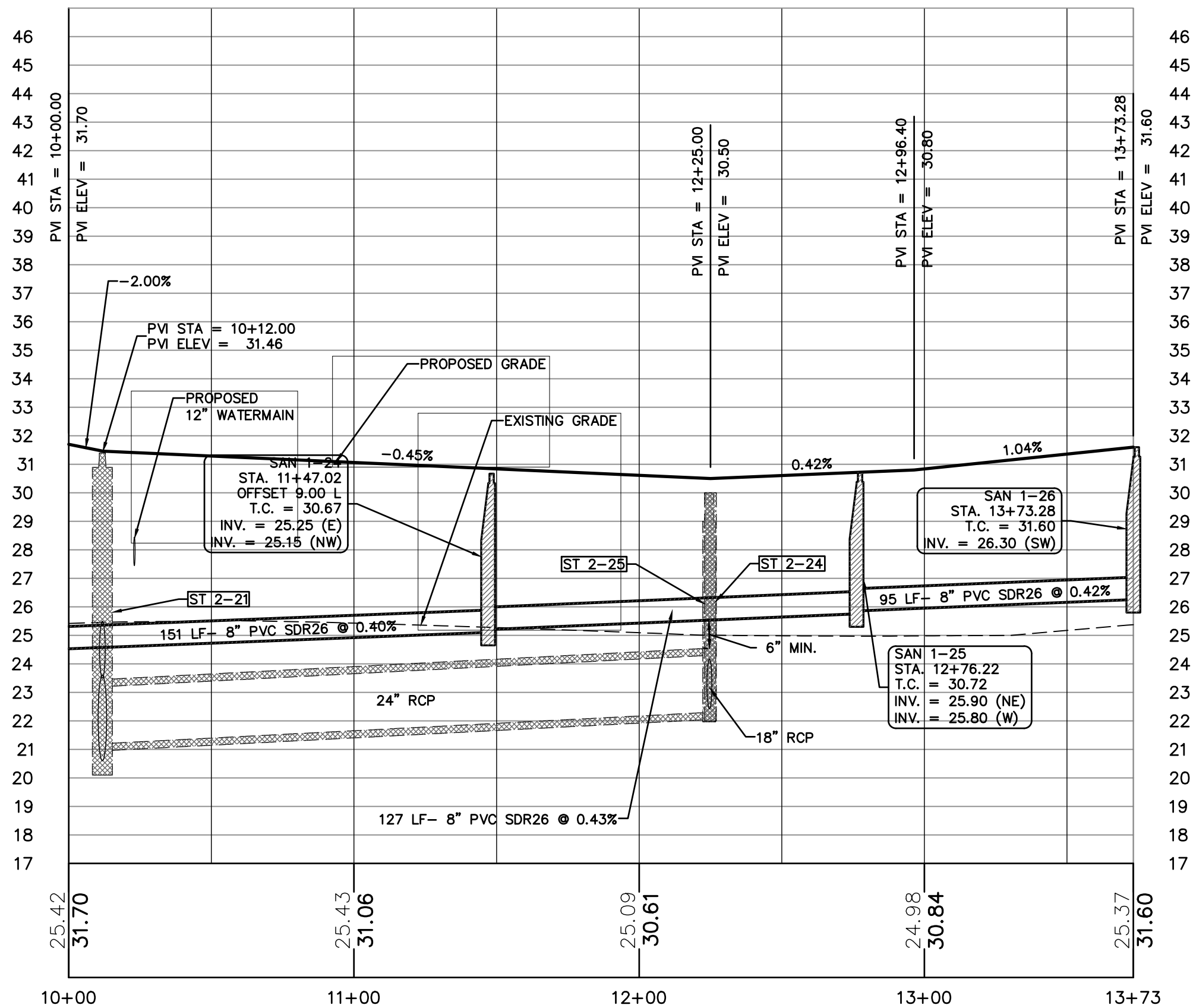
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PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'





LIMMERICK LANE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN

- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

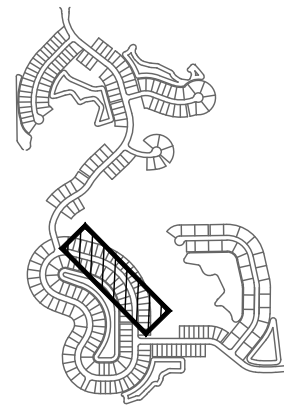
WOODHAVEN PHASE II FINAL ENGINEERING PLANS PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG



HALUK KLUC, P.E., NO. 84248
MELIA L. RUSSELL, P.E., NO. 69037
NOT VALID WITHOUT SEAL

SHEET: C38 OF 53



KEY MAP

LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	REVISIONS
2	05-14-21	MLR	REVISIONS
3	05-14-21	MLR	REVISIONS
4	06-22-21	MLR	REVISIONS

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
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HALUK KILIC, P.E., No. 84244
MEL A. RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

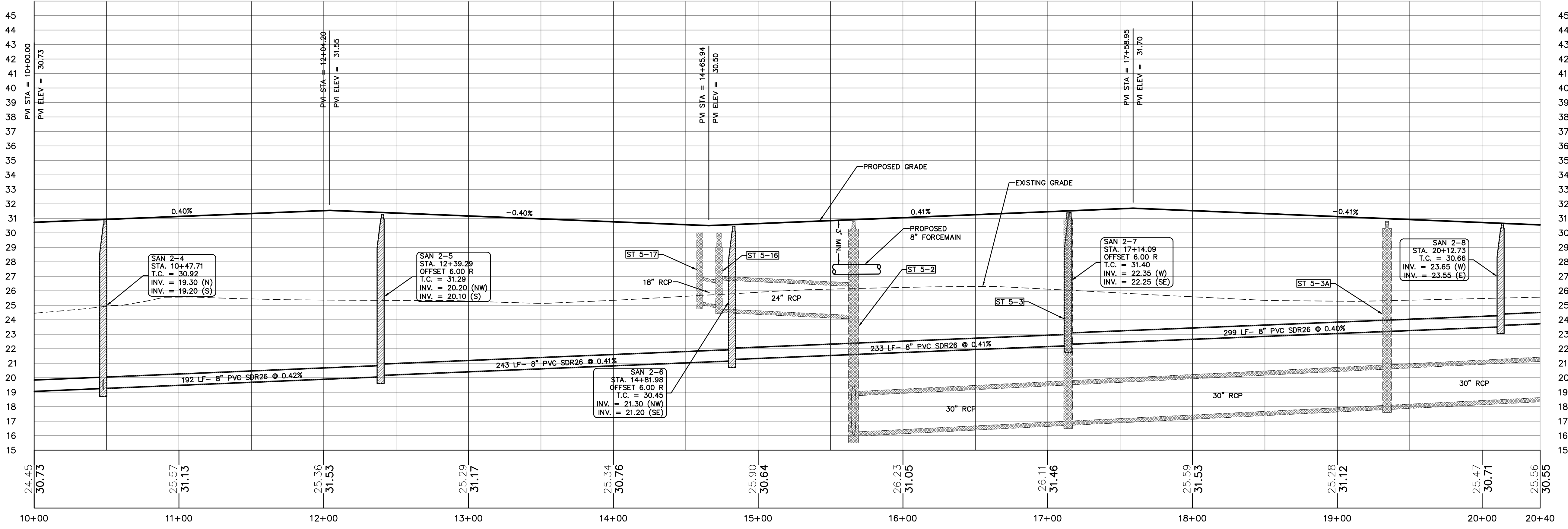
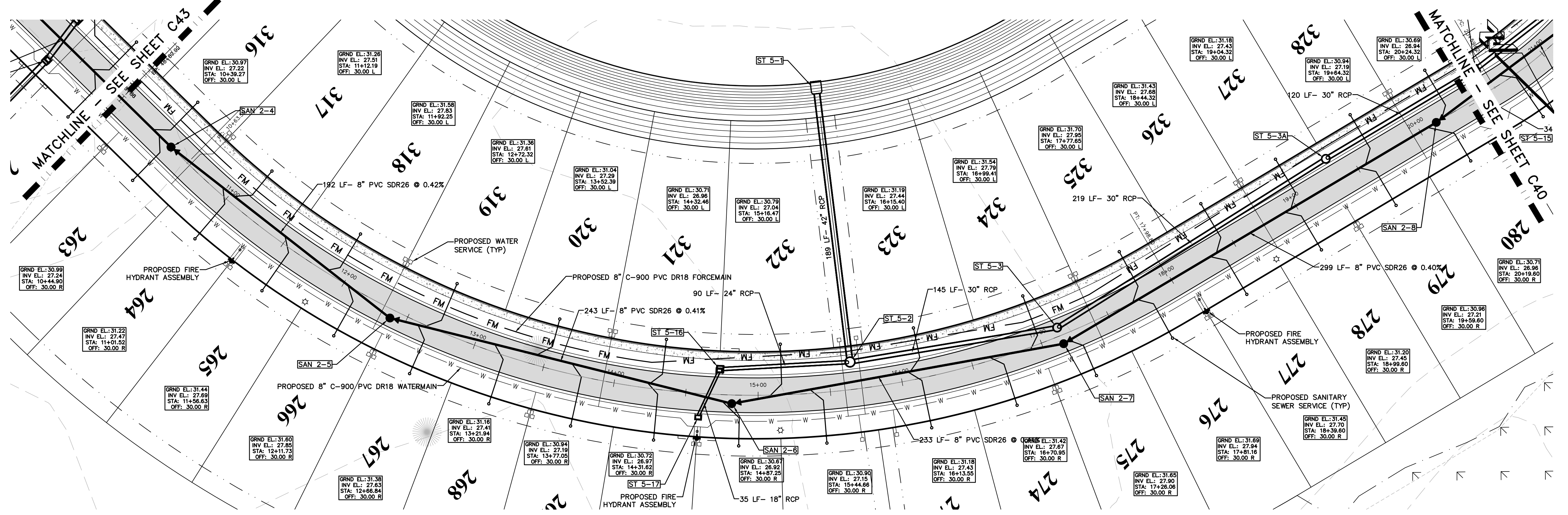
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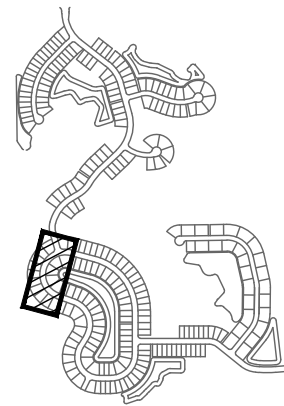
CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

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ENNIS CIRCLE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'

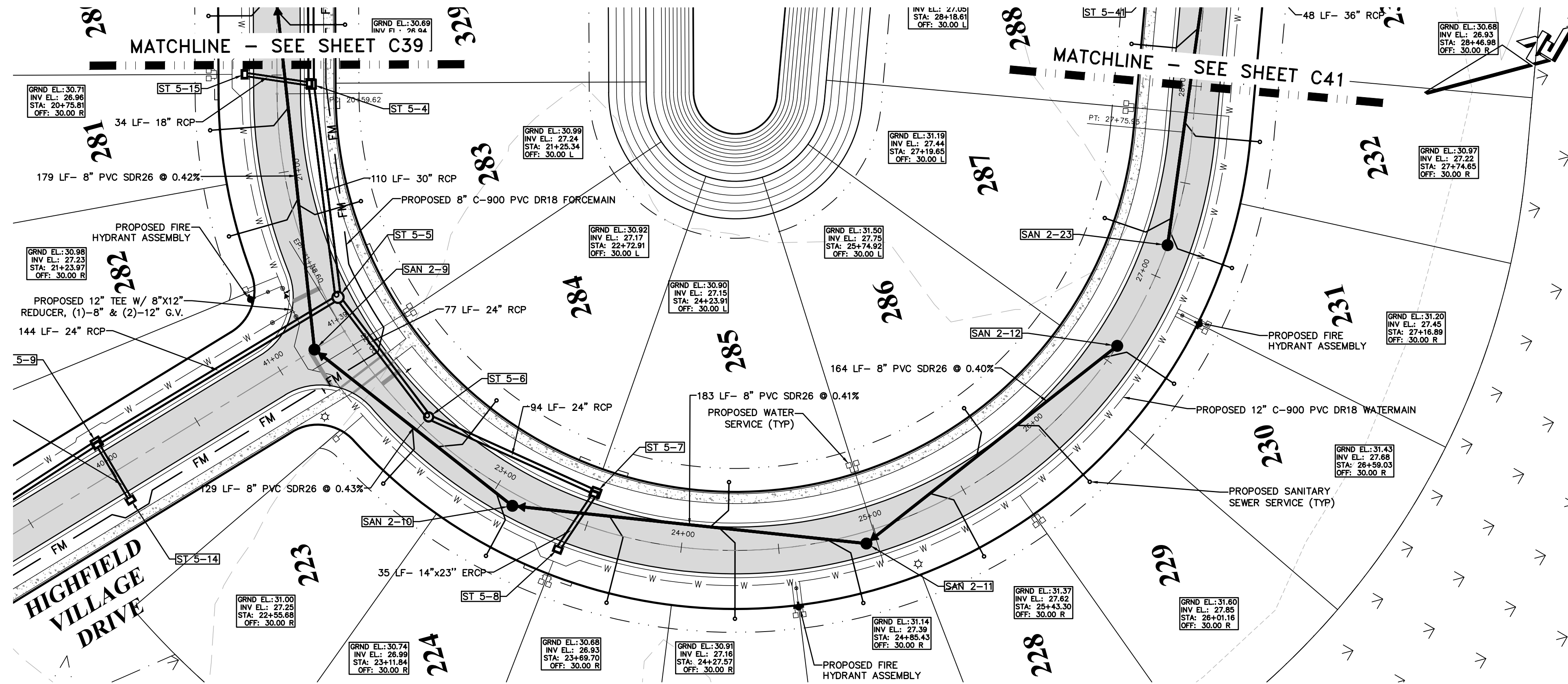




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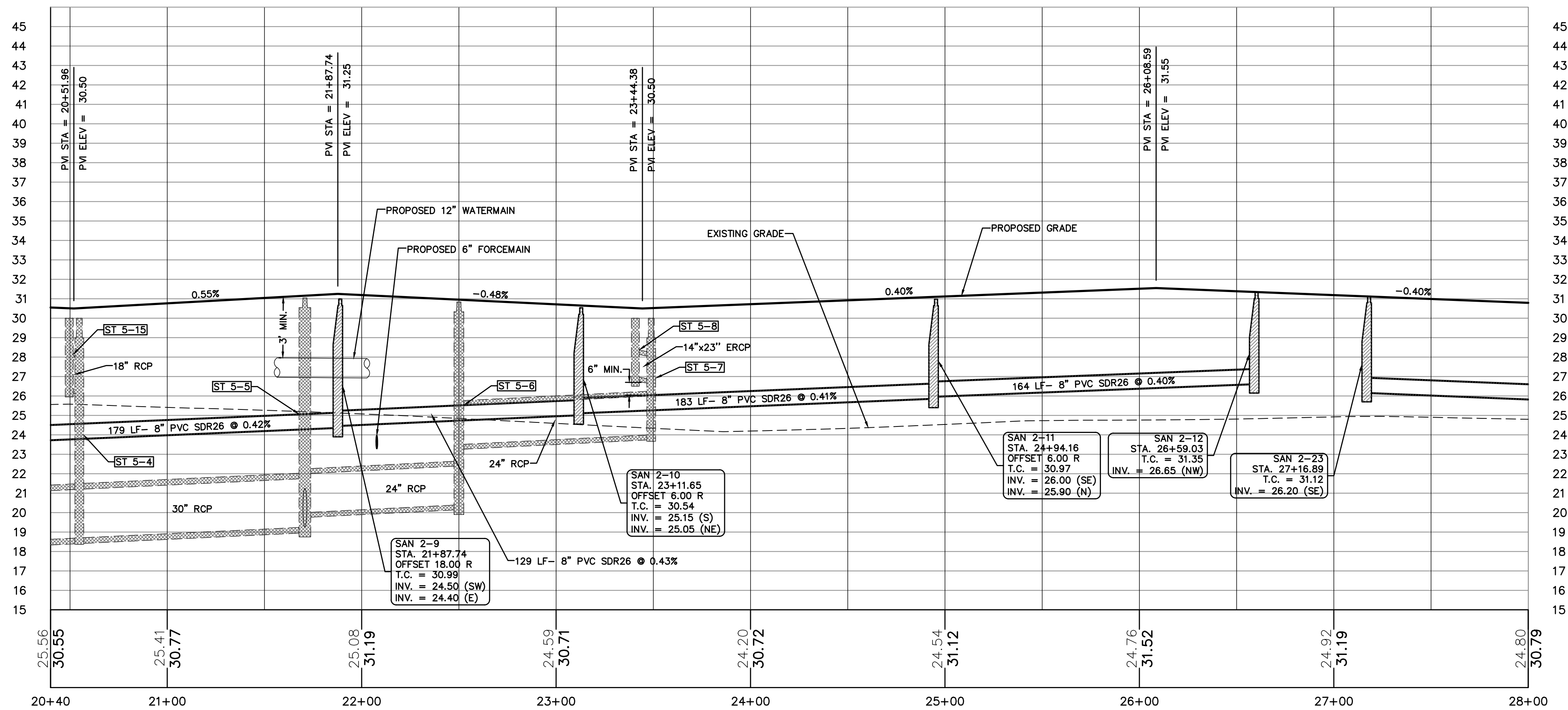
LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



ENNIS CIRCLE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED PER CITY COMMENTS, DATED 04-28-21
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
3	06-22-21	MLR	
4			

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

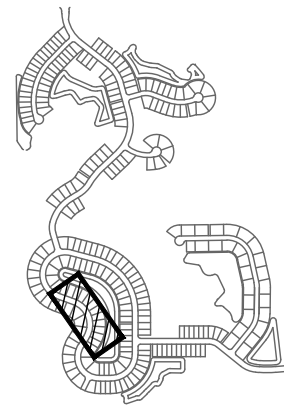
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DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

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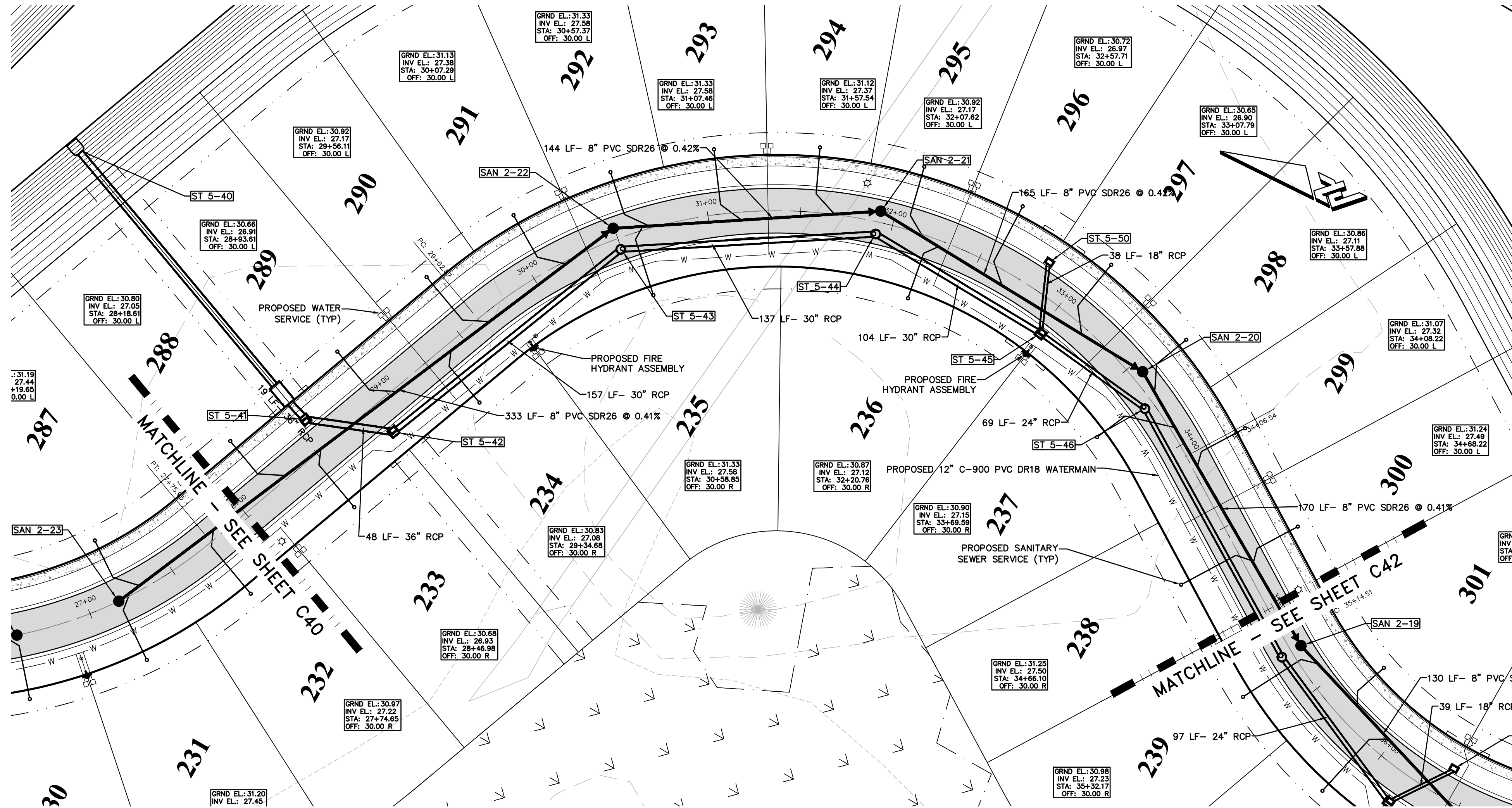


HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: C40 OF 53

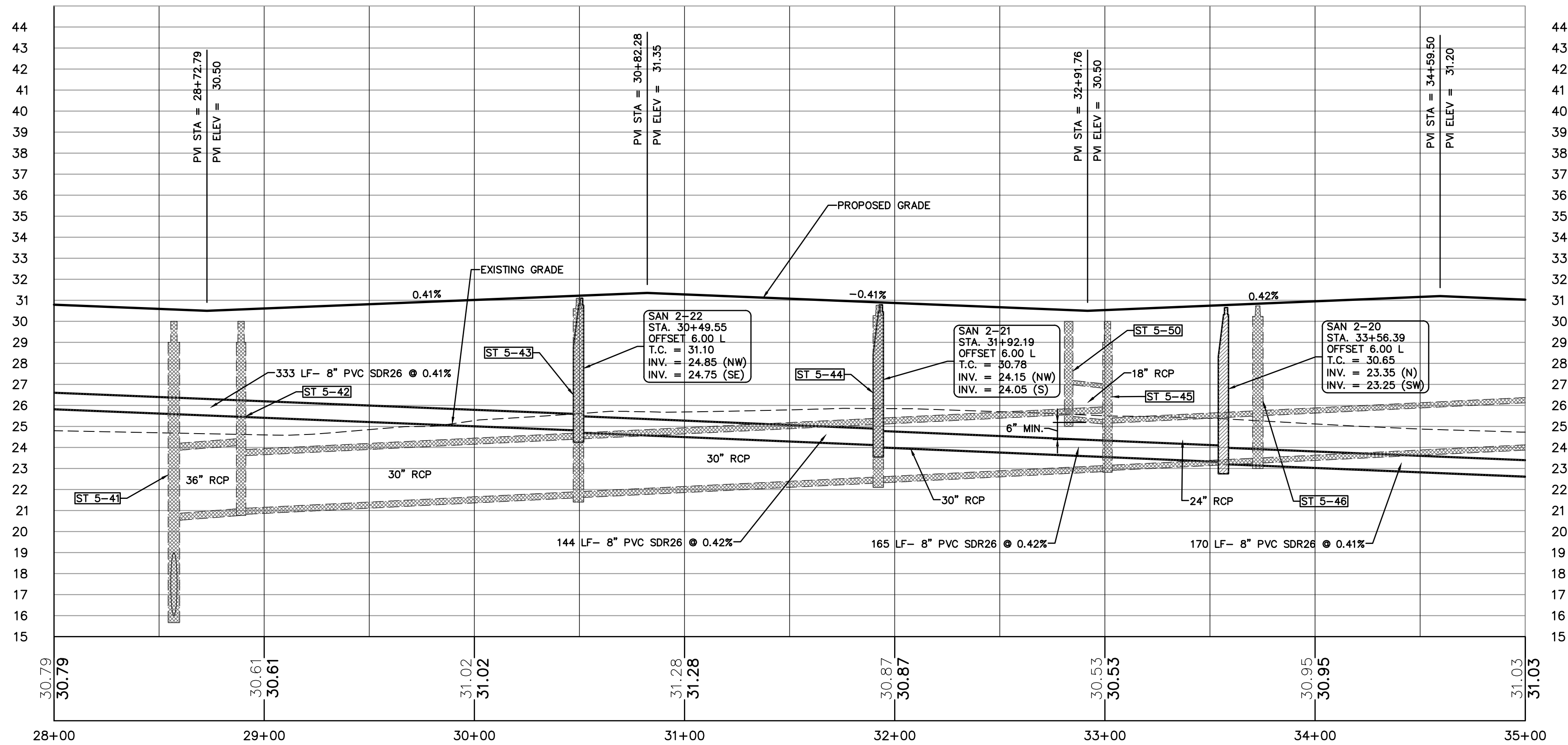


KEY MAP



ENNIS CIRCLE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-05-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-05-21

WOODHAVEN PHASE II FINAL ENGINEERING PLANS PLAN & PROFILE

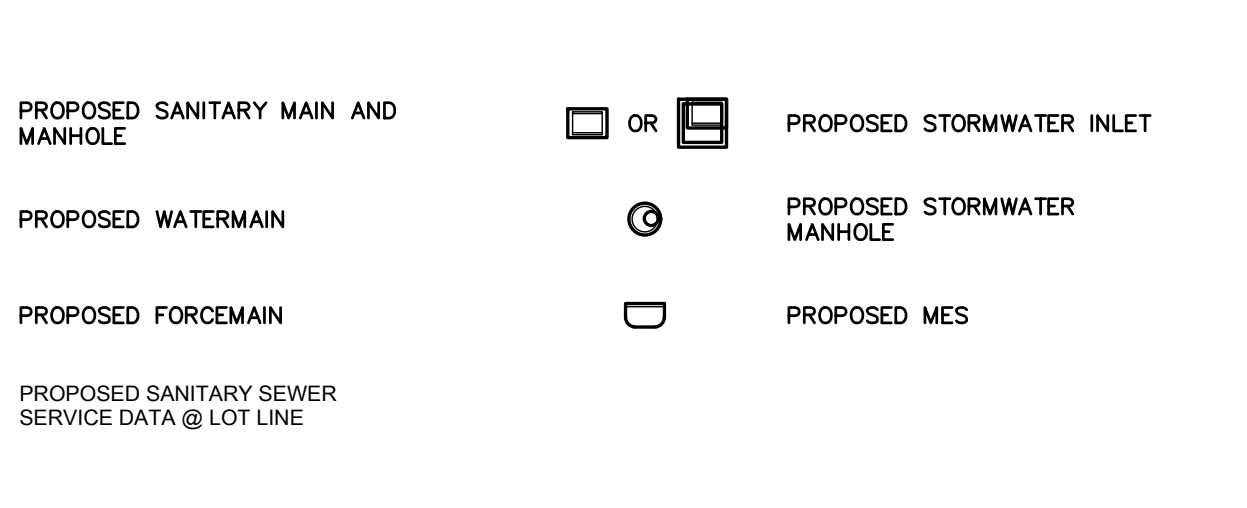
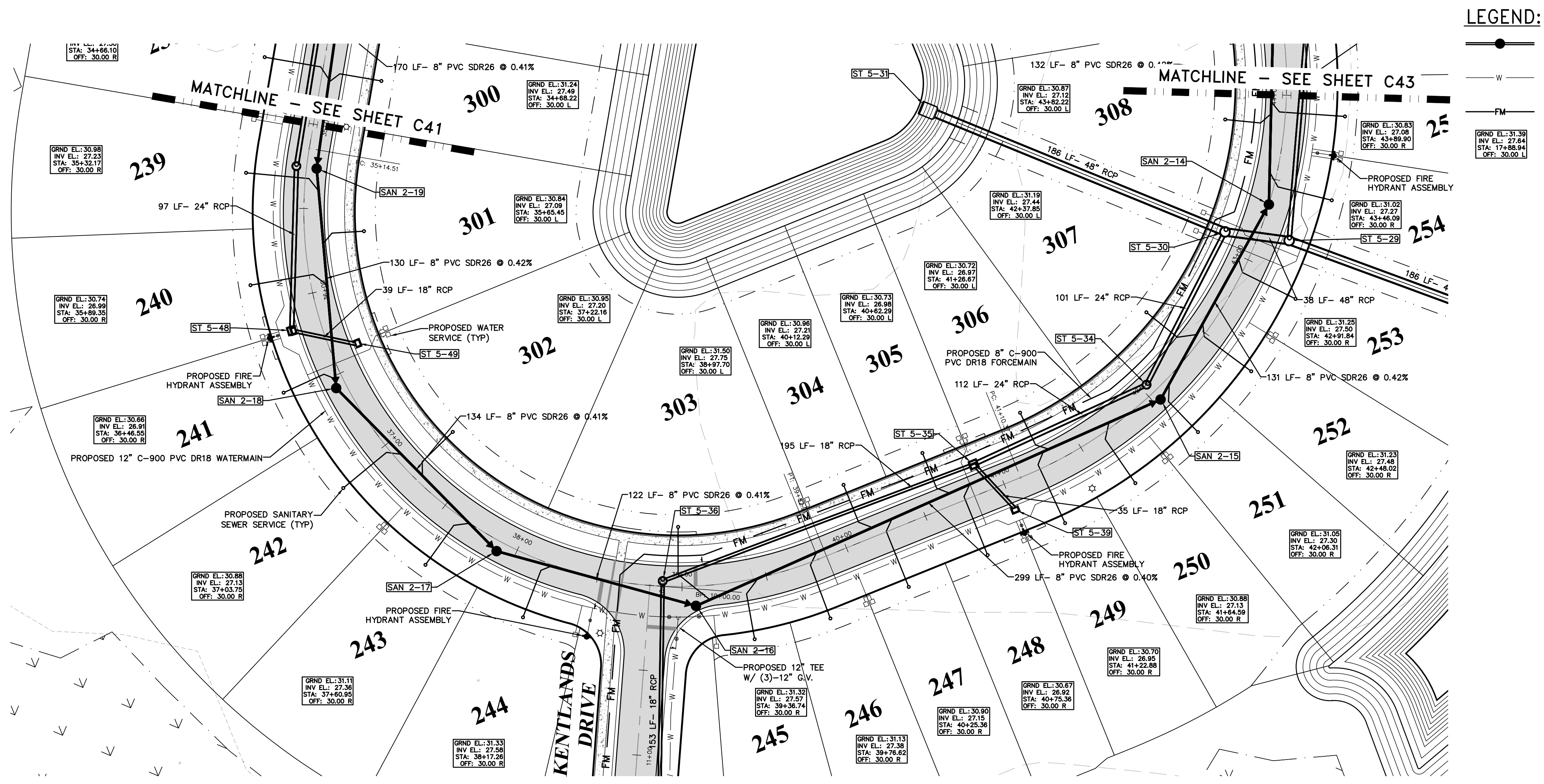
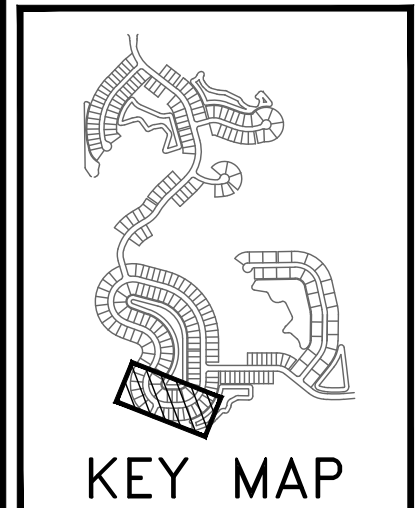
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DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

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HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: C41 OF 53

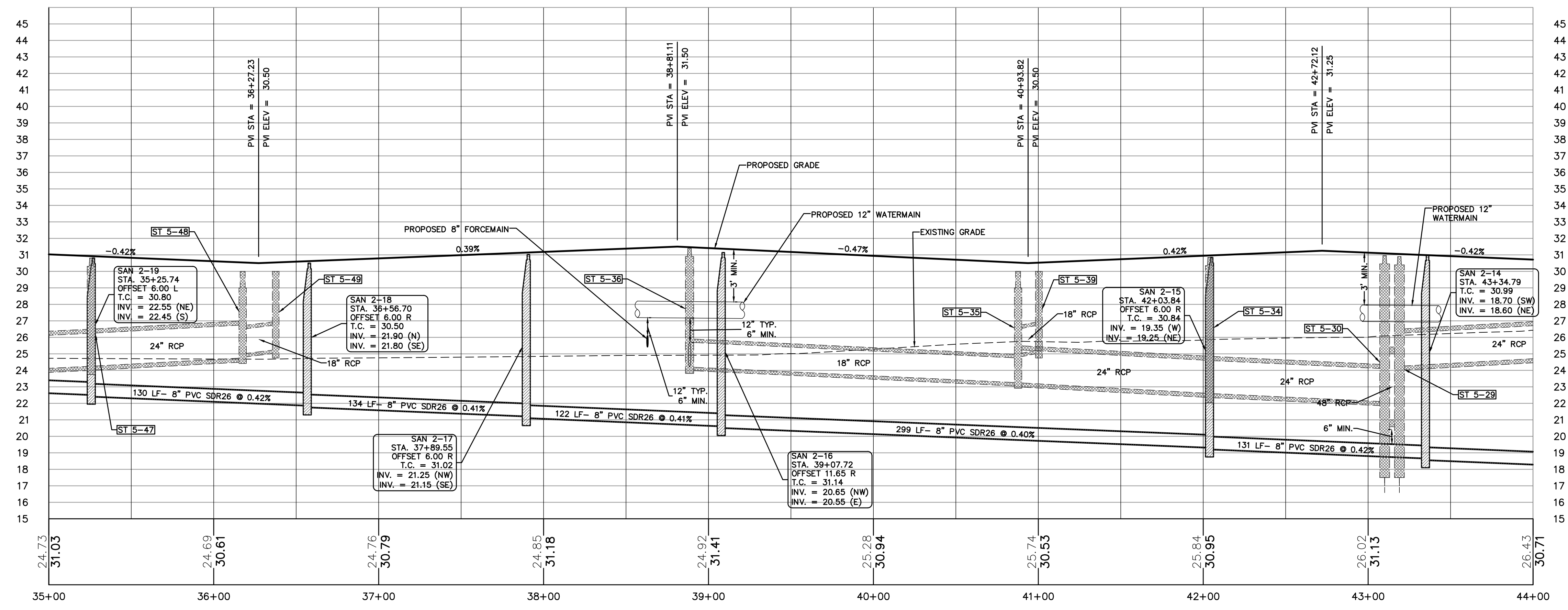


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTAL TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

ENNIS CIRCLE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



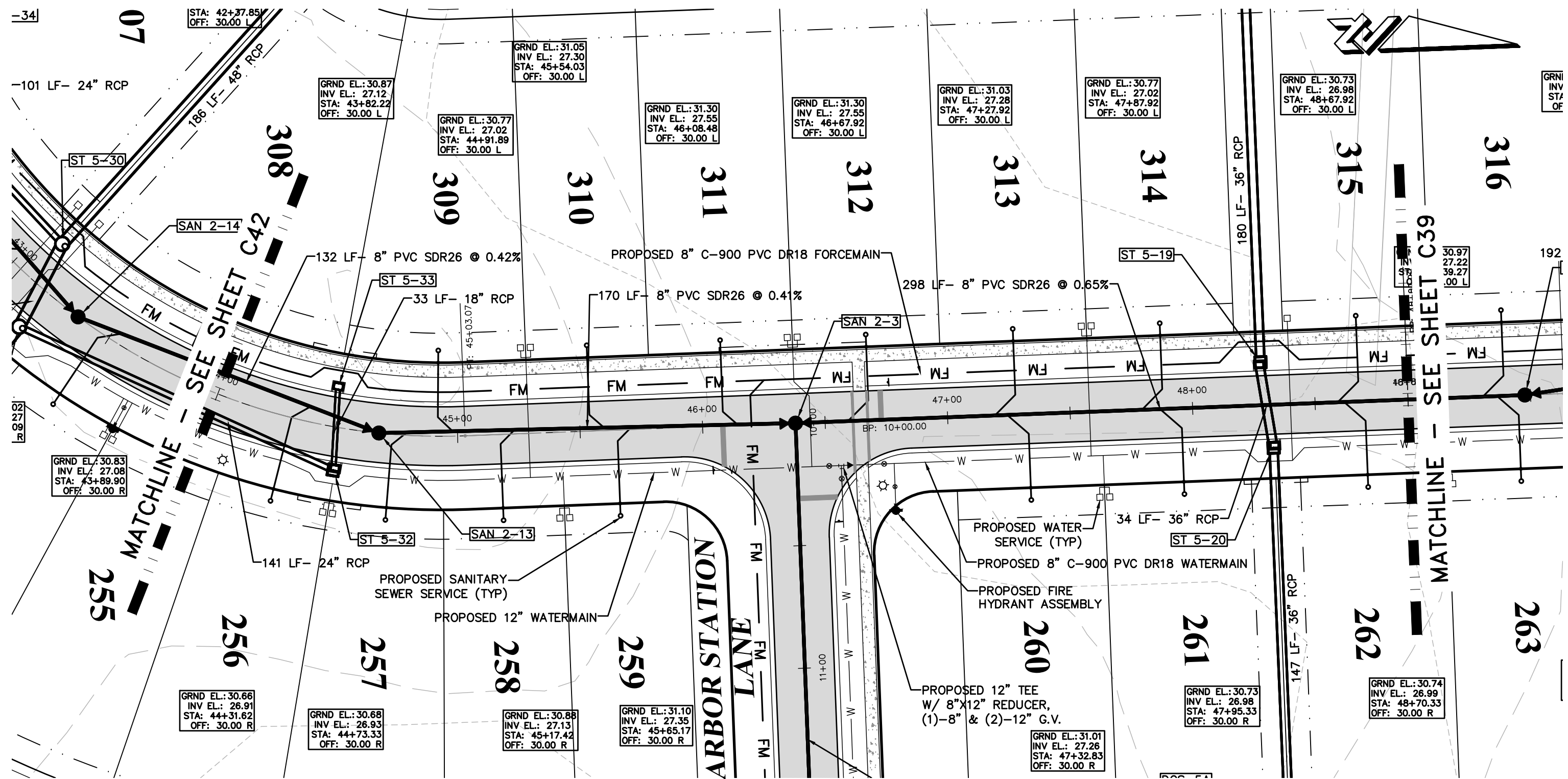
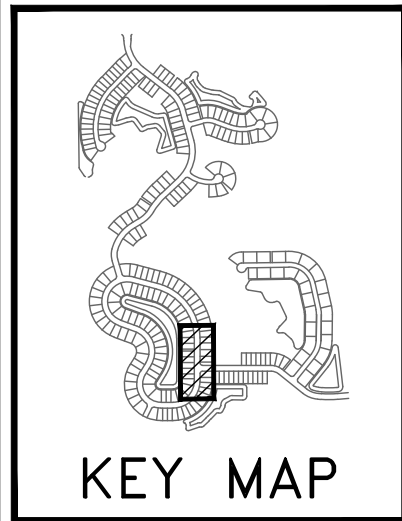
WOODHAVEN PHASE II FINAL ENGINEERING PLANS PLAN & PROFILE

PROJECT NO. ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
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HALUK KILIC, P.E., No. 84244
MELIA L. RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

SHEET: C42 OF 53

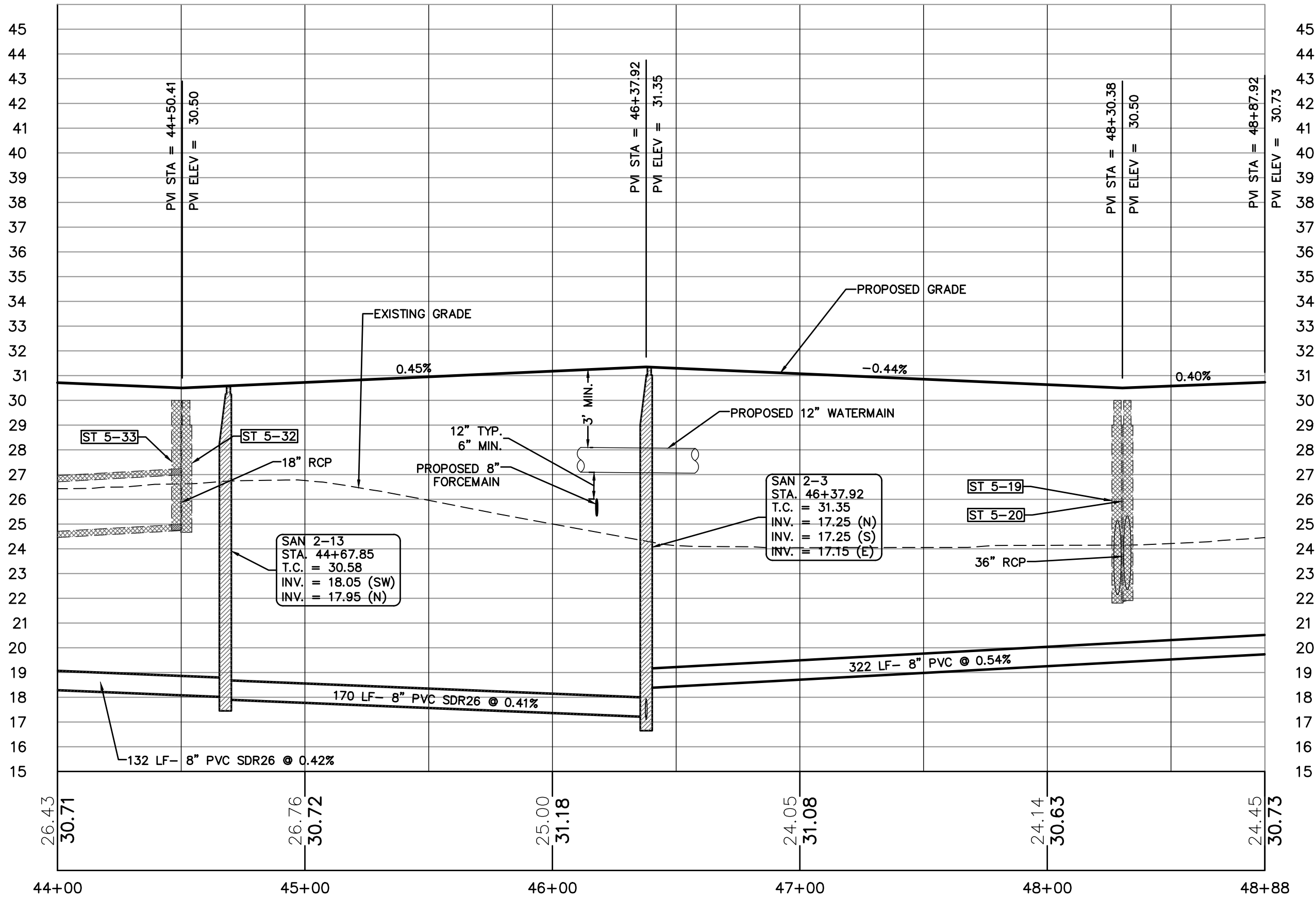


LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES

ENNIS CIRCLE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
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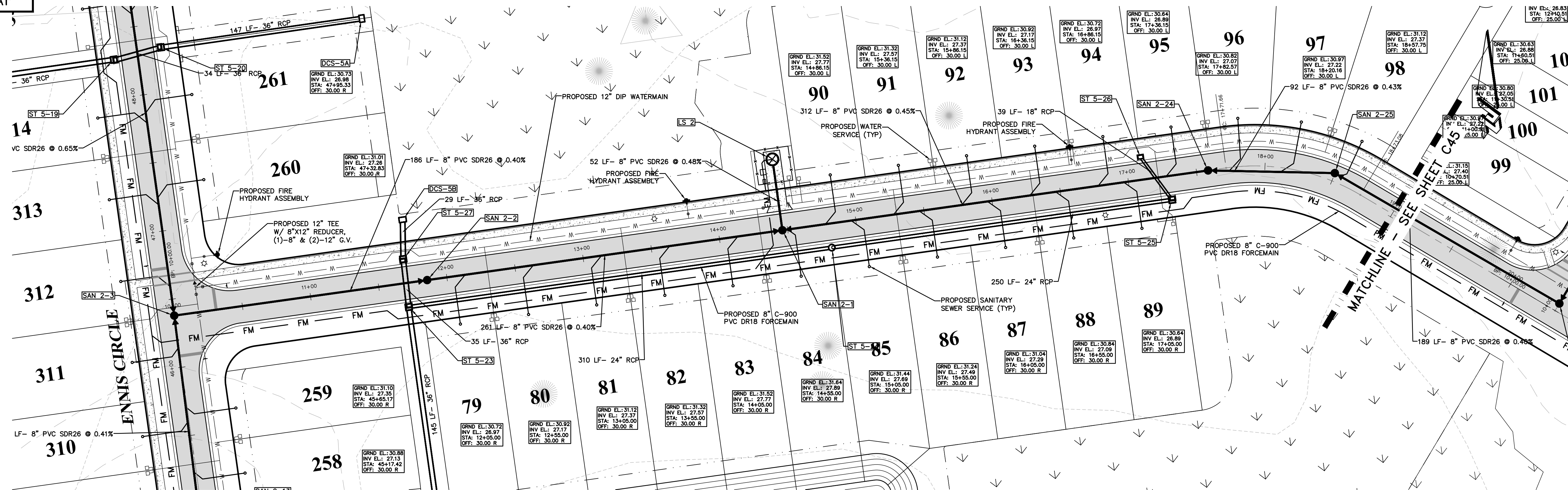


HALUK KILIC, P.E., NO. 84244
MELAI RUSSELL, P.E., NO. 69037
NOT VALID WITHOUT SEAL

SHEET: C43 OF 53

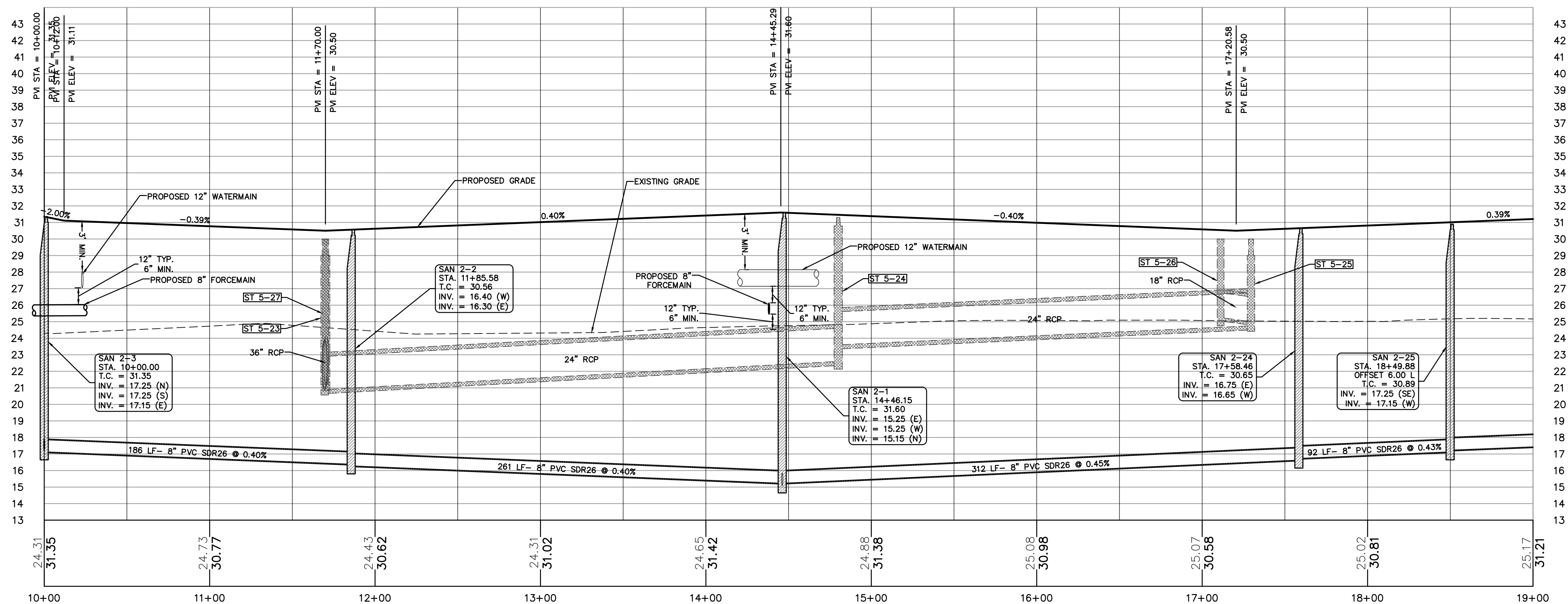


KEY MAP



ARBOR STATION LANE PLAN & PROFILE

PLAN VIEW: 1"=40'
 PROFILE VIEW: HORIZ: 1"=40'
 VERT: 1"=4'



