



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, April 28, 2016

Time: 5:30 PM

Type of Meeting: Regular

Location: Council Chambers
City Hall, 1000 City Center Circle

A. CALL TO ORDER

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

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. Case No. 16-52000001
SUBDIVISION FINAL PLAT & PLANS / DEVELOPMENT ORDER
MODIFICATION HAWKS PRESERVE AT PORT ORANGE PLANTATION,
PHASE I
North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue

An update on the minor changes to the Hawks Preserve at Port Orange Plantation Phase I Subdivision Final Plat and Plans approved in 2015.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

6. Case No. 16-52000002
SUBDIVISION FINAL PLAT & PLANS / DEVELOPMENT ORDER
MODIFICATION HAWKS PRESERVE AT PORT ORANGE PLANTATION,
PHASE II
North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue

An update on the minor changes to the Hawks Preserve at Port Orange Plantation Phase II Subdivision Final Plat and Plans approved in 2015.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

C. OTHER BUSINESS

7. Development Activity Report
8. Commissioner Comments

9. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

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

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
MARCH 24, 2016

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman Sonya Laney at 5:30 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL:

Present:

Lance Green
John Junco
Newton White
Mike Arminio
Thomas Jordan
Frank Crooks
Sonya Laney

Also Present:

Matthew Jones, Assistant City Attorney
Robin Fenwick, City Clerk

B. DISCUSSION/ACTION

4. Consideration of Minutes

- Memorandum of Voting Conflict for Lance Green must be read publicly

Prior to the meeting, Commissioner White asked the City Clerk to expand the discussion and questions for the Riverwalk item (#7) on the February 25, 2016 meeting minutes. That was done and a revised draft of the minutes was distributed via email. All commissioners have reviewed those revised draft minutes and are prepared to vote on same.

Motion to approve the minutes was made by Commissioner Crooks, and seconded by Commissioner Arminio. Motion carried unanimously by roll call vote.

Chair Laney read the Memorandum of Voting Conflict for Lance Green from the February 25, 2016 meeting.

Chair Laney asked for approval to hear item #6 prior to item #5.

5. Case No. 16-90000001
VARIANCE/868 MILLERS WAY

A variance from Chapter 16, Section 3(b)(2)(b) of the Land Development Code (LDC) to allow a 6-foot tall privacy fence to be set back 5 feet from the Boggs Ford Road right-of-way in lieu of the required 30-foot setback.

Staff Contact: Gwen Perney (386) 506-5673/gperney@port-orange.org

Gwen Perney, Planner, explained the variance details. The new fence was installed to match the City's fence at the lift station on the property.

Chair Laney asked if there was anything that would obligate the Commission to approve future requests or is this unique because of the lift station. Ms. Perney said it is unique because of the lift station.

Motion to approve was made by
Commissioner Arminio, and Seconded
by Commissioner Jordan. Motion carried
unanimously by roll call vote.

6. Case No. 16-40000002
FIRST AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT
MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT
PLAN
South of Spruce Creek, east and west of I-95, west and north of Williamson Boulevard

A request to amend the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to remove language from the MDA that required the construction of Martin Road and remove Martin Road from the CDP.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

Penny Cruz, Planner, explained details of the project. This is the zoning component of the project.

There were no questions of the Commissioners.

Motion to approve was made by
Commissioner Crooks, and Seconded
by Commissioner Arminio.

There were no public comments

Motion carried unanimously by roll call
vote.

C. OTHER BUSINESS

7. Development Activity Report

Commissioner Green asked if the Vystar Credit Union project came before the Commission. Mr. Burman said it went through Staff approval accept for the variance for the access point off of Dunlawton Avenue.

Commissioner Arminio asked if there is a way to ensure a verbal agreement made on a waiver of fees on a lien is honored. Mr. Burman said it is a Council decision that they could require to be put in writing but that's a legal issue.

Commissioner Jordan asked about the improvements at the Port Orange Auto Pawn. He asked if the changes being made to the parking area is within the City's Codes. Mr. Burman said the improvements are all within the City's Codes.

8. Commissioner Comments

Chair Laney had a discussion and defended the Commission when allegations were made that they had not properly or completely vetted the Serenity Hills project.

9. Staff Comments: There were none.

PUBLIC COMMENTS: There were none.

ADJOURNMENT: 5:48 p.m.

Chairman Sonya Laney



STAFF REPORT

SUBDIVISION FINAL PLAT & PLANS / DEVELOPMENT ORDER MODIFICATION

HAWKS PRESERVE AT PORT ORANGE PLANTATION, PHASE I
CASE NO. 16-52000001

REQUEST:	Development Order Modification to the Hawks Preserve at Port Orange Plantation, Phase I Subdivision Final Plat and Plans
LOCATION:	North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue (Figure 1)
OWNER/APPLICANT:	D.R. Horton
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION:	April 28, 2016

In May 2015, the City Council approved the Final Plat and Plans for a 58-acre subdivision. The subdivision consisted of 119 individual single-family lots, along with associated subdivision improvements (streets, sidewalks, utilities, stormwater improvements, landscaping) and the extension of McGinnis Avenue.

The property owner has requested a modification to the approved plat and plans. According to the Land Development Code, minor changes to a plat that has not been recorded must be reviewed through the same process as the original review of the plat. Therefore, the proposed changes to the plat and plans will need to be reviewed by the Planning Commission and reviewed and approved by City Council before it can be recorded.



The proposed modifications to the plat and plans include:

- 1) Removing the previously proposed northern cul-de-sac (Grey Hawk Court) and 7 lots,
- 2) Adding 2 single-family lots near the amenity center,
- 3) Adding the cul-de-sac extension of Royal Plantation Boulevard and 9 single-family lots that were originally part of Hawks Preserve at Port Orange Plantation Phase II, and
- 4) Modifying the stormwater system design.

The proposed modification results in 123 individual single-family lots on approximately 63 acres (a net increase of 4 lots in Phase I). Staff has reviewed the proposed modifications and public facilities and services, such as roads, public infrastructure, schools, and recreational facilities are currently available to serve the proposed 123 residential lots.

The Staff Development Review Committee (SDRC) has reviewed this project and the applicant will need to address some minor technical comments such as, correcting minor formatting errors and adding language to clarify Home Owner's Association maintenance provisions on the plat prior to this item being considered by City Council.

RECOMMENDATION: Approval of the proposed Development Order Modification to the Hawks Preserve at Port Orange Plantation, Phase I Subdivision Final Plat and Plans approved by City Council in 2015.

ATTACHMENTS:

- Exhibit A – Proposed Changes to Hawks Preserve Subdivision Plans
- Exhibit B – Hawks Preserve at Port Orange Plantation, Phase I Subdivision Final Plat
- Exhibit C - Lot Configuration for Hawks Preserve at Port Orange Plantation Phase I

EXHIBIT A1

Port Orange Plantation

Proposed Changes to Hawks Preserve Subdivision Plans

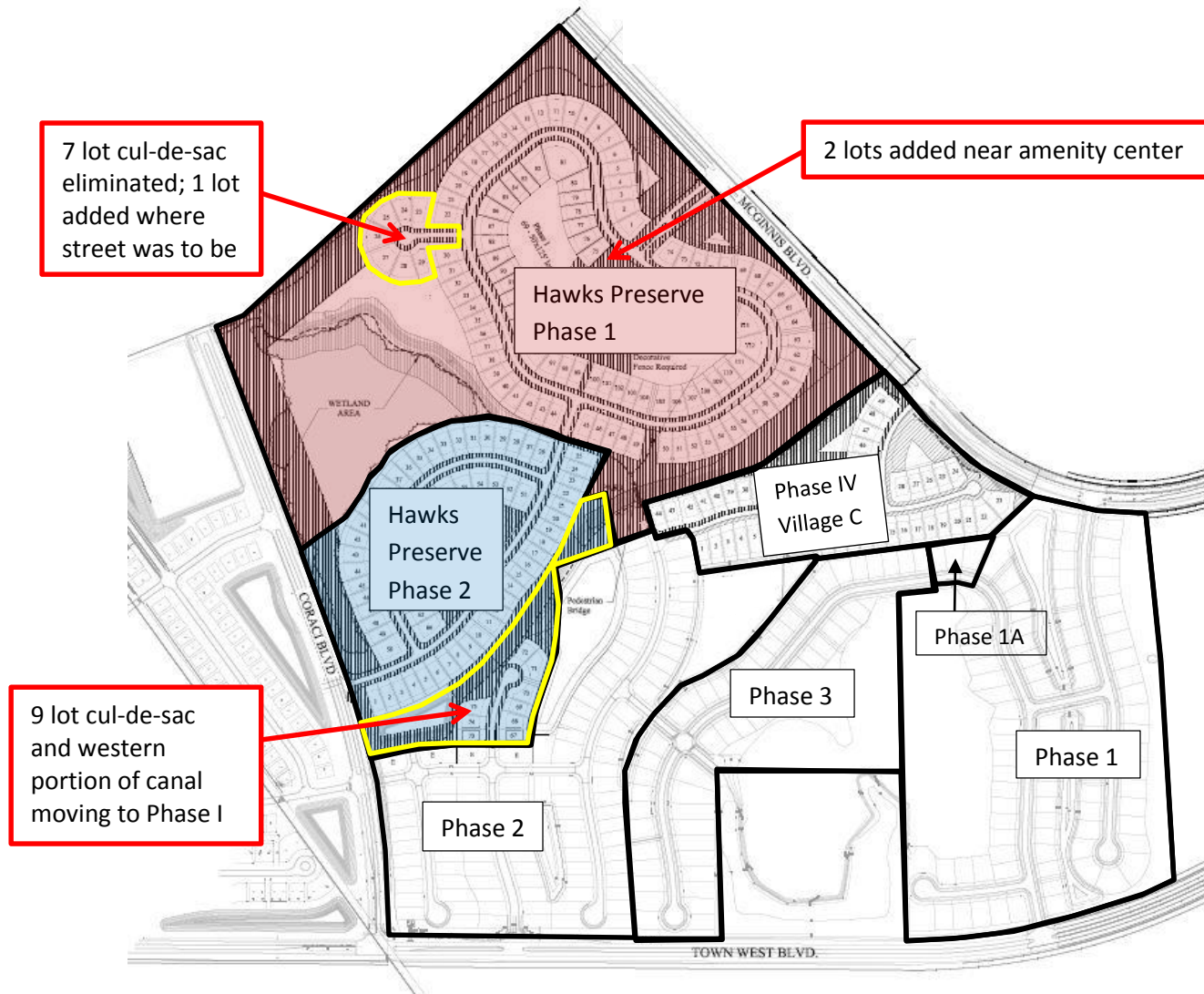
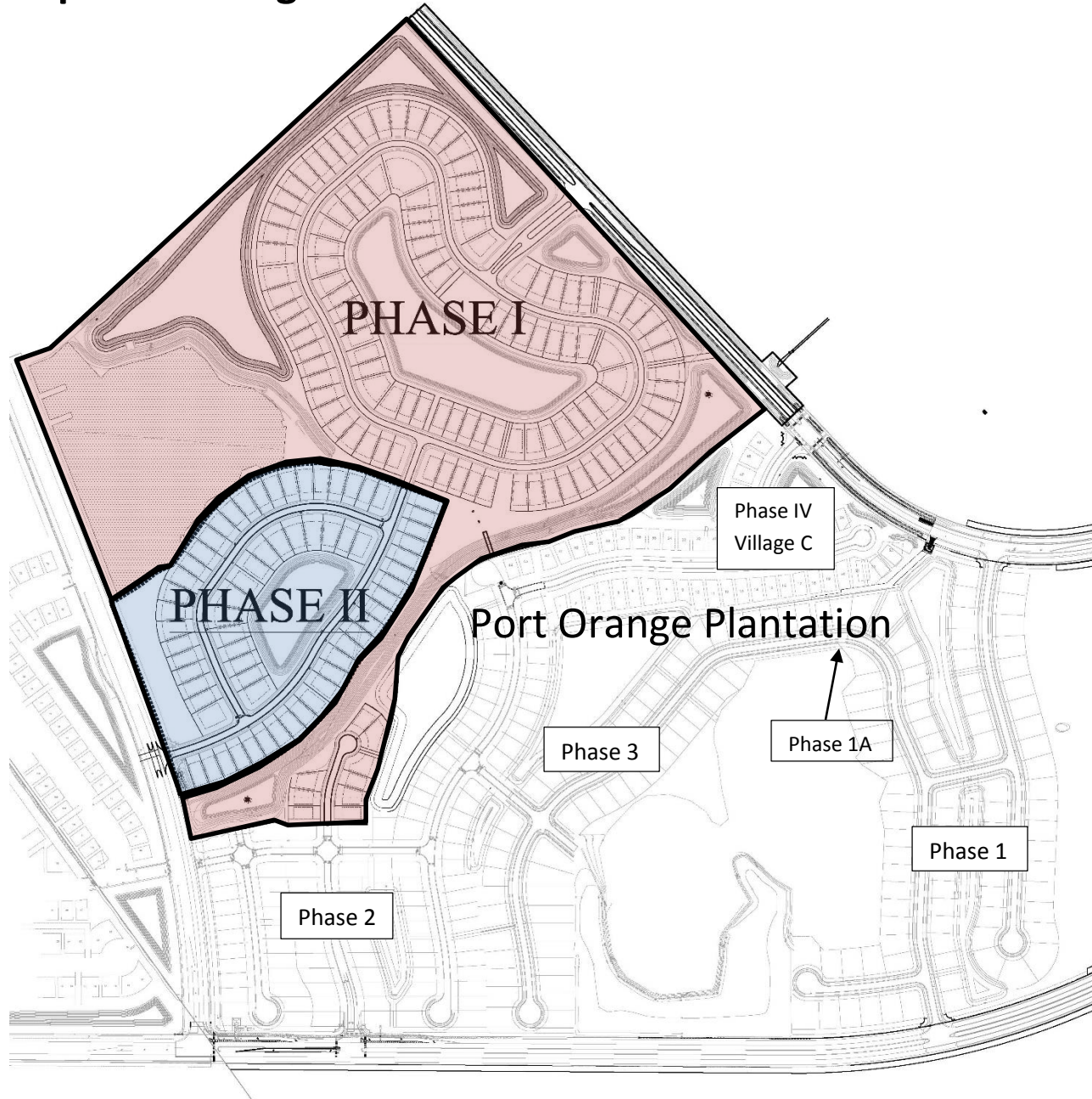


EXHIBIT A2
Port Orange Plantation
Proposed Changes to Hawks Preserve Subdivision Plans





HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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

DESCRIPTION:

A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF TRACT "G", PORT ORANGE PLANTATION PHASE II REPLAT, AS RECORDED IN PLAT BOOK 55, PAGES 119 THROUGH 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING ON THE EASTERLY RIGHT OF WAY LINE OF CORAL BOULEVARD, A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5700, PAGE 1433, SAID PUBLIC RECORDS AND BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3074.72 FEET, A CENTRAL ANGLE OF 02°40'40" AND A CHORD BEARING OF N13°36'52"W, THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 143.70 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N72°41'46"E, 54.19 FEET; THENCE N72°16'52"E, 15.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 11°37'26"; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 225.28 FEET; THENCE N61°03'06"E, 13.22 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 33°39'22"; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 440.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 13°07'19"; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 80.16 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 20°34'08"; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.69 FEET; THENCE N19°56'56"E, 126.96 FEET; THENCE N70°03'05"W, 125.00 FEET; THENCE N70°07'13"W, 50.00 FEET; THENCE N68°52'24"W, 113.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET AND CENTRAL ANGLE OF 75°39'05"; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 633.78 FEET; THENCE S35°28'31"W, 180.18 FEET; THENCE S84°23'57"W, 62.60 FEET; THENCE S51°28'56"W, 65.38 FEET; THENCE S57°55'24"W, 120.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID CORAL BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N21°11'11"W, 374.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE, N21°11'11"W, 889.88 FEET TO THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6340, PAGE 2450, SAID PUBLIC RECORDS; THENCE DEPART SAID RIGHT OF WAY LINE N68°48'48"E ALONG SAID NORTHERLY LINE, 106.93 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE N47°36'36"E, 1656.79 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5451, PAGE 0229, SAID PUBLIC RECORDS; THENCE S43°19'32"E ALONG SAID WESTERLY LINE, 1670.95; THENCE DEPARTING SAID WESTERLY LINE, S48°35'13"W, 216.29 FEET; THENCE S51°00'13"W, 278.06 FEET; THENCE S52°04'46"W, 162.38 FEET; THENCE S53°24'22"W, 113.60 FEET; THENCE S68°39'37"W, 91.63 FEET; THENCE S75°49'51"W, 148.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.16 FEET AND CENTRAL ANGLE OF 00°03'59"; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 1.68 FEET; THENCE S17°12'47"E, 145.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 04°39'12"; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, 2.03 FEET TO THE NORTH LINE OF PORT ORANGE PLANTATION PHASE II REPLAT AS RECORDED IN PLAT BOOK 55, PAGES 119-122, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF PEACH BLOSSOM BOULEVARD, A 50' RIGHT OF WAY, PER SAID PORT ORANGE PLANTATION PHASE II REPLAT; THENCE ALONG SAID NORTH LINE OF PORT ORANGE PLANTATION PHASE II REPLAT, S71°08'37"W, 50.07 FEET TO THE NORTHEAST CORNER OF LOT 167 AND THE WEST RIGHT OF WAY LINE OF SAID PEACH BLOSSOM BOULEVARD; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 167, PORT ORANGE PLANTATION PHASE II REPLAT, S68°01'12"W, 110.00 FEET TO THE NORTHEAST CORNER OF TRACT "E", SAID PORT ORANGE PLANTATION PHASE II REPLAT; THENCE S69°58'54"W ALONG THE NORTHERLY LINE OF SAID TRACT "E", 262.23 FEET TO THE WESTERLY LINE OF TRACT "E", SAID PORT ORANGE PLANTATION PHASE II REPLAT AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 30°49'04" AND A CHORD BEARING S02°49'41"W, THENCE SOUTHERLY ALONG THE BOUNDARY OF SAID PORT ORANGE PLANTATION PHASE II REPLAT AND ALONG THE ARC OF SAID CURVE, 355.53 FEET; THENCE S101°41'31"W ALONG SAID BOUNDARY, 195.60 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 181°9'22"; THENCE SOUTHERLY ALONG SAID BOUNDARY AND ALONG THE ARC OF SAID CURVE, 52.77 FEET; THENCE S00°05'09"E ALONG SAID BOUNDARY, 61.59 FEET; THENCE S89°54'51"W ALONG SAID BOUNDARY, 270.00 FEET; THENCE N76°05'35"W ALONG SAID BOUNDARY, 45.69 FEET; THENCE S77°50'05"W ALONG SAID BOUNDARY, 105.00 FEET; THENCE S84°30'4"W ALONG SAID BOUNDARY, 50.39 FEET; THENCE S77°43'28"W ALONG SAID BOUNDARY, 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.410 ACRES MORE OR LESS.

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK 1/8"x3/16".
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK 1/8"x3/16".
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERVISED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.280333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1/10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S80°11'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEPOSITED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE; COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED BY THE CITY OF PORT ORANGE, FLORIDA, IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEASE ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 40C-42.02, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, EGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SEWERLINES AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.

