

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • FEBRUARY 1, 2021

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448



City Commission Chamber
City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Arthur J. Byrnes

Board Member
Dennis Smith

Board Member
Robin D. Hanger

Board Member
Tony Cassata

CITY PLANNER
Brian Walker

Building & Zoning
Eleni Deligianis

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. BOPA MINUTES APPROVAL****1. Minutes-January 4Th, 2021**

(Requested by Eleni Deligianis, Board of Planning and Appeals)

5. AGENDA ITEM(S)**1. VARIANCE REQUEST: Riverside Drive (508) - Request for a Rear and Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements."**

(Requested by Brian Walker, City Planner)

2. The Mirage Phases 3 and 4 (Preliminary Plat/Final Engineering) Approval

(Requested by Brian Walker, City Planner)

6. OLD BUSINESS**7. BOARD/STAFF COMMUNICATIONS****8. ADJOURNMENT**

Website Address – www.hollyhillfl.org (City Clerk)

NOTICE – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

4.1

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 1, 2021
FROM: Eleni Deligianis
SUBJECT: Minutes-January 4Th, 2021
NUMBER: (ID # 3193)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from January 4th, 2021

MOTION:

Approve as submitted by staff.

- January 2021 MINUTES (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JANUARY 4, 2021

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Arthur J. Byrnes	Board Member	Present	
Mike Myer	Chairman	Present	
Robin D. Hanger	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	

2. INVOCATION

Mike Myer led invocation.

3. PLEDGE OF ALLEGIANCE

Mike Myer led Pledge of Allegiance.

4. ELECTION OF CHAIRMAN

Robin Hanger nominated Mike Myer for Chairmen, Arthur Byrnes seconded the nomination.

Passed 5-0.

5. ELECTION OF VICE-CHAIRMAN

Tony Cassata nominated Robin Hanger for Vice Chairman, Dennis Smith seconded the nomination.

Passed 5-0.

6. BOPA MINUTES APPROVAL

1. Minutes - November 2, 2020 BOPA Meeting

(Requested by Eleni Deligianis, Board of Planning and Appeals)

RESULT:	APPROVED [UNANIMOUS]
AYES:	Byrnes, Myer, Hanger, Smith, Cassata

Enacted and approved this 4th day of January, 2021, in Holly Hill



7. AGENDA ITEM(S)

1. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1088 10Th Street Having Parcel Number 4244-01-04-0080 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Umi (Urban Medium Intensity) to Medium Density Residential; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And an Ordinance of the City of Holly Hill Florida, Amending, the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from R-5 (Urban Single Family Residential) to R-6 (Low Density Multifamily District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner summarized his staff report.

Consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from UMI (Urban Medium Intensity) (Volusia County) to MDR (Medium Density Residential) (Holly Hill) and a Rezone from R-5 (Urban Single-Family Residential) (Volusia County) to R-6 (Low Density Multifamily Residential District) (Holly Hill) for approximately 9.4 acres located on the northeast corner of the intersection of 10th and Vine Streets and more specifically known as 1088 10th Street; (CPA-2020-01) and (Z-2020-02) (Glenn D. Storch, Applicant).

The Applicant has petitioned for the subject property to be annexed into the City of Holly Hill. At its regular meeting on November 10th, 2020, the City Commission voted unanimously, at first reading, to approve the annexation. It is anticipated that the annexation request will be heard for second and final reading in January 2021. Should the annexation be approved, the property will need to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a small scale future land use amendment from Volusia County's future land use designation of UMI (Urban Medium Intensity) to Holly Hill's designation of MDR (Medium Density Residential). A Rezone from the County's R-5 (Urban Single-Family District) to the City's R-6 (Low Density Multifamily Residential District) is also being requested. Property Appraiser records indicate the property was originally developed with a 1,608 square foot residential structure in 1958.

Section 163.3177(6)(a)(9)(b), Florida Statutes, states that plan amendments shall be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local

governments are responsible for ensuring that their actions do not further urban sprawl.

This amendment does not represent leapfrog development or premature development, and in general promotes efficiency in the use of urban services.

Staff finds that the requested small scale future land use amendment is consistent with the City's Comprehensive Plan. The City has available capacity to serve any increased demand on facilities and infrastructure created by the requested amendment.

Arthur Byrnes asked to describe what is considered Medium Density, how many residences allowed? Brian Walker stated, for the City of Holly Hill, Medium Density is more than 6 less than 20 dwelling units.

Brian Walker described that the property would be restricted to 12 dwelling units per net buildable acre.

Staff recommends the adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from UMI (Urban Medium Intensity) (Volusia County) to MDR (Medium Density Residential) (Holly Hill) and a Rezone from R-5 (Urban Single-Family Residential) (Volusia County) to R-6 (Low Density Multifamily Residential District) (Holly Hill) for approximately 9.4 acres located on the northeast corner of the intersection of 10th and Vine Streets and more specifically known as 1088 10th Street.

City Attorney, Scott Simpson, stated that for this agenda item the BOPA members would be sitting as a quasi judicial body AND a policy making body. Due to the Comprehensive Plan Amendment which is a policy document, and the Rezone request which is a implementation of policy. These would need to be voted on separately.

Rick Prevet, resident on Old Kings Rd and David Dr., spoke on his concerns regarding safety and crime.

Arthur Byrnes, asked if the property was going to be low income housing? Brian Walker stated that there have been no requests or applications for grants or financing. We have no reason to believe that it's going to be low income.

Lynn Stark McDonald, 104 Palm Terrace, asked for clarification on the zoning within the City of Holly Hill for that property. She asked about the property having to connect to City sewer/water to which Brian Walker stated that they would be required to connect to both.

Joey Posey, 420 S. Nova Rd, Applicant Attorney, stated that there are no plans to make the property low income housing.

Catherine Duncan, 1196 Sun Street, expressed her concerns regarding crime and traffic safety.

Melinda Heffner, 1195 David Dr, spoke regarding her concerns for the traffic on the roads.

Motion to recommend the Land Use Change, Comprehensive Plan Amendment by Arthur Byrnes, seconded by Robin Hanger.

Motion to recommend the R6 rezone request by Robin Hanger, seconded by Dennis Smith.



2. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1652 N Nova Road Having Parcel Number 4242-40-40-0160 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida Amending, the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from I-1 (Light Industrial) to Cc-1 (Commercial Corridor District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner, summarized his staff report.

Consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.36 acres located on the west side of N Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 North Nova Road; (CPA-2020-02) and (Z-2020-03) (BB&B Investments, Applicant).

The Applicant has petitioned for the parcel in question to be annexed into the City of Holly Hill. At its regular meeting on November 10th, 2020, the City Commission voted unanimously, at first reading, to approve the annexation. It is anticipated that the annexation request will be heard for second and final reading in January 2021. Should the annexation be approved, the property will need to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a small scale future land use amendment from Volusia County's future land use designation of MXZ (Mixed Use Zone) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill).

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl.

This amendment does not represent leapfrog or premature development, and generally promotes efficiency in the use of urban services.

Staff recommends the adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.36 acres located on the west side of N Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 North Nova Road.

Mark Derr, 1120 Mistletoe Dr., asked with regard to the property having through traffic to Mistletoe Dr.

Clay Beazley, applicant, answered stating that there will be no entry or exit (through traffic).

Robert Taylor, 1124 Mistletoe Dr., spoke on his concerns regarding the trucks/trailers who deliver cars.

Clay Beazley, stated that the lease expires with the company who delivers on the trucks/trailers and he does not intend to renew their lease.

Motion to recommend the Future Land Use/Comprehensive Plan Amendment Robin Hanger, seconded by Tony Cassata.

Motion to recommend the CC-1 rezone request Robin Hanger, seconded by Tony Cassata.



8. OLD BUSINESS

None.

9. BOARD/STAFF COMMUNICATIONS

Next BOPA meeting is set for Monday, February 1st, 2021

10. ADJOURNMENT

Meeting adjourned 7:15PM



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

**Board of Planning and Appeals
Agenda Item**

5.1

MEETING DATE: February 1, 2021
FROM: Brian Walker
SUBJECT: **VARIANCE REQUEST: Riverside Drive (508) - Request for a Rear and Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements."**
NUMBER: (ID # 3194)
APPLICANT: Robert Cox
PLANNER: Brian Walker

INTRODUCTION

VARIANCE REQUEST: Riverside Drive (508) - Request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback variance from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5th Street and more particularly known as 508 Riverside Drive; V-2020-04 (Robert Cox, Applicant) (Brian Walker, City Planner).

BACKGROUND

- The lot contains a home originally built in 1950.
- Side yards for R-1 zoned lots are required to be a minimum of ten feet (10').
- Rear yards for R-1 zoned lots are required to be a minimum of thirty feet (30').
- Lots in the R-1 zoning district are required to be a minimum of 90 feet (90') wide.
- The applicant proposes to build a 600 sq. foot (20' X 30') addition to the home on the rear southwest portion of the house.

DISCUSSION:

The lot at 508 Riverside is part of the Randall & Thompson Subdivision plat. The plat on record is dated in the late 1880's and does not show lots as they exist today, but instead shows larger

tracts of land. Staff, along with the Clerk of Court's Office, has searched for but been unable to locate a more recent plat establishing the lots in their current form. Most of the lots, including 508 Riverside, do not meet the minimum width and/or overall size requirements of the R-1 zoning district of the area. Because the homes on the lots in the area were built in a time period from the 19 teens through the 1950's, (well before the existence of the City's Land Development Regulations) staff is making an educated guess that the lots also were created prior to the existence of our Land Development Regulations. Therefore, the lots and homes that do not meet current code are considered legal nonconforming.

The lot at 508 Riverside does not meet the 90 foot minimum width as required within the R-1 zoning district. In addition, the home was built on the lot in 1950 and does not meet the north side setback requirement. These are considered legal nonconformities.

The required front yard setback is 30 feet, however, the home was built approximately 70 feet from the front yard property line. Due to the home's placement on the lot, the applicant is unable to build a reasonably sized addition at the rear of the home without encroaching into the rear yard setback.

REQUESTED

VARIANCE:

The request is for a variance from Section 114-765 of the Land Development Regulations of Holly Hill. (1) Variance from the required rear yard setback of 30 feet to 13 feet in order to build a 600 square foot addition in the rear and (2) a side yard setback variance from 10 feet to 2 feet, for the existing home only, in order to "legitimize" the current nonconformity.

In order to grant the variance request the commission must find that the request meets the requirements of Sec. 82-317.

VARIANCE CRITERIA - Sec. 82-317

CRITERIA No. 1:

That special conditions and circumstances exist which are peculiar to the land, structure or building involved, as distinguished from the applicant himself, and which are not applicable to other lands, structures or buildings in the same zoning district:

FINDINGS OF FACT No. 1:

The structure was built on the property in 1950 and placed in a location that does not meet current code with regard to the north side setback. The lot itself is also nonconforming with regard to width. These conditions were created prior to the adoption of the City's Land Development Regulations and are considered legal non-conforming. Although the house meets the front and rear yard setbacks, the front yard setback is 40 feet more than what is required, a condition that may have been contributed to by the existing legal nonconformities.

Criteria met? Yes

CRITERIA No. 2:

That the special conditions and circumstances do not result from the actions of the applicant:

FINDINGS OF FACT No. 2:

The non-conformities of the lot and placement of the home were not created by the applicant.

Criteria met? Yes

CRITERIA No. 3:

That granting the variance requested will not confer on the applicant any special privilege that is denied by this subpart to other lands, buildings or structures in the same zoning district:

FINDINGS OF FACT No. 3:

Granting the variance will not confer a special privilege on the applicant. The applicant requests the variance in order to build an addition to the main home. Single family homes with additions are permitted in the R-1 zoning district.

Criteria met? Yes

CRITERIA No. 4:

That a literal interpretation of the provisions of this subpart would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant:

FINDINGS OF FACT No. 4:

A literal interpretation of the provisions of this subpart would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant.

Criteria met: Yes

CRITERIA No. 5:

That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure:

FINDINGS OF FACT No. 5:

The lot does not meet the width required by the R-1 zoning district and the placement of the home on the lot does not meet current code requirements. The area requested for the 600 square foot addition is the minimum necessary to make reasonable use of the property.

Criteria met? Yes

CRITERIA No. 6:

That the grant of the variance will be in harmony with the general intent and purpose of this subpart and the city's comprehensive plan, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

FINDINGS OF FACT No. 6:

Granting the variance is in harmony with the general intent and purpose of the Comprehensive

Plan and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Criteria met? Yes

FINDINGS

OF

FACT:

Staff finds that the applicant has met all of the criteria as stated above to grant the requested variance.

ADDITIONAL

INFORMATION:

Sec. 82-320. - Expiration.

A variance shall begin to serve the purpose for which it was granted within 18 months following the granting action by the city commission and shall otherwise become void. However, a shorter period of time may be stipulated by the city commission in an individual case as a condition imposed pursuant to Section 82-316.

STAFF

RECOMMENDATION:

Staff recommends approval of the request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5th Street and more particularly known as 508 Riverside Drive.

- Aerial Map (PDF)
- Pictures (PDF)
- Proposed Layout (PDF)
- Application (PDF)
- PA Info Sheet (PDF)
- Plat (PDF)
- Survey (PDF)

Aerial

5.1.a



Attachment: Aerial Map (3194 : Variance Request: Riverside Drive (508))

© All Pictomet

Packet Pg. 13

01/19/2020



View to Southeast rear property line towards Parcel #0035



View to Southwest rear property corner towards Parcel #0034



View to North rear property line towards parcel #0041



View to Southwest rear property corner towards Parcel #0034 before fence installation



Existing condition at north property line towards Parcel #0041



V# 21-193

HOLLY HILL RECEIVED

NOV 25 2020

COMM. DEV. DEPT.



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

VARIANCE

COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY APPLICATION DUE
DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING

PROPERTY

PARCEL ID #: 533731000036

ADDRESS: 508 Riverside Drive, Holly Hill, 32117

TOTAL ACREAGE:

USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-

RESIDENTIAL 10,490 SF (WEST) 7692 SF (EAST)

ZONING: R-1

FUTURE LAND USE:

TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☒ ADDITION ☐ SINGLE FAMILY HOME

DESCRIPTION OF STRUCTURE: SINGLE STORY MASONRY ADDITION / MASTER SUITE

TYPE OF VARIANCE:	☐ FRONT YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	Existing → ☒ SIDE YARD SETBACK	REQUIRED: 10 FT.	PROPOSED: 4.6 FT.
	☐ SIDE STREET SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☒ REAR YARD SETBACK	REQUIRED: 30 FT.	PROPOSED: 13.5 FT.
	☐ MINIMUM LOT SIZE	REQUIRED: _____ SQ. FT.	ACTUAL: _____ SQ. FT.
	☐ WIDTH AT BUILDING	REQUIRED: _____ FT.	ACTUAL: _____ FT.
	LINE	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ HEIGHT		

IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT?

☒ YES ☐ NO

SIDE SET

IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT?

☒ YES ☐ NO

OWNER

NAME: ROBERT COX

COMPANY:

ADDRESS: 25330 SW 21 PL

CITY: Newberry

STATE: FL

ZIP: 32669

PHONE: 765-404-2244

EMAIL: robcox@ufl.edu

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

AGENT/CONSULTANT

NAME:		COMPANY:
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

APPLICATION TYPE/FEE

- | | |
|--|-----------------------|
| ☒ VARIANCE – RESIDENTIAL | \$350.00 PER VARIANCE |
| ☐ VARIANCE – COMMERCIAL | \$500.00 PER VARIANCE |

ATTACHMENT CHECKLIST

- ☒ APPLICATION
- ☐ APPLICATION FEE
- ☒ LIST OF PROPERTY OWNERS REQUIRING INDIVIDUAL NOTIFICATION. THE LIST AND NOTIFICATION LETTER WILL BE PROVIDED TO THE APPLICANT BY CITY STAFF. **THE APPLICANT WILL MAIL THE NOTIFICATIONS AT THEIR EXPENSE VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED.**
- ☒ QUESTIONNAIRE
- ☐ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ APPLICANT AUTHORIZATION FORM, IF APPLICABLE
- ☒ ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).
- ☒ DETAILED CONCEPTUAL SITE PLAN (SEE ATTACHED SAMPLE SITE PLAN)
- ☐ LETTERS OF SUPPORT FROM ADJACENT PROPERTY OWNERS, IF ANY
- ☐ HOME OWNERS ASSOCIATION DRB APPROVALS, IF ANY
- ☒ PHOTOGRAPHS, IF DESIRED

Attachment: Application (3194 : Variance Request: Riverside Drive (508))

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

I understand that the application for variance must include all required submittals. Submission of incomplete plans may create delays.

I hereby represent that I have the lawful right and authority to file this application.

NOV. 25, 2020

SIGNATURE OF OWNER/AUTHORIZED APPLICANT

DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Regulations of Holly Hill Sec. 82-317 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

our parcel (#0036) is surrounded by a corner lot (parcel #0035) to the south and side property lines of parcel (#0034) to the west. THE EXISTING structure to the west (our rear property line) is within 10' of our property. THE Neighboring structures are closer to our property than the variance requested.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

Part of this variance application addresses an existing condition on the north side of the property. THE home was built 70 years ago and is only 4.6' off side property line which is less than 10' required by ordinance.

Attachment: Application (3194 : Variance Request: Riverside Drive (508))



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Code to other lands, buildings, or structures in the same zoning district.

The adjacent properties have existing improvements within 10' of the property lines due to our lot location being next to a corner lot at 5th Street and Riverside. The property directly to our west (rear) is the side set back for the adjacent owner at 112 5th St.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant.

NOT ACCEPTING THIS VARIANCE TO REDUCE REAR PROPERTY SET-BACK WOULD PREVENT ME FROM MAKING THE ADDITION TO THE HOME IN A FEASIBLE, COST EFFECTIVE MANNER. THE PROPOSED SETBACK IS NO CLOSER TO PROPERTY THAN ADJACENT PROPERTY SETBACK.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

IN ORDER TO BUILD A MASTER SUITE AND REAR YARD ACCESS THAT WILL ENABLE US TO HAVE AN ACCESSABLE BEDROOM & BATHROOM AND BACK YARD, WE NEED A MINIMUM OF 13' REAR SOUTH WEST CORNER DIMENSION AVAILABLE.

Attachment: Application (3194 : Variance Request: Riverside Drive (508))

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of this subpart and the city's comprehensive plan, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

THE VARIANCE will allow us to make improvements to the home that will increase the practicality of the home.

The request will result in a more sought after property in Holly Hill (3BR 3Bath).

This variance will provide us the opportunity to create accessible bedroom & bathroom to serve us and any future occupants.

THE VARIANCE IMPACTS A PORTION OF THE PROPERTY THAT IS NOT VISIBLE FROM FRONTAGE AND IS HIDDEN BY A 6' VINYL PRIVACY FENCE.

Attachment: Application (3194 : Variance Request: Riverside Drive (508))

Adjacent Property Owners Requiring NotificationProperty Immediately to the South at 504 Riverside Drive

Owners:

Donald McKiernan
5921 SW 35th Way
Gainesville, FL 32608

Property Immediately to the North at 516 Riverside Drive

Owners:

Michael Weinholtz
11768 Ellie Street
Malibu, CA 90265

Property to the West (rear) at 112 5th Street

Owners:

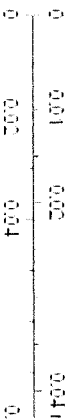
Cerant Love
11 Pine Hollow Way
Ormond Beach, FL 32174

Volusia County Property Appraiser



1:2020

1:915



DELTONIA NEW SUMMIT BEACH POLICE HILL
EDGEWATER OAK HILL FORT ORANGE
FLAGLER BEACH ORANGE CITY SOUTH DAYTONA
HOLLY HILL ORLANDO BEACH WATER BODIES

STONIA BEACH

STONIA BEACH SHORES

STONIA BEACH SHORES

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Volusia County Property



Altkey: 3474597
COX ROBERT & CYNTHIA

Parcel ID: 533731000036
508 RIVERSIDE DR , HOLLY HILL

Parcel

Short Parcel Id 533731000036
Property Location 508 RIVERSIDE DR, HOLLY HILL, 32117
PC Code 0100 - SINGLE FAMILY
Total Bldgs 1
Neighborhood 2224 - HALIFAX RIVERVIEW - HOLLY HILL PARCELS
Business Name
Homestead Property No

Primary Owner

Owner COX ROBERT & CYNTHIA

In Care Of
Mailing Address 25338 SW 21 PL

NEWBERRY FL 32669
[Change Mailing Address Online](#)

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	COX ROBERT & CYNTHIA		100	TE - Tenancy in the Entirety

Legal

Millage Group 203-HOLLY HILL
Legal Description LOT 3 EXC W 300 FT & EXC PART IN 5TH ST& EXC S 83 FT ROSS HOMESTEAD
HOLLY HILL PER OR 2243 PG 1463 PER OR 7427 PG 0977
Map TWP-RNG-SEC 15 - 33 - 37
Subdivision-Block-Lot 31 - 00 - 0036
Date Created 29-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
0203	HOLLY HILL STORMWATER	1.00	\$96.00	\$96.00

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7427 / 0977	WD-WARRANTY DEED	2017144827	07/14/2017	I	\$150,000
4933 / 3667	QC-QUIT CLAIM DEED	2002218270	09/15/2002	V	\$100
2243 / 1463	WD-WARRANTY DEED		02/15/1981	I	\$30,000

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

Land & Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0146-IMP WTR VIEW W/RIP RTS	FRONT FOOT		.1970	8,580	60.0	143	1,925.00	\$93,555
2	0033-VAC RVRFRNT-1 <2 AC	FRONT FOOT		.0964	4,200	60.0	70	10.00	\$684

Land Summary 1 of 2

Land Code	0146-IMP WTR VIEW W/RIP RTS
Total Land Value	\$93,555
Value/Square Feet	10.90
Value/Acre	474,898.48
Depth Factor	.81
Location Factor	100
Influence 1	-
Influence 2	-

Total Land Value

Total Land Value \$94,239

AGVAL Summary

AG Value
Appraised Value
Non AG Just Value
Total Land Value

Residential

Card (Bldg) # 1
Stories 1
Style
Improvement Type R1 - Single Family
Quality Grade 300
Arch Design -
Year Built 1950
Total SFLA 1,092

Exterior Wall 17 - CONCRETE BLOCK STUCCO
Foundation 2 - CONCRETE BLOCK
HVAC N - NONE
Floor Type 12 - WOOD - HARDWOOD
Roof Type 03 - GABLE
Roof Cover 3 - ASPHALT SHINGLE
Wall Type 3 - PLASTER
Heat Source 1 - ELECTRICITY
Heat Method 4 - CONVECTION
Bedrooms 2
2 Fixture Baths 0
3 Fixture Baths 1
4 Fixture Baths 0
5 Fixture Baths 0
6 Fixture Baths 0
7 Fixture Baths 0
Addl Fixtures 0
FPL: Stacks/Openings/Blt In //

Total Building Value \$87,423

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING		1,092

1/12/2021		Volusia FL Public Access	
1	Unfinished Garage		308
1	Finished Enclosed Porch		162

Total Building Area

Total Building Area	1,562
---------------------	-------

Main Building Rates

	Base		Level		Area		Story		Grade		Const		RCN
	Rate		Factor		Factor		Factor		Factor		Factor		Value
Base House	81,779	X	1.000	X	.943	X	1.000	X	1.020	X	1.000	=	78,660
Foundation	0	X	1.000	X	.943	X	1.000	X	1.020	X	1.000	=	0
HVAC	-2,448	X	1.000	X	.943	X	1.000	X	1.020	X	1.000	=	-2,355
Attic	0	X	1.000	X	.943	X	1.000	X	1.020	X	1.000	=	0
Other Features													
	Rate		SLF		Units				Grade			=	
1 Story Fireplace	3,706	X	1.000	X	0	X			1.020	X		=	0
2 Story Fireplace	0	X	1.000	X	0	X			1.020	X		=	0
							Fireplace		Plumbing		Misc Value	=	
Feature Totals							0	+	3,770	+	0	=	3,770
Building Subtotal													80,075
Perimeter													22,107
Points Factor													1.000
Base RCN													102,182
Sections RCN													15,702
Total RCN													117,884
			Phy		Mkt		Obs		Ecn		Fun		
Depreciation			.720	X	.000	X	.000	X	.000	X	.000	X	.720
Base RCNLD													73,571
Sections RCNLD													11,306
Total RCNLD													84,877
Nbhd Factor													1.030
Total Building Value													87,423

Section Rates

Card	Sect	YrBlt	EffYr	Area	Rate 1St	Rate 2nd	AC Adj	SLF	GrdFact	Pts	RCN	% Gd	RCNLD
1	UGR			308	29.40		.00	1.000	1.020	1.000	9,236	72	6,650

1 FEP 162 39.13 .00 1.000 1.020 1.000 6,466 72 4,656

Working Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	HX Savings
2021	\$94,239	\$87,423	\$181,662	\$181,662	\$0

Working Tax Roll Taxable Values by Authority

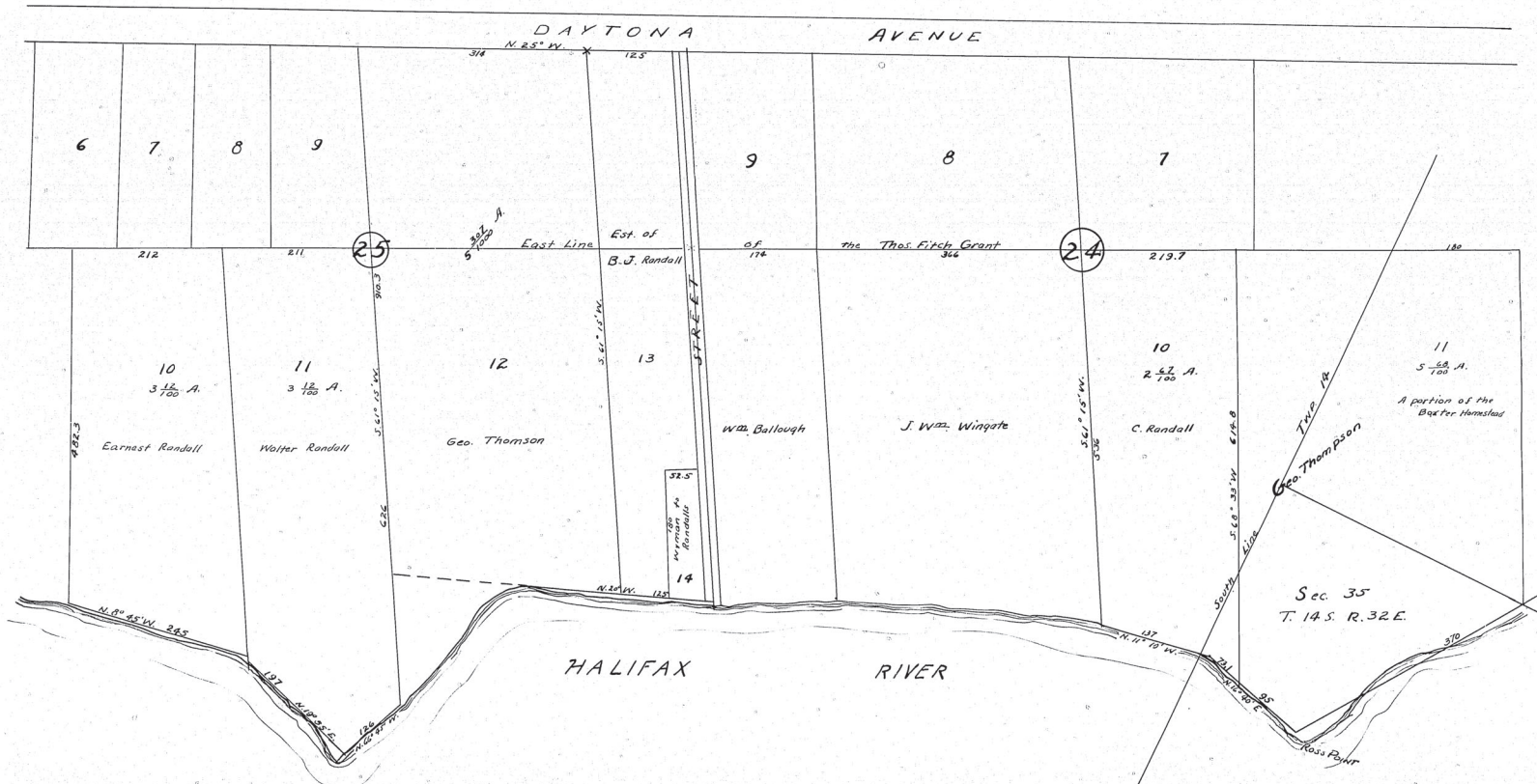
Auth	Authority Name	Exemption/10Cap	Taxable
0011	REQ LOCAL EFFORT	\$0	\$181,662
0012	DISCRETIONARY	\$0	\$181,662
0017	CAPITAL IMPROVEMENT	\$0	\$181,662
0050	GENERAL FUND	\$0	\$181,662
0055	LIBRARY	\$0	\$181,662
0057	VOLUSIA FOREVER	\$0	\$181,662
0058	VOLUSIA ECHO	\$0	\$181,662
0059	VOLUSIA FOREVER I&S 2005	\$0	\$181,662
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$0	\$181,662
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$0	\$181,662
0100	HALIFAX HOSPITAL AUTHORITY	\$0	\$181,662
0200	HOLLY HILL	\$0	\$181,662
0520	MOSQUITO CONTROL	\$0	\$181,662
0530	PONCE INLET PORT AUTHORITY	\$0	\$181,662

Final Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Non-Sch Exemptions	Non-Sch Taxable	HX Savings
2020	\$94,239	\$87,423	\$181,662	\$181,662	\$0	\$181,662	\$0
2019	\$97,884	\$95,705	\$193,589	\$193,589	\$0	\$193,589	\$0
2018	\$85,734	\$102,079	\$187,813	\$187,813	\$0	\$187,813	\$0
2017	\$83,133	\$95,894	\$178,867	\$141,624	\$0	\$141,624	\$0
2016	\$62,600	\$84,443	\$147,043	\$128,749	\$0	\$128,749	\$0
2015	\$50,959	\$70,353	\$121,312	\$117,045	\$0	\$117,045	\$0
2014	\$58,720	\$63,144	\$121,864	\$106,405	\$0	\$106,405	\$0
2013	\$58,720	\$38,012	\$96,732	\$96,732	\$0	\$96,732	\$0
2012	\$94,484	\$16,482	\$110,966	\$110,966	\$0	\$110,966	\$0

Permit Summary

Date	Number	Description	Amount
08/18/2020	20-0954	INSTALL POOL 12X20 AND DECK	\$18,000
07/08/2020	20-0904	6' WHITE VINYL FENCING	\$2,318
04/23/2019	19-676	REPLACE WIRING IN RESIDENCE	\$5,535
01/17/2019	19-327	HVAC CHANGEOUT	\$5,000
10/09/2018	19-0005	REPLACEMENT OF (19) WINDOWS	\$8,490



Recorded Oct. 16, 1888
W. R. Fitts, Clerk

THE RANDALL AND THOMPSON SUBDIVISION
OF THE ROSS HOMESTEAD AND A PORTION
OF THE FLEMING PURCHASE OF THE THOS. FITCH
GRANT AND BAXTER HOMESTEAD, SITUATED IN
HOLLYHILL, TWP. 14 AND 15S., R. 32 AND 33E.

SCALE: 1" = 100'

SURVEYED AND SUBDIVIDED BY
D. D. ROGERS, CIVIL ENGINEER

A TRUE COPY OF MAP IN
MAP BOOK 1 PAGE 114

By James J. Fitts
Deputy

LEGAL DESCRIPTION

All of Lot 3, excepting the Westerly 300 feet thereof, and excepting the Southerly 83 feet of the remainder of Lot 3, lying North of 5th Street, as laid out and used (42 feet wide), Ross Homestead, Holly Hill, as per map recorded in Deed Book "I", Page 32-A, Public Records of Volusia County, Florida.

CONTAINING 10,490 S.F.(WEST) & 7,692 S.F.(EAST) MORE OR LESS.

PROPERTY ADDRESS: 508 RIVERSIDE DRIVE, HOLLY HILL, FLORIDA 32117

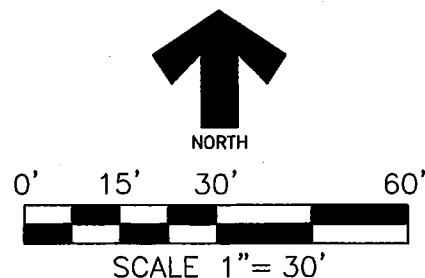
SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM OFFICIAL RECORDS BOOK 7427, PAGE 977, AS RECORD IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
2. BEARINGS BASED ON THE SOUTHERLY LINE OF SUBJECT PROPERTY HAVING A FIELD MEASURED BEARING OF S63°25'22"W.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" (0.2 PER CENT ANNUAL CHANCE FLOOD HAZARD) & ZONE AE (BASE FLOOD ELEV=4.0), MAP NUMBER 12127C0356J, EFFECTIVE DATE 09/29/2017.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL OF LAND OR ADJACENT PARCELS.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 4/30/2020.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET MINIMUM STANDARD OF PRACTICE URBAN REQUIREMENTS (1:10,000) PER FLORIDA ADMINISTRATIVE CODE.
13. DEED BOOK "I", PAGE 32-A AS REFERENCED IN THE LEGAL DESCRIPTION IS UNAVAILABLE FROM THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AT THIS TIME.

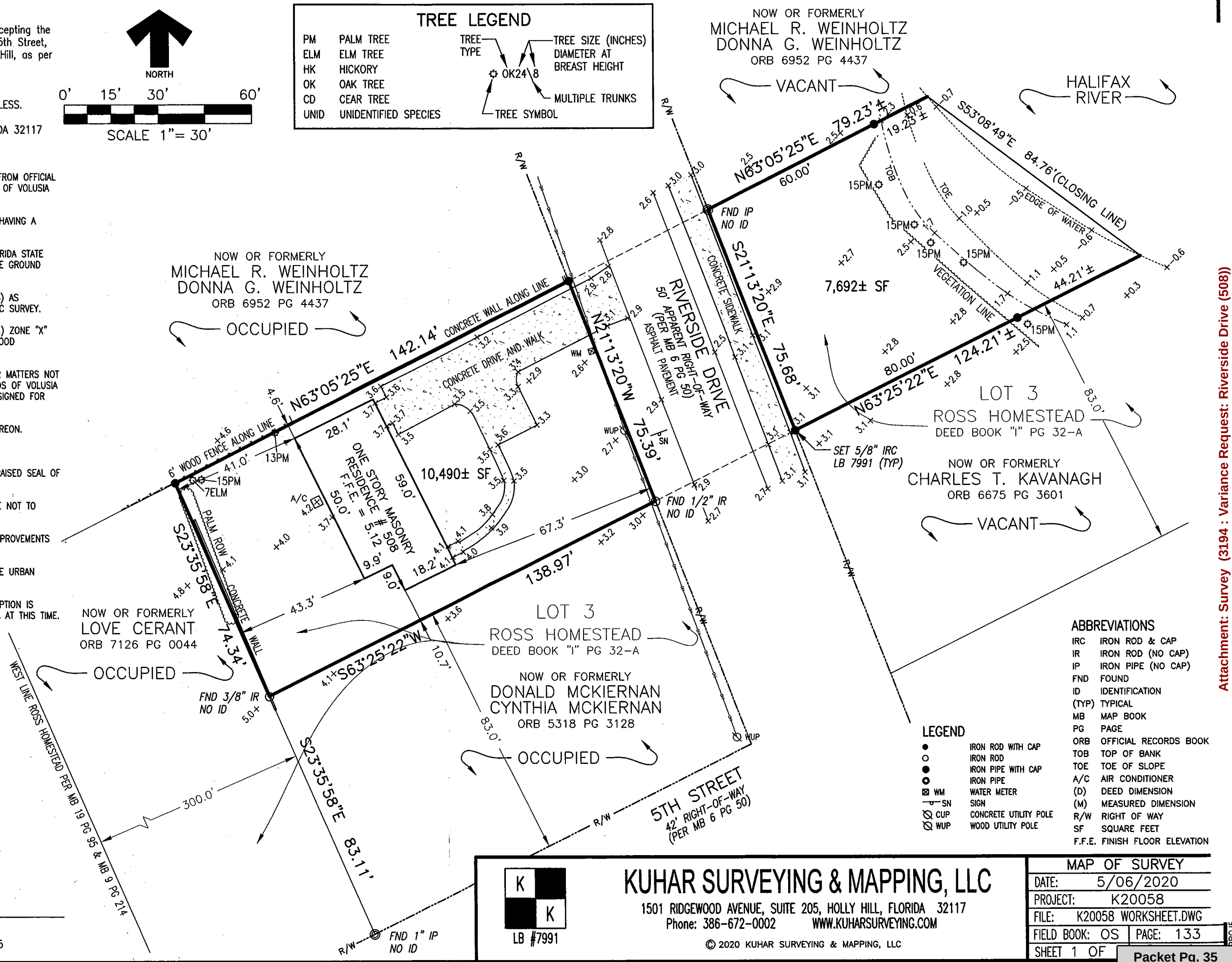
CERTIFIED TO:
ROBERT F. COX

I HEREBY CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.

KENNETH J. KUCHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



TREE LEGEND			
PM	PALM TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
ELM	ELM TREE		
HK	HICKORY		
OK	OAK TREE		
CD	CEAR TREE		
UNID	UNIDENTIFIED SPECIES		
			MULTIPLE TRUNKS
			TREE SYMBOL



ABBREVIATIONS

IRC	IRON ROD & CAP
IR	IRON ROD (NO CAP)
IP	IRON PIPE (NO CAP)
FND	FOUND
ID	IDENTIFICATION
(TYP)	TYPICAL
MB	MAP BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
A/C	AIR CONDITIONER
(D)	DEED DIMENSION
(M)	MEASURED DIMENSION
R/W	RIGHT OF WAY
SF	SQUARE FEET
F.F.E.	FINISH FLOOR ELEVATION

LEGEND

●	IRON ROD WITH CAP
○	IRON ROD
●	IRON PIPE WITH CAP
○	IRON PIPE
WM	WATER METER
SN	SIGN
CUP	CONCRETE UTILITY POLE
WUP	WOOD UTILITY POLE



KUCHAR SURVEYING & MAPPING, LLC

1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM

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MAP OF SURVEY

DATE:	5/06/2020
PROJECT:	K20058
FILE:	K20058 WORKSHEET.DWG
FIELD BOOK:	OS
PAGE:	133
SHEET 1 OF	Packet Pg. 35



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

**Board of Planning and Appeals
Agenda Item**

5.2

MEETING DATE: February 1, 2021
FROM: Brian Walker
SUBJECT: The Mirage Phases 3 and 4 (Preliminary Plat/Final Engineering)
Approval
NUMBER: (ID # 3177)
APPLICANT: Chris Butera
PLANNER: Brian Walker

INTRODUCTION:

Christopher Butera of Mirage HH Partners, LLC, property owner, requests Preliminary Plat / Final Engineering approval for Phases 3 and 4 of the Mirage Subdivision. Phases 3 and 4 add an additional 49 lots and increase the total number of developable lots within the subdivision from 53 to 102. The subdivision is located approximately 1200 feet east of Nova Road on the north side of Flomich Street.

DISCUSSION:

The Mirage Subdivision is a 30.09 acre parcel, located on the south side of Alabama Avenue and the north side of Flomich Avenue. A subdivision plat creating 161 lots was initially approved by the City in January 2007. Through the years there have been some modifications to the subdivision, and a replat reducing the number of developable lots to 53 and expanding the retention pond area in order to mine shell, was approved in April 2017. The Preliminary Plat now proposed, seeks to create an additional 49 lots.

The site is in an R-6 (Low Density Multi-Family Residential) zoning district which allows 12 dwelling units an acre for townhomes. However, the future land use of phases 3 and 4 is low density residential (LDR) which allows a maximum of 6 dwelling units per net acre. Based on FLU Policy 1.1.3 of the City's comprehensive plan as amended on January 12, 2016 (Ordinance 2964), the R-6 zoning category may be consistent with the LDR future land use when the proposed density within R-6 does not exceed the maximum density permitted within the LDR future land use. Phases 3 and 4 propose a maximum density of 5.76 dwelling units an acre and are therefore consistent with the LDR future land use.

The project proposes townhomes. The minimum lot size is 1,080 square feet. Proposed townhomes will be a minimum of 900 square feet and be a maximum of 35 feet in height.

The City of Holly Hill is the provider of potable water and sanitary sewer.

Final engineering plans for the subdivision have been provided by a licensed engineer and

reviewed by the City. The City has approved the final engineering plans.

A final plat for the proposed subdivision has not been submitted at this time. When submitted, the plat will be reviewed for consistency with the approved final engineering plans, Florida Statute Chapter 177, and all other relevant state and local regulations prior to being presented to the City Commission.