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CIVIL ENGINEERING
SCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

WOODHAVEN PHASE II FINAL ENGINEERING PLANS PLAN & PROFILE

CITY OF PORT ORANGE, FLORIDA
VOLUISIA COUNTY, FLORIDA

PROJECT NO: ZC 19

DESIGNED BY: MLR

DRAFTED BY: MLR

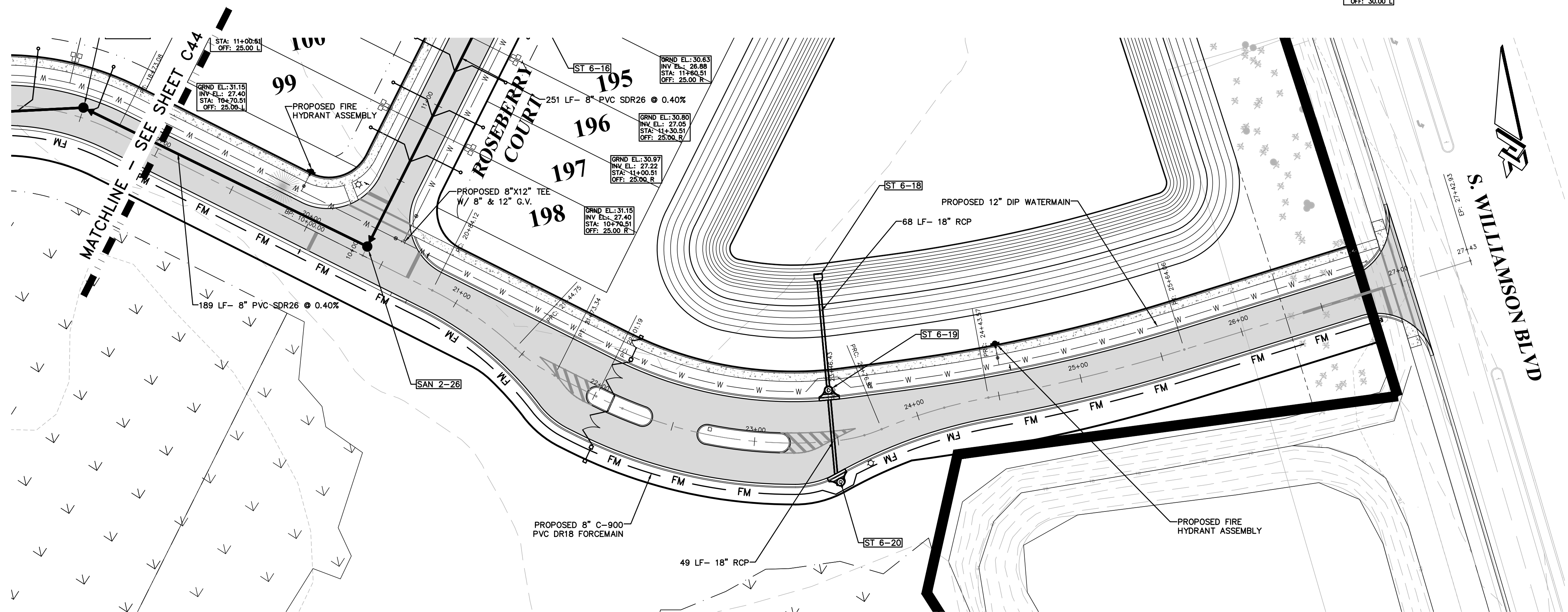
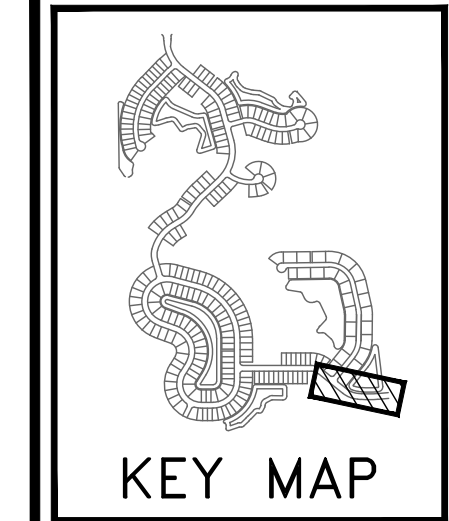
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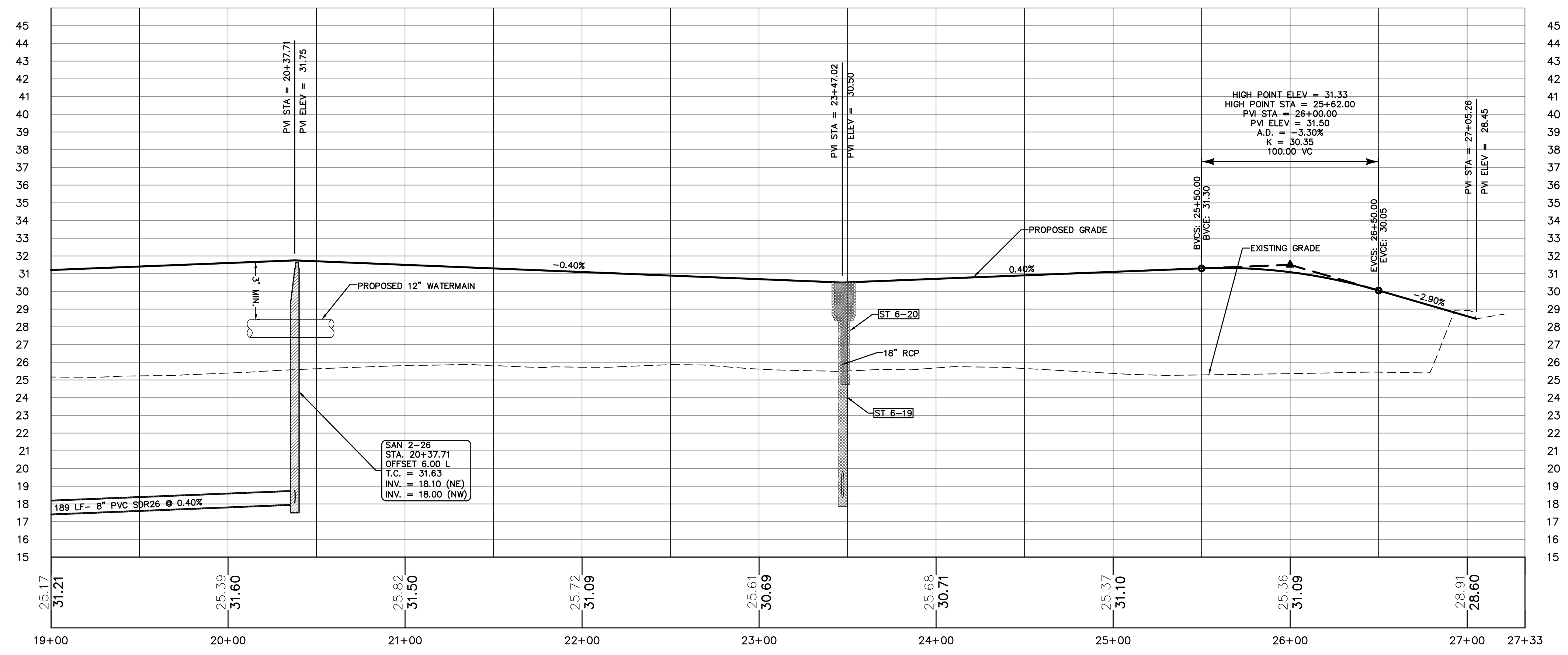
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MELIA L. RUSSELL, P.E., NO. 68357
NOT VALID WITHOUT SEAL

SHEET: C44 OF 53



ARBOR STATION LANE PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

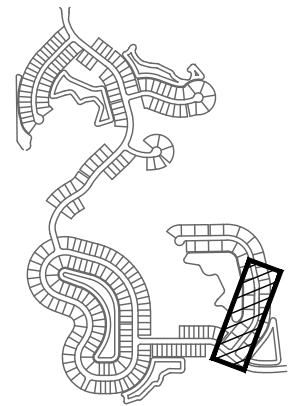
NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTALS TO CITY
2	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE**

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

HALUK KILIC, P.E., No. 84244
MEHMET RUSSELL, P.E., No. 69037
NOT VALID WITHOUT SEAL

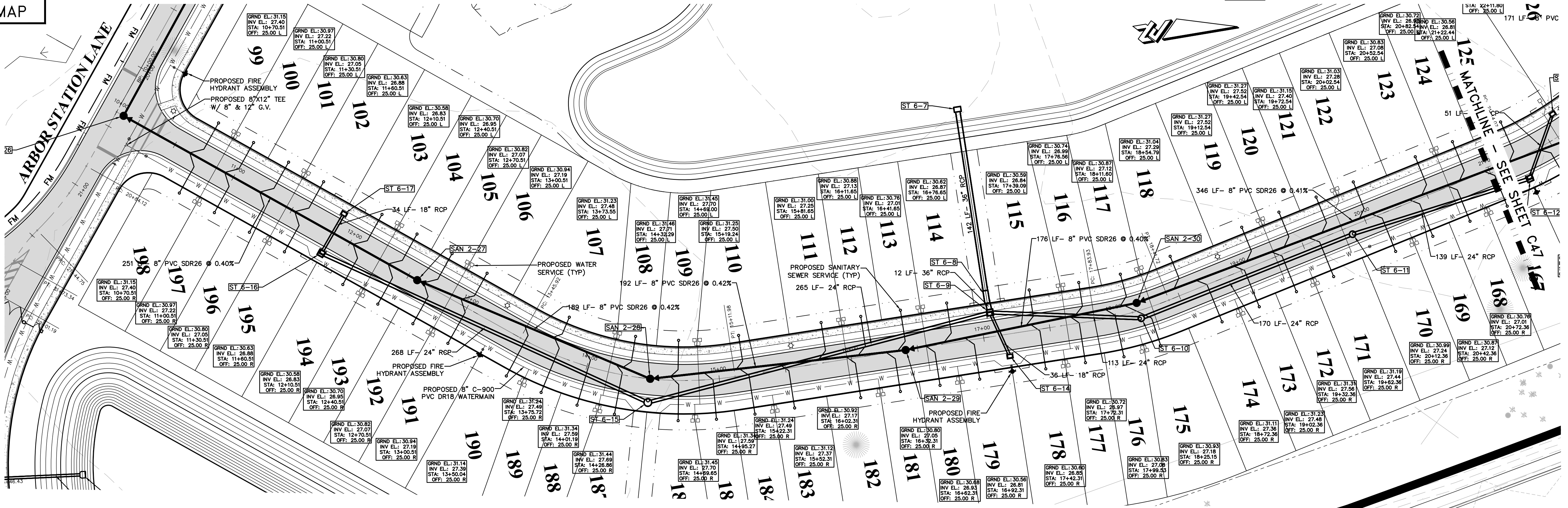
SHEET: **C45** OF **53**



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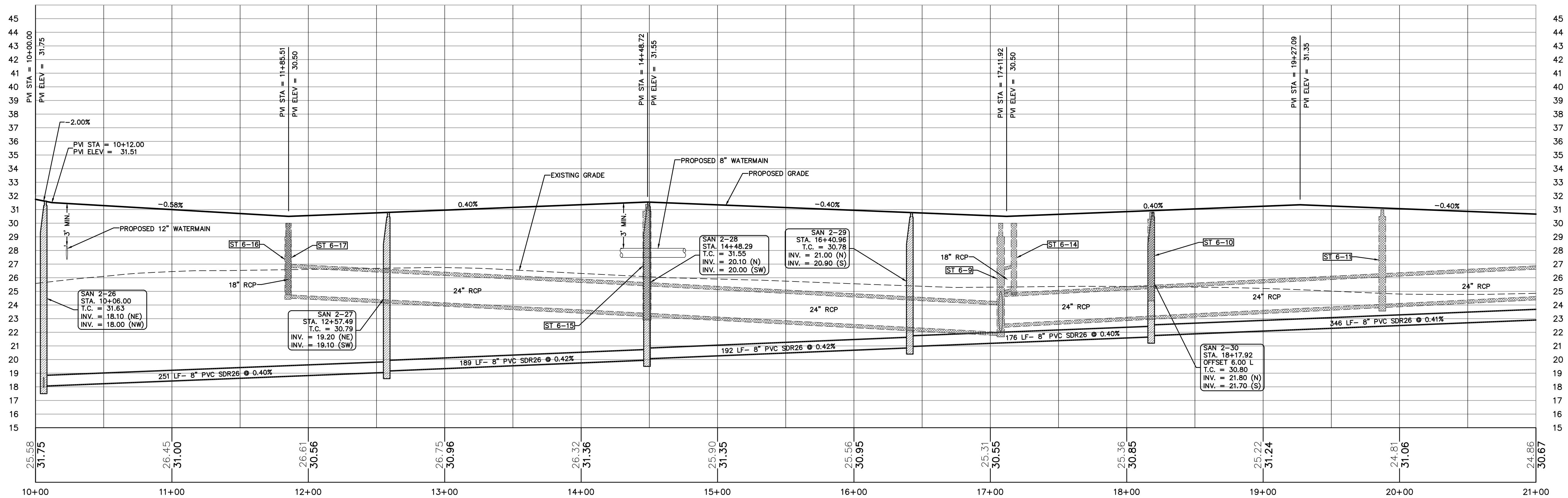
LEGEND:

- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER SERVICE DATA @ LOT LINE
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



ROSEBERRY COURT PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	SUBMITTAL TO CITY
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4			