PLAT BOOK _____ PAGE _____

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT D.R. HORTON, INC., AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE I", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED, ALL STREETS, ROADS AND OTHER RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, DEDICATED TO THE CITY OF PORT ORANGE. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER MAINS CONSTRUCTED WITHIN THE AREA ENCOMPASSED WITHIN THE PLAT ARE DEDICATED TO THE CITY OF PORT ORANGE. ALL DRAINAGE, MAINTENANCE, ACCESS, UTILITY AND VEHICULAR ACCESS CONTROL EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF PORT ORANGE. ALL DRAINAGE, MAINTENANCE, AND ACCESS EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS "A", "B", "C", "D" AND "E" DEPICTED HEREON AS COMMON AREAS ARE HEREBY GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC., A CONSERVATION EASEMENT OVER THE S.J.R.W.M.D. CONSERVATION AREAS AS SHOWN HEREON IS GRANTED TO THE CITY OF PORT ORANGE.

IN WITNESS WHEREOF, _____ HAS CAUSED
THESE PRESENTS TO BE SIGNED, SEALED AND ATTESTED TO, BY THE
PERSONS NAMED BELOW, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
ON THIS _____ DAY OF _____, 2016.
SIGNED AND SEALED IN _____ D.R. HORTON, INC.
THE PRESENCE OF:

PRINTED NAME: _____ BY: WALLACE G. INGRAM
ASSISTANT SECRETARY OF D.R. HORTON, INC.

PRINTED NAME: _____ (CORPORATE SEAL)

STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY THAT, ON _____, 2016,
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND
COUNTY AFORESAID, PERSONALLY APPEARED WALLACE G. INGRAM, ASSISTANT SECRETARY
OF D.R. HORTON, INC. TO ME KNOWN TO BE THE PERSONS WHO FOR AND ON BEHALF OF
D.R. HORTON, INC., AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, EXECUTED THE
FOREGOING DEDICATION FOR AND ON BEHALF OF SAID CORPORATION.

HE (IS) _____ (IS NOT) _____
KNOWN TO ME OR HAS PROCEEDED _____ AS IDENTIFICATION
AND HE (HAS) _____ (HAS NOT) _____ TAKEN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND SEAL ON THE ABOVE DATE. _____ SEAL

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:
TITLE/RANK:
COMMISSION NUMBER:

CERTIFICATE OF CLERK
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT
IT COMPLES IN FORM WITH ALL THE REQUIREMENTS IN CHAPTER 177, FLORIDA
STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____
AT _____ AM/PM FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT
ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE I" FOR COMPLIANCE WITH THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT I HAVE
PROVIDED BOTH THE CITY AND THE SURVEYOR/MAPPER OF RECORD A LIST
OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

SIGNATURE _____ DATE _____
PRINTED NAME: _____ P.L.S./P.S.M. NO. _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND
REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND
DESCRIBED HEREON, ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE I" WAS
PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLES WITH ALL OF
THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL
MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS
BEEN PROPERLY PLACED.

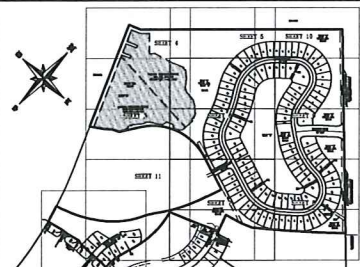
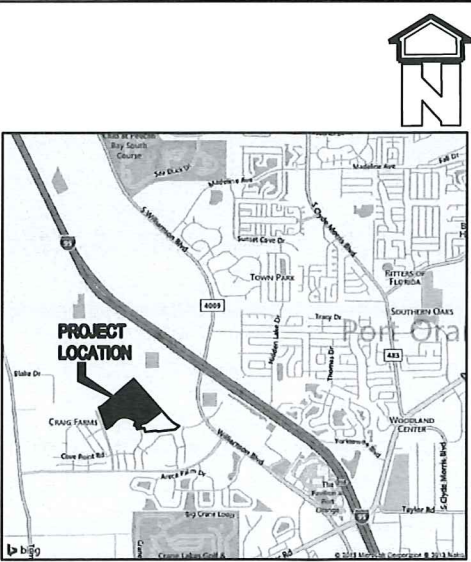
DATE _____
J.E. ZAPERT
P.L.S. NO. 4046
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FLORIDA 32127

SLIGER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 3019

CITY COUNCIL CERTIFICATE OF APPROVAL
THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "HAWKS PRESERVE AT PORT
ORANGE PLANTATION-PHASE I" 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

PLANNING COMMISSION CERTIFICATE OF APPROVAL
THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "HAWKS PRESERVE AT PORT
ORANGE PLANTATION-PHASE I" WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION
ON _____
BY: _____
CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION



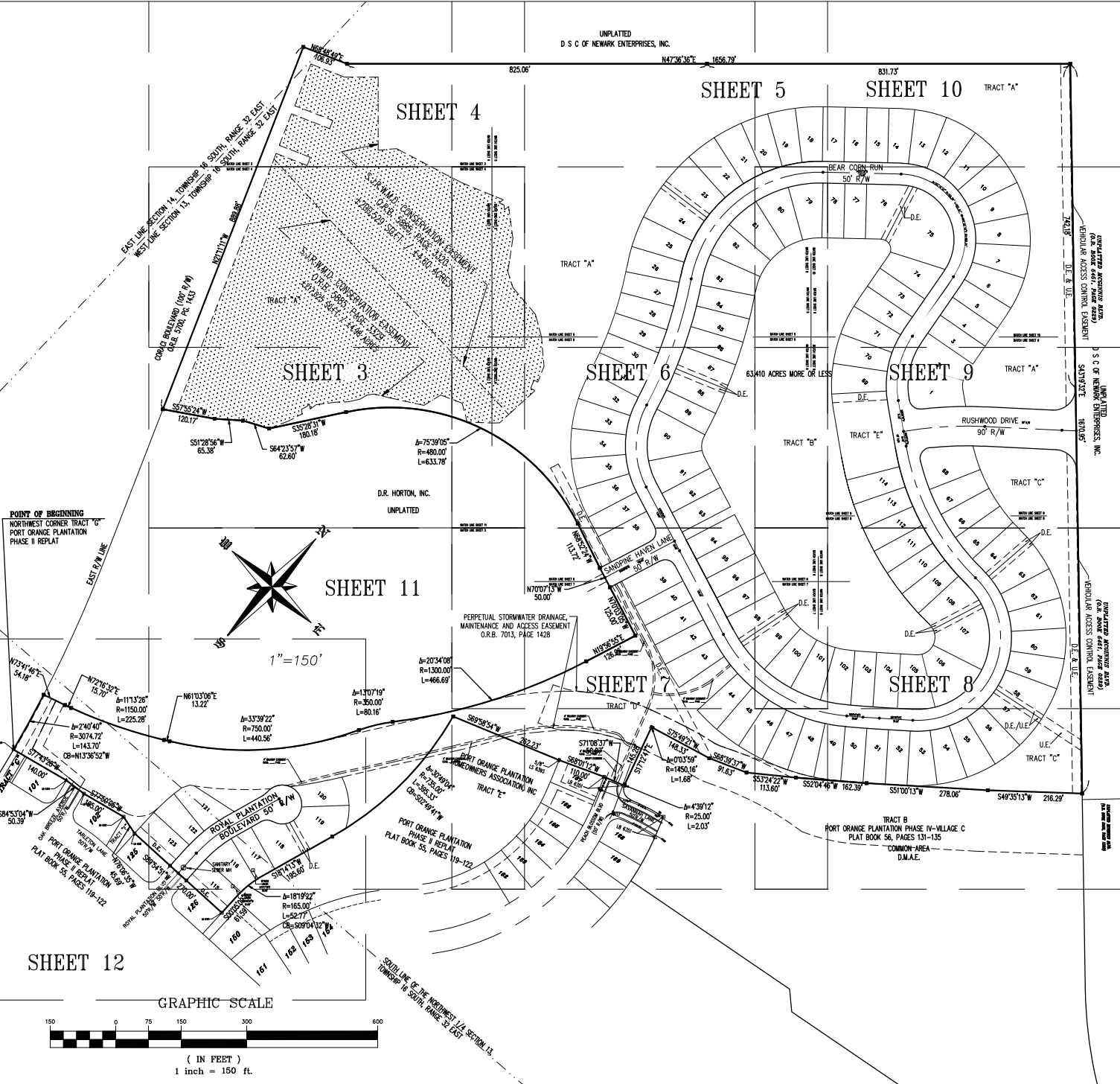
ABBREVIATIONS	
SEC	SECTION
TWP	TOWNSHIP
RGE	RANGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT
NR	NOT RADIAL
D	DETA / CENTRAL ANGLE
R	RADIUS / RADIAL
L	ARC LENGTH
CH	CHORD
CH	CHORD BEARING
CH	CHORD
OR	OFFICIAL RECORDS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

PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
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SHEET 1 OF 12

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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



PLAT BOOK _____ PAGE _____

GENERAL NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#6351.
○ DENOTES PERMANENT CONTROL POINT (POP) NAIL AND DISK.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
7. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 35, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 58°01'12"W.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT. FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
9. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
10. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
11. THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
12. HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
13. THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
14. BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 30 FEET
15. RETENTION AREAS/Common Areas are granted as easements to the City of Port Orange along with the right of access, ingress, and egress, together with the perpetual right to harvest excess stormwater/groundwater as deemed appropriate in the discretion of the City.
16. IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
17. HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.
18. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
19. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
20. WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.

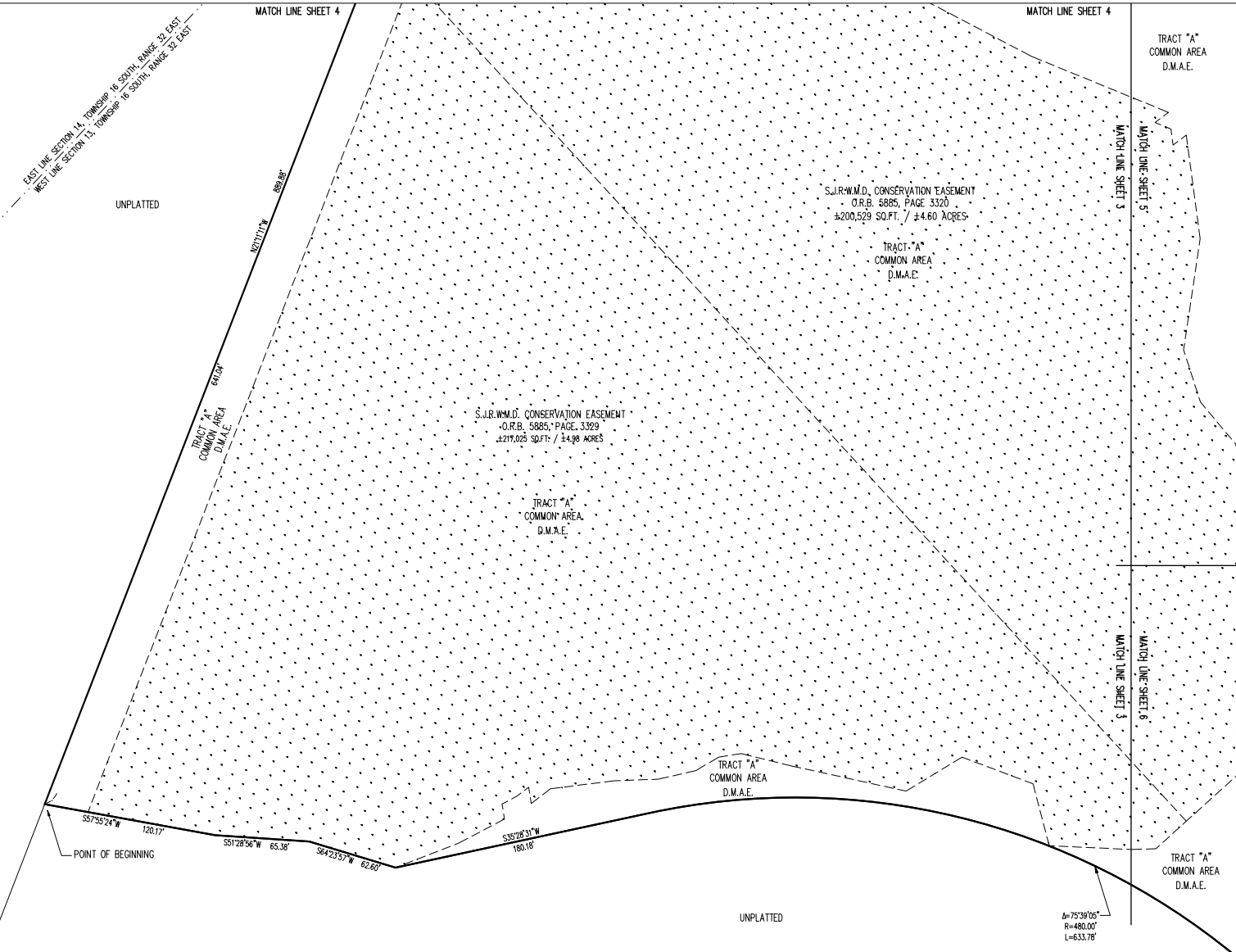
ABBREVIATIONS	
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P.O.C.	POINT OF COMMENCEMENT
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R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT
NR	NOT RADIAL
D	DELTA / CENTRAL ANGLE
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L	ARC LENGTH
CB	CHORD BEARING
CHORD	CHORD
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	PAGE
S.J.R.W.M.D.	SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
D.M.A.E.	DRAINAGE/MAINTENANCE/ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
M.E.	MAINTENANCE EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
LS	LICENSED LAND SURVEYOR



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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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



PLAT BOOK _____ PAGE _____

GENERAL NOTES:

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□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#6351.
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3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
15. RETENTION AREAS/Common Areas ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
16. IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
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20. WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	9.71	1025.00	0°32'34"	N31°26'51"W
C2	10.89	1150.00	0°32'34"	N31°26'51"W
C3	12.98	975.00	0°45'46"	N31°20'16"W
C4	11.31	850.00	0°45'46"	N31°20'16"W
C5	6.63	975.00	0°23'23"	N14°17'46"W
C6	5.78	850.00	0°23'23"	N14°17'46"W
C7	2.84	1025.00	0°09'30"	N14°10'46"W
C8	3.19	1150.00	0°09'30"	N14°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°55'23"E
C11	38.02	2025.00	1°04'32"	N51°32'28"E
C12	37.08	1975.00	1°04'32"	N51°32'28"E
C13	37.55	2000.00	1°04'32"	N51°32'28"E
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°55'23"E
C16	28.63	2150.00	0°45'47"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°22'38"	N51°14'01"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C20	14.88	1850.00	0°27'39"	N51°14'03"E
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	172°4'08"	N42°18'09"E
C25	12.59	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°53'31"	N49°30'52"E
C27	33.06	1000.00	1°53'38"	N47°37'17"E
C28	15.43	300.00	2°56'50"	N69°18'19"W
C29	9.00	175.00	2°56'50"	N69°18'19"W
C30	3.08	125.00	1°24'10"	N69°31'55"W
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S39°59'17"E
C33	16.41	175.00	5°22'26"	S51°38'31"W
C35	10.33	22.70	26°03'41"	S81°59'09"W
C36	6.72	22.70	16°57'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S59°25'40"E
C38	12.54	225.00	3°11'32"	S59°25'40"E

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

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



PREPARED BY:
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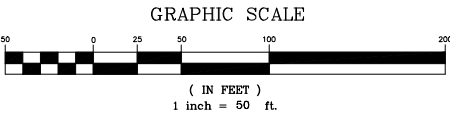
SHEET 3 OF 12

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

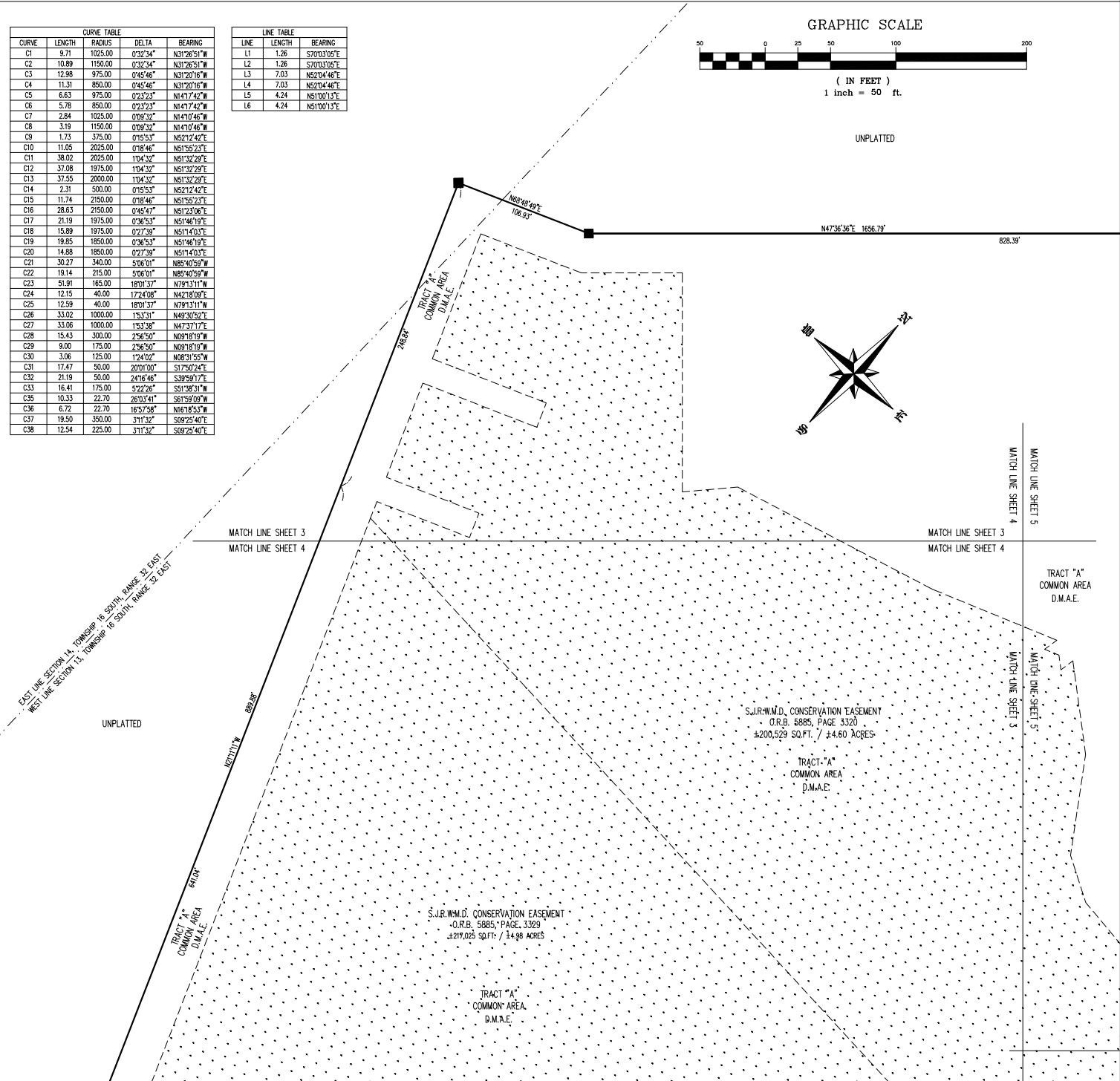
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C19	19.85	1850.00	0°36'53"	N51°46'19"E
C20	14.88	1850.00	0°27'39"	N51°14'03"E
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N79°15'11"W
C24	12.15	40.00	17°24'08"	N42°16'09"E
C25	12.59	40.00	18°01'37"	N79°15'11"W
C26	33.02	1000.00	1°53'31"	N49°30'52"E
C27	33.06	1000.00	1°53'38"	N47°37'12"E
C28	15.43	300.00	2°56'50"	N09°18'19"W
C29	9.00	175.00	2°56'50"	N09°18'19"W
C30	3.06	125.00	1°24'02"	N08°31'55"W
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S39°59'17"E
C33	16.41	175.00	5°22'26"	S51°28'31"W
C35	10.33	22.70	26°03'41"	S81°58'09"W
C36	6.72	22.70	16°57'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S09°25'40"E
C38	12.54	225.00	3°11'32"	S09°25'40"E

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



UNPLATTED



SEC
TWP
RNG
P.O.C.
P.O.B.
P.R.M.
B/W
C.M.
NR
D
R

SECTION
TOWNSHIP
RANGE
POINT OF COMMENCEMENT
POINT OF BEGINNING
PERMANENT REFERENCE MONUMENT
RIGHT OF WAY
CONCRETE MONUMENT
NOT RADIAL
DELTA / CENTRAL ANGLE
RADIUS / RADIAL

L
CB
CH
O.R.B.
PC
S.J.R.W.M.D.
D.M.A.E.
D.E.
A.E.
U.E.