The applicant has been notified that lots cannot be sold for development until such time that the subdivision improvements have been completed, inspected and approved (unless bonded), and the subdivision has received final plat approval.

RECOMMENDATION:

Staff recommends that the City Commission, APPROVE the Preliminary Plat for Phases 3 and 4 of the Mirage Subdivision.

- Current Plat (PDF)
- Aerial Map (PDF)
- Location Map (PDF)
- Approved Final Engineering Plans with Red Line Correction (PDF)
- Boundary Survey (PDF)
- Overall Development Plan (PDF)
- Redlined Correction to Density (PDF)

MAP BOOK 58 PAGE 27

Ms. A. 9. 2. 60 / 10. 5. 79

- [illegible]

STUDENT UNION, FORTUNA, 52174
(385) 671-1700

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAN FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEMANDS, IF ANY, FROM SUCH REQUIREMENTS.

(PRINT NAME): Michael A. Myers P.S.M. NO. LS 94006

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL

THIS STATEMENT HEREBY CERTIFIES ON January 24, 2017 THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF LOS ANGELES.

BY: 

8
WATSON
OF THE CITY OF HOLLY HILL

ATTEST: Walter M. ...

CITY CLERK OF THE CITY OF HOLLYWOOD

[illegible]

Very Plc/Final Engineering Approval

Why I Love Engineering/ Approvals

SHEET 1 OF 9

"MIRAGE REPLAT"

MAP BOOK 58 PAGE 29

SITUATED IN THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, SECTION 34, TOWNSHIP 14 SOUTH, RANGE 32 EAST, BEING A REPLAT OF A PORTION OF MIRAGE SUBDIVISION, OF RECORD IN MAP BOOK 54, PAGES 61 THROUGH 70 INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PREPARED BY:

J. B. PRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
2445 West State Road #40
Gainesville, Florida 32608
Phone: (352) 871-1700
Email: jbpries@gmail.com

PROPERTY OWNER:

MIRAGE III PARTNERS, LLC
2445 West State Road #40
Gainesville, Florida 32608
Phone: (352) 453-1789
Email: chris@mirageiii.com

LEGAL DESCRIPTION

ALL OF LOTS 21 THROUGH 128 INCLUSIVE, AND ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", AND A PORTION OF TRACT "M", MIRAGE, OF RECORD IN MAP BOOK 54, PAGES 61 THROUGH 70 INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND ALSO: ALL OF VISION COURT, SCENIC COURT, SENSATION WAY, AND A PORTION OF SCENIC DRIVE, MIRAGE LANE AND MIRAGE DRIVE, ALL BEING 50 FOOT RIGHTS OF WAY, AND ALL BEING SHOWN AND DEDICATED ON THE AFOREMENTIONED PLAT OF MIRAGE; ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 1, OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE SOUTH 25°39'03" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 25°39'03" EAST, DEPARTING SAID SOUTHEAST CORNER, AND ALONG THE EASTERLY LINE OF AFOREMENTIONED TRACT "A", THE EASTERLY LINE OF LOT 34 OF SAID MIRAGE SUBDIVISION, A DISTANCE OF 80.18 FEET TO A POINT ON THE WESTERLY LINE OF GLEN MEADOWS SUBDIVISION, OF RECORD IN MAP BOOK 33, PAGE 186, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 25°39'03" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 334.98 FEET TO A POINT; THENCE SOUTH 64°19'51" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 25°39'03" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 64, OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE SOUTH 25°39'03" EAST, DEPARTING SAID SOUTHERLY LINE OF LOTS 64 THROUGH 69 INCLUSIVE, OF SAID MIRAGE SUBDIVISION, A DISTANCE OF 212.00 FEET TO A POINT THEREON; THENCE SOUTH 25°39'03" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 25°39'03" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 200.00 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE SOUTHERLY LINE OF SCENIC DRIVE, A 50 FOOT STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF MIRAGE SUBDIVISION; THENCE SOUTH 64°19'51" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 335.00 FEET TO THE NORTHEAST CORNER OF LOT 70 OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE SOUTH 25°39'03" EAST, DEPARTING SAID SOUTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID LOT 70, AND ALSO ALONG THE EASTERLY LINE OF TRACT "F" OF AFOREMENTIONED MIRAGE SUBDIVISION, A DISTANCE OF 200.00 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE AFOREMENTIONED NORTHERLY LINE OF FLOMICH STREET; THENCE SOUTH 64°19'51" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 261.16 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF TRACT "M" OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE NORTH 47°28'26" WEST, DEPARTING SAID NORTHERLY LINE, AND ALONG THE WESTERLY LINE OF SAID TRACT "M", A DISTANCE OF 44.68 FEET TO A POINT THEREON; THENCE NORTH 25°40'09" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 328.51 FEET TO A POINT THEREON; THENCE NORTH 64°19'51" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 40.00 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE EASTERLY LINE OF TRACT "E" OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE NORTH 25°40'09" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 227.41 FEET TO THE NORTHEAST CORNER OF TRACT "E" OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE NORTH 64°28'20" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "E", AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 117.77 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE EASTERLY LINE OF AFOREMENTIONED MIRAGE LANE, A 50 FOOT STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF MIRAGE SUBDIVISION; THENCE NORTH 25°39'03" WEST, ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF MIRAGE DRIVE, A 50 FOOT STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF MIRAGE SUBDIVISION, A DISTANCE OF 554.41 FEET TO A POINT THEREON, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 20, OF AFOREMENTIONED MIRAGE SUBDIVISION; THENCE NORTH 64°23'50" EAST, DEPARTING SAID EASTERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOTS 20 THROUGH 1 INCLUSIVE, OF SAID MIRAGE SUBDIVISION, A DISTANCE OF 785.00 FEET TO THE POINT OF BEGINNING.

Overall Parcel Area = 917,452.34± Square Feet; 21.062± Acres.

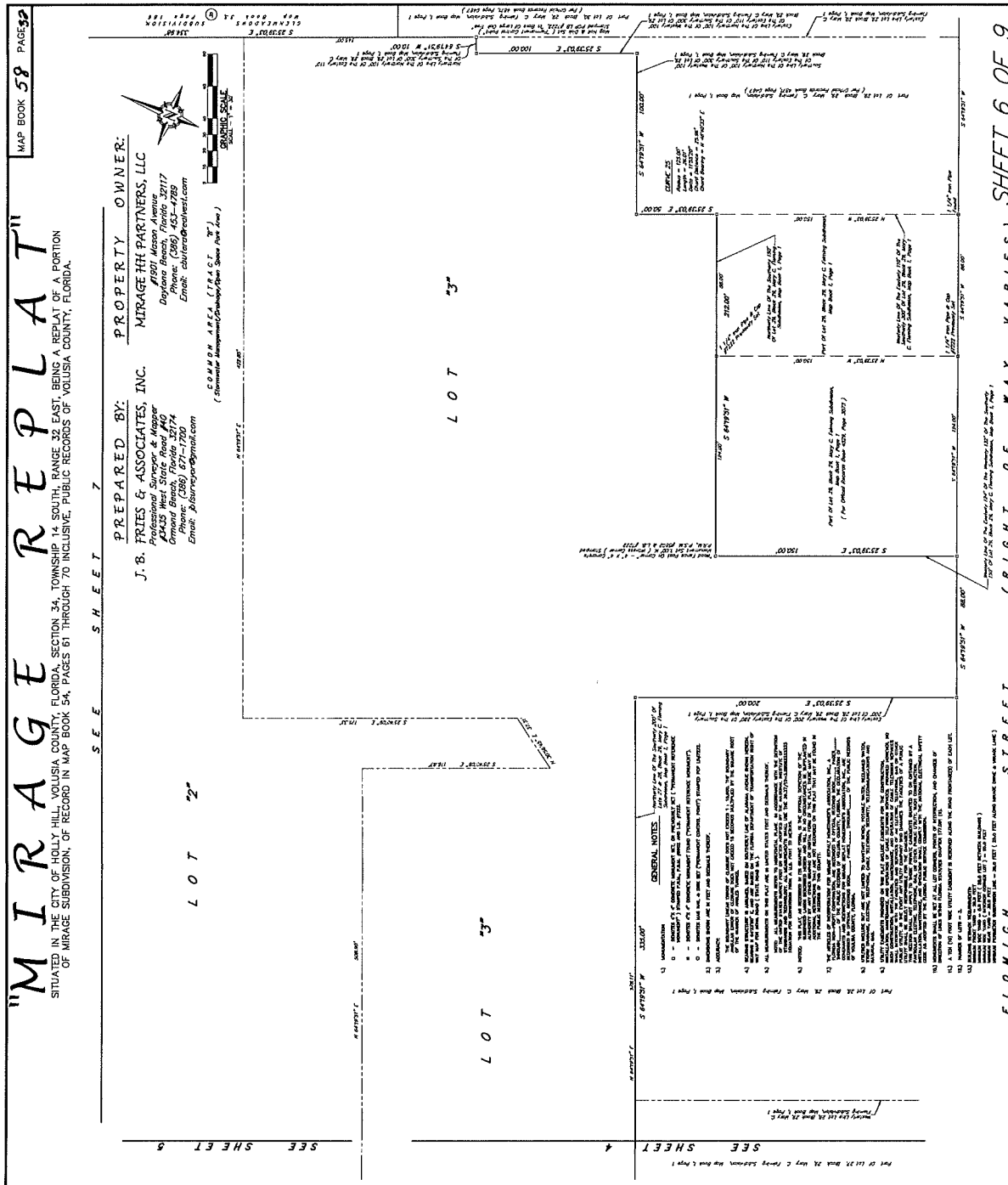
The property described hereon is in "AE" per the Flood Insurance Rate Maps, Community Panel Number 125112 0214 J, Map Number 12127C0214J, dated 19 February, 2014, and Community Panel Number 125112 0218 J, Map Number 12127C0218J, dated 19 February, 2014, and Community Panel Number 125112 0352 H, Map Number 12127C0352 H, dated 19 February, 2014, and Community Panel Number 125112 0356 H, Map Number 12127C0356 H, dated 19 February, 2014.

SHEET 2 OF 9

MAP BOOK 58 PAGE 27

[illegible]







AERIAL



Location Map

**ZEV COHEN
& ASSOCIATES, INC.**
390 INTERCHANGE BLVD., STE. C
ORLANDO BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
DSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

100



SOIL KEY DESIGNATION	
26	HOLOPAW SAND
35	MYAKKA-URBAN LAND COMPLEX
69	TUSCAWILLA FINE SAND
70	TUSCAWILLA-URBAN LAND COMPLEX

[illegible]

Description taken from a previous sketch & plat by this office being File #D07-2005
Job #1810-2005, dated 23 February, 2005.

6 DU/AC is the maximum density allowed.



THE PROPERTY DESCRIBED HEREON IS IN "SHADED ZONE AE" AREA OF 100 YEAR FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBERS 12127C0214J & 12127C0218J, DATED FEBRUARY 19, 2014.



TP1-TP2	TREE PROTECTION PLAN & DETAILS
LA1-LA4	LANDSCAPE PLAN & DETAILS

MIRAGE - PHASES 3 & 4 FINAL ENGINEERING PLANS COVER SHEET

THE UNIVERSITY OF TEXAS AT AUSTIN

PROJECT NO: ZC 04085

DESIGNED BY: ML

DRAFTED BY: MLR

CHECKED BY: SCH

DRAWING FILE: 01 - 04085COV
XREFS:

XREF'S: ----

MELIA L. RUSSELL, P.E. NO. 6835
NOT VALID WITHOUT SEAL

SHEET: C1 OF 19

RECLAIMED WATER CONSTRUCTION NOTES

- THE CITY'S PUBLIC WORKS DEPARTMENT (386) 248-9463 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
- DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID.
- ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES (3.0 FEET) AND A MAXIMUM DEPTH OF 48 INCHES (4.0 FEET) FROM FINAL GRADE EXCEPT AT LOCATIONS OF UTILITY CROSSINGS OR WITH SPECIAL APPROVAL OTHER THAN CITY ENGINEER'S APPROVAL. IN THE BEST INTEREST OF THE CITY, ALL TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH AN MINIMUM COMPACTION OF 98% IN PAVED AREAS AND A MINIMUM COMPACTION OF 95 % IN UNPAVED AREAS ACCORDANCE WITH AASHTO T-180.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
- 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE PROVIDED ON ALL DIP PIPE ALSO.
- ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE 1 1/2" SERVICES SHALL BE CTS 3408 HIGH DENSITY POLYETHYLENE TUBING RATED FOR A MINIMUM OF 200 PSI WITH SDR 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL BE LAVENDER IN COLOR AND SHALL HAVE THE WORDS "RECLAIMED WATER" PERMANENTLY PRINTED ON THE OUTSIDE. THE TUBING SHALL HAVE U.V. PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH THE APPLICABLE STANDARDS OF A.S.M. D1248, D3350, D2238, D2237, N.S.F.-14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. APPROVED SIZES: 1", 1-1/2" AND 2" DIAMETERS.
- ALL RECLAIMED WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE THE END OF THE SERVICE AND SECURED 12" MAXIMUM. ALL THE SHROUDING FOR ANY "U" BRANCHES FOR DOUBLE SERVICES SHALL BE 12" ABOVE GROUND LEVEL. ALL SERVICES SHALL BE LOCKED.
- ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED LAVENDER OR PURPLE TO MATCH THE TUBING. THE VALVES SHALL BE 12" MAXIMUM. THE VALVES SHALL BE AS STANDARD PATTERN RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.
- ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES (3.0 FEET) AND A MAXIMUM DEPTH OF 48 INCHES (4.0 FEET) FROM FINAL GRADE EXCEPT AT LOCATIONS OF UTILITY CROSSINGS WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER. DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED INSPECTOR PRIOR TO ATTEMPTING TO CLEAR ANY RECLAIMED WATER MAIN FOR USE. THE INSPECTOR SHALL COORDINATE WITH CITY PERSONNEL AT THE RECLAIMED WATER PLANT 2 BUSINESS DAYS PRIOR TO BEGINNING ANY FULL-DIAMETER FLUSH OF MAINS. THE CONTRACTOR WILL CONDUCT A STANDARD WATER PRESSURE TEST, 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA POTABLE WATER STANDARDS. THE RECLAIMED LINES WILL THEN BE DISINFECTED WITH CHLORINE, FLUSHED TO CLEAR AGAIN, WITH A MINIMUM OF 1 POSITIVE CHLORINE RESIDUAL TEST RESULT PROVIDED TO THE CITY.
- THE CONTRACTOR SHALL BE REQUIRED TO PICK UP ALL RECLAIMED MAINS IN EXCESS OF 6" IN DIAMETER AND PRINTING DISTRIBUTION AND ARTERIAL ROADWAYS. ALL PVC SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES (3.0 FEET) COVER. NEW, NO FOAM PIGS ARE ALLOWED. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PUBLIC WORKS REPRESENTATIVE OR CITY UTILITY INSPECTOR.
- ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES IN THE EVENT THAT PIG FITTINGS ARE SPECIFIED, THE RESTRAINED JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. IN NO INSTANCE SHALL THRUST FITTINGS BE PERMITTED.
- MEGALUGS, BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW DIPRA RESTRAINED DESIGN GUIDELINES.
- UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE CITY OF HOLLY HILL PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THE SYSTEM.
- ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PURPLE COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE POLYETHYLENE. 1" OR BY METAL TAGS SET INTO PAVEMENT. VALVES AND SLOW-OPTS FOR RECLAIMED WATER MAINS SHALL BE MARKED BY AN "X" SET INTO THE PAVEMENT. REVERSE TAPPING VALVE SHALL BE MARKED WITH AN "X" 1" - 4" SAU CUT INTO THE CURB OR PAVEMENT WITH THE ARROW POINTING TO THE DIRECTION OF PRESSURE MAIN RUN.
- RECLAIMED WATER SERVICES SHALL BE NORMALLY DOUBLE 1 1/2" SERVICES LOCATED AT SIDE LOT LINES ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIM WATER SERVICES NEED TO BE OFFSET, 1" SINGLE SERVICES SHALL BE SPECIFIED THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 2'.
- MAXIMUM OBTAINABLE SEPARATION OF PUBLIC RECLAIMED WATER MAINS, STORMWATER MAINS, AND SANITARY SEWER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF FIVE (5) FEET (CENTER TO CENTER) OR THREE (3) FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND SEWAGE MAINS WHERE RECLAIMED WATER AND SANITARY SEWAGE MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE. THE SANITARY SEWAGE MAIN SHALL BE TWENTY (20) FEET OF EITHER CONC. ENCASED PVC PIPE OR ENCASED IN A WATERTIGHT CARRIER PIPE, CENTERED ON THE POINT OF CROSSING.
- ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE SCHEDULE. THE CITY ENGINEER SHALL BE NOTIFIED BY THE CITY OF ANY BUSINESS DAYS NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC WORKS DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 7:00 A.M. AND NOON ON THE APPROPRIATE DAY.
- WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
- ALL WORK PERFORMED UPON RECLAIMED WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
- FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE PROPOSED LOCATIONS OF ALL RECLAIMED WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
- ALL H.D.P.E. PIPE RECLAIMED WATER MAINS SHALL BE S.D.R.11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
- ALL P.V.C. PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ANY DEFORMATION.
- RECLAIMED WATER HYDRANTS MAY BE REQUIRED BY THE CITY. ALL RECLAIMED HYDRANTS SHALL BE PAINTED PURPLE.
- NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
- IN AREAS WHERE RECLAIMED WATER IS AVAILABLE, RECLAIMED WATER WILL BE UTILIZED IN THE PRESSURE TESTING OF NEW RECLAIMED WATER LINES.
- RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900 OR C-905, CL 150 (COLOR PANTONE PURPLE C) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY.

SITE PLAN & SUBDIVISION TESTING

A. MATERIALS

THE INSPECTION AND TESTING OF MATERIALS AND FINISHED ARTICLES TO BE INCORPORATED IN THE WORK SHALL BE MADE BY BUREAUS, LABORATORIES, OR AGENCIES APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUBMIT SUCH SAMPLES, OR SUCH SPECIAL OR SPECIALTY MATERIALS AS THE ENGINEER OF RECORD MAY REQUIRE. THE CONTRACTOR SHALL NOT INCORPORATE ANY MATERIAL OR FINISHED ARTICLE INTO THE WORK UNTIL THE RESULTS OF THE INSPECTIONS OR TESTS ARE KNOWN AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER OF RECORD THAT THE MATERIAL OR FINISHED ARTICLE IS ACCEPTED. ALL MATERIALS MUST BE OF THE SPECIFIED QUALITY. TO THE APPROVED SAMPLE IF A SAMPLE HAS BEEN SUBMITTED, CERTIFIED COPIES OF ALL TESTS MADE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS WELL AS TO THE CITY'S DESIGNATED SITE INSPECTOR. THE CITY'S DESIGNATED SITE INSPECTOR MUST RECEIVE COPIES OF ALL TESTING REPORTS AND CERTIFICATES PRIOR TO THE ENGINEER OF RECORD REQUESTING A FINAL PROJECT INSPECTION FROM THE CITY.

B. LABORATORY CONTROL AND CERTIFICATES

- SPECIFICATIONS, SAMPLING, TESTING, AND LABORATORY METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AASHTO OR ASTM. WHERE AASHTO OR ASTM SPECIFICATIONS ARE USED, THE REFERENCE SHALL BE CONSIDERED TO BE THE MOST RECENT STANDARD SPECIFICATIONS OR TENTATIVE SPECIFICATIONS OF THE AASHTO OR ASTM IN FORCE ON THE DATE OF THE TEST.

- TEST & CERTIFICATES. THE CONTRACTOR SHALL ENGAGE AN APPROVED TESTING LABORATORY TO PROVIDE THE FOLLOWING TESTS AND CERTIFICATIONS SIGNED BY A REGISTERED ENGINEER OF THE STATE OF FLORIDA. ALL TECHNICIANS PERFORMING THE TESTS SHALL BE STATE CERTIFIED FOR THE TESTING PERFORMED. ADDITION, THE ENGINEER OF RECORD OR THE CITY ENGINEER OF RECORD OR THE CITY SHALL ALSO BE PROVIDED BY THE CONTRACTOR, AND THE FOLLOWING SHALL NOT BE TAKEN AS A COMPLETE AND EXHAUSTIVE LIST OF THE CONTRACTOR'S TESTING RESPONSIBILITIES.

- ANALYSIS FOR STRUCTURAL FILL MATERIAL PRIOR TO INSTALLATION.
- PROCTOR DENSITIES, MOISTURE CONTENT, COMPACTED FIELD DENSITIES, AND ATTERBERG LIMITS.
- CIL CEMENT MIX DESIGNS AND COMPRESSIVE STRENGTH TESTS (FOR SOIL CEMENT ROAD BASE ONLY).
- SUPERVISION OF ALL SOIL CEMENT BASE CONSTRUCTION.
- ANALYSIS OF RECYCLED CONCRETE BASE MATERIAL PRIOR TO INSTALLATION.
- ASPHALT MIX DESIGN, BITUMEN CONTENT, SIEVE ANALYSIS, HUBBARD FIELD STABILITY TESTS, NUCLEAR DENSITY TESTS (BACKSCATTER METHOD), AND ANALYSIS OF CORE SAMPLES.
- CONCRETE MIX DESIGNS FOR ALL APPLICATIONS INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, AND DRIVEWAYS.
- COMPRESSIVE TEST CYLINDERS AND SLUMP TESTS FOR ALL APPLICATIONS OF CONCRETE, INCLUDING PAVEMENT, CAST-IN-PLACE STRUCTURES, CURBING, GUTTERS, SIDEWALKS, BIKE PATHS, APRONS, AND DRIVEWAYS.
- CHLORINE RESIDUAL AND BACTERIOLOGICAL TESTING OF WATER MAINS.
- PRESSURIZED LEAK TESTING OF WATER MAINS, FORCE MAINS, AND RECLAIMED WATER MAINS.

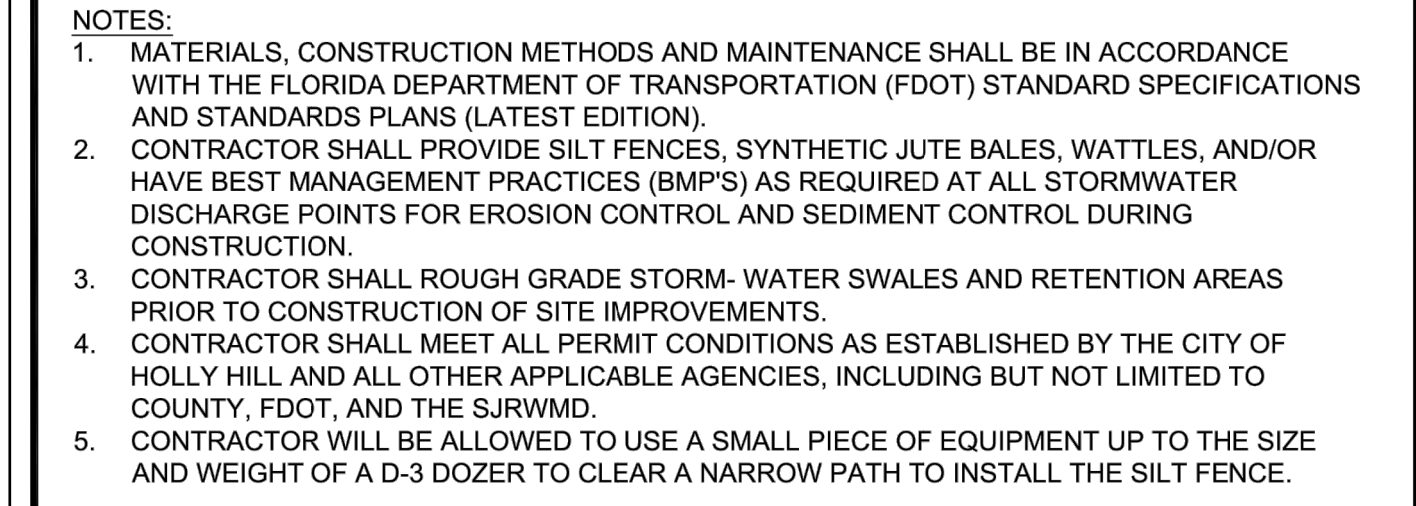
SANITARY SEWER CONSTRUCTION NOTES

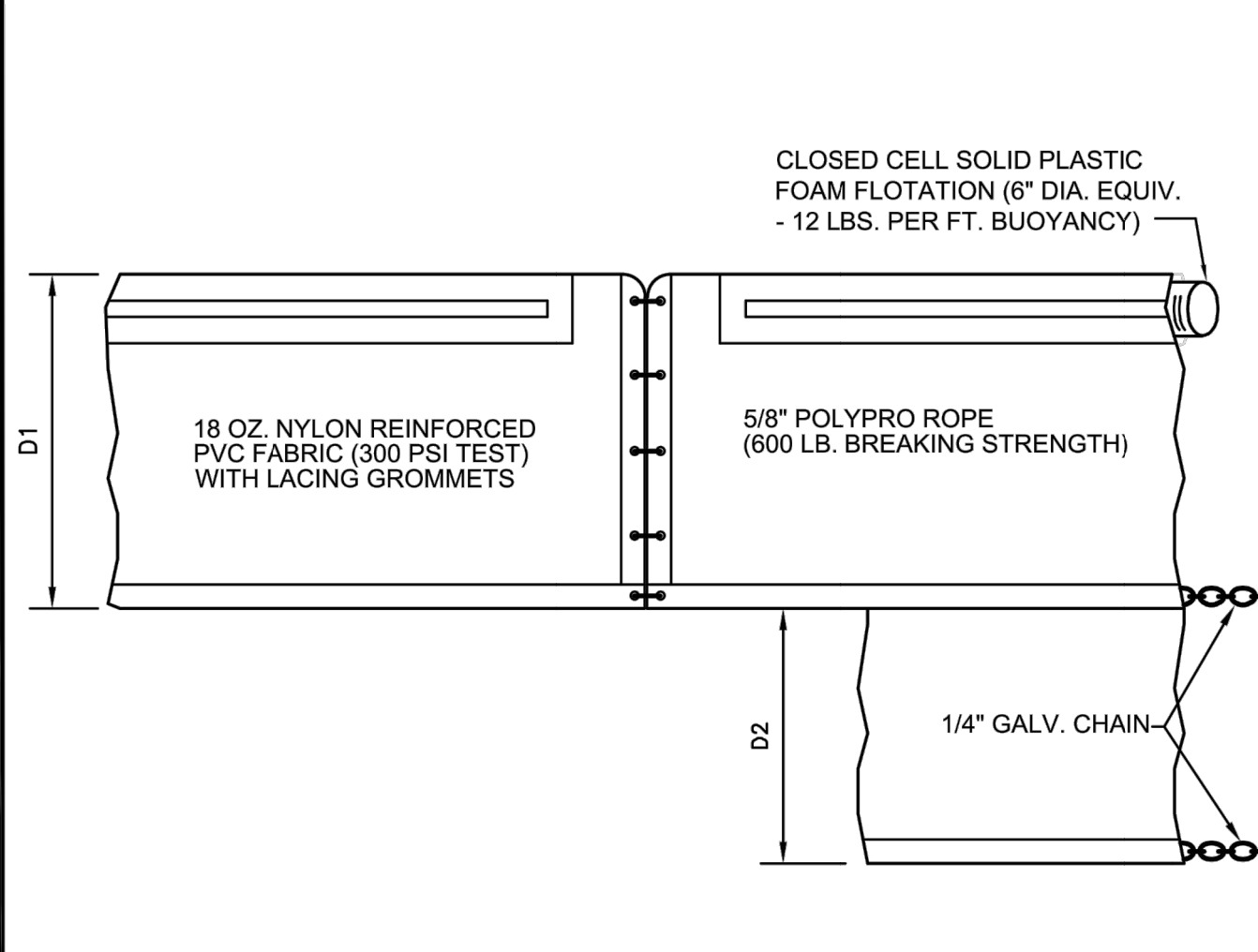
- THE CITY'S PUBLIC WORKS DEPARTMENT (386) 248-9463 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY SANITARY SEWER CONSTRUCTION.
- ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034, IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-26, CLASS 100 OR CONCRETE EMBANKMENT LINES SHALL BE INSTALLED. THE CITY ENGINEER SHALL BE NOTIFIED OF ALL CROSSINGS SHALL ALSO FOLLOW THE CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS PER REGULATORY REQUIREMENTS.
- GRAVITY SANITARY SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.
- THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING OPERATIONS DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6' BELOW THE PIPE BEING LAID WITHIN THE AREAS OF CONSTRUCTION.
- ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES IS NOT ACCEPTABLE. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.
- ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (98% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE MAXIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
- THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY AT HIS OWN EXPENSE TO INSURE THAT COMPACTION OF FULL FILL MATERIAL IS COMPLETELY PROPER. TESTS SHALL BE DONE ONE FOOT ABOVE THE PIPE AND THEN AT ONE FOOT VERTICAL INTERVALS UNTIL FINAL GRADE IS REACHED. TESTING SHALL BE COMPLETED AND TEST DOCUMENTS SUBMITTED TO THE CITY AT A MINIMUM FREQUENCY OF ONE SET OF TESTS BETWEEN EACH MANHOLE AND AN ADDITIONAL SET OF TESTS AT EVERY MANHOLE. IDENTIFICATION OF TEST LOCATIONS SHALL BE CLEARLY INDICATED ON TEST REPORTS. TEST RESULTS SHALL BE FORWARDED PROMPTLY TO THE CITY'S DESIGNATED SITE INSPECTOR.
- THE CONTRACTOR SHALL INSTALL A METALLIZED FLOT LOCATOR TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC SEWAGE FORCE MAINS. THIS PIPE LOCATOR AID SHALL BE INSTALLED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER. TAPE SHALL BE COLOR CODED GREEN FOR SANITARY SEWER AND FORCE MAIN. A CONTINUOUS NO. 10 COPPER HEAD WIRE SHALL BE INSTALLED WITH WIRE BROUGHT UP AT ALL VALVES.
- TESTING SHALL BE REQUIRED FOR EVERY UNIT AND JOINT OF THE SEWER SYSTEM.
- MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET AND MAXIMUM OF 0.5 FEET ABOVE GRADE GENERALLY IN UNPAVED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
- RUBBER BOOTS AND 316 STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE STANDARD MANHOLE AND BOOT DETAILS).
- INDIVIDUAL SANITARY SERVICE CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, AND MUST BE CONNECTED TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY.
- FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICES LATERALS SHALL BE CONSTRUCTED AT EACH LOT OR REAR YARD. THE MINIMUM COVER SHALL BE 36 INCHES (3.0 FEET) ABOVE FINISHED GRADE. THE LATERAL SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS SHALL BE USED ON ALL LINES. NO GLUED JOINTS.
- PRIOR TO FINAL ACCEPTANCE WHEN IT IS SUSPECTED THAT A PROBLEM EXISTS.
- ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE THE WORDS "HOLLY HILL FLORIDA SANITARY SEWER" CAST INTO THEM.
- FORCE MAIN SYSTEMS SHALL BE PRESSURE TESTED AT 100 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS.
- ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES MODIFIED TO ACCOMMODATE PVC PIPE BY FOLLOWING THE RECOMMENDED INCREASE IN RESTRAINT LENGTH CORRESPONDING TO THE INSTALLATION OF THE RECLAIMED WATER MAINS.
- THE CITY MAY REQUIRE ALL NEW SANITARY SEWER GRAVITY SYSTEMS TO BE SMOKE TESTED PRIOR TO FINAL ACCEPTANCE. ALL TESTING MUST BE DONE IN THE PRESENCE OF THE CITY'S DESIGNATED SITE INSPECTOR.
- THE CITY RESERVES THE RIGHT TO REQUIRE THE DEVELOPER TO PERFORM VACUUM TESTING OF ALL SANITARY MANHOLES, AIR TEST SEWER MAINS, AND REQUIRES THAT ALL SANITARY SEWER MAIN LINES BE TELEVIEWED PRIOR TO FINAL ACCEPTANCE. LATERALS SHALL BE TELEVIEWED UPON DEMAND BY THE CITY AND THE ELASTICITY OF THE MAINS SHALL BE TESTED.
- ALL SEWER MAINS, PRIOR TO FINAL ACCEPTANCE BY THE CITY AND PRIOR TO ANY FINAL PAVING OPERATIONS, SHALL BE TELEVIEWED AND SUBMITTED TO THE CITY USING A "PAN AND TILT CAMERA" WITH DEPTH OF FIELD OF 100 FEET. THE CAMERA SHALL BE USED TO TELEVIEW THE CAMERA FROM THE TOP OF THE MANHOLE TO THE STREAM MANHOLE. CITY INSPECTOR SHALL BE NOTIFIED IN ADVANCE AND BE PRESENT DURING THE TELEVIEWING OF THE SEWER SYSTEM. THE VIDEO SHALL BE NONSTOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING THE CONDITION OF THE LINES SHALL BE SUBMITTED TO THE CITY. THE VIDEO SHALL SHOW ANY INSTALLATION OF ASPHALT OR CONCRETE PAVEMENT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS, AND/OR INFILTRATION/EXFILTRATION TESTS IF DEFECTS ARE APPARENT OR WORKSMANSHIP IS QUESTIONABLE.
- SEWER LINES WHICH ARE CONSTRUCTED OUTSIDE OF PUBLIC RIGHTS-OF-WAY WITHIN SIDE YARDS, BACKYARDS, AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF GREEN C-900 PVC. ABSOLUTELY NO USE OF PLASTIC STYRENE FITTINGS SHALL BE ALLOWED.
- SEWER WALTERS SHALL BE LOCATED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT "V", OR BY A METAL TAG SET INTO THE PAVEMENT.
- EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WETWELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. THE CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.
- ALL PROPOSED SEWER FORCE MAINS SHALL BE FLUSHED, PRESSURE TESTED, PIGGED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER OR WASTEWATER TREATMENT PLANT (AS APPROPRIATE) AT LEAST 2 BUSINESS DAYS PRIOR TO BEGINNING A FULL-DIAMETER FLUSH OF THE MAINS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36 INCHES (3.0 FEET) COVER OVER ALL SEWER LINES AND PRIMARY TRANSMISSION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A HOLLY HILL REPRESENTATIVE OR CITY INSPECTOR.
- AS A GENERAL RULE, THE NUMBER OF JOINTS SHALL BE LIMITED TO THE MINIMUM POSSIBLE. IN SPECIAL CASES WHERE A POINT REPAIR TO AN 8" TO 12" PVC SEWER MAIN IS REQUIRED, THE PROPER RIGID WRAP AROUND SLEEVE SUCH AS A JCM-21 OVERSIZED DUCTILE IRON COUPLING OR AN APPROVED EQUAL MAY BE ALLOWED BY SPECIAL APPROVAL BY THE CITY.
- ALL IN-PIPE SANITARY SEWER MAIN VALVES SHALL BE RESILIENT SEAL (AWWA C-509 OR C-515) VALVES FEATURING AN EPOXY LINED DUCTILE IRON BODY.
- ALL TAPPING OF PRESSURE MAINS AND CORING OF MANHOLES SHALL BE PERFORMED BY THE CITY AND NOT BE LEFT TO THE CONTRACTOR. THE CITY ENGINEER SHALL BE NOTIFIED BY THE CITY OF ANY BUSINESS DAYS NOTIFICATION DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC WORKS DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 A.M. AND NOON ON THE APPROPRIATE DAY.
- WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
- ALL WORK PERFORMED ON SANITARY SEWER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY CONTRACTOR, OR LICENSED GENERAL CONTRACTOR, WHO IS LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
- UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM.
- FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE LOCATION, OF ALL FORCE MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
- ALL HDPE PIPE INSTALLED FOR SEWAGE FORCE MAINS SHALL BE SDR 11 WITH #10 COPPER HEAD TRACER WIRE UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC TO WHICH IT IS ATTACHED.
- ALL P.V.C. PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR DEFORMATION. ANY PIPE DEEMED TO BE MISSHAPE IN ANY WAY FOR ANY REASON SHALL BE REJECTED.
- NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
- WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN (18) INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905) COVERED WITH A MINIMUM OF 36 INCHES (3.0 FEET) COVER. THE SEWER MAIN SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH WITH A MINIMUM OF 36 INCHES (3.0 FEET) COVER. THE SEWER MAIN SHALL BE MAINTAINED ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO PRESSURE RATED PVC PIPE (MEETING AWWA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
- CEMENT USED IN AN IN-PIPE CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, AGE RESISTANT AND SULFIDE RESISTANT CONCRETE.
- MORTAR TO CONTAIN 'HYDRATITE' OR APPROVED EQUAL, TO PREVENT SHRINKAGE.
- CONTRACTORS SHALL PROVIDE THICKER MANHOLE WALLS AND BASES AS REQUIRED TO PREVENT FLOTATION BASED ON HIGH GROUND WATER TABLE DETERMINED USING ACCEPTED ENGINEERING PRACTICES AND/OR APPROVED BY PUBLIC WORKS DEPT.
- SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION WITH TWO COPIES FORWARDED BY THE DESIGN ENGINEER TO THE CITY.
- ALL NO BUG HOLES OR HONEYCOMB WILL BE ACCEPTED.
- ALL SANITARY SEWER MANHOLES SHALL HAVE ALL INTERIOR SURFACES COATED WITH THREE (3) COATS OF WHITE/GRAY OVER RED OR BLACK EW-1 EPOXY PAINT WITH A TOTAL OF 12 MILS THICKNESS OR BLACK COAL-TAR EPOXY WITH A TOTAL OF 16 MILS THICKNESS. OUTSIDE SURFACE TO BE COATED WITH TWO (2) COATS OF BLACK OVER BLACK EW-1 EPOXY PAINT WITH A TOTAL OF 8 MILS AND ONE (1) COAT OF BLACK COAL-TAR EPOXY WITH A TOTAL OF 8 MILS. ALL COATS SHALL BE APPLIED AT THE FACTORY EXCEPT MINOR FIELD TOUCH UP AT JOINTS AND AT MANHOLE NECK.