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

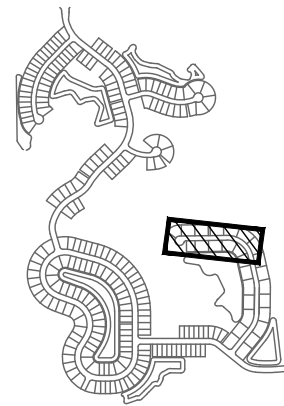
PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
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HALUK KILIC, P.E., NO. 84244
MELAL RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

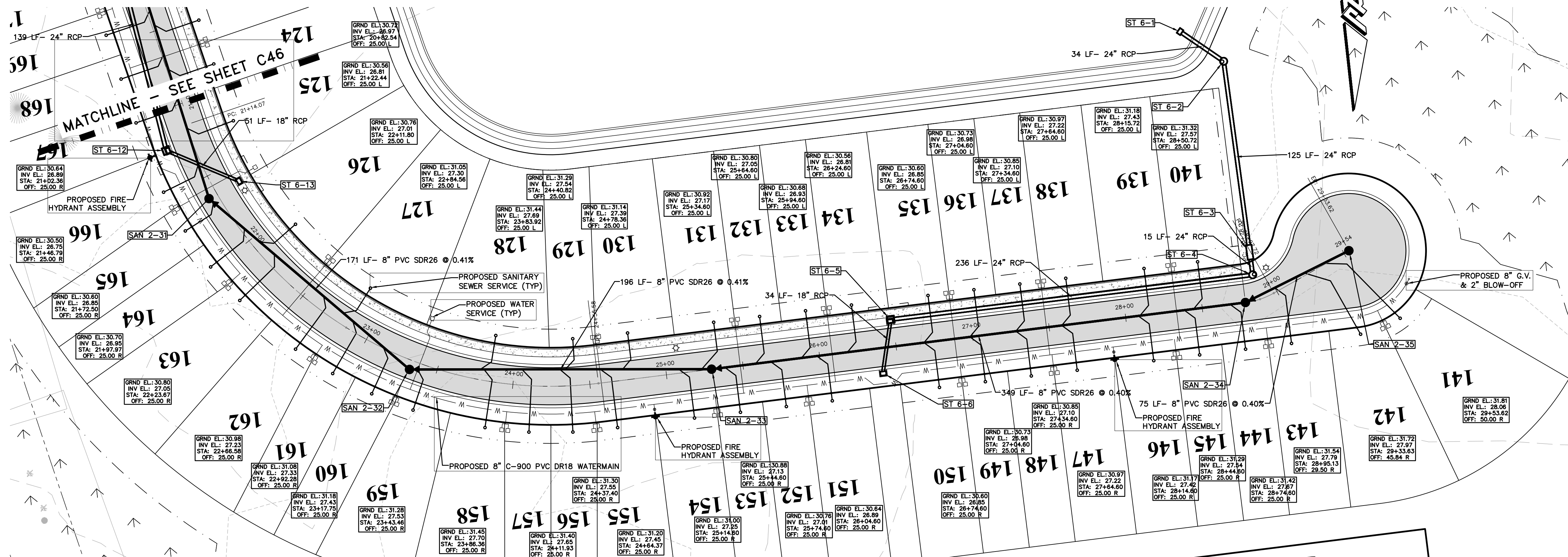
SHEET: C46 OF 53



KEY MAP

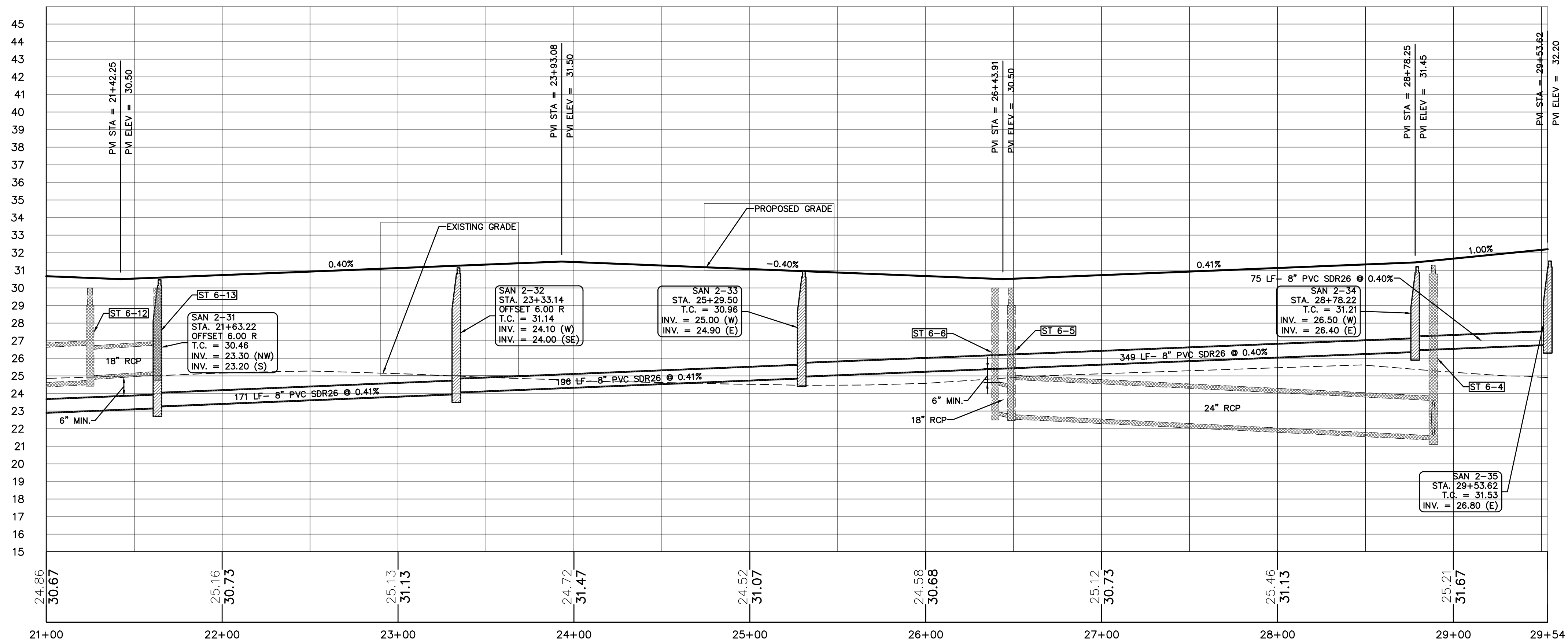
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- PROPOSED SANITARY MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MES



ROSEBERRY COURT PLAN & PROFILE

PLAN VIEW: 1"=40'
PROFILE VIEW: HORIZ: 1"=40'
VERT: 1"=4'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
PLAN & PROFILE

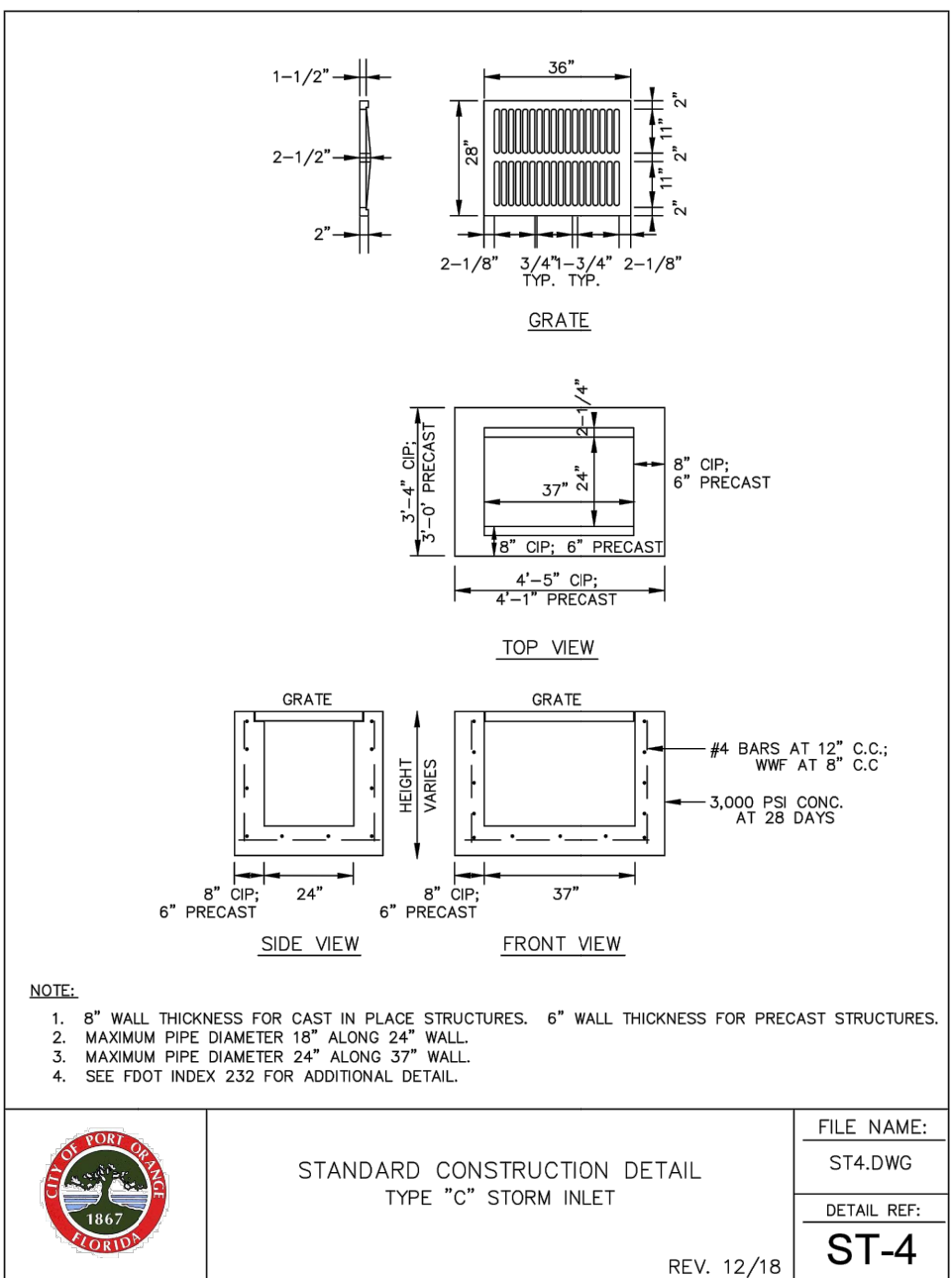
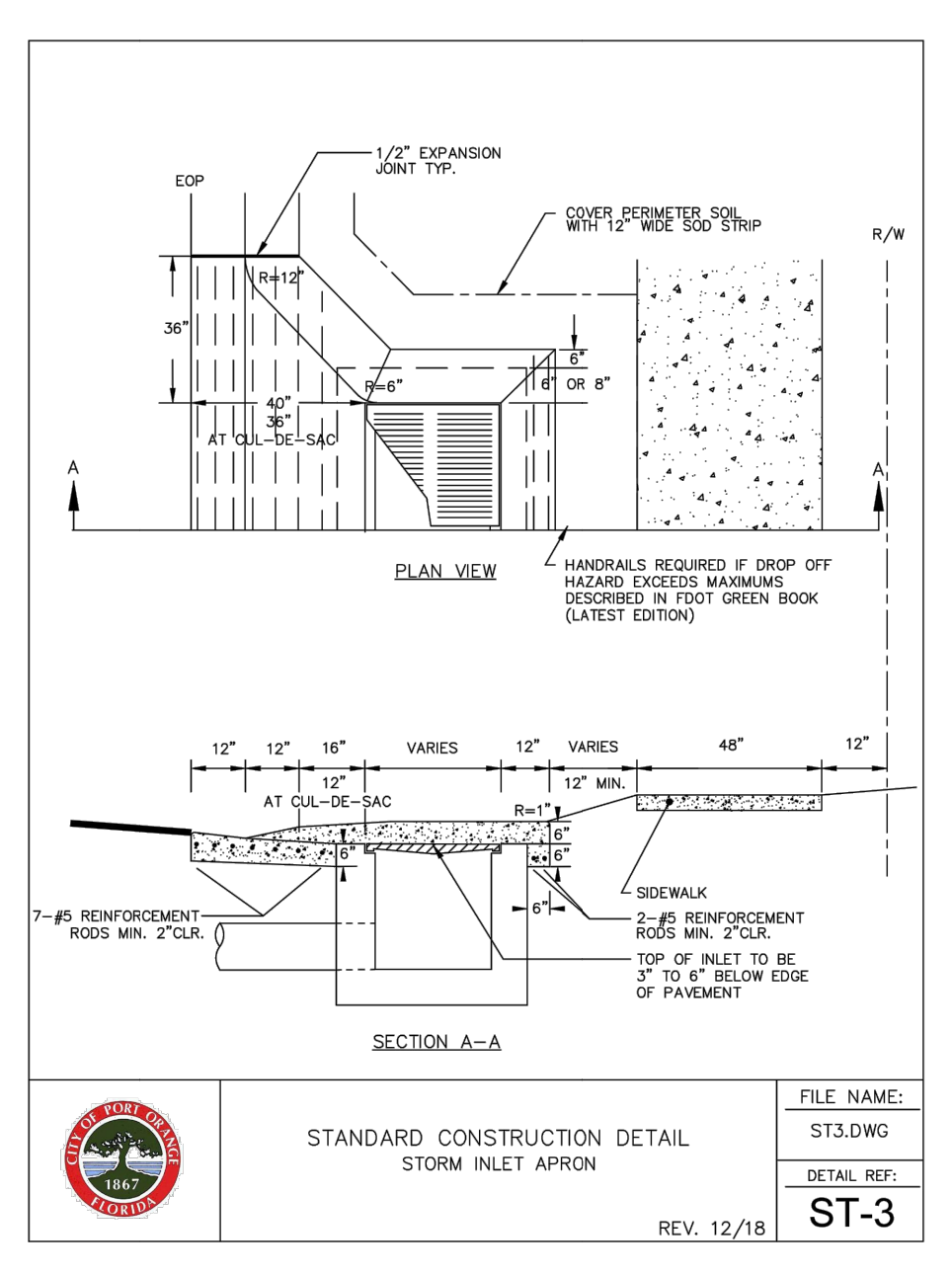
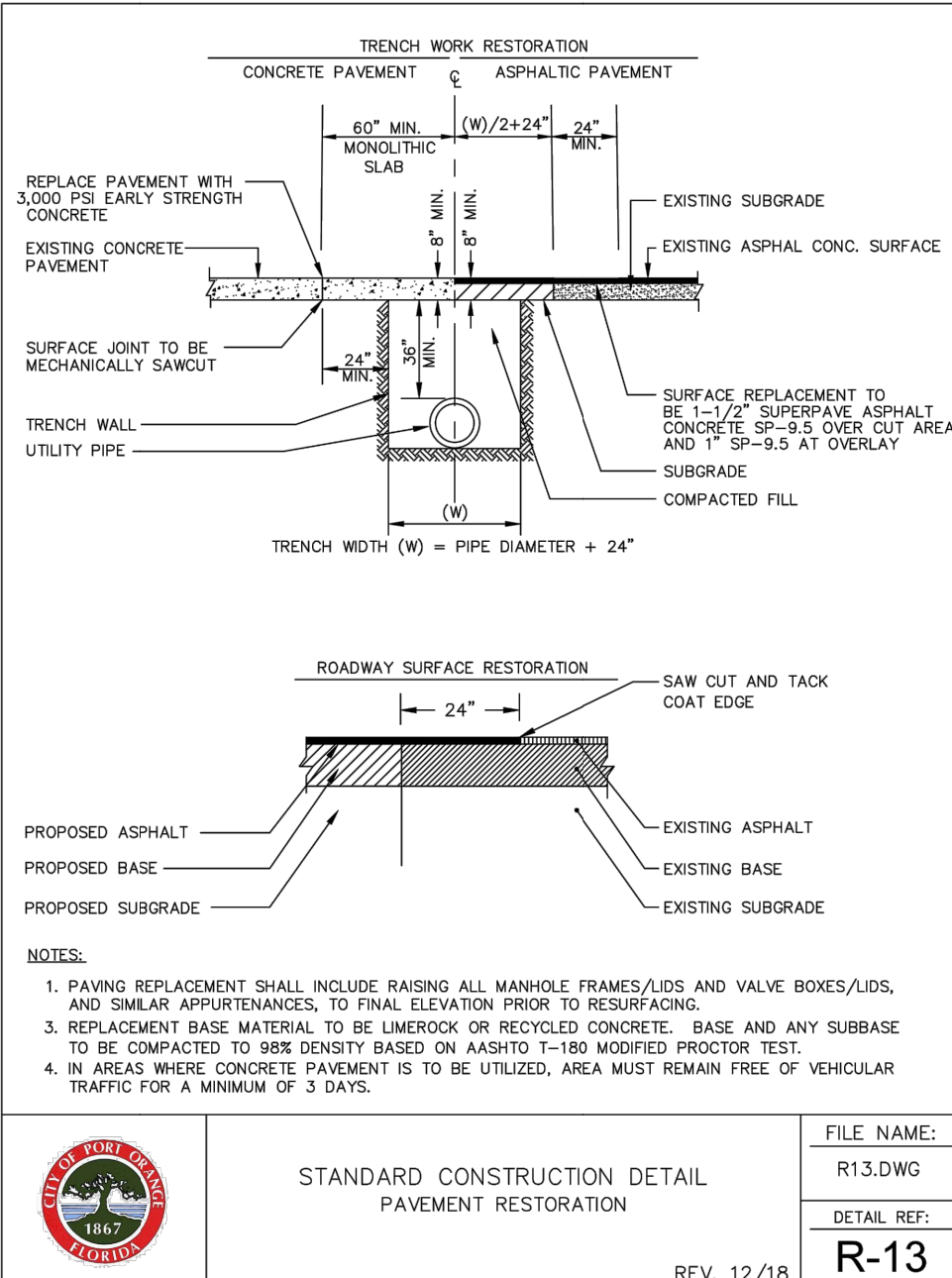
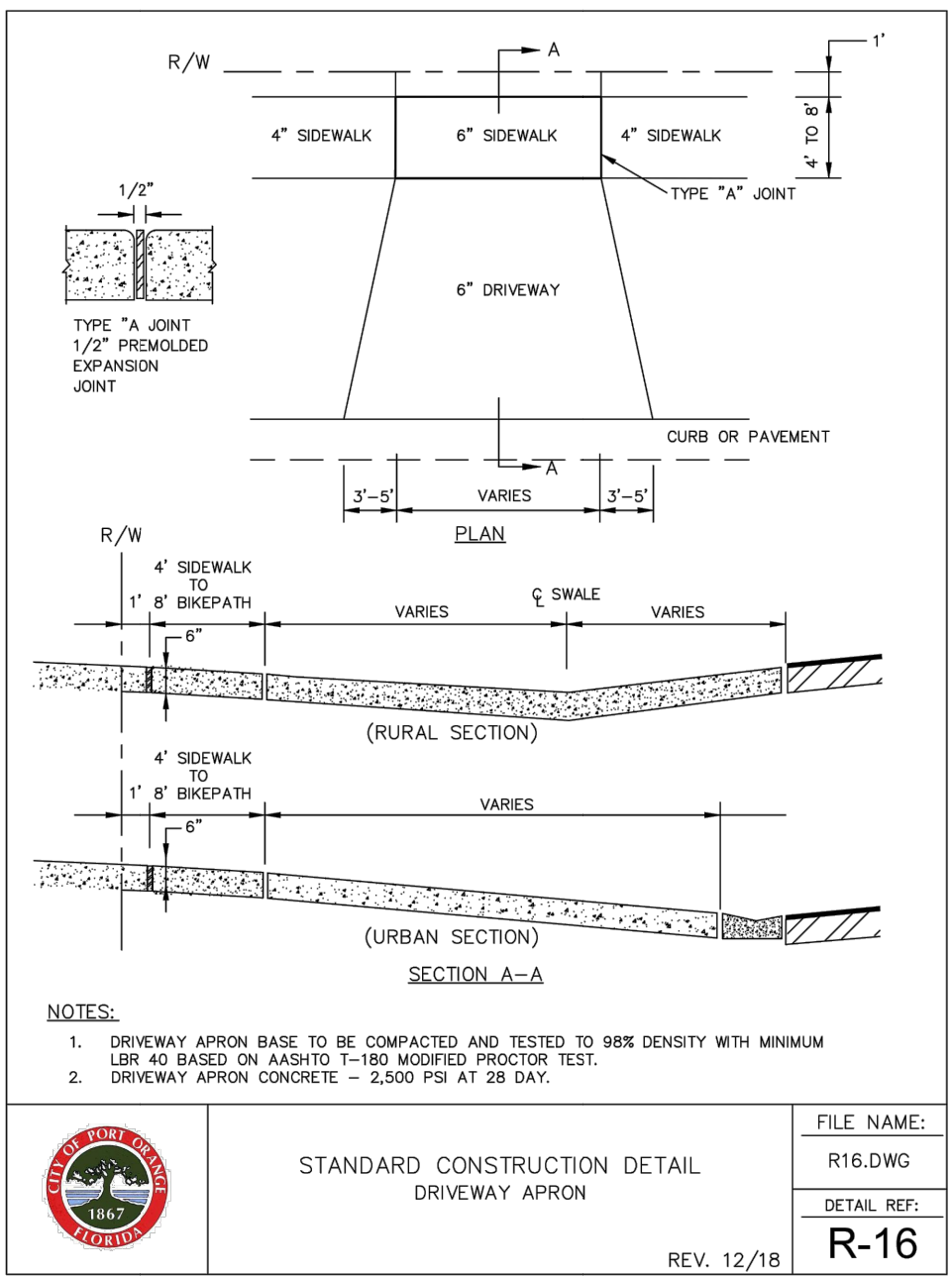
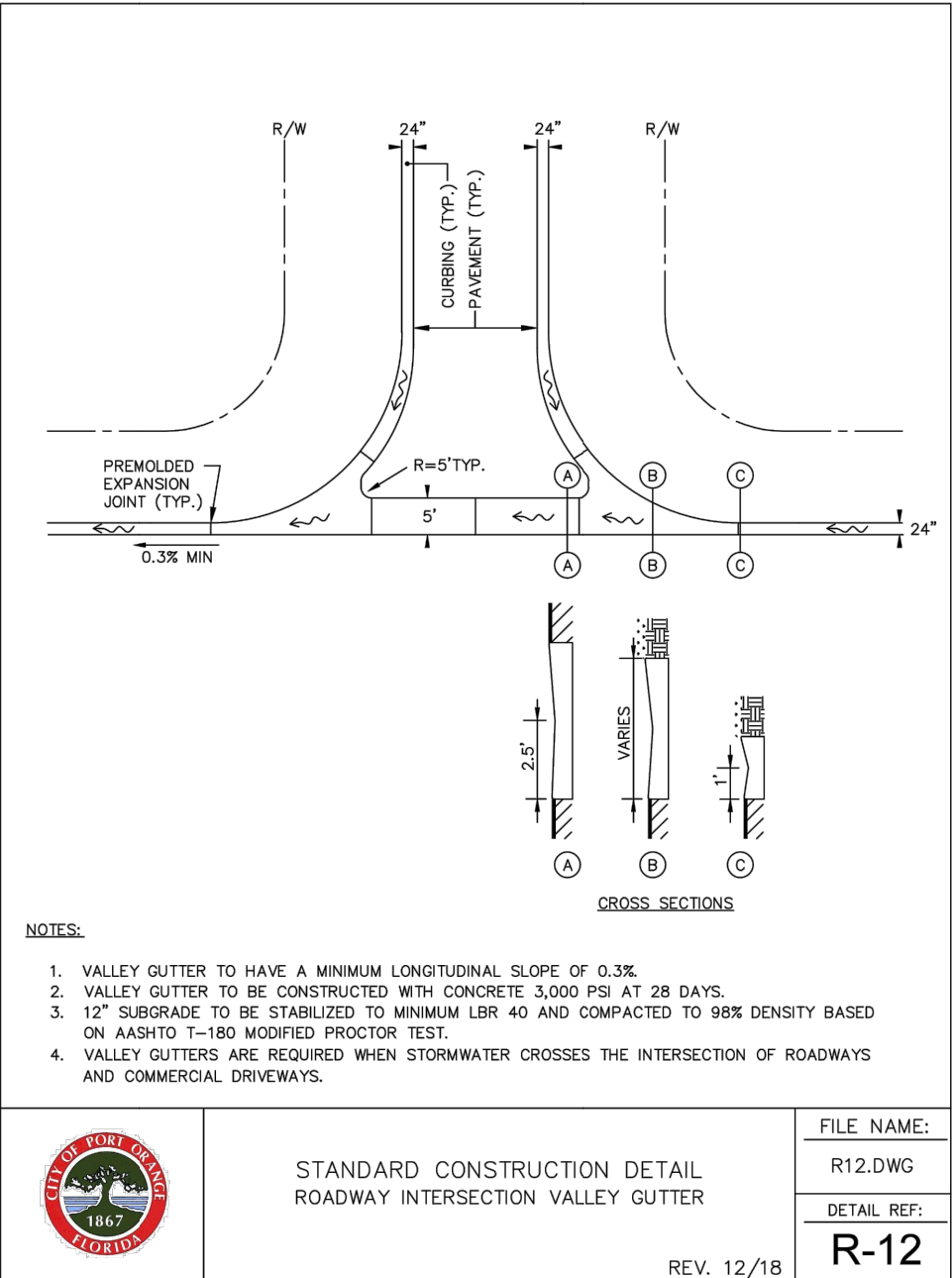
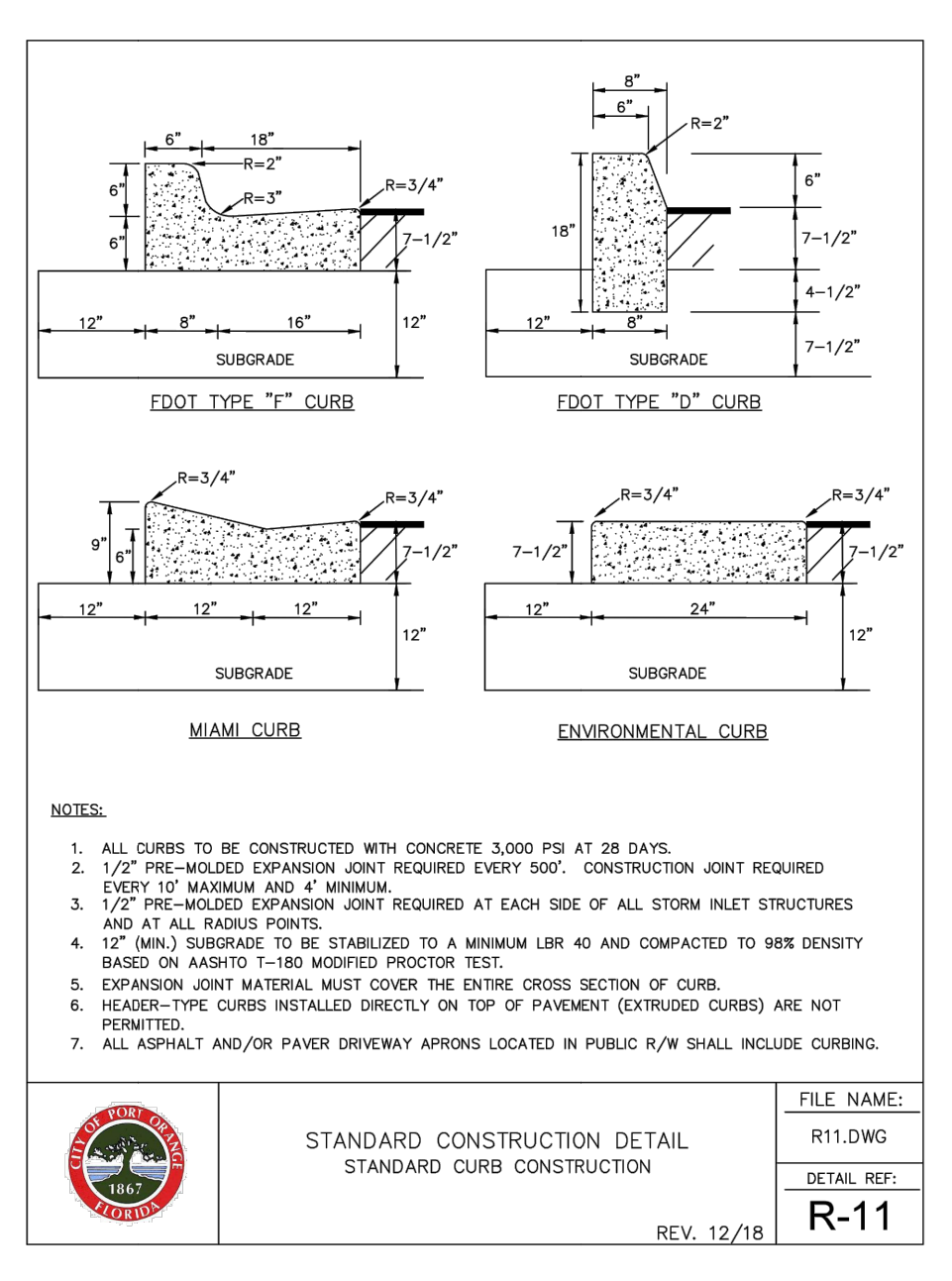
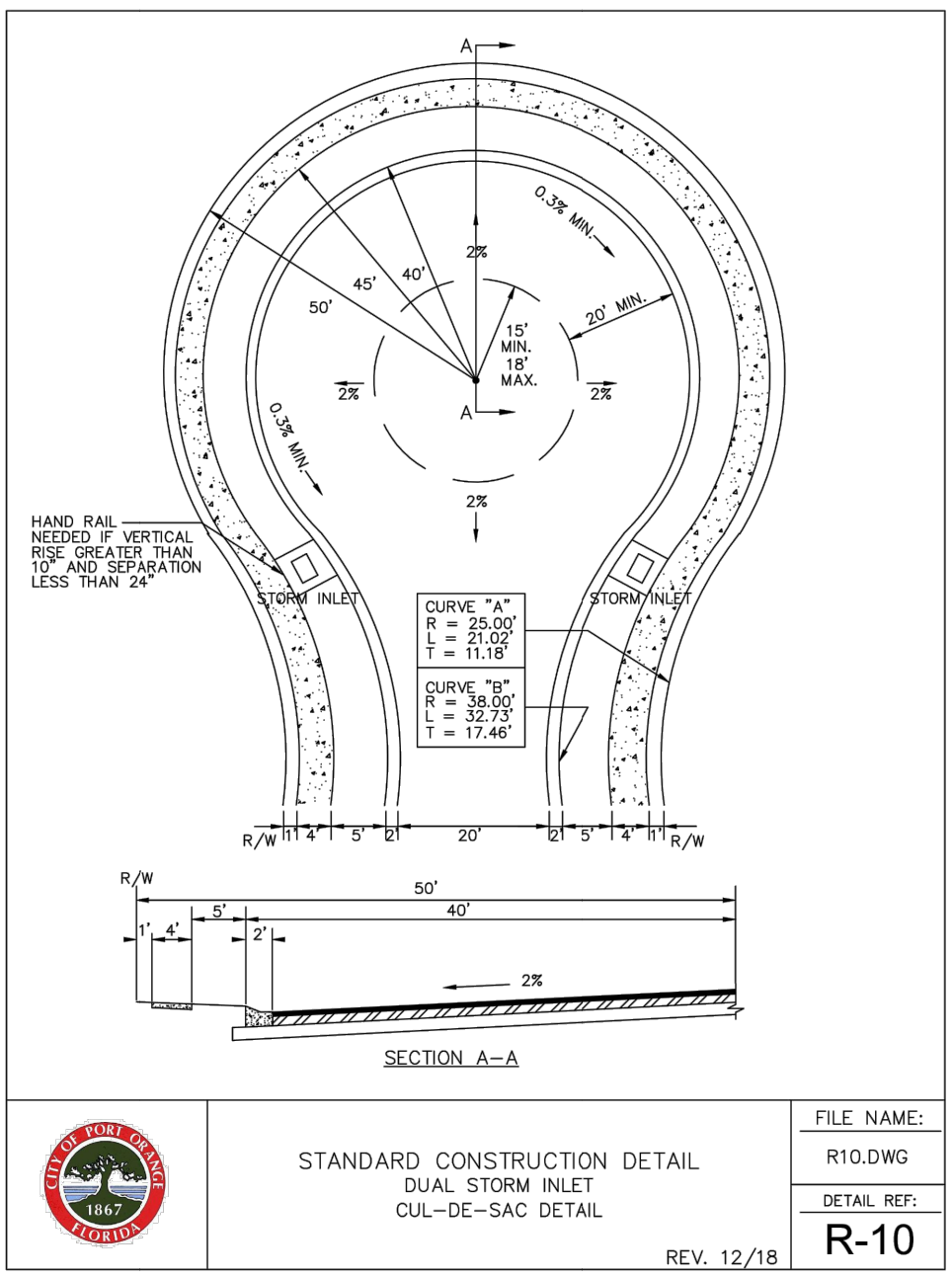
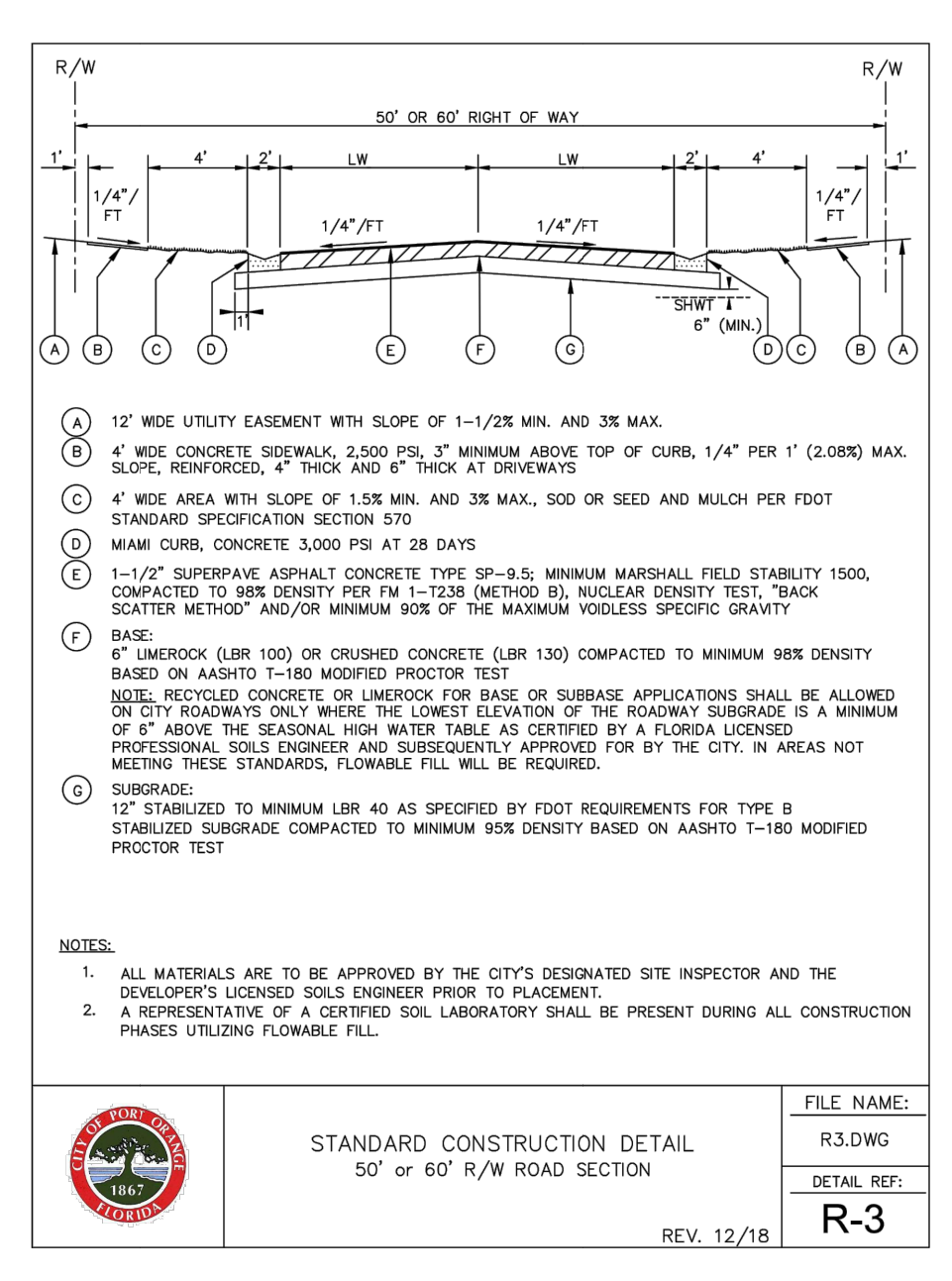
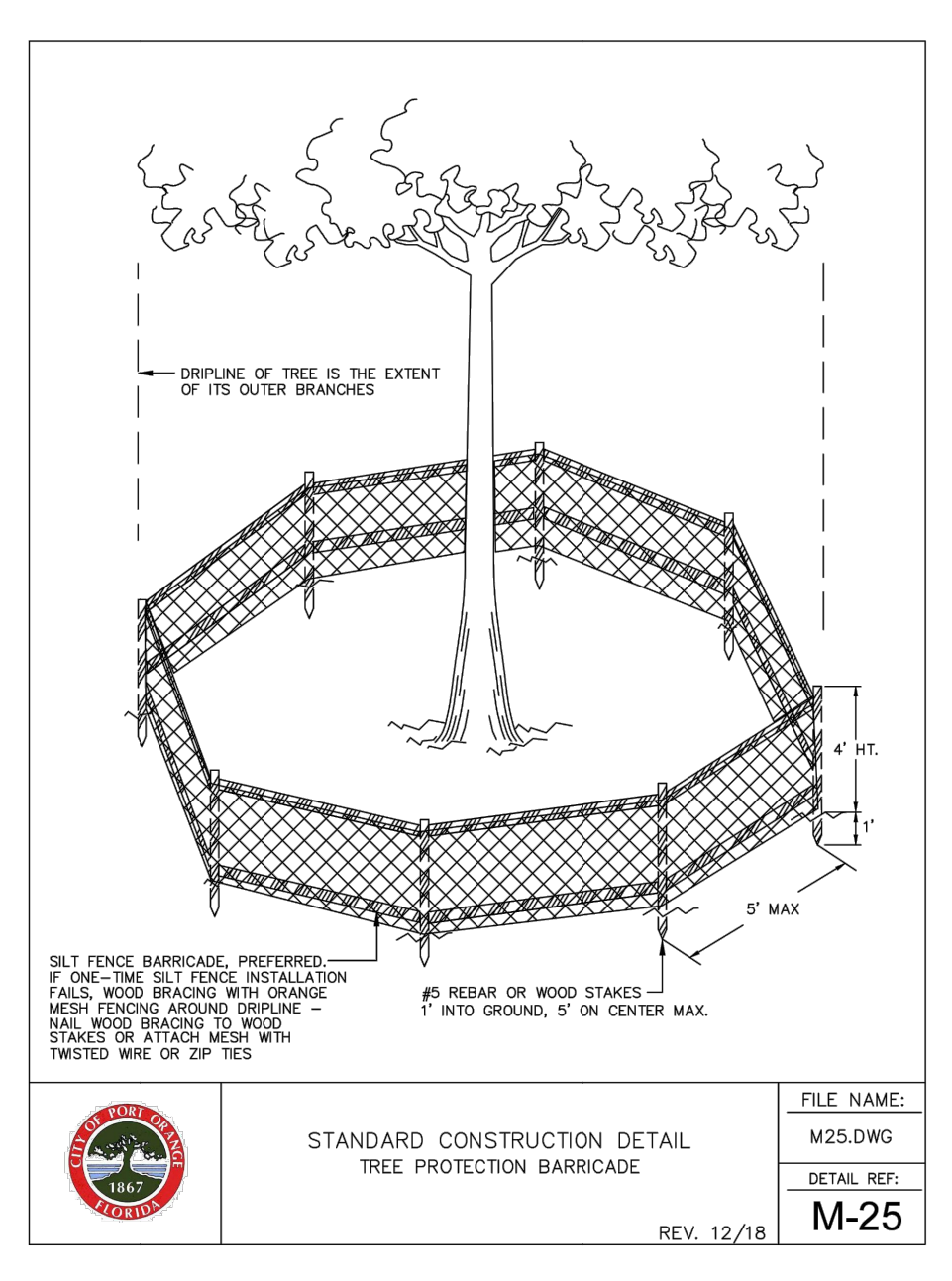
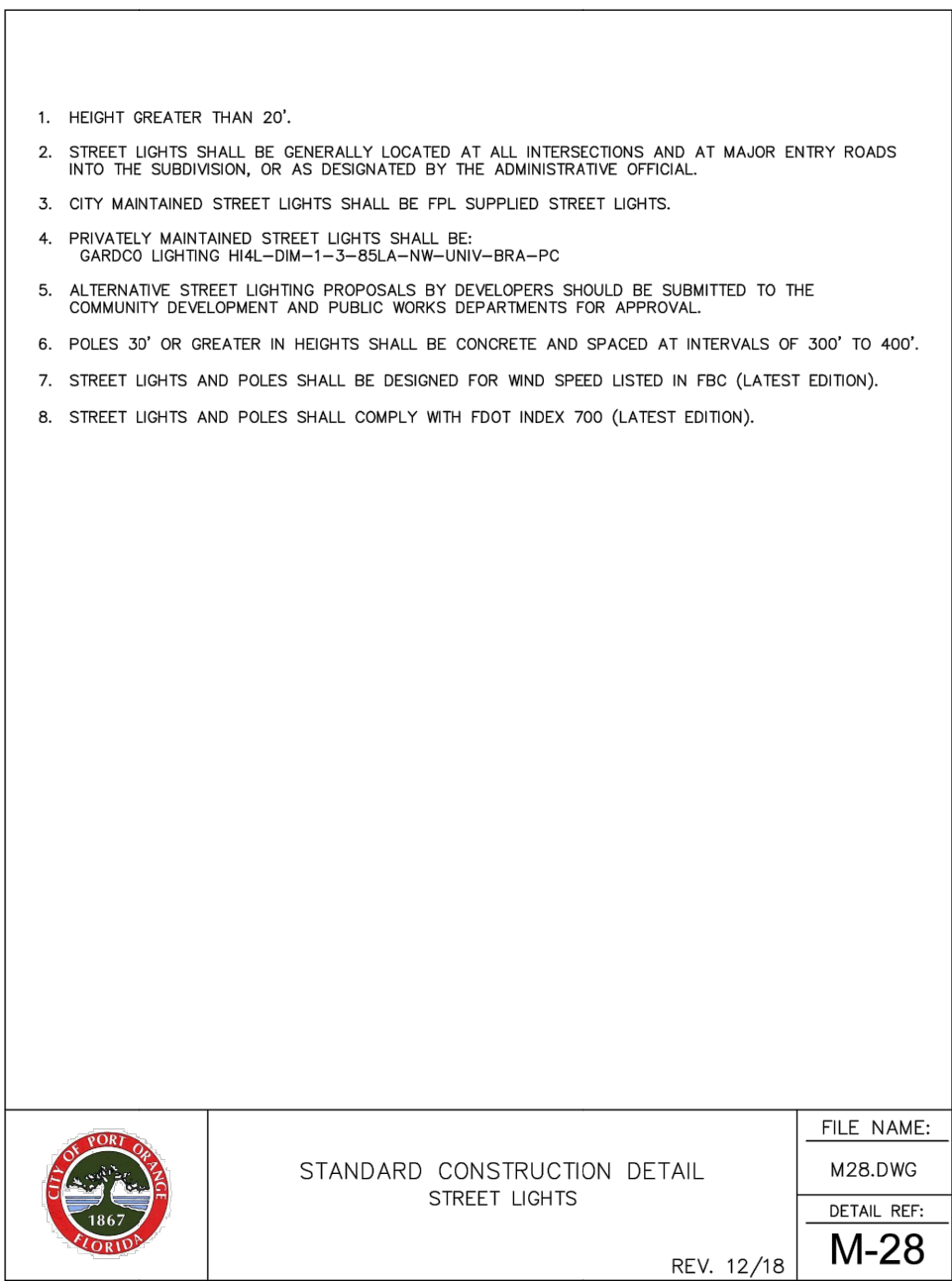
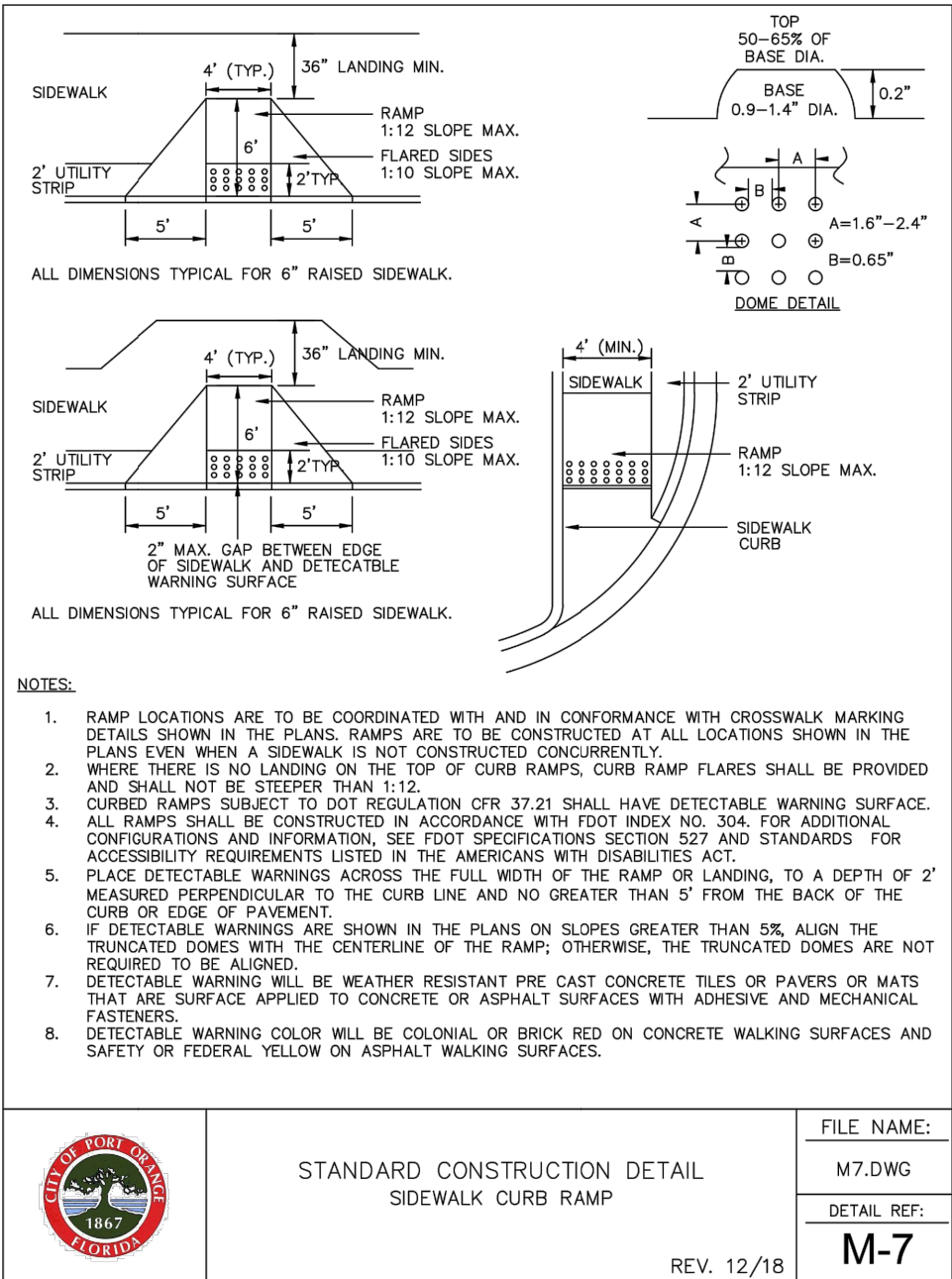
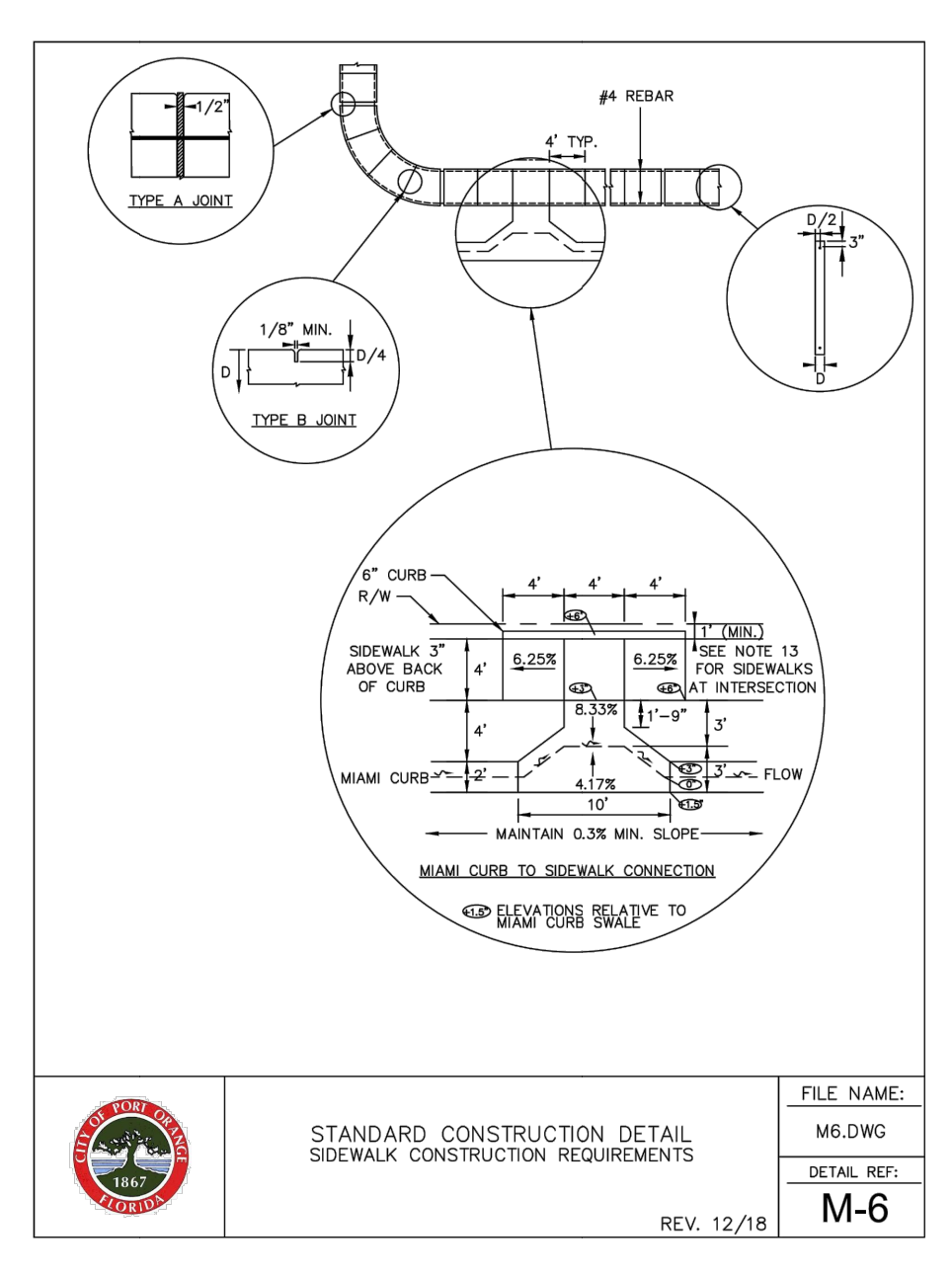
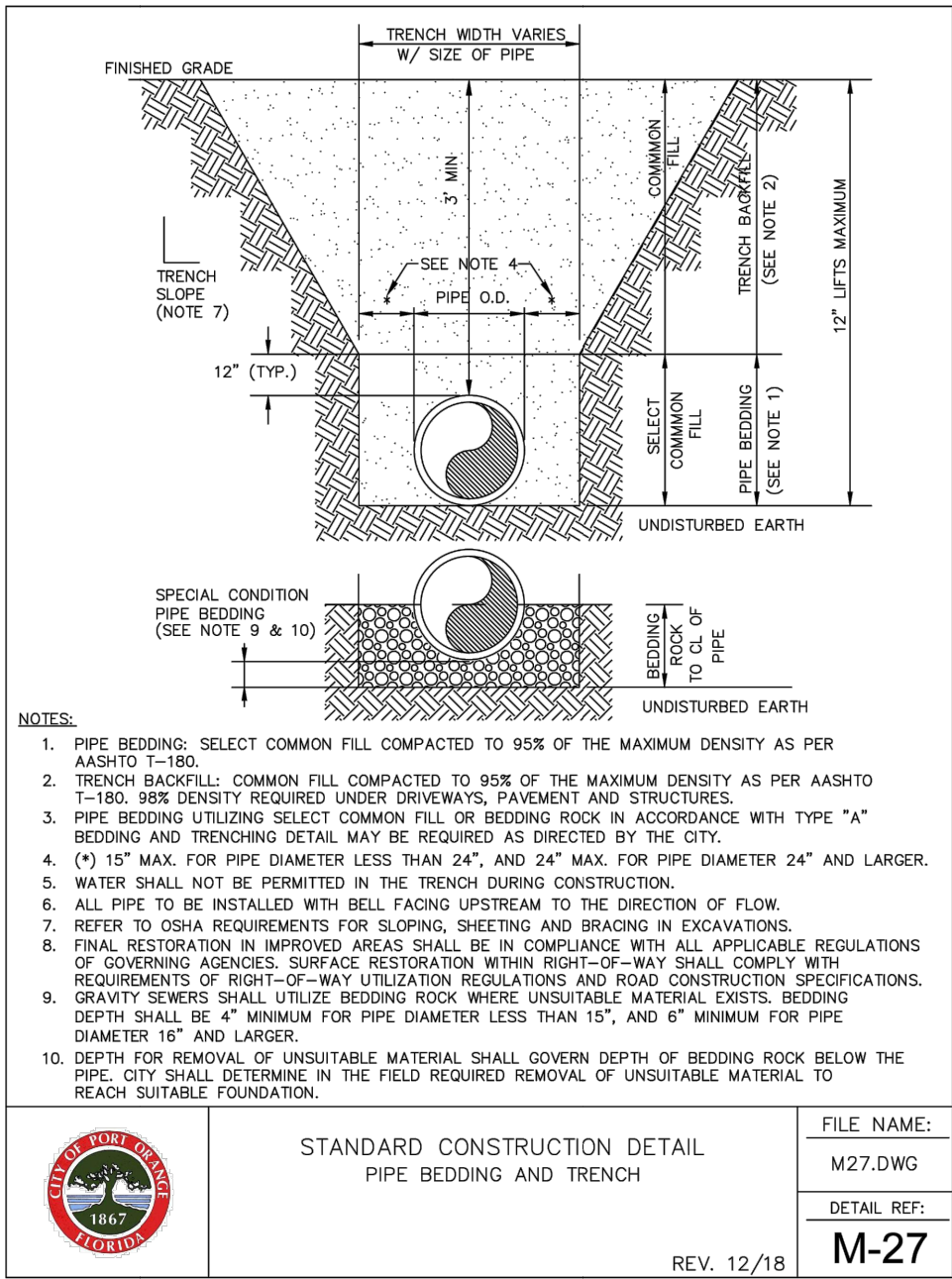
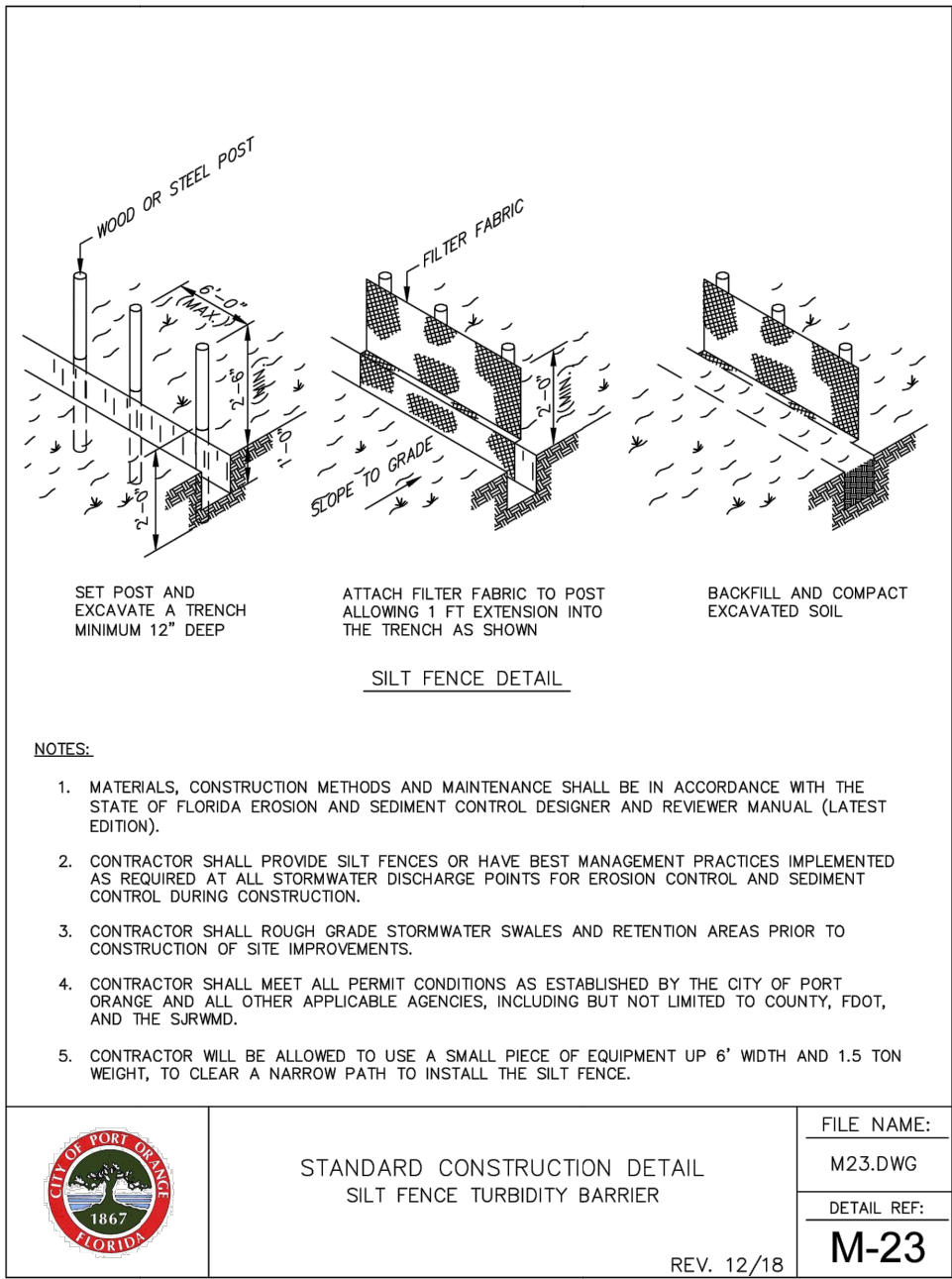
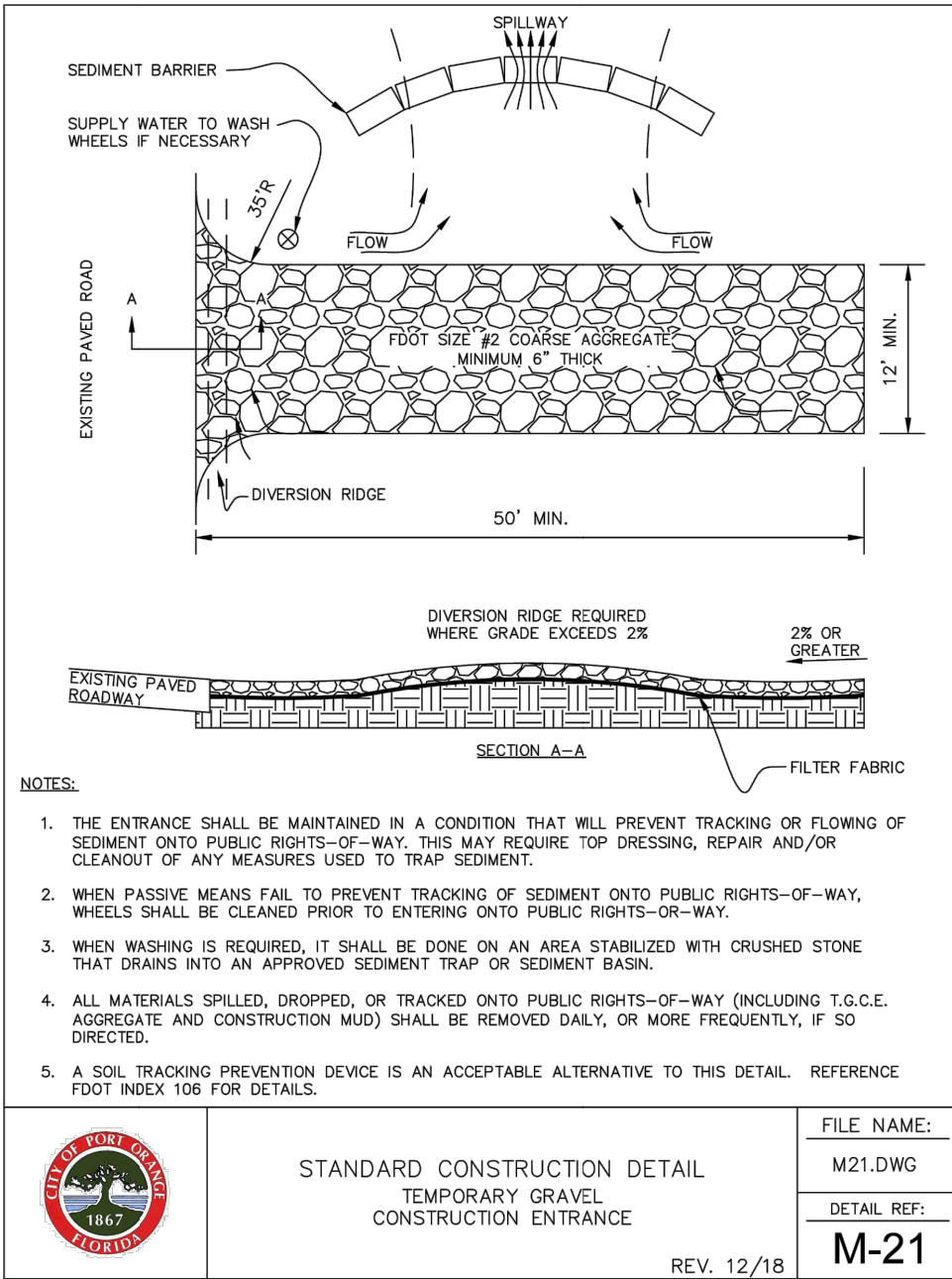
PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 33-47_19117-PP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG



HALUK KILIC, P.E., NO. 8424
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: C47 OF 53

18-19117 - WOODHAVEN PHASE II FINAL ENGINEERING PLANS (CADD) 48-52-19117-SET000 - PRINTED: 6/22/2021 1:20 PM



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	REVISION PER CITY COMMENTS DATED 04-28-21
2	05-14-21	MLR	REVISION PER CITY COMMENTS DATED 05-28-21
3	05-14-21	MLR	REVISION PER CITY COMMENTS DATED 05-28-21
4	06-22-21	MLR	REVISION PER CITY COMMENTS DATED 05-28-21

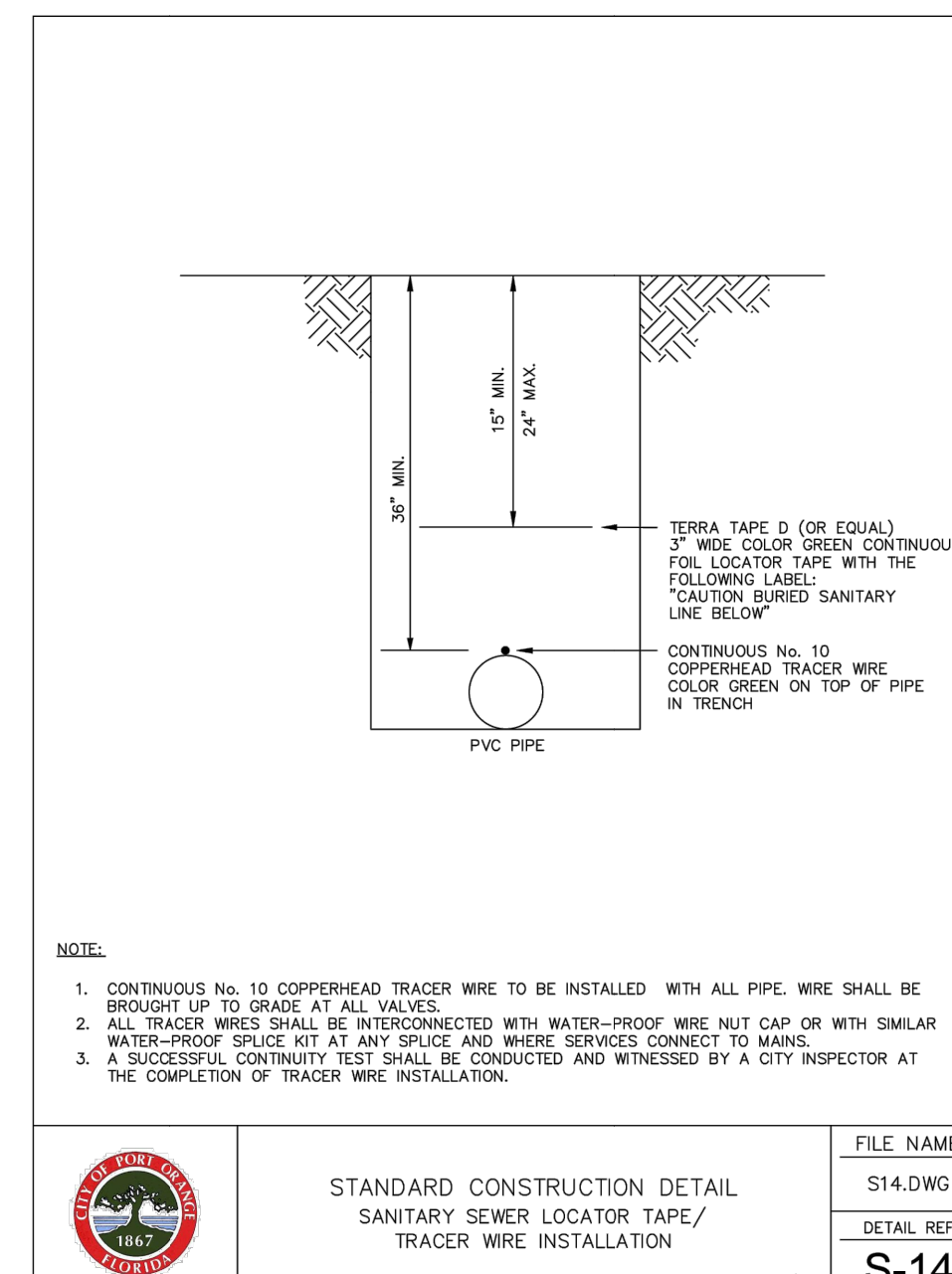
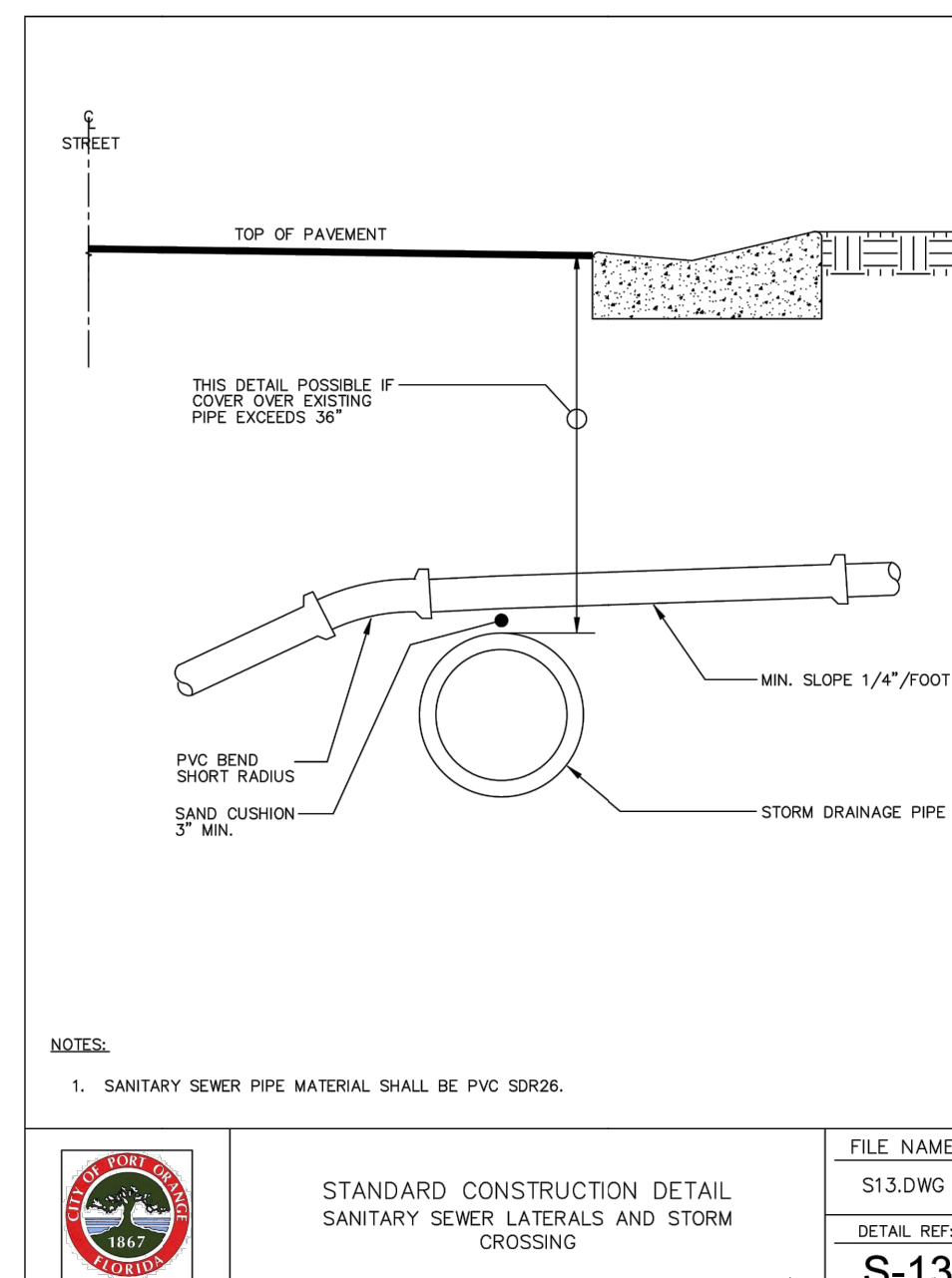
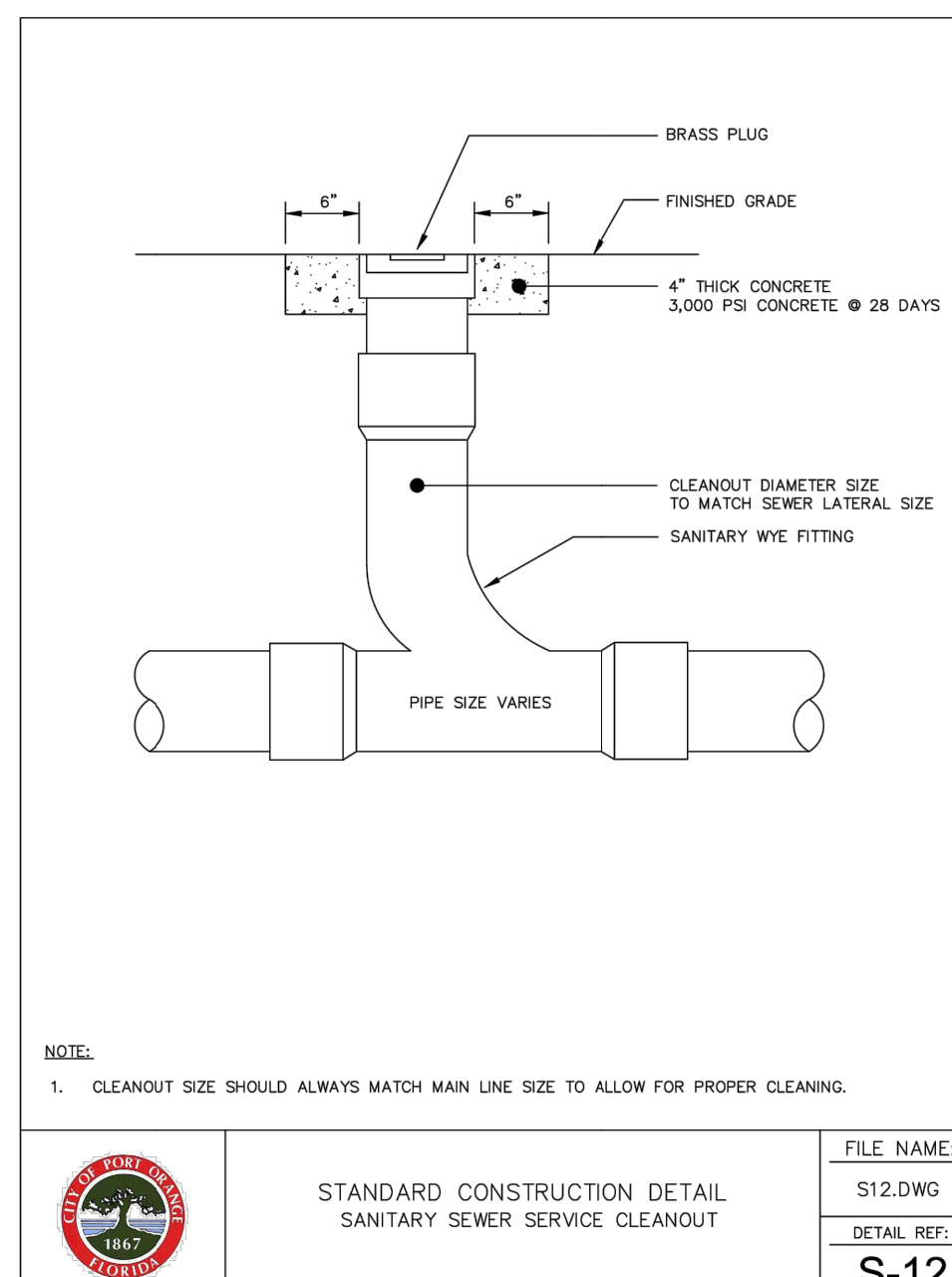
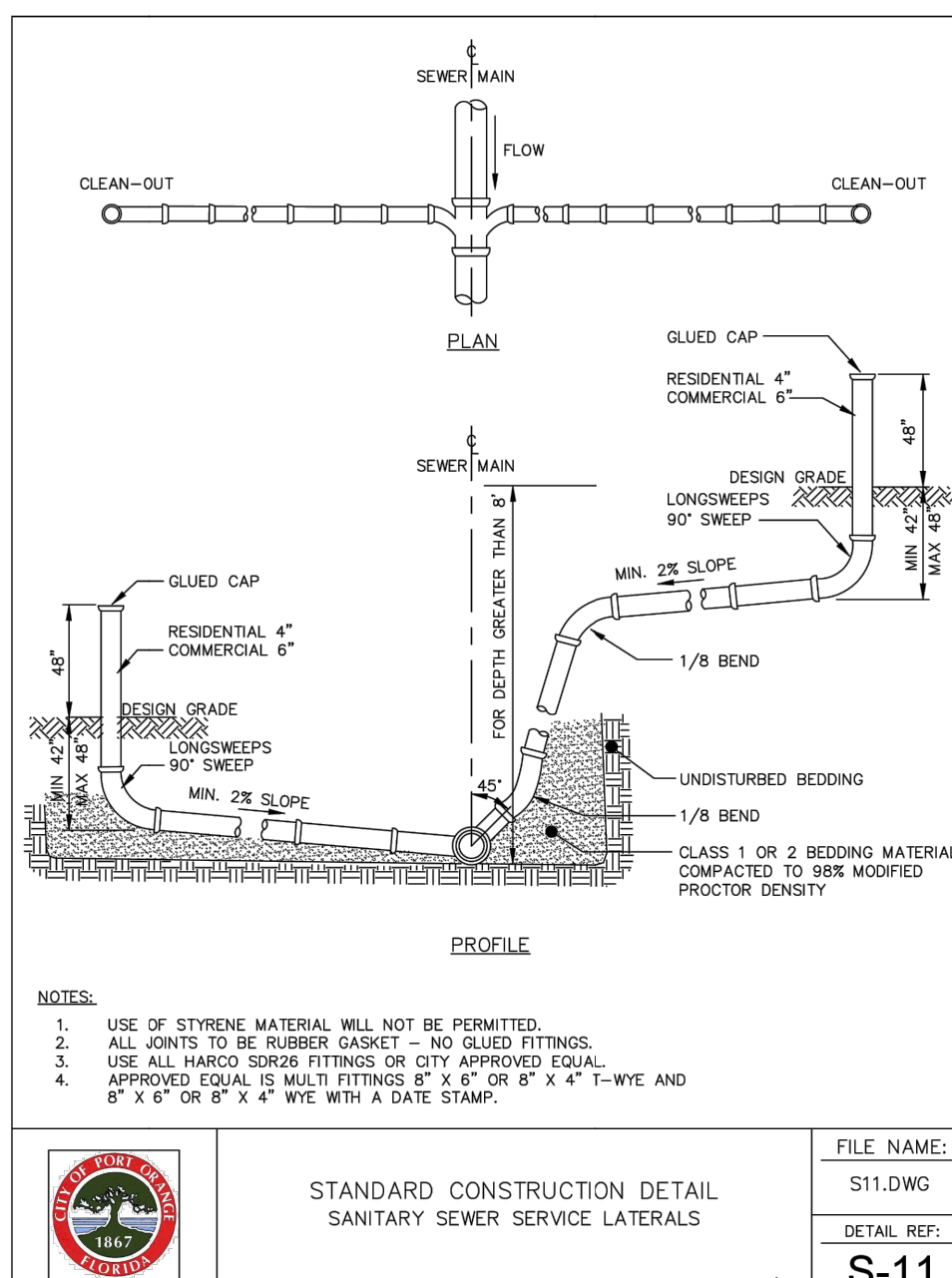
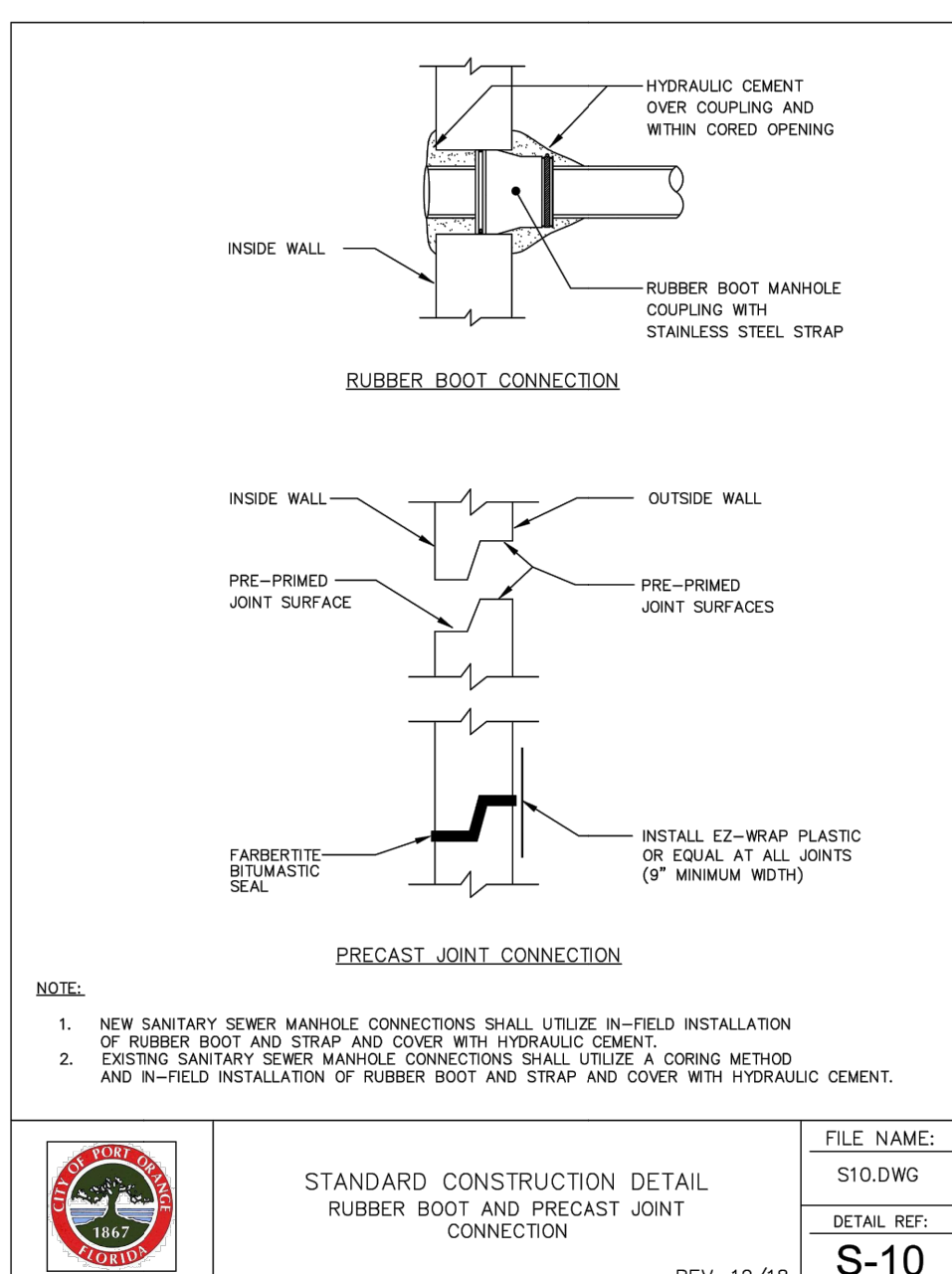
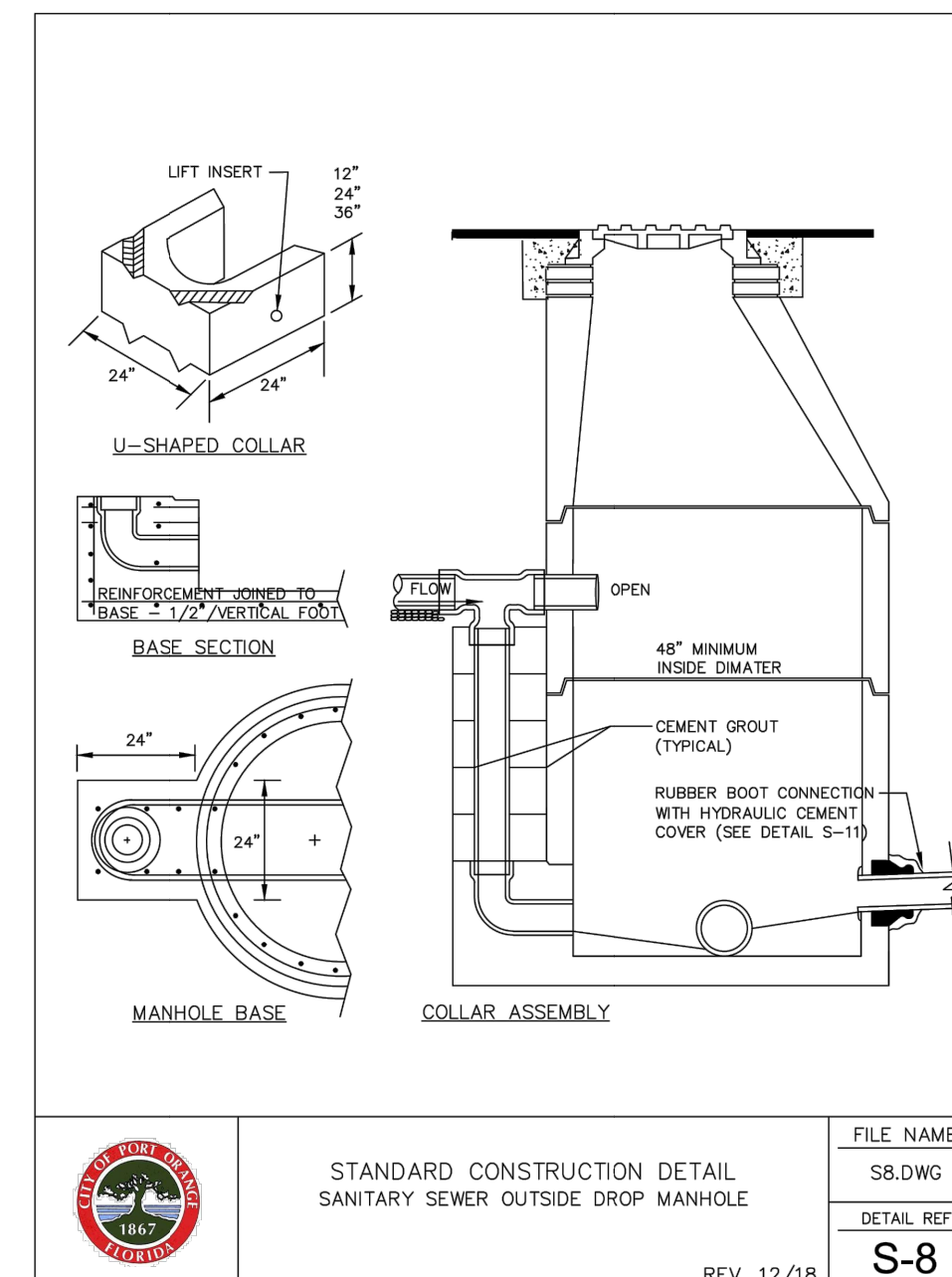
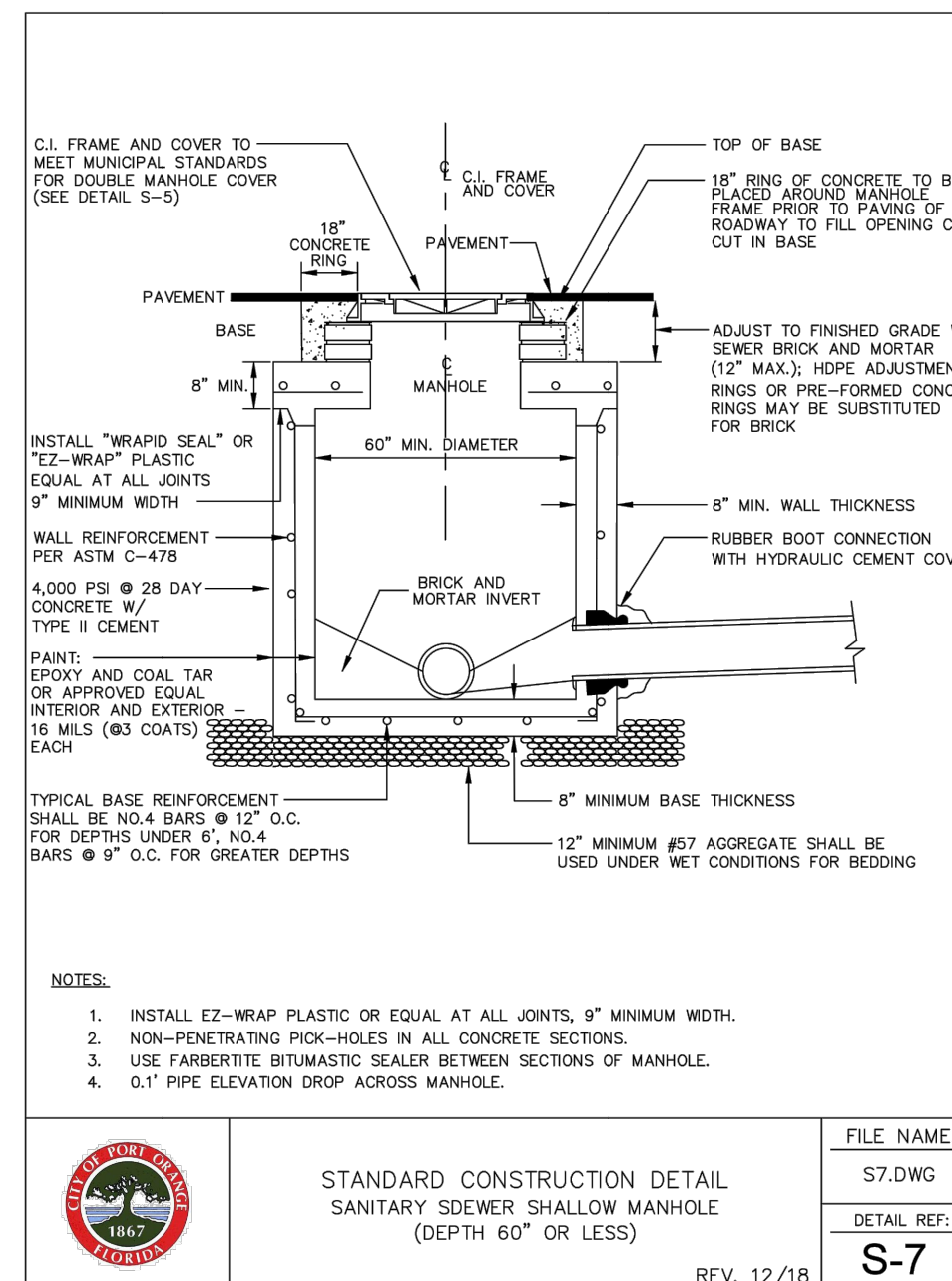
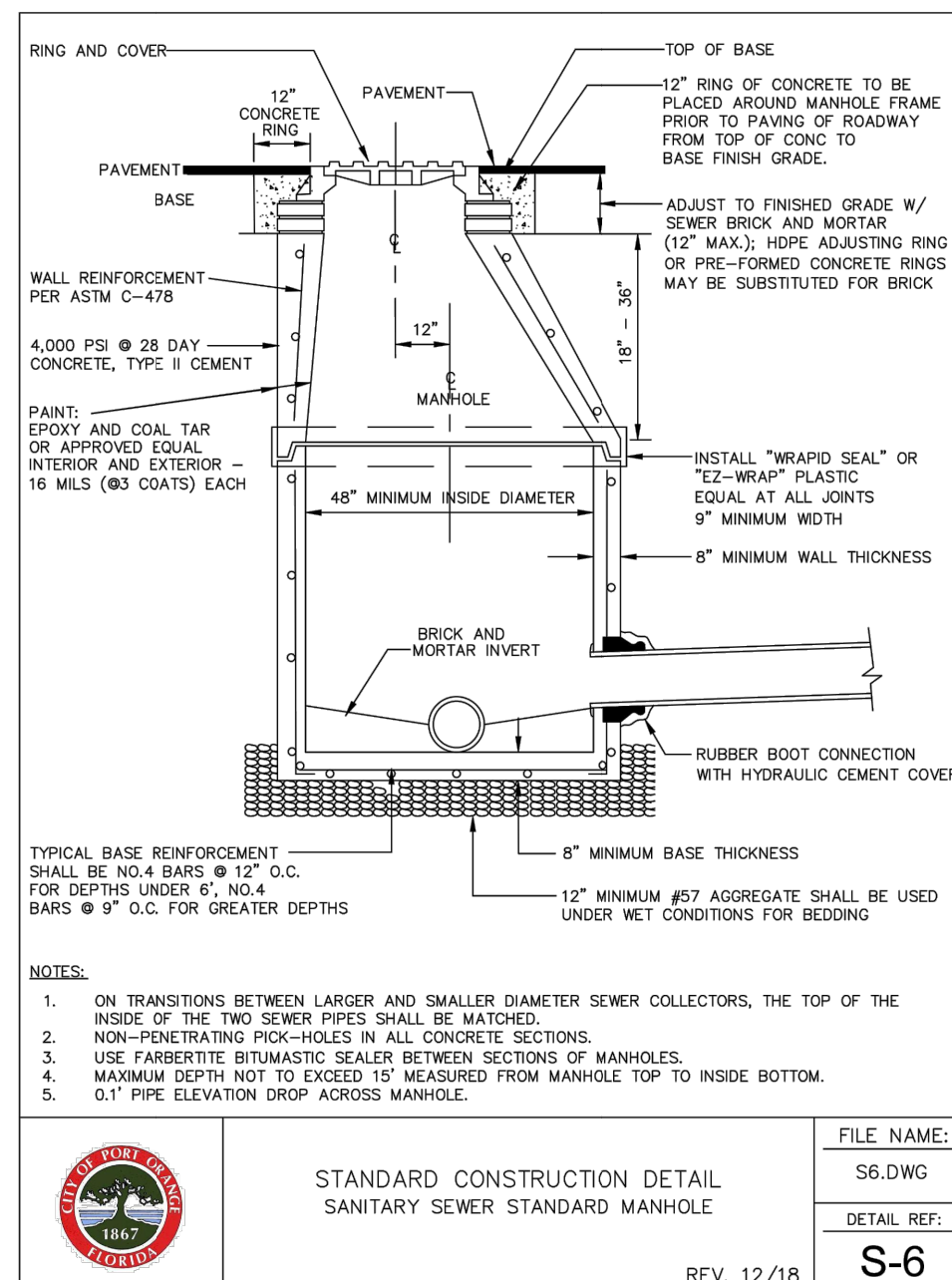
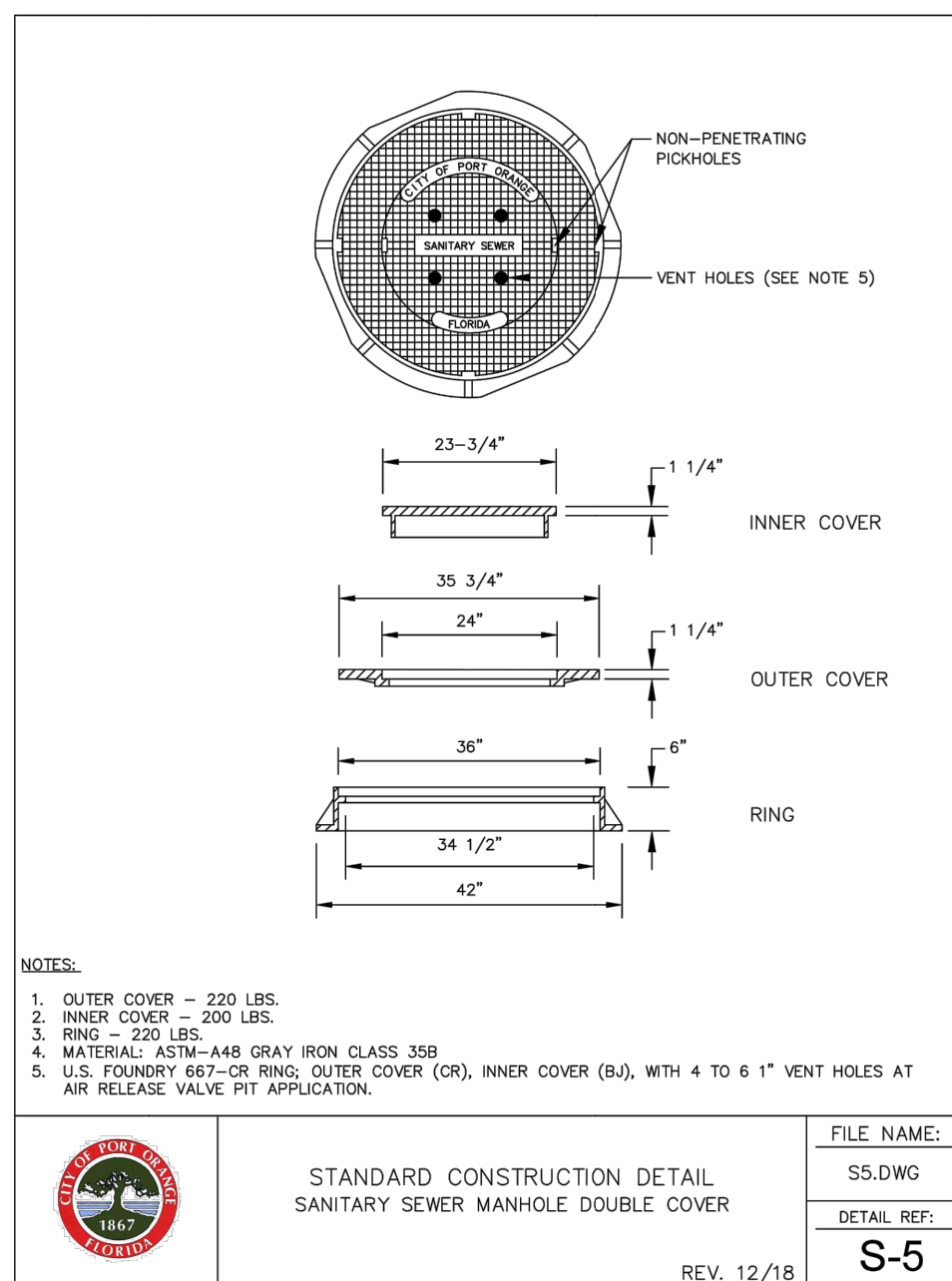
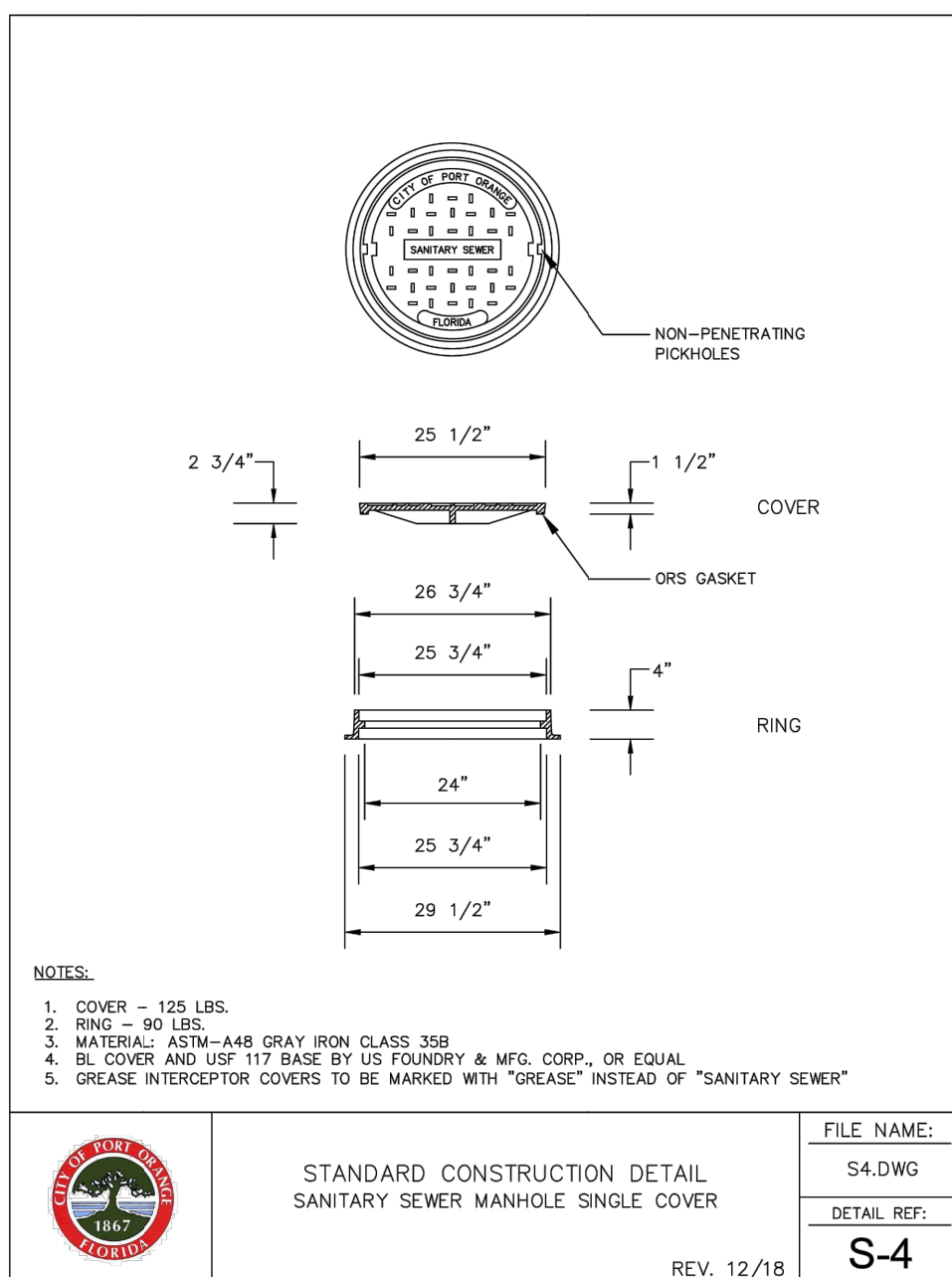
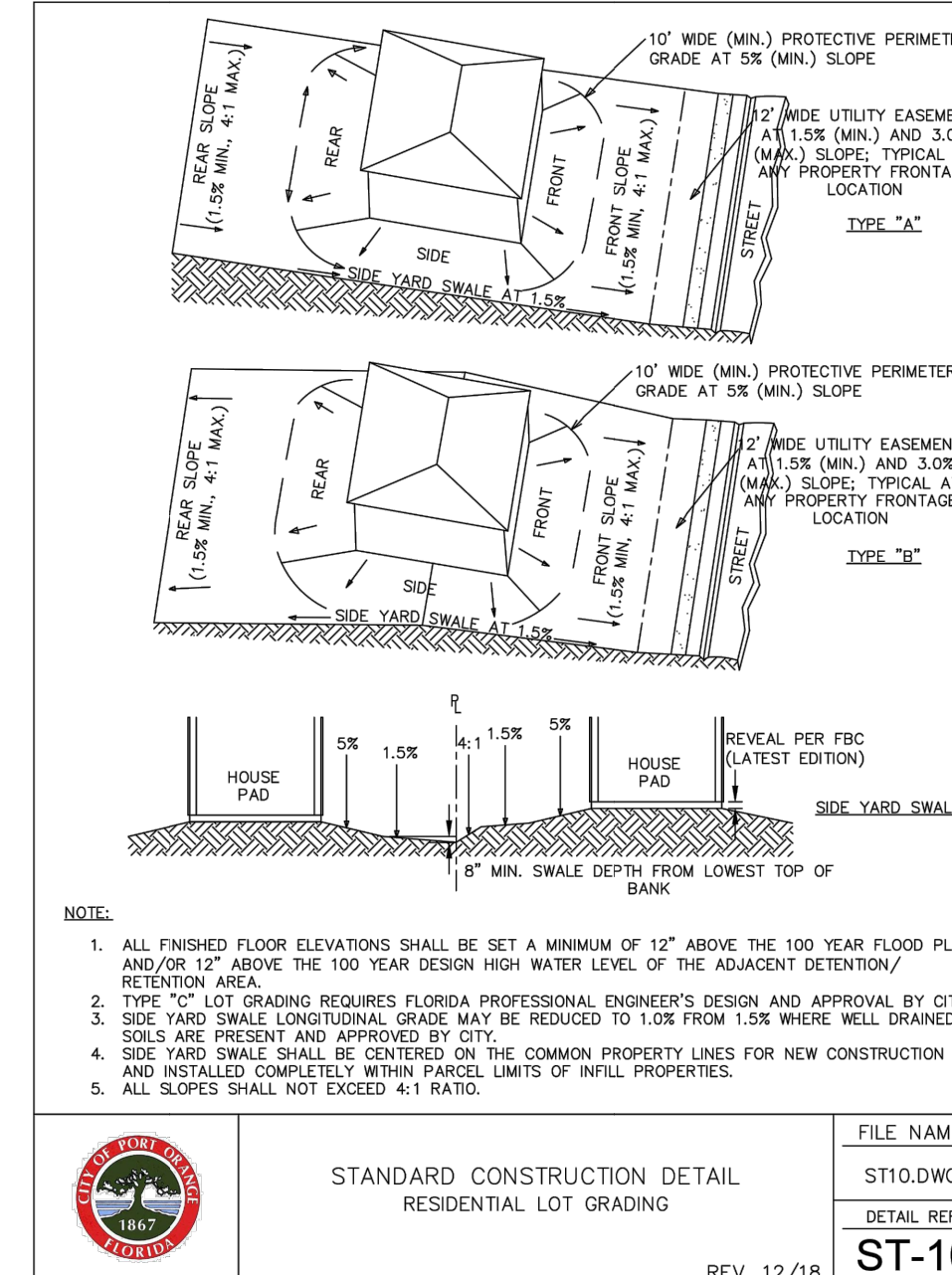
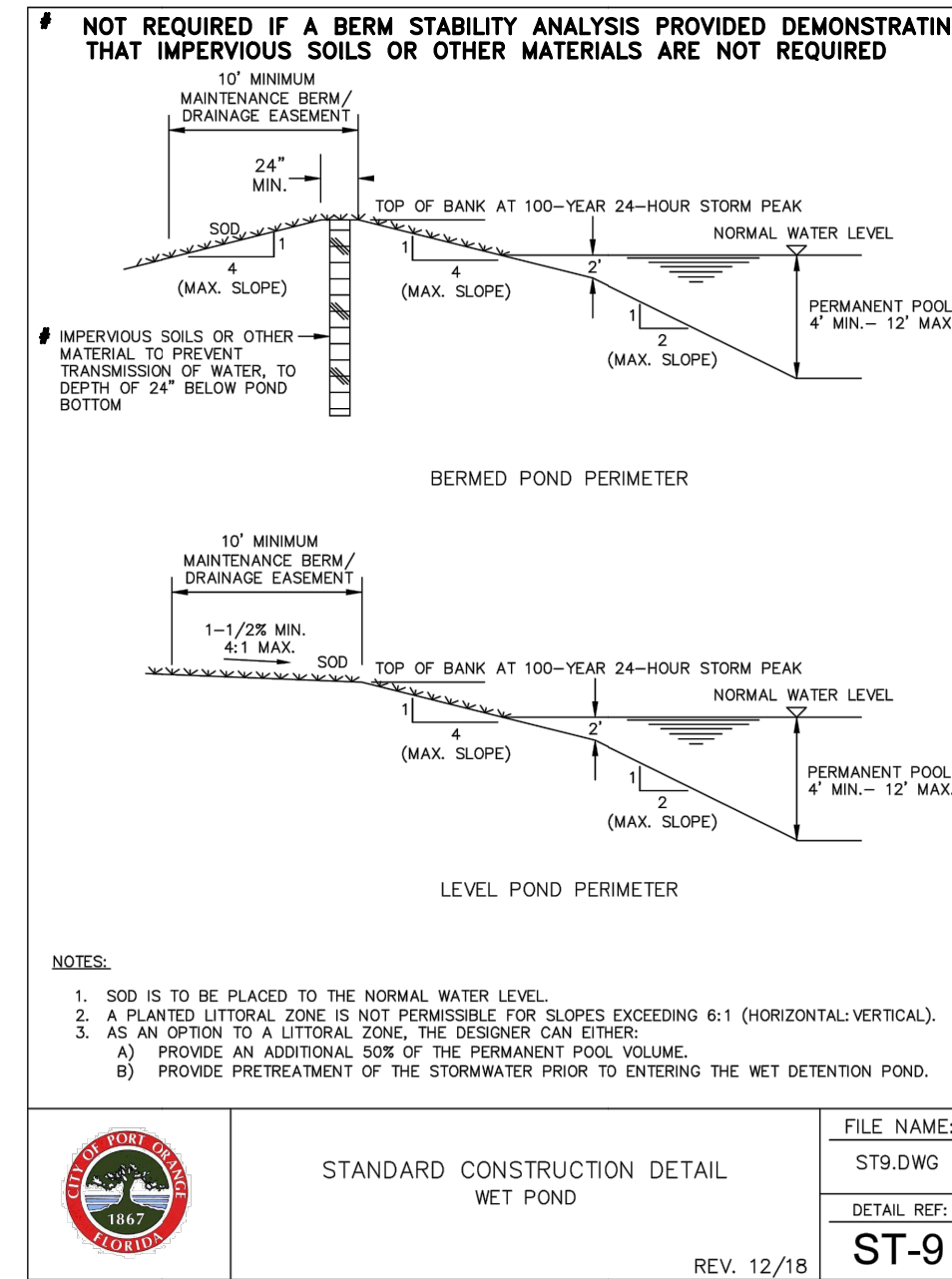
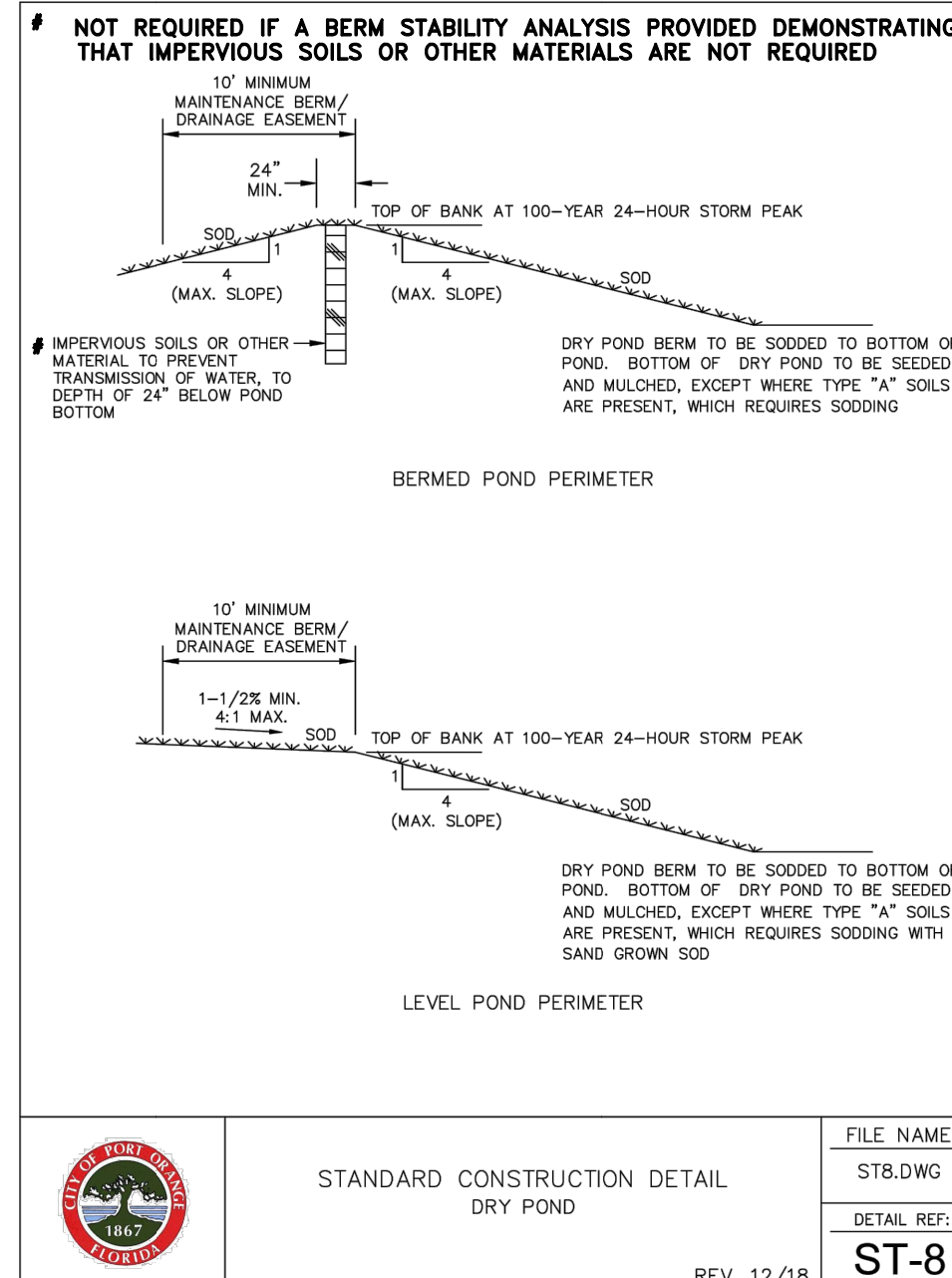
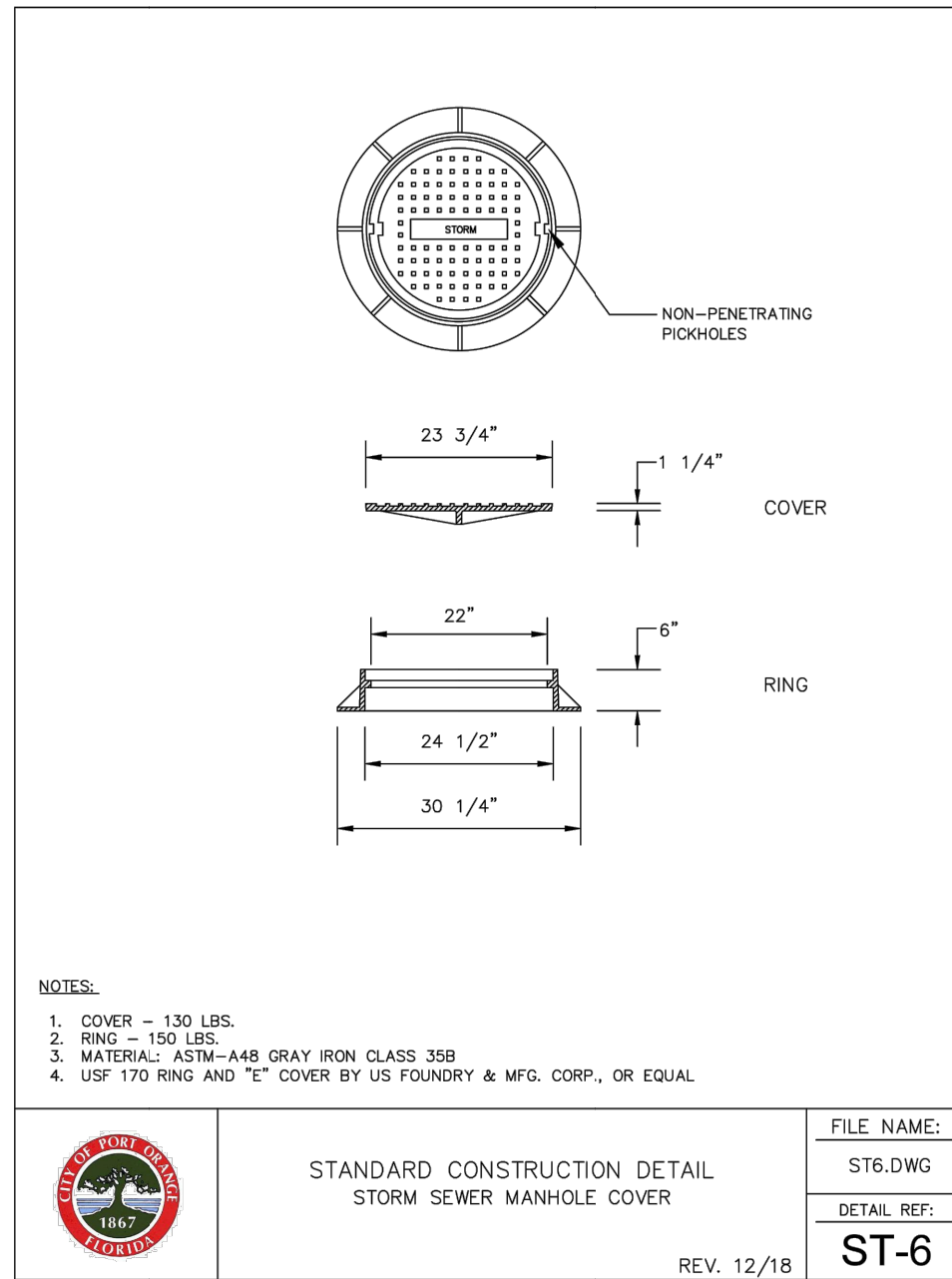
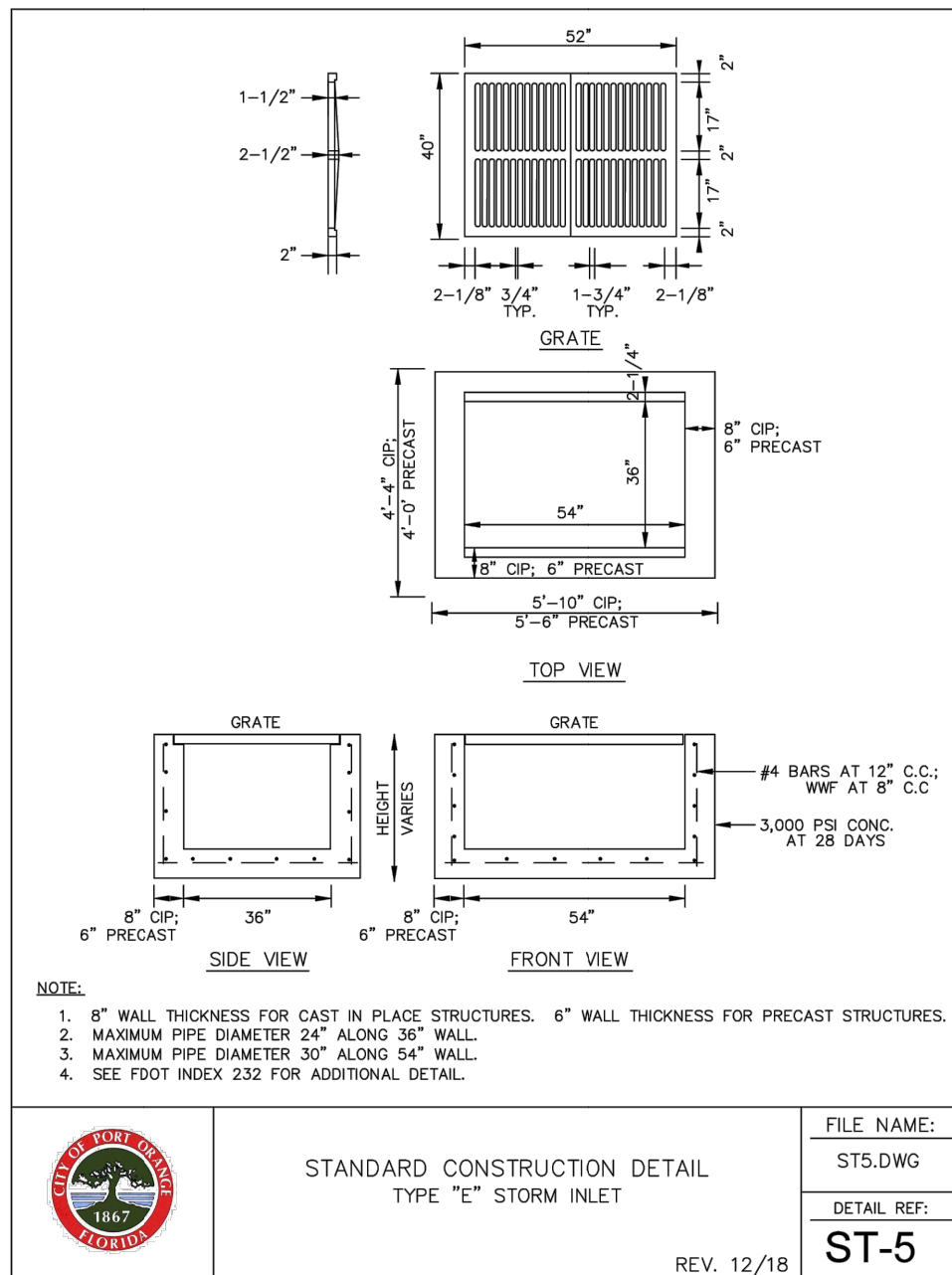
WOODHAVEN PHASE II FINAL ENGINEERING PLANS CONSTRUCTION DETAILS

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 48-52_19117-DET
XREFS: ---
XREFS: ---



HALUK KILIC, P.E., NO. 84244
MELIA RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: C48 OF 53



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	FOR REVIEW
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3	05-14-21	MLR	REVISOR COMMENTS DATED 05-28-21
4	06-22-21	MLR	REVISOR COMMENTS DATED 05-28-21

WOODHAVEN PHASE II FINAL ENGINEERING PLANS CONSTRUCTION DETAILS

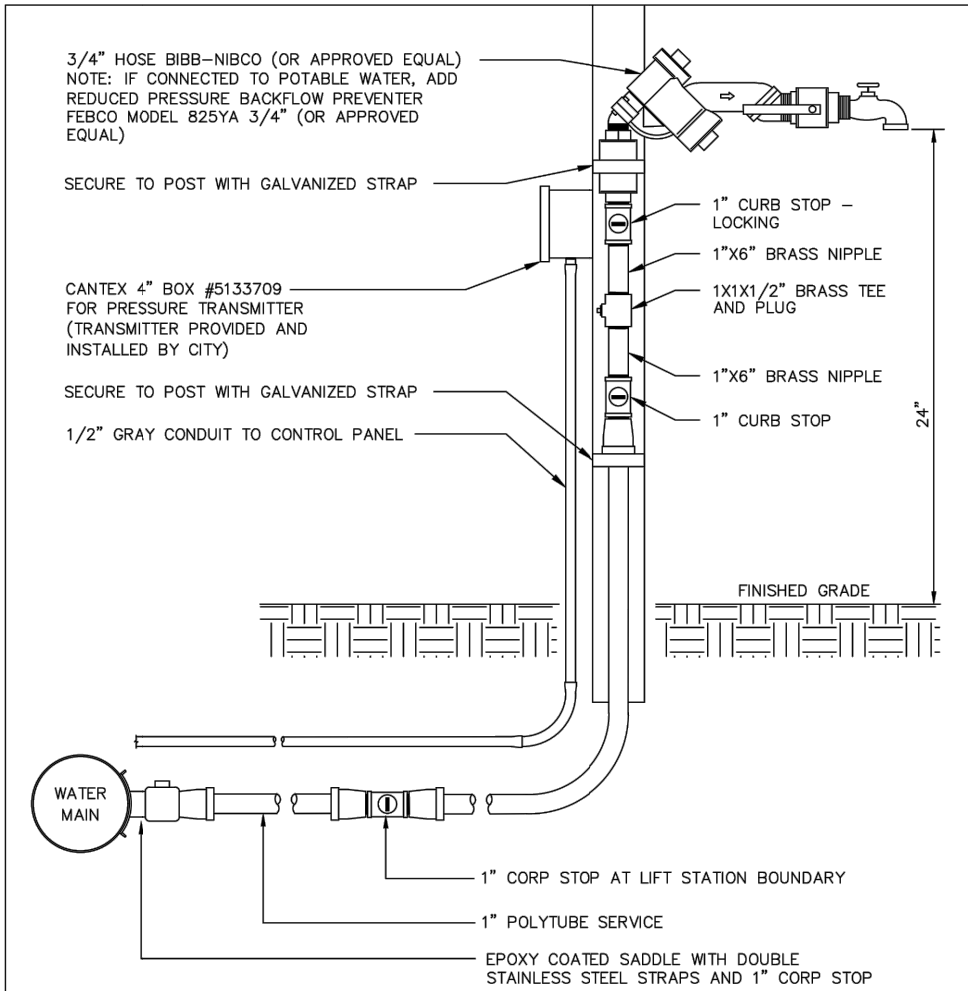
PROJECT NO: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

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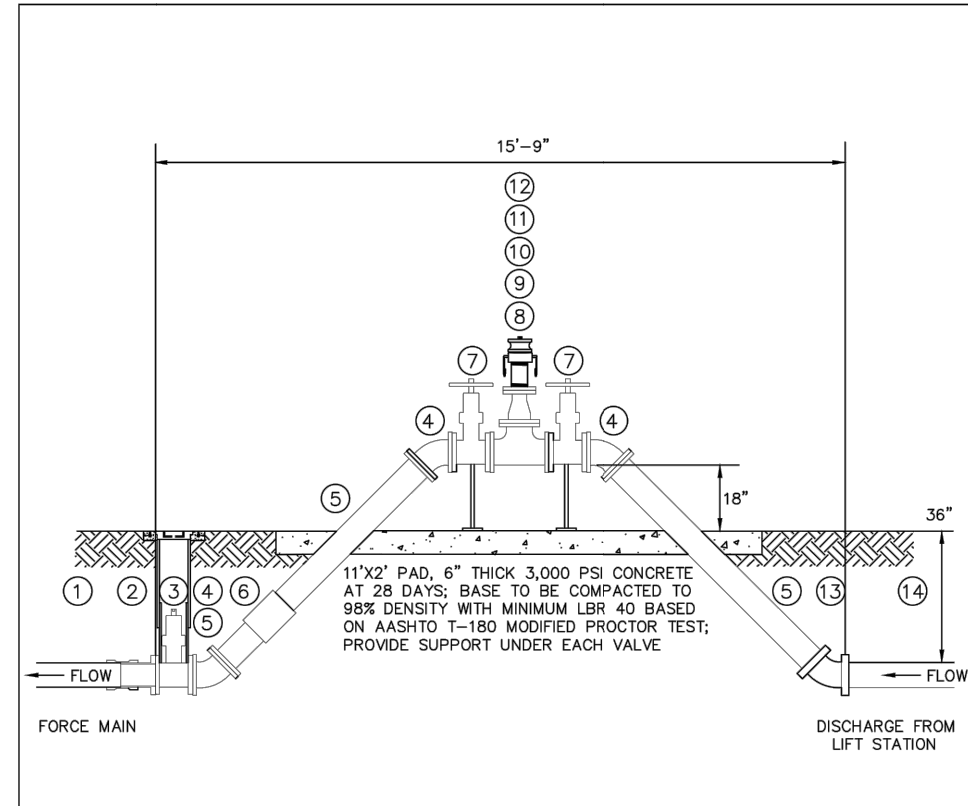


HALUK KLUC, P.E., NO. 8424
MELIA RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

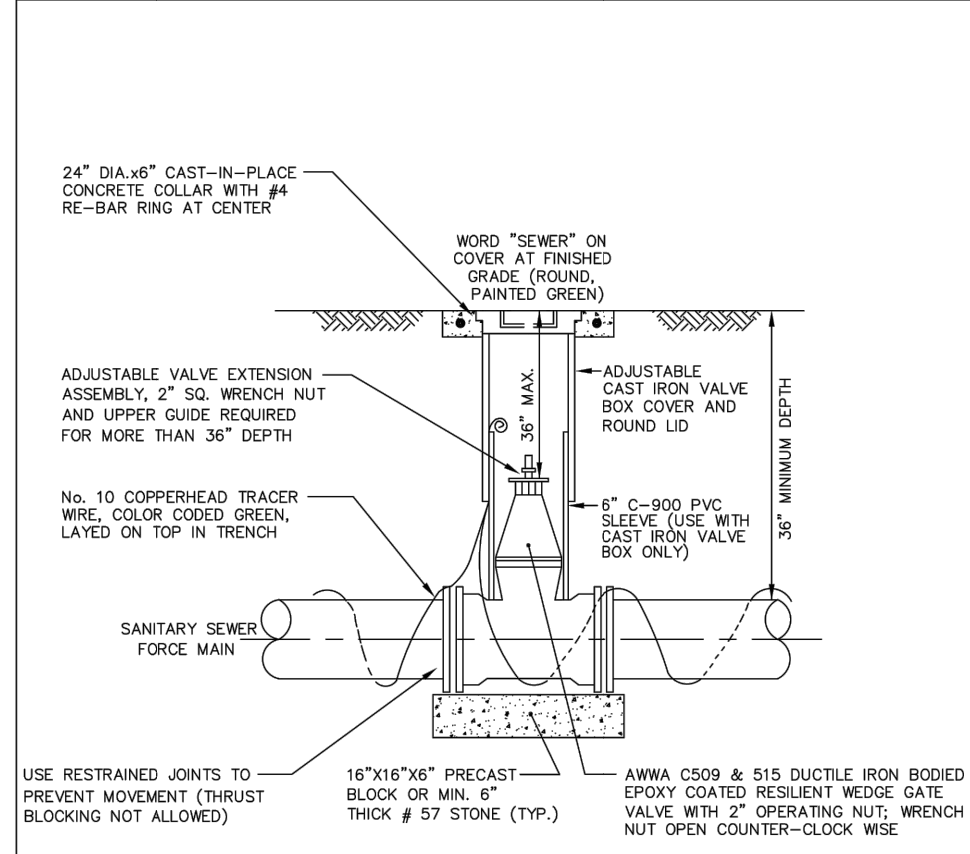
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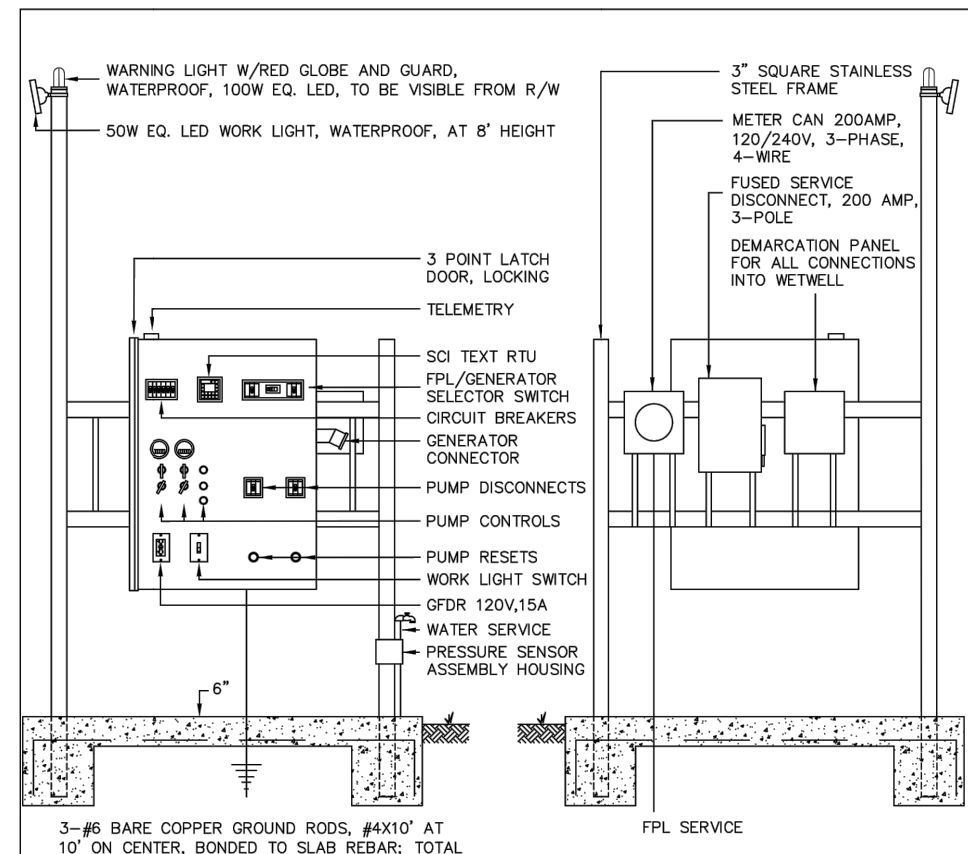
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REV. 12/18	