ARC LENGTH
CHORD BEARING
CHORD
OFFICIAL RECORDS BOOK
PAGE
SAINT JOHN RIVER WATER MANAGEMENT DISTRICT
DRAINAGE/MAINTENANCE/ACCESS EASEMENT
DRAINAGE EASEMENT
MAINTENANCE EASEMENT
ACCESS EASEMENT
UTILITY EASEMENT

C.E.
ESMT.
LS

CONSERVATION EASEMENT
EASEMENT
LICENSED LAND SURVEYOR

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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PREPARED BY:
SHEET 4 OF 12

PLAT BOOK _____ PAGE _____

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.

□

 DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#6351.

⊙

 DENOTES PERMANENT CONTROL POINT (POP) NAIL AND DISK.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 35, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 568°01'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHN RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/Common Areas ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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

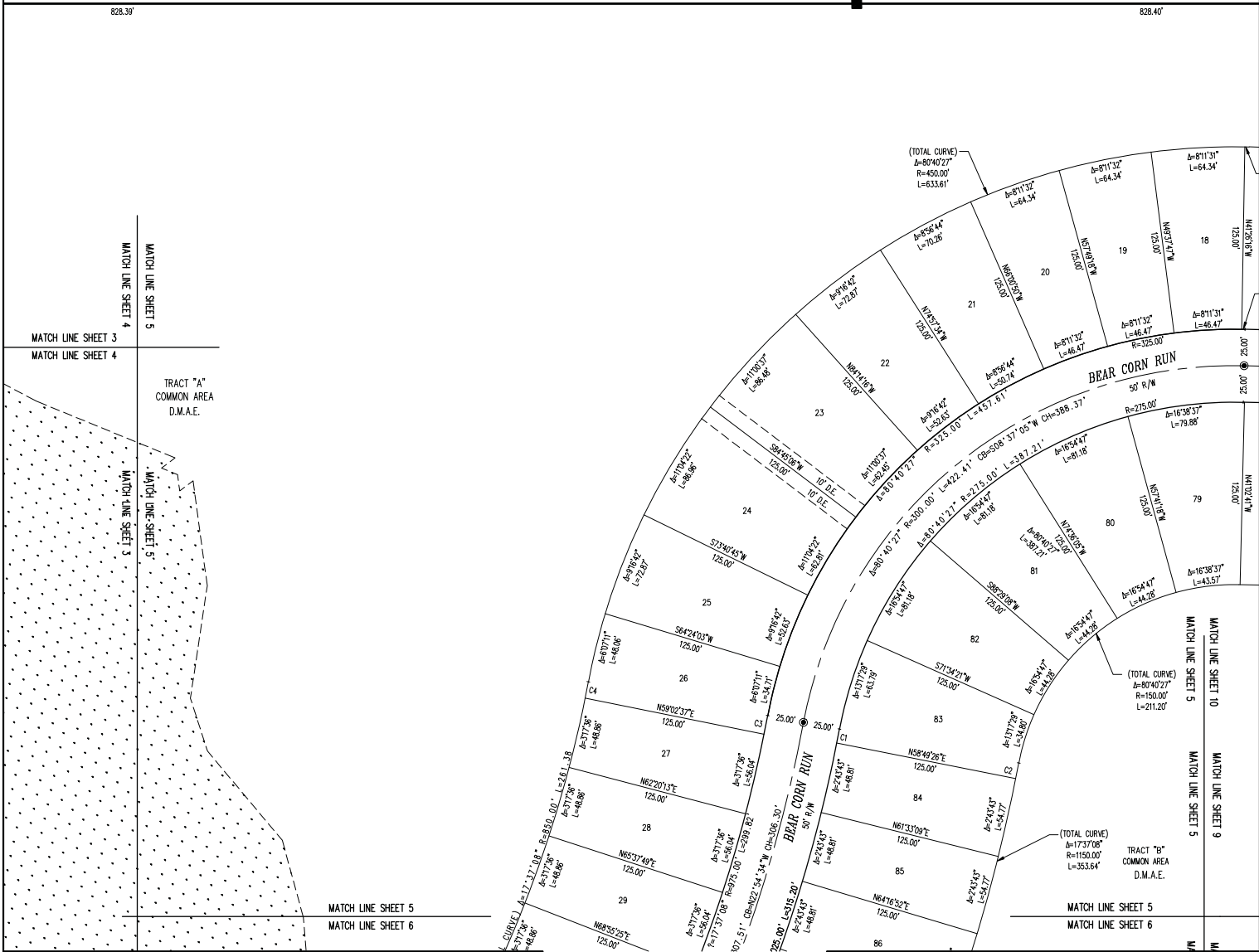
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	9.71	1025.00	0°32'34"
C2	10.89	1150.00	0°32'34"
C3	12.98	975.00	0°45'46"
C4	11.31	850.00	0°45'46"
C5	6.63	975.00	0°23'23"
C6	5.78	850.00	0°23'23"
C7	2.84	1025.00	0°09'32"
C8	3.19	1150.00	0°09'32"
C9	1.73	375.00	0°15'53"
C10	11.05	2025.00	0°18'46"
C11	28.02	2025.00	1°04'32"
C12	37.68	1975.00	1°04'32"
C13	37.55	2000.00	1°04'32"
C14	2.31	500.00	0°15'53"
C15	11.74	2150.00	0°18'46"
C16	28.63	2150.00	0°45'47"
C17	21.19	1975.00	0°36'53"
C18	15.89	1975.00	0°27'39"
C19	19.85	1850.00	0°36'33"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	14.88	1850.00	0°27'39"
C21	30.27	340.00	5°06'01"
C22	19.14	215.00	5°06'01"
C23	51.91	165.00	18°01'37"
C24	12.15	40.00	172°408"
C25	12.59	40.00	18°01'37"
C26	33.02	1000.00	1°53'31"
C27	33.06	1000.00	1°53'38"
C28	15.43	300.00	2°56'50"
C29	9.00	175.00	2°56'50"
C30	3.06	125.00	1°24'02"
C31	17.47	50.00	20°01'00"
C32	21.19	50.00	24°16'46"
C33	16.41	175.00	2°22'26"
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C36	6.72	22.70	16°57'58"
C37	19.50	350.00	3°11'32"
C38	12.54	225.00	3°11'32"

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°03'05"E
L2	1.26	S70°03'05"E
L3	7.03	N52°04'46"E
L4	7.03	N52°04'46"E
L5	4.24	N51°00'15"E
L6	4.24	N51°00'15"E

UNPLATTED

N47°36'36"E 1656.73'



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

S. J. R. W. M. D.
DRAINAGE/MAINTENANCE/ACCESS EASEMENT
D.E.
DRAINAGE EASEMENT
M.E.
MAINTENANCE EASEMENT
A.E.
ACCESS EASEMENT
U.E.
UTILITY EASEMENT



PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
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www.sligerassociates.com
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SHEET 5 OF 12

PLAT BOOK _____ PAGE _____

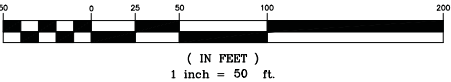
GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#351.
⊙ DENOTES PERMANENT CONTROL POINT (POP) NAIL AND DISK.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 187, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 35, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S68°01'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT. FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET

MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/Common Areas are granted as easements to the City of Port Orange along with the right of access, ingress, and egress, together with the perpetual right to harvest excess stormwater/groundwater as deemed appropriate in the discretion of the City.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.

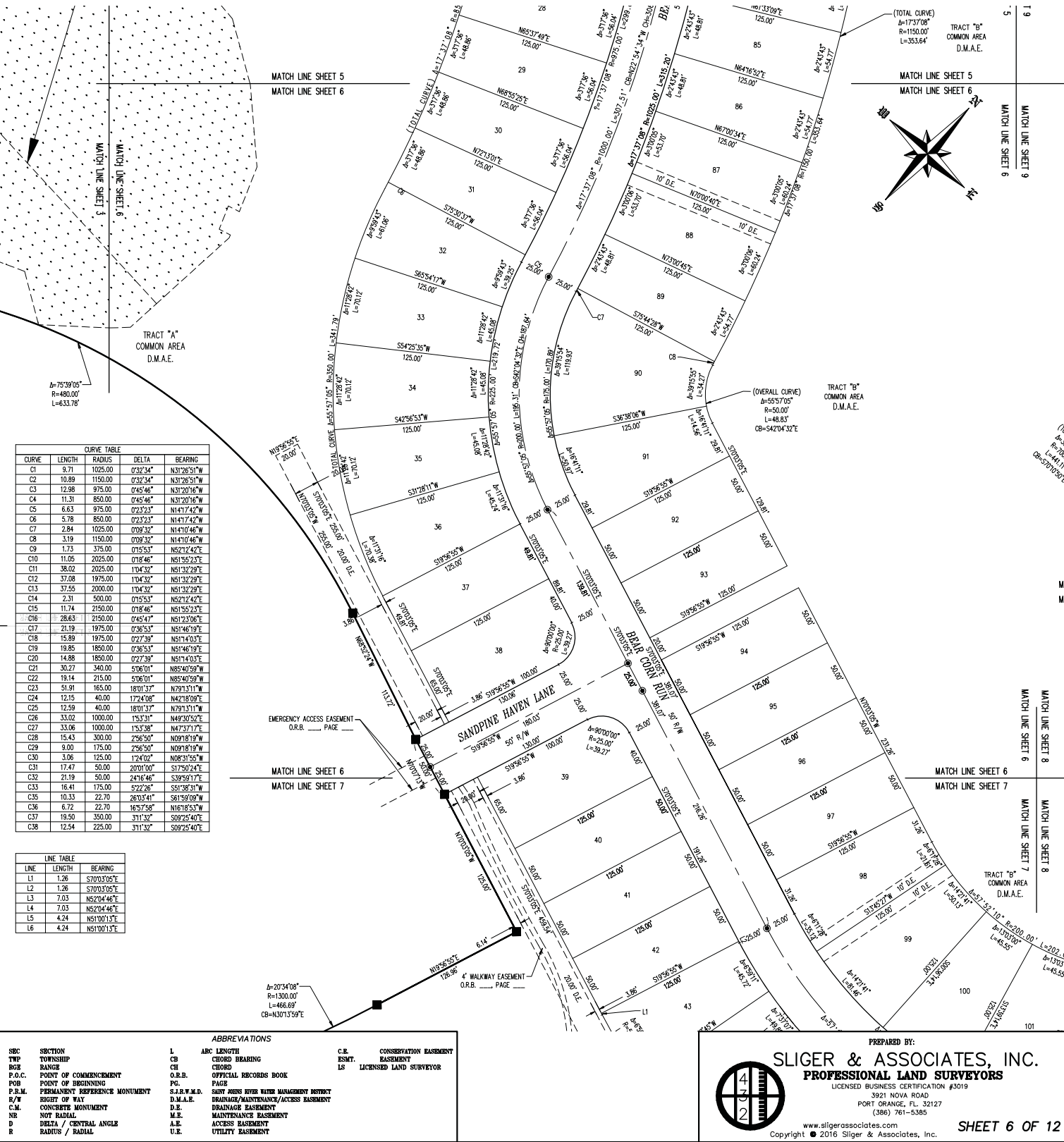


GRAPHIC SCALE



HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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



PLAT BOOK _____ PAGE _____

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
2. DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT W/ DISK LB#351.
3. DENOTES PERMANENT CONTROL POINT (POP) NAIL AND DISK.
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 THIS COUNTY.
5. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. 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.
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. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
9. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPEAT AS RECORDED IN MAP BOOK 35, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 58°01'12"W.
10. THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT. FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
11. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
12. 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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PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION #3019

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SHEET 6 OF 12

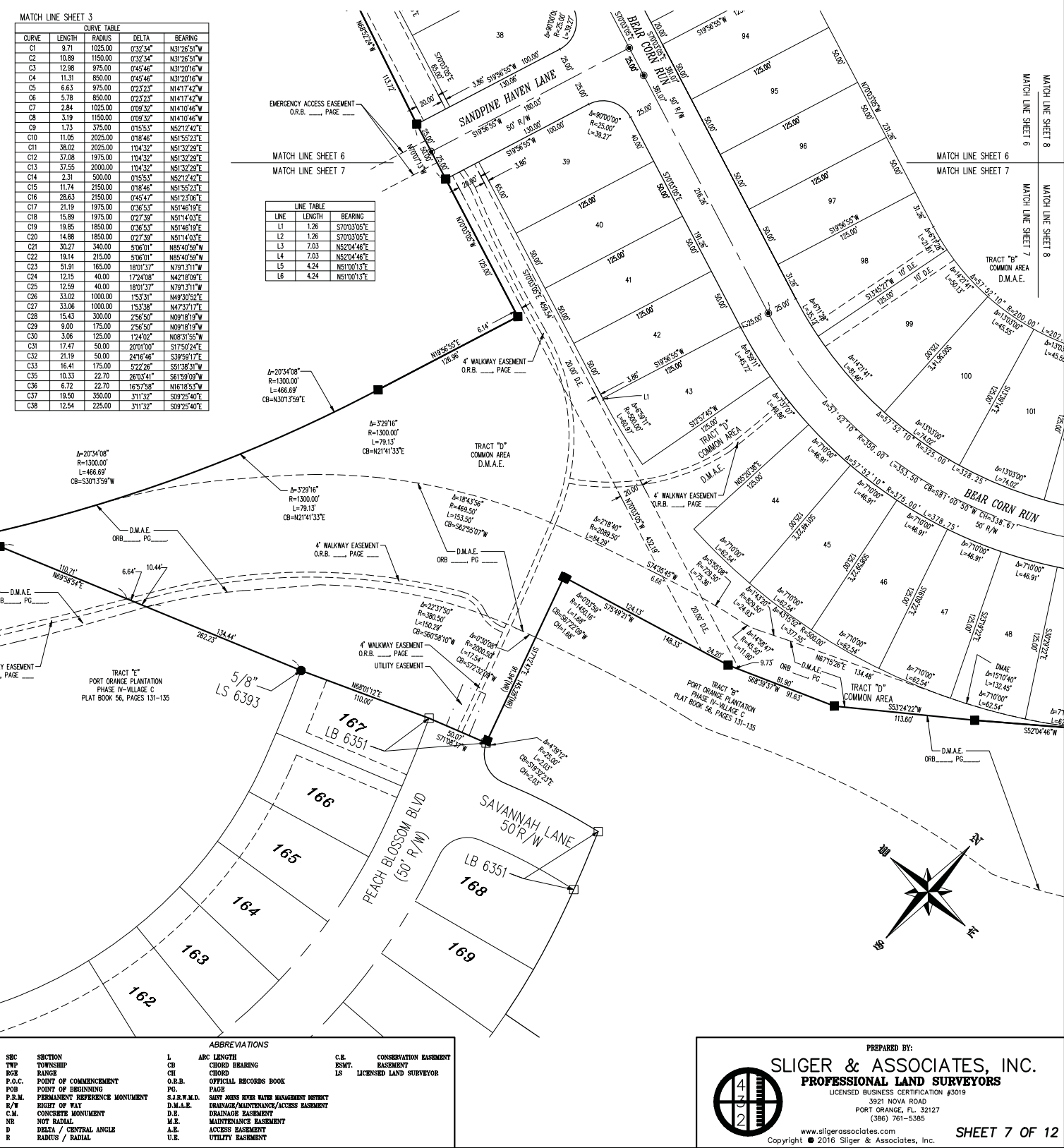
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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