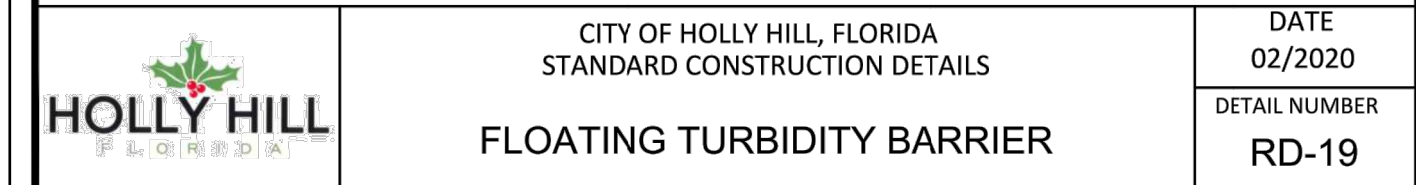
ROADWAY CONSTRUCTION NOTES

- ALL MATERIALS AND INSTALLATION METHODS USED FOR LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS OR SUBDIVISIONS AND SITE PLANS SHALL BE IN CONFORMANCE WITH THE CITY FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
- ALL RIGHT-OF-WAY OTHER THAN ROADWAY AREAS SHALL BE GRASSED AND MULCHED OR SOODED. ALL SLOPES STEEPER THAN 6:1 SHALL REQUIRE SODDING. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.
 - THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% - 1.0%	GRASSING AND MULCHING
1.0% - 2.0%	GRASSING AND MULCHING
2.0% - 4.0% AND GREATER	DITCH PAVING
 - THE PAVEMENT, BASE, AND SUBBASE THICKNESS PRESENTED ON DETAILS REPRESENTS THE MINIMUM REQUIREMENTS FOR LOCAL PUBLIC STREETS AND PRIVATE PARKING LOTS. THE CITY RESERVES THE RIGHT AT ITS DISCRETION TO INCREASE THESE REQUIREMENTS FOR COLLECTOR AND ARTERIAL ROADWAYS AND PRIVATE PARKING LOTS SUBJECTED TO HEAVY VEHICULAR COMMERCIAL TRAFFIC.
 - THE DEVELOPER SHALL PROVIDE AT THEIR OWN EXPENSE A CERTIFIED SOILS ENGINEERING LABORATORY TO PERFORM ALL FIELD AND LABORATORY TESTING REQUIRED TO VERIFY THAT THE CONSTRUCTION IS IN COMPLIANCE WITH THE CITY'S MINIMUM STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT COPIES OF ALL TEST REPORTS ARE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR PRIOR TO THE PROJECT FINAL INSPECTION IN ORDER TO ALLOW PROJECT ACCEPTANCE BY THE CITY.
 - THE LIMITS OF STABILIZED SUBBASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTSIDE THE SUBBASE.
 - THE STABILIZING MATERIAL, IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CAL, LIMEROCK, RECYCLED CONCRETE, SHELL, OR OTHER MATERIAL AS APPROVED BY THE CITY'S DESIGNATED SITE INSPECTOR AND A LICENSED SOILS ENGINEER.
 - THE SUBBASE SHALL BE STABILIZED TO NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR) TO A 6" MINIMUM DEPTH. A COMPACTION OF NO LESS THAN NINETY-EIGHT (98 %) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.
 - FOR ROADWAYS, TESTS FOR SUBBASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET ALONG THE LEFT AND RIGHT SIDE OF THE ROADWAY. FOR LOCAL PUBLIC STREETS, ROADWAY, FOR SITE PLANS, TEST SHALL BE PERFORMED FOR EVERY 600 SQUARE YARDS OF STABILIZED AREA, OR PORTIONS THEREOF.
 - BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. SOIL CEMENT BASES SHALL HAVE A STRENGTH OF 350 POUNDS PER SQUARE INCH AT 98% COMPACTION TO 98% DENSITY PER AASHTO T-99 STANDARD PROCTOR TEST IN CONFORMANCE WITH SECTION 270 OF STANDARD F.O.D.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). RECYCLED CONCRETE OR LIMEROCK BASES SHALL BE COMPACTED TO 98% MAXIMUM DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
 - SOIL CEMENT AND RECYCLED CONCRETE MIX DESIGNS SHALL BE SUBMITTED BY A LICENSED SOILS ENGINEER TO THE CITY'S DESIGNATED SITE INSPECTOR PRIOR TO THE START OF SUBBASE PREPARATION. ALL MIX DESIGNS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
 - CEMENT DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR AT THE TIME OF PLACEMENT. IF THE INSPECTOR IS NOT ON SITE THROUGHOUT THE ENTIRE INSTALLATION, ACCUMULATED DELIVERY TICKETS CAN BE PROVIDED TO THE INSPECTOR BY THE CONTRACTOR ON THE FOLLOWING DAY.
 - PORTLAND CEMENT CONCRETE, LIMEROCK, RECYCLED CONCRETE, OR FULL DEPTH ASPHALT PAVEMENT SHALL BE USED IN PLACE OF SOIL CEMENT BASE. ALL BASE AND ROADWAY DESIGNS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
 - SOIL CEMENT BASE MATERIAL CONSTRUCTION SHALL BE CONTINUOUSLY SUPERVISED BY A SOILS TESTING LABORATORY AT THE DEVELOPER'S EXPENSE. THE TESTING LABORATORY SHALL PROVIDE AN ON-SITE TECHNICIAN CERTIFIED IN THE INSTALLATION OF SOIL CEMENT WITH THE CERTIFICATION RECOGNIZED BY F.O.D.T.
 - SOIL CEMENT PAVEMENT BASES WITH THE CURE COAT APPLIED SHALL BE ALLOWED TO CURE A MINIMUM OF SEVEN (7) DAYS UNDER NO TRAFFIC PRIOR TO PLACING ANY ASPHALT SURFACE. (TEST REPORTS ARE REQUIRED TO BE OBTAINED FROM THE TESTING LABORATORY AT 10 DAY INTERVALS TO SUBGRADE TESTING AND RECORDING.)
 - RECYCLED CONCRETE CAN BE USED AS AN ALTERNATIVE BASE MATERIAL PROVIDED THE MATERIAL IS A MINIMUM OF 60% CARBONATE OF CALCIUM AND MAGNESIUM. THE MATERIAL SHALL BE LIMITED TO MAXIMUM OF 3% OF WATER SENSITIVE CLAY MATERIAL, LIQUID LIMIT SHALL NOT EXCEED 35 AND BE NON-PLASTIC. THE MATERIAL SHALL BE PLACED IN THE SAME MANNER AS THE SAME REQUIREMENTS AND BE PERFORMED AT THE SAME LOCATION AND INTERVALS AS REQUIRED FOR LIMEROCK.
 - DESIGN MIXES AND PRODUCT GRADATION INFORMATION FOR ALL MATERIALS TO BE INSTALLED AS PART OF THE LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY'S DESIGNATED SITE INSPECTOR FOR ACCEPTANCE. THE CITY INFORMATION SHALL BE SUBMITTED NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY CONSTRUCTION. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO, INFORMATION TO EVALUATE THE MATERIALS PROPOSED FOR INSTALLATION AS SUBBASE, BASE, OR PAVEMENT FOR ROADWAY, DRIVEWAYS, SIDEWALKS, BIKE PATHS, AND DRIVEWAYS. THE MATERIALS SHALL BE SUBMITTED TO THE CITY'S DESIGNATED SITE INSPECTOR FOR ACCEPTANCE. THE CITY INFORMATION SHALL BE SUBMITTED NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY CONSTRUCTION. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO, INFORMATION TO EVALUATE THE MATERIALS PROPOSED FOR INSTALLATION AS SUBBASE, BASE, OR PAVEMENT FOR ROADWAY, DRIVEWAYS, SIDEWALKS, BIKE PATHS, AND DRIVEWAYS. 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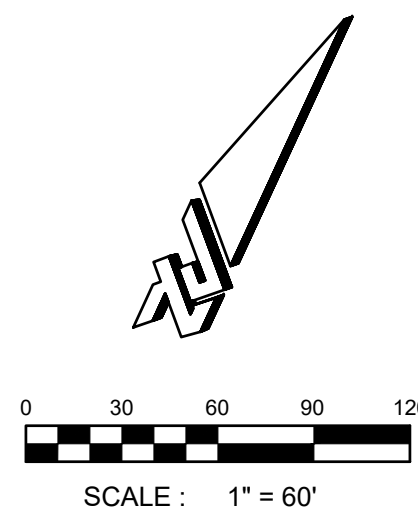
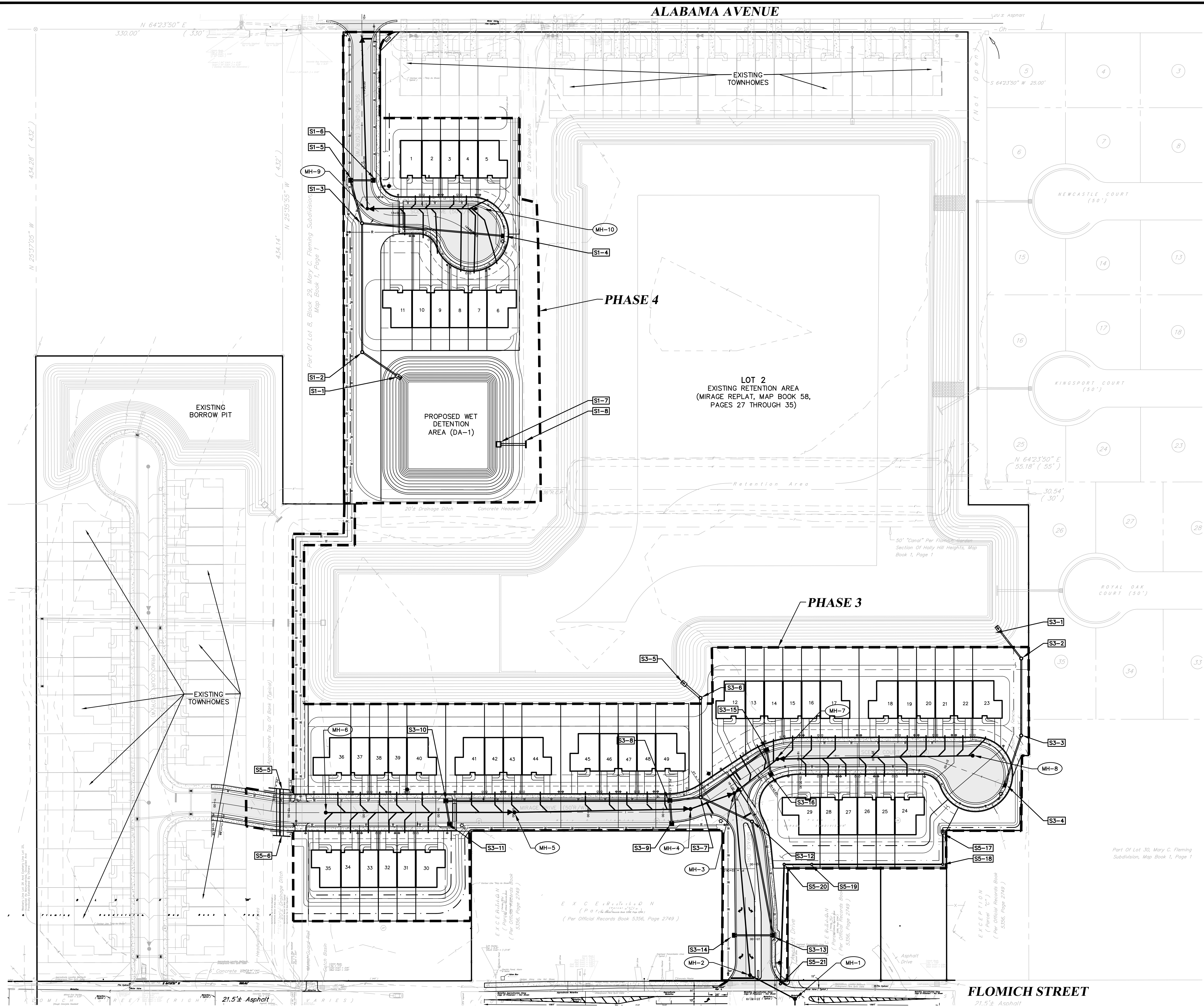
		CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS		DATE 02/2020
HOLLY HILL OFFICE OF THE CITY ENGINEER		FLOATING TURBIDITY BARRIER		DETAIL NUMBER RD-19



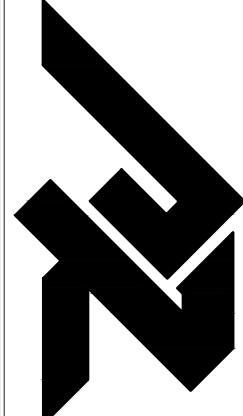
**MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
EROSION CONTROL PLAN**

PROJECT NO: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 04 - 04085DEM XREF'S: 04085BAS-PH3-4 DWG XREF'S: ---
MELIA L RUSSELL P.E. NO. 06367 NOT VALID WITHOUT SEAL
SHEET: C4 OF 19

B:\04085\PRELIMINARY PLAT\PHASE 3 & 4\05 - 04085-00P.DWG - PRINTED 11/27/2020 9:22 AM



- LEGEND:**
- MH-1 PROPOSED SANITARY SEWER MANHOLE NO.
 - SI-1 STORMWATER STRUCTURE NO.
 - TYPICAL CONCRETE
 - PHASE LINE



ZEV COHEN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
FLORIDA LICENSE NO. 13374
WWW.ZEVCOHEN.COM

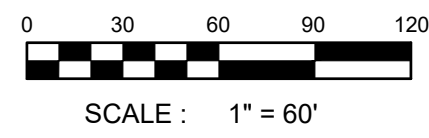
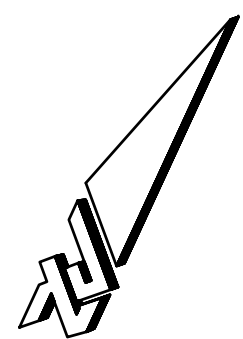
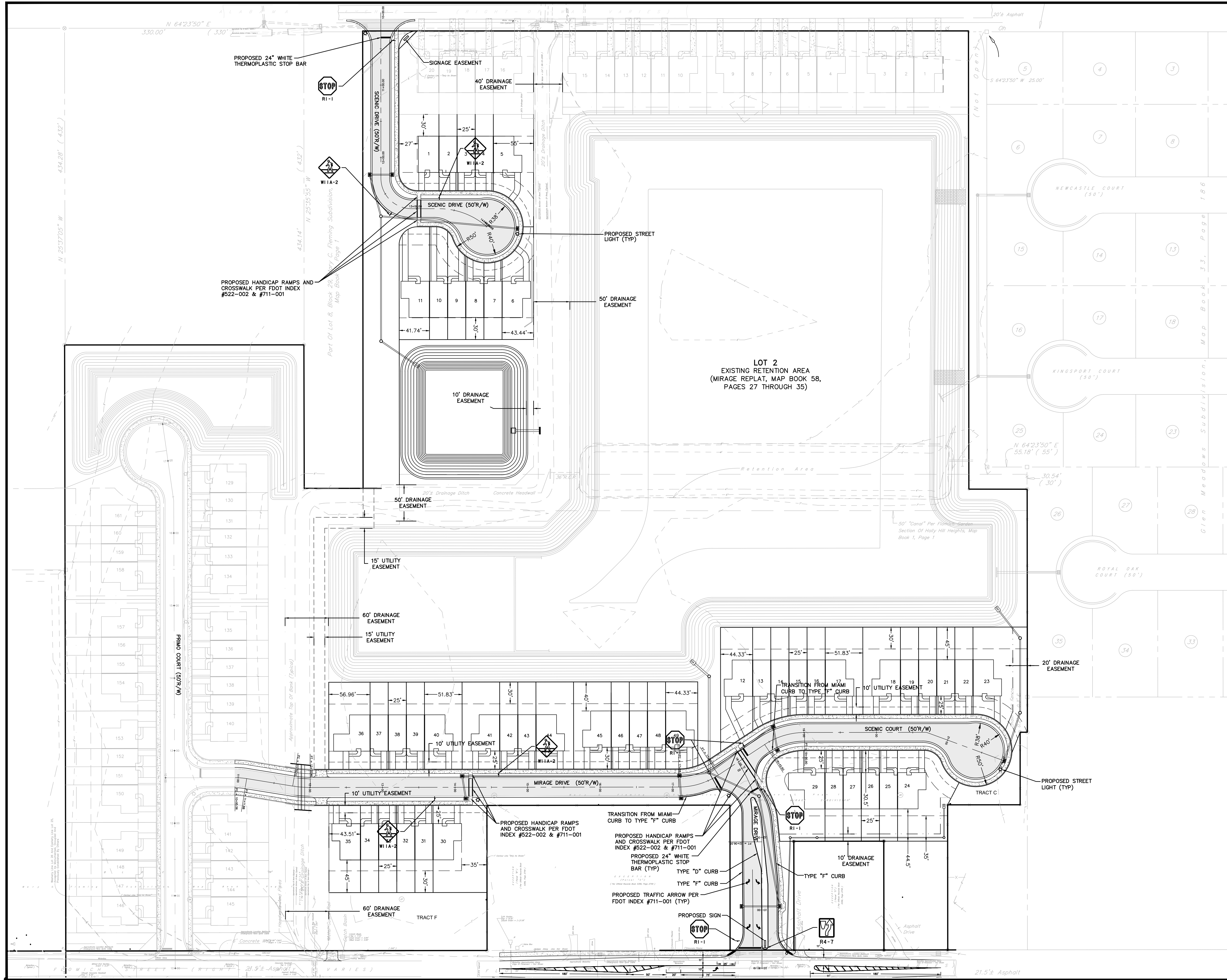
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS/ REVISIONS
1	11-03-20	MLR	RESUBMITTAL TO CITY
2	11-03-20	MLR	RESUBMITTAL TO CITY

**MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN**

PROJECT NO: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH

DRAWING FILE: 05 - 04085-00P
XREFS: 04085BAS-PH3-4.DWG
XREFS: —



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT

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



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS/REVISIONS
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2	11-03-20	MLR	RESUBMITTAL TO CITY

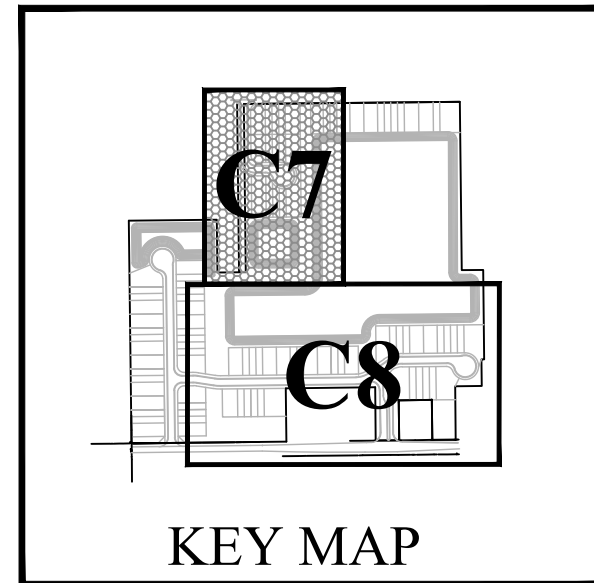
**MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE &
STRIPING PLAN**

CITY OF HOLLY HILL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH

DRAWING FILE: 06 - 04085-GSS
XREFS: 04085BAS-PH3-4.DWG
XREFS: ---

MEJIA L. RUSSELL, P.E. NO. 69357
NOT VALID WITHOUT SEAL
SHEET: **C6** OF **19**



STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE T.C.	PIPE INVERT	PIPE SIZE
S1-1	MES	-	1.40	18"
S1-2	TYPE "C" INLET	7.75	1.50	18"
S1-3	JB	8.30	2.05(N.S), 2.65(E)	18"
S1-4	TYPE "C" INLET	7.75	3.25	18"
S1-5	TYPE "C" INLET	7.75	2.25(S), 4.15(E)	18"
S1-6	TYPE "C" INLET	7.75	4.25	18"
S1-7	DCS #1	5.40	3.10	18"
S1-8	ENDWALL*	7.50	3.00	18"
S3-1	MES	-	1.70	18"
S3-2	JB	8.00	1.95(N); 2.55(S)	18"
S3-3	JB	8.00	2.90	18"
S3-4	TYPE "C" INLET	7.75	3.25	18"
S3-5	MES	-	1.70	30"
S3-6	JB	7.50	1.80	30"
S3-7	JB	8.35	3.20(W), 3.30(S), 2.30(N.E)	18"(E,W,S), 30"(N)
S3-8	TYPE "C" INLET	7.75	3.35(E,W), 4.15(S)	18"
S3-9	TYPE "C" INLET	7.75	4.25	18"
S3-10	TYPE "C" INLET	7.75	4.25(E), 4.65(S)	18"
S3-11	TYPE "C" INLET	7.75	4.75	18"
S3-12	JB	8.75	3.05	18"
S3-13	TYPE "C" INLET	7.75	4.05	18"
S3-14	TYPE "C" INLET	7.75	4.25	18"
S3-15	TYPE "C" INLET	7.75	2.65(W), 3.85(S)	18"
S3-16	TYPE "C" INLET	7.75	4.00	18"
S5-5	ENDWALL	8.50	2.50	(2) - 48"
S5-6	ENDWALL	8.50	2.30	(2) - 48"
S5-17	MES	-	6.50	14"x23"
S5-18	JB	8.00	5.94	14"x23"
S5-19	TYPE "C" INLET	7.60	5.50	14"x23"
S5-20	JB	8.00	5.40	14"x23"
S5-21	JB	8.70	5.00	14"x23"(N), 24"(E,W)(EX)

* CONTRACTOR TO INSTALL TIDE FLEX VALVE AT ENDWALL.

<u>LEGEND:</u>	
	EXISTING SPOT GRADE
	PROPOSED MES WITH STORM PIPE
	PROPOSED INLET W/ STORM PIPE
	PROPOSED GRADE (HIGH POINT)
	PROPOSED GRADE (LOW POINT)
	DIRECTION OF FLOW
	STORM STRUCTURE NUMBER
	STORM STRUCTURE SIDEWALK
NOTE:	
SEE SHEET C15 FOR DCS DETAILS.	



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

MIRAGE - PHASES 3 & 4 FINAL ENGINEERING PLANS PAVING, GRADING & DRAINAGE PLAN

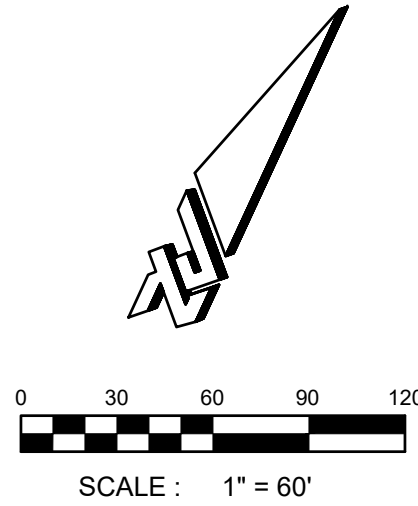
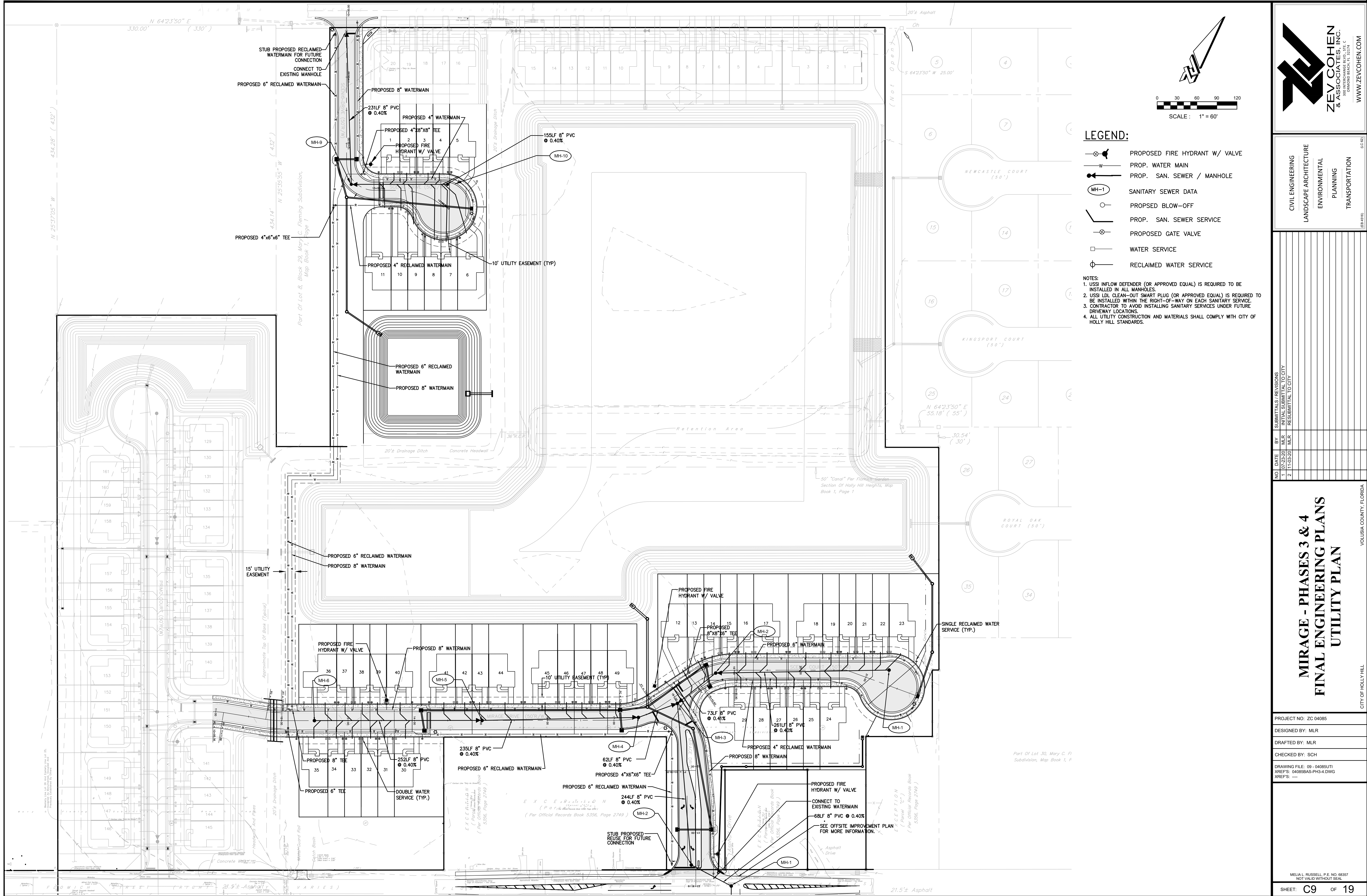
CITY OF HOLLYHURST
VOLUNTARY COUNTY FLORIDA

PROJECT NO: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 07-08 - 04085-PGD XREFS: 04085BAS-PH3-4.DWG XREFS: ----

MELIA L. RUSSELL, P.E. NO. 68357
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SHEET: C7 OF 19





LEGEND:

- PROPOSED FIRE HYDRANT W/ VALVE
- PROP. WATER MAIN
- PROP. SAN. SEWER / MANHOLE
- MH-1 SANITARY SEWER DATA
- PROPOSED BLOW-OFF
- PROP. SAN. SEWER SERVICE
- PROPOSED GATE VALVE
- WATER SERVICE
- RECLAIMED WATER SERVICE

- NOTES:**
1. USSI INFLOW DEFENDER (OR APPROVED EQUAL) IS REQUIRED TO BE INSTALLED IN ALL MANHOLES.
 2. USSI LDL CLEAN-OUT SMART PLUG (OR APPROVED EQUAL) IS REQUIRED TO BE INSTALLED WITHIN THE RIGHT-OF-WAY ON EACH SANITARY SERVICE.
 3. CONTRACTOR TO AVOID INSTALLING SANITARY SERVICES UNDER FUTURE DRIVEWAY LOCATIONS.
 4. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL COMPLY WITH CITY OF HOLLY HILL STANDARDS.

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	07/23/20	MLR	INITIAL SUBMITTAL TO CITY
2	11/03/20	MLR	RESUBMITTAL TO CITY

MIRAGE - PHASES 3 & 4

FINAL ENGINEERING PLANS

UTILITY PLAN

CITY OF HOLLY HILL
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 04085

DESIGNED BY: MLR

DRAFTED BY: MLR

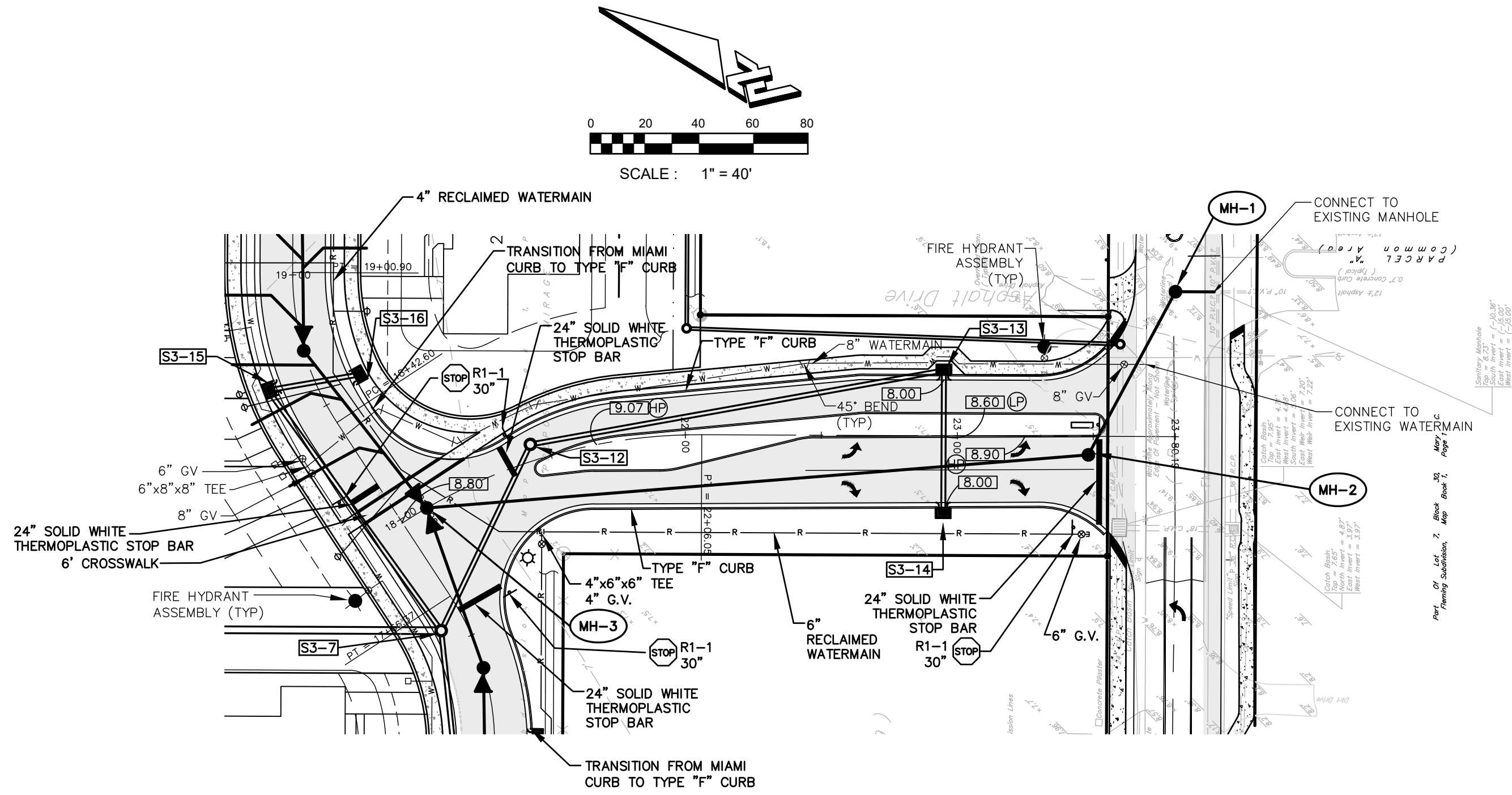
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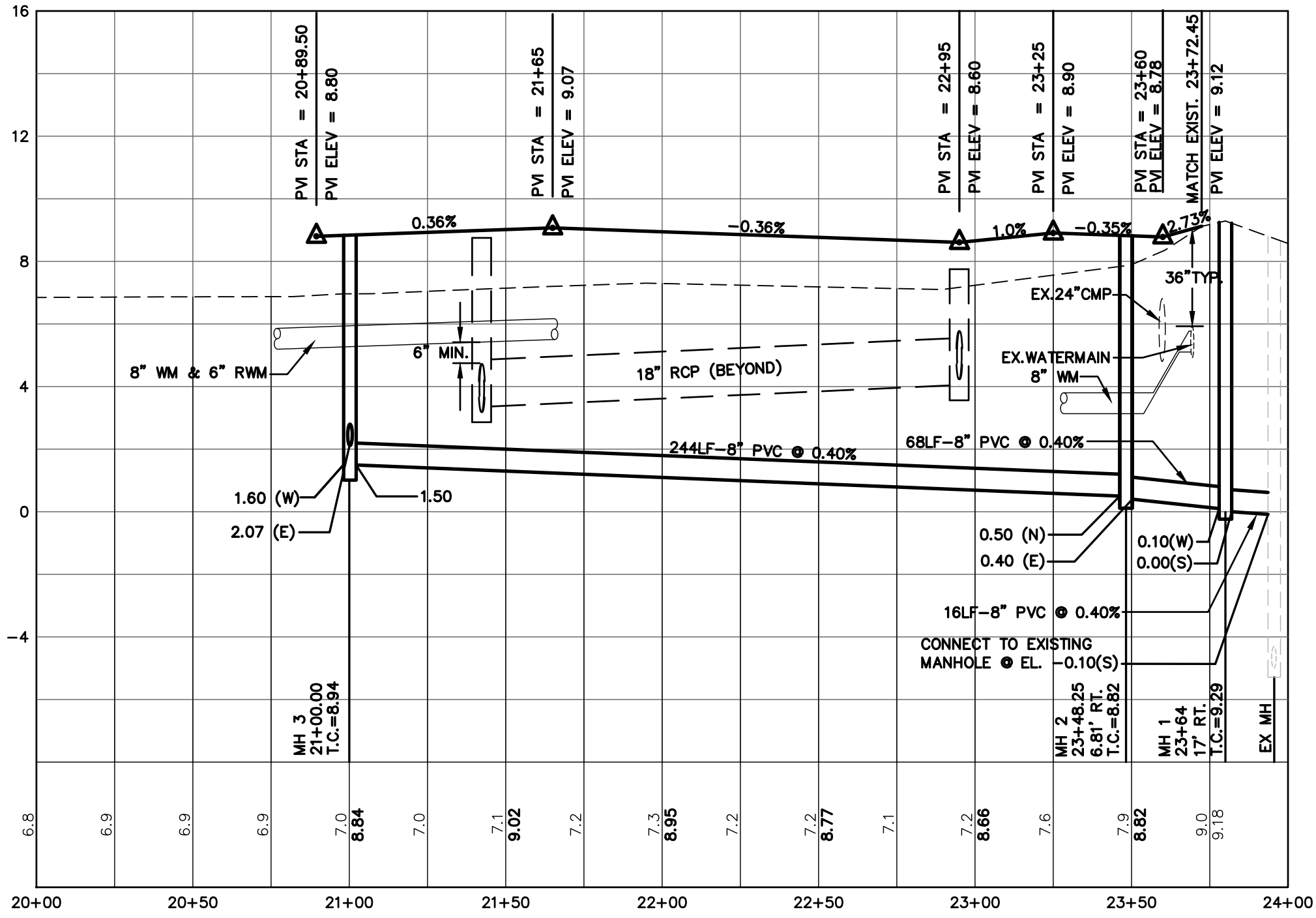
MELIA L. RUSSELL, P.E. NO. 68357
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SHEET: **C9** OF **19**

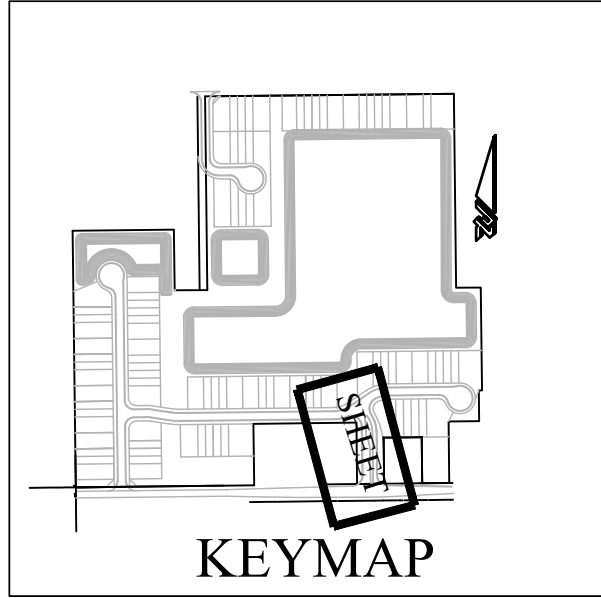
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MIRAGE DRIVE - R/W VARIES
STA. 20+50 - 23+80.19



- LEGEND:**
- PROPOSED STORM INLET AND PIPE
 - PROPOSED JUNCTION BOX AND PIPE
 - PROPOSED HEADWALL
 - STORMWATER STRUCTURE NO.
 - PROPOSED LOW POINT
 - PROPOSED HIGH POINT
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - EXISTING GRADE
 - PROPOSED DIRECTION OF FLOW
 - PROPOSED FIRE HYDRANT & VALVE
 - PROPOSED WATERMAIN
 - PROPOSED RECLAIMED WATERMAIN
 - SINGLE POTABLE WATER SERVICE & METER
 - DOUBLE POTABLE WATER SERVICE & METERS
 - SINGLE RECLAIMED WATER SERVICE & METER
 - DOUBLE RECLAIMED WATER SERVICE & METERS
 - PROPOSED GATE VALVE
 - STREET LIGHT (TYPICAL)
 - SANITARY SEWER SERVICE
 - DOUBLE SANITARY SEWER SERVICE
 - PROPOSED SANITARY SEWER MAIN AND MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE NO.