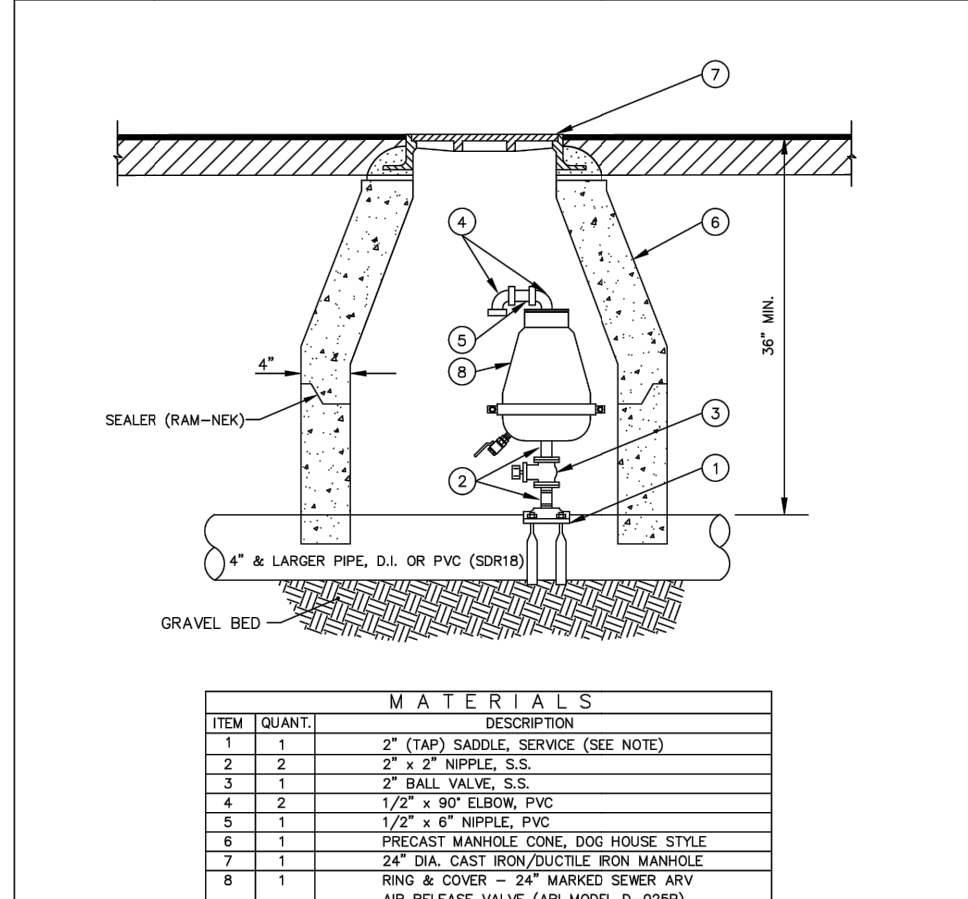
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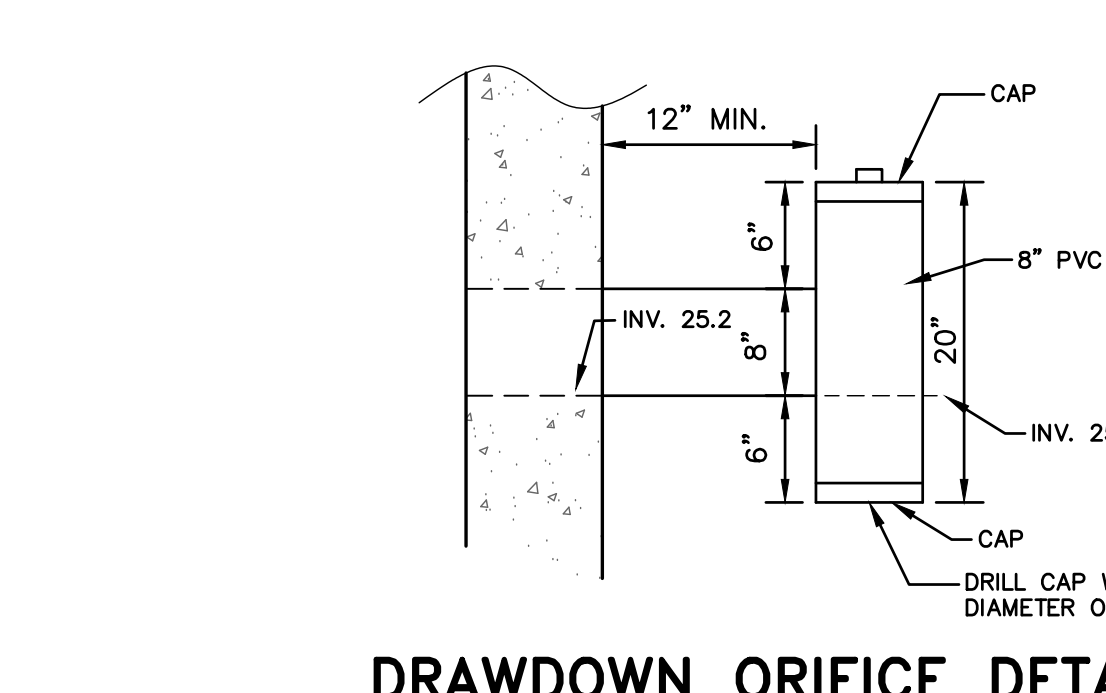
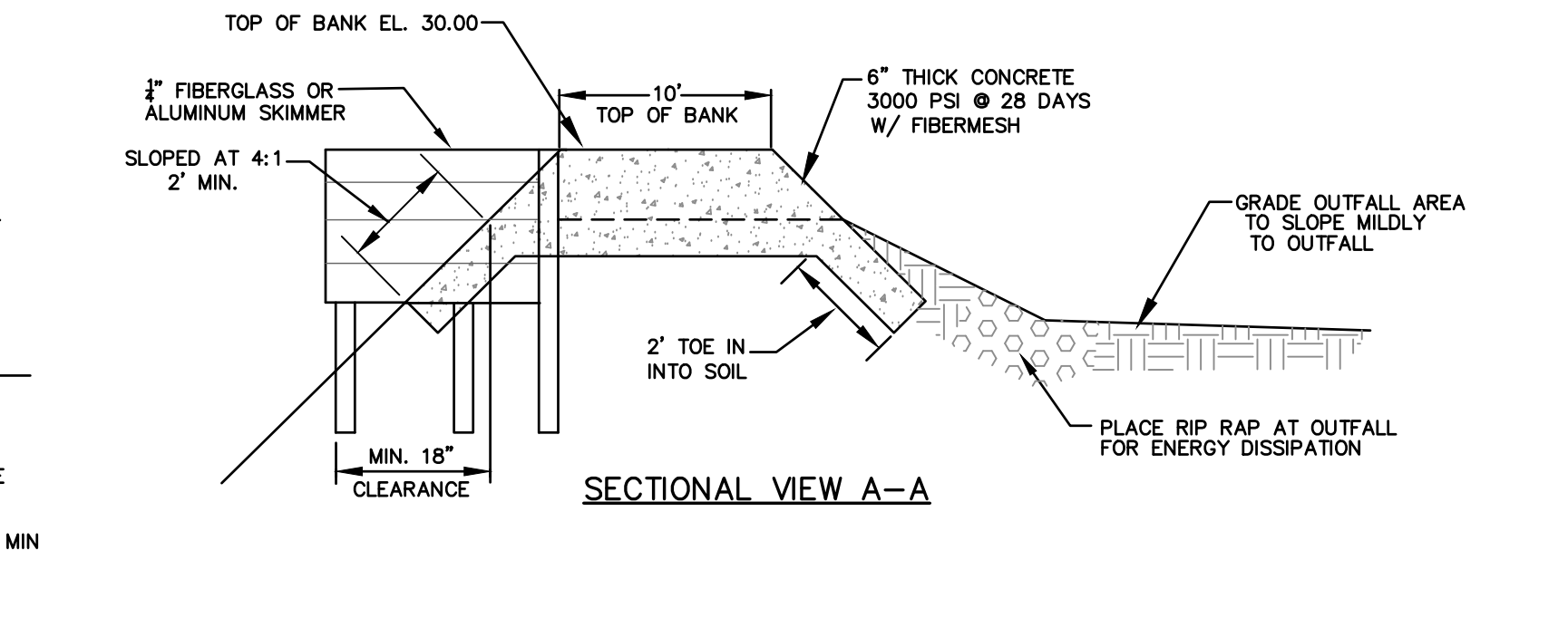
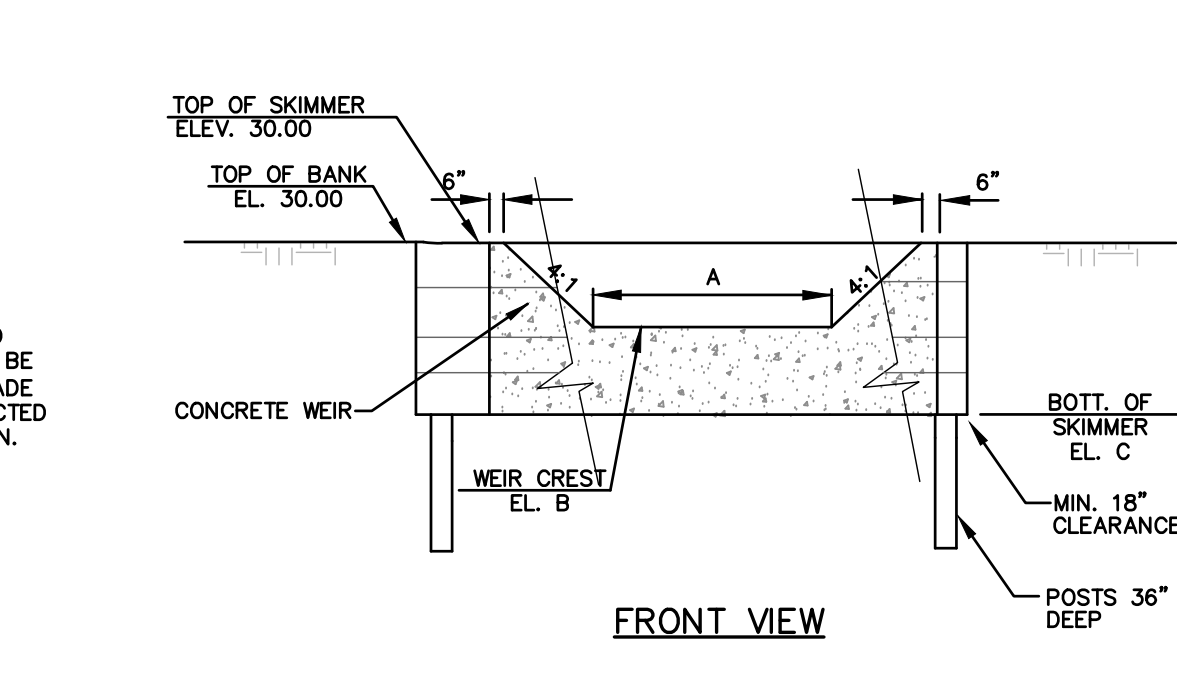
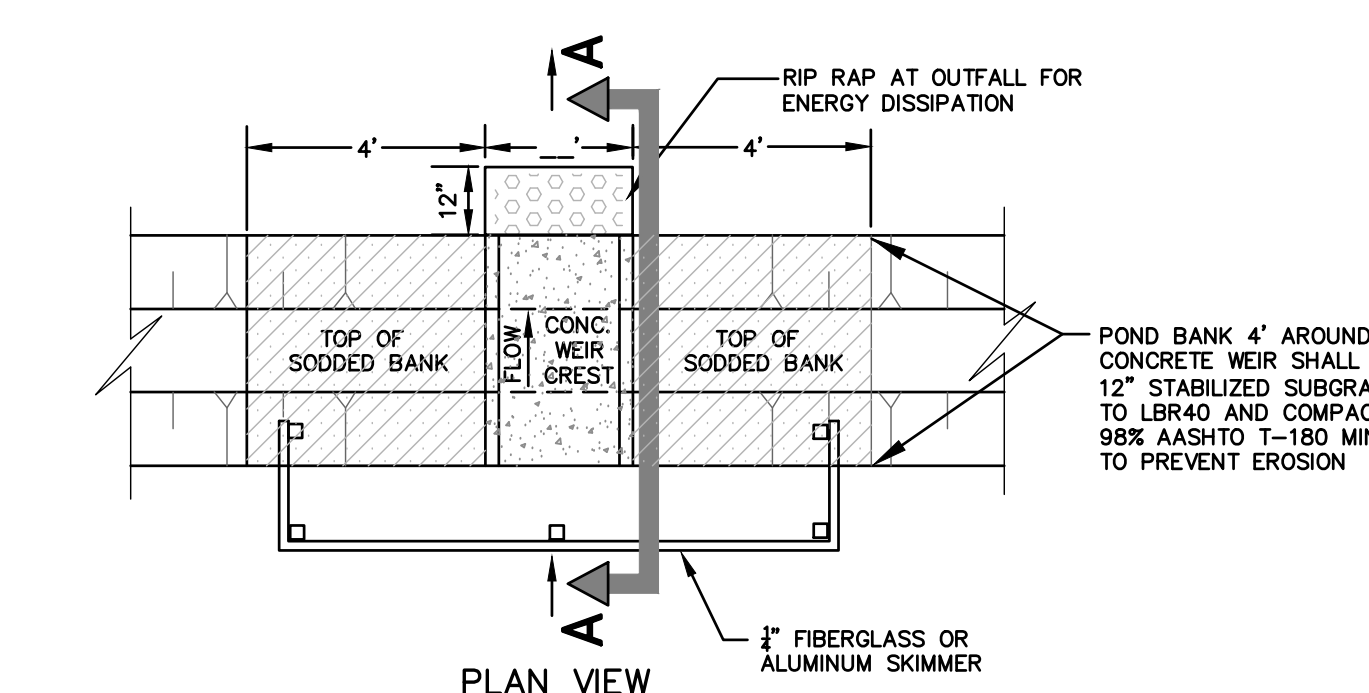
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REV. 12/18	



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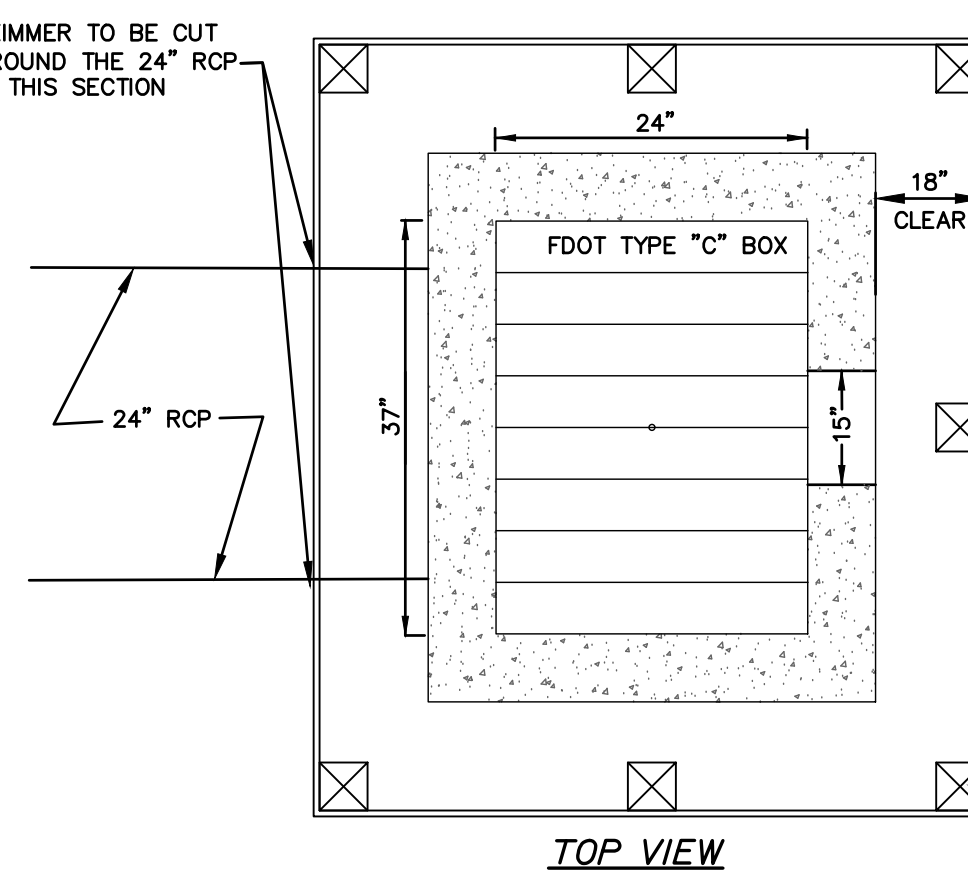
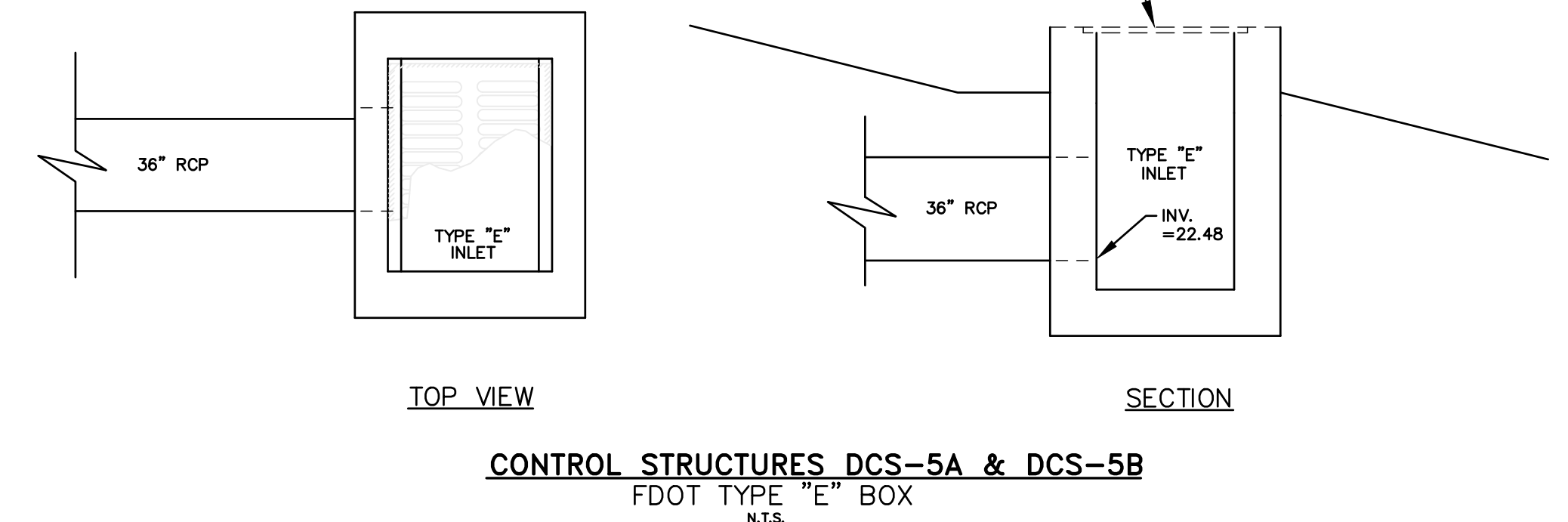


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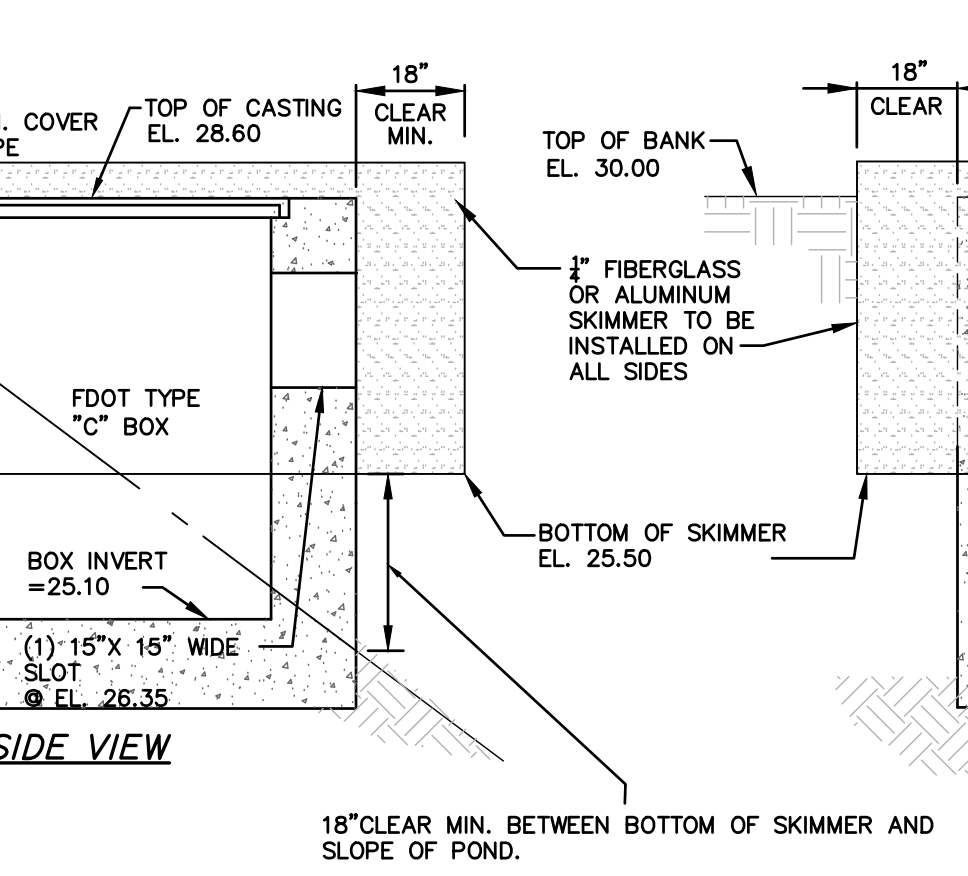
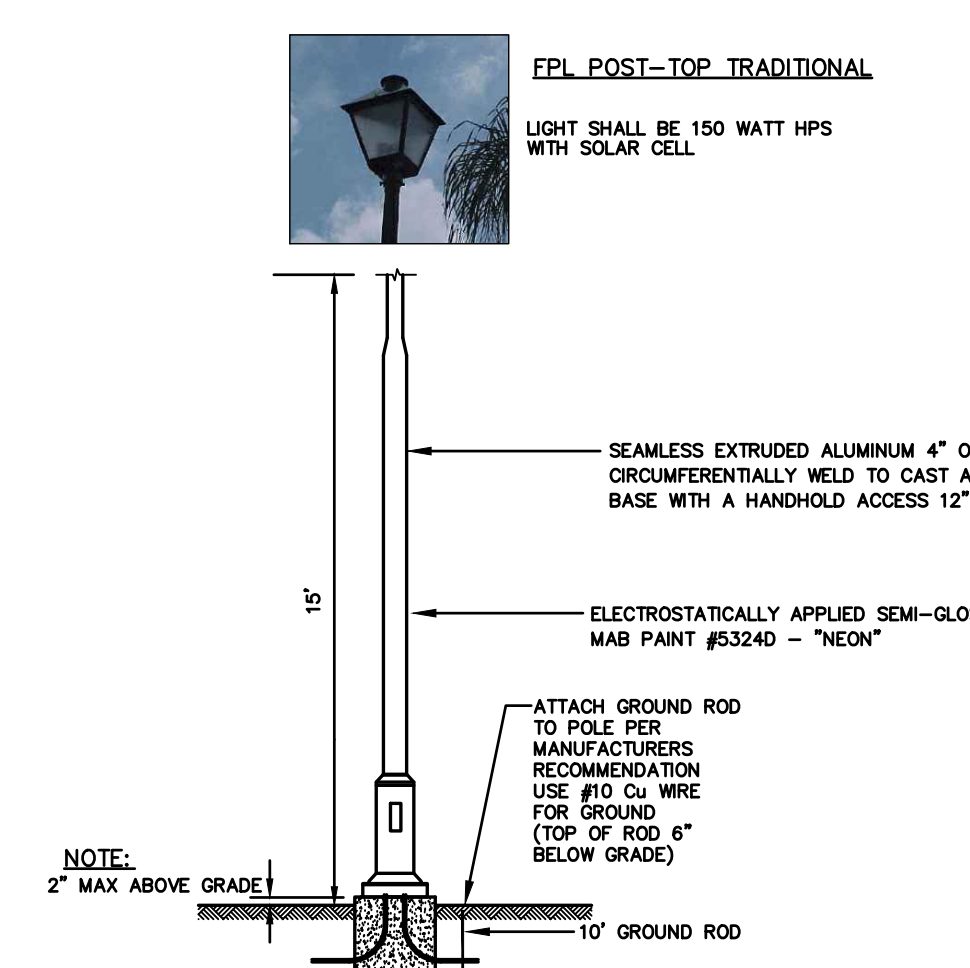


OVER FLOW WEIR NAME	WIER CREST WIDTH (FT)	WIER CREST ELEVATION	BOTTOM OF SKIMMER
WEIR DA-2>CS-2	50	26.50	25.50
WEIR RA-6A> CS-1	25	27.80	27.30

CONCRETE OVERFLOW WEIR DETAIL
SCALE: NTS
NOTES: 1. CONCRETE TO BE 28 DAY, 3000 P.S.I., 4" THICK MIN.
2. REFER TO "OVERFLOW WEIR DETAILS" TABLE" BELOW FOR DESIGN DETAILS



POND NAME	POND BOTTOM EL.	POND TOB EL.	NWL EL.	MEAN ANNUAL PEAK STAGE EL.	25YR/24HR PEAK STAGE EL.	100YR/24HR PEAK STAGE EL.	TREATMENT VOLUME PROVIDED	DRAINAGE CONTROL STRUCTURE NAME
DA-1A	15.00'	30.0000	25.20'	26.92'	27.34'	27.87'	STORMWATER HARVESTING VOLUME: 3.345 AC-FT	WEIR DA-1A>CS-2
DA-2	15.00'	30.0000	25.20'	27.50'	28.54'	29.29'	STORMWATER HARVESTING VOLUME: 2.598 AC-FT	N/A
DA-5A	15.00'	30.0000	25.20'	27.33'	28.25'	28.97'	STORMWATER HARVESTING VOLUME: 4.738 AC-FT	DCS-5A
DA-5B	15.00'	30.0000	25.20'	27.28'	28.13'	28.83'	STORMWATER HARVESTING VOLUME: 2.791 AC-FT	DCS-5B
RA-6A	26.70'	30.00'	—	27.87'	28.29'	28.61'	4.451 AC-FT	WEIR RA-6A>CS-1
DA-6B	15'-0.0000"	30.0	25.20'	26.38'	26.76'	27.02'	STORMWATER HARVESTING VOLUME: 1.363 AC-FT	DCS-6B



D.C.S.#6B DRAINAGE CONTROL STRUCTURE W/ SKIMMER
FOOT TYPE "C" BOX
N.T.S.

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 48-52_19117-DET
SHEETS: C50 OF 53

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

R:1917 - WOODHAVEN PHASE 2 FINAL ENGINEERING PLANS COURTESY:48-52-1917-SETDWM - PRINTED: 6/22/2021 1:50 PM

FIRE HYDRANT (5 1/2" BARREL)		
MANUFACTURER	MODEL #	
AMERICAN AVE. CO.	SERIES #2780	
AMERICAN DARLING	5 X 1" B-84-B5	
CLOW	MEDALLION #F-2545 S5	
EJ GROUP, INC.	WATERMASTER 5 X 1" #SCD250	
KENNEDY	GUARDIAN K81-D	
MUELLER	A423 SUPER CENTURION 250	

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

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

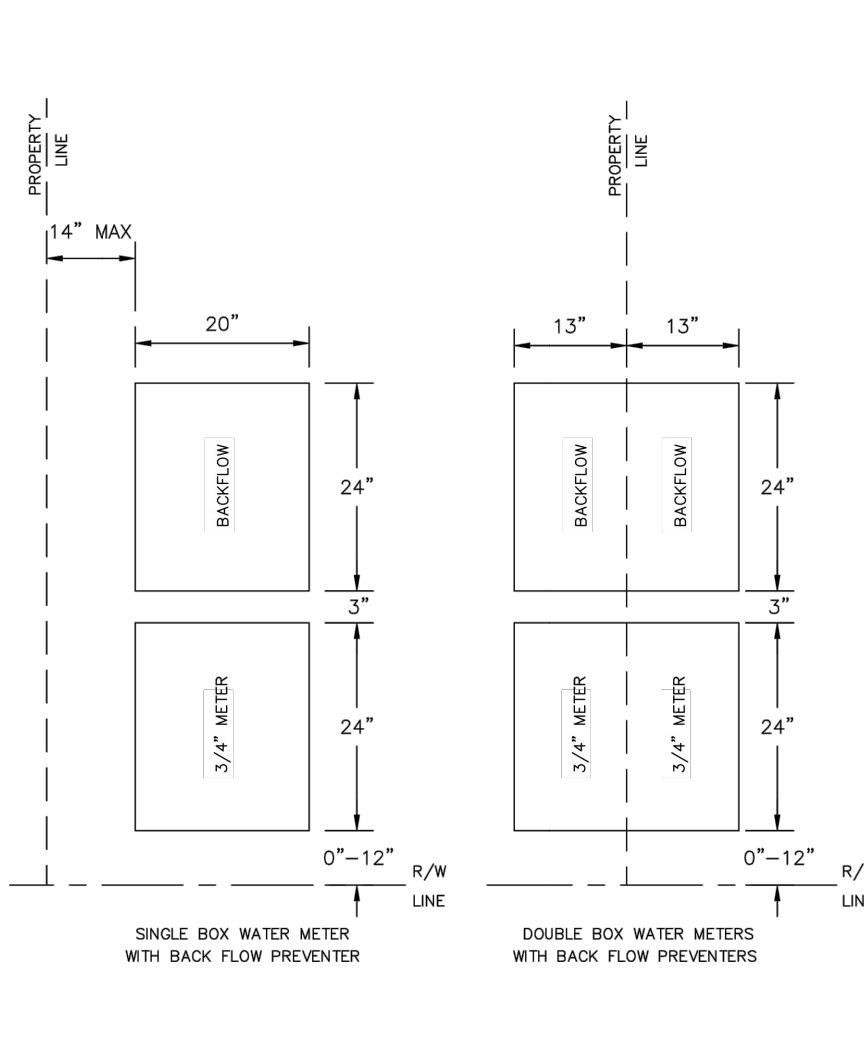
MANUFACTURER	MODEL #	
AMERICAN AVE. CO.	SERIES 3, 18, 25, 45, 55, & 66	
AMERICAN FLOW CONTROL	SERIES 2500	
CLOW	MODEL 2638 AND 2639	
KENNEDY	C509, C515	
MUELLER	A-2360, A-2361, T-2360 & T-2361	

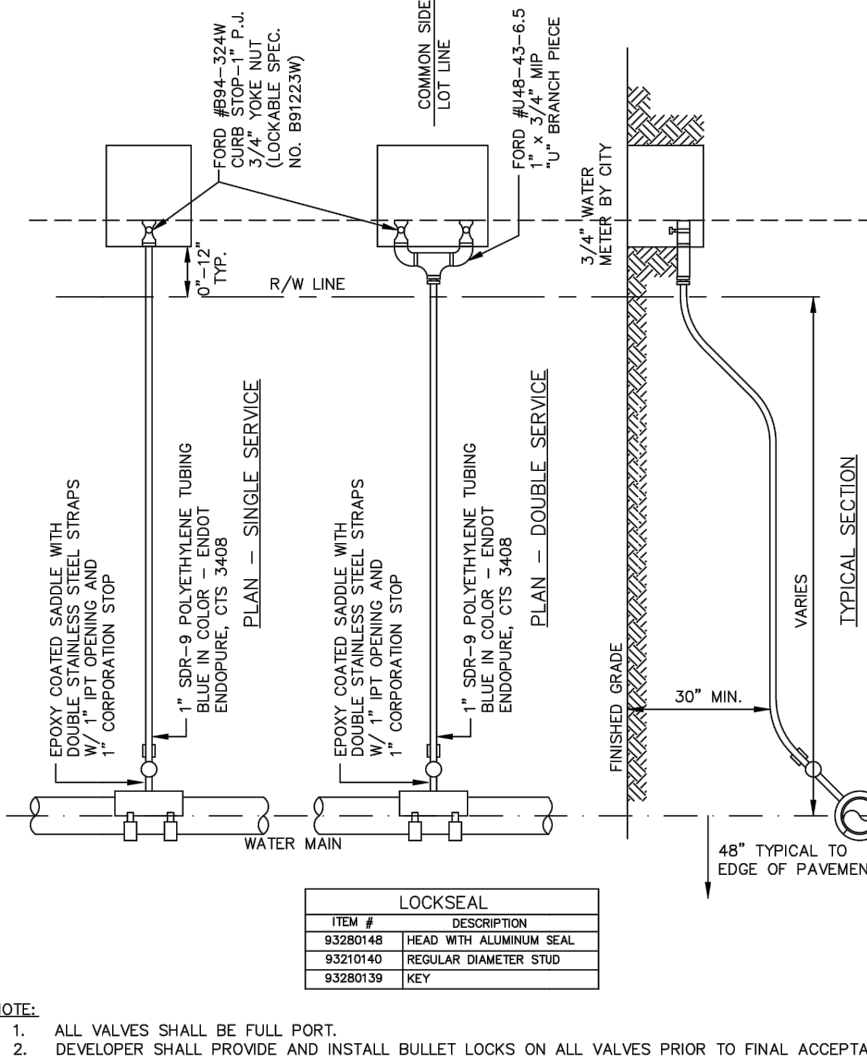


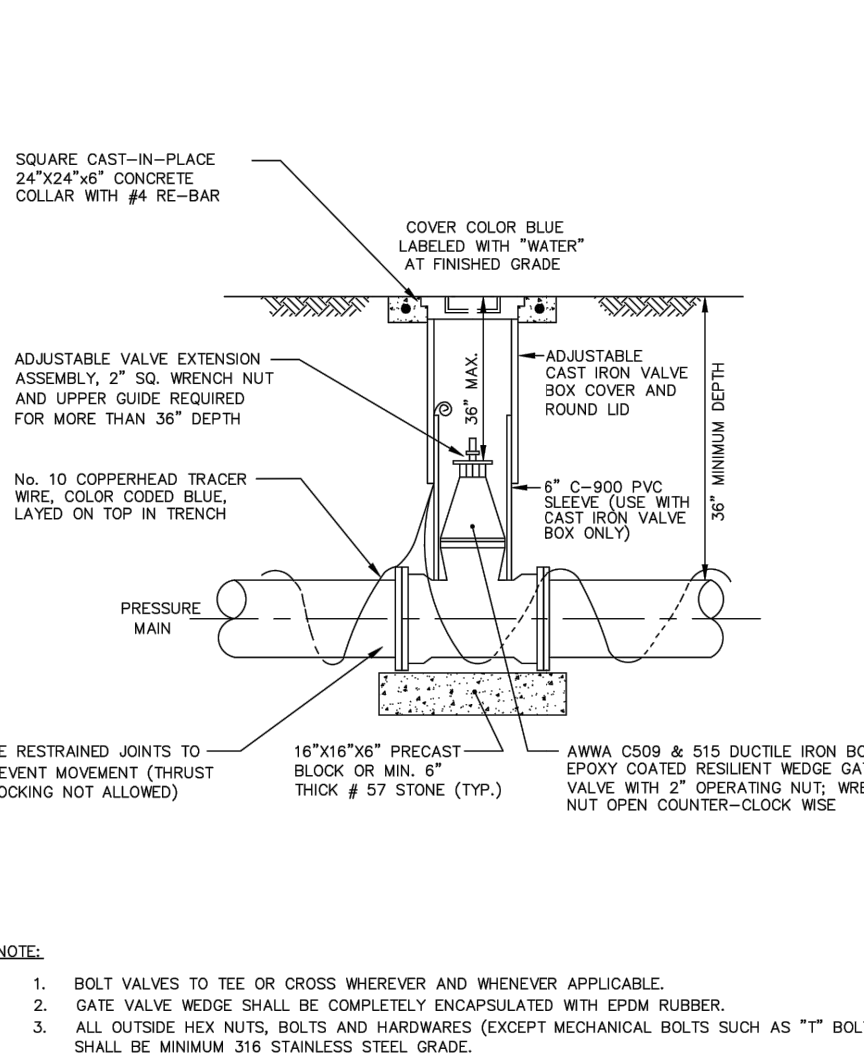
STANDARD CONSTRUCTION DETAIL
POTABLE WATER APPROVED
PRODUCTS

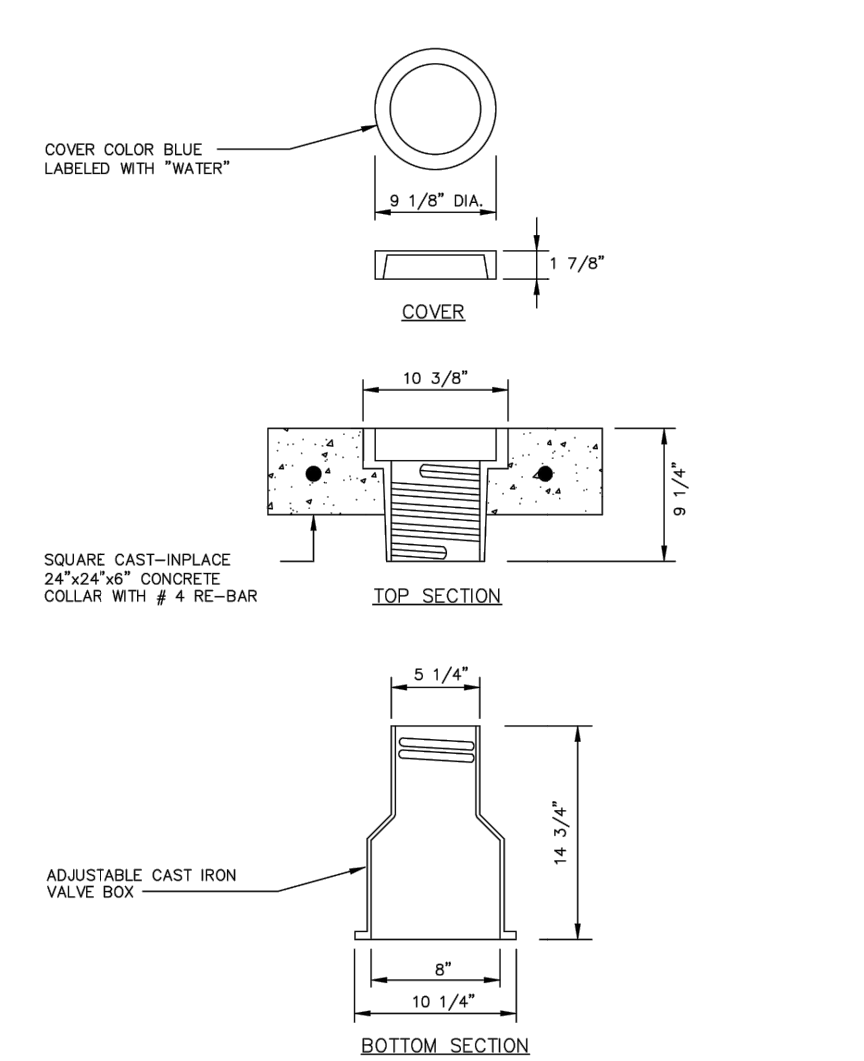
REV. 12/18

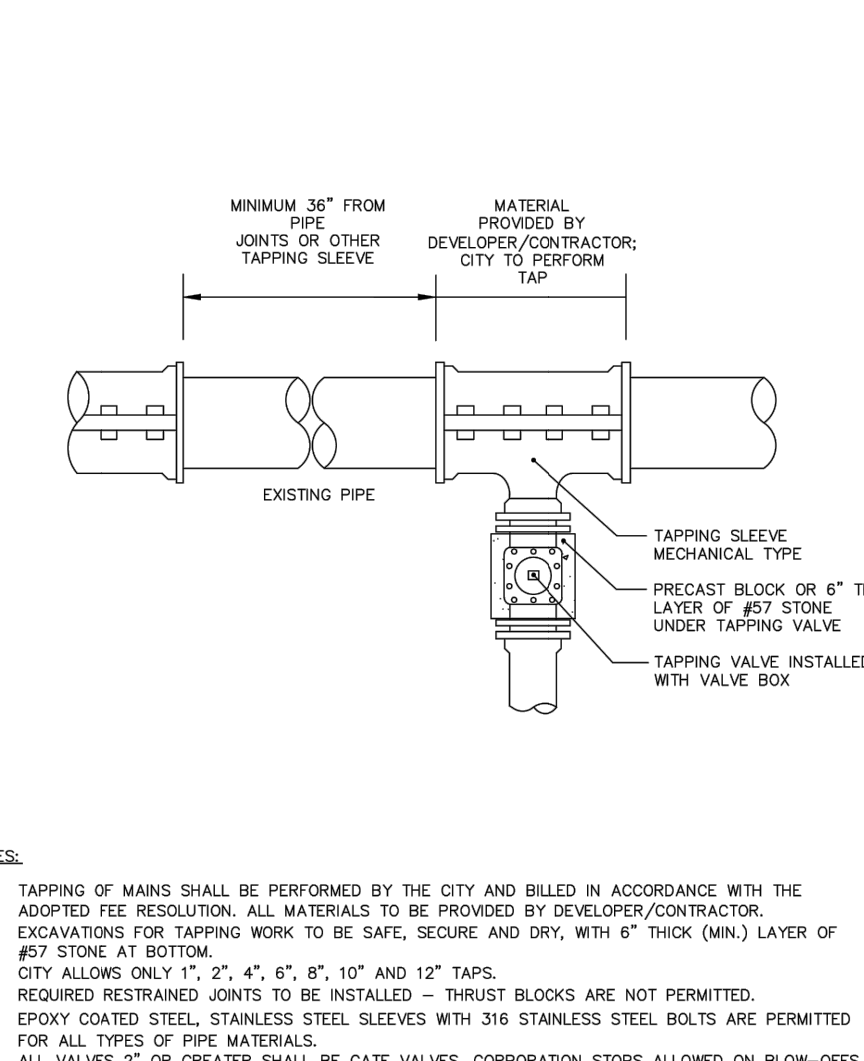
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W-3

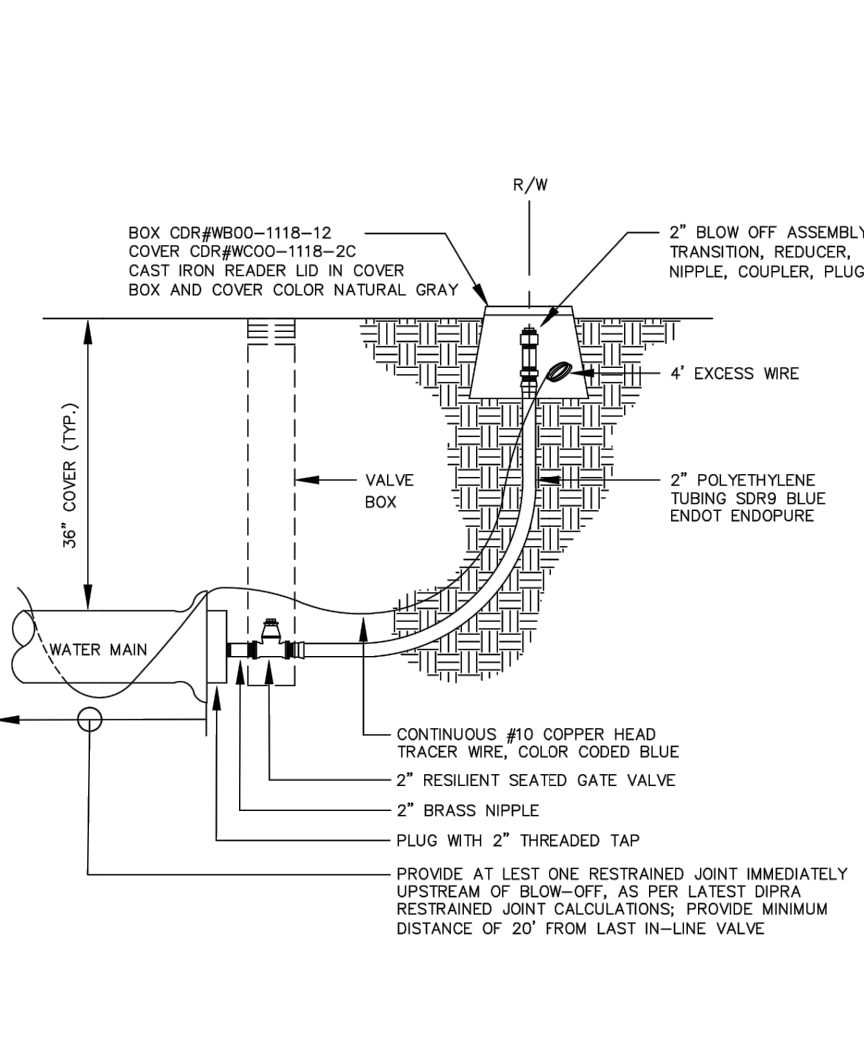
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STANDARD CONSTRUCTION DETAIL POTABLE WATER METER BOX LAYOUT REV. 12/18	

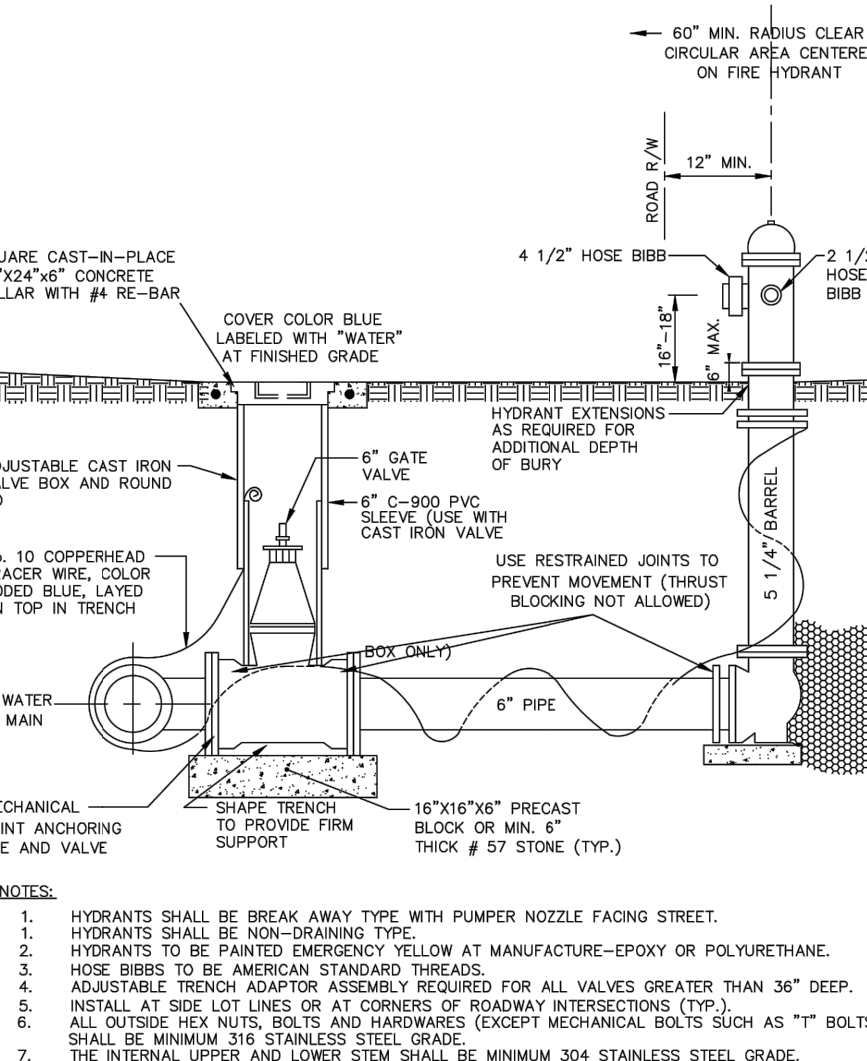
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STANDARD CONSTRUCTION DETAIL 3/4"-1" METER SIZES POTABLE WATER SERVICE CONNECTION REV. 12/18	