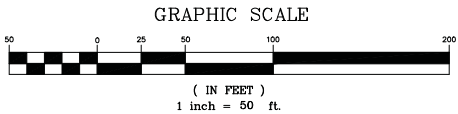


PLAT BOOK _____ PAGE _____

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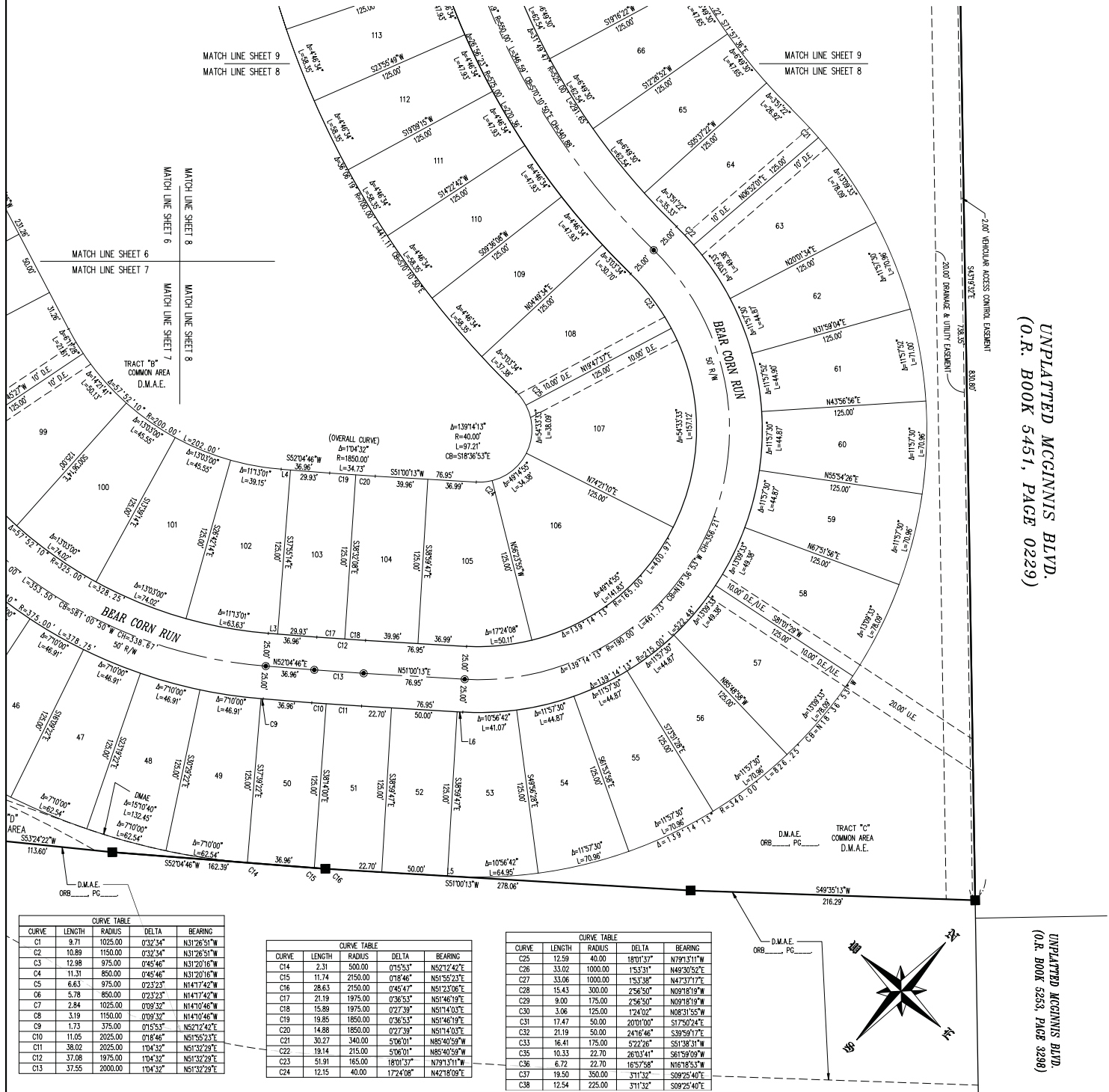
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SIDE CORNER = 20 FEET

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MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/Common Areas are granted as easements to the City of Port Orange along with the right of access, ingress, and egress, together with the perpetual right to harvest excess stormwater/groundwater as deemed appropriate in the discretion of the City.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	8.71	1025.00	0°32'34"	N31°28'51"W
C2	10.89	1150.00	0°32'34"	N32°28'51"W
C3	12.98	975.00	0°45'46"	N31°20'16"W
C4	11.31	850.00	0°45'46"	N31°20'16"W
C5	6.63	975.00	0°23'23"	N14°17'42"W
C6	5.78	850.00	0°23'23"	N14°17'42"W
C7	2.84	1025.00	0°19'32"	N14°10'46"W
C8	3.19	1150.00	0°19'32"	N14°10'46"W
C9	1.73	375.00	0°15'53"	N52°12'42"E
C10	11.05	2025.00	0°18'46"	N51°56'23"E
C11	38.02	2025.00	1°04'32"	N51°52'29"E
C12	37.08	1975.00	1°04'32"	N51°52'29"E
C13	37.55	2000.00	1°04'32"	N51°52'29"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C14	2.31	500.00	0°15'53"	N52°12'42"E
C15	11.74	2150.00	0°18'46"	N51°56'23"E
C16	28.63	2150.00	0°45'47"	N51°23'06"E
C17	21.19	1975.00	0°36'53"	N51°46'19"E
C18	15.89	1975.00	0°27'39"	N51°14'03"E
C19	19.85	1850.00	0°36'53"	N51°46'19"E
C20	14.88	1850.00	0°27'39"	N51°14'03"E
C21	30.27	340.00	5°06'01"	N85°40'59"W
C22	19.14	215.00	5°06'01"	N85°40'59"W
C23	51.91	165.00	18°01'37"	N79°13'11"W
C24	12.15	40.00	17°24'08"	N42°18'09"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C25	12.59	40.00	18°01'37"	N79°13'11"W
C26	33.02	1000.00	1°53'31"	N49°30'52"E
C27	33.06	1000.00	1°53'38"	N47°37'17"E
C28	15.43	300.00	2°56'50"	N08°19'19"W
C29	9.00	175.00	2°56'50"	N08°19'19"W
C30	3.06	125.00	1°24'02"	N08°31'55"W
C31	17.47	50.00	20°01'00"	S17°50'24"E
C32	21.19	50.00	24°16'46"	S39°59'17"E
C33	16.41	175.00	5°22'26"	S51°38'31"W
C34	10.33	22.70	26°53'41"	S01°59'09"W
C36	6.72	22.70	16°57'58"	N16°18'53"W
C37	19.50	350.00	3°11'32"	S09°25'40"E
C38	12.54	225.00	3°11'32"	S09°25'40"E

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.26	S70°03'05"E
L2	1.26	S70°03'05"E
L3	7.03	N57°04'46"E
L4	7.03	N57°04'46"E
L5	4.24	N57°00'17"E
L6	4.24	N57°00'17"E



PREPARED BY:
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UNPLATTED MCGINNIS BLVD.
(O.R. BOOK 5451, PAGE 0229)

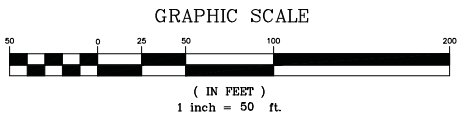
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PLAT BOOK _____ PAGE _____

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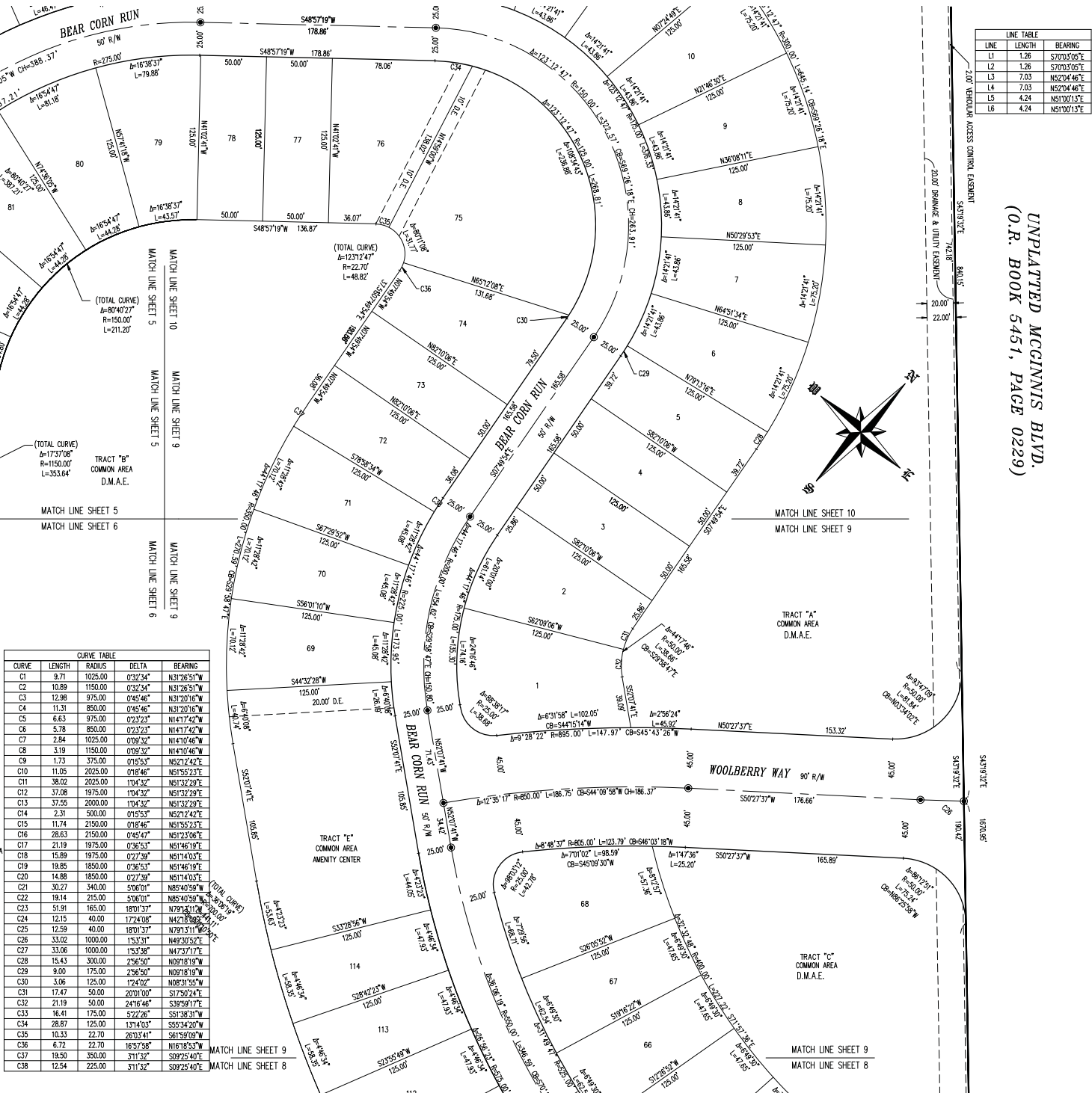
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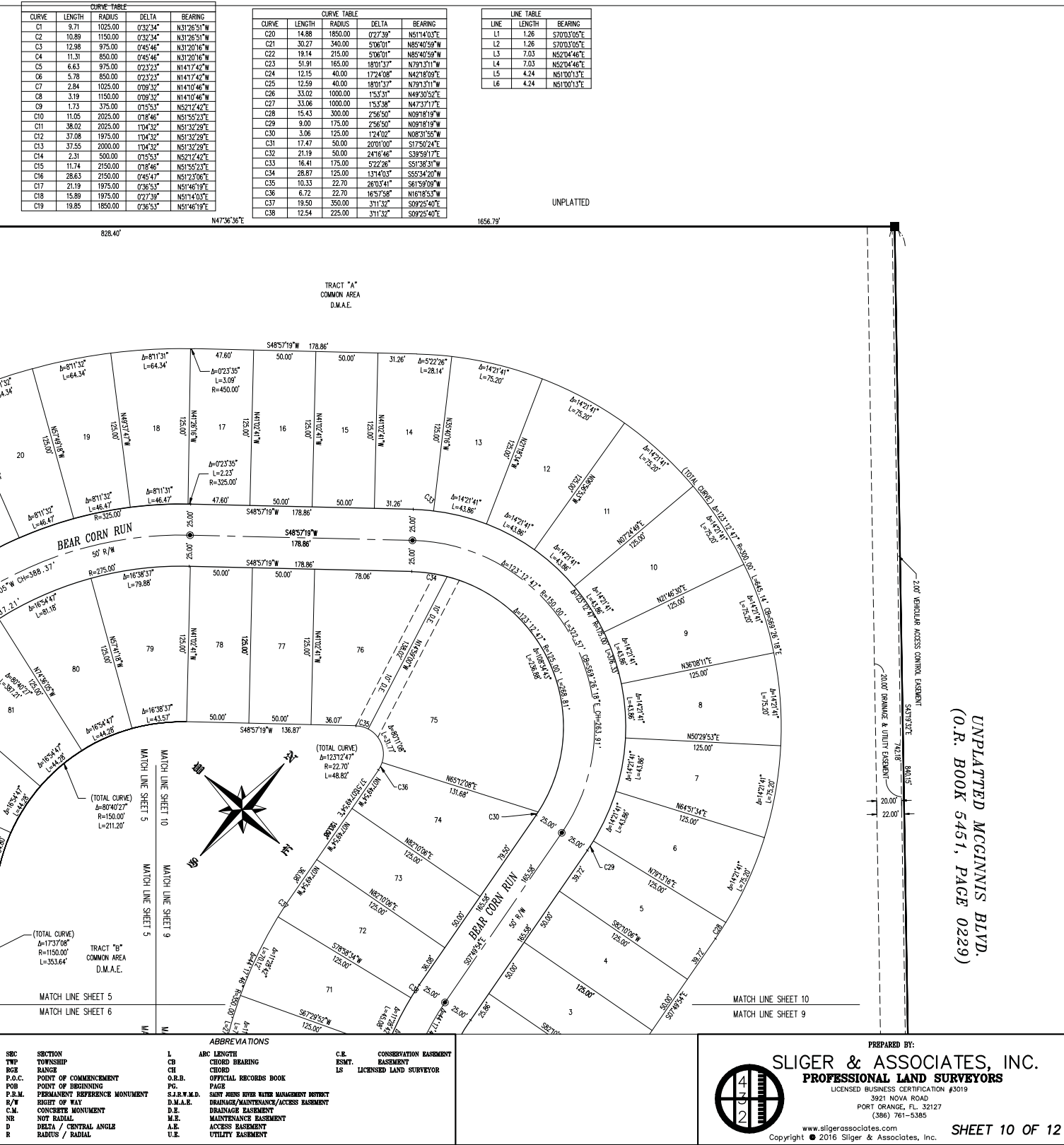
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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



PLAT BOOK _____ PAGE _____

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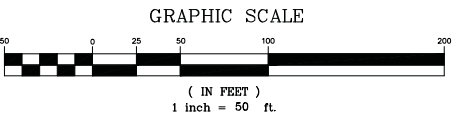
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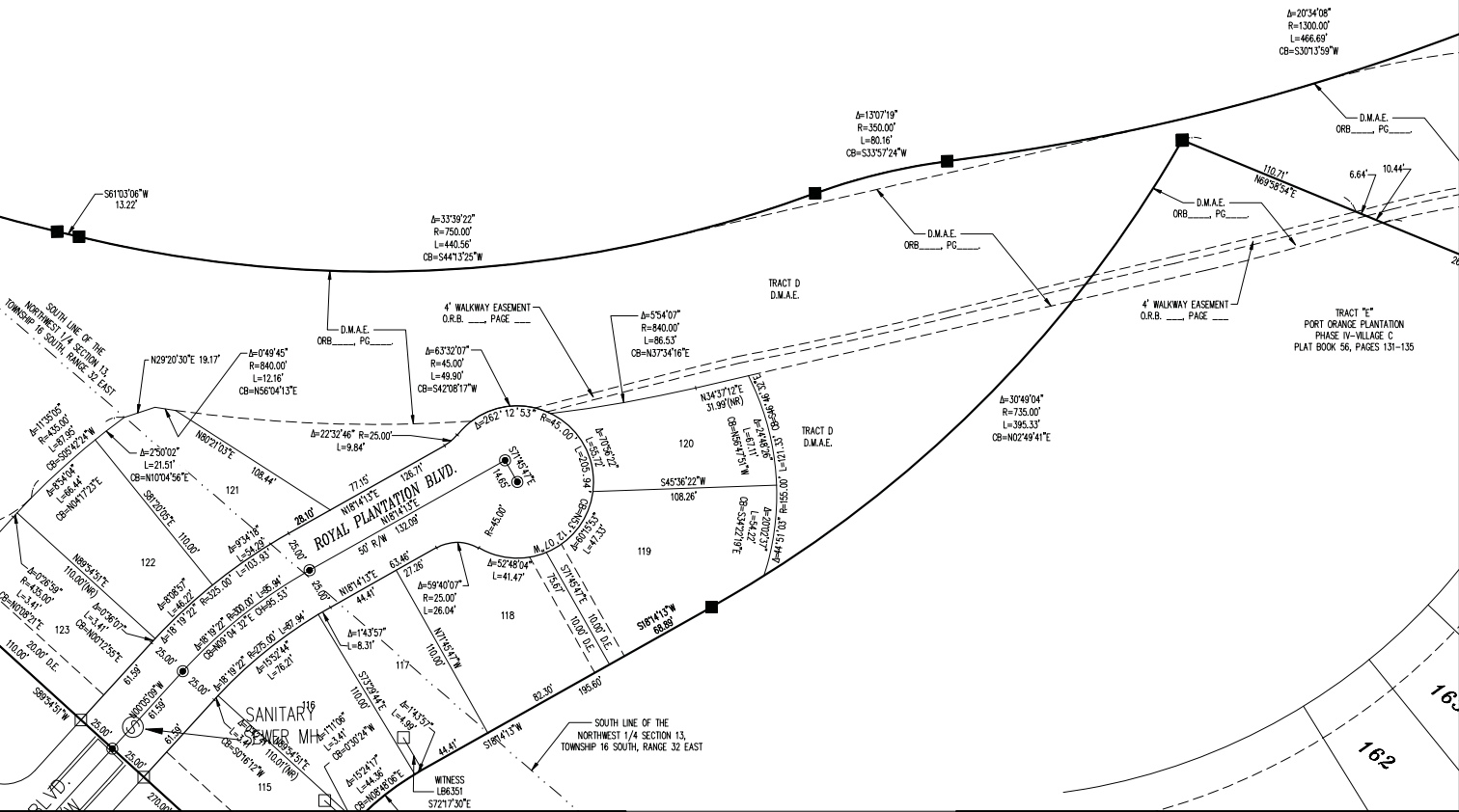
HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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

MATCH LINE SHEET 3



PERPETUAL STORMWATER
MAINTENANCE AND ACCESS EASEMENT
O.R.B. 7013, PAGE 1



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

PREPARED BY:

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PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION #3019

3921 NOVA ROAD

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(386) 761-5385

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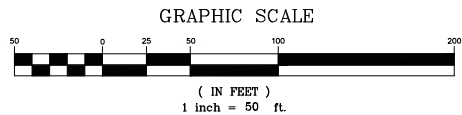
SHEET 11 OF 12