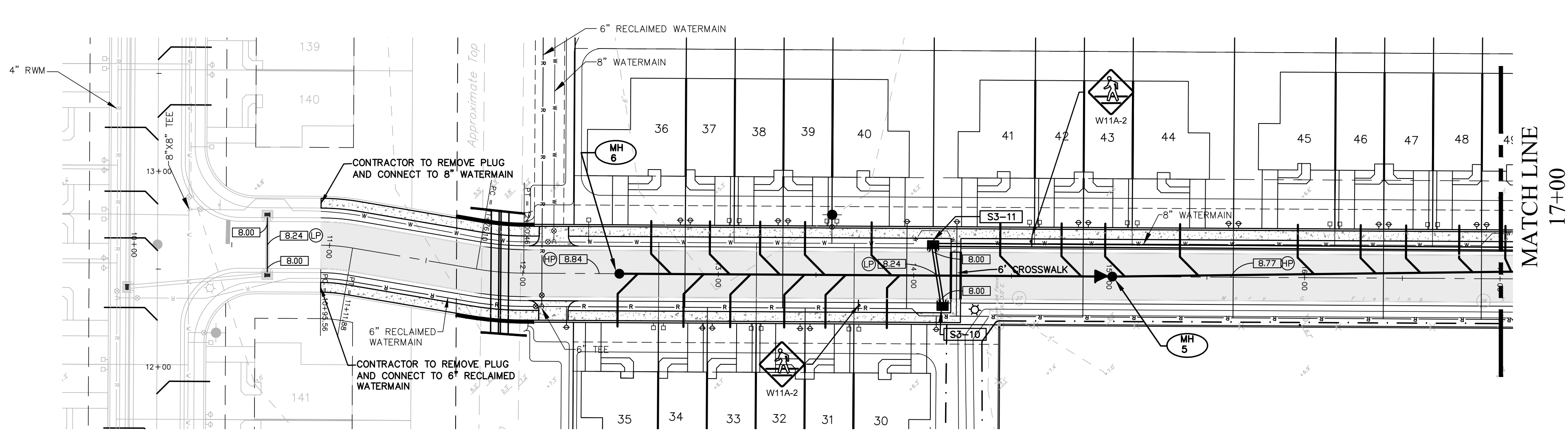
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS/REVISIONS
1	11-03-20	MLR	DESIGN REVIEW
2	11-03-20	MLR	RESUBMITTAL TO CITY

MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
PLAN & PROFILE

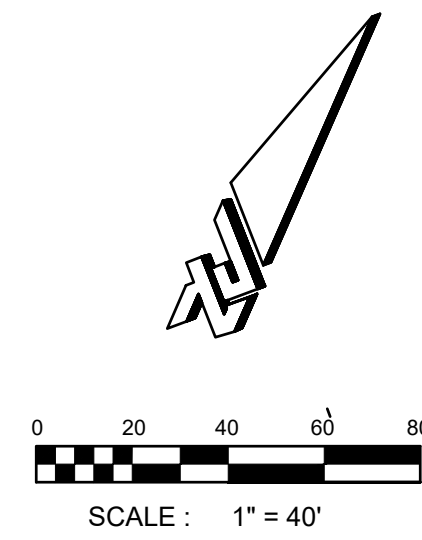
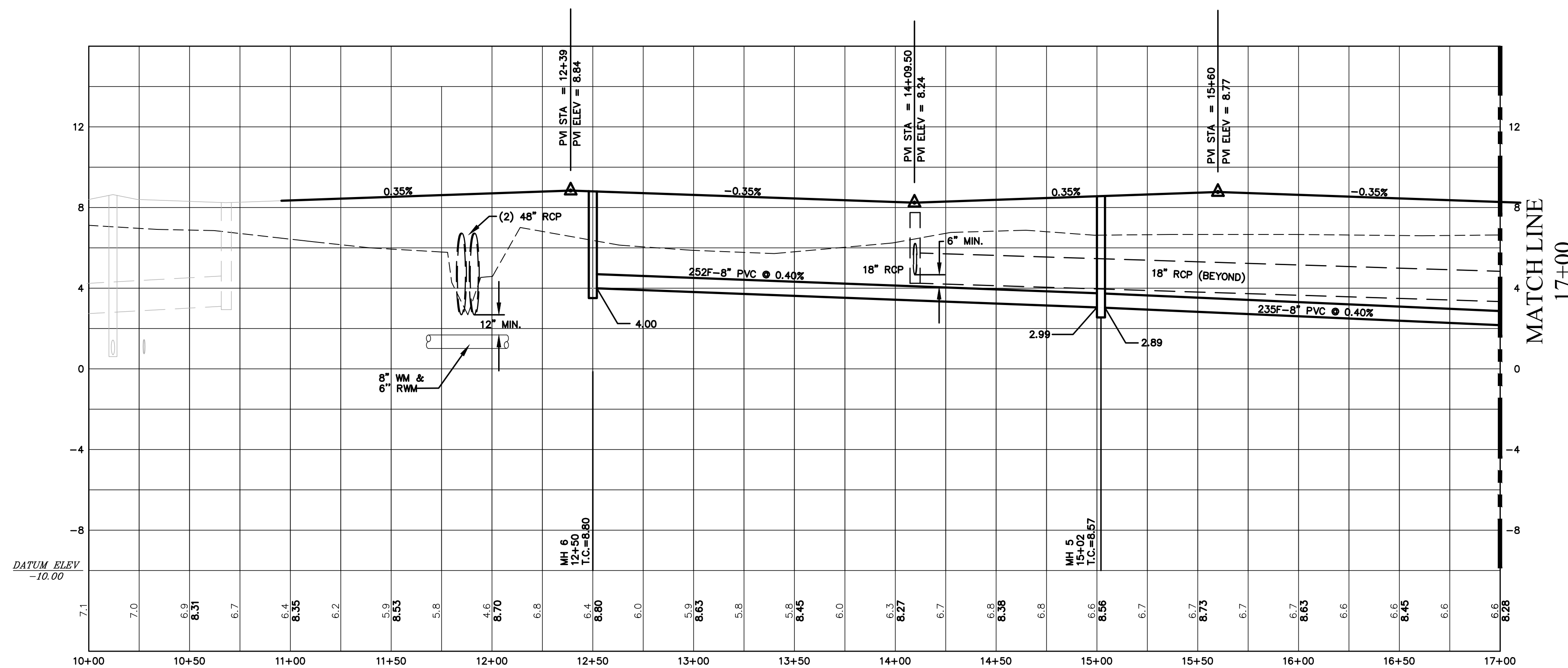
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DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 11 - 04085PP3
XREFS: 04085BAS-PH3-4.DWG
XREFS: ---

MEJIA L. RUSSELL, P.E. NO. 69357
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SHEET: C11 OF 19



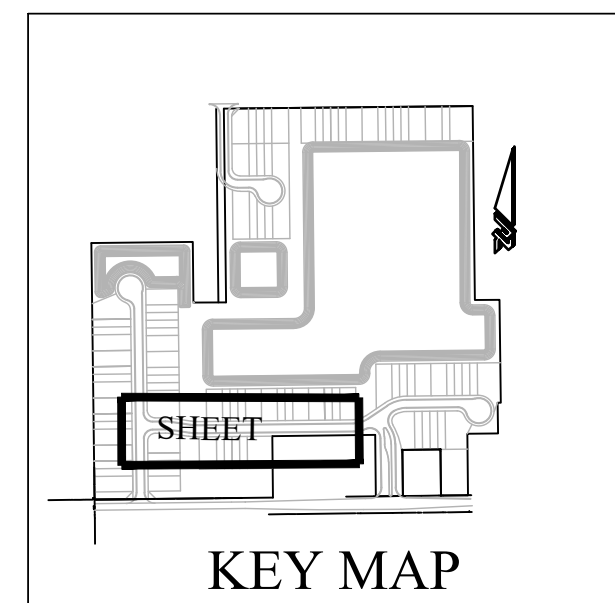
MIRAGE DRIVE - 50' R/W

10+00 - 17+00



LEGEND:

- PROPOSED STORM INLET AND PIPE
- PROPOSED JUNCTION BOX AND PIPE
- PROPOSED HEADWALL
- STORMWATER STRUCTURE NO.
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED DIRECTION OF FLOW
- PROPOSED FIRE HYDRANT & VALVE
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- PROPOSED GATE VALVE
- STREET LIGHT (TYPICAL)
- SANITARY SEWER SERVICE
- DOUBLE SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER MAIN AND MANHOLE
- PROPOSED SANITARY SEWER MANHOLE NO.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS/REVISIONS
1	11/03/20	MLR	DESIGN
2	11/03/20	MLR	RESUBMITTAL TO CITY

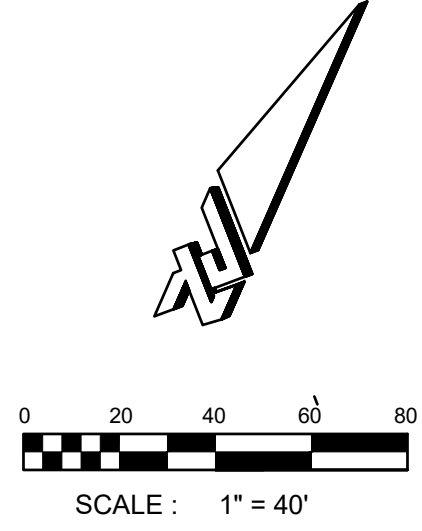
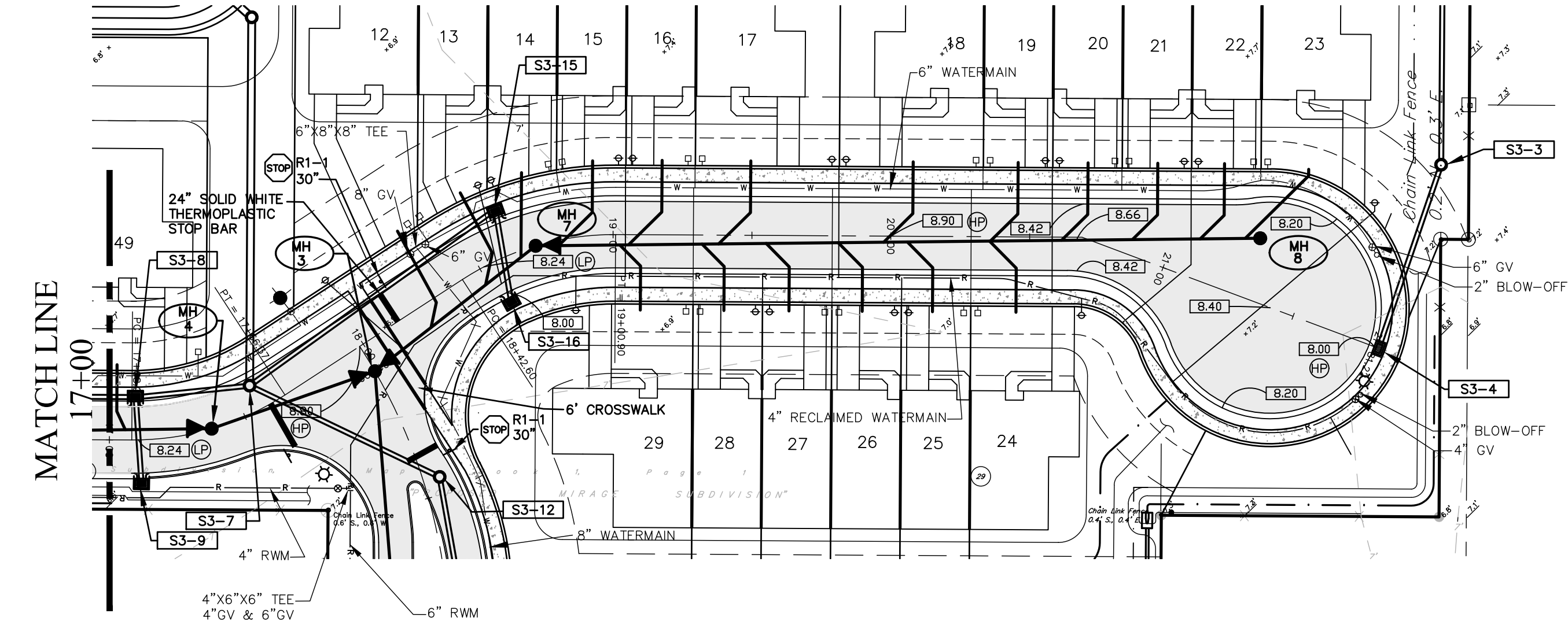
MIRAGE - PHASES 3 & 4 FINAL ENGINEERING PLANS PLAN & PROFILE

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DESIGNED BY:	MLR
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CHECKED BY:	SCH
DRAWING FILE:	12 - 04085PP5
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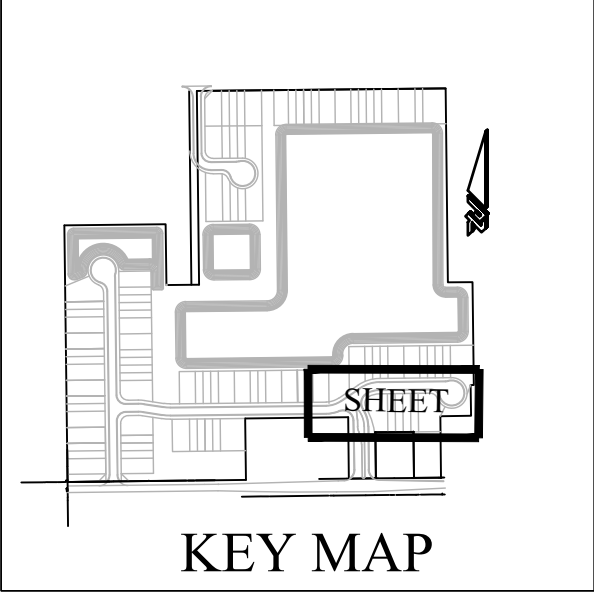
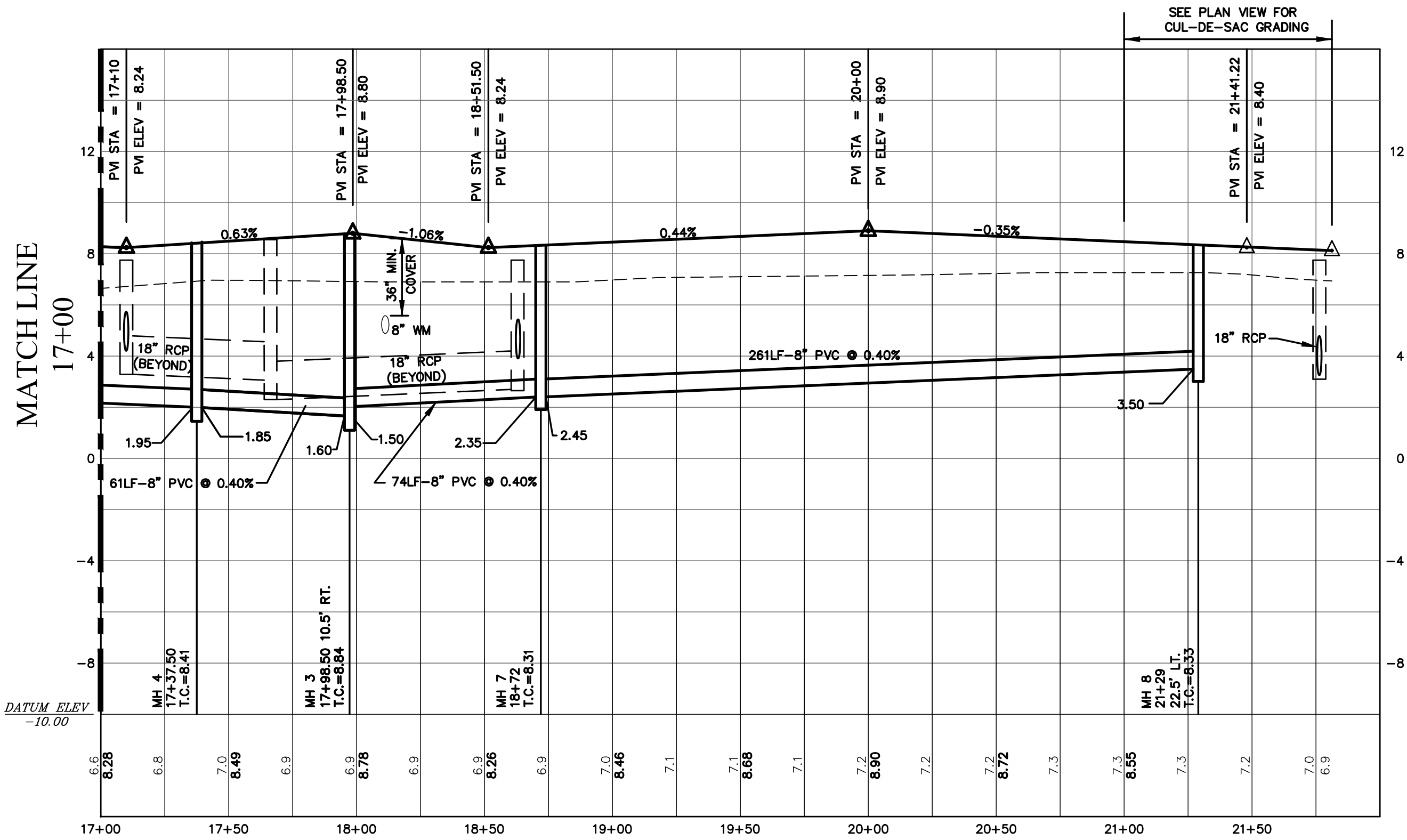
SHEET: C12 OF 19

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LEGEND:

- PROPOSED STORM INLET AND PIPE
- PROPOSED JUNCTION BOX AND PIPE
- PROPOSED HEADWALL
- STORMWATER STRUCTURE NO.
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED DIRECTION OF FLOW
- PROPOSED FIRE HYDRANT & VALVE
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- PROPOSED SANITARY SEWER MAIN AND MANHOLE
- PROPOSED SANITARY SEWER MANHOLE NO.



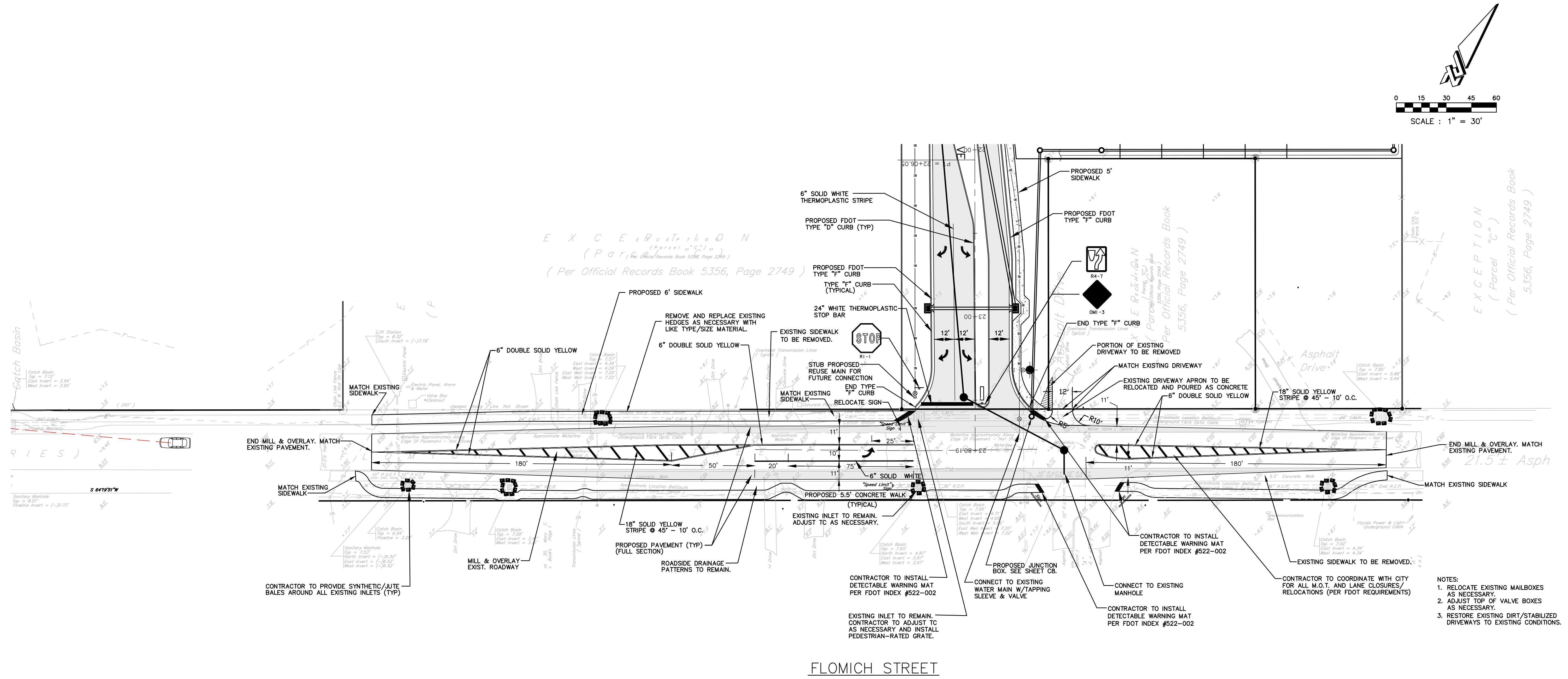
CIVIL ENGINEERING
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TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	11-03-20	MLR	DESIGN FOR CITY
2	11-03-20	MLR	RESUBMITAL TO CITY

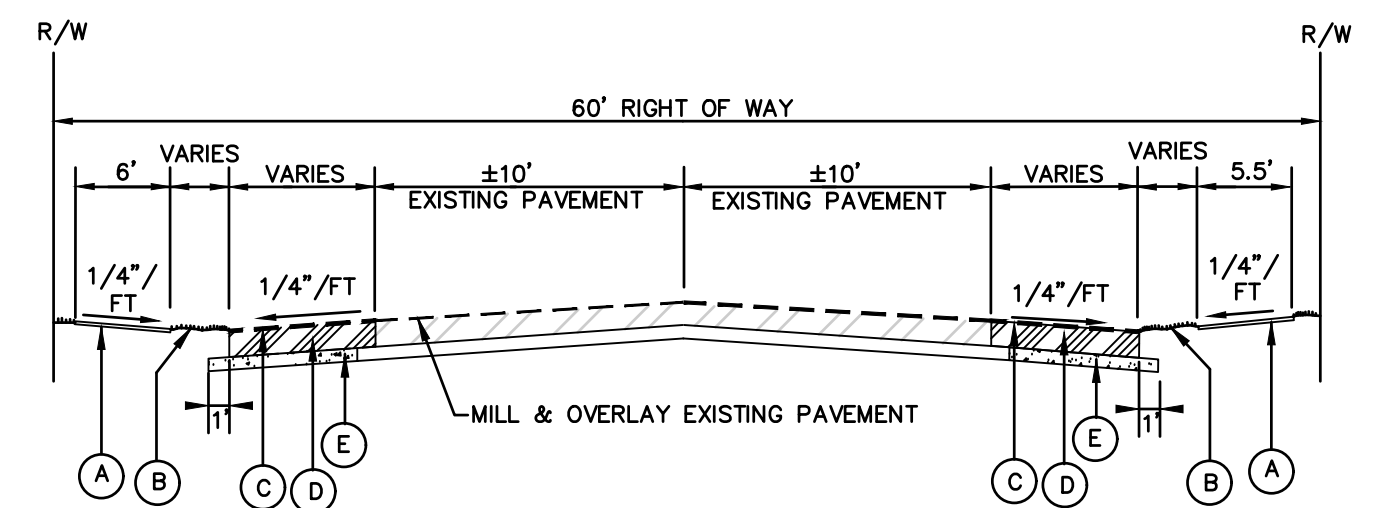
MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
PLAN & PROFILE

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SHEET: C13 OF 19



- ROADWAY CONSTRUCTION NOTES:
1. ALL WORK WITHIN THE FLOMICH STREET AND ALABAMA AVENUE RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITIONS.
 2. ROADWAY SIGNAGE AND MARKING SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M BRAND "SCOTCHLITE" HIGH INTENSITY GRADE SHEETING ON MIN. 0.080 GA. 5052-H-38 ALUMINUM BLANKS. ALL WARNING SIGNS SHALL BE 30"x30" ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OCTAGON INSTALLED ON 12" LONG, 3 LBS/FT. "U" CHANNEL POSTS OR 3" X 12" ROUND ALUMINUM POSTS. ALL ROUND POSTS SHALL BE INSTALLED WITH ANCHOR PLATES TO PREVENT POST ROTATION. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36"x48".
 4. NON-APPLICABLE EXISTING PAVEMENT MARKINGS AND ROADWAY SIGNAGE SHALL BE REMOVED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND REGULATIONS. APPLICABLE EXISTING ROADWAY SIGNAGE SHALL BE RELOCATED IF REQUIRED FOR CONSTRUCTION.
 5. ALL PAVEMENT MARKINGS AND STRIPING WITHIN THE RIGHT-OF-WAYS SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346. COLOR AND SIZE AS INDICATED ON DRAWINGS.
 6. PAVEMENT MARKING LAYOUT SHALL BE PERFORMED BY THE CONTRACTOR AND APPROVED IN THE FIELD BY THE CITY OF HOLLY HILL PRIOR TO PLACEMENT.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION AT ALL TIMES AS APPROVED BY THE CITY OF HOLLY HILL.
 8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED.
 9. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE VERTICAL SAWCUT PRIOR TO PLACEMENT OF THE PROPOSED. SAWCUT LOCATIONS SHALL BE APPROVED BY VOLUSIA COUNTY PRIOR TO BEGINNING.
 10. REFERENCE SITE PLANS FOR COORDINATION OF ON-SITE CONSTRUCTION AND LOCATION OF UTILITIES.
 11. POSTED SPEED = 25 MPH.
 12. CONSTRUCTION WITHIN FLOMICH STREET AND ALABAMA AVENUE RIGHT-OF-WAY REQUIRES THE CONTRACTOR TO ADHERE TO THE MAINTENANCE OF TRAFFIC (MOT) DETAIL AS SPECIFIED WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX #604.



- (A) CONCRETE SIDEWALK
4" THICK, 3000 P.S.I.
6" THICK AT DRIVEWAY
3" MINIMUM ABOVE TOP OF CURB
- (B) SOD ALL DISTURBED ROWS PER F.D.O.T. STANDARD
- (C) ASPHALT PAVEMENT:
1-1/2" ASPHALT BITUMINOUS CONCRETE TYPE S-I; MINIMUM MARSHALL FIELD STABILITY 1500, COMPACTED TO 98% DENSITY PER FM 1-1238 (METHOD B), NUCLEAR DENSITY TEST, "BACK SCATTER METHOD".
- (D) BASE:
6" LIMEROCK BASE (LBR 100) OR RECYCLED CONCRETE BASE (LBR 130) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST
ALTERNATE:
6" ASPHALT BASE MINIMUM BEARING (LBR 100) COMPACTED TO 98 AASHTO T-180 MODIFIED PROCTOR TEST.
- (E) SUB-GRADE:
6" SUB-BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
- NOTES:
1. ALL MATERIALS ARE TO BE APPROVED BY THE CITY'S DESIGNATED SITE INSPECTOR AND THE DEVELOPER'S LICENSED SOILS ENGINEER PRIOR TO PLACEMENT.
 2. A REPRESENTATIVE OF A CERTIFIED SOIL LABORATORY SHALL BE PRESENT DURING ALL CONSTRUCTION PHASES UTILIZING A SOIL CEMENT BASE. THE REPRESENTATIVE SHALL BE CERTIFIED BY F.D.O.T. IN THE INSTALLATION OF SOIL CEMENT.

TYPICAL PAVEMENT CROSS SECTION FOR FLOMICH AVENUE

ZEV COHEN & ASSOCIATES, INC.
10000 BEACH BLVD., SUITE 100
FORT LAUDERDALE, FL 33314
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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NO.	DATE	BY	REVISIONS
1	07/23/20	MLR	INITIAL SUBMITTAL TO CITY
2	11/03/20	MLR	RESUBMITTAL TO CITY

MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
OFFSITE IMPROVEMENTS
PLAN

CITY OF HOLLY HILL
VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 04085

DESIGNED BY: MLR

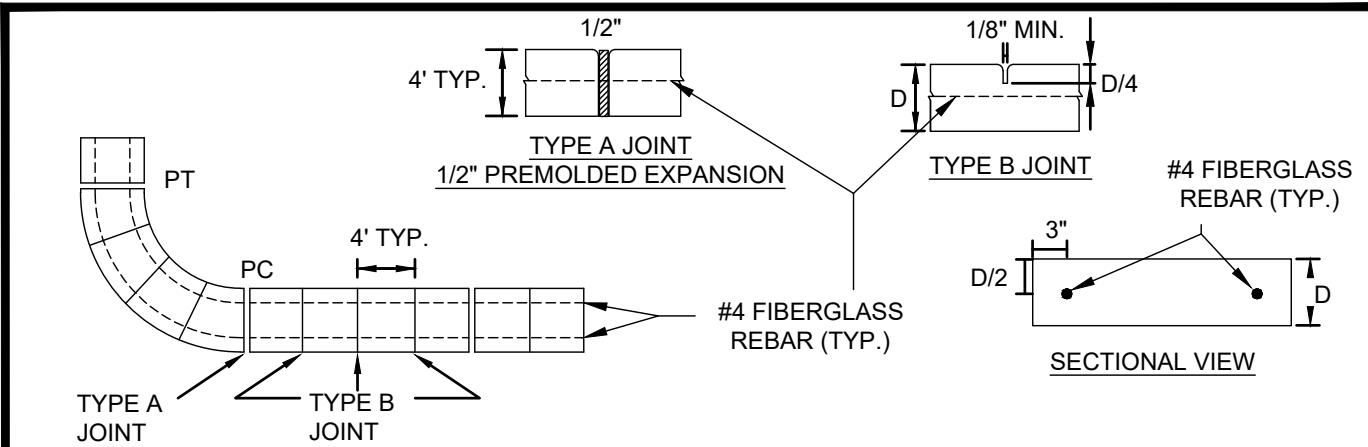
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MELIA L. RUSSELL, P.E. NO. 68367
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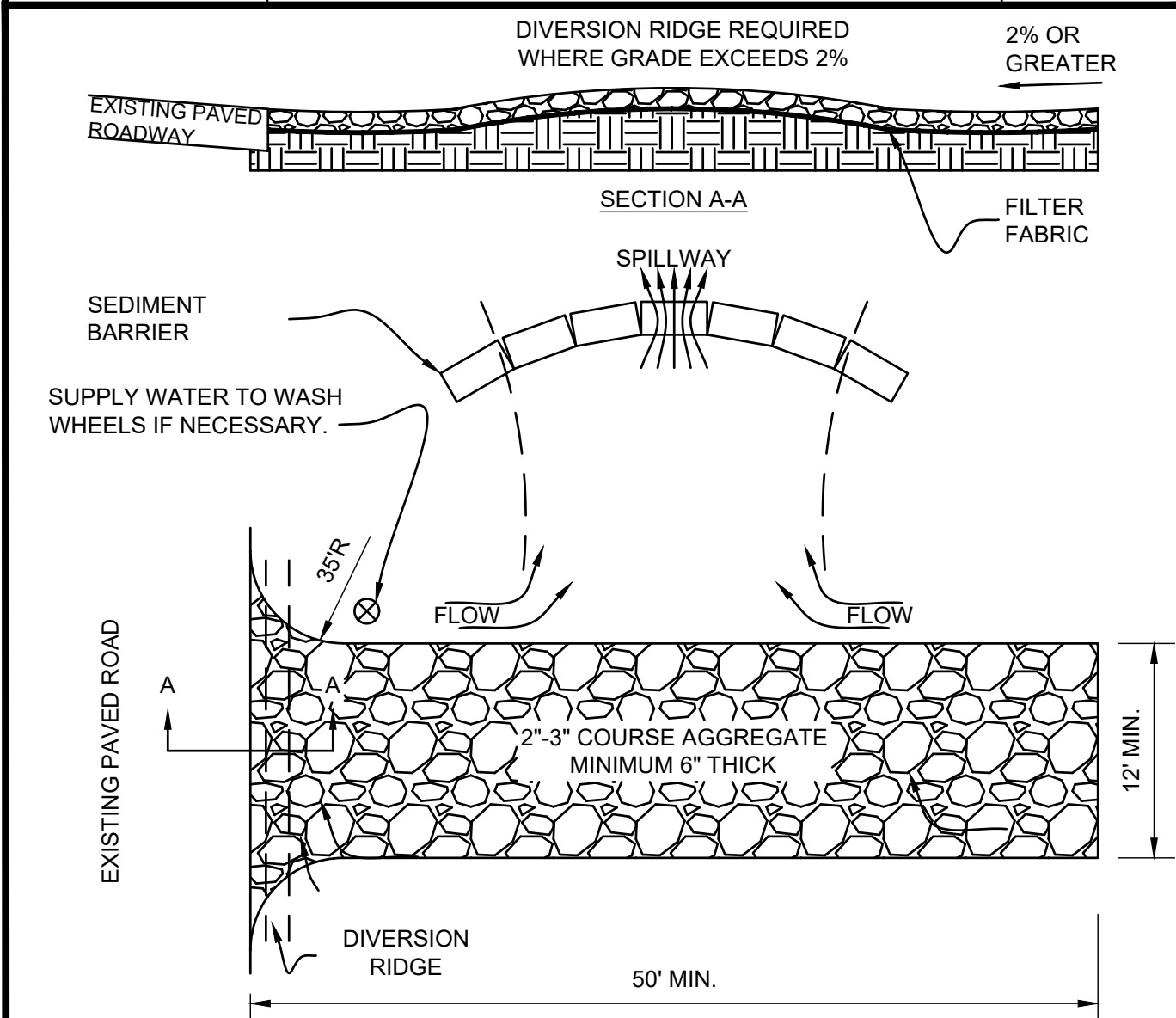
SHEET: **C14** OF **19**



- SIDEWALK CONSTRUCTION REQUIREMENTS**
- ALL CONCRETE SIDEWALKS & BIKEPATHS IN PUBLIC RIGHT-OF-WAY, PRIVATE RIGHT-OF-WAY, AND ON NON-RESIDENTIAL SITES SHALL CONTAIN FIBERGLASS REINFORCEMENT EXCEPT REPAIRS TO NON-REINFORCED EXISTING SIDEWALKS. FIBERGLASS REINFORCEMENT SHALL NOT BE REQUIRED ON PRIVATE RESIDENTIAL SIDEWALKS.
 - SIDEWALKS, BIKE PATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH FIBERGLASS REINFORCEMENT, HAVING A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS.
 - 2 - #4 CONTINUOUS FIBERGLASS BARS (6" OVERLAP REQUIRED) SHALL BE INSTALLED LONGITUDINALLY, 3" FROM THE EDGE OF ALL BIKE PATHS AND SIDEWALKS, TO CONTROL DIFFERENTIAL MOVEMENT AT JOINTS.
 - SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS TO SAVE SPECIMEN TREES PROVIDED THAT THE SIDEWALK REMAINS WITHIN THE RIGHT-OF-WAY OR AN APPROVED SIDEWALK EASEMENT ABUTTING THE RIGHT OF WAY. SIDEWALKS AND BIKE PATHS SHOULD BE LOCATED AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT UNLESS OTHERWISE APPROVED BY THE CITY.
 - THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 8 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
 - ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKE PATHS. JOINT MATERIAL SHALL BE PREFORMED JOINT FILLER MEETING FDOT SPECIFICATIONS (LATEST EDITION).
 - CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB OR 4 FEET WHICHEVER IS GREATEST.
 - THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
 - THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
 - ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ABUTTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT FROM JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
 - SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
 - ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
SIDEWALK CONSTRUCTION REQUIREMENTS

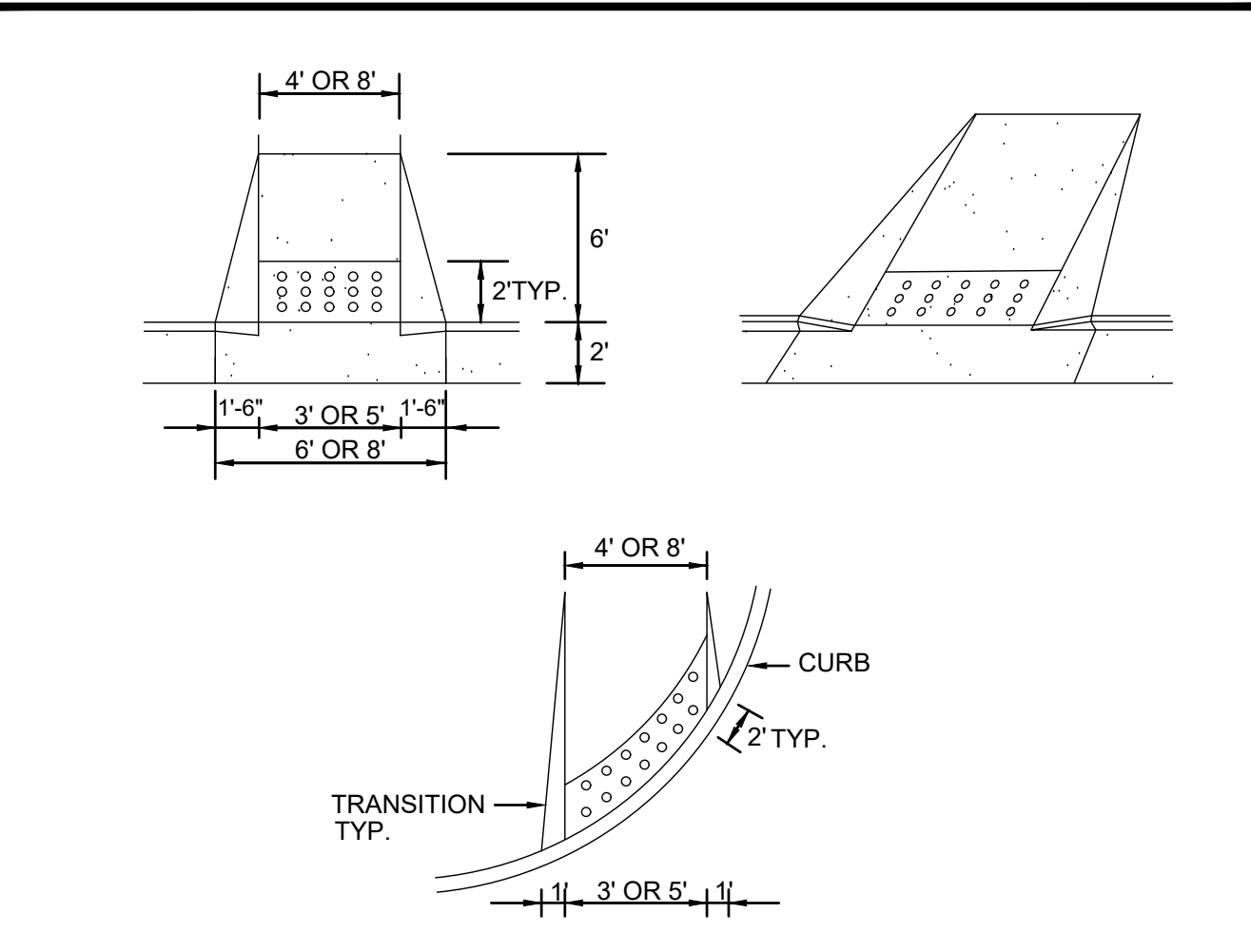
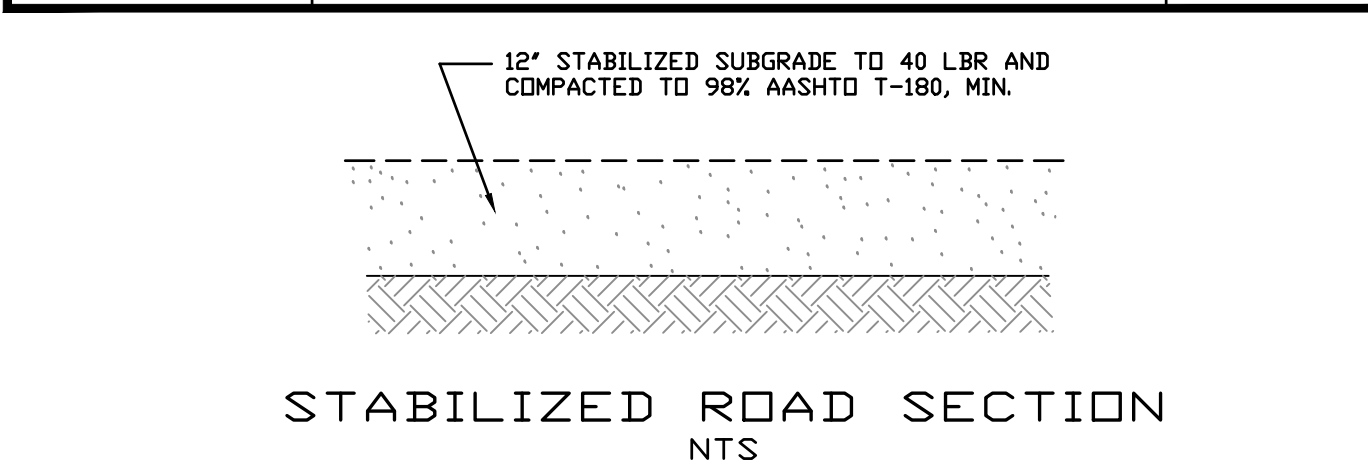
DATE
02/2020
DETAIL NUMBER
GD-3



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING T.G.C.E. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED.
 - A SOIL TRACKING PREVENTION DEVICE (STPD) IS AN ACCEPTABLE ALTERNATIVE TO THIS DETAIL. REFERENCE FDOT STANDARD PLANS (LATEST EDITION).

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

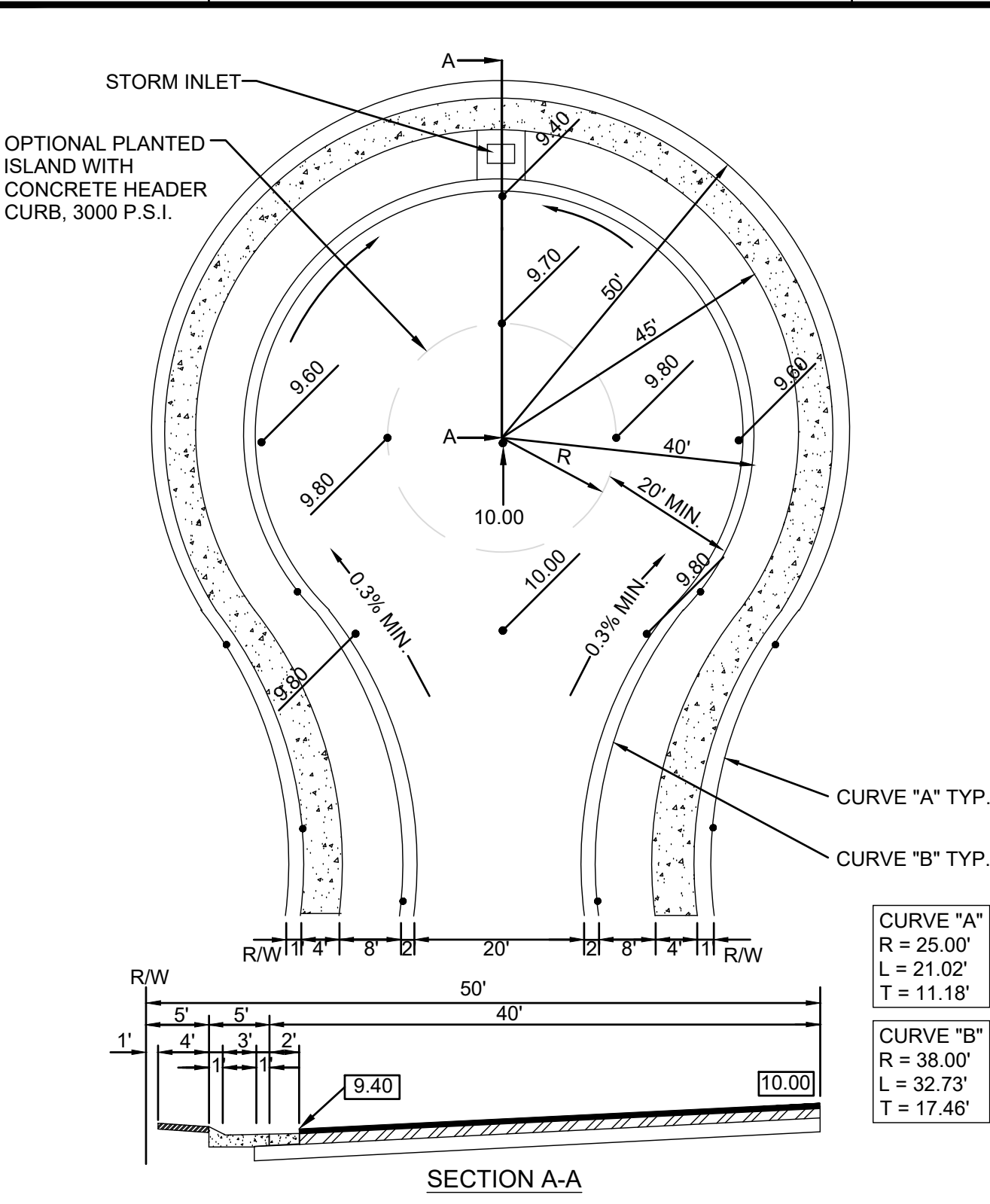
DATE
02/2020
DETAIL NUMBER
RD-20



- NOTES:**
- RAMP LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS SHOWN IN THE PLANS.
 - CURBED RAMPS SHALL HAVE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1.
 - RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE AS SHOWN.
 - RAMPS ARE TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN A SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.
 - NO CURB TRANSITION IS NEEDED FOR MIAMI CURBS.
 - ALL RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION) AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT.