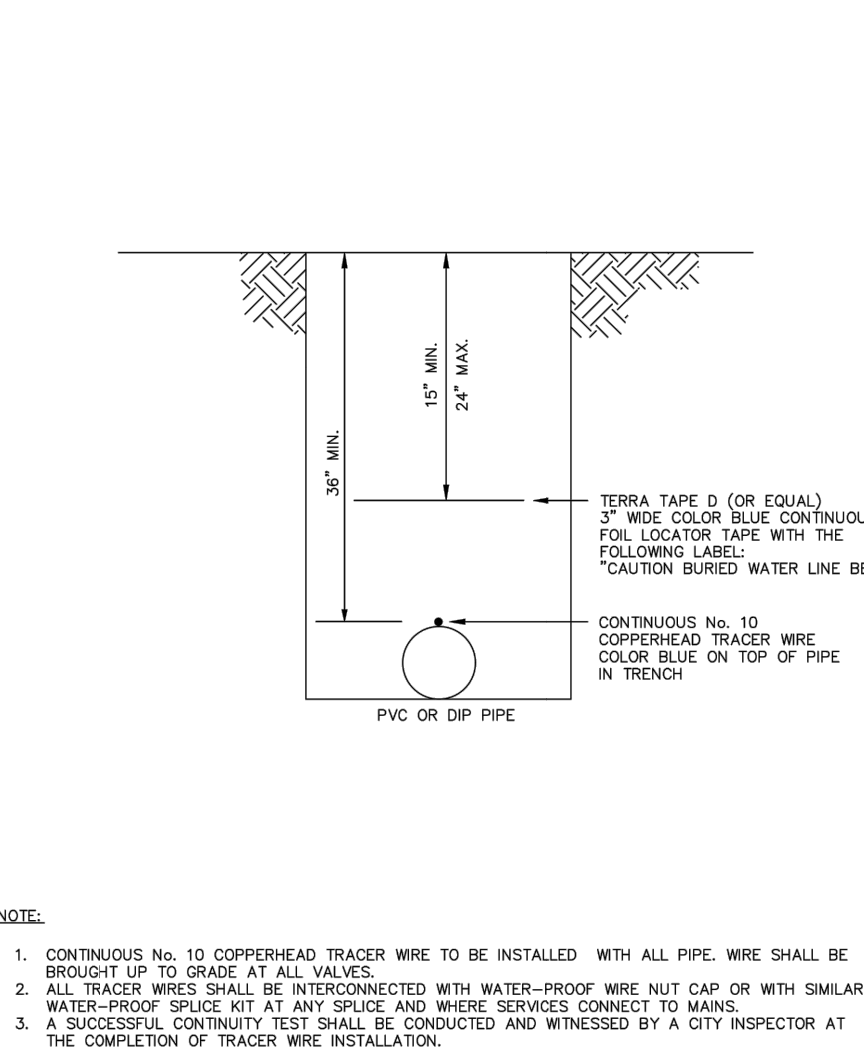
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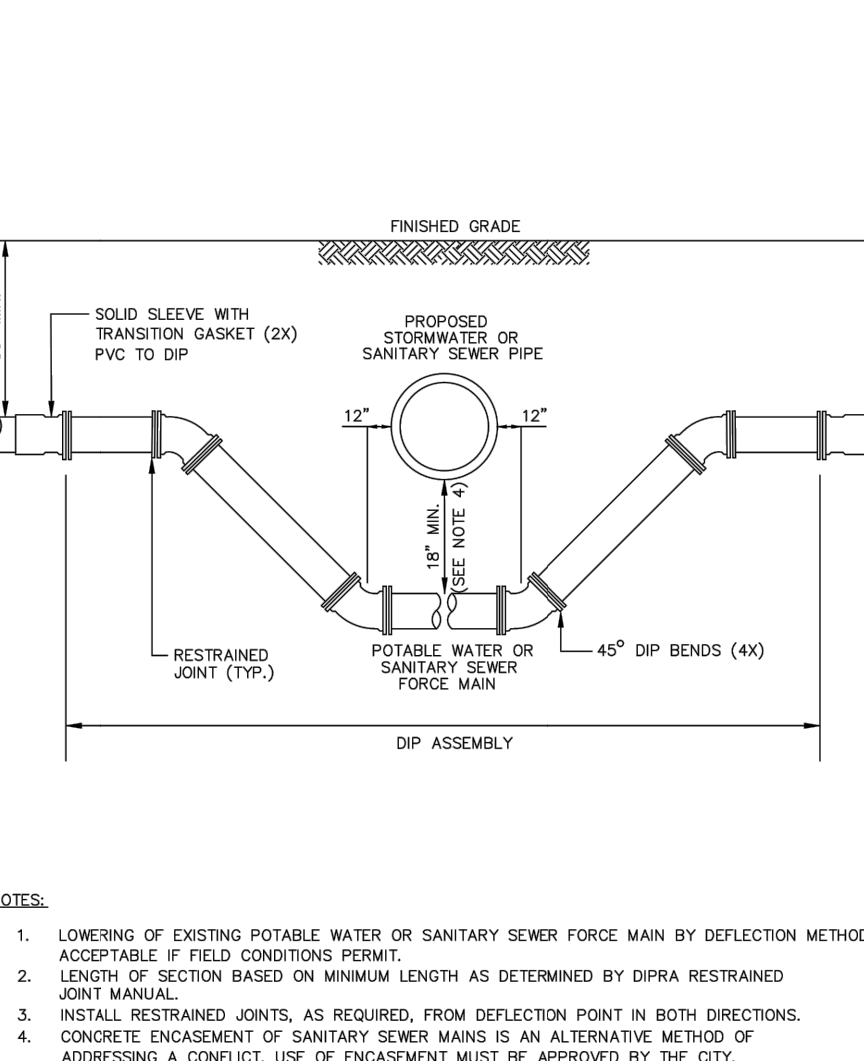
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STANDARD CONSTRUCTION DETAIL POTABLE WATER VALVE BOX COVER AND LID REV. 12/18	

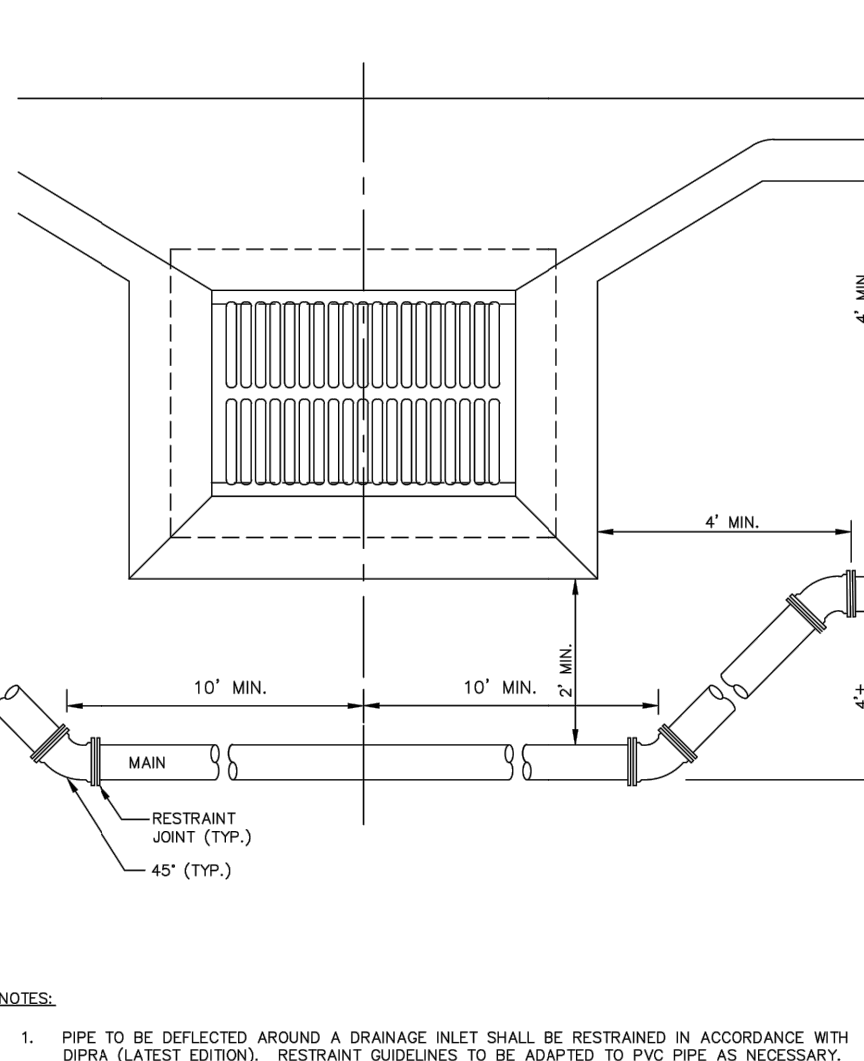
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STANDARD CONSTRUCTION DETAIL TAPPING VALVE AND SLEEVE REV. 12/18	

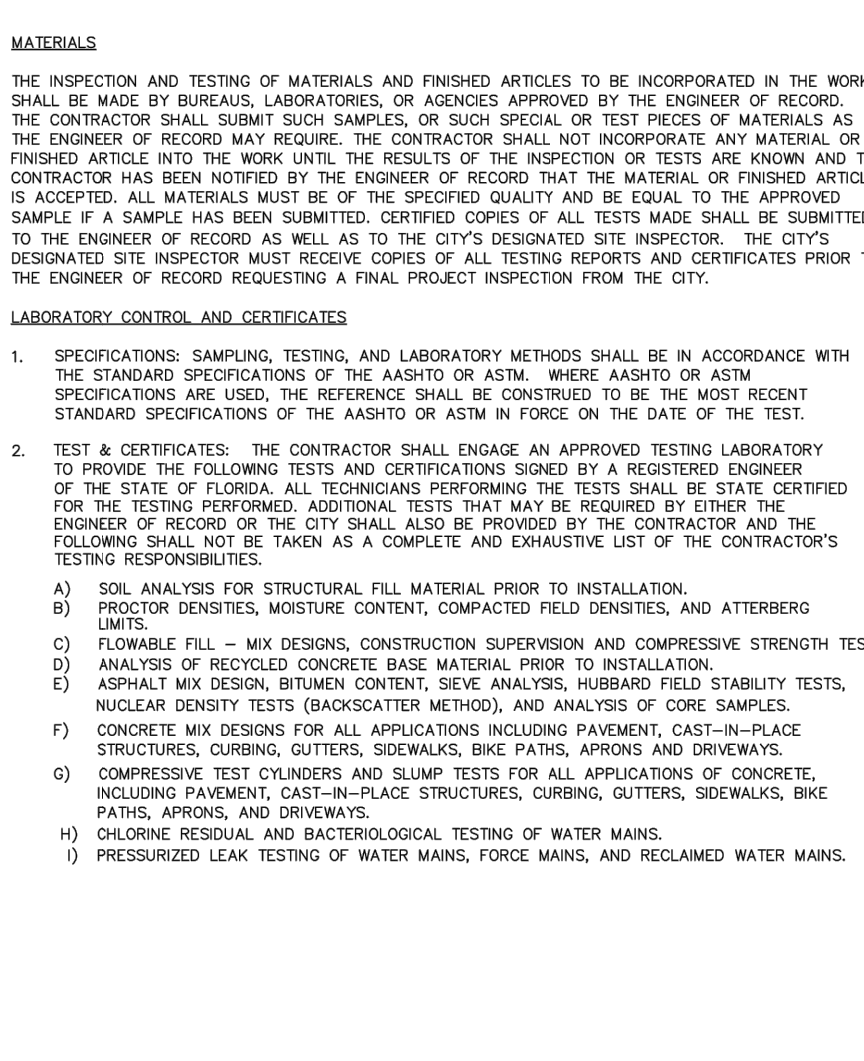
	FILE NAME: W18.DWG DETAIL REF: W-18
STANDARD CONSTRUCTION DETAIL POTABLE WATER BLOW-OFF ASSEMBLY REV. 12/18	

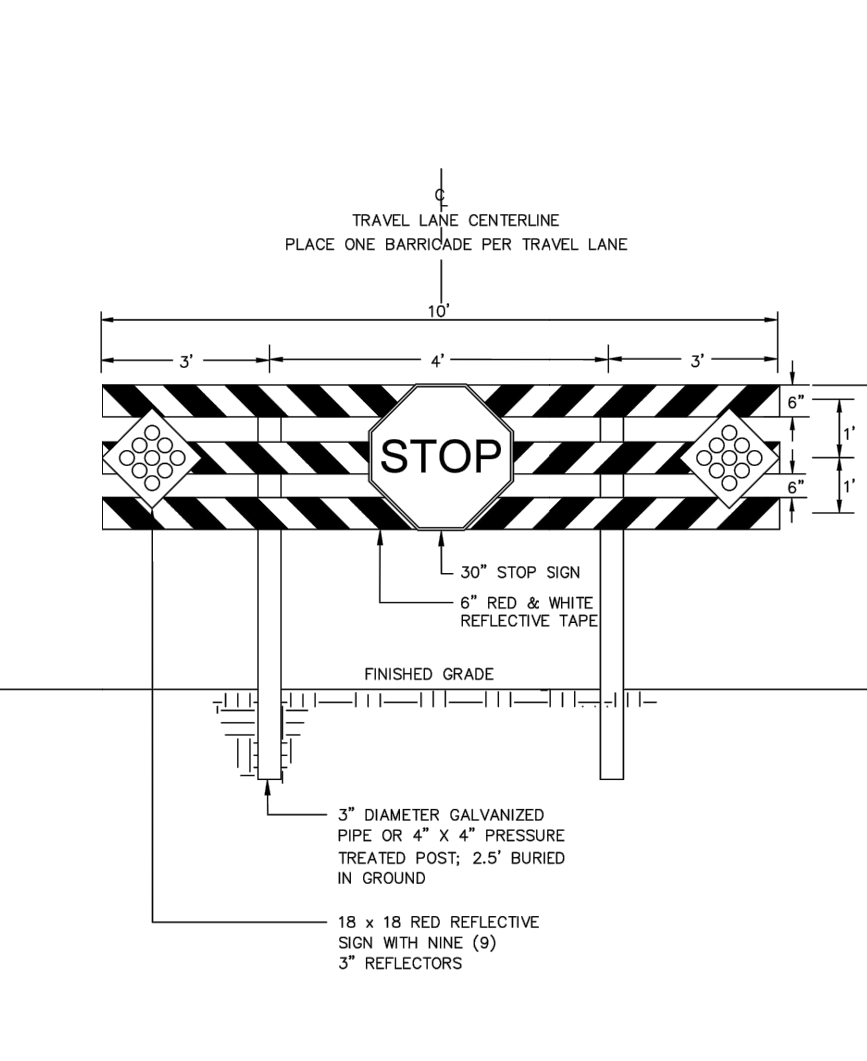
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STANDARD CONSTRUCTION DETAIL FIRE HYDRANT ASSEMBLY REV. 12/18	

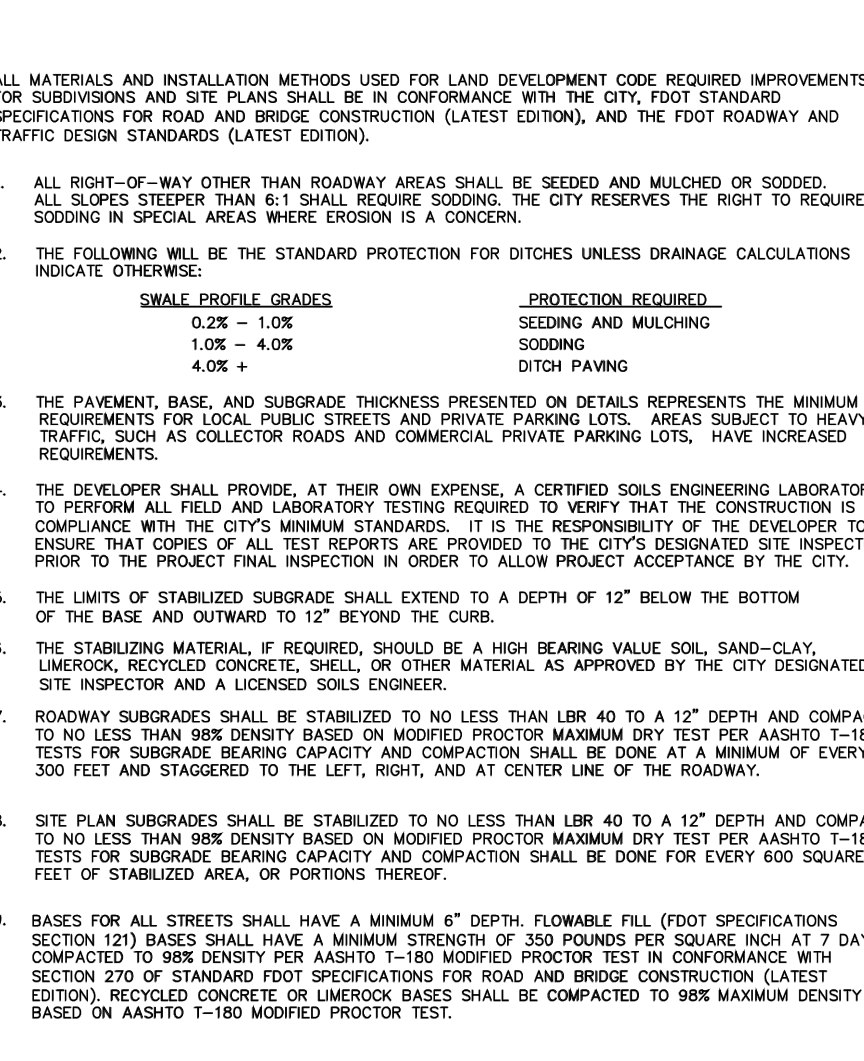
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STANDARD CONSTRUCTION DETAIL POTABLE WATER LOCATOR TAPE / TRACER WIRE INSTALLATION REV. 12/18	

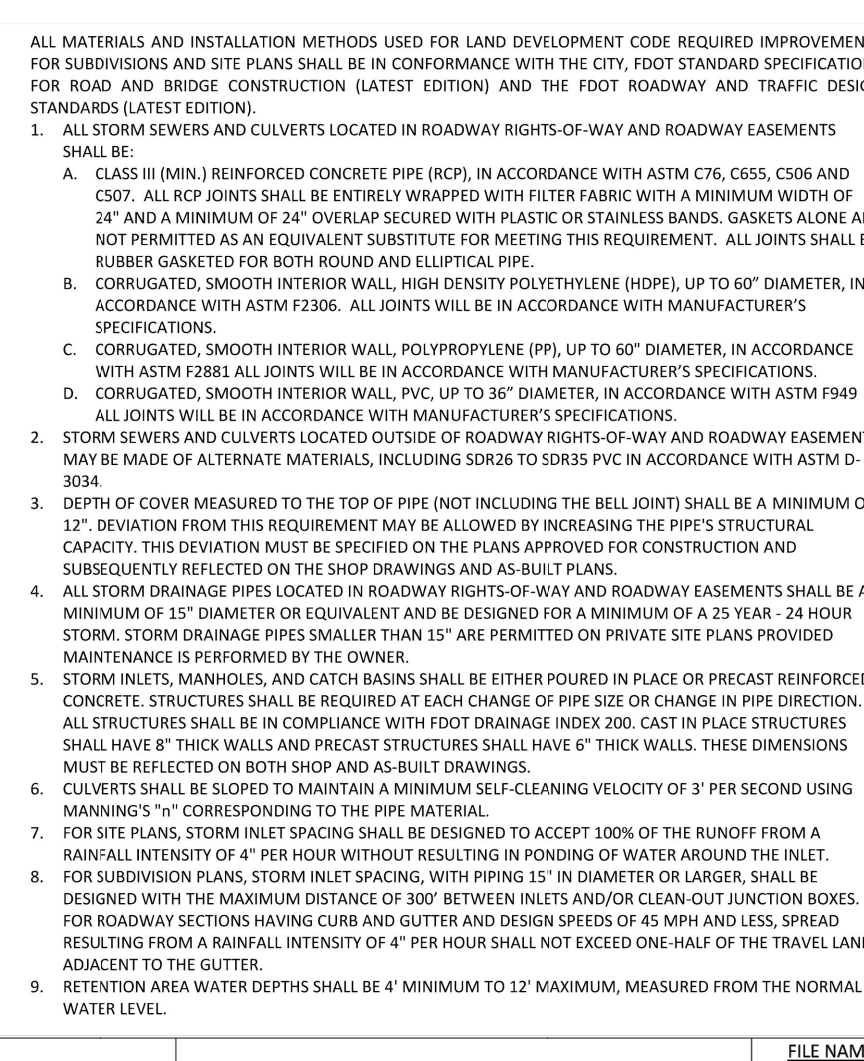
	FILE NAME: W23.DWG DETAIL REF: W-23
STANDARD CONSTRUCTION DETAIL POTABLE WATER OR SANITARY SEWER FORCE MAIN DEFLECTION REV. 12/18	

	FILE NAME: W24.DWG DETAIL REF: W-24
STANDARD CONSTRUCTION DETAIL MAIN INSTALLATION BETWEEN DRAINAGE INLET AND SIDEWALK REV. 12/18	

	FILE NAME: M2.DWG DETAIL REF: M-2
STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES REV. 12/18	

	FILE NAME: M26.DWG DETAIL REF: M-26
STANDARD CONSTRUCTION DETAIL ROAD BARRICADE REV. 12/18	

	FILE NAME: R1.DWG DETAIL REF: R-1
STANDARD CONSTRUCTION DETAIL ROADWAY AND PARKING AREA DESIGN AND CONSTRUCTION NOTES REV. 12/18	

	FILE NAME: ST1.DOC DETAIL REF: ST-1
STANDARD CONSTRUCTION DETAIL STORM DRAINAGE DESIGN AND CONSTRUCTION NOTES REV. 12/18	



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
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3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

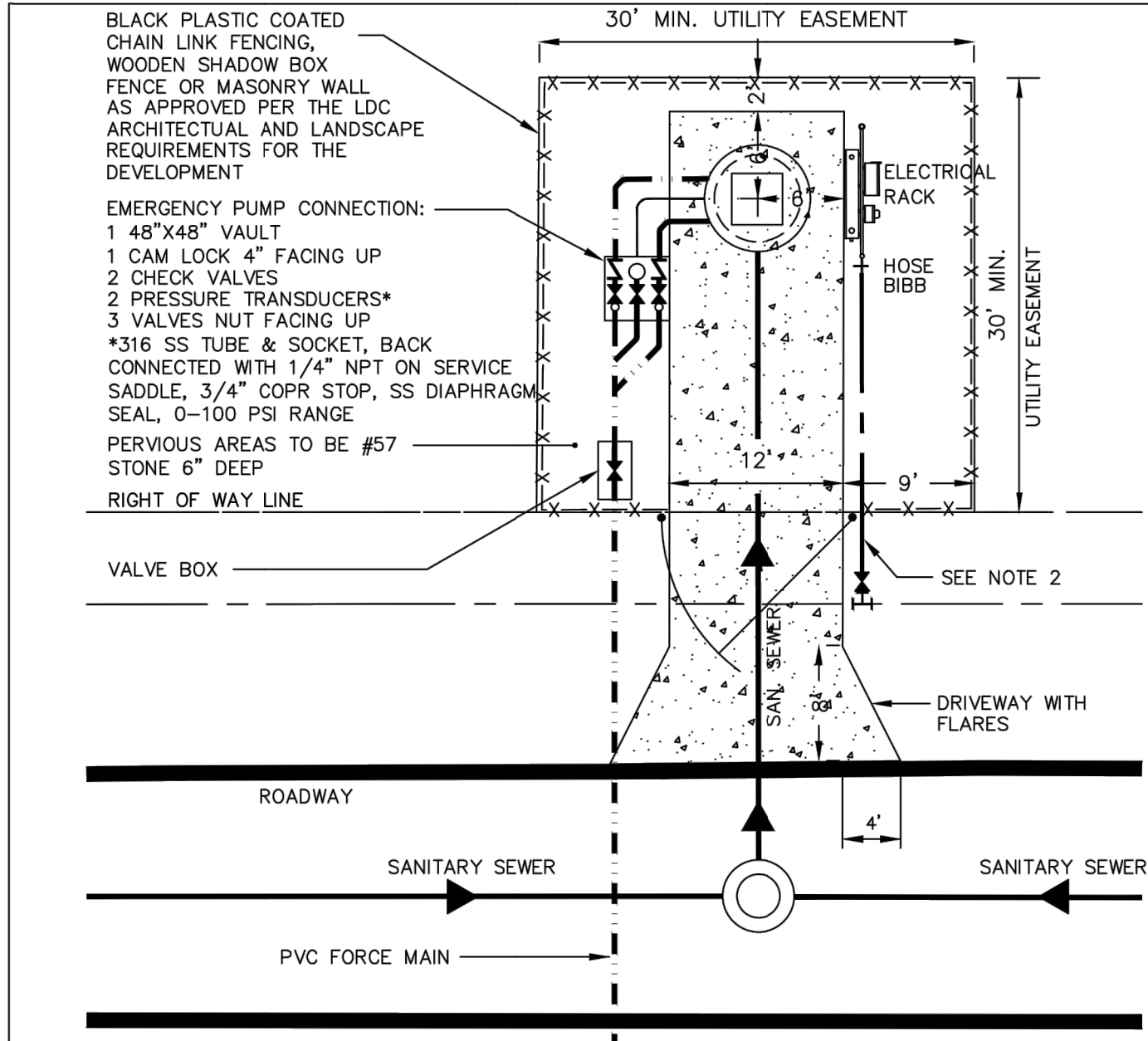
WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 48-52_19117-DET
XREFS: XXXXXX.DWG
XREFS: XXXXXX.DWG



HALUK KILIC, P.E., NO. 84244
MEHAI RUSSELL, P.E., NO. 85057
NOT VALID WITHOUT SEAL

SHEET: **C51** OF **53**



- NOTES:
1. DRIVEWAY TO BE 6" THICK 3,000 PSI CONCRETE AT 28 DAYS WITH 6X6 10/10 WW MESH. BASE TO BE COMPACTED AND TESTED TO 98% DENSITY WITH MINIMUM LBR 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
 2. 1" SERVICE WITH HOSE BIB. IF RECLAIMED WATER IS UNAVAILABLE FOR LIFT STATION WATER SERVICE, CONTRACTOR SHALL CONNECT TO POTABLE WATER WITH BFP DEVICE.
 3. 12' HAMMERHEAD DRIVEWAY OUTSIDE FENCE MAY BE REQUIRED DEPENDS ON SITE CONDITION.
 4. FENCE MAY BE RELOCATED INTERNALLY WITHIN SITE TO CREATE A 25' X 25' SITE IF LANDSCAPING MATERIALS ARE INSTALLED AROUND THE PERIMETER. ANY FENCE MATERIAL OTHER THAN BLACK PLASTIC COATED CHAIN LINK OR WOODEN SHADOW BOX SHALL BE MAINTENANCE BY DEVELOPER OR HOA.
 5. SITE FINISH GRADE SHALL BE EQUAL TO OR GREATER THAN THE C/L ELEVATION OF ADJACENT ROADWAY; PROVIDE POSITIVE DRAINAGE AWAY FROM CENTER AND SITE SURROUNDINGS.



STANDARD CONSTRUCTION DETAIL
SUBMERSIBLE LIFT STATION LAYOUT

REV. 12/18

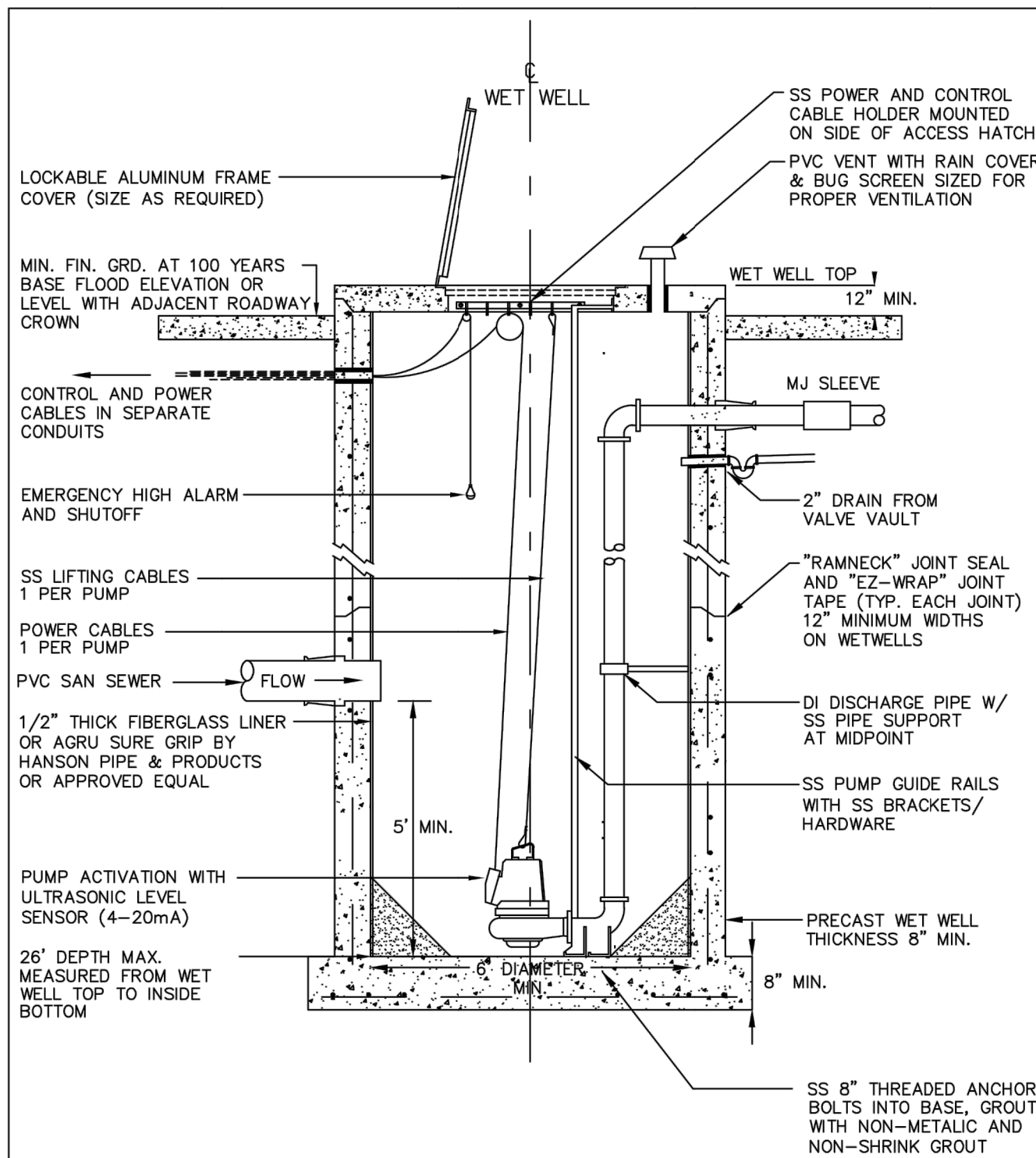
FILE NAME:
S16.DWG
DETAIL REF:
S-16

PUMP SPECIFICATIONS:

PUMP RATE: 325 GPM
TOTAL DYNAMIC HEAD: 45.6 FT
MAXIMUN SPEED: 2910 RPM
MAXIMUN HORSE POWER: 9.9 HP
PUMP MANUFACTURER: FLYGHT
PUMP: NP 3127 SH 3 ADAPTIVE 248
IMPELLER: 155 MM
MAX SOLID PASSING: 3"

LIFT STATION #1 ELEVATIONS AND SIZES	
WET WELL DIAMETER	6.00'
DISCHARGE PIPING DIAMETER	6"
DISCHARGE PIPING ELEVATION	29.00'
FORCE MAIN DIAMETER	6"
INFLUENT PIPE DIAMETER	8"
INFLUENT PIPE ELEVATION	16.35'
WET WELL TOP ELEVATION	32.00'
BOTTOM SLAB ELEVATION	11.35'
BOTTOM SLAB THICKNESS	8"
HIGH WATER ALARM	15.35'
LAG PUMP ON ELEVATION	14.35'
LEAD PUMP ON ELEVATION	13.82'
LEAD PUMP OFF ELEVATION	13.29'

LIFTSTATION #1



STANDARD CONSTRUCTION DETAIL
SUBMERSIBLE LIFT STATION LAYOUT -
WET WELL

REV. 12/18

FILE NAME:
S17.DWG
DETAIL REF:
S-16.1

PUMP SPECIFICATIONS:

PUMP RATE: 332 GPM
TOTAL DYNAMIC HEAD: 56 FT
MAXIMUN SPEED: 2910 RPM
MAXIMUN HORSE POWER: 9.9 HP
PUMP MANUFACTURER: FLYGHT
PUMP: NP 3127 SH 3 ADAPTIVE 247
IMPELLER: 164 MM
MAX SOLID PASSING: 3"

LIFT STATION #2 ELEVATIONS AND SIZES	
WET WELL DIAMETER	6.00'
DISCHARGE PIPING DIAMETER	6"
DISCHARGE PIPING ELEVATION	29.00'
FORCE MAIN DIAMETER	6"
INFLUENT PIPE DIAMETER	8"
INFLUENT PIPE ELEVATION	15.05'
WET WELL TOP ELEVATION	32.00'
BOTTOM SLAB ELEVATION	10.05'
BOTTOM SLAB THICKNESS	8"
HIGH WATER ALARM	14.05'
LAG PUMP ON ELEVATION	13.05'
LEAD PUMP ON ELEVATION	11.95'
LEAD PUMP OFF ELEVATION	10.85'

LIFTSTATION #2
N.T.S.



CIVIL ENGINEERING
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NO.	DATE	BY	SUBMITTALS/ REVISIONS
1	04-01-21	MLR	DESIGN FORWARD
2	04-01-21	MLR	SUBMITTAL TO CITY
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**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS**

VOLUSIA COUNTY, FLORIDA

CITY OF PORT ORANGE, FL

PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK
DRAWING FILE: 48-52_19117-DET
XREFS: ---
XREFS: ---



HALUK KILIC, P.E., NO. 84244
MELIA L. RUSSELL, P.E., NO. 69057
NOT VALID WITHOUT SEAL

SHEET: **C52** OF **53**

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 1
11/01/17	REVISION					

- SYMBOLS**
- Work Area
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Lane Identification + Direction of Traffic

- GENERAL NOTES**
- When four or more vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLASHER sign shall be substituted for the WORKERS sign. For location of flaggers and FLASHER signs, see Index 102-603.
 - SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
 - When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
 - For general TCZ requirements and additional information, refer to Index 102-600.

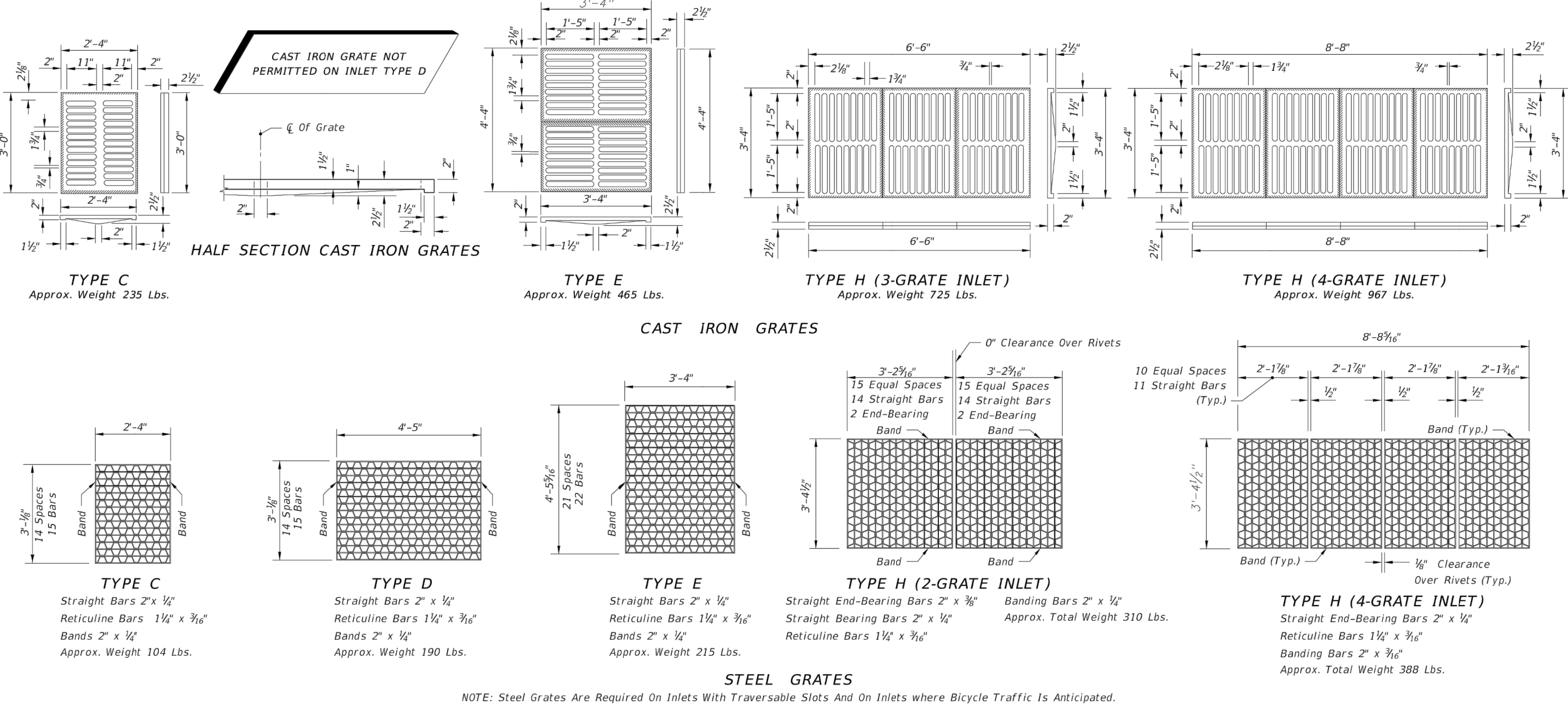
- DURATION NOTES**
- Signs and channelizing devices may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

Table II Taper Length - Shoulder					
Speed (mph)	8'	10'	12'	Notes	
25	28	35	42	L=WS' ¹ 60'	
30	40	50	60		
35	55	68	82		
40	72	90	107	L=WS 60'	
45	120	150	180		
45 mph	350	350	350		
50 mph or greater	500	500	500		

¹ minimum shoulder width
W = Length of shoulder taper in feet
WS = Width of total shoulder in feet (combined paved and unpaved width)
S = Posted speed limit (mph)

CONDITIONS
WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRDACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 1 of 5
11/01/19	REVISION					



- GENERAL NOTES**
- These inlets are suitable for bicycle traffic and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.
 - Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located in roadway clear zones and areas subject to pedestrian traffic shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans. Traversable slots shall not be used in areas subject to occasional bicycle traffic.
 - Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dip galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
 - Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked by field.
 - All exposed edges and corners shall be 1/4" chamfer or tool to 1/4" radius.
 - Concrete inlet pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
 - Traversable slots constructed in existing inlets shall be paid for as inlets partial. For conversion work and method of payment see TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS.
 - Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Performance Turf, 51.
 - For supplementary details see Index 425-001.
 - All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1/2" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX 425-052	SHEET 3 of 7
11/01/17	REVISION					

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
2	05-14-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
4	06-22-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS**

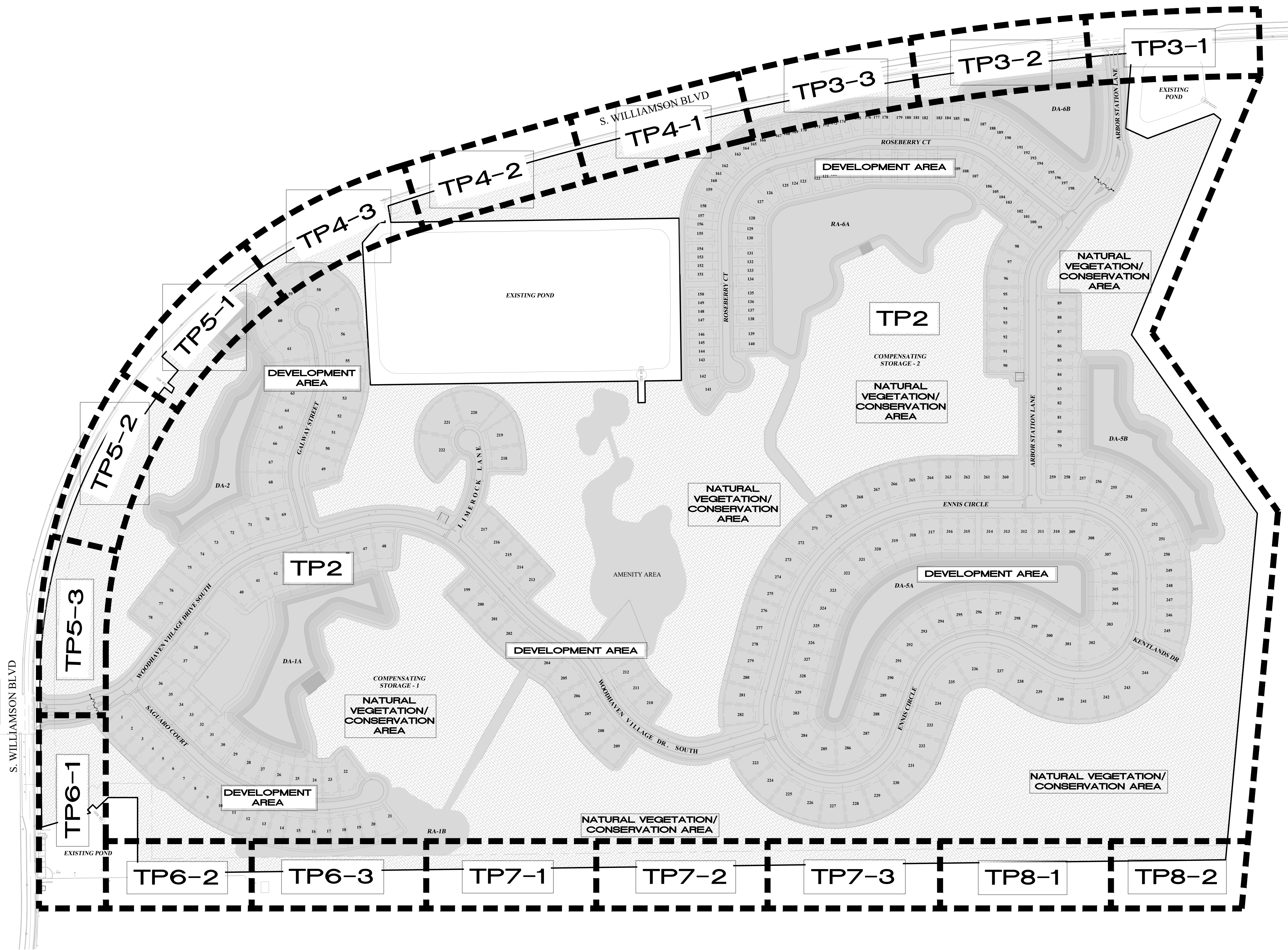
PROJECT NO.: ZC 19117
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: HK

DRAWING FILE: 48-52_19117-DET
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG



HALUK KILIC, P.E., No. 84244
MELAI RUSSELL, P.E., No. 69037
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SHEET: C53 OF 53



SPECIMEN TREE CALCULATIONS	
SITE ACREAGE	209.89 AC.
SPECIMEN TREES ON SITE	61
SPECIMEN TREES PER ACRE	3.44
SPECIMEN TREES REQUIRED TO BE PRESERVED (CALCULATION: 61 TREES x 65% = 40 TREES)	40
SPECIMEN TREES PRESERVED	61

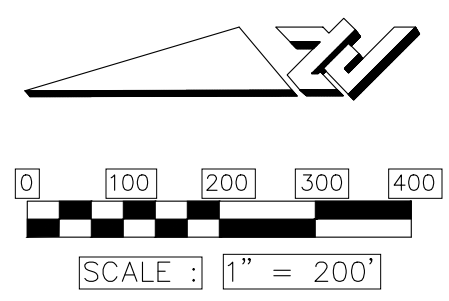
SPECIMEN TREES PER ACRE	EXISTING SPECIMEN TREES TO BE PRESERVED
LESS THAN 3	80%
3.0-5.0	65%
5.1-8.0	50%
8.1 OR MORE	4 PER ACRE

15% NATURAL PRESERVATION	
TOTAL SITE AREA	209.89 AC.
TOTAL PRESERVATION AREA REQUIRED (CALCULATION: 209.89 AC. x 15% = 31.48 AC.)	31.48 AC.
UNDISTURBED NATURAL PRESERVATION AREA PROVIDED	97.0 AC.

MINIMUM ON SITE TREES	
TOTAL SITE AREA	209.89 AC.
MINIMUM TREES REQUIRED ON SITE CALCULATION: 9,142,808 S.F. / 2,500 S.F. = 3,657	3,657
EXISTING TREES TO BE PRESERVED	*3,658+

* TREES (>2") WITHIN THE NATURAL PRESERVATION / CONSERVATION AREA SHALL BE COUNTED TOWARDS ANY DEFICIT OF REQUIRED TREES ON SITE.