PLAT BOOK _____ PAGE _____

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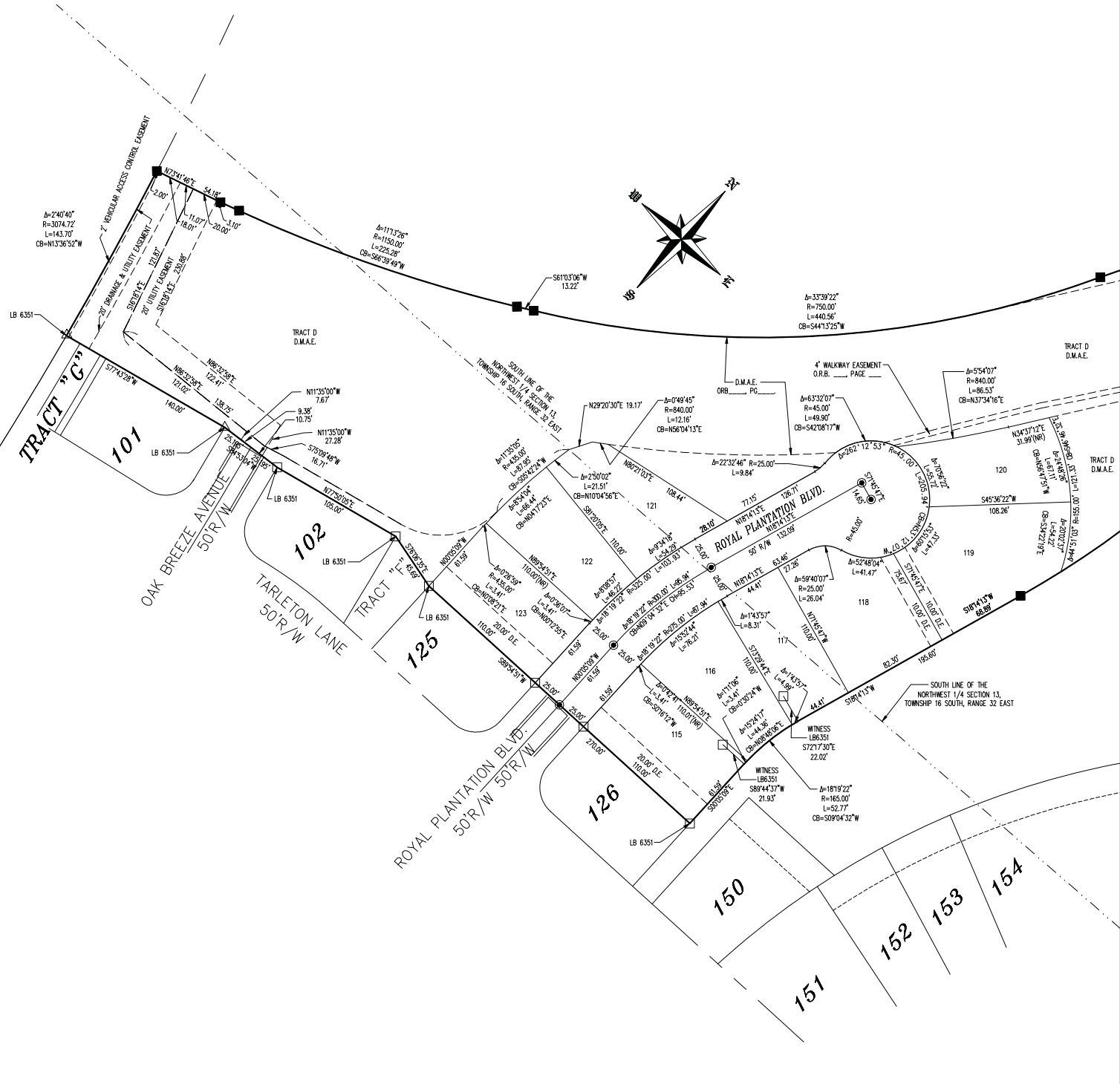
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HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I

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ABBREVIATIONS			
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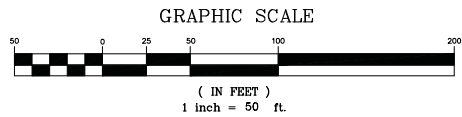
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SHEET 12 OF 12

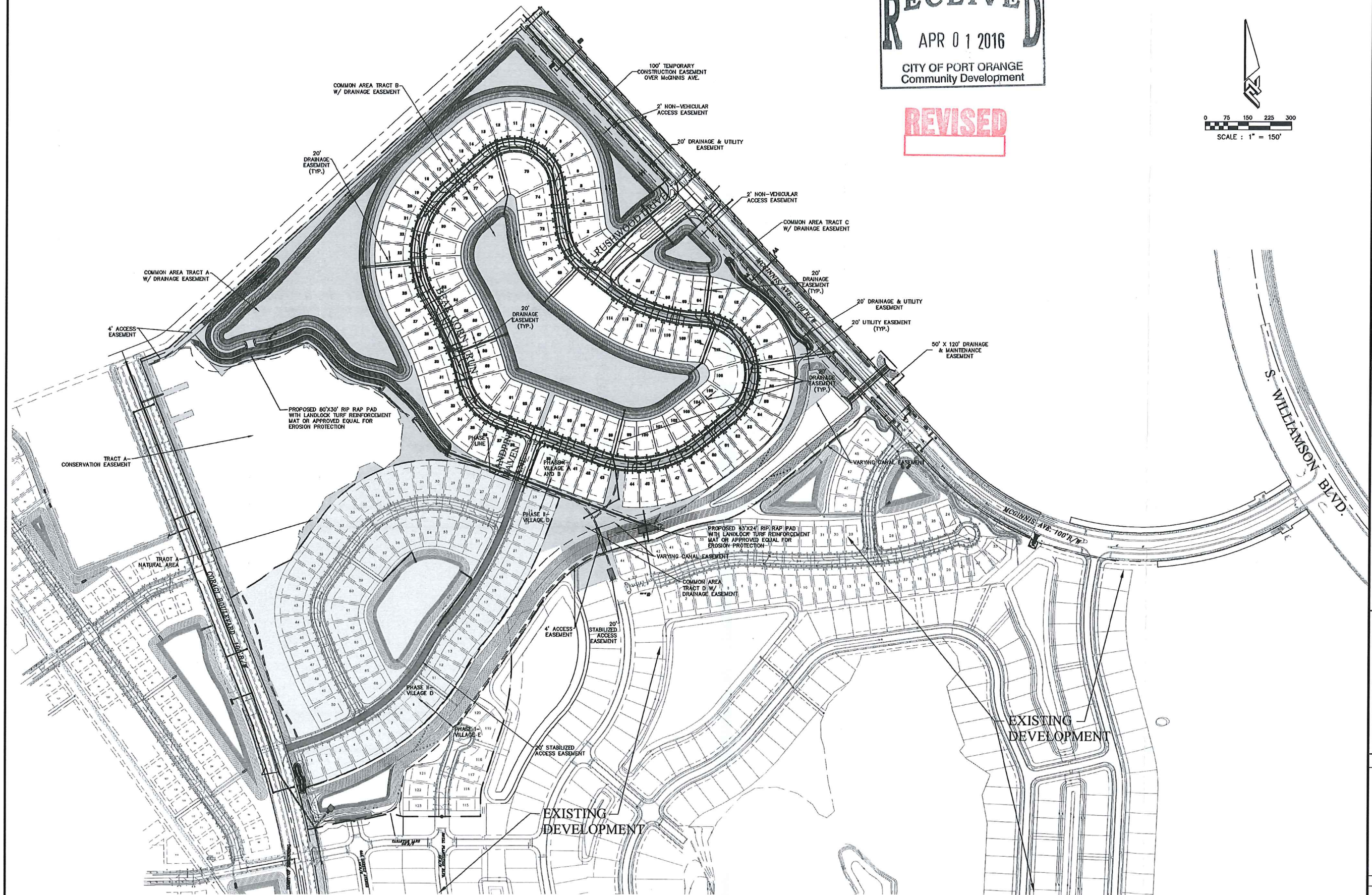
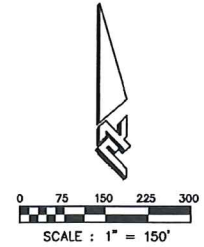
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- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 35, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 56°01'12"W.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT. FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE I RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET
MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/Common Areas ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS AND THE MEDIAN IN RUSHWOOD DRIVE.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.



REVISED



HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE I FINAL ENGINEERING PLANS

OVERALL DEVELOPMENT PLAN
T. ORANGE
VOLUSIA COUNTY

STATE OF FLORIDA
VOLusia COUNTY, FLORIDA

**ZEV COHEN
& ASSOCIATES, INC.**
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
(CB 4510) (LC 02)
PLANNERS • TRANSPORTATION • ENVIRONMENTAL
WWW.ZEVCOHEN.COM

PROJECT NO:	09066	DRAFTED BY: CM
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ISSUE DATE	1-21-10	CHECKED BY: RMH
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DESIGNED BY: M. D. GRIFFIN	DRAWING FILE: 030660DP-A-1
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DESIGNED BY: MDX/NWH	XREFS: 09068SURV XREFS: 09068BAS
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FILE LOCATION -

NOT VALID WITHOUT SEAL

SCALE: 1"=150'

SHEET C5 C5



STAFF REPORT

SUBDIVISION FINAL PLAT & PLANS / DEVELOPMENT ORDER MODIFICATION

HAWKS PRESERVE AT PORT ORANGE PLANTATION, PHASE II
CASE NO. 16-52000002

REQUEST:	Development Order Modification to the Hawks Preserve at Port Orange Plantation, Phase II Subdivision Final Plat and Plans
LOCATION:	North of Town West Boulevard, between Coraci Boulevard and McGinnis Avenue (Figure 1)
OWNER/APPLICANT:	D.R. Horton
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION:	April 28, 2016

In May 2015, the City Council approved the Final Plat and Plans for a 23-acre subdivision. The subdivision consisted of 75 individual single-family lots, along with associated subdivision improvements (streets, sidewalks, utilities, stormwater, landscaping).

The property owner has requested a modification to the approved plat and plans. According to the Land Development Code, minor changes to a plat that has not been recorded must be reviewed through the same process as the original review of the plat. Therefore, the proposed minor changes to the plat and plans will need to be reviewed by the Planning Commission and reviewed and approved by City Council before it can be recorded.



The only proposed modification to the plat and plans is the removal of the 9-lot cul-de-sac extension of Royal Plantation Boulevard. The 9-lots and the cul-de-sac extension of Royal Plantation Boulevard is proposed to be added to Hawks Preserve Phase I. The proposed modification to Phase II results in 66 single-family lots on 18 acres (a net decrease of 9 single-family lots). Staff has reviewed the proposed modifications and public facilities and services, such as roads, public infrastructure, schools, and recreational facilities

are currently available to serve the proposed 66 residential lots.

The Staff Development Review Committee (SDRC) has reviewed this project and the applicant will need to address some minor technical comments such as, correcting minor formatting errors and adding language to clarify Home Owner's Association maintenance provisions on the plat prior to this item being considered by City Council.

RECOMMENDATION:

Approval of the proposed Development Order Modification to the Hawks Preserve at Port Orange Plantation, Phase II Subdivision Final Plat and Plans approved by City Council in 2015.

ATTACHMENT:

- Exhibit A – Proposed Changes to Hawks Preserve Subdivision Plans
- Exhibit B – Hawks Preserve at Port Orange Plantation, Phase II Subdivision Final Plat
- Exhibit C - Lot Configuration for Hawks Preserve at Port Orange Plantation Phase II

EXHIBIT A1

Port Orange Plantation

Proposed Changes to Hawks Preserve Subdivision Plans

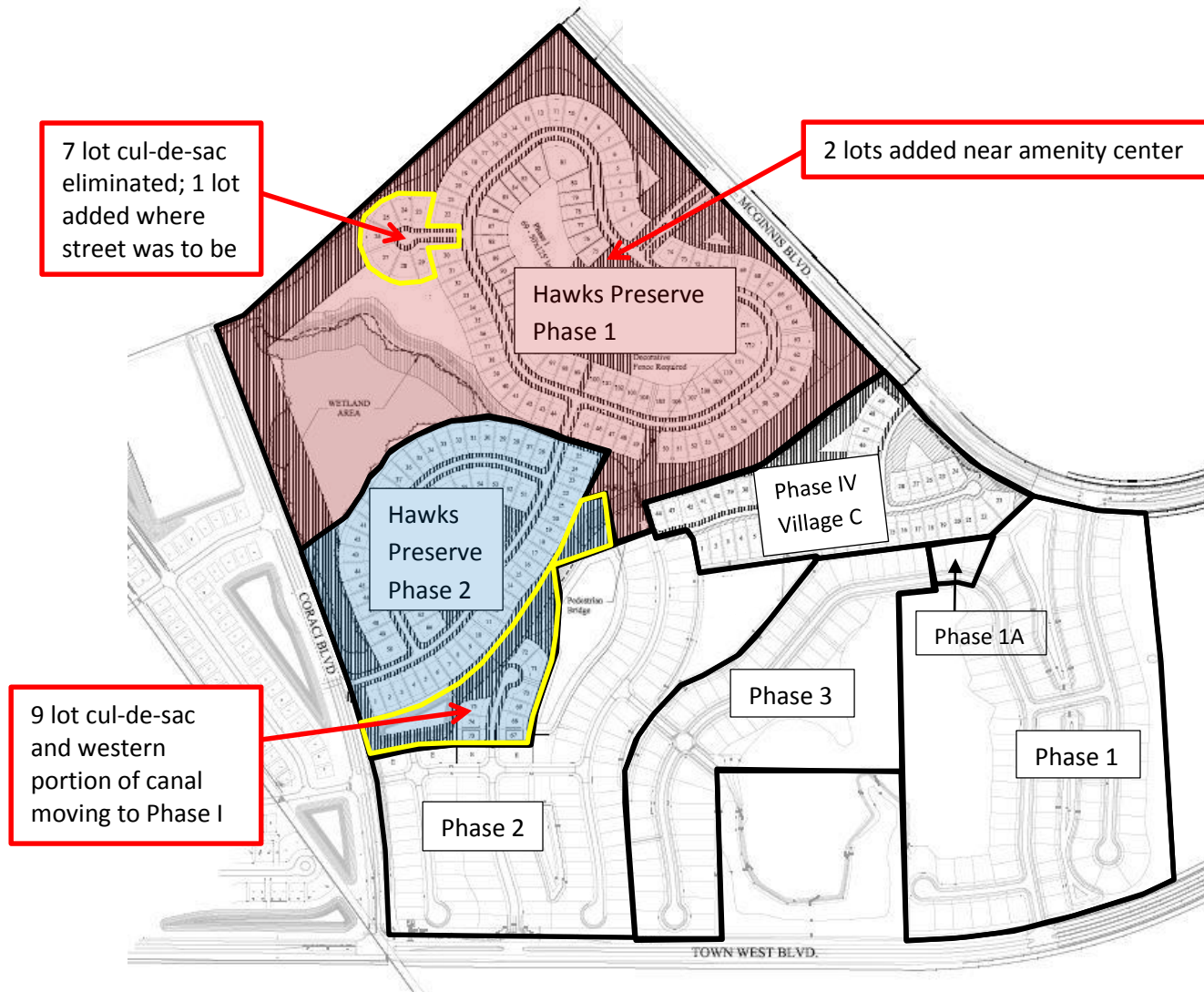
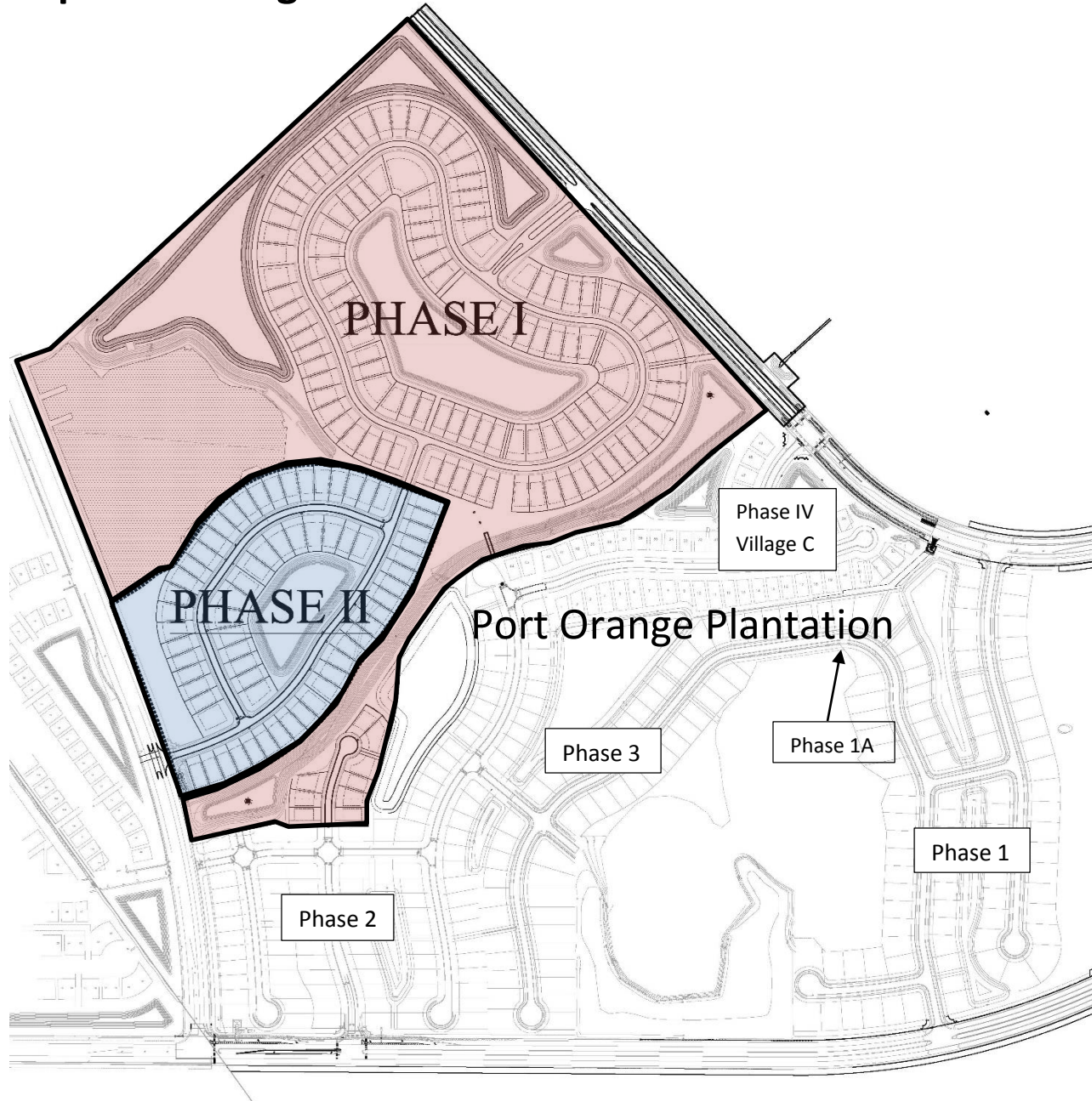


EXHIBIT A2
Port Orange Plantation
Proposed Changes to Hawks Preserve Subdivision Plans





REVISED

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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

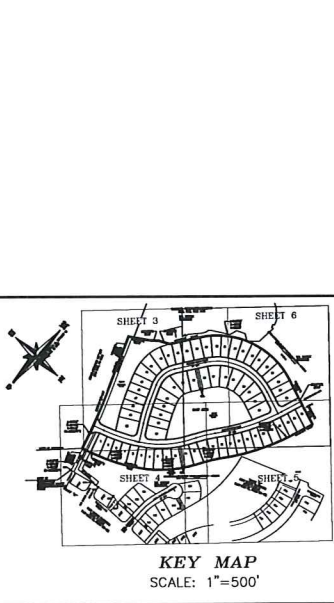
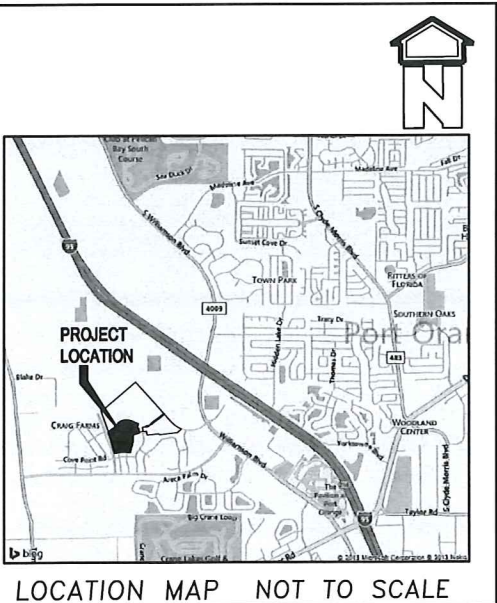
DESCRIPTION

A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF TRACT "C", PORT ORANGE PLANTATION PHASE II REPLAT, AS RECORDED IN PLAT BOOK 55, PAGES 119 THROUGH 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING ON THE EASTERLY RIGHT OF WAY LINE OF ORPHEA BOULEVARD, A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5700, PAGE 1433, SAID PUBLIC RECORDS AND BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3074.72 FEET, A CENTRAL ANGLE OF 02°40'40" AND A CHORD BEARING OF N15°25'50"W. THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 143.70 FEET TO THE POINT OF BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3074.72 FEET, A CENTRAL ANGLE OF 08°13'50" AND A CHORD BEARING OF N18°04'11"W. THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 334.49 FEET, THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 1021.11"W, 374.02 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N15°55'24"E, 124.17 FEET, THENCE N15°52'47"E, 124.17 FEET, THENCE N15°25'47"E, 65.39 FEET, THENCE N4°25'57"E, 82.00 FEET, THENCE N15°25'47"E, 183.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET WITH A CENTRAL ANGLE OF 75°30'05". THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 633.78 FEET, THENCE S88°52'24"E, 113.72 FEET, THENCE S20°07'37"E, 50.00 FEET, THENCE S20°03'07"E, 125.00 FEET, THENCE S15°55'57"W, 126.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1500.00 FEET WITH A CENTRAL ANGLE OF 25°34'50". THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 465.89 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET AND CENTRAL ANGLE OF 13°07'19". THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID REVERSE CURVE, 69.16 FEET, THENCE S10°03'06"W, 13.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1150.00 FEET AND CENTRAL ANGLE OF 11°13'26". THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 225.28 FEET, THENCE S72°15'32"W, 15.70 FEET, THENCE S73°41'46"W, 54.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 764,765 SQ. FT. 17.56 ACRES MORE OR LESS.

GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#J351.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#J019.
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#J351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.2808333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL, UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 161, PORT ORANGE PLANTATION, PHASE I REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 58°07'12"W.
- THIS PLAT IS SUBJECTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORM DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM SHALL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II RECORDED AT OFFICIAL RECORDS BOOK _____, PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET
MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



SEC
TWP
R
P.O.C.
P.O.B.
P.R.M.
R/W
C.M.
NS
DLA / CENTRAL ANGLE
R
L

SECTION
TOWNSHIP
RANGE
POINT OF COMMENCEMENT
POINT OF BEGINNING
PERMANENT REFERENCE MONUMENT
CONCRETE MONUMENT
NOT RADIAL
DELTA / CENTRAL ANGLE
RADIUS / RADIAL
ARC LENGTH

CB
CH
OR
OR
PG
S.J.R.W.D.
D.W.A.E.
D.E.
M.E.
A.E.
U.E.
C.E.
ESM

CHORD BEARING
CHORD
OFFICIAL RECORDS BOOK
PAGE
SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
DRAINAGE/MAINTENANCE/ACCESS EASEMENT
DRAINAGE EASEMENT
MAINTENANCE EASEMENT
ACCESS EASEMENT
UTILITY EASEMENT
CONSERVATION EASEMENT
EASEMENT

PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
www.sligerassociates.com
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SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT D.R. HORTON, INC., AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE II", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. ALL STREETS, ROADS AND OTHER RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, DEDICATED TO THE CITY OF PORT ORANGE. ALL DRAINAGE, MAINTENANCE, ACCESS, UTILITY AND VEHICULAR ACCESS CONTROL EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF PORT ORANGE. ALL DRAINAGE, MAINTENANCE, AND ACCESS EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS "A", "B" AND "C" DEPICTED HEREON AS COMMON AREAS ARE HEREBY GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, _____ HAS CAUSED
THESE PRESENTS TO BE SIGNED, SEALED AND ATTESTED TO, BY THE
PERSONS NAMED BELOW, AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO
ON THIS _____ DAY OF _____ 2_____
SIGNED AND SEALED IN _____
THE PRESENCE OF: _____ D.R. HORTON, INC.

PRINTED NAME: _____ BY: WALLACE G. INGRAM
ASSISTANT SECRETARY OF D.R. HORTON, INC.

PRINTED NAME: _____ (CORPORATE SEAL)
STATE OF _____ COUNTY OF _____ 2_____
THIS IS TO CERTIFY THAT, ON _____, 2_____,
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND
COUNTY AFORESAID, PERSONALLY APPEARED WALLACE G. INGRAM, ASSISTANT SECRETARY
OF D.R. HORTON, INC. TO ME KNOWN TO BE THE PERSONS WHO FOR AND ON BEHALF OF
D.R. HORTON, INC., AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, EXECUTED THE
FOREGOING DEDICATION FOR AND ON BEHALF OF SAID CORPORATION.

HE (IS) _____ (IS NOT) _____
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION
AND HE (HAS) _____ (HAS NOT) _____ TAKEN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND SEAL ON THE ABOVE DATE. _____ SEAL

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
TITLE/RANK: _____
COMMISSION NUMBER: _____

CERTIFICATE OF CLERK
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT
IT COMPLES IN FORM WITH ALL THE REQUIREMENTS IN CHAPTER 177, FLORIDA
STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____
AT _____ AM/PM, FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY
I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT
ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE II" FOR COMPLIANCE WITH THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT I HAVE
PROVIDED BOTH THE CITY AND THE SURVEYOR MAPPER OF RECORD A LIST
OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

SIGNATURE _____ DATE _____
PRINTED NAME: _____ P.L.S./P.S.M. NO. _____

CERTIFICATE OF SURVEYOR AND MAPPER
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND
REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND
DESCRIBED HEREON, ENTITLED "HAWKS PRESERVE AT PORT ORANGE PLANTATION-PHASE II" WAS
PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLES WITH ALL OF
THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL
MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS
BEEN PROPERLY PLACED.

J.E. ZAPERT
P.L.S. NO. 4048
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FLORIDA 32127

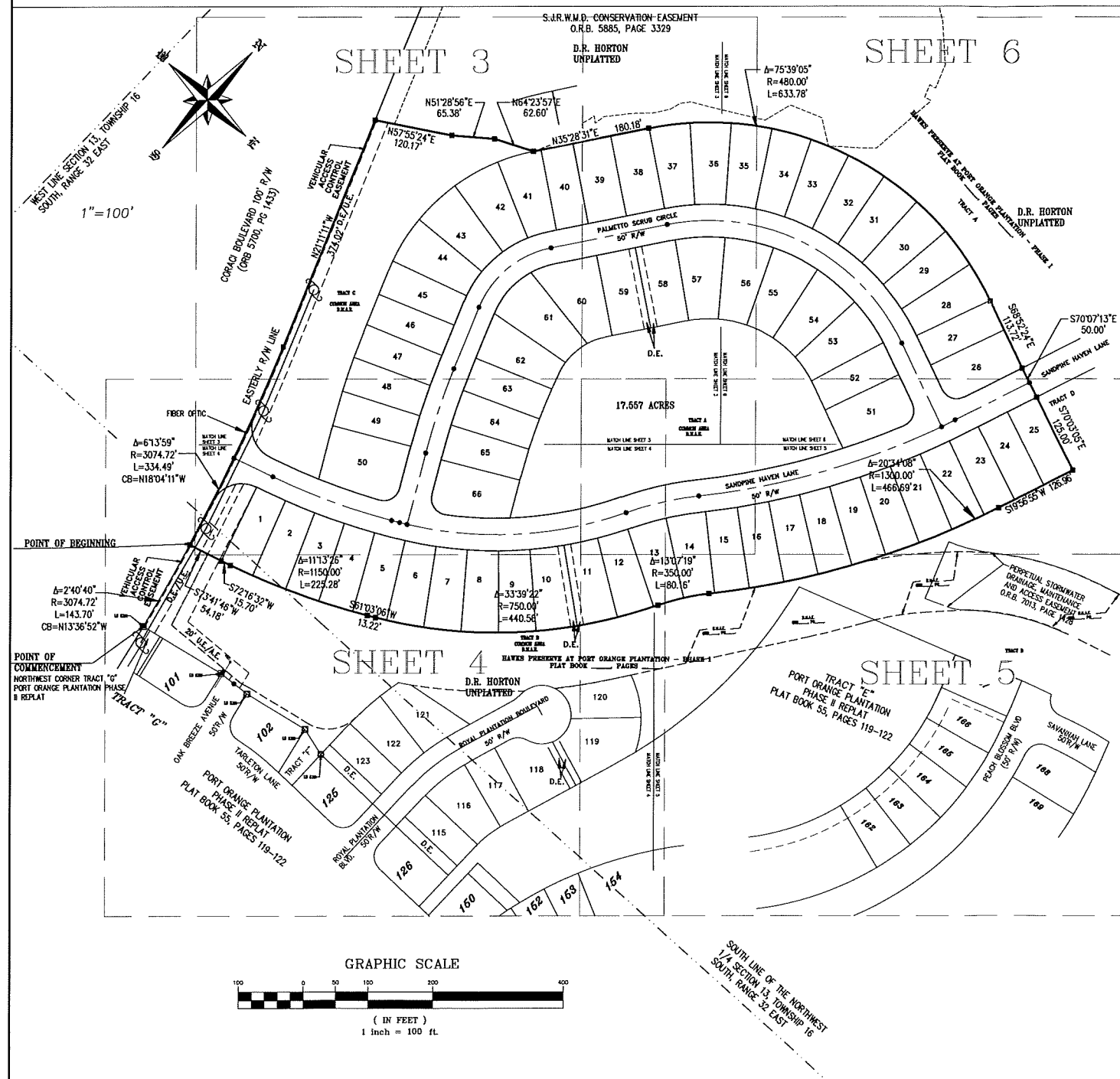
SLIGER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 3019

CITY COUNCIL CERTIFICATE OF APPROVAL
THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "HAWKS PRESERVE AT PORT
ORANGE PLANTATION-PHASE II" 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

PLANNING COMMISSION CERTIFICATE OF APPROVAL
THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "HAWKS PRESERVE AT PORT
ORANGE PLANTATION-PHASE II" WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION
ON _____
BY: _____
CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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

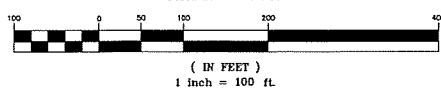


PLAT BOOK _____ PAGE _____

GENERAL NOTES

1. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#J351.
2. □ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#J351.
3. ● DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#J351.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. 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. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
9. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE I REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 88°07'12" N.
10. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
11. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
12. 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.
13. THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEASE ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
15. THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
16. BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET
MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
17. RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, EGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
18. IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
19. WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.
20. HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS.
21. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 819, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
22. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

GRAPHIC SCALE



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



PREPARED BY:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION #3019
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
www.sligerassociates.com
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SHEET 2 OF 6

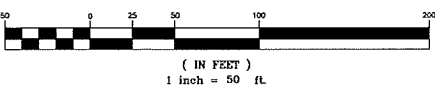
HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.53	600.00	106.39°
C2	23.65	1150.00	170.41°
C3	4.45	180.00	124.57°
C4	7.54	305.00	124.57°
C5	7.83	180.00	223.41°
C6	0.48	355.00	014.37°
C7	0.64	480.00	024.37°
C8	12.93	305.00	223.41°
C9	18.33	100.00	107.04°
C10	15.84	300.00	330.32°
C11	2.24	175.00	330.32°
C12	4.24	1025.00	014.37°
C13	4.76	1150.00	014.37°
C14	20.86	1025.00	109.58°
C15	14.82	825.00	171.30°
C16	6.07	825.00	033.23°
C17	7.56	1175.00	022.97°
C18	23.40	1150.00	109.58°
C19	17.78	750.00	171.30°
C20	7.28	750.00	033.23°
C21	0	0	0
C22	0	0	0
C23	8.37	1300.00	022.97°
C24	24.96	1300.00	106.01°
C25	22.58	1175.00	106.01°

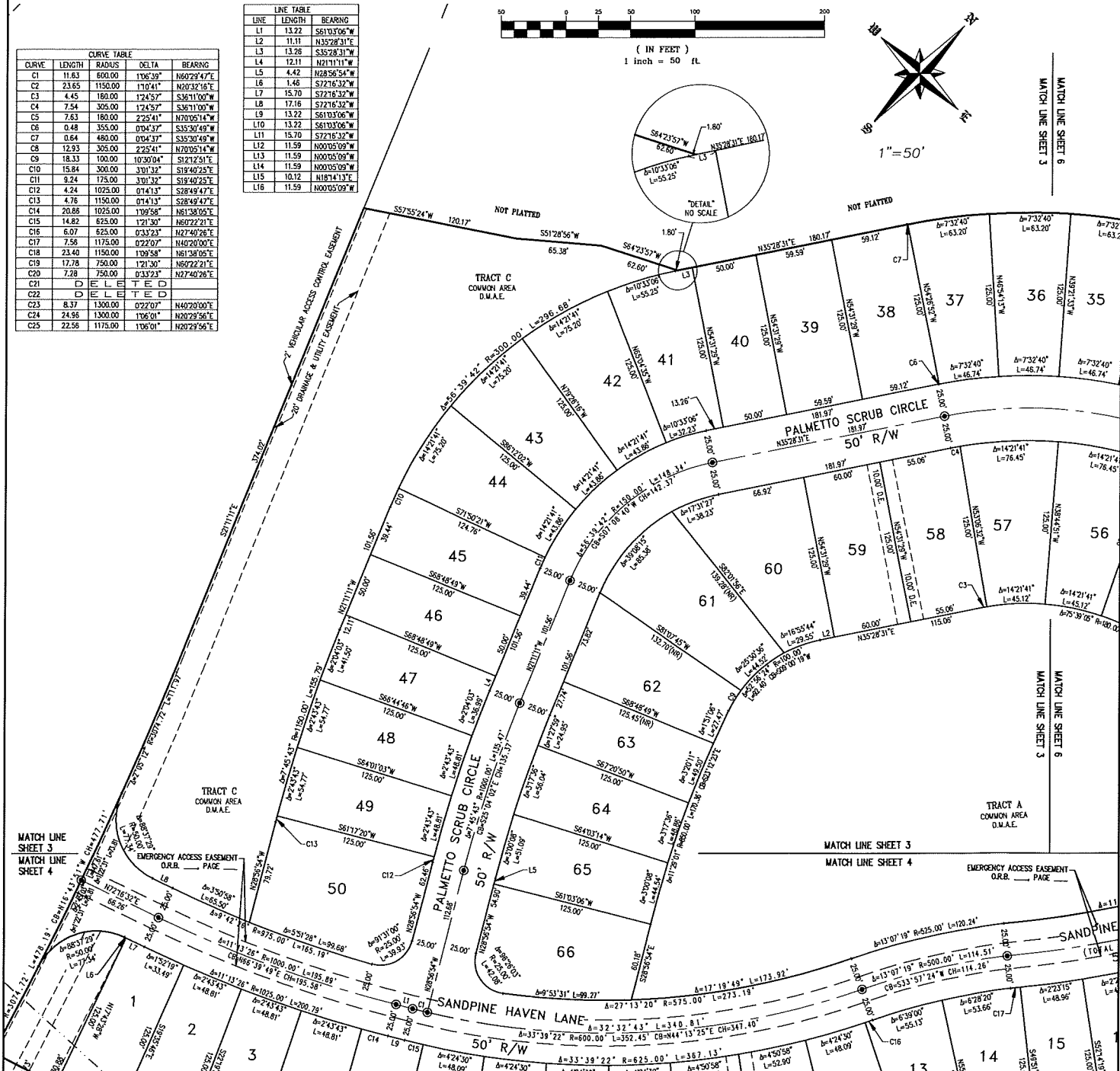
LINE TABLE		
LINE	LENGTH	BEARING
L1	13.22	S61°03'06"W
L2	11.11	N35°28'31"E
L3	13.26	N01°11'11"W
L4	12.11	N01°11'11"W
L5	4.42	N28°56'54"W
L6	1.46	S72°16'32"W
L7	15.70	S72°16'32"W
L8	17.16	S72°16'32"W
L9	13.22	S61°03'06"W
L10	13.22	S61°03'06"W
L11	15.70	S72°16'32"W
L12	11.59	N00°05'09"W
L13	11.59	N00°05'09"W
L14	11.59	N00°05'09"W
L15	10.12	N01°11'11"W
L16	11.59	N00°05'09"W

GRAPHIC SCALE



1"=50'

MATCH LINE SHEET 3



PREPARED BY:

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PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION #3019

3921 NOVA ROAD

PORT ORANGE, FL 32127

(386) 781-5385

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4
2

SECT. TWP. RANGE. P.O.C. POB. P.M. R/W. C.M. NR. D.

SECTION. TOWNSHIP. RANGE. P.O.C. POB. P.M. R/W. C.M. NR. D.

L. CHORD BEARING. CHORD. OFFICIAL RECORDS BOOK. PAGE. S.J.R.W.M.D. D.M.A.E. D.E. M.E. A.E. U.E.

ARC LENGTH. CHORD BEARING. CHORD. OFFICIAL RECORDS BOOK. PAGE. S.J.R.W.M.D. D.M.A.E. D.E. M.E. A.E. U.E.

C.E. CONSERVATION EASEMENT. ESM. EASEMENT. LS. LICENSED LAND SURVEYOR.