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
SIDEWALK AND BIKE PATH RAMP

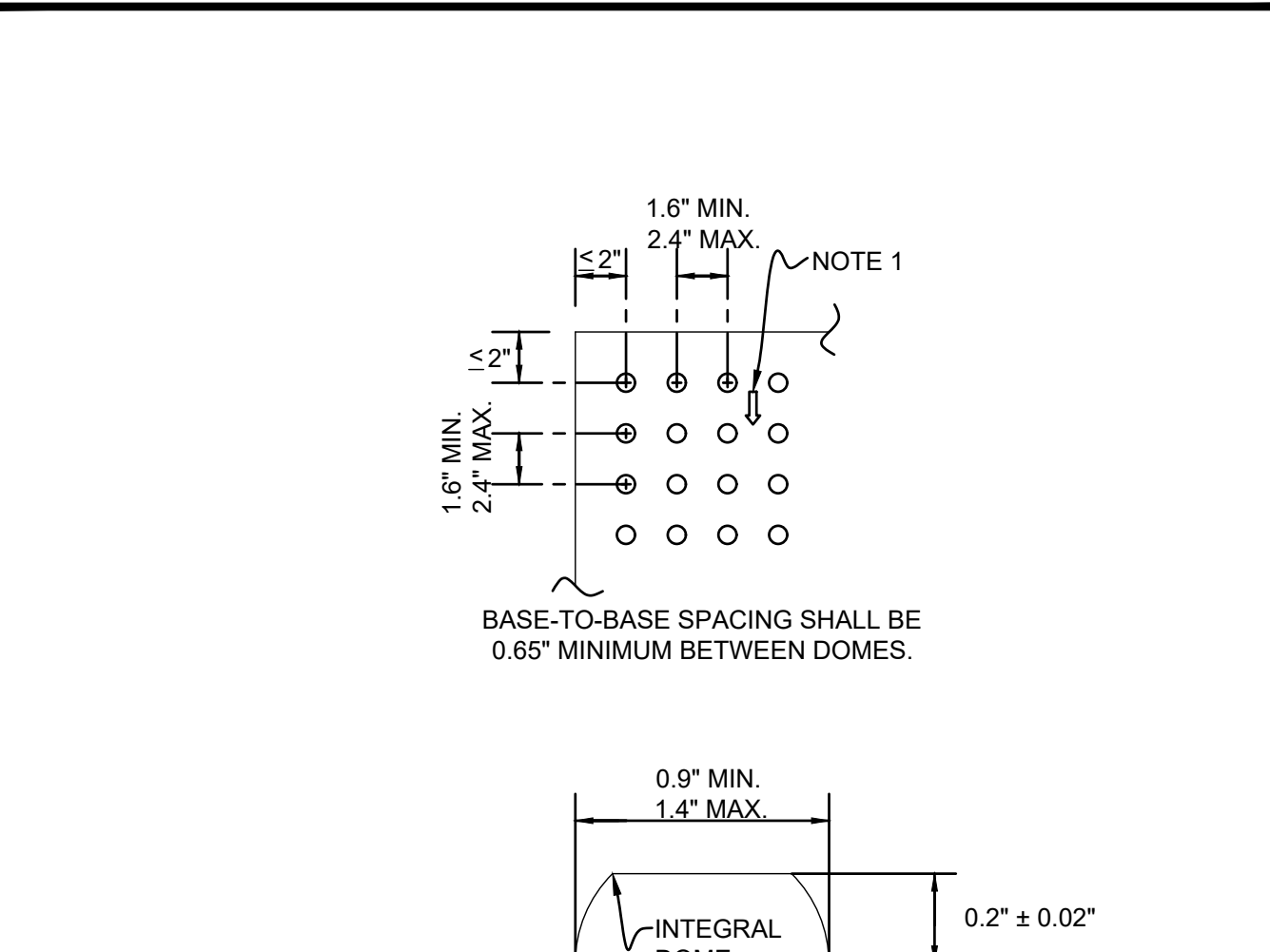
DATE
02/2020
DETAIL NUMBER
GD-4



* THIS ALTERNATE IS SUBJECT TO SITE SPECIFIC APPROVAL

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
STANDARD CUL-DE-SAC WITH SINGLE STORM INLET

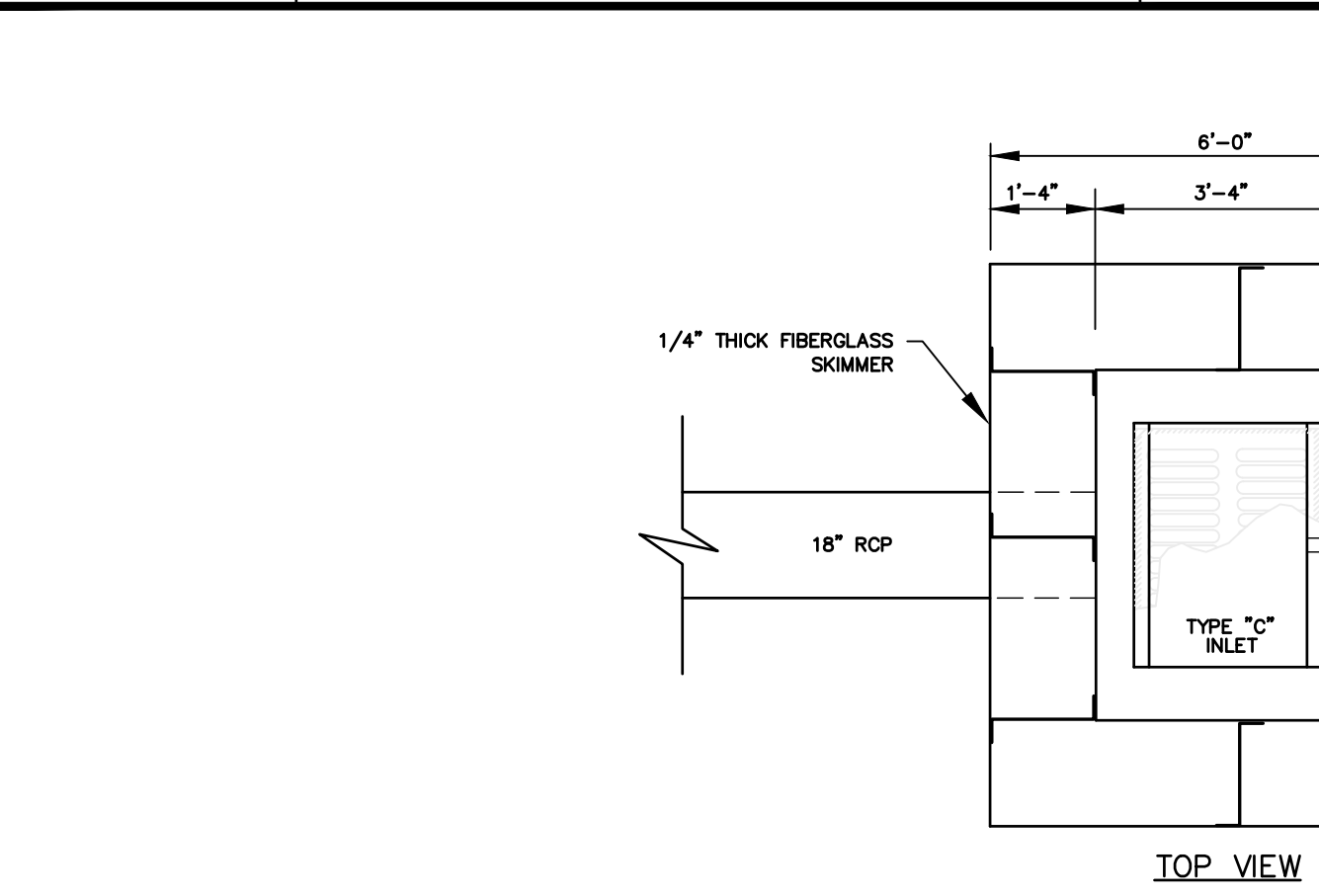
DATE
02/2020
DETAIL NUMBER
RD-7



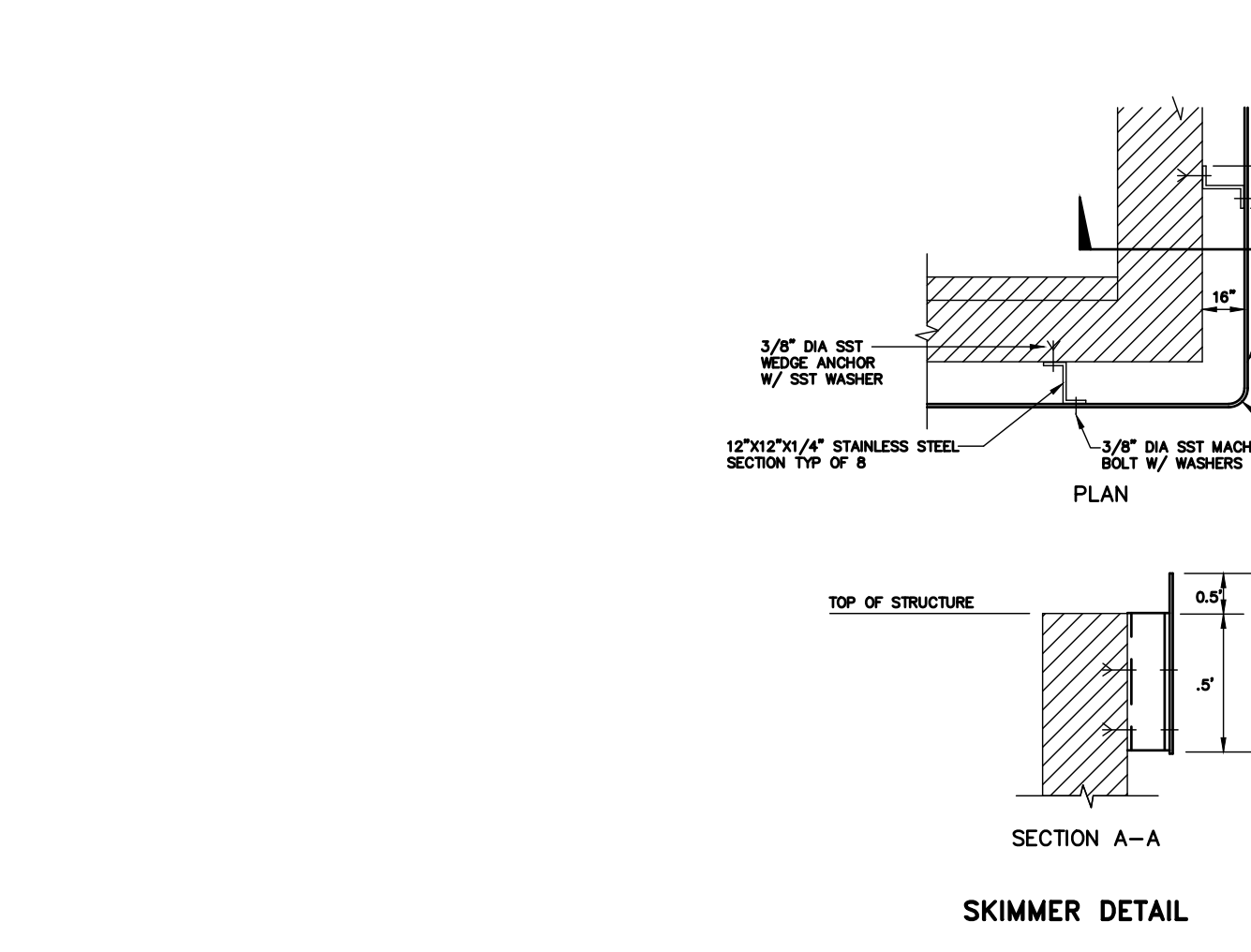
- NOTE:**
- ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
SIDEWALK AND BIKEPATH RAMP

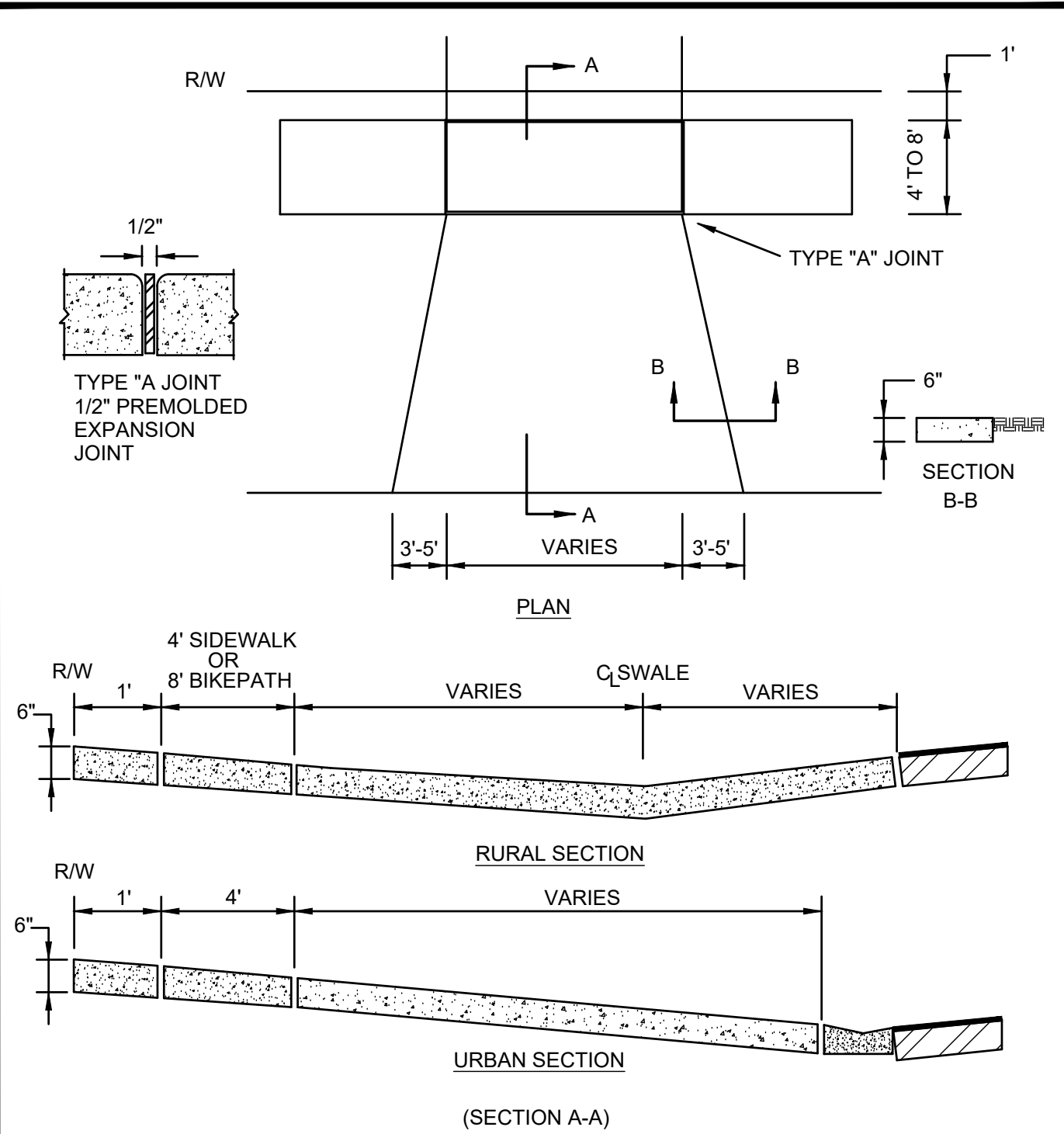
DATE
02/2020
DETAIL NUMBER
GD-5



DRAINAGE CONTROL STRUCTURE #1



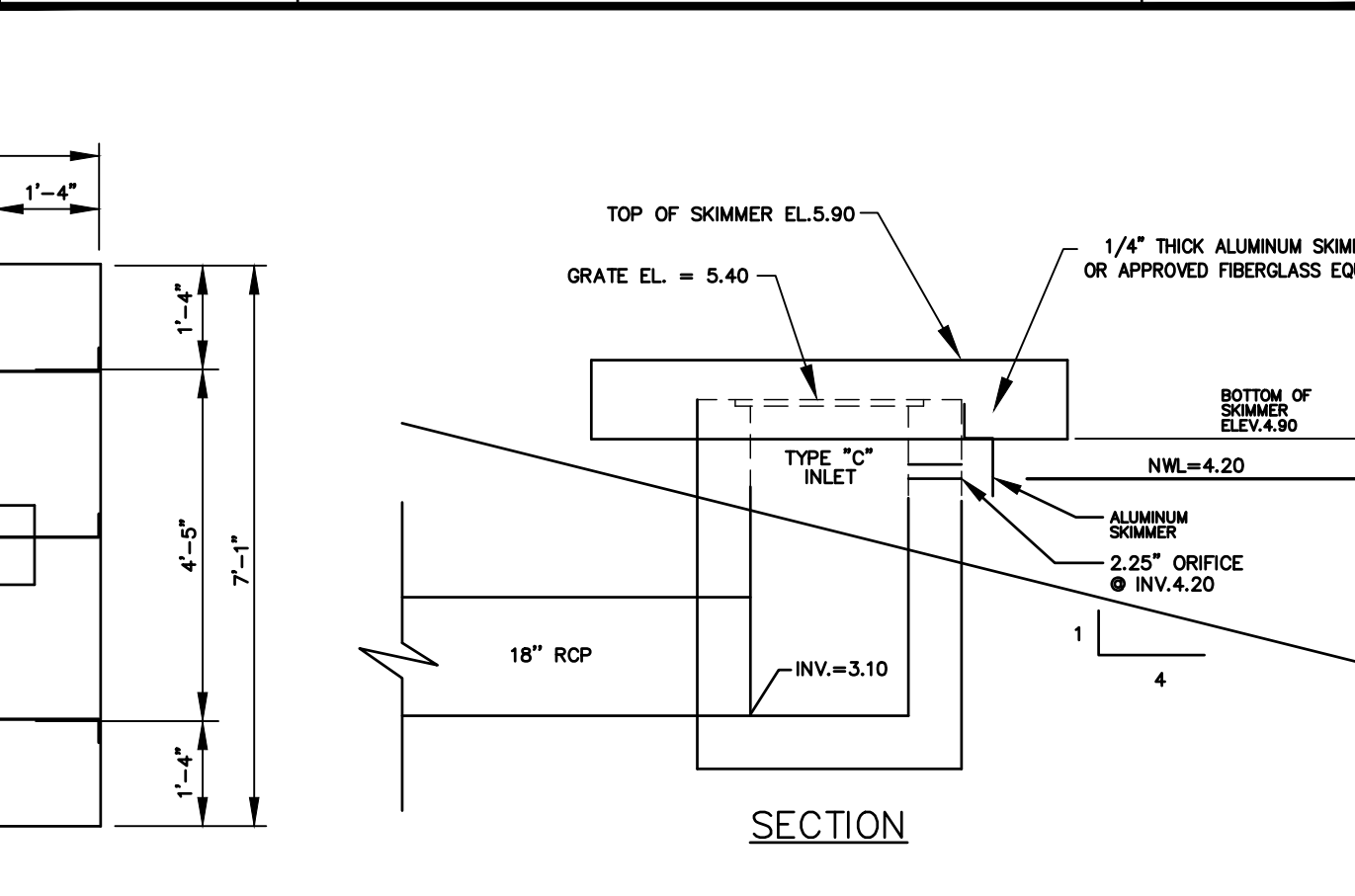
SKIMMER DETAIL



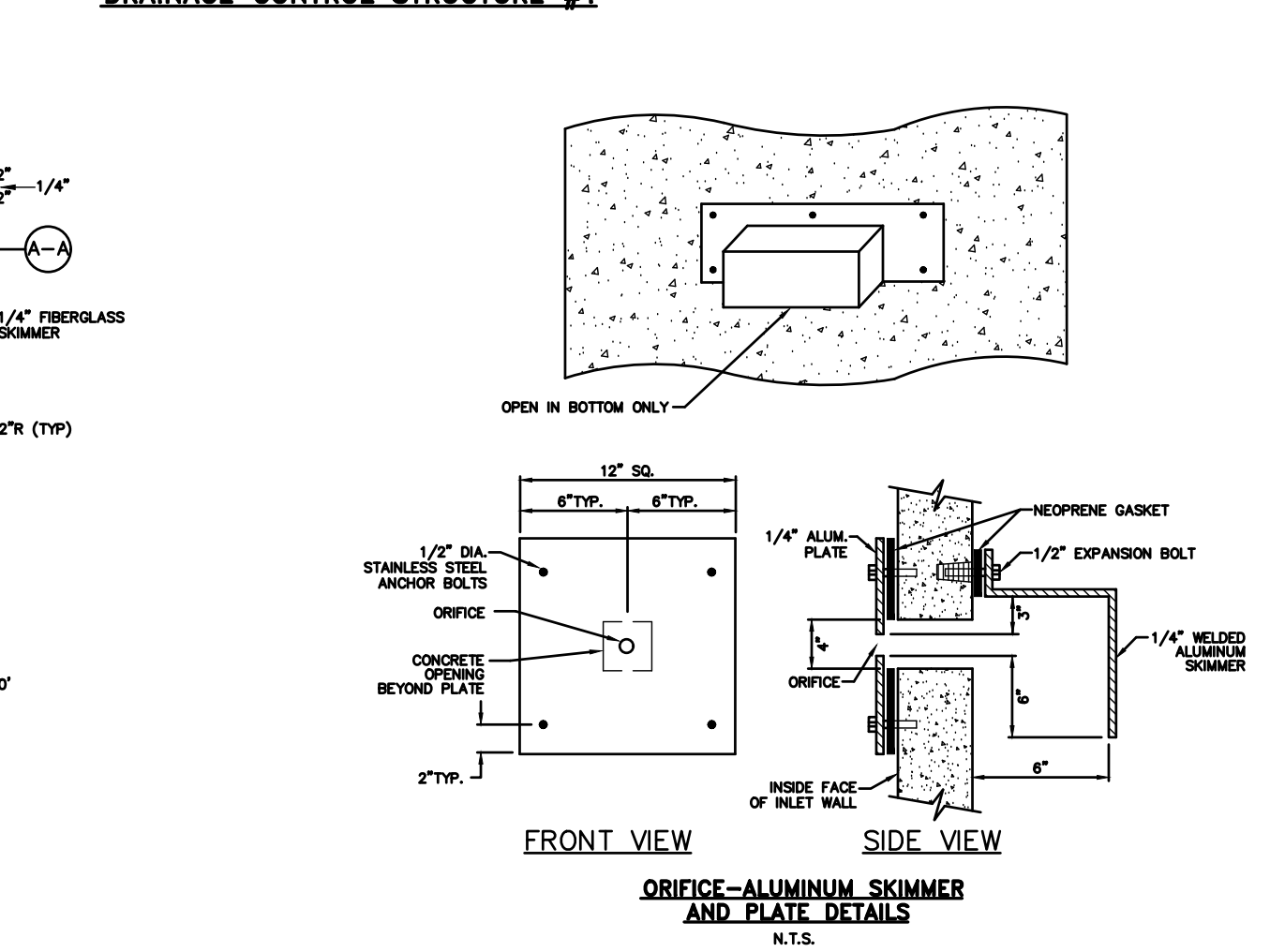
- NOTES:**
- DRIVEWAY APRON BASE TO BE COMPACTED AND TESTED TO 98% DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
 - CONCRETE DRIVEWAY APRON TO BE 28 DAY, 3000 P.S.I.

CITY OF HOLLY HILL, FLORIDA
STANDARD CONSTRUCTION DETAILS
DRIVEWAY APRON

DATE
02/2020
DETAIL NUMBER
GD-6



DRAINAGE CONTROL STRUCTURE #1



SKIMMER DETAIL

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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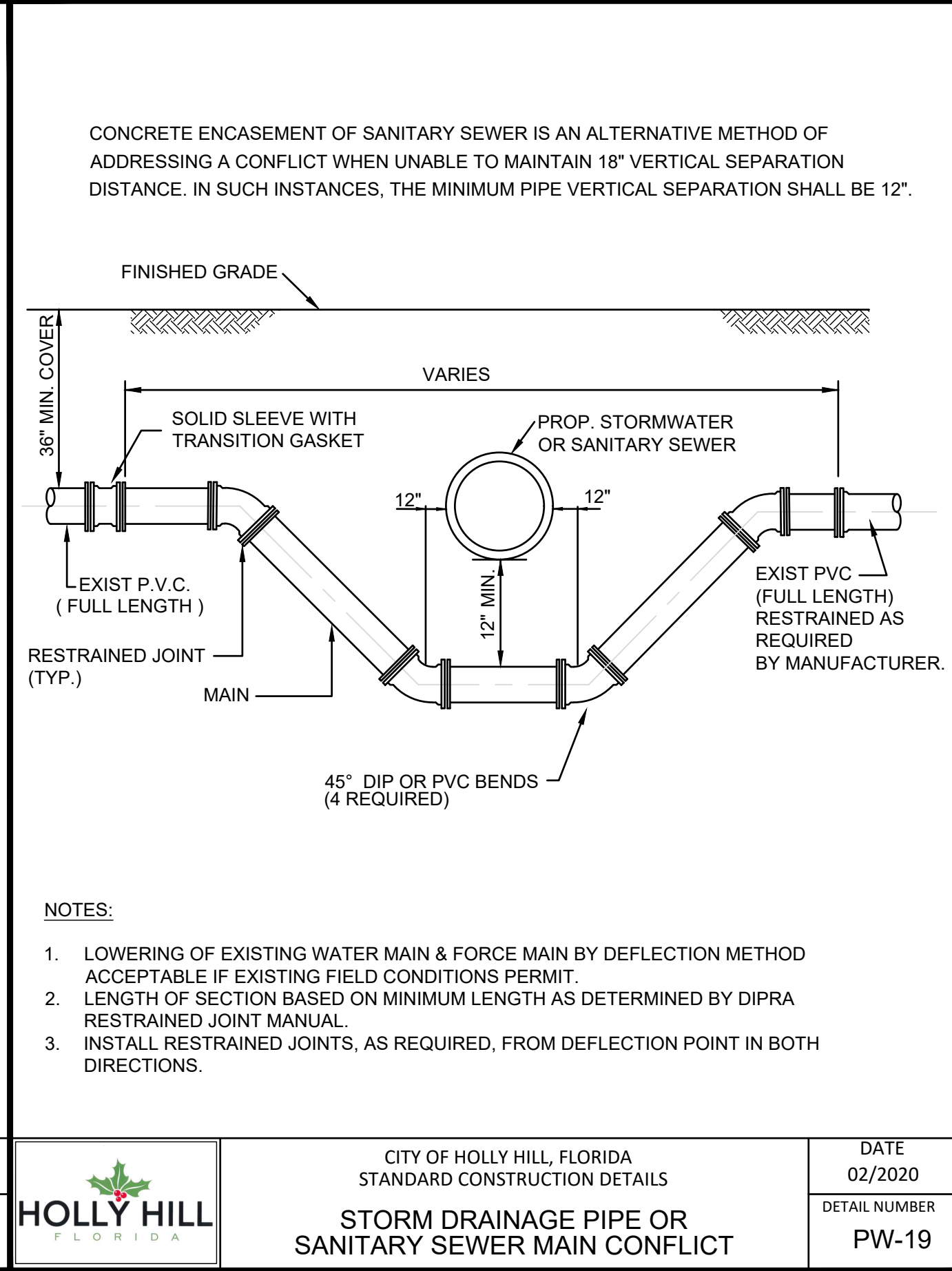
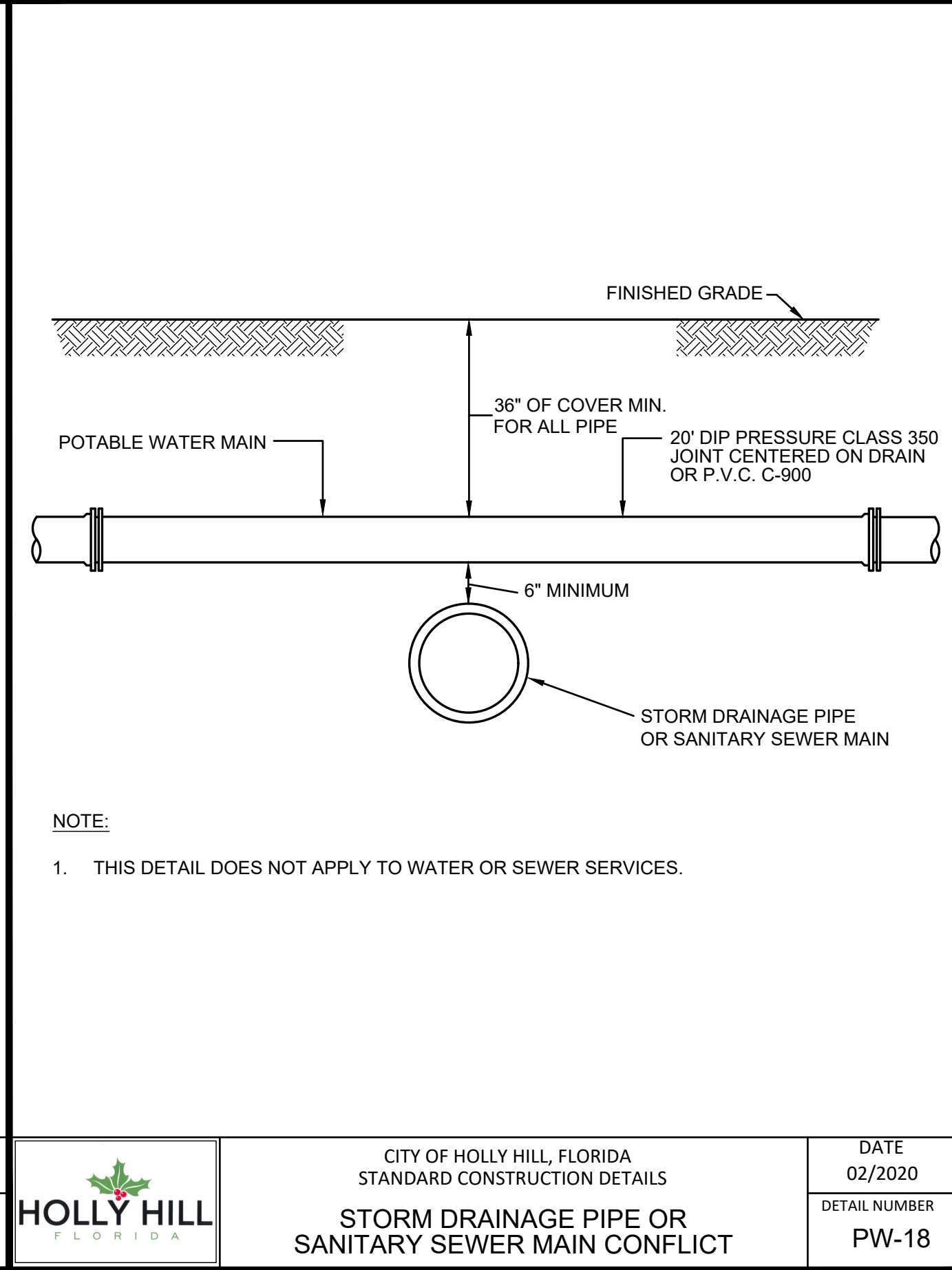
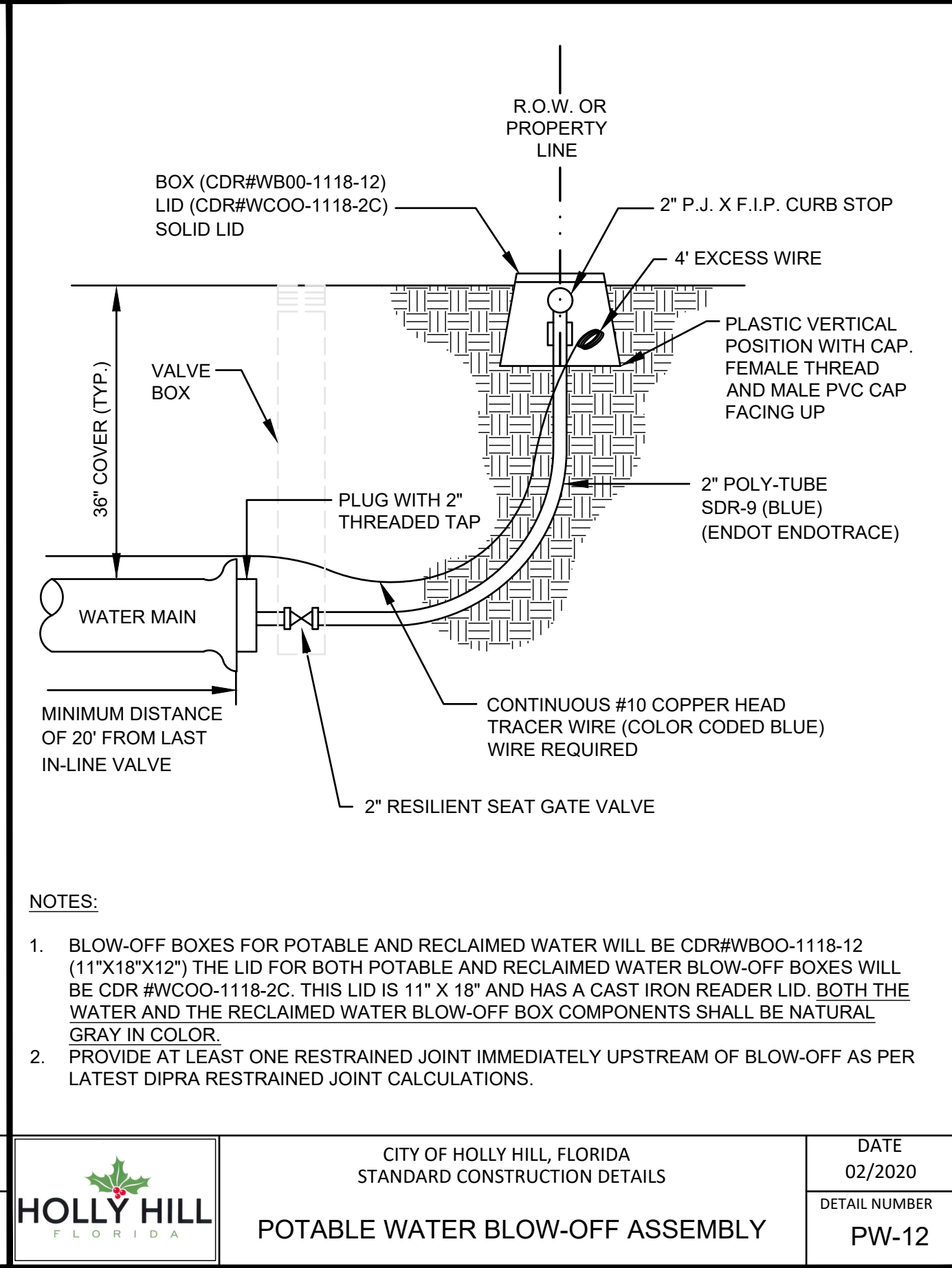
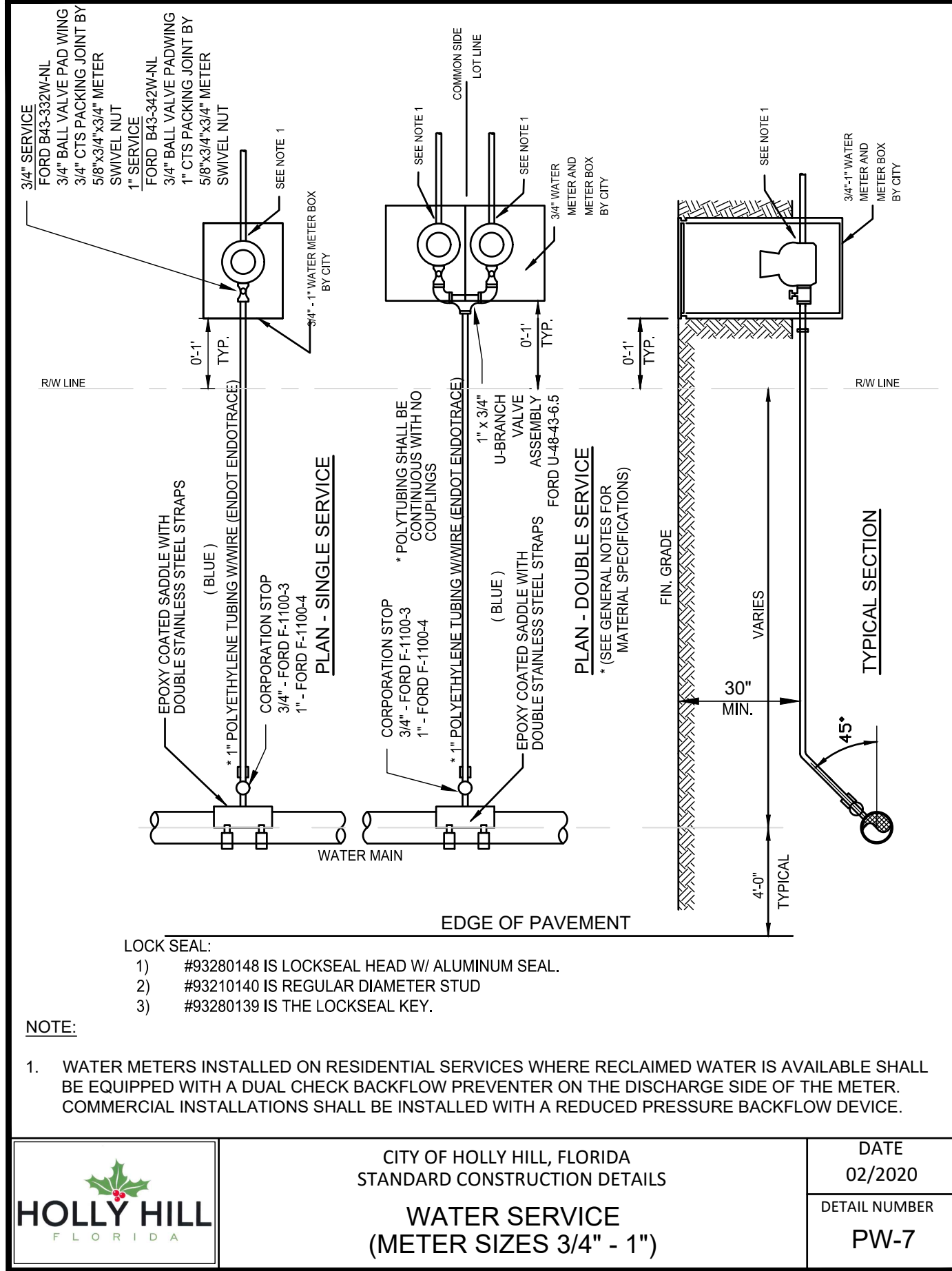
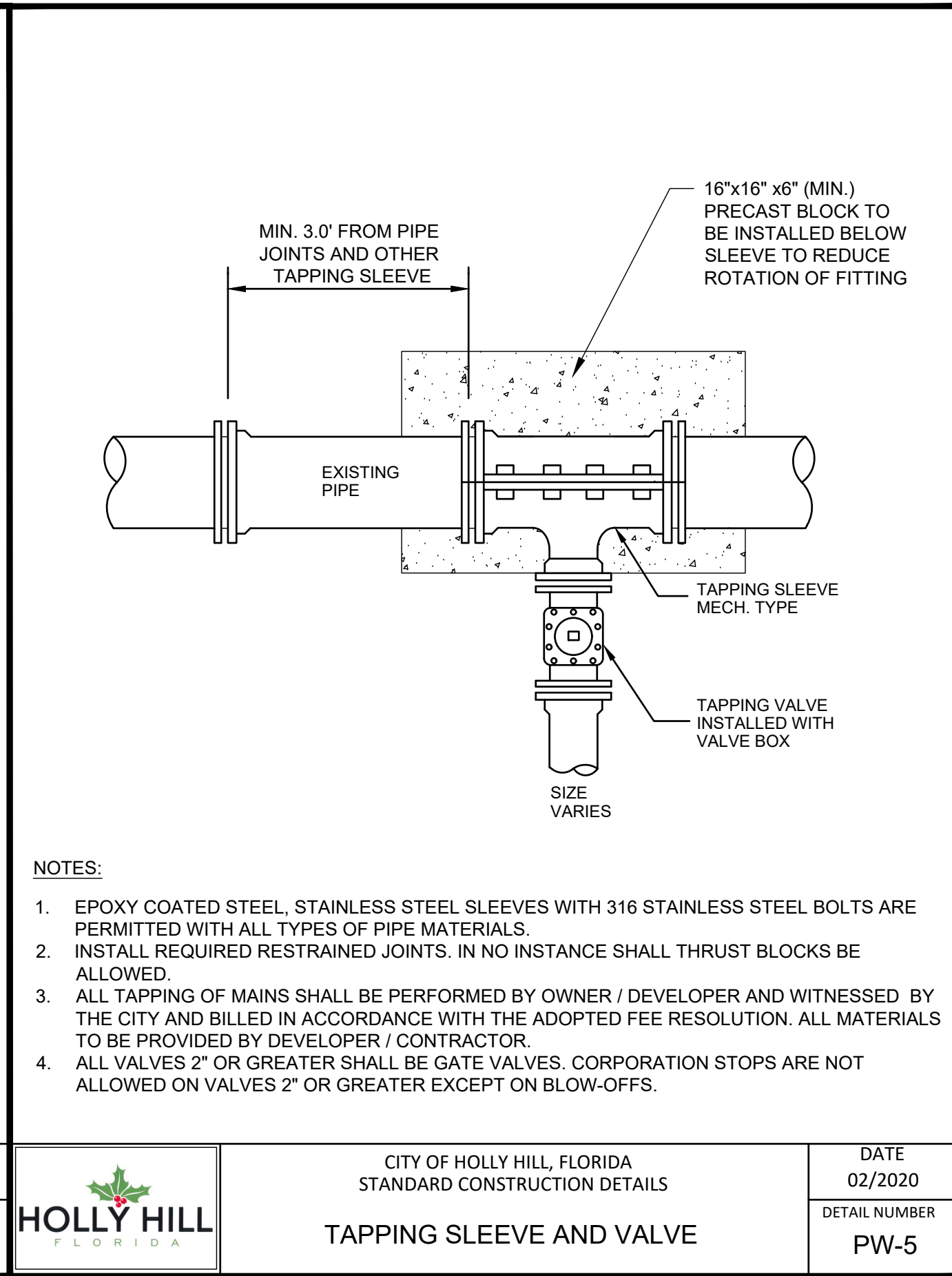
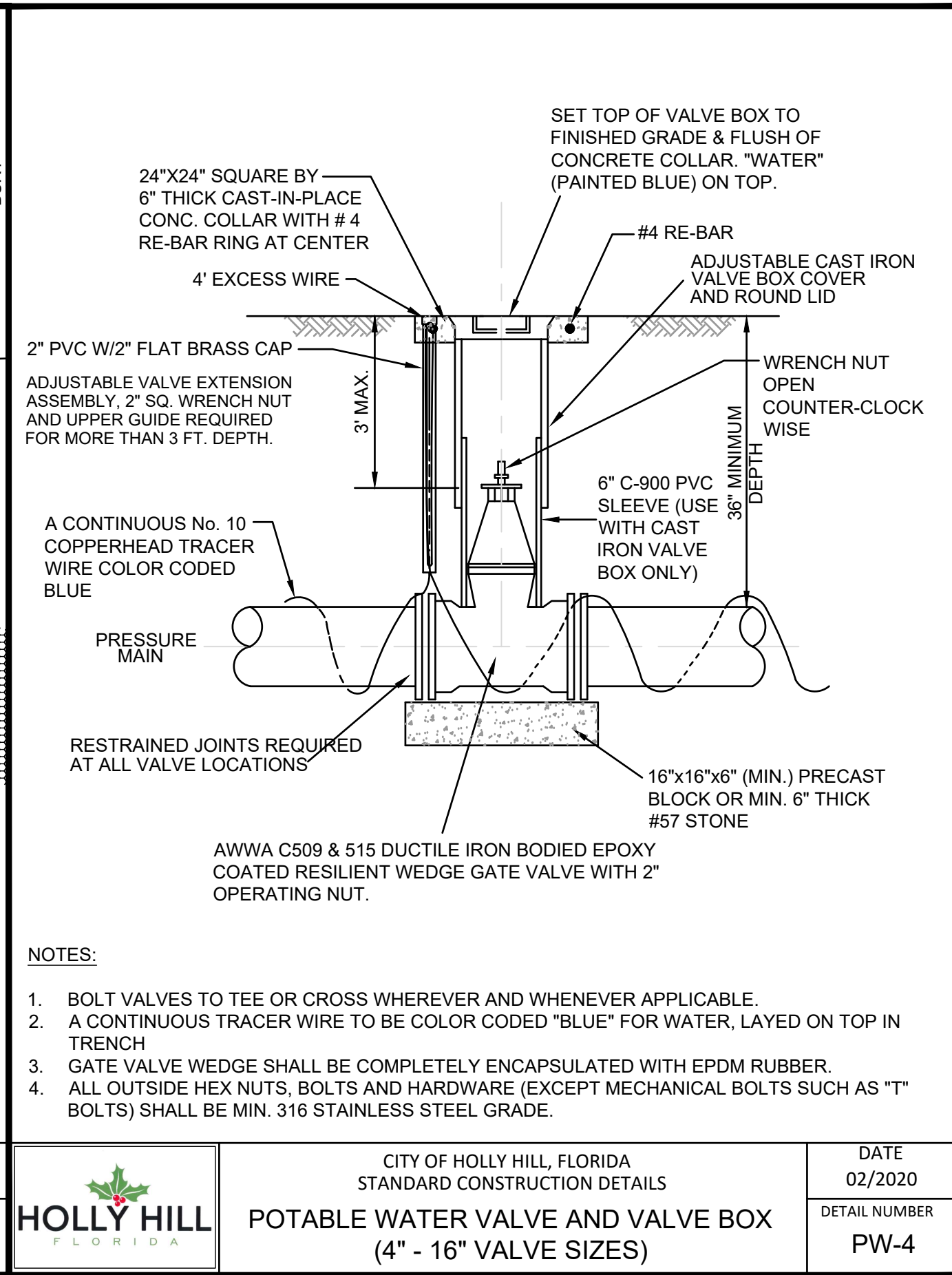
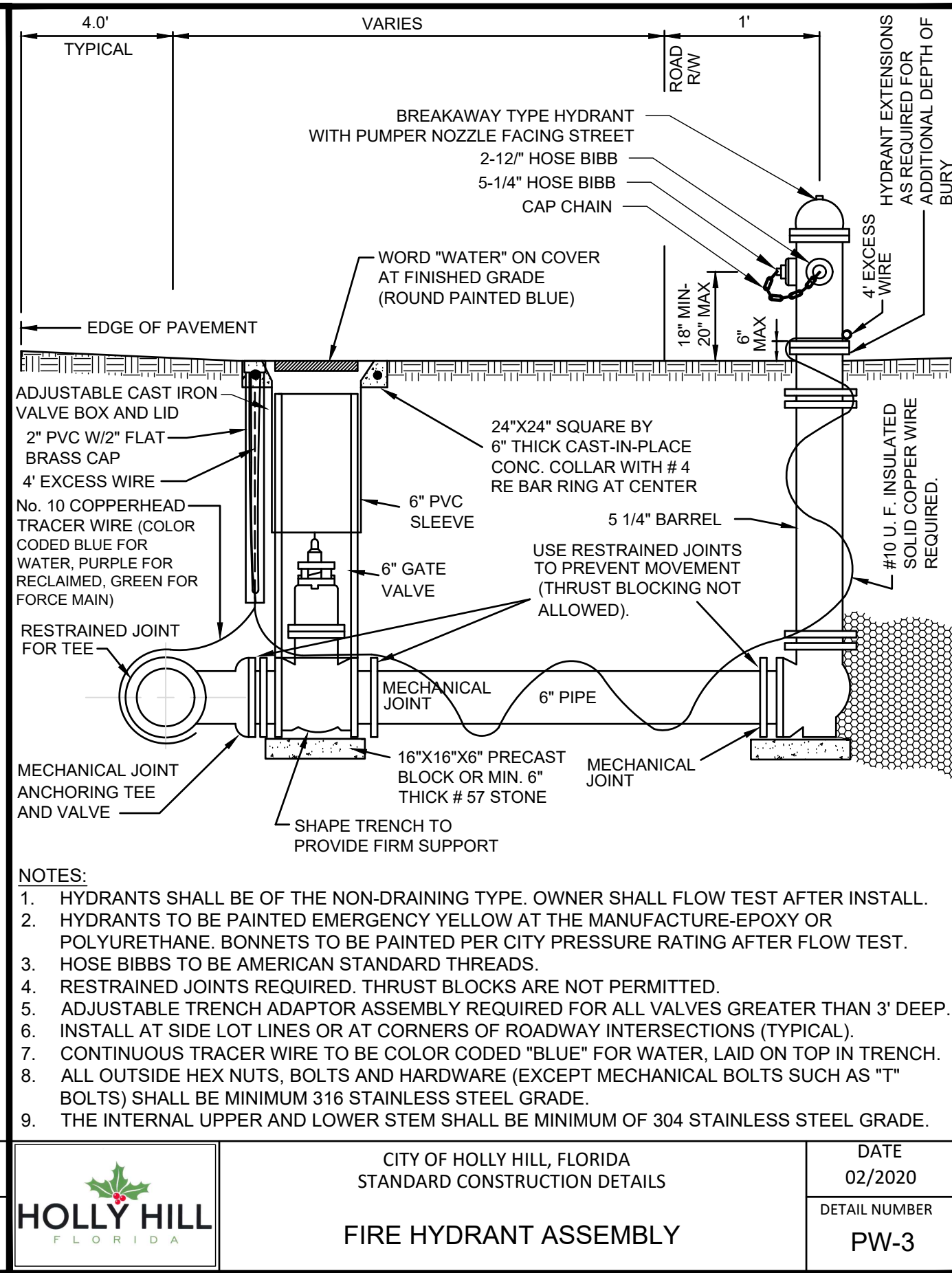
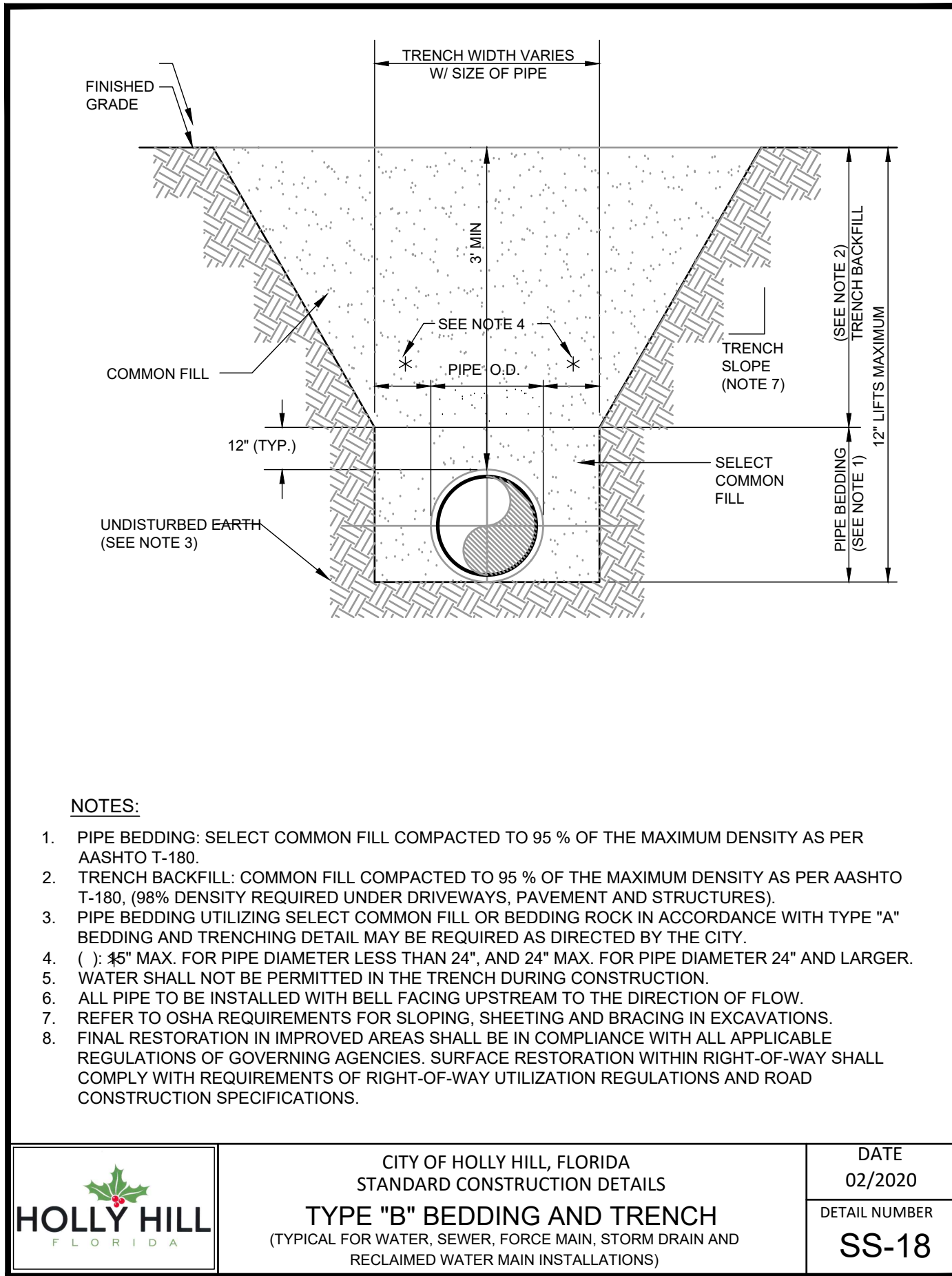
NO.	DATE	BY	SUBMITTALS / REVISIONS
1	07-23-20	MLR	INITIAL SUBMITTAL TO CITY
2	11-03-20	MLR	RESUBMITTAL TO CITY

MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

PROJECT NO: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 15-18 - 04085DT
XREFS: ---
XREFS: ---

MELIA L. RUSSELL, P.E. NO. 88357
NOT VALID WITHOUT SEAL

SHEET: **C15** OF **19**



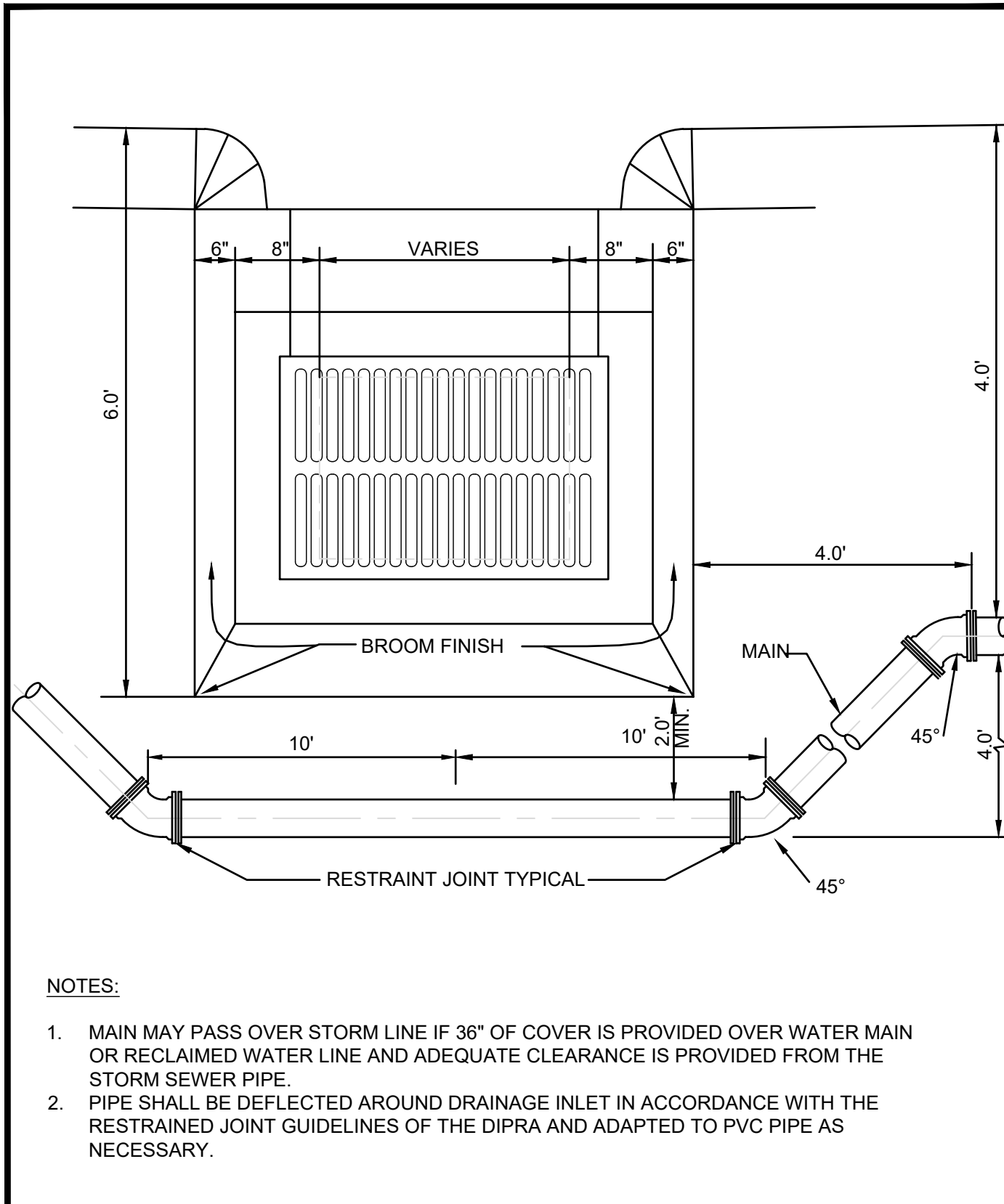
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	11-03-20	MLR	DESIGNED
2	11-03-20	MLR	REDESIGNED

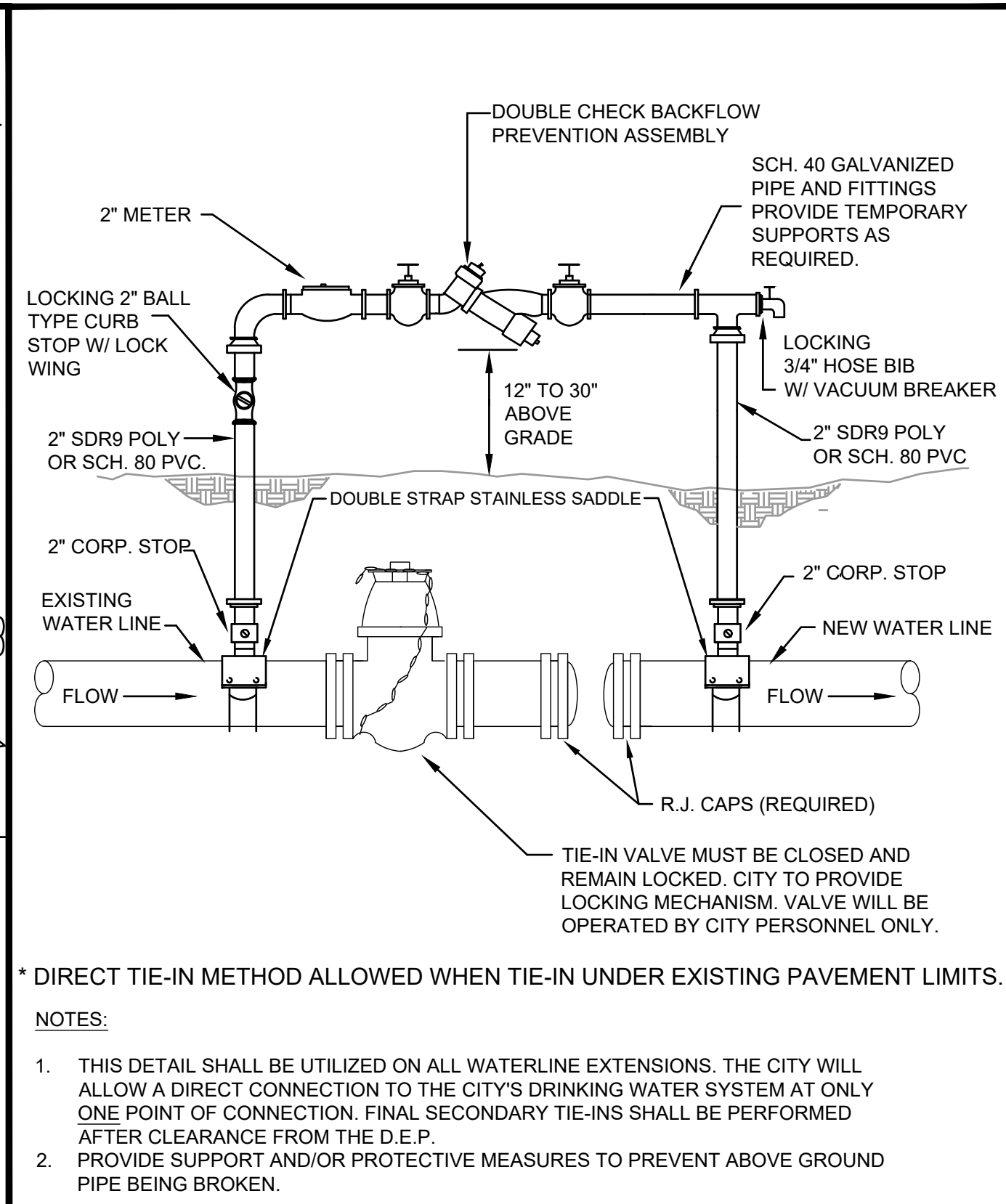
MIRAGE - PHASES 3 & 4 FINAL ENGINEERING PLANS CONSTRUCTION DETAILS

PROJECT NO.: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH

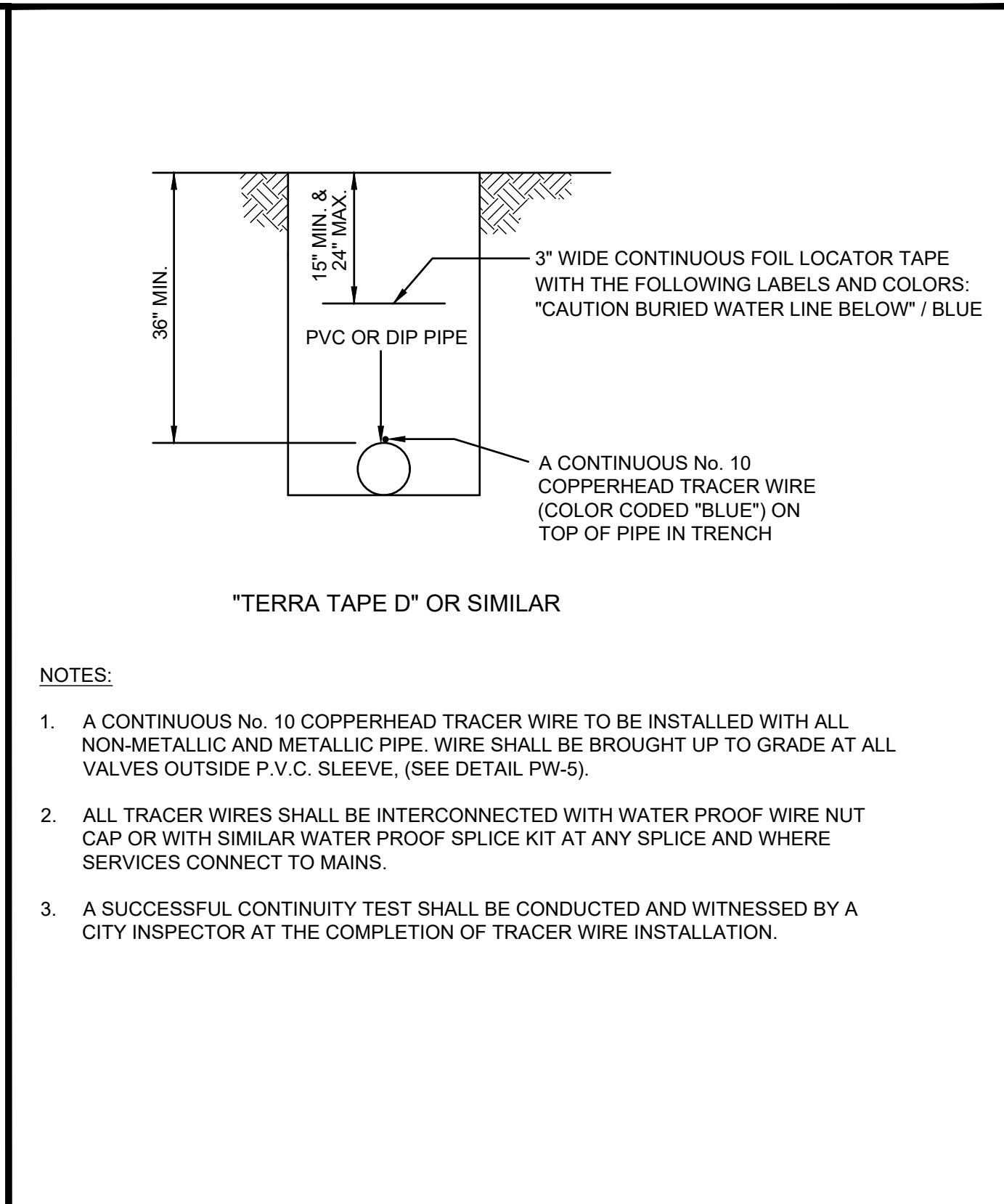
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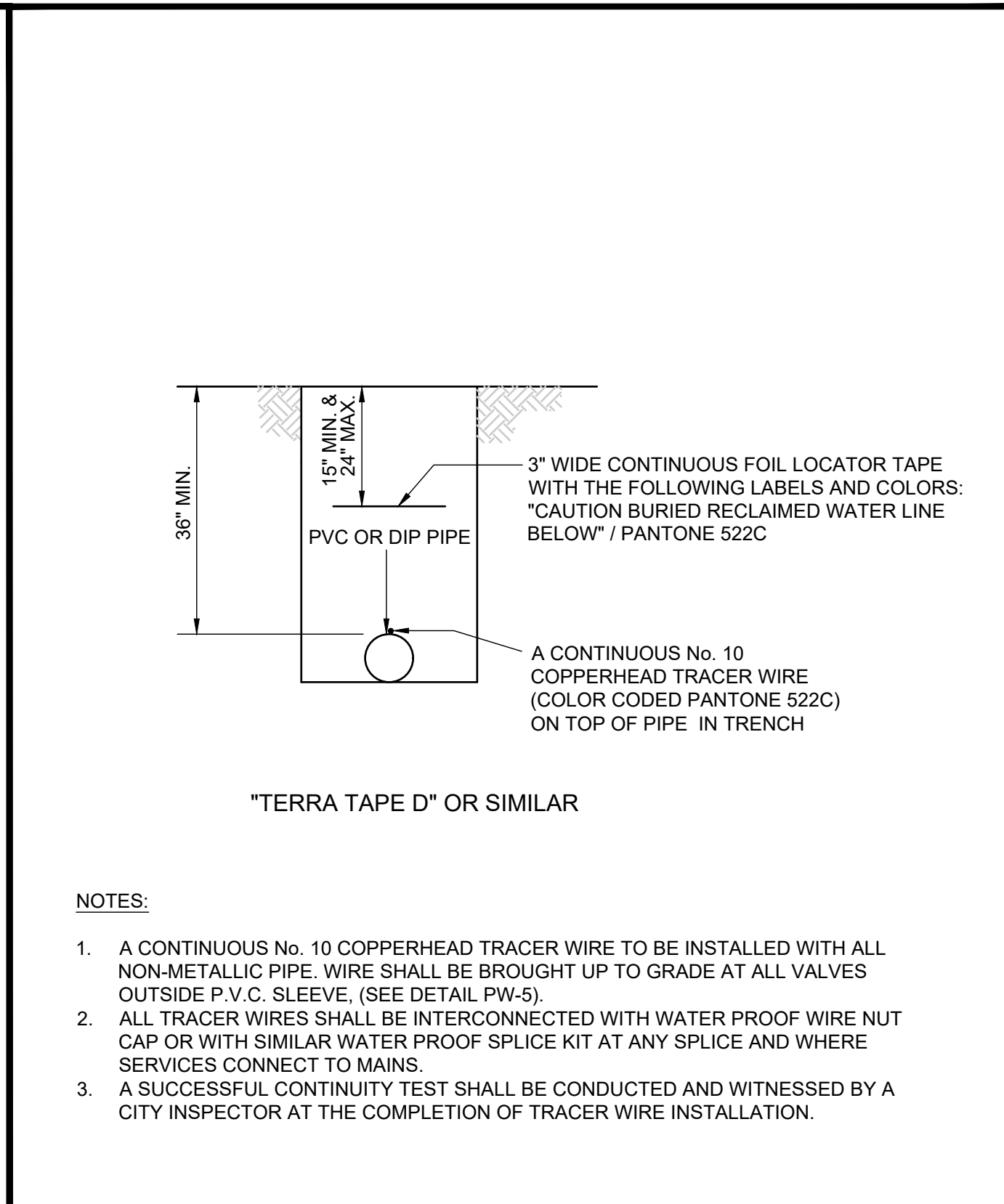
	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS MAIN INSTALLATION BETWEEN DRAINAGE INLET AND SIDEWALK	DATE 02/2020
		DETAIL NUMBER PW-20



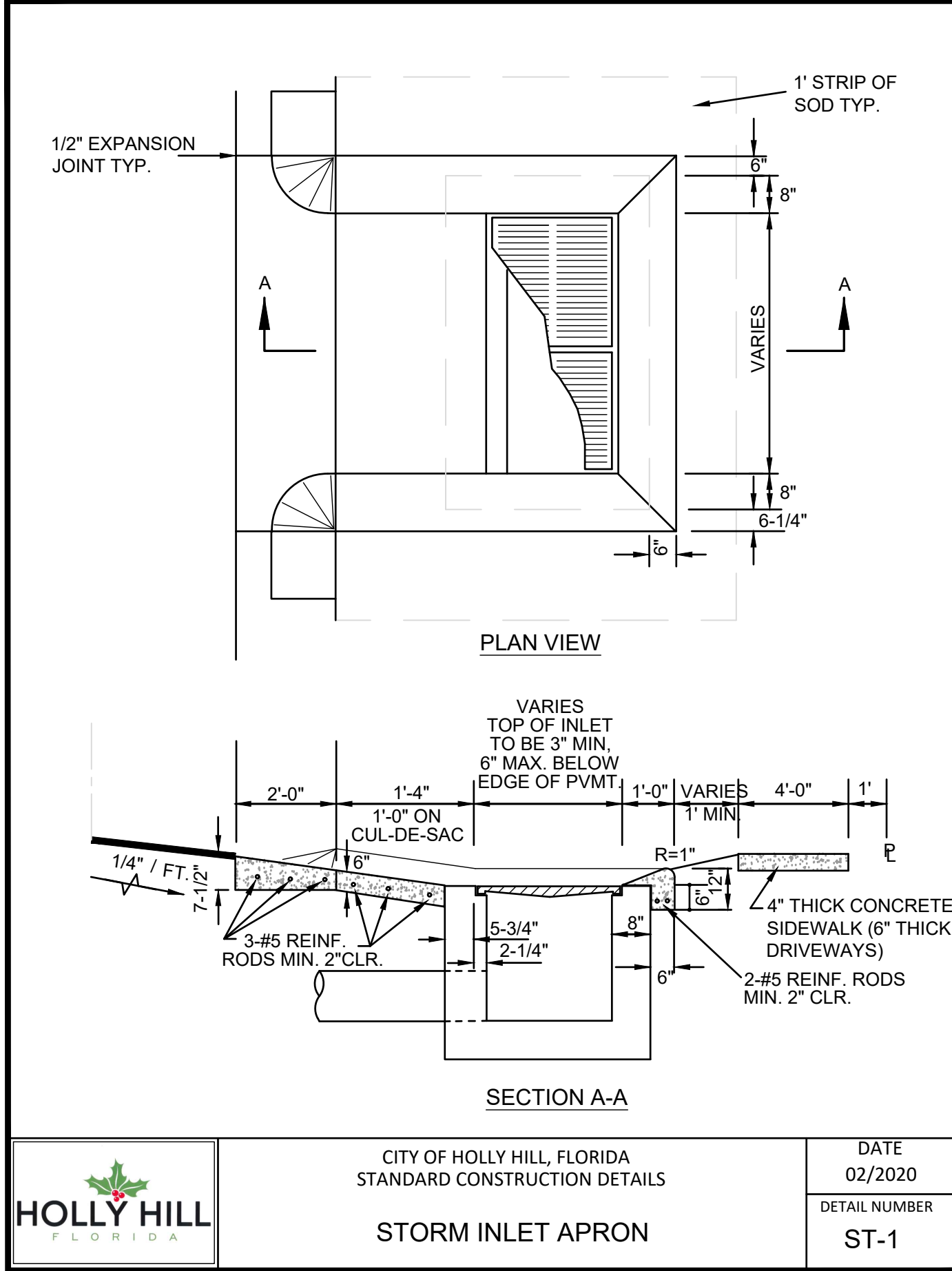
	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS TEMPORARY JUMPER CONNECTION	DATE 02/2020
		DETAIL NUMBER PW-26



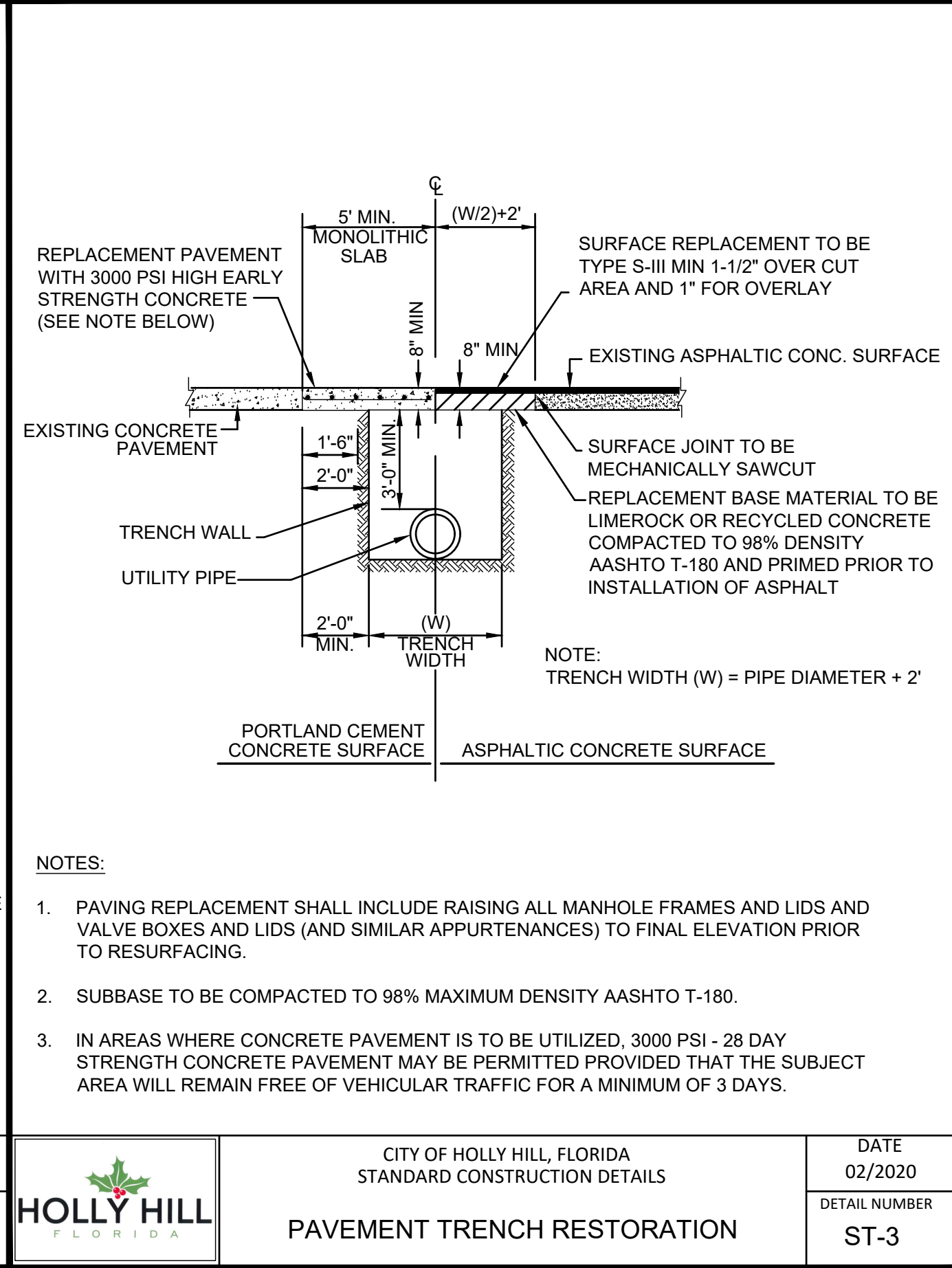
	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS LOCATOR TAPE / TRACER WIRE INSTALLATION FOR WATER MAIN, PIPELINES	DATE 02/2020
		DETAIL NUMBER PW-28



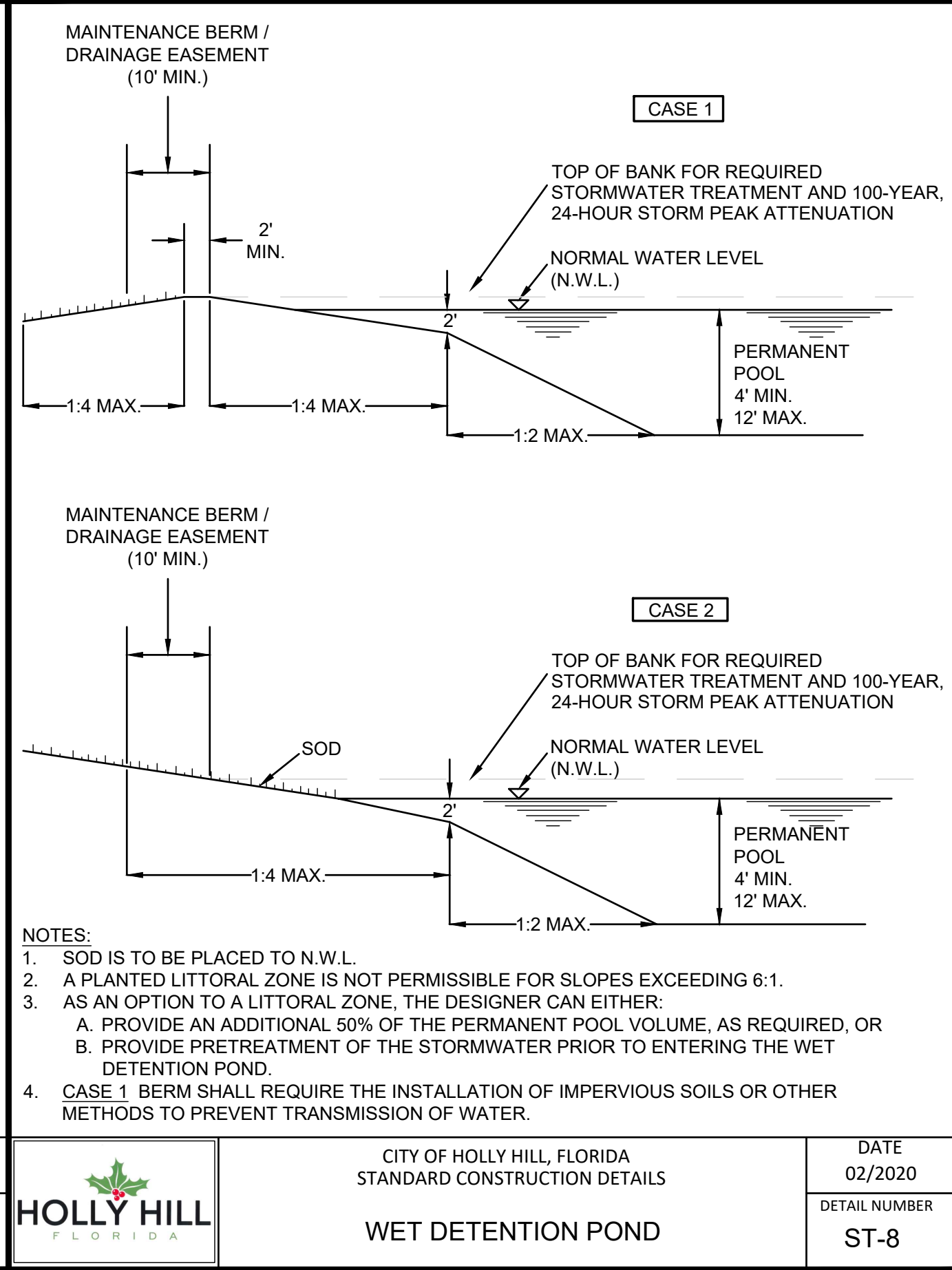
	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS LOCATOR TAPE / TRACER WIRE INSTALLATION FOR RECLAIMED WATER, PIPELINES	DATE 02/2020
		DETAIL NUMBER RW-7