LEGEND	
	Denotes NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN - 47% PROVIDED (SEE DATA TABLE THIS SHEET)
	Denotes DEVELOPMENT AREA



CIVIL ENGINEERING
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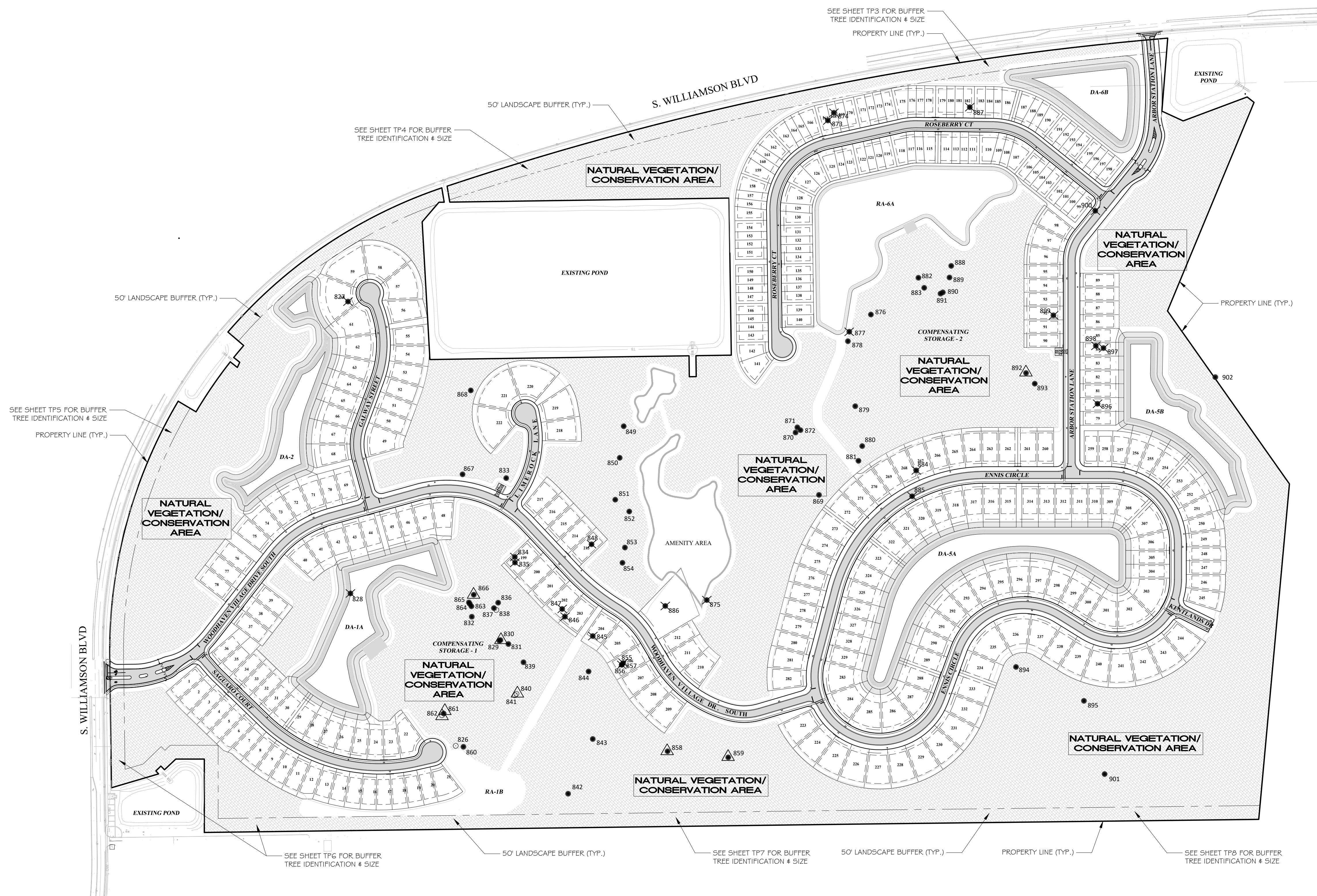
WOODHAVEN PHASE II FINAL ENGINEERING PLANS TREE PROTECTION LAYOUT PLAN

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-TP
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG

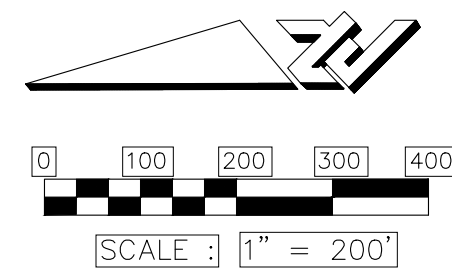
JUN 21 2021
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SHEET: TP1 OF 9



LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- ✕ EXISTING PROTECTED TREE TO BE REMOVED
- ▲ EXISTING SPECIMEN TREE TO REMAIN
- ▨ DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

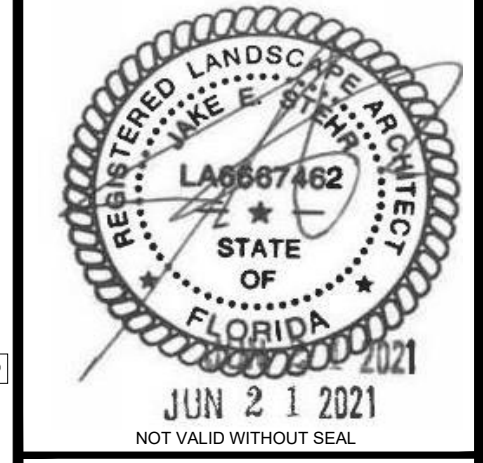


CIVIL ENGINEERING
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**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN &
DETAILS**

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-TP
XREFS: 16011BAS.DWG
XREFS: 19117 SURV.DWG



SHEET: TP2 OF 9

TP3 - LANDSCAPE BUFFER REQUIREMENTS				
EAST	WILLIAMSON BOULEVARD (**1,331 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
Ø SHADE TREES PER 100 L.F.		107	174	10
Ø UNDERSTORY TREES PER 100 L.F.		107	10	10
60 SHRUBS PER 100 L.F.		799	10	10

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

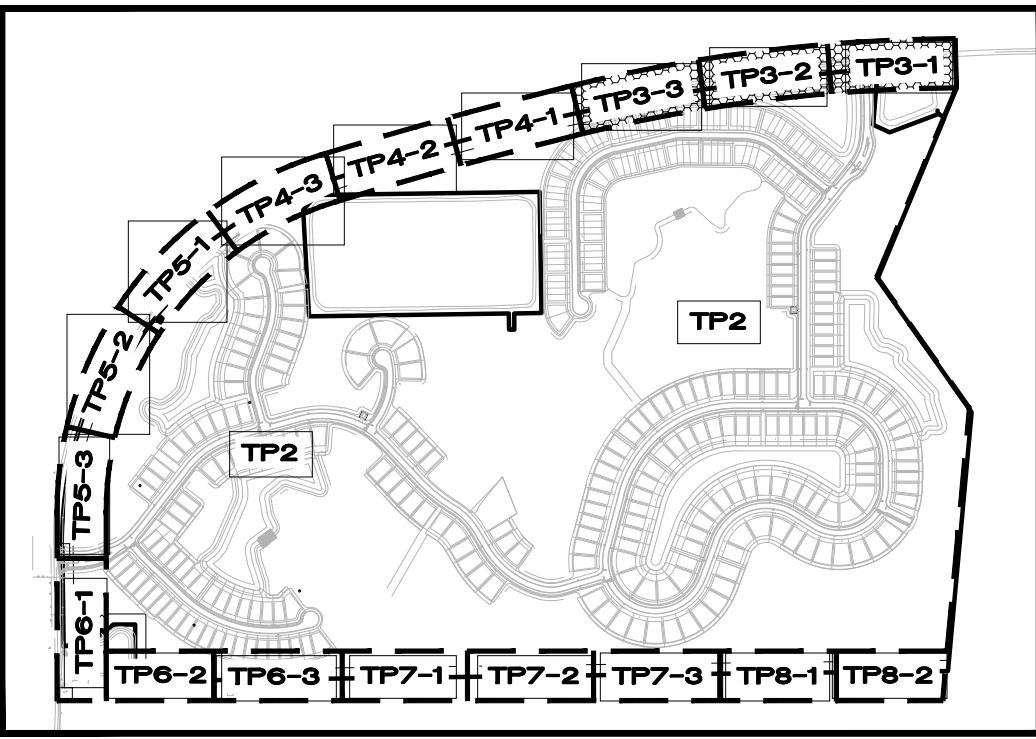
LEGEND

EXISTING PROTECTED TREE TO REMAIN

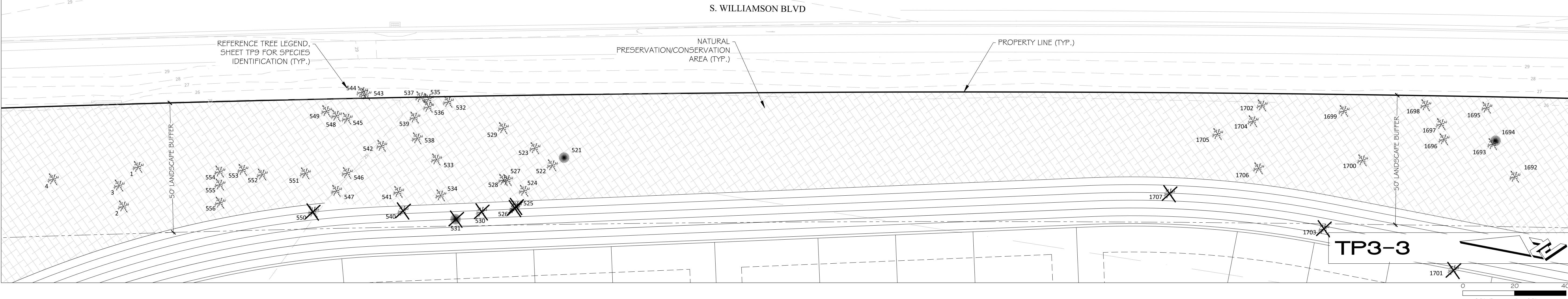
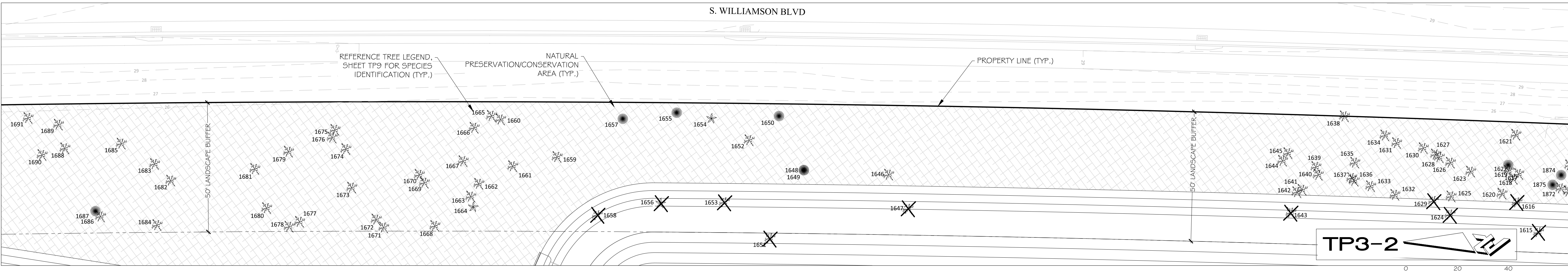
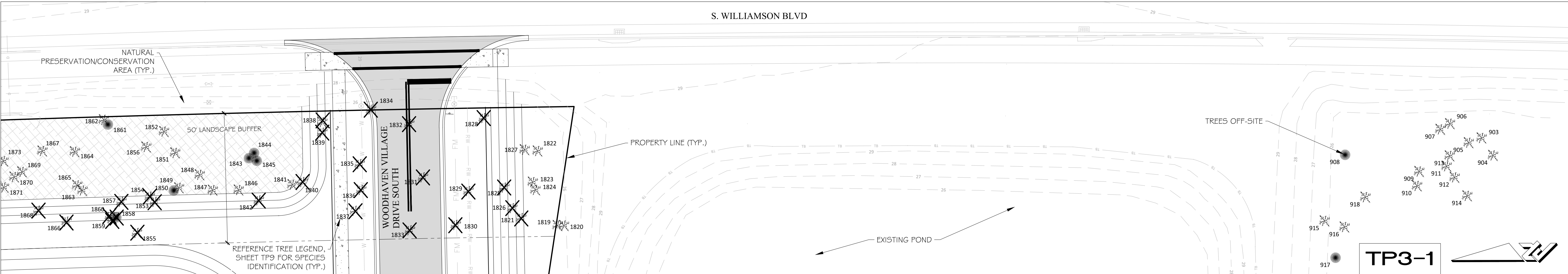
EXISTING PROTECTED TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO REMAIN

DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



KEY MAP



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10000 BEACH, FL 33414
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(B&S 450)

NO.	DATE	BY	SUBMITTALS / REVISIONS
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN &
DETAILS

CITY OF PORT ORANGE, FL
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

JUN 21 2021
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SHEET: TP3 OF 9

TP4 - LANDSCAPE BUFFER REQUIREMENTS				
EAST	WILLIAMSON BOULEVARD (**1,755 L.F.)	REQUIRED	EXISTING	PROVIDED
	MINIMUM WIDTH	50'	-	50'
	6 SHADE TREES PER 100 L.F.	140	300	*0
	6 UNDERSTORY TREES PER 100 L.F.	140	*0	*0
	60 SHRUBS PER 100 L.F.	1,053	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES > 2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

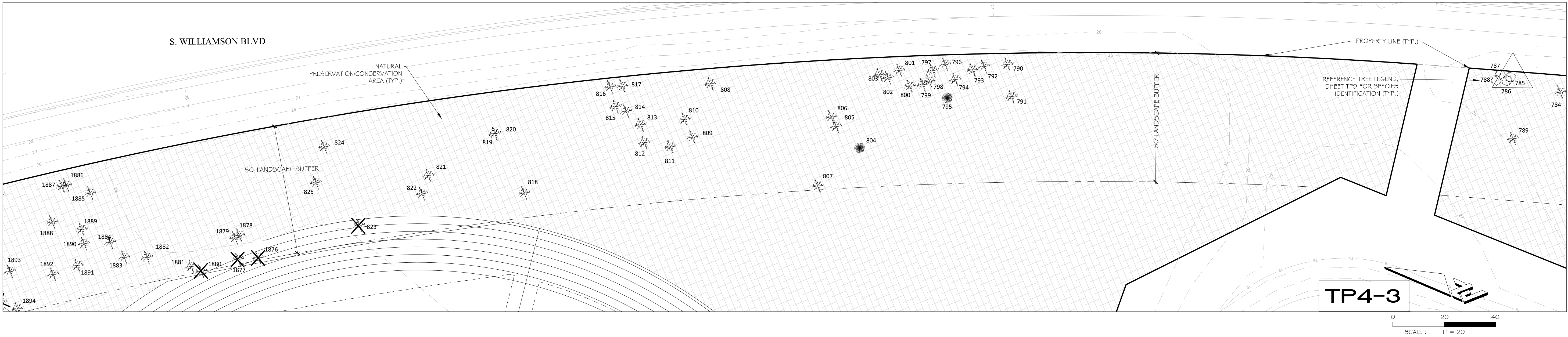
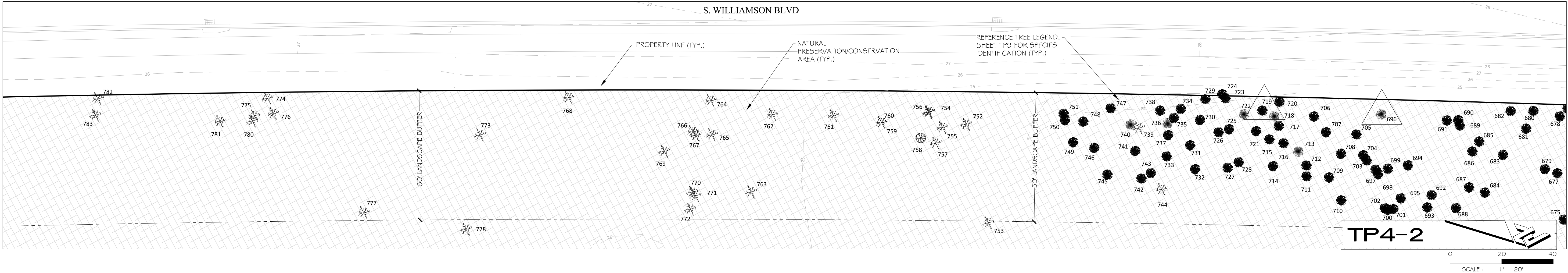
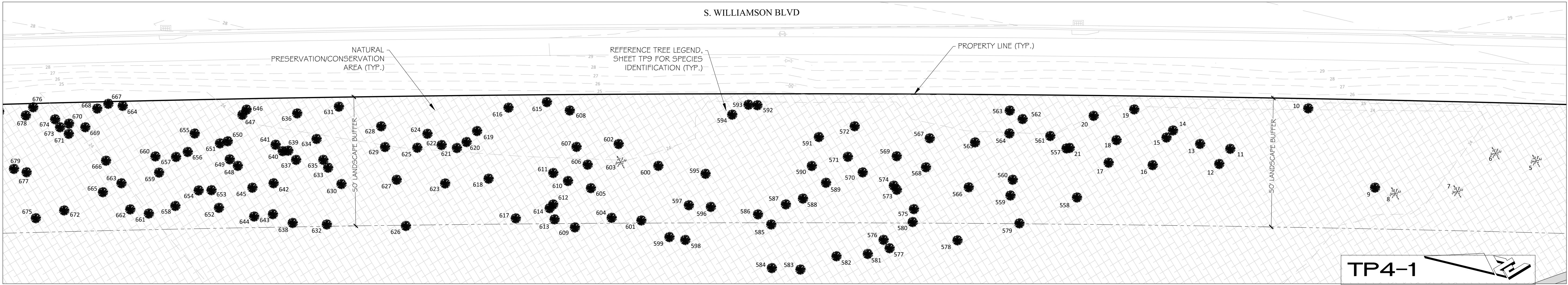
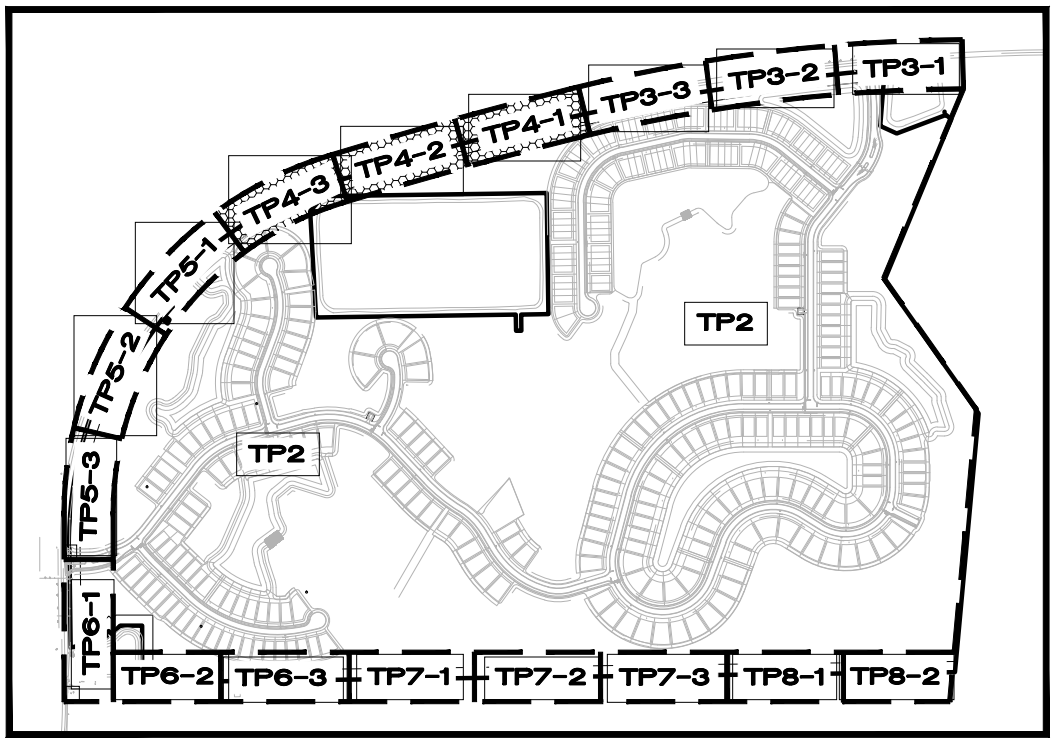
LEGEND

EXISTING PROTECTED TREE TO REMAIN

EXISTING PROTECTED TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO REMAIN

DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



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CIVIL ENGINEERING
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS

CITY OF PORT ORANGE, FL VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-TP
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG

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SHEET: TP4 OF 9

TP5 - LANDSCAPE BUFFER REQUIREMENTS				
NORTH	WILLIAMSON BOULEVARD (*1,323 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
8 SHADE TREES PER 100 L.F.		1.06	*1.04	*0
8 UNDERSTORY TREES PER 100 L.F.		1.06	*0	*0
60 SHRUBS PER 100 L.F.		794	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DETERMINED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

●

EXISTING PROTECTED TREE TO REMAIN

✕

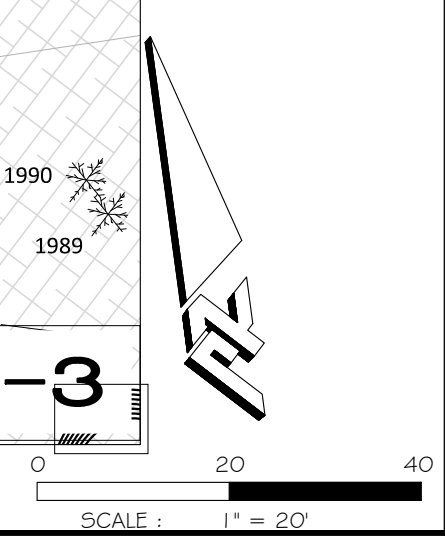
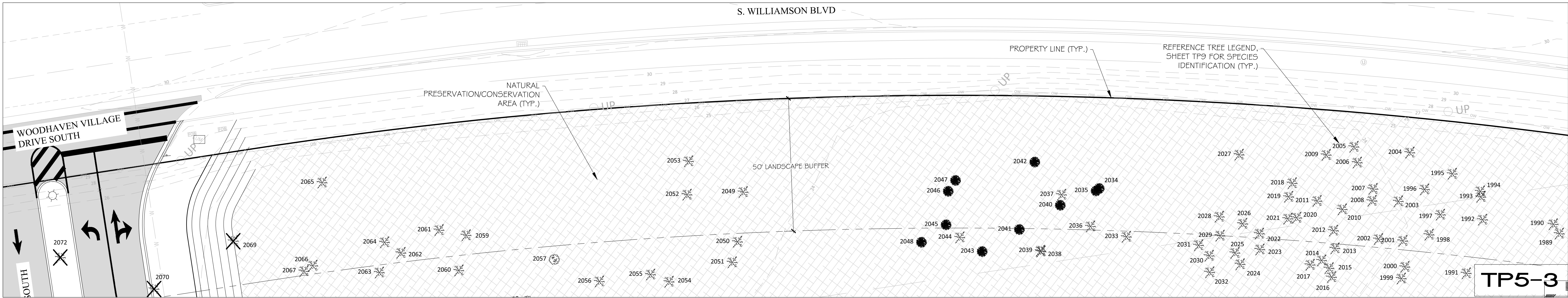
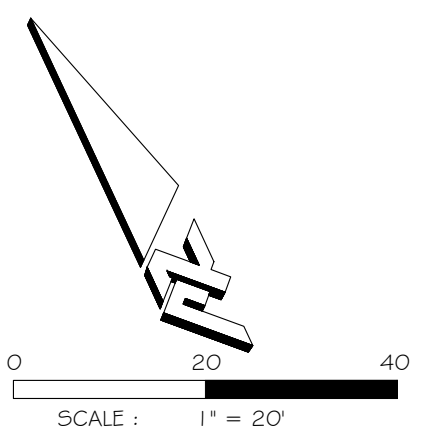
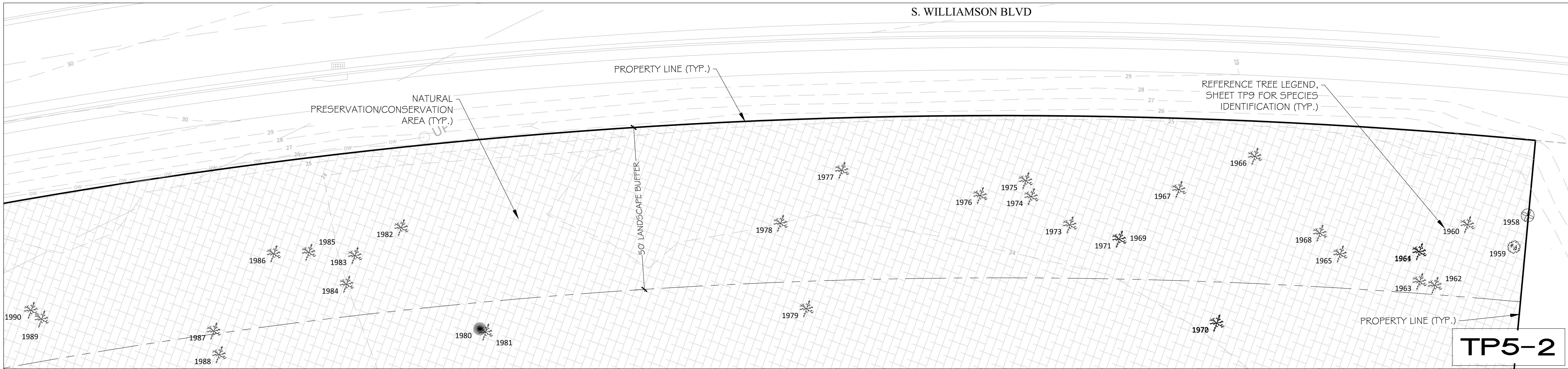
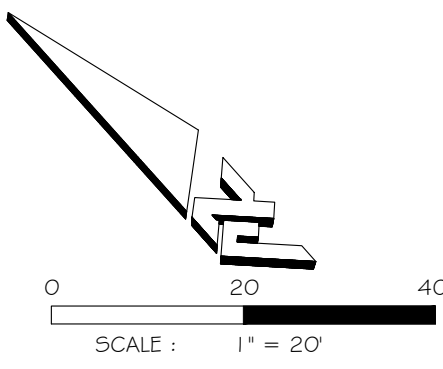
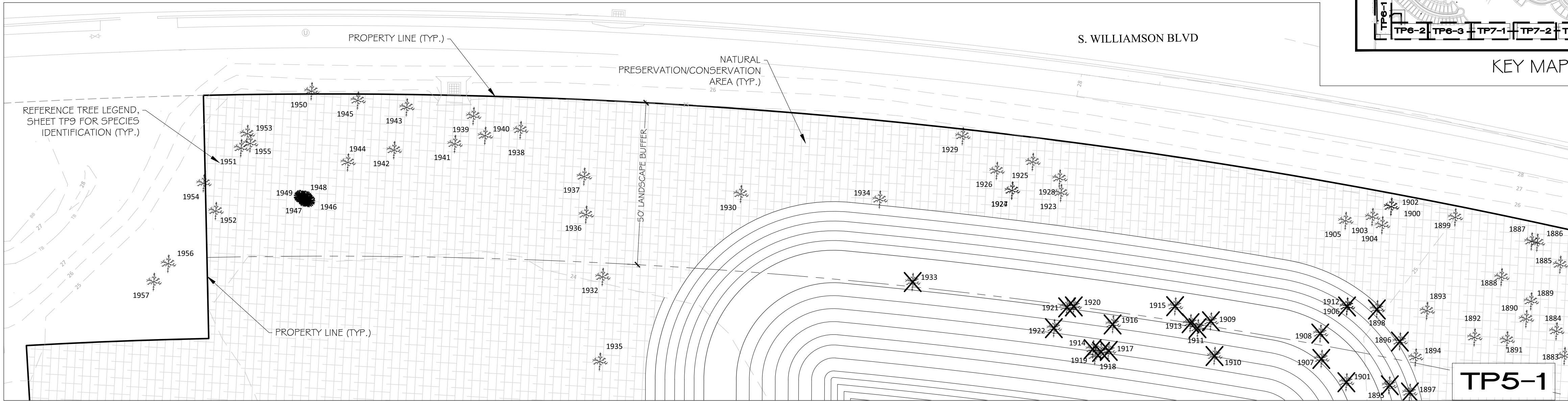
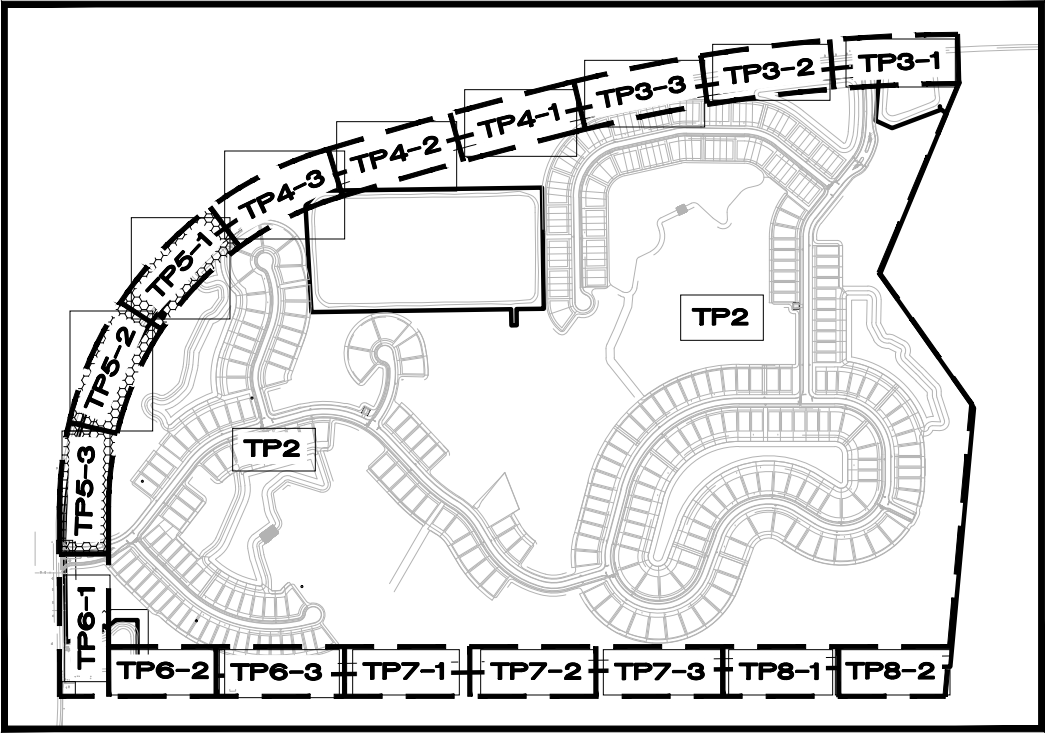
EXISTING PROTECTED TREE TO BE REMOVED

⊙

EXISTING SPECIMEN TREE TO REMAIN

▨

DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGN TO CITY
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-29-21
4	05-17-21	MLR	REVISED PER CITY COMMENTS, DATED 05-26-21

WOODHAVEN PHASE II FINAL ENGINEERING PLANS TREE PROTECTION PLAN & DETAILS

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-TP
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG



SHEET: TP5 OF 9

TP6 - LANDSCAPE BUFFER REQUIREMENTS

NORTH	WILLIAMSON BOULEVARD (**330 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
8 SHADE TREES PER 100 L.F.		26	99	*0
8 UNDERSTORY TREES PER 100 L.F.		26	*0	*0
60 SHRUBS PER 100 L.F.		198	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROW'S, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

TP6-2-LANDSCAPE BUFFER REQUIREMENTS

NORTH	WEST	(628 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH			50'	-	50'
8 SHADE TREES PER 100 L.F.			50	*32	*0
10 UNDERSTORY TREES PER 100 L.F.			63	*0	*0
70 SHRUBS PER 100 L.F.			440	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

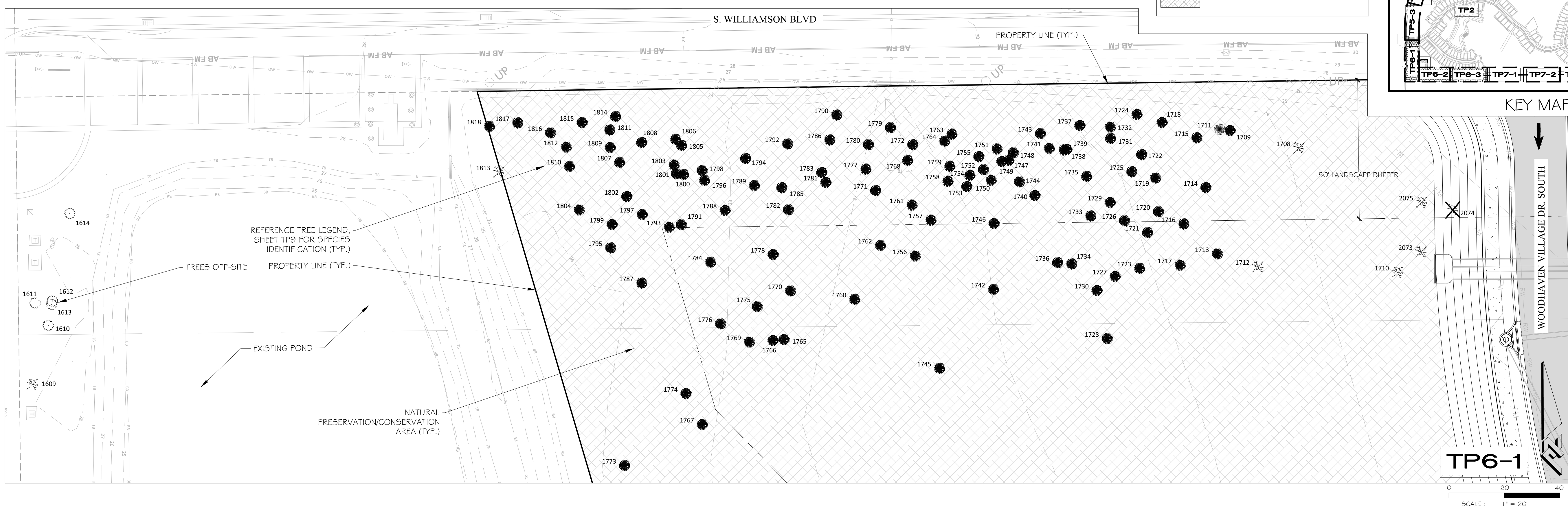
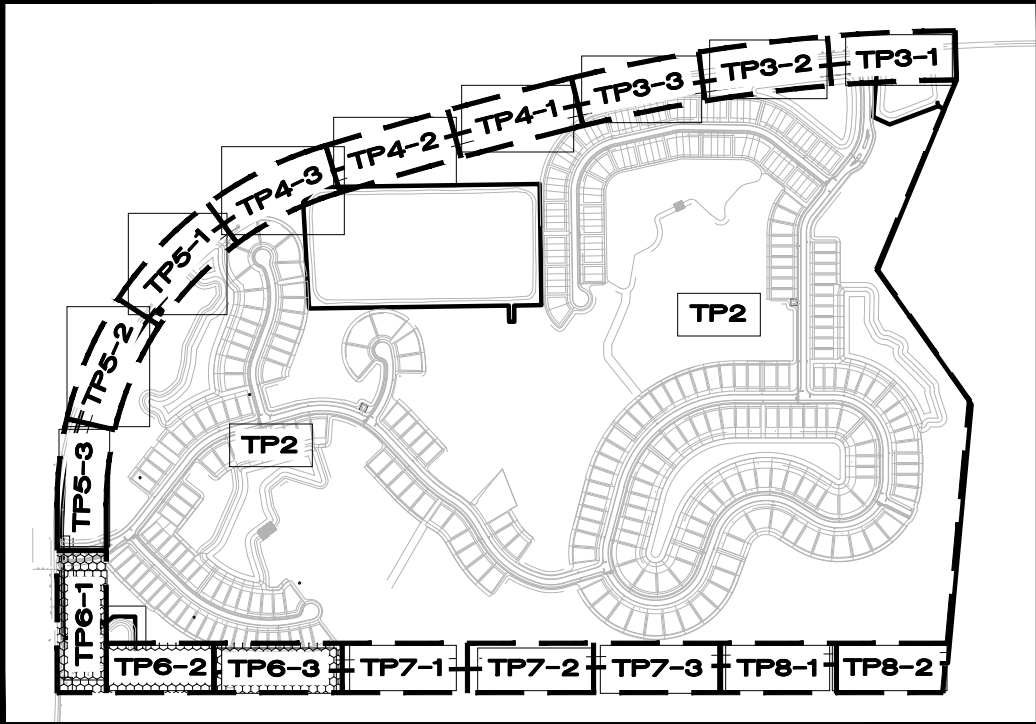
TP6-3-LANDSCAPE BUFFER REQUIREMENTS

WEST	(943 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
8 SHADE TREES PER 100 L.F.		75	227	*0
10 UNDERSTORY TREES PER 100 L.F.		94	*0	*0
70 SHRUBS PER 100 L.F.		660	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO REMAIN
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



TPT - LANDSCAPE BUFFER REQUIREMENTS			
WEST	(**1,790 L.F.)	REQUIRED	EXISTING
MINIMUM WIDTH		50'	50'
6 SHADE TREES PER 100 L.F.		1.43	491
10 UNDERSTORY TREES PER 100 L.F.		1.79	0
70 SHRUBS PER 100 L.F.		1,253	0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES > 2'-6" HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.

** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

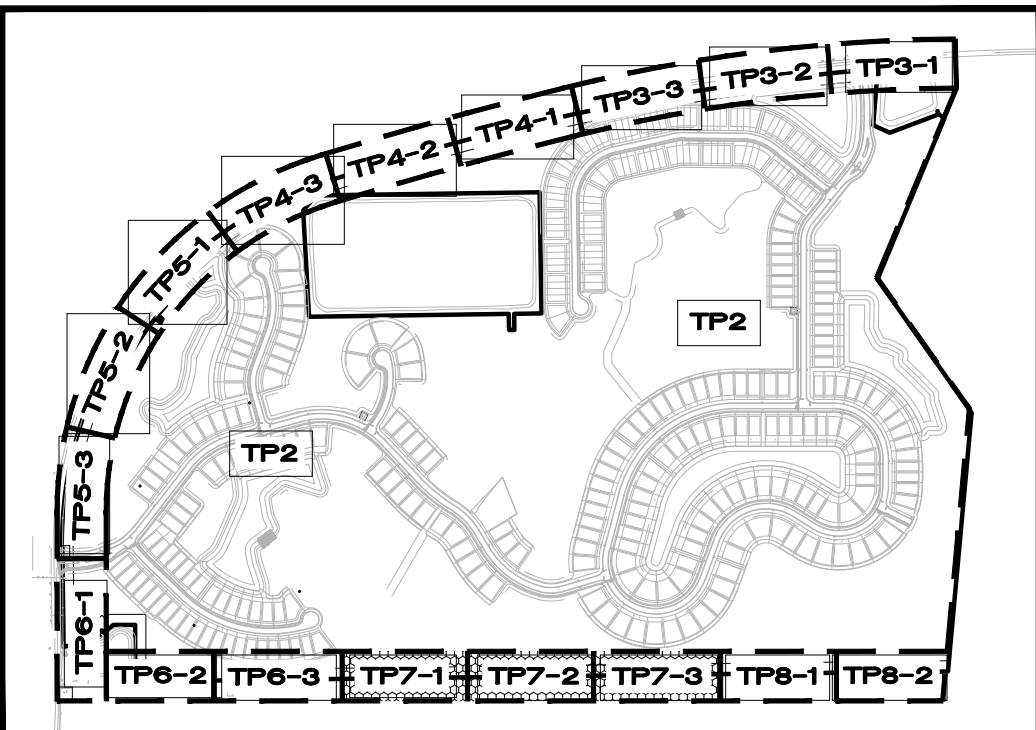
LEGEND

EXISTING PROTECTED TREE TO REMAIN

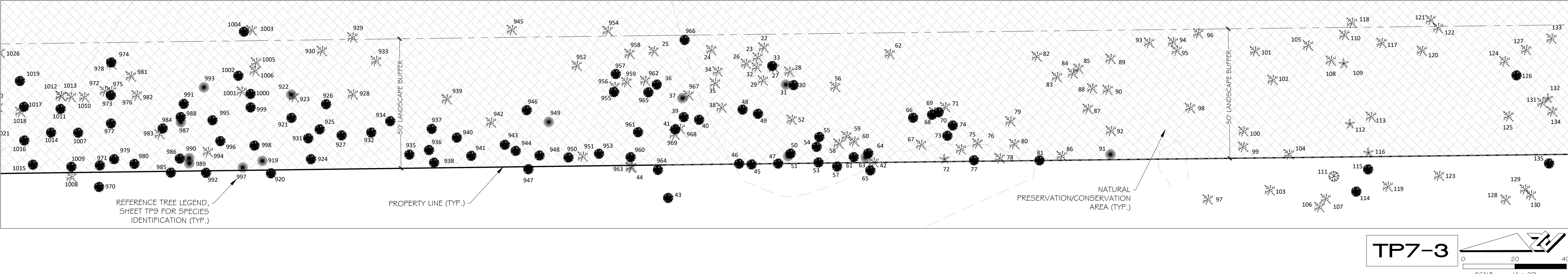
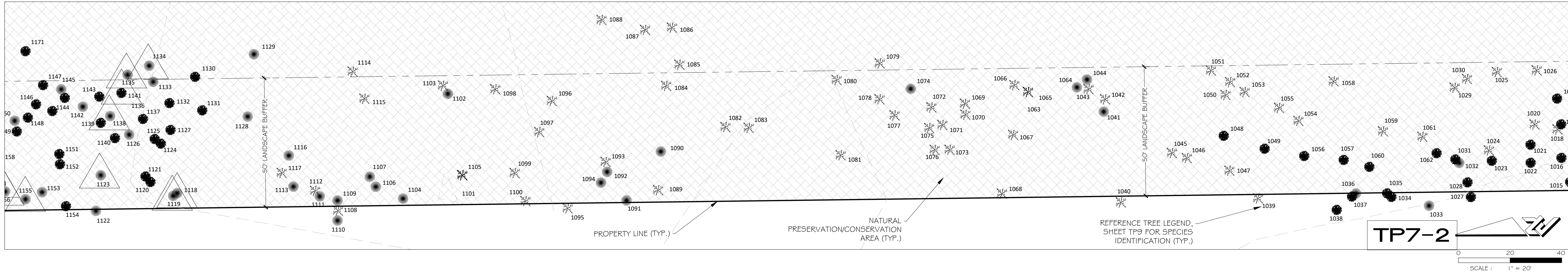
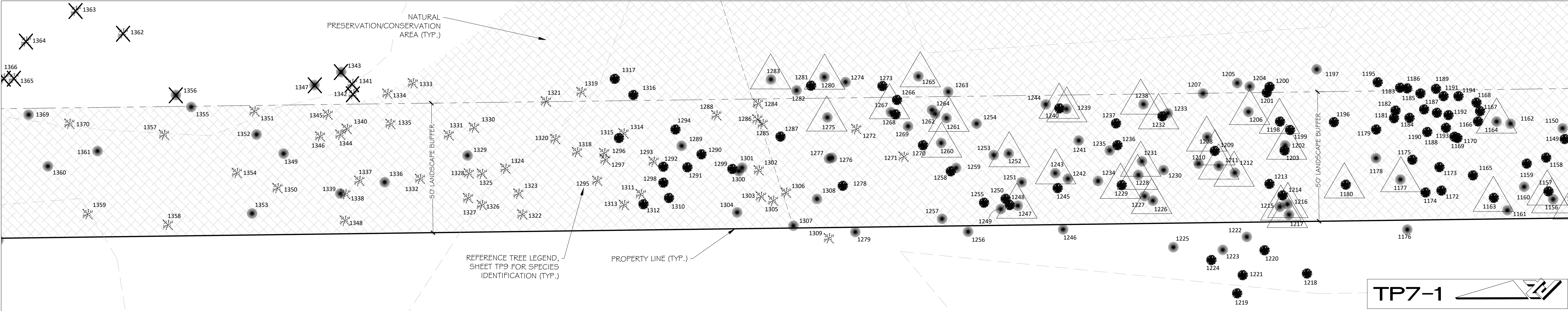
EXISTING PROTECTED TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO REMAIN

DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



KEY MAP

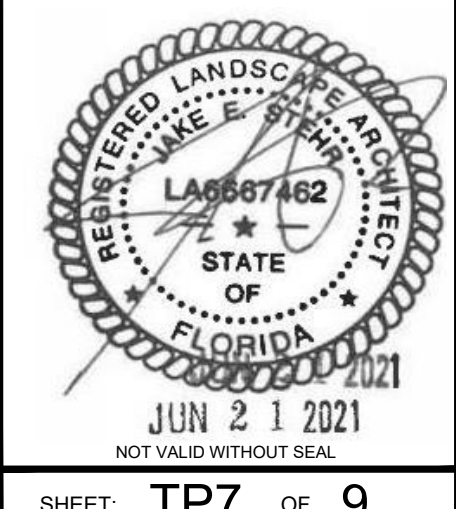


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGN FOR CITY
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3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-29-21
4	06-17-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN &
DETAILS

PROJECT NO.: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-TP
XREFS: 16011BAS.DWG
XREFS: 19117 SURV.DWG



SHEET: TP7 OF 9

TP8 - LANDSCAPE BUFFER REQUIREMENTS				
WEST	(**1,072 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
8 SHADE TREES PER 100 L.F.		86	321	10
10 UNDERSTORY TREES PER 100 L.F.		107	0	10
70 SHRUBS PER 100 L.F.		750	0	10

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** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS + EASEMENTS.

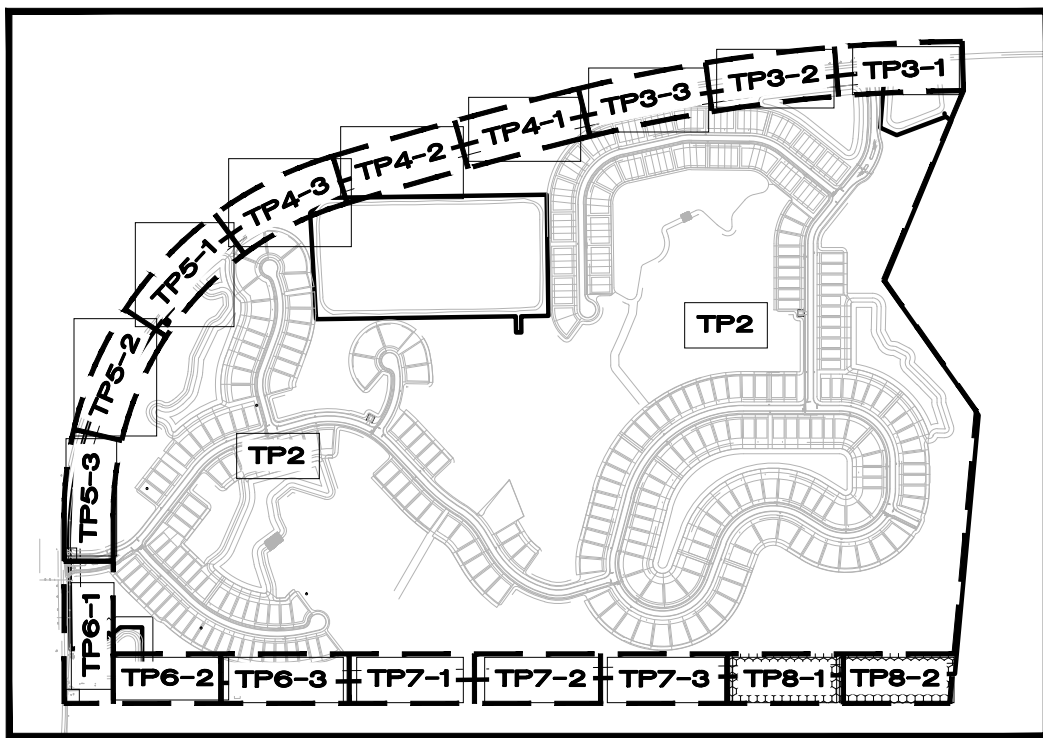
LEGEND

EXISTING PROTECTED TREE TO REMAIN

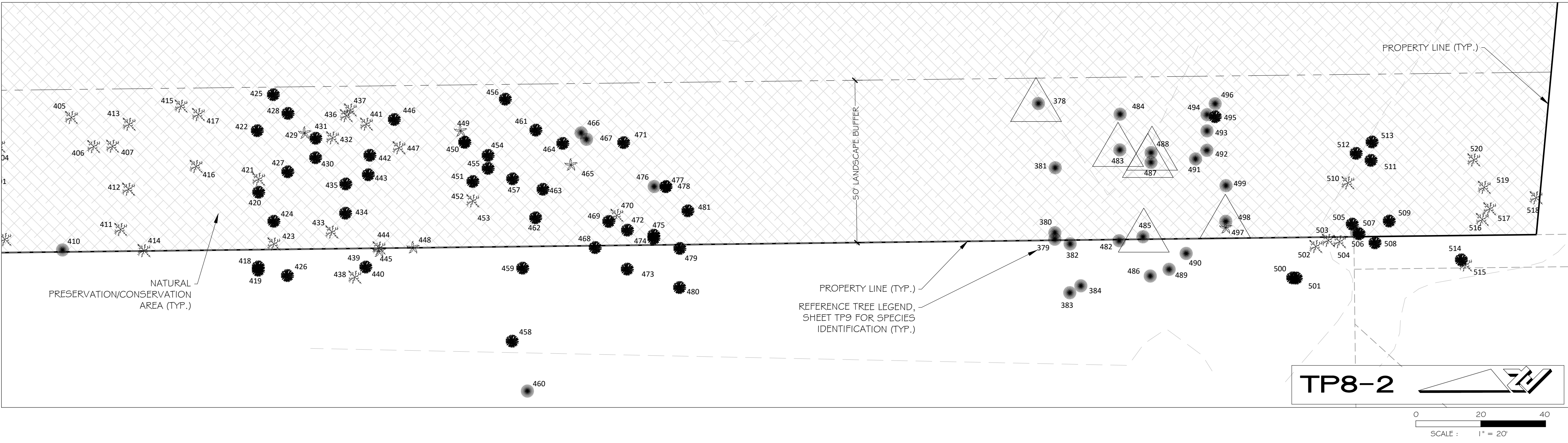
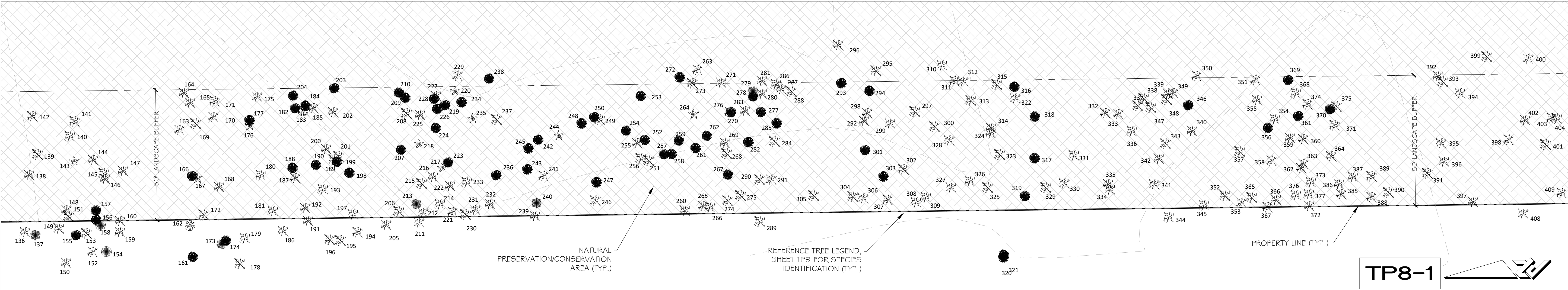
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EXISTING SPECIMEN TREE TO REMAIN

DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



KEY MAP



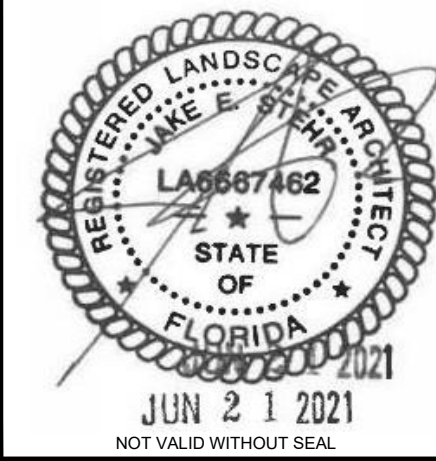
ZEV COHEN
& ASSOCIATES, INC.
10000 W. BOULEVARD, SUITE 100
FORT MYERS, FL 33907
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