PLAT BOOK _____ PAGE _____

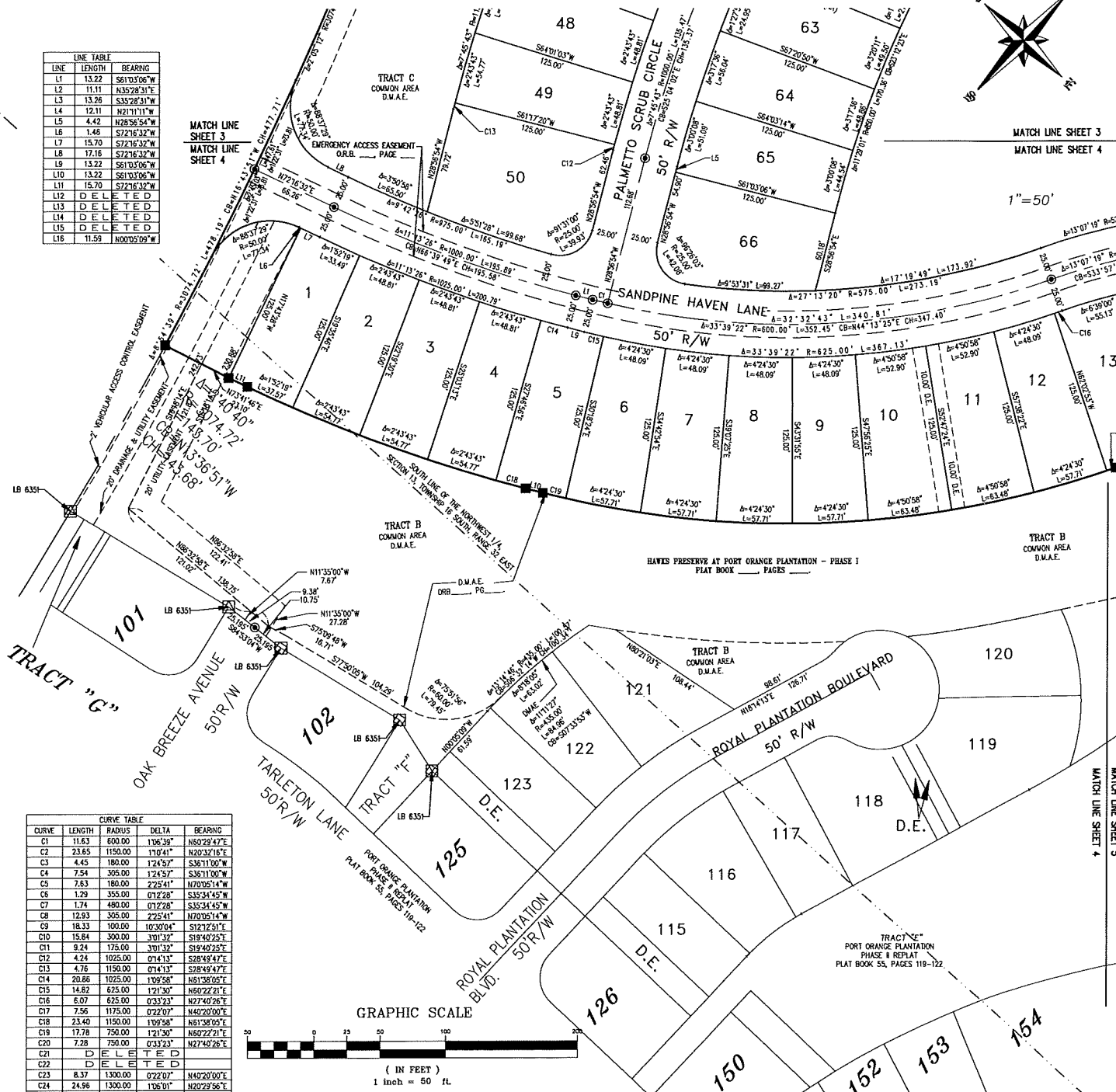
GENERAL NOTES

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- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
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- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHEASTLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE I REPEAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING S68°01'21"W.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
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- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
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REAR = 20 FEET
SIDE = LOTS < 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET
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MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
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- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5635, PAGE 818, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4166, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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

LINE	LENGTH	BEARING
L1	13.22	S61°03'56"W
L2	11.11	N35°28'31"E
L3	13.26	S35°28'31"W
L4	12.11	N21°11'11"W
L5	4.42	N28°56'54"W
L6	1.46	S72°16'32"W
L7	15.70	S72°16'32"W
L8	17.16	S72°16'32"W
L9	13.22	S61°03'56"W
L10	13.22	S61°03'56"W
L11	15.70	S72°16'32"W
L12	D E L E T E D	
L13	D E L E T E D	
L14	D E L E T E D	
L15	D E L E T E D	
L16	11.59	N00°05'09"W



CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	11.63	600.00	106°39'	N80°28'42"E
C2	23.65	1150.00	110°41'	N20°32'16"E
C3	4.45	180.00	124°57'	S36°11'00"W
C4	7.54	355.00	124°57'	S36°11'00"W
C5	7.63	180.00	22°54'	N70°05'14"W
C6	1.29	355.00	01°22'	S35°34'45"W
C7	1.74	480.00	01°22'	S35°34'45"W
C8	12.93	305.00	22°54'	N70°05'14"W
C9	18.33	100.00	10°30'04"	S121°25'1"E
C10	15.84	300.00	3°01'37"	S18°42'25"E
C11	9.24	175.00	3°01'37"	S18°42'25"E
C12	4.24	1025.00	01°13'	S28°49'47"E
C13	4.76	1150.00	01°13'	S28°49'47"E
C14	20.85	1025.00	1°09'58"	N81°38'05"E
C15	14.82	625.00	1°09'58"	N81°38'05"E
C16	6.07	625.00	02°32'33"	N27°40'26"E
C17	7.56	1175.00	02°07'	N40°20'00"E
C18	23.40	1150.00	1°09'58"	N81°38'05"E
C19	17.78	750.00	1°09'58"	N81°38'05"E
C20	7.28	750.00	03°32'24"	N27°40'26"E
C21	D E L E T E D			
C22	D E L E T E D			
C23	8.37	1300.00	02°20'07"	N40°20'00"E
C24	24.96	1300.00	1°06'01"	N20°29'56"E
C25	22.56	1175.00	1°09'01"	N20°29'56"E

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

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SHEET 4 OF 6

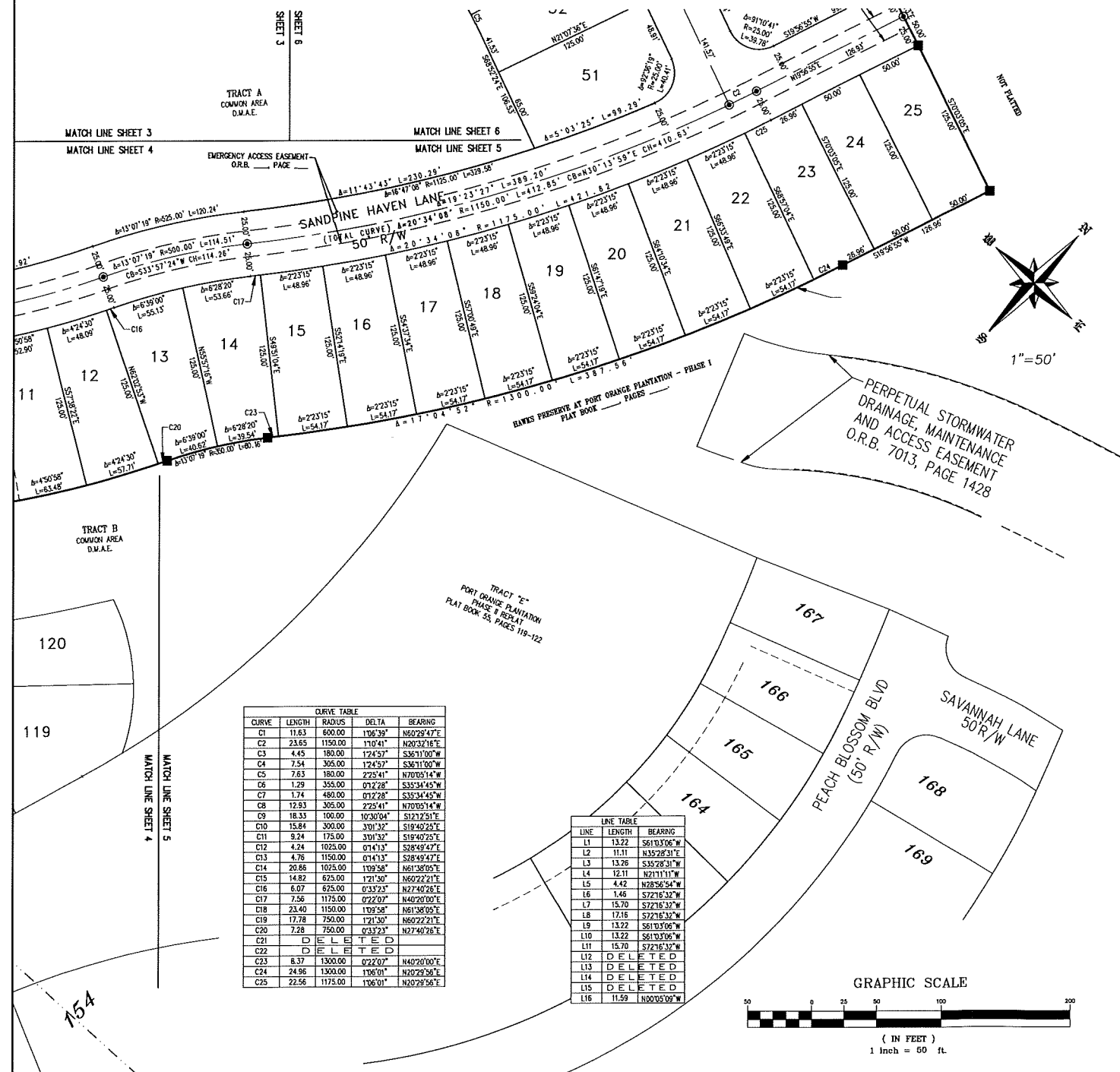
PLAT BOOK _____ PAGE _____

GENERAL NOTES

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- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3019.
- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#6351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 56.37/12=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.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAT AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 86°07'12".
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE COMMON AREAS GRANTED TO HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS, FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLES WITH SECTION 400-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- THE ARTICLES OF INCORPORATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUPPLEMENTAL DECLARATION FOR HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II RECORDED AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
REAR = 20 FEET
SIDE - LOTS ≤ 65' = 5 FEET
LOTS > 65' = 7.5 FEET
SIDE CORNER = 20 FEET
MINIMUM OPEN SPACE = 40%
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 36 FEET
- RETENTION AREAS/COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, EGRESS, AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER/GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORM WATER FROM ADJOINING, OFF-SITE DEDICATED RIGHT OF WAYS.
- WHENEVER CONSERVATION EASEMENTS OR DRAINAGE, RETENTION AND MAINTENANCE EASEMENTS ARE WITHIN A LOT, NO FENCES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT.
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- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF RECIPROCAL CROSS EASEMENTS RECORDED IN O.R. BOOK 5835, PAGE 019, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5118, PAGE 4108, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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



PLAT BOOK _____ PAGE _____

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#8351.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#5019.
- DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#8351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE NORTHERLY BOUNDARY LINE OF LOT 167, PORT ORANGE PLANTATION, PHASE II REPLAY AS RECORDED IN MAP BOOK 55, PAGES 119-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING 88°01'12"W.
- THIS PLAT IS SUBMITTED TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
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- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 5116, PAGE 4186, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ABBREVIATIONS		C.E.	
SEC	SECTION	ARC LENGTH	CONSERVATION EASEMENT
TWP	TOWNSHIP	CHORD BEARING	EASEMENT
RGE	RANGE	CHORD	ESWL
P.O.C.	POINT OF COMMENCEMENT	OFFICIAL RECORDS BOOK	LS
P.O.B.	POINT OF BEGINNING	PAGE	LICENSED LAND SURVEYOR
P.R.M.	PERMANENT REFERENCE MONUMENT	S.A.R.W.M.D.	
R/W	RIGHT OF WAY	D.M.A.E.	
C.M.	CONCRETE MONUMENT	DRAINAGE MAINTENANCE/ACCESS EASEMENT	
NR	NOT RADIAL	DRAINAGE EASEMENT	
D	DELTA / CENTRAL ANGLE	MAINTENANCE EASEMENT	
R	RADIUS / RADIAL	ACCESS EASEMENT	
		UTILITY EASEMENT	

PREPARED BY:

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION #3019

3921 NOVA ROAD
PORT ORANGE, FL 32127
(888) 761-5385

www.sligerassociates.com

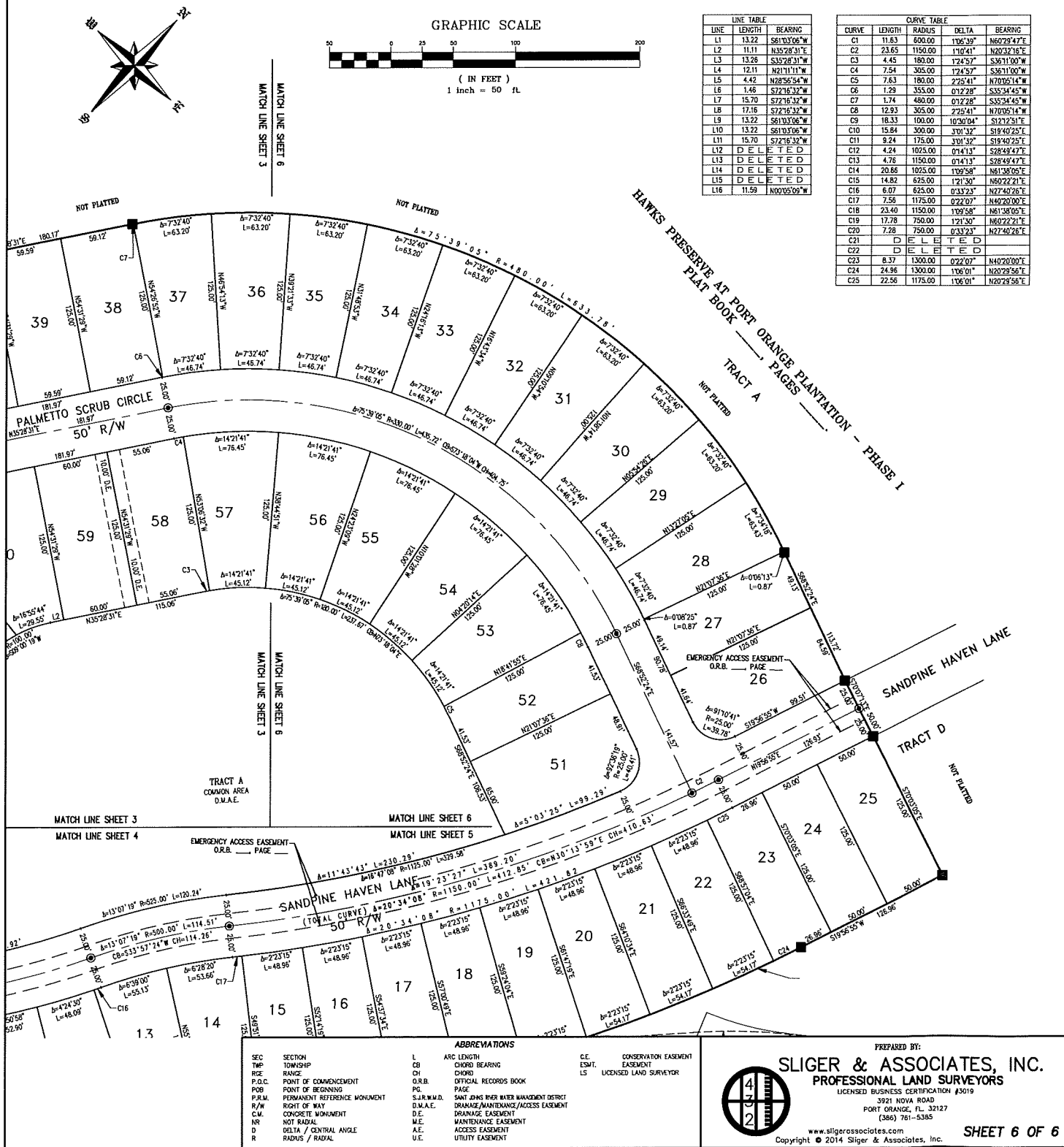
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SHEET 5 OF 6

HAWKS PRESERVE AT PORT ORANGE PLANTATION - PHASE II

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



PLAT BOOK _____ PAGE _____

GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT W/ DISK LB#351.
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT W/ DISK LB#3018.
⊙ DENOTES PERMANENT CONTROL POINT (PCP) NAIL AND DISK W/ LB#351.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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390 INTERCHANGE BLVD. STE. 100, ORMOND BEACH, FL 32174
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4475 U.S. 1 S., PLAZA 3 STE. #801, ST. AUGUSTINE, FL 32086
(904) 797-1810 FAX (904) 797-4199

AMELIA ISLAND
914 ATLANTIC AVE. STE. #202, FERNANDINA BCH, FL 32044
(904) 491-5638 FAX (904) 797-4199

NO.	DATE	REVISIONS
1	1/26/15	REVISED PER CITY COMMENTS DATED 12/12/14
2	2/26/15	REVISED PER CITY COMMENTS DATED 02/19/15
3	3/27/15	REVISED PER CITY COMMENTS DATED 02/19/15

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

CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

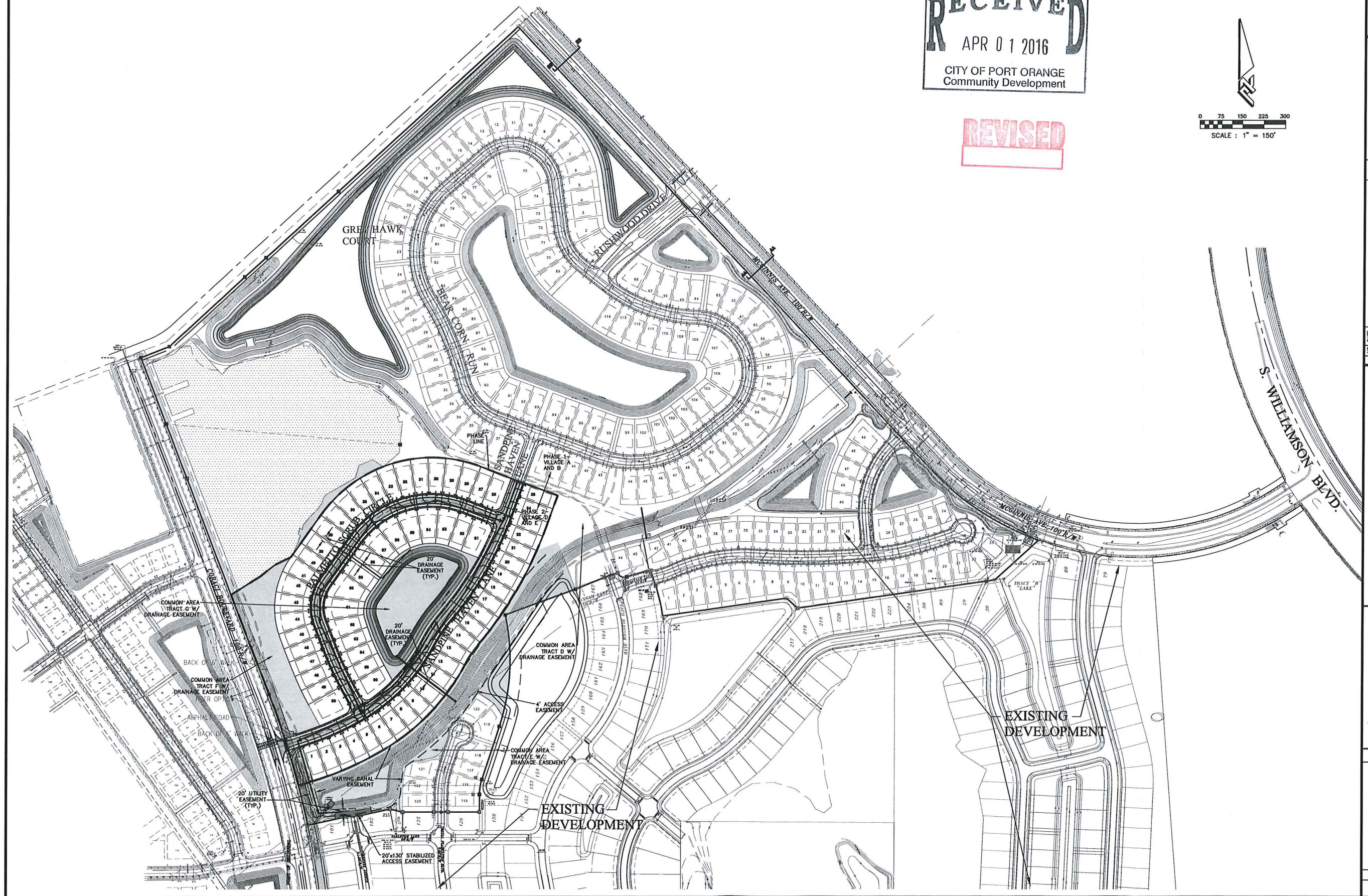
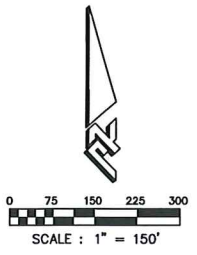
**ZEV COHEN
& ASSOCIATES, INC.**
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
PLANNERS - TRANSPORTATION - ENVIRONMENTAL
WWW.ZEVCOHEN.COM

PROJECT NO:	08066	DRAFTED BY:	CM
ISSUE DATE:	1-21-16	CHECKED BY:	RMH
DESIGNED BY:	MLR/MLH	DRAWING FILE:	08066004-D
		REF'S:	08066004-SURV 08066004-BAS

FILE LOCATION

RECEIVED
APR 01 2016
CITY OF PORT ORANGE
Community Development

REVISED



CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Dunlawton Commons – 1760 Dunlawton Ave.