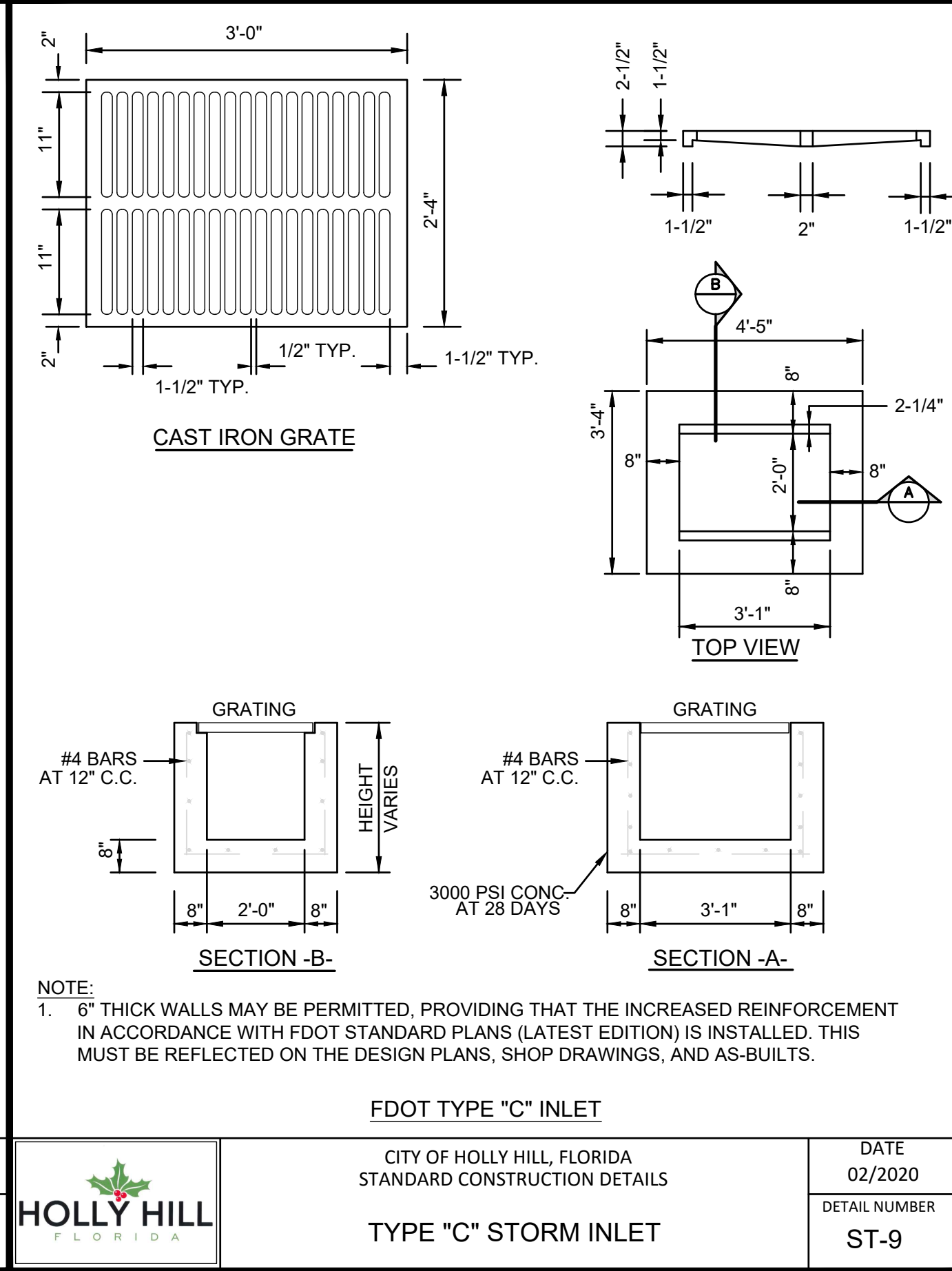
	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS STORM INLET APRON	DATE 02/2020
		DETAIL NUMBER ST-1



	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS PAVEMENT TRENCH RESTORATION	DATE 02/2020
		DETAIL NUMBER ST-3



	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS WET DETENTION POND	DATE 02/2020
		DETAIL NUMBER ST-8



	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS TYPE "C" STORM INLET	DATE 02/2020
		DETAIL NUMBER ST-9

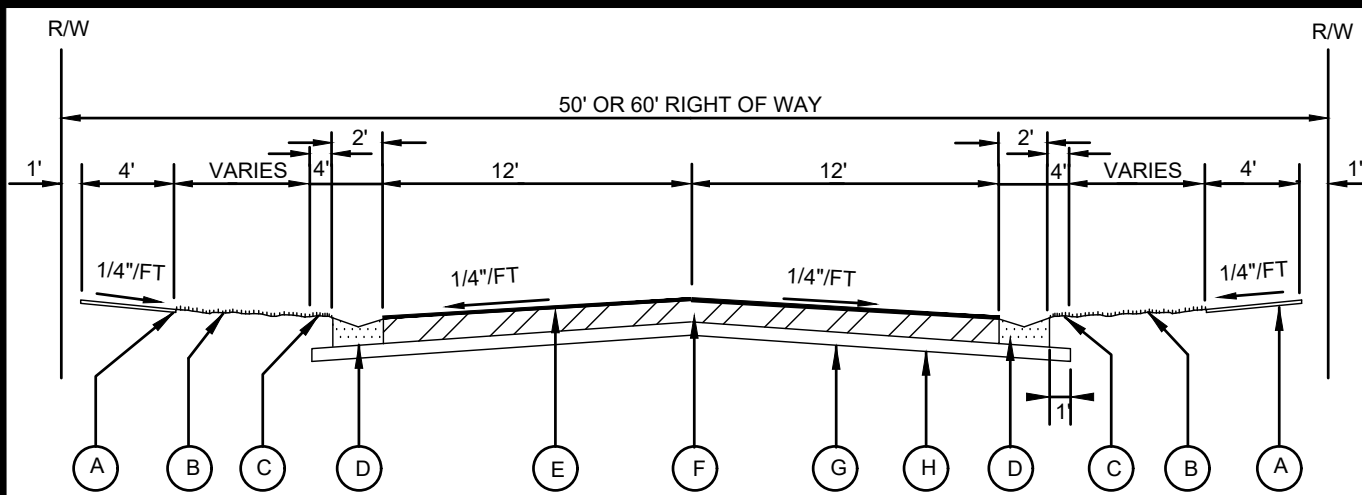


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	11-03-20	MLR	DESIGN
2	11-03-20	MLR	RESUBMITAL TO CITY

MIRAGE - PHASES 3 & 4 FINAL ENGINEERING PLANS CONSTRUCTION DETAILS

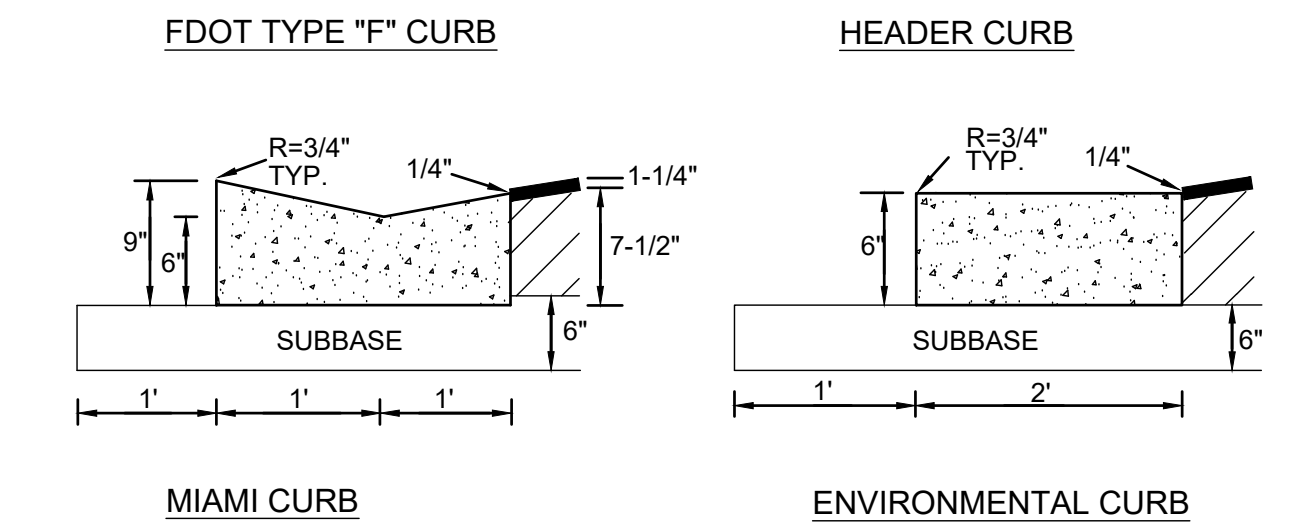
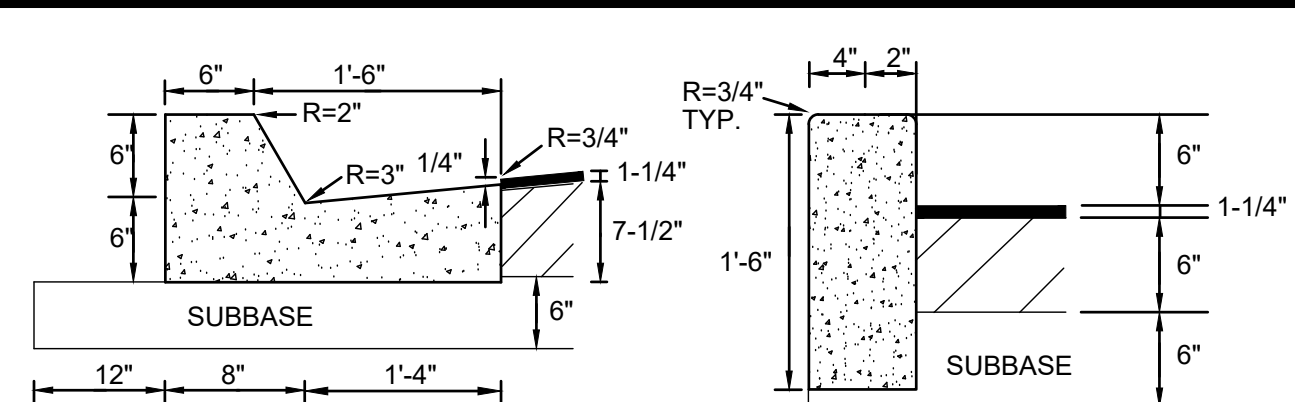
PROJECT NO.: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 15-18 - 04085DT
XREFS: ---
XREFS: ---



- (A) 4'-0" WIDE CONCRETE SIDEWALK; 4" THICK, 3000 P.S.I.
6" THICK AT DRIVEWAY; 3" MINIMUM ABOVE TOP OF CURB
- (B) SOD OR SEED AND MULCH PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AS APPLICABLE.
- (C) 4' WIDE AREA WITH MAXIMUM SLOPE OF 1" PER 4 FT.
- (D) CONCRETE MIAMI CURB, 3000 P.S.I.
- (E) ASPHALT PAVEMENT:
1-1/4" ASPHALT BITUMINOUS CONCRETE TYPE S-III; MINIMUM MARSHALL FIELD STABILITY 1500, COMPACTED TO 98% DENSITY PER FM 1-T238 (METHOD B), NUCLEAR DENSITY TEST, "BACK SCATTER METHOD".
- (F) BASE:
6" SOIL CEMENT BASE MINIMUM BEARING STRENGTH OF 350 P.S.I. SHALL BE OBTAINED WITHIN 7 DAYS COMPACTED TO 98% DENSITY BASED ON AASHTO T-99 STANDARD PROCTOR TEST; CONSTRUCTION METHODS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
ALTERNATE:
6" LIMEROCK BASE (LBR 100) OR RECYCLED CONCRETE BASE (LBR 130) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
- (G) SUB-BASE:
6" SUB-BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
- (H) SUBGRADE:
12" SUBGRADE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

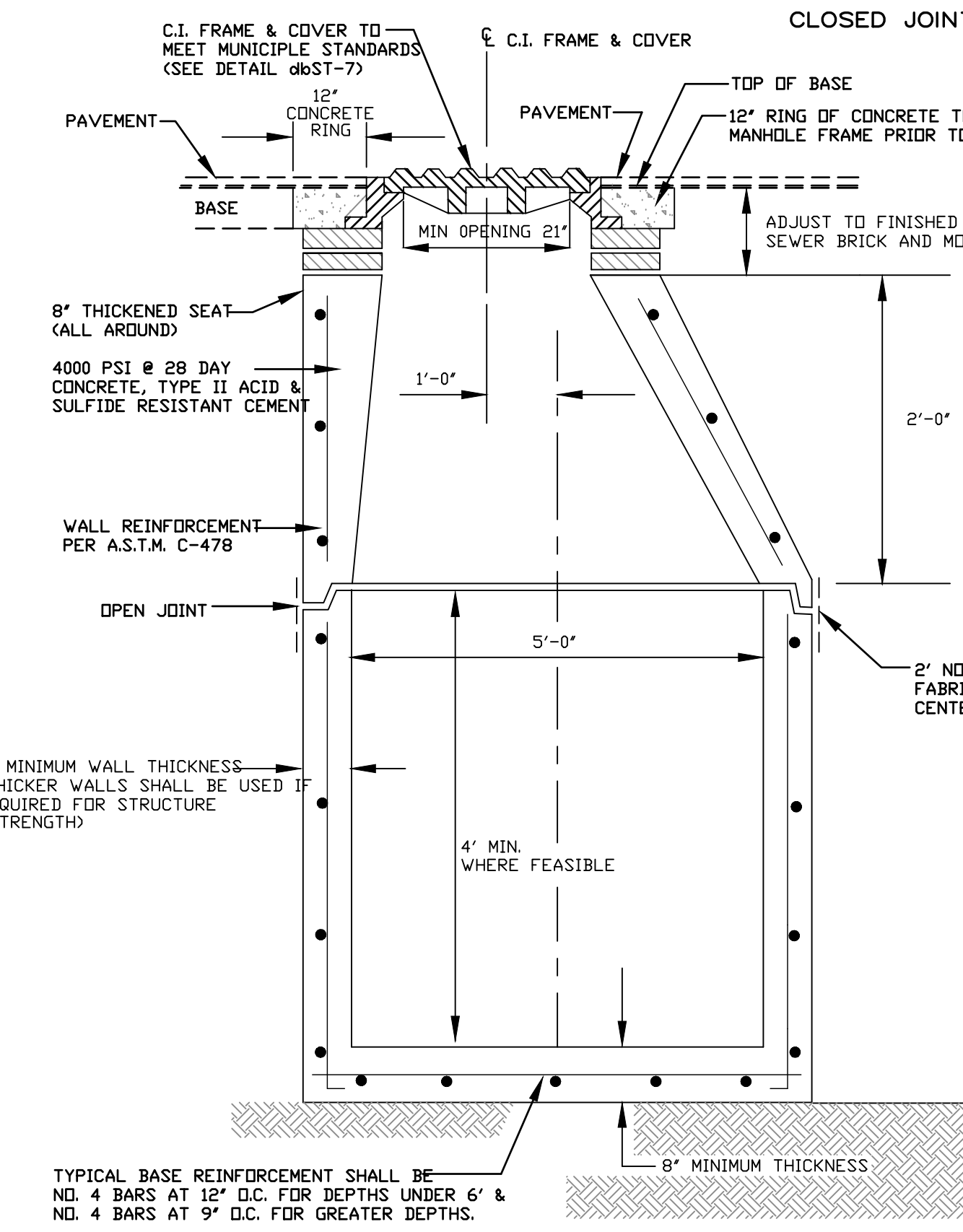
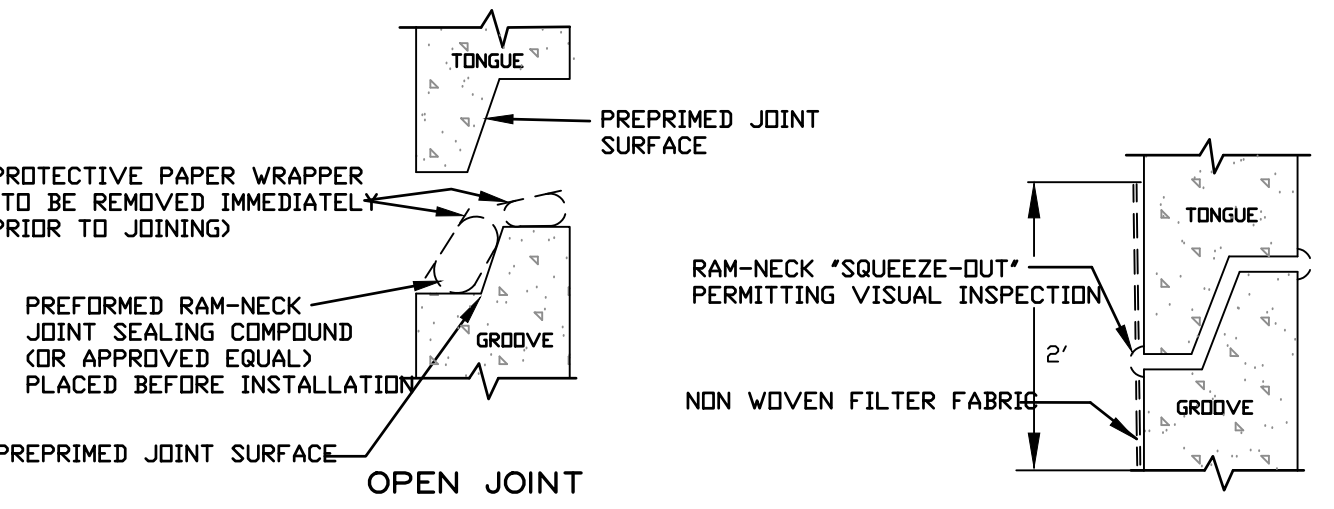
- NOTES:
1. ALL MATERIALS ARE TO BE APPROVED BY THE CITY'S DESIGNATED SITE INSPECTOR AND THE DEVELOPER'S LICENSED SOILS ENGINEER PRIOR TO PLACEMENT.
 2. A REPRESENTATIVE OF A CERTIFIED SOIL LABORATORY SHALL BE PRESENT DURING ALL CONSTRUCTION PHASES UTILIZING A SOIL CEMENT BASE. THE REPRESENTATIVE SHALL BE CERTIFIED BY FDOT IN THE INSTALLATION OF SOIL CEMENT.

 HOLLY HILL FLORIDA	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS 50' OR 60' R/W ROAD SECTION	DATE 02/2020
		DETAIL NUMBER RD-1

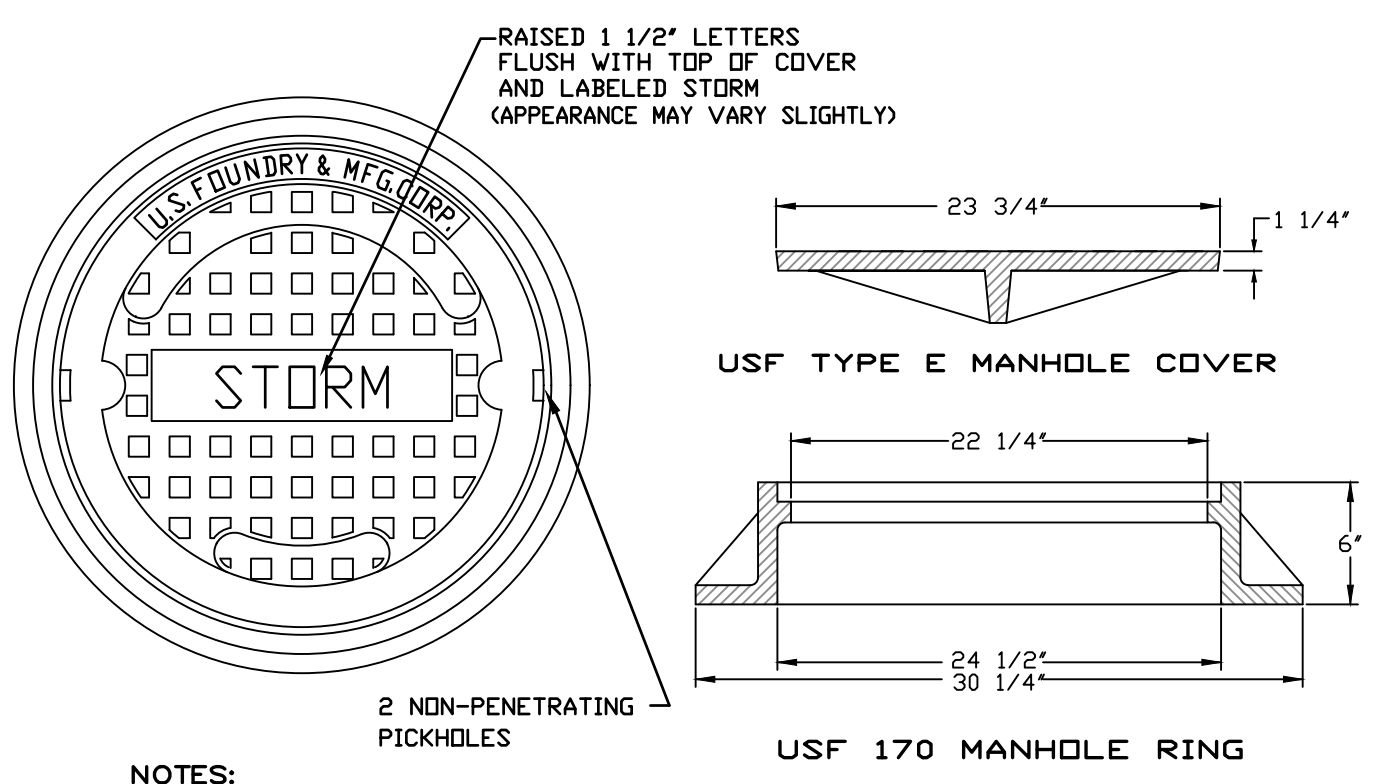


- NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
 2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
 3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
 4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
 5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
 6. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
 7. ALL ASPHALT AND/OR PAVER DRIVEWAY APRONS LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL INCLUDE CURBING.

 OLLY HILL FLORIDA	CITY OF HOLLY HILL, FLORIDA STANDARD CONSTRUCTION DETAILS	DATE 02/2020
		DETAIL NUMBER RD-9
STANDARD CURB CONSTRUCTION		

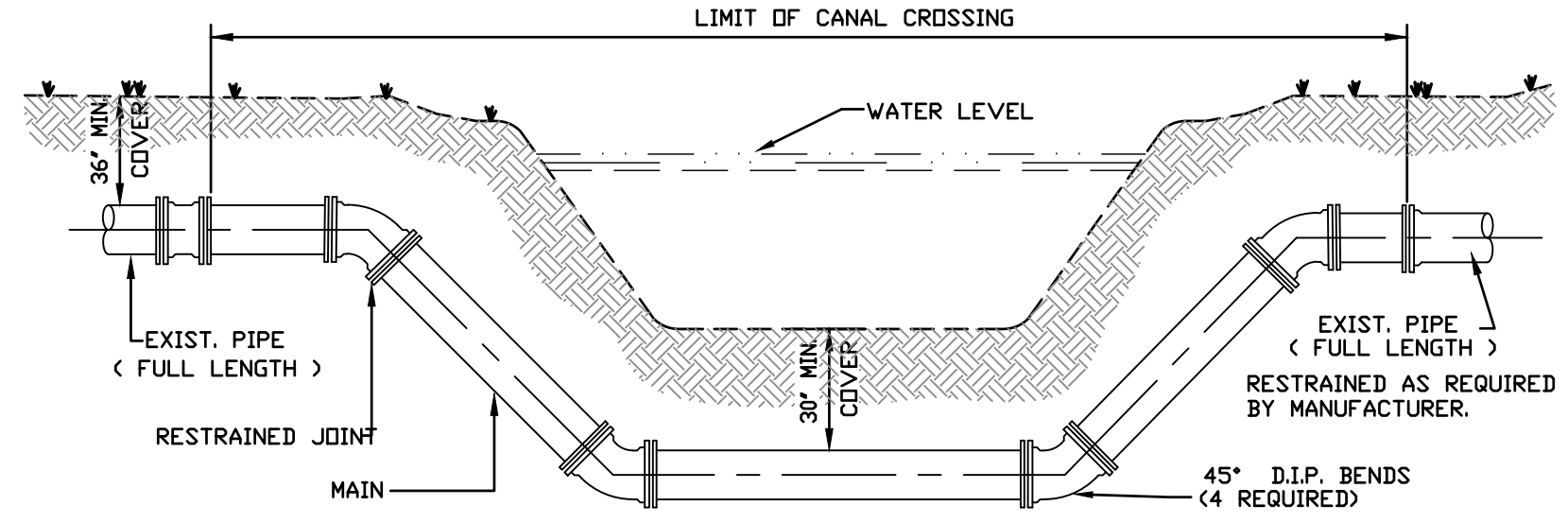


STORM WATER MANHOLE
NTS

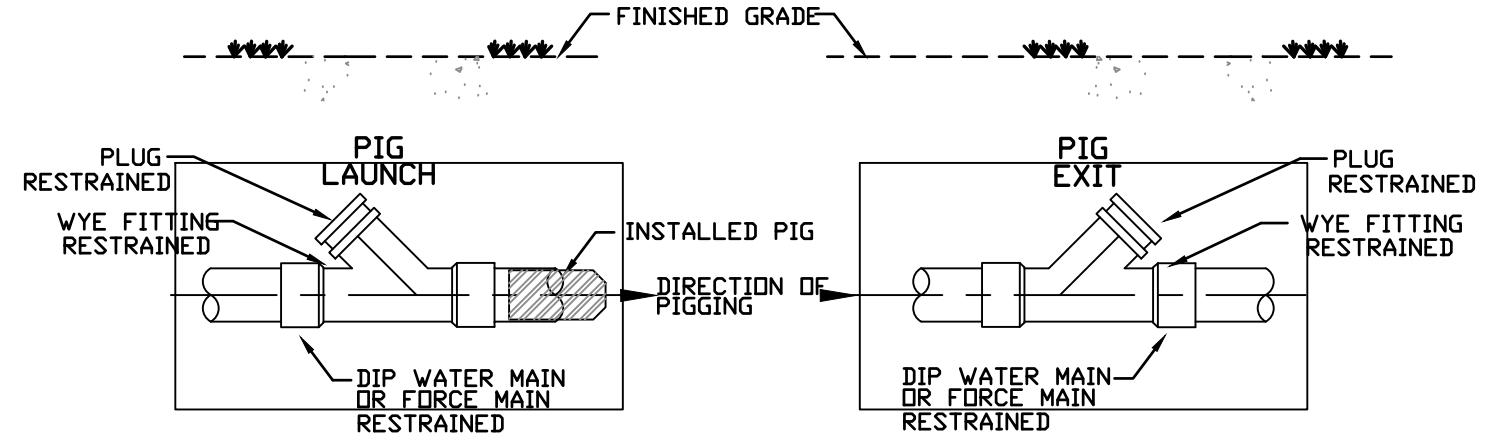


- NOTES:
1. MORTAR TO CONTAIN "HYDRATITE", OR APPROVED EQUAL, TO PREVENT SHRINKAGE.
 2. SUB-GRADE BENEATH MANHOLES SHALL BE UNDISTURBED GRANULAR UNSATURATED SOIL. No. 57 AGGREGATE STONE SHALL BE USED IN WET CONDITIONS AND/OR WHERE UNSUITABLE MATERIAL IS ENCOUNTERED.
 3. UNLESS DETAILED PLANS SHOW OTHERWISE, ALL MANHOLE RING AND COVER CASTINGS IN PAVED AREAS ARE TO BE ADJUSTED TO FINAL GRADE, SEALED AND SECURED IN PLACE WITH A CONCRETE COLLAR AFTER THE ROAD BASE IS PLACED AND JUST PRIOR TO PLACEMENT OF ASPHALT WEARING SURFACE.
 4. CONTRACTOR SHALL PROVIDE THICKER MANHOLE WALLS AND BASES AS REQUIRED TO PREVENT FLOTATION BASED ON HISTORIC HIGH GROUND WATER TABLE ELEVATIONS AS DETERMINED USING ACCEPTED ENGINEERING PRACTICES AND/OR APPROVED BY PUBLIC WORKS DEPARTMENT.
 5. CONCRETE COLLAR AROUND MANHOLE FRAME IS REQUIRED IN PAVED AREAS ONLY.
 6. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.
 7. NO BUG HOLES OR HONEYCOMB WILL BE ACCEPTED.
 8. ENDS OF SECTION SHALL FIT FLUSH TOGETHER

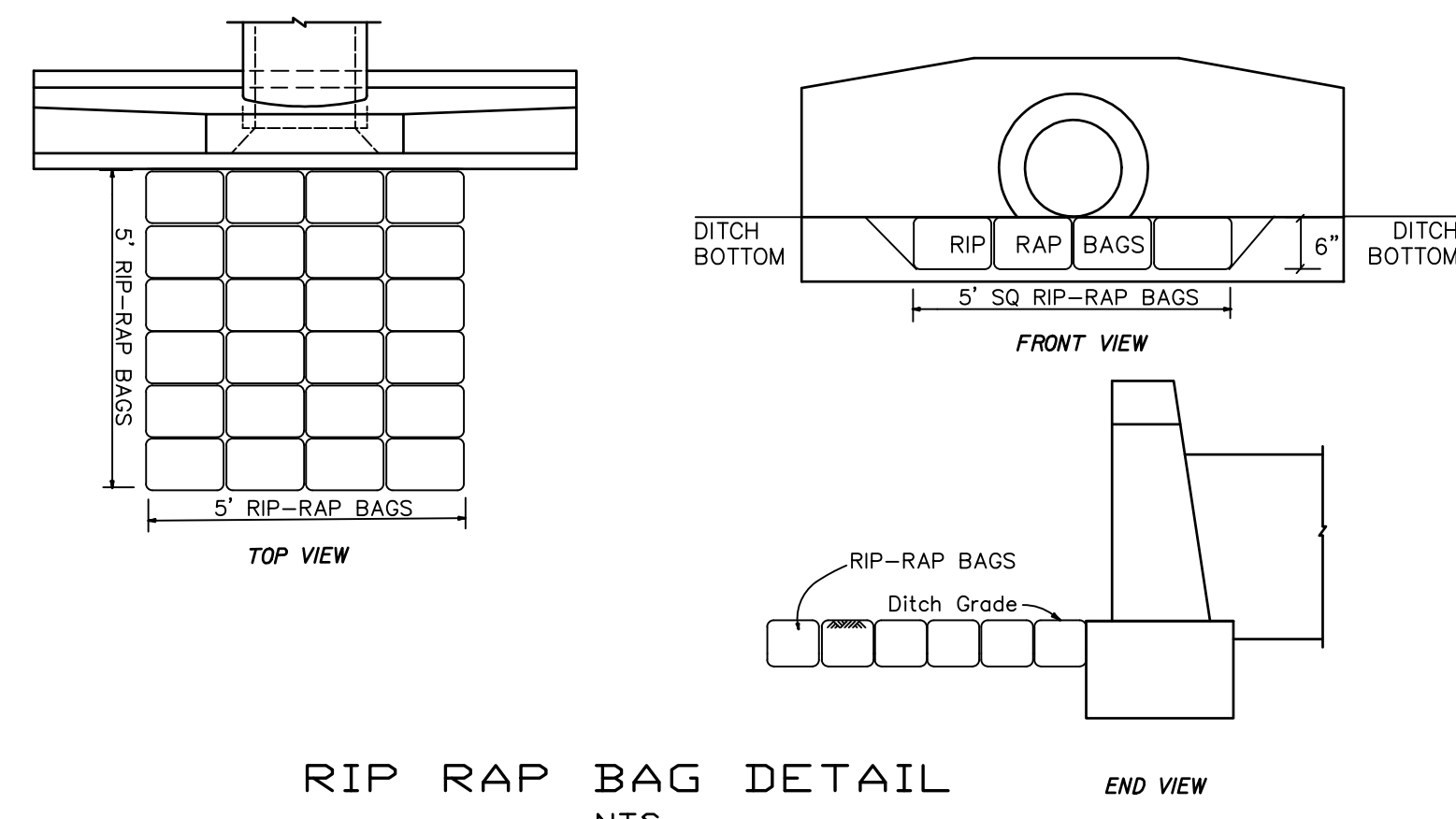
STORM SEWER COVER
& GENERAL NOTES
NTS



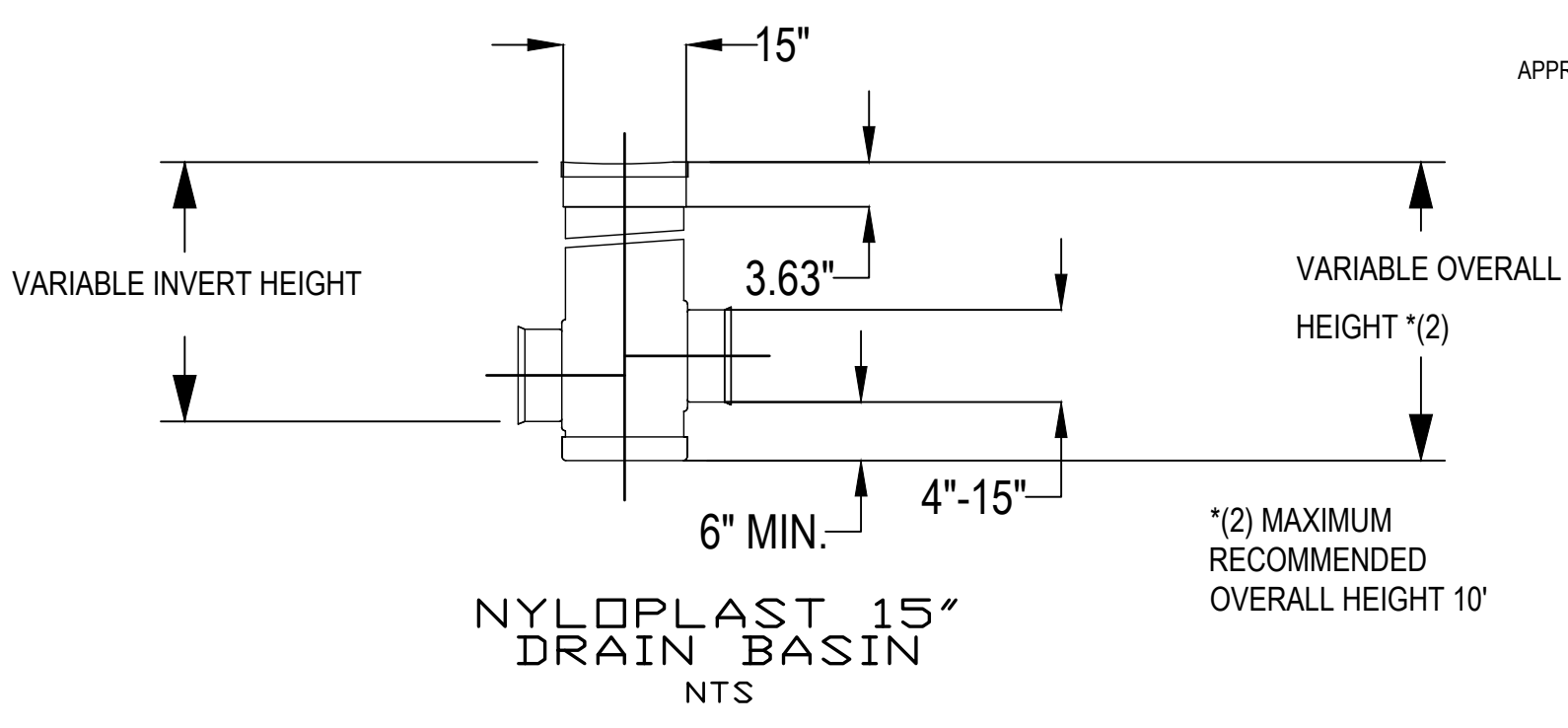
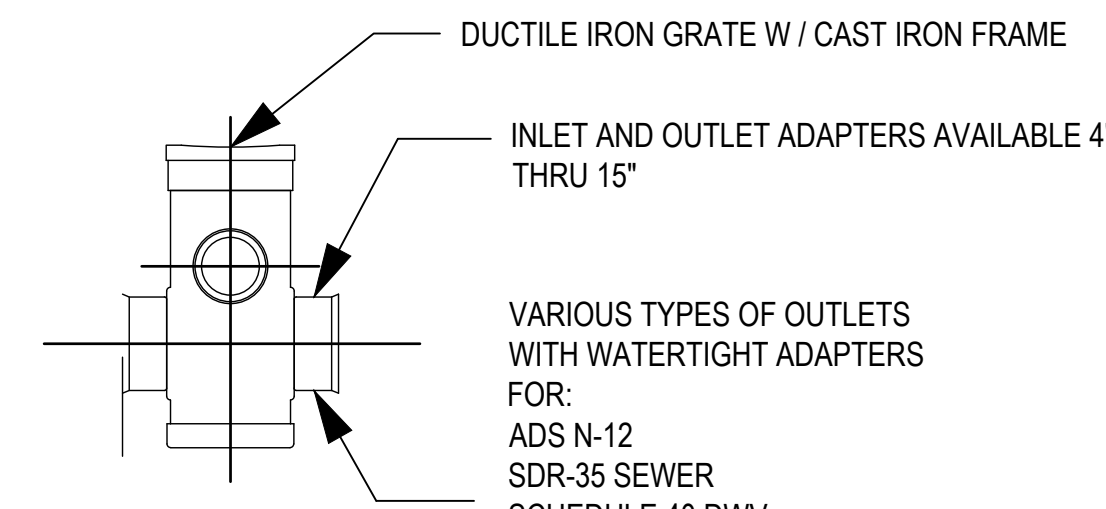
TYPICAL CANAL CROSSING
NTS



PIG LAUNCH & RECEIVING FITTINGS
WATER MAIN & FORCE MAIN
NTS



RIP RAP BAG DETAIL
NTS



NYLOPLAST 15"
DRAIN BASIN
NTS

SCHEDULE OF LENGTHS OF RESTRAINED PVC PIPE (FT.)					
FITTING	90° BEND	45° BEND	22.5° BEND	11.25° BEND	TEE OR DEAD END
PIPE SIZE (IN.)					
4"	20	18	18	18	45
6"	28	18	18	18	63
8"	36	18	18	18	82
10"	44	28	18	18	98
12"	51	21	18	18	116
14"	57	24	18	18	132
16"	63	26	18	18	148
18"	69	29	18	18	163
20"	75	31	18	18	179
24"	87	36	18	18	208
30"	102	42	20	18	248

LENGTHS BETWEEN HEAVY LINES INDICATE ONE FULL LENGTH (18' MIN.) OF PIPE TO BE RESTRAINED.

TABLE SHOWS MINIMUM LENGTH OF PIPE EACH WAY FROM FITTING FOR WHICH RESTRAINT IS REQUIRED.

TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:

TEST PRESSURE: 150 PSIG
SOIL TYPE: SP
COVER DEPTH: 3 FEET (MIN.)
SAFETY FACTOR: 1.5
TRENCH TYPE: 3

SCHEDULE OF LENGTHS OF RESTRAINED DIP (FT.)					
FITTING	90° BEND	45° BEND	22.5° BEND	11.25° BEND	TEE OR DEAD END
PIPE SIZE (IN.)					
4"	21 (26)	18 (18)	18 (18)	18 (18)	37 (55)
6"	30 (36)	18 (18)	18 (18)	18 (18)	52 (78)
8"	38 (45)	18 (18)	18 (18)	18 (18)	67 (100)
10"	45 (54)	18 (22)	18 (18)	18 (18)	81 (122)
12"	52 (63)	22 (26)	18 (18)	18 (18)	94 (141)
14"	60 (72)	25 (30)	18 (18)	18 (18)	107 (160)
16"	66 (80)	27 (33)	18 (18)	18 (18)	120 (180)
18"	74 (87)	31 (36)	18 (18)	18 (18)	132 (198)
20"	80 (94)	33 (39)	18 (18)	18 (18)	144 (216)
24"	92 (108)	38 (45)	18 (22)	18 (18)	167 (250)
30"	106 (128)	44 (53)	21 (25)	18 (18)	199 (298)
36" x	69 (82)	28 (34)	18 (18)	18 (18)	170 (204)
42" x	76 (92)	31 (37)	18 (18)	18 (18)	191 (229)
48" x	90 (106)	40 (46)	18 (18)	18 (18)	212 (254)

LENGTHS BETWEEN HEAVY LINES INDICATE ONE FULL LENGTH (18' MIN.) OF PIPE TO BE RESTRAINED.