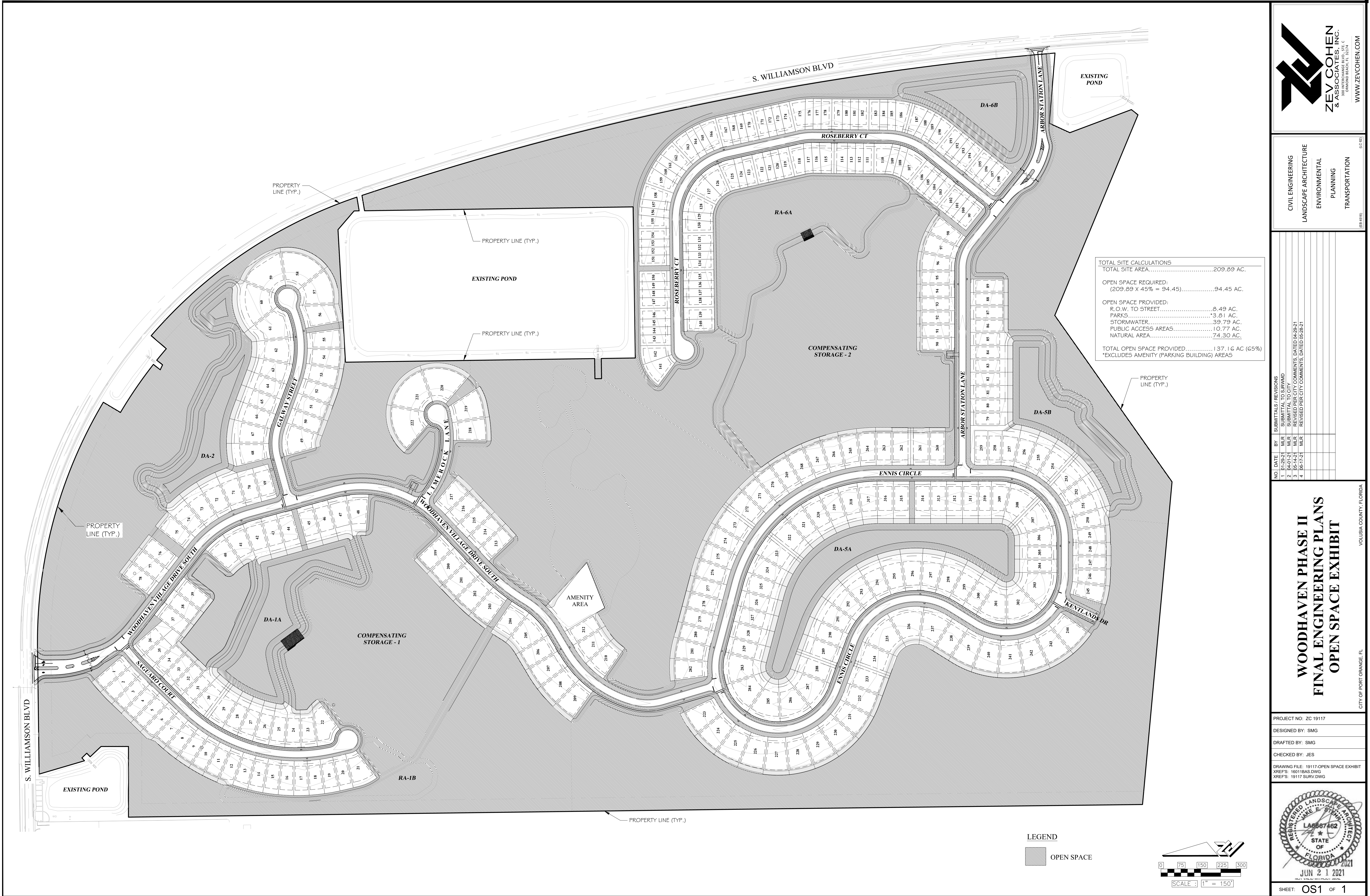
NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGNED FOR SUBMITTAL TO CITY
2	04-01-21	MLR	REVISED PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 05-28-21
4	06-17-21	MLR	REVISED PER CITY COMMENTS, DATED 06-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN &
DETAILS

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-TP
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG



[illegible]



TOTAL SITE CALCULATIONS	
TOTAL SITE AREA.....	209.89 AC.
OPEN SPACE REQUIRED:	
(209.89 X 45% = 94.45).....	94.45 AC.
OPEN SPACE PROVIDED:	
R.O.W. TO STREET.....	8.49 AC.
PARKS.....	3.81 AC.
STORMWATER.....	39.79 AC.
PUBLIC ACCESS AREAS.....	10.77 AC.
NATURAL AREA.....	74.30 AC.
TOTAL OPEN SPACE PROVIDED.....	137.16 AC (65%)
*EXCLUDES AMENITY (PARKING BUILDING) AREAS	



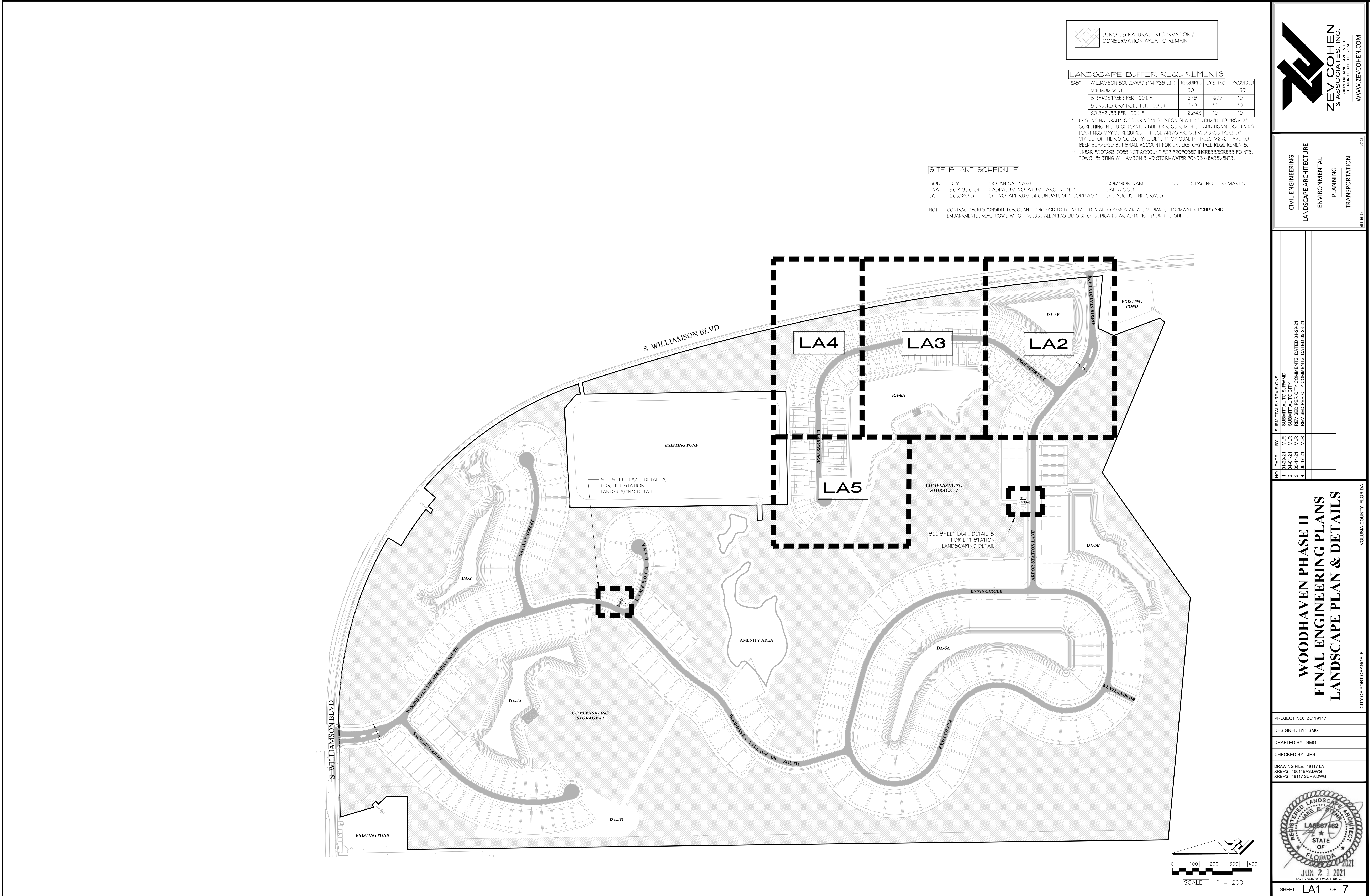
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	DESIGN & CONSTRUCTION PERMITS
2	04-01-21	MLR	SUBMITTAL TO CITY
3	05-14-21	MLR	REVISED PER CITY COMMENTS, DATED 04-29-21
4	06-17-21	MLR	REVISED PER CITY COMMENTS, DATED 06-26-21

WOODHAVEN PHASE II FINAL ENGINEERING PLANS OPEN SPACE EXHIBIT

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-OPEN SPACE EXHIBIT
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG

SHEET: OS1 OF 1



DENOTES NATURAL PRESERVATION /
CONSERVATION AREA TO REMAIN

LANDSCAPE BUFFER REQUIREMENTS				
EAST	WILLIAMSON BOULEVARD (**4,739 L.F.)	REQUIRED	EXISTING	PROVIDED
MINIMUM WIDTH		50'	-	50'
8 SHADE TREES PER 100 L.F.		379	677	*0
8 UNDERSTORY TREES PER 100 L.F.		379	*0	*0
60 SHRUBS PER 100 L.F.		2,843	*0	*0

* EXISTING NATURALLY OCCURRING VEGETATION SHALL BE UTILIZED TO PROVIDE SCREENING IN LIEU OF PLANTED BUFFER REQUIREMENTS. ADDITIONAL SCREENING PLANTINGS MAY BE REQUIRED IF THESE AREAS ARE DEEMED UNSUITABLE BY VIRTUE OF THEIR SPECIES, TYPE, DENSITY OR QUALITY. TREES >2" @ HAVE NOT BEEN SURVEYED BUT SHALL ACCOUNT FOR UNDERSTORY TREE REQUIREMENTS.
** LINEAR FOOTAGE DOES NOT ACCOUNT FOR PROPOSED INGRESS/EGRESS POINTS, ROWS, EXISTING WILLIAMSON BLVD STORMWATER PONDS & EASEMENTS.

SITE PLANT SCHEDULE

SOD	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PNA	362,356 SF	PASPALUM NOTATUM "ARGENTINE"	BAHIA SOD	---	---	---
SSF	66,820 SF	STENOTAPHRUM SECUNDATUM "FLORITAM"	ST. AUGUSTINE GRASS	---	---	---

NOTE: CONTRACTOR RESPONSIBLE FOR QUANTIFYING SOD TO BE INSTALLED IN ALL COMMON AREAS, MEDIANS, STORMWATER PONDS AND EMBANKMENTS, ROAD ROWS WHICH INCLUDE ALL AREAS OUTSIDE OF DEDICATED AREAS DEPICTED ON THIS SHEET.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

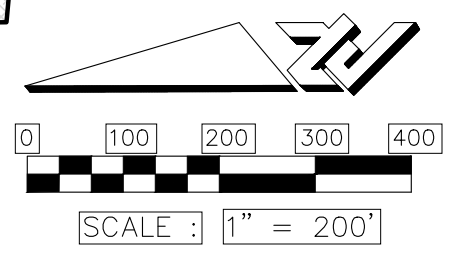
NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-21	MLR	PRELIMINARY SUBMITTAL TO CITY
2	04-01-21	MLR	REVISOR PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISOR PER CITY COMMENTS, DATED 05-28-21
4	06-17-21	MLR	REVISOR PER CITY COMMENTS, DATED 06-28-21

WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 19117-LA
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG

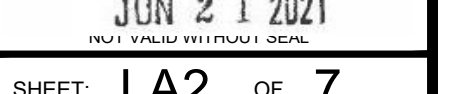


SHEET: LA1 OF 7

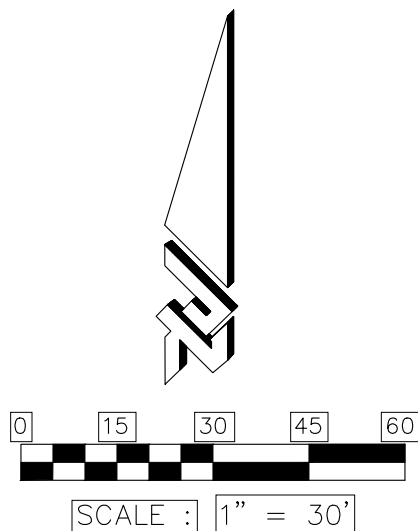


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DRAWING FILE: 19117-LA
REF'S: 16011BAS.DWG
REF'S: 19117 SURV.DWG



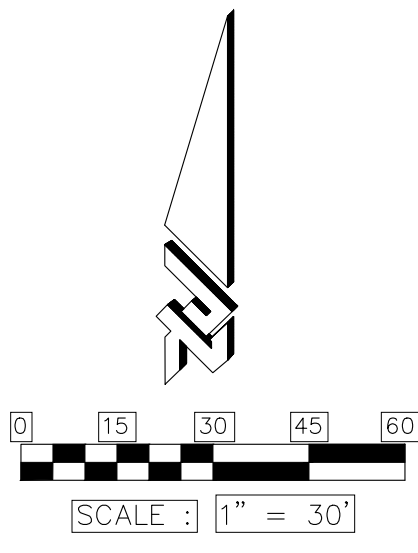
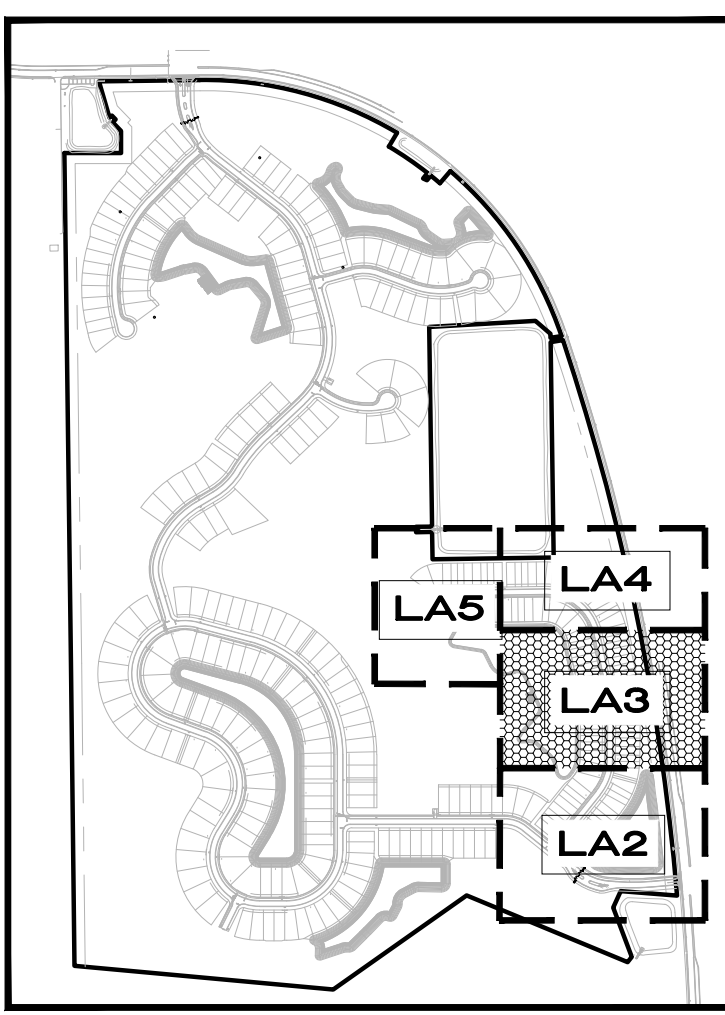
SHEET: LA2 OF 7





NOTE:
SEE SHEETS LA6 & LA7 FOR TOWNHOME PROTOTYPICAL LANDSCAPE DESIGN

- LEGEND**
- EXISTING PROTECTED TREE TO REMAIN
 - DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



50'-0" MINIMUM WILLIAMSON BLVD LANDSCAPE BUFFER.
(SEE LANDSCAPE BUFFER REQUIREMENTS TABLE, SHEET LA1)

APPROXIMATE BAHIA SOD LIMITS LINE (TYP.)

APPROXIMATE BAHIA SOD LIMITS LINE (TYP.)

MATCHLINE - SEE SHEET LA4

MATCHLINE - SEE SHEET LA2



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
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2	04-01-21	MLR	REVISOR PER CITY COMMENTS, DATED 04-28-21
3	05-14-21	MLR	REVISOR PER CITY COMMENTS, DATED 05-28-21
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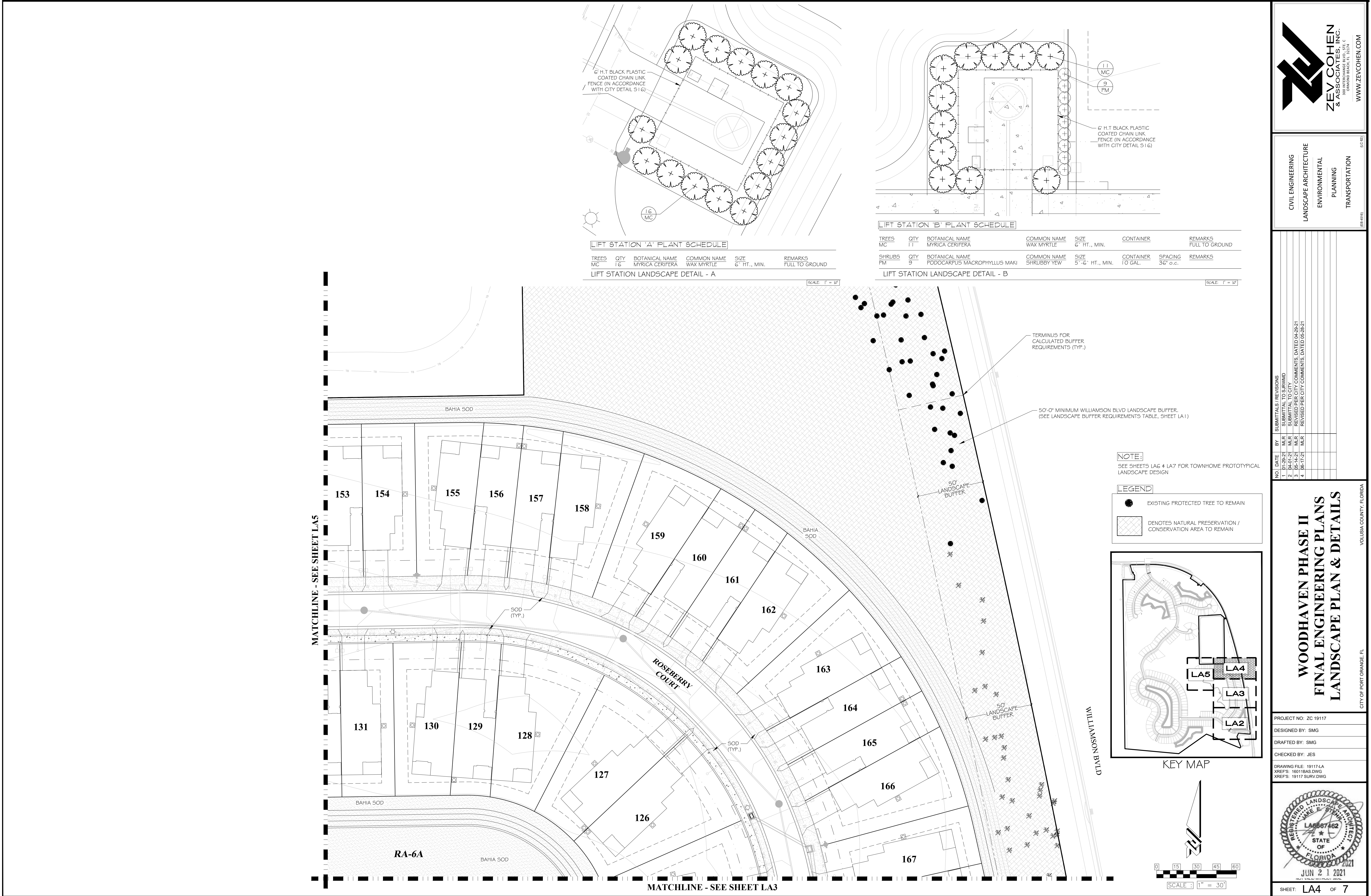
**WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS**

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-LA
XREF'S: 16011BAS.DWG
XREF'S: 19117.SURV.DWG

JUN 21 2021
NOT VALID WITHOUT SEAL

SHEET: **LA3** OF 7



ZEV COHEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
TRANSPORTATION
10000 WILLOW CREEK DRIVE
DUNEDIN, FL 33511
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	04-01-21	MLR	DESIGNED
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF PORT ORANGE, FL

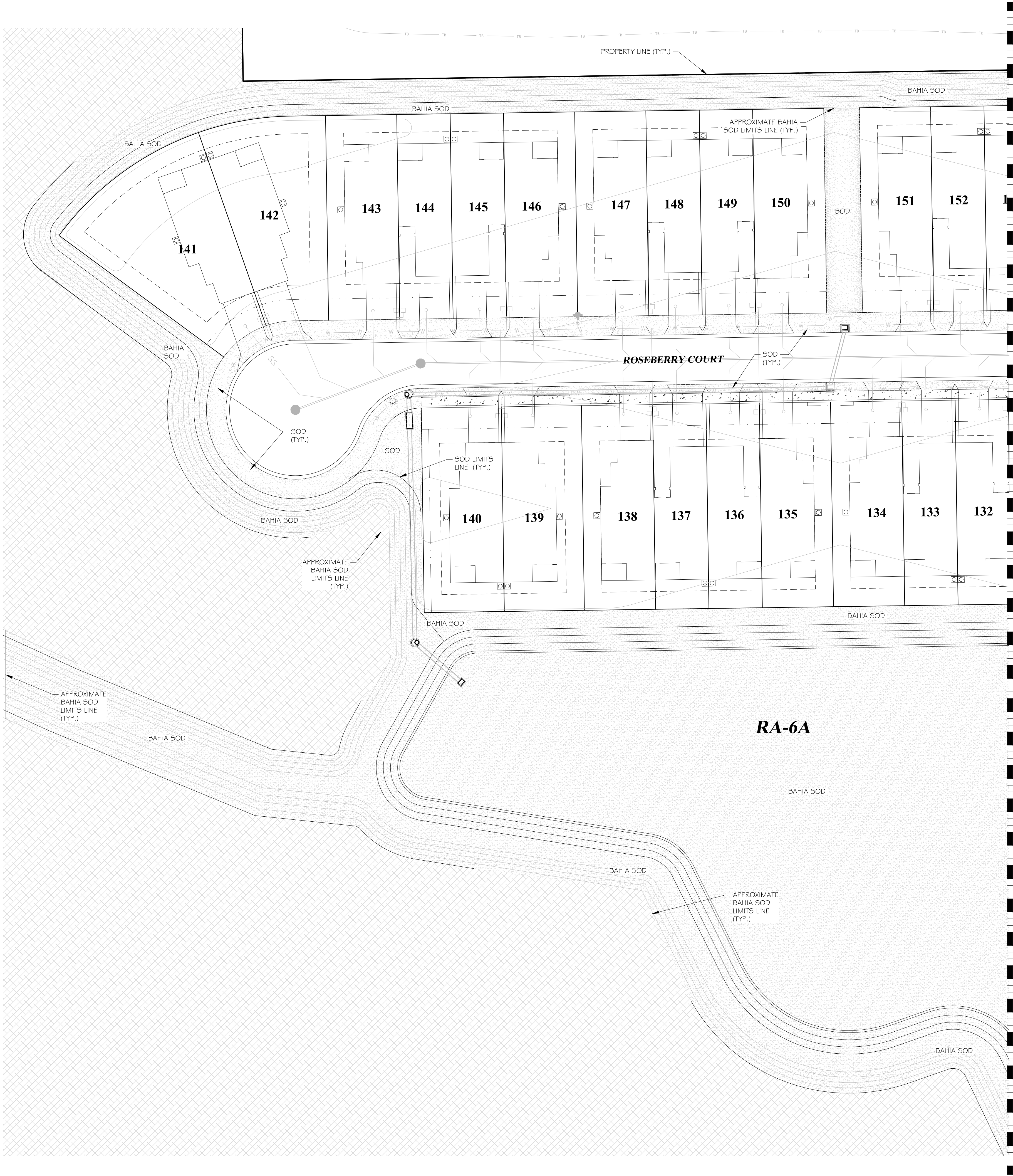
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-LA
XREF'S: 16011BAS.DWG
XREF'S: 19117 SURV.DWG

JUN 21 2021

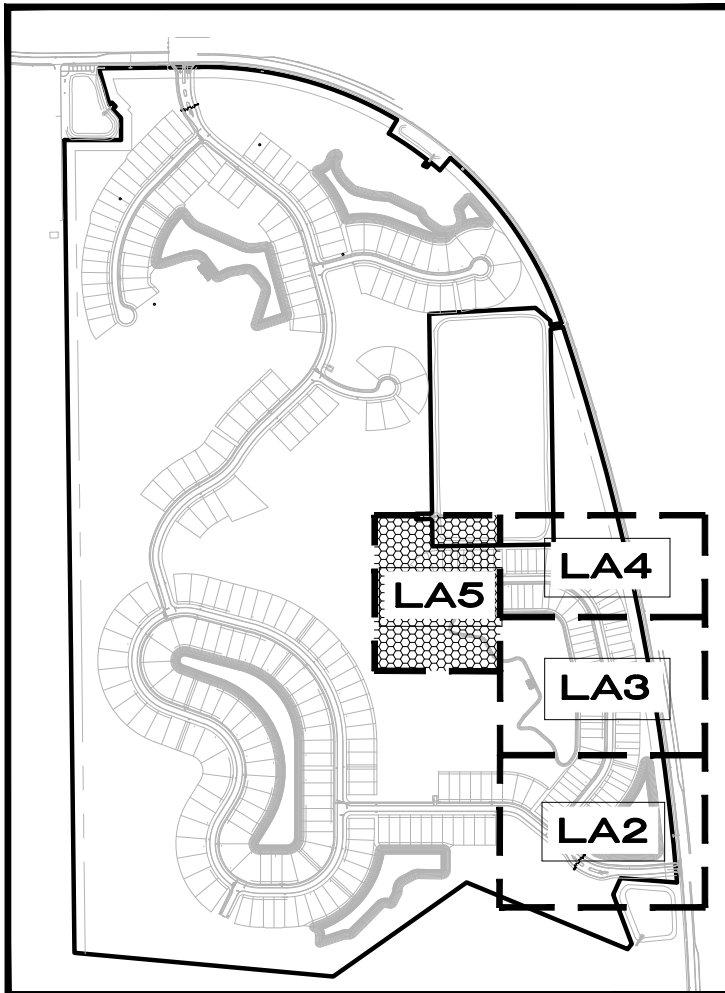
SHEET: **LA4** OF **7**



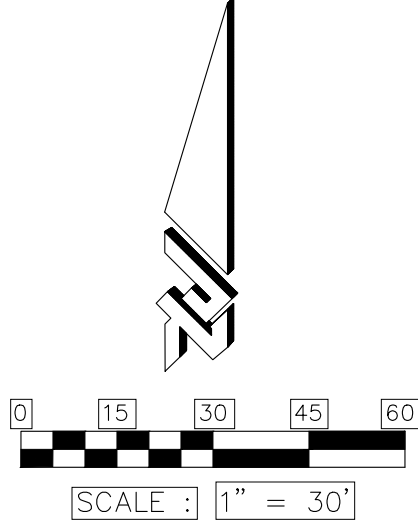
MATCHLINE - SEE SHEET LA4

NOTE:
SEE SHEETS LA6 & LA7 FOR TOWNHOME PROTOTYPICAL LANDSCAPE DESIGN

LEGEND
DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



KEY MAP



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
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2	04-01-21	MLR	SUBMITTAL TO CITY
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WOODHAVEN PHASE II
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-LA
XREF'S: 16011BAS.DWG
XREF'S: 19117.SURV.DWG



SHEET: LA5 OF 7

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
LM	12	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5" CAL., 8' HT., MIN			
LI	2	LIGUSTRUM JAPONICUM 'TREE FORM'	LIGUSTRUM TREE	8" X 8", 8' HT. MIN.		M.T., 2" C.T., PRUNED	
PALMS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
LN	6	LIVISTONA NITIDA	NITIDA PALM	SEE PLAN FOR C.T.'S			
SP	6	SABAL PALMETTO	CABBAGE PALMETTO	SEE PLAN FOR C.T. HTS., REMOVE BOOTS 6"			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
IVS	72	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPOH HOLLY	1.8-24" HT. X 1.8-24" SP.	3 GAL.	36" o.c.	
IPY	3	IKORA X 'PETITE YELLOW'	DWARF YELLOW IKORA	24" HT. X 24" SP.	3 GAL.	36" o.c.	
LIF	12	LIGUSTRUM JAPONICUM 'JACK FROST'	'JACK FROST' LIGUSTRUM	1.8-24" HT. X 1.8-24" SP.	3 GAL.	36" o.c.	
PM	13	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	5'-6" HT., MIN.	10 GAL.	36" o.c.	
SAT	22	SCHIEFFELERA ARBORICOLA 'TRINETTE'	SCHIEFFELERA	1.8-24" HT. X 1.8-24" SP.	3 GAL.	36" o.c.	FULL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AG	90	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
EAP	96	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
TV	71	TULBAGHIA VIOLEACEA	SOCIETY GARLIC	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	

* THIS PLANT SCHEDULE ONLY REFLECTS ONE (1) BUILDING - CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTIFYING ALL SOD, PLANT MATERIAL AND MULCH FOR ALL APPLICABLE BUILDINGS.



BLDG. PERIMETER = 556 LF	REQUIREMENT	REQUIRED	PROVIDED
PLANTS	1 PER 1 LF BLDG.	556	575
UNDERSTORY TREE	1 PER 30 LF BLDG.	19	*20

* (2) PALMS ARE COUNTED AS (1) UNDERSTORY TREE

 DENOTES EDGING MATERIAL TO BE INSTALLED, SEE NOTE 27, SHEET LA7
 DENOTES AREA FOR GRAVEL TO BE INSTALLED, SEE NOTE 26, SHEET LA7

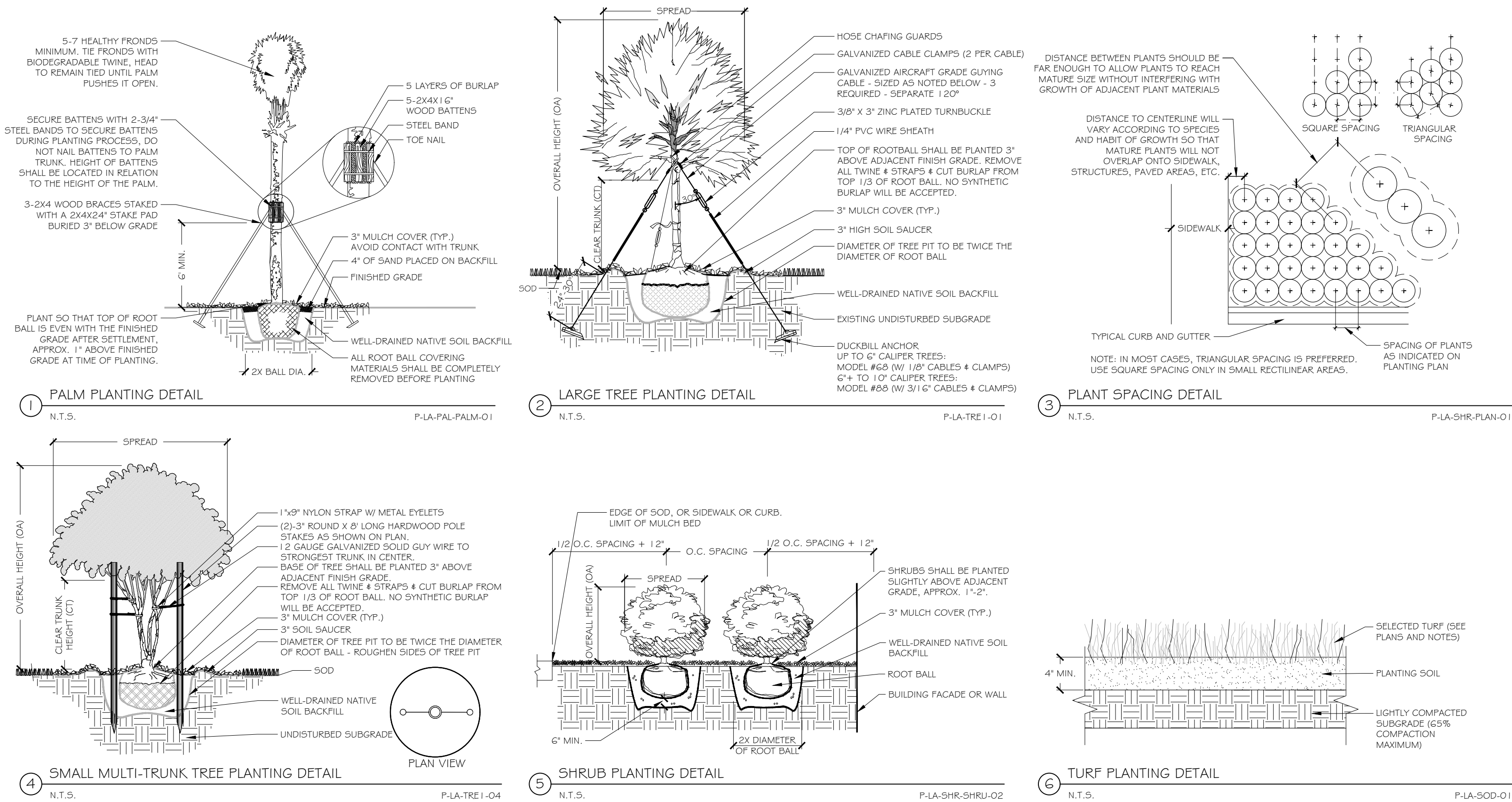
<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
LIJ	10	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5' CAL., 8' HT., MIN		MULTI-TRUNK	
ML	2	LIGUSTRUM JAPONICUM 'TREE FORM'	LIGUSTRUM TREE	8' X 8', 8' HT., MIN.		M.T., 2' C.T., PRUNED	
NGL	2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	4' CAL., 14' HT. MIN.		FULL TO GROUND	
<u>PALMS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
LN	3	LIVISTONA NITIDA	NITIDA PALM	SEE PLAN FOR C.T.'S			
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
IVY	50	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18-24" HT. X 18-24" SP.	3 GAL.	36" o.c.	
IPS	24	IKORA X 'PETITE YELLOW'	DWARF YELLOW IKORA	18-24" HT. X 24" SP.	3 GAL.	36" o.c.	
LJF	15	LIGUSTRUM JAPONICUM 'JACK FROST'	'JACK FROST' LIGUSTRUM	18-24" HT. X 18-24" SP.	3 GAL.	36" o.c.	
PM	12	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	5'-6" HT., MIN.	10 GAL.	36" o.c.	
SAT	7	SCHFEFLERA ARBORICOLA 'TRINETTE'	SCHFEFLERA	18-24" HT. X 18-24" SP.	3 GAL.	36" o.c.	FULL
USG	23	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND JAPANESE SPIREA	24" HT. X 24" SP.	3 GAL.	30" o.c.	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
AAP	25	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
EG	127	EVOLYUUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
TV	17	TULBAGHIA VIOLACEA	SOCIETY GARLIC	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	



BLDG. PERIMETER = 421 LF	REQUIREMENT	REQUIRED	PROVIDED
PLANTS	1 PER 1 LF BLDG.	421	425
UNDERSTORY TREE	1 PER 30 LF BLDG.	14	*15

* (2) PALMS ARE COUNTED AS (1) UNDERSTORY TREE

 DENOTES EDGING MATERIAL TO BE INSTALLED, SEE NOTE 27, SHEET LA7
 DENOTES AREA FOR GRAVEL TO BE INSTALLED, SEE NOTE 26, SHEET LA7



LANDSCAPE SPECIFICATIONS

- FLORIDA #1:** ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- EXISTING PLANTS:** IF EXISTING LANDSCAPING INTERFERES WITH PROPOSED PLANTINGS SHOWN ON PLAN, THE EXISTING LANDSCAPING IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS, UNLESS OTHERWISE INDICATED. IF THE EXISTING VEGETATION IS INTENDED TO REMAIN, THE PROPOSED LANDSCAPING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ITS INTENDED LOCATION.
- MULCH:** ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" PINE BARK MULCH, GRADE "B" OR APPROVED EQUAL. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING. ALL PALMS NOT IN BEDS SHALL HAVE A 3' DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
- SOD:** SOD SHALL BE FLORATAM ST. AUGUSTINE SOD UNLESS OTHERWISE SPECIFIED ON THE PLANS AS ARGENTINE BAHIA SOD. ALL SOD SHALL BE ROLLED UPON INSTALLATION. CONTRACTOR TO SOD ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SOD IS FREE OF WEEDS & INSECTS UPON INSTALLATION AND FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO GAPS BETWEEN SOD. SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- QUANTITIES:** IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE QUANTITIES OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
- UNFORESEEN CONFLICTS:** CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUBSTITUTIONS:** NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION SHALL BE PERMITTED WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- CONTAINERS:** IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
- PLANTING SOIL:** CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.8 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
- TOPSOIL:** TOPSOIL MATERIAL SHALL BE FREE FROM ALL HARD CLODS, WEEDS, STONES OVER 1" IN DIAMETER, CLAY, HARD PAN, NOXIOUS OR OTHER UNDESIRABLE PLANTS, SOD, INSECTS, SEEDS, OR MATERIAL WHICH MAY BE HARMFUL FOR GROWTH.
- WEEDS:** IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS FROM PLANTING AND SOD AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS AND SOD FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
- GRADING:** UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RE-GRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- STAKING:** ALL TREES AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES & PALMS ON SITE, AT THEIR OWN EXPENSE.
- BED LINES:** CONTRACTOR TO ENSURE CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO ADJACENT STRUCTURES UNLESS DESIGNED OTHERWISE.
- FERTILIZER:** OSMOCOTE SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2.5 F. OF PLANTING AREA.
- DRAINAGE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE. CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE/SOD AREAS TO PROPERLY DRAIN AWAY FROM BUILDINGS/STRUCTURES.
- SPECIFICATIONS:** THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION, TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
- PLANT SELECTION:** THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE NURSERY PLANT SOURCE LOCATION A MINIMUM OF 72 HOURS PRIOR TO PURCHASING THE MATERIAL. THE LANDSCAPE ARCHITECT SHALL ACCOMPANY THE CONTRACTOR AND THEIR DESIGNATED LANDSCAPE CONTRACTOR TO THE NURSERY TO REVIEW THE PLANT MATERIAL TAGGED BY THE CONTRACTOR. THE LANDSCAPE ARCHITECT WILL REVIEW THE TAGGED MATERIAL TO BE PURCHASED TO GENERALLY CONFIRM IT MEETS THE SPECIFICATION STANDARDS (STATED IN NOTE #1). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY, SPECIFICATION, INSTALLATION, AND SURVIVORSHIP OF THE PLANT MATERIAL.
- NATURAL AREAS:** NATURALLY PRESERVED VEGETATED AREAS SHALL BE CLEANED UP, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY DEBRIS OR WEEDS AND PRUNING OF DEAD OR YELLOW BRANCHES AND PALM FRONDS. MULCH EDGE OF NATURAL AREA 5' FEET.
- CLEARANCE PRUNING:** ANY TREE PRUNING OF LOWER LIMBS AND CANOPY OF CONSERVED AND PROTECTED TREES THAT ARE GROWING OVER SIDEWALK, ROADWAY AND/OR ON-SITE CONSTRUCTION ACTIVITIES SHALL BE OVERSEEN AND/OR CONDUCTED BY AN I.S.A. CERTIFIED ARBORIST TO ENSURE PROPER REDUCTION CUTS AND PRUNING IS CONDUCTED TO MAINTAIN THE STRUCTURAL INTEGRITY AND HEALTH OF THE TREE. TREES SHALL BE PRUNED TO ADHERE TO A MINIMUM OF EIGHT FEET (8') CLEARANCE OVER SIDEWALKS (PEDESTRIAN ACTIVITIES) AND SIXTEEN FEET (16') CLEARANCE OVER PARKING AREAS/ROADWAYS.
- WILDLIFE NOTIFICATION:** THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT WHO SHALL PROPOSE PLANT SUBSTITUTIONS UPON WRITTEN NOTIFICATION OF NUISANCE ANIMAL EXISTENCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ANYALL INSTALLED PLANT MATERIAL DESTROYED/DAMAGED BY WILDLIFE WITHIN THE MAINTENANCE PERIOD.
- TURNOVER:** CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK BY THE LANDSCAPE ARCHITECT OR OWNER. ANY WORK DEEMED UNACCEPTABLE SHALL BE CORRECTED IMMEDIATELY AND RE-INSPECTED AS SCHEDULED.
- MAINTENANCE:** CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
- GUARANTEE:** CONTRACTOR SHALL GUARANTEE AND REPLACE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE FOR WORK FOUND ACCEPTABLE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF WARRANTY ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, ABNORMAL FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- WEED CONTROL FABRIC:** ALL AREAS CONTAINING GRAVEL ROCK SHALL HAVE PRE-EMERGENT WEED CONTROL FABRIC INSTALLED UNDERNEATH THE ROCK. FABRIC MUST BE FULLY PERMEABLE AND CONFORM TO A.S.T.M STANDARDS FOR MASS, BREAKING LOAD, PUNCTURE RESISTANCE, TEAR STRENGTH, WATER PERMEABILITY, AND ULTRAVIOLET DETERIORATION. PLASTIC AND PERFORATED PLASTIC ARE NOT ACCEPTABLE FABRICS.
- GRAVEL ROCK:** ROCK SHALL BE MINIMUM OF 2" - 3" DEPTH WITH DIAMETER SIZES BETWEEN 3/4"-1-1/2". ROCK SHALL BE INSTALLED OVER A WEED CONTROL FABRIC, ROCK SHALL BE FLUSH WITH FINISHED GRADE OF THE SURROUNDING PLANTING BED.
- LANDSCAPE EDGING:** CONTRACTOR SHALL INSTALL METAL EDGING BETWEEN DESIGNATED PLANTING BEDS (SEE PLAN) AND SOD AS WELL AS BETWEEN GRAVEL ROCK AND MULCHED AREAS (SEE PLAN). EDGING SHALL BE ALUMINUM, COLOR BROWN OR BLACK, MINIMUM DIMENSIONS OF 3/16" X 4", 15" METAL STAKES TO ANCHOR, LOCATED ON THE INSIDE OF EDGING.
- CALL BEFORE YOU DIG:** CONTRACTOR SHALL NOTIFY SUNSHINE 811 AND HAVE UTILITIES LOCATED, PRIOR TO DIGGING, BY CALLING 811. CONTRACTOR SHALL NOT PLANT TREES WITHIN 3' OF AN UNDERGROUND UTILITY, EITHER AS LOCATED OR AS SHOWN ON THE PLAN, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM OWNERS REPRESENTATIVE.
- RECORD DRAWINGS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT 'REDLINED' MARK-UPS OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THESE AS-BUILT 'REDLINES' SHALL BE REPRESENTED ON ZEV COHEN & ASSOCIATES, INC. PLAN SHEETS AND PROVIDED TO THE LANDSCAPE ARCHITECT.

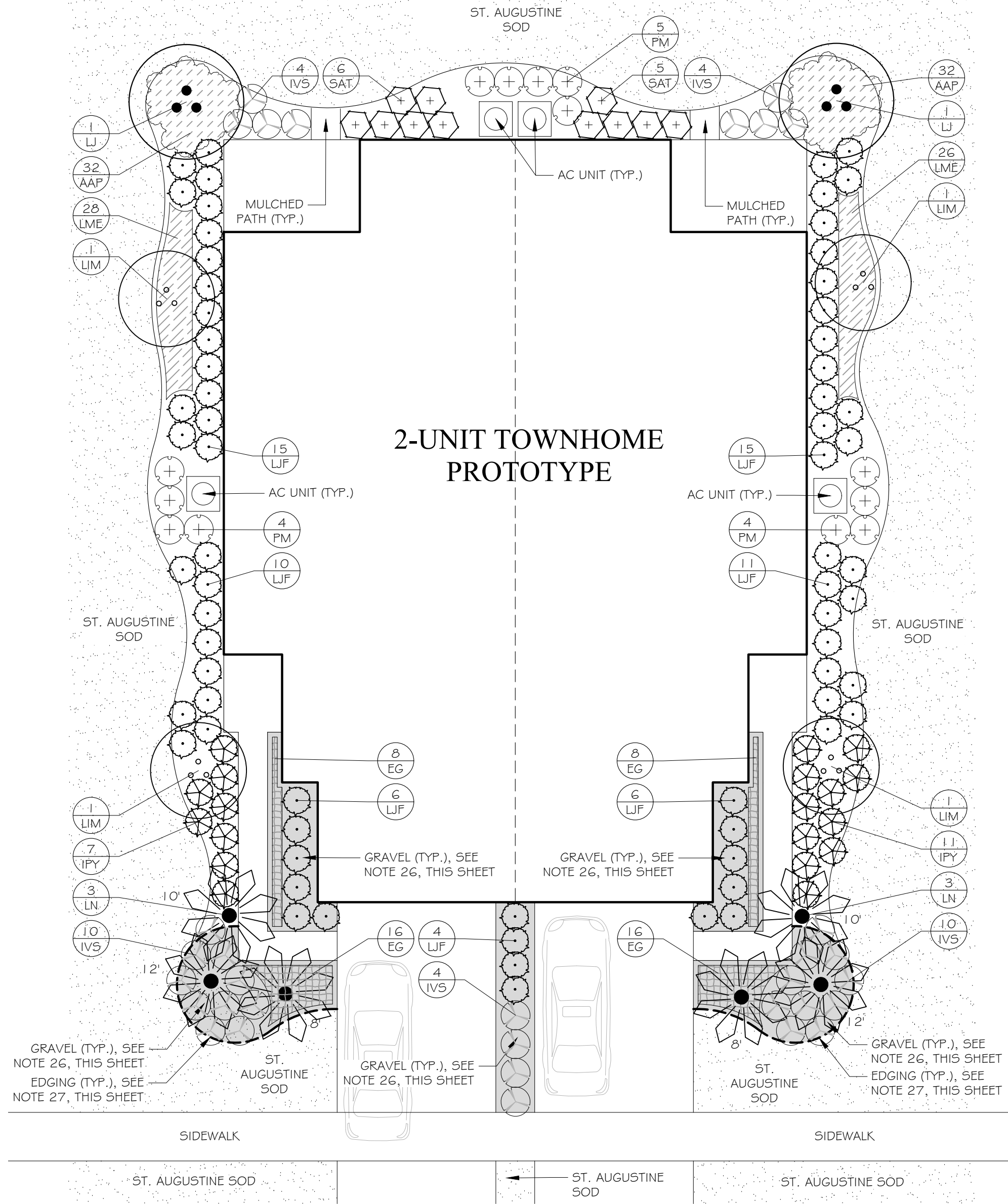
IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 'REDLINED' MARK-UPS OF THE IRRIGATION IMPROVEMENTS AND PROVIDE TO THE LANDSCAPE ARCHITECT.
- AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS. IRRIGATION PLAN SHALL BE PROVIDED UPON SUBSTANTIAL SITE PLAN APPROVAL.

2-UNIT PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
LIM	4	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE GRAPE MYRTLE	1.5" CAL., 8' HT., MIN			
LJ	2	LIGUSTRUM JAPONICUM 'TREE FORM'	LIGUSTRUM TREE	8' X 8', 8' HT. MIN.		MULTI-TRUNK M.T., 2' C.T., PRUNED	
PALMS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
LN	6	LIVISTONA NITIDA	NITIDA PALM	SEE PLAN FOR C.T.'S			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
IVS	32	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPOH HOLLY	18-24" HT. X 18-24" SP.	3 GAL.	36' o.c.	
IPY	19	IXORA X 'PETITE YELLOW'	DWARF YELLOW IXORA	24" HT. X 24" SP.	3 GAL.	36' o.c.	
LJF	68	LIGUSTRUM JAPONICUM 'JACK FROST'	'JACK FROST' LIGUSTRUM	18-24" HT. X 18-24" SP.	3 GAL.	36' o.c.	
PM	13	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	5'-6" HT., MIN.	10 GAL.	36' o.c.	
SAT	11	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	18-24" HT. X 18-24" SP.	3 GAL.	36' o.c.	FULL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AAF	64	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
EG	48	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	
LME	54	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE	8-10" HT. X 8-10" SP.	1 GAL.	18" o.c.	

* THIS PLANT SCHEDULE ONLY REFLECTS ONE (1) BUILDING - CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTIFYING ALL SOD, PLANT MATERIAL AND MULCH FOR ALL APPLICABLE BUILDINGS.



2-UNIT TOWNHOME PROTOTYPE

(SEE THIS SHEET FOR PLANT LEGEND SPECIFIC TO 2 - UNIT PROTOTYPE)

2 - UNIT FOUNDATION PLANTINGS

BLDG. PERIMETER = 277 LF	REQUIRED	REQUIRED	PROVIDED
PLANTS	1 PER 1 LF BLDG.	277	332
UNDERSTORY TREE	1 PER 30 LF BLDG.	9	*9
* (2) PALMS ARE COUNTED AS (1) UNDERSTORY TREE			

LEGEND

- DENOTES EDGING MATERIAL TO BE INSTALLED, SEE NOTE 27, SHEET LA7
- DENOTES AREA FOR GRAVEL TO BE INSTALLED, SEE NOTE 26, SHEET LA7



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

(BIR-4510) (LIC-4510)

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	04-01-24	MLR	PRELIMINARY SUBMITTAL TO CITY
2	05-14-24	MLR	REVISED PER CITY COMMENTS, DATED 04-29-21
3	05-14-24	MLR	REVISED PER CITY COMMENTS, DATED 05-29-21
4	06-17-24	MLR	REVISED PER CITY COMMENTS, DATED 06-29-21

WOODHAVEN PHASE II FINAL ENGINEERING PLANS LANDSCAPE PLAN & DETAILS

VOLUSIA COUNTY, FLORIDA
CITY OF PORT ORANGE, FL

PROJECT NO: ZC 19117
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES

DRAWING FILE: 19117-LA
XREFS: 18011BAS.DWG
XREFS: 19117 SURV.DWG



SHEET: LA7 OF 7