CITY COUNCIL

allen green, mayor
drew bastian, vice mayor
bob ford, councilman
donald burnette, councilman
scott stiltner, councilman
jake johansson, city manager

PLANNING COMMISSION

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

UPDATE: APRIL 13, 2016

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

UPDATE: APRIL 13, 2016

Residential

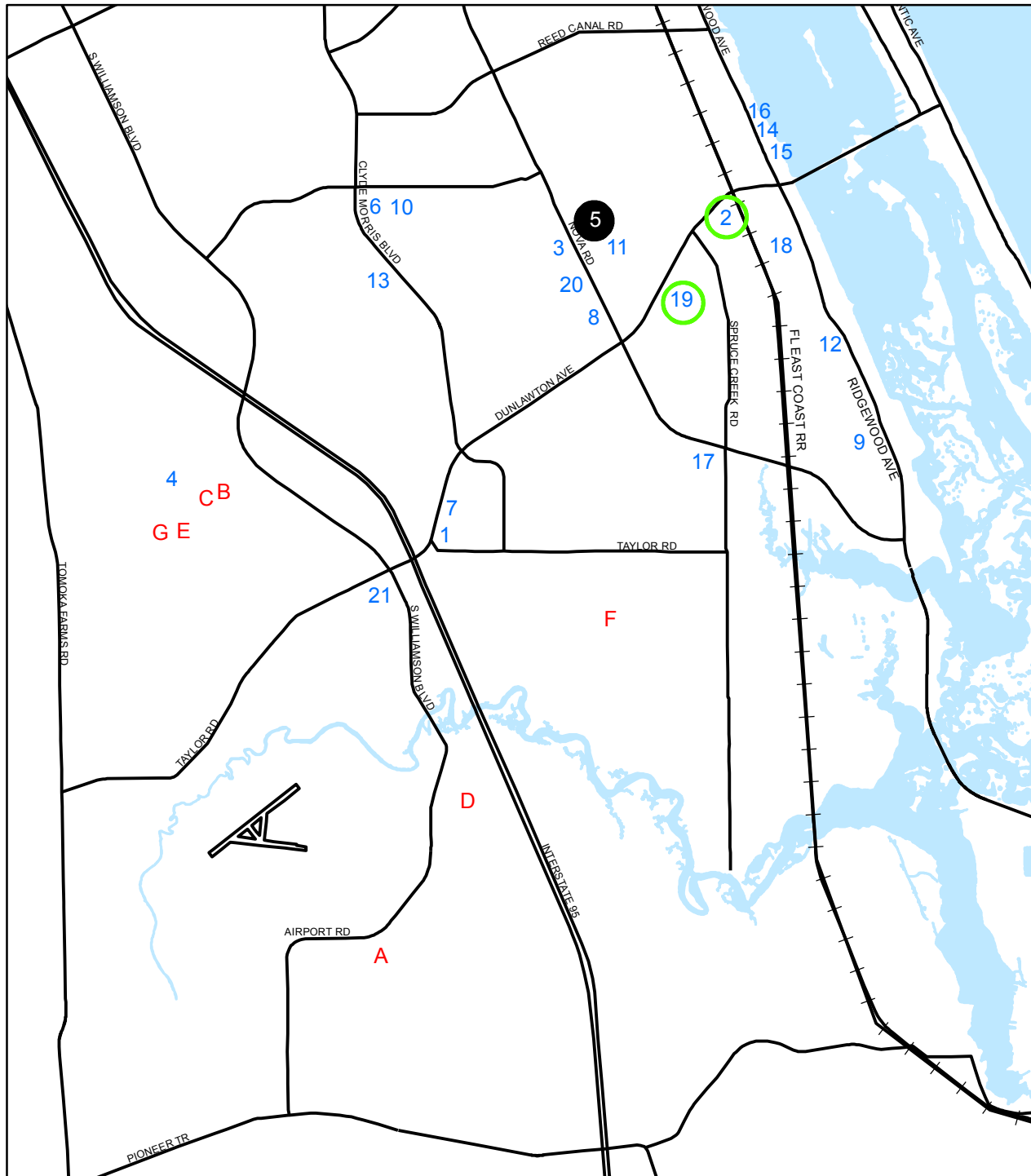
- A Golf Homes at Cypress Head
- B Hawks Preserve, Phase I
- C Hawks Preserve, Phase II
- D The Pinnacle PUD, Phase II
- E The Sanctuary at Westport
- F Serenity Hills PUD
- G Westport Reserve, Phase 2B

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Circle K #8088 (Herbert/Nova)
- 4 Coraci Sports Park - Pop Warner Field
- 5 Cumberland Farms (Nova Road)
- 6 Cumberland Farms (Palmetto Pointe)
- 7 Dunlawton Commons
- 8 The Half Wall
- 9 Little C's Custom (fka Florida Truck Sales)
- 10 Palmetto Pointe Marketplace subdivision
- Walmart Neighborhood Market grocery store
- 11 Port Hole Retail Center
- 12 Port Orange Auto Pawn
- 13 Ravenwood Veterinary Hospital expansion
- 14 Riverwalk Marina & Riverboat PCD
- 15 Riverwalk Condominium & Point Restaurant
- 16 Riverwalk Park, Phases 1A & 1B
- 17 Spruce Creek Center
- 18 Virginia Industrial Park
- 19 Vystar Credit Union
- 20 Waffle House - Nova Rd.
- 21 Waffle House - Taylor Rd.

● New Project

○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

Update: April 13, 2016

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
A	Golf Homes at Cypress Head / site plan	S. side of Airport Rd. between Cypress Head and Waters Edge	52 townhomes on ±6.62 acres	X								3rd resubmittal under review
B	Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	123 single-family lots on ±57 acres	X	X	X	-	X	X			Under construction; DO modification under review
C	Hawks Preserve, Phase II / subdivision (fka Port Orange Plantation, Phase IV D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	66 single-family lots on ±23 acres	X	X	X	-					Pre-con held 1/28/16; DO modification under review
D	The Pinnacle PUD, Phase II / D.O. modification	E. side of Airport Rd. / W. of I-95, S. of Martin Dairy Rd.	64 single-family lots on ±29.72 acres	X	X							DO issued 11/06/15
E	The Sanctuary at Westport, Phase 2A / site plan	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	360 multi-family apartment units on 56.66 acres	X								Awaiting resubmittal
F	Serenity Hills PUD / rezoning, MDA and CDP	E. side of Hensel Rd. between Taylor Rd. and Central Park Blvd.	95 single-family lots on ±82 acres	X								Rezoning tentatively scheduled for 1st reading at CC 4/19/16
G	Westport Reserve, Phase 2B / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	64 single-family lots on ±38.04 acres	X								Awaiting resubmittal

Case No./
Planner

15-80000009
GKP

14-50000006
16-52000001
PGC

14-50000007
16-52000002
PGC

15-52000001
PGC

16-80000001
GKP

15-65000001
TPB

16-50000002
GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: April 13, 2016

 = addition to the development activity report

= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associated site improvements	X							On hold	14-80000014 TPB
2	Atlantic Marine / site plan		520 Dunlawton Ave. (619, 621, 627, & 631 Lemon St. 630 & 632 Ruth St.)	16,910 SF building for boat sales and boat repair and areas for outdoor boat storage for Atlantic Marine along with associated site and off-site improvements	X	X	X	X				Site clearing underway	14-80000006 TPB
3	Circle K #8088 / new construction		3664 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 16 fueling station positions under a canopy with associated site improvements on 1.99 acres	X	X	X	X	X			Under construction	15-80000003 BP #15-2369 GKP
4	Coraci Sports Park, Pop Warner field / site plan modification		5200 Coraci Blvd.	Modifications to an existing football field including the construction of permanent grandstands with press box, storage facilities, restrooms, shelter pavilions, and associated site improvements	X	X	X	X	X			Under construction	15-82000002 BP #15-2549 GKP
5	Cumberland Farms (Nova Road) / site plan		3657 Nova Rd.	Demolition of a 15,000 SF building (Booth's Bowery) and construction of a 5,000 convenience store and 10 fueling dispensers and associated site improvements on 1.35 acres	X							SDRC held 4/13/16	16-80000004 GKP
6	Cumberland Farms (Palmetto Pointe) / site plan		3803 Clyde Morris Blvd.	4,952 SF convenience store with 8 fueling dispensers and associated site improvements on 1.44 acres	X							Awaiting 1st resubmittal	16-80000002 GKP
7	Dunlawton Commons / site plan		1760 Dunlawton Ave.	10,123 SF multi-tenant building with associated site improvements on 1.52 acres	X	X	X	X	X			Under construction	14-80000012 BP #15-2937 GKP
8	The Half Wall / new construction		3770 Nova Rd.	7,090 SF stand-alone restaurant with associated site improvements on 0.78 acres	X	X	X	X	X			Under construction	15-80000004 BP #15-1834 GKP
9	Little C's Custom (fka Florida Truck Sales) / redevelopment		5536 Ridgewood Ave.	Redevelopment of a 0.68 acre commercial property into a car/truck sales lot with associated site improvements	X	X	X	X	X			Under construction	15-80000006 PGC

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
10	Palmetto Pointe Marketplace subdivision and Walmart Neighborhood Market grocery store / new construction	Subdivision Plat & Plans	Southeast corner of Clyde Morris Blvd. & Madeline Ave.	X	X	X	X	X	X			Under construction	14-50000003 TPB
		Site Plan	3811 Clyde Morris Blvd.	X	X	X	X	X	X			Under construction	14-80000007 BP #15-4343 TPB
11	The Port Hole Retail Center	930 Herbert St.	Redevelopment of an existing 5,562 SF bar/retail store with associated site improvements on 0.50 acres	X								Under review	15-80000010 GKP
12	Port Orange Auto Pawn / site plan modification	5114 Ridgewood Ave.	Modification of parking area to increase motor vehicle display area with associated site improvements	X	X	X	-	-	-	-		Project withdrawn	15-82000004 GKP
13	Ravenwood Veterinary Hospital Expansion / site plan	4542 Clyde Morris Blvd.	Demolition of existing Continental Fitness building and expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X								Awaiting 1st resubmittal	16-82000001 GKP
14	Riverwalk Marina and Riverboat PCD	2nd Amendment to the MDA	Request for a 1-year extension to the deadline for use of the existing parking lot that serves the restaurant and marina	X	-	-	-	-	-	-		Approved by CC on 4/05/16	16-40000001 TPB
		Restatement of MDA & CDP	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St. Restatement of the MDA & CDP to state the framework for development of 2 residential condominium buildings, a restaurant on the point, 58-slip marina, linear park with 20-foot wide path, multi-purpose dock building, off-site signage along Dunlawton and Ridgewood and associated site improvements	X								2nd resubmittal under review; Tentatively scheduled for PC 4/28/16	16-40000003 TPB
15	Riverwalk Condominium & Point Restaurant	Subdivision Replat	Replat of subject property as an 8-lot subdivision	X								2nd resubmittal under review; Tentatively scheduled for PC 4/28/16	16-50000001 TPB
		Site plan	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St. Development of 2 residential condominium buildings, a restaurant on the point, 58-slip marina, linear park with 20-foot wide path, multi-purpose dock building, off-site signage along Dunlawton and Ridgewood and associated site improvements	X								Awaiting 2nd resubmittal pending CC approval of restatement of MDA/CDP and replat	16-80000003 TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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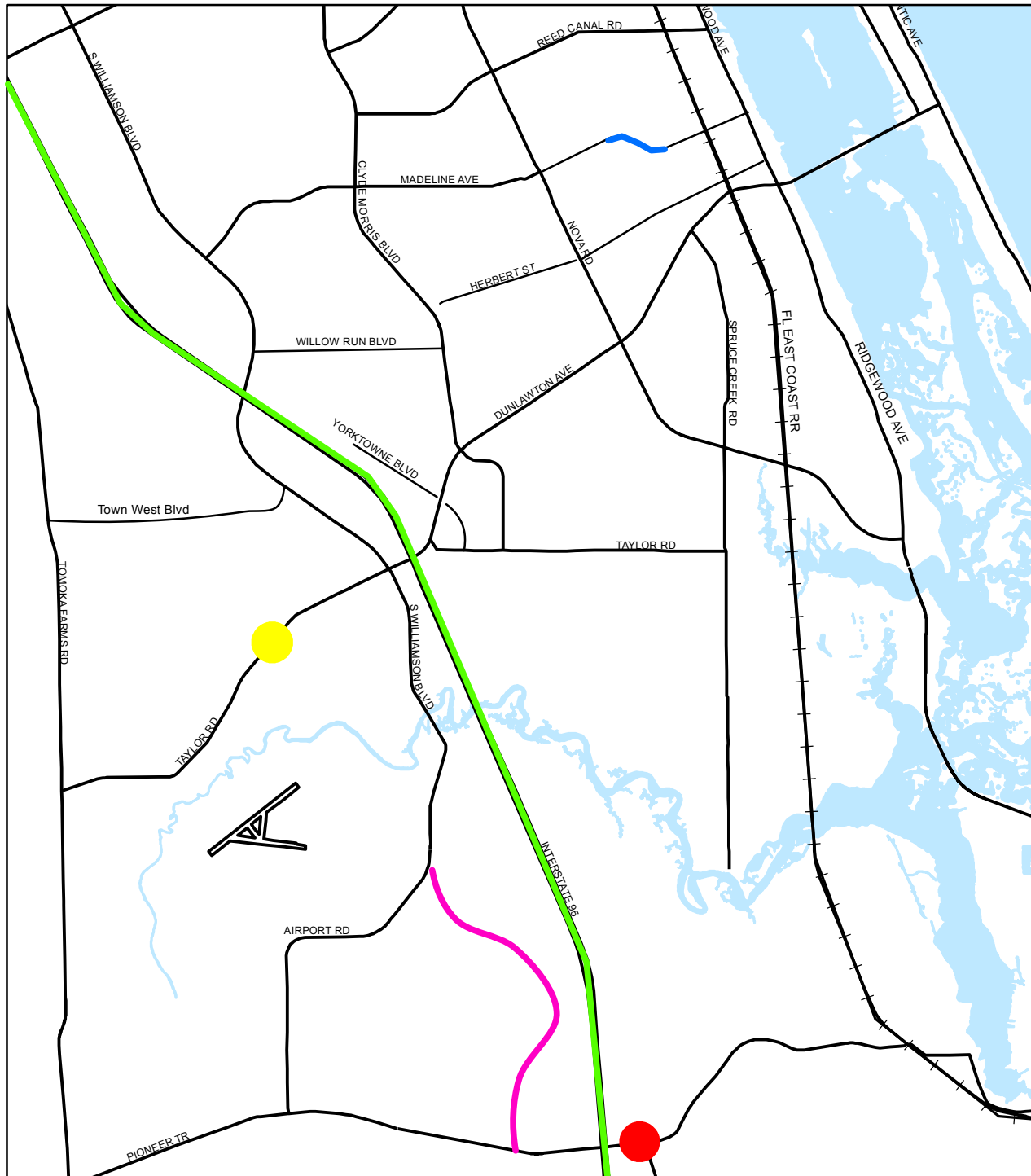
☐ = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
16	Riverwalk Park / new construction	Phase 1A	3441 Ridgewood Ave.	Kayak/canoe launch, trail, over-water boardwalk, restroom/trailhead and bridge, along with associated site improvements	X	X	X	X	X	X	X	C.O. issued 4/07/16	15-80000001 PGC
		Phase 1B	3459 Ridgewood Ave.	Playground, splash park, picnic facilities, pavilions, shade structures, additional restrooms, concession building, portion of the boardwalk, event lawn, parking, and the southern portion of the 12' wide trailway, along with associated site improvements	X	X						D.O. issued 11/20/15	15-80000005 PGC
17	Spruce Creek Center / site plan modification		4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X	X	X	X	X			Under construction	14-82000008 GKP
18	Virginia Industrial Park / new construction		515 Virginia Ave.	5 building office/warehouse complex with associated site improvements	X	X	X	X	X			Building permits issued for 531 & 535 Virginia Ave.	01-80000019 TPB
19	Vystar Credit Union / new construction		750 Dunlawton Ave	4,000 SF bank with 5 drive-thru lanes on 2.5 acres with associated on-site and off-site improvements	X	X	X	X				Clearing underway; Building permit under review	14-80000010 15-82000003 BP #16-0370 GKP
20	Waffle House Nova Rd. / new construction		3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X	X						D.O. issued 12/14/15	15-80000007 BP #15-2908 GKP
21	Waffle House Taylor Rd. / new construction		1633 A Taylor Rd.	1,875 SF restaurant with associated site improvements on 0.92 acres	X	X						DO issued 10/28/15	15-80000008 BP #15-2907 GKP

ROADWAY DEVELOPMENT PROJECTS

UPDATE: APRIL 13, 2016

-  Crane Lakes Traffic Signal
-  I-95 Widening
-  McDonald Road Sidewalk
-  Pioneer Trail at Turnbull Bay Road
-  S. Williamson Blvd. Extension



Project	Description	Jurisdiction	Status
Crane Lakes Traffic Signal	Installation of a new traffic signal at the intersection of Crane Lakes Blvd. and Taylor Rd.	Volusia County/City	Under Construction
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction / 38% Complete
McDonald Road Sidewalk	Construct an 5'-wide sidewalk on the south side of Madeline Ave., the west side of McDonald Rd., and the south side of Charles St. from Sugar House Dr. to 6th St.	City/TPO	60% Design Plans complete
Pioneer Trail at Turnbull Bay Road	Intersection improvement	Volusia County/TPO	Under construction / Est. completion 09/2016
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Under construction