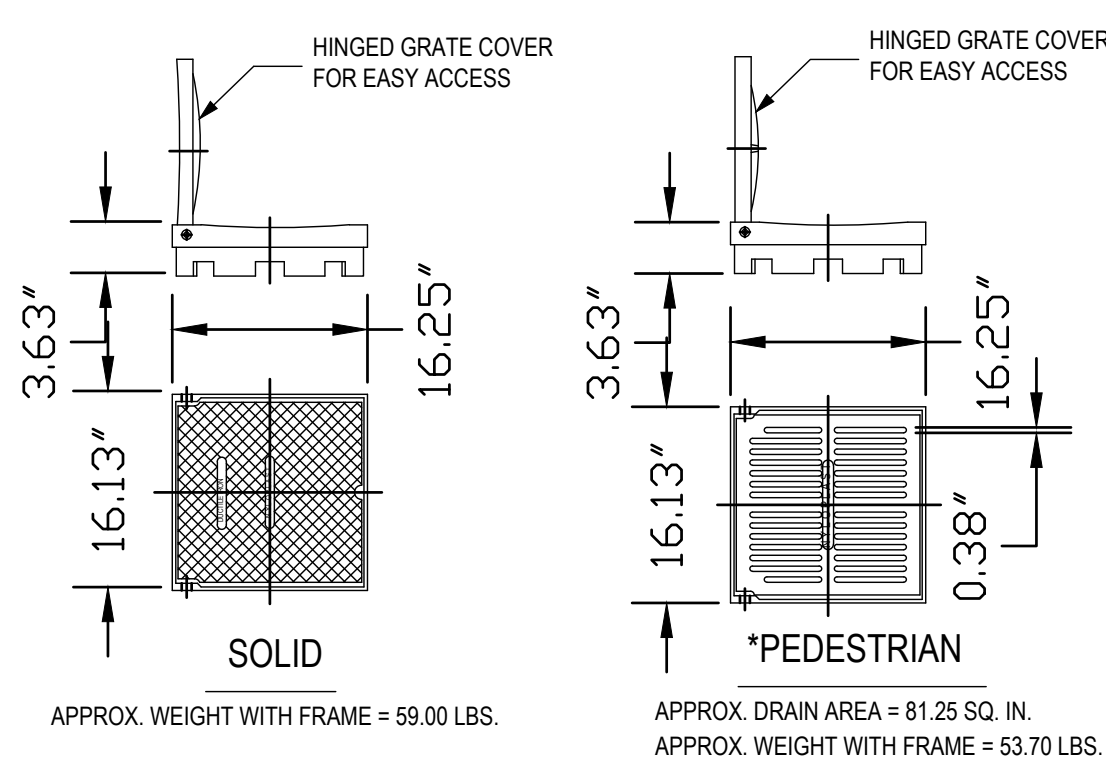
TABLE SHOWS MINIMUM LENGTH OF PIPE EACH WAY FROM FITTING FOR WHICH RESTRAINT IS REQUIRED.

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:

TEST PRESSURE: 150 PSIG
SOIL TYPE: SP
COVER DEPTH: 3 FEET (MIN.)
SAFETY FACTOR: 1.5
TRENCH TYPE: 2

VALUES IN PARENTHESIS (X) ARE FOR PIPE ENCASED IN POLYETHYLENE.
x VALUES APPLY TO DUCTILE IRON PIPE AT 50 PSI TEST PRESSURE.

PVC & DIP RESTRAINED JOINT TABLE



NYLOPLAST 15"
GRATES/COVERS

STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM
A556 GRADE 70-50-08 & A49 CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER

* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36, NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

ZEV COHEN
& ASSOCIATES, INC.
10000 W. 11TH AVE., SUITE 100
DENVER, CO 80202
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

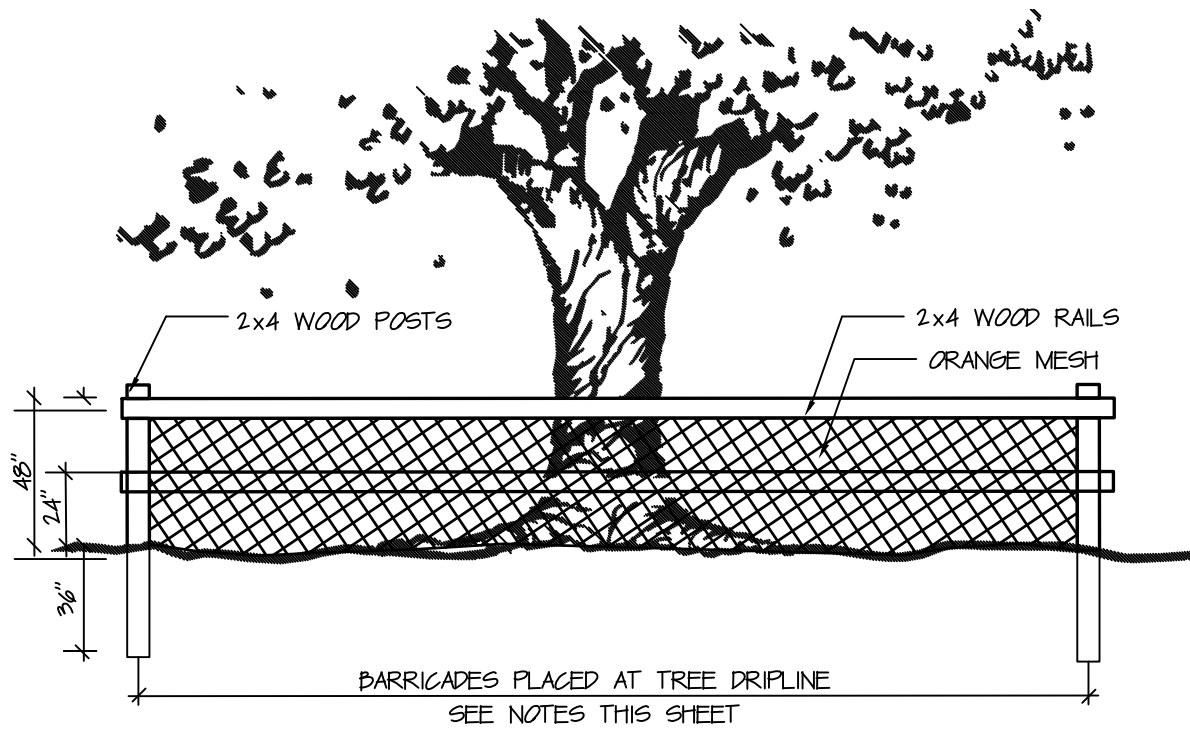
NO.	DATE	BY	REVISIONS	APPROVED	DATE	BY	REVISIONS	APPROVED
1	11-03-20	MLR	1					
2	11-03-20	MLR	2					

MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

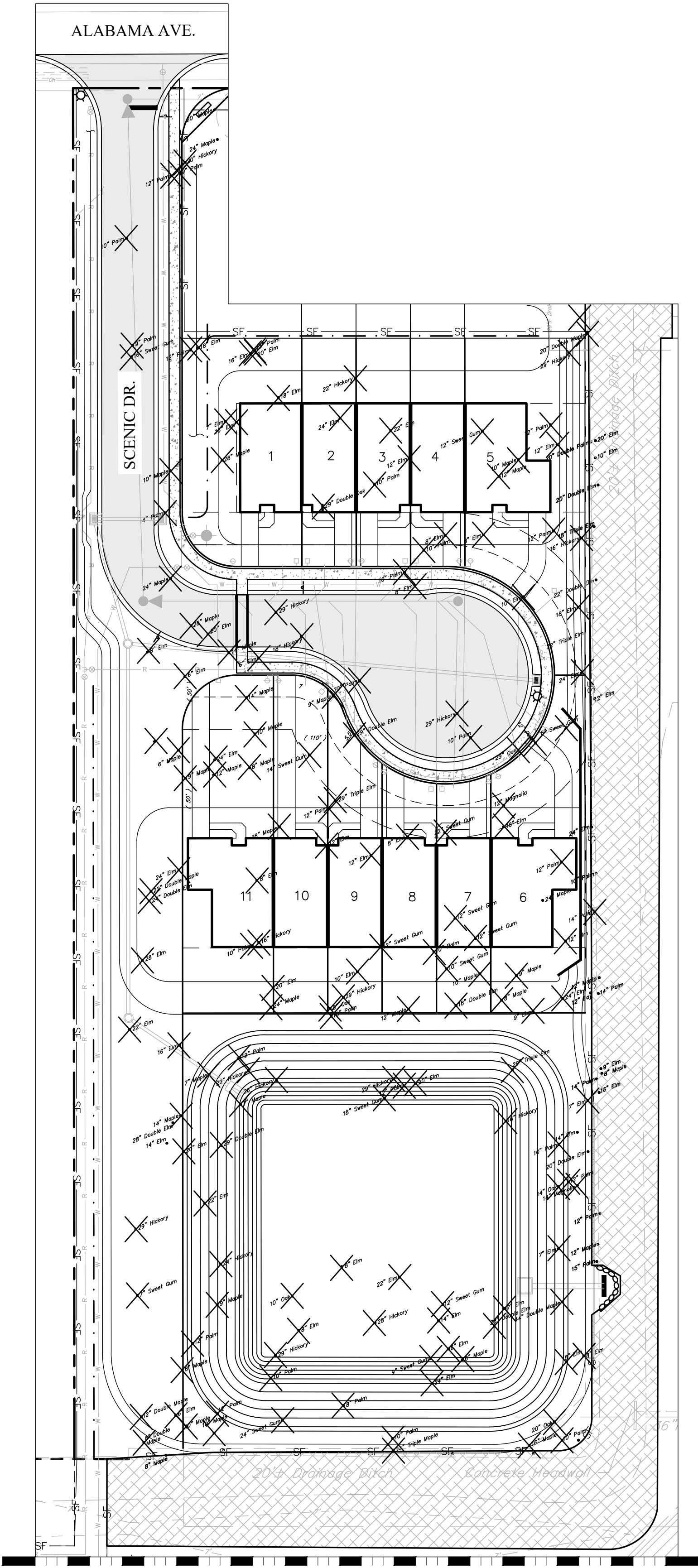
PROJECT NO.: ZC 04085
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: SCH
DRAWING FILE: 15-18 - 04085DT
XREFS: ---
XREFS: ---

MEJAL RUSSELL, P.E. NO. 69357
NOT VALID WITHOUT SEAL

SHEET: C19 OF 19



1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
-UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
-SKINNING AND BRUISING OF BARK
-SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIPLINE
-FOOT OR VEHICULAR TRAFFIC
-PARKING VEHICLES WITHIN DRIPLINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 2 X 4 POSTS AND 2-X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM CLEAR DISTANCE OF 4' FROM THE FACE OF ANY TREES 12" DBH AND UNDER AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 12" DBH, BARRICADES SHALL BE NO CLOSER THAN 12' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.



LEGEND

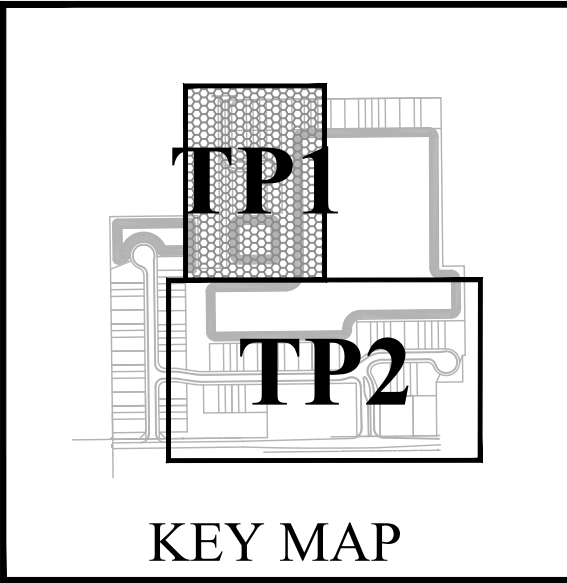
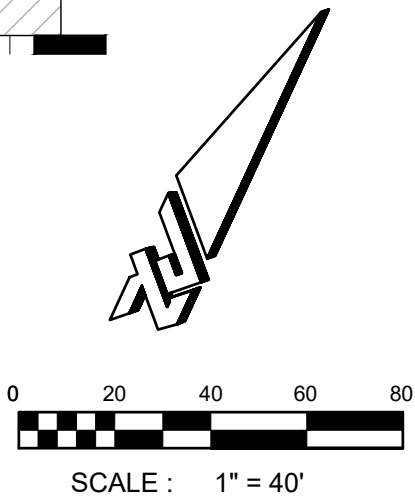
- EXISTING TREE TO REMAIN
- (pentagon) EXISTING HISTORIC TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED
- ✕ (pentagon) EXISTING HISTORIC TREE TO BE REMOVED
- DENOTES ROOT ZONE PROTECTION AREA REQUIRED
- ▨ DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

15% NATURAL PRESERVATION

TOTAL SITE AREA	30.09 AC.
TOTAL PRESERVATION AREA REQUIRED	4.51 AC.
UNDISTURBED NATURAL PRESERVATION AREA	2.46 AC.
TOTAL PRESERVATION AREA PROVIDED	2.46 AC.

MINIMUM ON SITE TREES

MINIMUM TREES REQUIRED ON SITE	525
CALCULATION: 1,310,720 SF / 2500 SF = 525 TREES	
EXISTING TREES TO BE PRESERVED	515
NUMBER OF TREES PROVIDED ON LANDSCAPE PLAN	10
TOTAL NUMBER OF TREES EXISTING PLUS PROVIDED	525



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	07/23/20	MLR	INITIAL SUBMITTAL TO CITY
2	11/03/20	MLR	RESUBMITTAL TO CITY

**MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN &
DETAILS**

PROJECT NO.: ZC 04085
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 04085TP
XREF'S: 04085BASE.DWG
XREF'S: XXXXX.DWG
SHEET: TP1 OF 2

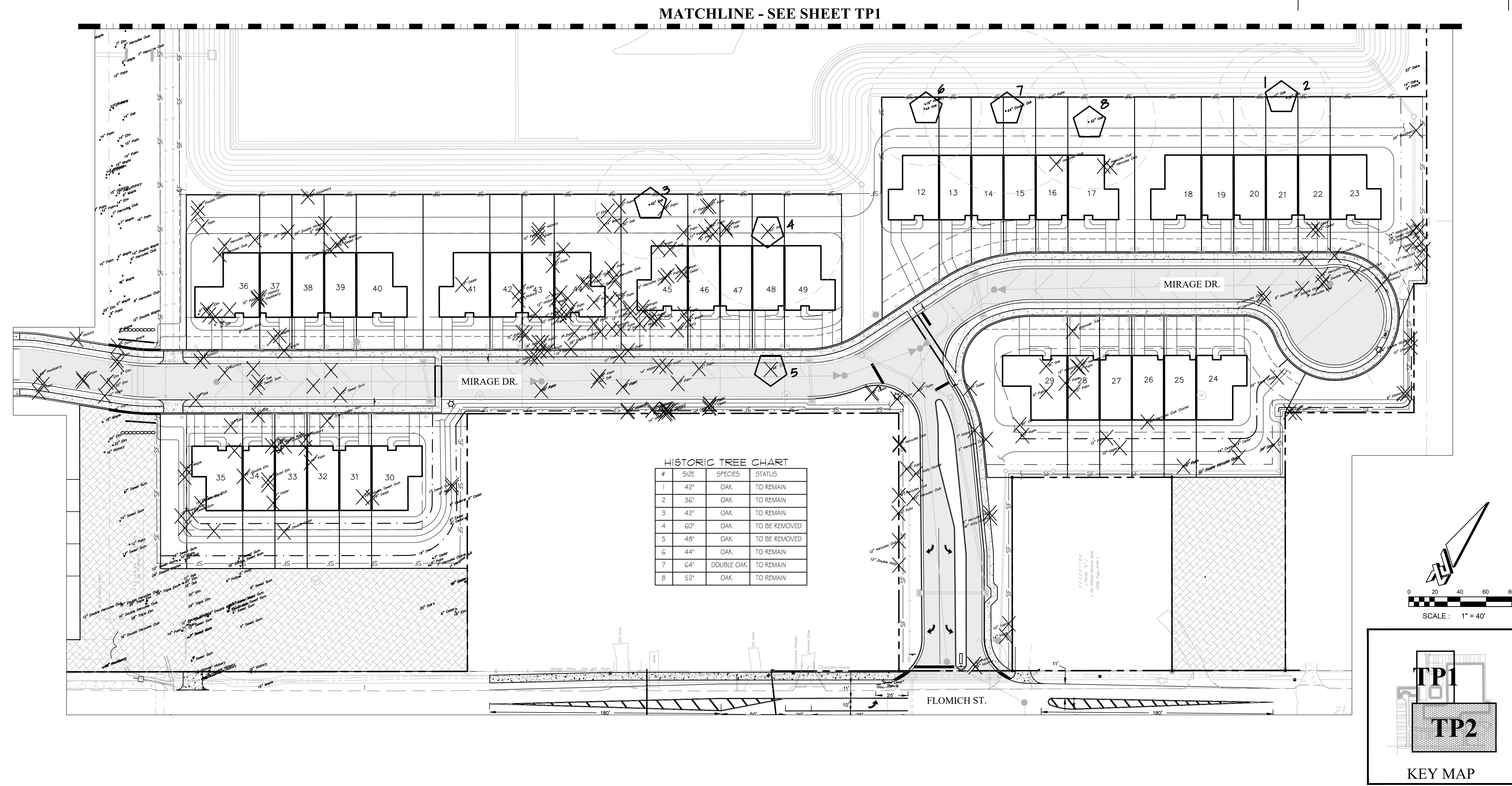


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	10/23/20	MLR	INITIAL SUBMITTAL TO CITY
2	11/03/20	MLR	RESUBMITTAL TO CITY

MIRAGE - PHASES 3 & 4
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PROJECT NO: ZC 04085
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CHECKED BY: JES
DRAWING FILE: 04085TP
XREFS: 04085BASE.DWG
XREFS: XXXXX.DWG
JAKE STEHR, TLA 0667462
NOT VALID WITHOUT SEAL
SHEET: TP2 OF 19



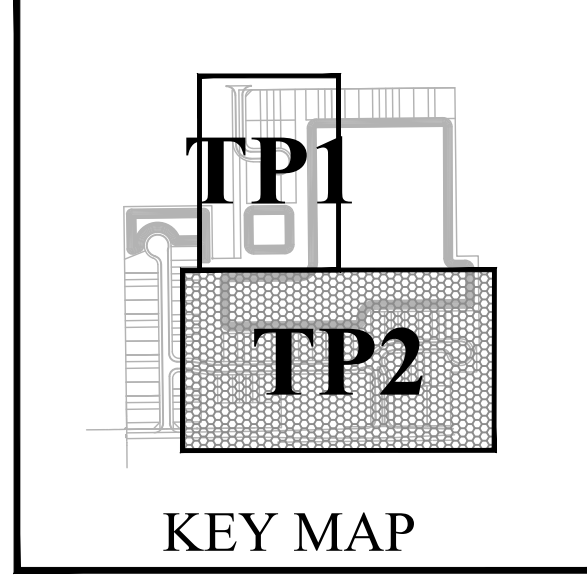
LEGEND

- EXISTING TREE TO REMAIN
- ◡ EXISTING HISTORIC TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED
- ◡✕ EXISTING HISTORIC TREE TO BE REMOVED
- DENOTES ROOT ZONE PROTECTION AREA REQUIRED
- ▨ DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

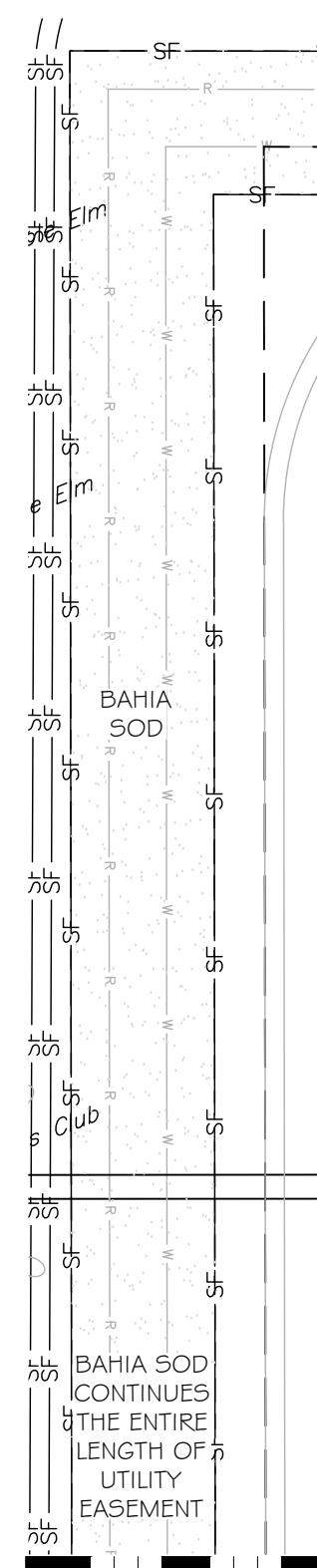
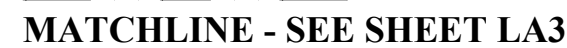
MATCHLINE - SEE SHEET TP1

HISTORIC TREE CHART

#	SIZE	SPECIES	STATUS
1	42"	OAK	TO REMAIN
2	36"	OAK	TO REMAIN
3	42"	OAK	TO REMAIN
4	60"	OAK	TO BE REMOVED
5	48"	OAK	TO BE REMOVED
6	44"	OAK	TO REMAIN
7	64"	DOUBLE OAK	TO REMAIN
8	52"	OAK	TO REMAIN



Attachment: Approved Final Engineering Plans with Red Line Correction (3177 : The Mirage Phases 3 and 4 (Preliminary Plat/Final Engineering Approval))



0 10 20 30 40

SCALE : 1" = 20'

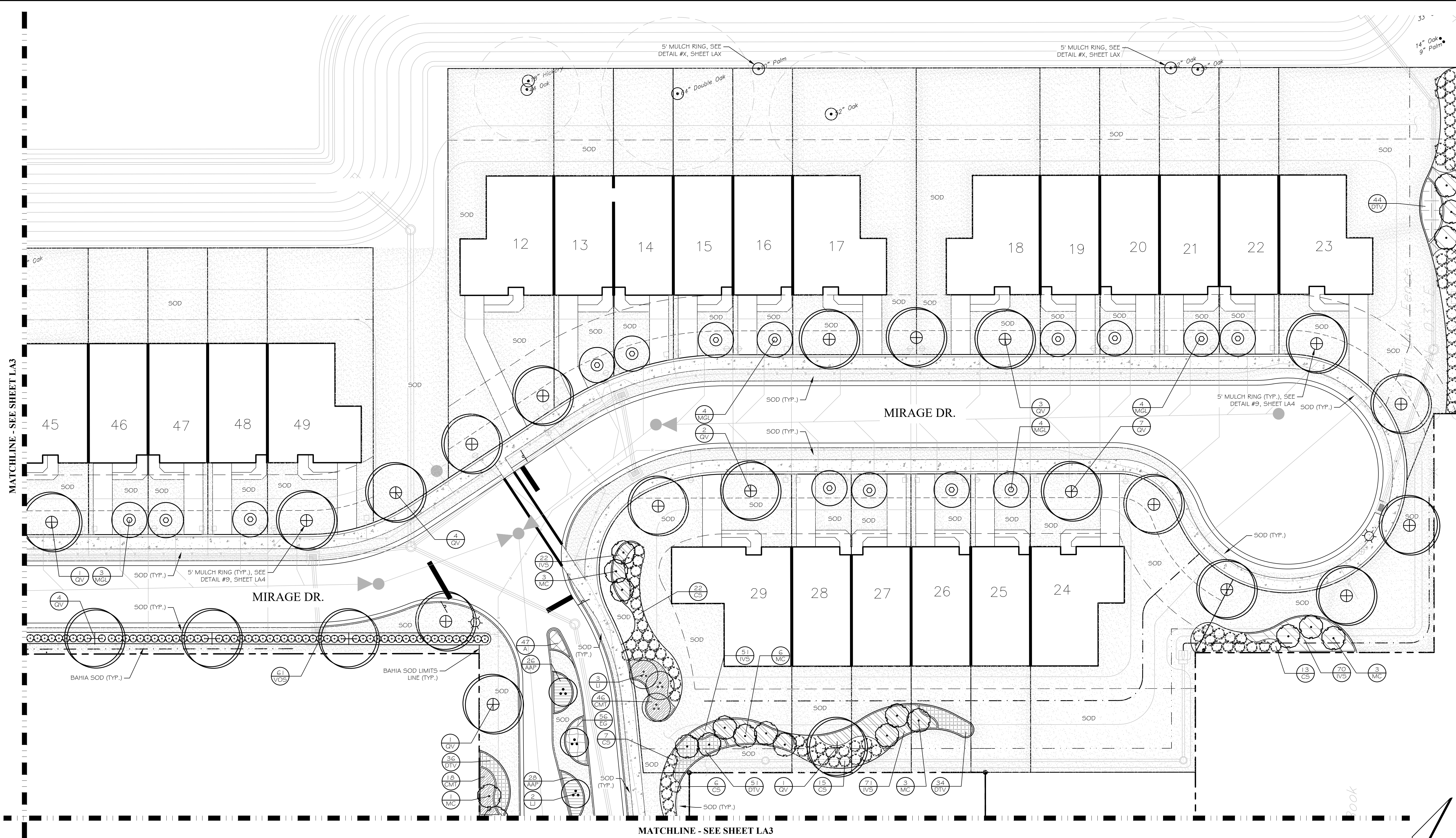
LA1

LA2

LA3

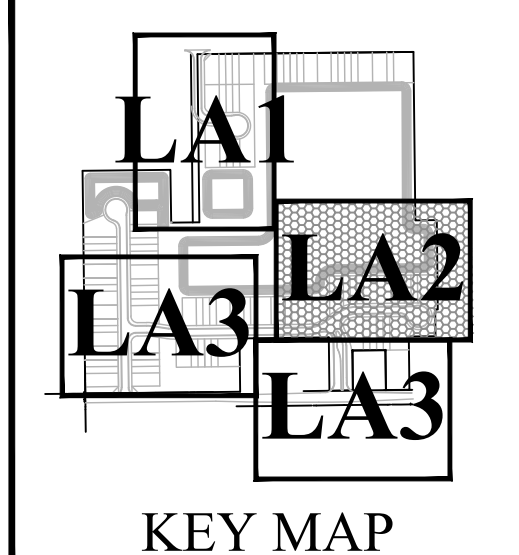
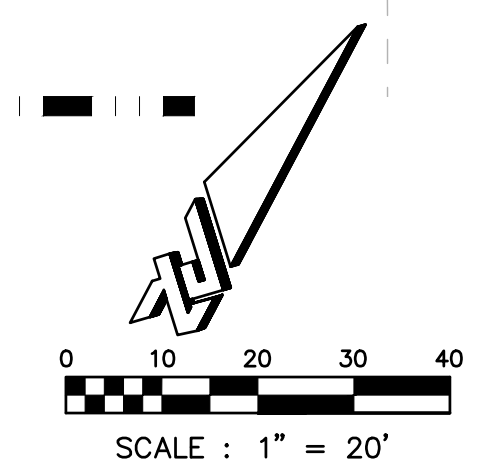
KEY MAP

PROJECT NO: ZC 04085
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 04085LA XREF'S: 04085BASE.DWG XREF'S: XXXXX.DWG
JAKE STEHR, RLA 0667462 NOT VALID WITHOUT SEAL
SHEET: LA1 OF



MATCHLINE - SEE SHEET LA3

MATCHLINE - SEE SHEET LA3



ZEV COHEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION
WWW.ZEVCOHEN.COM

NO.	DATE	BY	SUBMITTALS / REVISIONS
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2	11/03/20	MLR	RESUBMITTAL TO CITY

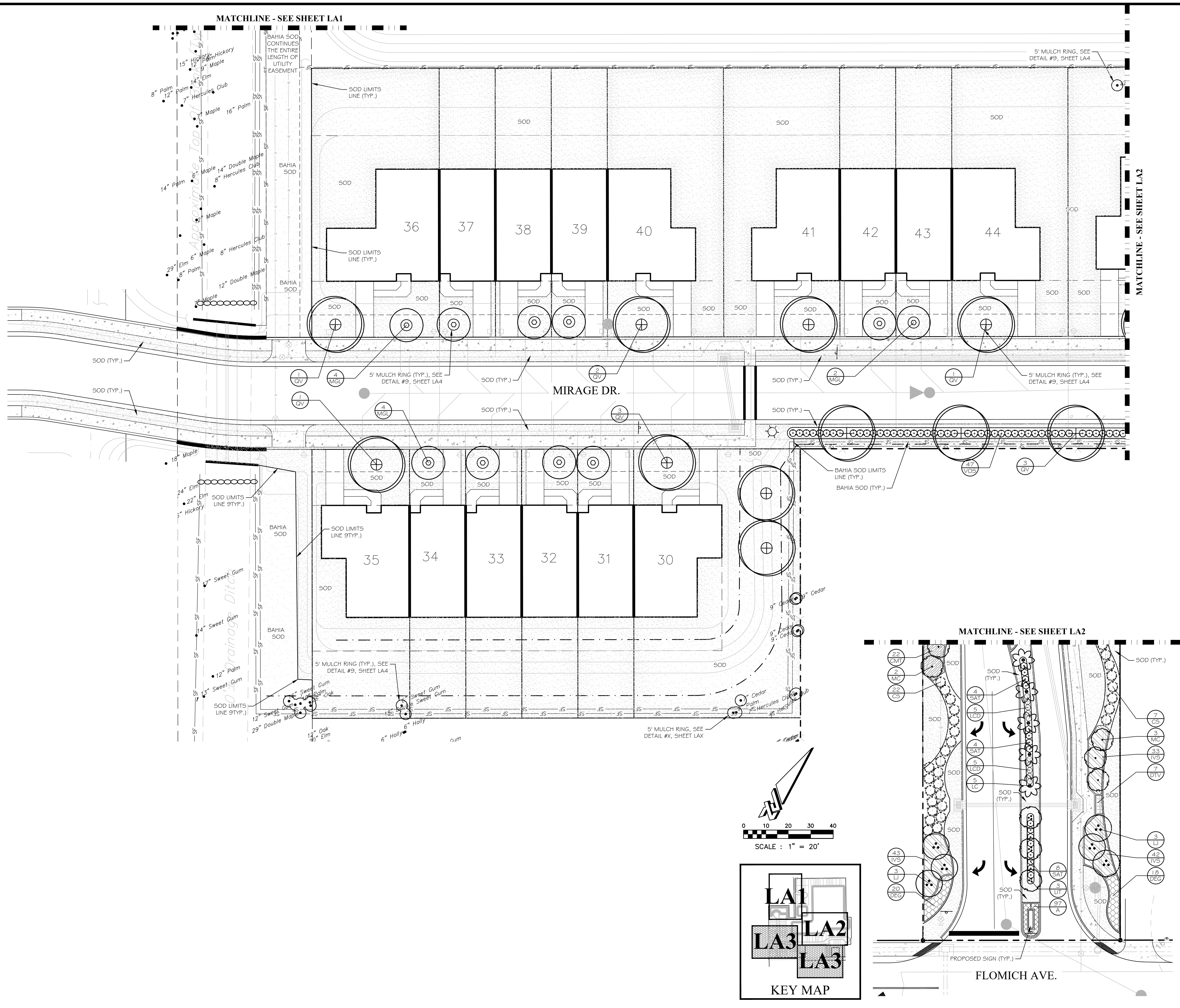
MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF HOLLY HILL
VOLUSIA COUNTY, FLORIDA

PROJECT NO:	ZC 04085
DESIGNED BY:	SMG
DRAFTED BY:	SMG
CHECKED BY:	JES
DRAWING FILE:	04085LA
XREF'S:	04085BASE.DWG
XREF'S:	XXXXX.DWG

JAKE STEHR, RLA 0667482
NOT VALID WITHOUT SEAL

SHEET: **LA2** OF **4**



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	07/23/20	MLR	INITIAL SUBMITTAL TO CITY
2	11/03/20	MLR	RESUBMITTAL TO CITY

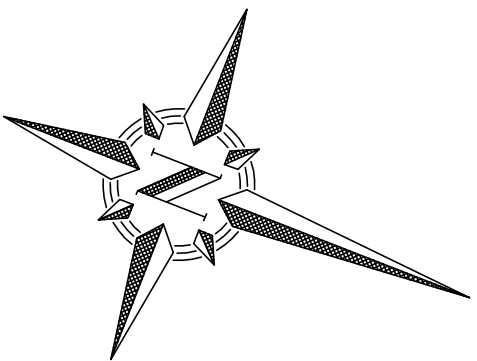
MIRAGE - PHASES 3 & 4
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

PROJECT NO: ZC 04085
DESIGNED BY: SMG
DRAFTED BY: SMG
CHECKED BY: JES
DRAWING FILE: 04085LA
XREFS: 04085BASE.DWG
XREFS: XXXXX.DWG

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 'REDLINED' MARK-UPS OF THE IRRIGATION IMPROVEMENTS AND PROVIDE TO THE LANDSCAPE ARCHITECT.
2. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 1.00" HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS. IRRIGATION PLAN SHALL BE PROVIDED UPON SUBSTANTIAL SITE PLAN APPROVAL.

[illegible]

-	1 - 1/4" Iron Pipe & Cap #7222 Std. or Previously Set	R.C.P. = Reinforced Concrete Pipe
-	o - Main & Dike #6502 Std. In Tree Root ^s , "Treatment Control Pole"	P.C. = Point of Curenture
-	o - 5/8" Iron Rod & Cap #3254/#3794 Found	W.U.L.T.Pole = Wood Utility Pole
-	o - 1 1/4" Iron Pipes & Cap #832 Found	W.L.Pole = Wood Light Pole
-	o - 1 1/4" Iron Pipe Found	F.H.= Fire Hydrant
-	o - 1 - 1/4" Iron Pipe Found	P.C. = Point of Curenture
-	o - 1 - 1/4" Iron Pipe & Cap #7222 Std. 3/4" Iron Pipe & Cap #4048 Found 0.43 S. 0.29 W.	
-	e - 5/8" Iron Rod & Cap #406 Found In tree Root & Concrete	P.T. = Point of Tangency
-	- 5/8" Iron Rod & Cap #557 Found	P.R.C. = Point of Reverse Curvature
-	o - 4" x 4" Concrete Monument #5602	P.C.C. = Point of Compound Curvature
-	o - 4" x 4" Concrete Monument #6021/#7222 Std. or Previously Set	
-	o - 4" x 4" Concrete Monument #5602/#7222 Previously Set 1.00' N. (Witness Corner)	
-	- 5/8" Iron Rod & Cap #406 Found In tree Root ^s , 4" x 4" Concrete Monument #5602/#7222 Std. 5.303x E. 5.007 (Witness Corner)	



Parcel Area = 94,066.114± Square Feet; 2.159± Acres.

Parcel Area = 277,467.926± Square Feet; 6.370± Acres

CERTIFIED TO:

Southern Impression Homes, LLC, Cobe & Cole, P.A., Commonwealth Land Title Insurance Company, City Of Holly Hill, and Mirage HH Partners, LLC.
 Plat and Certifications amended. 10-27-2020

No overflood or underflood features shown except as noted.

Record dimensions are shown in parenthesis where different from field measurements are not.

This map was not and will not, without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This map may be offered publicly and/or other matters not shown herein that may be found in the Public Records of Volusia County, Florida.

Surveys are assumed, based on the publicly listed State Road (State Road 6A), bearing N. 2504° 52' 55" E, 100.00 feet, to the intersection of the proposed "Interpretation Sign" (see Map for Notes) and State Road (State Road 6A) – said bearing not shown this survey.

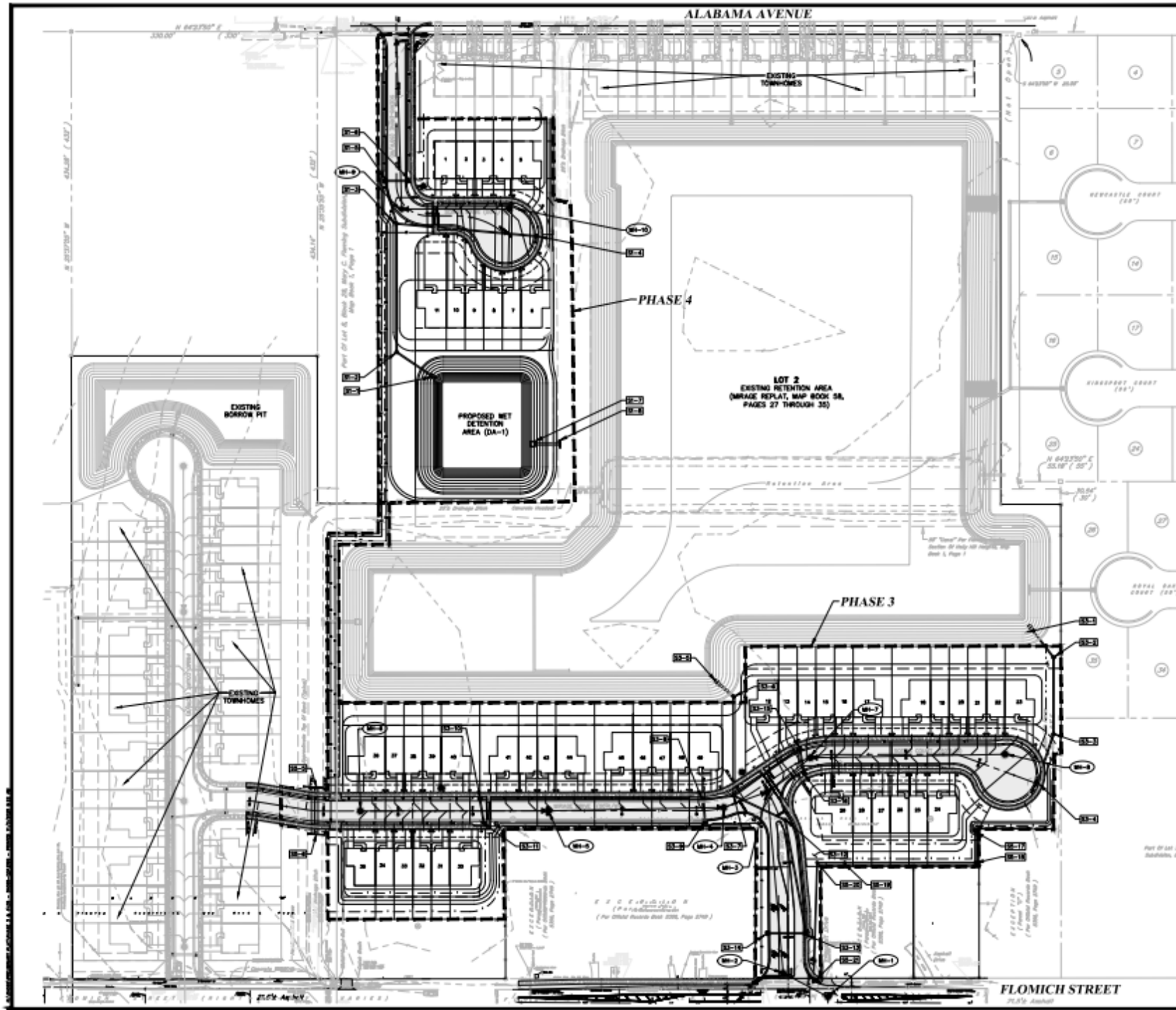
The stippled line was stippled in this minimum Technical Standard (SUTS-6, Florida Administrative Code) is "Commercial/High Road". The minimum relative stationing obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Wildlife and/or environmentally sensitive areas, if any, not determined this survey.

Field Survey Date: 15 June, 2020 to 21 July, 2020.

The property address herein is in Zone "AE" per the Flood Insurance Rate Maps, Community Panel Number 12512.0214, Map Number 12127020214, dated 19 February, 2014, and Community Panel Number 12512.0218, Map Number 12127020218, dated 19 February, 2014, and Community Panel Number 12512.0352, Map Number 12127030352, dated 19 February, 2014, and Community Panel Number 12512.0356, Map Number 12127030356, dated 19 February, 2014. Base Flood Elevation for Zone "AE" is 7' North American Vertical Datum per said map.

[illegible]



Redline Correction to Site Data Regarding the Maximum Permitted Density

SITE DATA TABLE:

TAX PARCEL I.D. NO.	4242-AC-00-0010, 4242-AC-00-0030
EXISTING ZONING	R-6 (LOW DENSITY MULTI FAMILY RESIDENTIAL DISTRICT)
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED USE	TOWNHOMES
TOTAL PROJECT AREA (AC.)	+/- 30.09 AC
TOTAL PHASE AREA (AC.)	+/- 9.16 AC
PHASE 3 AREA (AC.)	+/- 6.02 AC
PHASE 4 AREA (AC.)	+/- 3.14 AC
DENSITY ALLOWED	12 DU/AC
DENSITY PROPOSED	5.76 DU/AC
TOTAL NO. OF LOTS	49 LOTS
MINIMUM LOT SIZE (SF)	1,080 SF
MINIMUM LOT WIDTH	18 FT
MAXIMUM BUILDING HEIGHT	35 FT
LOT COVERAGE (%)	35% (AVERAGE OF ALL LOTS)
MINIMUM FLOOR AREA (SF)	900 SF
POTABLE WATER PROVIDER	CITY OF HOLLY HILL
SANITARY SEWER PROVIDER	CITY OF HOLLY HILL
BUILDING SETBACKS:	
FRONT YARD	25 FT
REAR YARD	30 FT
SIDE YARD	0 FT

6 DU/AC is the
maximum density
allowed.